

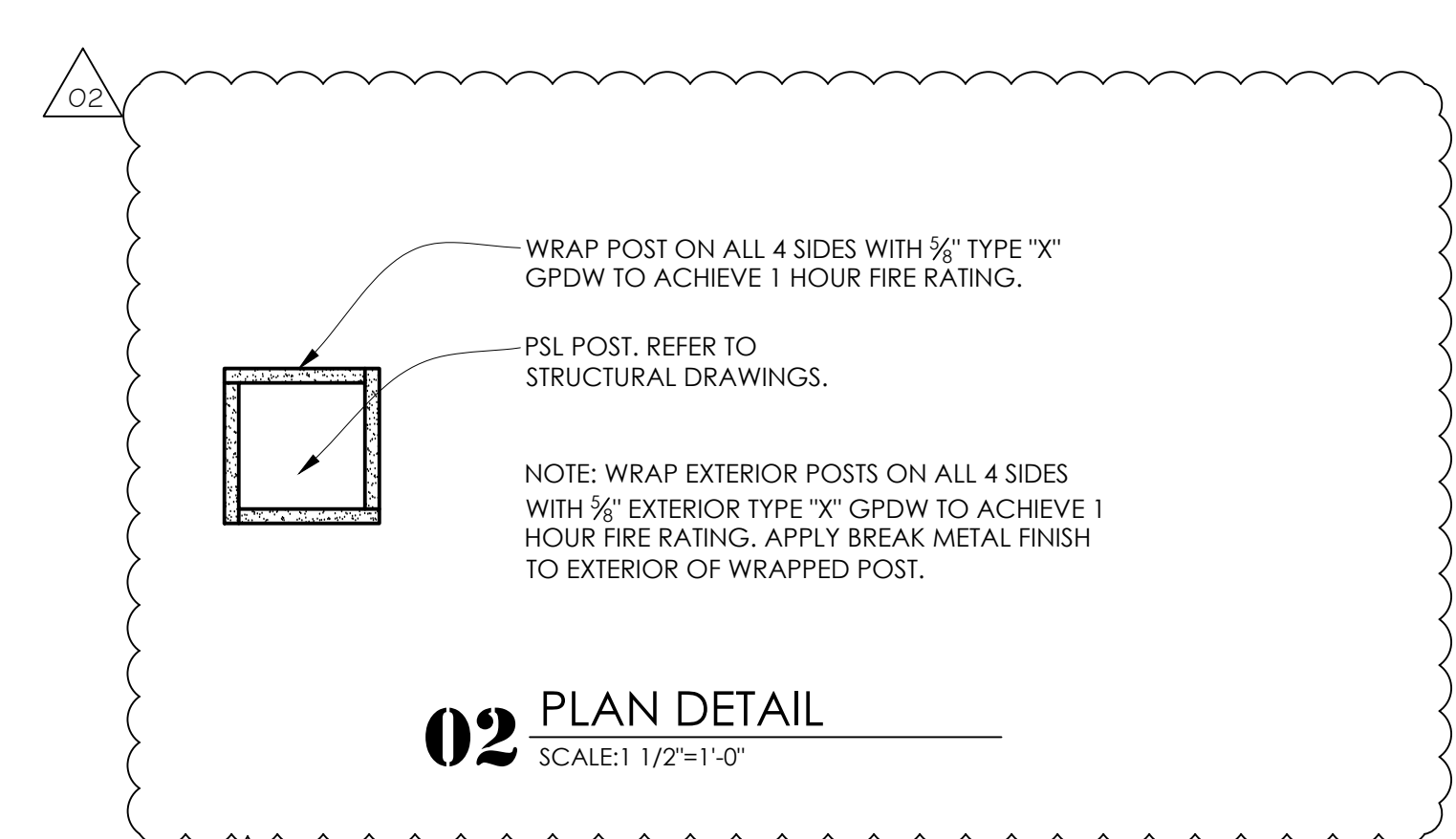
Porter Street

01 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

SEE A1.04 FOR ROOF LEADER, GUTTER, AND SCUPPER CALCULATIONS

NEW CONSTRUCTION KEYED NOTES

- A. 30" WIDE REFRIGERATOR. PROVIDE WATER FOR ICE MAKER - COORDINATE SELECTION WITH OWNER
- B. 24" WIDE DISHWASHER - COORDINATE SELECTION WITH OWNER. 18" DISHWASHER WHERE NOTED.
- C. 30" WIDE FREESTANDING RANGE WITH MICROWAVE/ EXHAUST HOOD ABOVE - COORDINATE SELECTION WITH OWNER
- D. DEEP BOWL STAINLESS DROP IN KITCHEN SINK WITH GARBAGE DISPOSAL
- E. COORDINATE ALL KITCHEN FINISHES, FIXTURES AND FINAL CABINET SELECTIONS AND LAYOUTS WITH OWNER.
- F. PROVIDE ELECTRIC STACKED LAUNDRY CENTERS CONNECTIONS. INSTALL "DRYERBOX" IN WALL CONNECTION. PROVIDE DEHUMIDIFIER ABOVE LAUNDRY CENTER. COORDINATE ALL DISCIPLINES TO ALLOW FOR INSTALLATION WHILE PROVIDING ALL REQUIRED EQUIPMENT CLEARANCES.
- G. KITCHEN TO MEET "TYPE A" ACCESSIBILITY AND FAIR HOUSING ACT REQUIREMENTS. PROVIDE REMOVABLE CABINET OR REMOVABLE PANEL AT SINK (WITHOUT REMOVAL OR REPLACEMENT OF THE SINK) AND WORKSPACE. THE FLOOR FINISH SHALL EXTEND UNDER THE REMOVABLE CABINETS AND THE WALLS BEHIND THE CABINETS SHALL BE FINISHED. COORDINATE ALL FINISHES, FIXTURES AND FINAL CABINET SELECTIONS WITH OWNER.
- H. COORDINATE COMMON AREA HVAC REQUIREMENTS WITH OWNER. COORDINATE WITH MEP DESIGN.
- I. PROVIDE NON-HEAVY WOOD CONSTRUCTION SHELF AND ROD IN CLOSETS. PROVIDE END SUPPORT WHERE SHELVING/ROD DOES NOT TERMINATE AT WALL. PROVIDE BLOCKING AS REQUIRED.
- J. PROVIDE FROST FREE HOSE BIB.
- K. 48" WIDTH VANITY WITH BASE CABINET. COORDINATE SELECTION WITH OWNER.
- L. 42" WIDTH VANITY WITH BASE CABINET. COORDINATE SELECTION WITH OWNER.
- M. BRACED WALL. COORDINATE REQUIREMENTS AND EXTENT WITH STRUCTURAL. REFER TO STRUCTURAL DRAWINGS.
- N. STANDARD TUB. FURR WALLS AS REQUIRED. COORDINATE SELECTION WITH OWNER.
- O. NOT USED.
- P. FLOOR MOUNTED ELONGATED TOILET. COORDINATE SELECTION WITH OWNER.
- Q. COORDINATE ALL BATHROOM FIXTURES AND FINISHES WITH OWNER.
- R. STANDARD SHOWER. FURR WALLS AS REQUIRED. COORDINATE SELECTION WITH OWNER.
- S. BATH VANITY AND BASE CABINET TO MEET TYPE "A" DWELLING UNIT REQUIREMENTS.
- T. TUB/ SHOWER FIBERGLASS INSERT TO MEET TYPE "A" DWELLING UNIT REQUIREMENTS. FURR WALLS AS REQUIRED. PROVIDE CURVED SHOWER CURTAIN ROD. COORDINATE SELECTION WITH OWNER.
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- X. PROVIDE 5 EQUALLY SPACED SHELVES. NON-HEAVY WOOD CONSTRUCTION PAINTED TO MATCH TRIM.
- Y. COORDINATE SCOPE OF WORK FOR ALL COMMON AREAS WITH OWNER.
- Z. PROVIDE JANITOR SHELVING, MOP SINK AND FLOOR DRAIN AS DIRECTED BY OWNER.
- AA. 3'-0" x 5'-0" WINDOW. COORDINATE PROFILE WITH OWNER.
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- AE. (2) 3'-0" x 2'-0" WINDOW (FACTORY GANGED). COORDINATE PROFILE WITH OWNER.
- AF. 4'-0" x 4'-0" WINDOW. COORDINATE PROFILE WITH OWNER.
- AG. COORDINATE ELEVATOR SHAFT REQUIREMENTS WITH ELEVATOR SHOP DRAWINGS AND STRUCTURAL DRAWINGS. PROVIDE ELEVATOR HOIST BEAM AS REQUIRED.



- REVISION 2 NOTE: WALL TYPES HAVE BEEN REVISED THROUGHOUT FLOOR PLANS. REFER TO SHEET CS.01 FOR WALL TYPES.
- REVISION 3 NOTE: DIMENSIONS HAVE BEEN REVISED THROUGHOUT FLOOR PLANS.

LEGEND:

- WOOD STUD WALL (SEE BELOW) _____
- INTERIOR BEARING WALL (SEE BELOW) _____
- INTERIOR BRACED WALL (SEE BELOW) _____
- PARTITION TYPE (SEE BELOW) _____
- KEYED NOTE _____
- ALIGN WALLS AS SHOWN _____
- ROOM NAME _____
- DOOR KEY (SEE CS.02) _____

INTERIOR NEW WALLS ARE PARTITION TYPE A1 U.N.O. (SEE PARTITION TYPES ON SHEET A.02)

SEE CS.01 FOR KEYED NEW CONSTRUCTION NOTES

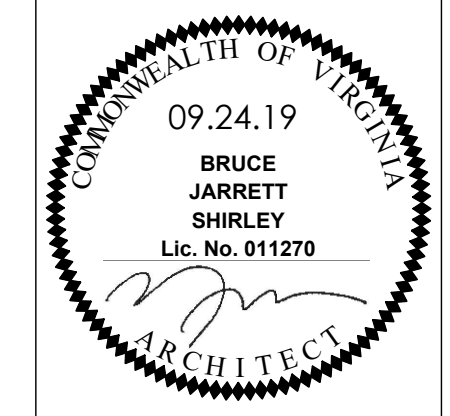
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APEX
Design Group, PLLC
116 East Franklin Street
Richmond, VA 23219

10. 01. 2018
POD Submittal

02. 27. 2019
Permit Set

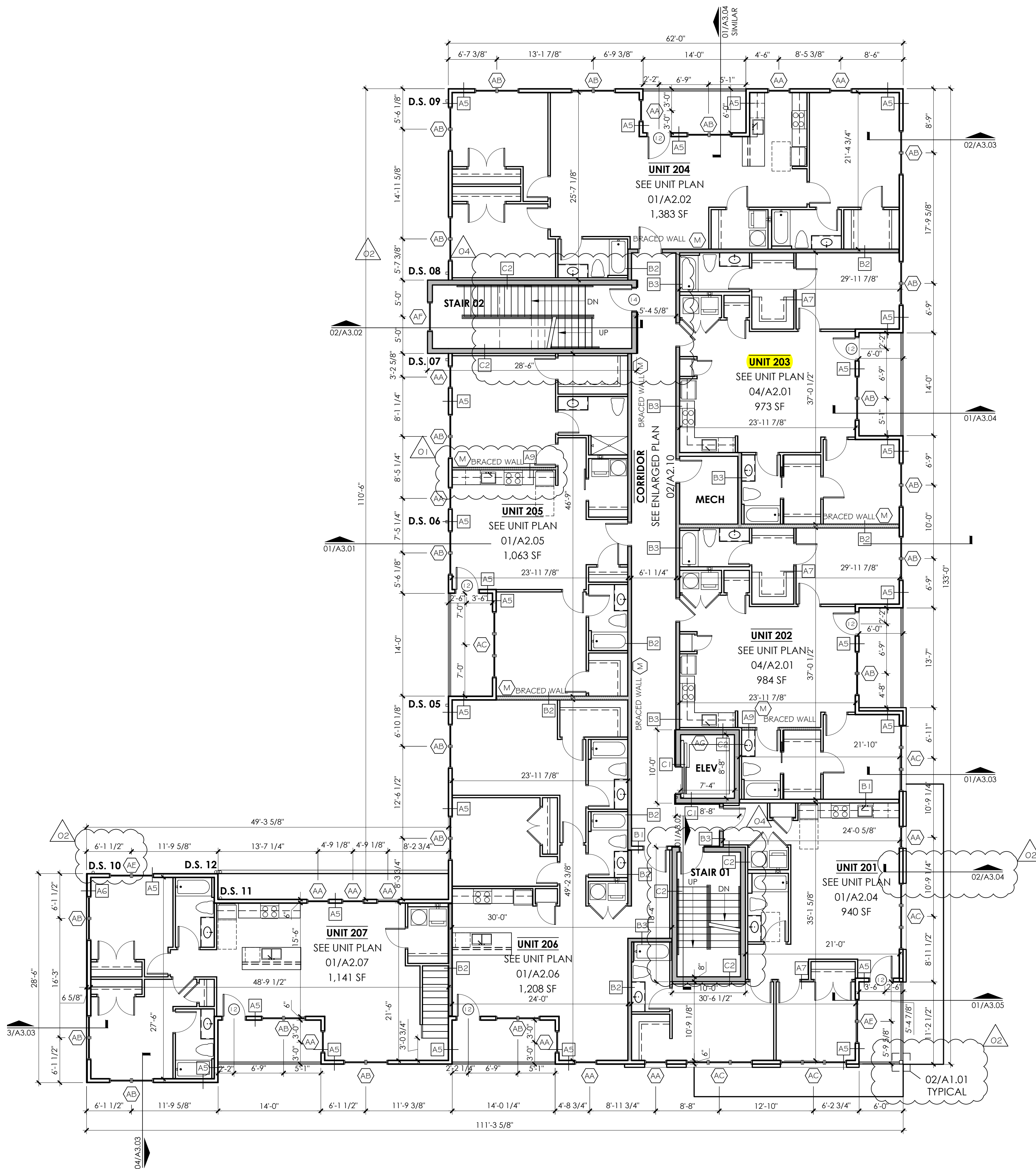
Revisions:
01 - 03. 25. 19
02 - 07. 08. 19
03 - 08. 05. 19
04 - 09. 24. 19



901 Porter Street
Richmond, VA 23224

1ST FLOOR PLAN

A1 01



01 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

SEE A1.04 FOR ROOF LEADER, GUTTER, AND SCUPPER CALCULATIONS

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03 REVISION 3 NOTE: DIMENSIONS HAVE BEEN REVISED THROUGHOUT FLOOR PLANS.

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- WOOD STUD WALL (SEE BELOW)
- INTERIOR BEARING WALL (SEE BELOW)
- INTERIOR BRACED WALL (SEE BELOW)
- PARTITION TYPE (SEE BELOW)
- KEYED NOTE
- ALIGN WALLS AS SHOWN
- ROOM NAME
- DOOR KEY (SEE CS.02)
- VESTIBULE

INTERIOR NEW WALLS ARE PARTITION TYPE A1 U.N.O. (SEE PARTITION TYPES ON SHEET A.02)

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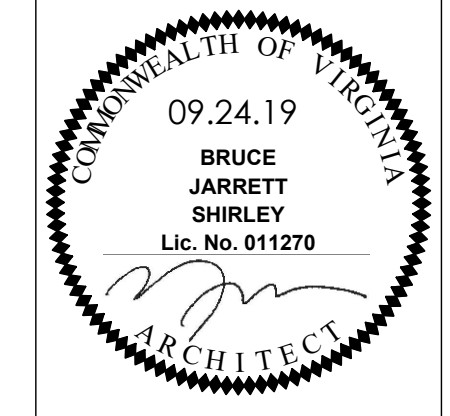
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Revisions:
01 - 03. 25. 19
02 - 07. 08. 19
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04 - 09. 24. 19



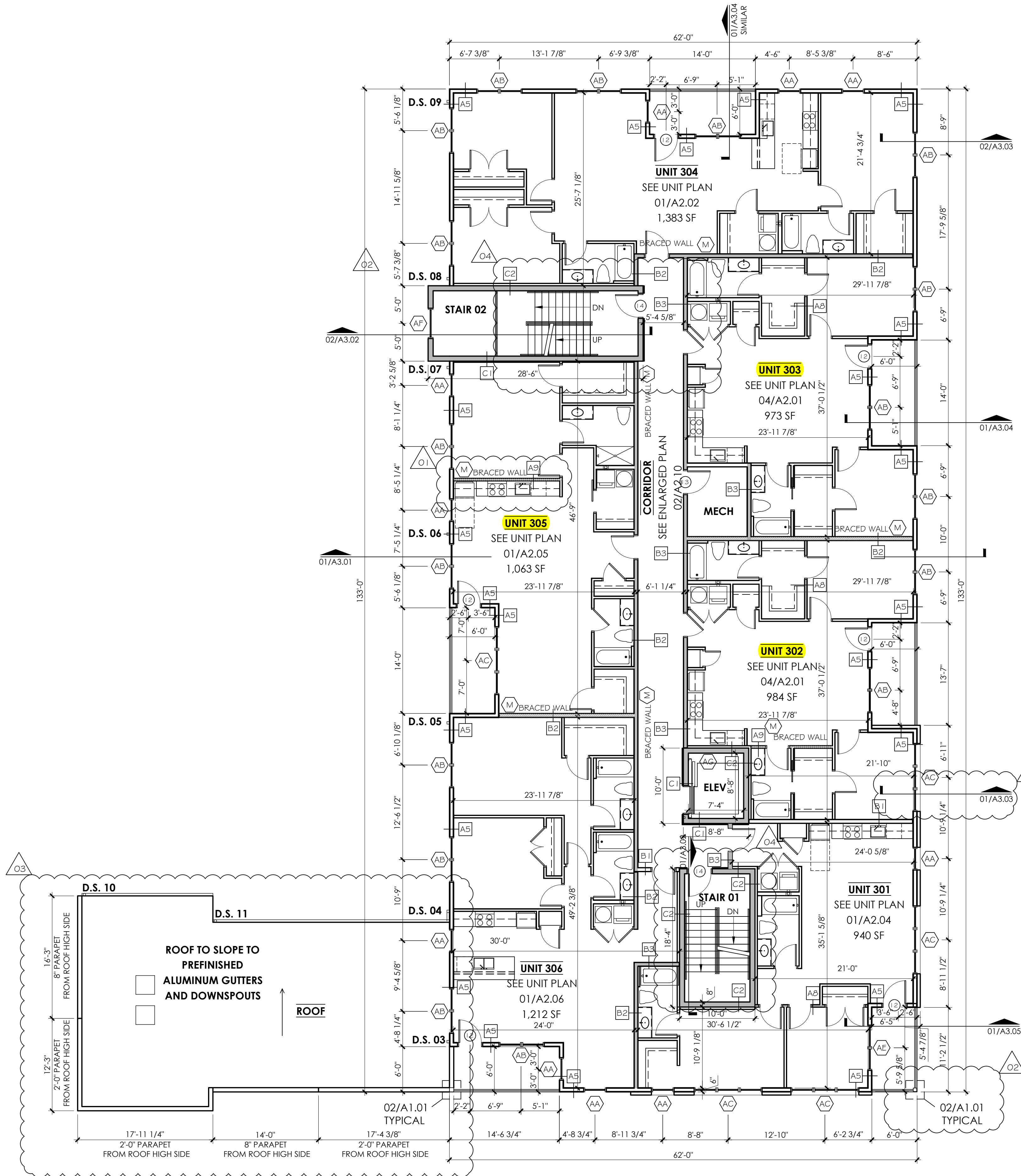
901 Porter Street
Richmond, VA 23224

2ND FLOOR PLAN

A1 02

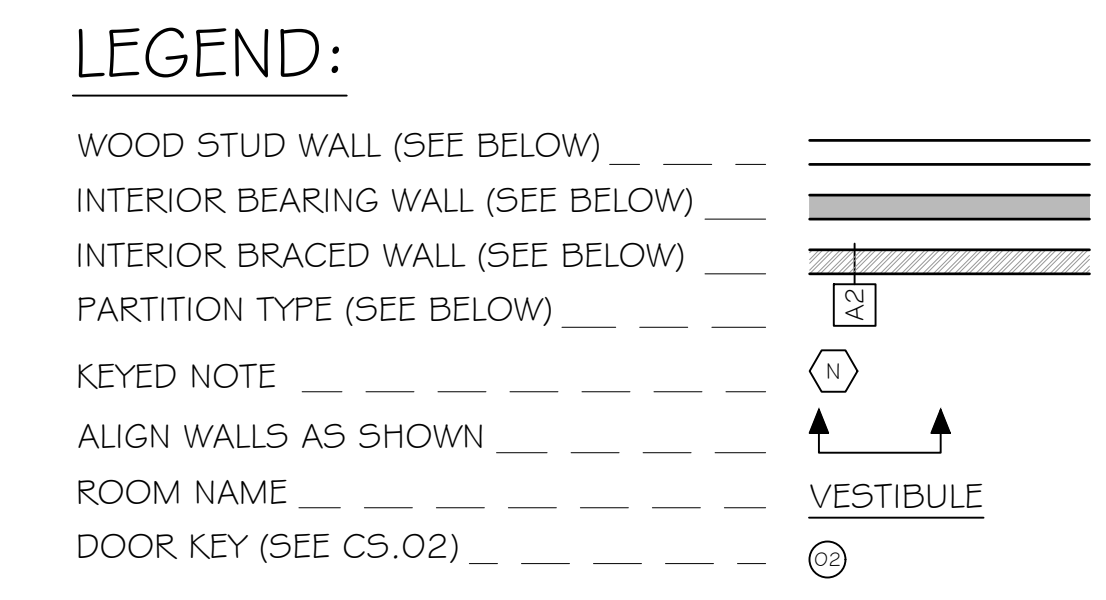
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INTERIOR NEW WALLS ARE PARTITION TYPE A1 U.N.O. (SEE PARTITION TYPES ON SHEET A.02)

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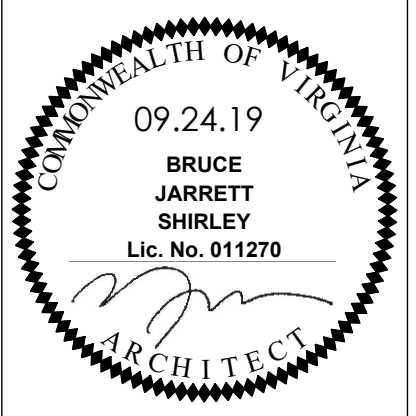
01 3RD FLOOR PLAN (PLAN NORTH) (TRUE NORTH)
SCALE: 1/8"=1'-0"

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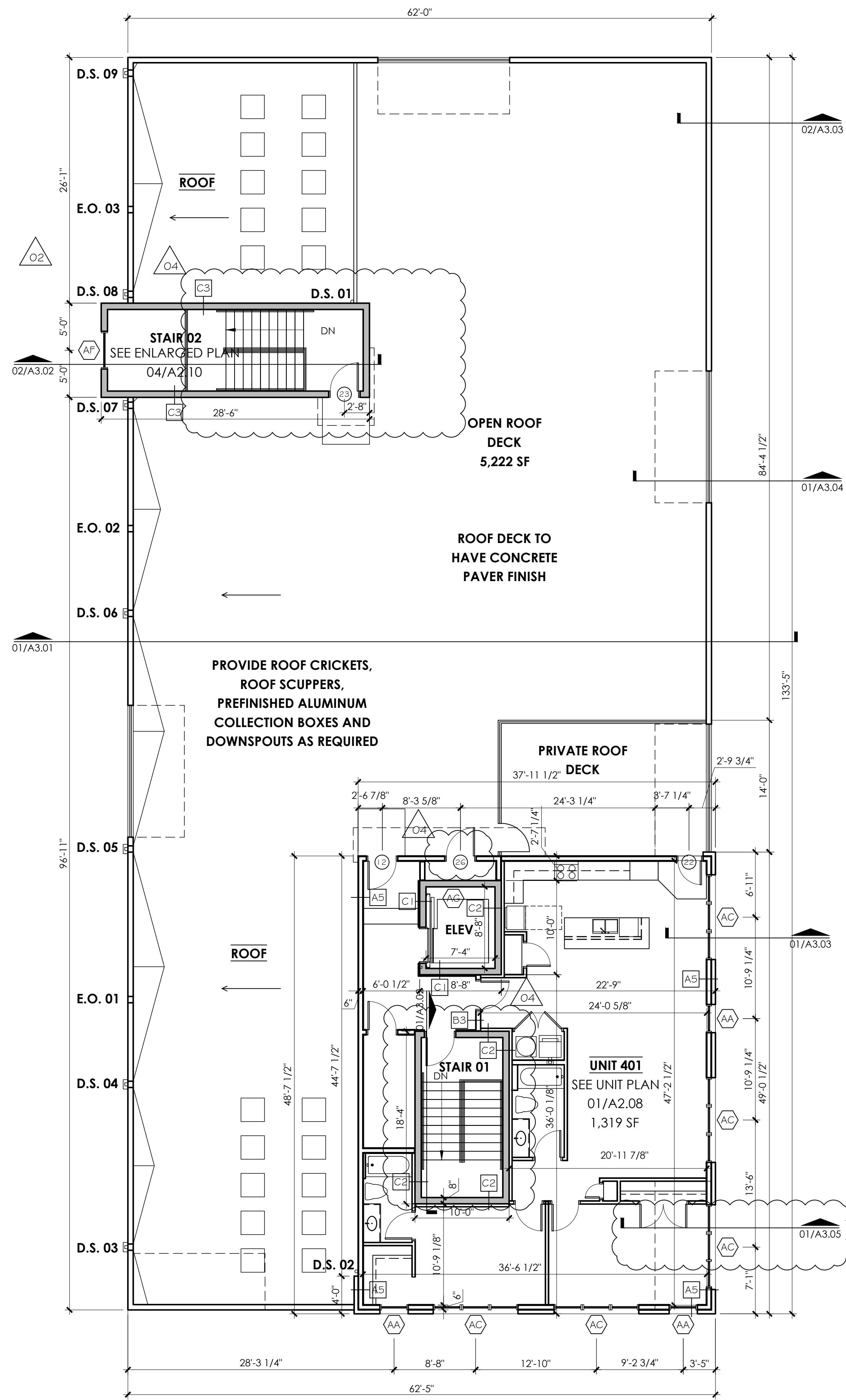
Revisions:
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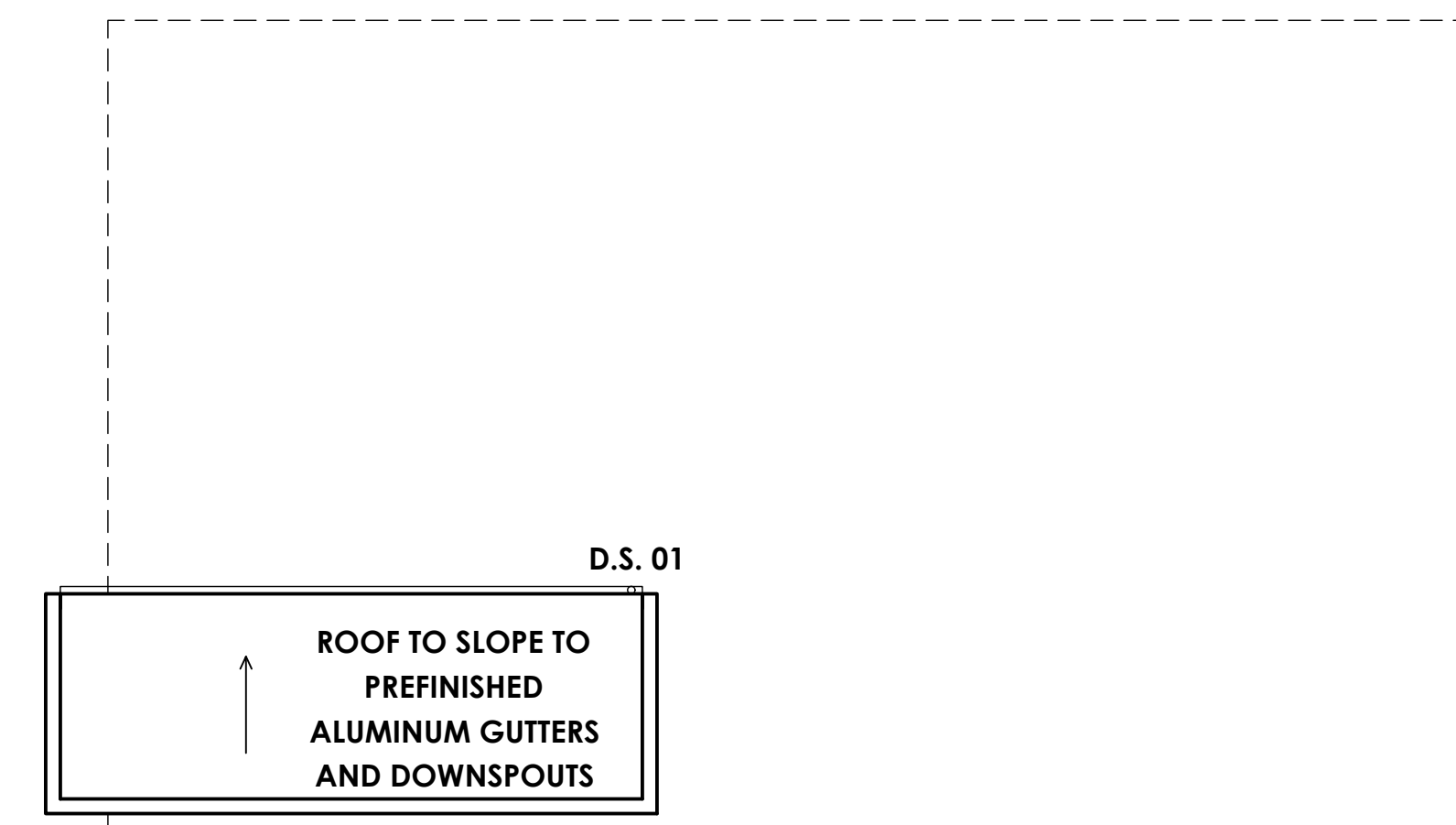
3RD FLOOR PLAN

A1 03

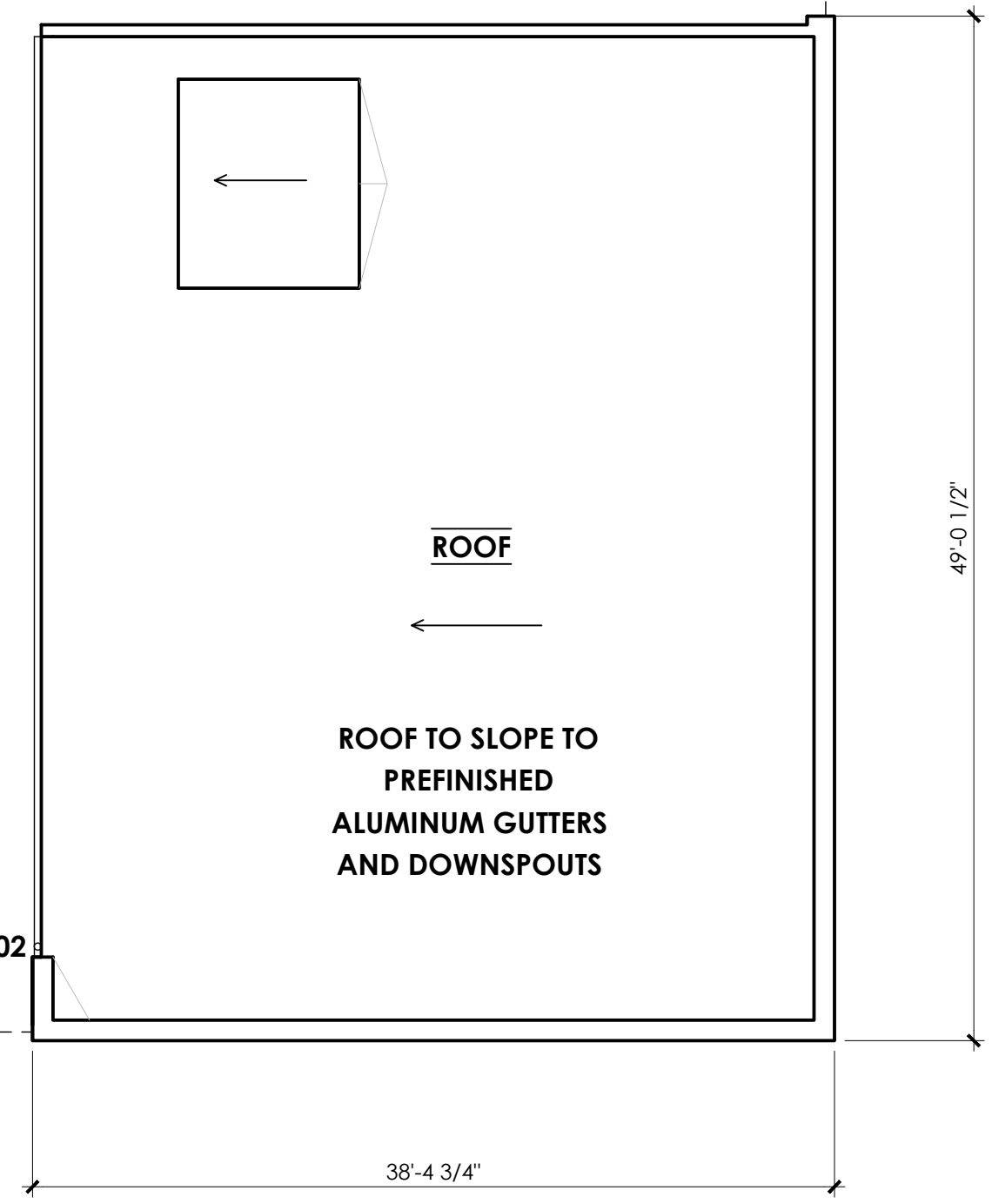


01 4TH FLOOR/ROOF PLAN
SCALE: 1/8"=1'-0"

SEE A1.03 FOR PLAN LEGEND & NEW CONSTRUCTION KEYED NOTES



02 HIGH ROOF PLAN
SCALE: 1/8"=1'-0"



03 ROOF THRESHOLD DETAIL
SCALE: 1"=1'-0"

ROOF LEADER CALCULATION:

D.S. #01:	ROOF AREA = 280	D.S. #08:	ROOF AREA = 962
PARAPET CONTRIBUTION: (2' X 48')/2 = 78	TOTAL = 328	PARAPET CONTRIBUTION: (4' X 30')/2 = 60	WALL CONTRIBUTION: (12' X 30.5')/2 = 61
2" DIAMETER LEADER & 3" GUTTER ALLOWED	PROVIDE 4" DIAMETER LEADER AND GUTTER (ALL HORZ. RUNS MUST SLOPE AT 1/4" MIN.)	DS 01 = 328	TOTAL = 1,411
D.S. #02:	ROOF AREA = 1,900	D.S. #09:	ROOF AREA = 832
PARAPET CONTRIBUTION: (2' X 129')/2 = 65	WALL CONTRIBUTION: (6' X 36')/2 = 108	PARAPET CONTRIBUTION: (4' X 87')/2 = 174	TOTAL = 1,006
TOTAL = 2,073	3" DIAMETER LEADER & 4" GUTTER ALLOWED	TOTAL = 1,006	3" DIAMETER LEADER & 4" SCUPPER ALLOWED
PROVIDE 4" DIAMETER LEADER AND GUTTER (ALL HORZ. RUNS MUST SLOPE AT 1/4" MIN.)	D.S. #03:	ROOF AREA = 373	PARAPET CONTRIBUTION: (2' X 48')/2 = 48
D.S. #04:	ROOF AREA = 517	WALL CONTRIBUTION: (4' X 39')/2 = 78	TOTAL = 559
PARAPET CONTRIBUTION: (4' X 21')/2 = 42	WALL CONTRIBUTION: (12' X 15')/2 = 90	DS 02 = 2,073	2" DIAMETER LEADER & 3" GUTTER ALLOWED
TOTAL = 685	4" DIAMETER LEADER & 5" SCUPPER ALLOWED	TOTAL = 2,614	PROVIDE 4" DIAMETER LEADER AND GUTTER (ALL HORZ. RUNS MUST SLOPE AT 1/4" MIN.)
3" DIAMETER LEADER & 4" SCUPPER ALLOWED	PROVIDE 4" DIAMETER LEADER AND SCUPPER (ALL HORZ. RUNS MUST SLOPE AT 1/4" MIN.)	D.S. #04:	ROOF AREA = 517
D.S. #05:	ROOF AREA = 1,107	PARAPET CONTRIBUTION: (4' X 25')/2 = 50	WALL CONTRIBUTION: (12' X 21')/2 = 126
PARAPET CONTRIBUTION: (4' X 25')/2 = 50	WALL CONTRIBUTION: (12' X 21')/2 = 126	TOTAL = 685	3" DIAMETER LEADER & 3" SCUPPER ALLOWED
TOTAL = 1,457	3" DIAMETER LEADER & 4" SCUPPER ALLOWED	TOTAL = 1,457	PROVIDE 4" DIAMETER LEADER AND SCUPPER (ALL HORZ. RUNS MUST SLOPE AT 1/4" MIN.)
PROVIDE 4" DIAMETER LEADER AND SCUPPER (ALL HORZ. RUNS MUST SLOPE AT 1/4" MIN.)	D.S. #06:	ROOF AREA = 1,462	PARAPET CONTRIBUTION: (4' X 48')/2 = 96
D.S. #07:	ROOF AREA = 931	WALL CONTRIBUTION: (4' X 30')/2 = 60	TOTAL = 1,052
PARAPET CONTRIBUTION: (4' X 30')/2 = 60	WALL CONTRIBUTION: (12' X 30.5')/2 = 61	TOTAL = 1,052	3" DIAMETER LEADER & 4" SCUPPER ALLOWED
TOTAL = 1,052	3" DIAMETER LEADER & 4" SCUPPER ALLOWED	PROVIDE 4" DIAMETER LEADER AND SCUPPER (ALL HORZ. RUNS MUST SLOPE AT 1/4" MIN.)	D.S. #12:
D.S. #08:	ROOF AREA = 110	WALL CONTRIBUTION: (12' X 35')/2 = 210	DS 11 = 3,947
WALL CONTRIBUTION: (12' X 35')/2 = 210	DS 11 = 3,947	TOTAL = 3,627	4" DIAMETER LEADER & 5" SCUPPER ALLOWED
TOTAL = 3,627	4" DIAMETER LEADER & 5" SCUPPER ALLOWED	PROVIDE 4" DIAMETER LEADER AND GUTTER (ALL HORZ. RUNS MUST SLOPE AT 1/4" MIN.)	EMERGENCY OVER FLOWS @ SCUPPER LOCATIONS:
DS 03 THROUGH DS 09 = 11,284	11,284/3 = 3,761	4" DIAMETER SCUPPER ALLOWED	PROVIDE (3) 6" MIN. DIA. OVERFLOW SCUPPERS @ 6" ABOVE ROOF LOW POINT

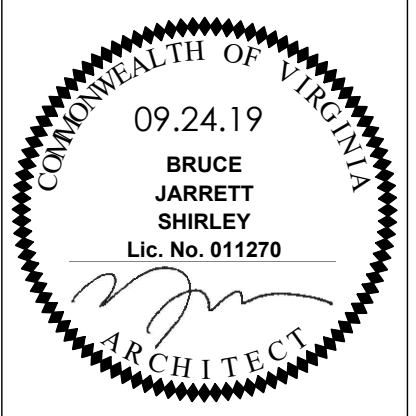
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4TH FLOOR & ROOF PLANS

A1 04

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