## BRISTOL AT WESTWOOD

BROOK ROAD AT WESTWOOD AVENUE Richmond, VA

NOTE:

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE
THE PLANS AND SPECIFICATIONS COMPLY WITH
THE MINIMUM BUILDING CODE REQUIREMENTS.





## REVISION RECORD

REV	DATE	DESCRIPTION			

ARCHITECT:



HUMPHREYS & PARTNERS ARCHITECTS | FLORIDA LLC

561 EAST HORATIO AVENUE
MAITLAND, FLORIDA 32751

407.339.9323 | 407.339.8266 FAX

DALLAS - CHARLOTTE - IRVINE -LAS VEGAS - NEW ORLEANS - ORLANDO

WWW.HUMPHREYS.COM

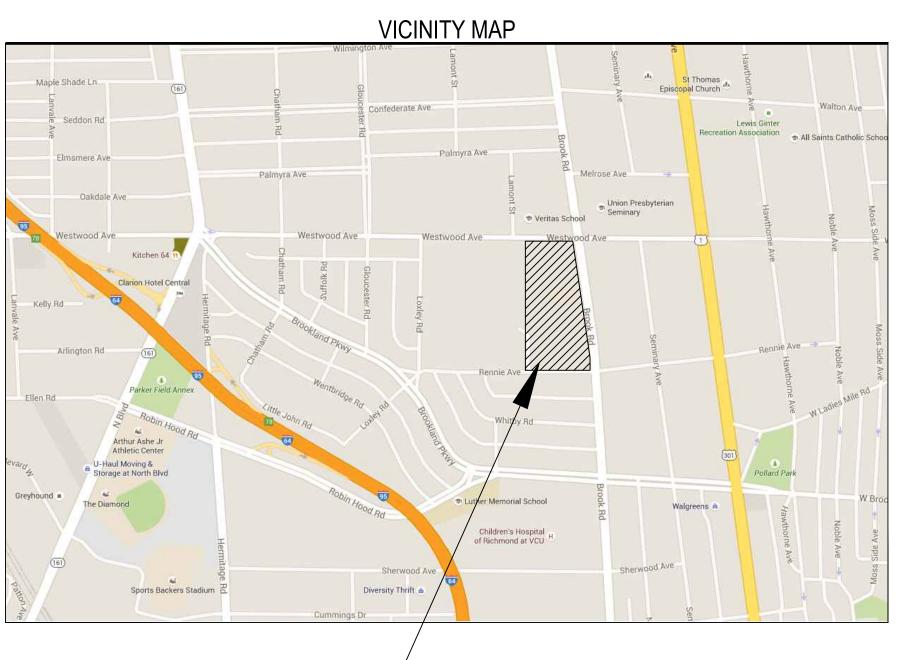
ARCHITECT OF RECORD - MARTIN W. KOCH

OWNER:

BRISTOL DEVELOPMENT GROUP

381 MALLORY STATION RD SUITE 204 RICHMOND, VA 23225

TEL: 615-369-9009



PROJECT SITE—

					TROOLOT SITE	
CONTRACTOR	LANDSCAPE ARCHITECT	INTERIOR DESIGN	STRUCTURAL ENGINEER	MEP ENGINEER	CIVIL ENGINEER	AUTHORITY HAVING JURISDICTION
FORTUNE JOHNSON	TIMMONS GROUP		ADVANCED STRUCTURAL DESIGN	MIGRE ENGINEERS, LLC	TIMMONS GROUP	CITY OF RICHMOND, VA
8605 WESTWOOD CENTER DRIVE	1001 BOULDERS PARKWAY		1265 S. SEMORAN BLVD.	155 EAST WILDMERE AVE	1001 BOULDERS PARKWAY	900 E. BROAD ST.
SUITE 505	SUITE 300		SUITE 1201	SUITE 1021	SUITE 300	ROOM 110
VIENNA, VA 22182	RICHMOND, VA 23225		WINTER PARK, FL 32792	LONGWOOD, FL 32750	RICHMOND, VA 23225	RICHMOND, VA 23219
CONTACT: MICHAEL MITCHELL	CONTACT: CHRIS SIBOLD		CONTACT: JOHN BAILES	CONTACT: MIKE DODANE	CONTACT: CHRIS SIBOLD	BUILDING OFFICIAL:
PHONE: 571-385-2995	PHONE: 804-200-6500		PHONE: 407-677-5836	PHONE: 407-636-7999	PHONE: 804-200-6500	PHONE: 804-646-1569
			FAX: 407-677-5894			FAX:
E-MAIL: mmitchell@fortune-johnson.com	E-MAIL: chris.sibold@timmons.com		E-MAIL: johnbailes@advancedstructuraldesign.com	E-MAIL: mike@migre-eng.com	E-MAIL: chris.sibold@timmons.com	E-MAIL:

SUBMITTAL - 06-03-2015

POD

Drawn By: HPA

Checked By: 2 June 2015

Issue Dates:

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions:
# DATE COMMENTS

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RISTOL AT WESTWO
APARTMENTS
RICHMOND, VA

PARTNERS ORIDA LLC

ARCHITECTS / FLORIC 1 EAST HORATIO AVENUE. - MAITLAN (407) 339 9323 - (407) 339 8266 DALLAS - ORLANDO -NEWPORT - NEW OI

SHEET CONTENTS: COVER SHEET

A-0.00

2013068

rojects∖2013068 BRISTOL Richmond Seminar

- REFER TO SHEET A-3.00 FOR DOOR SCHEDULE
- REFER TO SHEET A-3.01 FOR WINDOW SCHEDULE. WINDOW TYPES TO BE COORDINATED WITH ELEVATION. REFER TO MEP FOR SMOKE, CO2 DETECTORS AND FIRE
- DETECTION REFER TO SHEET A-103 FOR WALL TYPES.

LEGEND: CENTER LINE



X WALL TYPES FLOOR ELEVATION



FIRE EXTINGUISHER - PROVIDE A 2A:10B:C AT EACH GARAGE AND STORAGE ROOM OR LOCATE PER AUTHORITY HAVING JURISDICTION



CONDENSER UNIT 1 HOUR RATED WALLS

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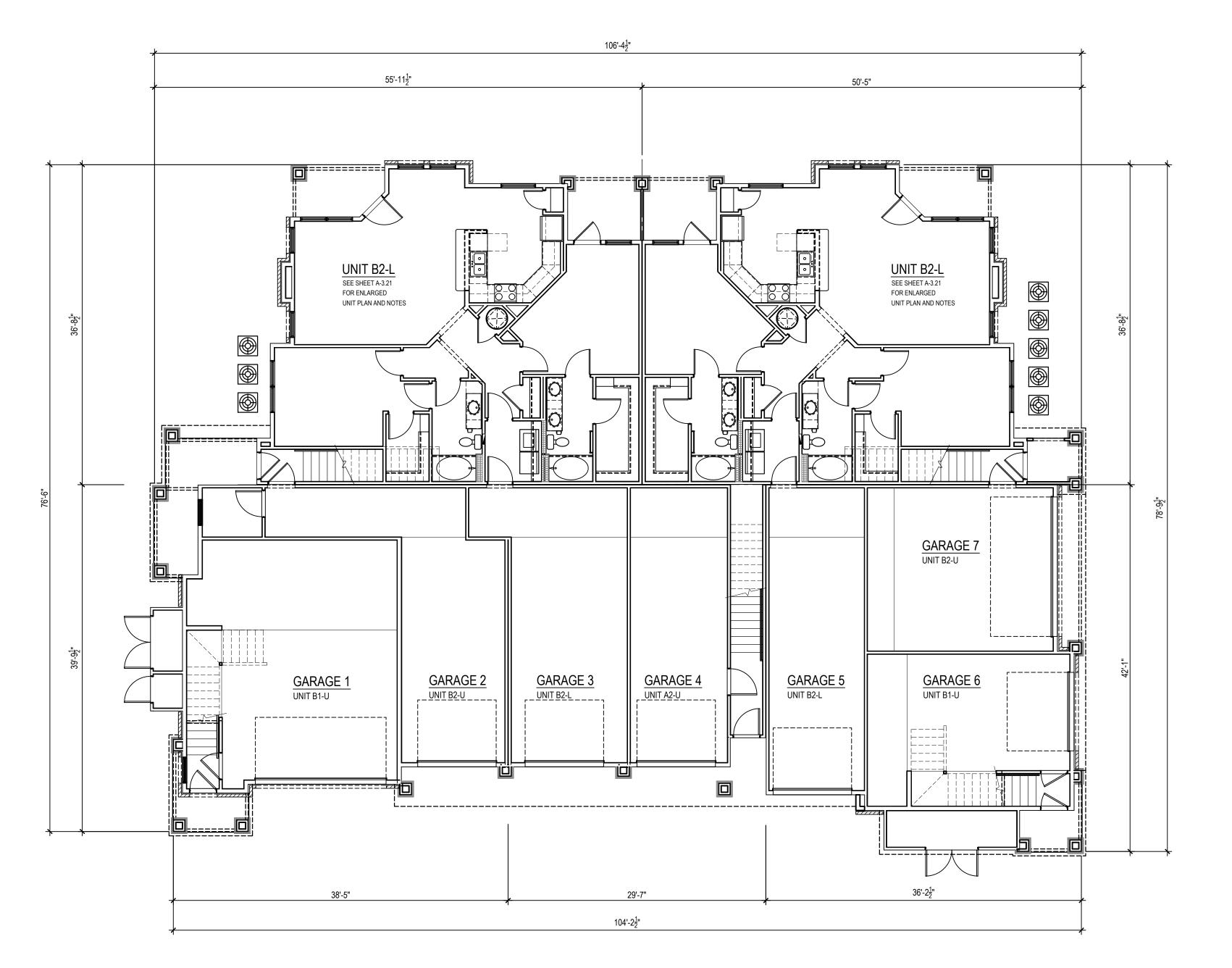
06-03-2015

SUBMITTAL

POD

SHEET CONTENTS:
BUILDING TYPE I FIRST FLOOR PLAN

SHEET NO.



- REFER TO SHEET A-3.00 FOR DOOR SCHEDULE
- REFER TO SHEET A-3.01 FOR WINDOW SCHEDULE. WINDOW TYPES TO BE COORDINATED WITH ELEVATION. REFER TO MEP FOR SMOKE, CO2 DETECTORS AND FIRE DETECTION
- REFER TO SHEET A-103 FOR WALL TYPES.

LEGEND: CENTER LINE



X WALL TYPES FLOOR ELEVATION



FIRE EXTINGUISHER - PROVIDE A 2A:10B:C AT EACH GARAGE AND STORAGE ROOM OR LOCATE PER AUTHORITY HAVING JURISDICTION



CONDENSER UNIT 1 HOUR RATED WALLS

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Date Plotted: 2 June 2015

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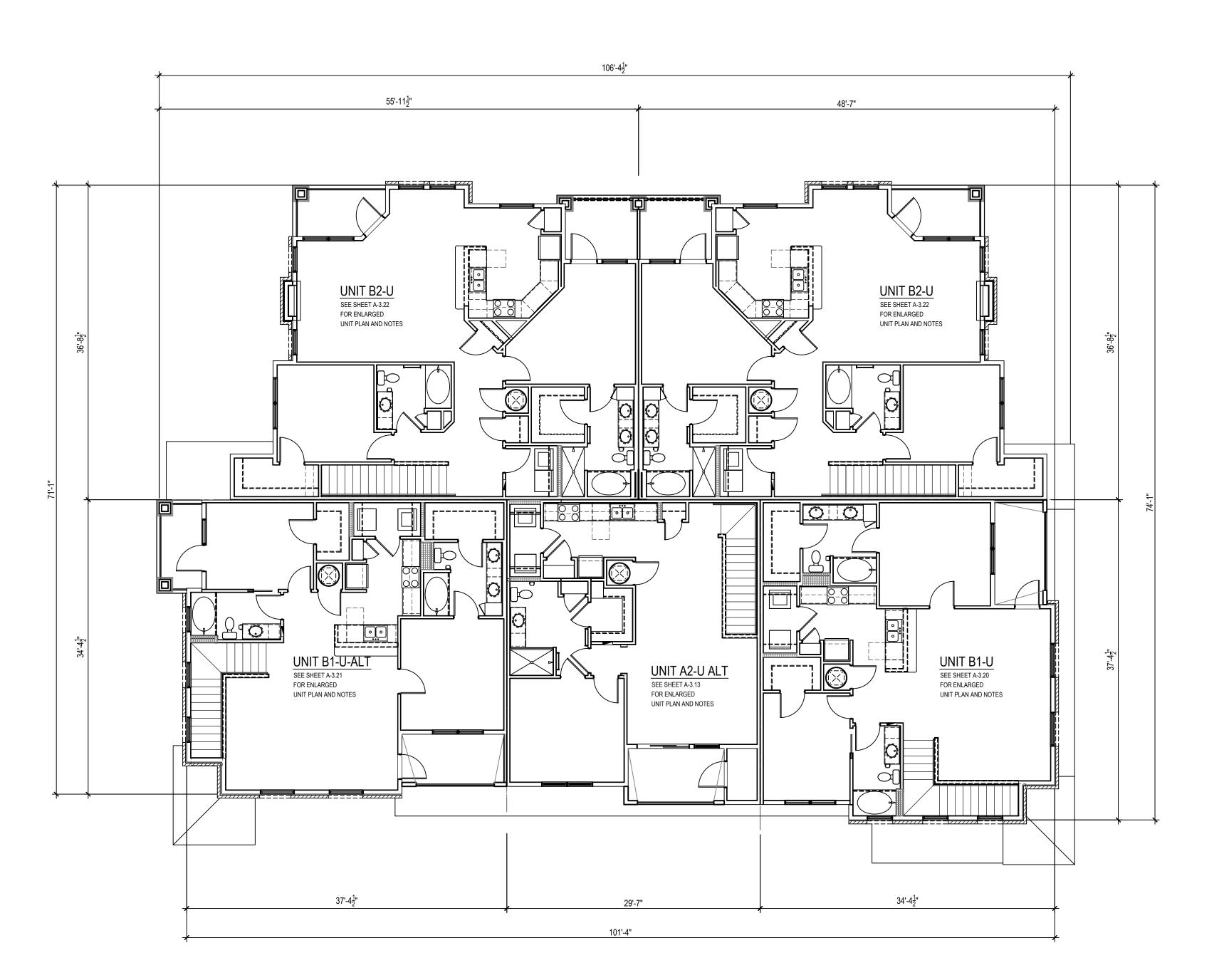
SHEET CONTENTS:
BUILDING TYPE I SECOND FLOOR PLAN

SHEET NO.

06-03-2015

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POD





— DECORATIVE FIXTURE

- BRICK VENEER

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**LEGEND** 

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BRIS

SHEET CONTENTS:
BUILDING TYPE I **ELEVATIONS** 

SHEET NO.

POD

A-4.14

REFER TO SHEET A-3.01 FOR WINDOW SCHEDULE. WINDOW TYPES TO BE COORDINATED WITH ELEVATION.

REFER TO MEP FOR SMOKE, CO2 DETECTORS AND FIRE DETECTION REFER TO SHEET A-103 FOR WALL TYPES.

X WALL TYPES FLOOR ELEVATION FIRE EXTINGUISHER - PROVIDE A 2A:10B:C AT EACH GARAGE AND STORAGE ROOM OR LOCATE PER AUTHORITY HAVING JURISDICTION

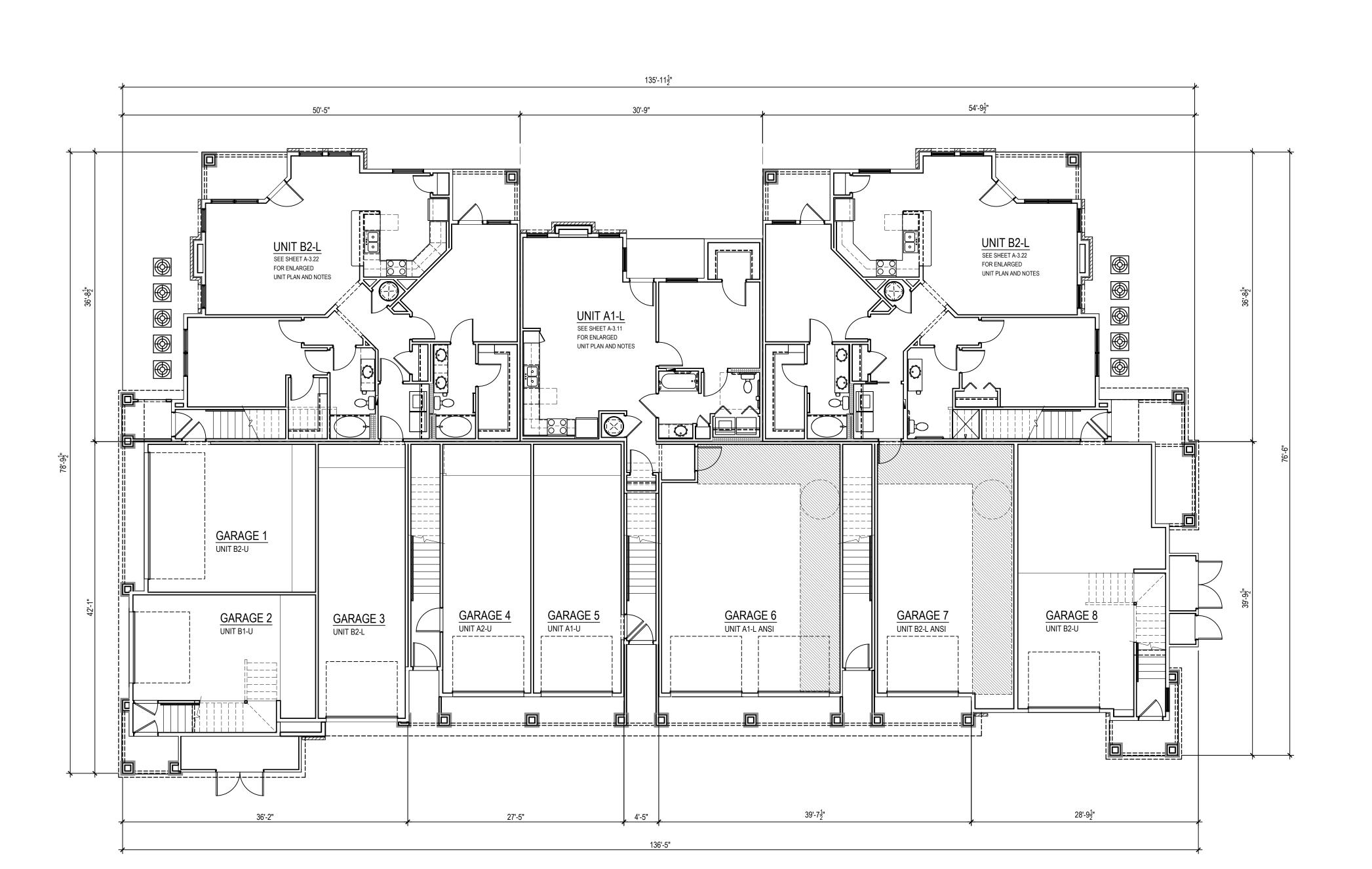
CENTER LINE



LEGEND:

CONDENSER UNIT

1 HOUR RATED WALLS



BUILDING TYPE II - FIRST FLOOR PLAN

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

NOTE:
REFER TO STRUCTURAL DRAWINGS
FOR SHEARWALL & BEARING WALL
INFORMATION & LOCATIONS.

NOTE: UNITS MAY BE OPPOSITE HAND. SEE BUILDING PLANS FOR LOCATIONS. SEE ELEVATIONS FOR LOCATION OF EXTERIOR FINISHES.

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SHEET CONTENTS:
BUILDING TYPE II FIRST FLOOR PLAN

DETECTION

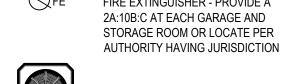
REFER TO SHEET A-3.00 FOR DOOR SCHEDULE

REFER TO SHEET A-3.01 FOR WINDOW SCHEDULE. WINDOW TYPES TO BE COORDINATED WITH ELEVATION. REFER TO MEP FOR SMOKE, CO2 DETECTORS AND FIRE

REFER TO SHEET A-103 FOR WALL TYPES.

X WALL TYPES FLOOR ELEVATION FIRE EXTINGUISHER - PROVIDE A

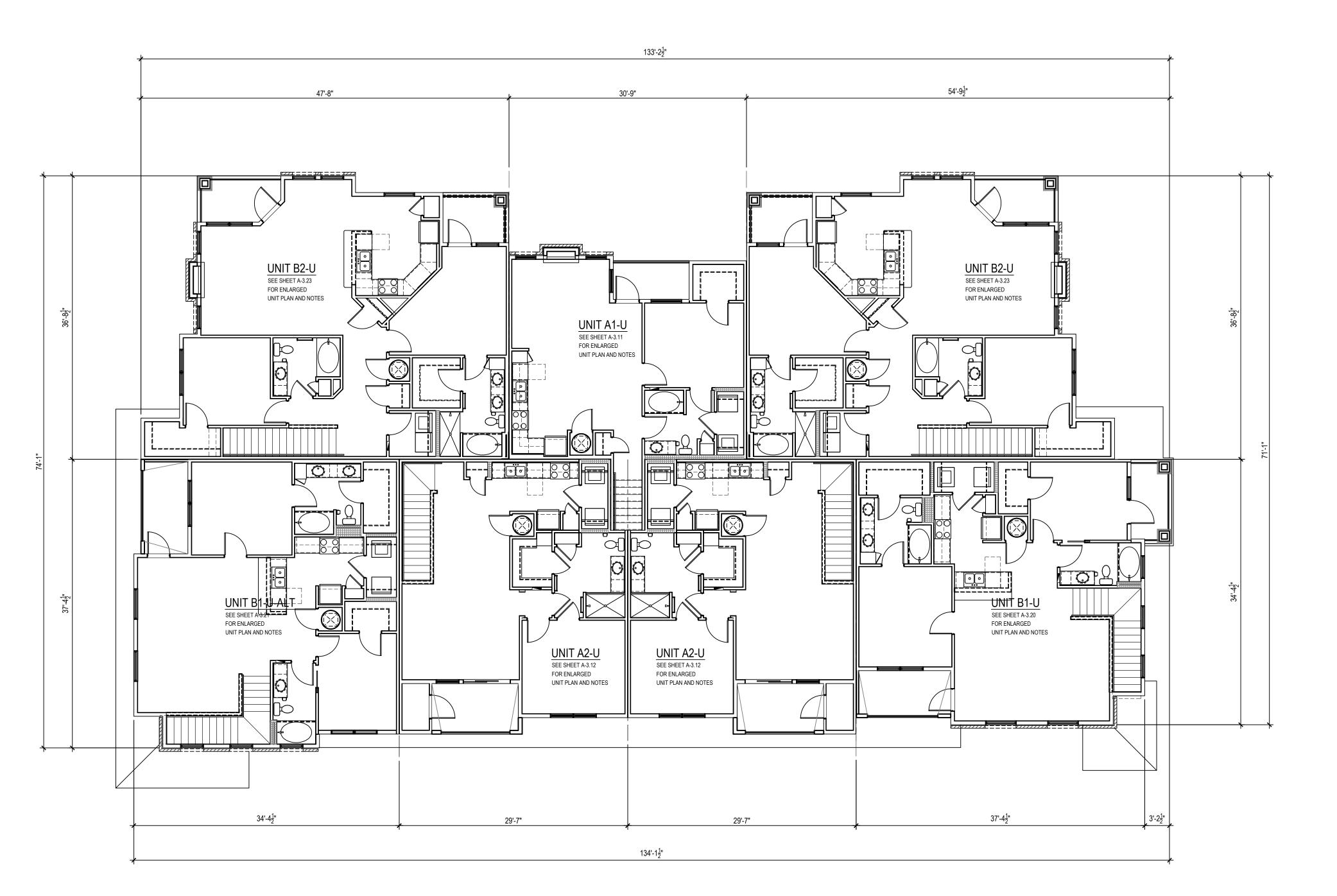
LEGEND:



CONDENSER UNIT

CENTER LINE

1 HOUR RATED WALLS



BUILDING TYPE II - SECOND FLOOR PLAN

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

REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL & BEARING WALL INFORMATION & LOCATIONS.

NOTE: UNITS MAY BE OPPOSITE HAND. SEE BUILDING PLANS FOR LOCATIONS. SEE ELEVATIONS FOR LOCATION OF EXTERIOR FINISHES.

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SHEET CONTENTS:
BUILDING TYPE II SECOND FLOOR PLAN



CEMENTITIOUS SIDING

— DECORATIVE FIXTURE

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SHEET CONTENTS:
BUILDING TYPE II **ELEVATIONS** 

SHEET NO.

06-03-2015

SUBMITTAL

POD

REFER TO SHEET A-3.01 FOR WINDOW SCHEDULE. WINDOW TYPES TO BE COORDINATED WITH ELEVATION. REFER TO MEP FOR SMOKE, CO2 DETECTORS AND FIRE

DETECTION REFER TO SHEET A-103 FOR WALL TYPES.

CENTER LINE X WALL TYPES FLOOR ELEVATION FIRE EXTINGUISHER - PROVIDE A 2A:10B:C AT EACH GARAGE AND STORAGE ROOM OR LOCATE PER AUTHORITY HAVING JURISDICTION



LEGEND:

CONDENSER UNIT 1 HOUR RATED WALLS

# DATE | COMMENTS

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Issue Dates:

Date Plotted: 2 June 2015

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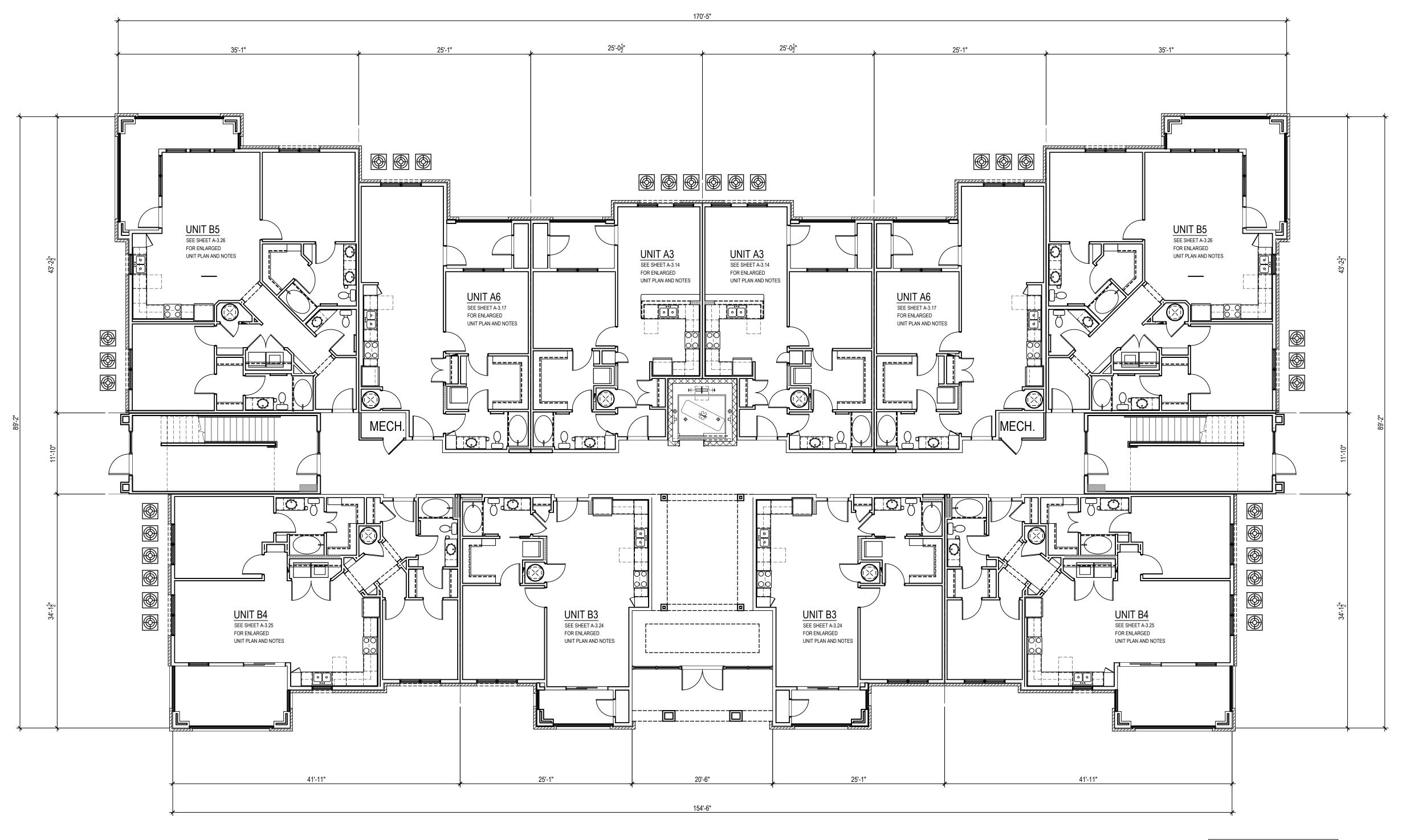
06-03-201

SUBMITTAL

POD

SHEET CONTENTS: **BUILDING TYPE III** FIRST FLOOR PLAN

SHEET NO.



REFER TO SHEET A-3.01 FOR WINDOW SCHEDULE. WINDOW TYPES TO BE COORDINATED WITH ELEVATION. REFER TO MEP FOR SMOKE, CO2 DETECTORS AND FIRE

DETECTION REFER TO SHEET A-103 FOR WALL TYPES.

CENTER LINE X WALL TYPES FLOOR ELEVATION FIRE EXTINGUISHER - PROVIDE A 2A:10B:C AT EACH GARAGE AND STORAGE ROOM OR LOCATE PER AUTHORITY HAVING JURISDICTION



LEGEND:

CONDENSER UNIT

1 HOUR RATED WALLS

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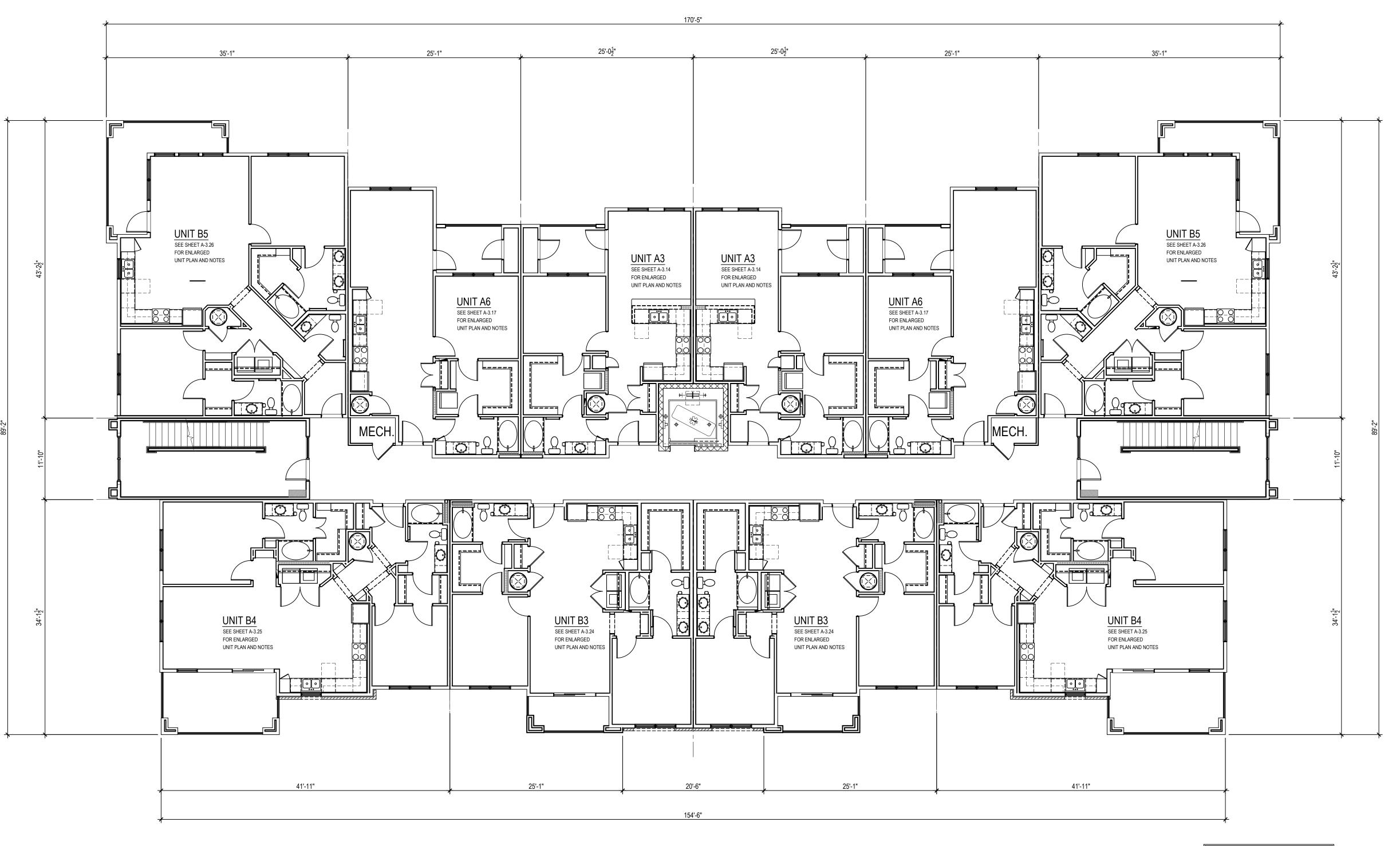
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SHEET CONTENTS: **BUILDING TYPE III** SECOND FLOOR PLAN



REFER TO SHEET A-3.01 FOR WINDOW SCHEDULE. WINDOW TYPES TO BE COORDINATED WITH ELEVATION.

REFER TO MEP FOR SMOKE, CO2 DETECTORS AND FIRE DETECTION

REFER TO SHEET A-103 FOR WALL TYPES.

X WALL TYPES FLOOR ELEVATION FIRE EXTINGUISHER - PROVIDE A 2A:10B:C AT EACH GARAGE AND STORAGE ROOM OR LOCATE PER AUTHORITY HAVING JURISDICTION

CENTER LINE



LEGEND:

CONDENSER UNIT 1 HOUR RATED WALLS

# DATE | COMMENTS

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Issue Dates:

Date Plotted: 2 June 2015

Issue for Pricing / Bidding:

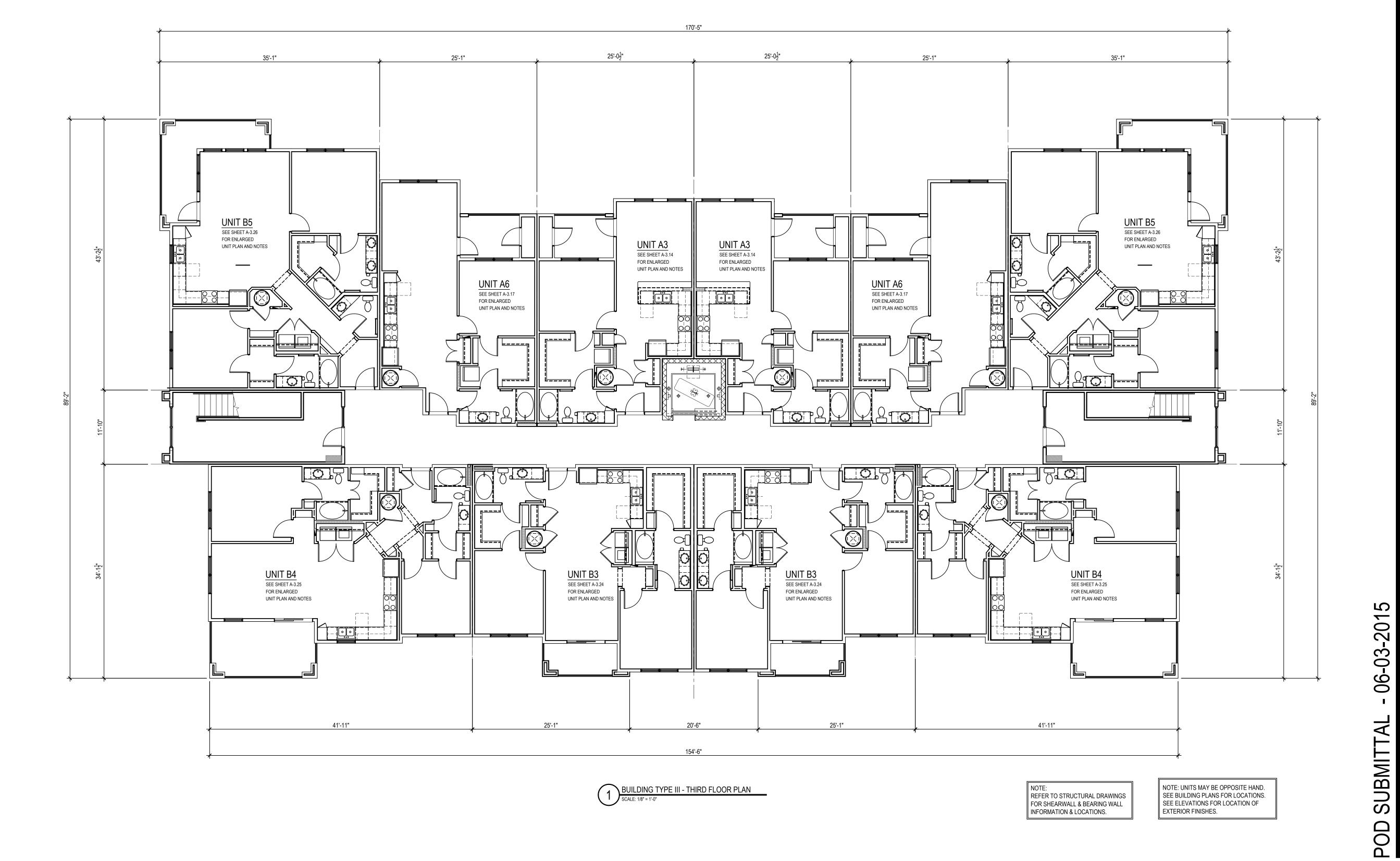
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SHEET CONTENTS: **BUILDING TYPE III** THIRD FLOOR PLAN







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RICHMOND, VA DEVELOPMENT GROUP TOL AP, BRIS

S & PARTNERS

3 / FLORIDA LLC

NUE. - MAITLAND, FL. 32751

HUMPHREYS
ARCHITECTS /
561 EAST HORATIO AVENUE
(407) 339 9323 - (4

SHEET CONTENTS:
BUILDING TYPE III **ELEVATIONS** 

SHEET NO.

A-4.36



Drawn By: HPA
Checked By: MK
Date Plotted: 2 June 2015
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APARTMENTS
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BRISTOL DEVELOPMENT GR

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NUE. - MAITLAND, FL. 32751

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SHEET CONTENTS:

SHEET CONTENTS:
BUILDING TYPE IV
FIRST FLOOR PLAN

SHEET NO.

A-4.41



Drawn By: HPA Date Plotted: 2 June 2015 Issue for Pricing / Bidding: Issue for Permit Application: Issue for Construction: # DATE COMMENTS

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SHEET CONTENTS: BUILDING TYPE IV SECOND FLOOR PLAN



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STOL AT WESTWOO APARTMENTS RICHMOND, VA

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-LORIDA LLC
- MAITLAND, FL. 32751

ACHITECTS / FLORIC 1 EAST HORATIO AVENUE. - MAITLAN (407) 339 9323 - (407) 339 8266



HEET CONTENTS: UILDING TYPE IV HIRD FLOOR PLAI

SHEET NO.

A-4.43



DECORATIVE TRIM -

CEMENTITIOUS SIDING

 METAL ROOF BRICK VENEER

DECORATIVE TRIM ——

CEMENTITIOUS SIDING —

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ARCHITECTURAL SHINGLE - DECORATIVE FIXTURE

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> > - AT WESTWOOL

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/ FLORIDA LLC

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ARCHITECTS /
561 EAST HORATIO AVENUI



SHEET CONTENTS:
BUILDING TYPE IV **ELEVATIONS** 



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& PARTNERS / FLORIDA LLC

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SHEET CONTENTS:
BUILDING TYPE IV **ELEVATIONS** 

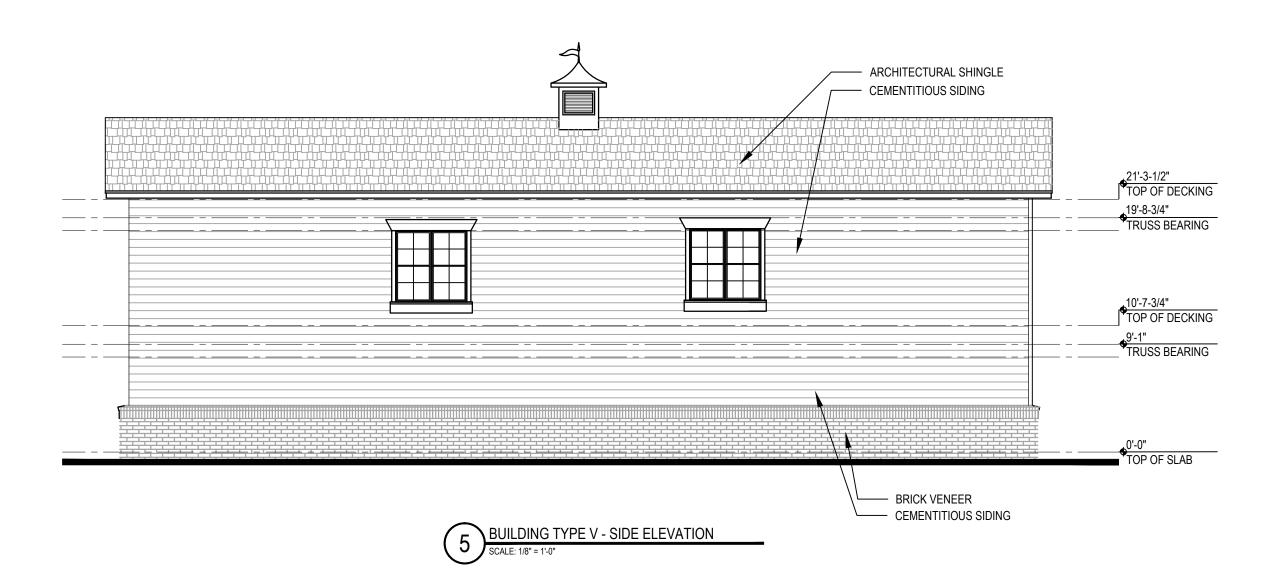
SHEET NO.

POD

NOTE: ELEVATIONS MAY BE OPPOSITE HAND. SEE SITE PLAN FOR LOCATIONS.

BUILDING TYPE V - REAR ELEVATION

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





BUILDING TYPE V - FRONT ELEVATION

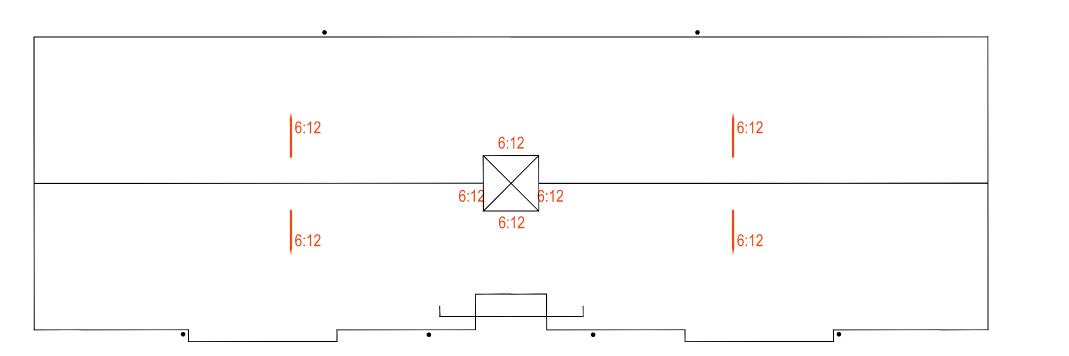
SCALE: 1/8" = 1'-0"

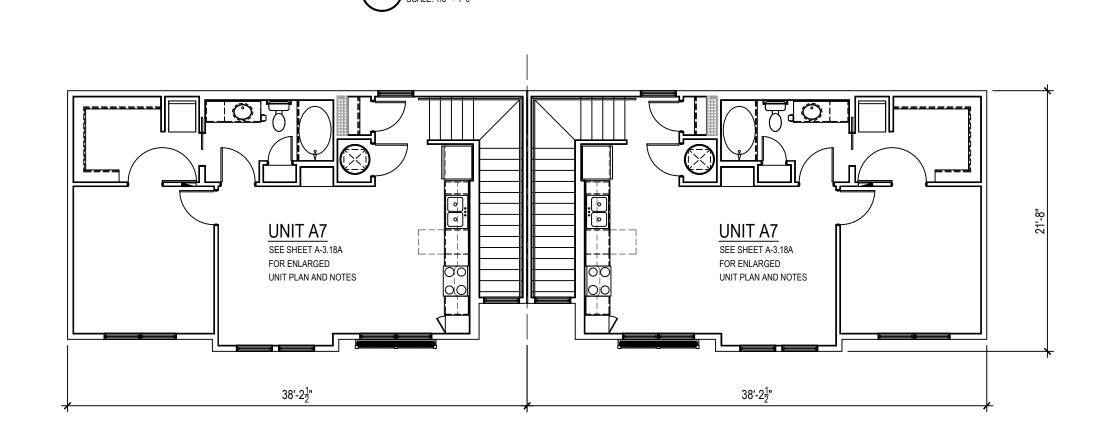
<u>LEGEND</u> RIDGE VENT ( NET FREE AIR FLOW: 18 SQ. IN) VINYL SOFFIT VENT ( NET FREE AIR FLOW: 9 SQ. IN.) \_\_\_\_ 5" GUTTER (K-STYLE) ΠID DOWNSPOUTS (DS) DRAFTSTOP 14-1/2"X14-1/2" GRAVITY VENT (NET FREE AIR FLOW: 150 SQ. IN) GRACE ICE AND WATER SHIELD(SELF-ADHERED) OR EQUAL

NOTES: ALL SHEET METAL AT ROOFS SHALL BE A MINIMUM OF 26 GAUGE.

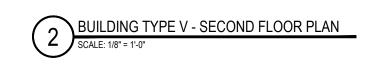
ATTIC ACCESS (ATTIC ACCESS DOOR TO BE 1-HR. RATED DOOR)

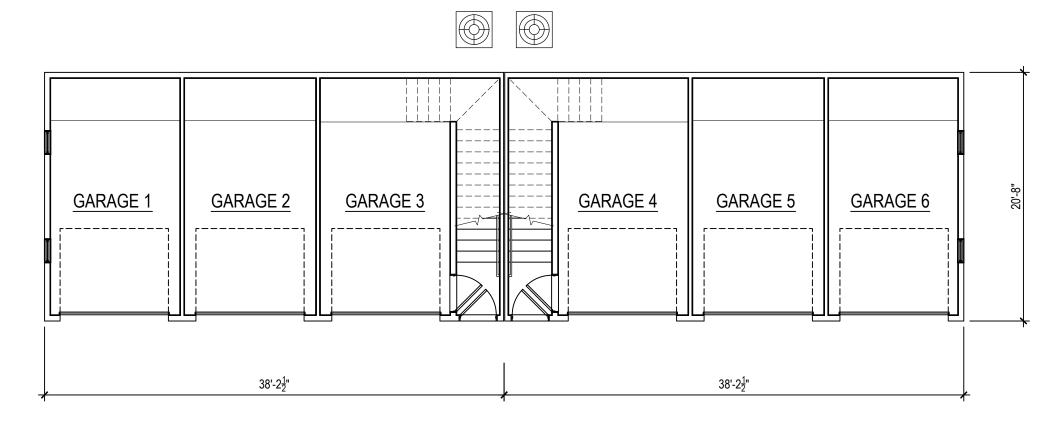
GENERAL NOTES: LEGEND: CENTER LINE REFER TO SHEET A-3.00 FOR DOOR SCHEDULE REFER TO SHEET A-3.01 FOR WINDOW SCHEDULE. X WALL TYPES WINDOW TYPES TO BE COORDINATED WITH ELEVATION. REFER TO MEP FOR SMOKE, CO2 DETECTORS AND FIRE FLOOR ELEVATION FIRE EXTINGUISHER - PROVIDE A REFER TO SHEET A-103 FOR WALL TYPES. 2A:10B:C AT EACH GARAGE AND STORAGE ROOM OR LOCATE PER AUTHORITY HAVING JURISDICTION CONDENSER UNIT 1 HOUR RATED WALLS





BUILDING TYPE V - ROOF PLAN





BUILDING TYPE V - FIRST FLOOR PLAN

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

REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL & BEARING WALL INFORMATION & LOCATIONS.

NOTE: UNITS MAY BE OPPOSITE HAND. SEE BUILDING PLANS FOR LOCATIONS. SEE ELEVATIONS FOR LOCATION OF EXTERIOR FINISHES.

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SHEET CONTENTS:
BUILDING TYPE V PLANS & ELEVATIONS

SHEET NO.

NOTES: ALL SHEET METAL AT ROOFS SHALL BE A MINIMUM OF 26 GAUGE.

GENERAL NOTES:

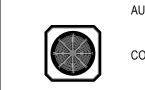
DETECTION

REFER TO SHEET A-3.00 FOR DOOR SCHEDULE

REFER TO SHEET A-103 FOR WALL TYPES.

REFER TO SHEET A-3.01 FOR WINDOW SCHEDULE. WINDOW TYPES TO BE COORDINATED WITH ELEVATION. REFER TO MEP FOR SMOKE, CO2 DETECTORS AND FIRE

CENTER LINE X WALL TYPES FLOOR ELEVATION FIRE EXTINGUISHER - PROVIDE A 2A:10B:C AT EACH GARAGE AND



LEGEND:

STORAGE ROOM OR LOCATE PER AUTHORITY HAVING JURISDICTION CONDENSER UNIT

1 HOUR RATED WALLS

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RICHMOND, VA **DEVELOPMENT (** 

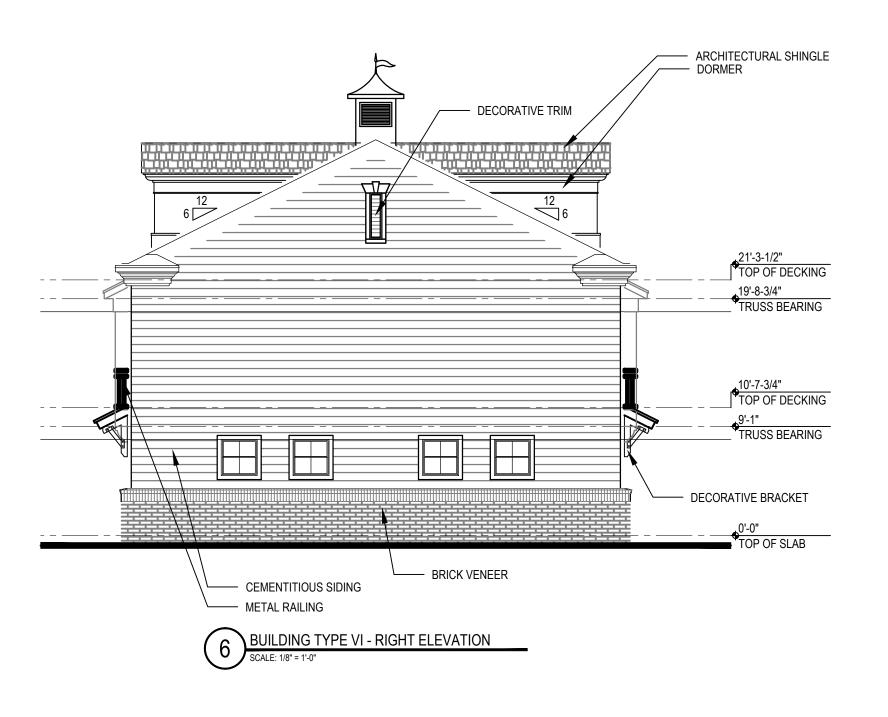
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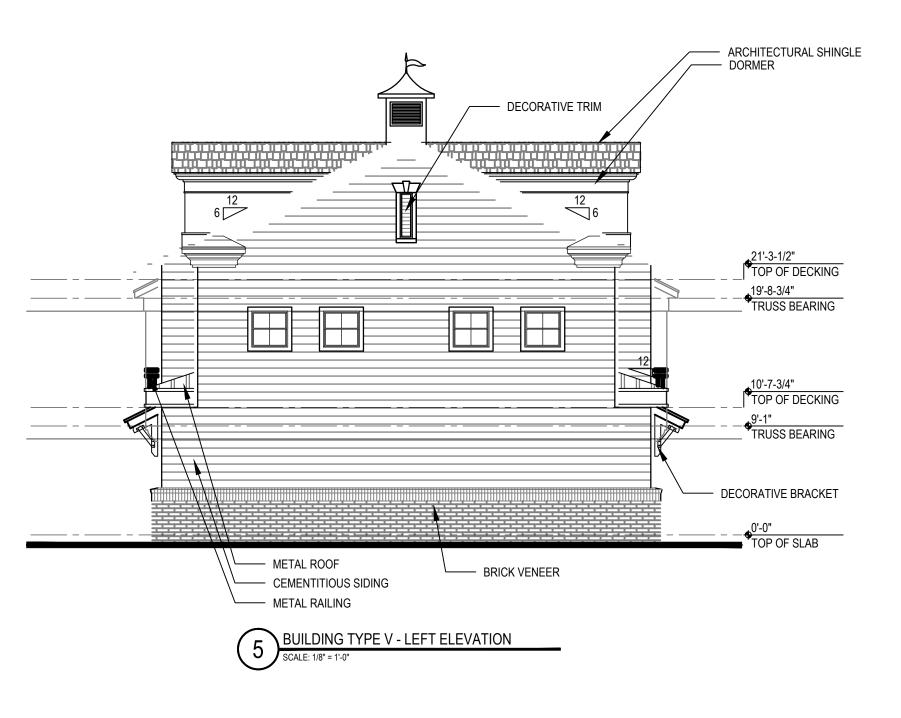
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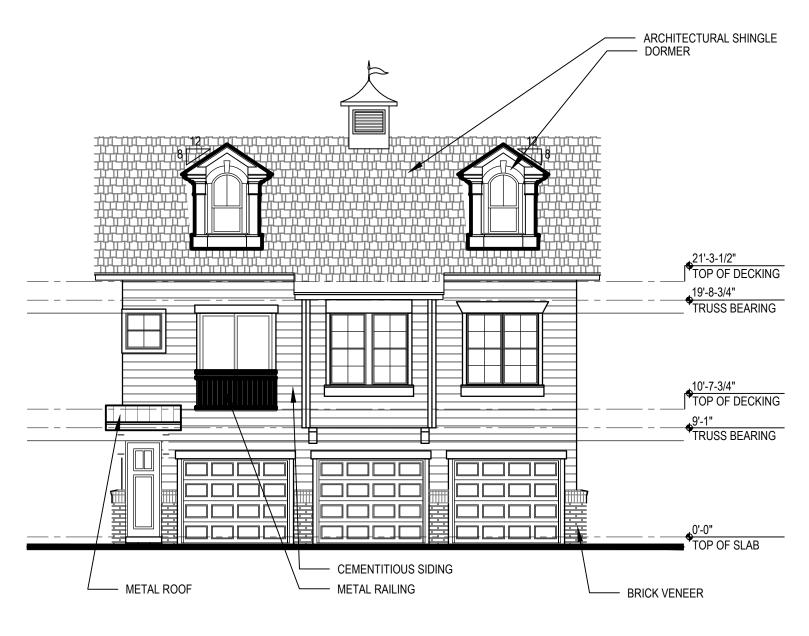
indicated on these plans.

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Issue for Construction:

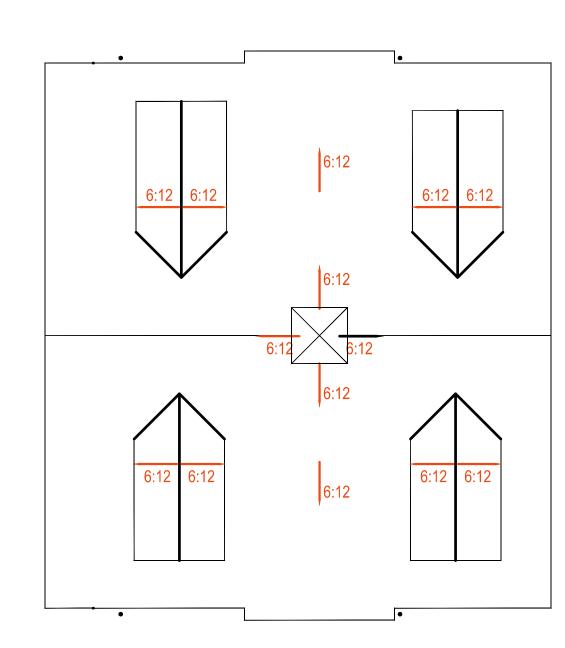


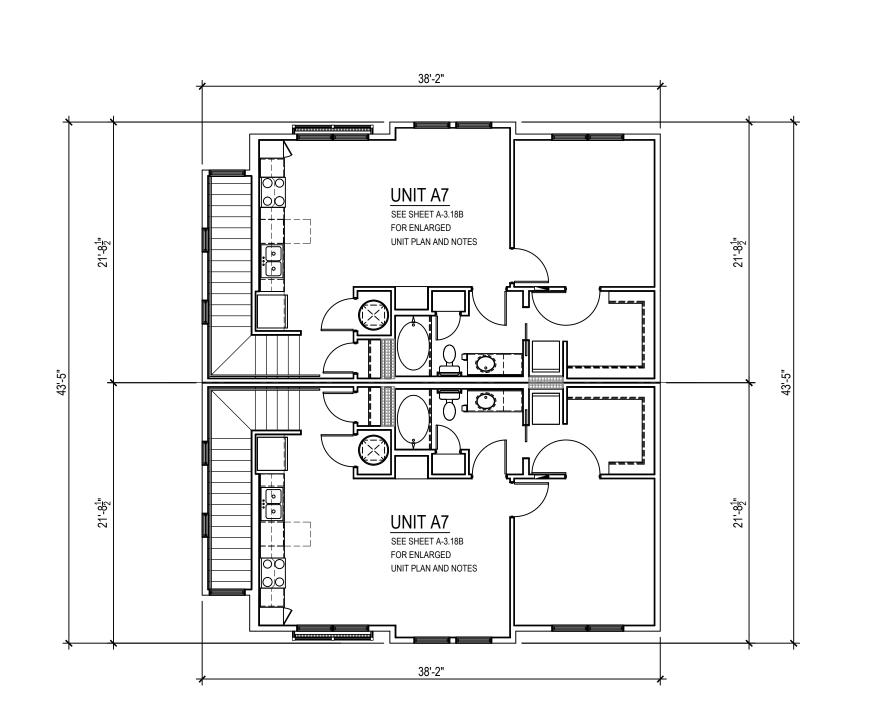


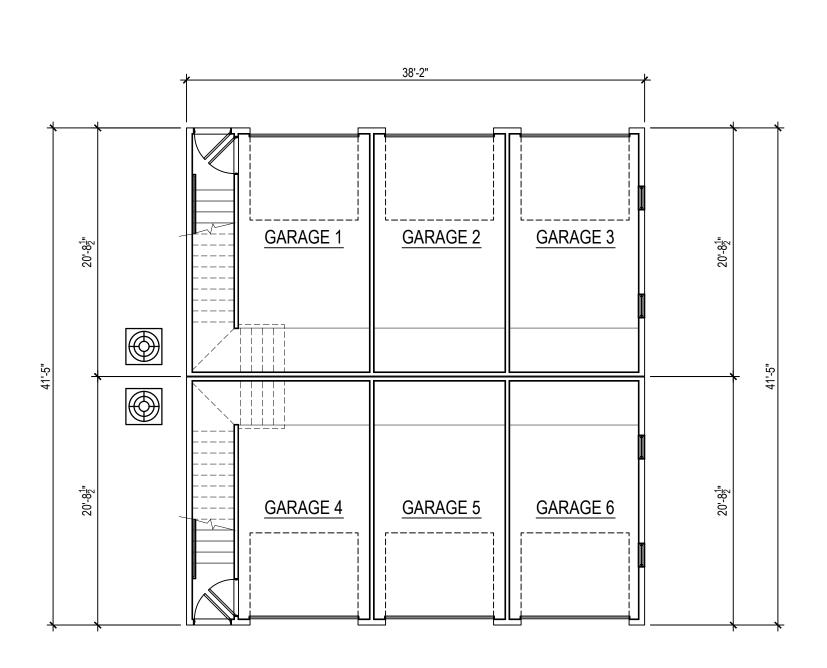


BUILDING TYPE V - FRONT ELEVATION

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







BUILDING TYPE V - SECOND FLOOR PLAN

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

NOTE:
REFER TO STRUCTURAL DRAWINGS
FOR SHEARWALL & BEARING WALL
INFORMATION & LOCATIONS.

NOTE: UNITS MAY BE OPPOSITE HAND. SEE BUILDING PLANS FOR LOCATIONS. SEE ELEVATIONS FOR LOCATION OF EXTERIOR FINISHES.

BUILDING TYPE VI - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

06-03-2015 POD SUBMITTAL

PLANS & ELEVATIONS SHEET NO.

SHEET CONTENTS: BUILDING TYPE VI

REFER TO SHEET A-3.01 FOR WINDOW SCHEDULE. WINDOW TYPES TO BE COORDINATED WITH ELEVATION. REFER TO MEP FOR SMOKE, CO2 DETECTORS AND FIRE

REFER TO SHEET A-103 FOR WALL TYPES.

CENTER LINE X WALL TYPES FLOOR ELEVATION FIRE EXTINGUISHER - PROVIDE A 2A:10B:C AT EACH GARAGE AND STORAGE ROOM OR LOCATE PER

LEGEND:

AUTHORITY HAVING JURISDICTION CONDENSER UNIT

1 HOUR RATED WALLS

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SHEET CONTENTS: CLUBHOUSE REFERENCE PLAN

SHEET NO.

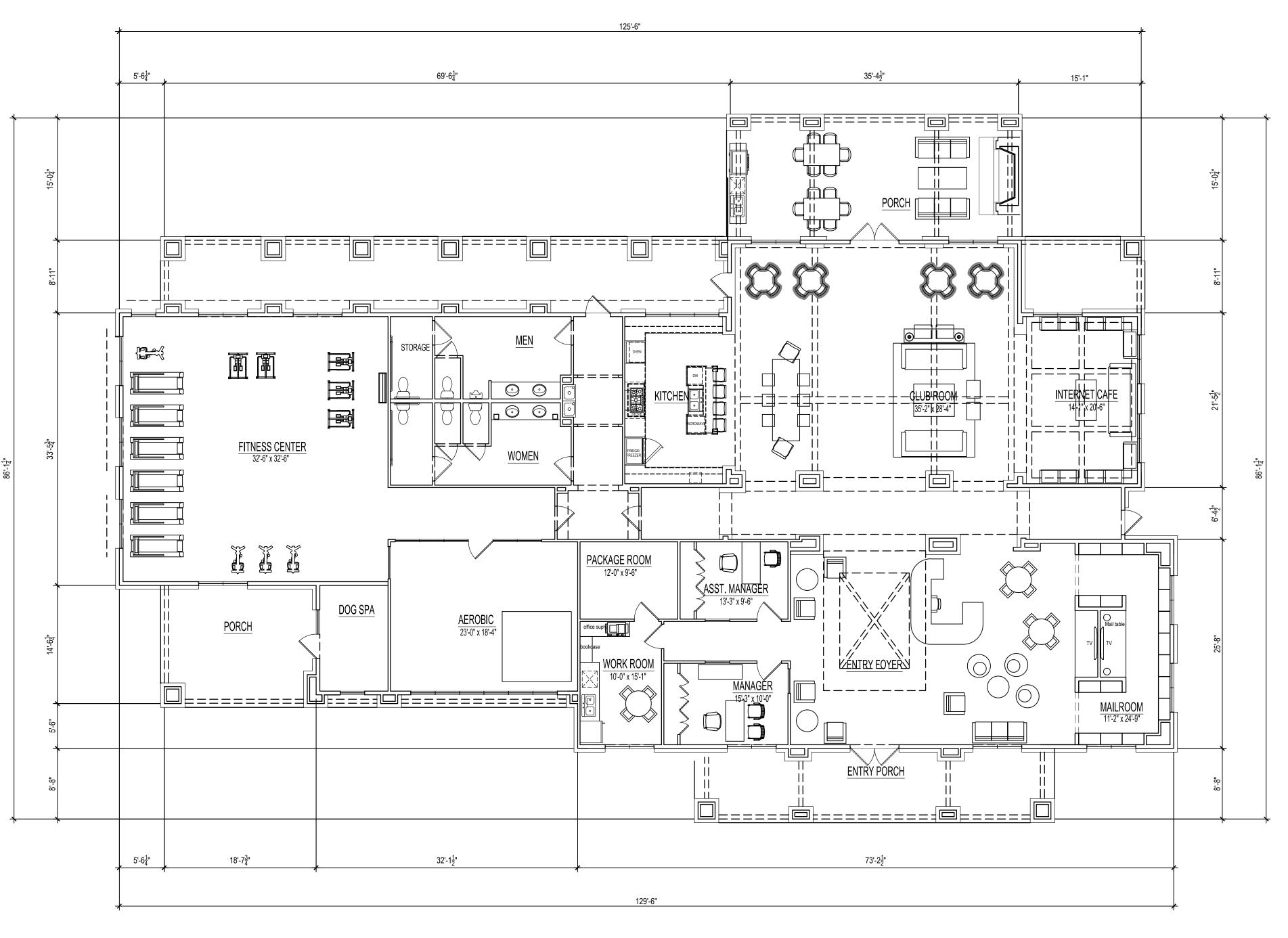
06-03-2015

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A-8.01

2013068



NOTE:
REFER TO STRUCTURAL DRAWINGS
FOR SHEARWALL & BEARING WALL
INFORMATION & LOCATIONS.

## GENERAL NOTES:

- REFER TO SHEET A-3.00 FOR DOOR SCHEDULE
- REFER TO SHEET A-3.01 FOR WINDOW SCHEDULE. WINDOW TYPES TO BE COORDINATED WITH ELEVATION.
- REFER TO MEP FOR SMOKE, CO2 DETECTORS AND FIRE REFER TO SHEET A-103 FOR WALL TYPES.

FLOOR ELEVATION FIRE EXTINGUISHER - PROVIDE A 2A:10B:C AT EACH GARAGE AND

X WALL TYPES

CENTER LINE



LEGEND:

AUTHORITY HAVING JURISDICTION

STORAGE ROOM OR LOCATE PER



CONDENSER UNIT 1 HOUR RATED WALLS

Issue for Permit Application: Issue for Construction: # DATE COMMENTS

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SHEET CONTENTS: CLUBHOUSE **ELEVATIONS** 

- 06-03-2015

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SHEET NO.



CLUBHOUSE/LEASING CENTER LEFT SIDE ELEVATION

1/8" = 1'-0"

CLUBHOUSE/LEASING CENTER REAR ELEVATION

1/8" = 1'-0"



CLUBHOUSE/LEASING CENTER RIGHT SIDE ELEVATION

1/8" = 1'-0"

1 CLUBHOUSE/LEASING CENTER FRONT ELEVATION