



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmond.gov/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: 1105 Apperson St. Richmond, VA 23231 Date: 7/1/23  
 Tax Map #: E0002176003 Fee: \$300  
 Total area of affected site in acres: .062

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-5 Residential (Single Family)

Existing Use: unimproved lot

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
We would like to build the attached home plan on this lot.

Existing Use: unimproved lot

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Scott Dearnley

Company: NSD Investments LLC  
 Mailing Address: 2518 Founders Bridge Rd  
 City: Midlothian State: VA Zip Code: 23113  
 Telephone: (804) 938-5277 Fax: ( )  
 Email: scott.dearnley@joynerfineproperties.com

**Property Owner:** NSD Investments LLC

If Business Entity, name and title of authorized signee: Scott Dearnley

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 2518 Founders Bridge Rd  
 City: Midlothian State: VA Zip Code: 23113  
 Telephone: (804) 938-5277 Fax: ( )  
 Email: scott.dearnley@joynerfineproperties.com

**Property Owner Signature:** Scott Dearnley Nancy G. Dearnley

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

## **Applicant's Report**

I am submitting this request for a special use permit to build a single-family home on a lot that I own at 1105 Apperson St. Richmond, VA 23231. The lot currently does not have enough square feet to qualify as a buildable lot. There are lots of these narrow homes in the City of Richmond that have 5 foot side setbacks so this home would be similar to those.

In my opinion, one additional home would not be detrimental to the safety, health, morals and general welfare of the community, would not create additional congestion, would not create fire or other hazards, would not cause overcrowding or an undue concentration of population, would not adversely affect the school system and other public services, and would not interfere with adequate light and air.

I feel that a new home on this lot would be a positive for the City and the area. It would provide much needed housing in a real estate climate that has very little inventory and it would provide additional tax revenue for the City.

I appreciate your consideration of my application. If you have any questions or concerns, please contact me at 804-938-5277.

Scott Dearnley  
Member, NSD Investments LLC

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT.

BUILDER IS RESPONSIBLE FOR ANY ADDITIONAL SETBACKS NECESSARY FOR COMPLIANCE TO FIRE RATED WALLS.

35% LOT IMPERVIOUSNESS (HOUSE w/PORCH & STOOP)

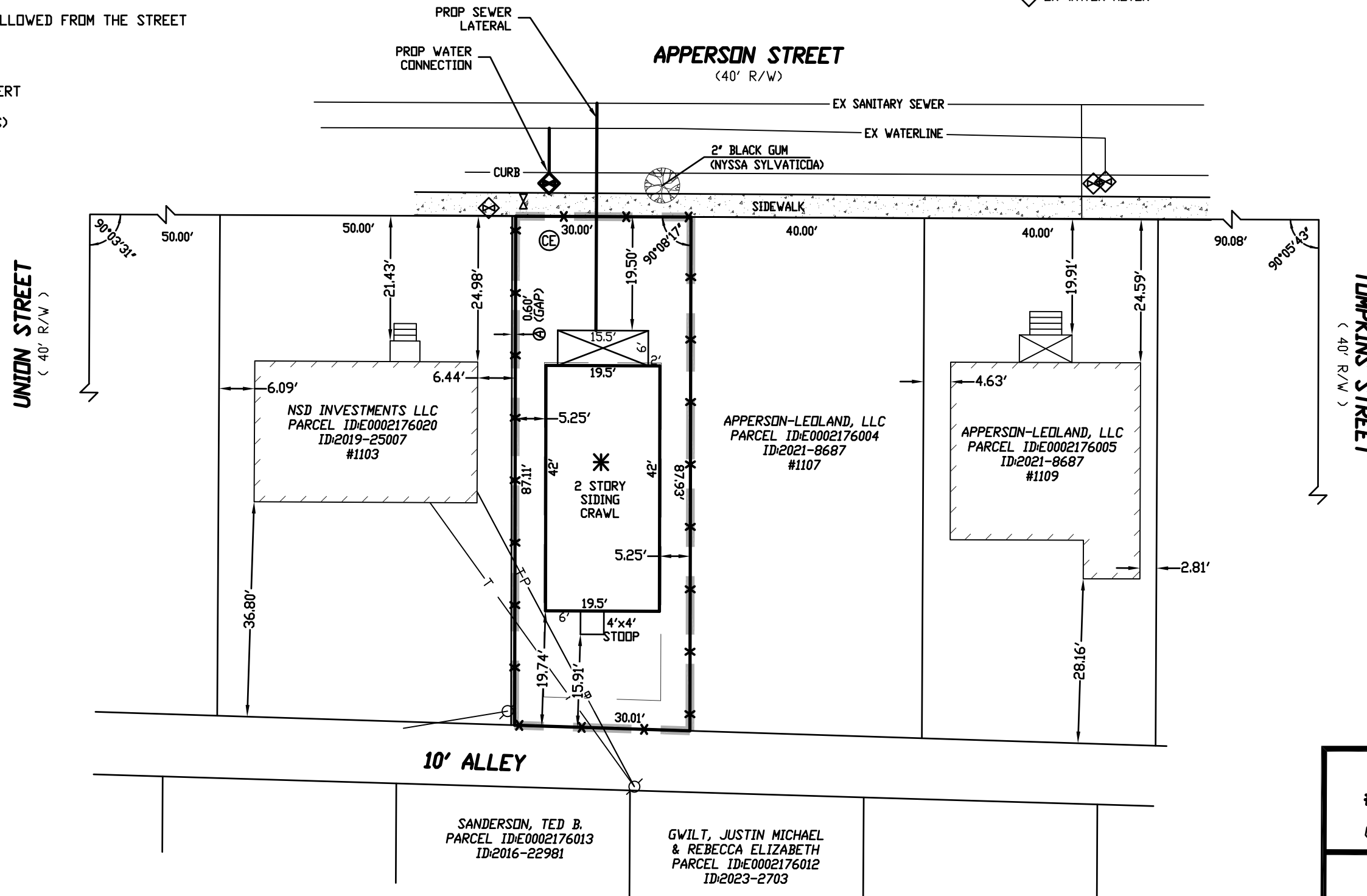
NO DRIVEWAY SHALL BE ALLOWED FROM THE STREET

(A) (GAP)  
N/F

THURSTON, WALTER ROBERT  
& ARLINE MARY  
(NO PARCEL ID ON GIS)  
DB.409B PG.36

- ⊙ EX POWER POLE
- ⊗ EX GAS VALVE
- ⊠ EX WATER METER

**YOUNGBLOOD  
PROPERTIES**



SCALED FROM  
CITY BASELINE  
SHEET 26NW

ZONED: R-5  
BUILDING SETBACKS:  
FRONT=25'  
REAR=5'  
SIDE=5'  
TOTAL SIDE=10'  
LOT AREA=(NOT TO EXCEED  
35% OF LOT AREA)

\*  
NSD INVESTMENTS, LLC  
PARCEL ID: E0002176003  
0.060 AC.  
ID: 2019-25007  
#1105

SANDERSON, TED B.  
PARCEL ID: E0002176013  
ID: 2016-22981

GWILT, JUSTIN MICHAEL  
& REBECCA ELIZABETH  
PARCEL ID: E0002176012  
ID: 2023-2703

**LEGEND**

- \* — LIMITS OF DISTURBANCE (2625± SF)
- \* — SILT FENCE (TO BE INSTALLED ON LOW SIDE(S) OF LOT)
- ⊙ CONSTRUCTION ENTRANCE

REVISIONS:  
11/9/23 - ADDED TREE PER  
CITY COMMENT (BMS)

PROPOSED IMPROVEMENTS ON  
**#1105 APPERSON STREET**  
CITY OF RICHMOND, VIRGINIA

**YOUNGBLOOD, TYLER &  
ASSOCIATES, P.C.**  
CIVIL ENGINEERS, PLANNERS  
& LAND SURVEYORS  
7309 HANDOVER GREEN DRIVE  
P.O. BOX 517 MECHANICSVILLE, Va. 23111

DATE: SEPT. 22, 2023 SCALE: 1"=15'  
DRAWN BY: BMS  
CHECKED BY: JWG  
JOB No. 18996

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# 1105 APPERSON ST.

TM VAVRA ASSOCIATES, P.C.

### GENERAL REQUIREMENTS:

CONTRACTOR IS RESPONSIBLE TO VERIFY PLAN, EXISTING DIMENSIONS AND CONDITIONS OF THIS PROPOSED DESIGN. DISCREPANCIES SHALL BE PROVIDED TO THE BUILDER IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE 2018 IRC WITH VRC AMENDMENTS. ITEMS NOT ADDRESSED HEREIN ARE SUBJECT TO 2018 IRC AND VRC. IT IS ASSUMED THAT THE CONTRACTOR/BUILDER IS VERSED IN THE AFOREMENTIONED CODES AND THAT ALL CONSTRUCTION PRACTICES WILL BE EXECUTED IN A MANNER CONSISTENT WITH THESE STANDARDS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, MATERIALS AND METHODS, ENSURING THAT PROJECT COORDINATION IS IN ACCORDANCE WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

### STRUCTURAL SPECIFICATIONS:

THE CONDITIONS AND ASSUMPTIONS STATED IN THESE SPECIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR FOR CONFORMANCE TO ALL CODES AND CONDITIONS. IN THE EVENT OF ANY DISCREPANCY BETWEEN THESE SPECIFICATIONS AND CODES AND CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE BUILDER IN WRITING OF THE DISCREPANCY AND ALTERNATE PRESCRIPTIVE MEASURES OR ENGINEERED SOLUTIONS SHALL BE APPLIED TO ENSURE STRUCTURAL ADEQUACY.

WHERE A CONFLICT BETWEEN THESE DRAWINGS EXISTS WITH AFOREMENTIONED CODE OR DESIGN PRINCIPALS, THE MORE STRINGENT REQUIREMENT SHALL BE FOLLOWED.

DESIGN CRITERIA	
GROUND SNOW LOAD	25
EXPOSURE CATEGORY (WALL BRACING)	B
SEISMIC DESIGN CATEGORY	B
WEATHERING PROBABILITY	SEVERE
FROST DEPTH	JURISDICTIONAL
UNDERLAYMENT REQUIRED	YES

LIVE LOADING	
LIVING AREAS	40
SLEEPING AREAS	30
ATTICS WITH STORAGE	20
HABITABLE ATTICS	30
BALCONIES AND DECKS	40
PASSENGER VEHICLE GARAGES	50
STAIRS	40

SOILS SHALL PROVIDE AN ASSUMED 1500 LBS. ALLOWABLE BEARING. THE WATER TABLE (SEASONAL OR OTHERWISE) SHALL NOT EXTEND TO WITHIN 2' OF THE BOTTOM OF CONCRETE SLABS, FOOTINGS AND WALLS.

FOOTINGS MUST EXTEND TO FROST DEPTH DESIGNATED BY THE AUTHORITY HAVING JURISDICTION.

FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS.

BACKFILL FOR SLABS MUST BE IN ACCORDANCE WITH IRC R506.

CONCRETE COMPRESSIVE STRENGTH	
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE WALLS NOT EXPOSED TO WEATHER	2500 PSI
BASEMENT SLABS AND INTERIOR SLABS ON GROUND (NOT GARAGES)	2500 PSI
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE EXPOSED TO WEATHER	3500 PSI
PORCHES, CARPORT SLABS, STEPS EXPOSED TO WEATHER AND OTHER VERTICAL CONCRETE EXPOSED TO WEATHER.	3500 PSI

ALL STRUCTURAL WALL SHEATHING SHALL BE 1/2" O.S.B AND FASTENED IN ACCORDANCE WITH TABLE 602.10.4.

STRUCTURAL FLOOR SHEATHING SHALL BE MINIMUM 3/4" O.S.B TONGUE AND GROOVE OR BLOCKED AT ALL EDGES, FASTEN WITH 8D COMMON NAILS FASTENED 6" AT EDGES 12" AT INTERMEDIATE SUPPORT.

### WOOD:

ALL SOLID SAWN HEADERS, BEAMS AND GIRDERS SHALL BE MINIMUM SYP #2. APPLY WET FACTOR FOR WEATHER EXPOSED MEMBERS.

WOOD TRUSSES SHALL BE DESIGNED, INSTALLED AND MANUFACTURED IN ACCORDANCE WITH ANSI TP1 I. MANUFACTURER SHALL PROVIDE SEALED TRUSS DRAWINGS FOR REVIEW AND INSPECTION.

ALL WOODEN MEMBERS SHALL BE PROTECTED FROM DECAY AND TERMITE INFESTATION IN ACCORDANCE WITH R311 AND R318 OF THE IRC.

PROVIDE A CONTINUOUS DOUBLE TOP PLATE ACROSS ALL BEARING STUD WALLS.

MINIMUM COLUMN SUPPORT UNDER ANY BEAM OR HEADER UNLESS OTHERWISE NOTED IS A SINGLE 2X4 SPP #2. HEADERS MUST HAVE A MINIMUM OF 1 JACK STUD AND 1 KING STUD.

FOUNDATION ANCHORAGE SHALL BE IN ACCORDANCE WITH R403.1.6.

ALL POSTS SHOWN ON FLOOR OR FRAMING PLAN SHALL TERMINATE TO FOOTINGS AT GROUND OR TRANSFERRED TO A BEAM BELOW.

ALL STRUCTURAL COMPOSITE LUMBER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND MUST BE ACCOMPANIED BY BOTH A LAYOUT AND BEAM SHEETS PRODUCED BY THE DESIGNER.

BORING AND NOTCHING LIMITS SHALL EXCEED NEITHER MANUFACTURER'S SPECS FOR STRUCTURAL COMPOSITE NOR IRC LIMITS FOR SOLID SAWN LUMBER.

ALL WALLS TO BE ASSEMBLED IN ACCORDANCE WITH FLOOR PLAN AND FRAMING PLANS REFERENCED HERE.

### MASONRY:

MORTAR USED SHALL BE TYPE "S". ANY ADDITIVES SHALL BE PROPORTIONED IN ACCORDANCE WITH ASTM C-270.

BRICK VENEER SHALL BE ATTACHED TO FRAMING WITH MINIMUM 22 GAUGE GALVANIZED CORRUGATED STEEL TIES 3/8" WIDE 24" O.C. VERTICALLY AND 32" O.C. HORIZONTALLY.

KEEP HOLES SHALL BE WITHIN THE FIRST COURSE ABOVE GRADE AND WITHIN THE FIRST COURSE ABOVE STEEL LINTELS. KEEP HOLES SHALL BE NO LESS THAN 3/16" DIAMETER AND NO MORE THAN 33" O.C.

VENEER FLASHING SHALL BE IN ACCORDANCE WITH IRC R703.7.5

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER			
ANGLE SIZE	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
3 x 3 x 1/4"	6'	4'-6"	3'
4 x 3 x 1/4"	8'	6'	4'-6"
5 x 3 1/2 x 3/8"	10'	8'	6'
6 x 3 1/2 x 3/8"	14'	9'-6"	7'
2 - 6 x 3 1/2 x 3/8"	20'	12'	9'-6"

ALL MASONRY FOUNDATION CONSTRUCTION SHALL BE INSTALLED IN ACCORDANCE WITH TMS 402, ACI 530, ASCE 5 NEMA 1188-A. THE IRC PRESCRIPTIVE CODE MAY BE USED AS AN ALTERNATIVE.

### ENERGY, THERMAL & MOISTURE

WHERE REQUIRED, WALLS SHALL BE DAMPROOFED/ WATERPROOFED IN ACCORDANCE WITH IRC R405 & R406.

A 6 MIL. POLYETHYLENE VAPOR RETARDER SHALL BE PLACED BENEATH ALL INTERIOR SLABS.

THE EARTH ENCLOSED BY CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER IN ACCORDANCE WITH IRC R408.

FLASHING SHALL BE INSTALLED ON ALL EXTERIOR WALLS TO ENSURE AGAINST WATER INFILTRATION. ALL AREAS SPECIFIED IN IRC R703.8 SHALL BE ADDRESSED AS SPECIFIED.

AN APPROVED WATER RESISTIVE BARRIER SHALL BE APPLIED TO ALL EXTERIOR SHEATHINGS. EITHER TYPE I #15 ROOF FELT OR OTHER LISTED AND APPROVED HOUSEWRAP WILL SATISFY THIS REQUIREMENT. INSTALLATION, LAPS, JOINTS AND SEAMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC R703.2 OR MANUFACTURER'S INSTALLATION INSTRUCTIONS.

THE BUILDING THERMAL ENVELOPE IN THESE DRAWINGS ARE ASSUMED TO BE CLIMATE ZONE 4. THE THERMAL ENVELOPE SHALL BE SEALED IN ACCORDANCE WITH IRC 1102.4.1.1. INSULATION R-VALUES (WHEN INSTALLED PRESCRIPTIVELY) SHALL BE INSTALLED IN ACCORDANCE WITH THE TABLE BELOW. WHEN PRESCRIPTIVE INSTALLATION IS NOT PRACTICAL A RESCHECK MAY ACCOMPANY THESE PLANS AS AN ALTERNATIVE FOR THE BUILDING OFFICIAL'S APPROVAL.

INSULATION AND FENESTRATION REQUIREMENTS	
CLIMATE ZONE	4 EXCEPT MARINE
FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	0.40
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	15 OR 13+1
MASS WALL R-VALUE	8 -13
FLOOR R-VALUE	19
BASEMENT WALL R-VALUE	10 CONTINUOUS OR 13 CAVITY
SLAB R-VALUE AND DEPTH	10, 2FT
CRAWL SPACE WALL R-VALUE	10-13

### SAFETY:

ALL HANDRAILS AND GUARDRAILS ARE TO BE INSTALLED IN ACCORDANCE WITH R311 AND R312.

SMOKE ALARMS SHALL BE LOCATED AND INSTALLED ACCORDING TO IRC, R314.

CARBON MONOXIDE ALARMS, WHEN REQUIRED, SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH IRC R315.

GLAZING IN HAZARDOUS LOCATIONS, AS SPECIFIED IN IRC R308, SHALL BE ASSEMBLED AND IDENTIFIED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION AND THE STANDARD WITH WHICH IT COMPLIES, ALTERNATIVE CERTIFICATION MAY BE CONSIDERED BY THE BUILDING OFFICIAL.

DWELLING/ GARAGE FIRE SEPARATION	
FROM RESIDENCE AND ATTICS	1/2" GYP APPLIED TO GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE GARAGE	5/8" TYPE X GYP BOARD
STRUCTURES SUPPORTING FLOOR/ CEILING ASSEMBLIES USED FOR SEPARATION	1/2" GYP BOARD
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	1/2" GYP BOARD APPLIED TO INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

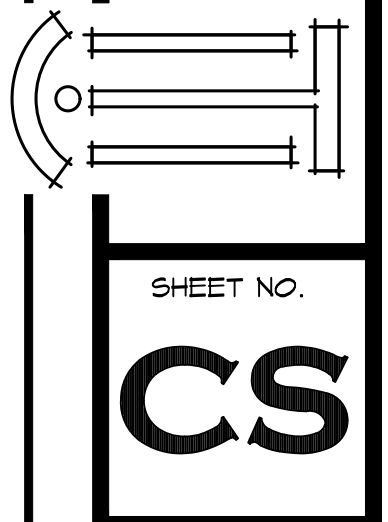
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REVISIONS		BY
A	BID SET	T-25-23
A	PERMIT	B-31-23
A	LAUNDRY	9-5-23
DRAWN BY:		MARTY
DATE:		T-25-23
FILE NO.:		M-25015

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YOUNGBLOOD PROPERTIES, LLC  
1105 APPERSON STREET, RICHMOND, VA  
COVER SHEET

TM VAVRA  
+ ASSOCIATES, P.C.  
P.O. BOX 2624  
CHESTER, VA 23832  
tom@tmvavra.com

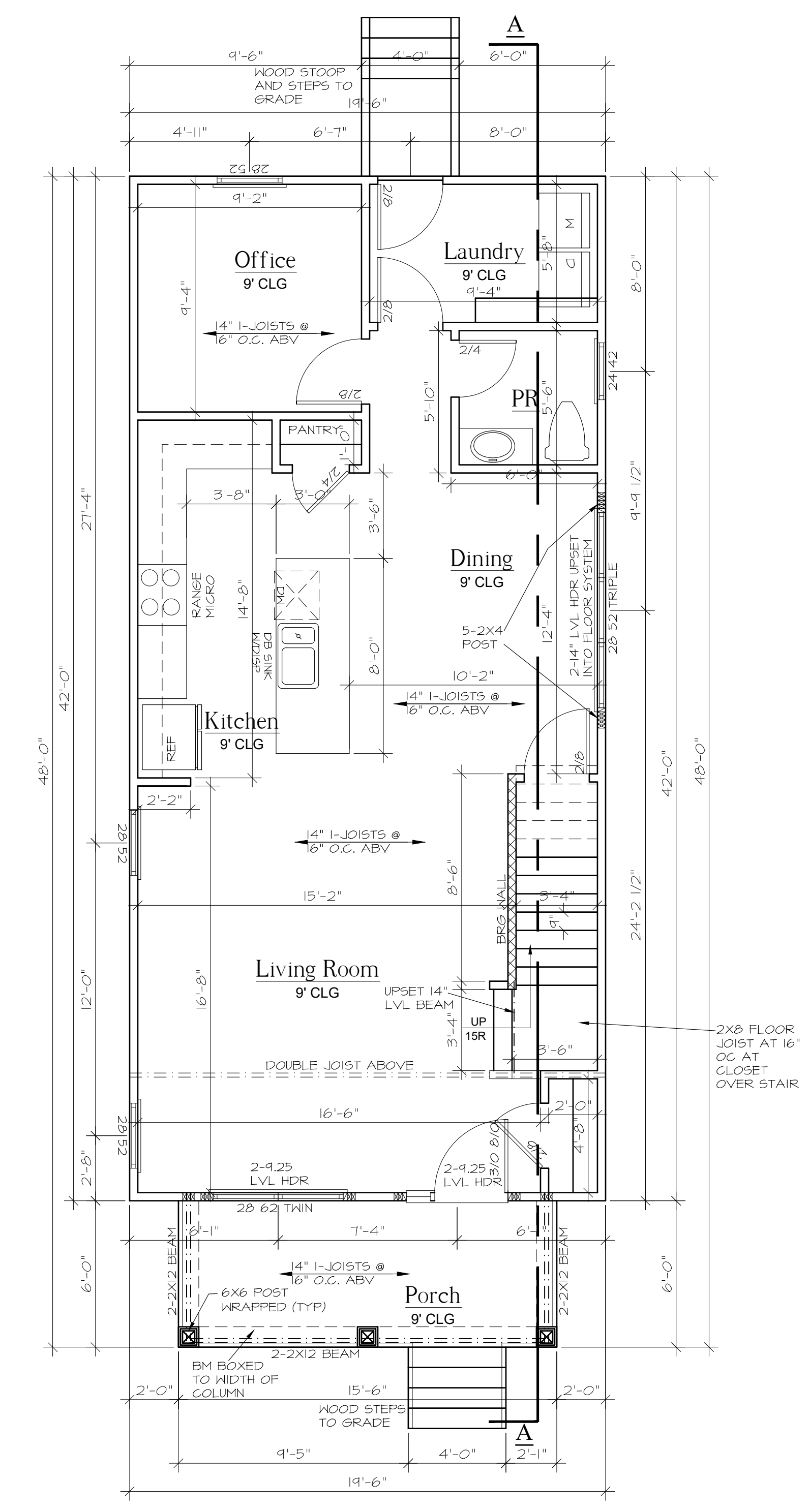
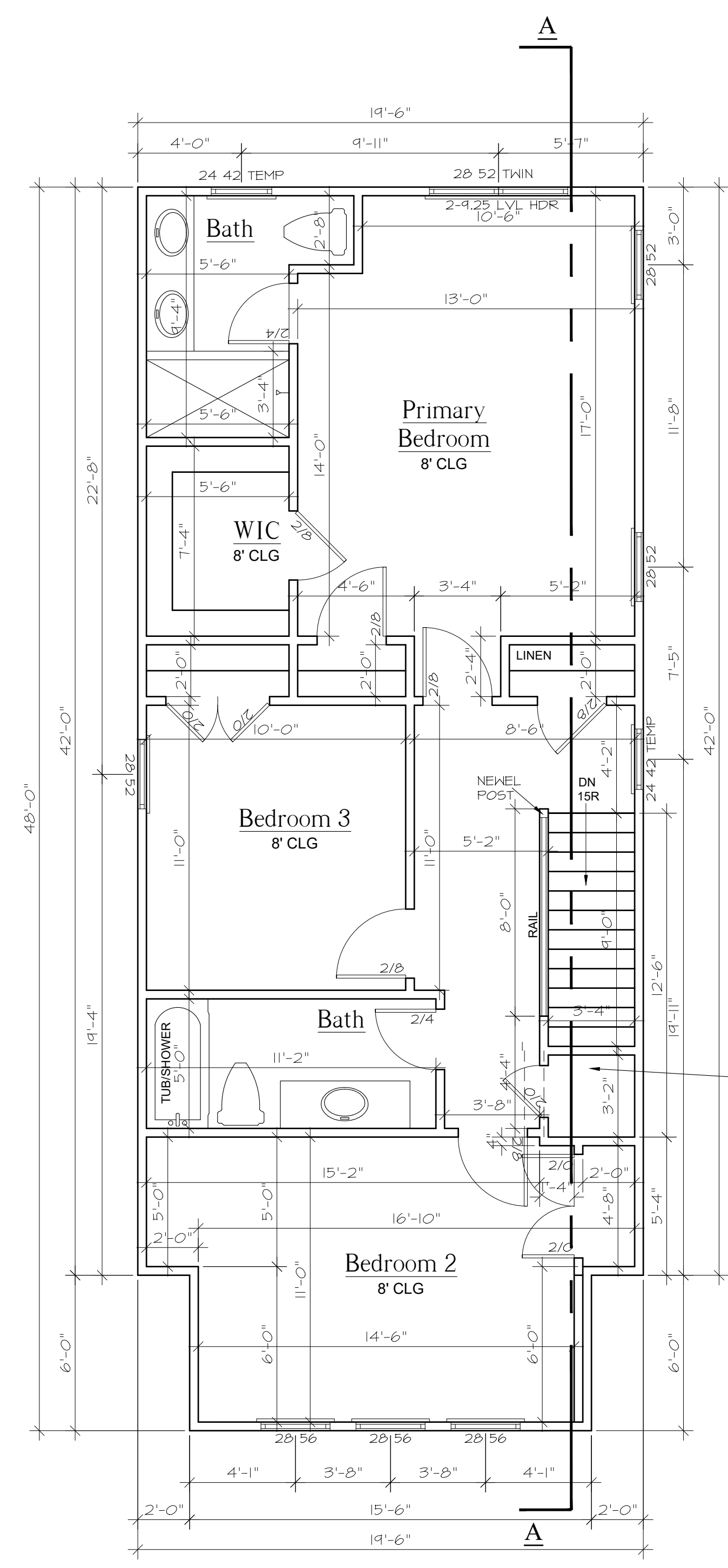
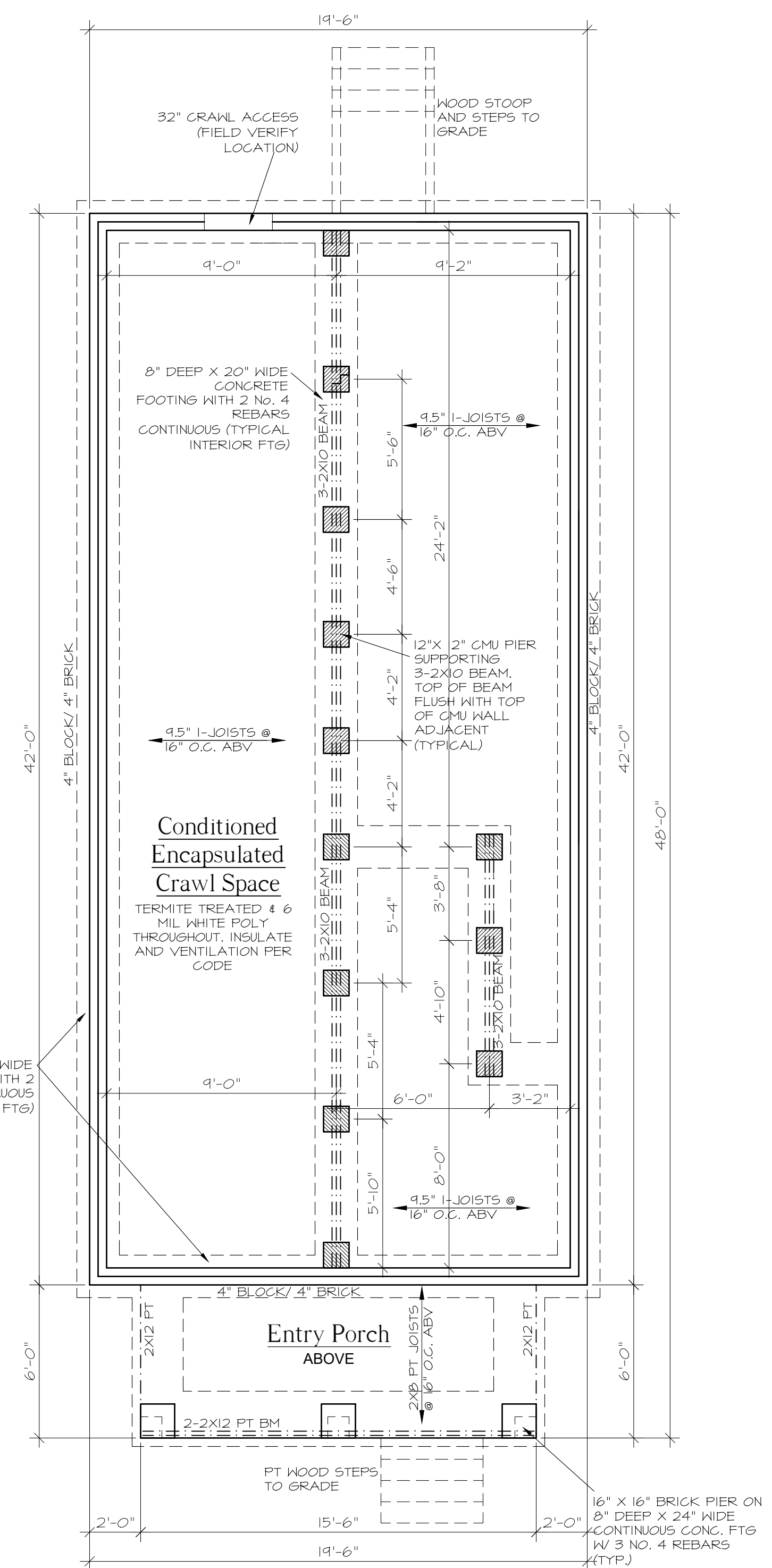


REVISIONS	
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**YOUNGBLOOD PROPERTIES, LLC**  
1105 APPERSON STREET, RICHMOND, VA  
**FOUNDATION PLAN/ FLOOR PLANS**

**TM VAVRA + ASSOCIATES, P.C.**  
P.O. BOX 2624  
CHESTER, VA 23832  
tom@tmvavra.com



- NOTES:
- ALL HEADERS 2-2X8 UNLESS OTHERWISE NOTED
  - ALL EXTERIOR WALLS 2X4 AT 16" O.C., ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED.
  - ALL STRUCTURAL WOOD MEMBERS (I.E. JOISTS, RAFTERS, BEAMS, ETC.) TO BE SOUTHERN YELLOW PINE #2 UNLESS OTHERWISE NOTED
  - ALL ELEVATION REFERENCES ARE RELATIVE TO INTERIOR FINISHED FLOOR.
  - ALL STRUCTURAL COLUMNS MUST EXTEND CONTINUOUS TO FOUNDATION.
  - BUILDER TO VERIFY ALL WINDOWS MEET EGRESS REQUIREMENTS PER MANUFACTURERS SPECS PRIOR TO ORDERING OR PLACING WINDOWS.
  - ALL WALLS DRAWN AT NOMINAL 4 1/8" WIDTH, BEARING AND EXTERIOR WALL TO BE PLACED AS SHOWN, ADJUST INTERMEDIATE WALLS AS REQUIRED FOR 3.5" WIDTH.

TOTAL AREA OF STRUCTURE: 912 SF  
LOT SIZE: 2625.57 SF  
LOT COVERAGE = 34.7%

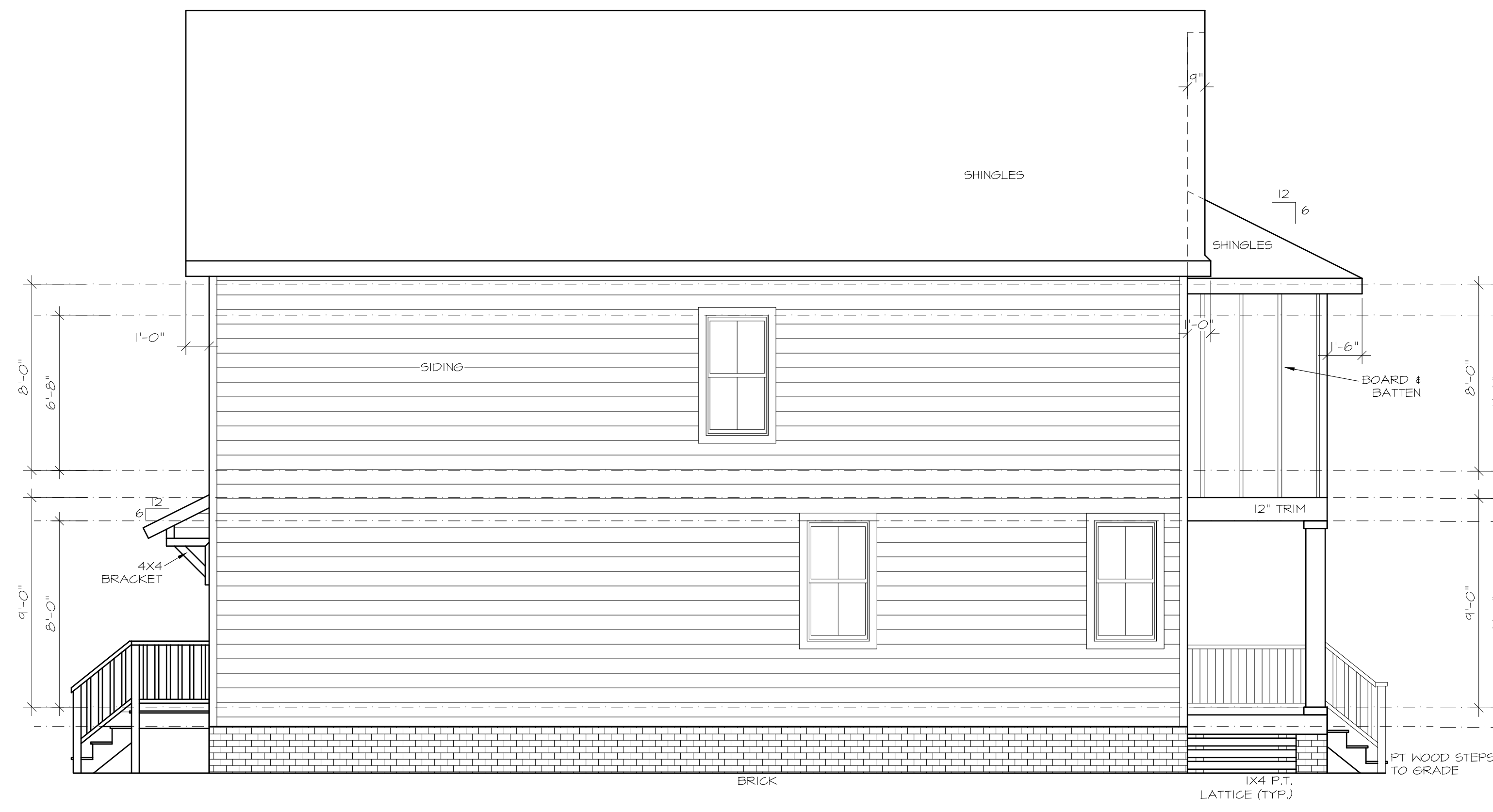
INTERIOR DOOR HEIGHTS

FIRST FLOOR	6'-8"
SECOND FLOOR	6'-8"

UNLESS NOTED OTHERWISE

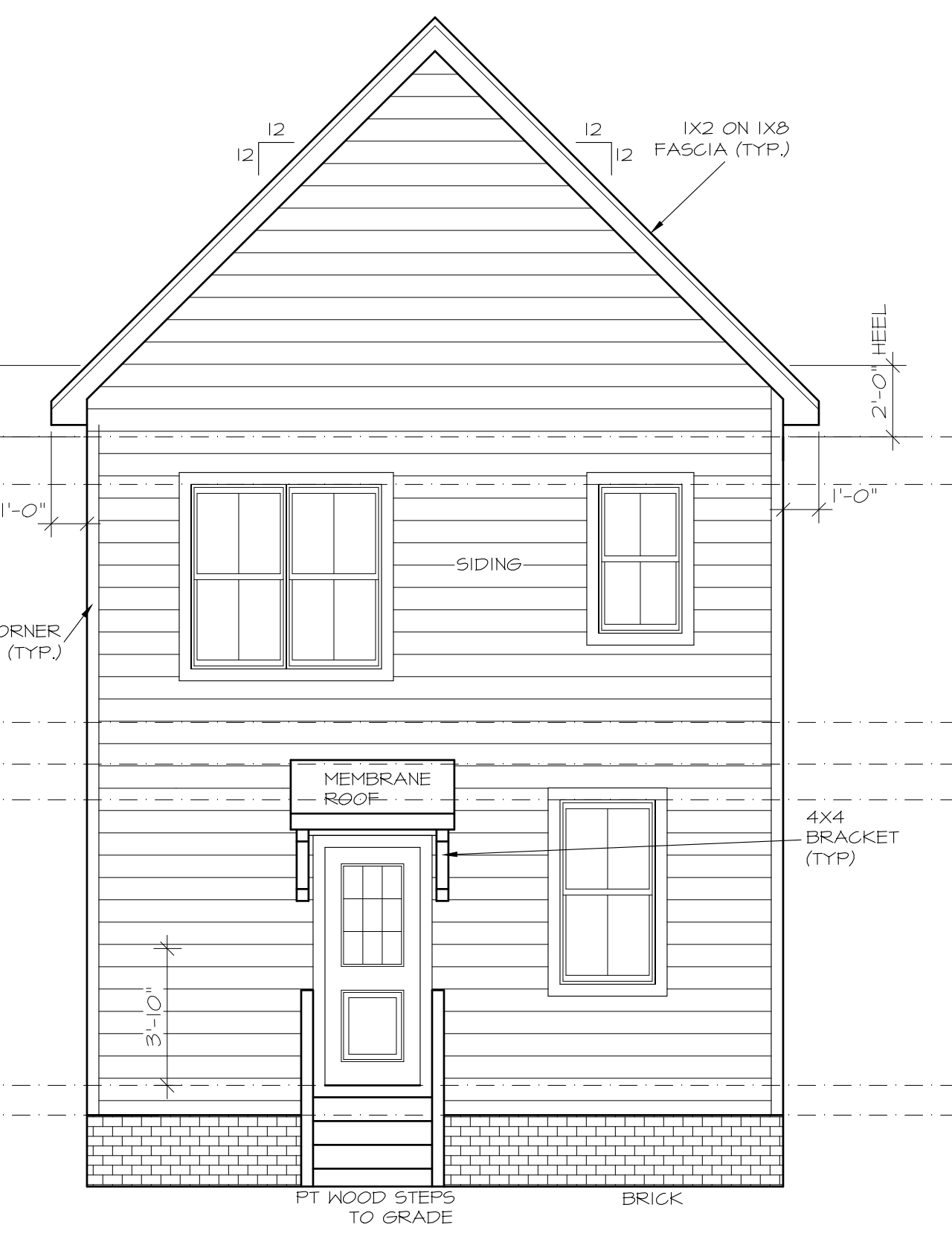
AREA CALCULATIONS

FIRST FL. LIVING:	819 SF
SECOND FL. LIVING:	866 SF
TOTAL COND. AREA:	1685 SF
ENTRY PORCH:	93 SF
AREA UNDER ROOF:	1778 SF



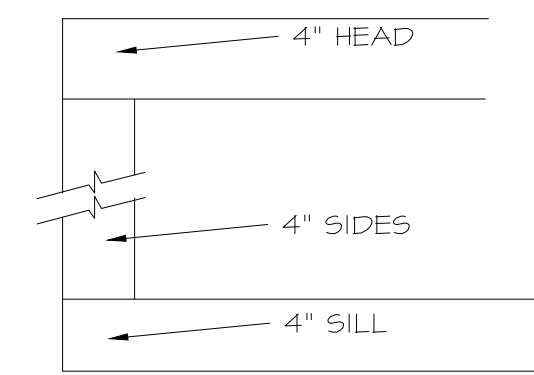
LEFT ELEVATION

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



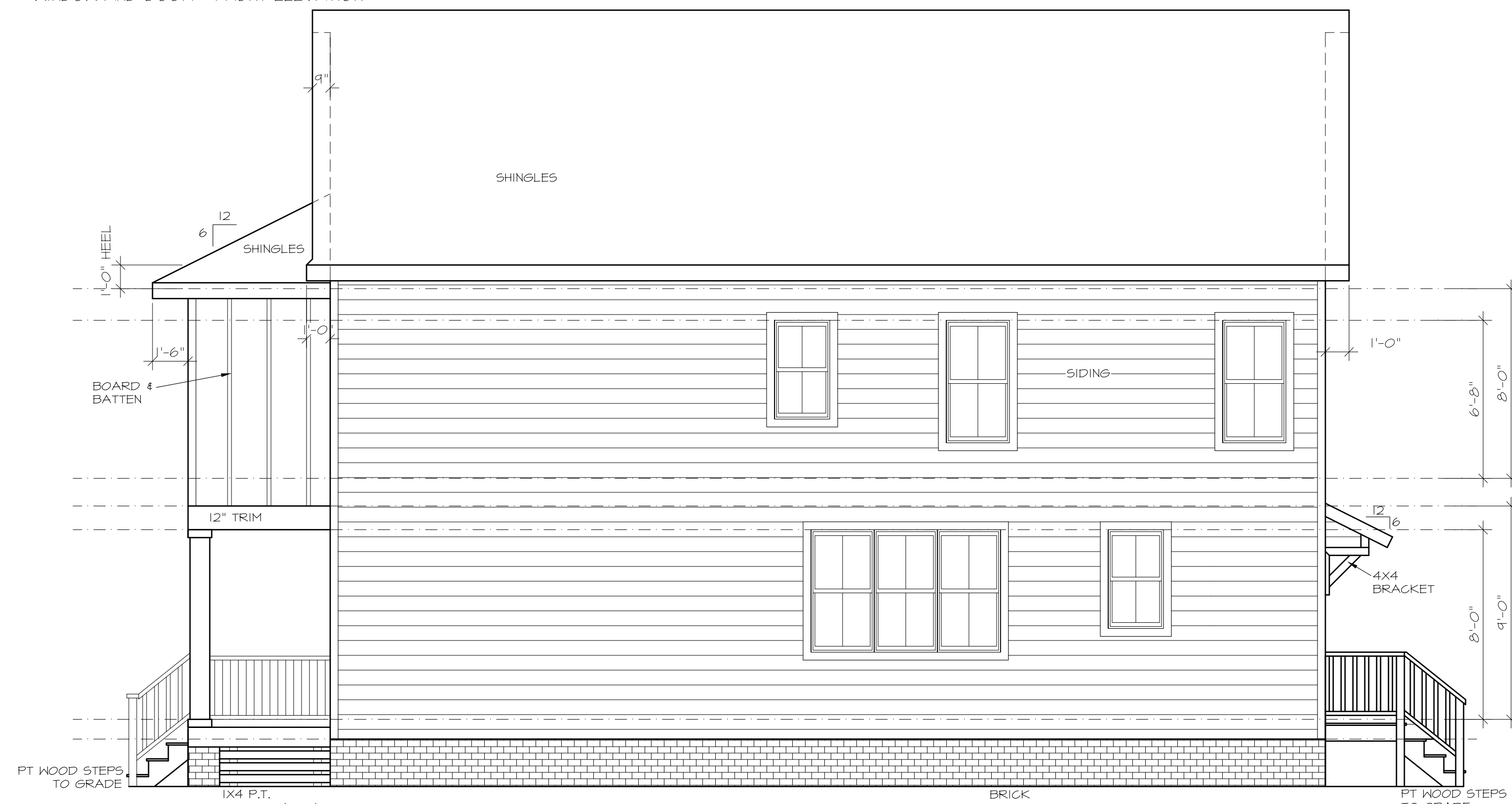
REAR ELEVATION

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



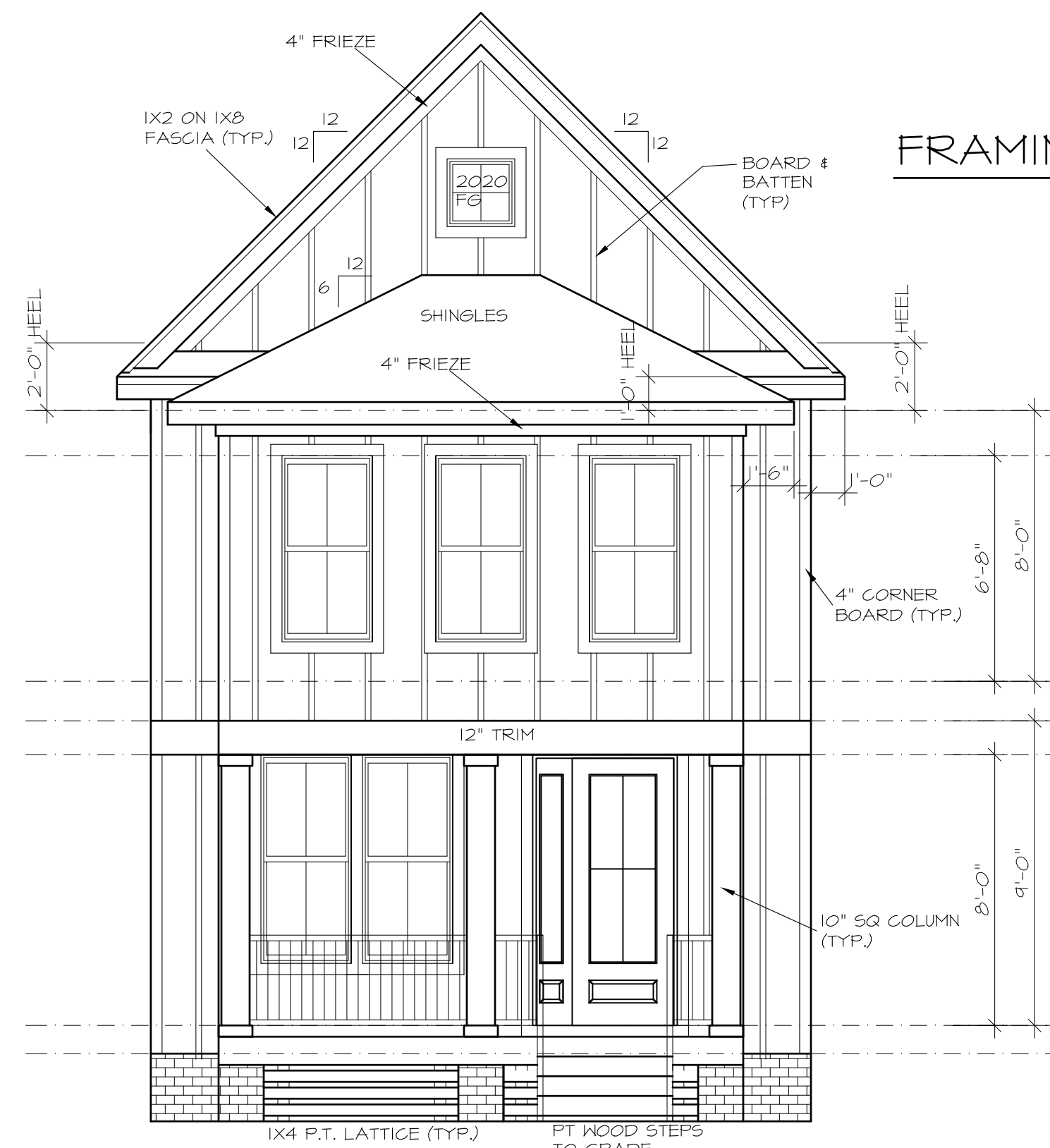
TRIM DETAIL

WINDOW AND DOOR - FRONT ELEVATION



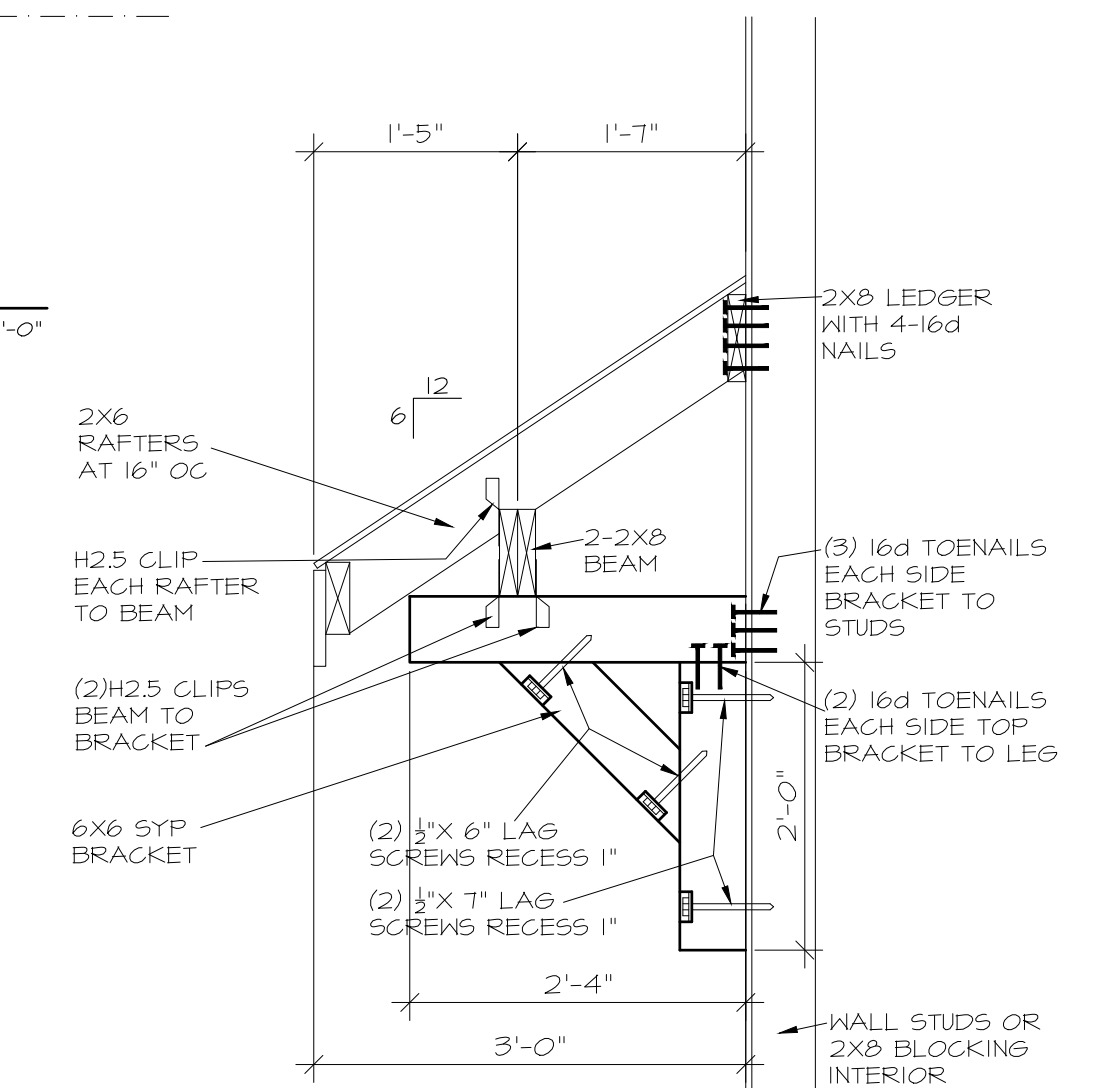
RIGHT ELEVATION

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



FRONT ELEVATION

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



FRAMING DETAIL: AWNING

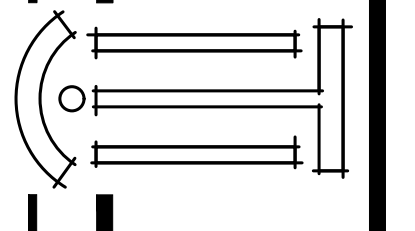
SCALE: 3/4" = 1'-0"

REVISIONS		BY
1	BID SET	TV 1-25-23
2	PERMIT	TV 8-31-23
3	LAUNDRY	TV 9-5-23

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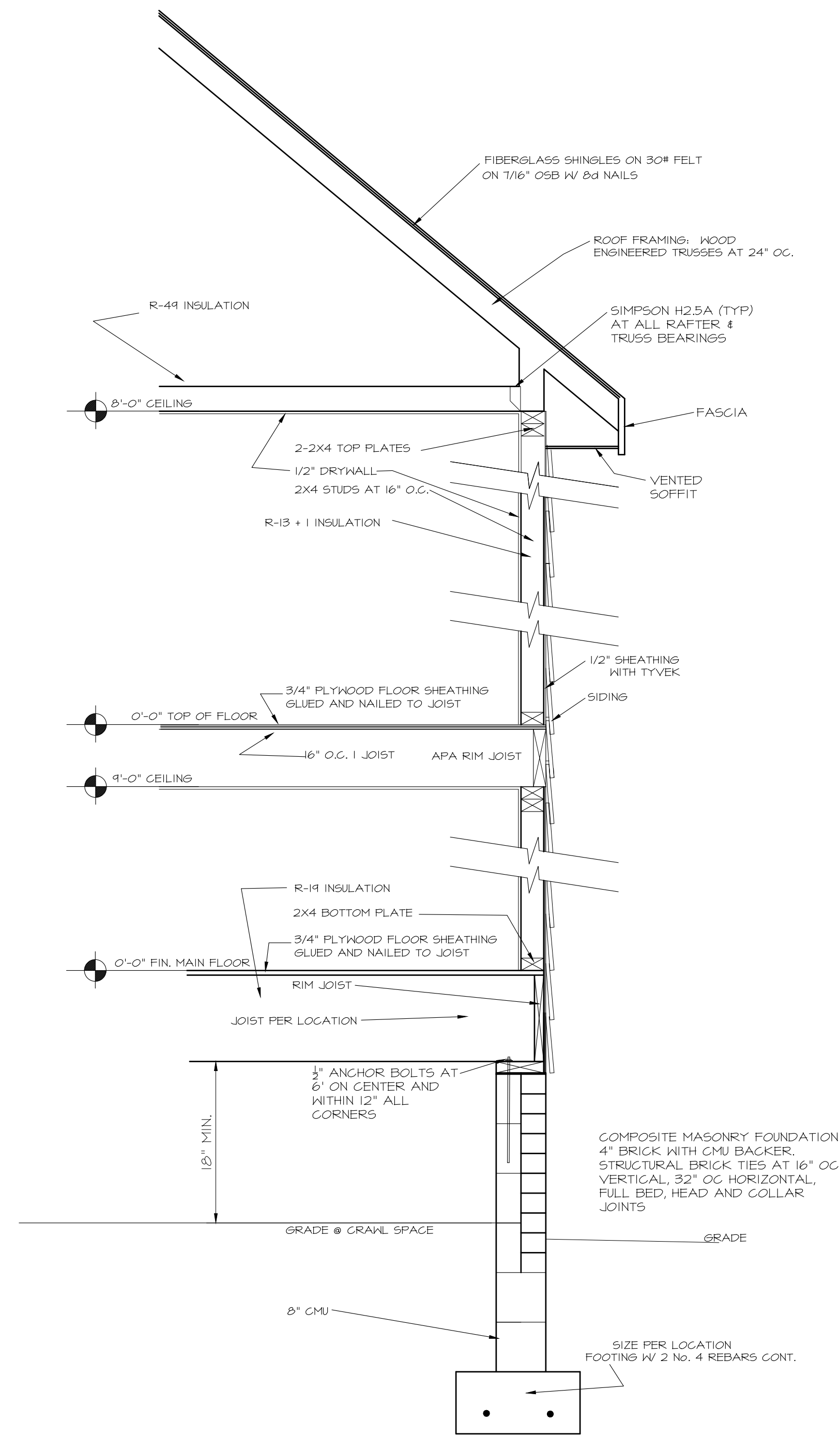
YOUNGBLOOD PROPERTIES, LLC  
1105 APPERSON STREET, RICHMOND, VA  
ELEVATIONS

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+ ASSOCIATES, P.C.  
P.O. BOX 2624  
CHESTER, VA 23832  
tom@tmvavra.com



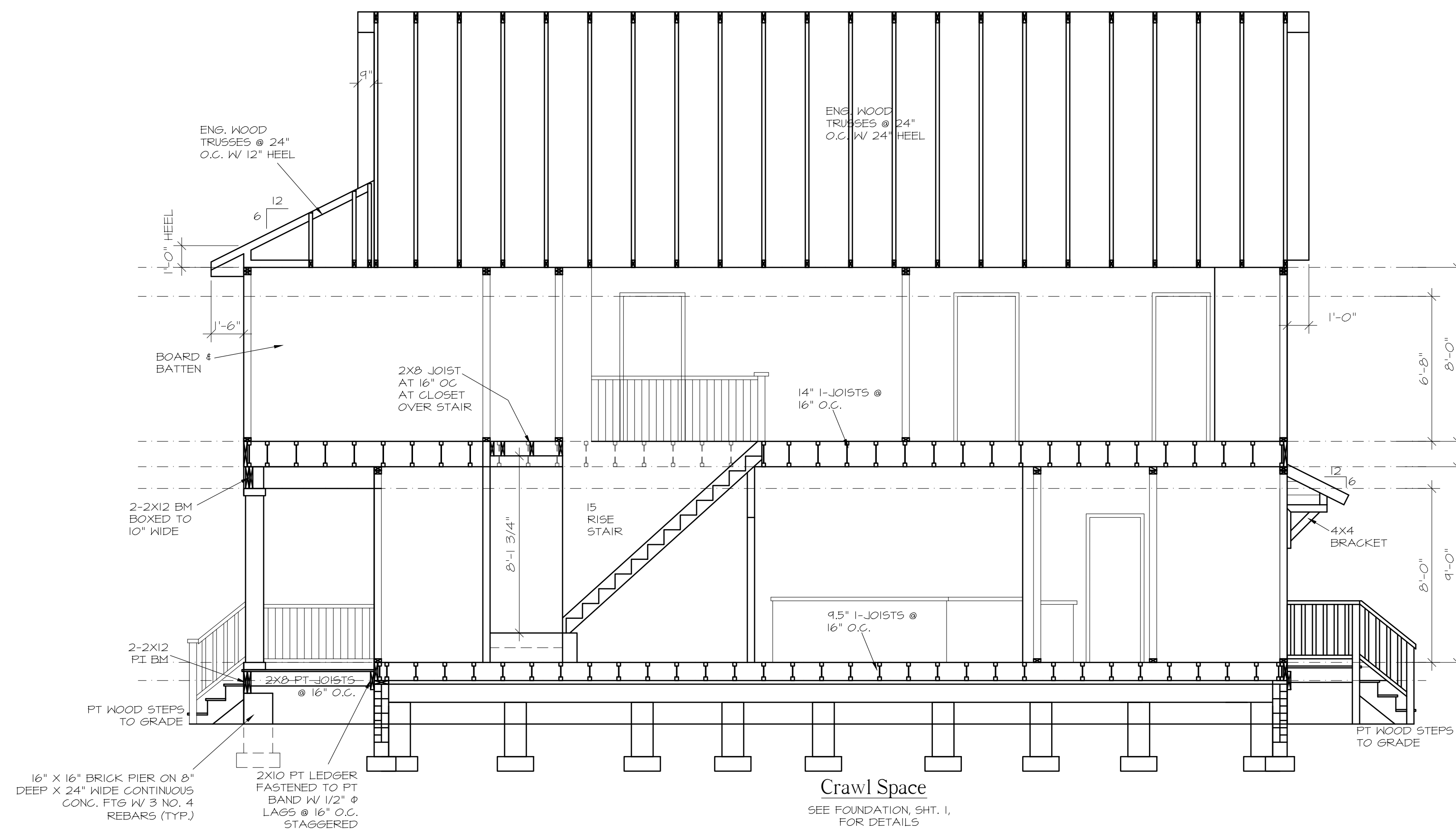
SHEET NO.

2



WALL SECTION 2 STORY

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



BUILDING SECTION  
A-A

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

REVISIONS		BY
1	BID SET	JV 1-25-23
2	PERMIT	JV 8-31-23
3	LAUNDRY	JV 9-5-23

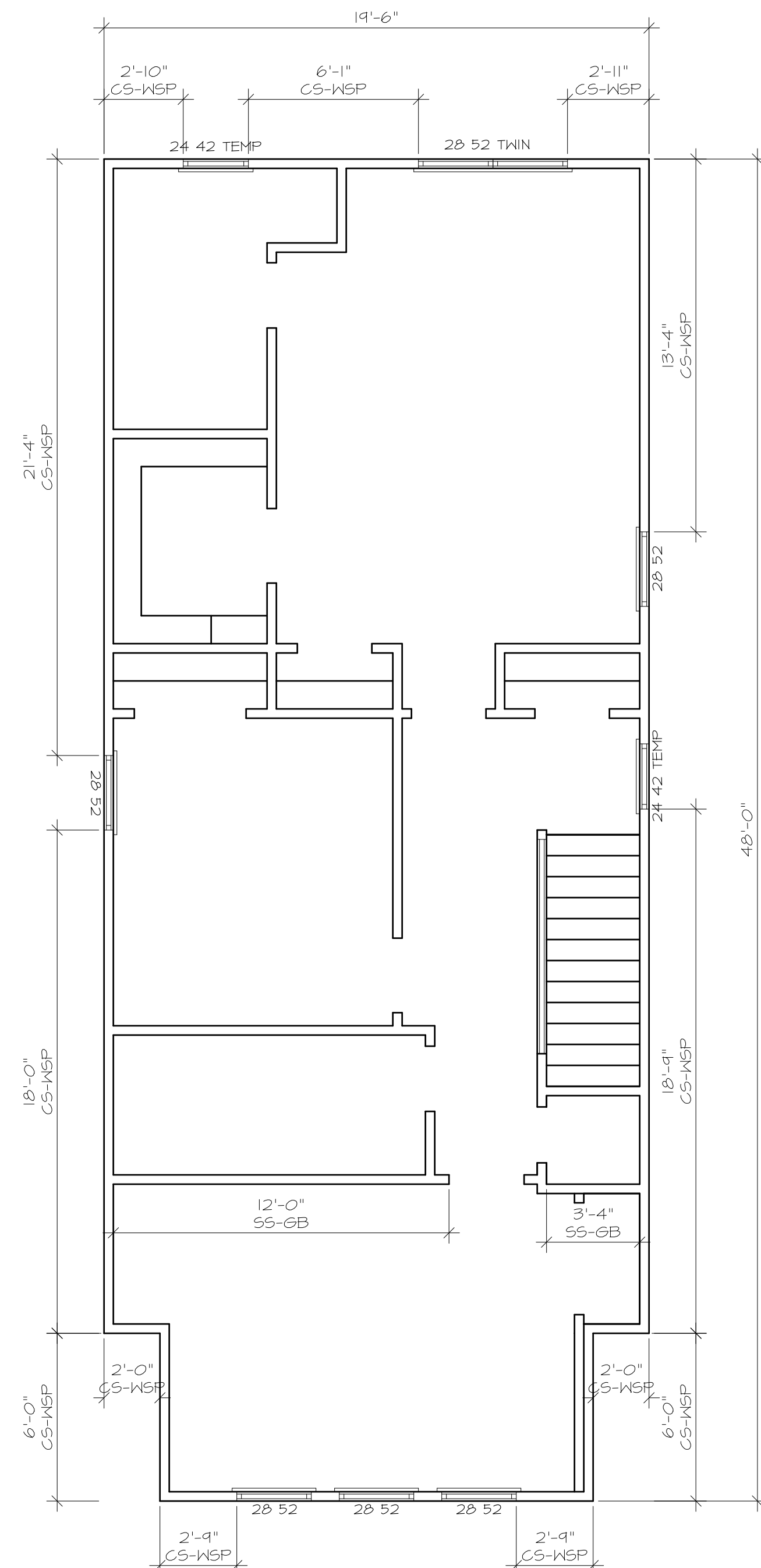
DRAWN BY: MARTY  
DATE: 1-25-23  
FILE NO: M-23015

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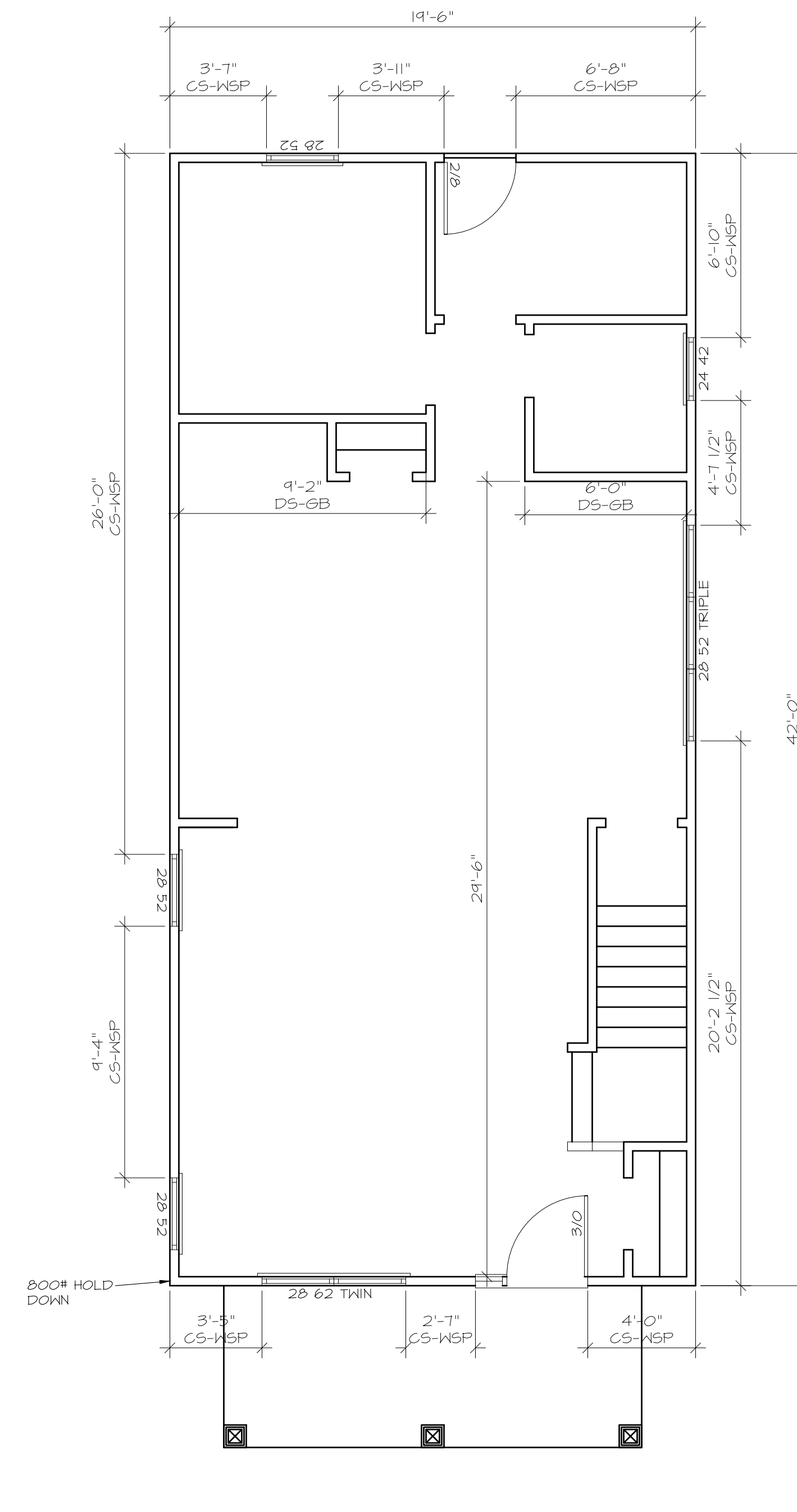
**YOUNGBLOOD PROPERTIES, LLC**  
1105 APPERSON STREET, RICHMOND, VA  
**BUILDING SECTIONS**

**TM VAVRA**  
**+ ASSOCIATES, P.C.**  
P.O. BOX 2624  
CHESTER, VA 23832  
tm@tmvavra.com

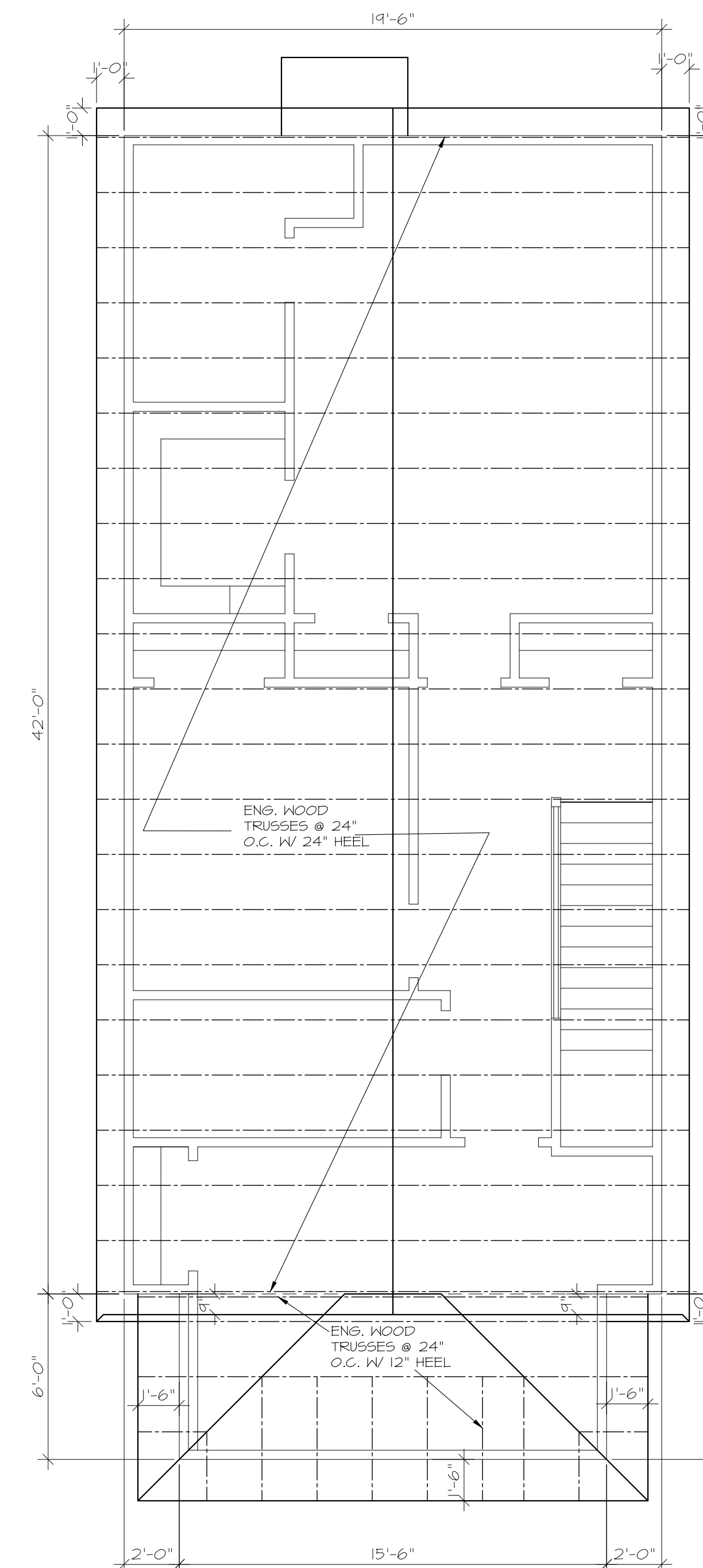
SHEET NO.  
**3**



SECOND FLOOR BRACE WALL PLAN  
SCALE: 1/4" = 1'-0"



FIRST FLOOR BRACE WALL PLAN  
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

**WIND BRACING PANEL REQUIREMENTS:**

ALL EXTERIOR WALL SHEATHING SHALL BE BRACED IN ACCORDANCE WITH R602.10.4 IRC 2018 AS FOLLOWS:

1. UNO, EXTERIOR SHEATHING SHALL BE AS FOLLOWS; 2X4 MIN. SFP (STUD GRADE) SPACED @ 16" O.C. MAX. EXTERIOR WALL SHEATHING - 7/16" OSB OR PLYWOOD. FASTENERS - 6d X 2 1/2" LONG NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS.
2. WOOD STRUCTURAL PANEL (WSP) SHALL BE CONSTRUCTED THE SAME AS ABOVE, AND ALL EDGES OF BRACED WALL PANELS (WSP OR CS-WSP) SHALL BE BLOCKED WITH 2X4(6) BLOCKING AND THE SAME NAILING AS ABOVE.
3. WHEN CONTINUOUS SHEATHING METHODS (CS-WSP OR CS-PF) ARE SPECIFIED ON THE PLANS, ALL EXTERIOR SHEATHABLE SURFACES ON THE SPECIFIED BRACED WALL LINE SHALL BE SHEATHED THE SAME AS NOTE 1 & SHALL BE BLOCKED WITH 2X4 BLOCKING.
4. GYPSUM BOARD (GB) BRACED WALL, WHEN INSTALLED VERTICALLY, SHALL BE BLOCKED WITH 2X4 BLOCKING & FINISHED AS FOLLOWS; INTERIOR WALL FINISH - 1/2" GYPSUM BOARD. FASTENERS - 6d X 2" COMMON NAIL @ 1" O.C. @ EDGES & 7" IN FIELD OR No 6 1-1/4" SCREWS @ 4" O.C. @ EDGES & IN FIELD.
5. MINIMUM BRACED WALL PANEL LENGTH IS IN ACCORDANCE WITH TABLE R602.10.5

6. ABBREVIATIONS & LEGEND:
- CS-WSP -CONTINUOUS SHEATHING
  - WSP -WOOD STRUCTURAL PANEL
  - CS-PF -CONTINUOUSLY SHEATHED PORTAL FRAME
  - GB -GYPSUM BOARD

**BLOCKING REQUIREMENTS : STRUCTURAL PANELS**

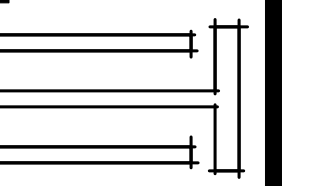
ALL INTERIOR BRACED WALL PANELS SHALL HAVE CONTINUOUS FULL DEPTH BLOCKING OR ADDITIONAL JOIST IN FLOOR AND CEILING. PANEL SHALL BE NAILED TO BLOCKING/JOIST WITH 3-16d NAILS AT 16" O.C. TO FLOOR MEMBER, 3-8d NAILS TO CEILING MEMBER.

- 800# HOLD DOWN ANCHOR:**
- 1- SIMPSON LSTA24 WALL TO RIM JOIST AND
  - 2- SIMPSON A35 ANCHORS RIM JOIST TO 2XB SILL PLATE

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YOUNGBLOOD PROPERTIES, LLC  
1105 APPERSON STREET, RICHMOND, VA  
WALL BRACE AND ROOF FRAMING PLANS

TM VAVRA + ASSOCIATES, P.C.  
P.O. BOX 2624  
CHESTER, VA 23832  
tom@tmvavravira.com



SHEET NO.

**4**

REVISIONS BY	
BID SET	T-25-23
PERMIT	8-31-23
LAUNDRY	9-5-23
DRAWN BY:	NARTY
DATE:	1-25-23
FILE NO.:	N-25015





**City of Richmond  
Department of Planning  
& Development Review**

**Special Use Permit**

**LOCATION:** 1105 Apperson Street

**APPLICANT:** NSD Investments, LLC

**COUNCIL DISTRICT:** 7

**PROPOSAL:** To authorize the special use of the property known as 1105 Apperson Street for the purpose of a single family detached dwelling, upon certain terms and conditions.

*For questions, please contact David Watson at 804-646-1036 or David.Watson@RVA.gov*

