

DRAFT

BRIDGE THEATER FEASIBILITY STUDY

LURAY, VIRGINIA



BRIDGE THEATER

FEASIBILITY REPORT



For:

LURAY DOWNTOWN
INITIATIVE, INC.



and

VIRGINIA MAIN STREET



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BRIDGE THEATER FEASIBILITY REPORT

EXECUTIVE SUMMARY

The report is sponsored by Virginia Main Street (which is part of the Virginia Department of Housing and Community Development) in conjunction with the Luray Downtown Initiative, Inc. It contains technical and design information to inform the feasibility of rehabilitating the Bridge Theater building for new uses. In addition, financial and marketing analyses are being provided by the business consulting firm Corecon in a separate format.

The Bridge Theater building is an architecturally significant building located on West Main Street in the center of Luray's historic downtown. Other already established retail, cultural, and recreational amenities in the surrounding area will help support the proposed rehabilitation of the building. The site, located next to the Hawksbill Creek, includes a paved parking area to the rear. Although they have been initially discussed with Town of Luray officials, off street parking and flood plain requirements should be confirmed with the Town.

The primary current use of the building is a restaurant located on the street level, which also periodically uses the theater space for events. The second floor is currently vacant.

Two related uses are proposed for the building: a nano brewpub and full-operation brewpub. The nano brewpub is a smaller brewing operation that can develop into a full-operation brewpub over time. In both options, the theater space will be used as the primary restaurant space while retaining the stage for entertainment purposes. The existing commercial kitchen will be retained and improved as needed. Dining will also be available on the balcony level and a new roof top deck.

In order to qualify for historic rehabilitation tax credits, improvements proposed in this report balance the need to adapt the building to new uses, while preserving important character-defining features of the building. The primary historic elements of the building are the upper level of the exterior including windows; the theater space, which retains some of its original finishes; and, the distinctive arrangement of spaces and trim on the second floor. In order to qualify for the historic tax credits, the design information contained in this report along with other required information would need to be submitted for review and approval by Virginia Department of Historic Resources.

Necessary upgrades to fire and life safety are addressed in this report, as are maintenance and accessibility issues. A new fire stair addition is proposed on the east side of the building and a new sprinkler system will be required. A new elevator is proposed to provide access to all levels. Handicap access to the building and accessible restrooms will be a part of the work.

I INTRODUCTION

Given the requirements of the proposed uses and the age and condition of the existing building mechanical, electrical and plumbing systems, almost complete replacement is recommended. A mechanical/electrical evaluation of the building was not included as part of the report. In addition to the architectural assessment included in the body of this report, a report of the structure by a structural engineer, a hazardous materials report and a contractor's cost estimate are included in the appendices. The structure of the building, while in need of some improvements as noted in the structural engineers report, appears to be in serviceable condition.

BRIDGE THEATER FEASIBILITY REPORT

INTRODUCTION I.



Early 20th century photograph of the building (third from left) showing original arched decoration at center of cornice (now removed).

A. Background

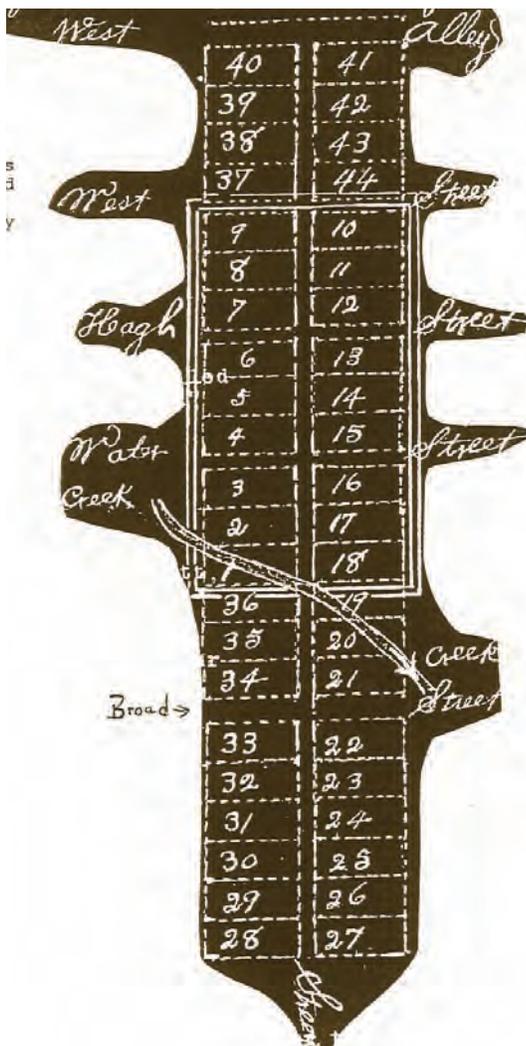
Frazier Associates was retained by the Virginia Main Street Program to work with the owner of 34-36 West Main Street in downtown Luray, Mr. Alan Chu, to provide architectural information in support of efforts to find a viable use for the building. Sara Levinson of the business consulting firm Corecon and Elizabeth Lewis of the Luray Downtown Initiative, Inc along with Dan and Chris Hurlbert, prospective tenants for the Brew Pub were engaged in this report's design process. Additional technical consulting were provided by the structural firm Dunbar Milby Williams Pittman & Vaughn and the hazardous materials consultant Diversified Environmental Services, Inc.

Through analysis that included historic research, physical assessment, and code research, the project team analyzed the building for the proposed program. Schematic floor plans and elevations provide a visual representation of the conceptual design developed for the project.

B. Building History

According to local history reference “Historical Downtown Luray: The First 44” the lot was one of the 44 originally platted lots for Luray and was first purchased in 1812. A log structure was moved from the site, to a location where it was still standing in 1996, to make room for the new building. The current building, completed in 1921, was initially named the Page Theater and was renamed the Bridge Theater after the Page Theater moved to another location in 1939.

A one-story addition was constructed in 1947 and replaced an earlier wing. Over time, a number of uses have occupied the building including the local library, beauty shop, record shop, as well as doctor and insurance offices. The name of Brown’s Restaurant dates to 1940 in this location and has been retained by a series of owners in the intervening time. The current owners purchased the building in 1973.



Early plat of the downtown area including the building lot of this building.

C. Property Context

The Bridge Theater is a contributing building to the Luray Downtown Historic District as listed on the Virginia Landmarks Register and the National Register of Historic Places. The historic district is comprised of similar commercial structures dating from the 1830's through the 1940's. The buildings in the district are typically one to three-stories, densely built-up, and located on the front of the lot abutting the sidewalk and street. This building's location on Main Street, the main east-west axis of town and next to the bridge crossing Hawksbill Creek, puts it in a central position in the district.



View from the roof of the building looking south onto Main Street and the Hawksbill Bridge.



View of the east and rear elevations of the building from the Hawksbill Greenway trail.

I INTRODUCTION

The Hawksbill Greenway trail passes under the bridge and is directly adjacent to the building. Completed in 2009, the Greenway is a two-mile handicap-accessible trail that was developed as a both a tourist destination and an amenity for local residents. A plaza with a performance area is located directly across Main Street from the building and adjacent to the Greenway.



Ruffner Plaza, located across Main Street from the theater, hosts live performances during warm weather.

BRIDGE THEATER FEASIBILITY REPORT

BUILDING DESCRIPTION AND ASSESSMENT

II.



View of the east side of the building from Hawksbill Bridge.



View of the rear of the building and rear parking area.

A. Site

The building is bounded by West Main Street on the south side, the Hawksbill Creek and Greenway on the east side, a landscaped parking area on the north side, and a narrow alley on the west side. The Hawksbill Bridge directly to the east of the building, constructed in the 1930's, is reportedly slated for a major renovation or replacement. Pedestrian ramps on either side of Main Street lead down to the Greenway below.

The parking area and alley are on the same parcel as the building and are currently under a temporary easement with the Town of Luray that allows their public use. The surface of the alley is a concrete sidewalk in fair condition, which has surface-only drainage leading toward the rear of the site. Service access to the restaurant is provided at the rear of the building. An unfinished pressure-treated wood stair on the south end of the alley leads up to West Main Street and has some broken boards that should be addressed.

Main Street lighting includes tall "cobra-head" lights on poles that are supplemented with lower historically themed lights along the street. Similarly, at the rear parking area there is a combination of taller contemporary and lower historically themed site light fixtures.

View from the rear of the alley on the west side of the building.



II BUILDING DESCRIPTION AND ASSESSMENT

B. Building Exterior

The building consists of a two-story (with basement) original section and a one-story (with basement) addition. Both sections of the building front onto Main Street.

In general, the front “Main Street” side of the building is more finished compared with the sides and rear. Its brick pattern on the upper story is a simple running bond without any apparent headers to tie the brick wythes together. The front has been heavily altered with much of the original materials removed. The cornice is missing the semi-circular cresting seen in historic photos. In the second half of the twentieth century, the lower level was covered by a new facade treatment and the original storefronts were replaced.

The upper story windows on the front and side elevations are typically boarded-up with painted plywood. The original wood windows with one-over-one light patterns still exist but vary in condition with a number of them broken, missing, or removed from their frames. Pressed metal hoods embellish the paired upper-story window openings on the front facade.

The sides of the building have a more unfinished appearance with walls of structural terra cotta blocks and no pressed metal decorative elements. The terra cotta block appears to be mostly in good condition but there is incidental damage in some areas. Attic vents along these walls appear to have been removed and filled-in with a temporary material. The rear of the building is wood framed and is covered with painted corrugated metal and T1-11 plywood siding in questionable condition. A fire escape leading to the door opening into the top floor of the building was reportedly removed when it became a maintenance concern.

The 1947 one-story addition on the east side of the building is constructed of painted concrete masonry units (CMU). The lower-level painted plywood facade treatment wraps around the front half of this addition. The CMU is exposed on the rear portion. A wood, lattice-covered mechanical enclosure has been added on the east side of this addition. A wood-framed porch and cooler shed have been added on the north end of this addition. The quality of construction and condition of the stairs and mechanical platform warrant their removal.



View of the building's front facade.



View of the east side of the building and the Hawksbill Creek.



View of the entrance to the ramp leading up from the Hawksbill Creek Greenway to Main St.



View of the roof looking toward the front of the building showing the exit of the drainage through the parapet on the left hand side.

The existing standing seam galvanized metal roof is reported leaking and has a number of locations that have been patched or that are potentials for leaks in the future. It has an intermediate ridge, which directs water to the front and rear of the building. The water directed toward the front of the building exits through a scupper in the east parapet wall at the southeast corner. An enclosure that presumably includes the downspout can be seen on the building exterior in this location. The water directed toward the rear drains into a metal gutter and downspout that empties onto grade. A section of the clay tile parapet wall coping is missing and a rubber membrane has been added to temporarily address this. The roof of the one story addition was not accessed for this report.



View of the roof looking toward the rear of the building.

II BUILDING DESCRIPTION AND ASSESSMENT

C. Building Structure (Refer also to Structural Engineering Report)

Given the additions and alterations made to the building, the structure in the building varies considerably. Only a limited amount of the structure was visible for inspection.

A concrete foundation wall was visible along the south end of the main section of the building which transitions to the structural terra cotta tiles as it turned the corner on the east end. Wood floor joists measuring 2" x 10" at approximately 16" on center and running the long direction of the building were visible in this same space. These joists terminate at large, solid wood girders running perpendicular to the long direction of the building. Both these girders, and the solid wood posts they rest on, showed deterioration in some locations. These beams along with the relatively large cracks in the CMU in the basement of the one-story addition should also be further investigated.

This basic system of wood joists supported by columns and girders is assumed to continue on much of the upper floors of the building where it is concealed from view. In the theater, exposed steel columns support the balcony and floor above. The structure supporting the balcony and the ceiling appears to have been altered. The exposed timber beams beneath the balcony have an ad hoc quality. The girder system at the ceiling combines exposed steel I-beams with boxed-in structural members or apparent dropped beams concealed by the decorative metal ceiling. An unusual transition of the main girders over the columns supporting the front edge of the balcony is a further sign of alterations to the structure.



View of the foundation wall and framing at the south side of the building.



View of existing beams beneath the balcony.



View of exposed structure in balcony area.



View of column/beam detail in theater.



View of framing in stage area.

A former flyloft above the theater's stage may have been later decked over at the second floor level. This would explain why the structure in the rear stage section of the theater is different from the structure on the opposite side of the proscenium wall. Exposed ganged wood girders running lengthwise and perpendicular wood joists are visible above the stage. An unusual timber-framed structure at the beneath this at the rear of the stage appears to laterally brace the rear facade as well as support the floor above. The wall that contains the proscenium stage opening aligns with structural elements on the top floor.

Much of the structure on the second floor cannot be seen due to the existing construction in place. A noticeable slope in the floor (and racked door casing) can be seen in the main corridor directly south of the stairs. This slope may be the result of settlement of this end of the building, which is located nearest to Hawksbill Creek. In the rear section of the second floor above the stage area, exposed steel beams rest on columns aligned above the proscenium wall.

The roof framing is visible in the very low attic space. Rafters can be observed running the length of the building and supported periodically with perpendicular load-bearing elements. Perpendicular ceiling framing for the second floor can also be observed there.

II BUILDING DESCRIPTION AND ASSESSMENT

D. Building Interior

The area of the building is approximately 20,670 square feet. The main section of the building measures approximately 50' by 130'. The east addition measures approximately 23' by 73'.

The unusual layout of the building is a product, primarily, of the double-story theater with its balcony and sloping floors. This results in a number of level changes within the building that complicate circulation to an extent. The main theater space occupies the north end of the building. Its primary access is the Main Street entrance on the south side via a half flight of stairs.

On the first floor, a restaurant area is accessed from several entrances along the sidewalk. Above the theater is a second floor space with an office layout that appears to be original to the building.

The original layout of the main theater space appears to be mostly intact with the first floor seating area and curved front balcony still open and oriented toward the stage. Any fixed seating has been removed from the lower level. The theater retains original or early features such as the decorative pressed-metal ceiling and the classically themed light fixtures. The main floor is painted sloping concrete. There is a shallow depressed area in the concrete directly in front of the stage that may have been the location of an earlier stage extension. The stairs to the stage have been replaced and the wood strip stage floor is patched with plywood in areas. Some makeshift construction, to provide a green room and storage area, has subdivided the stage area.

Restrooms at the back of the theater have a low quality, functional level of finish and do not meet ADA standards.



View of area below balcony.



View of stage in theater area.



Existing restroom next to theater.



Room in the basement area at southwest corner of the building.



Room in the basement area at southwest corner of the building.



View of stage from the balcony.



View of projection room on the balcony.

Two rooms accessed from exterior doors in the alley are approximately on the same level as the theater. A large room in the southwest corner of the building has a wood wainscot that is in relatively good condition, but the wood floor is spongy and likely was built on sleepers set on-grade which have rotted. The other room is a small bathroom that is no longer used.

The theater balcony also retains what appears to be its original configuration. It has a stepped wood floor with fixed theater chairs that reportedly were recently salvaged from another local theater. A corrugated metal enclosure houses the projection room. A simple pipe rail at the front edge of the balcony is not high enough to meet current building code standards. The condition of the finishes on the balcony are worn but in general appear to be in serviceable condition. There are also some inappropriate alterations.

II BUILDING DESCRIPTION AND ASSESSMENT

The first floor restaurant has been remodeled with contemporary finishes. The condition of the equipment and building systems in the existing commercial kitchen was not evaluated as part of this report. The first floor bathrooms are outdated and do not have ADA clearances.

The restaurant connects to the street level lobby, which accesses the theater through a wide stair. The railings and finishes in the lobby are all mid- to late-twentieth century and are not historically significant. The lower section of the stairs that led up to the balcony from this lobby have been removed.

The second floor consists of a fairly well-preserved office layout with a double-loaded central corridor. Exterior light was designed to filter into the central corridor through a series of aligned interior windows, door lights, and transoms. The original dark varnish can be seen on most of the original doors and windows although some over-painting has occurred in the interior spaces. The condition of the narrow strip wood floor varies with some areas of damage resulting from roof leaks. Most of the original plaster on wood lath still exists and varies in condition. The exterior walls have plaster applied directly to the masonry.



View of existing restaurant area at street level.



View of stair leading from Main Street entrance to theater area.



View of central corridor on second floor.



View of double doors at the end of the second floor corridor.



View of second floor corridor door with pattern glass and stencilled sign.

The doors on the second floor are of a horizontal six-panel configuration (or similar with a half panel of pattern glass). Many of the interior doors and windows contain pattern glass to retain privacy. The varnished door casing consists of simple flat boards with mitered corners and eased edges. The varnished base is similarly a flat board with an eased edge on top and a quarter round shoe mold. A varnished picture-rail molding in many of the rooms appears to be an original feature. The interior window trim is a narrow brick mold set within the masonry opening.

Much of the original trim and the associated doors are in fair condition. The windows, while covered with plywood, vary in condition - some are missing or damaged while others appear to be in serviceable condition.



View of the arrangement of interior windows designed to bring light into the central corridor.



View of interior treatment of typical window on the second floor.

II BUILDING DESCRIPTION AND ASSESSMENT



View of exposed steel beams at the north end of the second floor.

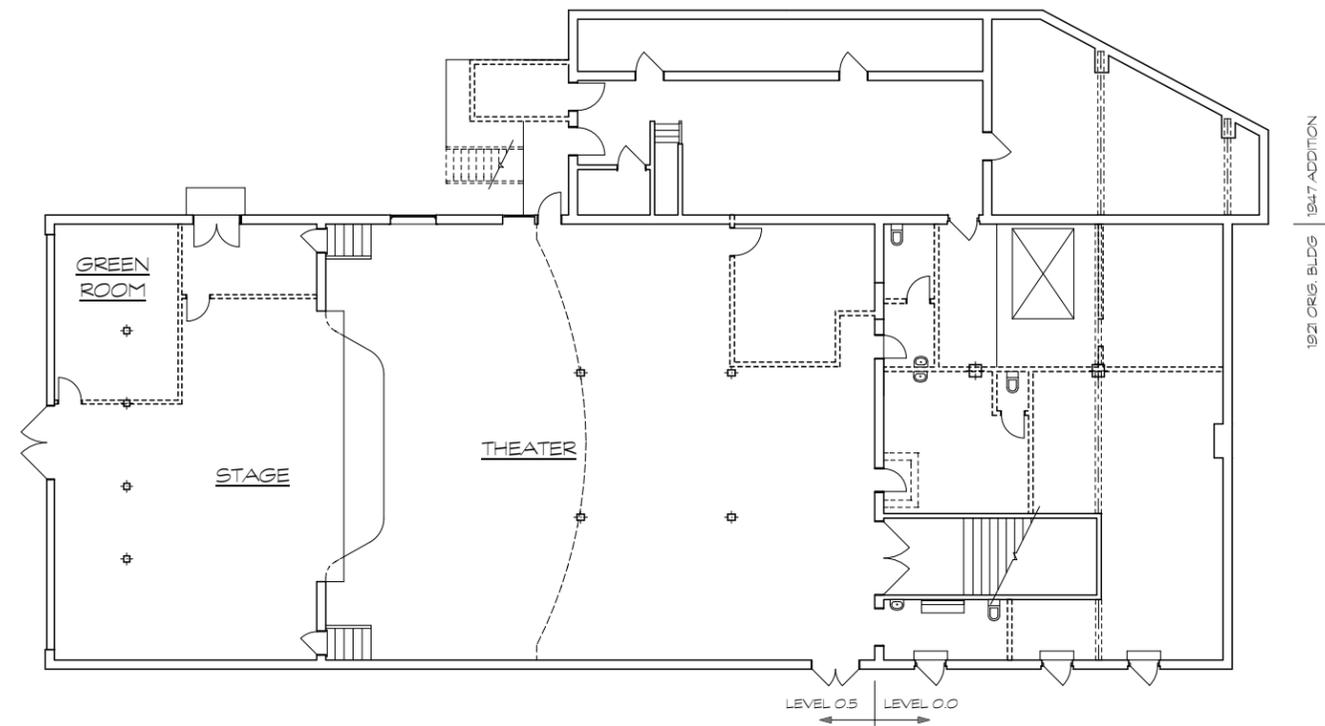
In the northwest corner of the second floor, a number of rooms have a painted beaded-board ceiling and crown molding. Other trim in this area, such as the surface-mounted window trim, indicates that it was finished out at a later time or remodeled.

The original light fixtures, which consist of a bare bulb suspended on a chain which terminates a molded medallion at the ceiling, still exist in most locations. The original radiator heat has been removed.

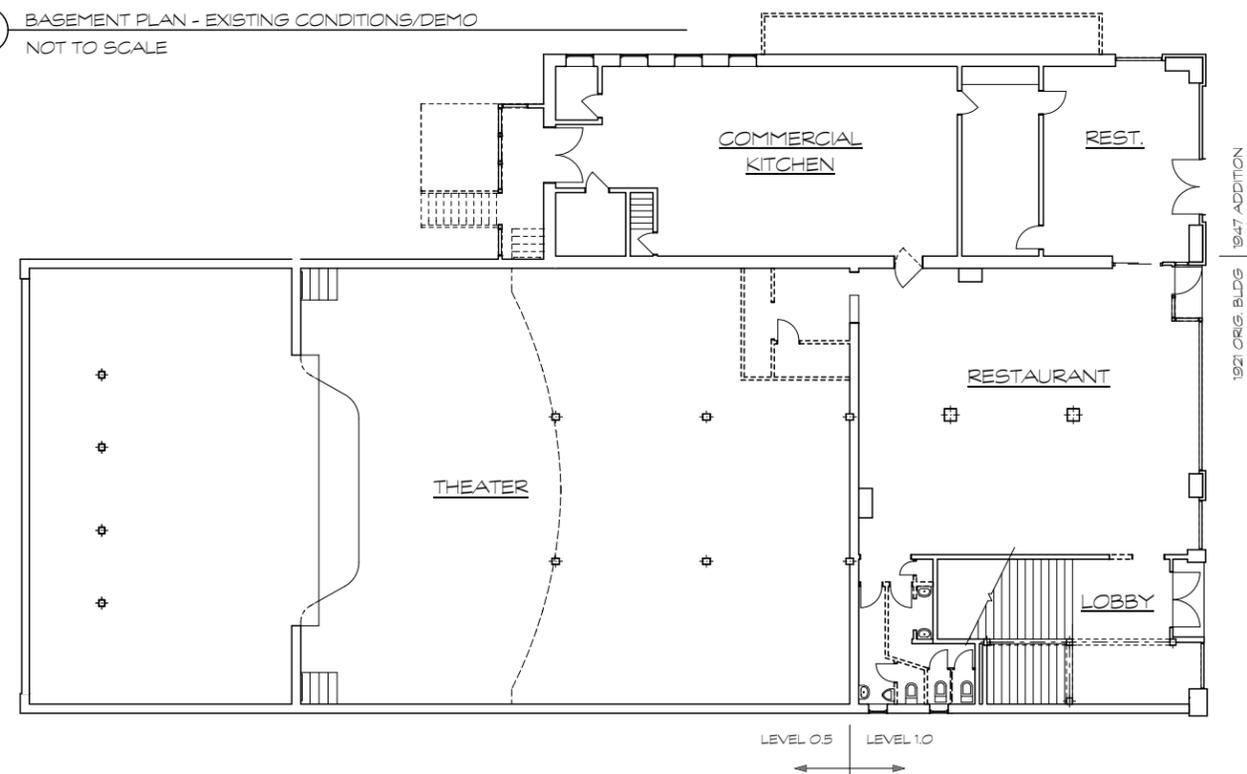


View of typical second floor light treatment.

Existing Plans for Basement and First Floor

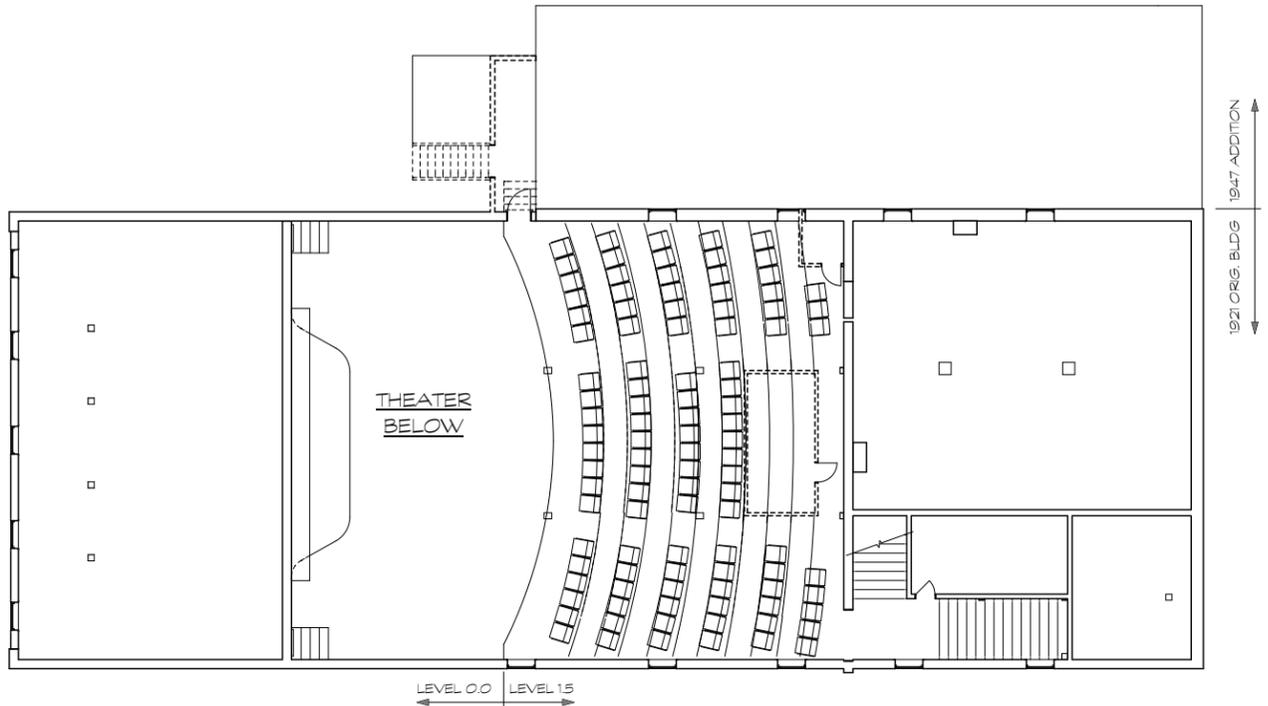


1 BASEMENT PLAN - EXISTING CONDITIONS/DEMO
NOT TO SCALE

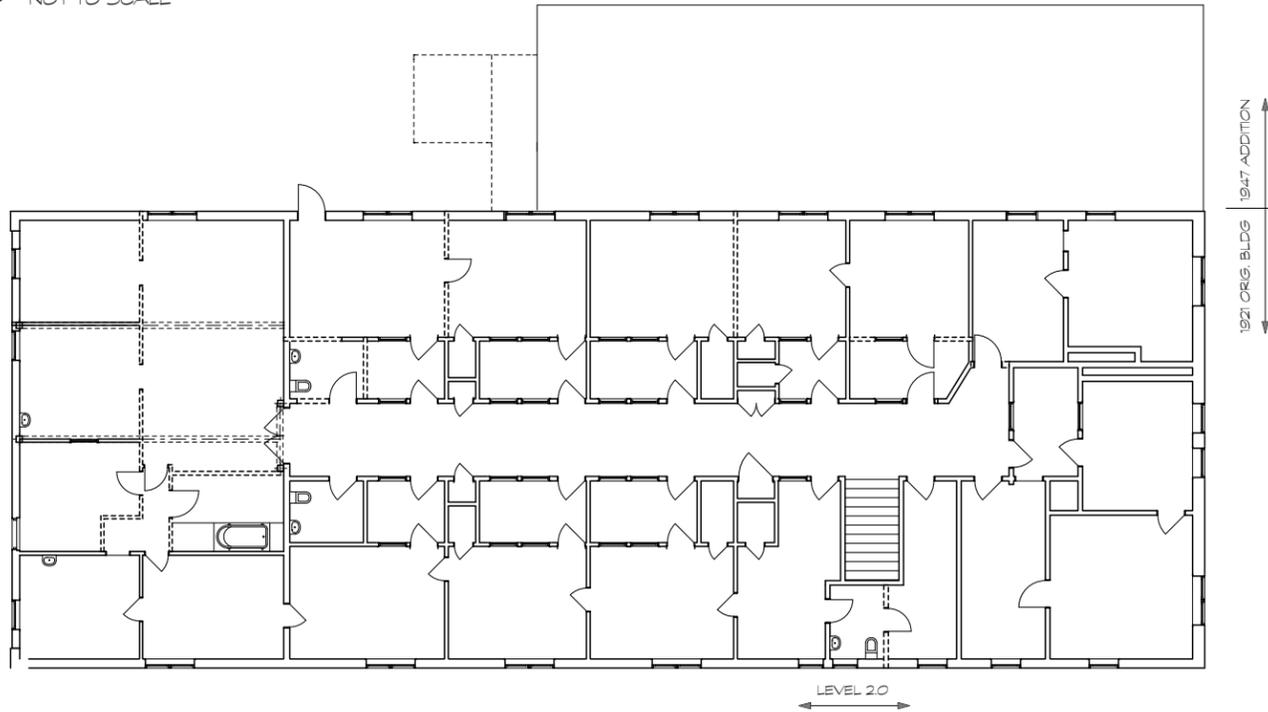


2 FIRST FLOOR PLAN - EXISTING CONDITIONS/DEMO
NOT TO SCALE

Existing Plans for Mezzanine (Balcony) and Second Floor



2 BALCONY PLAN - EXISTING CONDITIONS/DEMO
NOT TO SCALE



1 SECOND FLOOR PLAN - EXISTING CONDITIONS/DEMO
NOT TO SCALE

BRIDGE THEATER FEASIBILITY REPORT

PRESERVATION ANALYSIS III.

A. Standards for the Treatment of Historic Properties

The building is a contributing building within the Luray Historic District, and therefore, is eligible for Federal and State historic rehabilitation tax credits. The definition of rehabilitation states that it is the act or process of making a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The treatment standards that need to be followed for the tax credits are defined in *The Secretary of the Interior's Standards for Rehabilitation* as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

B. Character-Defining Spaces/Elements/Features

The assignment of Treatment Zones for the exterior and interior spaces, elements, and features is guided by the identification of character-defining attributes in the assessment process. The character-defining features include:

1. Exterior

- Wood windows on upper stories including the metal hoods on the front
- Upper story brick facade on front
- Sheet metal cornice
- Side elevations with structural terra cotta

2. Interior

- Overall volume and spaces in theater and balcony
- Historic finishes in theater such as metal ceiling and historic light fixtures
- Historic features such as wood floors, doors and historic trim where found throughout the building
- The central corridor and arrangement of interior windows on the second floor
- The main existing stair

NOTE:

As more recently installed materials and elements are removed from the building, historic materials beneath may be uncovered. Any materials revealed in this way should be evaluated for historic significance.



View of existing building exterior.



View of the balcony.



View of the second floor corridor.

C. Treatment Zones Used in Project Planning

In order to summarize and better visualize the character-defining materials, finishes, spaces and spacial relationships, three general levels of rehabilitation approaches with accompanying maps were created. They are as follows:

Level 1 Approach

This level places a high premium on the retention of all historic fabric through retention, maintenance and repair and identifies significant original elements, materials or spaces. This level also includes early changes that are considered character-defining and allows for reconstruction of missing historic elements that are documented either through drawings or photographs.

Level 2 Approach

This level acknowledges that there are character-defining materials, features, or spaces that are to be retained but allows for more latitude in alterations and additions.

Level 3 Approach

This level means that a space, feature or elevation contains little or no character-defining features, materials, or special qualities that warrants a formal preservation approach. This level identifies areas where new services or uses can be introduced without concern for impacting or disturbing historic materials or spaces.

See following pages for illustrations of the Treatment Zones for the Bridge Theater.



View of metal ceiling and cornice in the theater.



View of light fixture in the theater.

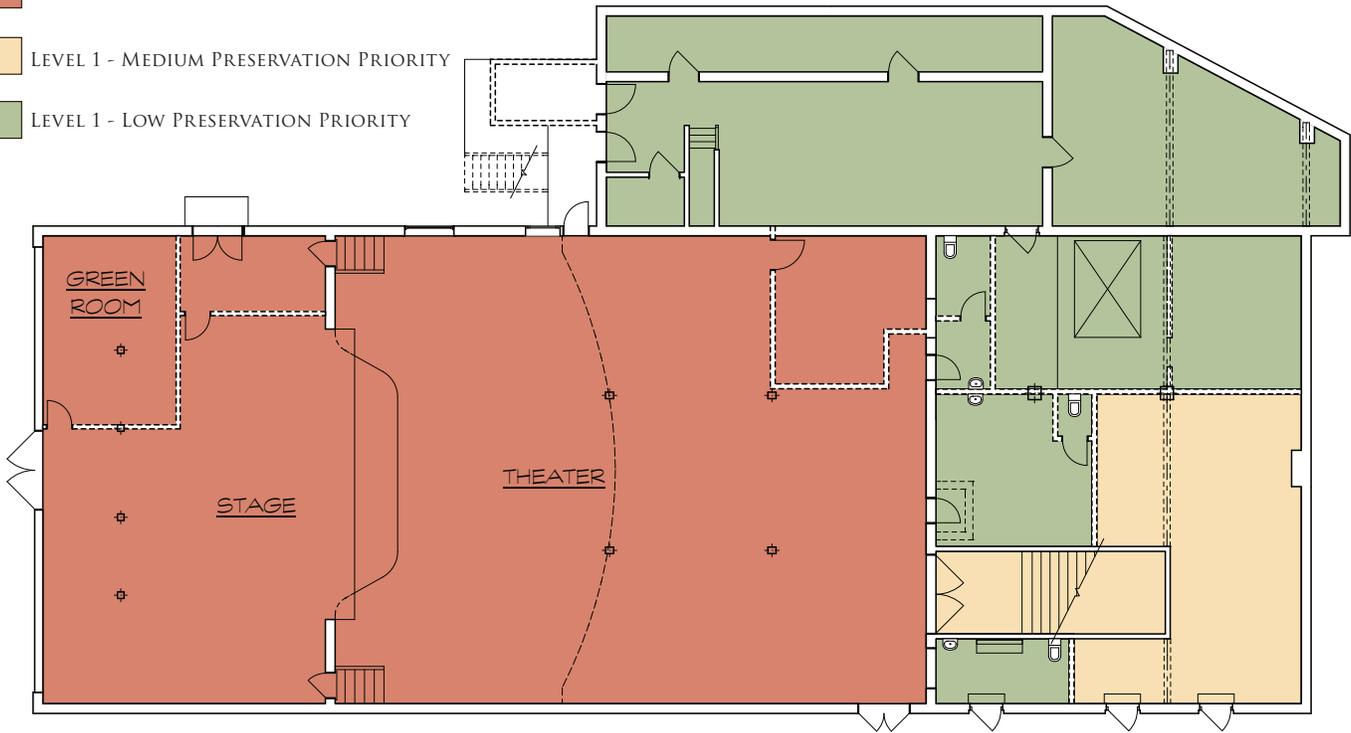
III PRESERVATION ANALYSIS

LEGEND

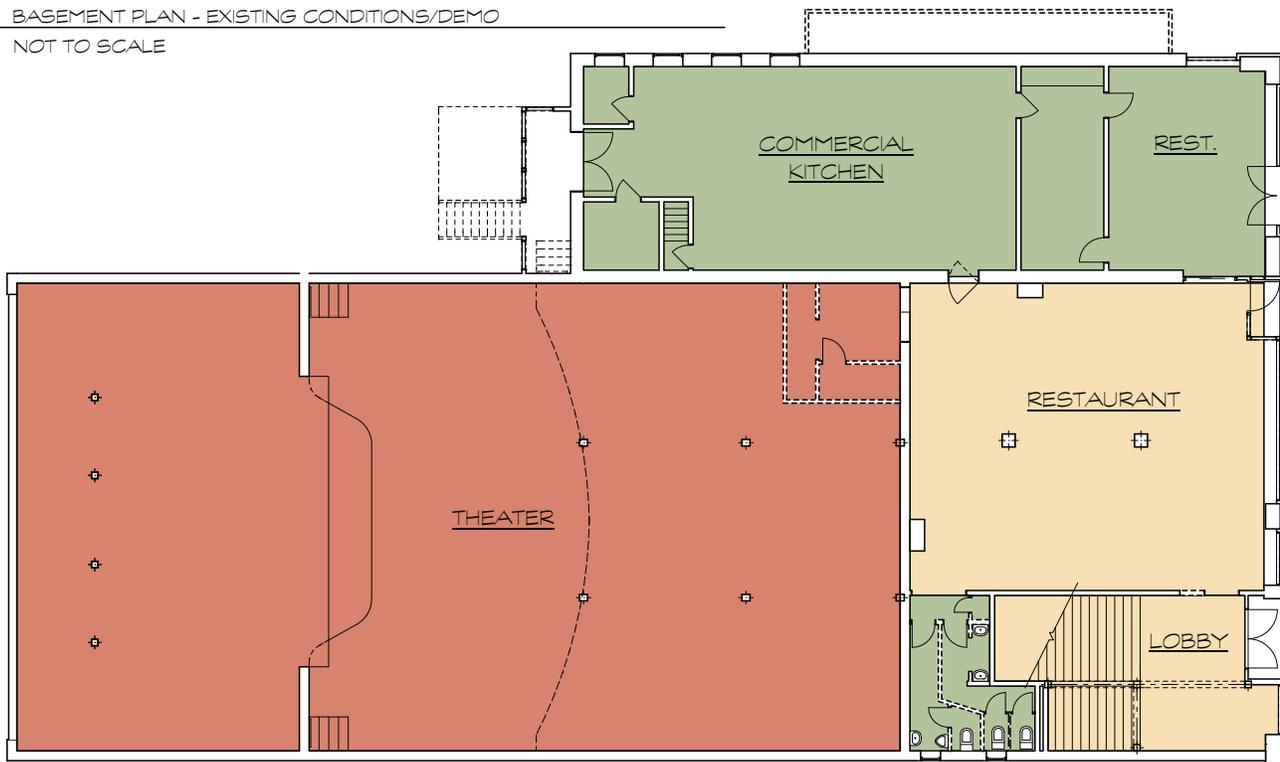
LEVEL 1 - HIGH PRESERVATION PRIORITY

LEVEL 1 - MEDIUM PRESERVATION PRIORITY

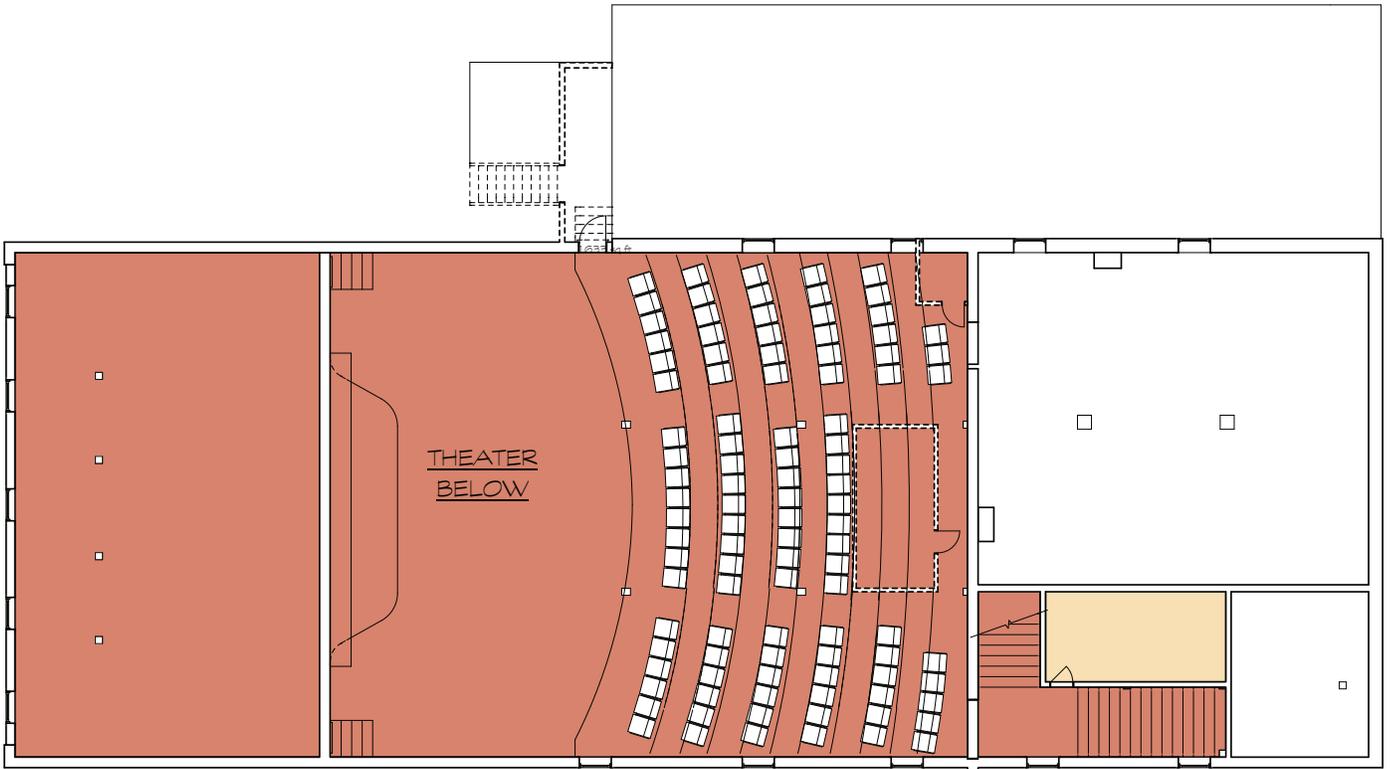
LEVEL 1 - LOW PRESERVATION PRIORITY



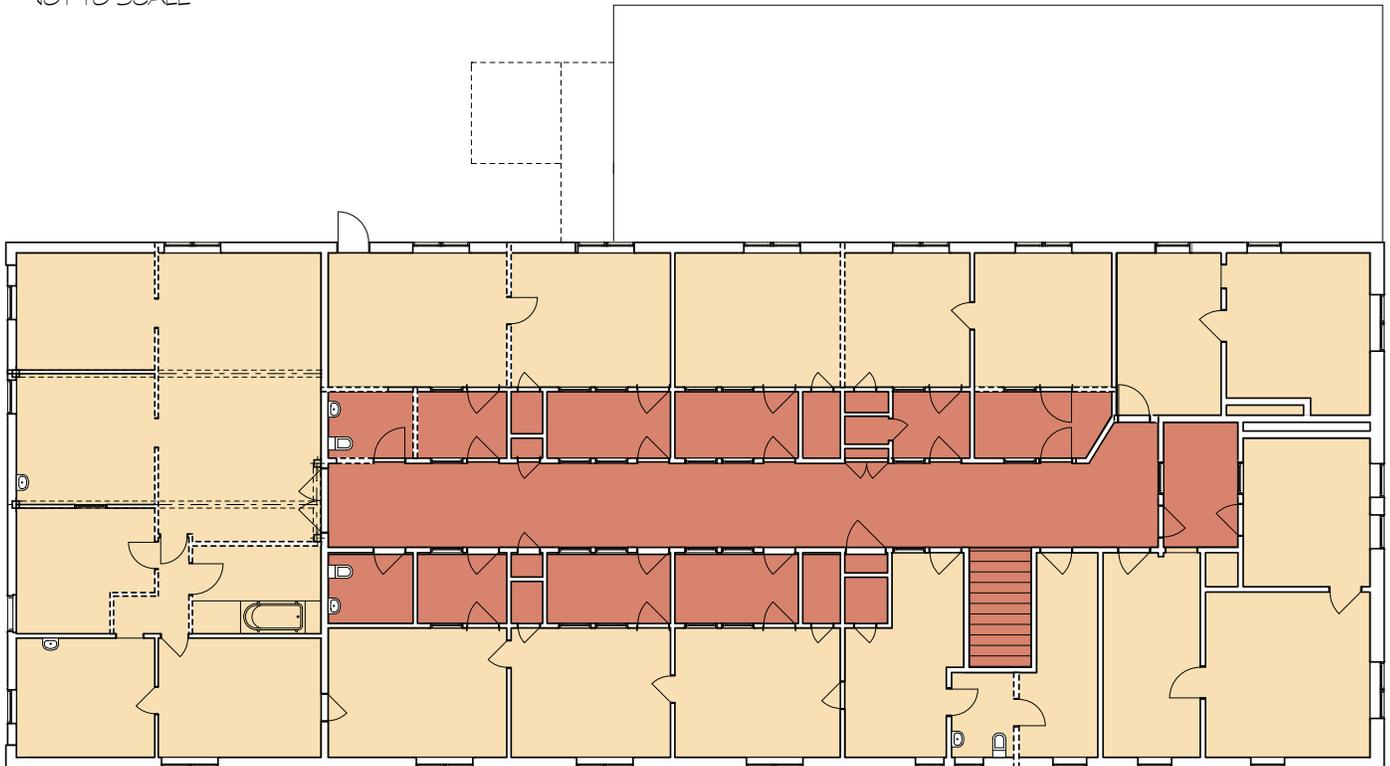
BASEMENT PLAN - EXISTING CONDITIONS/DEMO
NOT TO SCALE



FIRST FLOOR PLAN - EXISTING CONDITIONS/DEMO
NOT TO SCALE



BALCONY PLAN - EXISTING CONDITIONS/DEMO
NOT TO SCALE



SECOND FLOOR PLAN - EXISTING CONDITIONS/DEMO
NOT TO SCALE

BRIDGE THEATER FEASIBILITY REPORT

DESIGN OPTIONS AND PROPOSED PROGRAM OF USES

IV.

A. Restaurant and Entertainment Operation (as provided by prospective tenant)

The proposed use of the building will focus on providing a social gathering place in historic downtown Luray that offers food, drink (alcohol and non-alcohol), and is designed to function as a venue for entertainment, meetings, private parties, etc.

This report will use a nano brewpub as an example of the type of operation that will suit the building and customer base. However, the design-build elements for this operation are applicable to any type of restaurant/entertainment establishment. In all options, the second floor of the building will be used for office space.

B. Nano Brewpub Option (as provided by prospective tenant)

The intention is to create a connected, locally supplied nano brewpub that purchases its supplies from Page County farmers and returns spent grains back to the land. Such an operation could offer both tourists and residents “local” atmosphere and a place to meet, drawing customers with beer brewed on location, medium-priced food and live entertainment while showcasing Luray’s iconic theater. This approach will not only create jobs in the restaurant, but also develop local farming capabilities

Highlights of the nano brewpub include:

1. Restaurant including an outside deck for dining
2. Create usable space on the sloping floor in the theater area
3. Performance area
4. Large screen television
5. Commercial kitchen and food preparation area
6. Walkthrough pantry and refrigerated space for food storage

C. Additional Information About Nano Brewpub Operations (as provided by prospective tenant)

A 3.5 BBL, all-grain nano brewpub will serve the initial brewing needs of the local and tourist markets. Fermentation will be sustained in six (6) 4.2 barrel tanks spaced a minimum of 16” and be configured to allow for three brews per week on a 14-day brewing cycle. These tanks will be visible at street level.

The grain predominantly used in the brewing process will be malted barley; although limited supplies of additional grains, rye and wheat, will be purchased in 50-pound bags and used in seasonal and special brewing protocols.

D. Full-Operation Brewpub Option (as provided by prospective tenant)

A number of brewpubs have started with small operations and grown significantly as their markets expanded. Growth can be accommodated in the building and two design options have been developed for placement of the large brewing tanks.

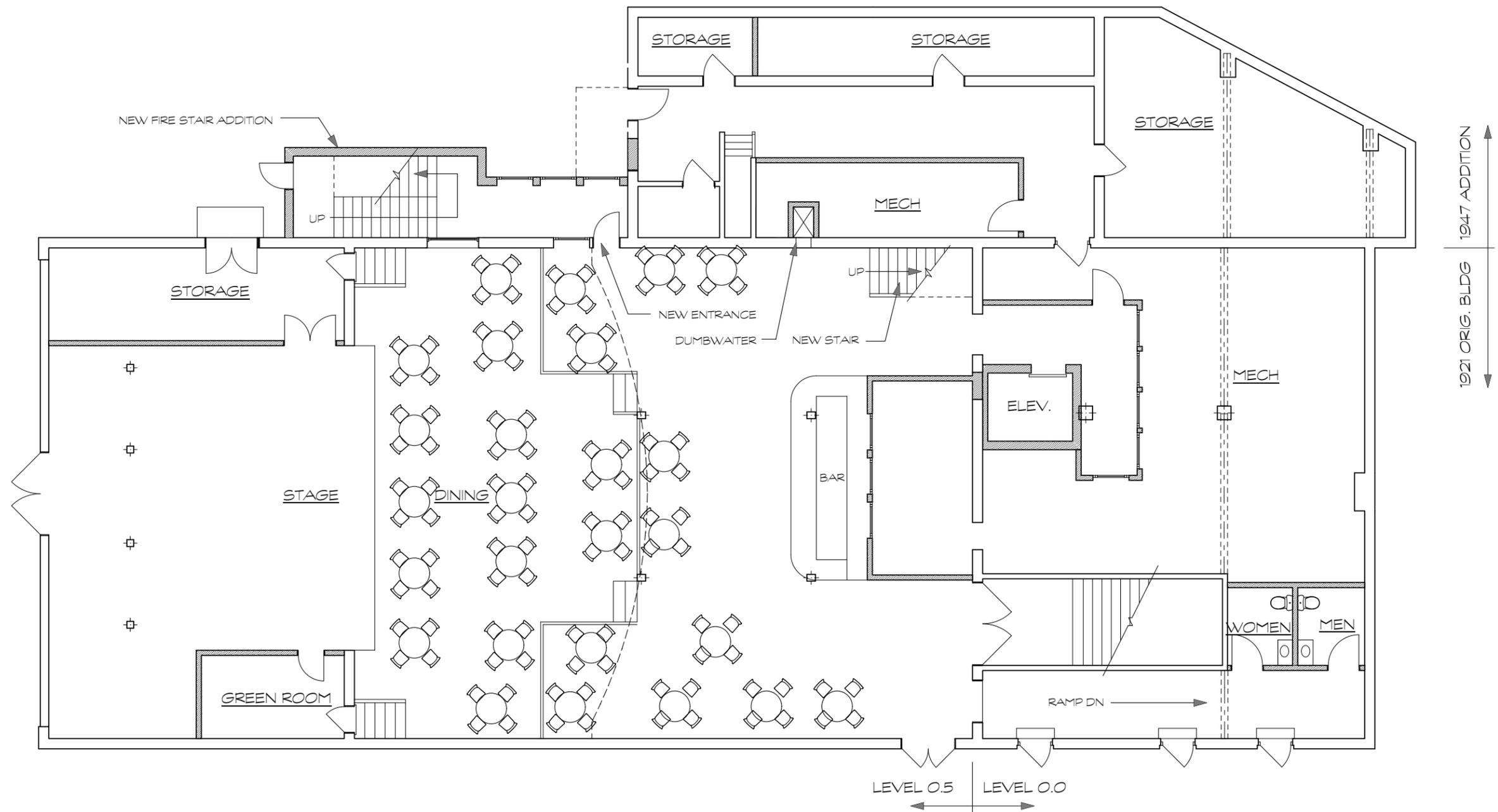
Option #1 (right side of the drawing, page 37) locates the tanks in a storage area in the basement at the front of the building. This location will require excavation to increase the ceiling height from 8 vertical feet to 15 feet. Since being able to observe the brewing process is an important aspect of the program, the longitudinal section drawing on page 45 was developed to show one idea of how viewing the tanks could be improved in this area.

Option #2 (left side of the drawing, same page) places the brewing tanks in a highly visible location on the stage while still maintaining some space for performances. Given the weight of the tanks, supplemental steel framing will be required to support them.

Highlights of Full-Operation Brewpub will include:

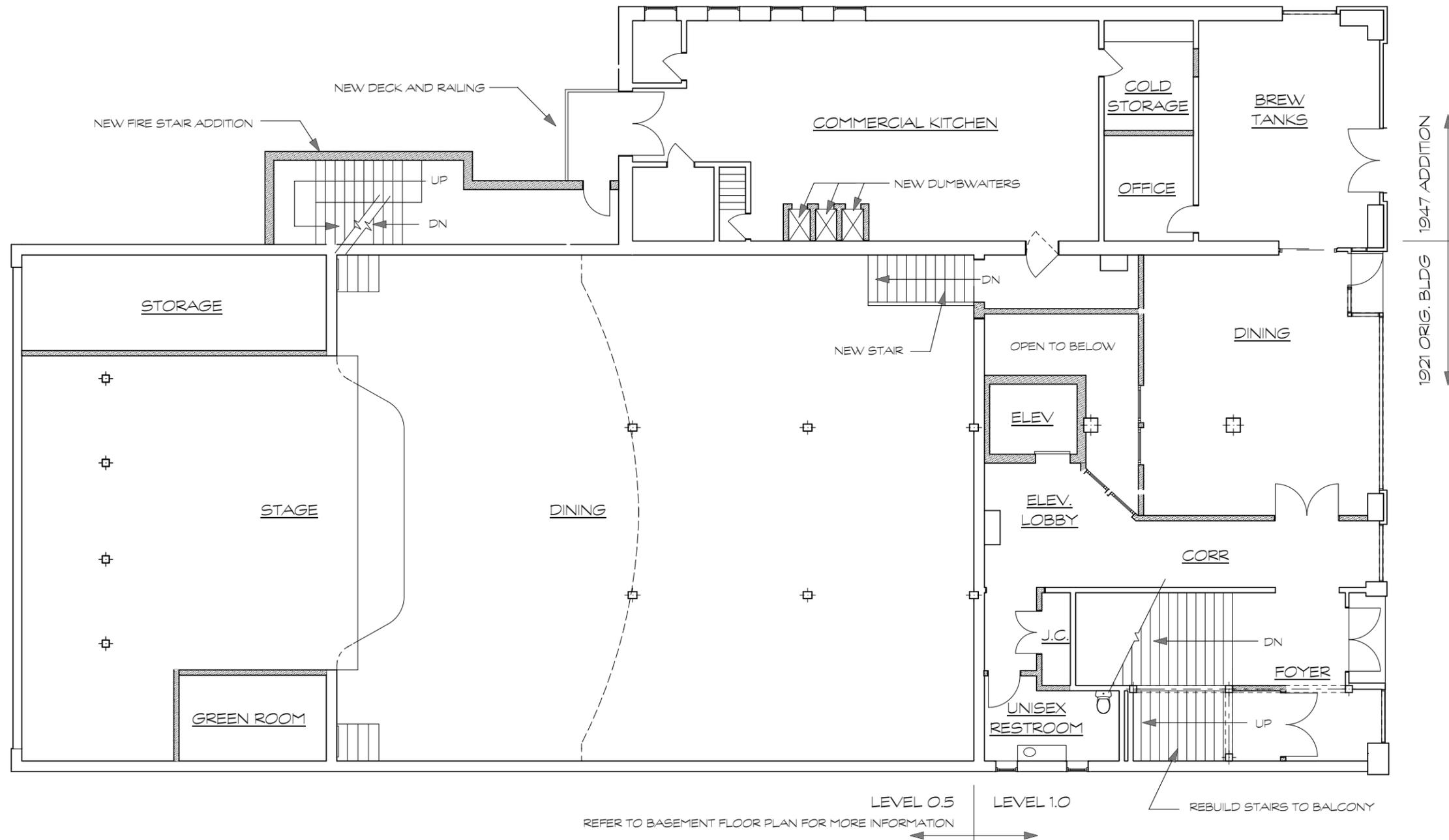
1. Rooms supporting the brewing operations with loading dock access
2. Viewable brewing operation complete with its grain handling equipment and tall, cylindrical tanks for grain processing, sweet wort production and fermentation of beverages
3. Climate-controlled, rodent proof, storage room for grains, hops and yeast; a climate-controlled laagering room and a fresh beer keg filling line
4. A clean- climate-controlled lab space will be required for testing, QA/QC and future yeast propagation
5. A beer/wine supply store that would stock the necessary ingredients for the home brew enthusiast and, not to forget, wine makers
6. An import beer/wine retail outlet stocking rare and unusual beers from around the country
7. Learning center on the second floor where educational classes are taught to student learning the complexities of beer making
8. Office for the Blue Ridge Brewers Association
9. A lab where students can learn the chemistry behind beer-making in a hands-on environment
10. A brew kitchen that would double as a place where small, experimental batches of beer could be brewed as test runs before full-scale brewery production and where students and Brewer Association members could experiment with all-grain brewing techniques.

E. Plans for Design Options - Nano Brewpub Option
Proposed Basement Plan



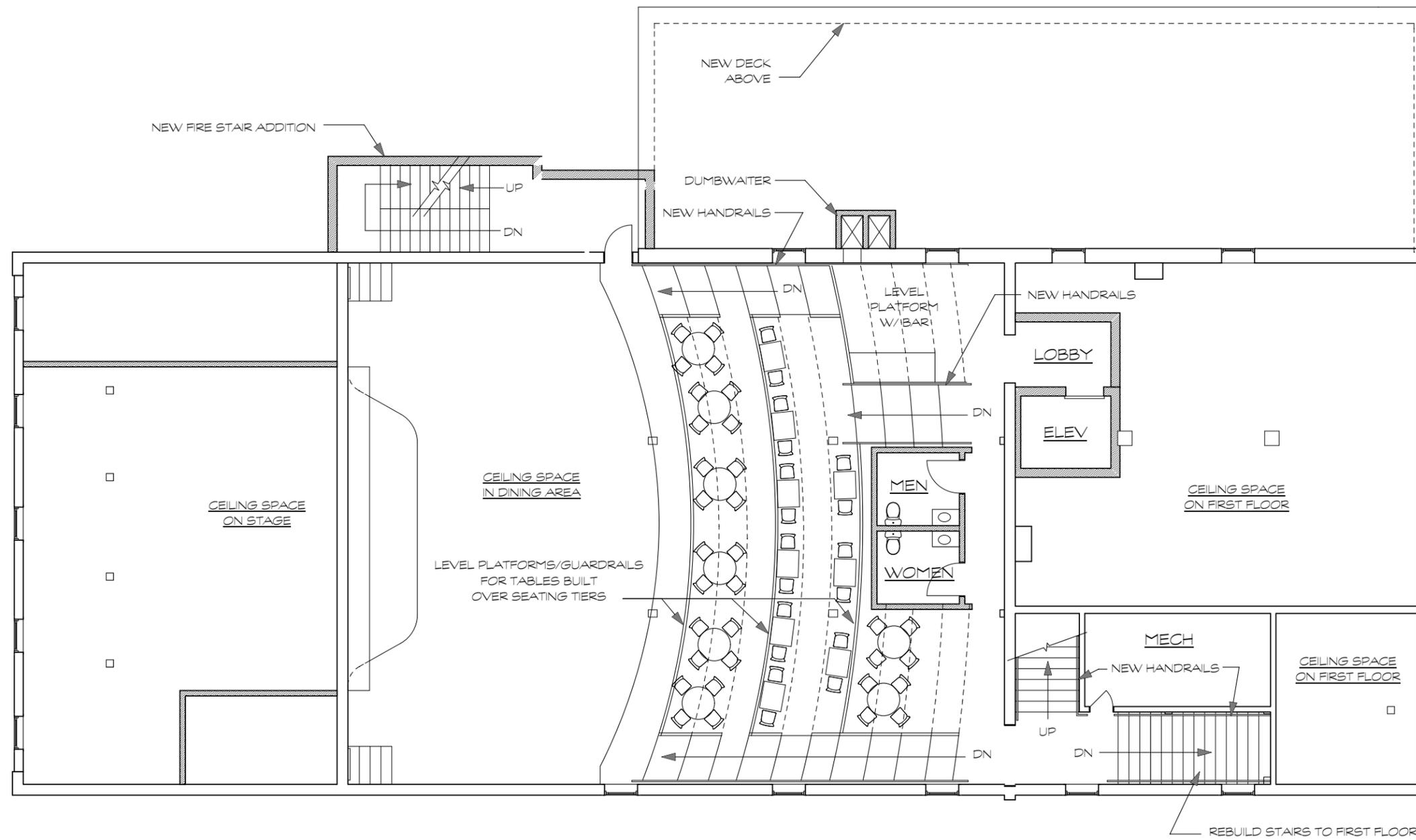
1 BASEMENT PLAN - NANO BREWPUB OPTION
NOT TO SCALE

E. Plans for Design Options - Nano Brewpub Option
Proposed First Floor Plan



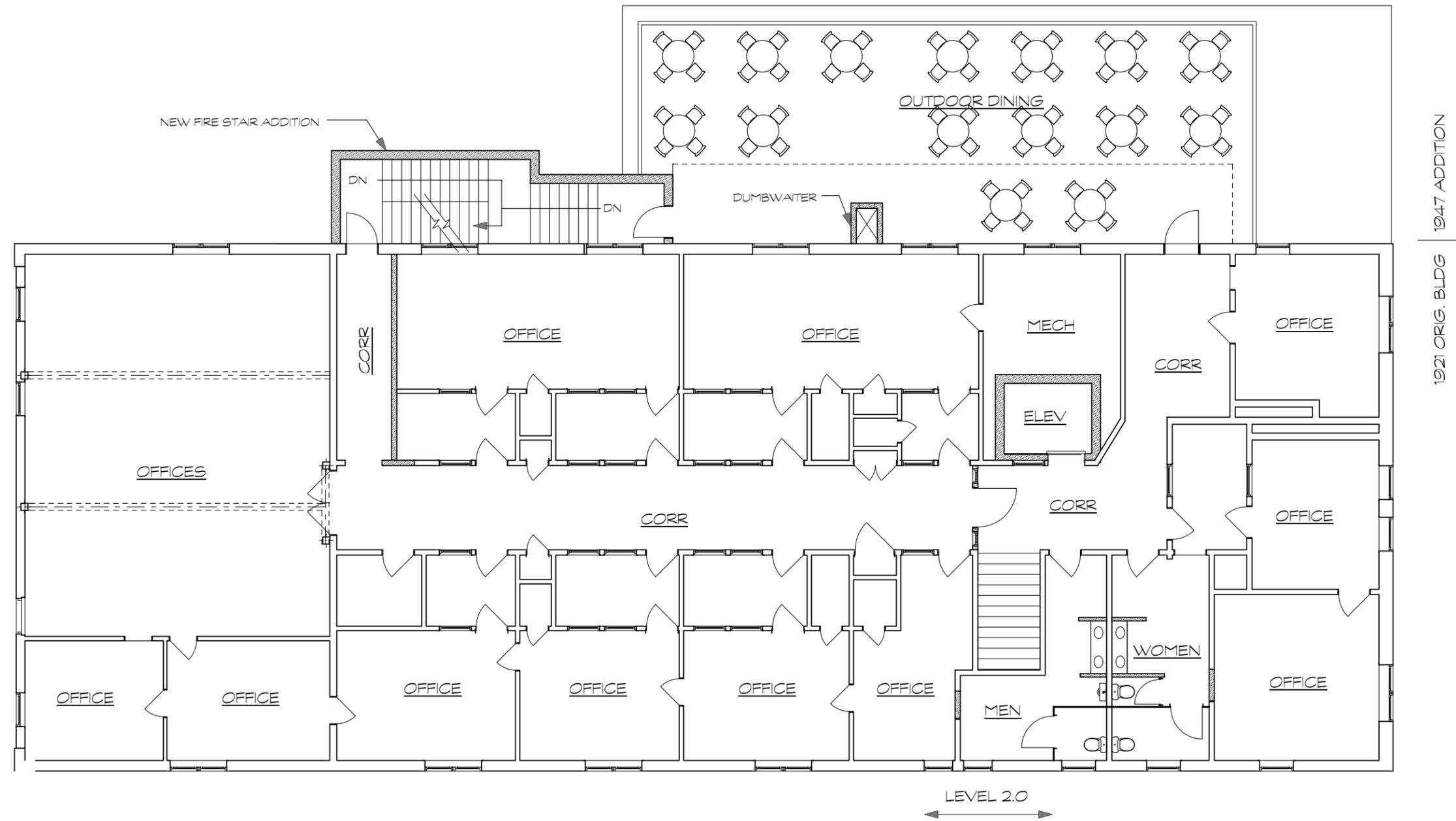
2 FIRST FLOOR PLAN - NANO BREWPUB OPTION
SCALE: 3/16" = 1'-0"

E. Plans for Design Options - Nano Brewpub Option
Proposed Balcony Plan



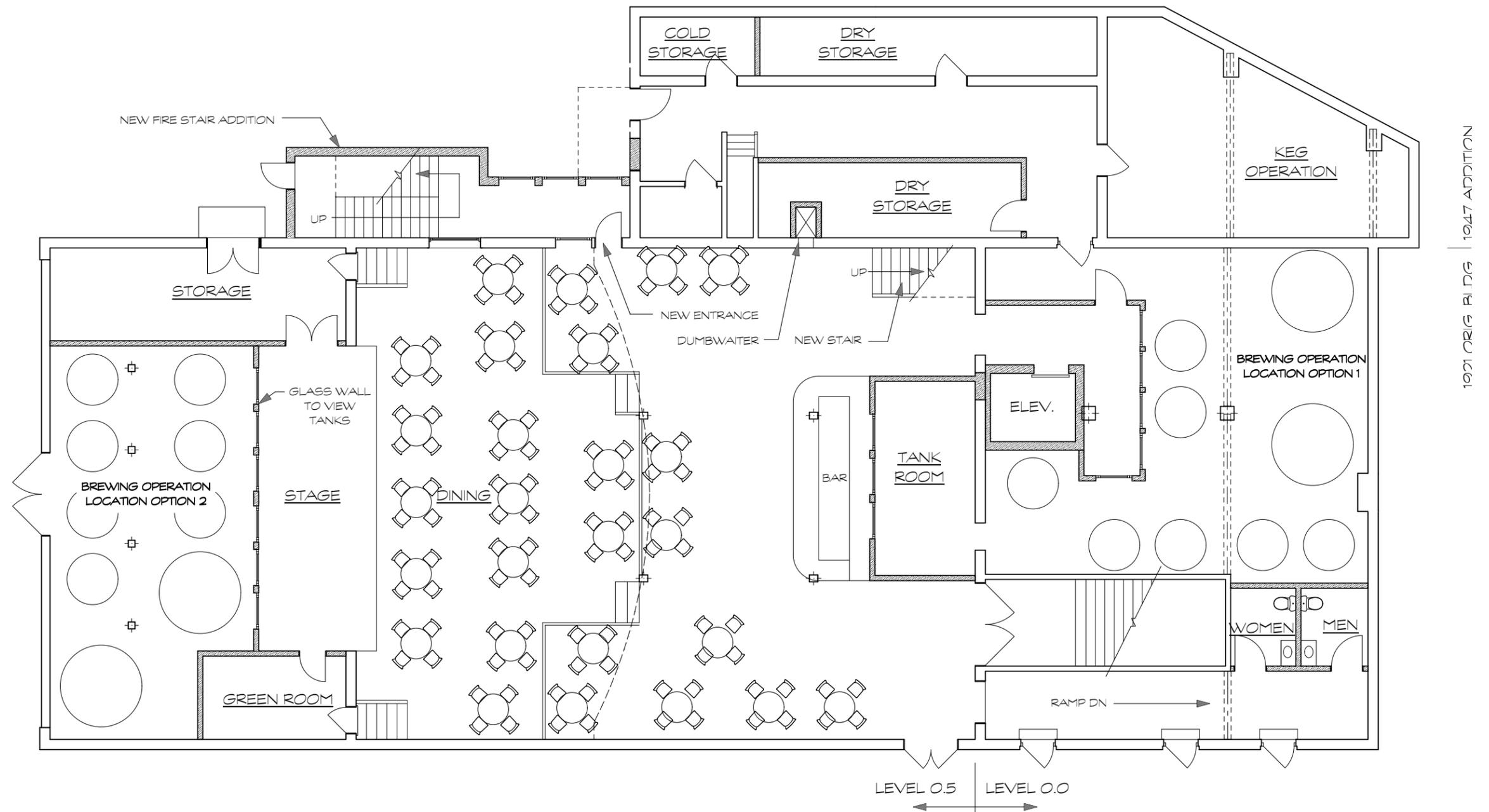
1 BALCONY PLAN - NANO BREWPUB OPTION
NOT TO SCALE

E. Plans for Design Options - Nano Brewpub Option
Proposed Second Floor Plan



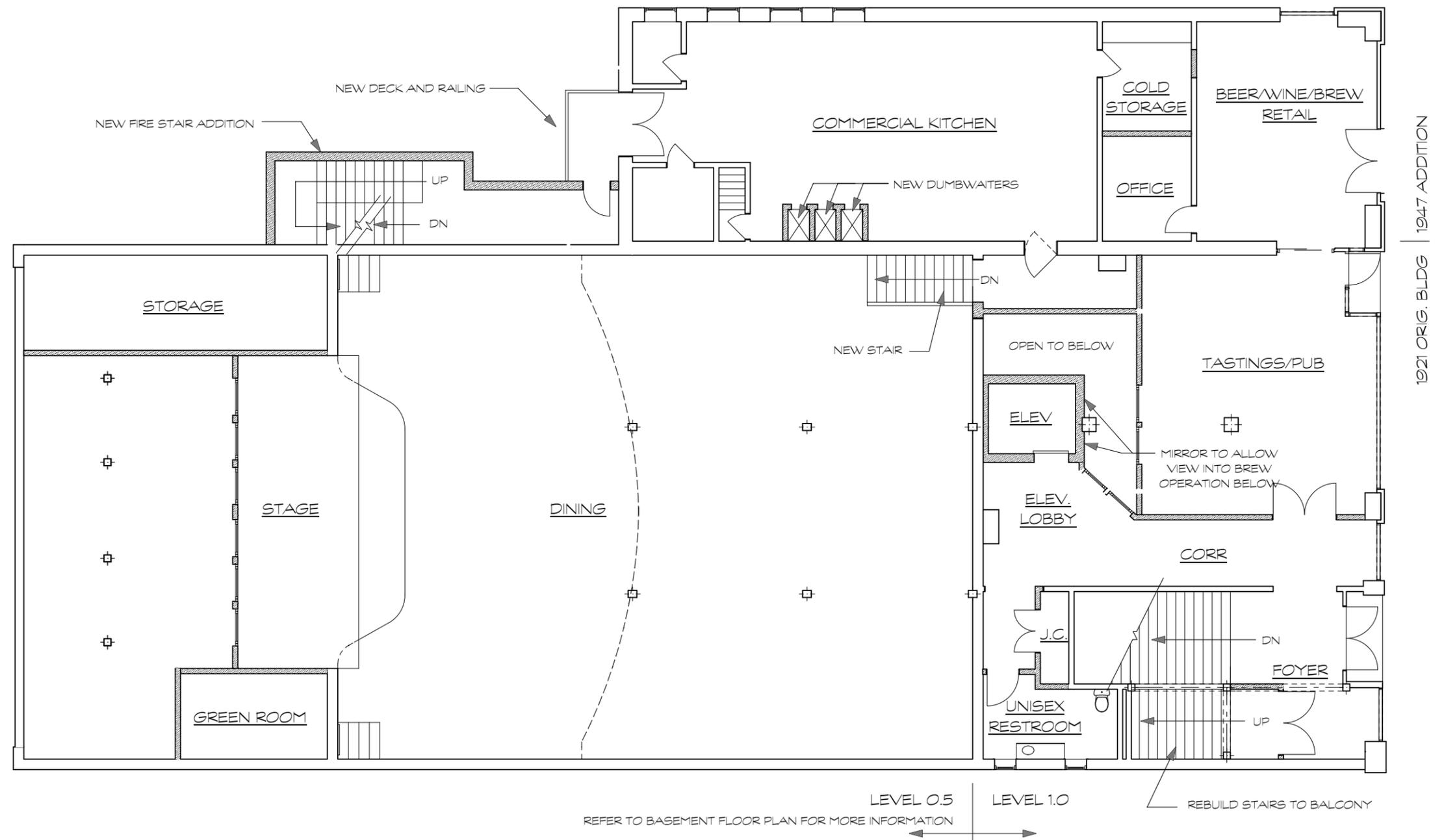
2 SECOND FLOOR PLAN - NANO BREWPUB OPTION
NOT TO SCALE

E. Plans for Design Options - Full-Operation Brewpub Option
Proposed Basement Plan



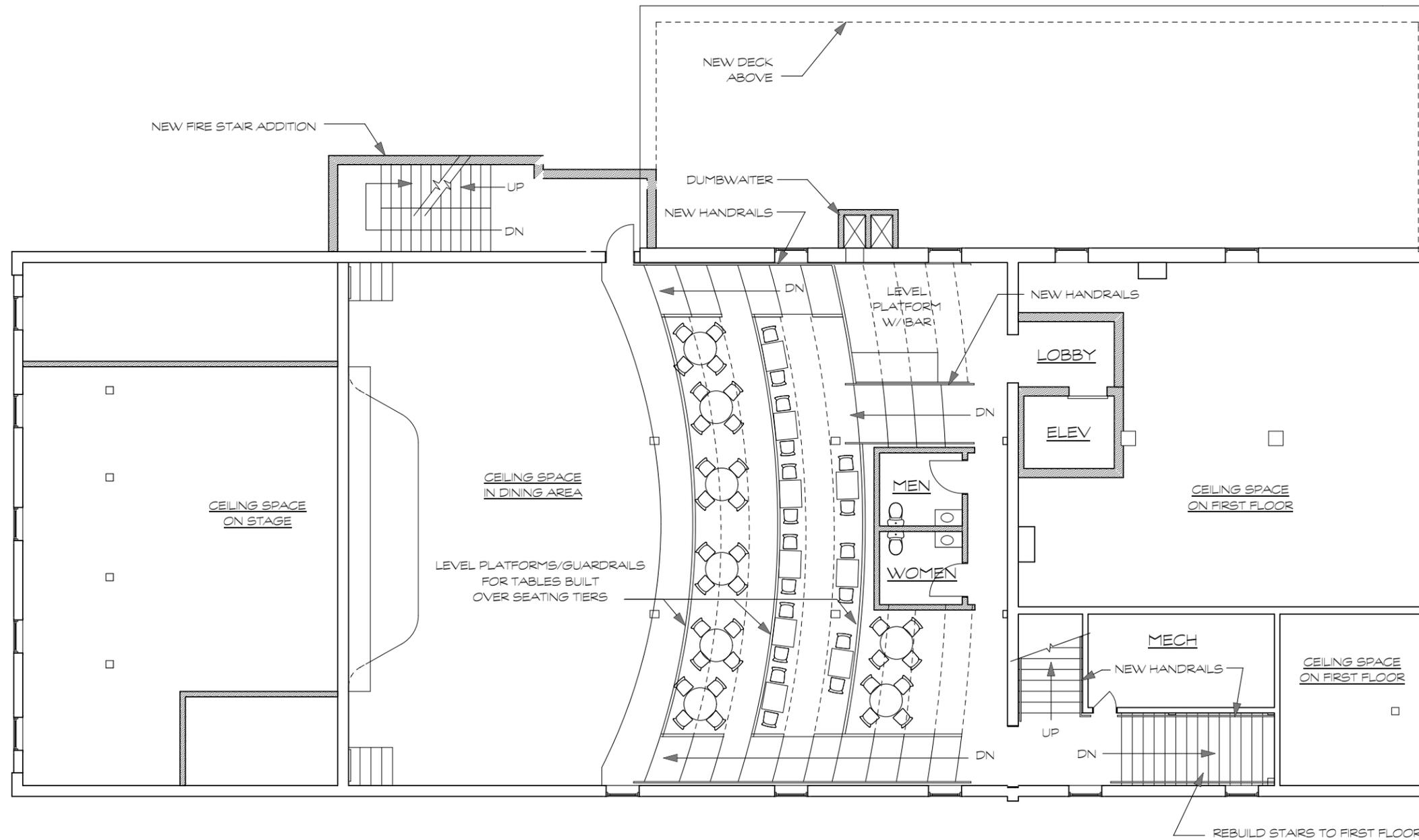
1 BASEMENT PLAN - FULL-OPERATION BREWPUB OPTION
NOT TO SCALE

E. Plans for Design Options - Full-Operation Brewpub Option
 Proposed First Floor Plan



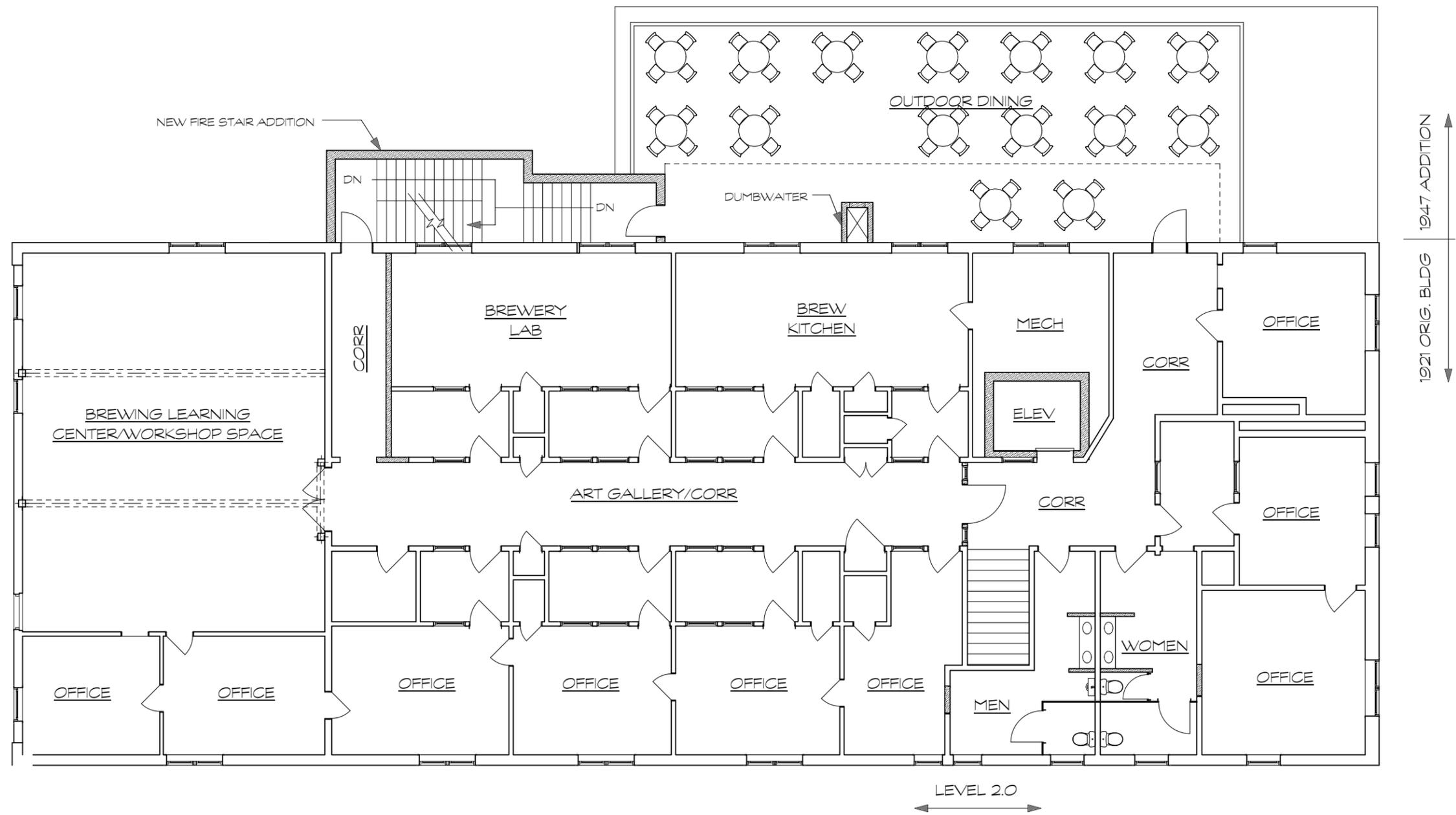
2 FIRST FLOOR PLAN - FULL-OPERATION BREWPUB OPTION
 NOT TO SCALE

E. Plans for Design Options - Full-Operation Brewpub Option
 Proposed Balcony Plan

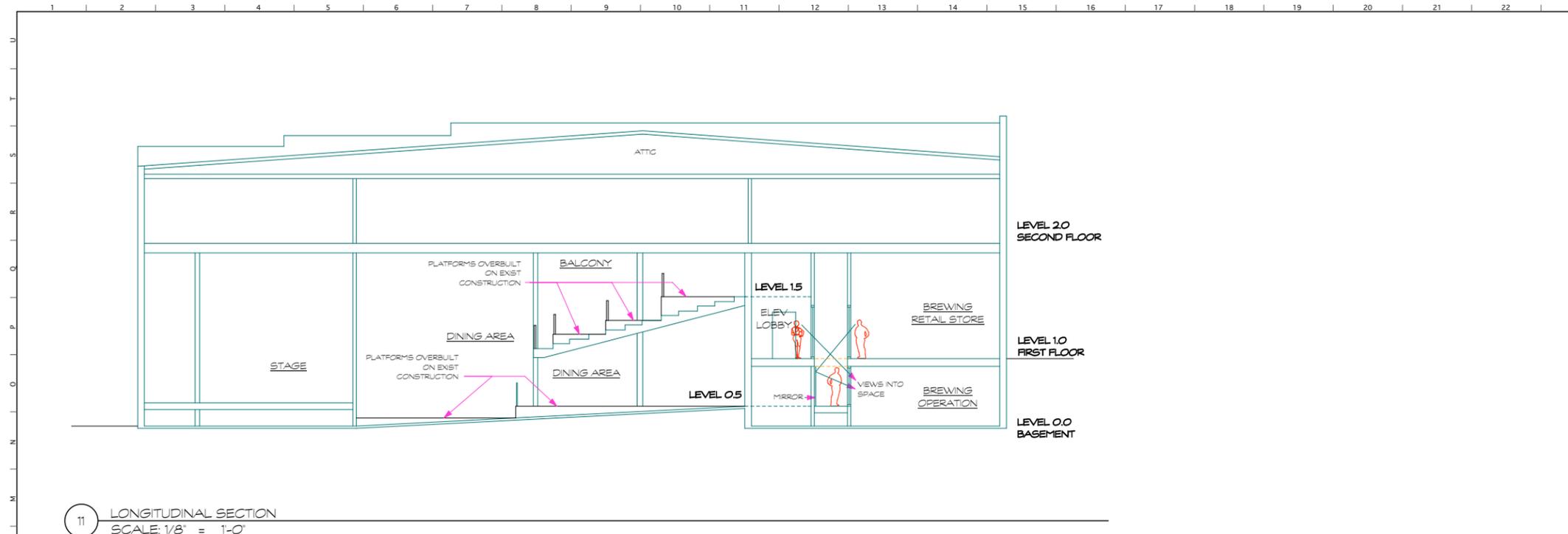


2 BALCONY PLAN - FULL-OPERATION BREWPUB OPTION
 NOT TO SCALE

E. Plans for Design Options - Full-Operation Brewpub Option
 Proposed Second Floor Plan



1 SECOND FLOOR PLAN - FULL-OPERATION BREWPUB OPTION
 NOT TO SCALE



11 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

KEYNOTES

1. Remove metal siding, wood panels, storefront, lattice screen and support system from the front and side facades to expose the original building fabric. Repair damage to the masonry with materials to match existing in color, texture and size. If the original lower facade structure is different and/or cannot be re-built as illustrated, contact the Main Street Architect for recommendations prior to proceeding with work.
2. Remove panels from upper facade window openings. Repair any damage to masonry with materials to match existing in color, texture and size. Repair windows to operable condition. Provide new windows where existing windows are missing to match existing design and materials of remaining windows.
3. Remove the existing signs, and salvage as per owner's instructions. Repair any damage to masonry with materials to match existing in color, texture and size.
4. Provide new wood storefront with paneled wood bulkhead or metal storefront with painted masonry bulkhead. Glass between the bulkhead and transom bar to be clear vision glass. Glass above the transom bar to be opaque apertured with white spacer on the inside surface. Prime and paint or finish as shown. Refer to detail sheet A-3. Metal storefront with brick bulkhead is optional. Match proportions of metal storefront to wood storefront detail, and add brick rowlock all and brick watertable or bulnose at base.
5. If masonry columns do not exist in location illustrated, provide new masonry columns. Match existing masonry size, texture and color as closely as possible. If color cannot be found, paint to match existing masonry.
6. Provide new metal or wood marquee sign for theater entrance. Finish as shown. Provide illumination for movable-letter sign and theater name.
7. Provide new wood, metal, Pyron or EPB (D-111) cornice. Prime and paint as shown. Refer to detail sheet A-3.
8. Provide new double-hung wood windows to fit existing masonry openings in lower side facade. Refer to existing upper facade windows and historic photo for window design. Prime and paint as shown. If window is not needed due to interior requirements, frame the window and provide closed shutters over the soffit opening.
9. Provide new metal cornice arch. Paint as shown. See sheet A-3 information on a matching cornice in the area.
10. Scrape, prime and paint metal cornice as shown. Repair cornice with materials to match existing in texture and shape, if needed.
11. Scrape, prime and paint windows and trim as shown.
12. Scrape, prime and paint masonry as shown.
13. Provide recessed light fixtures in recessed entryways for security.
14. Provide tile, stone or etched concrete entrance.
15. Provide new fabric awning with loose valance and pleated valance corners as shown.
16. Provide new individual sign letters or new sign panel to fit on fascia of cornice as shown. Sign panel may be in either of the following materials and applications: Painted exterior grade wood, aluminum with the strength and durability properties of alloy 6063-T5, square cut edges and baked enamel finish. Coordinate sign colors with awning colors.
17. Reinstall projecting sign as per owner's instructions.
18. Note not used.
19. Paint or etch address on door glass or transom if available. Verify address prior to purchase and installation.
20. Provide new wood, metal, EPB or Pyron cornice similar to original as seen in historic photograph.



1 FRONT FACADE - NEW WORK
NOT TO SCALE



EXISTING FRONT FACADE
NOT TO SCALE



EXISTING SIDE FACADE
NOT TO SCALE

3 FACADE ALTERATIONS

NOTES

- The sheet only.
1. Remove metal siding, wood panels, storefront, lattice screen and support system from the front and side facades to expose the original building fabric. Repair damage to the masonry with materials to match existing in color, texture and size. If the original lower facade structure is different and/or cannot be rebuilt as illustrated, contact the Main Street Architect for recommendations prior to proceeding with work.
 2. Remove panels from upper facade window openings. Repair any damage to masonry with materials to match existing in color, texture and size. Repair windows to operable condition. Provide new windows where existing windows are missing to match existing design and materials of remaining windows.
 3. Remove the existing signs, and salvage as per owner's instructions. Repair any damage to masonry with materials to match existing in color, texture and size. (NOTES 4-7 not used on this sheet)
 4. Provide new double-hung wood windows to fit existing masonry openings in lower side facade. Refer to existing upper facade windows and historic photo for window design. Prime and paint as shown. If window is not needed due to interior requirements, frame the window and provide closed shutters over the soffit opening. (NOTES 8-10 not used on this sheet)

FRAZIER ASSOCIATES
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www.frazierassociates.com

FEASIBILITY STUDY FOR
34-36 WEST MAIN STREET
LURAY, VIRGINIA

DATE	REVISION

NOT FOR CONSTRUCTION

PROJECT NUMBER: 86001EE.07	SCALE: AS NOTED
PROJECT MANAGER:	CHECKED BY:
DRAWN BY:	DATE: 3/20/12
DRAWING TITLE: SECOND FLOOR PLAN	

A2.1

Virginia Main Street drawing showing interior section, existing exterior, and rendering of proposed exterior rehabilitation.

BRIDGE THEATER FEASIBILITY REPORT

CODE ANALYSIS

V.

A. Building Code Analysis

1. Governing Codes

This code analysis was performed using the Virginia Uniform State Building Code (VUSBC 2009 Edition). Part II of the VUSBC, the 2009 Virginia Rehabilitation Code, is used as an alternative to compliance with Part I (the Virginia Construction Code). These codes reference the 2009 International Existing Building Code (IEBC) and the 2009 International Building Code (IBC) respectively. The IEBC frequently references the IBC and applicable provisions of both are noted below.

As a contributing building to a National Register historic district, the provisions of IEBC Chapter 11 Historic Buildings will apply.

Accessibility standards are per the 2010 ADA Standards for Accessible Design.

All interpretations of the code included in this report are subject to the approval of the local code official.

2. Classification of Work

The existing building code (IEBC) classifies work to existing buildings by levels based on the amount of work involved. Level 3, the highest level, applies when the work area of alterations exceeds 50% of the building. Lowering the classification level reduces the amount of code improvements required. Except where noted, for the purposes of this study, Level 3 is assumed.

3. Use Groups

Existing uses: A-1 Assembly (Theaters with fixed seating), A-2 Assembly (Restaurant), A-3 Auditoriums without fixed seating (Restaurant), B Business

Proposed use: A-2 Assembly (Restaurant), B Business

Given the lack of fire separations between uses, the building must be considered as non-separated, mixed-use with the provisions of the most restrictive use (A-2) in effect. The building will not need to comply with “Change of Occupancy” requirements of IEBC Chapter 9.

4. Construction Type

With exterior masonry walls and interior wood framing the building would typically be considered Type IIIB. This should be confirmed with the code official due to the frame construction of the exterior wall on the north end of the building. Until approved, and for the purposes of this study, the VB (all frame construction) classification is used for this analysis.

5. Area (IBC Table 503)

Basement – 8,152 SF

First floor – 3,790 SF

Mezzanine – 2,160 SF

Second floor – 6,565 SF

Total – 20,667

Allowable (per floor): 6,000 SF

The existing floor areas will be within the allowable area with the sprinkler increase noted in IBC 504.2 (see Fire Protection later in this chapter).

6. Height (IBC Table 503)

Based on most restrictive use A-2.

Existing: 3 stories, 39 feet +/-

Allowable: 1 story, 40 feet

Since the project does not involve a change in occupancy, meeting the height requirement is not required. The area of the mezzanine is close to 1/3 of the room in which it is located which is the point at which it does not count as a story. The basement is considered a story since the first floor is more than 6 feet above-grade on average.

The building does not meet the height requirement for A-2 use buildings with type VB construction. The sprinkler system bonus of one story will help bring the building closer to being in compliance with the required height. If the building can be classified as IIIB, this will also bring the building into compliance.



View of stair leading down from the second floor.



View of partially removed stair leading down from the balcony to the Main Street entrance.

7. Occupancy (Table 1004.1 IBC)

Basement

Theater (1620 SF/15 net SF per occ = 108 occ)

Stage (560 net SF/15 net SF per occ = 37 occ)

Mech (4085 SF/300 SF per occ = 13 occ)

- Total of 158 occupants on the basement level

First Floor

Kitchen (1082 SF/200 SF per occ = 5 occ)

Retail (960 net SF/60 SF per occ = 16 occ)

- Total of 31 occupants on the first floor

Mezzanine – 750 net SF/15 SF per occ = 50 occ

- Total of 50 occupants on mezzanine

Second floor

Interior (6565 SF/100 gross)

Outdoor Dining (1200 SF/15 SF/occ)

- Total of 146 occupants on the second floor.

Total for all floors = 385 occupants

8. Egress

- Two exits are required from each level (IBC Table 1021.2) due to the height and occupancy load in the building.
- Guardrails at the edge of the balcony do not meet requirements of IBC 1013.
- Existing stairs to the theater and second floor are required to have code-compliant handrails on both sides due to their width (IEBC 705.9).
- The stair from the first floor lobby to the mezzanine has been partially removed. If this stair is reinstalled it will need to be built to the current code standard which includes being enclosed on the first floor per IBC 1022. The other existing stairways need to be enclosed per IEBC 803.1. Coordinate design with historic tax credit requirements.
- Panic hardware is required on doors serving the restaurant (IEBC 705.4.4.)
- Exit signs and egress lighting are required as part of the overall electrical upgrade (IEBC 805).
- Currently, the corridor on the second floor exceeds the dead end limit of 35 feet (IEBC 705.6).
- The existing doors with half glass panels on the second floor are allowed to remain per IEBC 705.5.1.

- In order to retain the windows into the corridors on the second floor, a sprinkler system must be installed to bring the corridor rating down to 0 hours (IEBC 705.5.3).

9. Fire Ratings

Based on Table 601 in the IBC, Type VB buildings elements are required to have the following fire protection:

Structural Frame	0 hours
Bearing Walls	
Exterior	0 hours
Interior	0 hours
Non-bearing Walls and Partitions	0 hours
Floor Construction	0 hours
Roof Construction	0 hours

Corridors with an occupant load of more than 30 require a fire rating (IBC Table 1018.1). Fire resistant separations must be installed to separate openings between floors (IEBC 703.2).

10. Fire Protection

A sprinkler system is required to address the height of the building relative to the A2 Assembly occupancy, the lack of mixed-use separation, and the windows in the second floor corridor partitions.

The A-2 Restaurant sprinkler requirement provisions are modified by the state code and allow 300 occupants rather than 100 in the IBC.

A fire alarm system is required in Assembly occupancies that exceed 300 (IBC 907).

11. Minimum Plumbing Fixtures (IBC Table 2902.1)

- Water closets required for A-2 = 1 per 75 (male and female)
158 occupants on Basement floor = 1 WC male/1WC female
- Water closets required for Mezzanine = 1 per 500 (male and female)
31 occupants 1st floor = 1 unisex toilet
- Water closets required for A-2 = 1 per 75 (male and female)
50 occupants on Balcony = 1 WC male/1WC female
- Water closets required B: Business on 2nd floor – 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50
146 occupants = 2 WC male/2WC female

12. Accessibility

In order of priority, the following improvements to the accessibility of the building should be made:

- a. At least one accessible building entrance
- b. At least one accessible route from an accessible building entrance to the primary function area.
- c. Accessibility signage
- d. Accessible parking and loading zone
- e. Accessible route from the parking to the accessible entrance

One accessible public toilet is required for each gender. None currently exist. All new toilets must be handicap accessible.

An accessible route is required in the buildings to all floors since it is three stories and more than 3,000 SF per floor (per ADAAG 206.2.3). This would require elevator access to all floors. Alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area (ADAAG 202.4).



View of stair leading down from the first floor.

B. Zoning Code Analysis
(from Section 506 of the Town of Luray Zoning Ordinance)

Off-street Parking Requirement

Restaurant – 1570 SF/50 SF per space = 31 spaces

Theater – 2004 SF/100 SF per space + 100 Mezzanine seats/4 seats per space = 45 spaces

Office – 6565 SF/200 SF = 33 spaces

Total – 109 Parking Spaces

This amount exceeds the available parking on site. Confirm with Town of Luray that the existing this will be permitted with the rehabilitation of the building.



View of the Hawksbill Bridge next to the building.

BRIDGE THEATER FEASIBILITY REPORT

SCOPE OF WORK VI.



View of the front of the building.



View of the rear of the building.

A. Building Exterior

1. Remove non-historic modern facade elements from front and east facades. Provide new storefronts, entrances, and other street level improvements as shown in elevation drawing.
2. Paint and add awning to one-story section of building. Provide new cornice as shown in elevation.
3. Uncover, refurbish, and paint upper story windows on all elevations. Where windows are damaged beyond repair, provide new appropriate wood windows with profiles to match existing.
4. Paint and repair existing sheet metal cornice on two-story section of building. Provide new decorative cornice element as shown in elevations.
5. Prepare and paint masonry on front elevation as shown in elevation.
6. Provide new signage as shown in elevations.
7. Since it will not be visible from the ground, provide new rubber membrane roof on both the one and two story sections of the building. Provide new gutters and downspouts as needed. Repair coping with matching materials.
8. Provide a new wood deck and guardrails above the one-story section of building. Create new access to this deck by converting a second floor window to a door.
9. Provide a new fire stair addition with exterior EIFS or corrugated metal finish and cornice similar to one-story addition. Remove existing deck and stairs in same location.
10. Provide new wood deck and guardrails at rear of commercial kitchen.
11. Provide directional signage at rear of building.
12. Provide new entrance and ground-level improvements for loading area at rear of basement. Provide silo storage of brewery grains (Full-Operation Brewpub option only).

13. Repair or provide new corrugated metal exterior finish at frame infill on rear elevation. Remove painted plywood siding and provide new metal siding to match above.

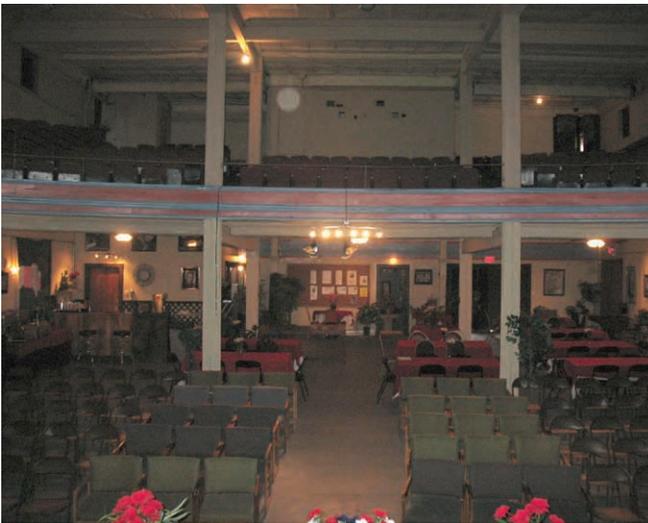
B. Interior – All Floors

(refer also to work shown in floor plans)

1. Retain character-defining features of the building.
2. Provide selective demolition to support new work.
3. Provide new elevator and shaft.
4. Provide three dumbwaiters to deliver food to various dining levels from kitchen.
5. Repair existing plaster on partitions and exterior walls slated to remain.
6. Repaint walls and trim.
7. Clean and refurbish stained trim on second floor (refinishing not necessary).
8. Retain wood floor on upper levels. Patch with matching materials and refinish as necessary.
9. Provide new doors in exterior walls as necessary to access the new fire stair addition and outdoor deck.
10. With the exception of the commercial kitchen, remove all mechanical, electrical, and plumbing systems in the building and provide new. Provide new sprinkler system throughout the building.
11. Make structural improvements as recommended by the structural engineering report.
12. Abate hazardous materials as noted in the hazardous materials report.
13. Make improvements noted in the code analysis section.



View of stage area in theater.



View of balcony in theater space.



View of balcony in theater space. Note metal ceiling.

C. Interior – Basement (refer also to work shown in floor plans)

1. Provide sleepers and new tiered floor decks over sloped concrete floor in theater area. Provide stairs and handrails for access between new levels. Provide guardrails at the transition between levels. Provide new floor finishes and wood base.
2. Repair metal ceiling with matching materials and paint.
3. Provide new interior stair to commercial kitchen.
4. Provide new restrooms.
5. Provide built-in bar.
6. Provide supplemental radiant heat system in new floor.
7. Full-Operation Brewpub option only: Provide equipment and plumbing to support brewery operation. In area noted as Brewing Operation Location 1, the floor of the brewing operations would need to be excavated from its current 8 foot ceiling height to a minimum of 12 feet floor to ceiling height. Underpin foundation and provide retaining walls as required. Provide new concrete slab throughout this area. In area noted as Brewing Operation Location 2, provide supplemental steel framing to support tanks in stage area. Coordinate this work with improvements to existing structure in this area noted in the Structural Engineering Report.

D. Interior – 1st Floor

(refer also to work shown in floor plans)

1. Provide all new finishes in retail/pub areas.
2. Remove section of flooring to provide headroom height in elevator lobby for first floor.
3. Rebuild section of stair to the second floor. Match new finishes to existing to the extent possible.
4. Remove existing restrooms and provide new unisex restroom.
5. Provide upgrades to the commercial kitchen as required to support new restaurant.
6. Provide painted spiral round metal ducts for new HVAC system.



View of existing 1st floor restaurant area slated for pub or retail..

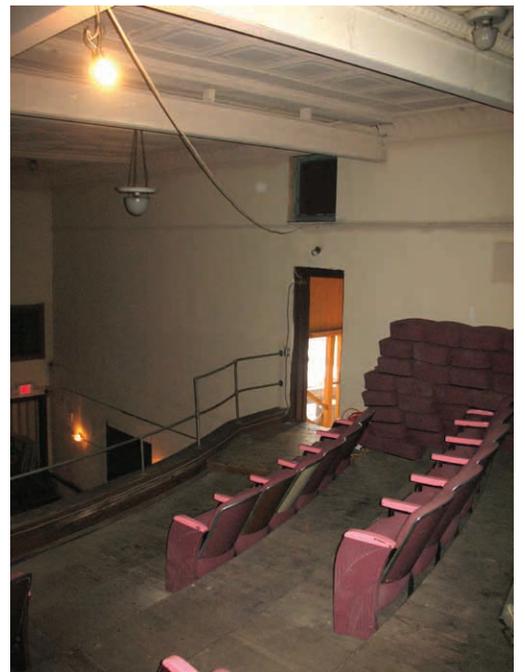
E. Interior – Balcony

(refer also to work shown in floor plans)

1. Provide framing and new tiered floor decks over stepped flooring in balcony area. Provide stairs and handrails for access between new levels. Provide guardrails at the transition between levels. Provide new floor finishes.
2. Remove existing projection room and provide new restrooms in same location.
3. Provide new built-in bar.
4. Provide painted spiral round metal ducts for new HVAC system.



View of seating in balcony.



View of exit to rear of the building from balcony.

F. Interior – 2nd Floor

(refer also to work shown in floor plans)

1. Provide new restrooms.
2. Retain and refurbish existing wood trim. Match new trim and doors to existing.
3. Full-Operation Brewpub option only: Provide new sinks and countertops as required to support brewing kitchen and brewing labs.
4. Full-Operation Brewpub option only: Provide new door in corridor to provide security to brewing areas from public using outdoor dining.



View of plaster damage on second floor.



View of exposed steel beams on north end of second floor.



View of door on second floor leading to exterior and wood ceiling finish.

BRIDGE THEATER FEASIBILITY REPORT

APPENDIX A: COST ESTIMATE

TO BE PROVIDED BY HARMAN CONSTRUCTION

BRIDGE THEATER FEASIBILITY REPORT

APPENDIX B: STRUCTURAL REPORT

THE BRIDGE THEATER STRUCTURAL CONDITION ASSESSMENT

PREPARED FOR
LURAY DOWNTOWN INITIATIVE

DMWPV JOB NO. 1110-24
November 29, 2011

By:

DUNBAR MILBY WILLIAMS PITTMAN & VAUGHAN, PLLC
Consulting Structural Engineers

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The Bridge Theater
November 29, 2011
DMWPV Job No. 1110-24

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INTRODUCTION

As requested, Dunbar Milby Williams Pittman and Vaughan (DMWPV) visited the site on November 9, 2011 to conduct a walk-through visual survey and structural condition assessment of the Bridge Theater in Luray, Virginia. No existing structural documentation was available during or subsequent to our review. As such, all information herein is based on field observations and limited measurements of the existing structure where exposed and accessible. No testing, destructive or nondestructive, of the existing building was performed. The purpose of this survey was to review the general structural condition of the building, assess and document serious structural deficiencies, and investigate the implications of adding an elevator and two exits for each floor of the building.

The original existing building appears to date to the 1920's. It consists of a basement, first floor, mezzanine floor and second floor. The first and mezzanine floors are partial levels that occupy the front portion of the building and the theatre is a tall interior volume in the rear portion. A restaurant currently operates on the first floor. The second floor is currently unoccupied but is subdivided into small offices and apartments. The second floor occupies the entire original building footprint. A small single story over basement addition connects to the original building on the east side. This building includes the restaurant kitchen and storage space.

The structural systems consist primarily of wood framed floors and roofs with perimeter clay tile bearing walls and interior posts and beams. Some structural steel beams and columns support the larger and taller spans in the theater space.



The Bridge Theater

The Bridge Theater
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Structural Condition Assessment

Basement/Foundation

The foundation walls are typically composed of clay tile masonry with a brick veneer along the street side. The condition of the foundation masonry generally appears to be good. We observed little evidence of settlement, cracking or displacement in the original building clay tile masonry work. These walls appear to be functioning well as bearing walls for the main building. There are few window and door openings in these walls. Adding a significant number of wall openings (doors and windows) in a future renovation could be concern for these walls and may require supplemental framing.



East theater wall



South theater wall

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Downspout should be repaired at south wall



West theater wall

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There is a drystack CMU pier in the basement boiler room located below one of the main interior timber columns. *The stability and support of this element is questionable and it should be repaired.*



The base of one of the main interior loadbearing timber columns in the old coal room is severely damaged and decayed. There is loss of bearing and questionable support for this column. *This column element should be replaced.*



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The east side building addition foundation has concrete masonry unit (CMU) walls and is located approximately 25' from the bank of the river. We observed a few areas of minor cracking in this foundation, but the mortar is generally tightly bonded and competent. There may be some settlement of the foundation in this area, but we did not observe evidence of scour or concern for support of the foundations.



East addition foundation wall cracks

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There is more significant settlement of the slab on grade in the east addition basement. Some of the interior CMU partition walls have settled and cracked below the first floor framing. This movement appears to be in the non-loadbearing partition walls and we suspect that this is caused by consolidation of fill soils below the slab on grade. We did not observe similar displacement in the foundation walls which are likely bearing at a lower elevation.



Cracks in basement partitions below steel beam.

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First Floor Framing

Most of the first floor framing consists of dimension lumber joists that span front-to-back that are supported by exterior foundation walls and interior beam-column lines running east-west. Where visible and by observation from above, the first floor framing generally appears to be in good condition and is functioning well. Except as noted below, we observed few areas of concern.

There are visible areas of water infiltration and potential damage and decay to some of the bearing ends of the joists along the front foundation wall. Further study and probing of the joist ends should be performed to determine the full extent of any damage. Where damaged, supplement treated lumber could be added.



First floor framing at front foundation wall

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The first floor area below the restaurant bar appears to have been added after the initial construction. A double 2x8 timber beam supports the floor framing in this area. This beam appears undersized for the loading, has questionable support and is cracked at its midspan. *This condition should be repaired.*



Mid span crack



Double 2x8 beam support

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Mezzanine Floor Framing

The mezzanine floor framing consists of sloped wood joists supported by timber beams and built-up steel columns. The joists were not accessible, but the floor did not show excessive deflection or cause for concern with the framing.



Mezzanine with exposed timber beams.

Two of the rear column covers below the mezzanine have buckled slightly and there is a drilled hole near column mid-height. *The column covers should be removed and the condition of the structural columns at these two locations should be investigated further.*



Potential hole through column below mezzanine

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November 29, 2011
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Second Floor Framing

The second floor framing generally consists of dimension lumber joists supported by a combination of steel beams, timber beams and trussed timber beams. Trussed timber beams are located over the rear stage. There is a steel girder over the proscenium and steel beams over the mezzanine. Timber beams support the floor joists at the front over the restaurant. Many areas of the floor framing are concealed by ceilings. It appears that this level is also functioning as a transfer level supporting much of the roof framing above. As noted below, we have concerns about the capacity of this floor system in its current condition.

There is significant floor deflection in many areas of this floor particularly near the front of the building. There is significant plaster cracking in the second floor interior walls. Cracking is most severe in areas where floor deflection is greatest. The crack patterns in these walls are consistent with the observed deflection in the floors. *The beams, joists and beam/column connections in the front of the building should be exposed, inspected and reinforced as appropriate prior to any occupancy of the second floor.*



Second floor plaster cracking.



Second floor plaster cracking.

DUNBAR, MILBY, WILLIAMS, PITTMAN & VAUGHAN, PLLC

Richmond/Charlottesville



Second floor steel framing over mezzanine.

A shoring system has been installed to support the trussed timber beams above the stage at the rear of the building. In our experience, these beams are problematic over time as wood creep and shrinkage causes excessive deflection and loosening of the tie rod connections. *We recommend that these beams be permanently shored, reinforced or replaced before removing the shoring or permitting any type of occupancy of the second floor.*



Shoring of beams over stage.

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There are a few areas of exterior wall cracking on the second floor. These conditions are relatively minor compared to the interior wall cracking and generally are not significant to the loadbearing masonry.



Second floor exterior wall plaster cracking.

Roof Framing

The roof framing consists of sloped 2x lumber rafters supported by second floor partition walls with some beam and column framing at the rear. The roof slope is nearly uniform and is a low slope down to the rear of the building. The rafters are generally 2x6's spaced at 24" and span about 16'. Many of the roof rafters are sagging and there is some evidence of past water damage. *The typical rafters are undersized by current building code standards and should be reinforced. Water damaged framing should be repaired.*



Typical roof rafter framing above ceiling joists.

Prior water leakage and potential damage and decay to roof framing. Leaking appears to have been repaired.



The Bridge Theater
November 29, 2011
DMWPV Job No. 1110-24

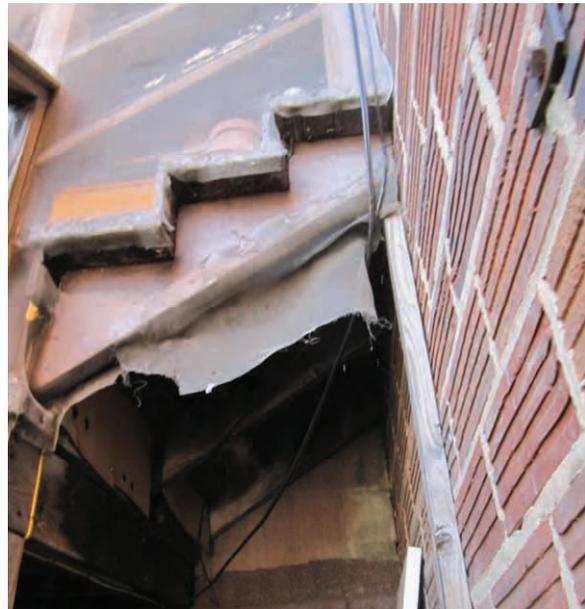
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Façade and Exterior Features

The front brick veneer appears to be in good condition, but the bottom portion is concealed by finished wood panels. There are wall ties at the roof level that are in good condition.



The rear kitchen and mezzanine access stair is wood framed. The framing is water damaged. The connections of the stair stringers to the landing and walls are questionable. The stringers are undersized for building code exit stair loads. *This stair should be replaced.*



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An exterior mechanical equipment platform is suspended from the side of the kitchen walls. The anchorage and framing of this platform appears undersized for the loads. *This platform should be repaired or replaced.*



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Summary

In observing the structural condition of the existing building, we noted several structural deficiencies and some areas that we do recommend for repair, reinforcement or further study as part of a renovation of the building. These most severe conditions include:

1. Undersized roof framing.
2. Excessive floor framing deflection on the second floor and likely undersized framing. Failing second floor beams above the stage.
3. Failing floor support in the bar area of the first floor.
4. Damaged and decayed basement columns.

At a minimum, we recommend that these conditions be addressed and repaired prior to any occupancy of the second floor or any expanded use of the building. The other conditions of concern noted in the report above are less urgent, but still recommended for repair. Until repairs can be performed, all of these areas should be monitored for further deterioration. All repair descriptions noted above are general descriptions. If requested, we can work with you to review these areas of concern in more detail and/or develop specific repair details.

Aside from the deficiencies noted, we believe that it is feasible to renovate the building and convert it to another usage such as residential and/or business. Structural repairs to the second floor wood framing and the roof framing will be the most extensive areas of structural work. However, the addition of supplemental timber framing will likely correct most of the issues and provide the live load capacity required for the use.

We understand that the addition of an elevator and two exits for each floor would be necessary in a renovation. One option for this requirement would be to construct a concrete masonry unit (CMU) tower in the stage area. This element could be a self supporting element that may be able to also serve to provide additional second floor framing support in this area. A second stair could be cut through near the front of the building. To reduce structural complexity, the ideal stair placement would avoid existing beams and columns. Other options for stair construction and locations are also available and we are available to comment on the structural implications of other desired locations.

The Bridge Theater
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The observations and recommendations noted in this report are limited by the available access to the structure during a walk-through survey. Our comments are also limited to the structure only and do not include non-structural items such as waterproofing, finishes, mechanical, electrical and plumbing systems. We appreciate the opportunity to assist with this building assessment. Please contact our firm if you have any questions about this report.

Very truly yours,


Stephen D. Barber, PE



BRIDGE THEATER FEASIBILITY REPORT

APPENDIX C: HAZARDOUS MATERIALS REPORT

PATRICK DIFLORIO
President
patrickd@atelos.net
Phone: (540) 294-8930



P. O. Box 1365 (zip code 24402)
1219-B Stoneburner Street
Staunton, Virginia 24401

Federal ID Number: 52-2384362

Asbestos Inspection Survey
of the
Bridge Theater Building
36 W. Main Street
Luray, Virginia

for the
Luray Downtown Initiative (LDI)
47 W. Main Street
Luray, Virginia 22835

Prepared by:

Diversified Environmental Services, Inc.
PO Box 1365 (24402)
1219 B Stoneburner Street
Staunton, Virginia 24401
Patrick A. DiFlorio, President

DES Project #1164

29 December 2011

DIVERSIFIED ENVIRONMENTAL SERVICES, INC.

Patrick A. DiFlorio, President

ENVIRONMENTAL CONSULTING

Inspection, Project Design, Construction Management • Project Monitoring for: Asbestos & Lead, Indoor Air Quality & Mold • Onsite PCM Analysis

**Asbestos Inspection Survey
of the
Bridge Theater Building
36 W. Main Street
Luray, Virginia**



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PO Box 1365 (24402)
1219 B Stoneburner Street
Staunton, Virginia 24401
Patrick A. DiFlorio, President

DES Project #1164

29 December 2011

Diversified Environmental Services, Inc. and the Luray (Virginia) Downtown Initiative entered into a contract for the provision of an asbestos inspection survey of the property located at:

Bridge Theater Building
36 W. Main Street
Luray, Virginia

A thorough visual examination of all areas and consultations with the building Owner, to determine the extent and location of possible suspect asbestos containing materials was conducted on October 6, 2011.

This inspection only identifies accessible asbestos containing materials. Materials located within chases, walls, above hard cast plaster ceilings, or otherwise considered inaccessible were not sampled and should be considered as "presumed asbestos containing materials (PACM), until future testing is made available.

The inspection was performed in strict accordance with the sampling protocols established in the Asbestos Hazard Emergency Response Act (AHERA), and all applicable federal and state regulations.

On December 20, 2011, a physical inspections and sample collections of suspect asbestos containing materials were performed by Mr. Patrick A. DiFlorio, Virginia Asbestos Inspector License #3303000697, expires 4/30/2012.

The Structure

The building is a three-story commercial structure resting on a stone and concrete foundation. The basement has a poured concrete slab. The roof framing and interior framed walls are constructed of wood components with various finishes. The current roof system is a galvanized panel system, with evidence of existing metal flashing from a previously installed roof.

Interior components consist of wood framing structural members finished with a layer of plaster troweled over wood lathe or brick, wood paneling or painted gypsum wallboard. Ceilings are finished with either a layer of plaster, painted gypsum wall board, or lay-in ceiling tiles. Floors are finished with either sheet carpet covering, sheet goods or floor tiles glued to a wood sub-floor.

The spaces are conditioned by a forced air HVAC units.

The occupied space is approximately 13,000 SF.

The building is separated into three main areas.

The first being a restaurant on the first floor, with an attached one-story wing to the east. This wing houses a room for seated guests, the restaurant office, and the kitchen. A basement, directly below, supports the restaurant with storage and other restaurant equipment. Also, this basement area provides access to the original boiler room for the original building.

At the rear of the first floor and comprising two stories in height, is the theater area. There is a wood platform stage with framed column walls at either side of the proscenium. Rear and side entry doors and several windows penetrate the building walls in the theater. The floor finish is exposed concrete, the walls are painted plaster, and the ceiling is painted decorative stamped metal. General public access to the theater is from the first floor west restaurant entry doors, down a flight of stairs, into the theater. At the back of the theater are restrooms and storage areas for the restaurant.

The first floor area is comprised of an operating restaurant. The restaurant runs from the west side of the building to the east side and into the building approximately 35' for the main restaurant, and approximately 80' for the one-story (east) side at the kitchen.

The floors in the restaurant consist of a wood deck finished with a layer of vinyl tile covered with carpet. In some areas there is only tile. The walls are wood paneling and newly installed composite material. The wood paneling in some areas is installed over original plaster walls.

The ceilings in the restaurant are open grid ceiling tiles, gypsum wallboard, and plaster.

The final area is located on the third floor and is comprised of vacant general offices. The walls and ceilings are plaster, with some wood wainscoting in some areas. The floors are hard woods, with two areas covered with sheet goods.

Most windows throughout the building are in disrepair. They are typical double-hung sashes.

The roof is a sloped wood framed deck covered with galvanized metal. There is evidence of the former roof installation in the form of remaining flashing materials still in use.

The Inspection

This inspection, at a minimum, was performed in strict accordance with EPA 40 CFR 61 Part M - National Emission Standards for Hazardous Air Pollutants. (NESHAP), EPA 40 CFR Part 763, Subpart 5 - Asbestos Hazard Emergency Response Act (AHERA) and Occupational Safety and Health Administration 29 CFR 1910.1101, as they pertain.

Suspect materials were categorized into homogenous groups based on similar like composition, color, texture, etc.

The materials were further distinguished by classifying them for friability.

Friable Asbestos Containing Materials(ACM) - Material containing more than 1% asbestos which has been applied to ceilings, walls, structural members, piping, duct work or any other part of a building, and which, when dry, may be crumbled, pulverized or reduced to powder by hand pressure.

A total of Sixty-Seven (67) bulk samples were collected throughout the property and sent under “chain of custody” to AmeriSci Laboratories, Inc. in Richmond, Virginia for analysis. The bulk samples may have been further separated into additional layers and then analyzed via Polarized Light Microscopy using the EPA Interim Method (EPA 600/M4-82-020 per 40 CFR 763, subpart F, App. A.).

Suspect materials sent for analysis included:

Plaster/Skim	Sheet goods
Floor tile / associated mastic	Wallboard Joint Compound
Thermal system Insulation/fittings	Boiler gasket material
Window glazing / caulking	Electrical conduit insulation
Paint	Miscellaneous heat shield (projection booth)

Subsequent analysis of these samples determined that the following materials collected were determined to be Asbestos Containing Building Materials(ACBM), >1% asbestos.

Sample legend – (#1164 -1-1) DES Project # - Homogeneous Area- Sample #

Sample	Description	Category	Friability	Condition
#1164-5-1	Floor tile – West	Miscellaneous	Non- Friable	#6
#1164-10-1	Floor tile – Rest	Miscellaneous	Non- Friable	#6
#1164-10-2	Floor tile – Rest	Miscellaneous	Non- Friable	#6
#1164-10-3	Floor tile – Rest	Miscellaneous	Non- Friable	#6
#1164-14-1	TSI-Basement	TSI	Friable	#1
#1164-15-1	TSI-Fitting	TSI	Friable	#1
*#1164-17-1	Joint Compound/Basement	Miscellaneous	Friable	#7

#1164-25-1	Heat Shield /Proj Booth	TSI	Friable	#1
#1164-27-1	Window Caulking	Miscellaneous	Non-friable	#6
#1164-31-1	Window Glazing / 3 rd	Miscellaneous	Non-friable	#6
#1164-31-2	Window Glazing / 3 rd	Miscellaneous	Non-friable	#6
#1164-31-3	Window Glazing / 3 rd	Miscellaneous	Non-friable	#6
#1164-31-4	Window Glazing / 3 rd	Miscellaneous	Non-friable	#6
#1164-32-1	Roof Flashing / Paint	Miscellaneous	Non-friable	#6

Presumed Asbestos Containing Materials (PACM)

1st Floor Tile & mastic in Office
 Basement Cooler Walls and Ceilings

***EPA considers all joint compound as a Class II ACBM, regardless of its condition; similar to floor tile or roofing materials.**

Condition-

- #1 – Damaged or significantly damaged Thermal System Insulation (TSI).
- #2- Damaged friable surfacing ACM.
- #3- Significantly damaged friable surfacing ACM.
- #4- Damaged or significantly damaged friable miscellaneous ACM.
- #5- ACBM with potential for damage.
- #6- ACBM with potential for significant damage.
- #7- Any remaining friable ACBM or friable suspected ACBM.

Any activities that involve the cutting, sanding, tearing, or otherwise disturbing these materials should be preceded by an abatement of the affected area by an EPA-accredited, State-licensed asbestos contractor.

Potential Abatement Costs

The following dollar amounts represent budget pricing only. DES is prohibited by Virginia law to offer contractual pricing for any asbestos abatement activities. These prices should be considered and used, only as a tool for overall project budgets.

Floor tile (west) and restaurant – There is approximately 2,400 Square Feet Only the floor tile has tested positive. Best case scenario would be to perform this abatement during general demolition for the new theater.

At current market prices - \$6,000.00 to \$7,000.00

TSI in basement. There is only 5 linear feet remaining.

At current market prices - \$100.00 if performed during general demolition.
 \$500.00 to \$600.00 if called to remove just this one item

Heat Shield in projection booth – Same as above

Joint compound in basement and restaurant ceiling – approximately 2000 SF

Please be advised that there may be additional gypsum under the installed wood paneling in the restaurant.

At current market prices - \$3,500.00 to \$5,500.00

Window Caulking and Glazing –
50 to 75 windows @ \$175.00 to \$210.00 per window

Roof Flashing Metal – Approximately 450 SF @ \$2.00 - \$2.50/SF
\$1,100.00

Total Cost of Abatement - \$21,300 to 30,000.00

Conclusion

It has been determined by visual inspections and procedural laboratory analysis that asbestos containing materials are present on the subject property. In accordance with regulations established by EPA 40 CFR 61 Part M - National Emission Standards for Hazardous Air Pollutants (NESHAP) and Occupational Safety and Health Administration 29 CFR 1910.1101, it is recommended that all of the identified asbestos containing materials be removed, prior to demolition, by implementing Class I or Class II abatement procedures for the respective specific asbestos containing materials identified in the inspection.

The locations where asbestos containing materials have been identified are shown on the attached reference floor plans.

If there are any questions concerning this inspection, please contact this office at your convenience.

By,
DIVERSIFIED ENVIRONMENTAL SERVICES, INC.


Patrick A. DiFlorio
President, Virginia Asbestos Inspector License #3303000697
540/294-8930

LABORATORY ANALYSIS



AmeriSci Richmond
 13635 GENITO ROAD
 MIDLOTHIAN, VIRGINIA 23112
 TEL: (804) 763-1200 • FAX: (804) 763-1800

PLM Bulk Asbestos Report

Diversified Environmental Services
 Attn: Patrick DiFlorio
 PO Box 1365
 Staunton, VA 24402

Date Received 12/22/11 **AmeriSci Job #** 111121742
Date Examined 12/22/11 **P.O. #**
Page 1 of 12
RE: 1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-1-1 1 Location: Plaster - Theater	111121742-01	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Plaster Asbestos Types: Other Material: Cellulose 5 %, Non-fibrous 95 %			
1164-1-2 1 Location: Plaster - Theater	111121742-02	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Animal hair 4 %, Non-fibrous 96 %			
1164-1-3 1 Location: Plaster - Theater	111121742-03.1	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster) Asbestos Types: Other Material: Non-fibrous 100 %			
1164-1-3 1 Location: Plaster - Theater	111121742-03.2	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster) Asbestos Types: Other Material: Animal hair 5 %, Non-fibrous 95 %			
1164-1-4 1 Location: Plaster - Theater	111121742-04	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Animal hair 5 %, Non-fibrous 95 %			

See Reporting notes on last page

AmeriSci Job #: 111121742

Client Name: Diversified Environmental Services

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PLM Bulk Asbestos Report

1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-1-5 1 Location: Plaster - Theater	111121742-05	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Animal hair 5 %, Non-fibrous 95 %			
1164-1-6 1 Location: Plaster - Theater	111121742-06	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Animal hair 5 %, Non-fibrous 95 %			
1164-1-7 1 Location: Plaster - Theater	111121742-07	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Plaster Asbestos Types: Other Material: Cellulose 5 %, Non-fibrous 95 %			
1164-1-8 1 Location: Plaster - Theater	111121742-08	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Cellulose 5 %, Non-fibrous 95 %			
1164-1-9 1 Location: Plaster - Theater	111121742-09	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Cellulose 5 %, Non-fibrous 95 %			
1164-2-1 2 Location: Patch - Theater	111121742-10	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			

See Reporting notes on last page

AmeriSci Job #: 111121742
 Client Name: Diversified Environmental Services

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PLM Bulk Asbestos Report

1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-2-2 2 Location: Patch - Theater	111121742-11	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
1164-2-3 2 Location: Patch - Theater	111121742-12	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
1164-3-1 Location: Sheetgoods - Womans - Theater	111121742-13	No	NAD (by CVES) by J. Samuel Baird on 12/22/11
Analyst Description: Tan, Heterogeneous, Non-Fibrous, Sheet Flooring Asbestos Types: Other Material: Cellulose 30 %, Fibrous glass 10 %, Non-fibrous 60 %			
1164-4-1 3 Location: Joint Compound - Stairwell	111121742-14	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Joint Compound Asbestos Types: Other Material: Non-fibrous 100 %			
1164-4-2 3 Location: Joint Compound - Stairwell	111121742-15	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Joint Compound Asbestos Types: Other Material: Non-fibrous 100 %			
1164-4-3 3 Location: Joint Compound - Stairwell	111121742-16	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Joint Compound Asbestos Types: Other Material: Non-fibrous 100 %			

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AmeriSci Job #: 111121742

Client Name: Diversified Environmental Services

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PLM Bulk Asbestos Report

1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-5-1 Location: Floor Tile - West - Restaurant	111121742-17	Yes	3 % (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Floor Tile Asbestos Types: Chrysotile 3.0 % Other Material: Non-fibrous 97 %			
1164-5-1A Location: Mastic	111121742-18	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
1164-6-1 Location: Floor Tile - Bar	111121742-19	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Tan/Black, Heterogeneous, Non-Fibrous, Floor Tile Asbestos Types: Other Material: Non-fibrous 100 %			
1164-6-2 Location: Floor Tile - Bar	111121742-20	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Tan/Black, Heterogeneous, Non-Fibrous, Floor Tile Asbestos Types: Other Material: Non-fibrous 100 %			
1164-7-1 Location: Top Layer - Sheetgoods - Bar	111121742-21	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Gray, Heterogeneous, Fibrous, Vinyl Sheet Flooring Asbestos Types: Other Material: Cellulose 25 %, Fibrous glass 10 %, Non-fibrous 65 %			
1164-8-1 Location: Bottom Layer - Sheetgoods - Bar	111121742-22	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Brown, Heterogeneous, Fibrous, Vinyl Sheet Flooring Asbestos Types: Other Material: Cellulose 45 %, Fibrous glass 10 %, Non-fibrous 45 %			

See Reporting notes on last page

AmeriSci Job #: 111121742

Client Name: Diversified Environmental Services

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PLM Bulk Asbestos Report

1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-9-1 Location: Mastic On Wood Bar Layer	111121742-23	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
1164-10-1 4 Location: Floor Tile - Restaurant	111121742-24	Yes	5 % (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Tan, Heterogeneous, Non-Fibrous, Floor Tile Asbestos Types: Chrysotile 5.0 % Other Material: Non-fibrous 95 %			
1164-10-1A 5 Location: Mastic	111121742-25	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
1164-10-2 4 Location: Floor Tile - Restaurant	111121742-26		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
1164-10-2A 5 Location: Mastic	111121742-27	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
1164-10-3 4 Location: Floor Tile - Restaurant	111121742-28		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			

See Reporting notes on last page

AmeriSci Job #: 111121742

Client Name: Diversified Environmental Services

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PLM Bulk Asbestos Report

1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-10-3A 5 Location: Mastic	111121742-29	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
1164-11-1 Location: Floor Tile - Men's	111121742-30	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Floor Tile Asbestos Types: Other Material: Non-fibrous 100 %			
1164-12-1 6 Location: Plaster - Boiler Room	111121742-31	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Plaster Asbestos Types: Other Material: Animal hair 3 %, Non-fibrous 97 %			
1164-12-2 6 Location: Plaster - Boiler Room	111121742-32	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Animal hair 4 %, Non-fibrous 96 %			
1164-12-3 6 Location: Plaster - Boiler Room	111121742-33	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Animal hair 3 %, Non-fibrous 97 %			
1164-13-1 7 Location: Boiler Room Wall	111121742-34	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			

See Reporting notes on last page

AmeriSci Job #: 111121742

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Client Name: Diversified Environmental Services

PLM Bulk Asbestos Report

1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-13-2 7 Location: Boiler Room Wall	111121742-35	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
1164-13-3 7 Location: Boiler Room Wall	111121742-36	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
1164-14-1 Location: TSI L/F Basement	111121742-37	Yes	8 % (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Brown/Gray, Heterogeneous, Fibrous, TSI Asbestos Types: Chrysotile 8.0 % Other Material: Cellulose 87 %, Non-fibrous 5 %			
1164-15-1 Location: TSI Fitting 1ea Basement	111121742-38	Yes	50 % (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Gray, Heterogeneous, Fibrous, TSI Asbestos Types: Chrysotile 35.0 %, Amosite 15.0 % Other Material: Non-fibrous 50 %			
1164-16-1 Location: Boiler Gasket MW	111121742-39	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Brown, Heterogeneous, Fibrous, Gasket Asbestos Types: Other Material: Fibrous glass 90 %, Non-fibrous 10 %			
1164-17-1 Location: Joint Compound - Basement	111121742-40	Yes	Trace (<1 %) (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Joint Compound Asbestos Types: Chrysotile <1. % Other Material: Non-fibrous 100 %			

See Reporting notes on last page

AmeriSci Job #: **111121742**
 Client Name: Diversified Environmental Services

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PLM Bulk Asbestos Report
 1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-18-1 Location: Window Glazing - Basement	111121742-41	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Pink, Heterogeneous, Non-Fibrous, Window Glazing Asbestos Types: Other Material: Non-fibrous 100 %			
1164-19-1 Location: Floor Tile - Kitchen	111121742-42	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Floor Tile Asbestos Types: Other Material: Non-fibrous 100 %			
1164-20-1 Location: Floor Tile - Kitchen	111121742-43	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: White/Tan, Heterogeneous, Non-Fibrous, Floor Tile Asbestos Types: Other Material: Non-fibrous 100 %			
1164-21-1 Location: Floor Tile - Kitchen	111121742-44	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Tan/Black, Heterogeneous, Non-Fibrous, Floor Tile Asbestos Types: Other Material: Non-fibrous 100 %			
1164-21-1A Location: Mastic	111121742-45	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Yellow, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
1164-22-1 8 Location: Surfacing - Men's Room	111121742-46	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Surfacing Asbestos Types: Other Material: Non-fibrous 100 %			

See Reporting notes on last page

AmeriSci Job #: 111121742

Page 9 of 12

Client Name: Diversified Environmental Services

PLM Bulk Asbestos Report

1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-22-2 8	111121742-47 Location: Surfacing - Men's Room	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Surfacing Asbestos Types: Other Material: Non-fibrous 100 %			
1164-22-3 8	111121742-48 Location: Surfacing - Men's Room	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Surfacing Asbestos Types: Other Material: Non-fibrous 100 %			
1164-23-1 9	111121742-49 Location: Surfacing - Men's Ceiling	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Surfacing Asbestos Types: Other Material: Non-fibrous 100 %			
1164-23-2 9	111121742-50 Location: Surfacing - Men's Ceiling	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Surfacing Asbestos Types: Other Material: Non-fibrous 100 %			
1164-23-3 9	111121742-51 Location: Surfacing - Men's Ceiling	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Surfacing Asbestos Types: Other Material: Non-fibrous 100 %			
1164-24-1	111121742-52 Location: Silver Paint - Proj Booth	No	NAD (by CVES) by J. Samuel Baird on 12/23/11
Analyst Description: Silver, Heterogeneous, Non-Fibrous, Paint Asbestos Types: Other Material: Non-fibrous 100 %			

See Reporting notes on last page

AmeriSci Job #: **111121742**

Client Name: Diversified Environmental Services

Page 10 of 12

PLM Bulk Asbestos Report

1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-25-1 Location: Heat Shield - Proj Booth	111121742-53	Yes	80 % (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: White, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 80.0 % Other Material: Non-fibrous 20 %			
1164-26-1 Location: Conduit Insulation	111121742-54	No	NAD (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 50 %, Non-fibrous 50 %			
1164-27-1 Location: Window Caulk 2nd Fl	111121742-55	Yes	Trace (<1 %) (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Tremolite <1. % Other Material: Fibrous Talc 5 %, Non-fibrous 95 %			
1164-28-1 10 Location: Plaster - 3rd Fl	111121742-56	No	NAD (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Animal hair 1 %, Non-fibrous 99 %			
1164-28-2 10 Location: Plaster - 3rd Fl	111121742-57	No	NAD (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Animal hair 1 %, Non-fibrous 99 %			
1164-28-3 10 Location: Plaster - 3rd Fl	111121742-58	No	NAD (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Animal hair 1 %, Non-fibrous 99 %			

See Reporting notes on last page

AmeriSci Job #: 111121742

Client Name: Diversified Environmental Services

Page 11 of 12

PLM Bulk Asbestos Report

1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-28-4 10 Location: Plaster - 3rd Fl	111121742-59	No	NAD (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: Tan, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Animal hair 2 %, Non-fibrous 98 %			
1164-28-5 10 Location: Plaster - 3rd Fl	111121742-60.1	No	NAD (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: White, Heterogeneous, Non-Fibrous, Skim Coat (Plaster) Asbestos Types: Other Material: Non-fibrous 100 %			
1164-28-5 10 Location: Plaster - 3rd Fl	111121742-60.2	No	NAD (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster) Asbestos Types: Other Material: Cellulose 1 %, Non-fibrous 99 %			
1164-29-1 Location: Sheetgoods - 3rd #1	111121742-61	No	NAD (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: Green, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 30 %, Non-fibrous 70 %			
1164-30-1 Location: Sheetgoods - 3rd #2	111121742-62	No	NAD (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: Green, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 40 %, Non-fibrous 60 %			
1164-31-1 11 Location: Window Glazing - 3rd Fl	111121742-63	Yes	2 % (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: Beige, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 % Other Material: Non-fibrous 98 %			

See Reporting notes on last page

AmeriSci Job #: 111121742

Page 12 of 12

Client Name: Diversified Environmental Services

PLM Bulk Asbestos Report

1164; Bridge Theater; Asbestos Inspection

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1164-31-2 11	111121742-64 Location: Window Glazing - 3rd Fl		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
1164-31-3 11	111121742-65 Location: Window Glazing - 3rd Fl		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
1164-31-4 11	111121742-66 Location: Window Glazing - 2nd Fl		NA/PS
Analyst Description: Bulk Material Asbestos Types: Other Material:			
1164-32-1	111121742-67 Location: Roof Flashing - Old Paint	Yes	2 % (by CVES) by Jean L. Mayes on 12/22/11
Analyst Description: Silver, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 % Other Material: Non-fibrous 98 %			

Reporting Notes:

Analyzed by: J. Samuel Baird J. Baird Date 12/23/11
 *NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples (198.6 for NOB samples)(NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.
 Reviewed By: _____

AMERISCI

DRAFT OF QUALITY RECORD

AMERISCI RICHMOND
Job No.: 111181742

AmeriSci Richmond
13635 Genito Road
Midlothian, VA 23112
Phone: (804) 763-1200
Fax: (804) 763-1800
TOLL FREE: (800) 476-5227
www.amerisci.com

PROJECT INFORMATION		ANALYSIS TYPE	TURNAROUND TIME (X)						AIR FILTER INFORMATION:		
JOB #:	1164	TEM/AHERA	6-8 HR	12 HR	24 HR	48 HR	72 HR	5 DAY	OTHER	MCE	
JOB NAME:	BRIDGE THEATER	TEM/LEVEL II								PC	
JOB MANAGER:	DIFLORIO	TEM/7402								25 mm	
JOB DESCRIPTION:	Asbestos Inspection	TEM/BULK								37 mm	
		TEM/DUST								0.45 um	
		TEM/WATER								0.80 um	
		PLM			X					OTHER:	
		PCM									
		OTHER:									
RESULTS TO: PATRICK DIFLORIO			INVOICE TO: DIVERSIFIED			Return Samples: Yes		No			
EMAIL RESULTS: Y / N PATRICKD@NTELOS.NET			PHONE: (540) 213-7070			FAX: (540) 213-1900			SITE FAX:		
WRITTEN REPORT TO:			PAGER/CELL:			COMMENTS: Positive stop = *					
Lab ID	Sample ID	Sample Location	START TIME	STOP TIME	TOTAL TIME X	LITERS /MIN.	TOTAL VOLUME	DATE COLLECTED			
	1164-1-1	Plaster - Theater									
	1164-1-2										
	1164-1-3										
	1164-1-4										
	1164-1-5										
	1164-1-6										
	1164-1-7										
	1164-1-8										
	1164-1-9										
	1164-2-1	PATCH - Theater									
	1164-2-2										
	1164-2-3										
	1164-3-1	Sheet goods - Windows - Theater									
	1164-4-1	Paint Compound - Stairwell									
	1164-4-2										
	1164-4-3										
	1164-5-1	FLOOR TILE - West - Restaurant									
	1164-5-1A	Mastic									
	1164-6-1	FLOOR TILE - BAR									
	1164-6-2	FLOOR TILE - BAR									
	1164-7-1	TOP LAYER - SHEET GOODS - BAR									
	1164-8-1	BOTTOM LAYER - SHEET GOODS - BAR									
	1164-9-1	Mastic on wall									
SAMPLED BY: Patrick DiFlorio			DATE/TIME: 12/20/11		RECEIVED BY:		DATE/TIME: DEC 22 2011				
RELINQUISHED BY: Patrick DiFlorio			DATE/TIME: 12/21/11		RECEIVED IN LAB BY:		DATE/TIME:				

* ↓

RECEIVED
DEC 22 2011
J

HAZARDOUS MATERIALS REPORT

AMERISCI

Check of Custody Record

AMERISCI RICHMOND Job No.: **111181742**

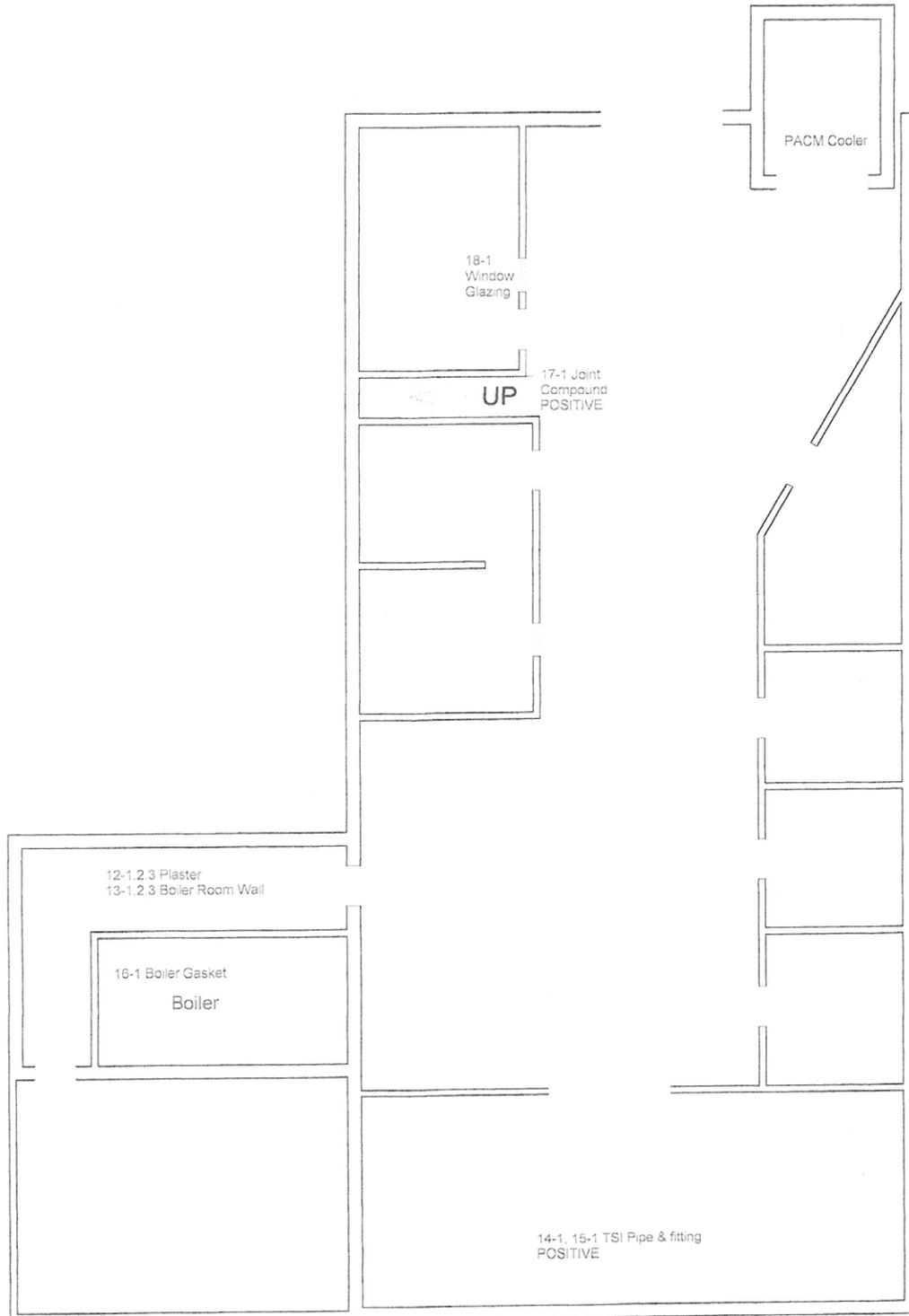
AmeriSci Richmond
 13635 Genito Road
 Midlothian, VA 23112
 Phone: (804) 763-1200
 Fax: (804) 763-1800
 TOLL FREE: (800) 476-5227
 www.amerisci.com

PROJECT INFORMATION		ANALYSIS TYPE	TURNAROUND TIME (X)					AIR FILTER INFORMATION:		
JOB #:	1164	TEM/AHERA	6-8 HR	12 HR	24 HR	48 HR	72 HR	5 DAY	OTHER	MCE
JOB NAME:	Bridge Theater	TEM/LEVEL II								PC
JOB MANAGER:	D. Florio	TEM/7402								25 mm
JOB DESCRIPTION:	Asbestos Excavation	TEM/BULK								37 mm
		TEM/DUST								0.45 um
		TEM/WATER								0.80 um
		PLM			X					OTHER:
		PCM								
		OTHER:								
RESULTS TO: PATRICK DIFLORIO		INVOICE TO: DIVERSIFIED		Return Samples: Yes		No				
EMAIL RESULTS: Y / N PATRICKD@NTELOS.NET				PHONE: (540) 213-7070						
WRITTEN REPORT TO:				FAX: (540) 213-1900						
COMMENTS: Positive Stop = *				SITE FAX:						
				PAGER/CELL:						
Lab ID	Sample ID	Sample Location	START TIME	STOP TIME	TOTAL TIME X	LITERS /MIN.	TOTAL VOLUME	DATE COLLECTED		
	1164-10-1	FLOOR TILE - RESTAURANT								
	1164-10-1A	MASTIC								
	1164-10-2	FLOOR TILE - RESTAURANT								
	1164-10-2A	MASTIC								
	1164-10-3	FLOOR TILE - RESTAURANT								
	1164-10-3A	MASTIC								
	1164-11-1	FLOOR TILE - Mens								
	1164-12-1	PLASTER - BOILER ROOM								
	1164-12-2	↓								
	1164-12-3	↓								
	1164-13-1	Boiler Room Wall								
	1164-13-2	↓								
	1164-13-3	↓								
	1164-14-1	TST - LI W/E							Basement	
	1164-15-1	TST - Fitting 1EA							"	
	1164-16-1	Boiler GASKET MW							"	
	1164-17-1	Joint Caulking - 13							Basement	
	1164-18-1	Window GLAZING							"	
	1164-19-1	FLOOR TILE - KITCHEN							"	
	1164-20-1	"							"	
	1164-21-1	"							"	
	1164-21-1A	MASTIC								
	1164-22-1	SURFACING - Mens Room								
SAMPLED BY: Patrick DiFlorio		DATE/TIME: 12/20/11	RECEIVED BY:		DATE/TIME:					
RELINQUISHED BY: Robert Florio		DATE/TIME: 12/21/11	RECEIVED IN LAB BY:		DATE/TIME:					

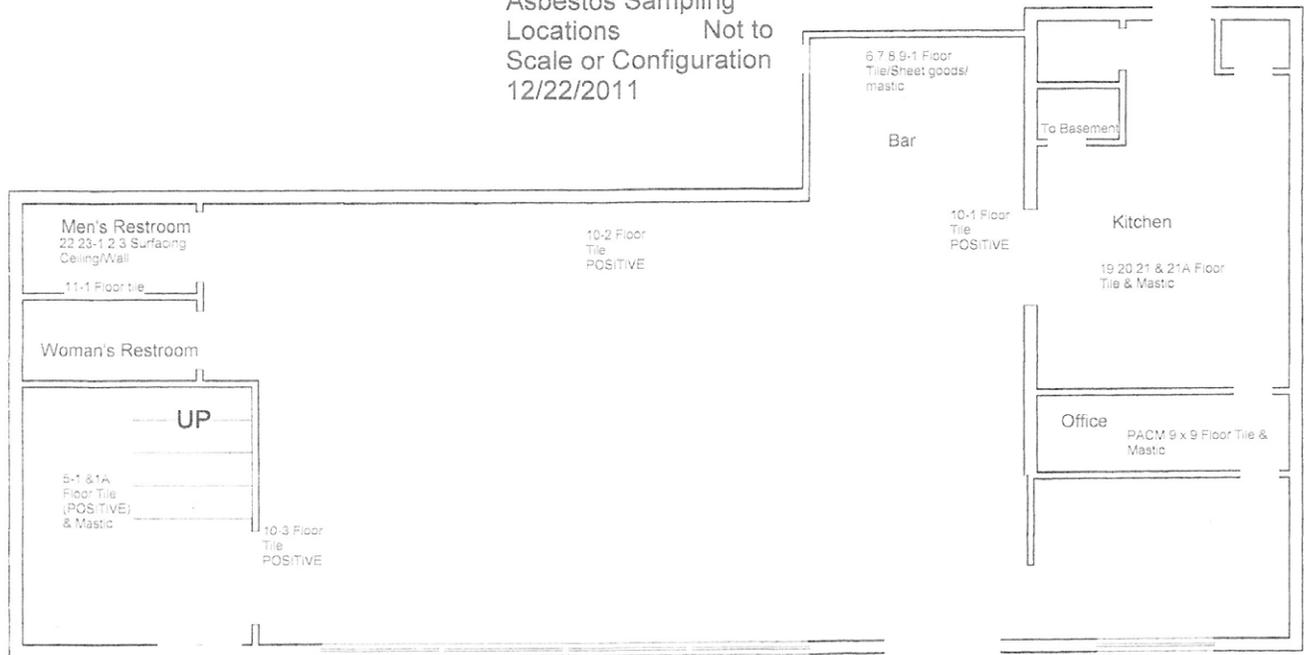
RECEIVED
 DEC 22 2011
 By: S

FLOOR PLAN SKETCHES

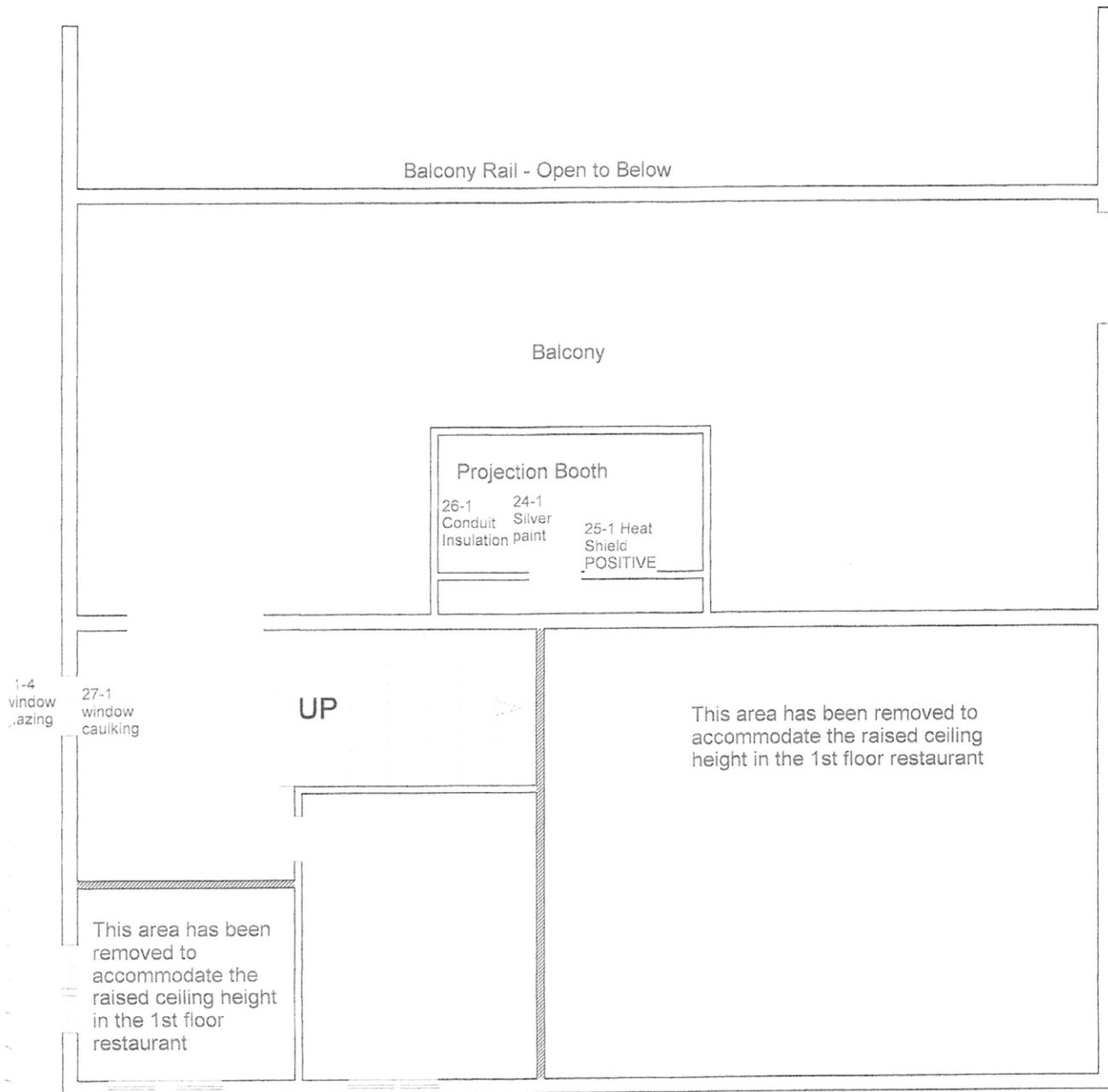
Bridge Theater - Basement Level
Asbestos Sampling Locations
Not to Scale or Configuration
12/22/2011



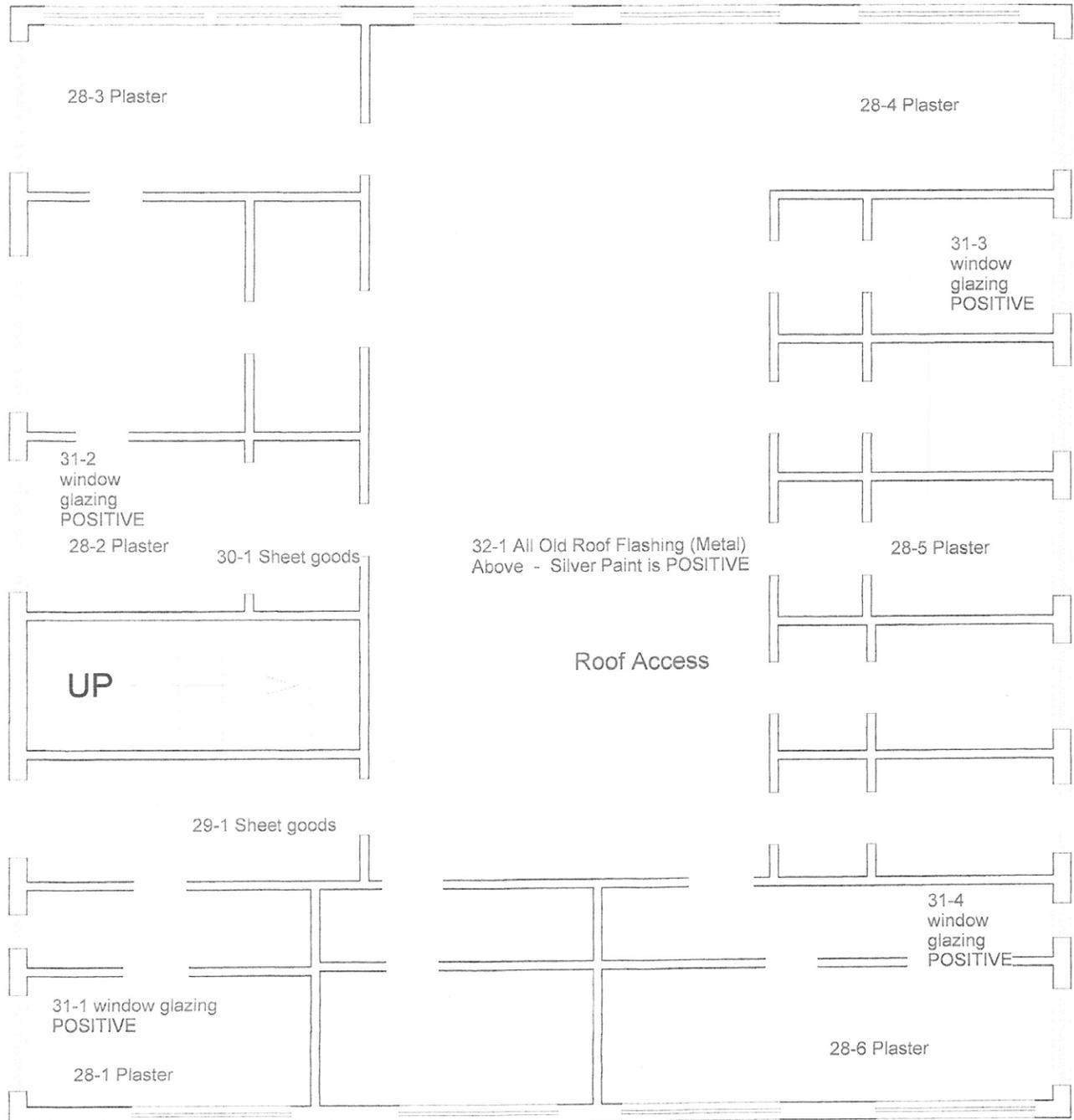
Bridge Theater - 1st Floor
 Restaurant Level
 Asbestos Sampling
 Locations Not to
 Scale or Configuration
 12/22/2011



Bridge Theater - 2nd Floor Balcony
& Projection Booth
Asbestos Sampling Locations
Not to Scale or Configuration
12/22/2011



Bridge Theater - 3rd Floor / Roof Above
 Asbestos Sampling Locations
 Not to Scale or Configuration
 12/22/2011



ASBESTOS LICENSURE

DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
COMMONWEALTH OF VIRGINIA
9960 Mayland Dr., Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
04-30-2012

NUMBER
3303 000697

VIRGINIA ASBESTOS LICENSE
INSPECTOR LICENSE

PATRICK ANGELO DIFLORIO
603 ALLEGHANY AVENUE
STAUNTON, VA 24401



Gordon N. Dixon
Gordon N. Dixon, Director

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COMMONWEALTH OF VIRGINIA
9960 Mayland Dr., Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
03-31-2012

NUMBER
3309 001236

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PROJECT MONITOR LICENSE

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603 ALLEGHANY AVENUE
STAUNTON, VA 24401



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COMMONWEALTH OF VIRGINIA**

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11-30-2011

9960 Mayland Dr., Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

NUMBER
3305 001073

**VIRGINIA ASBESTOS LICENSE
PROJECT DESIGNER LICENSE**

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603 ALLEGHANY AVENUE**

STAUNTON, VA 24401



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COMMONWEALTH OF VIRGINIA**

EXPIRES ON
11-30-2011

9960 Mayland Dr., Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

NUMBER
3302 004859

**VIRGINIA ASBESTOS LICENSE
SUPERVISOR LICENSE**

**PATRICK ANGELO DIFLORIO
603 ALLEGHANY AVENUE**

STAUNTON, VA 24401



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**DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
COMMONWEALTH OF VIRGINIA**

EXPIRES ON
12-31-2012

9960 Mayland Dr., Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

NUMBER
3387000050

**BOARD FOR ASBESTOS, LEAD, MOLD, AND HOME INSPECTORS
MOLD INSPECTOR LICENSE**

**PATRICK ANGELO DIFLORIO
603 ALLEGHANY AVE
STAUNTON, VA 24401**



Gordon N. Dixon
Gordon N. Dixon, Director

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BRIDGE THEATER FEASIBILITY REPORT

APPENDIX D: SELECTED SECTIONS OF ZONING ORDINANCE

Zoning (Selected applicable provision from the Town of Luray's Zoning Ordinance)

The building is located in a B1 Business District:

406 B1 Business District

Generally this district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise due to the congregation of people and passenger vehicles.

Uses permitted by right include:

Theaters, assembly halls.

Office buildings

Restaurants.

406.3. Area regulations: None.

406.4. Setback regulations: None.

406.6. Height regulations:

(b) Buildings may be erected up to 45 feet in height from grade.

506 Minimum off street parking:

506.3. At the time of the erection, enlargement or alteration of any principal building or structure, there shall be provided the parking space not less than in the amounts stated herein. Minimum off-street parking space required may be reduced when the capacity and use of a particular building is changed in such a manner that the new use or capacity would require less space than before the change.

506.8. For church and school auditoriums, and for theaters, general auditoriums, stadiums and other similar places of assembly, there shall be provided at least one off-street parking space for every four fixed seats, based on the maximum seating capacity in the main place of assembly for the building. For assembly halls without fixed seats, there shall be provided one parking space for each 100 square feet of usable floor area.

506.16. For restaurants (other than drive-in restaurants), there shall be provided at least one parking space for each four seats, or one space for each 50 square feet of gross floor area, whichever is greater. In addition, one parking space shall be provided for each employee on maximum shift.

506.17. For office buildings, offices of professionals and personal service establishments, there shall be provided one parking space for each 200 square feet of floor space occupied by the office or personal service.

506.19. Any commercial building not listed above and hereafter erected, converted, or structurally altered, shall provide one parking space for each 200 square feet of business floor space in the building.

Floodplain Conservation

Section 4.2. Floodway district.

In the floodway district no encroachments, including fill, new construction, substantial improvements or other development, shall be permitted unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in the 100-year flood elevation.

Section 4.3. Permitted uses in the floodway district.

The following uses and activities are permitted by special use permit only in addition to those uses permitted by the underlying district:

E. Structures designed to allow unimpeded flow of floodwaters.

- (1) Structures shall have a low flood damage potential
- (2) The structure or structures, if permitted, shall be constructed and placed on the building site so as to offer the minimum obstruction to the flow of floodwaters.
 - (a) Whenever possible, structure shall be constructed with the longitudinal axis parallel to the direction of flood flow; and
 - (b) So far as practicable, structure shall be placed approximately to the same flood flow lines as those of nearby structures.
- (3) Structures shall be firmly anchored to prevent flotation which may result in damage to other structures, restriction of bridge openings and other narrow sections of the stream or river; and
- (4) Service facilities such as electrical and heating equipment shall be constructed at or above the regulatory flood protection elevation for the particular area or shall be flood-proofed.

Variations shall be issued only after the board of zoning appeals has determined that the granting of such will not result in (a) unacceptable or prohibited increases in flood heights, (b) additional threats to public safety, (c) extraordinary public expense, and will not (d) create nuisances, (e) cause fraud or victimization of the public or (f) conflict with local laws or ordinances.