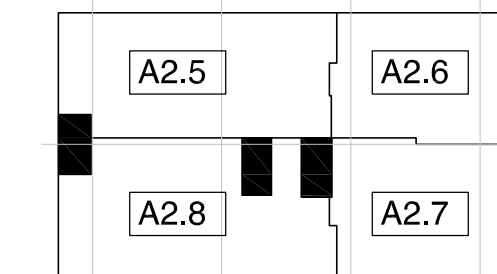


GENERAL PLAN NOTES

1. REFER TO FS1 FOR EGRESS INFORMATION

KEY PLAN NOTES

- 1 PROVIDE MTL LINER FOR TRASH CHUTE CONTINUOUS FROM 5TH FLOOR TRASH CHUTE DOOR TO 1ST LEVEL TRASH ROOM, WITH DOORS @ EVERY LEVEL.
- 2 PROVIDE USPS APPROVED SECURED MAIL BOXES FOR 66 UNITS AND BUILDING OFFICE.
- 3 NEW ELEVATOR CAB AND ALL ASSOCIATED COMPONENTS IN EXISTING ELEVATOR SHAFT. MANUFACTURER TO COORDINATE AND CONFIRM CONDITIONS INCLUDING ELECTRICAL FOR NEW INSTALLATION.
- 4 EXISTING ELEVATOR SHAFT TO BE ABANDONED. COORDINATE INSTALLATION OF ELECTRICAL CONDUIT AS SHOWN IN ELECTRICAL DRAWINGS INCLUDING ALL REQUIRED RATED ENCLOSURES FOR CONDUIT.
- 5 EXISTING VERTICAL CONDUIT FOR CELL TOWER EQUIPMENT TO BE RELOCATED. COORDINATE NEW LOCATION WITH PROPOSED NEW CHASES AND/OR FLOOR TO CEILING WALL ASSEMBLIES.



KEYPLAN LEVELS 2-5

UNIT SCHEDULE:

BASEMENT LEVEL (AMENITY & SERVICE)	1,567 sqft
1ST LEVEL (AMENITY & SERVICE)	2,326 sqft

LEVELS 1-5 RESIDENTIAL

UNIT	TYPE	AREA	BR	BA
1ST LEVEL				
01	1-LEVEL	1,210	3	2
02	1-LEVEL	1,206	3	2
03	1-LEVEL	1,069	2	2
04	1-LEVEL	878	1	1
05	1-LEVEL	878	1	1
06	1-LEVEL	1,069	2	2
1ST LEVEL TOTAL				
6,310				

2ND LEVEL					
07	201	1-LEVEL	613	1	1
08	202	1-LEVEL	588	1	1
09	203	1-LEVEL	588	1	1
10	204	1-LEVEL	588	1	1
11	205	1-LEVEL	588	1	1
12	206	1-LEVEL	783	2	2
13	207	1-LEVEL	851	2	2
14	208	1-LEVEL	562	1	1
15	209	1-LEVEL	562	1	1
16	210	1-LEVEL	851	2	2
17	211	1-LEVEL	781	2	2
18	212	1-LEVEL	880	2	2
19	213	1-LEVEL	715	1	1
20	214	1-LEVEL	725	1	1
21	215	1-LEVEL	784	2	1
2ND LEVEL TOTAL					
10,459					

3RD LEVEL					
22	301	1-LEVEL	613	1	1
23	302	1-LEVEL	588	1	1
24	303	1-LEVEL	588	1	1
25	304	1-LEVEL	588	1	1
26	305	1-LEVEL	588	1	1
27	306	1-LEVEL	783	2	2
28	307	1-LEVEL	851	2	2
29	308	1-LEVEL	562	1	1
30	309	1-LEVEL	562	1	1
31	310	1-LEVEL	851	2	2
32	311	1-LEVEL	781	2	2
33	312	1-LEVEL	880	2	2
34	313	1-LEVEL	715	1	1
35	314	1-LEVEL	725	1	1
36	315	1-LEVEL	784	2	1
3RD LEVEL TOTAL					
10,459					

4TH LEVEL					
37	401	1-LEVEL	613	1	1
38	402	1-LEVEL	588	1	1
39	403	1-LEVEL	588	1	1
40	404	1-LEVEL	588	1	1
41	405	1-LEVEL	588	1	1
42	406	1-LEVEL	783	2	2
43	407	1-LEVEL	851	2	2
44	408	1-LEVEL	562	1	1
45	409	1-LEVEL	562	1	1
46	410	1-LEVEL	851	2	2
47	411	1-LEVEL	781	2	2
48	412	1-LEVEL	880	2	2
49	413	1-LEVEL	715	1	1
50	414	1-LEVEL	725	1	1
51	415	1-LEVEL	784	2	1
4TH LEVEL TOTAL					
10,459					

5TH LEVEL					
52	501	1-LEVEL	613	1	1
53	502	1-LEVEL	588	1	1
54	503	1-LEVEL	588	1	1
55	504	1-LEVEL	588	1	1
56	505	1-LEVEL	588	1	1
57	506	1-LEVEL	783	2	2
58	507	1-LEVEL	851	2	2
59	508	1-LEVEL	562	1	1
60	509	1-LEVEL	562	1	1
61	510	1-LEVEL	851	2	2
62	511	1-LEVEL	781	2	2
63	512	1-LEVEL	880	1	1
64	513	1-LEVEL	715	1	1
65	514	1-LEVEL	725	1	1
66	515	1-LEVEL	784	2	1
5TH LEVEL TOTAL					
10,293					

6TH LEVEL (ROOF-TOP)				
2,364				
TOTAL AMENITY				
6,257				
TOTAL RESIDENTIAL				
47,980				
AVERAGE DWELLING UNIT				
727				

INDICATES TYPE 'A' UNIT DESIGNED PER ANSI 117.1 CHAPTER 10.

*NO TYPE 'B' UNITS ARE REQUIRED PER IBC 2009 3411.1 EXCEPTION.

PROJECT NORTH

TRUE NORTH

FLOOR PLANS

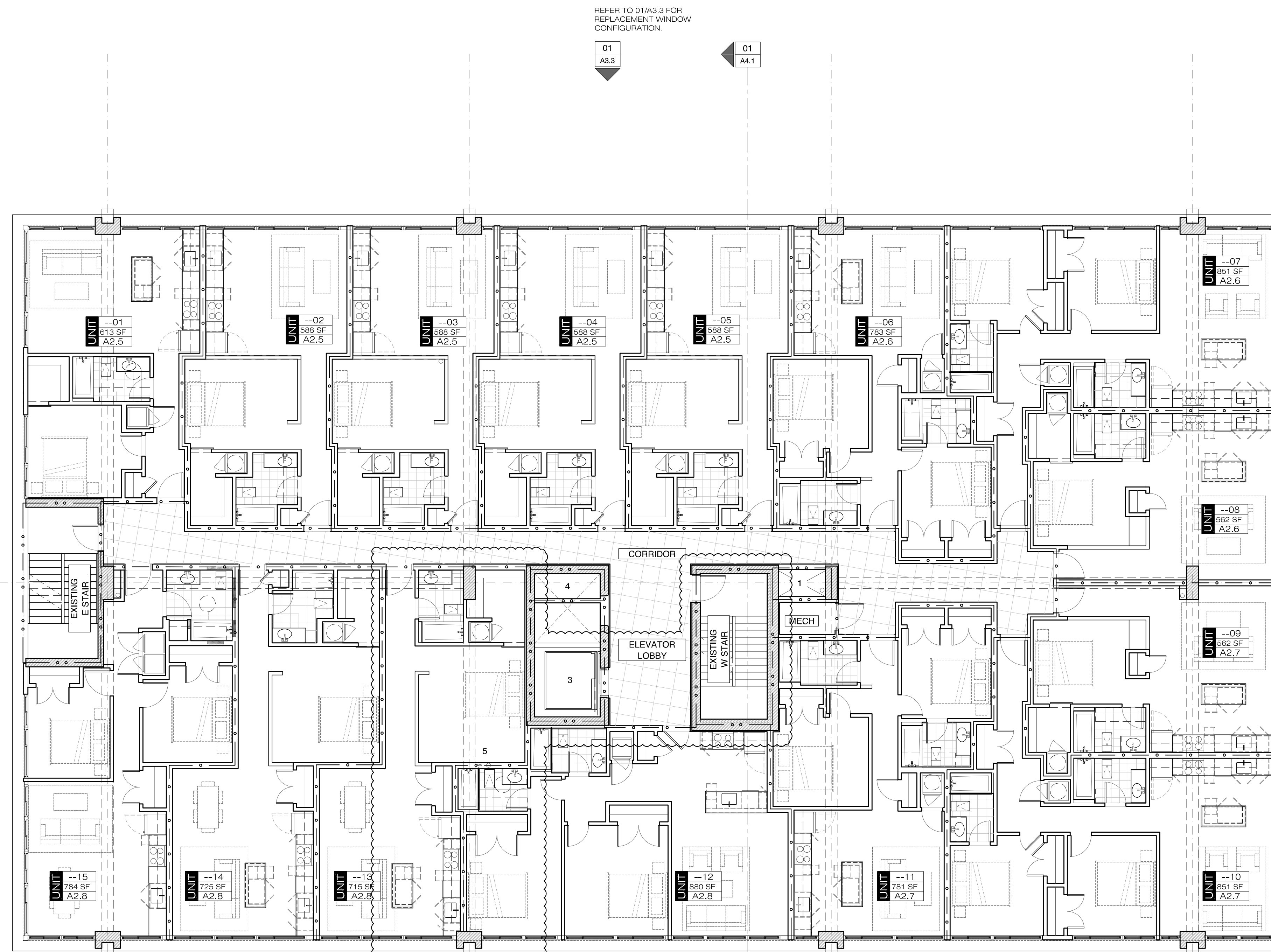
A1.2

1/8" = 1'-0"

0 8 16 24 FT

14/07/31

ROOF DECK DELETED 5TH LEVEL IS AFFECTED WITH DELETION OF STAIR FROM ROOF TO 5TH LEVEL. 5TH LEVEL BECOMES IDENTICAL TO LEVELS 2-4.



01 A3.2 REFER TO 01/A3.2 FOR REPLACEMENT WINDOW CONFIGURATION.

01 A3.3 REFER TO 01/A3.3 FOR REPLACEMENT WINDOW CONFIGURATION.

01 A4.1

01 A3.4 REFER TO 01/A3.4 FOR REPLACEMENT WINDOW CONFIGURATION.

01 A3.1 REFER TO 01/A3.1 FOR REPLACEMENT WINDOW CONFIGURATION.

01 A4.1

01 2ND-5TH TYPICAL LEVELS

A1.2 1/8" = 1'-0"

0 8 16 24 FT

OWNER/CONTRACTOR PRICING, REVIEW, & COORDINATION SET
NOT FOR CONSTRUCTION

Improvements and Alterations at:
THE DANIELS BUILDING
3805 Cutshaw Ave.
Richmond, Virginia

ROOF PLAN NOTES

- VISIBLE SECONDARY OVERFLOW DRAINAGE AT ROOF EDGE NEW ROOF TO BE MINIMUM 60 MIL TPO MEMBRANE ROOF FULLY ADHERED TO MINIMUM R-20 CONTINUOUS INSULATION ON EXISTING CONCRETE ROOF DECK.
- NEW ROOF TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS TO INSURE A MINIMUM WARRANTY OF 20 YEARS.

INDICATES EXISTING ROOF DRAINS TO REMAIN AND BE REPAIRED. PROVIDE TAPERED INSULATION FOR POSITIVE DRAINAGE IN ALL AREAS TO EXISTING INTERNAL DRAINS AND AWAY FROM ROOF EDGES.

KEY PLAN NOTES

- PROVIDE MTL LINER FOR TRASH CHUTE CONTINUOUS FROM 5TH FLOOR TRASH CHUTE DOOR TO 1ST LEVEL TRASH ROOM, WITH DOORS @ EVERY LEVEL
- PROVIDE USPS APPROVED SECURED MAIL BOXES FOR 66 UITS AND BUILDING OFFICE
- NEW ELEVATOR CAB AND ALL ASSOCIATED COMPONENTS IN EXISTING ELEVATOR SHAFT. MANUFACTURER TO COORDINATE AND CONFIRM CONDITIONS INCLUDING ELECTRICAL FOR NEW INSTALLATION.
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UNIT SCHEDULE:

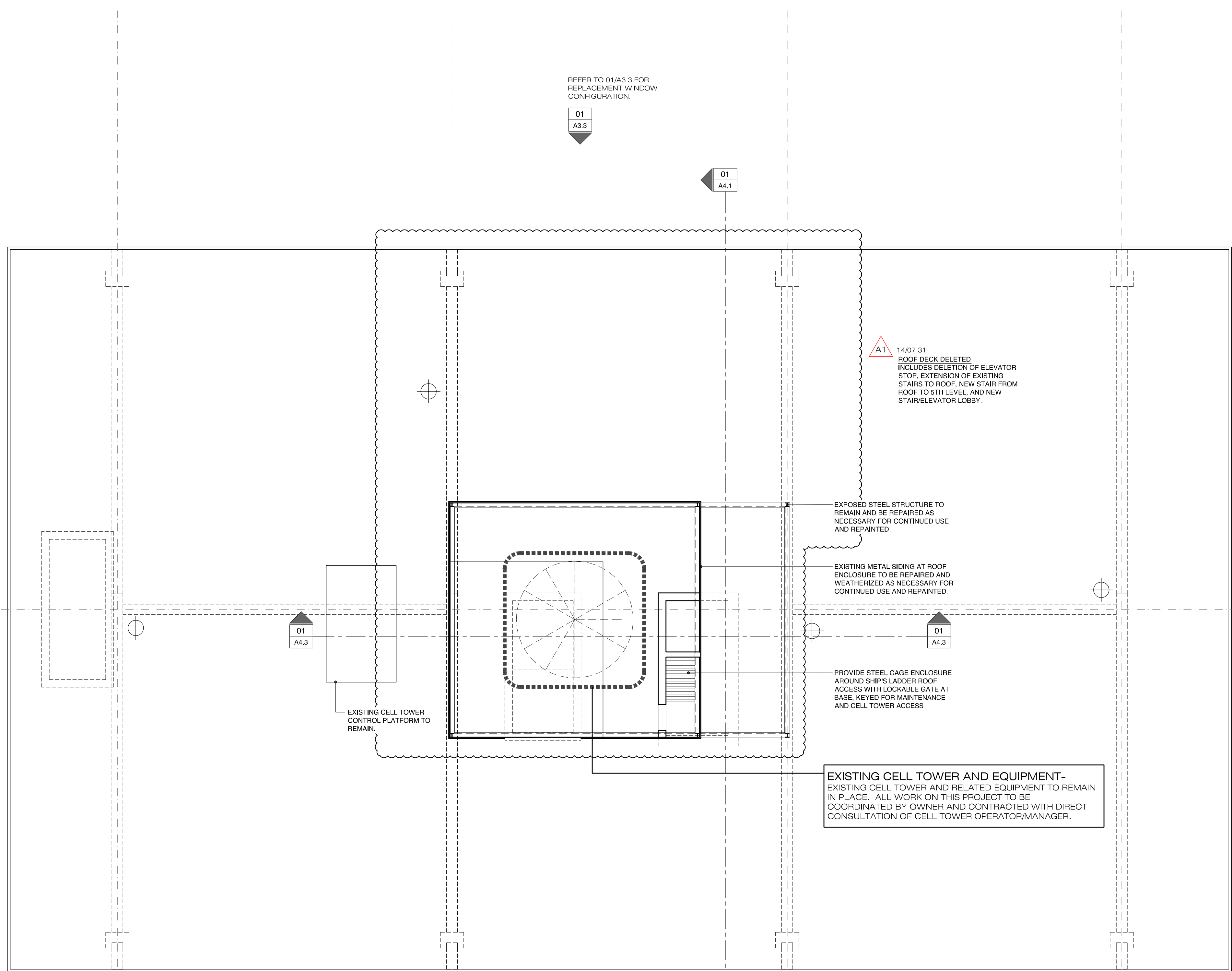
BASEMENT LEVEL (AMENITY & SERVICE)					
1ST LEVEL (AMENITY & SERVICE)					
LEVELS 1-5 RESIDENTIAL					
UNIT	TYPE	AREA	BR	BA	(sqft)
1ST LEVEL					
01	101	1,210	3	2	
02	102	1,206	3	2	
03	103	1,069	2	2	
04	104	878	1	1	
05	105	878	1	1	
06	106	1,069	2	2	
1ST LEVEL TOTAL		6,310			
2ND LEVEL					
07	201	613	1	1	
08	202	588	1	1	
09	203	588	1	1	
10	204	588	1	1	
11	205	588	1	1	
12	206	783	2	2	
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19	213	715	1	1	
20	214	725	1	1	
21	215	784	2	1	
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3RD LEVEL					
22	301	613	1	1	
23	302	588	1	1	
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25	304	588	1	1	
26	305	588	1	1	
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29	308	562	1	1	
30	309	562	1	1	
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33	312	880	2	2	
34	313	715	1	1	
35	314	725	1	1	
36	315	784	2	1	
3RD LEVEL TOTAL		10,459			
4TH LEVEL					
37	401	613	1	1	
38	402	588	1	1	
39	403	588	1	1	
40	404	588	1	1	
41	405	588	1	1	
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48	412	880	2	2	
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50	414	725	1	1	
51	415	784	2	1	
4TH LEVEL TOTAL		10,459			
5TH LEVEL					
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53	502	588	1	1	
54	503	588	1	1	
55	504	588	1	1	
56	505	588	1	1	
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58	507	851	2	2	
59	508	562	1	1	
60	509	562	1	1	
61	510	851	2	2	
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65	514	725	1	1	
66	515	784	2	1	
5TH LEVEL TOTAL		10,293			
6TH LEVEL (ROOF-TOP)		2,364			
TOTAL AMENITY		6,257			
TOTAL RESIDENTIAL		47,980			
AVERAGE DWELLING UNIT		727			

INDICATES TYPE 'A' UNIT DESIGNED PER ANSI 117.1 CHAPTER 10.
NO TYPE 'B' UNITS ARE REQUIRED PER IBC 2009 3411.1 EXCEPTION.

FLOOR PLANS

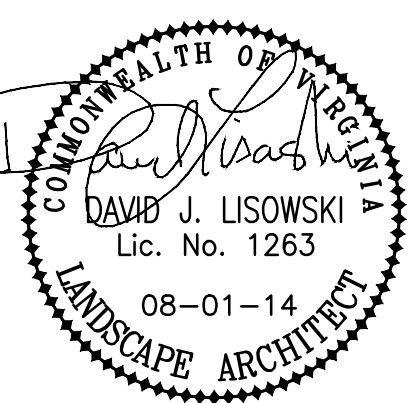
A1.3

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



01 LOUNGE AND ROOF PLAN
A1.3
1/8" = 1'-0"

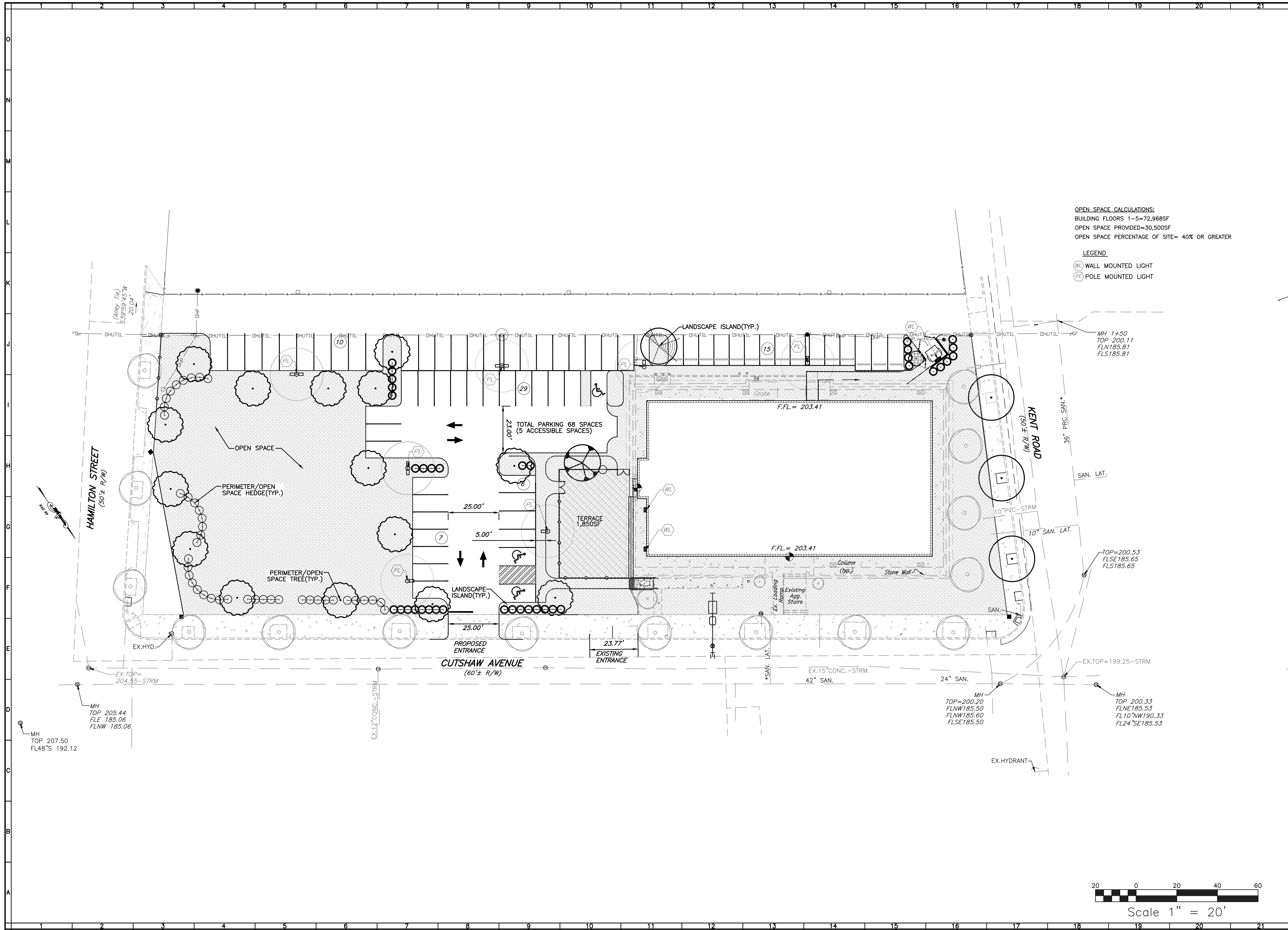
IMPROVEMENTS AND ALTERATIONS AT:
THE DANIELS BUILDING
 3805 CUSHAW AVE.
 RICHMOND, VIRGINIA
OWNER/CONTRACTOR PRICING, REVIEW, & COORDINATION SET
NOT FOR CONSTRUCTION



OPEN SPACE CALCULATIONS:
BUILDING FLOORS 1-5=72,968SF
OPEN SPACE PROVIDED=30,500SF
OPEN SPACE PERCENTAGE OF SITE= 40% OR GREATER

LEGEND

- (WL) WALL MOUNTED LIGHT
- (PL) POLE MOUNTED LIGHT



3805 CUTSHAW AVE
OPEN SPACE PLAN
WEST END-1ST DISTRICT
CITY OF RICHMOND, VIRGINIA

DRAWN BY DJL

DESIGNED BY DJL

CHECKED BY CMS

DATE 07-17-2014

SCALE 1"=20'

REVISIONS:

08-01-2014

PLANNING COMMENTS

SHEET NO.

CS2

JOB NO. C1300147.00

