NORTH ARTHUR ASHE BOULEVARD PERSPECTIVE

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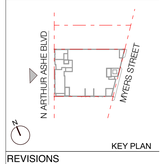

KEY PLAN

REVISIONS

TAG	DATE

PROJECT #:	19.34
ISSUE DATE:	1/31/20

COVER

A.100

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Document Name: C:\Users\jhiggins.19.34.1011-Arthur-Ashe-Blvd\01 $SB\01 Arthur Ash Blvd SUP resubmit.pln

GENERAL NOTES

1. PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE CODES.

2. VERIFY EXISTING CONDITIONS, DIMENSIONS AND VERTICAL ELEVATIONS THAT AFFECT THE WORK INDICATED IN THESE DOCUMENTS AND NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES. DISCREPANCIES AND CONDITIONS THAT REQUIRE ADDITIONAL DOCUMENTATION BEYOND THAT SHOWN IN THESE PROJECT DOCUMENTS IN ORDER FOR THE CONTRACTOR TO PERFORM HIS WORK SHALL BE PROVIDED AND INCLUDED IN THE CONTRACTOR'S BASE BID.

3. DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ON DRAWINGS SHALL GOVERN. ALL DIMENSIONS ARE TAKEN TO FACE OF STUDS OR EXISTING MASONRY/ CONCRETE OR OTHER EXISTING CONSTRUCTION, UNLESS OTHERWISE INDICATED.

4. OBTAIN AND PAY FOR ALL PERMITS, PROCESS AND COMPLETE ALL INSPECTIONS AND REPORTS, SECURE FINAL BUILDING CODE OFFICIAL SIGN-OFFS AND OBTAIN A CERTIFICATE OF OCCUPANCY. PROVIDE THE OWNER WITH A BONAFIDE RELEASE OF ALL LIENS WITH EACH SUBCONTRACTOR'S SIGNATURE.

5. INSTALL ARCHITECT'S SIGN WITHIN 30 DAYS OF NOTICE TO PROCEED, ADJACENT TO CONTRACTOR'S SIGN OR AS APPROVED BY THE OWNER. ARCHITECT'S SIGN SHALL BE FURNISHED BY THE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN SIGN IN NEAT APPEARANCE THROUGH DURATION OF THE CONTRACT. REMOVE AND TURN OVER SIGN TO THE ARCHITECT AT PROJECT COMPLETION.

6. SCHEDULE A KICK OFF MEETING WITH ARCHITECT, CONTRACTOR AND MAJOR SUBCONTRACTORS TO COORDINATE ALL BUILDING SYSTEMS.

7. PROVIDE ALL TEMPORARY FACILITIES AND UTILITIES REQUIRED FOR COMPLETION OF THE PROJECT.

8. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF CONSTRUCTION UNTIL FINAL LATERAL AND VERTICAL CARRYING SYSTEMS ARE COMPLETED.

9. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTORS' WORK, COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. ACCURATE LOCATION OF STRUCTURAL MEMBERS, AND OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT. CONTRACTOR SHALL VERIFY DIMENSIONS AND OPENING SIZES (CLEARANCES REQUIRED) FROM MFR PRIOR TO CONSTRUCTION AND INSTALLATION OF EQUIPMENT, FURNISHINGS, AND ACCESSORIES.

10. CONTRACTOR IS RESPONSIBLE FOR TRADE PERMITS, INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, AND EXTERIOR SIGNAGE.

11. DETAILS NOTED AS "TYPICAL" OR "TYP" APPLY IN ALL CASES UNLESS SPECIFICALLY REFERENCED. DETAILS THAT ARE SPECIFICALLY REFERENCED SHALL TAKE PRECEDENCE OVER DETAILS NOTED AS "TYPICAL" OR "TYP". SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.

12. CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE PROJECT IS IN PROGRESS AND UNTIL PROJECT COMPLETION.

13. LOCATE EXISTING UTILITIES WHETHER INDICATED OR NOT AND PROTECT FROM DAMAGE. CONTRACTOR SHALL BEAR REPAR OR REPLACEMENT EXPENSES OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PROSECUTION OF THE WORK, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

14. PROVIDE BACKING, BLOCKING, OR STRAPPING AS REQUIRED FOR MOUNTING GRAB BARS, SHELVING, EQUIPMENT, HANDRAILS, ACCESSORIES, AND CABINETS. BLOCKING SHALL BE CONCEALED SOLID DIMENSIONAL WOOD BLOCKING. CONCEALED SHEET METAL BLOCKING MAY BE USED AT WALL MOUNTED ACCESSORIES.

15. PROVIDE ACCESS PANELS AS REQUIRED. LOCATION, FINISH, AND TYPE SHALL BE APPROVED BY ARCHITECT PRIOR TO OBTAINING AND INSTALLING ACCESS PANEL LOCATIONS NOT APPROVED BY ARCHITECT WILL BE SUBJECT TO MODIFICATION AT NO ADDITIONAL COST. PROVIDE RATED ACCESS PANELS WITH THE SAME RATING AS WALL/CEILING AT RATED ASSEMBLIES.

16. PROVIDE DEFLECTION HEADS AT WALLS WHICH TERMINATE AT UNDERSIDE OF CONCRETE STRUCTURE.

17. PROVIDE SEALANT AT JOINTS BETWEEN GYPSUM BOARD AND CONCRETE AND PAINT JOINT TO MATCH GYPSUM BOARD.

18. ISOLATE CONSTRUCTION ACTIVITIES FROM OCCUPIED AREAS, PARKED VEHICLES, ADJACENT BUILDINGS OR PROPERTY FOR NOISE, DUST, HEAT LOSS AND GENERAL ACCESS.

19. KEEP CONSTRUCTION SITE CLEAN AND FREE OF DEBRIS AT ALL TIMES.

20. PROVIDE A SUBMITTAL/ SHOP DRAWING LOG WITHIN 30 DAYS OF NOTICE TO PROCEED TO THE ARCHITECT. LOG MUST INDICATE ANTICIPATED DATES FOR DESIGN PROFESSIONAL REVIEW. PROVIDE SHOP DRAWINGS AND/ OR SUBMITTALS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION OF ALL ITEMS. PRIOR TO SUBMITTING SHOP DRAWINGS AND SUBMITTALS, REVIEW EACH ITEM FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. ALL SUBMITTALS SHALL BE FOR PRODUCTS SPECIFIED OR INDICATED. SUBSTITUTIONS MUST BE SO IDENTIFIED AND MAY REQUIRE ADDITIONAL REVIEW TIME BY THE ARCHITECT OR ENGINEER.

21. ALL ITEMS FOR CONSTRUCTION SHALL BE NEW, UNUSED AND OF HIGHEST QUALITY. INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.

22. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY OR IN ROOF APPLICATIONS (CURBS, BLOCKING ETC.) SHALL BE PRESSURE PRESERVATIVE TREATED.

23. ALL GLAZING SHALL COMPLY WITH HAZARDOUS LOCATION REQUIREMENTS AS INDICATED IN BUILDING CODE.

24. PROVIDE CAULKING BETWEEN DISSIMILAR MATERIALS IN ORDER TO INSURE WEATHER TIGHTNESS, FIRE RATINGS, AND/ OR CONTINUITY OF FINISHES. CAULKING AT ALL JOINTS WHERE FIRE RATINGS ARE REQUIRED SHALL BE FIRE RATED AND COMPATIBLE WITH INDEPENDENT LAB TESTED ASSEMBLY.

25. PROVIDE ADEQUATE FRAMING/ BLOCKING OR CONCEALED SUPPORTS AND FASTENING DEVICES FOR ALL ITEMS TO BE MOUNTED TO THE CEILINGS OR WALLS.

26. EXTEND ALL FLOOR, WALL, AND CEILING FINISHES UNDER OR BEHIND ANY ITEM OF EQUIPMENT, FURNITURE, ETC.

27. SIGNAGE: ALL SIGNAGE FOR FIRE EQUIPMENT SHALL BE PERMANENTLY INSTALLED AND BE READILY VISIBLE ON THE ENTRANCE DOOR. LETTERS MUST CONTRAST WITH THE SIGN BACKGROUND. SIGNAGE MUST BE 4" IN HEIGHT AND SHALL READ "SPRINKLER CONTROL VALVES".
PROVIDE TACTILE WARNING SIGNAGE STATING "EXIT" AT DOORS TO ENCLOSED STAIRWAYS, ADJACENT TO THE LATCH SIDE OF THE DOOR, 60 INCHES ABOVE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN.

28. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF FIRE RATED ASSEMBLIES THAT ARE PENETRATED BY BUILDING SYSTEMS. REPAIR AND/OR FILL ALL VOIDS AND HOLES IN FLOORS, WALLS, CEILINGS, AND ROOFS WITH SOLID MATERIAL TO MATCH ADJACENT CONSTRUCTION, FIRE RATINGS AND PERFORMANCE.

29. PROVIDE 1/8" THICK, 4" TALL BRUSHED ALUMINUM NUMBERS AT EACH APARTMENT ENTRY DOOR, UNLESS OTHERWISE NOTED. PROVIDE BRAILLE PLATE.

30. WHERE NEW ROOFING IS INDICATED, PROVIDE FLASHING AT ADJOINING STRUCTURES AND PENETRATIONS TO ENSURE THEY ARE WATERTIGHT AND MAINTAIN REQUIRED WARRANTY. UNLESS OTHERWISE INDICATED, EXTEND ROOF MEMBRANE UP THE BACK OF PARAPETS AND UNDER COPINGS TO BUILDING EXTERIOR.

31. BUILDING TO BE WATERTIGHT AGAINST ELEMENTS.

32. WHERE TUBS ARE LOCATED AGAINST FIRE RATED ASSEMBLIES, PROVIDE ADDITIONAL LAYER OF 1/2" CEMENTITIOUS BOARD TO COVER TUB FLANGE UP TO CEILING.

33. PROVIDE 4" MINIMUM BETWEEN HINGE SIDE OF DOOR OPENINGS AND NEAREST ADJOINING WALL OR PARTITION, UNLESS OTHERWISE NOTED.

34. PROVIDE 3/8" PLYWOOD DRAFTSTOP IN ATTICS ABOVE AND IN LINE WITH DWELLING UNIT SEPARATION WALLS.

35. EACH FINISH SUB-CONTRACTOR SHALL INSPECT THE SUBSTRATE AND DETERMINE THE SUITABILITY FOR THE TYPE OF MATERIAL TO BE INSTALLED. REPORT ALL UNSUITABLE CONDITIONS TO CONTRACTOR FOR CORRECTION. CARPET AND TILE CONTRACTORS SHALL PROVIDE FLASH PATCHING AS REQUIRED FOR A TRUE AND LEVEL FINISH. CLEAN ALL SURFACES TO RECEIVE NEW FINISHES OF FOREIGN MATERIAL THAT WOULD ADVERSELY AFFECT THE APPLICATION AND PERFORMANCE OF NEW FINISHES. COMMENCEMENT OF WORK IS ACKNOWLEDGEMENT OF THE CONTRACTOR'S ACCEPTANCE OF THE SUBSTRATE.

36. COMPLY WITH THE CITY OF RICHMOND CROSS CONNECTION AND BACKFLOW PROGRAM REQUIREMENTS. PROVIDE DETAIL DRAWINGS OF EXISTING UTILITIES AND NEW BACKFLOW AND SPRINKLER INSTALLATIONS TO THE DEPARTMENT OF UTILITIES FOR APPROVAL PRIOR TO INSTALLATION.

37. PROVIDE ALL HOOKUPS REQUIRED FOR INDICATED EQUIPMENT.

38. SPRINKLER SYSTEM SHALL BE PROVIDED ON A DESIGN-BUILD BASIS WITH SHOP DRAWINGS INCLUDING A PROFESSIONAL ENGINEER SEAL FOR APPROVAL BY BUILDING CODE OFFICIAL. SPRINKLER CONTRACTOR SHALL VERIFY THE OWNER'S SPRINKLER SUPERVISION METHOD SELECTION AND COORDINATE WITH THE FIRE ALARM SUB CONTRACTOR. COORDINATE ALL COMPONENTS WITH OTHER TRADES TO MINIMIZE CONFLICTS.

39. PROVIDE PORTABLE FIRE EXTINGUISHER ON EACH COMPLETED FLOOR DURING CONSTRUCTION IN ACCORDANCE WITH NFPA 10 (STANDARDS FOR THE INSTALLATION OF PORTABLE FIRE EXTINGUISHERS).

40. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED PER SPECIFICATION SECTION 07 84 00 FIRESTOPPING. RATED ASSEMBLIES SHALL BE CONSTRUCTED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES PER SECTION 709.6.

41. SMOKE AND FIRE DAMPERS SHALL BE INSTALLED PER LABC SECTION 713.10 AND 713.11.

42. ALL SAFETY GLAZING SHALL BE PERMANENTLY LABELED WITH THE MANUFACTURERS NAME AND TEST APPROVAL INFORMATION.

43. AN APPROVED GAS SHUTT OFF VALVED SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

44. THIS BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA-13.

45. SEE ASSEMBLY SHEETS FOR LOCATION OF DIMENSION START AND FINISH POINT ON ALL ASSEMBLIES.

46. GUARANTEE ALL WORK FOR A MINIMUM PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION.

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/Volumes/Projects/19.34 1011 Arthur Ashe Blvd/01 BIM/1011 Arthur Ash Blvd SUP resubmit.pln

GENERAL HAZARD NOTES

1. UNDERGROUND STORAGE TANKS (UST), IF FOUND, ARE TO BE "CLOSED IN PLACE". ANALYZE A MINIMUM OF 8 SOIL SAMPLES ADJACENT TO THE BOTTOM OF THE USTS FOR TOTAL PETROLEUM HYDROCARBON VIA EPA METHOD 8015B.

2. REMOVE ALL ABOVE GROUND STORAGE TANKS FROM THE SITE IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE REGULATIONS.

3. ASBESTOS-CONTAINING MATERIALS, IF FOUND, ARE TO BE MANAGED UNDER A SITE-SPECIFIC OPERATIONS AND MAINTENANCE PROGRAM DEVELOPED IN ACCORDANCE WITH STATE AND FEDERAL GUIDELINES BY A LICENSED ASBESTOS PROJECT DESIGNER.

4. LEAD-BASED PAINT, IF FOUND, SHALL BE ENCAPSULATED IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS UNLESS OTHERWISE NOTED.
AREAS IDENTIFIED WITH LEAD PAINT SUBJECT TO PAINT REMOVAL SHALL BE PERFORMED IN A CONTROLLED MANNER PER OSHA 29 CFR 1926.62.

5. POLYCHLORINATED BIPHENYLS - PCB CONTAINING LIGHT BALLASTS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL APPLICABLE REGULATIONS BY AN ELECTRICAL CONTRACTOR FAMILIAR WITH PCBS.

6. ALL AREAS CONTAINING PIGEON GUANO SHALL BE PROPERLY CLEANED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

MEP NOTES

MECHANICAL

1. ALL VENTS TO BE RUN THROUGH THE ROOF, INCLUDING FANS, DRYER VENTS & MAKE-UP AIR INTAKES. WHERE VISIBLE, PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.

2. STACKED CORRIDORS IN EACH BUILDING TO BE CONDITIONED WITH A SINGLE UNIT, USING A TRANSFER GRILLE WITH FIRE DAMPER BETWEEN FLOORS.

3. ALL HVAC TO BE SINGLE ZONE, 14 SEER MIN. ELECTRIC HEAT PUMP SYSTEM WITH CONDENSERS ON THE ROOF. EVERY UNIT IS TO HAVE IT'S OWN SYSTEM. LOCATE CONDENSERS TO ON ROOF UNLESS OTHERWISE SPECIFIED.

4. RETURN AIR GRILL TO BE A VENT SET INTO WALL, SEE PLAN, (DOORS TO HVAC CLOSET WILL NOT BE LOUVERED). FILTER TO BE READILY ACCESSIBLE.

5. EXPOSED DUCT TO BE NON-INSULATED SPIRAL--DO NOT TAPE JOINTS. REGISTERS TO BE CURVED TO MATCH RADIUS OF DUCT. NO WHITE REGISTERS.

6. ALL REFRIGERANT LINES NEED TO BE ENCLOSED IN WALLS OR CEILINGS.

7. NO CFC'S IN MECHANICAL UNITS.

8. ALL DUCTWORK TO BE CONCEALED, PROVIDE FIRE DAMPERS WHERE DUCTS PENETRATE RATED ASSEMBLY.

9. ALL UNITS TO USE R-410A COOLANT.

ELECTRICAL

1. ALL APARTMENTS TO BE INDIVIDUALLY METERED. PROVIDE AS FEW HOUSE METERS AS POSSIBLE.

2. LIGHTS AT THE KITCHEN BAR WILL BE SUSPENDED PENDANTS, FLUORESCENT FIXTURES ARE TO BE INSTALLED FOR GENERAL KITCHEN LIGHTING.

3. ALL ELECTRICAL FEEDERS TO BE CONCEALED. ALL APPLIANCES ARE ELECTRIC (NO GAS).

4. ALL WIRE IS TO BE CONCEALED IN WALL CONSTRUCTION. NO EXPOSED "ROMEX" CABLE FOR ELECTRICAL WIRING. IN CASES WHERE WIRING CANNOT BE CONCEALED (SOLID MASONRY WALLS) IT SHOULD BE RUN IN CONDUIT (EMC). CONDUIT RUNS SHOULD BE MADE AS SHORT AS POSSIBLE, CO-ORDINATE WITH ARCHITECT.

5. ELECTRICAL PANELS SHOULD BE LOCATED IN A DISCRETE LOCATION. REFER TO ARCHITECTURAL DRAWINGS FOR EP LOCATIONS.

6. POWER CONNECTION SHOULD ENTER BUILDING UNDERGROUND.

7. EMERGENCY EGRESS LIGHTING SHOULD BE EITHER BALLASTED IN CORRIDOR LIGHTS, OR LED LIGHTS SET AS HIGH AS PRACTICAL.

8. OUTLETS AND OUTLET COVERS SHOULD MATCH THE COLOR OF THE ADJACENT SURFACE. CHECK WITH ARCHITECT TO GET APPROVAL ON ATYPICAL SURFACES LIKE BACKSPLASHES, WAINSCOTS, AND FLOORING.

9. PROVIDE OUTLETS PER CODE IN APARTMENTS, PROVIDE OUTLETS EVERY 50' IN CORRIDORS AND AT 12' IN OTHER COMMON AREAS.

PLUMBING

1. PLUMBING TO BE WET VENTED.

2. PENETRATIONS THROUGH THE ROOF TO BE PAINTED TO MATCH ROOF COLOR.

3. PROVIDE WATER TO REFRIGERATOR ICE-MAKERS.

4. ALL PLUMBING LINES SHOULD BE RUN IN CONCEALED SPACES.

5. SUPPLY SHALL BE CPVC.

6. WASTE SHALL BE PVC.

7. WATER SUPPLY FOR EACH UNIT WILL BE SUB-METERED, PROVIDE ADEQUATE SPACE FOR METER.

8. INDIVIDUAL UNIT WATER SHUT OFF VALVES SHOULD BE INSTALLED IN CONSISTENT LOCATION WITHIN EACH MECHANICAL CLOSET. VALVES SHOULD BE LABELED "WATER SHUT OFF".

9. INSTALL BACK FLOW PREVENTER ABOVE GRADE WITH DRAIN, PER CITY OF RICHMOND REQUIREMENTS.

10. WASHER DRYER TO HAVE PAN AND DRAIN.

11. PROVIDE TWO LOCKABLE HOSE BIBBS AT EACH BUILDING.

12. WHERE POSSIBLE KEEP PLUMBING OUT OF RATED WALLS, UTILIZE THE FLOOR ASSEMBLY AND OR DROPPED CEILINGS BELOW.

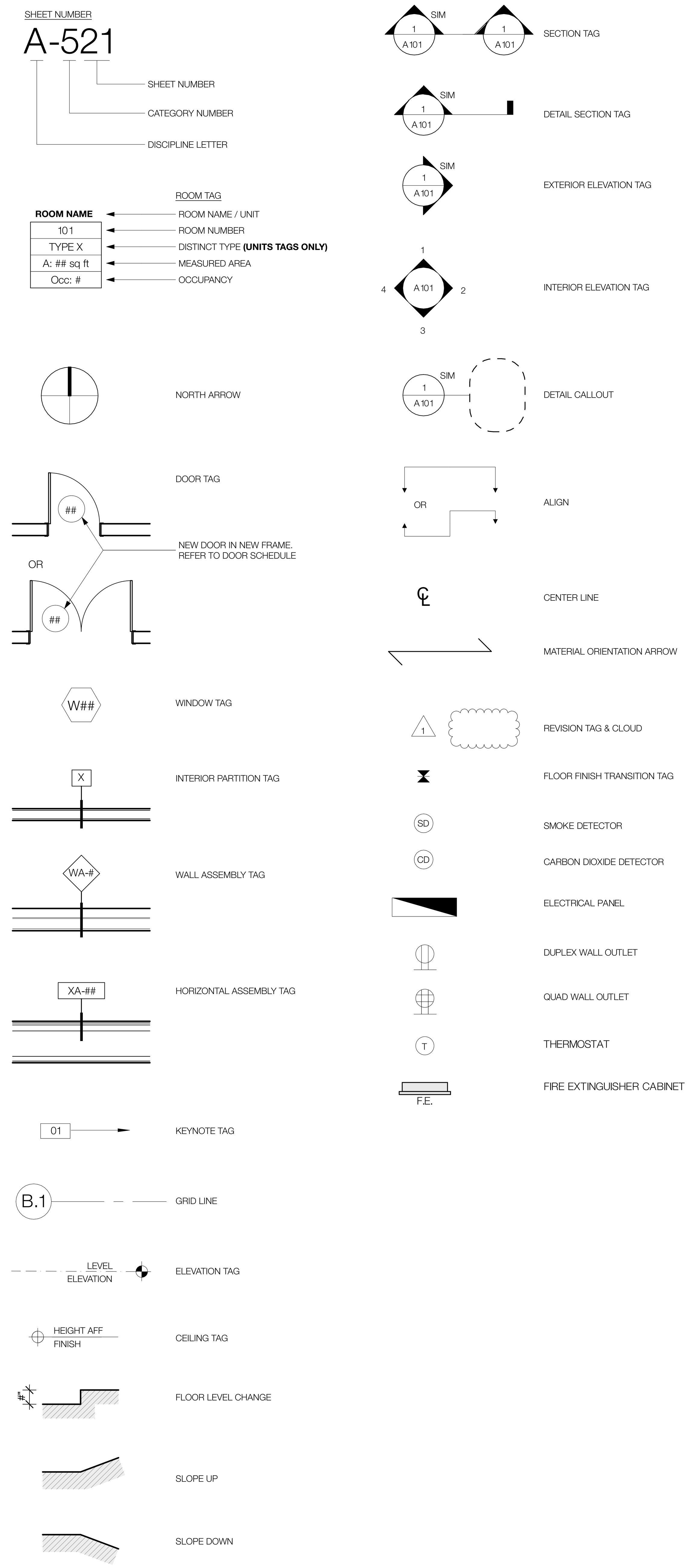
FIRE SUPPRESSION

1. PROVIDE SPRINKLER VALVE.

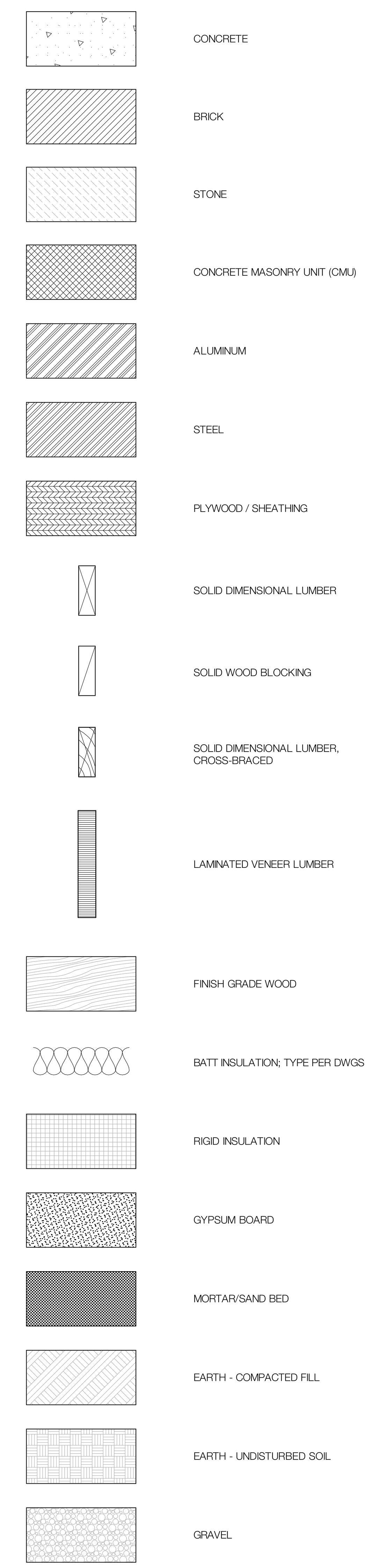
2. CONCEAL ALL PIPES.

3. STAND PIPE VALVES TO BE IN CABINETS.

SYMBOL LEGEND



MATERIAL LEGEND



ABBREVIATIONS

ABV	ABOVE
AC	ACOUSTICAL
A.C.	AIR CONDITIONING
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
APX	APPROXIMATE
ARCH	ARCHITECT(URAL)
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BRK	BRICK
BSMT	BASEMENT
BTWN	BETWEEN
C-TOP	COUNTERTOP
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CHT	CEILING HEIGHT
CL	CENTERLINE
CLG	CEILING
CLL	CONTRACT LIMIT LINE
CLO	CLOSET
CLR	CLEAR, CLEARANCE
CJT	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CT	CERAMIC TILE
D	DRAIN
DIM	DIMENSION
DIV	DIVISION
DF	DRINKING FOUNTAIN
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DT	DRAIN TILE
DWG	DRAWING
E	EAST
(E)	EXISTING
ELEC	ELECTRIC(AL)
ELEV	ELEVATION
EQ	EQUAL
EQP	EQUIPMENT
EST	ESTIMATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
EO	EDGE OF
FA	FIRE ALARM
FB	FACE BRICK
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FFEL	FINISHED FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FG	FIBERGLASS
FIN	FINISH(ED)
FLR	FLOOR, FLOORING
FLG	FLASHING
FO	FACE OF
FR	FIRE RATED
FUR	FURRED, FURRING
GA	GAUGE
GC	GENERAL CONTRACTOR
GD	GRADE, GRADING
GL	GLASS, GLAZING
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HDW	HARDWARE
HM	HOLLOW METAL
HT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENITLATING, & AIR CONDITIONING
INCL	INCLUD(ED)(ING)
INS	INSULATE(ED)(ING)
INT	INTERIOR
INV	INVERT
JC	JANITOR'S CLOSET
JF	JOINT FILLER
JT	JOINT
KO	KNOCKOUT
KPL	KICKPLATE
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LBL	LABEL
LPT	LOW POINT
LVR	LOUVER
LWC	LIGHTWEIGHT CONC.
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBR	MEMBER
MECH	MECHANICAL
MED	MEDIUM
MET	METAL
MFD	METAL FLOOR DECKING
MFR	MANUFACTURE(R)
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MRB	MARBLE
MTL	METAL
MTFR	METAL FURRING
MTHR	METAL THRESHOLD
N	NORTH
N.I.C.	NOT IN CONTRACT
NOM	NOMINAL
N.S.	NON-SLIP
NTS	NOT TO SCALE
OA	OVERALL
O.C.	ON CENTERS
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
P&P	PATCH & PAINT
PCC	PRECAST CONCRETE
PE	PORCELAIN ENAMEL
PL	PLATE
PL GL	PLATE GLASS
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PNL	PANEL
PT	PRESSURE TREATED
PT GR	PAINT GRADE
PTD	PAINTED
PTN	PARTITION
PWD	PLYWOOD
QT	QUARRY TILE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REQ'D	REQUIRED
RES	RESILIENT
RET	RETURN
REV	REVISION, REVISED
RFG	ROOFING
RFL	REFLECT(ED)(IVE)(OR)
RM	ROOM
RO	ROUGH OPENING
RS&S	REPAIR, SAND & SEAL
S	SOUTH
SC	SOLID CORE
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SH	SHELF, SHELVING
SHT	SHEET
SIM	SIMILAR
SP	STANDPIPE
SPEC	SPECIFICATIONS
SQ	SQUARE
SSK	SERVICE SINK
SST	STAINLESS STEEL
ST GR	STAIN GRADE
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUS	SUSPENDED
T	TREAD
TEL	TELEPHONE
THK	THICK(NESS)
THR	THRESHOLD
TPTN	TOILET PARTITION
TSL	TOP OF SLAB
TST	TOP OF STEEL
TW	TOP OF WALL
TYP	TYPICAL
TZ	TERRAZZO
UC	UNDERCUT
UNF	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
VIN	VINYL
VF	VINYL FABRIC
VJ	V-JOINT(ED)
VT	VINYL TILE
W	WIDE, WIDTH, WEST
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WG	WIRE GLASS
WH	WALL HUNG
WHB	WHEEL BUMPER
WR	WATER REPELLANT
WS	WATER STOP
WSCT	WAINSCOT

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KEY PLAN

REVISIONS

TAG	DATE

PROJECT #: 19.34
ISSUE DATE: 1/31/20

GENERAL INFO

A.101

GBA SUMMARY	
LEVEL	FLOOR AREA
1ST FLOOR	12,997
2ND FLOOR	9,978
3RD FLOOR	9,931
4TH FLOOR	9,931
5TH FLOOR	9,931
6TH FLOOR	9,931
	62,699 sq ft

USE AREA SUMMARY		
LEVEL	USE	FLOOR AREA
1ST FLOOR	B BUILDING AREA	1,075
1ST FLOOR	R-2 BUILDING AREA	1,616
1ST FLOOR	S-2 BUILDING AREA	10,306
		12,997 sq ft
2ND FLOOR	A-3 BUILDING AREA	937
2ND FLOOR	A-3 USE AREA	1,770
2ND FLOOR	R-2 BUILDING AREA	9,041
		11,748 sq ft
3RD FLOOR	R-2 BUILDING AREA	9,931
		9,931 sq ft
4TH FLOOR	R-2 BUILDING AREA	9,931
		9,931 sq ft
5TH FLOOR	R-2 BUILDING AREA	9,931
		9,931 sq ft
6TH FLOOR	R-2 BUILDING AREA	9,931
		9,931 sq ft
		64,469 sq ft

GENERAL INFORMATION

OWNER / DEVELOPER: OUTLIER REALTY CAPITAL
7514 WISCONSIN AVENUE, SUITE 500
BETHESDA, MARYLAND 20814
(508)-649-5693

PROJECT ADDRESS: 1101 NORTH ARTHUR ASHE BOULEVARD
RICHMOND, VA 23230

LEGAL DESCRIPTION: PARCEL ID N0001503011

BUILDING NARRATIVE

NEW CONSTRUCTION OF A FIVE STORY WOOD FRAMED MULTI-FAMILY APARTMENT BUILDING ON A CONCRETE PODIUM WITH STREET LEVEL RETAIL USE AND PARKING.

APPLICABLE BUILDING REGULATIONS

2015 VIRGINIA CONSTRUCTION CODE (VCC)
2015 VIRGINIA MECHANICAL CODE (VMC)
2014 NATIONAL ELECTRIC CODE (NFPA-70)
2015 VIRGINIA PLUMBING CODE (VPC)
2015 VIRGINIA ENERGY CONSERVATION CODE (VECC)
2015 VIRGINIA FIRE CODE (VFC)
2009 ICC-ANSI A117.1
NATIONAL FIRE ALARM CODE (NFPA-72)
LIFE SAFETY CODE (NFPA-101)
STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (NFPA-13)

BUILDING OCCUPANCY AND SEPARATIONS

CHAPTERS 3, 4, & 5

APPLICABLE OCCUPANCY CLASSIFICATION GROUPS: R-2, S-2, B, A-3

R2 IS PRIMARY OCCUPANCY. ACCESSORY OCCUPANCIES AS INDICATED ARE < 10% OF THE BUILDING AREA OF THE STORY IN WHICH THEY ARE LOCATED PER 508.2.3, SEE OCC KEY PLANS

SPACES USED FOR ASSEMBLY PURPOSES WITH AN OCC LOAD <50 AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS PART OF THAT OCCUPANCY PER 303.1.2 EXCEPTION 1.

HORIZONTAL SEPARATION TO PARKING AND GROUP B OR A REQUIRES 3-HR HORIZONTAL ASSEMBLY PER 510.2.

TABLE 508.4: REQUIRED SEPARATION OF OCCUPANCIES

OCCUPANCY	REQUIRED SEPARATION (SPRINKLER SYSTEM PROVIDED PER 903.3.1.1)
R2 TO S2	1-HR, NO SEPARATION IF ACCESSORY PER 508.2.4
R2 TO B	1-HR, NO SEPARATION IF ACCESSORY PER 508.2.4
R2 TO A3	1-HR, NO SEPARATION IF ACCESSORY PER 508.2.4

BUILDING HEIGHTS AND AREAS

CHAPTER 5

PROPOSED CONSTRUCTION TYPE: I-A PARKING LEVEL WITH IIIB RESIDENTIAL ABOVE (510.2), NFPA 13 SPRINKLER

BUILDING HEIGHT	ALLOWABLE	PROPOSED
BUILDING HEIGHT (PER TABLE 504.3)	75'	72'
NUMBER OF STORIES (PER TABLE 504.4)	I-A = 12 III-B = 4 + 1 (504.2) = 5	1 5*

* UPPER PORTION OF BUILDING IS CALLED "LEVEL 6" ON FLOOR PLANS BUT IS ONLY 5 STORIES ABOVE THE PARKING LEVEL, SEE BUILDING CONSTRUCTION KEY PLANS AND SECTION.

ALLOWABLE AREA PER FLOOR (TABLE 506.2):
S-2 / R-2 AND TYPE I-A = UL
R-2 AND TYPE III-B = 48,000 SF

PROPOSED BUILDING AREAS (SF) - SEE BLDG AREA & OCC PLANS

LEVEL	S-2	A-3	B	R-2	TOTAL	ALLOWED (A_a)
LEVEL 1	10,306		1,075	1,616	12,997	UL
LEVEL 2 (PODIUM)		2,707		9,041	11,748	48,000
LEVEL 3				9,931	9,931	48,000
LEVEL 4				9,931	9,931	48,000
LEVEL 5				9,931	9,931	48,000
LEVEL 6				9,931	9,931	48,000
GRAND TOTAL					**64,587**	

BUILDING CONSTRUCTION

CHAPTERS 6, & 7

PROPOSED CONSTRUCTION TYPE: I-A PARKING LEVEL WITH IIIB ABOVE, NFPA 13 SPRINKLERS

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

BUILDING ELEMENT	TYPE I-A	TYPE III-B		
STRUCTURAL FRAME	3-HR	0-HR		
BEARING WALLS - EXTERIOR INTERIOR	3-HR 3-HR	2-HR 0-HR		
NONBEARING WALLS AND PARTITIONS - INTERIOR	0-HR	0-HR		
FLOOR CONSTRUCTION	2-HR	0-HR		
ROOF CONSTRUCTION	1 1/2-HR	0-HR		

NOTE: IIIB EXTERIOR WALLS TO BE NON COMBUSTIBLE *OR* FIRE-RETARDANT-TREATED WOOD FRAMING (FRT)

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602)

	NORTH	EAST	SOUTH	WEST
FIRE SEPARATION DISTANCE PROVIDED	>30' [a]	>10' [b*]	>10' [a]	>10' [b*]
TYPE IA EXT WALLS REQ'S - NON-BEARING	0-HR	1-HR	0-HR	1-HR
TYPE IIIB EXT WALLS REQ'S - NON-BEARING	0-HR	1-HR	0-HR	1-HR

a. DISTANCE IS TO CENTER OF RIGHT OF WAY
b. DISTANCE IS TO PROPERTY LINE
*A LIMITED AREA OF THE NORTH FACADE HAS A DISTANCE 10' < X < 30' - SEE CODE PLANS FOR LOCATION

SHAFTS

CHAPTER 7

SHAFT CONSTRUCTION: 2 HR @ STAIRS, ELEVATORS, & MECHANICAL CHASE

PARTITIONS

CHAPTER 7

FIRE PARTITIONS:
420.2 WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 709.

709.3
EXCEPTION
1. CORRIDOR WALLS PERMITTED TO HAVE A 1/2 HOUR FIRE-RESISTANCE RATING
2. DWELLING UNIT SEPARATION WALLS IN IIIB CONSTRUCTION TO HAVE 1/2 HOUR FIRE-RESISTANCE RATING

NOTE: DEMISING (SEPARATION) WALL GYPSUM BOARD TO EXTEND TO THE UNDERSIDE OF THE DECK ABOVE

CHUTES

CHAPTER 7

TRASH CHUTE: 1 HR
TRASH CHUTE HOPPER DOOR CONSTRUCTION: 1 HR AS REQUIRED PER TABLE 715.4
DOOR OPERATION: SELF OR AUTOMATIC CLOSING UPON ACTUATION OF SMOKE DETECTOR PER 715.4.8.3
REFUSE COLLECTION ROOM: 1-HR FIRE BARRIER ENCLOSURE WITH 3/4 HR DOOR PER 708.13.3
TERMINATION ROOM: 1-HR FIRE BARRIER ENCLOSURE WITH 3/4 HR DOOR PER 708.13.4
SPRINKLERS: AUTOMATIC SPRINKLER SYSTEM PROVIDED PER 903.2.11.2

ELEVATORS

CHAPTER 7,10, & 30

ACCESSIBLE MEANS OF EGRESS ELEVATOR: ONE (1) ELEVATOR TO BE PROVIDED AS ACCESSIBLE MEANS OF EGRESS PER SECTION 1007.2.1
FLOOR LANDINGS ILLUMINATION: 10fc PER NATIONAL ELECTRIC CODE
ELEVATOR SIZE REQUIREMENT: ONE (1) ELEVATOR TO ACCOMMODATE 24-INCH BY 84-INCH AMBULANCE STRETCHER PER SECTION 3002.4

FIRE PROTECTION

CHAPTER 9

	REQUIRED	PROPOSED	TYPE/CLASS
AUTOMATIC SPRINKLER SYSTEM	YES PER 504.2	YES	903.3.1.1 NFPA 13
STANDPIPE SYSTEM	YES PER 905.3	YES	CLASS I
FIRE ALARM SYSTEM	YES PER 907.2.9	YES	NFPA 72
SMOKE DETECTION SYSTEM	YES PER 907.2.10.2	YES	NFPA 72

*PER IFC 907.2.9 - FIRE ALARM SYSTEM IS REQUIRED TO MONITOR THE FIRE SPRINKLER SYSTEM. NOTIFICATION DEVICES ARE TO ACTIVATE UPON FIRE SPRINKLER WATER FLOW. ONE MANUAL FIRE ALARM BOX IS REQUIRED AT AN APPROVED LOCATION.

FIRE EXTINGUISHERS: CLASS A/B/C/D

MEANS OF EGRESS

CHAPTER 10

EGRESS WIDTH PER OCCUPANT LOAD (1005.1):
STAIRWAYS: (0.3" X OCC LOAD) = REFER TO BUILDING EXITING SUMMARY BELOW
OTHER EGRESS COMPONENTS: (0.2" X OCC LOAD) = REFER TO BUILDING EXITING SUMMARY ON THIS SHEET
44" MIN STAIRWAY WIDTH REQUIRED PER 1009.1; 44" MIN CORRIDOR WIDTHS REQUIRED PER 1018.2

REFER TO LIFE SAFETY PLANS FOR OCCUPANCY COUNTS

NUMBER OF EXITS (1021.1):
TWO EXITS REQUIRED PER TABLE 1021.1

ILLUMINATED EXIT SIGNS: REQUIRED PER 1011.1

EXIT ACCESS (1014):
COMMON PATH OF EGRESS TRAVEL PER 1014.3, EXCEPTION 4: <125'-0"

EXIT ACCESS TRAVEL DISTANCE (1016):
R-2, M = < 250'-0" B = <300'-0" S-2 = <400'-0"

EXIT ACCESS ILLUMINATION REQUIREMENTS:
EGRESS LIGHTING REQUIRED ALONG THE EGRESS PATH TO THE R.O.W. PER SECTION 1006.3.
PERFORMANCE REQUIREMENTS:
AVERAGE OF 1fc WITH A MINIMUM AVERAGE OF 0.1fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL
LIGHT LEVEL MAY DECLINE TO AVERAGE OF 0.6fc WITH A MINIMUM OF 0.06fc AT ANY POINT ON THE EGRESS PATH AT FLOOR LEVEL AFTER 90 MINUTES OF OPERATION ON EMERGENCY POWER.
MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
POWER PROVIDED BY BATTERY INVERTERS (*EMERGENCY GENERATOR*) (REFERENCE ELECTRICAL DOCUMENTS)

ACCESSIBILITY REQUIREMENTS

CHAPTER 11

THE DESIGN COMPLIES WITH THE FOLLOWING PROVISIONS AS APPLICABLE:

BUILDING CODE NOTED HERE: CHAPTER 11 & ICC ANSI A.117.1-2009

ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG): AS AMENDED THROUGH SEPTEMBER 2002

FAIR HOUSING ACT DESIGN MANUAL: PUBLISHED BY HUD IN 1996, UPDATED IN 1998 WITH ANSI 1986 SUPPLEMENT

ELEVATOR DOOR SILL ILLUMINATION REQUIREMENT: 5fc AT SILL PER 1108.3.2.8 AND NATIONAL ELECTRICAL CODE

INTERIOR ENVIRONMENT

CHAPTER 12

OCCUPIED ROOMS: NATURAL VENTILATION PROVIDED PER 1203.4 VIA OPERABLE WINDOWS AND FRESH AIR INTAKE OF MECHANICAL SYSTEMS.
TOILET & BATH ROOMS: MECHANICAL VENTILATION PROVIDED PER 1203.4.2.1 AND EXHAUSTED TO THE ROOF VIA SUB-DUCT ROUTING.
NATURAL LIGHT: NET GLAZED AREA IS GREATER THAN 8% OF FLOOR AREA OF ROOM SERVED PER 1205.2

SOUND TRANSMISSION

SECTION 1207 CHAPTER 12

BUILDING ELEMENT (DWELLING UNIT)	REQUIRED	PROPOSED
INTERIOR FLOOR/CEILING	IIC > 50	IIC 55 MIN
INTERIOR WALLS	STC > 50	STC 55 MIN

NOTES:
REFERENCE ASSEMBLIES FOR SPECIFIC ASSEMBLY SOUND TRANSMISSION CLASS (STC) & IMPACT INSULATION CLASS (IIC) INFORMATION.

ROOFING REQUIREMENTS

CHAPTER 15

BASIC WIND SPEED: 95 MPH
WIND EXPOSURE: B
FIRE CLASSIFICATION: B

MINIMUM PLUMBING FIXTURE REQUIREMENTS

CHAPTER 29 & PLUMBING CODE

BUILDING EAST	WATER CLOSET		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS
BUILDING TYPE OR OCCUPANCY	M	F	M	F	U	U
S-2	-	-	-	-	-	-
R-2					1	0
A-3	1	1	1	1	0	1
B	1	1	1	1	0	0

A CODE MODIFICATION WILL BE APPLIED FOR A-3 POOL AND POOL DECK OCCUPANCIES:
THE POOL AREA AND OTHER AMENITY AREAS ARE NOT OPEN TO THE GENERAL PUBLIC. THEY WILL ONLY BE USED BY THE TENANTS, THEREFORE EVERY USER OF THE AMENITIES WILL HAVE ACCESS TO PRIVATE BATHROOMS ON THE PREMISES. THE REQUIRED FIXTURE COUNT FOR THE A-3 OCCUPANCIES WILL BE EXCEEDED IF THE PRIVATE BATHROOMS ARE INCLUDED AND RELIEVE THE BURDEN OF ADDING EXTRA FACILITIES TO THE SPACE.

COMMERCIAL ENERGY EFFICIENCY

2012 VA ENERGY - CHAPTER 4

SECTION C402 BUILDING ENVELOPE REQUIREMENTS

TABLE C402.2 OPAQUE THERMAL ENVELOPE REQUIREMENTS - CLIMATE ZONE 4

	REQUIRED	PROPOSED
ROOF, INSULATION ENTIRELY ABOVE DECK	R-25ci	R-25ci MIN
WALLS, ABOVE GRADE, WOOD FRAMED	R-13 + R-3.8ci or R-20	R-20 MIN
WALLS, BELOW GRADE MASS	R-10.4ci	R-12.5 MIN
FLOORS, MASS	R-10.4ci	R-11MIN
FLOORS, SLAB-ON-GRADE	R-10	R-12.5 MIN
OPAQUE DOORS - SWINGING	U-0.61	U-0.61 MIN
OPAQUE DOORS - ROLL-UP	R-4.75	R-4.75 MIN

TABLE C402.2.1.1 MINIMUM ROOF REFLECTANCE AND EMITTANCE OPTIONS:
THREE-YEAR AGED SOLAR REFLECTANCE OF 0.55 AND THREE-YEAR AGED THERMAL EMITTANCE OF 0.75
INITIAL SOLAR REFLECTANCE OF 0.70 AND INITIAL THERMAL EMITTANCE OF 0.75
THREE-YEAR-AGED SOLAR REFLECTANCE INDEX OF 64
INITIAL SOLAR REFLECTANCE INDEX OF 82

C402.2.6 SLABS ON GRADE.
WHERE THE SLAB ON GRADE IS IN CONTACT WITH THE GROUND, THE MIN THERMAL RESISTANCE (R-VALUE) OF THE INSULATION AROUND THE PERIMETER OF UNHEATED OR HEATED SLAB-ON-GRADE FLOORS SHALL BE AS SPECIFIED IN TABLE C402.2. THE INSULATION SHALL BE PLACED ON THE OUTSIDE OF THE FOUNDATION OR ON THE INSIDE OF THE FOUNDATION WALL. THE INSULATION SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB FOR A MIN DISTANCE AS SHOWN IN THE TABLE OR TO THE TOP OF THE FOOTING, WHICHEVER IS LESS, OR DOWNWARD TO AT LEAST THE BOTTOM OF THE SLAB AND THEN HORIZONTALLY TO THE INTERIOR OF EXTERIOR FOR THE TOTAL DISTANCE SHOWN IN THE TABLE. INSULATION EXTENDING AWAY FROM THE BUILDING SHALL BE PROTECTED BY PAVEMENT OR BY A MIN OF 10 INCHES OF SOIL.

EXCEPTION: WHERE THE SLAB-ON-GRADE FLOOR IS GREATER THAN 24 INCHES BELOW THE FINISHED EXTERIOR GRADE, PERIMETER INSULATION IS NOT REQUIRED.

SECTION C402.3 FENESTRATION

TABLE C402.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION - CLIMATE ZONE 4

	REQUIRED	PROPOSED
U-FACTOR		
FIXED FENESTRATION	0.38	0.38 MAX
OPERABLE FENESTRATION	0.45	0.45 MAX
ENTRANCE DOORS	0.77	0.77 MAX
SHGC		
SHGC	0.40	0.40 MAX

SECTION C402.4.3 AIR LEAKAGE OF FENESTRATION

TABLE C402.4.3 MAX AIR INFILTRATION RATE FOR FENESTRATION ASSEMBLIES - (CFM/FT^2)

ASSEMBLY	REQUIRED	PROPOSED
WINDOWS	0.20	0.20 MAX
SLIDING DOORS	0.20	0.20 MAX
SWINGING DOORS	0.20	0.20 MAX
CURTAIN WALLS	0.06	0.06 MAX
STOREFRONT GLAZING	0.06	0.06 MAX
COMMERCIAL GLAZED SWINGING ENTRANCE DOORS	1.00	1.00 MAX

WINDOWS AND DOORS TEST PROCEDURE: AAMA/WDMA/CSA101/I.S.2/A440 OR NFRC 400
CURTAIN WALLS, STOREFRONT AND COMMERCIAL GLAZED DOORS TEST PROCEDURE: NFRC 400 OR ASTM E 283 AT 1.57 PSF

C402.4.7 VESTIBULES.
ALL BUILDING ENTRANCES SHALL BE PROTECTED WITH AN ENCLOSED VESTIBULE, WITH ALL DOORS OPENING INTO AND OUT OF THE VESTIBULE EQUIPPED WITH SELF-CLOSING DEVICES. VESTIBULES SHALL BE DESIGNED SO THAT IN PASSING THROUGH THE VESTIBULE IT IS NOT NECESSARY FOR THE INTERIOR AND EXTERIOR DOORS TO OPEN AT THE SAME TIME.

PARKING SUMMARY	
TYPE	QUANTITY
ACCESSIBLE	1
COMPACT	6
FULL	24
	31

1

UNIT MATRIX			
UNIT TYPE	QUANTITY	BEDROOMS	AREA (SF)
5 Bed/4 Bath	22	110	31,657
5 Bed/5 Bath	4	20	5,849
6 Bed/5 Bath	3	18	4,980
	29	**148**	**42,486 sq ft**

OPEN SPACE		
LEVEL	TYPE	FLOOR AREA
2ND FLOOR	PODIUM TERRACE	2,484
2ND FLOOR	POOL	446
3RD FLOOR	BALCONY	368
4TH FLOOR	BALCONY	368
5TH FLOOR	BALCONY	368
		4,034 sq ft
	SITE AREA	13,343.08 sq ft
	USABLE OPEN SPACE RATIO	0.32

BUILDING FACADE FENESTRATION REQUIREMENTS WILL BE MET

1

UNIT SUMMARY			
UNIT	UNIT TYPE	AREA (SF)	ACCESSIBLITY
201	6 Bed/5 Bath	1,667	Type B
204	6 Bed/5 Bath	1,743	Type B
205	6 Bed/5 Bath	1,570	Type B
301	5 Bed/5 Bath	1,463	Type B
402	5 Bed/5 Bath	1,462	Type B
502	5 Bed/5 Bath	1,462	Type B
602	5 Bed/5 Bath	1,462	Type B
	7	**10,829 sq ft**	

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KEY PLAN

REVISIONS

TAG	DATE
1	4/24/20 SUP

PROJECT #: 19.34
ISSUE DATE: 1/31/20

CODE COMPLIANCE

A.102

Printed on: Friday, April 24, 2020
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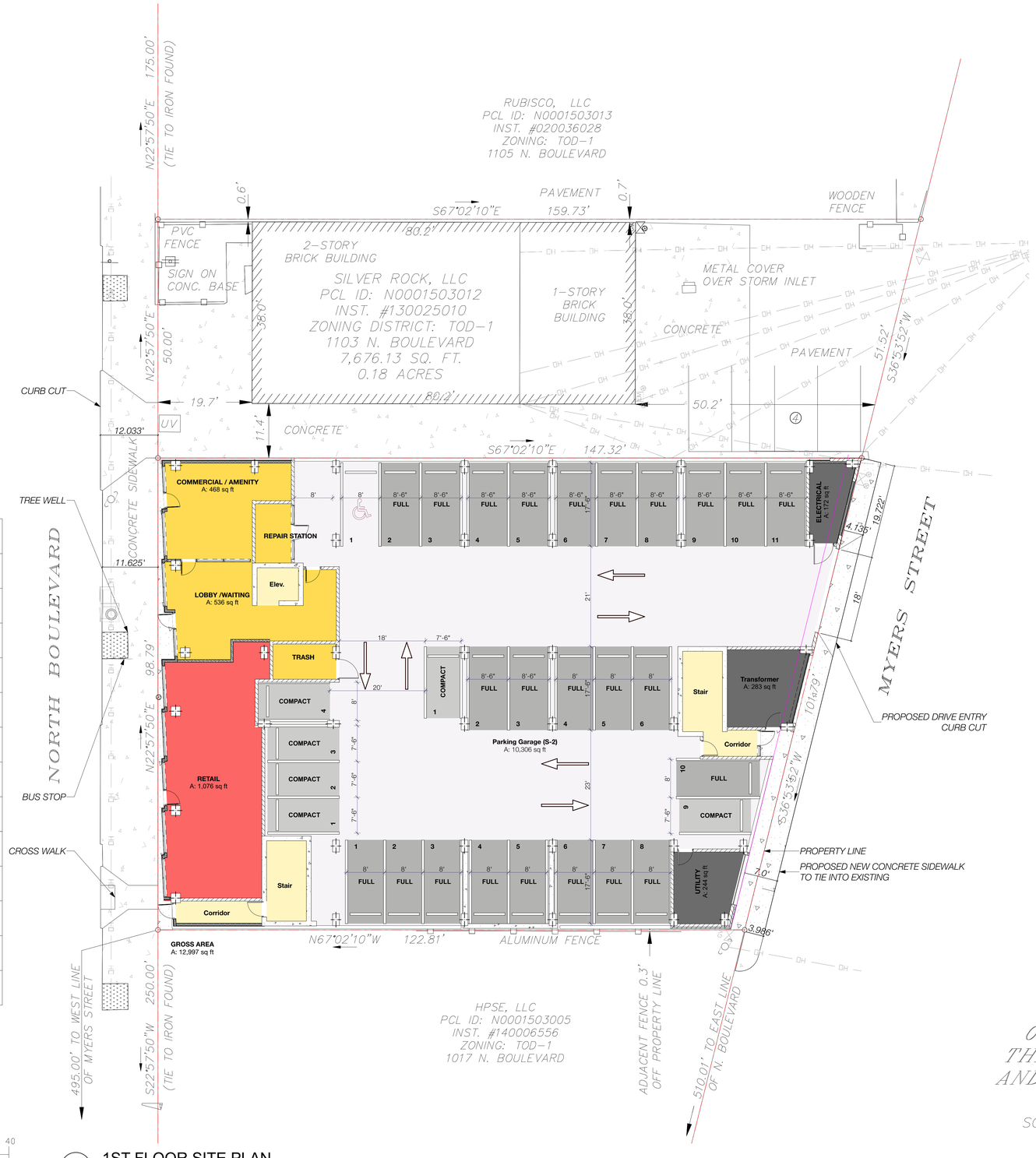

REFERENCES:
1. CITY OF RICHMOND BLOCK MAP 17SE

LEGEND	
	UTILITY POLE
DH	OVERHEAD WIRES
GV	GAS VALVE
GM	GAS METER
	BOLLARD
	SIGN
	CONCRETE
	PAVEMENT
	FENCE
P.O.B.	POINT OF BEGINNING
UV	UTILITY VAULT
WM	WATER METER
EM	ELECTRIC METER

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 1ST FLOOR SITE PLAN
SCALE: 1" = 10'

VICINITY MAP

NOTES

1.) THIS EXHIBIT WAS MADE WITH THE BENEFIT OF A TITLE REPORTS FROM UNIVERSITY TITLE, L.C. FILE No. UTI80309 AND FILE No. UTI80310, DATED APRIL 12, 2018.
2.) THE PROPERTIES DESCRIBED ON THIS EXHIBIT DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTIES LIE WITHIN ZONE "X", COMMUNITY PANEL No. 5101290028D AND 5101290029D, DATED: APRIL 2, 2009
3.) ONLY SURFACE INDICATIONS OF UNDER GROUND UTILITIES WERE LOCATED ON THIS EXHIBIT.
4.) ZONING DISTRICT: TOD-1
5.) THESE PARCELS HAVE DIRECT ACCESS TO NORTH BOULEVARD AND MYERS STREET, WHICH ARE BOTH PUBLIC DEDICATED RIGHT-OF-WAYS.
6.) PARCEL ID: N0001503011 – NO DESIGNATED PARKING SPACES
PARCEL ID: N0001503012 – PARKING PROVIDED, 4 REGULAR SPACES.

PARCEL TABLE

PCL ID: N0001503012 (#1103)	0.18 ACRES
PCL ID: N0001503011 (#1101)	0.31 ACRES
TOTAL	0.49 ACRES

COMMONWEALTH OF VIRGINIA
EXHIBIT
MAYNARD J TINSMAN III
LIC. NO. 2860
05-22-2018
LAND SURVEYOR

EXHIBIT MAP OF TWO PARCELS TOTALING 0.49 ACRES OF LAND SITUATED ON THE EAST SIDE OF NORTH BOULEVARD AND THE WEST SIDE OF MYERS STREET CITY OF RICHMOND, VIRGINIA

SCALE 1" = 20' MAY 22, 2018

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KEY PLAN

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1

SITE PLAN
A.103

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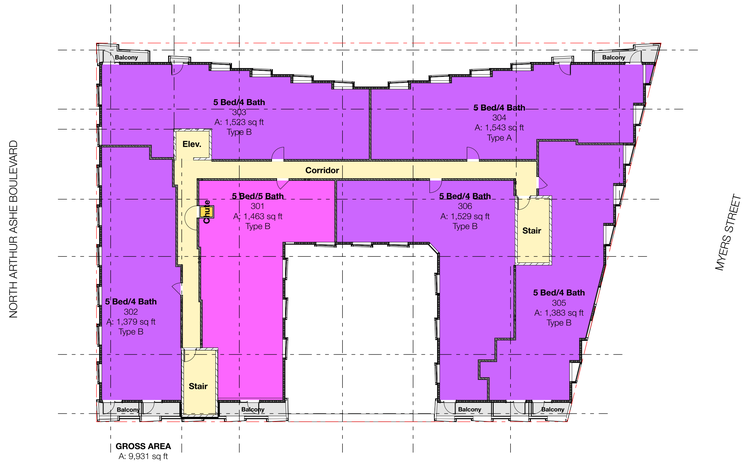
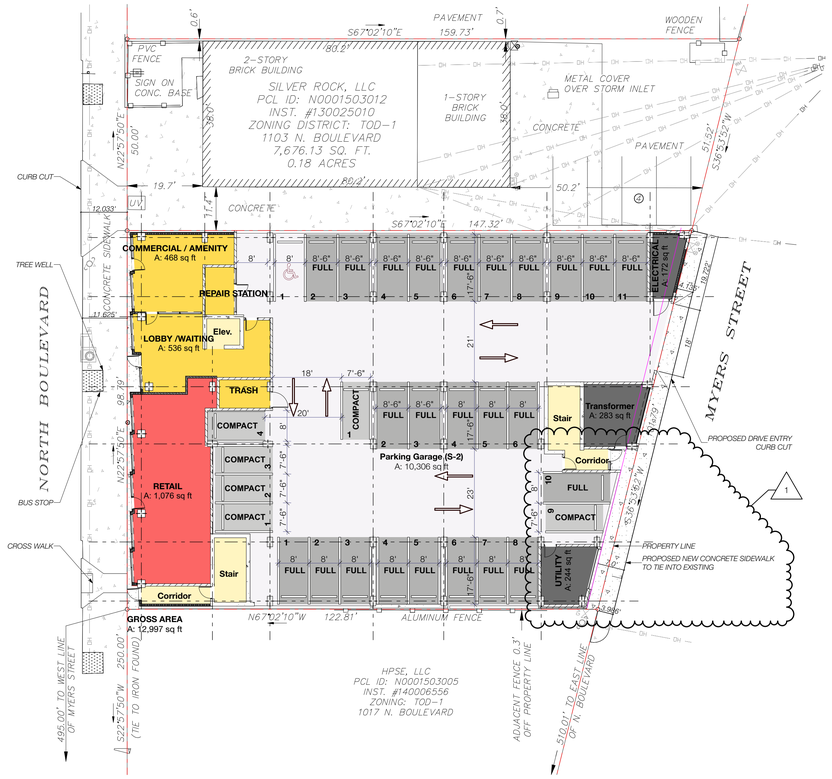
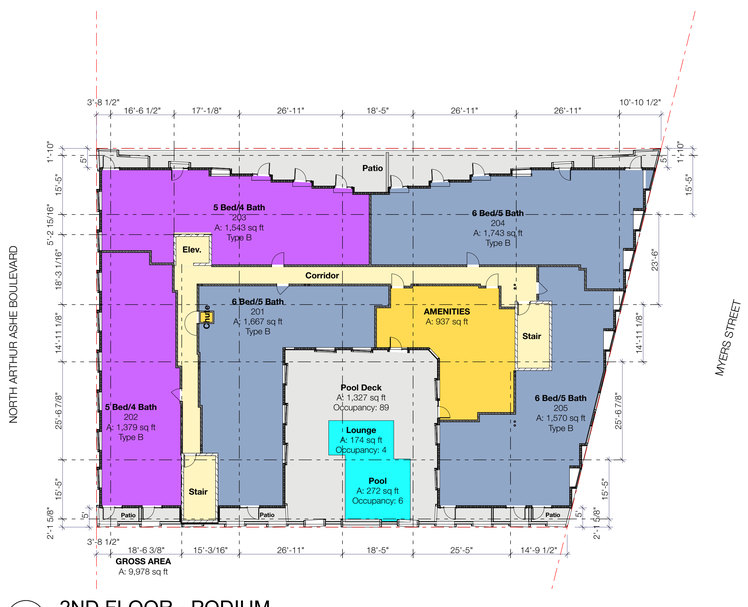


3 3RD - 6TH FLOOR
SCALE: 1/16" = 1'-0"



1 1ST FLOOR LAYOUT
SCALE: 1/16" = 1'-0"



2 2ND FLOOR - PODIUM
SCALE: 1/16" = 1'-0"

REFERENCES:
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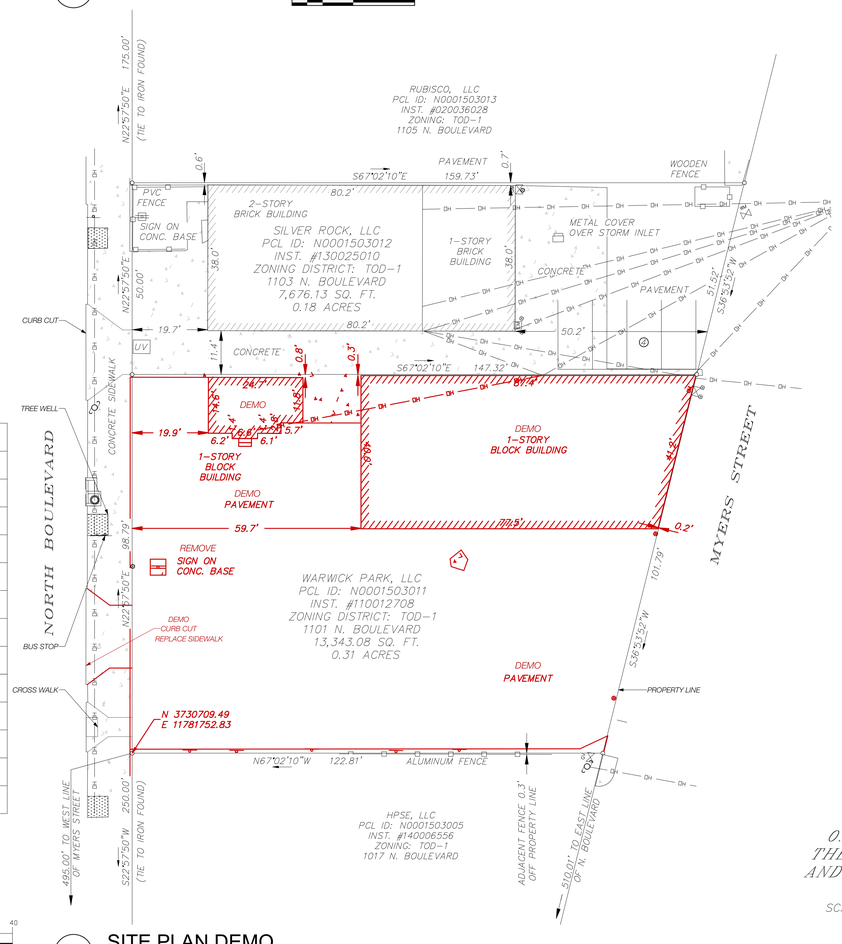
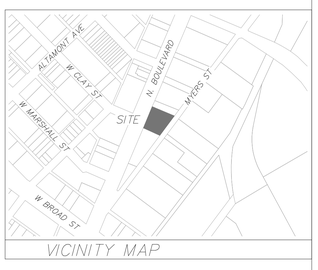
LEGEND	
	UTILITY POLE
OH	OVERHEAD WIRES
GV	GAS VALVE
GM	GAS METER
	BOLLARD
	SIGN
	CONCRETE
	PAVEMENT
	FENCE
P.O.B.	POINT OF BEGINNING
UV	UTILITY VAULT
WM	WATER METER
EM	ELECTRIC METER

GRAPHIC SCALE
(IN FEET)



4 SITE PLAN DEMO
SCALE: 1/16" = 1'-0"



VICINITY MAP

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05-22-2018
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OF TWO PARCELS TOTALING
0.49 ACRES OF LAND SITUATED ON
THE EAST SIDE OF NORTH BOULEVARD
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CITY OF RICHMOND, VIRGINIA
SCALE 1" = 20' MAY 22, 2018

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KEY PLAN

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LAYOUT PLANS
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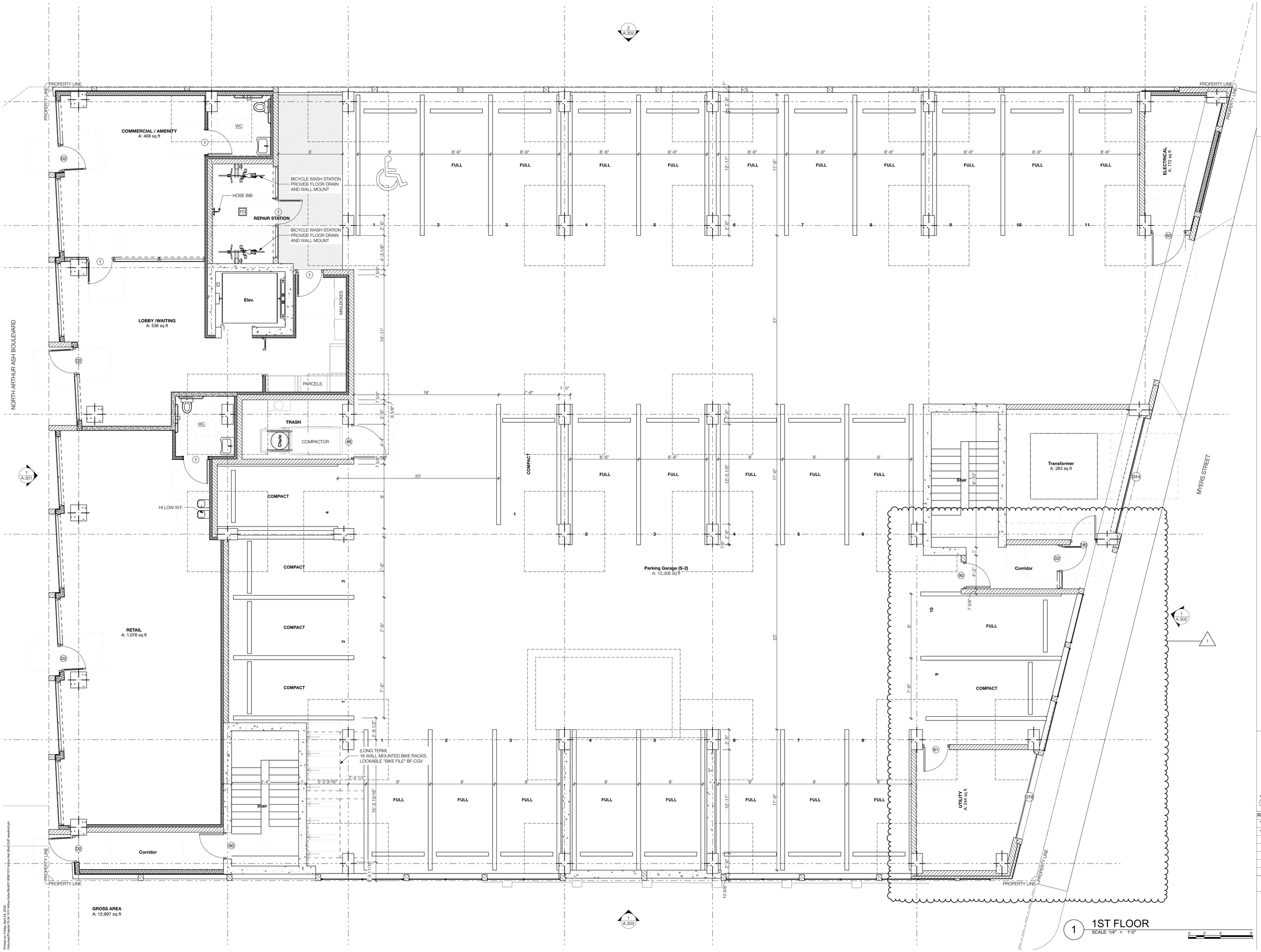

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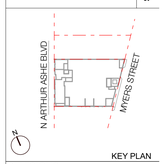

KEY PLAN

REVISIONS

TAG	DATE
1	4/24/20 SUP

PROJECT #: 19.34
ISSUE DATE: 1/31/20

FIRST FLOOR PLAN

A.202

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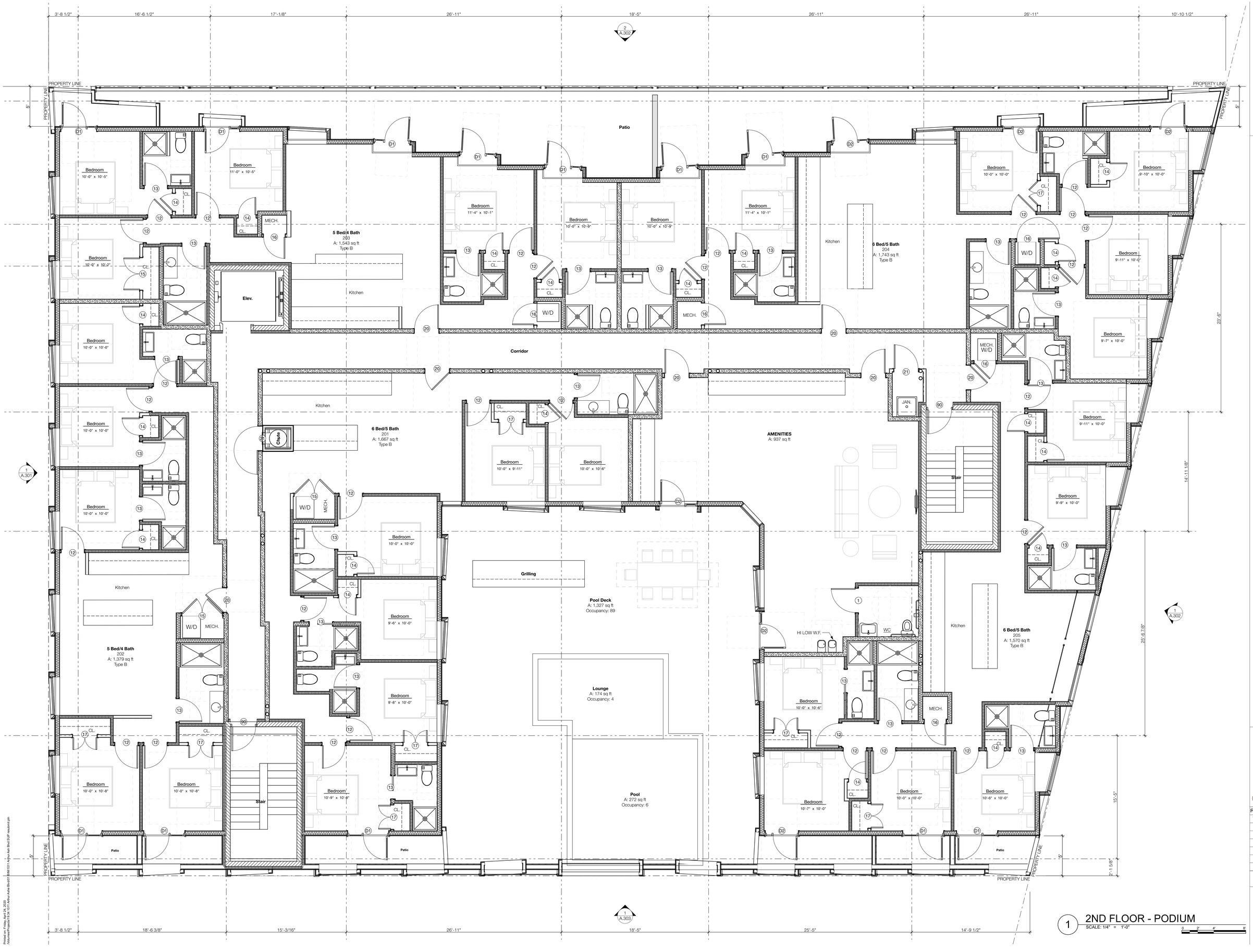
Filename/Replicate: R:\19.34 Outlier Ashe Blvd\01 SUP\19.34 Outlier Ashe Blvd\01 SUP revisions.pln



1 2ND FLOOR - PODIUM
SCALE: 1/4" = 1'-0"

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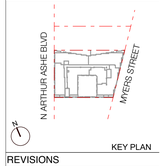

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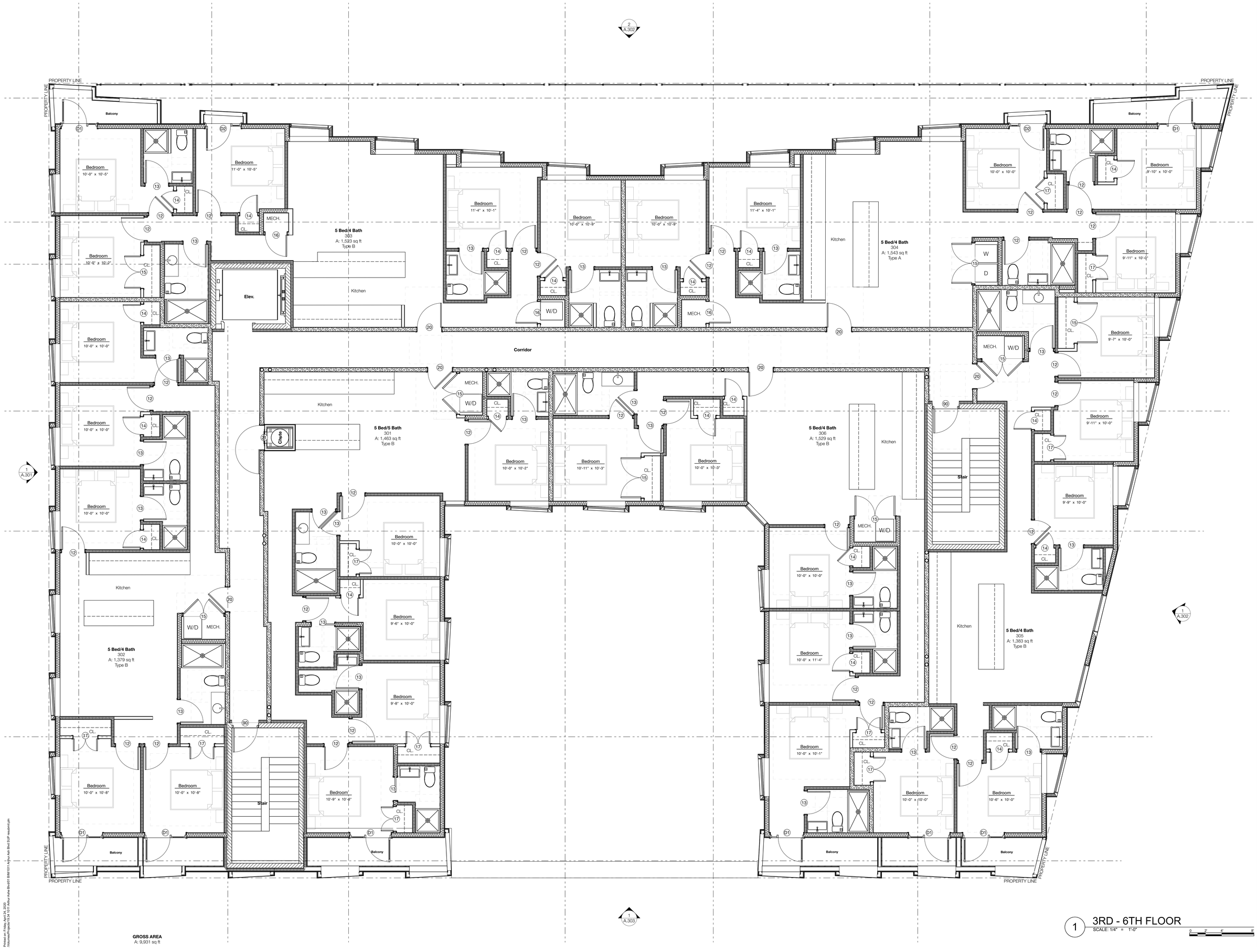
TAG	DATE

PROJECT #:	19.34
ISSUE DATE:	1/31/20

SECOND FLOOR PLAN

A.203

Printed on: Friday, April 24, 2020
Wacom Pen Pressure: 0.5, 1.5, 2.5, 3.5
Z:\Projects\1900 Outlier - Arthur Ashe Blvd\01 SUP\19-34 Outlier - Arthur Ashe Blvd SUP resubmit.pln



GROSS AREA
A: 9,931 sq ft

1 3RD - 6TH FLOOR
SCALE: 1/4" = 1'-0"

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THIRD FLOOR PLAN

A.204

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WEST ELEVATION

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

1

0 2' 4' 8'

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REVISIONS

TAG	DATE

PROJECT #:	19.34
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ELEVATIONS

A.301

Printed on: Friday, April 24, 2020
Volumes\Projects\19.34.101 Arthur Ashe Blvd\01 BIM\101 Arthur Ash Blvd SUP revised.pln

EAST ELEVATION (1)

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

0 2' 4' 8'

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ELEVATIONS

A.302

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SOUTH ELEVATION 1

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

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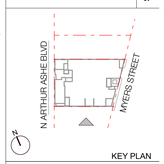

KEY PLAN

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PROJECT #:	19.34
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ELEVATIONS

A.303

Printed on: Friday, April 24, 2020
Filename/Repository: S:\1-101 Projects\Arthur Ashe Blvd\2011 BBM\1011 Arthur Ash Blvd SUP revision4.pln

NORTH ELEVATION 1

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

0 2' 4' 8'

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ELEVATIONS

A.304

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Filename/Pathname: S:\19 Projects\1934 Arthur Ashe Blvd\01 BIM\1011 Arthur Ash Blvd SUP revsbmt.pln

MYERS STREET PERSPECTIVE 6

0 10' 20' 40'

LOOKING NORTH

NOT TO SCALE

NORTH ARTHUR ASHE BOULEVARD PERSPECTIVE 3

0 10' 20' 40'

LOOKING SOUTH

NOT TO SCALE

MYERS STREET PERSPECTIVE 5

0 10' 20' 40'

LOOKING SOUTH-WEST

NOT TO SCALE

NORTH ARTHUR ASHE BOULEVARD PERSPECTIVE 2

0 10' 20' 40'

LOOKING SOUTH-EAST

NOT TO SCALE

MYERS STREET PERSPECTIVE 4

LOOKING NORTH-WEST

NOT TO SCALE

NORTH ARTHUR ASHE BOULEVARD PERSPECTIVE 1

0 10' 20' 40'

LOOKING NORTH-EAST

NOT TO SCALE

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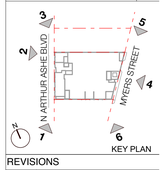

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STREET VIEWS

A.305

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