

918 North 35th Street

Building Permit Plans

Owner
Sunflower Properties LLC
8396 East Lord Botetourt Loop,
New Kent, VA 23124

Engineer
Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information
Parcel ID: E0000965001
Zoning: R-5
Use: Residential
Setbacks: Front Yard = 25 feet
Side Yard = 5 feet
Rear Yard = 5 feet
Lot Coverage: < 35%

Table of Contents

Go.1	Cover Sheet
V1.1	Site Plan
A1.1	Plans
A2.1	Elevations
A3.1	Sections
A5.1	Details
S1.1	Structure

NCS Sheet Identification Standards

Discipline Designators	Sheet Type Designator
G	General - Sheet list, symbols, code summary
H	Hazardous Materials Abatement, handling, etc.
V	Survey / Mapping
B	Geotechnical
C	Civil
L	Landscape
S	Structural
A	Architectural
I	Interiors
Q	Equipment
F	Fire Protection
P	Plumbing
D	Process
M	Mechanical
E	Electrical
W	Distributed Energy
T	Telecommunications
R	Resource Existing conditions / buildings
X	Other Disciplines
Z	Contractor / Shop Drawings
O	Operations

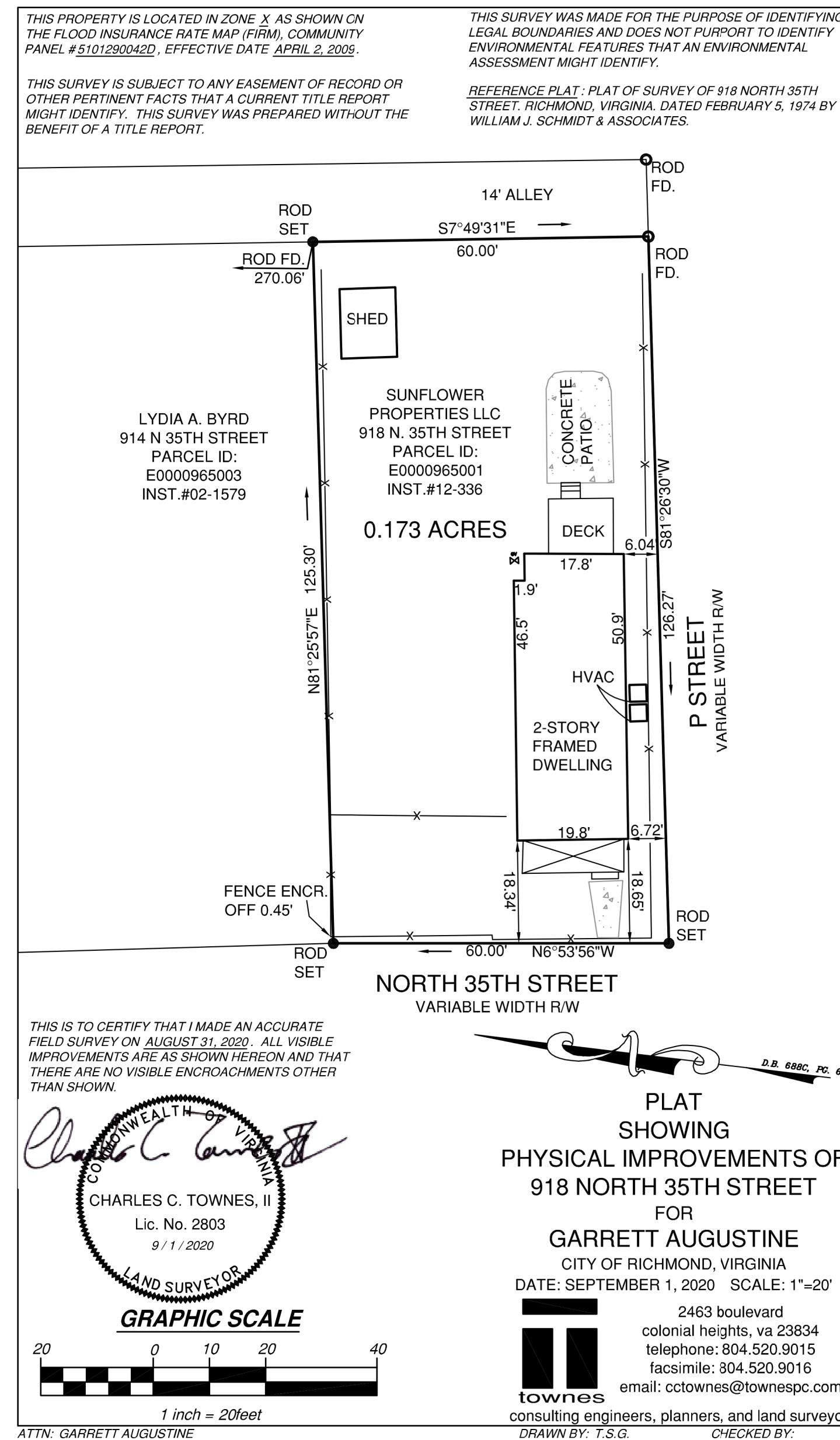
N-#.##	Sheet Sequence Number	Sheet Type Designator	Discipline Designator
0	General: Symbol legend, abbreviations, general notes		
1	Plans		
2	Elevations		
3	Sections		
4	Large Scale Drawings: plans, elevations, sections		
5	Details		
6	Schedules and Diagrams		
7	User Defined (Calculations for Obsidian, Inc.)		
8	User Defined		
9	3D drawings: isometric, perspective, photos		

Go.1

Description

Date

Rev.



General Notes

- The structure will be constructed in accordance with the 2015 edition of the "Virginia Residential Code", the Statewide Uniform Building Code and the applicable City of Richmond ordinances.
- The contractor is responsible for compliance with City, State and Federal job site safety requirements.
- The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will immediately be brought to the attention of the engineer.
- Glazing in windows shall be tempered if the bottom edge is less than 18" above floor, in walls enclosing bathtub or showers, within 24" of arc of either vertical edge of a door, or less than 36" above the plane of stairways or landings. Glazing in all fixed and operable panels of swinging, sliding and bifold doors shall be tempered.
- Carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. The carbon monoxide detector shall comply with NFPA 720 and UL 2075.
- Enclosed accessible space under stairs shall have walls, under-stair surface, and any soffits protected on the enclosed side with 1/2" gypsum board.
- The structure shall be protected from subterranean termites by one of the following methods or a combination of these methods:
 - Chemical termiticide treatment, as provided in Section R318.2.
 - Termite baiting system installed and maintained according to the label.
 - Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.
 - Naturally durable termite-resistant wood.
 - Physical barriers as provided in Section R318.3 and used in locations as specified in Section R317.1.
- All lumber unless otherwise noted is to be Southern Pine No. 2.
- There will not be a fire sprinkler system.
- There is no proposed fire detection system or alarm.
- The construction type is V-B.
- VRC 2015 minimum insulation and fenestration requirements:
 - Fenestration U-factor: 0.35
 - Ceiling R-value: 38
 - Wood frame wall R-value: 15 cavity or 13 + 1 continuous
 - Mass wall R-value: 8/13
 - Floor R-value: 19
 - Basement wall R-value: 10/13
 - Slab R-value & depth: 10, 2ft
 - Crawlspace wall R-value: 10/13
- Load criteria:
 - Bearing soil capacity = 2000 psf
 - Floor live load = 40 psf
 - Floor dead load = 10 psf
 - Roof live load = 20 psf
 - Roof dead load = 10 psf
 - Snow loads = 20 psf
 - Basic Wind speed = 90 mph
 - Seismic Category: B
 - Exposure: B.

Scope of Work

Scope of work will generally consist of the construction of a new residence in accordance with these plans and the Virginia Residential Code, 2015.

Cover Sheet

918 North 35th Street - New Construction Plans

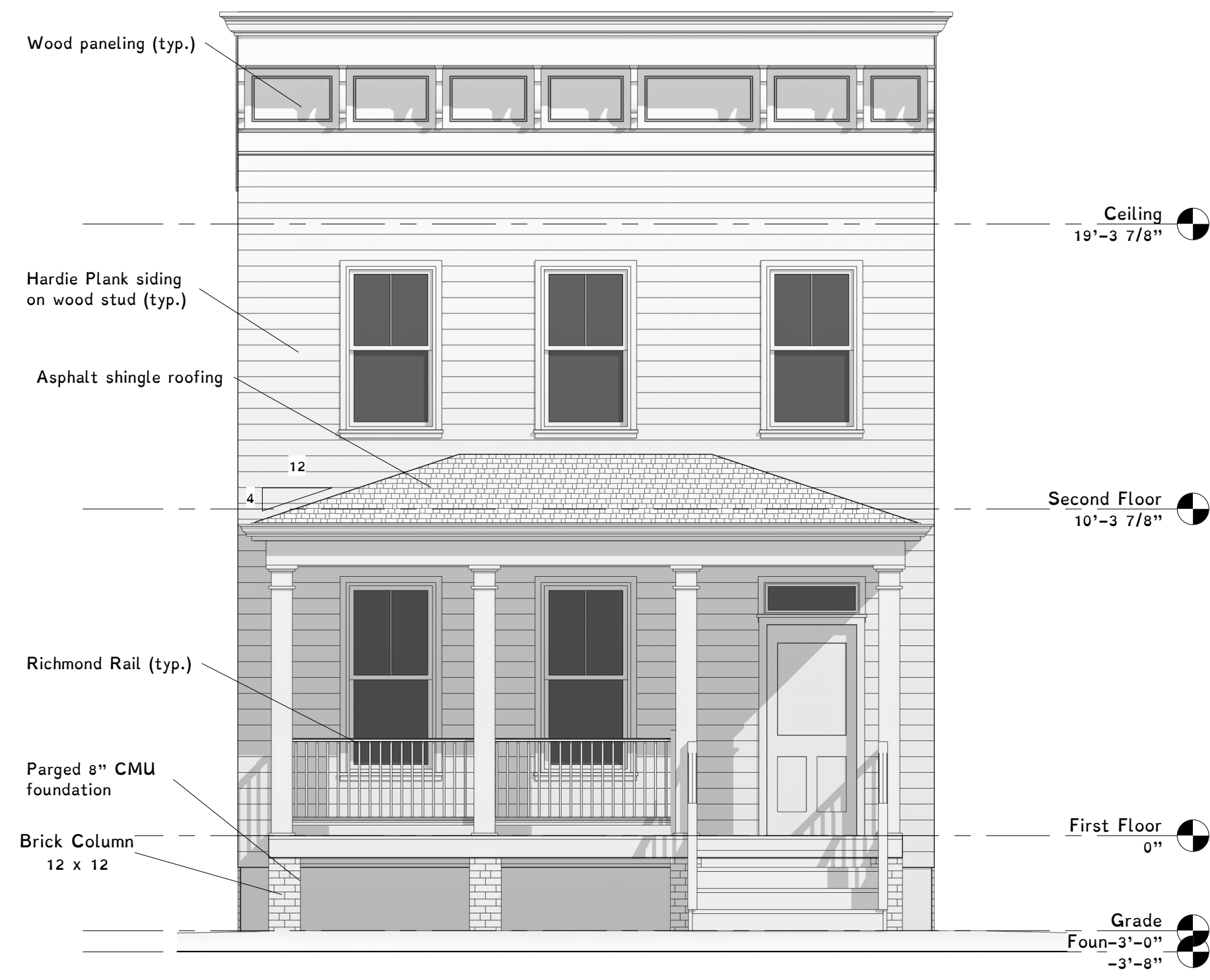
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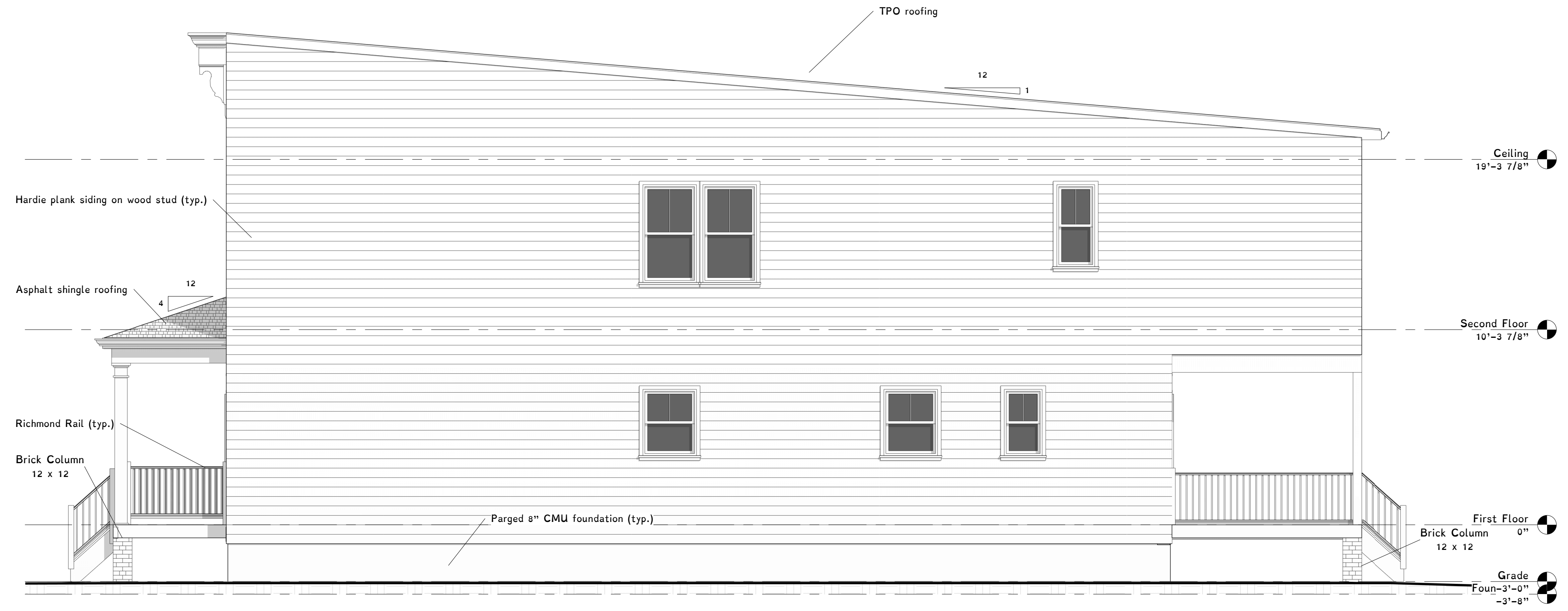
June 24, 2021

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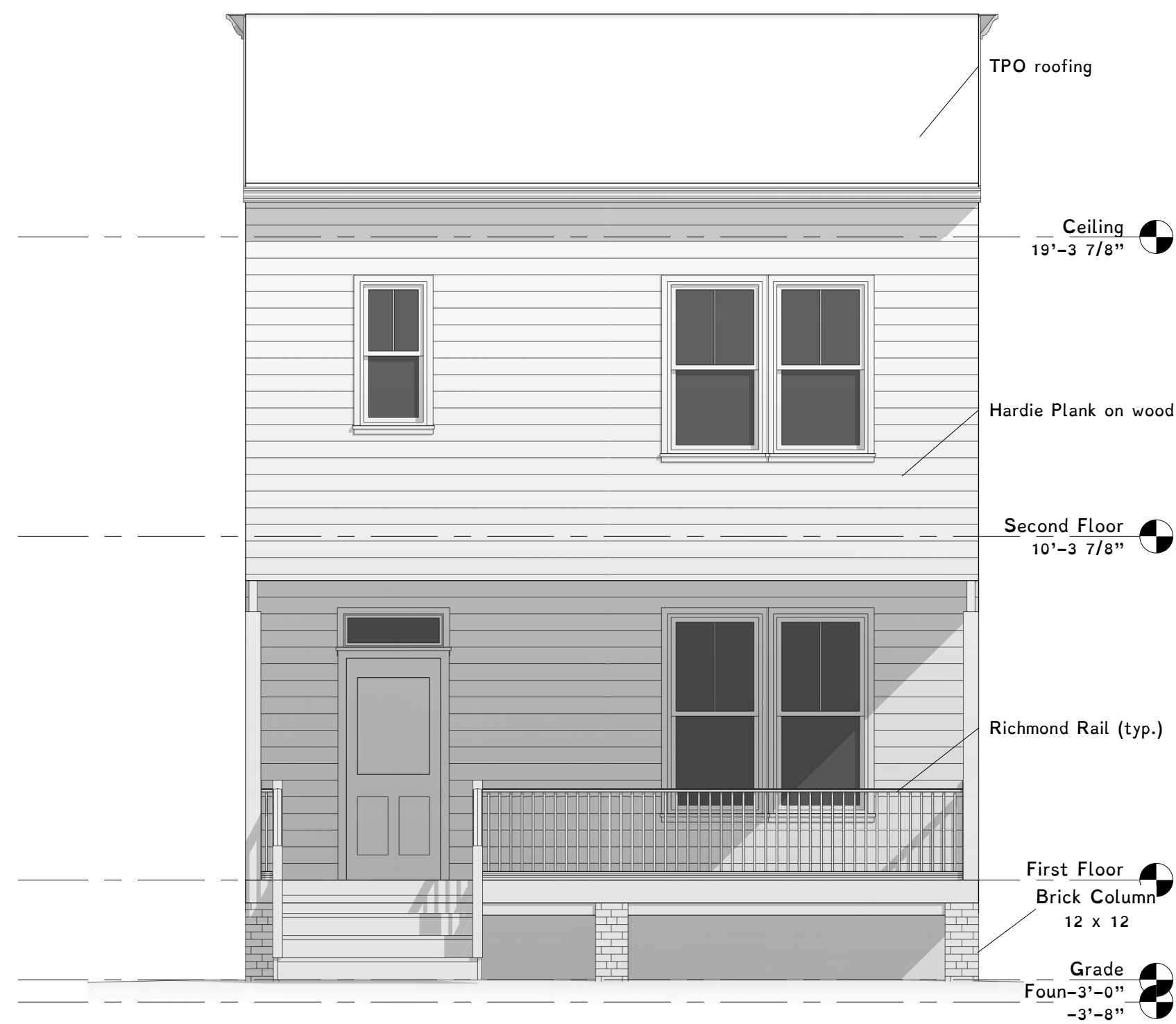
Obsidian
A Professional Engineering Practice
515 North 22nd Street
Richmond, VA 23223
804.647.1589



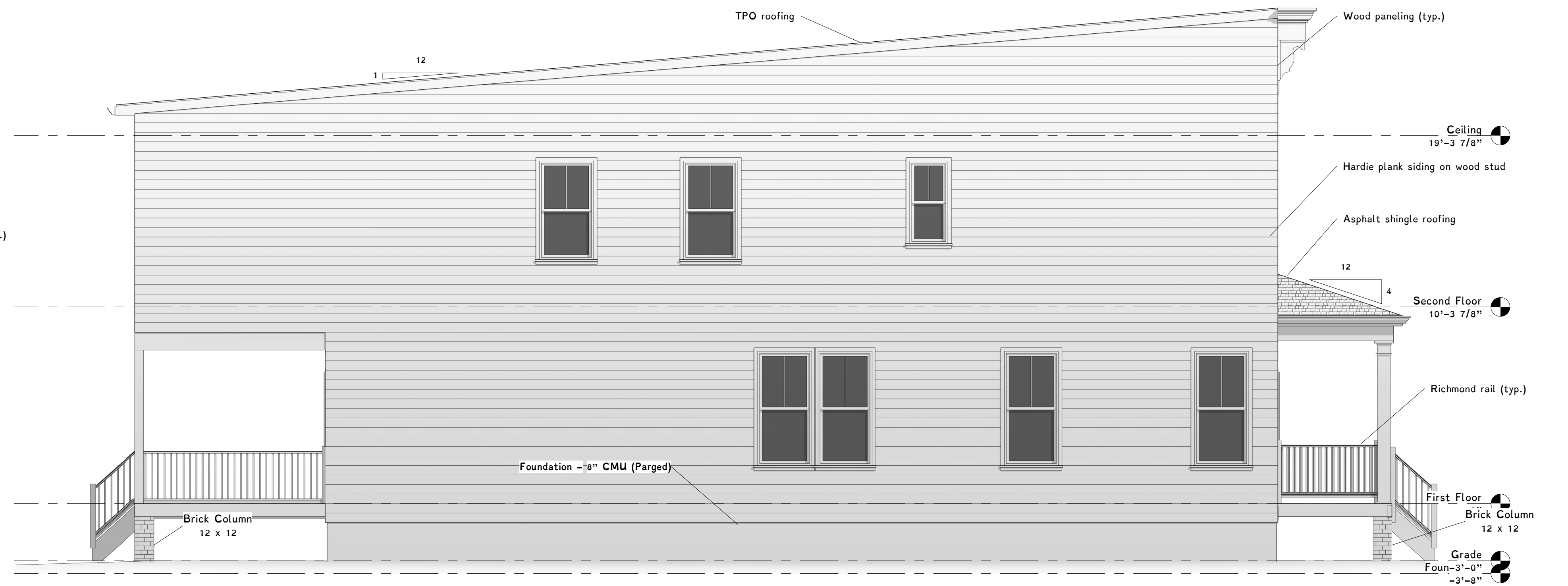
1 Proposed South
1/4" = 1'-0"



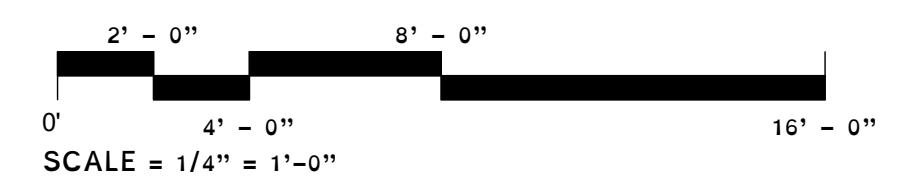
2 Proposed East
1/4" = 1'-0"



3 Proposed North
1/4" = 1'-0"



4 Proposed West
1/4" = 1'-0"

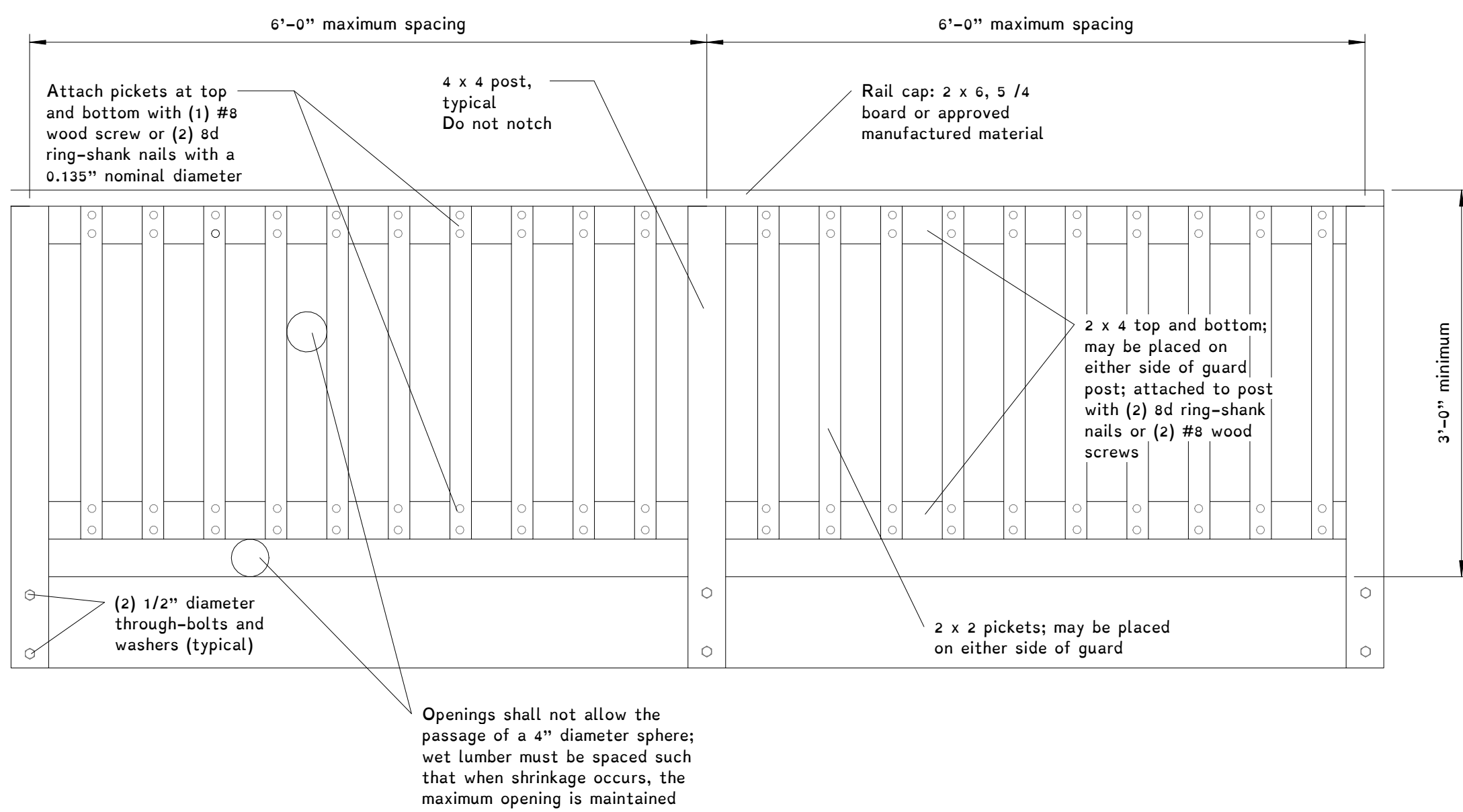


Elevations
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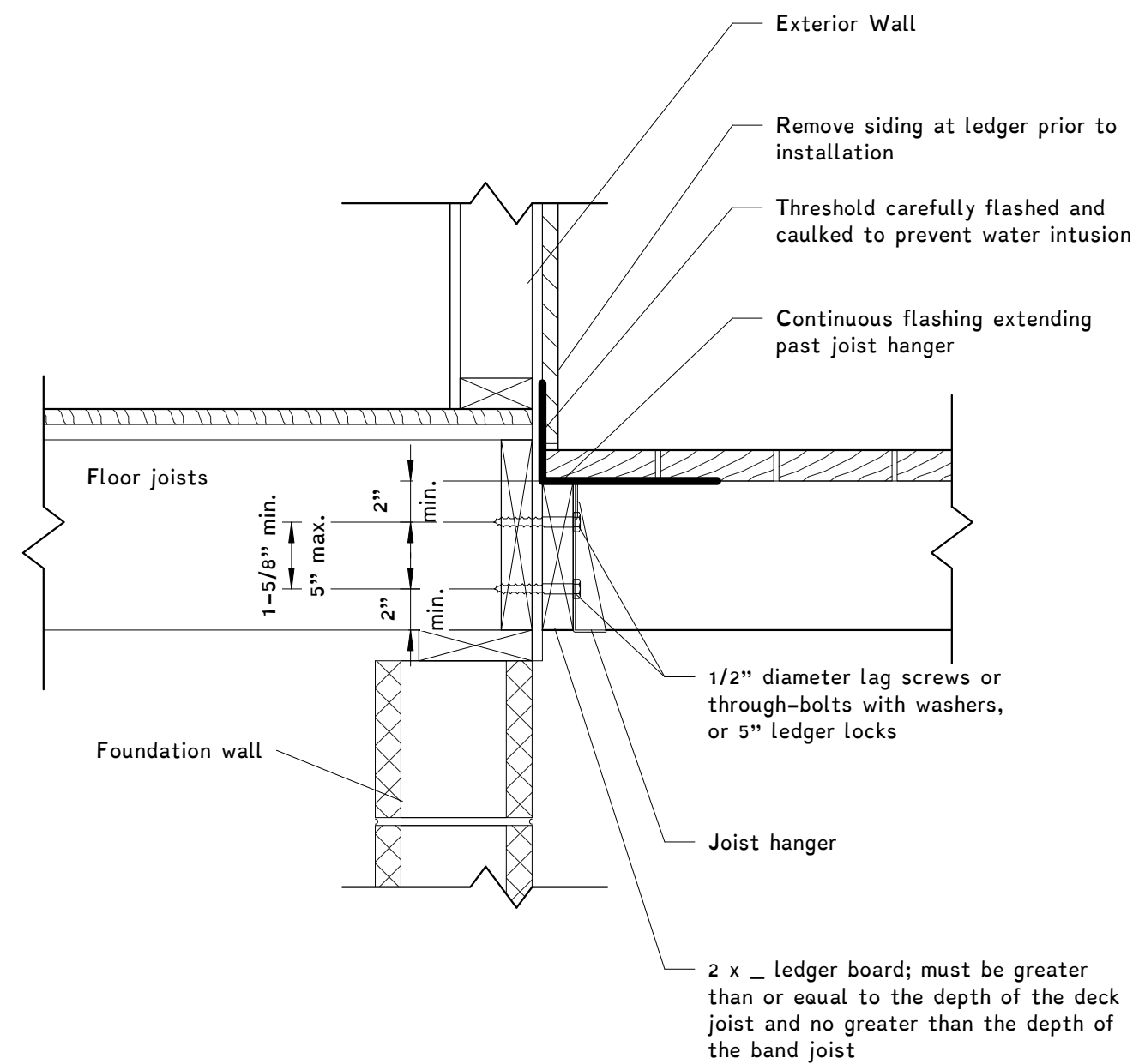
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Obsidian
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 Richmond, VA 23223
 804.647.1589

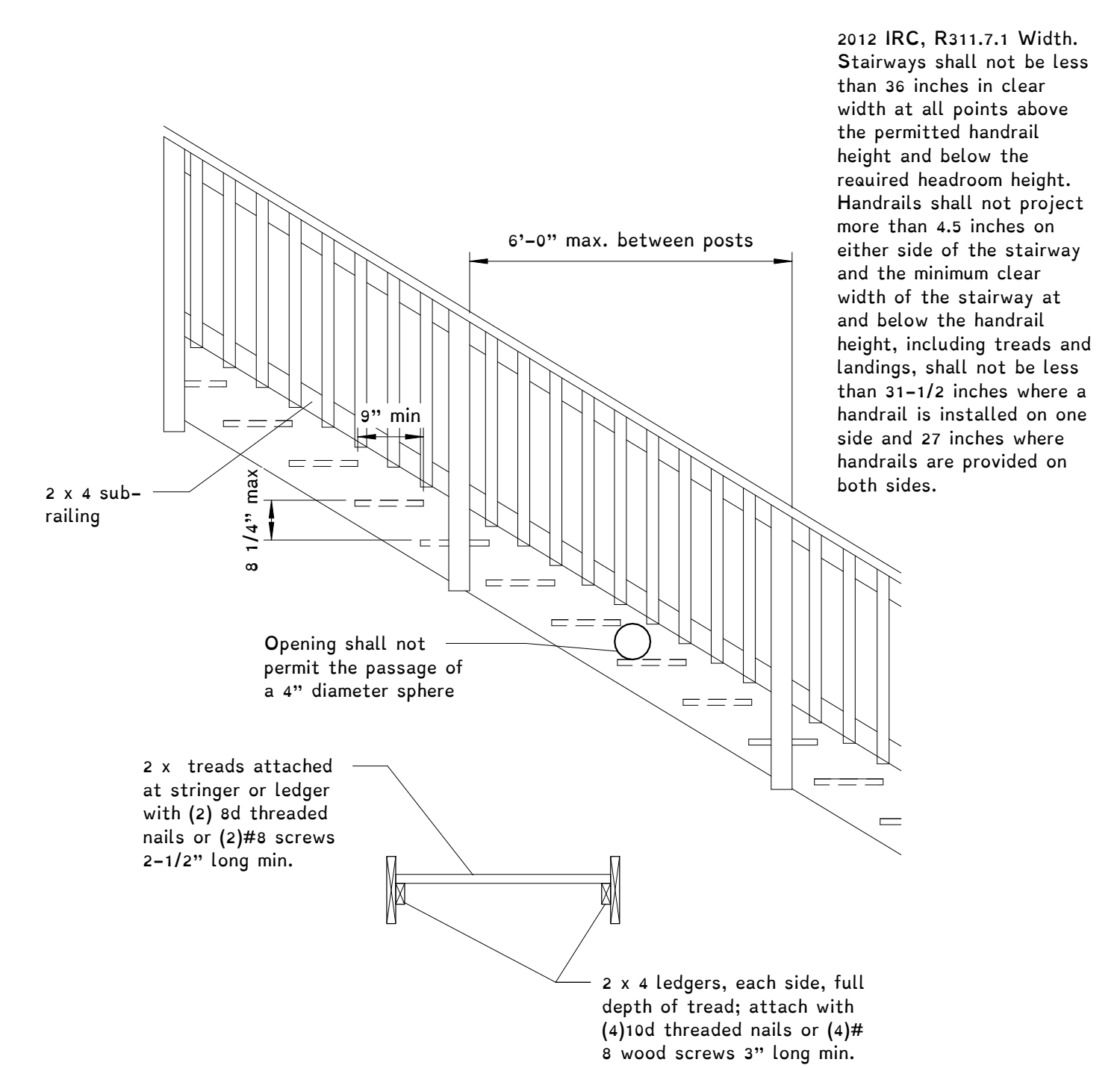
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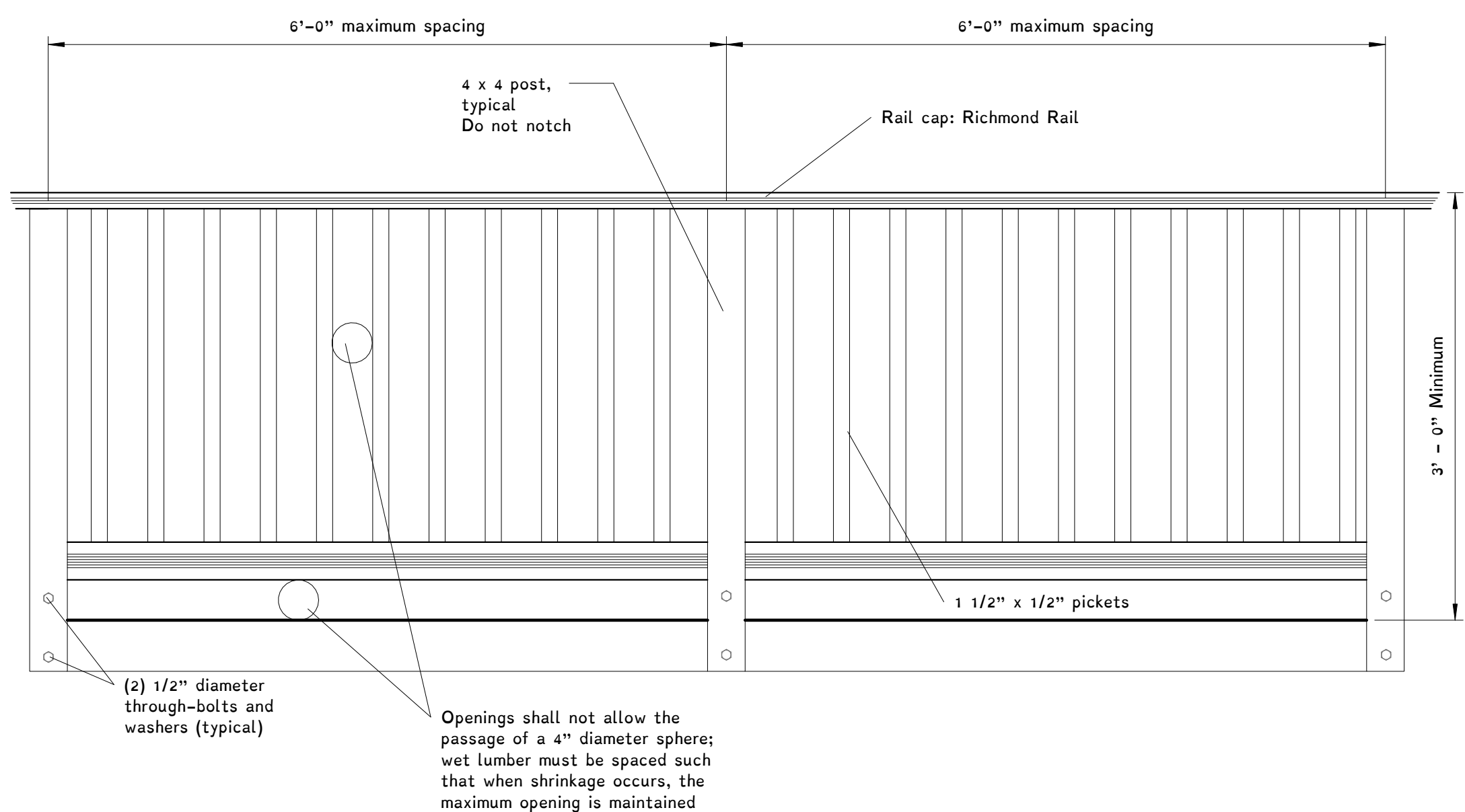
1 Deck Railing Detail
1" = 1'-0"



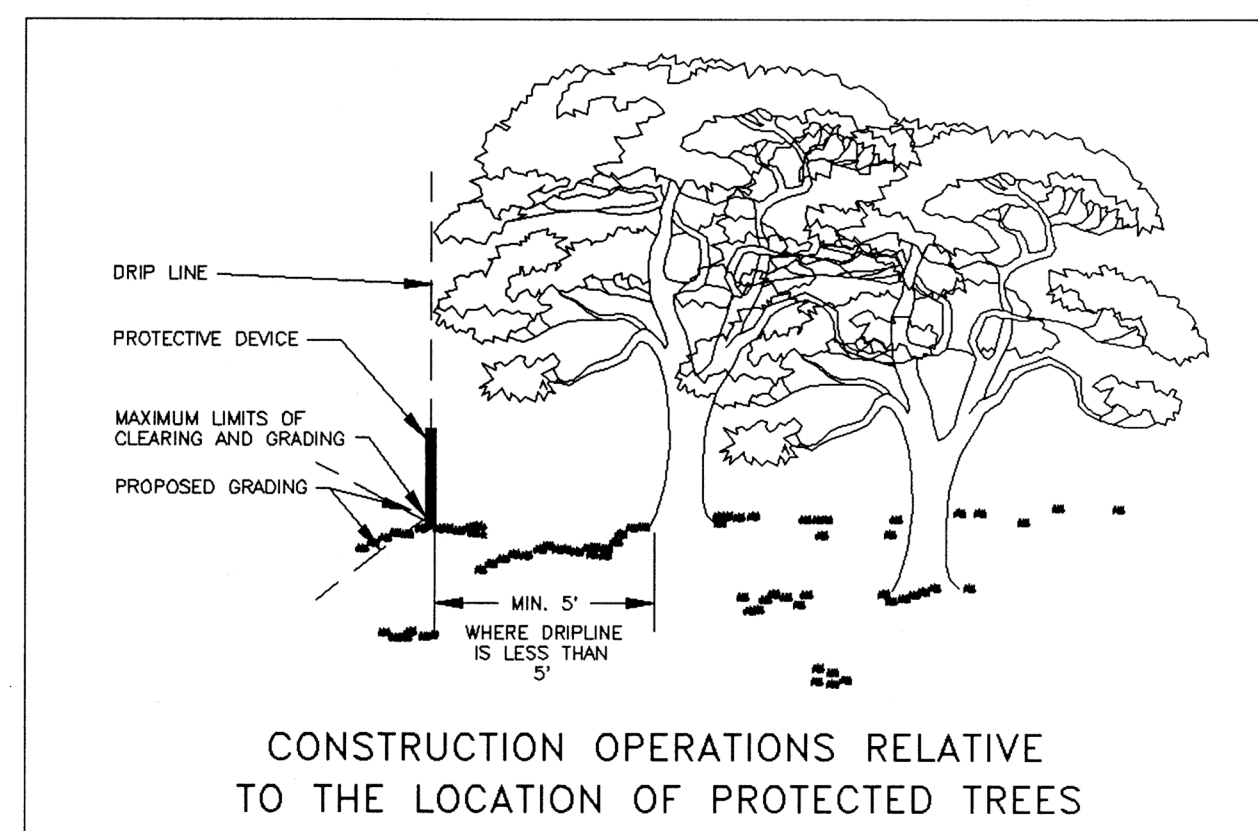
5 Ledger Attachment - deck to rim board
1 1/2" = 1'-0"



6 Stair Detail
1/2" = 1'-0"

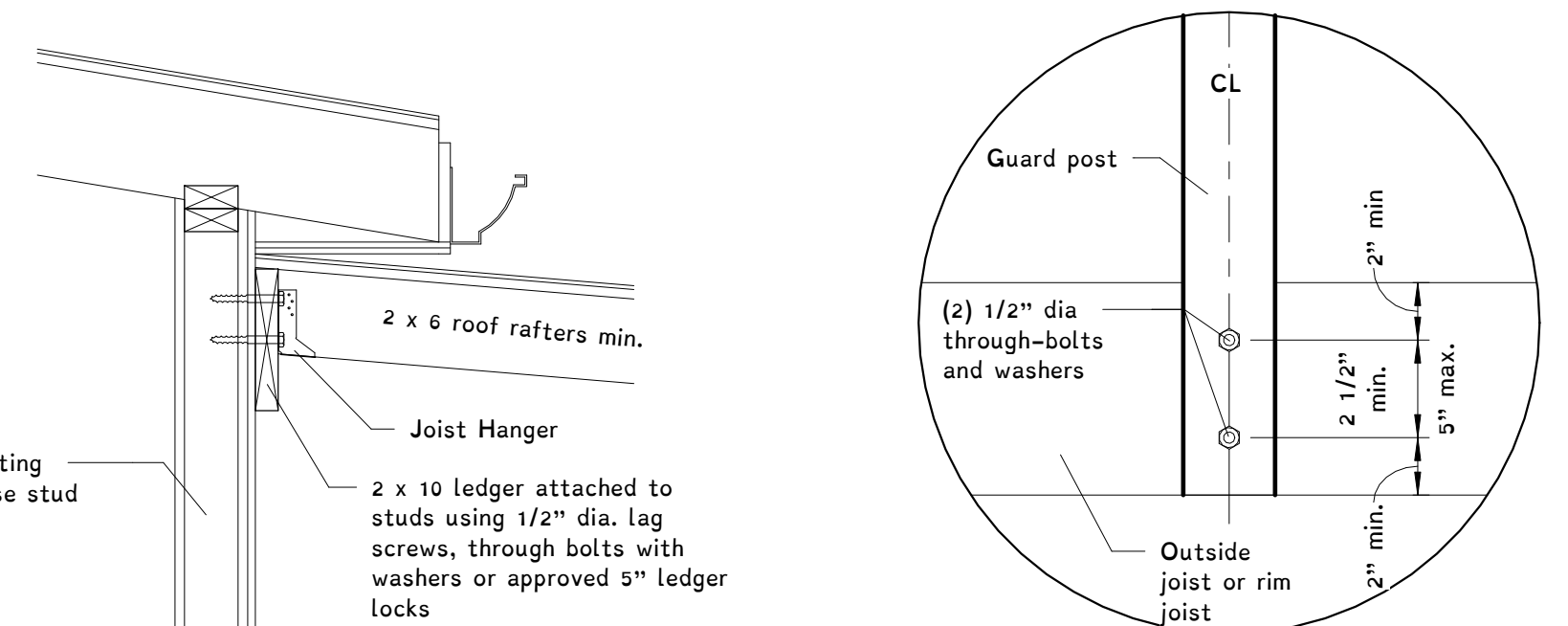


7 Richmond Rail Detail
1" = 1'-0"



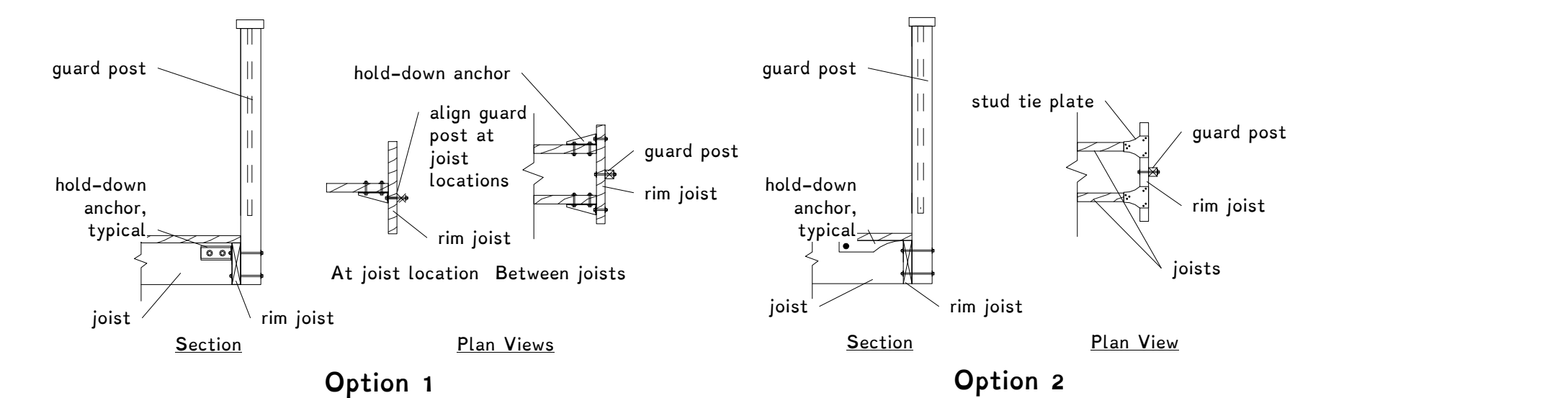
Source: Public Facilities Manual, Vol. III, Fairfax Co., Va., 1976 Plate 3.38-1

9 Tree Protection
1" = 1'-0"

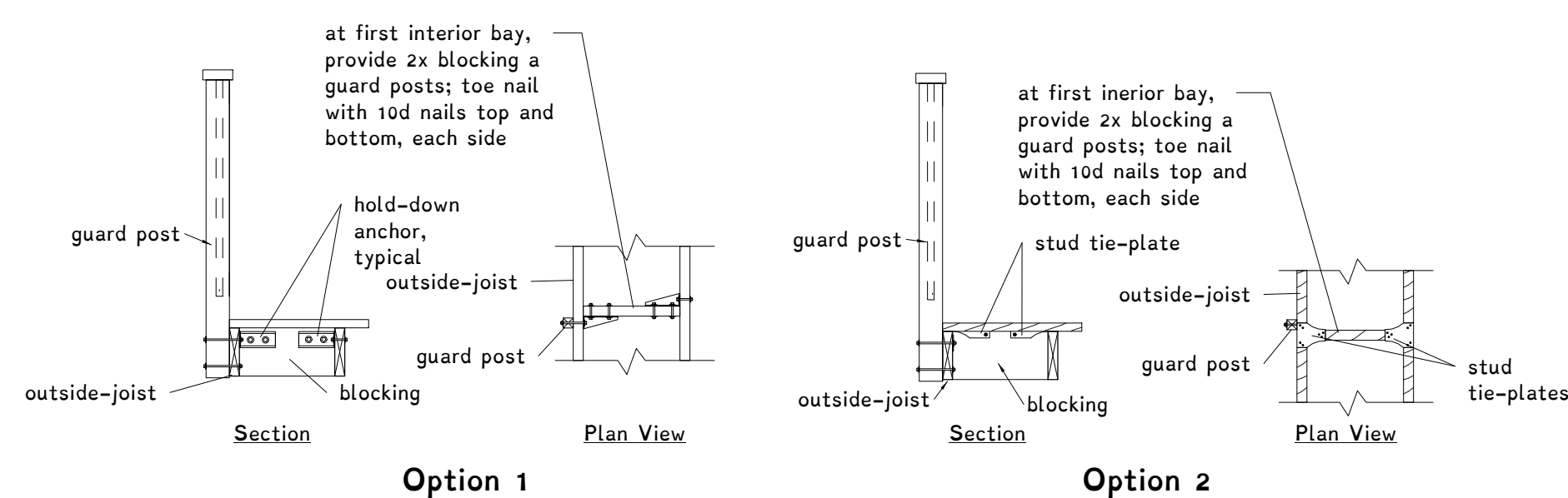


8 Ledger Attachment - roof to studs
1" = 1'-0"

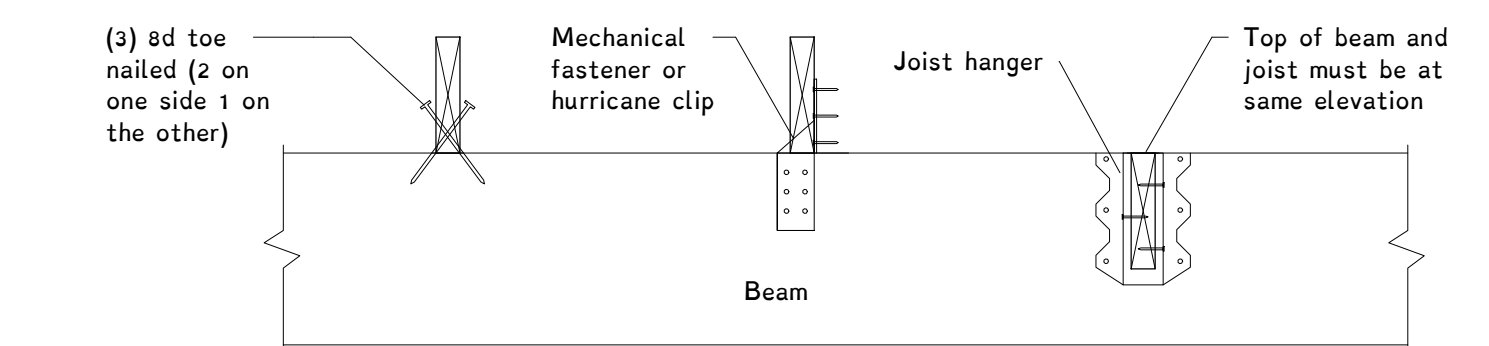
2 Guard Post Attachment
1 1/2" = 1'-0"



4 Guard Post to Rim Joist Detail
1/2" = 1'-0"



3 Guard Post to Outside Joist
1/2" = 1'-0"



10 Joist to Beam Connection
1" = 1'-0"

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