GENERAL NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION, INCLUDING LOCATION OF SITE FEATURES, GRADE ELEVATIONS, DIMENSIONS, ETC., AND NOTIFY ARCHITECT OF ANY DISCREPANCIES FROM CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF ANY WORK.
2. ALL WORK BY THE CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE PERFORMED AS PER VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2015 EDITION.
3. VIOLET BANK IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. CONTRACTOR SHALL EXERCISE THE UTMOST CARE IN NOT DAMAGING ANY OF THE HISTORIC BUILDING MATERIALS AND FINISHES THAT ARE TO REMAIN. IF ANY DAMAGE TO BUILDING MATERIALS OR FINISHES OCCURS, CONTRACTOR SHALL CONSULT THE ARCHITECT ON METHOD OF REPAIR/REPLACEMENT, AND PERFORM THE REMEDIAL WORK WITHOUT ANY COST TO THE OWNER.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OWNER'S PROJECT REPRESENTATIVE.
5. CONTRACTOR SHALL PROVIDE PROTECTION OF HISTORIC SITE FEATURES AND MATERIALS FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE SAFETY MEASURES AND PROTECTION OF CONSTRUCTION SITE FROM ENTERING BY PUBLIC AND UNAUTHORIZED VISITORS DURING CONSTRUCTION HOURS. PROTECTION FROM ENTERING CONSTRUCTION SITE DURING OFF HOURS IS A RESPONSIBILITY OF THE CONTRACTOR.

VIOLET BANK

MUSEUM REHABILITATION - PHASE I

303 VIRGINIA AVENUE
COLONIAL HEIGHTS, VIRGINIA

LOCATION MAP:

ELECTRICAL ENGINEER

2RW
ENERGY BY DESIGN
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STRUCTURAL ENGINEER:

SPRINGPOINT STRUCTURAL
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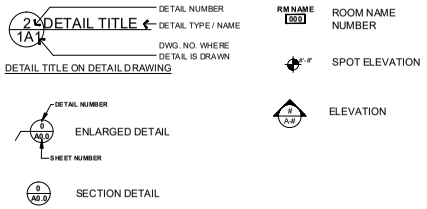
PH (434) 260-8181

DRAWING SYMBOLS:



APPLICABLE CODES AND REGULATIONS:

1. VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC): 2015 EDITION.
   VUSBC PART I - VIRGINIA CONSTRUCTION CODE (VCC)
   VUSBC PART II - VIRGINIA REHABILITATION CODE (VRC)

DRAWING LIST

ARCHITECTURAL

CS1 COVER SHEET
SR1 SELECTIVE REMOVALS SITE PLAN
SP1 SITE PLAN
A2.1 BASEMENT FLOOR PLAN
A2.2 ROOF PLAN
A3.1 NORTH ELEVATION
A3.2 EAST ELEVATION
A3.3 SOUTH ELEVATION
A3.4 WEST ELEVATION
A4.1 SECTIONS & DETAILS

STRUCTURAL

S1.2 ATTIC - STRUCTURAL PLAN
S1.3 ROOF - STRUCTURAL PLAN

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COVER SHEET

VIOLET BANK MUSEUM REHABILITATION
PHASE I
303 VIRGINIA AVENUE
COLONIAL HEIGHTS, VA 23834

COMMONWEALTH OF VIRGINIA
JENIFER PARKER DALE
No. 012954
ARCHITECT

REVISIONS

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-
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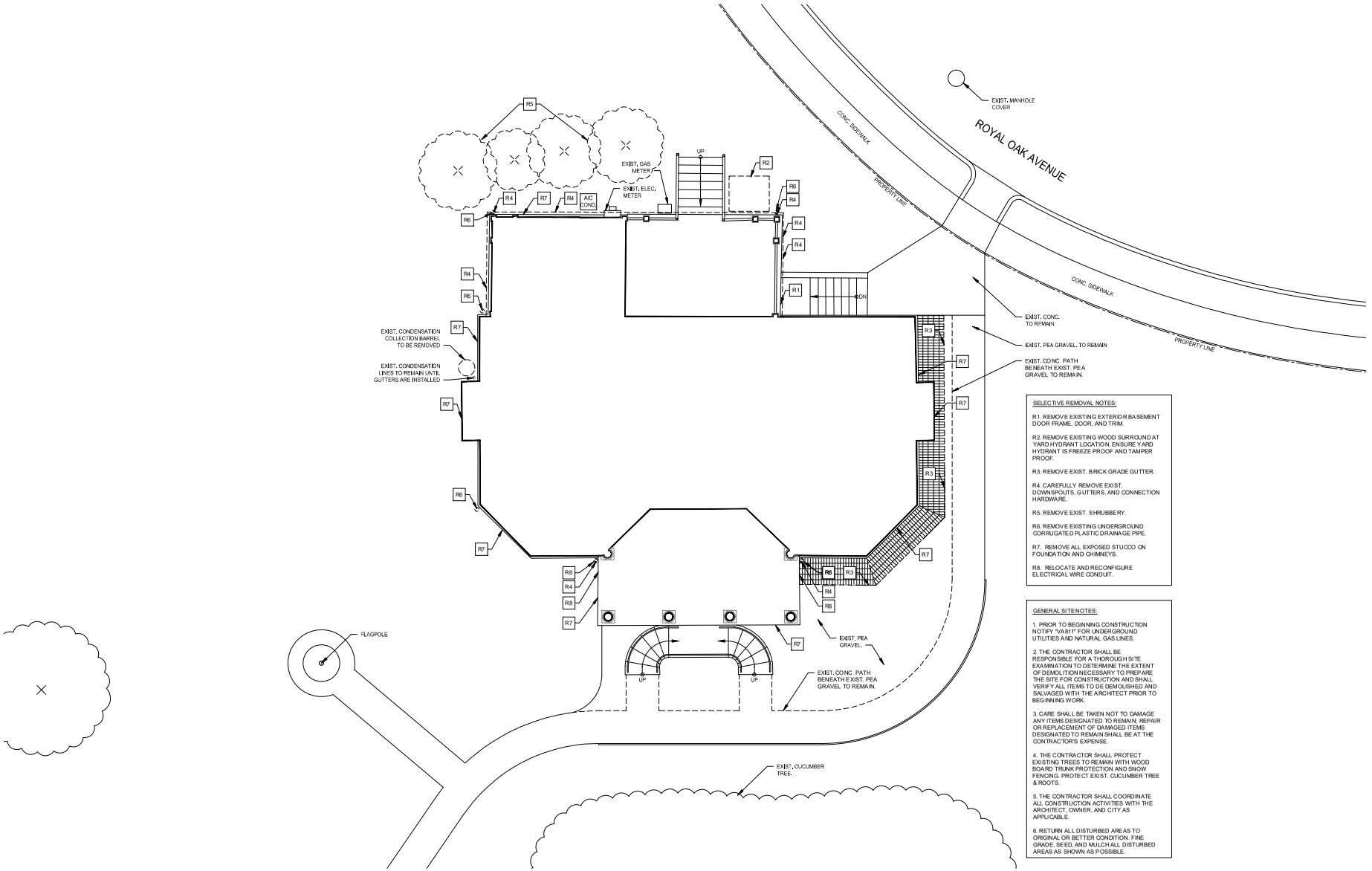

1 SR1 SELECTIVE REMOVALS PLAN
3/16" = 1'-0"

SELECTIVE REMOVAL NOTES:

R1. REMOVE EXISTING EXTERIOR BASEMENT DOOR FRAME, DOOR, AND TRIM.

R2. REMOVE EXISTING WOOD SURROUND AT YARD HYDRANT LOCATION. ENSURE YARD HYDRANT IS FREEZE PROOF AND TAMPER PROOF.

R3. REMOVE EXIST. BRICK GRADE GUTTER.

R4. CAREFULLY REMOVE EXIST. DOWNSPOUTS, GUTTERS, AND CONNECTION HARDWARE.

R5. REMOVE EXIST. SHRUBBERY.

R6. REMOVE EXISTING UNDERGROUND CORRUGATED PLASTIC DRAINAGE PIPE.

R7. REMOVE ALL EXPOSED STUCCO ON FOUNDATION AND CHIMNEYS.

R8. RELOCATE AND RECONFIGURE ELECTRICAL WIRE CONDUIT.

GENERAL SITE NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION NOTIFY "VA811" FOR UNDERGROUND UTILITIES AND NATURAL GAS LINES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO DETERMINE THE EXTENT OF DEMOLITION NECESSARY TO PREPARE THE SITE FOR CONSTRUCTION AND SHALL VERIFY ALL ITEMS TO BE DEMOLISHED AND SALVAGED WITH THE ARCHITECT PRIOR TO BEGINNING WORK.

3. CARE SHALL BE TAKEN NOT TO DAMAGE ANY ITEMS DESIGNATED TO REMAIN. REPAIR OR REPLACEMENT OF DAMAGED ITEMS DESIGNATED TO REMAIN SHALL BE AT THE CONTRACTOR'S EXPENSE.

4. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN WITH WOOD BOARD TRUNK PROTECTION AND SNOW FENCING. PROTECT EXIST. CUCUMBER TREE & ROOTS.

5. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE ARCHITECT, OWNER, AND CITY AS APPLICABLE.

6. RETURN ALL DISTURBED AREAS TO ORIGINAL OR BETTER CONDITION. FINE GRADE, SEED, AND MULCH ALL DISTURBED AREAS AS SHOWN AS POSSIBLE.

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SELECTIVE REMOVALS SITE PLAN

VIOLET BANK MUSEUM REHABILITATION
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303 VIRGINIA AVENUE
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No. 012954
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3/16" =1'-0"

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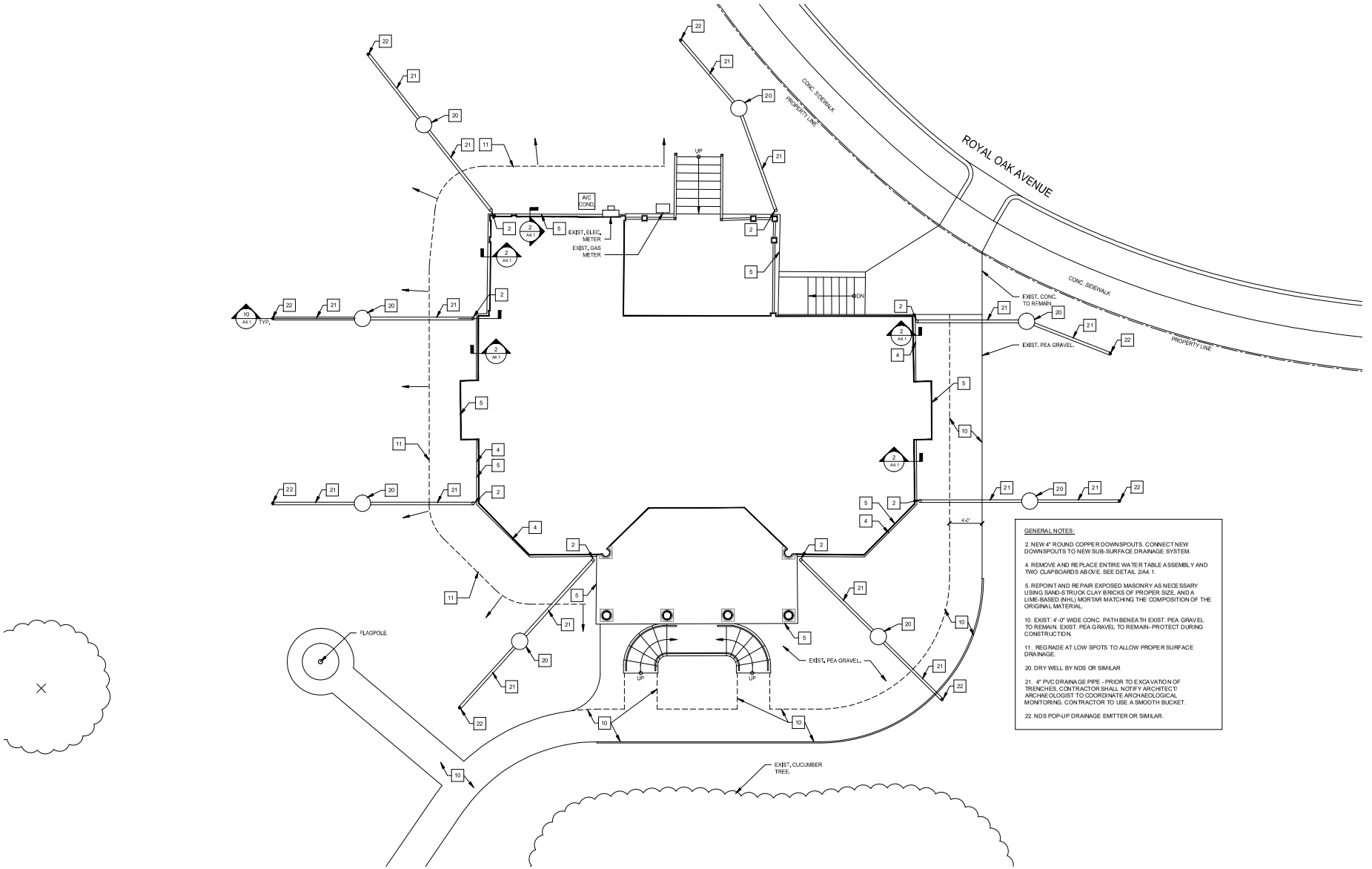

1 SP1 SITE PLAN
3/16" = 1'-0"

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SITE PLAN

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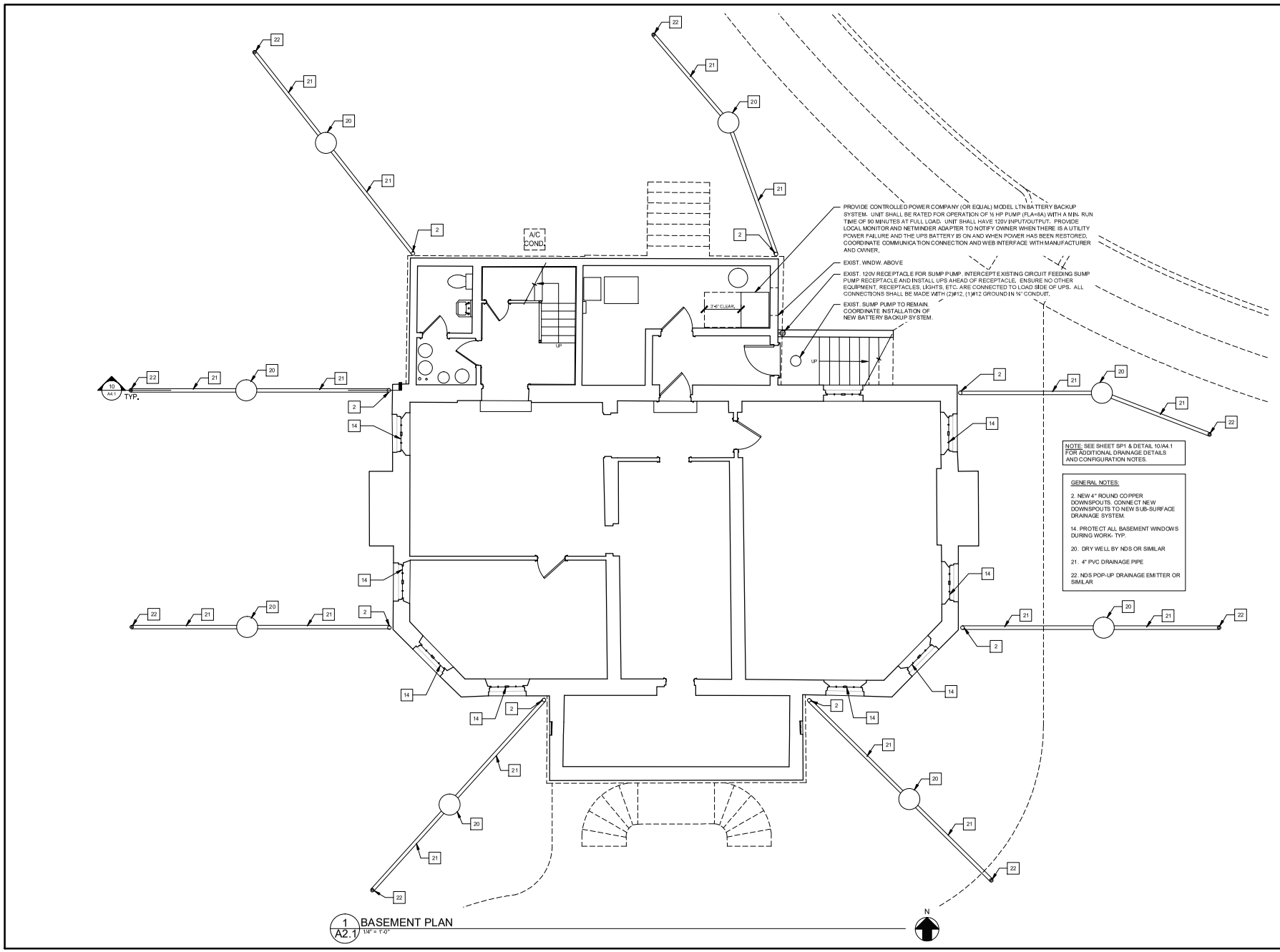

1 A2.1 BASEMENT PLAN
1/4" = 1'-0"

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BASEMENT FLOOR PLAN

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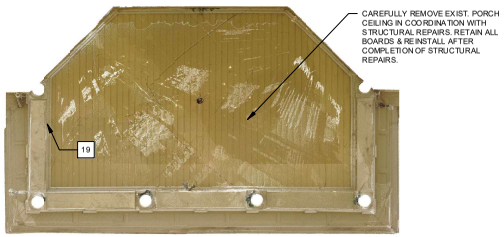
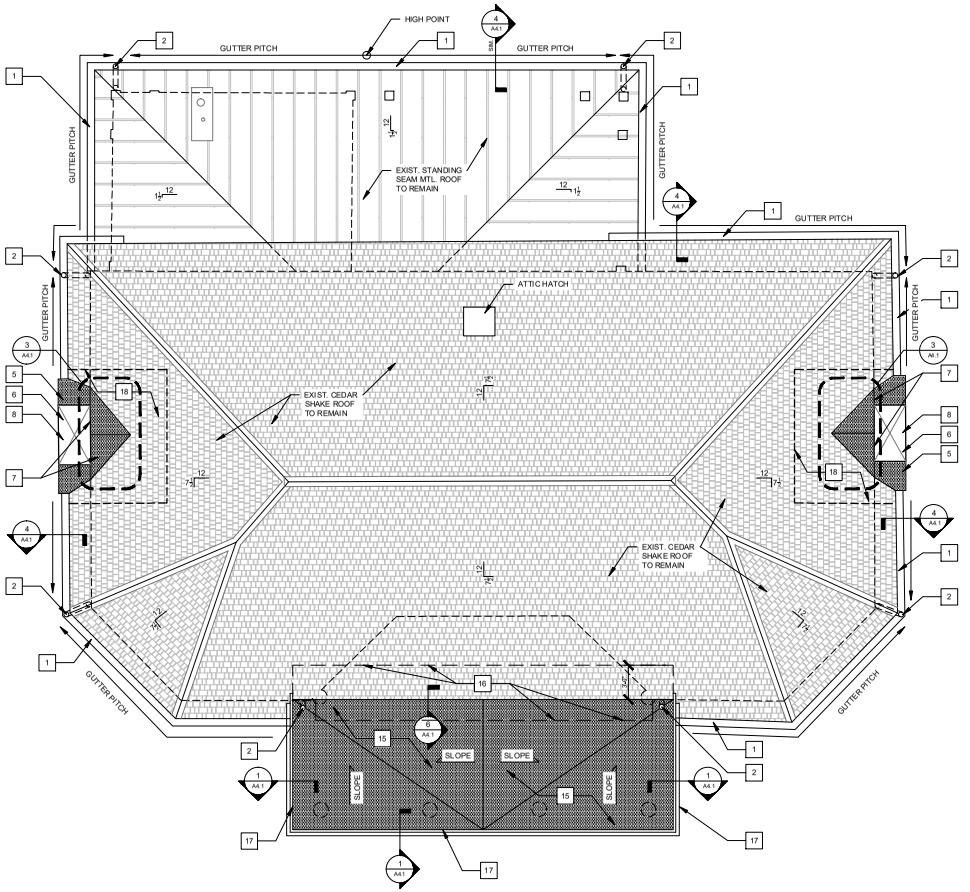


2 A2.2 REFLECTED PORCH CEILING PLAN
1/4" = 1'-0"



1 A2.2 ROOF PLAN
1/4" = 1'-0"

N

GENERAL NOTES:

1. COPPER HALF ROUND GUTTER.

2. ROUND COPPER DOWNSPOUTS. CONNECT NEW DOWNSPOUTS TO NEW SUB-SURFACE DRAINAGE SYSTEM.

5. REPOINT AND REPAIR EXPOSED MASONRY AS NECESSARY USING SAND-STRUCK CLAY BRICKS OF PROPER SIZE, AND A LIME-BASED (NHL) MORTAR MATCHING THE COMPOSITION OF THE ORIGINAL MATERIAL.

6. REBUILD CHIMNEY CAP AND REPOINT MASONRY AS REQ. REUSE ORIGINAL BRICKS AND LIME-BASED (NHL) MORTAR MATCHING THE COMPOSITION OF THE ORIGINAL MATERIAL.

7. REPLACE METAL FLASHING ELEMENTS WITH COPPER AS INDICATED ON DETAIL 3/A4.1.

8. LOW-PROFILE VENTILATED COPPER CHIMNEY CAP.

15. APPLY NEW COLD FLUID APPLIED ROOFING SYSTEM OVER EXISTING TIN ROOF & EXIST. PEEL & STICK UNDERLAYMENT. CLEAN AND PREPARE SURFACE ACCORDING TO MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION.

16. REMOVE CEDAR SHINGLES IN THIS AREA. INSTALL METAL FLASHING & NEW ROOFING SYSTEM. EXTEND COLD FLUID FLUID APPLIED ROOFING SYSTEM UP AND UNDER SHINGLES A MINIMUM OF 3'-0". REINSTALL CEDAR SHINGLES OVER NEW ASSEMBLY.

17. EXTEND COLD FLUID APPLIED ROOF SYSTEM UP PARAPET AS SHOWN ON DETAIL 1/A4.1.

18. REMOVE & SALVAGE (OR REPLACE AS REQ.) EXIST. WD. SHINGLES AS REQ. FOR NEW CHIMNEY FLASHING INSTALLATION AND STRUCTURAL REPAIRS. SEE DETAIL 3/A4.1.

19. CAREFULLY REMOVE EXISTING TRIM AND RETAIN. PATCH, PAINT, AND REINSTALL UPON COMPLETION OF STRUCTURAL REPAIRS. SEE SHEET S1.2

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ROOF PLAN

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A2.2
DRAWING NO.

1 A3.1 NORTH ELEVATION 3/8" = 1'-0"

GENERAL NOTES:

1. NEW COPPER HALF ROUND GUTTER.

2. NEW ROUND COPPER DOWNSPOUTS. CONNECT NEW DOWNSPOUTS TO NEW SUB-SURFACE DRAINAGE SYSTEM.

3. NEW METAL RAIN DIVERTER. SEE DRAWING 1/A4.1.

4. REMOVE AND REPLACE ENTIRE WATER TABLE ASSEMBLY AND TWO CLAPBOARDS ABOVE. SEE DETAIL 2/A4.1.

5. REPOINT AND REPAIR EXPOSED MASONRY AS NECESSARY USING SAND-STRUCK CLAY BRICKS OF PROPER SIZE, AND A LIME-BASED (NHL) MORTAR MATCHING THE COMPOSITION OF THE ORIGINAL MATERIAL.

6. REBUILD CHIMNEY CAP AND REPOINT MASONRY AS REQ. REUSE ORIGINAL BRICKS AND LIME-BASED (NHL) MORTAR MATCHING THE COMPOSITION OF THE ORIGINAL MATERIAL.

7. REPLACE METAL FLASHING ELEMENTS WITH COPPER, WORKING THEM PROPERLY INTO THE EXTANT SHINGLE INSTALLATION.

8. REMOVE EXIST. CAP & INSTALL NEW LOW-PROFILE VENTILATED COPPER CHIMNEY CAP.

9. NEW DOOR FRAME AND DOOR

11. REGRADE AT LOW SPOTS TO ALLOW PROPER SURFACE DRAINAGE.

14. PROTECT ALL BASEMENT WINDOWS DURING WORK - TYP.

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NORTH ELEVATION

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3/8"=1'-0"

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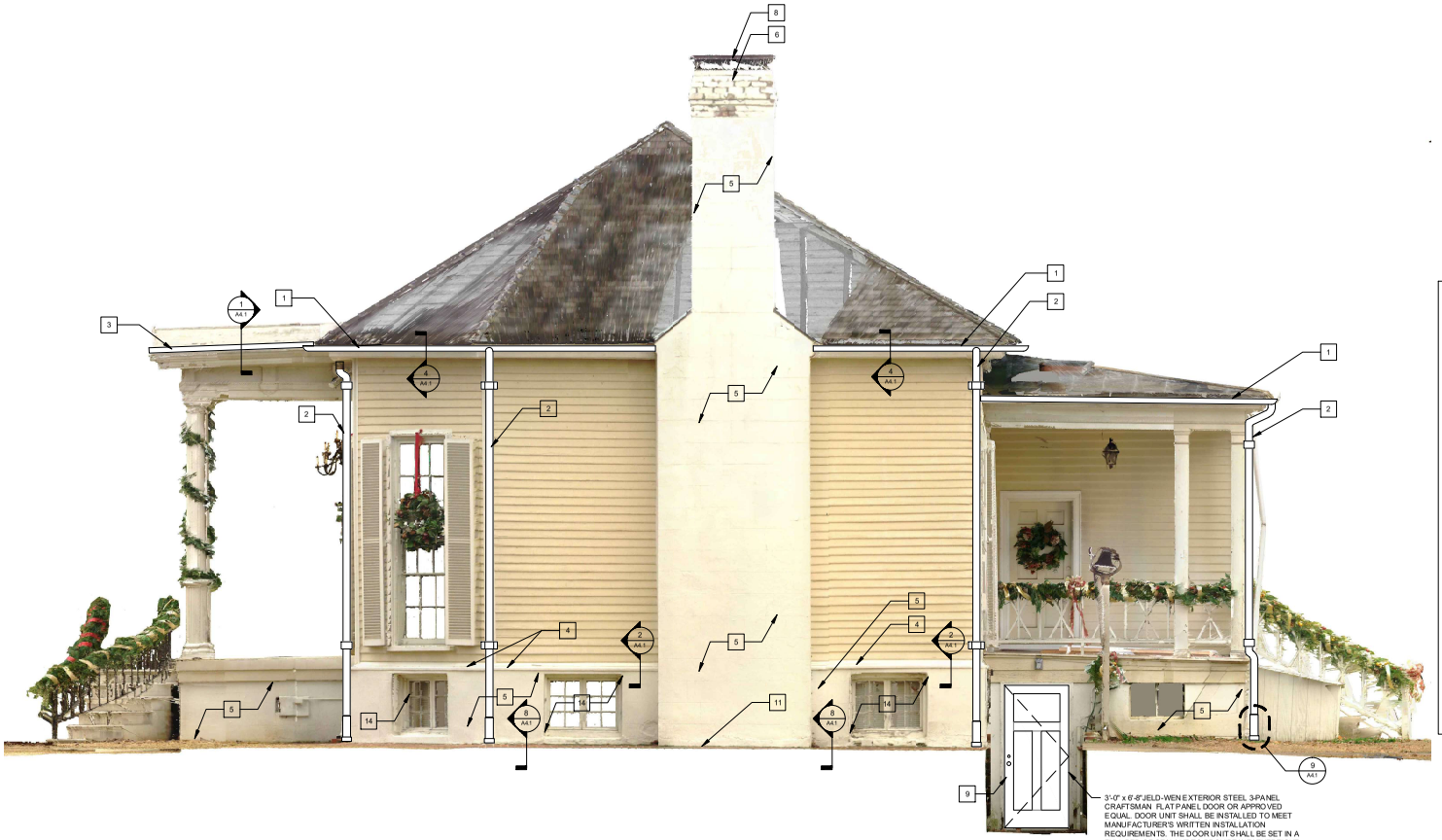

GENERAL NOTES:

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3. NEW METAL RAIN DIVERTER. SEE DRAWING 1/A4.1.

4. REMOVE AND REPLACE ENTIRE WATER TABLE ASSEMBLY AND TWO CLAPBOARDS ABOVE. SEE DETAIL 2/A4.1.

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9. NEW DOOR FRAME AND DOOR

11. REGRADE AT LOW SPOTS TO ALLOW PROPER SURFACE DRAINAGE.

14. PROTECT ALL BASEMENT WINDOWS DURING WORK - TYP.

9 3'-0" x 6'-8" JELD-WEN EXTERIOR STEEL 3-PANEL CRAFTSMAN FLAT PANEL DOOR OR APPROVED EQUAL. DOOR UNIT SHALL BE INSTALLED TO MEET MANUFACTURER'S WRITTEN INSTALLATION REQUIREMENTS. THE DOOR UNIT SHALL BE SET IN A FULL BED OF SEALANT TO PROVIDE WEATHERTIGHT INSTALLATION. PRIME AND PAINT THE DOOR, FRAME, AND EXIST. ADJACENT BUILDING FINISHES DISTURBED DURING INSTALLATION.

1 A3.2 EAST ELEVATION
3/8" = 1'-0"

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EAST ELEVATION

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M. JEFFREY BAKER
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DRAWING NO.

1 A3.3 SOUTH ELEVATION
3/8" = 1'-0"

GENERAL NOTES:

1. NEW COPPER HALF ROUND GUTTER.

2. NEW ROUND COPPER DOWNSPOUTS. CONNECT NEW DOWNSPOUTS TO NEW SUB-SURFACE DRAINAGE SYSTEM.

3. NEW METAL RAIN DIVERTER. SEE DRAWING 1/A4.1.

4. REMOVE AND REPLACE ENTIRE WATER TABLE ASSEMBLY AND TWO CLAPBOARDS ABOVE. SEE DETAIL 2/A4.1.

5. REPOINT AND REPAIR EXPOSED MASONRY AS NECESSARY USING SAND-STRUCK CLAY BRICKS OF PROPER SIZE, AND A LIME-BASED (NHL) MORTAR MATCHING THE COMPOSITION OF THE ORIGINAL MATERIAL.

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8. REMOVE EXIST. CAP & INSTALL NEW LOW-PROFILE VENTILATED COPPER CHIMNEY CAP.

9. NEW DOOR FRAME AND DOOR

11. REGRADE AT LOW SPOTS TO ALLOW PROPER SURFACE DRAINAGE.

14. PROTECT ALL BASEMENT WINDOWS DURING WORK- TYP.

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SOUTH ELEVATION

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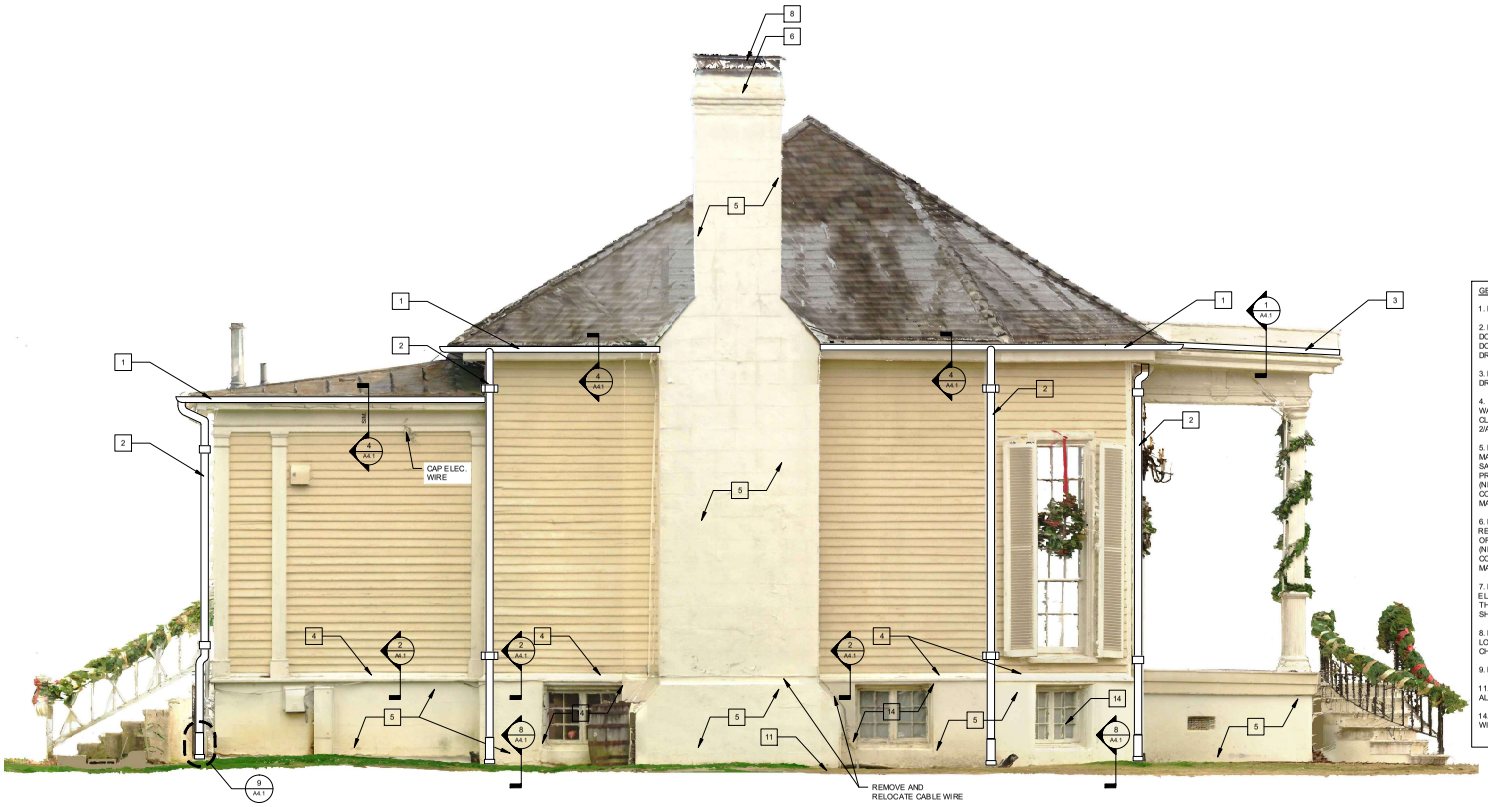

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9. NEW DOOR FRAME AND DOOR

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14. PROTECT ALL BASEMENT WINDOWS DURING WORK- TYP.

1 A3.4 WEST ELEVATION
3/8" = 1'-0"

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WEST ELEVATION

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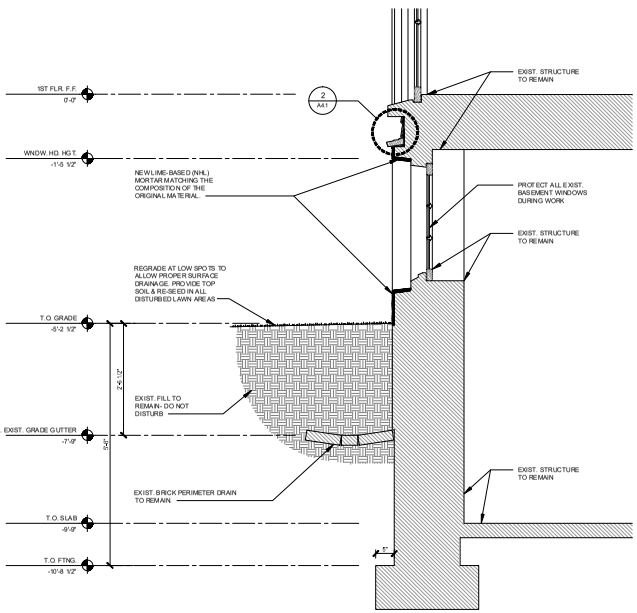
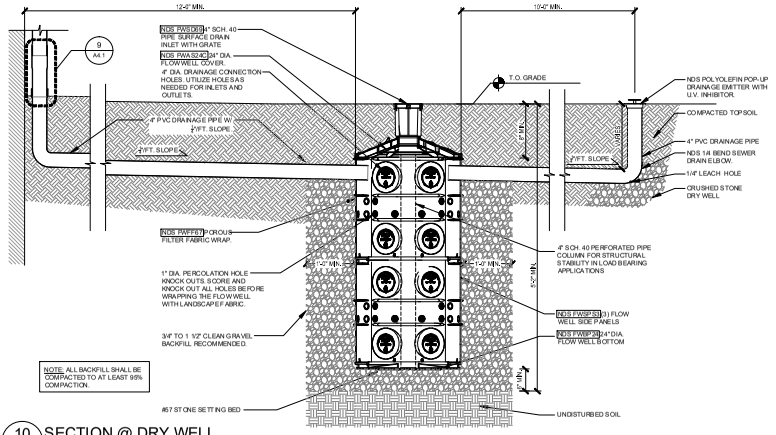
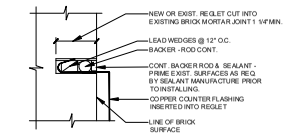
A3.4
DRAWING NO.



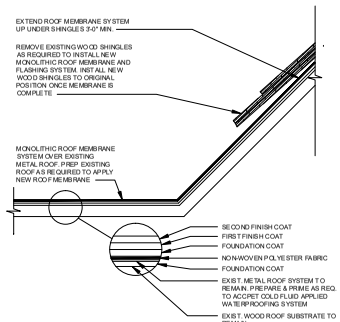
8 A4.1 SECTION @ FOUNDATION
3/4" = 1'-0"



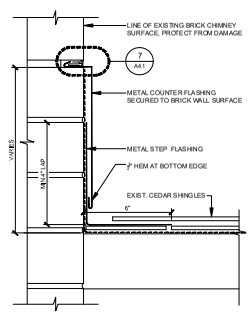
10 A4.1 SECTION @ DRY WELL
3/4" = 1'-0"



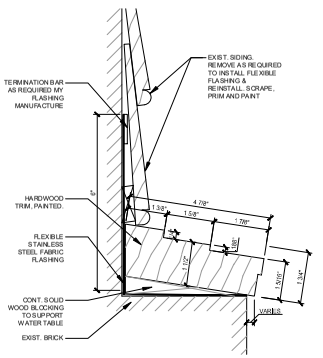
7 A4.1 REGLET DETAIL
6" = 1'-0"



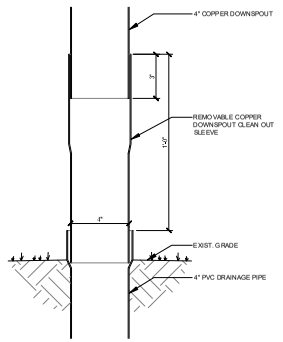
6 A4.1 PORCH ROOF DETAIL
1 1/2" = 1'-0"



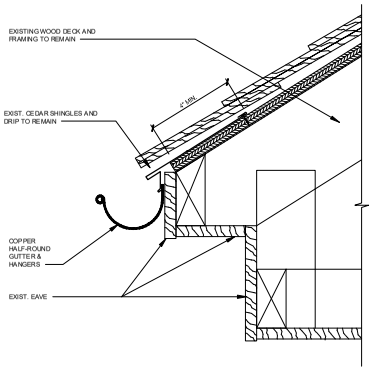
5 A4.1 STEP FLASHING DETAIL
3" = 1'-0"



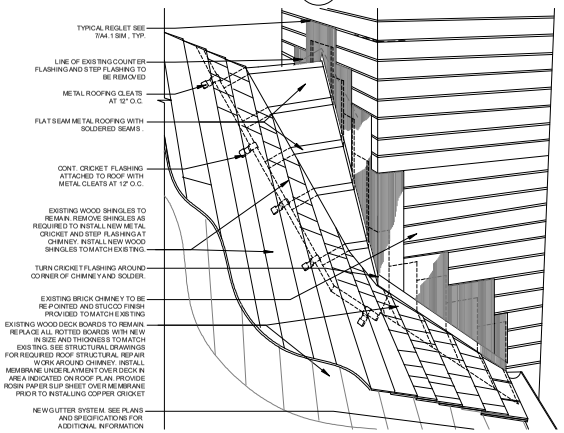
2 A4.1 WATER TABLE DETAIL
6" = 1'-0"



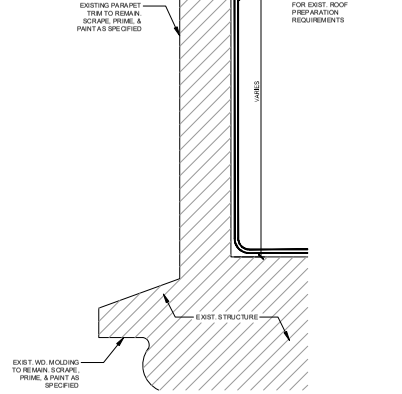
9 A4.1 DOWNSPOUT TO UNDERGROUND DRAINAGE CONNECTION
1 1/2" = 1'-0"



4 A4.1 GUTTER DETAIL
3" = 1'-0"



3 A4.1 CHIMNEY CRICKET DETAIL
1 1/2" = 1'-0"



1 A4.1 FRONT PORCH PARAPET DETAIL
6" = 1'-0"

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SECTIONS & DETAILS

VIOLET BANK MUSEUM REHABILITATION
PHASE I
303 VIRGINIA AVENUE
COLONIAL HEIGHTS, VA 23834

COMMONWEALTH OF VIRGINIA
M. AUBREY SLAYDEN
No. 012954
ARCHITECT

REVISIONS

SCALE
AS NOTED
COMMISSION NO.
1919
DRAWN BY
PHR
DATE
SEPTEMBER 1, 2020

A4.1
DRAWING NO.

GENERAL

1. THESE NOTES SERVE AS THE SPECIFICATIONS FOR THE WORK.
2. THE APPLICABLE BUILDING CODE IS 2015 IBC.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS DURING THE COURSE OF THE WORK. DO NOT DAMAGE OR ENDANGER THE STRUCTURAL INTEGRITY OF THE WORK OR EXISTING STRUCTURE.
4. NOTIFY ENGINEER IN CASE OF DISCREPANCIES BETWEEN DRAWINGS AND THESE NOTES BEFORE PROCEEDING WITH THE WORK.
5. USE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS TO PROPERLY PERFORM THE WORK.
6. IF CONDITIONS DISCLOSED DURING DEMOLITION REVEAL UNFORESEEN CONDITIONS, PROMPTLY REQUEST DIRECTION FROM ARCHITECT BEFORE PROCEEDING.
7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING BETWEEN TRADES.
8. DO NOT SCALE DRAWINGS.
9. THE ENGINEER'S REVIEW OF A SUBMITTAL SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO FOLLOW THE INTENT OF THE CONTRACT DRAWINGS.

EXISTING BUILDING/STRUCTURE NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS BEFORE BEGINNING WORK OR PREPARING SHOP DRAWINGS.
2. UTMOST CARE SHALL BE EXERCISED AT ALL TIMES WHEN WORKING ON EXISTING STRUCTURAL MEMBERS TO AVOID IMPAIRING THE CARRYING CAPACITY OF TH EXISTING STRUCTURE.
   A. SHOULD THE ARCHITECT DETERMINE THAT THE CARRYING CAPACITY OF THE EXISTING STRUCTURE HAS BEEN IMPAIRED BY, OR AS A RESULT OF, THE OPERATIONS OF THE CONTRACTOR, OR IS OTHERWISE NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPROPRIATE REMEDIAL WORK SHALL BE REQUIRED.
   B. ANY DAMAGE RESULTING FROM THE OPERATIONS OF THE CONTRACTOR SHALL BE REPAIRED AS DIRECTED BY THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
3. NOTIFY THE ARCHITECT BEFORE CUTTING OR REMOVAL OF ANY PART OF THE EXISTING STRUCTURE NOT INDICATED TO BE MODIFIED OR DEMOLISHED.

STRUCTURAL WOOD FRAMING

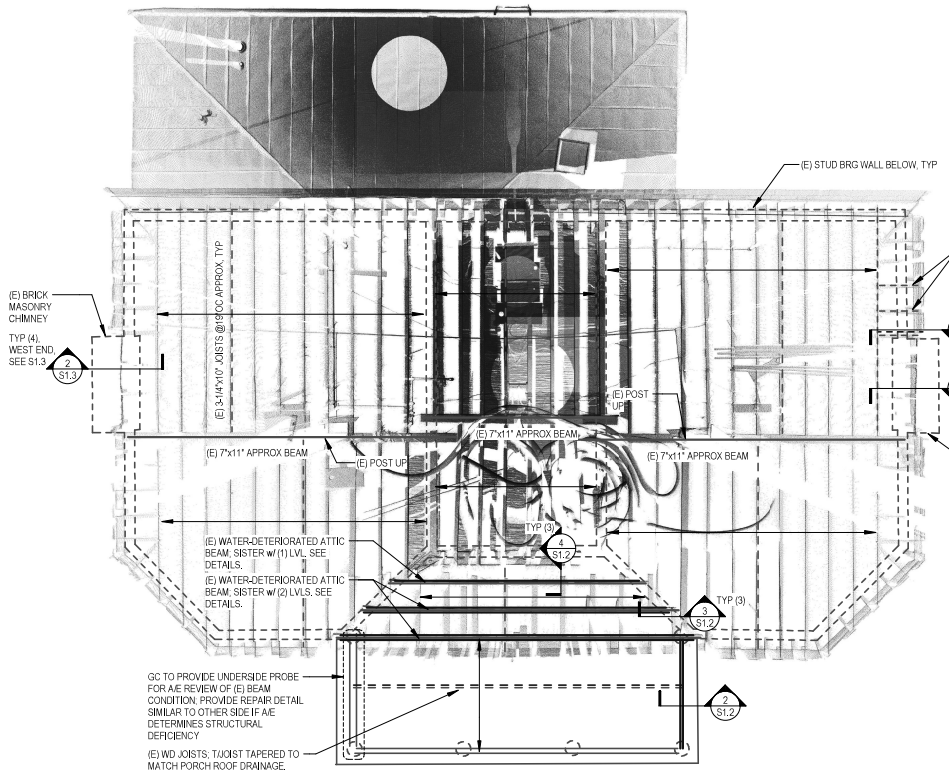
1. PROVIDE WOOD FRAMING, INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., IN ACCORDANCE WITH THE FOLLOWING STANDARDS (LATEST EDITION):
   A. AMERICAN FOREST & PAPER ASSOCIATION (AFPA) "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)" AND ITS SUPPLEMENTS.
   B. AMERICAN FOREST & PAPER ASSOCIATION (AFPA) "WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS".
   C. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) "TIMBER CONSTRUCTION MANUAL".
2. FRAMING LUMBER SHALL BE OF THE FOLLOWING SPECIES AND MINIMUM GRADE:
   A. RAFTERS: SOUTHERN PINE, NO. 2 OR BETTER.
   B. JOISTS: SOUTHERN PINE, NO. 2 OR BETTER.
3. PROTECT WOOD MATERIALS TO LIMIT MAXIMUM MOISTURE CONTENT DURING CONSTRUCTION TO BELOW 19%.
4. FRAMING LUMBER SHALL BE SURFACE DRY.
5. PRESERVATIVE-TREATED WOOD: PROVIDE PRESERVATIVE-TREATED LUMBER AT ALL EXTERIOR LOCATIONS, AND FOR ALL LUMBER IN CONTACT WITH SLAB ON GRADE, CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. TREATMENT SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICE.
6. DO NOT CUT OR NOTCH NEW OR EXISTING BEAMS AND JOISTS.
7. DRILL PILOT HOLES FOR LAG SCREWS IN ACCORDANCE WITH NDS REQUIREMENTS. DO NOT INSTALL LAG SCREWS WITH IMPACT DRIVERS.
8. NOTCHING, BORING AND SURFACING OF EXISTING WOOD MEMBERS IN PREPARATION FOR STRUCTURAL STEEL CONNECTIONS SHALL BE PERFORMED BY CARPENTERS ONLY.
9. PARALLEL STRAND LUMBER (PSL) SHALL BE TRUSJOIST OR APPROVED EQUAL.
10. LAMINATED VENEER LUMBER (LVL) SHALL BE TRUSJOIST OR APPROVED EQUAL.
11. FACTORY MARK EACH PIECE OF AN ENGINEERED WOOD PRODUCT WITH GRADE STAMP OF, OR CERTIFICATE OF INSPECTION BY, AN APPROVED GRADING OR INSPECTION AGENCY.
12. DO NOT CUT HOLES OR NOTCHES IN ENGINEERED WOOD PRODUCTS UNLESS IN STRICT COMPLIENCE WITH THE MFR GUIDELINES.

WOOD CONNECTORS AND FASTENING

1. ALL JOIST HANGERS, CROSS BRIDGING, AND ALL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE GALVANIZED STEEL AS MANUFACTURED BY SIMPSON STRONG TIE. SPECIAL NAILS AS SUPPLIED BY THE MANUFACTURER SHALL BE USED FOR CONNECTOR INSTALLATION.
2. CONNECTORS SHALL BE OF TYPE AND SIZE SHOWN ON DETAILS.
3. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF THE INTERNATIONAL RESIDENTIAL CODE (LATEST EDITION), IBC FASTENING SCHEDULE TABLE 2304.9.1, AND RELEVANT MANUFACTURER'S REQUIREMENTS.
4. ALL NAILS SHALL MEET THE REQUIREMENTS OF ASTM F1667. WOOD SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/ASME B18.6.1. BOLTS AND LAG SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/ASME B18.2.1.
5. INSTALL METAL FRAMING CONNECTORS TO COMPLY WITH MANUFACTURER'S GUIDELINES.
6. CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED MEMBERS SHALL BE ASTM A653, G185 GALVANIZED.
7. FOR WALL AND ROOF SHEATHING PANELS, PROVIDE FASTENERS WITH CORROSION-PROTECTIVE COATING HAVING A SALT-SPRAY RESISTANCE OF MORE THAN 800 HOURS ACCORDING TO ASTM B117.

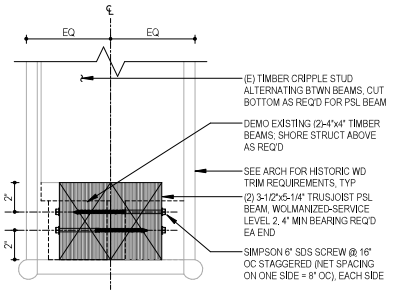
MASONRY

1. MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 530.1.
2. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90.
3. COMPRESSIVE STRENGTH (F'M) OF ALL CONCRETE UNIT MASONRY ASSEMBLIES SHALL BE 1500 PSI AT 28 DAYS.
4. ALL NEW MORTAR TO MATCH EXISTING HISTORIC MORTAR TYPE AND THICKNESS.

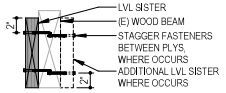


NOTE: REFER TO HISTORIC STRUCTURE REPORT DATED MAY 2018. SET ASIDE ALLOWANCE FOR REPAIR RECOMMENDATIONS OUTSIDE THE SCOPE OF THIS PHASE INCLUDING:

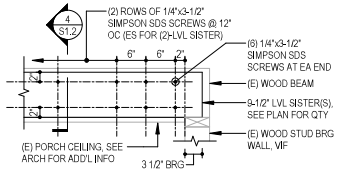
- INTERIOR MASONRY/PLASTER REPAIR AT FIREPLACES
- PORCH DECK FRAMING/WATERPROOFING
- MASONRY REPAIR ABOVE VAULTED ROOM PENDING REVIEW BY A/E
- CHIMNEY CAP REPOINTING



2 / S1.2 SECTION - PORCH ROOF BEAM REPLACEMENT
SCALE AT FULL SIZE 3" = 1'-0"



4 / S1.2 SECTION - LVL SISTER
SCALE AT FULL SIZE 1 1/2" = 1'-0"



3 / S1.2 DETAIL - INTERIOR CEILING BEAM SISTER
SCALE AT FULL SIZE 1" = 1'-0"

1 / S1.2 ATTIC - STRUCTURAL PLAN
SCALE AT FULL SIZE 1/4" = 1'-0"

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ATTIC - STRUCTURAL PLAN

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CRAIG D. SWIFT
Lic. No. 5611
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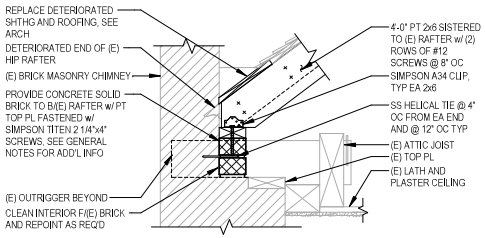
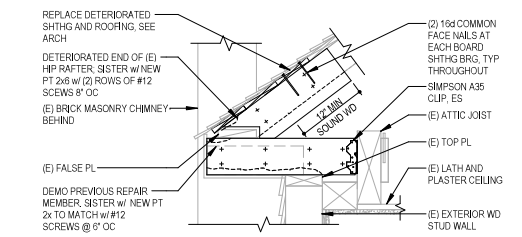


2 S1.3 SECTION - HIP RAFTER REPAIR

12" 6" 0 12"

SCALE AT FULL SIZE 1 1/2" = 1'-0"



3 S1.3 SECTION - OUTRIGGER REPAIR

12" 6" 0 12"

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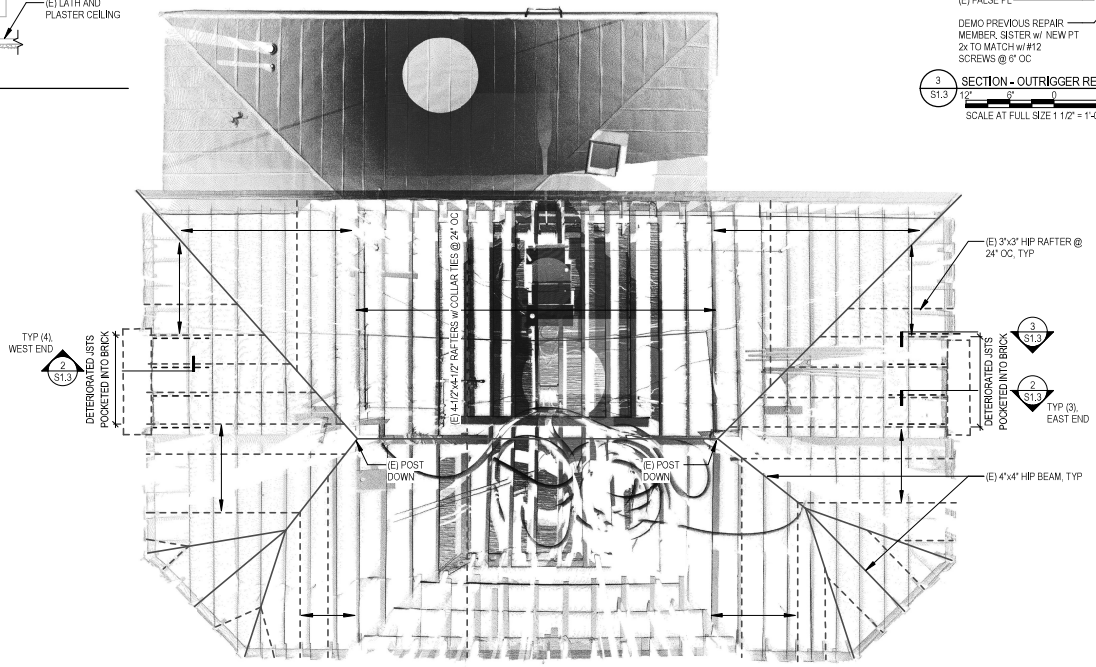

1 S1.3 ROOF - STRUCTURAL PLAN

4' 0 4' 8'

SCALE AT FULL SIZE 1/4" = 1'-0"

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ROOF - STRUCTURAL PLAN

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