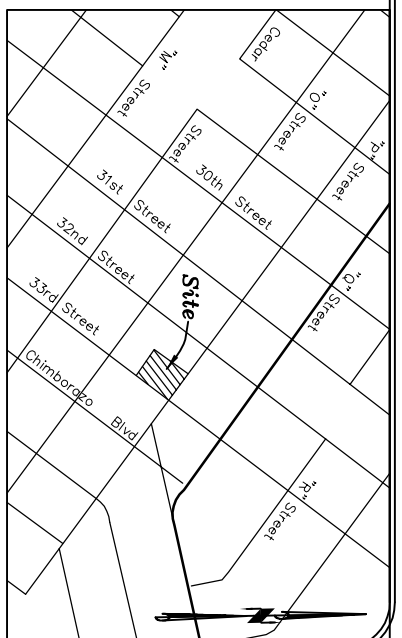
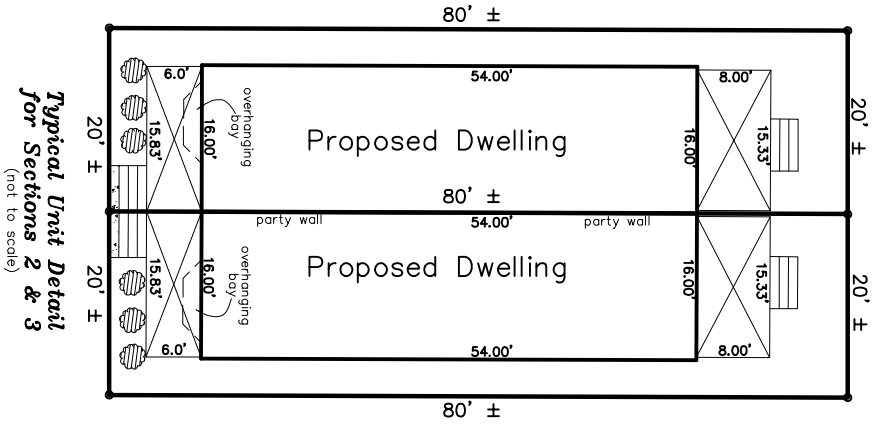
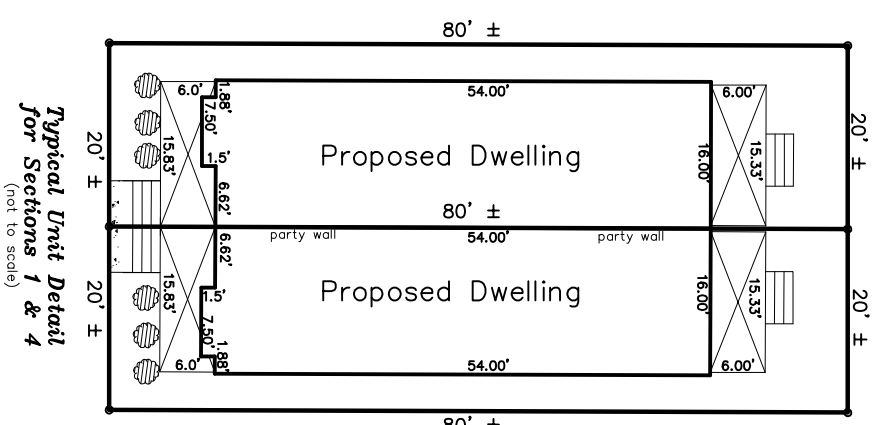
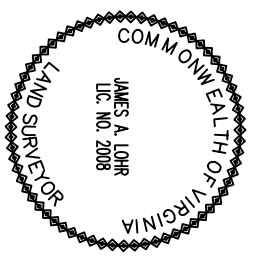


"P" STREET



Approvals

- existing tree
 - proposed Azalea (or other from Approved Species List)
 - proposed large species (to be chosen from Approved Species List)
 - supercan locations (appropriate structural screening & hardscape to be provided)
 - 3' x 6' bicycle storage (hardscape to be provided, see line 26 of General Notes)
- Note: Proposed trees to be installed shall be a minimum 1.5" caliper. Species to be chosen from the Approved Species List with the City of Richmond.



This is to certify that on 03/07/18 I made an accurate field survey of the above described property and that the improvements and easements shown or visible are shown hereon, that there are no encroachments by improvements shown from adjoining premises or from subject premises shown hereon, and that the same are shown as shown hereon. **PLAY WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.**

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290042D, effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is **NOT** in a Special Flood Hazard Area.

CONCEPTUAL DRAWING OF
North Church Hill
City of Richmond, Virginia

SCALE: 1"=20'
DATE: 12/07/18
REVISED: 04/12/19
PROJECT NO.: 1000-18
DRAWN: T.C.J.
CHECKED: J.M.L.
SHEET 2 of 2

Edwards, Krelz, Lohr & Associates, PLLC
Land Surveyors-Planners
Virginia-North Carolina
4914 Radford Avenue, Suite 206
Richmond, Virginia, 23230
Phone (804) 673-9666
Fax (804) 673-9990

P STREET DEVELOPMENT

NORTH CHURCH HILL CORNER - RICHMOND, VA



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DATE: 10-21-18
DESCRIPTION: 100% COMPLETE

SYMBOL LEGEND	
	COLUMN TAG
	BEAM TAG
	FOOTING TAG
	STAIR TAG
	POINT LOAD
	DETAIL TAG
	SECTION CUT PLANE
	SECTION TAG



PENN & CO.

P.O. BOX 4481
FAIRFAX, VA 22038

Phone: (703) 675-4592

BUILDING CODE:
PROJECT SHALL CONFORM TO THE 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE

CITY OF RICHMOND APPLICABLE DOCUMENTS/PERMITS:
COMMISSION OF ARCHITECTURAL REVIEW PROJECT NUMBER:

RICHMOND CITY ORDINANCE:
SETBACKS:
DESIGNED FRONT YARD: 10'
DESIGNED SIDE YARDS: 3'
DESIGNED REAR YARD: 15'
DESIGNED HEIGHT: 2 STORIES, 26'±

LOT SIZE & COVERAGE:
LOT AREAS: 1,610 S.F.
DESIGNED COVERAGE: 920 S.F. EACH
COVERAGE: 57%



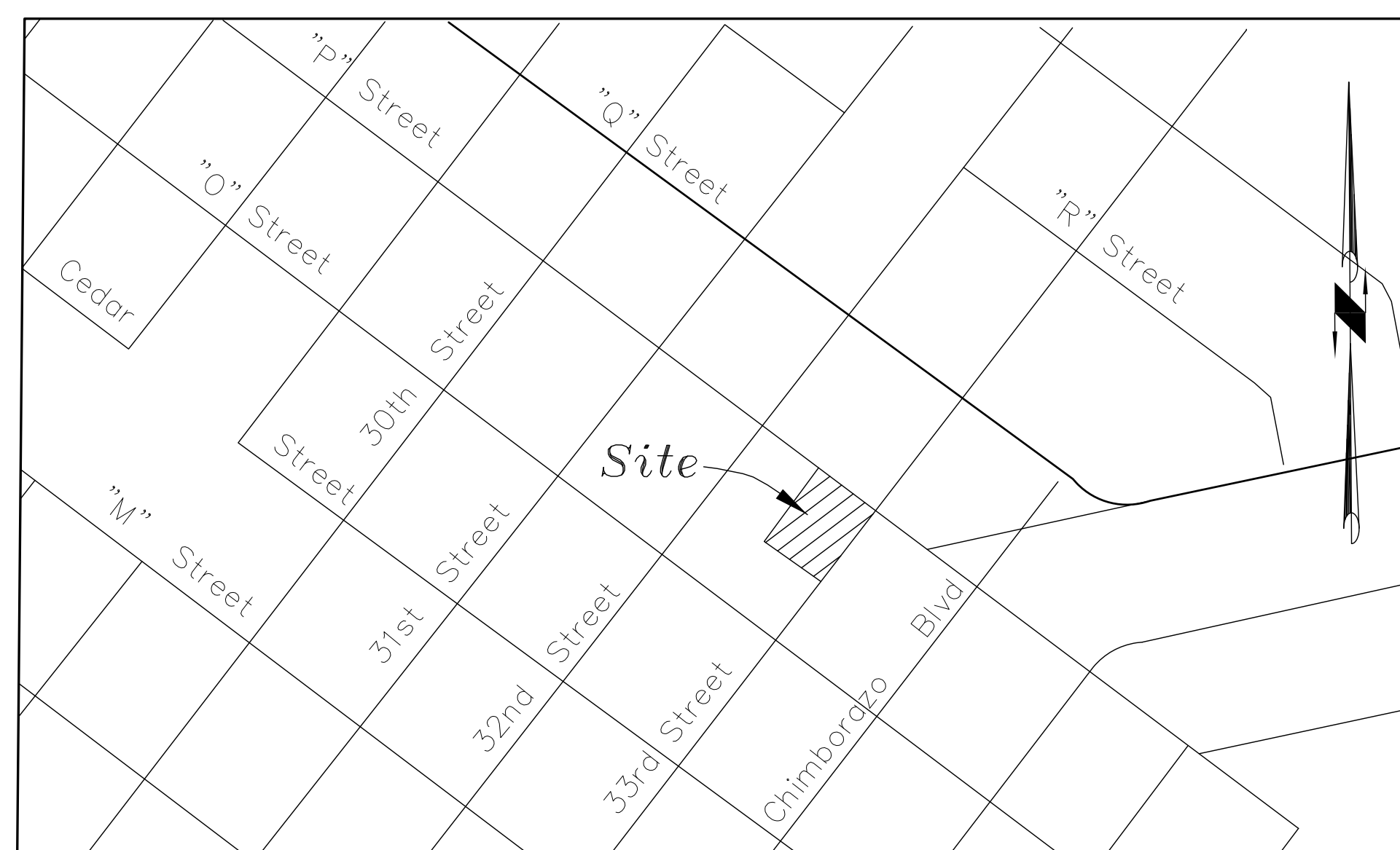
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ASHBURN, VA 20148
(703) 675-4592 PHONE

STRUCTURAL ENGINEER INFO

SHEET INDEX	
PAGE NUMBER	DESCRIPTION
C-001	COVER SHEET
C-002	CONSTRUCTION SURVEY PLAT
A-101	FOUNDATION AND FIRST FLOOR PLAN - SECTIONS 1 AND 4
A-102	SECOND FLOOR AND ROOF PLAN - SECTIONS 1 AND 4
A-103	BUILDING SECTION - SECTIONS 1 AND 4
A-301	ALL VIEW ELEVATIONS - SECTIONS 1 AND 4
A-201	FOUNDATION AND FIRST FLOOR PLAN - SECTIONS 2 AND 3
A-202	SECOND FLOOR AND ROOF PLAN - SECTIONS 2 AND 3
A-203	BUILDING SECTION - SECTIONS 2 AND 3
A-401	ALL VIEW ELEVATIONS - SECTIONS 2 AND 3
A-501	SCHEDULES AND FIRE WALL INFORMATION
S-001	GENERAL NOTES
S-101	FIRST AND SECOND FLOOR FRAMING PLAN - SECTIONS 1 AND 4
S-102	ROOF FRAMING PLAN - SECTIONS 1 AND 4
S-103	FIRST AND SECOND FLOOR BRACED WALL PLAN - SECTIONS 1 AND 4
S-104	FIRST AND SECOND FLOOR FRAMING PLAN - SECTIONS 2 AND 3
S-105	ROOF FRAMING PLAN - SECTIONS 2 AND 3
S-106	FIRST AND SECOND FLOOR BRACED WALL PLAN - SECTIONS 2 AND 3
S-107	SECTIONS AND DETAILS

SQUARE FOOTAGE CALCULATIONS - SECTIONS 1 AND 4			
ELEVATION:	TRADITIONAL	AREA	UNFINISHED
AREA	FINISHED	FRONT PORCH/UNIT	90 SF
1ST FLOOR/UNIT	920 SF	REAR PORCH/UNIT	102 SF
2ND FLOOR/UNIT	920 SF	TOTAL/UNIT	192 SF
TOTAL/UNT	1,840 SF		

SQUARE FOOTAGE CALCULATIONS - SECTIONS 2 AND 3			
ELEVATION:	ITALIANATE	AREA	UNFINISHED
AREA	FINISHED	FRONT PORCH/UNIT	102 SF
1ST FLOOR/UNIT	910 SF	REAR PORCH/UNIT	102 SF
2ND FLOOR/UNIT	910 SF	TOTAL/UNIT	204 SF
TOTAL/UNT	1,820 SF		



VICINITY MAP



SECTIONS 1 AND 4



SECTIONS 2 AND 3



MATT JARREAU
(804) 762-8092 PHONE

INVESTOR REPRESENTATIVE

APPROVED

ACTIVITY

SATISFACTORY TO DATE

DES --- | DRW JRP3 | CHK JRP3

P STREET DEVELOPMENT PROJECT

CITY OF RICHMOND, VIRGINIA

FOUNDATION AND FIRST FLOOR PLAN - SECTIONS 1 AND 4

SCALE:
PROJECT NO.: 2016-25
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
C-001

DATE	10-21-18
DESCRIPTION	100% COMPLETE
APPROVED	

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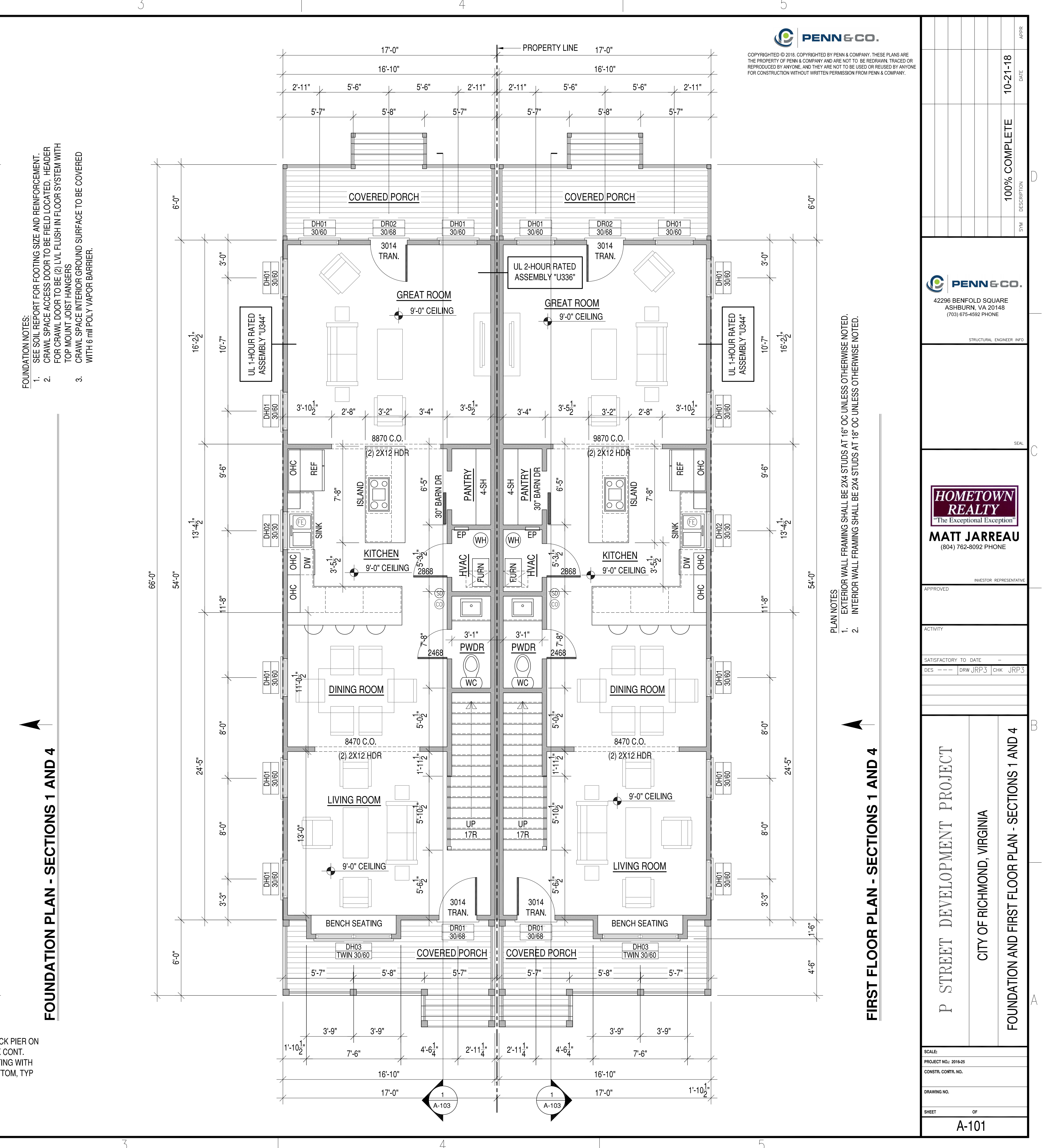
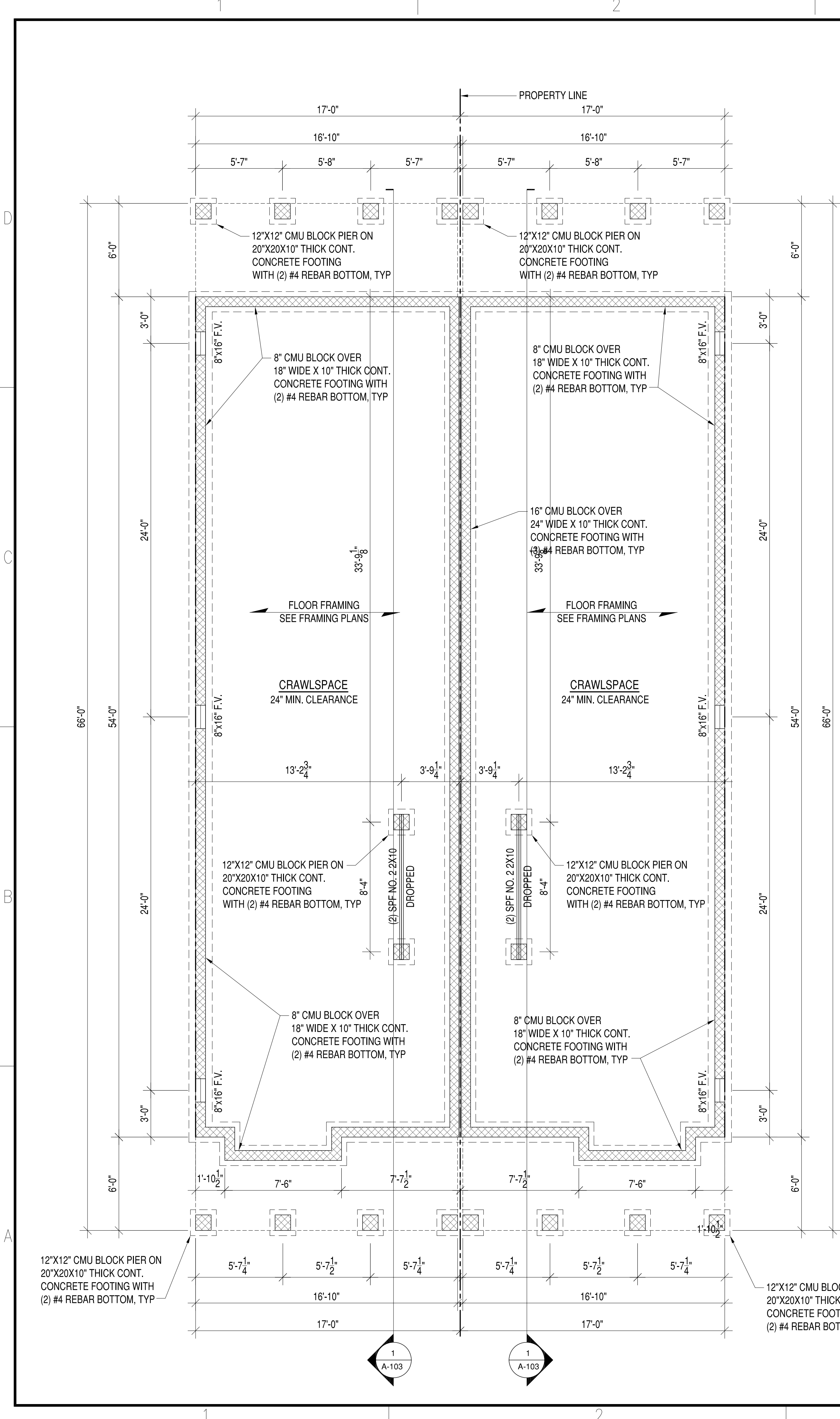
ACTIVITY

SATISFACTORY TO DATE

DES --- [DRW_JRP] CHK JRP

P STREET DEVELOPMENT PROJECT
 CITY OF RICHMOND, VIRGINIA
 FOUNDATION AND FIRST FLOOR PLAN - SECTIONS 1 AND 4

SCALE: PROJECT NO.: 2016-25
 CONSTR. CONTR. NO.
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A-101



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DESCRIPTION	100% COMPLETE
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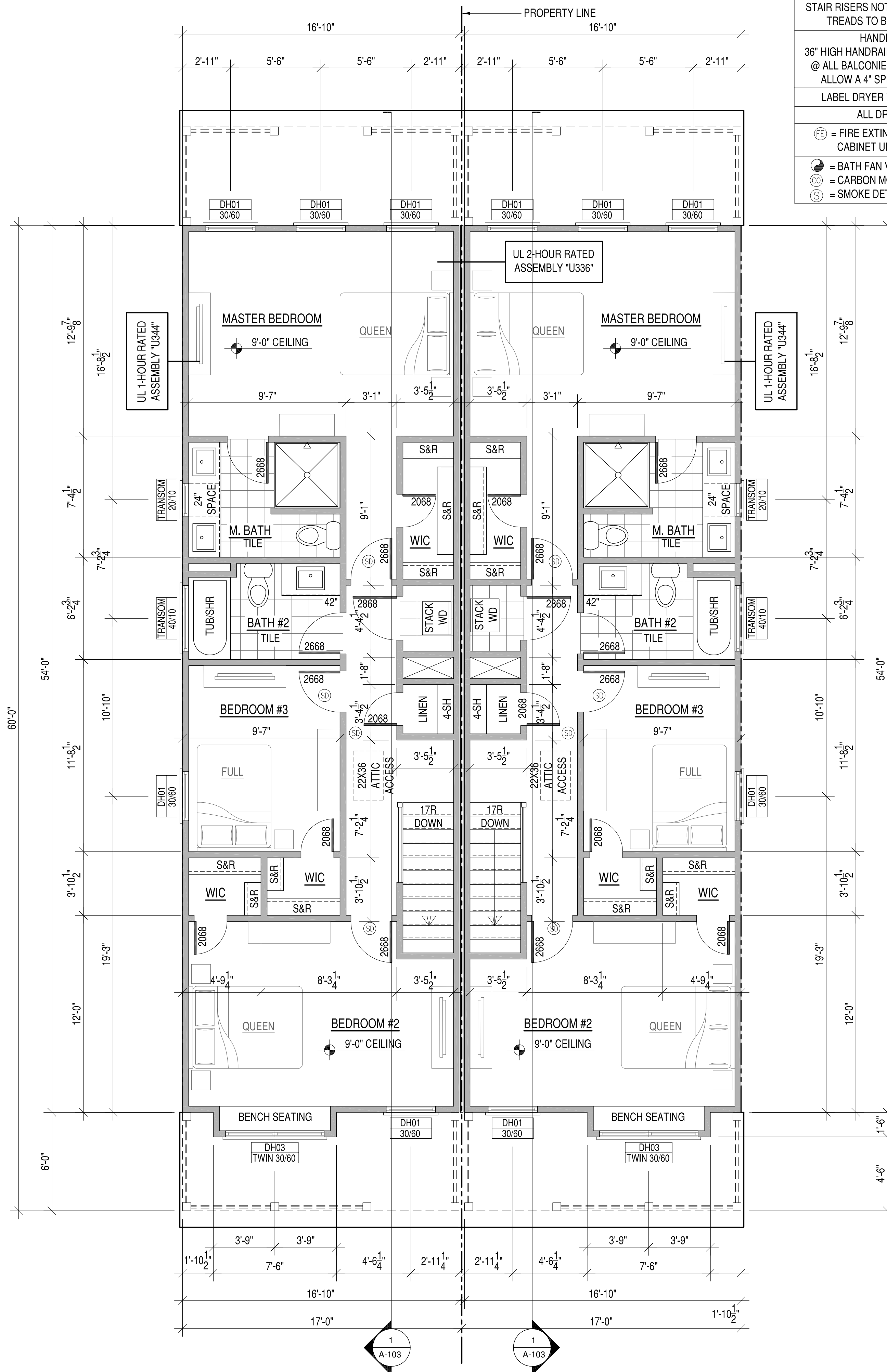
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 ACTIVITY
 SATISFACTORY TO DATE
 DES --- | DRW | JRP | CHK | JRP |

P STREET DEVELOPMENT PROJECT
 CITY OF RICHMOND, VIRGINIA
 SECOND FLOOR PLAN AND ROOF LINE - SECTION 1 AND 4

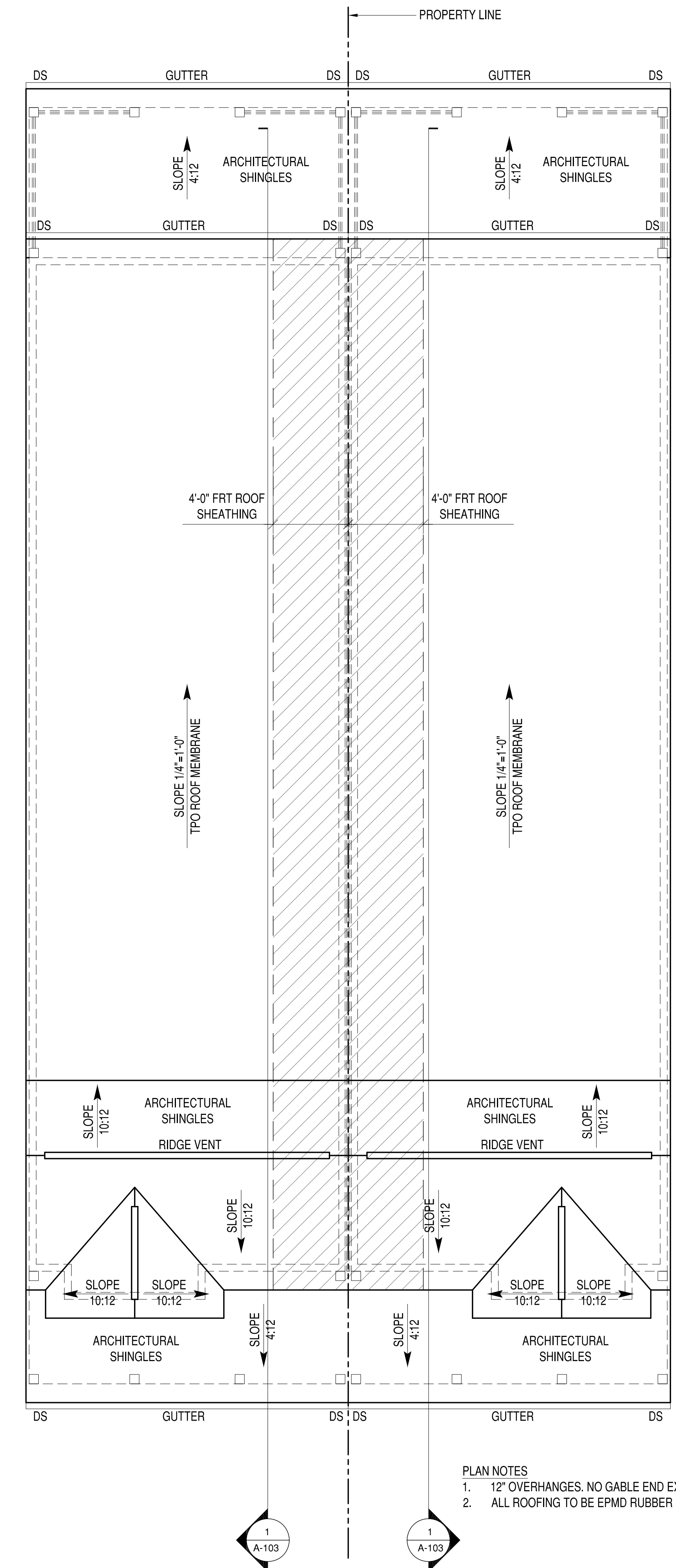
SCALE:
 PROJECT NO.: 2016-25
 CONSTR. CONTR. NO.
 DRAWING NO.
 SHEET OF
A-102



- 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"
- (FE) = FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK
 - (B) = BATH FAN VENTED TO EXTERIOR
 - (CD) = CARBON MONOXIDE DETECTOR
 - (S) = SMOKE DETECTOR

- PLAN NOTES
- EXTERIOR WALL FRAMING SHALL BE 2X4 STUDS AT 16" OC UNLESS OTHERWISE NOTED.
 - INTERIOR WALL FRAMING SHALL BE 2X4 STUDS AT 18" OC UNLESS OTHERWISE NOTED.

SECOND FLOOR PLAN - SECTIONS 1 AND 4



- PLAN NOTES
- 12" OVERHANGES. NO GABLE END EXTENSIONS, TYP.
 - ALL ROOFING TO BE EPMD RUBBER MEMBRANE, TYP

ROOF PLAN - SECTIONS 1 AND 4

DATE	10-21-18
DESCRIPTION	100% COMPLETE
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STRUCTURAL ENGINEER (P)
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SATISFACTORY TO DATE

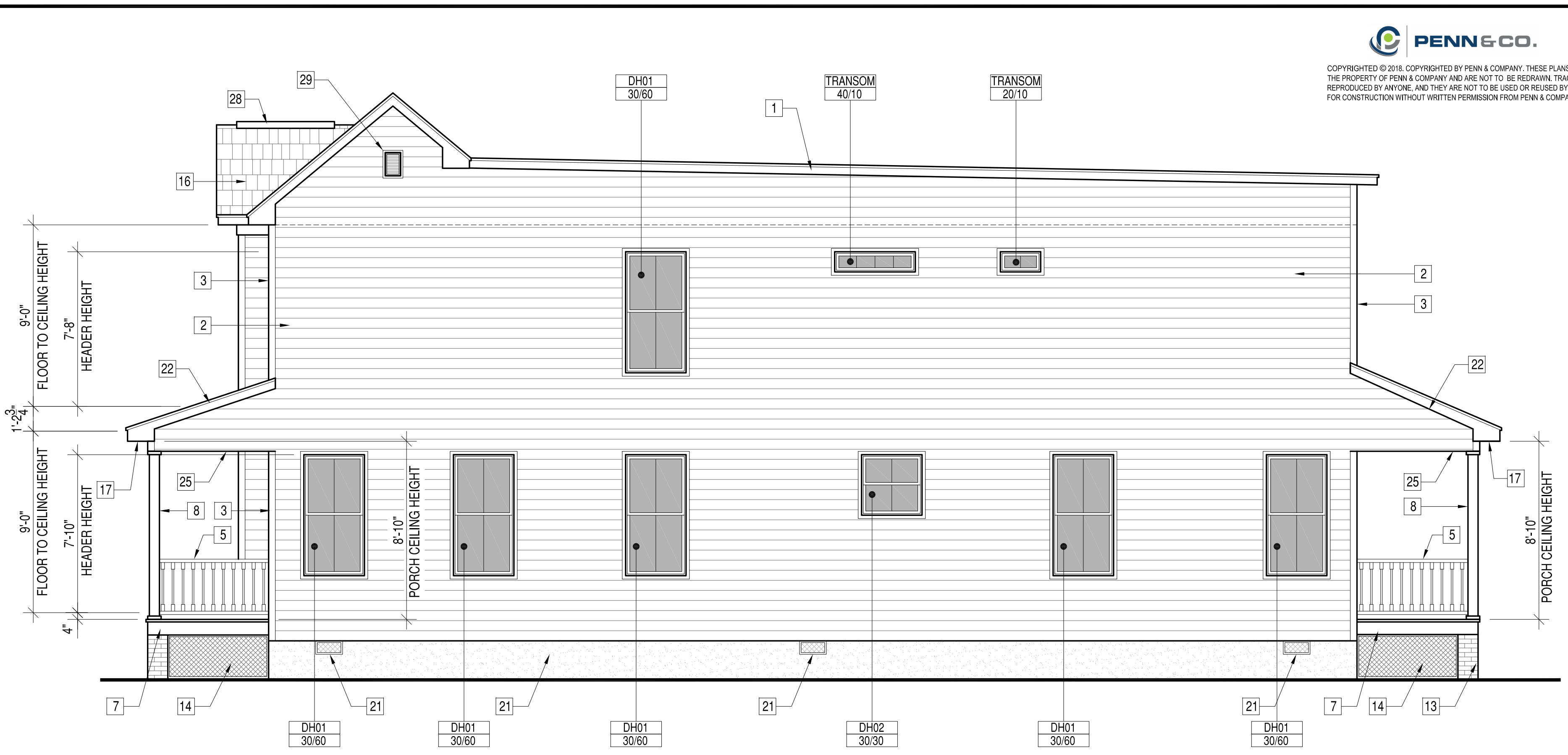
DES --- [DRW, JRP, S] CHK [JRP, S]

P STREET DEVELOPMENT PROJECT
 CITY OF RICHMOND, VIRGINIA
 ALL VIEW ELEVATIONS - SECTIONS 1 AND 4

SCALE:
 PROJECT NO.: 2016-25
 CONSTR. CONTR. NO.
 DRAWING NO.
 SHEET OF
A-301



FRONT ELEVATION - SECTIONS 1 AND 4

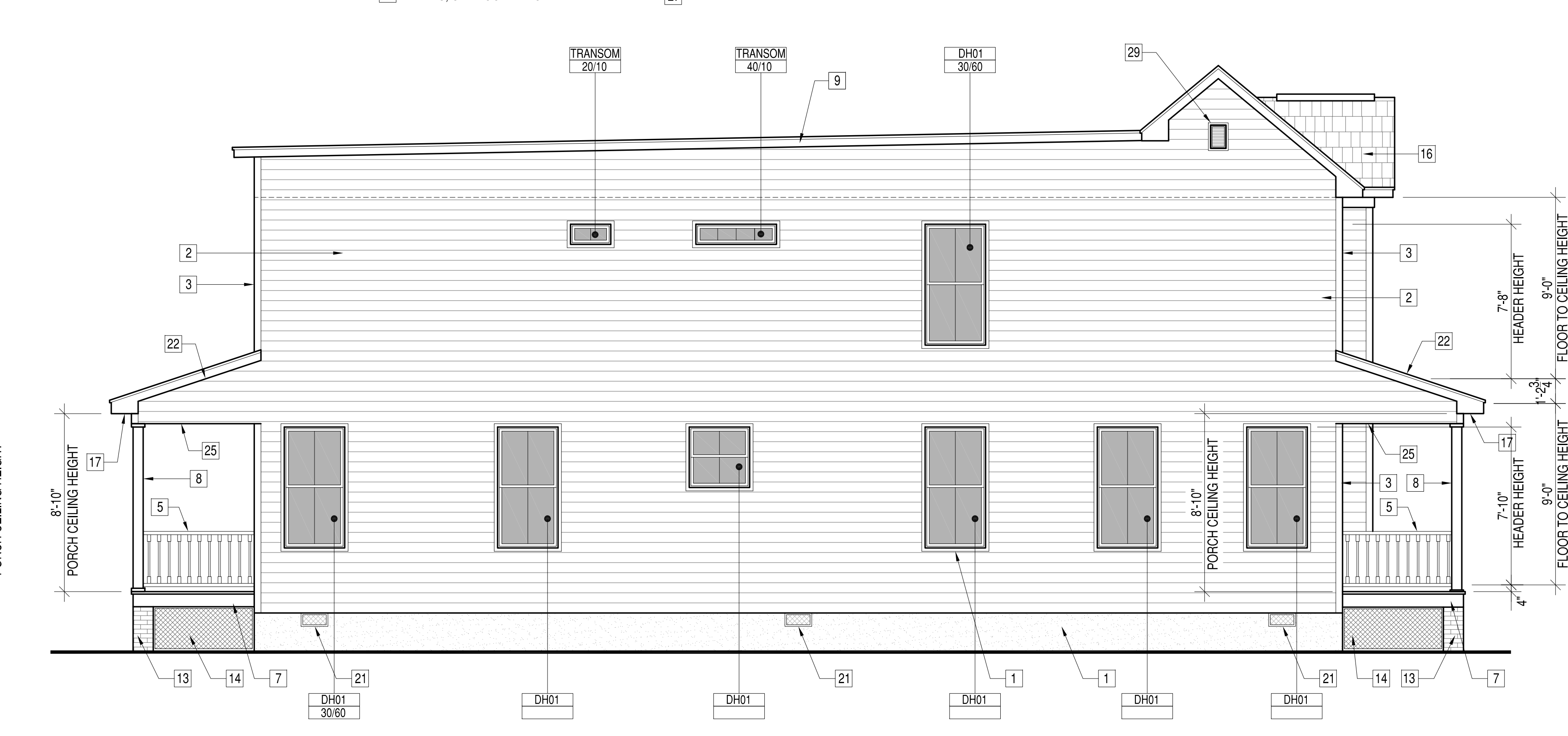


RIGHT ELEVATION - SECTIONS 1 AND 4

- | | | | | | | | | | | | |
|---|--|----|--|----|--|----|-----------------------------------|----|-------------------------------|----|--------------------------|
| 1 | PARGED FOUNDATION WALL, TYP. | 6 | WOOD FRAMED PORCH AND STEPS, PAINTED. | 11 | STEEL DOOR W/TRANSOM AND PAINTED MOULDING SURROUND | 16 | ARCHITECTURAL SHINGLES | 22 | 1X6 PAINTED RAKE BOARD | 28 | ROOFING RIDGE VENTS, TYP |
| 2 | 6" EXPOSURE FIBER CEMENT HORIZONTAL LAP SIDING, PAINT FINISH | 7 | T&G WOOD DECKING W/ PAINTED BUILT-UP TRIM AT PORCH BAND BOARD. | 12 | 60 MIL TPO ROOFING MEMBRANE | 17 | BEADED VINYL SOFFIT, TYP | 23 | 1X14 BACKER BOARD, PAINTED | 29 | 18"X24" GABLE VENT, TYP |
| 3 | FIBER CEMENT SIDING TRIM AT CORNERS | 8 | SPF NO.2 6X6 POST PVC WRAPPED | 13 | BRICK PIERS, TYP | 18 | VINYL PICTURE FRAME MOULDING, TYP | 24 | GLASS GILDED HOUSE NUMBERS | | |
| 4 | PROJECTING WOOD SKIRT BOARD, PAINT FINISH | 9 | 1X6 PAINTED WOOD TRIM FASCIA | 14 | WOOD LATTICE BELOW DECK | 19 | DENTIL MOULDING FYPON MLD354-12 | 25 | VINYL BEADED PORCH PANELING | | |
| 5 | WOOD "RICHMOND RAIL" RAILING, PAINT FINISH | 10 | FOUR PANEL WOOD DOOR W/TRANSOM & MOULD SURROUND | 15 | 36" DECORATIVE FYPON HEADER | 20 | BRACKET FYPON BKT7X18 | 26 | 1X6 PAINTED WOOD FRIEZE BOARD | | |
| | | | | | | 21 | VENTS, SEE FOUNDATION PLAN | 27 | 1X6 VINYL TRIM | | |



REAR ELEVATION - SECTIONS 1 AND 4



LEFT ELEVATION - SECTIONS 1 AND 4

DATE	10-21-18
DESCRIPTION	100% COMPLETE
SYMBOL	
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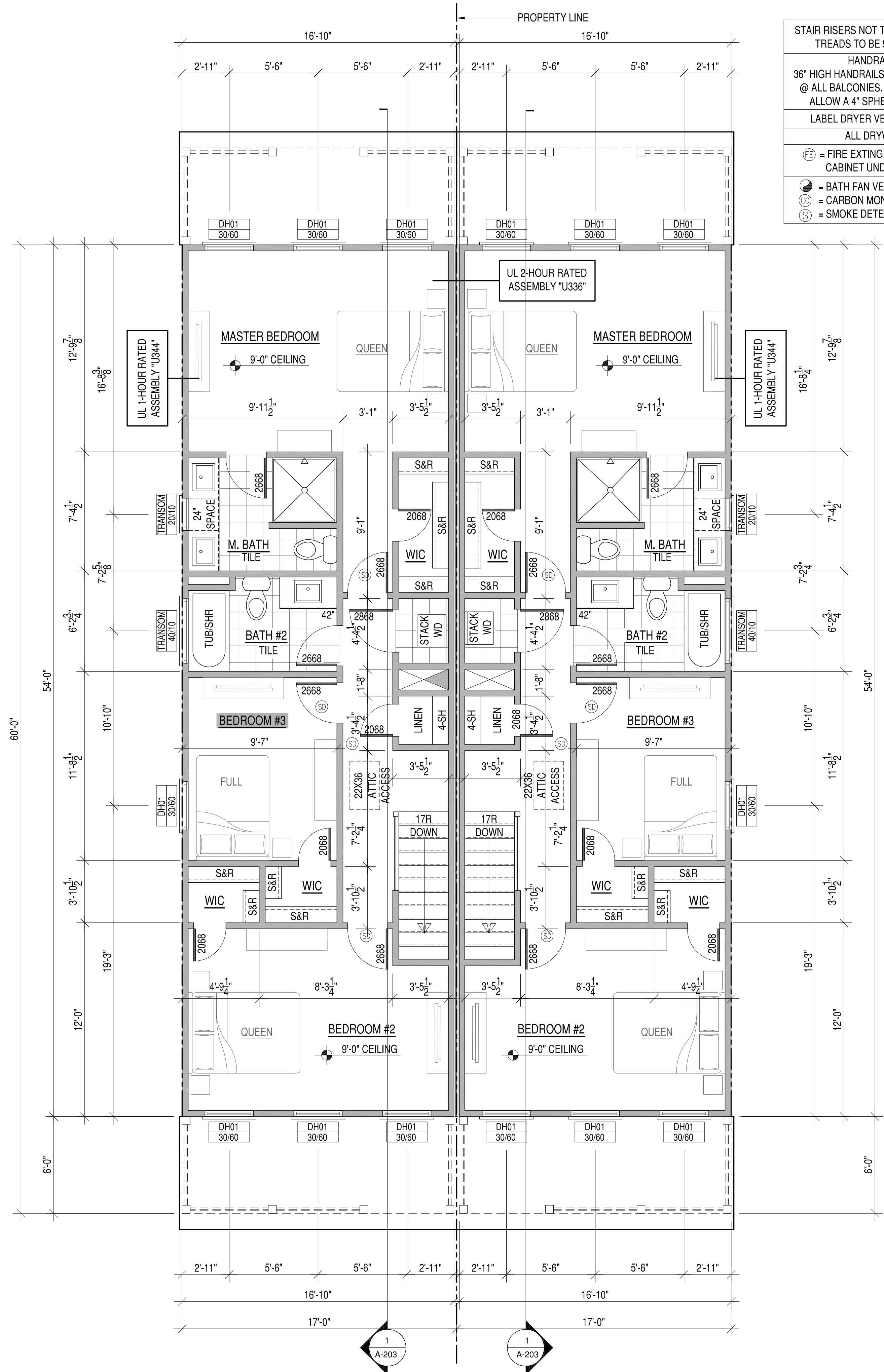
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 (804) 762-8092 PHONE

INVESTOR REPRESENTATIVE

ACTIVITY
 SATISFACTORY TO DATE
 DES: --- | DRW: JRP3 | CHK: JRP3

P STREET DEVELOPMENT PROJECT
 CITY OF RICHMOND, VIRGINIA
 SECOND FLOOR PLAN AND ROOF LINE - SECTION 2 AND 3

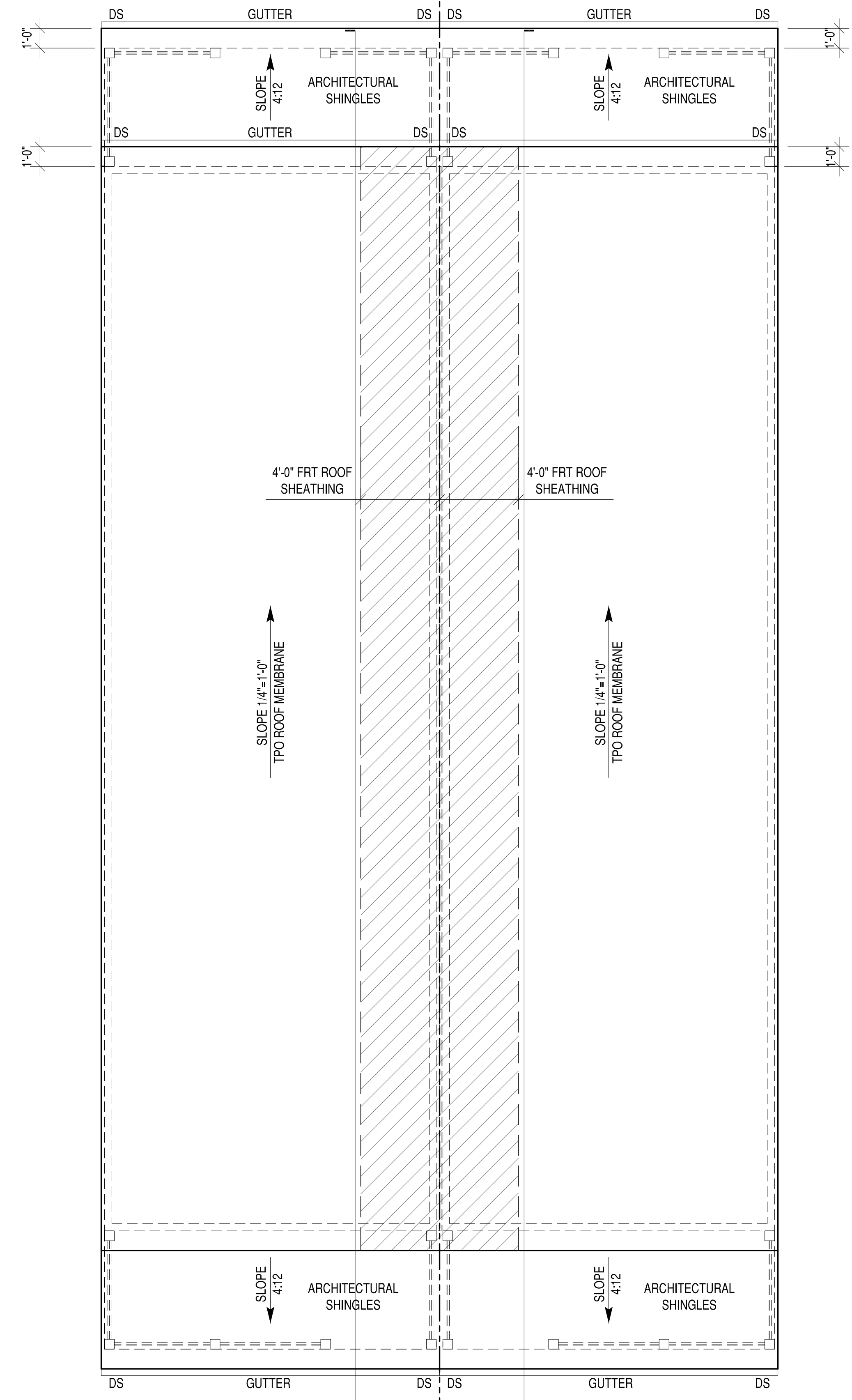
SCALE:
 PROJECT NO.: 2016-25
 CONSTR. CONTR. NO.
 DRAWING NO.
 SHEET OF
A-102



- STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE.
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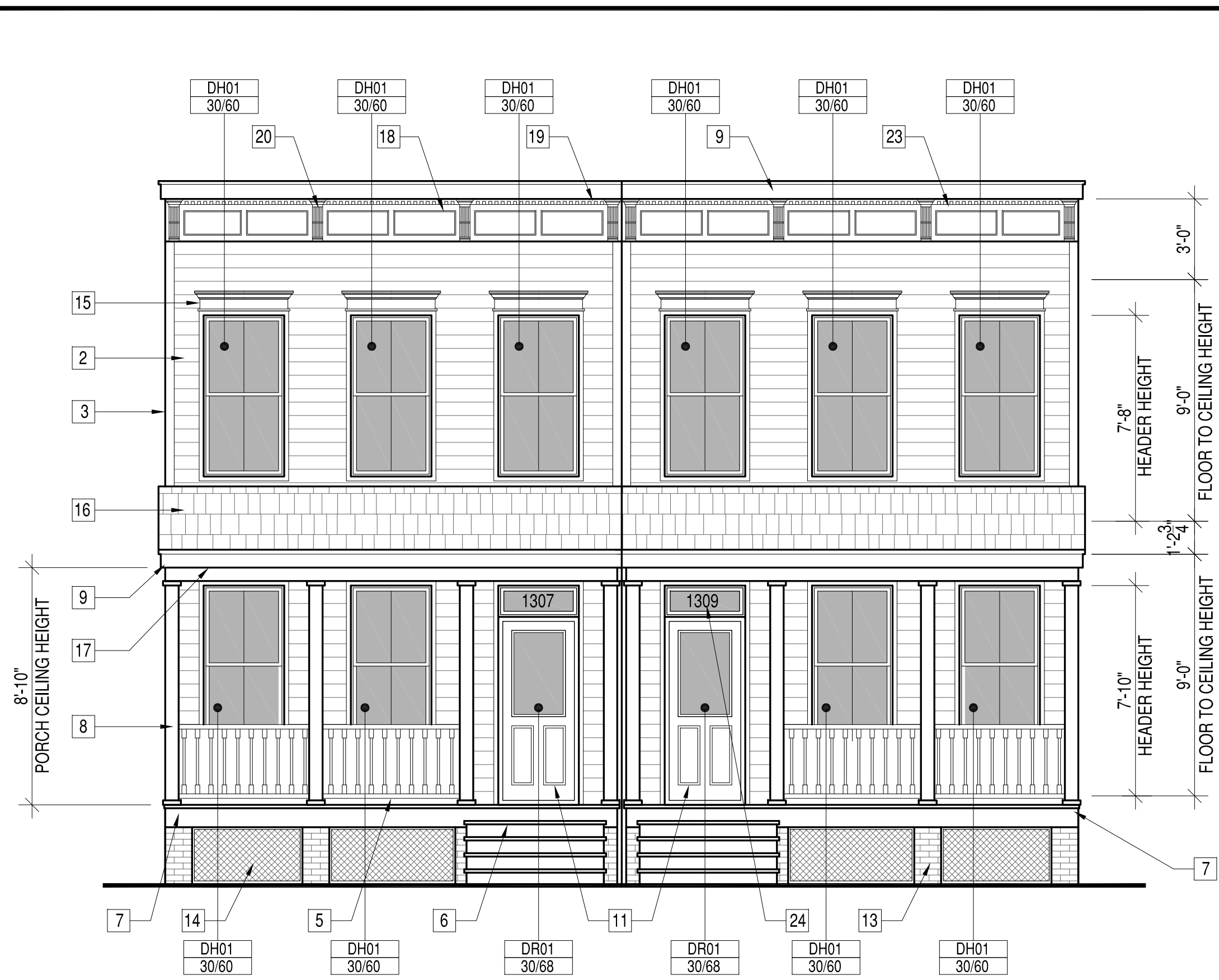
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 - INTERIOR WALL FRAMING SHALL BE 2X4 STUDS AT 16" OC UNLESS OTHERWISE NOTED.

SECOND FLOOR PLAN - SECTIONS 2 AND 3

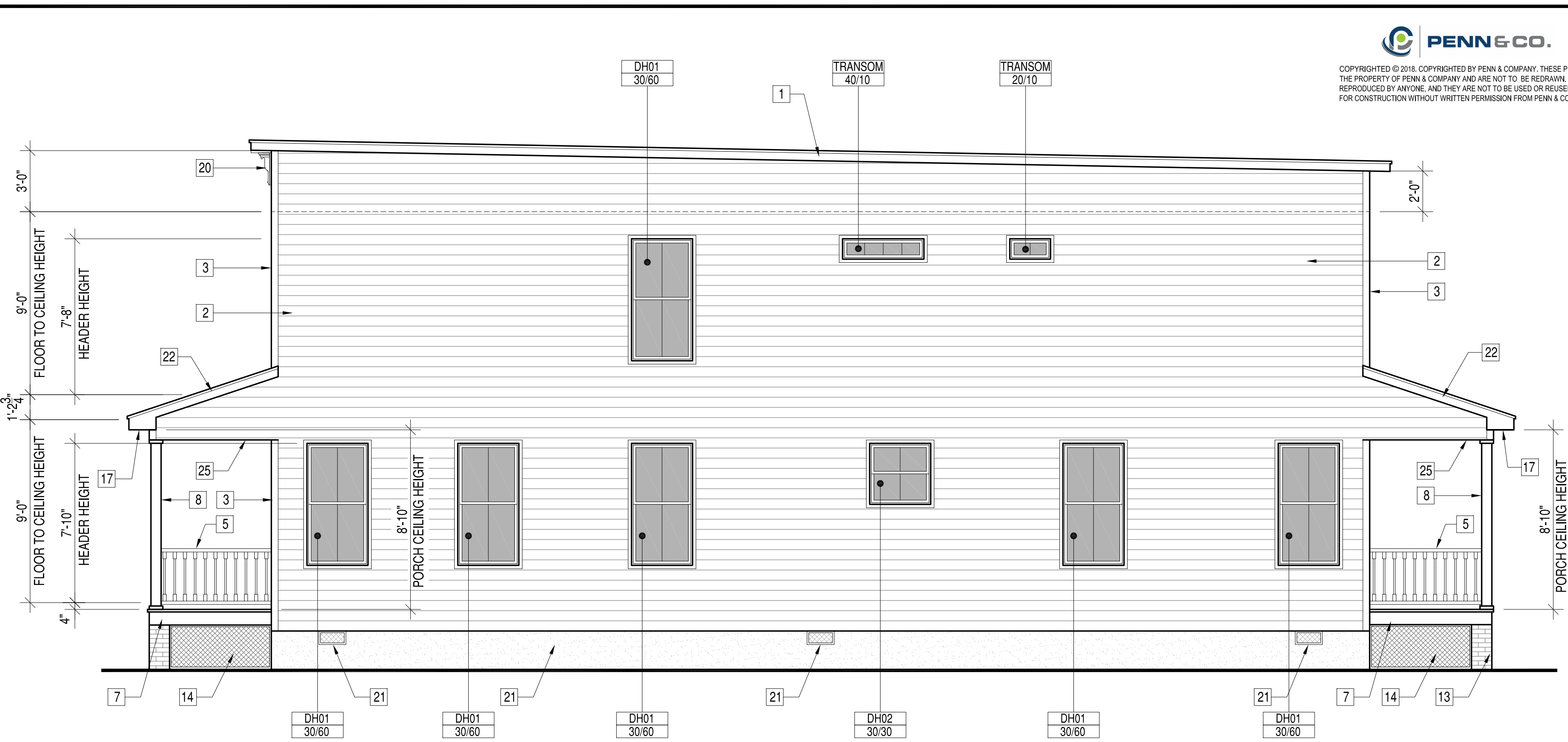


- PLAN NOTES
- 12" OVERHANGES. NO GABLE END EXTENSIONS, TYP.
 - ALL ROOFING TO BE EPDM RUBBER MEMBRANE, TYP

ROOF PLAN - SECTIONS 2 AND 3

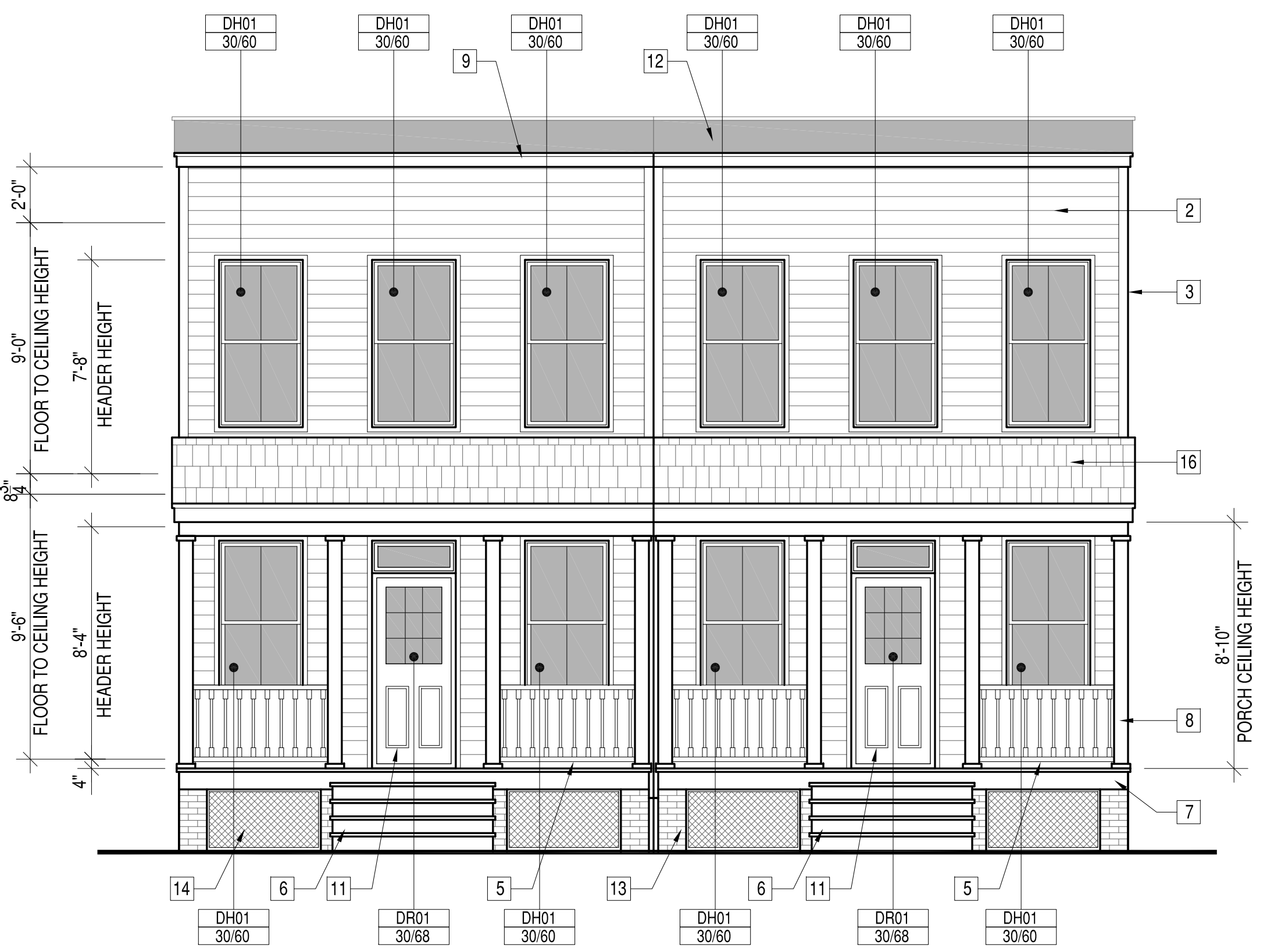


FRONT ELEVATION - SECTIONS 2 AND 3

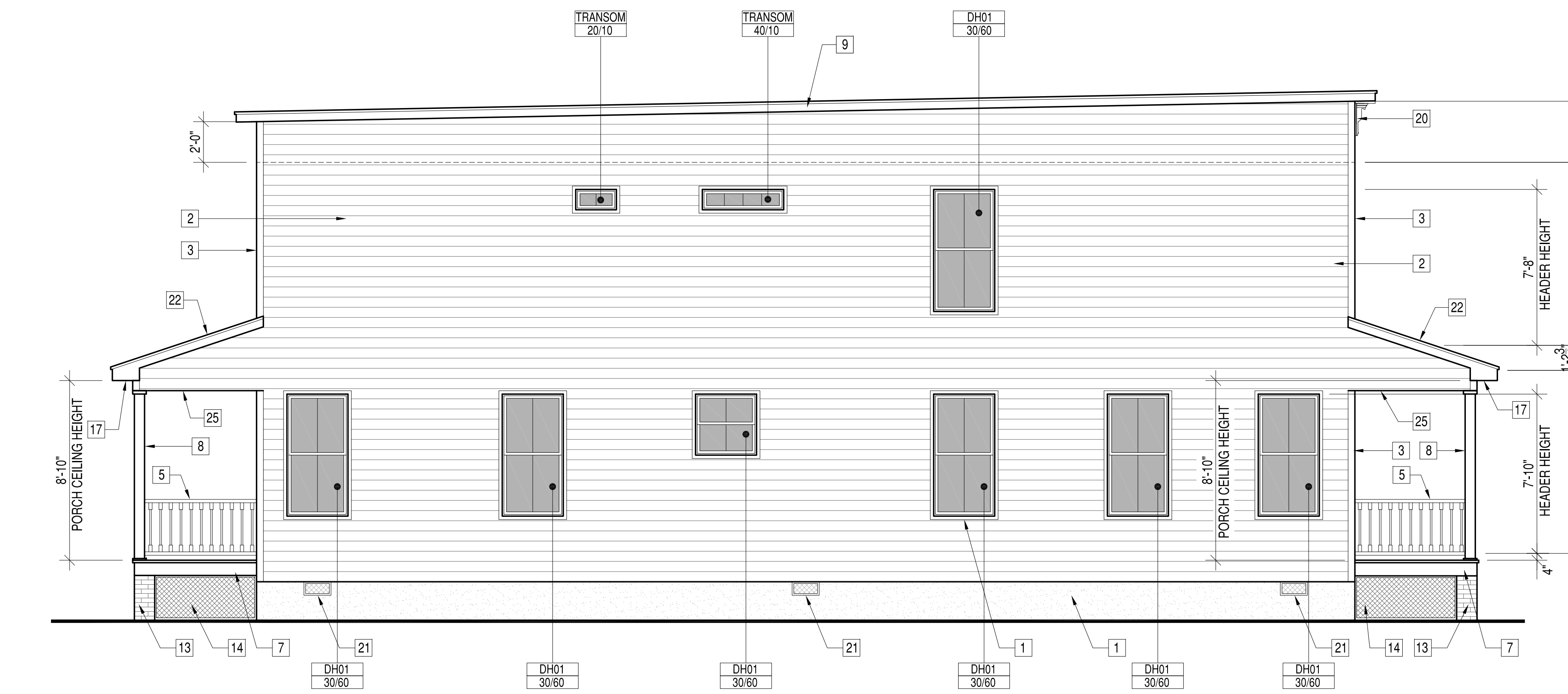


RIGHT ELEVATION - SECTIONS 2 AND 3

- | | | | | | |
|--|--|---|--------------------------------------|----------------------------------|-----------------------------|
| 1 PARGED FOUNDATION WALL, TYP. | 6 WOOD FRAMED PORCH AND STEPS, PAINTED. | 11 STEEL DOOR W/TRANSOM AND PAINTED MOULDING SURROUND | 16 ARCHITECTURAL SHINGLES | 22 1X6 PAINTED RAKE BOARD | 28 ROOFING RIDGE VENTS, TYP |
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| | | | 21 VENTS, SEE FOUNDATION PLAN | 27 1X6 VINYL TRIM | |



REAR ELEVATION - SECTIONS 2 AND 3



LEFT ELEVATION - SECTIONS 2 AND 3

DATE	10-21-18
DESCRIPTION	100% COMPLETE
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APPROVED
 SATISFACTORY TO DATE
 DES --- [DRW, JRP, S] CHK JRP, S

P STREET DEVELOPMENT PROJECT
 CITY OF RICHMOND, VIRGINIA
 ALL VIEW ELEVATIONS - SECTIONS 2 AND 3

SCALE:
 PROJECT NO.: 2016-25
 CONSTR. CONTR. NO.
 DRAWING NO.
 SHEET OF
A-401