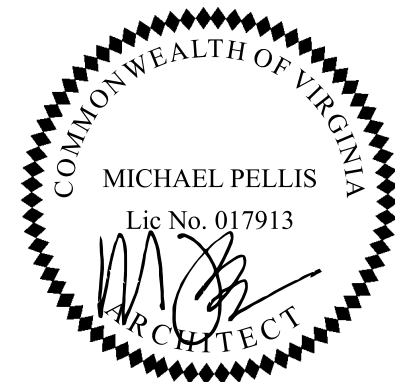


MODIFICATIONS TO: 117 E. CARY STREET RICHMOND, VIRGINIA



SCOPE OF PROJECT

THE SCOPE OF WORK UNDER THIS PERMIT IS TO RENOVATE THE 2ND, 3RD & MEZZANINE FLOORS INTO A SINGLE FAMILY DWELLING.

EXISTING OFFICE ON 1ST FLOOR TO BE MODIFIED INTO A 3 BEDROOM APARTMENT.

EXISTING EGRESS WILL NOT BE ALTERED BY THE SCOPE OF THIS WORK.

A MIN. OF 1HR FIRE SEPARATION BETWEEN DWELLING UNITS WILL BE ACHIEVED BY INSTALLING TWO LAYERS OF 5/8" GYP. BOARD & RESILIENT CHANNELS BETWEEN. PER UL - L505. SEE ADDITIONAL NOTES ON A1.1

M, E, P WILL BE PERFORMED DESIGN-BUILD BY THE RESPECTIVE SUBCONTRACTORS AND SUBMITTED SEPARATELY.

BUILDING CODE DATA

JURISDICTION:
RICHMOND, VIRGINIA

APPLICABLE CODES:
2012 INTERNATIONAL EXISTING BUILDING CODE

CONSTRUCTION TYPE: IIIB
FIRE PROTECTION: NON-SPRINKLERED

USE GROUP:
EXISTING: B - OFFICE
PROPOSED: R-3 - DUPLEX
1ST FLOOR - R-3 APARTMENT
2ND, 3RD, MEZZANINE: R-3 SINGLE FAMILY

INDEX OF DRAWINGS

SHEET	DESCRIPTION
CS	COVER SHEET
A1.0	GROUND LEVEL SITE PLAN
A1.1	1ST & 2ND FLOOR PLANS
A1.2	3RD & MEZZANINE FLOOR PLANS
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	GARAGE ELEVATIONS

CONTACT INFORMATION

OWNER:
MICHAEL & LISA FABIANO
67 SUNSET HILL ROAD
REDDING, CT. 06896

ARCHITECT:
MICHAEL PELLIS ARCHITECTURE, PLC
1816 RED QUEEN COURT
N. CHESTERFIELD, VA 23235
CONTACT: MICHAEL PELLIS
michael@michaelpellis.com
804.212.9024

SYMBOL LEGEND

WALL TYPE

A

KEYNOTE SYMBOL

1

STANDARD DUPLEX W/ DATA & PHONE

0'-0" FLOOR HEIGHT

PATH OF TRAVEL WITH LINEAR FOOT DISTANCE

XX'

EXTERIOR ELEVATION TAG

AA

7

DETAIL/WALL SECTION TAG

AA

7

EXISTING WALLS TO REMAIN

EXISTING WALLS TO REMOVE

NEW WALLS

DETAIL SYMBOL

1

A3.1

VERTICAL HEIGHT DATUM

BUILDING SECTION TAG

AA

7

DRAWING REVISION

1

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: TRICE REALTY LLC ID 9900-12553
UNDERGROUND UTILITIES

ALLEY

NEW GARAGE

APARTMENT

TWO STORY BRICK No. 115

0.0542 ACRES

2362.50 SQ. FT.

SCALE: 1" = 30'

PLAT SHOWING IMPROVEMENTS
ON No. 117 EAST CARY STREET,
IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON MARCH 20, 2018, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES 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 SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS
201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646
JOB NUMBER: 88012B17

03 - 20 - 2018
JAMES E. McKNIGHT
NO. 1926
LAND SURVEYOR

SITE PLAN

1" = 30'-0"

LOCATION MAP

N.T.S.

PROJECT:
MODIFICATIONS TO:

117 E. CARY STREET, RICHMOND, VIRGINIA

OWNER:
MICHAEL & LISA FABIANO

67 SUNSET HILL ROAD, REDDING, CT 06896

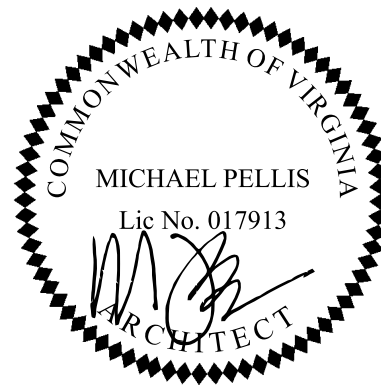
COVER SHEET & CODE DATA

REVISIONS

N/A
N/A
N/A
N/A
N/A

CS

DATE
AUGUST 31, 2018



117 E. CARY STREET, RICHMOND, VIRGINIA

PROJECT:
MODIFICATIONS TO:

OWNER:
MICHAEL & LISA FABIANO
67 SUNSET HILL ROAD, REDDING, CT 06896

PROPOSED FLOOR PLANS

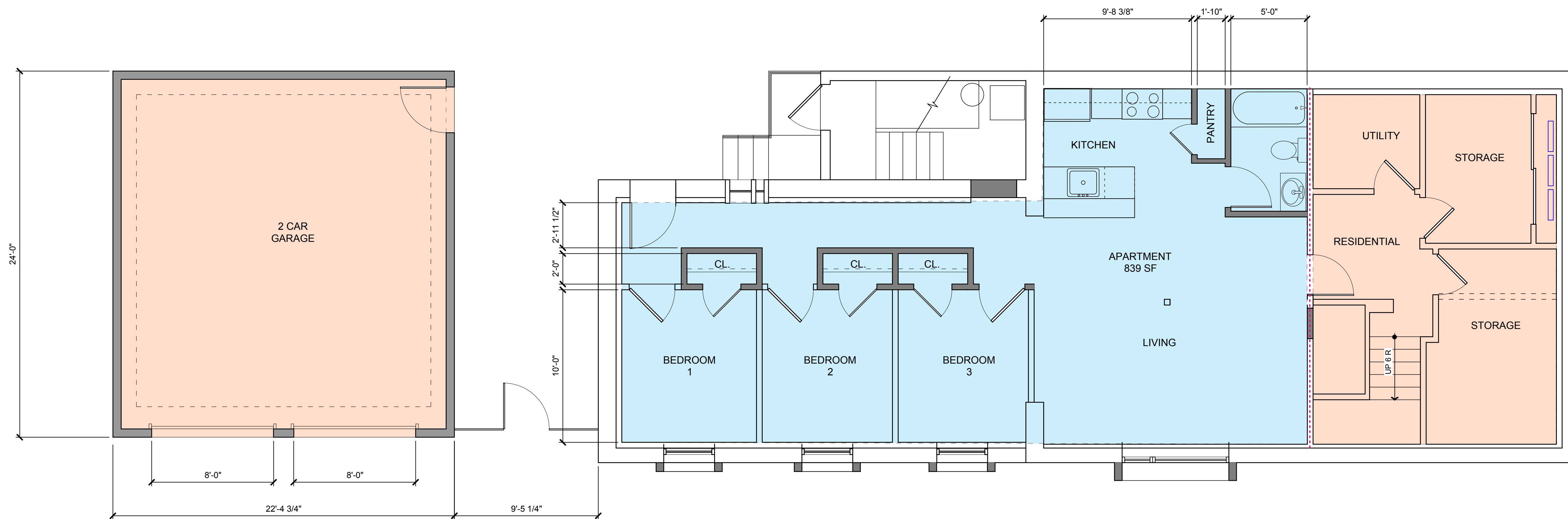
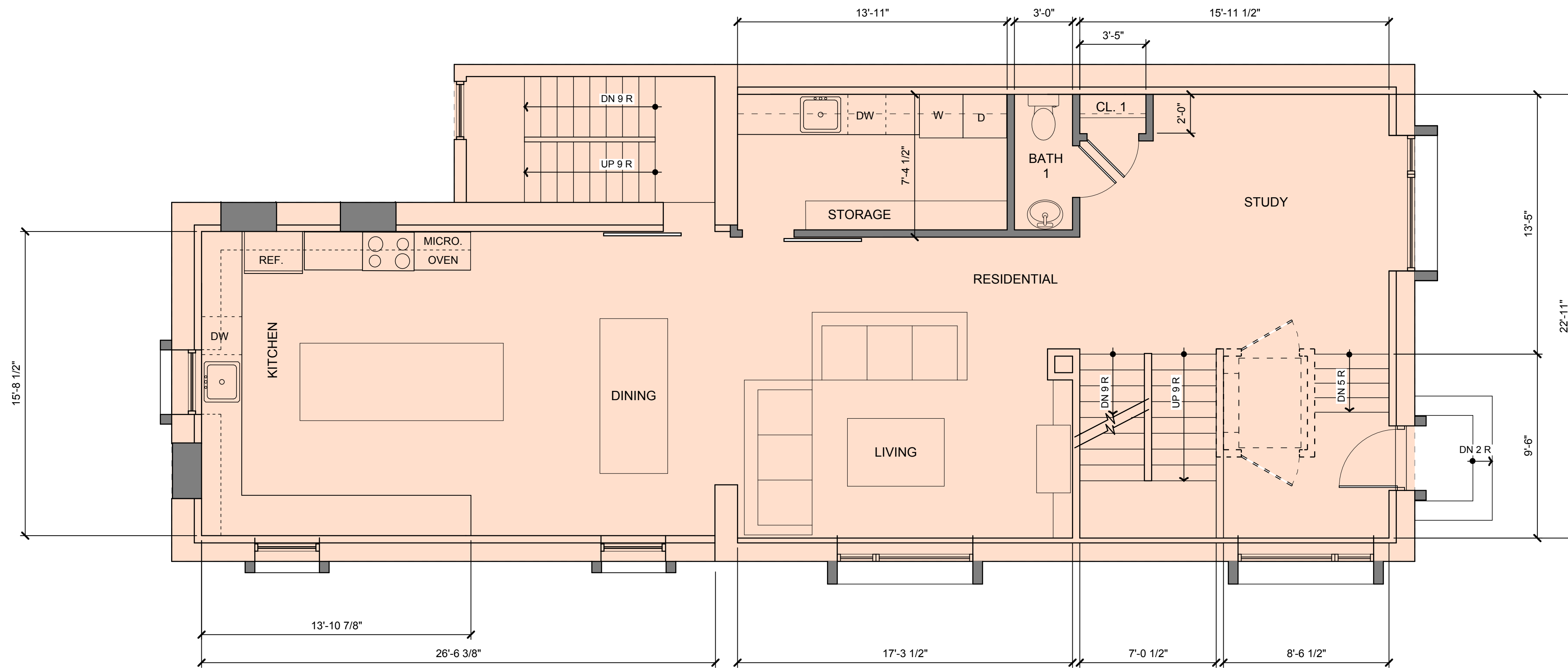
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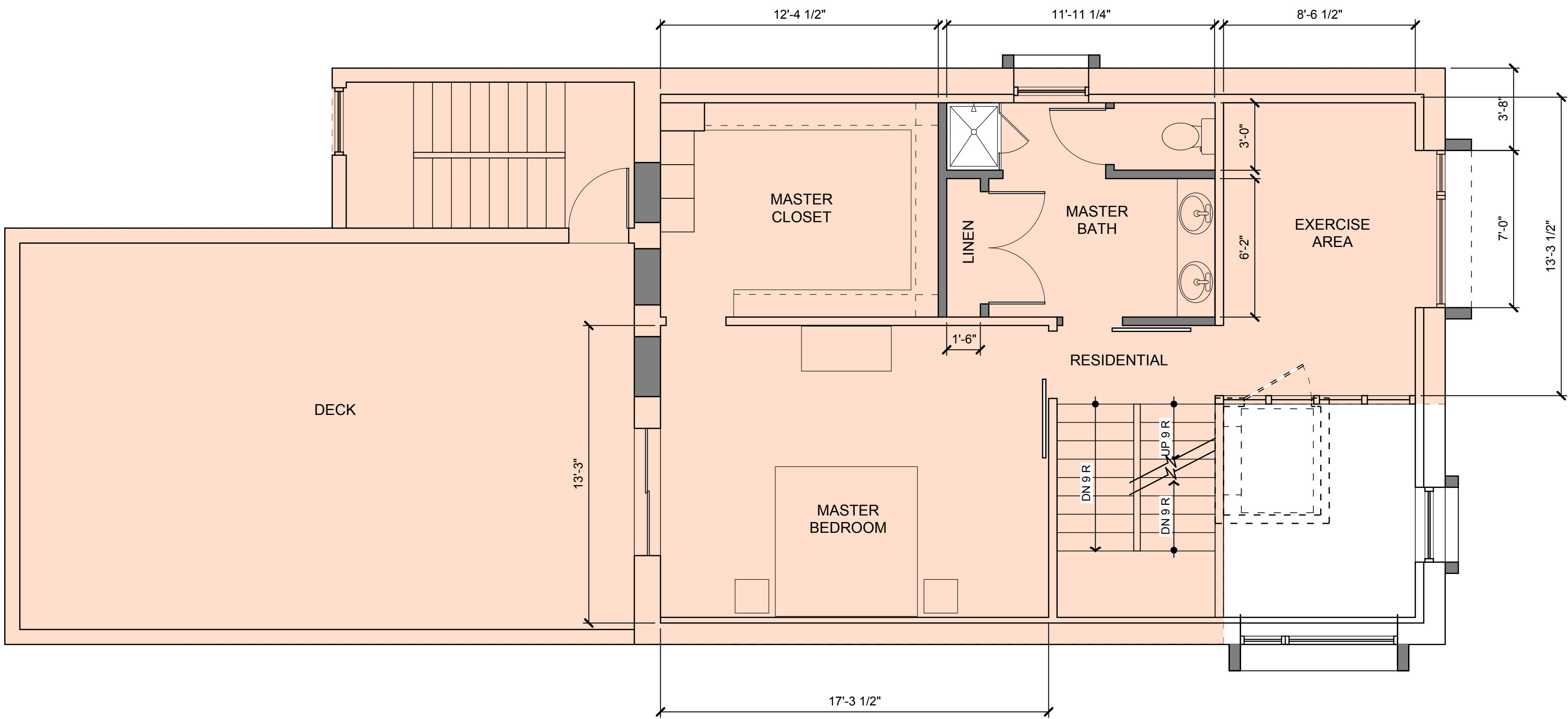
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A1.1

DATE
AUGUST 31, 2018

MICHAEL PELLIS
ARCHITECTURE
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804.212.9024
michael@michaelpellis.com



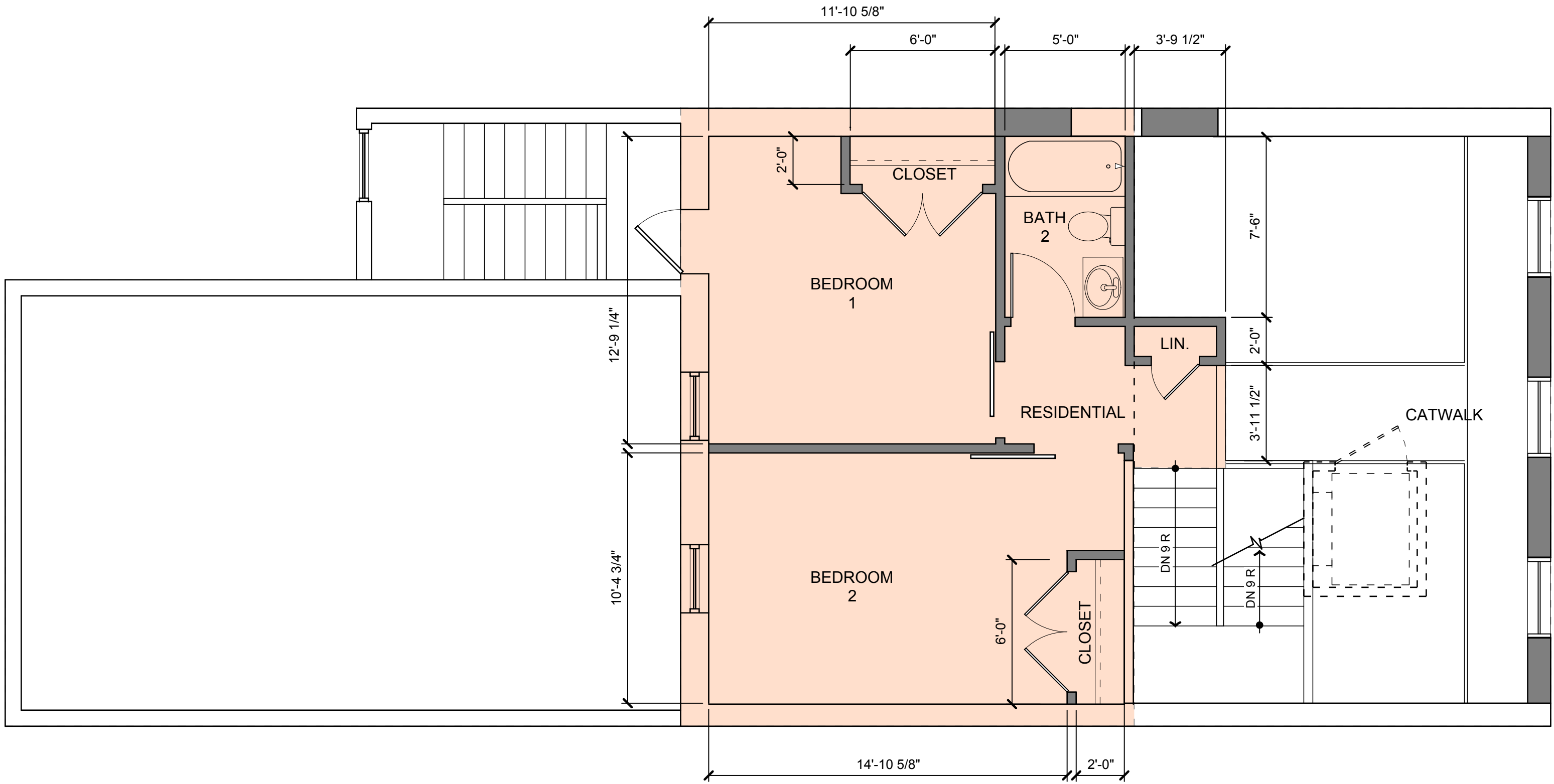


3RD LEVEL PLAN

1,436 SF

1/4" = 1' - 0"

1



MEZZANINE LEVEL PLAN

507 SF

1/4" = 1' - 0"

2

PROPOSED FLOOR PLANS

MODIFICATIONS TO:

117 E. CARY STREET, RICHMOND, VIRGINIA

MICHAEL & LISA FABIANO

67 SUNSET HILL ROAD, REDDING, CT 06896

REVISIONS

N/A

N/A

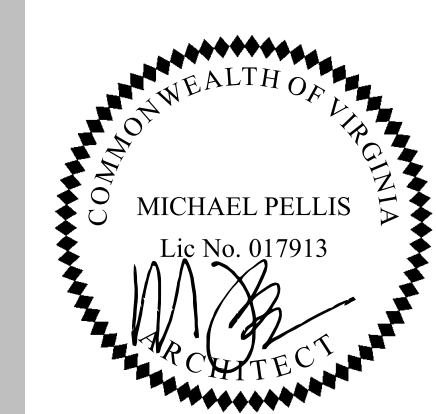
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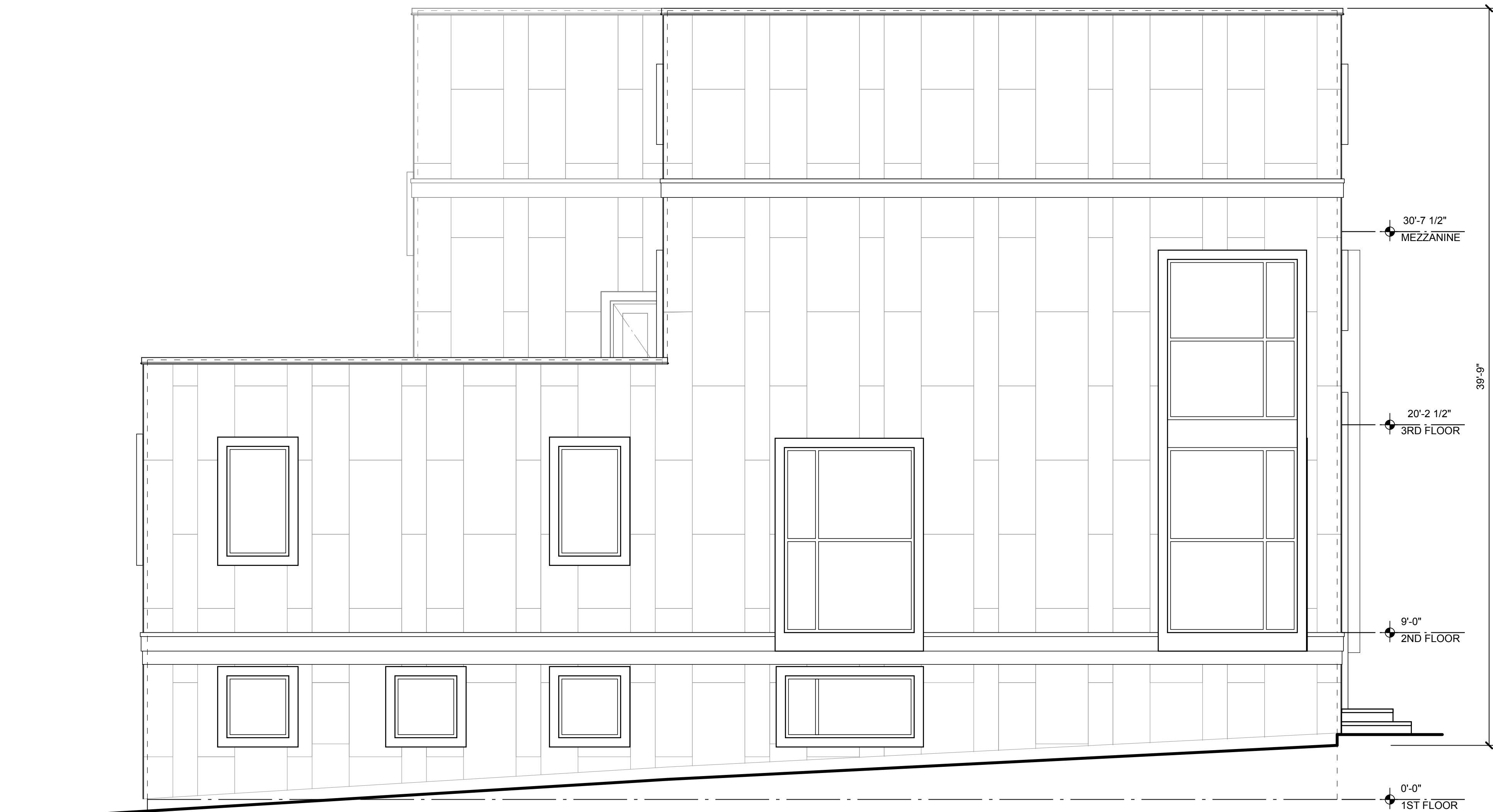
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N/A

A1.2

DATE AUGUST 31, 2018

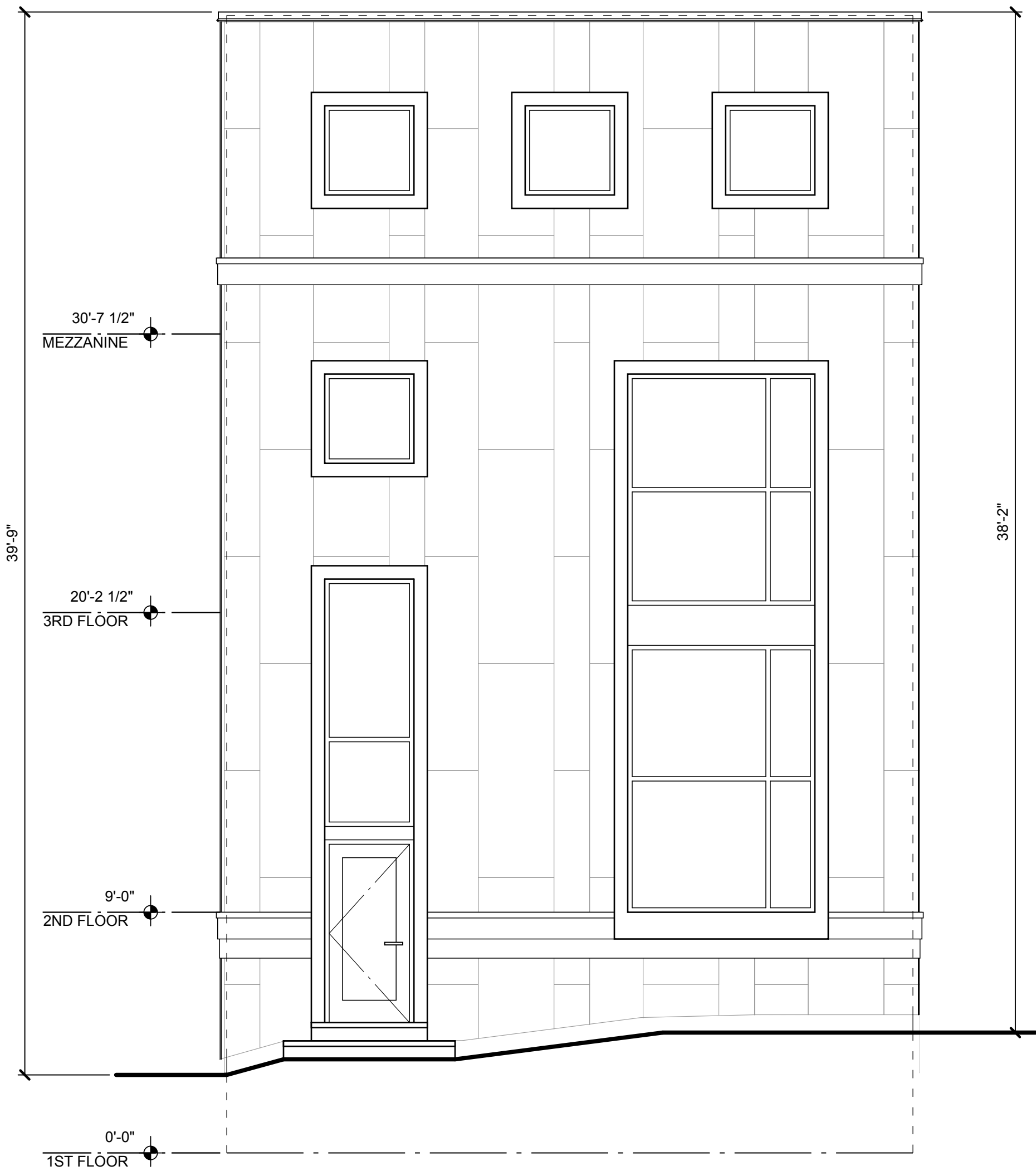




SIDE ELEVATION

1/4" = 1' - 0"

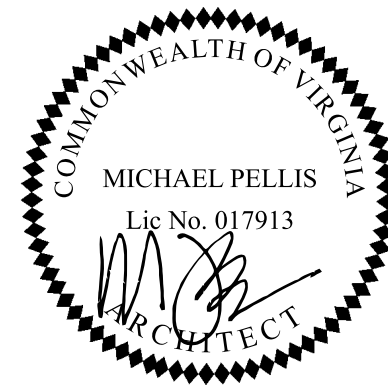
2



FRONT ELEVATION

1/4" = 1' - 0"

1



PROJECT:
MODIFICATIONS TO:

117 E. CARY STREET, RICHMOND, VIRGINIA

OWNER:
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67 SUNSET HILL ROAD, REDDING, CT 06896

ELEVATIONS

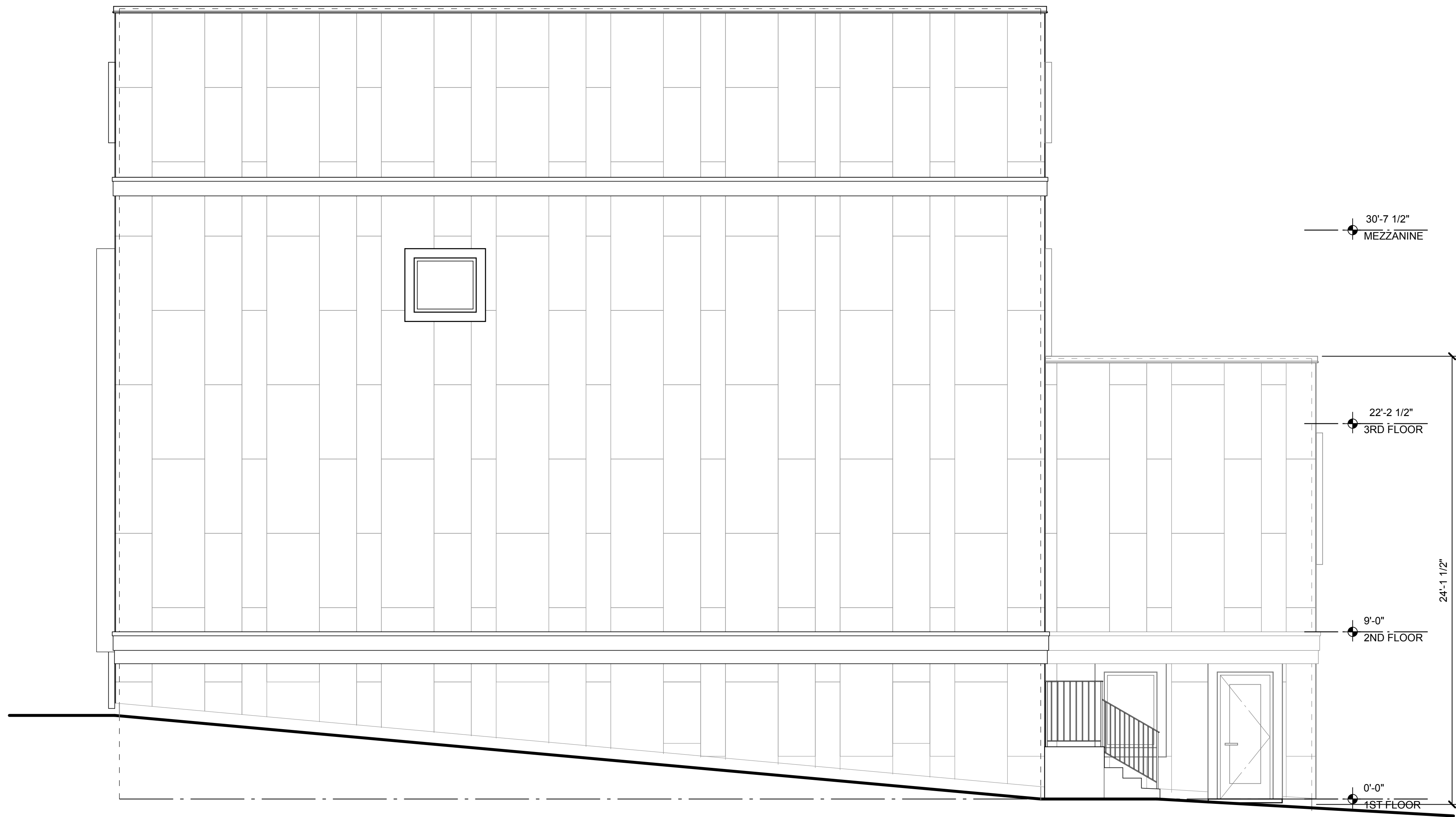
REVISIONS

N/A
N/A
N/A
N/A
N/A

A2.1

DATE
AUGUST 31, 2018

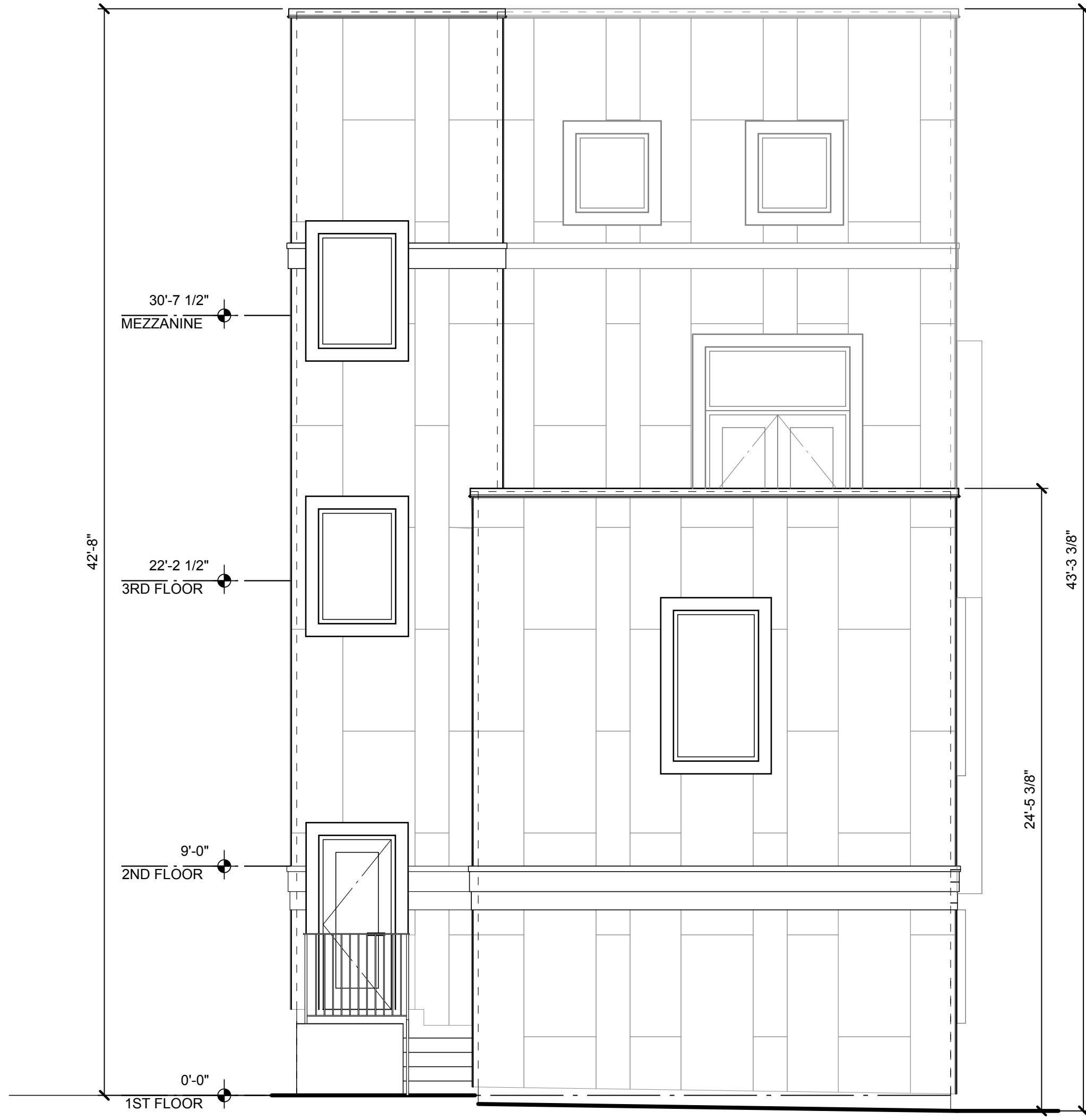
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www.michaelpellis.com
804.212.9024
michael@michaelpellis.com



SIDE ELEVATION

1/4" = 1' - 0"

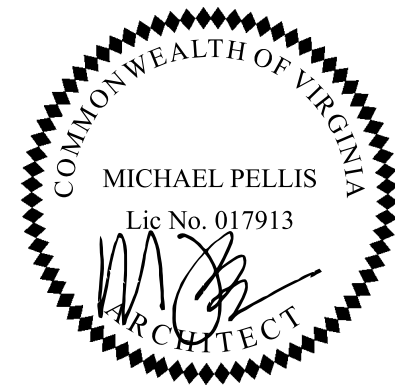
2



REAR ELEVATION

1/4" = 1' - 0"

1



PROJECT:
MODIFICATIONS TO: 117 E. CARY STREET, RICHMOND, VIRGINIA

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ELEVATIONS

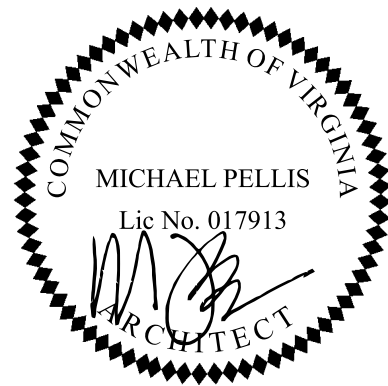
REVISIONS

N/A
N/A
N/A
N/A
N/A

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michael@michaelpellis.com

A2.2

DATE
AUGUST 31, 2018



PROJECT:
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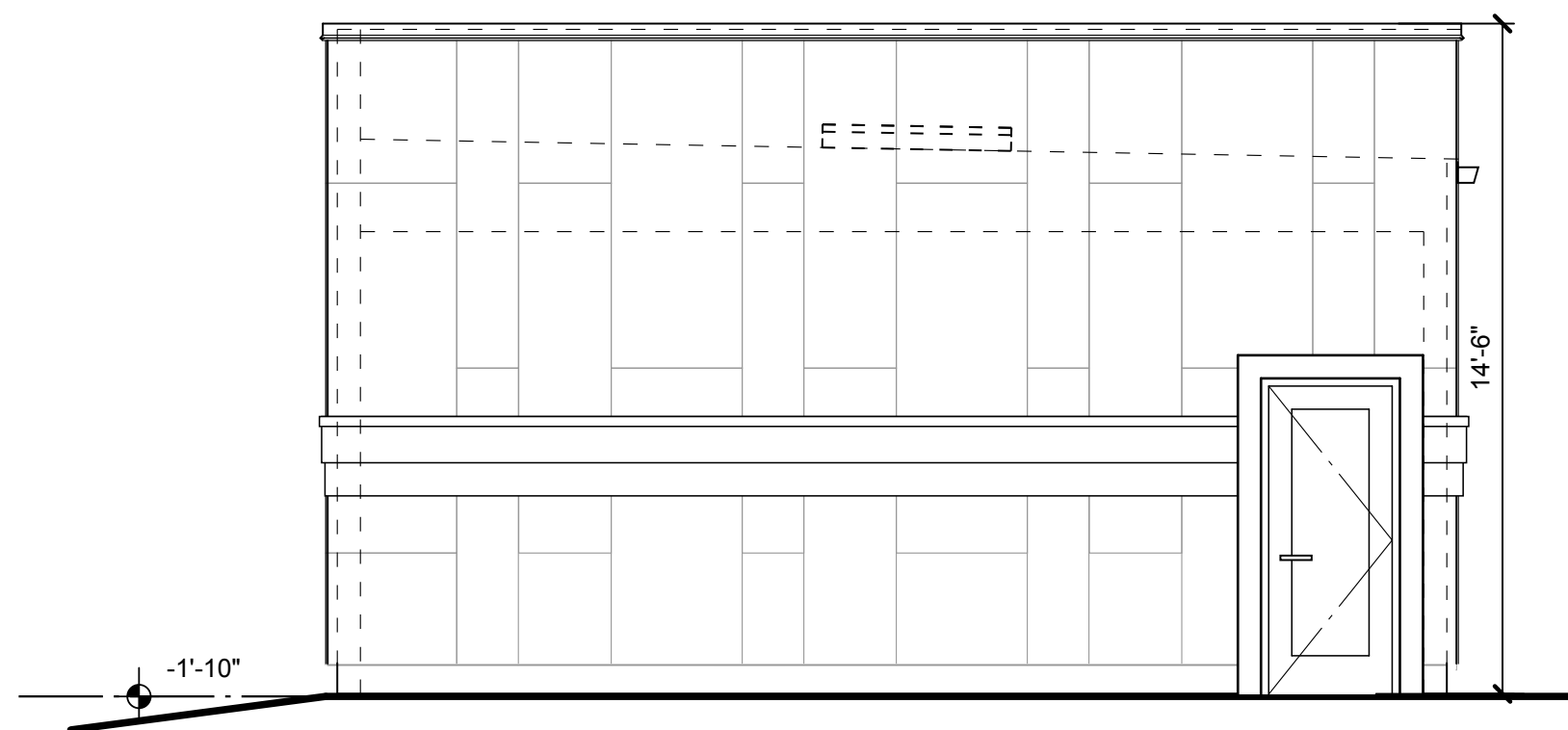
GARAGE ELEVATIONS

REVISIONS
N/A
N/A
N/A
N/A
N/A

A2.3

DATE
AUGUST 31, 2018

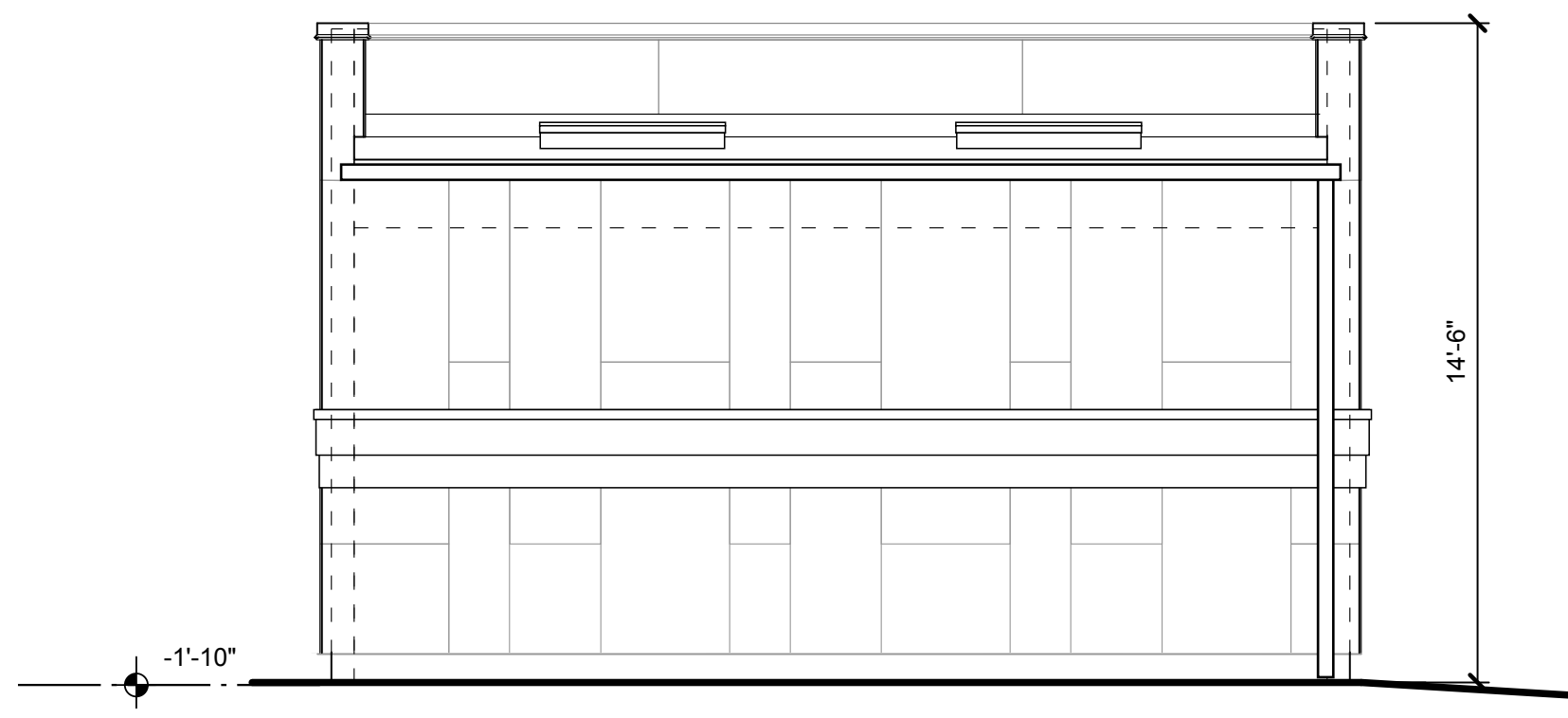
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michael@michaelpellis.com



GARAGE NORTH ELEVATION

1/4" = 1' - 0"

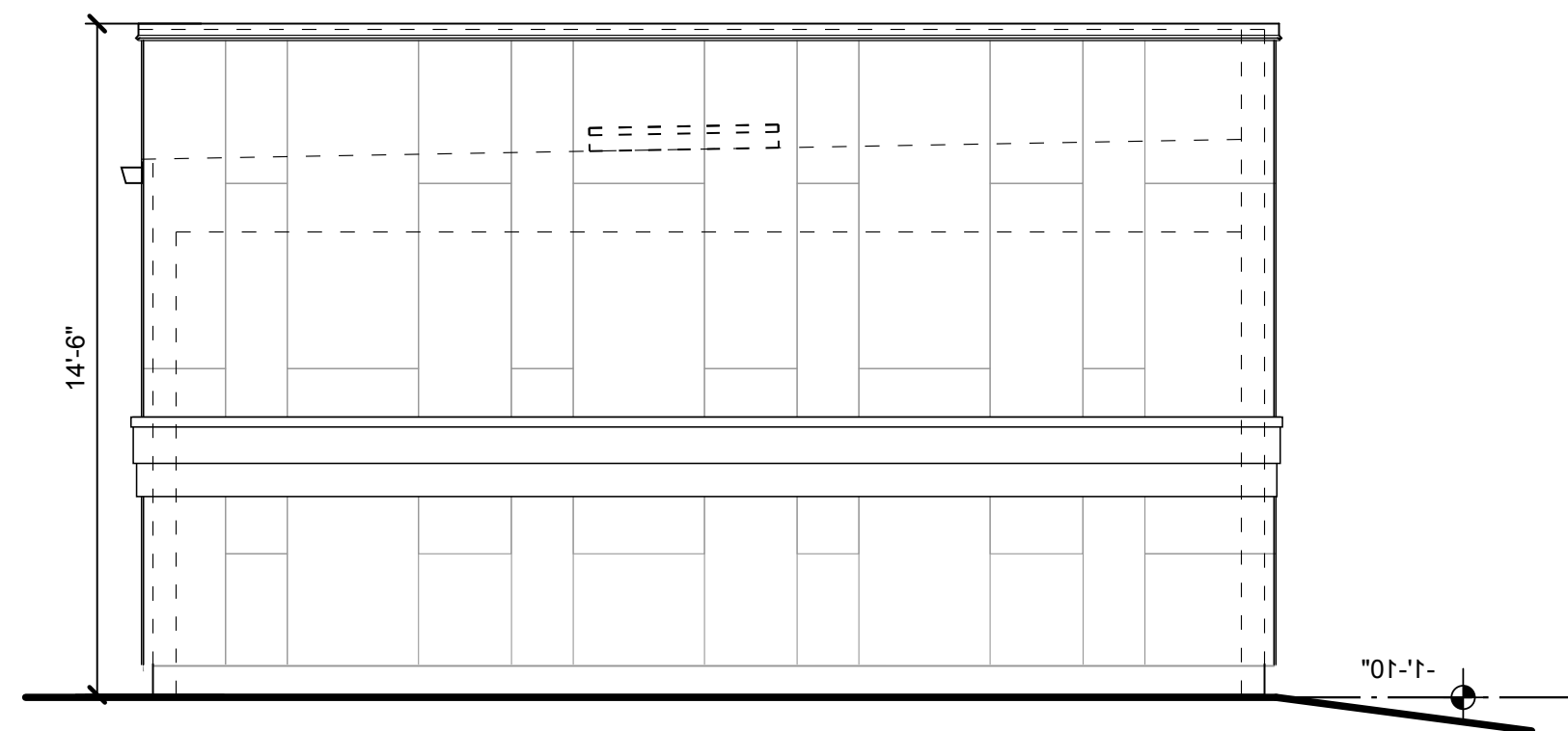
4



GARAGE REAR ELEVATION

1/4" = 1' - 0"

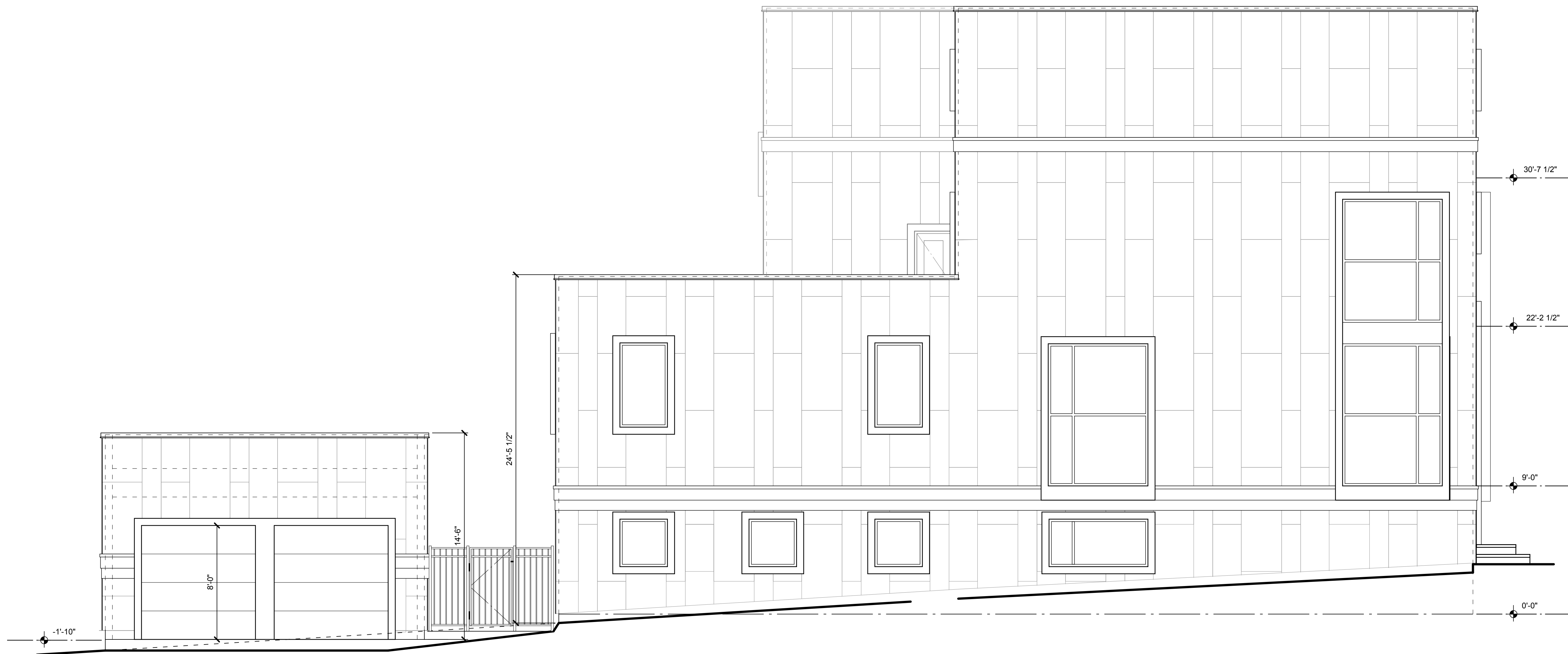
3



GARAGE SOUTH ELEVATION

1/4" = 1' - 0"

2



GARAGE FRONT ELEVATION

1/4" = 1' - 0"

1