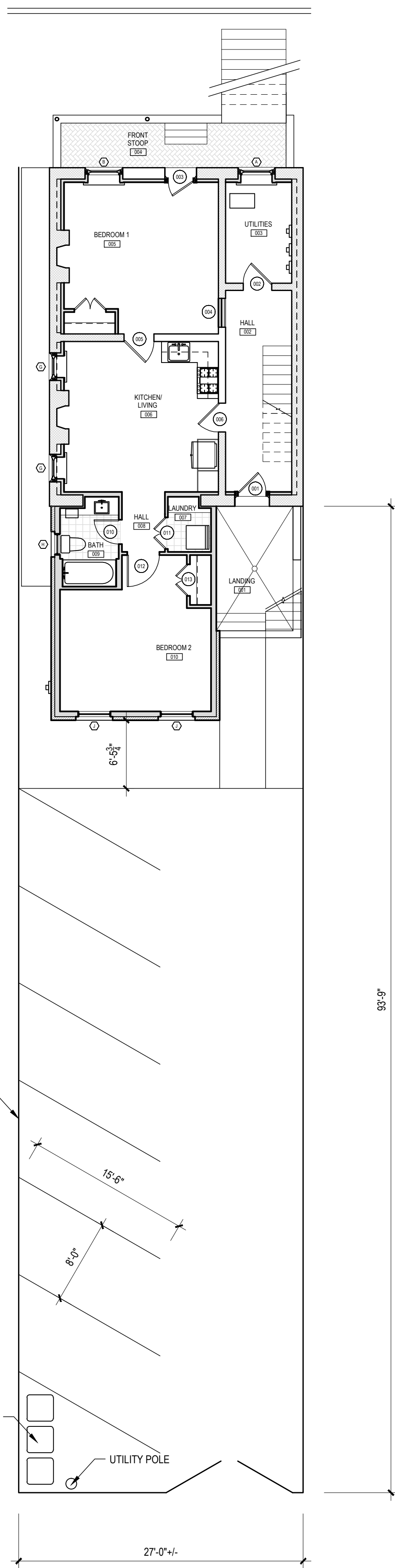


NOT FOR CONSTRUCTION



EXISTING STRUCTURES

TABLE 3412.7
SUMMARY SHEET—BUILDING CODE

Existing occupancy: R-1 Propose occupancy: R-2
 Year building was constructed: 1855 Number of stories: 2 Height in feet: 29'-4"
 Type of construction: Brick Exterior w/ Wood frame interior Area per floor: 931 SF
 Percentage of open perimeter increase: % Corridor wall rating: N/A
 Completely suppressed: Yes No X Required door closers: Yes No X
 Compartmentation: Yes No
 Fire-resistance rating of vertical opening enclosures: N/A
 Type of HVAC system: N/A serving number of floors: N/A
 Automatic fire detection: Yes No X Type and location:
 Fire alarm system: Yes No X Type:
 Smoke control: Yes No X Type:
 Adequate exit routes: Yes X No Dead ends: Yes No
 Maximum exit access travel distance: 52'-10" Elevator controls: Yes No X
 Means of egress emergency lighting: Yes No X Mixed occupancies: Yes No X

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
3412.1 Building Height	0	0	0
3412.2 Building Area	5.1	5.1	5.1
3412.6.3 Compartmentation	21.3	21.3	21.3
3412.6.4 Tenant and Dwelling Unit Separations	0	0	0
3412.6.5 Corridor Walls	0	0	0
3412.6.6 Vertical Openings	1	1	7
3412.6.7 HVAC Systems	5	5	5
3412.6.8 Automatic Fire Detection	6	6	6
3412.6.9 Fire Alarm Systems	-5	-5	-5
3412.6.10 Smoke Control	****	0	0
3412.6.11 Means of Egress Capacity	****	0	0
3412.6.12 Dead Ends	****	2	2
3412.6.13 Maximum Exit Access Travel Distance	****	13.1	13.1
3412.6.14 Elevator Control	-2	-2	-2
3412.6.15 Means of Egress Emergency Lighting	****	0	0
3412.6.16 Mixed Occupancies	0	0	0
3412.6.17 Automatic Sprinklers	0	****	0
3412.6.18 Stairpipes	0	-2	0
3412.6.19 Incidental Use	0	0	0
Building score — total value			

*** No applicable value to be inserted.

584

2012 INTERNATIONAL BUILDING CODE®

NOTES:

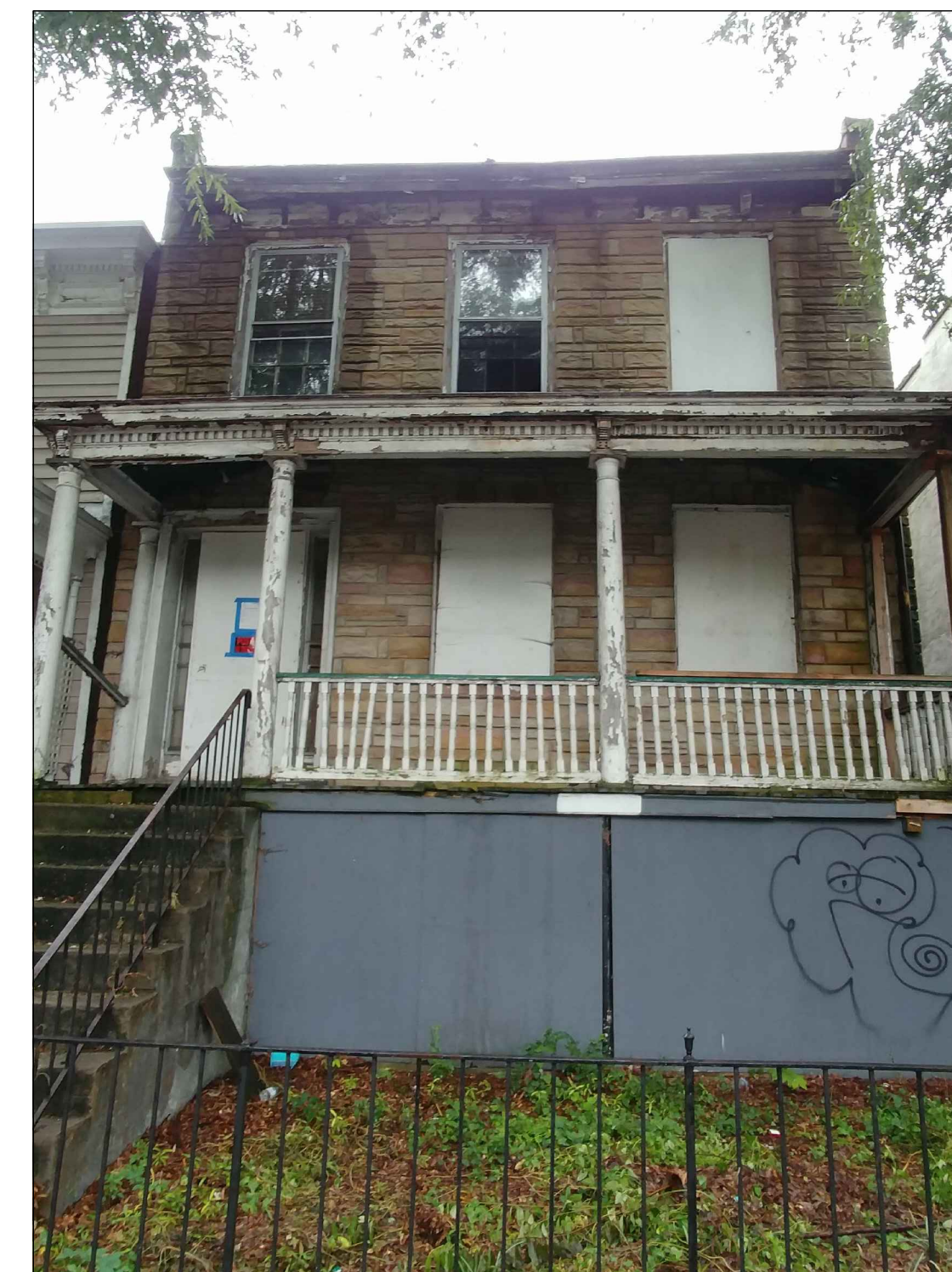
- EACH UNIT HAS ITS OWN HVAC
- SMOKE DETECTORS THROUGHOUT
- SINGLE MEANS OF EGRESS
- NO EMERGENCY EGRESS LIGHTING
- 1 HOUR FIRE RATED PARTITIONS BETWEEN DWELLING UNITS AND CORRIDORS, TO BE DETAILED IN FUTURE BUILDING PERMIT SET.
- ALL FLOOR/CEILING ASSEMBLIES TO BE 1 HOUR FIRE RATED, TO BE DETAILED IN FUTURE BUILDING PERMIT SET.

COMPLIANCE ALTERNATIVE EVALUATION SUMMARY

Adaptive Reuse

511 West Marshall Street

City of Richmond, VA



BUILDING DATA

LOCATION:
511 WEST MARSHAL STREET
RICHMOND, VA 23220

PARCEL ID: N0000240005
PARCEL DESCRIPTION: JACKSON WARD

OWNER:
MF RVA PROPERTIES, LLC.

SCOPE OF PROJECT:
HISTORICALLY PRESERVE EXISTING 3 STORY DWELLING.
CONVERT TO 3 APARTMENTS. ADD NEW THREE STORY
ADDITION IN REAR.

BUILDING CODE:
2015 VIRGINIA EXISTING BUILDING CODE

BUILDING OCCUPANCY:
R-2

ENERGY DESIGN CRITERIA: CLIMATE ZONE 4-A
SPRINKLER ASSEMBLY: NONE: SEE ALT. COMPLIANCE METHOD

GROSS BUILDING AREA:

BASEMENT- 775 SF EXISTING FINISHED AREA (HEATED)
307 SF NEW FINISHED AREA (HEATED)
FIRST FLOOR- 775 SF EXISTING FINISHED AREA (HEATED)
307 SF NEW FINISHED AREA (HEATED)
118 SF EXISTING PORCH
41 SF NEW PORCH
SECOND FLOOR- 775 SF EXISTING FINISHED AREA (HEATED)
307 SF NEW FINISHED AREA (HEATED)
41 SF NEW PORCH
TOTALS- 613 SF TOTAL NEW FINISHED AREA (HEATED)
200 SF TOTAL NEW PORCH

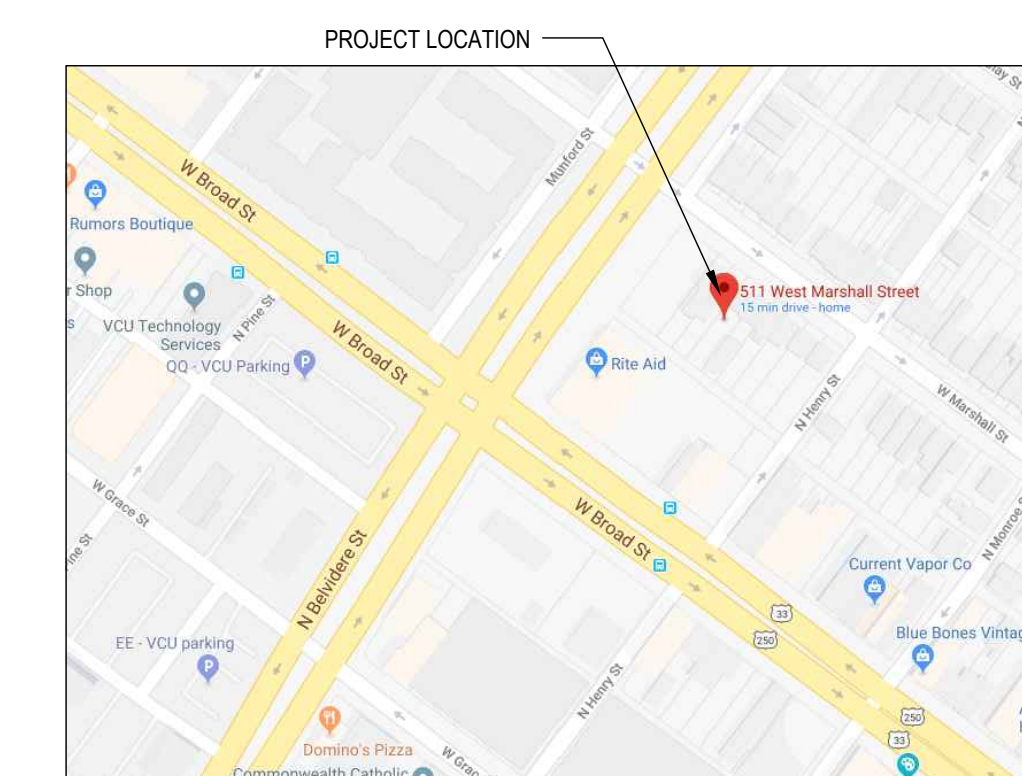
MINIMUM BATT INSULATION R-VALUES

WALLS: R-13
FLOORS: R-19
CEILING: R-38
FENESTRATION: 0.35 U-FACTOR

FRAMING, MEP, & ELECTRICAL NOTES

- ALL DIMENSIONS ARE TO THE FACE OF FRAMING STUD UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO THE SUB-FLOOR AND TOP OF INTERIOR FRAMING UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FRAMING.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY VARIANCE BETWEEN THE ARCHITECTS AND CONSULTING ENGINEERS DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT.
- ALL ELECTRICAL WORK IS TO CONFORM TO WITH FIRE UNDERWRITERS CODE AND ALL LOCAL CODES IN JURISDICTION.

VICINITY MAP



DRAWING SHEET INDEX:

- CS PROJECT INFO & SITE PLANS
- AX2.0 EXISTING FLOOR PLANS
- AX3.0 EXISTING ELEVATIONS
- AX4.0 EXISTING FRONT PORCH CONDITION & DETAILS
- AX5.0 EXISTING WALLS, CEILING, AND FLOOR CONDITIONS
- D2.0 DEMO PLANS AND ELEVATIONS
- A2.0 PROPOSED FLOOR PLANS
- A3.0 PROPOSED ELEVATIONS
- A5.1 EXISTING AND NEW DOOR SCHEDULE AND DETAILS
- A5.2 EXISTING AND NEW WINDOW SCHEDULE AND DETAILS

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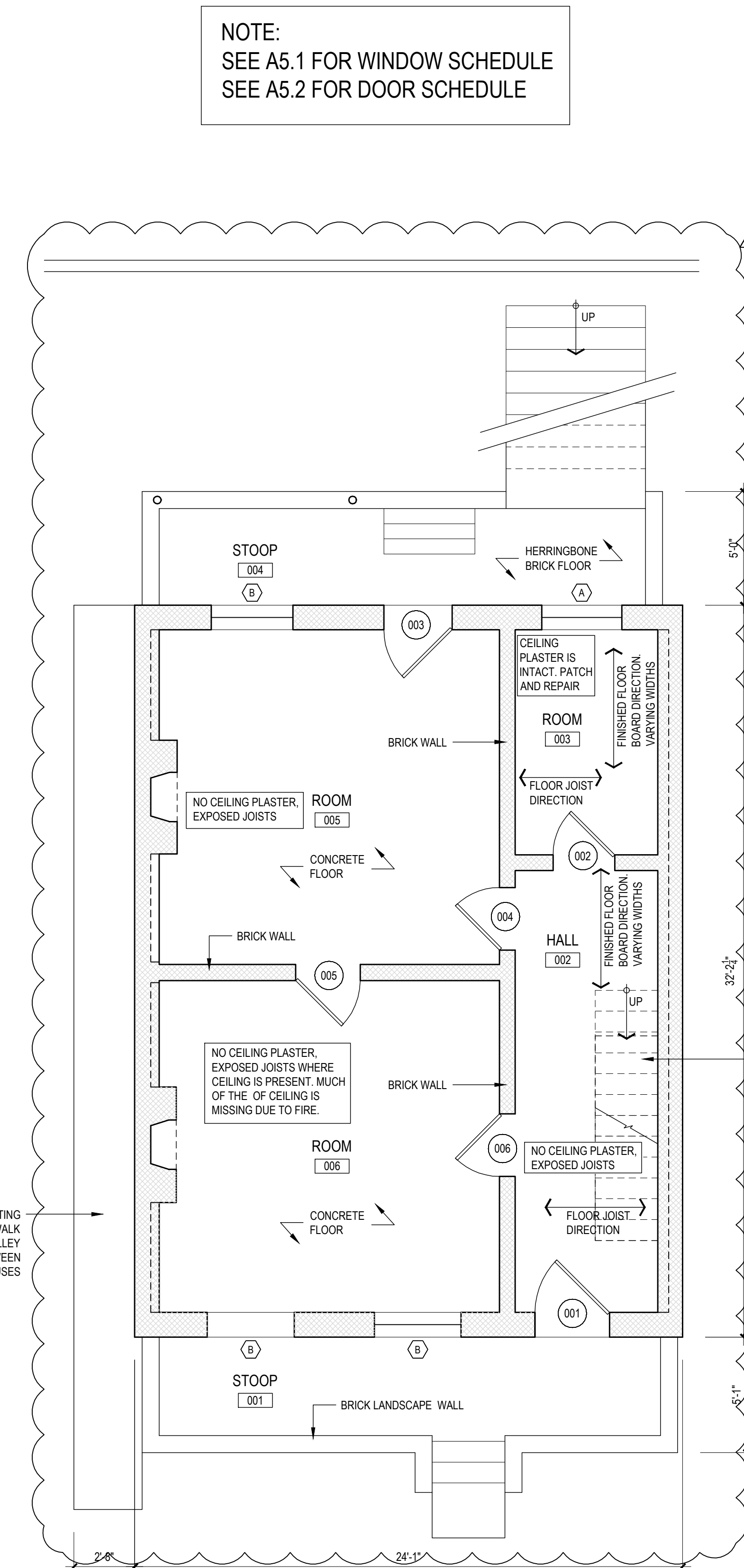
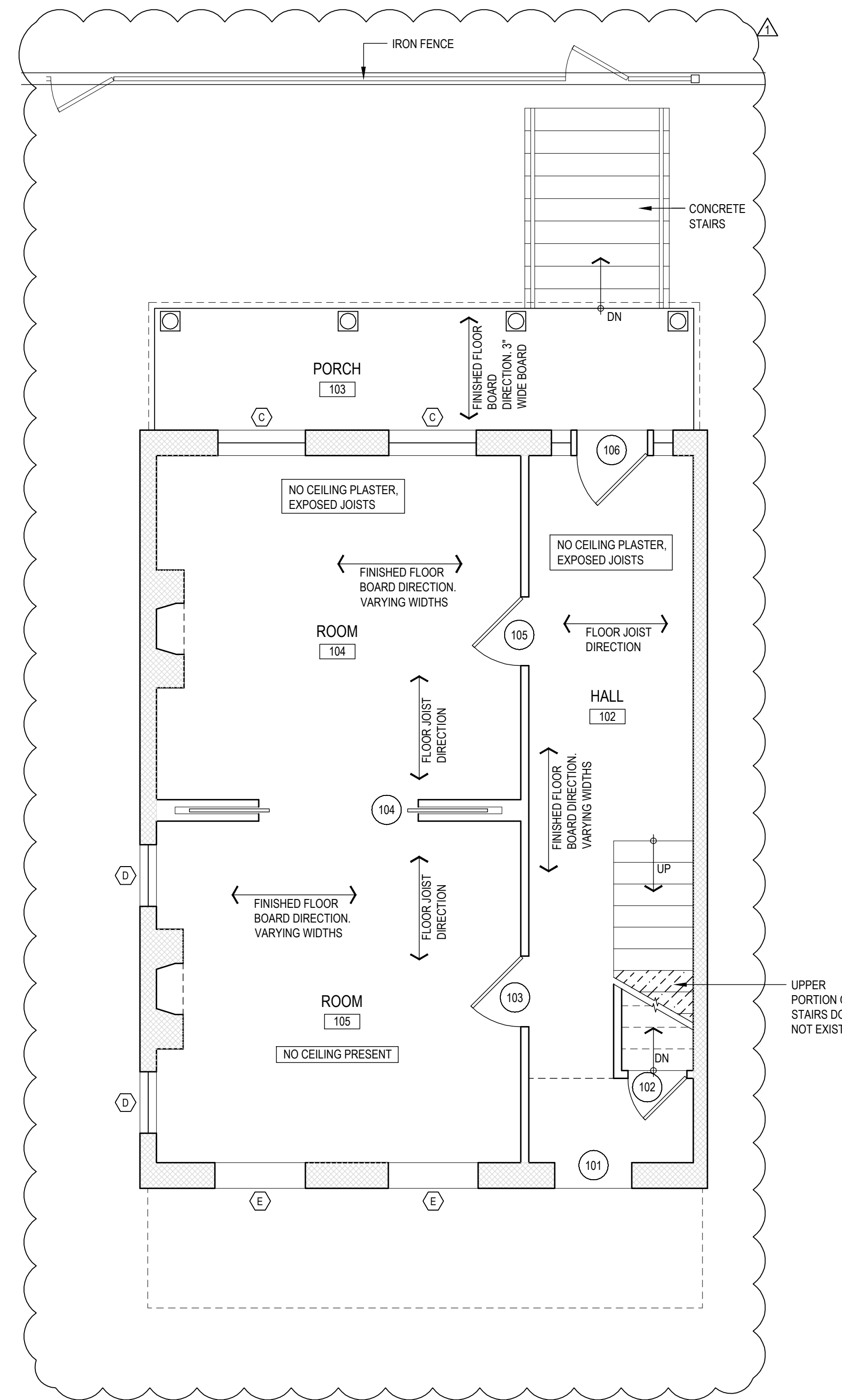
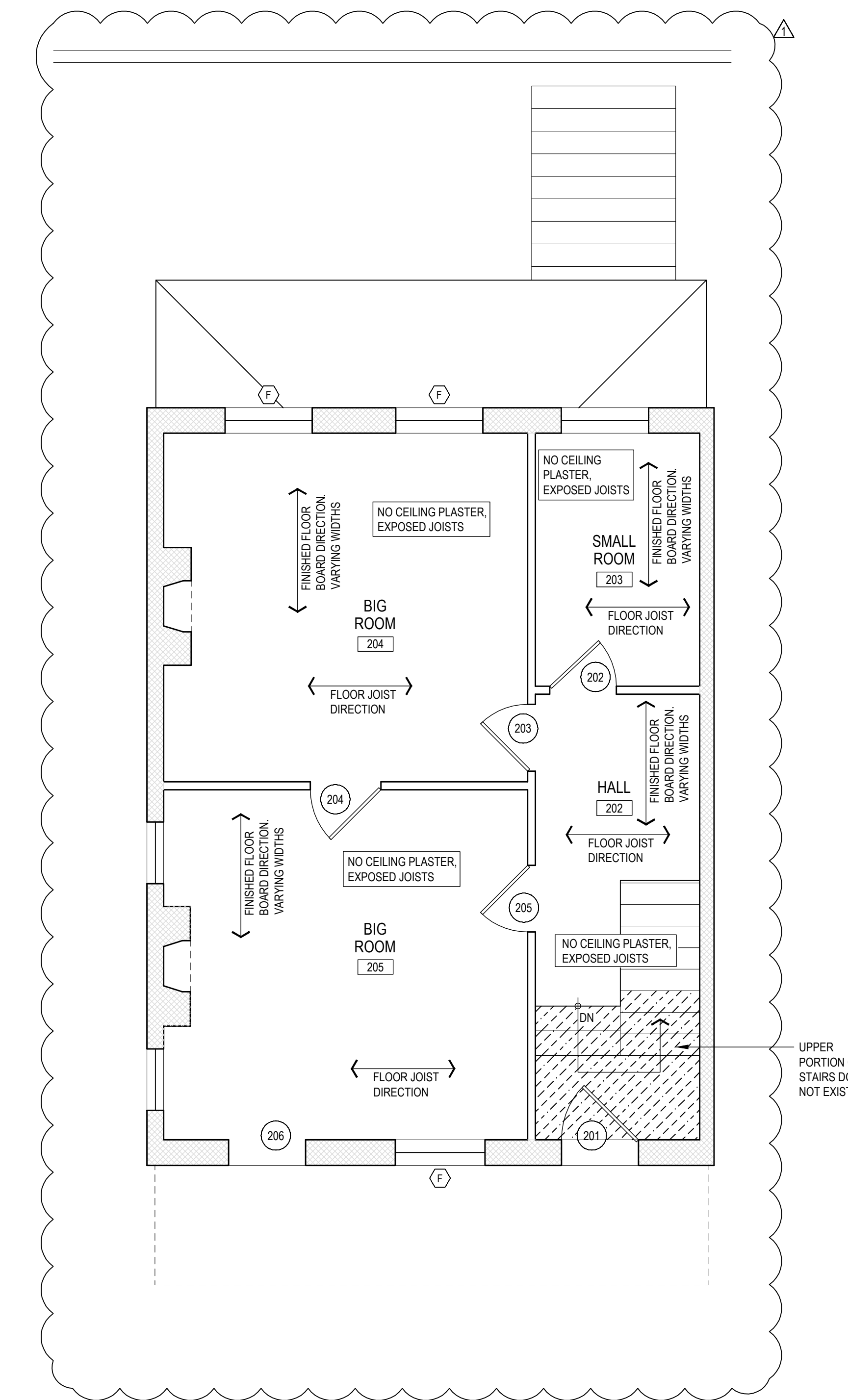
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PROJECT INFORMATION
SITE PLAN

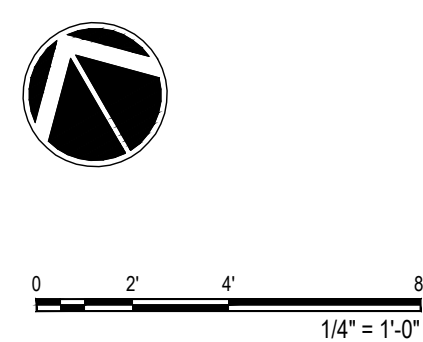
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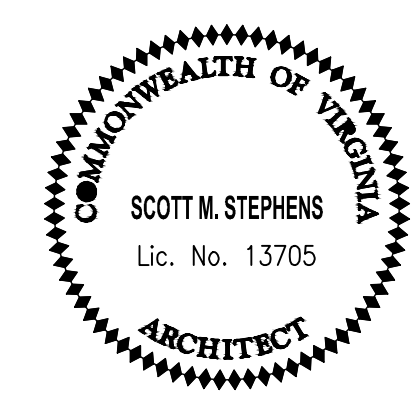
NOT FOR CONSTRUCTION



NOTE:
SEE A5.1 FOR WINDOW SCHEDULE
SEE A5.2 FOR DOOR SCHEDULE



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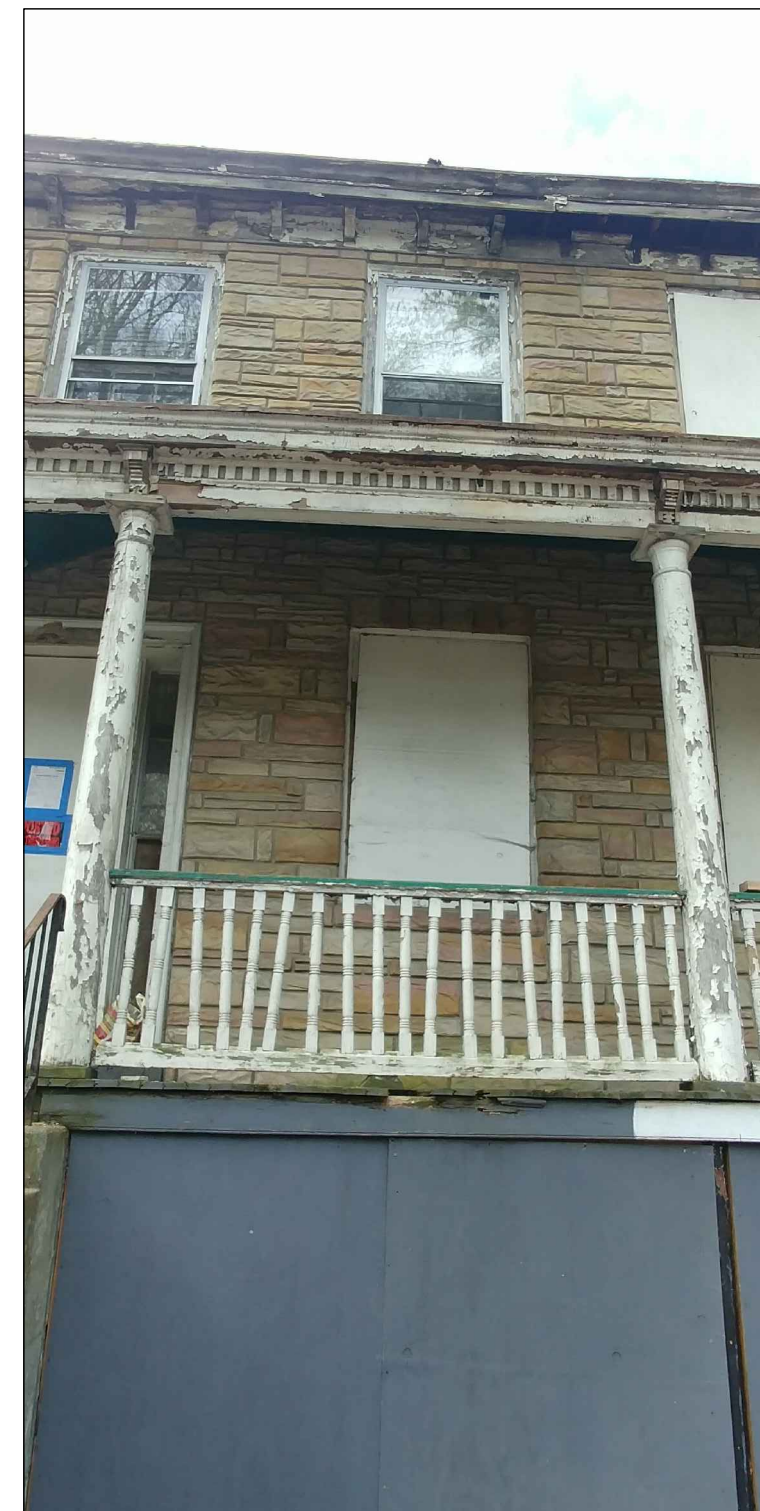
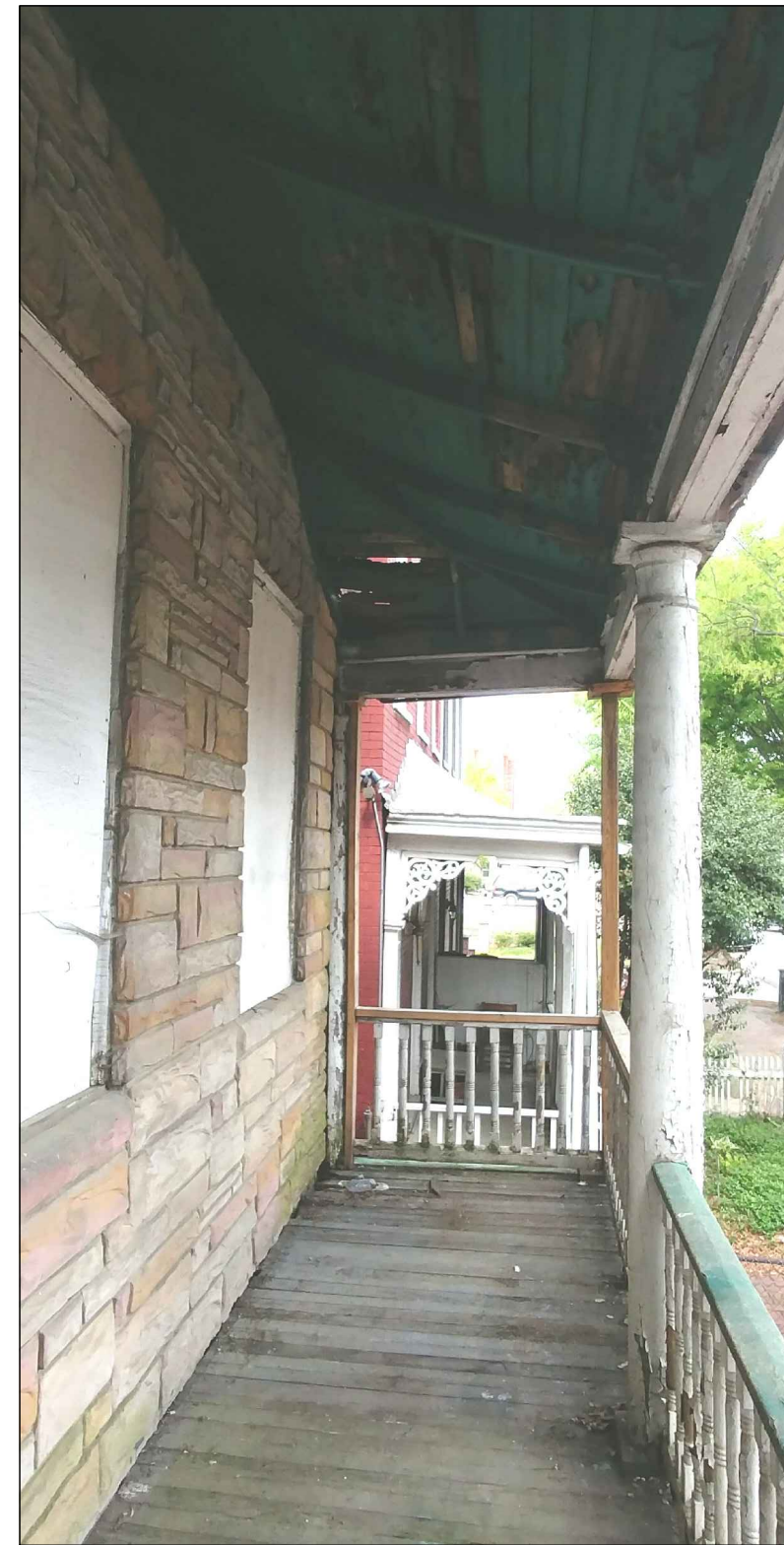
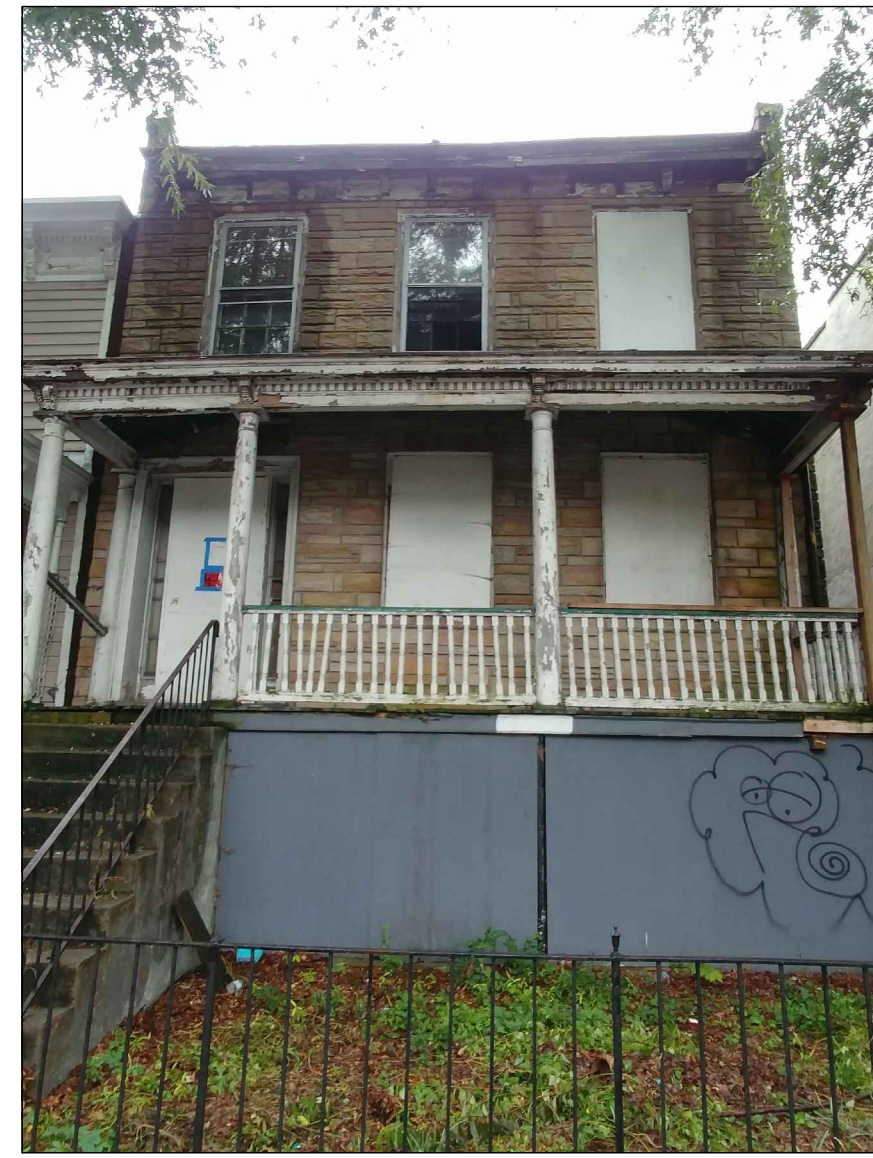
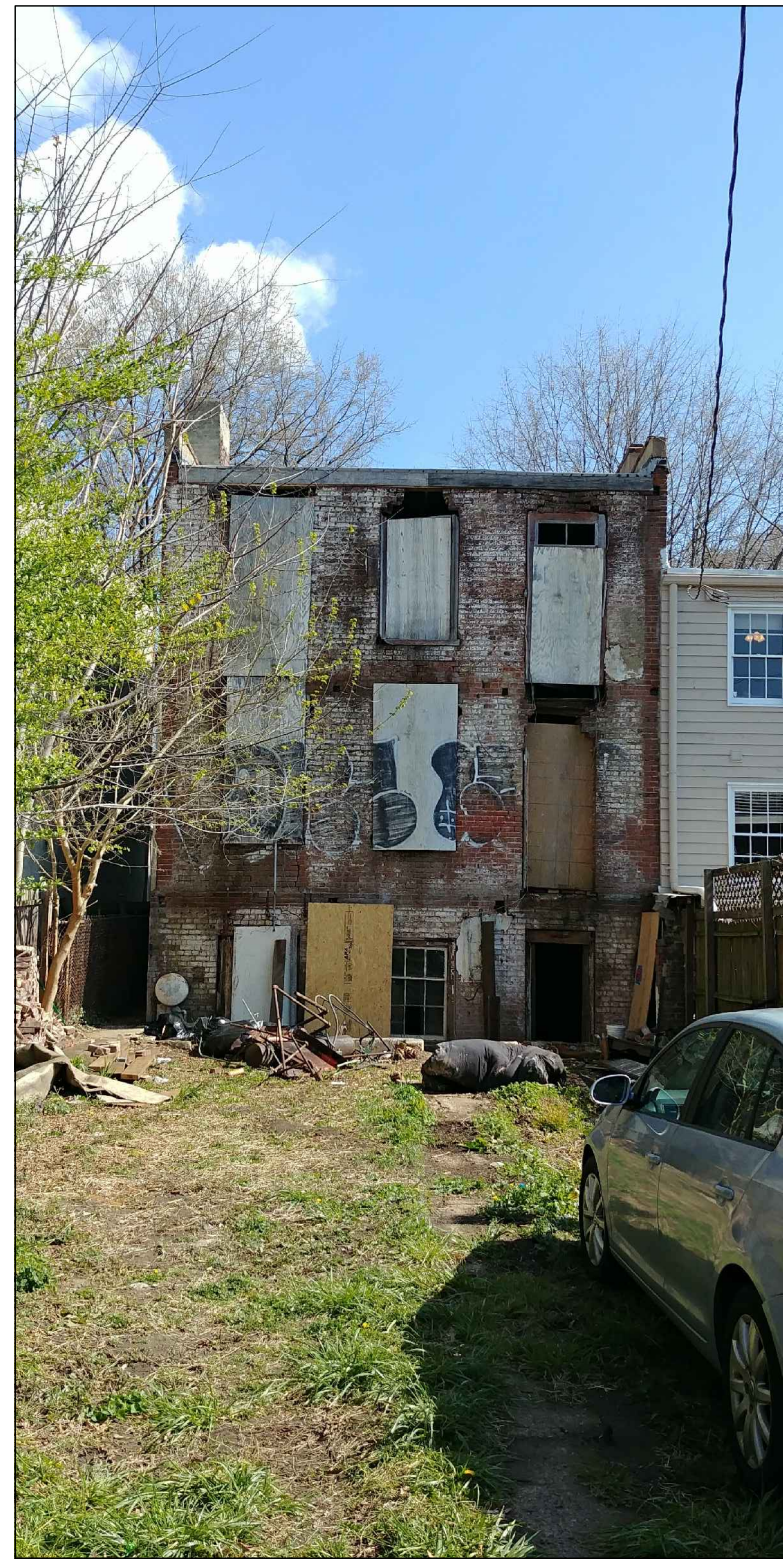
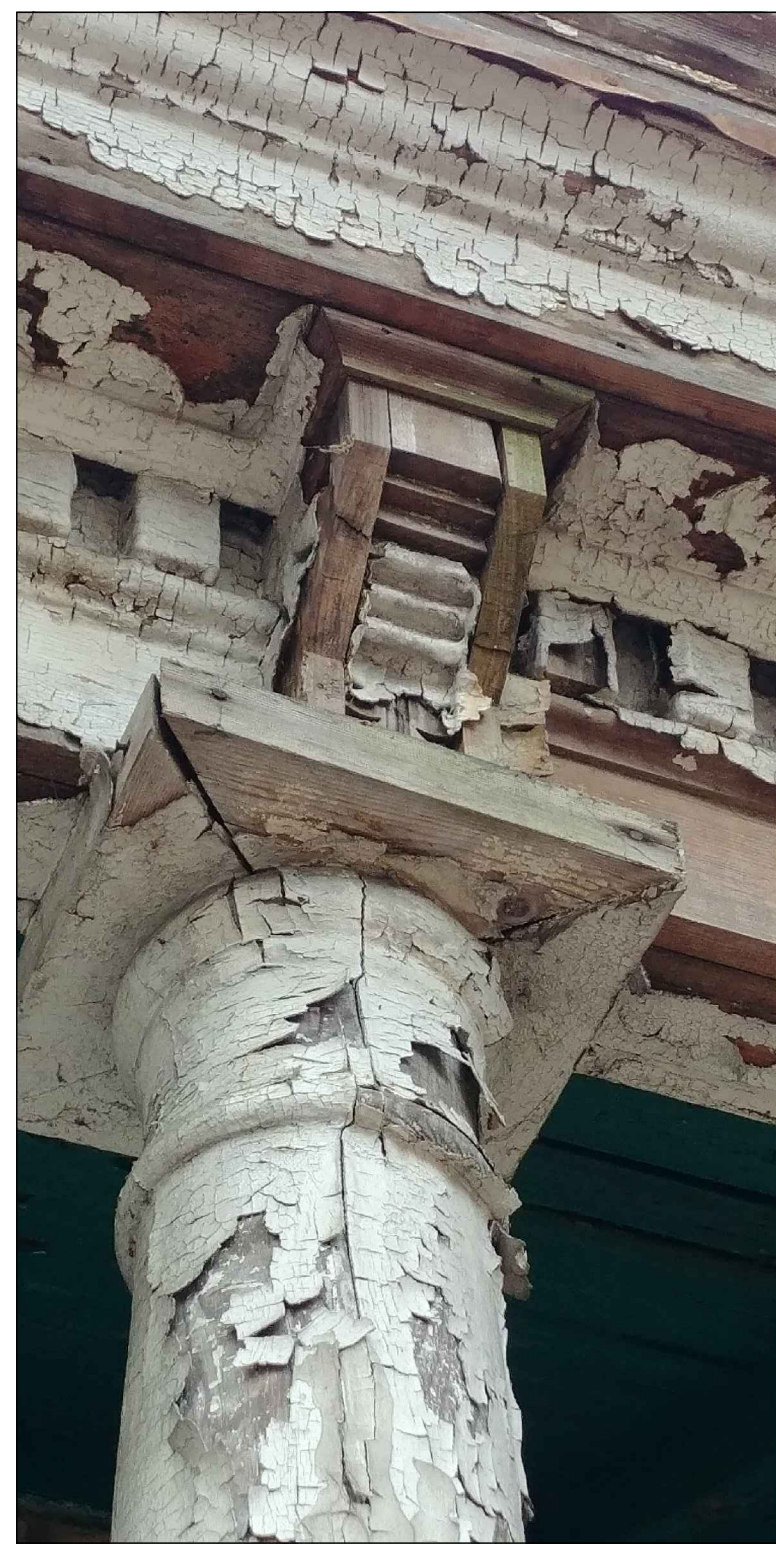
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EXISTING FLOOR PLANS

SHEET NO.

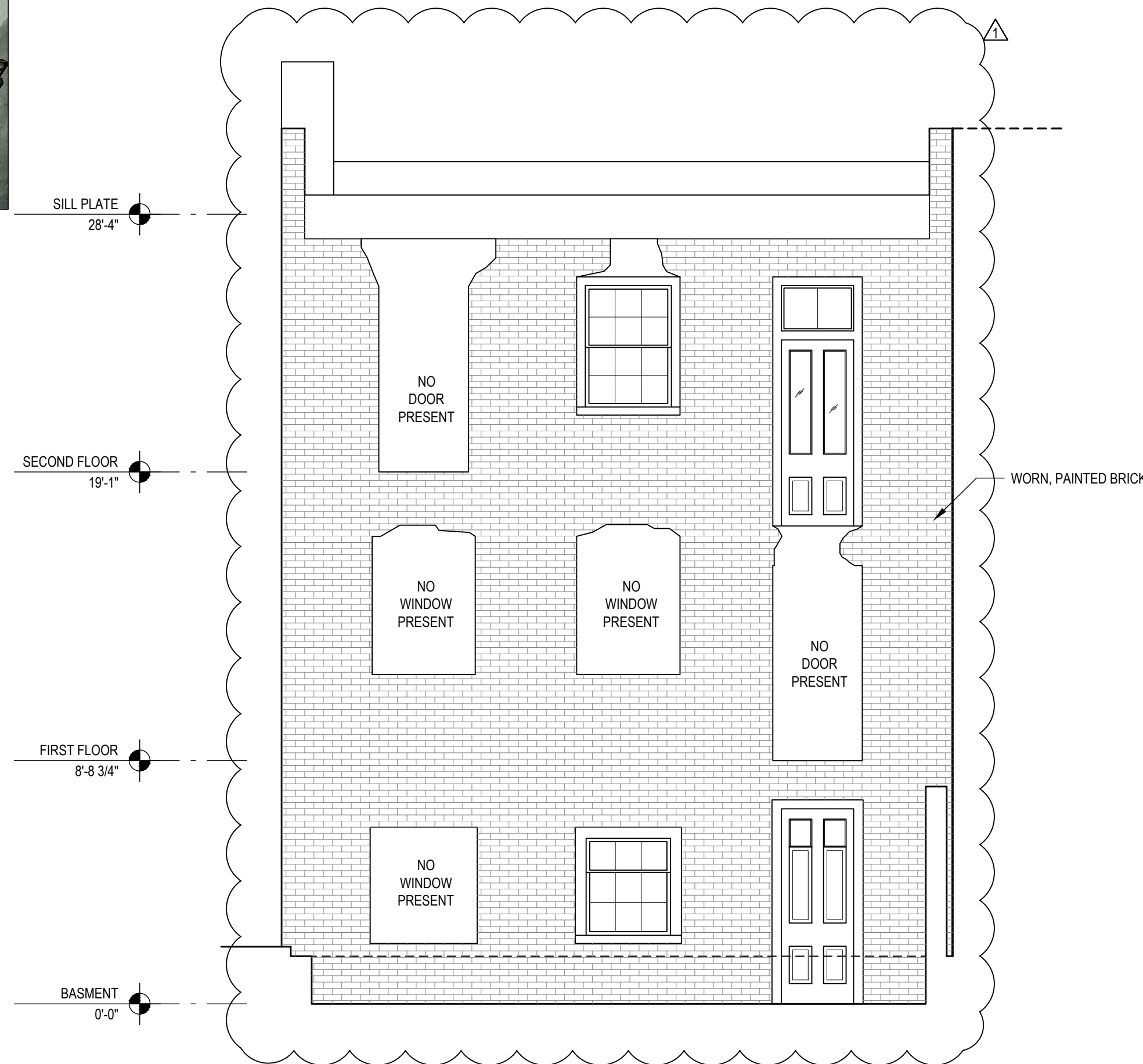
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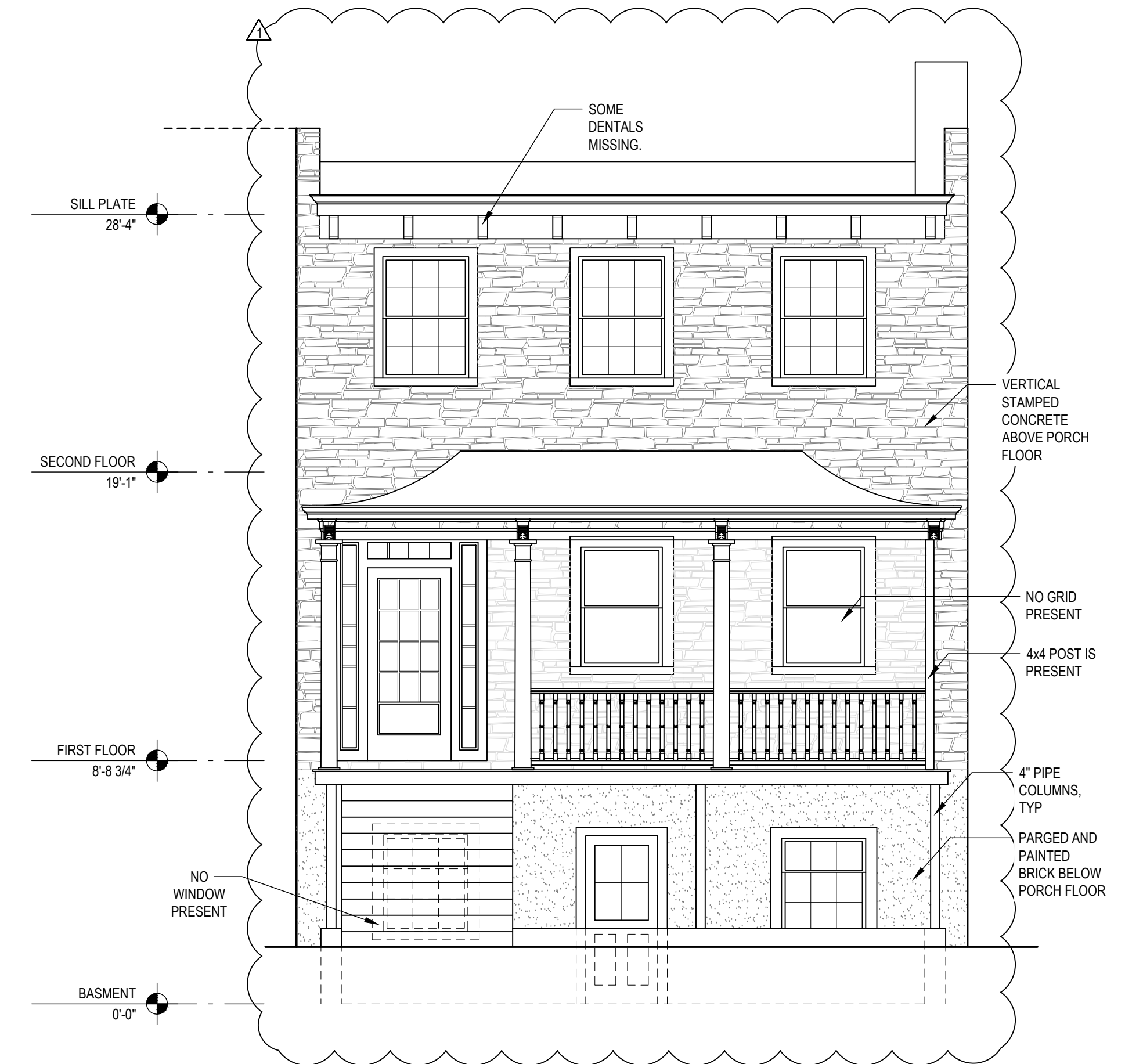
NOT FOR CONSTRUCTION



NOTE:
SEE A5.1 FOR WINDOW SCHEDULE
SEE A5.2 FOR DOOR SCHEDULE
FOR WINDOW AND DOOR EXISTING CONDITIONS



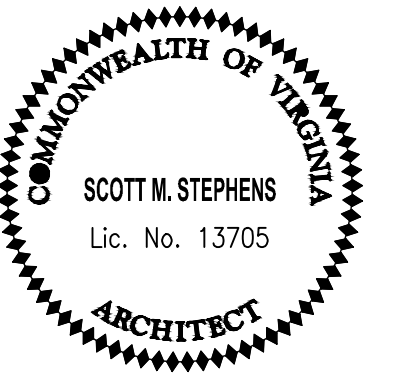
EXISTING REAR ELEVATION XB
1/4" = 1'-0"



EXISTING FRONT ELEVATION XA
1/4" = 1'-0"

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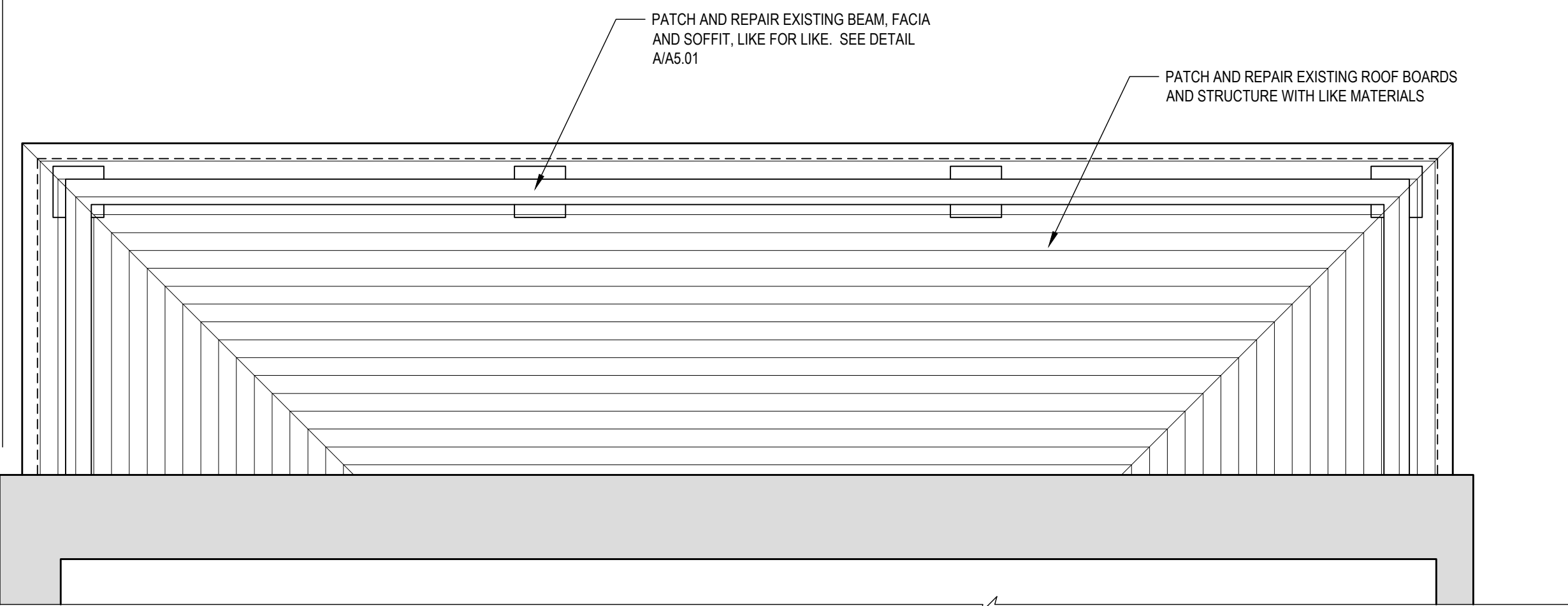
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EXISTING ELEVATIONS

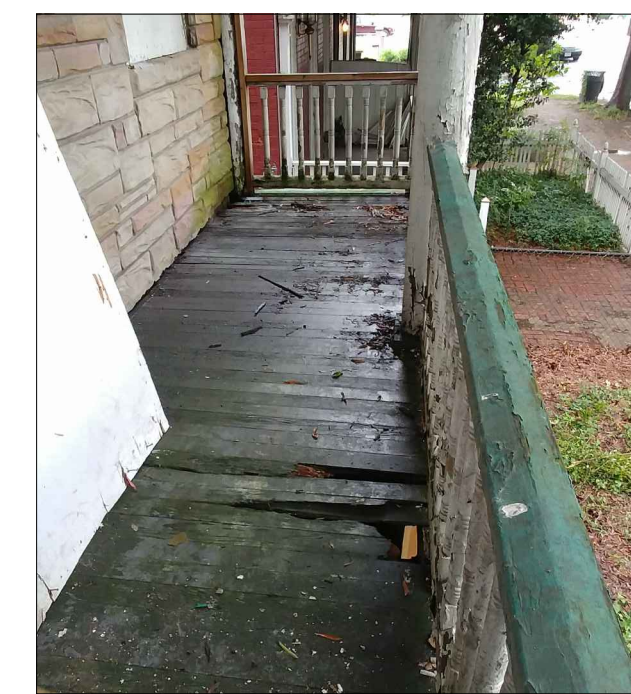
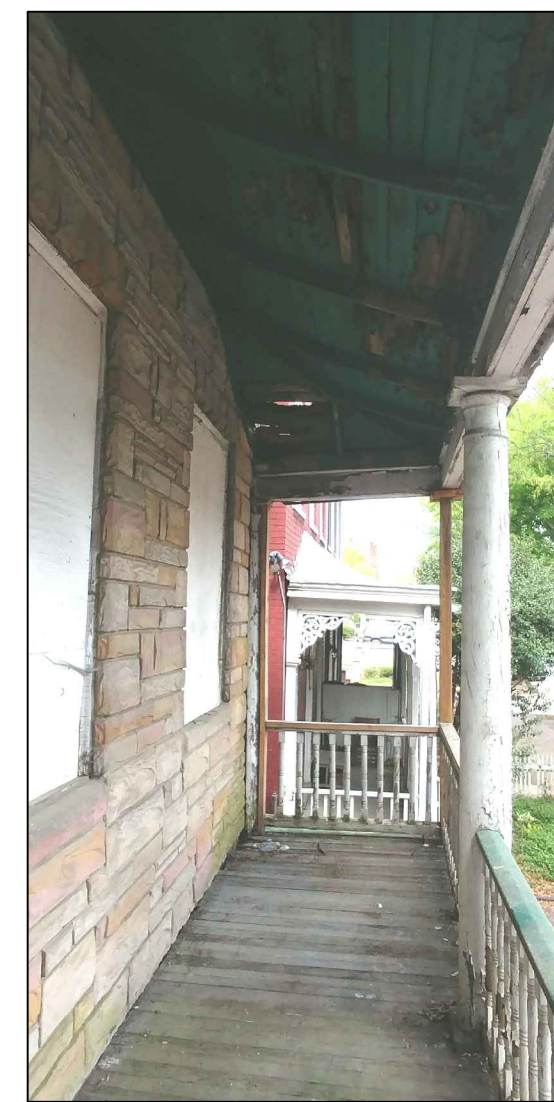
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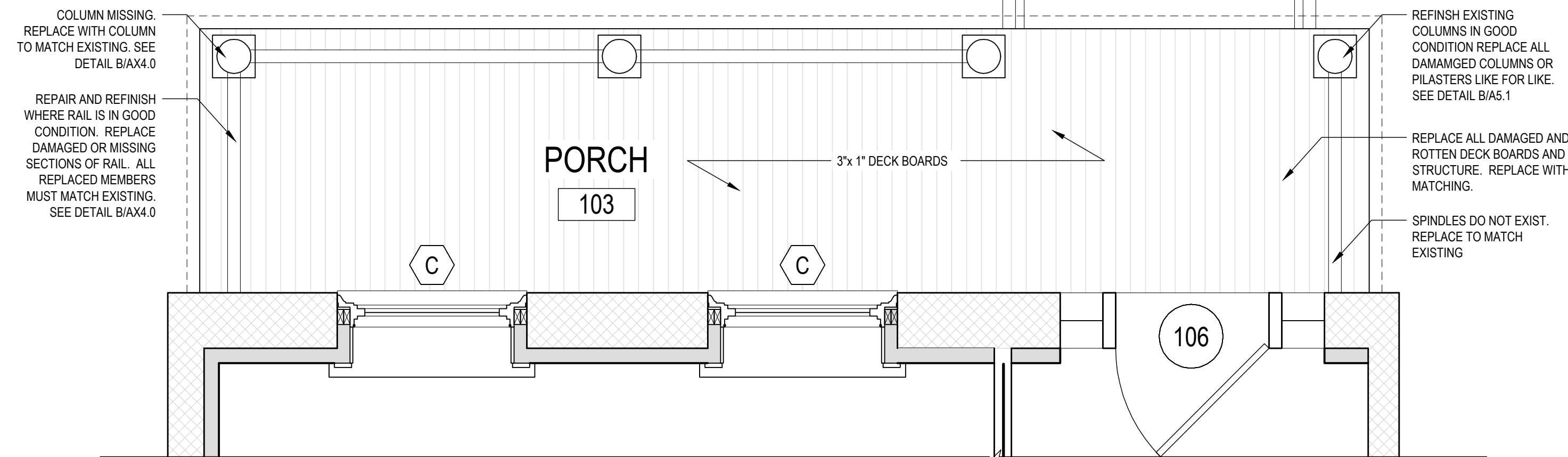


PORCH REFLECTED CEILING 2

1/2" = 1'-0"

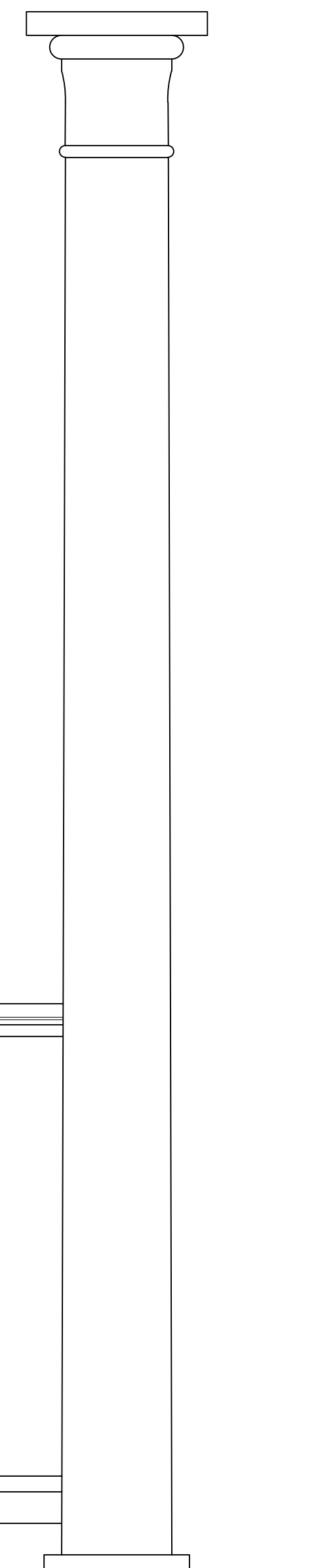
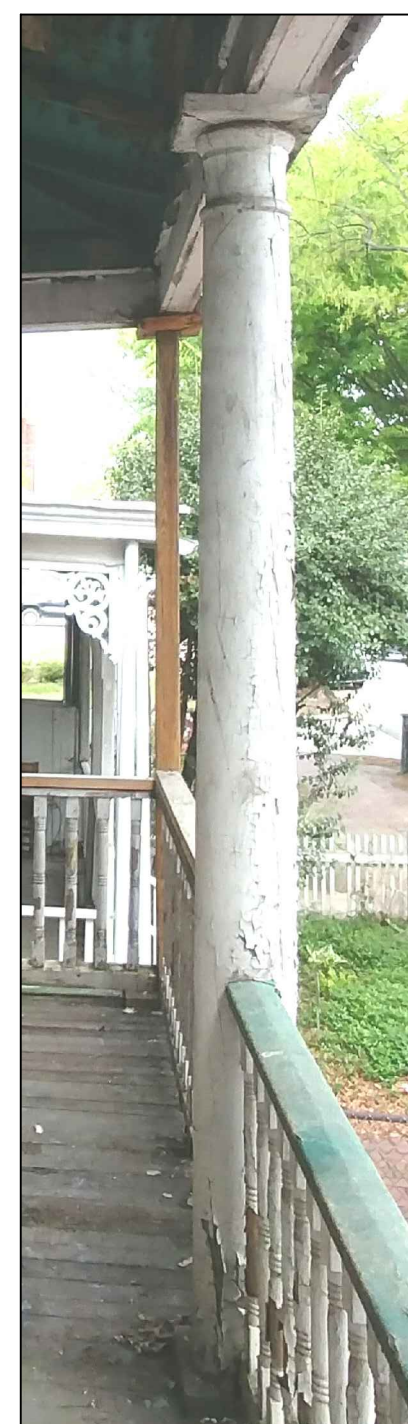
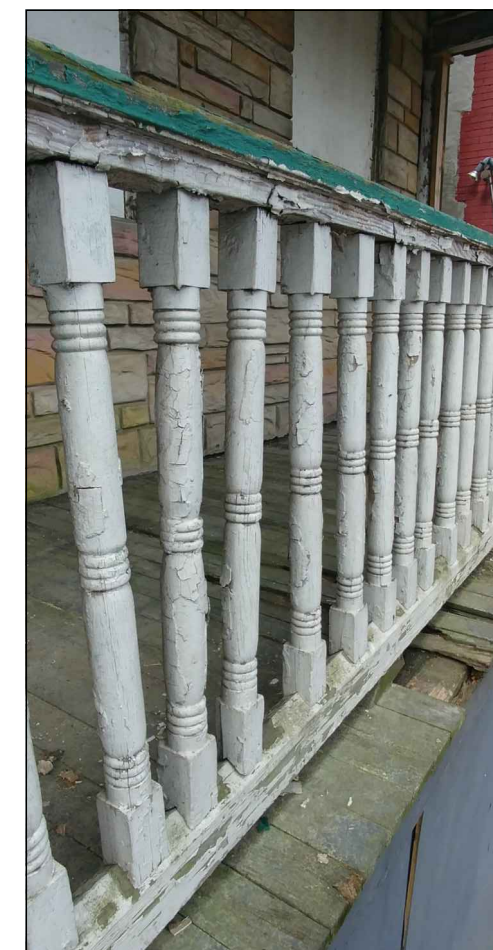


REPAIR AND REFINISH EXISTING FENCE AND GATE



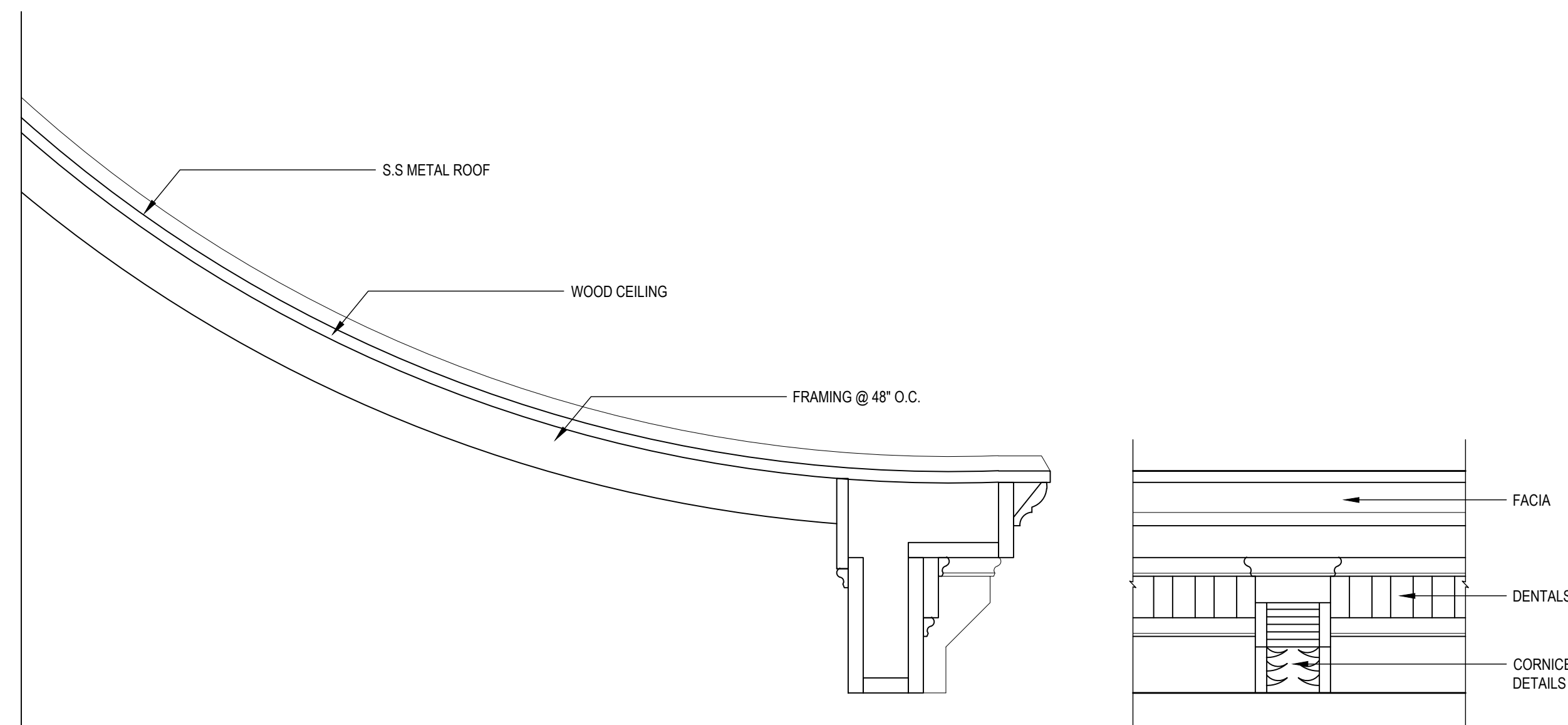
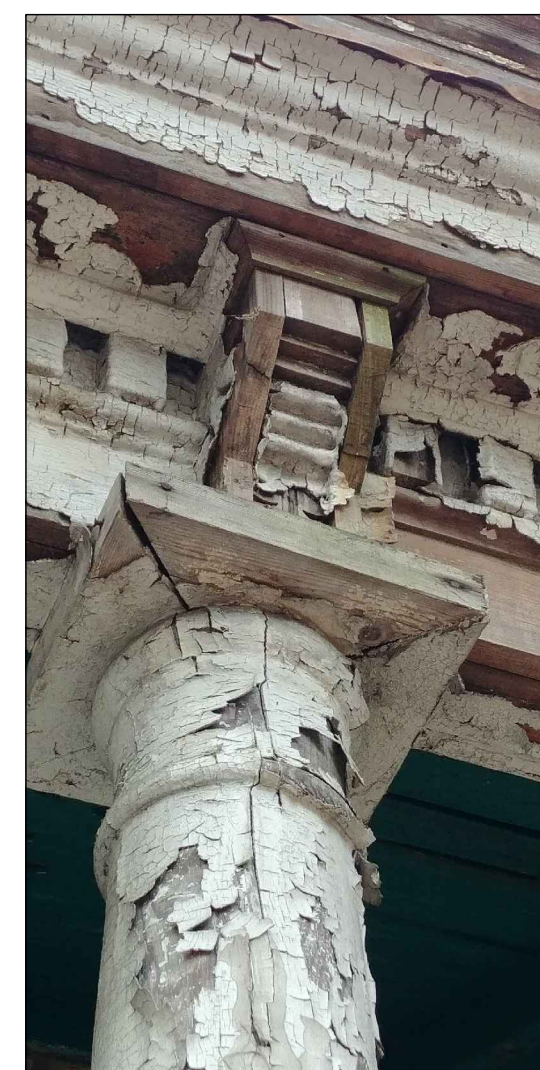
FRONT PORCH PLAN 1

1/2" = 1'-0"



EXISTING PORCH COLUMN AND RAIL B

1 1/2" = 1'-0"

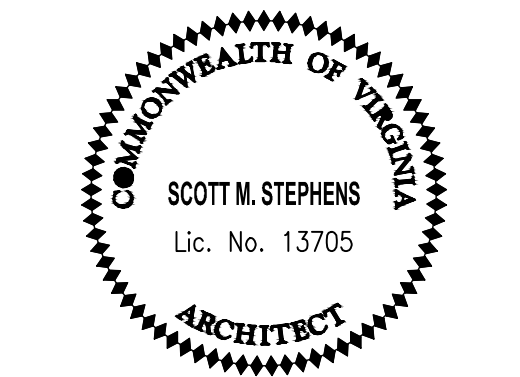


EXISTING PORCH FACIA A

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

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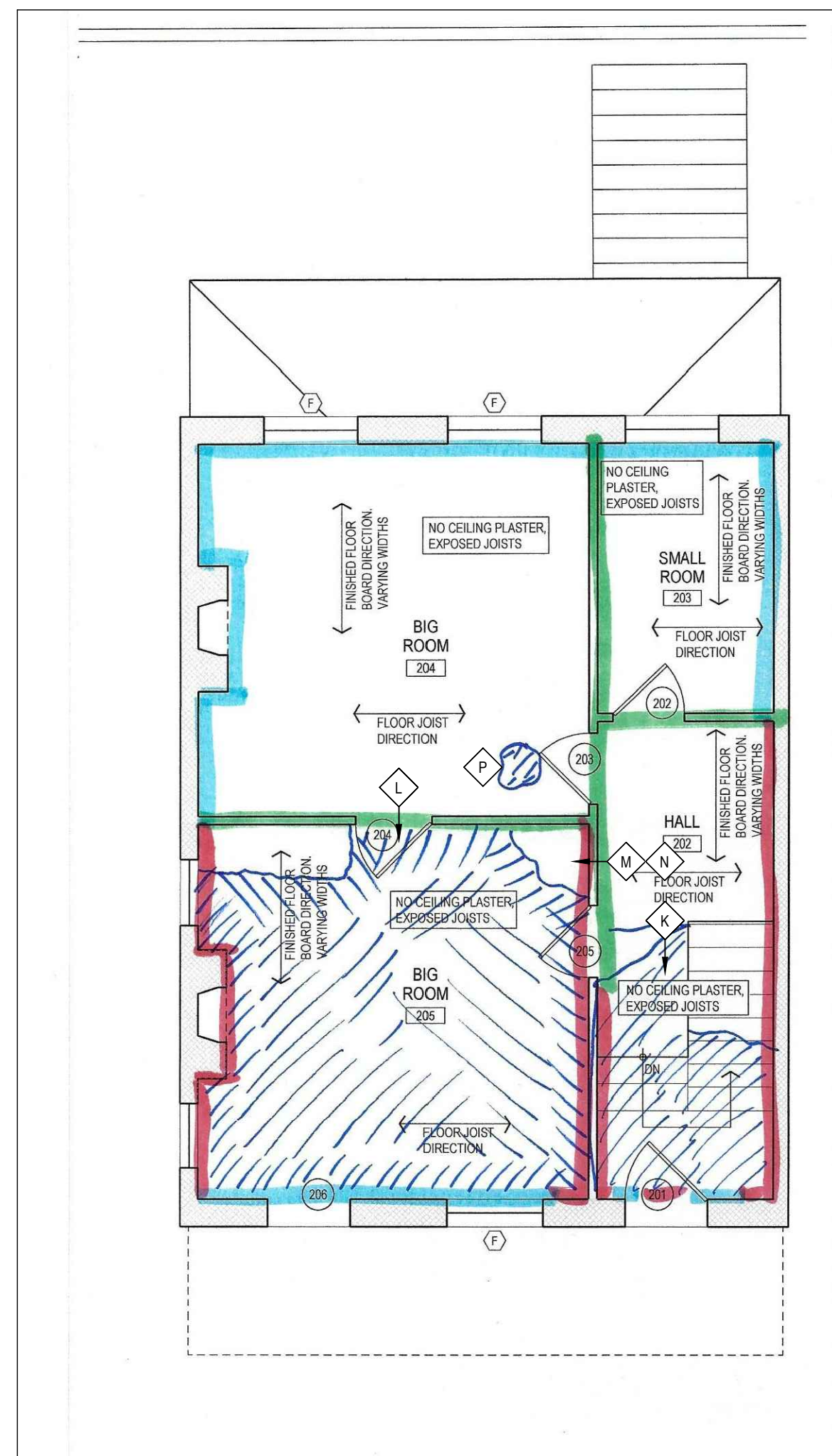
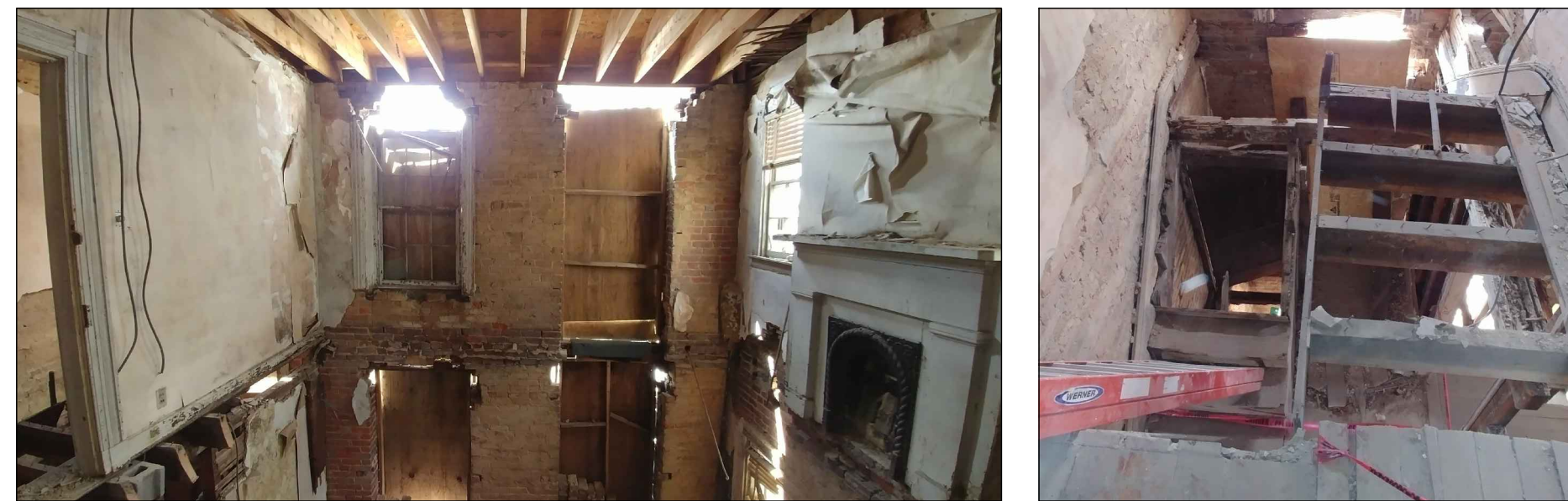
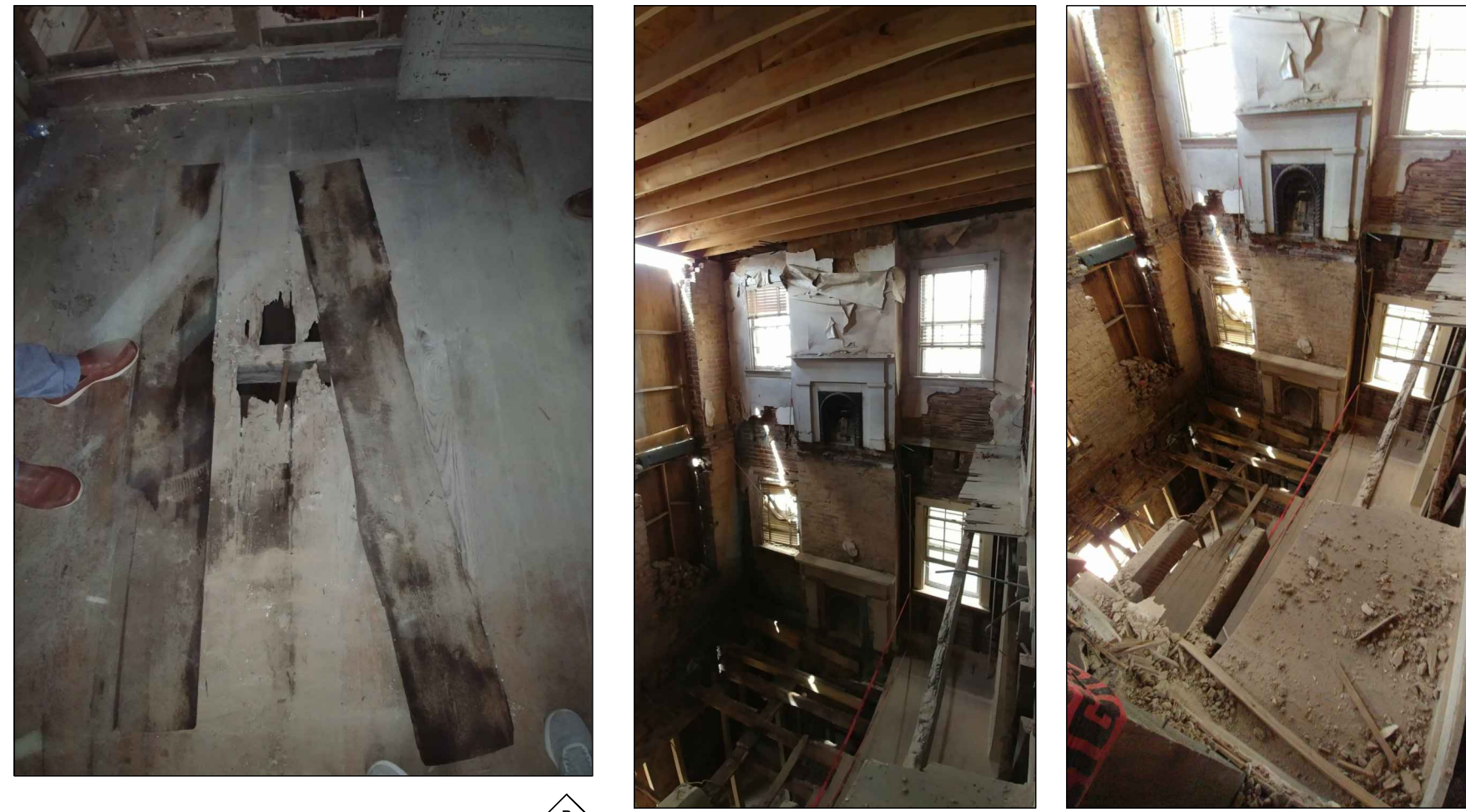
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SHEET TITLE
EXISTING FRONT
PORCH CONDITION
& DETAILS

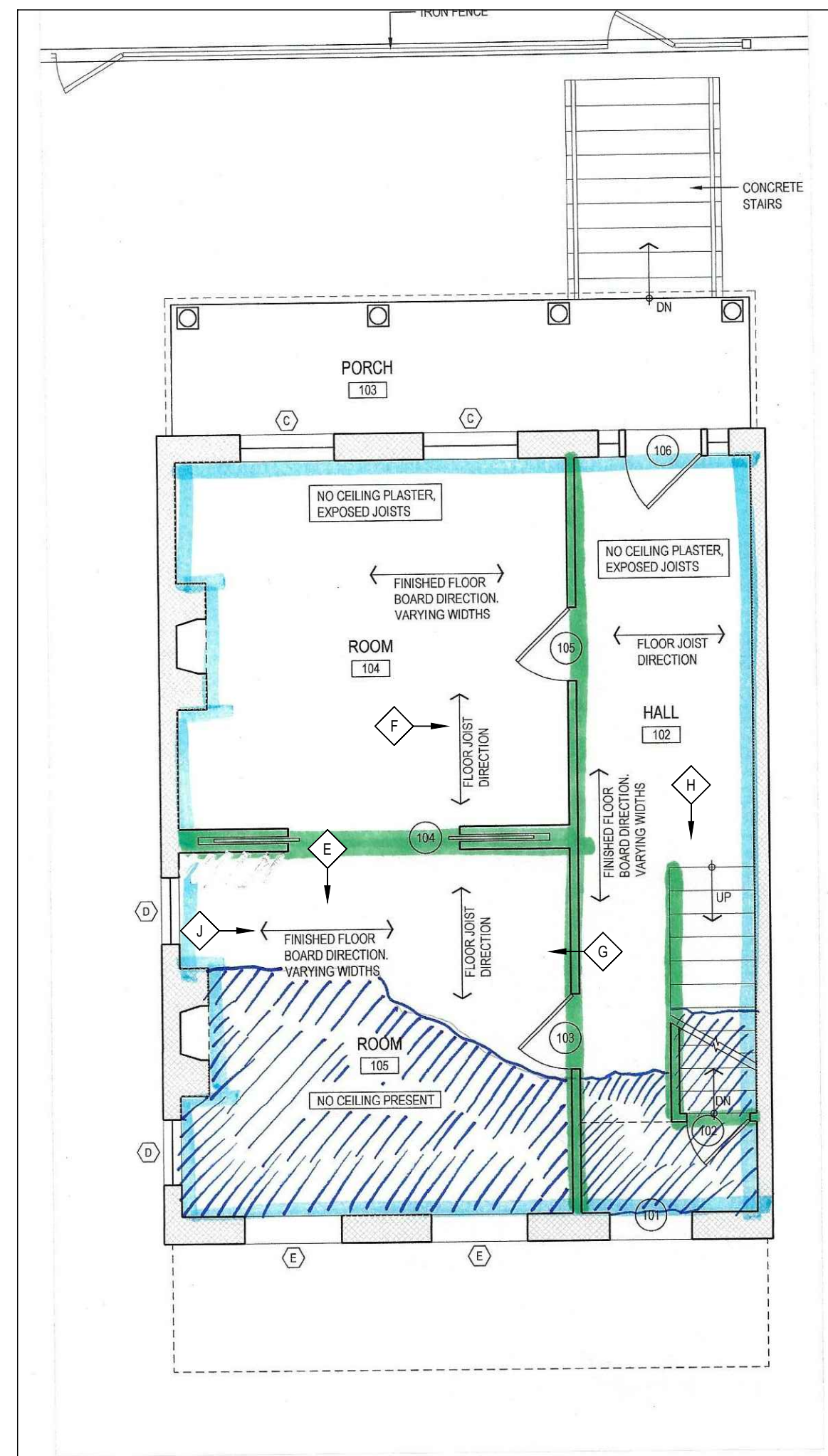
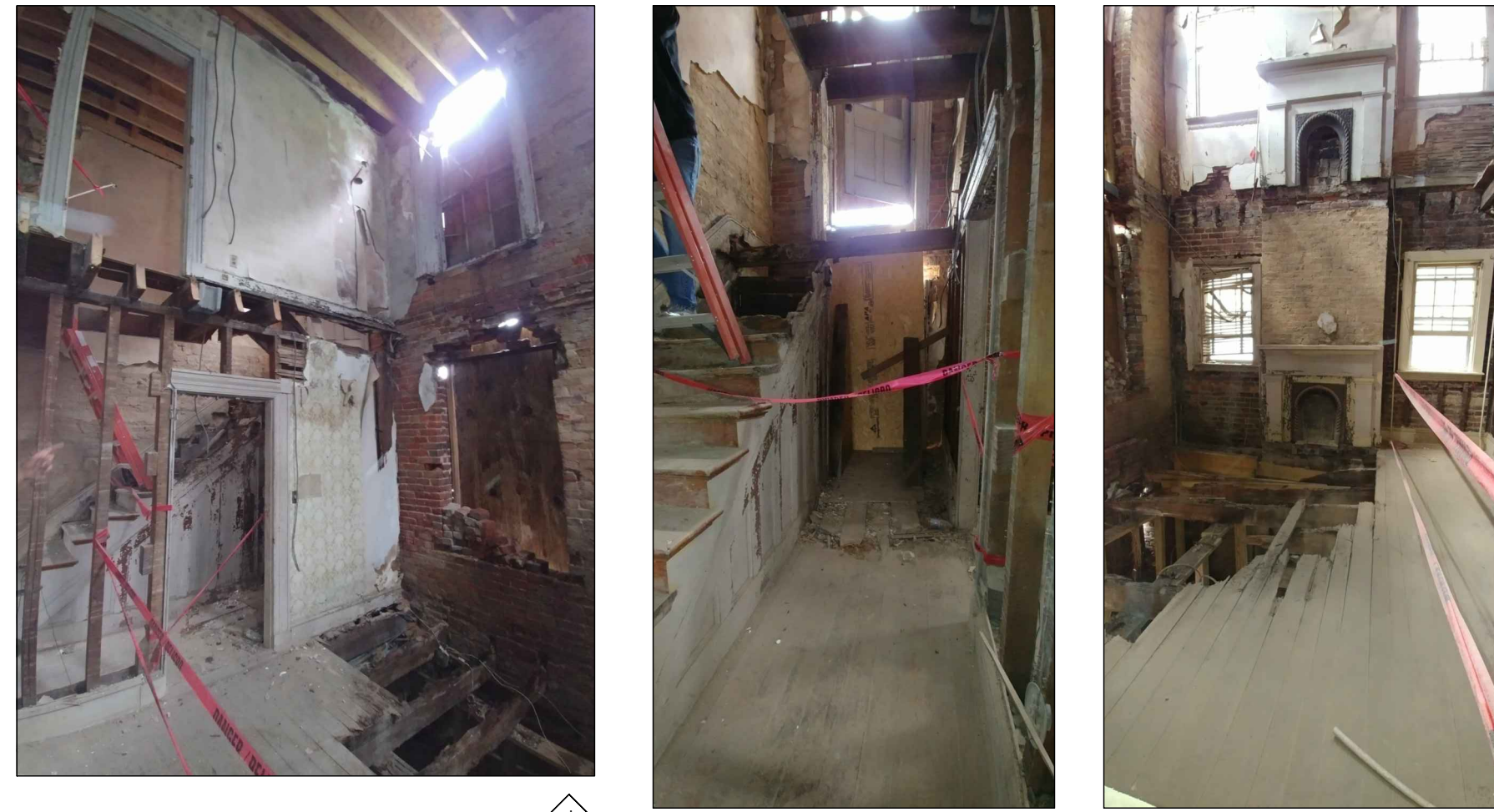
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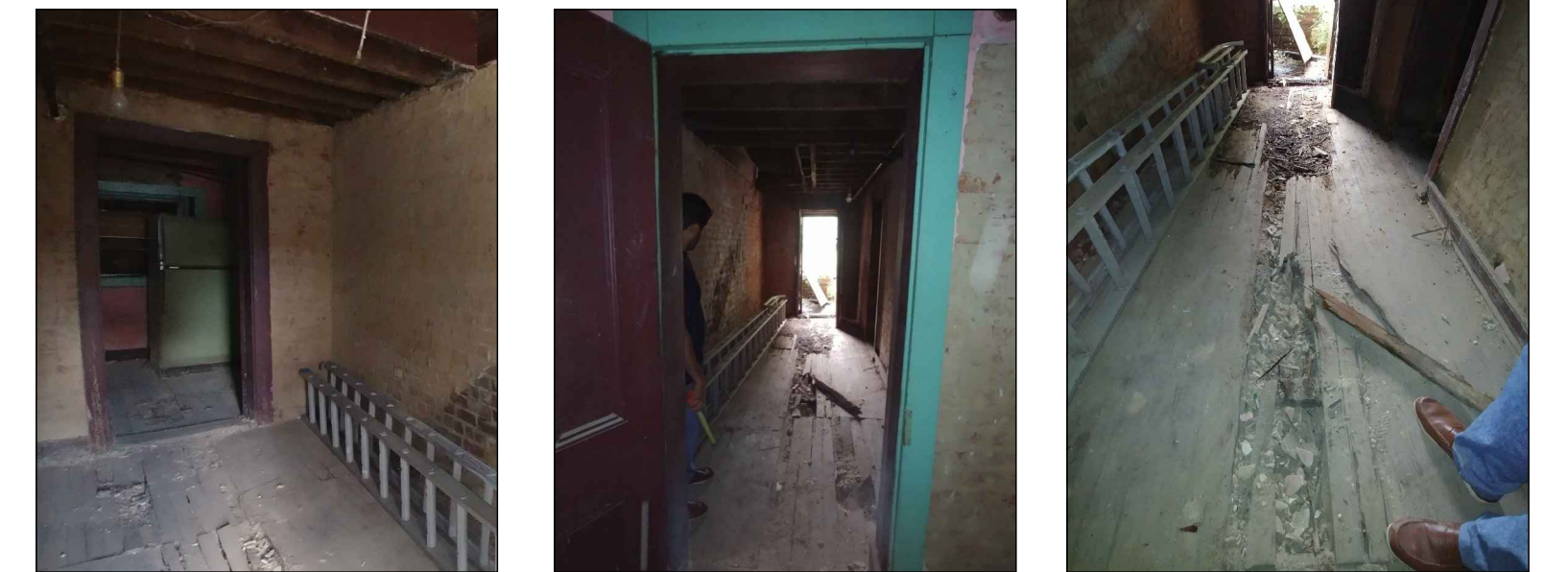
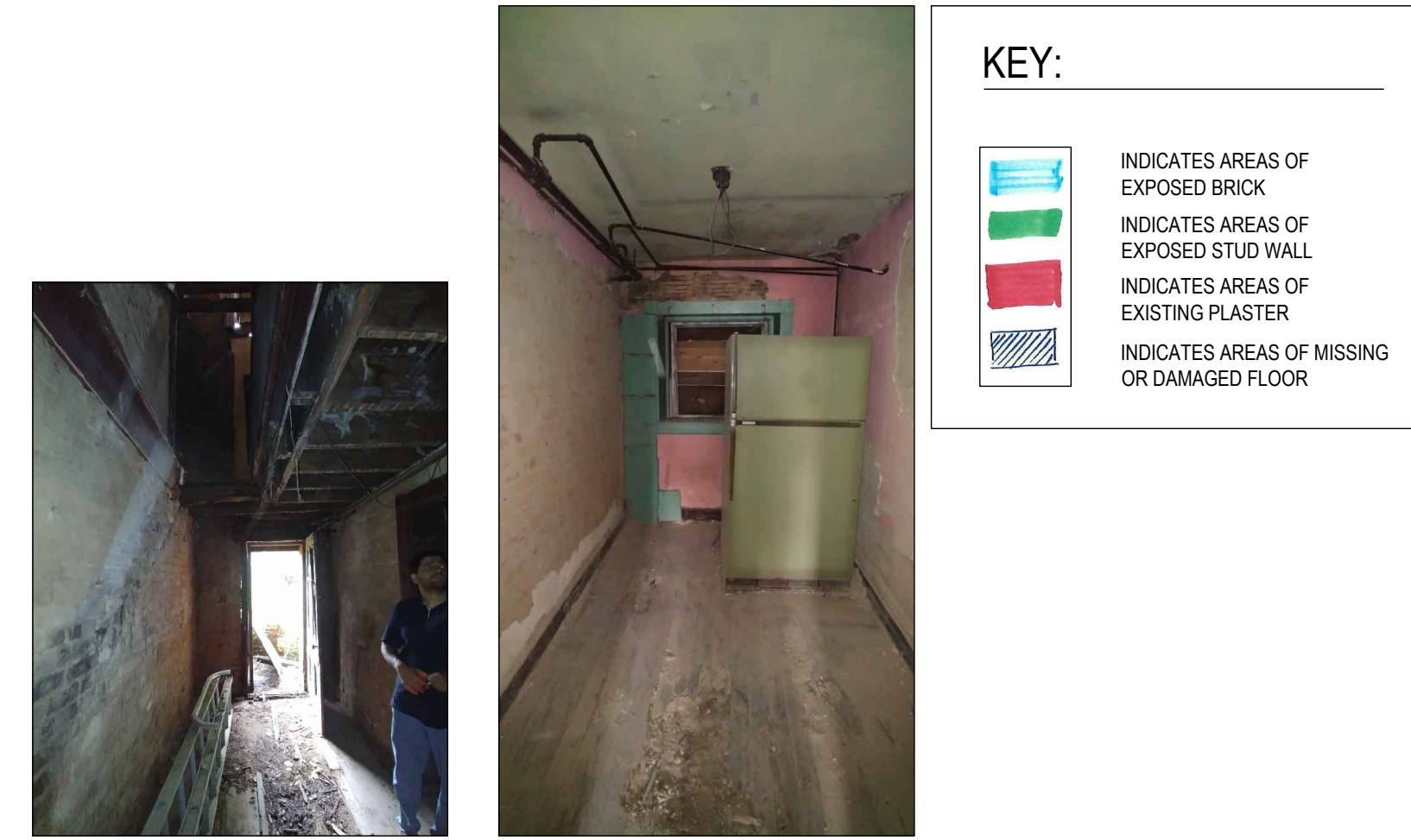
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EXISTING SECOND FLOOR WALL AND CEILING CONDITIONS 3
NTS

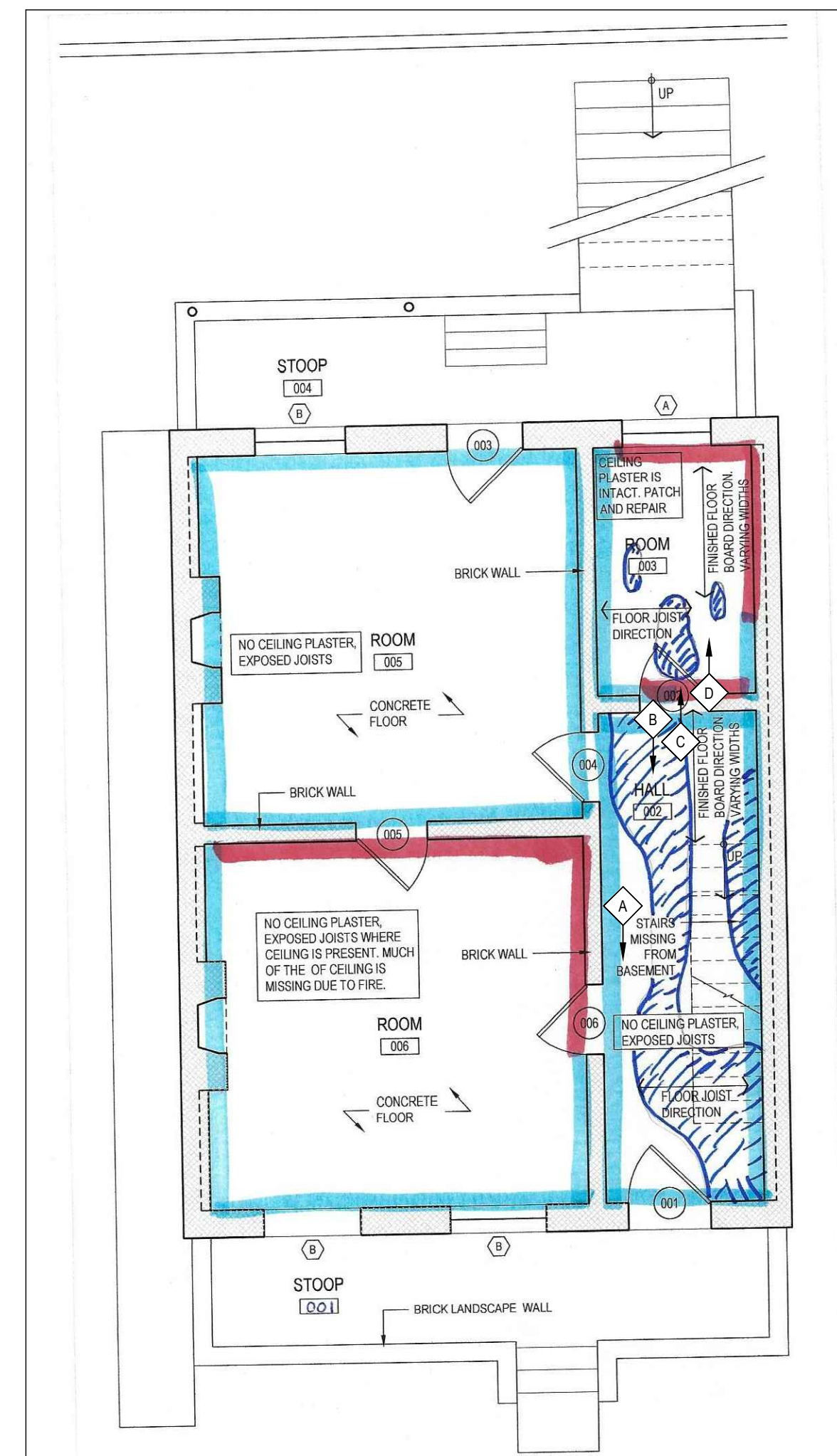


EXISTING FIRST FLOOR WALL AND CEILING CONDITIONS 2
NTS



KEY:

- INDICATES AREAS OF EXPOSED BRICK
- INDICATES AREAS OF EXPOSED STUD WALL
- INDICATES AREAS OF EXISTING PLASTER
- INDICATES AREAS OF MISSING OR DAMAGED FLOOR



EXISTING BASEMENT WALL AND CEILING CONDITIONS 1
NTS

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COMMONWEALTH OF VIRGINIA

SCOTT M. STEPHENS
Lic. No. 13705

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SHEET TITLE
EXISTING WALL, CEILING & FLOOR CONDITIONS

SHEET NO.

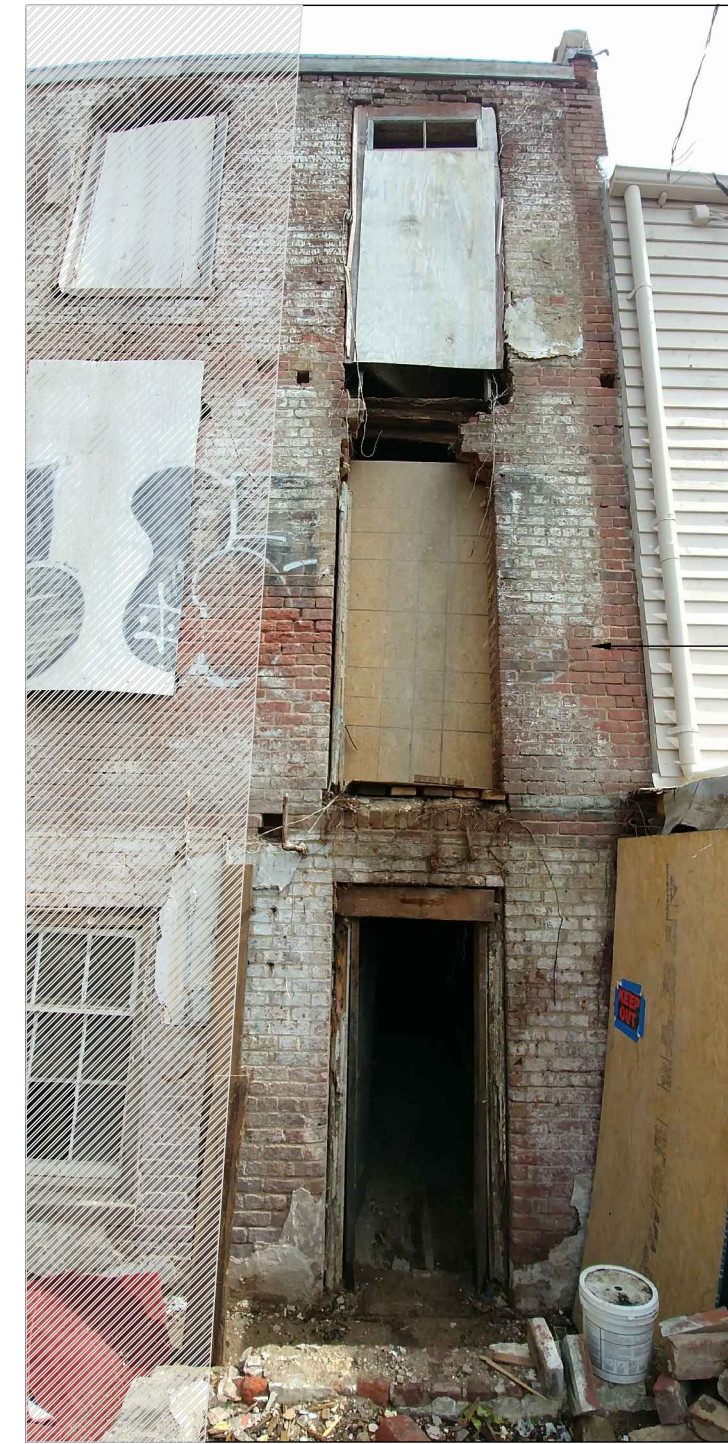
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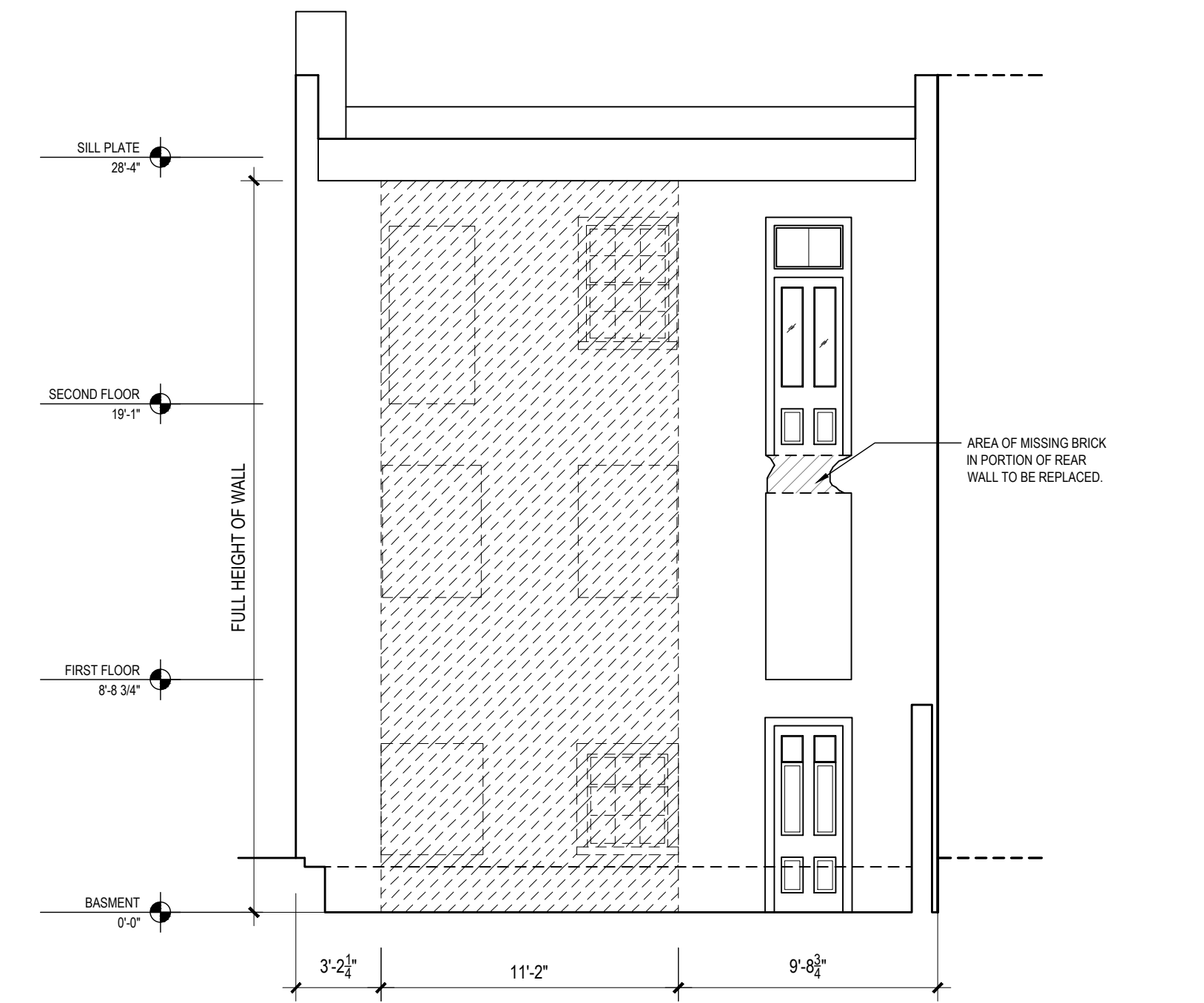
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GENERAL NOTES FOR DEMOLITION:

1. CONTRACTORS ARE REQUIRED TO FIELD VERIFY ALL EXISTING BUILDING CONDITIONS DURING THE BID PERIOD TO DETERMINE THE SCOPE OF DEMO WORK REQUIRED.
2. DEMOLITION TO THE EXTENT SHOWN ON ARCHITECTURAL DRAWINGS ARE APPROXIMATIONS OF THE WORK REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS FOR PROPER COORDINATION OF DEMOLITION WORK AND PREPARATION FOR NEW CONSTRUCTION.
3. CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL WASTE AND MATERIAL RELATED TO DEMOLITION ACTIVITIES PRIOR TO PROCEEDING WITH NEW CONSTRUCTION.
4. REPAIR ALL ADJACENT STRUCTURE AND FINISH MATERIALS (INCLUDING BUT NOT LIMITED TO FLOORS, WALLS, & CEILINGS) TO RECEIVE NEW CONSTRUCTION AS REQUIRED AT LOCATIONS WHERE STRUCTURE IS DEMOLISHED.
5. PROVIDE TEMPORARY STRUCTURE (POSTS AND BEAMS) AS REQUIRED TO SUPPORT EXISTING STRUCTURE ABOVE NEW OPENINGS.

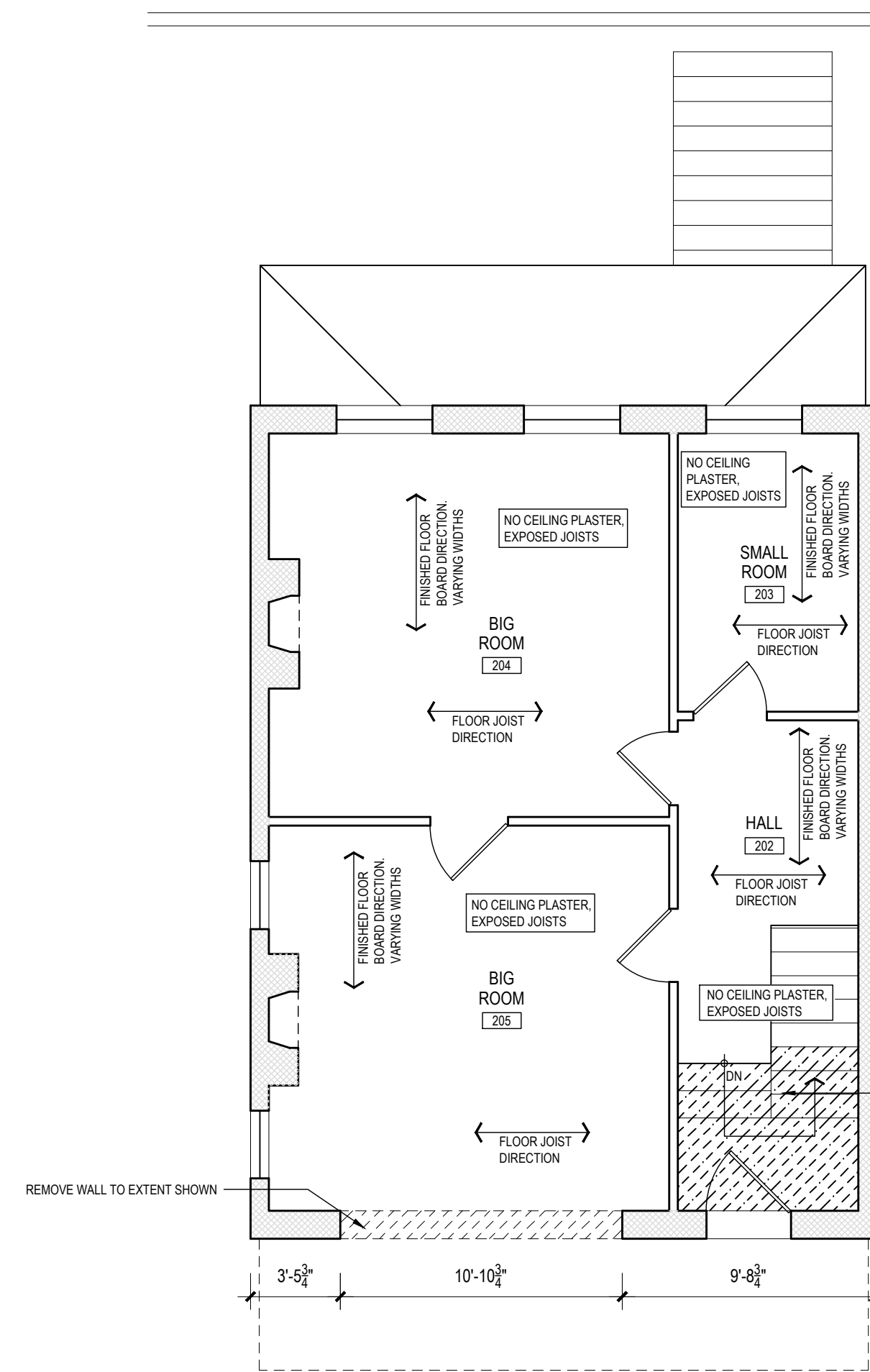


EXISTING BRICK TO BE RE-POINTED
EXISTING BRICK LOOSE FROM FIRE
DAMAGE TO BE USED TO INFILL
AREAS WHERE BRICK IS MISSING.

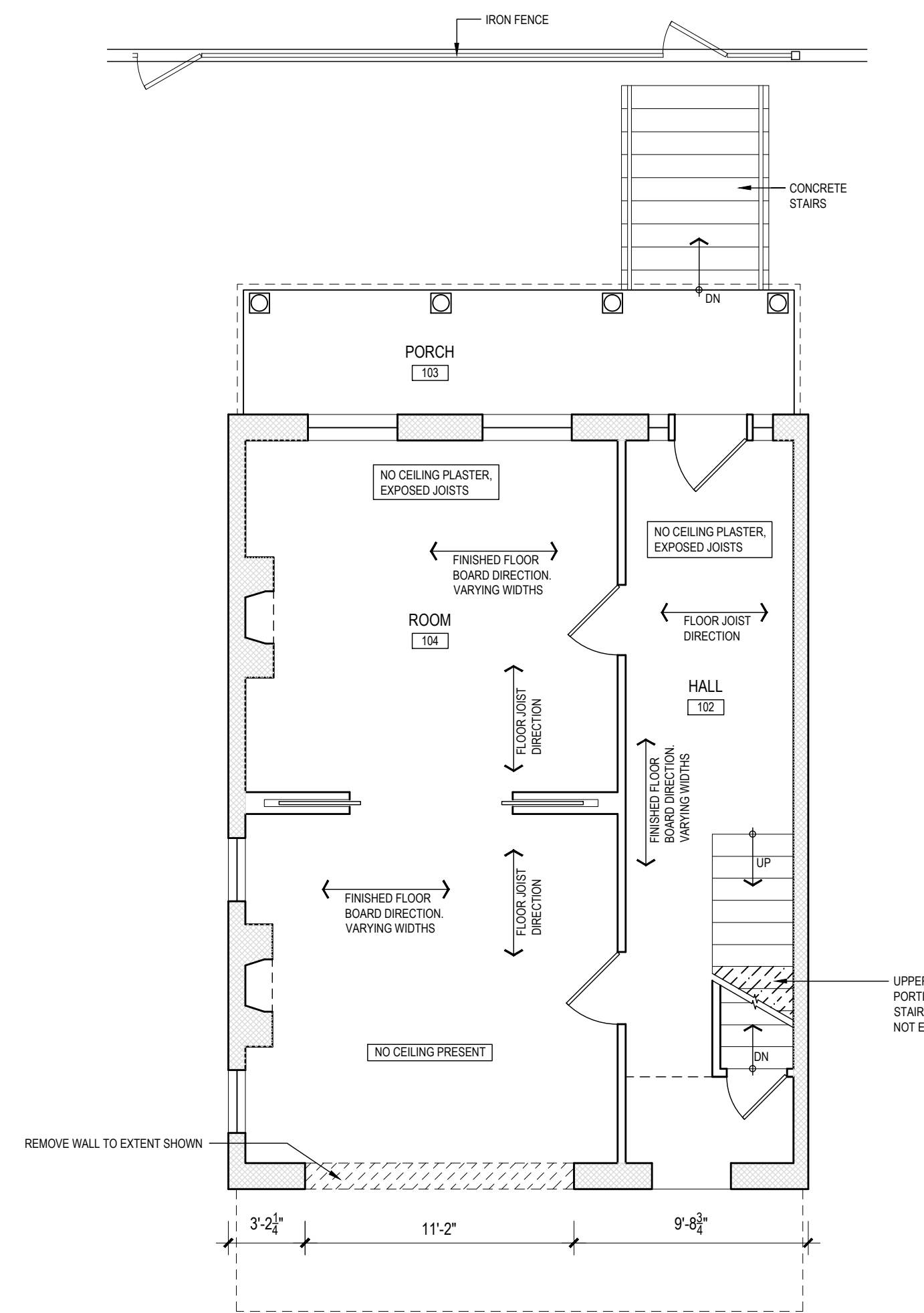


SECTION TO BE REPOINTED **D5**
NTS

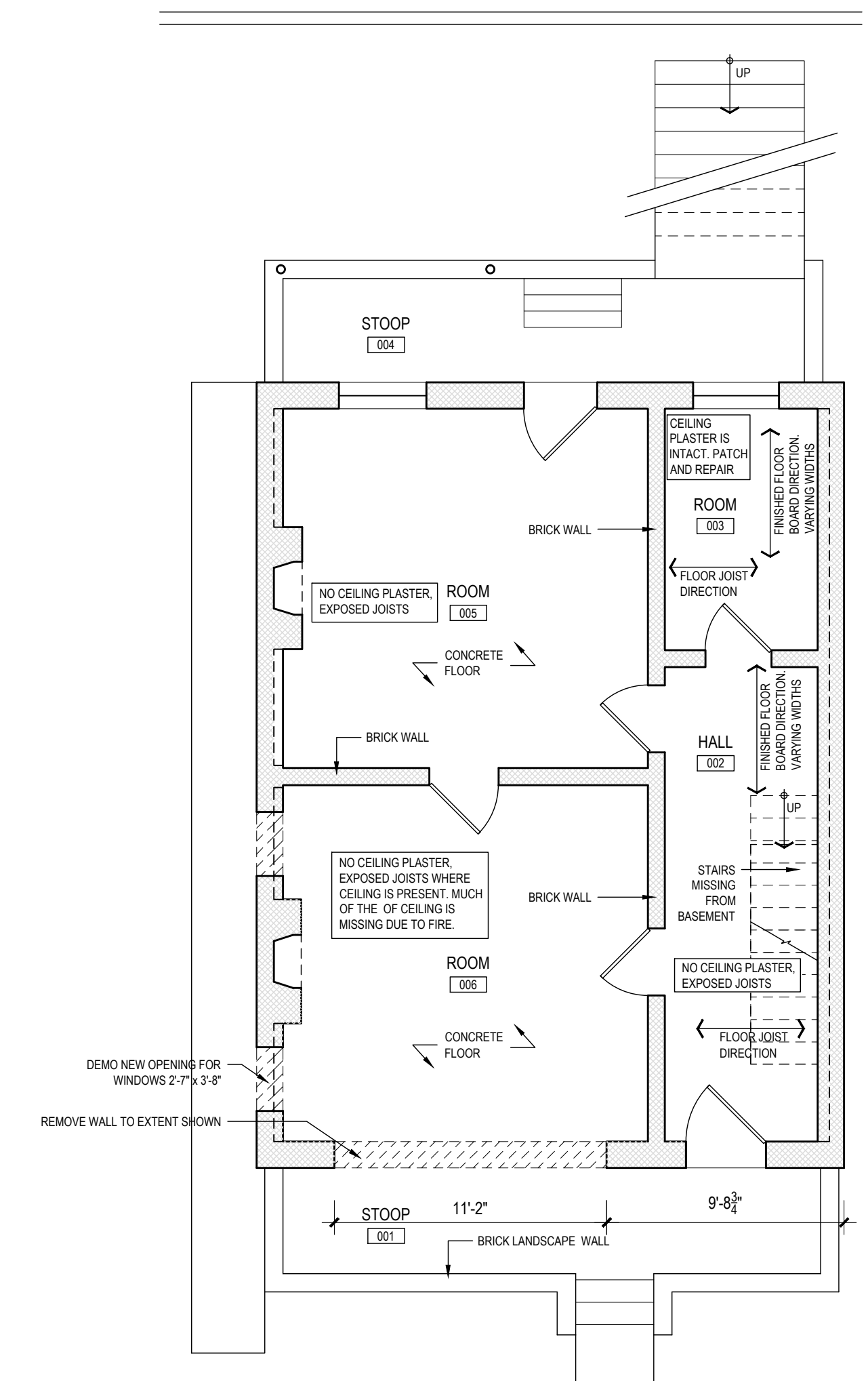
DEMO REAR ELEVATION **D4**
NTS



DEMO SECOND FLOOR PLAN **D3**
NTS



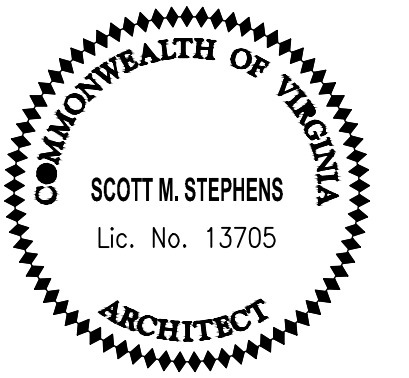
DEMO FIRST FLOOR PLAN **D2**
NTS



DEMO BASEMENT FLOOR PLAN **D1**
NTS

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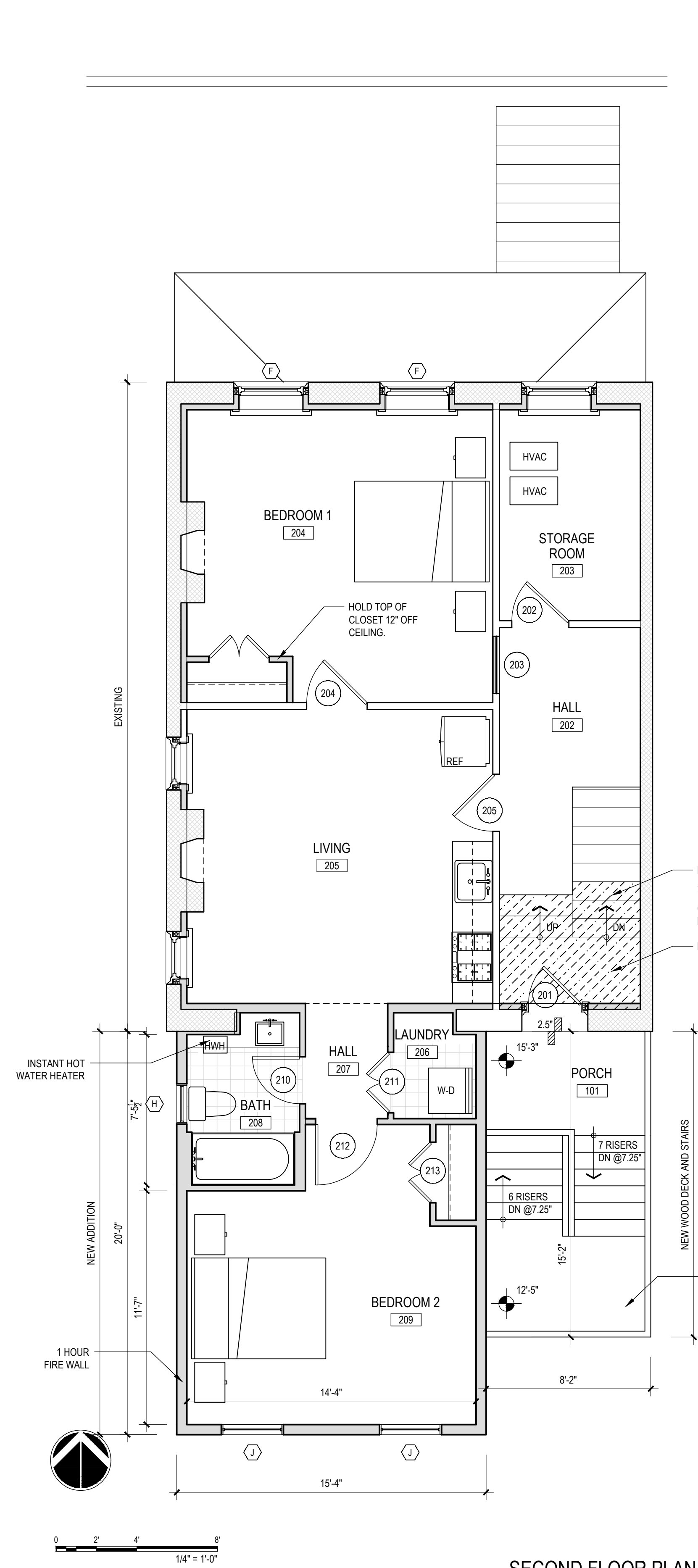
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DEMO PLANS AND ELEVATIONS

SHEET NO.

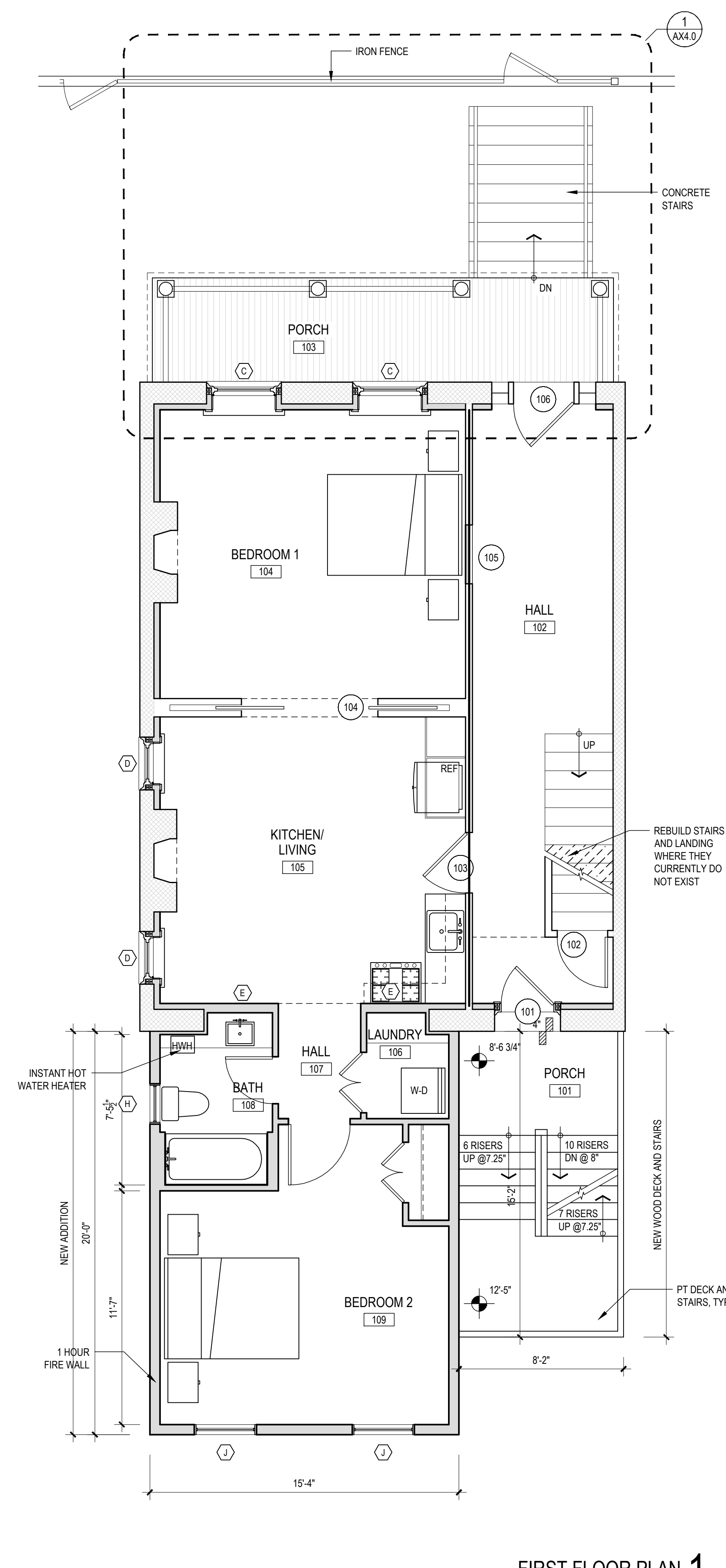
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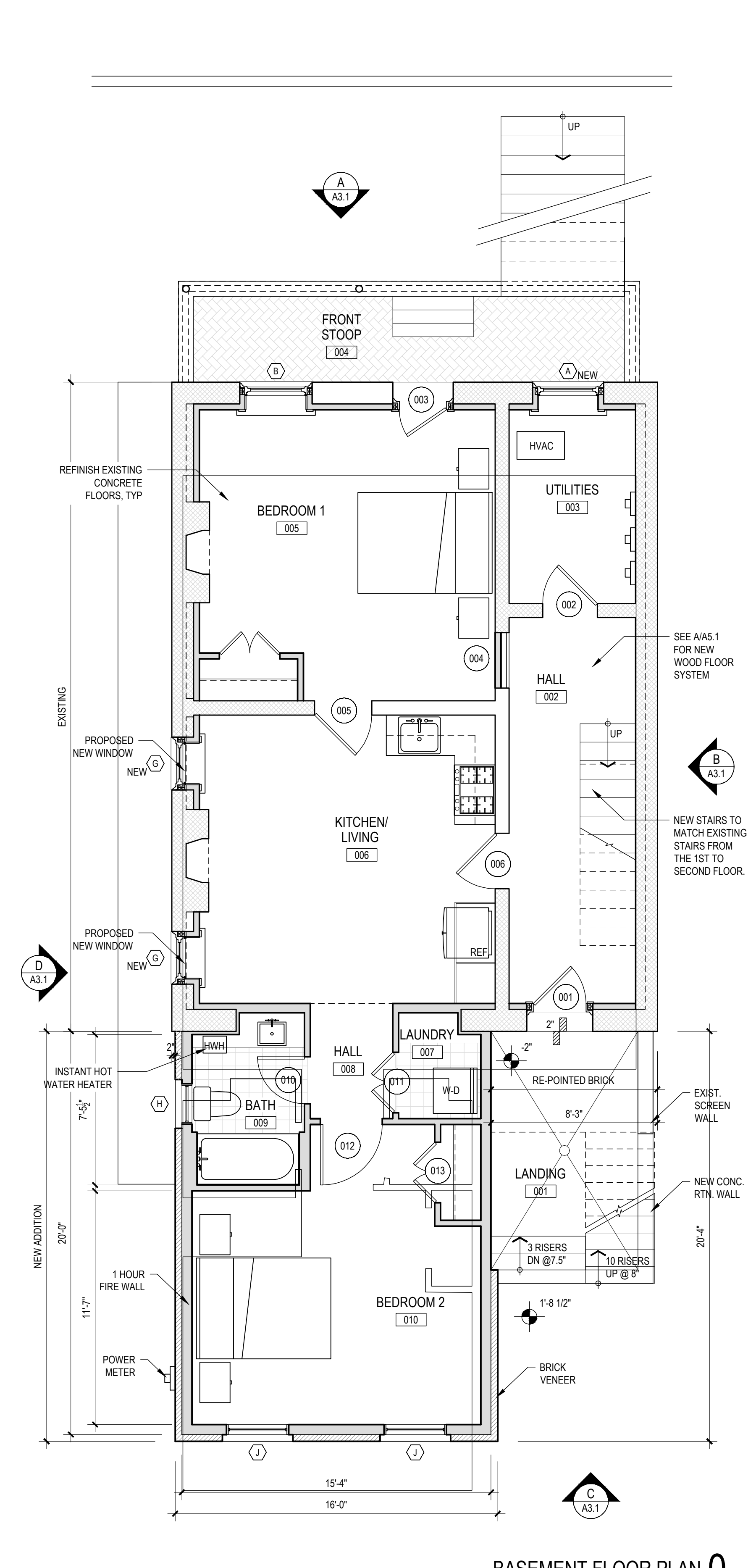
NOTE:
REFINISH WOOD FLOORS, REPLACE DAMAGED
OR ROTTEN BOARDS WITH LIKE MATERIALS



SECOND FLOOR PLAN 2
1/4" = 1'-0"



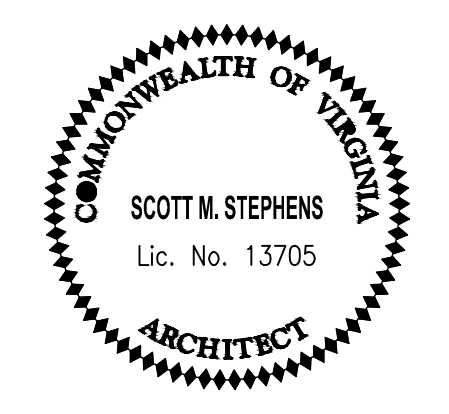
FIRST FLOOR PLAN 1
1/4" = 1'-0"



BASEMENT FLOOR PLAN 0
1/4" = 1'-0"



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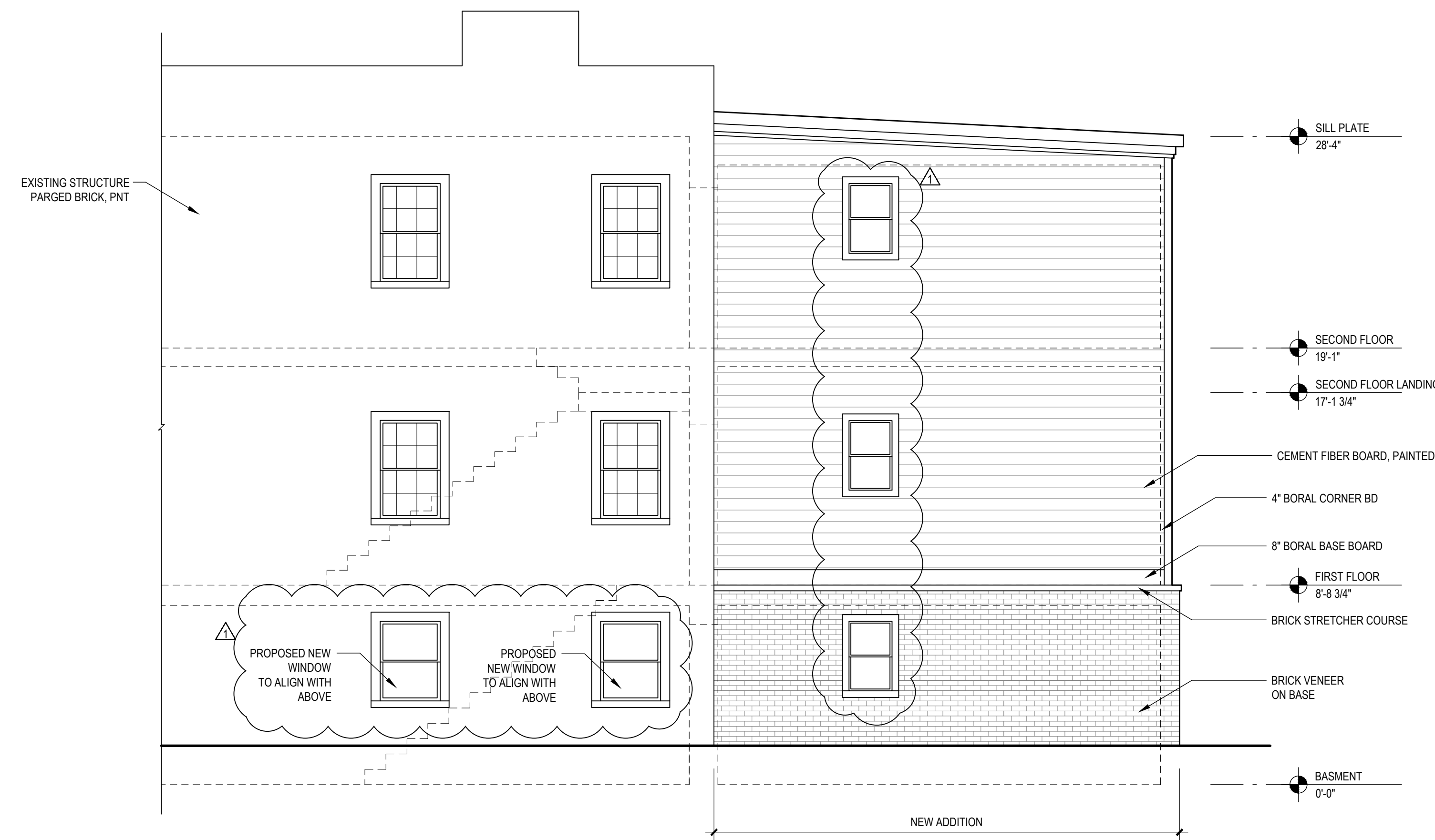
PROJECT NO.

SHEET TITLE
PROPOSED FLOOR PLANS

SHEET NO.

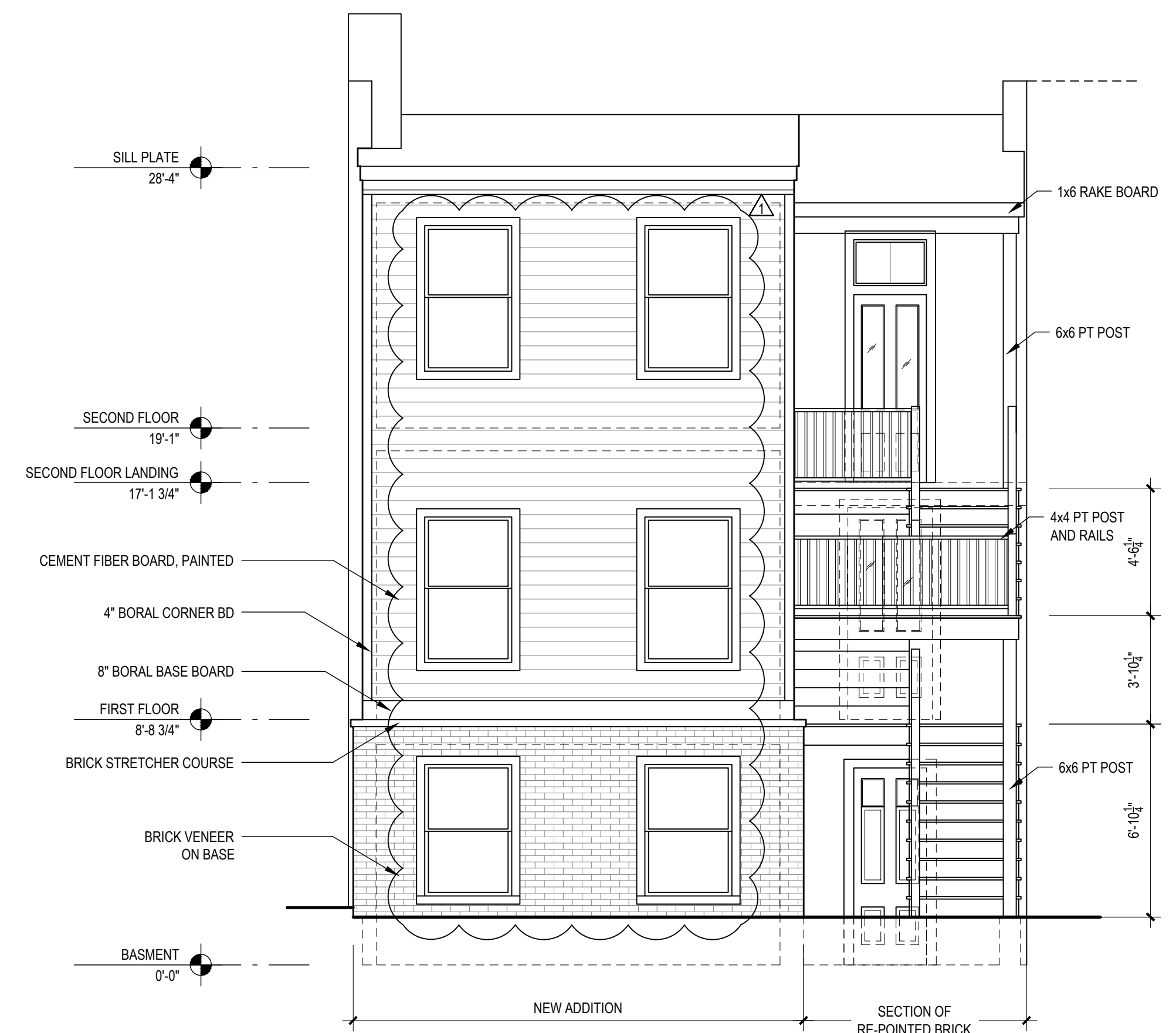
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NOT FOR CONSTRUCTION



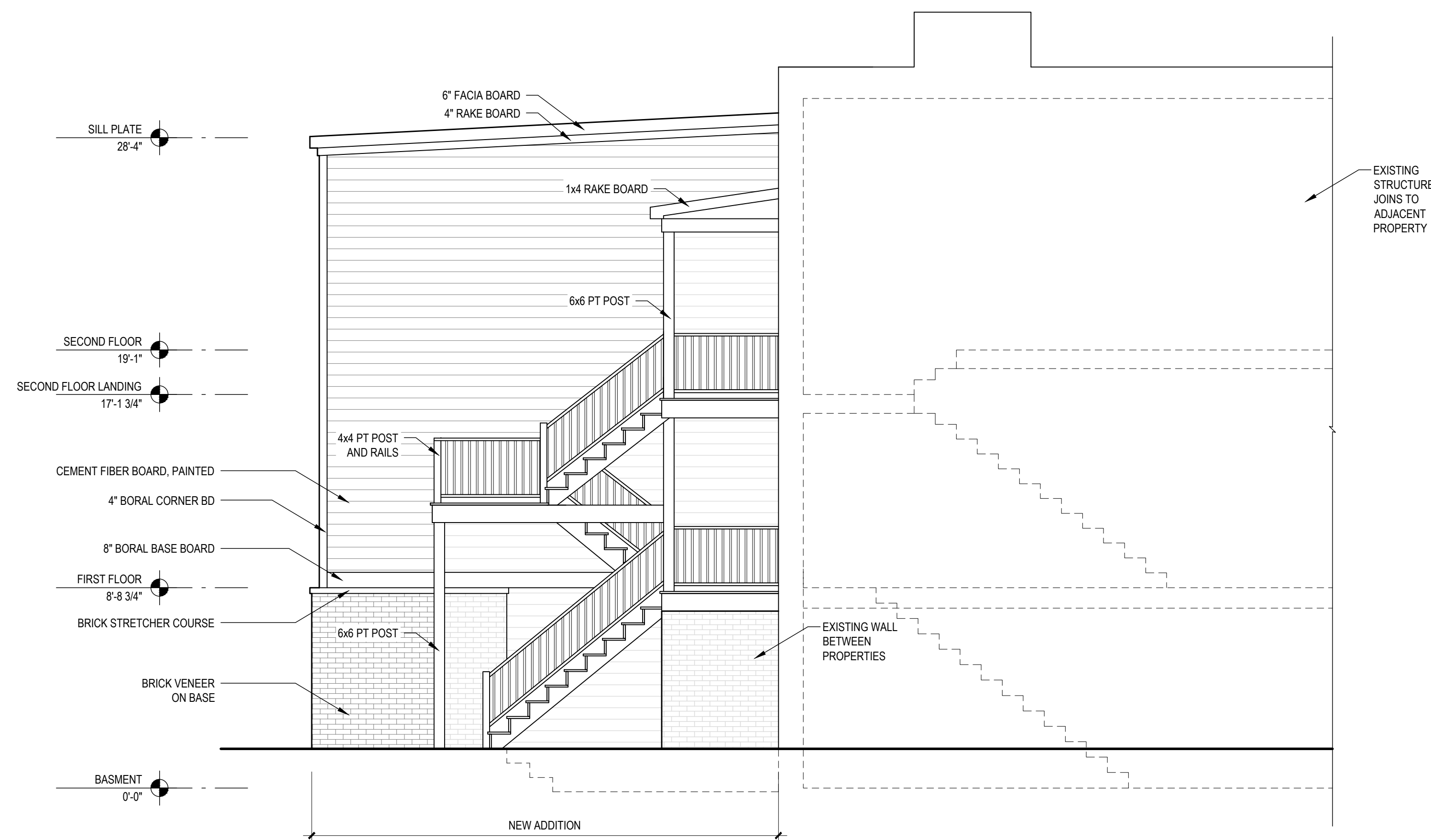
SIDE ELEVATION D

1/4" = 1'-0"



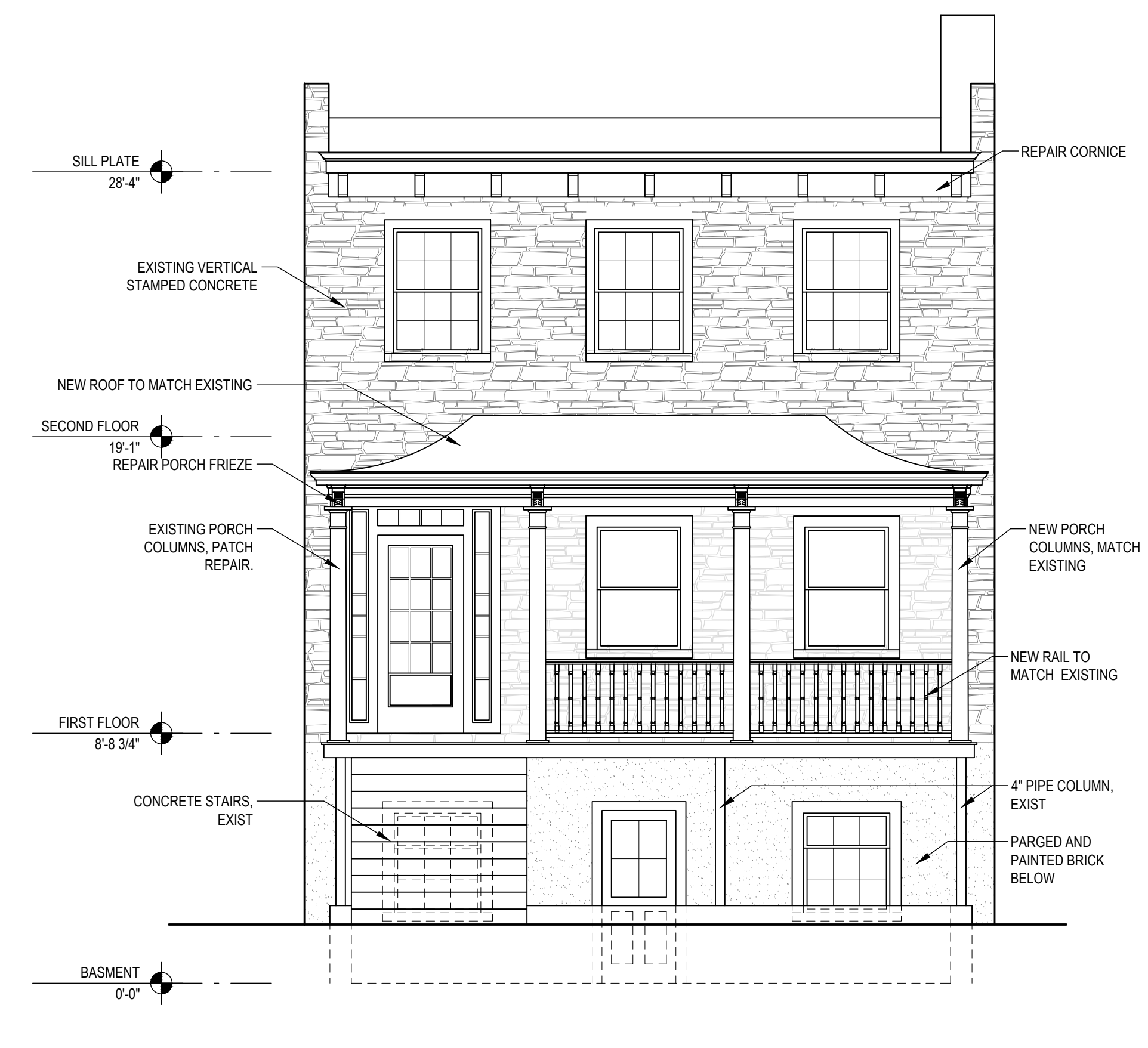
REAR ELEVATION C

1/4" = 1'-0"



SIDE ELEVATION B

1/4" = 1'-0"

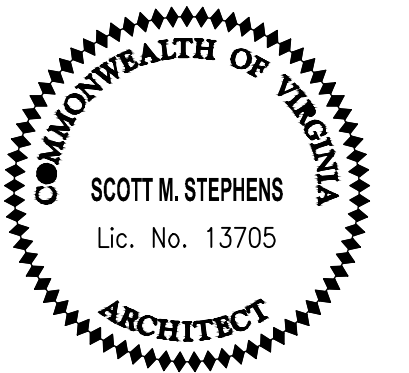


FRONT ELEVATION A

1/4" = 1'-0"

SMS ARCHITECTS

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8903 GLENMORE RD - RICHMOND, VA - 23229



PROJECT TITLE

IQBAL PROPERTIES
511 WEST MARSHAL STREET
RICHMOND, VA 23220
CITY OF RICHMOND

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DATE
FEBRUARY 19, 2019

PROJECT NO.

SHEET TITLE
PROPOSED ELEVATIONS

SHEET NO.

A3.0

NOT FOR CONSTRUCTION

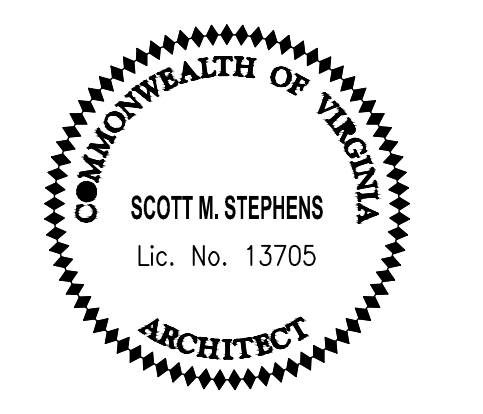


EXISTING DOOR SCHEDULE					
DR #	DOOR		FRAME		REMARKS
	SIZE (W x H)	MAT'L	GLASS	MT'L	
BASEMENT FLOOR					
001	2'-9.75" x 7'-11.5"	WD	YES	WD	EXTERIOR, HINGED, 2/2 PANELS. UPPER PANELS MODIFIED TO ACCOMMODATE WINDOWS. DOOR IN POOR SHAPE. PROPOSE TO REPLACE DOOR IN SIMILAR STYLE IN KEEPING WITH EXISTING DWELLING.
002	2'-9.5" x 7'-10.5"	WD	*	WD	INTERIOR, HINGED, 2/2 PANELS, GOOD CONDITION, PATCH REPAIR, REPAINT
003	3'-0" x 6'-4"	WD	YES	WD	EXTERIOR, HINGED, 1/2 GLASS UPPER WITH 4 PANEL GLASS, 2 VERTICLES PANELS LOW. PATCH REPAIR, REPAINT
004	2'-9.5" x 7'-10.5"	WD	*	WD	INTERIOR, HINGED, 2/2 PANELS, GOOD CONDITION. PATCH REPAIR, REPAINT
005	2'-9.5" x 7'-10.5"	WD	*	WD	INTERIOR, HINGED, 2/2 PANELS, GOOD CONDITION. PATCH REPAIR, REPAINT
006	2'-9.5" x 7'-10.5"	WD	*	WD	INTERIOR, HINGED, 2/2 PANELS, GOOD CONDITION. PATCH REPAIR, REPAINT
010	2'-4" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF
011	(2) 1'-6" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF
012	3'-0" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF
013	(2) 1'-6" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF
FIRST FLOOR					
101	CANNOT VERIFY	WD	*	WD	NO DOOR PRESENT, PROPOSE TO REPLACE DOOR IN SIMILAR STYLE IN KEEPING WITH EXISTING DWELLING.
102	2'-10" x 6'-4"	WD	*	WD	INTERIOR, HINGED, 2/2 PANELS, GOOD CONDITION. PATCH REPAIR, REPAINT
103	3'-0" x 8'-2.5"	WD	*	WD	INTERIOR HINGED, FULL LIGHT WITH 15 DIVIDED LIGHTS. GOOD CONDITION. PATCH REPAIR, REPAINT
104	(2) 3'-0" x 7'-10"	WD	*	WD	INTERIOR POCKET DOUBLE DOORS. 2/2 PANEL. DOOR SIN GOOD CONDITION, TRACKS NEED TO BE REPAIRED OR REPLACED. PATCH REPAIR, REPAINT
105	3'-0" x 8'-2.5"	WD	*	WD	INTERIOR HINGED, FULL LIGHT WITH 15 DIVIDED LIGHTS. GOOD CONDITION. PATCH REPAIR, REPAINT
106	3'-0" x 7'-11"	WD	YES	WD	EXTERIOR, HINGED WITH SIDELIGHTS AND TRANSOM. DOOR HAS BEEN REPAIRED. SHOULD BE A FULL LIGHT DOOR WITH 15 DIVIDED LIGHTS. BOTTOM ROW OF WINDOWS BROKEN OUT AND REPLACED WITH PLYWOOD.
110	2'-4" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF
111	(2) 1'-6" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF
112	3'-0" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF
113	(2) 1'-6" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF
SECOND FLOOR					
201	CANNOT VERIFY	WD	*	WD	EXTERIOR, HINGED, 2/2 PANELS, TRANSOM ABOVE, TOP 2 PANELS ARE GLASS. CANNOT GET CLOSE ENOUGH TO DOOR TO ACCESS CONDITION, DIMENSION, PATCH REPAIR, REPAINT.
202	2'-9.5" x 7'-11.5"	WD	*	WD	INTERIOR, HINGED, 2/2 PANELS, GOOD CONDITION. PATCH REPAIR, REPAINT
203	2'-9.5" x 7'-11.5"	WD	*	WD	INTERIOR, HINGED, 2/2 PANELS, GOOD CONDITION. PATCH REPAIR, REPAINT
204	2'-9.5" x 7'-11.5"	WD	*	WD	INTERIOR, HINGED, 2/2 PANELS, GOOD CONDITION
205	2'-9.5" x 7'-11.5"	WD	*	WD	INTERIOR, HINGED, 2/2 PANELS, GOOD CONDITION. PATCH REPAIR, REPAINT
206	NO DATA	WD	*	WD	NO DOOR PRESENT.
110	2'-4" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF
111	(2) 1'-6" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF
112	3'-0" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF
113	(2) 1'-6" x 6'-8"	WD	*	WD	NEW INTERIOR DOOR, 1/1 PANEL, MDF

EXISTING DOOR DIAGRAMS
1/4" = 1'-0"



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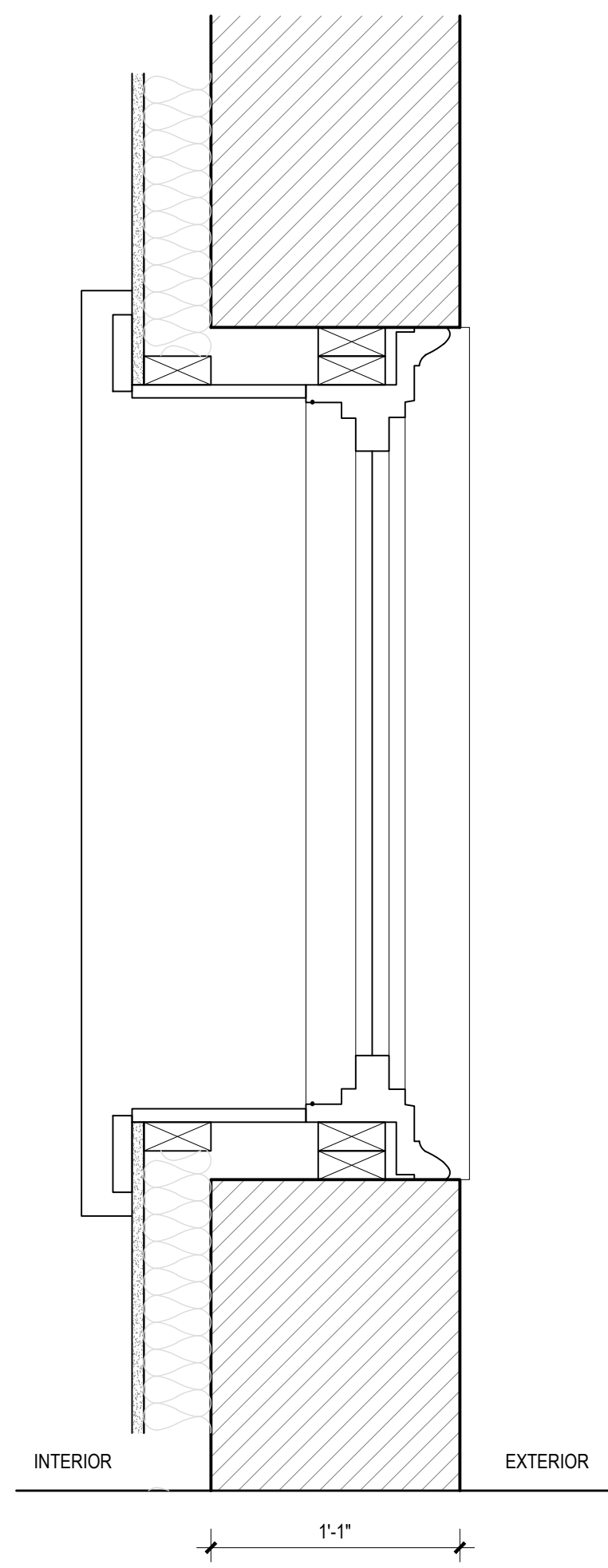
SHEET TITLE
EXISTING AND NEW DOOR SCHEDULE

SHEET NO.

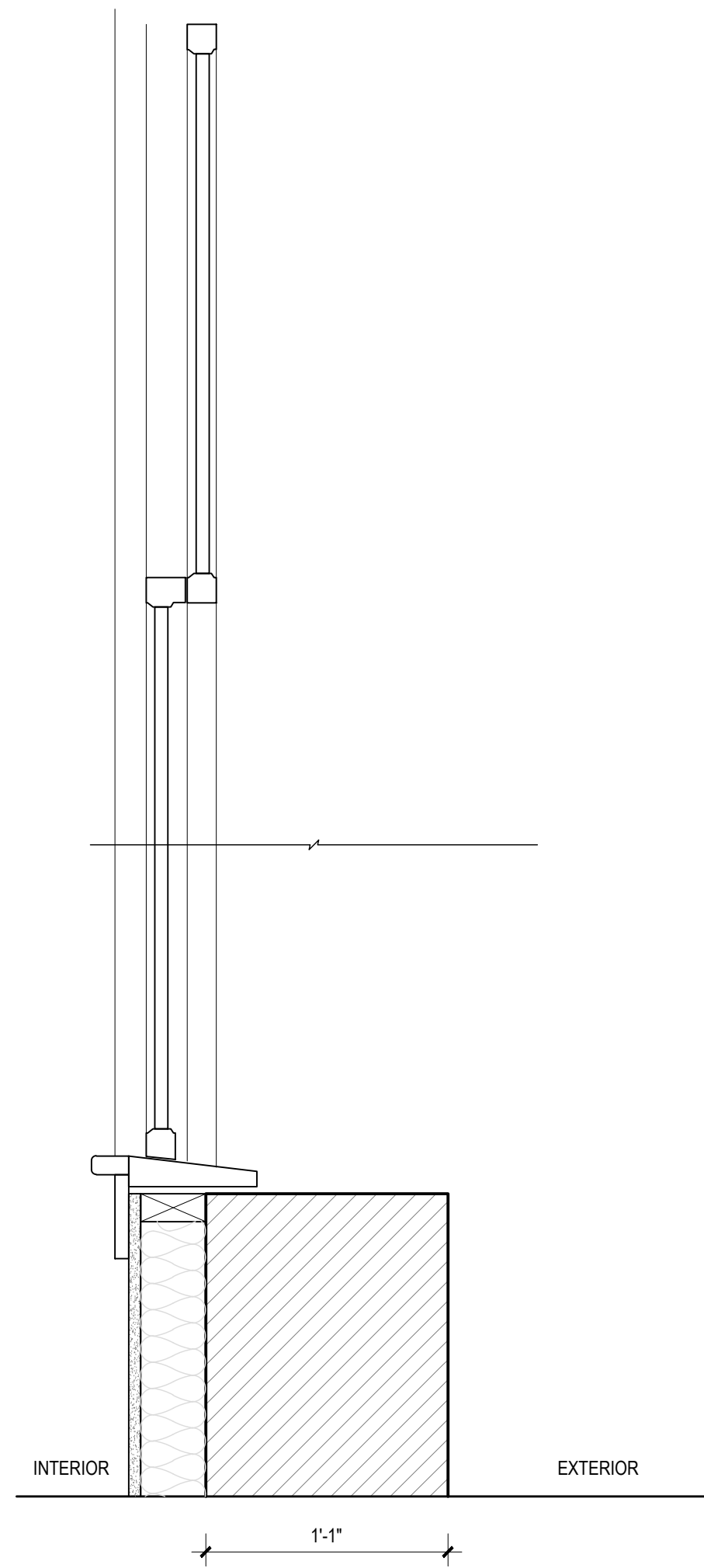
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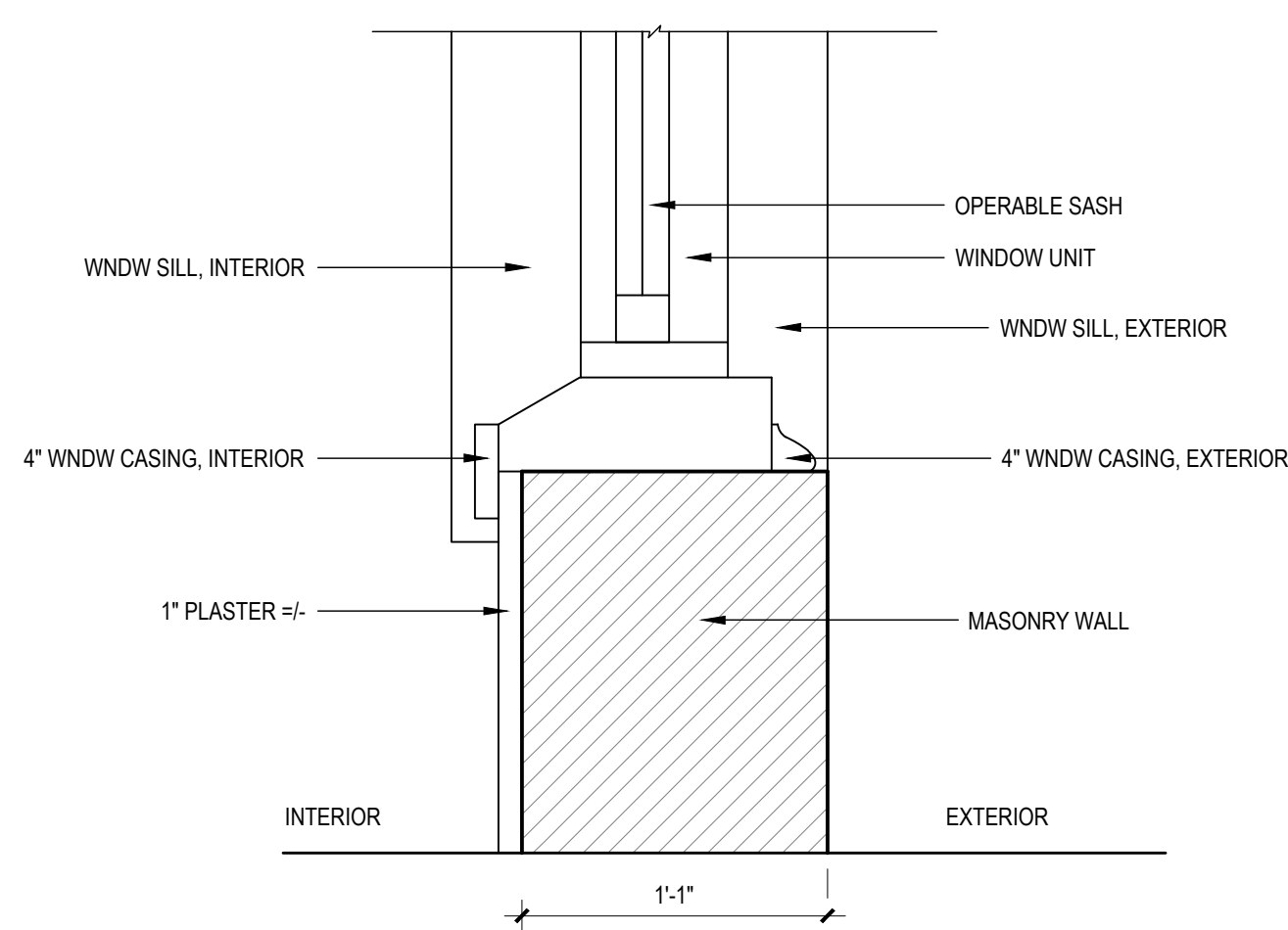
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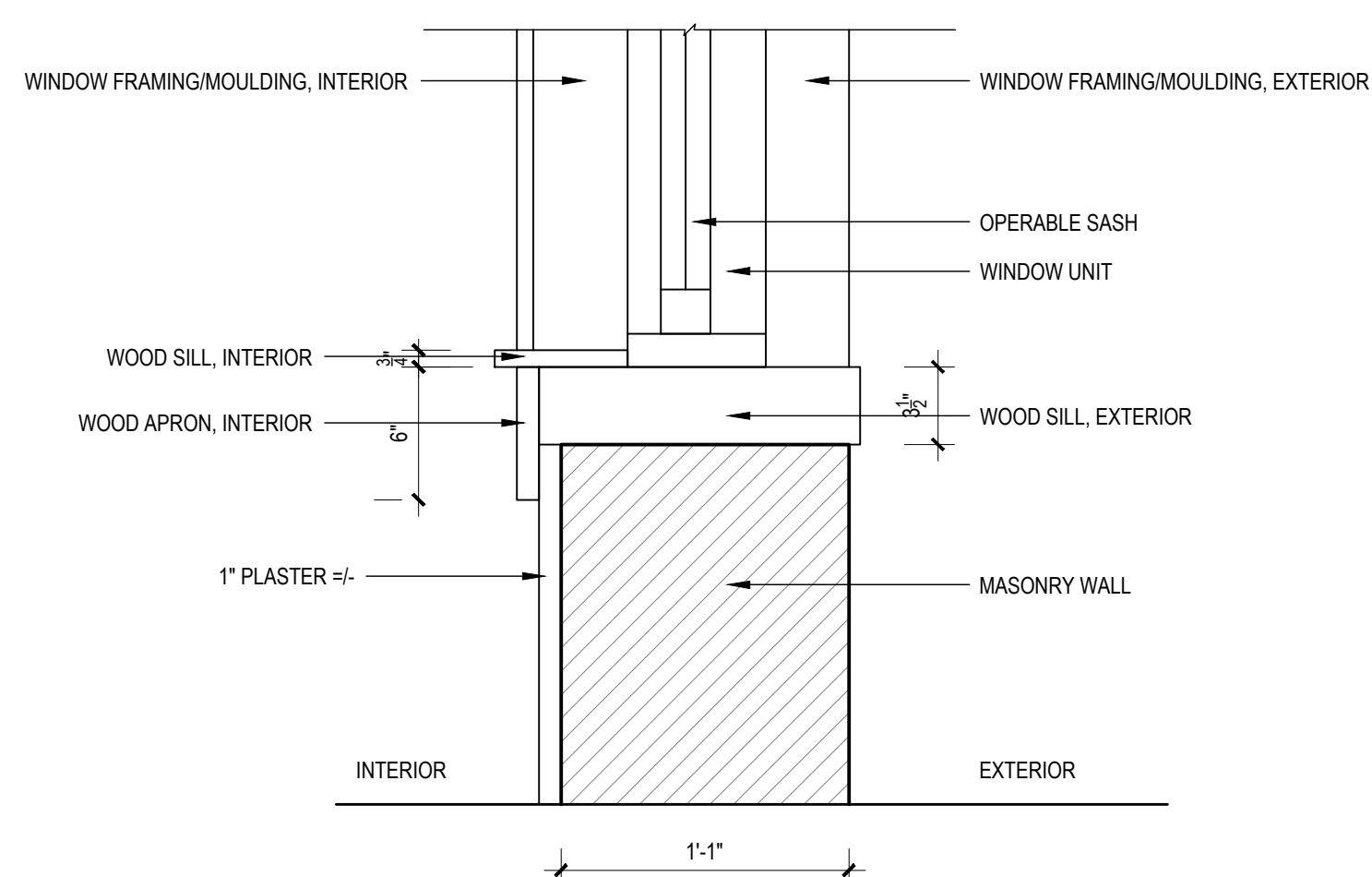
NEW WINDOW JAMB 4
1/12" = 1'-0"



NEW WINDOW SILL 3
1/12" = 1'-0"

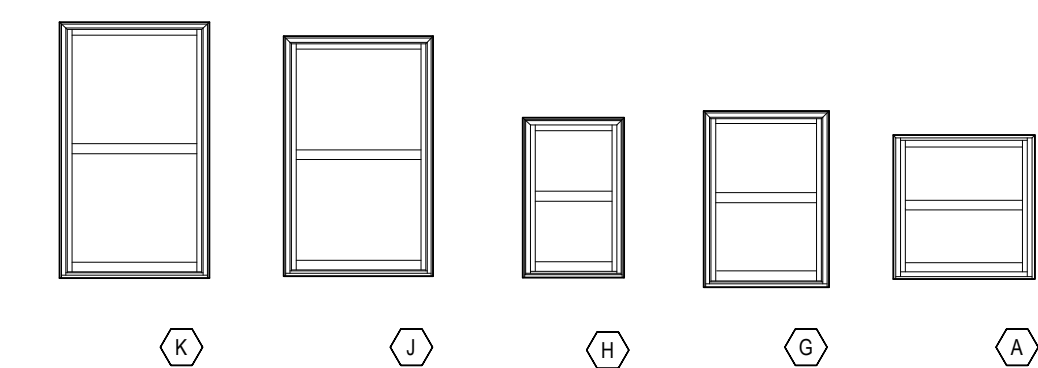


EXISTING WINDOW JAMB 2
1/12" = 1'-0"

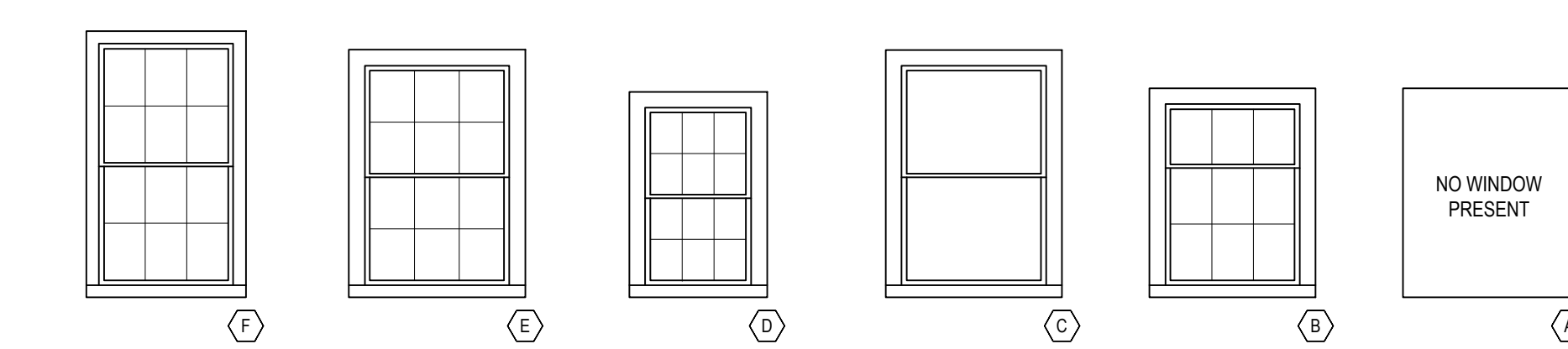


EXISTING WINDOW SILL 1
1/12" = 1'-0"

EXISTING WINDOW SCHEDULE										REMARKS
WDW	R.O. SIZE (W x H)	SPECIFICATION	LOCATION	TYPE	DL PATTERN	MULLION	MATL	TRIM	GLASS	
A	3'-0" x 3'-1"	SWD3536	003	DH	3/3	SDL	WD	WD	**	ROOM: 003: WINDOW NO LONGER PRESENT. ASSUMPTION IS A 3/3 DIVIDED LIGHT PATTERN. SPECIFIED NEW WOOD WINDOW
B	3'-4" x 4'-6"	SEE REMARKS	005, 006	DH	3/6	SDL	WD	WD	**	ROOM 005: PATCH AND REPAIR WINDOW, INTERIOR AND EXTERIOR TRIM WITH LIKE MATERIALS AND STYLE. ROOM 006: RIGHT SIDE WINDOW NOT PRESENT. LEFT SIDE WINDOW IN POOR CONDITION. WINDOWS TO BE DEMO'D TO ALLOW ACCESS TO NEW ADDITION IN REAR OF DWELLING.
C	3'-7" x 5'-5"	SEE REMARKS	104	DH	1/1	SDL	WD	WD	**	ROOM 104: PATCH AND REPAIR WINDOW, INTERIOR AND EXTERIOR TRIM WITH LIKE MATERIALS AND STYLE. ROOM 205: PATCH AND REPAIR WINDOW, INTERIOR AND EXTERIOR TRIM WITH LIKE MATERIALS AND STYLE.
D	2'-7" x 4'-5"	SEE REMARKS	105, 205	DH	6/6	SDL	WD	WD	**	ROOM 105 SIDE WALL: PATCH AND REPAIR WINDOW, INTERIOR AND EXTERIOR TRIM WITH LIKE MATERIALS AND STYLE.
E	3'-7" x 5'-5"	SEE REMARKS	105	DH	6/6	SDL	WD	WD	**	WINDOWS MISSING IN REAR WALL ASSUMPTION MADE THAT THE WINDOWS HAD DIVIDED LIGHTS SINCE ONLY REMAINING WINDOW HAD DIVIDED LIGHTS. THE SIZE WAS ALSO ASSUMED BY COUNTING BRICKS AND COMPARING TO FRONT ROOM ON FIRST FLOOR. COULD NOT MEASURE SINCE THERE IS NOT A FLOOR IN THIS AREA DUE TO FIRE DAMAGE. WINDOWS TO BE DEMO'D TO ALLOW ACCESS TO NEW ADDITION IN REAR OF DWELLING.
F	3'-4" x 6'-0"	SEE REMARKS	204, 205	DH	6/6	SDL	WD	WD	**	ROOM 204: PATCH AND REPAIR WINDOW, INTERIOR AND EXTERIOR TRIM WITH LIKE MATERIALS AND STYLE. ROOM 205: WINDOWS MISSING IN REAR WALL ASSUMPTION MADE THAT THE WINDOWS HAD DIVIDED LIGHTS SINCE ONLY REMAINING WINDOW HAD DIVIDED LIGHTS. THE SIZE WAS ALSO ASSUMED BY COUNTING BRICKS AND COMPARING TO FRONT ROOM ON FIRST FLOOR. COULD NOT MEASURE SINCE THERE IS NOT A FLOOR IN THIS AREA DUE TO FIRE DAMAGE. WINDOWS TO BE DEMO'D TO ALLOW ACCESS TO NEW ADDITION IN REAR OF DWELLING.
G	2'-7" x 3'-8"	SCD3144	006	DH	1/1	SDL	CLAD	WD	**	NEW WINDOW
H	2'-1" x 3'-4"	SCD2540	009, 108, 208	DH	1/1	SDL	CLAD	WD	TMPRD	NEW WINDOW
J	3'-1" x 4'-8"	SCD3756	010	DH	1/1	SDL	CLAD	WD	TMPRD	NEW WINDOW, EGRESS
K	3'-1" x 5'-4"	SCD3764	109, 209	DH	1/1	SDL	CLAD	WD	TMPRD	NEW WINDOW, EGRESS
ALL NEW WINDOWS TO BE ALUMINIUM CLAD WOOD.										
ALL EXISTING WINDOWS TO BE PATCHED AND REPAIRED IF POSSIBLE. WHERE PATCH AND REPAIR IS NOT POSSIBLE, A NEW ALL WOOD WINDOW WITH SIMILAR IF NOT EXACT DETAILING TO THE ORIGINAL WINDOWS TO BLEND WITH THE HISTORIC FABRIC OF THE EXISTING DWELLING.										
JELD-WEN SITELINE WOOD WINDOW USED IN ORIGINAL DWELLING WHERE WINDOWS ARE REPLACED										
JELD-WEN SITELINE CLAD WOOD WINDOW USED IN ADDITION										



NEW WINDOW PROFILES
1/4" = 1'-0"



EXISTING WINDOW PROFILES
1/4" = 1'-0"

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COMMONWEALTH OF VIRGINIA
SCOTT M. STEPHENS
Lic. No. 13705
ARCHITECT

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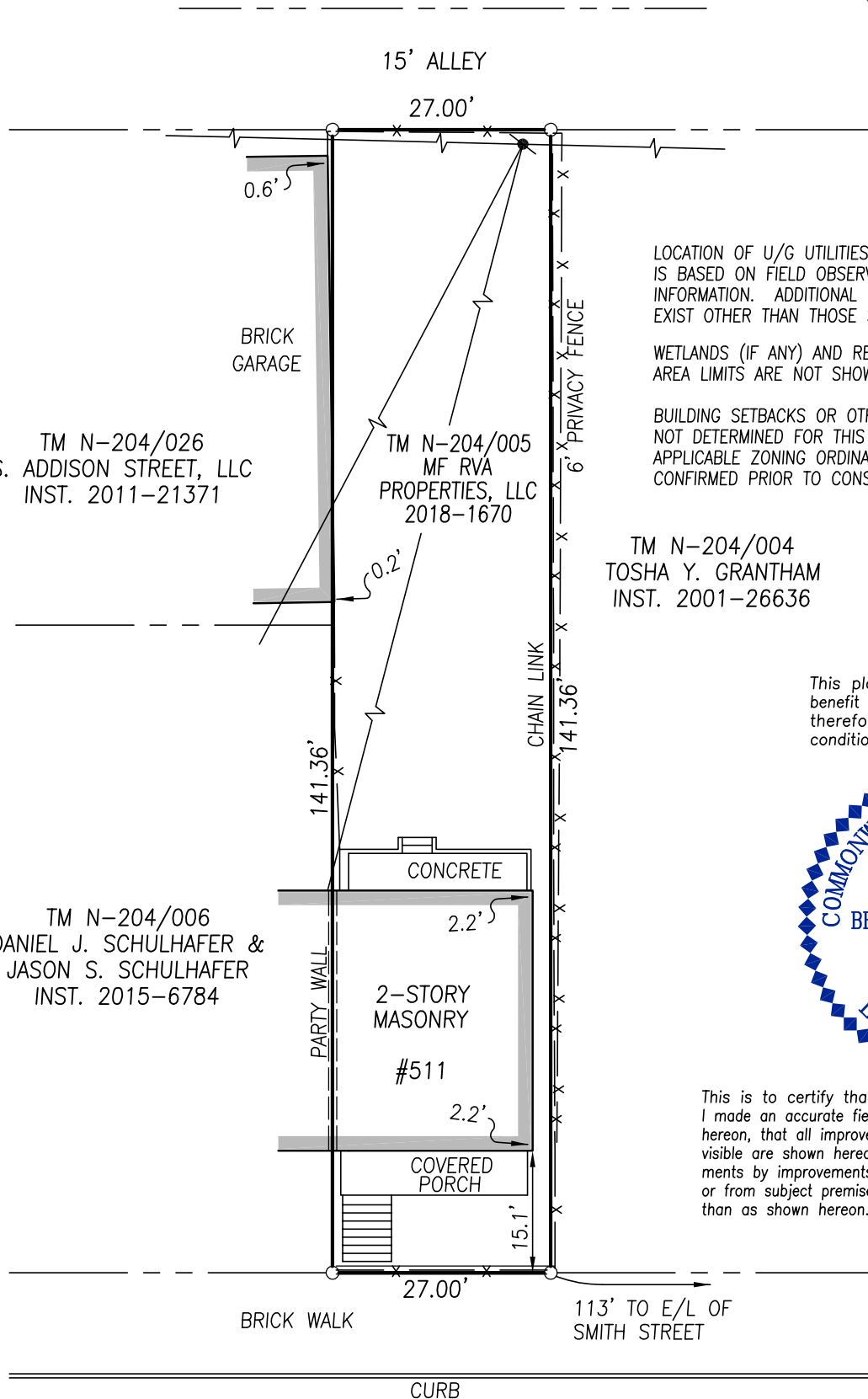
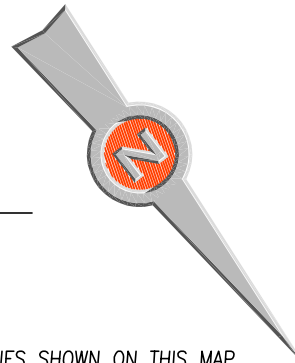
DATE
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PROJECT NO.

SHEET TITLE
EXISTING AND NEW WINDOW SCHEDULE

SHEET NO.
A5.2

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TM N-204/026
S. ADDISON STREET, LLC
INST. 2011-21371

TM N-204/005
MF RVA
PROPERTIES, LLC
2018-1670

TM N-204/004
TOSHA Y. GRANTHAM
INST. 2001-26636

TM N-204/006
DANIEL J. SCHULHAFFER &
JASON S. SCHULHAFFER
INST. 2015-6784

LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

This plat was prepared without the benefit of a title report and may not, therefor, indicate all easements or conditions affecting subject property.



This is to certify that on 11/21/18
I made an accurate field survey of the premises shown hereon, that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than as shown hereon.

**SURVEY SHOWING IMPROVEMENTS
ON PROPERTY LOCATED AT
511 WEST MARSHALL STREET
CITY OF RICHMOND, VIRGINIA**



Bruce Robertson Land Surveying, P.C.

P.O. Box 35311 Richmond, Virginia Phone/Fax (804)330-2801

Date: 11/26/18
Scale: 1"=20'

JN 18205