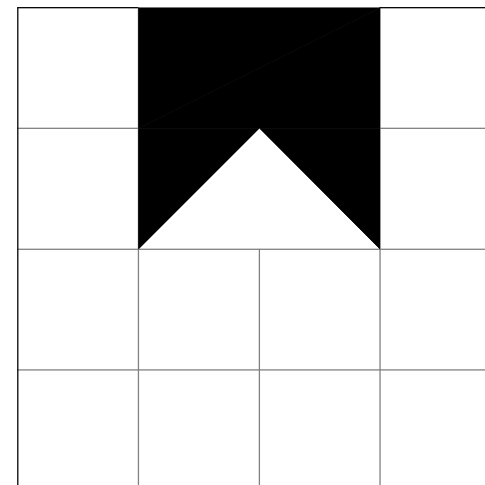


NEW TWO-FAMILY RESIDENCE 909 NORTH 27TH STREET RICHMOND, VIRGINIA



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

LIST OF DRAWINGS

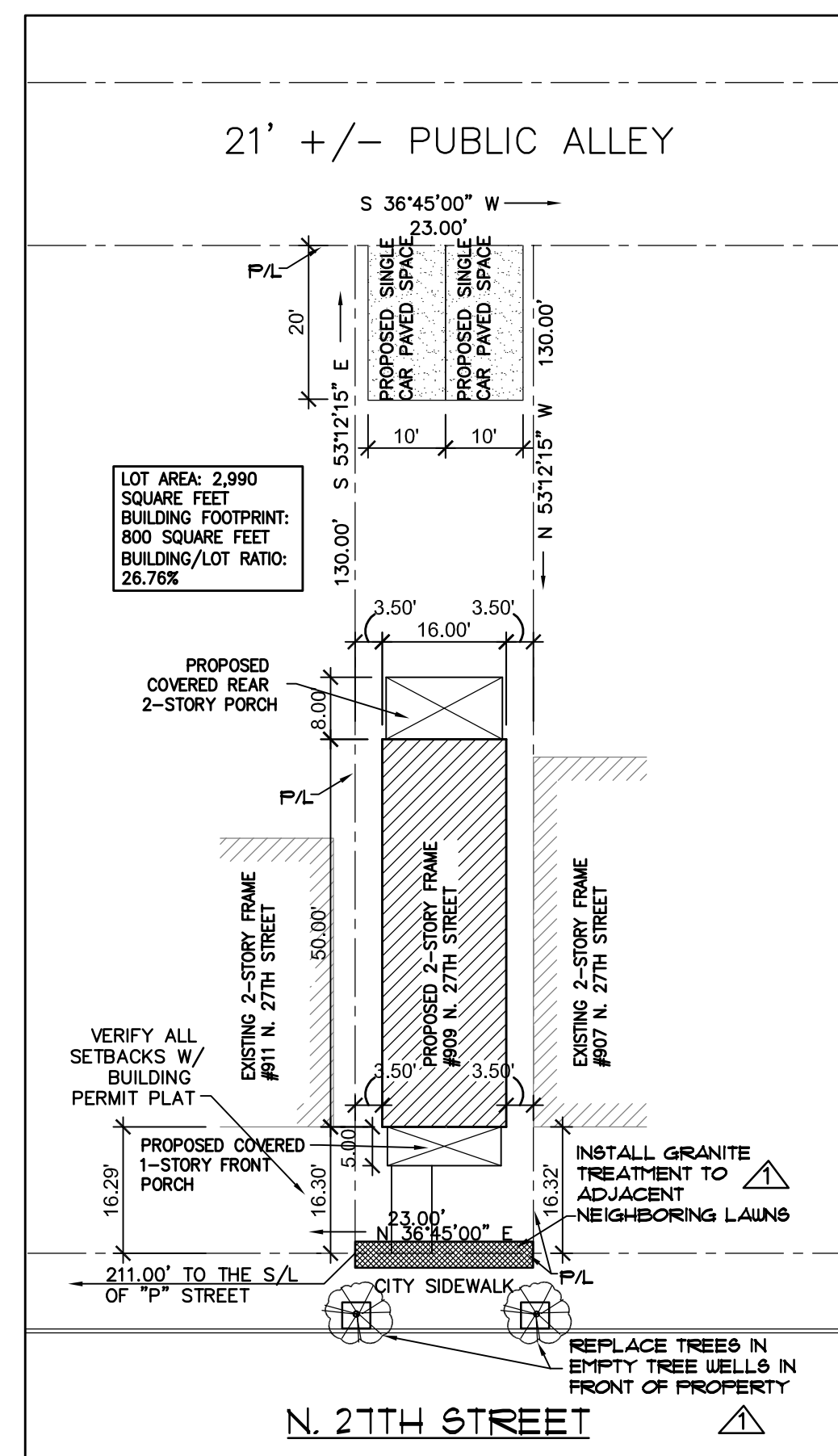
NO.	TITLE
A-001	COVER SHEET / SITE / BUILDING DATA
A-101	FLOOR PLANS /
A-102	FRAMING PLANS STRUCTURAL NOTES FRAMING DETAILS
A-103	BRACED WALL PANEL PLANS / DETAILS
A-201	BUILDING ELEVATIONS DOOR / WINDOW SCHEDULES
A-202	BUILDING ELEVATIONS
A-301	WALL SECTION / U.L. DESIGNS
E-101	ELECTRICAL POWER AND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

BUILDING DATA - 909 N. 27TH STREET

SCOPE OF WORK:	CONSTRUCTION OF A NEW TWO-FAMILY, ATTACHED, TWO-STORY RESIDENCE.
APPLICABLE CODES:	2012 VIRGINIA RESIDENTIAL CODE, PART 1 VA USBC
ZONING DISTRICT:	R-63
SETBACKS - FRONT:	15 FEET, MAXIMUM (NON-CONFORMING)
SIDE:	3 FEET, MINIMUM
REAR:	5 FEET, MINIMUM
CONSTRUCTION TYPE:	VB (WOOD FRAME, UNPROTECTED)
USE GROUP:	R-3, TWO FAMILY RESIDENCE
BUILDING AREAS: FIRST FLOOR	1ST FLOOR: 800 SQ FT (26.76% OF LOT AREA)
SECOND FLOOR	2ND FLOOR: 800 SQ FT
TOTAL	TOTAL: 1,600 SQ FT
LOT AREA:	2,990 SQ FT (NON-CONFORMING)
FIRE RATED ASSEMBLIES:	<ul style="list-style-type: none"> ○ SIDE EXTERIOR WALLS CLOSER THAN 5'-0" TO ANY LOT LINE SHALL BE ONE HOUR FIRE RATED CONSTRUCTION ○ FLOOR ASSEMBLY SEPARATING DWELLING UNITS SHALL BE ONE HOUR FIRE RATED CONSTRUCTION ○ FIRST FLOOR STAIRWAY ENCLOSURE WALLS SHALL BE ONE HOUR FIRE RATED CONSTRUCTION
	ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE DESIGN/BUILD. PERMIT DRAWINGS FOR THOSE AREAS OF WORK SHALL BE SUBMITTED BY THE DESIGNATED TRADE.

GENERAL NOTES

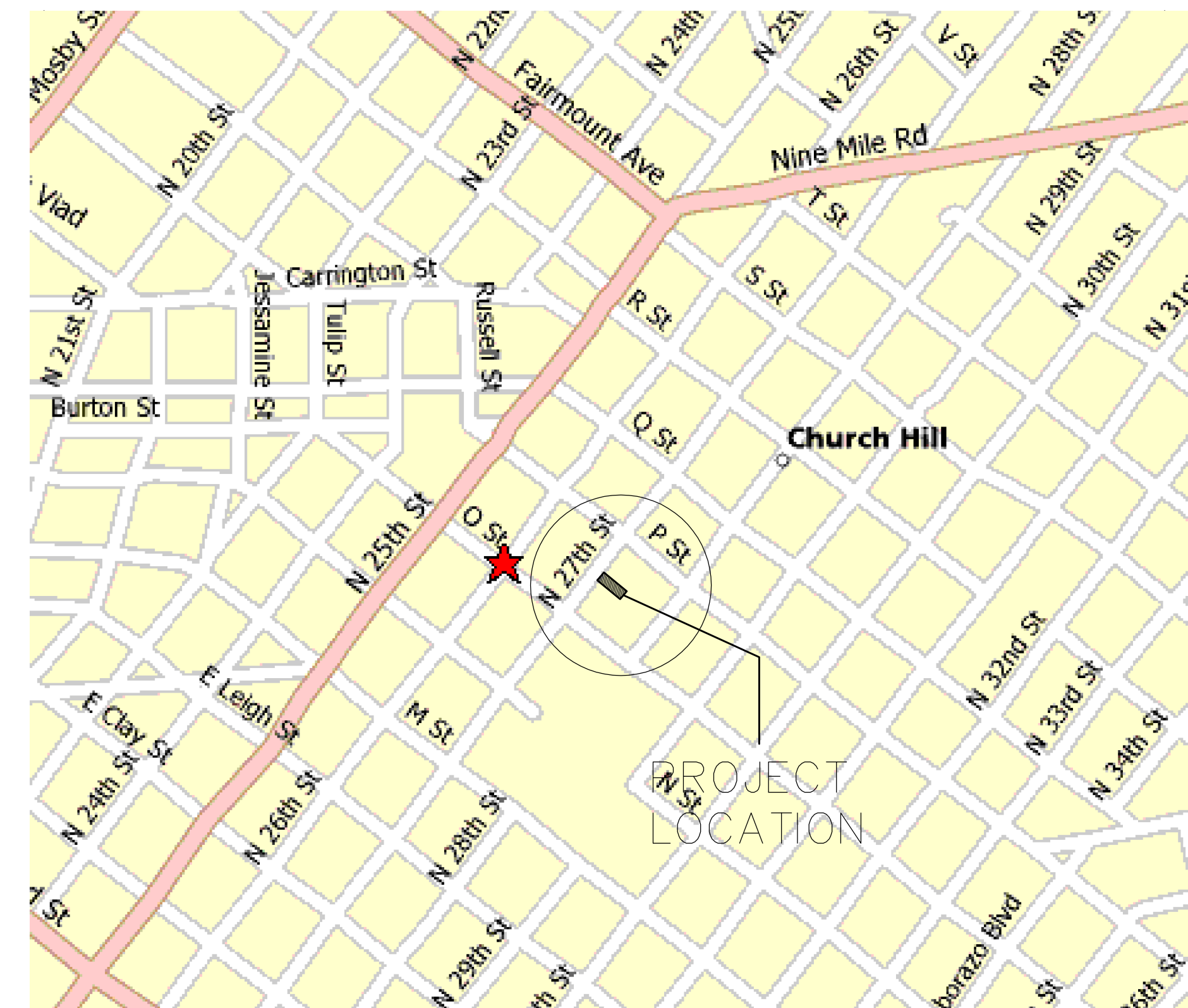
- CONTRACTOR SHALL CONFORM TO THE 2012 VIRGINIA RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, PART 1 OF THE VAUSBC AS ADOPTED BY THE COMMONWEALTH OF VIRGINIA.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- CONTRACTOR SHALL CAULK, FLASH OR OTHERWISE MAKE THE BUILDING WEATHERTIGHT.
- CONTRACTOR SHALL CAULK ALL GAPS BETWEEN DISSIMILAR MATERIALS.
- ALL WOOD SILLS THAT ARE WITHIN 8" OF EXPOSED EARTH OR ON CONCRETE SLABS SHALL BE PRESSURE PRESERVATIVE TREATED.
- ALL HOSE BIBBS SHALL BE FREEZE PROOF AND HAVE A BACKFLOW PREVENTER.
- RUN ALL TOILET FANS AND EXHAUST VENTS TO AN APPROVED EXTERIOR DISCHARGE.
- 8" MIN. REQUIRED BETWEEN FINISH GRADE AND BOTTOM OF SIDING.
- CONTRACTOR SHALL COORDINATE PLACEMENT OF ROOF TRUSSES AND INSTALLATION OF ATTIC ACCESS DOORS.
- ALL FIXED GLAZING WITHIN 18" OF FLOOR OR 12" OF DOORS SHALL BE TEMPERED GLASS OR SAFETY GLAZED.
- SEALED AND SIGNED SHOP DRAWINGS ARE REQUIRED FOR PRE-ENGINEERED WOOD ROOF TRUSSES, GIRDERS AND BEAMS.
- HVAC CONTRACTOR SHALL RUN ALL CONDENSATE DRAINS TO AN APPROVED LOCATION.
- ALL EXPOSED GUTTERS, DOWNSPOUTS AND FLASHING TO BE PRE-FINISHED.
- INSULATE ALL WALL AROUND BATHROOMS/TOILETS WITH 3 1/2" UNFACED BATT INSULATION.
- SHELVING AND SHELF AND RODS TO BE BRACED AT 4'-0" O.C. MAX.
- VERIFY FRAMING/CONSTRUCTION DIMENSIONS PRIOR TO INSTALLATION OF CABINETS, TUBS, HVAC EQUIPMENT AND OTHER BUILT-IN FIXTURES OR EQUIPMENT.
- SILL PLATE ANCHORAGE - 1/2" DIAMETER X 18" LONG ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM AT ALL EXTERIOR WALLS AND 12" MAXIMUM FROM CORNERS. INSTALL THE ANCHOR BOLTS IN SOLID GROUTED CMU CAVITIES - NOT IN THE MORTAR JOINTS.
- INSULATE ALL PIPING AT EXTERIOR WALLS.
- PROVIDE RECESSED BOX WITH VALVE TO AREA BEHIND REFRIGERATOR FOR ICEMAKER.
- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT NECESSARY TO CONTROL EXISTING GROUND FAULT CURRENT AT THE SITE.
- ALL WASHING MACHINES AND WATER HEATERS TO BE SET IN A PLASTIC OVERFLOW PAN WITH A DRAIN TO AN EXTERIOR OR APPROVED DISCHARGE.
- GENERAL CONTRACTOR IS REQUIRED TO COORDINATE UNDER CUTTING OF DOOR WITH THE HVAC CONTRACTOR FOR ADEQUATE RETURN AIR FLOW.
- ONLY GALVANIZED NAILS AND OTHER CONNECTORS TO BE USED IN EXTERIOR WOOD FENCES, RAILS, STAIRS, ETC.
- CLOTHES DRYER EXHAUST SHALL COMPLY WITH THE VA CONSTRUCTION CODE.
- ALL DIMENSIONS SHOWN ARE ACTUAL, AND ARE TO THE FACE OF STUDS OR TO FACE OF MASONRY OR CONCRETE. CONTRACTOR TO COORDINATE ACTUAL LAY-OUT IN FIELD.
- AT WOOD STUD EXTERIOR CORNERS (WHERE TWO INSULATED WALLS INTERSECT) - REFER TO DETAIL C2/A102.
- WHERE INTERIOR PARTITIONS INTERSECT AN EXTERIOR INSULATED WALL, A LADDER T-WALL FRAMED CORNER SHALL BE CONSTRUCTED, REFER TO DETAIL C3/A102.
- ALL HEADERS SHALL BE INSULATED WITH 1/2" FOAM BETWEEN.
- THE GENERAL CONTRACTOR IS TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS OF THE BUILDING AND SHOULD VERIFY THE LOCATIONS OF UTILITIES SUCH AS GAS, WATER, AND ELECTRIC WHICH MAY BE CONCEALED BEFORE PROCEEDING WITH THE WORK.
- ALL EXISTING UNDERGROUND UTILITIES SHALL BE LOCATED AND VERIFIED BY THE GENERAL CONTRACTOR BEFORE ANY WORK. THIS INCLUDES SANITARY LINES, DRAIN FIELD (IF ANY), POWER LINE, TELEPHONE AND CABLE LINES, IRRIGATION LINES AND SPRINKLER HEADS. CONTACT " MISS UTILITY " BY DIALING 811 OR OTHER UTILITY AGENCIES AS APPROPRIATE.



SCHEMATIC SITE PLAN

1" = 20'

NOTE: DATA FOR THIS SCHEMATIC SITE PLAN WAS DERIVED FROM A DRAWING TITLED "SURVEY AND PLAT OF THE PROPERTY KNOWN AS #909 N. 27TH STREET IN THE CITY OF RICHMOND, VA". DATED: 01/05/16, BY EDWARDS, KRETZ, LOHR & ASSOCIATES, PLLC, LAND SURVEYORS - PLANNERS.



LOCATION MAP

NOT TO SCALE



LEGEND

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

PERMIT SET

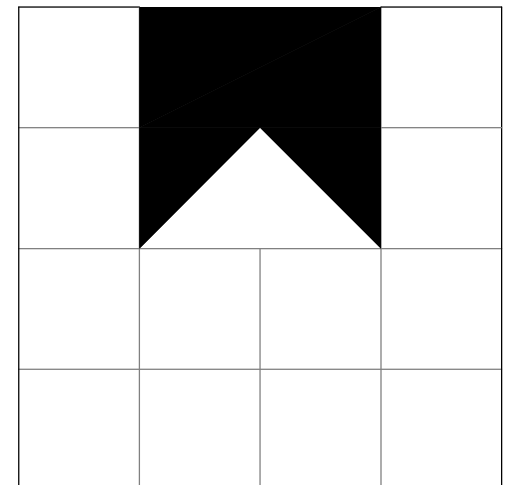
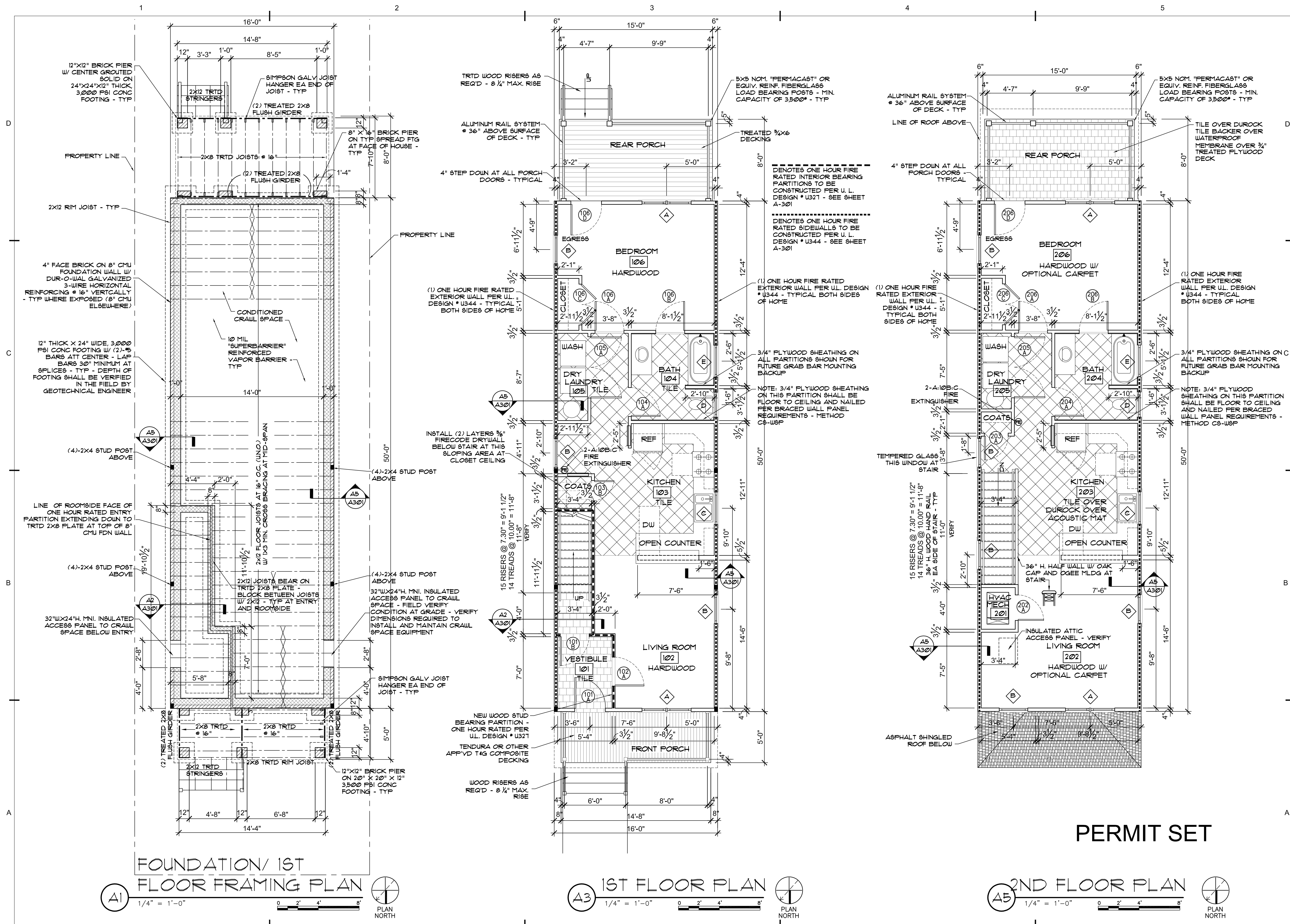
new two-family residence
 909 NORTH 27TH STREET
 RICHMOND, VIRGINIA
 PREPARED FOR PROJECT-HOMES

mark	date	description
	11.17.17	ZONING/TREES/ GRANITE TRTMT
	02.15.17	PERMIT SET

job #: 2017-0001
drawn: drw
ch'kd: drw
cad #: A001.DWG

sheet title
COVER SHEET

A-001	
sheet	1 of 7
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mark	date	description
	02.15.17	PERMIT SET

job #: 2017-001
 draw: drw
 ch'kd: drw
 cad #: A101.DWG

sheet title
FLOOR PLANS

A-101
 sheet 2 of 7
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STRUCTURAL NOTES

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

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

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

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

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

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

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

3. MATERIALS:

- CONCRETE: MINIMUM 28 DAY COMPRESSIVE STRENGTH - 3000 PSf
SLUMP OF 2" - 4"
MAX. AGGREGATE SIZE = 3/4"
- GROUT/COREFILL: ASTM C476, 9"-11" SLUMP, 3000 PSf MIN. COMPRESSIVE STRENGTH.
- REINFORCING STEEL: BARS - ASTM A615, GRADE 60
W/F - ASTM A185
- CONCRETE MASONRY UNITS: ASTM C90, TYPE N, MIN. COMPRESSIVE STRENGTH OF 1500 PSf, f'm = 1500 PSf
- FACE BRICK: AS SELECTED BY PROJECT/HOMES.
- MASONRY MORTAR: ASTM C270, TYPE S.
- ANCHOR BOLTS: ASTM A307 / A36 (MILD STEEL)
- STRUCTURAL SAUN LUMBER: 2X6 OR GREATER; #2 SOUTHERN YELLOW PINE, MC 19 2X4'S; #2 SFF
- PLYWOOD AND OSB: APA RATED SHEATHING, 32/16 EXPOSURE 1. ALL EXTERIOR PLYWOOD OR OSB WALL SHEATHING SHALL BE NAILED PER THE REQUIREMENTS FOR BRACED WALL PANELS - METHOD C3-WSP (CONTINUOUS SHEATHING-WOOD STRUCTURAL PANEL) - 8d COMMON NAIL @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE STUD SUPPORTS.
- PLATE CONNECTED WOOD TRUSSES: PER LATEST REQUIREMENTS OF THE TRUSS PLATE INSTITUTE (TPI)
- LAMINATED VENEER LUMBER (LVL): AS MANUFACTURED BY WEYERHAEUSER HAVING THE FOLLOWING MINIMUM PROPERTIES: E=1.3E5 PSf, Fb=2600 PSf, Fv=285 PSf, Fc=1750 PSf

4. FOR ALL CONCRETE WORK, CONFORM TO ALL APPLICABLE SECTIONS OF ACI 318 AND ACI 302, CODE-CURRENT EDITIONS

5. FOR ALL STRUCTURAL MASONRY CONSTRUCTION, CONFORM TO ALL APPLICABLE SECTIONS OF ACI 530J, CODE-CURRENT EDITION.

6. DESIGN LOADS

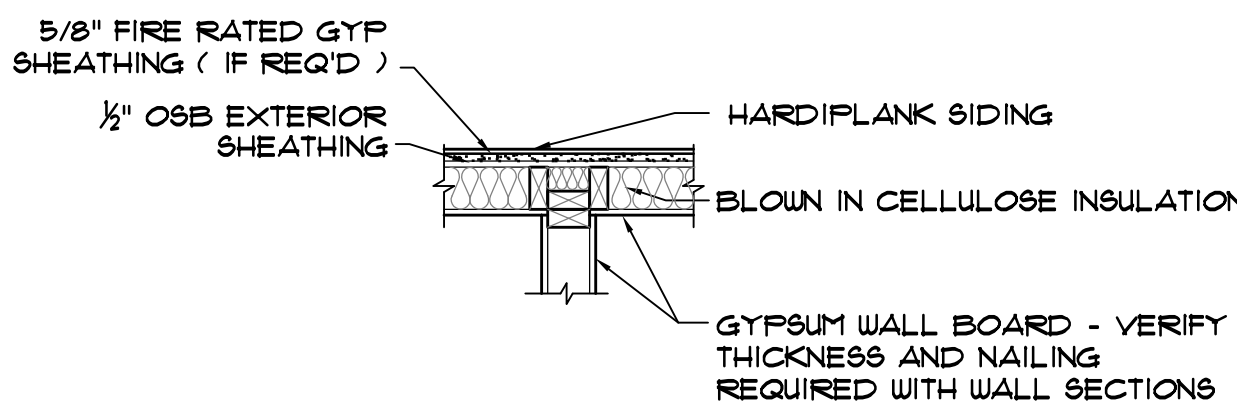
GROUND SNOW LOAD: 20 PSF
MIN. ROOF LIVE LOAD: 20 PSF
WIND SPEED / EXPOSURE: Vult = 115 MPH, Vasd = 89 MPH / EXPOSURE B
FLOOR SYSTEM DESIGN IS BASED ON RESIDENTIAL LIVING AREA LIVE LOAD = 40 PSF
LOADING CONDITION MINIMUM, WITH LL/DEFLECTION = L/360 MAXIMUM

7. PROVIDE FULL STUD SUPPORT UNDER BEARING SURFACES OF ROOF RAFTERS. DOUBLE STUDS AT ALL WINDOW AND DOOR LINTELS.

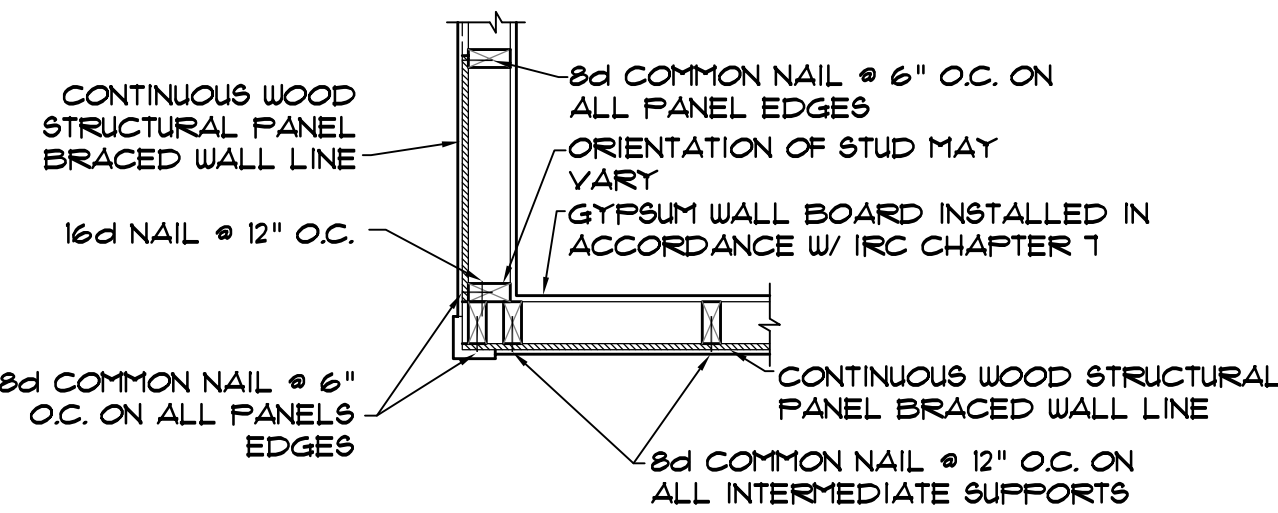
8. VERIFY ALL FLOOR, JOIST AND RAFTER BEARING ELEVATIONS W/ OWNER IN THE FIELD.

9. PROVIDE AND INSTALL HURRICANE TIES AS MANUFACTURED BY "SIMPSON STRONG TIE" AT ROOF RAFTER BEARINGS.

10. PROVIDE WOOD LINTELS AT ALL WOOD FRAMED WINDOW AND DOOR OPENINGS AS SHOWN ON THE DRAWINGS.



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



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

LINTEL SCHEDULE

- L1A = (2) 1.75"X11.25" 1.9E LVL LINTEL W/ 3-2X4 JACK STUDS EA END - MIN.
- L1 = (2) 1.75"X9.25" 1.9E LVL LINTEL W/ 2-2X4 JACK STUDS EA END - MIN.
- L2 = (2) 2X8 LINTEL MIN.
- L3 = (2) 2X6 LINTEL MIN.
- L4 = (2) 1.75" X 9.25" LVL LINTEL MIN. (RIP LVL 1.75"X12.5" IN HALF)

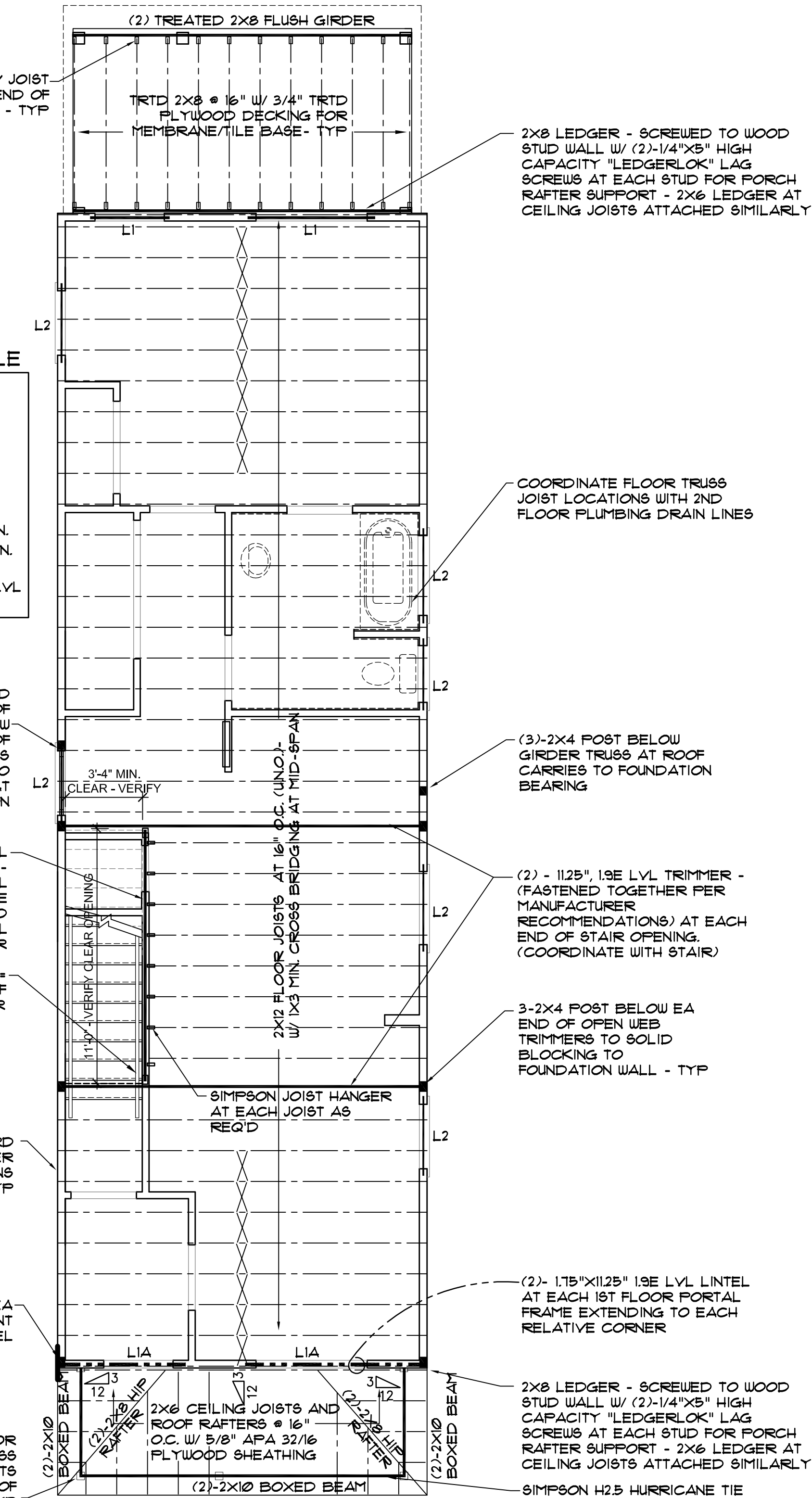
(3)-2X4 JACK STUD POST EA SIDE OF THIS WINDOW CARRIES ROOF GIRDER TRUSS LOAD CONT TO BEARING AT FOUNDATION

(2)- 1125" 1.9E LVL FLUSH BEAM HEADER - HANGERS TO LVL TRIMMERS TO BE DESIGNED AND PROVIDED BY LVL SUPPLIER
MIN. HANGER CAPACITY = 2 KIPS AT EA END OF GIRDER

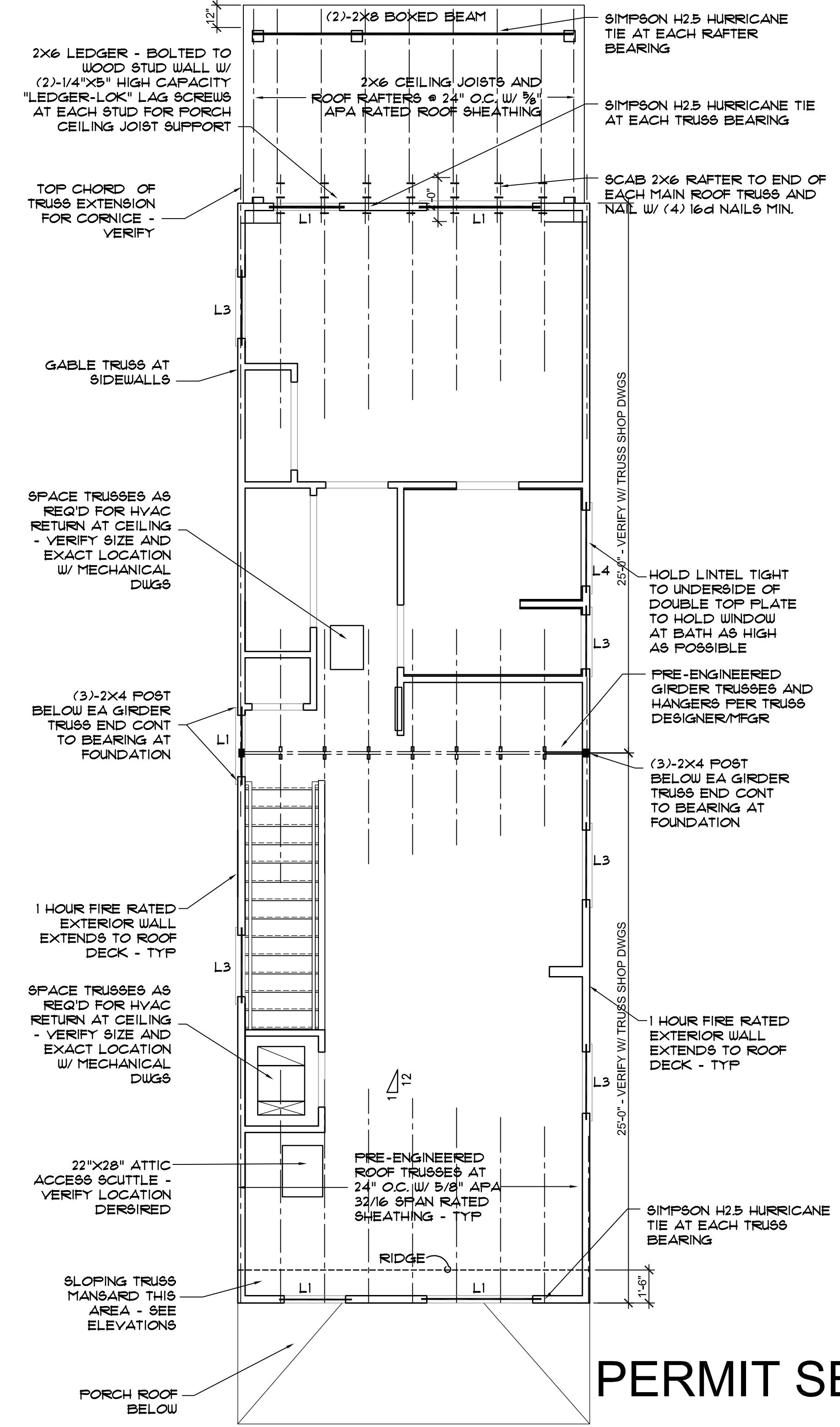
CONT 14" RIM BOARD AT PERIMETER PER MFR'S INSTRUCTIONS - TYP

(3)-2X4 POST MIN EA END OF LVL FRONT PORTAL FRAME LINTEL

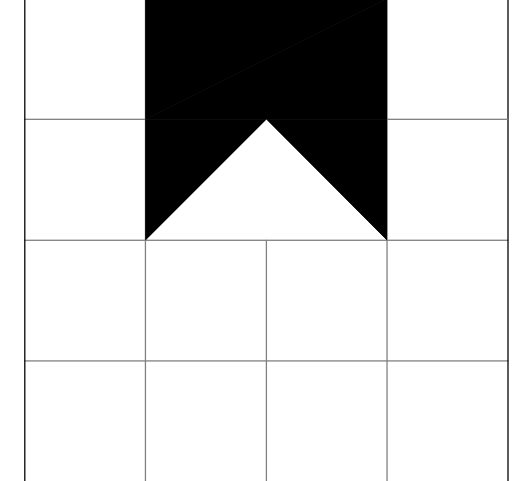
5X5 NOM. "PERMACAST" OR EQUIV. REINF. FIBERGLASS LOAD BEARING POSTS BELOW - MIN. CAPACITY OF 3500# - TYP



PORCH / 2ND FLOOR FRAMING PLANS
1/4" = 1'-0"



ROOF FRAMING PLAN
1/4" = 1'-0"



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mark	date	description
	02.15.17	PERMIT SET

job #: 2017-0001
draw: drw
ch/kd: drw
cad #: A102.DWG

sheet title
2ND FLR AND ROOF FRAMING PLANS
STRUCTURAL NOTES

A-102
sheet 3 of 7
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BRACED WALL PANEL CALCULATIONS - 909 N. 27TH STREET

SEE CALCULATIONS ATTACHED WITH PERMIT APPLICATION

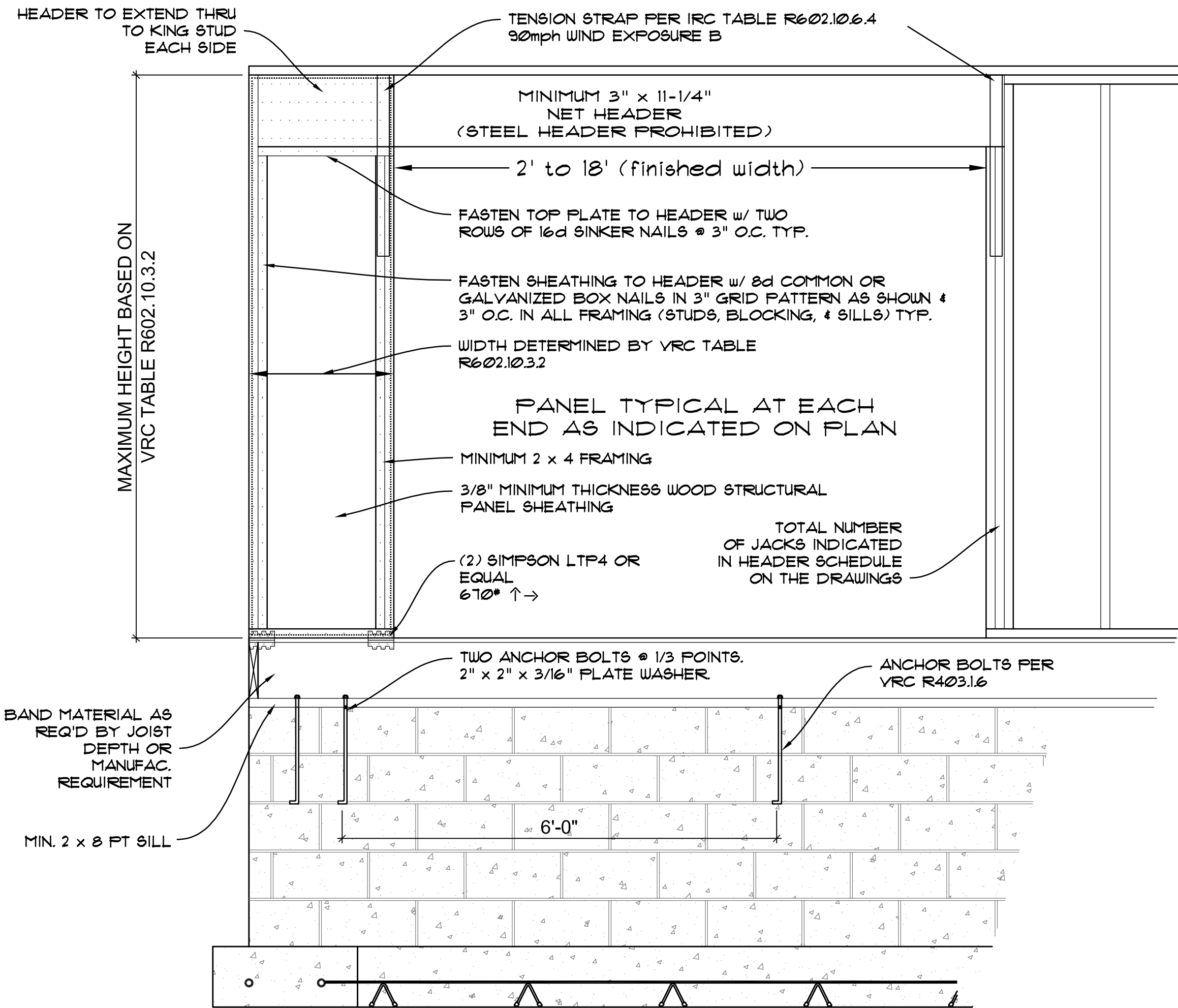
BRACED WALL PANELS

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

(2)-175" x 1125" LVL LINTEL PER FRAMING
 PLANS - NAIL W/ (3) ROWS 16d NAILS @ 16"
 STACKED EA FACE - (4) ROWS AT 14" LVL
 GIRDERS

**PORTAL FRAME LINTEL
 AND LVL GIRDER NAILING**

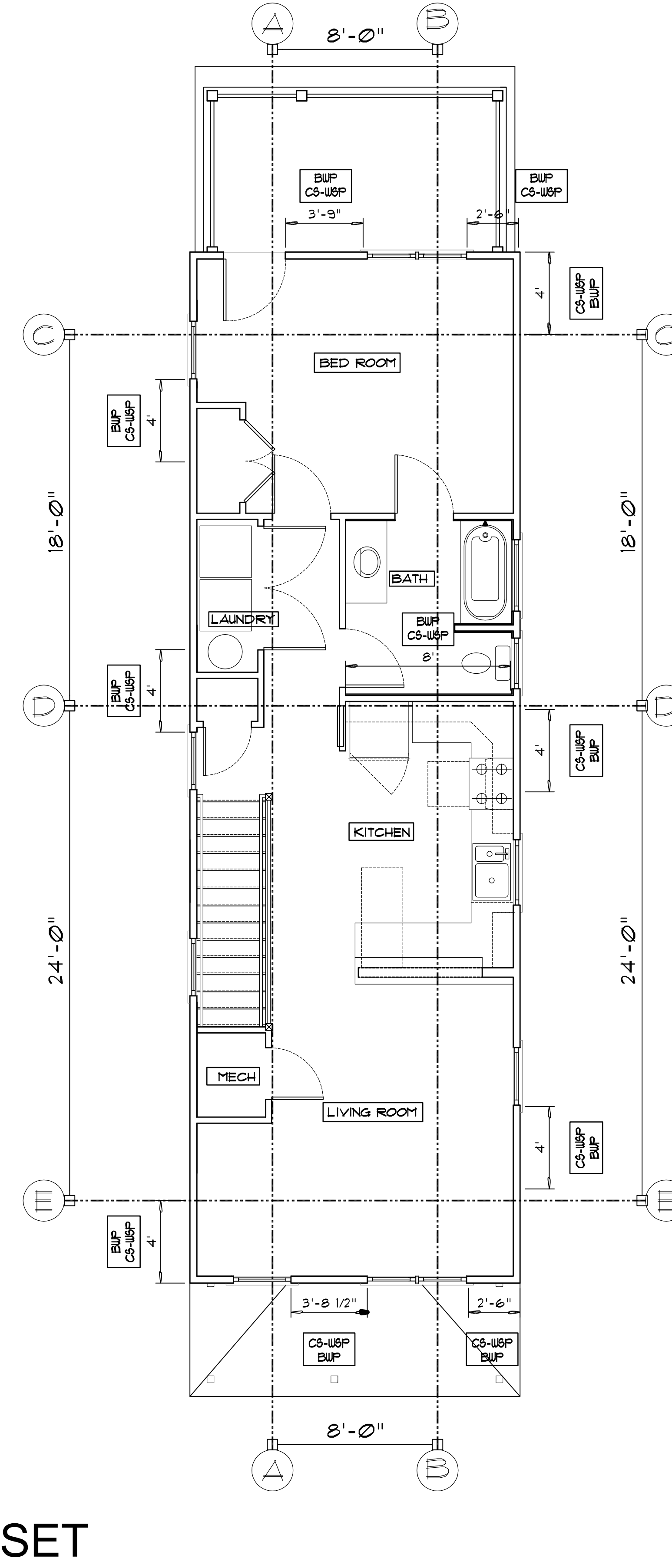
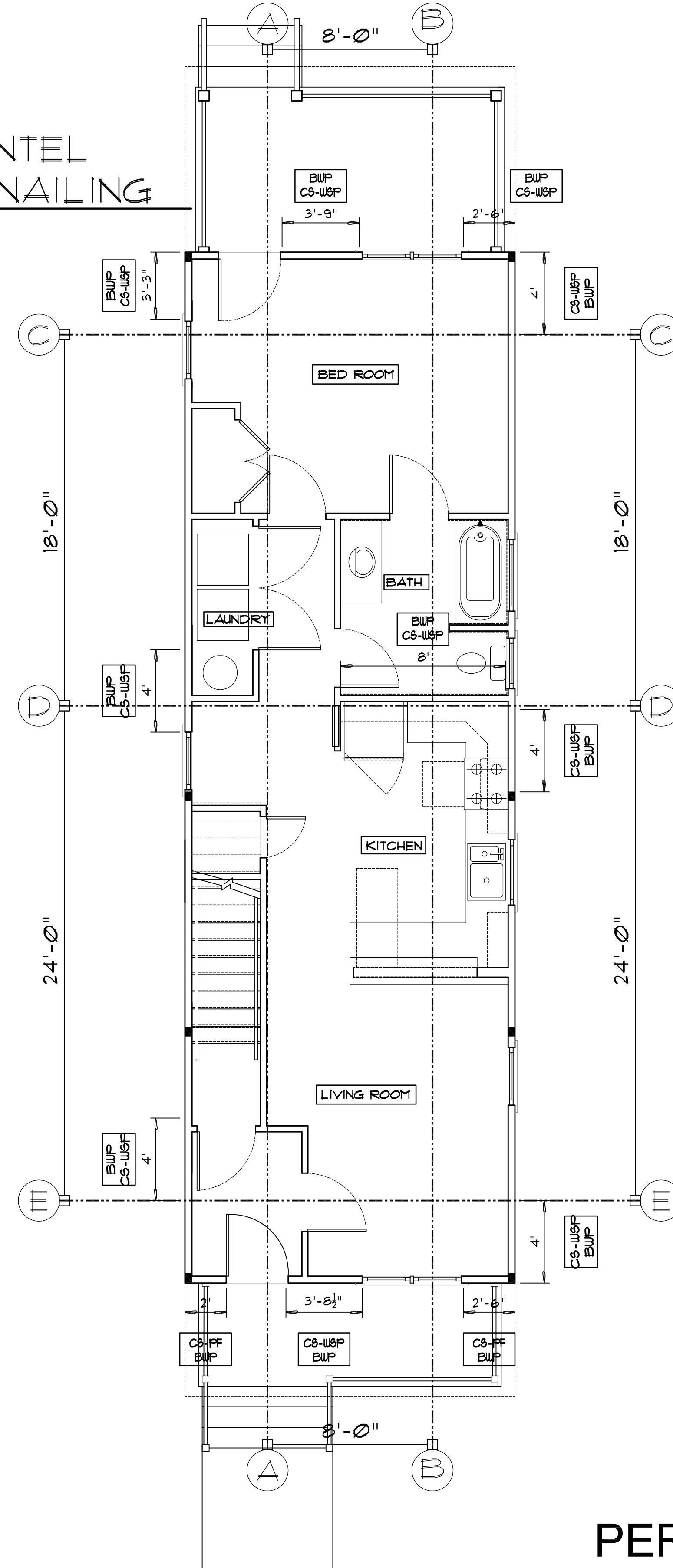
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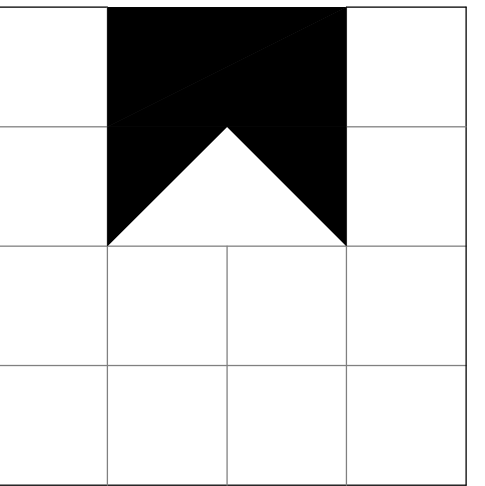
CONTINUOUSLY SHEATHED PORTAL FRAME OVER RAISED WOOD FLOOR
 SECTION: VRC FIG. R602.10.6.4

(B1) Scale: 1/2" = 1'-0"

SEE VRC TEXT FOR ADDITIONAL NOTES AND LIMITATIONS



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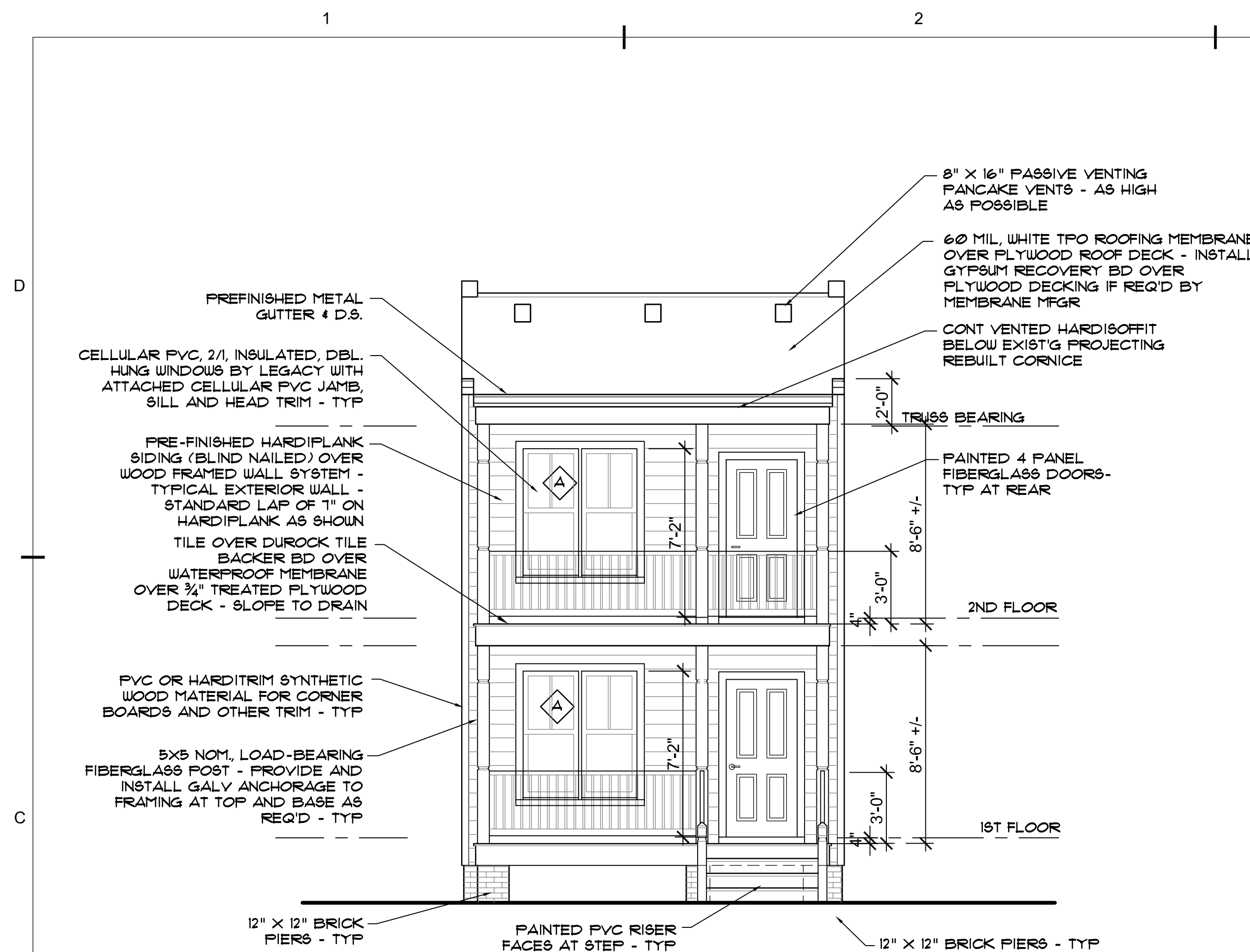
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job #: 2017-0001
 drawn: drw
 ch'kd: drw
 cad #: A103.DWG

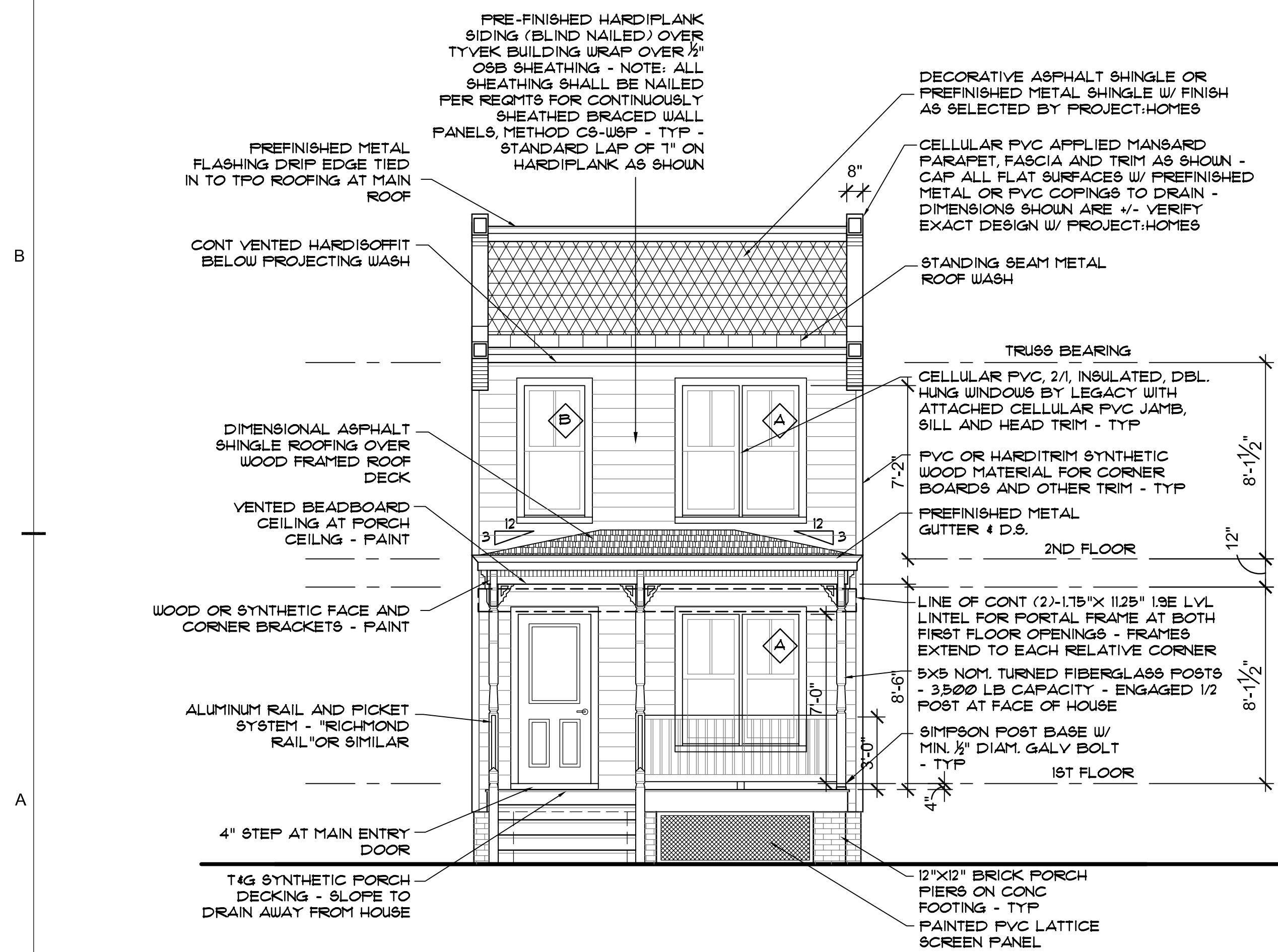
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 BRACED WALL
 PANEL DIAGRAMS

A-103

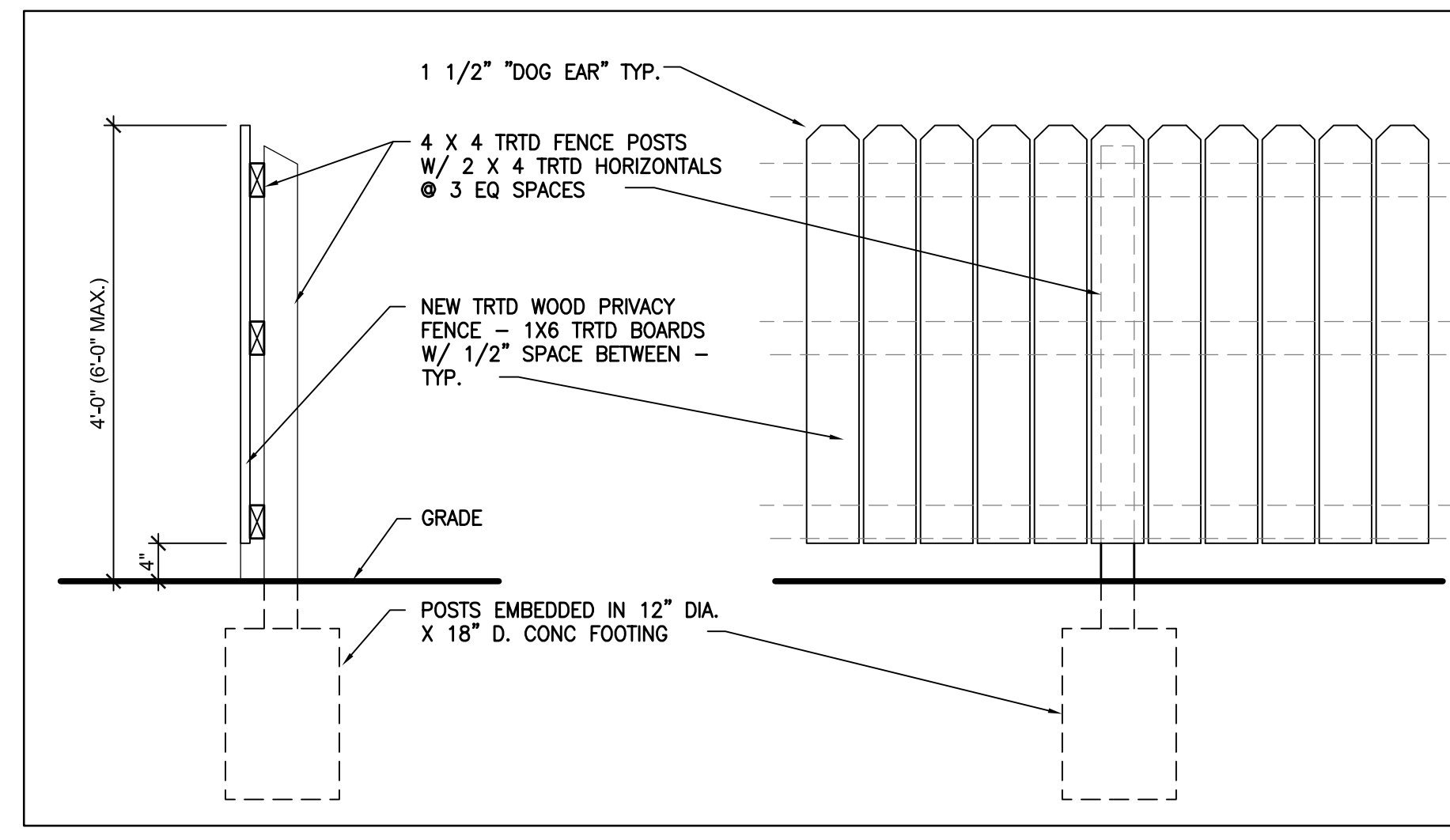
sheet 4 of 7
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C1 SOUTH ELEVATION
1/4" = 1'-0"



A1 NORTH ELEVATION
1/4" = 1'-0"



PRIVACY FENCE SECTION
3/4" = 1'-0"

PRIVACY FENCE ELEVATION
3/4" = 1'-0"

WINDOW SCHEDULE - 909 N. 27TH STREET

MARK	WINDOW			SIZE (ROUGH OPENING) CONTRACTOR TO VERIFY	MATL	TYPE	DETAIL			NOTES
	NO.	UNIT W X H	WD				HGT	THK	HEAD	
A	2	PR 2'-4" X 5'-2"	59.625"	49.25"	4 1/2"	CELLULAR PVC	PAIR DBL HUNG			INSULATED - LOW 'E' ARGON FILLED
B	8	2'-8" X 5'-2"	34"	65.25"	4 1/2"	CELLULAR PVC	DBL HUNG	TEMPERED GLASS AT STAIR		INSULATED - LOW 'E' ARGON FILLED MUST MEET EGRESS REQUIREMENT
C	2	3'-0" X 3'-2"	38"	41.25"	4 1/2"	CELLULAR PVC	DBL HUNG			INSULATED - LOW 'E' ARGON FILLED HOLD SILL ABV COUNTER BACKSPLASH
D	2	2'-4" X 3'-10"	30"	49.25"	4 1/2"	CELLULAR PVC	DBL HUNG			INSULATED - LOW 'E' ARGON FILLED TEMPERED GLASS AT BATHS
E	2	3'-0" X 1'-3"	38" +/-	16.25"	4 1/2"	CELLULAR PVC	SLIDER			INSULATED - LOW 'E' ARGON FILLED TEMPERED GLASS AT BATHS

- WINDOW NOTES:
- ALL WINDOW UNITS SHALL BE PROVIDED WITH INSECT SCREENS
 - ALL WINDOWS WILL BE PROVIDED WITH AND HAVE INSTALLED 5/4 X 4 "HARDITRIM" OR "AZEK" CELLULAR PVC TRIM AT EXTERIOR JAMBS, HEAD AND SILL.
 - PROVIDE TEMPERED SAFETY GLAZING IN ALL WINDOWS LOCATED IN HAZARDOUS LOCATIONS PER IRC 2012, SECTION R308.4. PROVIDE TEMPERED GLAZING IN ALL BATHROOM WINDOWS. SEE PLANS.
 - THE WINDOWS SHOWN ON THE DRAWINGS AND SCHEDULED ARE BASED ON LEGACY, CELLULAR PVC SASH & FRAME, "DOUBLE HUNG SERIES 180". SIMULATED 2/0 DOUBLE HUNG WINDOW PRODUCT - TILT SASH UNITS. SPACER BAR BETWEEN THE GLASS AND MUNTINS MOUNTED INBOARD AND OUTBOARD OF THE INSULATED GLASS UNIT.

DOOR SCHEDULE - 909 N. 27TH STREET

MARK	DOOR			FRAME			DETAIL			FIRE RATING LABEL	NOTES		
	NO.	UNIT W X H	WD	HGT	THK	MATL	TYPE	DEPTH	HEAD			JAMB	THRSH
101A	3'-0"	6'-8"	1-3/4"	GL FG	2PANL 1/2 GL	WD	VERIFY				ALUM.	-	MAIN ENTRY (1ST FLOOR) - INSULATED HALF GLASS LITE / 2 RAISED PANELS
101B	3'-0"	6'-8"	1-3/4"	HM	4PANL	HM	VERIFY				ALUM.	45 MIN	MAIN ENTRY (2ND FLOOR APT)
102A	3'-0"	6'-8"	1-3/4"	HM	4PANL	HM	VERIFY				ALUM.	45 MIN	MAIN ENTRY (1ST FLOOR APT)
103B	2'-0"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	COAT CLOSET
104A	2'-10"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	BATHROOM
105A	PR 2'6"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	LAUNDRY
106A	2'-10"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	BEDROOM
106B	2'-10"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	BATHROOM
106C	PR 2'-0"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	BEDROOM CLOSET
106D	3'-0"	6'-8"	1-3/4"	FG	4PANL	WD	VERIFY				ALUM.	-	INSULATED EXTERIOR DOOR

MARK	DOOR			FRAME			DETAIL			FIRE RATING LABEL	NOTES		
	NO.	UNIT W X H	WD	HGT	THK	MATL	TYPE	DEPTH	HEAD			JAMB	THRSH
202A	2'-8"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	PASSAGE - MECH CLOSET
203A	2'-4"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	COAT CLOSET
204A	2'-10"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	BATHROOM
205A	PR 2'6"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	LAUNDRY
206A	2'-10"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	BEDROOM
206B	2'-10"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	BATHROOM
206C	PR 2'-0"	6'-8"	1-3/8"	COMP.	4PANL	WD	4 1/2"				-	-	BED CLOSET
206D	3'-0"	6'-8"	1-3/4"	FG	4PANL	WD	VERIFY				ALUM.	-	INSULATED EXTERIOR DOOR

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

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GLEN ALLEN, VIRGINIA 23060
(804) 252-0948

new two-family residence
909 NORTH 27TH STREET
 RICHMOND, VIRGINIA
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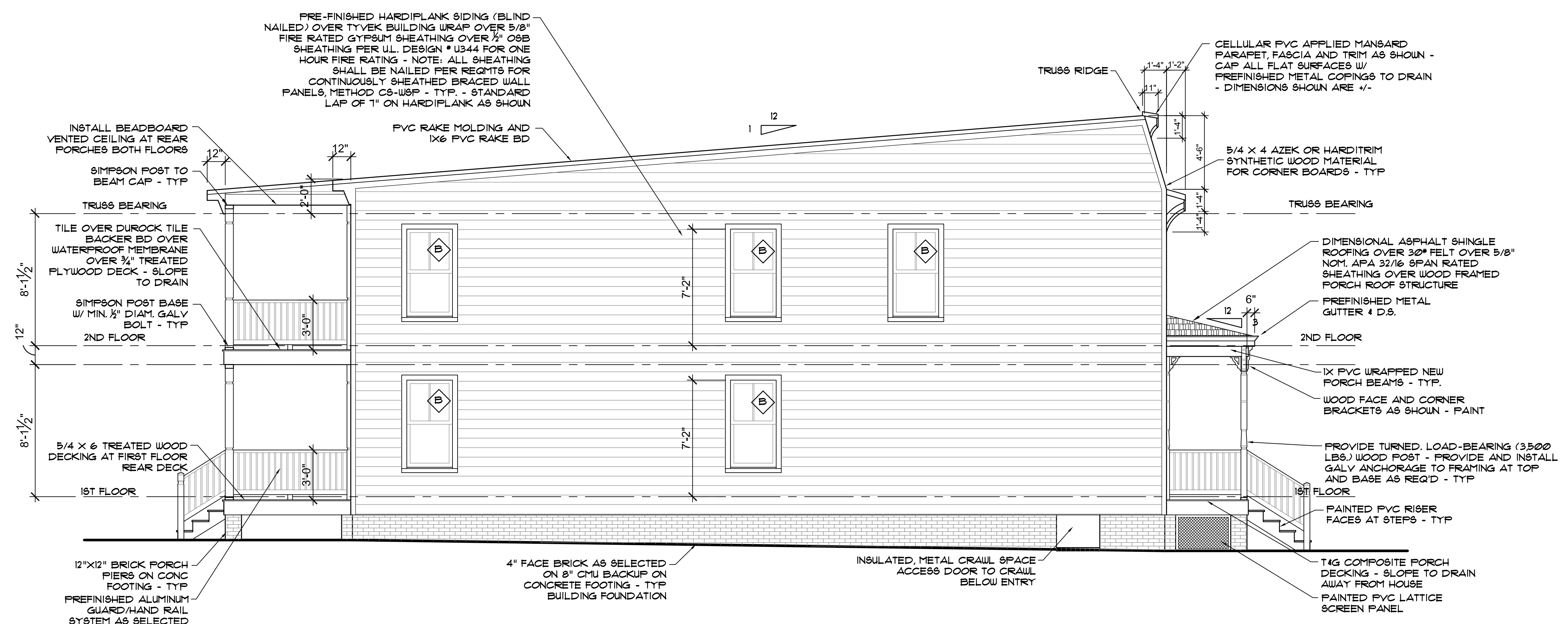
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job #: 2017-0001 drw
drawn: ch'kd: A201.DWG
cad #: A201.DWG

sheet title
ELEVATIONS / DOOR & WINDOW SCHED.

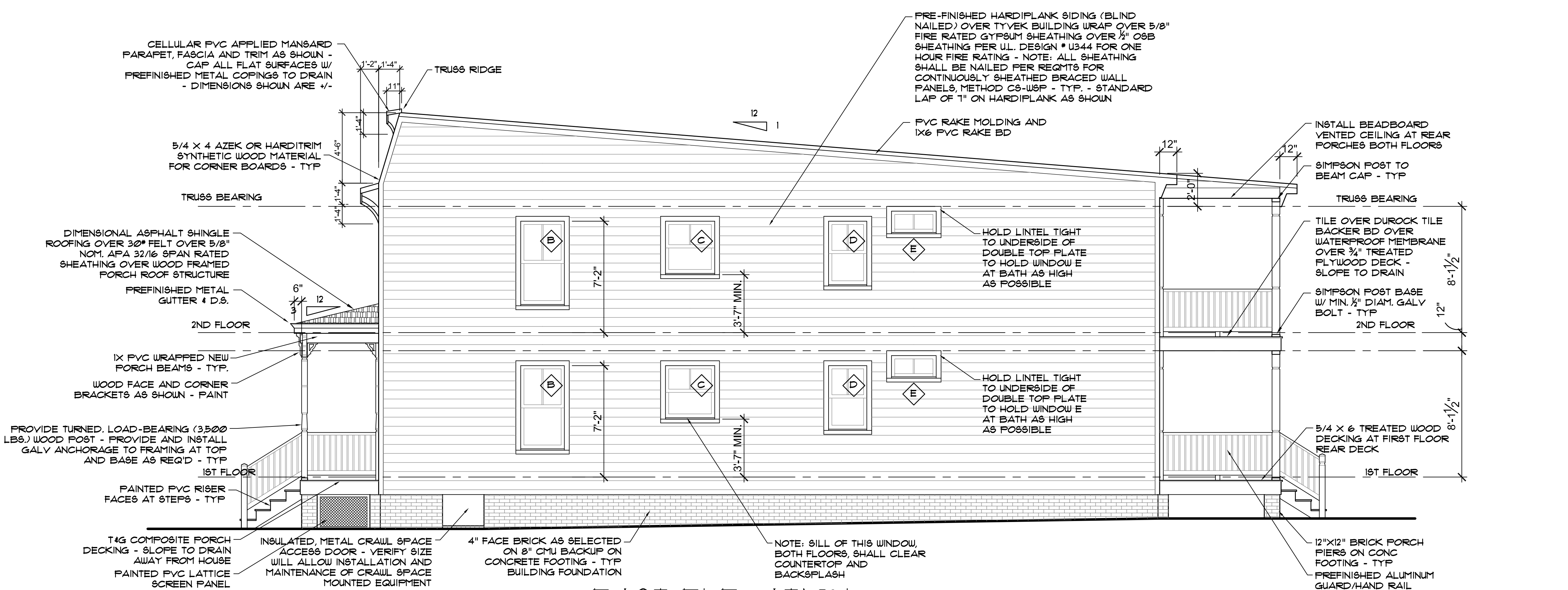
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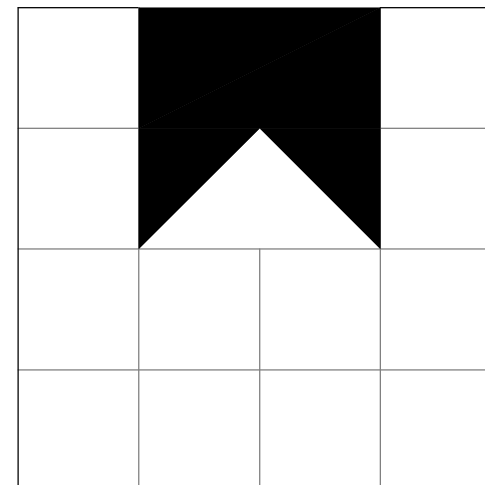
1 2 3 4 5



(C1) WEST ELEVATION
1/4" = 1'-0"



(A1) EAST ELEVATION
1/4" = 1'-0"



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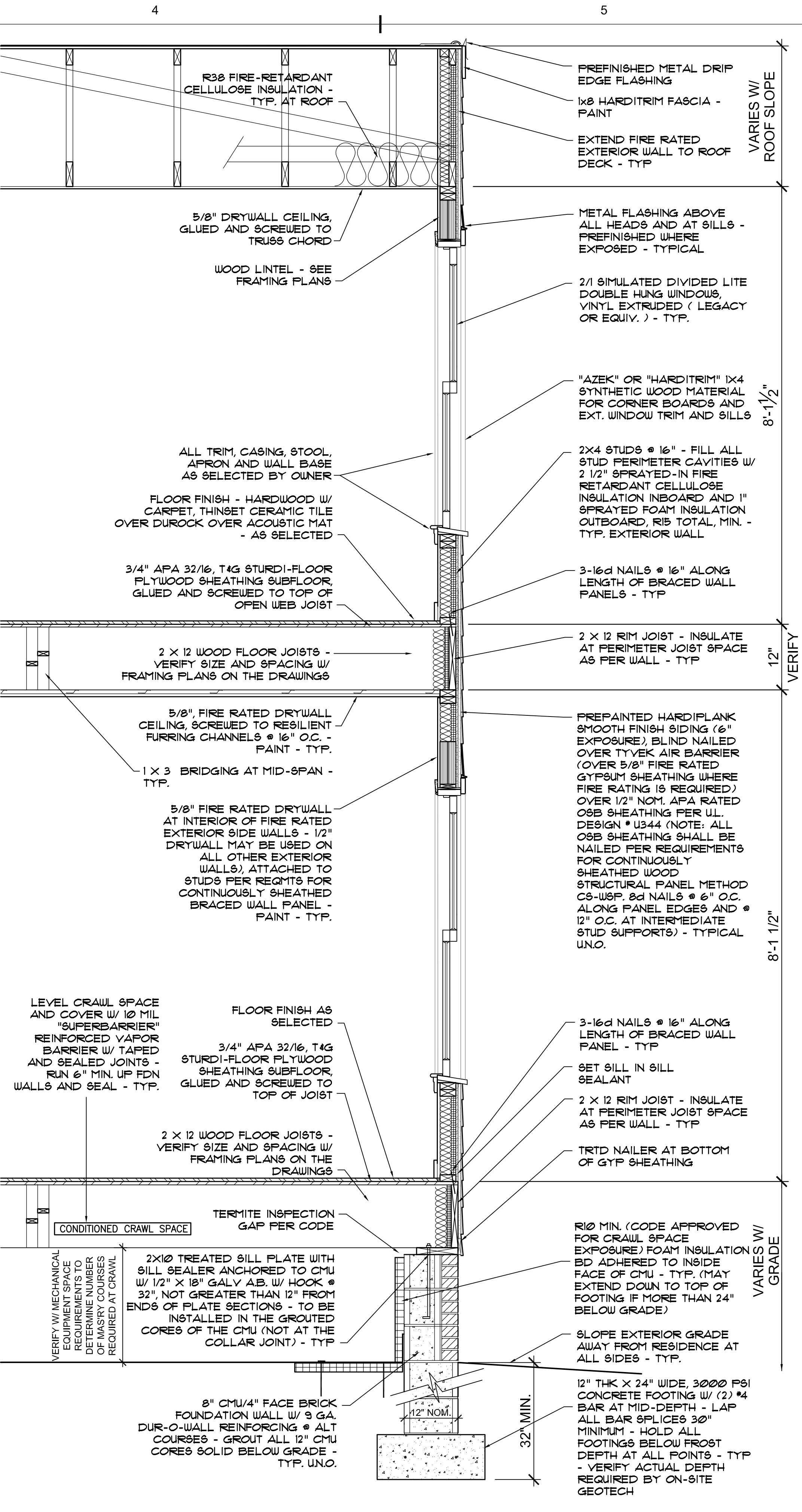
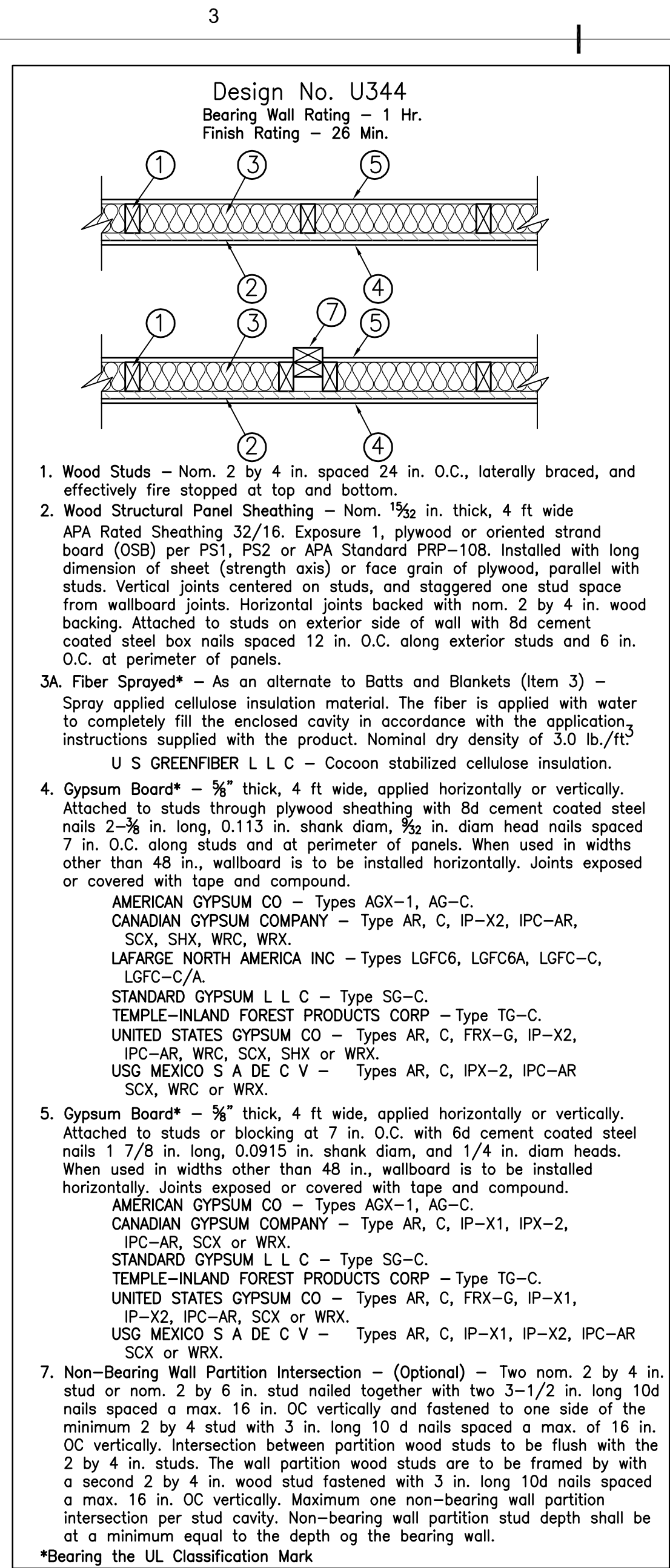
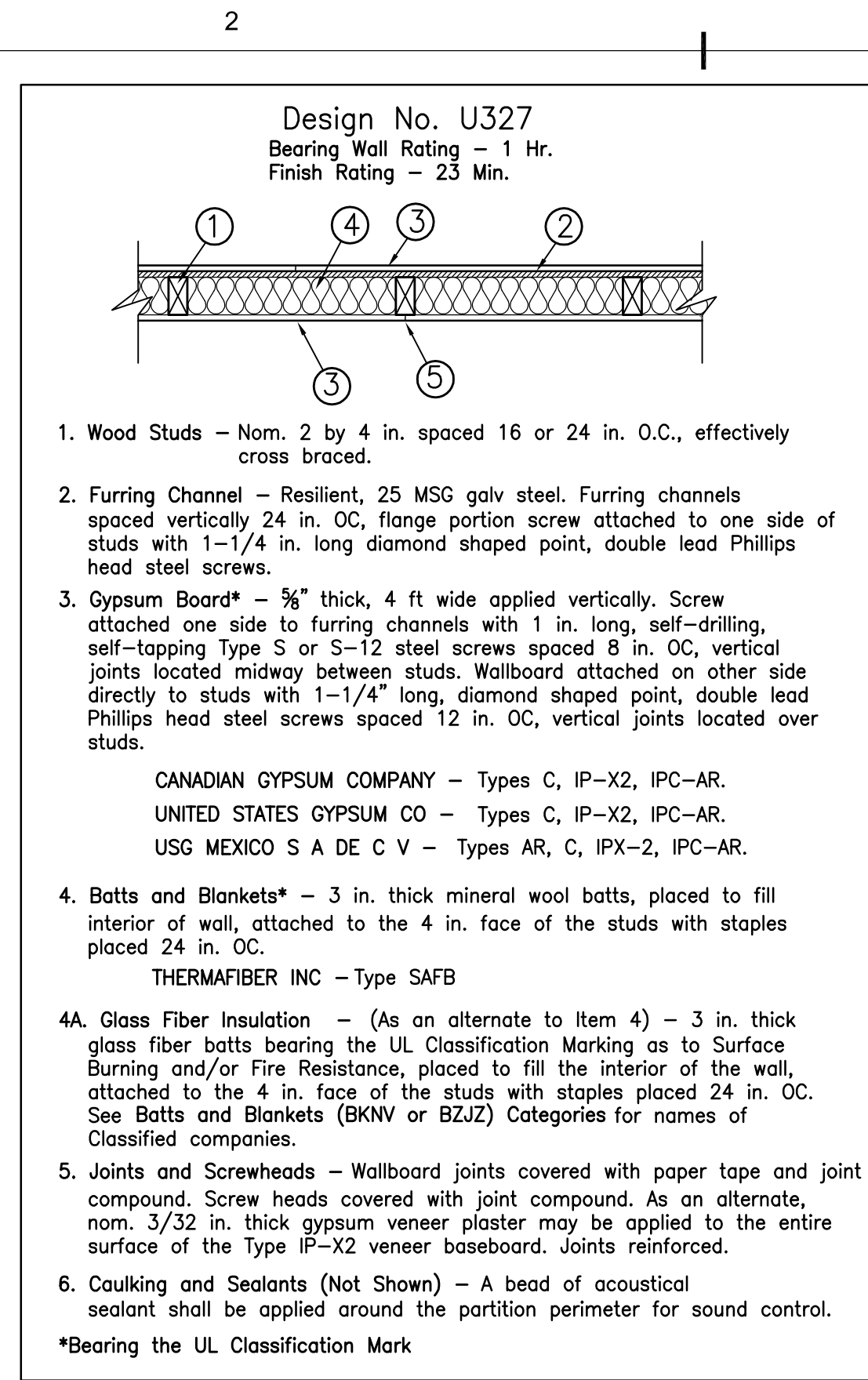
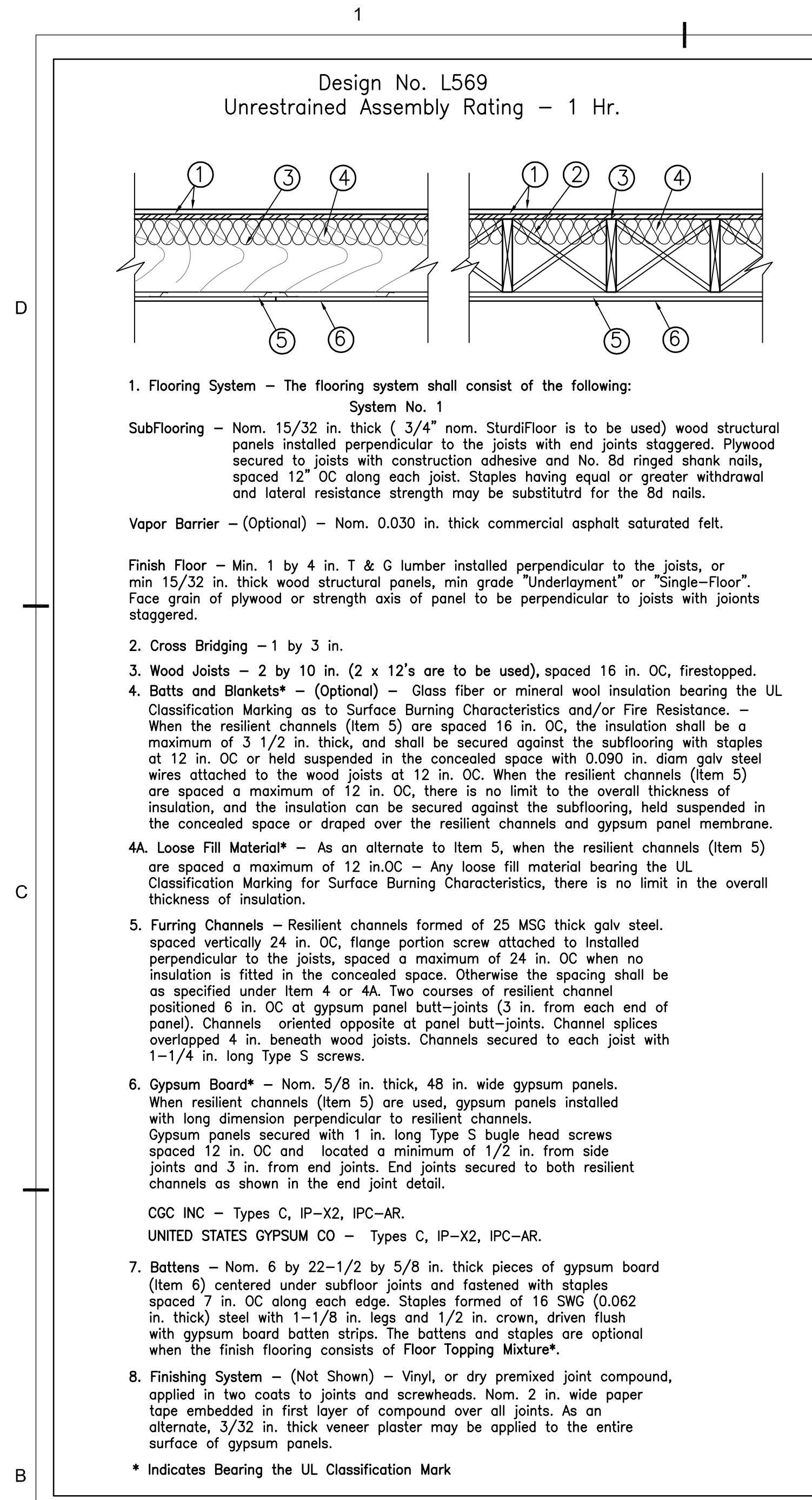
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ch'kd: dwg
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sheet title
ELEVATIONS

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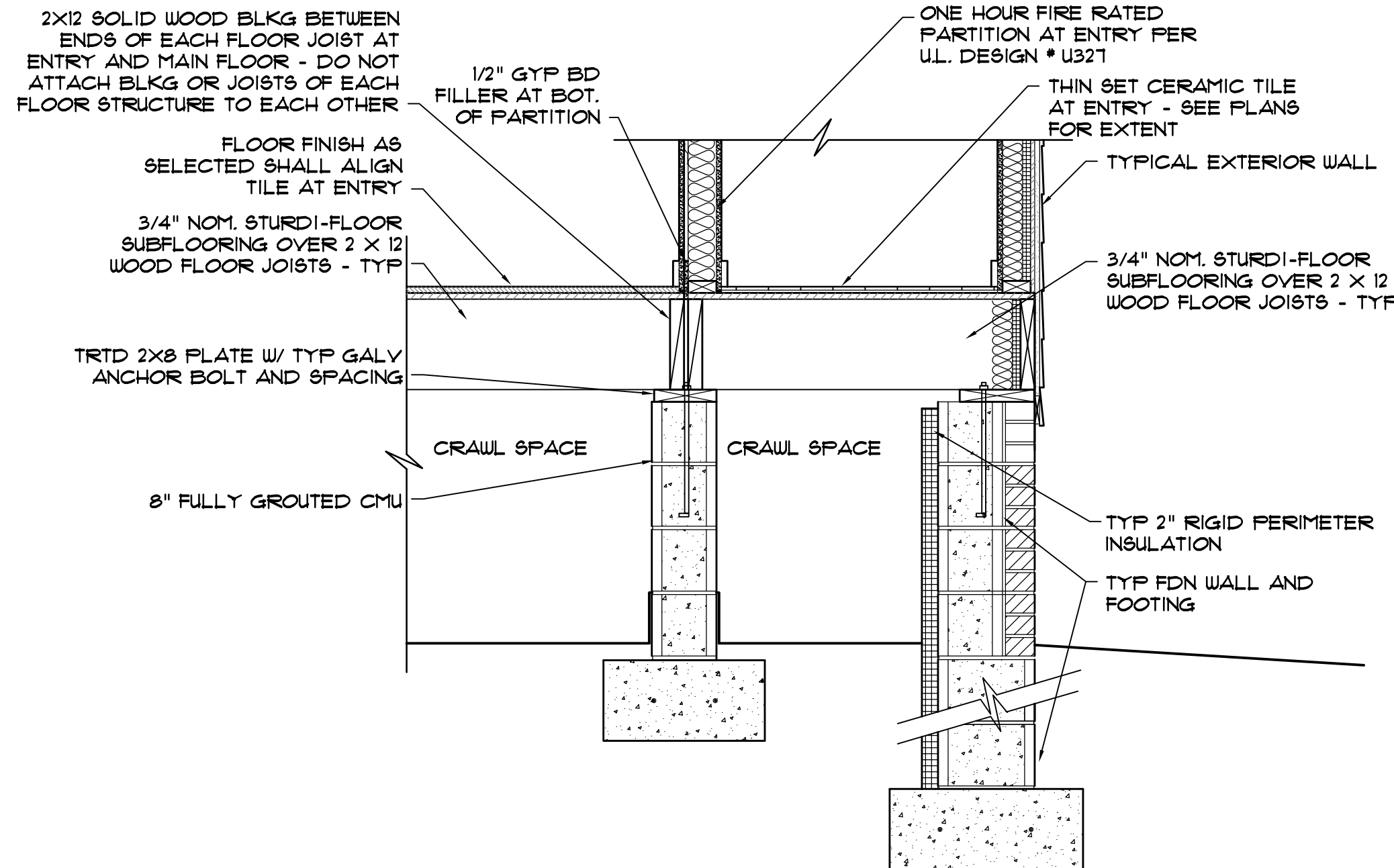


ONE HOUR FLOOR/CEILING ASSEMBLY AT 2ND FLOOR

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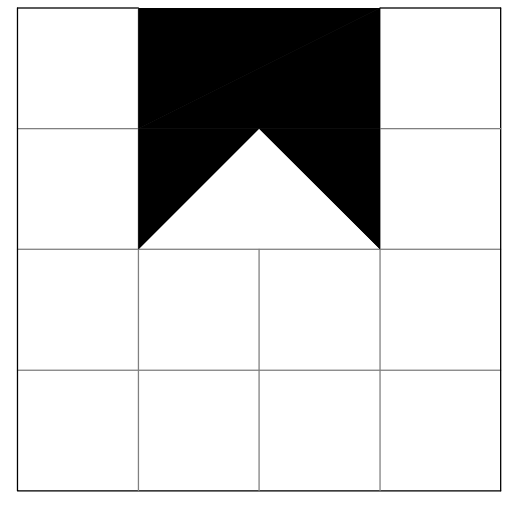
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A2 3/4" = 1'-0"

A5 3/4" = 1'-0"



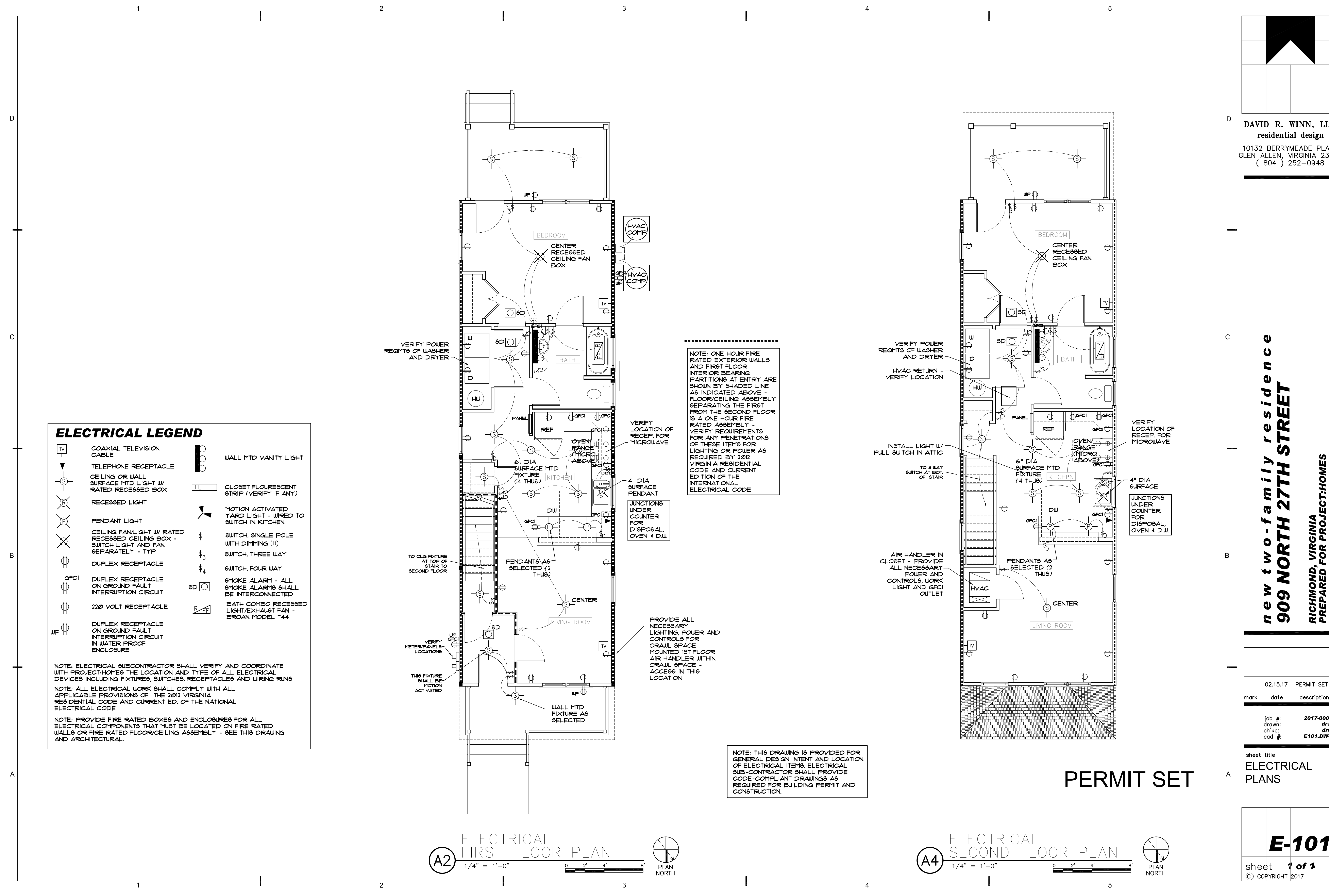
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WALL SECTIONS / U.L. DESIGNS / FENCING



ELECTRICAL LEGEND

	COAXIAL TELEVISION CABLE		WALL MTD VANITY LIGHT
	TELEPHONE RECEPTACLE		CLOSET FLOURESCENT STRIP (VERIFY IF ANY)
	CEILING OR WALL SURFACE MTD LIGHT W/ RATED RECESSED BOX		MOTION ACTIVATED YARD LIGHT - WIRED TO SWITCH IN KITCHEN
	RECESSED LIGHT		SWITCH, SINGLE POLE WITH DIMMING (D)
	PENDANT LIGHT		SWITCH, THREE WAY
	CEILING FAN/LIGHT W/ RATED RECESSED CEILING BOX - SWITCH LIGHT AND FAN SEPARATELY - TYP		SWITCH, FOUR WAY
	DUPLEX RECEPTACLE		SMOKE ALARM1 - ALL SMOKE ALARMS SHALL BE INTERCONNECTED
	DUPLEX RECEPTACLE ON GROUND FAULT INTERRUPTION CIRCUIT		BATH COMBO RECESSED LIGHT/EXHAUST FAN - BROAN MODEL 144
	220 VOLT RECEPTACLE		
	DUPLEX RECEPTACLE ON GROUND FAULT INTERRUPTION CIRCUIT IN WATER PROOF ENCLOSURE		

NOTE: ELECTRICAL SUBCONTRACTOR SHALL VERIFY AND COORDINATE WITH PROJECT HOMES THE LOCATION AND TYPE OF ALL ELECTRICAL DEVICES INCLUDING FIXTURES, SWITCHES, RECEPTACLES AND WIRING RUNS

NOTE: ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE 2012 VIRGINIA RESIDENTIAL CODE AND CURRENT ED. OF THE NATIONAL ELECTRICAL CODE

NOTE: PROVIDE FIRE RATED BOXES AND ENCLOSURES FOR ALL ELECTRICAL COMPONENTS THAT MUST BE LOCATED ON FIRE RATED WALLS OR FIRE RATED FLOOR/CEILING ASSEMBLY - SEE THIS DRAWING AND ARCHITECTURAL.

A2 ELECTRICAL FIRST FLOOR PLAN
 1/4" = 1'-0"
 0 2' 4' 8'
 PLAN NORTH

A4 ELECTRICAL SECOND FLOOR PLAN
 1/4" = 1'-0"
 0 2' 4' 8'
 PLAN NORTH

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

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

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ELECTRICAL PLANS

E-101
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