



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2217-2219 Cedar St.

Historic district Union Hill

Date/time rec'd: 11-20-18
Rec'd by: Jeffries
Application #: COA-045476-2018
Hearing date: 12-18-18

APPLICANT INFORMATION

Name Matt Jarreau

Phone 804-306-9019

Company _____

Email mattj@htrsi.com

Mailing Address 114 N 3rd St

Applicant Type: Owner Agent

Richmond Va 23219

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Building two single family attached homes.

RECEIVED
NOV 20 2018

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner [Signature]

Date 11/29/18

2217 & 2219 CEDAR STREET DEVELOPMENT

CHURCH HILL - RICHMOND, VA 23223

REV.	DESCRIPTION	DATE	APPROVED
1-2-19	PLAN REVISIONS		
12-26-18	PLAN REVISIONS		
11-15-18	100% COMPLETE		

SYMBOL LEGEND	
	COLUMN TAG
	BEAM TAG
	FOOTING TAG
	STAIR TAG
	POINT LOAD
	DETAIL TAG
	SECTION CUT PLANE
	SECTION TAG
	DETAIL LETTER
	POINT OF VIEW
	SHEET NUMBER
	SECTION NUMBER
	POINT OF VIEW
	SHEET NUMBER



P.O. BOX 4481
FAIRFAX, VA 22038

Phone: (703) 675-4592

BUILDING CODE:
PROJECT SHALL CONFORM TO THE 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE

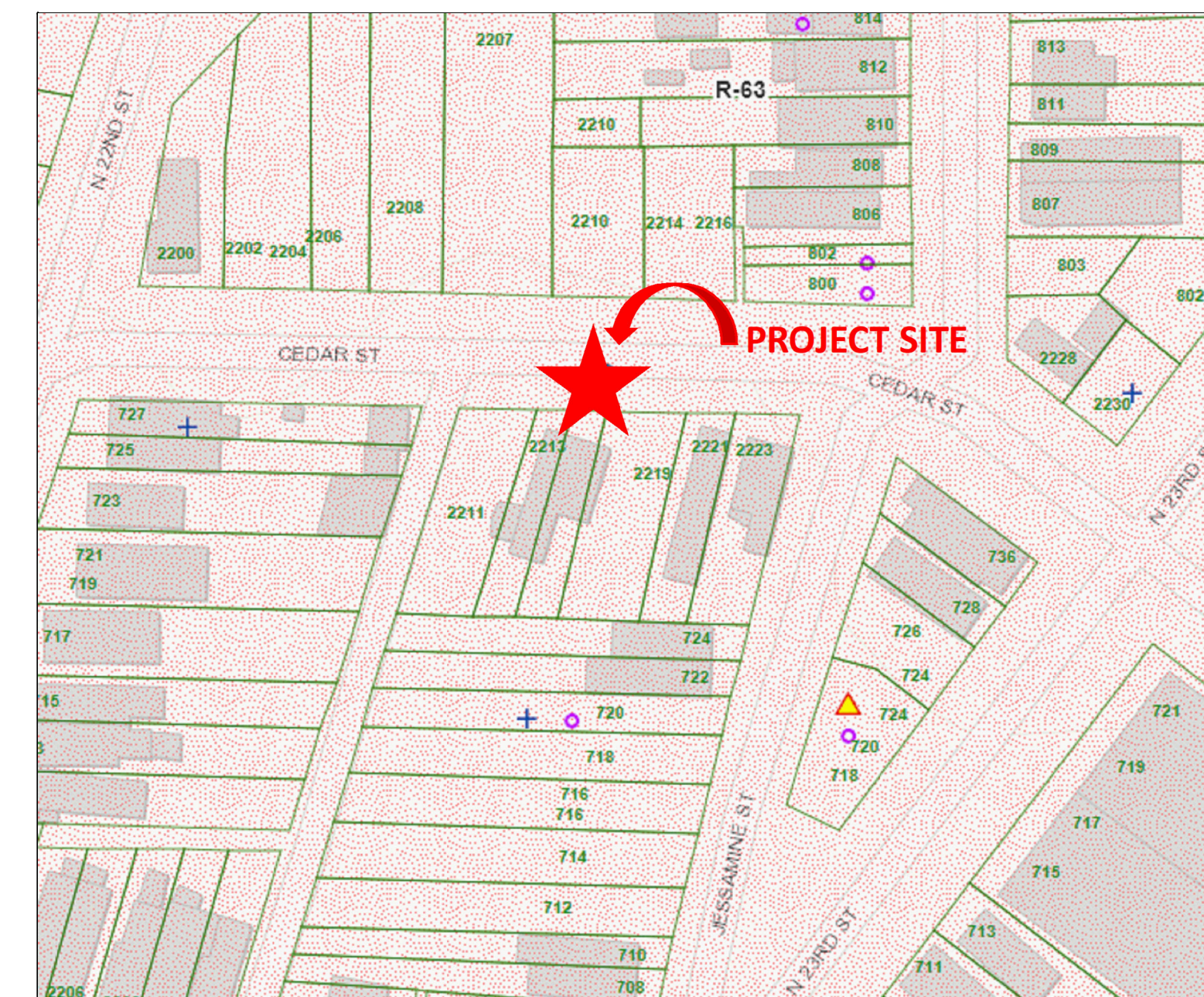
CITY OF RICHMOND APPLICABLE DOCUMENTS/PERMITS :
COMMISSION OF ARCHITECTURAL REVIEW PROJECT NUMBER:

RICHMOND CITY ORDINANCE:
ZONING: R63
SETBACKS:
DESIGNED FRONT YARD: 15'-0" MAX
DESIGNED SIDE YARDS: 3'-0"
DESIGNED REAR YARD: 5'-0"
DESIGNED HEIGHT: 2 STORIES, 24'±

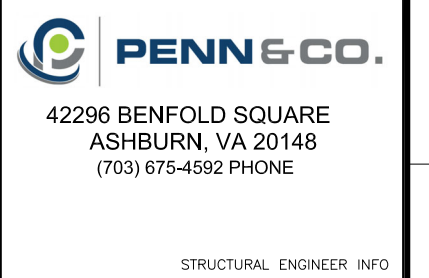
LOT SIZE & COVERAGE:
LOT AREAS: 2,200 S.F.
LOT WIDTH: 18'-0"
DESIGNED COVERAGE: 794 S.F. EACH
COVERAGE: 65%

SQUARE FOOTAGE CALCULATIONS			
ELEVATION:	ITALIANATE	AREA	UNFINISHED
1ST FLOOR	766 SF	FRONT PORCH	38 SF
2ND FLOOR	766 SF	REAR PATIO	84 SF
TOTAL	1,532 SF	TOTAL	122 SF

SHEET INDEX	
PAGE NUMBER	DESCRIPTION
C-001	COVER SHEET
C-002	STREET SCAPE
CS-001	CONSTRUCTION PLAT
A-101	FOUNDATION AND FIRST FLOOR PLAN
A-102	SECOND FLOOR AND ROOF PLAN
A-103	BUILDING SECTION
A-104	SCHEDULES AND FIRE WALL INFORMATION
A-201	ALL VIEW ELEVATIONS
S-001	GENERAL NOTES
S-101	FIRST AND SECOND FLOOR FRAMING PLAN
S-102	ROOF FRAMING PLAN
S-103	FIRST AND SECOND FLOOR BRACED WALL PLAN
S-104	SECTIONS AND DETAILS AND BRACED WALL CALCULATIONS



VICINITY MAP



STRUCTURAL ENGINEER INFO



INVESTOR REPRESENTATIVE

APPROVED

ACTIVITY

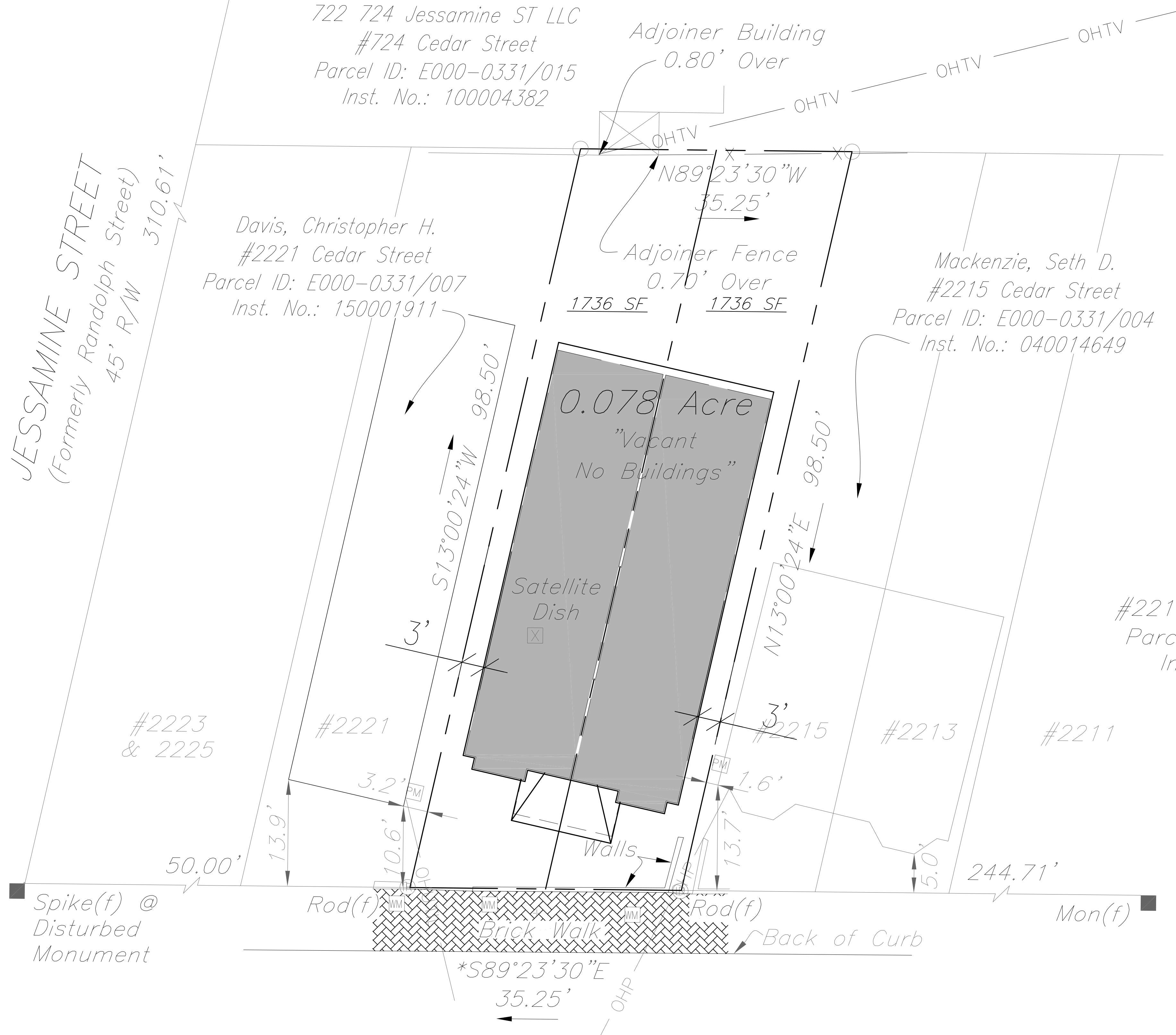
SATISFACTORY TO DATE

DES --- [DRW, JRP, S] [CHK, JRP, S]

2219 CEDAR STREET DEVELOPMENT
CITY OF RICHMOND, VIRGINIA
COVERSHEET

SCALE:
PROJECT NO.: 2018-06
CONSTR. CONTR. NO.:
DRAWING NO.:
SHEET OF
C-001

*Protracted from City
Baseline Sheet 9 N/E



Current Owner:
RVA Sugar LLC
#2217 & 2219 Cedar Street
Parcel ID: E000-0331/005
Inst. No.: 050001446

Symbol Legend:
 Water Meter
 Power Meter

CEDAR STREET
(Formerly Pleasants Street)
Variable Width R/W

REV.	DESCRIPTION	DATE	APPR.
1-2-19	PLAN REVISIONS		
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PENN & CO.
42296 BENFOLD SQUARE
ASHBURN, VA 20148
(703) 675-4592 PHONE

HOMETOWN REALTY
"The Exceptional Exception"
MATT JARREAU
(804) 762-8092 PHONE

2219 CEDAR STREET DEVELOPMENT
CITY OF RICHMOND, VIRGINIA
CONSTRUCTION PLAT

SCALE:
PROJECT NO.: 2018-06
CONSTR. CONTR. NO.:
DRAWING NO.:
SHEET OF
CS-001

1

2

3

4

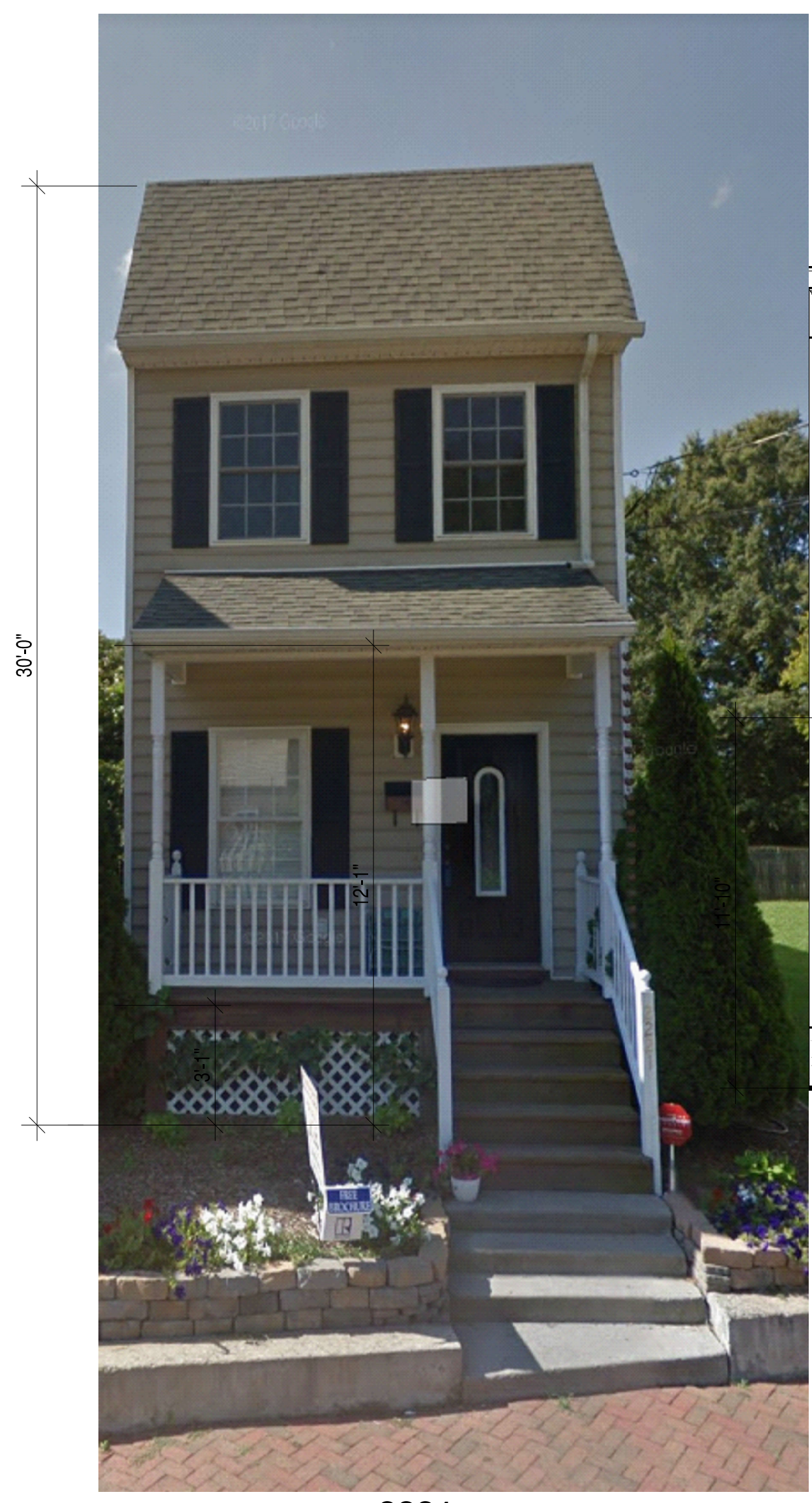
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D

C

B

A



2221



2219

2217



2215

2213

SYN	DESCRIPTION	DATE	APPR
	PLAN REVISIONS	1-2-19	
	PLAN REVISIONS	12-26-18	
	100% COMPLETE	11-15-18	

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ACTIVITY

SATISFACTORY TO DATE

DES --- | DRW JRP3 | CHK JRP3

2219 CEDAR STREET DEVELOPMENT

CITY OF RICHMOND, VIRGINIA

STREET SCAPE

SCALE:

PROJECT NO.: 2018-06

CONSTR. CONTR. NO.

DRAWING NO.

SHEET OF

CS-002

1

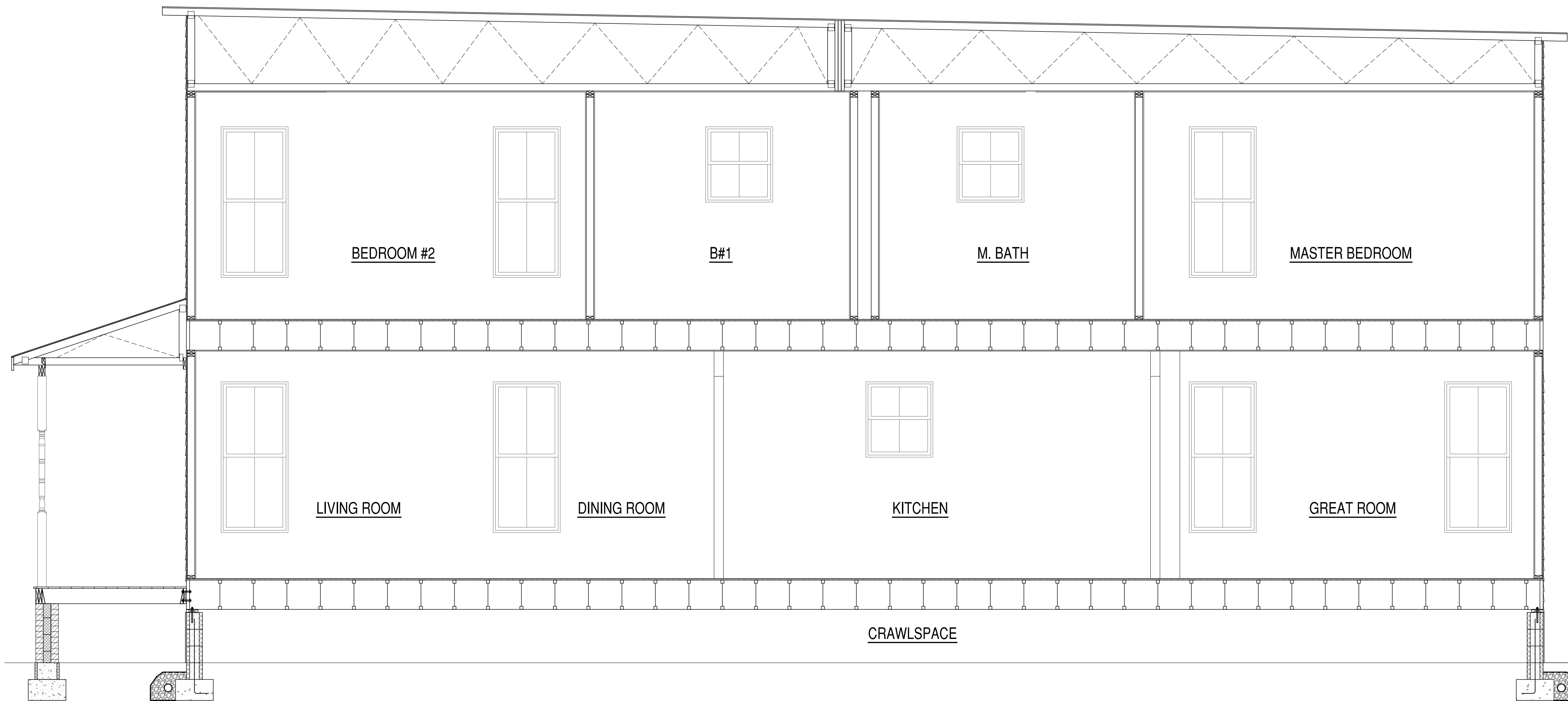
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3

4

5

R VALUE	INSULATION LOCATION
R-15	EXTERIOR WALLS
R-19	FLOORS
R-30	CANTILEVERS & OVERHANGS
R-19	FLOOR ABOVE GARAGE
R-38	ALL CEILINGS



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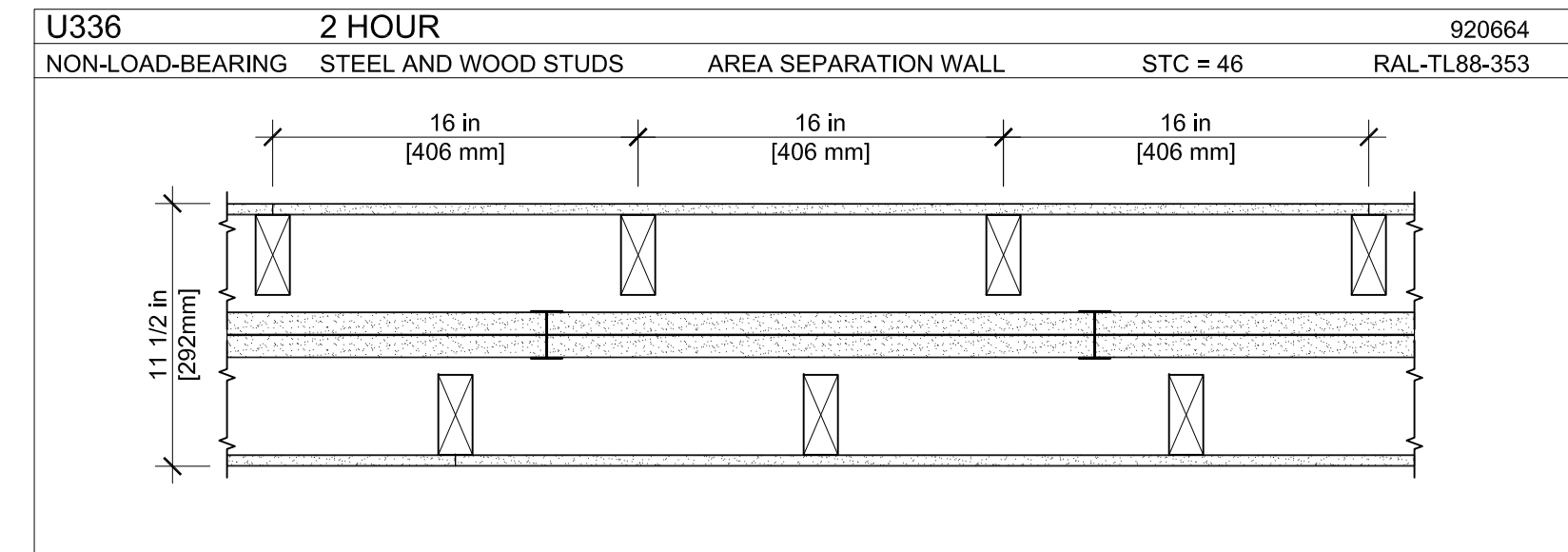
INVESTOR REPRESENTATIVE

APPROVED
 ACTIVITY
 SATISFACTORY TO DATE
 DES --- | DRW JRP3 | CHK JRP3

2219 CEDAR STREET DEVELOPMENT
 CITY OF RICHMOND, VIRGINIA
 BUILDING SECTION

SCALE:
 PROJECT NO.: 2018-06
 CONST. CONTR. NO.:
 DRAWING NO.:
 SHEET OF
A-103

UL U336



AREA SEPARATION WALL: STEEL AND WOOD STUDS (NON-LOAD-BEARING)

FIRE RATING: 2 HOUR
 STC: 46
 SOUND TEST: RAL-TL88-353
 SYSTEM THICKNESS: 11-1/2"

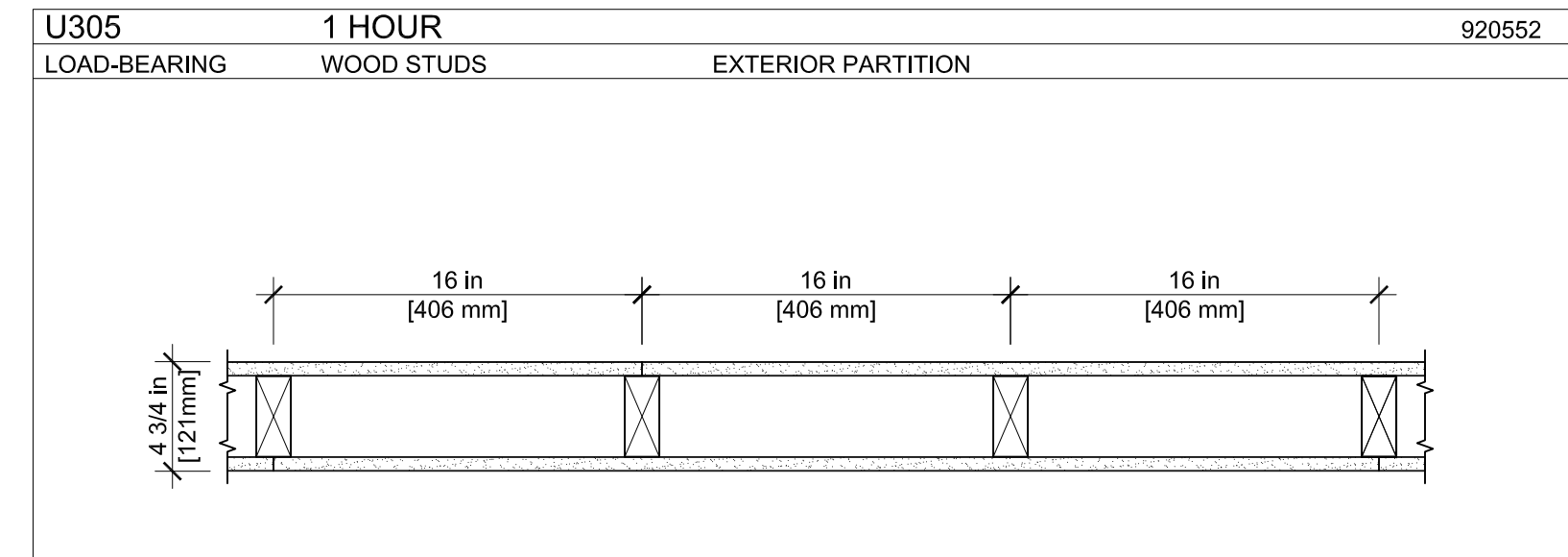
ASSEMBLY

GYPSUM BOARD:
 WOOD STUDS:
 AIR CAVITY:
 STEEL STUDS:
 GYPSUM BOARD:
 AIR CAVITY:
 WOOD STUDS:
 GYPSUM BOARD:

OPTIONS:

MIN. 1/2 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 16 IN. O.C.
 MIN. 3/4 IN. THICK AIR SPACE
 H-STUD 25 GA., 2 IN. DEEP BY 1-3/8 IN. WIDE, SPACED MAX. 24 IN. O.C.
 TWO LAYERS OF 1 IN. THICK BY NOM. 2 FT. WIDE GYPSUM LINER PANELS FRICTION FIT.
 MIN. 3/4 IN. THICK AIR SPACE
 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 16 IN. O.C.
 MIN. 1/2 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.

UL U305



EXTERIOR PARTITIONS: WOOD STUD (LOAD-BEARING)

FIRE RATING: 1 HOUR
 STC: 33
 SOUND TEST: RAL-TL11-172
 SYSTEM THICKNESS: 4-3/4"

ASSEMBLY

GYPSUM BOARD:
 WOOD STUDS:
 GYPSUM BOARD:

OPTIONS:

5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 16 IN. O.C.
 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.

DOOR SCHEDULE

MARK	DESCRIPTION	WIDTH	HEIGHT	OPERATION	HARDWARE	NOTES
DR01	FRONT & REAR ENTRY	3'-0"	6'-8"	SEE PLAN	01	STEEL, TEMPERED WITH 14" TRANSOM

DOOR NOTES:

- GENERAL CONTRACTOR SHALL VERIFY ALL DOOR SCHEDULE INFORMATION PRIOR TO ORDERING DOORS AND FRAMES.
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHERSTRIPPING AND THRESHOLD.
- ALL SWING DOORS SHALL BE PROVIDED WITH HINGE-OR WALL-MOUNTED DOOR STOPS.
- ALL GLASS IN DOORS AND TRANSOMS SHALL BE TEMPERED.

DOOR HARDWARE SETS:

- (3) HINGES, ENTRY HANDLE LOCK SET, DEAD BOLT.

WINDOW SCHEDULE

MARK	DESCRIPTION	WIDTH	HEIGHT	HEADER HEIGHT	NOTES
DH01	DOUBLE HUNG	2'-8"	6'-0"	7'-10"	PVC 2 OVER 2
DH02	DOUBLE HUNG	2'-8"	3'-0"	7'-10"	PVC 2 OVER 2
(2) DH03	TWIN DOUBLE HUNG	2'-4"	6'-0"	7'-10"	PVC 2 OVER 2

WINDOW NOTES:

- GENERAL CONTRACTOR SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS AND FRAMES.
- ALL WINDOWS NOMINAL. GENERAL CONTRACTOR TO VERIFY ACTUAL SIZES AND FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
- SECOND FLOOR WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, AND 5.7 SQUARE FEET NET CLEAR OPENING.
- NO WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.
- SAFETY GLAZING SHALL BE TEMPERED.

NO.	DATE	DESCRIPTION	BY	APP'D
1-2-19		PLAN REVISIONS		
12-26-18		PLAN REVISIONS		
11-15-18		100% COMPLETE		

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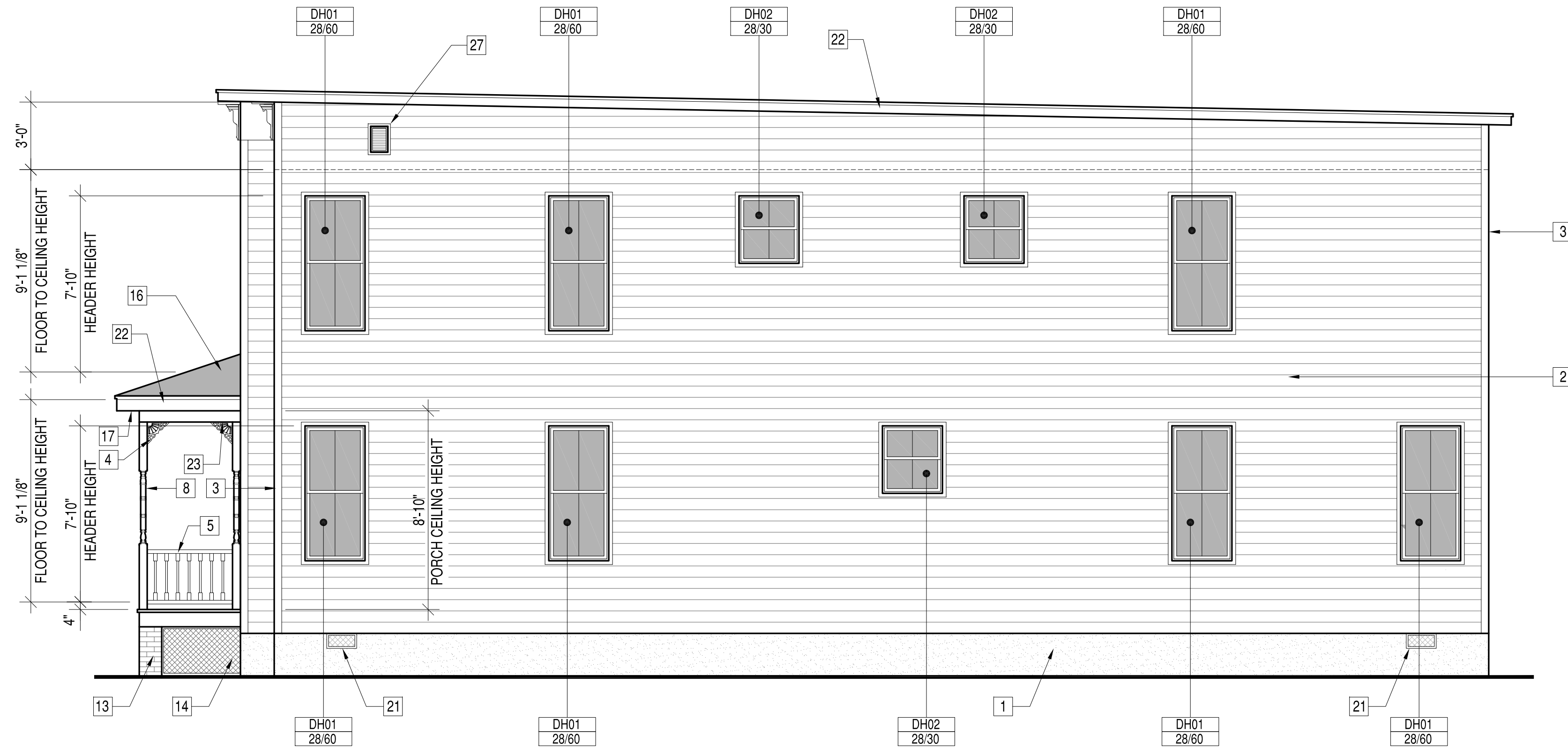
APPROVED
 ACTIVITY
 SATISFACTORY TO DATE
 DES --- [DRW_JRP3] CHK JRP3

2219 CEDAR STREET DEVELOPMENT
 CITY OF RICHMOND, VIRGINIA
 SCHEDULES AND FIRE WALL INFORMATION

SCALE:
 PROJECT NO.: 2018-06
 CONSTR. CONTR. NO.
 DRAWING NO.
 SHEET OF
A-104



FRONT ELEVATION



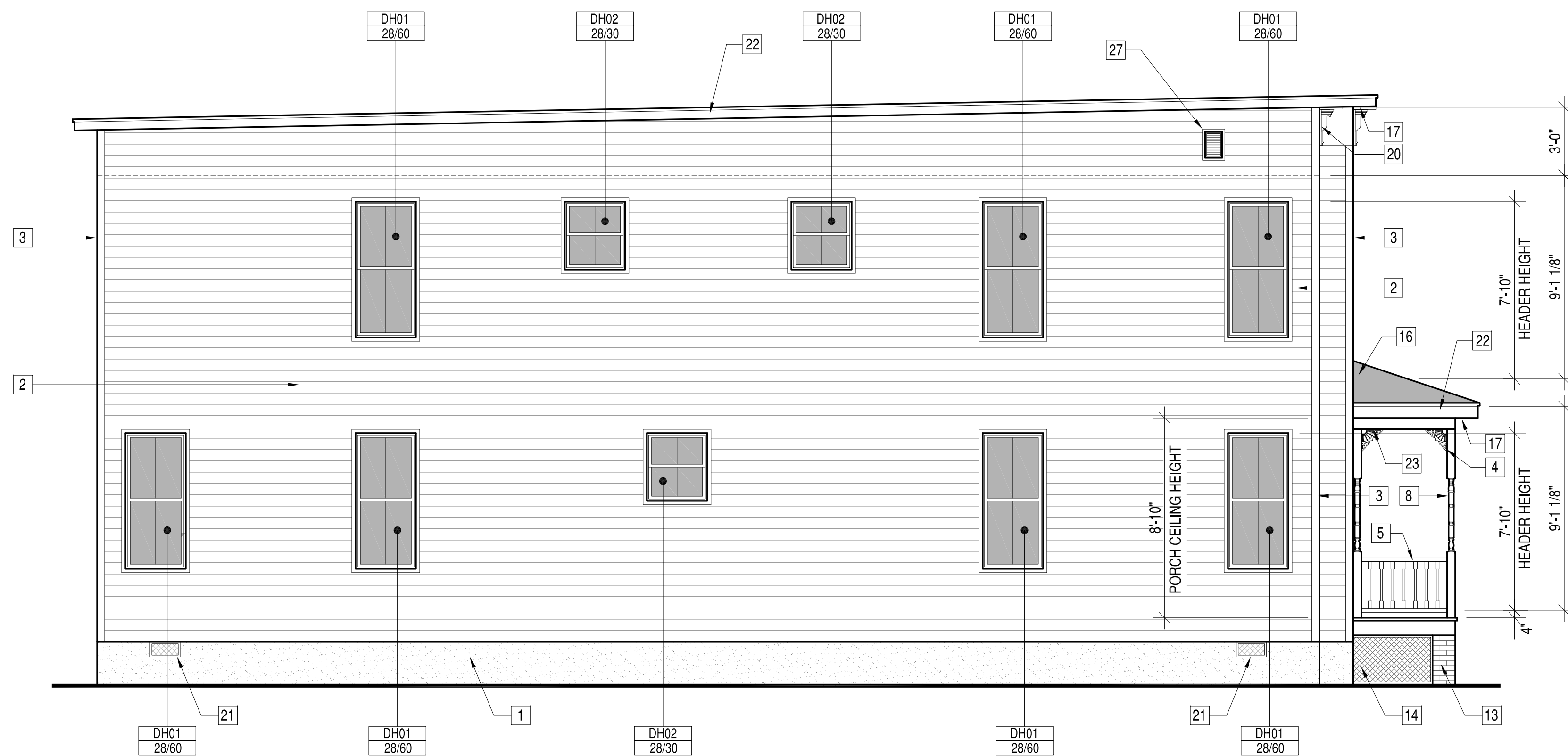
RIGHT ELEVATION

BLDG ELEVATION MATERIAL KEYNOTES

- | | | | | | | | | | |
|---|--|----|--|----|--|----|-------------------------------------|----|----------------------------|
| 1 | PARGED FOUNDATION WALL, TYP. | 6 | WOOD FRAMED PORCH AND STEPS, PAINTED. | 11 | STEEL DOOR W/TRANSOM AND PAINTED MOULDING SURROUND | 16 | EPMD ROOFING AT PORCH ROOF | 22 | 1X6 PAINTED RAKE BOARD |
| 2 | 6" EXPOSURE FIBER CEMENT HORIZONTAL LAP SIDING, PAINT FINISH | 7 | T&G WOOD DECKING W/ PAINTED BUILT-UP TRIM AT PORCH BAND BOARD. | 12 | 60 MIL TPO ROOFING | 17 | BEADED VINYL SOFFIT, TYP | 23 | PVC BEADED PORCH PANELING |
| 3 | FIBER CEMENT SIDING TRIM AT CORNERS | 8 | 4X4 DECORATIVE WOOD PAINTED COLUMN | 13 | BRICK PIERS, TYP | 18 | PVC PICTURE FRAME MOULDING, TYP | 24 | PVC PORCH SPANDREL |
| 4 | PVC BRACKET BKT12X12GP | 9 | 1X6 PAINTED WOOD TRIM FASCIA | 14 | WOOD LATTICE BELOW DECK | 19 | PVC DENTIL MOULDING FYPON MLD354-12 | 25 | 1X14 BACKER BOARD, PAINTED |
| 5 | WOOD "RICHMOND RAIL" RAILING, PAINT FINISH | 10 | FOUR PANEL WOOD DOOR W/TRANSOM & MOULD SURROUND | 15 | DECORATIVE FYPON WINDOW HEADER | 20 | PVC BRACKET FYPON BKT7X18 | 26 | 12"X32" FOUNDATION VENT |
| | | | | | | 21 | VENT VENTS, SEE FOUNDATION PLAN | 27 | 18"X24" GABLE VENT, TYP |



REAR ELEVATION



LEFT ELEVATION

REV	DESCRIPTION	DATE	APPR
1-2-19	PLAN REVISIONS	12-26-18	
11-15-18	100% COMPLETE	11-15-18	

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STRUCTURAL ENGINEER INFS

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2219 CEDAR STREET DEVELOPMENT
 CITY OF RICHMOND, VIRGINIA
 ALL VIEW ELEVATIONS

SCALE: _____
 PROJECT NO.: 2016-06
 CONSTL. CONTR. NO.: _____
 DRAWING NO.: _____
 SHEET _____ OF _____
A-201

GENERAL NOTES

- 1. DESIGN BUILD CODE: 2012 VIRGINIA RESIDENTIAL BUILDING CODE
2. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE DRAWINGS WITH ARCHITECTURAL AND OTHER TRADES DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING.
4. DESIGN LOADS: LIVE LOADS, DEAD LOADS, WIND

SITE WORK

- 1. SUBGRADE DESIGN VALUES: THE FOLLOWING SUBSURFACE INFORMATION IS ASSUMED FOR DESIGN PURPOSES.
2. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM OF 1'-6" BELOW GRADE.
3. ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL.

CAST-IN-PLACE CONCRETE

- 1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302, EDITIONS REFERENCED BY BUILDING CODE.
2. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
3. REINFORCEMENT SPLICES SHALL BE LAP SPLICES WITH A MINIMUM LAP OF 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.

WOOD

- 1. ALL FOLLOWING DESIGN VALUES ARE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS (NDS) AND SUPPLEMENT NATIONAL DESIGN SPECIFICATIONS (EDITION REFERENCED BY BUILDING CODE.)
2. ALL HEADERS AND BEAMS SHALL BE SPF NO. 2 OR OTHER SPECIES HAVING THE FOLLOWING MINIMUM PROPERTIES: UNLESS NOTED OTHERWISE
3. EXTERIOR AND INTERIOR BEARING WALL STUDS SHALL BE SPF NO. 2 OR OTHER SPECIES HAVING THE FOLLOWING MINIMUM PROPERTIES: UNLESS NOTED OTHERWISE

- 6. LVL (LAMINATED VENEER LUMBER) SHALL BE 1-3/4" WIDE, OF THE DEPTH SPECIFIED ON THE PLANS, AND SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER UNO.
7. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
8. ALL STUDS SHALL BE INSTALLED IN ACCORDANCE WITH AF & PA (AMERICAN FOREST & PAPER ASSOCIATION) REQUIREMENTS.
9. STUD BEARING WALLS AND EXTERIOR STUD WALLS SHALL BE CONTINUOUSLY BRIDGED WITH WOOD BLOCKING AT MIDSPAN VERTICAL SPACING BETWEEN FLOORS (AND ROOF) LEVELS.

CONCRETE MASONRY

- 1. HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE 1, GRADE N WITH A MINIMUM 28 DAY NET COMPRESSIVE UNIT STRENGTH OF 1900 PSI.
2. MORTAR SHALL BE TYPE M BELOW GRADE AND IN CONTACT WITH SOIL AND TYPE S AT ALL OTHER LOCATIONS.
3. FILLED CELLS SHALL BE FILLED WITH COARSE GROUT. COARSE GROUT SHALL CONFORM TO ASTM C476, PROPERTIES SHALL INCLUDE: 2500 PSI AT 28 DAY, 3/8" MAX. AGGREGATE, AND 8"-11" SLUMP.

MASONRY

- 1. ALL MASONRY SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TMS 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS 602) FOR THE YEAR REFERENCED IN THE BUILDING CODE NOTED.
2. ALL BRICK AND CONCRETE MASONRY AND CONSTRUCTION SHALL COMPLY WITH THE RECOMMENDATIONS OF BRICK INSTITUTE OF AMERICA (BIA) AND THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) AND MINIMUM REQUIREMENTS ESTABLISHED BY NOTED BUILDING CODES.
3. GROUT TO FILL CORES SHALL BE ASTM C476, COARSE GROUT (3/8" MAXIMUM AGGREGATE) WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.

Table with columns for PLAN REVISIONS, PLAN REVISIONS, 100% COMPLETE, and DATE.

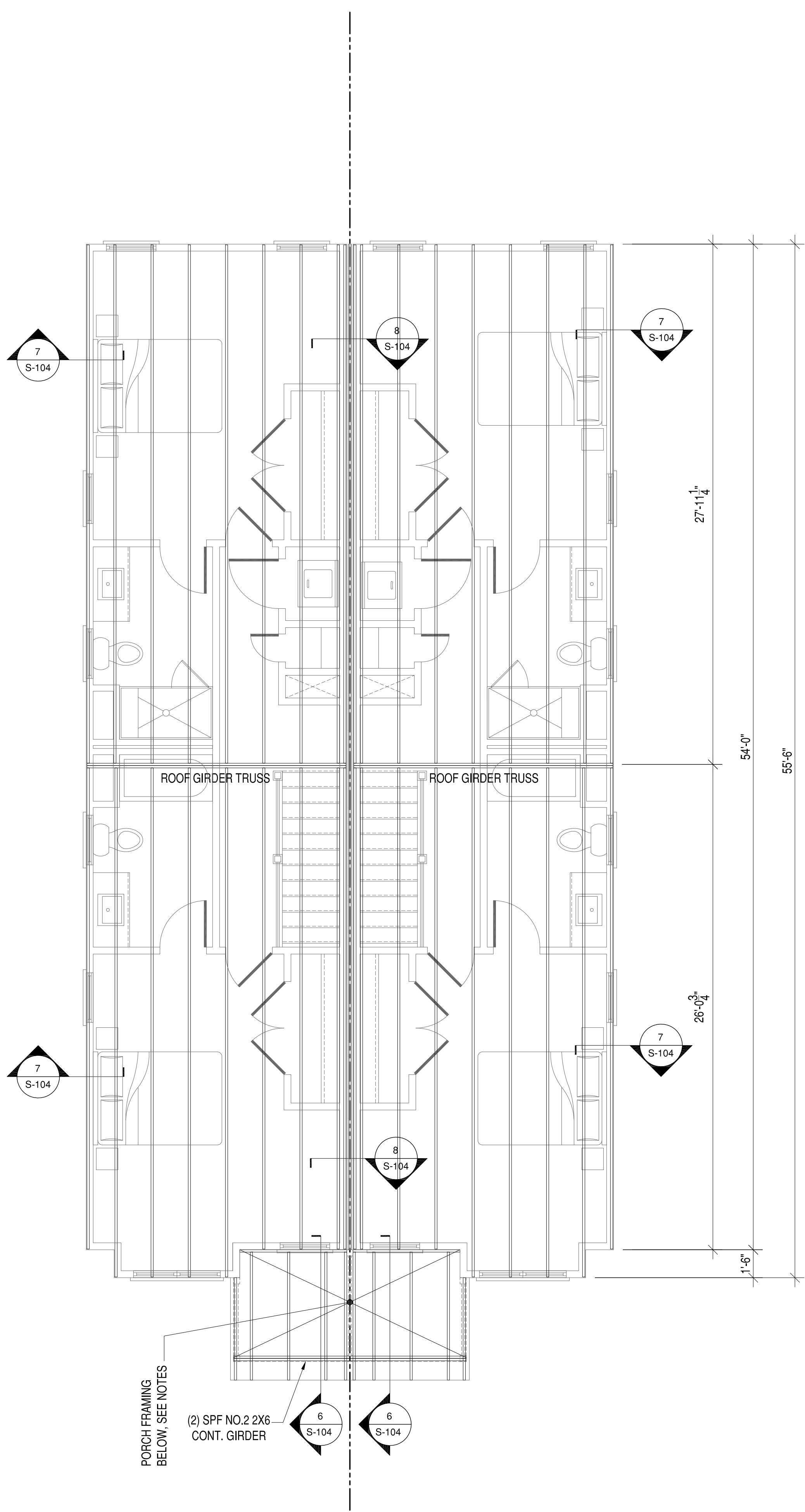
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HOMETOWN REALTY "The Exceptional Experience" MATT JARREAU (804) 762-8092 PHONE

APPROVED, ACTIVITY, SATISFACTORY TO DATE, DES --- [DRW JRP3] CHK JRP3

2219 CEDAR STREET DEVELOPMENT CITY OF RICHMOND, VIRGINIA STRUCTURAL GENERAL NOTES

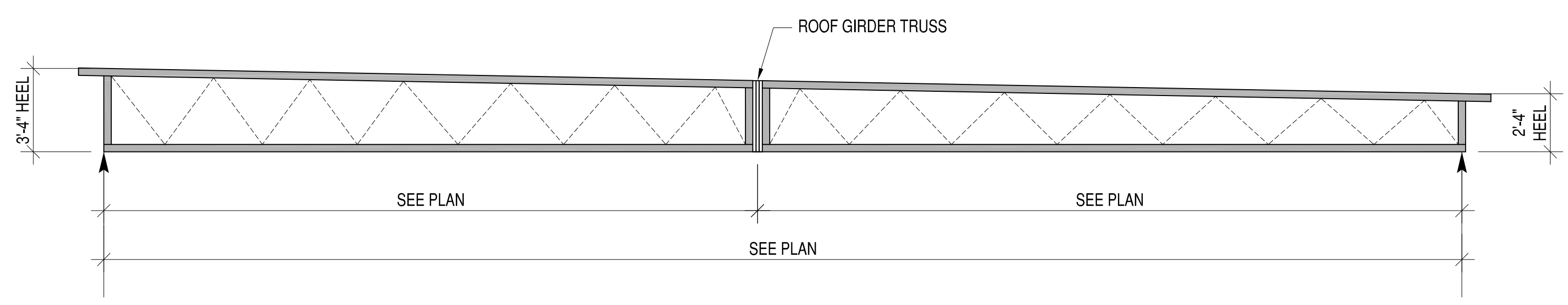
SCALE, PROJECT NO.: 2016-06, CONSTR. CONTR. NO., DRAWING NO., SHEET OF, S-001



ROOF FRAMING PLAN

PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES

1. THE DESIGN, FABRICATION AND INSTALLATION OF ALL PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES SHALL CONFORM TO THE LATEST, ADOPTED EDITIONS OF THE STANDARDS AND MATERIAL SPECIFICATIONS REFERENCED HEREIN.
2. REFERENCE STANDARDS
 - 2.1. NDS "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA).
 - 2.2. TPI-1, "DESIGN STANDARDS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE.
3. MATERIALS
 - 3.1. THE TERM "TRUSS" USED IN THIS SECTION APPLIES TO TRUSSES THAT ARE DESIGNED AND FABRICATED AS SEPERATE ENGINEERED PRODUCTS, AND DELIVERED TO THE PROJECT SITE FOR INSTALLATION.
 - 3.2. LUMBER: SPECIES PER DESIGN BY THE TRUSS MANUFACTURER, NO.2 GRADE OR BETTER, 15% MAXIMUM M.C., EXCEPT THE TRUSS MANUFACTURER MAY USE STUD-GRADE FOR WEB MEMBERS.
4. DESIGN
 - 4.1. THE TRUSS MANUFACTURER SHALL DESIGN, DETAIL, PROVIDE AND INSTALL ALL INTERNAL TRUSS COMPONENT CONNECTIONS.
 - 4.2. THE TRUSS MANUFACTURER SHALL DESIGN AND DESIGNATE ALL TRUSS-TO-TRUSS HANGERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRUSS-TO TRUSS HANGERS IN ACCORDANCE WITH THE HANGER MANUFACTURER'S SPECIFICATIONS.
 - 4.3. METAL CONNECTOR PLATES: USE GALVANIZED SHEET STEEL CONFORMING WITH ASTM A653, COATING CLASS G60. MANUFACTURE WITH HOLES, PLUGS, TEETH, OR PRONGS UNIFORMLY SPACED AND FORMED.
 - 4.4. IN ADDITION TO THE UNIFORM LOADS INDICATED BELOW, DESIGN TRUSSES FOR ALL SUPERIMPOSED DEAD LOADS INCLUDING BUT NOT LIMITED TO OVERLAY FRAMING, CHIMNEYS, MECHANICAL EQUIPMENT, ETC. DESIGN TRUSSES AND REQUIRED BRACING TO RESIST THE NET WIND UPLIFT INDICATED ON THE DRAWINGS.
 - 4.5. DESIGN OF MEMBERS AND CONNECTIONS SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE DISTRICT OF COLUMBIA, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
 - 4.6. DESIGN BOTTOM CHORDS OF GIRDER TRUSSES FOR THE END REACTIONS OF SUPPORTED TRUSSES.
 - 4.7. DESIGN ALL TRUSSES FOR ADDITIONAL SERVICE LOADS INDICATED ON PLAN.
5. DESIGN LOADS
 - 5.1. ROOF
 - 5.1.1. TOP CHORD DEAD LOAD = 10 PSF
 - 5.1.2. TOP CHORD LIVE LOAD = 20 PSF
 - 5.1.3. BOTTOM CHORD DEAD LOAD = 10 PSF
 - 5.1.4. BOTTOM CHORD LIVE LOAD = 0 PSF
 - 5.1.5. WIND LOADING: SEE DESIGN LOADS SECTION ON SHEET S 001
 - 5.1.5.1. NET WIND UPLIFT = 8 PSF
 - 5.2. DEFLECTIONS
 - 5.2.1. ROOF
 - 5.2.1.1. MAXIMUM LIVE LOAD DEFLECTION = L/360, OR .625" MAXIMUM
 - 5.2.1.2. MAXIMUM TOTAL LOAD DEFLECTION = L/240, OR 1.0" MAXIMUM
 - 5.3. DESIGN ALL BRACING AND BRACING CONNECTIONS FOR ALL TRUSSES TO CHORDS, BOTTOM CHORDS AND WEB MEMBERS. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS IN THE FINISHED STRUCTURE WHICH CONTAIN TRUSSES WITH UN-SHEATHED TOP AND/OR BOTTOM CHORD MEMBERS.
6. SUBMITTALS
 - 6.1. SUBMIT TRUSS SHOP DRAWINGS WHICH EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR TRUSS DESIGN.
 - 6.2. SUBMIT LAYOUT DRAWING WHICH INDICATES THE LOCATION OF EACH TRUSS.
 - 6.3. SUBMIT HANGER CONNECTOR TYPES AND LOCATIONS.
 - 6.4. INDICATE ALL TEMPORARY AND PERMANENT BRACING REQUIREMENTS OF TRUSS MEMBERS. IN AREAS WHERE TRUSS TOP CHORDS AND/OR BOTTOM CHORDS DO NOT RECEIVE SHEATHING, INDICATE THE REQUIRED CHORD BRACING AND BRACE SPACINGS FOR ALL APPLICABLE LOAD CASES. INDICATE ANCHORAGE OF "CAP" TRUSSES AND/OR "OVERLAY" TRUSSES.



ROOF TRUSS PROFILE

- TRUSS PROFILE NOTES:**
1. TRUSS WEB CONFIGURATION SHOWN IS REPRESENTATIONAL ONLY. TRUSS MANUFACTURER TO DETERMINE CONFIGURATION.

- FLOOR FRAMING NOTES:**
1. ALL ROOF FRAMING SHALL BE PRE-ENGINEERED TRUSSES AT 24" OC UNLESS OTHERWISE NOTED.
 2. ALL PORCH ROOF FRAMING TO BE PRE-ENGINEERED MONO TRUSSES AT 24" OC.

SYN	DESCRIPTION	DATE	APPR
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	PLAN REVISIONS	12-26-18	
	100% COMPLETE	11-15-18	

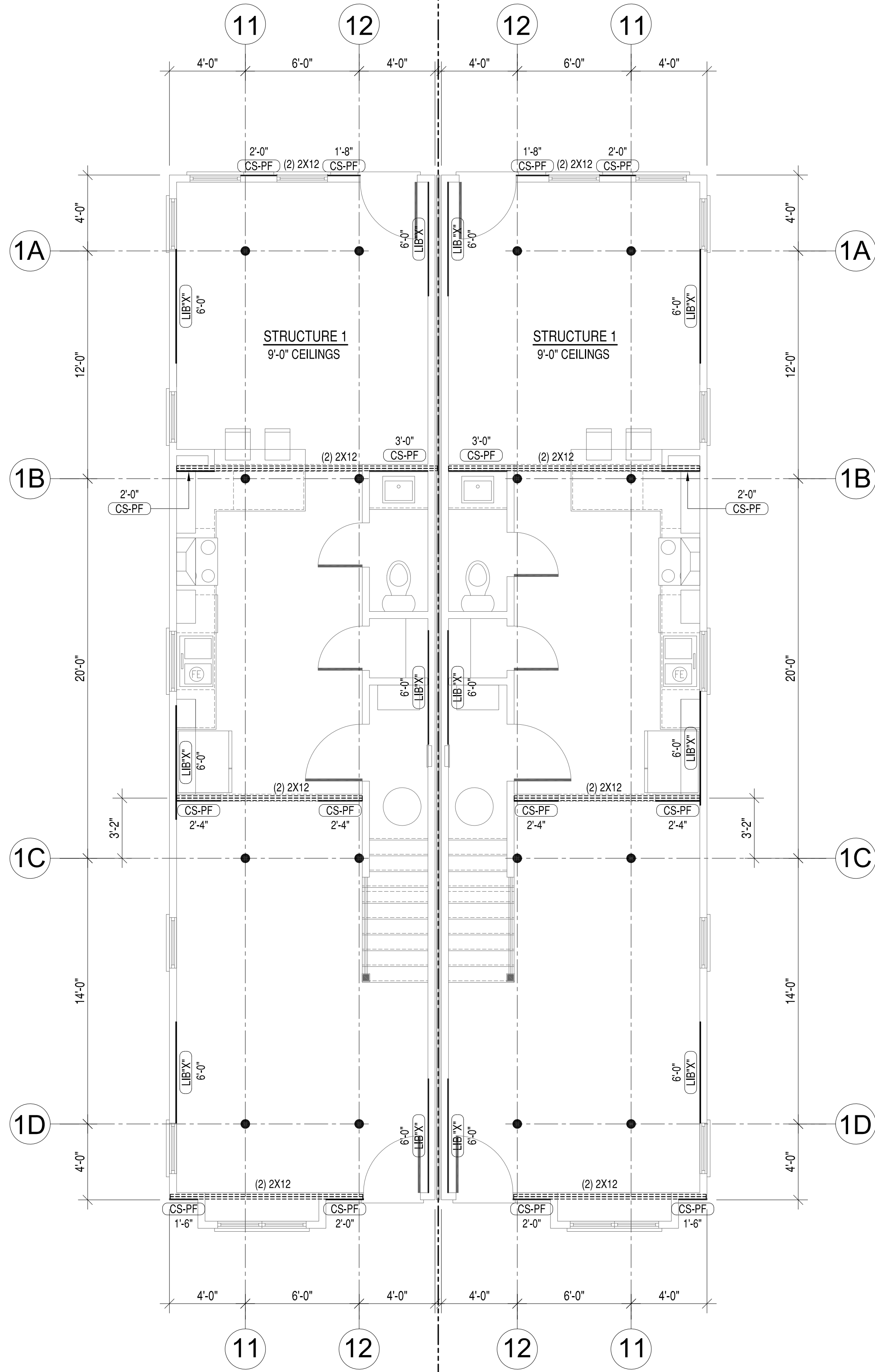
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 42296 BENFOLD SQUARE
 ASHBURN, VA 20148
 (703) 675-4592 PHONE
STRUCTURAL ENGINEER INFS

HOMETOWN REALTY
 "The Exceptional Exception"
MATT JARREAU
 (804) 762-8092 PHONE
INVESTOR REPRESENTATIVE

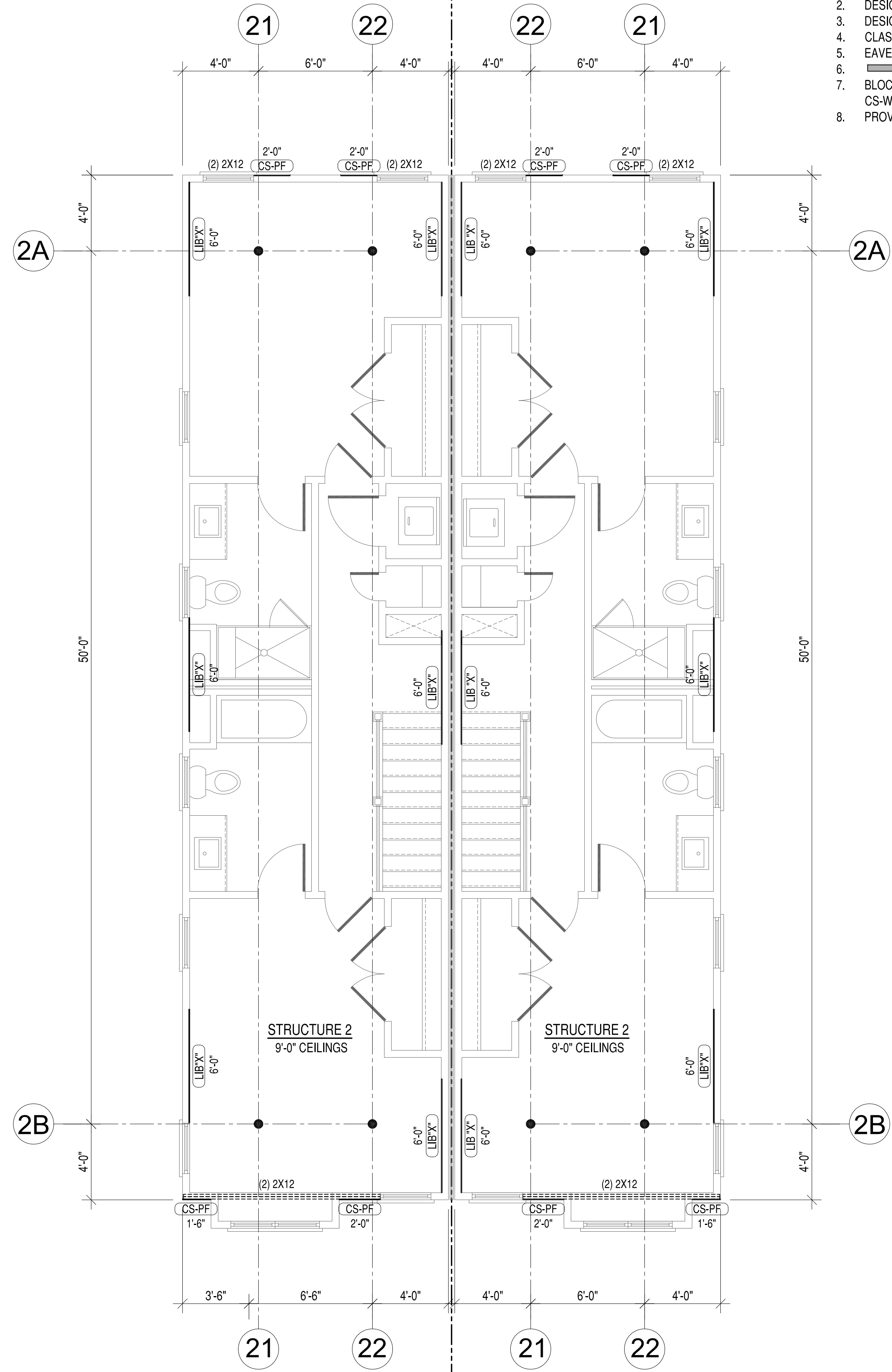
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ACTIVITY
SATISFACTORY TO DATE
DES --- [DRW JRP] [CHK JRP]

2219 CEDAR STREET DEVELOPMENT
 CITY OF RICHMOND, VIRGINIA
 ROOF FRAMING PLAN

SCALE
PROJECT NO.: 2018-06
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
S-102



FIRST FLOOR BRACED WALL PLAN



SECOND FLOOR BRACED WALL PLAN

- BRACED WALL PLAN NOTES:**
1. RESIDENCE ANALYZED AS TWO SEPARATE STRUCTURES.
 2. DESIGN AND CALCULATIONS BASED ON 2012 IRC SECTION R602.10.
 3. DESIGN BASED ON 90 MPH WIND SPEED. SEE CALCULATIONS.
 4. CLASSIC WALL BRACING METHOD USED.
 5. EAVE TO RIDGE HEIGHT USED FOR RESIDENCE = 5'-0"
 6. **▬** DENOTES BRACED WALL PANELS.
 7. BLOCK ALL HORIZONTAL JOINTS AT EXTERIOR SHEATHING AT CS-WSP, CS-PF AND LIB PANELS.
 8. PROVIDE FLOOR JOIST UNDER AND ABOVE ALL INTERIOR BRACED WALL LINES.

REV	DESCRIPTION	DATE	APPR
1-2-19	PLAN REVISIONS	12-26-18	
11-15-18	PLAN REVISIONS	11-15-18	
	100% COMPLETE		

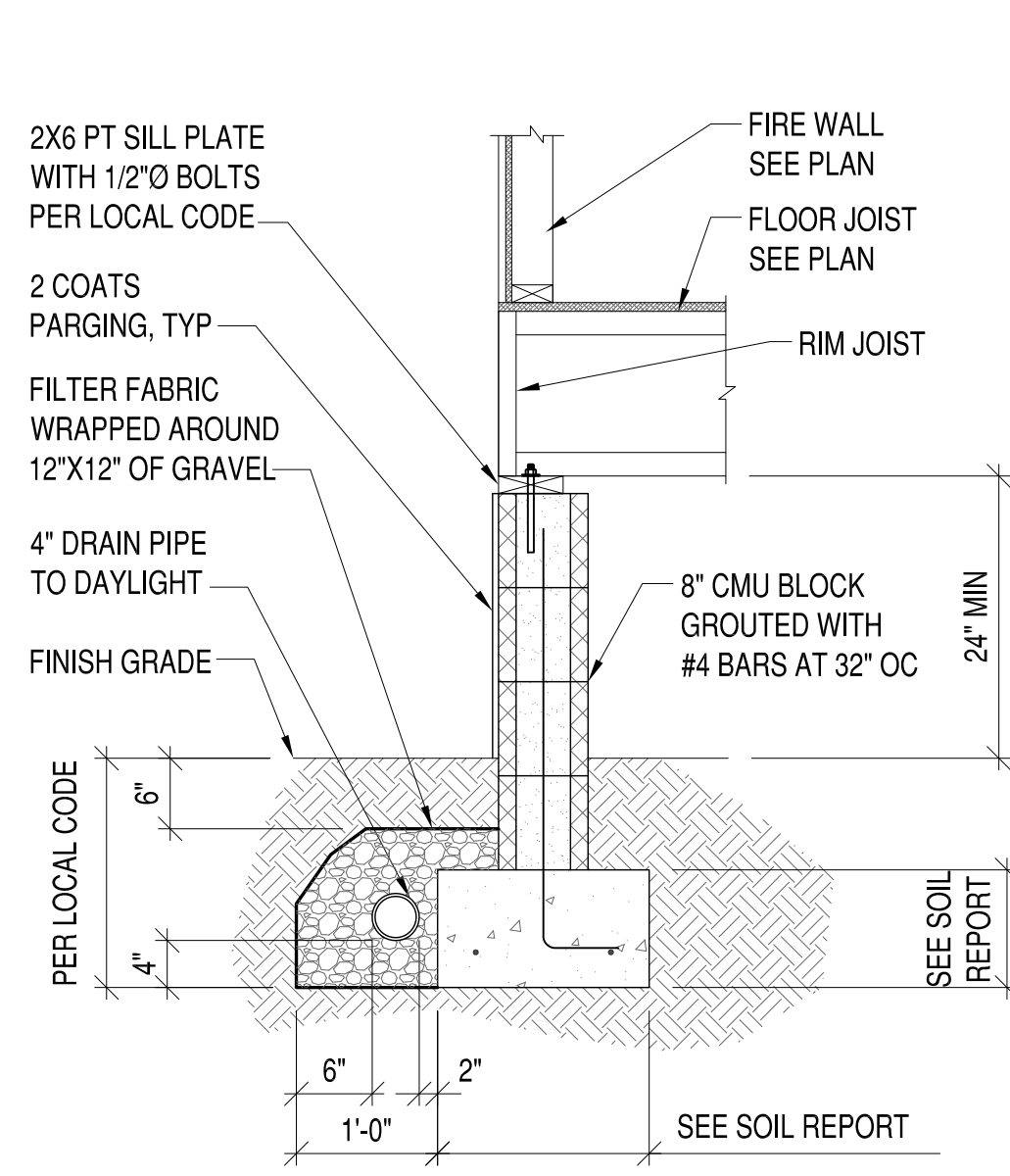
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STRUCTURAL ENGINEER INFO

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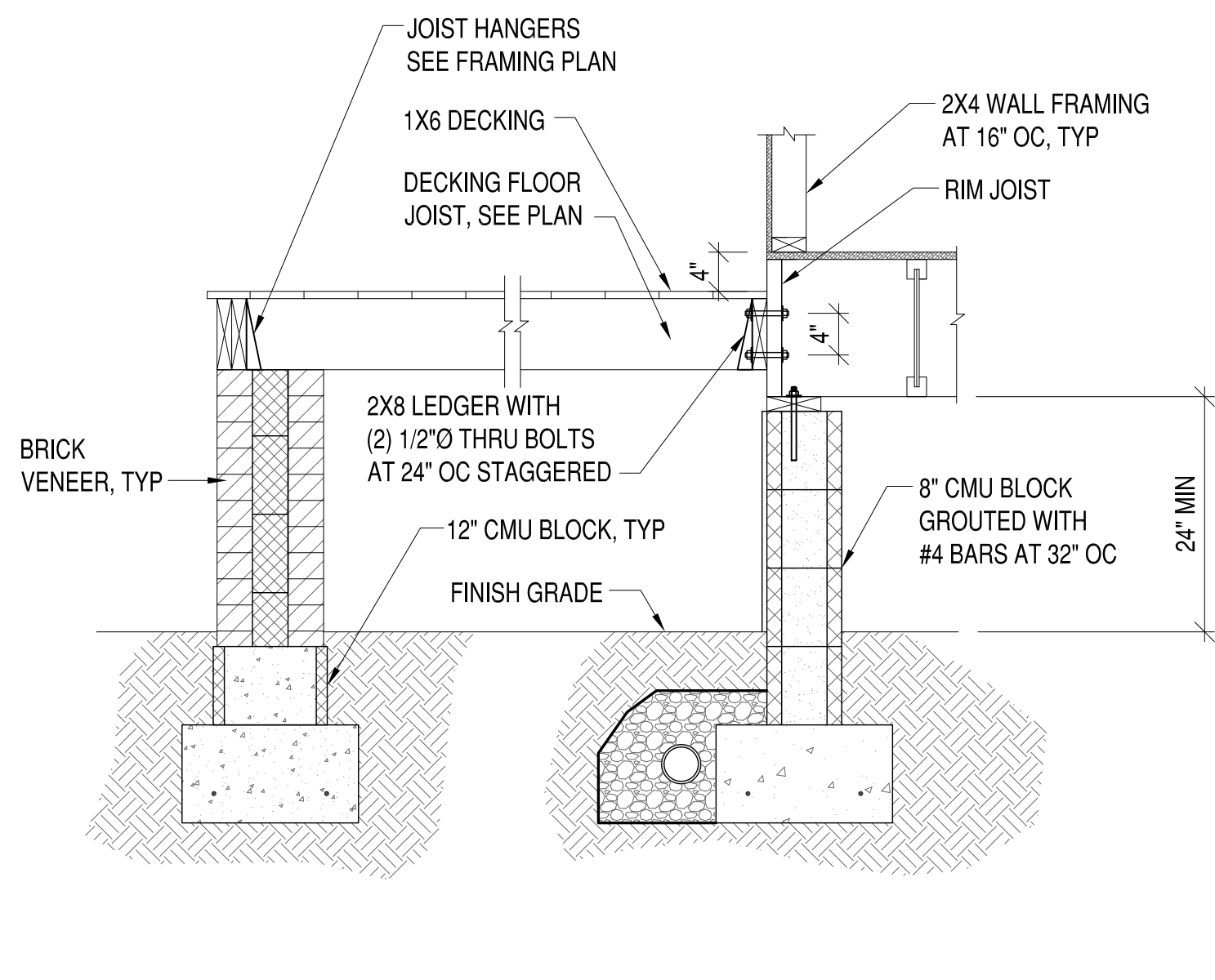
APPROVED
ACTIVITY
SATISFACTORY TO DATE
DES --- DRW JRP CHK JRP

2219 CEDAR STREET DEVELOPMENT
 CITY OF RICHMOND, VIRGINIA
 FIRST AND SECOND FLOOR BRACED WALL PLAN

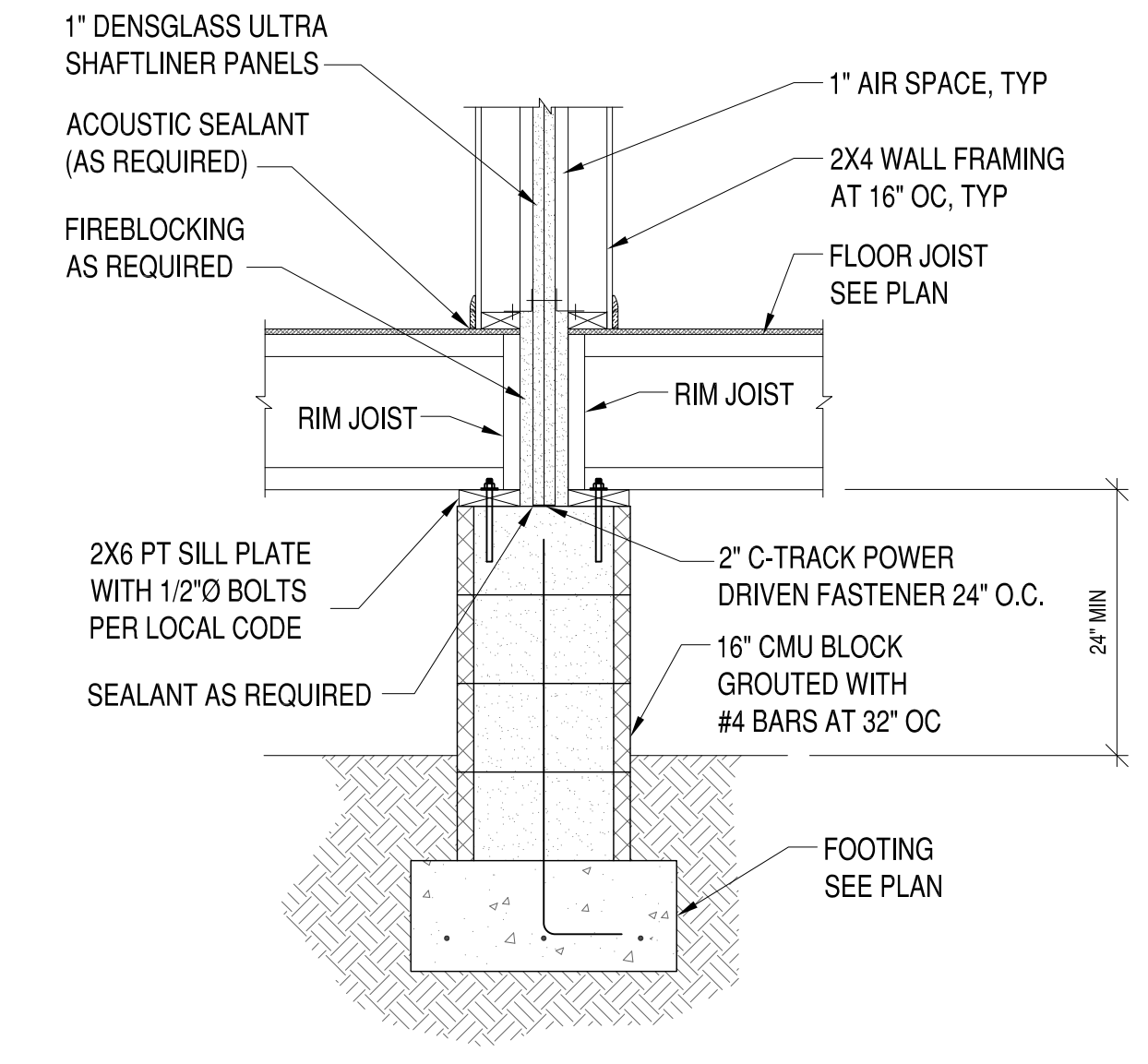
SCALE
PROJECT NO.: 2018-06
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
S-103



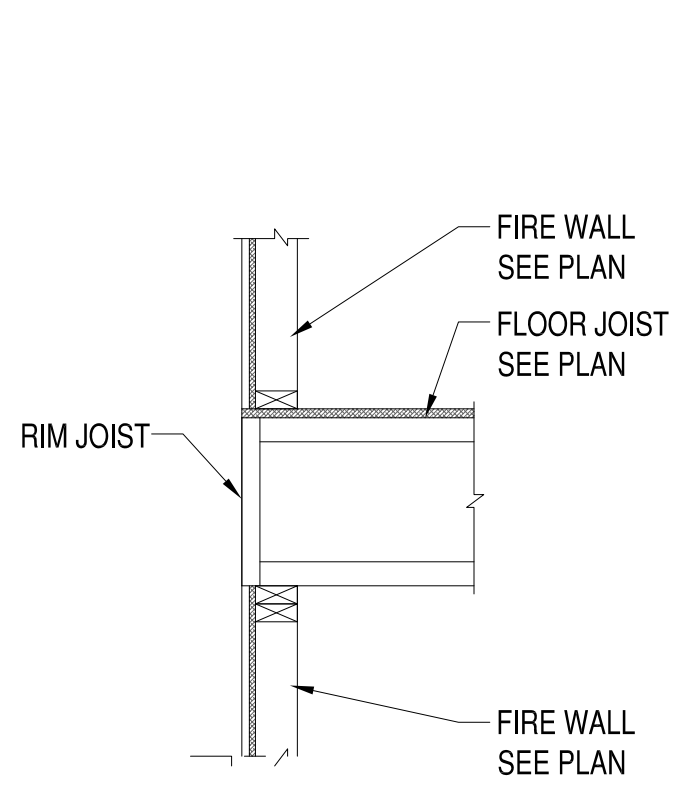
1 SECTION
S-104 3/4"=1'-0"



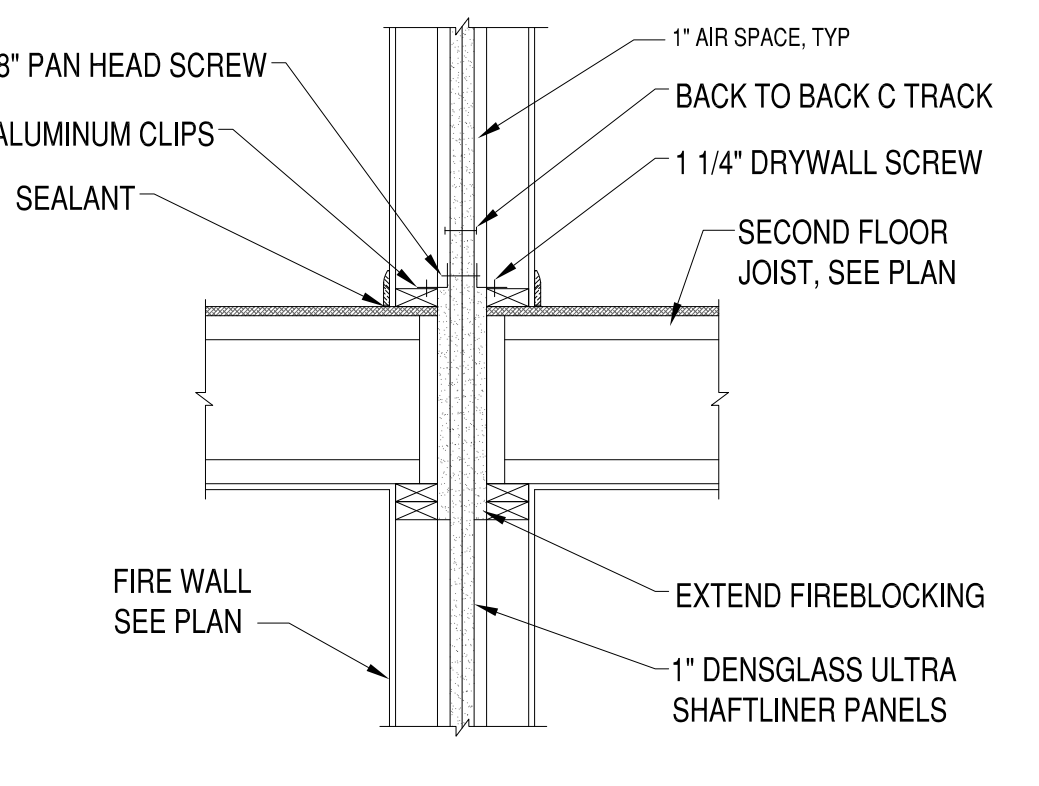
2 SECTION
S-104 3/4"=1'-0"



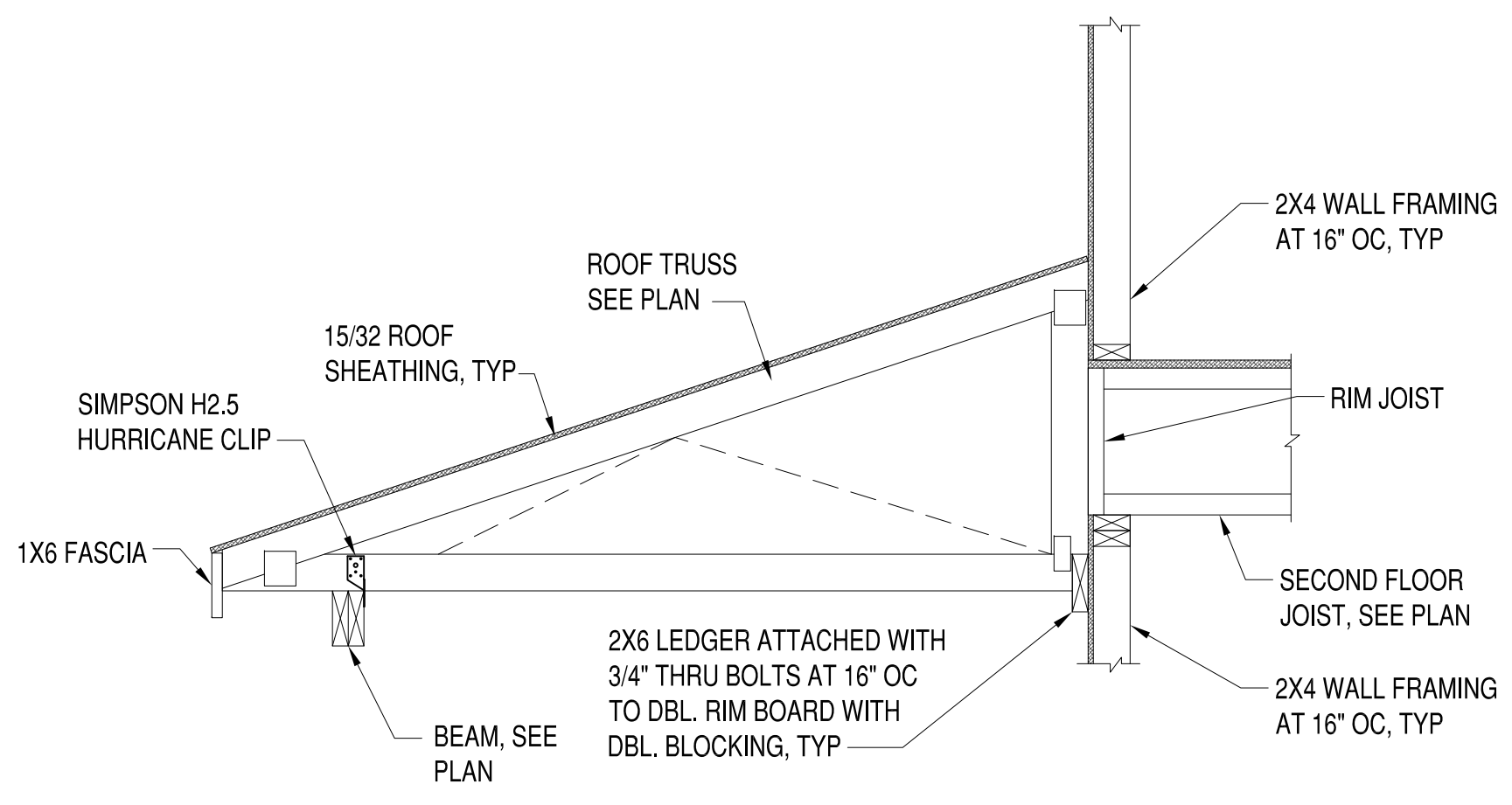
3 SECTION
S-104 3/4"=1'-0"



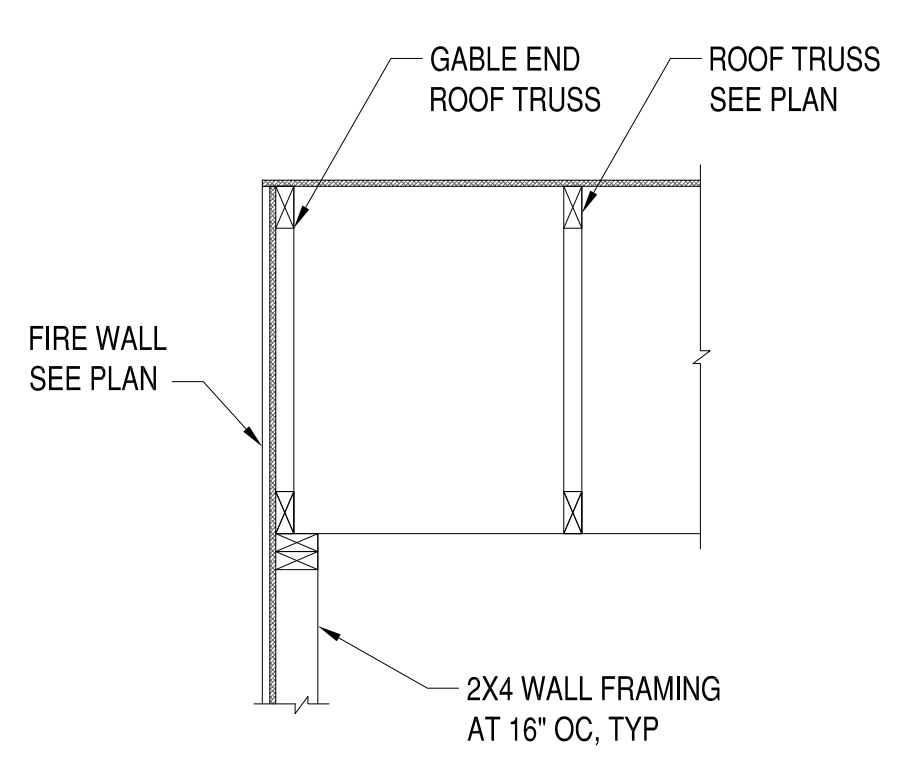
4 SECTION
S-104 3/4"=1'-0"



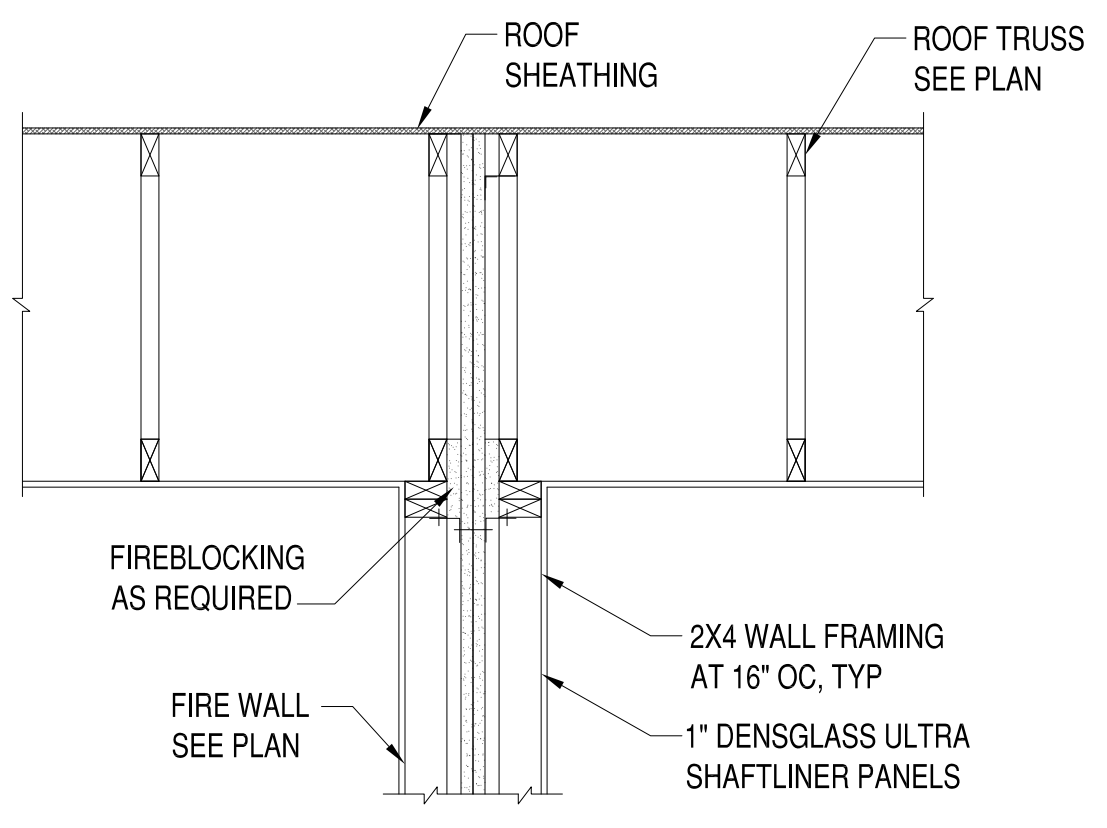
5 SECTION
S-104 3/4"=1'-0"



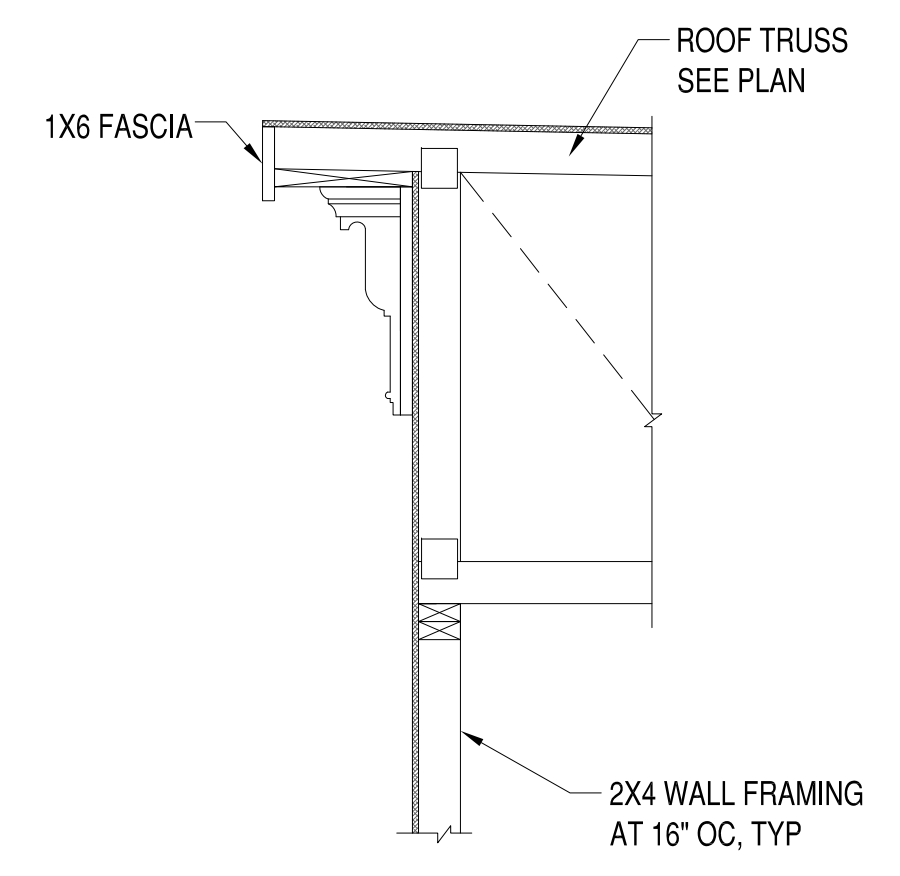
6 SECTION
S-104 3/4"=1'-0"



7 SECTION
S-104 3/4"=1'-0"



8 SECTION
S-104 3/4"=1'-0"



9 SECTION
S-104 3/4"=1'-0"

DATE	DESCRIPTION	BY	APP'D
1-2-19	PLAN REVISIONS		
12-26-18	PLAN REVISIONS		
11-15-18	100% COMPLETE		

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APPROVED
ACTIVITY
SATISFACTORY TO DATE
DES --- | DRW JRP3 | CHK JRP3

2219 CEDAR STREET DEVELOPMENT
CITY OF RICHMOND, VIRGINIA
SECTIONS, DETAILS AND BRACED WALL CALCULATIONS

SCALE:
PROJECT NO.: 2018-06
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
S-104