



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 6010 N 23rd St.

DATE: 11/12/2014

OWNER'S NAME: 722-724 Sassami St LLC

TEL NO.: 804-306-9019

AND ADDRESS: 6011 N 26th St.

EMAIL: mattj@htsi.com

CITY, STATE AND ZIP CODE Richmond Va 23223

ARCHITECT/CONTRACTOR'S NAME: _____

TEL. NO. 804-937-0236

AND ADDRESS: 409 E Main St suite 100

EMAIL: cpollock@urbancoreva.com

CITY, STATE AND ZIP CODE Richmond VA 23219

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and **12 copies** of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See *instruction sheet for requirements.*)

Permission to build new construction homes

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): _____

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. 14-147

DATE 11/14/2014

SCHEDULED FOR 12/09/2014

Note: CAR reviews all applications on a case-by-case basis.

SINGLE FAMILY RESIDENCE at

610 N 23RD STREET

RICHMOND, VA 23223

BUILDING INFORMATION:

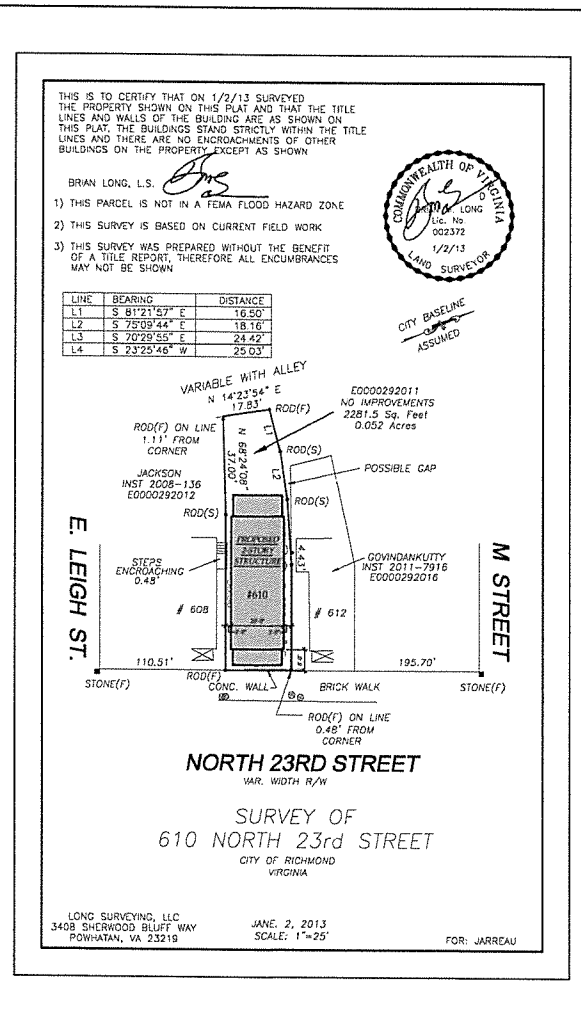
CONSTRUCTION CODE: VCC 2009, IRC 2009 - CONSTRUCTION TYPE: V-B
 BUILDING AREA (INCLUDING THE EXTERIOR WALL): 1ST FLOOR: 1,000 SF
 2ND FLOOR: 1,000 SF
 TOTAL: 2,000 SF

STORIES ABOVE GRADE: 2 HEIGHT ABOVE GRADE: 28'+/-
 USE GROUP: SINGLE-FAMILY SPRINKLER SYSTEM: NO
 FIRE DETECTION: YES, HARD-WIRED SMOKE DETECTION SYSTEM
 INSULATION VALUES: CEILINGS: R-38 BATT INSUL
 WALLS: R-13 BATT INSUL
 FLOORS: R-30 BATT INSUL

DRAWING INDEX:

- T-1 TITLE SHEET, SITE SURVEY & BUILDING INFORMATION
- C-1 CONTEXT ELEVATIONS
- A-1 GENERAL CONSTRUCTION NOTES
- A-2 BASEMENT PLAN, ROOF PLAN, FOUNDATION & PORCH DETAIL
- A-3 1ST FLOOR PLAN & 2ND FLOOR PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS

PROPOSED SURVEY PLAN



GENERAL STRUCTURAL NOTE: STRUCTURAL ITEMS ARE SHOWN FOR REFERENCE. ALL STRUCTURAL ELEMENTS ARE TO BE SPECIFIED/APPROVED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

General Conditions:

Contractor to carefully review the contract documents and existing conditions of the job site to achieve full comprehension of the project renovation requirements. Contractor to include cost for all work described and required to satisfy the intent of the contract documents and requires by existing conditions. Architect to be notified of conflicts between existing conditions and new work conflicts or omissions in the drawings and any limitations related to the execution of the work. In the case of conflicts within the contract documents, the strictest condition or requirement is to be included in the cost and scope of work. Contractor shall not proceed with the work, involved in such errors, omissions, or discrepancies until written instructions are given by the Architect. The Contractor shall be responsible to correct all work erroneously installed prior to receiving said instructions.

All work shall be in accordance with the Virginia Statewide Uniform Building Code and International Residential Code, latest editions, to the satisfaction of authorities having jurisdiction. All manufactured products shall be used per manufacturer's written specifications. Contractor to apply for, pay for and obtain all permits, fees and inspections by authorities having jurisdiction over the work. Copies of all transactions shall be made available to the owner. Notify the architect of any variance with current codes. Contractor shall be responsible for compliance with public authorities regarding the performance of work.

Contractor to make available to the owner a construction schedule along with a schedule of values prior to commencement of work.

Contractor shall supply all labor, materials, equipment, tools, handling, transportation, debris removal, and all related costs and services necessary for the execution of the work.

Work is to be executed by the general contractor unless provisions are made otherwise. References to "contractor" are to include general contractor and subcontractors. The contractor shall be solely responsible for and have control over all construction means and methods required by the contract documents including coordination of work. The contractor is to be responsible for acts and omissions of the contractor's employees, subcontractors and their employees, and any other persons performing any of the work under contract with the contractor. The architect will not be responsible for errors, omissions or delays caused by the contractor.

Field Verifications: Verify all dimensions in the field before performing the work. The Contractor will be responsible to correct any work that is done in error because of failure to verify or clarify dimensions.

Substantial changes to the drawings or actual work are to be issued by the architect with the owner's approval.

Construction Coordination:

Contractor is to coordinate and protect all new and existing work in place when exposed to potential damage by work of multiple trades. The Contractor shall coordinate construction of all required mechanical, electrical and plumbing.

All work and improvements shall be in strict accordance with the current codes adopted by the local jurisdictions and approved by the local building inspection office. All work is to comply with applicable provisions of the occupational safety and health act - OSHA.

The contractor is to keep the premises free from excessive accumulation of waste materials or rubbish caused by construction and will remove it from the site in a timely fashion or as directed by the owner. Upon completion of the project, the contractor shall remove all remaining materials, waste or otherwise, as well as all construction equipment. The work and support areas shall be left broom clean.

Product information and samples:

Shop-drawings and all other submittals are to be examined by the general contractor and checked for compliance with contract requirements.

Quality Control:

Complete all construction and install materials per manufacturer's specifications and instructions and in a manner consistent with industry standards of workmanship and the products selected.

Material Acquisition:

Protect products during all stages of handling to prevent damage. Comply with all requirements of specified product and manufacturer's instructions to ensure optimum condition of final installed product.

Work Conditions:

Create appropriate environmental conditions for retailing or applying finishes to the products specified.

Prior to product installation, evaluate all existing surfaces to receive product per product manufacturer's recommendation. Installation shall imply acceptance of substrate and shall not be grounds for claims against improper performance of installed materials.

Keep exits, exit lighting, fire protection and life safety devices operational during construction. Keep means of egress clear of all tools, materials and debris.

Guarantee:

Warrant all materials, finishes and equipment supplied under the contract shall be new, unless otherwise specified, and that all work shall be of good quality, free from defects and in compliance with the contract documents. For one year beginning at the date of substantial completion, contractor will promptly remedy work found not to be in compliance with the contract documents. Contractor shall assume all costs for corrections.

Transfer all manufacturer warranties, product literature, maintenance requirements and schedules to the owner at completion of the project.

Products:

Contractor to provide products specified in the following specifications or in the other contract documents. If no product is specified, contractor shall provide a match in quality and appearance to typical materials used in other similar buildings.

Construction execution:

Dimensions to be verified in the field. If dimensions can not be verified or the verification would cause a delay in the progress of work, contractor shall guarantee dimensions to the subcontractor for coordination. Drawings may be scaled for reference only.

Wall partitions, unless noted otherwise, shall be located as dimensioned and shown on the construction plans and details. Dimensions are to faces of finished partitions. Actual partition thicknesses are used. Contractor shall verify dimensions. All vertical dimensions are given from top of finished flooring unless otherwise noted.

Contractor shall prepare concrete floors, if applicable, to be a smooth uniform surface. All floor anchors and penetrations shall be coordinated by contractor as part of the floor preparation.

Clean all surfaces and equipment 24 hours prior to occupancy. Vacuum or mop, as required, all floors and clean windows and glazing.

The date when the project is available for owner occupancy will be known as substantial completion. Additional touch-up or minor installation work may be incomplete.

Construct all items in strict adherence to the approved shop drawings and the referenced product standards. Connections of all parts being accurately and neatly fitted and securely fastened together.

722-724 JESSAMINE ST LLC
 611 N 26TH ST
 RICHMOND VA 23223

SINGLE FAMILY RESIDENCE
 610 N 23RD STREET
 RICHMOND, VA 23223

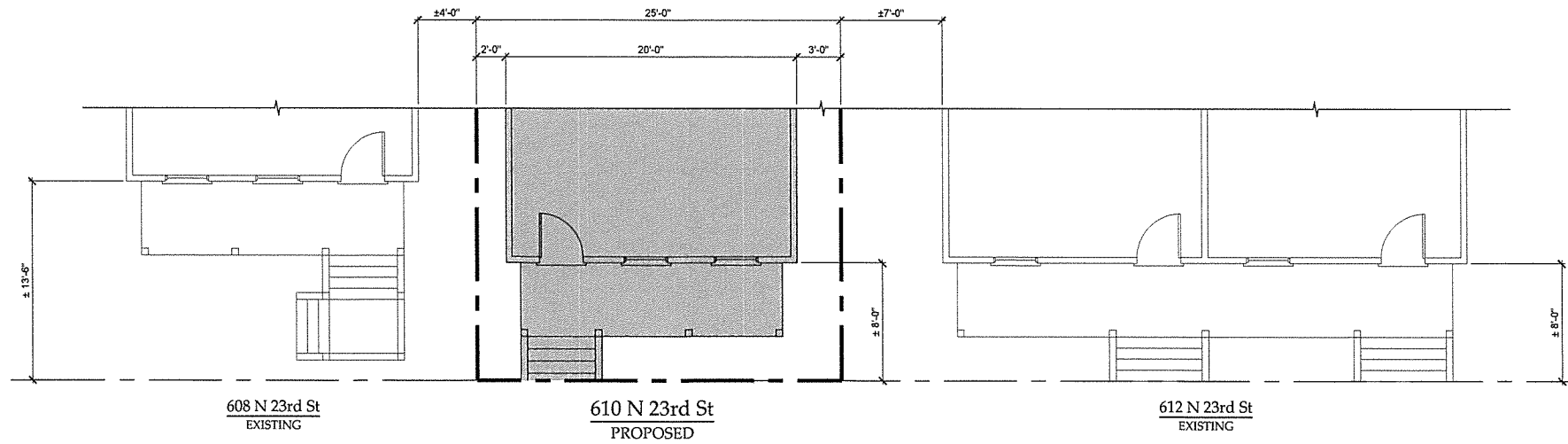
DATE: 10-01-14

T-1



CONTEXT ELEVATIONS

SCALE: 1/4"=1'-0"



CONTEXT SETBACK PLANS

SCALE: 1/4"=1'-0"

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DATE: 10-01-14

A-1

GENERAL DESIGN & CODE INFORMATION

ALL DESIGNS AND CONSTRUCTION ARE BASED ON THE 2009 INTERNATIONAL RESIDENTIAL CODE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE "USBC" (2009 EDITION) AMENDMENTS.

DESIGN LOADS ARE DEAD LOADS PLUS LIVE LOADS BELOW, UNLESS OTHERWISE NOTED:

- A. ROOF - 20 P.S.F. LIVE, 10 P.S.F. DEAD
 - B. ATTIC CEILING OVER ROOF SLOPES > 3:12 - 10 P.S.F. LIVE, 10 P.S.F. DEAD
 - C. ATTIC CEILING UNDER ROOF SLOPES < 3:12 - 10 P.S.F. LIVE, 10 P.S.F. DEAD
 - D. FLOOR (NON - SLEEPING ROOMS) - 40 P.S.F. LIVE, 20 P.S.F. DEAD
 - E. FLOOR (SLEEPING ROOM AND UNFINISHED ATTIC WITH STAIRS) - 30 P.S.F. LIVE, 20 P.S.F. DEAD
 - F. SOIL BEARING (UNDISTURBED SOLID GROUND) - 1500 P.S.F. (ASSUMED) AS PER TABLE R401.4.1
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CAPACITY IN FIELD PRIOR TO CONSTRUCTION. ARCHITECT CAN NOT BE HELD LIABLE IF CONTRACTOR DOES NOT PROVIDE CAPACITY TO ARCHITECT PRIOR TO CONSTRUCTION.

F. WIND SPEED IS 100 M.P.H. U.O.N.

(WIND LOAD GOVERNS OVER SEISMIC U.O.N.) AS PER TABLE R 301.2.1 AND FIGURE R 301.2.4 ALL WINDOWS AND EXTERIOR DOORS SHALL BE DESIGNED AS PER TABLES R301.2(2) AND R301.2(3)

G. SEISMIC IS PER THE 2009 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH VIRGINIA AMENDMENTS

H. WIND EXPOSURE CATEGORY - B

I. GROUND SNOW LOAD - 10 P.S.F.

J. WEATHERING AREA AS PER FIG. R301.2(3) - MODERATE

K. FROST LINE DEPTH - SURFACE THE BOTTOM OF ALL FOOTINGS MUST BE A MIN. OF 12" BELOW FINAL GRADE.

L. TERMITES AREA AS PER FIG. 301.2(6) - MODERATE TO HEAVY

M. DECAY AREA AS PER FIG. 301.2(7) - SLIGHT TO MODERATE

N. WINTER DESIGN TEMPERATURE - 22 DEGREES

O. ICE SHIELD UNDERLAMENT REQUIRED - ON ALL ROOF SLOPES 4 ON 12 OR LESS ARE REQUIRED TO HAVE WATER & ICE SHIELD INSTALLED OVER ENTIRE ROOF SURFACE OR 2 LAYERS OF UNDERLAMENT

FOOTING & FOUNDATION CONSTRUCTION

1. ALL EXTERIOR WALL/PIER FOOTINGS ARE MIN. 8" X 24" CONT. OR AS SOL REQUIRE REBAR TO BE INSTALLED ONLY IF REQUIRED BY CODE OR SOIL CONDITIONS. FOR SHRINK SWELL CONDITIONS, CONSULT A GEOTECHNICAL ENGINEER. SEE WALL SECTIONS & DETAILS FOR ADDITIONAL EXTERIOR WALL FOOTING AND FOUNDATION WALL REQUIREMENTS.
2. FOOTINGS FOR 16" X 8" C.M.U. INTERIOR PIERS ARE MIN. 2'-0" X 2'-0" X 8" REBAR TO BE INSTALLED ONLY IF REQUIRED BY CODE OR AS SOIL REQUIREMENTS. FOR SHRINK SWELL CONDITIONS, CONSULT A GEOTECHNICAL ENGINEER.
3. ALL FOOTINGS SHALL BE DESIGNED IN ACCORDANCE WITH R403.1.1. FOOTING WIDTH, "W" SHALL BE BASED ON BEARING CAPACITY OF SOIL IN ACCORDANCE WITH TABLE R403.1.1. FOOTING PROJECTIONS, "P" SHALL BE 4" MIN. NOT TO EXCEED THICKNESS OF FOOTING. FOOTING DEPTH SHALL BE 12" MIN. R403.1.4.
4. ALL PIERS ARE 16" X 8" C.M.U. TYPICAL. CAP ALL PIERS W/ 4" OF SOLID MASONRY ON 1 STORY STRUCTURES AND 8" OF SOLID MASONRY ON 1 1/2, 2 AND 3 STORY STRUCTURES. ALL PIERS OVER 32" HIGH MUST BE FILLED WITH TYPE "S" MORTAR. MAXIMUM UNSUPPORTED HEIGHT OF 16" X 8" C.M.U. FILLED PIER IS NOT TO EXCEED 10 TIMES THE LEAST DIMENSION OR 80". MAXIMUM UNSUPPORTED HEIGHT OF 16" X 8" C.M.U. UNFILLED HOLLOW PIER IS NOT TO EXCEED 4 TIMES THE LEAST DIMENSION OR 32". PIERS LARGER THAN 16" X 8" ARE NOTED ON PLANS. SEE DETAILS SHEET FOR ADDITIONAL REINFORCEMENT INFORMATION PROVIDE PIER REINFORCING W/ 1/2" THREADED RODS AT NO MORE THAN 2'-0" FROM ALL CORNERS AND SPACING AT NO MORE THAN 6'-0" MAX.
5. CONCRETE SHALL BE 3000 P.S.I. IN 28 DAYS UNLESS NOTED OTHERWISE. AND PLACED AS PER A.C.I. 318-83, ON STRUCTURAL FILL COMPACTED TO A MINIMUM DENSITY OF 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE PROCEDURES OUTLINED IN A.S.T.M. D-698
6. ALL REBAR LAP SPLICES (IF REBAR SHOWN) SHALL BE A MINIMUM OF 3'-0" UNLESS NOTED OTHERWISE AND SHALL BE FABRICATED AS PER A.S.T.M. A-615, GRADE 60
7. CHIMNEY FOOTINGS FOR MASONRY CHIMNEYS SHALL BE 12" LARGER THAN FOOTPRINT X 12" THICK (MIN.)
8. WALLS BACKFILLED WITH DIRT:
 - A. FOR EARTH FILL UP TO 4' MAXIMUM HEIGHT - USE 8" C.M.U. OR 8" BRICK WITH MEMBRANE OR SPRAY ON WATERPROOFING ON EXTERIOR. FOOTING MIN. SIZE OF 12" X 24" OR AS NOTED PLAN FOR SHRINK SWELL CONDITIONS, 18" X 24" MIN., 3'-0" BELOW GRADE
 - B. FOR EARTH FILL 4' & HIGHER UP TO MAX. OF 9' USE 12" X 24" FOOTING WITH #4 @ 16" DOMELS HOOKED IN FOOTING. USE 12" C.M.U. WALLS WITH #4 @ 16" VERTICAL BARS LOCATED 4" FROM NON DIRT FILL FACE. LAP ALL SPLICES 12" AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8" IN C.M.U. JOINTS. FILL ALL OPEN CELLS OF C.M.U. WITH EITHER TYPE M OR S MORTAR OR FILL WITH 3,000 P.S.I. CONCRETE. INSTALL MEMBRANE WATERPROOFING OR EQUAL AND ERECT ALL FRAMING BEFORE BACKFILLING FOR SHRINK SWELL CONDITIONS, 18" X 24" MIN., 3'-0" BELOW GRADE
9. ALL UTILITIES WHICH CROSS FOOTINGS MUST PASS ABOVE FOOTINGS
10. CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH A.S.T.M. C-90 MORTAR TO CONFORM TO A.S.T.M. C-270. TYPE "S" BELOW GRADE, TYPE "M" ABOVE GRADE

FRAMING CONSTRUCTION - OTHER THAN ROOF

1. CRAM. ORDERS ARE TO BE (3) 2 X 10 PRESSURE TREATED LUMBER UNLESS NOTED OTHERWISE
2. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE-PINE-FIR #2 OR BETTER FRAMING UNLESS NOTED OTHERWISE. UTILITY GRADE LUMBER IS UNACCEPTABLE.
3. STEEL BEAMS MUST HAVE (4) 2 X 4 STUD JACKS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE.
4. MICRO-LAM BEAMS MUST HAVE (3) 2 X 4 STUD JACKS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE
5. MASONRY UNTELS
 - A. FOR SPANS UP TO 6' USE 3-1/2" X3-1/2" X 1/4" STEEL ANGLES EXCEPT STANDARD PRESSED STEEL ANGLES 3-1/2" X 3-1/2" X 1/4" MAY BE USED FOR FIREPLACE OPENINGS AS FOLLOWS.-
 - 1. 10' OF BRICK OR STONE MAX. SPAN 36"
 - 2. 6' OF BRICK OR STONE MAX. SPAN 48"
 - 3. 30' OF BRICK OR STONE MAX. SPAN 72"
 - B. FOR SPAN FROM 6' TO 8' USE 5" X 3-1/2" X 5/16" STEEL ANGLES

FRAMING CONSTRUCTION - OTHER THAN ROOF CONT.

6. ALL BRICK OVER LOWER ROOFS MUST HAVE ANGLE SECURELY SUPPORTED FROM BELOW
7. ALL WOOD I-JOISTS & OPEN JOISTS MUST BE BRACED IN ACCORDANCE W/ MANUF. DIRECTIONS PLUS DETAILS SHOWN ON PLANS
8. ALL RAFTER BRACES MUST HAVE (2) STUDS FROM PLATE TO FOUNDATION OR BEAM BELOW THEM @ ALL FLOORS. BRACES ON CEILING PLATE TO TRANSFER TO VERTICAL STUDS TO FOUNDATION
9. WHERE PARTITIONS FALL BETWEEN FLOOR TRUSSES 2 X 4 LOADERS @ 16" O.C. MUST BE PLACED PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING
10. ON ALL OPEN WEB FLOOR TRUSSES OVER A 10' SPAN A MINIMUM SINGLE LINE OF 2 X 4'S SHALL BE NAILED TO DIAGONAL MEMBERS OR VERTICAL MEMBERS IN THE APPROXIMATE MID-SPAN AS A LOAD DISTRIBUTION MEMBER.
11. WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALLS AND RAFTERS BEAR ON STUD WALL TOP PLATES ADJACENT TO CEILING JOISTS. PROVIDE STUB JOISTS AS REQUIRED TO BRACE WALL TO CEILING JOISTS
12. HEADERS ARE TO BE DESIGNED AS PER TABLE R502.5(1) OF THE 2009 INTERNATIONAL RESIDENTIAL CODE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE "USBC" (2009 EDITION) AMENDMENTS. USE CHART BELOW FOR TYPICAL HEADER SPANS AND SIZES

SIZE OF HEADER	SPAN	EXTERIOR BEARING WALLS				BEARING WALLS	
		CEILING & ROOF C.G. & ONE CENTER BEARING PIER	ROOF C.G. & ONE CLEAR FLOOR SPAN	ROOF C.G. & TWO CENTER BEARING PIERS	ONE FLOOR ONLY	TWO FLOORS	
2 - 2 X 4	20'	3'-6"	2'-9"	2'-4"	2'-3"	2'-2"	
	28'	3'-2"	2'-5"	2'-1"	2'-3"	1'-10"	
	36'	2'-10"	2'-5"	2'-1"	2'-0"	1'-7"	
2 - 2 X 6	20'	5'-5"	4'-6"	3'-11"	3'-9"	4'-6"	
	28'	4'-8"	4'-0"	3'-5"	3'-3"	3'-11"	
	36'	4'-2"	3'-7"	3'-0"	2'-11"	3'-6"	
2 - 2 X 8	20'	6'-10"	5'-9"	5'-0"	4'-9"	5'-9"	
	28'	5'-11"	5'-0"	4'-2"	4'-2"	5'-0"	
	36'	5'-4"	4'-6"	3'-10"	3'-9"	4'-5"	
2 - 2 X 10	20'	8'-5"	7'-0"	6'-1"	5'-9"	6'-1"	
	28'	7'-3"	6'-2"	5'-3"	5'-1"	6'-1"	
	36'	6'-6"	5'-6"	4'-8"	4'-7"	5'-5"	
2 - 2 X 12	20'	9'-9"	8'-1"	7'-1"	6'-8"	8'-1"	
	28'	8'-5"	7'-1"	6'-1"	5'-10"	7'-0"	
	36'	7'-6"	6'-5"	5'-5"	5'-3"	6'-3"	
3 - 2 X 8	20'	8'-4"	7'-2"	6'-3"	5'-11"	7'-2"	
	28'	7'-5"	6'-3"	5'-5"	5'-2"	6'-3"	
	36'	6'-8"	5'-8"	4'-10"	4'-8"	5'-7"	
3 - 2 X 10	20'	10'-6"	8'-9"	7'-7"	7'-3"	8'-9"	
	28'	9'-1"	7'-8"	6'-7"	6'-4"	7'-9"	
	36'	8'-2"	6'-11"	5'-11"	5'-8"	6'-4"	
3 - 2 X 12	20'	12'-2"	10'-2"	8'-10"	8'-5"	10'-2"	
	28'	10'-7"	8'-11"	7'-8"	7'-4"	8'-10"	
	36'	9'-5"	8'-0"	6'-10"	6'-7"	7'-10"	

13. ALL SHEATHING TO BE APA RATED WOOD STRUCTURAL PANELS (R602.10) AS FOLLOWS:

GRADE	THICKNESS (NOMINAL)
ROOF:	O.S.B. 5/8"
WALL:	O.S.B. 1/2"
FLOOR:	O.S.B. 3/4"

 INSTALL ALL SHEATHING IN ACCORDANCE W/ TABLE R602.10.5 AND R602.3(3)
14. FLOOR AND WALL FRAMING SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED AND TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING ELEMENTS DOWN TO THE FOUNDATION.
15. PROVIDE 2X6 STUD FRAMING SPACED @ 16" O.C. @ ALL UNBRACED GABLE END WALLS.
16. PER SECTION R602.3.1 THE SIZE, HEIGHT AND SPACING OF ALL STUD MEMBERS SHALL BE IN ACCORDANCE WITH TABLE R602.3(5).
 - BALLOON FRAMED WALLS ARE DESIGNED AND SEALED BY RDP AND NOT PRESCRIPTIVE.
17. ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED, FRAMED AND FIRE BLOCKED AS REQUIRED FOR EXTERIOR WALLS (R602.4).
18. PROVIDE FIRE BLOCKING IN ALL AREAS AS MANDATED IN BUILDING CODE PROVIDE DRAFTSTOPPING IN ALL ATTICS AND FLOORS AS PER R502.12
19. ALL FASTENERS IN PRESSURE TREATED WOOD ARE TO BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER AS PER SECTION R319.3
20. ALL FLOOR JOIST AND GIRDER SPANS SHALL BE IN ACCORDANCE WITH TABLES R502.3.1(1), R502.3.1(2), R502.3.1(2)-(2), R502.3(1), R502.3(2) AND SECTIONS R502.4 & R502.10
21. PER SECTION R502.6 ALL JOIST, BEAM OR GIRDER ENDS SHALL BEAR NLT 1 1/2" ON WOOD OR METAL AND NLT 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO ADJ. STUD OR APPROVED
22. ALL FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH TABLES R602.3(1)-(2) JOIST HANGERS
23. FIRE RATED SHEATHING - ALL FIRE RATED SHEATHING SPECIFIED IS TO BE BLAZEGUARD WOOD PANELS AS MANUFACTURED BY INTERNATIONAL BARRIER TECHNOLOGY

ROOF CONSTRUCTION

1. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE-PINE-FIR #2 OR BETTER FRAMING UNLESS NOTED OTHERWISE. STUD OR UTILITY GRADE LUMBER IS UNACCEPTABLE.
2. RAFTER - 2 X 8 @ 16" O.C. UNLESS NOTED OTHERWISE, THEY ARE CUT IN TO HIPS, RIDGES, ETC. UNLESS NOTED OTHERWISE
 - A. TILE, SLATE AND OTHER BEARING ROOF COVERINGS SHALL USE 2 X 10 @ 16" RAFTERS UNLESS OTHERWISE NOTED
3. COLLAR TIES - 2 X 4 @ 32" AT ALL RIDGES AND AS REQUIRED BY TABLE R 602.3.1
4. (3) COLLAR TIES MIN. @ ALL RIDGES EVEN IF 2 TIES MUST BE PUT ON (1) SET OF RAFTERS
5. ALL BRACES ARE (2) 2 X 4 NAILED W/ 16d NAILS @ 9" O.C. VERTICALLY FROM TOP TO BOTTOM - SEE DETAIL BELOW. BRACES 8'-0" AND LONGER MUST BE BRACED HORIZONTALLY @ 4'-0"
6. ALL HIPS & RIDGES ARE TO BE SIZED SO THAT ALL RAFTERS BEAR FULLY ON THE RIDGE BOARD.
7. ALL HOCS ON CEILING JOISTS OR RAFTERS ARE 2 X 6 OR 2 X 8 UNLESS NOTED OTHERWISE. IF REQUIRED BY APPLICABLE CODE
8. MAXIMUM SPACING OF RAFTER BRACES - RAFTERS CAN BE SPICED OVER HOCS
 - FOR 2 X 6 HOG - 6'-0" O.C.
 - FOR 2 X 8 HOG - 7'-6" O.C.



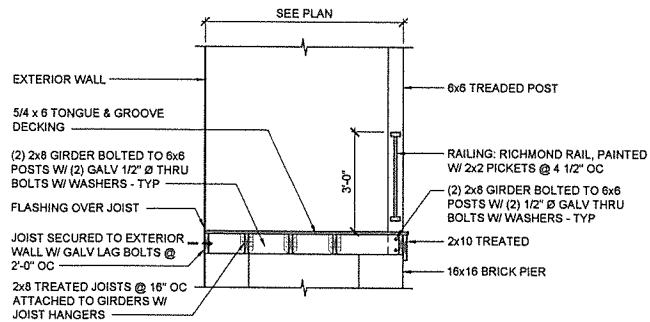
9. BRACING DETAILS
10. ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE W/ TRUSS MANUFACTURERS DIRECTIONS
11. PROVIDE HURRICANE STRAPS AT ALL ROOF RAFTERS WHERE REQUIRED BY APPLICABLE CODES
12. ROOF SHEATHING SHALL BE A MINIMUM OF 1/2" O.S.B. SHEATHING AND SHALL CONFORM TO TABLE R 803.2.1
13. WITH NO ROOF PLAN:
 - A. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE-PINE-FIR #2 OR BETTER FRAMING, UNLESS SHOWN OTHERWISE.
 - B. USE 2 X 8 @ 16" RAFTERS, UNLESS SHOWN OTHERWISE.
 - C. MAX. ALLOWABLE SPANS AS PER APPLICABLE CODE.
 - D. USE (2) 2 X 6 HOCS AT RAFTER WITH (2) 2 X 4 BRACES AT 6', MAX. SPACING. CARRY BRACES TO PARTITIONS/BEAMS OR MIN. OF (2) 2 X 6 HOCS ON CEILING JOISTS. CUT IN ALL RAFTERS USING RIDGES, VALLEYS, ETC., ONE SIZE LARGER THAN RAFTER SIZE. CEILING JOISTS.
 - E. ALL BRACED LOADS MUST GO TO FOUNDATION.
14. PER SECTION R802.4 ALL CEILING JOIST SPANS SHALL BE IN ACCORDANCE WITH TABLES R802.4(1) AND R802.4(2).
15. PER SECTION R802.5 ALL RAFTER SPANS SHALL BE IN ACCORDANCE WITH TABLES R802.5(1) THROUGH R802.5(8).
16. ACCORDING TO SECTION R802.6 ALL RAFTERS AND CEILING JOIST ENDS SHALL BEAR NLT 1 1/2" ON WOOD OR METAL AND NLT 3" ON MASONRY OR CONCRETE. ADDITIONAL CODE INFORMATION
1. CONTRACTOR TO NOTIFY APPLICABLE STATE UTILITY LOCATION SERVICES PRIOR TO EXCAVATION
2. PER SECTION R312, GUARDRAILS ARE REQUIRED ON PORCHES, BALCONIES AND RAISED FLOOR SURFACES MORE THAN 30" ABOVE GRADE OR FLOOR BELOW. ALL INTERIOR AND EXTERIOR RAILINGS ARE TO BE MINIMUM 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS. OF FORCE AND NOT ALLOW A SPHERE GREATER THAN 3 7/8" IN DIAMETER TO PASS THROUGH. NO RAILING DESIGN W/ LADDER EFFECT IS ALLOWED. HANDRAIL GRIP SIZE AS PER SECTION R 311.7.3 IN THE IRC.
3. PER SECTION R308.4 & CPSC 16-CFR PART 1201, ALL GLAZING IN HAZARDOUS AREAS SHALL BE SAFETY-TYPED THEREFORE, ALL SIDING NEAR ENTRY DOORS OR ANY WINDOWS THAT ARE IMPACTED BY A DOOR SWING SHALL HAVE THEIR GLASS TEMPERED
4. PER N1102.2.3 ATTIC ACCESS TO BE INSULATED WITH AN R VALUE EQUAL TO THE DIAPHRAGM THAT THEY PENETRATE. ALL ACCESSSES BE GASKETED AND CONSTRUCTED TO CONTAIN INSULATION SPILL OVER.
5. PER SECTION R310, EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM OF (1) 5.7 SQ. FT. CLEAR OPENING PER BEDROOM IS REQUIRED AT THE SECOND LEVEL OR ABOVE.
 - MINIMUM OF (1) 5.0 SQ. FT. CLEAR OPENING PER BEDROOM IS REQUIRED FOR WINDOWS ON THE FIRST LEVEL.
6. PER SECTION R314, SMOKE DETECTORS SHALL BE INTERCONNECTED, RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND HAVE A BATTERY BACKUP.
7. ALL GAS BATH TUB ENCLOSURES ARE TO BE TEMPERED.
8. ALL WINDOWS AT STAIR LANDINGS LESS THAN 60" ABOVE THE FLOOR ARE REQUIRED TO HAVE SAFETY GLAZING.
9. GARAGE TO LIVING SPACES ENTRY DOOR TO BE NLT. 1 5/8" WITH A FIRE RATING OF NLT. 20 MINUTES
10. INTERIOR GARAGE WALL & CEILING FINISH TO HAVE NLT. 5/8" GYPSUM BOARD ADJACENT TO ALL LIVING AREAS
11. ALL BATH VENTILATION FANS MUST DISCHARGE TO OUTSIDE SPACES
12. ALL SMOKE DETECTORS MUST BE INTERCONNECTED AS DIRECTED BY CODE.
13. ALL ELECTRICAL WORK SHALL BE ACCORDING TO THE APPLICABLE CODE(S).
14. PER SECTION R703.8 CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT ALL VALLEYS AND ROOF WALL WALL INTERSECTIONS
15. PER SECTION R308.4 PROVIDE SPEDALTY GLAZING AS REQUIRED AT "HAZARDOUS LOCATIONS"
16. ALL BATH AND SHOWER WALLS WITH SHOWER HEADS SHALL HAVE NONABSORBENT SURFACES UP TO 6'-0" IN HEIGHT AS PER SECTION R307.2
17. ALL STARWAYS SHALL BE ILLUMINATED AS PER SECTION R303.6 AND HAVE CONTROLS AS PER SECTION R303.6.1
18. ENERGY EFFICIENCY CALCULATIONS SHALL BE IN ACCORDANCE WITH N1101.2.1 IF REQUIRED BY CITY OFFICIALS
19. NOTE NOT USED
20. ALL WALL COVERINGS SHALL BE SECURELY FASTENED IN ACCORDANCE WITH TABLE R703.4 PER SECTION R703.4
21. PROVIDE MECHANICAL VENTILATION AT ALL TOILET ROOMS IN ACCORDANCE W/ SECTION M1507
22. ALL OUTLETS IN WET LOCATIONS SHALL BE PROVIDED AS REQUIRED PER SECTIONS E3801.4, E3802.6, E3802.1 & E3802.3
23. AS PER N1101.9 A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL.
24. AS PER N1102.1 FENESTRATION REQUIREMENTS FOR EXTERIOR WINDOWS AND DOORS SHALL BE U 0.35 OR LOWER, ONE OPAQUE DOOR IS EXEMPT FROM THE U FACTOR PER N1102.3.4. UP TO 15 SQUARE FEET OF WINDOW AREA IS ALSO EXEMPT FROM MEETING 0.35 U.
25. WINDOW SILL HEIGHT FOR ALL SECOND FLOOR WINDOWS SHALL BE AS PER SECTION R612.2.
26. PROVIDE CARBON MONOXIDE DETECTORS PER IRC R315.1 AND R315.3
27. PROVIDE FIRE EXTINGUISHER IN KITCHEN PER R329
28. PER R502.5.2 PROVIDE MINIMUM 26 GAGE STEEL SHEET, OR OTHER APPROVED MATERIALS AND NO OPENINGS INTO GARAGE
29. PER M1602.2 OUTDOOR AND RETURN AIR FOR FORCED AIR-SYSTEMS PROHIBITED FROM GARAGE.
30. PER N1102.4.3 ALL FIREPLACES, INCLUDING WOOD BURNING, MUST HAVE THEIR FIRE BOX OPENINGS SEALED AND GASKETED AND RECEIVE COMBUSTION AIR DIRECTLY FROM OUTSIDE.

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RICHMOND VA 23223

SINGLE FAMILY RESIDENCE
610 N 23RD STREET
RICHMOND, VA 23223

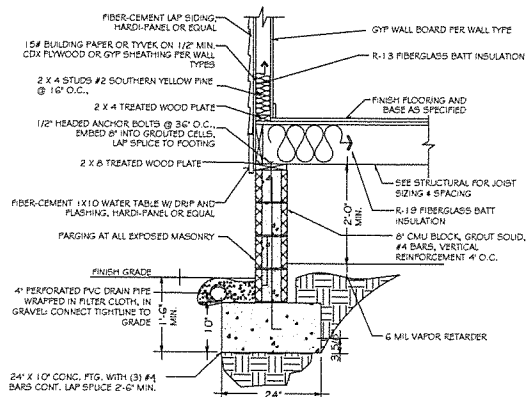
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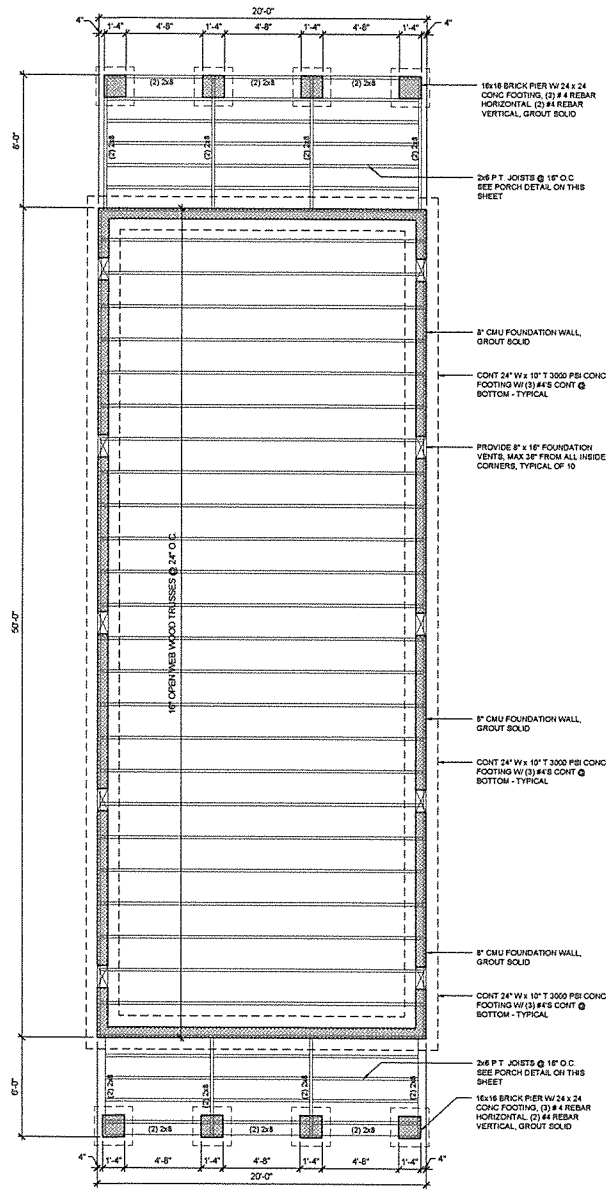
TYPICAL PORCH DETAIL

SCALE: 1/2" = 1'-0"



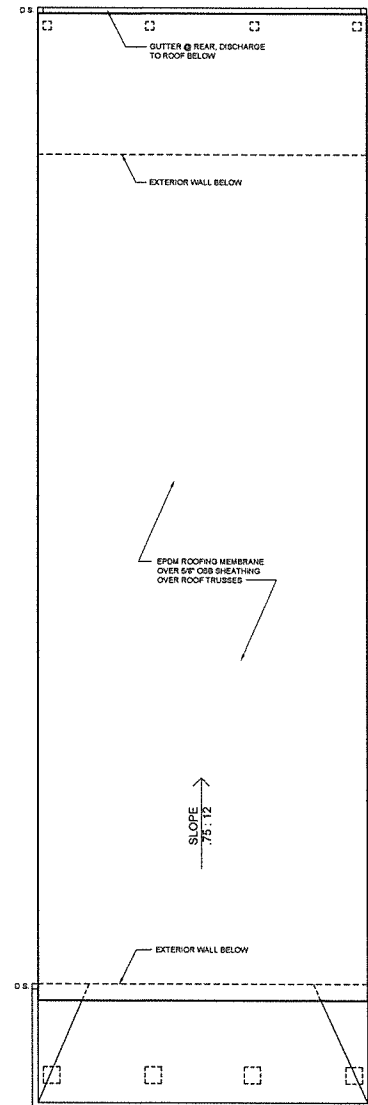
TYPICAL FOUNDATION DETAIL

SCALE: 3/4" = 1'-0"



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

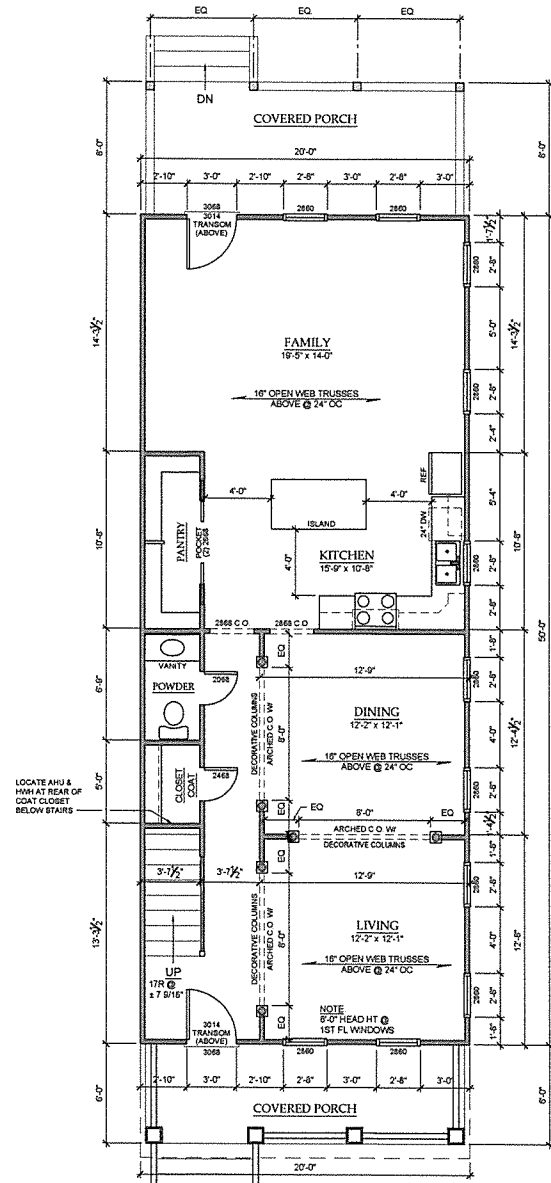
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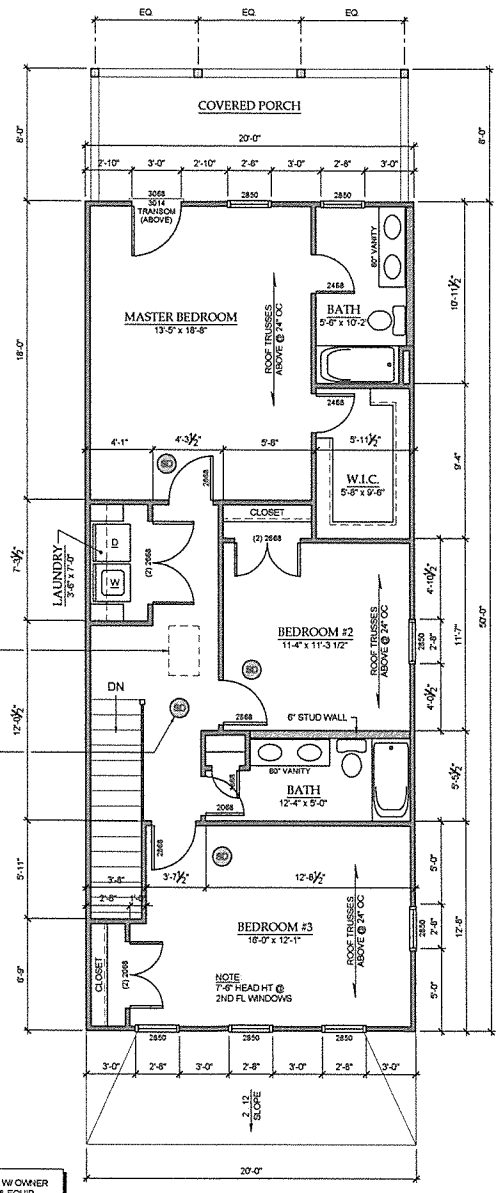
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A-2



- NOTES:
1. COORDINATE ALL FINISHES W/ OWNER
 2. COORDINATE ALL FIXTURE & EQUIP SELECTIONS W/ OWNER
 3. COORDINATE ALL CABINETS SELECTIONS W/ OWNER
 4. BEDROOM WINDOWS TO BE DOUBLE-HUNG ALUMN CLAD WOOD
 5. ALL OTHER WINDOWS TO BE SINGLE-HUNG ALUMN CLAD WOOD



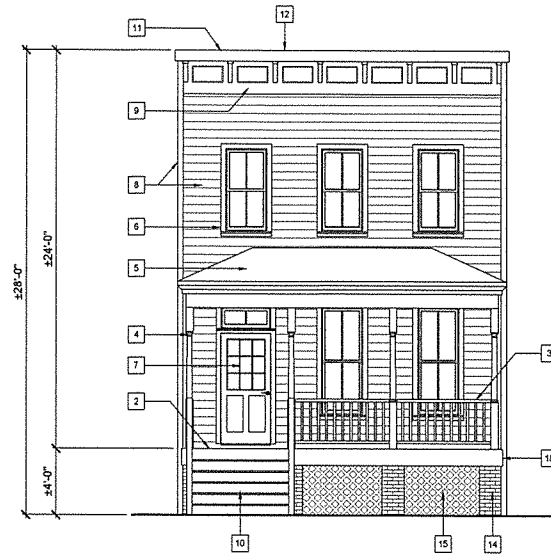
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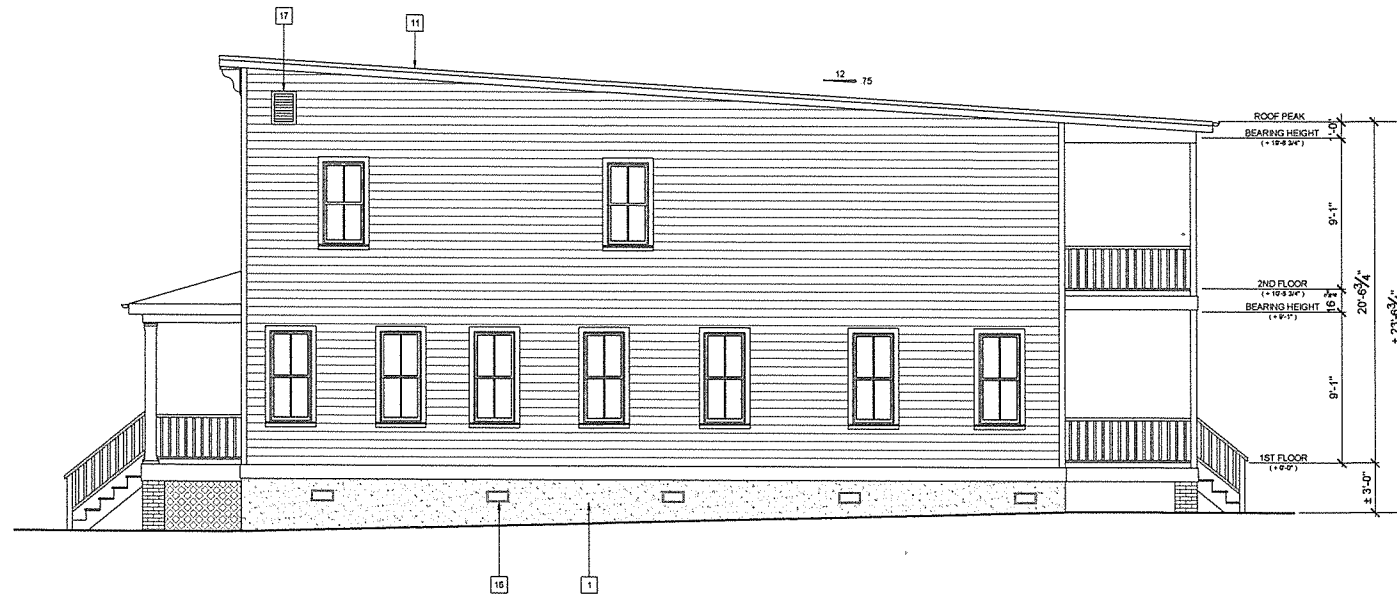
A-3

- ARCHITECTURAL KEY NOTES: 1
1. FOUNDATION: CMU FINISHED WITH PARING SEE FOUNDATION DETAIL A-2
 2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
 3. RAILING: RICHMOND RAIL, PAINTED
 4. FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED, 4X4 INTERIOR POST
 5. PORCH ROOFING: MEMBRANE, BLACK FINISH
 6. WINDOWS: WHITE VINYL, DOUBLE PANE
 7. DOORS: SEE PLAN FOR SIZE
 8. SIDING AND TRIM: FIBER-CEMENT (HARDIPANEL) MATERIAL OR EQUAL
 9. FASCIA BOARDS: FIBER-CEMENT (HARDIPANEL) MATERIAL OR EQUAL
 10. WOOD STEPS & RAILING: RICHMOND STYLE
 11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
 12. UPPER ROOF: MEMBRANE ROOF OVER 5/8" OSB
 13. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 6X6 POSTS
 14. PORCH PIER: 16"x16" BRICK PIER, 24"x24"x12" CONCRETE FOOTING, (3) #4 REBAR HORIZONTAL, (2) #4 REBAR VERTICAL, GROUT SOLID.
 15. WOOD LATTICE PANEL
 16. 6" x 16" FOUNDATION VENTS
 17. 18" x 24" ATTIC VENT
 18. P.T. WOOD PORCH FRAMING, PAINTED



FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

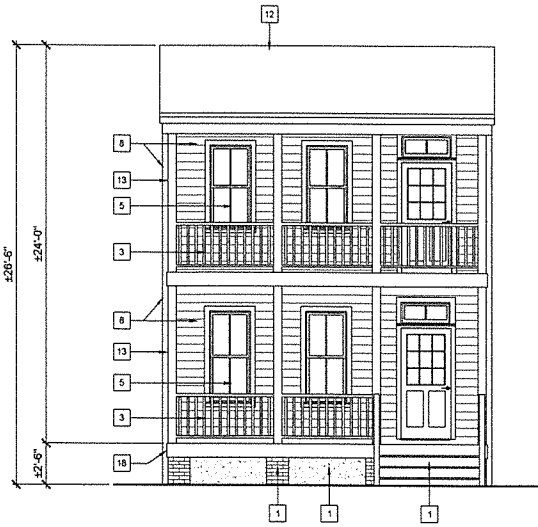
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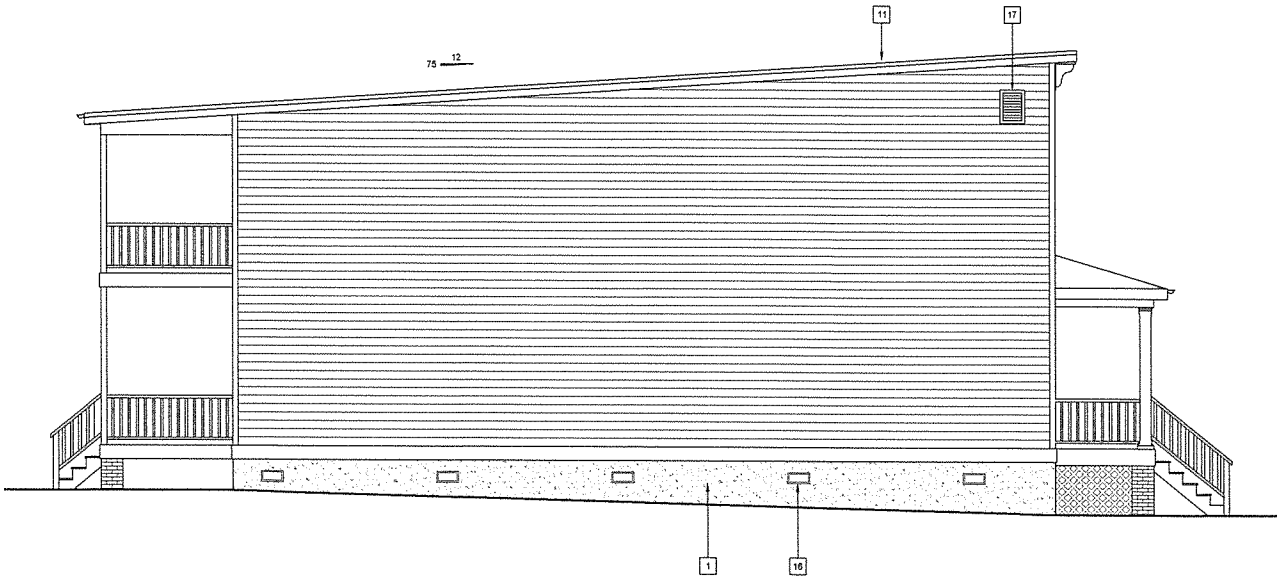
DATE: 10-01-14

A-4

- ARCHITECTURAL KEY NOTES: 1
1. FOUNDATION: CMU FINISHED WITH PARING SEE FOUNDATION DETAIL A-2
 2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
 3. RAILING: RICHMOND RAIL, PAINTED
 4. FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED, 4X4 INTERIOR POST
 5. PORCH ROOFING: MEMBRANE, BLACK FINISH
 6. WINDOWS: WHITE VINYL, DOUBLE PAINE
 7. DOORS: SEE PLAN FOR SIZE
 8. SIDING AND TRIM: FIBER-CEMENT (HARDIPANEL) MATERIAL OR EQUAL
 9. FASCIA BOARDS: FIBER-CEMENT (HARDIPANEL) MATERIAL OR EQUAL
 10. WOOD STEPS & RAILING: RICHMOND STYLE
 11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
 12. UPPER ROOF: MEMBRANE ROOF OVER 5/8" OSB
 13. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 6X6 POSTS
 14. PORCH PIER: 16X16" BRICK PIER, 24X24X12" CONCRETE FOOTING, (3) # 4 REBAR HORIZONTAL, (2) # 4 REBAR VERTICAL, GROUT SOLID.
 15. WOOD LATTICE PANEL
 16. 8" x 16" FOUNDATION VENTS
 17. 18" x 24" ATTIC VENT
 18. P.T. WOOD PORCH FRAMING, PAINTED



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

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A-5

