

SYCAMORE PLAZA

1025 WILSON ROAD, NORFOLK VA

SCOPE OF WORK:

CONSTRUCTION OF NEW RESIDENTIAL MULTI-FAMILY 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.

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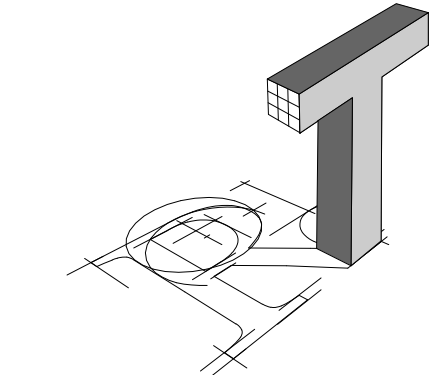
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SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)
2	09-28-21	City Comments (Letter dated 09-15-21)
3	03-29-22	Mech. & Electrical

COVERSHEET

Project number	18-062
Date	05-06-2021
Drawn by	Author
A-001	
Scale	12" = 1'-0"

CODE COMPLIANCE INFORMATION		
ADMINISTRATION		
100	APPLICABLE CODE OR STANDARD	EDITION
	VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC)	2015
	PART 1 - VIRGINIA CONSTRUCTION CODE (VCC)	2015
	PART 2 - VIRGINIA REHABILITATION CODE (VRC)	N/A
	ADA STANDARDS FOR ACCESSIBLE DESIGN (ASAD) ANSI ICC A117.1	2010
	VIRGINIA STATEWIDE FIRE PREVENTION CODE	2015
	VIRGINIA MECHANICAL CODE	2015
	VIRGINIA PLUMBING CODE	2015
	VIRGINIA FUEL GAS CODE	2015
	VIRGINIA ENERGY CONSERVATION CODE	2015
	NFPA 70 NATIONAL ELECTRICAL CODE	2014
	NFPA 13R - SPRINKLER SYSTEM	
	NFPA 72 - FIRE/ SMOKE ALARM SYSTEM	2015

BUILDING DATA - CONSTRUCTION CLASSIFICATION (602)	
CONSTRUCTION TYPE:	V - A
MIXED OCCUPANCY:	NO - (ACCESSORY OCCUPANCIES OFFICE/ EXERCISE ROOM)
FULLY SPRINKLED:	NFPA 13R (LOBBIES, FIRST FLOOR, SECOND FLOOR, & THIRD FLOOR)

BUILDING OCCUPANCY CLASSIFICATION & USE GROUP (310)			
FLOOR	USE GROUP	CLASSIFICATION	AREA
FIRST FLOOR	R-2	RESIDENTIAL (INCLUDES COMMON AREAS)	14,395 S.F.
	B	OFFICE / EXERCISE ROOM	505 S.F.
SECOND FLOOR	R-2	RESIDENTIAL (INCLUDES COMMON AREAS)	14,900 S.F.
THIRD FLOOR	R-2	RESIDENTIAL (INCLUDES COMMON AREAS)	14,900 S.F.
TOTAL BUILDING AREA:			44,700 S.F.

BUILDING HEIGHT AND AREA CALCULATIONS (503, 504, 506)			
AREA CALCULATION		TABULAR	
BUILDING HEIGHT IN FT (ACTUAL)	BUILDING STORIES (ACTUAL)	HEIGHT (FT)	STORIES
44'-0"	3	60' ALLOWED	4

BUILDING AREA CALCULATIONS (503, 504, 506 WITH FRONTAGE INCREASE)					
USE	TABULAR AREA (SF) - At	FRONTAGE INCREASE - If	ALLOWABLE AREA PER STORY WITH FRONTAGE INCREASE	BUILDING AREA PER STORY (ACTUAL SF)	ALLOWABLE LARGER THAN ACTUAL
(R-2)	12,000	.75	63,000	14,900	YES
FRONTAGE INCREASE BASED ON 506.2.3: If = [F/P -0.25]W/30 If = [746.82/746.82 -0.25]30/30 = 0.75 Aa = [At + (NS x If)] x Sa Aa = [12,000 + (12,000*0.75)] x 3 = 63,000 NOTE: NO STORY SHALL EXCEED THE ALLOWABLE AREA IF Sa = 1 (Aa = [12,000 + (12,000*0.75)] x 1 = 21,000)					

DESIGN OCCUPANT LOAD (1004.1.2)						
BUILDING A						
USE GROUP	SPACE NAME	AREA (+/-)	UNIT	UNIT AREA/OCCUPANT		ALLOWABLE OCCUPANT LOAD
FIRST FLOOR						
BUSINESS (OFFICE)	OFFICE	140 S.F.	GROSS	100	/GROSS	1
BUSINESS	WORKOUT ROOM	365 S.F.	GROSS	50	/GROSS	7
RESIDENTIAL (R-2)	RESIDENTIAL UNITS	14,395 S.F.	GROSS	200	/GROSS	72
SECOND FLOOR						
RESIDENTIAL (R-2)	RESIDENTIAL UNITS	14,900 S.F.	GROSS	200	/GROSS	74
THIRD FLOOR						
RESIDENTIAL (R-2)	RESIDENTIAL UNITS	14,900S.F.	GROSS	200	/GROSS	74
TOTAL ACTUAL OCCUPANTS IN THE BUILDING						228

FIRST FLOOR = 11 UNITS (2 BEDROOM & 2 BATHROOM UNIT)		
	TYPE 'B' UNIT	TYPE 'A' UNIT
TOTAL	10	01

SECOND FLOOR = 13 UNITS (2 BEDROOM & 2 BATHROOM UNIT)		
	TYPE 'B' UNIT	TYPE 'A' UNIT
TOTAL	13	0

THIRD FLOOR = 13 UNITS (2 BEDROOM & 2 BATHROOM UNIT)		
	TYPE 'B' UNIT	TYPE 'A' UNIT
TOTAL	13	0

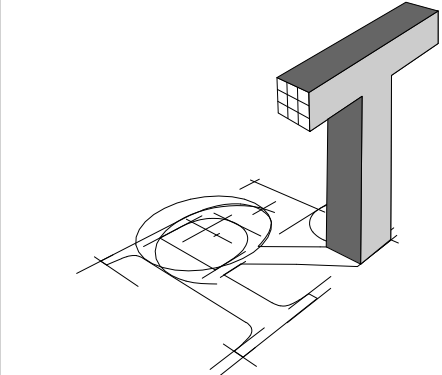
TOTAL ACCESSIBLE UNIT REQUIRED AS PER TABLE 1107.6.1
37 UNITS X .02 = 1 UNIT
TOTAL ACCESSIBLE UNIT PROVIDED = 1 UNIT

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (601)		
BUILDING ELEMENT	REQUIRED RATING	CODE REFERENCE
PRIMARY STRUCTURAL FRAME (INCLUDING COLUMNS, GIRDERS TRUSSES)	1 HOUR	TABLE 601
BEARING WALLS - EXTERIOR - FIRE SEPARATION DISTANCE < 10'	1 HOUR	(TABLE 601,) TABLE 602, 704.10
BEARING WALLS - INTERIOR	1 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	1 HOUR	TABLE 601, TABLE 508.4
ROOF CONSTRUCTION (CLASS C - TABLE 1505.1) AND SECONDARY MEMBERS	1 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	1 HOUR	420.3
FIRE WALLS	N/A	TABLE 706.4
FIRE BARRIERS	1 HOUR	707/ 404.6
FIRE PARTITIONS (708.3)	N/A	708 (420)
	N/A	709

ATRIUMS (404)	
404.6 ENCLOSURE OF ATRIUMS	COMPLY
ATRIUM SPACES SHALL BE SEPARATED FROM ADJACENT SPACES BY A 1-HOUR FIRE BARRIER CONSTRUCTED IN ACCORDANCE WITH SECTION 707 OR A HORIZONTAL ASSEMBLY CONSTRUCTED IN ACCORDANCE WITH SECTION 711 OR BOTH. EXCEPTIONS: 1. A FIRE BARRIER IS NOT REQUIRED WHERE A GLASS WALL FORMING A SMOKE PARTITION IS PROVIDED. THE GLASS WALL SHALL COMPLY WITH ALL OF THE FOLLOWING: 1.1 AUTOMATIC SPRINKLERS ARE PROVIDED ALONG BOTH SIDES OF THE SEPARATION WALL AND DOORS, OR ON THE ROOM SIDE ONLY IF THERE IS NOT A WALKWAY ON THE ATRIUM SIDE. THE SPRINKLERS SHALL BE LOCATED BETWEEN 4 INCHES AND 12 INCHES AWAY FROM THE GLASS AND AT INTERVALS ALONG THE GLASS NOT GREATER THAN 6 FEET. THE SPRINKLER SYSTEM SHALL BE DESIGNED SO THA THE ENTIRE OF THE GLASS IS WET UPON ACTIVATION OF THE SPRINKLER SYSTEM WITHOUT OBSTRUCTION 1.2 THE GLASS WALL SHALL BE INSTALLED IN A GASKETED FRAME IN A MANNER THAT THE FRAMING SYSTEM DEFLECTS WITHOUGH BREAKING (LOADING) THE GLASS BEFORE THE SPRINKLER SYSTEM OPERATES; AND 1.3 WHERE GLASS DOORS ARE PROVIDED IN THE GLASS WALL, THEY SHALL BE EITHER SELF-CLOSING OR AUTOMATIC-CLOSING. 2. A FIRE BATTIER IS NOT REQUIRED WHERE A GLASS BLOCK WALL ASSEMBLY COMPLYING WITH SECTION 2110 AND HAVING A 3/4 HOUR FIRE PROTECTION RATING IS PROVIDED.	
707.3.5 HORIZONTAL EXIT	COMPLY
THE FIRE-RESISTANCE RATING OF THE SEPARATION BETWEEN BUILDING AREAS CONNECTED BY A HORIZONTAL EXIT SHALL COMPLY WITH SECTION 1026.1	
707.3.6 ATRIUMS	COMPLY
THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING ATRIUMS SHALL COMPLY WITH SECTION 404.6	

TABLE 716.5 OPENING FIRE PROTECTION ASSEMBLIES, RATING AND MARKINGS						COMPLY		
TYPE OF ASSEMBLY	REQUIRED WALL ASSEMBLY RATING (HOURS)	MIN. FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING (HOURS)	DOOR VISION PANEL SIZE	FIRE-RATED GLAZING MARKING DOOR VISION PANEL	MINIMUM SIDELIGHT/ TRANSOM ASSEMBLY RATING (HOURS)		FIRE-RATED GLAZING MARKING SIDELIGHT/ TRANSOM PANEL	
					FIRE PROTECTION	FIRE- RESISTANCE	FIRE PROTECTION	FIRE- RESISTANCE
FIRE BARRIERS HAVING A REQUIRED FIRE-RESITANCE RATING OF 1 HOUR: ENCLOSURES FOR SHAFTS, EXIT ACCESS RAMPS, INTERIOR EXIT STAIRWAYS AND INTERIOR EXIT RAMPS; AND EXIT PASSAGEWAY WALLS	1	1	100 sq. in.	≤100 sq. in> = D-H-60 > 100 sq. in. = D-H-T-W-60	NOT PERMITTED	1	NOT PERMITTED	W-60

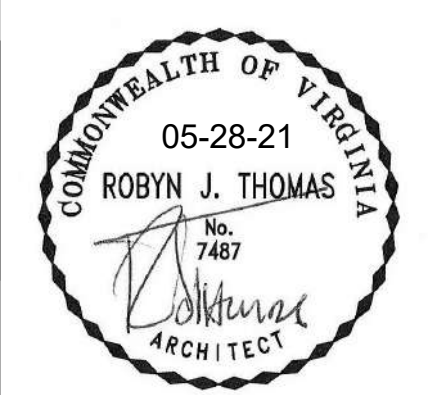
716.5.3 DOOR ASSEMBLIES IN CORRIDOR AND SMOKE BARRIERS	COMPLY
FIRE DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES WHERE LOCATED CORRIDOR WALLS OR SMOKE BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH TABLE 716.5 SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C WITHOUT THE HOSE STREAM TEST. 716.5.3.1 SMOKE AND DRAFT CONTROL - FIRE DOOR ASSEMBLIES LOCATED IN SMOKE BARRIER WALLS SHALL ALSO MEET THE REQUIREMENTS FOR A SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. THE AIR LEAKAGE RATE OF THE DOOR ASSEMBLY SHALL NOT EXCEED 3.0 CUBIC FEET PER MINUTE PER SQUARE FOOT OF DOOR OPENING AT 0.10 INCH OF WATER FOR BOTH THE AMBIENT TEMPERATURE AND ELEVATED TEMPERATER TESTS. LOUVERS SHALL BE PROHIBITED. INSTALLATION OF SMOKE DOORS SHALL BE IN ACCORDANCE WITH NFPA 105.	
907.2.14 ATRIUMS CONNECTING MORE THAN TWO STORIES.	COMPLY
A FIRE ALARM SYSTEM SHALL BE INSTALLED IN OCCUPANCIES WITH AN ATRIUM THAT CONNECTS MORE THAN TWO STORIES, WITH SMOKE DETECTION INSTALLED IN LOCATIONS REQUIRED BY A RATIONAL ANALYSIS IN SECTION 909.4 AND IN ACCORDANCE WITH THE SYSTEM OPERATION REQUIRMENTS IN SECTION 909.17. THE SYSTEM SHALL BE ACTIVATED IN ACCORDANCE WITH SECTION 907.5	
909.5.3 OPENING PROTECTION	COMPLY
OPENINGS IN SMOKE BARRIERS SHALL BE PROTECTED BY AUTOMATIC-CLOSING DEVICES ACTUATED BY THE REQUIREDCONTROLS FOR THE MECHANICAL SMOKE CONTROL SYSTEM. DOOR OPENONGS SHALL BE PROTECTED BY FIRE DOOR ASSEMBLIES COMPLYING WITH SECTION 716.5.3	



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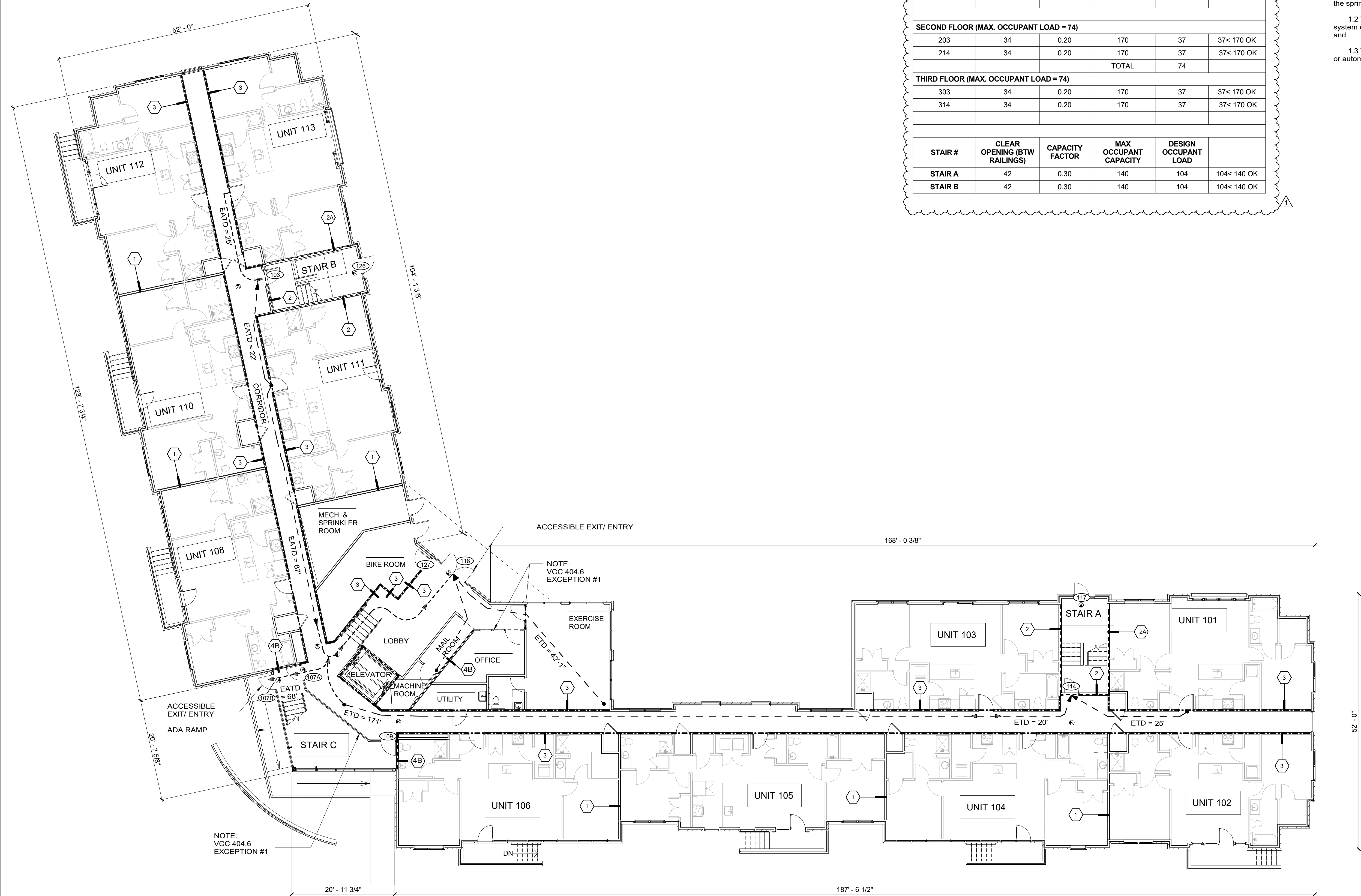


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SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS		
No.	Date	Comments
2	09-28-21	City Comments (Letter dated 09-15-21)

CODE COMPLIANCE	
Project number	18-062
Date	05-06-2021
Drawn by	Author
A-002	
Scale	12" = 1'-0"



1ST FLOOR PLAN - LIFE SAFETY
3/32" = 1'-0"

EGRESS WIDTH (1005.3)					
DOOR #	CLEAR OPENING	CAPACITY FACTOR	MAX OCCUPANT CAPACITY	DESIGN OCCUPANT LOAD	
FIRST FLOOR (MAX. OCCUPANT LOAD = 80)					
103	34	0.20	170	30	30< 170 OK
107A	34	0.20	170	10	10< 170 OK
107B	34	0.20	170	*10	10< 170 OK
114	34	0.20	170	30	30< 170 OK
117	34	0.20	170	*104	104< 170 OK
118	68	0.20	340	*10	10< 340 OK
126	34	0.20	170	*104	104< 170 OK
SECOND FLOOR (MAX. OCCUPANT LOAD = 74)					
203	34	0.20	170	37	37< 170 OK
214	34	0.20	170	37	37< 170 OK
			TOTAL	74	
THIRD FLOOR (MAX. OCCUPANT LOAD = 74)					
303	34	0.20	170	37	37< 170 OK
314	34	0.20	170	37	37< 170 OK
STAIRS					
STAIR #	CLEAR OPENING (BTW RAILINGS)	CAPACITY FACTOR	MAX OCCUPANT CAPACITY	DESIGN OCCUPANT LOAD	
STAIR A	42	0.30	140	104	104< 140 OK
STAIR B	42	0.30	140	104	104< 140 OK

VCC 2015

404.6 Enclosure of atriums.

Atrium spaces shall be separated from adjacent spaces by a 1-hour fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.

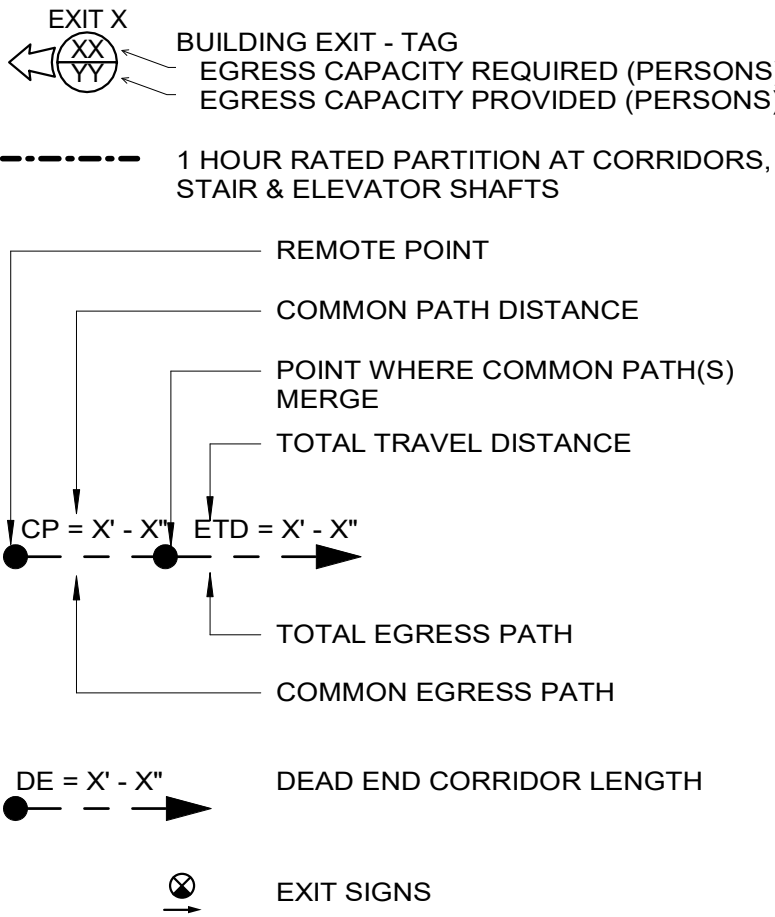
Exceptions:
1. A fire barrier is not required where a glass wall forming a smoke partition is provided. The glass wall shall comply with all of the following:

1.1 Automatic sprinklers are provided along both sides of the separation wall and doors, or on the room side only if there is not a walkway on the atrium side. The sprinklers shall be located between 4 inches and 12 inches (102 mm and 305 mm) away from the glass and at intervals along the glass not greater than 6 feet (1829 mm). The sprinkler system shall be designed so that the entire surface of the glass is wet upon activation of the sprinkler system without obstruction;

1.2 The glass wall shall be installed in a gasketed frame in a manner that the framing system defects without breaking (loading) the glass before the sprinkler system operates; and

1.3 Where glass doors are provided in the glass wall, they shall be either self-closing or automatic-closing.

LIFE SAFETY LEGEND



IBC TABLE 1016.2 - EXIT ACCESS TRAVEL DISTANCE
RESIDENTIAL USE WITH SPRINKLER SYSTEM: 250' MAX.
ASSEMBLY USE WITH SPRINKLER SYSTEM: 250' MAX.
BUSINESS USE WITH SPRINKLER SYSTEM: 300' MAX.

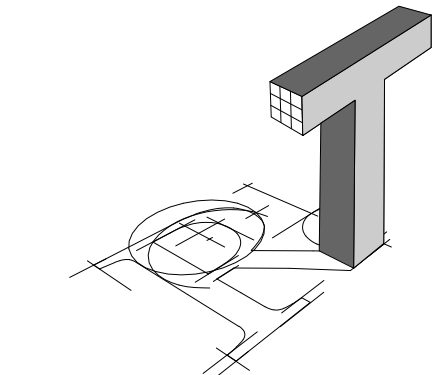
SECTION 1005 - MINIMUM REQUIRED EGRESS WIDTH

1005.3.2 - DOORWAYS
(DOOR CLEAR WIDTH) / (0.2) = MAX. OCCUPANCY CAPACITY FOR DOOR

1005.3.1 - STAIRWAYS
(STAIR WIDTH) / (0.3) = MAX. OCCUPANCY CAPACITY FOR STAIR
GREATER THAN 2 STORY: ONLY THE OCCUPANT LOAD OF EACH STORY INDIVIDUALLY IS USED TO CALCULATE THE STAIR CAPACITY

BC SECTION 1009 STAIRWAYS
1009.4: STAIR WIDTH DETERMINED BY TABLE 1005.1, BUT NOT LESS THAN 44"
EXCEPTION 1: SERVING OCCUPANT LOAD LESS THAN 50 PEOPLE: WIDTH NOT LESS THAN 36"

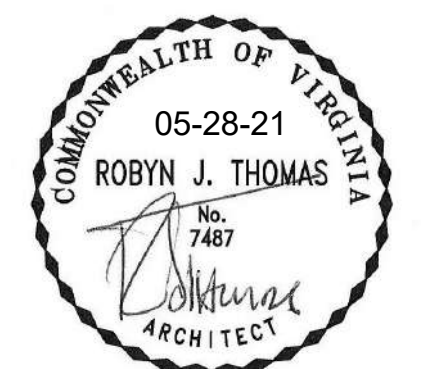
1007.3 STAIRWAYS
ACCESSIBLE MEANS OF EGRESS: STAIRWAY WIDTH = 48" MIN. BETWEEN HANDRAILS + AREA OF REFUGE
EXCEPTIONS 1 & 2: 48" MIN. WIDTH + AREA OF REFUGE NOT REQUIRED IN A BUILDING WITH AN AUTOMATIC SPRINKLER SYSTEM



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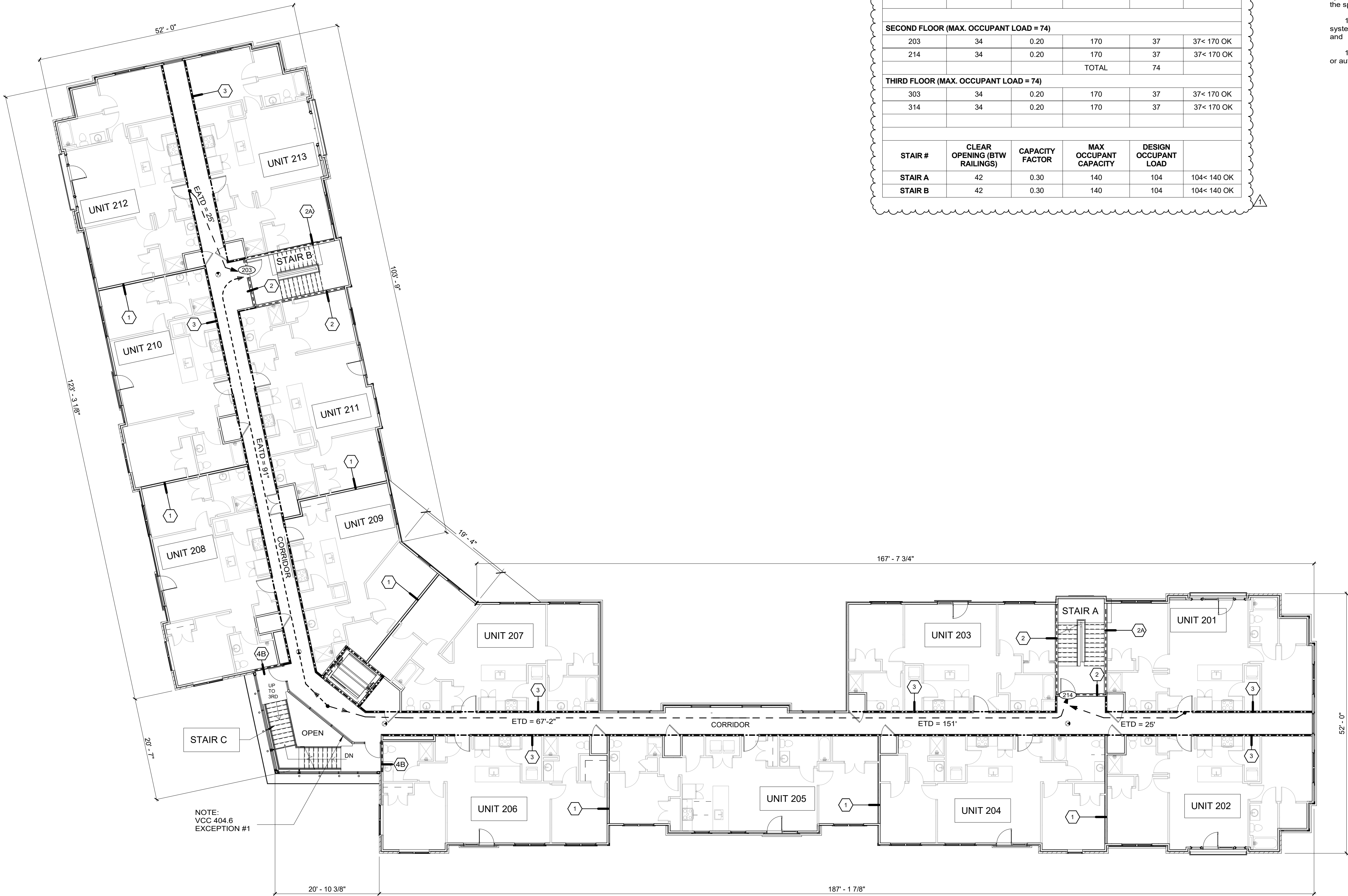
REVISIONS

No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

LIFE SAFETY PLAN - 1ST

Project number 18-062
Date 05-06-2021
Drawn by Author

A-003
Scale As indicated



SECOND FLOOR LIFE SAFETY PLAN

3/32" = 1'-0"

EGRESS WIDTH (1005.3)					
DOOR #	CLEAR OPENING	CAPACITY FACTOR	MAX OCCUPANT CAPACITY	DESIGN OCCUPANT LOAD	
FIRST FLOOR (MAX. OCCUPANT LOAD = 80)					
103	34	0.20	170	30	30< 170 OK
107A	34	0.20	170	10	10< 170 OK
107B	34	0.20	170	*10	10< 170 OK
114	34	0.20	170	30	30< 170 OK
117	34	0.20	170	*104	104< 170 OK
118	68	0.20	340	*10	10< 340 OK
126	34	0.20	170	*104	104< 170 OK
SECOND FLOOR (MAX. OCCUPANT LOAD = 74)					
203	34	0.20	170	37	37< 170 OK
214	34	0.20	170	37	37< 170 OK
			TOTAL	74	
THIRD FLOOR (MAX. OCCUPANT LOAD = 74)					
303	34	0.20	170	37	37< 170 OK
314	34	0.20	170	37	37< 170 OK
STAIR #	CLEAR OPENING (BTW RAILINGS)	CAPACITY FACTOR	MAX OCCUPANT CAPACITY	DESIGN OCCUPANT LOAD	
STAIR A	42	0.30	140	104	104< 140 OK
STAIR B	42	0.30	140	104	104< 140 OK

VCC 2015

404.6 Enclosure of atriums.

Atrium spaces shall be separated from adjacent spaces by a 1-hour fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.

Exceptions:

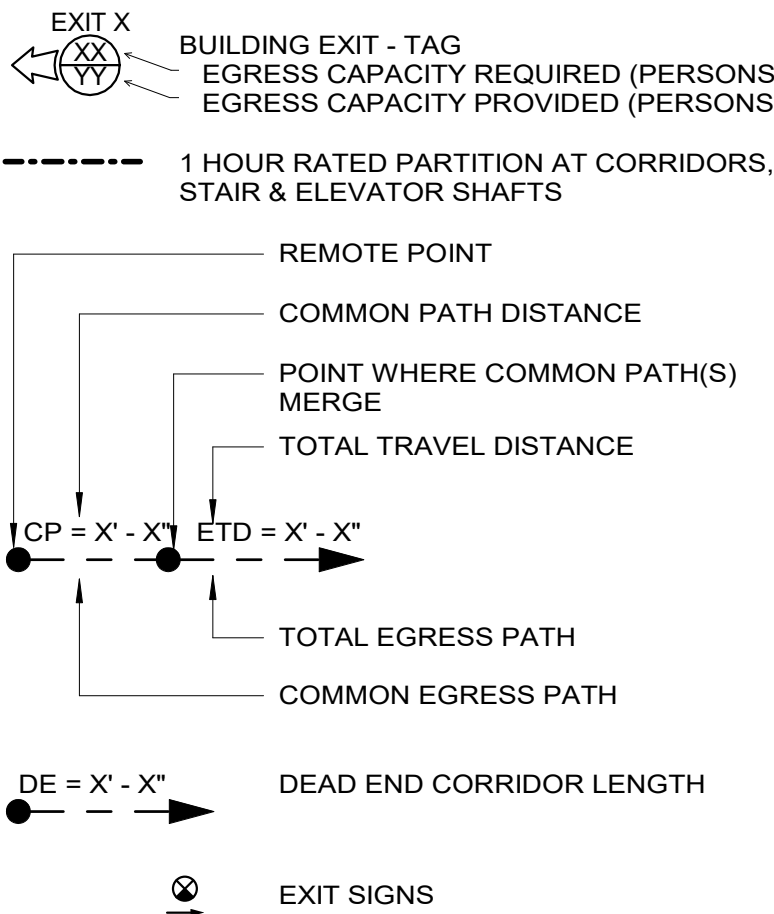
1. A fire barrier is not required where a glass wall forming a smoke partition is provided. The glass wall shall comply with all of the following:

1.1 Automatic sprinklers are provided along both sides of the separation wall and doors, or on the room side only if there is not a walkway on the atrium side. The sprinklers shall be located between 4 inches and 12 inches (102 mm and 305 mm) away from the glass and at intervals along the glass not greater than 6 feet (1829 mm). The sprinkler system shall be designed so that the entire surface of the glass is wet upon activation of the sprinkler system without obstruction;

1.2 The glass wall shall be installed in a gasketed frame in a manner that the framing system defects without breaking (loading) the glass before the sprinkler system operates; and

1.3 Where glass doors are provided in the glass wall, they shall be either self-closing or automatic-closing.

LIFE SAFETY LEGEND



IBC TABLE 1016.2 - EXIT ACCESS TRAVEL DISTANCE
RESIDENTIAL USE WITH SPRINKLER SYSTEM: 250'
MAX.
ASSEMBLY USE WITH SPRINKLER SYSTEM: 250'
MAX.
BUSINESS USE WITH SPRINKLER SYSTEM: 300' MAX.

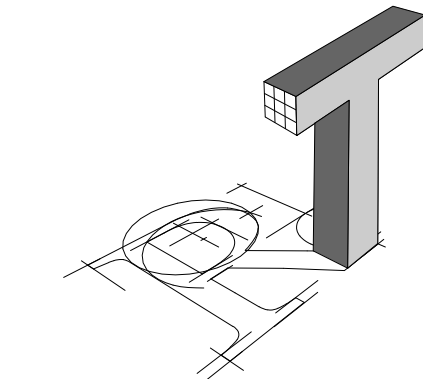
SECTION 1005 - MINIMUM REQUIRED EGRESS WIDTH

1005.3.2 - DOORWAYS
(DOOR CLEAR WIDTH) / (0.2) = MAX. OCCUPANCY CAPACITY FOR DOOR

1005.3.1 - STAIRWAYS
(STAIR WIDTH) / (0.3) = MAX. OCCUPANCY CAPACITY FOR STAIR
GREATER THAN 2 STORY: ONLY THE OCCUPANT LOAD OF EACH STORY INDIVIDUALLY IS USED TO CALCULATE THE STAIR CAPACITY

BC SECTION 1009 STAIRWAYS
1009.4: STAIR WIDTH DETERMINED BY TABLE 1005.1, BUT NOT LESS THAN 44"
EXCEPTION 1: SERVING OCCUPANT LOAD LESS THAN 50 PEOPLE: WIDTH NOT LESS THAN 36"

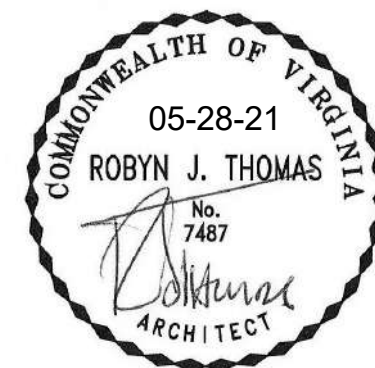
1007.3 STAIRWAYS
ACCESSIBLE MEANS OF EGRESS: STAIRWAY WIDTH = 48" MIN. BETWEEN HANDRAILS + AREA OF REFUGE
EXCEPTIONS 1 & 2: 48" MIN. WIDTH + AREA OF REFUGE NOT REQUIRED IN A BUILDING WITH AN AUTOMATIC SPRINKLER SYSTEM



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SYCAMORE PLAZA (BUILDING A)

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NORFOLK, VA

REVISIONS

No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

LIFE SAFETY PLAN - 2ND

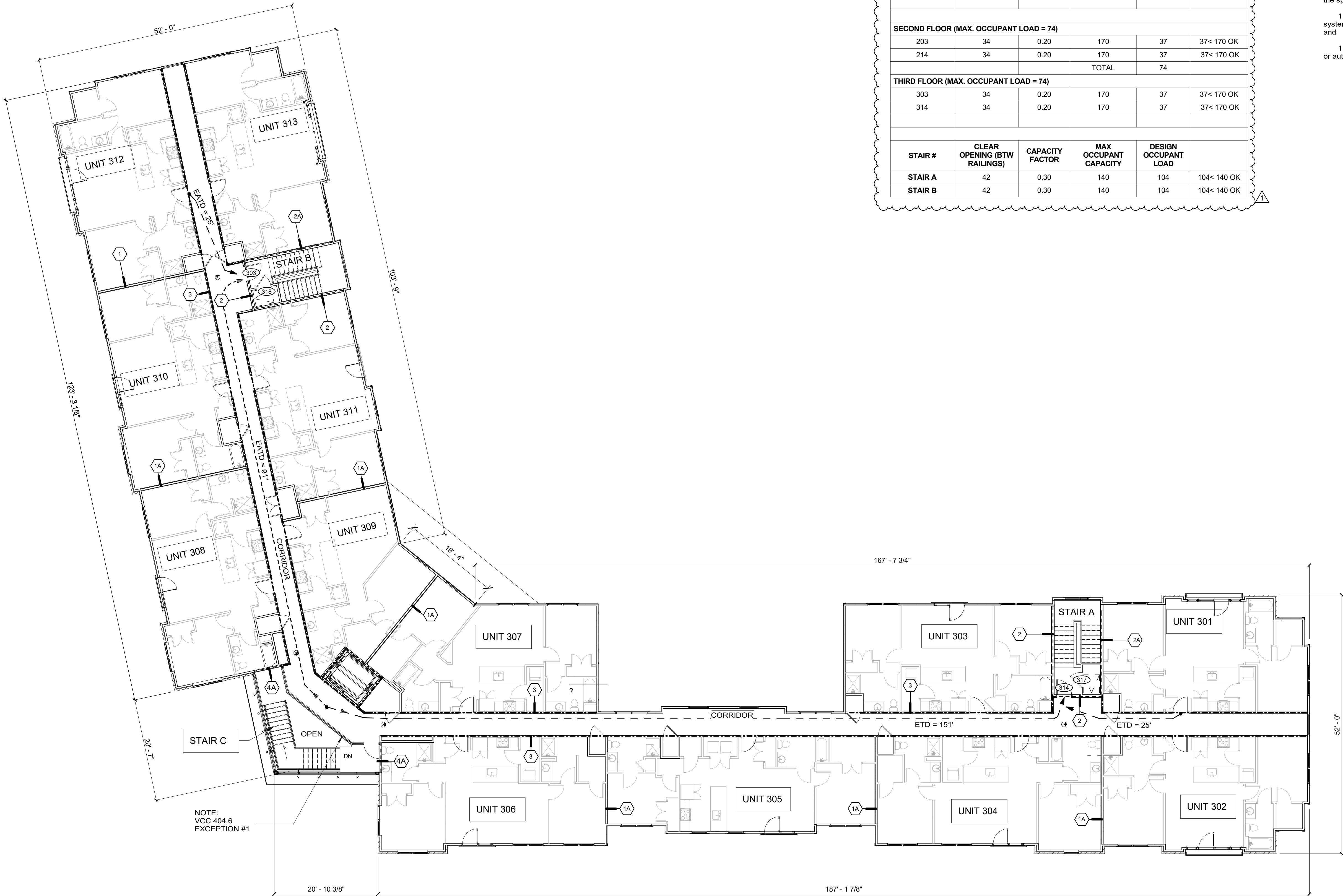
Project number 18-062

Date 05-06-2021

Drawn by Author

A-004

Scale As indicated



THIRD FLOOR PLAN - LIFE SAFETY PLAN
3/32" = 1'-0"

EGRESS WIDTH (1005.3)					
DOOR #	CLEAR OPENING	CAPACITY FACTOR	MAX OCCUPANT CAPACITY	DESIGN OCCUPANT LOAD	
FIRST FLOOR (MAX. OCCUPANT LOAD = 80)					
103	34	0.20	170	30	30< 170 OK
107A	34	0.20	170	10	10< 170 OK
107B	34	0.20	170	*10	10< 170 OK
114	34	0.20	170	30	30< 170 OK
117	34	0.20	170	*104	104< 170 OK
118	68	0.20	340	*10	10< 340 OK
126	34	0.20	170	*104	104< 170 OK
SECOND FLOOR (MAX. OCCUPANT LOAD = 74)					
203	34	0.20	170	37	37< 170 OK
214	34	0.20	170	37	37< 170 OK
			TOTAL	74	
THIRD FLOOR (MAX. OCCUPANT LOAD = 74)					
303	34	0.20	170	37	37< 170 OK
314	34	0.20	170	37	37< 170 OK
STAIR #					
CLEAR OPENING (BTW RAILINGS)		CAPACITY FACTOR	MAX OCCUPANT CAPACITY	DESIGN OCCUPANT LOAD	
STAIR A	42	0.30	140	104	104< 140 OK
STAIR B	42	0.30	140	104	104< 140 OK

VCC 2015

404.6 Enclosure of atriums.

Atrium spaces shall be separated from adjacent spaces by a 1-hour fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.

Exceptions:

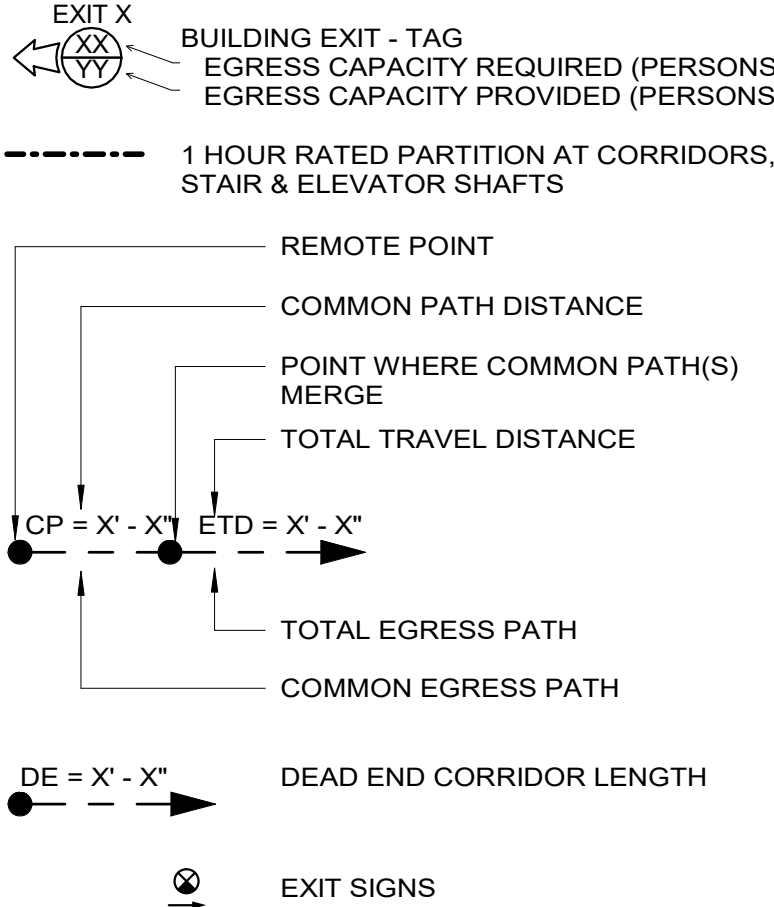
1. A fire barrier is not required where a glass wall forming a smoke partition is provided. The glass wall shall comply with all of the following:

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1.2 The glass wall shall be installed in a gasketed frame in a manner that the framing system deflects without breaking (loading) the glass before the sprinkler system operates; and

1.3 Where glass doors are provided in the glass wall, they shall be either self-closing or automatic-closing.

LIFE SAFETY LEGEND



IBC TABLE 1016.2 - EXIT ACCESS TRAVEL DISTANCE
RESIDENTIAL USE WITH SPRINKLER SYSTEM: 250'
MAX.
ASSEMBLY USE WITH SPRINKLER SYSTEM: 250'
MAX.
BUSINESS USE WITH SPRINKLER SYSTEM: 300' MAX.

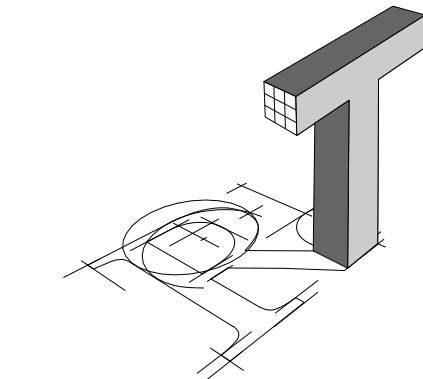
SECTION 1005 - MINIMUM REQUIRED EGRESS WIDTH

1005.3.2 - DOORWAYS
(DOOR CLEAR WIDTH) / (0.2) = MAX. OCCUPANCY CAPACITY FOR DOOR

1005.3.1 - STAIRWAYS
(STAIR WIDTH) / (0.3) = MAX. OCCUPANCY CAPACITY FOR STAIR
GREATER THAN 2 STORY: ONLY THE OCCUPANT LOAD OF EACH STORY INDIVIDUALLY IS USED TO CALCULATE THE STAIR CAPACITY

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1007.3 STAIRWAYS
ACCESSIBLE MEANS OF EGRESS: STAIRWAY WIDTH = 48" MIN. BETWEEN HANDRAILS + AREA OF REFUGE
EXCEPTIONS 1 & 2: 48" MIN. WIDTH + AREA OF REFUGE NOT REQUIRED IN A BUILDING WITH AN AUTOMATIC SPRINKLER SYSTEM



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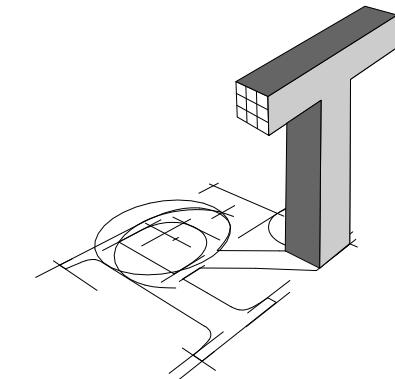
REVISIONS

No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

LIFE
SAFETY
PLAN - 3RD

Project number 18-062
Date 05-06-2021
Drawn by Author

A-005
Scale As indicated



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REVISIONS

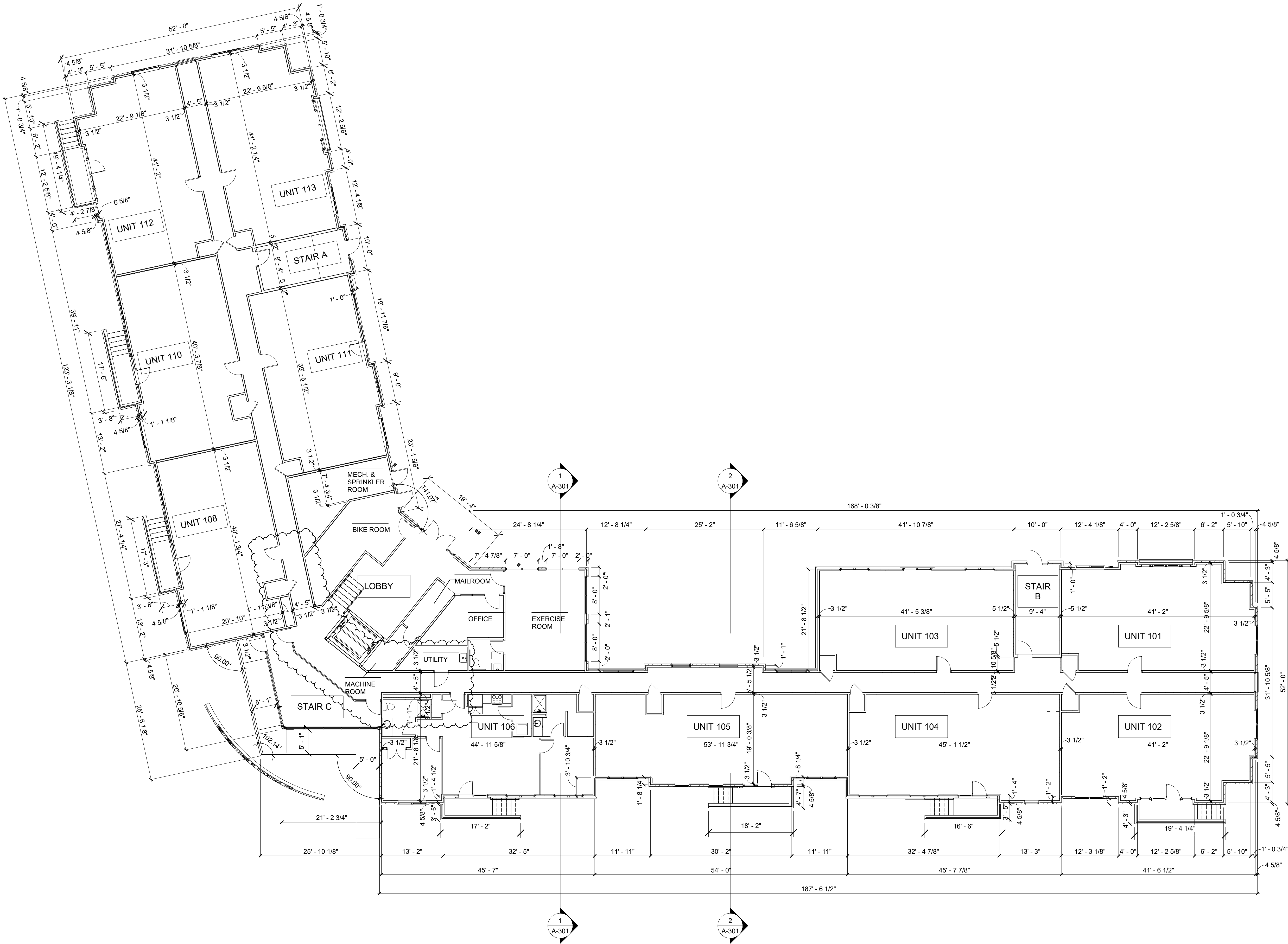
No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

1ST FLOOR
DIMENSION
PLAN

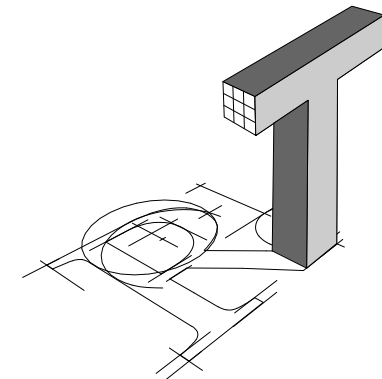
Project number 18-062
Date 05-06-2021
Drawn by Author

A-006

Scale 3/32" = 1'-0"



FIRST FLOOR DIMENSION PLAN
3/32" = 1'-0"



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SYCAMORE PLAZA (BUILDING A)
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NORFOLK, VA

REVISIONS

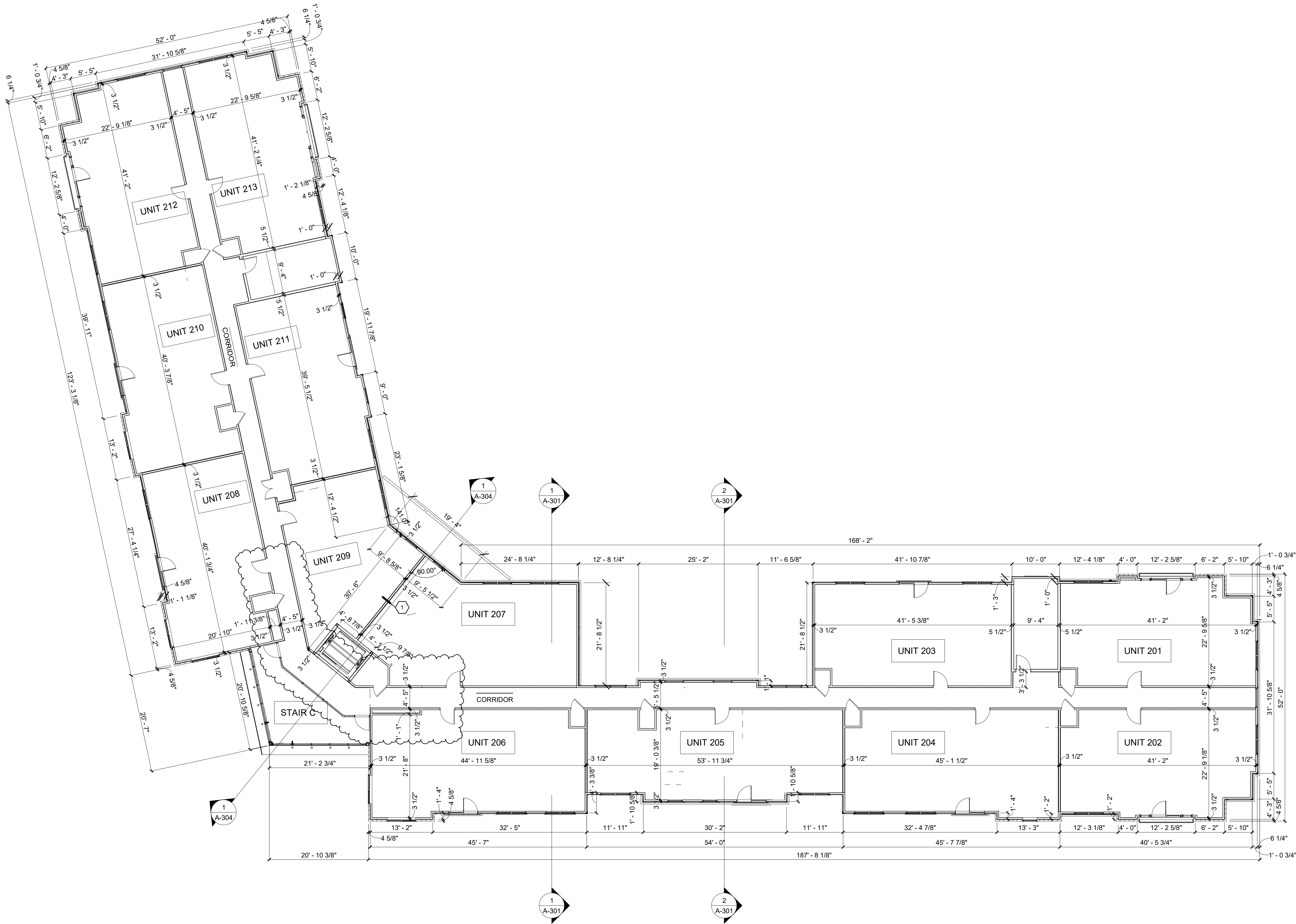
No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

**2ND & 3RD
FLOOR
DIMENSION
PLAN**

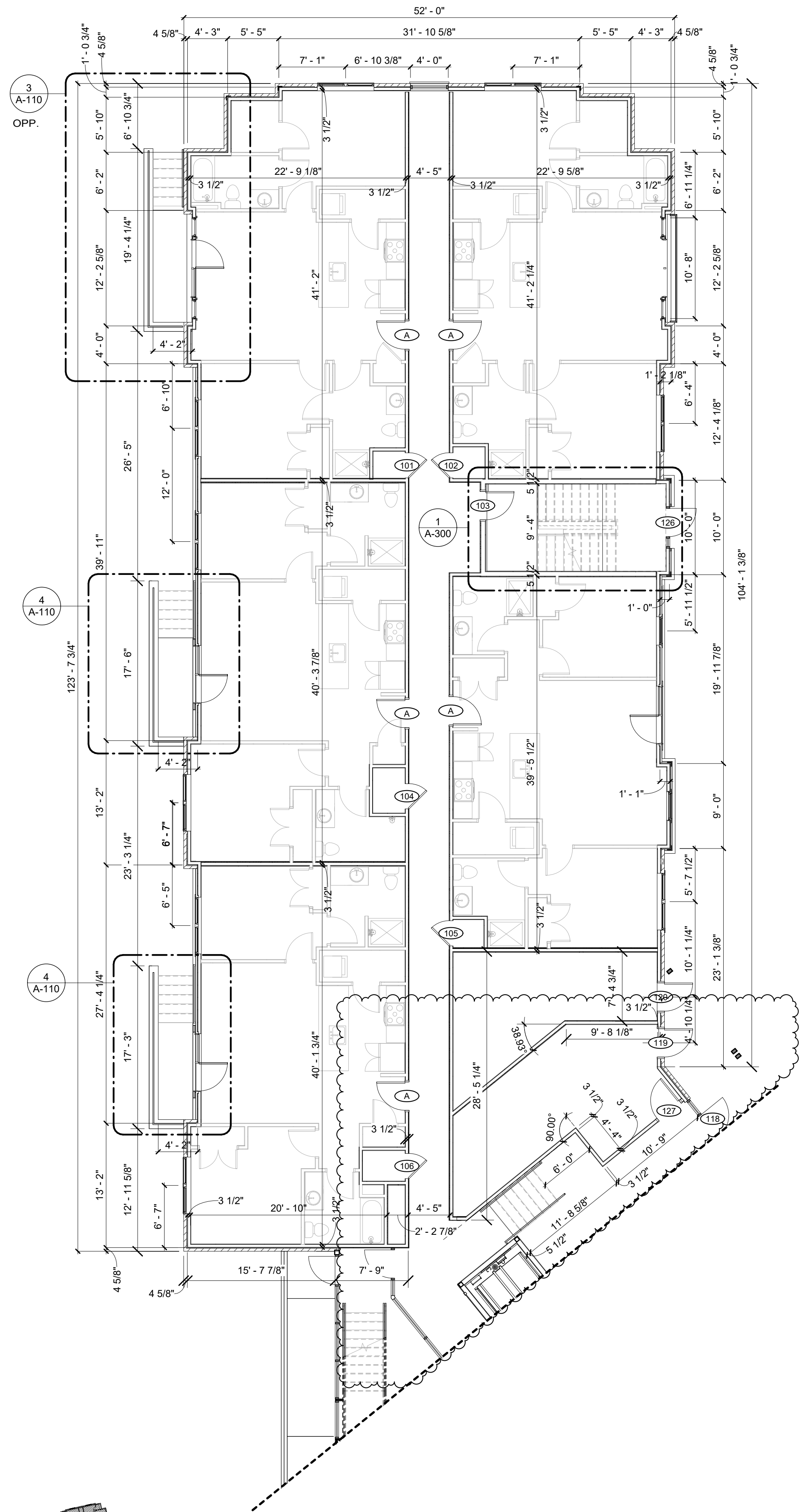
Project number 18-062
Date 05-06-2021
Drawn by Author

A-007

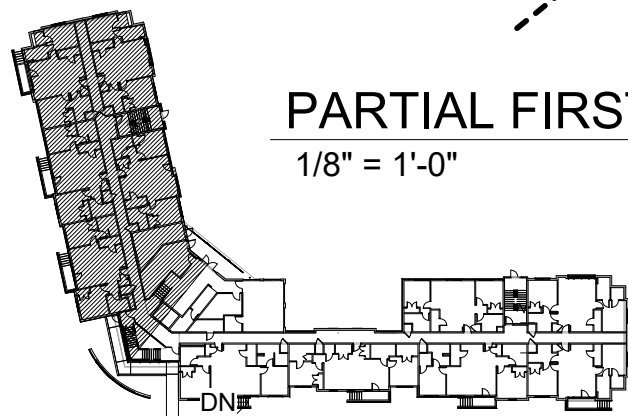
Scale 3/32" = 1'-0"



SECOND & THIRD DIMENSION PLAN
3/32" = 1'-0"



PARTIAL FIRST FLOOR PLAN - AA
1/8" = 1'-0"



LEGEND			
101 ROOM NAME	ROOM TAG		WORK OR DATUM POINT
	DOOR TAG		ELEVATION TARGET
	WINDOW TAG		CENTER LINE
	PARTITION TAG		BREAK LINE
	MATERIAL TAG		EXTERIOR ELEVATION
	REVISION TAG		INTERIOR ELEVATION
	NORTH ARROW		SECTION CUT
	STAIR PATH		DETAIL

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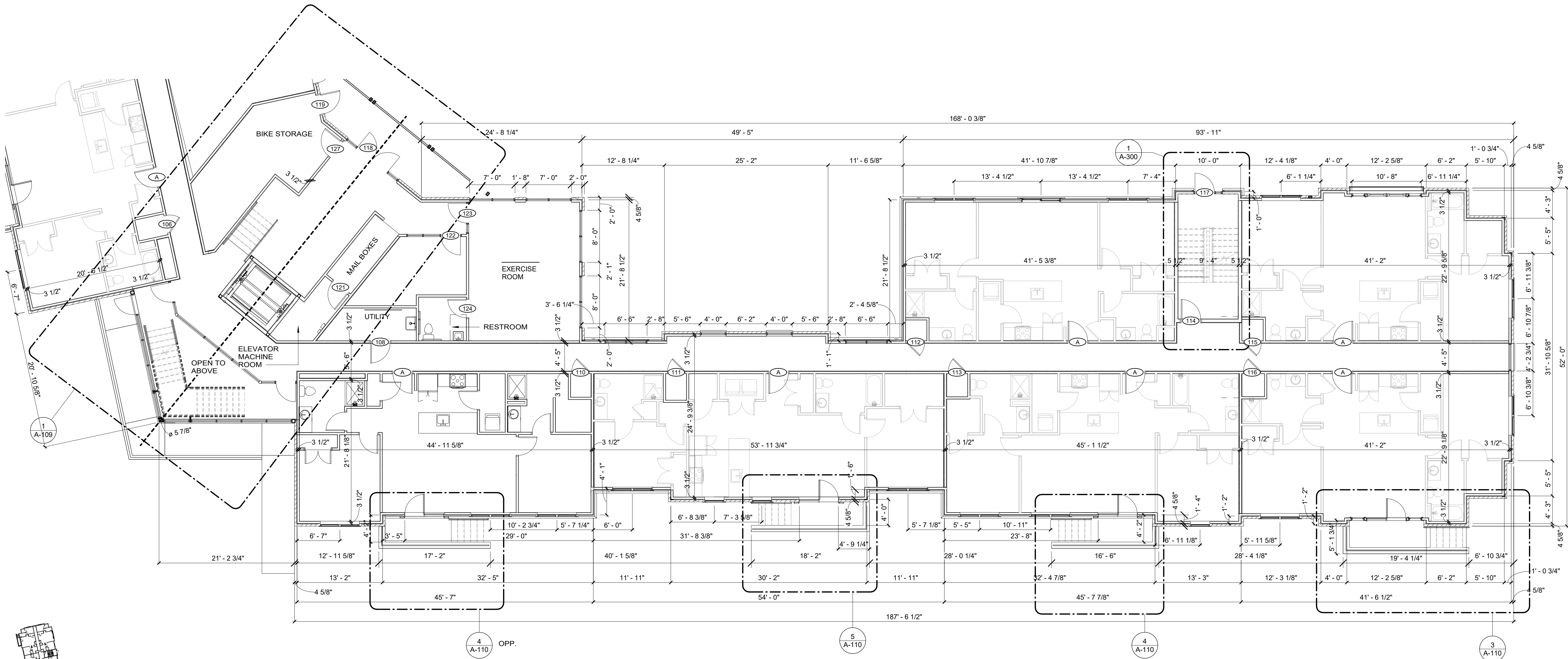
COMMONWEALTH OF VIRGINIA
05-28-21
ROBYN J. THOMAS
No. 7487
Architect

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SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS		
No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

PARTIAL 1ST FLOOR PLAN	
Project number	18-062
Date	05-06-2021
Drawn by	Author
A-101	
Scale	As indicated



PARTIAL FIRST FLOOR PLAN - BB
1/8" = 1'-0"

LEGEND			
101 ROOM NAME	ROOM TAG		WORK OR DATUM POINT
	DOOR TAG		ELEVATION TARGET
	WINDOW TAG		CENTER LINE
	PARTITION TAG		BREAK LINE
	MATERIAL TAG		EXTERIOR ELEVATION
	REVISION TAG		INTERIOR ELEVATION
	NORTH ARROW		SECTION CUT
	STAIR PATH		DETAIL

- PLAN NOTES:
- SEE ENLARGED UNIT PLANS, SHEETS A-106 - 1-108, FOR ALL INTERIOR PARTITION DIMENSIONS, TYPICAL NOTES, WALL TYPES, UNIT DOOR TAGS, INTERIOR ELEVATION DESIGNATIONS, AND ALL OTHER INFORMATION PERTAINING TO THE UNIT INTERIORS.
 - PROVIDE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS AS PER VCC 718.3 AND 718.4, AS INDICATED BY THE DASHED LINE: - - - - -
 - REFER TO SHEET A-200 FOR TYPICAL WINDOW TYPES.
 - REFER TO SHEET A-304 FOR WALL TYPES AND TYPICAL PARTITION TYPES.
 - REFER TO SHEET A-500 FOR DOOR SCHEDULES AND FINISH SCHEDULES.
- S.S. = DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING TO EXTERIOR FACE OF SHEATHING.
- M.O. = MASONRY OPENING

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SYCAMORE PLAZA (BUILDING A)
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NORFOLK, VA

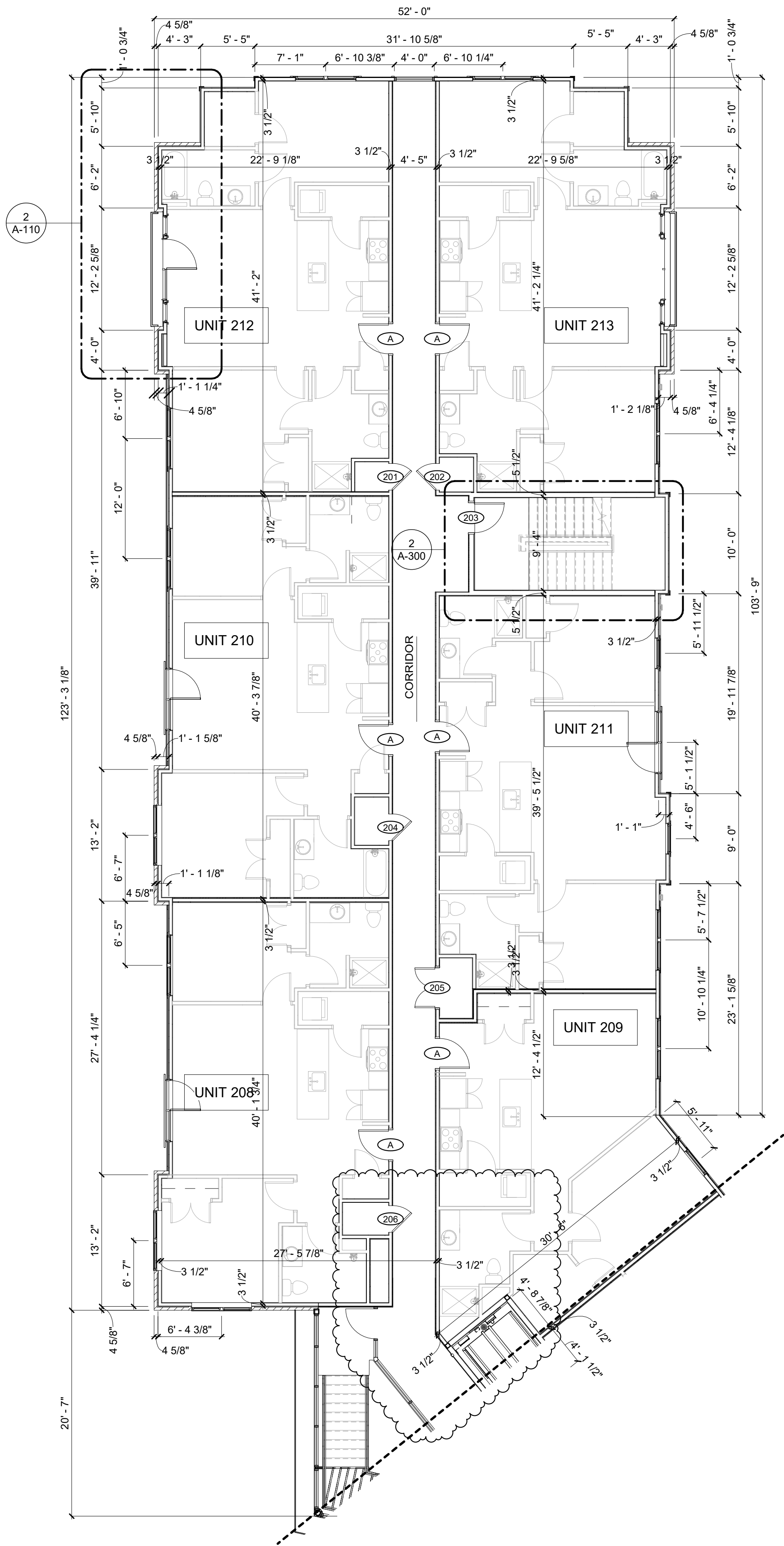
REVISIONS		
No.	Date	Comments

PARTIAL
1ST FLOOR
PLAN

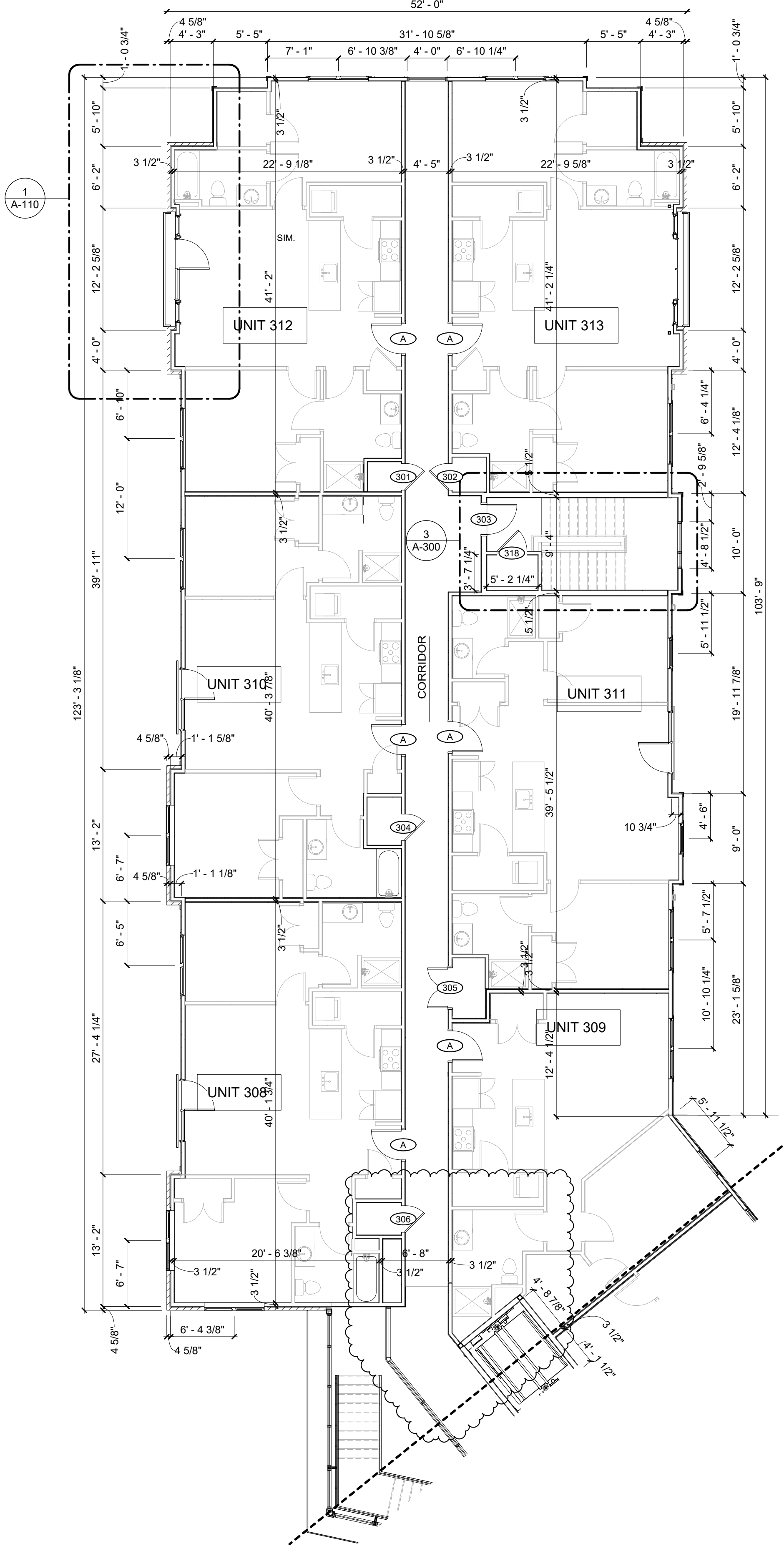
Project number 18-062
Date 05-06-2021
Drawn by MLN

A-102

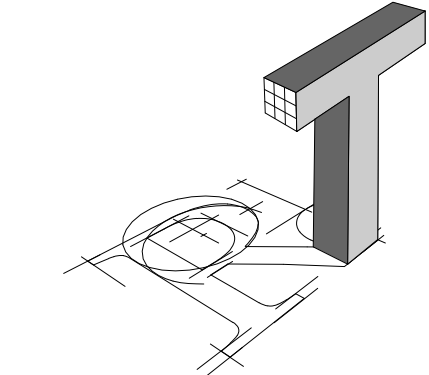
Scale As indicated



PARTIAL SECOND FLOOR - AA
1/8" = 1'-0"



PARTIAL THIRD FLOOR PLAN - AA
1/8" = 1'-0"



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SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

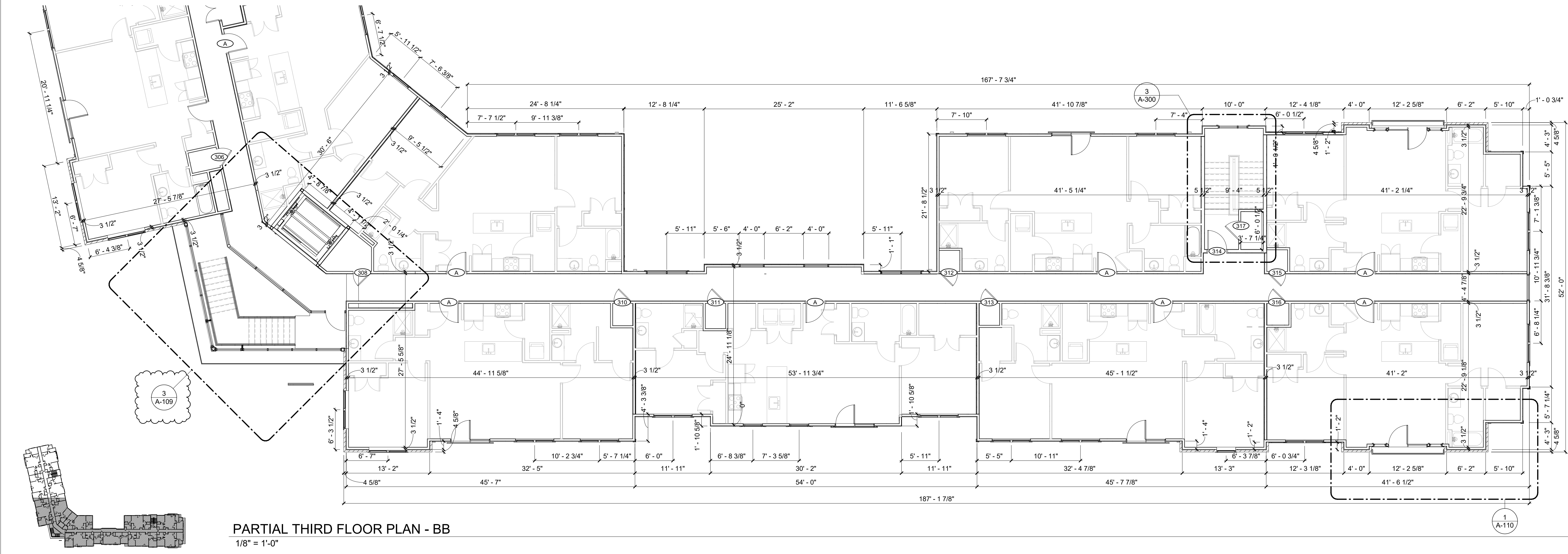
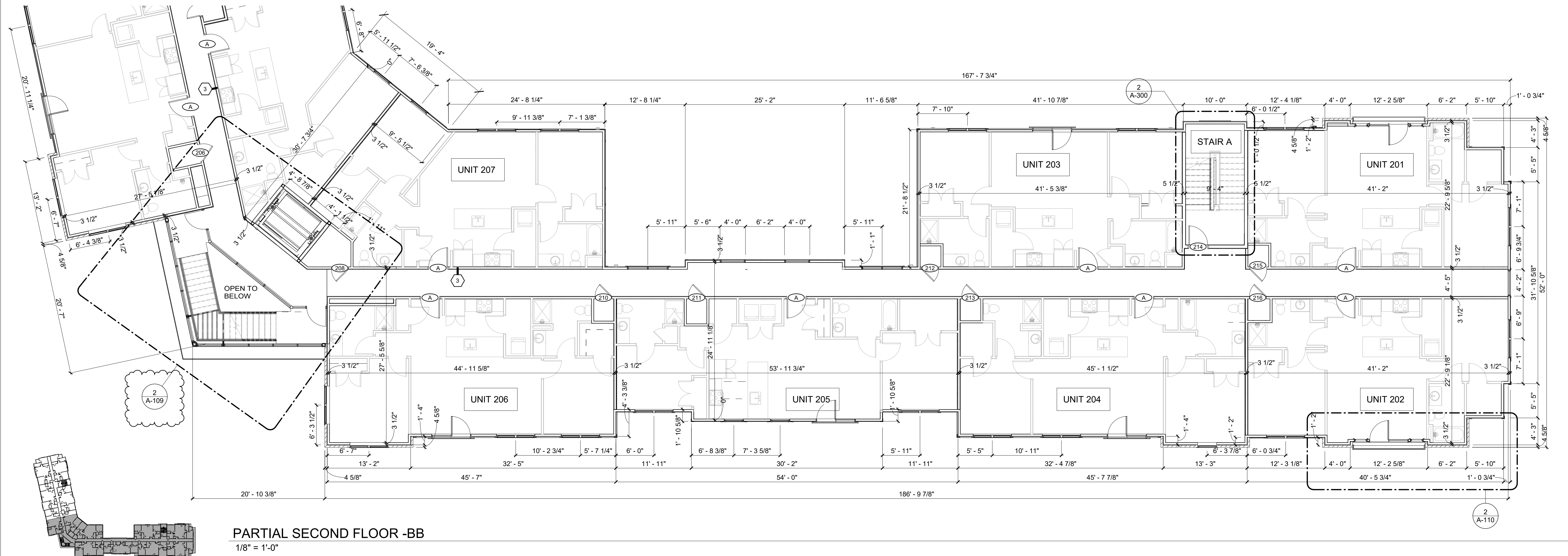
No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

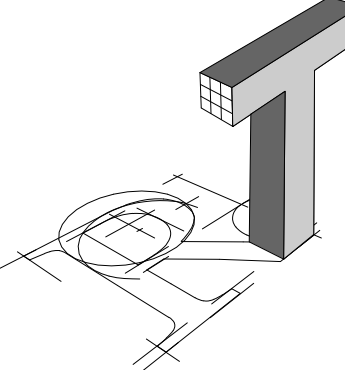
**PARTIAL
2ND & 3RD
FLOOR**

Project number 18-062
Date 05-06-2021
Drawn by Author

A-103

Scale As indicated





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SYCAMORE PLAZA (BUILDING A)

1025 Wilson Road, Norfolk VA
NORFOLK, VA

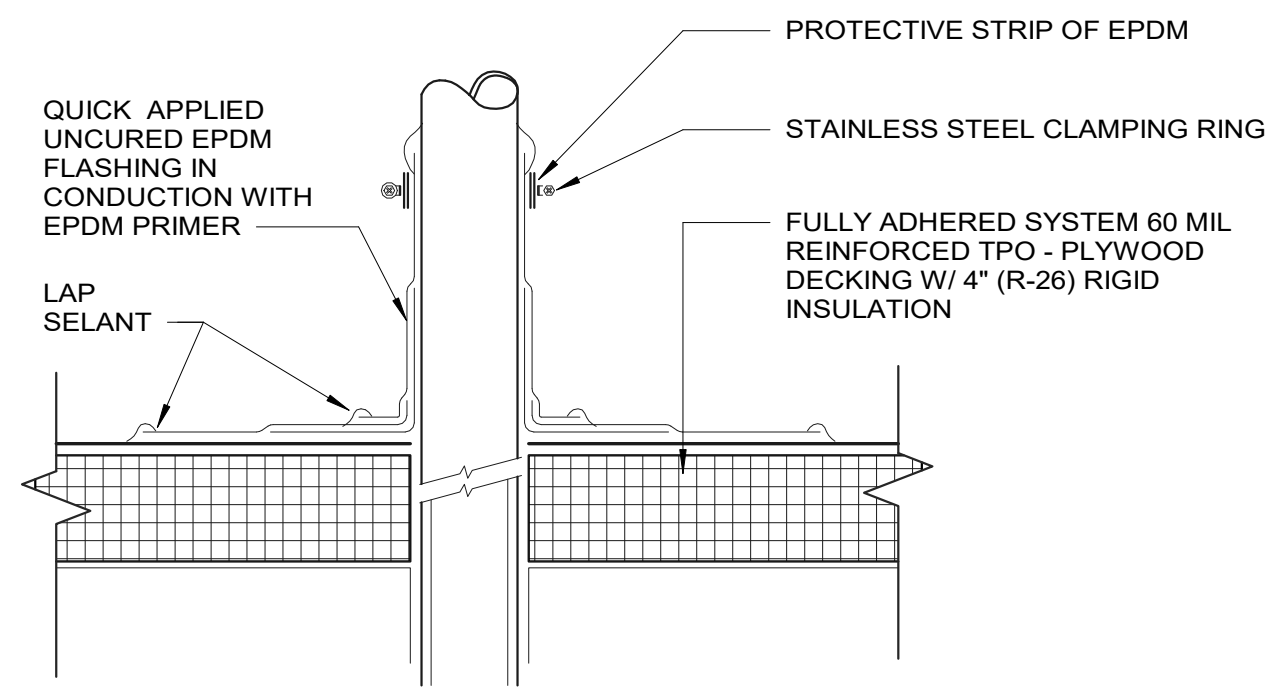
REVISIONS		
No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

**PARTIAL
2ND & 3RD
FLOOR**

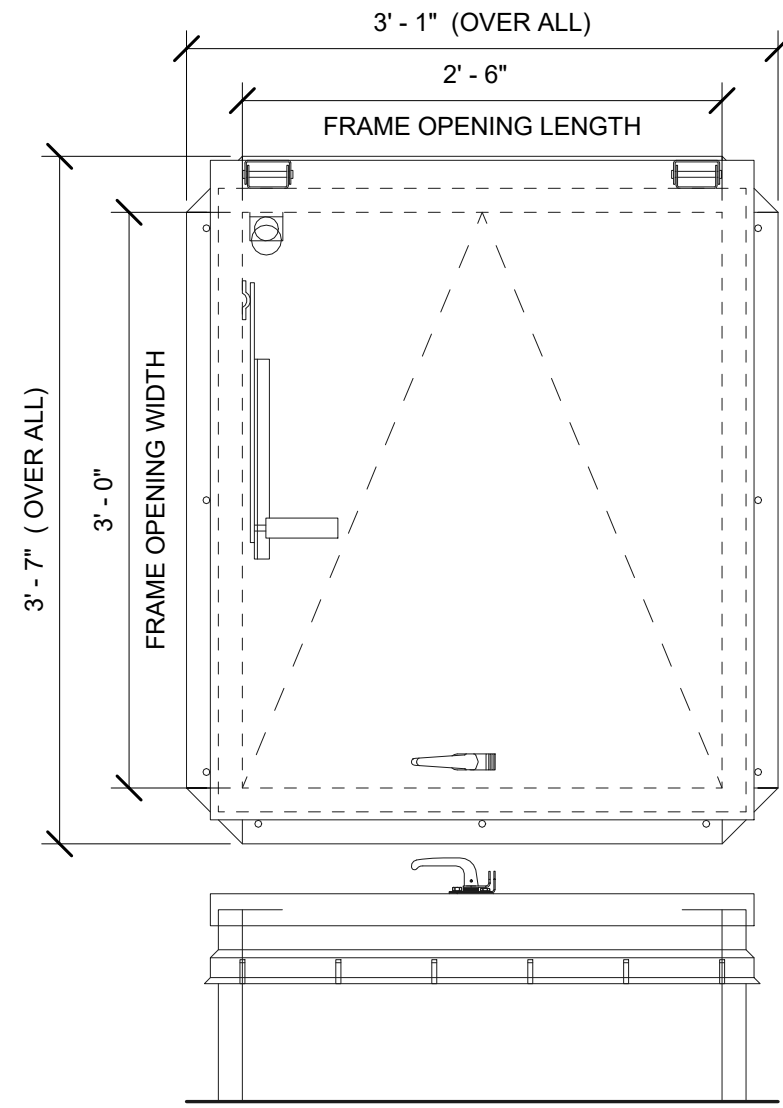
Project number 18-062
Date 05-06-2021
Drawn by Author

A-104

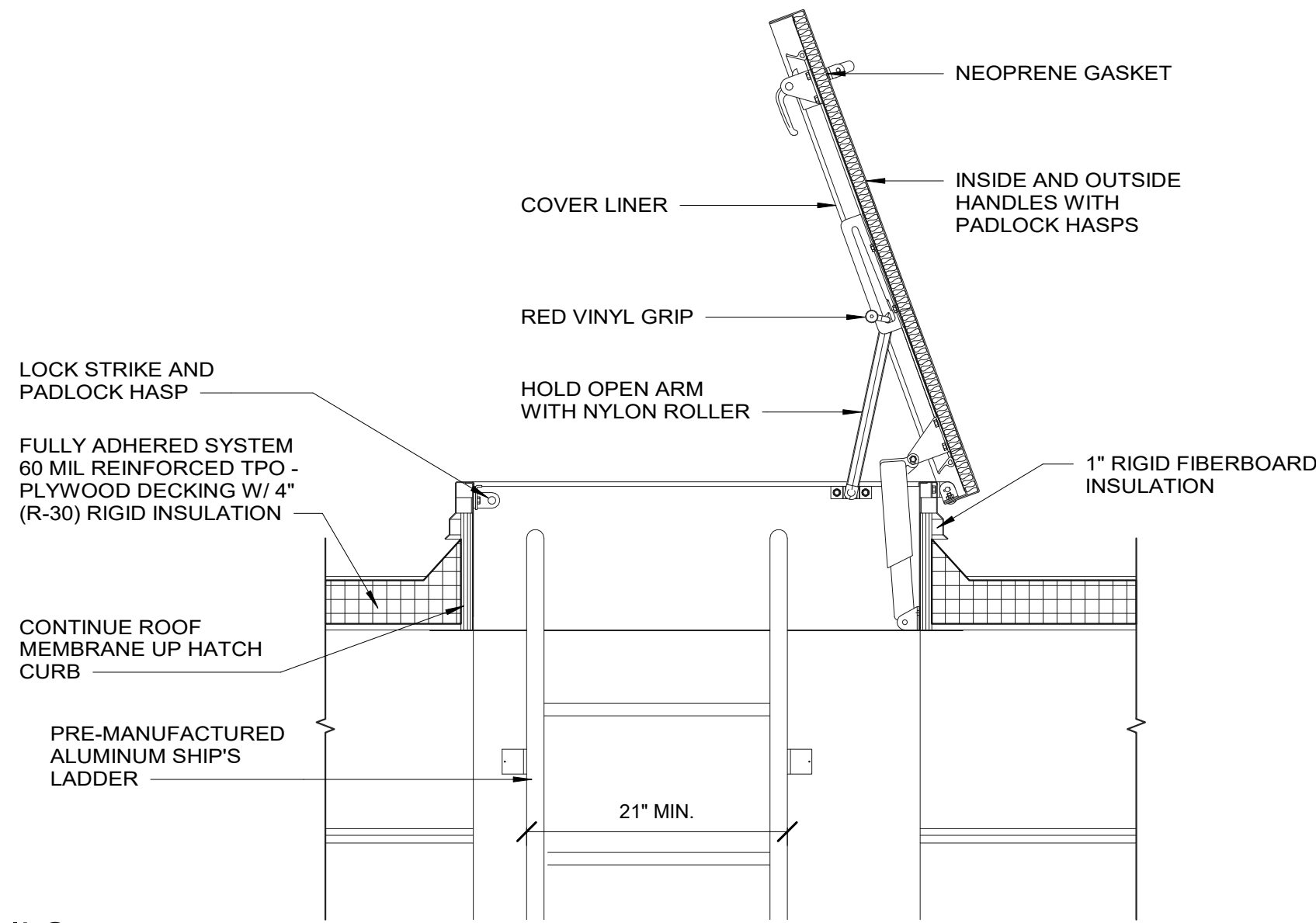
Scale As indicated



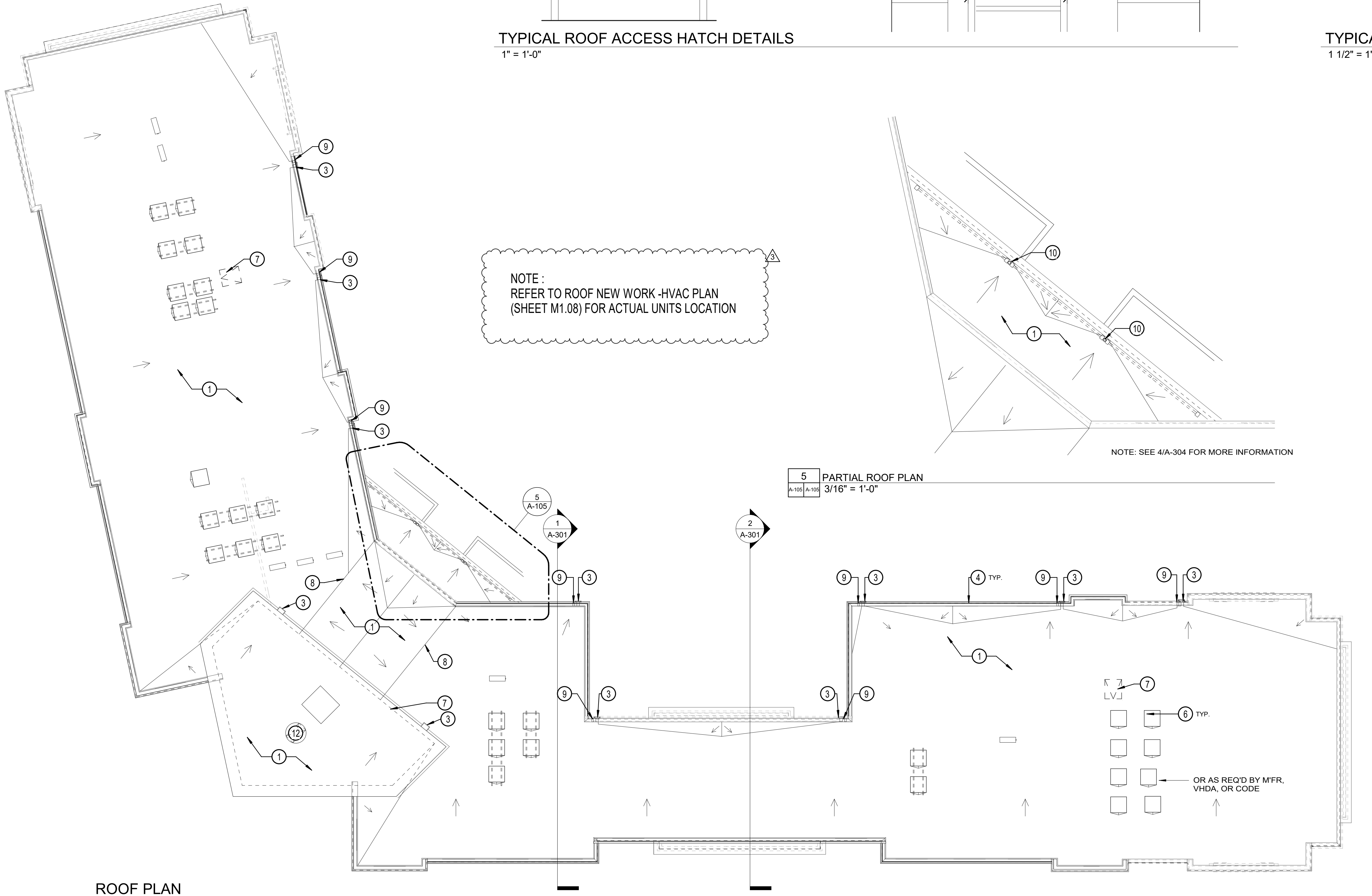
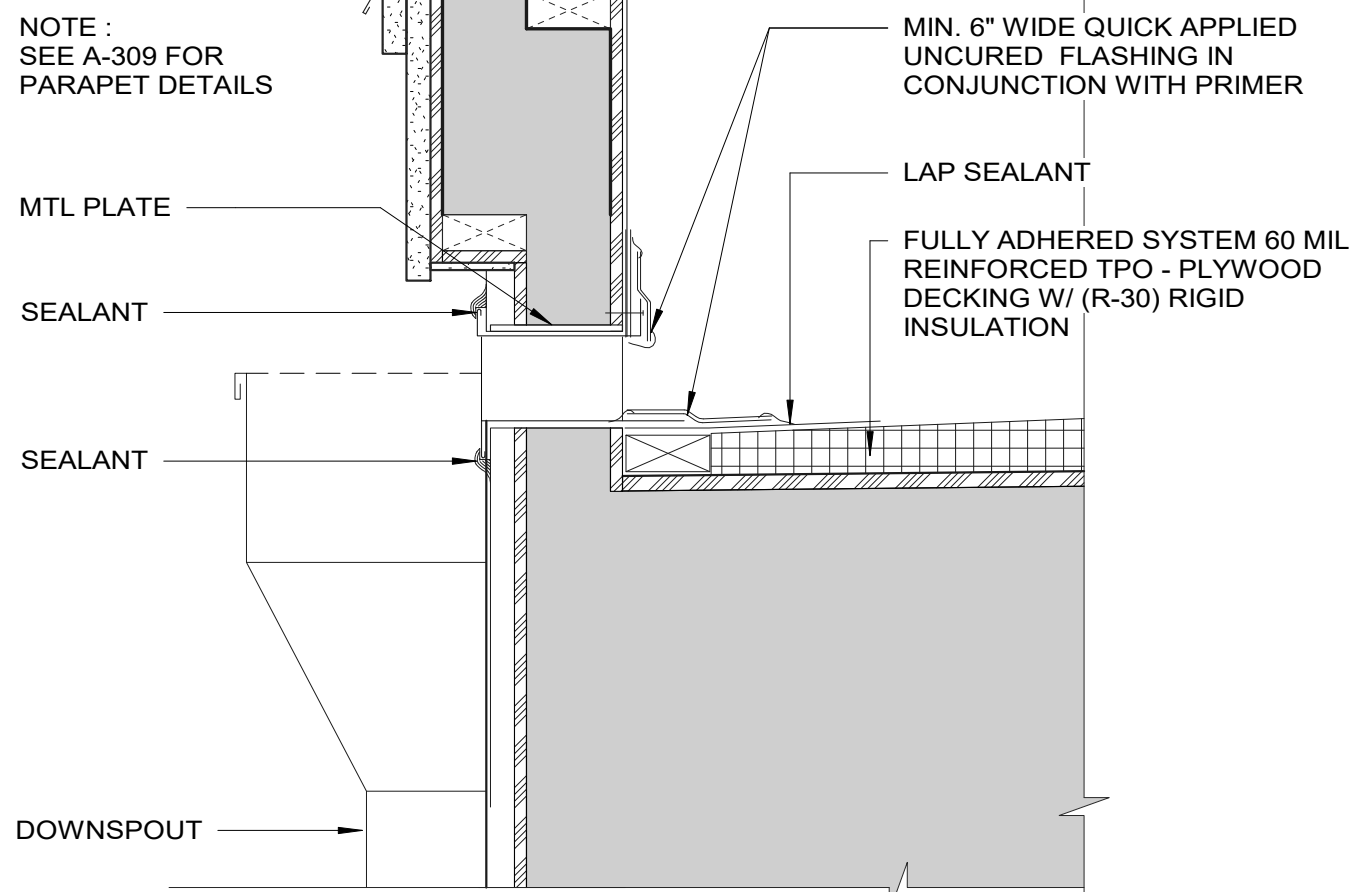
TYPICAL VENT DETAIL
3" = 1'-0"



TYPICAL ROOF ACCESS HATCH DETAILS
1" = 1'-0"



TYPICAL SCUPPER DETAIL
1 1/2" = 1'-0"



ROOF PLAN
3/32" = 1'-0"

ROOF LEGEND:

1. ROOF MATERIAL, FULLY ADHERED SYSTEM 60 MIL REINFORCED TPO - GRAY SLOPED STRUCTURE 1/8" / FOOT PLYWOOD DECKING W/(R-30) RIGID INSULATION
2. MTL CANOPY AND AWINING
3. 8" WIDE FLASHED SCUPPER AT PARAPET WITH LEADER HEAD & 5X6 DOWNSPOUT (TYP OF X)
4. PREFINISHED ALUMN. EDGE COPING (TYP @ PERIMETER)
5. HATCH DENOTES WALKWAY PADS BY ROOF MANUFACTURE
6. ROOF TOP UNITS PLACED ON CURB - SECURED AS REQUIRED BY CODE LOCATION TO BE DETERMINED. PROVIDE WALK PADS AT PERIMETER OF RTUS.
7. ROOF ACCESS DOOR
8. GIRDER TRUSS - SEE STRCUTURAL DWG
9. ROOF OVERFLOW
10. ROOF DRAIN
11. MTL ELEMENT BELOW. SEE SHEET A-304 FOR FURTHER INFORMATION
12. EXHAUST FAN - SEE MECH. DWGS. **NOTE: EXACT LOCATION TBD**

ROOF NOTES:

1. TRUSS MANUFACTURE TO ALLOW FOR LOADS FROM ROOF TOP UNITS IN TRUSS DESIGN
2. ALL ARROWS INDICATE DIRECTION OF DRAINAGE SLOPE
3. TAPERED RIGID INSULATION AT CRICKET SLOPED 1/8" PER FOOT

ROOF DRAINAGE CALCULATION:

AS PER 2015 INTERNATIONAL PLUMBING CODE:

FIGURE 1006.1: 100 YEAR 1 HOUR RAINFALL (INCHES) EASTERN UNITED STATES = 3.5"

BUILDING ROOF AREA = 15,043 SQUARE FT

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

ROOF (AA) = 8,340 S.F. - 8,340 X .0364 = 304 GALLONS PER MINUTE

PER TABLE 1106.3:

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

REQUIRED: (2) 4" LEADERS

PROVIDED: (6) 4" LEADERS (CAPACITY = 1,152 G.P.M.)

ROOF (BB) = 6,473 S.F. - 6,473 X .0364 = 235 GALLONS PER MINUTE

PER TABLE 1106.3:

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

REQUIRED: (2) 4" LEADERS

PROVIDED: (3) 4" LEADERS (CAPACITY = 576 G.P.M.)

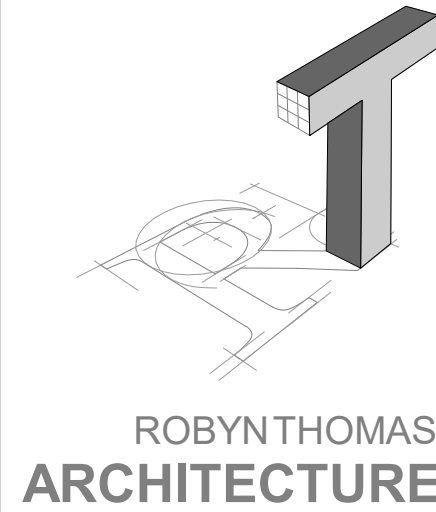
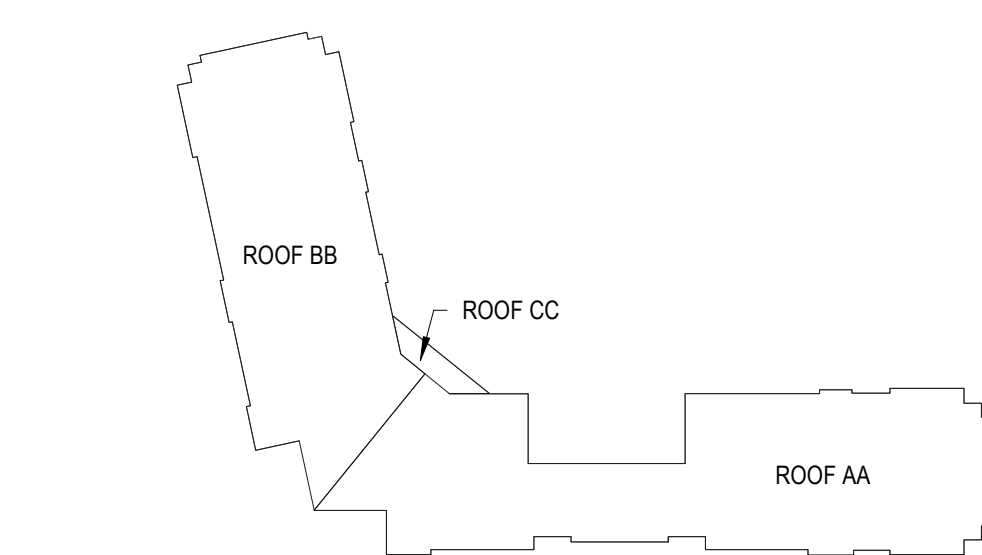
ROOF (CC) = 230 S.F. - 230 X .0364 = 9 GALLONS PER MINUTE

PER TABLE 1106.3:

(1) 2" LEADER (CAPACITY = 30 G.P.M.)

REQUIRED: (1) 2" LEADERS

PROVIDED: (2) 2" LEADERS (CAPACITY = 60 G.P.M.)



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SYCAMORE PLAZA (BUILDING A)
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NORFOLK, VA

REVISIONS

No.	Date	Comments
2	09-28-21	City Comments (Letter dated 09-15-21)
3	03-29-22	Mech. & Electrical

ROOF PLAN

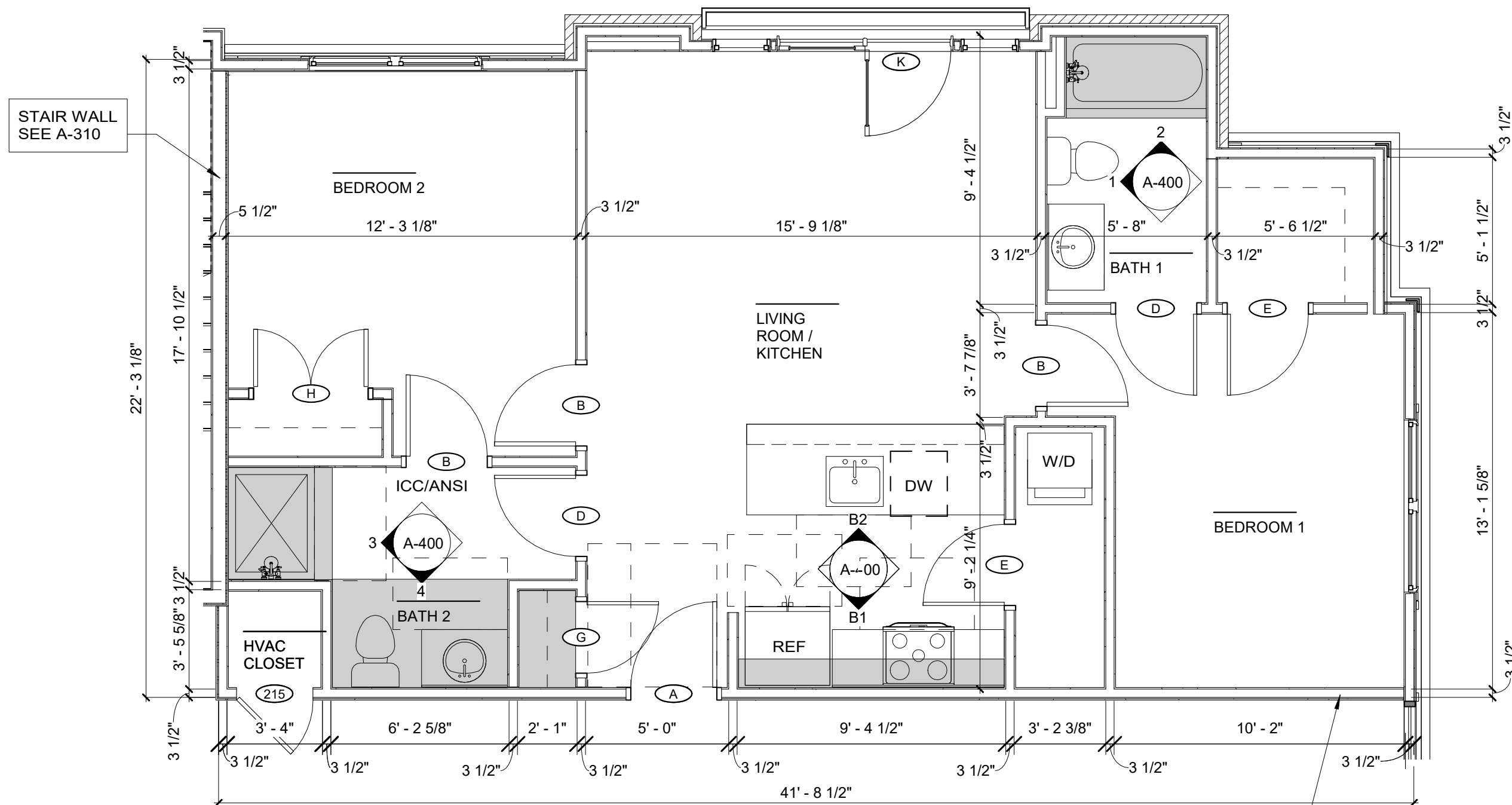
Project number 18-062

Date 05-06-2021

Drawn by Author

A-105

Scale As indicated

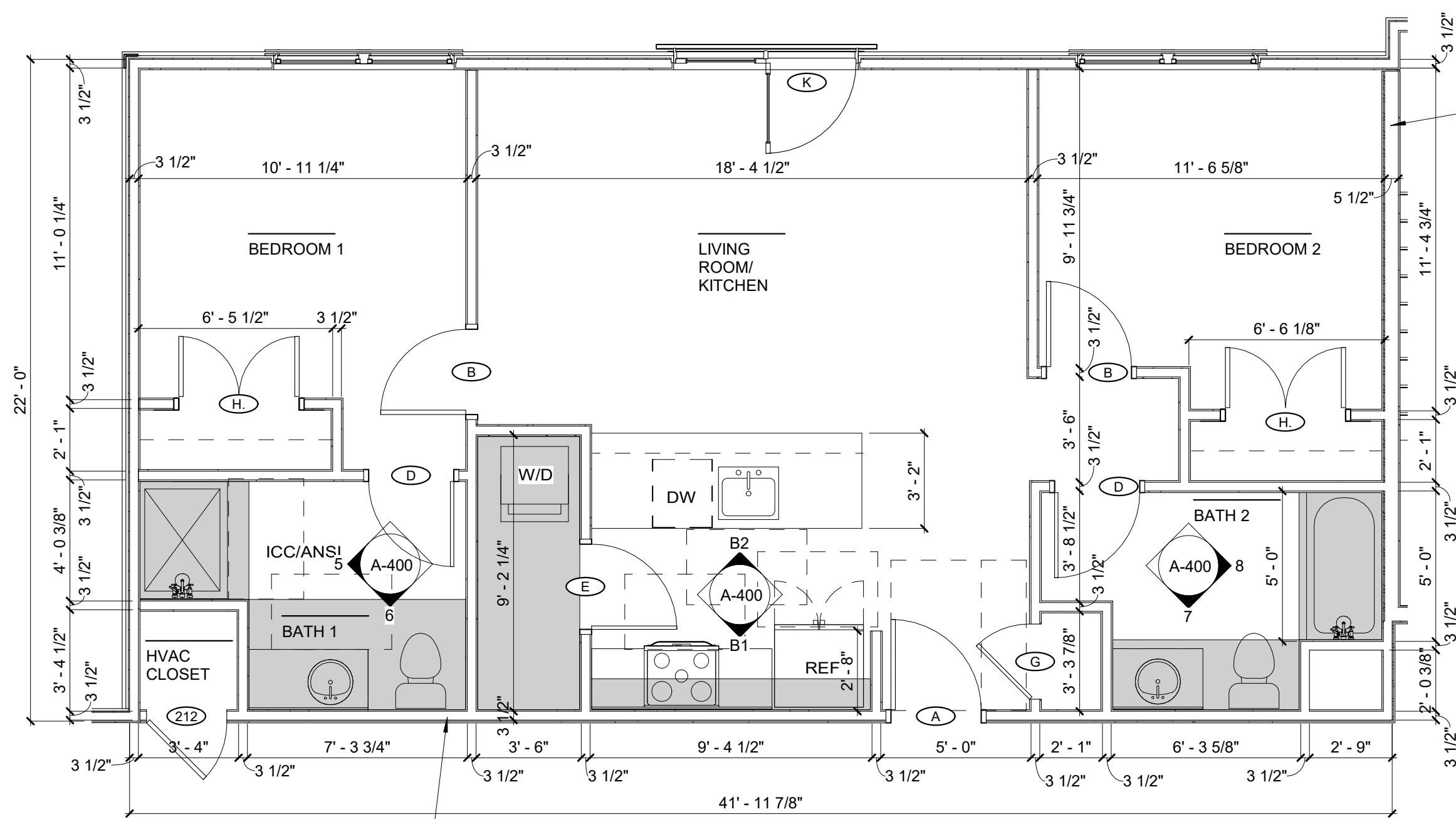


UNIT 101, 201 & 301
1/4" = 1'-0"

UNIT 112, 212, 312, 102, 202 & 302 (OPPOSITE HAND)
UNIT 113, 213 & (MIRRORED)

1ST, 2ND & 3RD FLOOR (ICC/ ANSI TYPE B UNIT)

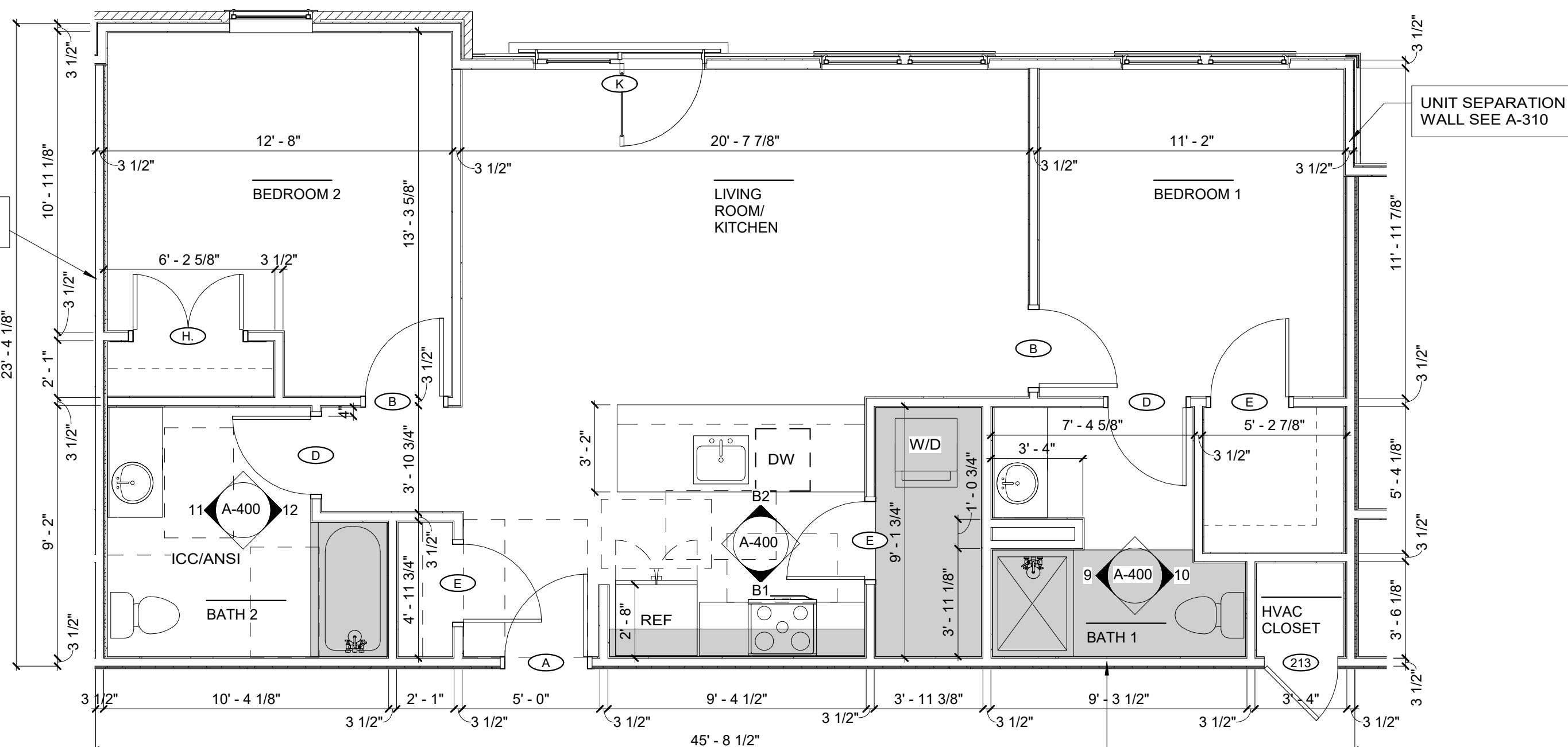
GENERAL NOTES: 1. SEE SHEET A-108 FOR UNIT LEGEND NOTES
2. PROVIDE WATER PROOF PAN AT HVAC CLOSET AND WASHER LOCATION



UNIT 103, 203 & 303
1/4" = 1'-0"

1ST, 2ND & 3RD FLOOR (ICC/ ANSI TYPE B UNIT)

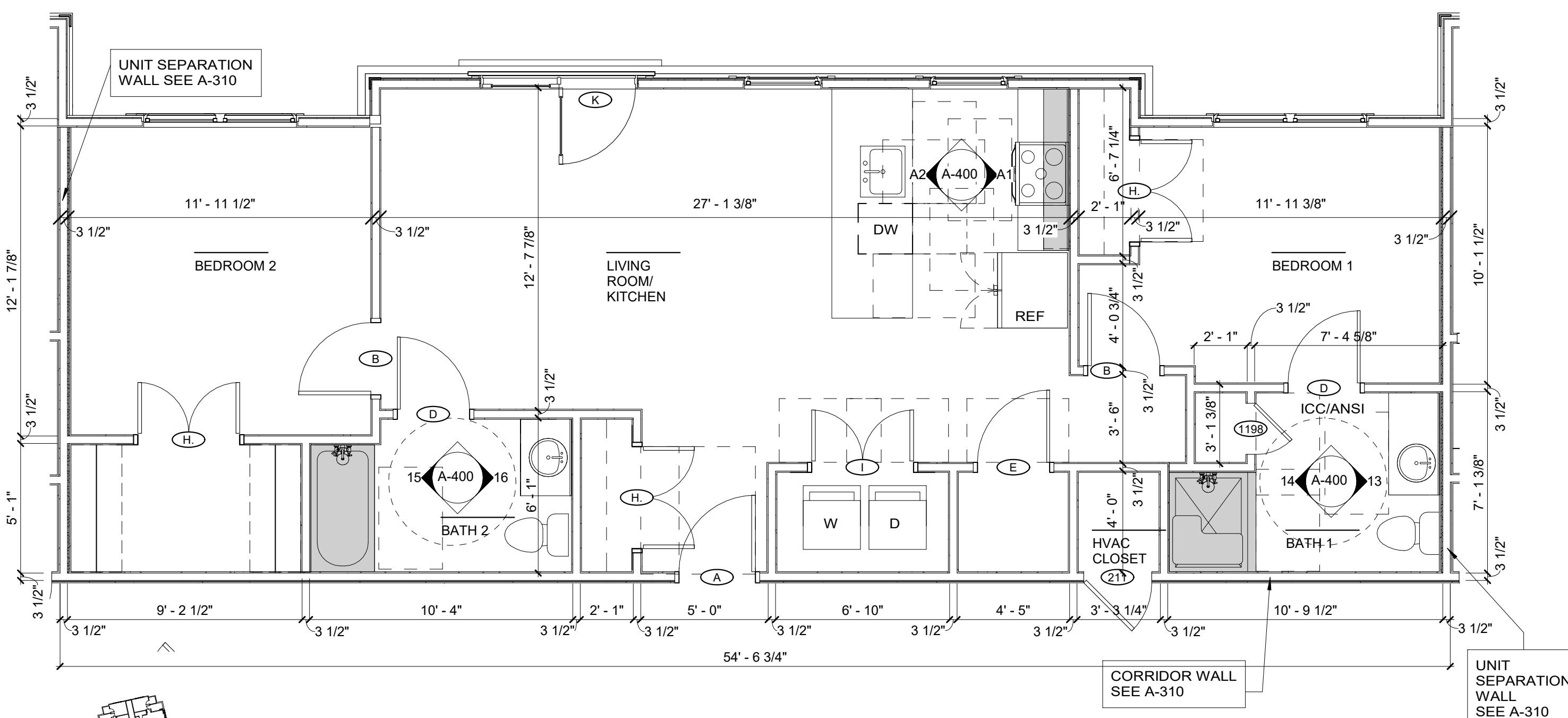
GENERAL NOTES: 1. SEE SHEET A-108 FOR UNIT LEGEND NOTES
2. PROVIDE WATER PROOF PAN AT HVAC CLOSET AND WASHER LOCATION



UNIT 104, 204 & 304
1/4" = 1'-0"

1ST, 2ND & 3RD FLOOR (ICC/ ANSI TYPE B UNIT)

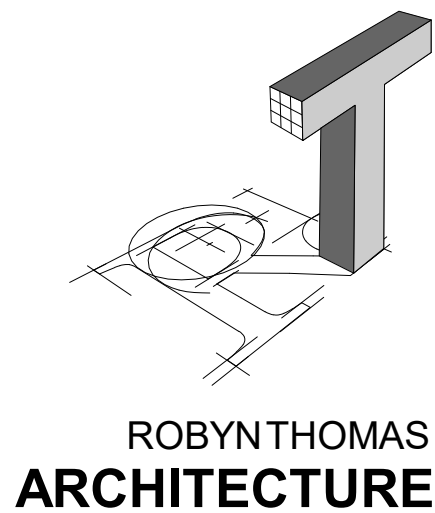
GENERAL NOTES: 1. SEE SHEET A-108 FOR UNIT LEGEND NOTES
2. PROVIDE WATER PROOF PAN AT HVAC CLOSET AND WASHER LOCATION



UNIT 105 (205 & 305 - SIMILAR LAYOUT TO TYPE B UNITS)
1/4" = 1'-0"

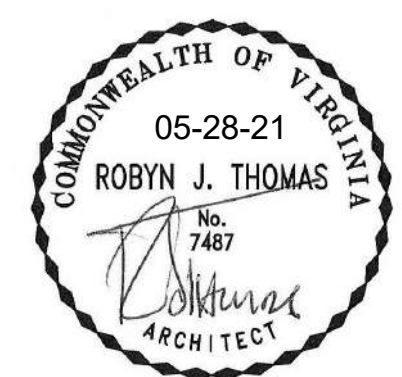
SECOND FLOOR (ICC/ ANSI TYPE A UNIT)

GENERAL NOTES: 1. SEE SHEET A-108 FOR UNIT LEGEND NOTES
2. PROVIDE WATER PROOF PAN AT HVAC CLOSET AND WASHER LOCATION



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SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

No.	Date	Comments

**ENLARGED
UNIT PLAN**

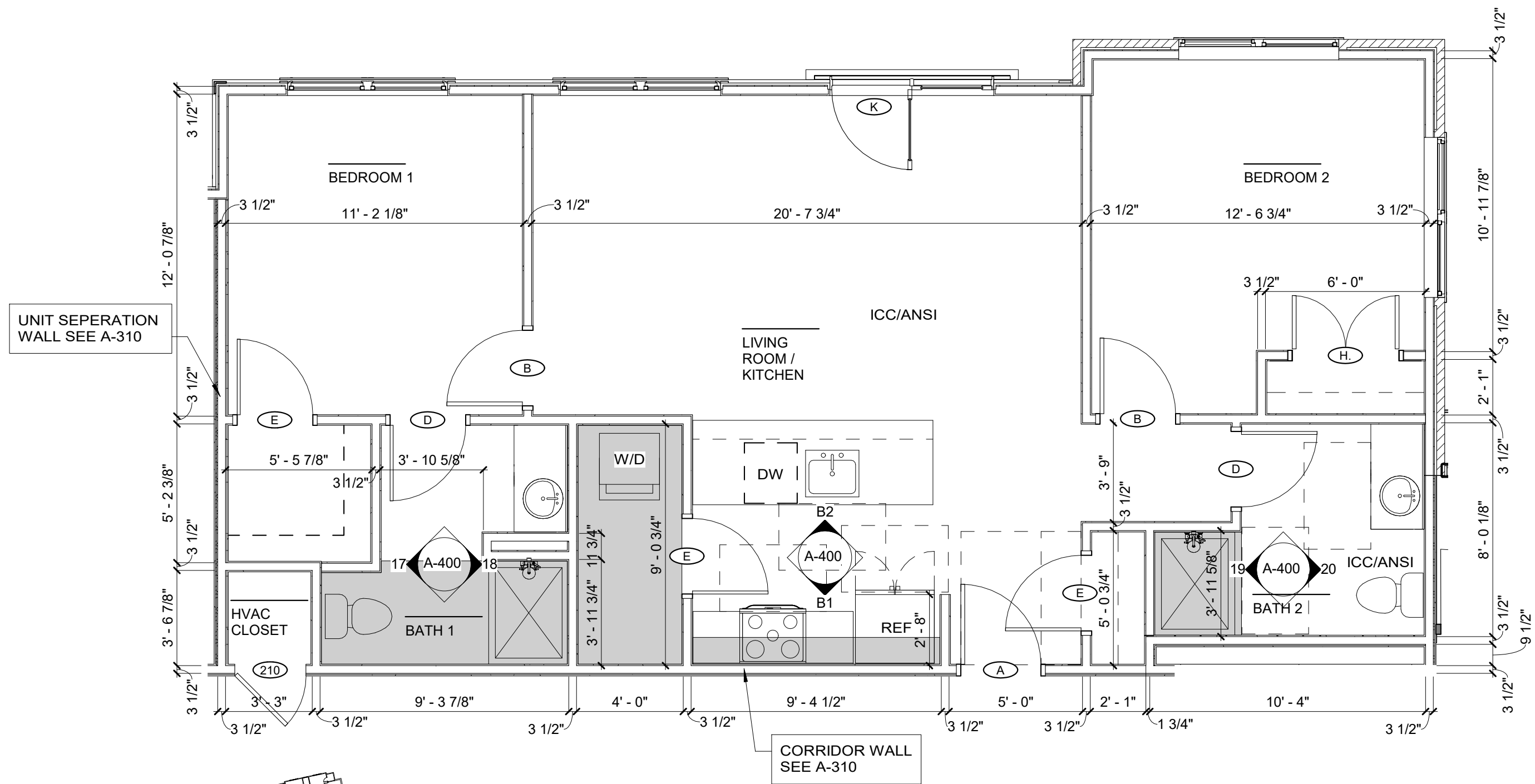
Project number 18-062

Date 05-06-2021

Drawn by Author

A-106

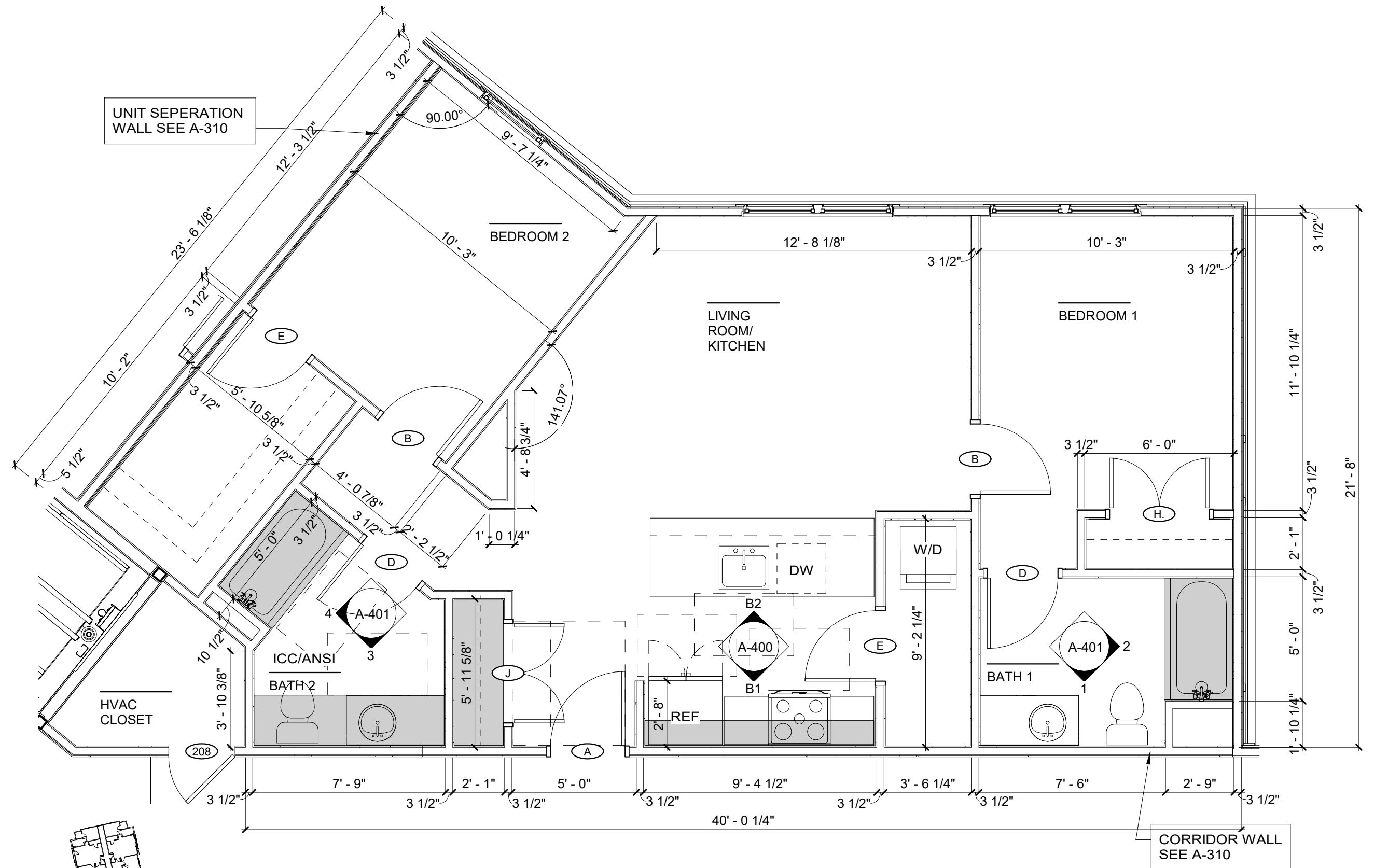
Scale As indicated



UNIT 106, 206 & 306
1/4" = 1'-0"

1ST, 2ND & 3RD FLOOR (ICC/ ANSI TYPE B UNIT)

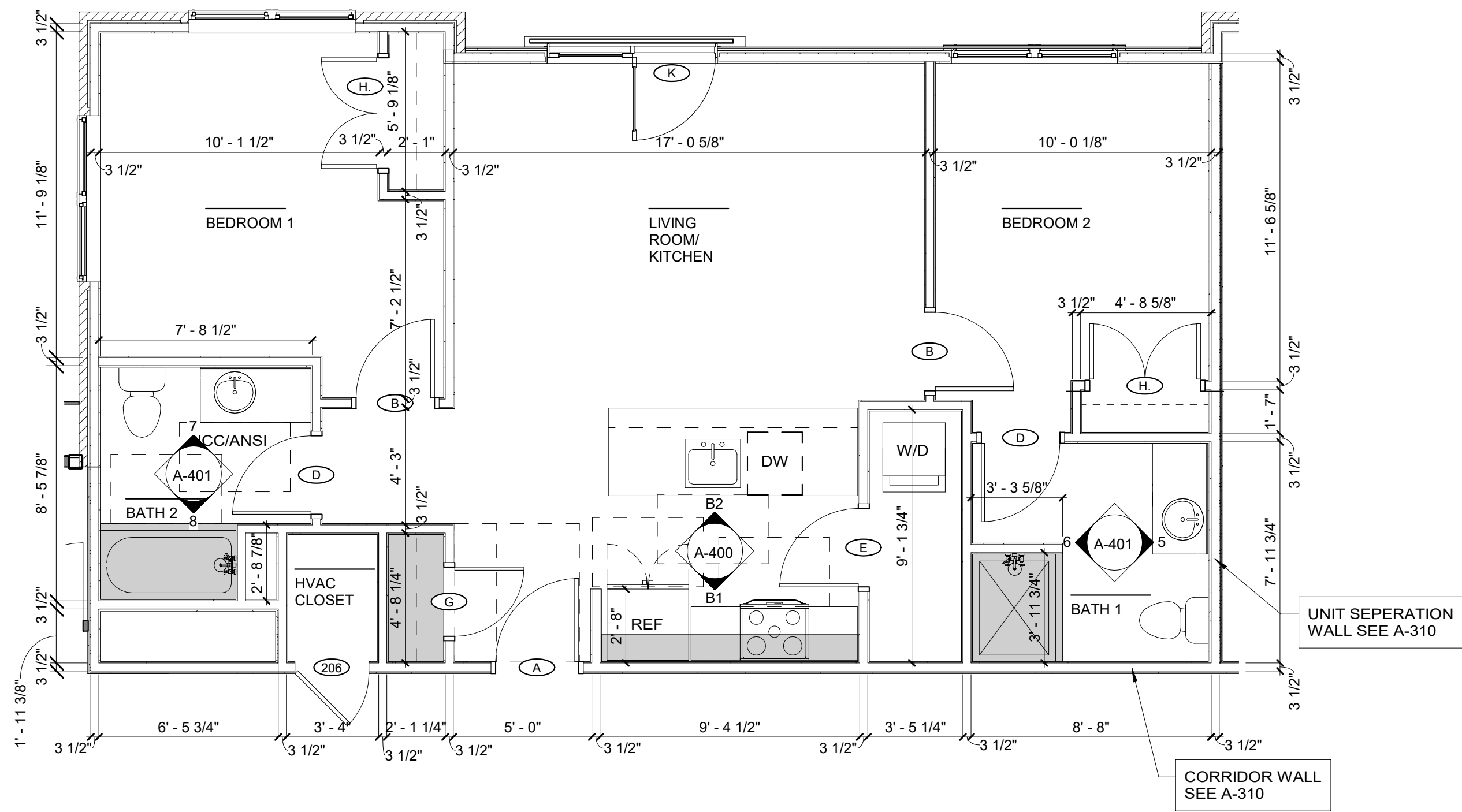
GENERAL NOTES: 1. SEE SHEET A-108 FOR UNIT LEGEND NOTES
2. PROVIDE WATER PROOF PAN AT HVAC CLOSET
AND WASHER LOCATION



UNIT 207 & 307
1/4" = 1'-0"

1ST, 2ND & 3RD FLOOR (ICC/ ANSI TYPE B UNIT)

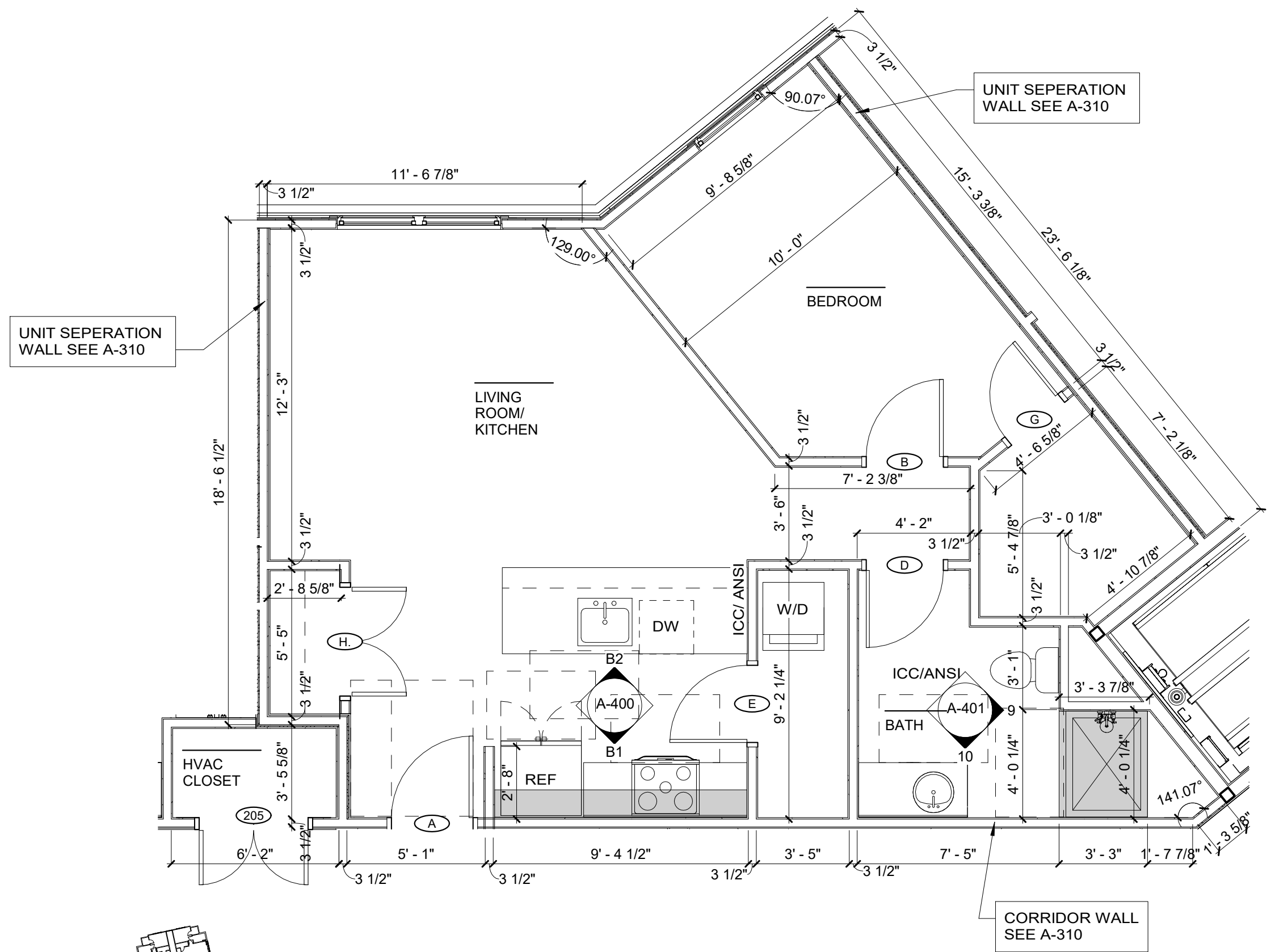
GENERAL NOTES: 1. SEE SHEET A-108 FOR UNIT LEGEND NOTES
2. PROVIDE WATER PROOF PAN AT HVAC CLOSET
AND WASHER LOCATION



UNIT 108, 208 & 308
1/4" = 1'-0"

1ST, 2ND & 3RD FLOOR (ICC/ ANSI TYPE B UNIT)

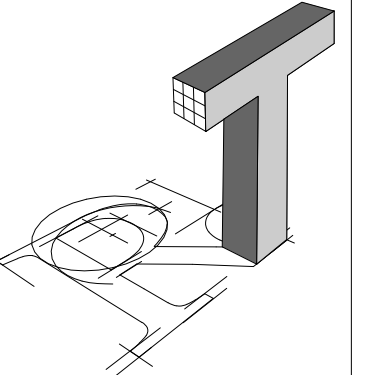
GENERAL NOTES: 1. SEE SHEET A-108 FOR UNIT LEGEND NOTES
2. PROVIDE WATER PROOF PAN AT HVAC CLOSET
AND WASHER LOCATION



UNIT 209 & 309
1/4" = 1'-0"

1ST, 2ND & 3RD FLOOR (ICC/ ANSI TYPE B UNIT)

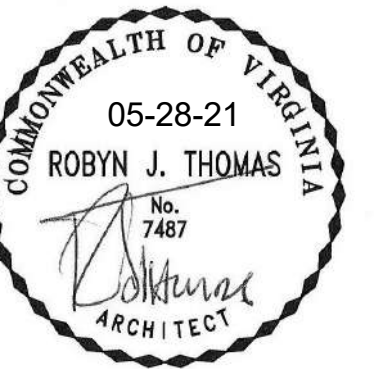
GENERAL NOTES: 1. SEE SHEET A-108 FOR UNIT LEGEND NOTES
2. PROVIDE WATER PROOF PAN AT HVAC CLOSET
AND WASHER LOCATION



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REVISIONS

No.	Date	Comments

ENLARGED
UNIT PLAN

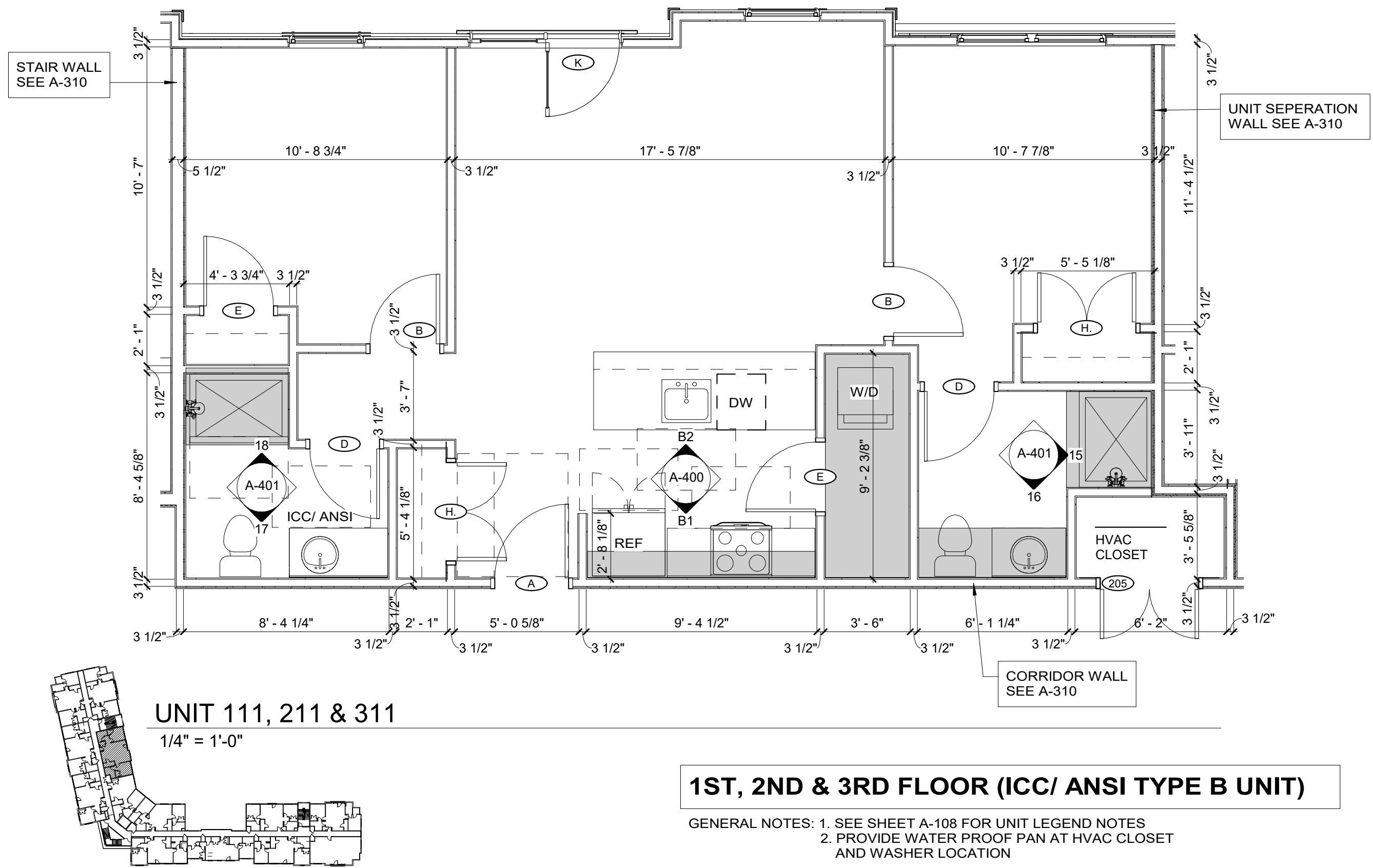
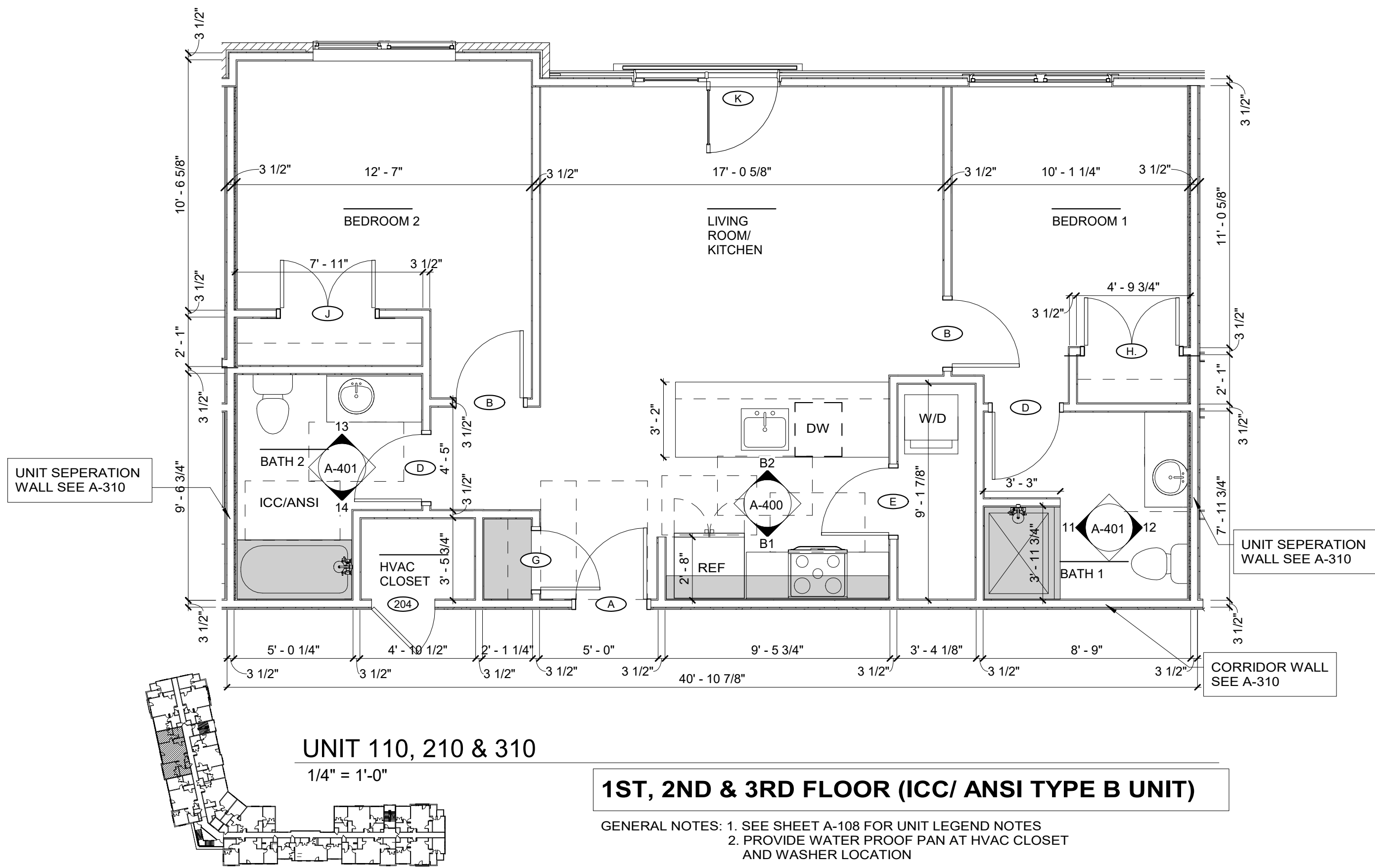
Project number 18-062

Date 05-06-2021

Drawn by Author

A-107

Scale As indicated



UNIT LEGEND	
101 ROOM NAME	ROOM TAG
	DOOR TAG
	PARTITION TAG
	INTERIOR ELEVATION
	CENTER LINE
	BREAK LINE
	SOFFIT AT 8'-0" AFF FIRE RATING AT 9'-0" AFF
UNIT GENERAL NOTES	
1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE OF STUD FRAMING	
2. UNITS SHALL COMPLY WITH REQUIREMENTS OF ICC/ANSI TYPE B AND TYPE A UNITS FOR REMOVABLE CABINETS, GRAB BAR BLOCKING, AND ALL CABINET AND DOOR HARDWARE. *REMOVAL CABINET TO PROVIDE KNEE SPACE AT SINKS OR WORK SURFACE AND/OR TURNING SPACE WITHIN ROOM. FIXED BASE CABINET ACCEPTABLE IF PARALLEL APPROACH CENTERED ON BASIN IS POSSIBLE	
3. VENT BATHROOM EXHAUSTS FROM 2ND FLOOR AND INTERIOR BATHROOM UP THROUGH ROOF	
4. LOCATE ALL EXTERIOR HVAC CONDENSERS ON ROOF	
5. PROVIDE SOLID WOOD BLOCKING IN WALLS AT ALL CASEWORK, SHELVES, TOILET ACCESSORIES	
6. ICC/ ANSI TYPE B AND TYPE A UNITS: WALK IN CLOSET: (1) WALL ROD & SHELF AT 42" & 84" AFF, ALL OTHER WALLS: ROD & SHELF @ 66". PANTRY & LINEN CLOSETS: (5) SHELVES STARTING 24" ABOVE FINISHED FLOOR. COAT CLOSETS: (1) EA SHELF & ROD @ 66" AFF.	
7. EXTEND FLOOR FINISH UNDER ALL CABINETS	
8. KITCHEN & BATH CABINET DESIGN ARE STANDARD DEPTH (24" NOMINAL) & STANDARD HEIGHT UNLESS NOTED OTHERWISE. KITCHEN WALL CABINETS ARE STANDARD DEPTH (12" NOMINAL EXCLUDING DOORS) & STANDARD HEIGHT UNLESS NOTED OTHERWISE. BATH CASE CABINETS ARE STANDARD DEPTH (21" NOMINAL) & STANDARD HEIGHT (34") UNLESS NOTED OTHERWISE. ALL CABINET SHALL BE COORDINATED WITH CONTRACTOR & CABINET SUBCONTRACTOR.	

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SYCAMORE PLAZA (BUILDING A)

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NORFOLK, VA

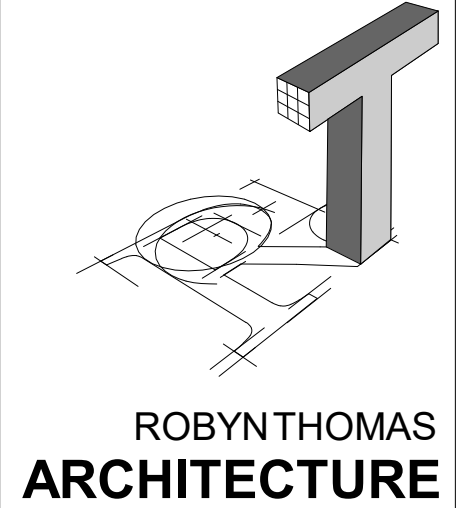
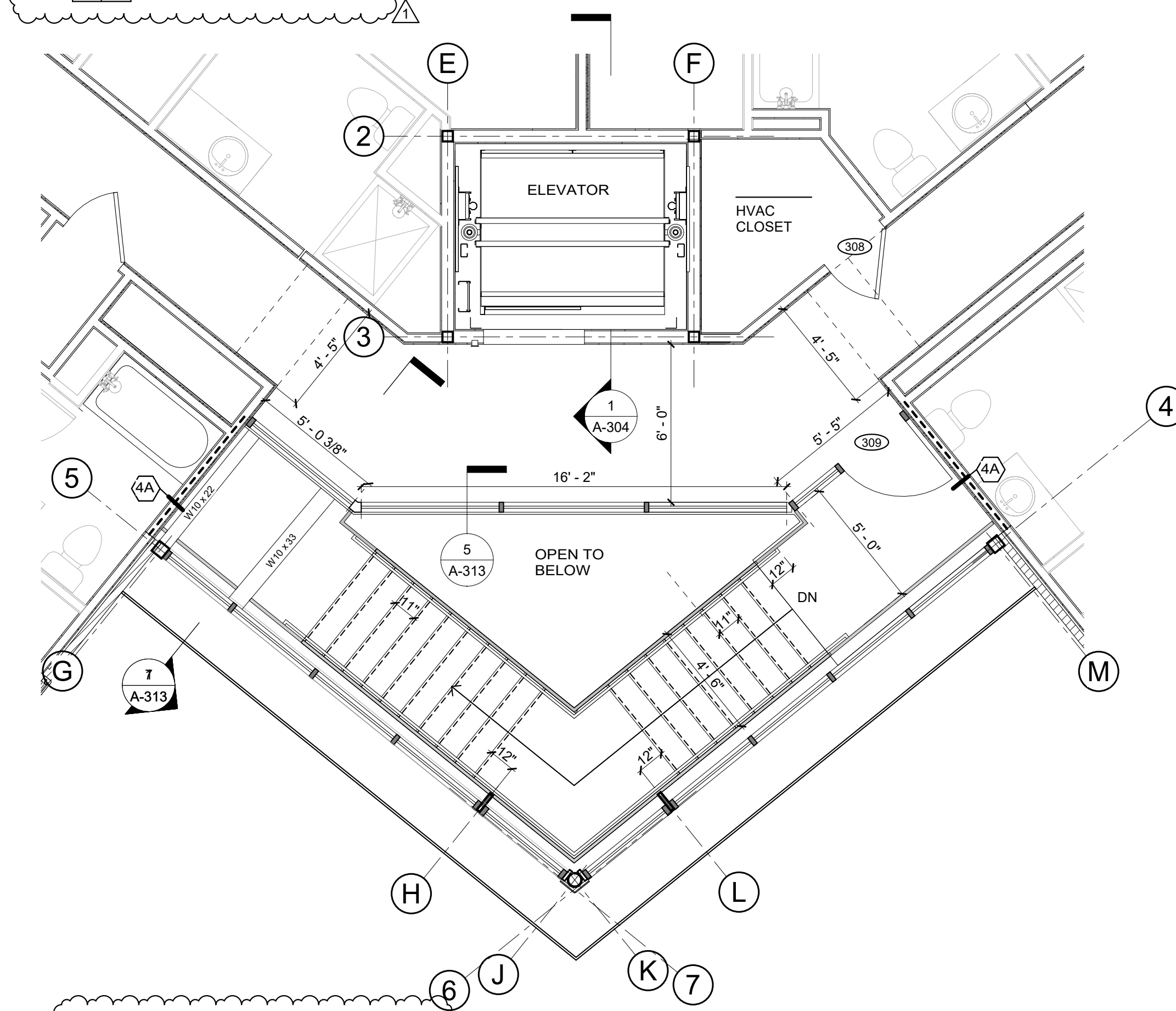
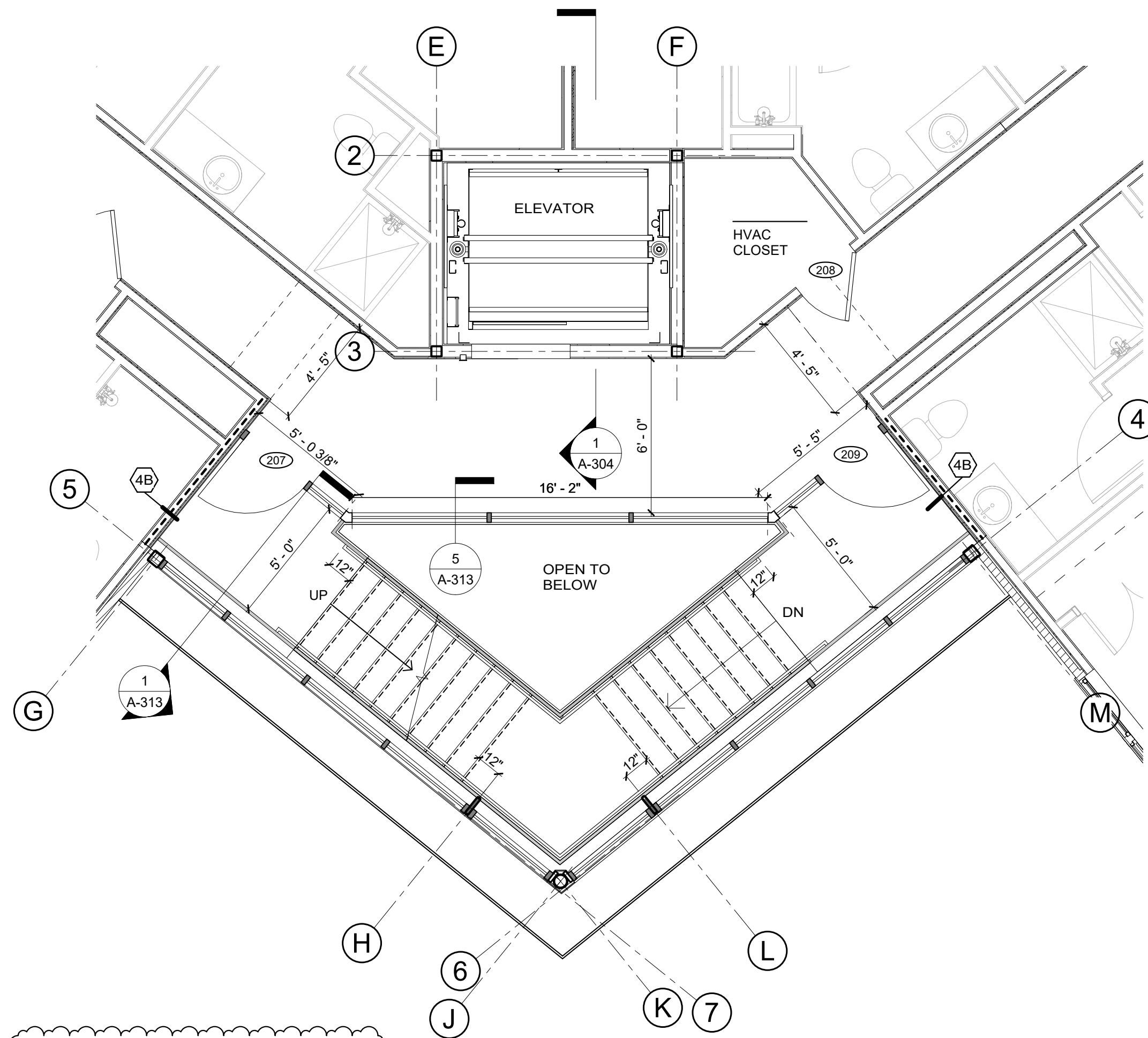
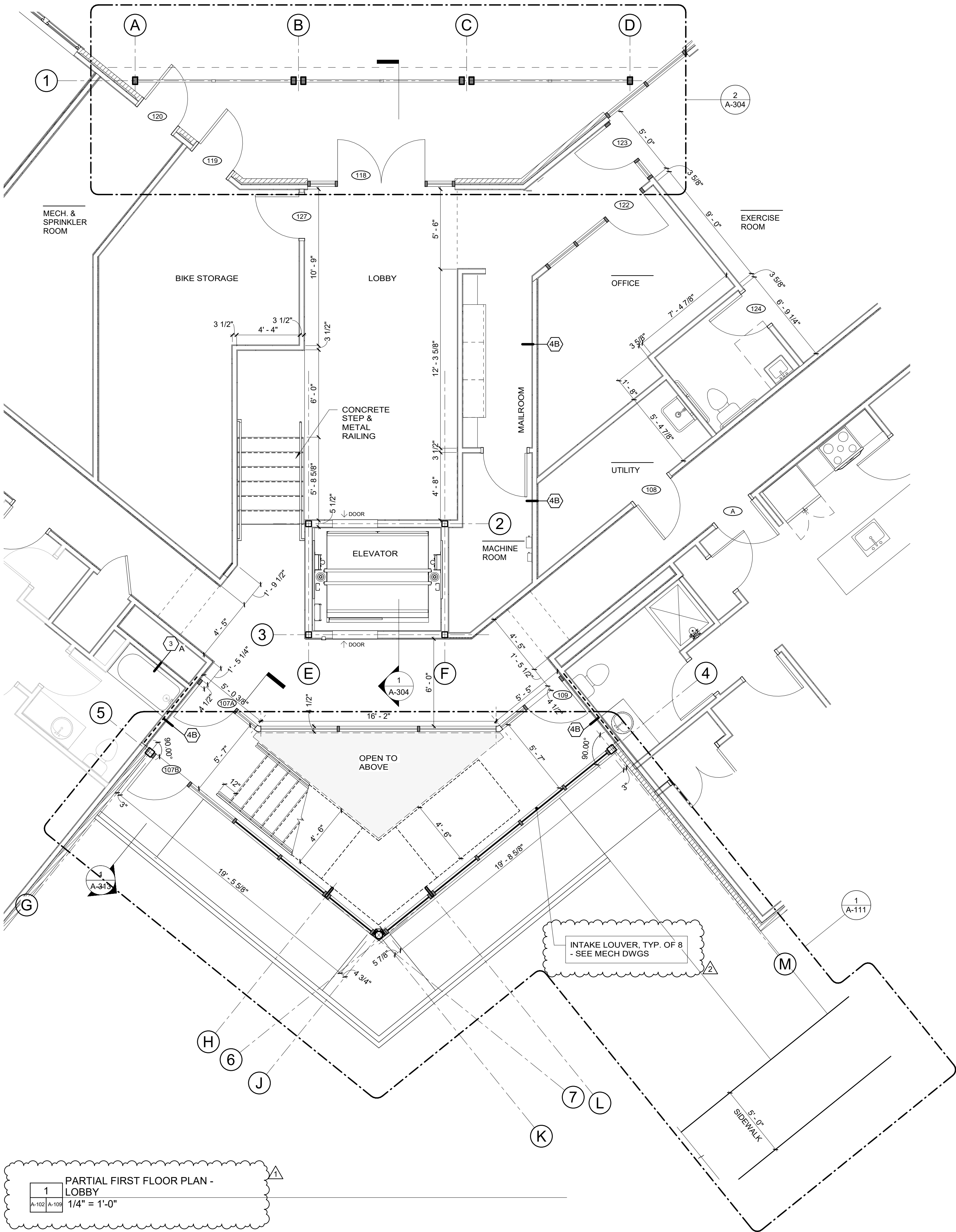
REVISIONS		
No.	Date	Comments

**ENLARGED
UNIT PLAN**

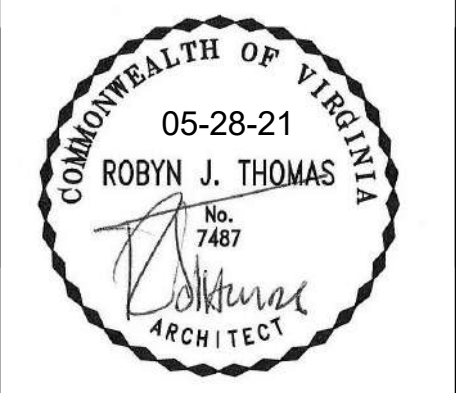
Project number	18-062
Date	05-06-2021
Drawn by	Author

A-108

Scale	As indicated
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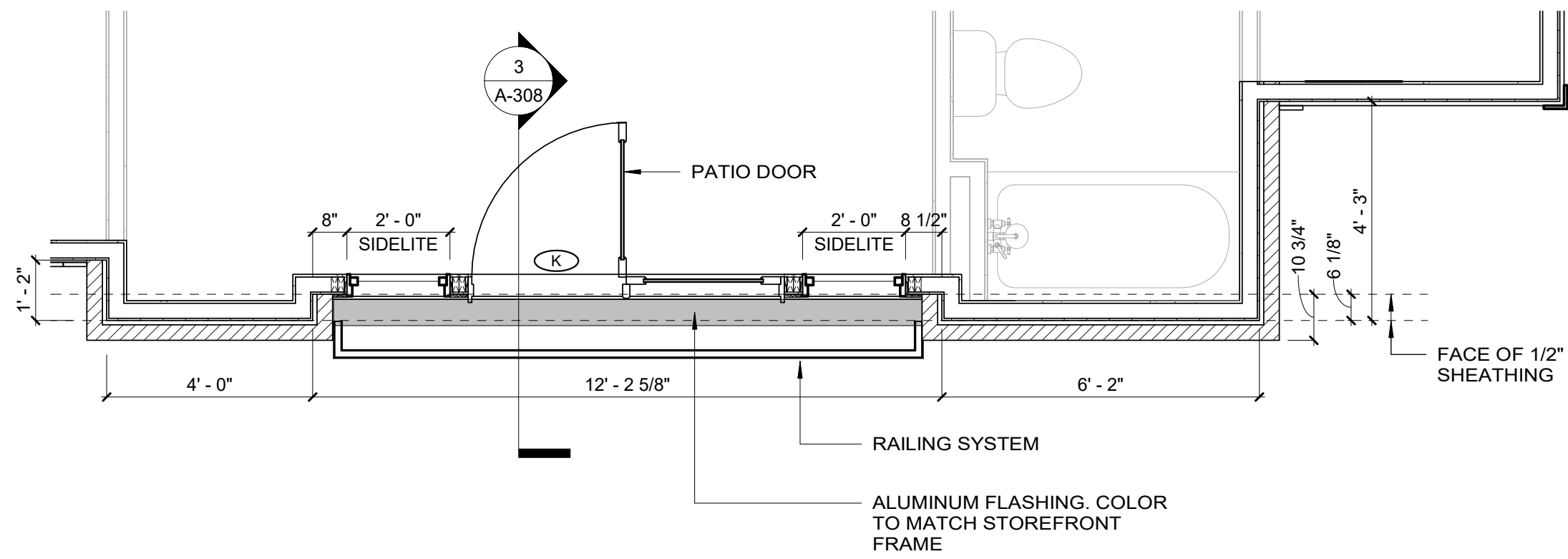


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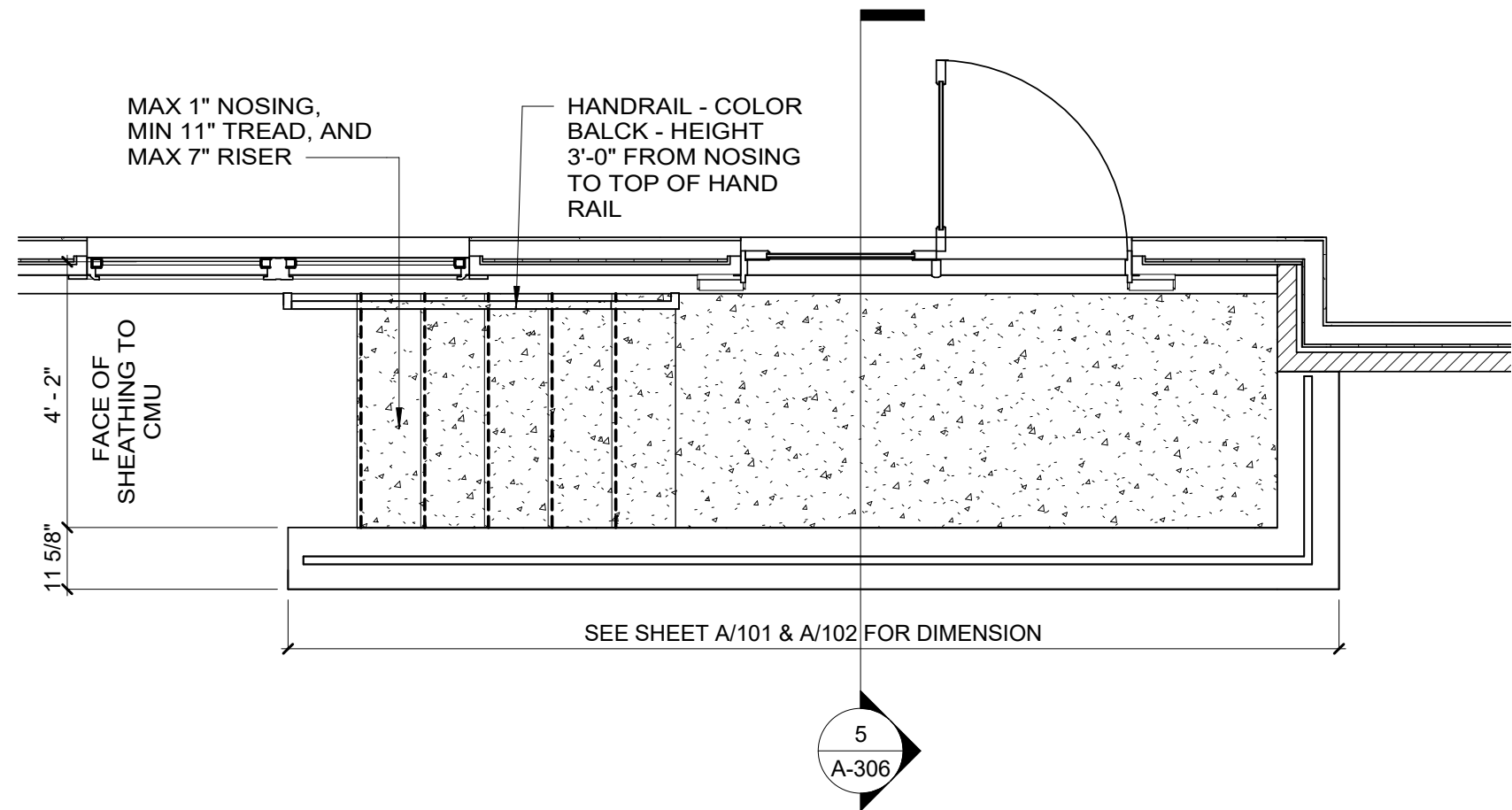
SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS		
No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)
2	09-28-21	City Comments (Letter dated 09-15-21)

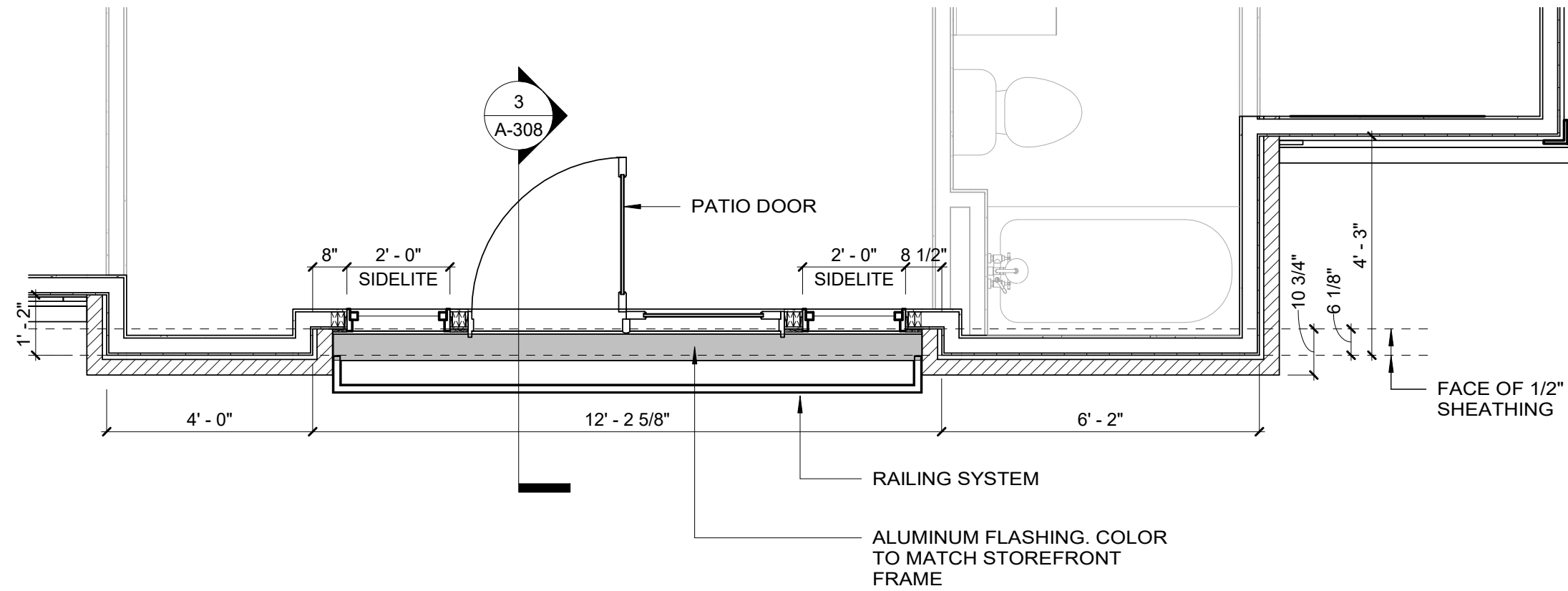
LOBBY ENLARGED PLAN	
Project number	18-062
Date	05-06-2021
Drawn by	Author
A-109	
Scale	1/4" = 1'-0"



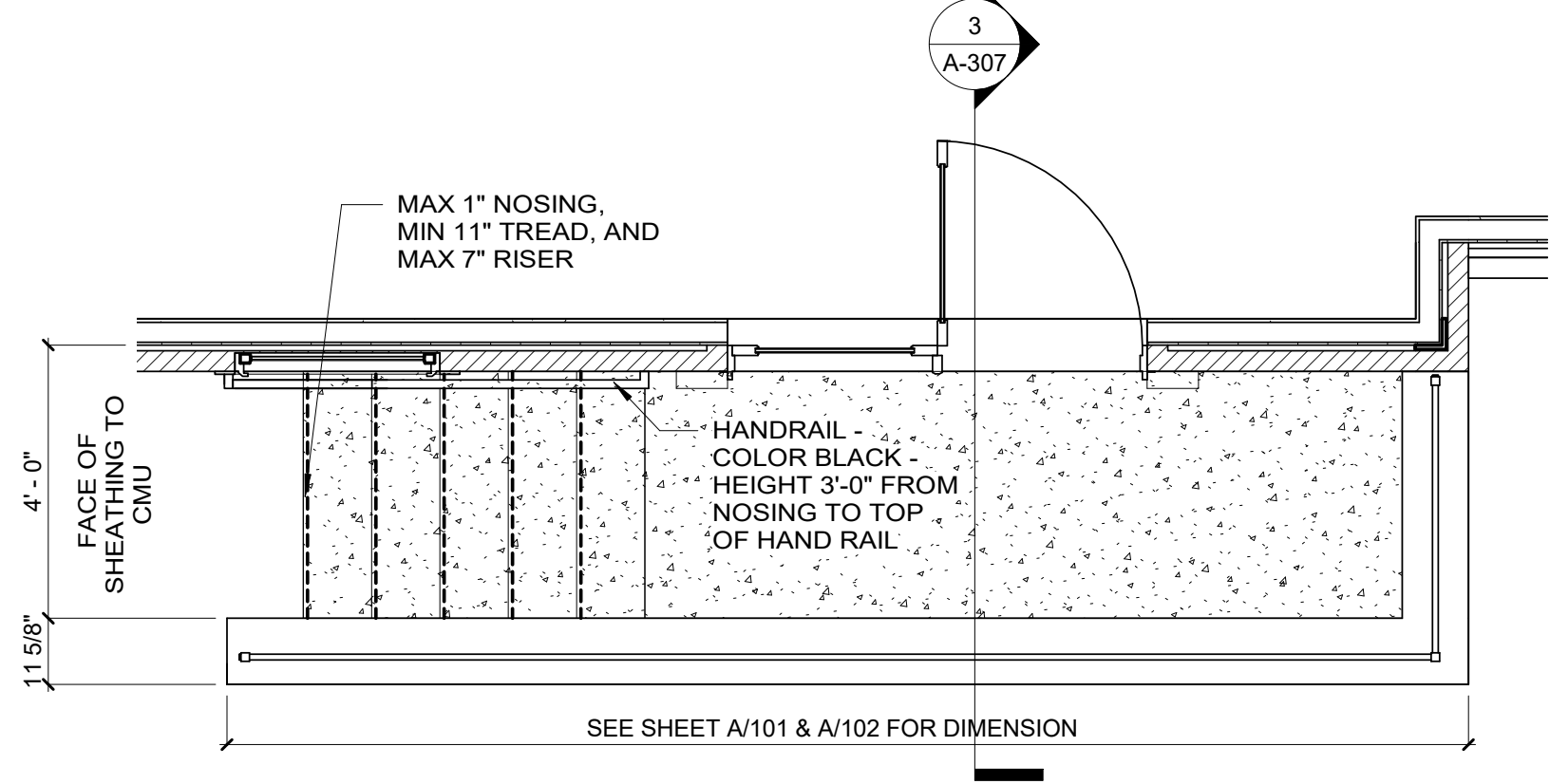
1 THIRD FLOOR BALCONY
3/8" = 1'-0"



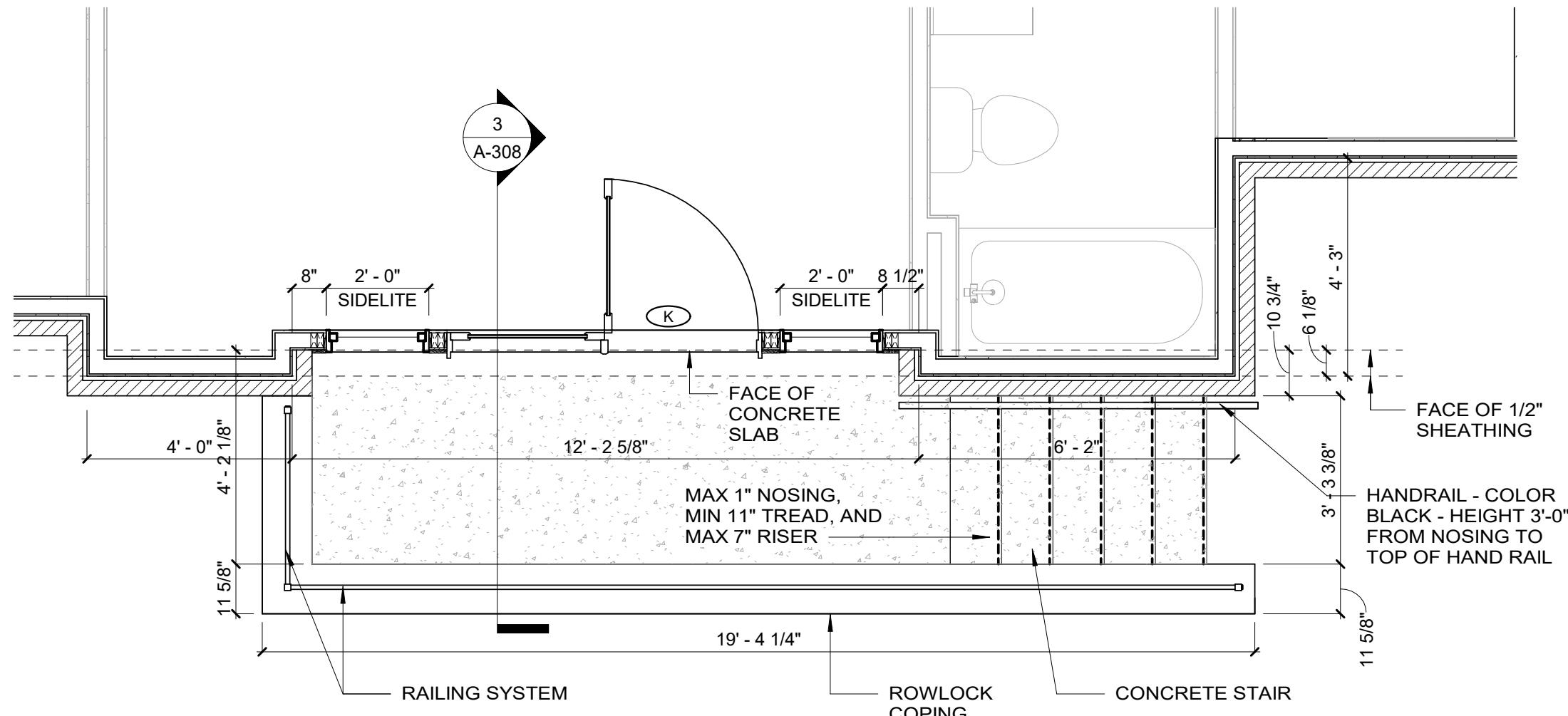
4 FIRST FLOOR PLAN BALCONY
TYPE B
3/8" = 1'-0"



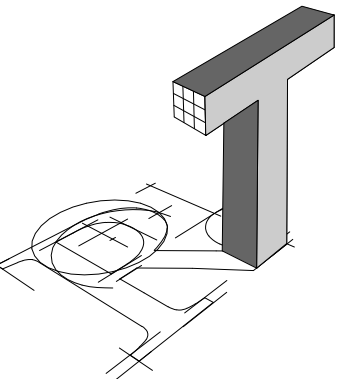
2 SECOND FLOOR BALCONY
3/8" = 1'-0"



5 FIRST FLOOR PLAN BALCONY
TYPE C
3/8" = 1'-0"



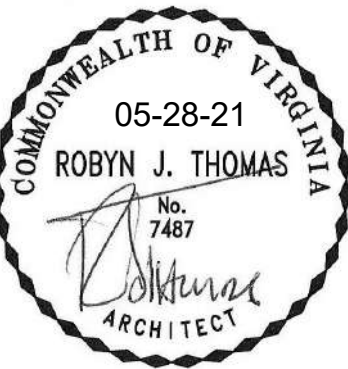
3 FIRST FLOOR PLAN BALCONY
TYPE A
3/8" = 1'-0"



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SYCAMORE PLAZA (BUILDING A)

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NORFOLK, VA

REVISIONS

No.	Date	Comments

ENLARGED PLAN

Project number 18-062
Date 05-06-2021
Drawn by Author

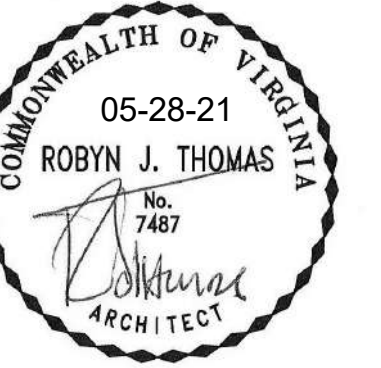
A-110

Scale 3/8" = 1'-0"



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SYCAMORE PLAZA (BUILDING A)

1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

[illegible]

RAMP DRAWINGS

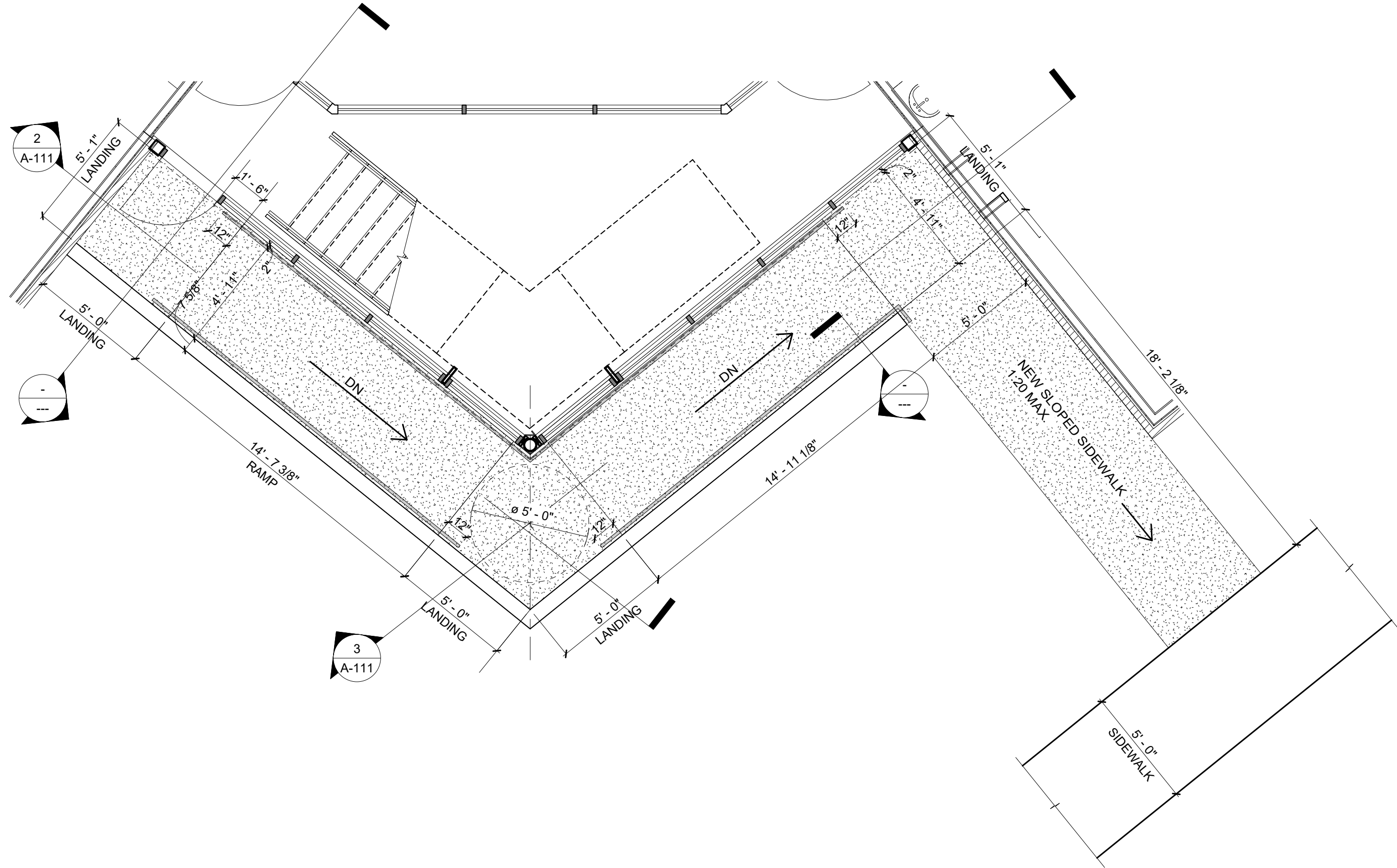
Project number 18-062

Date 05-06-2021

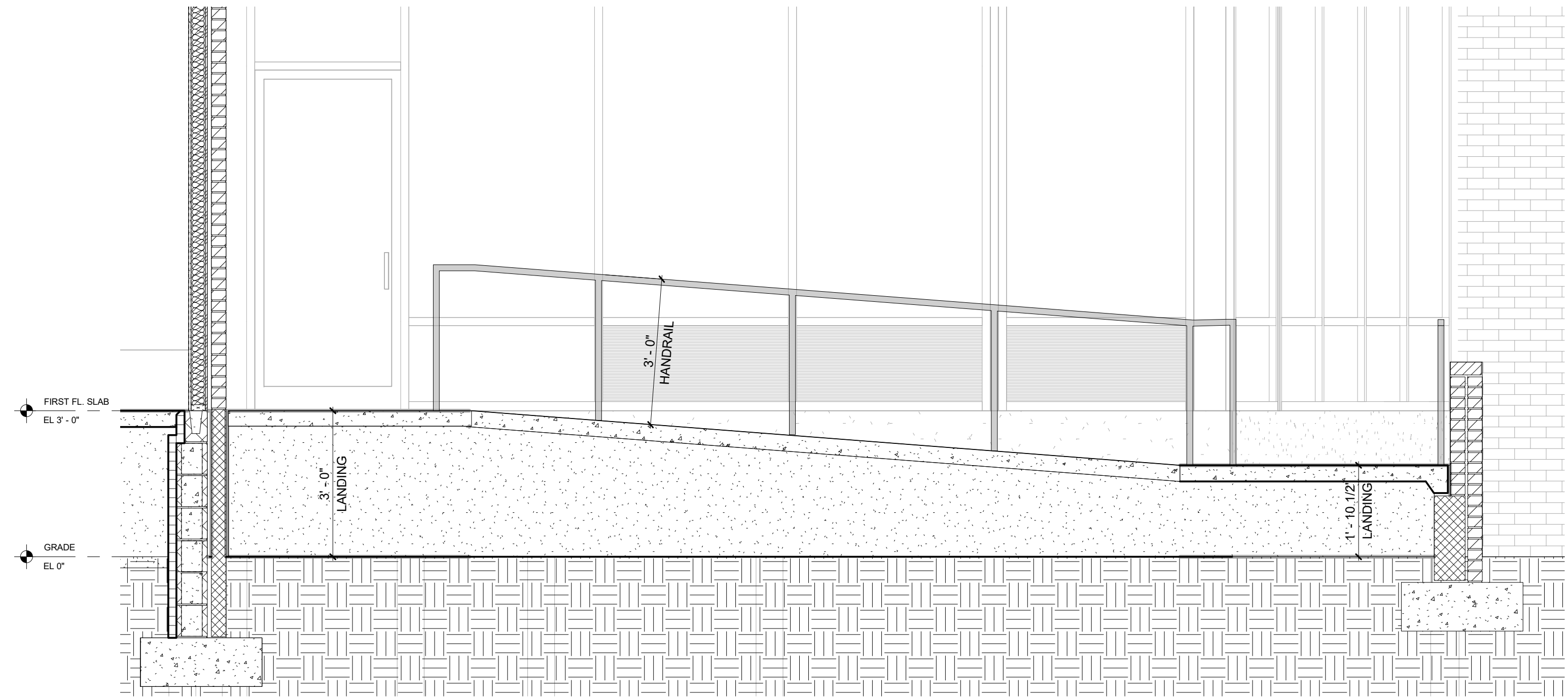
Drawn by _____ Author _____

A-111

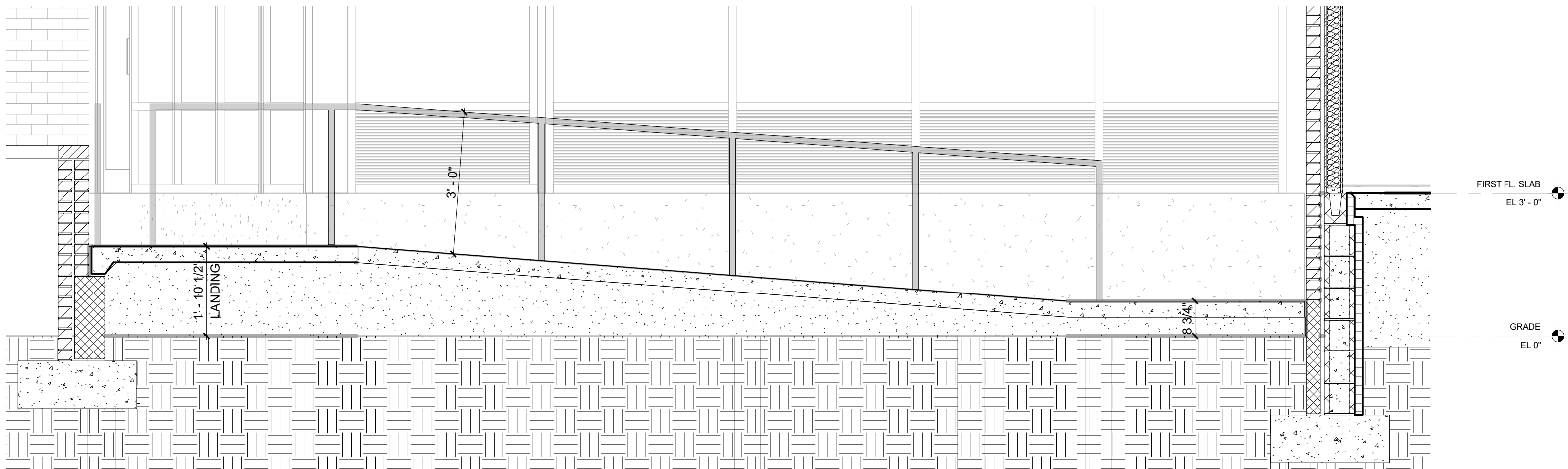
Scale As indicated



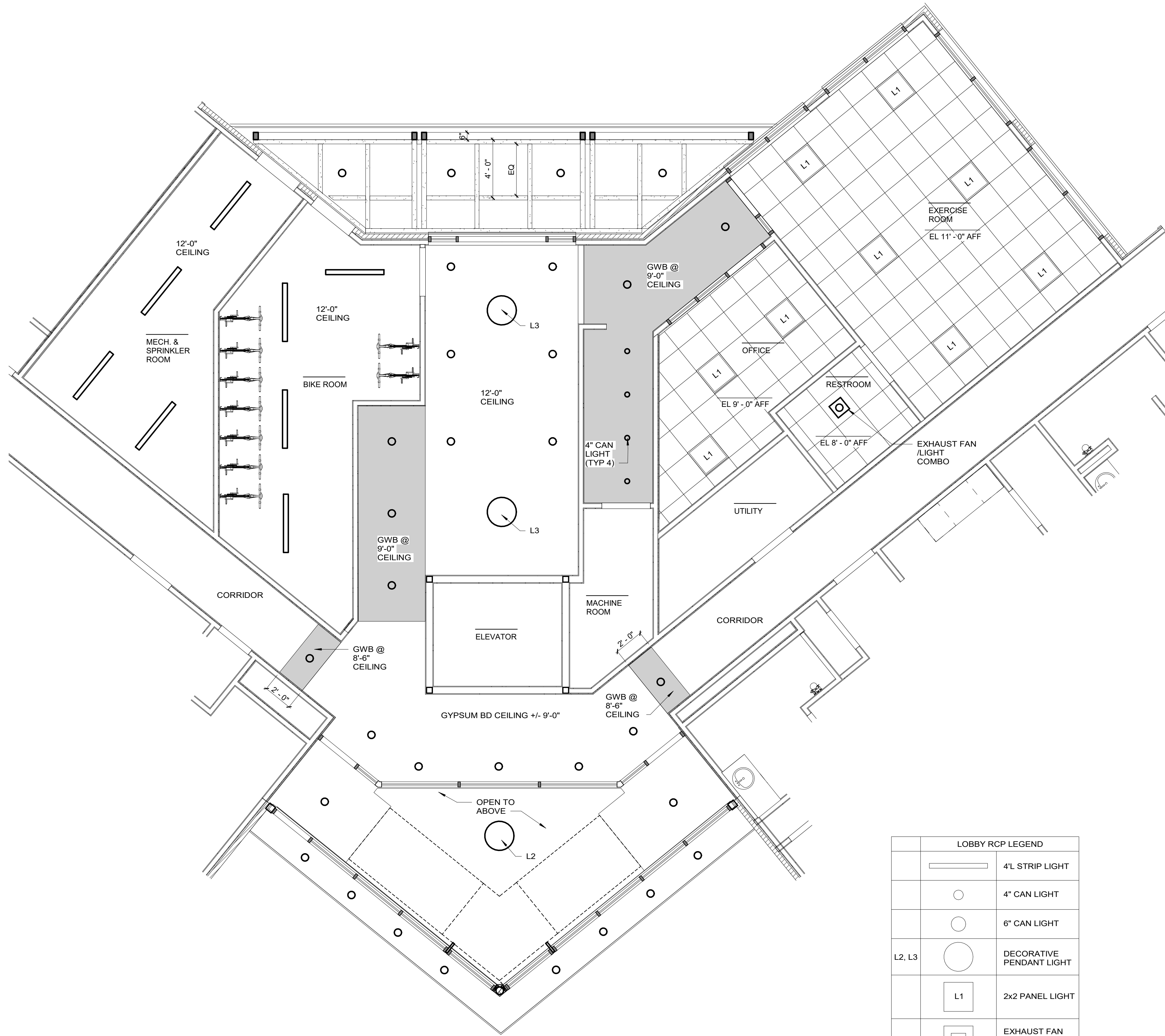
1		RAMP ENLARGED PLAN
A-109	A-111	1/4" = 1'-0"



2		RAMP 1
A-111	A-111	1/2" = 1'-0"

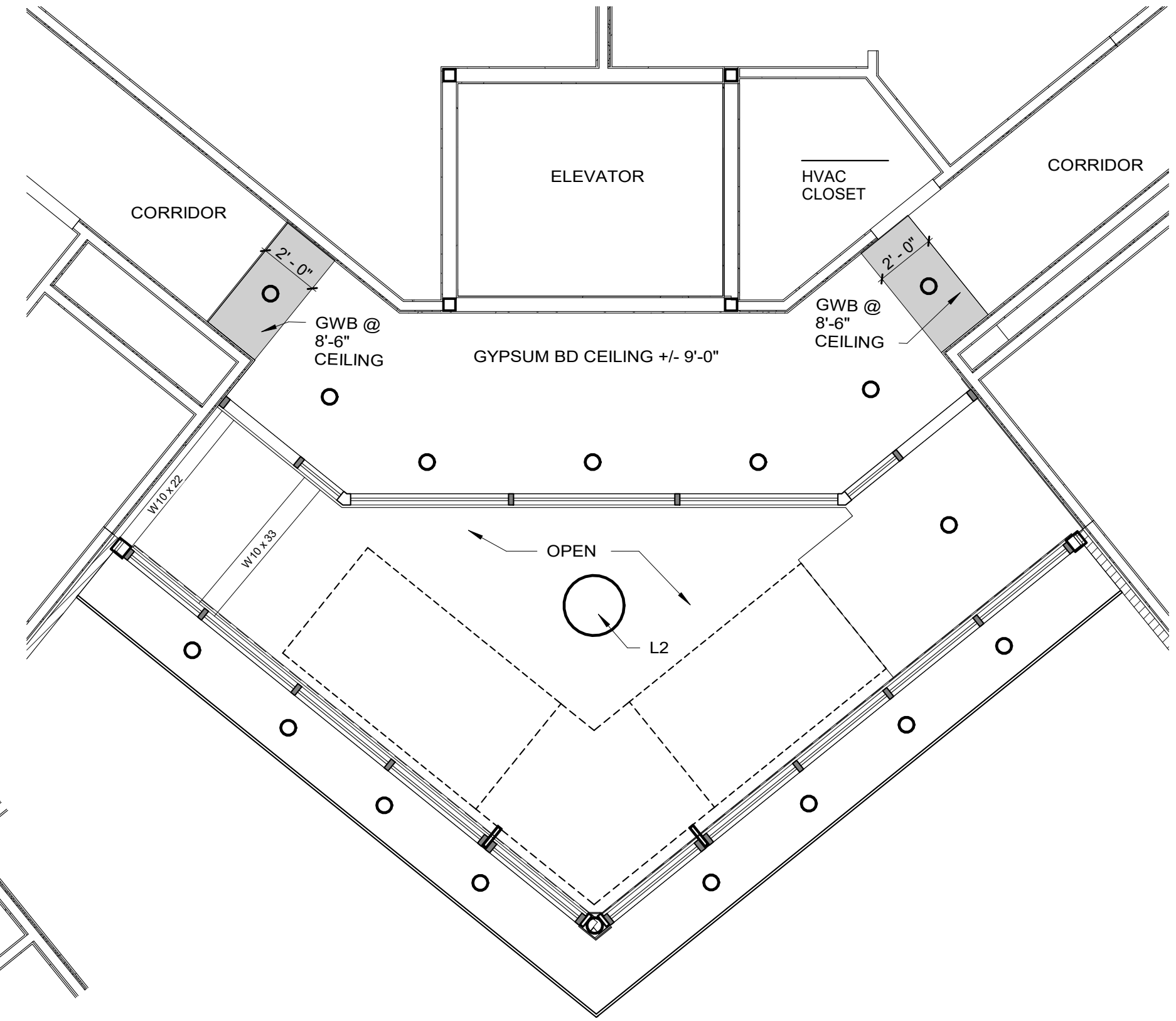


3		RAMP 2
A-111	A-111	1/2" = 1'-0"

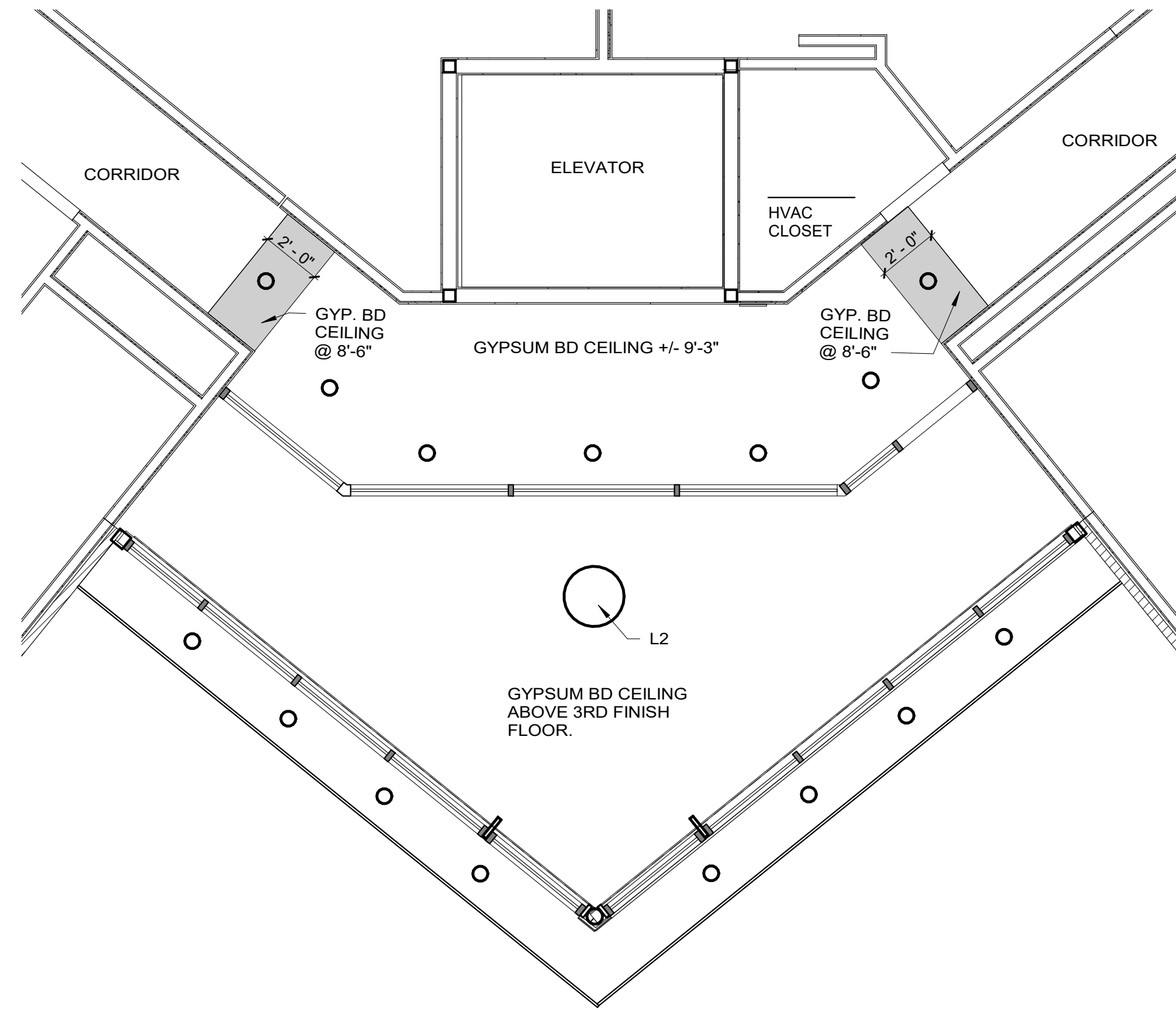


1 REFLECTED CEILING PLAN - FIRST FLOOR LOBBY
A-111 A-114
1/4" = 1'-0"

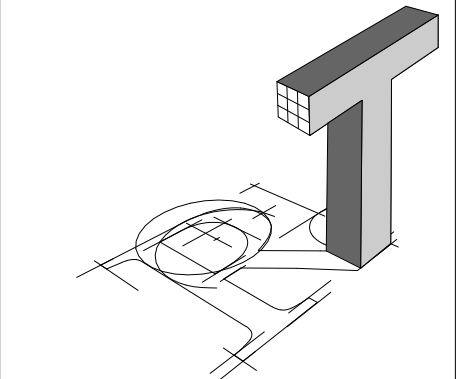
LOBBY RCP LEGEND		
		4'L STRIP LIGHT
		4" CAN LIGHT
		6" CAN LIGHT
L2, L3		DECORATIVE PENDANT LIGHT
		2x2 PANEL LIGHT
		EXHAUST FAN /CAN LIGHT COMBO



2 REFLECTED CEILING PLAN - SECOND FLOOR LOBBY
A-200 A-114
1/4" = 1'-0"



3 REFLECTED CEILING PLAN - THIRD FLOOR LOBBY
A-113 A-114
1/4" = 1'-0"



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SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

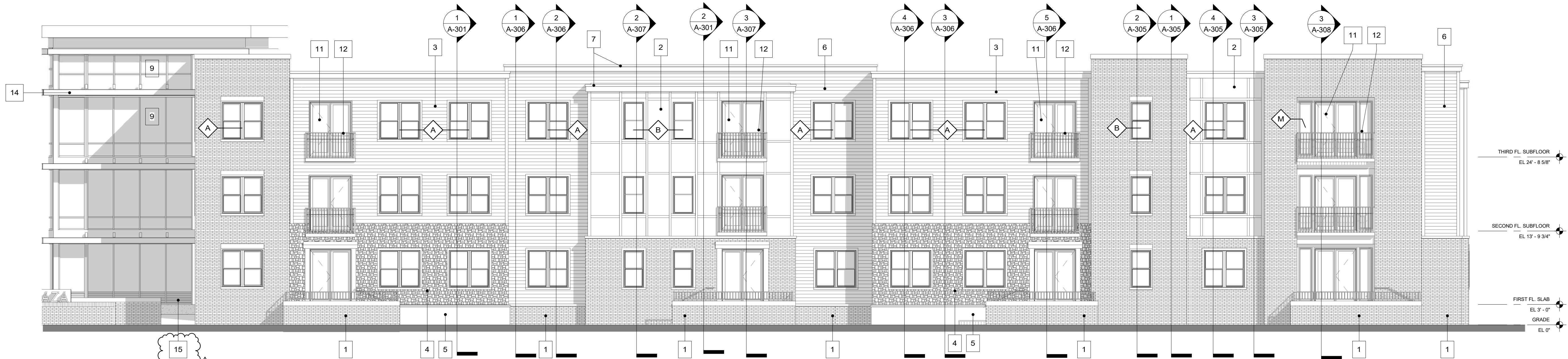
REVISIONS

No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

REFLECTED CEILING PLAN - LOBBIES

Project number 18-062
Date 05-06-2021
Drawn by Author

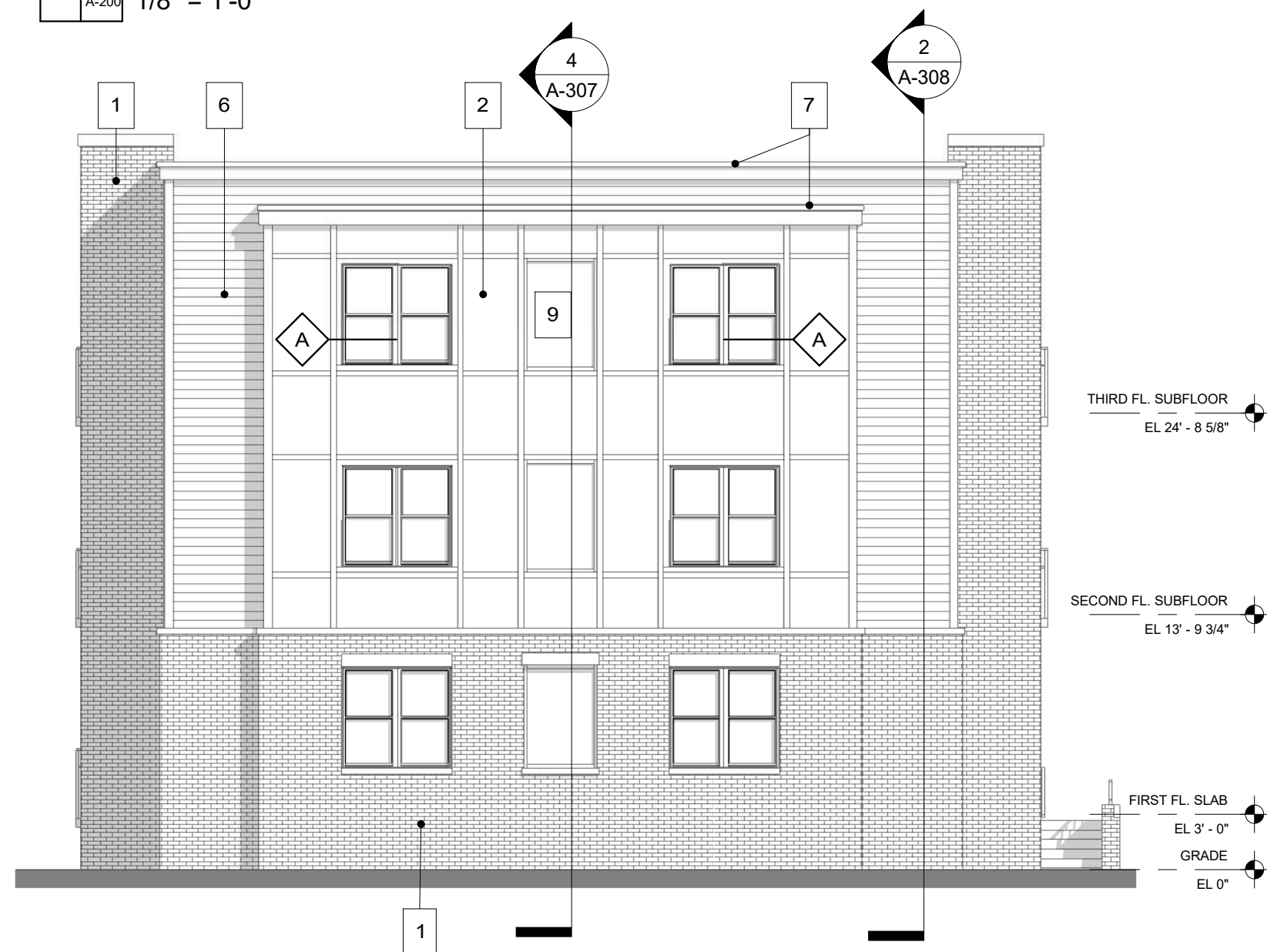
A-114
Scale 1/4" = 1'-0"



1 EXTERIOR ELEVATION - VIEW A
A-200 1/8" = 1'-0"



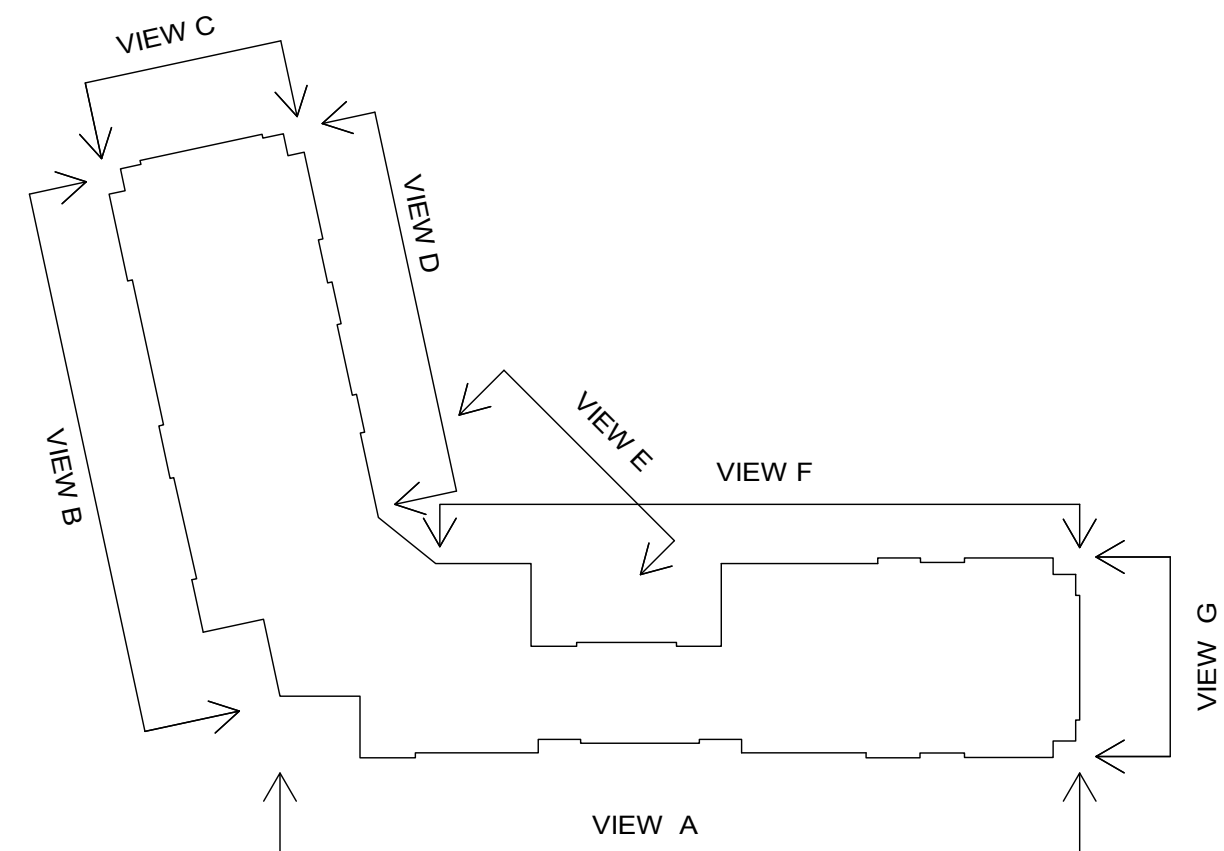
2 EXTERIOR ELEVATION - VIEW B
A-200 1/8" = 1'-0"



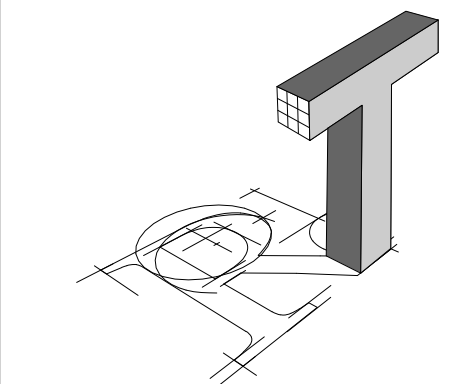
3 EXTERIOR ELEVATION - VIEW C
A-200 1/8" = 1'-0"

EXTERIOR ELEVATION LEGEND:

REFERENCE NUMBER		MATERIAL SPECIFICATION
1	BRICK	#7 AUBURN/ MODULAR/ WIRECUT BY TAYLOR
2	FIBER CEMENT PANELS WITH APPLIED BATTEN BOARDS BY ALLURA OR EQUAL	BM HC-156 VAN DEUSEN BLUE
3	FIBER CEMENT HORIZONTAL LAP SIDING 6" EXPOSURE - SMOOTH FINISH BY ALLURA OR EQUAL	SW 6208 PEWTER GREEN
4	MANUFACTURED STONE BY DUTCH QUALITY STONE	NATURAL BLEND WEATHER LEDGE
5	CAST STONE	ROCKCAST ST-003
6	FIBER CEMENT HORIZONTAL LAP SIDING 6" EXPOSURE - SMOOTH FINISH BY ALLURA OR EQUAL BATTEN STRIPS 1x4 U.O.N.	DESERT TAN
7	ALUMINUM COPING	DARK BRONZE
8	PREFINISHED ALUMINUM CLADDING	DARK BRONZE
9	ALUMINUM STOREFRONT FRAMING W/ 1" INSULATED GLASS	DARK BRONZE
10	INSULATED VINYL WINDOW	ALMOND
11	GLASS DOOR	ALMOND
12	BALCONY METAL RAILING	BLACK
13	SCUPPER/LEADER HEAD AND DOWNSPOUT	DARK BRONZE
14	METAL CANOPY	DARK BRONZE
15	INTAKE LOUVER, TYP. OF 8 - SEE MECH. DWG	DARK BRONZE



KEYPLAN
1" = 50'-0"



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SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

No.	Date	Comments
2	09-28-21	City Comments (Letter dated 09-15-21)

EXTERIOR ELEVATIONS

Project number 18-062
Date 05-06-2021
Drawn by Author

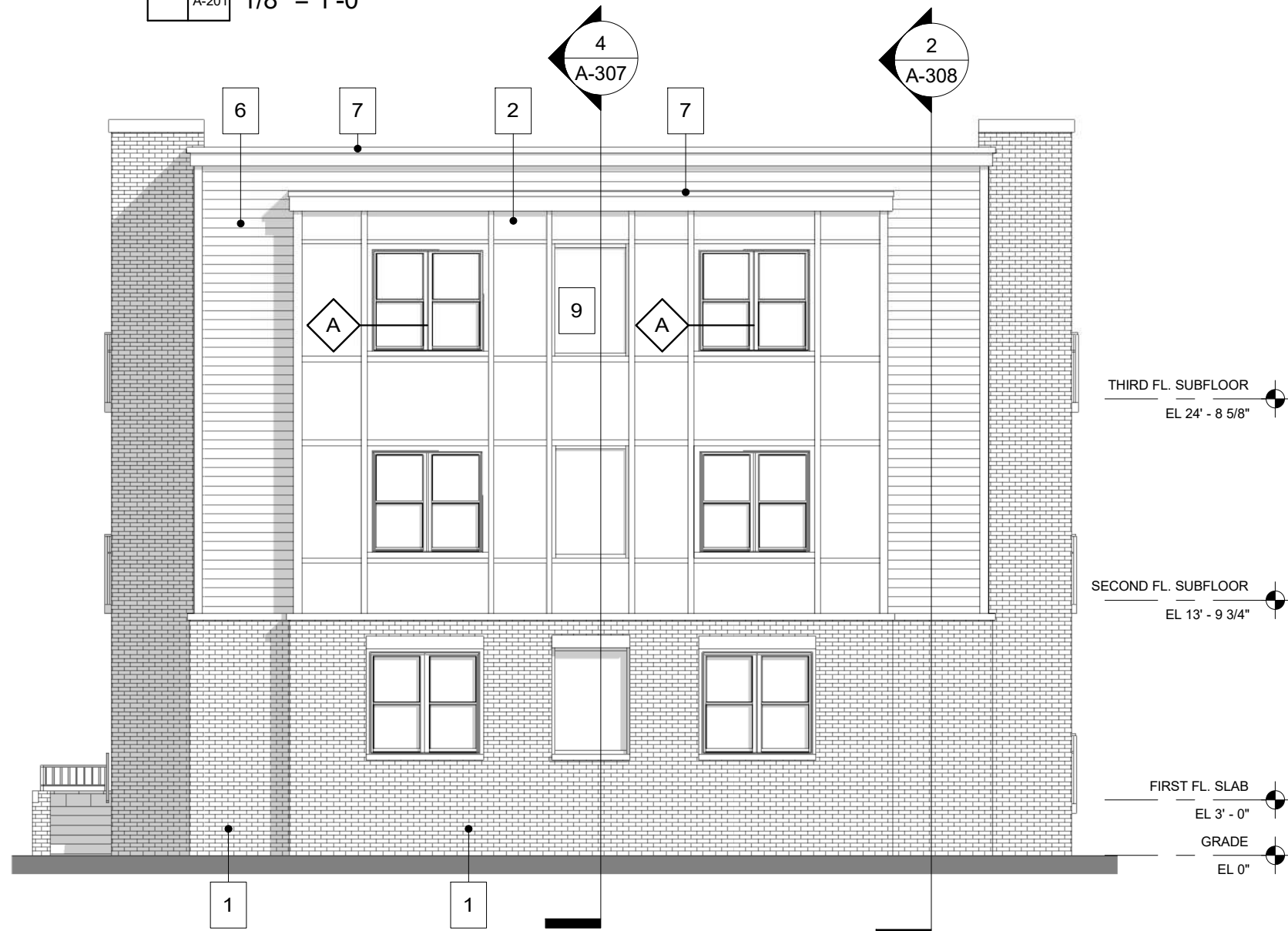
A-200
Scale As indicated



2 EXTERIOR ELEVATION - VIEW F
1/8" = 1'-0"



1 EXTERIOR ELEVATION - VIEW D
1/8" = 1'-0"

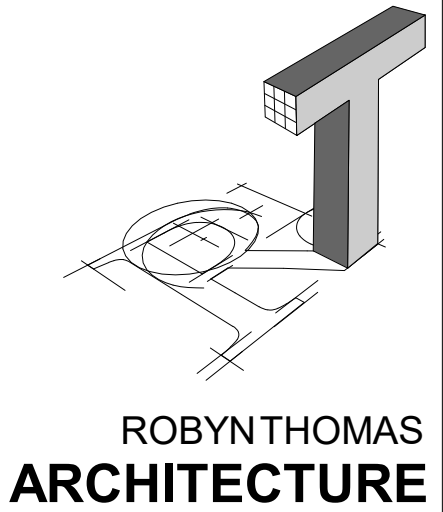
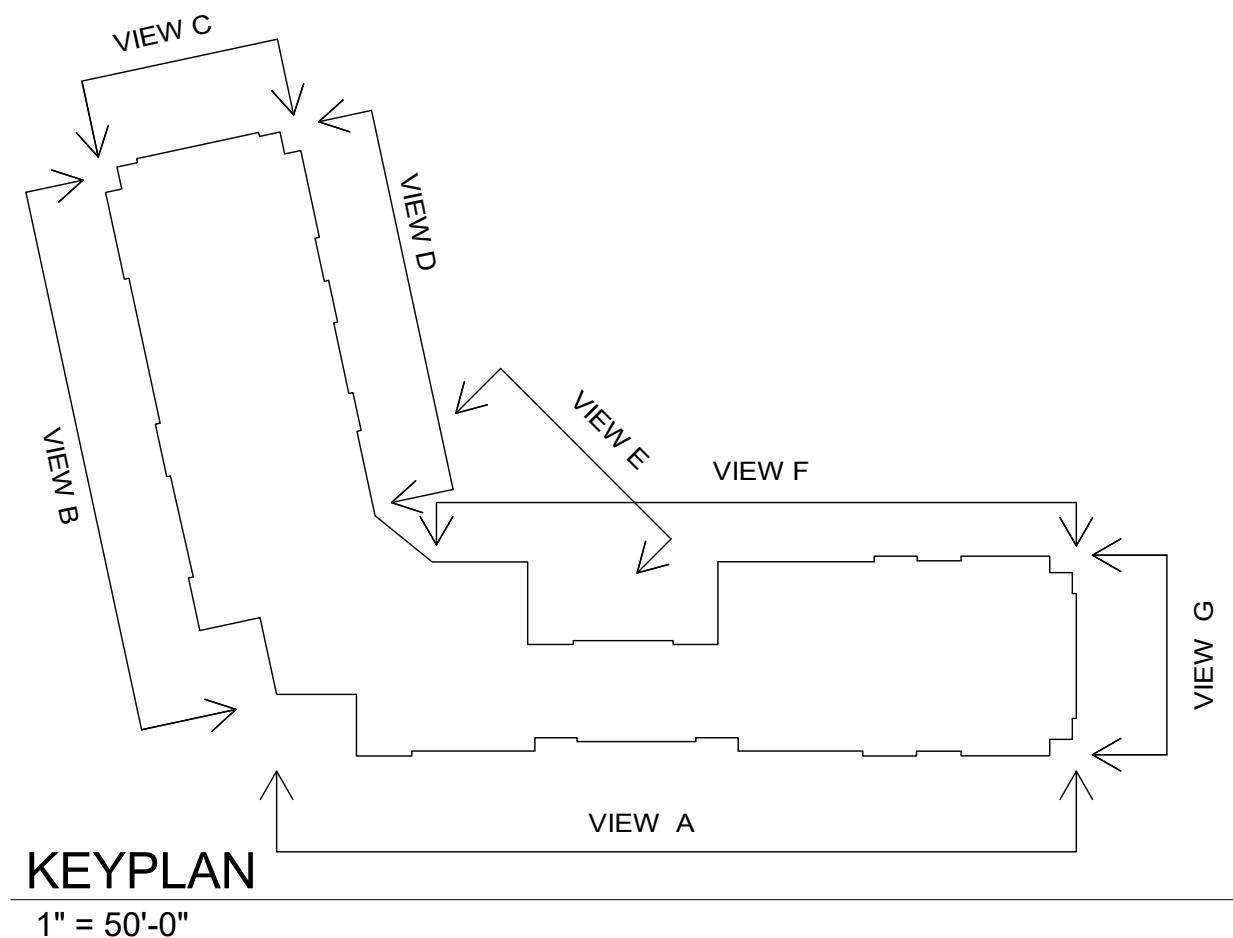


3 EXTERIOR ELEVATION - VIEW G
1/8" = 1'-0"



4 EXTERIOR ELEVATION - VIEW E
1/8" = 1'-0"

EXTERIOR ELEVATION LEGEND:		
REFERENCE NUMBER		MATERIAL SPECIFICATION
1	BRICK	#7 AUBURN/ MODULAR/ WIRECUT BY TAYLOR
2	FIBER CEMENT PANELS WITH APPLIED BATTEN BOARDS BY ALLURA OR EQUAL	BM HC-156 VAN DEUSEN BLUE
3	FIBER CEMENT HORIZONTAL LAP SIDING 6" EXPOSURE - SMOOTH FINISH BY ALLURA OR EQUAL	SW 6208 PEWTER GREEN
4	MANUFACTURED STONE BY DUTCH QUALITY STONE	NATURAL BLEND WEATHER LEDGE
5	CAST STONE	ROCKCAST ST-003
6	FIBER CEMENT HORIZONTAL LAP SIDING 6" EXPOSURE - SMOOTH FINISH BY ALLURA OR EQUAL BATTEN STRIPS 1x4 U.O.N.	DESERT TAN
7	ALUMINUM COPING	DARK BRONZE
8	PREFINISHED ALUMINUM CLADDING	DARK BRONZE
9	ALUMINUM STOREFRONT FRAMING W/ 1" INSULATED GLASS	DARK BRONZE
10	INSULATED VINYL WINDOW	ALMOND
11	GLASS DOOR	ALMOND
12	BALCONY METAL RAILING	BLACK
13	SCUPPER/LEADER HEAD AND DOWNSPOUT	DARK BRONZE
14	METAL CANOPY	DARK BRONZE
15	INTAKE LOUVER, TYP. OF 8 - SEE MECH. DWG	DARK BRONZE



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SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

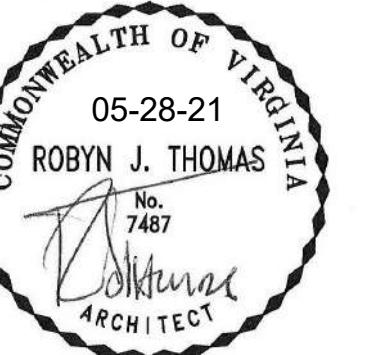
No.	Date	Comments

EXTERIOR ELEVATIONS

Project number 18-062
Date 05-06-2021
Drawn by Author
A-201
Scale As indicated



Fax: 757.640.1014



SYCAMORE PLAZA (BUILDING A)

1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

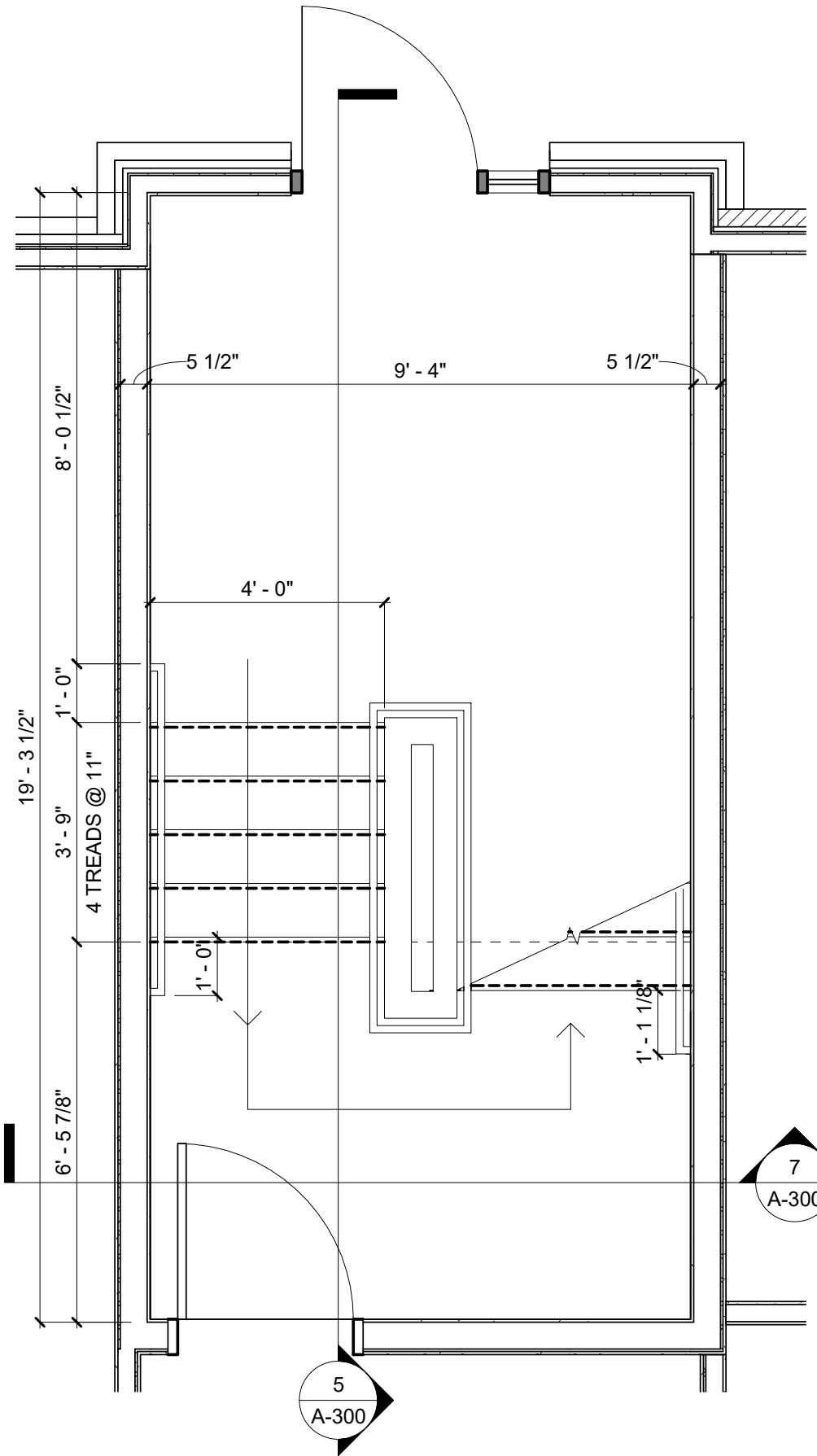
No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

STAIR B SECTIONS & DETAILS

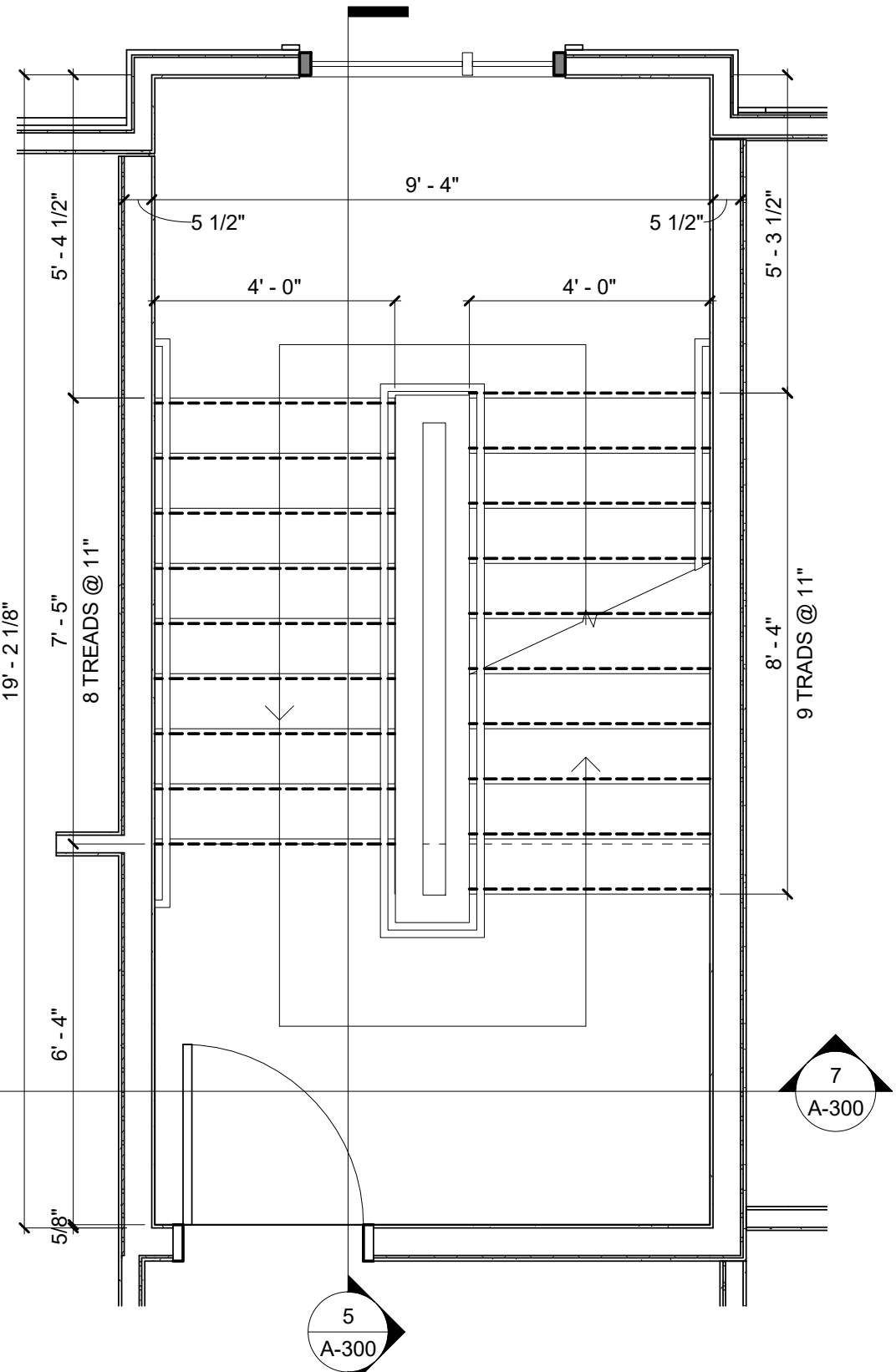
Drawn by _____ Author _____

A-300

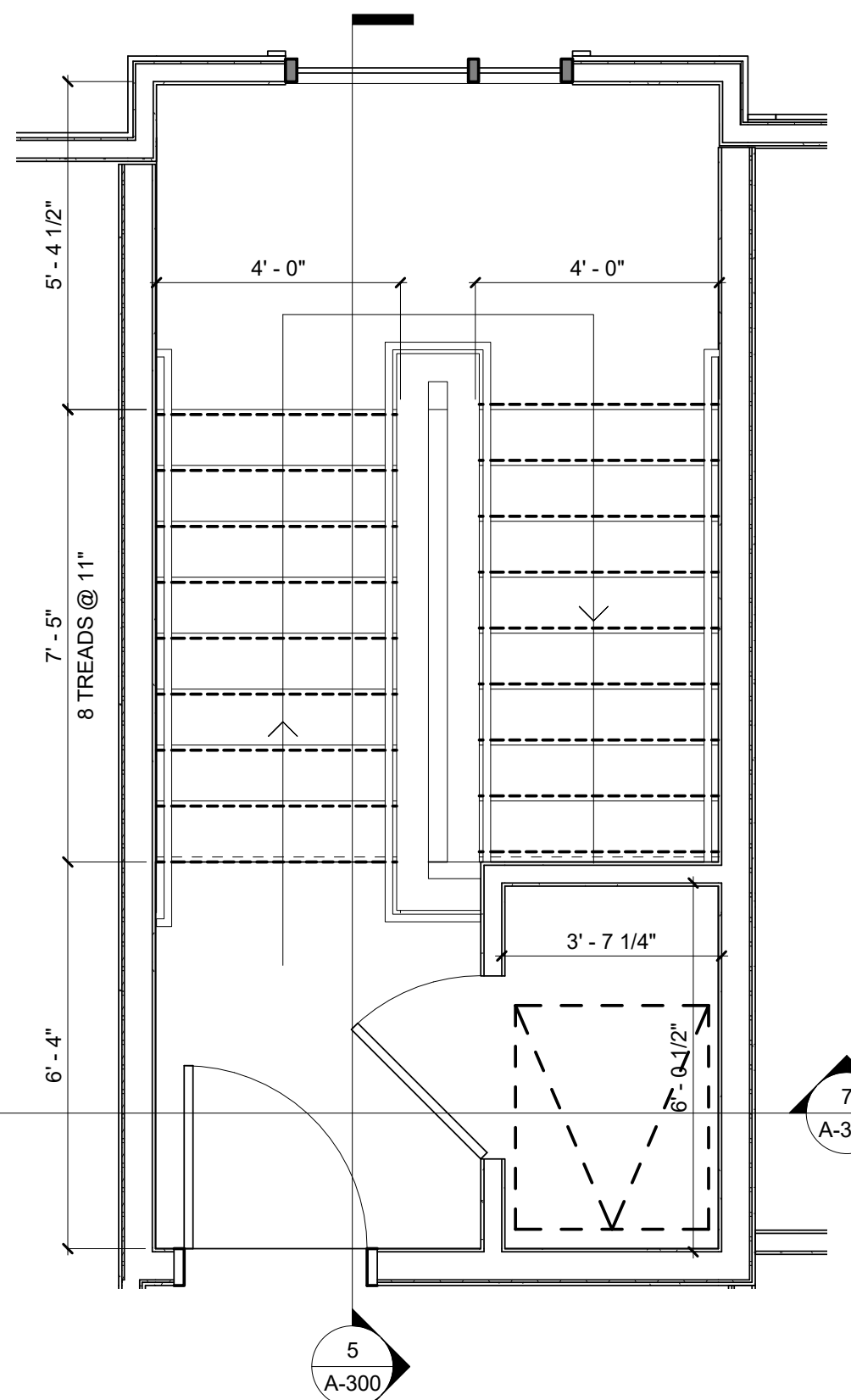
Scale As indicated



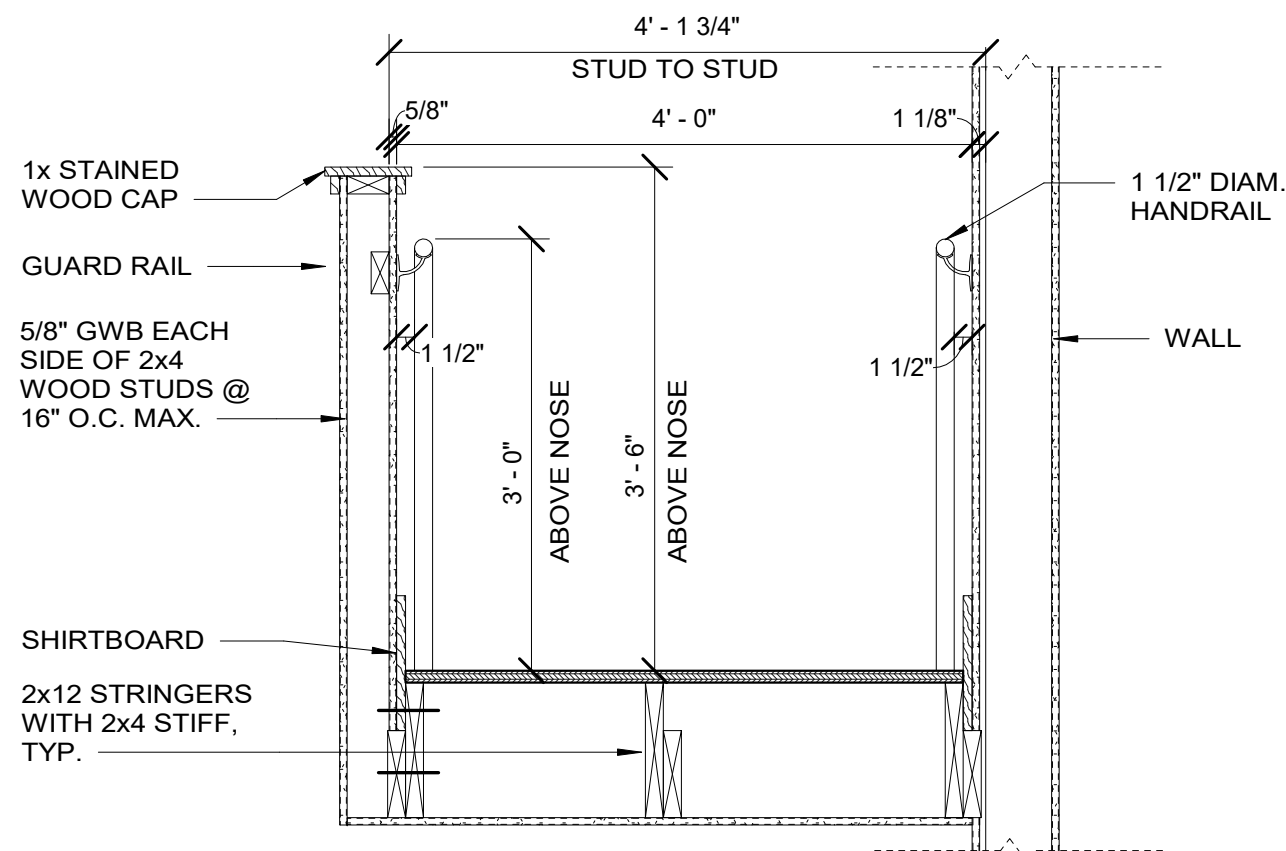
1		STAIR A & B (1ST FL PLAN)
A-101	A-300	3/8" = 1'-0"



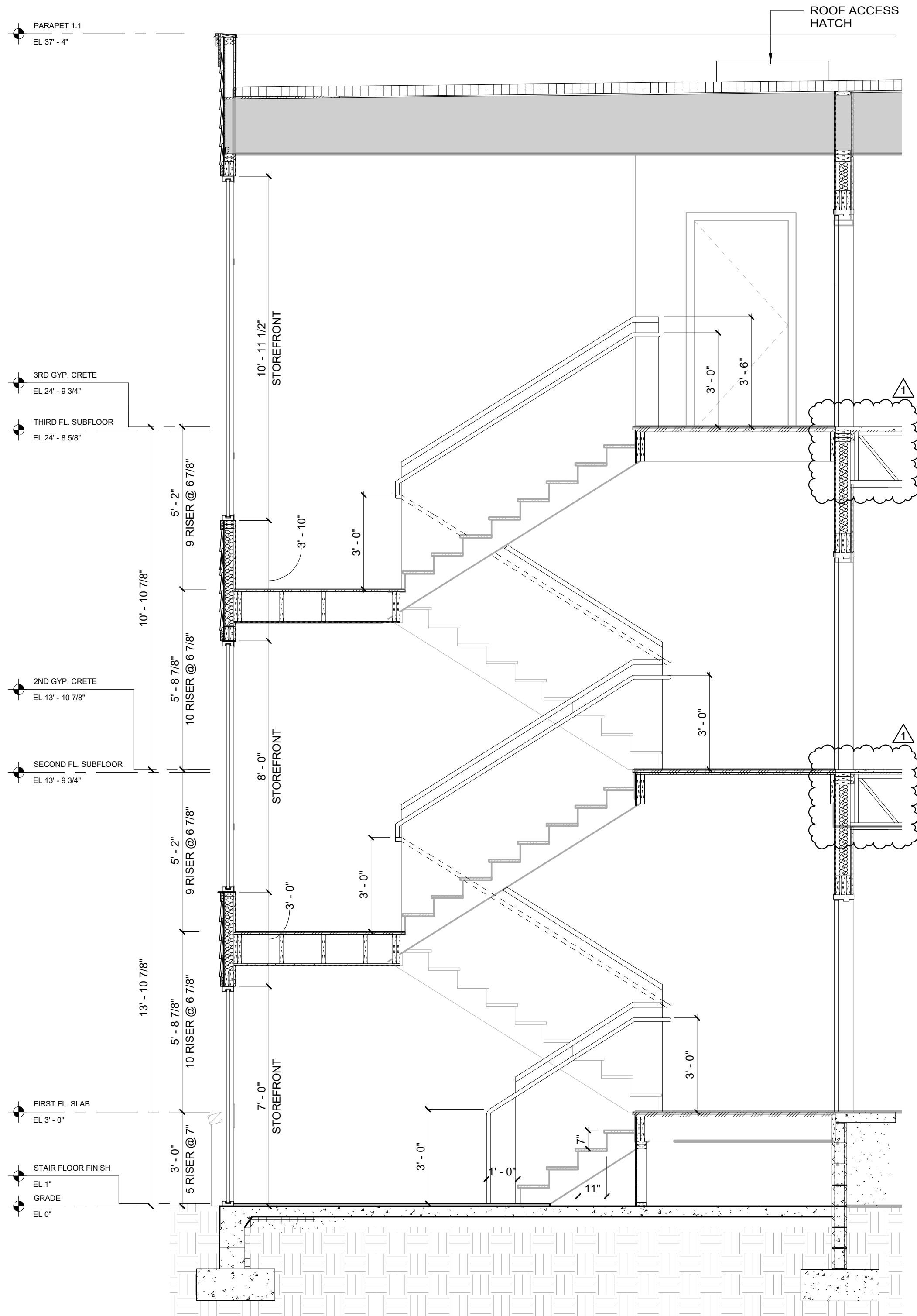
2		STAIR A & B (2ND FL PLAN)
A-103	A-300	3/8" = 1'-0"



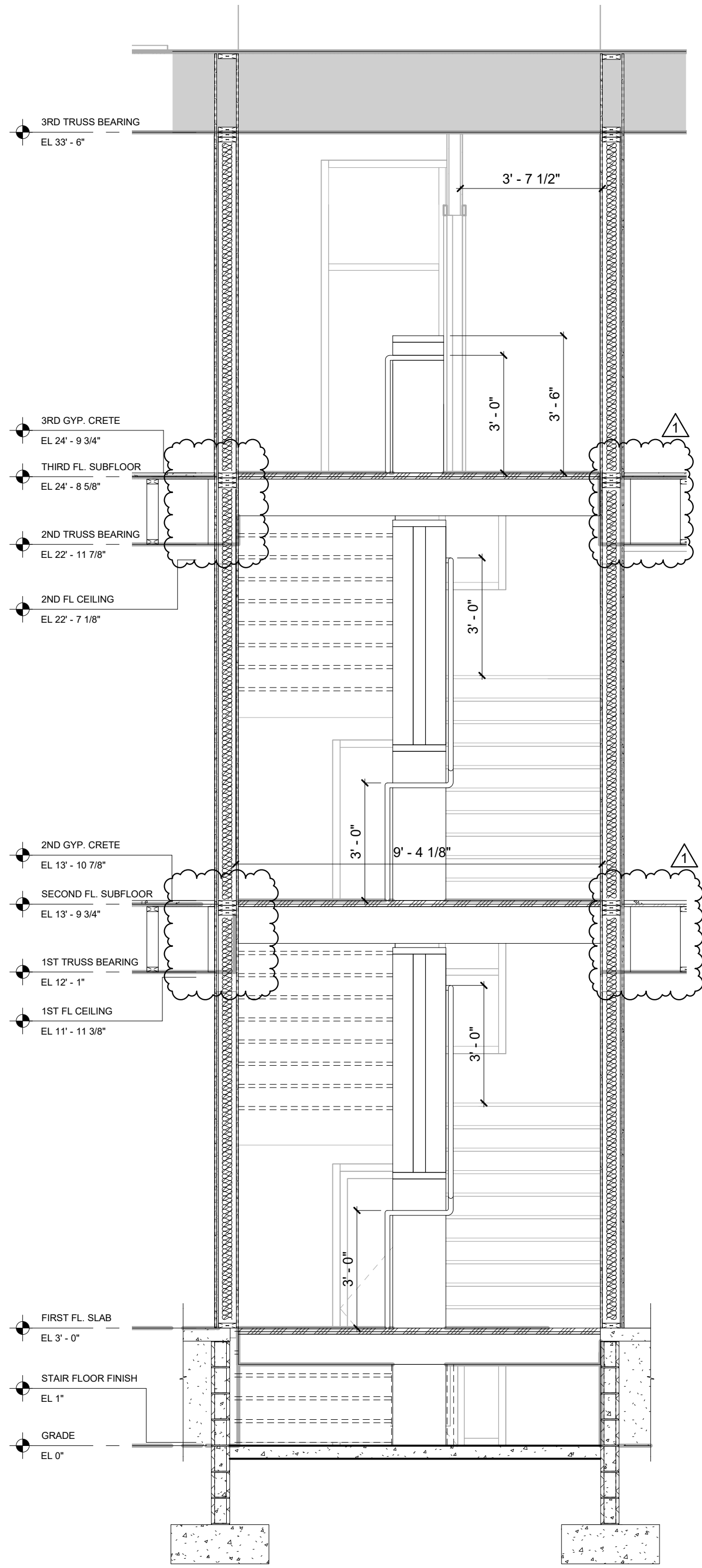
3	STAIR A & B (3RD FL PLAN)
103	A-300
	3/8" = 1'-0"



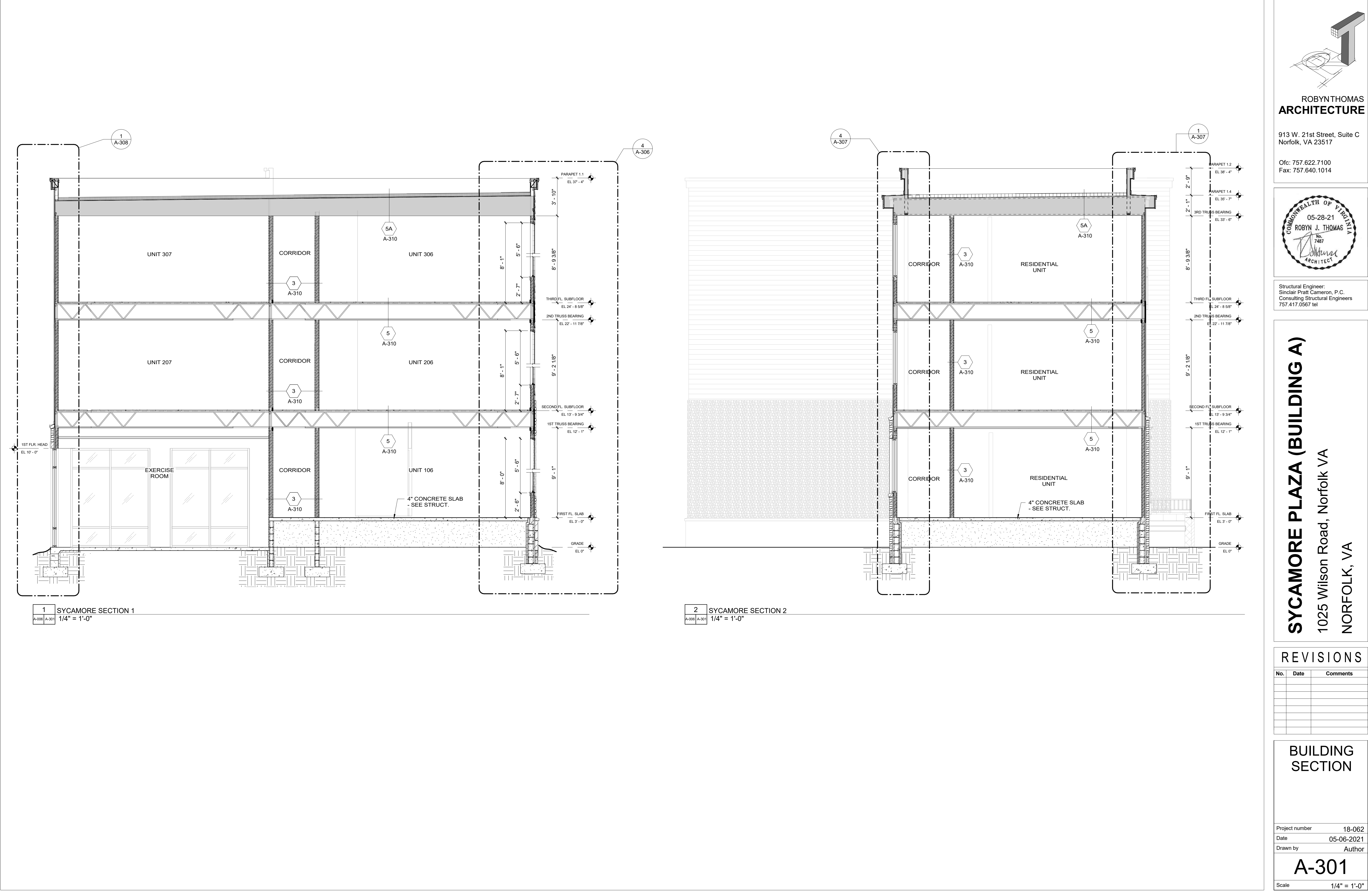
4	STAIR DETAIL
A-300	3/4" = 1'-0"



5		STAIR SECTION
A-201	A-300	3/8" = 1'-0"

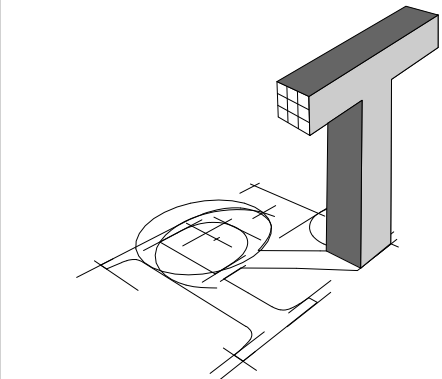


7		STAIR SECTION 2
A-300	A-300	3/8" = 1'-0"



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

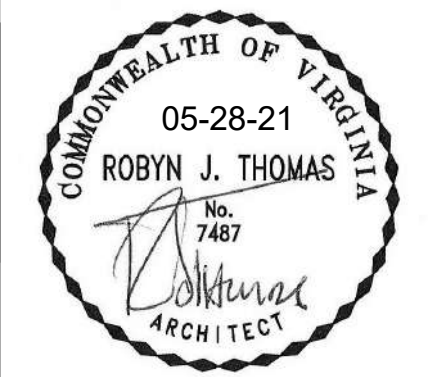
2 SYCAMORE SECTION 2
1/4" = 1'-0"



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SYCAMORE PLAZA (BUILDING A)
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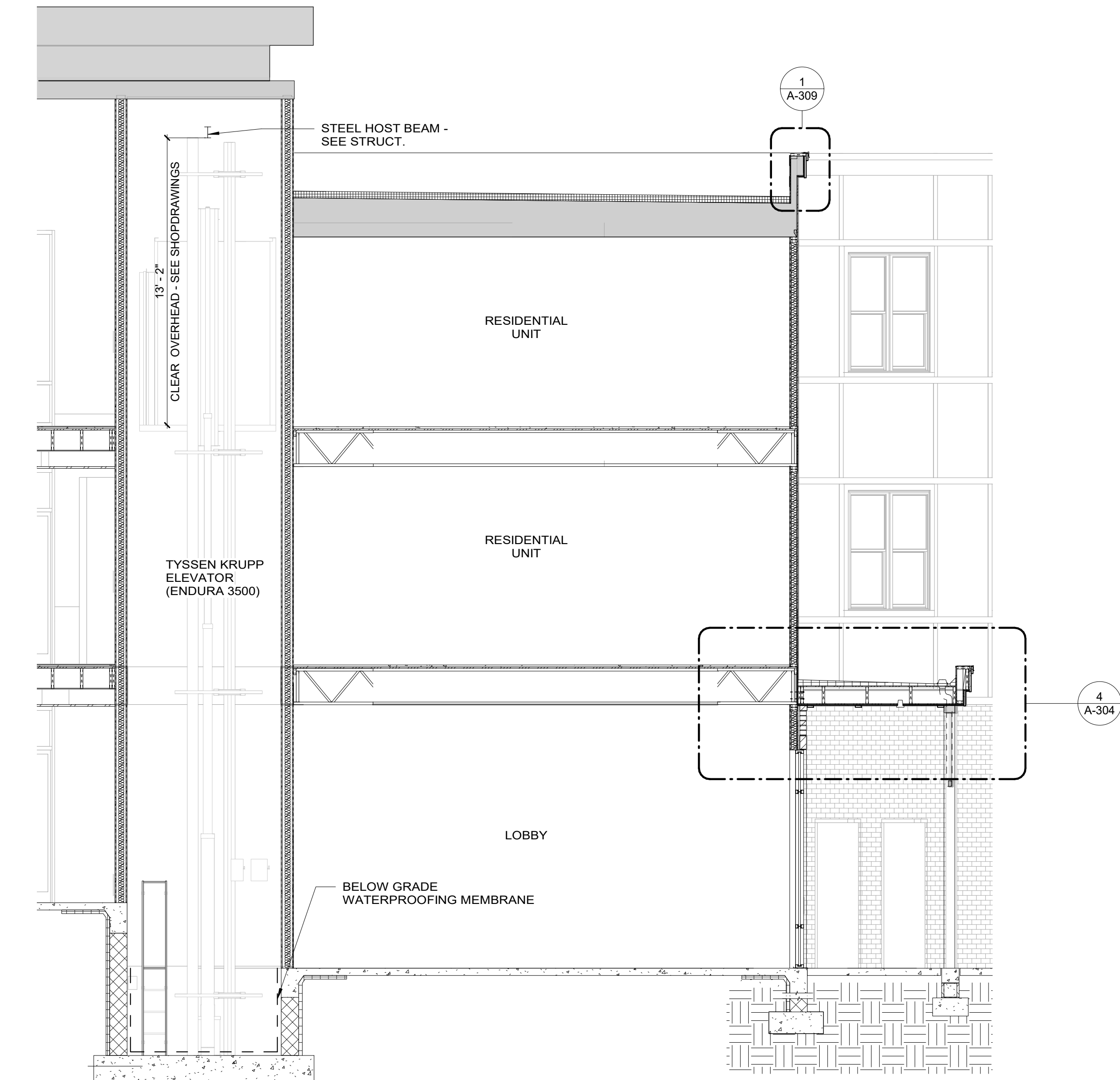
REVISIONS

No.	Date	Comments

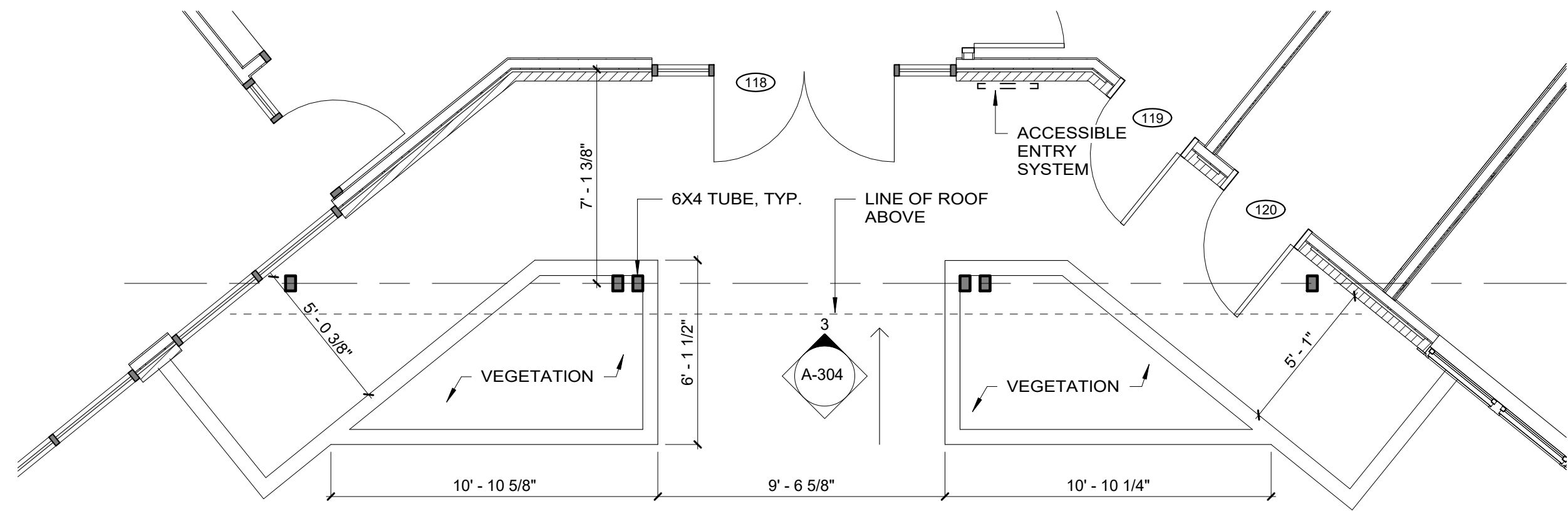
BUILDING
SECTION

Project number 18-062
Date 05-06-2021
Drawn by Author

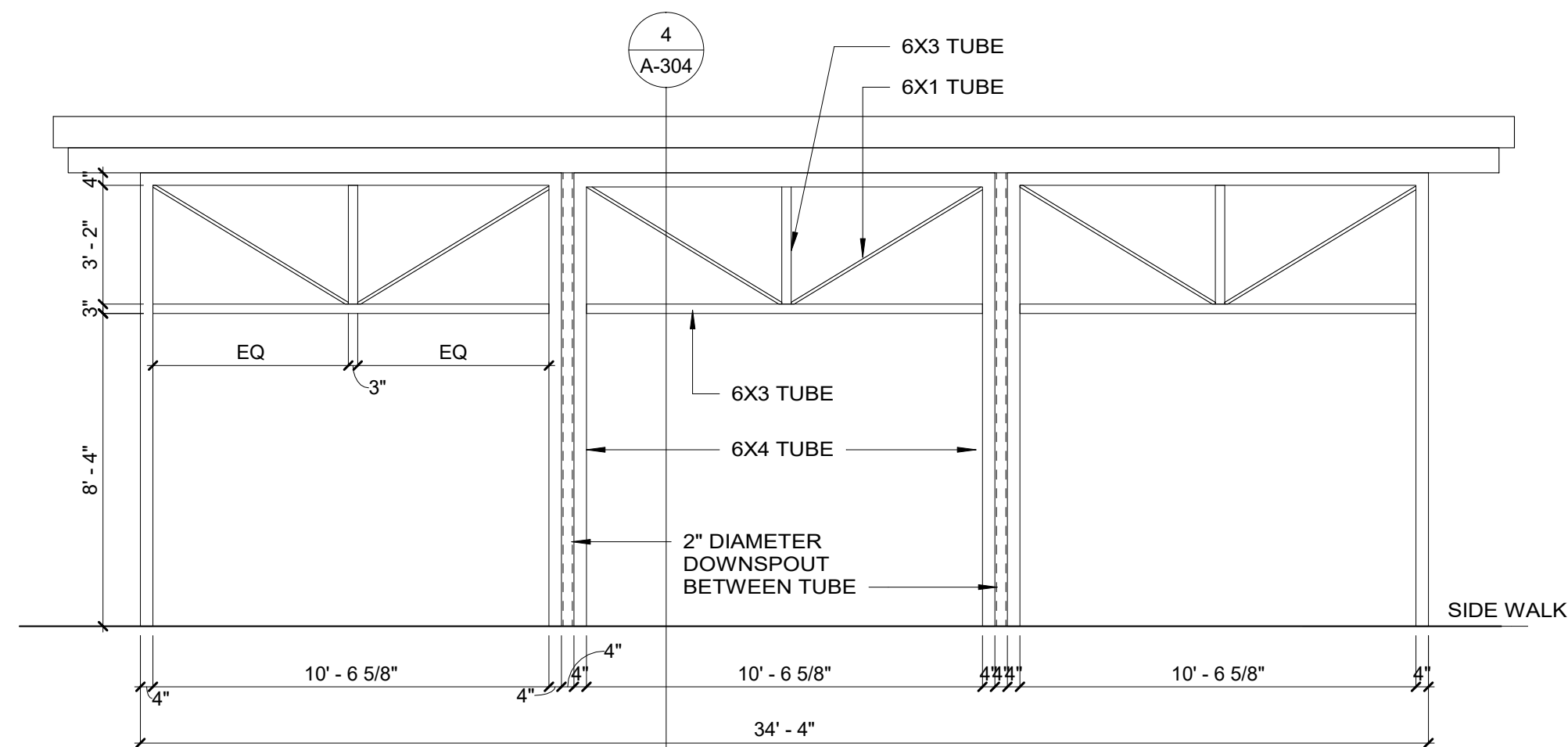
A-301
Scale 1/4" = 1'-0"



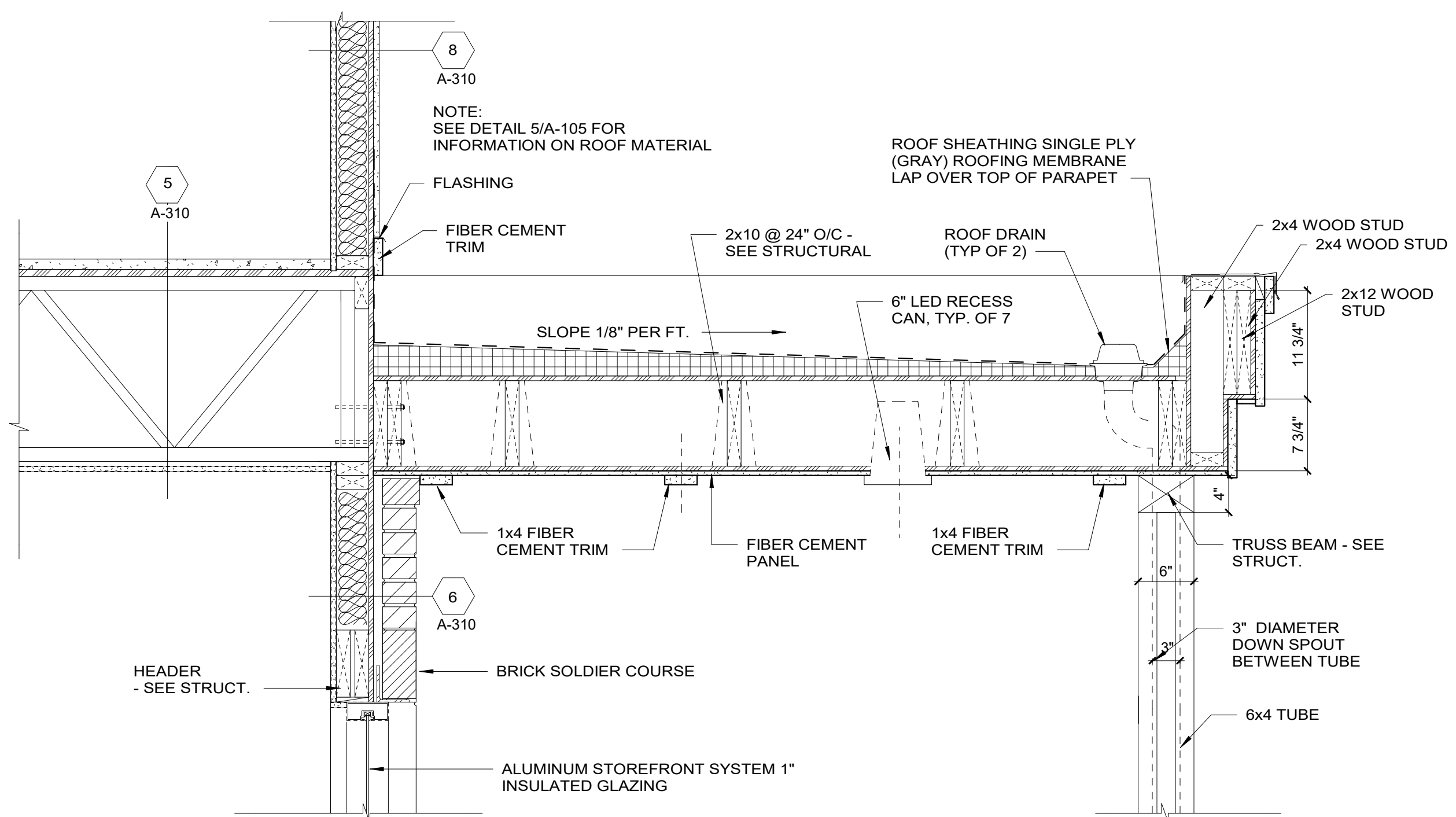
1
A-307 A-304
SECTION THROUGH THE LOBBY
1/4" = 1'-0"



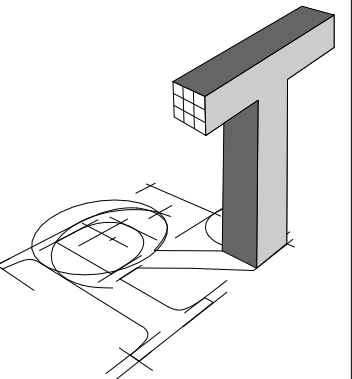
2
A-109 A-304
MAIN ENTRANCE PLAN
1/4" = 1'-0"



3
A-304 A-304
MAIN ENTRANCE
1/4" = 1'-0"



4
A-304 A-304
STOREFRONT HEAD
1" = 1'-0"



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REVISIONS

No.	Date	Comments

BUILDING SECTIONS

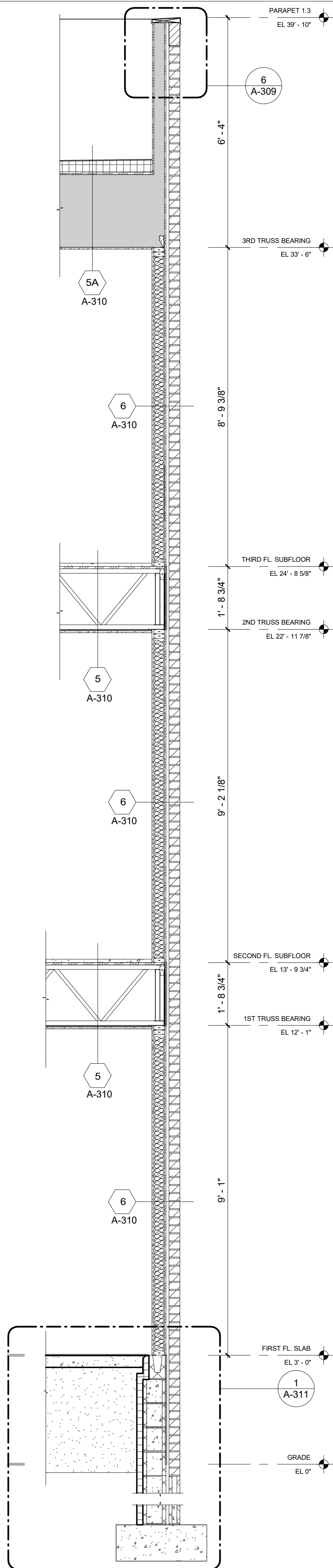
Project number 18-062

Date 05-06-2021

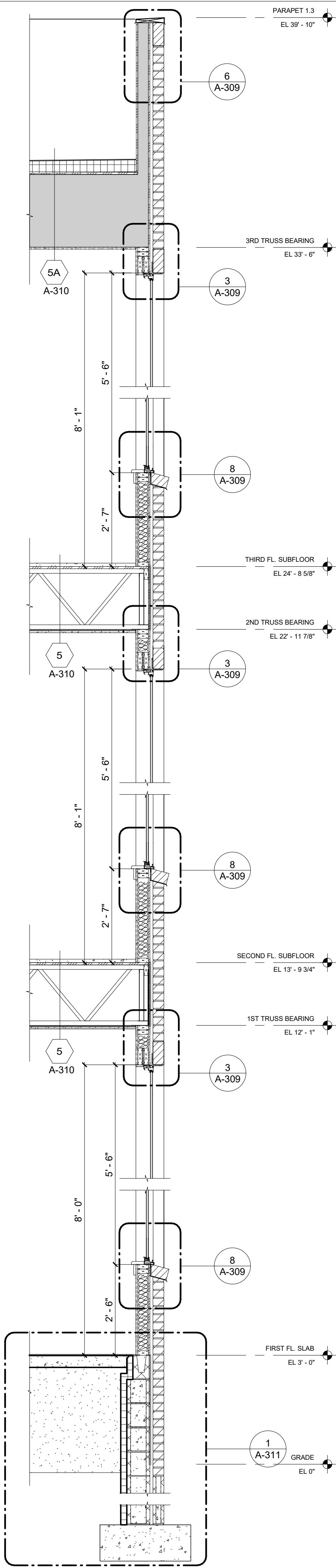
Drawn by Author

A-304

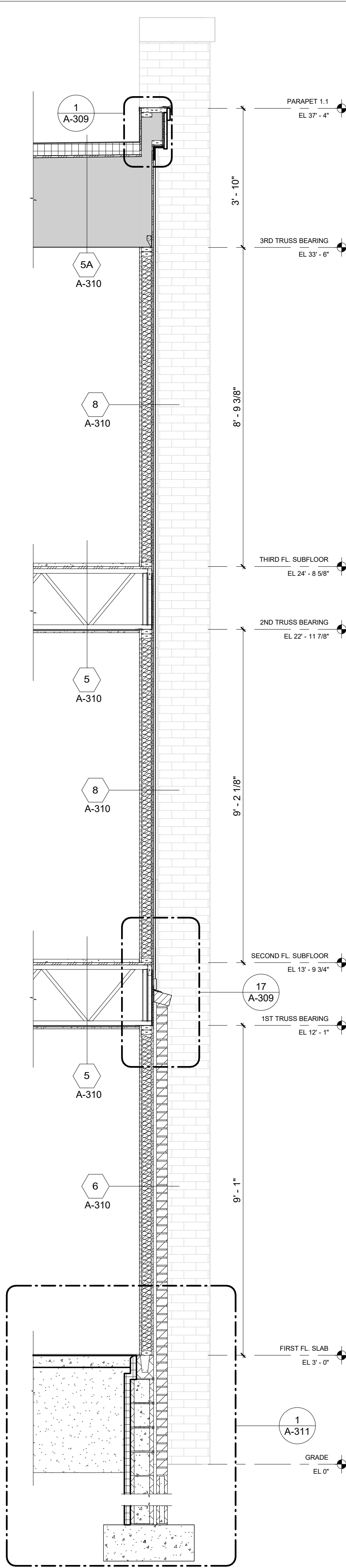
Scale As indicated



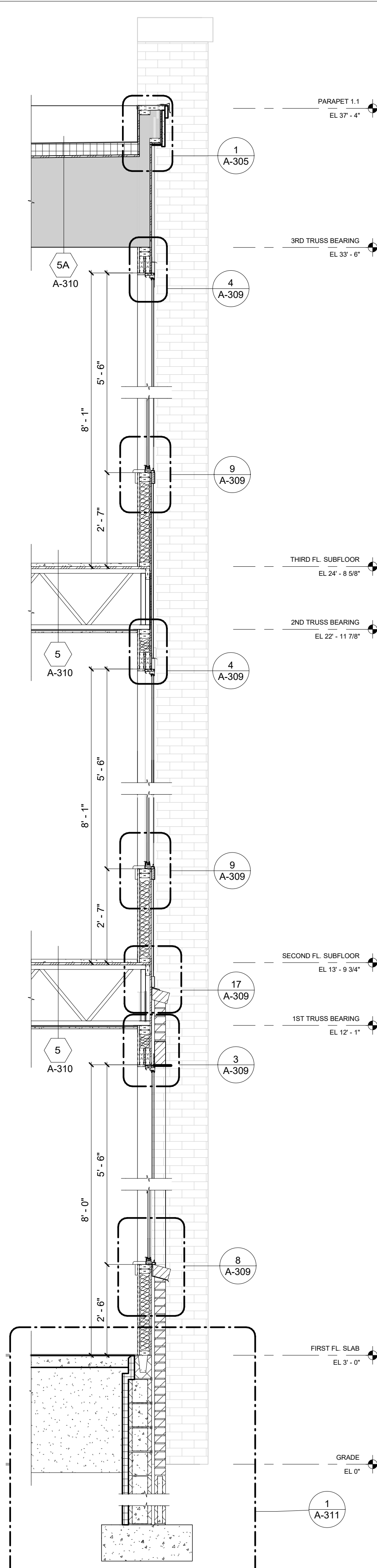
1 WALL SECTION
A-200 A-309 1/2" = 1'-0"



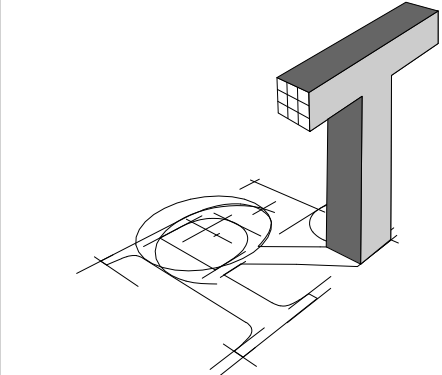
2 WALL SECTION
A-200 A-309 1/2" = 1'-0"



3 WALL SECTION
A-200 A-309 1/2" = 1'-0"



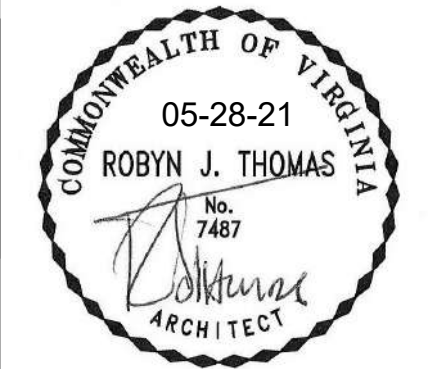
4 WALL SECTION
A-200 A-309 1/2" = 1'-0"



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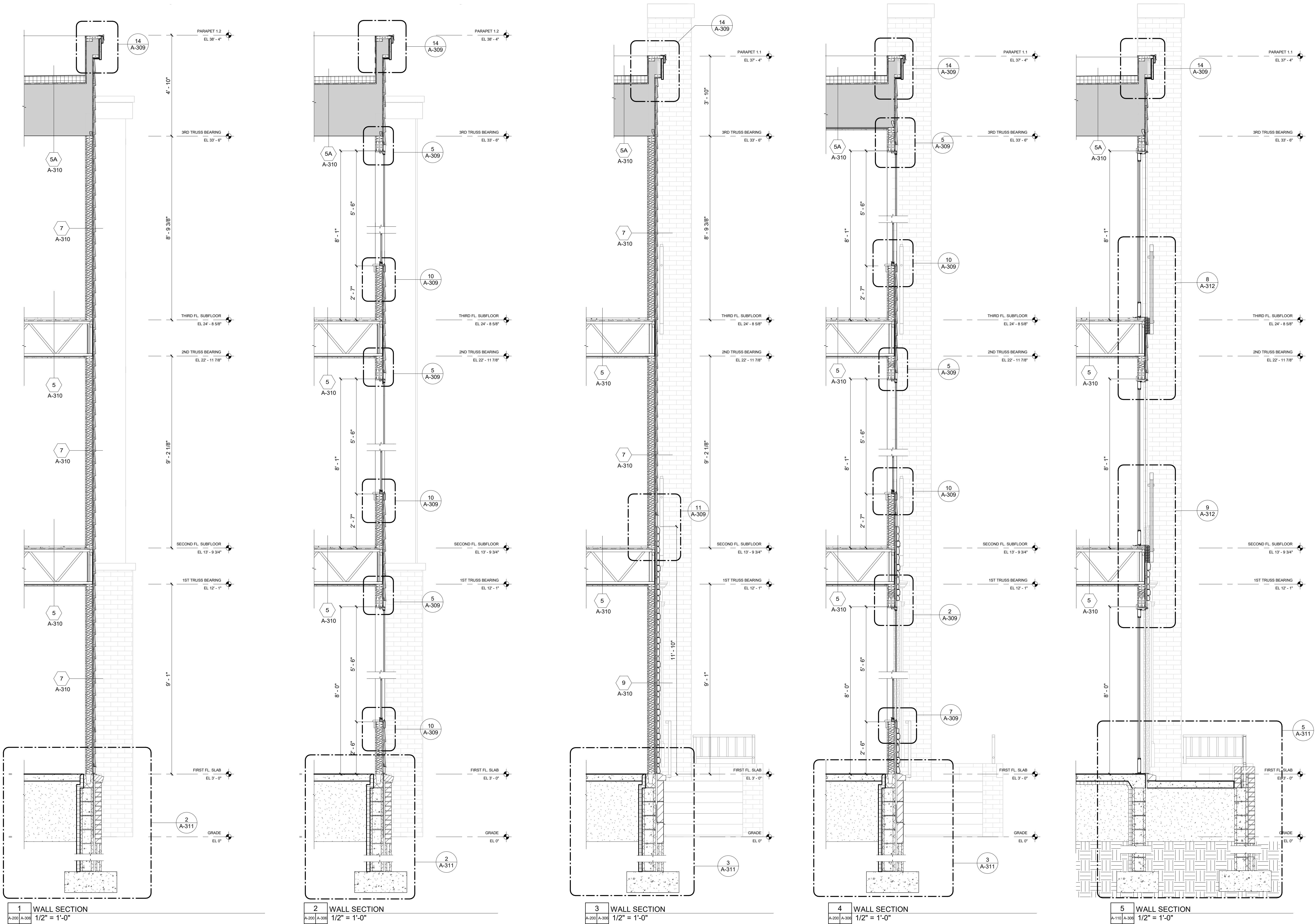
REVISIONS

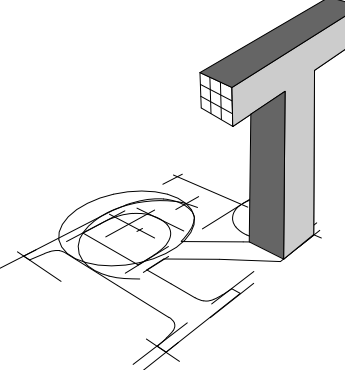
No.	Date	Comments

WALL
SECTIONS

Project number 18-062
Date 05-06-2021
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A-305
Scale 1/2" = 1'-0"





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REVISIONS		
No.	Date	Comments

**WALL
SECTIONS**

Project number 18-062
Date 05-06-2021
Drawn by Author

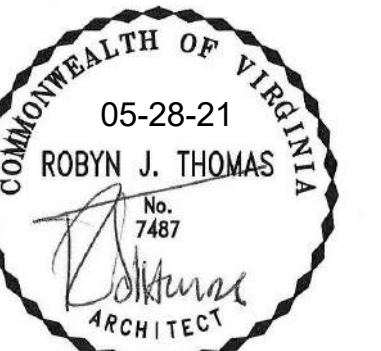
A-306

Scale 1/2" = 1'-0"



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SYCAMORE PLAZA (BUILDING A)

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REVISIONS

[illegible]

WALL SECTIONS

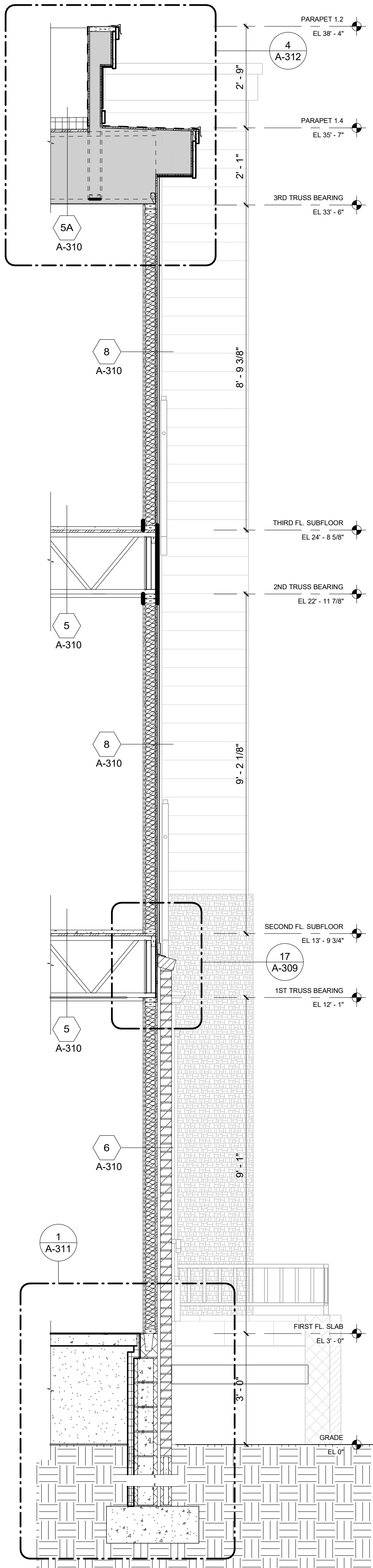
Project number 18-062

ate 05-06-2021

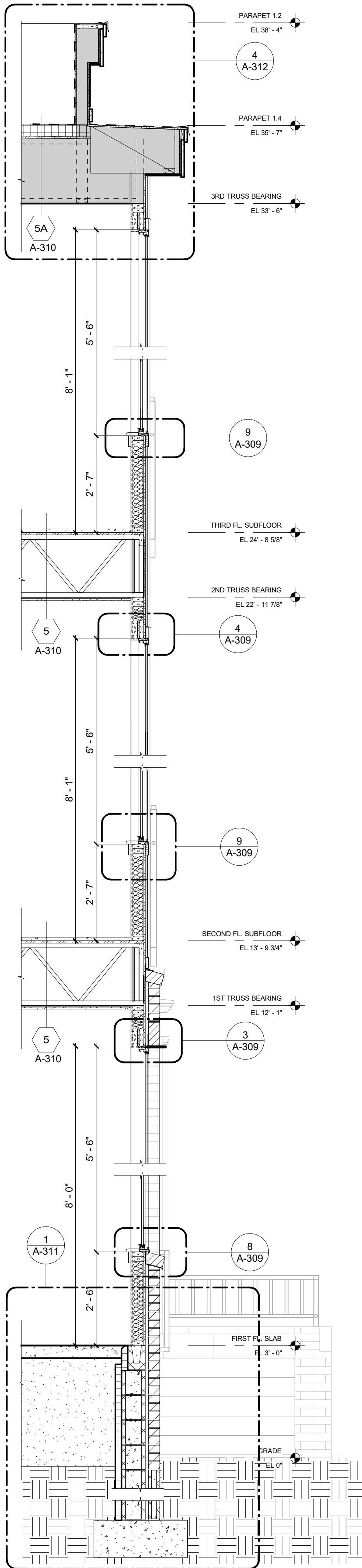
Drawn by Author

A-307

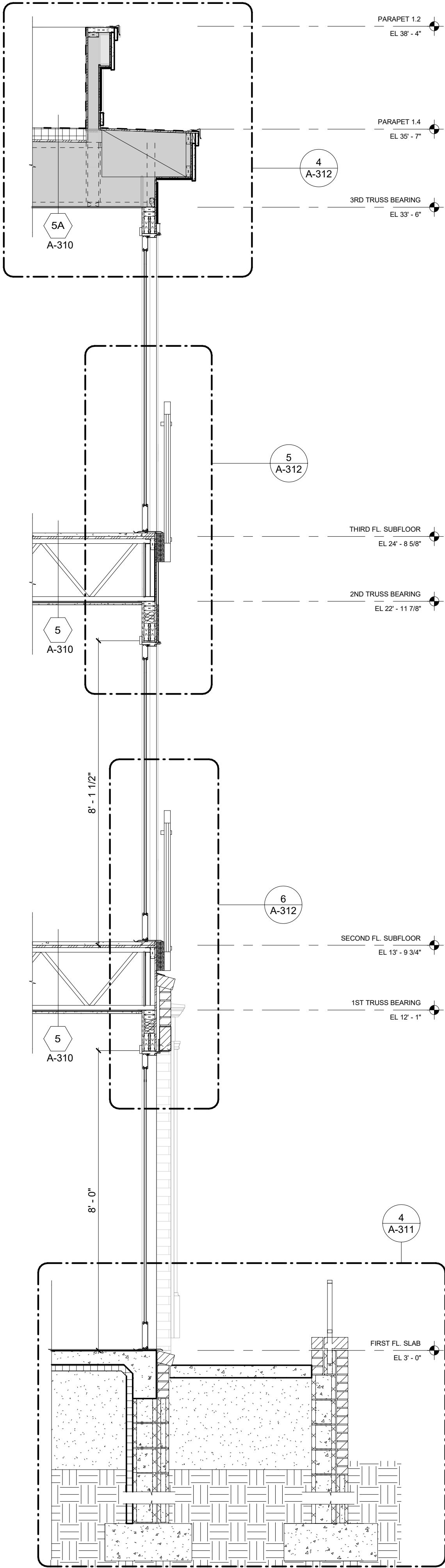
Scale $1/2" = 1'-0"$



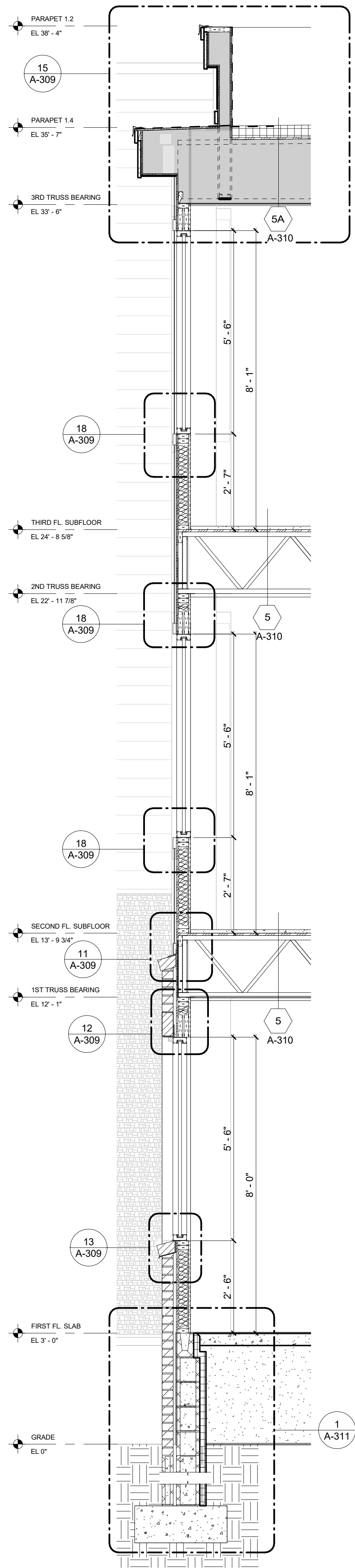
1		WALL SECTION
A-301	A-307	1/2" = 1'-0"



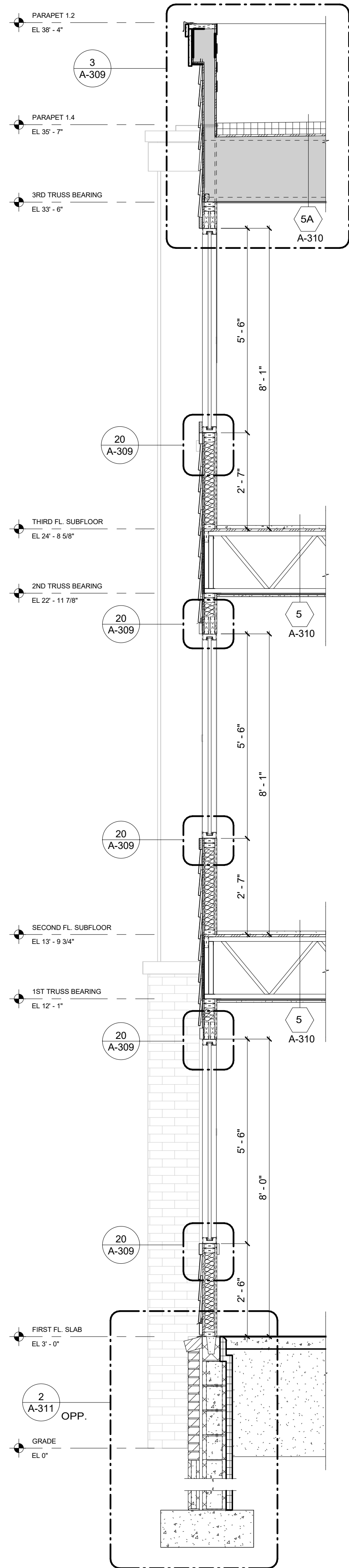
2		WALL SECTION
A-200	A-307	1/2" = 1'-0"



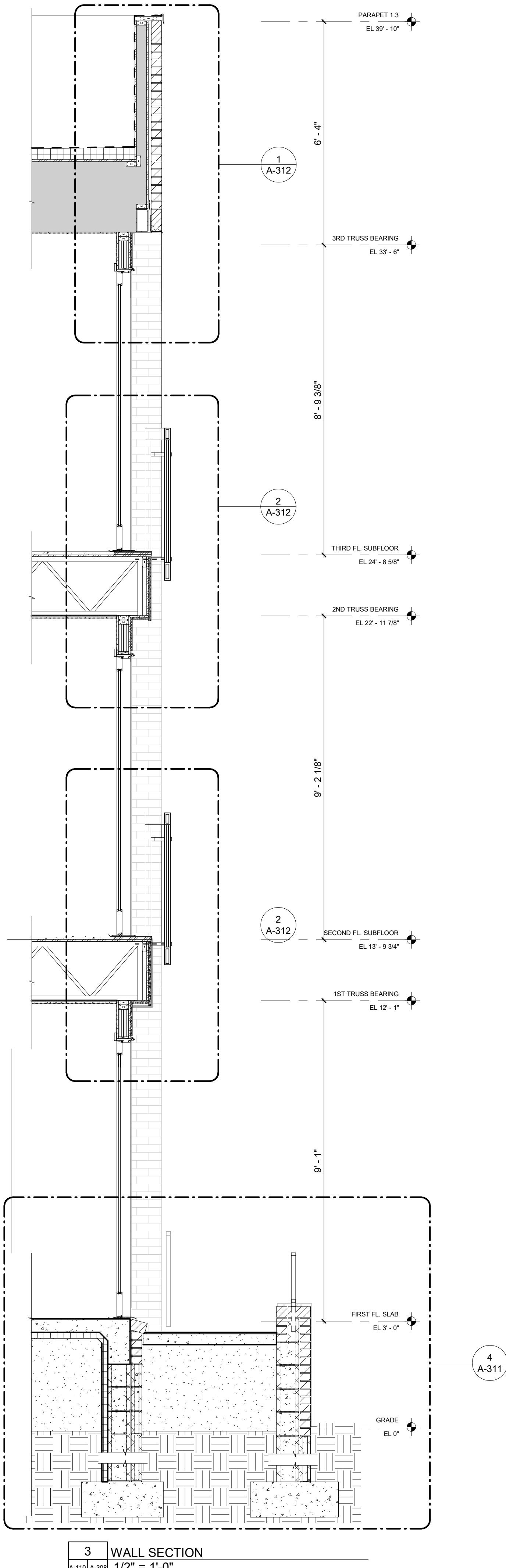
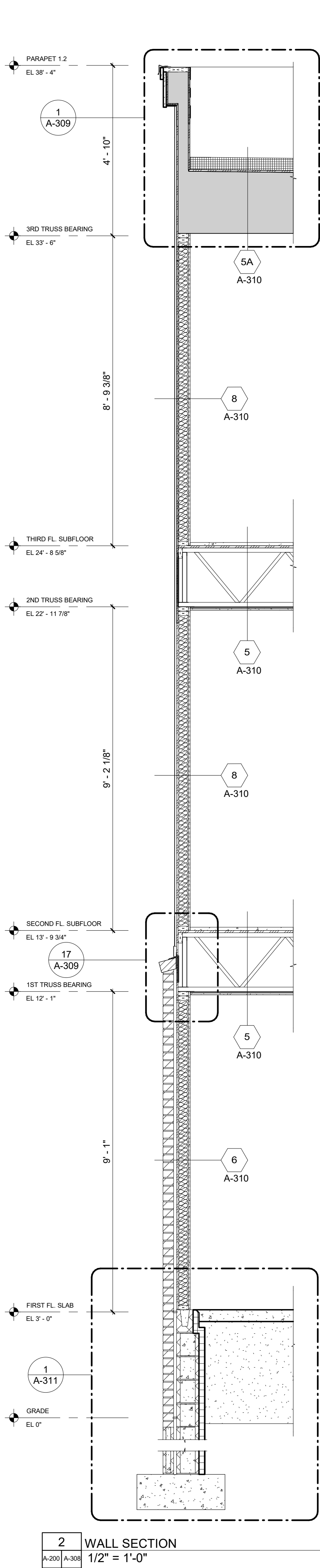
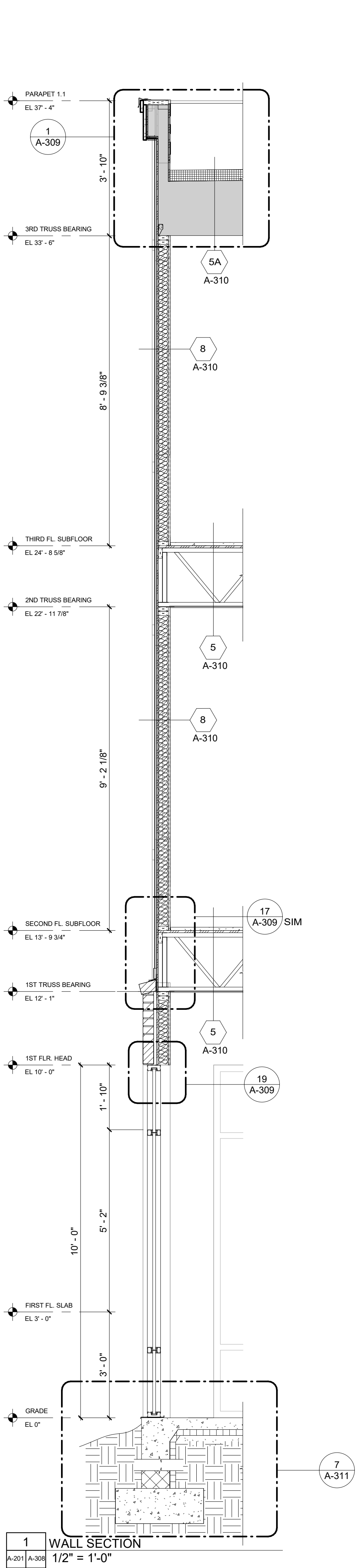
3		WALL SECTION
A-110	A-307	1/2" = 1'-0"

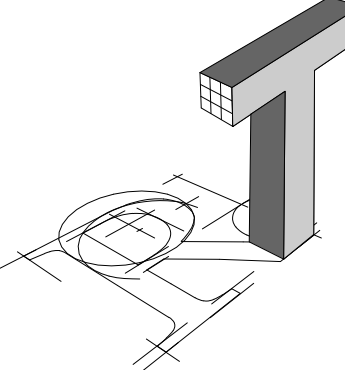


4		WALL SECTION
A-200	A-307	1/2" = 1'-0"



5		WALL SECTION
A-201	A-307	1/2" = 1'-0"





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SYCAMORE PLAZA (BUILDING A)
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NORFOLK, VA

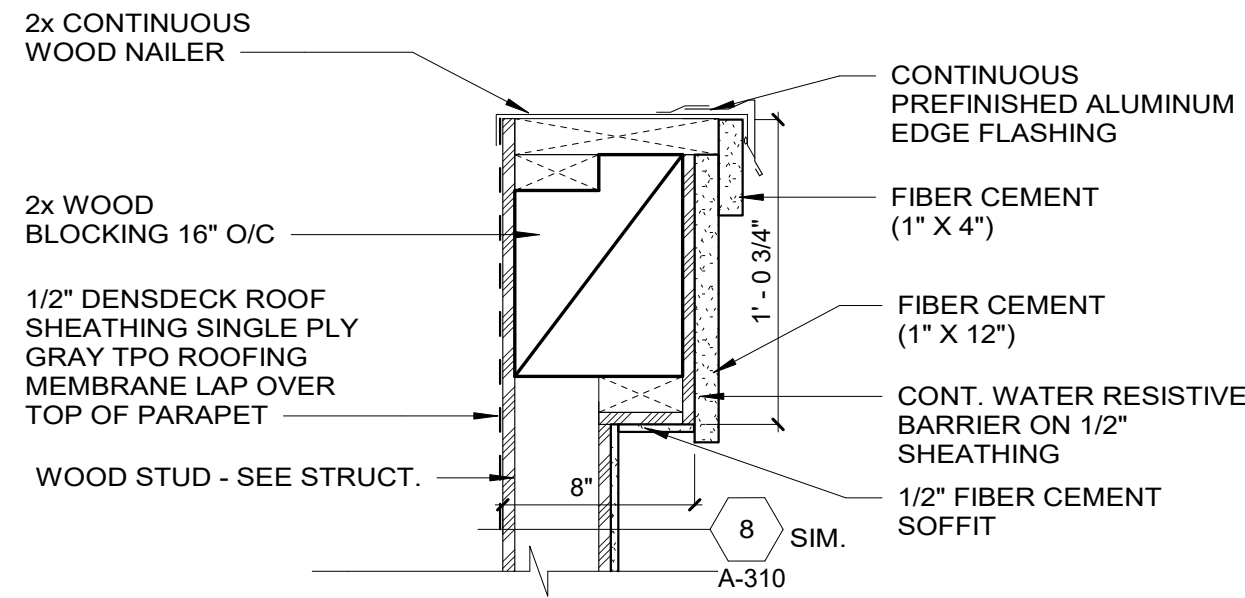
REVISIONS		
No.	Date	Comments

**WALL
SECTIONS**

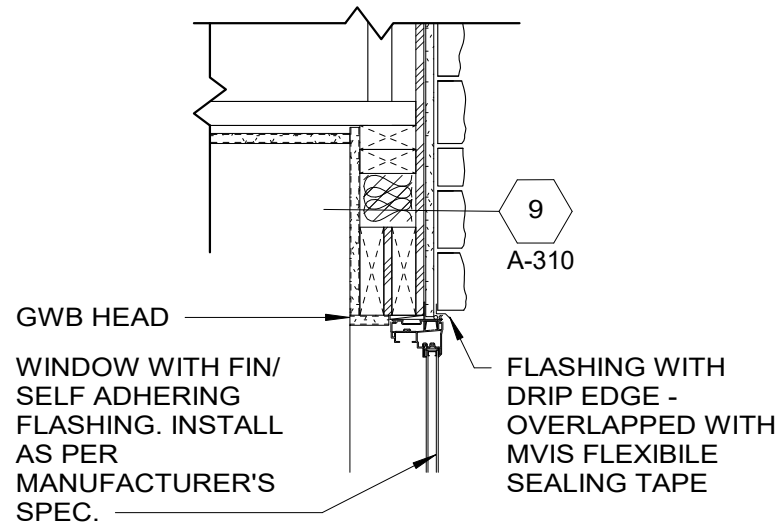
Project number 18-062
Date 05-06-2021
Drawn by Author

A-308

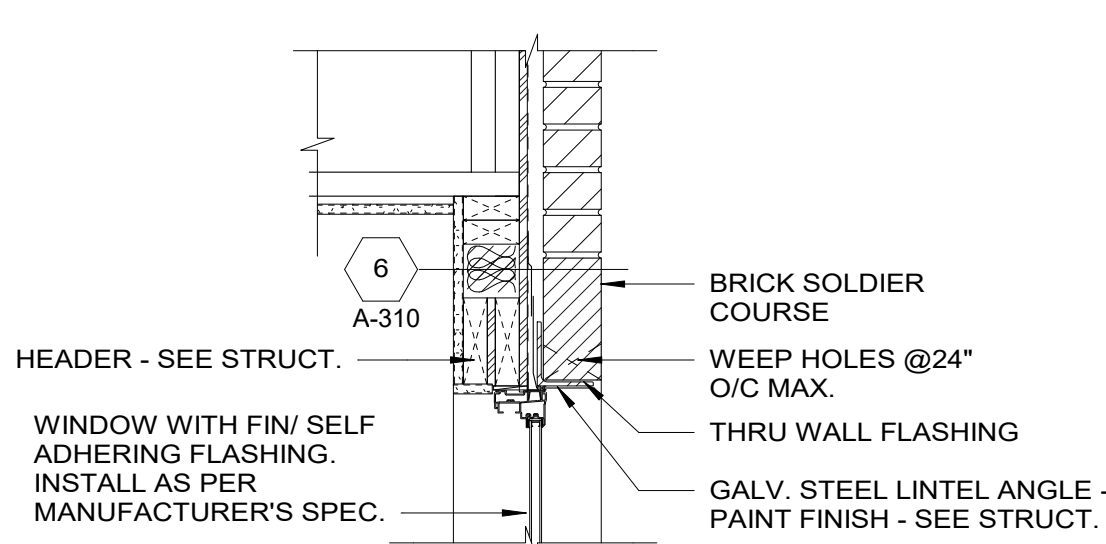
Scale 1/2" = 1'-0"



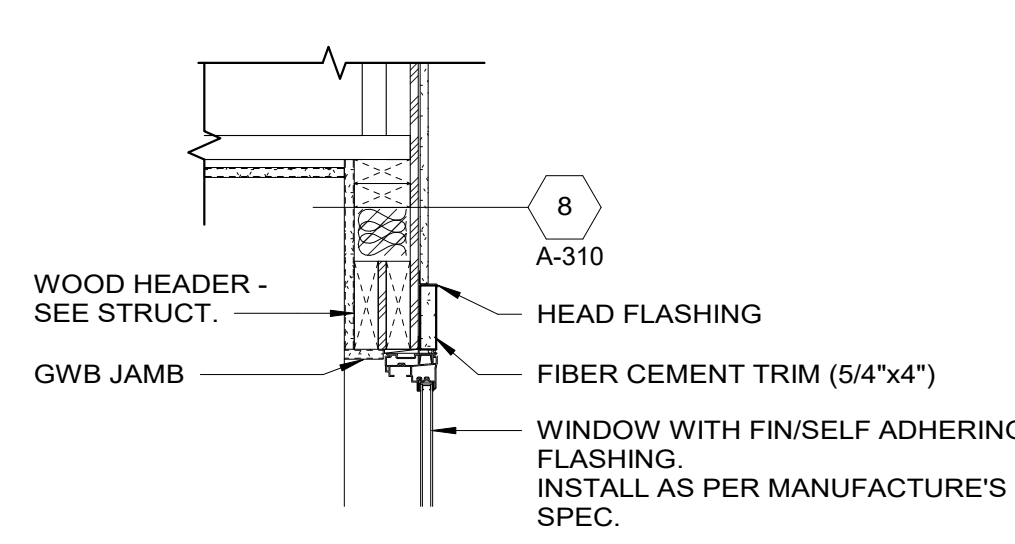
1 TYPICAL PARAPET DETAIL
1 1/2" = 1'-0"



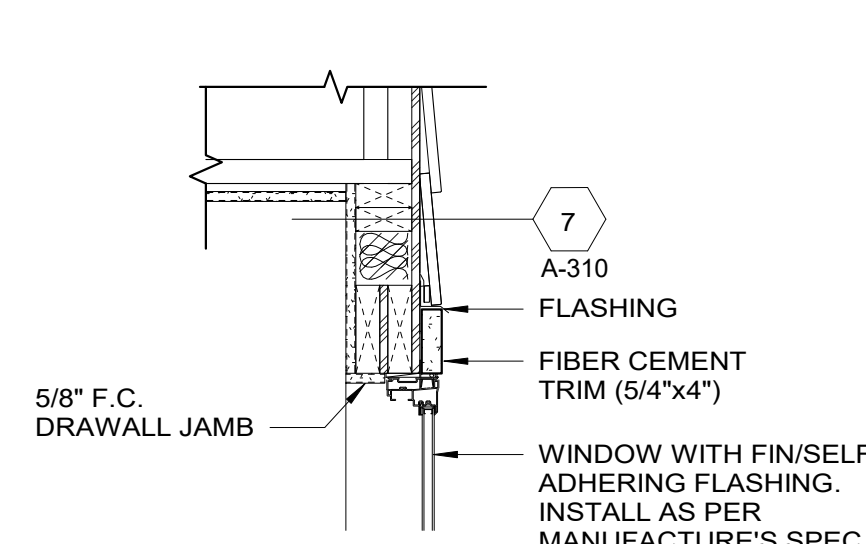
2 WINDOW HEAD
1" = 1'-0"



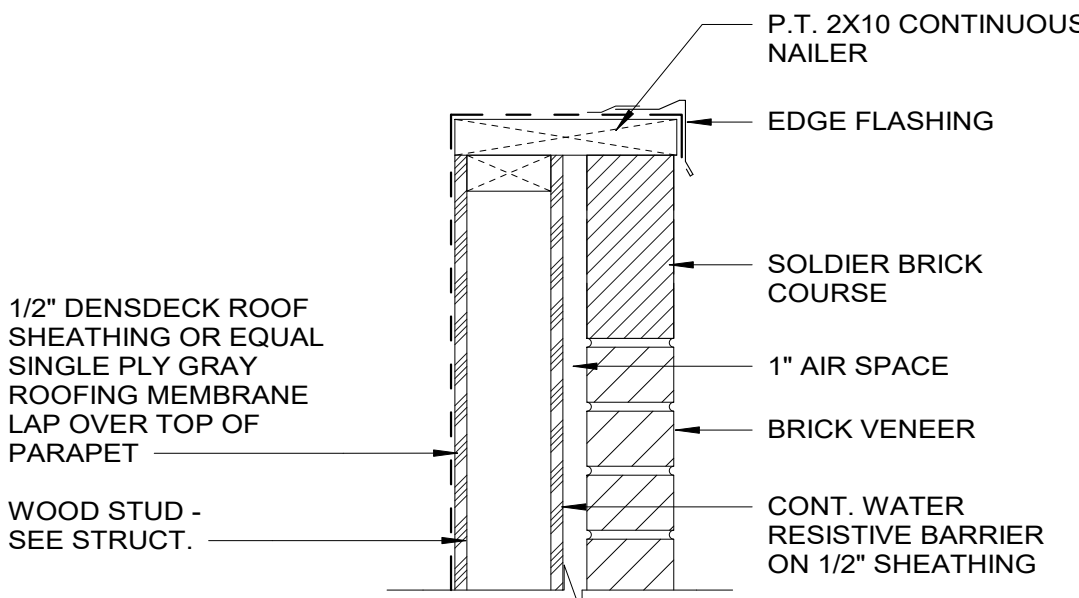
3 WINDOW HEAD
1" = 1'-0"



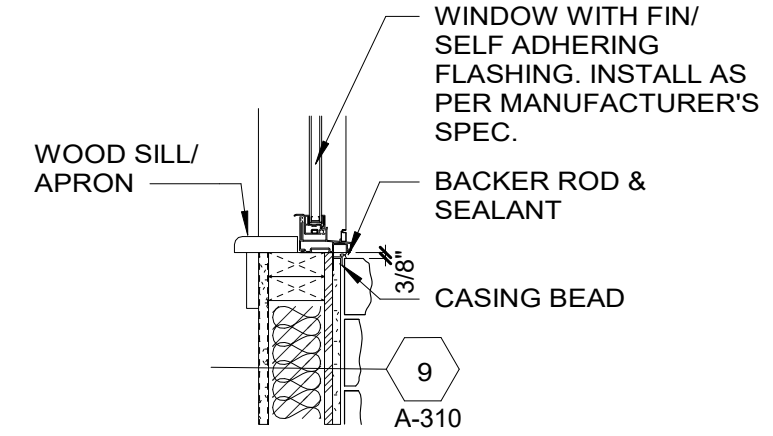
4 WINDOW HEAD
1" = 1'-0"



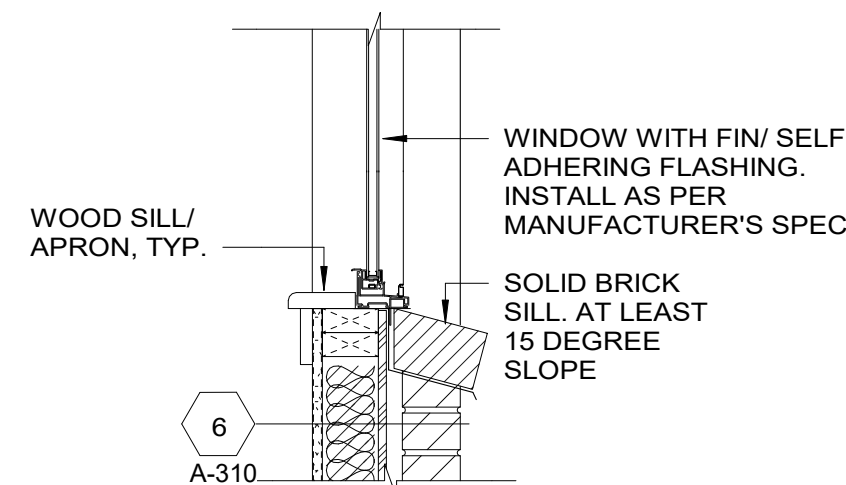
5 WINDOW HEAD
1" = 1'-0"



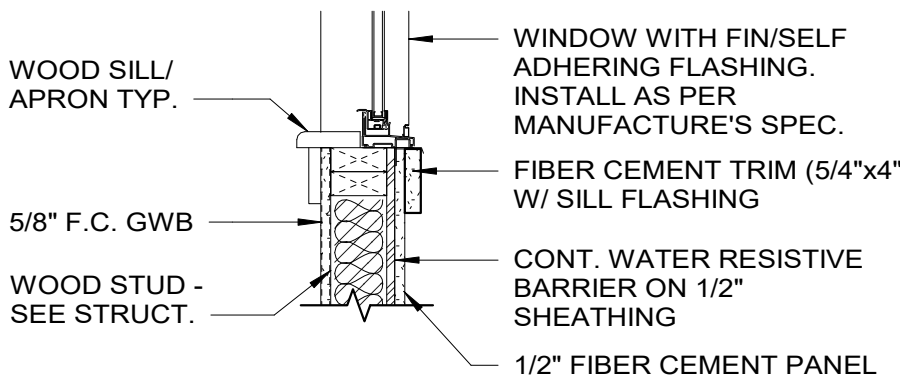
6 TYPICAL PARAPET
1 1/2" = 1'-0"



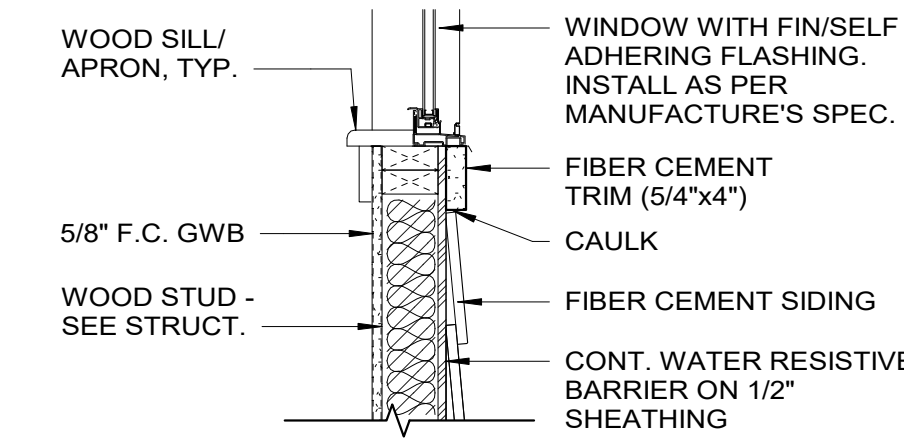
7 WINDOW SILL
1" = 1'-0"



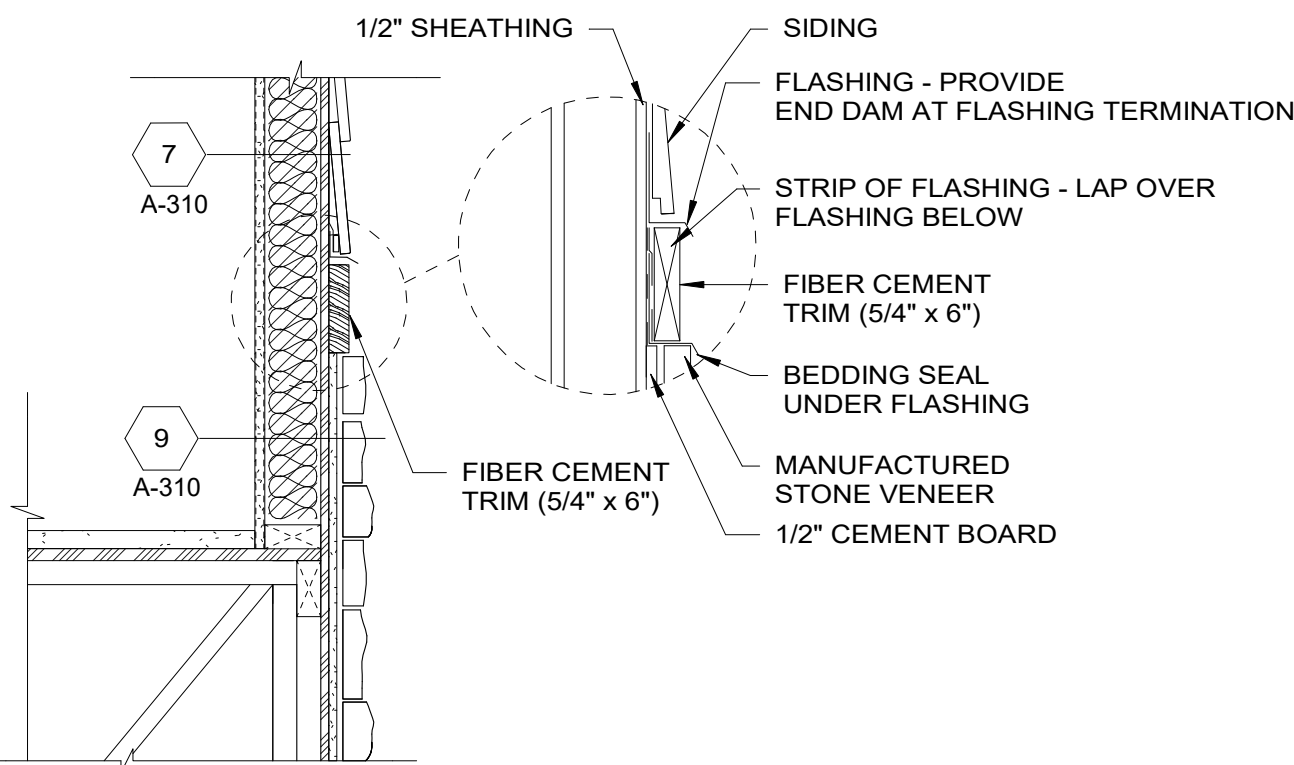
8 WINDOW SILL
1" = 1'-0"



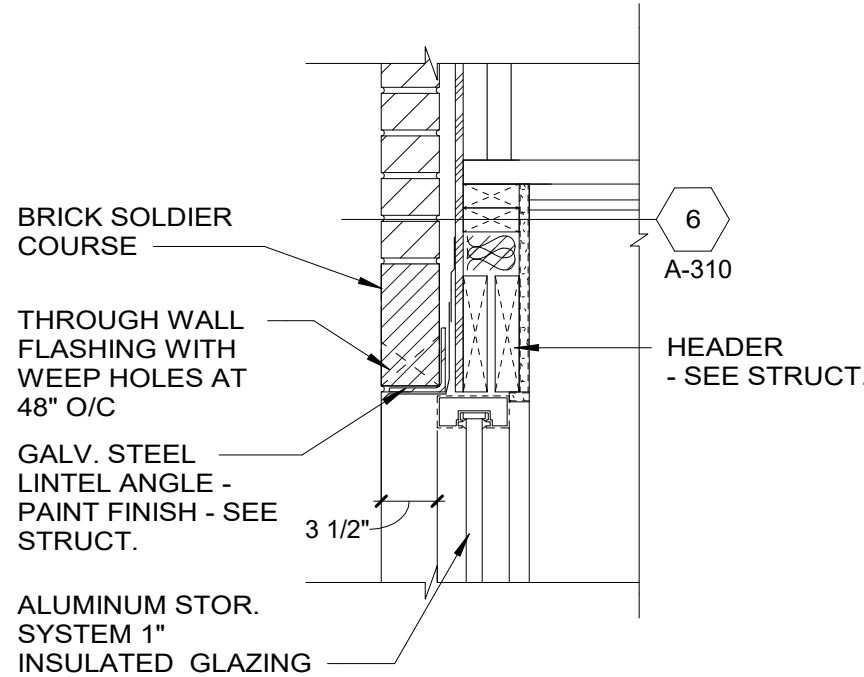
9 WINDOW SILL
1" = 1'-0"



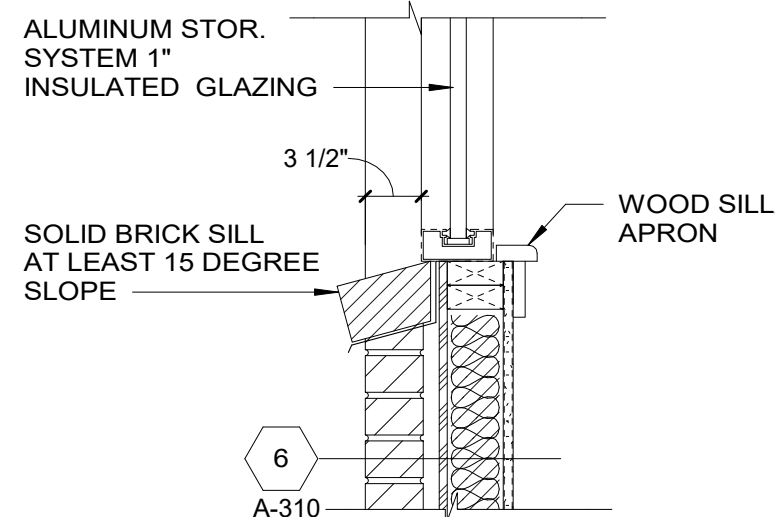
10 WINDOW HEAD
1" = 1'-0"



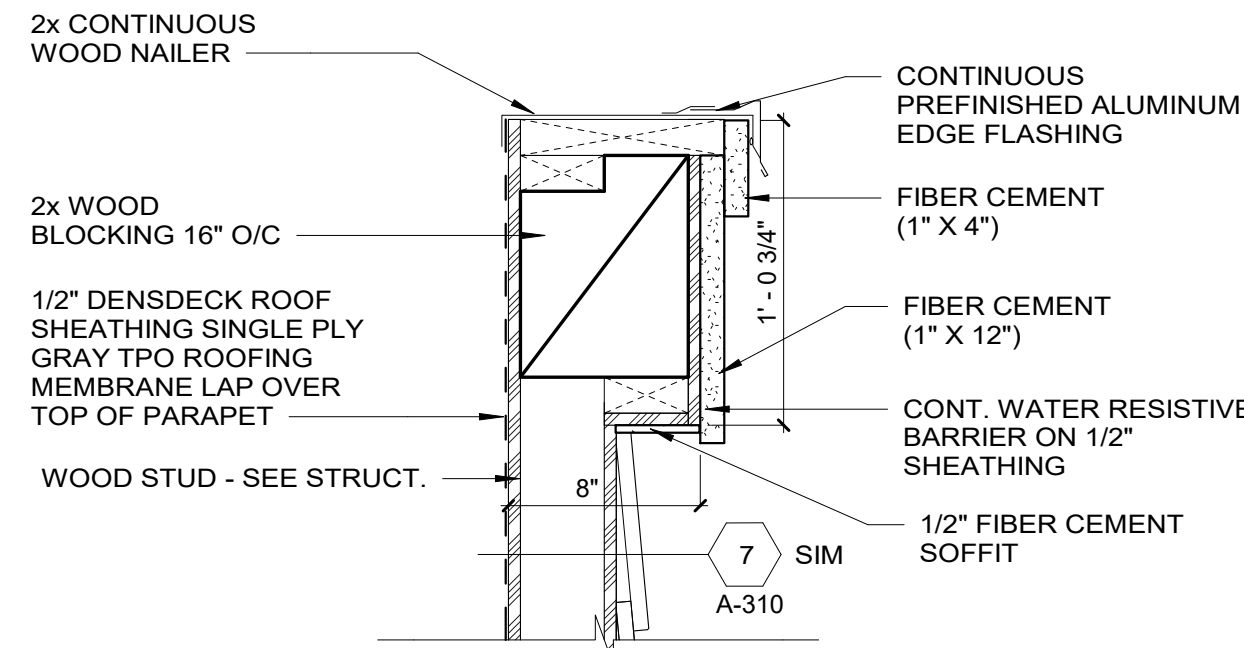
11 HORIZONTAL TRANSITION
1" = 1'-0"



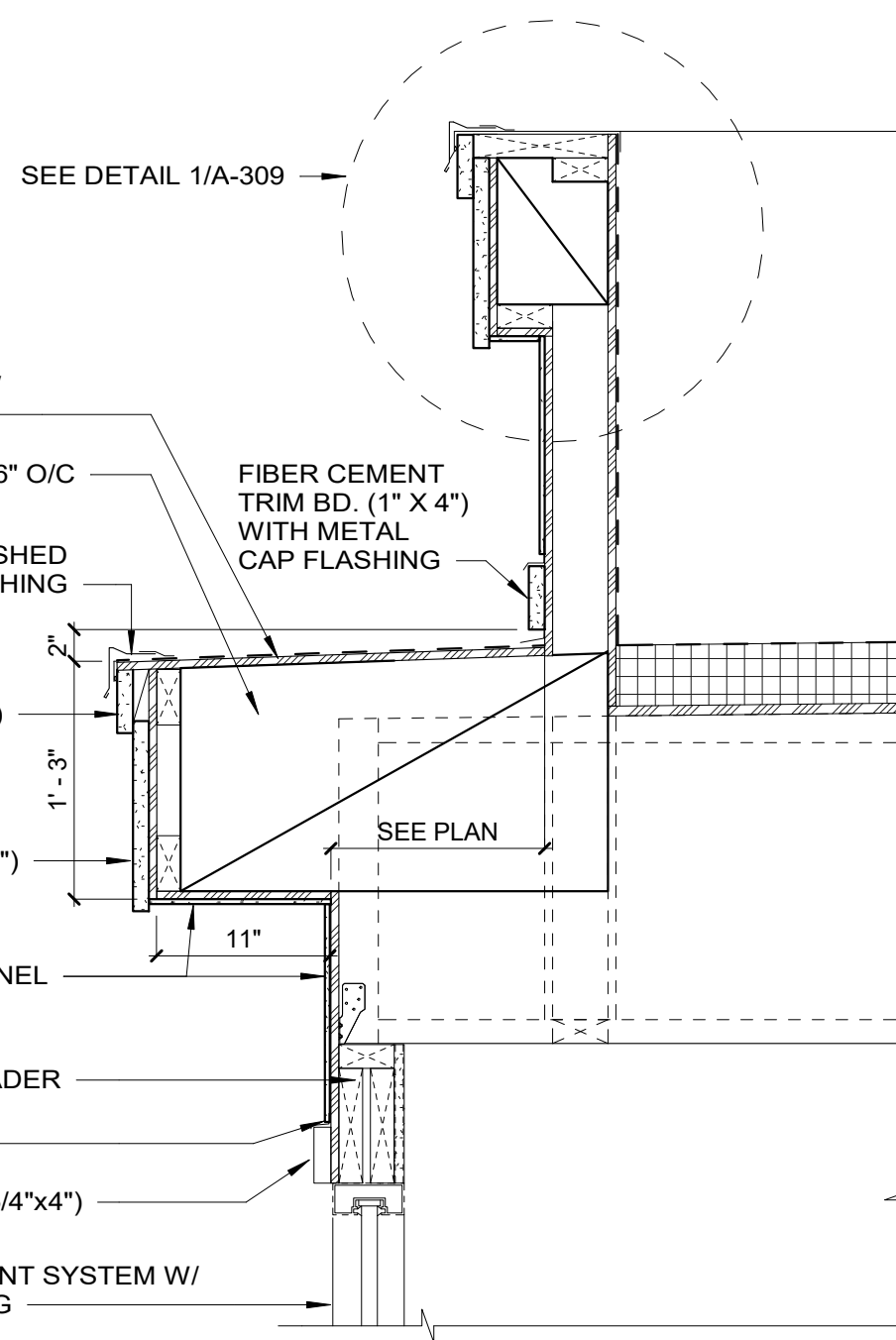
12 STOREFRONT HEAD
1" = 1'-0"



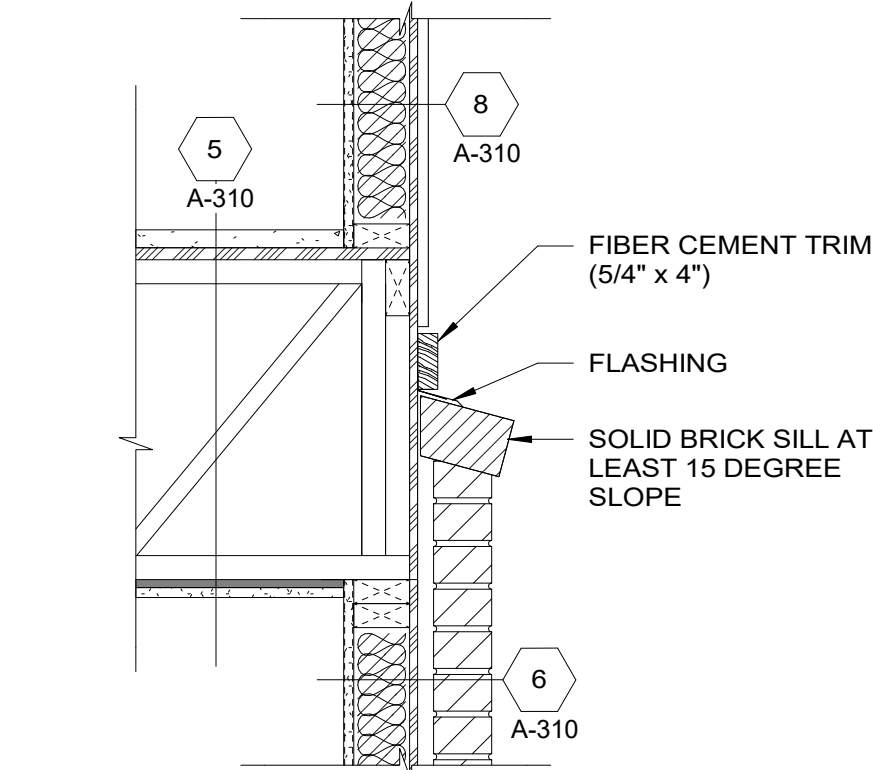
13 STOREFRONT SILL
1" = 1'-0"



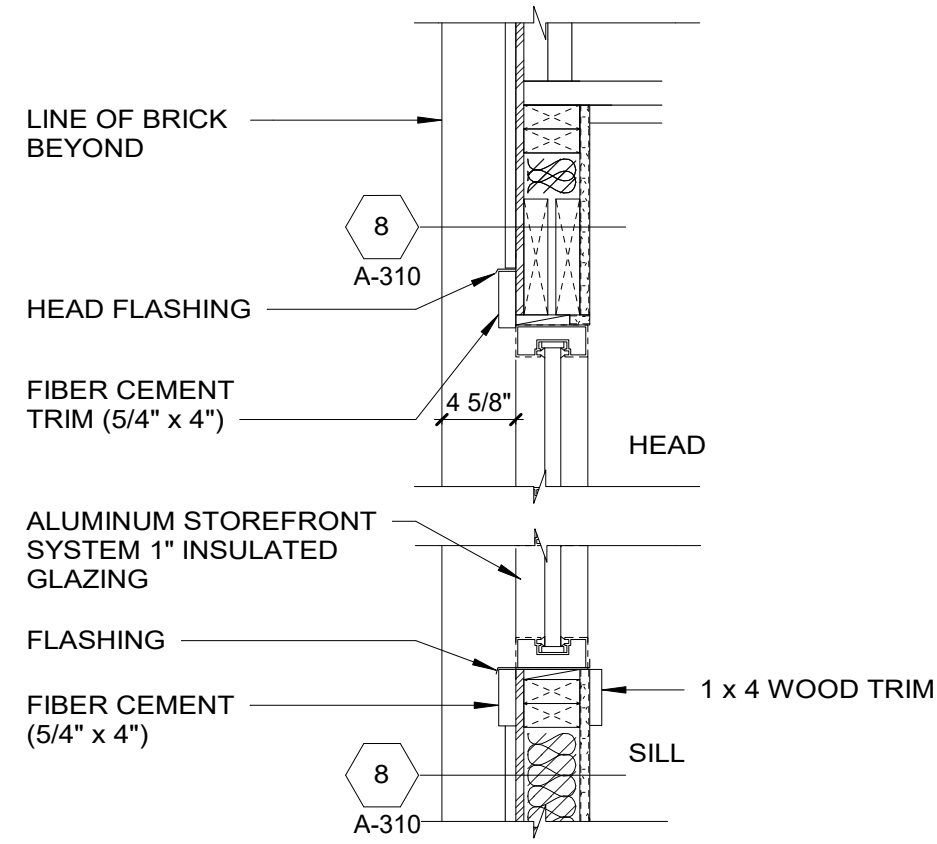
14 TYPICAL PARAPET DETAIL
1 1/2" = 1'-0"



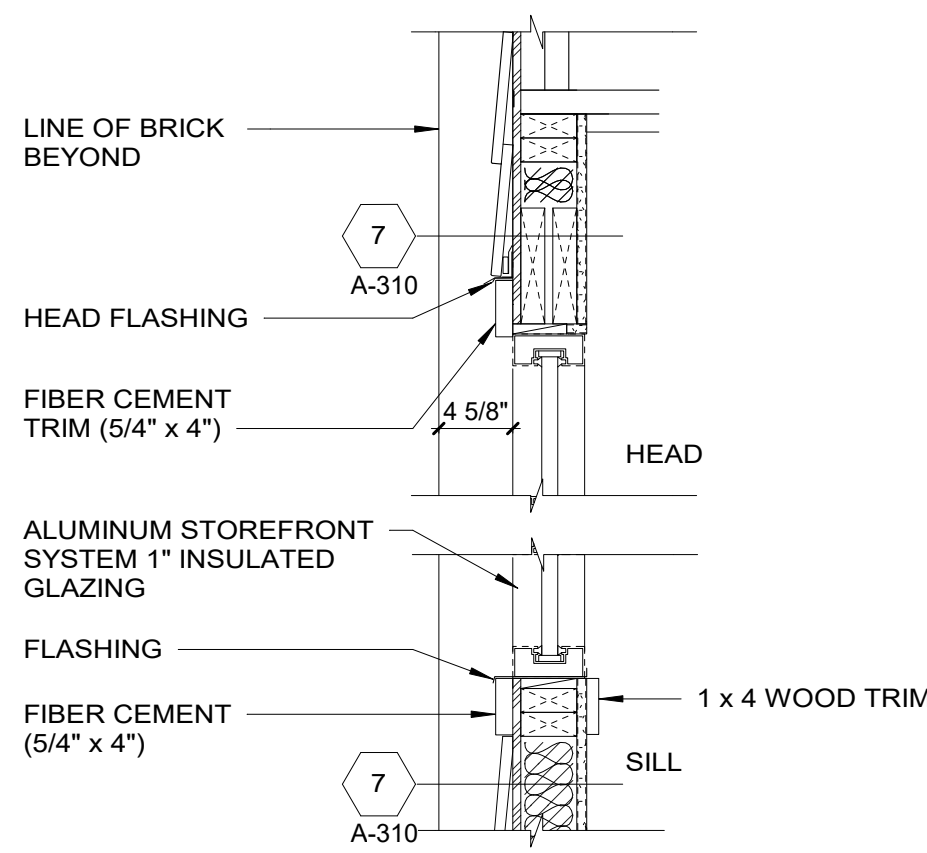
15 TYPICAL PARAPET DETAIL
1" = 1'-0"



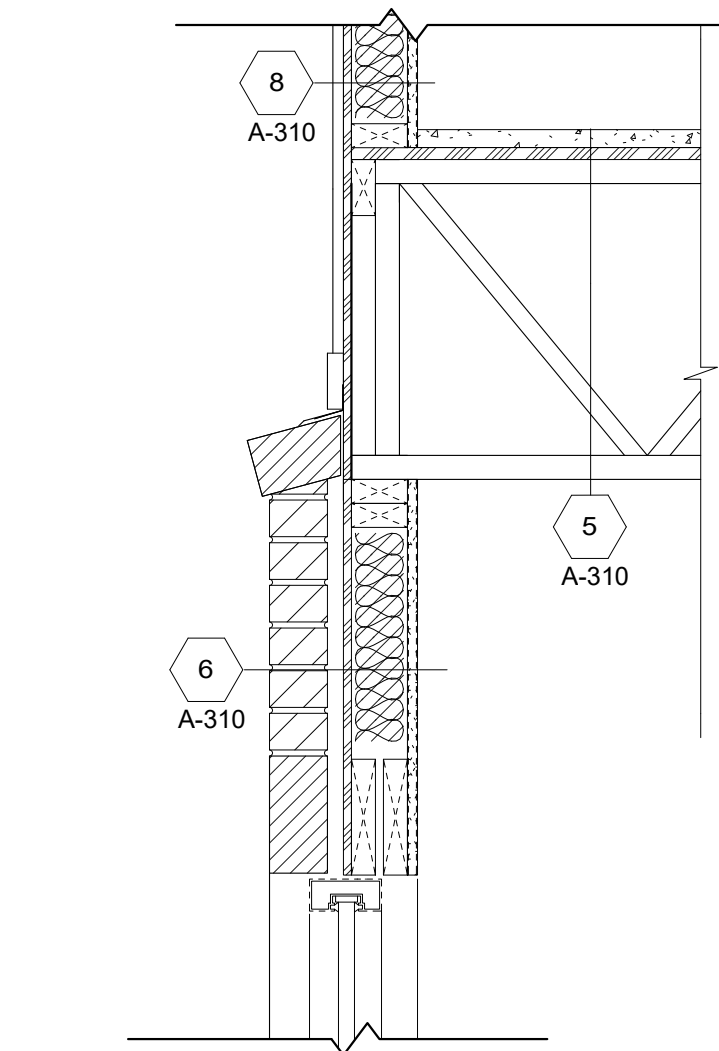
17 HORIZONTAL TRANSITION
1" = 1'-0"



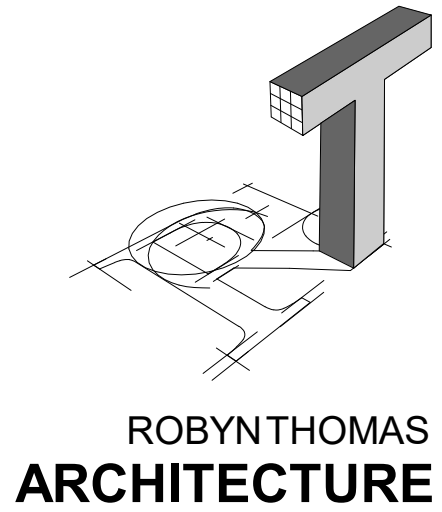
18 STOREFRONT HEAD
1" = 1'-0"



20 STOREFRONT HEAD
1" = 1'-0"



19 STOREFRONT HEAD
1" = 1'-0"



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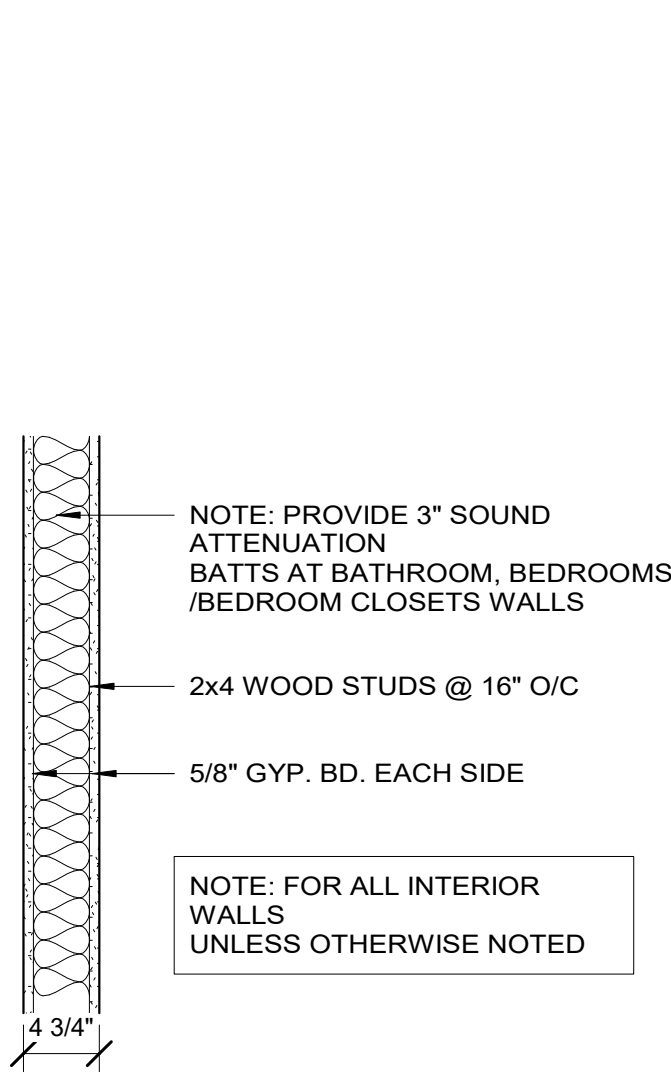


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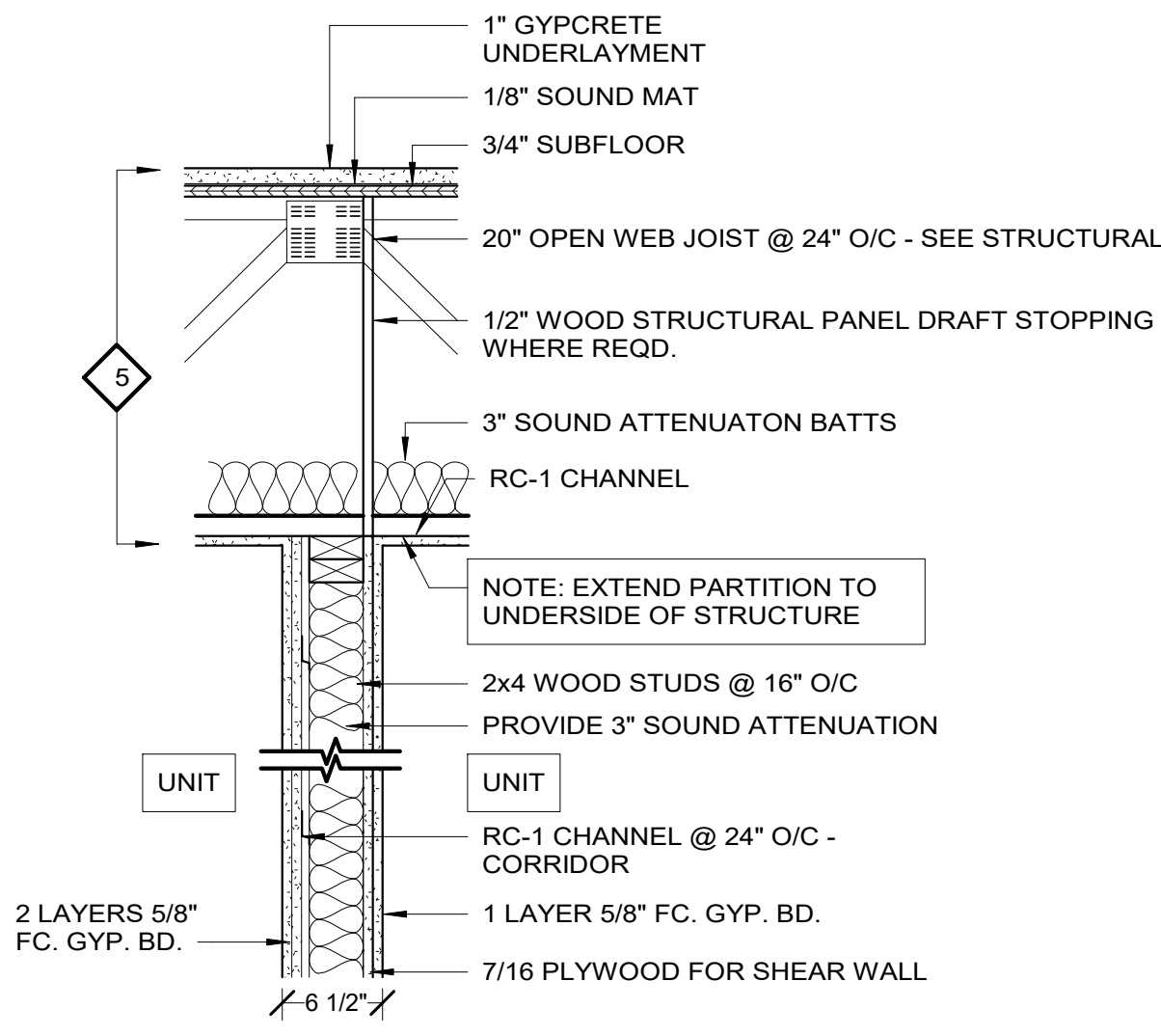
REVISIONS		
No.	Date	Comments

EXTERIOR DETAILS	
Project number	18-062
Date	05-06-2021
Drawn by	Author
A-309	
Scale	As indicated



TYPICAL INTERIOR NON-LOAD BEARNG WALLS

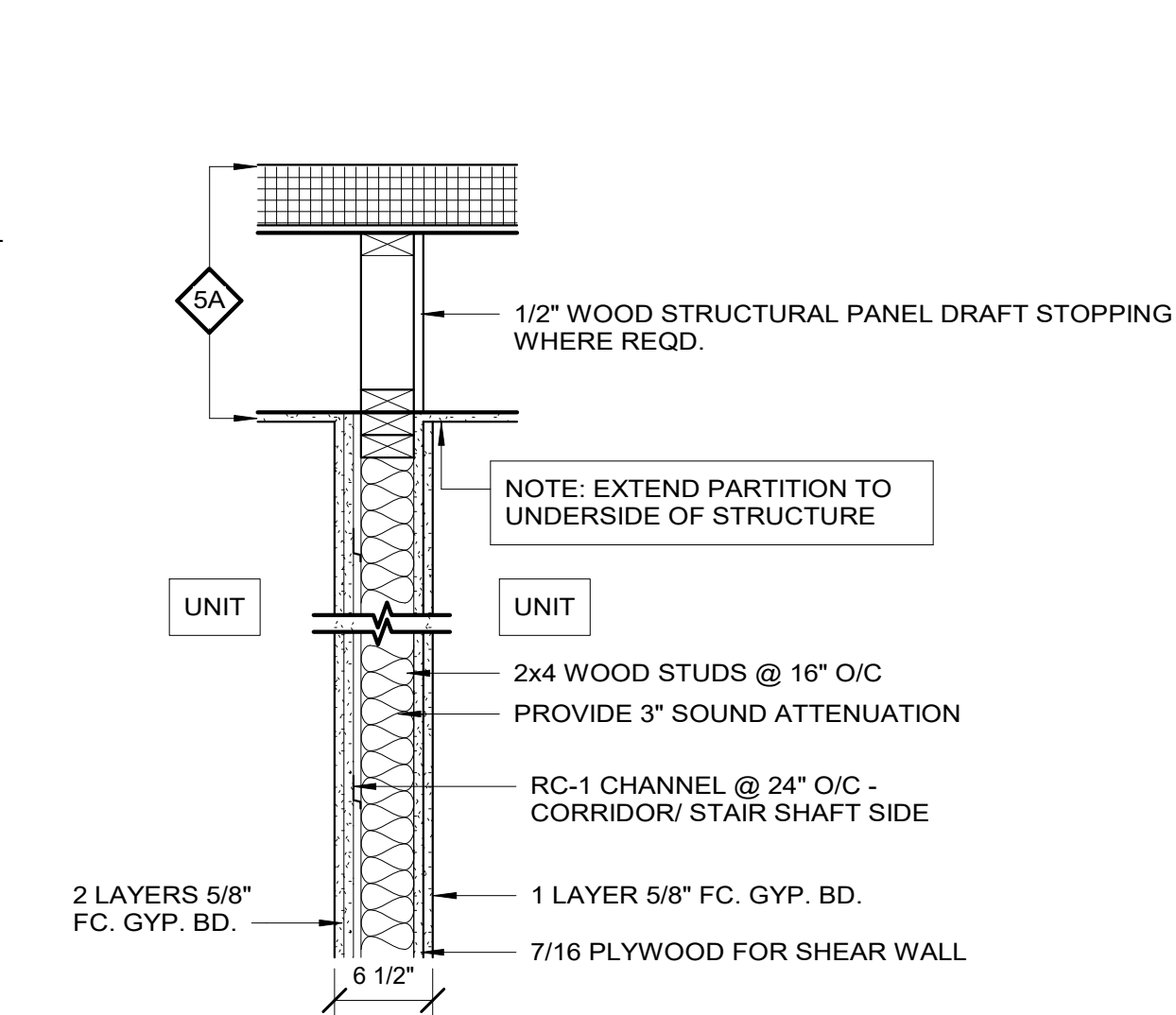
N.T.S



UNIT SEPARATION WALLS - 1ST & 2ND FLOOR

N.T.S

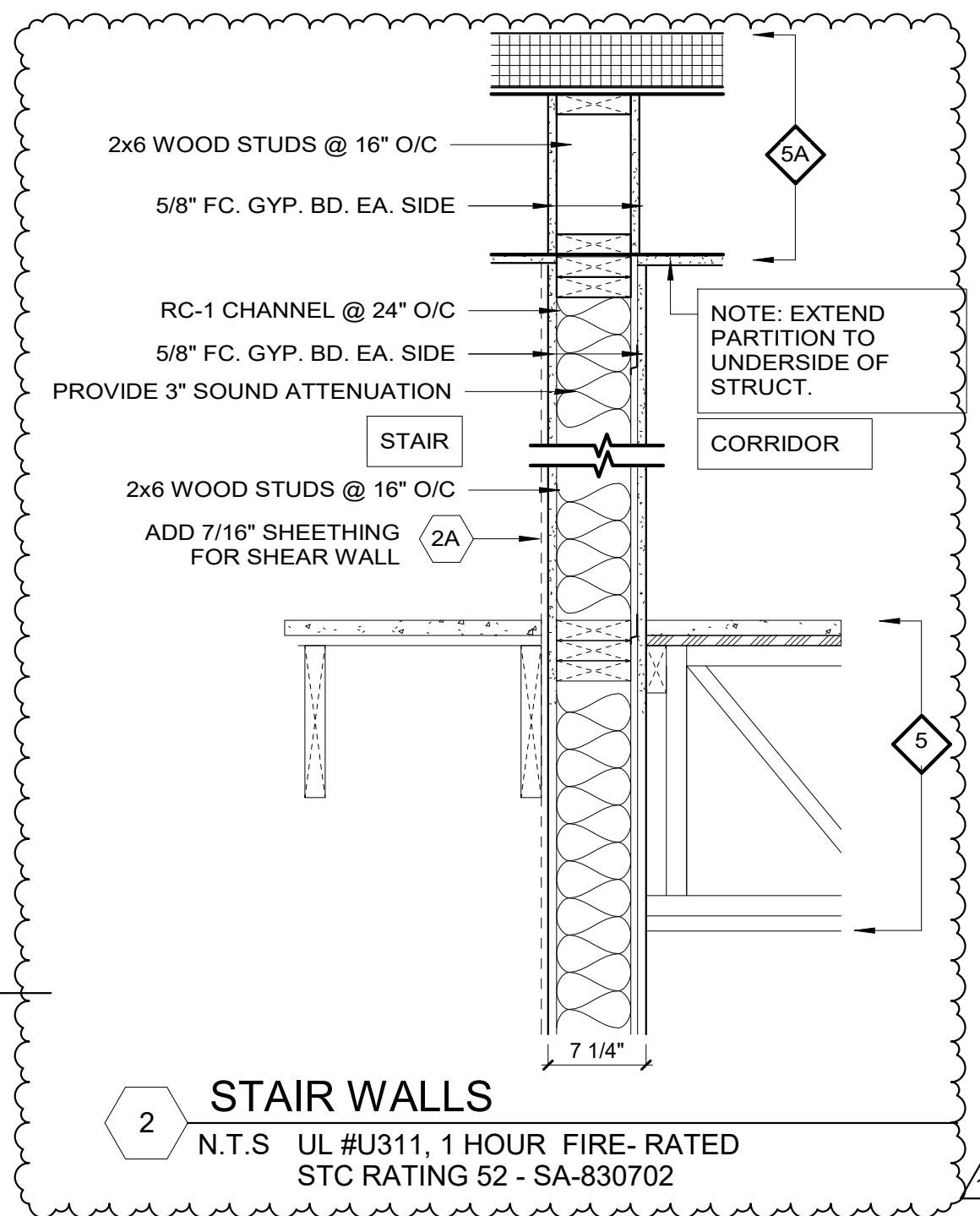
UL #U334, 1 HOUR FIRE RATING REQD.
STC RATING 58 - USG-810219



UNIT SEPARATION WALLS - 3RD FLOOR

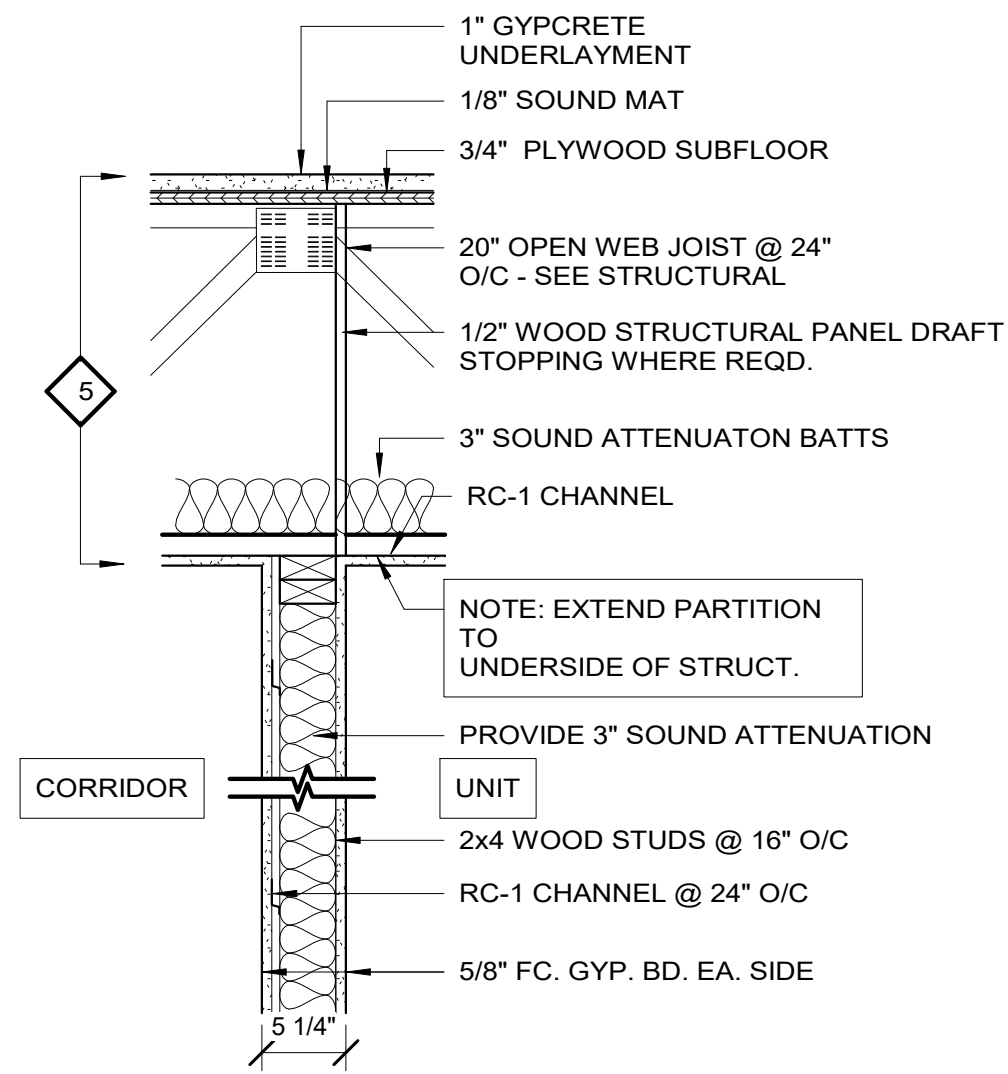
N.T.S

UL #U334, 1 HOUR FIRE RATING REQD.
STC RATING 58 - USG-810219



STAIR WALLS

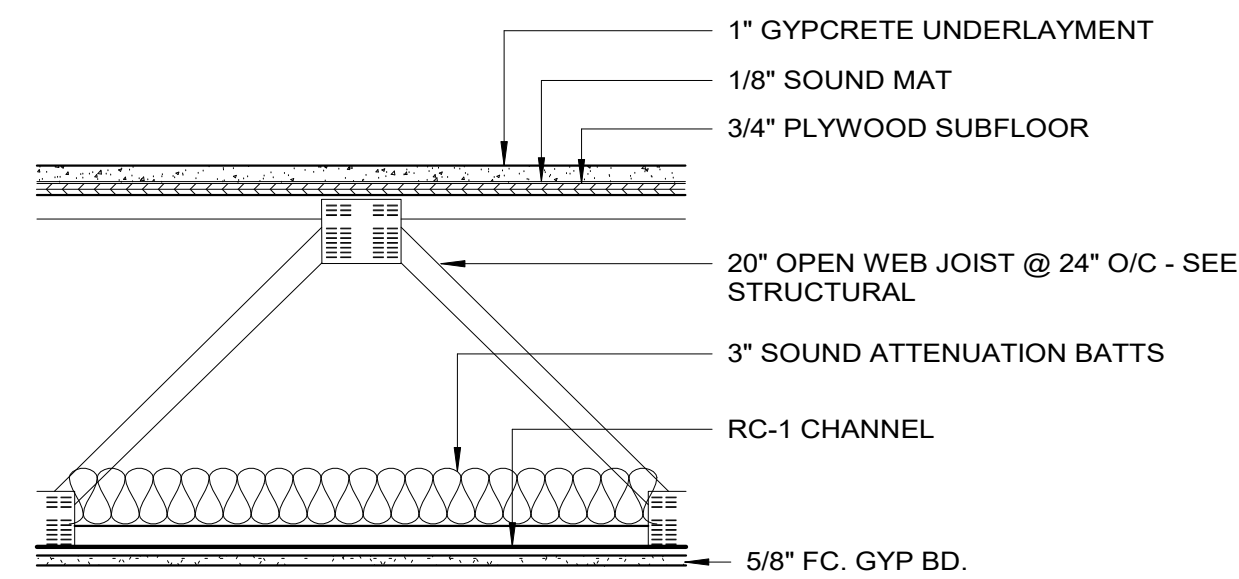
N.T.S UL #U311, 1 HOUR FIRE-RATED
STC RATING 52 - SA-830702



1ST & 2ND CORRIDOR WALLS

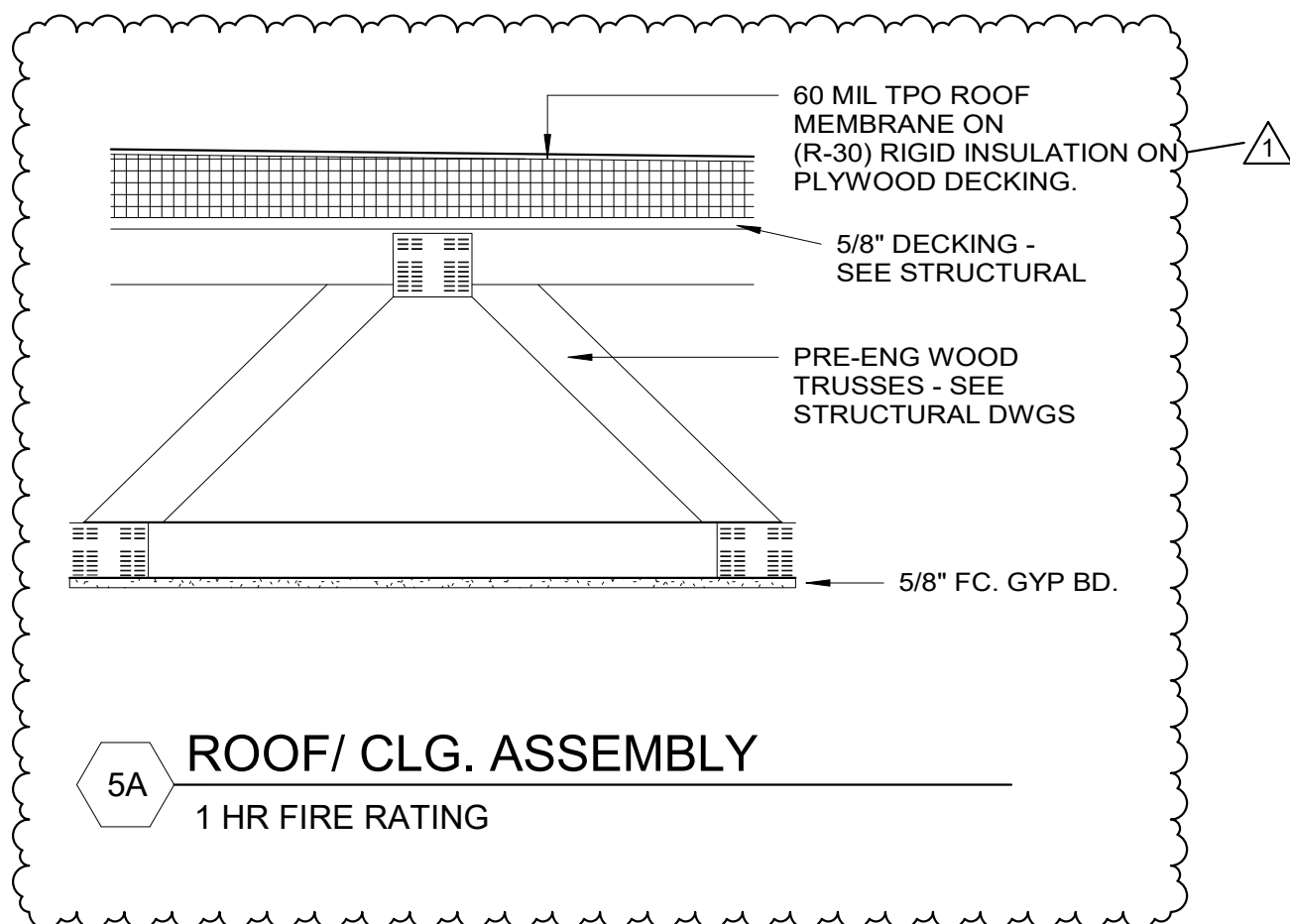
N.T.S

UL #U311, 1 HOUR FIRE-RATED
STC RATING 52 - SA-830702



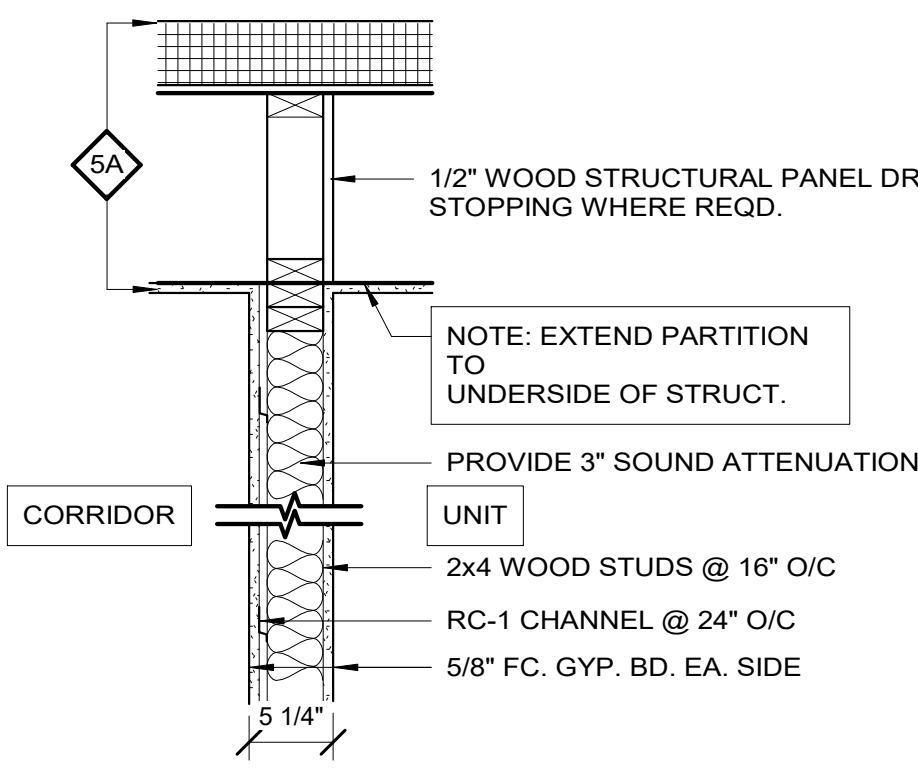
1ST/ 2ND FLOOR/ CLG. ASSEMBLY 2ND/3RD FLOOR/ CLG. ASSEMBLY

UL #L521, STC RATING 55 IIC RATING 51
1 HR FIRE RATING REQUIRED



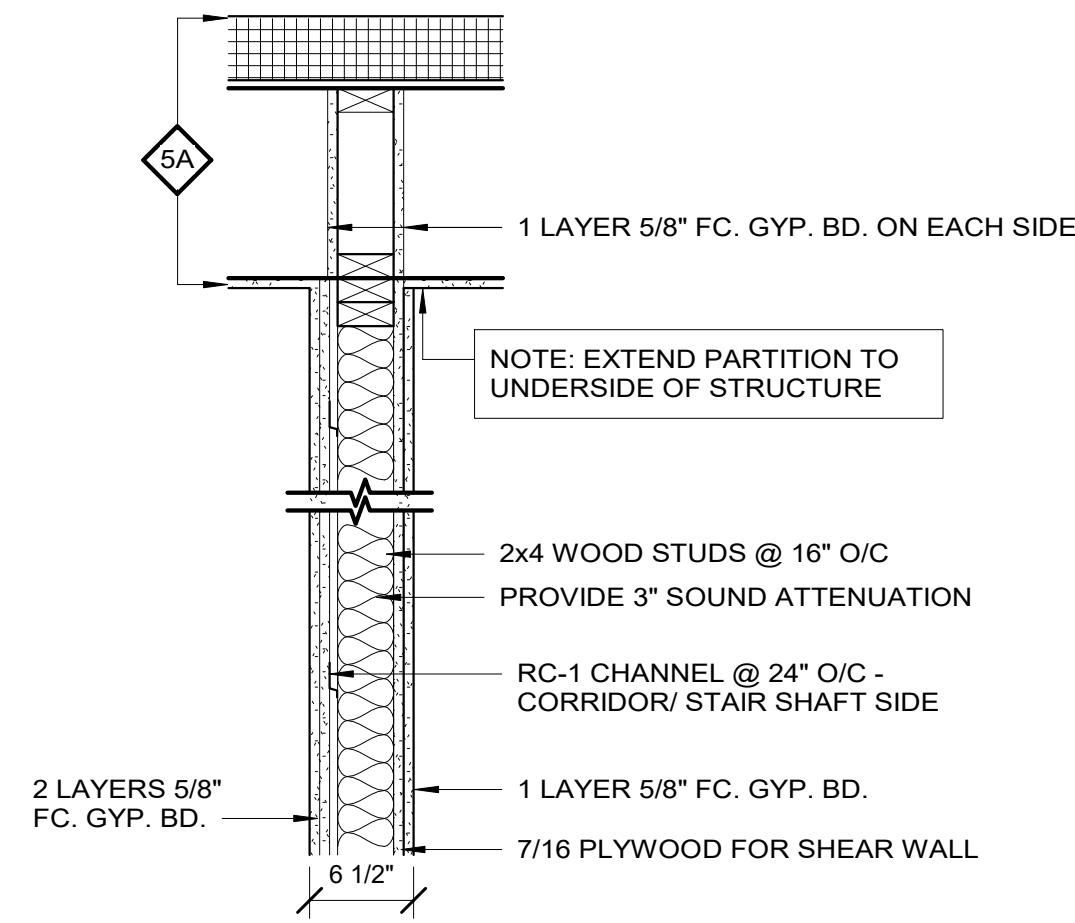
ROOF/ CLG. ASSEMBLY

1 HR FIRE RATING



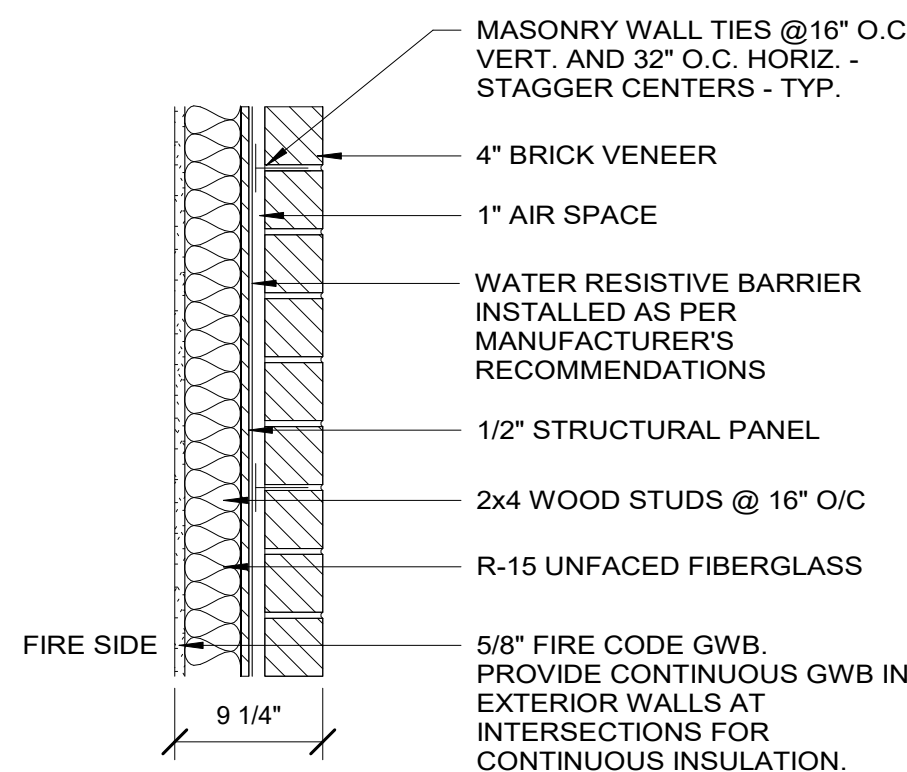
3RD FLOOR CORRIDOR WALLS

N.T.S UL #U311, 1 HOUR FIRE-RATED
STC RATING 52 - SA-830702



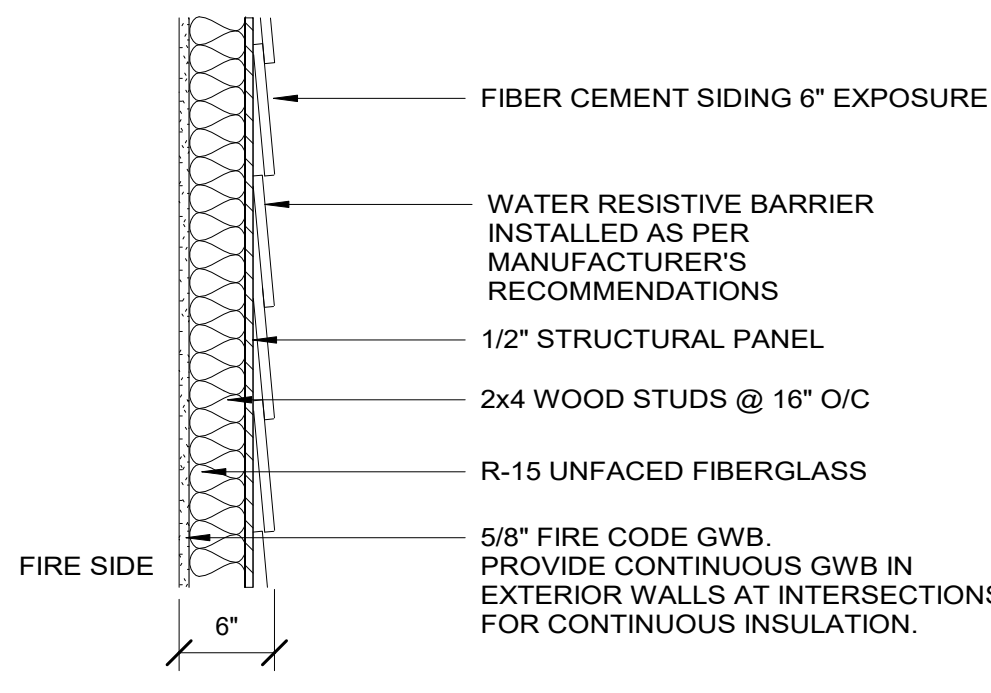
FIRE BARRIER - 3RD FLOOR

N.T.S UL #U334, 1 HOUR FIRE RATING REQD.
STC RATING 58 - USG-810219



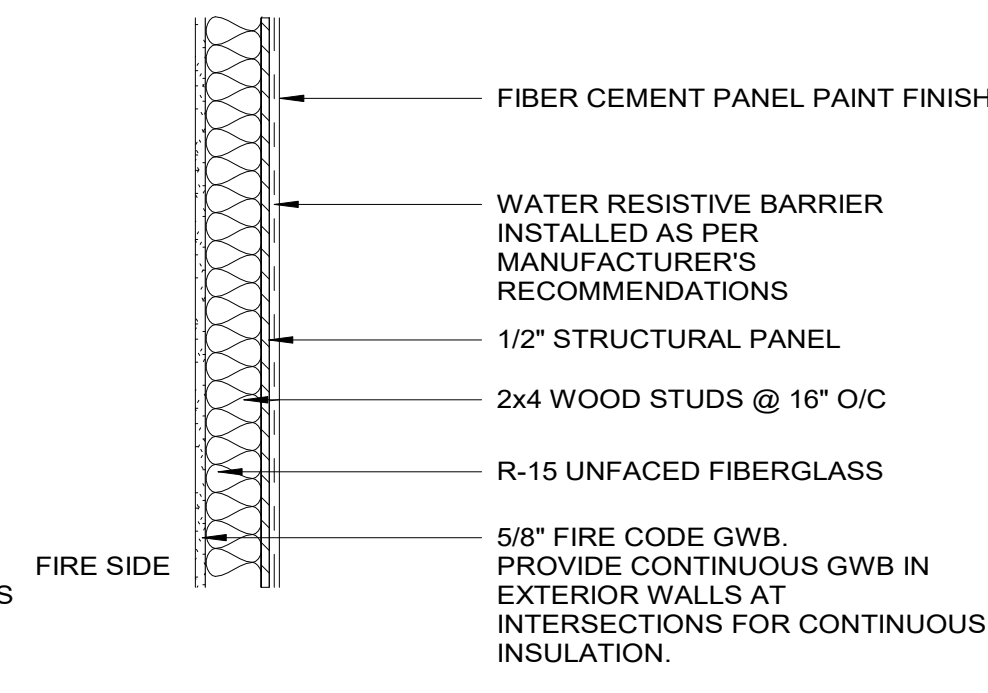
BRICK WALL - 4" STUD

N.T.S UL #U356 1 HR FIRE RATING
REQUIRED FOR BEARING WALLS



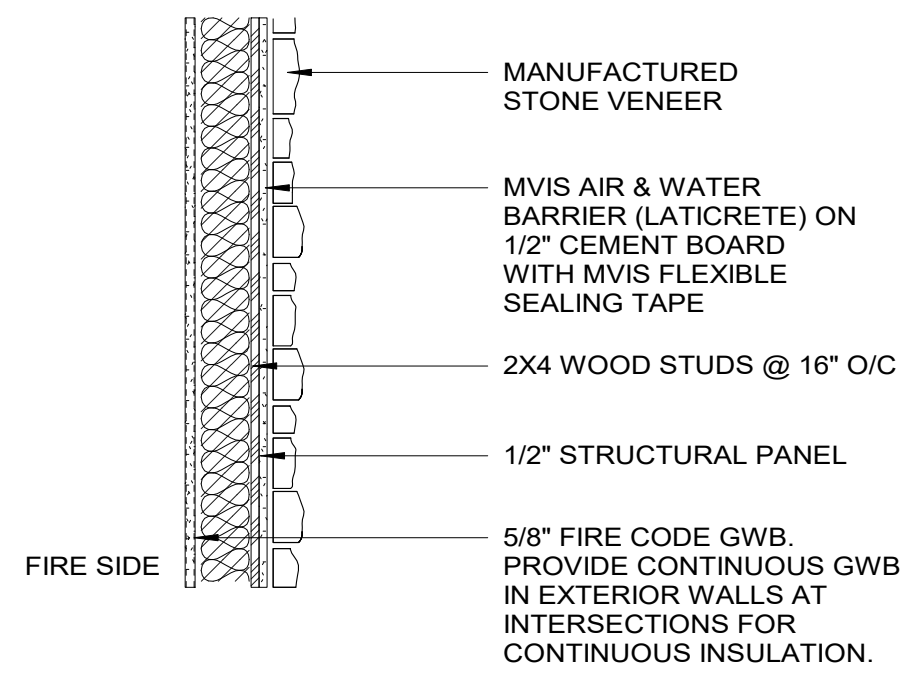
FIBER CEMENT SIDING

N.T.S UL #U356 1 HR FIRE RATING
REQUIRED FOR BEARING WALLS



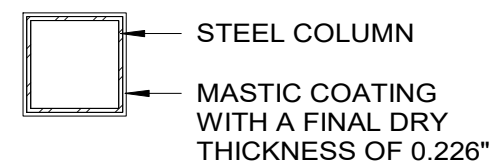
FIBER CEMENT PANEL

N.T.S UL #U356 1 HR FIRE RATING
REQUIRED FOR BEARING WALLS



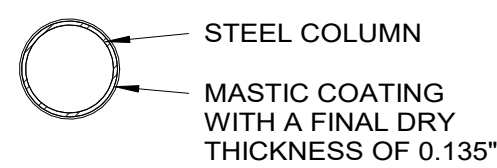
STONE WALL

N.T.S UL #U356 1 HR FIRE RATING
REQUIRED FOR BEARING WALLS



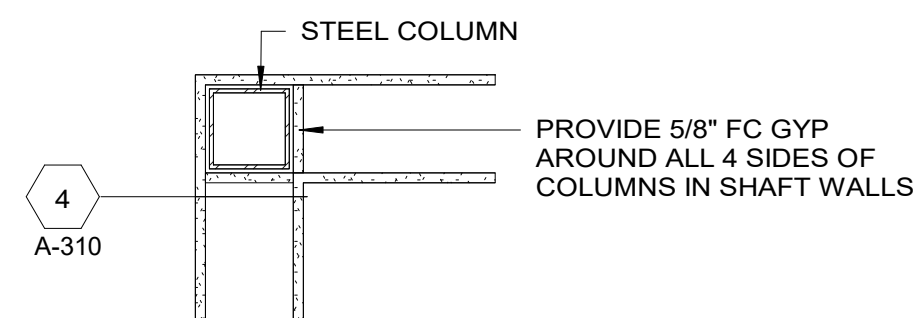
TYP. FRR SQ. COLUMN

1HR FRR - UL #X633,



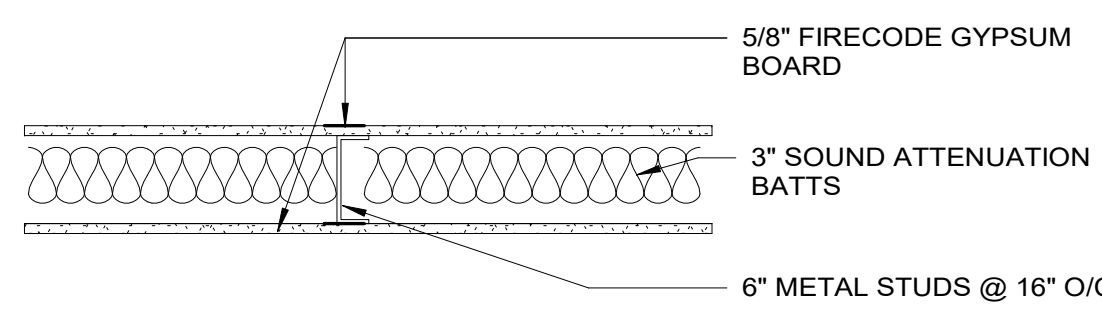
TYP. FRR ROUND COLUMN

1HR FRR - UL #X634,



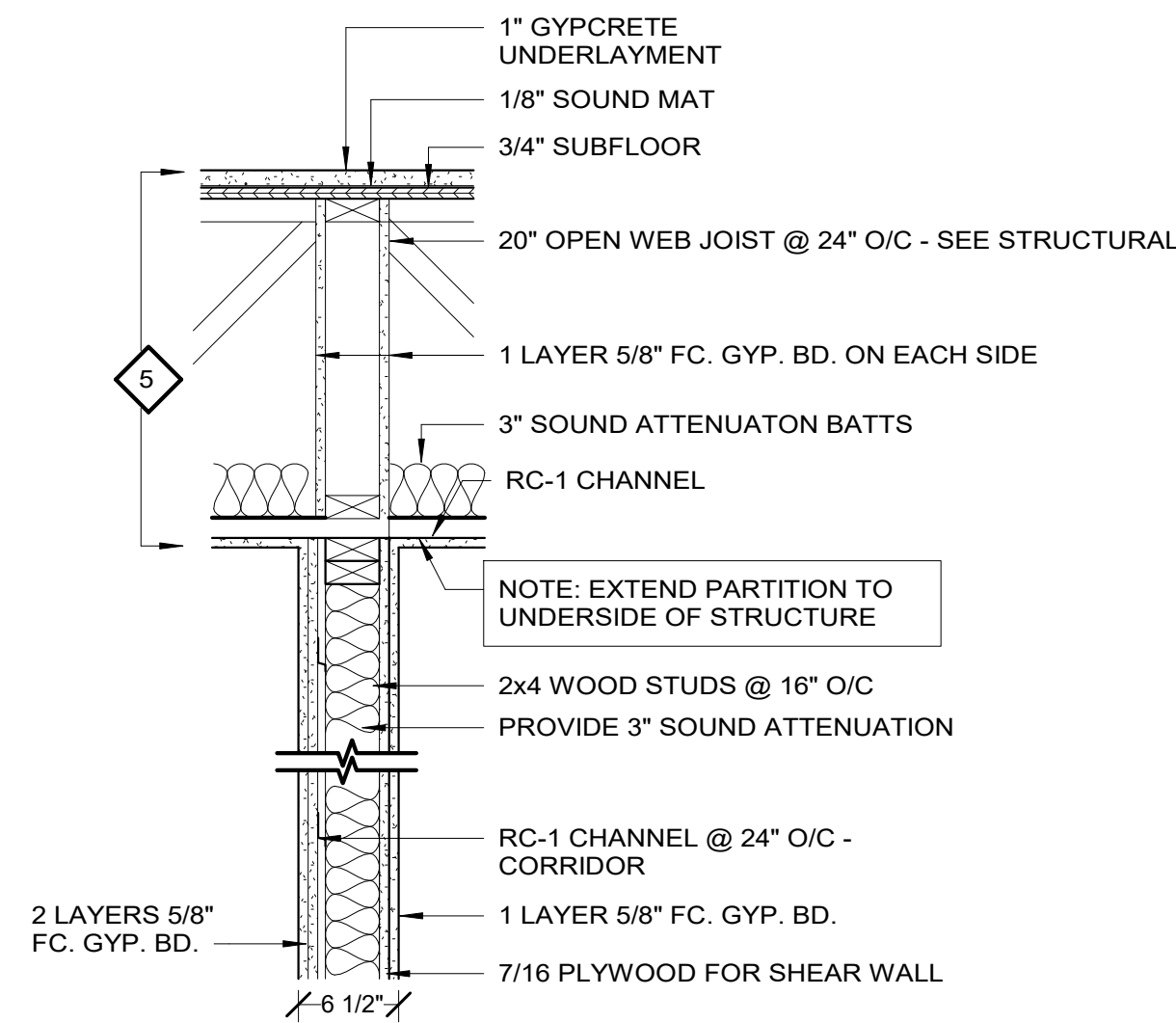
TYP. FRR COLUMN IN A SHAFT WALL

1HR FRR - UL #X526,



ELEVATOR SHAFT WALL

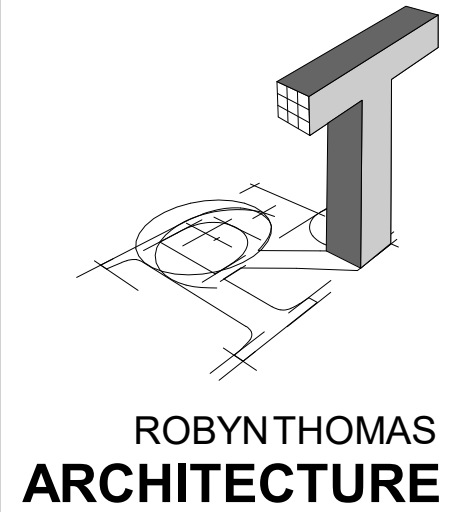
UL #U419, 1 HR FIRE RATING REQUIRED



FIRE BARRIER - 1ST & 2ND FLOOR

N.T.S UL #U334, 1 HOUR FIRE RATING REQD.
STC RATING 58 - USG-810219

NOTE: CONTRACTOR SHALL PROVIDE
SUBMITTAL FOR EACH STEEL MEMBER



913 W. 21st Street, Suite C
Norfolk, VA 23517

Ofc: 757.622.7100
Fax: 757.640.1014



Structural Engineer:
Sinclair Pratt Cameron, P.C.
Consulting Structural Engineers
757.417.0567 tel

SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

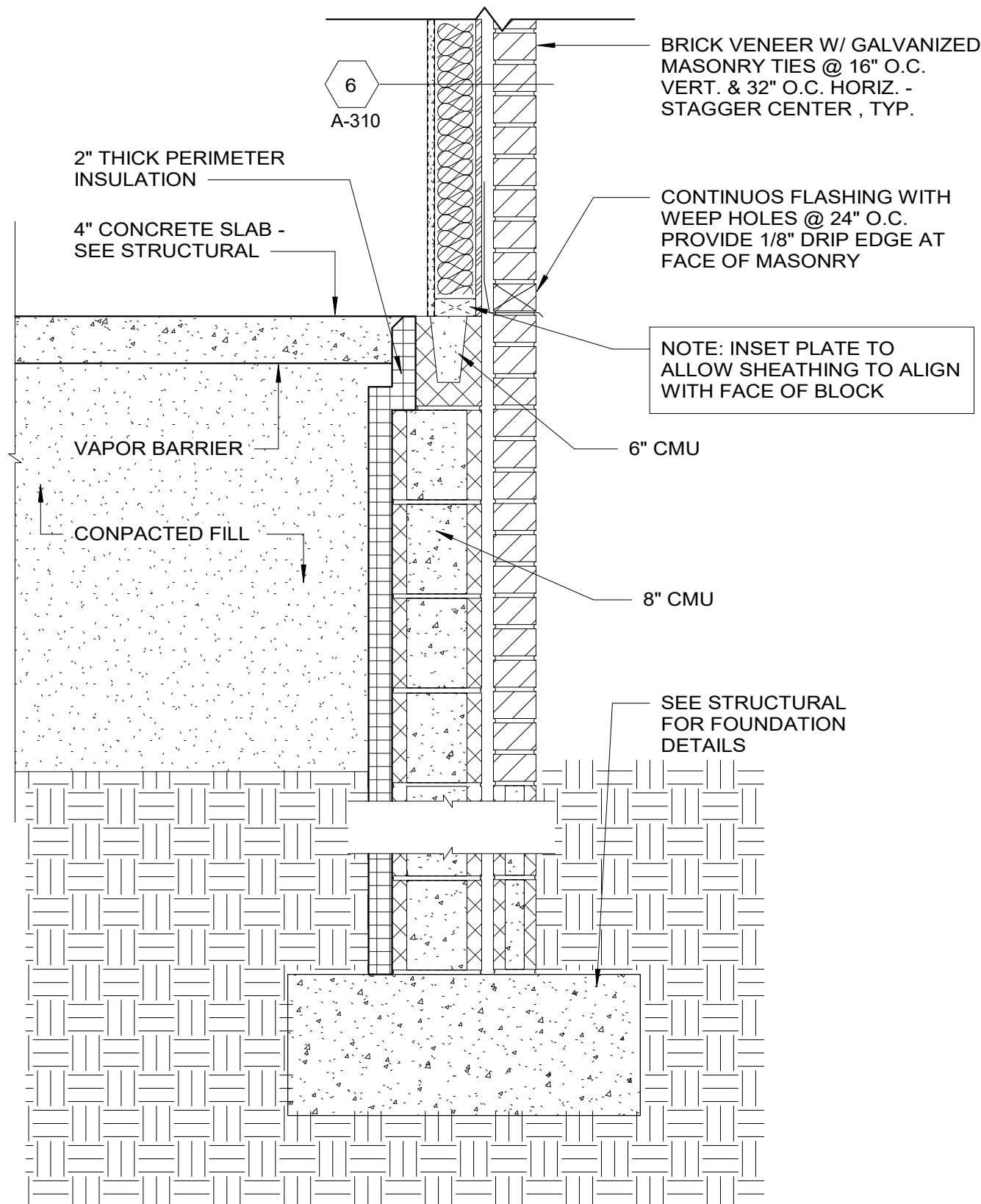
No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

DETAILS

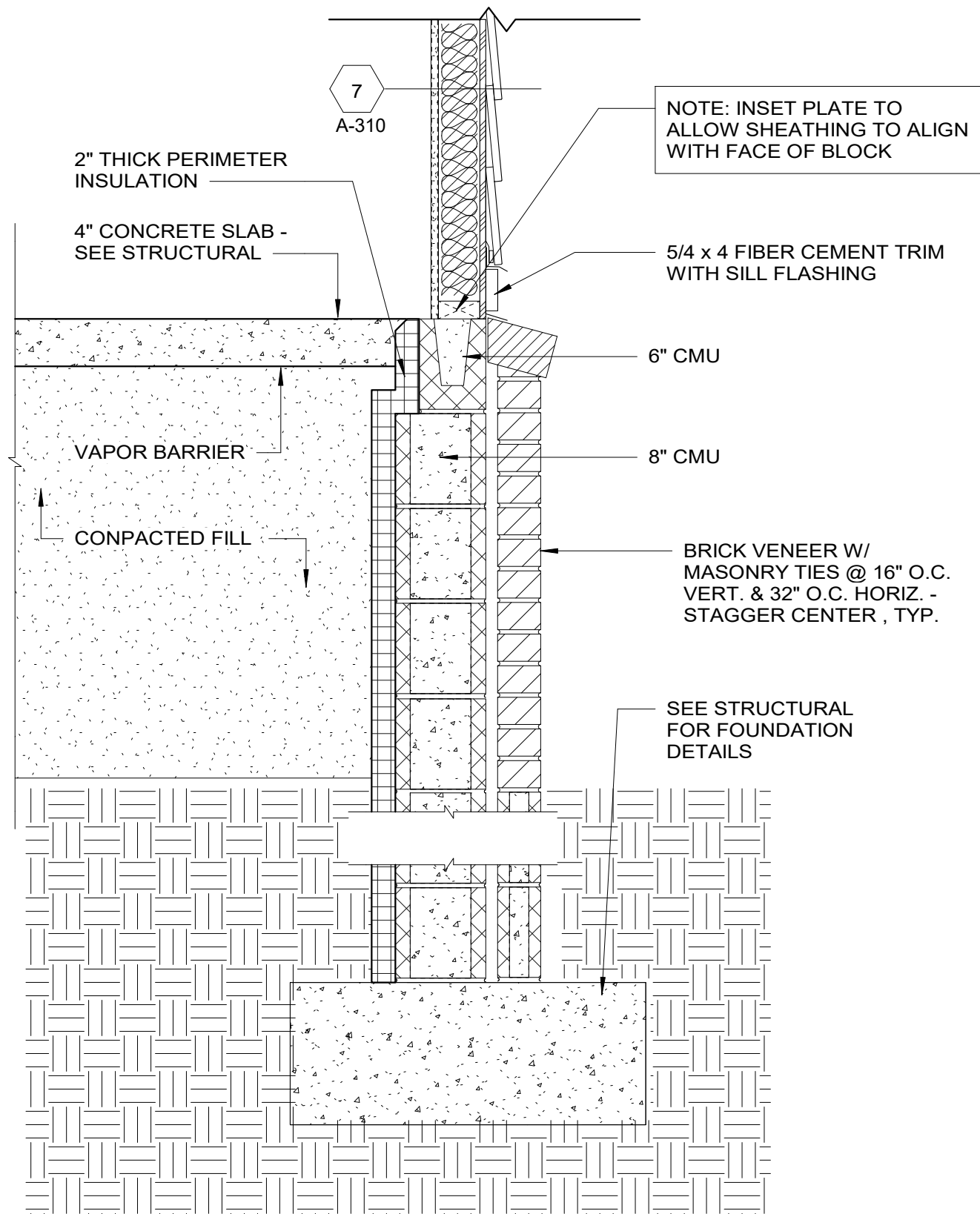
Project number 18-062
Date 05-06-2021
Drawn by MLN

A-310

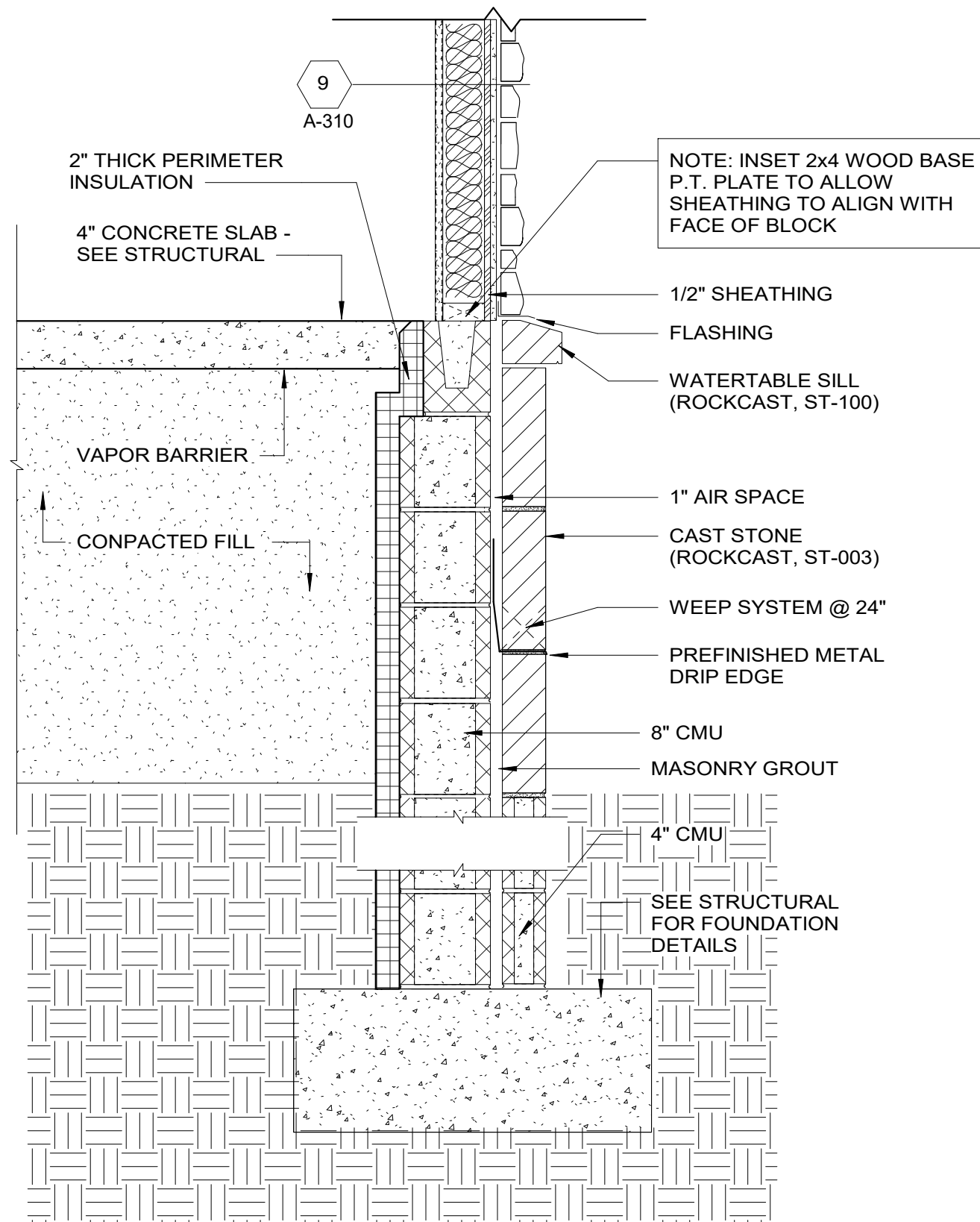
Scale 1" = 1'-0"



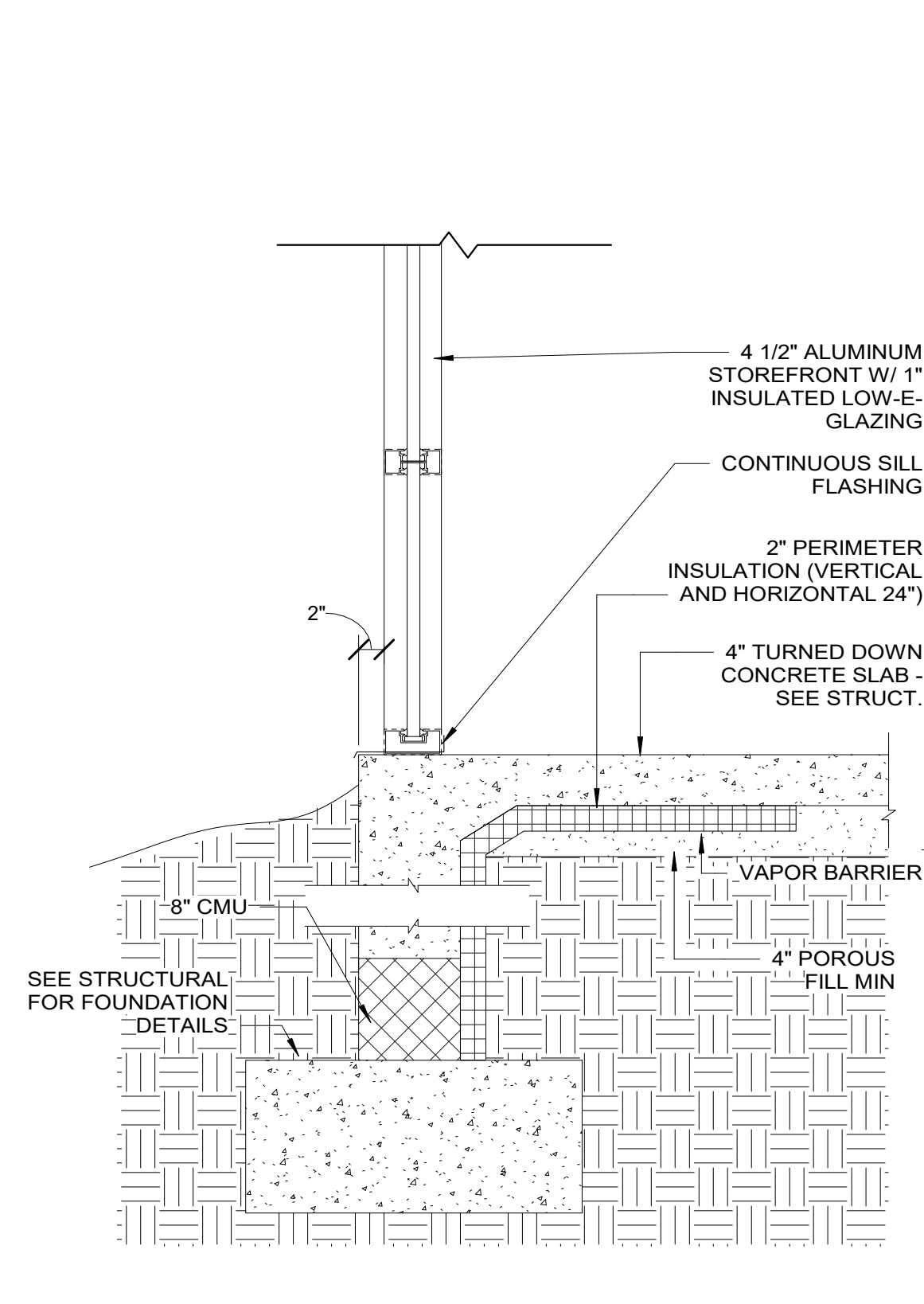
1
TYP. FOUNDATION WALL/
BRICK TRANSITION DETAIL
1" = 1'-0"



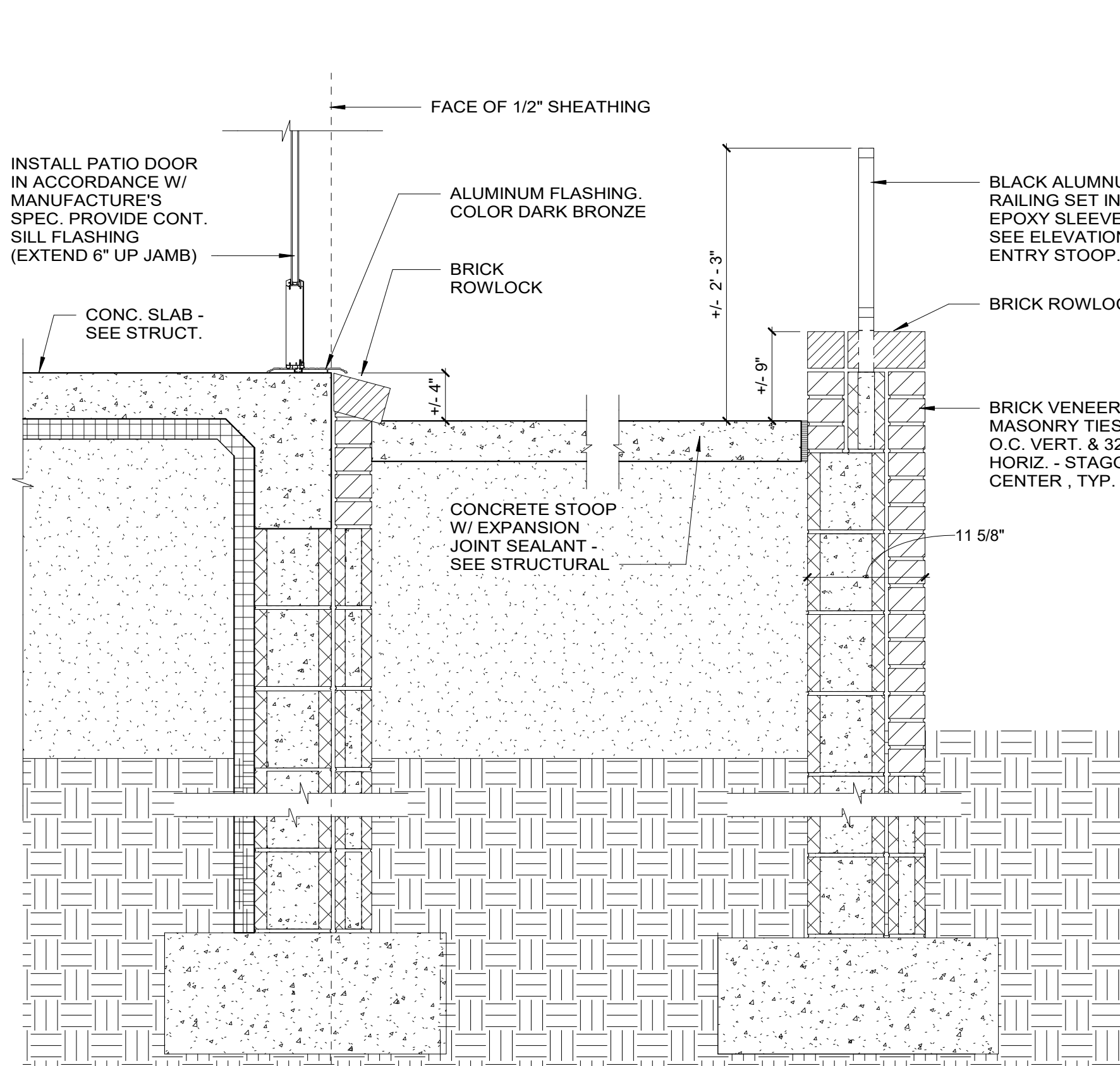
2
TYP. FOUNDATION WALL/
SIDING TRANSITION DETAIL
1" = 1'-0"



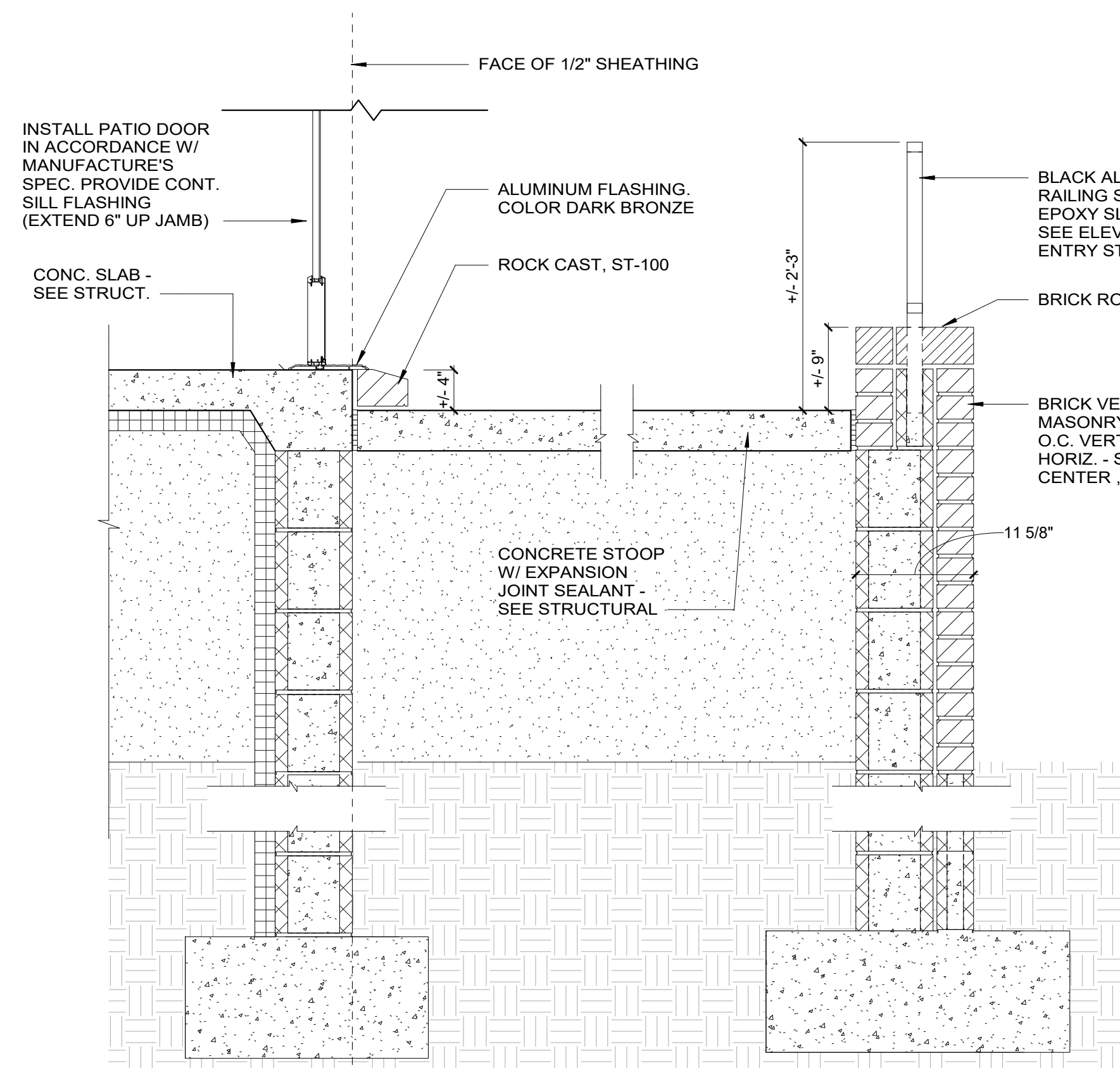
3
TYP. FOUNDATION WALL/
STONE TRANSITION DETAIL
1" = 1'-0"



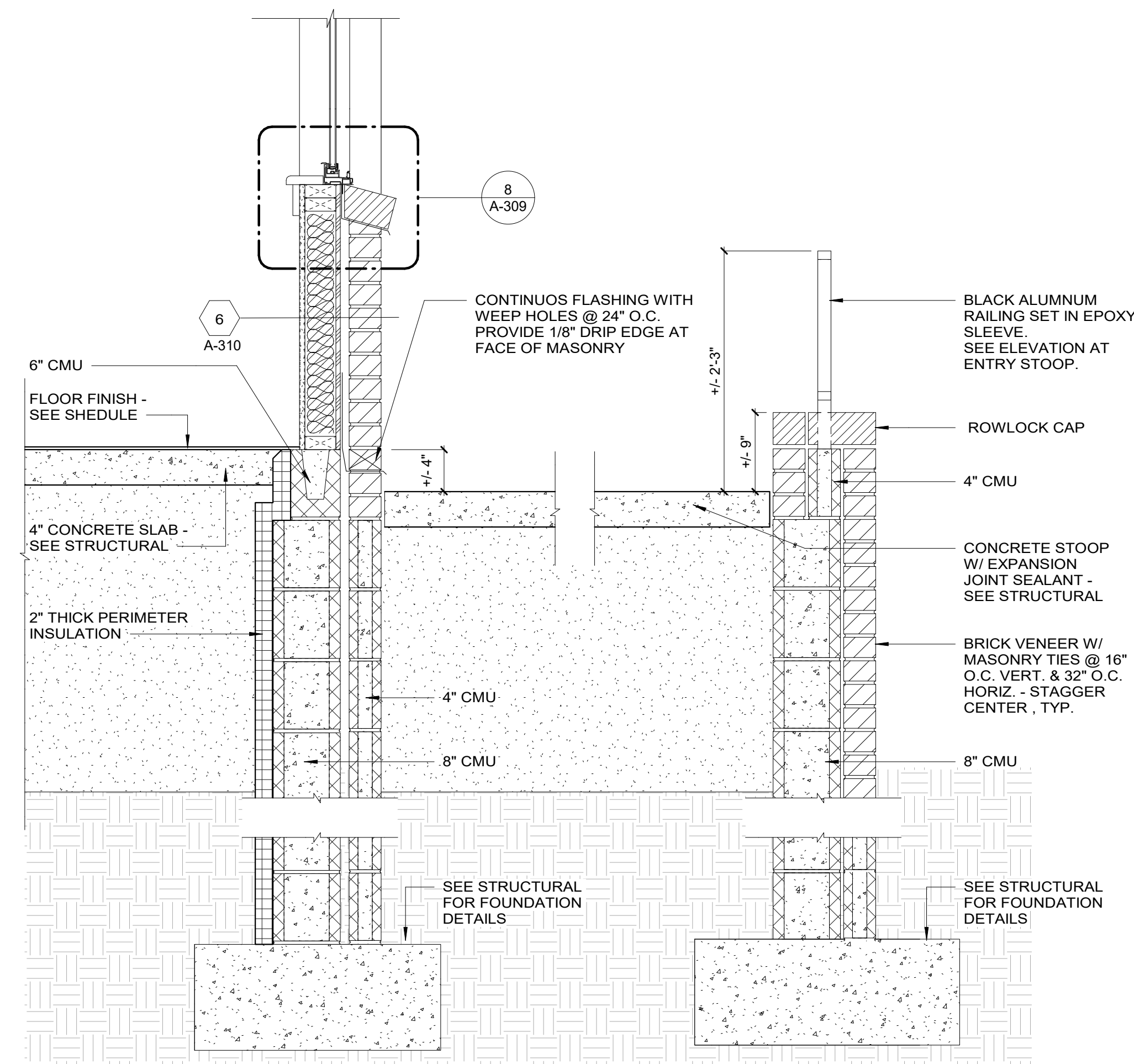
7
TYP. FOUNDATION WALL AT
STOREFRONT AT GRADE
DETAIL
1" = 1'-0"



4
TYP. FOUNDATION WALL AT
FIRST FLOOR BALCONY
DETAIL
1" = 1'-0"



5
TYP. FOUNDATION WALL AT
FIRST FLOOR BALCONY
DETAIL
1" = 1'-0"



6
TYP. FOUNDATION WALL AT
FIRST FLOOR BALCONY
DETAIL
1" = 1'-0"

REVISIONS

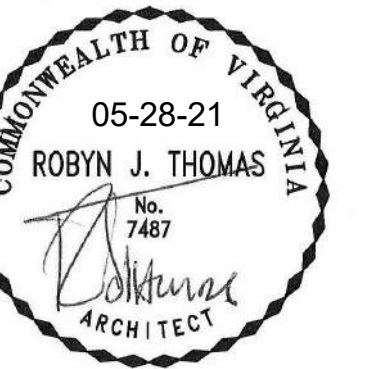
No.	Date	Comments

DETAILS



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Consulting Structural Engineers
57.417.0567 tel

SYCAMORE PLAZA (BUILDING A)

1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

[illegible]

DETAILS

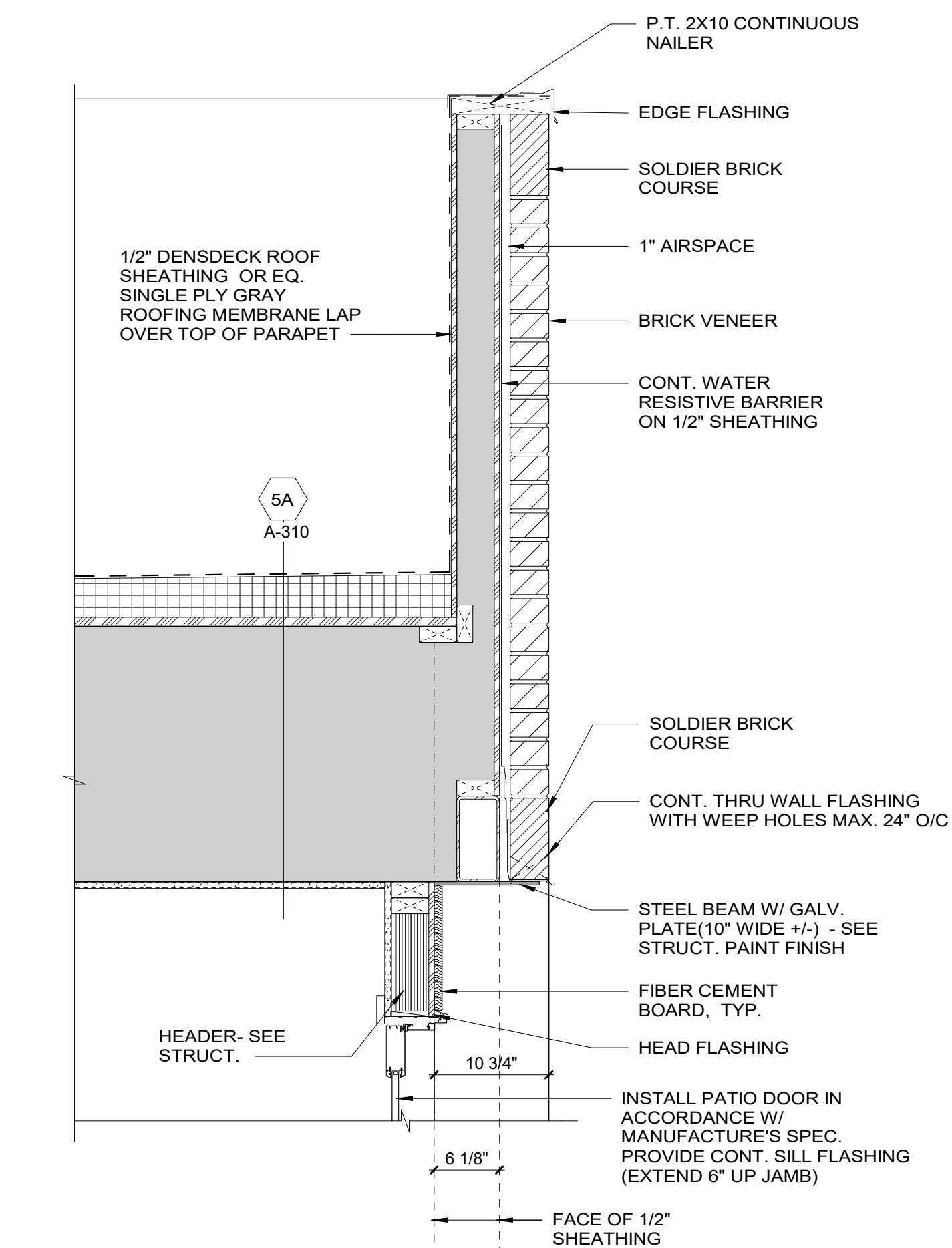
Project number 18-062

Date 05-06-2021

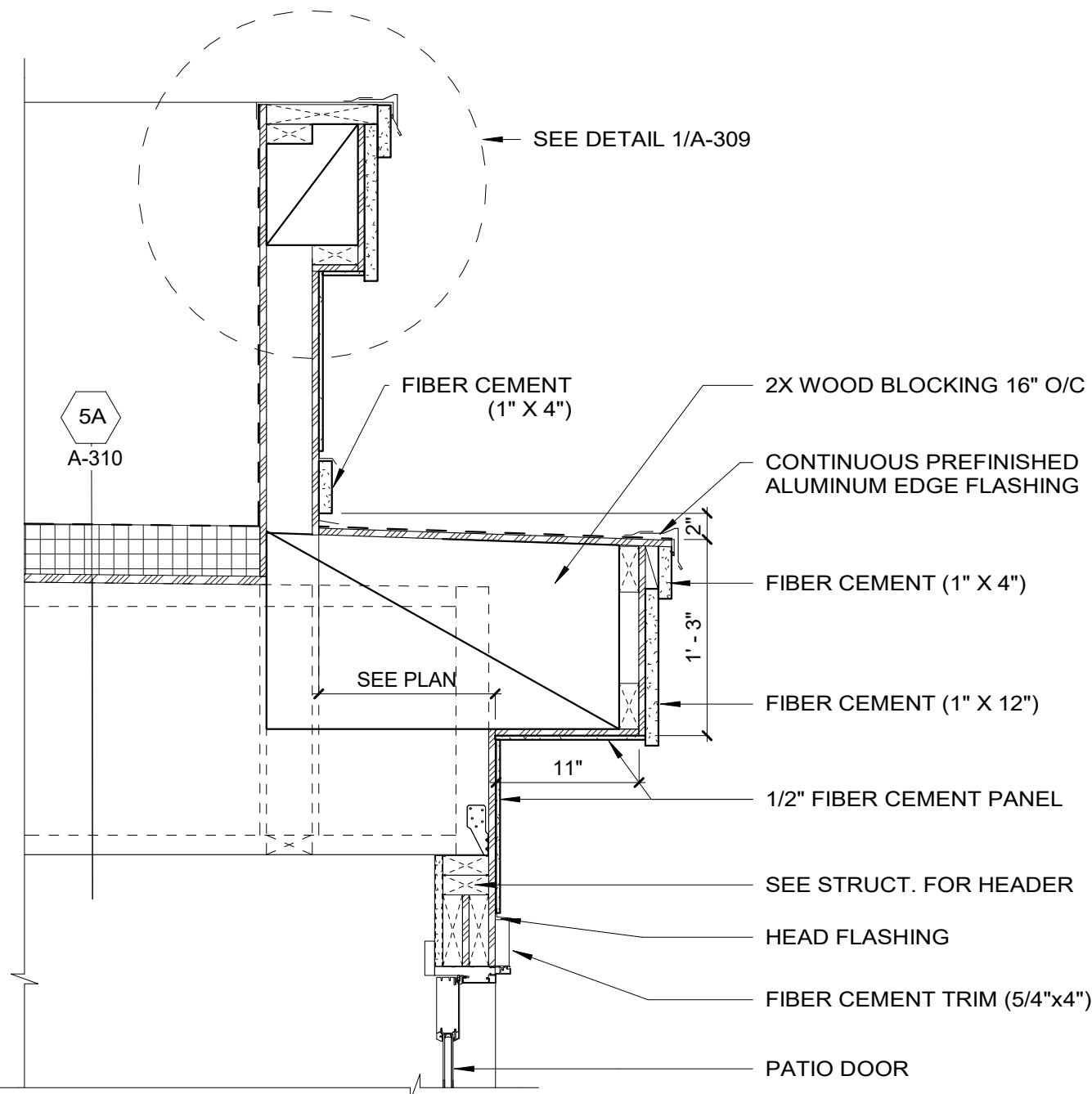
Drawn by	Author
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A-312

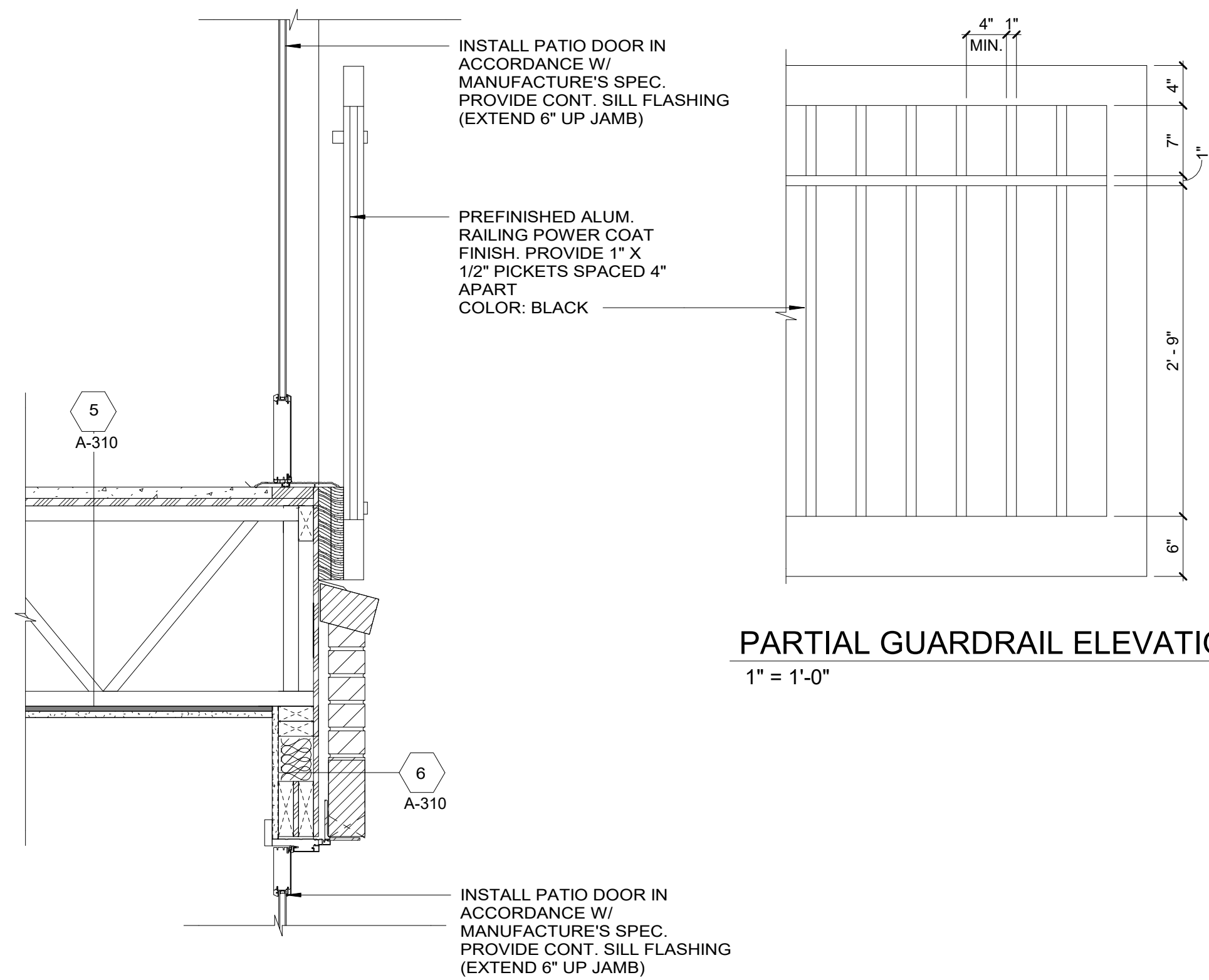
Scale 1" = 1'-0"



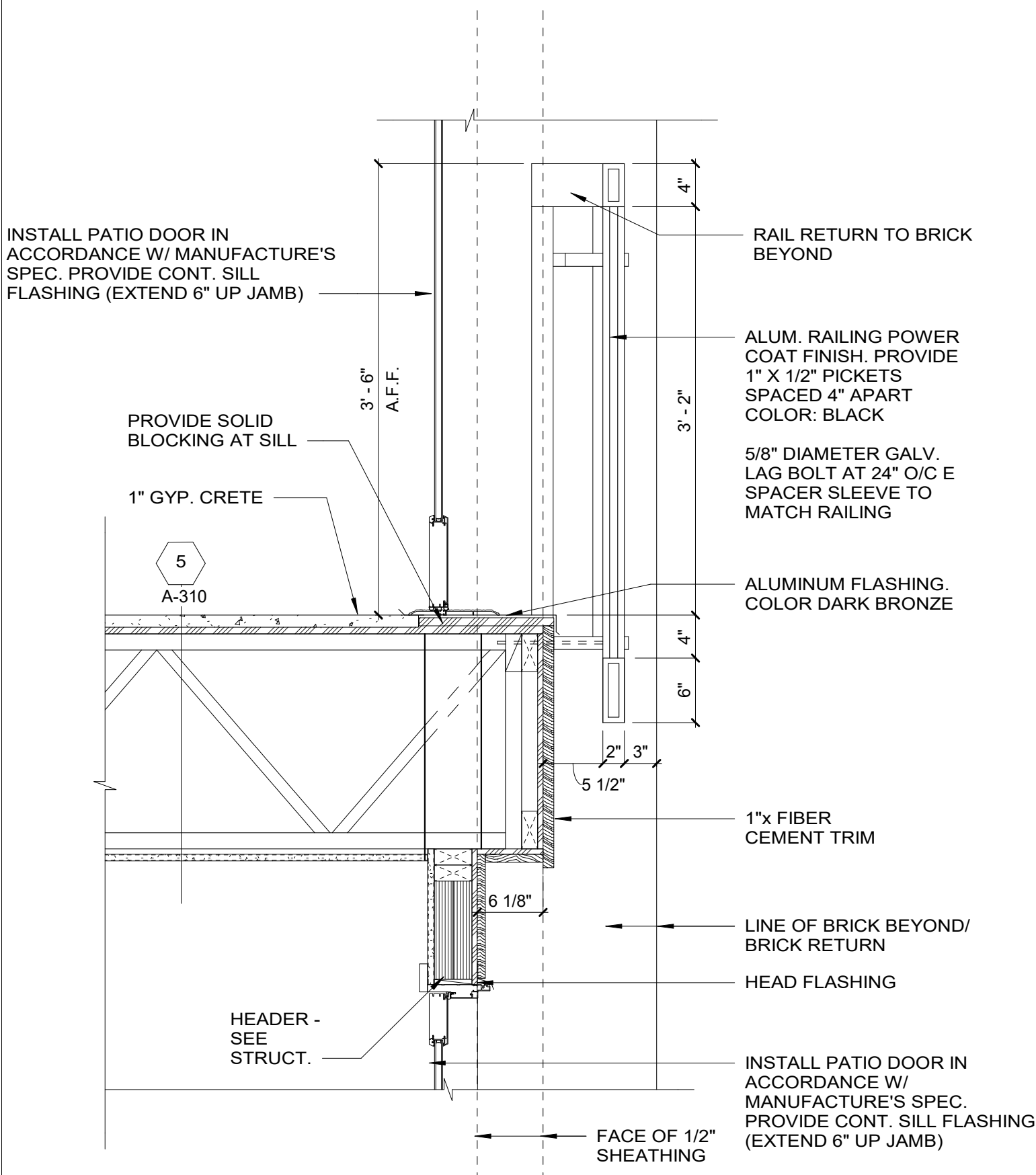
1		WINDOW SILL
A-308	A-312	1" = 1'-0"



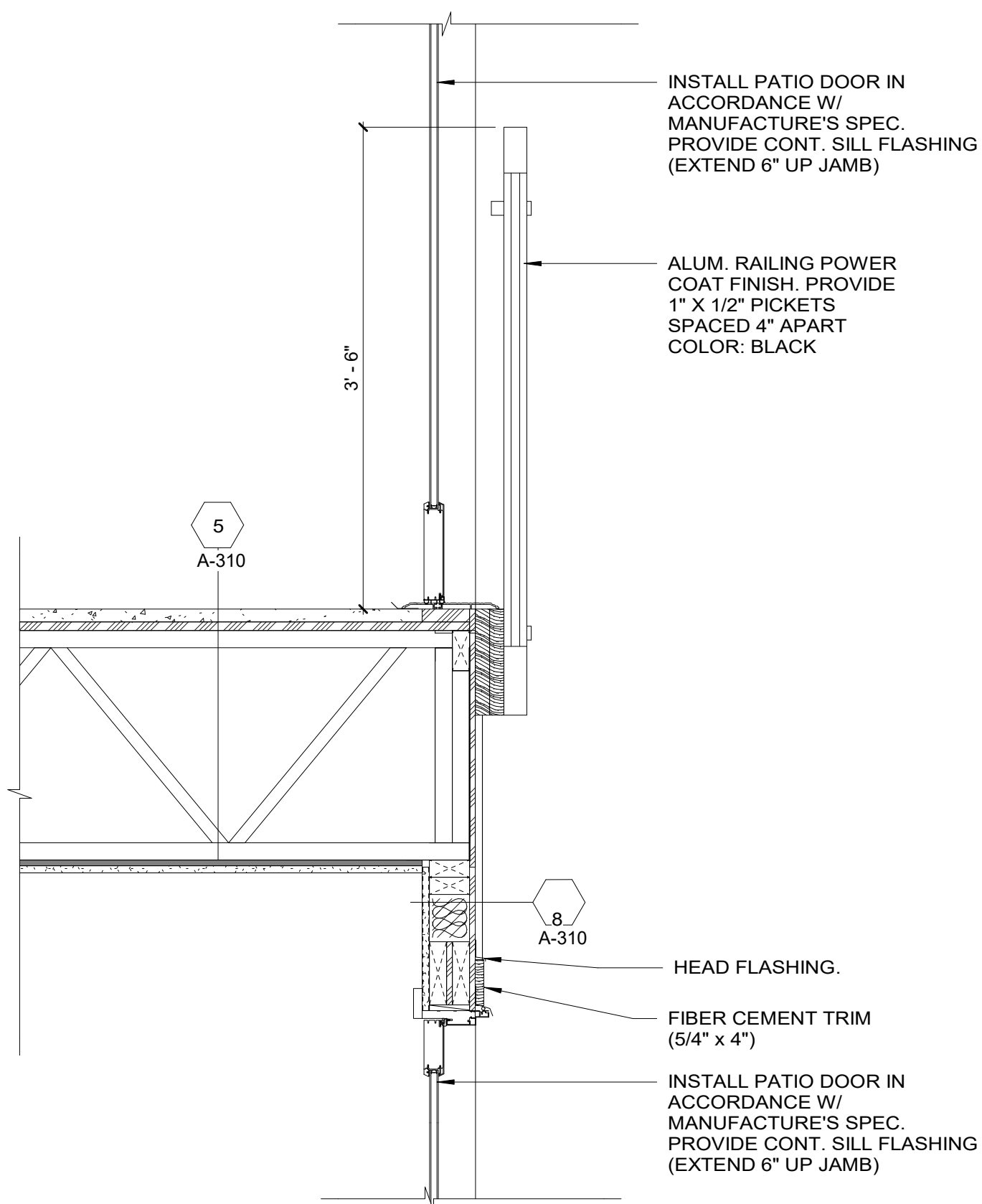
4		TYPICAL PARAPET DETAIL
A-307	A-312	1" = 1'-0"



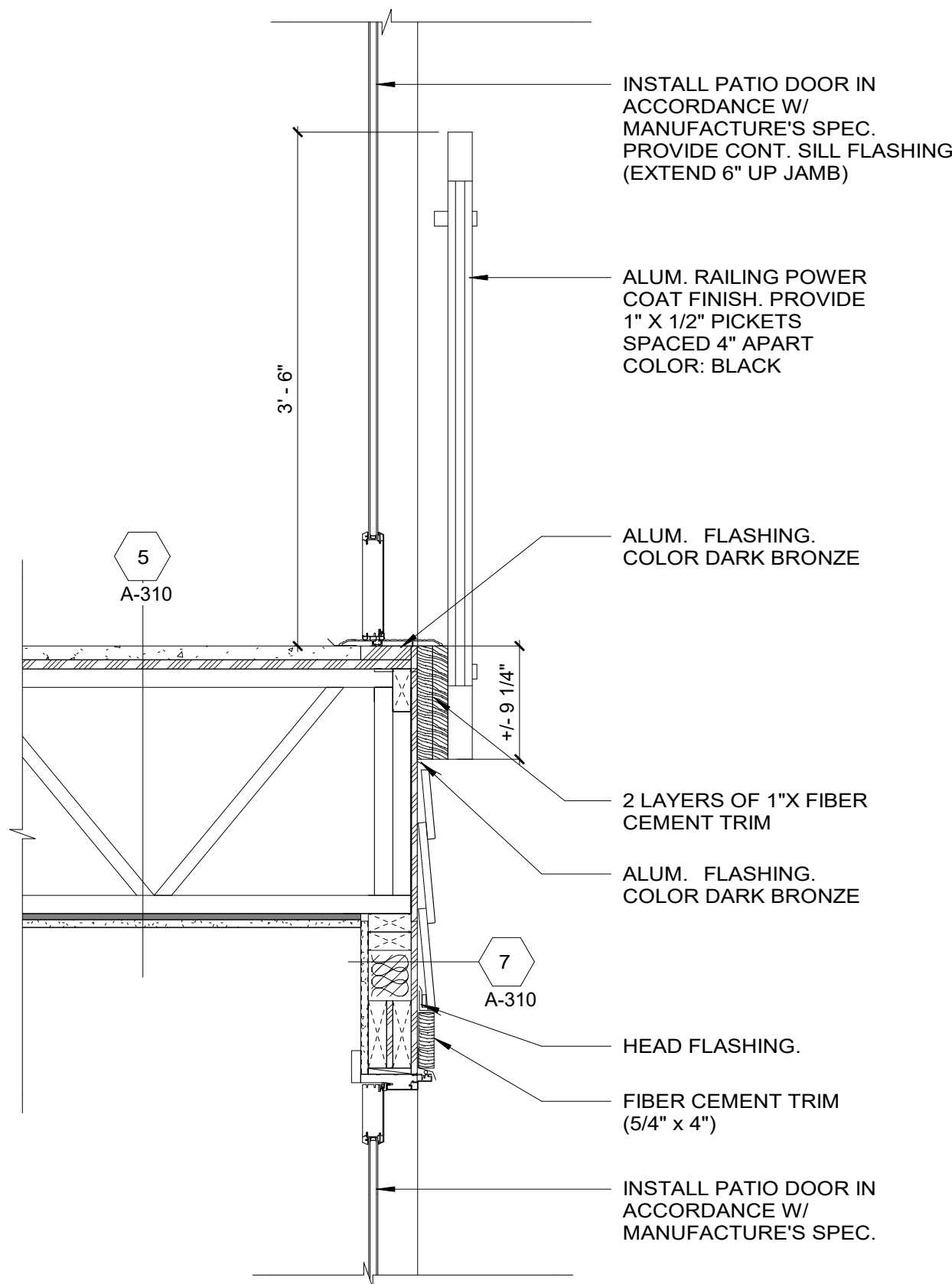
6		TYPICAL PARAPET DETAIL
A-307	A-312	1" = 1'-0"



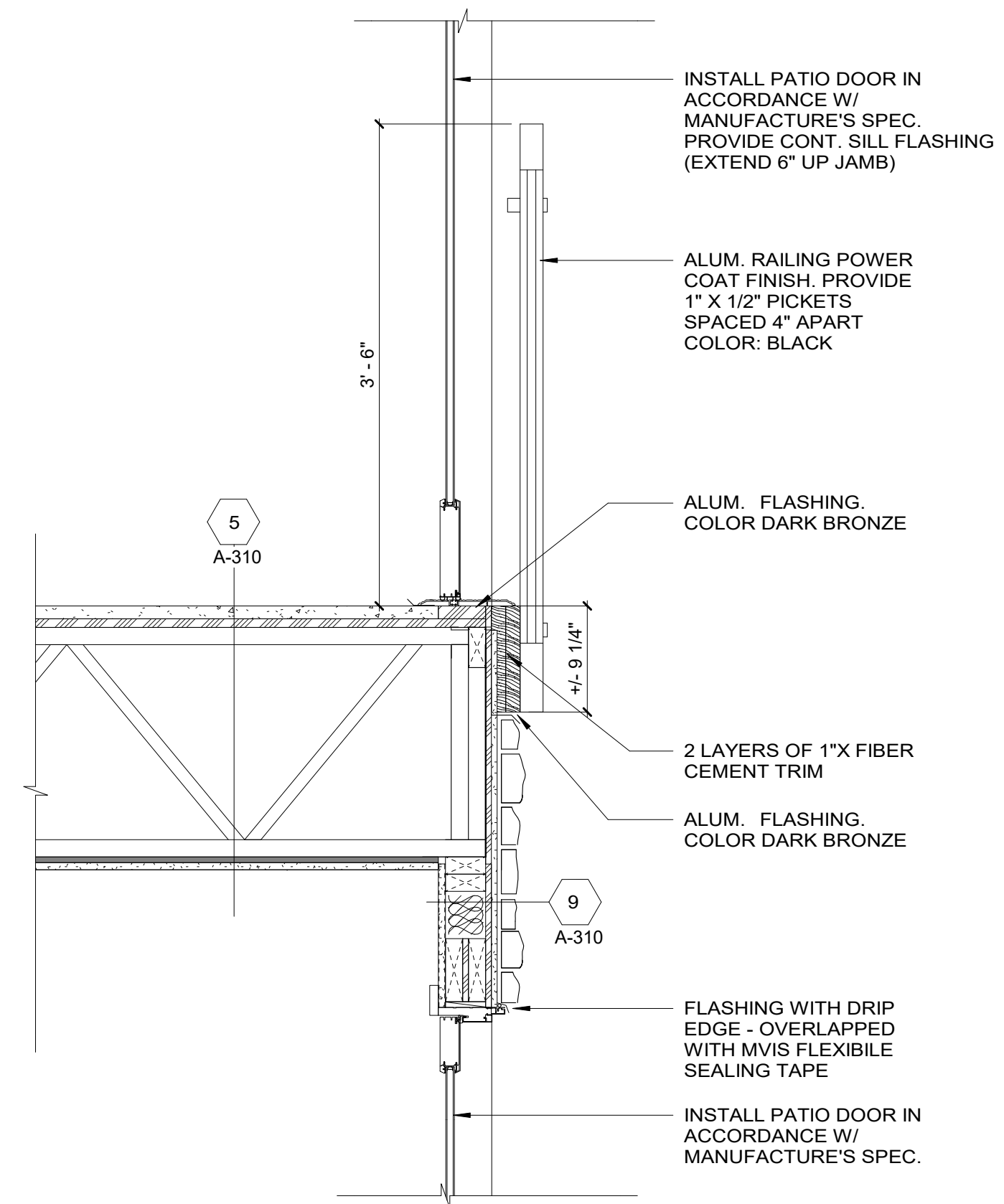
2		WINDOW SILL
A-308	A-312	1" = 1'-0"



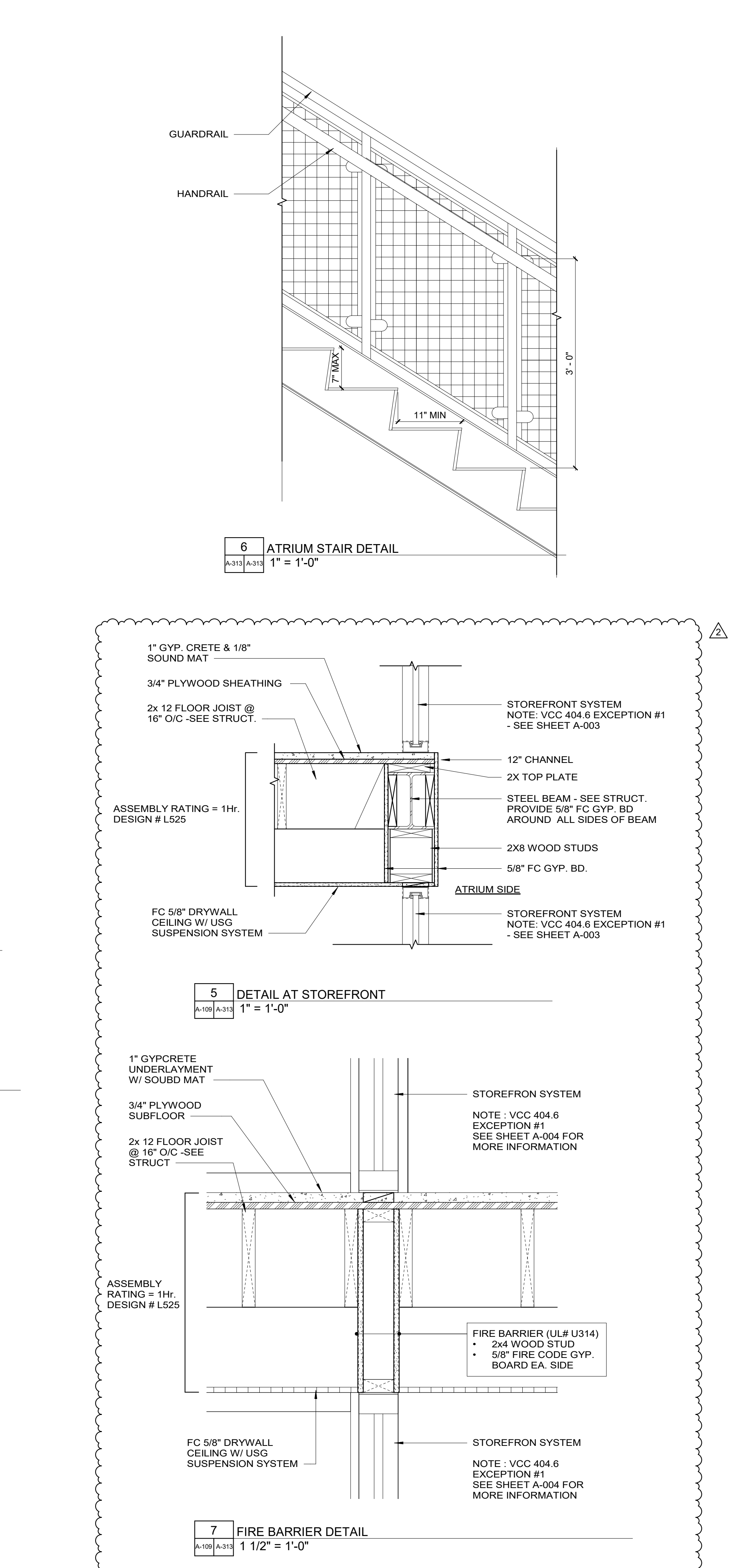
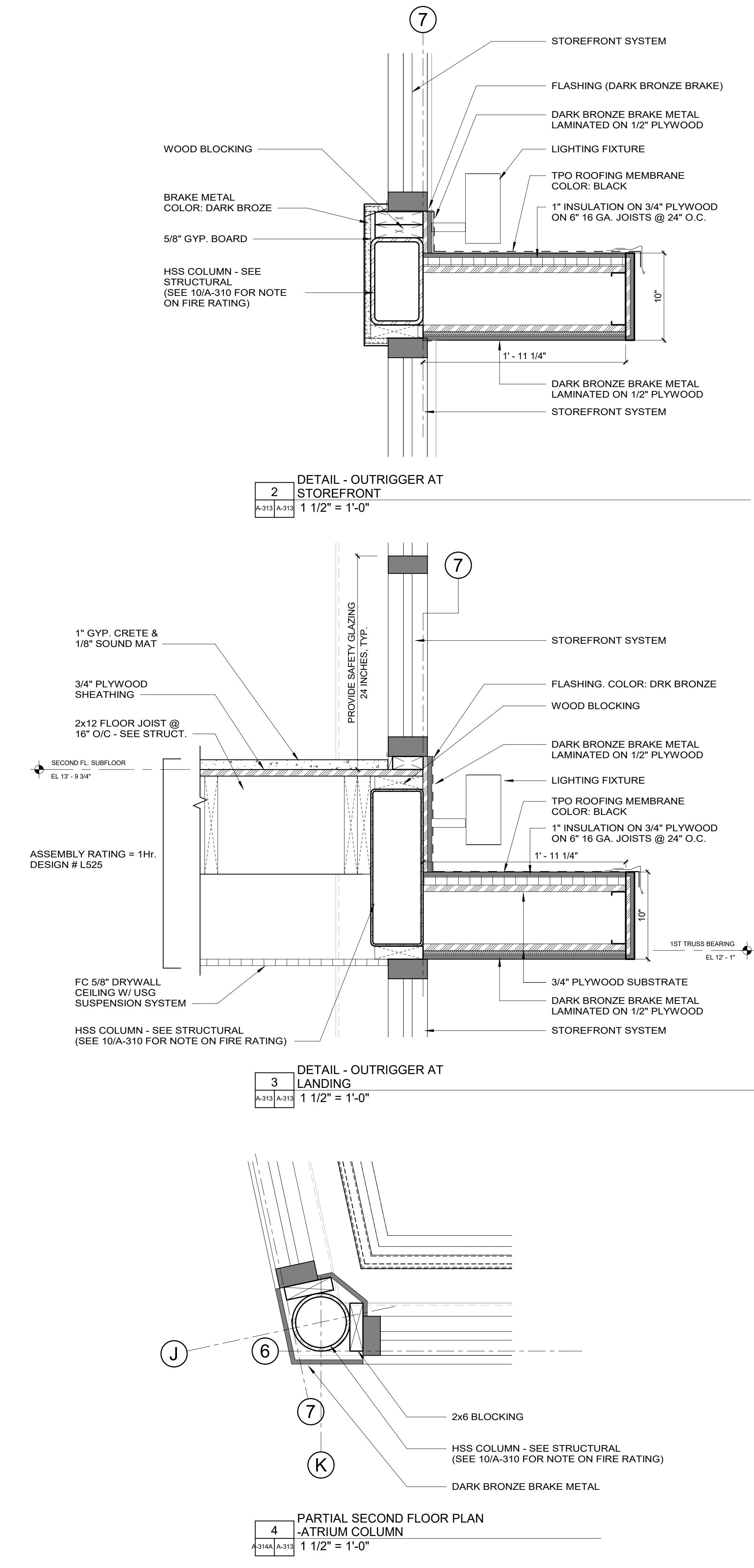
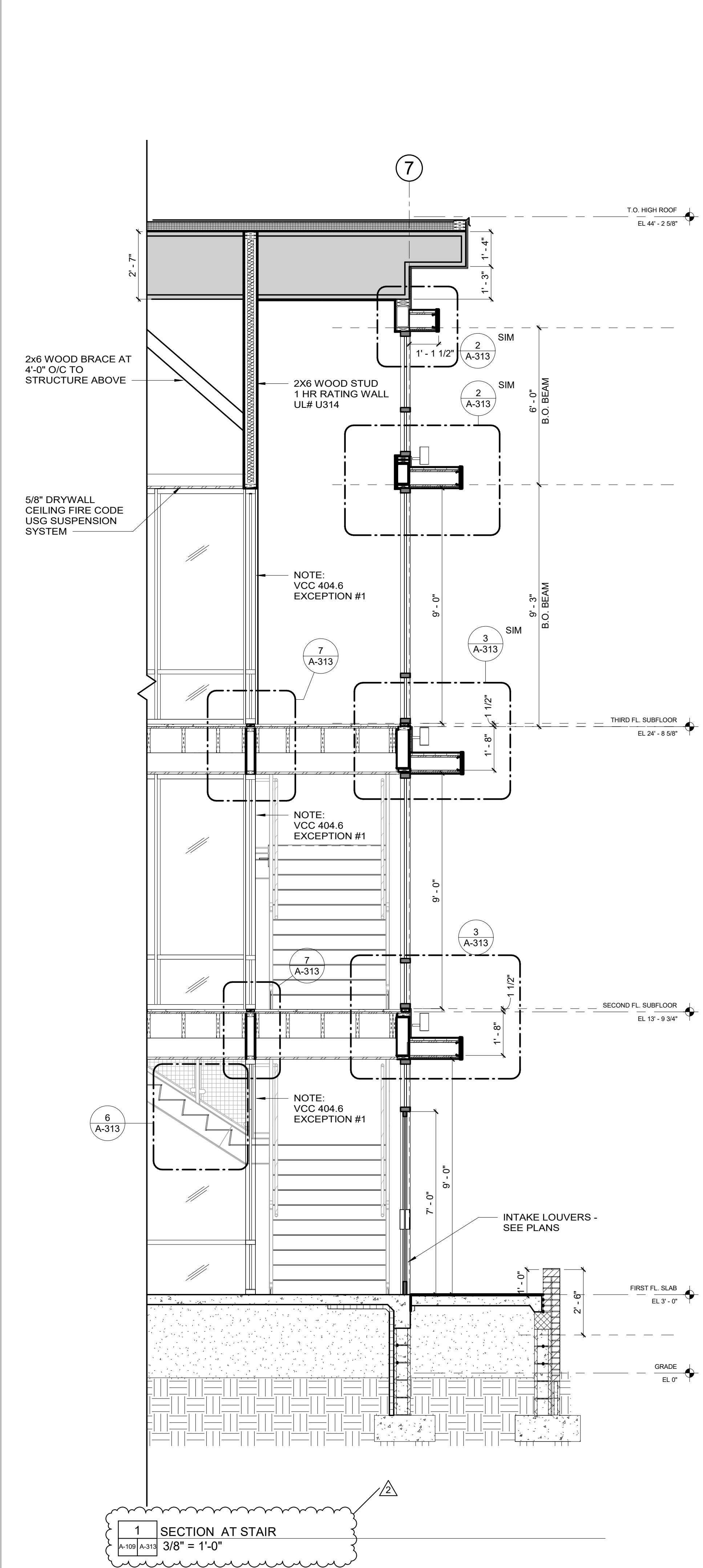
5		TYPICAL PARAPET DETAIL
A-307	A-312	1" = 1'-0"

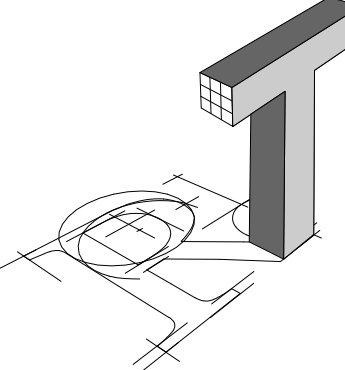


8		TYPICAL PARAPET DETAIL
A-308	A-312	1" = 1'-0"



9		TYPICAL PARAPET DETAIL
A-306	A-312	1" = 1'-0"





**ROBYNTHOMAS
ARCHITECTURE**

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SYCAMORE PLAZA (BUILDING A)

1025 Wilson Road, Norfolk VA
NORFOLK, VA

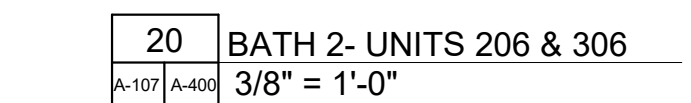
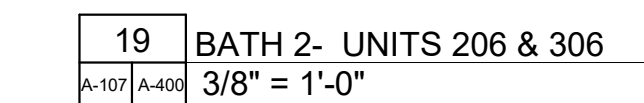
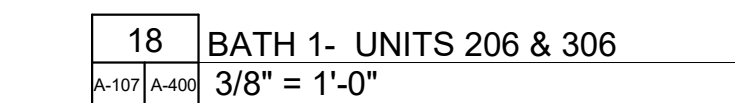
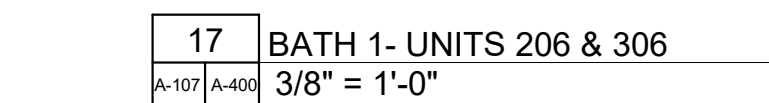
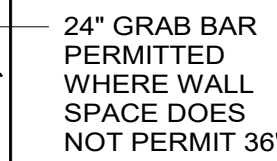
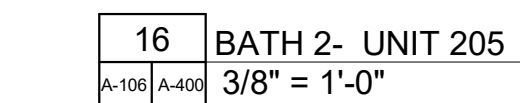
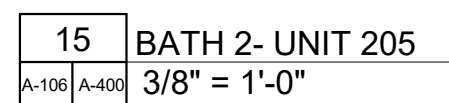
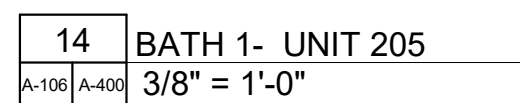
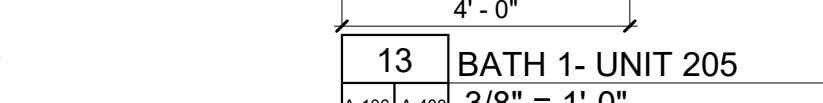
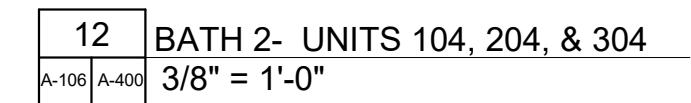
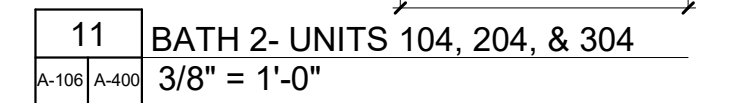
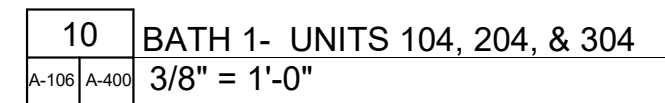
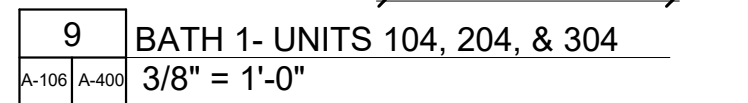
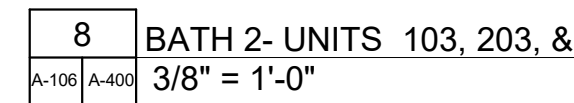
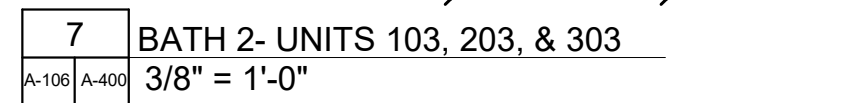
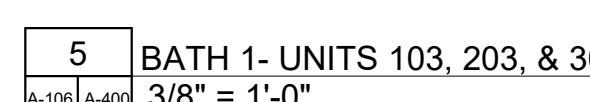
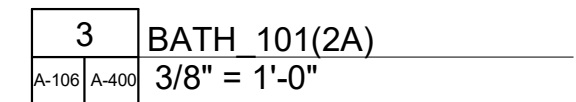
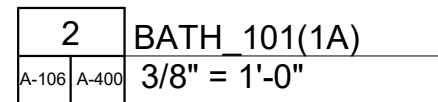
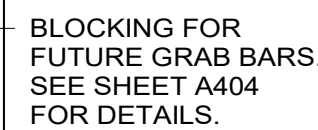
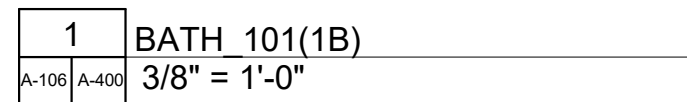
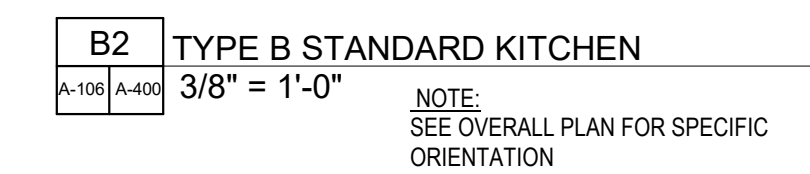
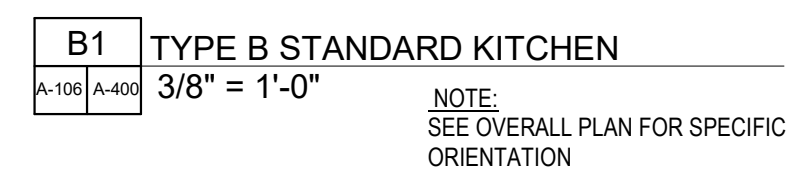
No.	Date	Comments
2	09-28-21	City Comments (Letter dated 09-15-21)

**ATRIUM
STAIR
SECTIONS**

Project number 18-062
Date 05-06-2021
Drawn by Author

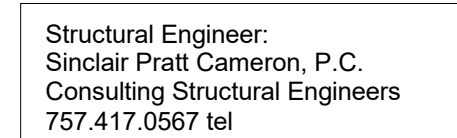
A-313

Scale As indicated



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SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

[illegible]

KITCHEN & BATHROOM ELEVATIONS

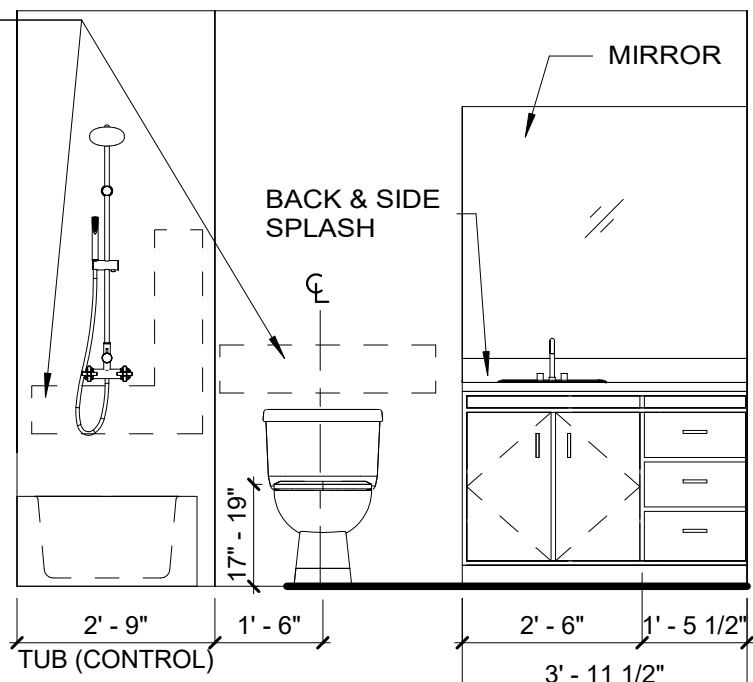
Project number	18-062
Date	05-06-2021

Drawn by	VLR
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A-400

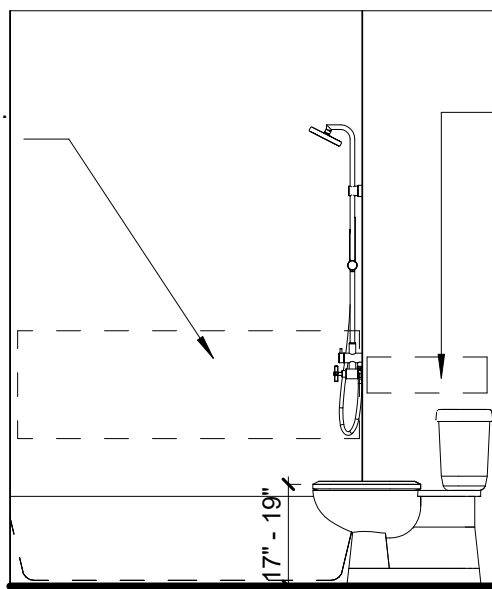
Scale	As indicated
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BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.



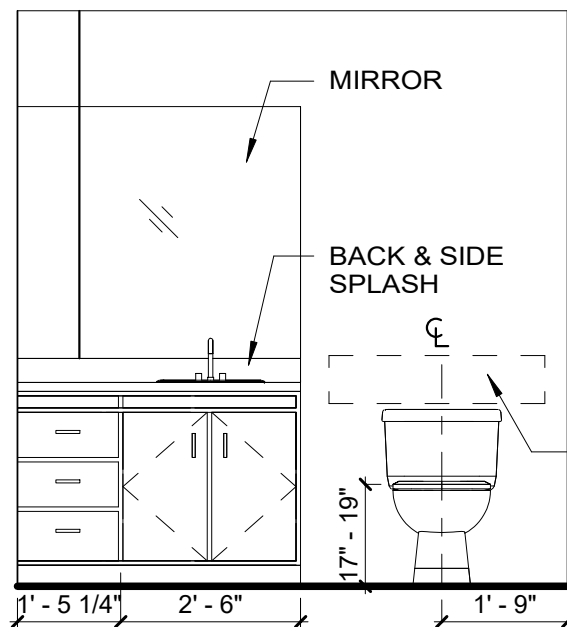
1 BATH 1- UNITS 207 & 307
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.



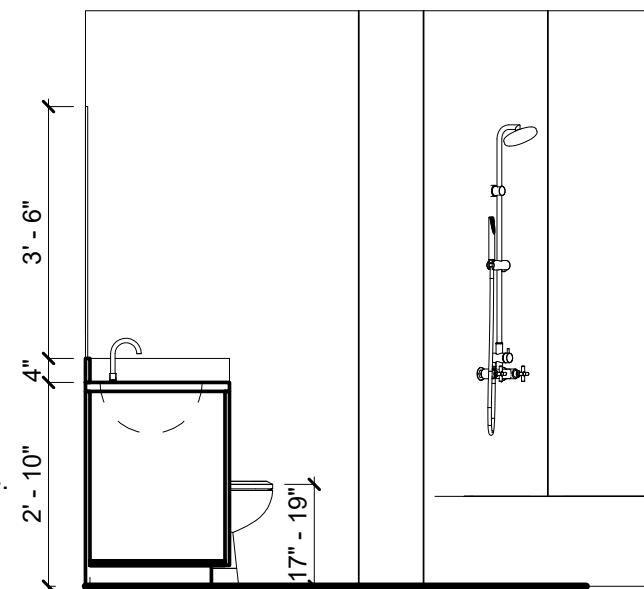
2 BATH 1- UNITS 207 & 307
3/8" = 1'-0"

WHEN FOLD UP BAR IS PLANNED, REINFORCING SHOULD STILL BE PROVIDED IN THE SHORT WALL TO THE SIDE OF THE TOILET

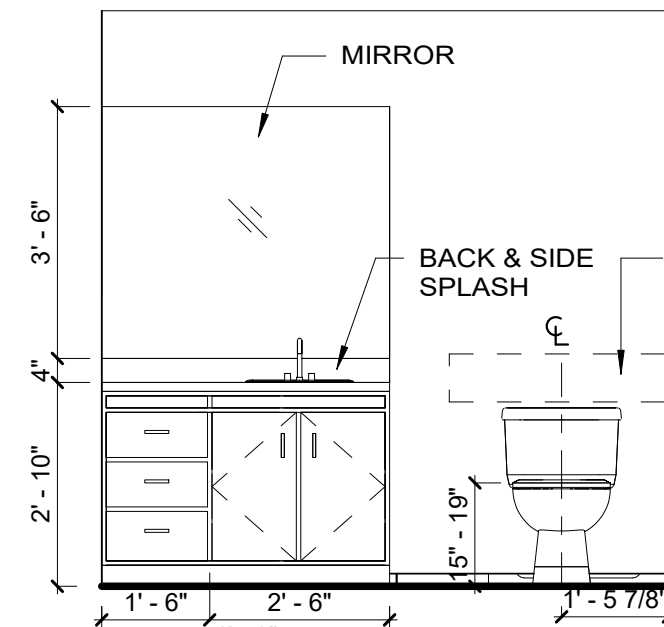


3 BATH 2- UNITS 207 & 307
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.

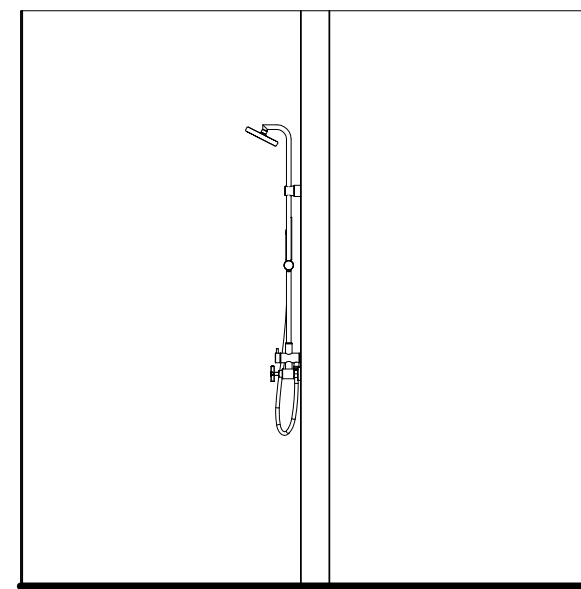


4 BATH 2- UNITS 207 & 307
3/8" = 1'-0"



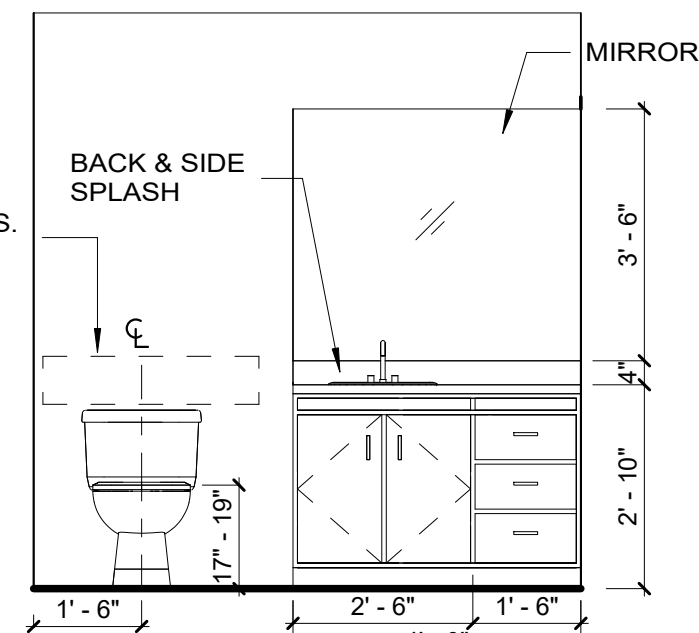
5 BATH 1- UNITS 208 & 308
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.



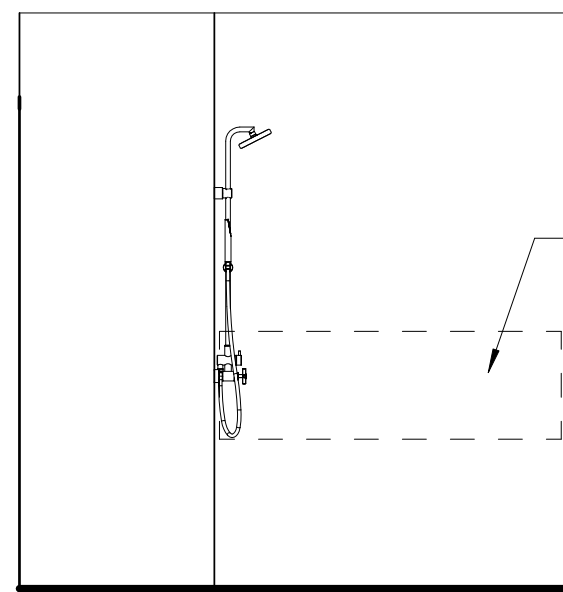
6 BATH 1- UNITS 208 & 308
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.



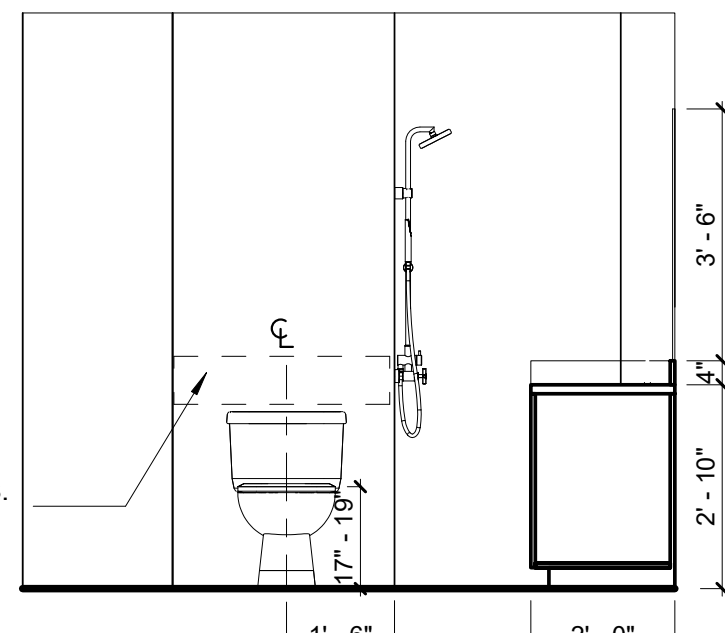
7 BATH 2- UNITS 208 & 308
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.

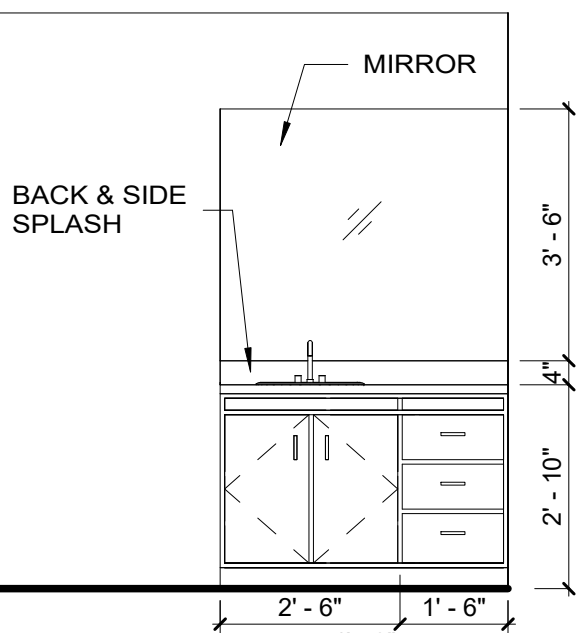


8 BATH 2- UNITS 208 & 308
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.

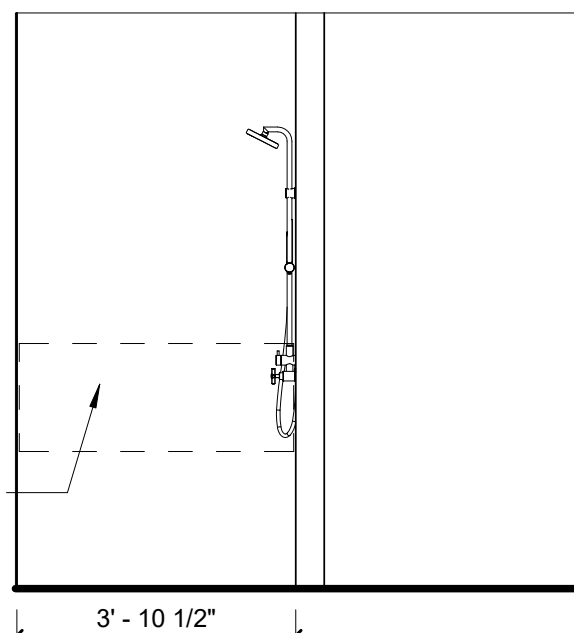


9 BATH 1- UNITS 209 & 309
3/8" = 1'-0"



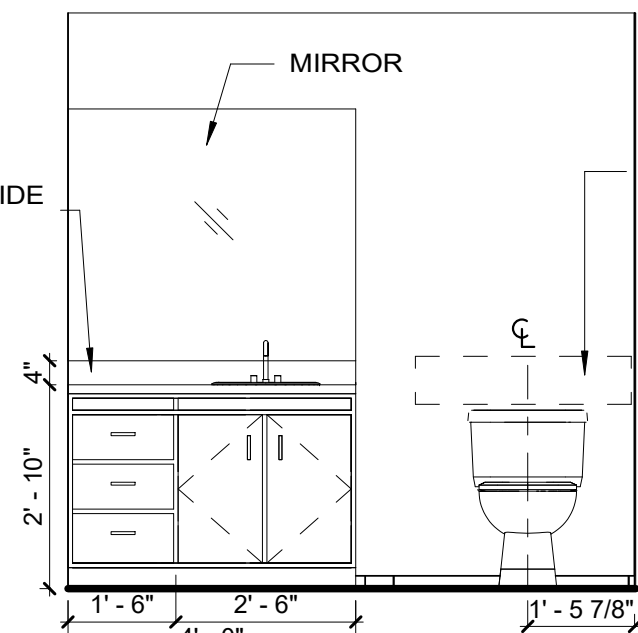
10 BATH 1- UNITS 209 & 309
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.



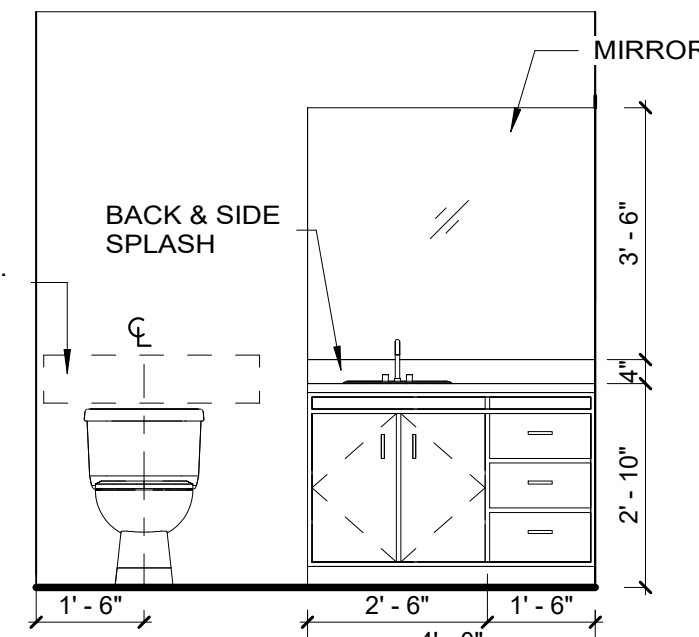
11 BATH 1- UNITS 210 & 310
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.



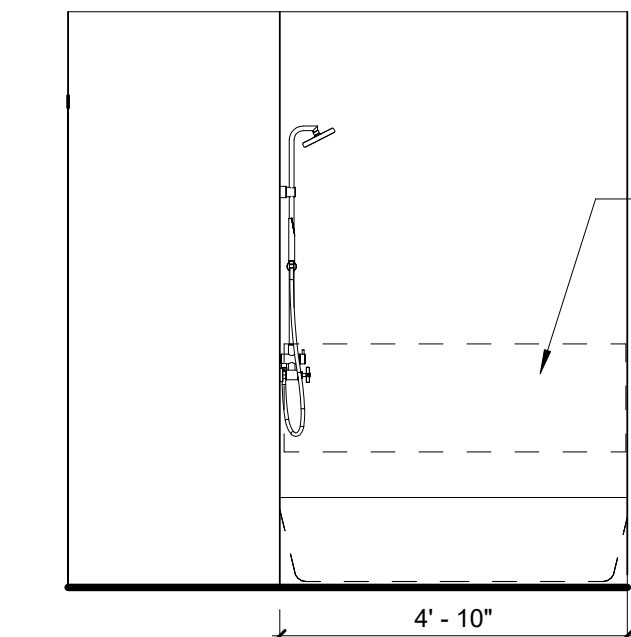
12 BATH 1- UNITS 210 & 310
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.



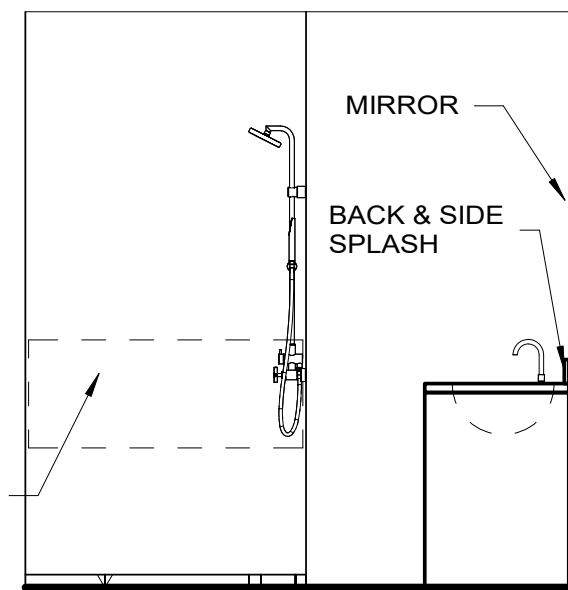
13 BATH 2- UNITS 210 & 310
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.



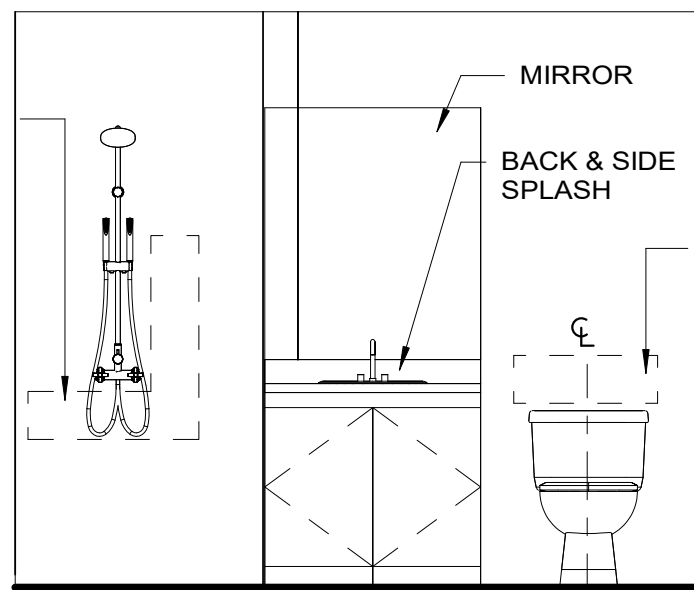
14 BATH 2- UNITS 210 & 310
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.



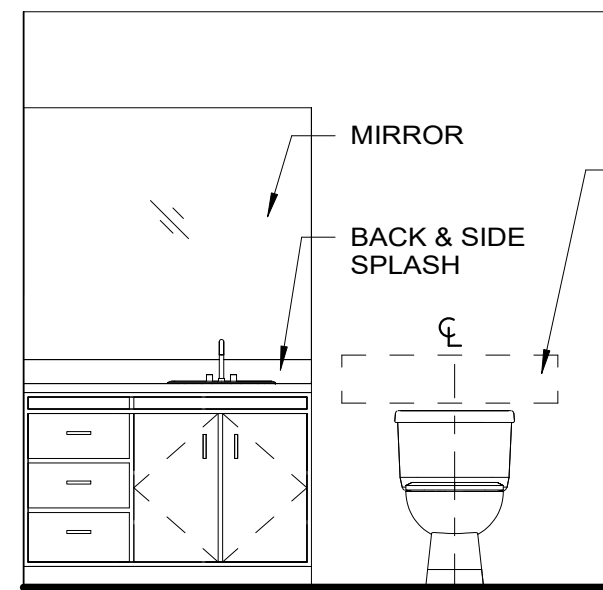
15 BATH 1- UNITS 211 & 311
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.



16 BATH 1- UNITS 211 & 311
3/8" = 1'-0"

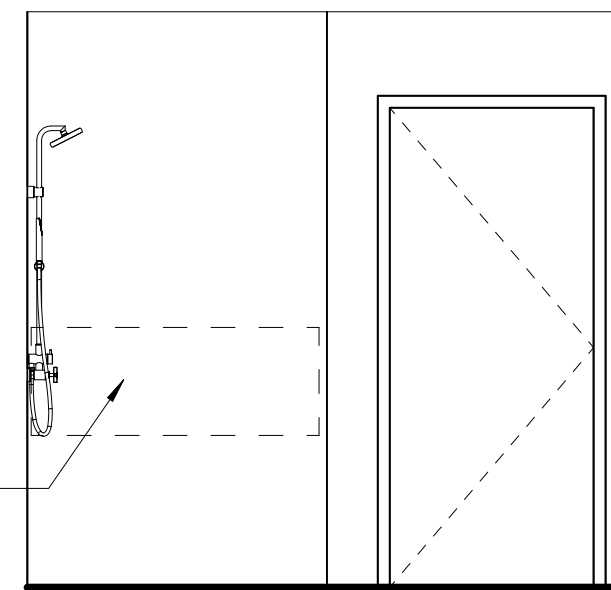
24" GRAB BAR PERMITTED WHERE WALL SPACE DOES NOT PERMIT 36"



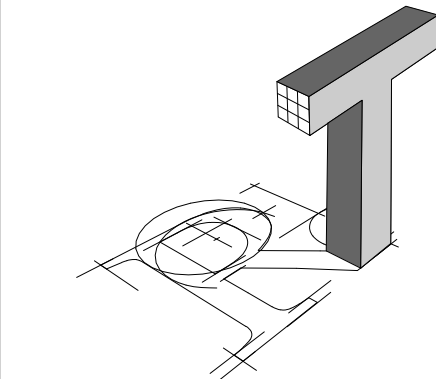
17 BATH 2- UNITS 211 & 311
3/8" = 1'-0"

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.

BLOCKING FOR FUTURE GRAB BARS. SEE SHEET A404 FOR DETAILS.



18 BATH 2- UNITS 211 & 311
3/8" = 1'-0"



ROBYNTHOMAS
ARCHITECTURE

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Consulting Structural Engineers
757.417.0567 tel

SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

No.	Date	Comments

BATHROOM ELEVATIONS

Project number 18-062
Date 05-06-2021
Drawn by VLR

A-401
Scale 3/8" = 1'-0"

ICC/ANSI TYPE 'A' UNIT GENERAL NOTES

1. SHELVING SHALL BE CLOSET MAID VINYL COATED VENTILATED METAL SHELVING. ADJUSTABLE SHELVING TO MOUNT BETWEEN 36" AND 54" AFF AS INDICATED BELOW.

A. COAT & CLOTHES CLOSET: (1) EA ADJUSTABLE SHELF & ROD

B. WALK IN CLOSET: (1) WALL DOUBLE SHELF & ROD, ALL OTHER WALLS ADJUSTABLE SHELF & ROD

C. LAUNDRY ROOM: (1) ADJUSTABLE SHELF & ROD OVER WASHER DRYER NO DEEPER THAN 20" MOUNTED WALL TO WALL AT 40" A.F.F.
1. PROVIDE ENVIRONMENTAL CONTROLS, OPERABLE PARTS AND ACCESIBLE ROUTE, INCLUDING DOORS AND FLOOR LEVEL CHANGES COMPLYING WITH ICC/ANSI SECTION 1003. SEE THIS PAGE, ENLARGED PLANS AND ELEVATIONS.

2. PROVIDE CLEAR FLOOR SPACE AT KITCHENS AND BATHROOMS COMPLYING WITH ICC/ANSI SECTION 1003. SEE THIS PAGE, ENLARGED PLANS, AND ELEVATIONS.

3. ALL BATHROOMS TO HAVE BLOCKING FOR FUTURE GRAB BARS AS INDICATED. SEE THIS SHEET FOR REQUIREMENTS AT BATHROOMS.

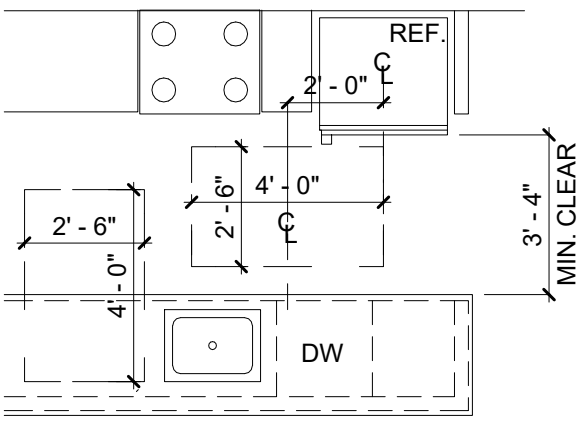
4. EXCEPT AT WALK IN CLOSETS, CLOSETS REACH SHALL NOT EXCEED 24"

5. SEE A302 FOR ADDITIONAL GENERAL NOTES.

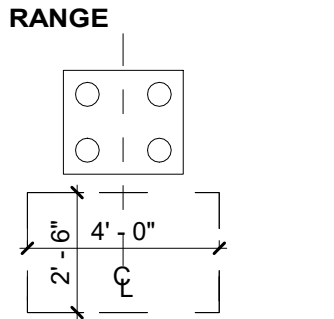
KITCHEN CLEARANCES ICC/ANSI 2009 TYPE A UNITS SECTION 1003.11 & FAIR HOUSING

SEE ENLARGED PLANS & ELEVATIONS FOR ADDITIONAL ICC/ANSI REQUIREMENTS

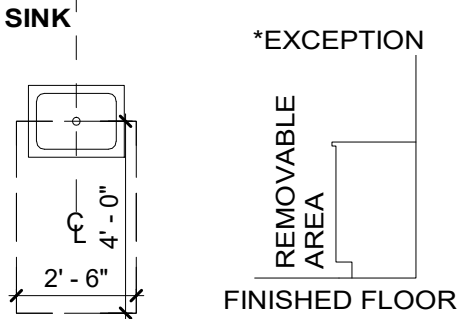
GENERAL / OVERALL
ICC/ANSI 2009 SECTION 1003.12.1
40" MIN. CLEAR BETWEEN COUNTERTOPS, APPLIANCES, OPPOSING CABINET AND WALLS (60" MIN. U-SHAPE). AT LEAST ONE WORKSURFACE MUST COMPLY WITH SECTION 1003.12.3 (SEE ELEVATIONS)



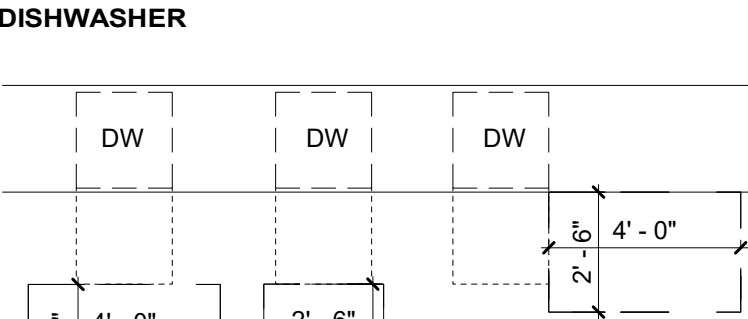
REFRIGERATOR
CLEARANCE & EQUIPMENT: ICC/ANSI 2009 SECTION 305.3 & 1003.12



CLEARANCE & EQUIPMENT:
ICC/ANSI 2009 SECTION 305.3, 1003.12.4, 1003.12.5.5



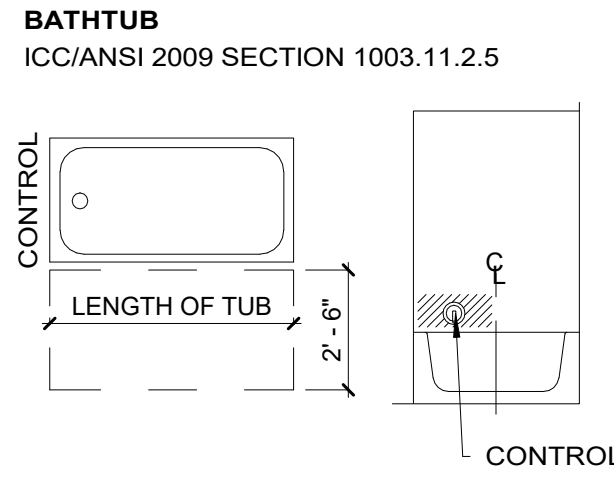
***EXCEPTION - CABINET PERMITTED PROVIDING REMOVAL DOESN'T DISTURB COUNTER & FLOOR FINISH EXTENDS UNDER CABINETRY. SEE REMOVABLE CABINET THIS SHEET**



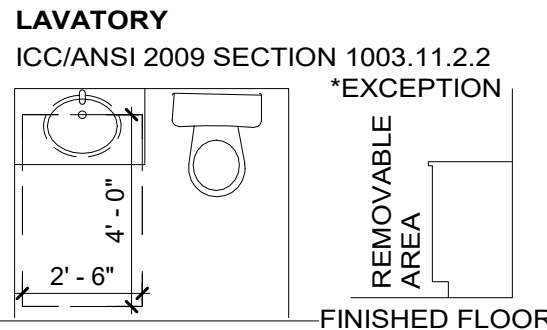
CLEARANCE & EQUIPMENT:
ICC/ANSI 2009 SECTION 305.3 & 1003.12.2.2 (CLEARANCE BEYOND / BESIDE OPEN DOOR ICC/ANSI SECTION)

BATHROOM FIXTURE CLEARANCES ICC/ANSI 2009 TYPE A UNITS SECTION 1003.11 & FAIR HOUSING

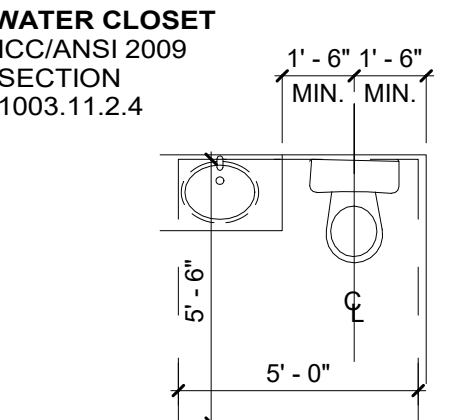
SEE ENLARGED PLANS & ELEVATIONS FOR ADDITIONAL ICC/ANSI REQUIREMENTS



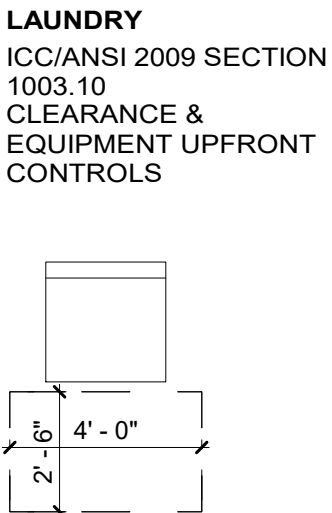
BATHTUB
ICC/ANSI 2009 SECTION 1003.11.2.5



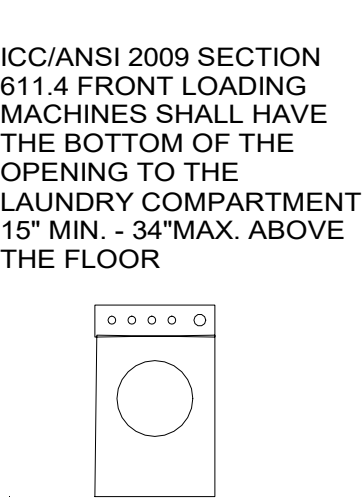
***EXCEPTION - CABINET PERMITTED PROVIDING REMOVAL DOESN'T DISTURB COUNTER & FLOOR FINISH EXTENDS UNDER CABINETRY. SEE REMOVABLE CABINET THIS SHEET**



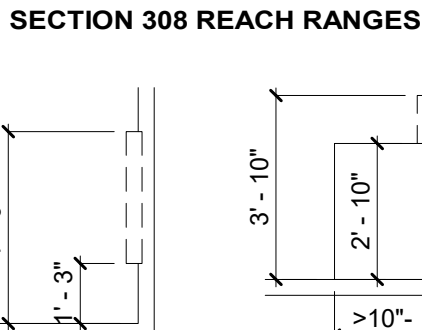
WATER CLOSET
ICC/ANSI 2009 SECTION 1003.11.2.4
FLUSH VALVE TO BE ON THE WIDE SIDE OF TOILET. TOP OF SEAT TO BE AT 15" MIN. - 19" MAX.



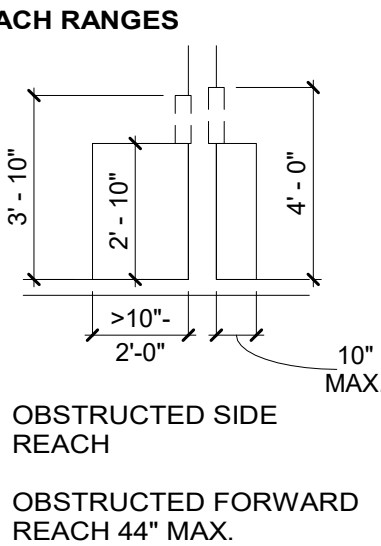
LAUNDRY
ICC/ANSI 2009 SECTION 1003.10
CLEARANCE & EQUIPMENT UPFRONT CONTROLS



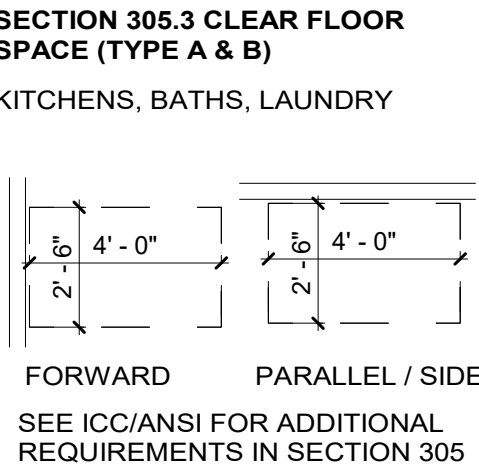
ICC/ANSI 2009 SECTION 611.4 FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN. - 34" MAX. ABOVE THE FLOOR



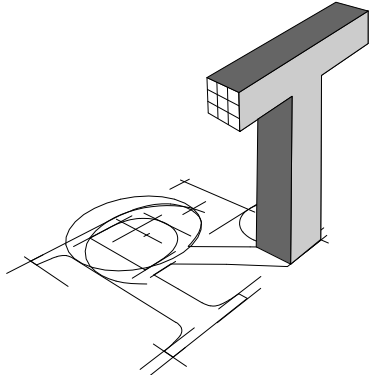
SECTION 308 REACH RANGES
UNOBSTRUCTED FORWARD & SIDE REACH



OBSTRUCTED SIDE REACH
OBSTRUCTED FORWARD REACH 44" MAX.



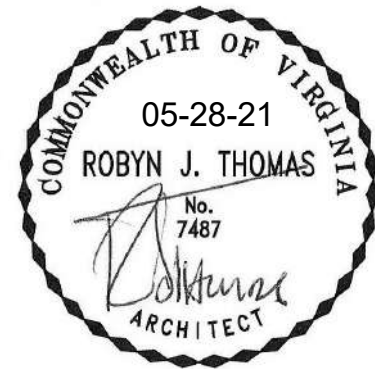
SECTION 305.3 CLEAR FLOOR SPACE (TYPE A & B)
KITCHENS, BATHS, LAUNDRY
FORWARD
PARALLEL / SIDE
SEE ICC/ANSI FOR ADDITIONAL REQUIREMENTS IN SECTION 305



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Structural Engineer:
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Consulting Structural Engineers
757.417.0567 tel

SYCAMORE PLAZA (BUILDING A)

1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

No.	Date	Comments

GENERAL
TYPE A
NOTES &
DETAILS

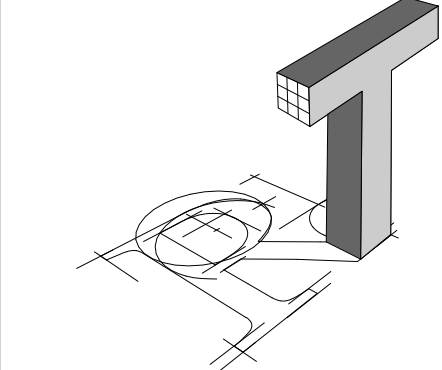
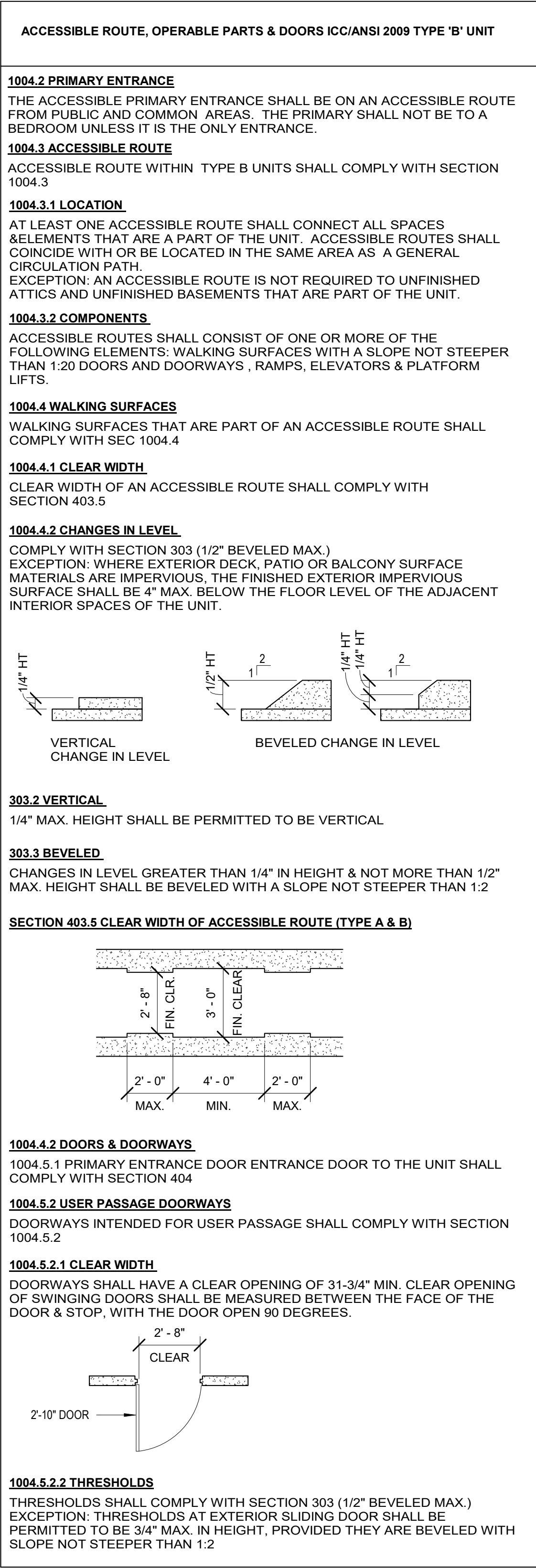
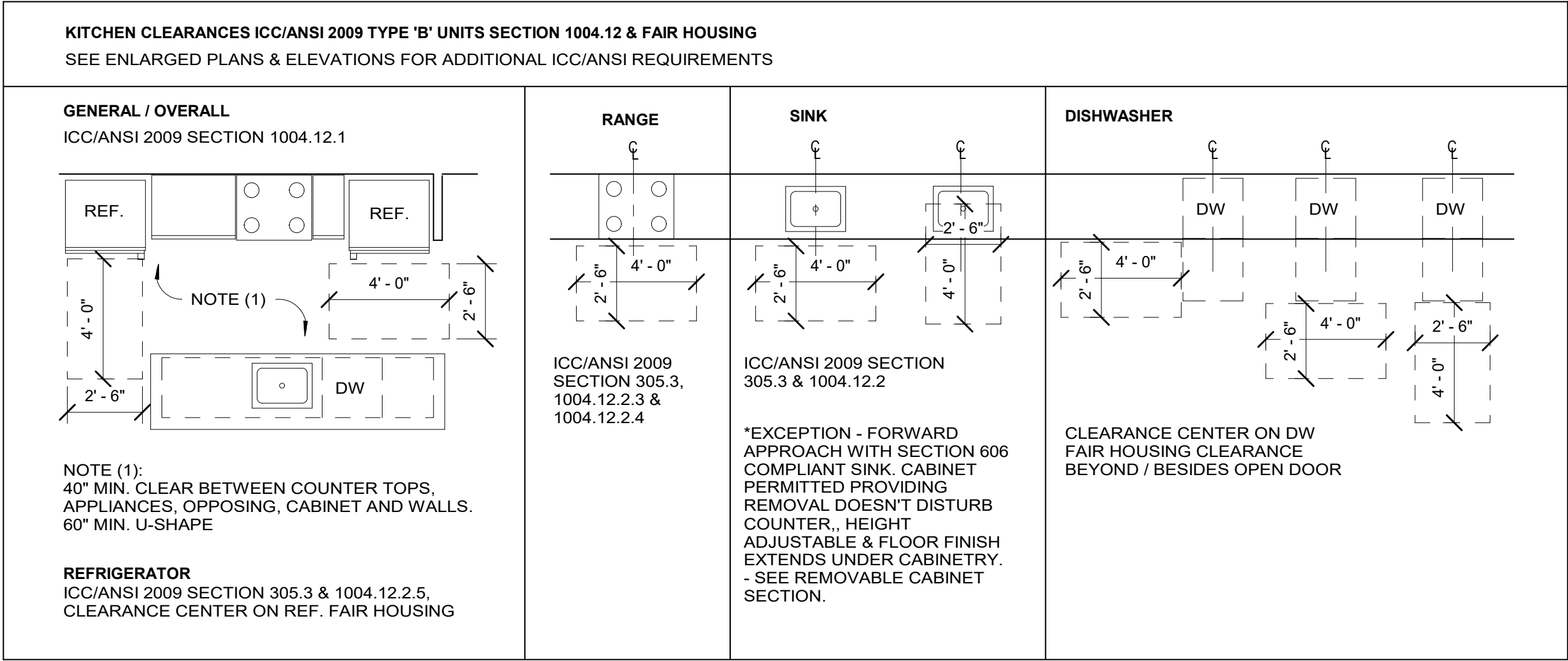
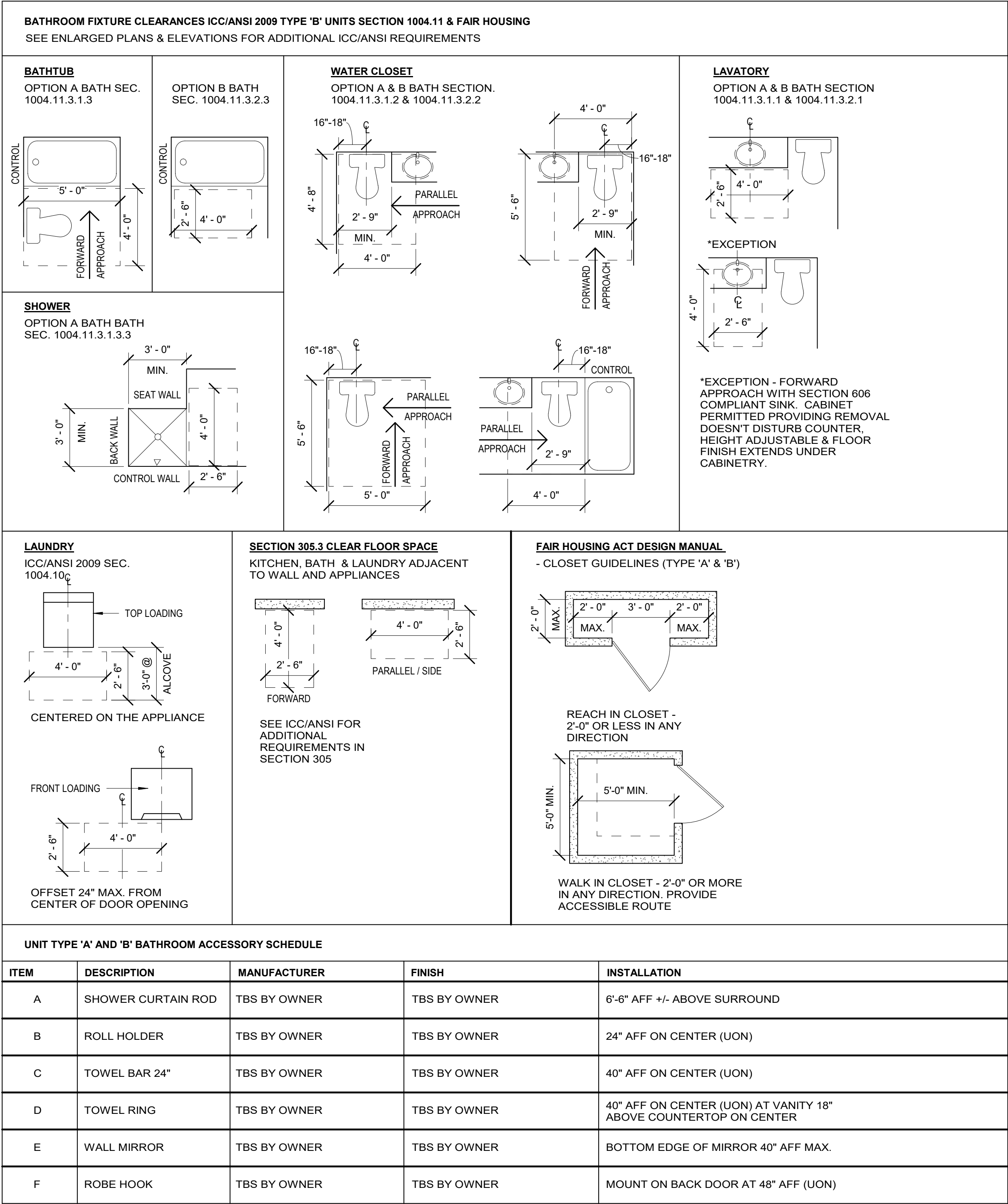
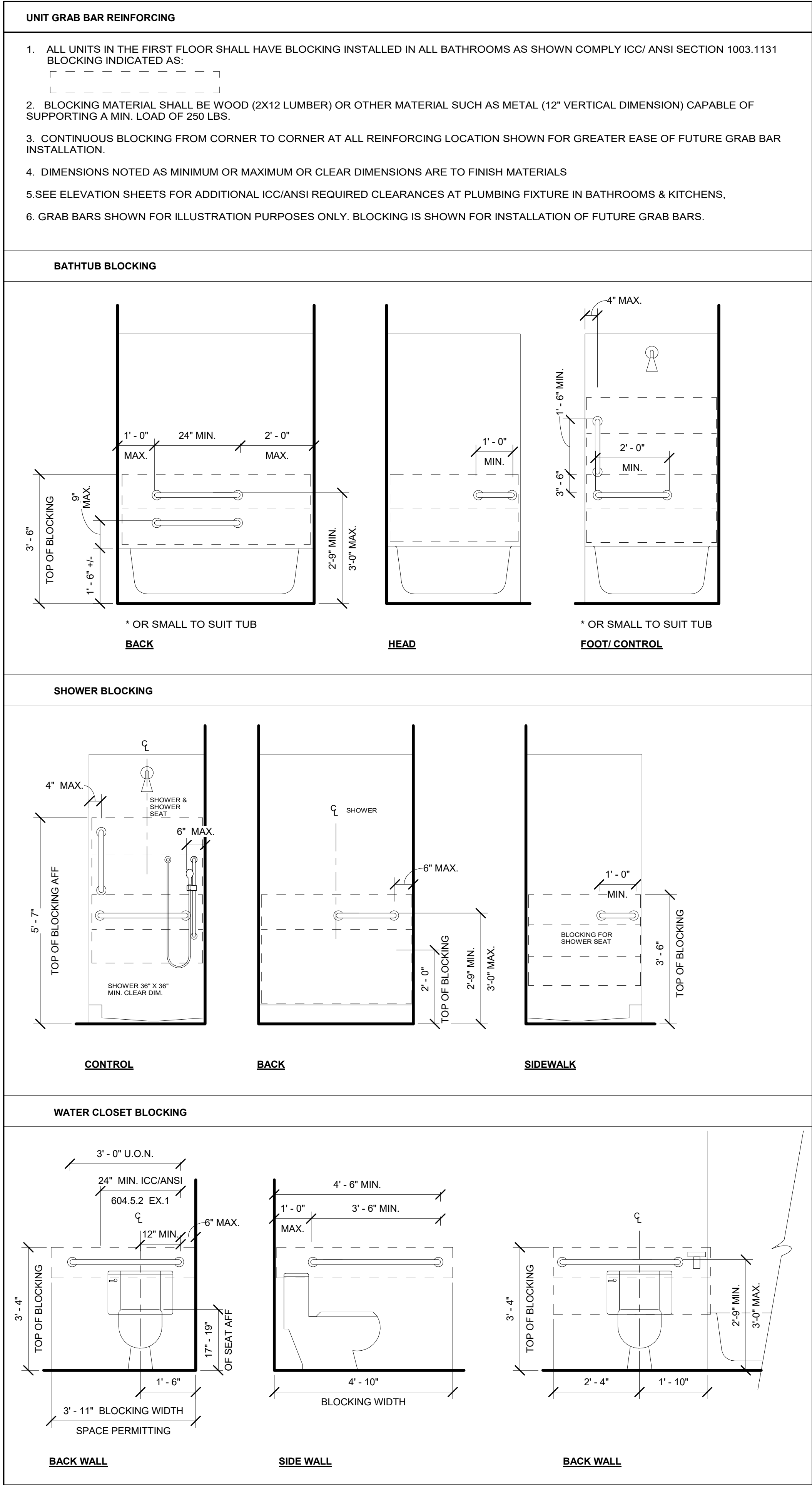
Project number 18-062

Date 05-06-2021

Drawn by Author

A-403

Scale As indicated



ROBYN THOMAS
ARCHITECTURE

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SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS		
No.	Date	Comments

GENERAL TYPE B NOTES & DETAILS	
Project number	18-062
Date	05-06-2021
Drawn by	Author
A-404	
Scale	As indicated

COMMON AREA DOOR SCHEDULE - FIRST FLOOR										
Mark	ROOM	QTY.	Width	Height	Thk.	Door Type	Frame	Hardware	Fire Rating	Notes
101	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
102	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
103	STAIR	SINGLE	3'-0"	6'-8"	1 3/4"	SOLID CORE FLUSH SM	HM	HS6	60 MIN.	PROVIDE CLOSER/ PANIC HARDWARE
104	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
105	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
106	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
107	STAIR	SINGLE	3'-0"	7'-0"	1 3/4"	AL/ GLASS	AL	HS4		
107A	STAIR	SINGLE	3'-0"	7'-0"	1 3/4"	AL/ GLASS	AL	HS4		PROVIDE CLOSER/ PANIC HARDWARE
108	UTILITY	SINGLE	3'-0"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
109	STAIR	SINGLE	3'-0"	7'-0"	1 3/4"	AL/ GLASS	AL	HS4		
110	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
111	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
112	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
113	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
114	STAIR	SINGLE	3'-0"	6'-8"	1 3/4"	SOLID CORE FLUSH SM	HM	HS6	60 MIN.	PROVIDE CLOSER/ PANIC HARDWARE
115	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
116	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
117	STAIR	SINGLE	3'-0"	7'-0"	1 3/4"	AL/ GLASS	AL	HS4	-	PROVIDE CLOSER/ PANIC HARDWARE
118	LOBBY	PAIR (36")	6'-0"	8'-0"	1 3/4"	AL/ GLASS	AL	HS4	-	
119	BIKE ROOM	SINGLE	3'-0"	6'-8"	1 3/4"	PAINTED GALVANIZED STEEL	HM	HS5	-	
120	MECH. & SPRINKLER	SINGLE	3'-0"	6'-8"	1 3/4"	PAINTED GALVANIZED STEEL	HM	HS5	-	
121	ELEV. MACHINE ROOM	SINGLE	3'-0"	6'-8"	1 3/4"	PAINTED STEEL	HM	HS5	60 MIN.	
122	OFFICE	SINGLE	3'-0"	8'-0"	1 3/4"	AL/ GLASS	AL	HS5	-	
123	EXERCISE ROOM	SINGLE	3'-0"	8'-0"	1 3/4"	AL/ GLASS	AL	HS4	-	
124	RESTROOM	SINGLE	2'-10"	6'-8"	1 3/4"	SOLID CORE 2-PANEL WOOD	WD	HS2	-	
126	STAIR	SINGLE	3'-0"	7'-0"	1 3/4"	AL/ GLASS	AL	HS4	-	PROVIDE CLOSER/ PANIC HARDWARE
127	BIKE ROOM	SINGLE	3'-0"	6'-8"	1 3/4"	PAINTED GALVANIZED STEEL	HM	HS5	20 MIN.	

COMMON AREA DOOR SCHEDULE - SECOND FLOOR										
Mark	ROOM NAME	QTY.	Width	Height	Thk.	Door Type	Frame	Hardware	Fire Rating	NOTES
201	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
202	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
203	STAIR	SINGLE	3'-0"	6'-8"	1 3/4"	SOLID CORE FLUSH SM	HM	HS1	60 MIN.	PROVIDE CLOSER/ PANIC HARDWARE
204	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
205	HVAC CLOSET	PAIR (30")	5'-4"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
206	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
207	STAIR	SINGLE	3'-0"	7'-0"	1 3/4"	AL/ GLASS	AL	HS4		
208	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
209	STAIR	SINGLE	3'-0"	7'-0"	1 3/4"	AL/ GLASS	AL	HS4		
210	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
211	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
212	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
213	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
214	STAIR	SINGLE	3'-0"	6'-8"	1 3/4"	SOLID CORE FLUSH SM	HM	HS1	60 MIN.	PROVIDE CLOSER/ PANIC HARDWARE
215	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE FLUSH SM	HM	HS5	20 MIN.	
216	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	

COMMON AREA DOOR SCHEDULE - THIRD FLOOR										
Mark	ROOM	QTY.	Width	Height	Thk.	Door Type	Frame	Hardware	Fire Rating	Notes
301	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
302	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
303	STAIR	SINGLE	3'-0"	6'-8"	1 3/4"	SOLID CORE FLUSH SM	HM	HS6	60 MIN.	PROVIDE CLOSER/ PANIC HARDWARE
304	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
305	HVAC CLOSET	DOUBLE	5'-4"	6'-8"	1 3/4"	SOLID CORE FLUSH SM	WD	HS5	20 MIN.	
306	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
308	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE FLUSH SM	WD	HS5	20 MIN.	
309	STAIR	SINGLE	3'-0"	7'-0"	1 3/4"	AL/ GLASS	AL	HS4		
310	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
311	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
312	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
313	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
314	STAIR	SINGLE	3'-0"	6'-8"	1 3/4"	SOLID CORE FLUSH SM	HM	HS6	60 MIN.	PROVIDE CLOSER/ PANIC HARDWARE
315	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
316	HVAC CLOSET	SINGLE	2'-8"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5	20 MIN.	
317	ROOF ACCESS	SINGLE	3'-0"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5		
318	ROOF ACCESS	SINGLE	3'-0"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS5		

UNITS INTERIOR DOOR SCHEDULE									
ROOM NAME	MARK	QTY.	WIDTH	HEIGHT	THK.	DOOR TYPE	FRAME	HARDWARE SET	FIRE RTG
BEDROOM CLOSET	1523	SINGLE	2'-10"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS2	
BATH	1524	SINGLE	2'-10"	6'-8"	1 3/8"	SOLID CORE 2-PANEL SM	WD	HS3	
BEDROOM CLOSET	1525	SINGLE	2'-10"	6'-8"	1 3/8"	SOLID CORE 2-PANEL SM	WD	HS2	
BATH	1527	SINGLE	2'-10"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS2	
SUITE ENTRY	1529	SINGLE	2'-10"	6'-8"	1 3/8"	SOLID CORE 2-PANEL SM	WD	HS3	
BEDROOM	1530	SINGLE	2'-10"	6'-8"	1 3/8"	SOLID CORE 2-PANEL SM	WD	HS2	
BATH	A	SINGLE	3'-0"	6'-8"	1 3/4"	SOLID CORE FLUSH WOOD	HM	HS1	20 MIN.
BEDROOM	B	SINGLE	2'-10"	6'-8"	1 3/4"	SOLID CORE 2-PANEL SM	WD	HS2	
BATH	D	SINGLE	2'-10"	6'-8"	1 3/8"	SOLID CORE 2-PANEL SM	WD	HS2	
CLOSET	E	SINGLE	2'-10"	6'-8"	1 3/8"	SOLID CORE 2-PANEL SM	WD	HS3	
CLOSET	G	SINGLE	2'-6"	6'-8"	1 3/8"	SOLID CORE 2-PANEL SM	WD	HS3	
CLOSET	H	PAIR (24")	4'-0"	6'-8"	1 3/8"		WD	HS3	
CLOSET	I	PAIR (32")	5'-4"	6'-8"	1 3/8"	SOLID CORE 2-PANEL SM	WD	HS3	
CLOSET	J	PAIR (30")	2'-10"	6'-8"	1 3/8"	SOLID CORE 2-PANEL SM	WD	HS3	
LIVING ROOM	K	PAIR (36")	6'-0"	8'-0"	1 3/4"	PATIO DOOR	CLAD/ WOOD		

COMMON AREA FINISH SCHEDULE - FIRST FLOOR						
Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Ht	Comments
STAIR A	CARPET	VINYL	GYP BOARD, SEMIGLOSS PAINT	GYP BOARD, MATTE PAINT		
JANITOR'S CLOSET	SEALED CONC.	VINYL	GYP BOARD, PAINT	GYP BOARD, PAINT		
ELEC. CLOSET	SEALED CONC.	VINYL	GYP BOARD, PAINT	GYP BOARD, PAINT		
LOBBY	POLISHED CONC.	WOOD	GYP BOARD, PAINT	GYP BOARD, PAINT		
STAIR B	CARPET	VINYL	GYP BOARD, PAINT	GYP BOARD, PAINT		

COMMON AREA FINISH SCHEDULE - SECOND/ THIRD FLOOR						
Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Ht	Comments
CORRIDOR	CARPET	VINYL	GYP BOARD, MATTE PAINT	GYP BOARD, PAINT		
STAIR A	CARPET	VINYL	GYP BOARD, PAINT	GYP BOARD, PAINT		
HVAC CLOSET	SEALED CONC.		GYP BOARD, PAINT	GYP BOARD, PAINT		
STAIR B	CARPET	VINYL	GYP BOARD, PAINT	GYP BOARD, PAINT		

UNITS FINISH SCHEDULE						
Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Ht	Comments
BEDROOM 2	LVT	WOOD	GYP BOARD, PAINT	GYP BOARD, PAINT	9'-0"	
BATH 2	TILE	CERAMIC TILE	GYP BOARD, SEMIGLOSS PAINT	GYP BOARD, SEMIGLOSS PAINT	9'-0"	
BEDROOM 1	LVT	WOOD	GYP BOARD, PAINT	GYP BOARD, PAINT	9'-0"	
BATH 1	TILE	CERAMIC TILE	GYP BOARD, SEMIGLOSS PAINT	GYP BOARD, SEMIGLOSS PAINT	9'-0"	
LIVING ROOM/ KITCHEN	LVT	WOOD	GYP BOARD, MATTE PAINT	GYP BOARD, MATTE PAINT	9'-0"	

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 SPECS. PRIOR TO INSTALLATION.

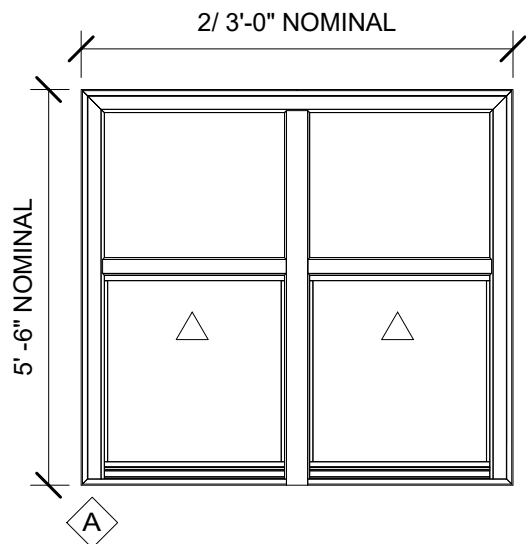
HARDWARE SCHEDULE:

HS1	ENTRANCE LOCKSET SINGLE CYLINDER DEADBOLT, 1 1/2" PAIR BUTT HINGES WITH WALL STOP, SELF-CLOSING HINGES, PEEP HOLE
HS2	PRIVACY SET, WALL STOP, 1 1/2" PAIR BUTT HINGES
HS3	PASSAGE SET, 1 1/2" PAIR BUTT HINGES, WALL STOP. PROVIDE DUMMY TRIM &MAGNET LATCH AT DOUBLE DOORS
HS4	PASSAGE LEVER HANDLE SET 1 1/2" PAIR BUTT HINGES, WALL STOPS, AND CLOSER
HS5	OFFICE LOCKSET 1 1/2" PAIR BUTT HINGES, WALL STOPS, AND CLOSER
HS6	PASSAGE SET 1 1/2" PAIR BUTT HINGES, WALL STOP, AND CLOSER.

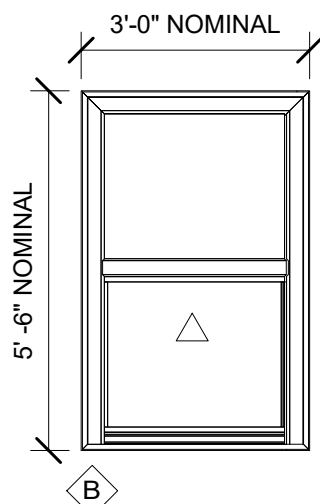
ABBREVIATIONS:

HM = HOLLOW METAL
AL = ALUMINUM
WD = WOOD
SM = SMOOTH MASONITE

WINDOW LEGEND

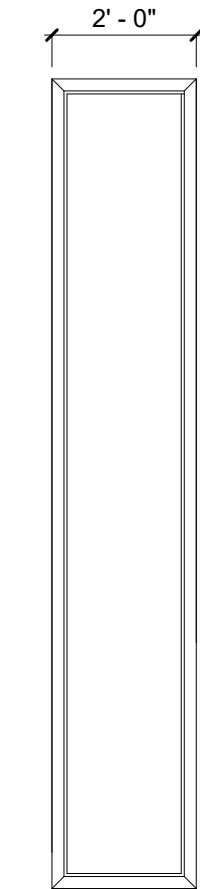


DOUBLE HUNG WINDOW - BY UNITED WINDOW & DOOR SERIES 5500 TWIN WINDOW

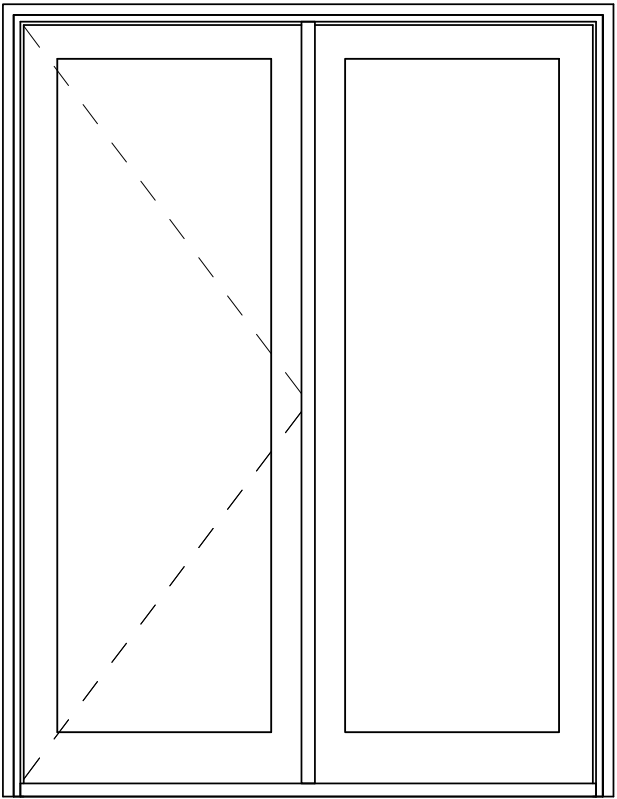


DOUBLE HUNG WINDOW - BY UNITED WINDOW & DOOR SERIES 5500

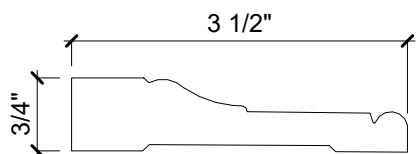
DOOR LEGEND



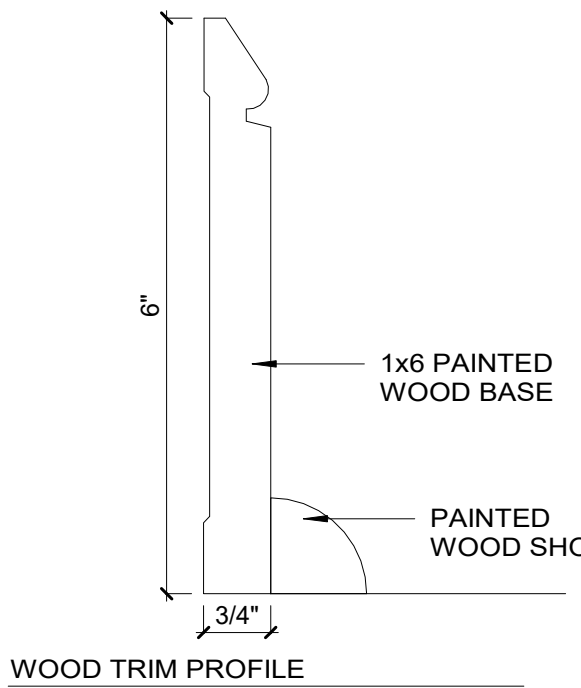
M PATIO SIDELITE



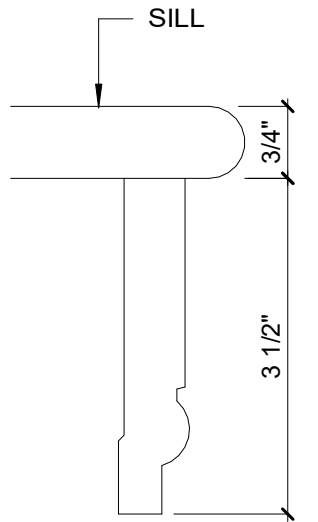
K PATIO DOOR W/ ONE ACTIVE LEAF



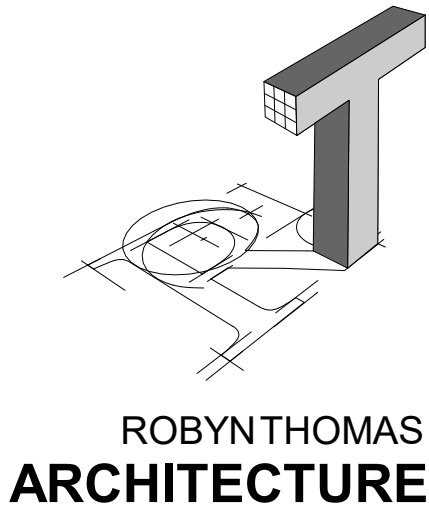
DOOR CASING
SIMILAR TO WOODCRAFTERS # 12094



WOOD TRIM PROFILE



WINDOW TRIM PROFILE



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SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

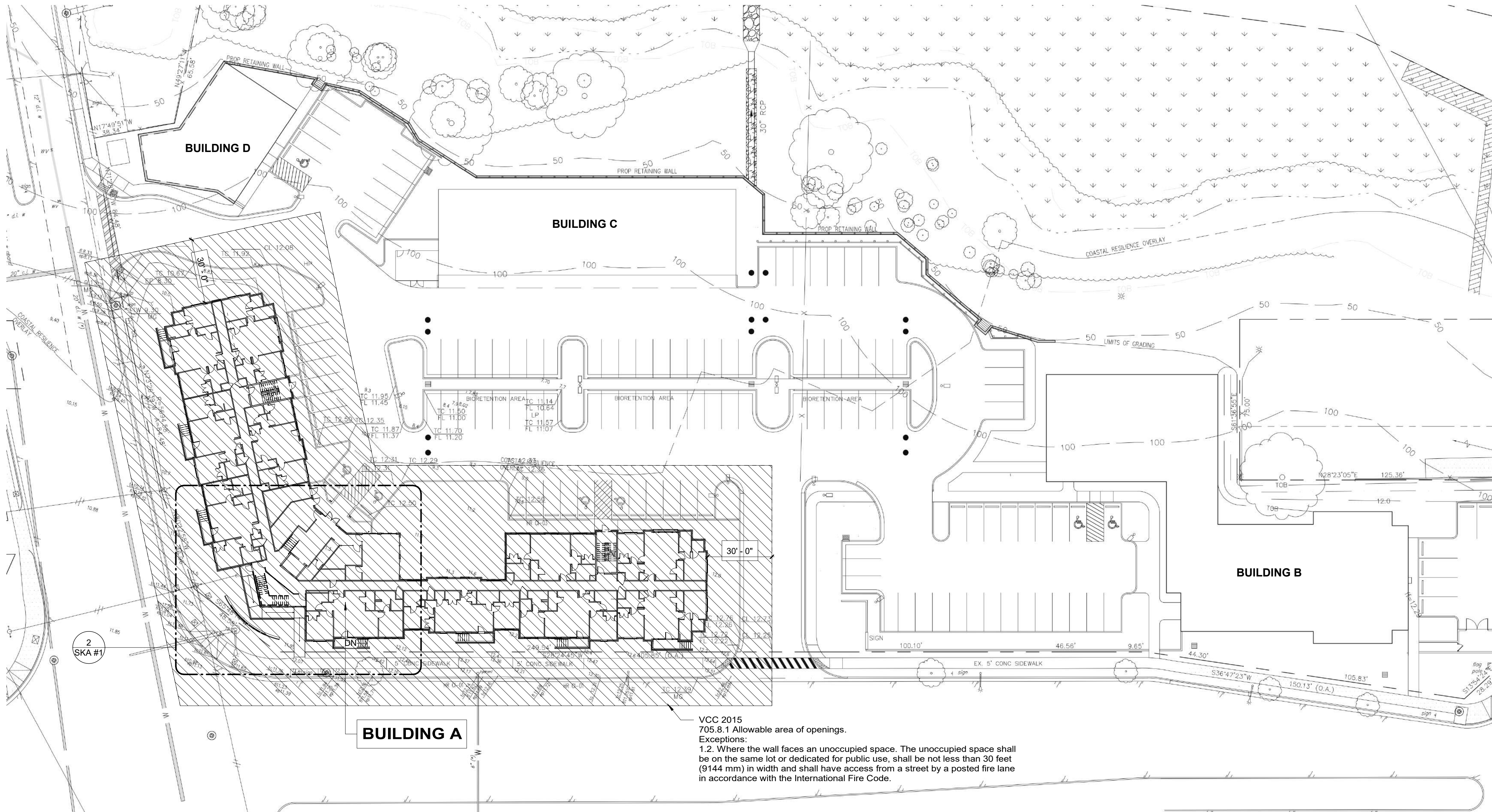
No.	Date	Comments
1	07-23-21	City Comments (Letter dated 06-24-21)

SCHEDULES & DETAILS

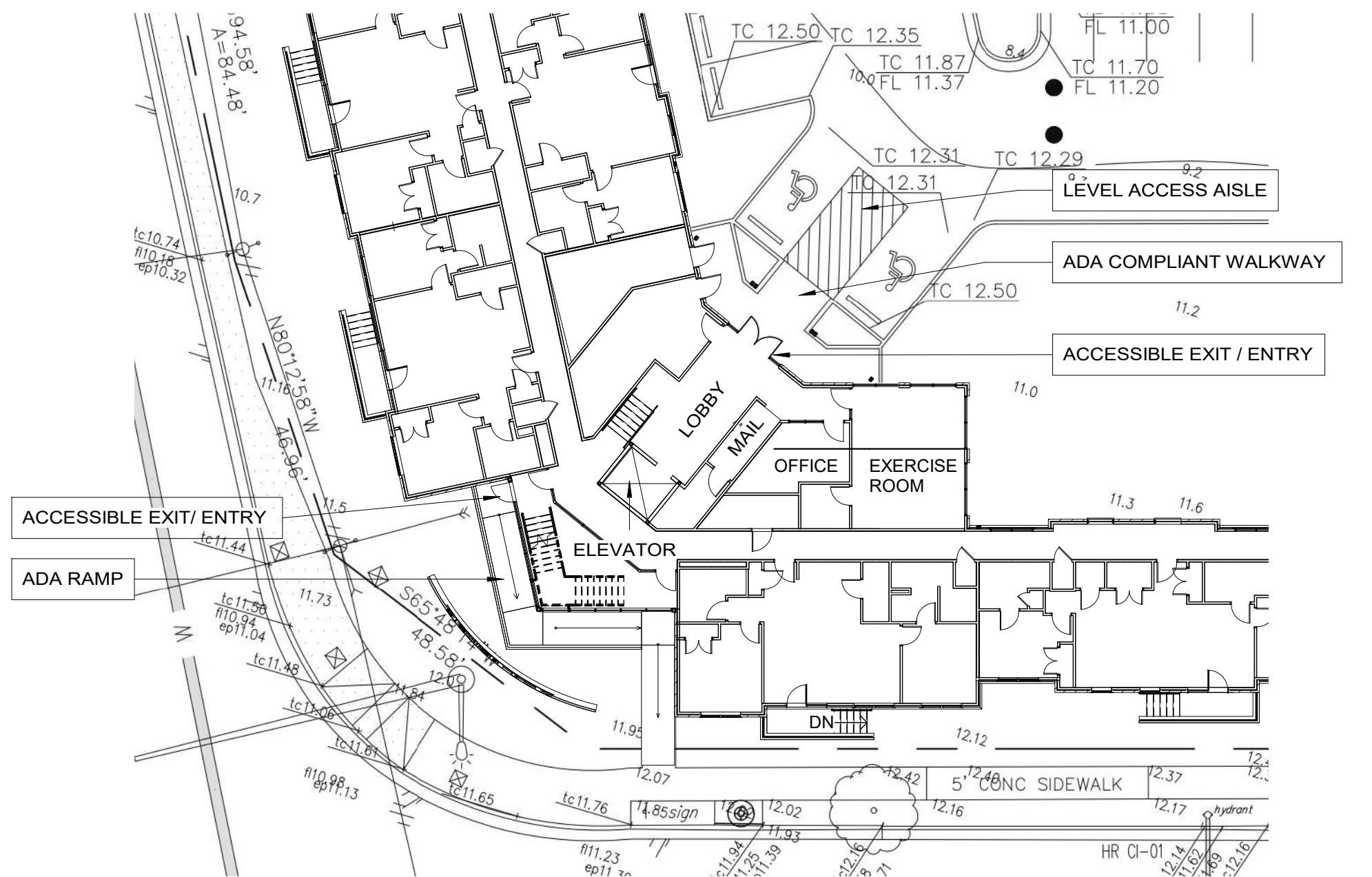
Project number 18-062
Date 05-06-2021
Drawn by Author

A-500

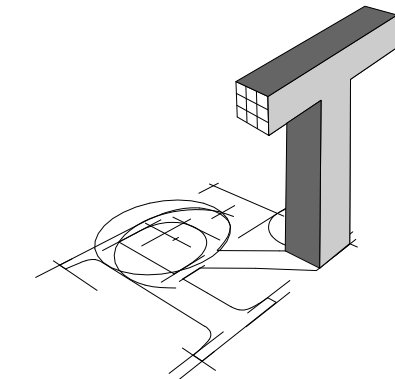
Scale As indicated



1 SITE PLAN
SKA #1 1" = 30'-0"



2 PARTIAL SITE PLAN
SKA #1 1" = 20'-0"



ROBYNTHOMAS
ARCHITECTURE

913 W. 21st Street, Suite C
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Ofc: 757.622.7100
Fax: 757.640.1014



Structural Engineer:
Sinclair Pratt Cameron, P.C.
Consulting Structural Engineers
757.417.0567 tel

SYCAMORE PLAZA (BUILDING A)
1025 Wilson Road, Norfolk VA
NORFOLK, VA

REVISIONS

No.	Date	Comments

**CITY
COMMENT
(6/24/21)**

Project number 18-062
Date 05-06-2021
Drawn by Author

SKA #1

Scale As indicated