RT2

501 Perry Street
(still being determined)
Richmond, Virginia

ratio

RATIO,PC
1406 Confederate Avenue
Richmond VA 23227

OWNER
City View Tower, LLC
PO Box 359
Keene, VA 22946

GENERAL CONTRACTOR
Purcell Construction Corporation
7730 Whitepine Road
Richmond, VA 23237
804-743-4615

ARCHITECT
Ratio, PC
116 E. Franklin Street; Suite 103
Richmond, VA 23219
804-264-1729

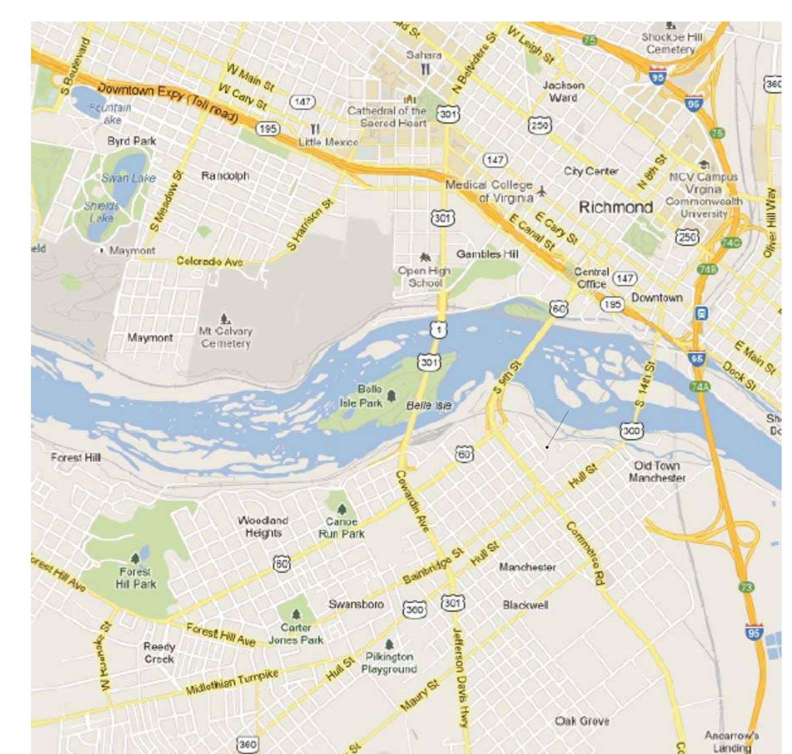
ASSOCIATE ARCHITECT
Cornerstone Architects and Interior Design
23 W. Broad Street; Suite 200
Richmond, VA 23220
804-353-3051

CIVIL ENGINEER
GRADIENT, PC
1627 Westbrook Avenue
Richmond, VA 23227
804-399-0500

STRUCTURAL ENGINEER
Speight Marshall & Francis
2125 McComas Way
Suite 103
Virginia Beach, VA 23456
(757) 576-9517

MEP ENGINEER
PACE Collaborative, PC
7814 Carousel lane; Suite 200
Richmond, VA 23294
804-270-7222

SPRINKLER ENGINEER
TBD



01 VICINITY MAP
SCALE: 1" = 2000' (APPROX.)

CODE INFORMATION

Designed under:
2015 Virginia Construction Code (VCC)
ICC / ANSI A117.1-2009

Building Use is mixed-use separated:
"R2" Apartments (with associated A2 & B use) - 9 stories OVER
"S2" Enclosed Parking (per Section 406.6) - 2 stories
with first and second floor uses of:
"B" Business, & "R2" including building lobby
350 apartments & amenity areas (9 stories) over parking and ancillary spaces located on the first floor (2 stories).

Type of Construction is I-B
A sprinkler system meeting NFPA 13 will be installed per 903.3.1.1.

Enclosed Parking will have ventilation provided per Section 406.6.2

A fire alarm system as required by the installation of the noted sprinkler system and per Section 907.2 will be installed including requirement for automatic smoke detection in High-rises per section 907.2.13.

One Manual Pull is required near the front entrance/ lobby.
No additional manual pulls are required per Exception 2 of Section 907.2.9.1.

Provide interconnected horns and strobes in common areas and in type "A" units) - *Due to NFPA 13*

Smoke detectors will be installed per 907.2.11

% Open Perimeter = 50% (With 20' min. open width)

Table 506.2 Area Limitation for "R2" Use
and IB CT (construction type) = Unlimited Area

Table 506.2 Area Limitation for "S2" Use
and IB CT (construction type) & SM Footnote = 237,000 SF

Table 506.3 Area Limitation for "Other" Uses will be met for all floors based unlimited area allowable.

Actual Building Area (to be confirmed):

First Floor =	75,225 Gross SF (enclosed parking)
Second Floor =	72,183 Gross SF (enclosed parking)
Third Floor =	38,084 Gross SF
	(NOT Including Plazas (13,538) & Pool (1,427)
Fourth Floor =	32,880 Gross SF
Fifth Floor =	32,880 Gross SF
Sixth Floor =	32,880 Gross SF
Seventh Floor =	32,880 Gross SF
Eighth Floor =	32,880 Gross SF
Ninth Floor =	32,880 Gross SF
Tenth Floor =	35,902 Gross SF
Eleventh Floor =	32,880 Gross SF
Total Building Area =	451,076 Gross SF

Building Occupancy: (to be confirmed)		3,335 - for ALL floors combined - life safety (only building occupants have access to building features. Building is NOT open to the public)
	First Floor =	376
		34 (R2 use and ancillary spaces)
		322 (enclosed parking S2 use)
		5 (Business)
		15 (mechanical, ancillary storage & equipment)
	Second Floor =	361
		47 (R2 use and ancillary spaces)
		305 (enclosed parking S2 use)
		9 (mechanical, ancillary storage & equipment)
	Third Floor =	1,136
		164 (R2 use)
		310 (pool deck)
		592 (plaza)
		29 (pool)
		21 (Exercise use - Fitness)
		20 (Exercise use - Dog Walk)
	Fourth Floor =	164
	Fifth Floor =	164
	Sixth Floor =	164
	Seventh Floor =	164
	Eighth Floor =	164
	Ninth Floor =	164
	Tenth Floor =	334
		164 (R2 use)
		170 (A2 use - skybridge)
	Eleventh Floor =	164

Building Height (R2 use & IB CT):

Allowable =	180' & Unlimited stories
Actual =	126' - 2" & 11 stories

Building Height (S2 use & IB CT):

Allowable =	180' & 11 stories
Actual =	24' & 2 stories

Number of required exits = 2 per floor (per 1006.3.2.1, dwelling units may have only one means of egress to common area. Also, spaces meeting Table 1006.2.1 may have one means of egress).

Per Section 1028 50% (2 of the 4) egress stairs may egress to an interior space with obvious exit (IE. the main lobby) at their level of exit discharge. The remaining stairs egresses though a defined horizontal egress corridor of the same rating as the stair or direct to the exterior.
NOTE: floor of second floor lobby must and will be 2 hour rated per 1028 exception.

Number of exits provided:		Number Required
First Floor =	4	2
Second Floor =	4	2
Third Floor =	4	3
Fourth Floor =	4 (2 from each tower)	4 (2 from each tower)
Fifth Floor =	4 (2 from each tower)	4 (2 from each tower)
Sixth Floor =	4 (2 from each tower)	4 (2 from each tower)
Seventh Floor =	4 (2 from each tower)	4 (2 from each tower)
Eighth Floor =	4 (2 from each tower)	4 (2 from each tower)
Ninth Floor =	4 (2 from each tower)	4 (2 from each tower)
Tenth Floor =	4	2
Eleventh Floor =	4 (2 from each tower)	4 (2 from each tower)

Required Fire Ratings (IB CT shall be reduced to 2A fire-resistive ratings per High Rise Section 403.2. - Sprinkler Control Valves equipped with supervisory initiating devices and water-flow initiating devices for each floor.):

Primary Structural Frame:	1 Hour
Bearing walls - Exterior:	1 hour
(See fire separation requirements below per Table 602)	
Bearing walls - Interior:	1 hour
Non-Bearing walls - Exterior:	1 hour
(See fire separation requirements below per Table 602)	
Non-Bearing walls - Interior:	0 hour
Floor construction	1 hour
Roof construction:	1 hour
Egress/ Stair & Elevator shafts:	2 hour
Other shafts:	1 hour
(Per Section 403.2.1.2 when sprinkler heads are installed at top and at every other floor level)	
Exit access corridors:	1 hour
(but not less than shaft accessing)	
Tenant separations:	0 hour
Dwelling Unit Separation:	1 hour
Fire Area Separation:	1 hour
(separating S2 use - but not less than supporting construction requirements)	
Fire & Party walls:	2 hour
(not applicable)	
Smoke partitions:	1 hour
(not applicable)	
Corridor construction	.5 hour

Fire-Resistance Rating for Exterior Walls based on Fire Separation Distance (per Table 602)

x < 5'	1 hour
5' < x < 10'	1 hour
10' < x < 30'	1 hour
30' <	0 hour

(All walls are over 30' in separation distance except the East wall along railway property which varies but is typically 2'-10" separation distance - See elevations for opening calculations)

Maximum Area of Exterior Wall Openings
(per Table 705.8 - Unprotected, Sprinklered - UP,S)

0' - 3'	Not Permitted
3' - 5'	15%
5' - 10'	25%
10' - 15'	45%
15' - 20'	75%
20' - 25'	No Limit
25' - 30'	No Limit
30' or Greater	Not Required

ADA and Accessibility guidelines will be met for the entire structure.

Four (4) elevators will be installed in shafts separate from any stair or other vertical shaft. These will be separated into two shafts. One shaft in each tower with two elevators.

Seven (7) Type "A" units are required per section 1107.6.2.2.1 (2% of 346 dwelling units)

(339) Type "B" units are required per Section 1107.6.2.2.2. (all remaining units)

ALL Unit entry doors will be on an accessible route per building codes and be 20-Min. rated.
All stair doors will be 1½ hour rated.
Thrash Chute doors will be 45 Min. rated (including doors to Chute Termination Room)
Corridor Doors (Including electrical rooms, closets, and common areas) are to be 20-Min. Rated

Unit interior doors need to be 2'-10" minimum to meet Type "B" & Fair Housing requirements.

Common path of travel (Table 1006.2.1) = 125' (R2 use), 75' (A2), & 100' (others)

Exit Access Travel Distance (Table 1017.2)
250' (R2 use), 250' (A2 use), 300' (B use) & 400' (S2 Use)

Dead End Corridors cannot be more than 50' (Due to allowed extension - 1020.4.2)

Business use for building is under 50 occupants so only one toilet & sink is required in men and women rooms.
While not required, the third floor plaza area has one men and one women room.
All residential units will have minimum of one full bath and kitchen.
2 service sinks will be provided (1 required). 1 on the second floor and one on the tenth floor.
1 drinking fountain (dual height) will be provided (1 required) on the third floor.

GENERAL NOTES

1. The General Contractor and subcontractor(s) shall inspect premises prior to bid submittal and work commencement to verify existing and indicated conditions. Should a Contractor find conditions which he believes would impede his work, he shall report such conditions immediately to the Architect. Failure to so advise will constitute notice that the Contractor accepts the existing conditions and that he intends to perform his obligations with no allowance either in time or money for any impediments to his work.

2. Each Contractor shall verify all dimensions and conditions in field. The drawings reflect conditions reasonably interpreted from the existing visible conditions, or from drawings or information furnished by the Owner, but cannot be guaranteed by the Architect. If dimensional errors occur or conditions not covered in the drawings are encountered, the Contractor shall notify the Architect before commencing that portion of the work.

3. All work shall comply with the 2015 Virginia Construction Code.

4. All manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the manufacturers' written specifications of instructions.

5. The General Contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all construction and/or installation means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract.

6. Dimensions take precedence over scale on construction documents. Drawings may be rough scaled for estimating and general reference. Field verify all conditions prior to construction and/or fabrication.

7. All dimensions are given Face of Masonry, Metal Stud or structure unless noted otherwise.

8. All work shall be executed in a neat and workmanlike manner. Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of work, the entire construction area shall be completely cleaned to Architect & Owner's satisfaction.

9. When work not specifically called out is required to complete the project, the appropriate Contractor shall provide same and it shall be of the best materials and workmanship. If additional costs are required to complete the work, the Contractor shall notify the Architect prior to bid submittal and prior to starting the work, allowing a reasonable period of time for response and approval. No claims for extra compensation based on ignorance of visible or implied conditions or assumptions or disclaimers after the fact shall be considered..

10. The General Contractor and Sub-contractors shall guarantee in writing all workmanship and materials for a period of one year from the date of substantial completion and approval. Materials and/or equipment carrying a manufacturer's guarantee shall be covered by the maximum term offered by the manufacturer but in no case less than one year. All defects discovered during construction shall be repaired to the Owner's satisfaction, at the Contractor's and/ or Sub-contractor's expense, at no cost to the Owner or Architect.

11. Unless otherwise specifically noted, the General Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for proper execution and completion of the work.

12. The General Contractor shall obtain and pay fees for all required permits, schedule all required inspections, obtain all code approvals, etc. necessary for proper completion of the work.

13. Contractor shall coordinate all work procedures with local authorities, planning commissions, neighborhood associations, or building management or Board of Directors' requirements.

14. Contractor shall be responsible for the protection of all existing and new conditions and materials within the proposed construction area. Any damage caused by or during the execution of the work is the responsibility of the Contractor and shall be repaired or replaced to the Architect & Owner's satisfaction at the expense of the Contractor or Sub-contractor.

15. All penetrations through floor slabs and/ or roof systems, such as piping, conduit, ducts, etc., shall be packed and sealed off with fire-rated material and sealed against water penetration as appropriate to the assembly being penetrated.

16. Contractor to coordinate draft stopping locations (if required) with Architect.

17. A Special Inspections Meeting may be required by the City prior to permit release. The Owner and Contractor are to coordinate this meeting, the required attendees, and appropriate city form completion/ submission.

PROJECT ZONING INFORMATION

Zoned: RF-2 (currently applying for SUP)

Map Reference #: S000014001
(part of the Original Reynolds South Packaging, LLC Parcel of 12.938 Acres & does NOT include the western parcel being purchased from Norfolk Southern)

Property Address: 501 Perry Street
(TO BE CONFIRMED)

The parcel is NOT in a city designated historic district

Existing Use: Vacant Property

Proposed Use: Mixed Use
348 Apartments (R2) on eight floors over two floors of elevated parking (Enclosed - S2). The main building lobby/ entrance will be at the second & floors.

Acreage = 2.89 Acres
(125,932 SF)

Parking Required:		350
Parking Provided:	Interior:	366
	Street:	29
	Total:	395

(accessible & compact to be decided but will be designed to meet zoning and building codes)

Building is eleven (11) floors

INTENDED PERMITS

Building Permit
Plumbing Permit
Electrical Permit
Mechanical Permit
Sprinkler Permit
Work in Street Permit
Land Disturbance Permit
C Permit
Stormwater Permit
(Others as required)

DRAWING INDEX

ARCHITECTURAL DRAWINGS

CIVIL DRAWINGS

NOT FOR CONSTRUCTION

ratio

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03 . 06 . 20
SUP Comment Response

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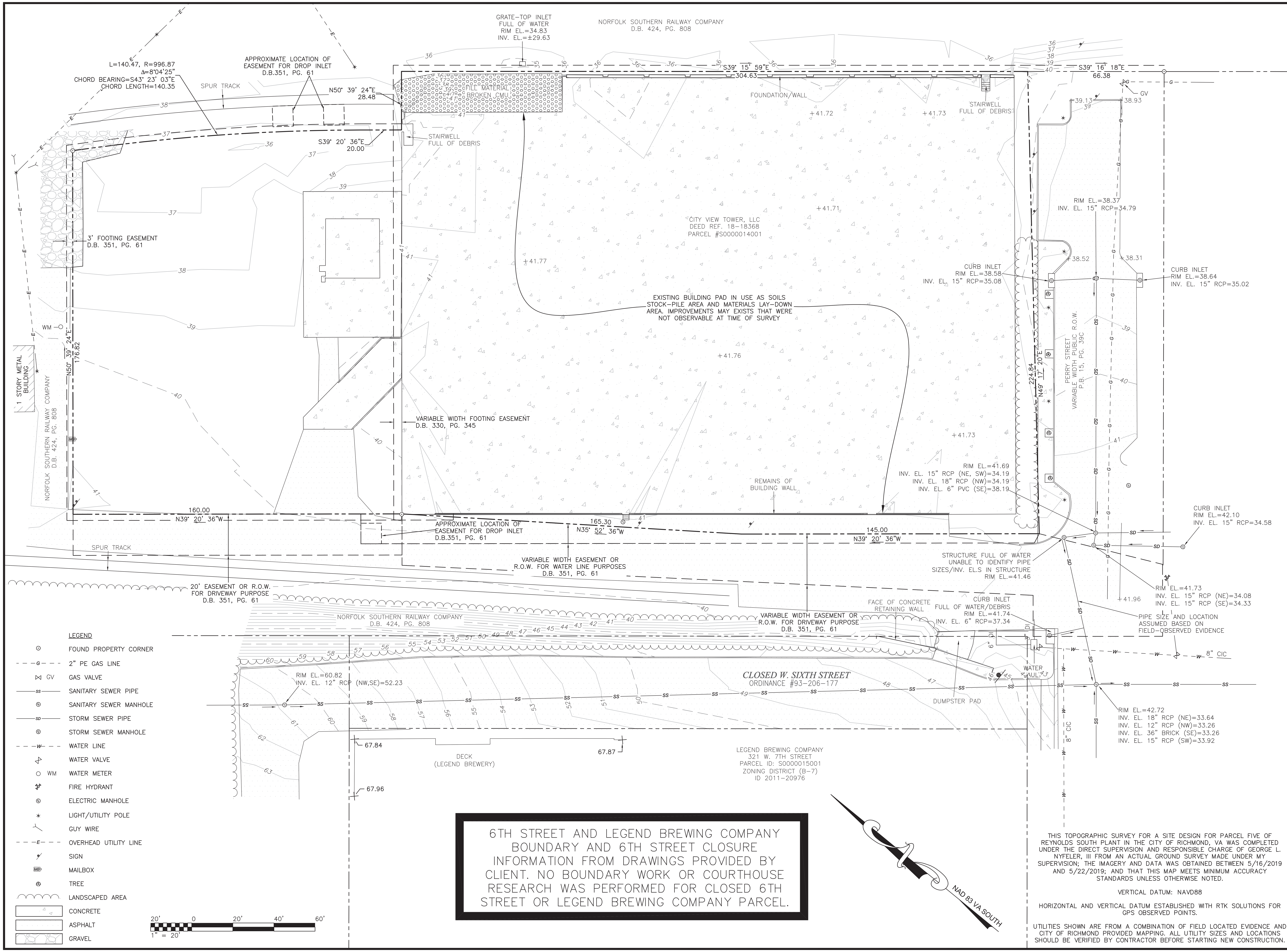
501 Perry Street
Richmond, Virginia

CODE INFORMATION, GENERAL NOTES & DAWING INDEX

CS 01



6TH STREET AND LEGEND BREWING COMPANY BOUNDARY AND 6TH STREET CLOSURE INFORMATION FROM DRAWINGS PROVIDED BY CLIENT. NO BOUNDARY WORK OR COURTHOUSE RESEARCH WAS PERFORMED FOR CLOSED 6TH STREET OR LEGEND BREWING COMPANY PARCEL.

THIS TOPOGRAPHIC SURVEY FOR A SITE DESIGN FOR PARCEL FIVE OF REYNOLDS SOUTH PLANT IN THE CITY OF RICHMOND, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF GEORGE L. NYFELER, III FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND DATA WAS OBTAINED BETWEEN 5/16/2019 AND 5/22/2019; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

VERTICAL DATUM: NAVD88

HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH RTK SOLUTIONS FOR GPS OBSERVED POINTS.

UTILITIES SHOWN ARE FROM A COMBINATION OF FIELD LOCATED EVIDENCE AND CITY OF RICHMOND PROVIDED MAPPING. ALL UTILITY SIZES AND LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR BEFORE STARTING NEW CONSTRUCTION.

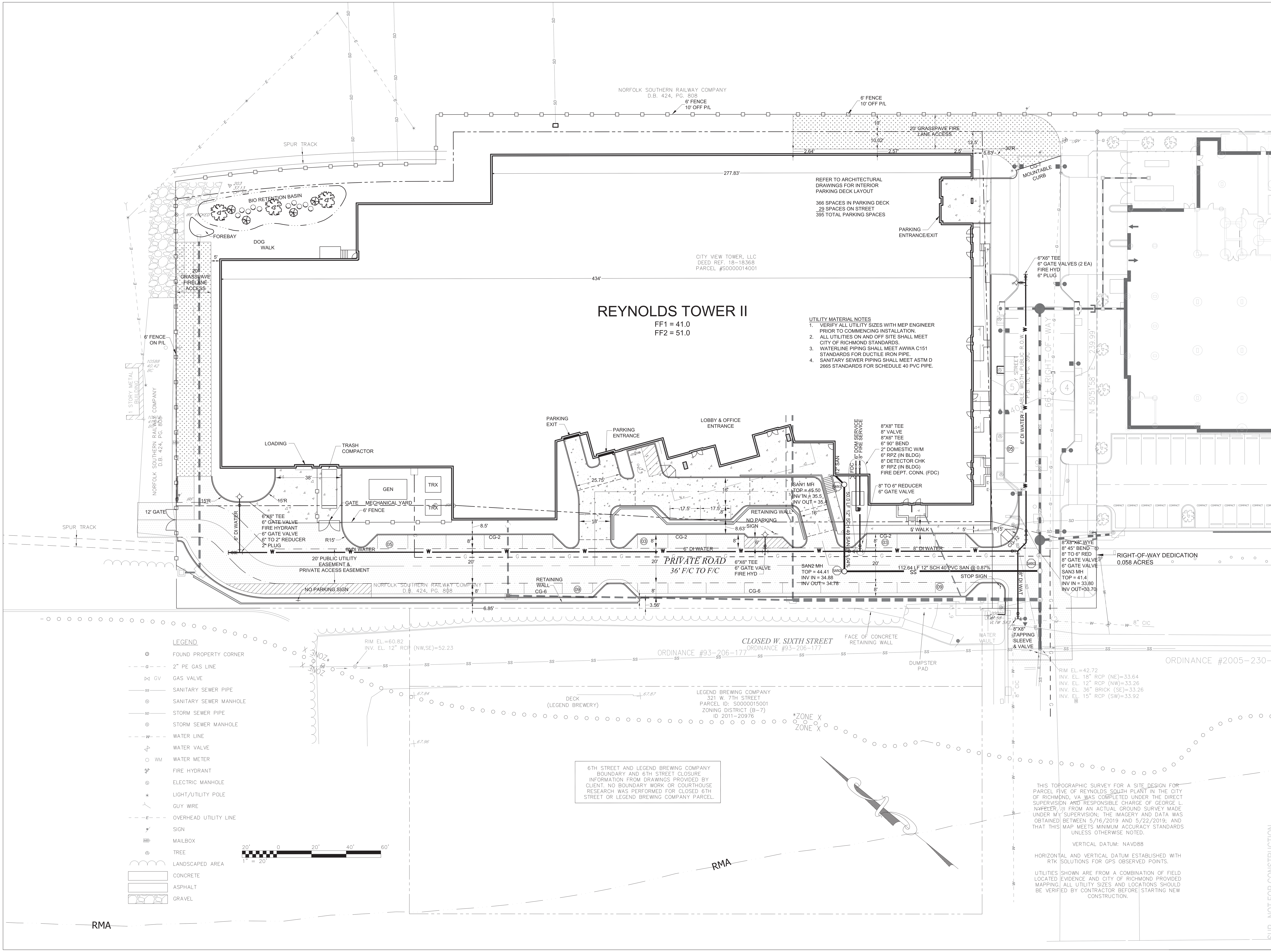
PRELIMINARY
COMMONWEALTH OF VIRGINIA
GEORGE L. NYFELER III
Lic. No. 2068
5/30/2019
LAND SURVEYOR

NYFELER ASSOCIATES
LAND SURVEYING & MAPPING
619 W CARY STREET, RICHMOND, VA 23220
804-277-4231 nyfelerassociates.com

DATE:	5/30/2019
JOB NUMBER:	19041
SCALE:	1"=20'
DRAWN BY:	JRW

TOPOGRAPHIC SURVEY OF PARCEL FIVE OF REYNOLDS SOUTH PLANT 301 W 6TH STREET CITY OF RICHMOND, VA

SHEET NO.: 1 OF 1



GRADIENT
1406 Confederate Avenue
Richmond, VA 23227
804.399.0500
info@GradientEnvironment.com

COMMONWEALTH OF VIRGINIA
CLARE MARIE SMITH
Lic. No. 34157
03.07.2020
PROFESSIONAL ENGINEER

REVISIONS

DATE	DESCRIPTION

REYNOLDS TOWER 2

Old Manchester

301 W. 6th Street/605 Perry Street

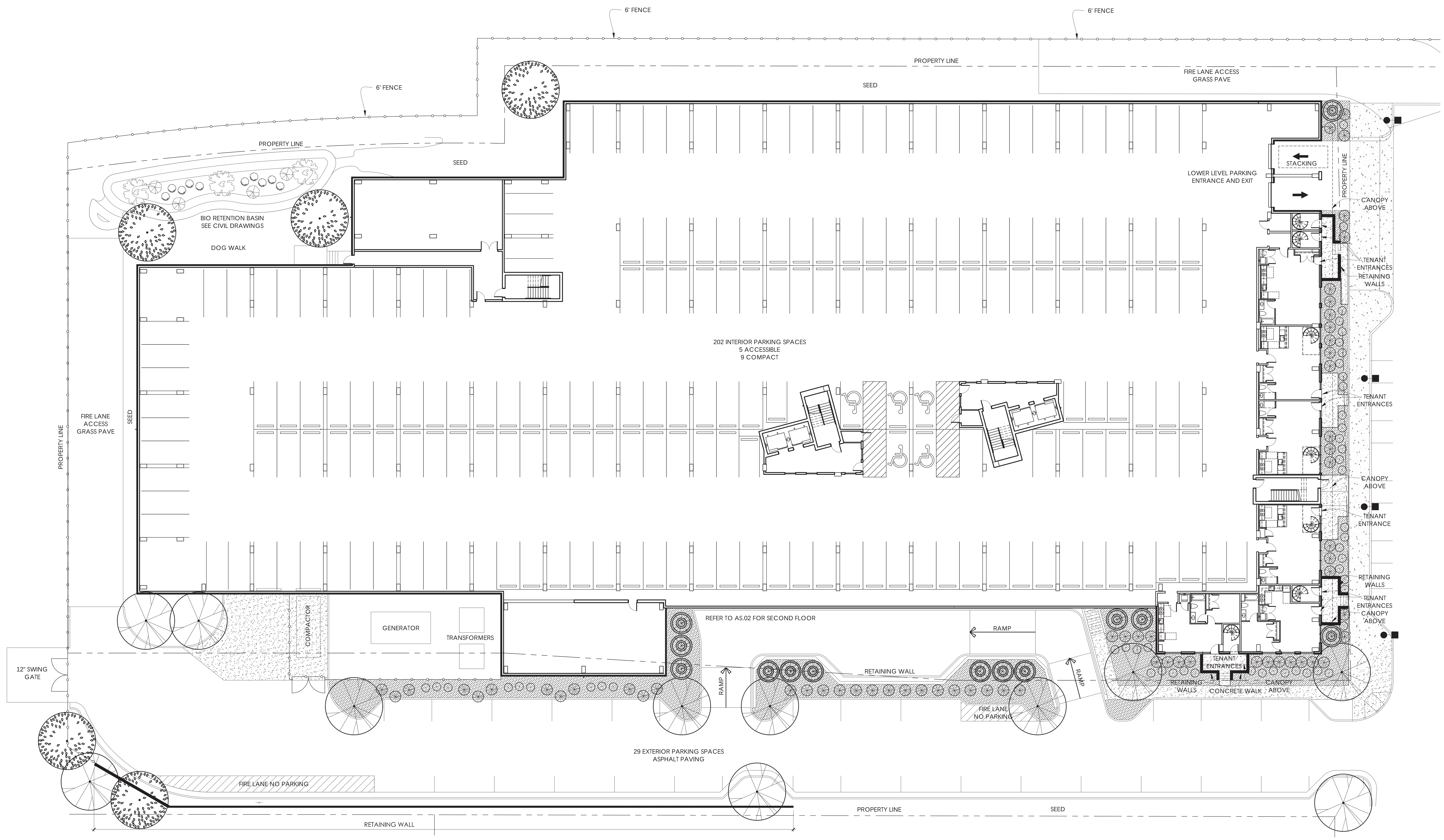
Richmond, Virginia

DATE: 03.07.2020

LAYOUT & UTILITY PLAN

C3.1

Project Number: 1910 ©Gradient 2020



NEW PLANTING LEGEND

STREET TREE (SCARLET OAK)
40'-50' MATURE CANOPY WIDTH
NOTE: CALIPER TO BE NOT LESS THAN 2-1/2" MEASURED 6" ABOVE GROUND AT TIME OF INSTALL. (11 NEW SHOWN)

STREET TREE (ZELKOVA)
50'-75' MATURE CANOPY WIDTH
NOTE: CALIPER TO BE NOT LESS THAN 2-1/2" MEASURED 6" ABOVE GROUND AT TIME OF INSTALL. (5 NEW SHOWN)

EVERGREEN TREE
(SPARTAN JUNIPER - JUNIPERUS CHINENSIS 'SPARTAN')
4' HT. AT TIME OF INSTALL. (13 NEW SHOWN)

EVERGREEN SHRUB (STD. LAUREL)
(62 NEW SHOWN)

FLOWERING EVERGREEN (SHORT NANDINA)
(51 NEW SHOWN)

MULCH BED
(VARIOUS PERENNIALS THROUGHOUT)

NOTE:
REFER TO CIVIL PLANS FOR BIO RETENTION BASIN LANDSCAPING

RF-2 ZONING

SITE = 125,932 SF

10% MINIMUM OPEN SPACE REQUIREMENT:
50,290 / 125,888 = .399 OR **39.9%**

35% MAXIMUM ENCLOSED/ CONDITIONED AREA ABOVE 4TH FLOOR REQUIREMENT:
35,902 / 125,932 = .285 OR **28.5%**

395 PARKING SPACES SHOWN (9 MEETING ANSI)

- 350 SPACES REQUIRED BY DWELLING UNITS.
- 379 FULL SIZE SPACES PROVIDED
  16 SPACES ARE COMPACT SPACES
- **366 SPACE ARE INSIDE THE BUILDING** FOOTPRINT THEREFORE NO ISLAND OR TREE COVERAGE CALCULATIONS ARE REQUIRED FOR THESE.
- **29 SPACES ARE OPEN**. ISLAND & TREE COVERAGE CALCULATIONS ARE REQUIRED AS FOLLOWS.
  - **ISLAND REQUIREMENT** = 1:15
    29/15 = 1.93 MINIMUM
  - **TREE COVERAGE REQUIREMENT** = 30 SF PER SPACE
    30 * 29 = 870 SF REQUIRED
    13 NEW STREET TREES SHOWN @ 200 SF EACH = 2,600 SF

BUILDING SQUARE FOOTAGES AND USES SHOWN ON COVER SHEET CS.01

UNIT MATRIX ON FP SERIES DRAWINGS

01 FIRST FLOOR ARCHITECTURAL SITE PLAN
SCALE:1/16"=1'-0"

N (TRUE NORTH) (PLAN NORTH)

NOT FOR CONSTRUCTION

ratio

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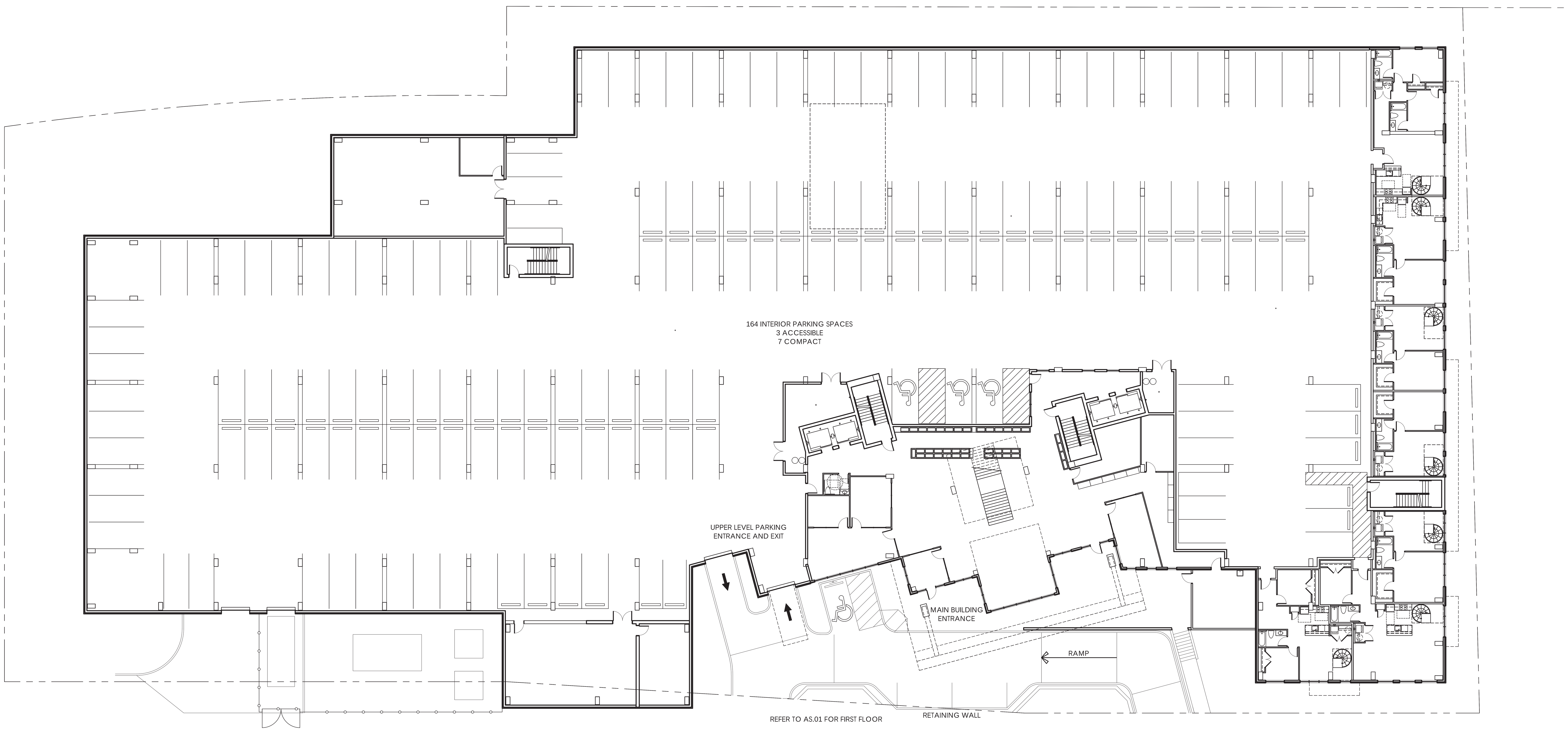
AS 02

FIRST FLOOR ARCHITECTURAL SITE PLAN



01 SECOND FLOOR ARCHITECTURAL SITE PLAN
SCALE:1/16"=1'-0"

N (TRUE NORTH) (PLAN NORTH)

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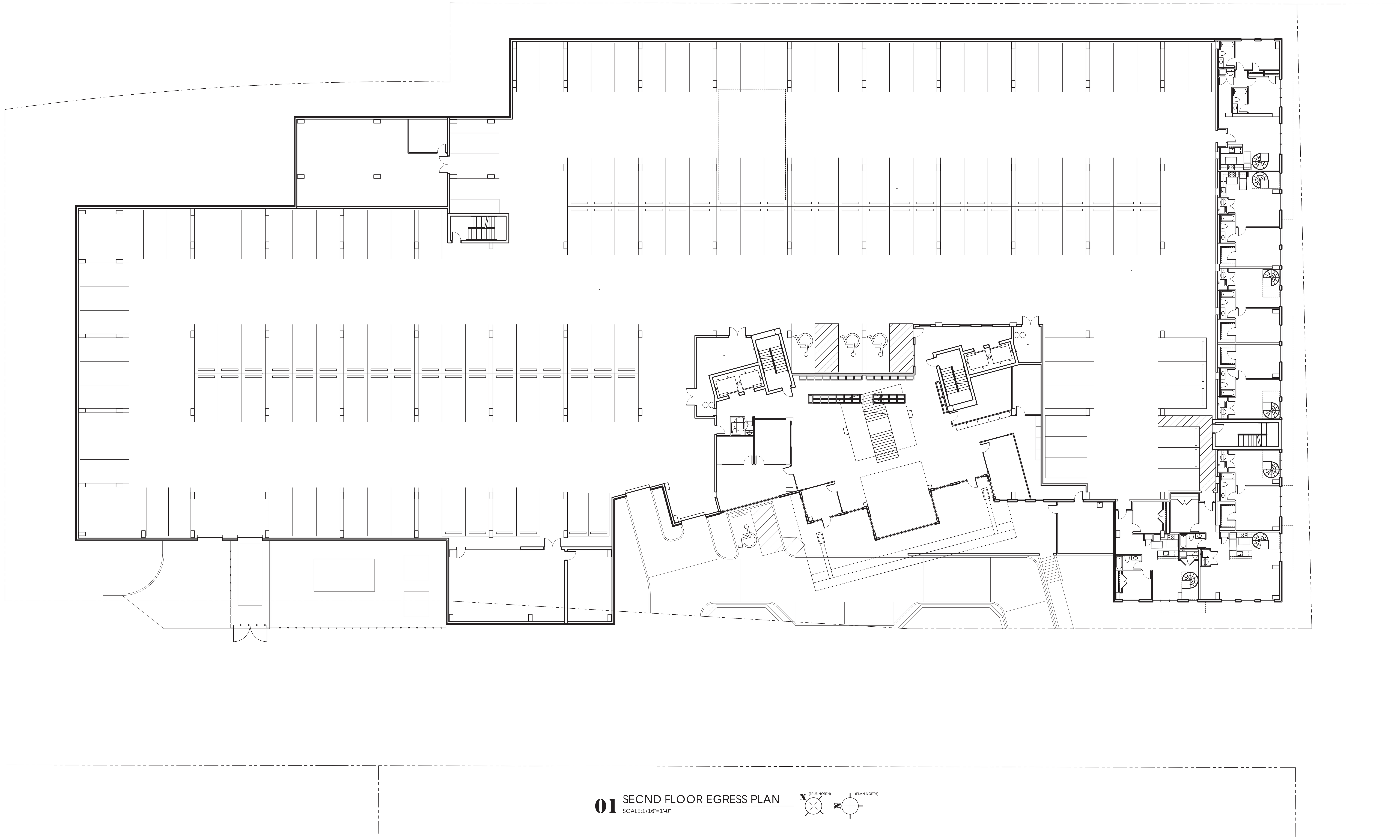
SECOND FLOOR
ARCHITECTURAL
SITE PLAN



01 SECND FLOOR EGRESS PLAN
SCALE:1/16"=1'-0"

N (TRUE NORTH) (PLAN NORTH)

ratio

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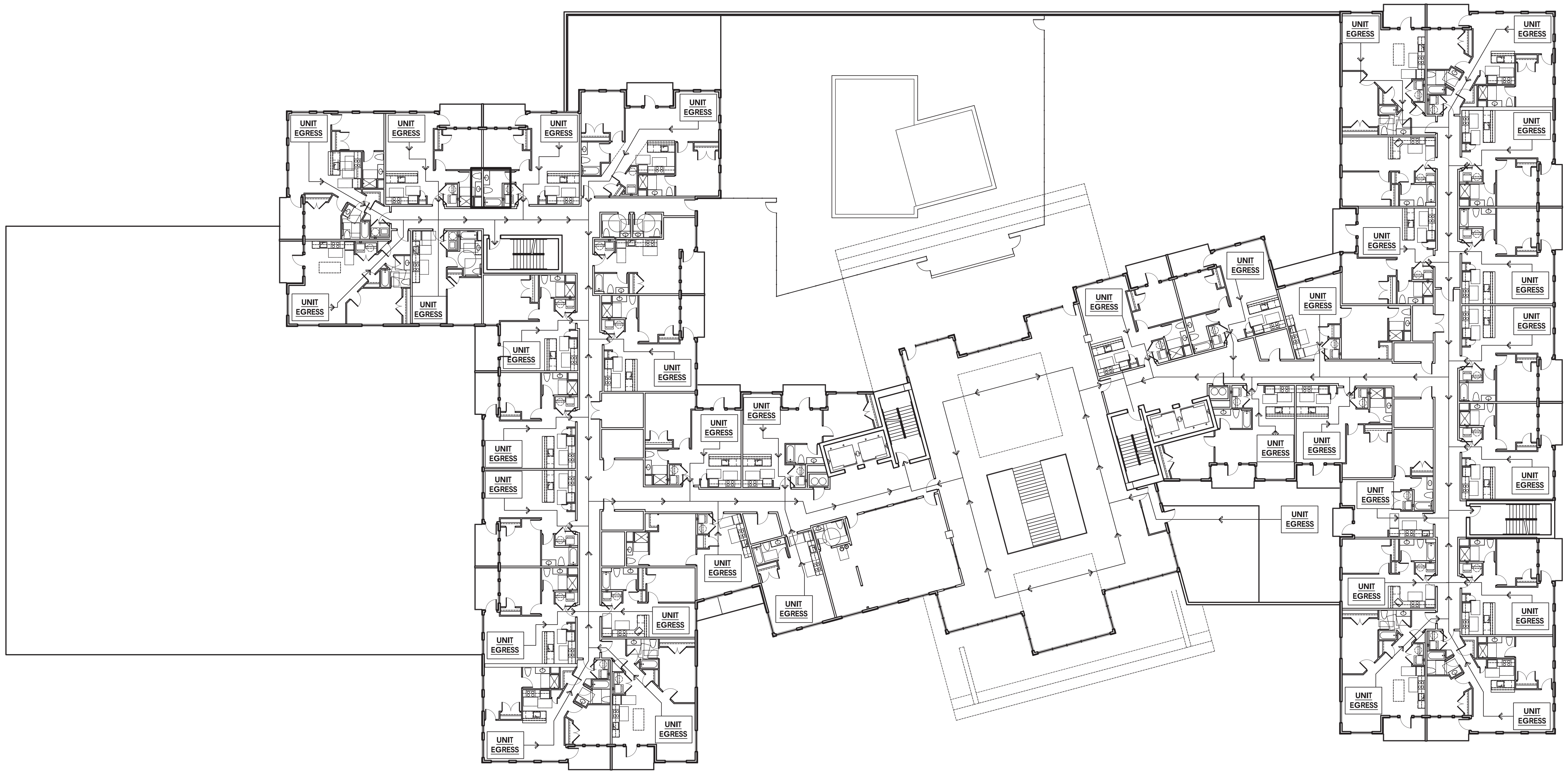
SECOND FLOOR
EGRESS PLAN
& UNIT SCHEDULE



01 THIRD FLOOR EGRESS PLAN
SCALE:1/16"=1'-0"

ratio

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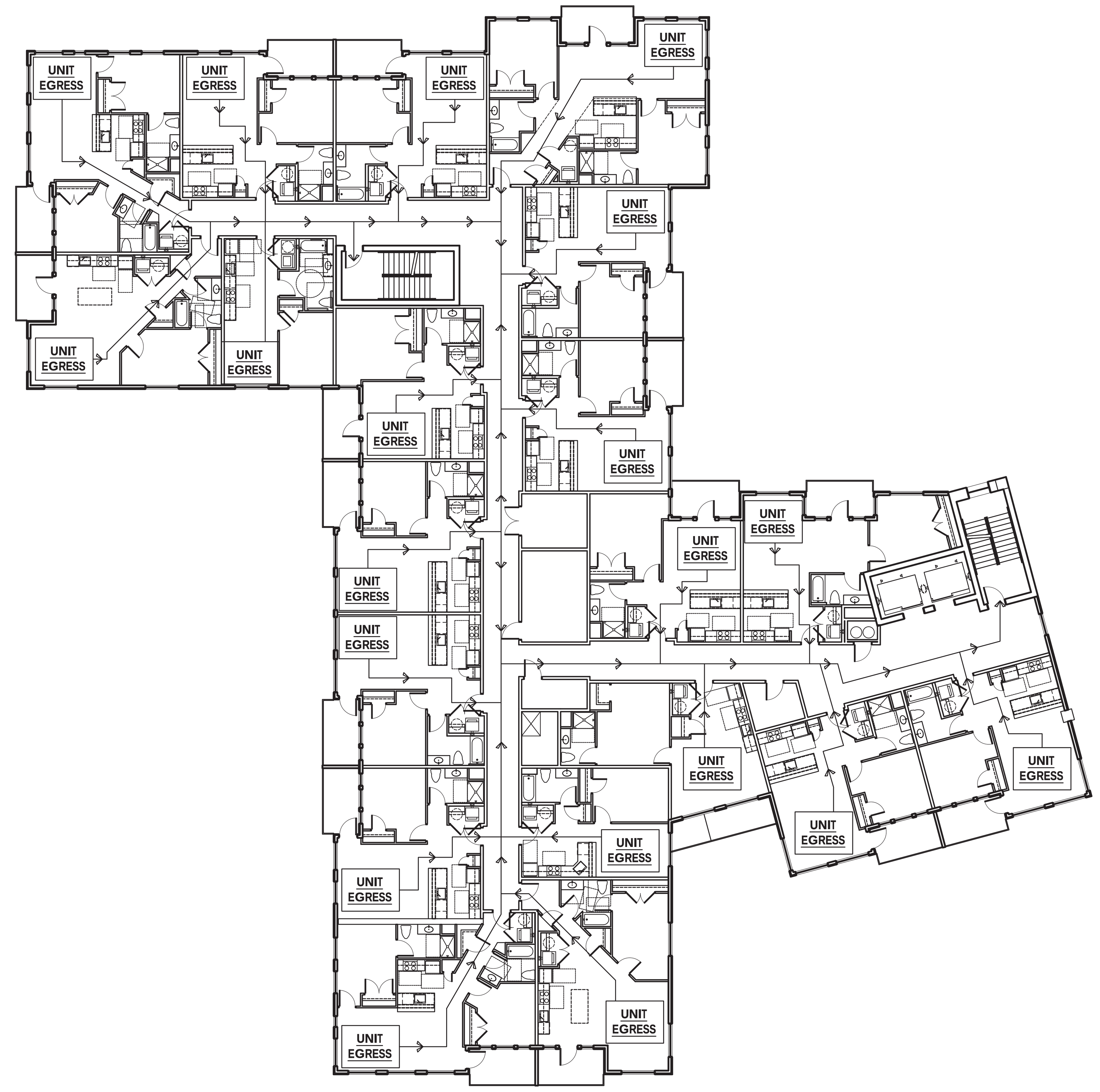
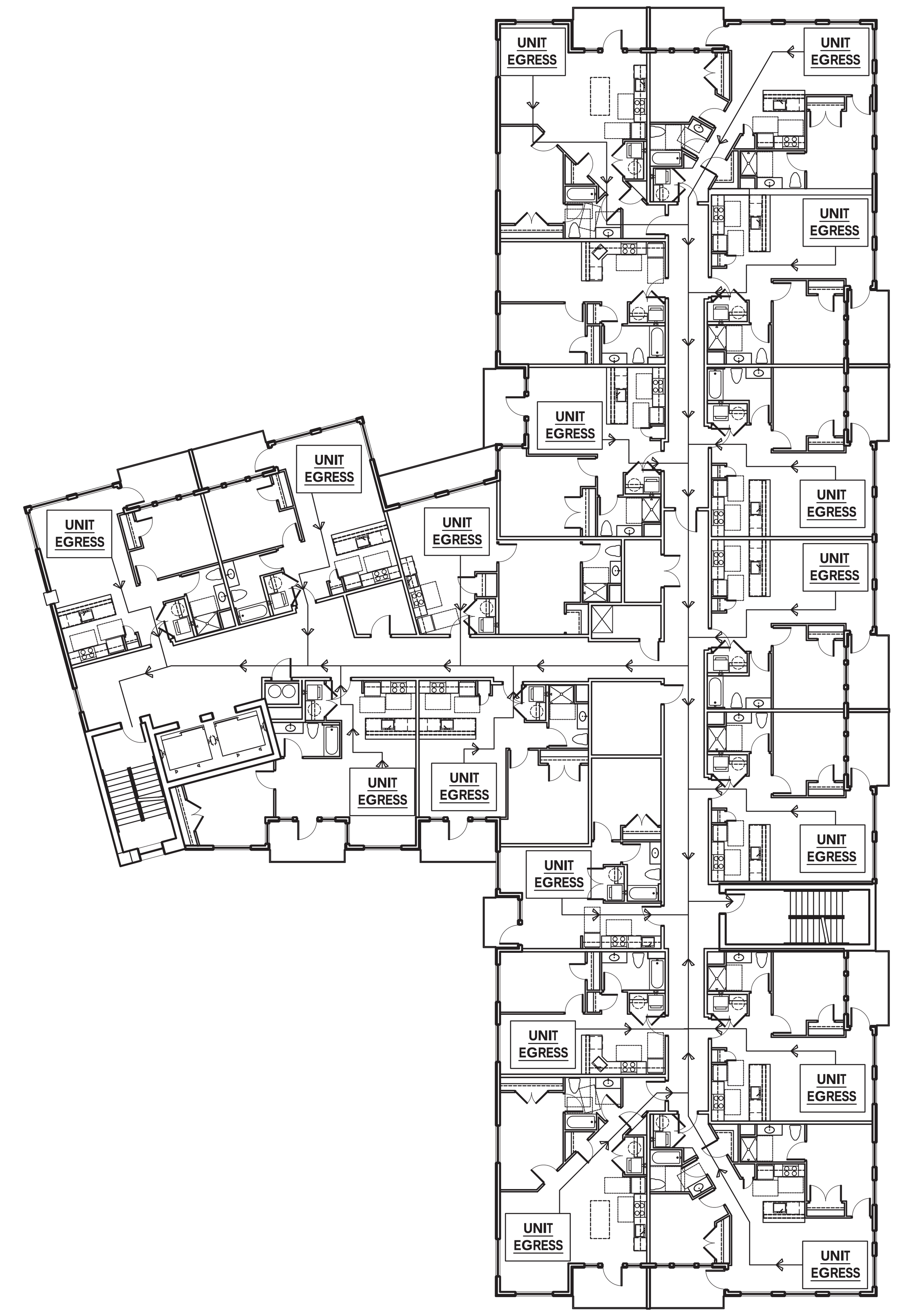
THIRD FLOOR
EGRESS PLAN
& UNIT SCHEDULE





01 FOURTH FLOOR EGRESS PLAN
SCALE:1/16"=1'-0"

N (TRUE NORTH) (PLAN NORTH)

Typical

ratio

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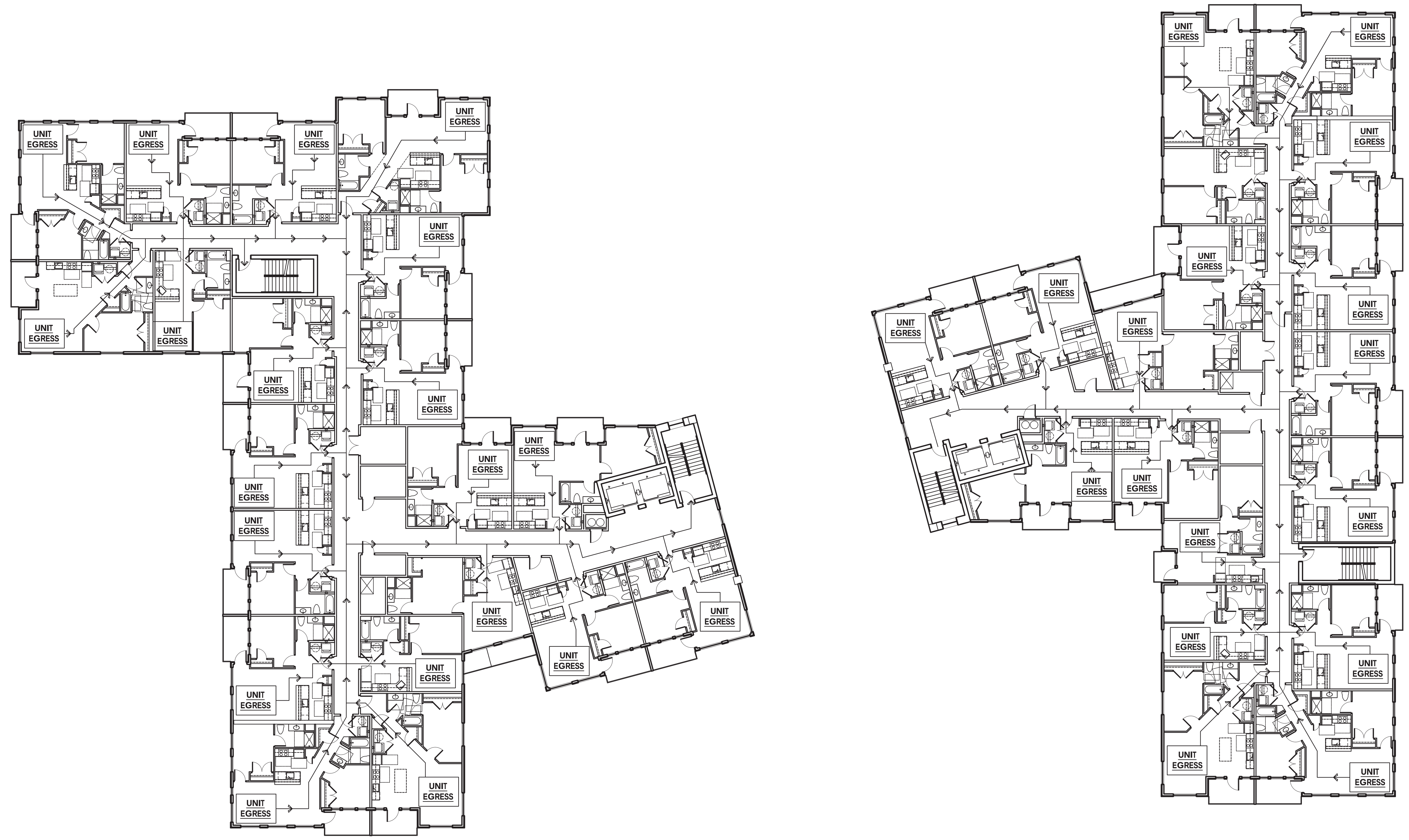
FP 04

FOURTH FLOOR
EGRESS PLAN
& UNIT SCHEDULE



01 NINTH FLOOR EGRESS PLAN
SCALE:1/16"=1'-0"

N (TRUE NORTH) (PLAN NORTH)

ratio

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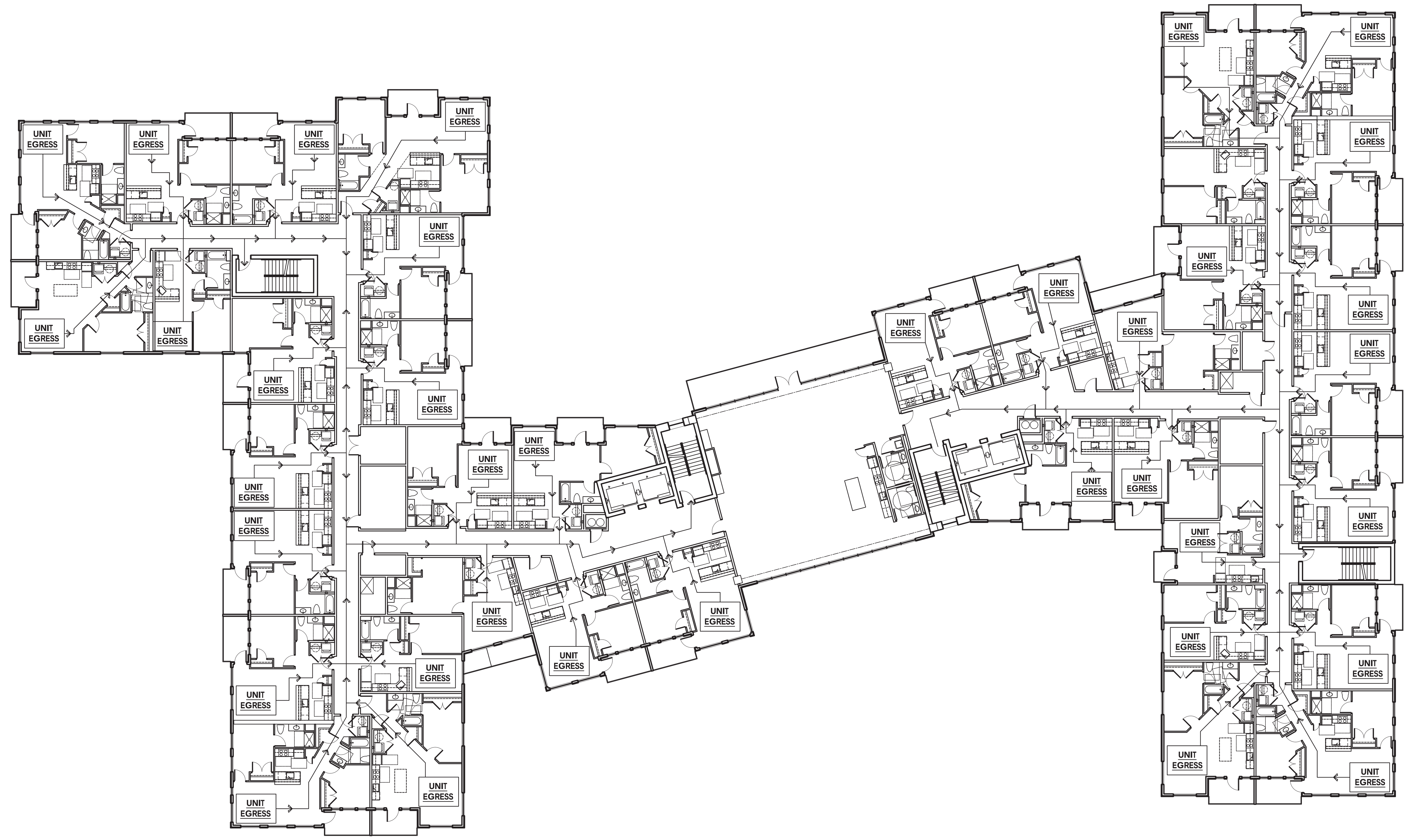
FP 09

NINTH FLOOR
EGRESS PLAN
& UNIT SCHEDULE



01 TENTH FLOOR EGRESS PLAN
SCALE:1/16"=1'-0"

(TRUE NORTH) (PLAN NORTH)

ratio

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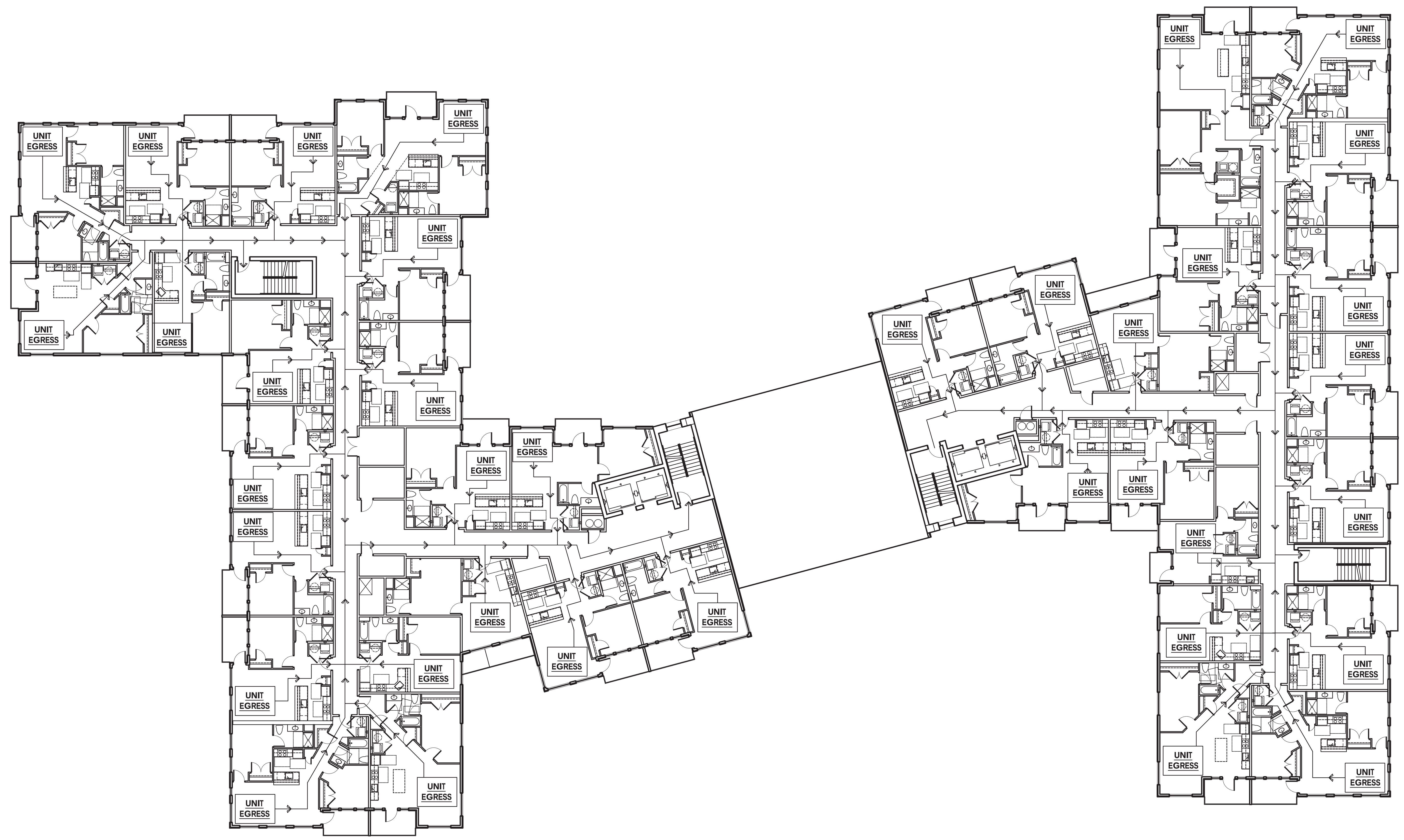
TENTH FLOOR
EGRESS PLAN
& UNIT SCHEDULE



01 ELEVENTH FLOOR EGRESS PLAN
SCALE:1/16"=1'-0"

N (TRUE NORTH) (PLAN NORTH)

ratio

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ELEVENTH FLOOR
EGRESS PLAN

3
01
EAST ELEVATION
SCALE: 1/16" = 1'-0"

1
01
WEST ELEVATION
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

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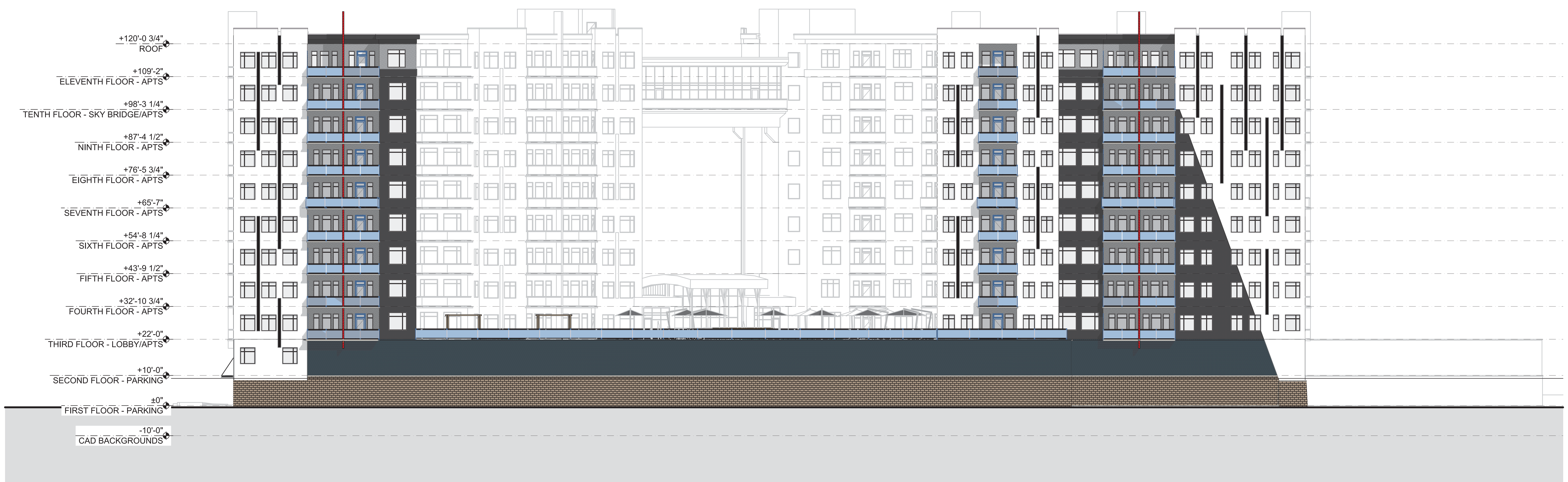
A4 01

EXTERIOR
ELEVATIONS

3
02
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1
02
NORTH ELEVATION
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

ratio

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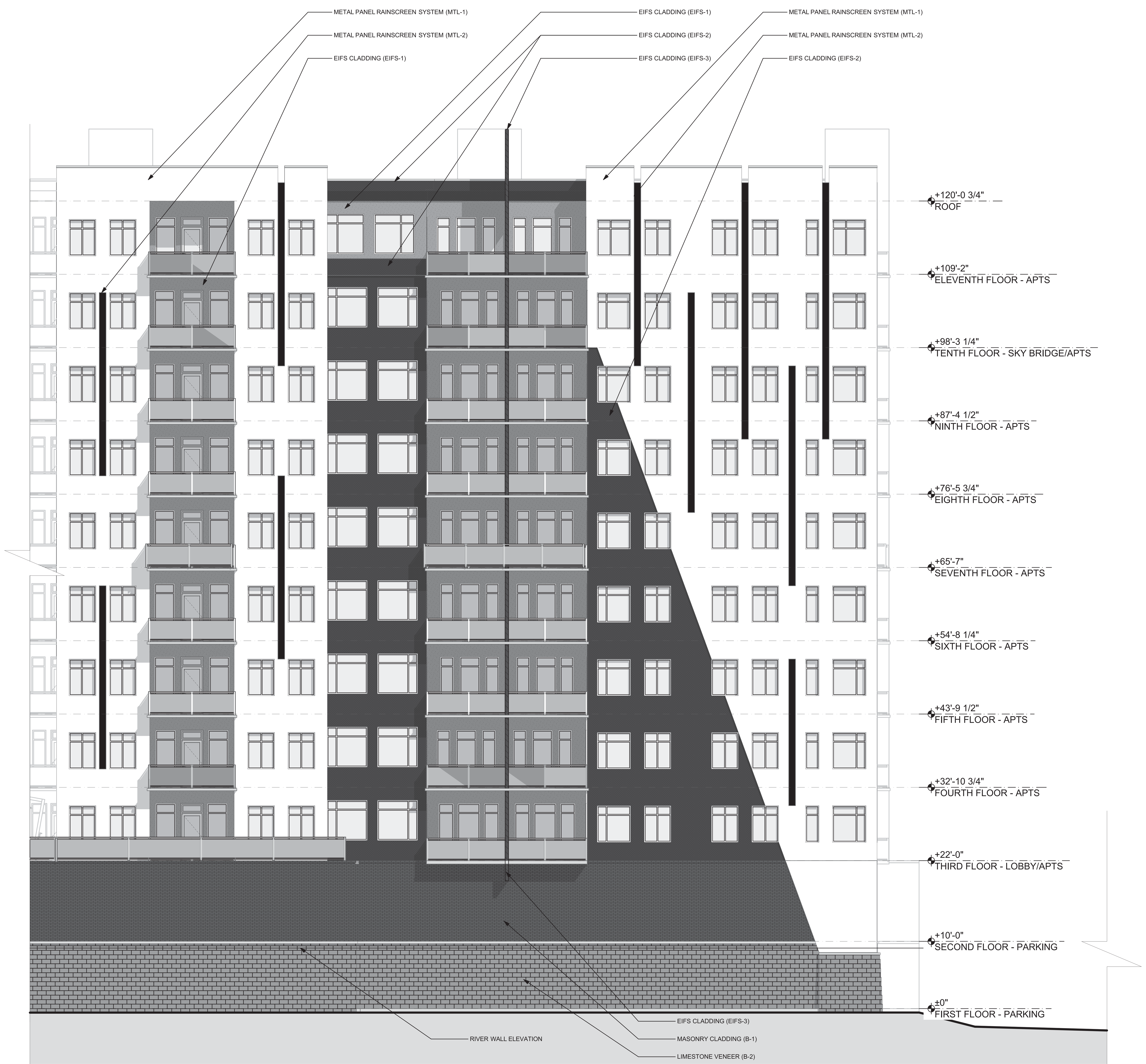
EXTERIOR
ELEVATIONS



1
03
QUAD A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

9
03
QUAD A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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QUAD A1 EXTERIOR ELEVATIONS

1
04
QUAD A2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

9
04
QUAD A2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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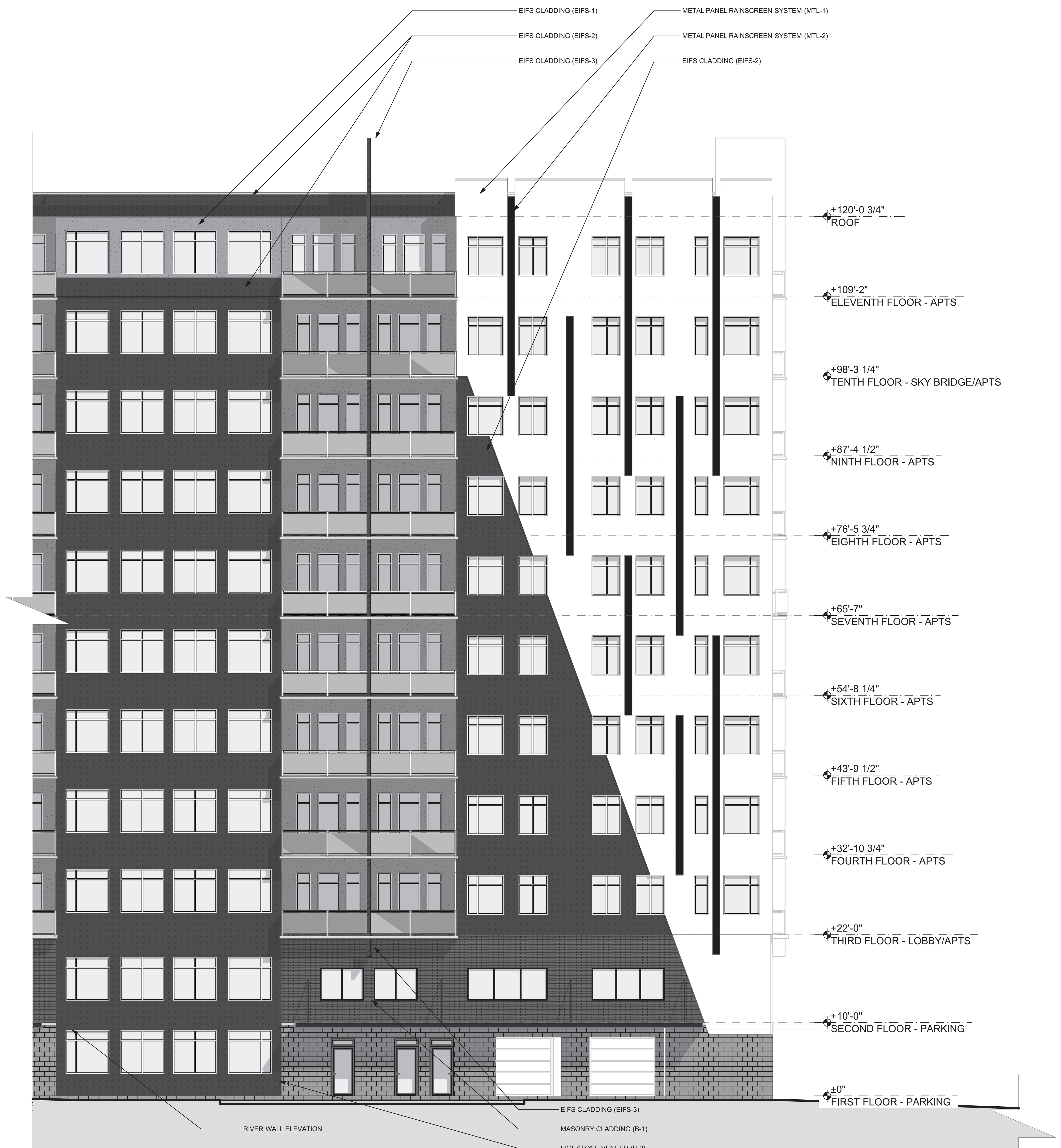
QUAD A2 EXTERIOR ELEVATIONS



1
05
QUAD B1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

9
05
QUAD B1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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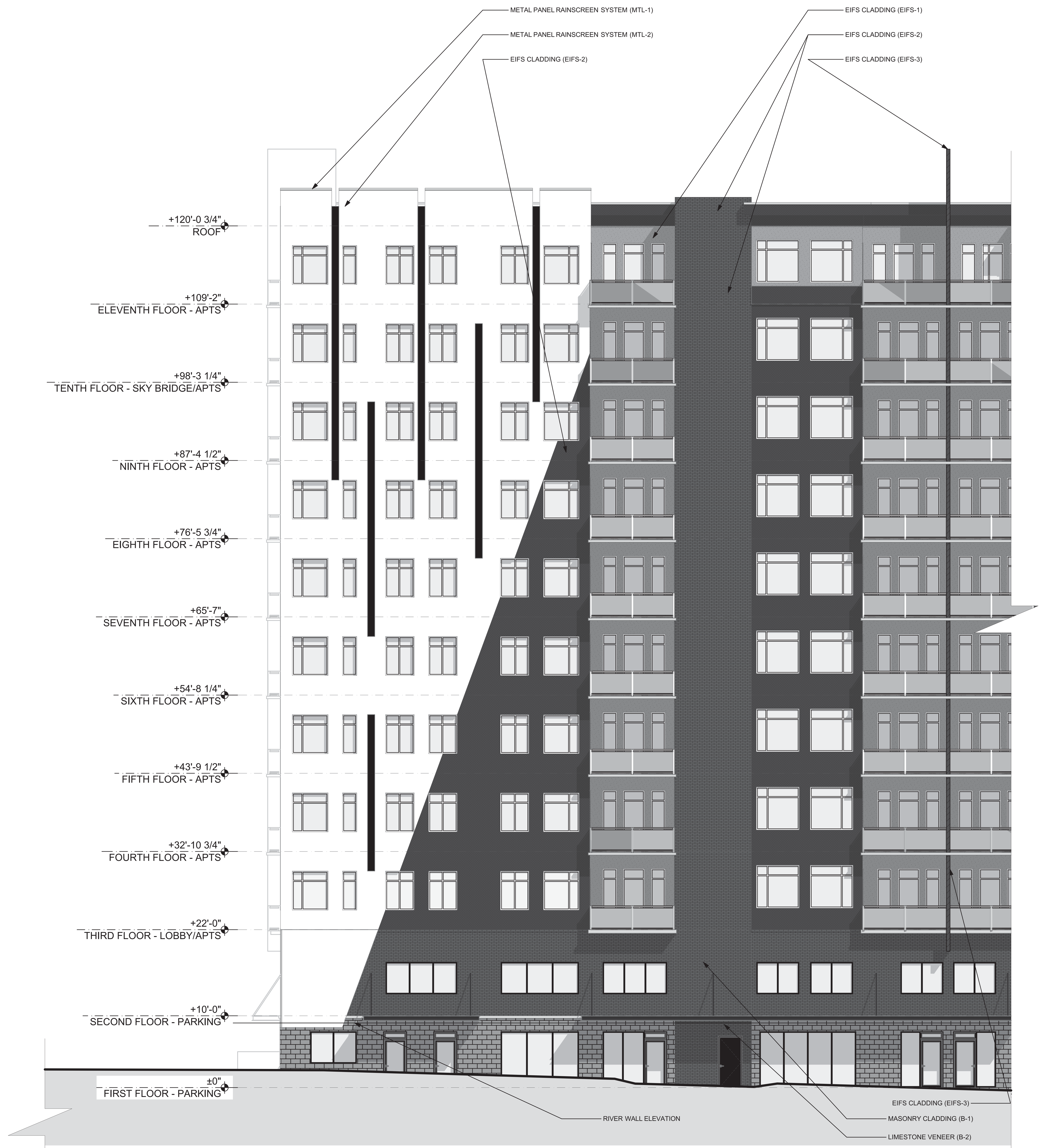
QUAD B1 EXTERIOR ELEVATIONS

1
06
QUAD B2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



5
06
QUAD B2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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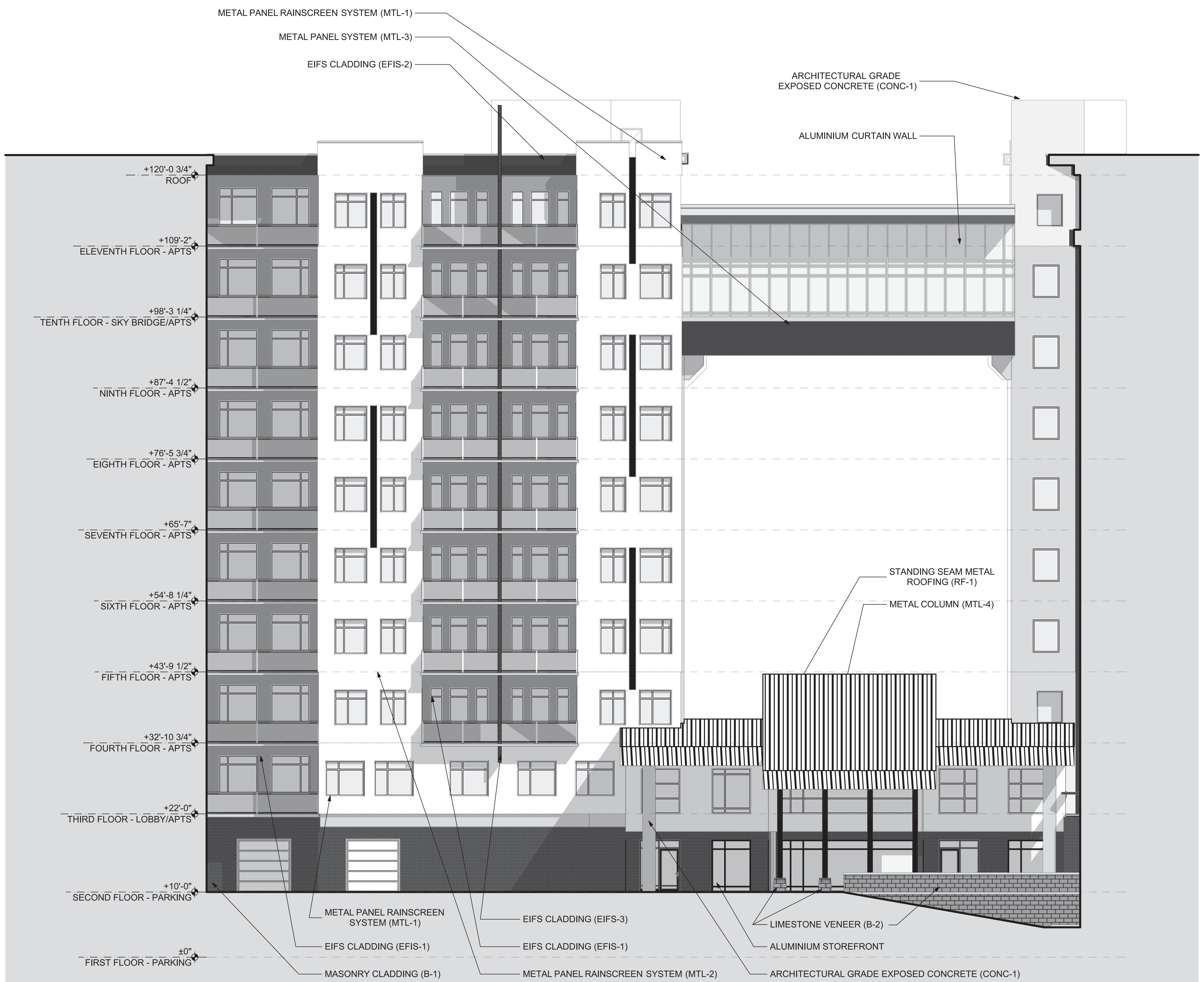
QUAD B2 EXTERIOR ELEVATIONS



1
07

SOUTHEAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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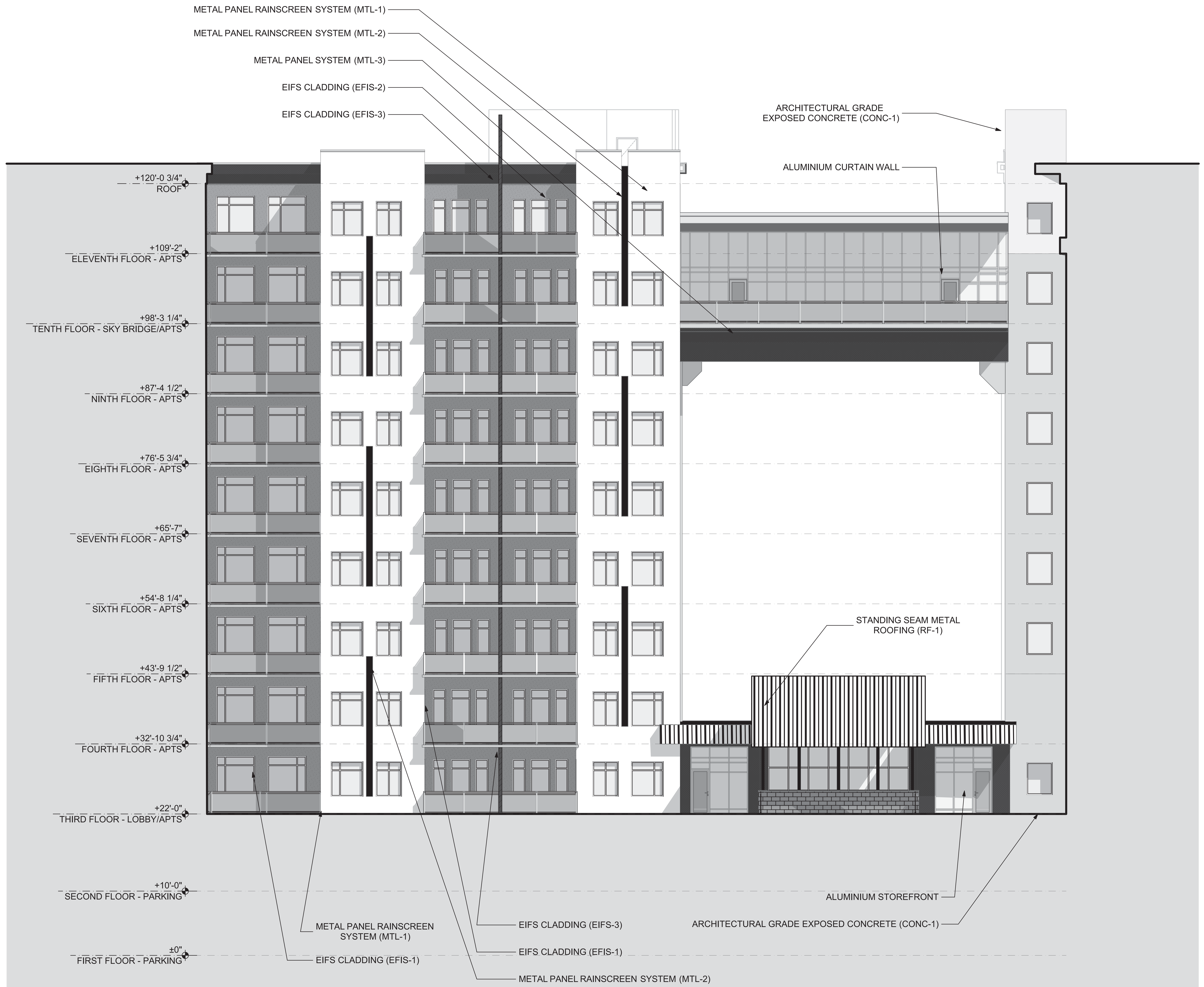
SOUTHEAST
EXTERIOR
ELEVATION



1/08 NORTHWEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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NORTHWEST EXTERIOR ELEVATION

1
09
INTERIOR EASTERN TOWER ELEVATION
SCALE: 1/8" = 1'-0"

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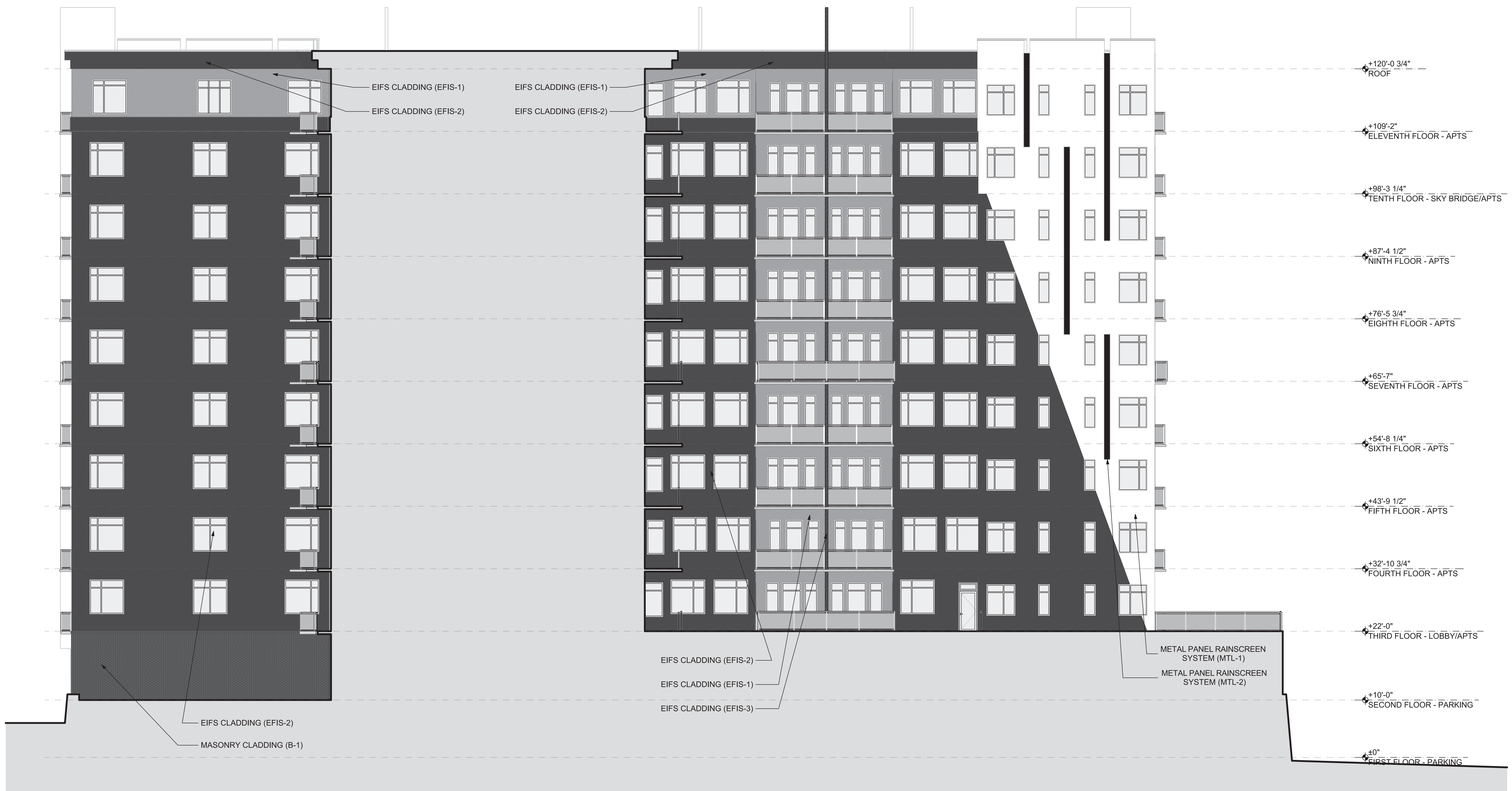
INTERIOR EASTERN
TOWER ELEVATION



1
10
INTERIOR WESTERN TOWER ELEVATION
SCALE: 1/8" = 1'-0"

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INTERIOR WESTERN TOWER ELEVATION