### Project Information

**Project Name:** FOUNDERS HALL BUILDING ENVELOPE REHABILITATION  
**Address:** 827 W FRANKLIN STREET, RICHMOND, VA 23220

**Project Code:** 236-12708-00700  
**Deb No.:** 236-B1236-031

**Project Site:**  
**Founders Hall**

### Lead Materials Disclosure

An inspection to identify lead containing or lead-coated building components has been conducted and is noted on the project specifications. The report is available for review. Lead abatement will be performed to comply with US Department of Labor regulations in the areas specified. A LTI is available to address concerns about lead exposure.

### Asbestos Disclosure Statement

An inspection to identify asbestos containing or asbestos associated building materials has been conducted and is noted on the project specifications. The report is available for review. Asbestos abatement will be performed to comply with the Virginia Department of Health regulations in the areas specified.

### Drawing Index

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</table>
ROOF DRAINAGE KEY PLAN - ROOF AREAS C & D

SCALE: 3/16" = 1'-0"

ROOF DRAINAGE SUMMARY

J. NAJAR  JOSE R. McCAUSLAND  JASON MOBRATEN

BID ADDITIVE 2
G-002.1
PROJECT DESIGNED FOR:

PROJECT ADDRESS:

PROJECT TITLE:

DRAWN:

RAYMOND PROJECT NUMBER:

CLIENT'S REPRESENTATIVE:

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CODE AND BUILDING INFORMATION

COMPONENT AN CLADDING WIND UPLIFT INFORMATION

CODE REFERENCES:

ASCE 7-16, CH. 30 PARTS 1 & 4

MEAN ROOF HEIGHT:

VARIES

GROUND ELEVATION FACTOR (Kz):

1.0

ROOF SLOPE (ALL ROOF AREAS):

VARIES

EXPOSURE COEFFICIENT (Ku):

0.824

PARAPETS:

NONE

EXPOSURE CATEGORY:

B

BUILDING TYPE:

ENCLOSED

BASE WIND SPEED:

120 MPH

TOPOGRAPHIC FACTOR (Kt):

1.0

EXPOSURE DIRECTIONALITY FACTOR (Kd):

1.0

WIND DIRECTIONALITY FACTOR (Kd):

1.0

GROUND ELEVATION FACTOR (Ke):

1.0

INTERNAL PRESSURE COEFFICIENTS:

(+0.18 & -0.18)

WIND UPLIFT PLAN - ROOF AREAS C & D

3/16" = 1' - 0"

<table>
<thead>
<tr>
<th>ZONE</th>
<th>LRFD (UNFACTORED)</th>
<th>ASD (FACTORED)</th>
<th>ASD*2.0 SF</th>
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<tr>
<td>1</td>
<td>-48.56</td>
<td>-29.14</td>
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<tr>
<td>1'</td>
<td>-27.89</td>
<td>-16.73</td>
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<tr>
<td>2</td>
<td>-64.06</td>
<td>-38.44</td>
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<tr>
<td>2e</td>
<td></td>
<td></td>
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<tr>
<td>3</td>
<td>-87.30</td>
<td>-52.38</td>
<td>-104.76</td>
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<td>3</td>
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</table>

1. CONTRACTOR SHALL INSTALL ROOF ASSEMBLY TO MEET OR EXCEED THESE PRESSURES.
2. EFFECTIVE AREA FOR PRESSURES = 10 SQ FT
3. ROOF ASSEMBLY SHALL COMPLY WITH LRFD (UNFACTORED) AT A MINIMUM.
### PRESSURE DIAGRAMS

#### ELEVATION-GENERIC BUILDING SHOWN

#### WALLS - GENERIC BUILDING SHOWN

### CODE AND BUILDING INFORMATION

<table>
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<tr>
<th>Component</th>
<th>Wind Uplift Information</th>
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</thead>
<tbody>
<tr>
<td>Code References:</td>
<td>ASCE 7-16, CH. 30 PARTS 1 &amp; 4</td>
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<tr>
<td>Mean Roof Height:</td>
<td>VARIES</td>
</tr>
<tr>
<td>Roof Slope (All Roof Areas):</td>
<td>VARIES</td>
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<tr>
<td>Parapets:</td>
<td>NONE</td>
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<tr>
<td>Building Type:</td>
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<tr>
<td>Topographic Factor (Kt):</td>
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<td>Wind Directionality Factor (Kd):</td>
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</table>

### WIND ZONE LEGEND

- **Zone 3**
- **Zone 4 (Perimeter)**
- **Zone 5 (Corners)**

### WIND UPLIFT PRESSURES

<table>
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<tr>
<th>Zone</th>
<th>LRFD (Un factored)</th>
<th>ASD (Factored)</th>
<th>ASD*2.0 SF</th>
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<td>-87.30</td>
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1. CONTRACTOR SHALL INSTALL ROOF ASSEMBLY TO MEET OR EXCEED THESE PRESSURES.
2. EFFECTIVE AREA FOR PRESSURES = 10 SQFT
3. ROOF ASSEMBLY SHALL COMPLY WITH LRFD (UNFACTORED) AT A MINIMUM.


**SITE PLAN LEGEND**

- Building Entrance/Exit: Provide protection and allow for emergency egress at all times.
- Concrete SMU/Resin:
- Roof Areas Not in Contract (R.A.C.)

**NOTE:** Refer to Sheet L1.00 Demo & Site Preparation Plan for staging, landscape protection, and landscape demolition requirements.

**PROJECT INFORMATION**

**DRAWN:** Raymond Project Number: 236-12708-00700

**APPROVED:**

**CHECKED:**

**SENIOR REVIEW:**

**DRAWING #:** G-004

**REVISION #:**

**DATE NO.:**

**ISSUE DATE:**

**PROJECT CODE:** 236-12708-00700

**PROJECT Title:** FOUNDERS HALL - BUILDING ENVELOPE REHABILITATION

**PROJECT ADDRESS:** 827 W FRANKLIN STREET, RICHMOND, VA 232220

**PROJECT INFORMATION**

- **CONTRACTOR:** VIRGINIA COMMONWEALTH UNIVERSITY FACILITIES MANAGEMENT
  - 700 GRACE STREET, SUITE 1500
  - RICHMOND, VA 23284

- **GENERAL CONTRACTOR:**
  - **OWNER REVIEW - BIDDING SET:**
    - JMM
    - 1/27/2023
  - **BID SET:**
    - JMM
    - 3/24/2023

- **PROJECT INFORMATION:**
  - **SITE PLAN LEGEND**
    - Building Entrance/Exit: Provide protection and allow for emergency egress at all times.
    - Concrete SMU/Resin:
    - Roof Areas Not in Contract (R.A.C.)

- **NOTE:** Refer to Sheet L1.00 Demo & Site Preparation Plan for staging, landscape protection, and landscape demolition requirements.

**PROJECT INFORMATION**

- **SITE PLAN**
  - SCALE: 1/32" = 1'-0"
  - **SITE PLAN**
  - **FRANKLIN STREET**
  - **FOUNDERS HALL BUILDING**
  - **ROOF NOT IN CONTRACT**
  - **ROOF NOT IN CONTRACT**
  - **WALK**
  - **SIDEWALK**
  - **SIDEWALK**
  - **SIDEWALK**
  - PROVIDE ENTRANCE - EXIT OVERHEAD PROTECTION. ALLOW FOR EMERGENCY EGRESS AT ALL TIMES.
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**PROJECT INFORMATION**

- **BASE BID**
  - **SITE PLAN**
  - **SCALE:** 1/32" = 1'-0"
  - **FRANKLIN STREET**
  - **FOUNDERS HALL BUILDING**
  - **ROOF NOT IN CONTRACT**
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  - **WALK**
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**PROJECT INFORMATION**

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### ENVELOPE REHABILITATION SHEET TITLE:

**PROJECT ADDRESS:**

1101 SUMMIT AVENUE, RICHMOND, VA 23230

**TYP A**

218 +/- SQ FT EXISTING

---

**MECHANICAL PENTHOUSE DEMOLITION NOTES:**

1. PROVIDE PROTECTION TO ROOMS BELOW, ENSURE THAT NO DEBRIS FALLS THROUGH PLASTER AND SUSPENDED CEILING.
2. DISCONNECT AND SHAVE ANY ELECTRICAL, PLUMBING, SPRINKLER, AND MECHANICAL EQUIPMENT IN THE SHEEN PRIOR TO REMOVAL FROM THE ROOF. MECHANICAL PENTHOUSE DEMOLITION DETAILS ARE FOR THE ROOFING CONTRACTOR’S CONVENIENCE ONLY. IT SHALL BE THE CONTRACTOR’S RESPONSIBILITY TO IDENTIFY THE EXISTING TYPE OF ROOF SYSTEM AND RELATED MATERIALS TO BE REMOVED.
3. MECHANICAL PENTHOUSE DEMOLITION NOTES:
4. PROVIDE PROTECTION TO ROOMS BELOW, ENSURE THAT NO DEBRIS FALLS THROUGH PLASTER AND SUSPENDED CEILING.
5. DISCONNECT AND SHAVE ANY ELECTRICAL, PLUMBING, SPRINKLER, AND MECHANICAL EQUIPMENT IN THE SHEEN PRIOR TO REMOVAL FROM THE ROOF.
6. MECHANICAL PENTHOUSE DEMOLITION NOTES:

---

**NEW ROOF ASSEMBLY:**

1. REMOVE EXISTING MECHANICAL PENTHOUSE DOWN TO THE ROOF DECK. REMOVE ANY LOOSE AND DETERIORATED VAPOR BARRIER. REMOVE ALL ASSOCIATED FLASHINGS, COPINGS IN ORDER TO PROVIDE A CLEAN AND CLEAR ROOF DECK SUITABLE TO RECEIVE THE NEW ROOFING ASSEMBLY.
2. PROVIDE PROTECTION TO ROOMS BELOW, ENSURE THAT NO DEBRIS FALLS THROUGH PLASTER AND SUSPENDED CEILING.
3. DISCONNECT AND SHAVE ANY ELECTRICAL, PLUMBING, SPRINKLER, AND MECHANICAL EQUIPMENT IN THE SHEEN PRIOR TO REMOVAL FROM THE ROOF.
4. MECHANICAL PENTHOUSE DEMOLITION NOTES:
5. PROVIDE PROTECTION TO ROOMS BELOW, ENSURE THAT NO DEBRIS FALLS THROUGH PLASTER AND SUSPENDED CEILING.
6. DISCONNECT AND SHAVE ANY ELECTRICAL, PLUMBING, SPRINKLER, AND MECHANICAL EQUIPMENT IN THE SHEEN PRIOR TO REMOVAL FROM THE ROOF.
7. MECHANICAL PENTHOUSE DEMOLITION NOTES:
### General Information
- **Project Address:** Richmond, VA 23222
- **827 W Franklin Street**
- **Building:** Founders Hall
- **Project Title:** Building Envelope Rehabilitation
- **Client's Representative:** J. Najar, K. Nicely
- **Design Firm:** VIRGINIA COMMONWEALTH UNIVERSITY
- **Facilities Management:** 700 Grace Street, Suite 1500, Richmond, VA 23284
- **Licence #:** APELSCIDLA Liscence #407007542
- **Website:** WWW.RAYMOND.GLOBAL
- **Phone:** 804-726-9540

### Scale
- **3/16" = 1'-0"**

### Elevations
- **Northwest Elevation - Building A**
- **Southeast Elevation - Building A**
- **Southwest Elevation - Building A**
- **Northeast Elevation - Building A**

### Sheet Title
- Envelope Rehabilitation

### Drawing Information
- **Sheet No.:** A-201
- **Drawing #:** A-201
- **Deb No.:** 236-B1236-031
- **Project Code:** 236-12708-00700

### Notice
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### Window Repair

1. **Clean Surfaces.**
2. **Remove Paint from Sash & Stiles at Locations Where Brownrot is Present.**
3. **Remove Sash by Using Small Saw Replacement, Partial Member Replacement and Patching.**
4. **Sand, Prime, and Paint Surfaces Prior to Replacement.**
5. **Apply Finish Coats of Paint to All Exterior Wood.**
6. **Install New and Remove Non-Operable Windows to be Replaced.**
7. **It is the Intent that all windows will be repaired and replaced to remove and restore all rotten and deteriorated wood members, and to allow for weather tight conditions.**

### Base Bid
- **Issue No.:** A201
- **Appr.:** 3/24/2023
- **Date:** 3/24/2023

### Conditions
- **Interior Painting is limited to window and trim wood surfaces that have been repaired as a part of this project as a result of 2.1 above.**
- **Interior Repair work is limited to window sashes, stops, and trim that prevent weather tight conditions.**
- **Exterior Painting is limited to window and trim wood surfaces that have been repaired as a part of this project as a result of 2.1 above.**

### Proprietary Information
- Information in this document does not incorporate information in any other document or electronic media.

### Revision
- **Revision #:**
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE AUTHOR. REPRODUCTION IS PROHIBITED.
TYPICAL SEALANT JOINT DETAIL

SCALE: 1" = 1'-0"

STEP 1: REMOVE ALL LOOSE MORTAR AND MASONRY PRIOR TO INSTALLATION OF THE REPAIR MORTAR. "SOUND" MASONRY WITH A HAMMER TO VERIFY ITS INTEGRITY. CHISEL OFF ORIGINAL JOINT. DO NOT ALLOW IT TO SPREAD OVER THE ORIGINAL JOINT JOINT. PLACE MORTAR IN LIFTS NOT GREATER THAN 1-1/4". FULLY COMPACT THE MORTAR.

STEP 2: USE Aild EXISTING JOINT BY HAND TOOLS TO ELIMINATE AIR POCKETS AND TO PROVIDE CONTACT OF SEALANT TO SIDES OF JOINT. TYP. 4" DEPTH (X).

STEP 3: CLEAN THE AREA TO BE REPAIRED WITH CLEAN WATER, USING CLEAN WATER AND A BRISTLE BRUSH TO REMOVE ANY LOOSE STONE EDGES. ONCE THE MORTAR IS THUMBPRINT FULLY COMPACT THE MORTAR.

STEP 4: BACK POINT AT THE DEEPEST CUT. DETERIORATED AREAS FIRST SO THAT ALL JOINTS ARE OF EQUAL DEPTH. THE DEEPEST CUT SHALL BE AT MIDPOINT OF JOINT (TYP.) OF JOINT (TYP.) WITHOUT EXISTING GRANITE. DO NOT ALLOW IT TO SPREAD OVER THE ORIGINAL JOINT JOINT. DO NOT ALLOW IT TO SPREAD OVER THE ORIGINAL JOINT.

SEALANT: ONE-PART, NON-SAG, NON-SAG PROVIDE JANIFICATION OF THE REPAIR. "SOUND" MASONRY WITH A HAMMER TO VERIFY ITS INTEGRITY. CHISEL OFF ORIGINAL JOINT. DO NOT ALLOW IT TO SPREAD OVER THE ORIGINAL JOINT JOINT. PLACE MORTAR IN LIFTS NOT GREATER THAN 1-1/4". FULLY COMPACT THE MORTAR.

TYPICAL STONE SPALL REPAIR DETAIL

SCALE: 1" = 1'-0"

TYPICAL MORTAR REPOINTING DETAIL

SCALE: 1" = 1'-0"
**GENERAL INJECTION REPAIR NOTE**

1. DO NOT MIX MORE MATERIAL THAN CAN BE USED WITHIN 10 MINUTES. DISCARD MIXED MATERIAL THAT HAS BEEN UNUSED FOR 30 MINUTES OR MORE.

2. MATERIAL SHOULD BE A CONSISTENCY OF HEAVY CREAM. TEMPERATURE AND HUMIDITY WILL AFFECT THE AMOUNT OF WATER REQUIRED.

3. CONTACT ARCHITECT IF CRACKS ARE FOUND THAT EXCEED +/-6" IN WIDTH.

**PREPARATION OF MORTAR**

1. DO NOT MIX MORE MORTAR THAN CAN BE USED WITHIN 10 MINUTES. DISCARD ANY MORTAR THAT HAS BEEN UNUSED FOR 30 MINUTES OR MORE.

2. MATERIAL SHOULD BE A CONSISTENCY OF HEAVY CREAM. TEMPERATURE AND HUMIDITY WILL AFFECT THE AMOUNT OF WATER REQUIRED.

**INJECTION PORTS**

- SMALL 3/4" DIAMETER INJECTION PORT
- SEAL SURFACES AROUND PORT WITH APPROPRIATE SEALANT
- CLEAN PORT, TYP.

**TYPICAL CRACK ELEVATION**

- INJECTION PORTS, TYP.
- EXISTING GRADE, TYP.
- MASONRY REPAIR, TYP.

**SECTION REPAIR DETAILS**

- INJECTION PORTS, TYP.
- EXISTING GRADE, TYP.
- MASONRY REPAIR, TYP.

**GENERAL INJECTION REPAIR NOTE**

**TYPICAL MASONRY CRACK REPAIR DETAIL**

- SCALE: 1"=20"
The documents provided are for the Virginia Commonwealth University Founders Hall Building Envelope Rehabilitation Drawings, specifically A-501–A-509.dwg. These documents are prepared for a specific project and are not suitable for use on other projects or in other locations without the approval and participation of the author. Reproduction is prohibited.

**Project Address:** Richmond, VA 232220

**Drawing Scale:** 6" = 1'-0"

**Project Title:** Envelope Rehabilitation

**Roof Area A - Detail at Internal Gutter**
- Provide mineral wool insulation between members.
- Existing roof framing.
- Existing wood decking.
- Membrane wrap with waterproofing membrane.
- New blocking / curb membrane.

**Roof Area B (Base Bid) and Roof Area C (Bid Additive 2)**
- New zinc copper panels.
- New continuous PLY separation layer.
- New PLY temporary roof/ VAPOR BARRIER.
- New continuous cold applied polyurethane coating.
- New thermal barrier over existing asphalt roof / vapor barrier.

**Roof Area D - Typical Assembly (Bid Additive 2)**
- New zinc copper panels.
- New continuous PLY separation layer.
- New PLY temporary roof/ VAPOR BARRIER.
- New continuous cold applied polyurethane coating.

**Roof Areas A.2(5) and A.3 Typical Assembly (Base Bid)**
- New zinc copper panels.
- New continuous PLY separation layer.
- New PLY temporary roof/ VAPOR BARRIER.
- New thermal barrier over existing asphalt roof / vapor barrier.

**Roof Area A - Detail Ridge Detail**
- New zinc copper panels.
- New continuous PLY separation layer.
- New PLY temporary roof/ VAPOR BARRIER.
- New thermal barrier over existing asphalt roof / vapor barrier.

**Roof Area B - Skylight Curb Detail (Base Bid)**
- New zinc copper panels.
- New continuous PLY separation layer.
- New PLY temporary roof/ VAPOR BARRIER.
- New thermal barrier over existing asphalt roof / vapor barrier.

**膦Roof Area A - Detail at Internal Gutter**
- New zinc copper panels.
- New continuous PLY separation layer.
- New PLY temporary roof/ VAPOR BARRIER.
- New thermal barrier over existing asphalt roof / vapor barrier.
EXISTING WOOD DECK

BASE BID

JMM

DATE

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1 1/2" = 1'-0"

SLATE ROOF TO LOW COPPER ROOF

BASE INTERSECTION DETAIL (ROOF AREAS A & B)

SCALE: 1" = 1'-0"

SLATE ROOF TO LOW SLOPE ROOF

BASE INTERSECTION DETAIL (ROOF AREAS A & B)

SCALE: 1" = 1'-0"

MANSARD ROOF SECTION (ROOF AREA A)

SCALE: 1" = 1'-0"
PHASE I - TREE AND SHRUB PROTECTION:

1. EXISTING LARGE ULMUS SPP. TREE TO BE PROTECTED DURING CONSTRUCTION USING 6' FENCE AS SHOWN ON DRAWINGS. SEE TREE PROTECTION NOTES ON L3.01 FOR MORE INFORMATION.

2. CONTRACTOR TO PROVIDE ISA CERTIFIED ARBORIST AS APPROVED BY VCU. ARBORIST TO PROVIDE CARE TO TREES TO REMAIN WITHIN PROJECT AREA. SPECIAL ATTENTION IS TO BE GIVEN TO THE LARGE ILEX SPP. TREES AND PYRUS CALLERYANA TREES THAT ARE CLOSE TO THE WEST FACADE OF THE BUILDING.

3. CONTRACTOR TO WORK WITH ARBORIST TO DEVELOP APPROPRIATE METHOD AND TECHNIQUE TO TIE BACK TREES ON WEST FACADE FOR ACCESS TO BUILDING FACADE REPAIR.

4. CONTRACTOR TO CLEAN ALL EXISTING TREES AND SHRUBS TO REMAIN WITH DUST / DEBRIS CLOTHES DURING FACADE REPAIR EFFORTS. CLOTHES ARE TO BE REMOVED AT THE END OF EACH WORK DAY AND DEBRIS COLLECTED SO AS NOT TO MIX INTO EXISTING SOIL. ANY PLANTS DAMAGED DURING CONSTRUCTION TO BE REPLACED AS NEEDED.

5. EXISTING TURF AND PLANTING BED BETWEEN SIDEWALK AND ULMUS SPP. TREE DRIP LINE TO BE DESIGNATED AS TEMPORARY CONSTRUCTION STAGING AREA. FILTER FABRIC AND PLYWOOD PANELS ARE REQUIRED TO BE PLACED OVER ENTIRE AREA PRIOR TO CONSTRUCTION TO PREVENT SOIL COMPACTION. AFTER PHASE I COMPLETION, DECOMPACT TOP 6" OF SOIL, FINE GRADE, AND SEED DESIGNATED CONSTRUCTION STAGING AREA TO MATCH EXISTING LAWN.

LEGEND:
- MULCH AREAS TO BE REGRADED
- CONSTRUCTION STAGING AREA

FOUNDER HALL
BUILDING ENVELOPE
REHABILITATION

VIRGINIA COMMONWEALTH UNIVERSITY
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02/06/2023

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