



City of Harrisonburg, Virginia

Building Inspection Division

409 South Main St, Harrisonburg, VA 22801

T: (540) 432-7700 F: (540) 432-7777

www.harrisonburgva.gov

Permit #: 1802-0116

Master Permit #:

Permit Type: New Building

Contractor DPOR #: 2705092373

Date Issued: 3/16/2018

NEW BUILDING PERMIT

Location: 312 Sapphire Dr
Harrisonburg, VA 22801

Description: Construct a 3-story, 6-unit town home complex to contain (3) bedrooms, (2.5) bathrooms, be built on unfinished basement with optional full bathroom in basement location.

Applicant: Harrisonburg Townhomes LLC
245 Newman Ave
Harrisonburg, VA 22801
(540) 564-1100

Owner: Townes at Bluestone LLC

Fees:

Type	Amount	Paid
Building:	\$ 876.00	Paid: No
Processing Fee:	\$ 30.00	Paid: Yes
Virginia State Levy:	\$ 18.12	Paid: No

Mechanics Lien Agent:
West View Title
300 Neff Ave
Harrisonburg VA 22801
540-434-7575

Details:

Property	Value
Work Performed By	Contractor
Select the closest description for the existing use.	Vacant
Select the closest description for the proposed use.	Single Family Attached
Below Grade Construction	Full Basement
Dwelling Units (DU) Added	6
Project Involves New Water or Sewer Connection	Yes
Project Involves an Additional Plumbing Fixture	Yes
Project Requires a Plumbing Permit	Yes
Total Construction Value (\$)	\$ 143,000.00
Number of Floors	3
Site Plan Filed	Yes
Foundation Plan Filed	Yes
Elevation Plan Filed	Yes
Structural Space Plan Filed	Yes
Floor Plan Filed	Yes
Specs Plan Filed	Yes
Truss Plan Filed	Yes
Wall Bracing Plan Filed	Yes
Insulation Plan Filed	Yes



City of Harrisonburg, Virginia

No. 1802-0116

BUILDING INSPECTION DIVISION

NEW BUILDING PERMIT

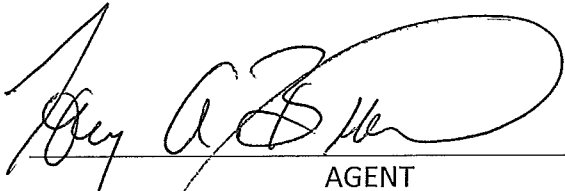
This MUST BE DISPLAYED on the outside of the building or premises where it is plainly visible from the street, and able to be written on. The address must be posted and the permit must not be removed until the building is completed and ready for occupancy.

ISSUED TO ADDRESS: 312 Sapphire Dr

OWNER: Townes at Bluestone LLC

CONTRACTOR: Harrisonburg Townhomes LLC

DATE ISSUED: 3/16/2018



AGENT

ALL WORK ON THIS BUILDING MUST BE DONE IN ACCORDANCE WITH STATE LAW AND THE ORDINANCES OF THE CITY OF HARRISONBURG. FOR INFORMATION CONTACT THE BUILDING INSPECTIONS DIVISION at (540) 432-7700.

M.L.A. West View Title
 300 Neff Ave
 Harrisonburg VA 22801
 540-434-7575

Inspections	Failed	Passed
Fire Separation Assembly		
Footing		
Backfill (Pre-Engineered)		
Slab (Pour)		
Pre-Pour (Slurry / Engineering Fill)		
Foundation / Wall		
Damp-Proofing / Waterproofing / Drain Tile		
Wall Bracing / Strapping / Sheathing		
Rough Framing		
Drywall Resilient Channel		
Drywall		
Insulation		
Final Building		

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF SIX MONTHS AFTER WORK HAS COMMENCED.