

# 18 WEST FRANKLIN STREET

RICHMOND, VIRGINIA

## PROJECT INFORMATION

### SCOPE OF WORK

CONVERSION OF EXISTING SINGLE FAMILY RESIDENCE INTO (5) FIVE ONE-BEDROOM SHORT-TERM RENTAL APARTMENT UNITS

### ZONING & LAND USE:

DISTRICT: R-3  
PROPOSED USE: R-1 TOURIST HOME

### BUILDING CODE DATA: VAUSBC 2015 edition

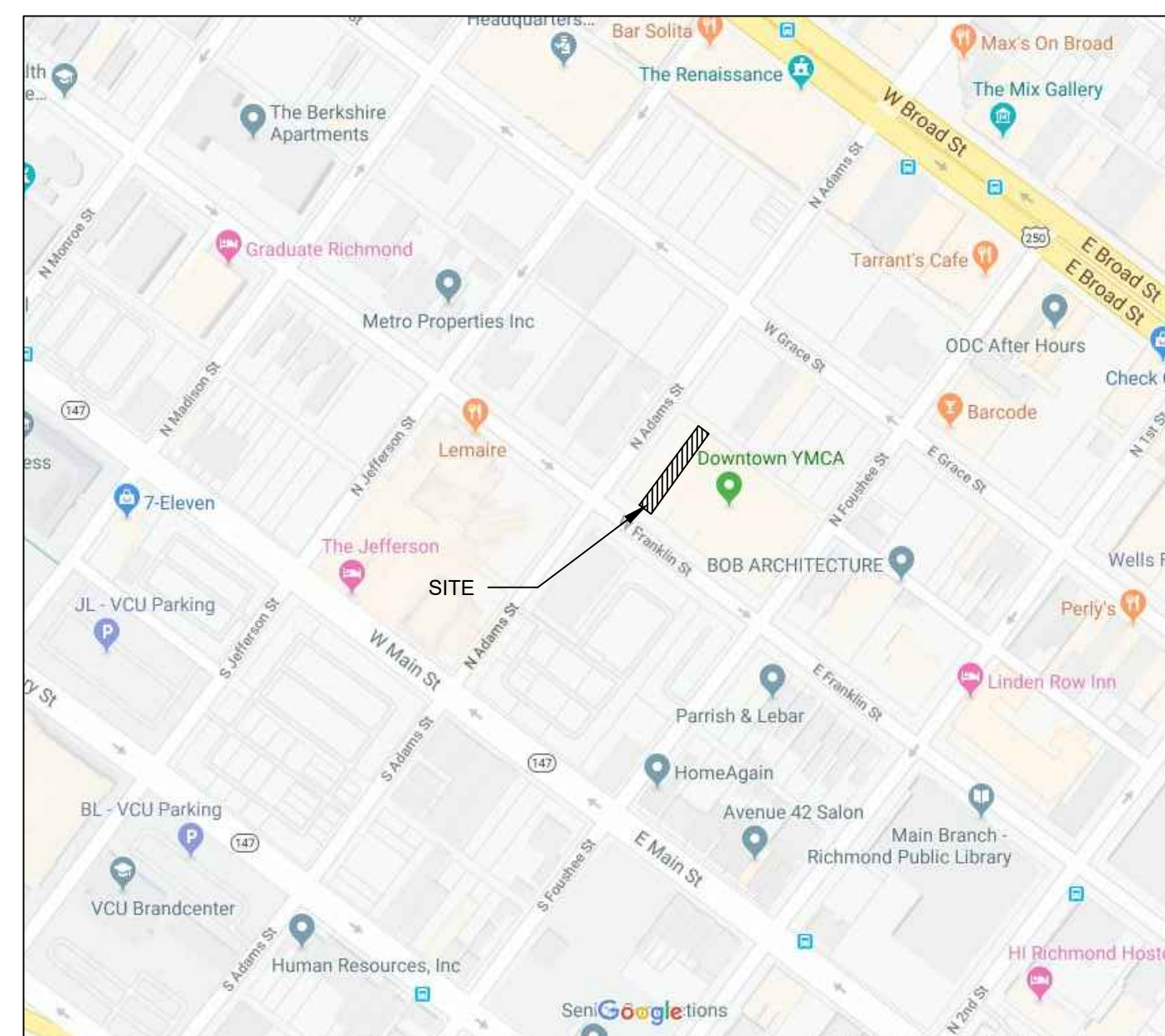
- 1.) CONSTRUCTION TYPE IIIB
- 2.) OCCUPANCY GROUP R-1, TREATED AS R-3 PER CODE SECTION 310.3, EXCEPTION 1, AND SUBMITTED CODE MODIFICATION REQUEST.
- 3.) BUILDING AREA:
 

1ST FLOOR:	2,056 SF
2ND FLOOR:	2,056 SF
3RD FLOOR:	1,020 SF
TOTAL	5,132 SF

APARTMENT 1	786 SF
APARTMENT 2	519 SF
APARTMENT 3	680 SF
APARTMENT 4	693 SF
APARTMENT 5	654 SF
- 4.) BUILDING TO BE FULLY SPRINKLERED, NFPA 13R SYSTEM
- 5.) DWELLING SEPARATION: EXISTING AND NEW 1-HOUR WALLS, EXISTING 1-HOUR FLOORS
- 6.) CORRIDORS & EXIT STAIRS: 1 HOUR WALLS W/ 20 MIN DOORS
- 7.) EXIT ACCESS TRAVEL DISTANCE: MAX 112' PROVIDED
- 8.) COMMON PATH OF TRAVEL: MAX 60' PROVIDED
- 11.) SMOKE ALARMS: PROVIDED IN EACH BEDROOM AND OUTSIDE EACH BEDROOM PER 907.2.11.2
- 12.) MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED. PULL STATIONS TO BE LOCATED AT ENTRANCE TO STAIRS AND AT MAIN ENTRANCE.

## CONSTRUCTION NOTES

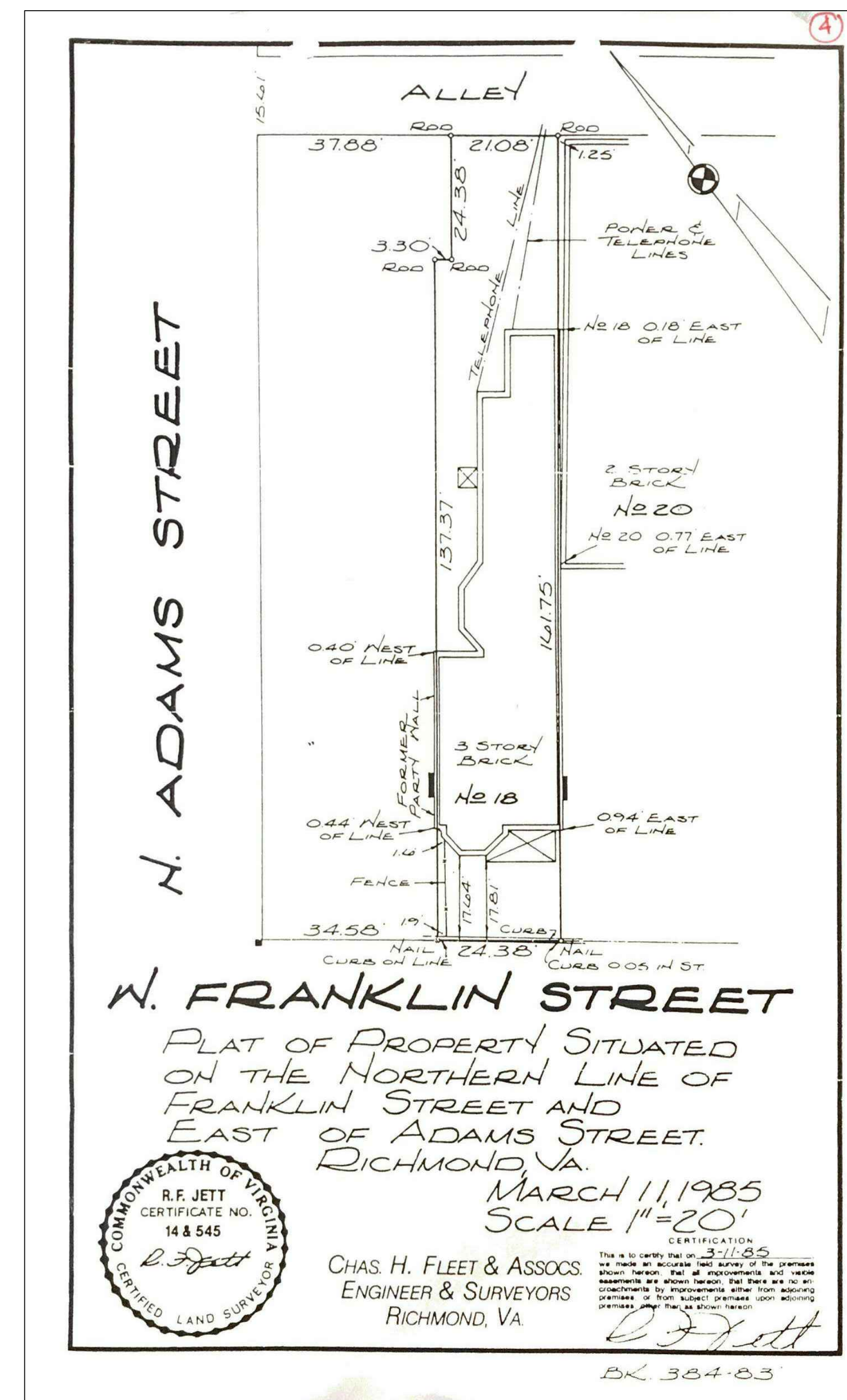
- 1) All work shall comply with all local and national building code requirements.
- 2) Contractor shall verify all dimensions in the field prior to commencing with construction. Use noted dimensions only; do not scale. Notify Architect immediately of any discrepancies.
- 3) All work shall be done in accordance with industry standards.
- 4) All materials shall be properly protected from weather conditions or potential problems on site.
- 5) All products shall be used in accordance with manufacturers' specifications.
- 6) Contractor is responsible for verifying actual manufacturers' dimensions for any rough openings or actual installation dimensions.
- 7) Contractor shall guarantee all materials and workmanship for one year from date of acceptance.
- 8) Contractor shall verify all cabinetry and cabinetry dimensions in field and coordinate shop drawings.
- 9) Contractor to provide design build mechanical, electrical and plumbing drawings for Owner and Architect to review.
- 10) Contractor shall provide wood blocking for casework and bath hardware.
- 11) Contractor shall provide Owner with all manuals, guides, warranties, etc. for all equipment.
- 12) Contractor shall verify and provide tempered glass where required.
- 13) Contractor shall review and coordinate all equipment/appliance requirements with owner.
- 14) All dimensions to face of framing, typ. Exterior dimensions to face of sheathing.



1 VICINITY MAP  
NTS

## DRAWING LIST

- T1 TITLE SHEET
- D100 DEMOLITION PLAN
- A100 NEW WORK PLAN
- A101 FIRE SAFETY PLAN



1 SURVEY  
NTS



REVISIONS  
CODE COMMENTS  
08.07.19

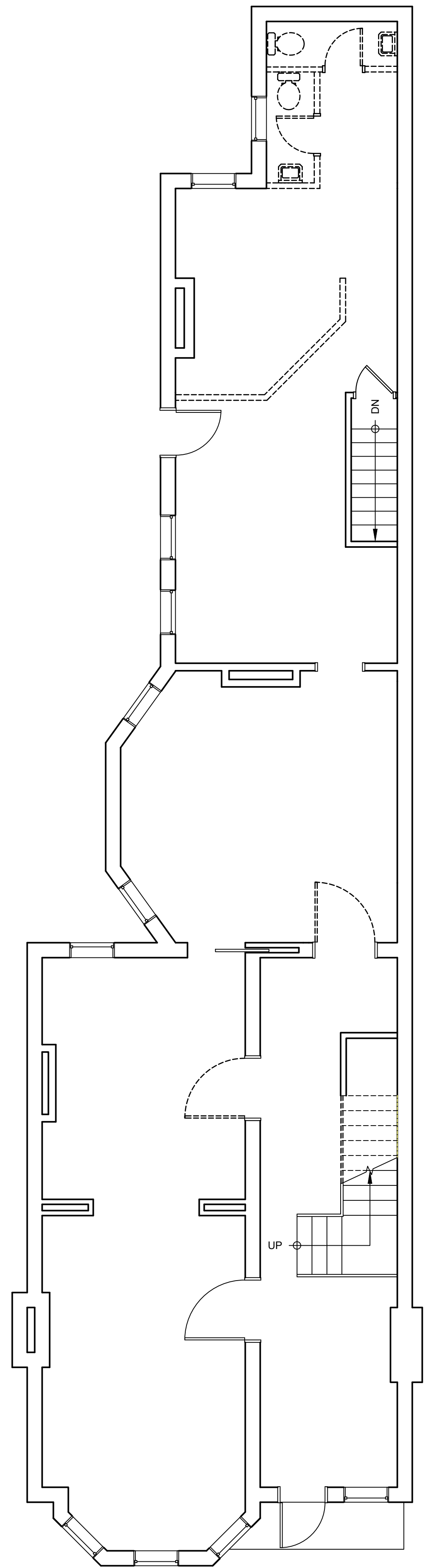
P 804-358-4993  
F 804-358-8211

1901 WEST CARY STREET RICHMOND, VA 23220

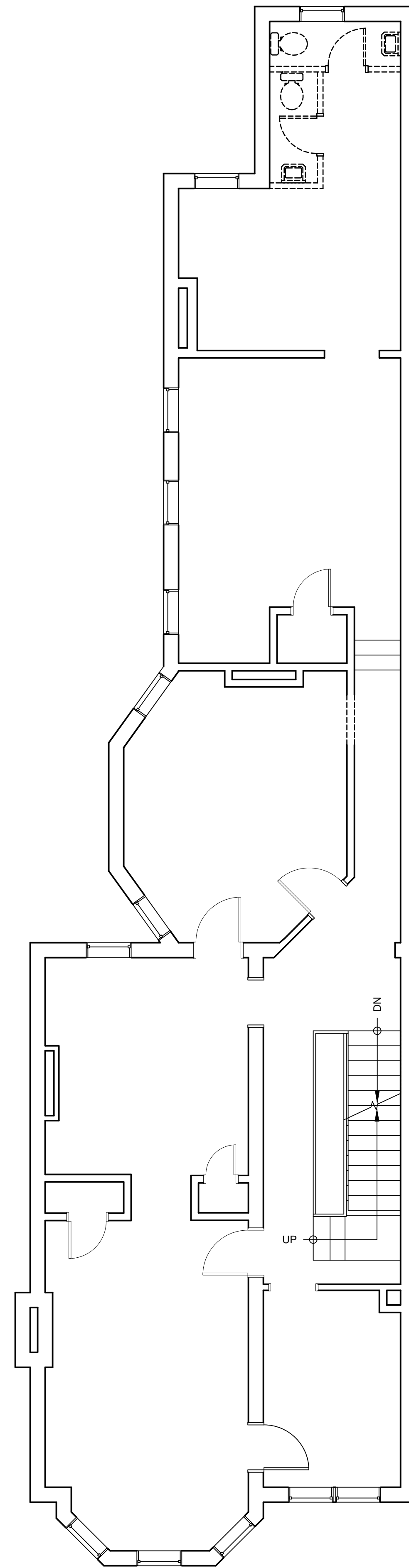
JOHANNAS DESIGN GROUP

18 W FRANKLIN STREET

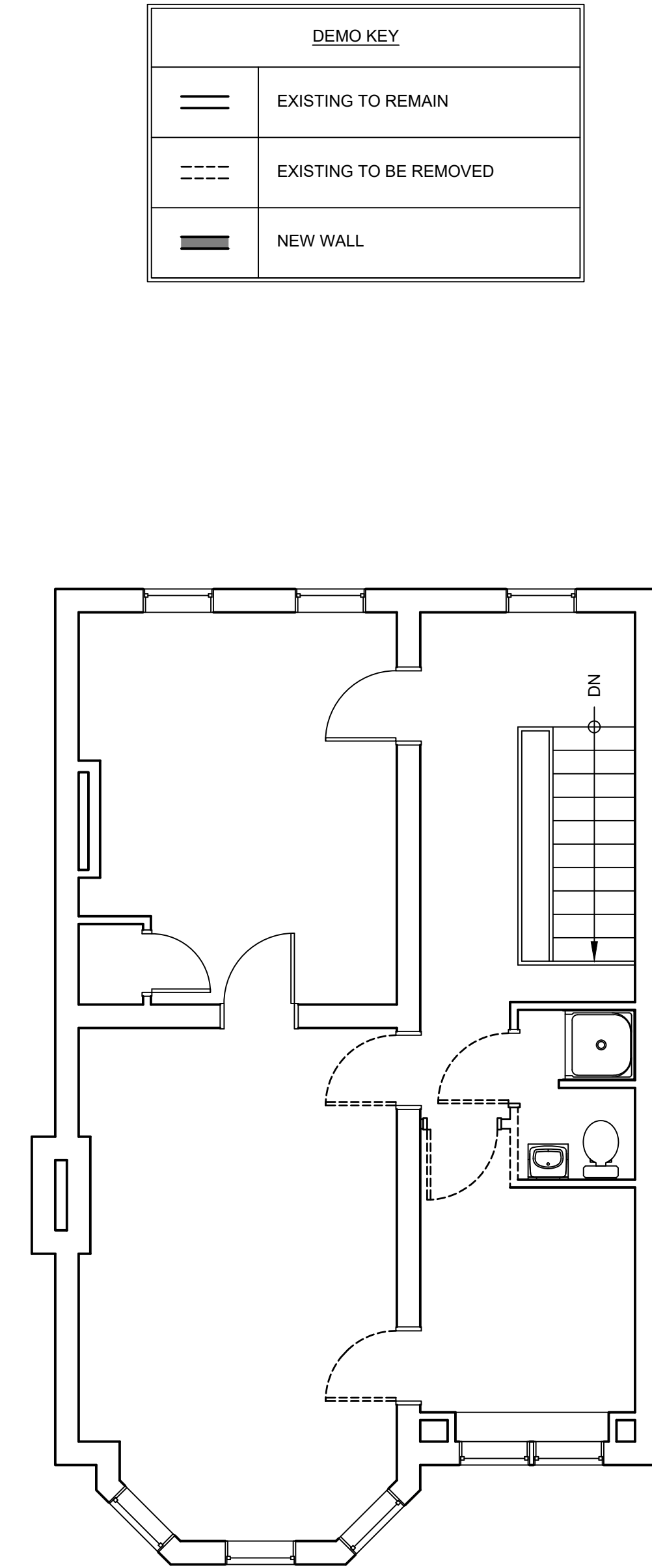
SHEET TITLE  
TITLE  
ViewportScale  
PROJECT NO.  
1965  
DATE  
9.26.2007  
SHEET NO.  
T1



1 FIRST FLOOR DEMO PLAN  
3/16" = 1'-0"



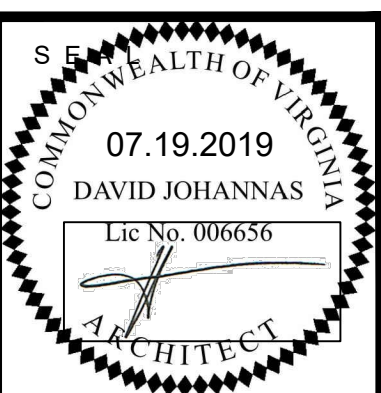
2 SECOND FLOOR DEMO PLAN  
3/16" = 1'-0"



3 THIRD FLOOR DEMO PLAN  
3/16" = 1'-0"

DEMO KEY	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW WALL

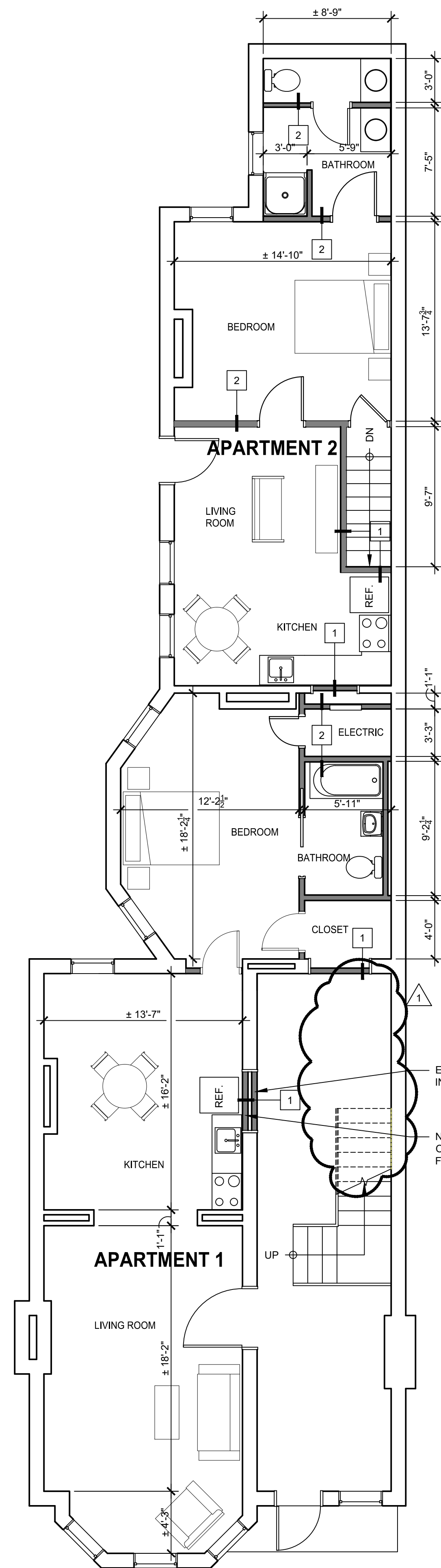
**JOHANNAS DESIGN GROUP** 1901 WEST CARY STREET RICHMOND, VA 23220  
 P 804.358.4993 F 804.358.8211



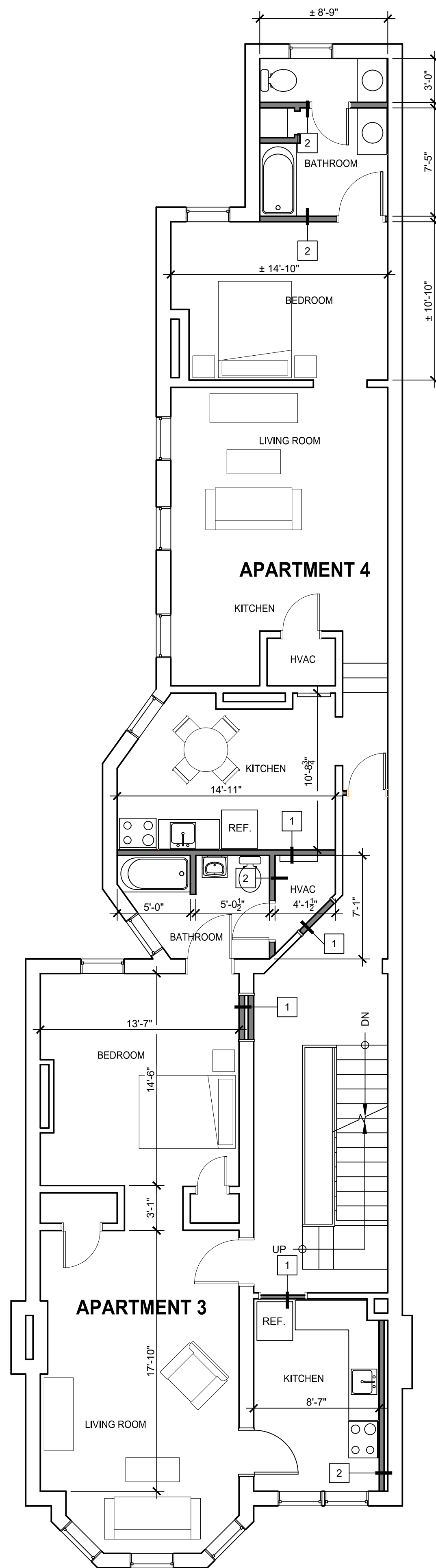
REVISIONS

**18 W FRANKLIN STREET**

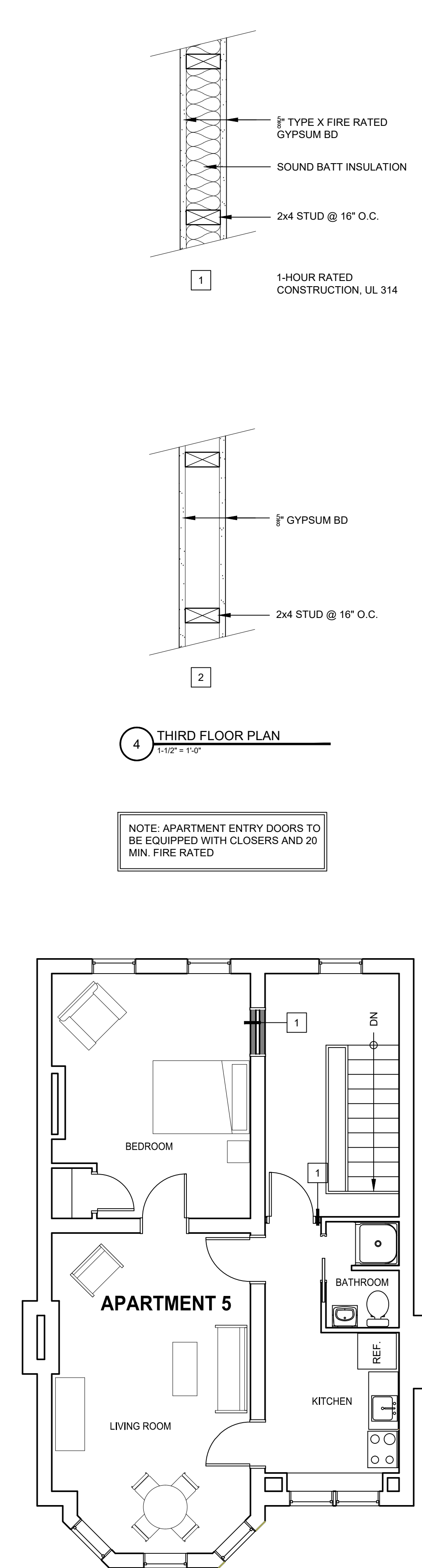
SHEET TITLE	DEMO PLAN
PROJECT NO.	1965
DATE	7.19.2019
SHEET NO.	D100



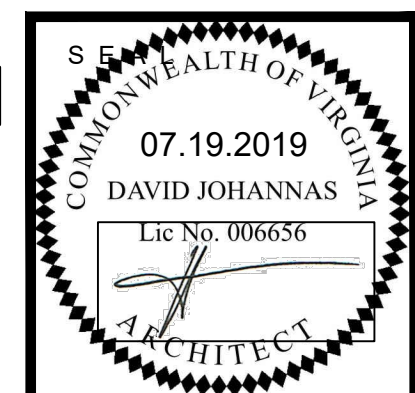
1 FIRST FLOOR PLAN  
3/16" = 1'-0"



2 SECOND FLOOR PLAN  
3/16" = 1'-0"



3 THIRD FLOOR PLAN  
3/16" = 1'-0"

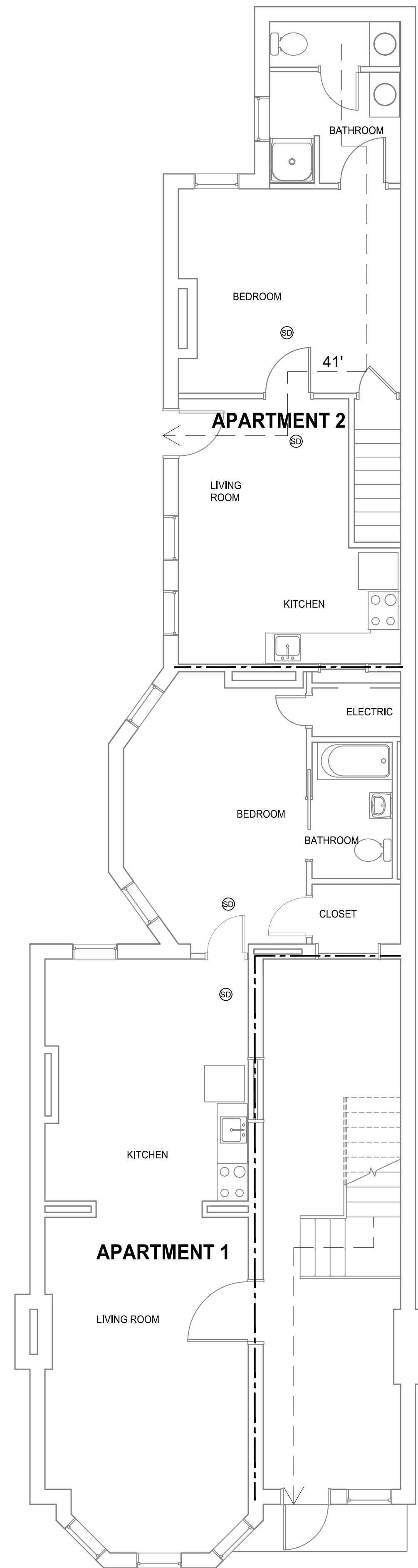


REVISIONS	
1	CODE COMMENTS 08.07.19

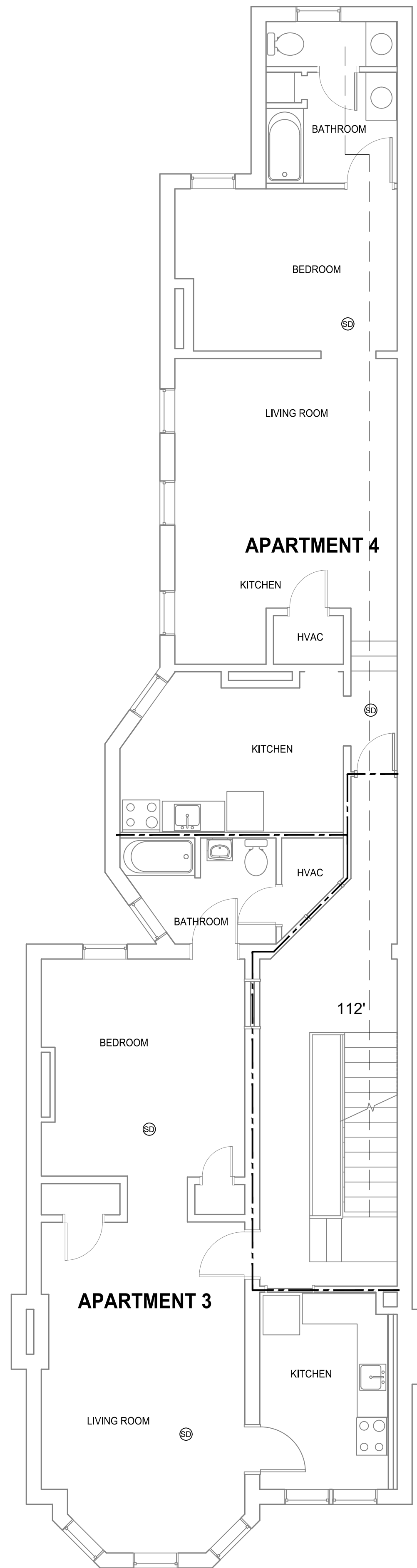
JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220  
 P 804.358.4993 F 804.358.8211

18 W FRANKLIN ST

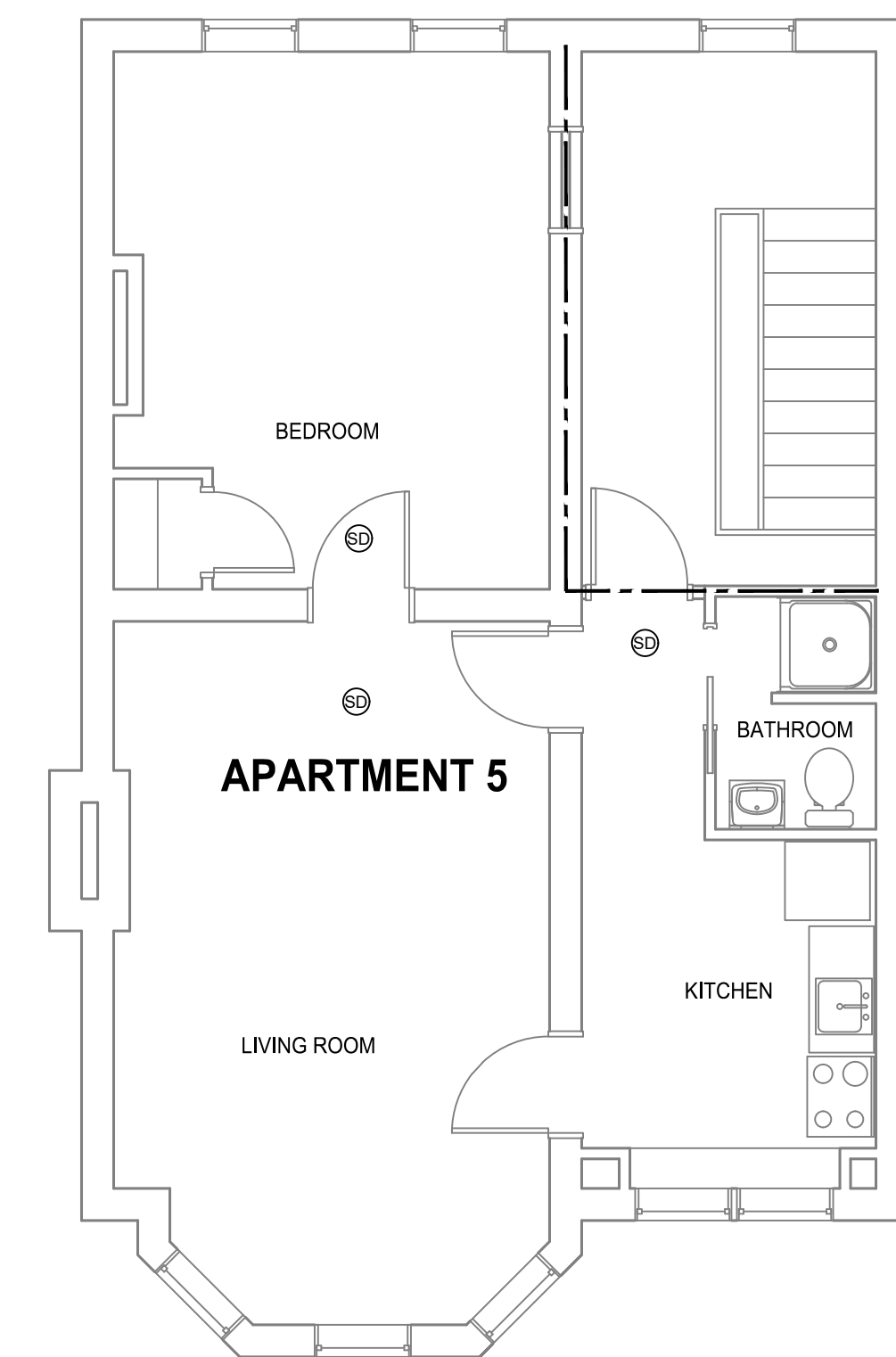
SHEET TITLE	
NEW WORK PLAN	
PROJECT NO.	1965
DATE	7.12.2019
SHEET NO.	A100



1 FIRST FLOOR PLAN  
3/16" = 1'-0"



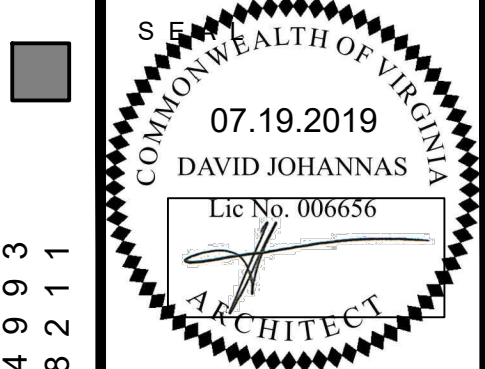
2 SECOND FLOOR PLAN  
3/16" = 1'-0"



3 THIRD FLOOR PLAN  
3/16" = 1'-0"

LEGEND

- 1-HOUR RATED WALLS (EXISTING 1-HOUR RATED PLASTER/LATH CONSTRUCTION AND NEW RATED WALLS, SEE A100)
- Ⓢ SMOKE DETECTOR
- - - - - EGRESS PATH



REVISIONS

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**JOHANNAS DESIGN GROUP**  
18 W FRANKLIN ST

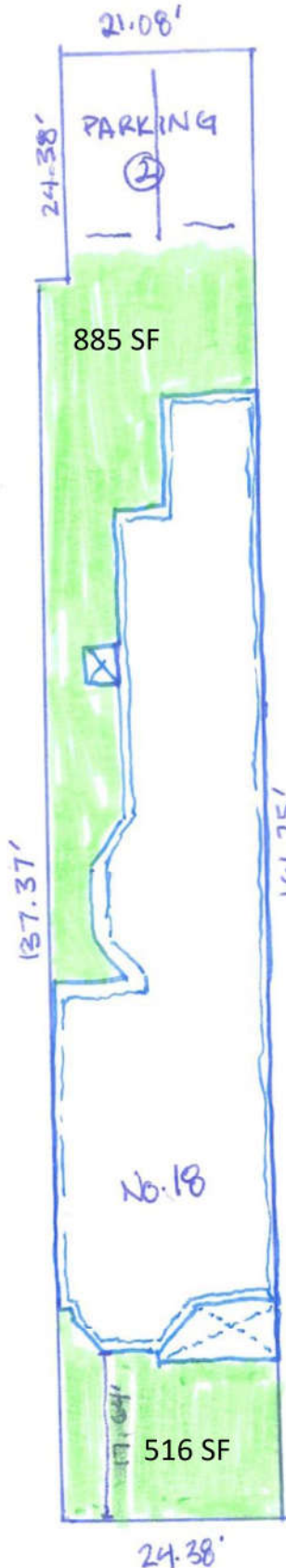
SHEET TITLE	
FIRE SAFETY PLAN	
PROJECT NO.	1965
DATE	7.19.2019
SHEET NO.	A101

ALLEY

# 18 WEST FRANKLIN STREET

## Site Plan for 5 Units

November 16, 2018



Parking Required: 5

Parking Provided: 2 on-site, 3 non-conforming

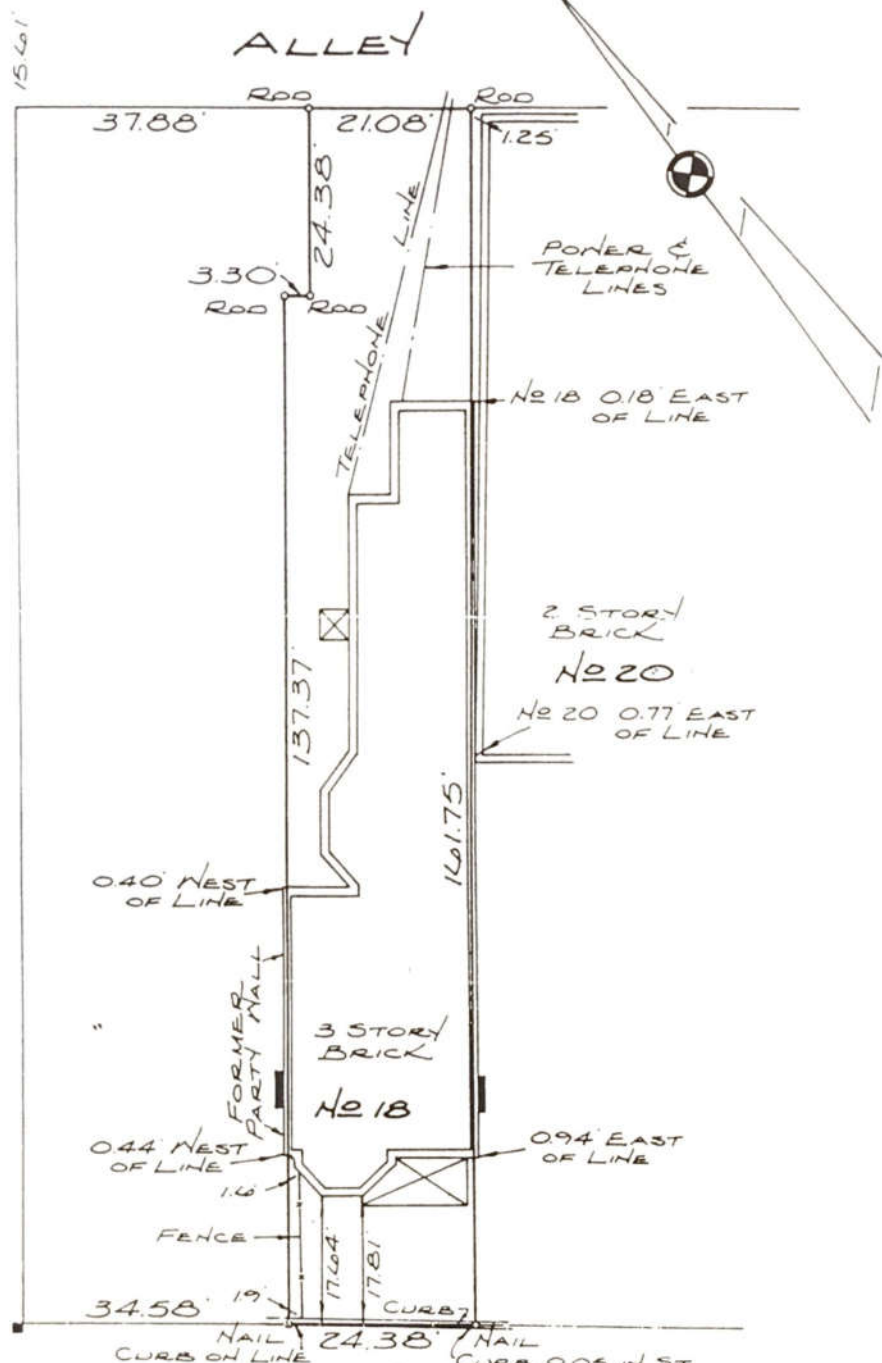
Floor Area: 5,132 SF

Useable Open Space: 1,401 SF

Useable Open Space Ratio: 0.27

FRANKLIN STREET

N. ADAMS STREET



# W. FRANKLIN STREET

PLAT OF PROPERTY SITUATED  
 ON THE NORTHERN LINE OF  
 FRANKLIN STREET AND  
 EAST OF ADAMS STREET.  
 RICHMOND, VA.

MARCH 11, 1985  
 SCALE 1" = 20'



CHAS. H. FLEET & ASSOCS.  
 ENGINEER & SURVEYORS  
 RICHMOND, VA.

CERTIFICATION  
 This is to certify that on 3-11-85  
 we made an accurate field survey of the premises  
 shown hereon, that all improvements and visible  
 easements are shown hereon, that there are no en-  
 croachments by improvements either from adjoining  
 premises or from subject premises upon adjoining  
 premises other than as shown hereon.

*R. F. Jett*