

NEW CONSTRUCTION KEYED NOTES

- 1. 8" CMU (PARGED) ON 24" X 12" CONT. CONC. FOOTING W/ (2) #4 BARS. COORDINATE FOOTING ELEVATION WITH EXTERIOR GRADES.
- 2. 12" CMU ON 24" X 12" CONT. CONC. FOOTING W/ (2) #4 BARS. COORDINATE FOOTING ELEVATION WITH EXTERIOR GRADES.
- 3. 12" CMU (CENTERED ON PROPERTY LINE) ON 24" X 12" CONT. CONC. FOOTING W/ (2) #4 BARS.
- 4. 4" CONC. SLAB (3,500 PSI) W/ 6X6- W1.4 X W1.4 WWF ON 4" COMP. VDOT #57 STONE ON 6 MIL. VAPOR BARRIER ON COMP. FILL AS REQUIRED. COORDINATE CONTROL JOINT PLAN IN FIELD WITH OWNER PRIOR TO INSTALLATION.
- 5. CONC. SLAB PATIO. TOP OF SLAB 4" MIN. BELOW TOP OF MAIN HOUSE SLAB.
- 6. POSTS FROM ABOVE.
- 7. THICKENED SLAB. 24"x12" WITH (2) #4 BARS
- 8. BEARING WALL.
- 9. 1/2" BRICK SETBACK
- 10. G. CONCRETE STAIRS AS REQUIRED, COORDINATE WITH FINAL GRADES.
- 11. 3.5X3.5 STEEL POST, LOAD-BEARING

- 12. 4" CMU BLOCK
- 13. ROWLOCK BRICK EDGE

- 14. STAIR & RAIL PER PLAN.
- 15. PROVIDE HANDRAIL AT SINGLE SIDE OF STAIR RUNS NOTED @ 36" AFF. PROVIDE TYPICAL GUARD INFILL WHERE REQUIRED BY BUILDING CODE. CONFIRM MATERIALS WITH OWNER.
- 16. HWH
- 17. WASHER AND DRYER CONNECTIONS INCLUDING IN WALL "DRYER BOX". COORDINATE FINAL SELECTIONS WITH OWNER. WIRE SHELF ABOVE.
- 18. REFRIGERATOR.
- 19. DEEP DOUBLE BOWL STAINLESS DROP IN KITCHEN SINK WITH DISPOSAL.
- 20. DISHWASHER.
- 21. PROVIDE CANTILEVERED BAR TOP COUNTER AS SHOWN. COORDINATE HEIGHT AND FINISHES WITH OWNER.
- 22. PROVIDE DISPOSAL AT KITCHEN SINK.
- 23. OVEN/ RANGE WITH MICROWAVE/ HOOD ABOVE. VENT TO EXTERIOR.

- 24. CONFIRM ALL FINAL FINISHES WITH OWNER.
- 25. PROVIDE FLOORING IN KITCHEN DINING AND POWDER ROOM AS DIRECTED BY OWNER. COORDINATE TRANSITION TO FAMILY ROOM FLOOR WITH OWNER IN FIELD.
- 26. T. 24" DEEP BASE CABINETS (TYP.) WITH MATCHING 12" DEEP UPPER CABINETS ABOVE (WHERE APPLICABLE TYP.). COORDINATE COUNTERTOP AND FINISH SELECTION WITH OWNER.

- 27. PANTRY
 - 28. FREEZE PROOF HOSE BIB.
 - 29. ELECTRICAL PANEL AND METER LOCATION. METER TO BE AT EXTERIOR SIDE OF HOUSE. IF NOT FEASIBLE AT THIS LOCATION COORDINATE PLACEMENT WITH OWNER.
 - 30. PROVIDE COATED WIRE SHELVING SYSTEM IN CLOSETS (TYP). CONFIRM WITH OWNER.
 - 31. PROVIDE TUB/SHOWER, SURROUND, VANITY CABINET WITH SINK AND TOILET IN BATHROOMS. TOILET TO BE ELONGATED BOWL TYPICAL RESIDENTIAL TOILET. COORDINATE ALL FINAL FINISHES & FIXTURES WITH OWNER.
 - 32. COORDINATE TUB SUPPLY, VALVE AND SHOWER HEAD LOCATION WITH CENTER OF TUB. 32" TUB SHOWN. COORDINATE FINAL TUB SIZE AND SELECTION WITH OWNER.
 - 33. PROPOSED HVAC CONDENSER LOCATION. VERIFY WITH OWNER IN FIELD. ONE CONDENSER PER UNIT.
 - 34. AIR HANDLER LOCATION
 - 35. LOWERED CEILING TO ALLOW FOR HVAC DUCTWORK. SEE SECTION ____.
 - 36. PROVIDE ROOF CRICKETS AS REQUIRED TO SLOPE WATER TOWARD GUTTERS
 - 37. ROOF TO SLOPE TO PRE-FINISHED GUTTERS AND DOWNSPOUTS
 - 38. PRE-FINISHED ALUM. GUTTERS, DOWN SPOUTS COLLECTION BOXES AND THRU- WALL SCUPPERS AS REQUIRED. COORD. IN FIELD FINAL LOCATION OF DOWNSPOUTS.
 - 39. OO. MINIMUM 18" HIGH PARAPET WALL WITH SCUPPERS IF APPLICABLE (REFER TO ELEVATIONS). F. 8" HIGH PARAPET WALL MEASURED FROM THE HIGH SIDE OF THE ROOF. SEE SECTION ____.
 - 40. EXTEND DEMISING FIRE SEPARATION WALL 8" MIN. ABOVE ROOF SURFACE. PROVIDE FIRE RATED ROOF SHEATHING FOR 4'-0" MIN. FROM FACE OF FIRE WALL (TYP.) LL. EXTEND DEMISING FIRE SEPARATION WALL 30" MIN. ABOVE ROOF SURFACE.
 - 41. FF. PROVIDE FIRE RATED SHEATHING FOR 4'-0" MIN. FROM FACE OF FIRE WALL (TYP.)
 - 42. HOLD DOWN. COORDINATE LOCATIONS WITH STRUCTURAL DRAWINGS.
 - 43. YY. TAPERED OPEN WEB JOISTS SHALL BE 16" AT CENTER DEMISING FIRE WALL AND 12" AT FURTHEST EXTERIOR WALL.
- W1 2'-8" X 5'-8" REFER TO ELEVATIONS FOR DOUBLE HUNG WINDOW ORIENTATION AND TEMPERED GLAZING LOCATIONS.
- W2 (2) 2'-8" X 5'-8" WINDOW - REFER TO ELEVATIONS FOR DOUBLE HUNG WINDOW ORIENTATION AND TEMPERED GLAZING LOCATIONS.

LEGEND:

- NEW WALL (SEE BELOW) _____
- PARTITION TYPE (SEE BELOW) _____
- KEYED NOTE _____
- ALIGN WALLS AS SHOWN _____
- ROOM NAME _____
- DOOR KEY (SEE CS.01) _____
- ELECT. RECEPTACLE _____
- INTERCONNECTED SMOKE DETECTOR _____

INTERIOR NEW WALLS ARE PARTITION TYPE A1 U.N.O.
(SEE PARTITION TYPES ON SHEET CS.01)

NOTE:
THIS DRAWINGS IS TO BE USED IN CONJUNCTION WITH ENGINEERED DRAWINGS FROM OPEN WEB TRUSS MANUFACTURER. DIRECTION AND HEIGHT AS NOTED ON DRAWINGS.

GIRDER TRUSS LOCATION AND LOADING AS NOTED ON PLANS. TRUSS DESIGNER TO CONFIRM AND COORDINATE WITH ARCH. AND DISCREPANCIES.

LVL BEAMS SHOWN ON PLANS ARE PER TRUSS-JOIST MANUFACTURER (E=1.9 TYP. - BEAM SIZES ON PLANS)

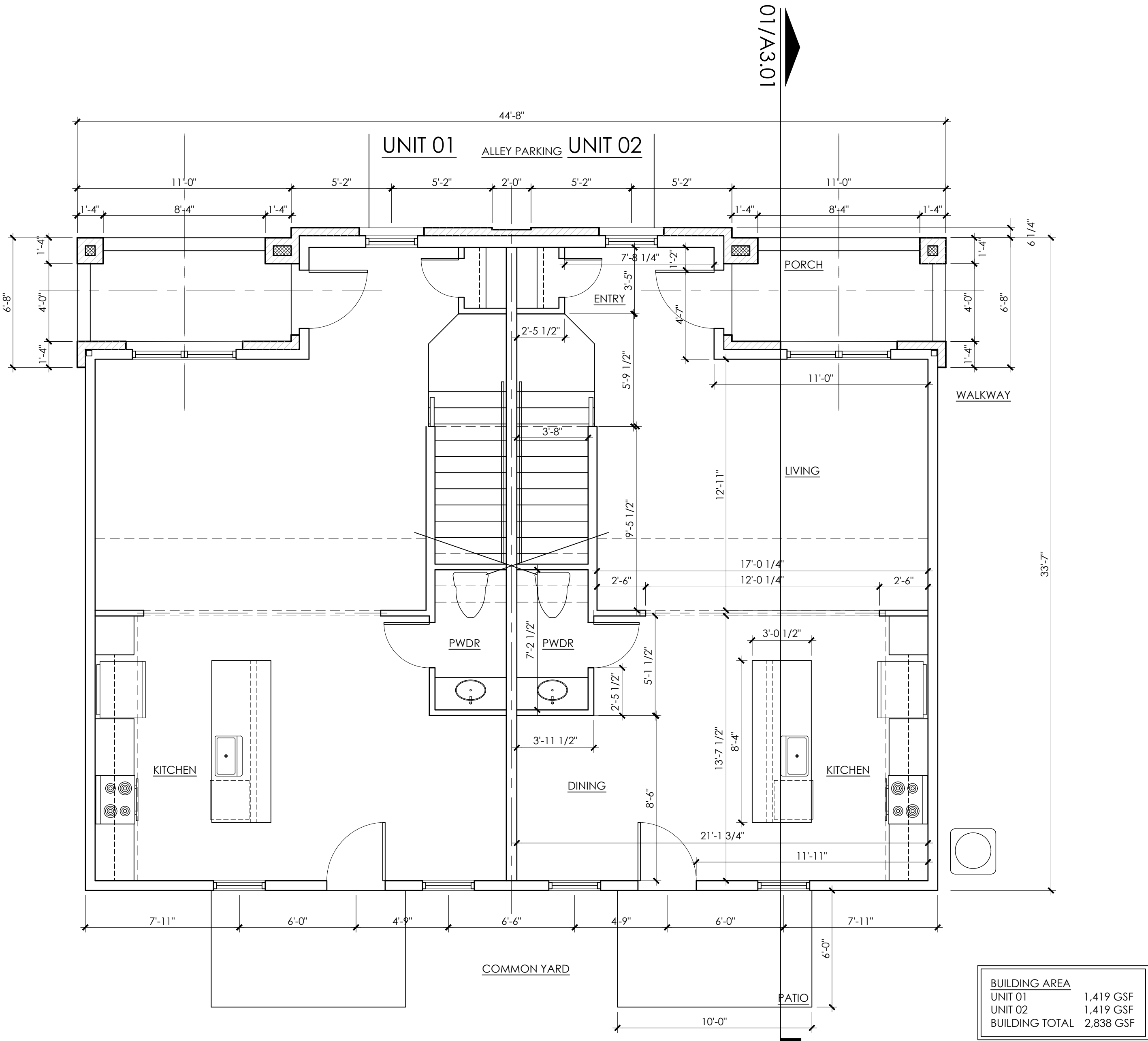
ALL CONVENTIONAL FRAMING TO BE SYP #2 OR BETTER - SIZES AS NOTED ON PLANS.

ALL EXTERIOR FRAMING HEADERS ARE TO BE (2) 2X8'S (UNO). ALL INTERIOR HEADERS TO BE (2) 2X4'S (UNO). POSTS ARE TO BE (2) 2X4'S (UNO), POSTS NOTED OTHERWISE CARRY THE MAXIMUM LOAD NOTED AND ARE PARALAM COLUMNS (E=1.8) BY TRUSS JOIST MANUFACTURER

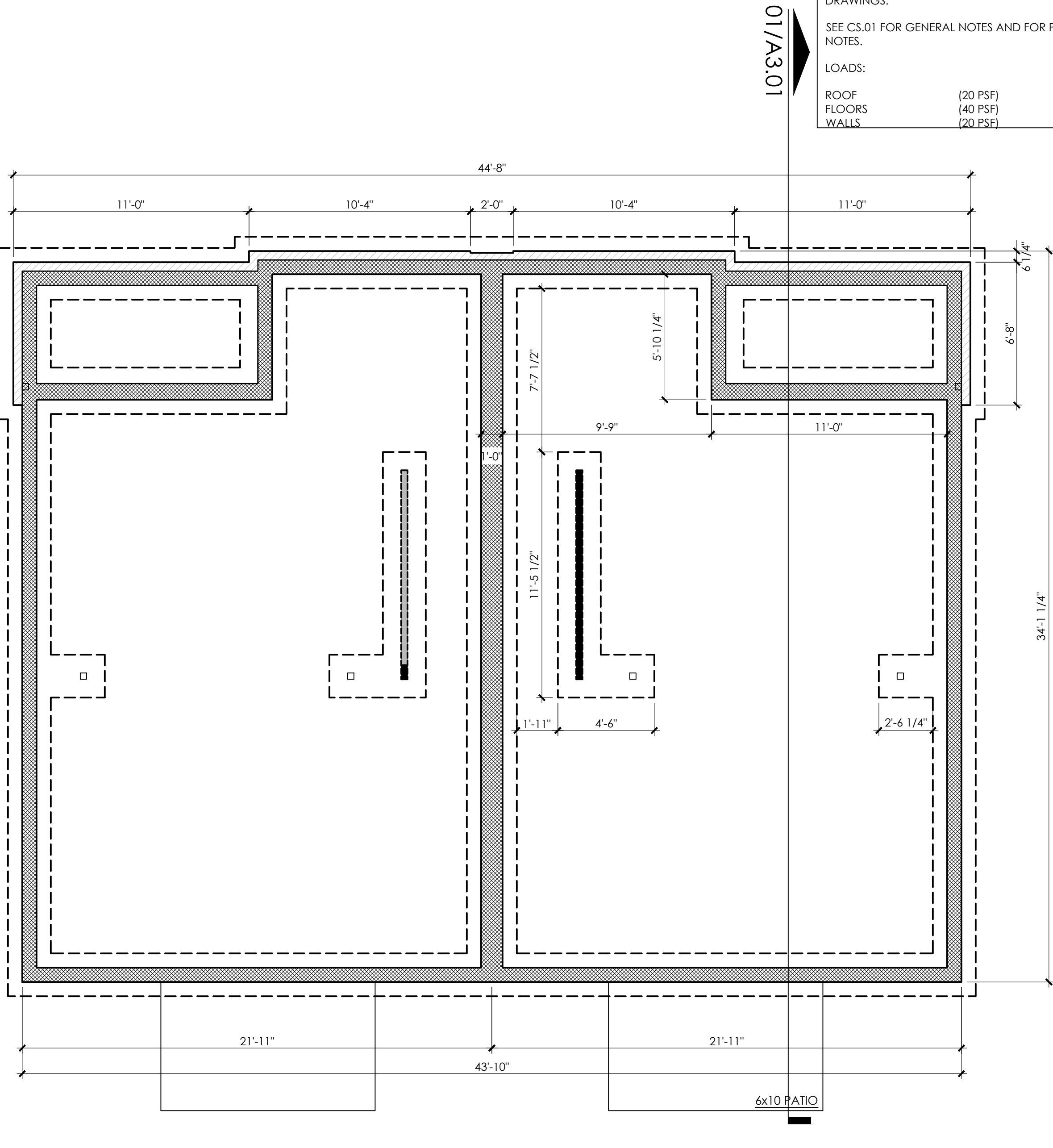
POST LOADS NOTED ARE FROM TRUSS DESIGNER AND ARE DIRECTLY RELATED TO THEIR RESPECTIVE DRAWINGS.

SEE CS.01 FOR GENERAL NOTES AND FOR PARTITION NOTES.

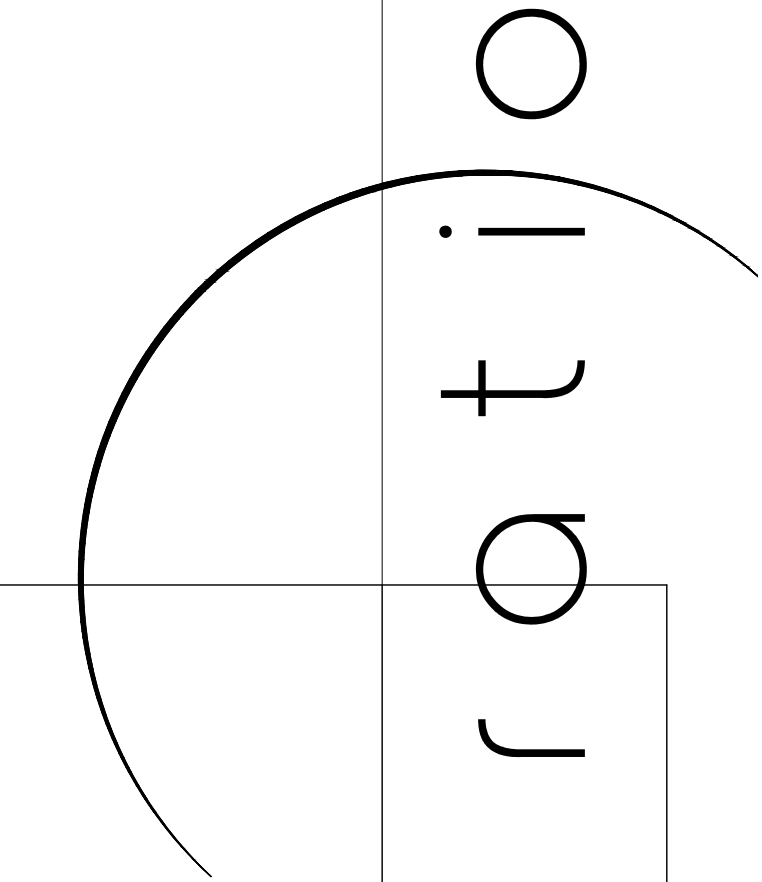
LOADS:
ROOF (20 PSF)
FLOORS (40 PSF)
WALLS (20 PSF)



02 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



01 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



1406 Confederate Avenue
Richmond VA 23227

t & f . 804.264.1729

www.ratiostudio.com

04 .15. 20
DESIGN II

FOUNDATION &
FIRST FLOOR PLANS

A1 01

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3305-3311 Cutshaw Ave.

Richmond, Virginia 23230

NEW CONSTRUCTION KEYED NOTES

1.

8" CMU (PARGED) ON 24" X 12" CONT. CONC. FOOTING W/ (2) #4 BARS. COORDINATE FOOTING ELEVATION WITH EXTERIOR GRADES.
2.

12" CMU ON 24" X 12" CONT. CONC. FOOTING W/ (2) #4 BARS. COORDINATE FOOTING ELEVATION WITH EXTERIOR GRADES.
3.

12" CMU (CENTERED ON PROPERTY LINE) ON 24" X 12" CONT. CONC. FOOTING W/ (2) #4 BARS.
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4" CONC. SLAB (3,500 PSI) W/ 6X6- W1.4 X W1.4 WWF ON 4" COMP. VDOT #57 STONE ON 6 MIL. VAPOR BARRIER ON COMP. FILL AS REQUIRED. COORDINATE CONTROL JOINT PLAN IN FIELD WITH OWNER PRIOR TO INSTALLATION.
5.

CONC. SLAB PATIO, TOP OF SLAB 4" MIN. BELOW TOP OF MAIN HOUSE SLAB.
6.

POSTS FROM ABOVE.
7.

THICKENED SLAB. 24"x12" WITH (2) #4 BARS
8.

BEARING WALL
9.

1/2" BRICK SETBACK
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G. CONCRETE STAIRS AS REQUIRED, COORDINATE WITH FINAL GRADES.
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3.5X3.5 STEEL POST, LOAD-BEARING

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PROVIDE HANDRAIL AT SINGLE SIDE OF STAIR RUNS NOTED @ 36" AFF. PROVIDE TYPICAL GUARD INFILL WHERE REQUIRED BY BUILDING CODE. CONFIRM MATERIALS WITH OWNER.
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OVEN/ RANGE WITH MICROWAVE/ HOOD ABOVE. VENT TO EXTERIOR.

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- W1

2'-8" X 5'-8" REFER TO ELEVATIONS FOR DOUBLE HUNG WINDOW ORIENTATION AND TEMPERED GLAZING LOCATIONS.
- W2

(2) 2'-8" X 5'-8" WINDOW - REFER TO ELEVATIONS FOR DOUBLE HUNG WINDOW ORIENTATION AND TEMPERED GLAZING LOCATIONS.

LEGEND:

- NEW WALL (SEE BELOW)

PARTITION TYPE (SEE BELOW)

KEYED NOTE

ALIGN WALLS AS SHOWN

ROOM NAME

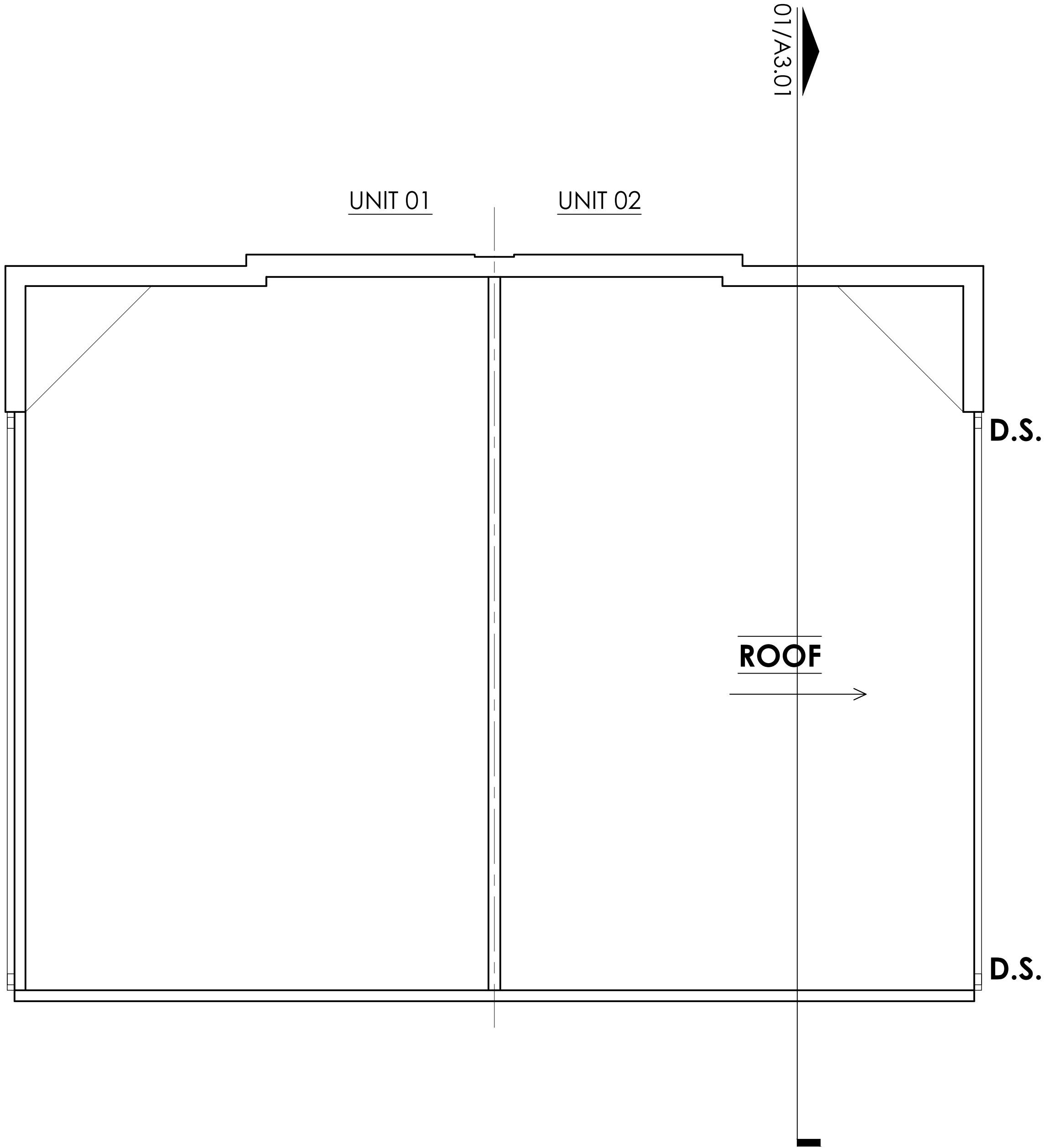
DOOR KEY (SEE CS.01)

ELECT. RECEPTACLE

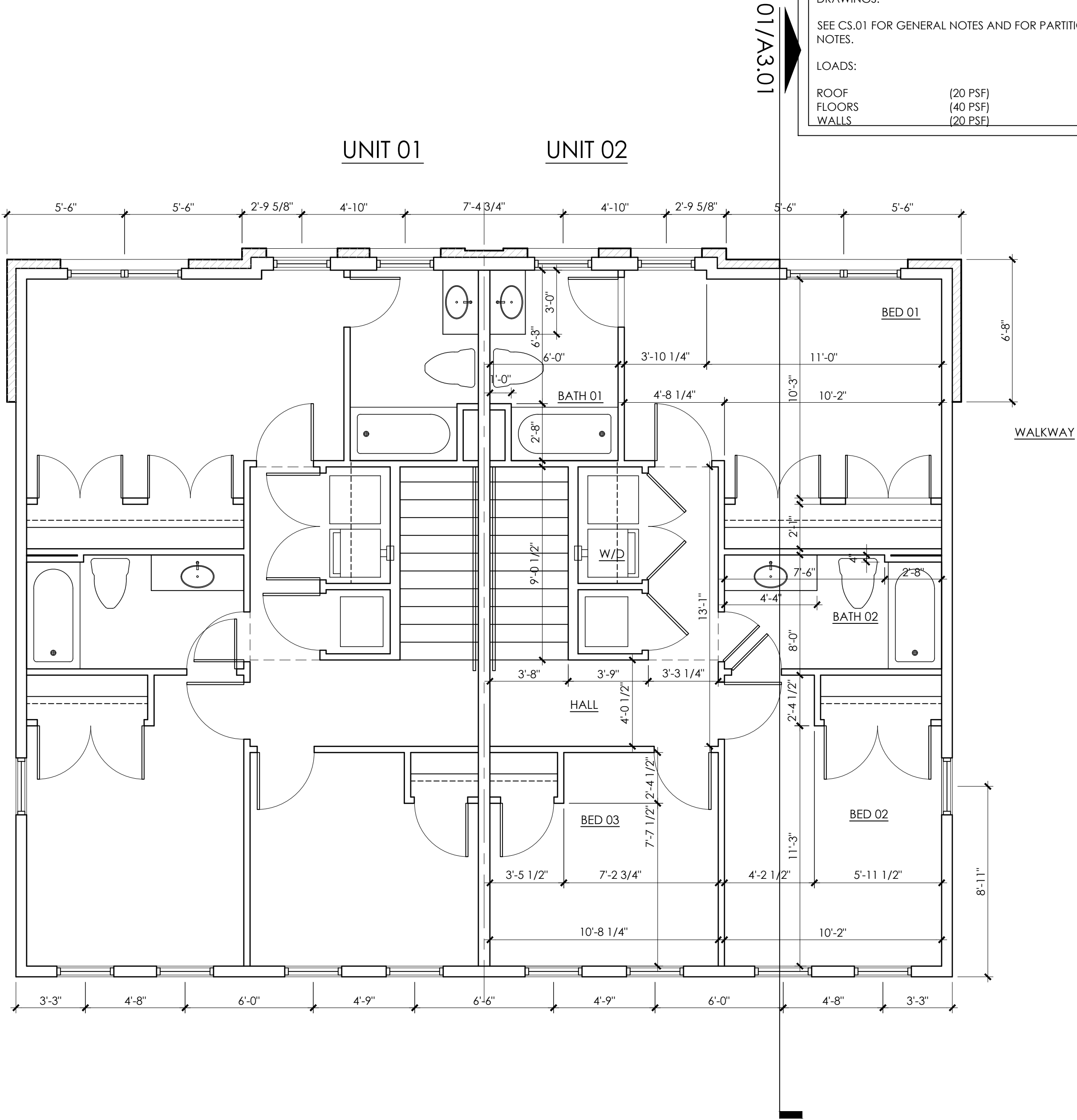
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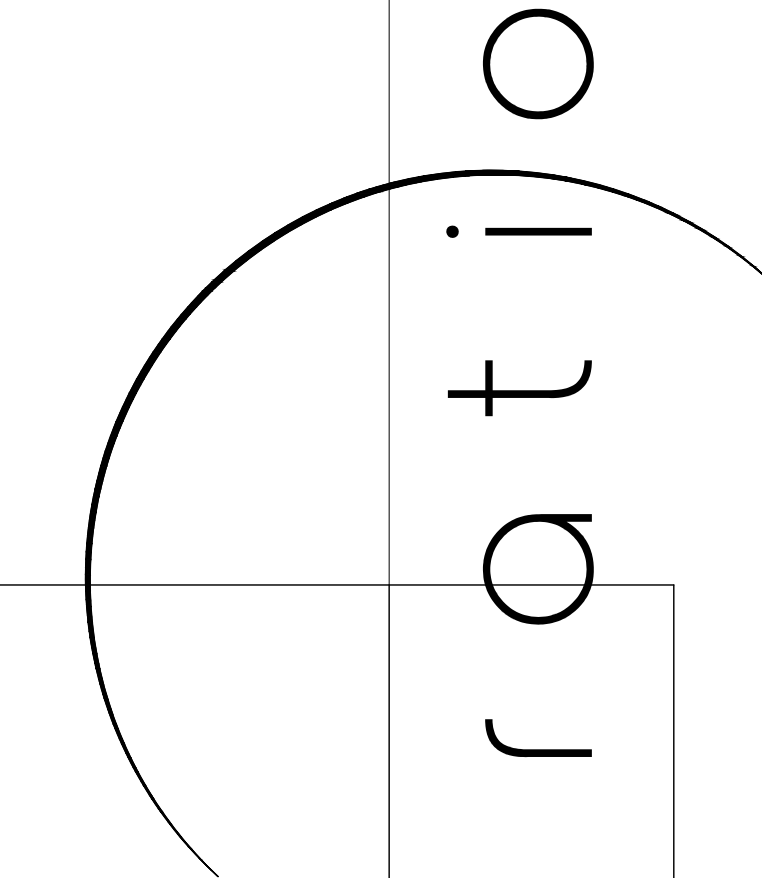
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LOADS:
ROOF (20 PSF)
FLOORS (40 PSF)
WALLS (20 PSF)



02 ROOF PLAN
SCALE: 1/4" = 1'-0"



01 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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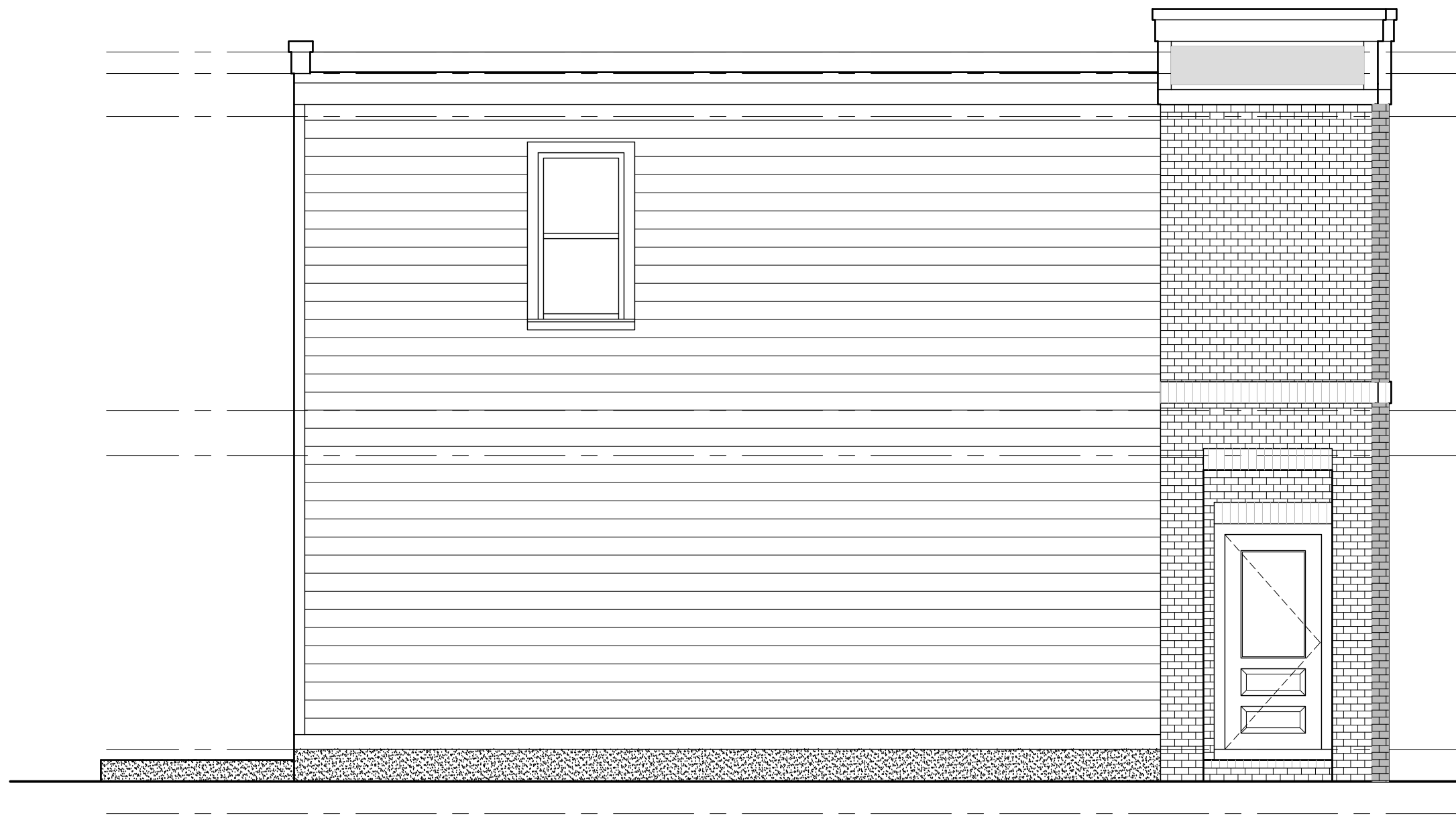
04 .15 .20
DESIGN II

SECOND FLOOR &
ROOF PLANS

A1 02

3305-3311 Cutshaw Ave.

Richmond, Virginia 23230



04 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



03 YARD ELEVATION
SCALE: 1/4" = 1'-0"



02 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



01 ALLEY ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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04 .15 . 20
DESIGN II

EXTERIOR
ELEVATIONS

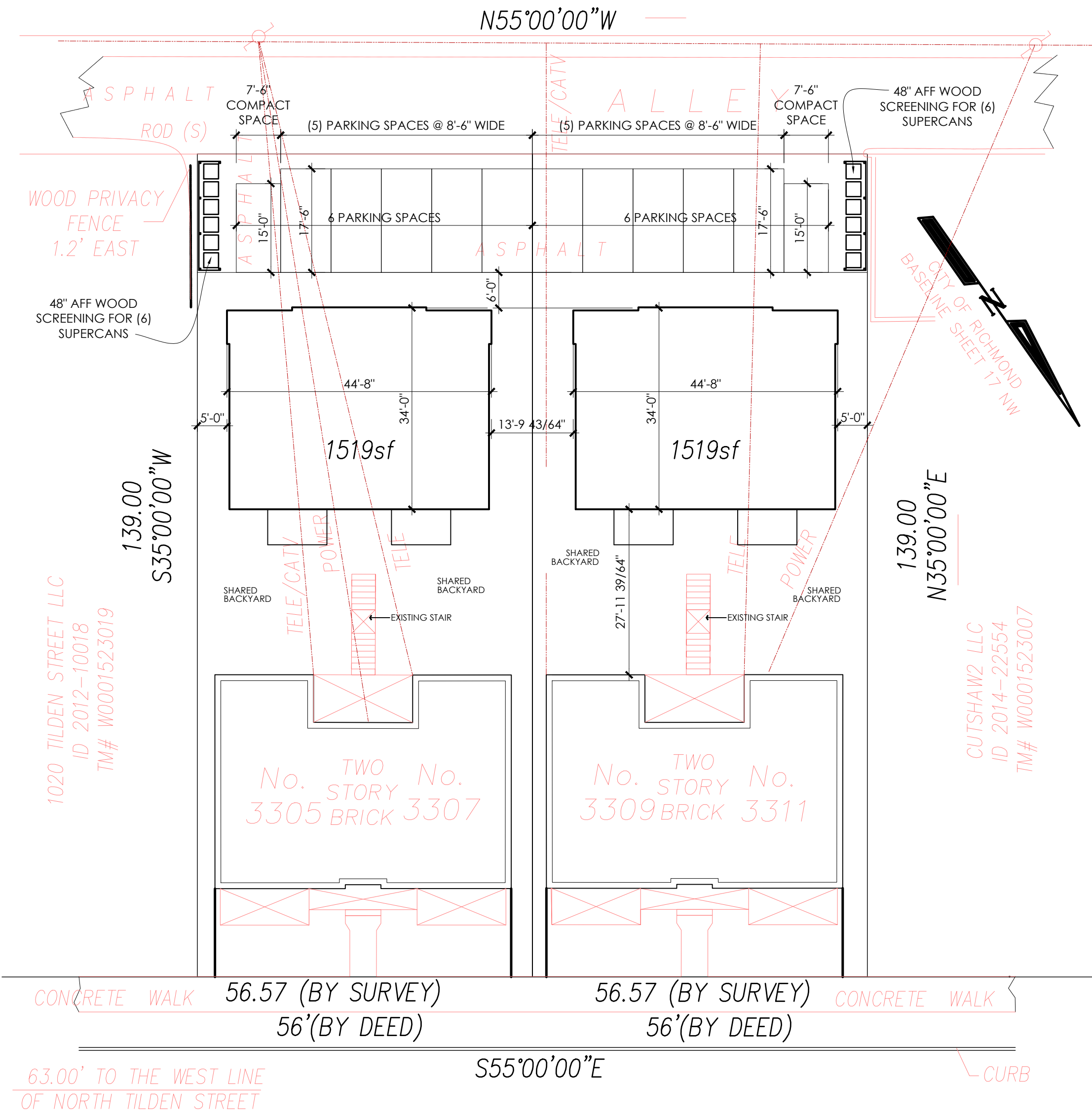
A4 01

3305-3311 Cutshaw Ave.

Richmond, Virginia 23230

rotio

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: CAO CHAUT ID 2019-10999



01 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

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04 . 29 . 20
DESIGN II

ARCHITECTURAL
SITE PLAN
DOOR SCHEDULE

CS 02

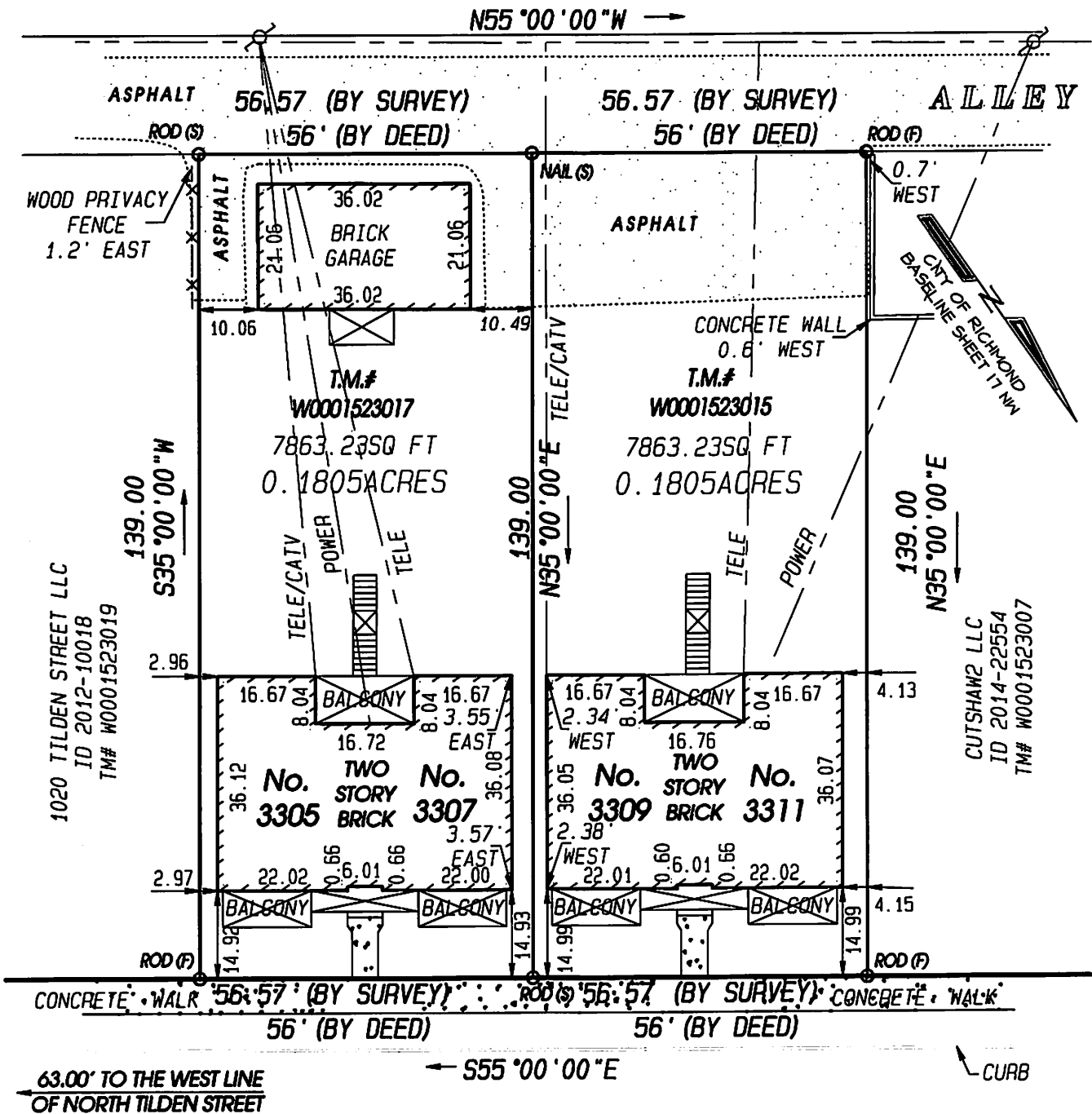
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ratio

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: CAO CHAUT ID 2019-10999

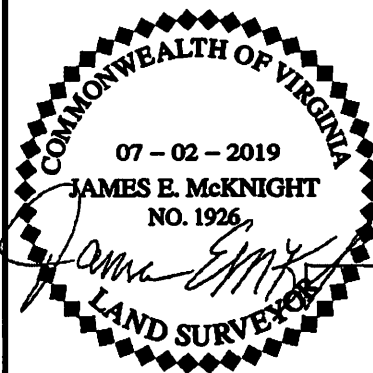


CUTSHAW AVENUE

60' +/- R/W

PLAT SHOWING IMPROVEMENTS ON
No. 3305 - 3307 & No. 3309 - 3311 CUTSHAW AVENUE,
IN THE CITY OF RICHMOND, VIRGINIA.

PURCHASERS:
MUSEUM DISTRICT, LLC



THIS IS TO CERTIFY THAT ON JUNE 2, 2019, 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.

SCALE: 1" = 25'

McKNIGHT
& ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 91011915