

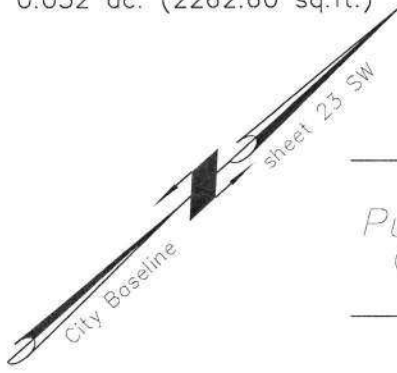
Address: #1512 N. 27th Street
 Current Owner: Project Homes, LLC
 Parcel ID: E0000713007
 I.D. 2018 2281
 Area = 3601.00 Sq.Ft.

Area of Disturbance is
 0.052 ac. (2262.60 sq.ft.)

Note: Bearings protracted from City
 Baseline sheet 23 SW.

This survey references a plat by
 J.T. Redd, dated August 12, 1887,
 in Henrico County at P.B. 8, Pg. 42.

Sidewalk improvements to be made
 in front of property.

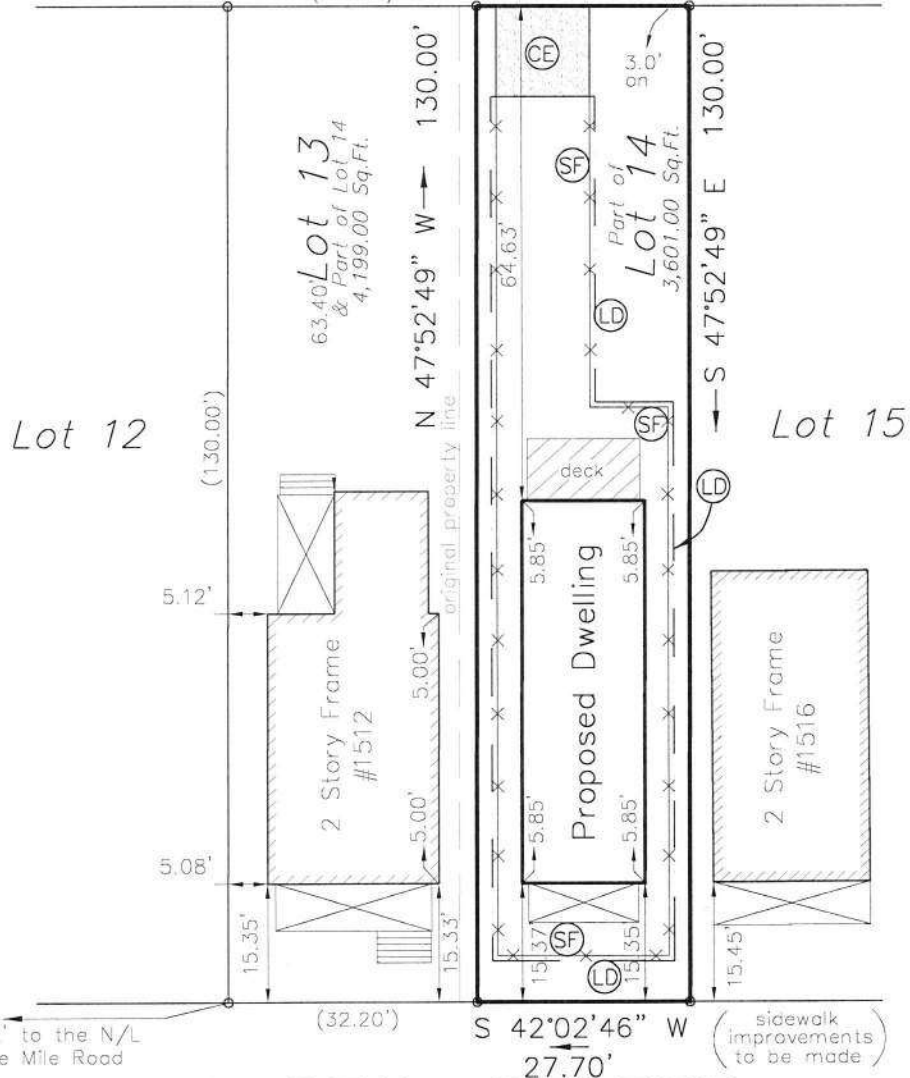


Public Alley
 (20.20' width)

N 42°02'46" E
 27.70'



House Detail
 (not to scale)

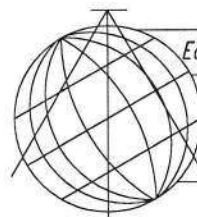


N. 27th STREET

Building Permit Plat for
 Lots 13 & 14, Block 2,
 "Map of the Lands of
 Mr. Valentine Hechler, Jr."
 in the City of Richmond, VA
 (formerly Henrico County, VA)



- ⊙ Construction Entrance
 (gravel only/no land disturbance)
- ⊙ Silt Fence
 × × × × × × × × × ×
- ⊙ Limits of Disturbance
 — — — — —



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

4914 Radford Avenue, Suite 206
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

FLOOD INSURANCE NOTE: By graphics plotting only,
 this property is in ZONE X
 of the Flood Insurance Rate Map, Community Panel No.
 5101290041E effective date of 07/16/14
 Exact designations can only be determined by an Elevation
 Certificate. Based on the above information, this property
 IS NOT in a Special Flood Hazard Area.

Scale: 1"=25'
 Drawn: TCJ
 Job: 1047-18
 Date: 02/15/19
 Revised: 04/01/19
 Checked: JAL

NEW TWO-FAMILY RESIDENCE

1514 NORTH 27TH STREET

RICHMOND, VIRGINIA

LIST OF DRAWINGS

NO.	TITLE
A-001	COVER SHEET / SITE / BUILDING DATA
A-101	FLOOR PLANS /
A-102	FRAMING PLANS
	STRUCTURAL NOTES
	FRAMING DETAILS
A-103	BRACED WALL PANEL PLANS / DETAILS
A-201	BUILDING ELEVATIONS
	DOOR / WINDOW SCHEDULES
A-202	BUILDING ELEVATIONS
A-301	WALL SECTION / U.L. DESIGNS
E-101	ELECTRICAL POWER AND LIGHTING

BUILDING DATA -1514 N. 27TH STREET

SCOPE OF WORK:	CONSTRUCTION OF A NEW TWO-FAMILY, ATTACHED, TWO-STORY RESIDENCE.
APPLICABLE CODES:	2012 VIRGINIA RESIDENTIAL CODE, PART 1 VA USBC
ZONING DISTRICT:	R-6
SETBACKS - FRONT:	15 FEET, MAXIMUM (NON-CONFORMING)
SIDE:	3 FEET, MINIMUM
REAR:	5 FEET, MINIMUM
CONSTRUCTION TYPE:	V8 (WOOD FRAME, UNPROTECTED)
USE GROUP:	R-3, TWO FAMILY RESIDENCE
BUILDING AREAS: FIRST FLOOR	1ST FLOOR: 800 SQ. FT. (26.76% OF LOT AREA)
SECOND FLOOR	2ND FLOOR: 800 SQ. FT.
TOTAL:	1,600 SQ. FT.
LOT AREA:	2,990 SQ. FT. (NON-CONFORMING)
FIRE RATED ASSEMBLIES:	<ul style="list-style-type: none"> SIDE EXTERIOR WALLS CLOSER THAN 5'-0" TO ANY LOT LINE SHALL BE ONE HOUR FIRE RATED CONSTRUCTION FLOOR ASSEMBLY SEPARATING DWELLING UNITS SHALL BE ONE HOUR FIRE RATED CONSTRUCTION FIRST FLOOR STAIRWAY ENCLOSURE WALLS SHALL BE ONE HOUR FIRE RATED CONSTRUCTION
	ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE DESIGN/BUILD. PERMIT DRAWINGS FOR THOSE AREAS OF WORK SHALL BE SUBMITTED BY THE DESIGNATED TRADE.

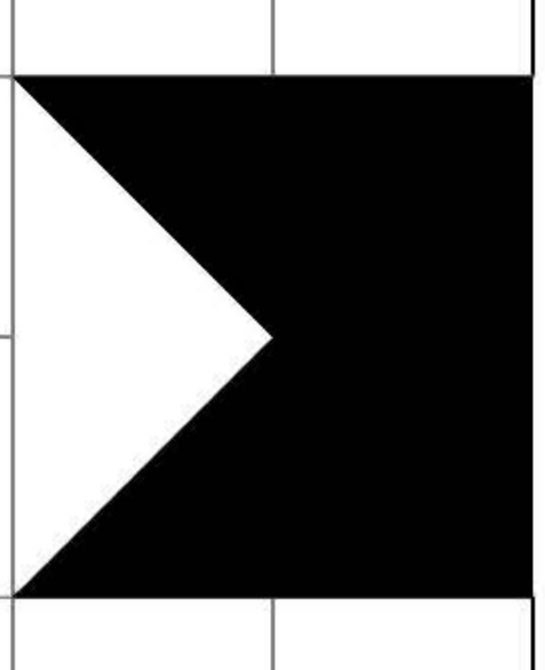
GENERAL NOTES

- CONTRACTOR SHALL CONFORM TO THE 2012 VIRGINIA RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, PART 1 OF THE VAUSBC AS ADOPTED BY THE COMMONWEALTH OF VIRGINIA.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- CONTRACTOR SHALL CAULK, FLASH OR OTHERWISE MAKE THE BUILDING WEATHERTIGHT.
- CONTRACTOR SHALL CAULK ALL GAPS BETWEEN DISSIMILAR MATERIALS.
- ALL WOOD SILLS THAT ARE WITHIN 8" OF EXPOSED EARTH OR ON CONCRETE SLABS SHALL BE PRESSURE PRESERVATIVE TREATED.
- ALL HOSE BIBBS SHALL BE FREEZE PROOF AND HAVE A BACKFLOW PREVENTER.
- RUN ALL TOILET FANS AND EXHAUST VENTS TO AN APPROVED EXTERIOR DISCHARGE.
- 8" MIN. REQUIRED BETWEEN FINISH GRADE AND BOTTOM OF SINK.
- CONTRACTOR SHALL COORDINATE PLACEMENT OF ROOF TRUSSES AND INSTALLATION OF ATTIC ACCESS DOORS.
- ALL EXIST. GLAZING WITHIN 18" OF FLOOR OR 12" OF DOORS SHALL BE TEMPERED GLASS OR SAFETY GLAZED.
- SEALED AND SIGNED SHOP DRAWINGS ARE REQUIRED FOR PRE-ENGINEERED WOOD ROOF TRUSSES, GIRDERS AND BEAMS.
- HVAC CONTRACTOR SHALL RUN ALL CONDENSATE DRAINS TO AN APPROVED LOCATION.
- ALL EXPOSED GUTTERS, DOWNSPOUTS AND FLASHING TO BE PRE-FINISHED.
- INSULATE ALL WALL AROUND BATHROOMS/TOILETS WITH 3 1/2" UNFACED BATT INSULATION.
- SHELVING AND SHELF AND ROOS TO BE BRACED AT 4'-0" O.C. MAX.
- VERIFY FRAMING/CONSTRUCTION DIMENSIONS PRIOR TO INSTALLATION OF CABINETS, TUBS, HVAC EQUIPMENT AND OTHER BUILT-IN FIXTURES OR EQUIPMENT.
- SILL PLATE ANCHORAGE - 1/2" DIAMETER X 18" LONG ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM AT ALL EXTERIOR WALLS AND 12" MAXIMUM FROM CORNERS. INSTALL THE ANCHOR BOLTS IN SOLID GROUTED CMU CAVITIES - NOT IN THE MORTAR JOINTS.
- INSULATE ALL PRING AT EXTERIOR WALLS.
- PROVIDE RECESSED BOX WITH VALVE TO AREA BEHIND REFRIGERATOR FOR REWASKER.
- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT NECESSARY TO CONTROL EXISTING GROUND FAULT CURRENT AT THE SITE.
- ALL WASHING MACHINES AND WATER HEATERS TO BE SET IN A PLASTIC OVERFLOW PAN WITH A DRAIN TO AN EXTERIOR OR APPROVED DISCHARGE.
- GENERAL CONTRACTOR IS REQUIRED TO COORDINATE UNDER CUTTING OF DOOR WITH THE HVAC CONTRACTOR FOR ADEQUATE RETURN AIR FLOW.
- ONLY GALVANIZED NAILS AND OTHER CONNECTORS TO BE USED IN EXTERIOR WOOD FENCES, RAILS, STAIRS, ETC.
- CLOTHES DRYER EXHAUST SHALL COMPLY WITH THE VA CONSTRUCTION CODE.
- ALL DIMENSIONS SHOWN ARE ACTUAL, AND ARE TO THE FACE OF STUDS OR TO FACE OF MASONRY OR CONCRETE. CONTRACTOR TO COORDINATE ACTUAL DAY-OUT IN FIELD.
- AT WOOD STUD EXTERIOR CORNERS (WHERE TWO INSULATED WALLS INTERSECT) - REFER TO DETAIL C2/A102.
- WHERE INTERIOR PARTITIONS INTERSECT AN EXTERIOR INSULATED WALL, A LADDER * WALL FRAMED CORNER SHALL BE CONSTRUCTED, REFER TO DETAIL C2/A102.
- ALL HEADERS SHALL BE INSULATED WITH 1/2" FOAM BETWEEN.
- THE GENERAL CONTRACTOR IS TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS OF THE BUILDING AND SHOULD VERIFY THE LOCATIONS OF UTILITIES SUCH AS GAS, WATER, AND ELECTRIC WHICH MAY BE CONCEALED BEFORE PROCEEDING WITH THE WORK.
- ALL EXISTING UNDERGROUND UTILITIES SHALL BE LOCATED AND VERIFIED BY THE GENERAL CONTRACTOR BEFORE ANY WORK. THIS INCLUDES SANITARY LINES, DRAIN FIELD (IF ANY), POWER LINE, TELEPHONE AND CABLE LINES, IRRIGATION LINES AND SPRINKLER HEADS. CONTACT * MISS UTILITY * BY DIALING 811 OR OTHER UTILITY AGENCIES AS APPROPRIATE.

LEGEND

	DOOR NUMBER		LUMBER (IN SECTION)
	WINDOW TYPE		WOOD STUD WALL (PLAN)
	ELEVATION		FINISH WOODWORK (IN SECTION)
	BATT INSULATION		PLYWOOD
	BRICK (IN SECTION)		CONCRETE (IN SECTION)
	C. M. U. (PLAN/SECTION)		NOT IN CONTRACT
			UNLESS NOTED OTHERWISE
			OUT TO OUT

PERMIT SET



DAVID R. WINN, LLC
residential design
10132 BERRYMEADE PLACE
GLEN ALLEN, VIRGINIA 23060
(804) 252-0948

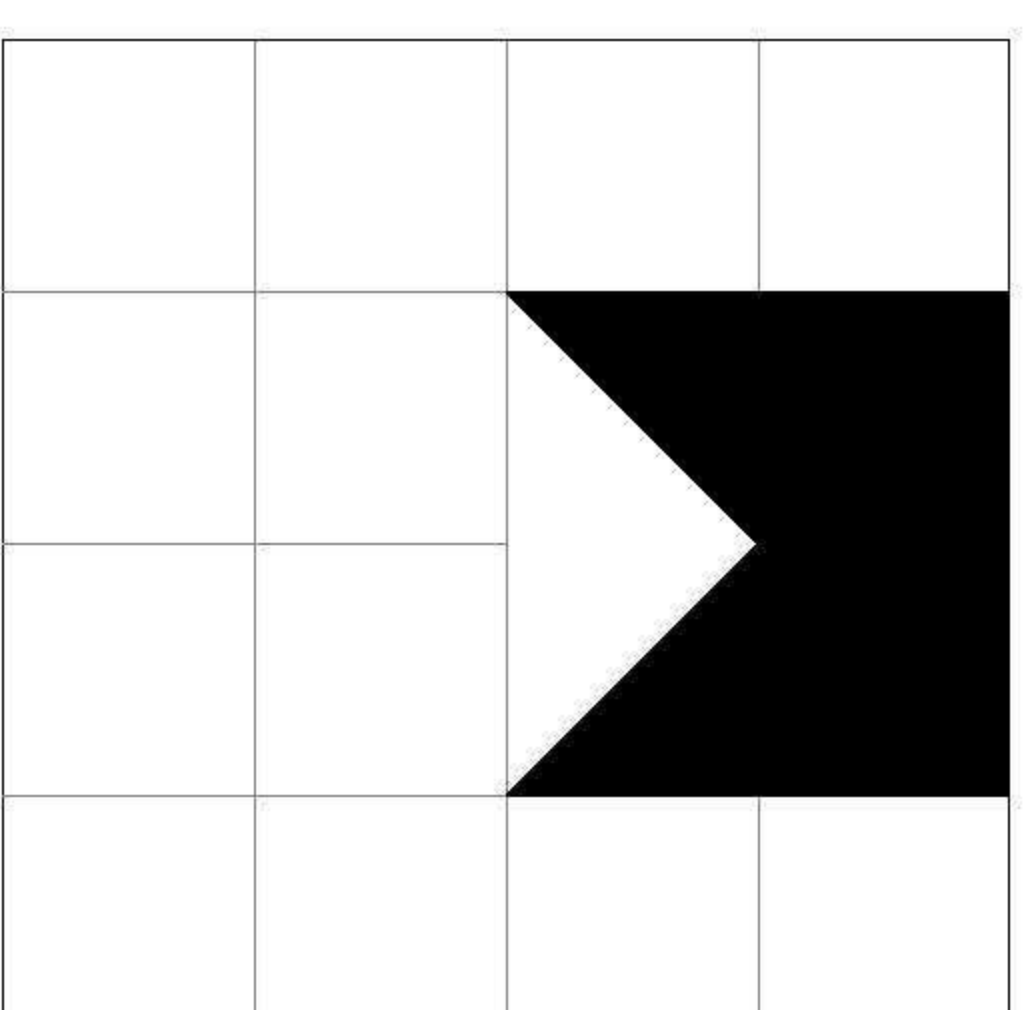
new two-family residence
1514 NORTH 27TH STREET
RICHMOND, VIRGINIA
PREPARED FOR PROJECT:HOMES

mark	date	description
	02.15.17	PERMIT SET

job #: 2017-0004
dwg #: 4001.DWG
cd #:

sheet title
COVER SHEET

Sheet	1 of 7
A-001	
© COPYRIGHT 2017	



DAVID R. WINN, LLC
residential design
10133 BERRYMEADE PLACE
GLENN ALLEN, VIRGINIA 23060
(804) 252-0948

new two-family residence
1514 NORTH 27TH STREET

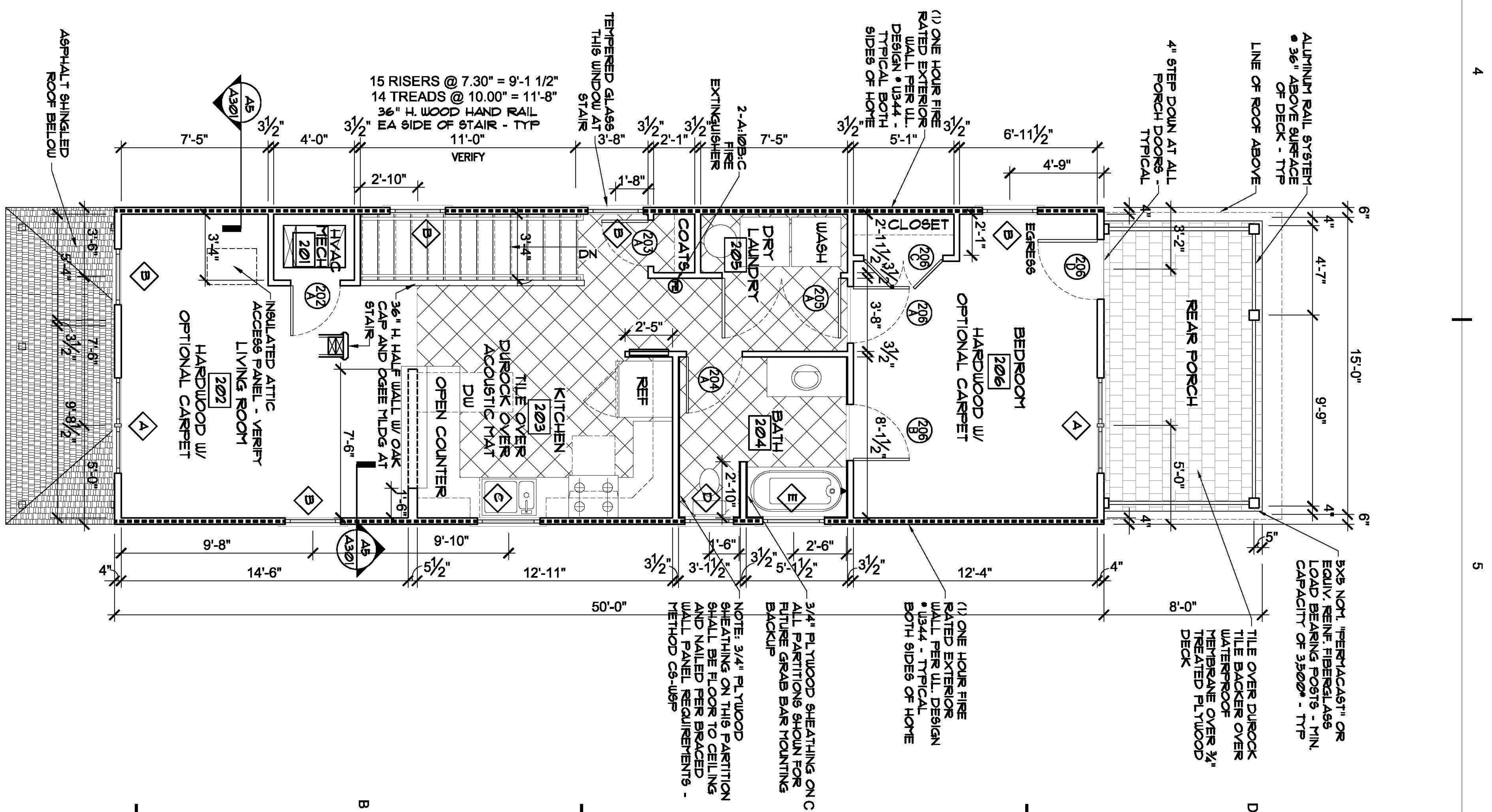
RICHMOND, VIRGINIA
PREPARED FOR PROJECT: HOMES

mark	date	description
021517	PERMIT SET	

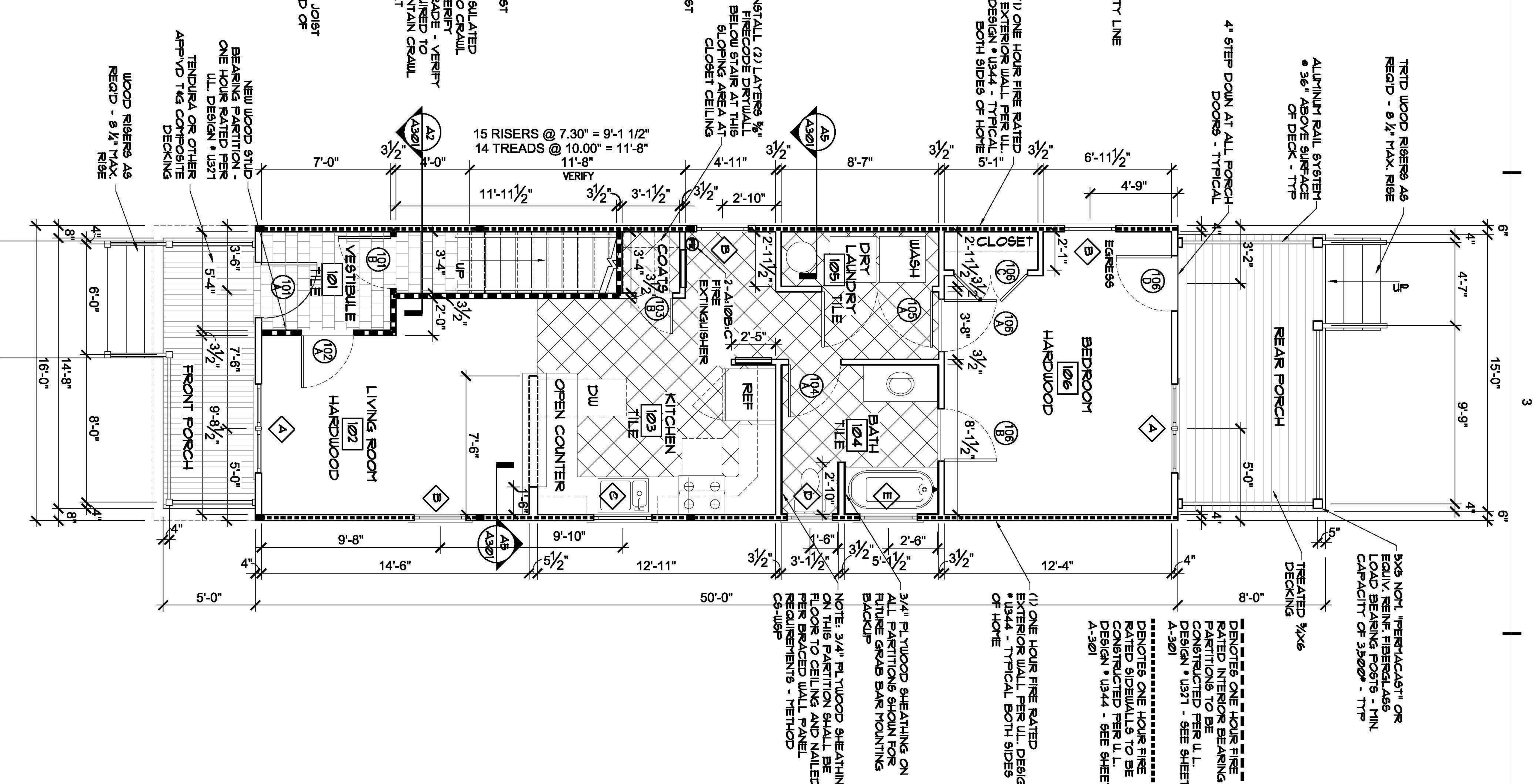
job #:	20174001
dwg no.:	4101.DWG
cdt:	dw
cd #:	

sheet title
FLOOR PLANS

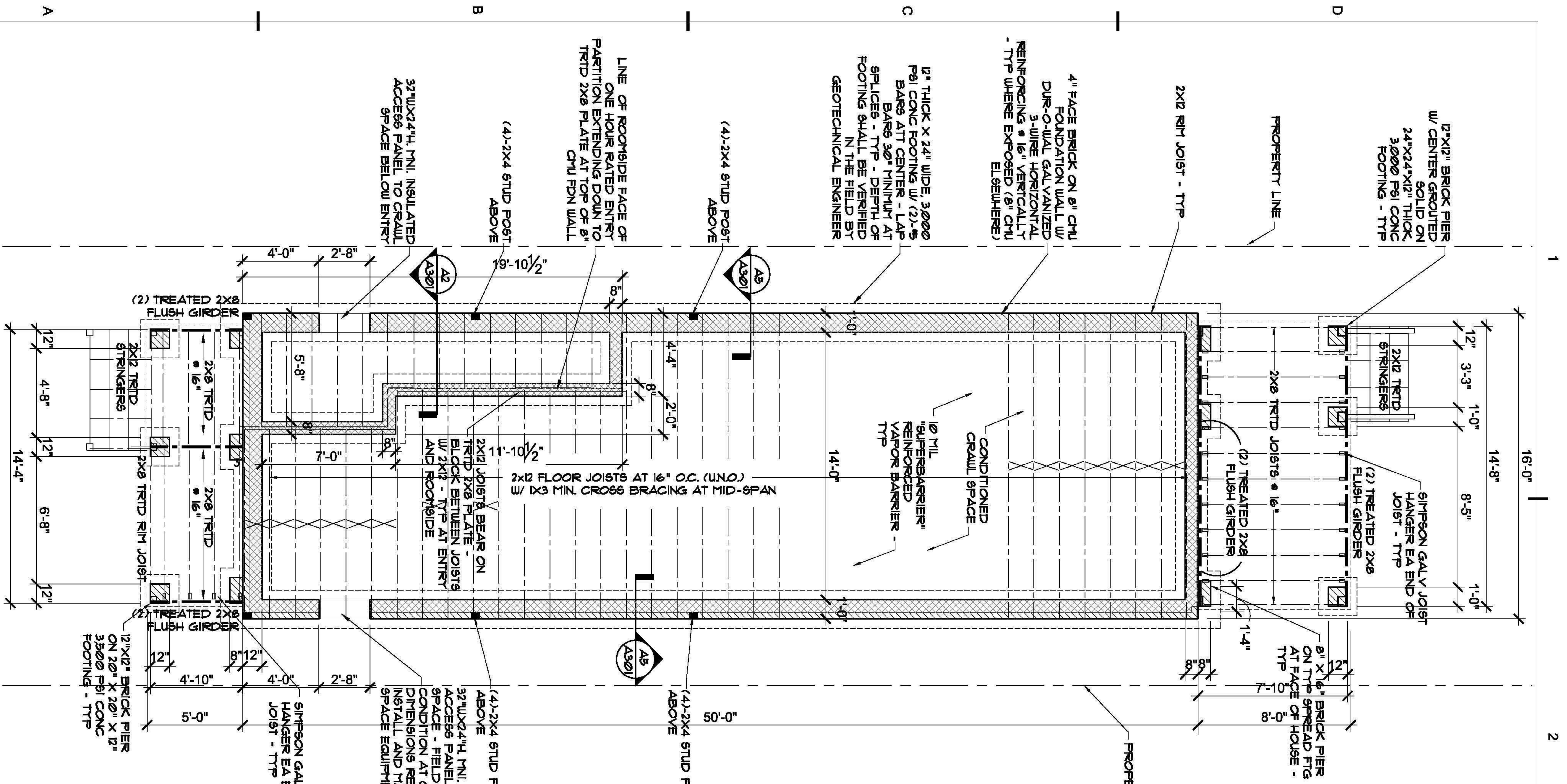
Sheet	A-101
of	7
© COPYRIGHT	2017



A5 2ND FLOOR PLAN
1/4" = 1'-0"
PLAN NORTH



A3 1ST FLOOR PLAN
1/4" = 1'-0"
PLAN NORTH



A1 FOUNDATION/1ST FLOOR FRAMING PLAN
1/4" = 1'-0"
PLAN NORTH

PERMIT SET

STRUCTURAL NOTES

1. THE DESIGN INDICATED ON THESE DRAWINGS PRESUMES THAT THE STRUCTURE IS TO BE FOUNDED ON NATURAL, UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL HAVING A SAFE ALLOWABLE BEARING CAPACITY OF 2000 PSF. IT IS THE OWNER'S RESPONSIBILITY TO HAVE THIS VALUE VERIFIED BY COMPETENT GEOTECHNICAL PERSONNEL. DESIGN CODES: 2012 VIRGINIA RESIDENTIAL CODE

ALL FOUNDATION AND FOOTING WORK SHALL BE PERFORMED TO COMPLY WITH CHAPTER 4 OF 2012 VIRGINIA RESIDENTIAL CODE.

NEW FOUNDATION WALL SHALL BE 4" FACE BRICK ON 8" CHU BACKLAP MASONRY WALL WITH FULLY MORTARED OR GROUTED COLLAR JOINT AS NOTED. INSTALL SOLID CHU BLOCK UNITS AT ALL BEARING POINTS WITH WALLS AND AT INSIDE CORNERS. BALANCED EARTH FILL EACH SIDE OF WALL. GROUT CORES OF ALL PIERS SOLID. ALLOW MASONRY TO SET 24 HRS. MIN.

ANCHOR BOLTS SHALL BE PLACED WITHIN THE FULLY GROUTED CORE OF THE CHU. NOT THE COLLAR JOINT.

TREAT FOUNDATION SOIL FOR INSECTS AS REQUIRED BY BUILDING CODE WITH AN UNWRAPPED PROFESSIONAL PEST CONTROL COMPANY USING TREATMENT PRODUCTS WHICH ARE ENVIRONMENTALLY APPROVED AS SAFE.

PRESERVATIVE TREAT ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR WOOD USED FOR EXTERIOR WEATHER PROTECTION (ACO). TREATMENT SHALL BE ENVIRONMENTALLY APPROVED (AS SAFE).

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY BRACE REASONABLE LOADS TO WHICH THE NEW CONSTRUCTION MAY BE SUBJECTED UNTIL PERMANENT BRACING AND SUPPORT IS IN PLACE.

3. MATERIALS:

- CONCRETE: MINIMUM 28 DAY COMPRESSIVE STRENGTH = 3000 PSI
- GROUT/CORRELL: ASTM C416, 9"-11" SUMP, 3000 PSI MIN. COMPRESSIVE STRENGTH.
- REINFORCING STEEL: BARS - ASTM A615, GRADE 60 W/F - ASTM A955

- CONCRETE MASONRY UNITS: ASTM C90, TYPE N, MIN. COMPRESSIVE STRENGTH OF 1800 PSI, F_v = 1500 PSI
- FACE BRICK: AS SEEN ON PROJECT, TYPE 8.
- MASONRY MORTAR: ASTM C210, TYPE S.
- ANCHOR BOLTS: ASTM A307 / A36 (MILD STEEL)
- STRUCTURAL GALV LUMBER: 2X6 OR GREATER, # 2 SOUTHERN YELLOW PINE, MC 19

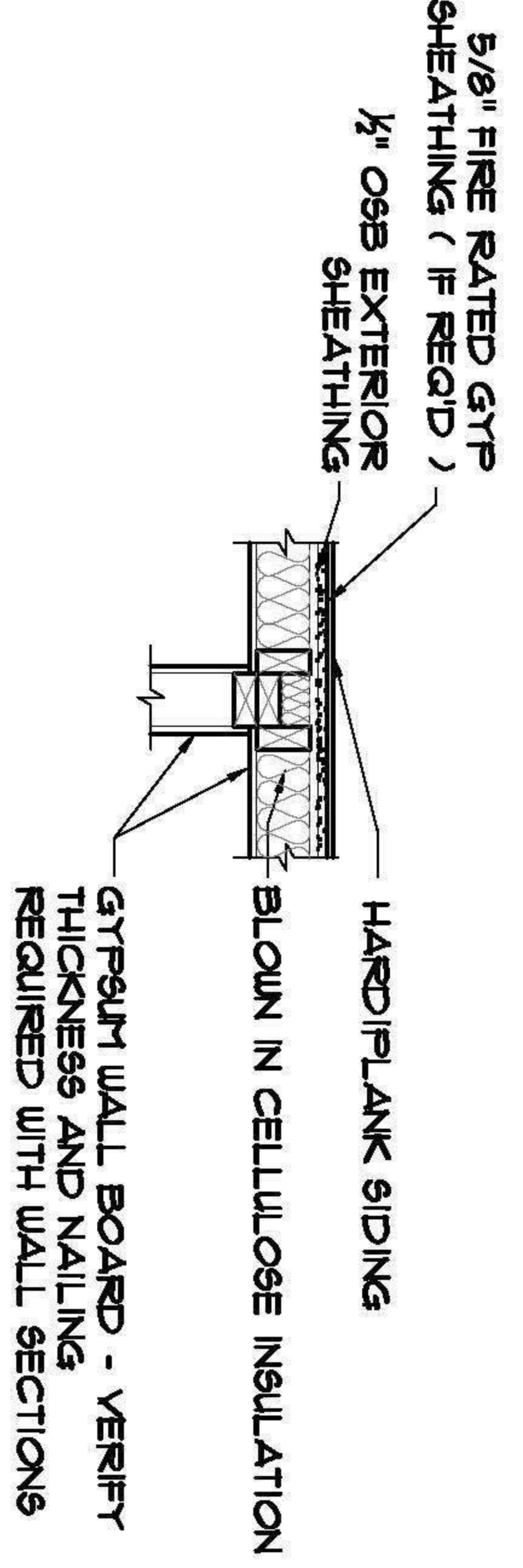
- FLYWOOD AND OSB: APA RATED SHEATHING, 32/16 EXPOSURE 1. ALL EXTERIOR FLYWOOD OR OSB WALL SHEATHING SHALL BE NAILED PER THE REQUIREMENTS FOR BRACED WALL PANELS.
- METHOD C9-UPP (CONTINUOUS SHEATHING-WOOD STRUCTURAL PANEL)
- 8d COMMON NAIL, # 6" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE STUD SUPPORTS.
- PLATE CONNECTED WOOD TRUSSES: PER LATEST REQUIREMENTS OF THE TRUSS MANUFACTURER (TM).
- MANUFACTURED VENEER LUMBER (V.L.V.) AS MANUFACTURED BY UETTERHAUSER HAVING THE FOLLOWING MINIMUM PROPERTIES: E=1885 PSI, I_y=2600 PSI, F_m=285 PSI, F_c=180 PSI

- 4. FOR ALL CONCRETE WORK, CONFORM TO ALL APPLICABLE SECTIONS OF ACI 318 AND ACI 302, CODE-CURRENT EDITIONS
- 5. FOR ALL STRUCTURAL MASONRY CONSTRUCTION, CONFORM TO ALL APPLICABLE SECTIONS OF ACI 318, CODE-CURRENT EDITION.
- 6. DESIGN LOADS

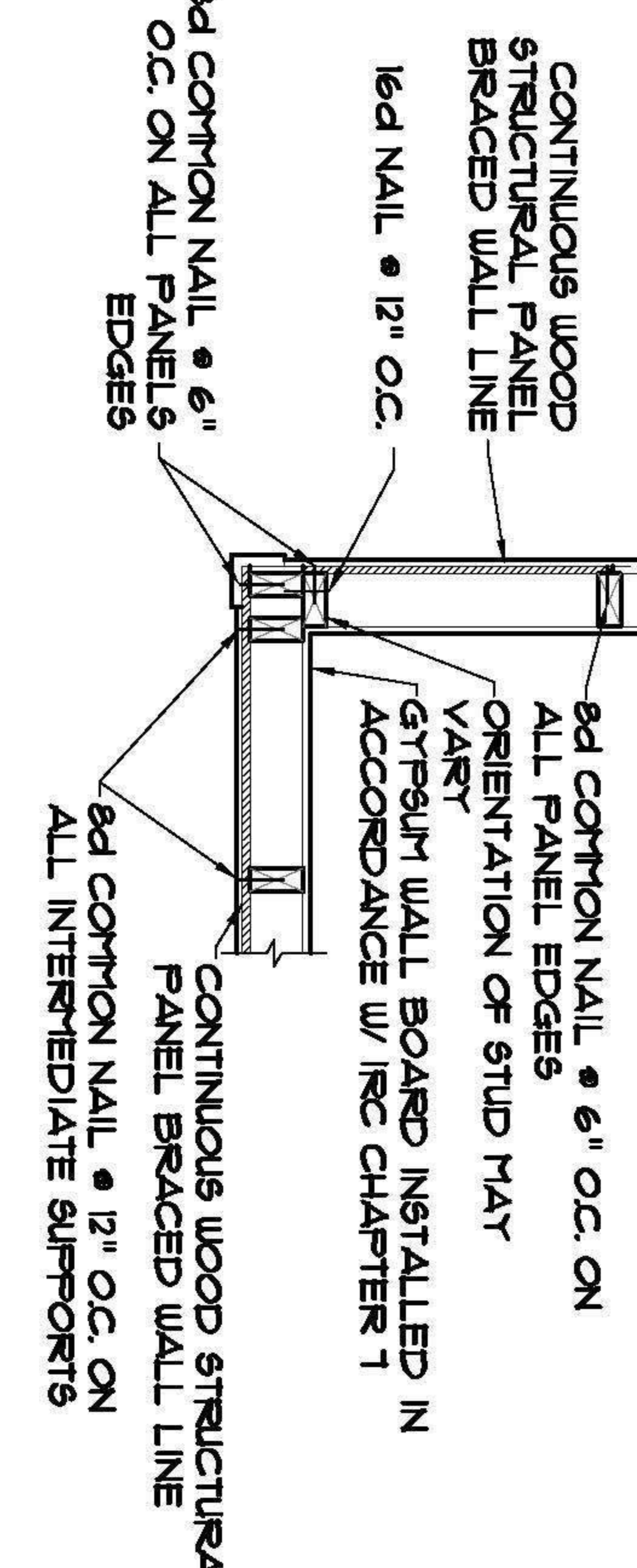
- GROUND SNOW LOAD: 20 PSF
- MIN. ROOF LIVE LOAD: 20 PSF
- WIND SPEED / EXPOSURE: V_W = 115 MPH, V_W = 89 MPH / EXPOSURE B
- FLOOR 8/9/10TH DESIGN IS BASED ON RESIDENTIAL LIVING AREA LIVE LOAD = 40 PSF
- LOADING CONDITION MINIMUM WITH L/D DEFLECTION = L/360 MAXIMUM

- 1. PROVIDE FULL STUD SUPPORT UNDER BEARING SURFACES OF ROOF RAFTERS.
- DOUBLE STUDS AT ALL WINDOW AND DOOR LINTELS.
- 2. VERIFY ALL FLOOR JOIST AND RAFTER BEARING ELEVATIONS W/ OWNER IN THE FIELD.
- 3. PROVIDE AND INSTALL HURRICANE TIES AS MANUFACTURED BY SIMPSON STRONG TIE® AT ROOF RAFTER BEARINGS.
- 4. PROVIDE WOOD LINTELS AT ALL WOOD FRAMED WINDOW AND DOOR OPENINGS AS SHOWN ON THE DRAWINGS.

DAVID R. WINN, LLC
residential design
10133 BERRYMEADE PLACE
GLEN ALLEN, VIRGINIA 23060
(804) 252-0948



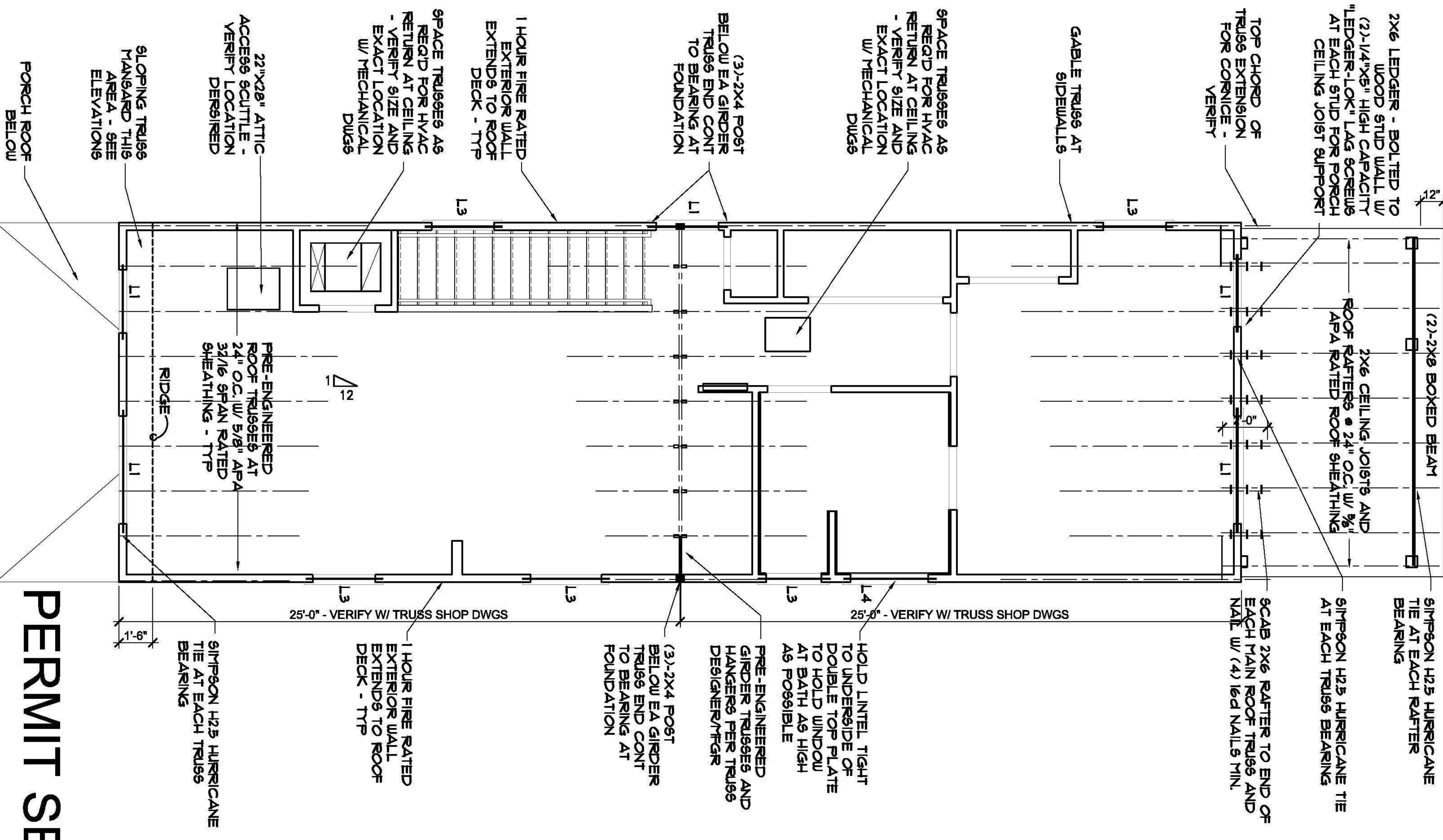
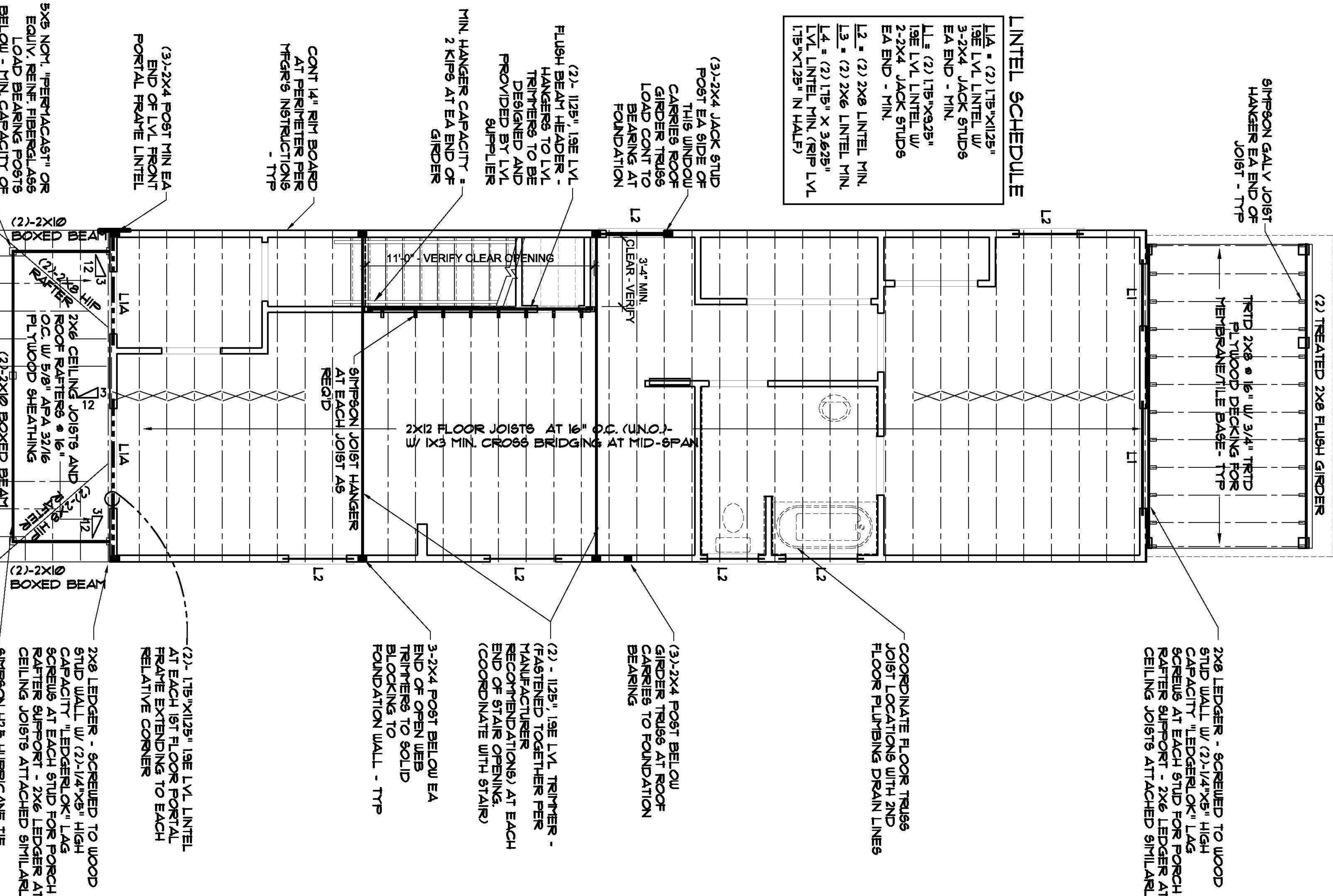
INSULATED WALL DETAIL
3/4" = 1'-0"



CONTINUOUS SHEATHING OUTSIDE CORNER DETAIL
3/4" = 1'-0"

LINTEL SCHEDULE

L1A	(2) 1 1/2" x 1 1/2"
L1B	1 1/2" LVL LINTEL W/ 3-2X4 JACK STUDS EA END - MIN.
L1C	(2) 1 1/2" x 9 1/2" 1 1/2" LVL LINTEL W/ 2-2X4 JACK STUDS EA END - MIN.
L2	(2) 2X6 LINTEL, MIN.
L3	(2) 2X6 LINTEL, MIN.
L4	(2) 1 1/2" x 3 1/2" 1 1/2" LVL LINTEL, MIN. (1 1/2" x 1 1/2" IN HALF)



PERMIT SET
2ND FLR AND ROOF FRAMING PLANS
STRUCTURAL NOTES

new two-family residence
1514 NORTH 27TH STREET
RICHMOND, VIRGINIA
PREPARED FOR PROJECT:HOMES

mark	date	description
021517	PERMIT SET	

job #	2017-0094
dwg	2nd flr and roof
drawn	AW
checked	AW
code #	A102.DWG

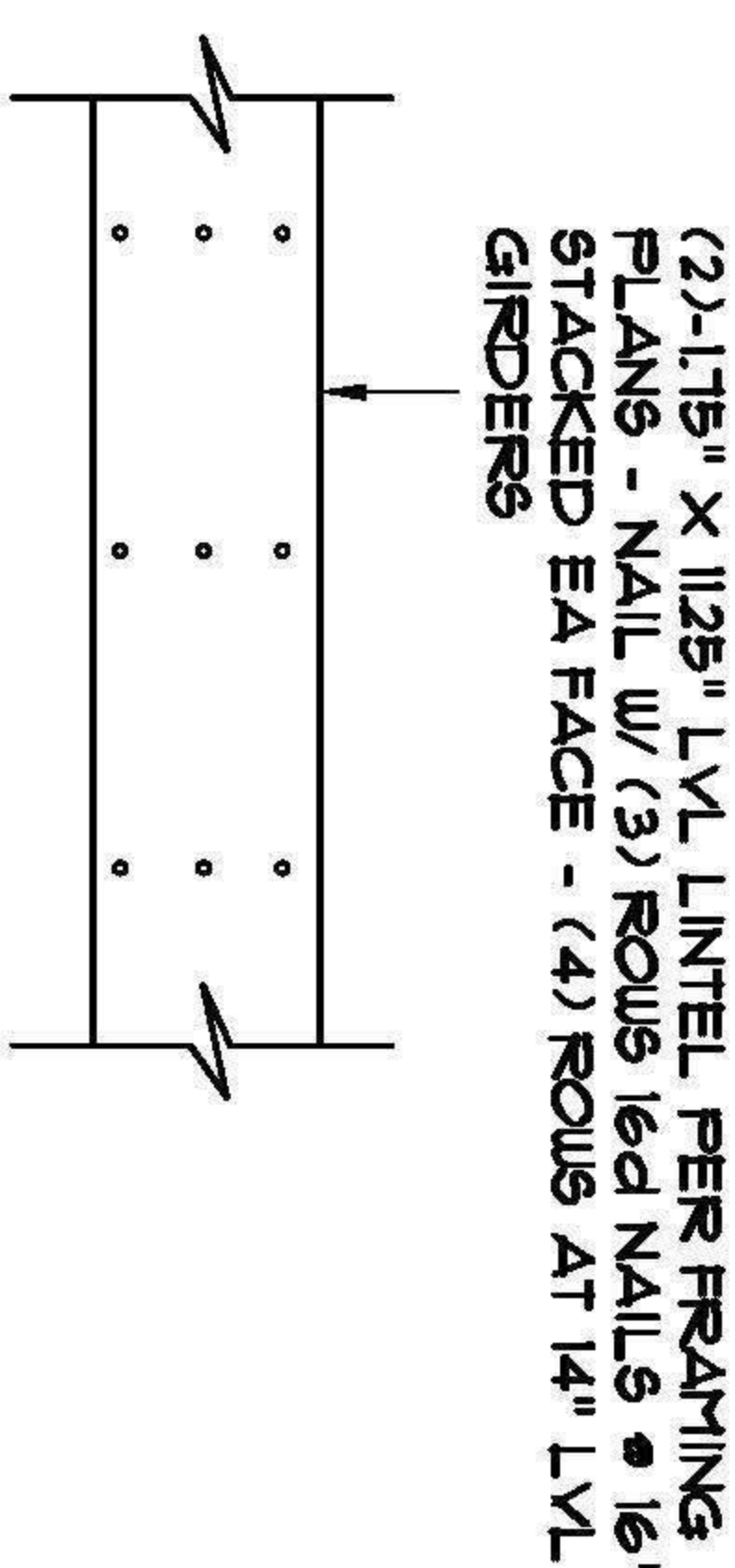
A-102
Sheet 3 of 7
© COPYRIGHT 2017

BRACED WALL PANEL CALCULATIONS 1514 N. 27TH STREET

SEE CALCULATIONS ATTACHED WITH PERMIT APPLICATION

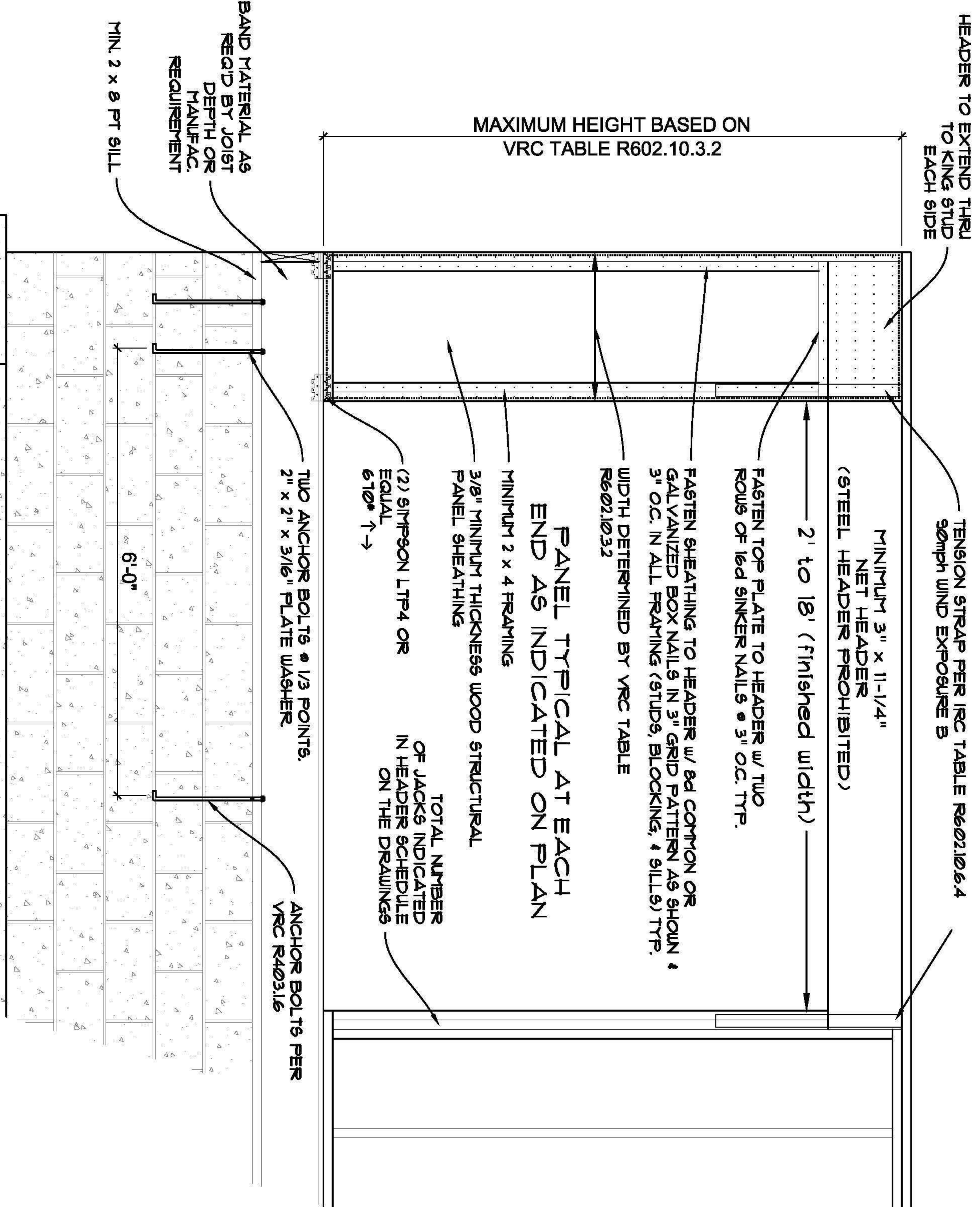
BRACED WALL PANELS

VRC \$R602.10.4 METHODS CS-WSP AND CS-PF
 (7/16" OSB or 15/32" PLYWOOD)
 CORNERS PER \$R602.10.7 AND
 CONNECTIONS PER \$R602.10.8.
 ROOF DIAPHRAGM CONNECTION
 PER \$R602.10.8.1
 FASTEN PER VRC \$R602.3(1)

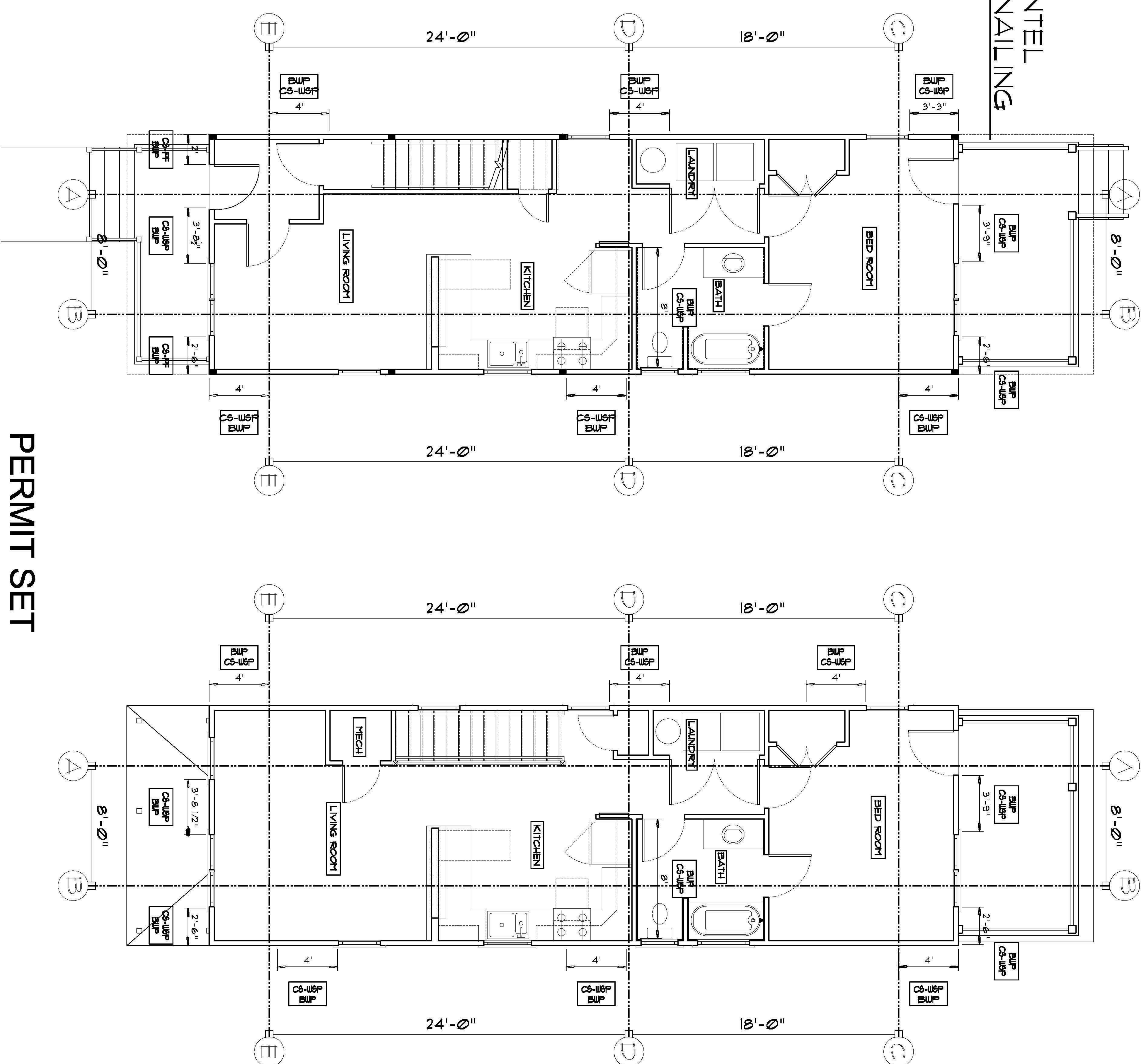


PORTAL FRAME LINTEL AND LVL GIRDER NAILING

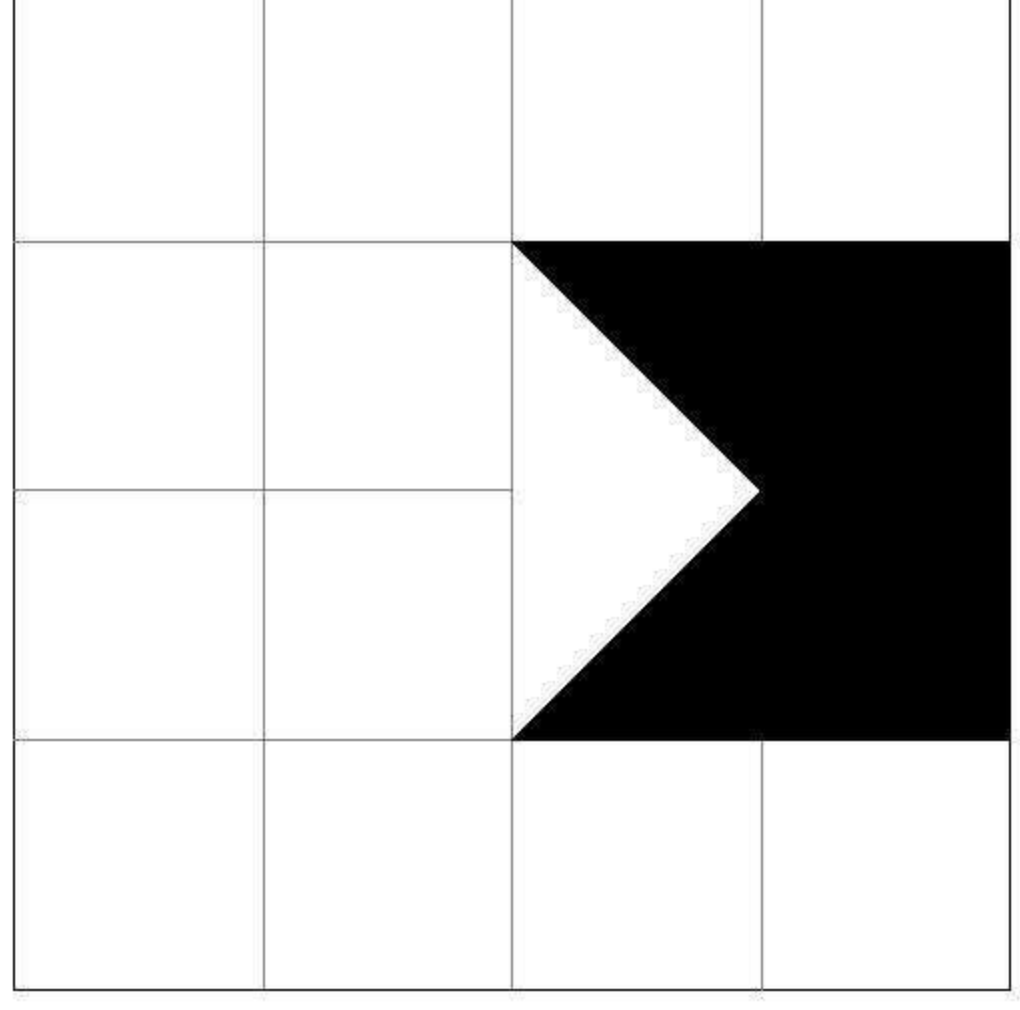
NOT TO SCALE



(B1) CONTINUOUSLY SHEATHED PORTAL FRAME OVER RAISED WOOD FLOOR
SECTION: VRC FIG. R602.10.6.4
 SEE VRC TEXT FOR ADDITIONAL NOTES AND LIMITATIONS



PERMIT SET



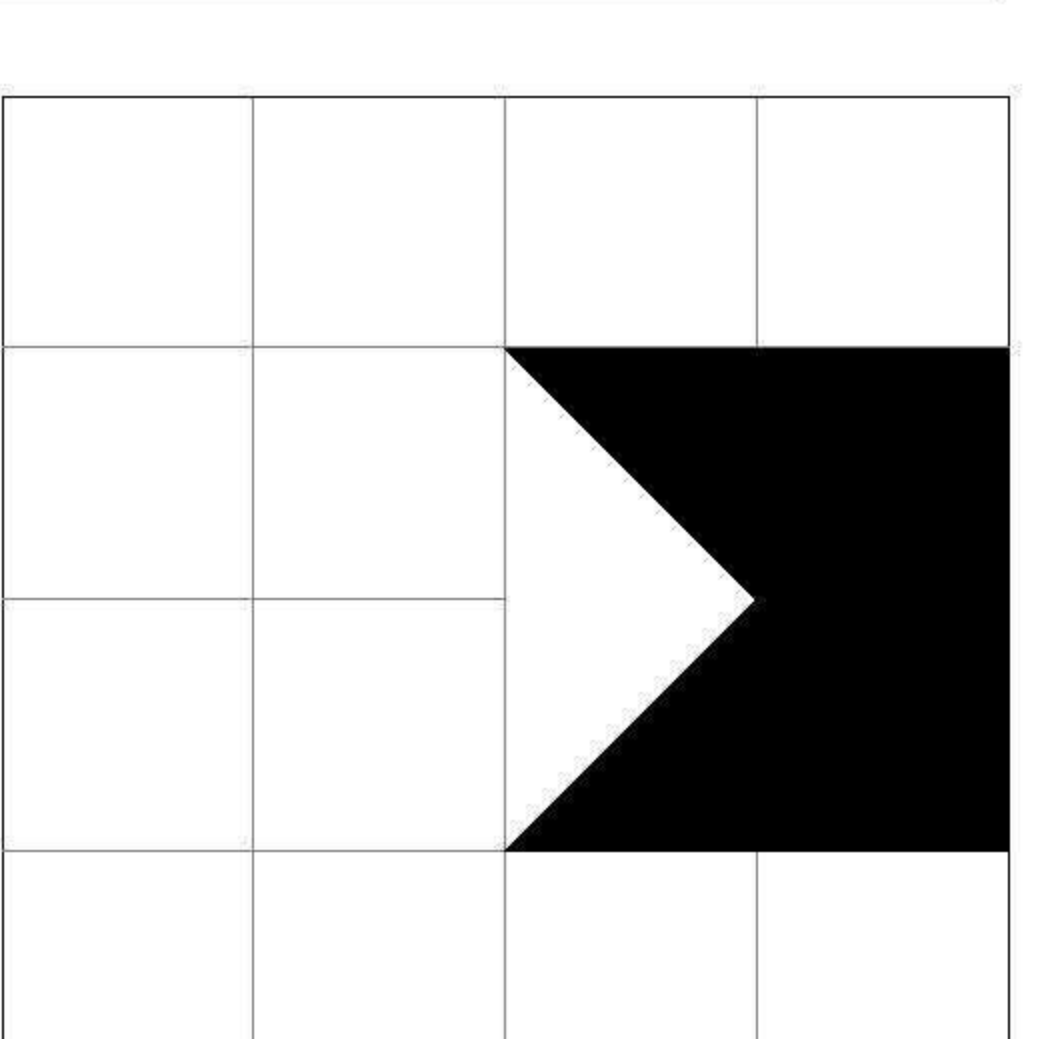
DAVID R. WINN, LLC
 residential design
 10132 BERRYMEADE PLACE
 GLEN ALLEN, VIRGINIA 23060
 (804) 252-0948

new two-family residence
1514 NORTH 27TH STREET
 RICHMOND, VIRGINIA
 PREPARED FOR PROJECT:HOMES

mark	date	description
02.15.17		PERMIT SET

job #: 2017-0001
 drawn: drw
 checked: atg
 code #: A1023DRW

sheet title
BRACED WALL PANEL DIAGRAMS



DAVID R. WINN, LLC
 residential design
 10133 BERRYVADE PLACE
 GLEN ALLEN, VIRGINIA 23060
 (804) 252-0948

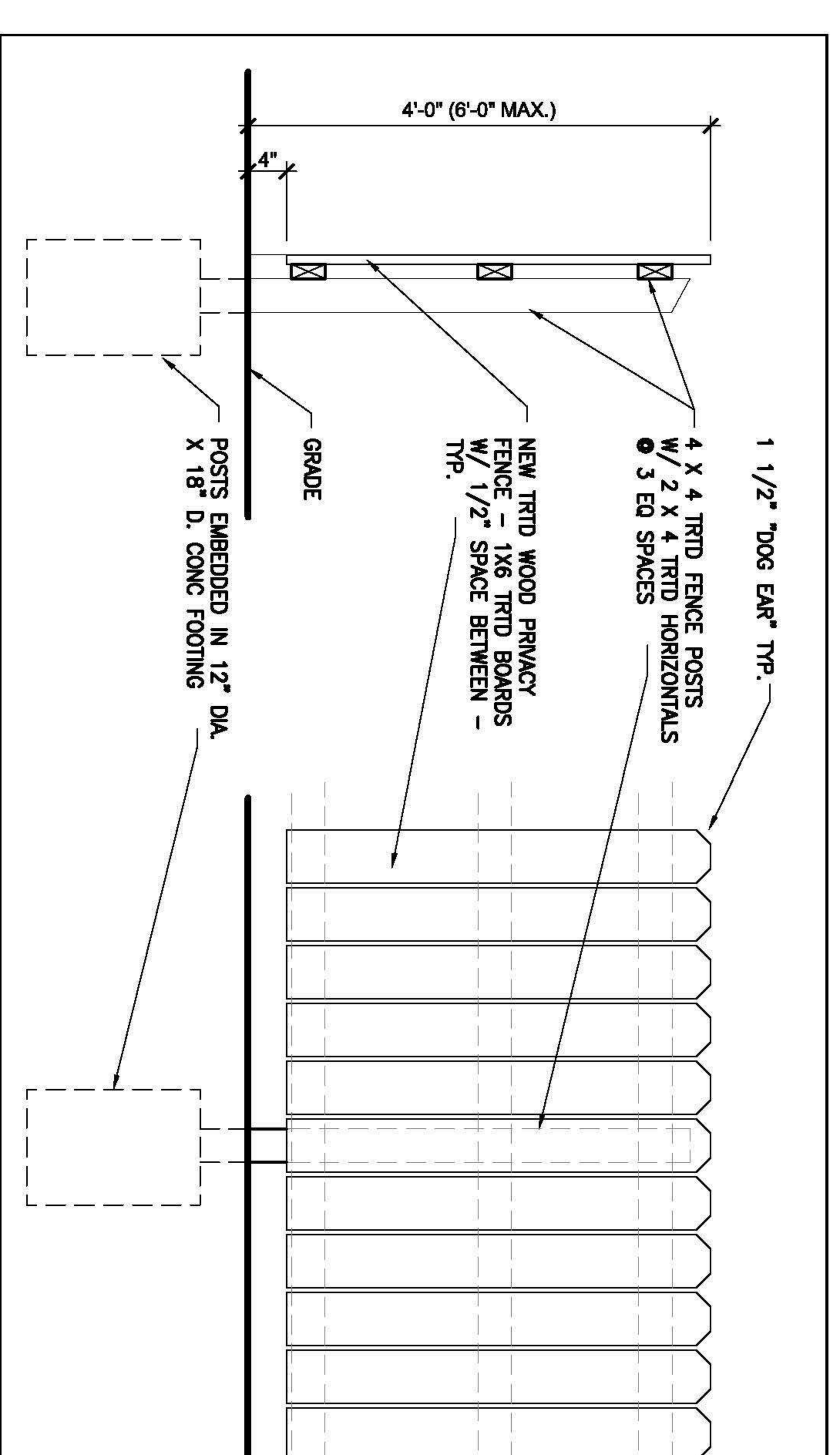
new two-family residence
1514 NORTH 27TH STREET
 RICHMOND, VIRGINIA
 PREPARED FOR PROJECT: HOMES

mark	date	description
02.15.17	PERMIT SET	

job #: 2017-0001
 dw #: dw
 drc #: drc
 ch #: ch
 cd #: 2017.DWG

sheet title
ELEVATIONS /
DOOR &
WINDOW SCHED.

Sheet	A-201
	5 of 7
	© COPYRIGHT 2017



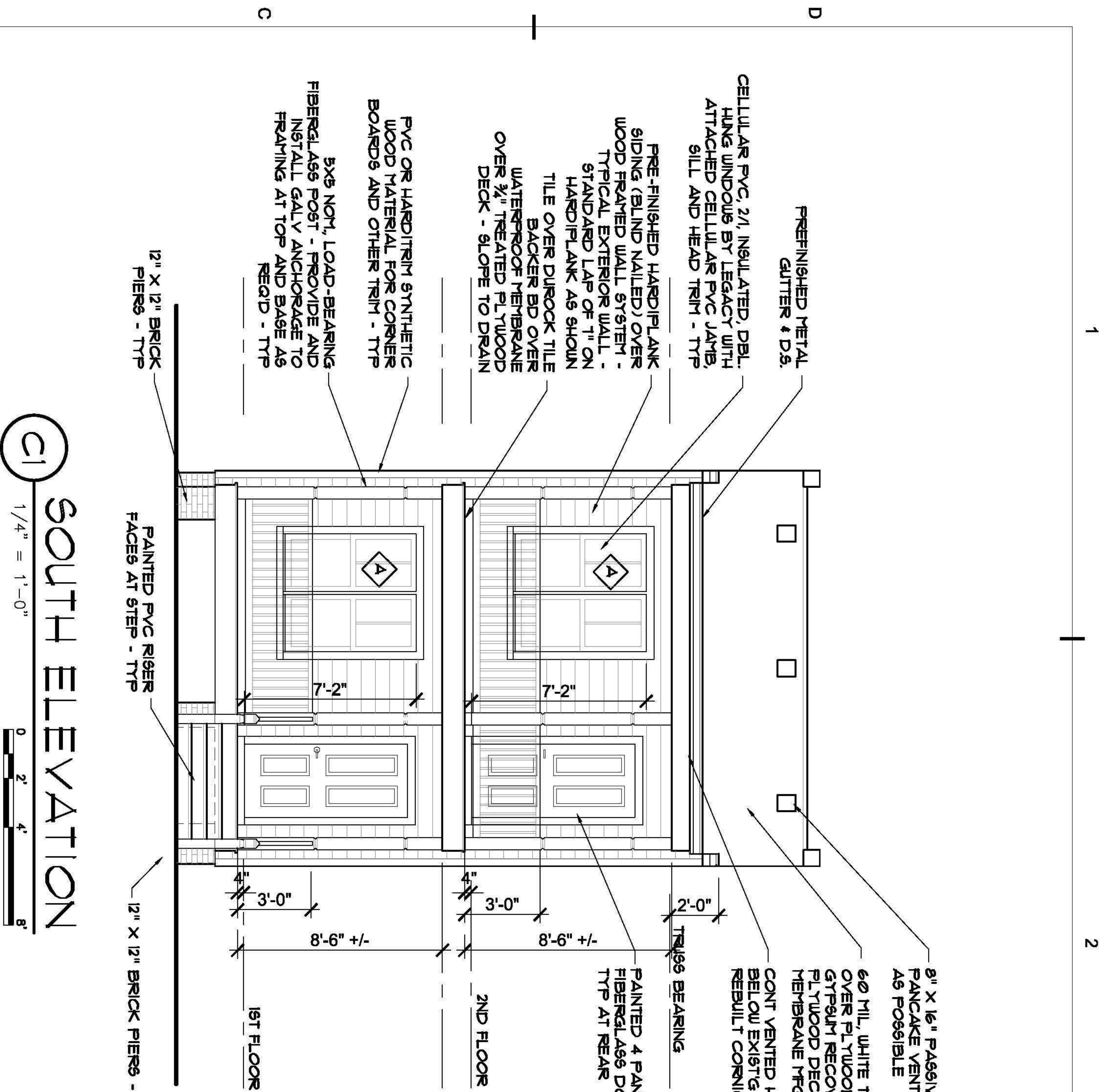
1/2" = 1'-0"
 PRIVACY FENCE SECTION

1/4" = 1'-0"
 PRIVACY FENCE ELEVATION

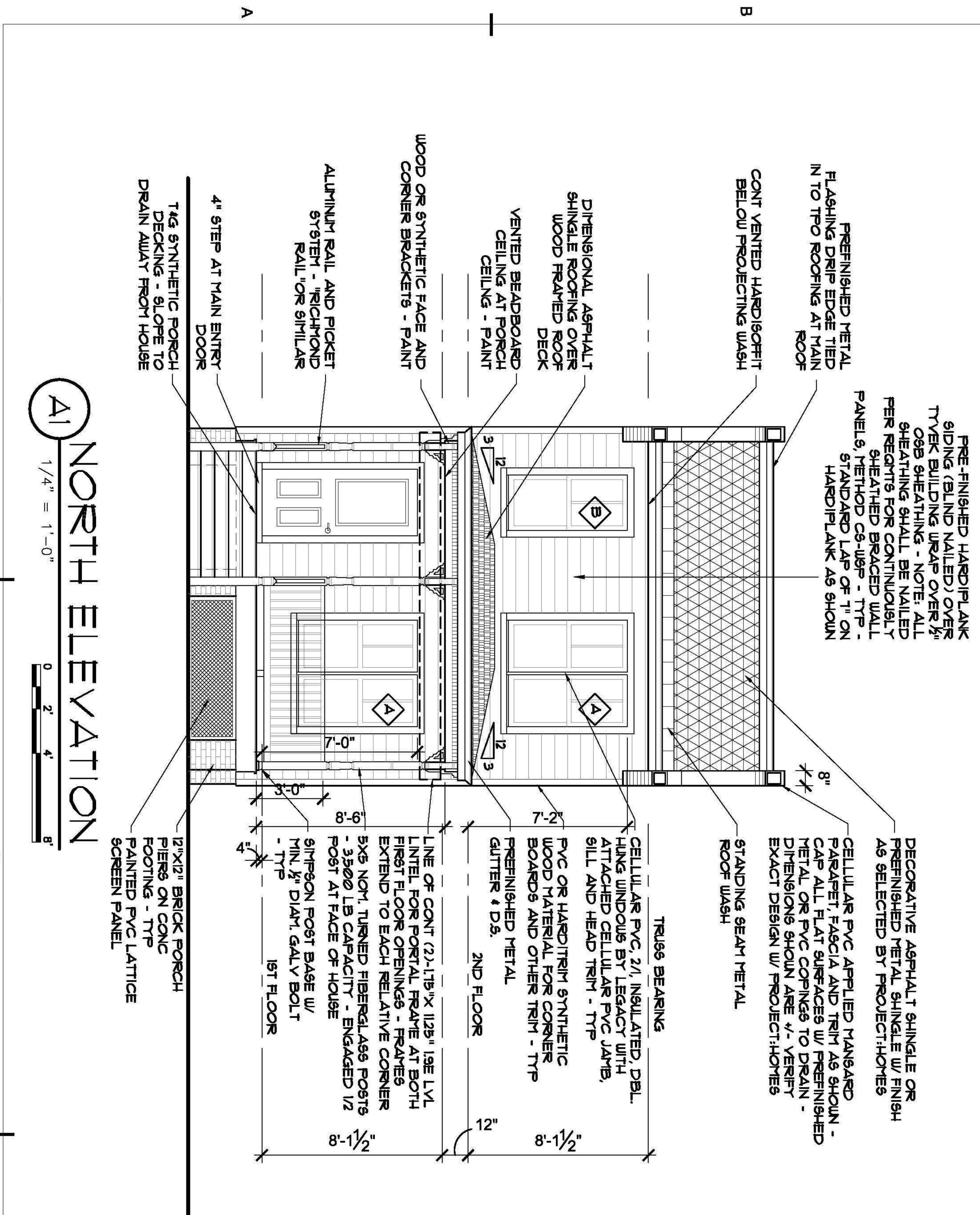
WINDOW SCHEDULE - 1514 N. 27TH STREET										
MARK	NO.	UNIT W X H	SIZE (ROUGH OPENING)			MATERIAL	TYPE	DETAIL		NOTES
			WD	HGT	THK			HEAD	SILL	
A	2	PR 2'-4" X 5'-2"	56.825"	49.25"	4 1/2"	CELLULAR PVC	PAIR DBL HUNG			INSULATED - LOW E ARGON FILLED
B	8	2'-8" X 8'-2"	85.25"	85.25"	4 1/2"	CELLULAR PVC	DBL HUNG			INSULATED - LOW E ARGON FILLED MUST MEET EGRESS REQUIREMENT
C	2	3'-0" X 5'-2"	36"	41.25"	4 1/2"	PVC	CELLULAR DBL HUNG			INSULATED - LOW E ARGON FILLED HOLD SILL ABV COUNTER BACKSPASH
D	2	2'-4" X 3'-10"	30"	49.25"	4 1/2"	CELLULAR PVC	DBL HUNG SLIDER			INSULATED - LOW E ARGON FILLED TEMPERED GLASS AT BATHS
E	2	3'-0" X 1'-3"	36"-0"	18.25"	4 1/2"	PVC	SLIDER			TEMPERED GLASS AT BATHS

- WINDOW NOTES:
- ALL WINDOW UNITS SHALL BE PROVIDED WITH INSECT SCREENS
 - ALL WINDOWS WILL BE PROVIDED WITH AND HAVE INSTALLED 5/8 X 4 "HARDTRIM" OR "ZEK" CELLULAR PVC TRIM AT EXTERIOR JAMBS, HEAD AND SILL.
 - PROVIDE TEMPERED SAFETY GLAZING IN ALL WINDOWS LOCATED IN HAZARDOUS LOCATIONS PER IRC 2012 SECTION R308.4. PROVIDE TEMPERED GLAZING IN ALL BATHROOM WINDOWS. SEE PLANS.
 - THE WINDOWS SHOWN ON THE DRAWINGS AND SCHEDULED ARE BASED ON LEGACY, CELLULAR PVC SASH & FRAME "DOUBLE HUNG SERIES 180" SIMULATED 200 DOUBLE HUNG WINDOW PRODUCT. TILT SASH UNITS SPACER BAR BETWEEN THE GLASS AND MUNTINS MOUNTED INBOARD AND OUTBOARD OF THE INSULATED GLASS UNIT.

DOOR SCHEDULE - 1514 N. 27TH STREET											
MARK	NO.	SIZE	HT	THK	MATERIAL	TYPE	MATERIAL	DEPTH	FRAME		NOTES
									HEAD	JAMB	
101A	3'-0"	6'-8"	1-3/4"	1-3/4"	GL 20/20	WD	VERIFLY		ALUM	THRSH	MAIN ENTRY (1ST FLOOR) - INSULATED HALF GLASS LITE / 1/2 RAISED PANELS
101B	3'-0"	6'-8"	1-3/4"	1-3/4"	HM 40/40	HM	VERIFLY		ALUM		MAIN ENTRY (2ND FLOOR AP7)
102A	2'-0"	6'-8"	1-3/4"	1-3/4"	HM 40/40	HM	VERIFLY		ALUM	MIN	MAIN ENTRY (1ST FLOOR AP7)
103B	2'-0"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"				COAT CLOSET
104A	2'-10"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"				BATHROOM
105A	PR 2'-0"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"				LAUNDRY
106A	2'-10"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"				BEDROOM
108B	2'-10"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"				BATHROOM
109C	PR 2'-0"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"				BEDROOM CLOSET
109D	3'-0"	6'-8"	1-3/4"	1-3/4"	FG 40/40	WD	VERIFLY		ALUM		INSULATED EXTERIOR DOOR



1/4" = 1'-0"
 SOUTH ELEVATION

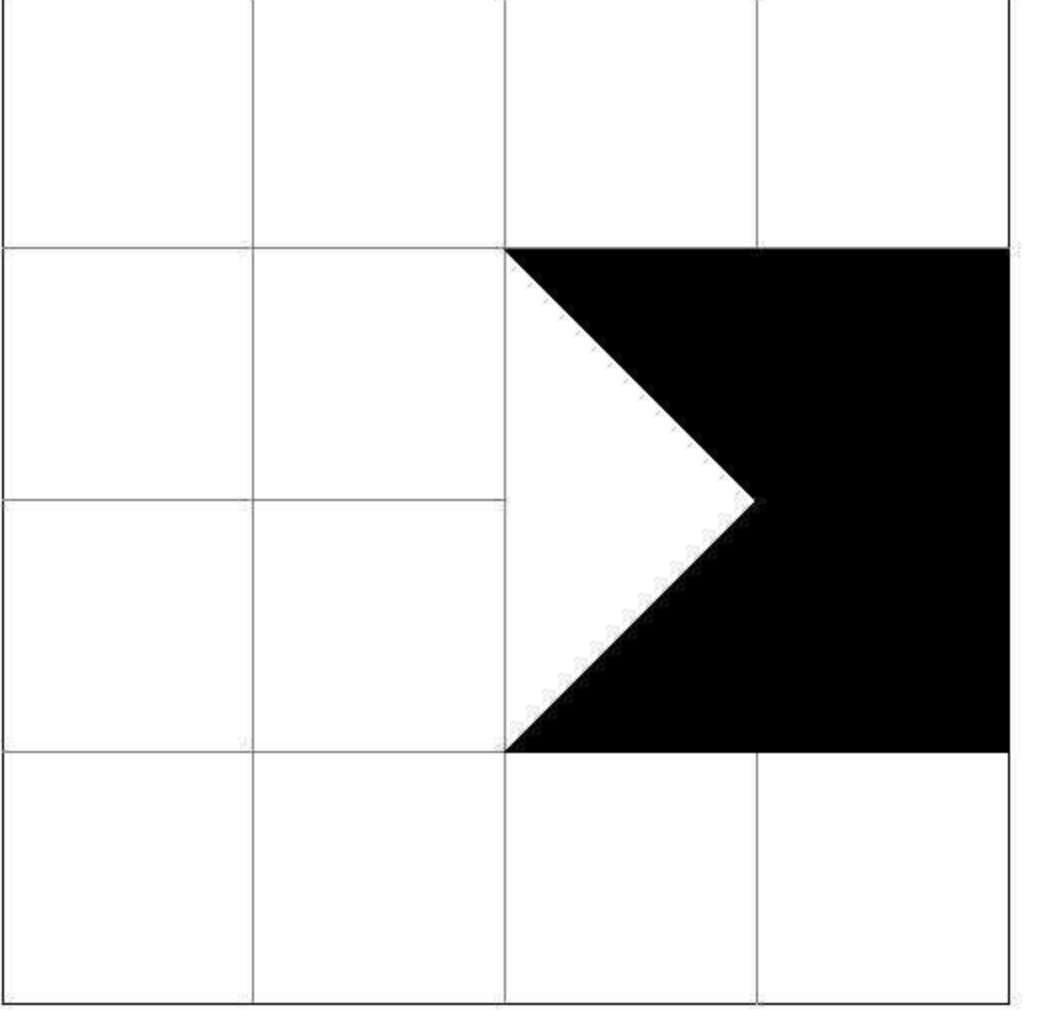


1/4" = 1'-0"
 NORTH ELEVATION

SECOND FLOOR										
MARK	NO.	SIZE	HT	THK	MATERIAL	TYPE	MATERIAL	DEPTH	DETAIL	NOTES
202A	2'-8"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"			PASSAGE - MESH CLOSET
203A	2'-4"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"			COAT CLOSET
204A	2'-10"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"			BATHROOM
205A	PR 2'-0"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"			LAUNDRY
206A	2'-10"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"			BEDROOM
208B	2'-10"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"			BATHROOM
209C	PR 2'-0"	6'-8"	1-3/8"	1-3/8"	COMP 40/40	WD	4 1/2"			BED CLOSET
209D	3'-0"	6'-8"	1-3/4"	1-3/4"	FG 40/40	WD	VERIFLY		ALUM	INSULATED EXTERIOR DOOR

- DOOR NOTES:
- ALL DOOR HARDWARE TO HAVE LEVER OPERATORS, OR ADA COMPLIANT
 - FG = INSULATED FIBERGLASS FACED DOOR
 - HM = INSULATED HOLLOW METAL DOOR & FRAME, ONE HOUR FIRE RATED

PERMIT SET



DAVID R. WINN, LLC
 residential design
 10139 BERRYMEADE PLACE
 GLEN ALLEN, VIRGINIA 23060
 (804) 252-0948

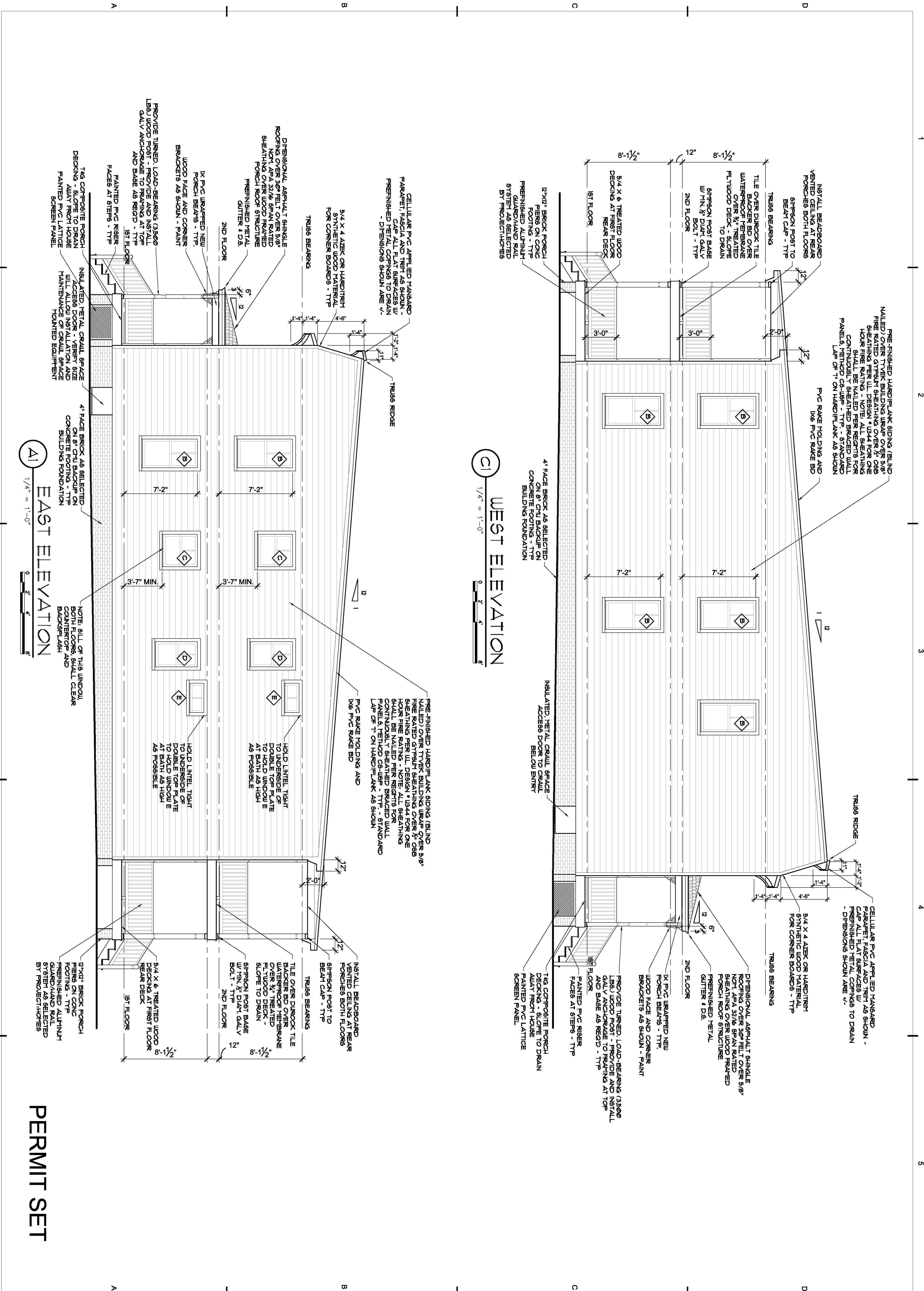
new two-family residence
1514 NORTH 27TH STREET
 RICHMOND, VIRGINIA
 PREPARED FOR PROJECT: HOMES

mark	date	description
02.15.17	PERMIT SET	

job # 2017-0001
 d r/w: [signature]
 ccd #: 4302.0186

sheet title
ELEVATIONS

sheet	A-202
of	6 of 7
© COPYRIGHT	2017



PRE-FINISHED HARDPLANK SIDING (BLIND NAILED) OVER TYVEK BUILDING WRAP OVER 5/8" FIRE RATED GYP/UM SHEATHING OVER 3/4" OSB SHEATHING PER U.L. DESIGN # U344 FOR ONE HOUR FIRE RATING - NOTE: ALL SHEATHING SHALL BE NAILED PER DETAILS FOR CONTINUOUS SHEATHED BRACED WALL PANELS. METHOD SHOWN. LAP OF 1" ON HARDPLANK AS SHOWN

CELLULAR PVC APPLIED MANSARD PARAPET FASCIA AND TRIM AS SHOWN - PRE-FINISHED METAL CORNINGS TO DRAIN - DIMENSIONS SHOWN ARE 1/2"

4" FACE BRICK AS SELECTED ON 8" CHU BACKUP ON CONCRETE FOOTING - TYP BUILDING FOUNDATION

INSULATED METAL CRULL SPACE ACCESS DOOR TO CRULL BELOW ENTRY

CELLULAR PVC APPLIED MANSARD PARAPET FASCIA AND TRIM AS SHOWN - PRE-FINISHED METAL CORNINGS TO DRAIN - DIMENSIONS SHOWN ARE 1/2"

PRE-FINISHED HARDPLANK SIDING (BLIND NAILED) OVER TYVEK BUILDING WRAP OVER 5/8" FIRE RATED GYP/UM SHEATHING OVER 3/4" OSB SHEATHING PER U.L. DESIGN # U344 FOR ONE HOUR FIRE RATING - NOTE: ALL SHEATHING SHALL BE NAILED PER DETAILS FOR CONTINUOUS SHEATHED BRACED WALL PANELS. METHOD SHOWN. LAP OF 1" ON HARDPLANK AS SHOWN

PVC RAKE MOLDING AND 1X6 PVC RAKE BD

PROVIDE TURNED LOAD-BEARING (3500 LBS) WOOD POST - PROVIDE AND INSTALL GALV ANCHORAGE TO READING AT TOP AND BASE AS REQ'D - TYP

PROVIDE TURNED LOAD-BEARING (3500 LBS) WOOD POST - PROVIDE AND INSTALL GALV ANCHORAGE TO READING AT TOP AND BASE AS REQ'D - TYP

1X6 UNWRAPPED NEW PORCH BEAMS - TYP. WOOD FACE AND CORNER BRACKETS AS SHOWN - PAINT

1X6 UNWRAPPED NEW PORCH BEAMS - TYP. WOOD FACE AND CORNER BRACKETS AS SHOWN - PAINT

4" FACE BRICK AS SELECTED ON 8" CHU BACKUP ON CONCRETE FOOTING - TYP BUILDING FOUNDATION

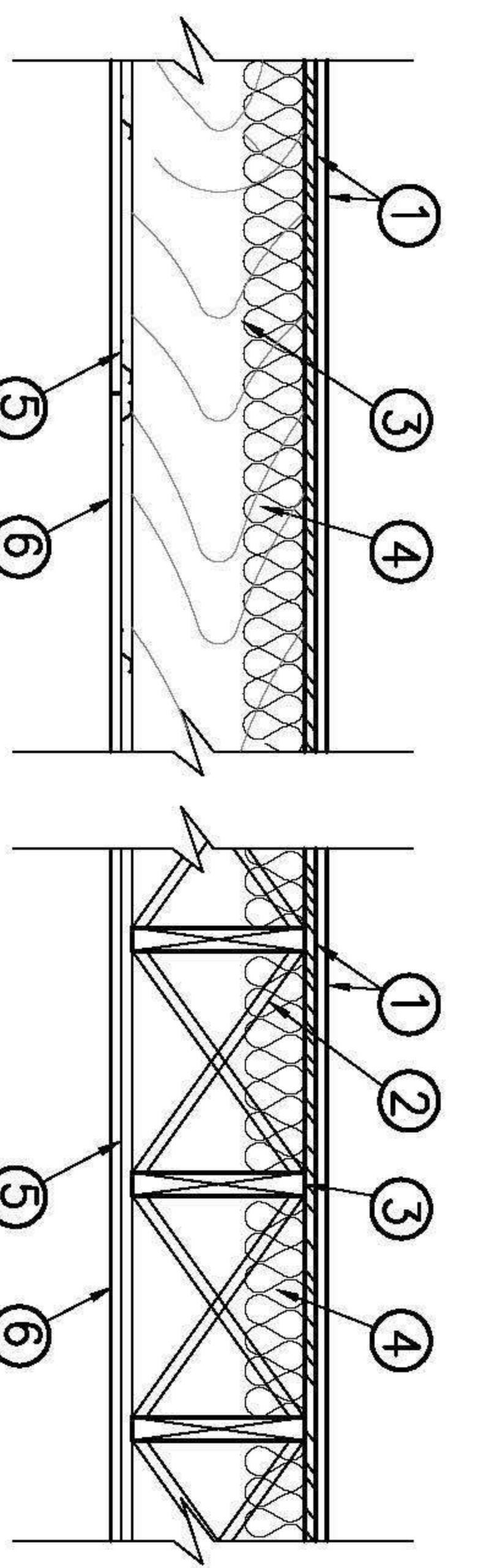
4" FACE BRICK AS SELECTED ON 8" CHU BACKUP ON CONCRETE FOOTING - TYP BUILDING FOUNDATION

1X6 UNWRAPPED NEW PORCH BEAMS - TYP. WOOD FACE AND CORNER BRACKETS AS SHOWN - PAINT

1X6 UNWRAPPED NEW PORCH BEAMS - TYP. WOOD FACE AND CORNER BRACKETS AS SHOWN - PAINT

PERMIT SET

Design No. L569
Unrestrained Assembly Rating - 1 Hr.



1. Flooring System - The flooring system shall consist of the following:
System No. 1

Subflooring - Nom. 1 5/8" in. thick (3/4" nom. stud/floor joist) wood structural framing installed perpendicular to the joists with end joints staggered. Plywood sheathing attached to joists with construction adhesive and No. 8d fringed shank nails spaced 12" OC along each joist. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 8d nails.

Vapor Barrier - (Optional) - Nom. 0.030 in. thick commercial capsheet surfaced felt.

Finish Floor - Min. 1/4" in. T & G lumber installed perpendicular to the joists, or min. 1 3/8" in. thick wood structural panel min. grade "Underlayment" or "Single-Floor" Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

2. Gyp Bridging - 1 by 3 in.

3. Wood Joists - 2 by 10 in. (2 x 12's are to be used), spaced 16 in. OC, freestopped.

4. Bolts and Brackets* - (Optional) - Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. - When the resilient channels (item 5) are spaced 18 in. OC, the insulation shall be a minimum of 1 1/2 in. thick, and shall be secured against the subflooring with staples of 12 in. OC along each joist. When the resilient channels (item 5) are spaced a maximum of 12 in. OC, there is no limit to the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or dropped over the resilient channels and gypsum panel members.

4A. Loose Fill Material* - As an alternate to item 5, when the resilient channels (item 5) are spaced a maximum of 12 in. OC - Any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, there is no limit in the overall thickness of insulation.

5. Furring Channels* - Resilient channels formed of 25 MSF thick galv steel, spaced vertically 24 in. OC, fange portion screw attached to included perpendicular to the joists, spaced a maximum of 24 in. OC when no insulation is used. Resilient channels shall be secured to the subflooring with staples of 12 in. OC along each joist. Channels oriented opposite of panel butt-joints (3 in. from each end of panel). Channels oriented opposite of panel topping joints. Channel splices overlapped 4 in. beneath wood joists. Channels secured to each joist with 1-1/4 in. long Type S screws.

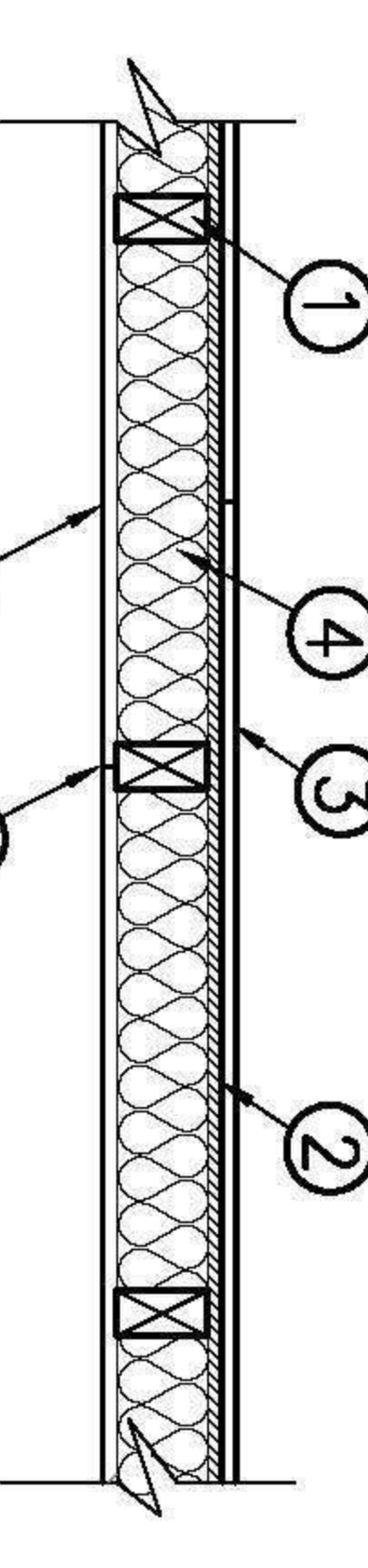
6. Gypsum Board - Nom. 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (item 5) are used, gypsum panels installed with long dimension perpendicular to resilient channels.

7. Bolts - Nom. 5 by 22-1/2 by 5/8 in. thick piece of gypsum board (item 6) center, underlayment, and furring channels with 7 in. OC along each edge. Staples formed of 16 SMC (0.062 in. thick) steel with 1-1/8 in. legs and 1/2 in. crown, driven flush with gypsum board bottom flange. The bolsters and staples are optional when the finish flooring consists of floor topping material*.

8. Finishing System - (Not Shown) - Vinyl, or dry premixed joint compound, applied in two coats to joints and screwheads. Nom. 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum panels.

* Indicates Bearing the UL Classification Mark

Design No. U327
Bearing Wall Rating - 1 Hr.
Finish Rating - 28 Min.



1. Wood Stud - Nom. 2 by 4 in. spaced 16 or 24 in. O.C., effectively cross braced.

2. Furring Channel - Resilient, 25 MSF galv steel. Furring channels spaced vertically 24 in. OC, fange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws.

3. Gypsum Board* - 5/8 thick, 4 ft wide applied vertically. Screw attached one side of furring channels with 1 in. OC, 1/2 in. long, diamond shaped point, double lead Phillips head steel screws spaced 12 in. OC, vertical joints located over studs.

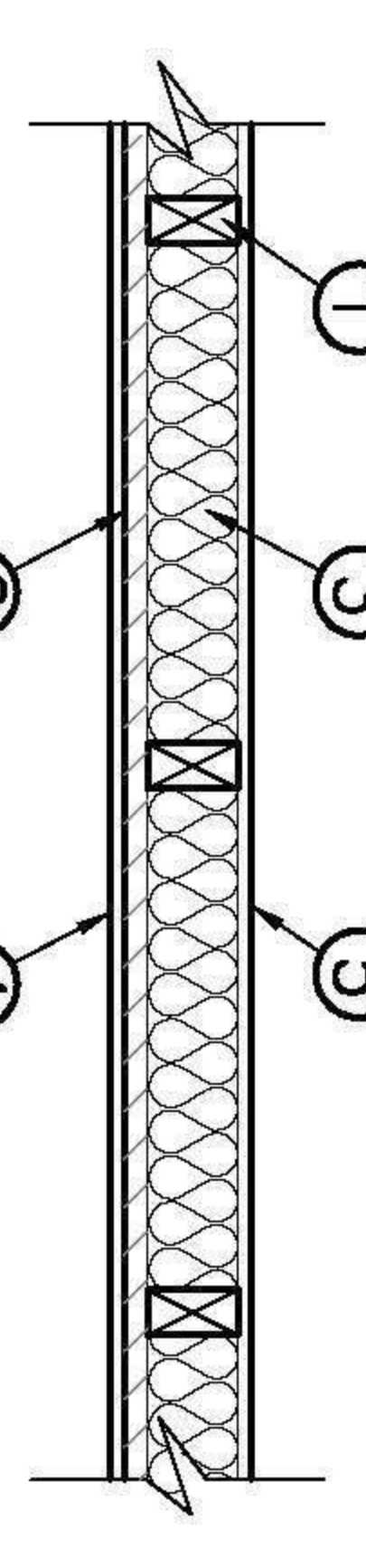
4. Bolts and Brackets* - 3 in. thick mineral wool bolsters, placed to fill interior of wall, attached to the 4 in. face of the studs with staples spaced 24 in. OC.

4A. Glass Fiber Insulation - (As an alternate to item 4) - 3 in. thick attached one side of furring channels with 1 in. OC, 1/2 in. long diamond shaped point, double lead Phillips head steel screws spaced 12 in. OC, vertical joints located over studs. See Bolts and Brackets (BMM or BZZ) Categories for names of Classified components.

5. Joints and Screwheads - Wallboard joints covered with paper tape and joint compound. Screw heads covered with joint compound. As an alternate, non-3/32 in. thick gypsum veneer plaster may be applied to the entire surface of the Type I-XX veneer boardboard. Joints reinforced.

6. Caulking and Sealants (Not Shown) - A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

Design No. U344
Bearing Wall Rating - 1 Hr.
Finish Rating - 28 Min.



1. Wood Studs - Nom. 2 by 4 in. spaced 24 in. O.C., laterally braced, and effectively fire stopped at top and bottom.

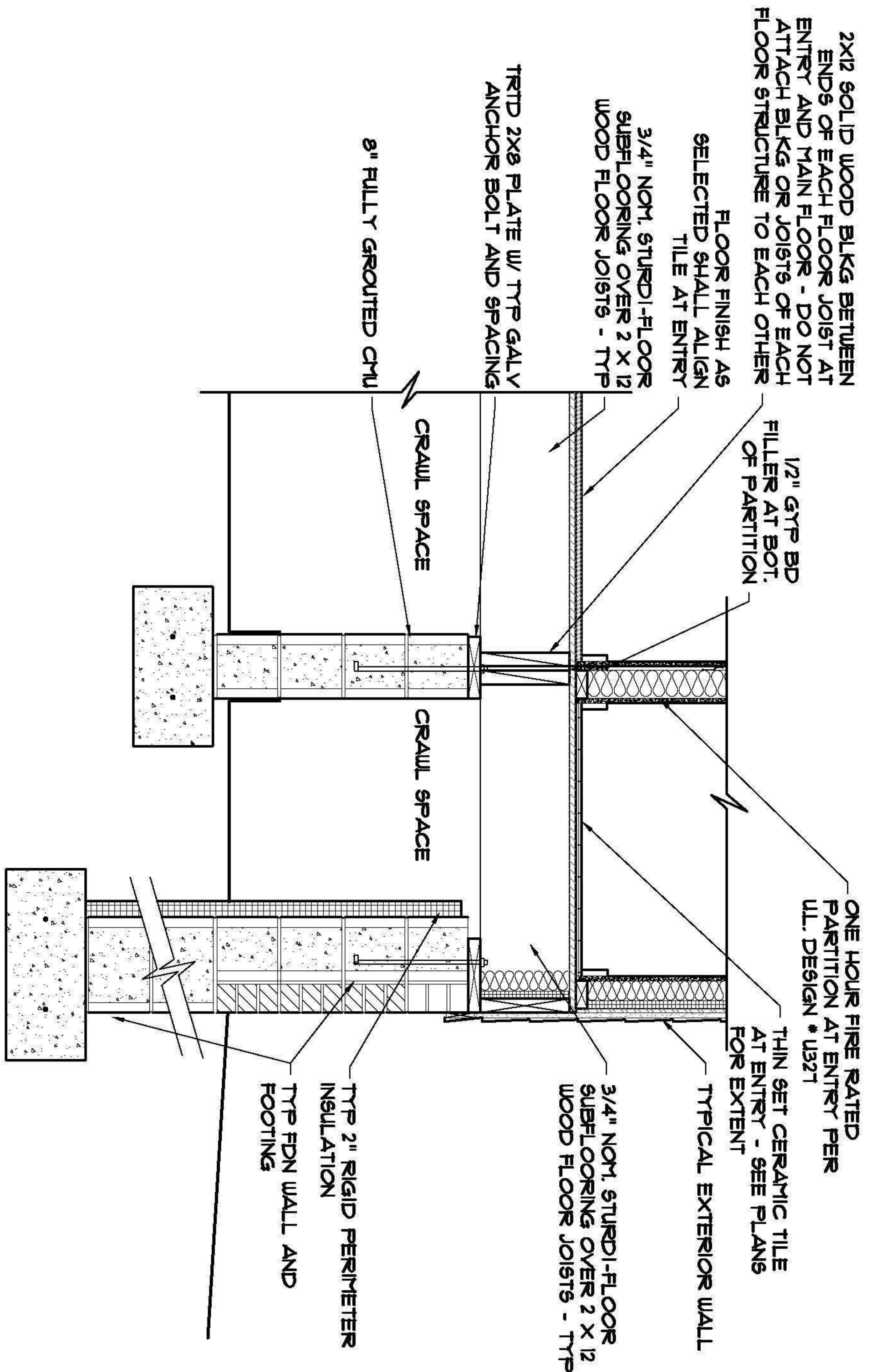
2. Wood Structural Panel Sheathing - Nom. 1/2 in. thick, 4 ft wide APA Rated Sheathing 32/16. Exposure 1, plywood or oriented strand board (OSB) per PS1, PS2 or APA Standard PPr-108, installed with long grain of sheathing parallel to studs. Vertical joints staggered on studs from wallboard joints. Horizontal joints located with nom. 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 8d cement coated steel box nails spaced 12 in. OC, along exterior studs and 6 in. O.C. at perimeter of panels.

3A. Fiber Spray* - As an alternate to Bolts and Brackets (item 3) - Spray applied cellulose insulation material. The fiber is applied with water based adhesive. The adhesive is applied to the interior face of the studs and the fiber is applied to the exterior face of the studs. The fiber is applied to the exterior face of the studs and the fiber is applied to the exterior face of the studs.

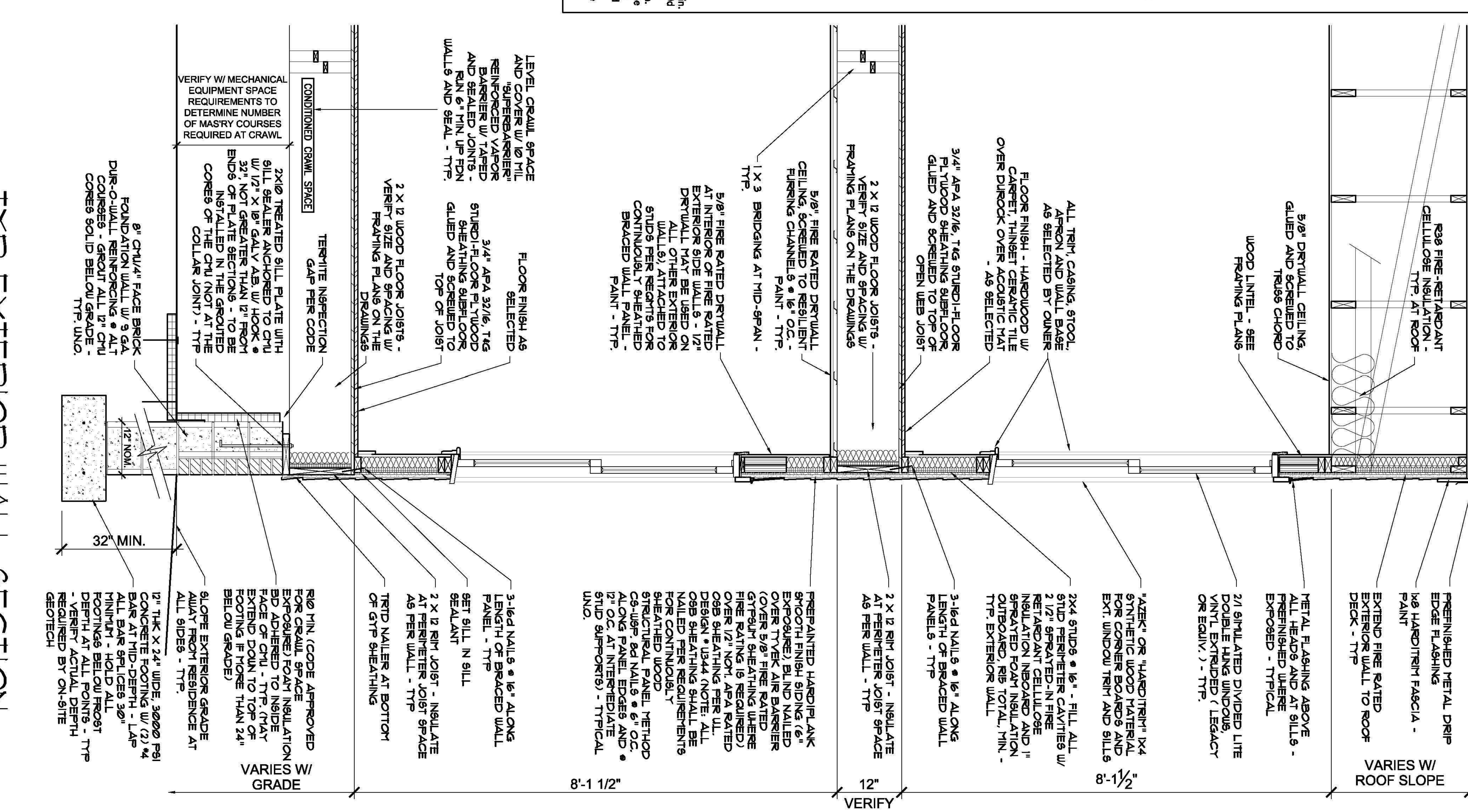
4. Gypsum Board* - 5/8 thick, 4 ft wide, applied horizontally or vertically. Attached to studs with 1 in. OC, 1/2 in. long, diamond shaped point, double lead Phillips head steel screws spaced 12 in. OC, vertical joints located over studs. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.

5. Gypsum Board* - 5/8 thick, 4 ft wide, applied horizontally or vertically. Attached to studs with 1 in. OC, 1/2 in. long, diamond shaped point, double lead Phillips head steel screws spaced 12 in. OC, vertical joints located over studs. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.

TYPICAL ONE HOUR EXTERIOR WALL



1ST FLOOR INTERIOR ONE HOUR BEARING WALL



new two-family residence
1514 NORTH 27TH STREET
RICHMOND, VIRGINIA
PREPARED FOR PROJECT:HOMES

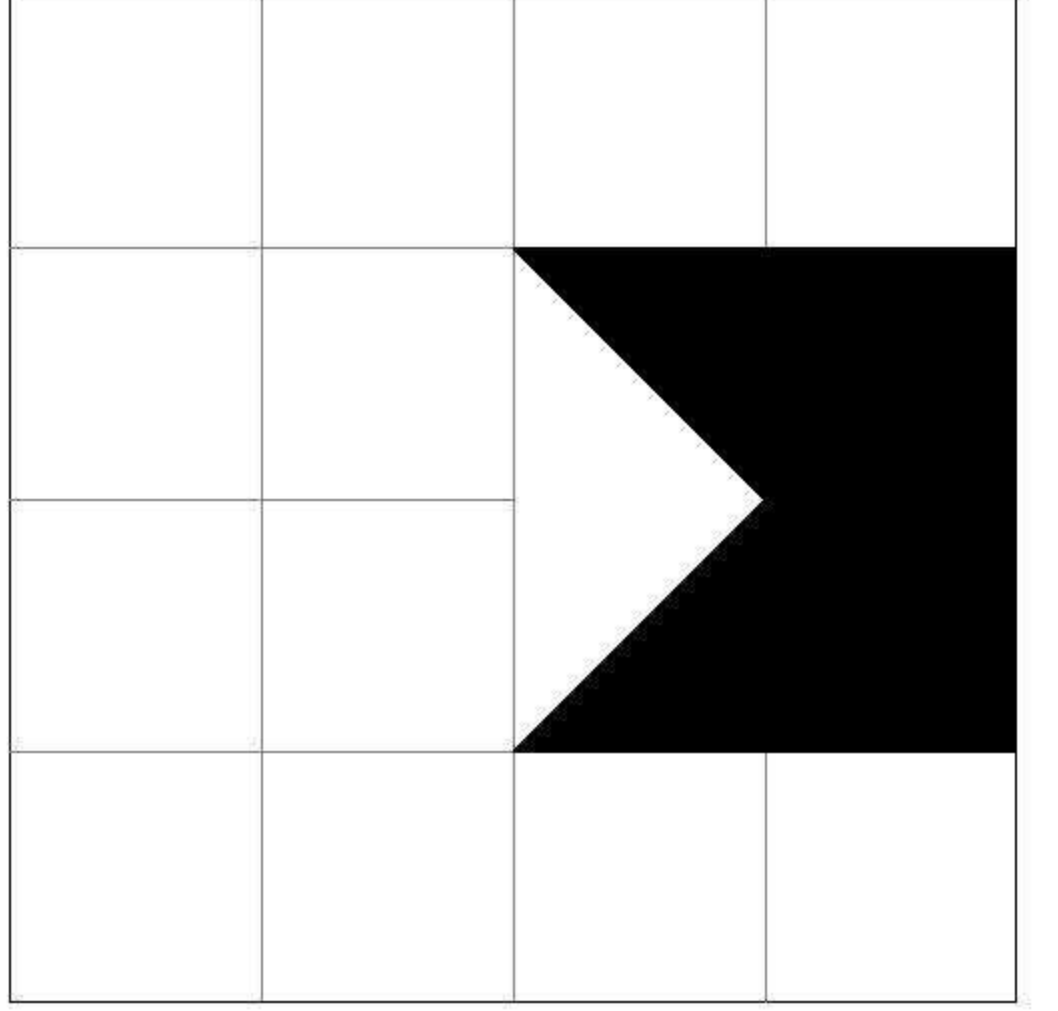
DAVID R. WINN, LLC
residential design
10133 BERRYMEADE PLACE
GLENN ALLEN, VIRGINIA 23060
(804) 252-0948

NO.	DATE	DESCRIPTION
001	2017-09-01	PERMIT SET

Job #: 2017-0901
DWG #: 4301.DWG
CD #: 1

Sheet title
WALL SECTIONS /
U.L. DESIGNS /
FENCING

Sheet A-301
7 of 7
© COPYRIGHT 2017



DAVID R. WINN, LLC
residential design
10132 BERRYMEADE PLACE
GLEN ALLEN, VIRGINIA 23060
(804) 252-0948

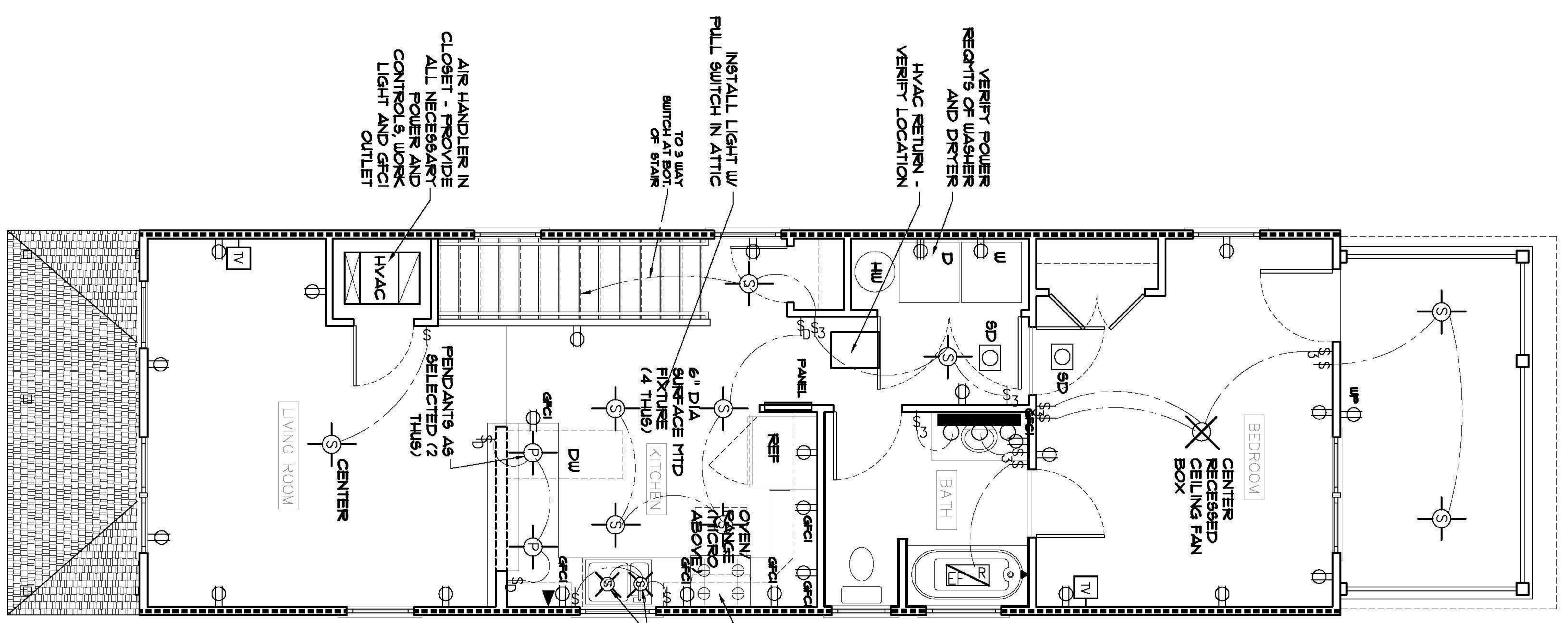
new two-family residence
1514 NORTH 27TH STREET
RICHMOND, VIRGINIA
PREPARED FOR PROJECT:HOMES

mark	date	description
02.15.17	PERMIT SET	

Job #: 2017-0901
dw: drw
chk: E101.DWG
cd: #:

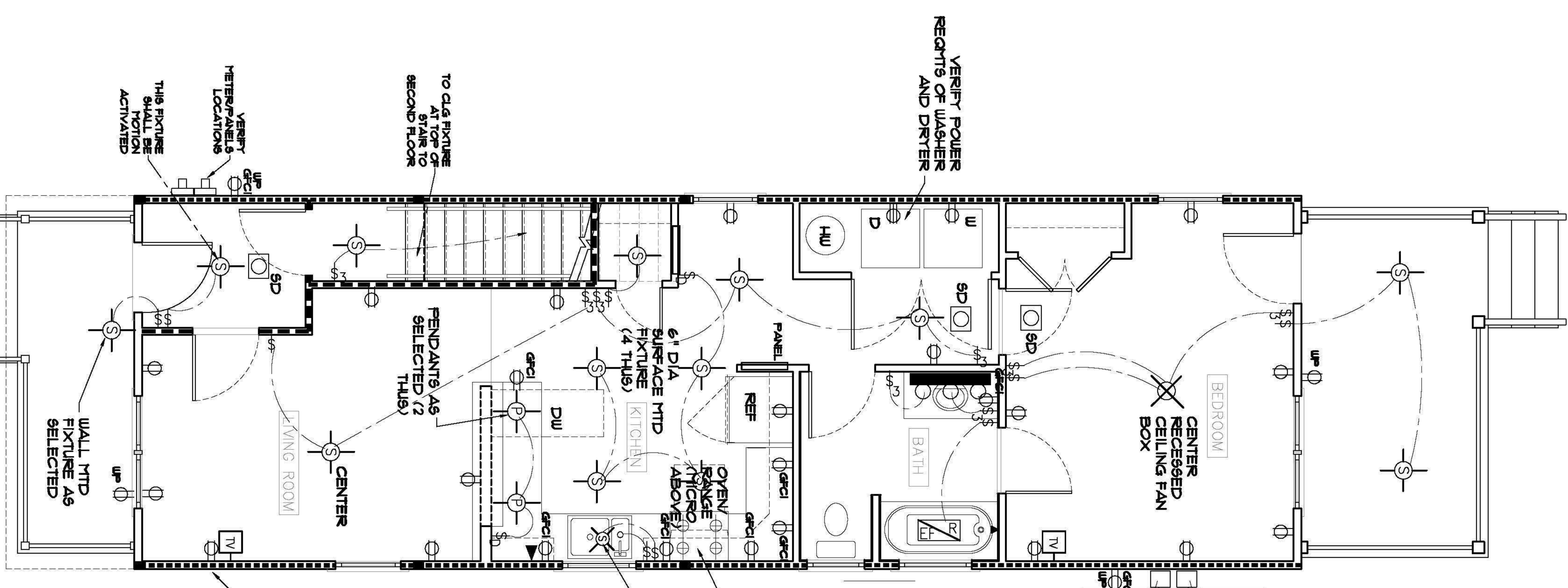
Sheet title
ELECTRICAL PLANS

E-101
Sheet 1 of 1
© COPYRIGHT 2017



PERMIT SET

A4 ELECTRICAL SECOND FLOOR PLAN
1/4" = 1'-0"



A2 ELECTRICAL FIRST FLOOR PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND

	COAXIAL TELEVISION CABLE		WALL MTD VANITY LIGHT
	TELEPHONE RECEPTACLE		CLOSET FLUORESCENT STRIP (VERIFY IF ANY)
	CEILING OR WALL SURFACE MTD LIGHT W/ RATED RECEPTACLE BOX		MOTION ACTIVATED YARD LIGHT - WIRED TO SWITCH IN KITCHEN
	PENDANT LIGHT		SWITCH, SINGLE POLE
	CEILING FANLIGHT W/ RATED RECEPTACLE		SWITCH, THREE WAY
	DUPLEX RECEPTACLE		SWITCH, FOUR WAY
	DUPLEX RECEPTACLE ON GROUND FAULT INTERRUPTION CIRCUIT		SMOKE ALARM - ALL SMOKE ALARMS SHALL BE INTERCONNECTED
	220 VOLT RECEPTACLE		BATH COMBO RECEPTACLE LIGHT/EXHAUST FAN - BROAN MODEL 144
	DUPLEX RECEPTACLE ON GROUND FAULT INTERRUPTION CIRCUIT IN WATER PROOF ENCLOSURE		30 AMP BREAKER
	15 AMP BREAKER		20 AMP BREAKER
	20 AMP BREAKER		40 AMP BREAKER

NOTE: ELECTRICAL SUBCONTRACTOR SHALL VERIFY AND COORDINATE WITH PROJECT/HOMES THE LOCATION AND TYPE OF ALL ELECTRICAL DEVICES INCLUDING FIXTURES, SWITCHES, RECEPTACLES AND WIRING RUNS
NOTE: ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE 2009 VIRGINIA RESIDENTIAL ELECTRICAL CODE AND CURRENT ED. OF THE NATIONAL ELECTRICAL CODE
NOTE: PROVIDE FIRE RATED BOXES AND ENCLOSURES FOR ALL ELECTRICAL COMPONENTS THAT MUST BE LOCATED ON FIRE RATED WALLS OR FIRE RATED FLOOR/CEILING ASSEMBLY - SEE THIS DRAWING AND ARCHITECTURAL.

NOTE: ONE HOUR FIRE RATED EXTERIOR WALLS AND FIRST FLOOR INTERIOR BEARING PARTITIONS AT ENTRY ARE SHOWN BY SHADED LINE AS INDICATED ABOVE - FLOOR/CEILING ASSEMBLY SEPARATING THE FIRST FLOOR FROM THE LOWER FLOOR IS A ONE HOUR FIRE RATED ASSEMBLY - VERIFY REQUIREMENTS FOR ANY PENETRATIONS OF THESE ITEMS FOR LIGHTING OR POWER AS REQUIRED BY 2012 VIRGINIA RESIDENTIAL ELECTRICAL CODE EDITION OF THE INTERNATIONAL ELECTRICAL CODE

PROVIDE ALL NECESSARY LIGHTING, POWER AND CONTROL WORK FOR TYPICAL DOOR AIR HANDLER WITHIN CRAWL SPACE - LOCATION

NOTE: THIS DRAWING IS PROVIDED FOR GENERAL DESIGN INTENT AND LOCATION OF ELECTRICAL ITEMS. ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE CODE-COMPLIANT DRAWINGS AS REQUIRED FOR BUILDING PERMIT AND CONSTRUCTION.