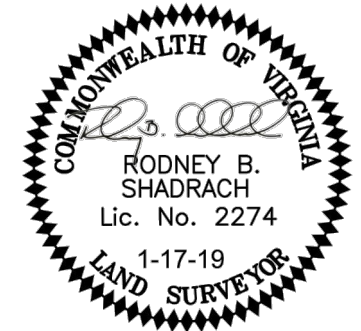
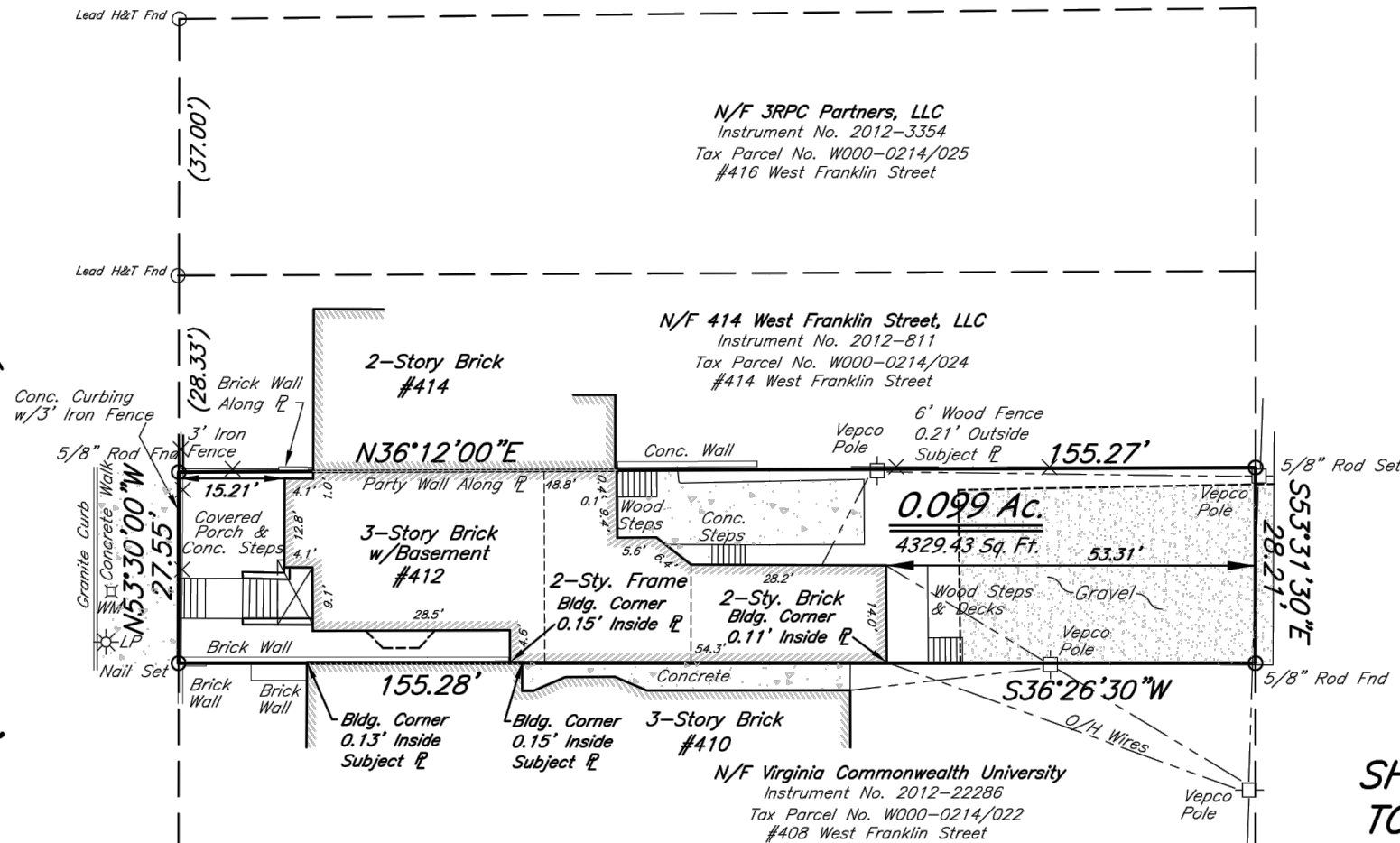


# Henry Street (35'± Public R/W)

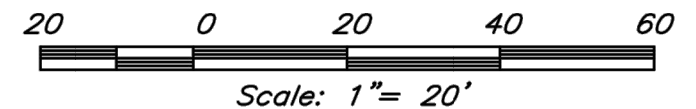
I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



W. Franklin Street  
(65'± Public R/W)



SURVEY PLAT  
SHOWING EXISTING IMPROVEMENTS  
TO #412 WEST FRANKLIN STREET  
CITY OF RICHMOND, VIRGINIA  
DATE: JANUARY 17, 2019



**Shadrach & Associates LLC**

LAND SURVEYING

430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • Email: rod@shadrachsurveys.com

**Notes:**

- The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0039-E, effective date: July 16, 2014 (Zone X).
- This survey plat represents a current and accurate field transit survey of the premises shown hereon.  
Date of last physical survey: December 21, 2018.
- This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property.

**Legal References:**

412 West Franklin Street, LLC  
Instrument No. 2018-21319  
Tax Parcel No. W000-0214/023  
#412 West Franklin Street

**DRAWING INDEX**

- AS-1 EXISTING BOUNDARY SURVEY
- AS-2 ARCHITECTURAL SITE PLAN
- A-1 PROPOSED DETACHED GARAGE PLANS
- A-2 PROPOSED DETACHED GARAGE ELEVATIONS

18079BAS.JOB -- 18079-BNDY.DWG

## 412 W. Franklin Renovation

412 W. FRANKLIN STREET  
RICHMOND, VA 23220

SUP SUBMISSION  
DATE: 10.26.20

Revisions: None

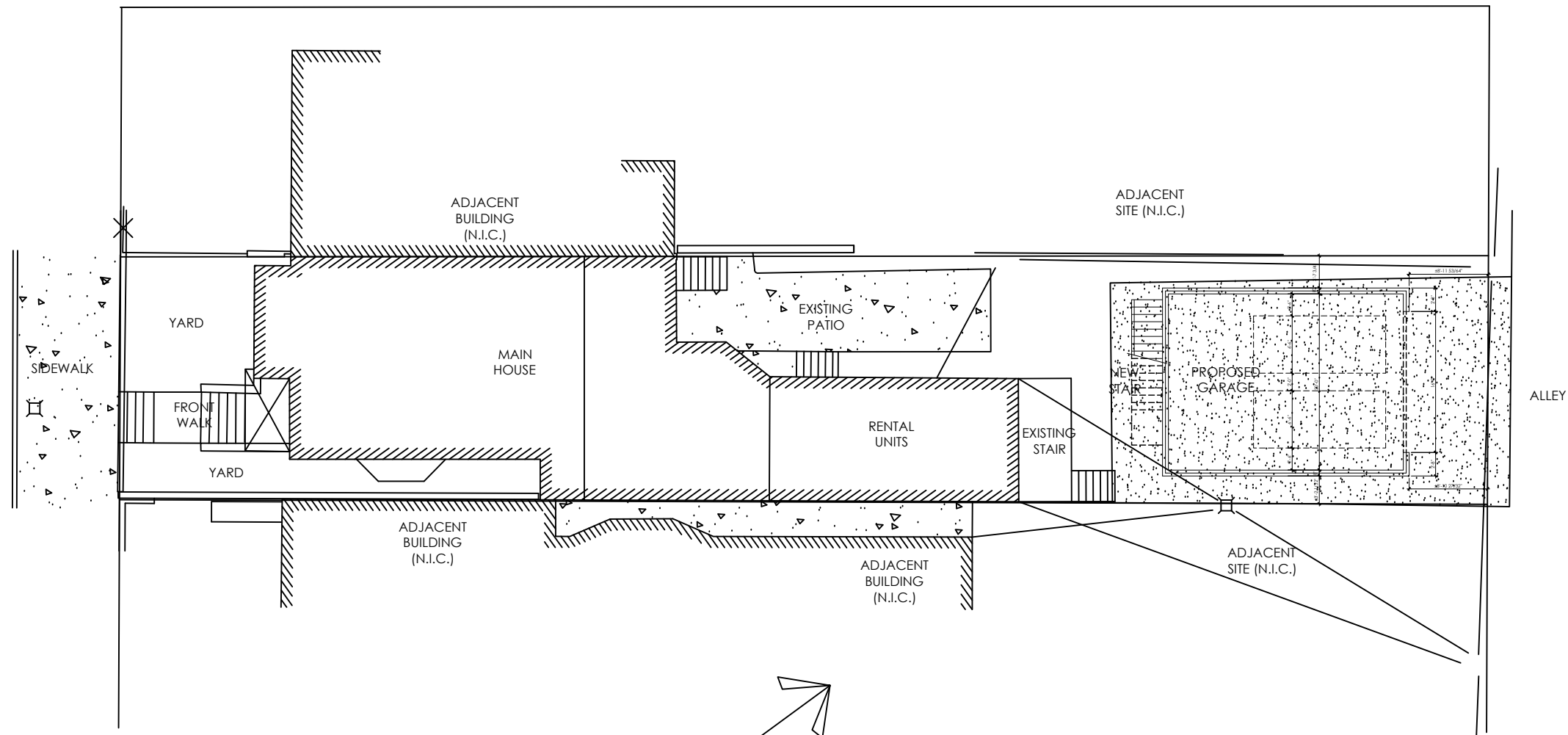
ARCHITECT:  
Ratio, PC  
1406 Confederate Avenue  
Richmond, VA 23227  
804.264.1729

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## EXISTING BOUNDARY SURVEY

SCALE: 1" = 1'-0"

# AS-1



# 412 W. Franklin Renovation

412 W. FRANKLIN STREET  
RICHMOND, VA 23220

SUP SUBMISSION  
DATE: 10 . 26 . 20

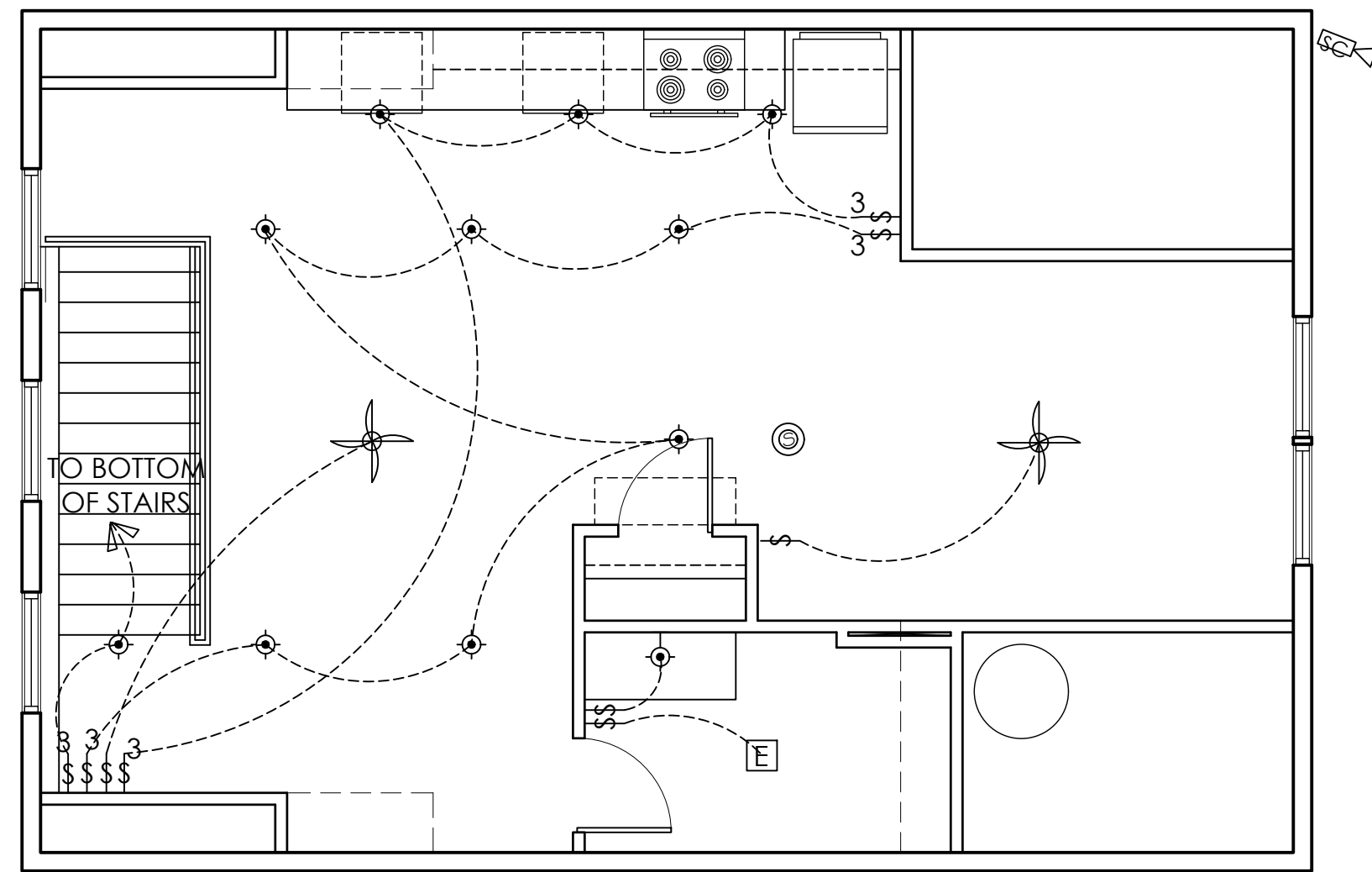
Revisions: None

ARCHITECT:  
Ratio, PC  
1406 Confederate Avenue  
Richmond, VA 23227  
804.264.1729

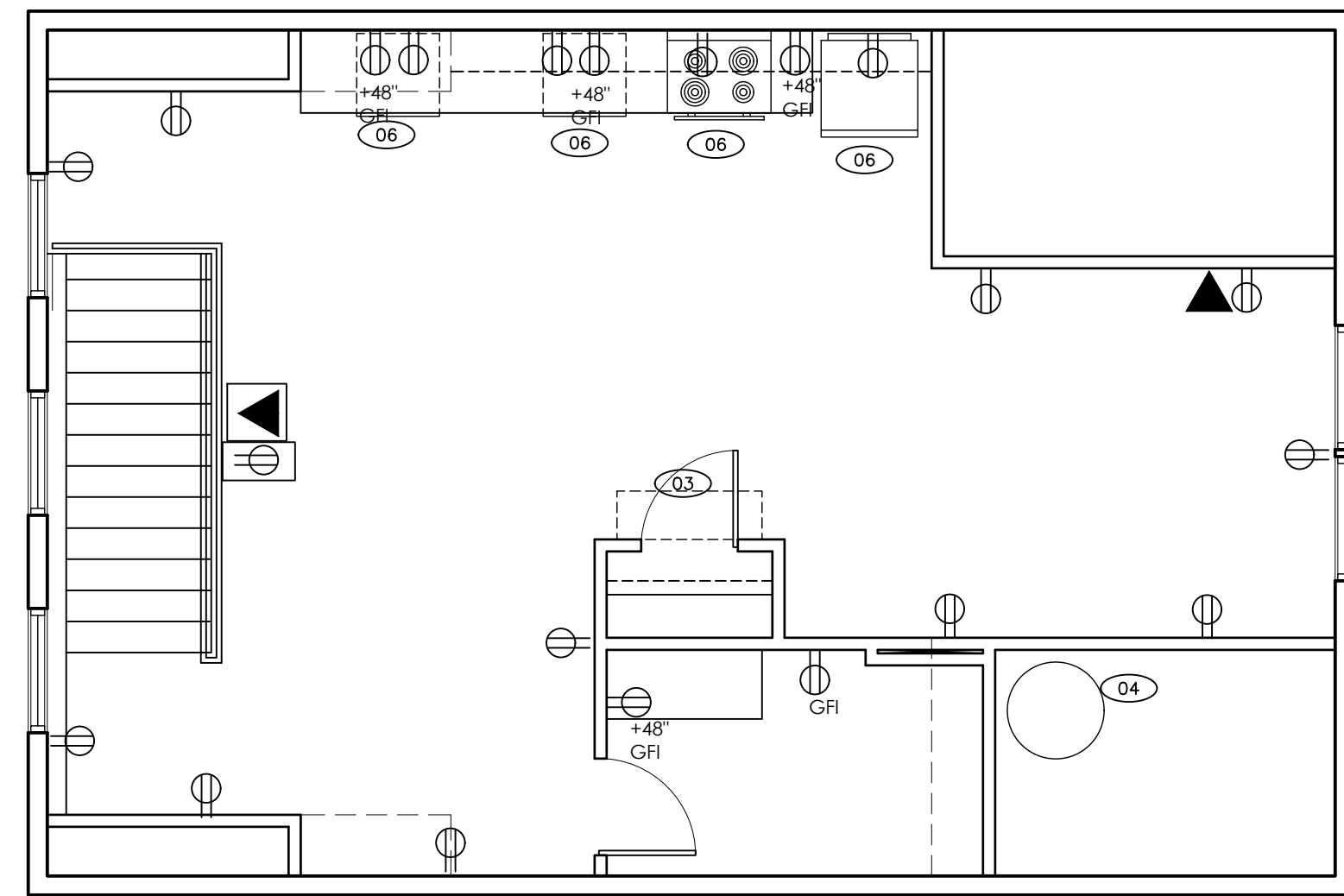
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ARCHITECTURAL SITE PLAN  
SCALE: 1/16" = 1'-0"

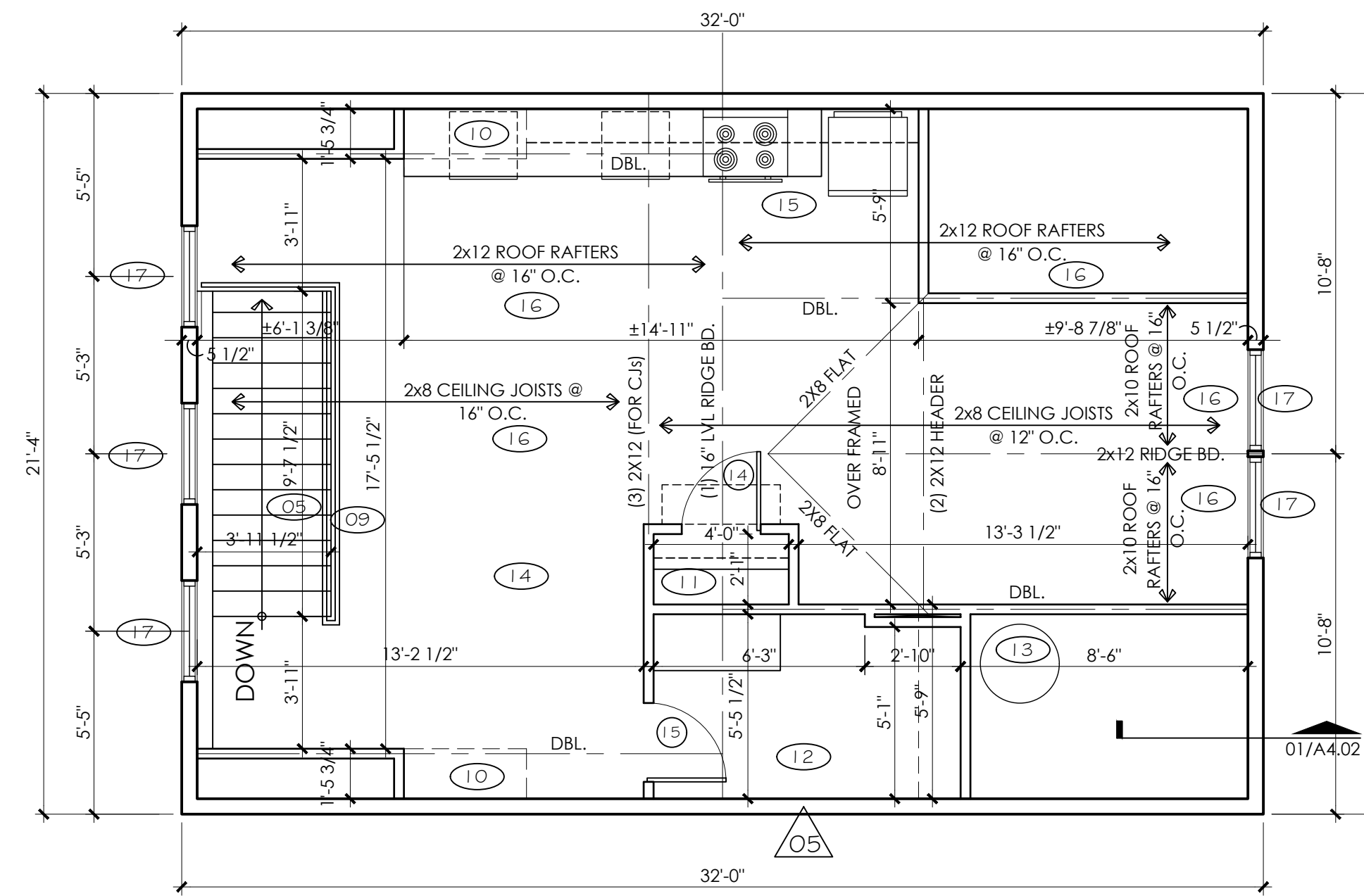
# AS-2



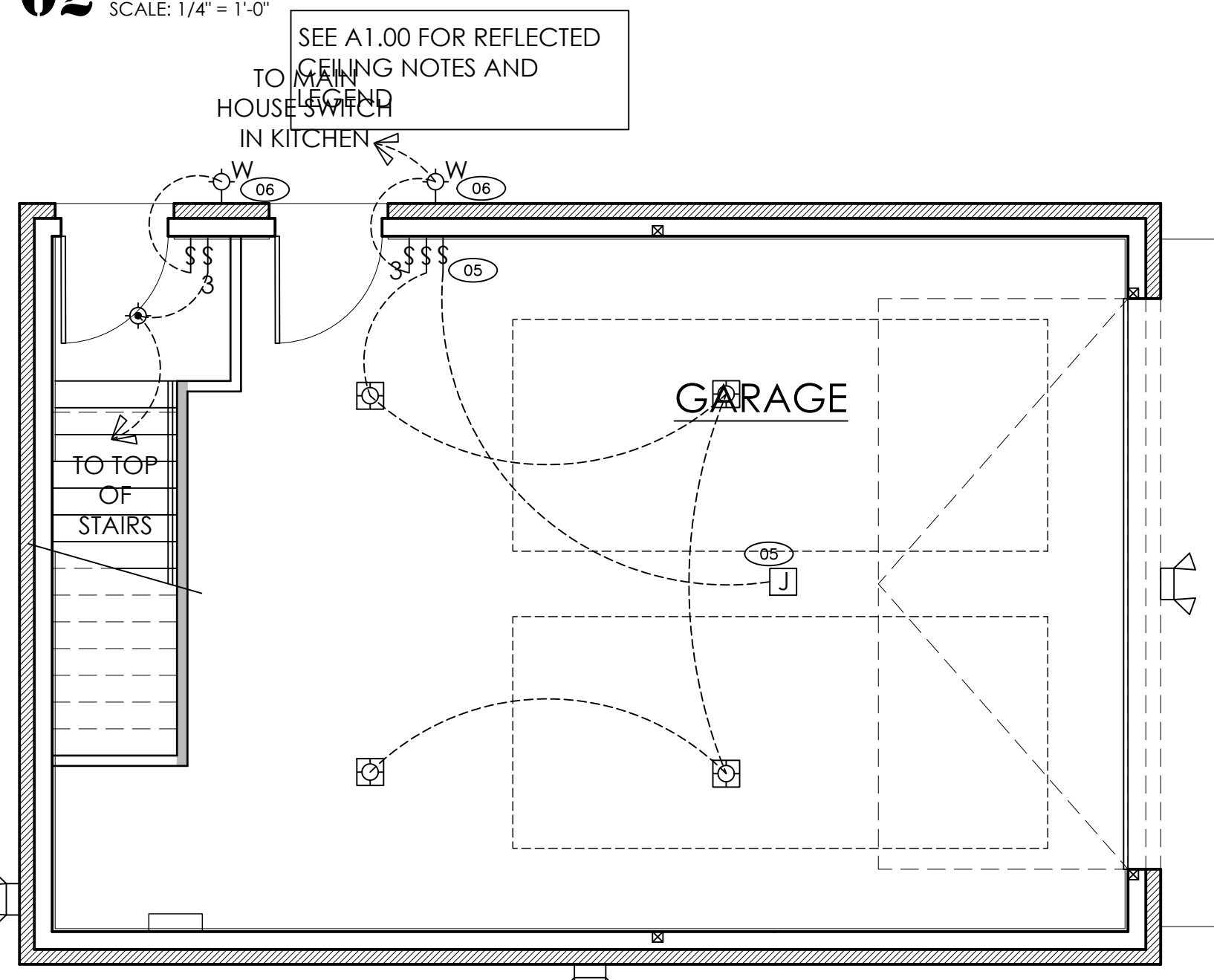
**02 GARAGE SECOND FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"



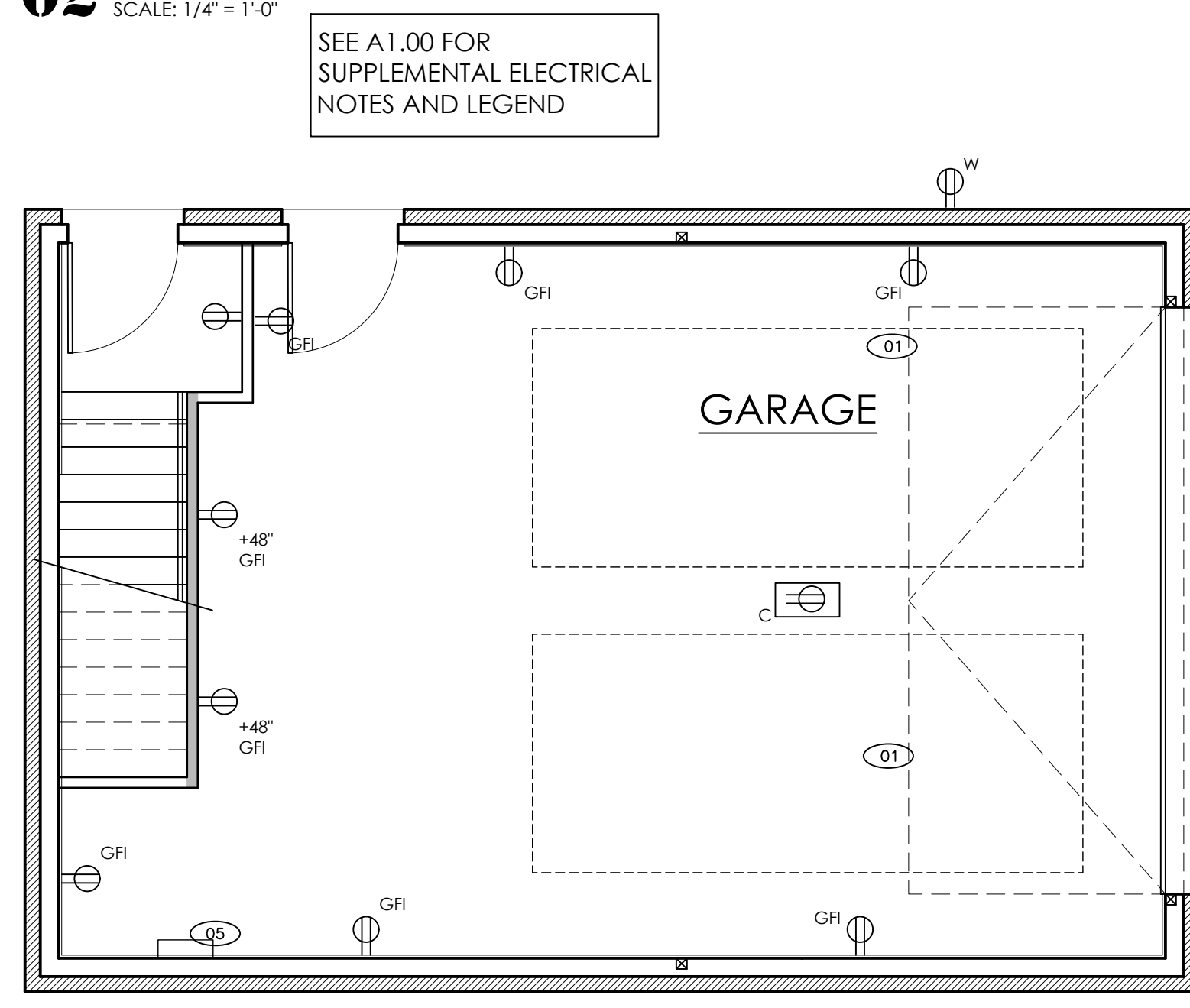
**02 GARAGE SECOND FLOOR SUPPLEMENTAL ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



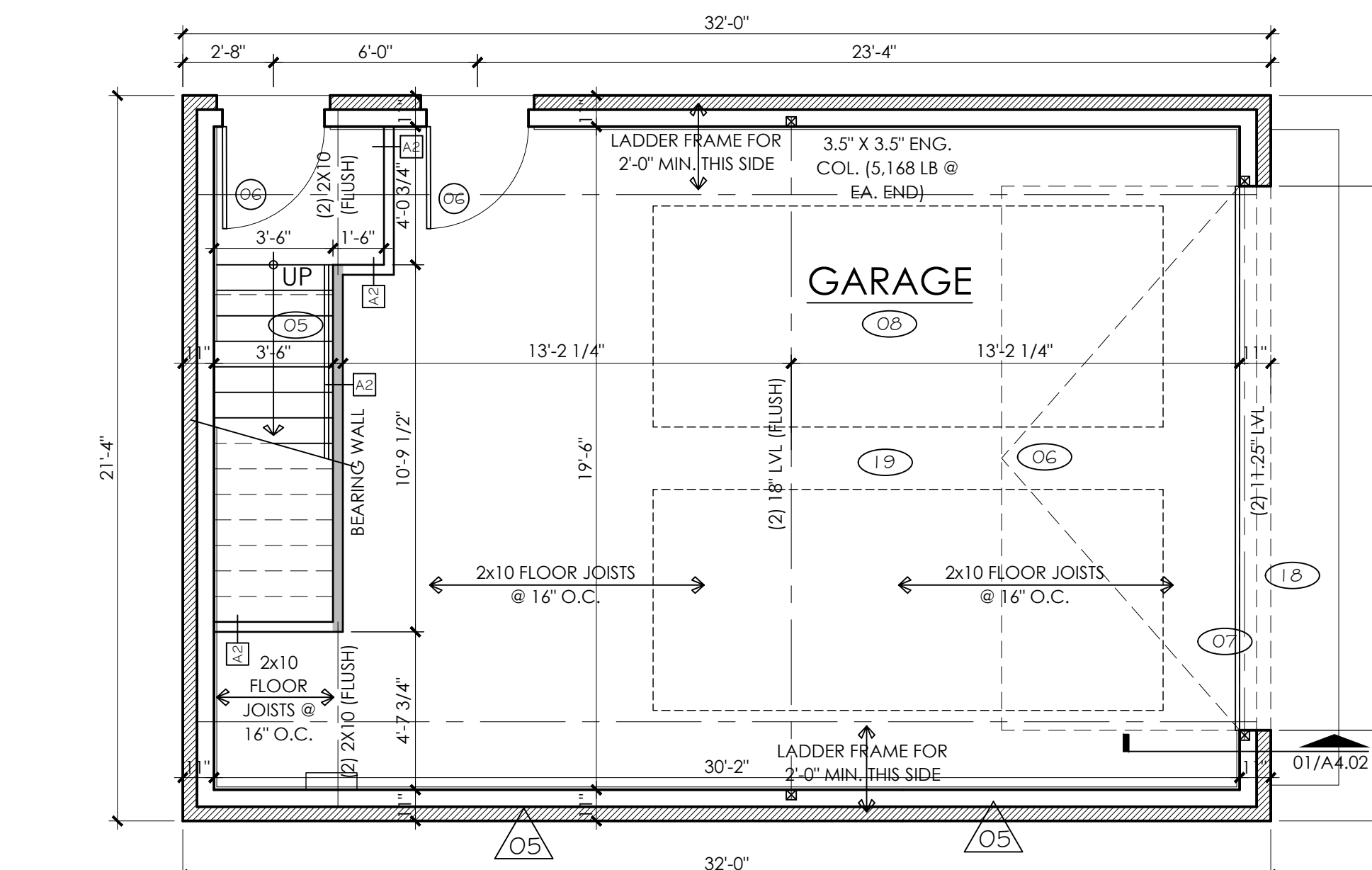
**03 GARAGE SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



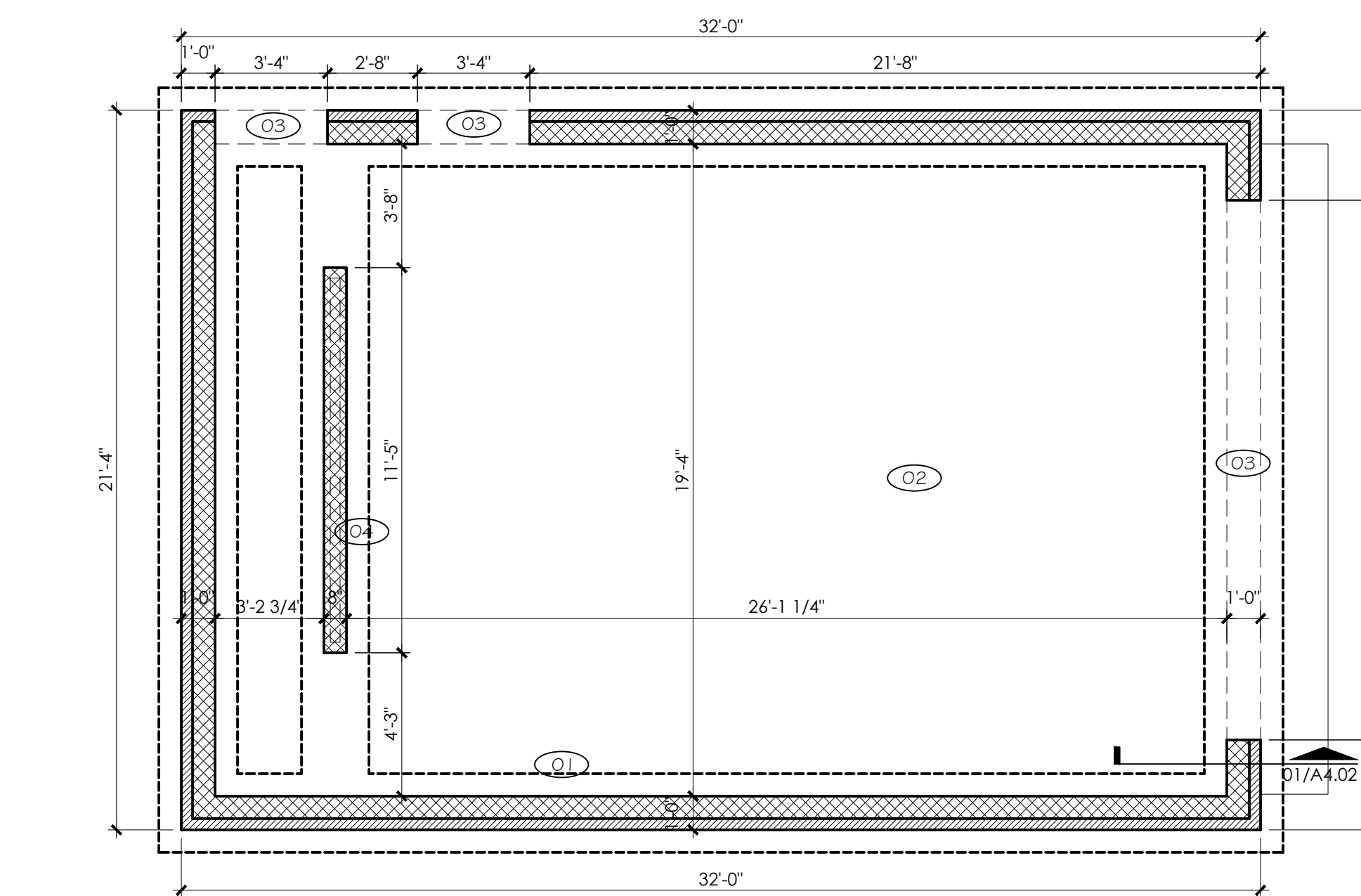
**01 GARAGE FIRST FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"



**01 GARAGE FIRST FLOOR SUPPLEMENTAL ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



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



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

**KEYED NEW CONSTRUCTION NOTES**

- 12" CMU (OR 4" BRICK VENEER WITH 8" CMU BACKUP) ON 28" X 10" CONT. CONC. FOOTING W/ #2 BARS EA. WAY.
- 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 (PROVIDE CONTROL JOINTS @ CENTER IN BOTH DIRECTIONS)
- PROVIDE CONCRETE AS REQUIRED OVER CMU OPENINGS FOR DOORS.
- PROVIDE 8" CMU STEM WALL BELOW SLAB TO TYPICAL FOOTING BELOW (BEARING WALL ABOVE)
- PROVIDE WOOD STAIRS TO SECOND FLOOR (15 RISERS AND TREADS @ 9" DEEP)
- PROVIDE GARAGE DOOR OPENING AND SUPPORT AS NEEDED.
- PROVIDE 16' X 7' GARAGE DOOR.
- GARAGE WALLS AND CEILING ARE TO RECEIVE 5/8" TYPE X GPDW AT ALL SURFACES.
- PROVIDE 36" GUARD RAIL AND HANDRAIL AT STAIR. WRAP OPENING AND CONT. HANDRAIL DOWN ONE SIDE OF STAIR.
- SLOPED CEILING ABOVE FROM 5' KNEE WALL TO 8' TYPICAL FLAT CEILING.
- PROVIDE PAINTED WOOD SHELF AND ROD IN CLOSET.
- PROVIDE OWNER ELECTED TILE FLOOR IN BATH, FIXTURES AS SELECTED BY OWNER (42" VANITY).
- LOWBOY HWH TO BE IN EAVE SPACE - PROVIDE ACCESS PANEL AS NEEDED.
- PROVIDE WOOD FLOOR IN MAIN LIVING SPACE.
- KITCHEN FINISHES AND APPLIANCES AS SELECTED BY OWNER.
- PROVIDE 2X6 COLLAR TIES @ 32" O.C. IN TOP THIRD OF ALL ROOF RAFTER SPANS.
- WINDOW TO BE METAL CLAD WOOD 1 OVER 1 TO MATCH MAIN HOUSE (3' X 5').
- PROVIDE CONCRETE APRON
- SLOPE CONCRETE SLAB TO GARAGE DOOR OPENING (TYP.)

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Permit Set

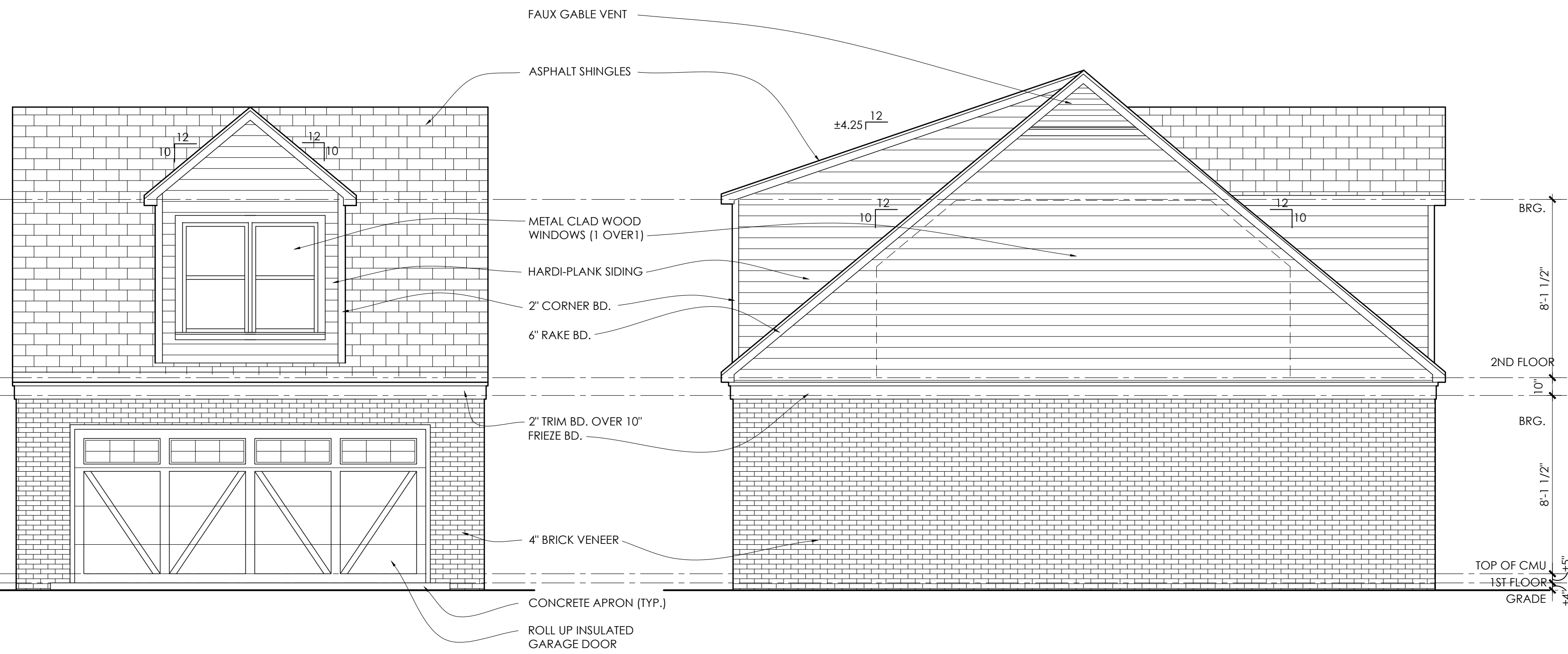
Revisions:  
01 - 02.26.20 (City Comments & Field Edits)  
02 - 06.10.20 (Field & Misc. Edits)  
03 - 07.22.20 (Cabinets and elect. update)  
04 - 01.19.21 (Garage & Patio)  
05 - 03.09.21 (Garage Edits)

GARAGE PLANS

**A4 01**

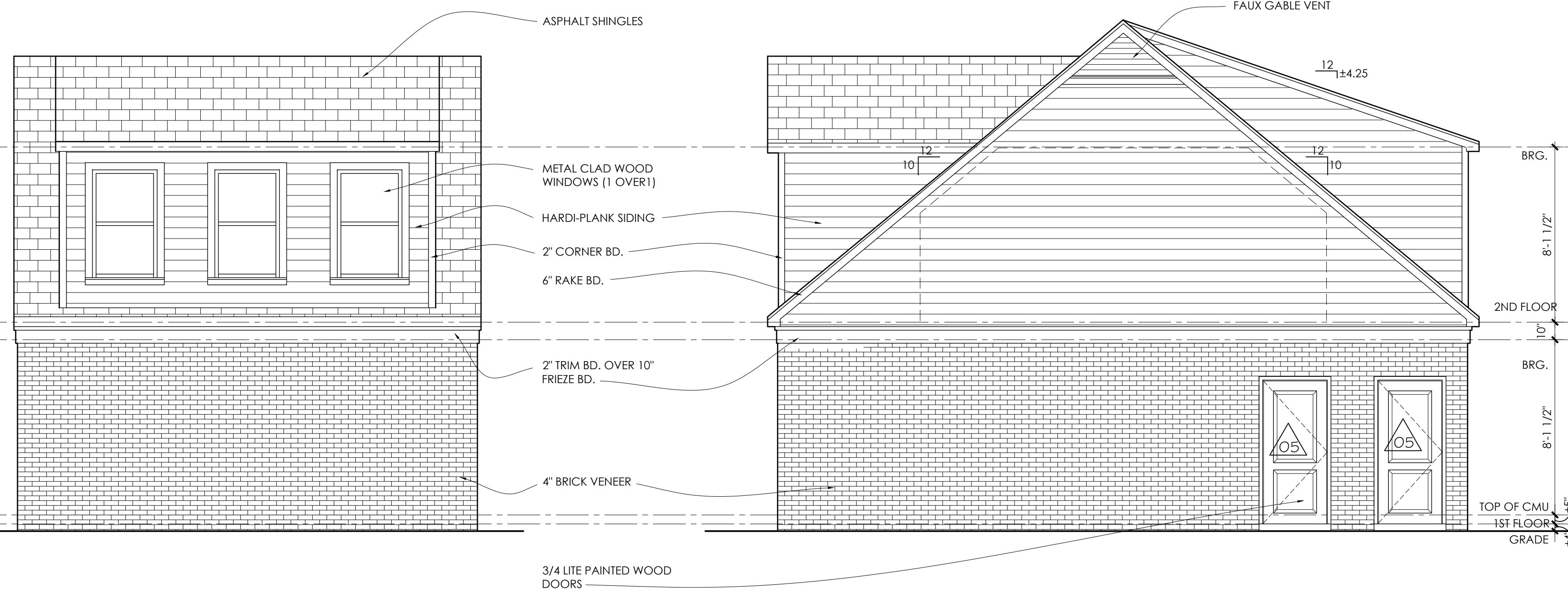
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**ratio**  
**412 W. Franklin Renovation**  
 412 West Franklin Street  
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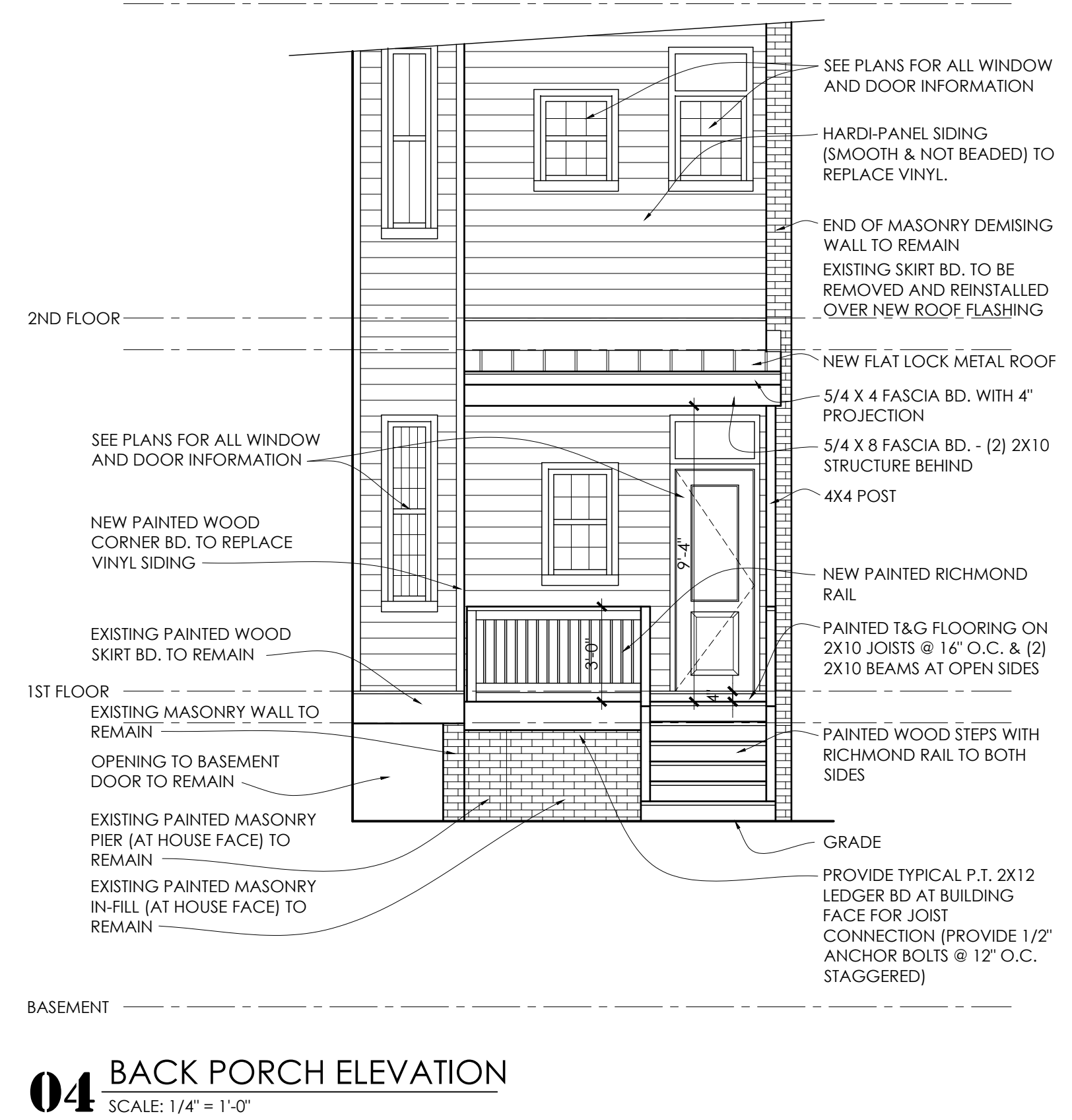
**05** SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

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

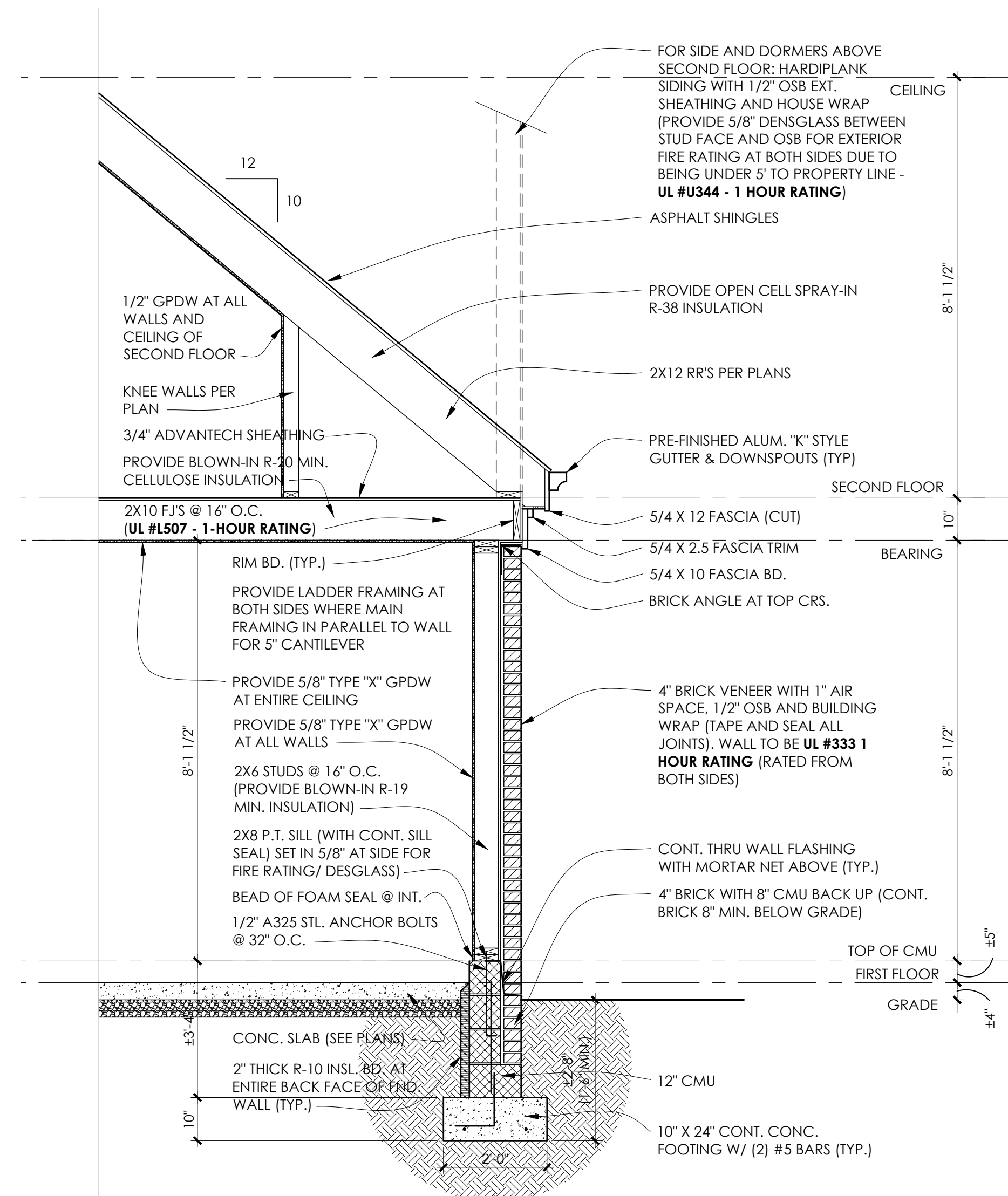


**03** YARD ELEVATION  
SCALE: 1/4" = 1'-0"

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

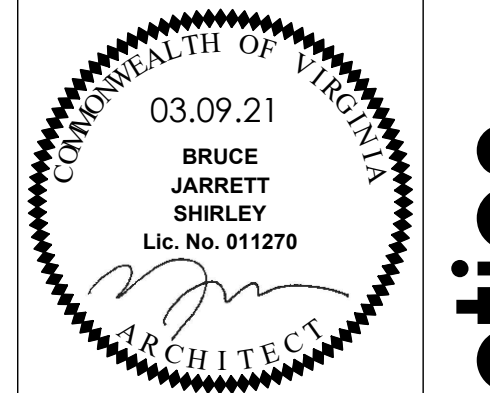


**04** BACK PORCH ELEVATION  
SCALE: 1/4" = 1'-0"



**01** GARAGE WALL SECTION  
SCALE: 1/2" = 1'-0"

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GARAGE ELEVATIONS AND WALL SECTION

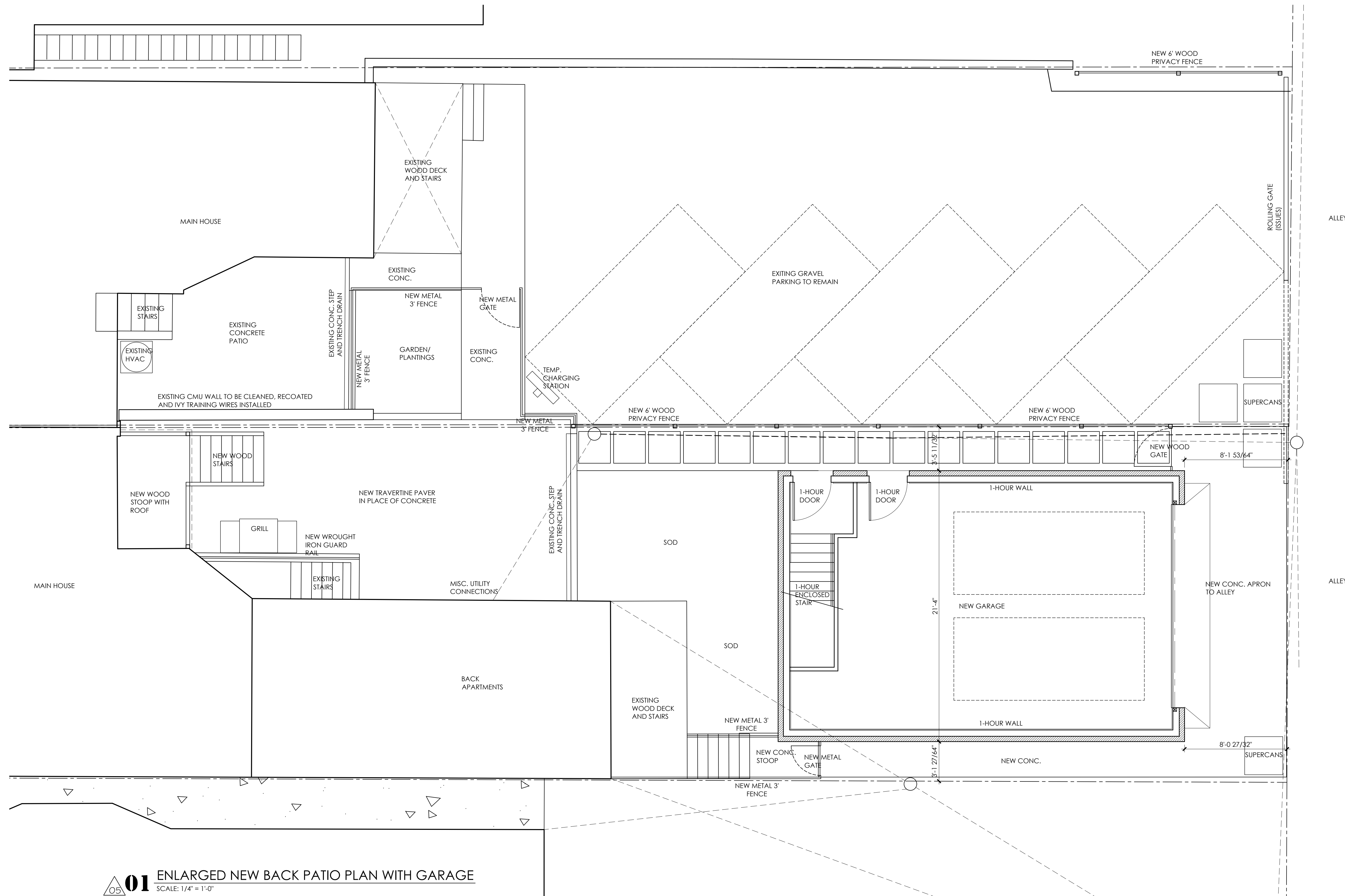
**A4 02**

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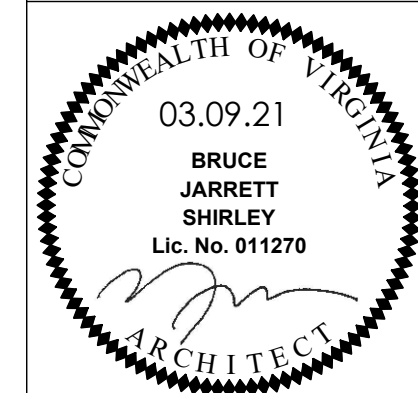
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**01** ENLARGED NEW BACK PATIO PLAN WITH GARAGE  
SCALE: 1/4" = 1'-0"



03.09.21  
 BRUCE  
 JARRETT  
 SHIRLEY  
 Lic. No. 011270  
 ARCHITECT

09.17.19  
 DHR Set

11.30.19  
 Permit Set

Revisions:  
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 05 - 03.09.21 (Garage Edits)

ENLARGED  
 PACK PATIO PLAN

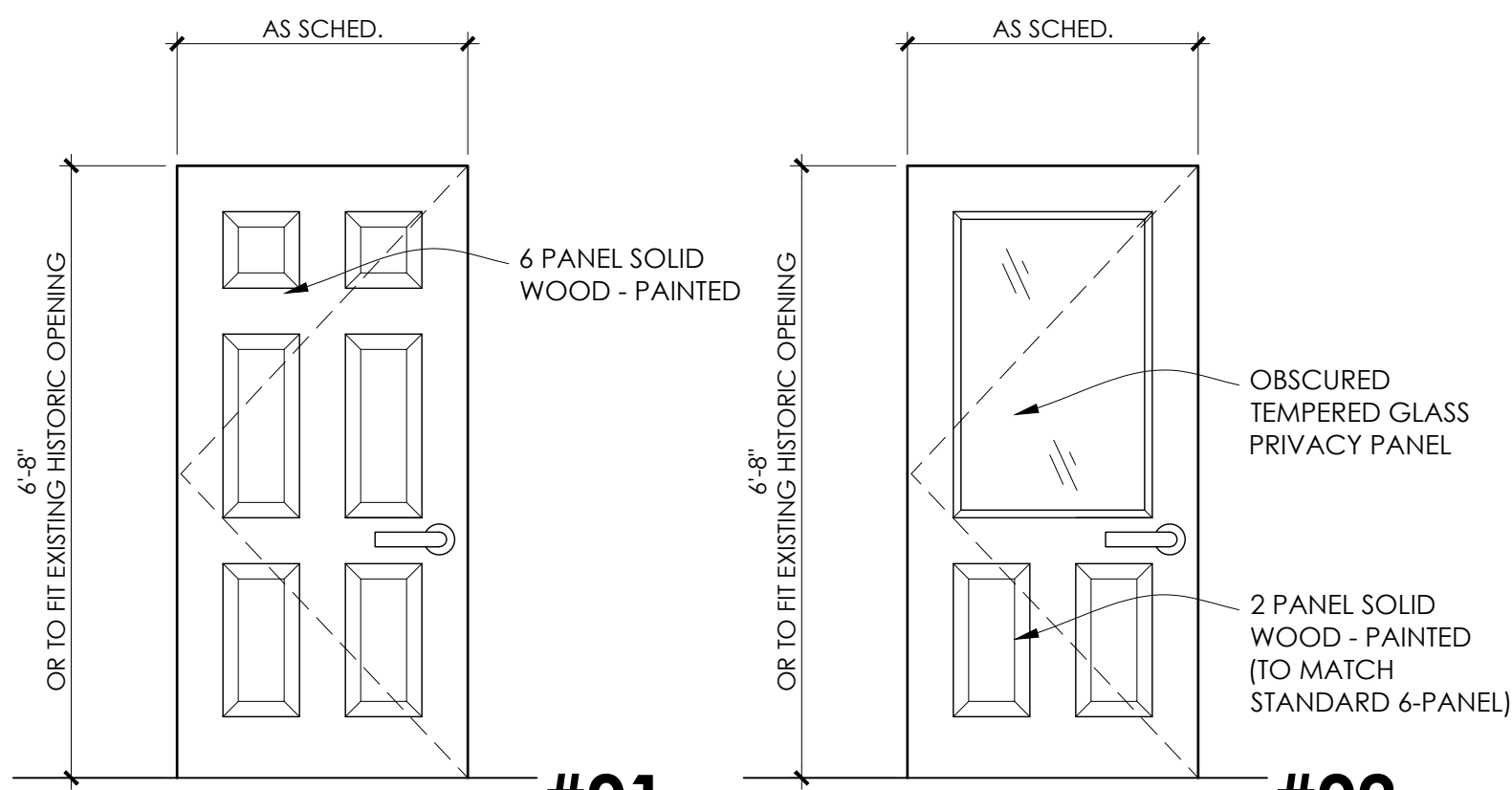
**AS 01**

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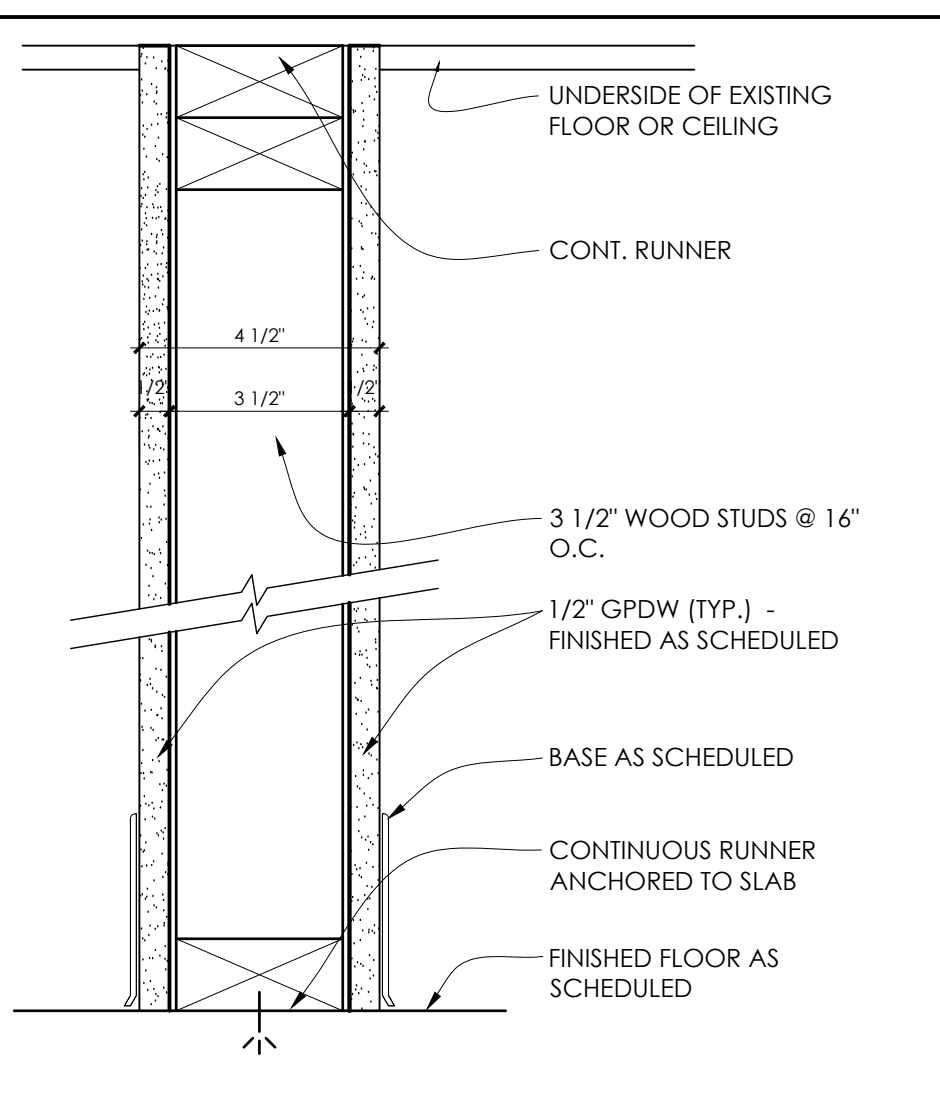
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ratio



**04 NEW DOOR ELEVATIONS #01**  
SCALE: 1/2" = 1'-0"

**#02**



**PARTITION TYPE A1** (SHOWN ABOVE)

**PARTITION TYPE A2** SIM. TO "A1" ABOVE BUT WITH ONE (1) LAYERS 5/8" TYPE "X" GPDW @ EACH SIDE - UL DES. U305 - 1-HOUR

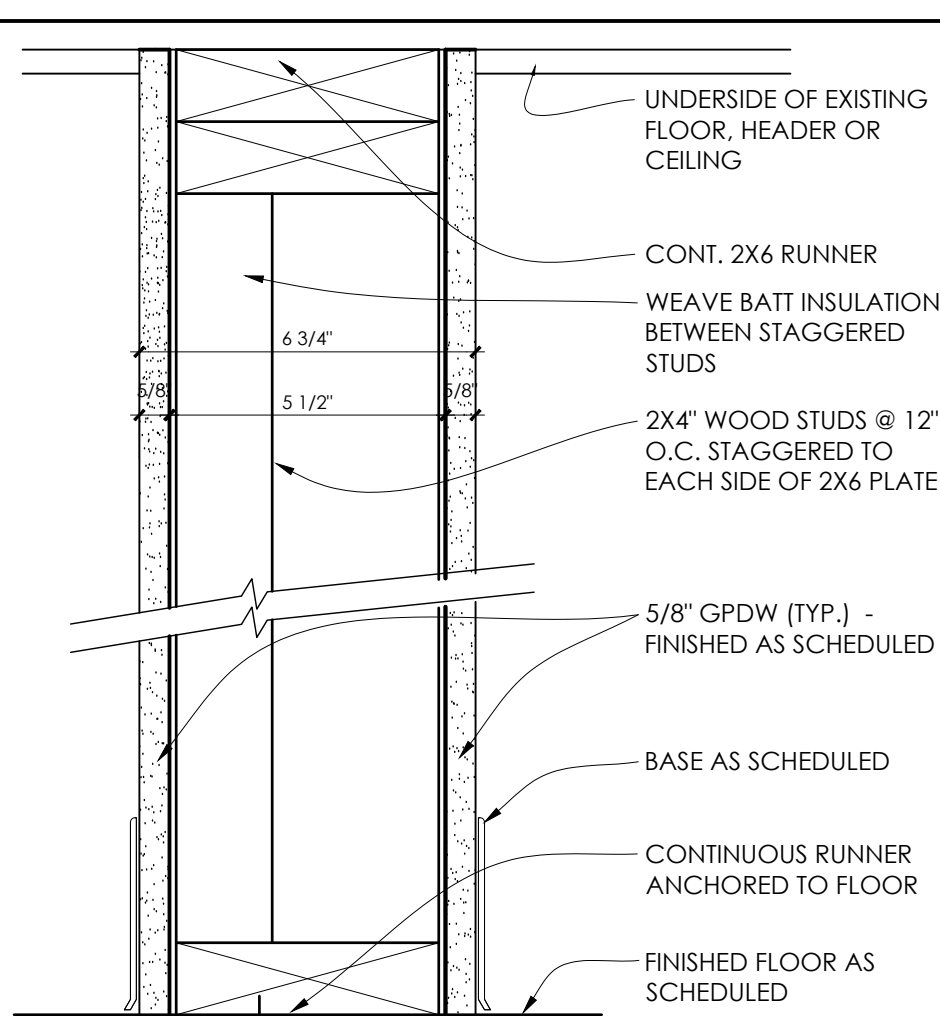
**PARTITION TYPE A3** SIM. TO "A1" ABOVE BUT FURRING TO EXISTING WALL - 1/2" GPDW AT OUTSIDE FACE ONLY

**PARTITION TYPE A4** SIM. TO "A3" ABOVE BUT WITH STUDS FLAT (1.5)

**PARTITION TYPE A5** SIM. TO "A3" ABOVE BUT WITH 2X6 WOOD STUDS

**PARTITION TYPE A6** SIM. TO "A1" ABOVE, TOP OF WALL 8'-0" HEIGHT MAX.

**PARTITION TYPE B1** EXISTING MASONRY WALL INHERENTLY **ONE HOUR RATED** - CONSISTS OF 8" MIN. SOLID BRICK (DEMISING WALL AND LOT LINE FIRE WALL - ALL EXISTING TO REMAIN)



**01 PARTITION TYPE C1** (SHOWN ABOVE) 1-HOUR RATED UL DESIGN NO. U340

**03 PARTITION TYPES**  
SCALE: 3/4" = 1'-0"

**HARDWARE SCHEDULE**

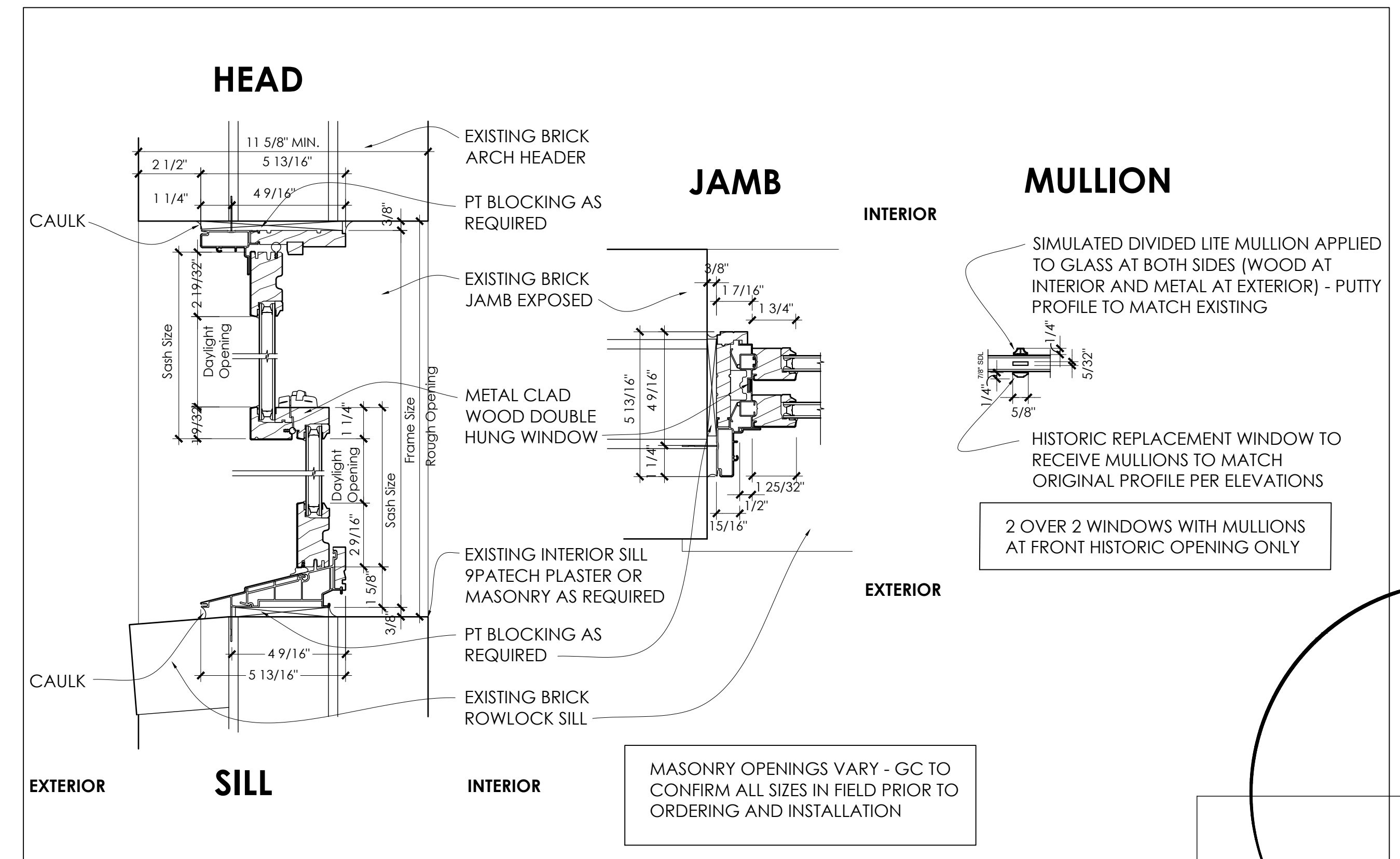
SET #	DESCRIPTION	MANUF.	STYLE	FINISH	HINGES	REMARKS
01	ENTRANCE TYPE	NOTE #03	NOTE #03	AS SELECTED BY OWNER	NOTE #01	NOTE #02
02	PASSAGE TYPE	AS SELECTED BY OWNER	AS SELECTED BY OWNER	AS SELECTED BY OWNER	NOTE #01	NOTE #02
03	PRIVACY TYPE	AS SELECTED BY OWNER	AS SELECTED BY OWNER	AS SELECTED BY OWNER	NOTE #01	NOTE #02
04	CLOSET TYPE	AS SELECTED BY OWNER	AS SELECTED BY OWNER	AS SELECTED BY OWNER	NOTE #01	NOTE #02

**HARDWARE NOTES:**  
01. Provide (3) hinges per door installed per manufacturer recommendations.  
02. All doors are to receive wall stops. Coordinate final selection and locations with Owner. Where wall stops are not feasible, provide floor stops.  
03. Entrance hardware to be exterior grade as selected by owner.

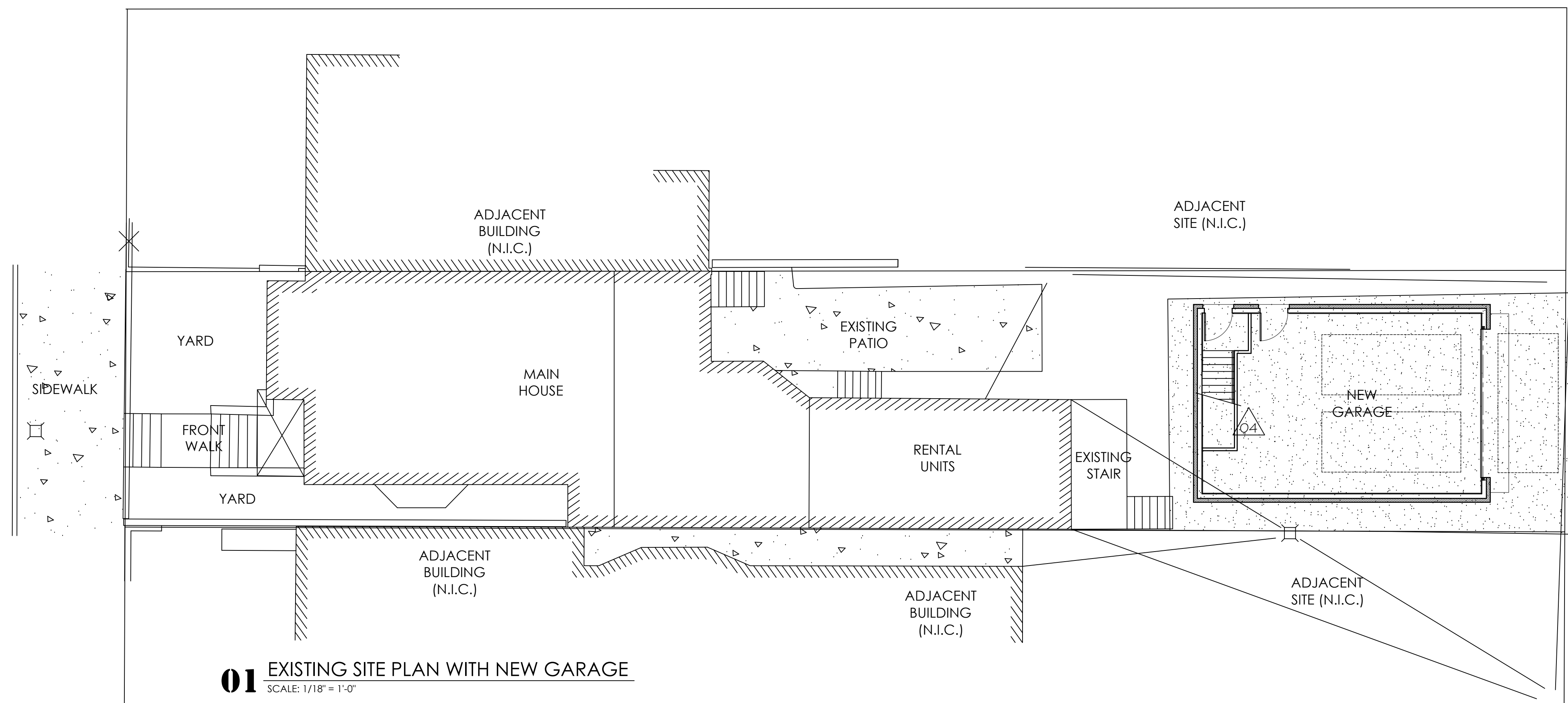
**DOOR SCHEDULE**

MARK	DESCRIPTION	ELEV.	WIDTH	HEIGHT	THK.	MATERIAL	FRAME	HDWR.	REMARKS
01	HALF LIGHT DOUBLE ENTRANCE DOOR	EXIST.	(2) 2'-4"	±7'-0"	1 3/4"	WOOD/GL	WOOD	EXIST.	NOTE 01
02	HALF LIGHT MAIN ENTRANCE DOOR	EXIST.	3'-6"	±7'-0"	1 3/4"	WOOD/GL	WOOD	EXIST.	NOTE 01
03	REAR ENTRANCE DOOR (6 PANEL)	EXIST.	2'-6"	±6'-8"	1 3/4"	FIBERGL.	WOOD	EXIST.	NOTE 01
04	UNIT ENTRANCE DOOR (6 PANEL)	EXIST.	2'-10"	±6'-8"	1 3/4"	FIBERGL.	WOOD	EXIST.	NOTE 01 & 02
05	UNIT ENTRANCE DOOR (3 PANEL)	EXIST.	2'-10"	±6'-8"	1 3/4"	FIBERGL.	WOOD	EXIST.	NOTE 01
06	ROOF GARAGE DOOR (3 PANEL)	EXIST.	±3'-0"	±6'-8"	1 3/4"	WOOD/GL	WOOD	01	NOTE 03 & 04
07	BASEMENT ENTR. DOOR (6 PANEL)	EXIST.	3'-0"	±6'-8"	1 3/4"	FIBERGL.	WOOD	EXIST.	NOTE 01
10	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	02	-
11	INT. DOOR	EXIST.	2'-6"	±6'-8"	1 3/4"	WOOD/GL	WOOD	03	NOTE 01 & 02
12	INT. DOOR	01	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	04	-
13	INT. DOOR	01	2'-0"	6'-8"	1 3/8"	WOOD	WOOD	04	-
14	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	04	-
15	INT. DOOR	01	2'-4"	6'-8"	1 3/4"	WOOD	WOOD	03	-
16	INT. DOOR	01	3'-0"	6'-8"	1 3/4"	WOOD	WOOD	03	-
17	INT. DOOR	EXIST.	2'-6"	±6'-8"	1 3/4"	WOOD/GL	WOOD	03	NOTE 01 & 02
18	INT. DOOR	01	3'-0"	6'-8"	1 3/8"	WOOD	WOOD	04	-
19	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	03	-
20	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	04	-
21	INT. DOOR	-	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 03
22	INT. DOOR	EXIST.	3'-0"	±6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
23	INT. DOOR	01	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	03	-

**DOOR NOTES:**  
01. EXISTING DOOR(S) TO BE REFURBISHED PER NPS GUIDELINES AND REPAINTED OR STAINED AS APPLICABLE. RE-KEY ALL LOCKS TO OWNER KEYING SYSTEM. UNITS TO BE KEYPED DIFFERENTLY.  
02. EXISTING DOOR TO BE RE-HINGED TO OPPOSITE SWING.  
03. NEW DOOR TO MATCH PROFILE (HEIGHT, WIDTH, MATERIALS) OF ADJACENT HISTORIC DOOR TO SUN PORCH. GC TO CONFIRM IN FIELD  
04. GARAG DOOR TO BE SOLID (NO GLASS), 1-HOUR RATED AND WITH A CLOSER

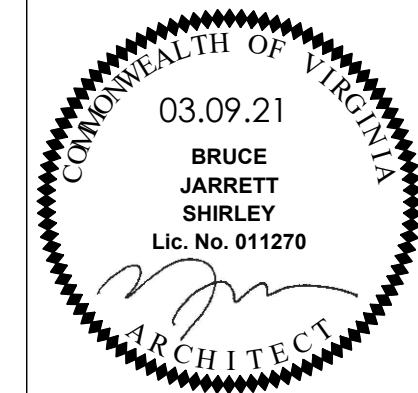


**02 NEW WINDOW DETAILS**  
SCALE: 3/4" = 1'-0"



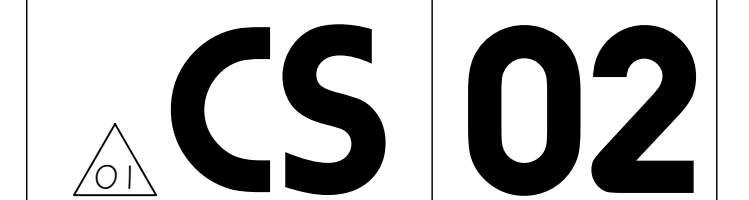
**01 EXISTING SITE PLAN WITH NEW GARAGE**  
SCALE: 1/18" = 1'-0"

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ARCHITECTURAL  
SITE PLAN &  
SCHEDULES



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