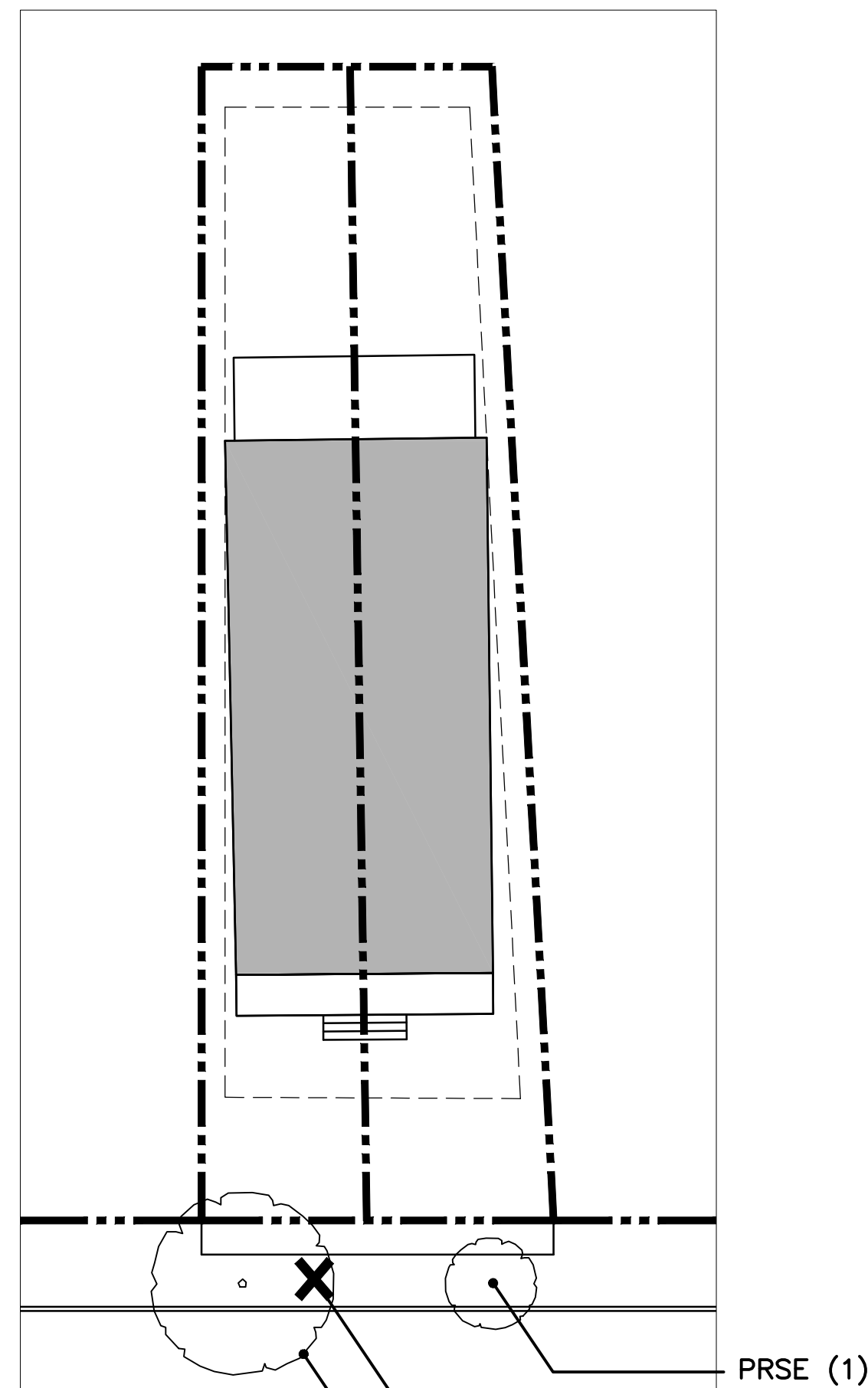


# 1320 - 1322 N. 31ST NEW CONSTRUCTION



COMPLETELY REMOVE EXISTING TREE OF HEAVEN  
PLOC (1)

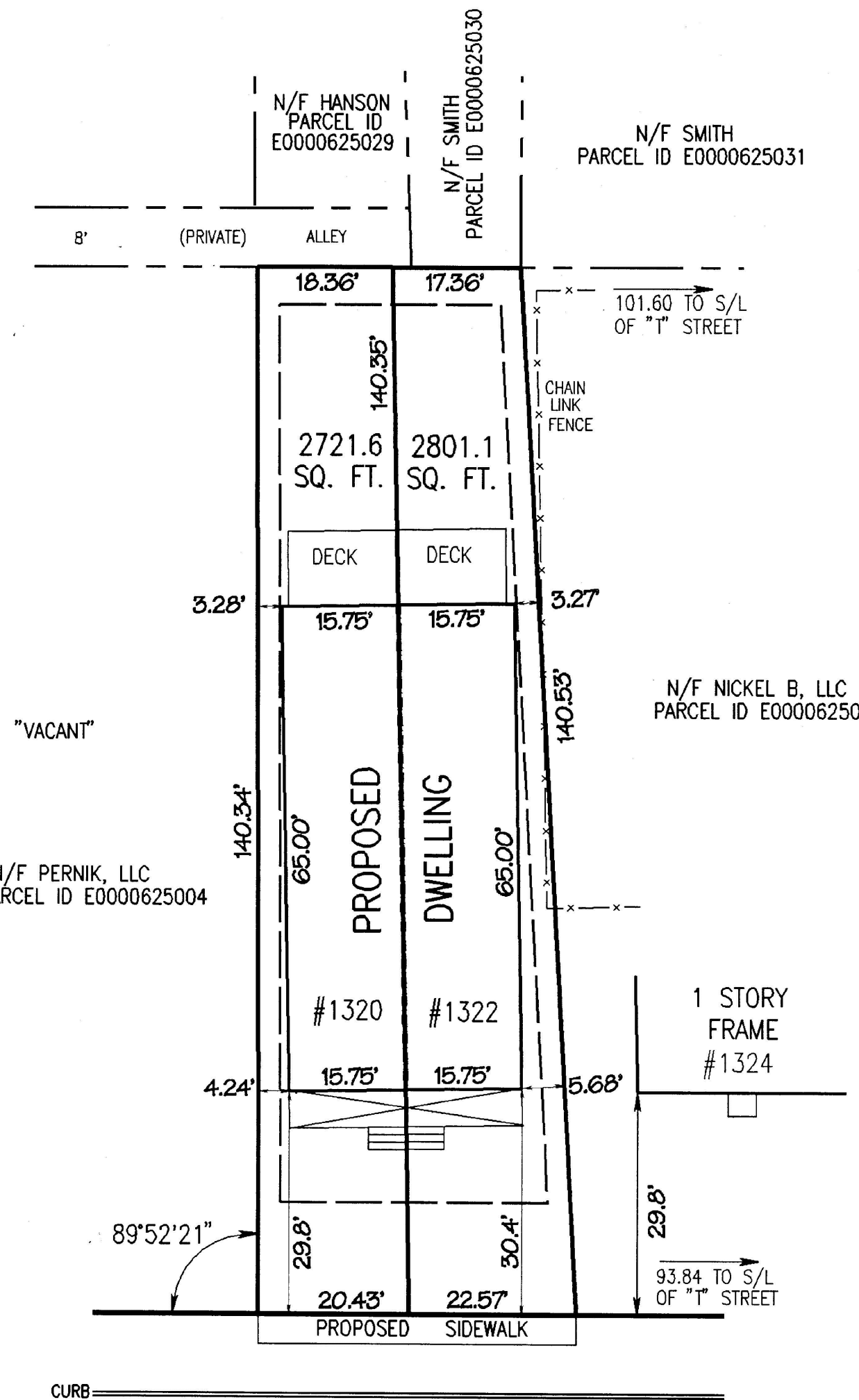
### PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
PRSE	1	Prunus serotina	Black Cherry	2" Caliper
PLOC	1	Platanus occidentalis	American Sycamore	2" Caliper

- THE PLANTING HOLE SHALL BE THREE TIMES AS WIDE AS THE ROOT BALL. THE TREE ROOT BALL SHALL REST ON EXISTING SOIL.
- ONE QUARTER OF THE TREE ROOT BALL SURFACE SHALL BE POSITIONED ABOVE FINISHED GRADE.
- PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

### SITE PLAN AND LANDSCAPE DETAILS

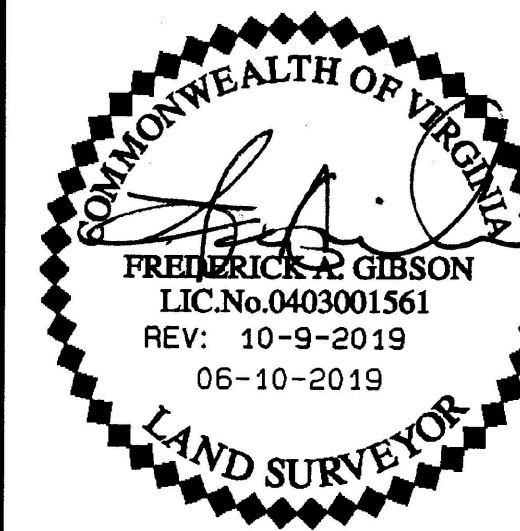
NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): ARAMIN REAL ESTAE, LLC ID.2018-21059 PARCEL ID E0000625003 ZONED R-6



REV: 10-9-2019  
ADDED PROPOSED SIDEWALK

N 31ST STREET  
VAR. WIDTH R/W

PLAT SHOWING PROPOSED IMPROVEMENTS  
AND DIVISION OF 1320 N. 31ST STREET  
IN THE CITY OF RICHMOND, VIRGINIA  
SCALE: 1" = 25'



FREDERICK A. GIBSON  
& ASSOCIATES, P.C.  
LAND SURVEYORS  
11521-G MIDLOTHIAN TURNPIKE  
NORTH CHESTERFIELD, VIRGINIA 23235  
PHONE 804 378-4485 FAX 804 378-4487

LEGEND  
○ = IRON ROD FOUND  
● = IRON ROD SET  
UNLESS OTHERWISE NOTED.  
PROJECT # 1809-02 M

### BUILDING INFORMATION

PARCEL ID: E0000625003  
RICHMOND ZONING DISTRICT: R-6  
USE GROUP: R-5  
CONSTRUCTION TYPE: V-B  
BUILDING AREA: (2) 3168 SF (BUILDING)  
(2) 80 SF (PORCH)  
(2) 96 SF (DECK)

### GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, INSTALLATION REQUIREMENTS AND ORDINANCES.

### SURVEY

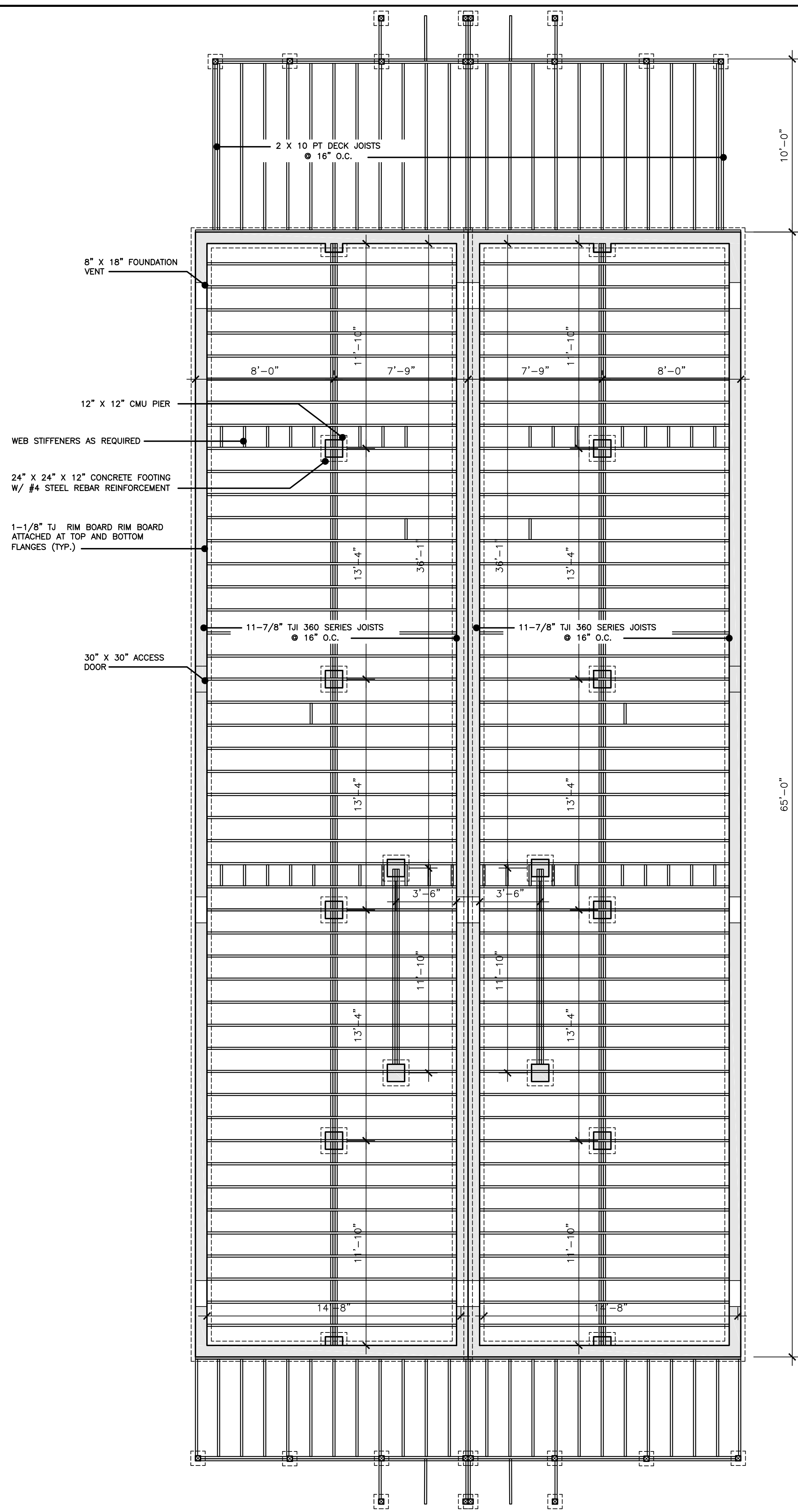
SITE: 1320 - 1322 N. 31ST STREET RICHMOND, VA 23223			
TITLE: COVER SHEET			
SCALE: 1" = 1'-0"	DATE: 05/27/2019	DRAWN: DDM	CHECKED: DDM
PROJECT NO: 18076	DRAWING NO: T101	REVISION:	--

### BUILDING INFORMATION

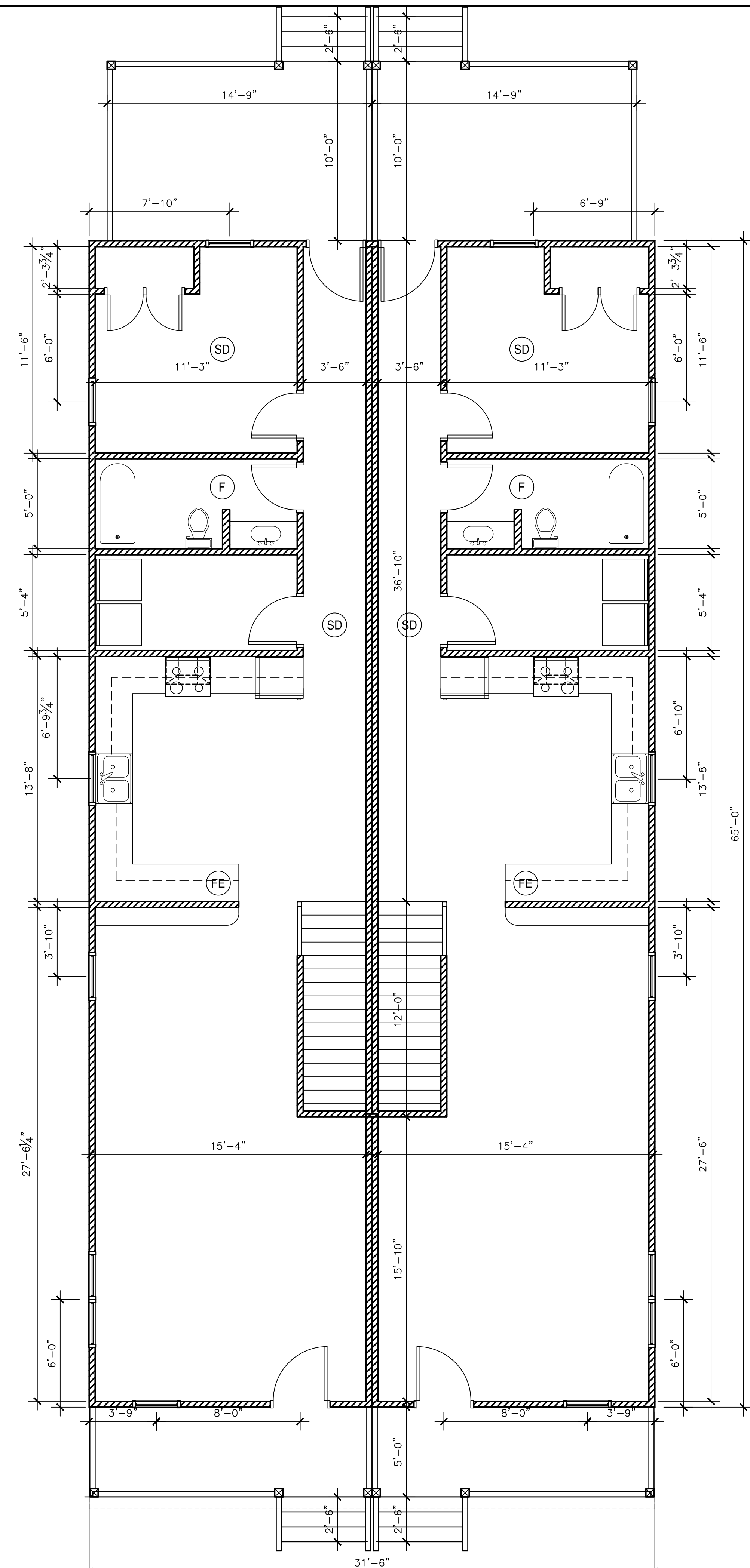
PARCEL ID: E0000625003  
 RICHMOND ZONING DISTRICT: R-6  
 USE GROUP: R-5  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: (2) 3168 SF (BUILDING)  
 (2) 80 SF (PORCH)  
 (2) 96 SF (DECK)

### GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
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- PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
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**FIRST FLOOR FOUNDATION / FRAMING PLAN**



**FIRST FLOOR PLAN**

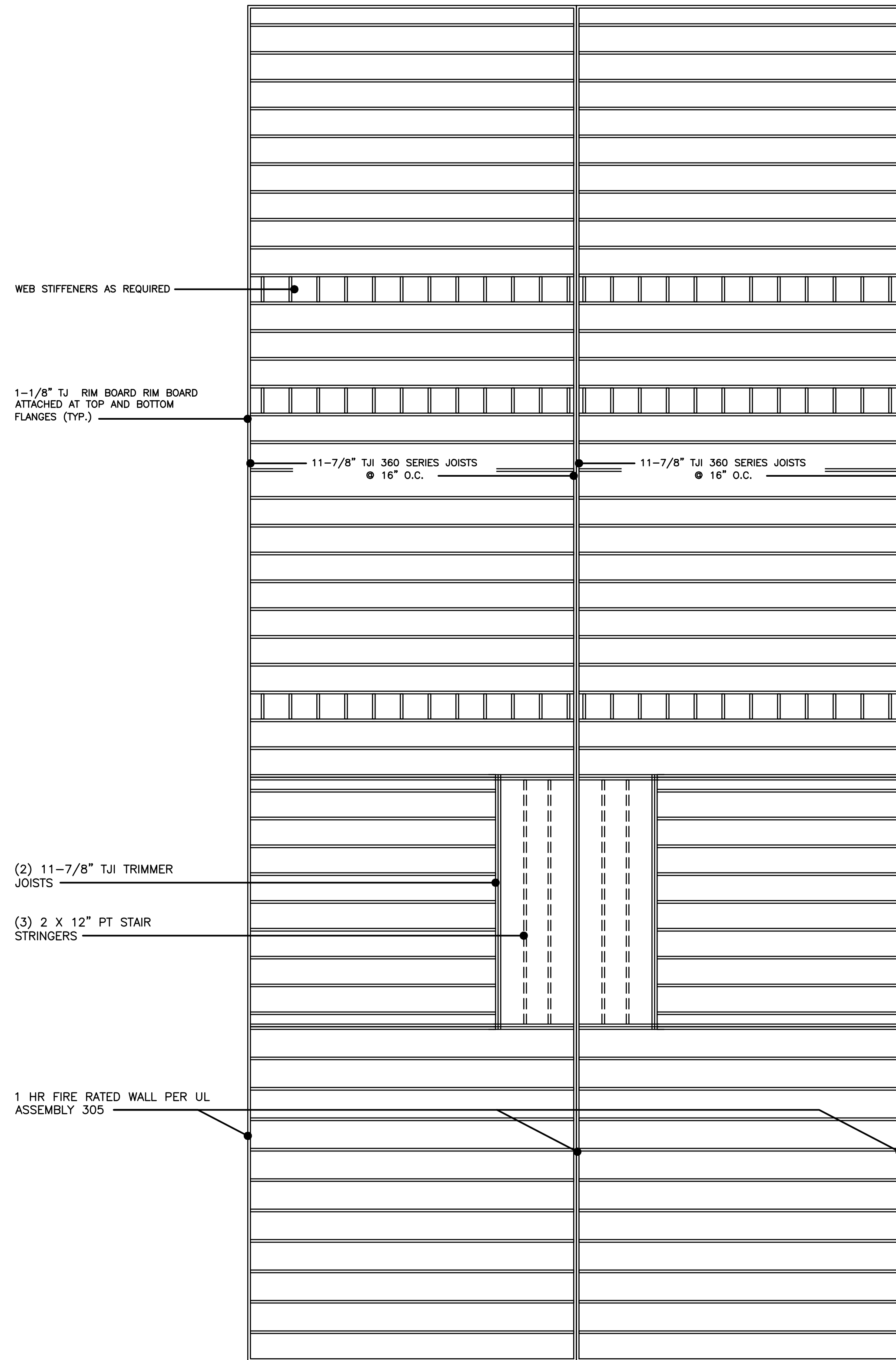
SITE:			
1320 - 1322 N. 31ST STREET RICHMOND, VA 23223			
TITLE:			
FIRST FLOOR AND FRAMING PLANS			
SCALE:	DATE:	DRAWN:	CHECKED:
1/4" = 1'-0"	05/27/2019	DDM	DDM
PROJECT NO:	DRAWING NO:	REVISION:	
18076	A101	--	

**BUILDING INFORMATION**

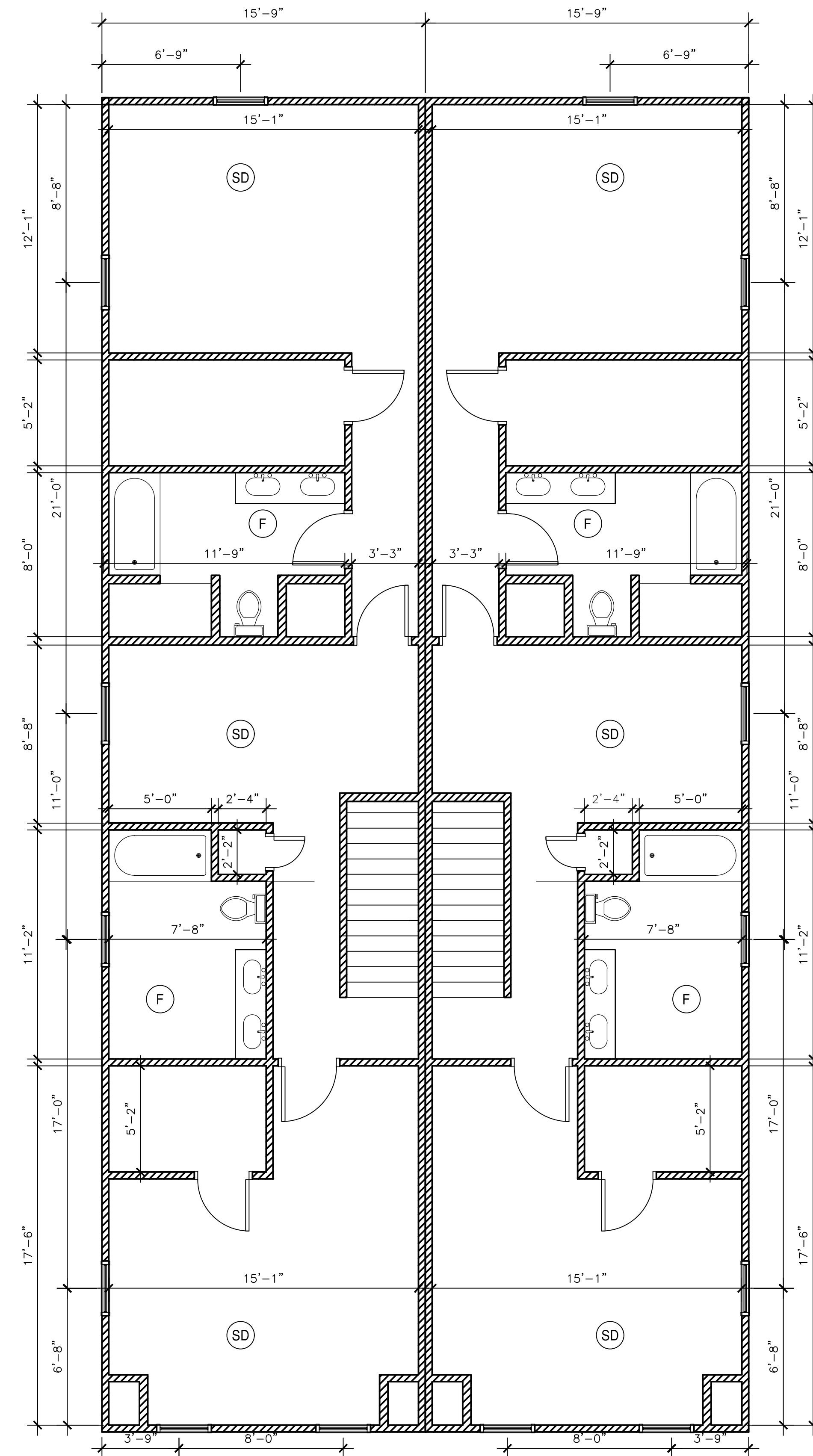
PARCEL ID: E000625003  
 RICHMOND ZONING DISTRICT: R-6  
 USE GROUP: R-5  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: (2) 3168 SF (BUILDING)  
 (2) 80 SF (PORCH)  
 (2) 96 SF (DECK)

**GENERAL NOTES**

- A. ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- D. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- E. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- F. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, INSTALLATION REQUIREMENTS AND ORDINANCES.



**SECOND FLOOR FRAMING PLAN**



**SECOND FLOOR PLAN**

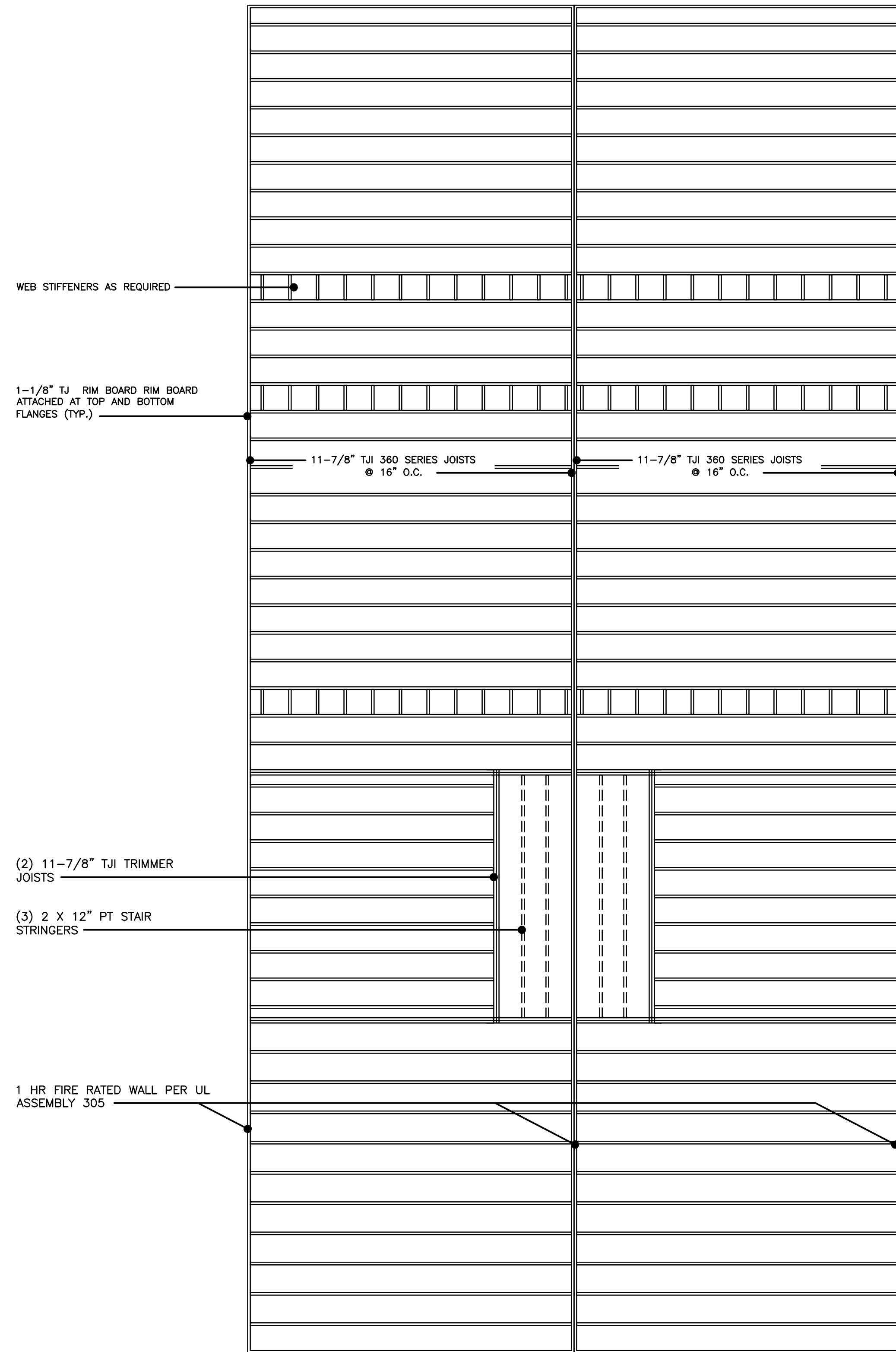
SITE: 1320 - 1322 N. 31ST STREET RICHMOND, VA 23223			
TITLE: SECOND FLOOR AND FRAMING PLANS			
SCALE: 1/4" = 1'-0"	DATE: 05/27/2019	DRAWN: DDM	CHECKED: DDM
PROJECT NO: 18076	DRAWING NO: A102	REVISION:	--

**BUILDING INFORMATION**

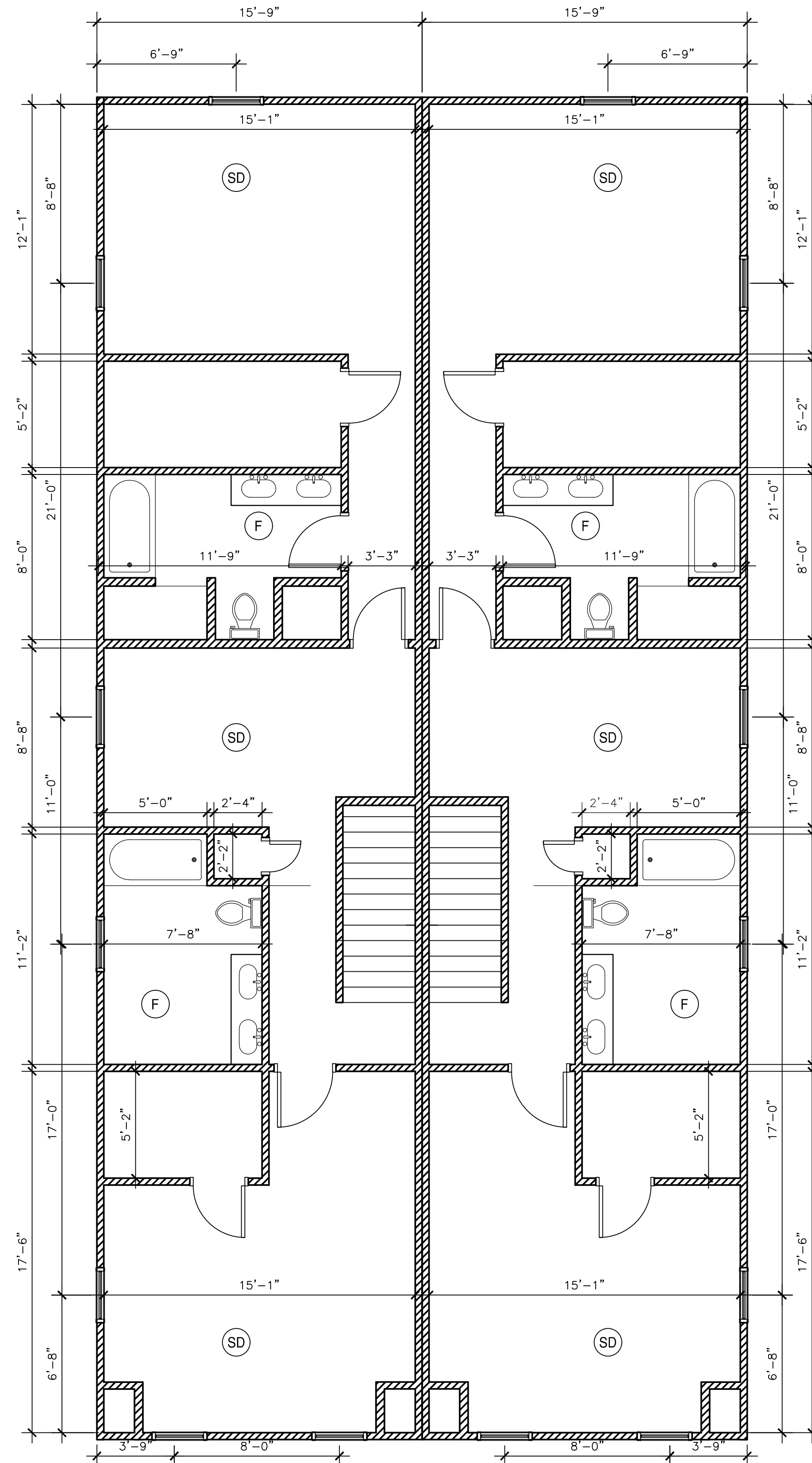
PARCEL ID: E000625003  
 RICHMOND ZONING DISTRICT: R-6  
 USE GROUP: R-5  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: (2) 3168 SF (BUILDING)  
 (2) 80 SF (PORCH)  
 (2) 96 SF (DECK)

**GENERAL NOTES**

- A. ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- D. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- E. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- F. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, INSTALLATION REQUIREMENTS AND ORDINANCES.



**THIRD FLOOR FRAMING PLAN**



**THIRD FLOOR PLAN**

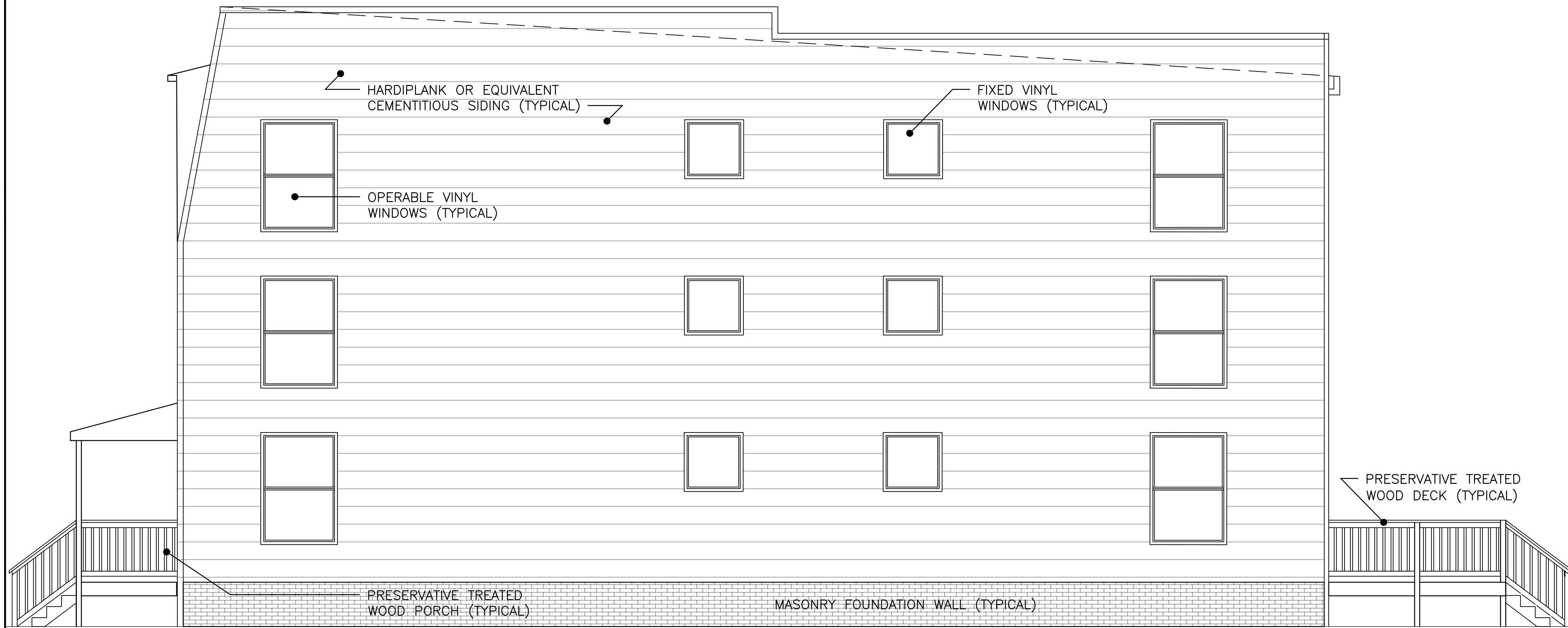
SITE: 1320 - 1322 N. 31ST STREET RICHMOND, VA 23223			
TITLE: THIRD FLOOR AND FRAMING PLANS			
SCALE: 1/4" = 1'-0"	DATE: 05/27/2019	DRAWN: DDM	CHECKED: DDM
PROJECT NO: 18076	DRAWING NO: A103	REVISION: --	

**BUILDING INFORMATION**

PARCEL ID: E0000625003  
 RICHMOND ZONING DISTRICT: R-6  
 USE GROUP: R-5  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: (2) 3168 SF (BUILDING)  
 (2) 80 SF (PORCH)  
 (2) 96 SF (DECK)

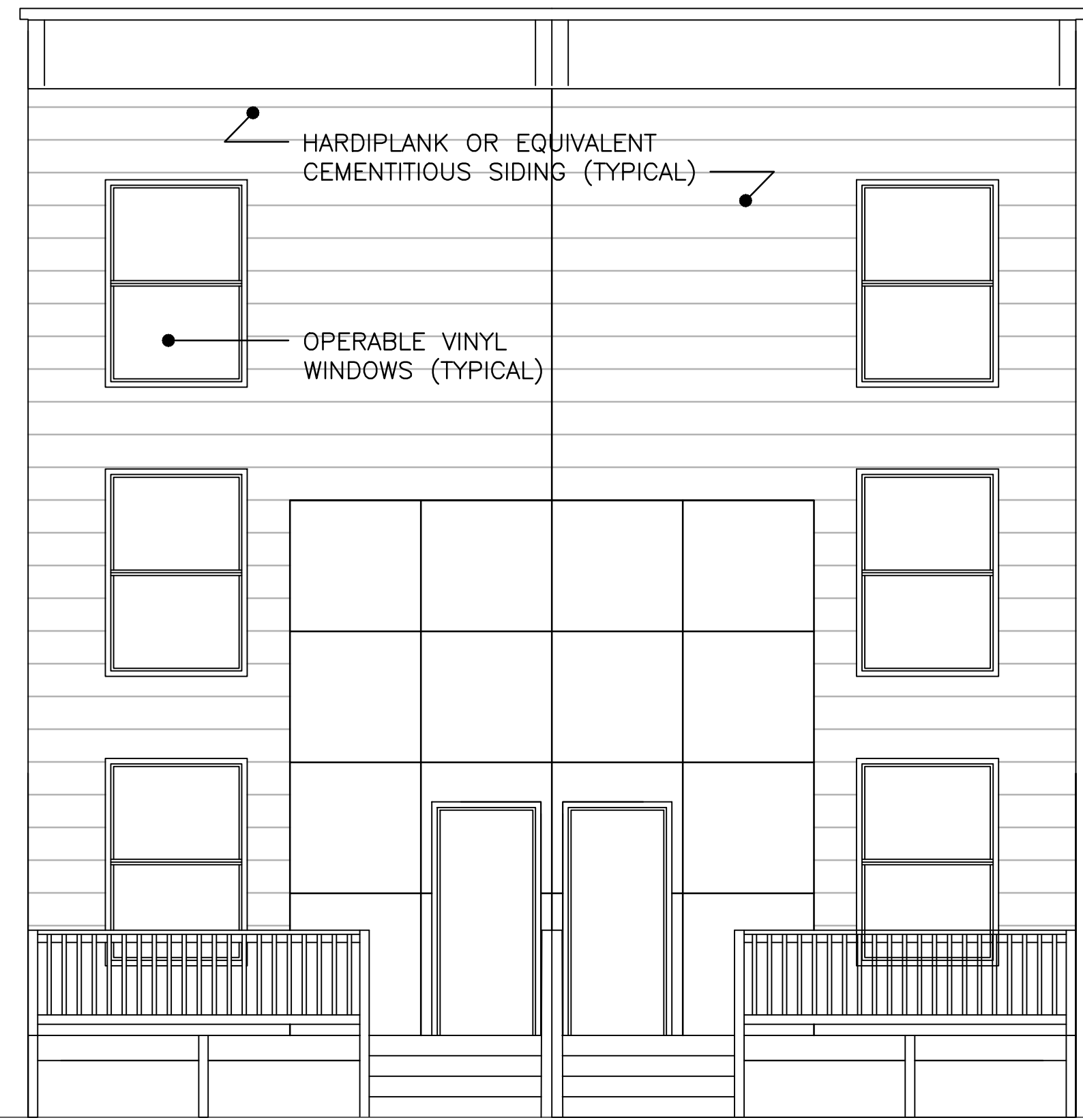
**GENERAL NOTES**

- A. ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- D. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- E. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- F. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, INSTALLATION REQUIREMENTS AND ORDINANCES.



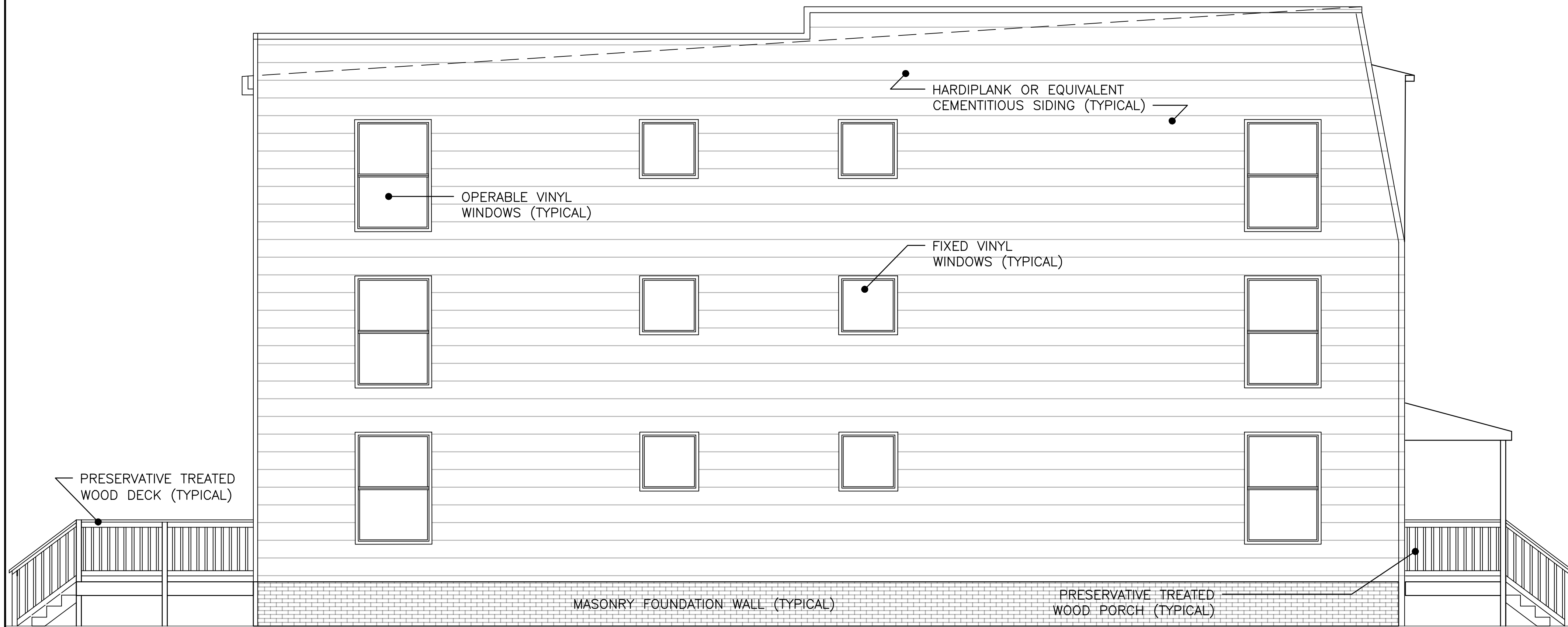
**SIDE ELEVATION**

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



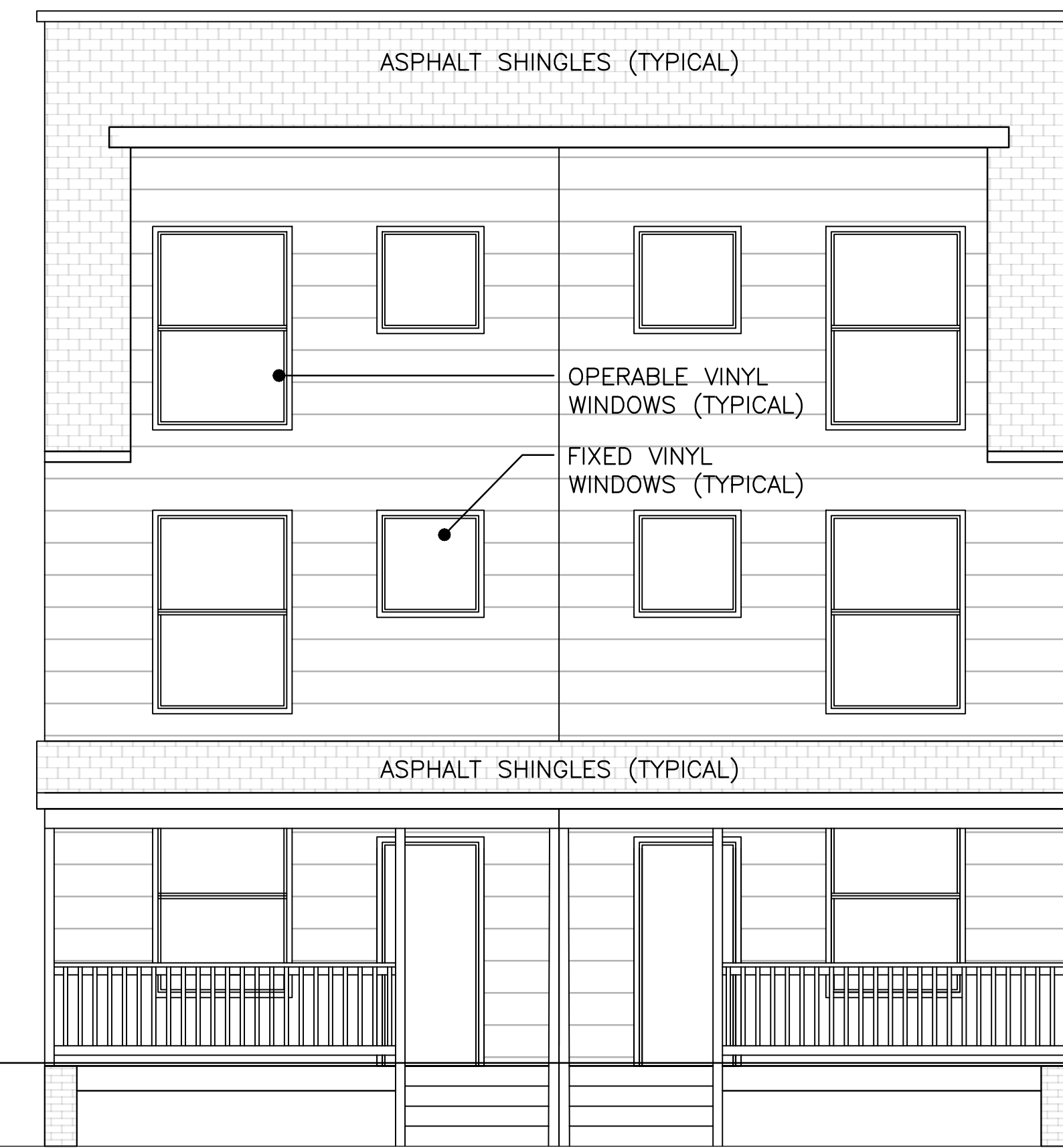
**REAR ELEVATION**

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



**SIDE ELEVATION**

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



**FRONT ELEVATION**

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

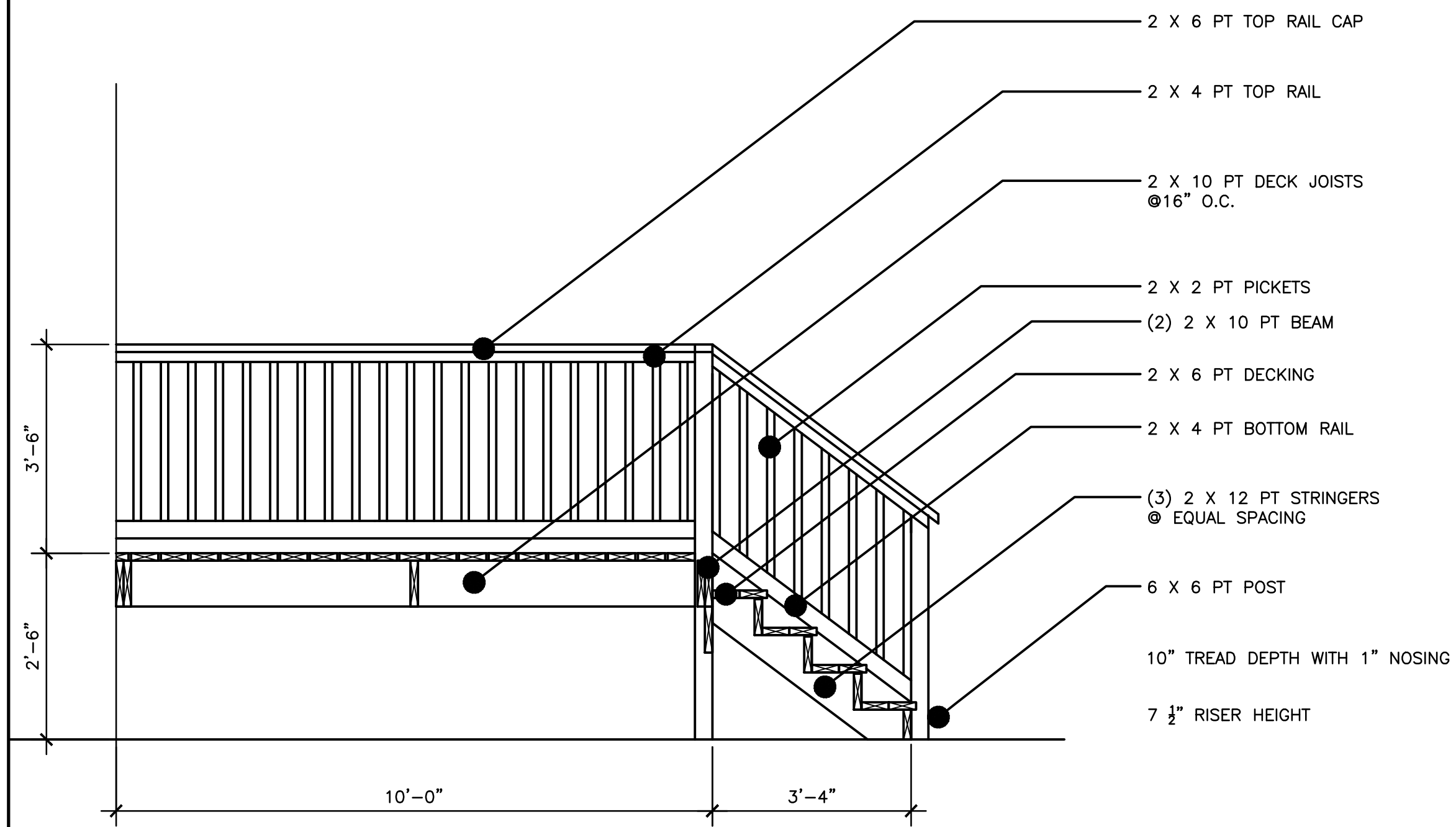
SITE: 1320 - 1322 N. 31ST STREET RICHMOND, VA 23223			
TITLE: ELEVATIONS			
SCALE: 1/4" = 1'-0"	DATE: 05/27/2019	DRAWN: DDM	CHECKED: DDM
PROJECT NO: 18076	DRAWING NO: A201	REVISION: --	

**BUILDING INFORMATION**

PARCEL ID: E000625003  
 RICHMOND ZONING DISTRICT: R-6  
 USE GROUP: R-5  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA: (2) 3168 SF (BUILDING)  
 (2) 80 SF (PORCH)  
 (2) 96 SF (DECK)

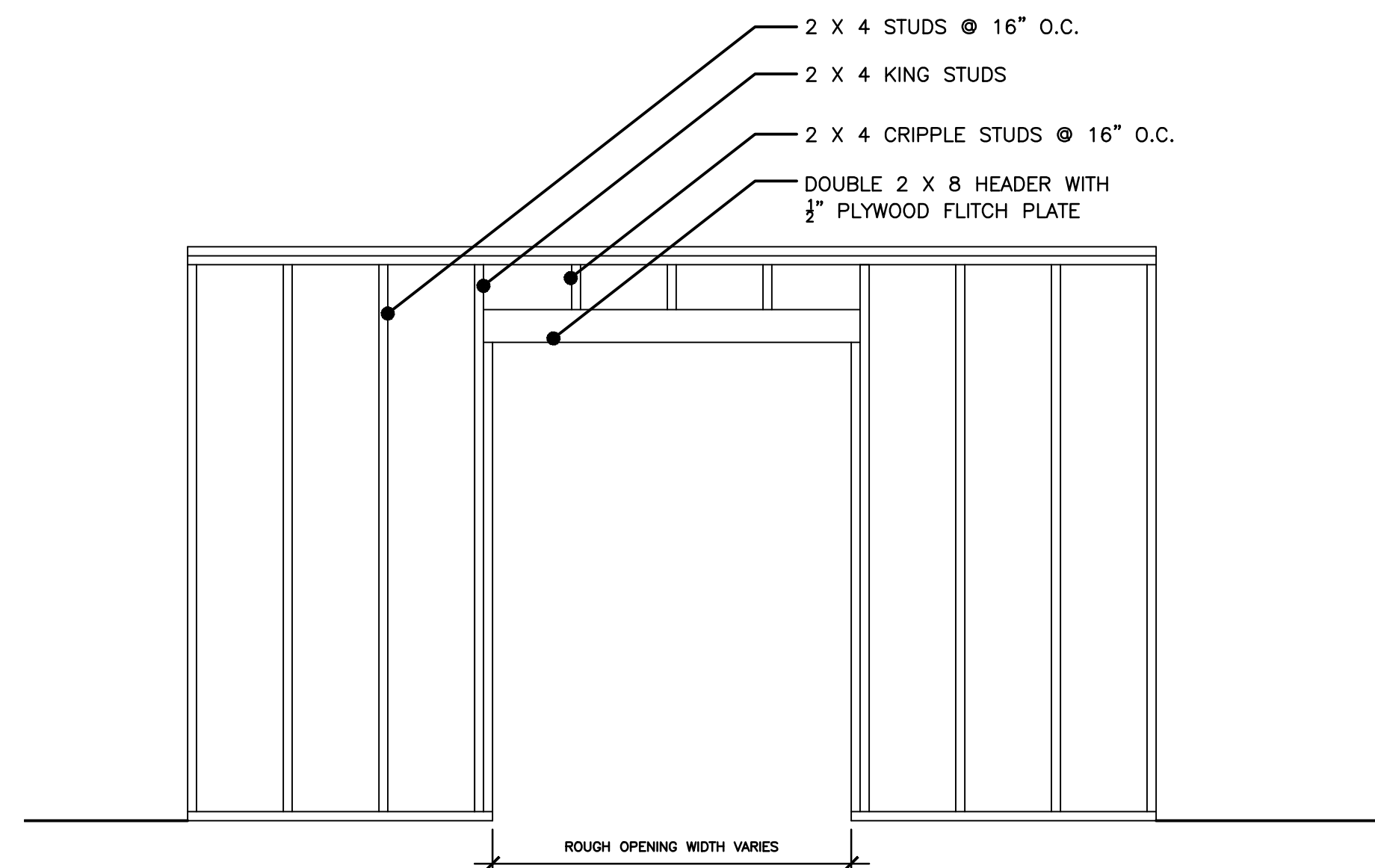
**GENERAL NOTES**

- A. ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- D. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER IN WRITING, PRIOR TO INSTALLATION.
- E. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- F. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.



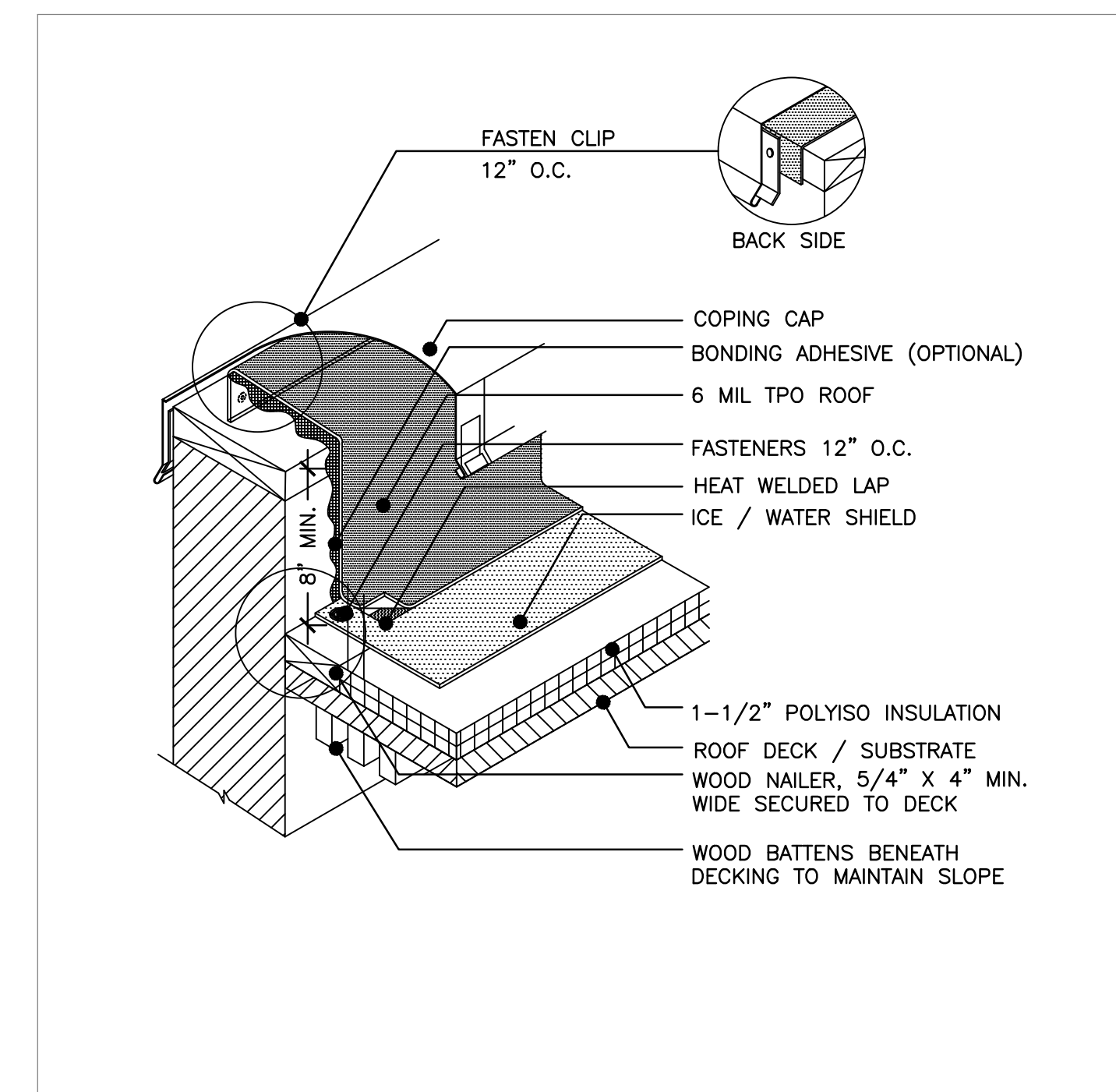
**DECK FRAMING DETAIL**

SCALE: 1/2" = 1'-0"



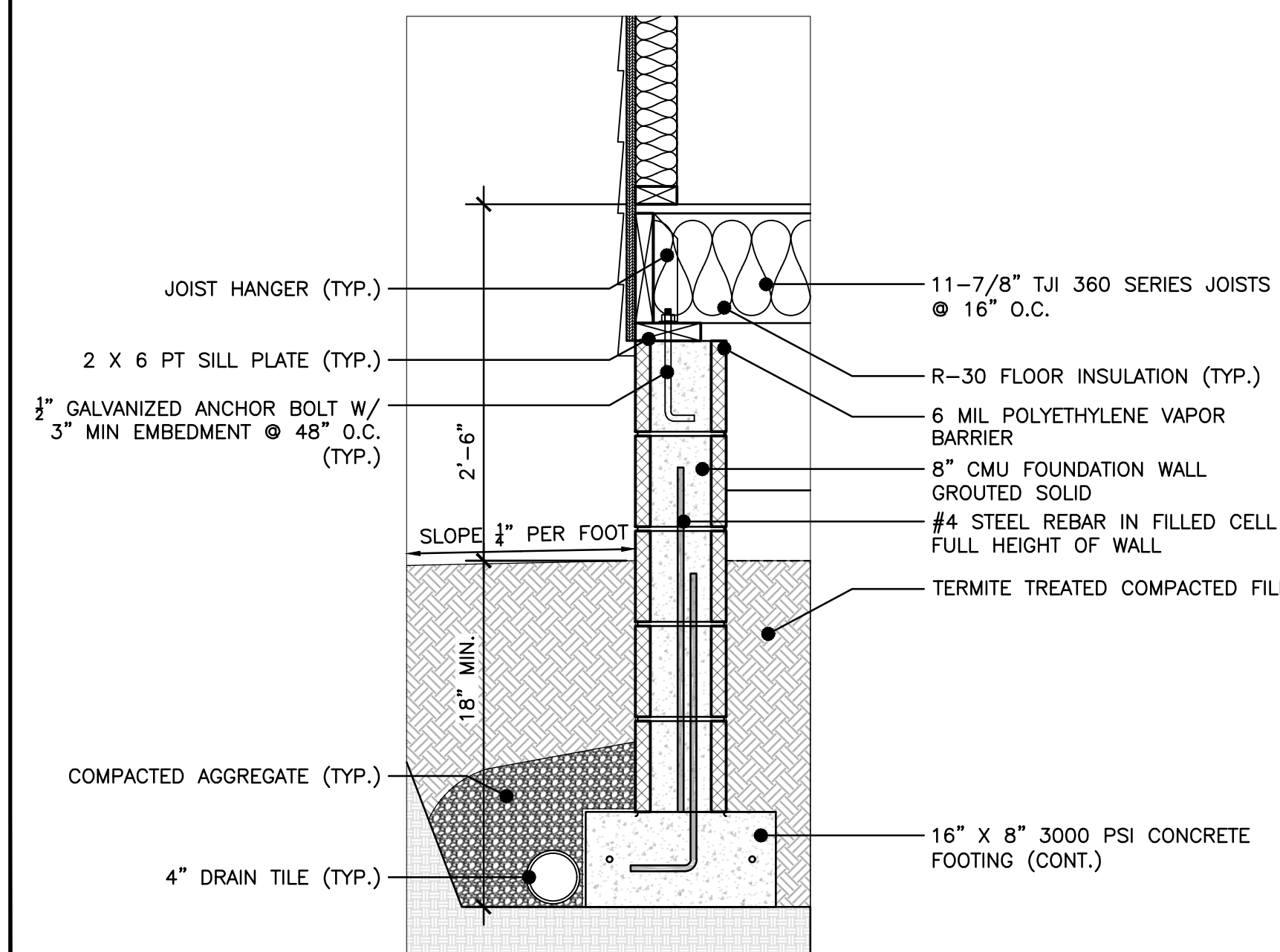
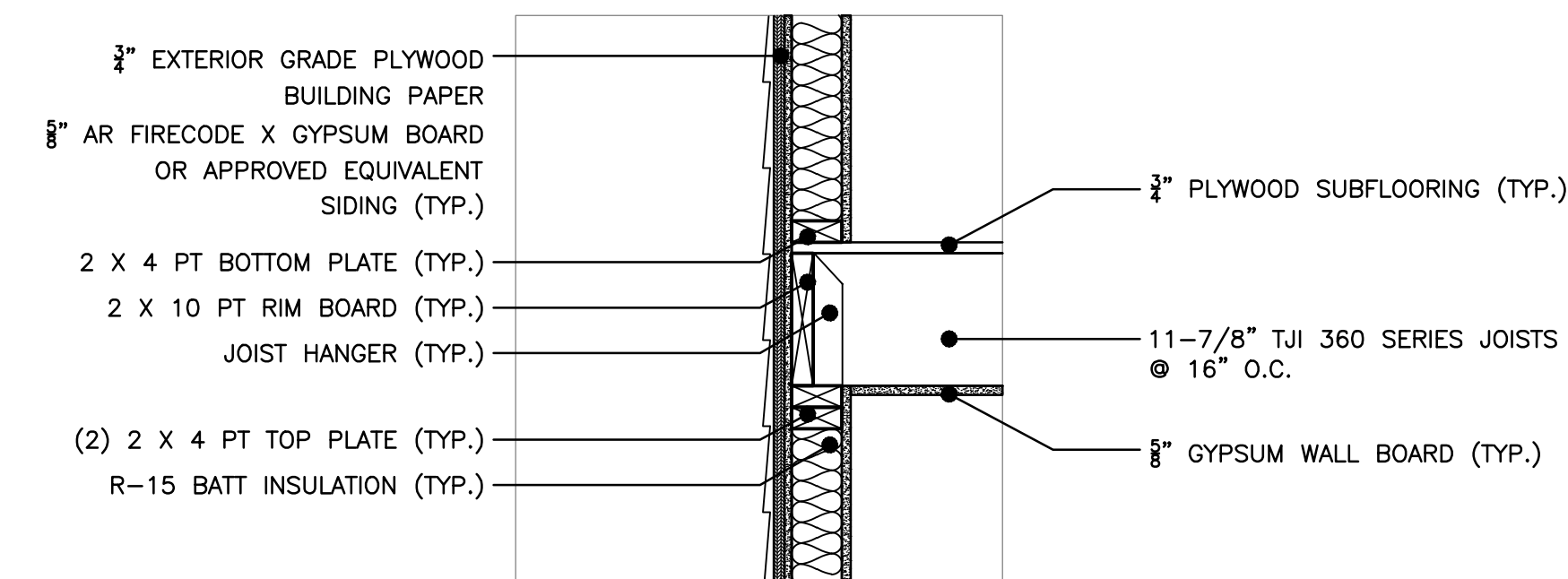
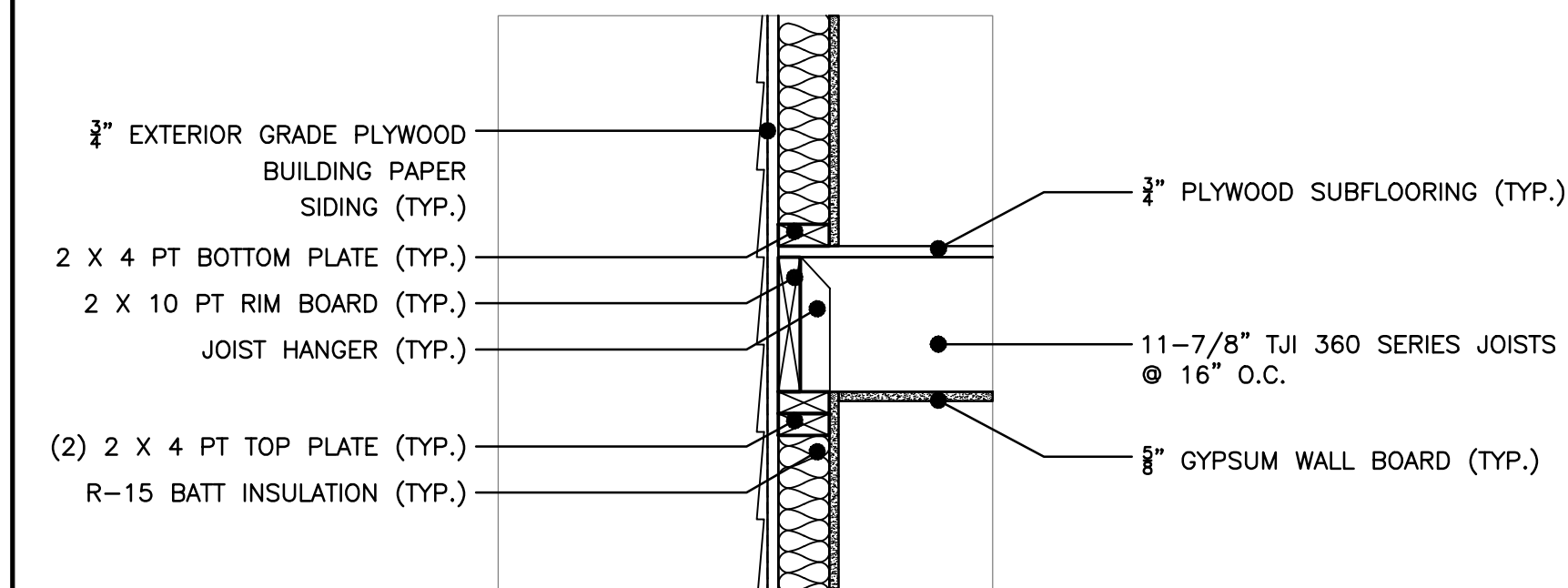
**TYPICAL OPENING FRAMING**

SCALE: 1/2" = 1'-0"



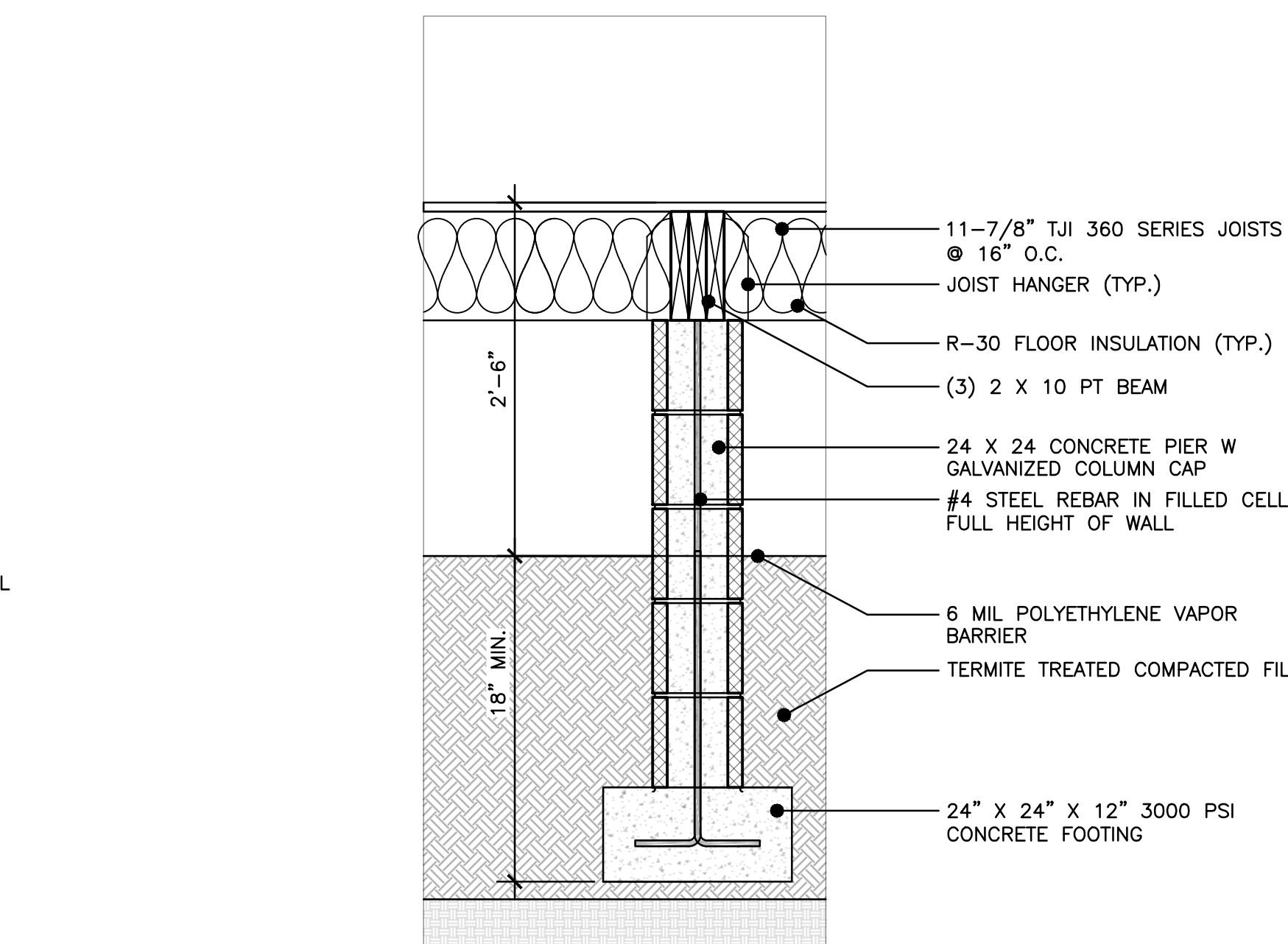
**TYPICAL FLAT ROOF WITH COPING DETAIL**

SCALE: 1" = 1'-0"



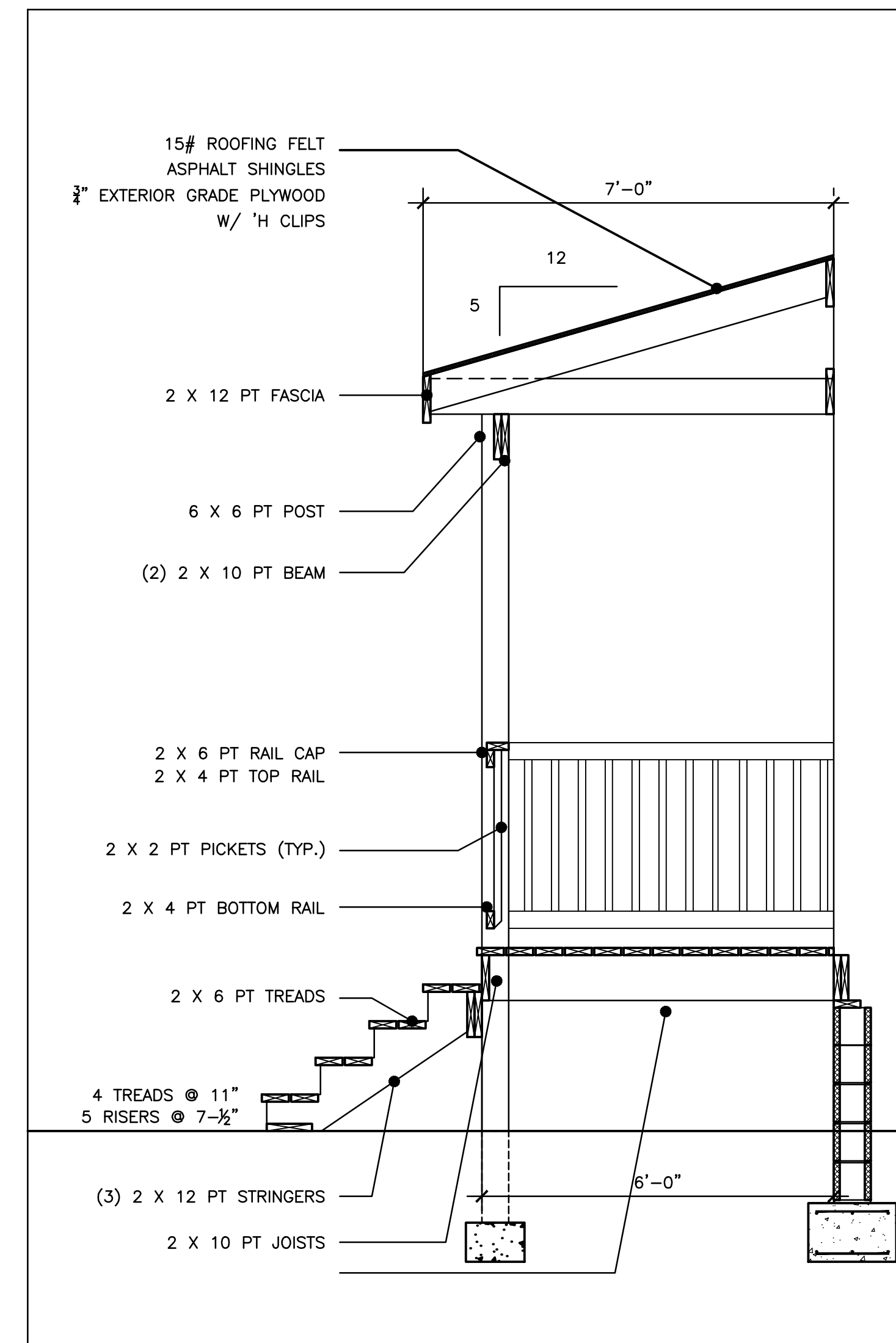
**TYPICAL DETAILS**

SCALE: 1" = 1'-0"



**TYPICAL DETAILS**

SCALE: 1" = 1'-0"



**PORCH FRAMING DETAIL**

SCALE: 1" = 1'-0"

SITE: 1320 - 1322 N. 31ST STREET RICHMOND, VA 23223			
TITLE: SECTIONS AND DETAILS			
SCALE: 1/4" = 1'-0"	DATE: 05/27/2019	DRAWN: DDM	CHECKED: DDM
PROJECT NO: 18076	DRAWING NO: A301	REVISION: --	