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: 2112 E. Clay St. DATE: 11-21-16

OWNER'S NAME: CNJ Ventures LLC TEL NO.: 441-1847

AND ADDRESS: 1600 Rosenath Rd EMAIL: _____

CITY, STATE AND ZIPCODE: Rich. VA. 23230

ARCHITECT/CONTRACTOR'S NAME: Rivermill Development TEL. NO.: (434) 774-4535

AND ADDRESS: 3713 Whitewood Rd. EMAIL: rivermilldevelopment@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 23235

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.*)

Signature of Owner or Authorized Agent: X _____

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

(Space below for staff use only)

Received by Commission Secretary ECE VED 12:21 pm APPLICATION NO. _____

DATE NOV 2016 SCHEDULED FOR _____

ECE VED

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

NOV 2016

Revised 10-02-2014

GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2012
DESIGN LOADS (MIN.):

FLOOR:	40 PSF LIVE LOAD	CEILING:	20 PSF LIVE LOAD
	10 PSF DEAD LOAD		10 PSF DEAD LOAD
ROOF:	20 PSF LIVE LOAD	ROOF DESIGN WIND SPEED: 90 MPH	
	10 PSF DEAD LOAD	(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)	

SLEEPING AREAS: 30 PSF LIVE LOAD

SOIL BEARING ASSUMED CAPACITY: ASSUMED 2000 PSF

LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:

UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE SPF #2 OR BETTER.
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.
TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:

ALL SLABS ON GRADE SHALL BE 3000 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. PLOTETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:

ALL STRUCTURAL STEEL TO COMPLY
WITH ASTM STANDARDS AND SPECIFICATIONS.

PERMIT SET 100%

2112 E CLAY ST.
(NEW DUPLEX)

LOCATION:
RICHMOND, VA

FLOOR AND WALL FRAMING NOTES:

1) ALL FRAMING LUMBER SHALL BE IDENTIFIED PER SECTION R502.1. ALL FLOOR/CEILING/WALL FRAMING LUMBER TO BE NO.2 GRADE OR BETTER SYP. ALL LVL BEAMSSHOULD HAVE A MIN. ALLOWABLE BEANDING STRESS OF 2200 PSI AND MIN. E VALUE OF 1.8. U.N.O.
2) ALL PRE-ENGINEERED AND STEEL STRUCTURAL MEMBERS ARE TO BE DESIGNED BY THE MANUFACTURER OR CERTIFIED ARCHITECT/ENGINEER. STEEL BEAMS SUPPORTED ON EXT. WALLS SHALL BE INSULATED FROM END OF BEAM TO MID-SPAN A MIN. DISTANCE OF 24". STEEL BEAMS SHALL HAVE A MIN. OF (6) JACK STUDS UNDER EACH END. ENGINEERED BEAMS SHALL HAVE A MIN. OF (4) JACK STUDS UNDER EACH BEARING END.
3) SAFETY GLAZING IS REQUIREDPER SECTION R308 INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAURWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.
4) PER SECTION R310, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.
5) MIN. HALLWAY WIDTH IS 36" PER SECTION 311.3. MIN. HABITABLE ROOM SIZE IS 70 SQ. FT. PER SECTION R304.2. MIN. LIGHTING AND VENTILATION REQUIREMENTS PER SECTION R303.1. MIN. CEILING HEIGHT IS 7 PER SECTION R305.1. 36" EXT DOOR IS REQUIRED PER SECTION R311.4. STAIRWAY ILLUMINATION PER SECTION 303.6.
6) BATHTUB AND SHOWER SPACES SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTION R307.2 AND FIGURE R307.2. BATHTUB AND SHOWER WALLS/FLOORS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR. ALL BATHROOMS WITH NO VENTING WINDOW MUST HAVE EXHAUST FAN VENTED TO THE OUTSIDE.
7) COMPLIANCE TO SECTION R313 FOR SMOKE DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.
8) GARAGE WALLS ARE TO BE COVERED PER SECTION R309. TYPICAL GARAGE WALLS AND ATTICSPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPERATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPERATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

FLOOR AND WALL FRAMING NOTES CONT:

9) COMPLIANCE TO SECTION R311 OF THE IRBC IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL PER SECTION R311.4.3.
10) COMPLIANCE TO SECTION R312 IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONITNUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT LESS THAN 4".
12) JOISTS UNDER BEARING PARTITIONS ARE TO COMPLY WITH SECTION R502.4. SAWN LUMBER FLOOR JOISTS ARE TO BE DOUBLED WHEN UNDER ONE-STORY PARRALLEL BEARING PARTITIONS AND SHALL BE PLACED 4" APART TO ACCOMODATE PLUMBING. SAWN LUMBER FLOOR JOISTS ARE TO BE TRIPLED WHEN UNDER TWO-STORY PARRALLEL BEARING PARTITIONS AND SHALL BE PLACED 4" APART TO ACCOMODATE PLUMBING. WHERE PARTITIONS FALL BETWEEN FLOOR JOISTS, PROVIDE FULL HEIGHT BLOCKING AT 48" O.C. BETWEN JOISTS.
13) FLOOR SHEATHING SHALL BE IN ACCORDANCE WITH SECTION R503.1 AND TABLE R503.1. TYPICAL FLOOR SHEATHING TO BE MIN. 3/4" THICK SET PERPENDICULAR TO JOISTS.
14) APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED BY THE FLOOWING LOACTIONS: 1-AT TOP OF ALL EXT WINDOW AND DOOR OPENINGS. 2-AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS. 3-UNDER THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS. 4-CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. 5-WHERE EXT PORCHES, DECKS, OR STAIRS ATTACH TO A WALL , FLOOR ASSEMBLY , OR ANY WOOD-FRAMED CONSTRUCTION. 6-AT ALL WALL AND ROOF INTERSECTIONS. 7-AT BUILTUP GUTTERS.
15) DRAFT-STOPPING IS REQUIRED PER SECTION R502.12. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NTO EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.
16) FIRE-BLOCKING IS REQUIRED PER SECTION R602.8. FIRE BLOCKING SHAL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, A TOP STORY, AND A ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS: 1-IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, ALSO VERITCAL AT CEILING AND FLOOR LEVELS AND HORIZONTAL INTERVALS NOT EXCEEDING 10 FT. 2-AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS. 3-IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. 4-AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVELS WITH AN APPROVED PRODUCT TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. 5-FOR FIRE BLOCKING OF CHIMNEYS AND FIREPLACES SEE R1001.16. 6-FIRE BLOCKING OF CORNICES OF A TWO-STORY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT-SEPARATION.
17) THE ENDS OF JOISTS, BEAMS, AND GIRDERS SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE UNLESS WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS.
18) WALL FRAMIGN SHALL BE IN COMPLIANCE WITH THE FOLLOWING:
- SECTIONS R502.6 & R802.6 FOR BEARING POINT CONDITIONS.
- SECTIONS R502.12, R602.4, & R602.8 FOR DRAFT-STOPPING AND FIRE BLOCKING.
- SECTIONS R602.3.1 & R602.4 FOR STUD SIZE, HEIGHT, AND SPACING.
- SECTIONS R602.3.2, R602.3.4, & R602.4 FOR TOP AND BOTTOM PLATES.
- SECTIONS AND TABLES R502.5(1), R502.5(2), R602.7, AND R602.9 FOR HEADER SPANS.
- SECTION R602.10 FOR BRACED WALL LINES AND BRACED WALL PANELS
- SECTION R703.7 FOR MASONRY VENEER CONSTRUCTION REQUIREMENTS (WALL, TIE, WEEP HOLE SPACING, LINTEL SIZE & FLASHING DETAILS).
- TABLE R602.3(2) FOR WOOD STRUCTURAL WALL SHEATHING ATTACHMENT.

INTERIOR BEARING WALLS SHALL BE CONSTRUCTED, FRAMED, AND FIRE BLOCKED AS SPECIFIED PER EXTERIOR WALLS.
19) A COMPLETE CONTINUOUS LOAD PATH SHALL BE PROVIDED PER SECTION R301.1. THEREFORE, ALL EXTERIOR WALL AREAS (INCLUDING ABOVE AND BELOW OPENINGS) SHALL BE COVERED WITH WOOD SHEATHING IN ACCORDANCE TO SECTION R602.10.3 AND TABLE R602.10.3.1. WALL SHEATHING SHALL BE ATTACHED IN ACCORDANCE WITH TABLES R602.3(1) , R602.3(2), AND R602.3(3). WALL SHEATHING SHALL BE NAILED W/ 6d COMMON NAIL @ 6" O.C. ON THE EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
20) WALLS SUPPORTING ROOF BRACES SHALL HAVE MIN. (3) STUDS U.O.N. UNDER EACH POINT LOAD AND ARE TO BEAR ON MEMBERS DESIGNED TO CARRY THE LOAD TO THE FOUNDATION.
21) WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALLS, BRACE EXTERIOR WALL BACK TO CEILING JOIST FRAMING AS REQUIRED.
22) ALL TWO-STORY WALLS WITH AN OPENING MUST USE (1) 3-1/2 X 3-1/2 X 1/2 FULL HEIGHT CONTINUOUS STEEL ANGLE LAGGED TO KING STUD @ 24" O.C. FROM SOLE PLATE TO TOP PLATE ON EACH SIDE OF THE OPENING.
23) DWELLING UNIT SEPARATION SHALL BE ACCORDANCE WITH SECTION R317.
24) MASONRY CHIMNEYS AND FIREPLACES SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTION R1001.
25) DESIGN PRESSURES FOR EXTERIOR GLASS DOORS & WINDOWS SHALL BE IN COMPLIANCE WITH SECTIONS R301.2.1 & R613 AND TABLES R301.2(2) & R301.2(3).
26) ALL INTERIOR AND EXTERIOR STAIRWAYS (INCLUDING LANDINGS AND TREADS) SHALL BE ILLUMINATED PER SECTION R 303.6. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. PROVIDE LIGHT CONTROLS AT THE TOP AND BOTTOM OF INTERIOR STAIRS. INTERIOR LIGHT SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1-FOOR CANDLE MEASURED AT THE CENTER OF THE TREADS AND LANDINGS. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ATIFICIAL LIGHT SOURCE LOCATED INT HE IMMEDIATE VICINITY OF THE BOTTOM OF THE LANDING.

2112 E CLAY ST.
COBBLESTONE DEVELOPMENT GROUP

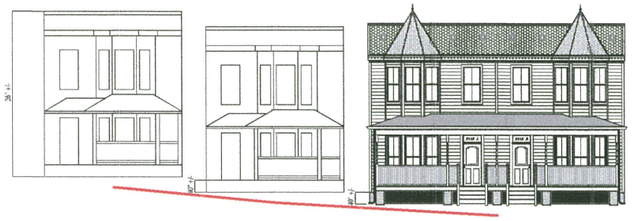
SCALE:
1" = 1'-0"

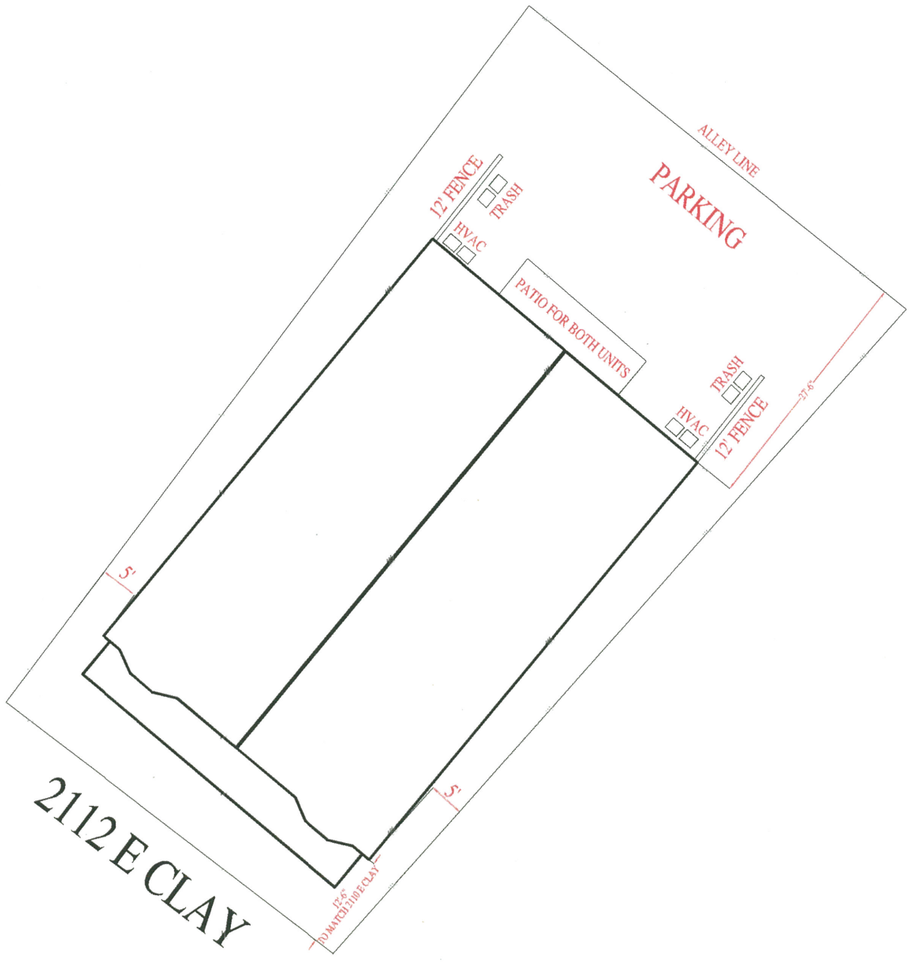
DATE:
11-11-16

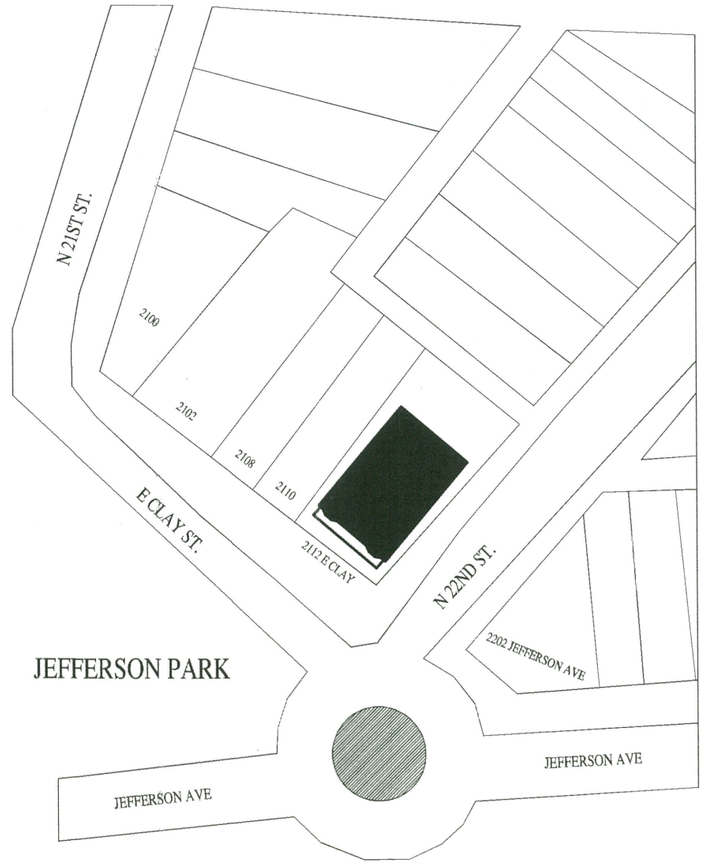
SHEET:
1 OF 8

COBBLESTONE
DEVELOPMENT GROUP

SIMILAR HOMES MIRRORED







SITE PLAN

2112 E CLAY ST.

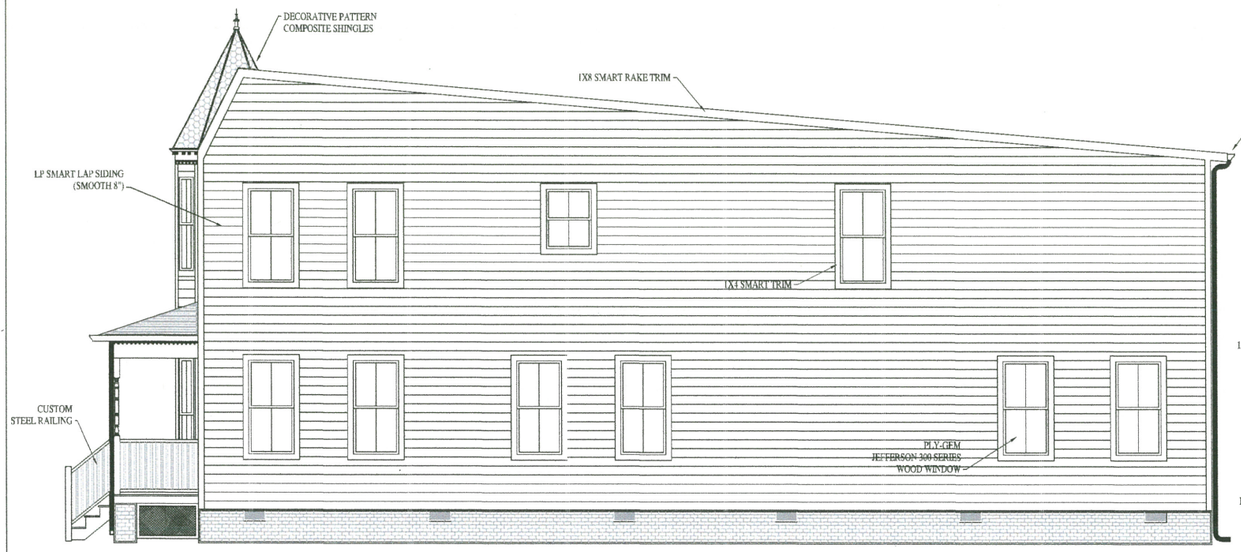
COBBLESTONE DEVELOPMENT GROUP

SCALE:
2" = 1'-0"

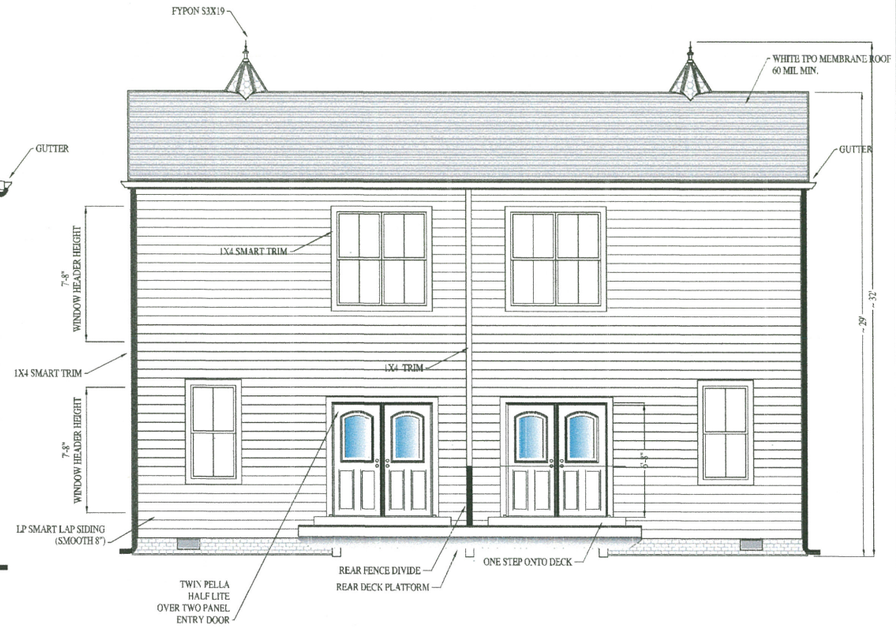
DATE:
11-11-16

SHEET:
2 OF 8

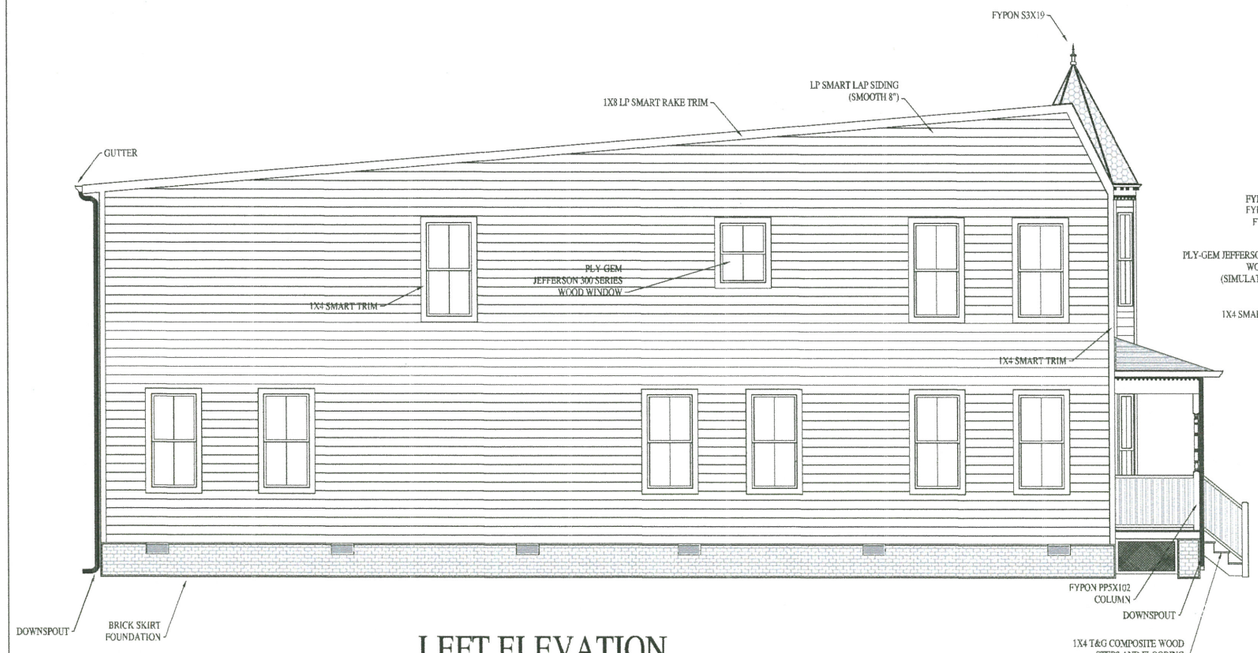
COBBLESTONE
DEVELOPMENT GROUP



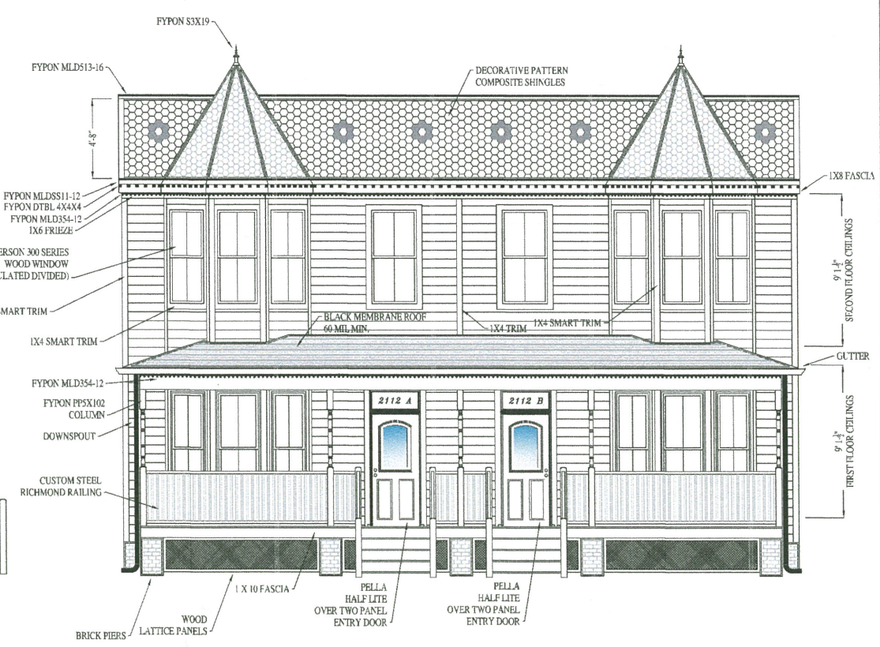
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

2112 E CLAY ST.

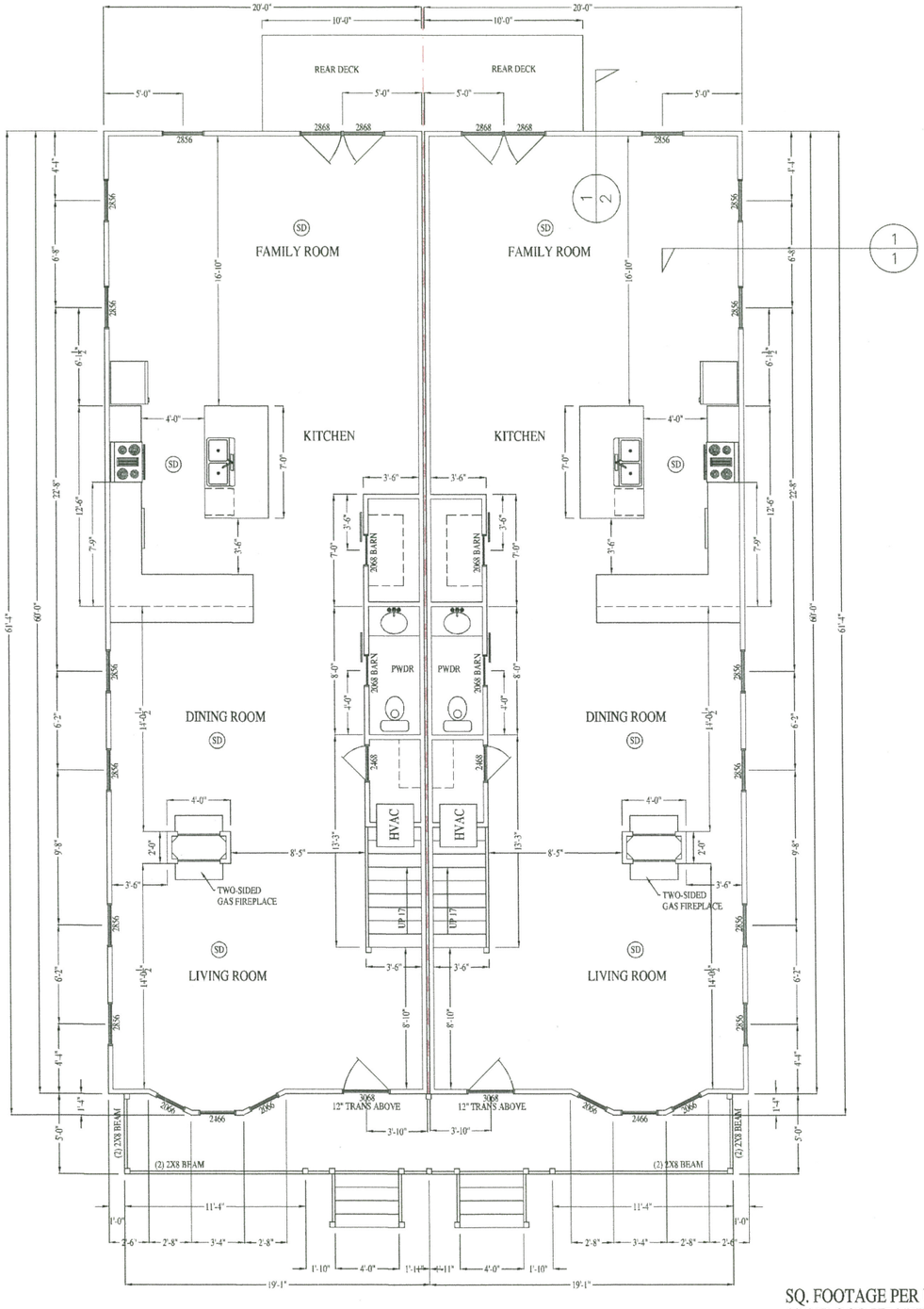
COBBLESTONE DEVELOPMENT GROUP

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

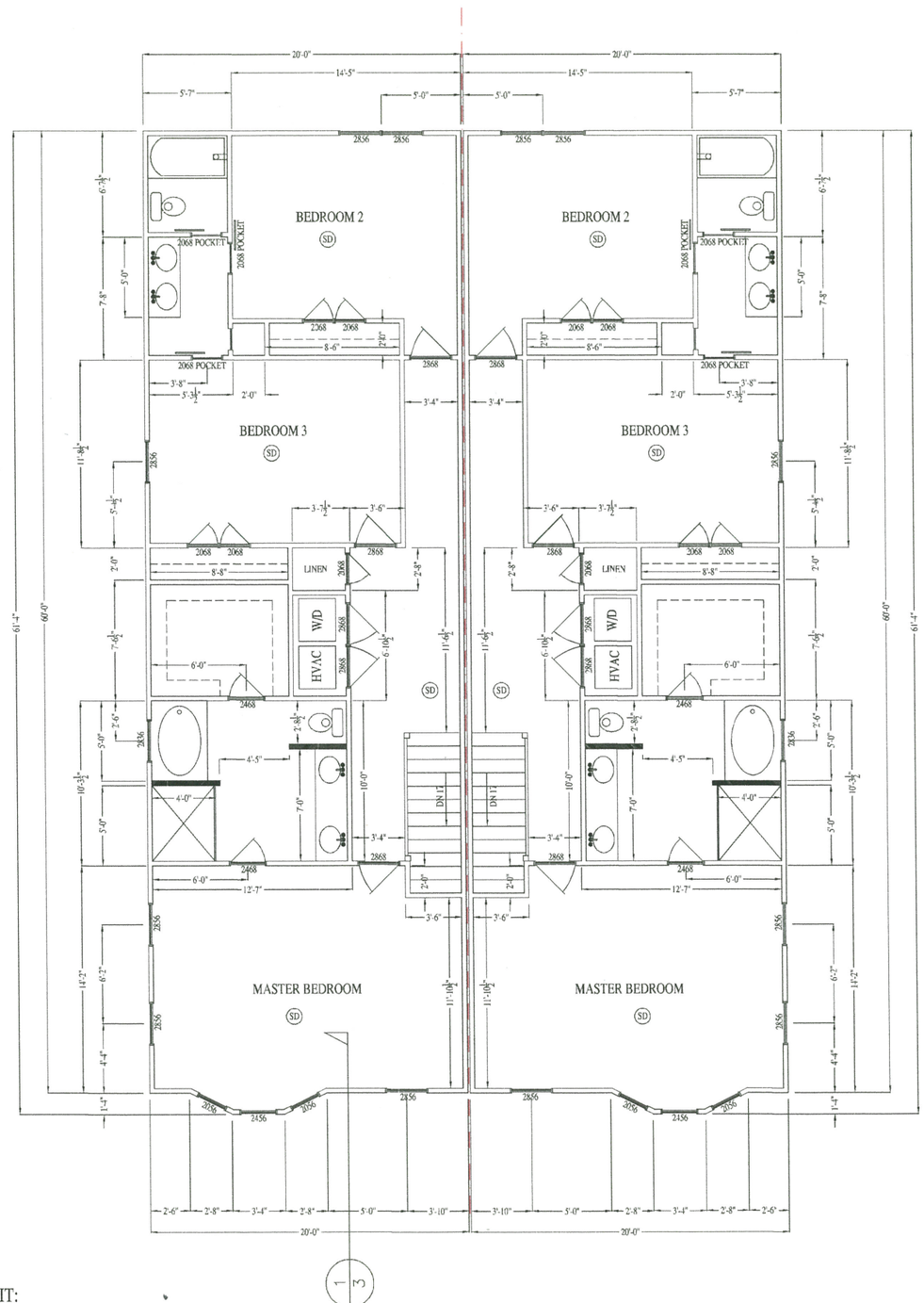
DATE:
11-11-16

SHEET:
3 OF 8

COBBLESTONE
DEVELOPMENT GROUP



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SQ. FOOTAGE PER UNIT:
1ST FLOOR HEATED SQ. FOOTAGE: 1208 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 1175 S.F.

2112 E CLAY ST.

COBBLESTONE DEVELOPMENT GROUP

SCALE:
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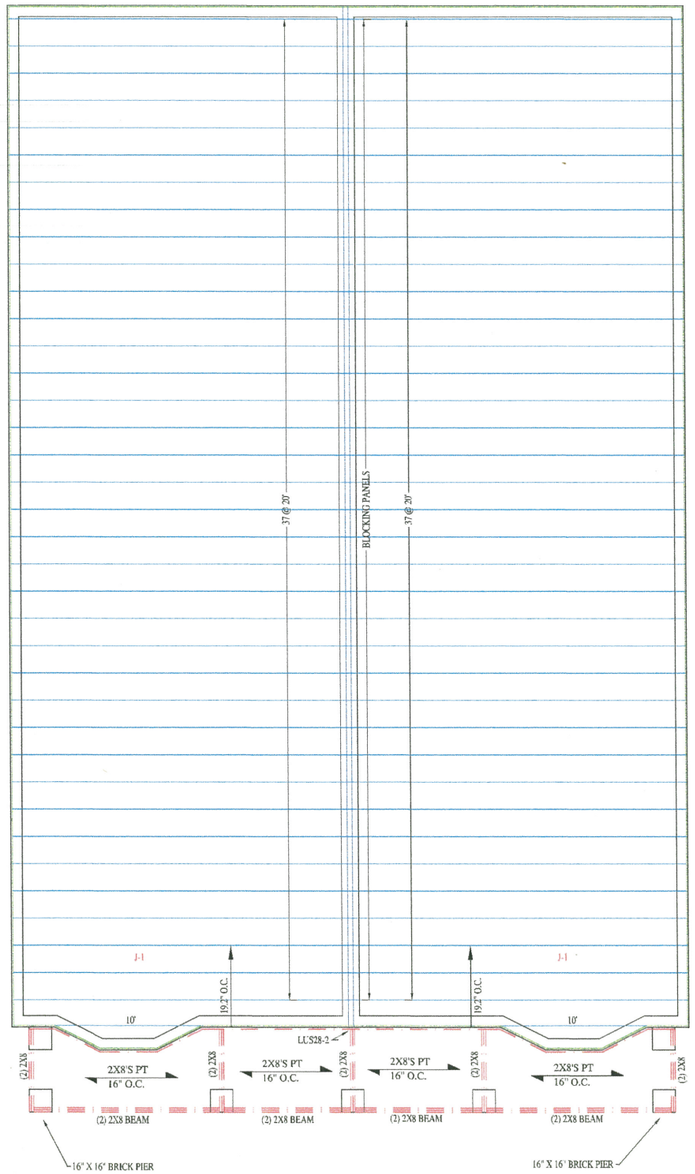
11-11-16

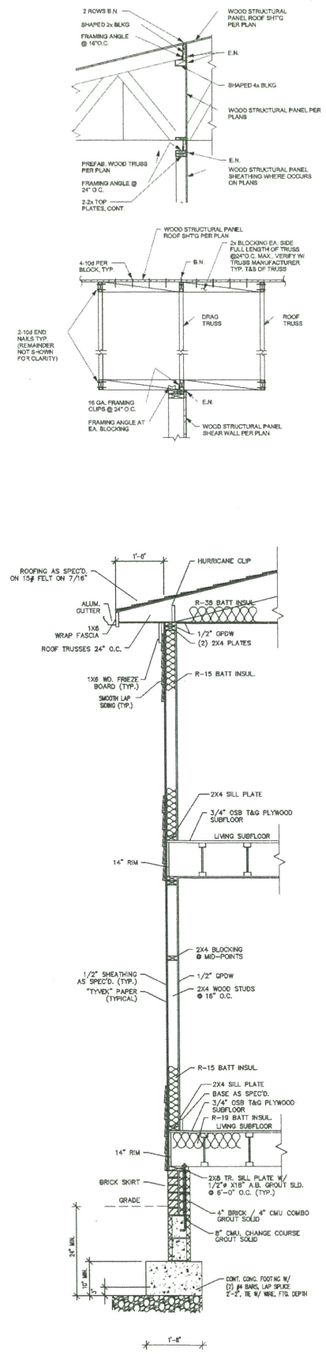
SHEET:
4 OF 8

COBBLESTONE
DEVELOPMENT GROUP

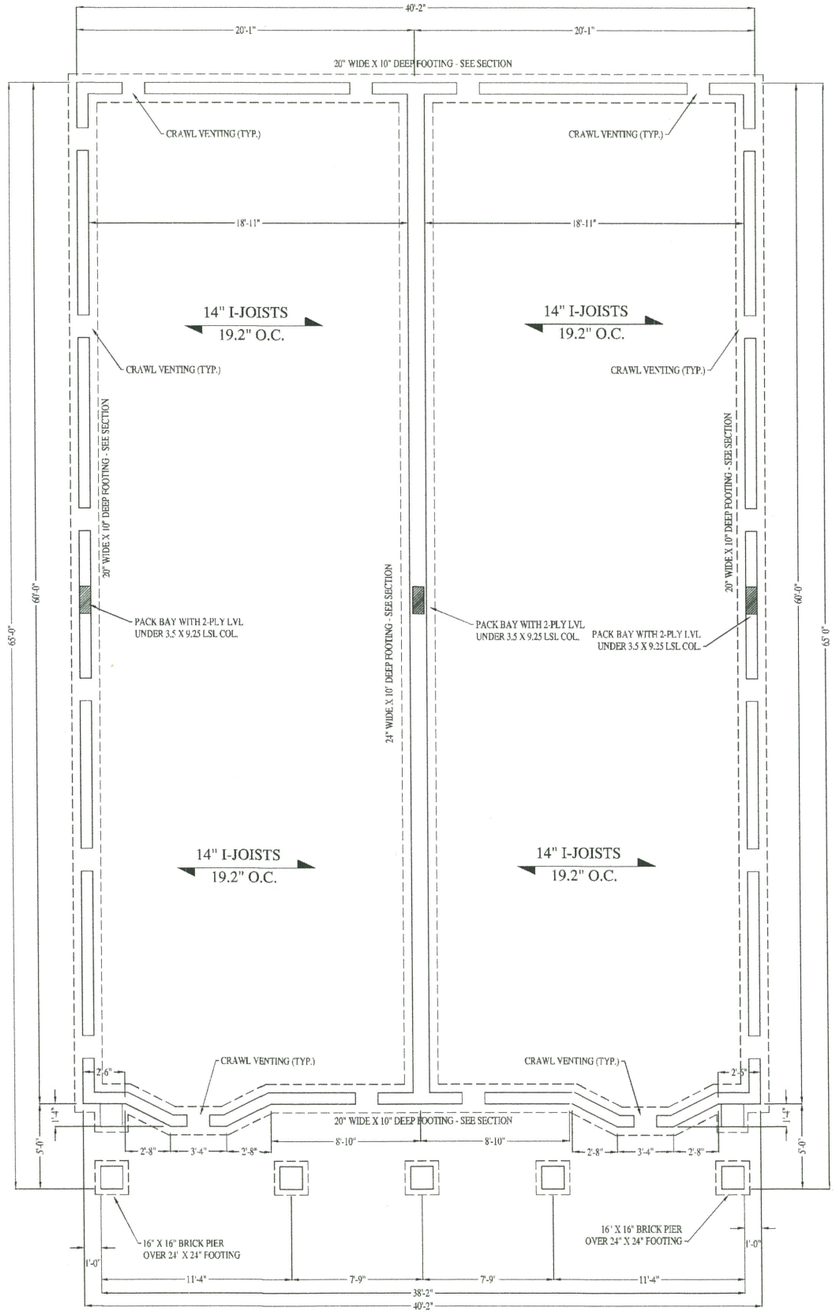
ALL EXTERIOR SINGLE WINDOW AND DOOR HEADERS
TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.



FIRST FLOOR FRAMING PLAN



1/2 TYP. WALL SECTION
REAR WALL



FOUNDATION PLAN

VERIFY SOIL BEARING CAPACITY.

2112 E CLAY ST.

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5 OF 8

COBBLESTONE
DEVELOPMENT GROUP

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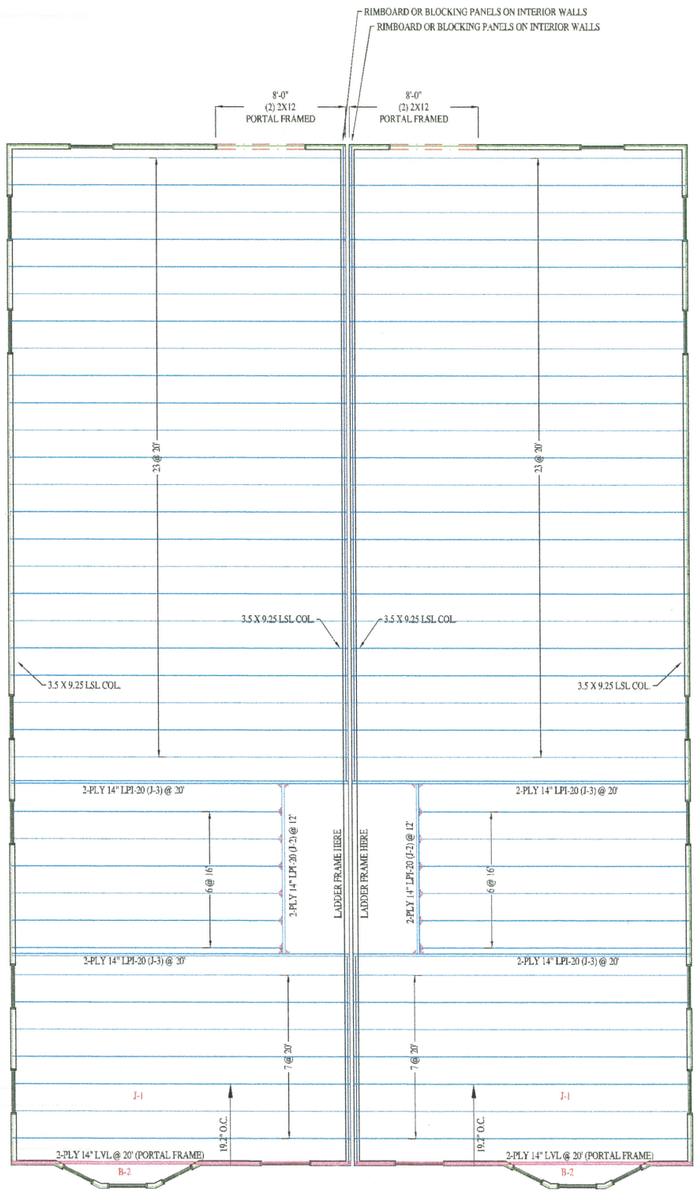
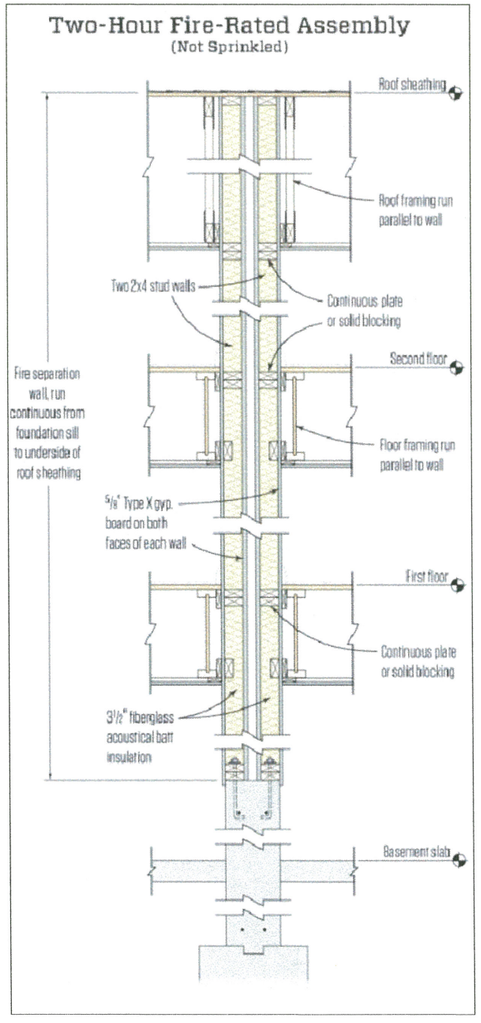


SECOND FLOOR FRAMING PLAN



EWP MATERIAL LIST

14" LPI-20
2 @ 10'
2 @ 12'
12 @ 16'
154 @ 20'

14" RIM
34 @ 12'

14" LVL
4 @ 20'

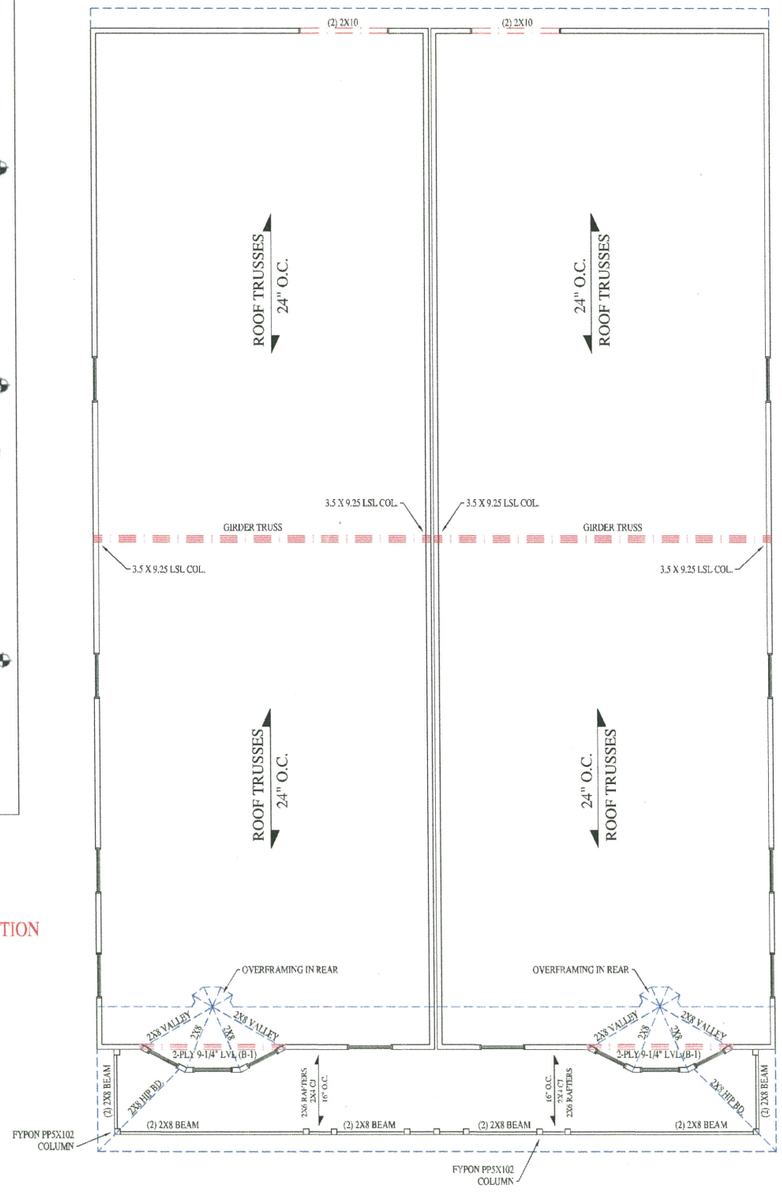
9-¼" LVL
2 @ 10'

COLUMNS
(4) 3.5 X 9.25 X 20'

HANGERS
(4) MIT314-2
(12) ITS2.56-14

SEE PAGE 8 OF 8 FOR MORE
DETAIL ON JOISTS/RIM UNIT SEPERATION

UPPER ROOF VENTING:
1208 S.F. TOTAL - 1/150 REQUIRED
1160 S. INCHES REQUIRED



ROOF FRAMING PLAN

2112 E CLAY ST.

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SCALE:
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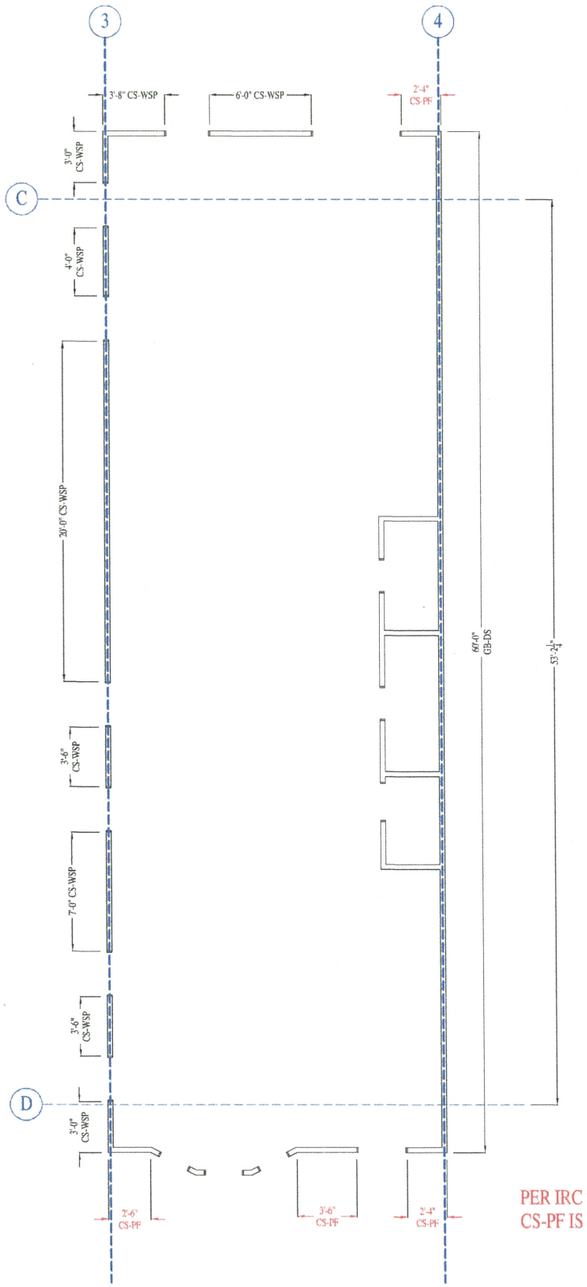
6 OF 8

COBBLESTONE
DEVELOPMENT GROUP



PER IRC 2012:
CS-PF IS 1.5X ACTUAL LENGTH

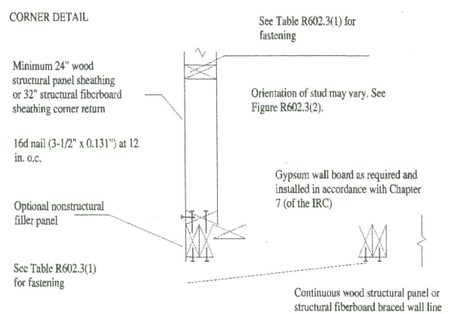
WIND SPEED (MPH)		90		90		90		90	
BRACED WALL LINE		1		2		3		4	
STORY		X		X		X		X	
BRACED WALL PANEL METHOD		CS-WSP CS-PF CS-G		GB		CS-WSP CS-PF CS-G		GB	
AVG BWL SPACING (ft)		20		20		20		20	
TABULAR REQUIRED (ft)			3.50		7.00		6.50		13.00
ADJUSTMENT	EXPOSURE	B	1.00	B	1.00	B	1.00	B	1.00
	EAVE-RIDGE HT (ft)	4.00	0.70	4.00	0.70	4.00	0.85	4.00	0.85
	WALL HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95
	# BWLs	2.00	1.00	2.00	1.00	2.00	1.00	2.00	1.00
	OMIT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00
	ADD PAIR 800# HOLD DOWNS	NO	1.00	NO	1.00	NO	1.00	NO	1.00
	METHOD GB FASTEN @ 4" o.c	NO	1.00	NO	1.00	NO	1.00	NO	1.00
REQUIRED BWP LENGTH (ft)			2.33		4.66		5.25		10.50

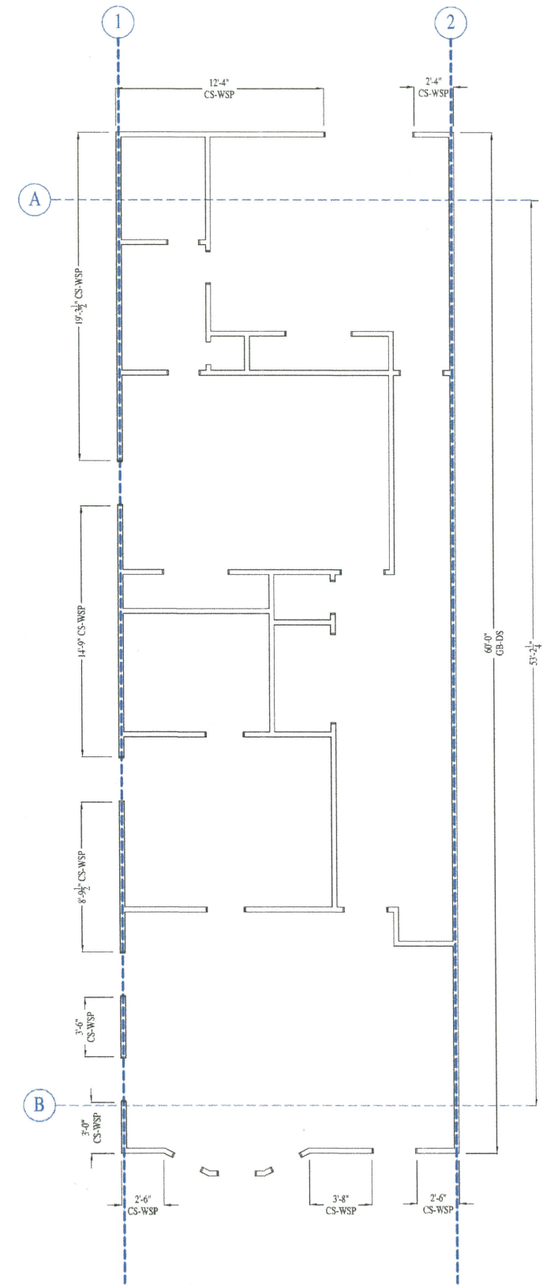
ACTUAL BWP: CONTRIBUTING LENGTH	BWP	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)
	1	CS-WSP	19.25	DS - GB	60.00	CS-WSP	3.00	DS - GB	60.00
	2	CS-WSP	14.75			CS-WSP	4.00		
	3	CS-WSP	8.75			CS-WSP	20.00		
	4	CS-WSP	3.50			CS-WSP	3.50		
	5	CS-WSP	3.00			CS-WSP	7.00		
	6					CS-WSP	3.50		
	7					CS-WSP	3.00		
ACTUAL BWP LENGTH (ft)		49.25		60.00		44.00		60.00	
ACTUAL ≥ REQUIRED		YES		YES		YES		YES	
SPACE: BWPs ≤ 20' APART		YES		YES		YES		YES	
# of BWPs: Length of BWL (ft)		60		60		60		60	
# of BWPs: BWP 1 ≤ 16', 2 > 16'		YES		YES		YES		YES	
ENDS: BWP WITHIN 10' OF END		YES	YES	YES	YES	YES	YES	YES	YES
ENDS: CONTINUOUS END CONDITION		1	1	1	1	1	1	1	1
BWL COMPLIANCE PASS-FAIL		PASS		PASS		PASS		PASS	

WIND SPEED (MPH)		90		90		90		90	
BRACED WALL LINE		A		B		C		D	
STORY		X		X		X		X	
BRACED WALL PANEL METHOD		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G		CS-WSP CS-PF CS-G	
AVG BWL SPACING (ft)		53		53		53		53	
TABULAR REQUIRED (ft)			7.95		7.95		15.25		15.25
ADJUSTMENT	EXPOSURE	B	1.00	B	1.00	B	1.00	B	1.00
	EAVE-RIDGE HT (ft)	4.00	0.70	4.00	0.70	4.00	0.85	4.00	0.85
	WALL HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95
	# BWLs	2.00	1.00	2.00	1.00	2.00	1.00	2.00	1.00
	OMIT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00
	ADD PAIR 800# HOLD DOWNS	NO	1.00	NO	1.00	NO	1.00	NO	1.00
	METHOD GB FASTEN @ 4" o.c	NO	1.00	NO	1.00	NO	1.00	NO	1.00
REQUIRED BWP LENGTH (ft)			5.29		5.29		12.31		12.31

ACTUAL BWP: CONTRIBUTING LENGTH	BWP	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)
	1	CS-WSP	12.33	CS-WSP	2.50	CS-WSP	3.67	CS-PF	3.75
	2	CS-WSP	2.33	CS-WSP	3.67	CS-WSP	6.00	CS-PF	5.25
	3			CS-WSP	2.50	CS-PF	3.50	CS-PF	3.50
	4								
	5								
	6								
	7								
ACTUAL BWP LENGTH (ft)		14.66		8.67		13.17		12.50	
ACTUAL ≥ REQUIRED		YES		YES		YES		YES	
SPACE: BWPs ≤ 20' APART		YES		YES		YES		YES	
# of BWPs: Length of BWL (ft)		20		20		20		20	
# of BWPs: BWP 1 ≤ 16', 2 > 16'		YES		YES		YES		YES	
ENDS: BWP WITHIN 10' OF END		YES	YES	YES	YES	YES	YES	YES	YES
ENDS: CONTINUOUS END CONDITION		1	1	1	1	1	1	1	1
BWL COMPLIANCE PASS-FAIL		PASS		PASS		PASS		PASS	

CORNER DETAIL





FIRST FLOOR WALL BRACING PLAN

SECOND FLOOR WALL BRACING PLAN

2112 E CLAY ST.

COBBLESTONE DEVELOPMENT GROUP

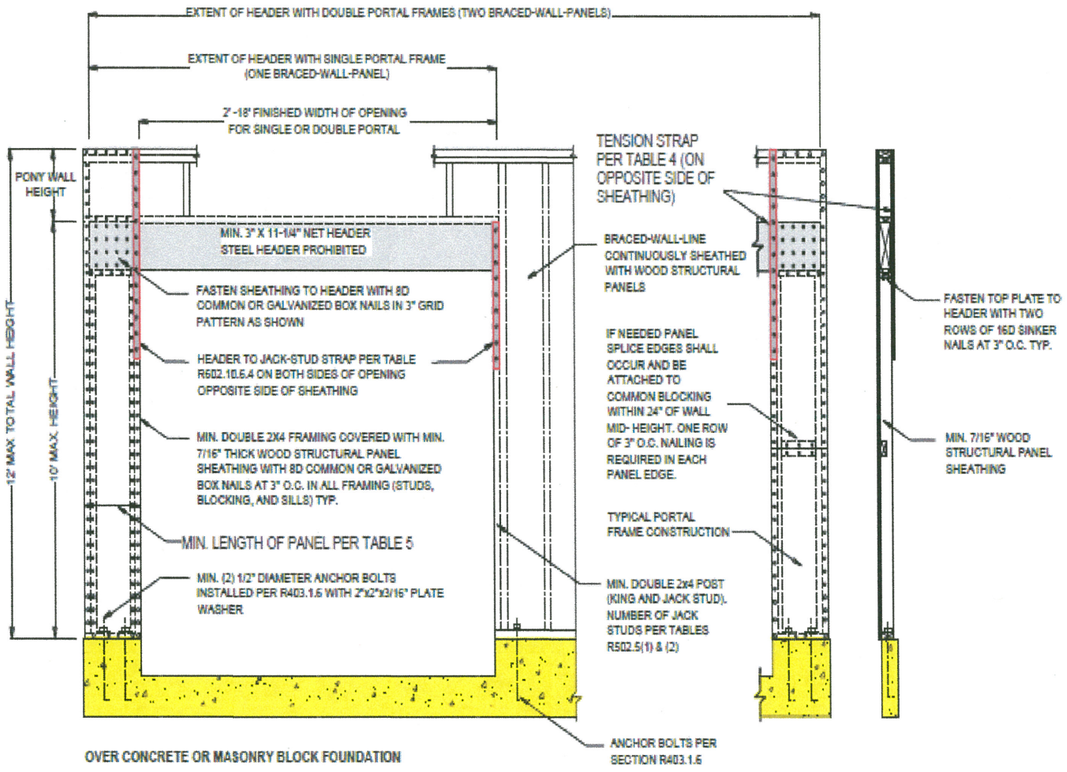
SCALE:
1/4" = 1'-0"

DATE:
11-11-16

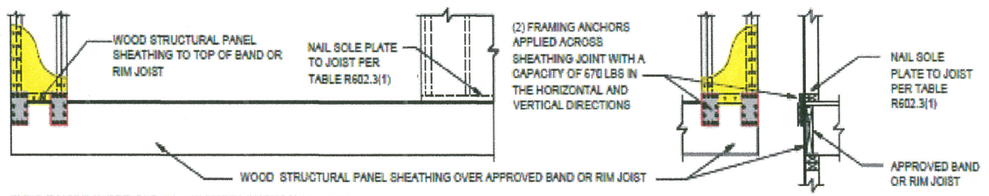
SHEET:
7 OF 8

COBBLESTONE
DEVELOPMENT GROUP

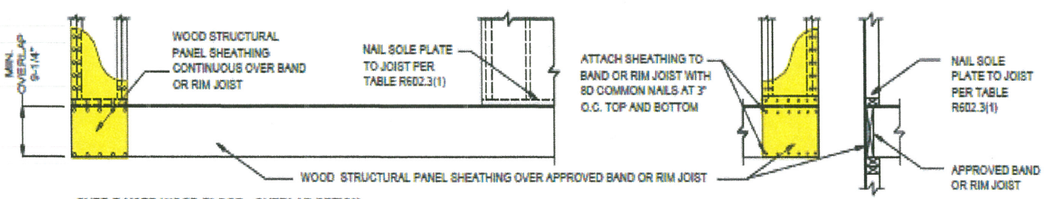
NARROW WALL BRACING SECTION



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



OVER RAISED WOOD FLOOR - OVERLAP OPTION
(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

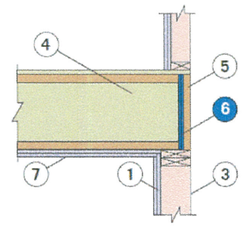
Designs 3A and 3B

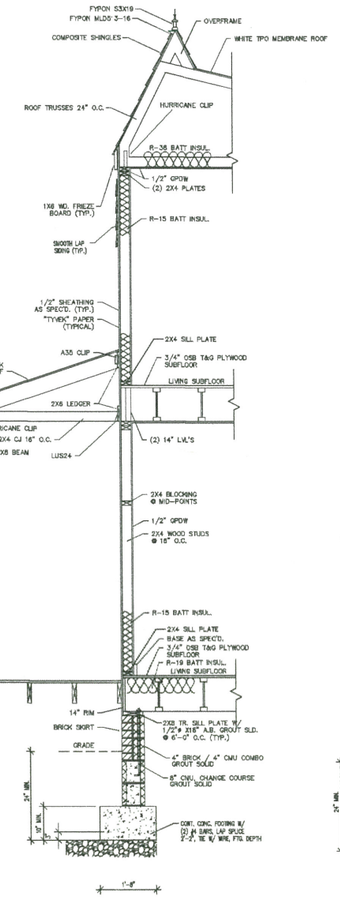
Two hour, from occupant side

1. Two layers 5/8" Type X gypsum board
2. 2x4 minimum studs
3. 2x6 minimum studs
4. TJI® joists
5. 1⅛" TJ® Rim Board or 1¼" TimberStrand® LSL for depths of 16" or less; 1¼" TimberStrand® LSL rim board for depths of 18" and 20"
6. Two layers ½" Type X gypsum board fastened with 1¾" Type W screws. (One layer 5/8" Type X gypsum board, fastened with 1½" Type W screws, when floor/ceiling assembly is one-hour rated.)
7. One-hour-rated floor/ceiling assembly (if required)

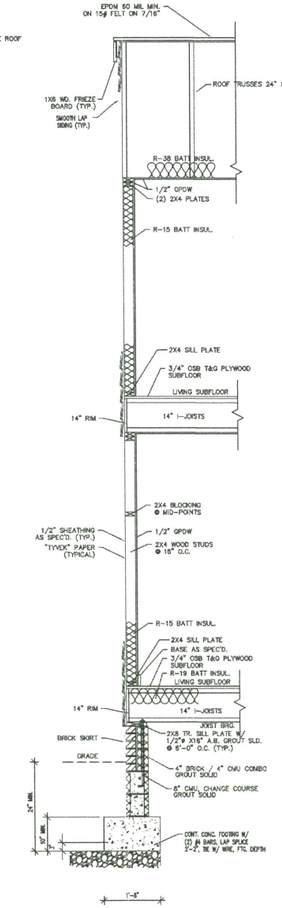
Not shown: Specific details for gypsum board and exterior wall cladding.

(3A) Joists Perpendicular to Wall





1/3 TYP. WALL SECTION
FRONT WALL



1/1 TYP. WALL SECTION
SIDE WALL

2112 E CLAY ST.

COBBLESTONE DEVELOPMENT GROUP

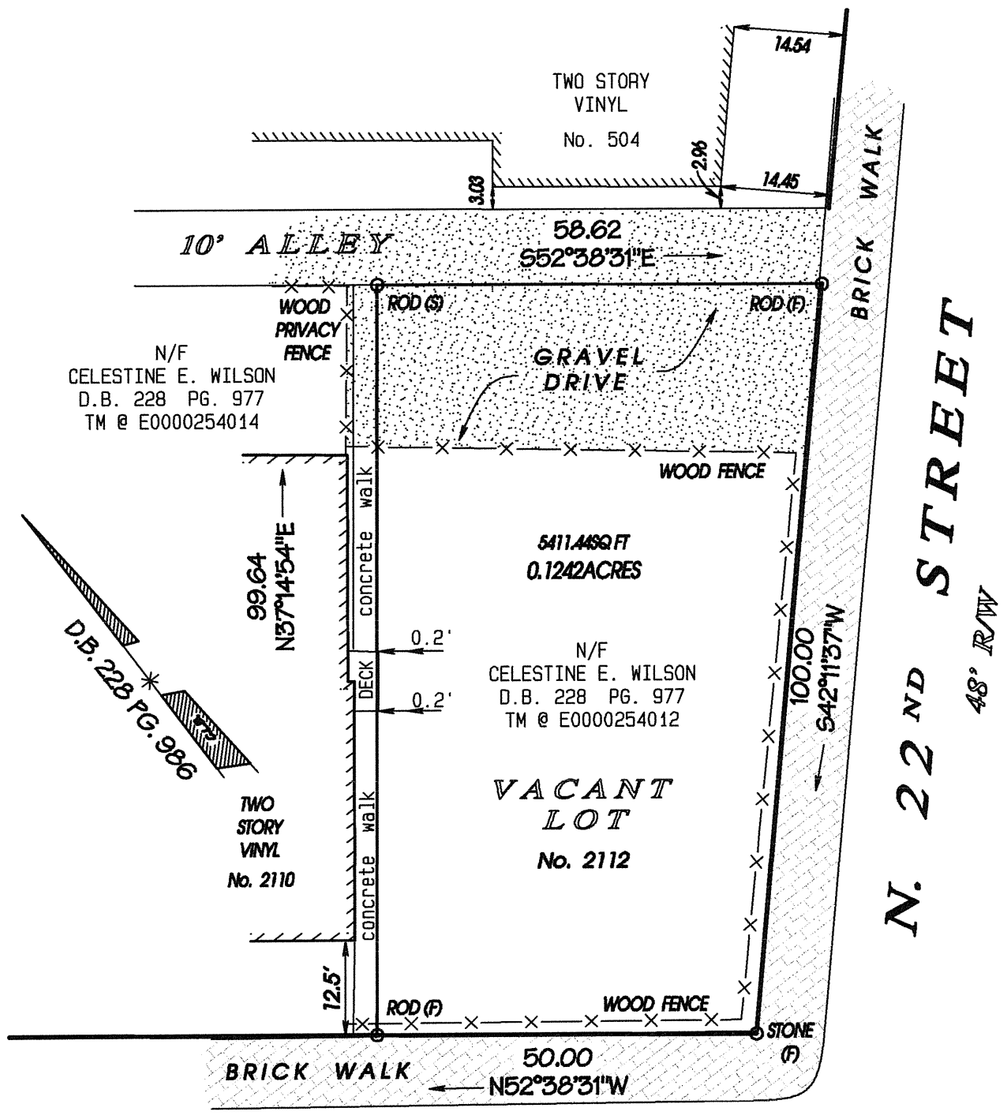
SCALE:
1/4" = 1'-0"

DATE:
11-11-16

SHEET:
8 OF 8

COBBLESTONE
DEVELOPMENT GROUP

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: RIVERWEST GROUP LLC ID2014-8278



PLAT SHOWING IMPROVEMENTS ON No. 2112 E. CLAY STREET
IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON MAY 11, 2014, 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" = 20'

COMMONWEALTH OF VIRGINIA
05 – 11 – 2014
JAMES E. McKNIGHT
NO. 1926
LAND SURVEYOR

McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS
201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 88061612