

16' ALLEY

158.75' TO
N/L "Q" ST

32.50'

ROD FD.

SC
SC

9'X18' CONCRETE
PARKING SPACE

9'X18' CONCRETE
PARKING SPACE

40.16'

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

4032
Sq.Ft.

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

HC HC

24.0'

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

8.0'

8.0'

BLDG.
4.25'

24.0'

BLDG.
4.25'

TM# E-803/027
EVOLVE HLD., LLC
INST. #2016-3690

TM# E-803/026

TM# E-803/025
OM & OM
MANAGEMENT CORP.
INST. #2007-13002

124.06'

124.06'

70'

70'

PROPOSED
2-STORY
FRAME
No. 1111

1-STORY
FRAME
No. 1109

BLDG.
4.25'

24.0'

BLDG.
4.25'

BLDG.
3.5'

6.0'

6.0'

WALKWAY
9'

24.0'

13.9'

32.50'

13.9'

PIPE FD.

EXISTING SIDEWALK

158.75' TO
N/L "Q" ST

CURB

N 32nd STREET

SCALED
CITY BASELINE

PRELIMINARY NOT FOR CONSTRUCTION - FOR PLANNING PURPOSES ONLY

REPRODUCED BY ANYONE AND THEY ARE NOT TO BE REPRODUCED OR
FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION FROM PENN.CO.

PENN.CO.

PENN.CO.
42296 BENFOLD SQUARE
ASHBURN VA 20148
(703) 875-0462 PHONE

SYM	DESCRIPTION	DATE	APPR
3	PRELIM. SITE PLAN	8-10-19	
2	PLANNING PURPOSES	8-5-19	
1	CLIENT REVIEW	8-4-19	

SAAEED RABIE
TECHTOWN
CONSTRUCTION
(804) 353-3922 PHONE

1111 N 32nd STREET DUPLEX

RICHMOND, VIRGINIA 23223

SURVEY AND CONSTRUCTION PLAT

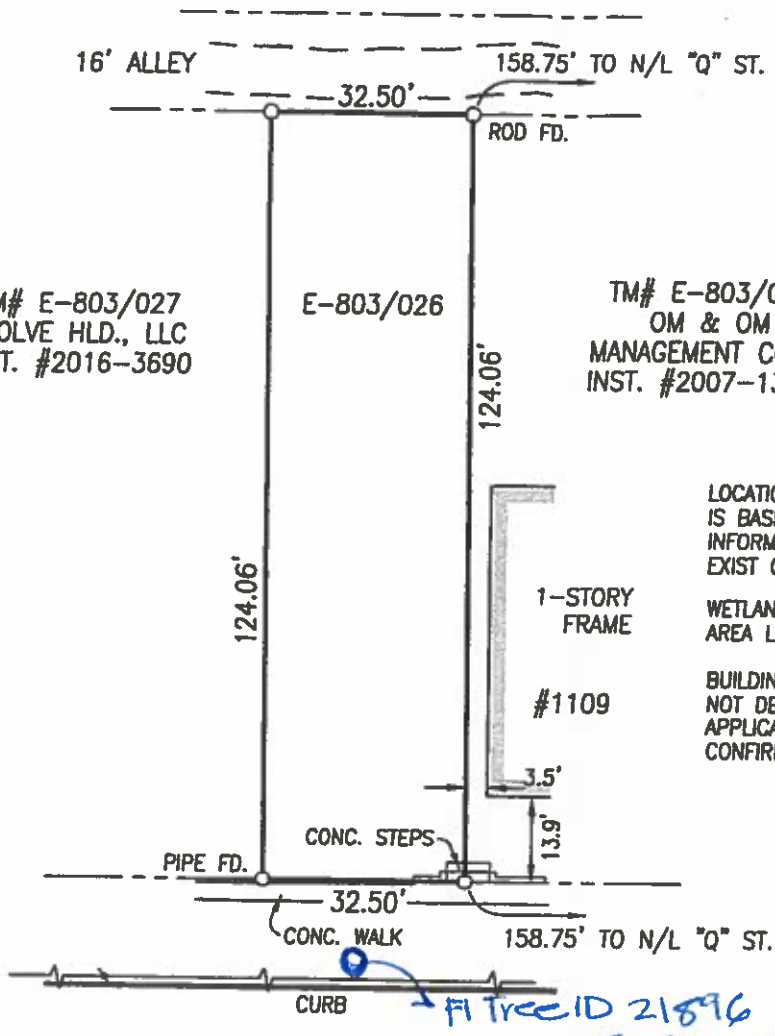
DATE: 8/10/19
DRAWN BY: JRP/JRS
CHECKED BY: JRP/JRS

SHEET OF
C-101

TM# E-803/027
EVOLVE HLD., LLC
INST. #2016-3690

E-803/026

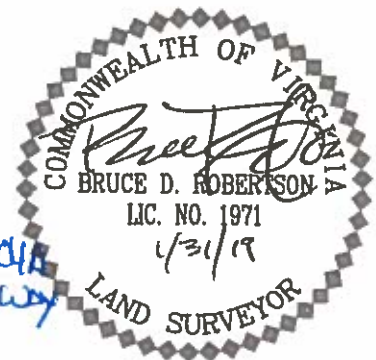
TM# E-803/025
OM & OM
MANAGEMENT CORP.
INST. #2007-13002



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

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

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



NORTH 32nd STREET *SAUCER MARKED IN CITY RIGHT-OF-WAY*

**SURVEY SHOWING IMPROVEMENTS
ON PROPERTY LOCATED AT
1111 NORTH 32nd STREET
CITY OF RICHMOND, VIRGINIA**

This is to certify that on 1/30/19
I made an accurate field survey of the premises shown hereon, that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than as shown hereon.

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

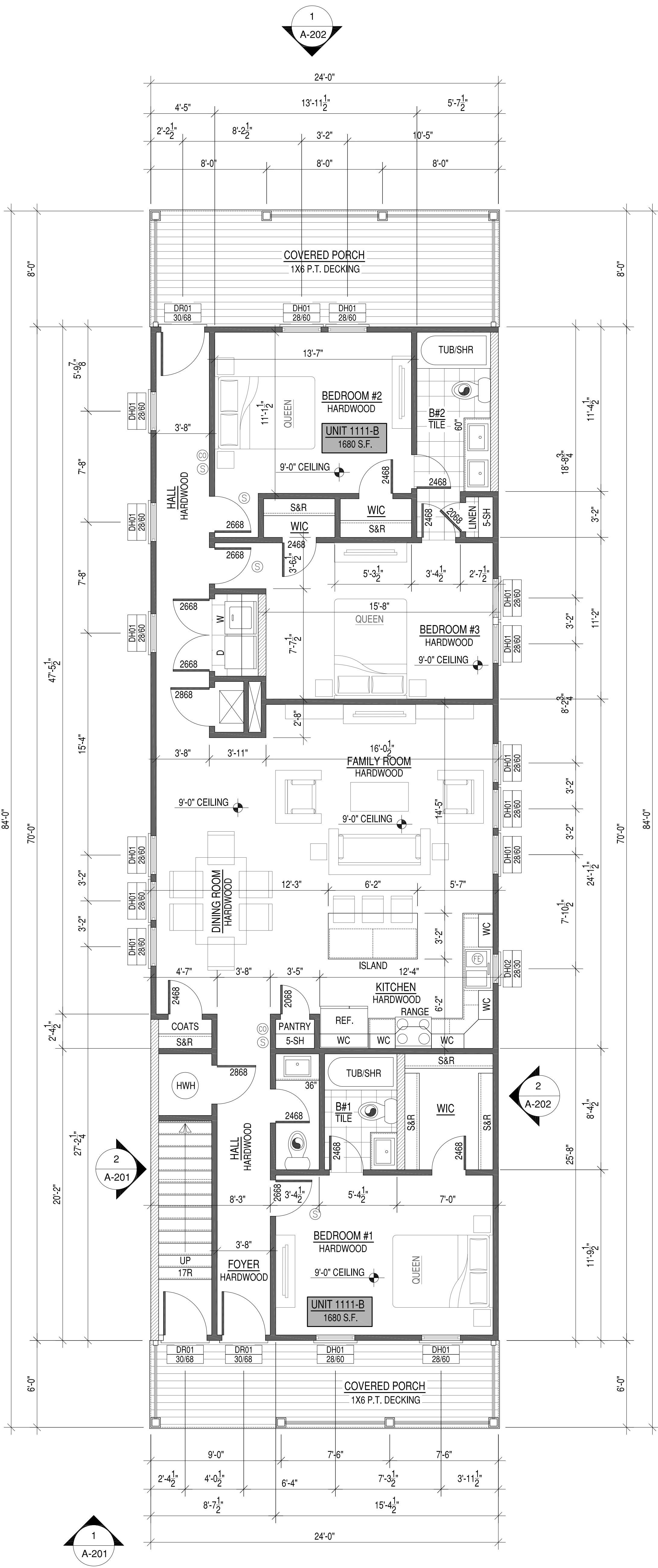


Bruce Robertson Land Surveying, P.C.

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

Date: 1/31/19
Scale: 1"=30'

JN 19018



STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE. TREADS TO BE 9" MIN. WITH 1" NOSING.
HANDRAILS & PICKETS: 36" HIGH HANDRAILS @ ALL STAIRS. 36" RAILING @ ALL BALCONIES. PICKETS SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH.
LABEL DRYER VENT LENGTH ON DUCT
ALL DRYWALL TO BE 1/2"
⊕ = FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK
⊙ = BATH FAN VENTED TO EXTERIOR
⊙ = CARBON MONOXIDE DETECTOR
⊙ = SMOKE DETECTOR

FIRST FLOOR PLAN

PLAN AND FRAMING NOTES

1. ALL WALL FRAMING TO BE 2X4'S AT 16" OC UNLESS OTHERWISE NOTED.
2. ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 4-1/2" THICK (FINISHED) UNLESS OTHERWISE NOTED.
3. ALL WINDOW AND DOOR HEADERS TO BE (2) 2X8'S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
4. INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
5. CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
6. DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
7. PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINERY LOCATIONS. REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
8. CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE ABOVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

2X4 WALL FRAMING AT 16" OC
2X6 WALL FRAMING AT 16" OC

1111 N 32nd STREET DUPLEX
RICHMOND, VIRGINIA 23223
UNIT 1111-B FIRST FLOOR PLAN

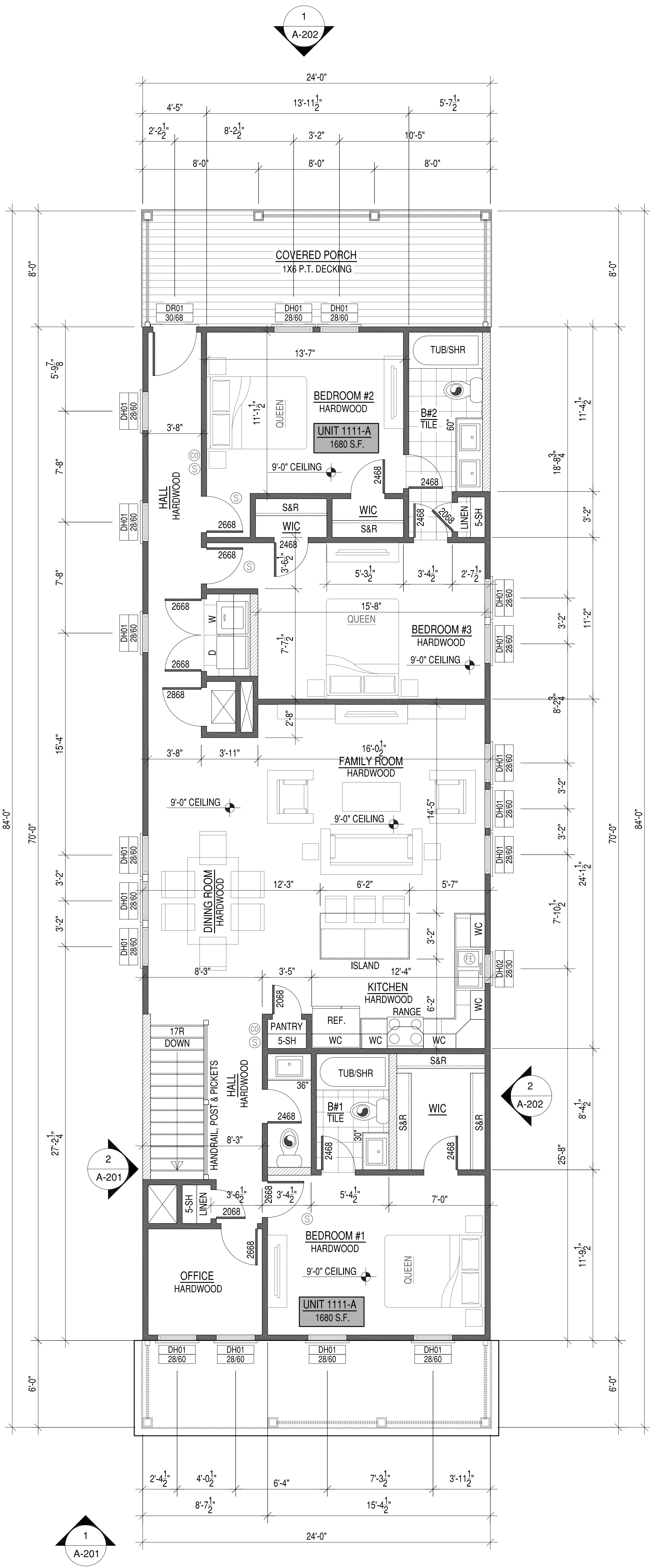
SAAEED RABIE
TECHTOWN
CONSTRUCTION
(804) 833-9002 PHONE

PENNECO
42286 BENFOLD SQUARE
ASHBURN VA 20148
(703) 875-4800 PHONE

3	PRELIM. SITE PLAN	8-10-19
2	PLANNING PURPOSES	8-5-19
1	CLIENT REVIEW	8-4-19
SYM	DESCRIPTION	DATE

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DATE: 8/14/19
PROJECT NO.: 1111B
CONTRACT NO.:
DRAWING NO.
SHEET
OF
A-101



STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE. TREADS TO BE 9" MIN. WITH 1" NOSING.
HANDRAILS & PICKETS: 36" HIGH HANDRAILS @ ALL STAIRS. 36" RAILING @ ALL BALCONIES. PICKETS SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH.
LABEL DRYER VENT LENGTH ON DUCT
ALL DRYWALL TO BE 1/2"
⊕ = FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK
⊙ = BATH FAN VENTED TO EXTERIOR
⊕ = CARBON MONOXIDE DETECTOR
⊕ = SMOKE DETECTOR

SECOND FLOOR PLAN

PLAN AND FRAMING NOTES

1. ALL WALL FRAMING TO BE 2X4'S AT 16" OC UNLESS OTHERWISE NOTED.
2. ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 4-1/2" THICK (FINISHED) UNLESS OTHERWISE NOTED.
3. ALL WINDOW AND DOOR HEADERS TO BE (2) 2X8'S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
4. INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
5. CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
6. DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
7. PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETS LOCATIONS. REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
8. CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE ABOVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

1111 N 32nd STREET DUPLEX
RICHMOND, VIRGINIA 23223
UNIT 1111-A SECOND FLOOR PLAN

SAAEED RABIE
TECHTOWN
CONSTRUCTION
(804) 833-9002 PHONE

PENNECO
42296 BENFOLD SQUARE
ASHBURN VA 20148
(703) 875-4800 PHONE

SYM	DESCRIPTION	DATE	APPR
3	PRELIM. SITE PLAN	8-10-19	
2	PLANNING PURPOSES	8-5-19	
1	CLIENT REVIEW	8-4-19	

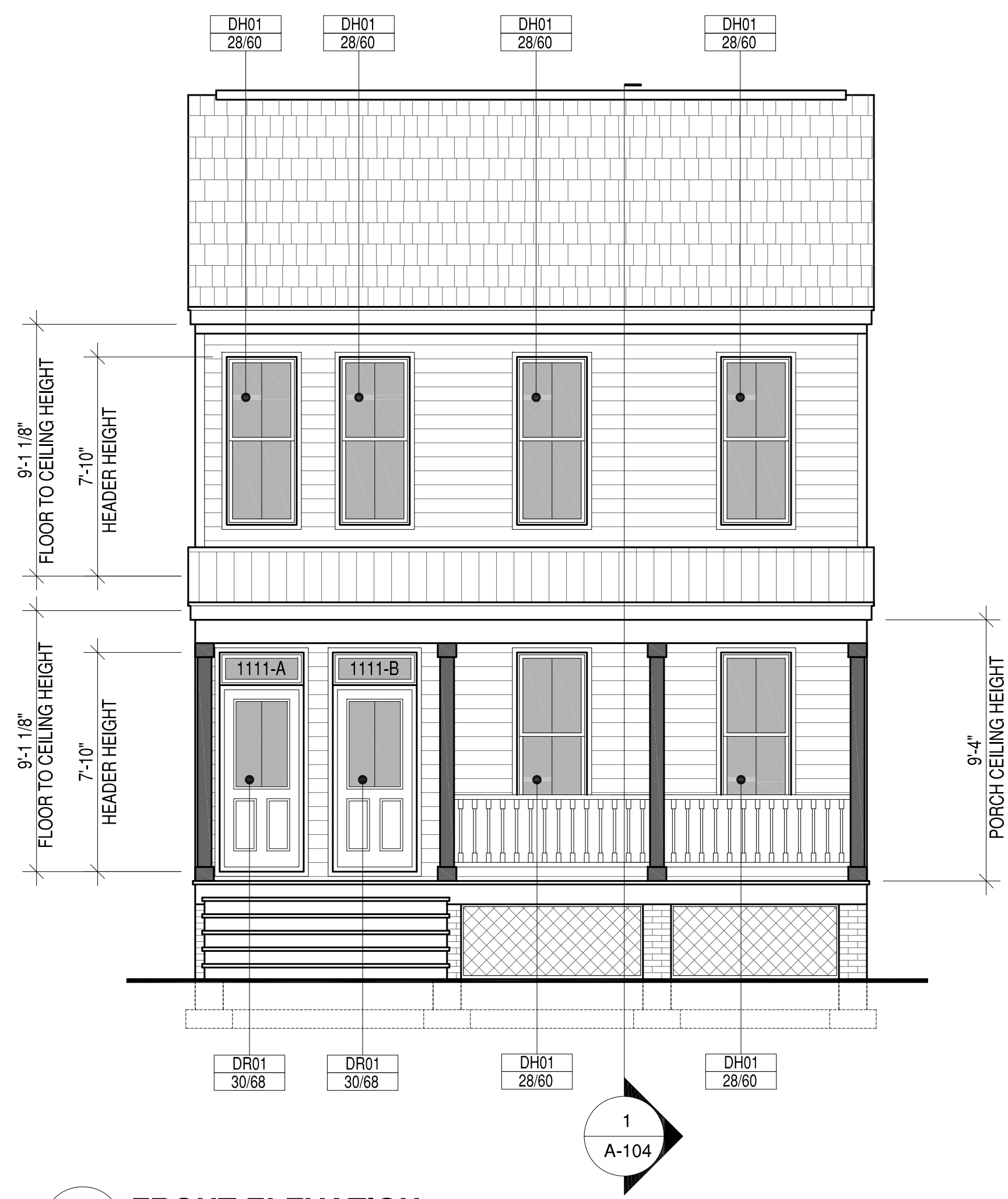
PROJECT NO.: 1111A
DRAWING NO.:
SHEET OF
A-102

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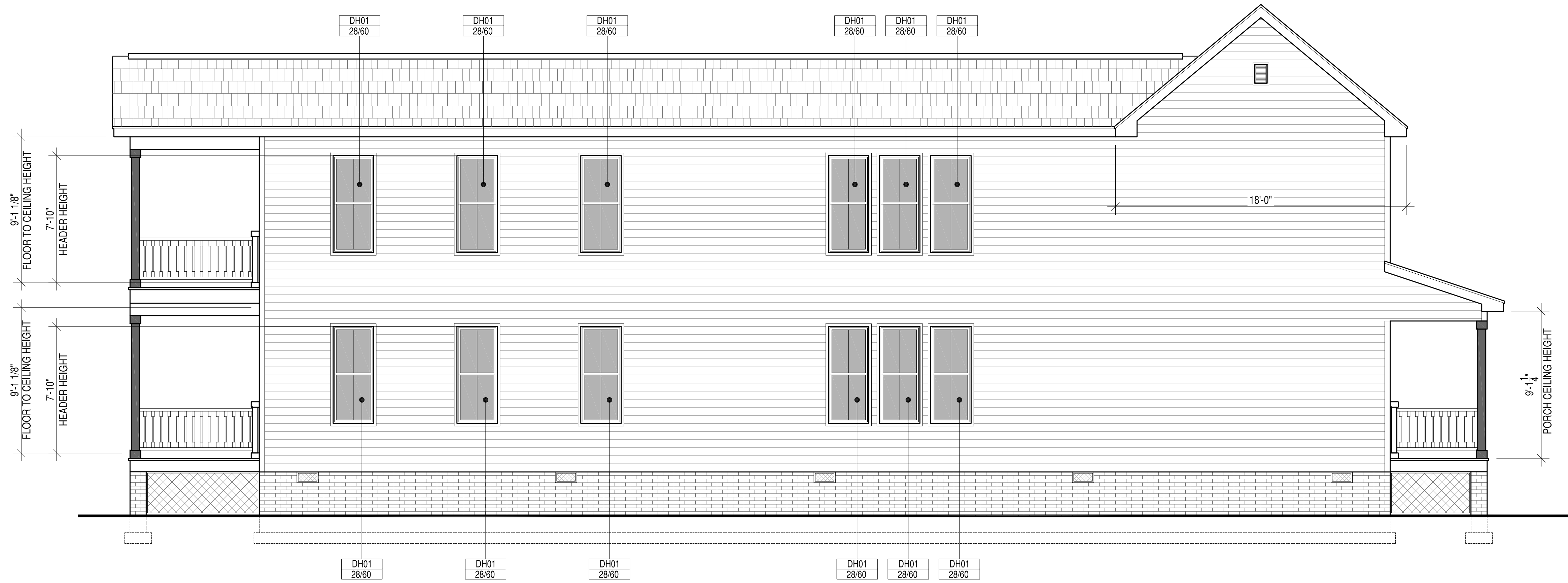
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1 FRONT ELEVATION
A-201



2 LEFT ELEVATION
A-201

SYN	DESCRIPTION	DATE	APPR
3	PRELIM SITE PLAN	8-10-19	
2	PLANNING PURPOSES	8-5-19	
1	CLIENT REVIEW	8-4-19	

PENN & CO.
42296 BENFOLD SQUARE
ASHBURN VA 20148
(703) 675-4502 PHONE

**SAEED RABIE
TECHTOWN
CONSTRUCTION**
(804) 833-9002 PHONE

GENERAL CONTRACTOR

APPROVED

ACTIVITY

SATISFACTORY TO DATE
DES: *** | DRW: JRP3 | CHK: JRP3

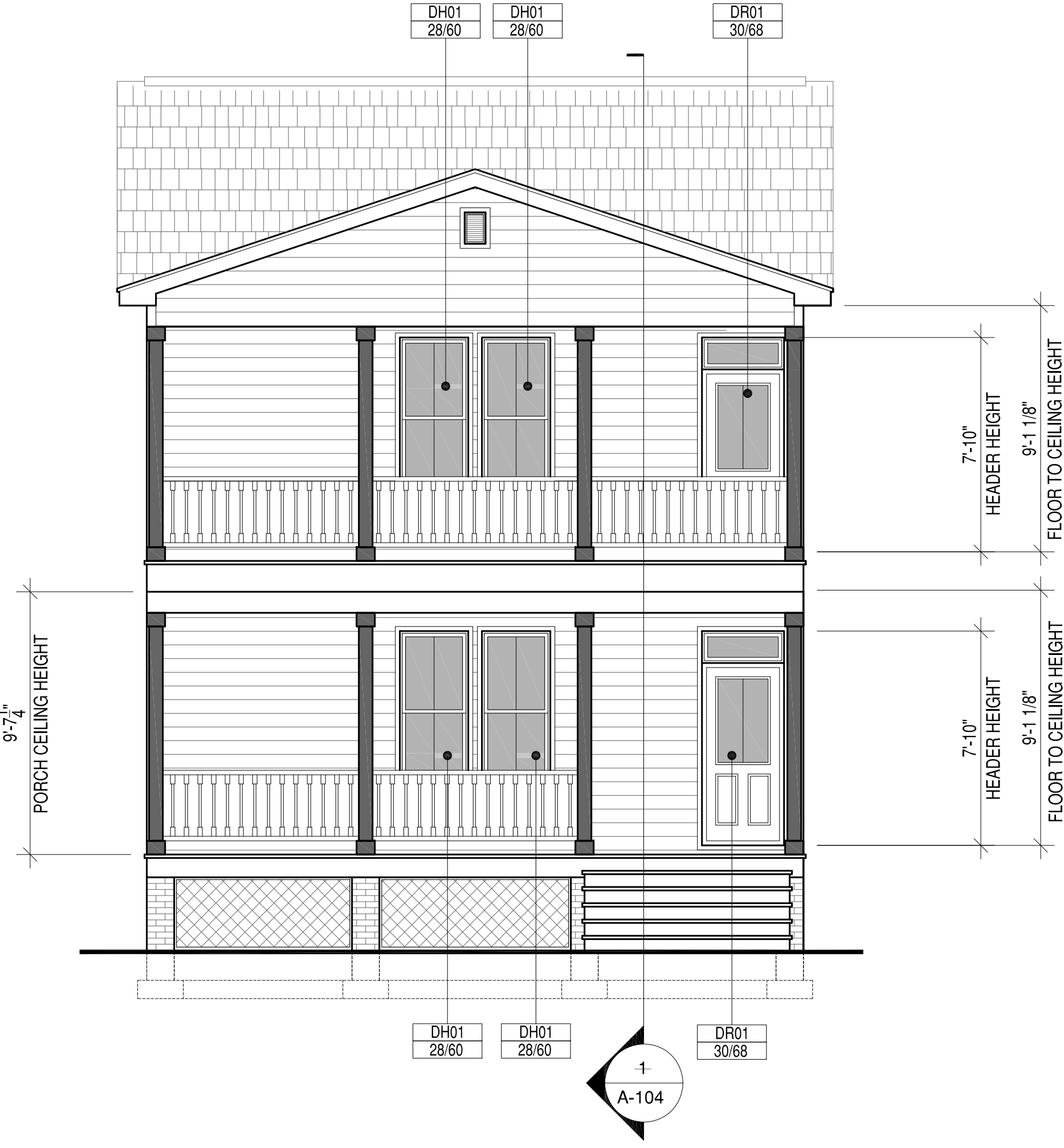
1111 N 32nd STREET DUPLEX
RICHMOND, VIRGINIA 23223
FRONT AND LEFT ELEVATIONS

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-201

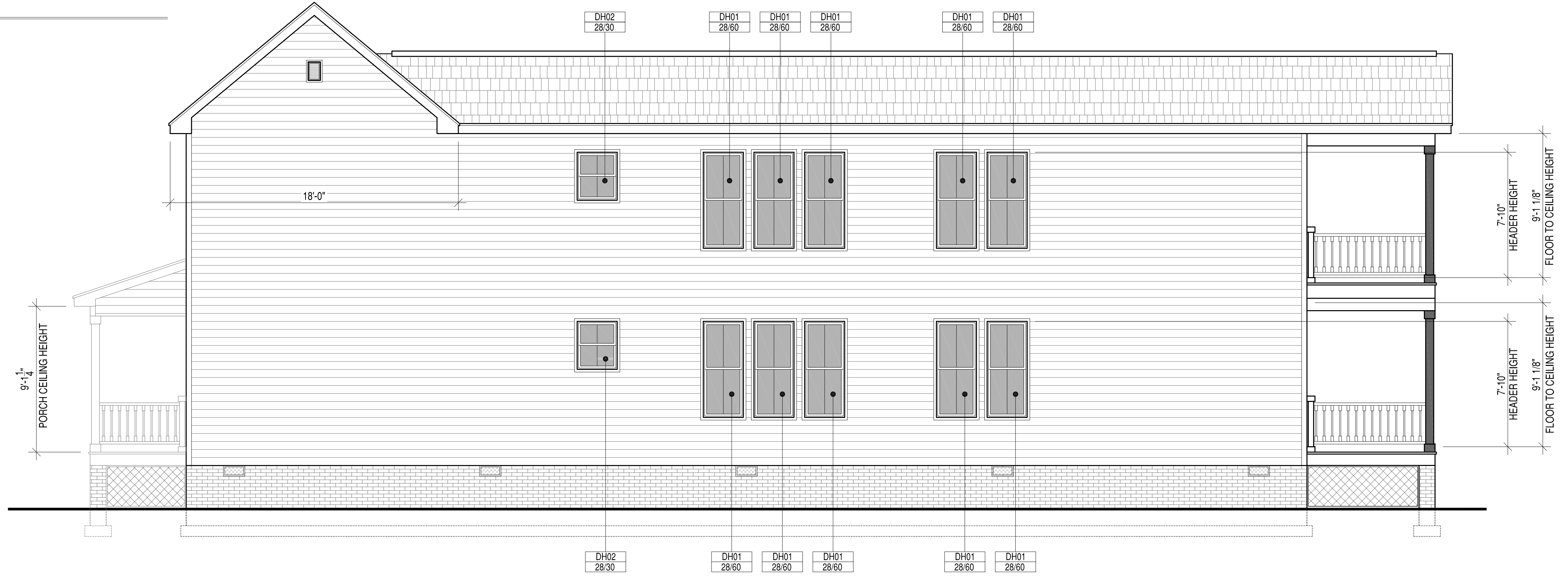
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1 REAR ELEVATION
A-202



2 RIGHT ELEVATION
A-202

DATE	APPROVED
8-10-19	
8-5-19	
8-4-19	
DESCRIPTION	
PRELIM SITE PLAN	
PLANNING PURPOSES	
CLIENT REVIEW	
SYN	
DESIGN CONSULTANT	
 42296 BENFOLD SQUARE ASHBURN VA 20148 (703) 675-4502 PHONE	
GENERAL CONTRACTOR	
SAEED RABIE TECHTOWN CONSTRUCTION (804) 833-9002 PHONE	
ACTIVITY	
SATISFACTORY TO DATE	
DES *** DRW JRP3 CHK JRP3	
1111 N 32nd STREET DUPLEX RICHMOND, VIRGINIA 23223 REAR AND RIGHT ELEVATIONS	
SCALE: 1/4"=1'-0"	
PROJECT NO.: 2019-01	
CONSTR. CONTR. NO.	
DRAWING NO.	
SHEET OF	
A-202	

Material Selection

For

1111 N.32th street

Exterior wall: Hardie Plank

Windows: Vinyl Windows

Exterior Porch: Truex Composite Decking for floor and steps.

Roof: Architectural Shingle.