



# Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510  
Richmond, VA 23219 | (804)-646-7550  
[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)



## Property (location of work)

Address: \_\_\_\_\_

Historic District: \_\_\_\_\_

### Applicant Information

### Billing Contact

### Owner Information

### Billing Contact

Name: \_\_\_\_\_

Same as Applicant

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Company: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Company: \_\_\_\_\_

\_\_\_\_\_

Mailing Address: \_\_\_\_\_

Applicant Type:    Owner        Agent        Lessee

\_\_\_\_\_

Architect    Contractor    Other (specify):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**\*\*Owner must sign at the bottom of this page\*\***

## Project Information

Project Type:        Alteration                      Demolition

New Construction (Conceptual Review Required)

Description (attach additional sheets if needed):

## Acknowledgement of Responsibility

**Compliance:** If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

**Requirements:** A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_

# Certificate of Appropriateness Application Instructions

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)

**Staff Contact: (804)-646-7550 | [Emily.Routman@richmondgov.com](mailto:Emily.Routman@richmondgov.com)**

## Submission Instructions

**Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:**

- One (1) signed and completed application (PDF) – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.
- A complete application includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

## Meeting Schedule and Application Due Dates

- The CAR meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. The owner and/or applicant is encouraged to attend the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review) or contact staff.
- Exception: Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

## Fees

- Full Demolition: **\$1,500**
- New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments: **\$500**
- New construction/addition to a single- or two-family dwelling, or accessory building: **\$250**
- Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans: **\$150**
- Extension of a certificate of appropriateness (COA): **\$25**

PROJECT NARRATIVE 812 Jessamine Street, Richmond, VA 23223

Existing two-floor single family dwelling

Propose to add a 1 bedroom and 1 bathroom second floor addition at rear over existing first floor family room.

Addition does not exceed footprint of existing house, including overhangs.

Install new windows in addition per included specifications.

Addition to be sided with wood clapboard to match that existing on rest of house.  
Paint to match existing house color.

Existing roof to remain on front, new TPO roofing on back of house beyond ridge line.

No new exterior door in addition. Specifications included for replacement front door option.  
Replacement is proposed, but budget-dependent.





# CONSTRUCTION NOTES

- GENERAL NOTES:**
1. ALL DESIGN, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE.
  2. THE BUILDER SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND DETAILS BEFORE STARTING WORK.
  3. THE BUILDER SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL LOCAL BUILDING CODES.
  4. THE BUILDER SHALL HIRE A PROFESSIONAL ENGINEER TO PROVIDE A SOILS REPORT, INCLUDING BORING RESULTS OF SAMPLES TAKEN ON THE BUILDING LOT. WHEN EXPANSIVE SOIL AT ANY EXTENT, OR OTHER SOIL ABNORMALITIES THAT WOULD AFFECT THE STABILITY OF THE STRUCTURE AS BE DETERMINED, THE ENGINEER SHALL DESIGN ALL FOOTINGS AND BASEMENT WALLS.
  5. THE BUILDER SHALL COORDINATE ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL WORK WITH THE STRUCTURAL CONTRACT DRAWINGS.
  6. THE BUILDER SHALL DETERMINE AND VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF WORK.
  7. THE BUILDER SHALL DETERMINE AND VERIFY ALL SITE CONDITIONS AND FIELD VERIFYING DIMENSIONS BEFORE THE COMMENCEMENT OF WORK. THE STRUCTURAL ENGINEER OF RECORD SHALL BE NOTIFIED OF ANY DISCREPANCIES OR DEVIATIONS FROM THE DRAWINGS.
  8. SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
  9. THE BUILDER SHALL PROVIDE ALL SHORING, BRACING, AND TEMPORARY SYSTEMS REQUIRED TO STABILIZE AND PROTECT EXISTING STRUCTURES AND SYSTEMS DURING THE COURSE OF CONSTRUCTION.
  10. THESE DRAWINGS ARE CREATED TO PROVIDE DESIGN INTENT ONLY. THESE PLANS ARE NOT INTENDED TO SHOW EVERY DETAIL OR PROVIDE ALL THE INFORMATION REQUIRED TO COMPLETE THE CONSTRUCTION OF THIS PROJECT. MUCH OF THE DETAIL INFORMATION SHOULD BE DETERMINED BY THE OWNER AND THE BUILDER JOINTLY.
  11. CUSTOM HOMES / ADDITIONS AND THEIR WORKING DRAWINGS SHOULD BE CONSIDERED EQUIVALENT TO "PROTOTYPE" MANUFACTURING AND AS SUCH THERE MAY BE SOME FIELD ADJUSTMENTS NEEDED.
  12. THE BUILDER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE PLUMB, SQUARE & LEVEL. THE BUILDER SHALL AT THEIR EXPENSE REPAIR, REPLACE OR REBUILD ANY PORTION OF THE CONSTRUCTION THAT DOES NOT MEET THE ABOVE STANDARD.

- FOOTING NOTES:**
1. ENGINEERS FOOTING DESIGNS BASED ON THE SOIL REPORT SHALL OVERRIDE THE FOOTING SIZES AND STEEL REINFORCING SHOWN ON THESE PLANS.
  2. ALL CONTINUOUS FOOTING SHALL HAVE 2 ROWS #4 REINFORCING BARS UNLESS NOTED OTHERWISE.
  3. FOOTINGS ARE DESIGNED TO BEAR ON RESIDUAL SOIL OR ENGINEERED COMPACTED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 1500 PSF. VERIFY SOIL CAPACITY BEFORE BEGINNING ANY WORK.
  4. NORMAL-WEIGHT CONCRETE WITH PORTLAND CEMENT, TYPE I, OR TYPE IIA (AIR-ENTRAINING), OR TYPE II WITH THE ADDITION OF AIR-ENTRAINING ADMIXTURE. 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI

- FOUNDATION NOTES:**
1. MORTAR SHALL BE TYPE M OR S.
- CONCRETE SLAB NOTES:**
1. CONCRETE USED IN GARAGE SLABS AND ALL EXTERIOR CONCRETE WORK SHALL BE 3500 PSI AIR ENTRAINED.

- LUMBER, ENGINEERED PRODUCTS AND STEEL GRADES NOTES:**
1. LUMBER FOR ALL BEAMS, HEADERS, JOIST, AND RAFTERS SHALL BE SOUTHERN PINE NO. 2, OR EQUAL, UNLESS NOTED OTHERWISE. (UNO)
  2. LUMBER FOR 2 X 4 AND 2 X 6 STUDS SHALL BE STUD GRADE SPRUCE-PINE-FIR, OR EQUAL, UNLESS NOTED OTHERWISE. (UNO)
  3. LUMBER FOR 2 X 4 AND 2 X 6 WALL PLATES SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS NOTED OTHERWISE. (UNO)
  4. LAMINATED VENEER LUMBER (LVL) SHALL BE 1-3/4" WIDE, 2.0 E MIN.
  5. STEEL PLATES AND ANGLES SHALL BE ASTM A36
  6. STEEL BEAMS SHALL BE ASTM A992-50

- STRUCTURAL WOOD FRAMING NOTES:**
1. ALL BEAMS AND GIRDER TRUSS SHALL BE SUPPORTED BY A MINIMUM OF (3) STUDS AT EACH END OF BEAM IF NOT DESIGNATED ON THE PLANS. SUPPORT TO BE CONTINUOUS TO FOUNDATION OR OTHER SUPPORT BELOW.
  2. FLITCH PLATE BEAMS WITH (1) ONE PIECE OF STEEL SHALL BE SANDWICHED BETWEEN (2) PIECES OF LUMBER. WHEN (2) PIECES OF PLATE ARE CALLED FOR THE PLACEMENT SHALL BE "LUMBER, STEEL PLATE, LUMBER, STEEL PLATE, LUMBER." EACH PIECE OF LUMBER AND STEEL SHALL BE CONTINUOUS FOR THE ENTIRE SPAN. THE BEAM SHALL BE THROUGH BOLTED WITH 1/2" DIAMETER BOLTS IN TWO ROWS, STAGGERED AT 16" ON CENTER, WITH TWO BOLTS AT EACH END.

- FLOOR FRAMING NOTES:**
1. BLOCKING UNDER ALL BEAM ENDS AND GIRDER TRUSS BEARING POINTS.
  2. 2 X JOIST (SOLID SAWN LUMBER)
    - a. PROVIDE DOUBLE JOIST OR BLOCKING UNDER ALL PARALLEL PARTITIONS.
    - b. PROVIDE PRESSURE TREATED BAND AT ALL STOOPS, PORCHES AND DECKS.
  3. I-JOIST
    - a. PROVIDE BLOCKING PANELS OR SOLID BLOCKING AT UNDER ALL BEARING WALLS.
    - b. ALWAYS USE AND FOLLOW THE JOIST MANUFACTURERS INSTALLATION INSTRUCTIONS AND DETAILS.
    - c. VERIFY THE I-JOIST ARE OF THE SAME MANUFACTURER, SIZE, AND TYPE AS DESIGNATED ON THE FLOOR FRAMING PLANS BEFORE STARTING FLOOR FRAMING.

- WALL FRAMING NOTES:**
1. ALL EXTERIOR WALLS ARE 4" IN THICKNESS UNLESS NOTED OTHERWISE (UNO). THE WALL IS COMPOSED OF A 3-1/2" STUD + 7/16" WALL SHEATHING. WHEN A 6" WALL IS NOTED THE WALL IS COMPOSED OF A 5-1/2" STUD + 7/16" WALL SHEATHING.
  2. ALL INTERIOR WALLS ARE 3-1/2" IN THICKNESS UNLESS NOTED OTHERWISE (UNO).
  3. HEADERS IN LOAD BEARING WALLS AND EXTERIOR WALLS WITH A SPAN OF LESS THAN 4'-0" SHALL BE 2 X 10 UNLESS NOTED OTHERWISE (UNO).
  4. HEADERS IN LOAD BEARING WALLS AND EXTERIOR WALLS WITH A SPAN OF 4'-0" OR GREATER ARE NOTED ON PLANS AT EACH OPENING. SHOULD A HEADER NOT BE DENOTED FOR SIZE, CALL "THE DESIGN GUY" AT (804) 768-9590 FOR HEADER SIZING.
  5. THE NUMBER JACKS UNDER HEADERS IN LOAD BEARING WALLS AND EXTERIOR WALLS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE (UNO). UP TO 3'-6" OPENING (1) ONE JACK EACH SIDE OF HEADER OVER 3'-6" TO 6'-0" (2) JACKS EACH SIDE OF OPENING. 6'-0" AND OVER THE NUMBER OF JACKS WILL BE DENOTED ON THE PLANS. SHOULD THE JACKS NOT BE DENOTED FOR SIZE, CALL "THE DESIGN GUY" AT (804) 768-9590 FOR THE JACK REQUIREMENTS.

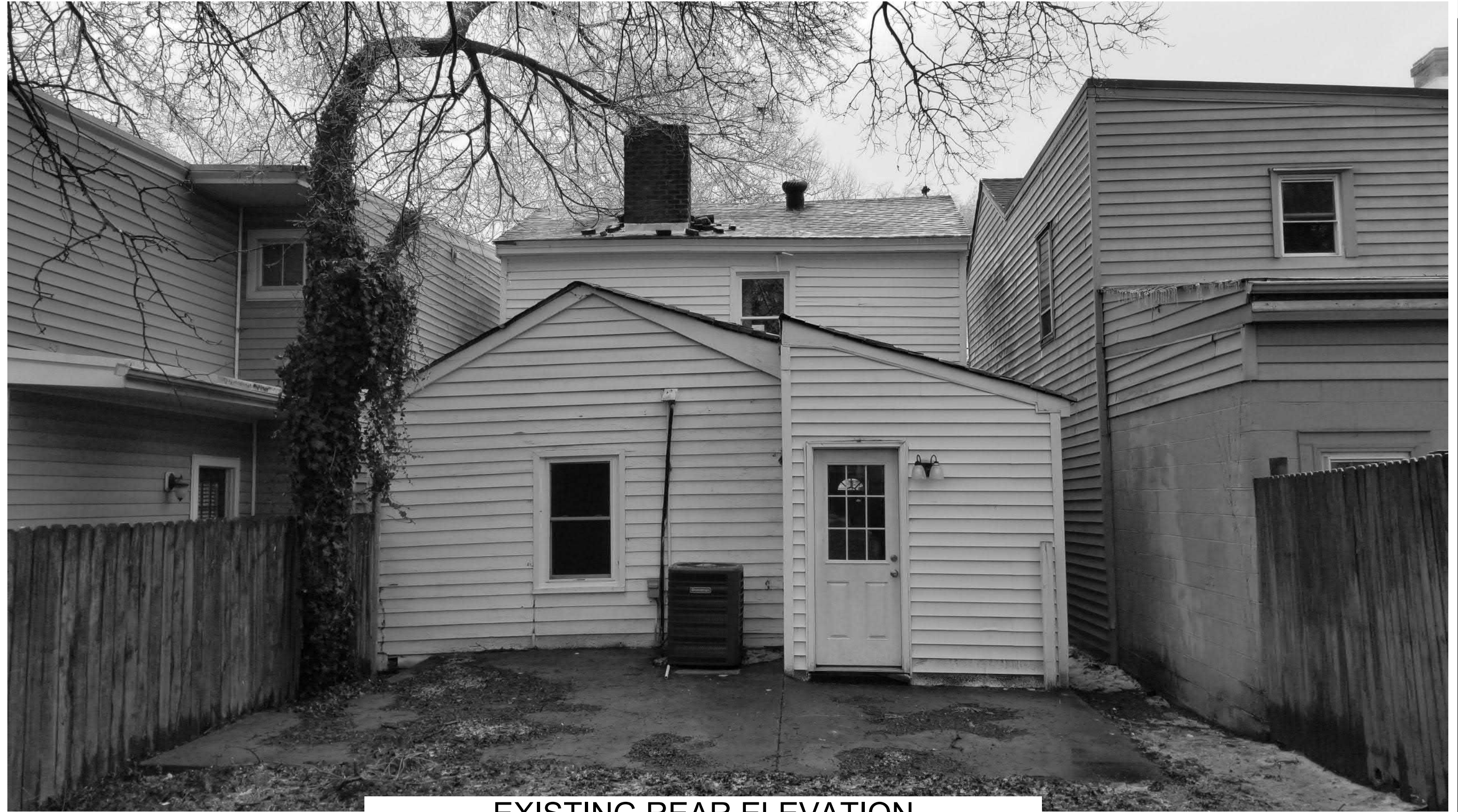
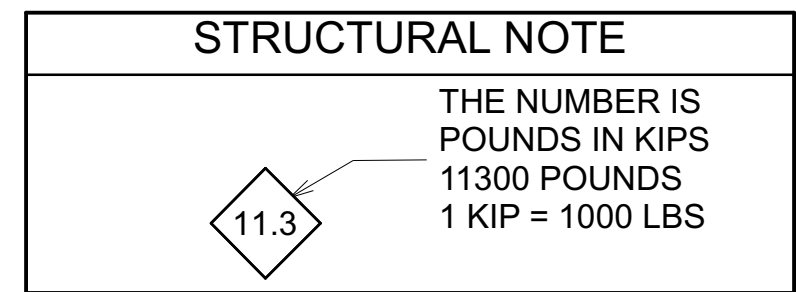
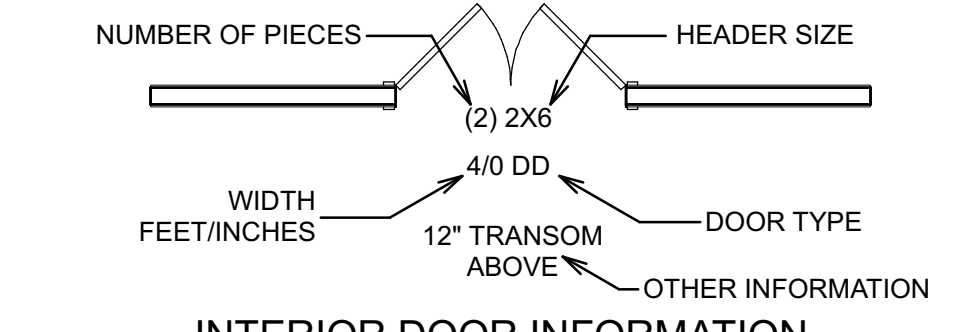
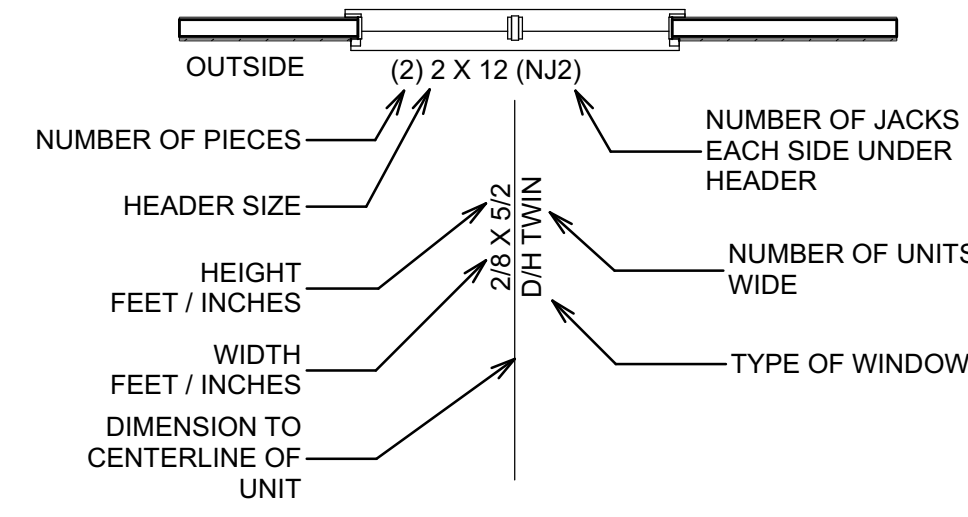
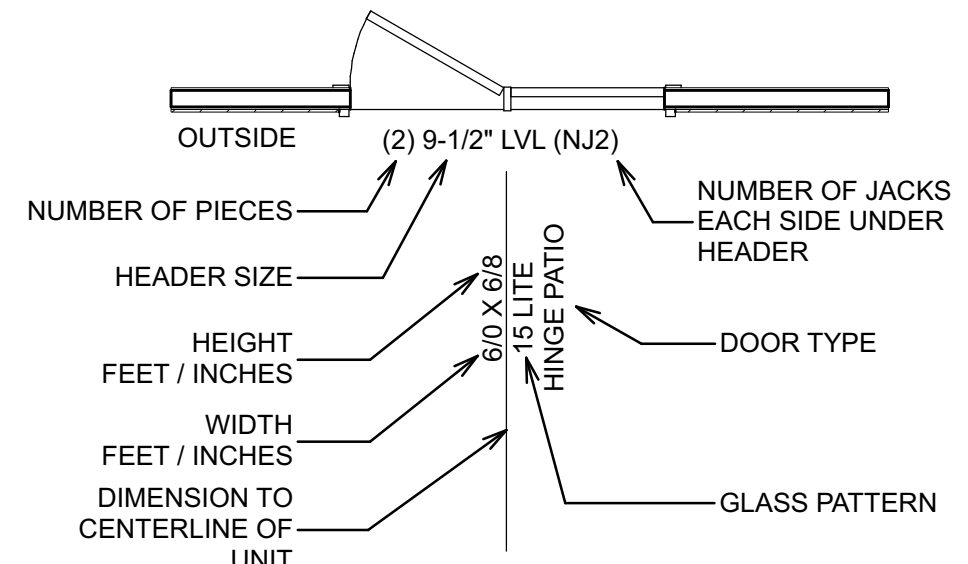
- ROOF FRAMING NOTES:**
- TRUSS ROOF**
1. THE MANUFACTURER OF THE PRE-ENGINEERED WOOD TRUSSES SHALL PROVIDE DRAWINGS OF EACH TRUSS SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF CONSTRUCTION. TRUSS DRAWINGS, REQUIREMENTS, INCLUDING A SEPARATE LIST OF ITEMS REQUIRING SPECIAL ATTENTION BY THE BUILDING DESIGNER AND ITEMS LISTED BELOW AS 2(B) SHALL BE PROVIDED TO THE DESIGN GUY FOR REVIEW AND APPROVAL PRIOR TO HAVING THE DRAWINGS APPROVED BY THE BUILDER. SEALED OR FABRICATED.
  2. THE TRUSS MANUFACTURER IS RESPONSIBLE FOR PROVIDING INSTALLATION DETAILS FOR ALL TRUSSES:
    - (A) INCLUDING THE DESIGN AND LOCATION OF ALL TEMPORARY AND PERMANENT BRACING.
    - (B) INCLUDING THE DESIGN AND LOCATION ALL TRUSS HANGERS, BEARING ENHANCER'S AND OR CONNECTORS AS NEEDED FOR ALL TRUSS SUPPLIED.

- ADDITION & REMODEL NOTES:**
1. THE CONTRACTOR MUST INSPECT THE PROPERTY. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER HAS THOROUGHLY EXAMINED THE SITE AND IS CONVERSANT WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION.
  2. ALL VISIBLE MATERIALS USED IN THIS PROJECT SHALL MATCH THE DESIGN. COLOR, TEXTURE, AND MATERIALS OF THE ORIGINAL CONSTRUCTION OR GET WRITTEN APPROVAL FROM THE OWNER(S) ALLOWING THE CHANGE.
  3. ELECTRICAL SERVICE NOTES:
 

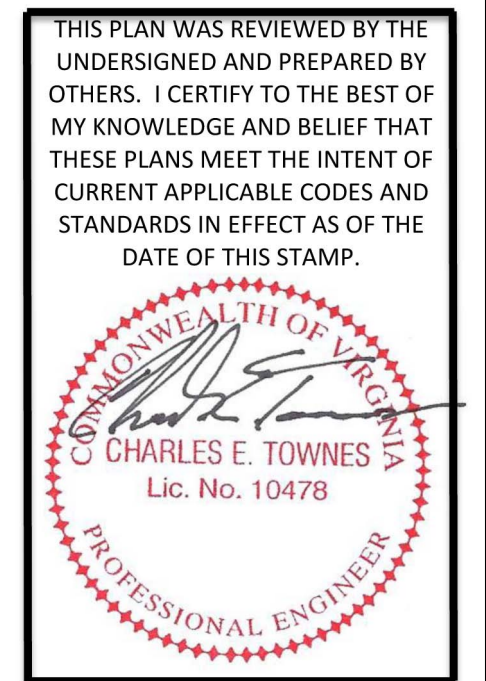
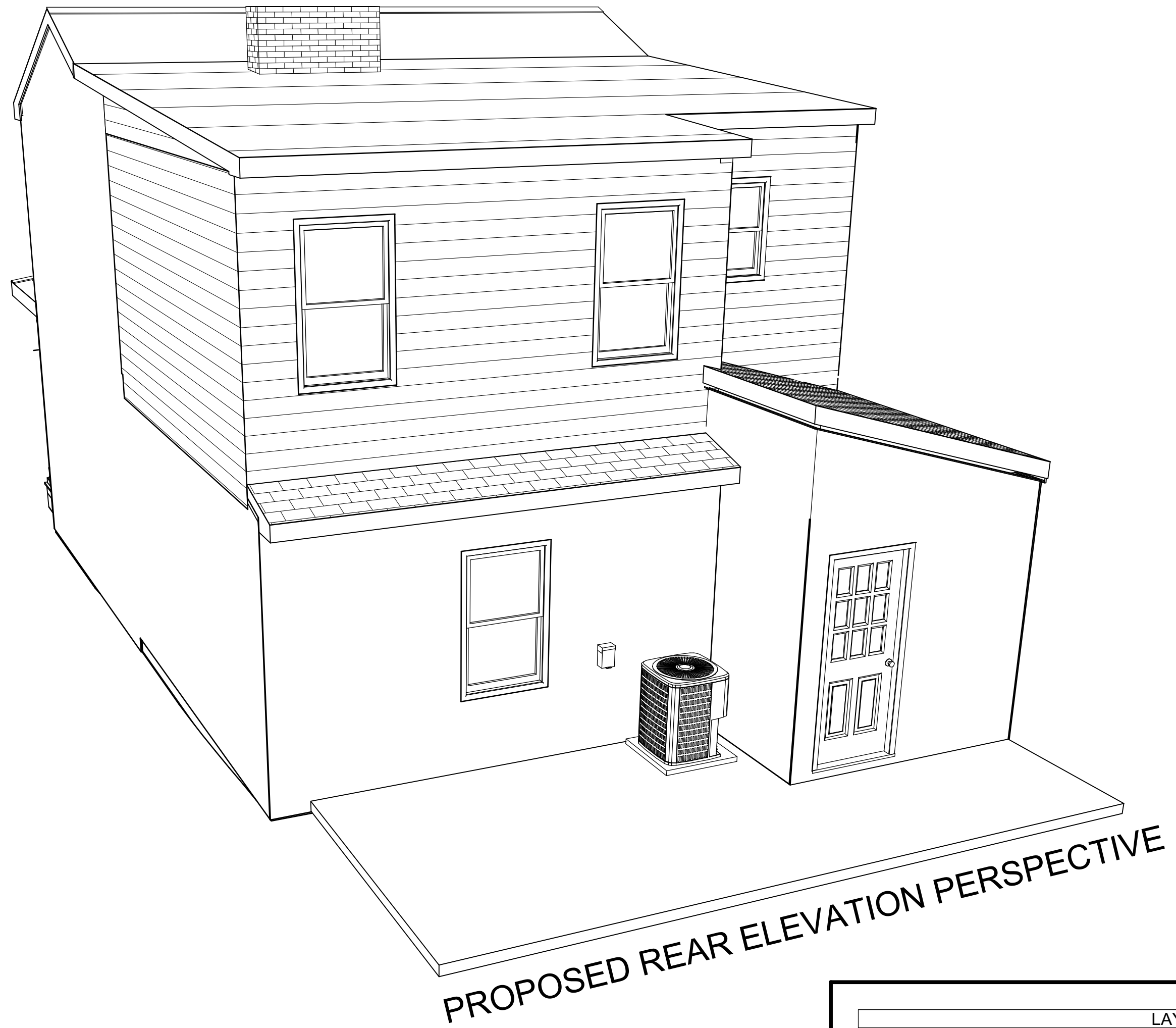
THE BUILDER SHALL BE RESPONSIBLE FOR UPGRADING THE ELECTRICAL SERVICE INCLUDING SERVICE CABLE(S), BREAKER PANELS, ETC TO CURRENT CODES

THIS PLAN SHOWS ONLY SPECIAL ELECTRICAL ITEMS FOR BIDDING. THE BUILDER & ELECTRICIAN SHALL WORK WITH THE HOMEOWNERS FOR SWITCH, LIGHT, OUTLET & ANY OTHER ELECTRICAL ITEMS TO MEET THE ELECTRICAL CODES.

BUILDING INFORMATION				
BUILDING CODE: VIRGINIA IRC 2015				
BUILDING CLASSIFICATION		SINGLE FAMILY		
GROUND SNOW LOAD	NOMINAL DESIGN WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM	
	20	90	A	Weathering Frost load depth Tornado MOD-HVY
ICE BARRIER UNDERLAYMENT REQUIRED YES				
DESIGN LOADS				
		LIVE	DEAD	MAX DEFLECTION
FLOOR LOADS		40 P.S.F.	10 P.S.F.	L/360
ALL ROOMS EXCEPT THOSE USED FOR SLEEPING AREAS AND ATTIC FLOORS				
ALL ROOMS USED FOR SLEEPING AREAS AND ATTIC FLOORS		30 P.S.F.	10 P.S.F.	L/360
CEILING LOADS		20 P.S.F.	10 P.S.F.	L/240
ROOF LOADS				
NO FINISHED CEILING LIGHT ROOF COVERING		20 P.S.F.	10 P.S.F.	L/180
SUPPORTING GYPSUM CEILING LIGHT ROOF COVERING		20 P.S.F.	10 P.S.F.	L/240
DECK LOADS		40 P.S.F.	10 P.S.F.	L/360
TRUSS DESIGN CRITERIA				
WIND	HEIGHT	EXPOSURE CLASS		
90 MPH	25'	B		
INSULATION R-VALUES				
ELEMENT	NEW HOMES, ADDITIONS		SUNROOMS	
CEILING	R-38		R-38	
WALLS (WOOD FRAMED)	R-15 (2 X 4) / R-19 (2 X 6)		R-15 (2 X 4) / R-19 (2 X 6)	
FLOORS (WOOD FRAMED)	R-19 / R-38 @ CANTILEVER		R-19	
SLAB ON GRADE	R-10		R-10	
CONDITIONED CRAWL SPACE WALLS	R-10 / R-13(2)			
U-FACTORS				
WINDOWS / DOORS	0.35		0.50	
SKYLIGHTS	0.60		0.75	



EXISTING REAR ELEVATION



PAGE #	LAYOUT PAGES	TITLE
1	PROJECT INFORMATION	ELEVATIONS
2	EXISTING FOUNDATION	1ST FLOOR AND 2ND FLOOR PLANS
3	1ST & 2ND FLOOR PLAN ADDITION WITH	FLOOR AND ROOF FRAMING
4	SECTIONS	
5		

**The Design Guy LLC**  
Residential Design Specialists  
Chester, VA 23036  
Phone 768-9590  
Ken Latham, AIBD  
Certified Professional Building Designer  
E-MAIL - Ken@TheDesignGuyVa.com  
Member VBCOA  
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www.TheDesignGuyVa.com

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**WEST END PROPERTIES**  
812 JESSAMINE ST.  
RICHMOND, VA. 23233

**PROJECT DESCRIPTION**  
REAR SECOND FLOOR ROOM ADDITION  
REMODEL 1ST AND 2ND FLOORS

**PERMIT PLAN**  
RELEASED FOR CONSTRUCTION

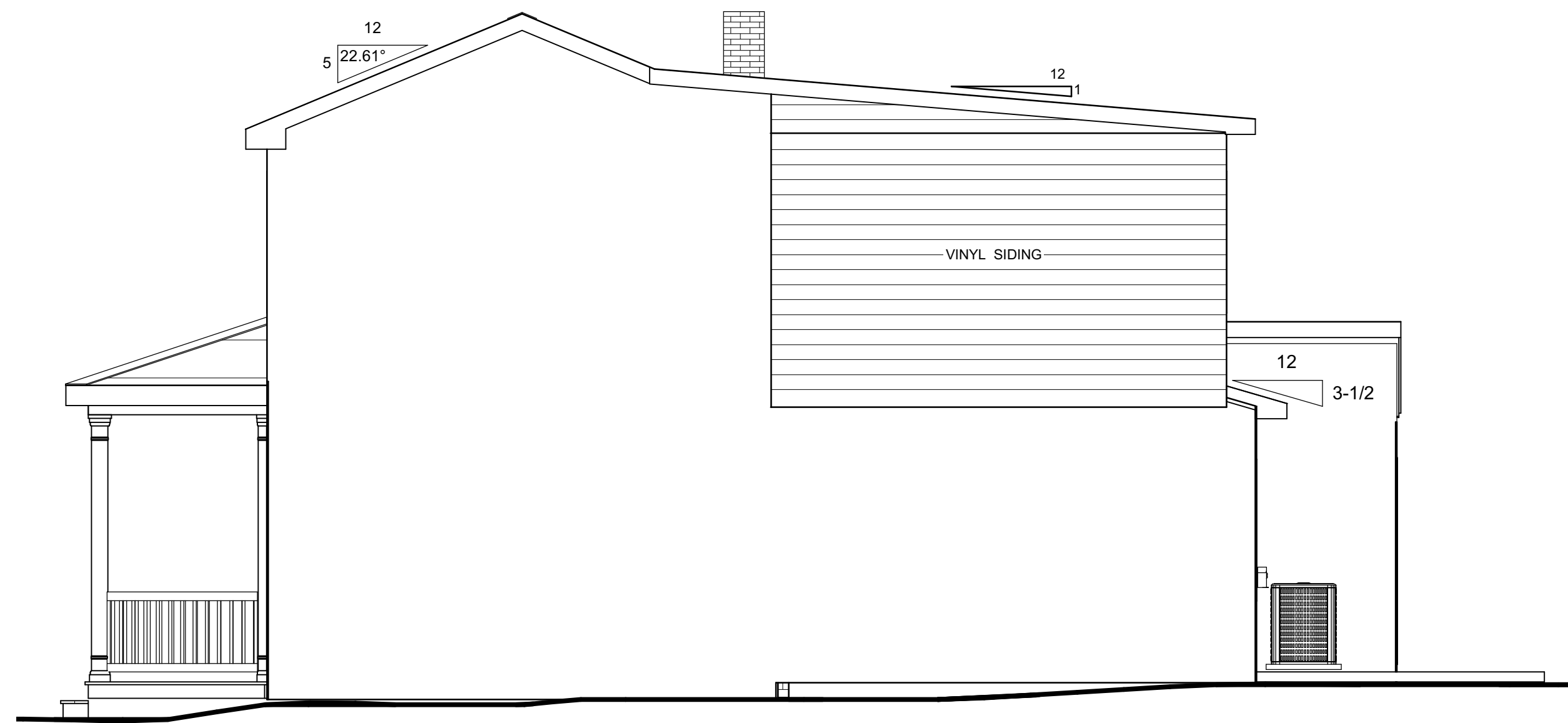
**SQUARE FOOTAGE**  
REVISED 3/24/2021

2ND FLOOR BED ROOM AND BATH	317 SF
FLOOR TOTAL	317 SF

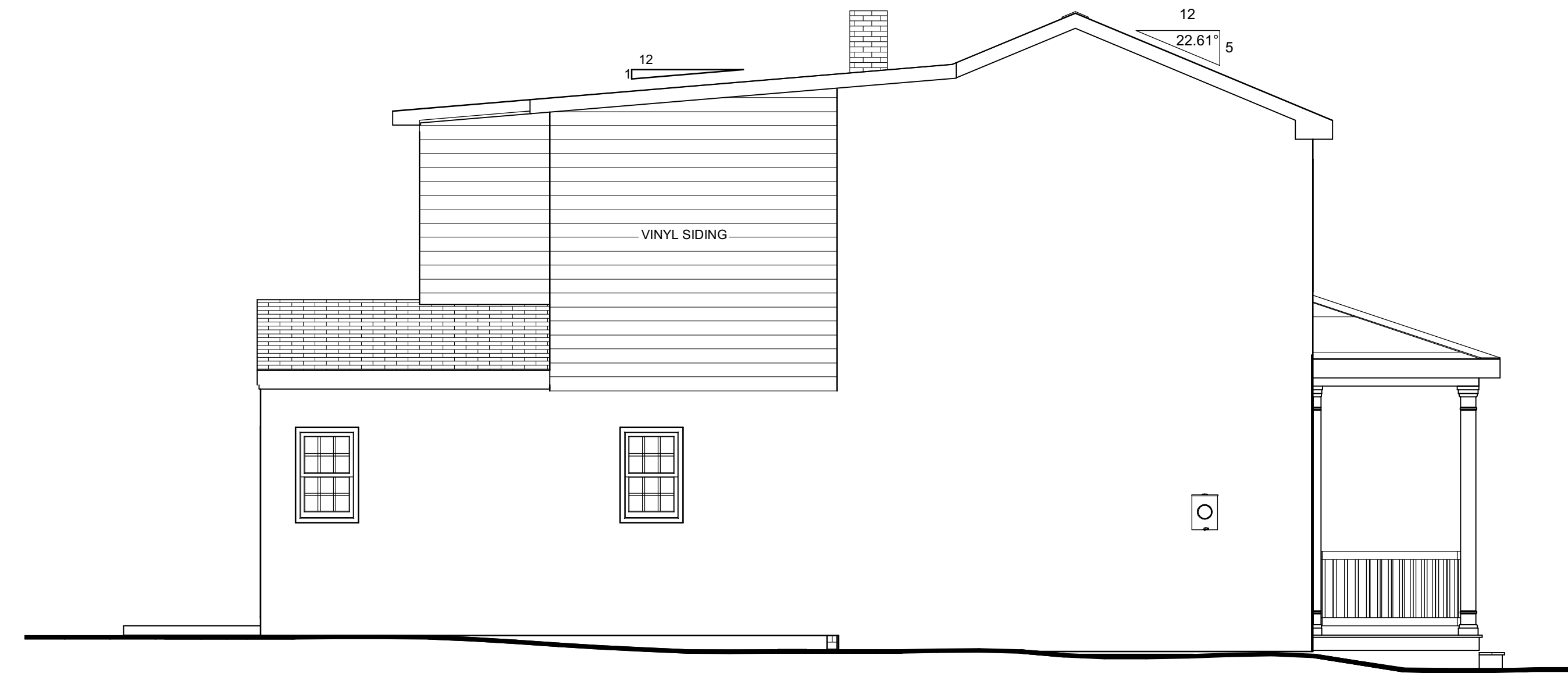
DATE: 3/24/2021  
SCALE: 1/4" = 1"  
BY: K.A.L.  
PLAN #: 29005

**PROJECT INFORMATION**  
PAGE 1 of 5





**RIGHT ELEVATION**  
SCALE = 1/4 in = 1 ft



**LEFT ELEVATION**  
SCALE = 1/4 in = 1 ft



**REAR ELEVATION**  
SCALE = 1/4 in = 1 ft

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**SQUARE FOOTAGE**  
REVISED 3/24/2021

2ND FLOOR BED ROOM AND BATH	317 SF
<b>FLOOR TOTAL</b>	<b>317 SF</b>

THIS PLAN WAS REVIEWED BY THE UNDERSIGNED AND PREPARED BY OTHERS. I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS MEET THE INTENT OF CURRENT APPLICABLE CODES AND STANDARDS IN EFFECT AS OF THE DATE OF THIS STAMP.

*Charles E. Townes*  
CHARLES E. TOWNES  
Lic. No. 10478  
PROFESSIONAL ENGINEER

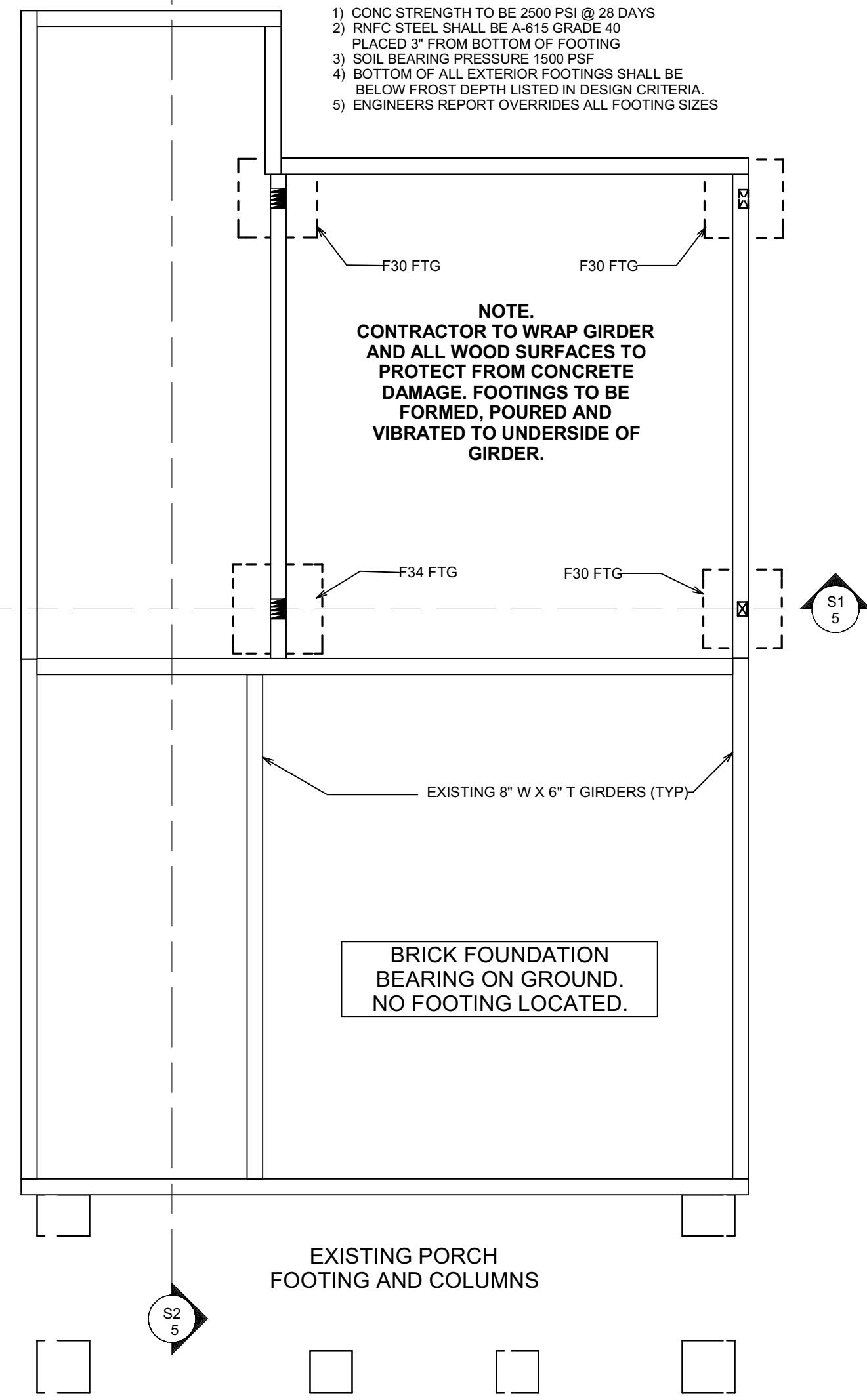
DATE: 3/24/2021  
SCALE: 1/4" = 1'  
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ELEVATIONS

FOOTING SCHEDULE			
LABEL	LOAD CAPACITY	FOOTING SIZE	REINFORCING
F12	1500#	12x12"x10"	NONE
F16	2600#	16x16"x10"	#4 @ 10" EW
F24	6000#	24"x24"x10"	#4 @ 8" EW
F30	9300#	30"x30"x10"	#4 @ 7" EW
F34	10000#	34"x34"x12"	#4 @ 7" EW
F36	12000#	36"x36"x12"	#4 @ 7" EW
F42	16000#	42"x42"x12"	#4 @ 7" EW

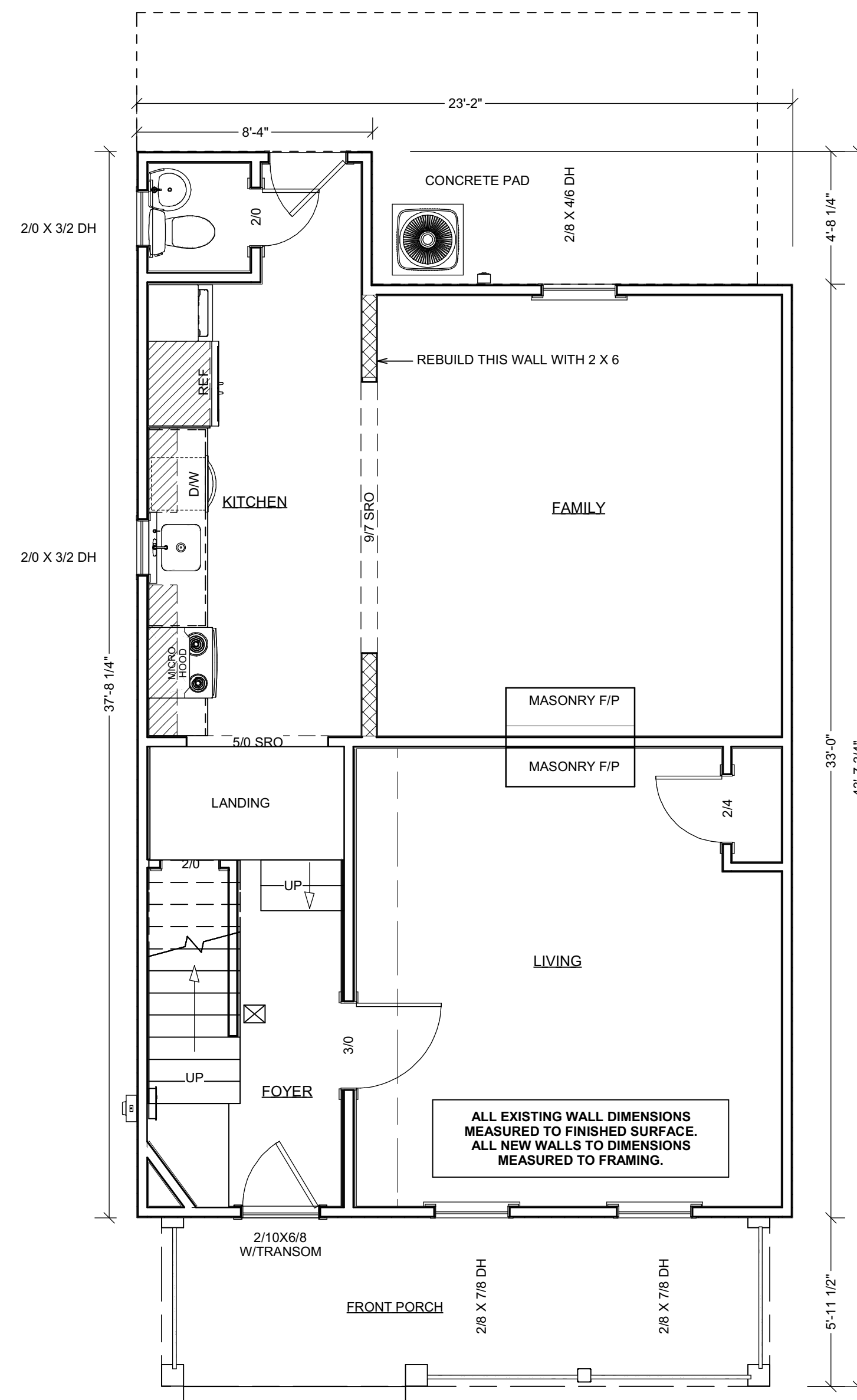
- NOTES:
- 1) CONC STRENGTH TO BE 2500 PSI @ 28 DAYS
  - 2) REINFC STEEL SHALL BE A-615 GRADE 40 PLACED 3" FROM BOTTOM OF FOOTING
  - 3) SOIL BEARING PRESSURE 1500 PSF
  - 4) BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE BELOW FROST DEPTH LISTED IN DESIGN CRITERIA.
  - 5) ENGINEERS REPORT OVERRIDES ALL FOOTING SIZES

NOTE.  
CONTRACTOR TO WRAP GIRDER AND ALL WOOD SURFACES TO PROTECT FROM CONCRETE DAMAGE. FOOTINGS TO BE FORMED, POURED AND VIBRATED TO UNDERSIDE OF GIRDER.



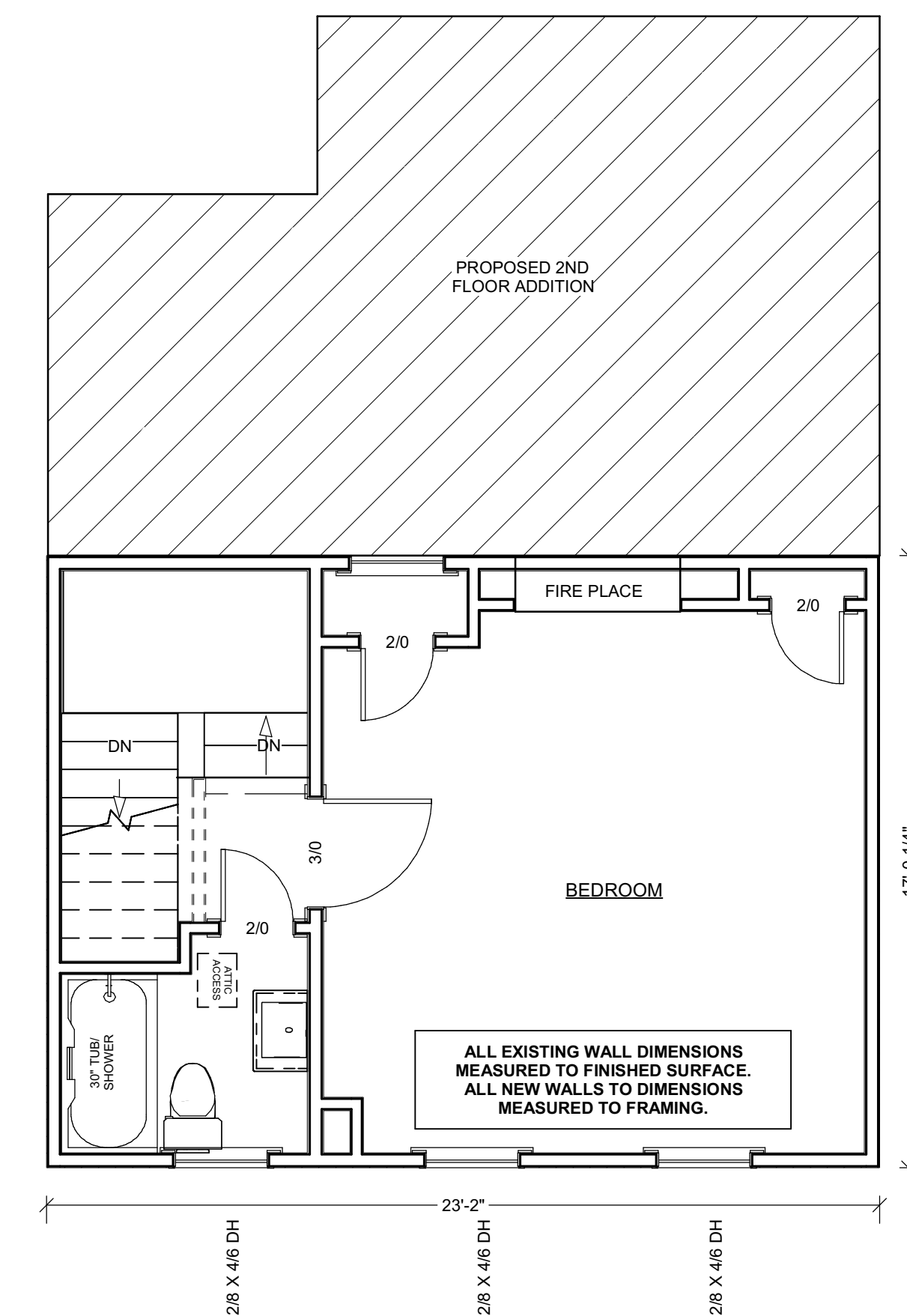
EXISTING FOUNDATION SHOWING NEW FOOTING AND POST LAYOUT

SCALE = 1/4 in = 1 ft



EXISTING 1ST FLOOR PLAN

SCALE = 1/4 in = 1 ft



EXISTING 2ND FLOOR PLAN SHOWING PROPOSED ADDITION LOCATIONS

SCALE = 1/4 in = 1 ft

THIS PLAN WAS REVIEWED BY THE UNDERSIGNED AND PREPARED BY OTHERS. I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS MEET THE INTENT OF CURRENT APPLICABLE CODES AND STANDARDS IN EFFECT AS OF THE DATE OF THIS STAMP.

CHARLES E. TOWNES  
 Lic. No. 10478  
 PROFESSIONAL ENGINEER

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PROJECT DESCRIPTION  
 REAR SECOND FLOOR ROOM ADDITION  
 REMODEL 1ST AND 2ND FLOORS

PERMIT PLAN  
 RELEASED FOR CONSTRUCTION

SQUARE FOOTAGE  
 REVISED 3/24/2021

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FLOOR TOTAL	317 SF

DATE: 3/24/2021  
 SCALE: 1/4" = 1'  
 BY: K.A.L.  
 PLAN #: 29005

EXISTING FOUNDATION 1ST FLOOR AND 2ND FLOOR PLANS

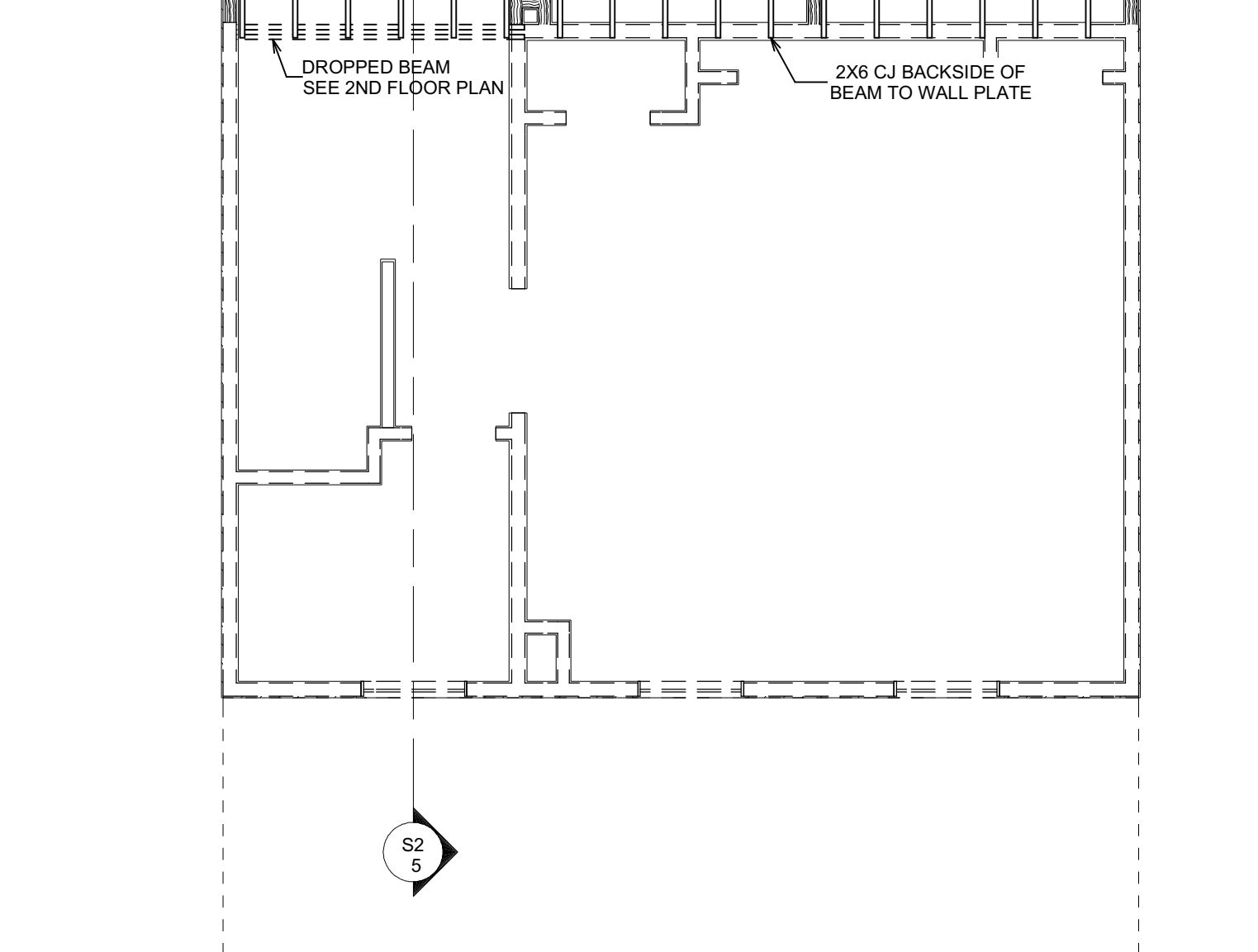
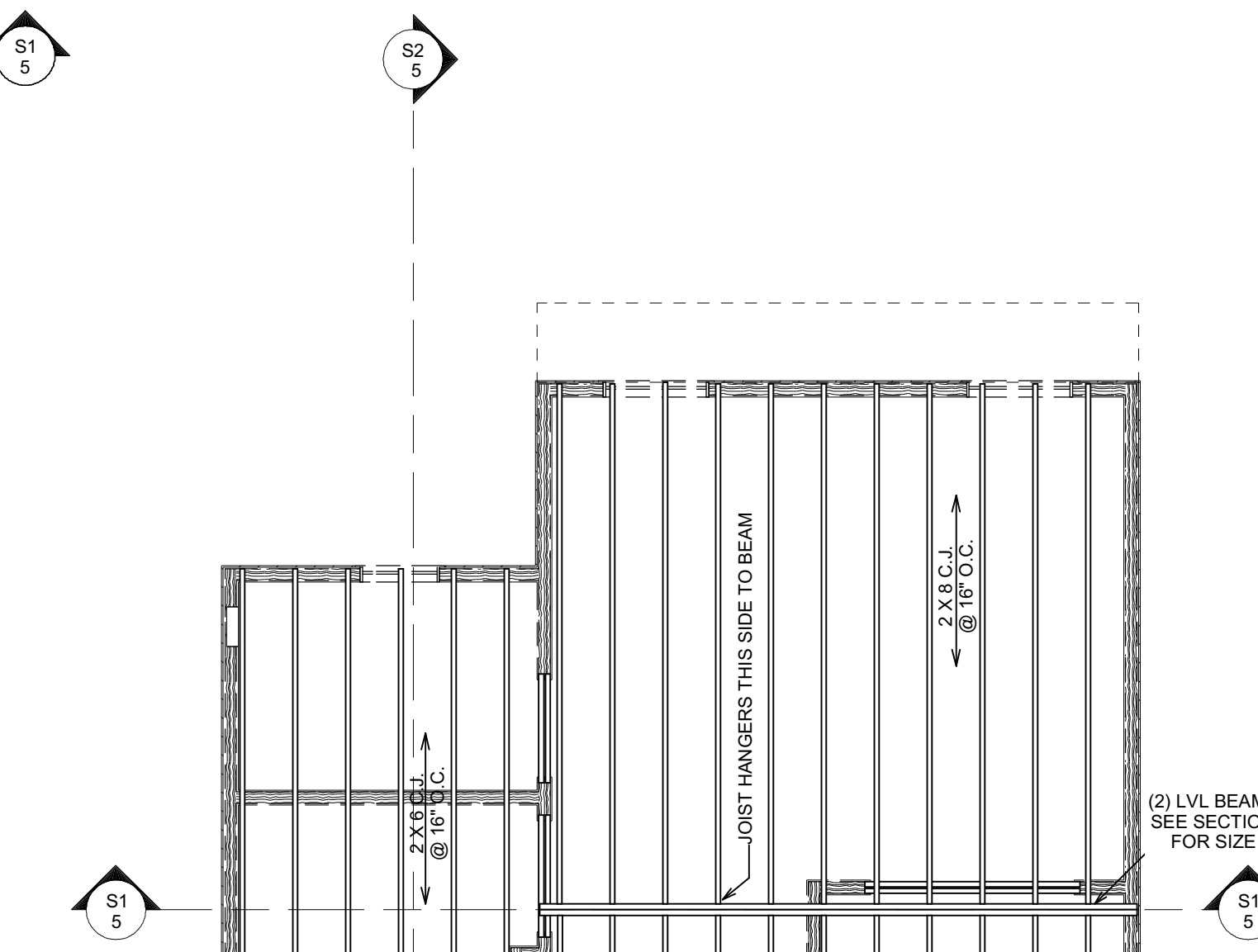
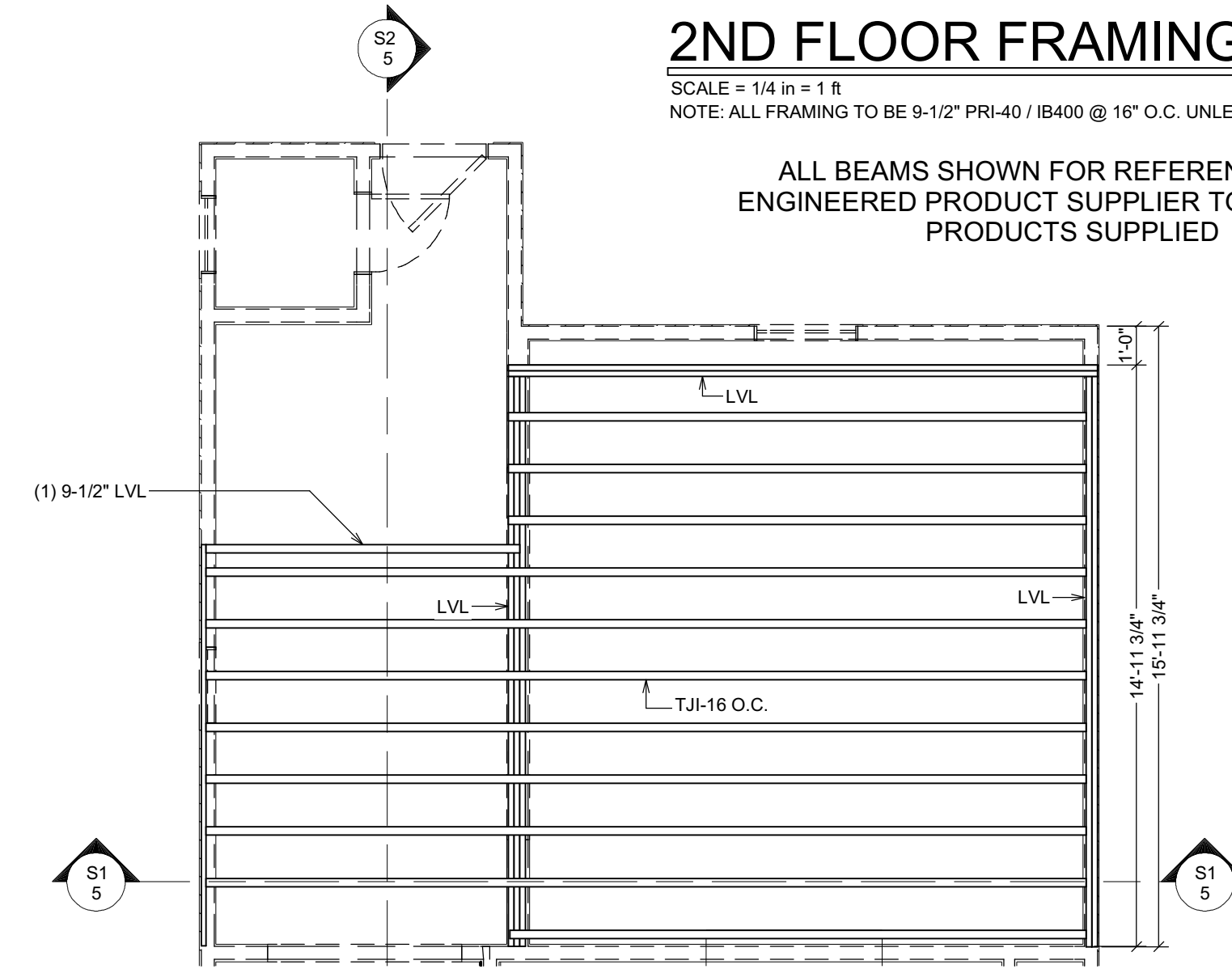


ENGINEERED PRODUCT SUPPLIER TO SUPPLY FRAMING LAYOUTS & DETAILS FOR ALL PRODUCTS SUPPLIED. INCLUDING CONCRETE PORCH TO BAND DETAILS

### 2ND FLOOR FRAMING GUIDE

SCALE = 1/4 in = 1 ft  
NOTE: ALL FRAMING TO BE 9-12" PRI-40 / I#400 @ 16" O.C. UNLESS NOTED OTHERWISE

ALL BEAMS SHOWN FOR REFERENCE ONLY. ENGINEERED PRODUCT SUPPLIER TO VERIFY ALL PRODUCTS SUPPLIED

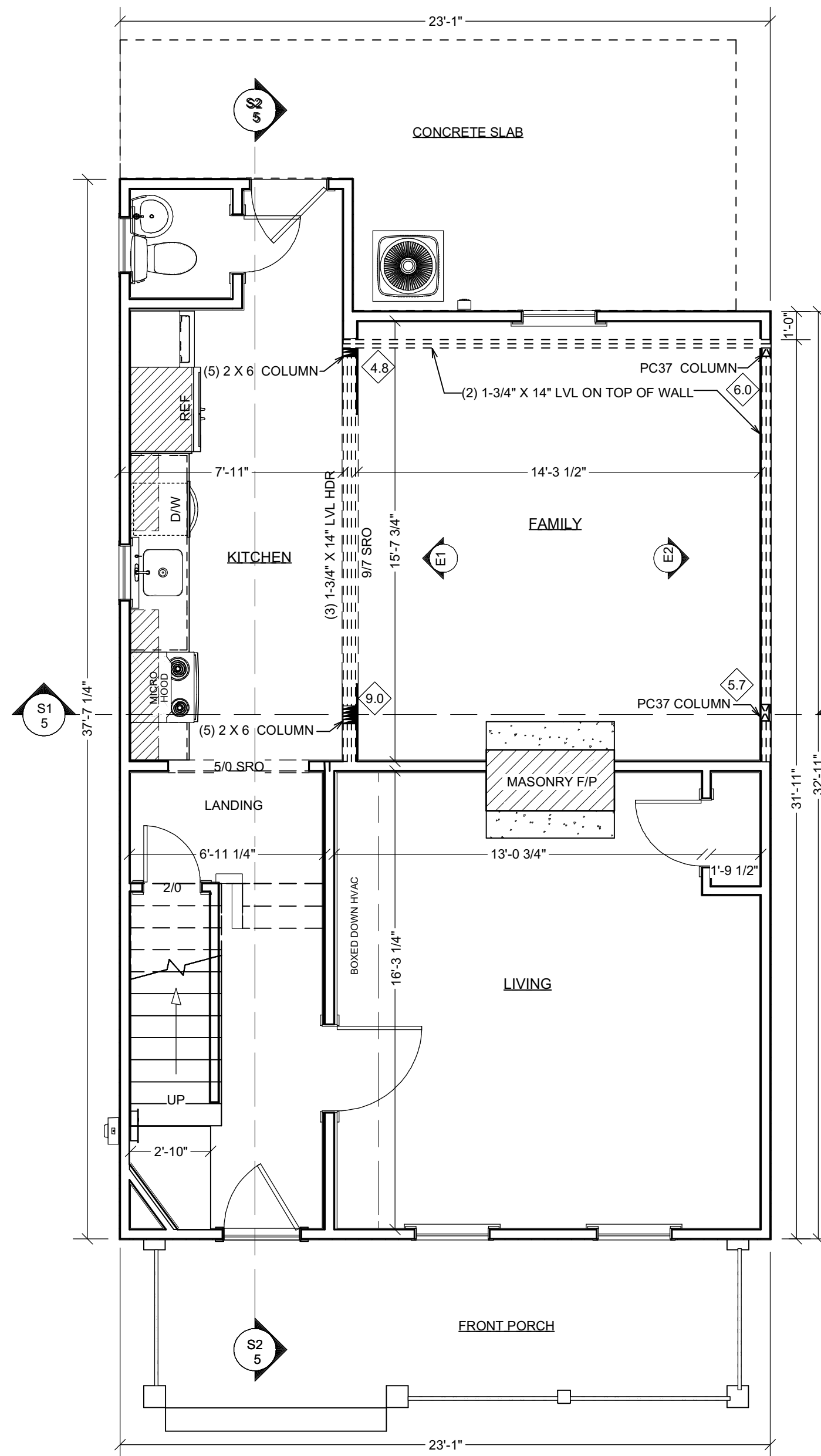


### CEILING JOIST FRAMING PLAN

SCALE = 1/4 in = 1 ft  
NOTE: ALL FRAMING TO BE 2 X 8 @ 16" O.C. UNLESS NOTED OTHERWISE

### ROOF FRAMING PLAN

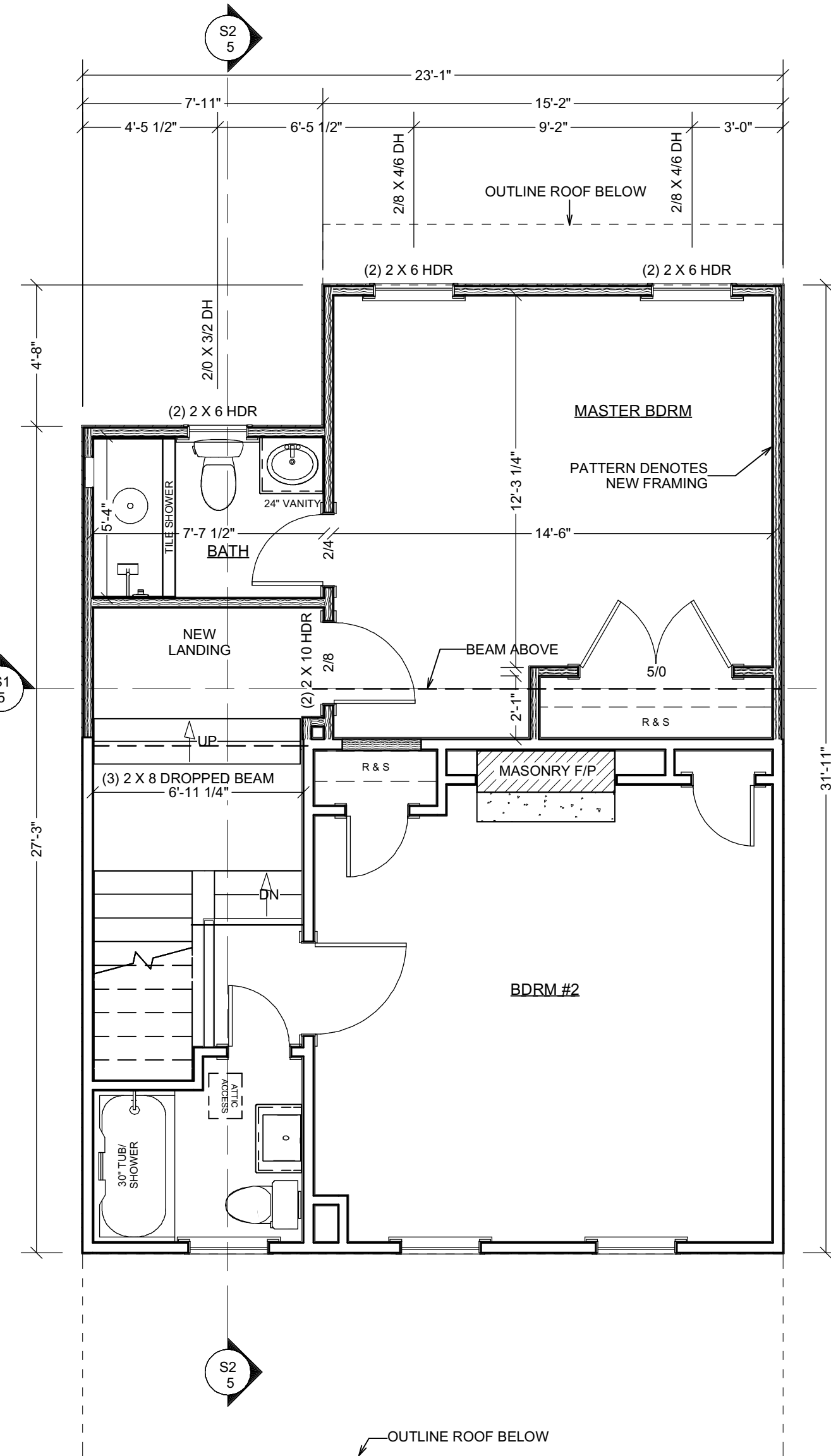
SCALE = 1/4 in = 1 ft  
NOTE: ALL FRAMING TO BE 2 X 10 @ 16" O.C. UNLESS NOTED OTHERWISE



### 1ST FLOOR PLAN

SCALE = 1/4 in = 1 ft

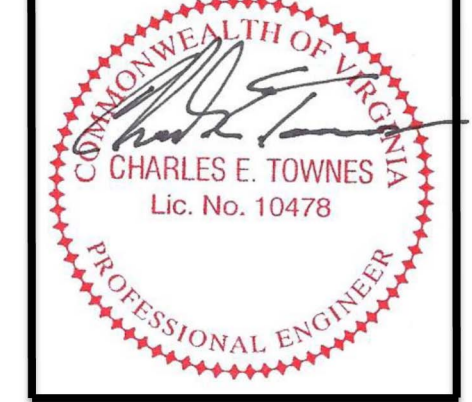
POST LEGEND	
	STUDS UNDER BEAM, BLOCK BELOW
	PT4 4X4 PRESSURE TREATED COLUMN
	PT6 6X6 PRESSURE TREATED COLUMN
	SP4 4X4 SP #2 COLUMN
	SP6 6X6 SP #2 COLUMN
	PC3 3-1/2" X 3-1/2" PSL COLUMN 1.8E
	PC35 3-1/2" X 5-1/4" PSL COLUMN 1.8E
	PC37 3-1/2" X 7" PSL COLUMN 1.8E



### 2ND FLOOR PLAN

SCALE = 1/4 in = 1 ft

THIS PLAN WAS REVIEWED BY THE UNDERSIGNED AND PREPARED BY OTHERS. I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS MEET THE INTENT OF CURRENT APPLICABLE CODES AND STANDARDS IN EFFECT AS OF THE DATE OF THIS STAMP.



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**WEST END PROPERTIES**  
812 JESSAMINE ST.  
RICHMOND, VA. 23233

**PROJECT DESCRIPTION**  
REAR SECOND FLOOR ROOM ADDITION  
REMODEL 1ST AND 2ND FLOORS

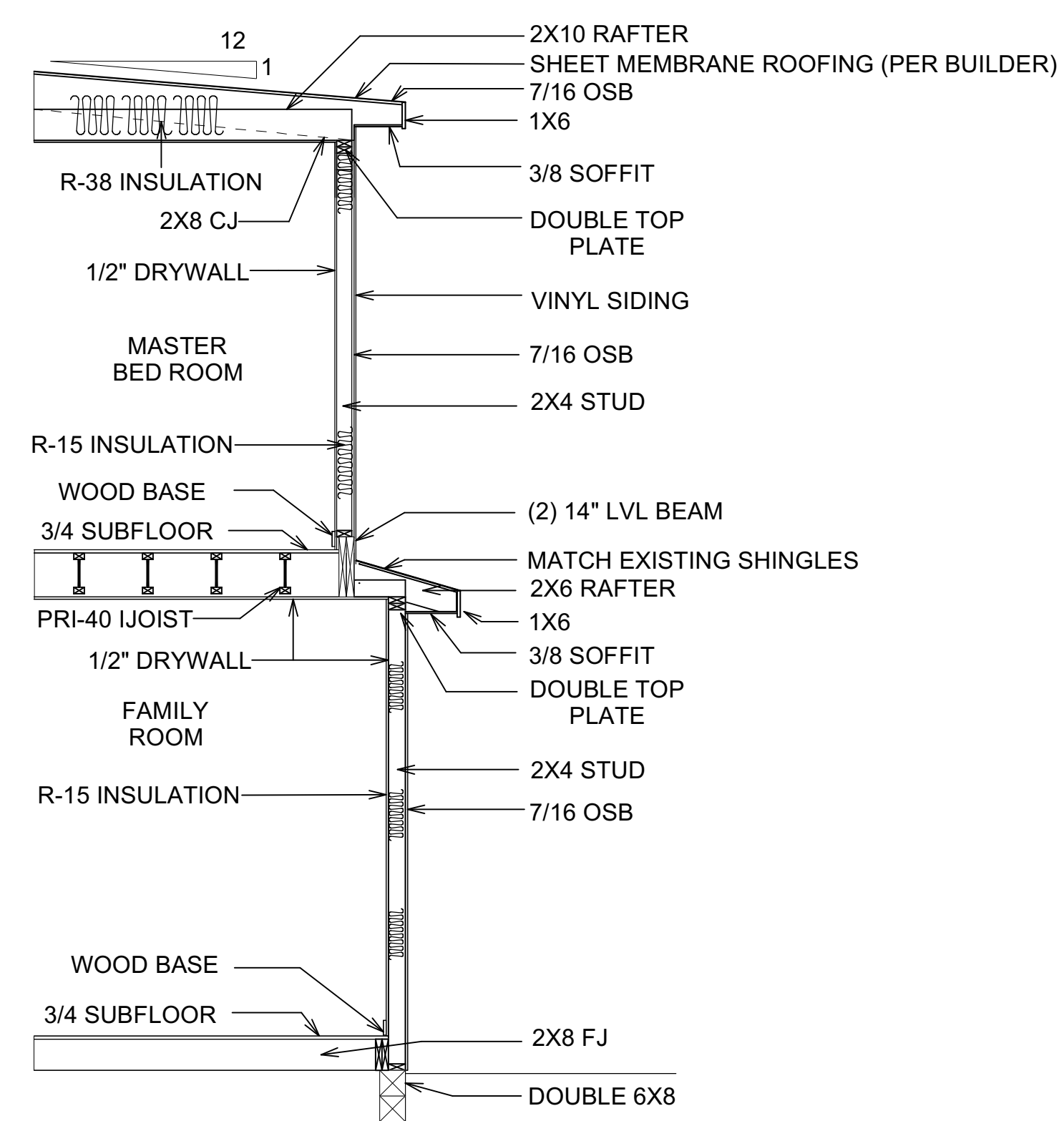
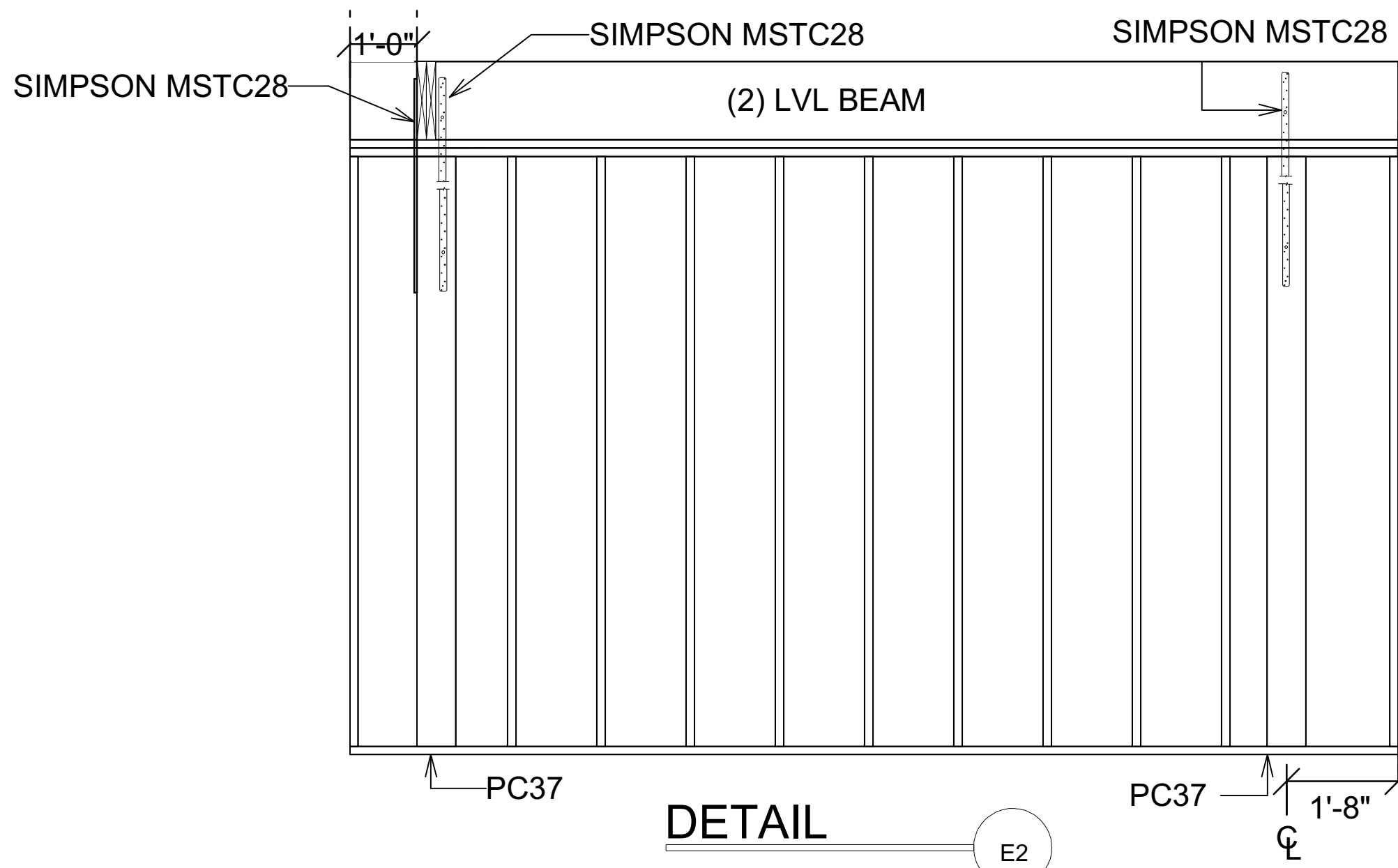
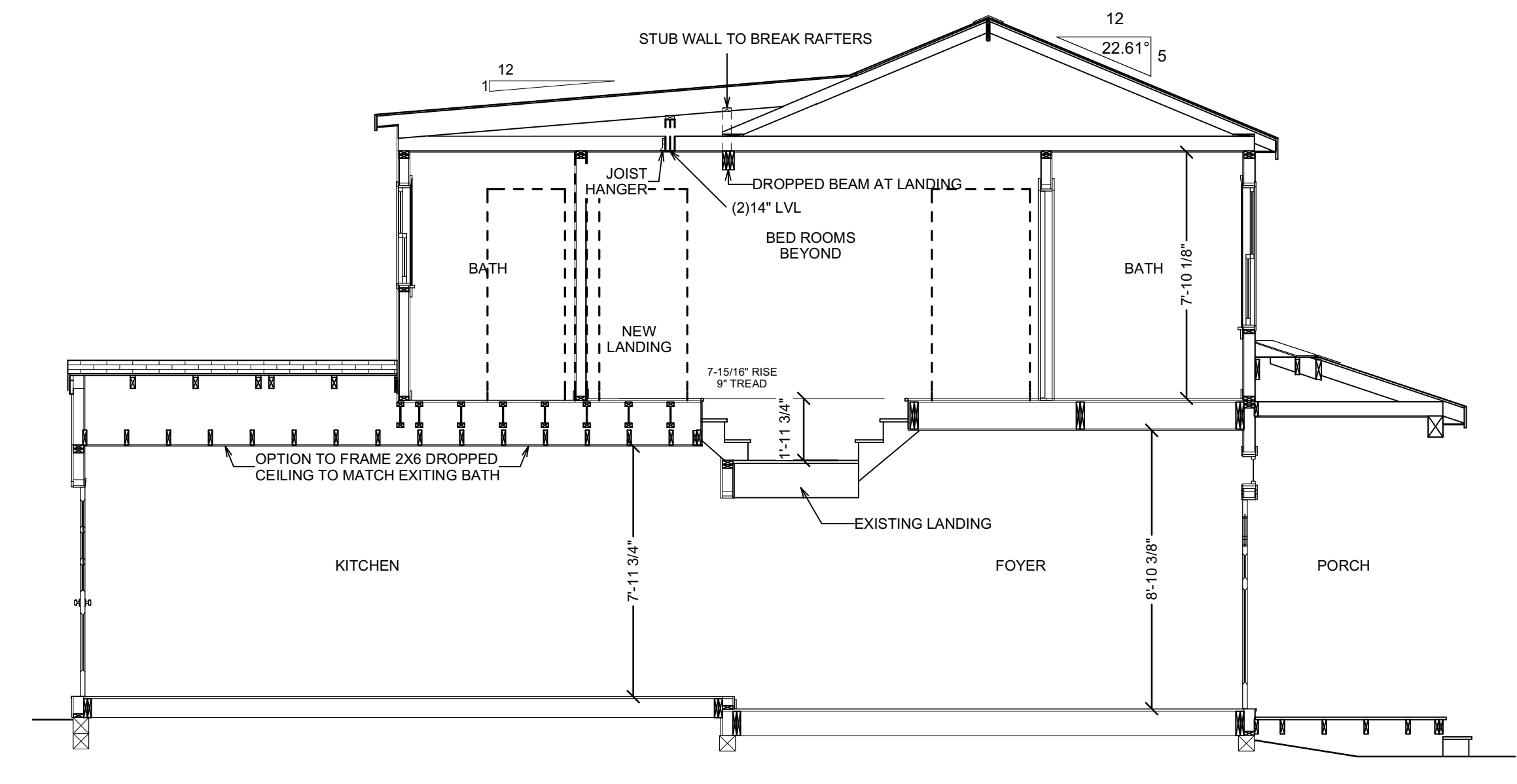
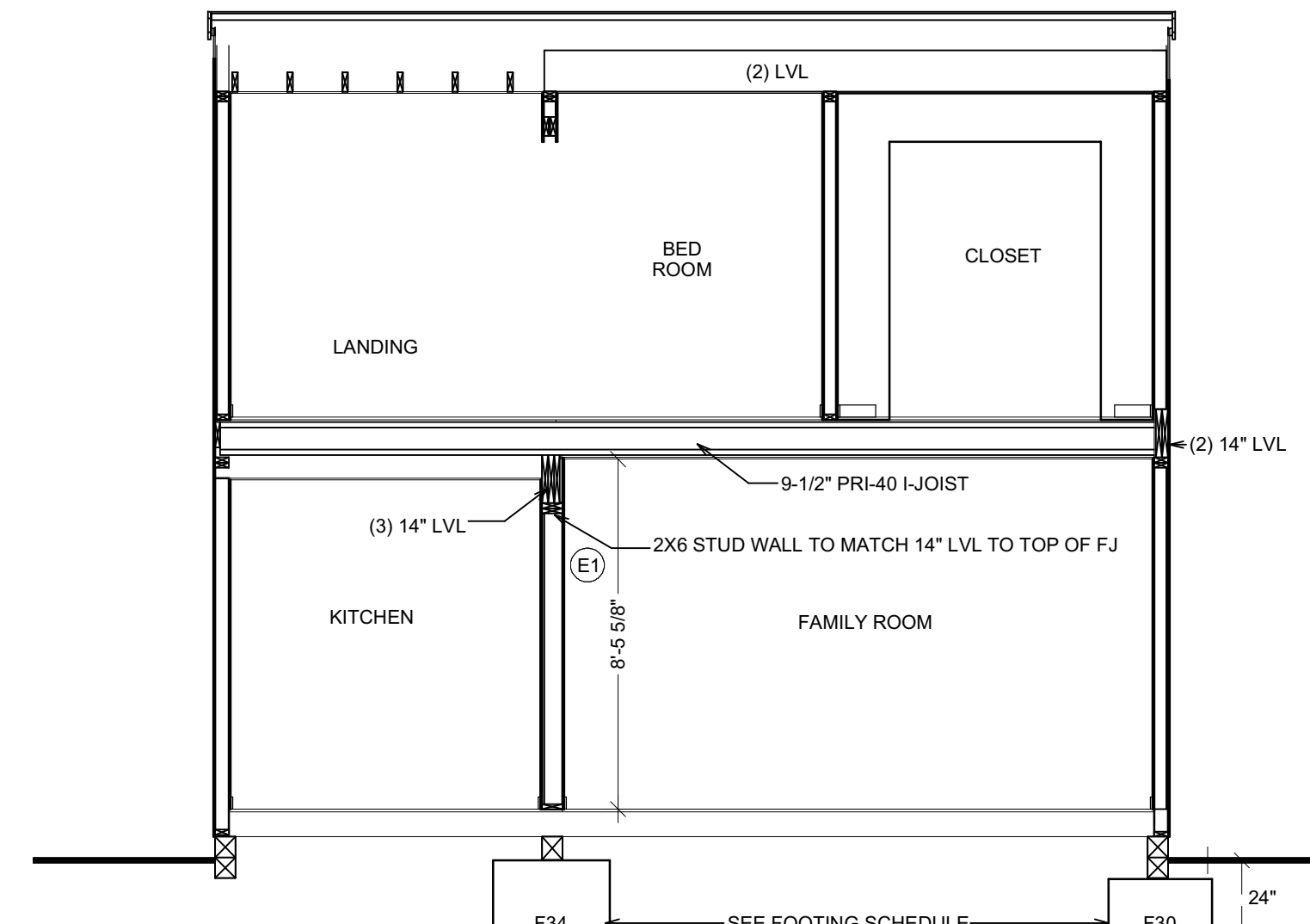
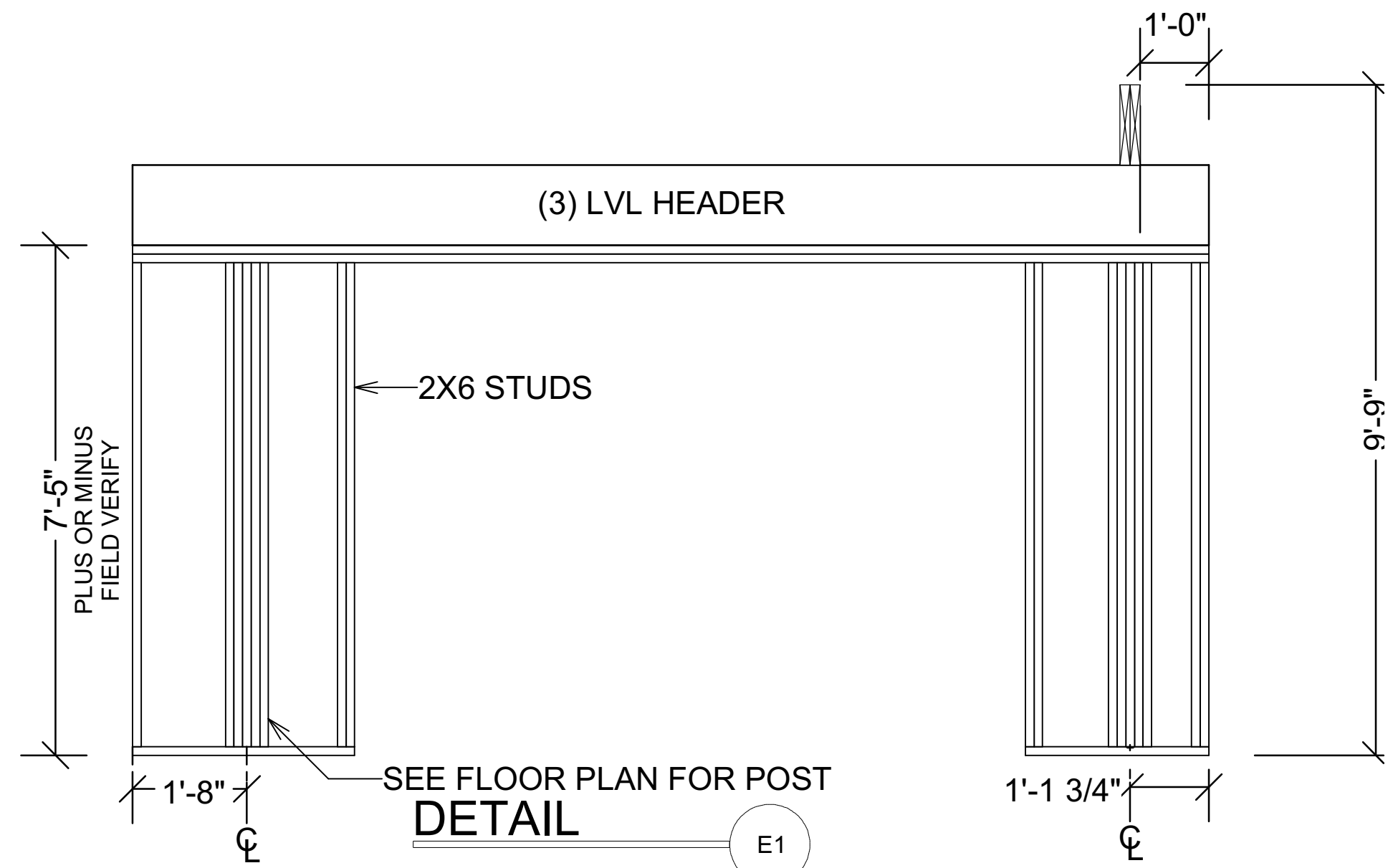
**PERMIT PLAN**  
RELEASED FOR CONSTRUCTION

SQUARE FOOTAGE	
REVISED 3/24/2021	
2ND FLOOR BED ROOM AND BATH	317 SF
FLOOR TOTAL	317 SF

DATE: 3/24/2021  
SCALE: 1/4" = 1'  
BY: K.A.L.  
PLAN #: 29005

1ST & 2ND FLOOR PLAN ADDITION WITH FLOOR AND ROOF FRAMING





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**WEST END PROPERTIES**  
 812 JESSAMINE ST.  
 RICHMOND, VA. 23233

**PROJECT DESCRIPTION**  
 REAR SECOND FLOOR ROOM ADDITION  
 REMODEL 1ST AND 2ND FLOORS

**PERMIT PLAN**  
 RELEASED FOR CONSTRUCTION

**SQUARE FOOTAGE**  
 REVISED 3/24/2021

2ND FLOOR BED ROOM AND BATH	317 SF
<b>FLOOR TOTAL</b>	<b>317 SF</b>

DATE: 3/24/2021  
 SCALE: 1/4" = 1'  
 BY: K.A.L.  
 PLAN #: 29005

**SECTIONS**

PAGE 5 of 5

