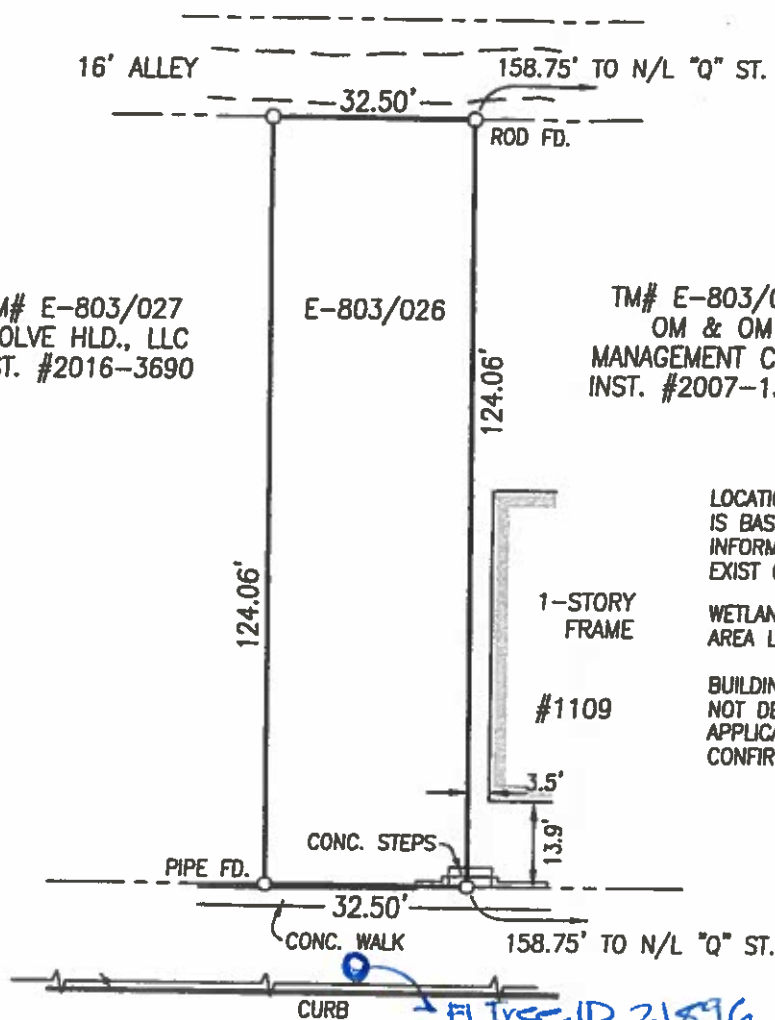


TM# E-803/027
EVOLVE HLD., LLC
INST. #2016-3690

E-803/026

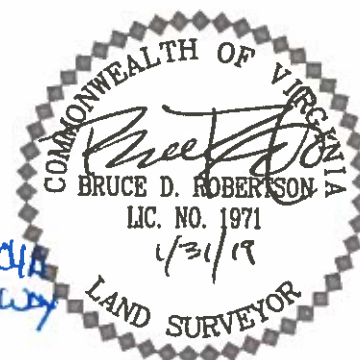
TM# E-803/025
OM & OM
MANAGEMENT CORP.
INST. #2007-13002



LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.



NORTH 32nd STREET

**SURVEY SHOWING IMPROVEMENTS
ON PROPERTY LOCATED AT
1111 NORTH 32nd STREET
CITY OF RICHMOND, VIRGINIA**

This is to certify that on 1/30/19
I made an accurate field survey of the premises shown
hereon, that all improvements and easements known or
visible are shown hereon, that there are no encroach-
ments by improvements either from adjoining premises
or from subject premises upon adjoining premises other
than as shown hereon.

This plat was prepared without the
benefit of a title report and may not,
therefor, indicate all easements or
conditions affecting subject property.

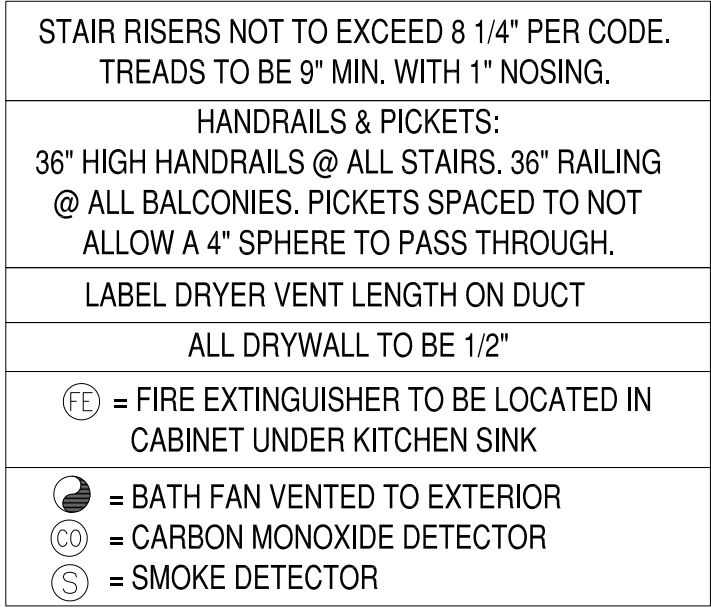


Bruce Robertson Land Surveying, P.C.

P.O. Box 35311 Richmond, Virginia Phone/Fax (804)330-2801

Date: 1/31/19
Scale: 1"=30'

JN 19018



FIRST FLOOR PLAN

- PLAN AND FRAMING NOTES**
1. ALL WALL FRAMING TO BE 2X4'S AT 16" OC UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 4-1/2" THICK (FINISHED) UNLESS OTHERWISE NOTED.
 3. ALL WINDOW AND DOOR HEADERS TO BE (2) 2X8'S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
 4. INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
 5. CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
 6. DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
 7. PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETRY LOCATIONS. REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
 8. CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE ABOVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

3	PRELIM. SITE PLAN	8-10-19	
2	PLANNING PURPOSES	8-5-19	
1	CLIENT REVIEW	8-4-19	
SYM	DESCRIPTION	DATE	APPR

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PENN & CO.

 **PENN & CO.**
42296 BENFOLD SQUARE
ASHBURN VA 20148
(703) 675-4592 PHONE

DESIGN CONSULTANT

SAEED RABIEE
TECHTOWN
CONSTRUCTION
(804) 833-9002 PHONE

GENERAL CONTRACTOR

ACTIVITY

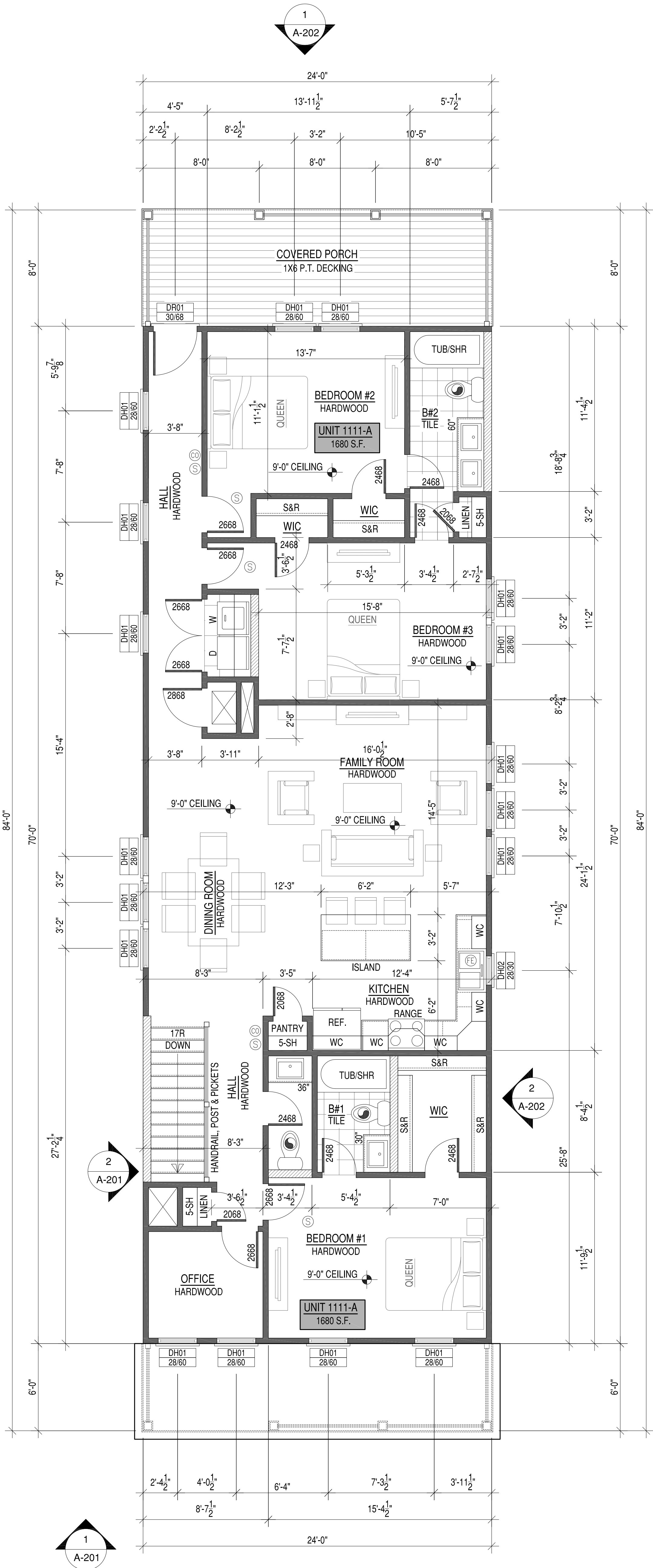
SATISFACTORY TO DATE		-
DES	---	DRW JRP3 CHK JRP3

1111 N 32nd STREET DUPLEX

RICHMOND, VIRGINIA 23223

UNIT 1111-B FIRST FLOOR PLAN

A-101



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"
= FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK
= BATH FAN VENTED TO EXTERIOR
= CARBON MONOXIDE DETECTOR
= SMOKE DETECTOR

SECOND FLOOR PLAN

PLAN AND FRAMING NOTES

- ALL WALL FRAMING TO BE 2X4'S AT 16" OC UNLESS OTHERWISE NOTED.
- ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 4-1/2" THICK (FINISHED) UNLESS OTHERWISE NOTED.
- ALL WINDOW AND DOOR HEADERS TO BE (2) 2X8'S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
- INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
- CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
- DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
- PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETRY LOCATIONS. REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
- CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE ABOVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

1111 N 32nd STREET DUPLEX

RICHMOND, VIRGINIA 23223

UNIT 1111-A SECOND FLOOR PLAN

SAAED RABIE
TECHTOWN
CONSTRUCTION
(804) 833-9402 PHONE

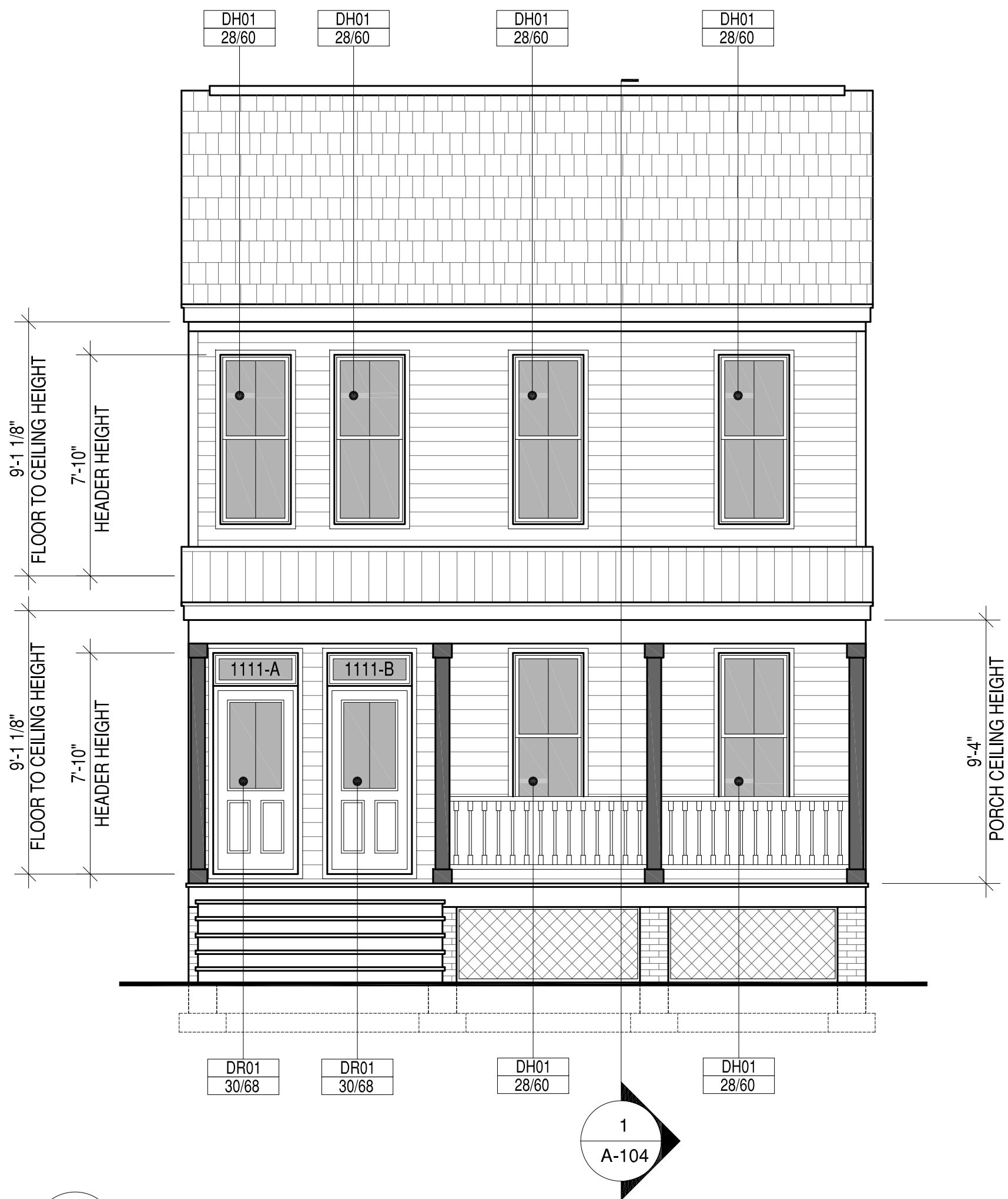
PENNECO.
4226 BENFOLD SQUARE
ASHBURN VA 20148
(703) 875-4462 PHONE

3	PRELIM. SITE PLAN	8-10-19
2	PLANNING PURPOSES	8-5-19
1	CLIENT REVIEW	8-4-19
SYM	DESCRIPTION	DATE

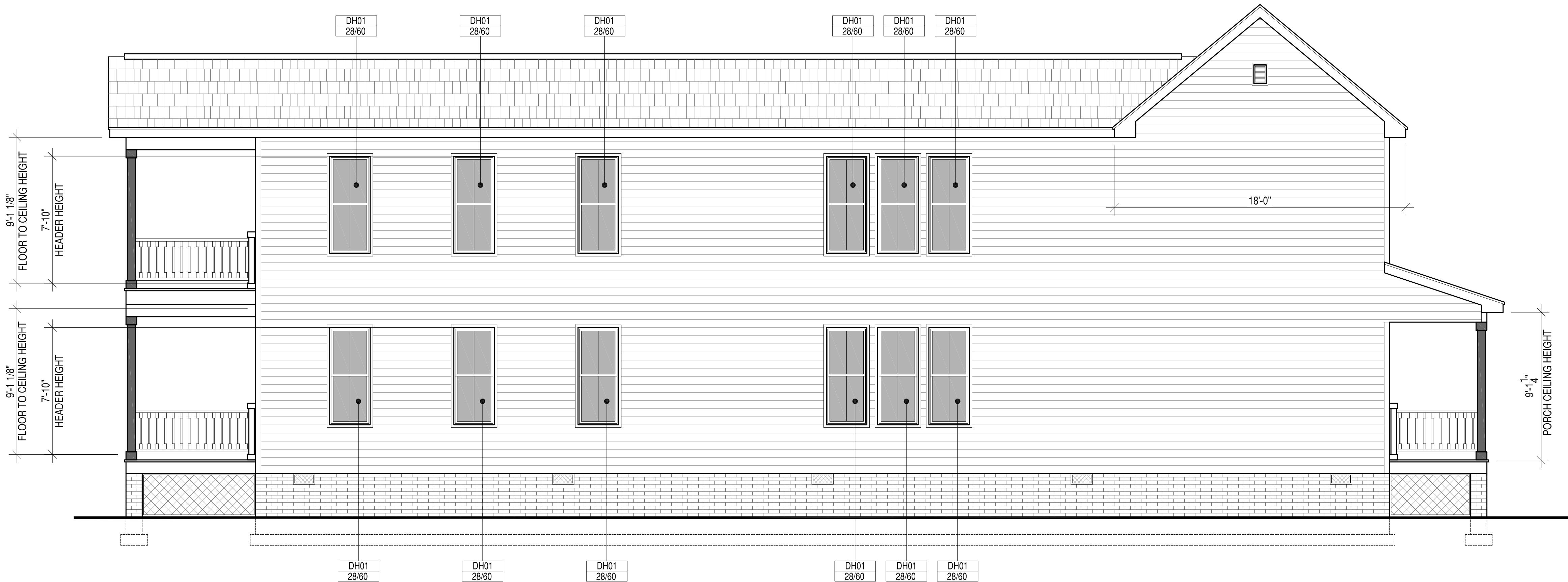
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1 FRONT ELEVATION
A-201



2 LEFT ELEVATION
A-201

SYN	DESCRIPTION	DATE	APPR
3	PRELIM SITE PLAN	8-10-19	
2	PLANNING PURPOSES	8-5-19	
1	CLIENT REVIEW	8-4-19	

PENN & CO.
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TECHTOWN
CONSTRUCTION**
(804) 833-9002 PHONE
GENERAL CONTRACTOR

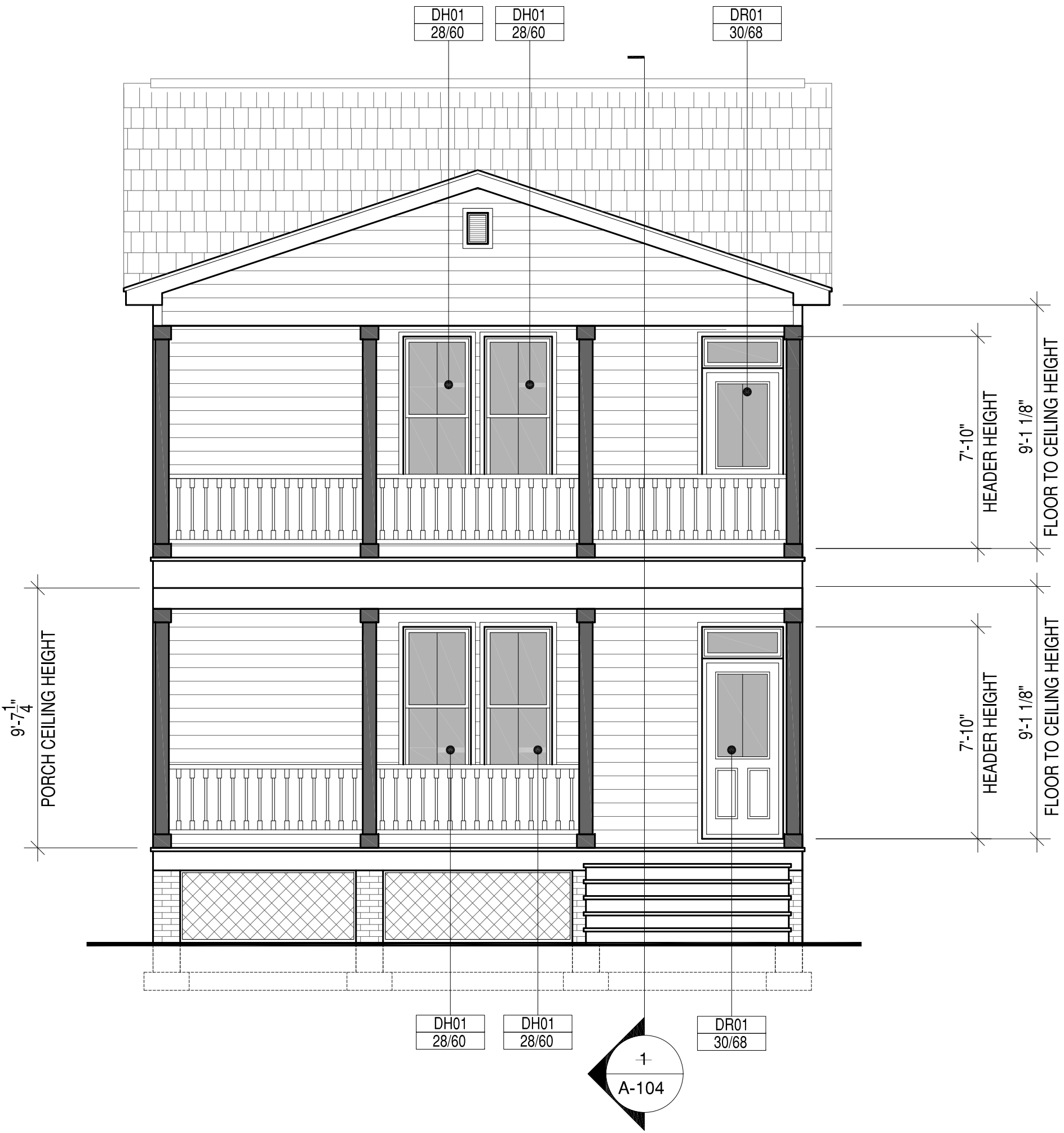
APPROVED
ACTIVITY
SATISFACTORY TO: DATE
DES *** [DRW JRP3] CHK JRP3

1111 N 32nd STREET DUPLEX
RICHMOND, VIRGINIA 23223
FRONT AND LEFT ELEVATIONS

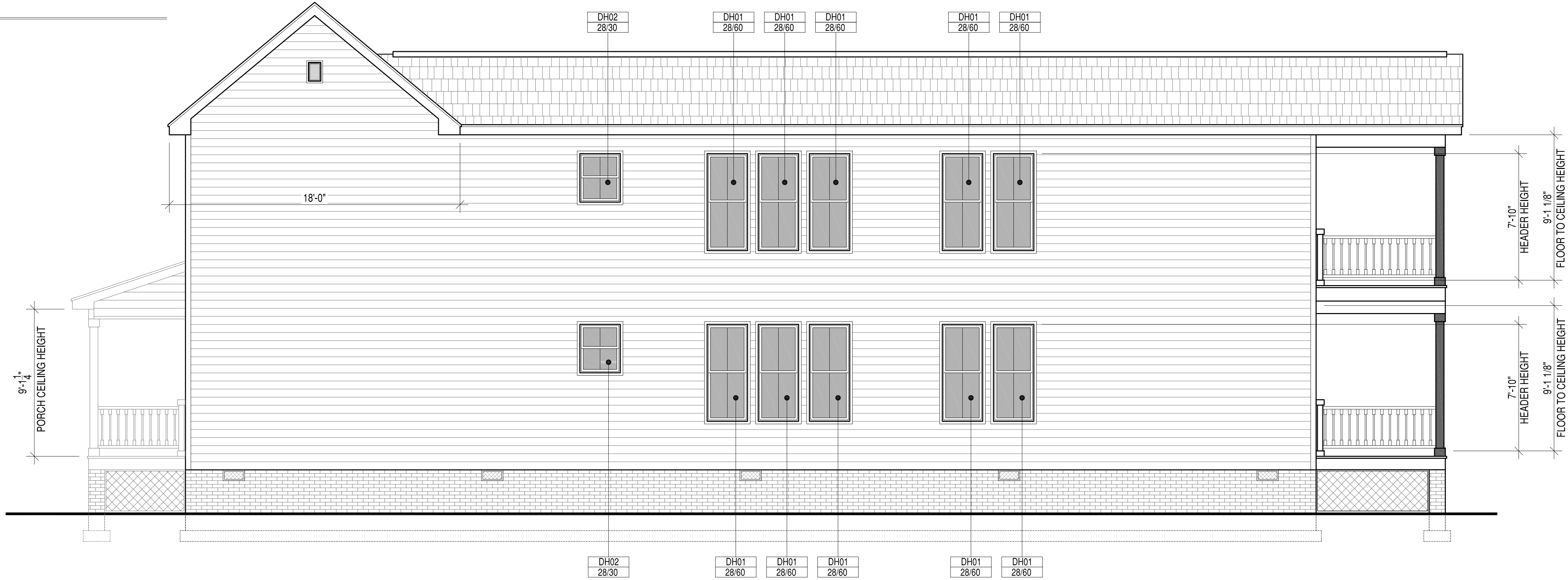
SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-201

PRELIMINARY NOT FOR CONSTRUCTION - FOR PLANNING PURPOSES ONLY

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1
A-202
REAR ELEVATION



2
A-202
RIGHT ELEVATION

SYN	DESCRIPTION	DATE	APPR
3	PRELIM SITE PLAN	8-10-19	
2	PLANNING PURPOSES	8-5-19	
1	CLIENT REVIEW	8-4-19	

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**SAEED RABIE
TECHTOWN
CONSTRUCTION**
(804) 833-9002 PHONE

APPROVED
ACTIVITY
SATISFACTORY TO: DATE
DES *** DRW JRP3 CHK JRP3

1111 N 32nd STREET DUPLEX
RICHMOND, VIRGINIA 23223
REAR AND RIGHT ELEVATIONS

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-202

Material Selection

For

1111 N.32th street

Exterior wall: Hardie Plank

Windows: Vinyl Windows

Exterior Porch: Truex Composite Decking for floor and steps.

Roof: Architectural Shingle.