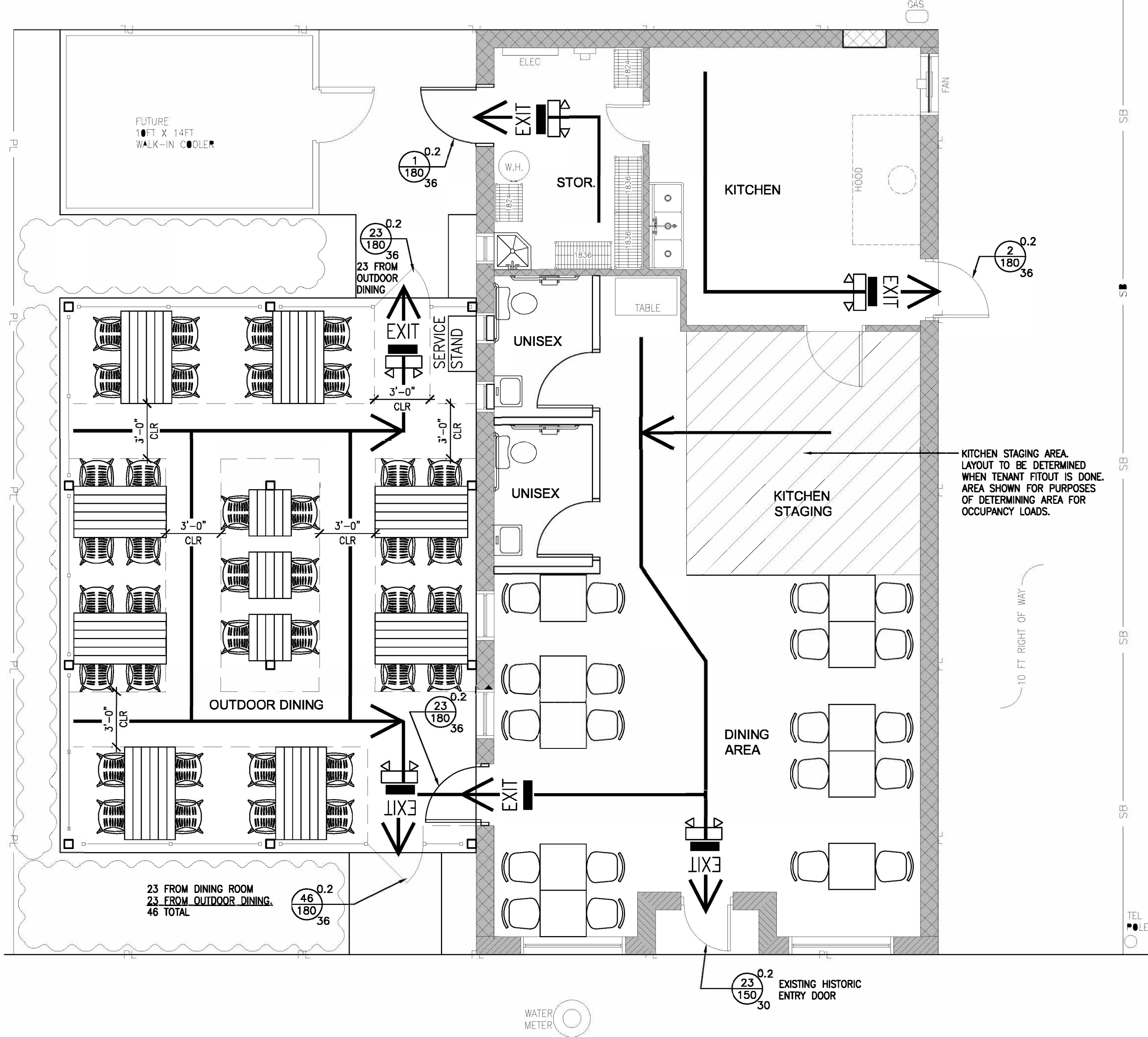
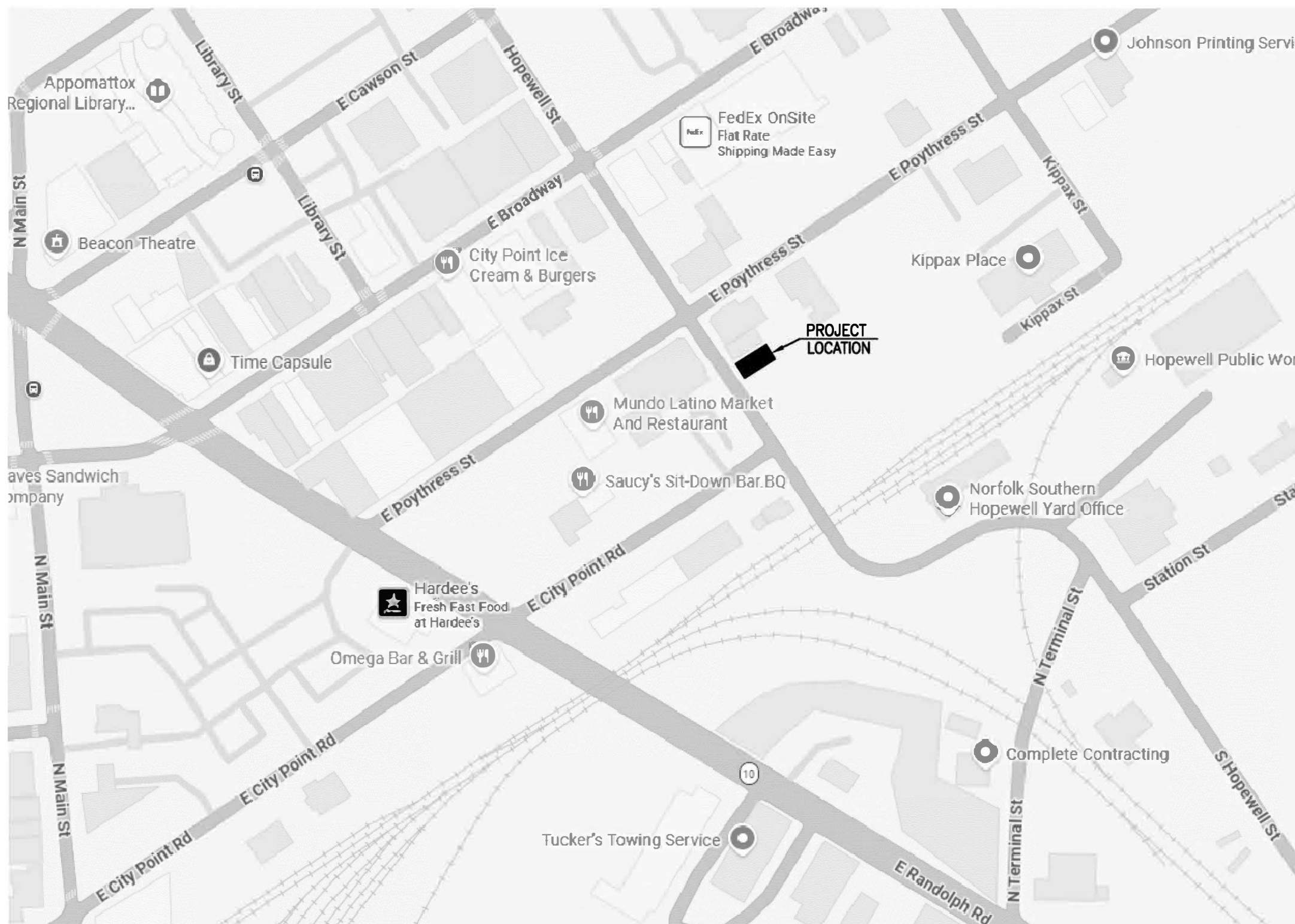
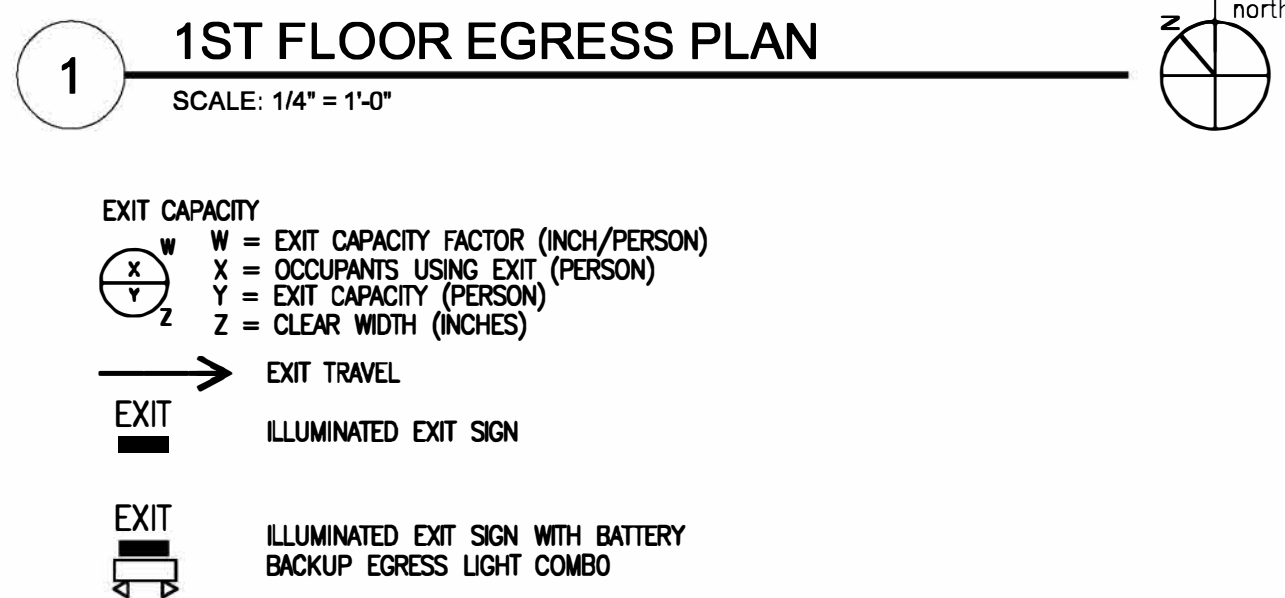




APPLICABLE CODES BUILDING VEBC 2021 CHAPTER 6, LEVEL TWO ALTERATION ACCESSIBILITY VCC 2021 CHAPTER 11	BUILDING DATA: PROJECT TYPE: USE GROUP: CONSTRUCTION CLASS: REVIEW AGENCY: PROJECT NAME: PROJECT ADDRESS:	PROJECT SCOPE NARRATIVE THE PROJECT SCOPE IS TO RENOVATE AN EXISTING RESTAURANT SPACE TO CONTINUE BEING USED AS A RESTAURANT. THE SPACE WILL BE RENOVATED TO A "VANILLA BOX" SPACE READY FOR A NEW RESTAURANT TENANT FITUP. THE EXISTING KITCHEN HOOD IS AT THE END OF ITS LIFE SPAN BUT WILL REMAIN FOR NOW. THE HOOD WILL BE REPLACED AS PART OF THE FUTURE TENANT FITUP ONCE ALL TENANT REQUIREMENTS ARE KNOWN. THE EXISTING RESTROOMS ARE NOT ADA COMPLIANT SO WILL BE DEMOLISHED AND REPLACED WITH NEW ADA COMPLIANT RESTROOMS. A NEW STAMPED CONCRETE OUTDOOR SEATING PATIO WITH ROOF WILL BE ADDED AND A NEW ADA COMPLIANT DOOR TO THE PATIO WILL BE ADDED. THIS DOOR WILL DOUBLE AS THE ADA ACCESSIBLE ENTRANCE SINCE THE HISTORIC MAIN ENTRANCE IS CURRENTLY NOT ADA ACCESSIBLE AND WOULD DAMAGE THE HISTORIC FABRIC IF MODIFIED TO BE ADA COMPLIANT.
AREA SUMMARY AND MEANS OF EGRESS AREAS: KITCHEN: 550 SF GROSS DINING AREA: 687 SF GROSS OUTDOOR SEATING: 675 SF GROSS TOTAL: 1912 SF GROSS OCCUPANCY LOAD PER TABLE 1004.5: KITCHEN/STAGING: (1 OCCUPANT / 200 SF) 550 SF / 200 SF = 3 OCC. DINING AREA: (1 OCCUPANT / 15 SF) 687 SF / 15 SF = 46 OCC. OUTDOOR SEATING: (1 OCCUPANT / 15 SF) 675 SF / 15 SF = 45 OCC. TOTAL OCCUPANCY: 93 OCC. REQUIRED EXISTS PER TABLE 1006.2.1: KITCHEN/STOR.: 1 REQ. (50 OCC. OR LESS) / 2 PROVIDED DINING AREA: 1 REQ. (50 OCC. OR LESS) / 2 PROVIDED OUTDOOR SEATING: 2 REQ. / 2 PROVIDED MAXIMUM DEAD END ALLOWED = 20 FT TRAVEL DISTANCE PER TABLE 1017.2 AND SECTION 1017.2.2: MAX ALLOWABLE TRAVEL DISTANCE = 200 FT ACTUAL MAX TRAVEL DISTANCE = 32 FT (SECOND FLOOR) MAX ALLOWABLE COMMON PATH = 75 FT ACTUAL MAX COMMON PATH = 32 FT (SECOND FLOOR) EGRESS WIDTH PER SECTION 1005.3.2: DOORS: 0.2" PER OCCUPANT WITHOUT SPRINKLER DOORS: REQ. EGRESS WIDTH: 49 OCC. X 0.2 = 9.8" EGRESS WIDTH PROVIDED: 138" STAIRS/RAMPS: N/A	PLUMBING FIXTURE COUNTS USE GROUP A-2 (RESTAURANT) 93 OCCUPANTS (INCLUDING OUTDOOR SEATING) TOILETS: 1/75 MALE/FEMALE 93 OCC. / 75 = 1.24, SO 2 TOTAL REQUIRED AND 2 UNISEX PROVIDED LAVATORIES: 1/200 MALE/FEMALE 93 OCC. / 100 = 0.93, SO 1 REQUIRED AND 2 PROVIDED DRINKING FOUNTAIN: PER SECTION 410.4 OF THE PLUMBING CODE, NO DRINKING FOUNTAIN IS REQUIRED SINCE WATER WILL BE AVAILABLE FREE OF CHARGE IN A CONTAINER TO GUESTS. SERVICE SINK: 1 REQUIRED AND 1 PROVIDED	INDEX OF DRAWINGS ARCHITECTURAL: COVER SHEET, EGRESS PLAN, CODE DATA, INDEX, & GENERAL NOTES AD1 DEMOLITION PLAN A1 PROPOSED FLOOR PLAN M.E.P. AND STRUCTURAL IS DESIGN BUILD BY G.C. CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF ALL M.E.P./STRUCTURAL DESIGN AND RELATED STAMPED PERMIT DRAWINGS AS REQUIRED BY THE CITY OF HOPEWELL BUILDING DEPARTMENT.
GENERAL NOTES 1. UNLESS OTHERWISE INDICATED, GENERAL NOTES APPLY TO ALL DRAWINGS IN THIS SET. 2. THESE DRAWINGS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE FOR USE OF THE OWNER ONLY. 3. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH ARE NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT. 4. ANY PENETRATIONS THROUGH RATED DEMISING WALLS SHALL BE SEALED WITH FIRE STOPPING MATERIAL AS REQUIRED TO ACHIEVE THE RESPECTIVE FIRE-RESISTIVE RATING AND SMOKE STOPPAGE. 5. THE OWNER WILL BE THE GENERAL CONTRACTOR (G.C.) AND WILL "SELF-PERFORM" THE PROJECT. 6. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL EXISTING DEMISING WALLS FIRE RATING SYSTEM PER JURISDICTIONAL CODE. SEAL AND REPAIR AS NEEDED, TYPICAL. 7. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS PER JURISDICTIONAL CODE. 8. THE GENERAL CONTRACTOR SHALL PROVIDE SECURITY PARTITIONS AS NECESSARY TO SECURE AREAS OF THE BUILDING FROM UNAUTHORIZED ENTRY. 9. ALL SUBCONTRACTORS INVOLVED IN THIS PROJECT SHALL REVIEW ALL DRAWINGS INCLUDED IN THIS DRAWING SET AND SHALL COORDINATE THEIR WORK WITH OTHER TRADES ON THIS PROJECT. 10. ALL WORK SHALL CONFORM TO THE REQUIREMENTS WITHIN THE CURRENT EDITIONS OF ALL LOCAL, CITY, STATE AND FEDERAL APPLICABLE CODES ADOPTED BY THE LOCAL JURISDICTION. THIS INCLUDES BUT IS NOT LIMITED TO FIRE, SMOKE, AMERICANS WITH DISABILITIES ACT, EGRESS AND LIFE SAFETY. 11. EACH TRADE SHALL BE HELD RESPONSIBLE FOR KNOWLEDGE OF THE GENERAL NOTES INCLUDED THROUGHOUT THE CONTRACT DOCUMENTS AND THE APPLICABLE BUILDING CODES. 12. NOTED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. 13. IN THE EVENT DISCREPANCIES OR CONFLICTS ARISE AMONG DRAWINGS AND/OR OTHER DESCRIPTIONS CONTAINED HEREIN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION. 14. THE G.C. OR HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PREPARING ALL M.E.P. AND STRUCTURAL DESIGN AND RELATED STAMPED PERMIT DRAWINGS AS REQUIRED BY THE CITY OF HOPEWELL BUILDING DEPARTMENT. 15. NOTE: THIS PROJECT IS A HISTORIC INVESTMENT TAX CREDIT PROJECT. THE SECRETARY OF INTERIORS "STANDARDS FOR REHABILITATION" APPLY TO ALL ASPECTS OF THIS PROJECT. NO HISTORIC, CONTRIBUTING, ORIGINAL MATERIALS ARE TO BE REMOVED FROM THIS PROJECT UNLESS REVIEWED AND APPROVED BY THE ARCHITECT. IF A QUESTION ARISES AS TO WHETHER A MATERIAL IS TO BE REMOVED, CONSULT THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.		



2731 WEST GRACE STREET
RICHMOND, VA 23220
804.353.1415

113 HOPEWELL ST. RENOVATION

113 HOPWELL ST.
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FOR PERMIT	6/8/2026

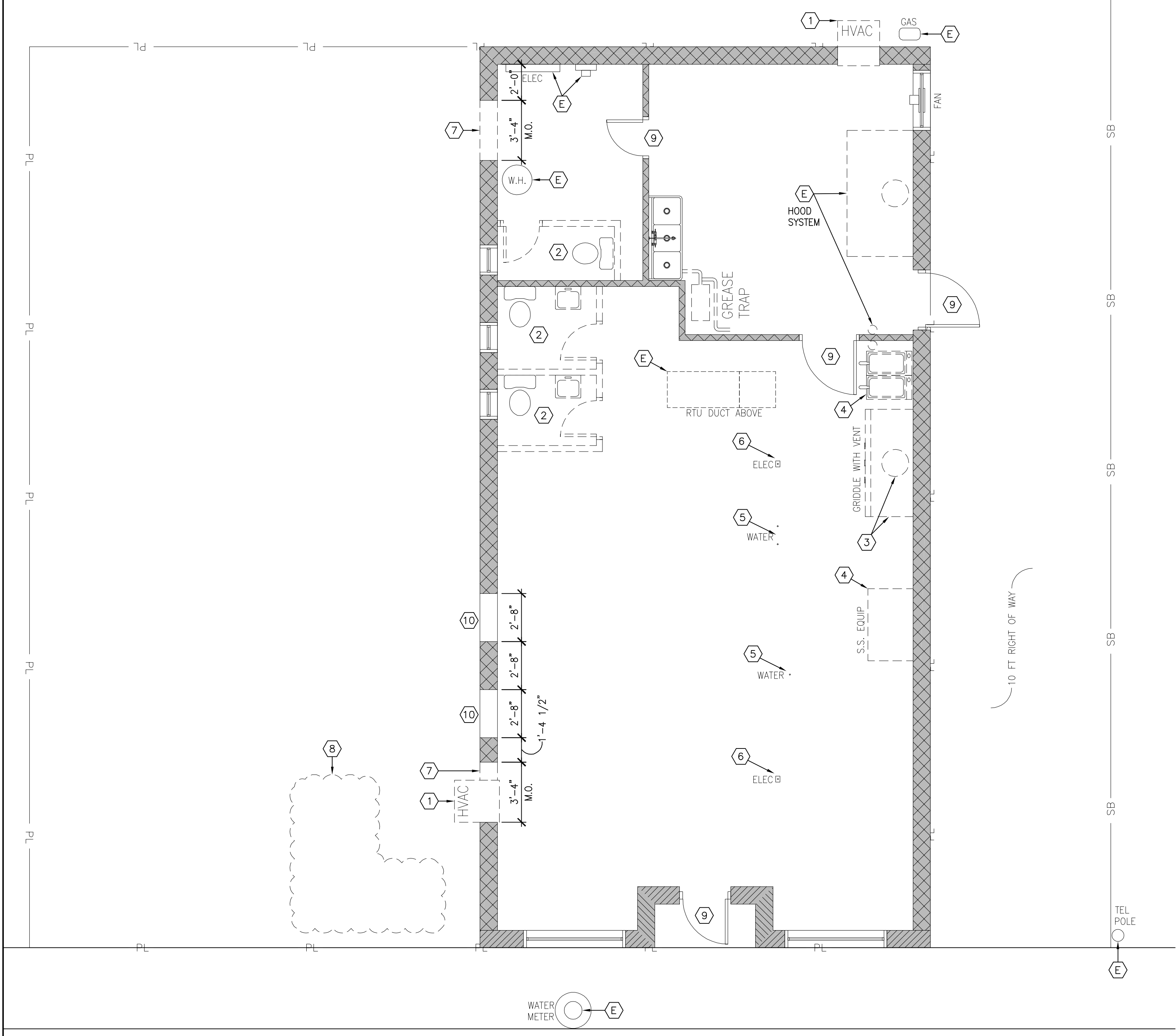


COVER SHEET, EGRESS
PLAN, CODE DATA,
GENERAL NOTES

SHEET:

CS1

PROJECT NUMBER: 2608
PROJECT NAME: 113 HOPEWELL ST. RENOVATION

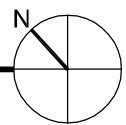


1

DEMOLITION PLAN

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

HOPEWELL ST.



DEMOLITION GENERAL NOTES

- NOTES:
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 - ALL M.E.P. IS DESIGN BUILD BY G.C. REFERENCE TO M.E.P. ITEMS IS FOR COORDINATION PURPOSES ONLY.
 - AT AREAS OF DEMOLITION, REMOVE ALL WIRING AND CONDUIT BACK TO PANEL.
 - CLEAN ALL CMU TO REMAIN. PREP CMU FOR NEW PAINT (INTERIOR AND EXTERIOR).
 - PREP ALL FLOORS FOR NEW FINISHES.
 - PREP ALL BAR JOISTS AND ROOF DECK FOR NEW PAINT.

DEMOLITION KEY NOTES

- (E) EXISTING TO REMAIN.
- (1) REMOVE EXISTING HVAC UNIT AND CAGE.
- (2) REMOVE ALL EXISTING PLUMBING. CAP ALL LINES IN FLOOR IF NOT REUSED IN NEW CONSTRUCTION. PREP FLOOR FOR NEW FINISHES.
- (3) REMOVE EXISTING GRIDDLE/HOOD, EXHAUST VENT AND ASSOCIATED FIRE SUPPRESSION SYSTEM. CAP VENT ABOVE ROOF IF VENT IS NOT REUSED IN NEW CONSTRUCTION.
- (4) REMOVE EXISTING EQUIPMENT AND ALL ASSOCIATED WIRING BACK TO PANEL.
- (5) REMOVE EXISTING WATER LINE. CAP LINE IN FLOOR. PREP FLOOR FOR NEW FINISHES.
- (6) REMOVE EXISTING ELECTRICAL WIRING AND CUT CONDUIT AT FLOOR. PREP FLOOR FOR NEW FINISHES.
- (7) REMOVE CMU TO CREATE NEW DOOR OPENING. SEE DOOR SCHEDULE FOR SIZE. INSTALL NEW CONCRETE LINTEL AS REQUIRED.
- (8) REMOVE EXISTING BUSHES.
- (9) EXISTING DOOR AND FRAME TO REMAIN. REFURBISH DOOR/FRAME AS REQUIRED FOR PROPER FUNCTION. PREP FOR NEW PAINT. REUSE EXISTING HARDWARE IF POSSIBLE. INSTALL NEW TO MATCH AS BEST AS POSSIBLE IF EXISTING IS NOT FUNCTIONAL. PROVIDE CUT SHEET FOR PROPOSED HARDWARE FOR DHR APPROVAL IF NEW HARDWARE IS REQUIRED.
- (10) CREATE OPENING FOR NEW 32" SQUARE STOREFRONT WINDOW. PROVIDE NEW CONCRETE LINTEL. ALIGN HEAD WITH NEW DOOR. ALIGN SILL WITH EXISTING WINDOWS AT FRONT OF BUILDING.



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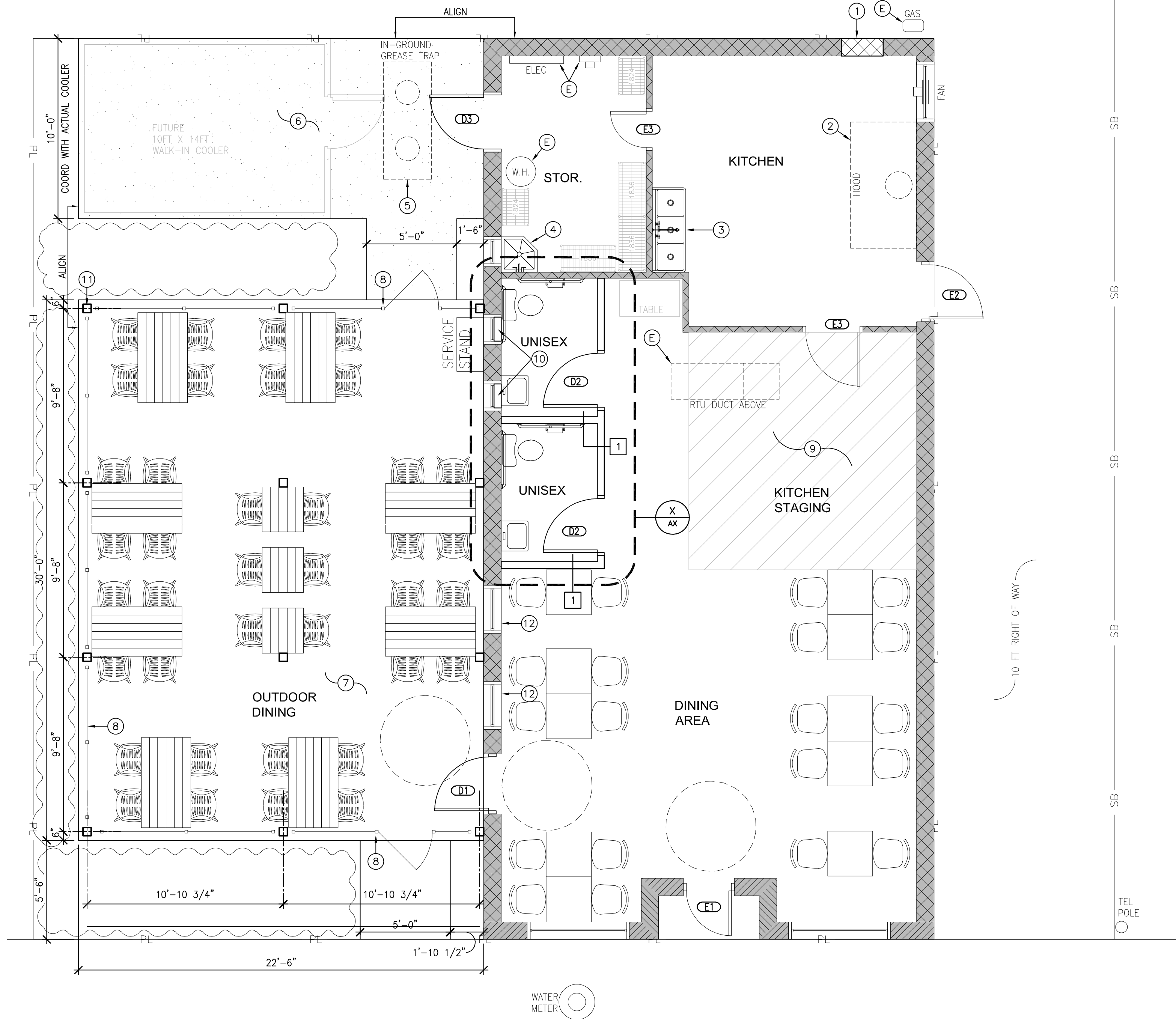
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DEMOLITION PLAN

SHEET:

AD1

PROJECT NUMBER: 2608
PROJECT NAME: 113 HOPEWELL ST. RENOVATION



PLAN GENERAL NOTES

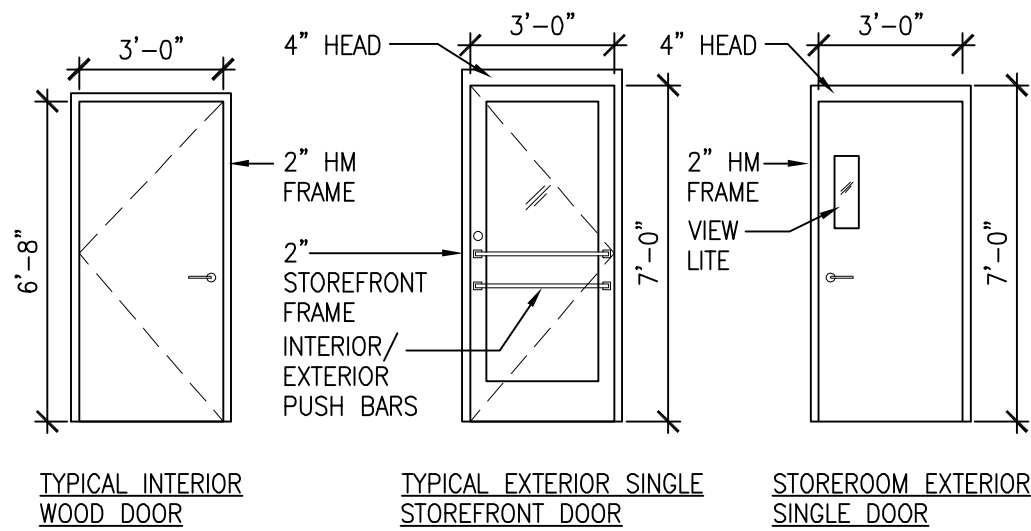
- ALL M.E.P. IS DESIGN BUILD BY G.C. REFERENCE TO M.E.P. ITEMS IS FOR COORDINATION PURPOSES ONLY.
 - M.E.P. TO BE MINIMUM REQUIRED FOR CODE.
 - LIGHTING TO BE MINIMAL TO MEET CODE FOR SHELL SPACE.
 - ADDITIONAL KITCHEN EQUIPMENT TO BE DETERMINED AND INSTALLED AS PART OF FUTURE TENANT FITUP.
- ALL SEATING SHOWN IS FOR COORDINATION PURPOSES. SEATING LAYOUT MAY BE DIFFERENT AFTER FUTURE TENANT FITOUT.

PLAN KEY NOTES

- EXISTING TO REMAIN.
- INFILL HVAC OPENING WITH NEW CMU TO MATCH EXISTING.
- FUTURE HOOD TO MATCH EXISTING SIZE.
- EXISTING 3-COMPARTMENT SINK TO REMAIN. CLEAN AND PREP FOR REUSE IN SAME LOCATION.
- NEW UTILITY SINK.
- IN-GROUND GREASE INTERCEPTOR. SET CAPS FLUSH WITH CONC. SIDEWALK. G.C. TO COORDINATE WITH RESTAURANT TENANT FOR UNIT SIZE.
- NEW CONCRETE SLAB ON GRADE. SIZE TO ACCOMMODATE WALK-IN COOLER/FREEZER. G.C. TO COORDINATE WITH RESTAURANT TENANT FOR SIZE. SLOPE AWAY FROM BUILDING AT 1/4" PER FOOT. ALIGN FINISH SLAB AT BUILDING WITH INTERIOR FINISH FLOOR.
- NEW STAMPED CONCRETE PATIO AT OUTDOOR DINING AREA. FORM TURN DOWN EDGES TO ACCOMMODATE 6x6 POST ANCHORS. SLOPE AWAY FROM BUILDING AT 1/4" PER FOOT. ALIGN FINISH SLAB AT BUILDING WITH INTERIOR FINISH FLOOR.
- NEW CABLE RAILING WITH 36" WIDE SPRING LOADED GATES WITHOUT LATCHES.
- AREA DESIGNATED FOR FUTURE RESTAURANT STAGING/FOOD PREP AREA. LAYOUT TO BE DETERMINED BY FUTURE TENANT FITUP. AREA SHOWN HATCHED.
- EXISTING WINDOWS TO REMAIN. NEW DRYWALL INFILL AT INTERIOR OF WINDOWS. FILM WINDOW GLAZING OR PRE-PAINT DRYWALL.
- NEW PERGOLA WITH CORRUGATED ROOFING.
- NEW 32" SQUARE WINDOW. PROVIDE NEW CONCRETE LINTEL.

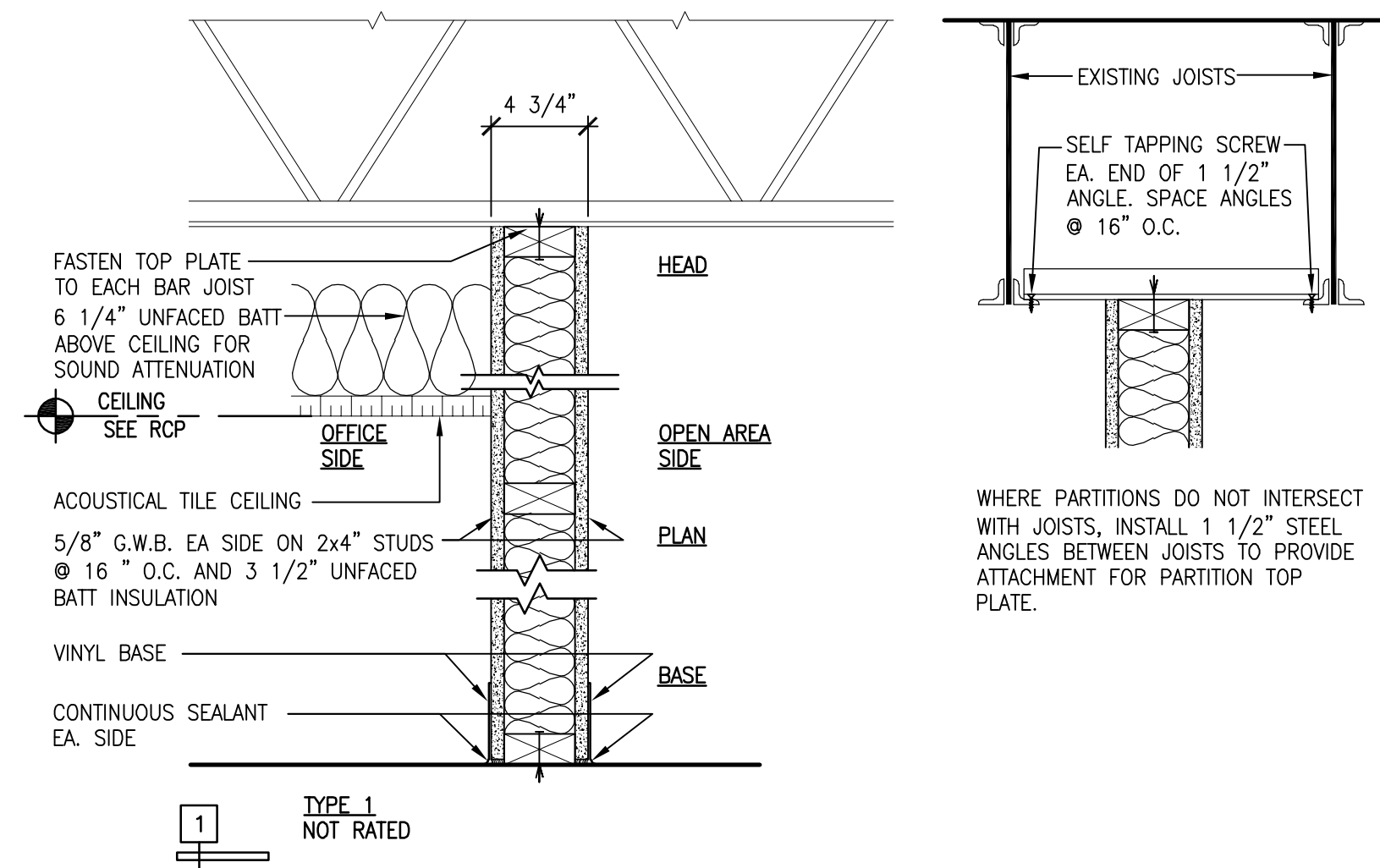
DOOR INFORMATION

- NOTES:
- ALL NEW HARDWARE TO TO BE ADA COMPLIANT LEVER TYPE. COORDINATE FINISH WITH OWNER.
 - INSTALL WEATHERSTRIPPING AT ALL EXTERIOR DOORS.
 - ALL EXISTING DOORS TO REMAIN ARE TO BE REFURBISHED AND REPAINTED. COLOR TBD.
- E1** EXISTING DOOR AND FRAME TO REMAIN. REUSE EXISTING HARDWARE IF POSSIBLE. IF NOT POSSIBLE, REPLACE WITH NEW TO MATCH AS BEST AS POSSIBLE. SUBMIT CUT SHEET FOR DHR APPROVAL IF NEW HARDWARE IS REQUIRED.
- E2** EXISTING DOOR AND FRAME TO REMAIN. INSTALL NEW ADA COMPLIANT LEVER TYPE HARDWARE. REUSE EXISTING CLOSER AND DEADBOLT IF POSSIBLE. IF NOT INSTALL NEW. INSTALL NEW ALUMINUM THRESHOLD AND WEATHERSTRIPPING.
- E3** EXISTING DOOR AND FRAME TO REMAIN. INSTALL NEW ADA COMPLIANT LEVER TYPE HARDWARE.
- D1** STOREFRONT DOOR: 3'-0x7'-0" DOOR WITH 4" FRAME HEAD. PROVIDE 1 1/2 PAIR HINGES, CLOSER, ALUMINUM THRESHOLD, DEADBOLT WITH INTERNAL THUMB TURN, INTERIOR AND EXTERIOR PUSH BAR, SIGNAGE ON OR NEXT TO DOOR WITH 1" CONTRASTING LETTERS THAT STATES "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS."
- D2** RESTROOM DOOR: 3'-0x6'-8" SOLID CORE WOOD DOOR, PAINT GRADE. HARDWARE TO BE LEVER TYPE PRIVACY LOCK SET, 1 1/2 PAIR HINGES, H.M. FRAME, WALL MOUNTED DOOR STOP.
- D3** STOREROOM EXTERIOR DOOR: 3'-0x7'-0" INSULATED METAL DOOR WITH VIEW LITE. PROVIDE 2" HM FRAME WITH 4" HEAD. HARDWARE TO BE 1 1/2 PAIR NRP HINGES, CLOSER, LEVER TYPE LOCK SET. DOOR TO UNLOCK AUTOMATICALLY WHEN LEVER IS TURNED FROM INTERIOR.



DOOR ELEVATIONS

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



PARTITION TYPES

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



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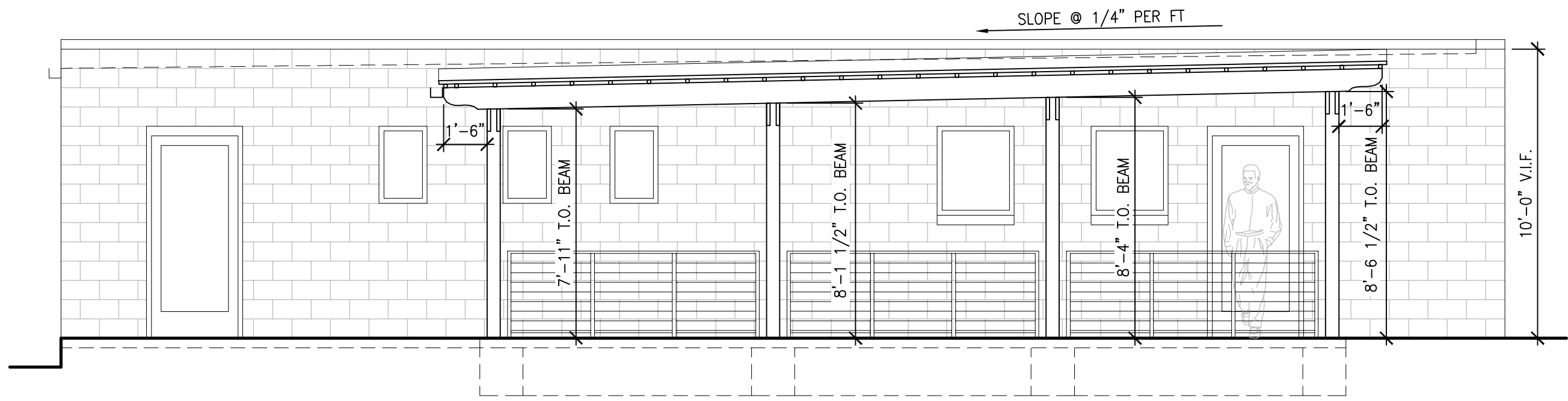
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PLAN

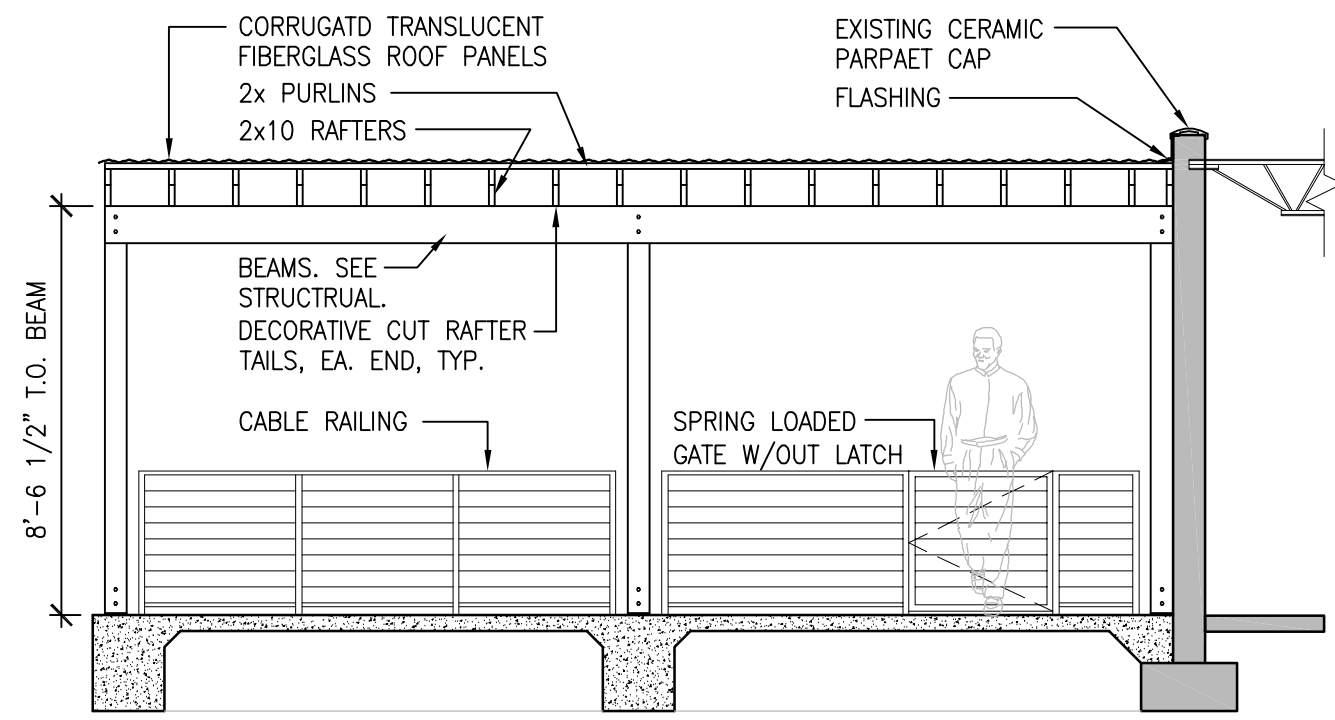
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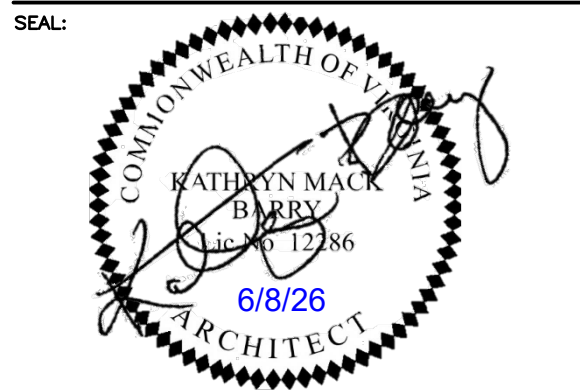
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

113 HOPEWELL ST.
RENOVATION
113 HOPEWELL ST.
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DRAWING TITLE:

PROPOSED ELEVATION,
SECTION