



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

March 12, 2024

Watchtower Homes
3912 Seminary Avenue
Richmond, VA 23227

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: BZA 12-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, April 3, 2024 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a new single-family (attached) dwelling at 3222 N STREET (Tax Parcel Number E000-0806/014), located in an R-6 (Single-Family Attached Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **366 362 224#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2024 drop-down, click meeting details for April 3, 2024 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Ali Syed Ahsan Jr
726 N 33rd St
Richmond, VA 23223

Barford Jessie
718 N 33rd St
Richmond, VA 23223

Belcher Jonathan And Edwards
Adrienne
813.5 North 33rd St
Richmond, VA 23223

Cameron Johnnie L Jr Trust And
Virginia C Cameron Trust
4900 St Barnabas Rd
Temple Hill, MD 20748

Crewe Charlotte Hewlett
803 N 33rd Street
Richmond, VA 23223

Johnson Bart J And O'neil Elizabeth Ann
719 N 33rd St
Richmond, VA 23223

Johnson Robert L Revocable Trust Trs
812 N 33rd St
Richmond, VA 23223

Jones Christopher B & Dana R
720 N 33rd St
Richmond, VA 23223

Jones Meldon D & Stubbins Q L &
Jenkins-jones Meldon D
3215 N Street
Richmond, VA 23223

Liles Chris P
3127 Griffin Ave
Richmond, VA 23222

Nelms Wesley And Michelle Family
Trust Co Trustees
9337 Guenevere Pl
Mechanicsville, VA 23116

Orourke Ryan James And Sager
Maggie Saxe
813 N 33rd St
Richmond, VA 23223

Randolph Homes Llc
107 S 1st St
Richmond, VA 23219

Richmond Redevelopment And
Housing Authority
600 E Broad St 4th Fl
Richmond, VA 23219

Rodriguez Anthony Junior
3214 N St
Richmond, VA 23223

Rva Rental Group Llc
Po Box 25989
Richmond, VA 23260

Stubbins Meldon And Quentin
3213 North St
Richmond, VA 23223

Tartakovsky Steve
Po Box 25989
Richmond, VA 23260

Tattershall Holdings Llc
101 Poe St #31
Richmond, VA 23222

Thirty First Sreeet Baptist Church Trs
823 N 31st St
Richmond, VA 23223

Tucker Zachary Michael
722 N 33rd St
Richmond, VA 23223

Wright Thomas A & Alice M
810 N 33rd St
Richmond, VA 23223

Property: 3222 N St **Parcel ID:** E0000806014**Parcel**

Street Address: 3222 N St Richmond, VA 23223-
Owner: WATCHTOWER HOMES AND CONSTRUCTION LLC
Mailing Address: 3912 SEMINARY AVE, RICHMOND, VA 23227
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$70,000
Improvement Value:
Total Value: \$70,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 1329
Acreage: 0.031
Property Description 1: 0020.06X0067.00 IRG0000.000
State Plane Coords(?): X= 11799732.395090 Y= 3719007.536774
Latitude: 37.53179518 , **Longitude:** -77.40736859

Description

Land Type: Residential Lot B
Topology:
Front Size: 20
Rear Size: 67
Parcel Square Feet: 1329
Acreage: 0.031
Property Description 1: 0020.06X0067.00 IRG0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11799732.395090 Y= 3719007.536774
Latitude: 37.53179518 , **Longitude:** -77.40736859

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$70,000	\$0	\$70,000	Reassessment
2023	\$70,000	\$0	\$70,000	Reassessment
2022	\$50,000	\$0	\$50,000	Reassessment
2021	\$40,000	\$0	\$40,000	Reassessment
2020	\$40,000	\$0	\$40,000	Reassessment
2019	\$35,000	\$0	\$35,000	Reassessment
2018	\$18,000	\$0	\$18,000	Reassessment
2017	\$18,000	\$0	\$18,000	Reassessment
2016	\$18,000	\$0	\$18,000	Reassessment
2015	\$10,000	\$0	\$10,000	Reassessment
2014	\$10,000	\$0	\$10,000	Reassessment
2013	\$10,000	\$0	\$10,000	Reassessment
2012	\$10,000	\$0	\$10,000	Reassessment
2011	\$10,000	\$0	\$10,000	CarryOver
2010	\$10,000	\$0	\$10,000	Reassessment
2009	\$9,700	\$0	\$9,700	Reassessment
2008	\$9,700	\$0	\$9,700	Reassessment
2007	\$9,700	\$0	\$9,700	Reassessment
2006	\$6,900	\$0	\$6,900	Reassessment
2005	\$3,700	\$0	\$3,700	Reassessment
2004	\$3,200	\$0	\$3,200	Reassessment
2003	\$3,200	\$0	\$3,200	Reassessment
2002	\$3,100	\$0	\$3,100	Reassessment
1998	\$3,000	\$0	\$3,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/29/2023	\$160,000	GREEN JONAH	ID2023-17694	2 - INVALID SALE-Sale Includes Multiple Parcels
09/15/2016	\$15,250	3222 N TRUST	ID2016-17983	2 - INVALID SALE-DO NOT USE
08/18/2016	\$0	3222 N TRUST	ID2016-16029	2 - INVALID SALE-Relation Between Buyer/Seller
03/16/2015	\$4,000	POE WILLIE E & ANGELYN C	ID2015-4112	2 - INVALID SALE-DO NOT USE
03/23/1970	\$3,000	Not Available	00663-B0668	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1064
City Neighborhood Code: CHN
City Neighborhood Name: Church Hill North
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	3016	0209003	020900
1990	308	0209003	020900

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 110A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

Council District: 7
Voter Precinct: 705
State House District: 79
State Senate District: 14
Congressional District: 4

Property Images

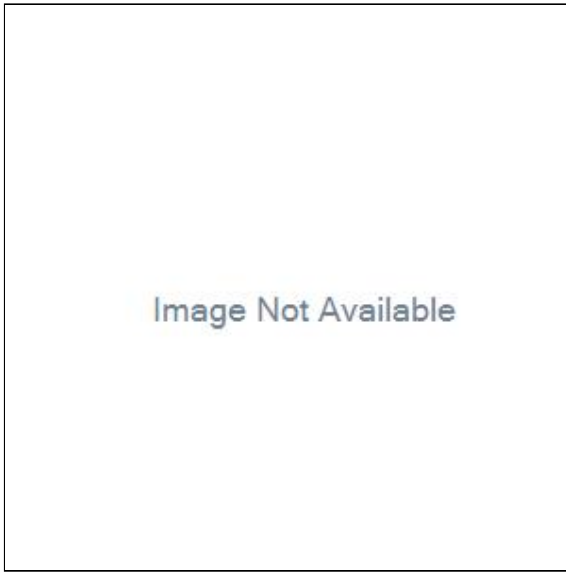
Name:E0000806014 Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY Watchtower Homes **PHONE: (Home) () (Mobile) ()**

OWNER: 3912 Seminary Avenue **FAX: () (Work) ()**

(Name/Address) Richmond, VA 23227 **E-mail Address:** _____

OWNER'S REPRESENTATIVE:

(Name/Address) Baker Development Resources **PHONE: (Home) () (Mobile) (804) 874-6275**

Mark Baker **FAX: () (Work) ()**

530 East Main Street, Suite 730 **E-mail Address:** markbaker@bakerdevelopmentresources.com

Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 3222 N Street

TYPE OF APPLICATION: ☒ **VARIANCE** ☐ **SPECIAL EXCEPTION** ☐ **OTHER** _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5 (2) a., 30-630.1 (a) (1), & 30-630.2 (b) (1)

APPLICATION REQUIRED FOR: A building permit to construct a single-family attached dwelling

TAX PARCEL NUMBER(S): E000-0806/014 **ZONING DISTRICT:** R-6 (SINGLE-FAMILY ATTACHED RESIDENTIAL)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard requirement is not met. A front yard of seven feet (7') is required; 3.56 feet is proposed.

DATE REQUEST DISAPPROVED: February 16, 2023 **FEE WAIVER: YES ☐ NO: ☒**

DATE FILED: February 23, 2023 **TIME FILED:** 8:15 a.m. **PREPARED BY:** Matthew West **RECEIPT NO.** BZAR-143796-2024

AS CERTIFIED BY: [Signature] **(ZONING ADMINISTRATOR)**

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**

SECTION 15.2 -2309.2 ☒ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) _____ **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

TO BE COMPLETED BY APPLICANT

I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter ☐

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 3/12/24

*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***

CASE NUMBER: BZA 12-2024 **HEARING DATE:** April 3, 2024 **AT** 1:00 **P.M.**

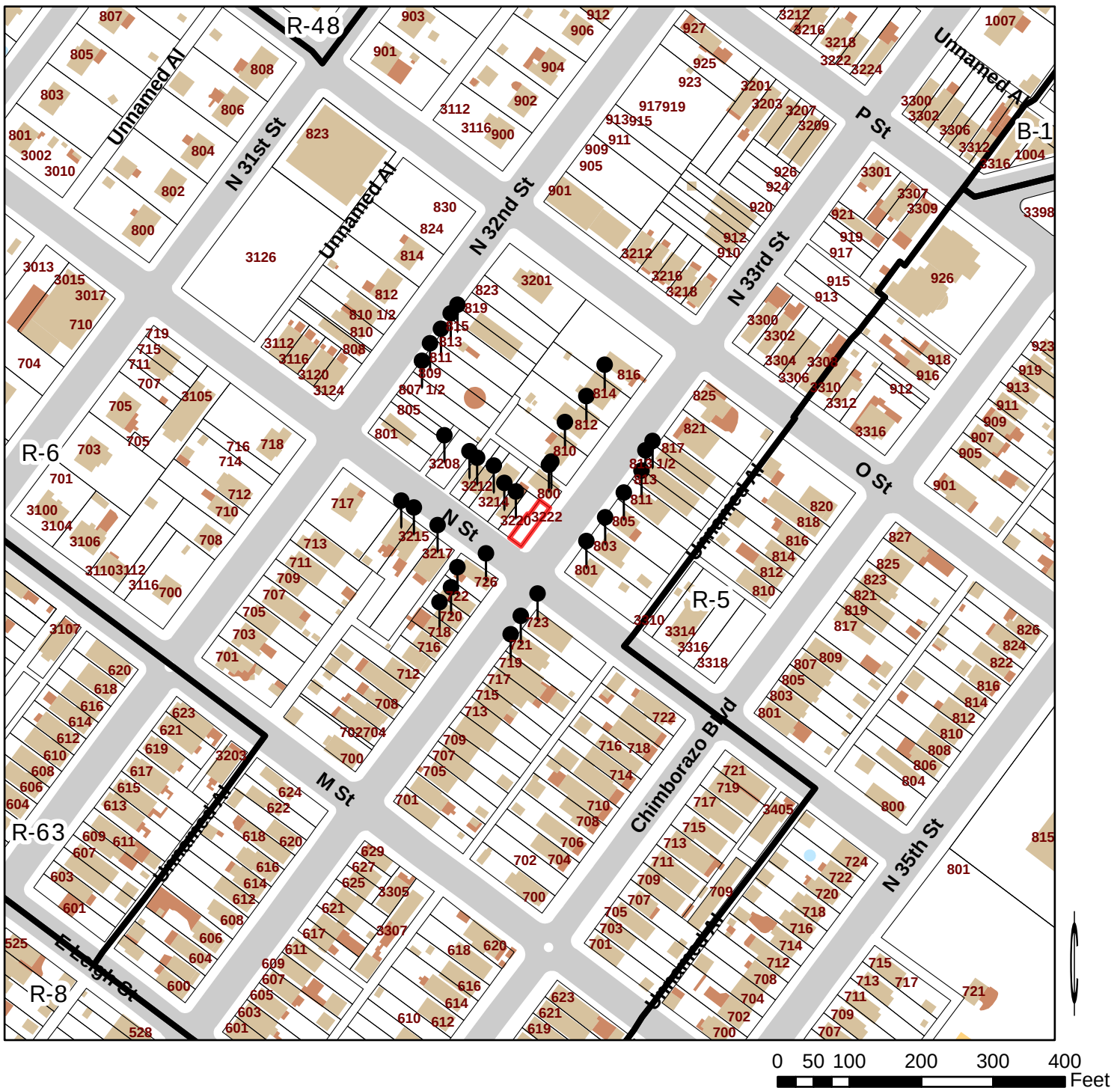
BOARD OF ZONING APPEALS CASE BZA 12-2024
150' Buffer

APPLICANT(S): Watchtower Homes

PREMISES: 3222 N Street
(Tax Parcel Number E000-0806/014)

SUBJECT: A building permit to construct a single-family (attached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(2)a., 30-630.1(a)(1),
& 30-630.2 (b)(1)
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

A handwritten signature in blue ink, appearing to read "W. J. Smith", is written over the signature line.



March 11th, 2024

Mr. Roy Benbow
Secretary to the Board of Zoning Appeals
Department of Planning and Development Review
900 East Broad Street, Room 508
Richmond, Virginia 23219

RE: BZA Variance Request – 3222 N Street (E000-0806/014)

Dear Mr. Benbow,

The property owner is requesting a variance for 3222 N Street (the “Property”) in order to permit the construction of a three-story single-family attached dwelling. The Property is located at the northwestern corner of the intersection of N 33rd and N Streets and includes 0.031 acres of land area. The Property is zoned R-6 Single-Family Attached Residential District, and the owner is proposing to develop the vacant site with a three-story single-family attached dwelling. The proposed dwelling would be attached to a new dwelling at 3220 N Street, which does not require any special approval for the proposed construction.

The Property is a corner lot and per a 2016 Zoning Confirmation Letter issued by the City of Richmond, it consists of an irregularly shaped parcel which was deeded as an independent lot of record and has been since at least 1942. The parcel is irregularly shaped with 20.06’ of frontage along N Street and 17.16’ of width at the rear of the parcel due to a 2.9’ jog in the property line 25.26’ from the rear of the Property. The Zoning Confirmation Letter deems the lot area and lot width to be nonconforming (grandfathered) with respect to the current R-6 zoning standards. The Property is a corner lot and subject to front yard setbacks along both the N Street frontage and the N 33rd Street frontage due to the adjacent parcel to the rear at 800 N 33rd Street. The property at 800 N 33rd Street is developed with a single-family detached dwelling which has a front yard setback of 7.0’ from N 33rd Street. Based on the irregular shape and site conditions, a variance is needed from Sec. 30-630.1.a(1) of the City of Richmond Zoning Ordinance concerning the front yard requirement along the N 33rd Street frontage.

Where this request is concerned, the strict application of the zoning regulations would unreasonably restrict the use of the Property. In this specific context, Sec. 30-630.1.a(1) of the Zoning Ordinance (Supplemental Regulations) requires a 7.0’ front yard requirement along the 33rd Street frontage. In addition to that front yard requirement a 3.0’ side yard would be required along the internal lot line for a single-family detached dwelling. Given the Property’s narrow width, the combined setbacks of 10.0’ would result in a buildable width of approximately 10.0’ at the front of the irregular-shaped parcel and only approximately 7.0’ at the rear. As such, the strict application of this provision prevents the development of the site with a single-family detached dwelling.

This request attempts to optimize the variance request in this context. Given the Property's narrowness, irregular shape, and the historic lot pattern of the area, the applicant has proposed to construct attached single-family dwellings on both 3220 and 3222 N Street. This has the benefit of reducing the extent of the relief needed from the front yard setback and preventing the need from any relief from the setback along the interior lot line were a detached dwelling to be pursued. The proposed attached dwellings have been sited fronting along N Street. In order to do that, a 3.56' setback is proposed along the Property's N 33rd Street frontage, rather than the required 7.0'. This variance of just under 3.5' is the only relief that is needed.

The existing lot pattern, including the Property, was established and existed prior to the effective date of the ordinance. Similarly situated lots were historically developed without the second front yard requirement that is now in question and are, in large part, built out. This is because the intent of the existing lot pattern was to allow corner lots to achieve a building size/bulk consistent with other similarly situated properties which are not located on corners. Along the subject block face, historical existing dwellings average just over 17.0' wide on average, and include both single-family detached and single-family attached dwellings. This proposal allows for the attached dwelling meeting the unit width requirement while being compatible with the attached dwelling at 3220 N Street and typical dwelling widths in the block. Siting it as proposed allows for a reasonable building depth at the dwelling's rear, narrow end while keeping the bulk of the dwelling within the wider portion of the parcel, and consistent with the development pattern.

The strict application of the second front yard requirement would now unreasonably restrict the utilization of the Property as proposed. It would prohibit the development of the lot consistent with those other nearby similarly situated properties, including the adjacent property at 3220 N Street. This is a need that is specific to the Property in the block and only relates to this specific zoning regulation, which clearly was not written in contemplation of this context. Therefore, a variance is requested from this requirement in order to achieve parity with other similarly situated lots and permit the construction of the dwelling as proposed.

The proposed attached dwelling would be attached to a compatible dwelling on the adjacent lot at 3220 N Street and would meet the requirements of the R-6 zoning classification in all other regards. The attached dwelling at 3220 N Street would be fully compliant with R-6 regulations and would not need any relief. The dwellings were designed to be consistent with recent development throughout the area on similar-sized properties that are not subject to this corner lot condition. The variance would only achieve parity with other properties in the district and vicinity. It would allow the owner to do what others in the zoning district with similarly sized properties may do without the need for a variance – no more. The dwelling would utilize a popular and proven design. It would be three stories in height with a setback third floor to appear as a two-story dwelling from the street while providing additional outdoor living area for future residents. Similar designs have been utilized elsewhere in the vicinity by right as well. In addition, designs of this type have also previously been approved for use in Old and Historic Districts with similar urban residential fabric by the City's Commission of Architectural Review, where the requirement for compatibility is high.

The evidence shows that this request meets the standards for a variance as defined in §15.2-2201 of the Code of Virginia. The strict application of the ordinance would unreasonably restrict the utilization of the property, the need for a variance would not be shared generally by other properties, and the variance would not be contrary to the purpose of the ordinance. The request is a reasonable deviation from the underlying zoning and meets the evidentiary requirements of §15.2-2201(2.) of the code of Virginia. A variance may be granted if the evidence shows "that the strict application of the terms of the zoning ordinance would unreasonably restrict the utilization of the property or that granting

of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance..." It is the applicant's position in this case that both of these standards are met.

The strict application of the front yard setback along the N 33rd Street frontage and applicable to Property under Section 30-630.1.a(1) would unreasonably restrict the utilization of the property. That requirement combined with the Property's irregular shape results in a situation that is not conducive to achieving the reasonable development of the property similar to other nearby properties and meeting the general intent of the district. In addition, the granting of the variance would alleviate a hardship due to a physical condition relating to the Property, including its corner location, its narrowness, and the unique geometry of the parcel, all of which predate the zoning code.

The overall use of the site and design of the building is as envisioned by the code. The requested variance would merely enable the reasonable use of the site in its current configuration and consistent with other similarly situated properties. The resulting development form would provide the urban residential streetscape character that is consistent with the historic development pattern as well as envisioned by the underlying zoning and the Richmond 300 Plan.

Finally, the request meets the following tests:

- The Property was acquired in good faith and the hardship was not created by the applicant. The hardship was not created by the applicant. Self-inflicted hardship must pertain to a violation of the zoning ordinance by the owner. *Spence v. Board of Zoning Appeals for City of Virginia Beach*, 255 Va. 116, 496 S.E.2d 61 (1998).
- Granting the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area. The variance would not be of any detriment. While relief is requested from the N 33rd Street front yard setback, the overall use and siting of the building is in line with the R-6 district use requirements, the recommendations of the Richmond 300 plan, and the development pattern in the area. Many properties in the vicinity are attached or provide substandard internal side yard setbacks. Similarly, in instances where other corner lots in the vicinity are subject to two front yards (for instance 726 N 33rd Street to the south) it is not uncommon for them to have been historically developed in a manner where the front yard requirement along the longer frontage is not met.
- The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance. The issue is unique and is not generally shared by other properties in the district. The irregular shape of the parcel is unique to the Property and the proposed variance simply permits the use of the Property in a manner which is consistent with other similarly situated dwellings in the vicinity.
- Granting the variance does not result in a use that is not otherwise permitted on the property or a change in the zoning classification of the property. The proposed single-family residential use is permitted by the R-6 zoning classification.
- The relief or remedy sought by the variance application is not available through a special exception or a zoning modification at the time of the filing of the variance application. There is no special exception, as contemplated by this section, available to address this feature requirement.
- The variance is not contrary to the purpose of the ordinance. The proposal is not contrary to the purpose outlined in Section 30-100 of the zoning ordinance as it relates to: lessening congestion in streets; securing safety from fire, flood, etc.; promoting health, sanitation and general welfare, providing adequate light and air and convenience of access; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the creation of a convenient, attractive and

harmonious community; protect against destruction of or encroachment upon historic areas; encouraging economic development activities that provide desirable employment and enlarge the tax base; and expediting the provision of adequate police and fire protection, etc.

Thank you in advance for your assistance. Should you have any questions after reviewing this request, please feel free to contact me at 874-6275.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', with a stylized, flowing script.

Mark R. Baker
Baker Development Resources, LLC

ROBERT L JOHNSON
REVOCABLE TRUST (TRUSTEES)
PAR.ID: E0000806012
DEED: 2018-14663

2.33' ALLEY
IN COMMON

1-STORY
FRAME
No.800

S47°51'00"E

7.0'

22.52'
1388
Sq.Ft.

17.16'
1271
Sq.Ft.

CONC.
PATIO

AC

AC

CONC.
PATIO

AC

AC

3.17'

3.17'

FENCE

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S47°51'00"E

2.90'

PROPOSED
3-STORY
FRAME
No.3220

41.69'

N42°00'00"E

PROPOSED
3-STORY
FRAME
No.3222

25.31'

N42°00'00"E

10.31'

2.9'

PARTY WALL
ALONG R

31.69'

2.9'

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3220 & 3222 N STREET

PROJECT ADDRESS: 3220 & 3222 N STREET, RICHMOND, VA 23223

NEW CONSTRUCTION 3-STORY 3-BEDROOM, 2-1/2 BATH, 2-FAMILY ATTACHED RESIDENCE WITH OPEN 3RD LEVEL BALCONY



SCAN THIS QR CODE TO
ACCESS THE 3D ONLINE
VIEWER FILE ON YOUR
MOBILE DEVICE



SHEET LIST

PAGE #	TITLE
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A0.1	AREA PLANS, SCHEDULES, NOTES, & SITE PLAN
A1.0	FOUNDATION & ROOF PLANS
A1.1	1ST FLOOR CONSTRUCTION PLAN
A1.2	2ND FLOOR CONSTRUCTION PLAN
A1.3	3RD FLOOR CONSTRUCTION PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	CROSS SECTIONS
A4.1	CROSS SECTIONS & DETAILS
A5.0	DETAILS
A5.1	DETAILS
A5.2	PARTY WALL UL336 ASSEMBLY SPECIFICATIONS
FF1.0	FLOOR FRAMING PLANS
E1.0	ELECTRICAL LAYOUT PLANS
BW1.0	1ST LEVEL BRACED WALL PLAN & CALCS
BW1.1	2ND LEVEL BRACED WALL PLAN & CALCS
BW1.2	3RD LEVEL BRACED WALL PLAN & CALCS



NVISIONTEKBIM.COM
INFO@NVISIONTEKBIM.COM
CELL: 804.966.0074
NORTH CHESTERFIELD, VA 23236

REVISIONS

#	DATE	DESCRIPTION
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IF THE GENERAL CONTRACTOR OR ARCHITECT IS SHOWN ON THE COVER SHEET, PLEASE USE THEM AS YOUR FIRST POINT OF CONTACT BEFORE CONTACTING NVISIONTEK, LLC. OTHERWISE, ANY QUESTIONS CONCERNING THESE DOCUMENTS SHALL BE DIRECTED TO DUSTIN HETRICK AT NVISIONTEK, LLC. CELL: 804.966.0074, EMAIL: DHETRICK@NVISIONTEKBIM.COM.

PROJECT NAME

3220 & 3222 N
STREET

CLIENT(S)

KYLE HOFFER
3912 SEMINARY AVE
RICHMOND, VA, 23237
T: 804.486.0386

PROJECT ADDRESS

3220 & 3222 N STREET
RICHMOND, VA 23223

TITLE

COVER SHEET

DOCUMENT PHASE: PERMIT DRAWINGS

PLOT DATE:

2/8/2024
11:39:40 AM

DRAWN BY:

DUSTIN HETRICK

SCALE: SEE PLAN

SHEET

A0.0

1 OF 18

ABBREVIATIONS LEGEND

AB	ANCHOR BOLT	MAX	MAXIMUM
ABV	ADJUSTABLE	MECH	MECHANICAL
ADJ	ADJUSTABLE	MFR	MANUFACTURER
AFF	ABOVE FINISHED FLOOR	MIN	MINIMUM
ALUM	ALUMINUM	MILDG	MOLDING
APPROX	APPROXIMATE	MO	MASONRY OPENING
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	ON	ON CENTER
BLKG	BLOCKING	OC	ON CENTER
BO	BOTTOM OF	OH	OVERHEAD
CJ	CENTER LINE	OSB	ORIENTED STRAND BOARD
CL	CENTER LINE	PERF	PERFORATED
CLG	CLEAR	PL	PLYWOOD
CLM	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
COL	COLUMN	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	PT	PRESSURE TREATED
CONT	CONTINUOUS OR CONTINUE	PWD RM	POWDER ROOM
CPT	CARPET	QTY	QUANTITY
CT	CERAMIC TILE	REF	REFRIGERATOR
CW	COLD WATER	REINF	REINFORCED
DBL	DOUBLE	REQD	REQUIRED
DIA	DIAMETER	RM	ROOM
DIM	DIMENSION	RO	ROUGH OPENING
DR	DOWN SPOUT	SD	SMOKE DETECTOR
DS	DISHWASHER	SF	SQUARE FEET
DWG	DRAWING	SHITG	SIMILAR
DRY	DRYER	STD	STANDARD
EJ	EXPANSION JOINT	T&G	TONGUE & GROOVE
ELV	ELEVATION	TBS	TO BE SELECTED
EQ	EQUAL	TEL	TELEPHONE
EQUIP	EQUIPMENT	TEMP	TEMPERED
EXP	EXPOSED	TO	TOP OF
EXT	EXTERIOR	TOB	TOP OF BEAM
FD	FLOOR DRAIN	TOS	TOP OF SILL
FF	FINISH FLOOR	TPL	TOP PLATE
FIN	FINISH	TYP	TYPICAL
FLR	FLOOR (OR FLOORING)	UNO	UNLESS NOTED OTHERWISE
FND	FOUNDATION	VB	VAPOR BARRIER
FO	FACE OF	VENT	VENTILATION
FOC	FACE OF CONCRETE	VERT	VERTICAL
FOF	FACE OF FRAMING	W	WITH
FTG	FOOTING	W/O	WITHOUT
GWB	GYP SUM	WASH	WASHER
HB	HOSE BIB	WD	WOOD
HDR	HEADER	WIC	WALK-IN-CLOSET
HGT	HEIGHT	WIND	WINDOW
HR	HANDRAIL	WP	WATER PROOFING
HVAC	HEATING / VENTILATING / AIR CONDITIONING	WR	WATER RESISTANT
HW	HOT WATER		
INSUL	INSULATION		
INT	INTERIOR		
JOIST	JOIST		
JT	JOINT		
LAV	LAVATORY		
LVL	LAMINATED VENEER LUMBER		

NOTE:
IF AN ABBREVIATION IS FOUND IN THE SET OF PLANS, IS NOT LISTED ABOVE, AND THERE IS ANY QUESTIONS AS TO ITS INTENDED MEANING, NOTIFY NVISIONTEK, LLC IMMEDIATELY.

PROJECT INFORMATION

PROJECT NAME:
3220 & 3222 N STREET

NEW CONSTRUCTION 3-STORY 3-BEDROOM, 2-1/2 BATH, 2-FAMILY ATTACHED RESIDENCE WITH OPEN 3RD LEVEL BALCONY

OWNER / CLIENT:
KYLE HOFFER
3912 SEMINARY AVE
RICHMOND, VA 23237
T: 804.486.0386
E: KYLE@WATCHTOWERHOMES.COM

PROJECT ADDRESS:
3220 & 3222 N STREET, RICHMOND, VA 23223

DRAWN BY:
NVISIONTEK, LLC
CONTACT: DUSTIN HETRICK
NORTH CHESTERFIELD, VA 23236
T: 804.966.0074
E: DHETRICK@NVISIONTEKBIM.COM

ARCHITECT:
N/A

GENERAL CONTRACTOR / DEVELOPER:
WATCHTOWER HOMES
CONTACT: KYLE HOFFER
3912 SEMINARY AVE
RICHMOND, VA 23237
T: 804.486.0386
E: KYLE@WATCHTOWERHOMES.COM

BUILDING AREA:
OVERALL CONSTRUCTION SQUARE FOOTAGE
MEASURED TO OUTSIDE SURFACE OF EXTERIOR WALLS, DECKS, PORCHES, OR PATIO SLAB

REFER TO AREA PLANS FOR AREA CALCULATIONS

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL BUILDING AND OCCUPANCY SAFETY CODES PERTAINING TO THIS PROJECT.
2. PRIOR TO ANY SITE ACTIVITIES, THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES.
3. PLANS AND SPECIFICATIONS IN SOME INSTANCES, DO NOT CONTAIN SPECIFIC INSTRUCTIONS FOR INSTALLATION OR PREPARATION METHODS. CONTRACTOR AND SUBS ARE RESPONSIBLE FOR FOLLOWING ASTM STANDARDS AND APPLICABLE CODES.
4. INTERIOR WALLS AT POCKET DOORS TO BE 2x6 STUD FRAMING. ALL OTHER INTERIOR WALLS TO BE 2x4 STUD FRAMING, U.N.O.. REFER TO WALL TAGS AND LEGEND.
5. ALL EXTERIOR WALLS TO BE 2x4 STUDS WITH R-15 BATT INSULATION & HAVE HOUSE WRAP, 1/2" OSB SHEATHING, & EXTERIOR FINISH AS NOTED ON PLANS. IF INDICATED, ZIP-SYSTEM SHEATHING TO BE INSTALLED PER MANUFACTURER REQUIREMENTS, U.N.O..
6. EXTERIOR DOORS TO HAVE MIN. 3'-0" X 3'-0" LANDING IF MORE THAN (3) RISERS ARE NEEDED TO REACH FINISHED GRADE, U.N.O..
7. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
8. ALL EXTERIOR FRAMING DIMENSIONS ARE SHOWN TO FACE OF STUDS. ALL INTERIOR FRAMING DIMENSIONS ARE TO FACE OF STUDS, U.N.O.. WALL FINISHES ARE EXCLUDED UNLESS NOTED AS "FIN". REFER TO WALL LEGEND, IF SHOWN, FOR ADDITIONAL WALL INFORMATION.
9. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER LINE. AS-BUILT ONLY PLANS SHOW ALL WINDOW AND DOOR DIMENSIONS TO OPENING WIDTHS. ALL STRUCTURAL MEMBERS (FLOOR AND CEILING JOIST, RAFTERS, HEADERS, BEAMS) MUST NOT BE CHANGED WITHOUT VERIFICATION & APPROVAL, UNLESS TO MEET ENGINEERING REQUIREMENTS.
10. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
11. ALL INTERIOR OPENINGS 48" AND LARGER REQUIRE DOUBLE JACK STUDS. ALL HEADERS AT INTERIOR AND EXTERIOR LOAD-BEARING WALLS TO BE MIN. (2)x8, U.N.O.. ALL HEADERS AT INTERIOR DOORS TO BE (2)x6, U.N.O.. REFERENCE R802.7 AND/OR VERIFY w/LICENSED STRUCTURAL ENGINEER.
12. ALL LUMBER TO BE S.P.F. #2 OR BETTER U.N.O..
13. INCREASE ENTRY DOOR ROUGH OPENING HEIGHT +3/4" WHEN THE FINISHED FLOOR IS 3/4" HARDWOOD OR TILE.
14. ALL INTERIOR WALLS TO BE FRAMED AT 16" O.C. WITH WALLS PERPENDICULAR TO FLOOR JOISTS TO HAVE STUDS STACKED OVER JOISTS. ALL FRAMED WALLS TO HAVE DOUBLE TOP PLATES AND SINGLE BOTTOM PLATE.
15. DOUBLE UP ALL FLOOR JOISTS OR PROVIDE SOLID BLOCKING BETWEEN ALL JOISTS BELOW ALL BEARING WALLS, TUBS, AND APPLIANCES.
16. ALL DECORATIVE ELEMENTS AND FINISHES ARE TO BE SELECTED BY OWNER. CONTRACTOR TO VERIFY WITH OWNER PRIOR TO ORDERING AND INSTALLATION, TYP. FOR ENTIRE PROJECT.
17. HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS: PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
18. INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE, U.N.O. ON PLANS.
19. REFER TO STRUCTURAL DRAWINGS (IF APPLICABLE) FOR ANY STRUCTURAL INFORMATION NOT INDICATED. VERIFY ALL STRUCTURAL ITEMS SHOWN THROUGHOUT DRAWINGS WITH LICENSED STRUCTURAL ENGINEER.

VICINITY MAP LOCATION

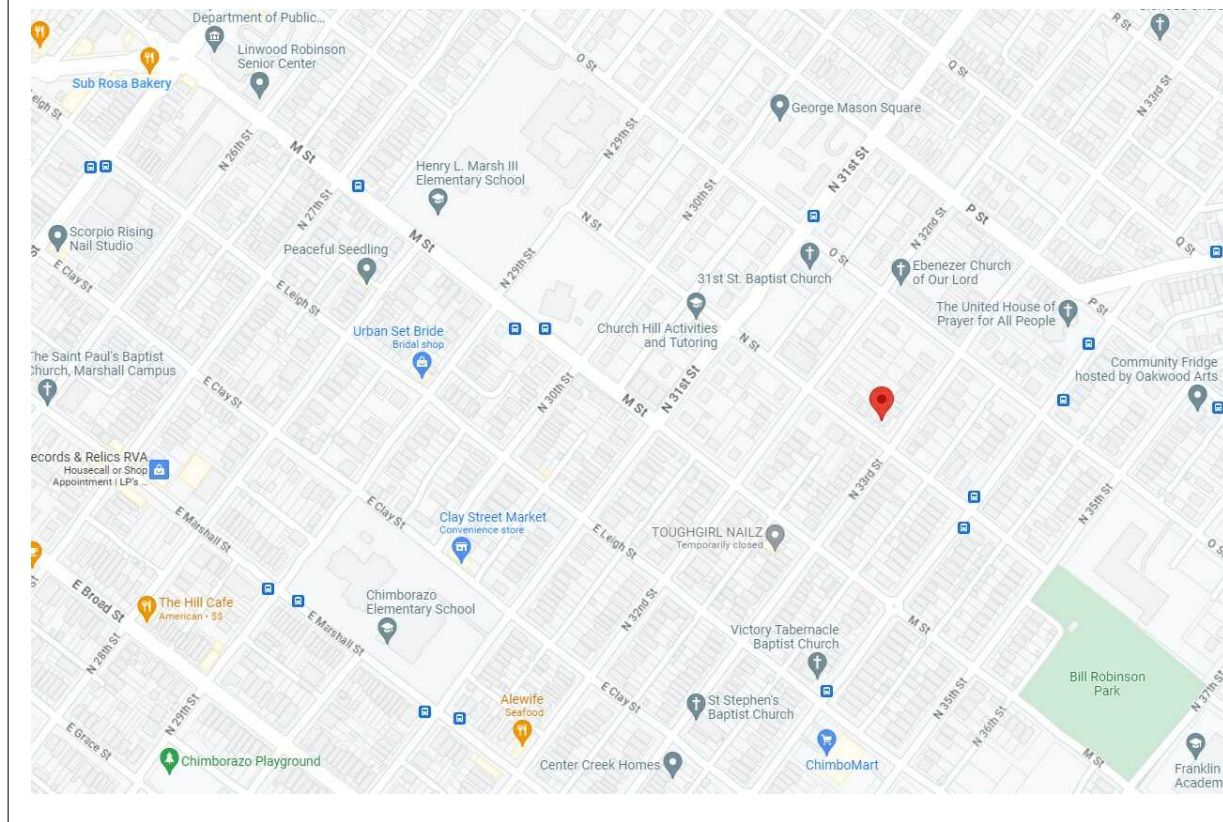
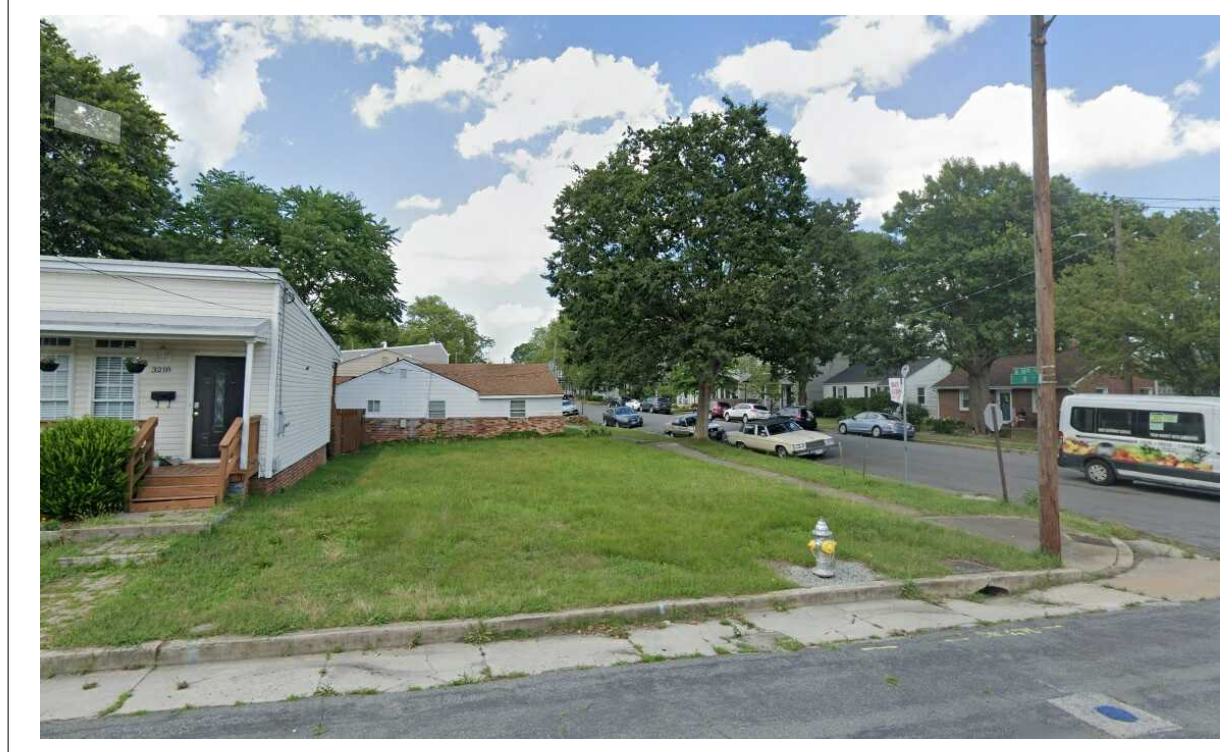


IMAGE OF EXISTING LOT



DRAWING SYMBOL LEGEND

PLAN # ON SHEET	SECTION/ELEVATION/DETAIL #	REVISION CLOUD w/REVISION NUMBER MARK, REFERENCE REVISION SCHEDULE
1	E1	
VIEW TITLE	VIEW TITLE	
SCALE: 1/4 IN = 1 FT	SCALE: 1/4 IN = 1 FT	
DETAIL #	ELEVATION / SECTION MARKER	2x10 P.T. JOISTS @ 16" O.C. FRAMING SPAN DIRECTION INDICATOR
DETAIL #	DETAIL CALLOUT MARKER	PITCH / SLOPE INDICATOR
DETAIL #	DETAIL CALLOUT MARKER WITH AREA BOUNDARY	BREAK LINE CENTER LINE
ROOM NAME	ROOM NAME, ASSOCIATED w/ROOM SCHEDULE	BATT INSULATION
DOOR NUMBER, ASSOCIATED w/DOOR SCHEDULE	DOOR NUMBER, ASSOCIATED w/DOOR SCHEDULE	RIGID INSULATION, U.N.O.
WINDOW NUMBER, ASSOCIATED w/WINDOW SCHEDULE	WINDOW NUMBER, ASSOCIATED w/WINDOW SCHEDULE	CLOSED-CELL FOAM INSULATION, U.N.O.
NOTE, ASSOCIATED w/ CORRESPONDING SCHEDULE	NOTE, ASSOCIATED w/ CORRESPONDING SCHEDULE	CMU BLOCKS, U.N.O.
ELEVATION MARKER w/HEIGHT	ELEVATION MARKER w/HEIGHT	BRICKS, U.N.O.
		CONCRETE, U.N.O.
		GRAVEL FILL, U.N.O.
		EARTH OR COMPACTED FILL, U.N.O.
		TILE FLOOR (GENERIC), U.N.O.
		DROPPED CEILING OR SOFFIT, U.N.O.
		ASPHALT SHINGLE ROOFING, U.N.O.
		DECK/PORCH PLANKING OR SIDING, U.N.O.

BUILDING CODE & ZONING

PROJECT SHALL CONFORM TO THE 2018 VIRGINIA RESIDENTIAL CODE WITH 2018 INTERNATIONAL RESIDENTIAL CODE AMENDMENTS. RICHMOND COUNTY ZONING, LOT ZONED R-6. CONSTRUCTION TYPE V-B

STRUCTURAL REQUIREMENTS (VERIFY w/LICENSED ENGINEER)

- FROST DEPTH: 18", OR PER SOIL REPORT AND/OR ENGINEER
- ULTIMATE DESIGN WIND SPEED: 115 MPH, EXPOSURE B
- SNOW LOAD: 20 PSF
- SEISMIC DESIGN CATEGORY: B
- MAXIMUM BUILDING HEIGHT: 35'-0"
- FOUNDATION: SEE GEOTECHNICAL REPORT BY OTHERS
- EXTERIOR WALL BRACING PER IRC R602.10

MINIMUM INSULATION REQUIREMENTS

- REFER TO TABLE N1102.1.2 (R402.1.2)
- CLIMATE ZONE: 4
- FENESTRATION U-FACTOR: 0.32
- SKYLIGHT U-FACTOR: 0.55
- GLAZED FENESTRATION SHGC: 0.40
- CEILING R-VALUE: 49
- WOOD FRAME WALL R-VALUE: 15 (CAVITY) OR 13 (CAVITY) + 1 (CONTINUOUS)
- MASS WALL R-VALUE: 13 (CAVITY) OR 13 (CAVITY) + 8 (CONTINUOUS)
- FLOOR R-VALUE: 19
- BASEMENT & CRAWL SPACE WALL R-VALUE: 10 (CONTINUOUS) / 13 (CAVITY)
- UNHEATED SLAB R-VALUE & DEPTH: R-10 / 2'-0" DEEP
- HEATED SLAB R-VALUE: R-5

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

THE PAPER SIZE NEEDS TO BE 24" x 36" (ARCH D) TO SCALE PROPERLY

DOOR SCHEDULE - ALL LEVELS & BOTH UNITS							
NUMBER	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
D01	3068 L EX	1	36"	80"	EXT. 1/2 LITE HINGED ENTRY DOOR	TBD	
D02	3068 R EX	1	36"	80"	EXT. 1/2 LITE HINGED ENTRY DOOR	TBD	
D03	21068 R EX	2	34"	80"	EXT. HINGED GLASS PANEL	TBD	
D04	3014 EX	2	36"	16"	EXT. FIXED GLASS TRANSOM	TBD	ABOVE ENTRY DOOR
D05	6089 L EX	1	72"	80"	EXT. SLIDER GLASS PANEL	TBD	
D06	6089 R EX	1	72"	80"	EXT. SLIDER GLASS PANEL	TBD	
D07	2468 R IN	2	28"	80"	INT. HINGED DOOR		
D08	4068 L R IN	2	48"	80"	INT. HINGED DOOR		
D09	3068 R IN	2	36"	80"	INT. HINGED DOOR		
D10	1668 R IN	2	18"	80"	INT. HINGED DOOR		
D11	5068 L R IN	1	60"	80"	INT. HINGED DOOR		
D12	4688 L R IN	2	54"	80"	INT. HINGED DOOR		
D13	2068 R IN	1	24"	80"	INT. HINGED DOOR		
D14	2668 L IN	8	30"	80"	INT. HINGED DOOR		
D15	2068 R IN	3	24"	80"	INT. HINGED DOOR		
D16	2668 R IN	5	30"	80"	INT. HINGED DOOR		
D17	2468 L IN	3	28"	80"	INT. HINGED DOOR		

WINDOW SCHEDULE - ALL LEVELS & BOTH UNITS															
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	TOP	BOTTOM	DESCRIPTION	EGRESS	TEMPERED	DIVIDED LITES	MANUFACTURER	SHGC	U-FACTOR	COMMENTS
W01	2040SH	2	1	24"	48"	88"	40"	1100 SERIES SINGLE HUNG WINDOW			1/1	PLY-GEM	0.3	0.35	WHITE
W02	3056SH	4	3	36"	66"	80"	14"	1100 SERIES SINGLE HUNG WINDOW	YES		1/1	PLY-GEM	0.3	0.35	WHITE
W03	3012FX	1	3	36"	14"	86"	72"	1100 SERIES FIXED GLASS WINDOW			1	PLY-GEM	0.3	0.35	WHITE
W04	2860SH	1	1	32"	72"	88"	16"	1100 SERIES SINGLE HUNG WINDOW	YES		1/1	PLY-GEM	0.3	0.35	WHITE
W05	2820FX	4	2	32"	24"	92"	68"	1100 SERIES FIXED GLASS WINDOW			1	PLY-GEM	0.3	0.35	WHITE
W06	2860SH	5	1	32"	72"	88"	16"	1100 SERIES SINGLE HUNG WINDOW			1/1	PLY-GEM	0.3	0.35	WHITE
W07	3060SH	4	1	36"	72"	88"	16"	1100 SERIES SINGLE HUNG WINDOW			1/1	PLY-GEM	0.3	0.35	WHITE
W08	3056SH	4	2	36"	66"	92"	26"	1100 SERIES SINGLE HUNG WINDOW	YES		1/1	PLY-GEM	0.3	0.35	WHITE
W09	3056SH	4	2	36"	66"	92"	26"	1100 SERIES SINGLE HUNG WINDOW	YES		1/1	PLY-GEM	0.3	0.35	WHITE
W10	2820FX	2	1	32"	24"	92"	68"	1100 SERIES FIXED GLASS WINDOW			1	PLY-GEM	0.3	0.35	WHITE
W11	5020FX	1	2	60"	24"	92"	68"	1100 SERIES FIXED GLASS WINDOW			1	PLY-GEM	0.3	0.35	WHITE
W12	5020FX	1	3	60"	24"	80"	56"	1100 SERIES FIXED GLASS WINDOW			1	PLY-GEM	0.3	0.35	WHITE
W13	2856SH	1	2	32"	66"	92"	26"	1100 SERIES SINGLE HUNG WINDOW			1/1	PLY-GEM	0.3	0.35	WHITE
W14	2820FX	4	3	32"	24"	80"	56"	1100 SERIES FIXED GLASS WINDOW			1	PLY-GEM	0.3	0.35	WHITE
W15	2030	3	4	24"	36"			RECT. SKYLIGHT				TBD			
W16	3020	1	4	36"	24"			RECT. SKYLIGHT				TBD			

GENERAL FLOOR PLAN NOTES

- ALL EXTERIOR FRAMING DIMENSIONS ARE TO FACE OF STUD / FACE OF FOUNDATION. INTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O. THICKNESS OF 2x6 WALLS = 5-1/2", AND 2x4 WALLS = 3-1/2".
- ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, U.N.O. REFER TO EXTERIOR ELEVATIONS FOR WINDOW TOP HEIGHTS. ALL WINDOWS AT BEDROOMS TO MEET EGRESS SIZE REQUIREMENTS. TEMPERED GLAZING SHALL BE USED AT ALL WINDOW AND DOOR LOCATIONS AS REQUIRED BY CODE. REFERENCE SECTIONS R308.
- ALL WINDOWS & ALL DOORS IN BEARING WALLS SHALL HAVE MIN. (2) JACK STUDS & (2)2x6 HEADERS, U.N.O. BY ENGINEER REVIEW. REFERENCE WINDOW & DOOR TAGS TO WINDOW AND DOOR SCHEDULES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL WORK TO BE DONE SHALL COMPLY WITH ALL APPLICABLE CODES.
- ALL EXTERIOR WALL FRAMING TO BE 2x4 STUDS AT 16" O.C. WITH R-15 BATT INSULATION, HOUSE WRAP VAPOR BARRIER, AND 1/2" OSB SHEATHING, U.N.O. EXTERIOR FACE OF SHEATHING TO BE FLUSH WITH FOUNDATION FACE (INSET SILL PLATE 1/2") OR SHEATHING TO EXTEND 1" BELOW T.O. MASONRY FOUNDATION WITH EXTERIOR FACE OF STUD FLUSH WITH FOUNDATION. SEE PLANS & DETAILS FOR WHICH IS INDICATED.
- ALL INTERIOR WALLS TO BE 2x4 U.N.O. IF WALL TAGS ARE SHOWN, REFER TO WALL LEGEND AND SCHEDULE FOR ASSEMBLY INFORMATION AND THICKNESSES.
- HATCHED AREAS INDICATE DROPPED CEILINGS, SOFFITS, OR WALL CABINETS, U.N.O..
- DOORS TO BE CENTERED IN CLOSETS OR HALLWAYS, U.N.O.
- IF I-JOISTS OR FLOOR TRUSSES ARE SPECIFIED, REFER TO LAYOUT AND DETAILS PROVIDED BY MANUFACTURER. IF I-JOISTS OR FLOOR TRUSSES ARE SHOWN ON PLAN, THE LAYOUT IS "ASSUMED" U.N.O.
- PROVIDE BLOCKING FOR PLUMBING FIXTURES, CABINETS, SHELVING, MECHANICAL SYSTEMS, ECT. AS REQUIRED. G.C. TO COORDINATE.
- IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

GENERAL FOUNDATION NOTES

- FOUNDATION WALLS TO BE CONCRETE MASONRY UNITS (CMU) WITH PARGE COAT TO GRADE. IF WALL TAGS ARE SHOWN, REFER TO WALL LEGEND FOR ASSEMBLY INFORMATION AND THICKNESSES.
- FOOTINGS ARE POURED CONCRETE AND DEVELOP 3,000 PSI IN 28 DAYS. TO BE SIZED PER LOCAL CODES AND ENGINEER REVIEW. FROST FOOTINGS SHALL BE INSTALLED AT 18" MIN. BELOW GRADE AND SHALL BE DICTATED BY SITE TOPOGRAPHY AND LOCAL CODE REQUIREMENTS. STEPPED FOOTINGS ARE INDICATED WITH "SF-SF" SYMBOLS. NEW FOOTINGS SHALL NOT COMPROMISE THE STRUCTURAL INTEGRITY OF ANY ADJACENT EXISTING FOOTING THAT IS TO REMAIN.
- SLAB ON GRADES ARE POURED CONCRETE AND DEVELOP 3,000 PSI IN 28 DAYS. PROVIDE WELD SMOOTH WIRE FABRIC MINIMUM 6x6 W2 1 X 2 1 U.N.O. SLAB TO HAVE 6-MIL POLY VAPOR BARRIER AND 4" CRUSHED STONE OVER COMPACTED FILL.
- CRAWL ACCESS TO BE PROVIDED, 16" x 24" MIN. SIZE, IN PERIMETER WALL. PROVIDE CLEARANCE OPENING BELOW GRADE IF NECESSARY. REFERENCE IRC R408.4.
- 6 MIL VAPOR BARRIER OVER ENTIRE CRAWLSPACE. OVERLAP SEAMS MIN. 6" AND TAPE. CONT. MIN. 6" UP FOUNDATION AND TAPE.
- 16"x8" FOUNDATION VENTS TO BE PROVIDED FOR UNCONDITIONED CRAWL SPACES. MIN. OF 1 PER 150 SQ. FT. REFERENCE IRC R408.1 AND R408.2.
- ALL DIMENSIONS ARE TO FACE OF FOUNDATION OR CENTER OF COLUMNS AND BEAMS, U.N.O.
- IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

ROOF VENT CALCULATIONS

TWO METHODS OF NET FREE VENT AREA (NFVA) CALCULATION

- 1:150 (1 SF OF VENTILATION FOR EVERY 150 SF OF ATTIC FLOOR SPACE)
- 1:300 (1 SF OF VENTILATION FOR EVERY 300 SF OF ATTIC FLOOR SPACE)

THE US FHA REQUIRES A MIN. OF 1:300 NFVA, HOWEVER 1:150 IS RECOMMENDED FOR OPTIMAL PERFORMANCE, AND MAY BE REQUIRED DEPENDING ON LOCAL BUILDING CODES. BOTH OF THESE CALCULATIONS ARE BASED ON AN IDEALLY BALANCED SYSTEM (50% INTAKE, 50% EXHAUST).

ROOF SQUARE FOOTAGE
MAIN ROOF SQUARE FOOTAGE = XXX SF +/- AT 1:150 = XXX SQ. IN. OF NET FREE VENT AREA (NFVA)

50% INTAKE (EAVE VENT) = XX LF +/- SF AT EAVES
50% EXHAUST VENT (ROOF VENT) = 19.2 +/- SF AT RIDGES

EAVE PERIMETER AVAILABILITY = XX LF +/-
AVAILABLE RIDGE LENGTH = XXX'-X" LF +/-

GENERAL ROOF PLAN NOTES

- ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- INSTALL ROOF COVERINGS, FLASHING, CRICKETS, AND ROOF DRAINAGE IN ACCORDANCE WITH CODE REQUIREMENTS.
- ANY TRUSSES SHOWN ARE FOR ILLUSTRATION ONLY. REFERENCE TRUSS LAYOUT DRAWINGS BY OTHERS, IF TRUSSES ARE NOTED (IN LIEU OF RAFTERS).
- RIDGE VENT AS REQ'D FOR ADEQUATE VENTILATION, UNLESS PLANS INDICATE SEALED AND CONDITIONED ATTIC SPACE.
- IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.
- PLACE ROOF PENETRATIONS (EXHAUSTS, VENT STACKS, ETC.) IN LEAST VISIBLE AREAS PRACTICAL.
- PROVIDE ICE & WATER SHIELD 3' UP FROM ROOF EDGES & IN ALL VALLEY
- IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

GENERAL WINDOW & DOOR NOTES

- BEDROOM WINDOW SILL FINISHED HEIGHT MUST BE NO MORE THAN 4" A.F.F. AND MUST PROVIDE MINIMUM EGRESS OPENINGS OF 5.7 SF WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20". REFERENCE R310.1-R310.4.
- VERIFY WINDOW ROUGH OPENINGS WITH MANUFACTURER.
- OWNER AND/OR CONTRACTOR TO SELECT EXACT CLADDING AND INTERIOR CASING STYLE AND FINISHES, AND HARDWARE.
- DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" THICK TIGHT FITTING SOLID CORE WITH A 60-MINUTE MIN. FIRE RATING. DOOR SHALL BE SELF-CLOSING.
- EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR OPENING SHALL BE 32" MIN.. DOOR SHALL BE OPERABLE FROM INSIDE.
- ANY GARAGE DOOR GLAZING SHALL BE TEMPERED.
- ALL GLAZING WITHIN 18" OF THE FLOOR AND/OR WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
- ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLAZING.
- DOOR AND WINDOW SIZES AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR AND DOOR/WINDOW SALES REPRESENTATIVE PRIOR TO ORDERING AND INSTALLING.
- THE "LABEL" COLUMN OF THE WINDOW SCHEDULE INDICATES THE SIZE AND TYPE IN THE FOLLOWING FORMAT: "WIDTH"HEIGHT"TYPE" = FEET-INCH WIDTH"FEET-INCH HEIGHT"WINDOW TYPE.FOR EXAMPLE, A WINDOW LABEL OF 2840D18 IS A 2'-8" WIDE x 4'-0" TALL DOUBLE HUNG WINDOW.
- THE FOLLOWING WINDOW TYPES INDICATE THE FOLLOWING: "AW" = SINGLE-AWNING, "FA" = DOUBLE-AWNING, "TA" = TRIPLE-AWNING, "SH" = SINGLE-HUNG, "DH" = DOUBLE-HUNG, "SC" = SINGLE-CASEMENT, "DC" = DOUBLE-CASEMENT, "TO" = TRIPLE CASEMENT, "FX" = FIXED, "LS" = LEFT SLIDING, "RS" = RIGHT SLIDING, "TS" = TRIPLE SLIDING, "HO" = SINGLE-HOPPER, "FH" = DOUBLE-HOPPER, "TH" = TRIPLE HOPPER, "LV" = SINGLE-LOUVER, "GL" = GLASS LOUVER, "PT" = PASS-THROUGH.
- THE "LABEL" COLUMN OF THE DOOR SCHEDULE INDICATES THE FOLLOWING: "WIDTH"HEIGHT"HINGE SIDE"INTERIOR OR EXTERIOR" = FEET-INCH WIDTH"FEET-INCH HEIGHT, "L" = LEFT SWING, "R" = RIGHT SWING, "IN" = INTERIOR DOOR, "EX" = EXTERIOR DOOR. FOR EXAMPLE, A DOOR SIZE OF 2868 IS 2'-8" WIDE AND 6'-8" TALL.

GENERAL STRUCTURAL NOTES

- REFERENCE STRUCTURAL FRAMING TAGS TO SCHEDULES AND LEGEND, SHOWN ON THIS SHEETS.
- LAYOUT SHOWN IS A GENERAL REFERENCE ONLY, AND SHOULD BE REVIEWED BY A LICENSED ENGINEER. ANY STRUCTURAL CHANGES ISSUED BY A LICENSED ENGINEER SHALL OVERRIDE INFORMATION SHOWN.
- IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

GENERAL STAIR & RAILING NOTES

- NOT BE MORE THAN A 3/8" VARIANCE BETWEEN ANY RISER HEIGHT. REFERENCE R311.7.5.1 OF THE 2012 IRC.
- STAIR NOSING TO BE NOT LESS THAN 3/4" BUT NOT MORE THAN 1-1/4" ON STAIRWAYS WITH SOLID RISERS. REFERENCE R311.7.5.3 OF THE 2012 IRC.
- ALL DIMENSIONS ARE TO FINISHED FLOOR. CERAMIC TILE & HARDWOOD FLOOR = 3/4", UNLESS NOTED OTHERWISE.
- STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
- TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
- STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
- ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
- STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
- HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
- STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
- 34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.
- THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
- EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS, WITH A MIN. HEADROOM OF 6'-6".
- RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3% SLOPE), WITH A 3'x3' LANDING AT THE TOP & BOTTOM, WHERE DOORS OPEN ONTO RAMP, AND WHERE RAMP CHANGES DIRECTION.



NVISIONTEKBIM.COM
INFO@NVISIONTEKBIM.COM
CELL: 804.966.0074
NORTH CHESTERFIELD, VA 23236

REVISIONS

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PROJECT NAME

3220 & 3222 N STREET

CLIENT(S)

KYLE HOFFER
3912 SEMINARY AVE
RICHMOND, VA, 23237
T: 804.486.0386

PROJECT ADDRESS

3220 & 3222 N STREET
RICHMOND, VA 23223

TITLE

AREA PLANS,
SCHEDULES, NOTES,
& SITE PLAN

DOCUMENT PHASE:
PERMIT DRAWINGS

PLOT DATE:
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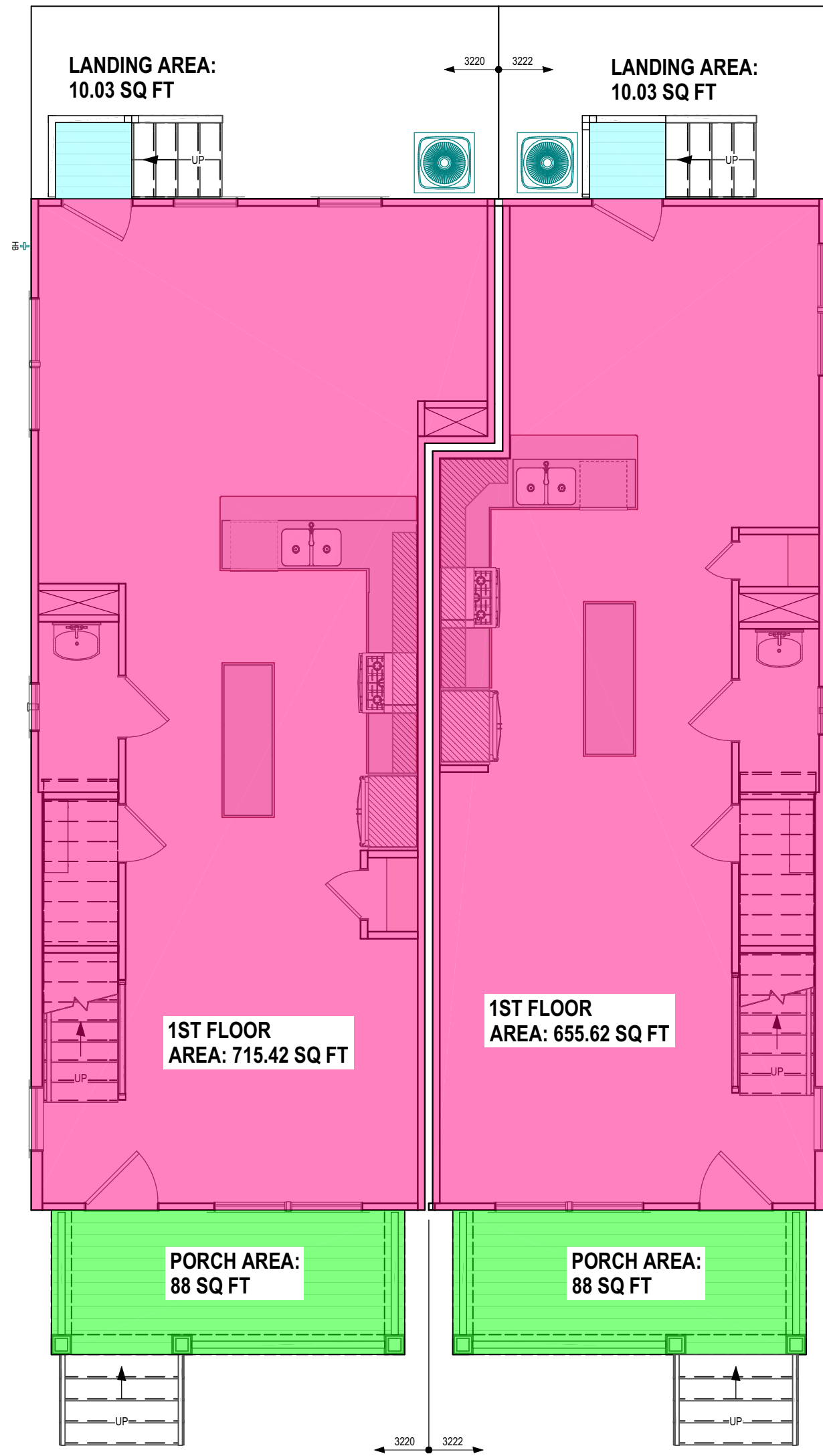
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SCALE: SEE PLAN

SHEET

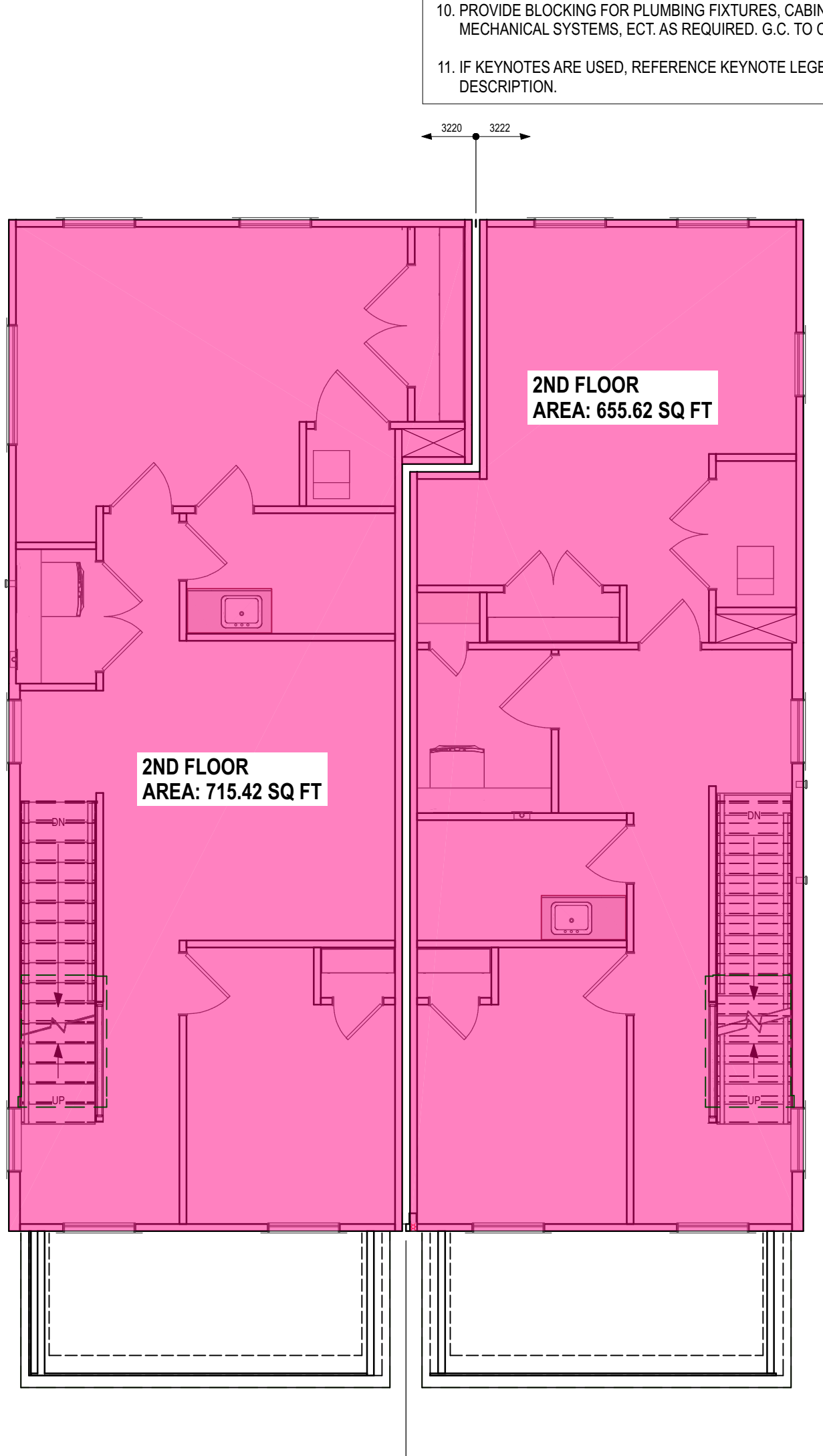
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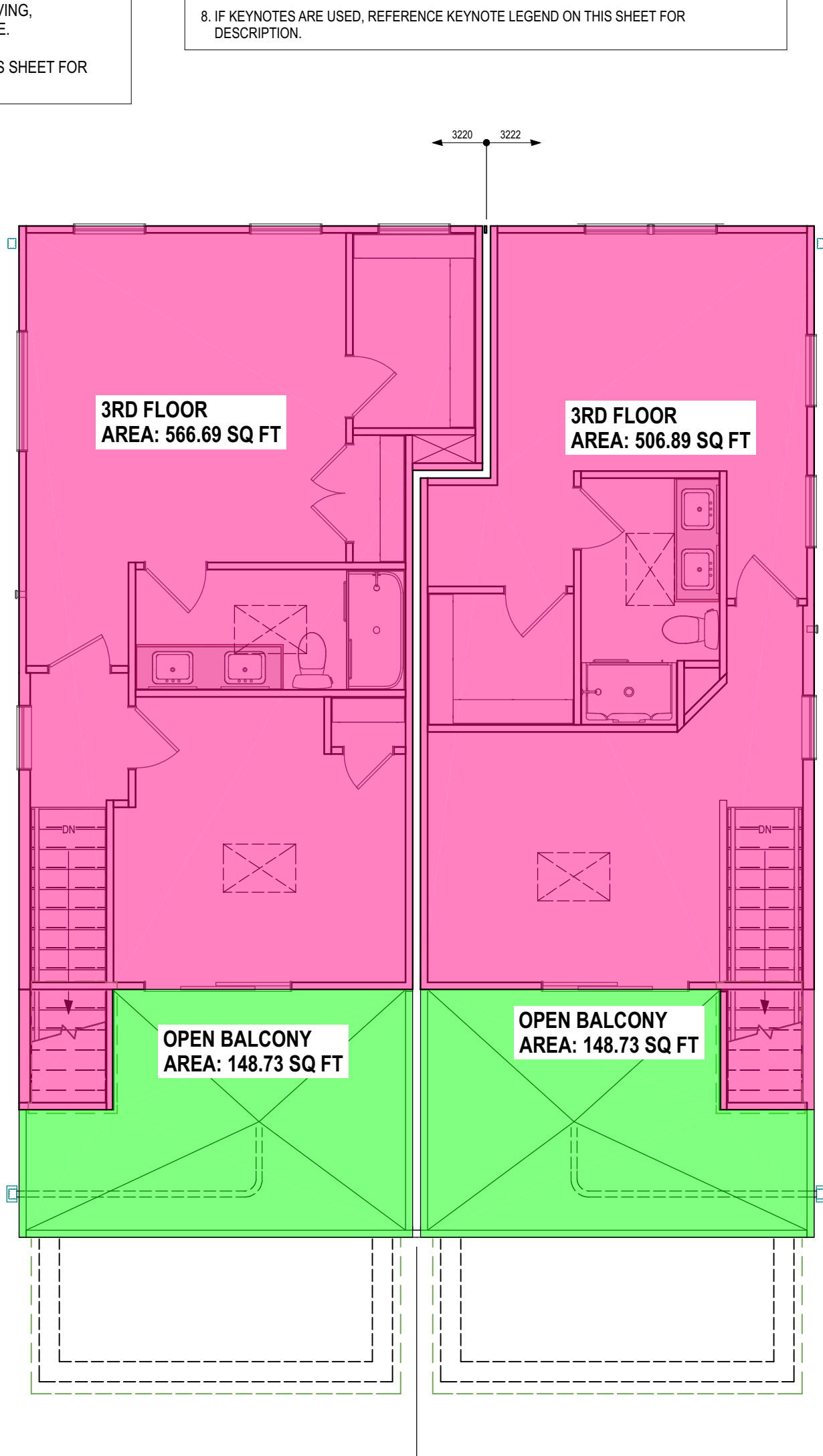
1ST FLOOR AREA PLAN

SCALE: 3/16 IN = 1 FT



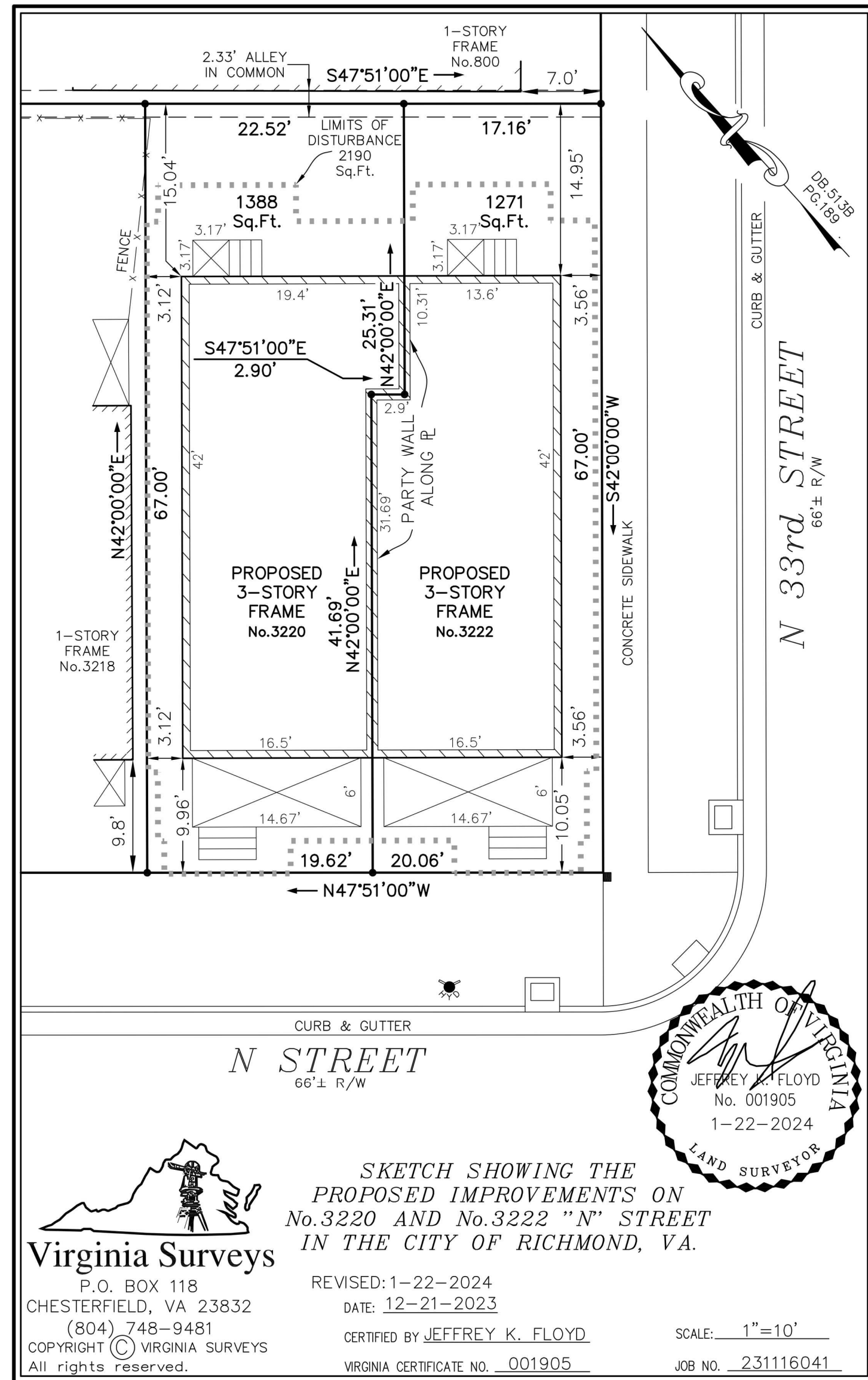
2ND FLOOR AREA PLAN

SCALE: 3/16 IN = 1 FT



3RD FLOOR AREA PLAN

SCALE: 3/16 IN = 1 FT



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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REVISED: 1-22-2024

DATE: 12-21-2023

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=10'

JOB NO. 231116041

FOUNDATION PLAN

ROOF PLAN

SCALE: 1/4 IN = 1 FT

SCALE: 1/4 IN = 1 FT

KEYNOTE LEGEND - FOUNDATION PLAN	
(1)	CONTINUOUS 20" WIDE X 8" DEEP CONCRETE FOOTING (ONLY AT PARTY WALL) W/2) CONT. #4 REBAR REINFORCING; BOTTOM OF FOOTING MIN. 24" BELOW GRADE - VERIFY WENGINEER & GEOTECHNICAL REPORT.
(2)	CONTINUAR 16"X 8" WIDE X 8" DEEP CONCRETE FOOTING W/2) CONT. #4 REBAR REINFORCING; BOTTOM OF FOOTING MIN. 24" BELOW GRADE - VERIFY WENGINEER & GEOTECHNICAL REPORT. UPL COUNCIL APPROVAL REQUIRED.
(3)	8" CMU FOUNDATION WALL PIERAGE COAT TO GRADE, #4 VERTICAL REINFORCING & BENT HOOK INTO FOOTING BELOW WINDOW ANCHOR BOLTS AT 0" C.C. MAX 12" FROM CORNERS/DENS. M (2) PER WALL SEGMENT; GROUT CELLS AT REINFORCING/ANCHOR BOLTS SOLD- SEE ENLARGED TYP DETAIL.
(4)	12" CMU FOUNDATION WALL WITH #4 VERTICAL REINFORCING WITH BENT HOOK INTO FOOTING BELOW & ANCHOR BOLTS AT 6" C.C. MAX 12" FROM CORNERS/DENS. M (2) PER WALL SEGMENT; GROUT CELLS AT REINFORCING/ANCHOR BOLTS SOLD- SEE ENLARGED TYP DETAIL.
(5)	6 MM VAPOR BARRIER OVER ENTIRE CRAWLSPACE; OVERLAP SEAMS MIN 6" AND TAPE, CONT. UP COUNCIL APPROVAL REQUIRED.
(6)	16"X16" CMU PIERS W/PARGE COAT TO GRADE, GROUT & TAPER TOP FOR WATER DRAINAGE MIN. 24" BELOW GRADE, STEP IF NECESSARY TO BE FLUSH W/MOUSE FOOTING.
(7)	30"x12" LIND THICK CONTINUOUS CONCRETE FOOTING WITH REINFORCEMENT PER ENGINEER, MIN. 24" BELOW GRADE, STEP IF NECESSARY TO BE FLUSH W/MOUSE FOOTING.
(8)	FLOOR FINISHING: 5/16"x2 PL DECKING BOARDING OVER 2x6 P.T. JOISTS AT 16" O.C. W/GALV. HANDGERS & 2x12x8 PT. FLASHED RIGID JOIST AT STAIRS & 2x6 PT. LEDGER BOARD AGAINST MIN. 12" W/2 GALV. STUDS AT 16" O.C. STAGGERED.
(9)	4"x4 P.T. DECK POSTS FASTENED W/MSMOP POST LUG ON 12" DIA CONCRETE FOUNDATIONS MIN. 24" BELOW GRADE, TYP. - SEE ENLARGED TYP DETAIL.
(10)	8"x16 SOLD-GALV ZINCALUM CRANWALL SPACE VENT WITH INSECT SCREVE, TYP. - SEE ENLARGED TYP DETAIL FOR VENTING REQUIREMENTS.
(11)	MIN. 32"x16" CRAWL-SPACE ACCESS WITH PRE-FAB DOOR
(12)	EXTERIOR WOOD STEPS ABOVE
(13)	8" CMU FOUNDATION WALL W/4" VERTICAL REINFORCING & BENT HOOK INTO FOOTING BELOW WINDOW ANCHOR BOLTS AT 0" C.C. MAX 12" FROM CORNERS/DENS. M (2) PER WALL SEGMENT; GROUT CELLS AT REINFORCING/ANCHOR BOLTS SOLD- SEE ENLARGED TYP DETAIL.
(14)	DBL. JOIST UNDER STAIR OF STAIRS
(15)	2X10 FLOOR JOISTS AT 12" O.C. (THIS AREA ONLY DUE TO JOIST SPAN), VERIFY WENGINEER & GEOTECHNICAL REPORT.
(16)	PORCH FINISHING: 5/16"x2 COMPOSITE DECKING BOARDING OVER 2x6 P.T. JOISTS AT 16" O.C. W/GALV. HANDGERS W/2) 2X10 P.T. OUTER BENCH & 2x8 P.T. LEDGER BOARD AT 16" GALV. STUDS AT 16" O.C. STAGGERED.
(17)	2X10 FLOOR JOISTS AT 16" O.C. WITH 2X10 RM FLOOR LEVEL MEMBER, WR-19 NAIL INSULATION, TYPICAL THROUGHOUT FIRST FLOOR BOARD, U.N.O.
(18)	SPACE JOISTS FOR HVAC CHASE
(19)	3" MIN. JOIST OVERLAP OVER FOUNDATION WALL
(20)	BROADCAST CONCRETE SLAB ON GRADE (ABOVE)

KEYNOTE LEGEND - ROOF PLAN	
①	HALF-ROUND ALUMINUM GUTTER
②	HALF-ROUND ALUMINUM GUTTER AT REAR DECK EDGE
③	ALUMINUM DOWNSPOUT
④	ALUMINUM DOWNSPOUT WITH TPO ELBOW CONNECTED TO GUTTER AT FRONT AND BOTTOM ELBOW AT SIDE OF CULMINIPER
⑤	6"x8" ALUMINUM OVERFLOW WALL SCUPPER, FLASH OPENING AS REQUIRED - SEE TYP. DETAIL
⑥	ALUMINUM COLLECTOR BOX W/DOWNSPOUT
⑦	PORCH ROOF: STANDING SEAM METAL ROOF SYNTHETIC UNDERLAYMENT OVER 5/8" CDX PLYWOOD SHEATHING OVER PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. WHANGERS/CLIPS AT HOUSE & HURRICANE CLIP AT OUTER BEAM - REFER TO DESIGN BY TRUSS MANUFACTURER
⑧	2X4 FRAMED FULL-LENGTH SLOPED RETURN W/16"X6" COMPOSITE FASCIA TRIM, HARDI-SOFTIT, & ALUMINUM TPO FINISH SLOPED 21/1" O" WITH FLASHING AS REQUIRED
⑨	LOW PITCH ROOF: WHITE TPO OVER 5/8" CDX PLYWOOD OVER 6" RIGID INSULATION OVER 2X8 RAFTERS AT 16" O.C. (SLOPED 1/4" PER 1'-0") OVER 2X8 CEILING JOISTS AT 16" O.C. WITH R-48 CELLULOSE INSULATION
⑩	KURR LOOF IN FRONT OF PARAPET WALL: STANDING-SEAM METAL ROOFING OVER SYNTHETIC UNDERLAYMENT OVER 5/8" CDX PLYWOOD SHEATHING OVER 2X8 RAFTERS AT 16" O.C. - SEE ENLARGED DETAIL
⑪	2X4 FRAMED INTERIOR WALLS BELOW, TYP. U.N.O.
⑫	2X4 FRAMED EXTERIOR WALL BELOW
⑬	2X4 FRAMED EXTERIOR WALL BELOW WITH 19"X 2X4 FRAMED PARAPET WALL ABOVE WITH METAL CAP - SEE ENLARGED DETAIL
⑭	2X6 FRAMED EXTERIOR WALL BELOW WITH 19"X 2X4 FRAMED PARAPET WALL ABOVE WITH METAL CAP - SEE ENLARGED DETAIL
⑮	42"x36" ABOVE DECK/ 2X4 FRAMED BALCONY RAILING WALL/HORIZONTAL CAP SIDING (BOTH SIDES), 3"x8" FIRE-RATED DENGSLASS SHEATHING (EXTERIOR SIDE) & CONT. METAL CAP & 1/2"X6" COMPOSITE OUTER TRIM - SEE ENLARGED DETAIL
⑯	42"x24" FRAMED PARAPET WALL WITH WHIPBOARD ANGLE SIDING, 5/8" FIRE-RATED DENGSLASS SHEATHING (EXTERIOR SIDE), EPDM MEMBRANE (INTERIOR SIDE) & CONT. METAL CAP & 1/2"X6" COMPOSITE OUTER TRIM - SEE ENLARGED DETAIL
⑰	42"x24" ABOVE DECK/ 2X4 FRAMED BALCONY RAILING WALL WITH WIREVEAL PANEL SYSTEM (BOTH SIDES) & METAL DRIP CAP - SEE ENLARGED DETAIL
⑱	42"x24" FRAMED PARTY PARAPET WALL W/METAL DRIP CAP - SEE ENLARGED DETAIL
⑲	19"x24" FRAMED PARTY PARAPET WALL (ABOVE 3RD FLOOR CEILING) W/ METAL DRIP CAP - SEE ENLARGED DETAIL
⑳	OPEN PORCH BEAM BELOW - SEE SECTION
㉑	1/2"x10" BALCONY FLOOR CONSTRUCTION: DURACOR 60-MIL MEMBRANE OVER 5/8" 8-C PLYWOOD OVER P TAPED RIGID INSULATION (SLOPED 1/4" PER FOOT TOWARDS CENTRAL DRAIN) OVER 3/4" 1X6 OSB SUBFLOOR GUELED & SCREWED OVER 2X10 JOISTS AT 16" O.C. W/3" (R-21) CLOSED-CELL SPRAY-FORM INSULATION (UNDERSIDE OF SUBFLOOR) OVER 1/2" GWB CEILING W/IRAFERS
㉒	42"x24" FRAMED PARAPET WALL W/EPDM MEMBRANE OVER 1/2" OSB SHEATHING (INTERIOR SIDE ONLY) & CONT. METAL CAP - SEE ENLARGED DETAIL
㉓	ALUMINUM GUTTER W/DOWNSPOUT(S)
㉔	LOW PITCH ROOF: WHITE TPO OVER 5/8" CDX PLYWOOD OVER 6" (R-4 PER 1" = R-24 TOTAL CONTINUOUS) EPS RIGID INSULATION OVER 2X8 RAFTERS AT 16" O.C. (SLOPED 1/4" PER 1'-0") SISTERED TO 2X8 CEILING JOISTS AT 16" O.C. W/IR-26 (6" THICK) UN-FACED BATT INSULATION (LOW PITCH ROOF OVER STAIR OPENING: WHITE TPO OVER 5/8" CDX PLYWOOD OVER 6" (R-4 PER 1" = R-24 TOTAL CONTINUOUS) EPS RIGID INSULATION OVER 2X8 RAFTERS AT 16" O.C. (SLOPED 1" PER 1'-0") W/IR-26 (6" THICK) UN-FACED BATT INSULATION & 1/2" GWB CEILING SLOPED W/IRAFERS
㉕	"U336" 1/4" 2X4 FRAMED PARTY PARAPET WALL W/METAL DRIP CAP - SEE ENLARGED DETAIL
㉖	1/4" 2X4 FRAMED PARAPET WALL ABOVE 2X4 FRAMED EXTERIOR WALL BELOW - SEE ENLARGED DETAIL
㉗	2X4 FRAMED INTERIOR WALL BELOW, TYP. U.N.O.
㉘	H/VAC CHASE BELOW, CONSULT W/HVAC CONTRACTOR
㉙	"U305" 2X4 FRAMED FIRE-RATED TALL WALL BELOW - SEE ENLARGED DETAIL
㉚	"U305" 2X4 FRAMED FIRE-RATED TALL WALL AT STAIRS BELOW - SEE ENLARGED DETAIL
㉛	2X4 FRAMED RAILING WALL AT STAIR OPENING BELOW
㉜	ALUMINUM BALCONY BELOW
㉝	PORCH ROOF: STANDING SEAM METAL ROOFING OVER SYNTHETIC UNDERLAYMENT OVER 5/8" CDX PLYWOOD SHEATHING OVER PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. WHANGERS & CLIPS AT HOUSE & HURRICANE CLIP AT OUTER BEAM - REFER TO DESIGN BY TRUSS MANUFACTURER
㉞	2X4 FRAMED FULL-LENGTH SLOPED RETURN W/16"X6" COMPOSITE FASCIA TRIM, HARDI-SOFTIT, & ALUMINUM TPO FINISH SLOPED 21/1" O" WITH FLASHING AS REQUIRED



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PROJECT NAME

3220 & 3222 N
STREET

CLIENT(S)

KYLE HOFFER
3912 SEMINARY AVE
RICHMOND, VA, 23237
T: 804.486.0386

PROJECT ADDRESS

3220 & 3222 N STREET
RICHMOND, VA 23223

TITLE

FOUNDATION & ROOF PLANS

DOCUMENT PHASE:
PERMIT DRAWINGS

PLOT DATE:
2/8/2024
11:39:43 AM

DRAWN BY:
DUSTIN HETRICK

SCALE: SEE PLAN

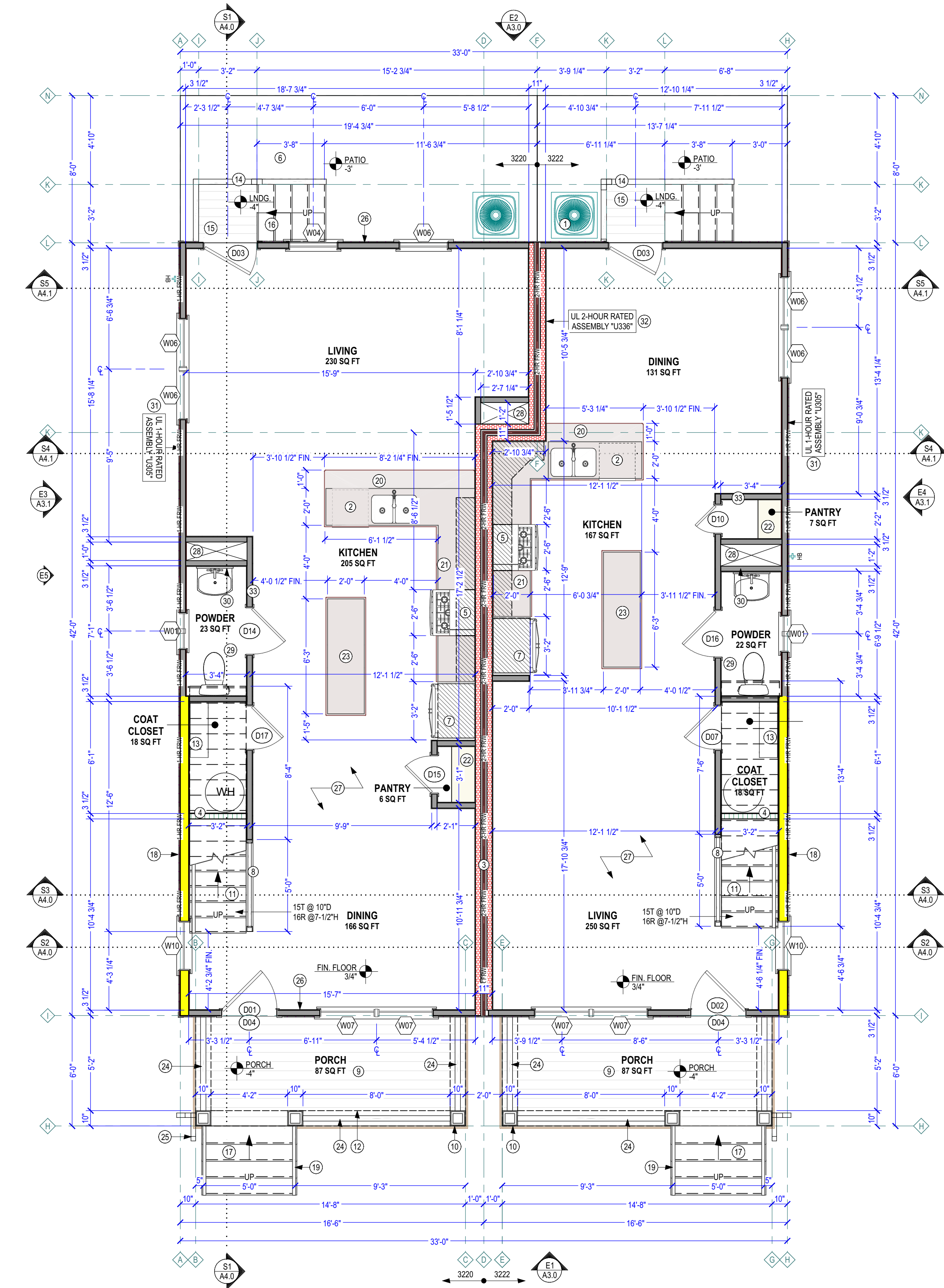
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3 OF 18

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER

THE PAPER SIZE NEEDS TO BE **24" x 36" (ARCH D)** TO SCALE PROPERLY



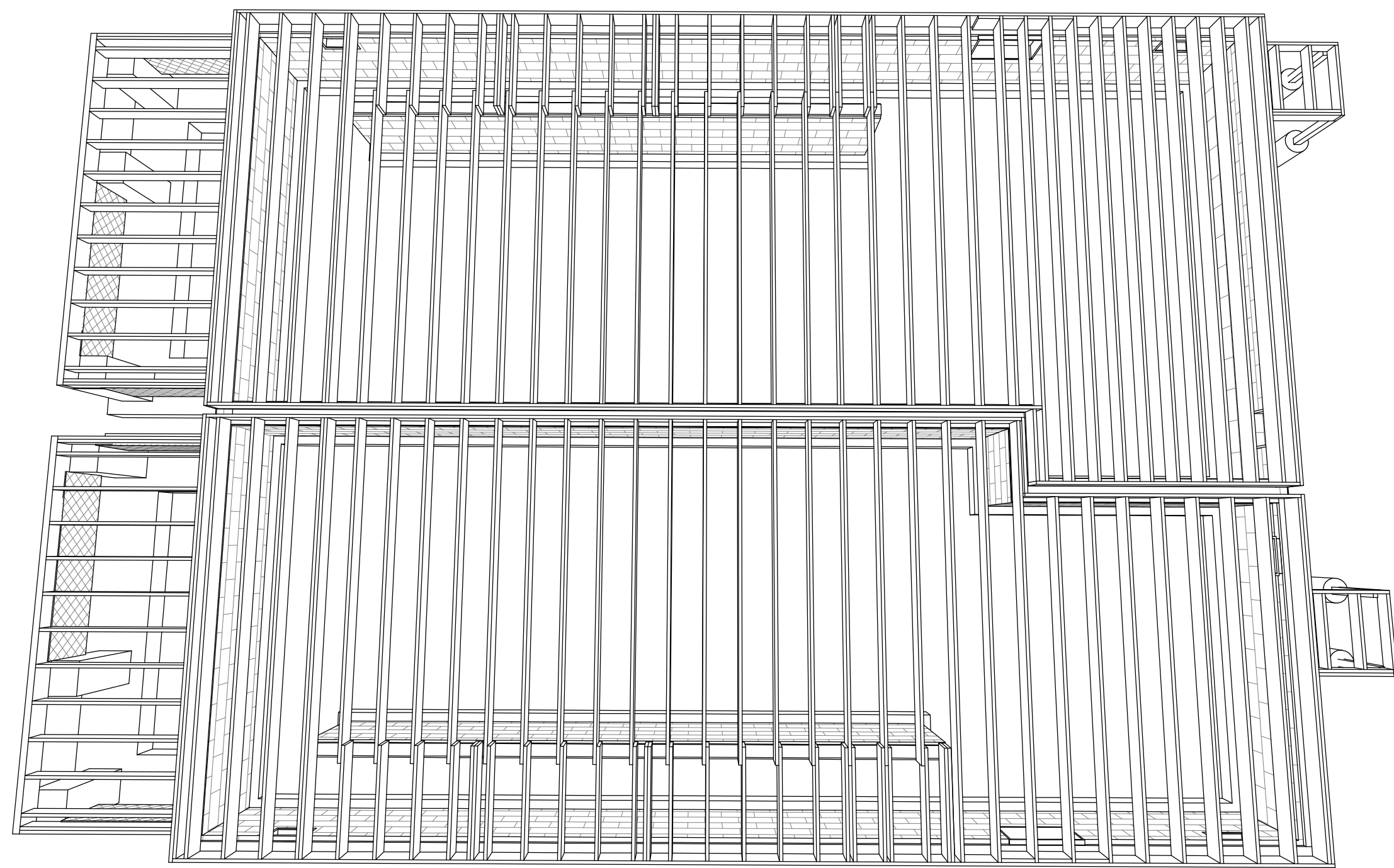
1ST FLOOR CONSTRUCTION PLAN

SCALE: 1/4" IN = 1' FT



3D OVERVIEW OF 1ST FLOOR

NOT TO SCALE - FOR REFERENCE ONLY



3D OVERVIEW OF FOUNDATION

NOT TO SCALE - FOR REFERENCE ONLY

KEYNOTE LEGEND - 1ST LEVEL CONSTRUCTION PLAN	
1	HVAC UNIT, CONSULT W/MECHANICAL CONTRACTOR
2	24" DISHWASHER, CONSULT OWNER FOR SELECTION
3	2X4 FRAMED PARTY WALL - SEE ENLARGED DETAIL
4	2X4 KNEEWALL UNDER STAIRS W/ 1/2" GWB FINISH
5	30"W ELECTRIC RANGE W/MICROWAVE HOOD & 18"H X 12"D WALL CABINET ABOVE, CONSULT W/OWNER FOR SELECTIONS
6	BRUSHED BRUSHED CONCRETE PATIO ON GRADE (ALSO UNDER LANDINGS & HVAC UNITS) (ALSO UNDER LANDINGS & HVAC UNITS)
7	36"W REFRIGERATOR W/18"H X 24"D WALL CABINET ABOVE, CONSULT OWNER FOR SELECTION
8	34-36"H WOOD RAILING PER CODE W/WOOD BALUSTERS AT 4" O.C. MAX SPACING & WOOD NEWEL POSTS, CONSULT W/OWNER FOR SELECTIONS) OVER 2X4 FRAMED SKIRT WALL W/ 1/2" GWB & 1XCAP ON TOP SLOPED WITH STAIR RUN
9	PORCH FRAMING: 54X16 P.T. DECKING BOARDS OVER 2X6 P.T. JOISTS AT 16" O.C. W/ GALV. HANGERS W/18" X 10" P.T. OUTER BEAM & 2X8 P.T. LEDGER BOARD W/ 1/2" GALV. THROUGH BOLTS AT 32" O.C. STAGGERED, PROVIDE FLASHING MEMBRANE AT HOUSE
10	10" SQUARE DECORATIVE COLUMN W/4X4 P.T. WOOD POST FROM PIER BELOW (W/ GALV. POST ANCHOR) UP TO BEAM ABOVE
11	HARDWOOD TREADS & RISERS PER CODE
12	DASHED LINE OF 10"W X 10"H BOXED BEAM ABOVE PORCH - SEE ENLARGED DETAIL
13	SHELF & ROD
14	36"H P.T. WOOD RAILING PER CODE W/2X2 PICKETS W/4" MAX THROUGH SPACING, RAILING REQUIREMENT T.B.D. BY SITE TOPOGRAPHY AND HEIGHT OF FLOOR ABOVE FINISHED GRADE - SEE ENLARGED DETAIL
15	LANDING FRAMING: 54X16 P.T. DECKING BOARDS OVER 2X6 P.T. JOISTS AT 16" O.C. W/ GALV. HANGERS & 2X10 P.T. FLUSH RIM JOIST AT STAIRS & 2X6 P.T. LEDGER BOARD AGAINST HOUSE W/ 1/2" GALV. THROUGH BOLTS AT 16" O.C. STAGGERED
16	2X P.T. WOOD STEPS TO GRADE W/36"H P.T. WOOD RAILING PER CODE W/4" WOOD BALUSTERS @ 4" O.C. MAX SPACING, 2X6 P.T. TOP RAIL, 2X4 TOP & BOTTOM NAILERS, & 4X4 P.T. WOOD POSTS - SEE ENLARGED DETAIL
17	WOOD STAIRS FROM CONCRETE SIDEWALK UP TO PORCH FLOOR, VERIFY GRADE HEIGHT IN FIELD, 11" TREADS, MAX. 8" RISERS, TREAD MATERIAL TO MATCH PORCH FLOOR, PROVIDE LATTICE SKirting
18	UL 1-HOUR RATED ASSEMBLY "U305" HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" FIRE-RATED DENSGLASS SHEATHING (BOTTOM TO OVERLAP FOUNDATION) (1) OVER 2X6 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 5/8" FIRE-RATED GWB
19	POWDER COATED ALUMINUM HANDRAIL AT STEPS, MIN. 3/4"
20	12" COUNTER OVERHANG
21	BASE & WALL CABINETS PER OWNER SELECTIONS
22	PANTRY SHELVING, CONSULT W/OWNER FOR SELECTION
23	TRASH DRAWER, CONSULT OWNER FOR SELECTION
24	36"H BLACK PAINTED STEELURON HANDRAIL, MIN. 36"H, W/STAINLESS STEEL CABLES AT 4" O.C., RAILING REQUIREMENT T.B.D. BY SITE TOPOGRAPHY AND HEIGHT OF PORCH FLOOR ABOVE FINISHED GRADE
25	ALUMINUM DOWNSPOUT W/TOP ELBOW CONNECTED TO GUTTER AT FRONT AND BOTTOM ELBOW AT SIDE OF COLUMNPIER
26	EXT. WALL CONSTRUCTION AT 1ST & 2ND LEVEL FRONT & REAR: HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 1/2" OSB SHEATHING (BOTTOM TO OVERLAP FOUNDATION) (1) OVER 2X4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 1/2" GWB
27	HARDWOOD FINISHED FLOOR, CONSULT W/OWNER FOR SELECTION, TYPICAL THROUGHOUT HOUSE U.N.O.
28	HVAC CHASE, CONSULT W/MECHANICAL CONTRACTOR
29	3/4" TILE FLOOR FINISH, TYP. AT ALL WET LOCATIONS U.N.O., CONSULT W/OWNER FOR SELECTION
30	MIRROR TO BE SELECTED BY OWNER
31	UL 1-HOUR RATED ASSEMBLY "U305" HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" FIRE-RATED DENSGLASS SHEATHING (BOTTOM TO OVERLAP FOUNDATION) (1) OVER 2X4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 5/8" FIRE-RATED GWB, SEE ENLARGED DETAIL
32	UL 2-HOUR RATED ASSEMBLY "U338" 12" GWB OVER 2X4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK & R-15 BATT INSULATION (BETWEEN STUDS), 1" AIR SPACE W/1" TYPE SLX GYPSUM BOARD SHAFT LINER - ALL LAYERS LISTED ARE MIRRORED, SEE ENLARGED DETAIL
33	INTERIOR WALL: 2X4 STUDS AT 16" O.C. W/ 1/2" GWB, TYPICAL U.N.O.

WALL TYPE LEGEND	
	EXIST. WALL (ANY TYPE)
	EXIST. WALL DEMOLISHED (ANY TYPE)
	NEW 2X4 2-HR FIRE-RATED PARTY WALL
	NEW 2X6 2-HR FIRE-RATED PARTY WALL
	NEW 2X4 1-HOUR FIRE RATED WALL
	NEW 2X4 WALL
	NEW 2X4 PARTIAL HEIGHT WALL
	NEW 2X6 WALL
	NEW 2X6 PARTIAL HEIGHT WALL
	INTERIOR LOAD-BEARING WALL
	NEW GLASS PANEL
	NEW CONCRETE WALL
	NEW CMU WALL
	OPTIONAL/FUTURE PHASE WALL
	NEW LOAD BEARING POST



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1ST FLOOR CONSTRUCTION PLAN	

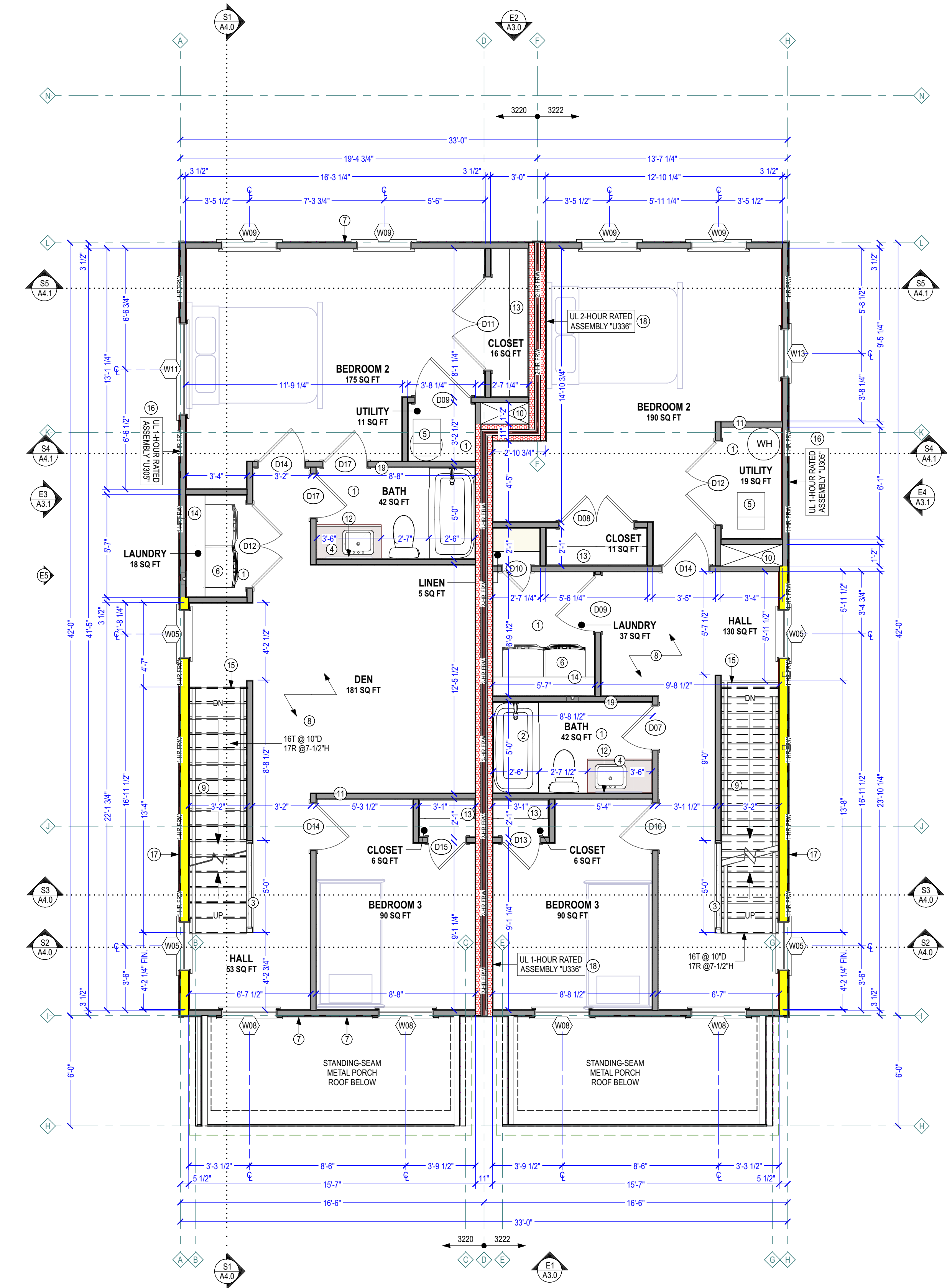
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4 OF 18	



2ND FLOOR CONSTRUCTION PLAN

SCALE: 1/4 IN = 1 FT



3D OVERVIEW OF 2ND FLOOR

NOT TO SCALE - FOR REFERENCE ONLY

KEYNOTE LEGEND - 2ND LEVEL CONSTRUCTION PLAN	
1	3/4" TILE FLOOR FINISH, TYP. AT ALL WET LOCATIONS U.N.O., CONSULT W/OWNER FOR SELECTION
2	30W X 60L BATH TUB, CONSULT W/OWNER FOR SELECTION
3	34-36"H WOOD RAILING PER CODE (W/WOOD BALUSTERS AT 4" O.C. MAX SPACING & WOOD NEWEL POSTS, CONSULT W/OWNER FOR SELECTIONS) OVER 2X4 FRAMED SKIRT WALL W/ 1/2" GWB & 1XCAP ON TOP SLOPED WITH STAIR RUN
4	42"W VANITY BASE CABINET, CONSULT W/OWNER FOR SELECTIONS
5	AIR HANDLING UNIT (AHU), CONSULT W/MECHANICAL CONTRACTOR
6	CLOTHES WASHER ON PAN W/INTEGRATED DRAIN
7	EXT. WALL CONSTRUCTION AT 1ST & 2ND LEVEL FRONT & REAR: HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 1/2" OSB SHEATHING (BOTTOM TO OVERLAP FOUNDATION 1") OVER 2X4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 5/8" FIRE-RATED GWB, SEE ENLARGED DETAIL
8	HARDWOOD FINISHED FLOOR, CONSULT W/OWNER FOR SELECTION, TYPICAL THROUGHOUT HOUSE U.N.O.
9	HARDWOOD TREADS & RISERS PER CODE
10	HVAC CHASE, CONSULT W/MECHANICAL CONTRACTOR
11	INTERIOR WALL: 2X4 STUDS AT 16" O.C. W/ 1/2" GWB, TYPICAL U.N.O.
12	MIRROR TO BE SELECTED BY OWNER
13	SHELF & ROD
14	SHELF ABOVE WASHER/DRYER
15	TOP RISER AT STAIRS TO 3RD LEVEL
16	UL 1-HOUR RATED ASSEMBLY "U305" HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" FIRE-RATED DENSGLASS SHEATHING (BOTTOM TO OVERLAP FOUNDATION 1") OVER 2X4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 5/8" FIRE-RATED GWB, SEE ENLARGED DETAIL
17	UL 1-HOUR RATED ASSEMBLY "U305" HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" FIRE-RATED DENSGLASS SHEATHING (BOTTOM TO OVERLAP FOUNDATION 1") OVER 2X4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 5/8" FIRE-RATED GWB
18	UL 2-HOUR RATED ASSEMBLY "U336" 1/2" GWB OVER 2X4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK & R-15 BATT INSULATION (BETWEEN STUDS), 1" AIR SPACE W/1" TYPE SLX GYPSUM BOARD SHAFT LINER - ALL LAYERS LISTED ARE MIRRORED, SEE ENLARGED DETAIL
19	USE 1/2" MOISTURE-RESISTANT GWB AT WALLS & CEILING OF BATHROOM

WALL TYPE LEGEND	
	EXIST. WALL (ANY TYPE)
	EXIST. WALL DEMOLISHED (ANY TYPE)
	NEW 2X4 2-HR FIRE-RATED PARTY WALL
	NEW 2X6 2-HR FIRE-RATED PARTY WALL
	NEW 2X4 1-HOUR FIRE RATED WALL
	NEW 2X4 WALL
	NEW 2X4 PARTIAL HEIGHT WALL
	NEW 2X6 WALL
	NEW 2X6 PARTIAL HEIGHT WALL
	INTERIOR LOAD-BEARING WALL
	NEW GLASS PANEL
	NEW CONCRETE WALL
	NEW CMU WALL
	OPTIONAL/FUTURE PHASE WALL
	NEW LOAD BEARING POST

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THE PAPER SIZE NEEDS TO BE 24" x 36" (ARCH D) TO SCALE PROPERLY



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2ND FLOOR
CONSTRUCTION PLAN

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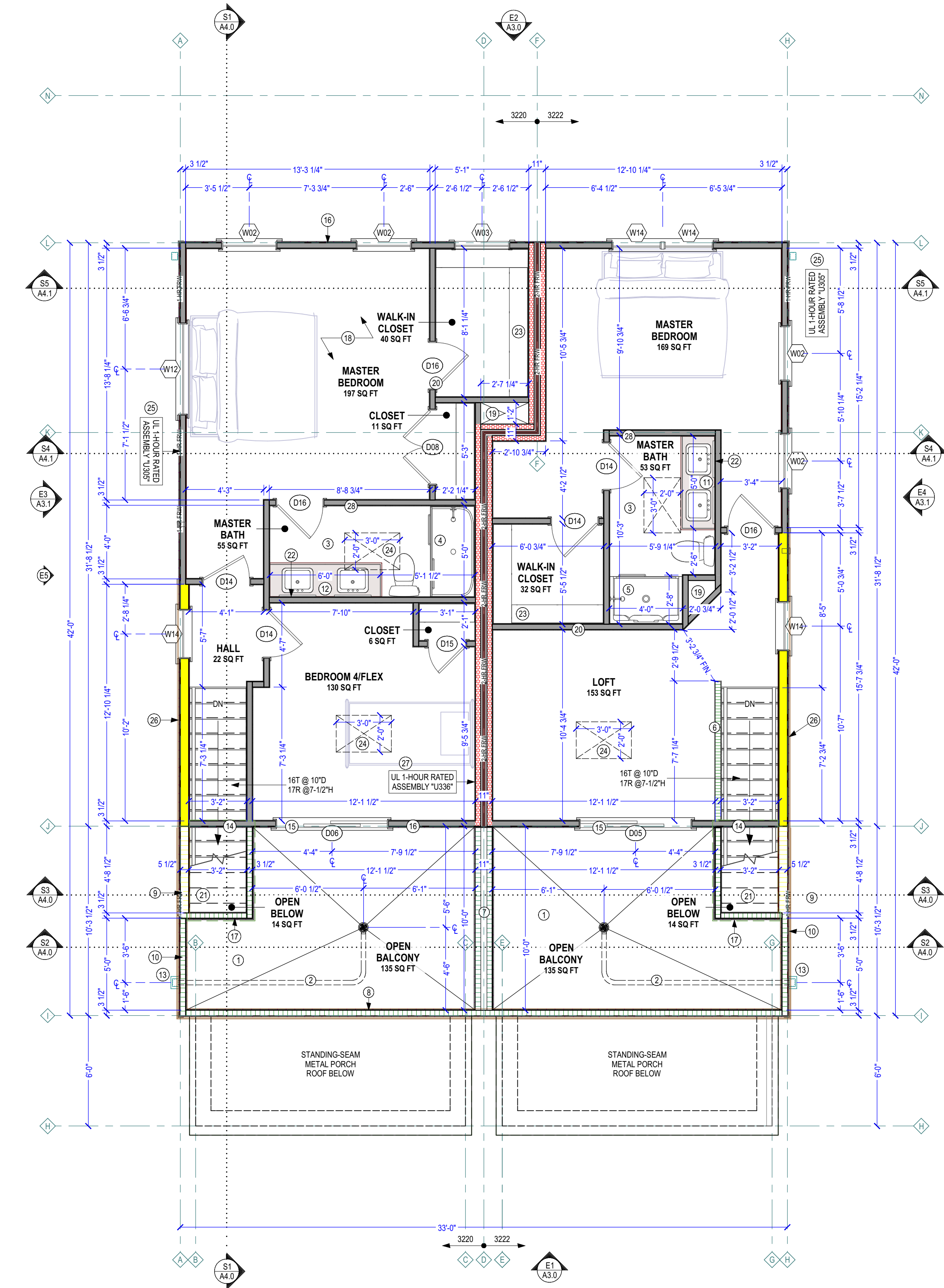
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SCALE: SEE PLAN

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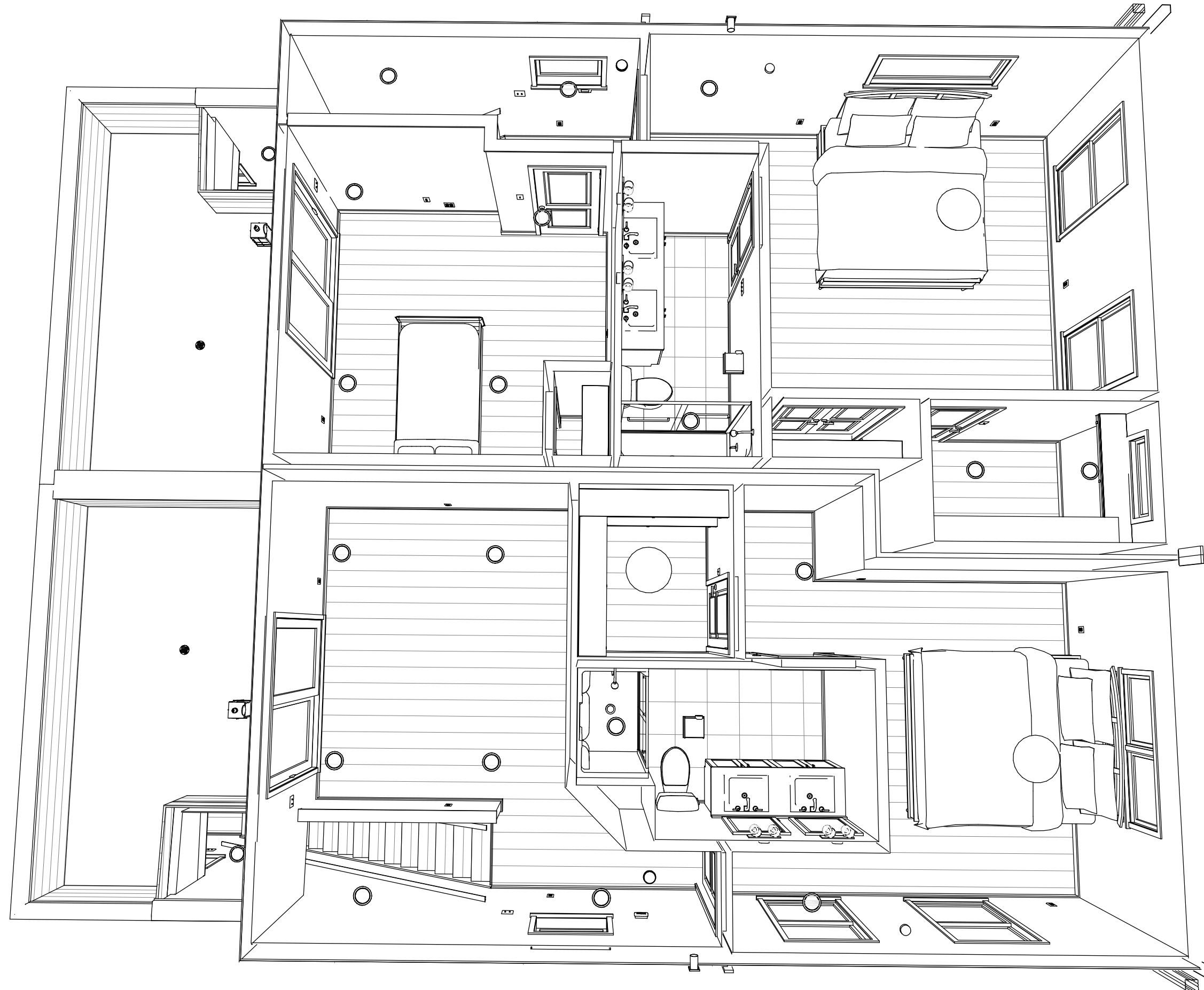
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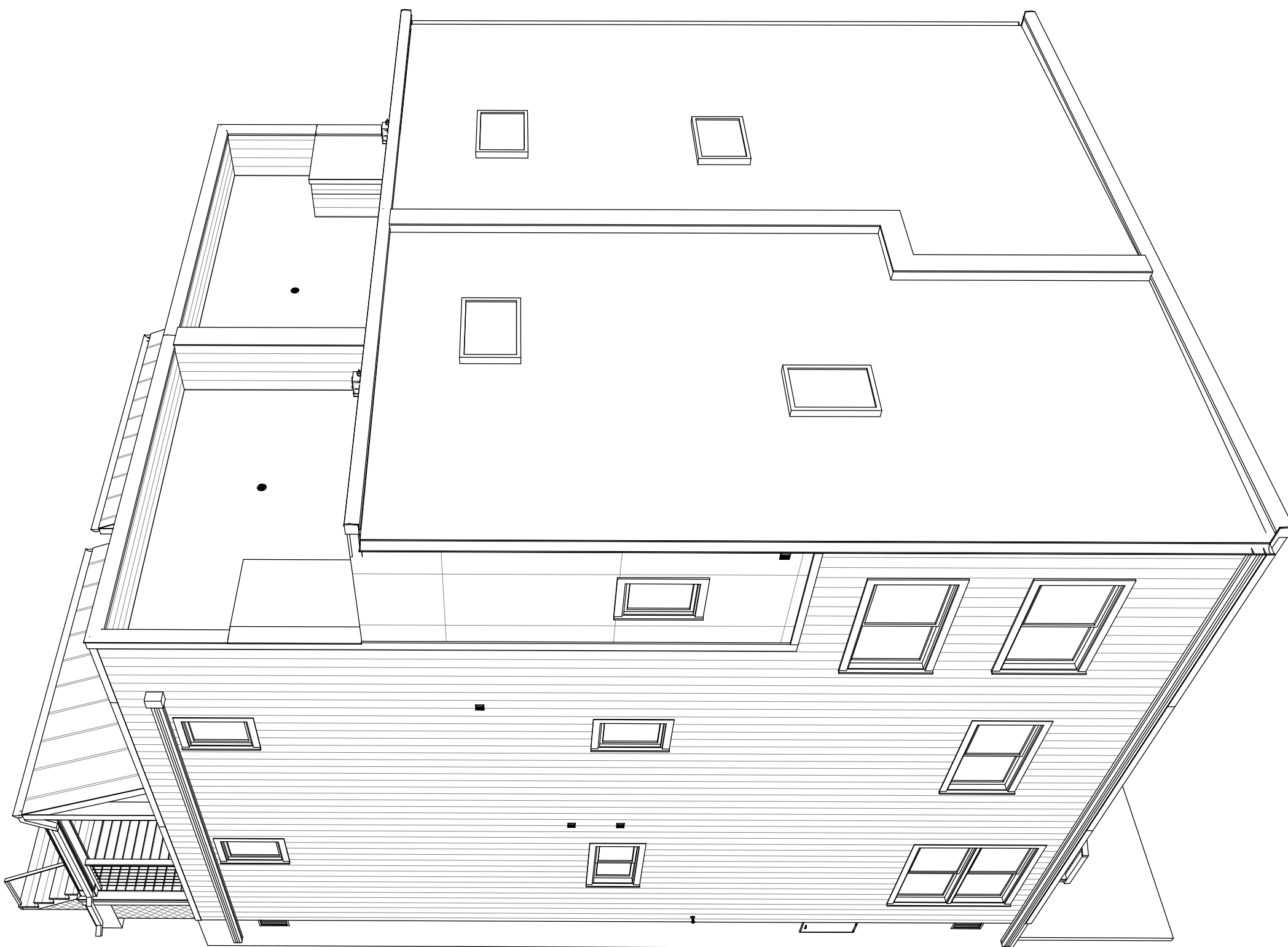
3RD FLOOR CONSTRUCTION PLAN

SCALE: 1/4" IN = 1' FT



3D 3RD FLOOR OVERVIEW

NOT TO SCALE - FOR REFERENCE ONLY



3D OVERVIEW OF ROOF

NOT TO SCALE - FOR REFERENCE ONLY

KEYNOTE LEGEND - 3RD LEVEL CONSTRUCTION PLAN	
1	OPEN BALCONY DECK CONSTRUCTION: DURADECK 60 MIL MEMBRANE OVER 6" (R-24) TAPERED RIGID INSULATION (SLOPED 1/4" PER FOOT TOWARDS CENTER DRAIN) OVER 3/4" 1x6 OSB SUBFLOOR GLUED & SCREWED OVER 2X10 JOISTS AT 16" O.C. W/3" (R-21) SPRAY FOAM INSULATION ON UNDERSIDE OF SUBFLOOR - SEE SECTION(S) & ENLARGED DETAILS
2	3" DIA. PVC DRAINAGE PIPE FROM CENTER DRAIN TO DISCHARGE THROUGH RIM JOIST INTO DOWNSPOUT BELOW
3	3/4" TILE FLOOR FINISH, TYP. AT ALL WET LOCATIONS U.N.O., CONSULT W/OWNER FOR SELECTION
4	30"W X60"L FIBERGLASS SHOWER ENCLOSURE
5	32"W X48"L FIBERGLASS SHOWER ENCLOSURE
6	36"H RAILING WALL W/2X4 STUDS AT 16" O.C., 1/2" GWB, & 1X WOOD CAP
7	42"H 2X4 FRAMED PARTY PARAPET WALL W/EPDM MEMBRANE OVER 1/2" OSB SHEATHING (BOTH SIDES) W/METAL DRIP CAP - SEE ENLARGED DETAIL
8	42"H BALCONY RAILING WALL AT FRONT APRON ROOF: HORIZONTAL LAP SIDING (BOTH SIDES) OVER HOUSE WRAP VAPOR BARRIER OVER 1/2" OSB SHEATHING OVER 2X4 STUDS AT 16" O.C.
9	42"H BALCONY RAILING WALL AT SIDE OF STAIRWELL ENCLOSURE: HORIZONTAL LAP SIDING (EXT. SIDE) OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" DENGLASS FIRE-RATED SHEATHING OVER 2X6 STUDS AT 16" O.C. W/15 BATT INSULATION & 1/2" GWB INTERIOR - SEE ENLARGED DETAIL
10	42"H BALCONY RAILING WALL AT SIDE: HORIZONTAL LAP SIDING (EXT. SIDE) OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" DENGLASS FIRE-RATED SHEATHING OVER 2X4 STUDS AT 16" O.C. W/15 BATT INSULATION & 1/2" GWB INTERIOR - SEE ENLARGED DETAIL
11	60"W VANITY BASE CABINET, CONSULT W/OWNER FOR SELECTIONS
12	72"W VANITY BASE CABINET, CONSULT W/OWNER FOR SELECTIONS
13	ALUMINUM COLLECTOR BOX W/DOWNSPOUT
14	B.O. EXTERIOR WALL CUT W/CEILING OF STAIRWELL ENCLOSURE TO PROVIDE HEADROOM AT STAIRS BELOW - SEE SECTION, CONSULT W/ENGINEER FOR HEADER REQUIREMENTS
15	DOOR SILL RAISED 4-1/2" W/3/4"X24'S
16	EXT. WALL CONSTRUCTION AT 3RD LEVEL FRONT & REAR: JAMES HARDI REVEAL PANEL SYSTEM OVER HOUSE WRAP VAPOR BARRIER OVER 1/2" OSB SHEATHING SHEATHING OVER 2X4 STUDS AT 16" O.C. W/12" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 1/2" GWB
17	EXTERIOR WALL AT STAIR WELL: HORIZONTAL LAP SIDING (INTERIOR SIDE) OVER HOUSE WRAP VAPOR BARRIER OVER 1/2" OSB SHEATHING OVER 2X4 STUDS AT 16" O.C. W/IR-15 BATT INSULATION & 1/2" GWB INTERIOR
18	HARDWOOD FINISHED FLOOR, CONSULT W/OWNER FOR SELECTION, TYPICAL THROUGHOUT HOUSE U.N.O.
19	HVAC CHASE, CONSULT W/MECHANICAL CONTRACTOR
20	INTERIOR WALL: 2X4 STUDS AT 16" O.C. W/ 1/2" GWB, TYPICAL U.N.O.
21	LOW-SLOPE ROOF OVER STAIR WELL ENCLOSURE
22	MIRROR TO BE SELECTED BY OWNER
23	SHELF & ROD
24	SKYLIGHT ABOVE
25	UL 1-HOUR RATED ASSEMBLY "U305": HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" FIRE-RATED DENGLASS SHEATHING (BOTTOM TO OVERLAP FOUNDATION 1") OVER 2X4 STUDS AT 16" O.C. W/12" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 5/8" FIRE-RATED GWB. SEE ENLARGED DETAIL
26	UL 1-HOUR RATED ASSEMBLY "U305": HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" FIRE-RATED DENGLASS SHEATHING (BOTTOM TO OVERLAP FOUNDATION 1") OVER 2X6 STUDS AT 16" O.C. W/12" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 5/8" FIRE-RATED GWB
27	UL 2-HOUR RATED ASSEMBLY "U338": 1/2" GWB OVER 2X4 STUDS AT 16" O.C. W/12" TOP PLATE & (1) BOTTOM PLATE W/CAULK & R-15 BATT INSULATION (BETWEEN STUDS); 1" AIR SPACE W/1" TYPE SX GYPSUM BOARD SHAFT LINER - ALL LAYERS LISTED ARE MIRRORED, SEE ENLARGED DETAIL
28	USE 1/2" MOISTURE-RESISTANT GWB AT WALLS & CEILING OF BATHROOM

WALL TYPE LEGEND	
	EXIST. WALL (ANY TYPE)
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	NEW 2X4 2-HR FIRE-RATED PARTY WALL
	NEW 2X6 2-HR FIRE-RATED PARTY WALL
	NEW 2X4 1-HOUR FIRE RATED WALL
	NEW 2X4 WALL
	NEW 2X4 PARTIAL HEIGHT WALL
	NEW 2X6 WALL
	NEW 2X6 PARTIAL HEIGHT WALL
	INTERIOR LOAD-BEARING WALL
	NEW GLASS PANEL
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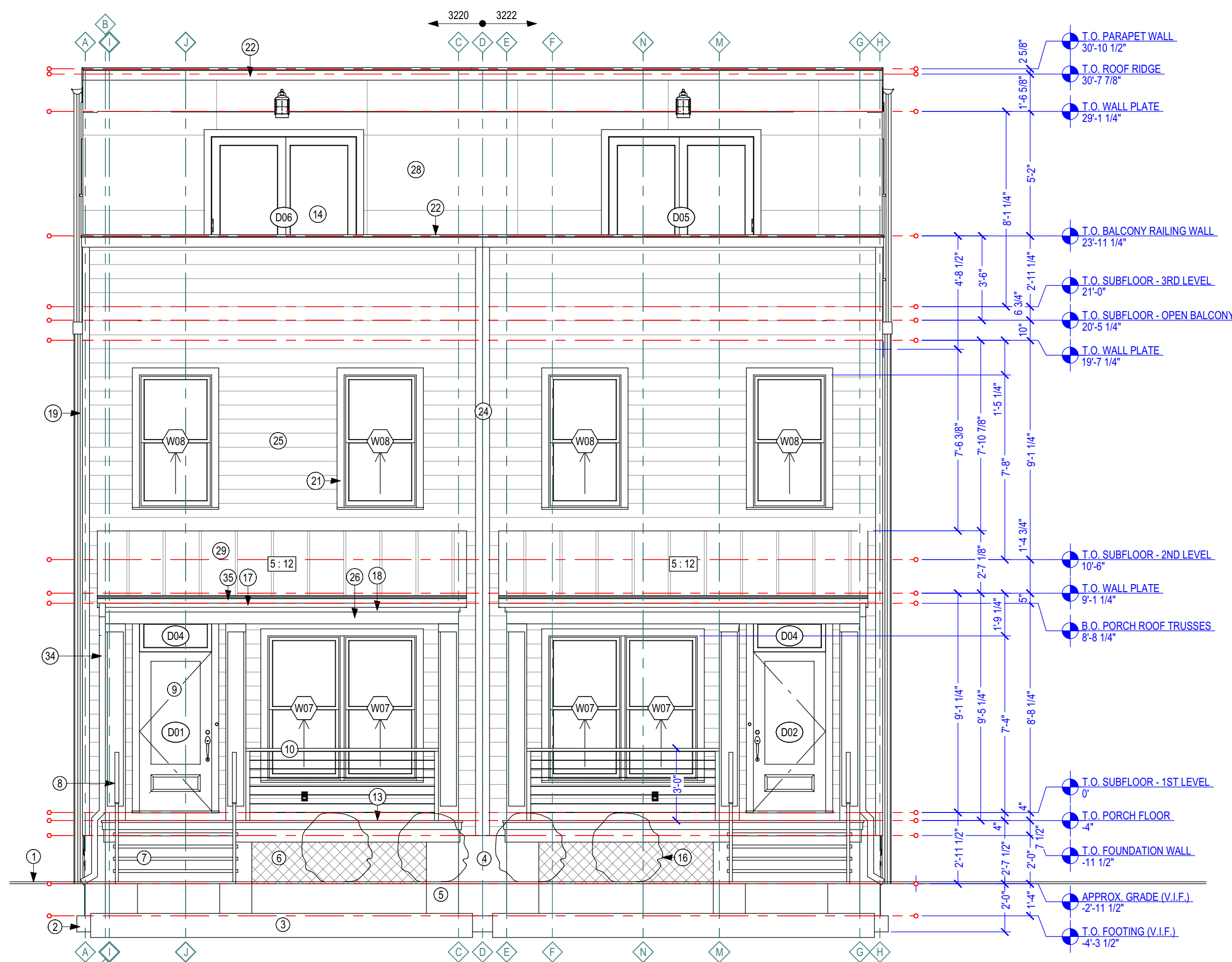
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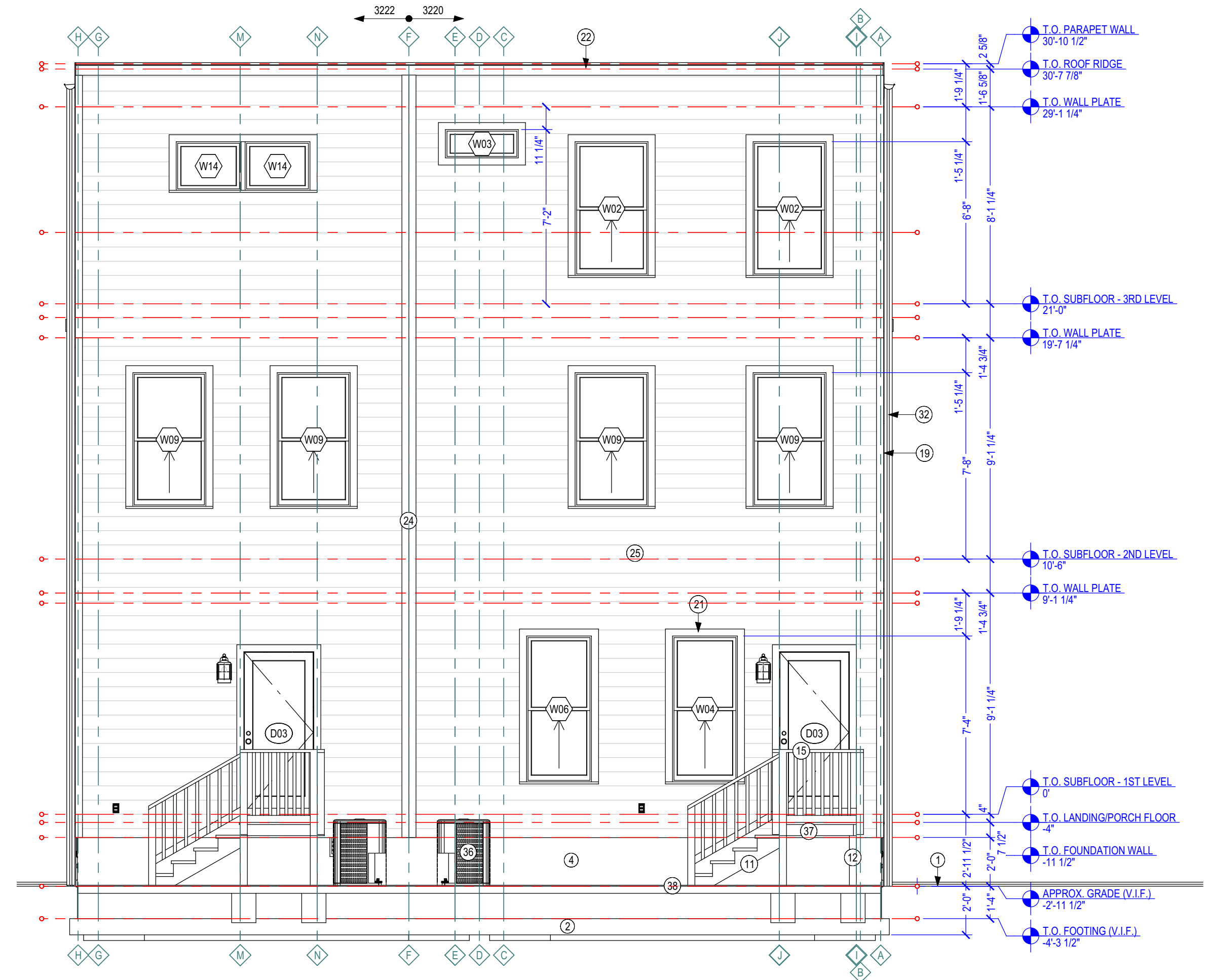
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A1.3 6 OF 18



E1 EXTERIOR ELEVATION AT FRONT

SCALE: 1/4 IN = 1 FT



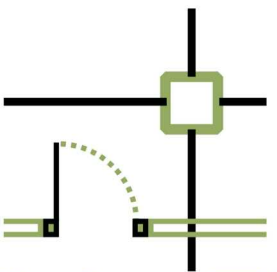
E2 EXTERIOR ELEVATION AT REAR

SCALE: 1/4 IN = 1 FT

KEYNOTE LEGEND - EXTERIOR ELEVATIONS	
1	APPROXIMATE FINISHED GRADE, SLOPE AWAY FROM HOUSE (V.I.F.)
2	CONTINUOUS 18" WIDE X 8" DEEP CONCRETE FOOTING W/2" CONT. #4 REBAR REINFORCING; BOTTOM OF FOOTING MIN. 24" BELOW GRADE - VERIFY WITH ENGINEER & GEOTECHNICAL REPORT. TYP. ALL FOOTINGS UNLESS NOTED.
3	30" X 12" THICK CONTINUOUS CONCRETE FOOTING WITH REINFORCEMENT PER ENGINEER, MIN. 24" BELOW GRADE. STEP IF NECESSARY TO BE FLUSH WITH FOOTING OF HOUSE FOUNDATION
4	PARGED CMU FOUNDATION - SEE FOUNDATION PLAN
5	16"X16" CMU PIERS W/PARGE COAT TO GRADE, GROUT & TAPER TOP FOR WATER DRAINAGE
6	LATTICE SKIRTING
7	WOOD STAIRS FROM CONCRETE SIDEWALK UP TO PORCH FLOOR, VERIFY GRADE HEIGHT IN FIELD, 11" TREADS, MAX. 8" RISERS, TREAD MATERIAL TO MATCH PORCH FLOOR, PROVIDE LATTICE SKIRTING
8	POWDER COATED ALUMINUM HANDRAIL AT STEPS, MIN. 3/4"
9	10" SQUARE DECORATIVE COLUMN W/4X4 P.T. WOOD POST FROM PIER BELOW (WIGALV. POST ANCHOR UP TO BEAM ABOVE)
10	36" BLACK PAINTED STEEL/IRON HANDRAIL, MIN. 36", W/STAINLESS STEEL CABLES AT 4" O.C., RAILING REQUIREMENT T.B.D. BY SITE TOPOGRAPHY AND HEIGHT OF PORCH FLOOR ABOVE FINISHED GRADE
11	2X P.T. WOOD STAIRS TO GRADE W/36" P.T. WOOD RAILING PER CODE W/4" WOOD BALUSTERS @ 4" O.C. MAX SPACING, 2X6 P.T. TOP RAIL, 2X4 TOP & BOTTOM NAILERS, & 4X4 P.T. WOOD POSTS - SEE ENLARGED DETAIL
12	4X4 P.T. DECK POSTS FASTENED W/IMPSON POST BASE ON 12" DIA CONCRETE FOOTINGS MIN. 24" BELOW GRADE, TYP. - SEE ENLARGED DETAIL
13	5/4X6 COMPOSITE DECKING BOARDS W/PAINTED COMPOSITE 1X10 OUTER BOARD AND 1X4 TOP TRIM
14	DOOR SILL RAISED 4-1/2" W/3/2X4'S
15	36" P.T. WOOD RAILING PER CODE W/2X2 PICKETS W/4" MAX THROUGH SPACING, RAILING REQUIREMENT T.B.D. BY SITE TOPOGRAPHY AND HEIGHT OF FLOOR ABOVE FINISHED GRADE - SEE ENLARGED DETAIL
16	(4) 3-GALLON BOXWOODS
17	1X6 PAINTED COMPOSITE FASCIA TRIM
18	1X4 PAINTED COMPOSITE FRIEZE TRIM
19	5/4X4 PAINTED COMPOSITE CORNER TRIM, TYP.
20	1X8 PAINTED COMPOSITE FASCIA W/METAL DRIP CAP
21	1X4 PAINTED COMPOSITE WINDOW & DOOR TRIM, TYP.
22	CONTINUOUS METAL PARAPET WALL CAP - SEE ENLARGED DETAIL
23	CONTINUOUS 5/4X6 PAINTED COMPOSITE TRIM SEPARATING HORIZONTAL LAP SIDING & HARDIPANEL SMOOTH W/ALUMINUM REVEAL JOINT SYSTEM
24	(2)5/4X4 PAINTED COMPOSITE VERTICAL TRIM AT CENTER OF UNITS - MATCH COLORS FOR EACH UNIT
25	HORIZONTAL LAP SIDING, CONSULT W/OWNER FOR SELECTION
26	BUILT-UP PORCH BEAM W/1X PAINTED COMPOSITE TRIM BOARDS (10" FINISHED WIDTH) - SEE SECTION & ENLARGED DETAIL
27	HARDIPANEL SMOOTH, FINISH TO MATCH PORCH TRIM
28	HARDIPANEL SMOOTH WITH ALUMINUM REVEAL JOINT SYSTEM, LIGHT MIST
29	STANDING-SEAM METAL ROOF, CONSULT W/OWNER FOR SELECTION
30	2X4 FRAMED FULL-LENGTH SOFFIT RETURN W/1X6 PAINTED COMPOSITE FASCIA TRIM, VENTED COMPOSITE SOFFIT, & ALUMINUM TOP FINISH SLOPED 2/11" 0" WITH FLASHING AS REQUIRED
31	LOW PITCH ROOF: WHITE TPO OVER 5/8" CDX PLYWOOD OVER 8" RIGID INSULATION OVER 2X8 RAFTERS AT 16" O.C. (SLOPED 1/4" PER 1'-0") OVER 2X8 CEILING JOISTS AT 16" O.C. WITH R-49 CELLULOSE INSULATION
32	ALUMINUM DOWNSPOUT
33	ALUMINUM COLLECTOR BOX W/DOWNSPOUT
34	ALUMINUM DOWNSPOUT W/TOP ELBOW CONNECTED TO GUTTER AT FRONT AND BOTTOM ELBOW AT SIDE OF COLUMMPIER
35	HALF-ROUND ALUMINUM GUTTER
36	HVAC UNIT, CONSULT W/MECHANICAL CONTRACTOR
37	LANDING FRAMING: 5/4X6 P.T. DECKING BOARDS OVER 2X6 P.T. JOISTS AT 16" O.C. WIGALV. HANGERS & (2)2X6 P.T. FLUSH RIM JOIST AT STAIRS & 2X6 P.T. LEDGER BOARD AGAINST HOUSE W/ 1/2" GALV. THROUGH BOLTS AT 16" O.C. STAGGERED
38	BRUSHED BRUSHED CONCRETE PATIO ON GRADE (ALSO UNDER LANDINGS & HVAC UNITS) (ALSO UNDER LANDINGS & HVAC UNITS)
39	VERTICAL 5/4X4 PAINTED COMPOSITE TRIM SEPARATING HORIZONTAL LAP SIDING & HARDIPANEL SMOOTH W/ALUMINUM REVEAL JOINT SYSTEM

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ARCHITECTURAL SERVICES
NVISIONTEKBIM.COM
INFO@NVISIONTEKBIM.COM
CELL: 804.966.0074
NORTH CHESTERFIELD, VA 23236

REVISIONS

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3220 & 3222 N STREET

CLIENT(S)

KYLE HOFFER
3912 SEMINARY AVE
RICHMOND, VA, 23237
T: 804.486.0386

PROJECT ADDRESS

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RICHMOND, VA 23223

TITLE

EXTERIOR
ELEVATIONS

DOCUMENT PHASE:
PERMIT DRAWINGS

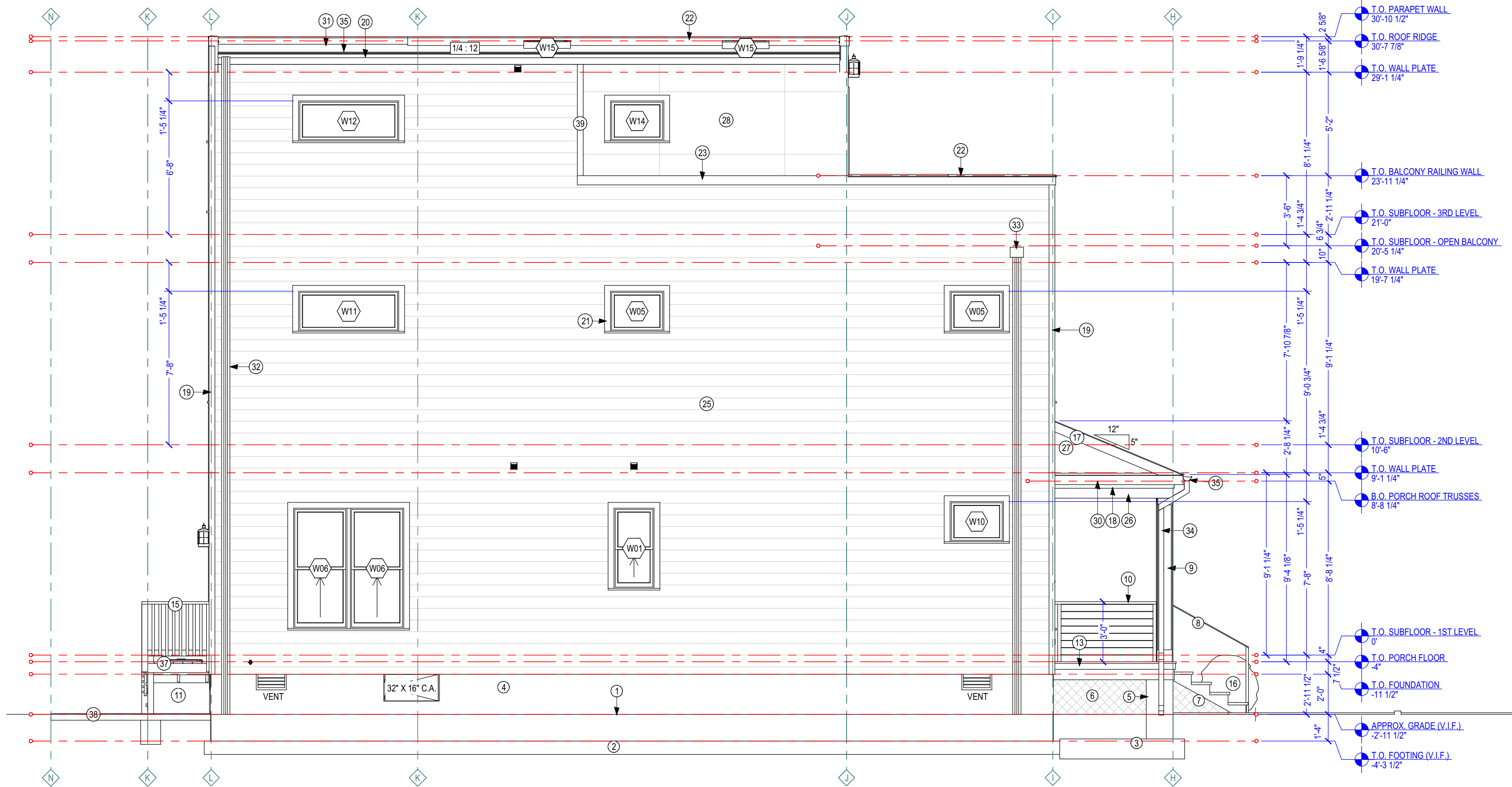
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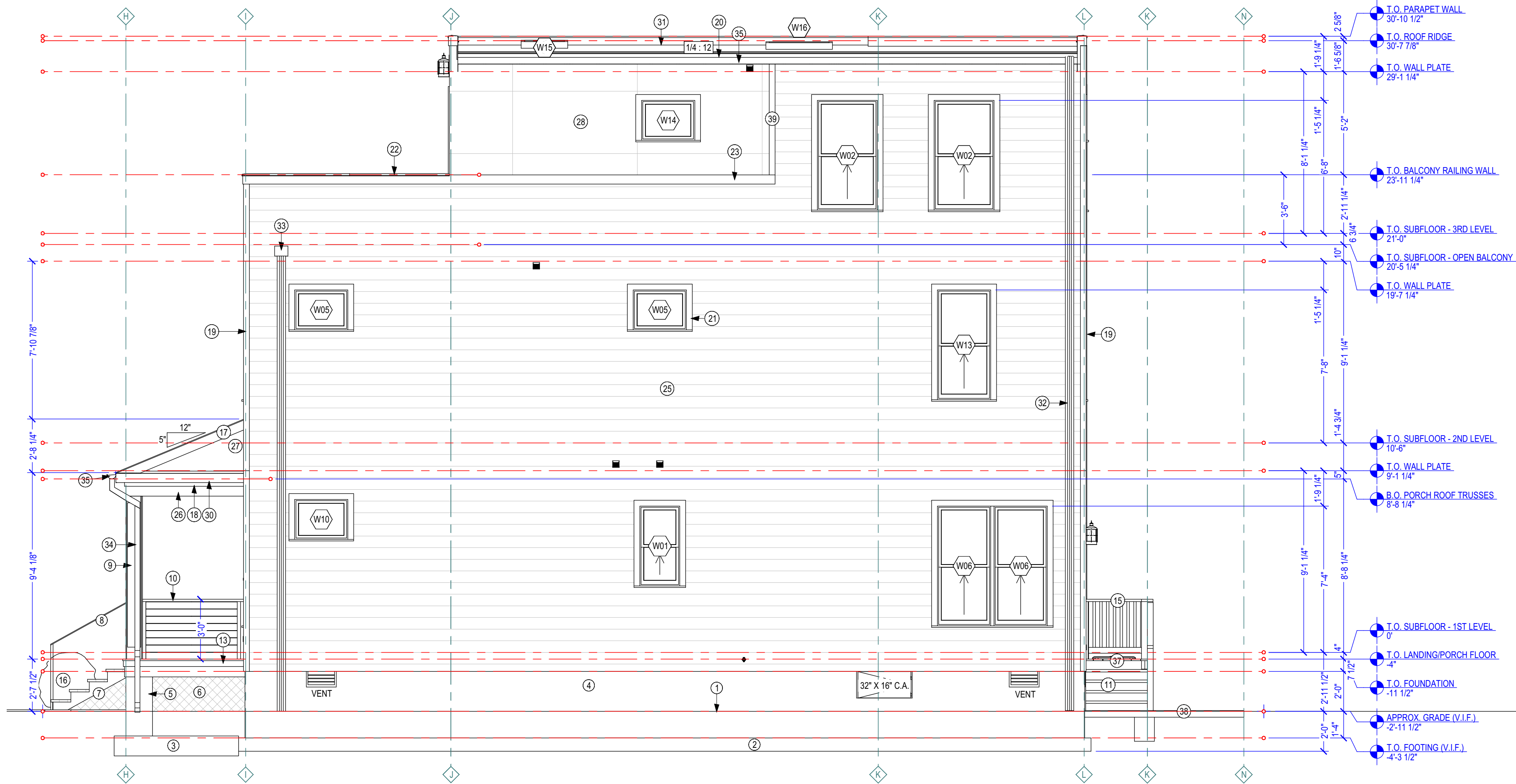
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E3 EXTERIOR ELEVATION AT LEFT (#3220 UNIT A)

SCALE: 1/4 IN = 1 FT



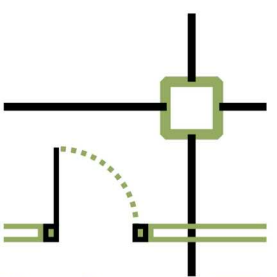
E4 EXTERIOR ELEVATION AT RIGHT (#3222 UNIT B)

SCALE: 1/4 IN = 1 FT

KEYNOTE LEGEND - EXTERIOR ELEVATIONS	
1	APPROXIMATE FINISHED GRADE, SLOPE AWAY FROM HOUSE (V.I.F.)
2	CONTINUOUS 18" WIDE X 8" DEEP CONCRETE FOOTING W/2" CONT. #4 REBAR REINFORCING; BOTTOM OF FOOTING MIN. 24" BELOW GRADE - VERIFY W/ENGINEER & GEOTECHNICAL REPORT. TYP. ALL FOOTINGS UN.O.
3	30"W X 12" THICK CONTINUOUS CONCRETE FOOTING WITH REINFORCEMENT PER ENGINEER, MIN. 24" BELOW GRADE. STEP IF NECESSARY TO BE FLUSH W/FOOTING OF HOUSE FOUNDATION
4	PARGED CMU FOUNDATION - SEE FOUNDATION PLAN
5	16"X16" CMU PIERS W/PARGE COAT TO GRADE, GROUT & TAPER TOP FOR WATER DRAINAGE
6	LATTICE SKIRTING
7	WOOD STAIRS FROM CONCRETE SIDEWALK UP TO PORCH FLOOR, VERIFY GRADE HEIGHT IN FIELD, 11" TREADS, MAX. 8" RISERS, TREAD MATERIAL TO MATCH PORCH FLOOR, PROVIDE LATTICE SKIRTING
8	POWDER COATED ALUMINUM HANDRAIL AT STEPS, MIN. 3/4"
9	10" SQUARE DECORATIVE COLUMN W/4X4 P.T. WOOD POST FROM PIER BELOW (WIGALV. POST ANCHORS UP TO BEAM ABOVE)
10	36"H BLACK PAINTED STEEL/IRON HANDRAIL, MIN. 36"H, W/STAINLESS STEEL CABLES AT 4" O.C., RAILING REQUIREMENT T.B.D. BY SITE TOPOGRAPHY AND HEIGHT OF PORCH FLOOR ABOVE FINISHED GRADE
11	2X P.T. WOOD STEPS TO GRADE W/36"H P.T. WOOD RAILING PER CODE W/4" WOOD BALUSTERS @ 4" O.C. MAX SPACING, 2X6 P.T. TOP RAIL, 2X4 TOP & BOTTOM NAILERS, & 4X4 P.T. WOOD POSTS - SEE ENLARGED DETAIL
12	4X4 P.T. DECK POSTS FASTENED W/IMPSON POST BASE ON 12"DIA CONCRETE FOOTINGS MIN. 24" BELOW GRADE, TYP. - SEE ENLARGED DETAIL
13	5/4X6 COMPOSITE DECKING BOARDS W/PAINTE COMPOSITE 1X10 OUTER BOARD AND 1X4 TOP TRIM
14	DOOR SILL RAISED 4-1/2" W/3/32X4'S
15	36"H P.T. WOOD RAILING PER CODE W/2X2 PICKETS W/4" MAX THROUGH SPACING, RAILING REQUIREMENT T.B.D. BY SITE TOPOGRAPHY AND HEIGHT OF FLOOR ABOVE FINISHED GRADE - SEE ENLARGED DETAIL
16	(4) 3-GALLON BOXWOODS
17	1X6 PAINTED COMPOSITE FASCIA TRIM
18	1X4 PAINTED COMPOSITE FRIEZE TRIM
19	5/4X4 PAINTED COMPOSITE CORNER TRIM, TYP.
20	1X4 PAINTED COMPOSITE WINDOW & DOOR TRIM, TYP.
21	1X4 PAINTED COMPOSITE WINDOW & DOOR TRIM, TYP.
22	CONTINUOUS METAL PARAPET WALL CAP - SEE ENLARGED DETAIL
23	CONTINUOUS 5/4X6 PAINTED COMPOSITE TRIM SEPARATING HORIZONTAL LAP SIDING & HARDIEPANEL SMOOTH W/ALUMINUM REVEAL JOINT SYSTEM
24	(2)5/4X4 PAINTED COMPOSITE VERTICAL TRIM AT CENTER OF UNITS - MATCH COLORS FOR EACH UNIT
25	HORIZONTAL LAP SIDING. CONSULT W/OWNER FOR SELECTION
26	BUILT-UP PORCH BEAM W/1X PAINTED COMPOSITE TRIM BOARDS (10" FINISHED WIDTH) - SEE SECTION & ENLARGED DETAIL
27	HARDIEPANEL SMOOTH. FINISH TO MATCH PORCH TRIM
28	HARDIEPANEL SMOOTH WITH ALUMINUM REVEAL JOINT SYSTEM, LIGHT MIST
29	STANDING-SEAM METAL ROOF, CONSULT W/OWNER FOR SELECTION
30	2X4 FRAMED FULL-LENGTH SOFFIT RETURN W/1X6 PAINTED COMPOSITE FASCIA TRIM, VENTED COMPOSITE SOFFIT, & ALUMINUM TOP FINISH SLOPED 2 1/4" - 0" WITH FLASHING AS REQUIRED
31	LOW PITCH ROOF: WHITE TPO OVER 5/8" CDX PLYWOOD OVER 8" RIGID INSULATION OVER 2X8 RAFTERS AT 16" O.C. (SLOPED 1/4" PER 1'-0") OVER 2X8 CEILING JOISTS AT 16" O.C. WITH R-49 CELLULOSE INSULATION
32	ALUMINUM DOWNSPOUT
33	ALUMINUM COLLECTOR BOX W/DOWNSPOUT
34	ALUMINUM DOWNSPOUT W/TOP ELBOW CONNECTED TO GUTTER AT FRONT AND BOTTOM ELBOW AT SIDE OF COLUMMPIER
35	HALF-ROUND ALUMINUM GUTTER
36	HVAC UNIT, CONSULT W/MECHANICAL CONTRACTOR
37	LANDING FRAMING: 5/4X6 P.T. DECKING BOARDS OVER 2X6 P.T. JOISTS AT 16" O.C. WIGALV. HANGERS & (2)2X6 P.T. FLUSH RIM JOIST AT STAIRS & 2X6 P.T. LEDGER BOARD AGAINST HOUSE W/ 1/2" GALV. THROUGH BOLTS AT 16" O.C. STAGGERED
38	BRUSHED BRUSHED CONCRETE PATIO ON GRADE (ALSO UNDER LANDINGS & HVAC UNITS) (ALSO UNDER LANDINGS & HVAC UNITS)
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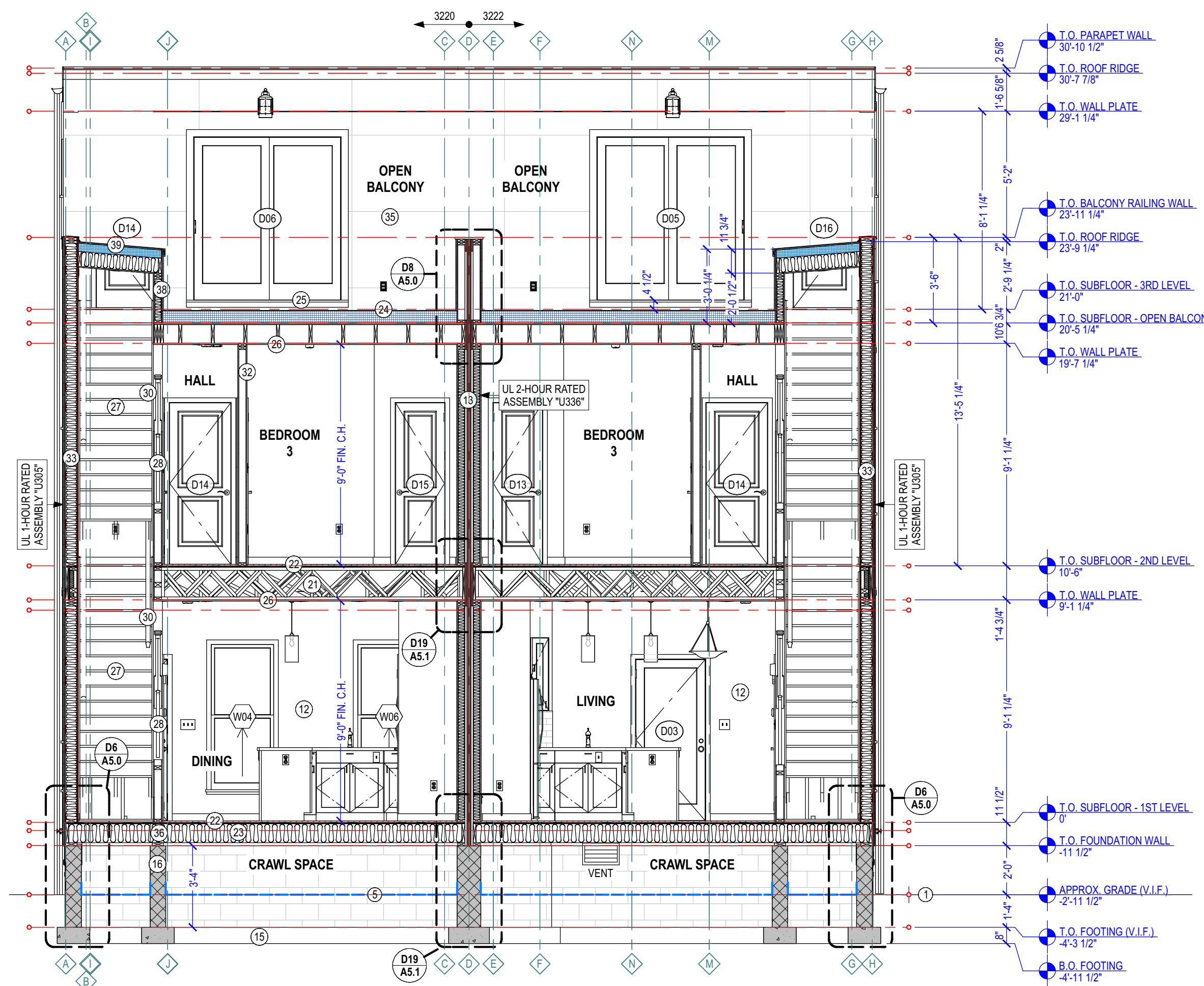
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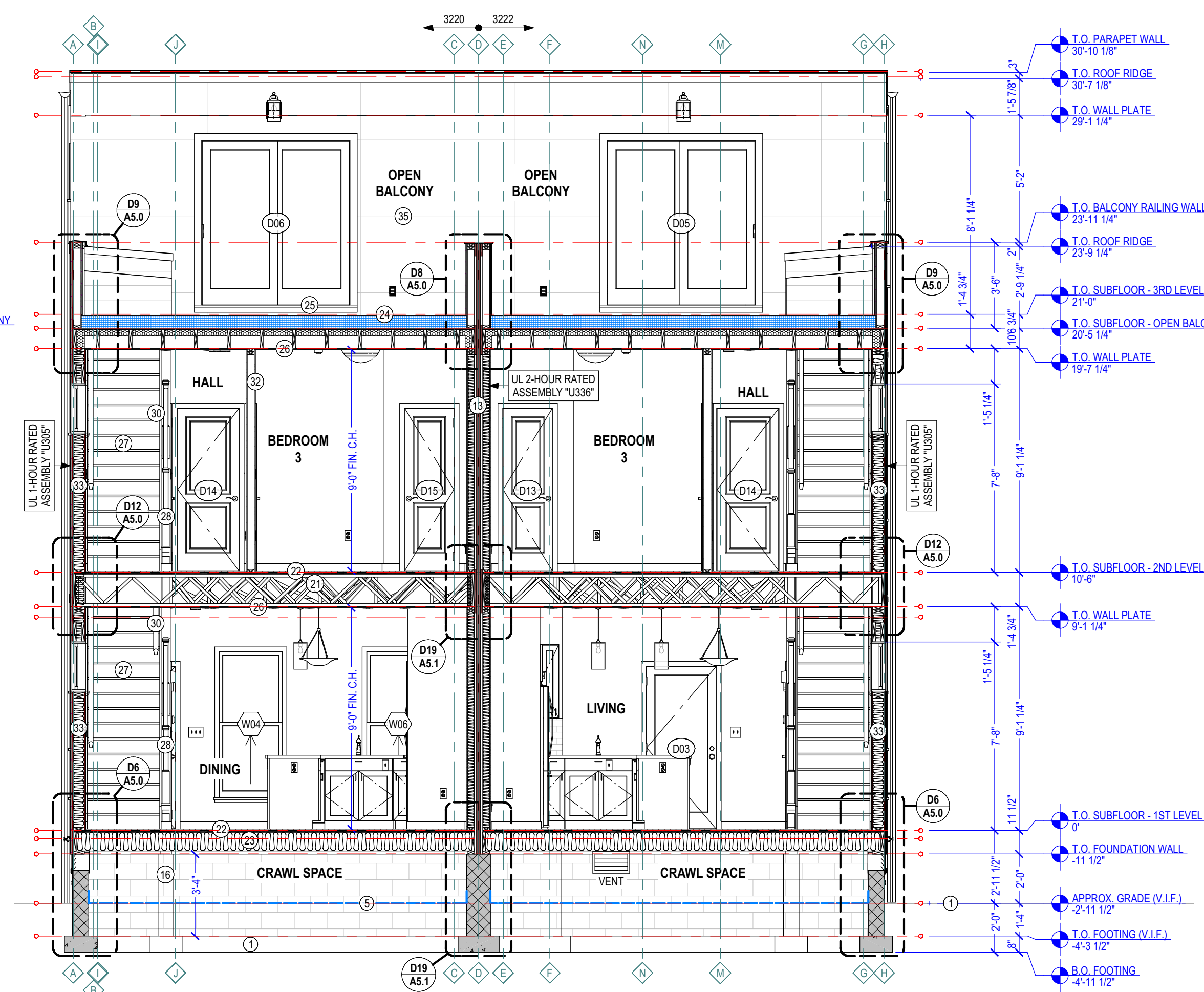
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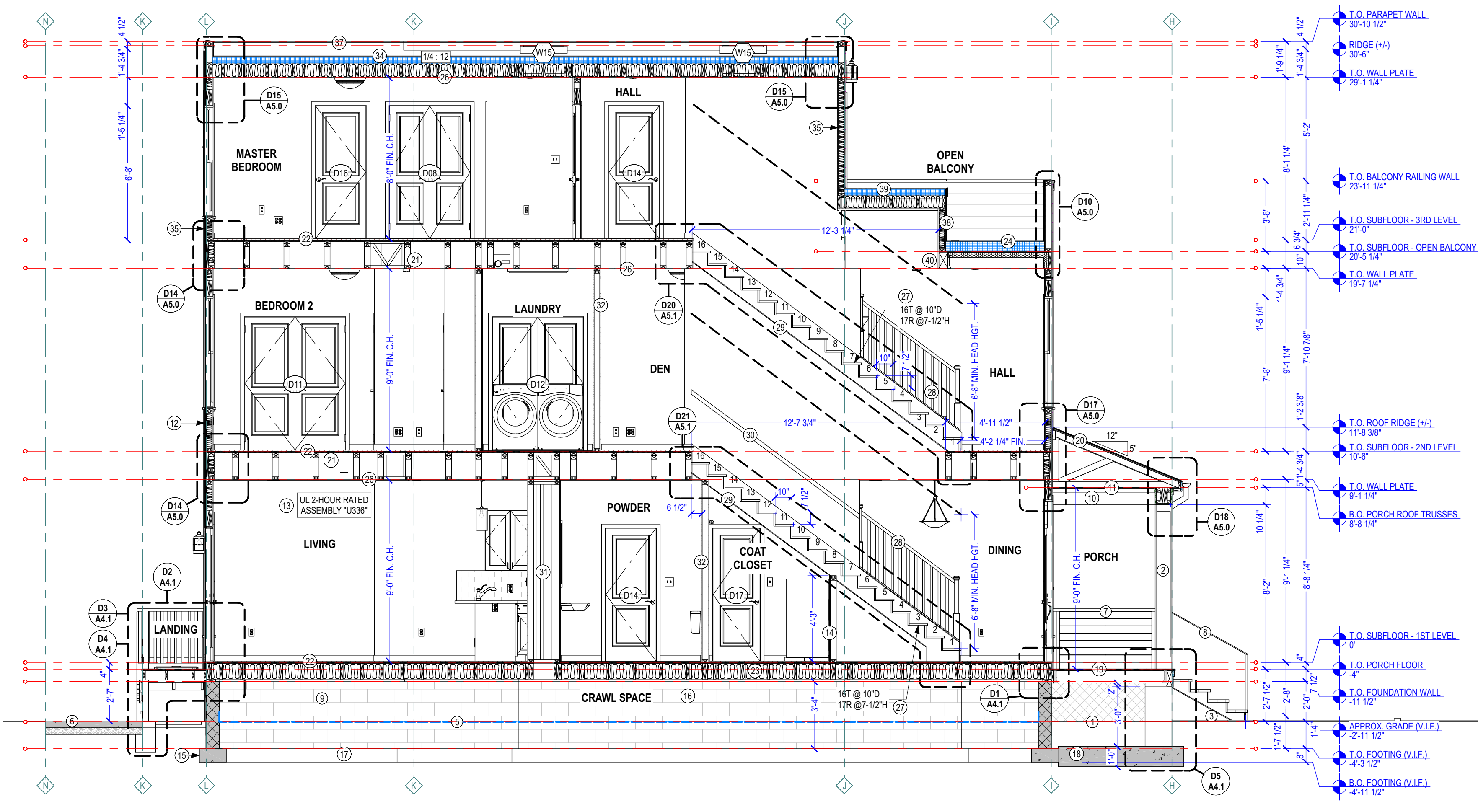
S3 CROSS SECTION 3

SCALE: 1/4 IN = 1 FT



S2 CROSS SECTION 2

SCALE: 1/4 IN = 1 FT



S1 CROSS SECTION 1 (#3220 UNIT A)

SCALE: 1/4 IN = 1 FT

KEYNOTE LEGEND - 1/4" SCALE SECTION(S)	
1	APPROXIMATE FINISHED GRADE, SLOPE AWAY FROM HOUSE (V.I.F.)
2	10" SQUARE DECORATIVE COLUMN W/4X4 P.T. WOOD POST FROM PIER BELOW (W/GALV. POST ANCHOR) UP TO BEAM ABOVE
3	WOOD STAIRS FROM CONCRETE SIDEWALK UP TO PORCH FLOOR, VERIFY GRADE HEIGHT IN FIELD, 11" TREADS, MAX. 8" RISERS, TREAD MATERIAL TO MATCH PORCH FLOOR, PROVIDE LATTICE SKIRTING
4	UL 1-HOUR RATED ASSEMBLY "U336", HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" FIRE-RATED DENSGLASS SHEATHING (BOTTOM TO OVERLAP FOUNDATION 1") OVER 2X4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 5/8" FIRE-RATED GWB, SEE ENLARGED DETAIL
5	6 MIL VAPOR BARRIER OVER ENTIRE CRAWLSPACE, OVERLAP SEAMS MIN. 6" AND TAPE, CONT. MIN. 6" UP FOUNDATION AND TIE
6	BRUSHED BRUSHED CONCRETE PATIO ON GRADE (ALSO UNDER LANDINGS & HVAC UNITS) (ALSO UNDER LANDINGS & HVAC UNITS)
7	36TH BLACK PAINTED STEEL/IRON HANDRAIL, MIN. 36TH, W/STAINLESS STEEL CABLES AT 4" O.C., RAILING REQUIREMENT T.B.D. BY SITE TOPOGRAPHY AND HEIGHT OF PORCH FLOOR ABOVE FINISHED GRADE
8	POWDER COATED ALUMINUM HANDRAIL AT STEPS, MIN. 34TH
9	12" CMU FOUNDATION WALL WITH #4 VERTICAL REINFORCING WITH BENT HOOK INTO FOOTING BELOW & ANCHOR BOLTS AT 6" O.C. MAX. 12" FROM CORNERS/ENDS, MIN. (2) PER WALL SEGMENT, GROUT CELLS AT REINFORCING/ANCHOR BOLTS SOLID - SEE ENLARGED PARTY WALL DETAIL
10	BUILT-UP PORCH BEAM W/1X PAINTED COMPOSITE TRIM BOARDS (10" FINISHED WIDTH) - SEE SECTION & ENLARGED DETAIL
11	1/4" THICK BEADBOARD CEILING FINISH
12	EXT. WALL CONSTRUCTION AT 1ST & 2ND LEVEL FRONT & REAR, HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 12" OSB SHEATHING (BOTTOM TO OVERLAP FOUNDATION 1") OVER 2X4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 12" OSB
13	UL 2-HOUR RATED ASSEMBLY "U336", 12" GWB OVER 2X4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK & R-15 BATT INSULATION (BETWEEN STUDS), 1" AIR SPACE W/1" TYPE SLX GYPSUM BOARD SHAFT LINER - ALL LAYERS LISTED ABOVE MIRRORED, SEE ENLARGED DETAIL
14	2X4 KNEEWALL UNDER STAIRS W/ 12" GWB FINISH
15	CONTINUOUS 18" WIDE X 8" DEEP CONCRETE FOOTING W/2" CONT. #4 REBAR REINFORCING, BOTTOM OF FOOTING MIN. 24" BELOW GRADE - VERIFY W/ENGINEER & GEOTECHNICAL REPORT, TYP. ALL FOOTINGS U.N.O.
16	8" CMU FOUNDATION WALL W/4" VERTICAL REINFORCING & BENT HOOK INTO FOOTING BELOW W/ANCHOR BOLTS AT 6" O.C. MAX. 12" FROM CORNERS/ENDS, MIN. (2) PER WALL SEGMENT, GROUT CELLS AT REINFORCING/ANCHOR BOLTS SOLID - SEE ENLARGED DETAIL
17	CONTINUOUS 20" WIDE X 8" DEEP CONCRETE FOOTING (ONLY AT PARTY WALL) W/2" CONT. #4 REBAR REINFORCING, BOTTOM OF FOOTING MIN. 24" BELOW GRADE - VERIFY W/ENGINEER & GEOTECHNICAL REPORT
18	3/4" X 12" THICK CONTINUOUS CONCRETE FOOTING WITH REINFORCEMENT PER ENGINEER, MIN. 24" BELOW GRADE, STEP IF NECESSARY TO BE FLUSH W/HOUSE FOOTING
19	PORCH FRAMING: 5/4X6 COMPOSITE DECKING BOARDS OVER 2X8 P.T. JOISTS AT 16" O.C. W/GALV. HANGERS W/3" 2X10 P.T. OUTER BEAM & 2X8 P.T. LEDGER BOARD W/ 1/2" GALV. THROUGH BOLTS AT 32" O.C. STAGGERED, PROVIDE FLASHING MEMBRANE AT HOUSE
20	PORCH ROOF: STANDING SEAM METAL ROOFING OVER SYNTHETIC UNDERLAYMENT OVER 5/8" CDX PLYWOOD SHEATHING OVER PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. W/HANGERS & CLIPS AT HOUSE & HURRICANE CLIP AT OUTER BEAM - REFER TO DESIGN BY TRUSS MANUFACTURER
21	2ND & 3RD LEVEL FLOOR FRAMING: 18" OPENWEB TRUSS JOISTS AT 24" O.C. MAX. REFER TO LAYOUT BY TRUSS JOIST MANUFACTURER
22	3/4" HARDWOOD FLOOR FINISH (TYPICAL EXCEPT FOR WET LOCATIONS, CONSULT W/OWNER FOR SELECTION) OVER 3/4" T&G OSB SUBFLOOR GLUED & SCREWED OVER FLOOR JOISTS
23	1ST LEVEL FLOOR FRAMING: 2X10 FLOOR JOISTS AT 16" O.C. (OR 12" O.C. WHERE NOTED) WITH 2X10 RIM BOARD ENTIRE PERIMETER, W/IR-19 BATT INSULATION, TYPICAL THROUGHOUT FIRST FLOOR LEVEL U.N.O.
24	OPEN BALCONY DECK CONSTRUCTION: DURADECK 60-MIL MEMBRANE OVER 6" (R-24) TAPERED RIGID INSULATION (SLOPED 1/4" PER FOOT TOWARDS CENTER DRAIN) OVER 3/4" T&G OSB SUBFLOOR GLUED & SCREWED OVER 2X10 JOISTS AT 16" O.C. W/3" (R-21) SPRAY FOAM INSULATION ON UNDERSIDE OF SUBFLOOR)
25	DOOR SILL RASSED 4-1/2" W/3/2X4'S
26	1/2" GWB CEILING, TYPICAL U.N.O.
27	HARDWOOD TREADS & RISERS PER CODE
28	34-36TH WOOD RAILING PER CODE (W/WOOD BALLUSTERS AT 4" O.C. MAX SPACING & WOOD NEWEL POSTS, CONSULT W/OWNER FOR SELECTIONS) OVER 2X4 FRAMED SKIRT WALL W/ 1/2" GWB & 1XCAP ON TOP SLOPED WITH STAIR RUN
29	1/2" GWB CEILING W/2X4 NAILERS AT 24" O.C.
30	34-36TH WOOD HANDRAIL W/BRAKETS PER CODE
31	HVAC CHASE, CONSULT W/MECHANICAL CONTRACTOR
32	INTERIOR WALL: 2X4 STUDS AT 16" O.C. W/ 1/2" GWB, TYPICAL U.N.O.
33	UL 1-HOUR RATED ASSEMBLY "U336", HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" FIRE-RATED DENSGLASS SHEATHING (BOTTOM TO OVERLAP FOUNDATION 1") OVER 2X6 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 5/8" FIRE-RATED GWB LOW PITCH ROOF: WHITE TPO OVER 5/8" CDX PLYWOOD OVER 6" (R-4 PER 1" = R-24 TOTAL CONTINUOUS) EPS RIGID INSULATION OVER 2X8 RAFTERS AT 16" O.C. (SLOPED 1/4" PER 1'-0") SISTERED TO 2X8 CEILING JOISTS AT 16" O.C. W/IR-26 (8" THICK) UN-FACED BATT INSULATION
34	EXT. WALL CONSTRUCTION AT 3RD LEVEL FRONT & REAR, JAMES HARDI REVEAL PANEL SYSTEM OVER HOUSE WRAP VAPOR BARRIER OVER 12" OSB SHEATHING OVER 2X4 STUDS AT 16" O.C. W/IR-15 BATT INSULATION & 12" GWB INTERIOR
35	LOW PITCH ROOF OVER STAIR OPENING: WHITE TPO OVER 5/8" CDX PLYWOOD OVER 6" (R-4 PER 1" = R-24 TOTAL CONTINUOUS) EPS RIGID INSULATION OVER 2X8 RAFTERS AT 16" O.C. (SLOPED 1" PER 1'-0") W/IR-26 (8" THICK) UN-FACED BATT INSULATION & 12" GWB CEILING SLOPED WRAPERS
36	3" MIN. JOIST OVERLAP OVER FOUNDATION WALL
37	"U336" 1/4" X 24" FRAMED PARTY PARAPET WALL W/METAL DRIP CAP - SEE ENLARGED DETAIL
38	EXTERIOR WALL AT STAIR WELL: HORIZONTAL LAP SIDING (INTERIOR SIDE) OVER HOUSE WRAP VAPOR BARRIER OVER 12" OSB SHEATHING OVER 2X4 STUDS AT 16" O.C. W/IR-15 BATT INSULATION & 12" GWB INTERIOR
39	LOW PITCH ROOF OVER STAIR OPENING: WHITE TPO OVER 5/8" CDX PLYWOOD OVER 6" (R-4 PER 1" = R-24 TOTAL CONTINUOUS) EPS RIGID INSULATION OVER 2X8 RAFTERS AT 16" O.C. (SLOPED 1" PER 1'-0") W/IR-26 (8" THICK) UN-FACED BATT INSULATION & 12" GWB CEILING SLOPED WRAPERS
40	(31-34)X8-1/4" LVL BEAM W/ST JOIST HANGERS, VERIFY W/ENG.

NVISIONTEKBIM.COM
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PROJECT NAME

3220 & 3222 N STREET

CLIENT(S)

KYLE HOFFER
3912 SEMINARY AVE
RICHMOND, VA, 23237
T: 804.486.0386

PROJECT ADDRESS

3220 & 3222 N STREET
RICHMOND, VA 23223

TITLE

CROSS SECTIONS

DOCUMENT PHASE:

PERMIT DRAWINGS

PLOT DATE:

2/8/2024
11:39:48 AM

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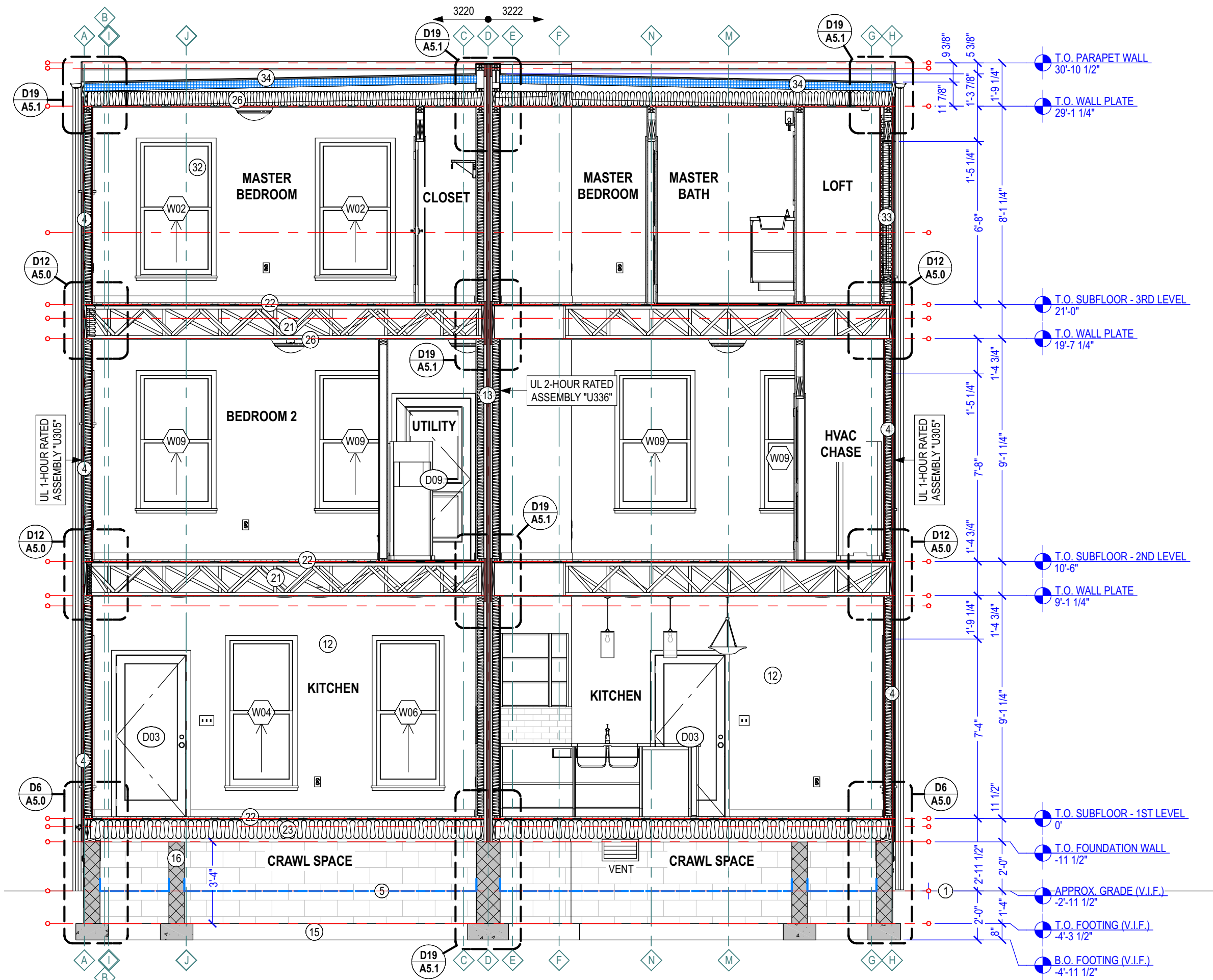
DUSTIN HETRICK

SCALE: SEE PLAN

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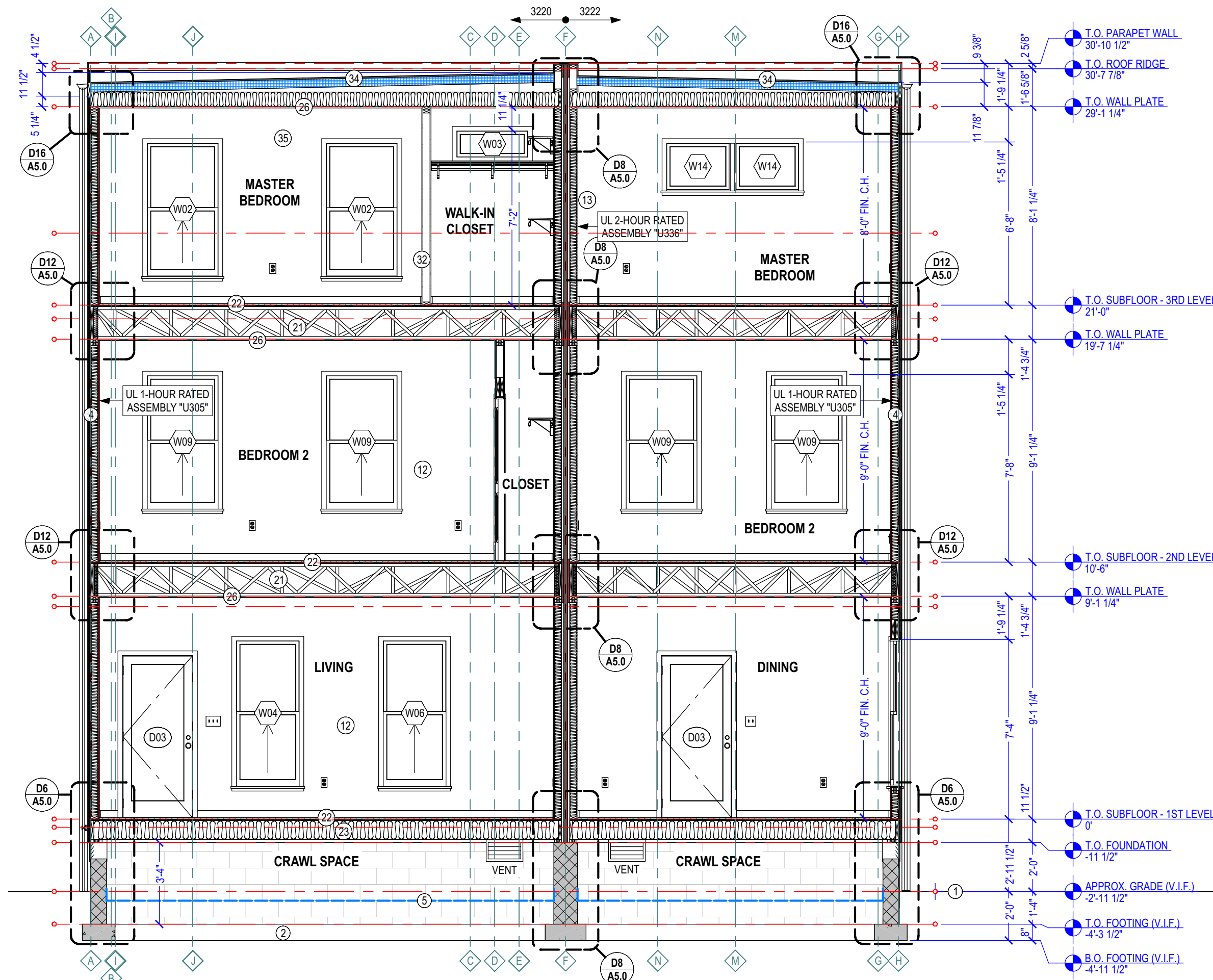
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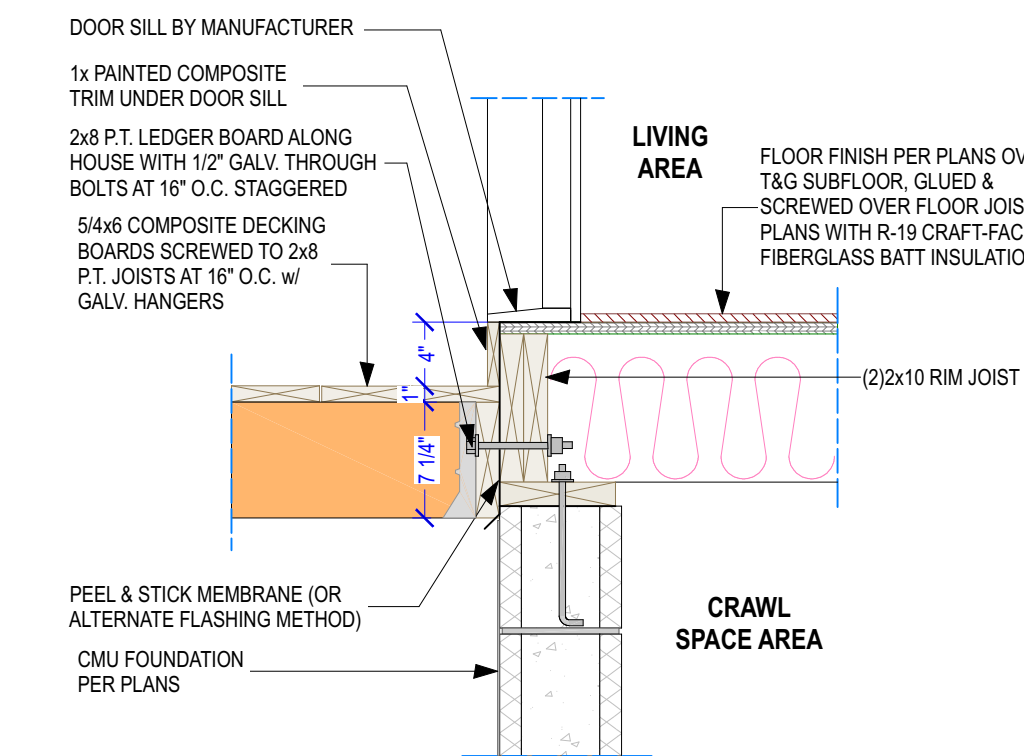
S4 CROSS SECTION 4

SCALE: 1/4 IN = 1 FT

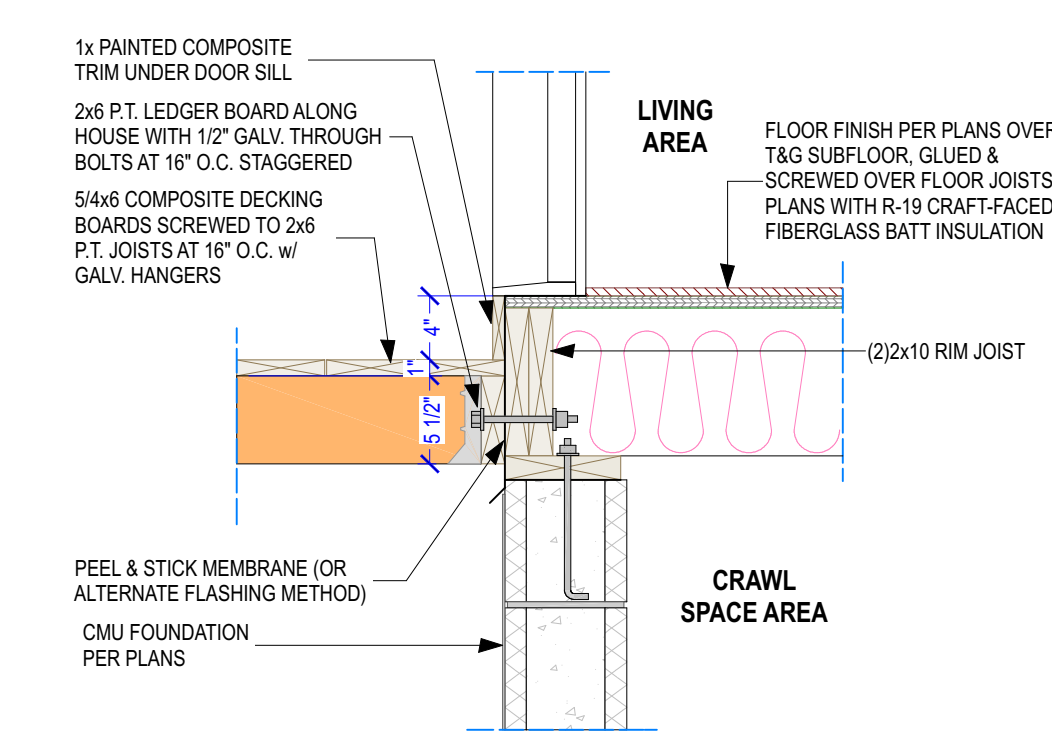


S5 CROSS SECTION 5

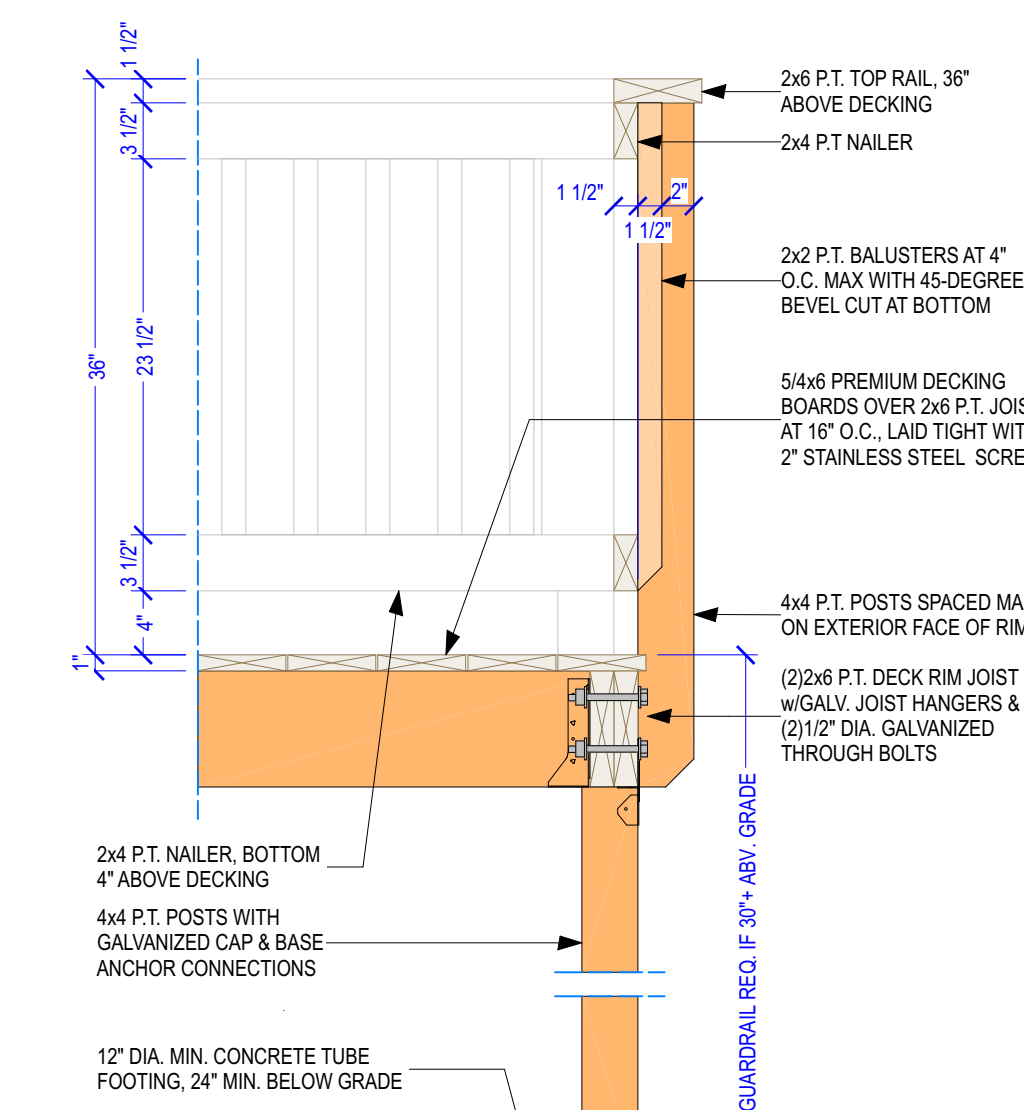
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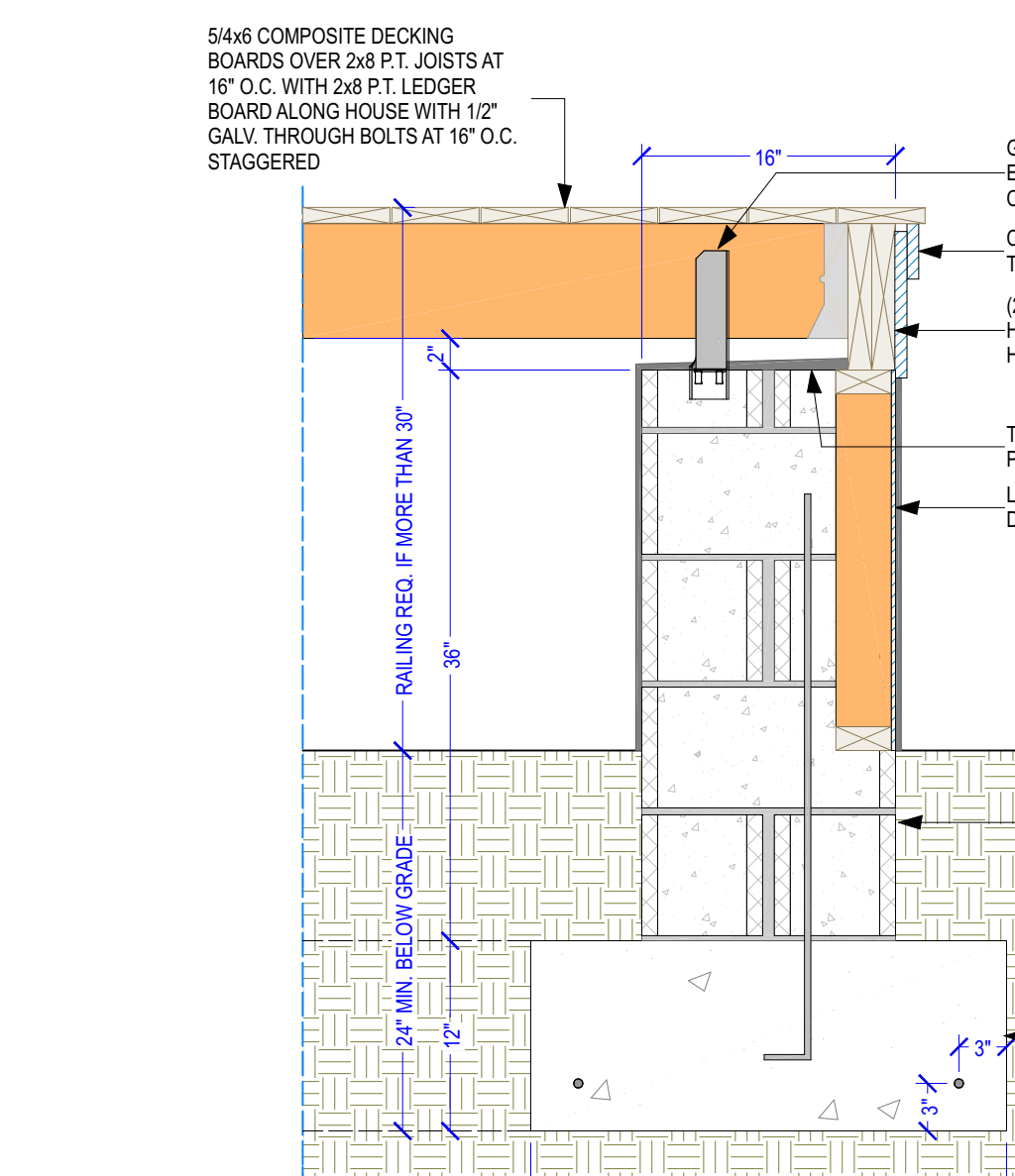
D1 TYPICAL DETAIL - LEDGER AT FRONT PORCH



D2 TYPICAL DETAIL - LEDGER AT DECK LANDING

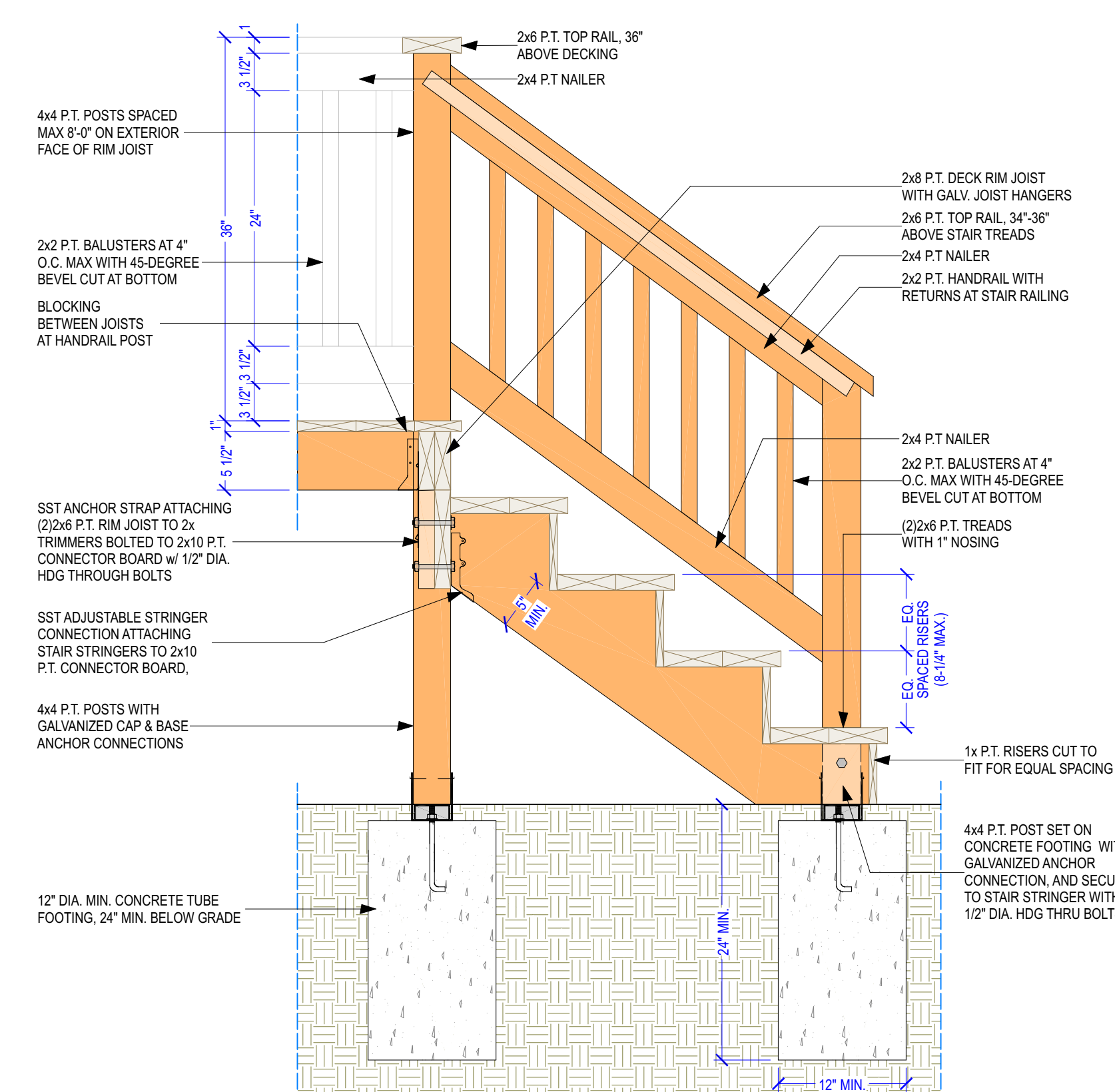


D4 TYPICAL DETAIL - DECK RAILING & POST



D5 TYPICAL DETAIL - CMU PIER AT PORCH

SCALE: 1 IN = 1 FT



D3 TYPICAL DETAIL - DECK STAIRS

SCALE: 1 IN = 1 FT

KEYNOTE LEGEND - 1/4" SCALE SECTION(S)	
1	APPROXIMATE FINISHED GRADE, SLOPE AWAY FROM HOUSE (V.I.F.)
2	10" SQUARE DECORATIVE COLUMN W/4x4 P.T. WOOD POST FROM PIER BELOW (W/GALV. POST ANCHOR) UP TO BEAM ABOVE
3	WOOD STAIRS FROM CONCRETE SIDEWALK UP TO PORCH FLOOR, VERIFY GRADE HEIGHT IN FIELD, 11" TREADS, MAX. 8" RISERS, TREAD MATERIAL TO MATCH PORCH FLOOR, PROVIDE LATTICE SKIRTING
4	UL 1-HOUR RATED ASSEMBLY "U336", HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" FIRE-RATED DENSGLASS SHEATHING (BOTTOM TO OVERLAP FOUNDATION 1") OVER 2x4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 5/8" FIRE-RATED GWB. SEE ENLARGED DETAIL.
5	6 MIL VAPOR BARRIER OVER ENTIRE CRAWLSPACE, OVERLAP SEAMS MIN. 6" AND TAPE, CONT. MIN. 6" UP FOUNDATION WALL & TIE
6	BRUSHED BRUSHED CONCRETE PATIO ON GRADE (ALSO UNDER LANDINGS & HVAC UNITS) (ALSO UNDER LANDINGS & HVAC UNITS)
7	36TH BLACK PAINTED STEEL/IRON HANDRAIL, MIN. 36TH, W/STAINLESS STEEL CABLES AT 4" O.C., RAILING REQUIREMENT T.B.D. BY SITE TOPOGRAPHY AND HEIGHT OF PORCH FLOOR ABOVE FINISHED GRADE
8	POWDER COATED ALUMINUM HANDRAIL AT STEPS, MIN. 34TH
9	12" CMU FOUNDATION WALL WITH #4 VERTICAL REINFORCING WITH BENT HOOK INTO FOOTING BELOW & ANCHOR BOLTS AT 6" O.C. MAX 12" FROM CORNERS/ENDS, MIN. (2) PER WALL SEGMENT, GROUT CELLS AT REINFORCING/ANCHOR BOLTS SOLID - SEE ENLARGED PARTY WALL DETAIL
10	BUILT-UP PORCH BEAM W/1x12 PAINTED COMPOSITE TRIM BOARDS (10" FINISHED WIDTH) - SEE SECTION & ENLARGED DETAIL
11	1/4" THICK BEADBOARD CEILING FINISH
12	EXT. WALL CONSTRUCTION AT 1ST & 2ND LEVEL FRONT & REAR, HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER (BOTTOM TO OVERLAP FOUNDATION 1") OVER 2x4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 1/2" GWB
13	UL 2-HOUR RATED ASSEMBLY "U336", 1/2" GWB OVER 2x4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK & R-15 BATT INSULATION (BETWEEN STUDS), 1" AIR SPACE W/1" TYPE SLX GYPSUM BOARD SHAFT LINER - ALL LAYERS LISTED ARE MIRRORED, SEE ENLARGED DETAIL.
14	2x4 KNEEWALL UNDER STAIRS W/ 1/2" GWB FINISH
15	CONTINUOUS 18" WIDE X 8" DEEP CONCRETE FOOTING W/2" CONT. #4 REBAR REINFORCING, BOTTOM OF FOOTING MIN. 24" BELOW GRADE - VERIFY W/ENGINEER & GEOTECHNICAL REPORT, TYP. ALL FOOTINGS U.N.O.
16	8" CMU FOUNDATION WALL W/4" VERTICAL REINFORCING & BENT HOOK INTO FOOTING BELOW W/ANCHOR BOLTS AT 8" O.C. MAX 12" FROM CORNERS/ENDS, MIN. (2) PER WALL SEGMENT, GROUT CELLS AT REINFORCING/ANCHOR BOLTS SOLID - SEE ENLARGED TYP. DETAIL
17	CONTINUOUS 20" WIDE X 8" DEEP CONCRETE FOOTING (ONLY AT PARTY WALL) W/2" CONT. #4 REBAR REINFORCING, BOTTOM OF FOOTING MIN. 24" BELOW GRADE - VERIFY W/ENGINEER & GEOTECHNICAL REPORT, PROVIDE FLASHING MEMBRANE AT HOUSE
18	30W X 12" THICK CONTINUOUS CONCRETE FOOTING WITH REINFORCEMENT PER ENGINEER, MIN. 24" BELOW GRADE, STEP IF NECESSARY TO BE FLUSH W/HOUSE FOOTING
19	PORCH FRAMING: 5/4x6 COMPOSITE DECKING BOARDS OVER 2x8 P.T. JOISTS AT 16" O.C. W/GALV. HANGERS W/3" 2x10 P.T. OUTER BEAM & 2x8 P.T. LEDGER BOARD W/ 1/2" GALV. THROUGH BOLTS AT 24" O.C. STAGGERED, PROVIDE FLASHING MEMBRANE AT HOUSE
20	PORCH ROOF: STANDING SEAM METAL ROOFING OVER SYNTHETIC UNDERLAYMENT OVER 5/8" CDX PLYWOOD SHEATHING OVER PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. W/HANGERS & CLIPS AT HOUSE & HURRICANE CLIP AT OUTER BEAM - REFER TO DESIGN BY TRUSS MANUFACTURER
21	2ND & 3RD LEVEL FLOOR FRAMING: 18" OVERHEAD TRUSS JOISTS AT 24" O.C. MAX, REFER TO LAYOUT BY TRUSS JOIST MANUFACTURER
22	3/4" HARDWOOD FLOOR FINISH (TYPICAL EXCEPT FOR WET LOCATIONS, CONSULT W/OWNER FOR SELECTION) OVER 3/4" T&G OSB SUBFLOOR GLUED & SCREWED OVER FLOOR JOISTS
23	1ST LEVEL FLOOR FRAMING: 2x10 FLOOR JOISTS AT 16" O.C. (OR 12" O.C. WHERE NOTED) WITH 2x10 RIM BOARD ENTIRE PERIMETER, W/IR-19 BATT INSULATION, TYPICAL THROUGHOUT FIRST FLOOR LEVEL U.N.O.
24	OPEN BALCONY DECK CONSTRUCTION: DURADECK 60-MIL MEMBRANE OVER 6" (R-24) TAPERED RIGID INSULATION (SLOPED 1/4" PER FOOT TOWARDS CENTER DRAIN) OVER 3/4" T&G OSB SUBFLOOR GLUED & SCREWED OVER 2x10 JOISTS AT 16" O.C. W/3" (R-21) SPRAY FOAM INSULATION ON UNDERSIDE OF SUBFLOOR)
25	DOOR SILL RAISED 4-1/2" W/3/2x2x4S
26	1/2" GWB CEILING, TYPICAL U.N.O.
27	HARDWOOD TREADS & RISERS PER CODE
28	34-36TH WOOD RAILING PER CODE (W/WOOD BALUSTERS AT 4" O.C. MAX SPACING & WOOD NEWEL POSTS, CONSULT W/OWNER FOR SELECTIONS) OVER 2x4 FRAMED SKIRT WALL W/ 1/2" GWB & 1XCAP ON TOP SLOPED WITH STAIR RUN
29	1/2" GWB CEILING W/2x4 NAILERS AT 24" O.C.
30	34-36TH WOOD HANDRAIL W/BRAKETS PER CODE
31	HVAC CHASE, CONSULT W/MECHANICAL CONTRACTOR
32	INTERIOR WALL: 2x4 STUDS AT 16" O.C. W/ 1/2" GWB, TYPICAL U.N.O.
33	UL 1-HOUR RATED ASSEMBLY "U336", HORIZONTAL LAP SIDING OVER HOUSE WRAP VAPOR BARRIER OVER 5/8" FIRE-RATED DENSGLASS SHEATHING (BOTTOM TO OVERLAP FOUNDATION 1") OVER 2x6 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 5/8" FIRE-RATED GWB
34	LOW PITCH ROOF: WHITE TPO OVER 5/8" CDX PLYWOOD OVER 6" (R-24) TOTAL CONTINUOUS EPS RIGID INSULATION OVER 2x8 RAFTERS AT 16" O.C. (SLOPED 1/4" PER 1'-0") SISTERED TO 2x8 CEILING JOISTS AT 16" O.C. W/IR-25 (8" THICK) UN-FACED BATT INSULATION
35	EXT. WALL CONSTRUCTION AT 3RD LEVEL FRONT & REAR, JAMES HARDI REVEAL PANEL SYSTEM OVER HOUSE WRAP VAPOR BARRIER OVER 1/2" OSB SHEATHING SHEATHING OVER 2x4 STUDS AT 16" O.C. W/2" TOP PLATE & (1) BOTTOM PLATE W/CAULK W/IR-15 BATT INSULATION (BETWEEN STUDS) OVER 1/2" GWB
36	3" MIN. JOIST OVERLAP OVER FOUNDATION WALL
37	"U336" 1/4" 2x4 FRAMED PARTY PARAPET WALL W/METAL DRIP CAP - SEE ENLARGED DETAIL
38	EXTERIOR WALL AT STAIR WELL: HORIZONTAL LAP SIDING (INTERIOR SIDE) OVER HOUSE WRAP VAPOR BARRIER OVER 1/2" OSB SHEATHING SHEATHING OVER 2x4 STUDS AT 16" O.C. W/IR-16 BATT INSULATION & 1/2" GWB INTERIOR
39	LOW PITCH ROOF OVER STAIR OPENING: WHITE TPO OVER 5/8" CDX PLYWOOD OVER 6" (R-24) TOTAL CONTINUOUS EPS RIGID INSULATION OVER 2x8 RAFTERS AT 16" O.C. (SLOPED 1/4" PER 1'-0") W/IR-25 (8" THICK) UN-FACED BATT INSULATION & 1/2" GWB CEILING SLOPED W/RAFTERS
40	(31-34)X(14-14") LVL BEAM W/ST JOIST HANGERS, VERIFY W/ENG.



NVISIONTEKBM.COM
INFO@NVISIONTEKBM.COM
CELL: 804.966.0074
NORTH CHERFIELD, VA 23236

REVISIONS

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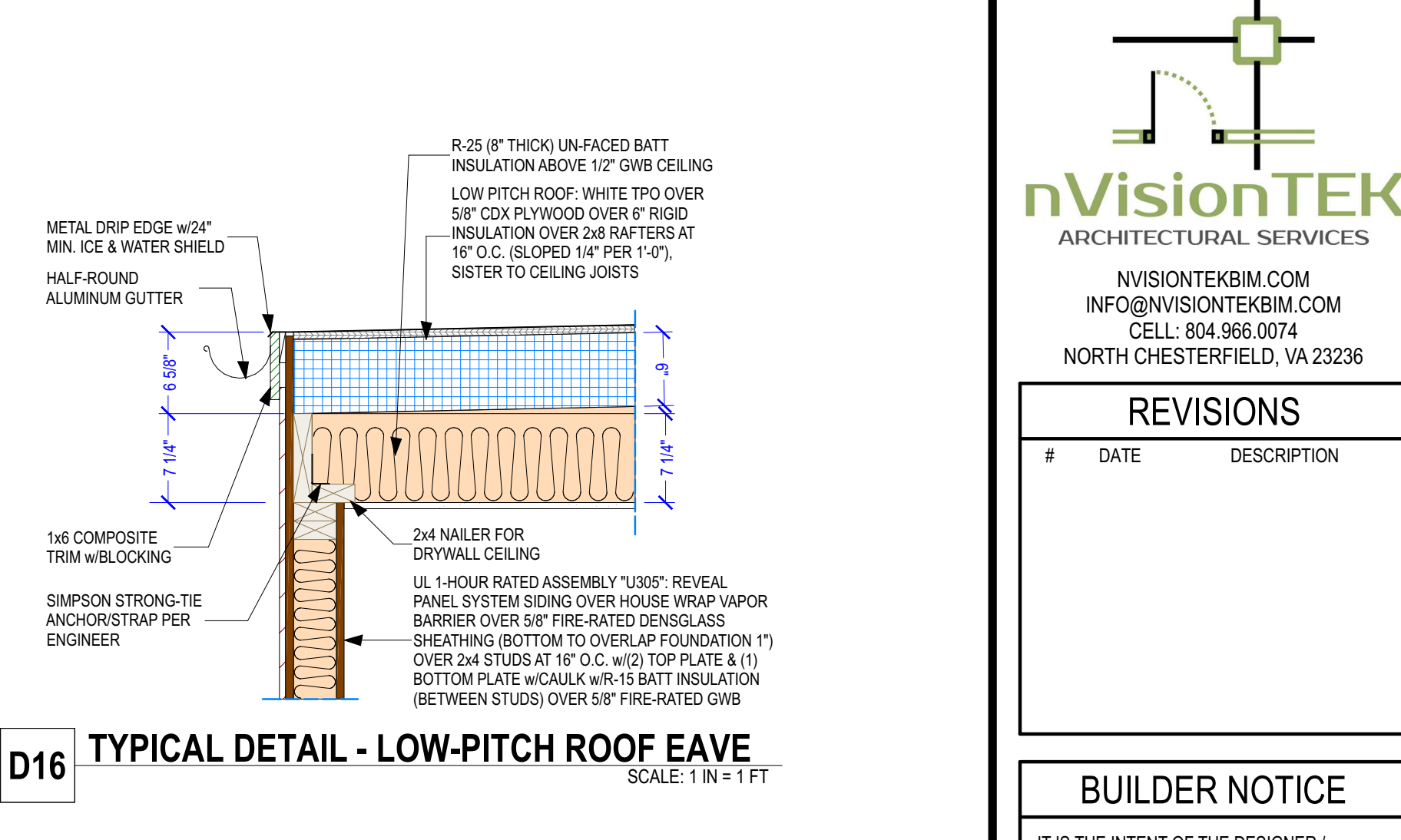
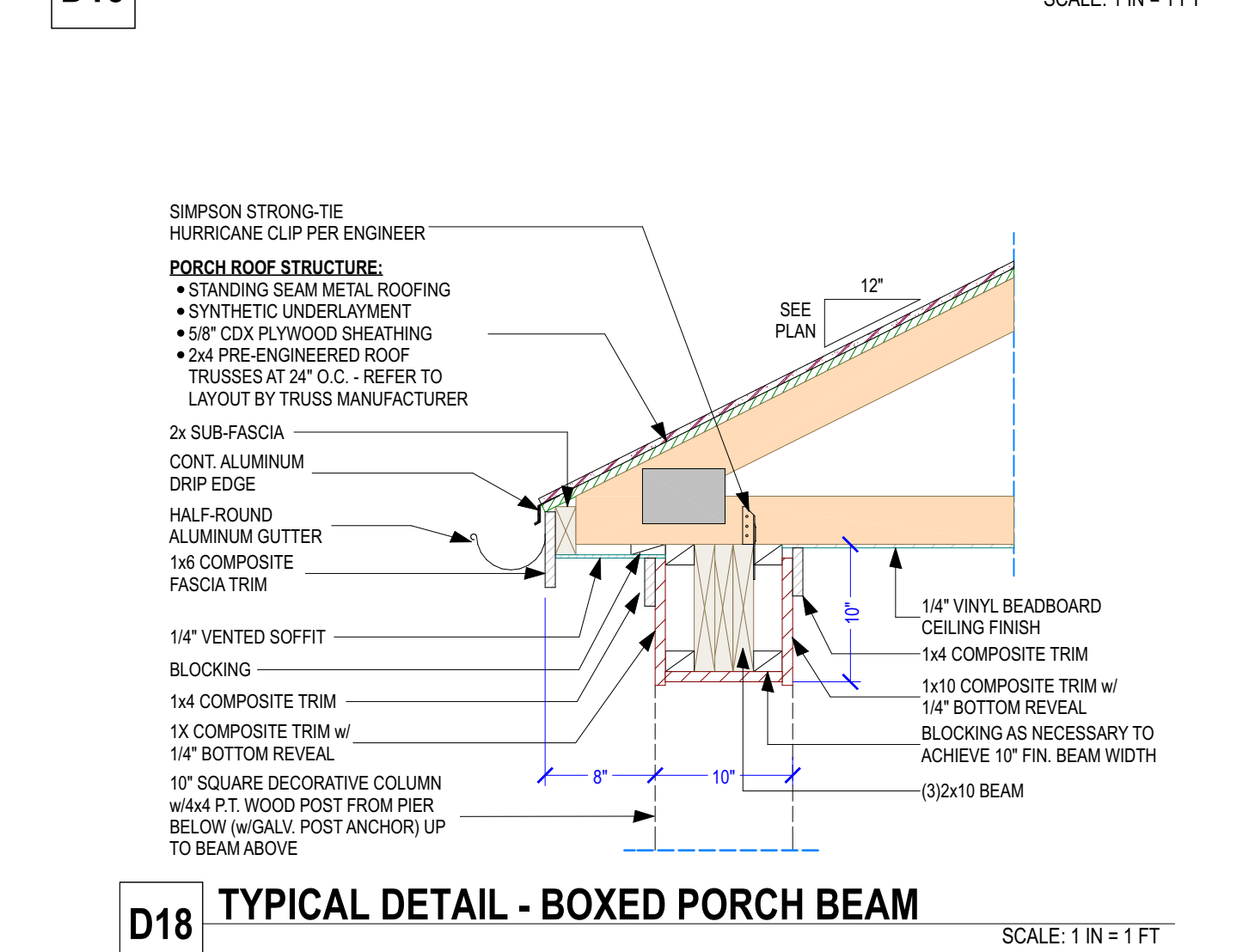
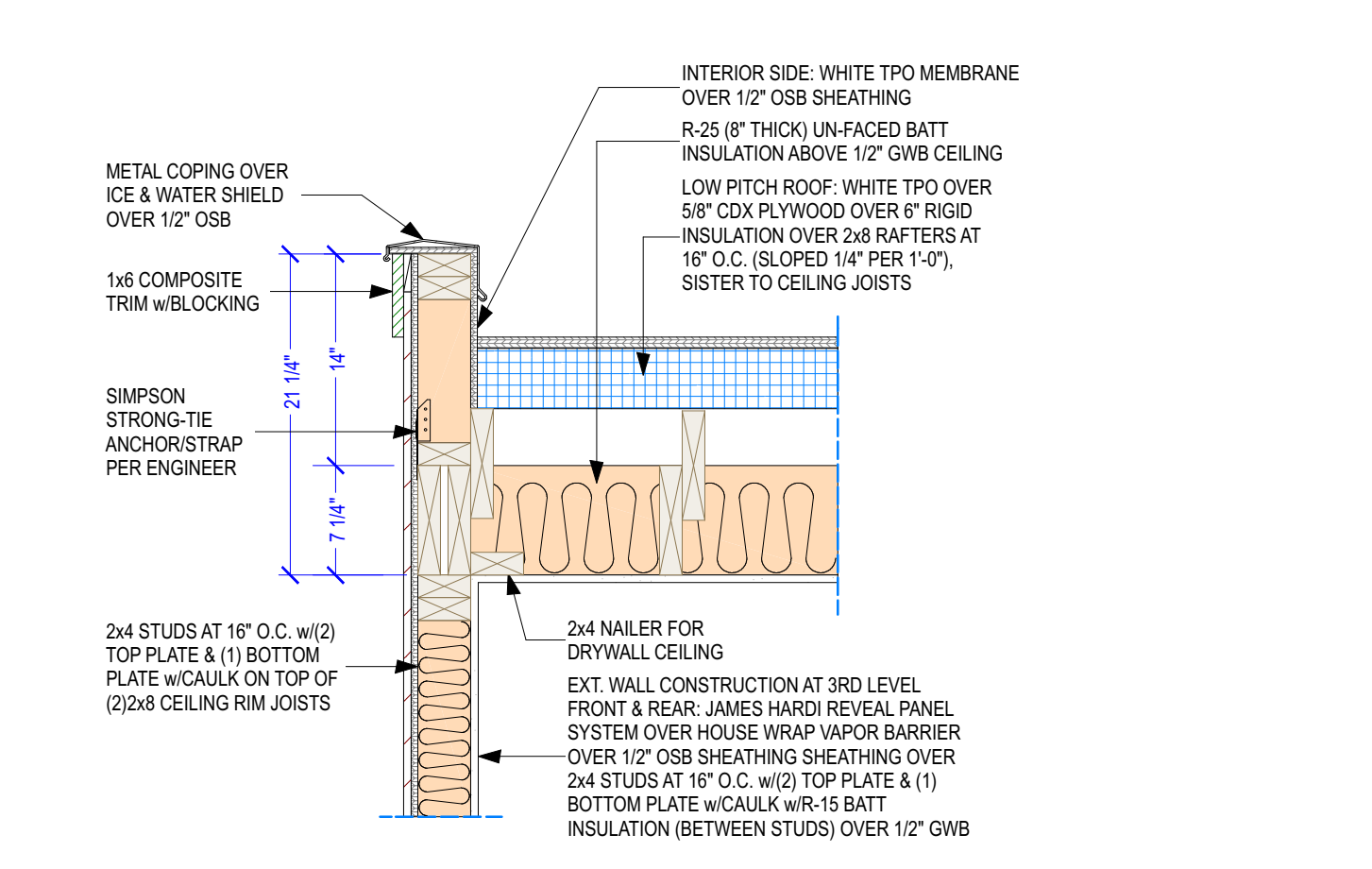
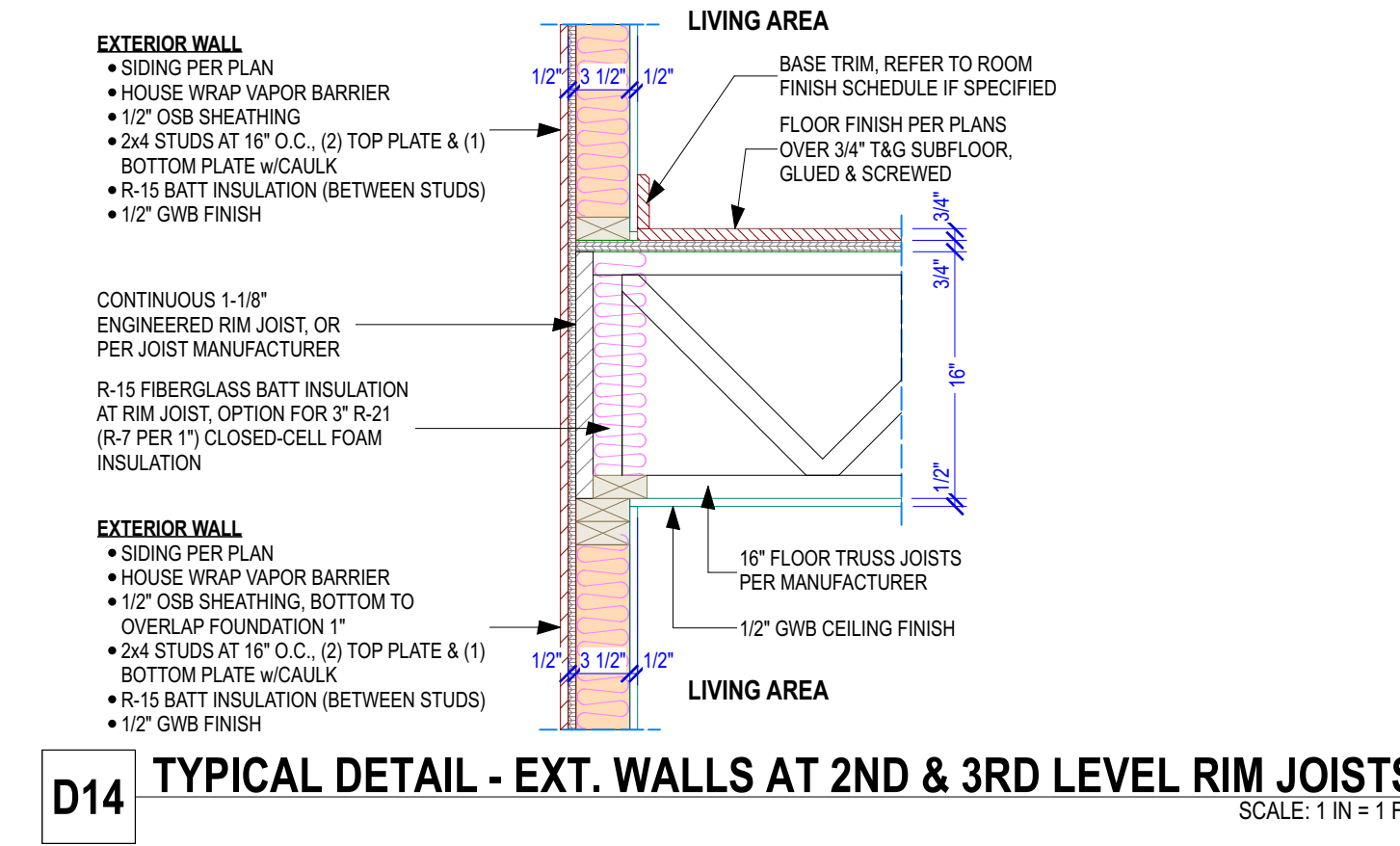
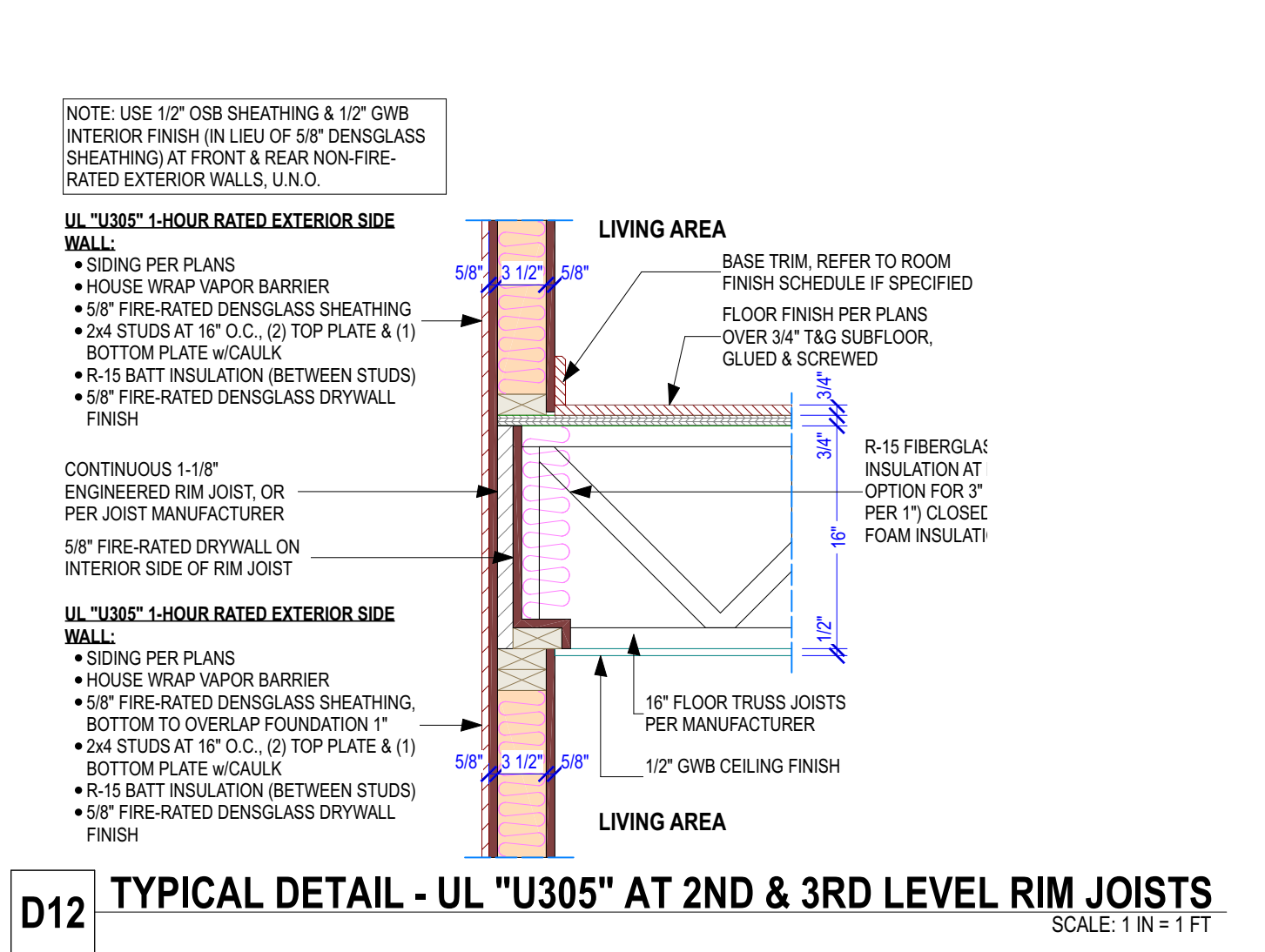
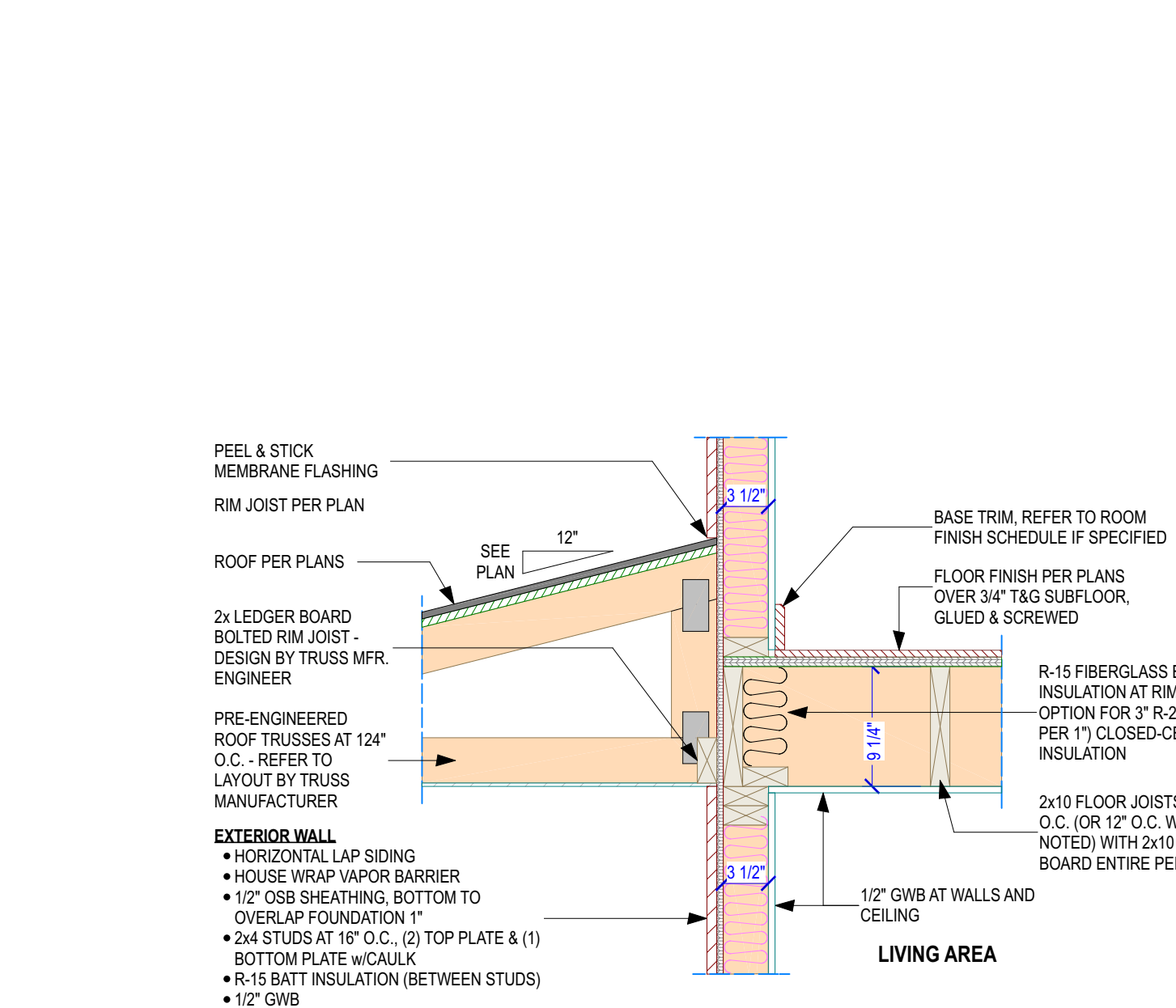
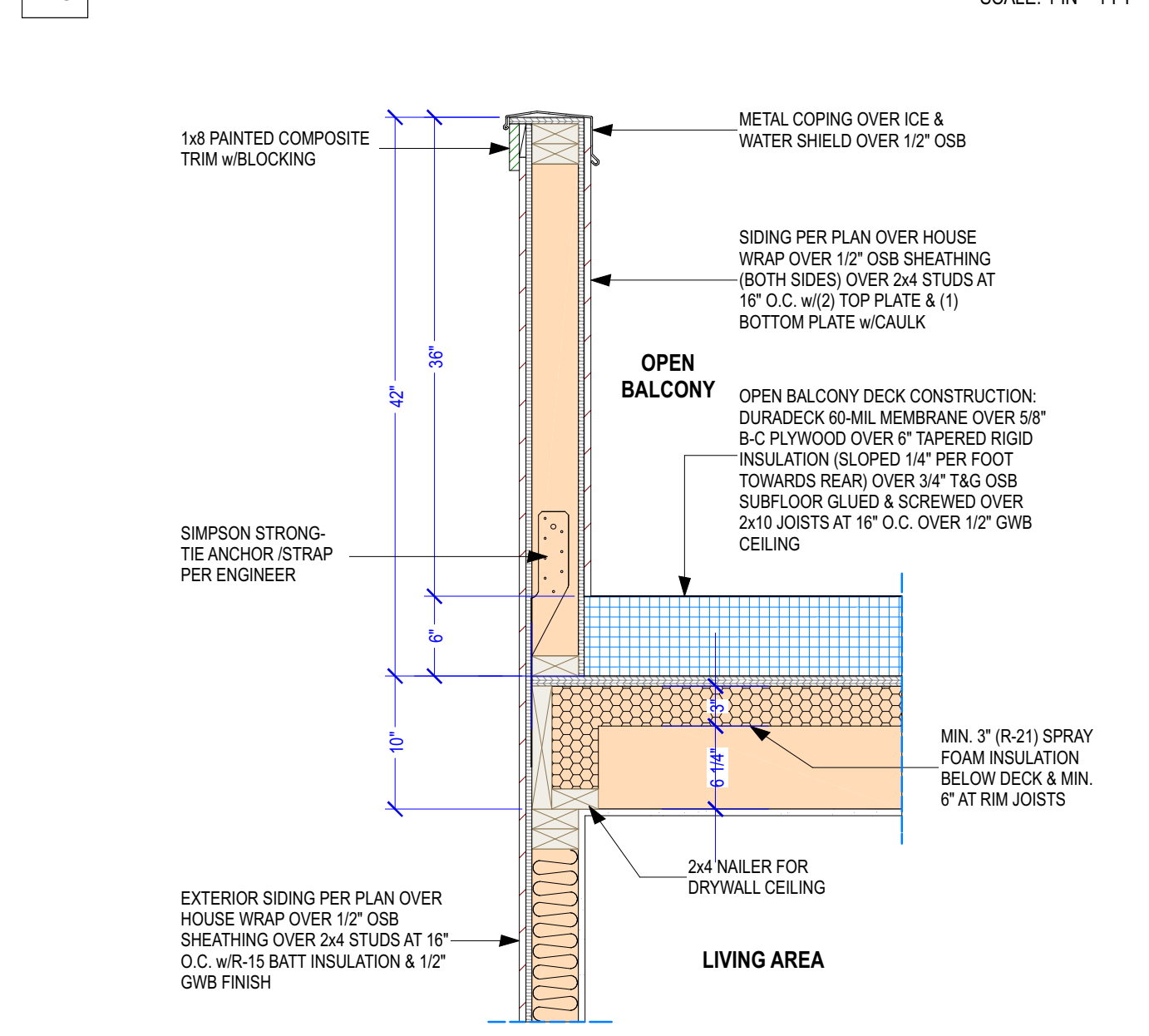
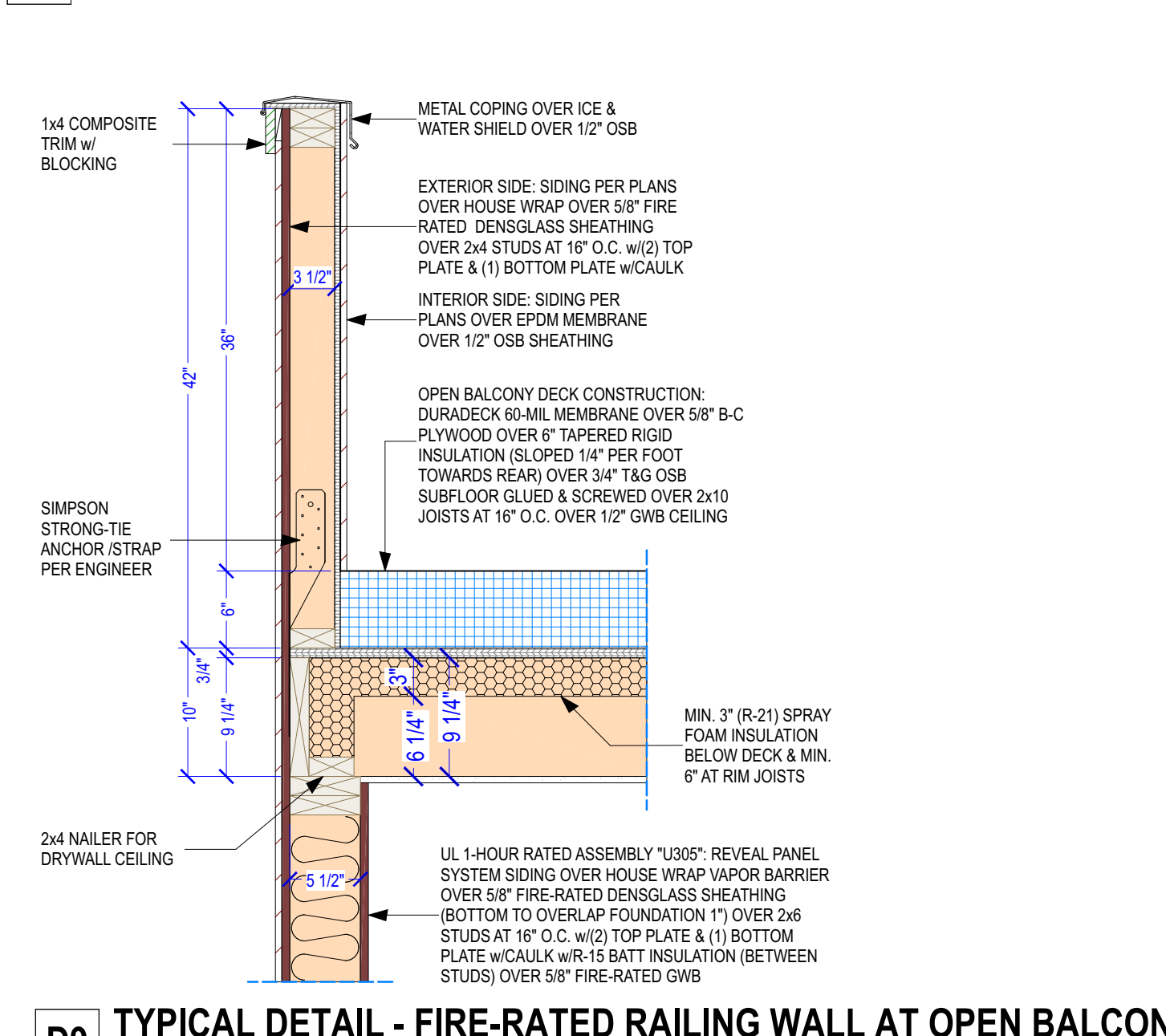
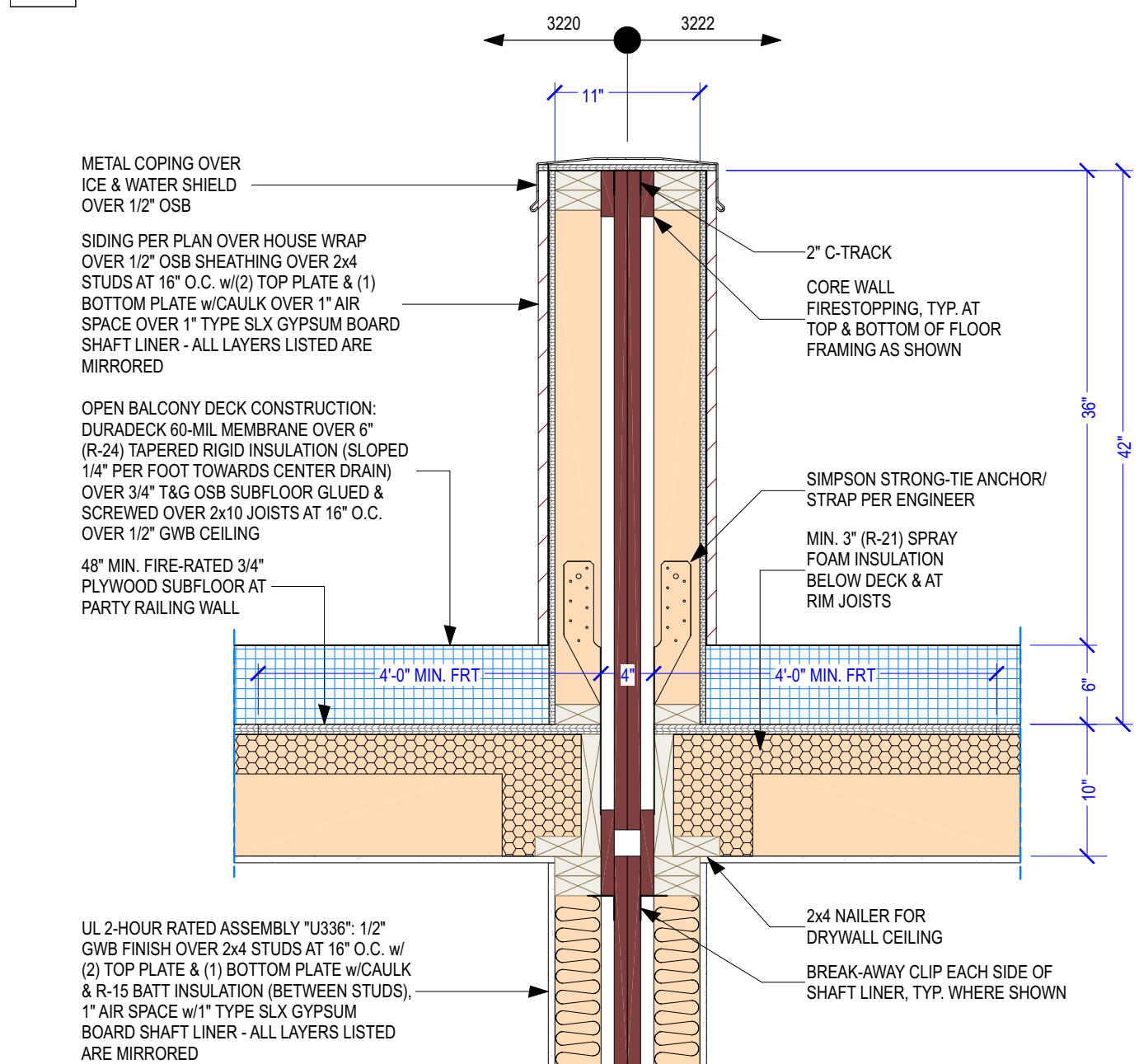
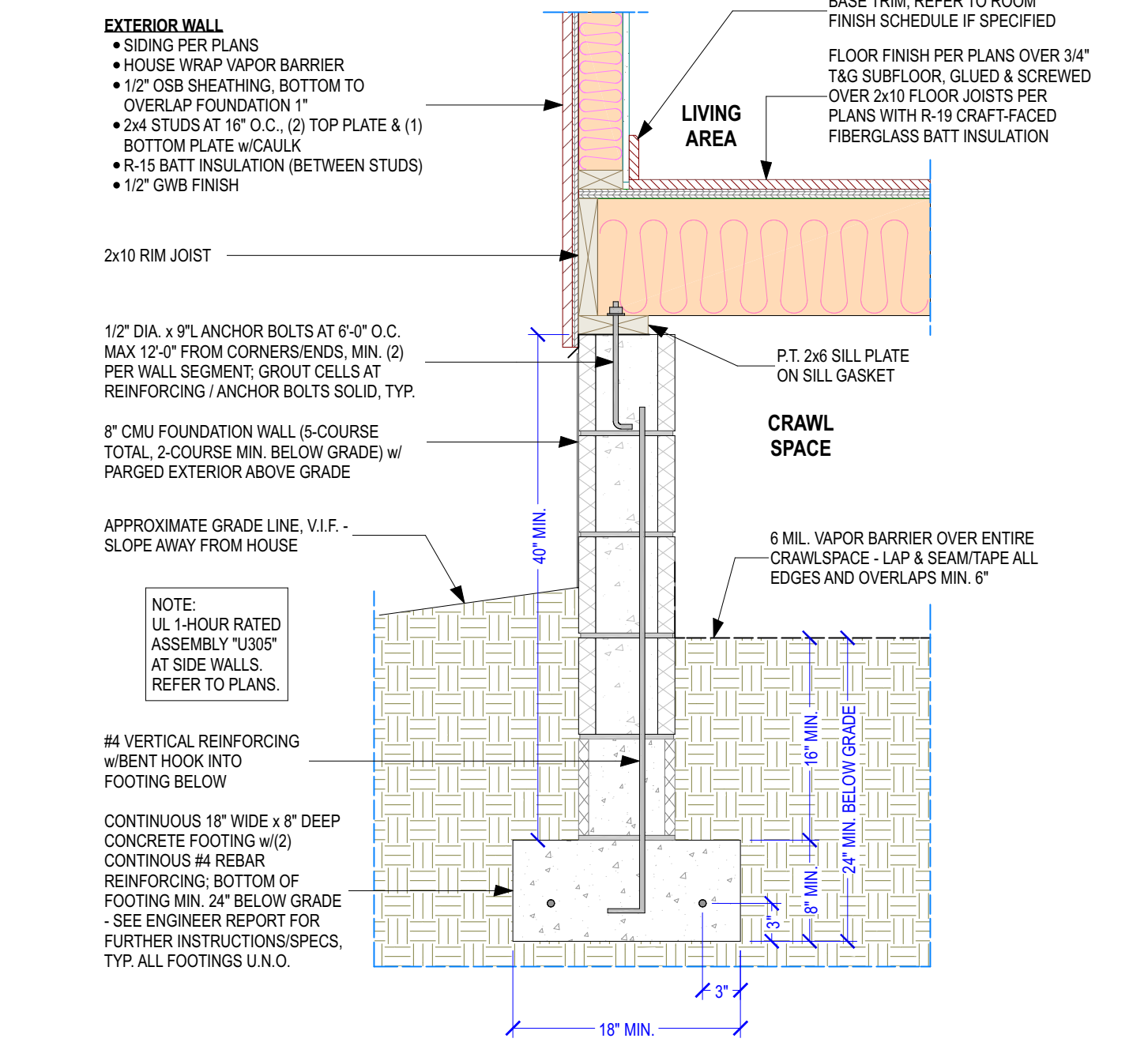
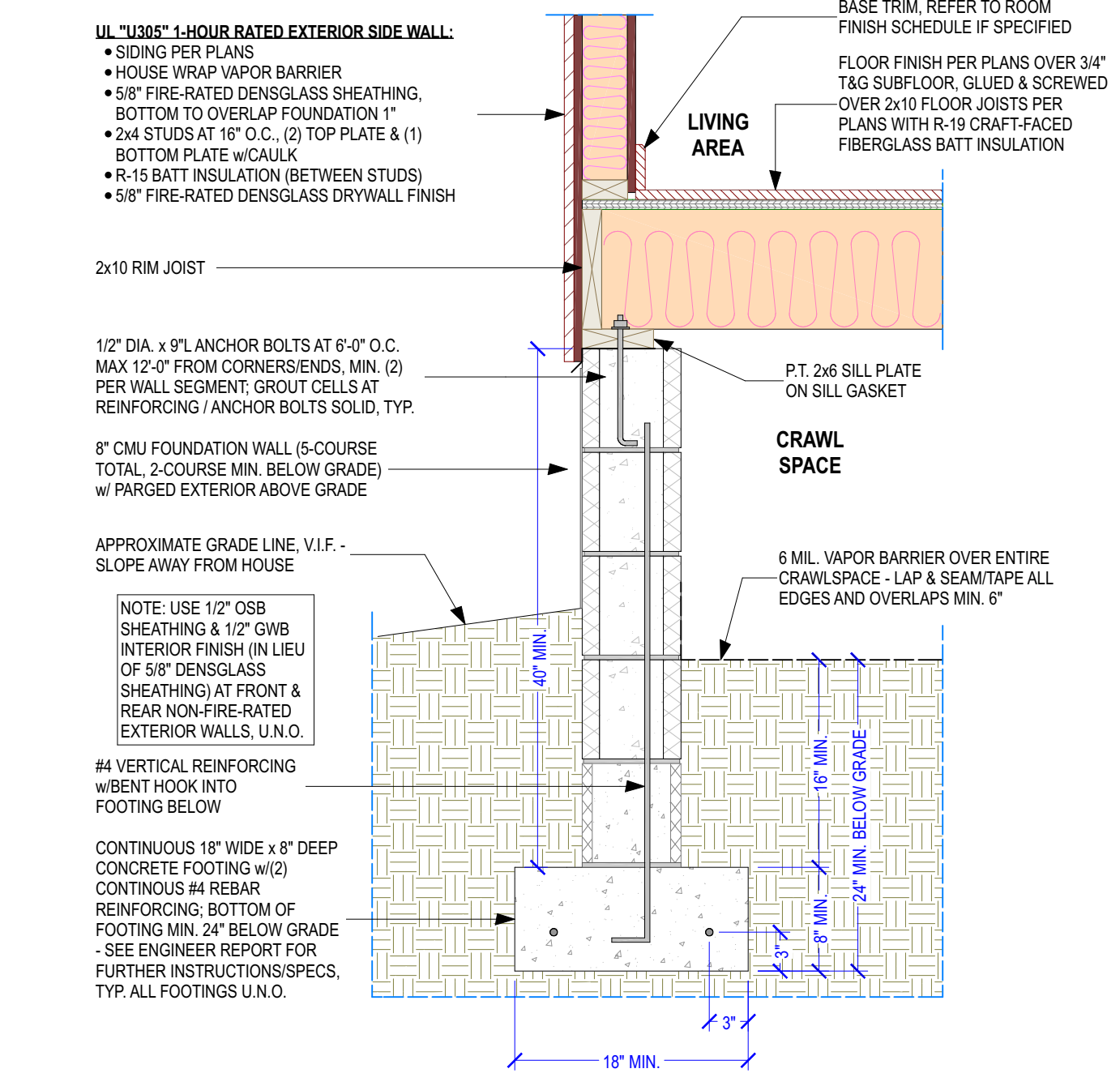
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SCALE: SEE PLAN

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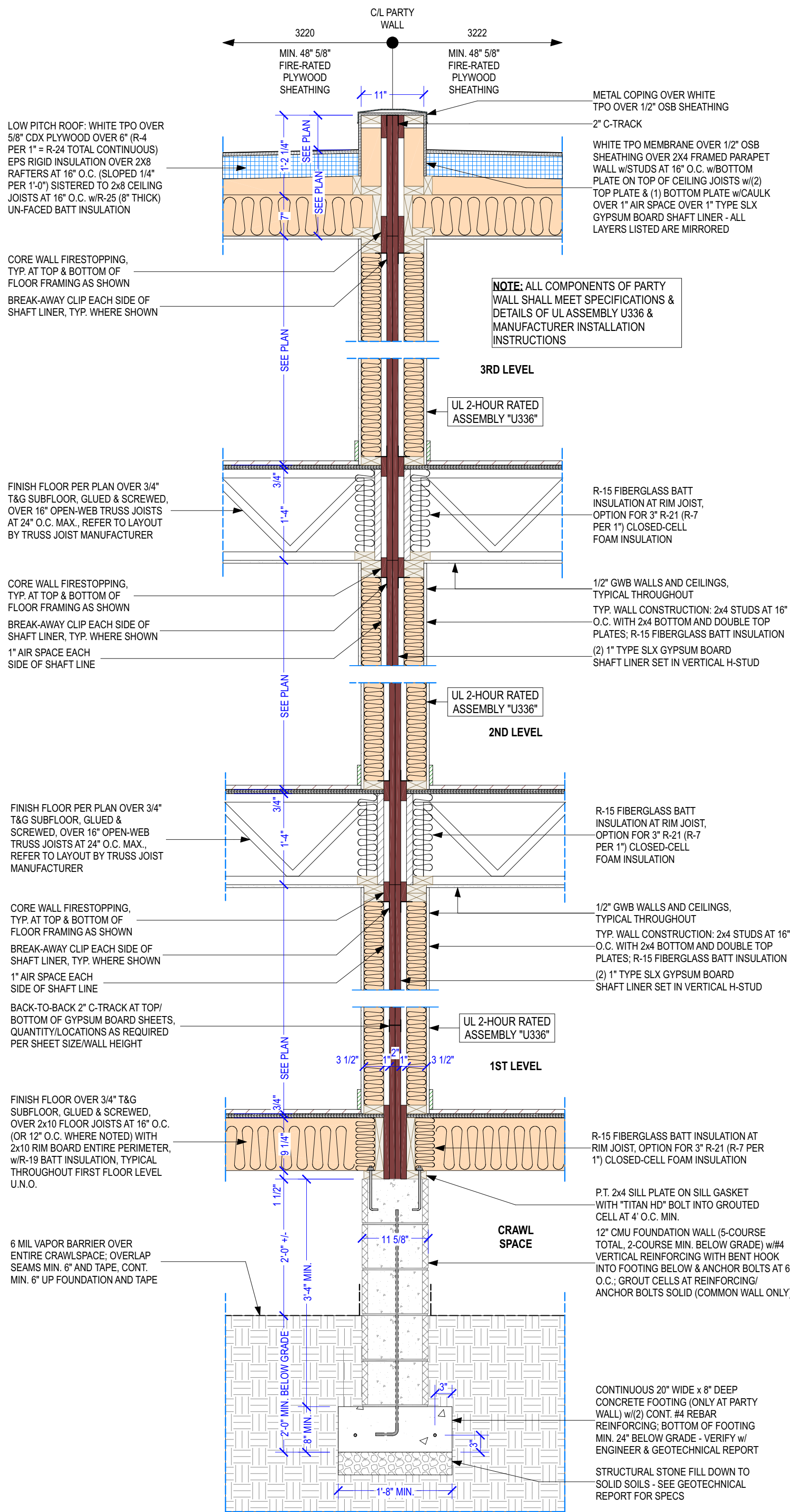
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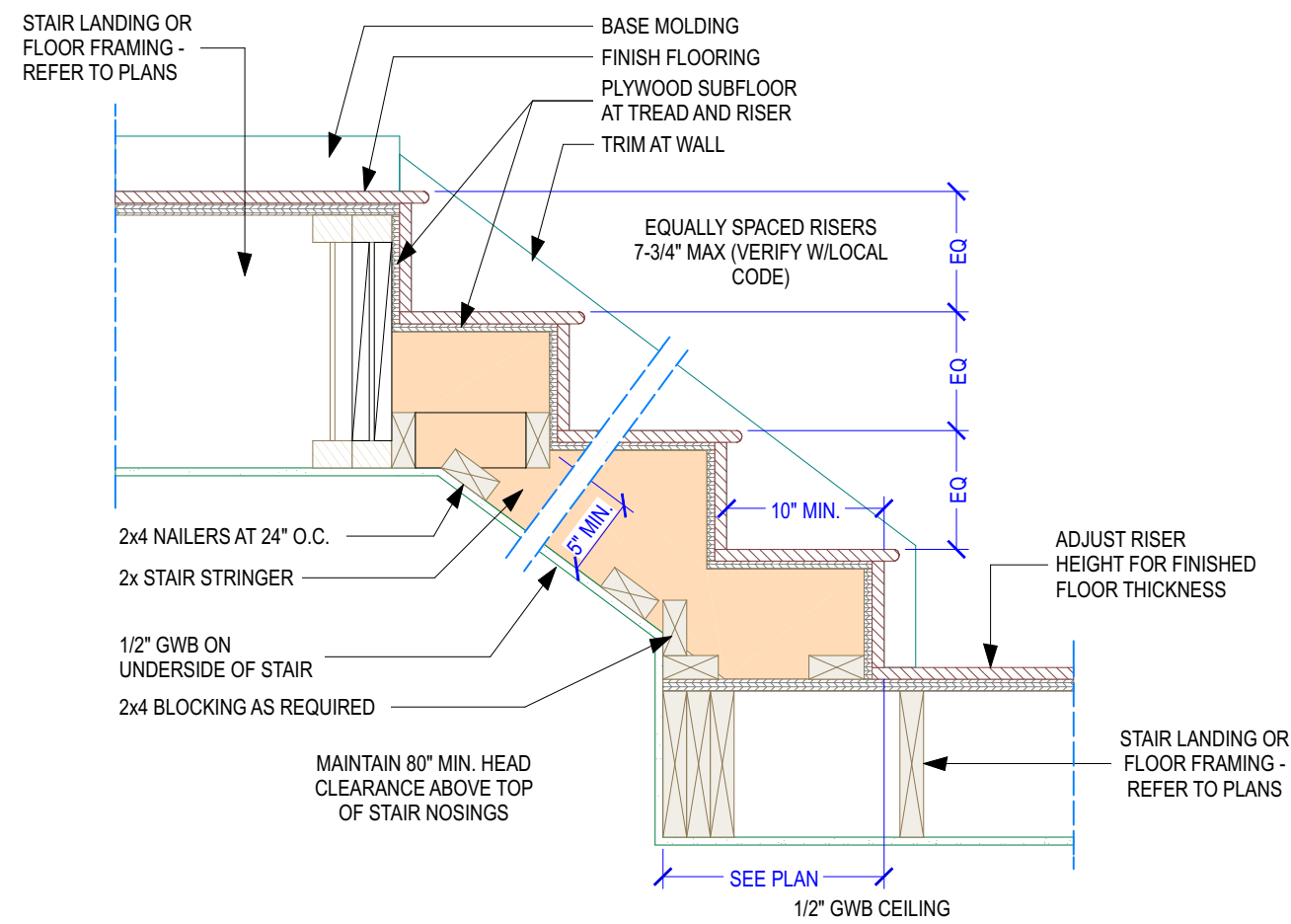
D19 TYPICAL DETAIL - "UL336" 2-HOUR FIRE-RATED PARTY WALL

SCALE: 3/4 IN = 1 FT



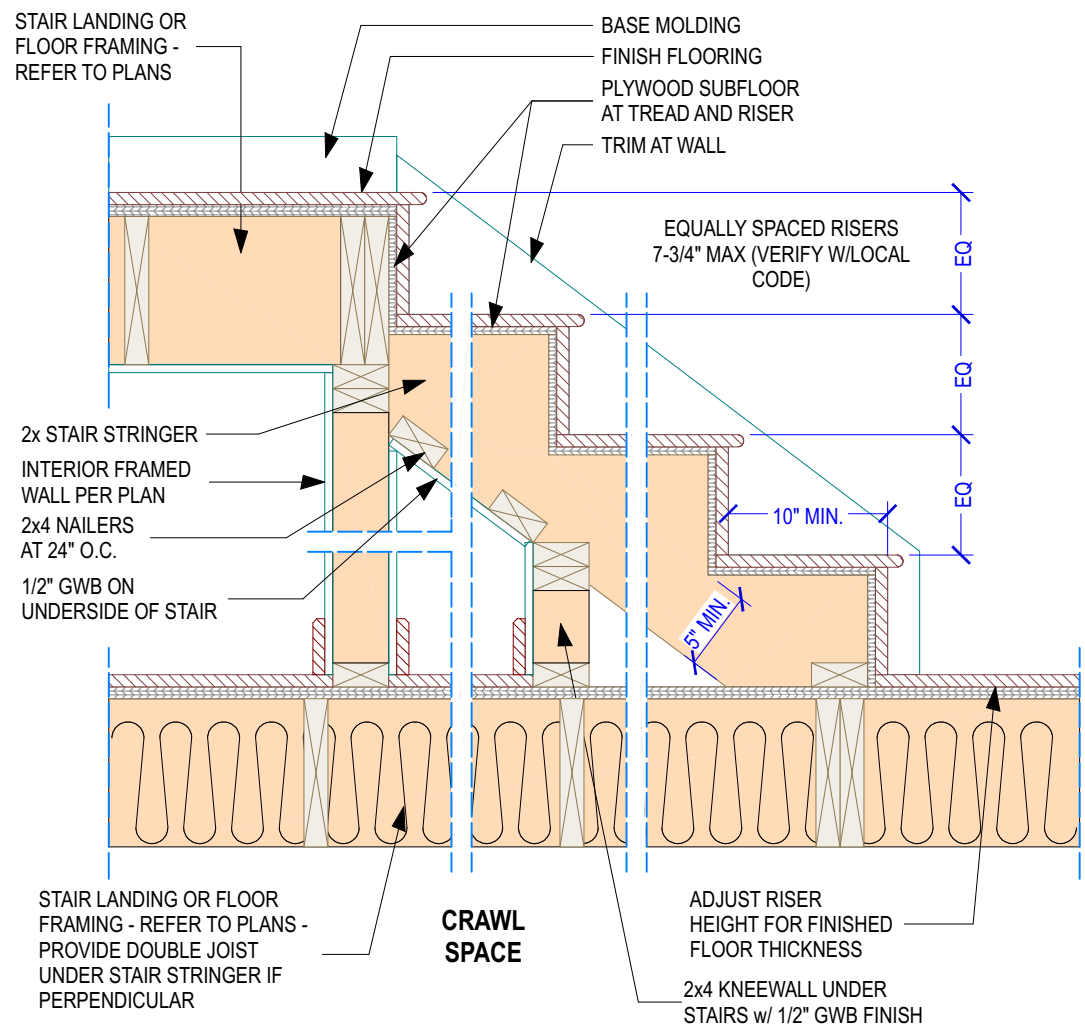
D20 TYPICAL DETAIL - INTERIOR STAIRS TO 3RD LEVEL

SCALE: 1 IN = 1 FT



D21 TYPICAL DETAIL - INTERIOR STAIRS TO 2ND LEVEL

SCALE: 1 IN = 1 FT



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12 OF 18



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

December 5, 2016

Carolyn Mullaney
P.O. Box 1802
Kilmarnock, Virginia 22482

RE: 3222 and 3220 N Street
Tax Parcel's: E000-0806/014 & 015

Dear Ms. Mullaney:

Thank you for your request for a *Zoning Confirmation Letter* regarding the above referenced properties. In response to your letter, be advised of the following:

The properties are located within an R-6 (Single-Family Attached Residential) zoning district. The R-6 District requires a minimum lot area of not less than five thousand square feet (5,000 SF) and a minimum lot width of not less than fifty feet (50') for single-family detached dwellings.

3222 N Street (E000-0806/014):

According to a July 20, 2016, Survey Plat, by A.G. Harocopos & Associates, P.C. and deeds, the subject property has an irregular shape with a road frontage of 20.0 feet along N Street and a road frontage of sixty-seven feet (67') along North 33rd Street, which results in a lot area of 1,270.6 square feet (0.029 Acres). According to City records, the property previously contained a single-family detached dwelling that was demolished circa 1979. The lot is deeded as an independent lot of record and has been since, at least 1942. The lot area and lot width are deemed to be nonconforming (grandfathered) with respect to the current R-6 district. Be advised, due to the narrow width of the lot and due to this lot being a corner lot with a front yard setback being required along the North 33rd Street frontage, it may difficult to site a new single-family dwelling meeting all current requirements for the R-6 District. Requesting a variance from the Board of Zoning Appeals (BZA) may be a possibility. For information concerning the BZA process, please contact the Zoning Office at 646-6340.

3220 N Street (E000-0806/015):

According to City Assessor's records and deeds, the subject property has an irregular shape with a road frontage of 19.6 feet along N Street and a lot depth of sixty-seven feet (67'), which results in an approximate lot area of 1,141.0 square feet. The lot is deeded as an independent lot of record and has been since, at least 1942. The lot area and lot width are deemed to be nonconforming (grandfathered). The lot area and lot width are deemed to be nonconforming (grandfathered) with respect to the current R-6 district. According to City records, the property previously contained a single-family detached dwelling, which was demolished, according to assessment records, circa 2010-2012.

Carolyn Mullaney
RE: 3222 & 3220 N Street
December 5, 2016
Page 2

In summary, based on the information available to me at this time, it is my determination that each lot is buildable from the zoning perspective for single-family development. Other zoning requirements that would affect the potential development of the site (s) are as follows:

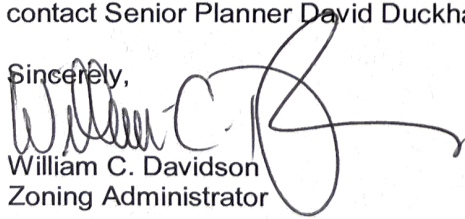
1. Front yard (#3222 N Street) – not less than fifteen feet (15') along N Street and along North 33rd Street or as determined by the existing setbacks of adjacent main buildings.
2. Front yard (#3220 N Street) – not less than fifteen feet (15') along N Street or as determined by the existing setbacks of adjacent main buildings.
3. Side yards – not less than three feet (3') [Sec. 30-620.1(c)].
4. Rear yard – not less than five feet (5').
5. Lot coverage – not to exceed fifty-five percent (55%) of the area of the lot.
6. Building height – not to exceed thirty-five feet (35'). No accessory building shall exceed twenty feet (20') in height.
7. Parking – Off-street parking shall not be required for a...single-family detached dwelling...on any lot of record existing on June 12, 1995, when such lot is 35 feet or less in width and does not abut an alley, provided the zoning administrator is satisfied that the width of such lot cannot be increased by the property owner in accordance with applicable provisions of this chapter by utilization of adjoining land under the same property owner's ownership or control (Sec. 30-710.2:2.).

For information concerning environmental concerns that may affect these lots such as grading, erosion control issues, wetland, floodplain and Chesapeake Bay Preservation Areas, please contact the Water Resources Division of the Department of Public Utilities at 646-7674.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).

I hope this information is sufficient. Should you have any additional questions, please contact Senior Planner David Duckhardt at 646-6917.

Sincerely,


William C. Davidson
Zoning Administrator