



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 807 N 24th Street  
Historic district Church Hill North

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

**APPLICANT INFORMATION**

Name Marion Cake  
Company Project:HOMES  
Mailing Address 88 Carnation Street  
Richmond, Virginia 23225

Phone 804-233-0911  
Email marion.cake@projecthomes.org  
Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify): \_\_\_\_\_

**OWNER INFORMATION** (if different from above)

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Company \_\_\_\_\_  
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)

**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. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to Commission 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 \_\_\_\_\_ Date \_\_\_\_\_



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Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

## **Description of Changes to Applications for Certificates of Appropriateness:**

### **807/809 North 24<sup>th</sup> Street**

The revised plans show the correct window sizes with fenestration realignment requested by Chairman Klaus. The paintable PVC window sample was dropped left with CAR staff on December 20, 2019. The cornice brackets have been aligned per Mr. Hendricks' request.

### **418 North 23<sup>rd</sup> Street**

The structural plans have been re-engineered to accommodate Chairman Klaus' request that the twin windows be removed from the front elevation and replaced with aligned and centered individual windows. The current plans and elevation show the changes. The front porch has been inset to prevent the porch gutter from overhanging past the house per Mr. Brewer's request. The downspouts will be installed so as not to block the porch column per Chairman Klaus' request. The decorative brackets have been deleted per Mr. Wheeler's request.

***new two-family residence***  
**807 | 809 NORTH 24TH STREET**  
RICHMOND, VIRGINIA  
PREPARED FOR PROJECT:HOMES



NORTH 24TH STREET

STREET ELEVATION

# 807/809 North 24th Street

# RICHMOND, VIRGINIA

## LIST OF DRAWINGS

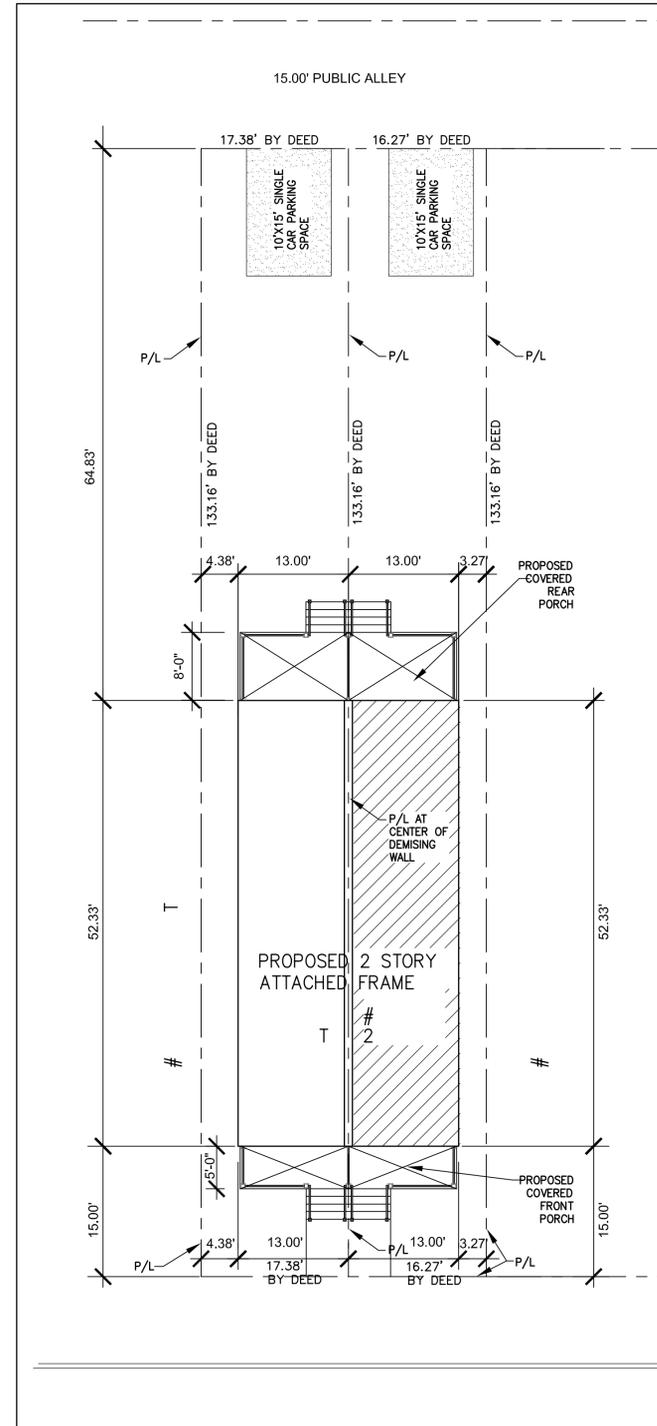
NO.	TITLE		
A-001	COVER SHEET / BUILDING DATA	E-101	ELECTRICAL POWER AND LIGHTING PLANS
A-101	FOUNDATION / FLOOR FRAMING PLAN		
	FIRST FLOOR PLAN		
A-102	SECOND FLOOR PLAN / 2ND FLOOR AND ROOF FRAMING PLANS		
A-103	BRACED WALL PANEL DIAGRAMS		
A-104	BRACED WALL PANEL DETAILS / STRUCTURAL NOTES		
A-201	BUILDING ELEVATIONS		
A-202	BUILDING ELEVATIONS / DOOR & WINDOW SCHEDULES		
A-301	WALL SECTIONS / U.L. DESIGNS		

## BUILDING DATA -

SCOPE OF WORK:	CONSTRUCTION OF A NEW TWO-FAMILY, ATTACHED, TWO-STORY RESIDENCE.
APPLICABLE CODES:	2012 VIRGINIA RESIDENTIAL CODE
ZONING DISTRICT:	R-6
SETBACKS - FRONT:	15 FEET
SIDE:	3 FEET
REAR:	5 FEET
CONSTRUCTION TYPE:	VB (WOOD FRAME, UNPROTECTED)
USE GROUP:	R-3, TWO FAMILY RESIDENCE
BUILDING AREAS:	1ST FLOOR: 680.29 SQ FT (31.40% OF LOT AREA) 2ND FLOOR: 680.29 SQ FT TOTAL: 1,360.58 SQ FT
LOT AREA:	2,166.51 SQ FT +/-
FIRE RATED ASSEMBLIES:	EXTERIOR SIDE WALLS WITH FIRE SEPARATION DISTANCE < 5'-0" - ONE HOUR FIRE RATING REQUIRED  CENTER DEMISING WALL = 2 HOUR FIRE RATING REQUIRED  ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE DESIGN/BUILD AND COMPLY WITH NATIONAL ELECTRICAL CODE CURRENT EDITION. PERMIT DRAWINGS FOR THOSE AREAS OF WORK SHALL BE SUBMITTED BY THE DESIGNATED TRADE.

## GENERAL NOTES

- CONTRACTOR SHALL CONFORM TO THE 2012 VIRGINIA RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (VRC) AS ADOPTED BY THE COMMONWEALTH OF VIRGINIA.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- CONTRACTOR SHALL CAULK, FLASH OR OTHERWISE MAKE THE BUILDING WEATHERTIGHT.
- CONTRACTOR SHALL CAULK ALL GAPS BETWEEN DISSIMILAR MATERIALS.
- ALL WOOD SILLS THAT ARE WITHIN 8" OF EXPOSED EARTH OR ON CONCRETE SLABS SHALL BE PRESSURE PRESERVATIVE TREATED.
- ALL HOSE BIBBS SHALL BE FREEZE PROOF AND HAVE A BACKFLOW PREVENTER.
- RUN ALL TOILET FANS AND EXHAUST VENTS TO AN APPROVED EXTERIOR DISCHARGE.
- 8" MIN. REQUIRED BETWEEN FINISH GRADE AND BOTTOM OF SIDING.
- CONTRACTOR SHALL COORDINATE PLACEMENT OF ROOF FRAMING AND INSTALLATION OF ANY ATTIC ACCESS HATCHES AND SKYLIGHTS.
- ALL FIXED GLAZING IN WINDOWS AND DOORS SHALL BE TEMPERED GLASS OR SAFETY GLAZED PER THE REQUIREMENTS OF VRC CHAPTER R308 WHERE OCCURRING IN THE HAZARDOUS LOCATIONS IDENTIFIED THEREIN.
- SEALED AND SIGNED SHOP DRAWINGS ARE REQUIRED FOR PRE-ENGINEERED WOOD ROOF TRUSSES, GIRDERS AND BEAMS, IF ANY.
- HVAC CONTRACTOR SHALL RUN ALL CONDENSATE DRAINS TO AN APPROVED LOCATION.
- ALL EXPOSED GUTTERS, DOWNSPOUTS AND FLASHING TO BE PRE-FINISHED.
- INSULATE ALL WALL AROUND BATHROOMS/TOILETS WITH 3 1/2" UNFACED BATT INSULATION.
- SHELVING AND SHELF AND RODS TO BE BRACED AT 4'-0" O.C. MAX.
- VERIFY FRAMING/CONSTRUCTION DIMENSIONS PRIOR TO INSTALLATION OF CABINETS, TUBS, HVAC EQUIPMENT AND OTHER BUILT-IN FIXTURES OR EQUIPMENT.
- SILL PLATE ANCHORAGE - 1/2" DIAMETER X 18" LONG ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM AT ALL EXTERIOR WALLS AND 12" MAXIMUM FROM CORNERS. INSTALL ANCHOR BOLTS IN GROUTED MASONRY CORES - NOT IN MASONRY JOINT.
- INSULATE ALL PIPING AT EXTERIOR WALLS.
- PROVIDE RECESSED BOX WITH VALVE TO AREA BEHIND REFRIGERATOR FOR ICEMAKER.
- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT NECESSARY TO CONTROL EXISTING GROUND FAULT CURRENT AT THE SITE.
- ALL WASHING MACHINES AND WATER HEATERS TO BE SET IN A PLASTIC OVERFLOW PAN WITH A DRAIN TO AN EXTERIOR OR APPROVED DISCHARGE.
- GENERAL CONTRACTOR IS REQUIRED TO COORDINATE UNDER CUTTING OF DOOR WITH THE HVAC CONTRACTOR FOR ADEQUATE RETURN AIR FLOW.
- ONLY GALVANIZED NAILS AND OTHER CONNECTORS TO BE USED IN EXTERIOR WOOD FENCES, RAILS, STAIRS, ETC.
- CLOTHES DRYER EXHAUST SHALL COMPLY WITH THE 2012 VIRGINIA RESIDENTIAL CODE.
- ALL DIMENSIONS SHOWN ARE ACTUAL, AND ARE TO THE FACE OF STUDS OR TO FACE OF MASONRY OR CONCRETE. CONTRACTOR TO COORDINATE ACTUAL LAY-OUT IN FIELD.
- AT WOOD STUD EXTERIOR CORNERS (WHERE TWO INSULATED WALLS INTERSECT) - REFER TO DETAIL D3 ON SHEET A202.
- WHERE INTERIOR PARTITIONS INTERSECT AN EXTERIOR INSULATED WALL, A LADDER T-WALL FRAMED CORNER SHALL BE CONSTRUCTED, REFER TO DETAIL D2 ON SHEET A202.
- ALL HEADERS SHALL BE INSULATED WITH 1/2" FOAM BETWEEN.
- THE GENERAL CONTRACTOR IS TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS OF THE BUILDING AND SHOULD VERIFY THE LOCATIONS OF UTILITIES SUCH AS GAS, WATER, AND ELECTRIC WHICH MAY BE CONCEALED BEFORE PROCEEDING WITH THE WORK.
- ALL EXISTING UNDERGROUND UTILITIES SHALL BE LOCATED AND VERIFIED BY THE GENERAL CONTRACTOR BEFORE ANY WORK. THIS INCLUDES SANITARY LINES, DRAIN FIELD ( IF ANY ), POWER LINE, TELEPHONE AND CABLE LINES, IRRIGATION LINES AND SPRINKLER HEADS. CONTACT " MISS UTILITY " BY DIALING 811 OR OTHER UTILITY AGENCIES AS APPROPRIATE.



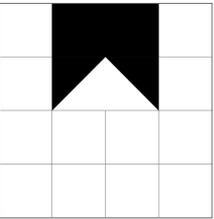
## SCHEMATIC SITE PLAN

1" = 10'  
NOTE: DATA FOR THIS SCHEMATIC SITE PLAN WAS DERIVED FROM OWNER'S DEED. ALL PERTINENT DATA SHALL BE VERIFIED BY SURVEY.



## LEGEND

9	DOOR NUMBER		LUMBER (IN SECTION)
X	WINDOW TYPE		PLYWOOD
	SECTION		CONCRETE (IN SECTION)
	BATT INSULATION	N. I. C.	NOT IN CONTRACT
	BRICK (IN SECTION)	U. N. O.	UNLESS NOTED OTHERWISE
	C. M. U. (PLAN/SECTION)	0/0	OUT TO OUT



DAVID R. WINN, LLC  
residential design  
10132 BERRYMEADE PLACE  
GLEN ALLEN, VIRGINIA 23060  
( 804 ) 252-0948

RICHMOND, VIRGINIA  
PREPARED FOR: MR. MARION CAKE

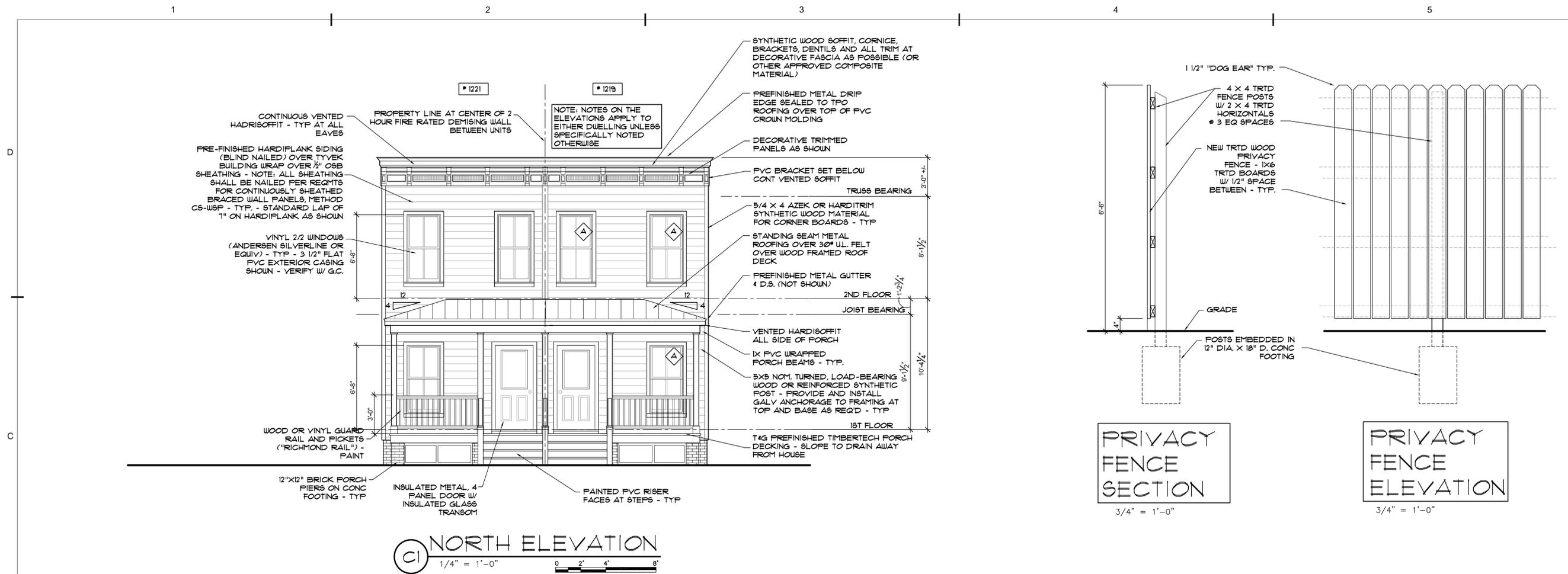
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drawn: drw  
ch'kd: A001.DWG  
cad #: drw

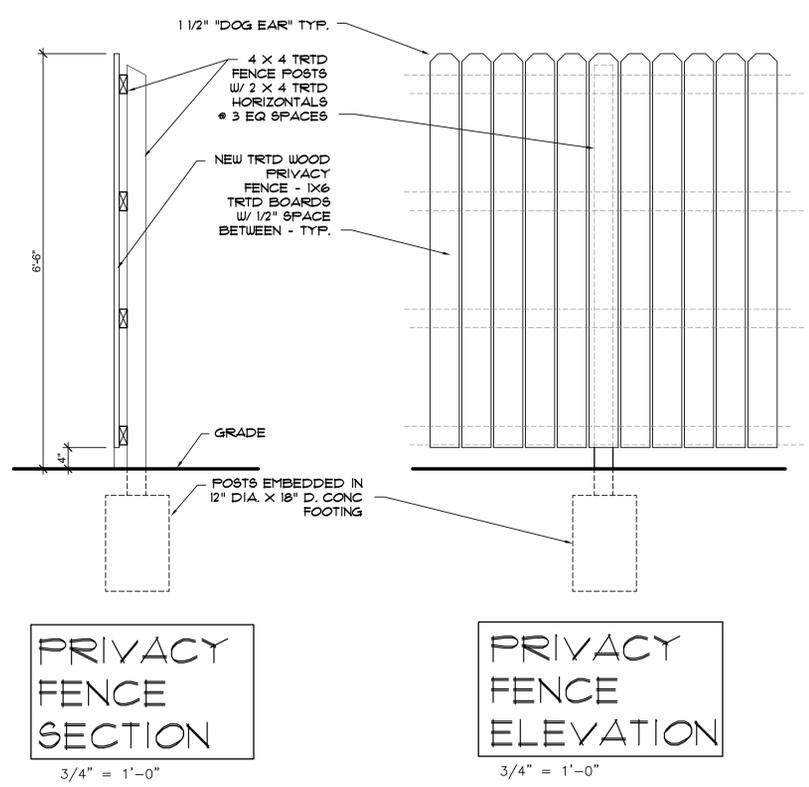
sheet title  
COVER SHEET /  
BUILDING DATA /  
SITE PLAN

**A-001**

sheet 1 of 8  
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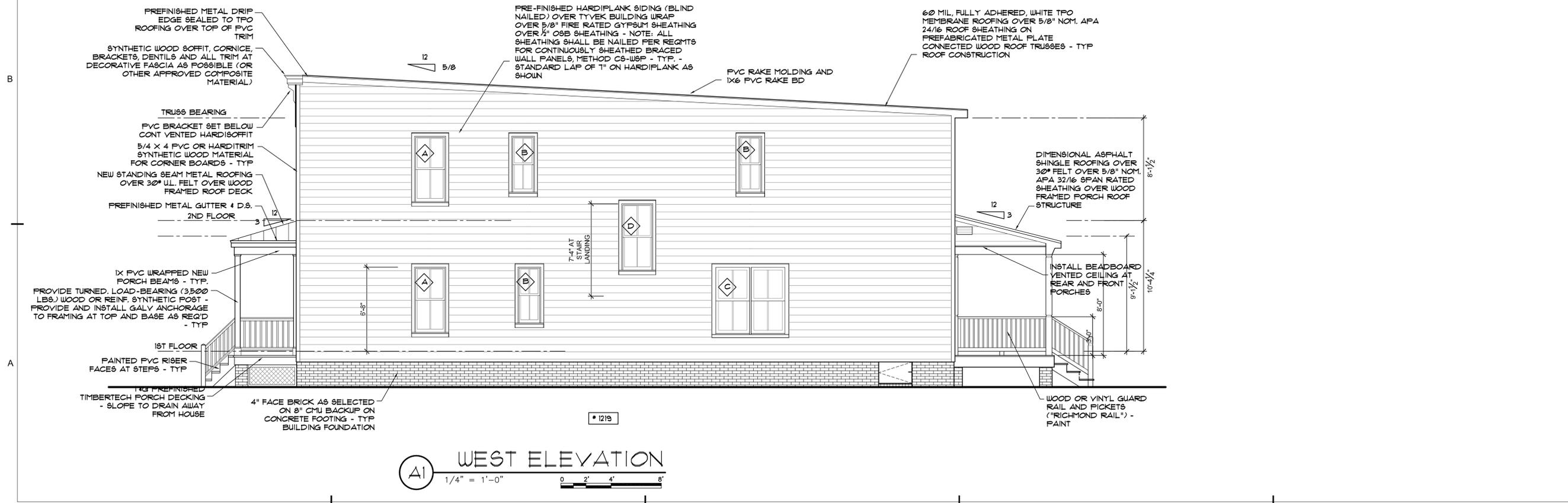


**(C) NORTH ELEVATION**  
 1/4" = 1'-0"  
 0 2' 4' 8'

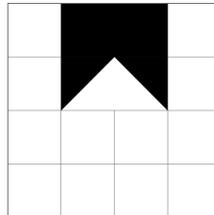


**PRIVACY FENCE SECTION**  
 3/4" = 1'-0"

**PRIVACY FENCE ELEVATION**  
 3/4" = 1'-0"



**(A) WEST ELEVATION**  
 1/4" = 1'-0"  
 0 2' 4' 8'



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mark	date	description
06.16.17	PERMIT SET	

job #: 2017-CAKE1  
 drawn: drw  
 ch'kd: drw  
 cad #: A201.DWG

sheet title  
**BUILDING ELEVATIONS**

**A-201**  
 sheet **5 of 8**  
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**new two-family residence  
807 | 809 NORTH 24TH STREET**

**RICHMOND, VIRGINIA  
PREPARED FOR PROJECT:HOMES**

Wood or Aluminum clad simulated  
divided lite 2 over 2 windows

Metal or TPO Roofing

Paintable Composite or  
Wood Lattice on all sides of  
front porch

# 809

# 807

NORTH ELEVATION



***new two-family residence***  
**807 | 809 NORTH 24TH STREET**  
**RICHMOND, VIRGINIA**  
**PREPARED FOR PROJECT:HOMES**



• 809

EAST ELEVATION

*new two-family residence*  
**807 | 809 NORTH 24TH STREET**  
RICHMOND, VIRGINIA  
PREPARED FOR PROJECT:HOMES



• 807

WEST ELEVATION

**new two-family residence  
807 / 809 NORTH 24TH STREET**

**RICHMOND, VIRGINIA  
PREPARED FOR PROJECT:HOMES**

THERMOPLASTIC  
POLYOLEFIN ROOFING AT  
MAIN HOUSE AND REAR  
PORCH ROOFS - TYP

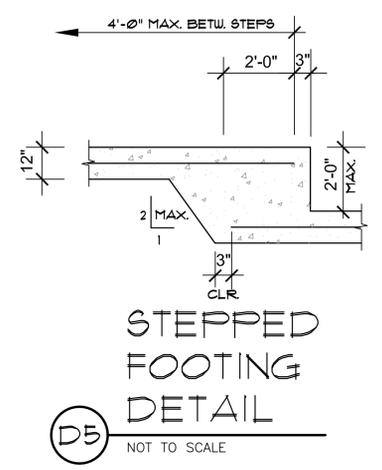
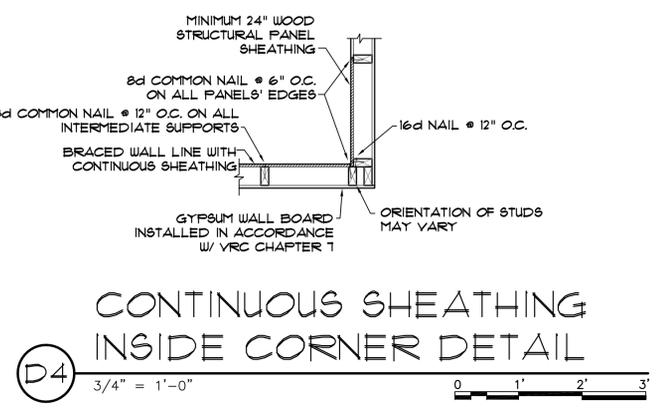
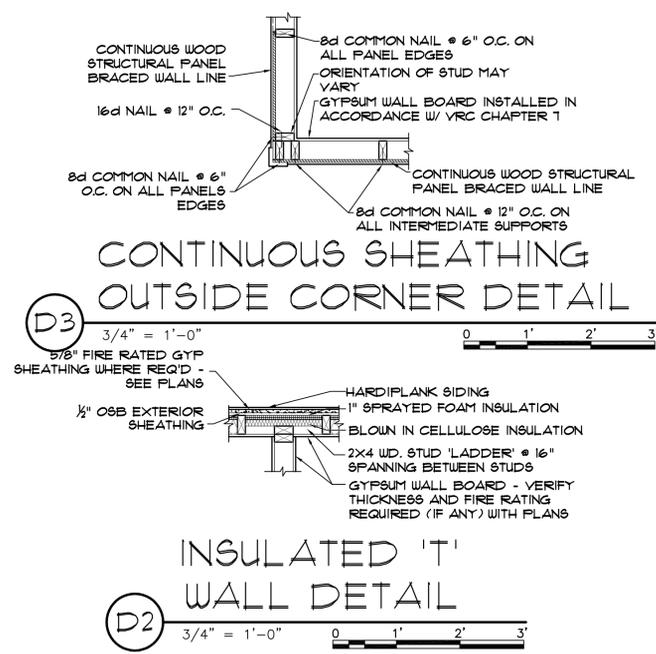
THERMOPLASTIC  
POLYOLEFIN ROOFING AT  
MAIN HOUSE AND REAR  
PORCH ROOFS - TYP



# 807

# 809

SOUTH ELEVATION



**WINDOW SCHEDULE -**

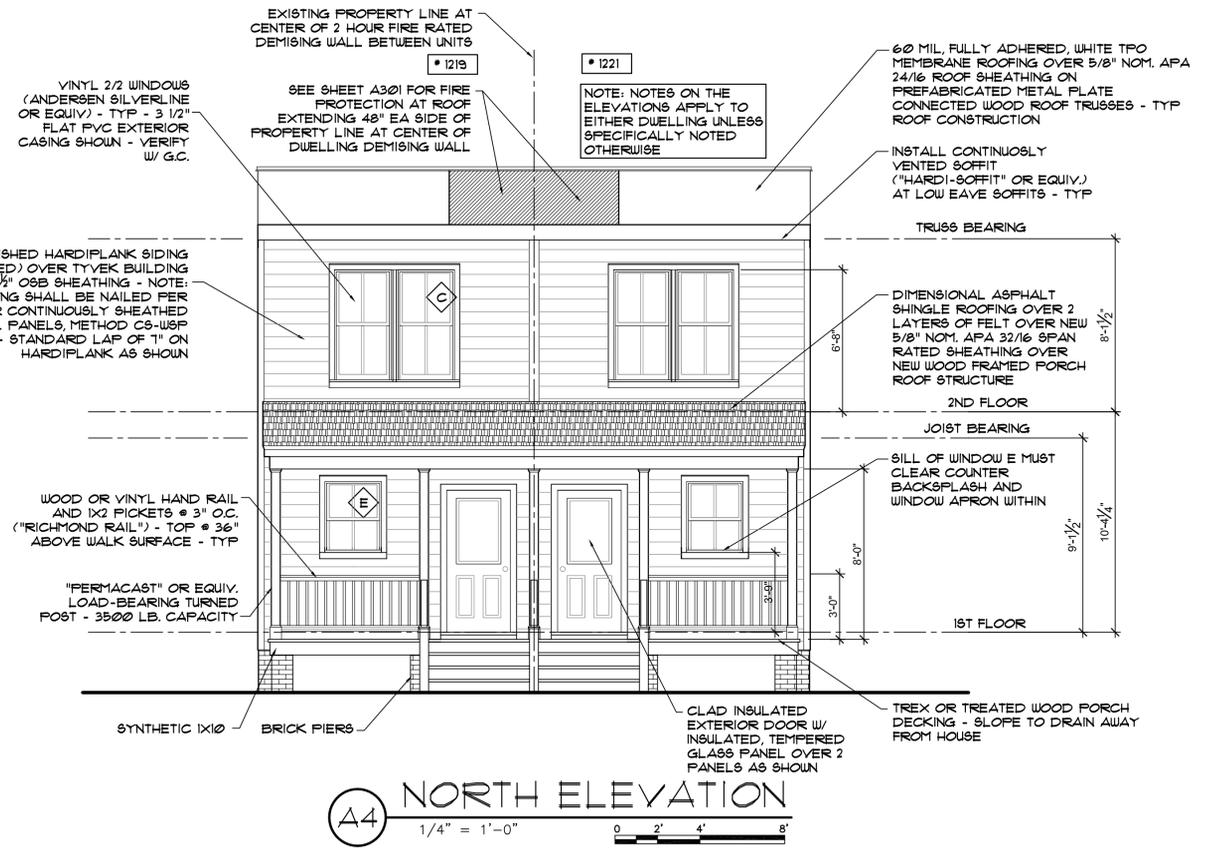
MARK	WINDOW			SIZE (ROUGH OPENING) CONTRACTOR TO VERIFY			MATL	TYPE	DETAIL			NOTES
	NO.	UNIT		WD	HGT	THK			HEAD	JAMB	SILL	
A	5	2'-8" X 5'-6"		34"	65.25"	VERIFY	VINYL CLAD WOOD	DBL HUNG				INSULATED - LOW 'E' ARGON FILLED MUST MEET EGRESS REQUIREMENT
B	3	2'-0" X 4'-2"		26"	53.25"	VERIFY	VINYL CLAD WOOD	DBL HUNG				TEMPERED AT BATHS
C	2	PR 2'-8" X 5'-4"		67.625"	69.25"	VERIFY	VINYL CLAD WOOD	PAIR DBL HUNG				INSULATED - LOW 'E' ARGON FILLED MUST MEET EGRESS REQUIREMENT
D	1	2'-8" X 5'-6"		34"	57.25"	VERIFY	VINYL CLAD WOOD	DBL HUNG				INSULATED - LOW 'E' ARGON FILLED TEMPERED AT STAIR
E	1	2'-8" X 3'-2"		34"	41.25"	VERIFY	VINYL CLAD WOOD	DBL HUNG				INSULATED - LOW 'E' ARGON FILLED HOLD SILL ABV COUNTER BACKSPASH & APRON

- WINDOW NOTES:
- ALL WINDOW UNITS SHALL BE PROVIDED WITH INSECT SCREENS
  - ALL WINDOWS WILL BE PROVIDED WITH AND HAVE INSTALLED NEW 5/4 X 4 "HARDITRIM" OR "AZEK" AT ALL EXTERIOR JAMBS AND HEAD.
  - PROVIDE TEMPERED SAFETY GLAZING IN ALL WINDOWS LOCATED IN HAZARDOUS LOCATIONS PER VRC 2012, SECTION R308.4. PROVIDE TEMPERED GLAZING IN ALL BATHROOM WINDOWS. SEE PLANS.
  - THE WINDOWS SHOWN ON THE DRAWINGS AND SCHEDULED ARE BASED ON ANDERSEN "SILVERLINE", VINYL SASH, CLAD FRAME, DOUBLE HUNG, SIMULATED 2/2 DOUBLE HUNG WINDOW PRODUCT - TILT SASH UNITS, SPACER BAR BETWEEN THE GLASS AND MUNTINS MOUNTED INBOARD AND OUTBOARD OF THE INSULATED GLASS UNIT.

**DOOR SCHEDULE -**

MARK	DOOR			FRAME			FIRE RATING LABEL	NOTES		
	WD	HGT	THK	MATL	TYPE	DEPTH			HEAD	JAMB
FIRST FLOOR	101A	3'-0"	6'-8"	1-3/4"	METAL GLASS 2PANEL	WD	4 1/2"	ALUM.	-	MAIN ENTRY - INSULATED 1/2 LITE OVER 2 RAISED PANELS
	101B	PR 2'-0"	6'-8"	1-3/8"	COMP. 6PANEL	WD	4 1/2"	-	-	PASSAGE - COAT CLOSET
	102A	2'-0"	6'-8"	1-3/8"	COMP. 6PANEL	WD	4 1/2"	-	-	PRIVACY - HALF BATH
	101C	2'-4"	6'-8"	1-3/8"	COMP. 6PANEL	WD	4 1/2"	-	-	PASSAGE - MECHANICAL
104A	2'-8"	6'-8"	1-3/4"	METAL GLASS 2PANEL	WD	4 1/2"	ALUM.	-	-	KITCHEN ENTRY - INSULATED 1/2 LITE OVER 2 RAISED PANELS
SECOND FLOOR	201A	2'-8"	6'-8"	1-3/8"	COMP. 6PANEL	WD	4 1/2"	-	-	PRIVACY - BEDROOM # 1
	201B	PR 2'-0"	6'-8"	1-3/8"	COMP. 6PANEL	WD	4 1/2"	-	-	BED CLOSET - ROLLER CATCHES DUMMY LEVERS OUTSIDE
	202A	2'-0"	6'-8"	1-3/8"	COMP. 6PANEL	WD	4 1/2"	-	-	PRIVACY - BATH # 1
	203A	2'-10"	6'-8"	1-3/8"	COMP. 6PANEL	WD	4 1/2"	-	-	PASSAGE - LAUNDRY
	203B	PR 1'-6"	6'-8"	1-3/8"	COMP. 6PANEL	WD	4 1/2"	-	-	LINENS
	204A	2'-8"	6'-8"	1-3/8"	COMP. 6PANEL	WD	4 1/2"	-	-	PRIVACY - BEDROOM # 2
204B	PR 1'-6"	6'-8"	1-3/8"	COMP. 3PANEL	WD	4 1/2"	-	-	BED CLOSET - ROLLER CATCHES DUMMY LEVERS OUTSIDE	
205A	2'-0"	6'-8"	1-3/8"	COMP. 6PANEL	WD	4 1/2"	-	-	PRIVACY - BATH # 2	

- DOOR NOTES:
- ALL DOOR HARDWARE TO HAVE LEVER OPERATORS, OR ADA COMPLIANT

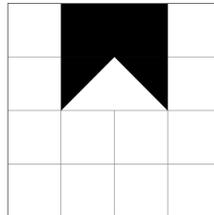
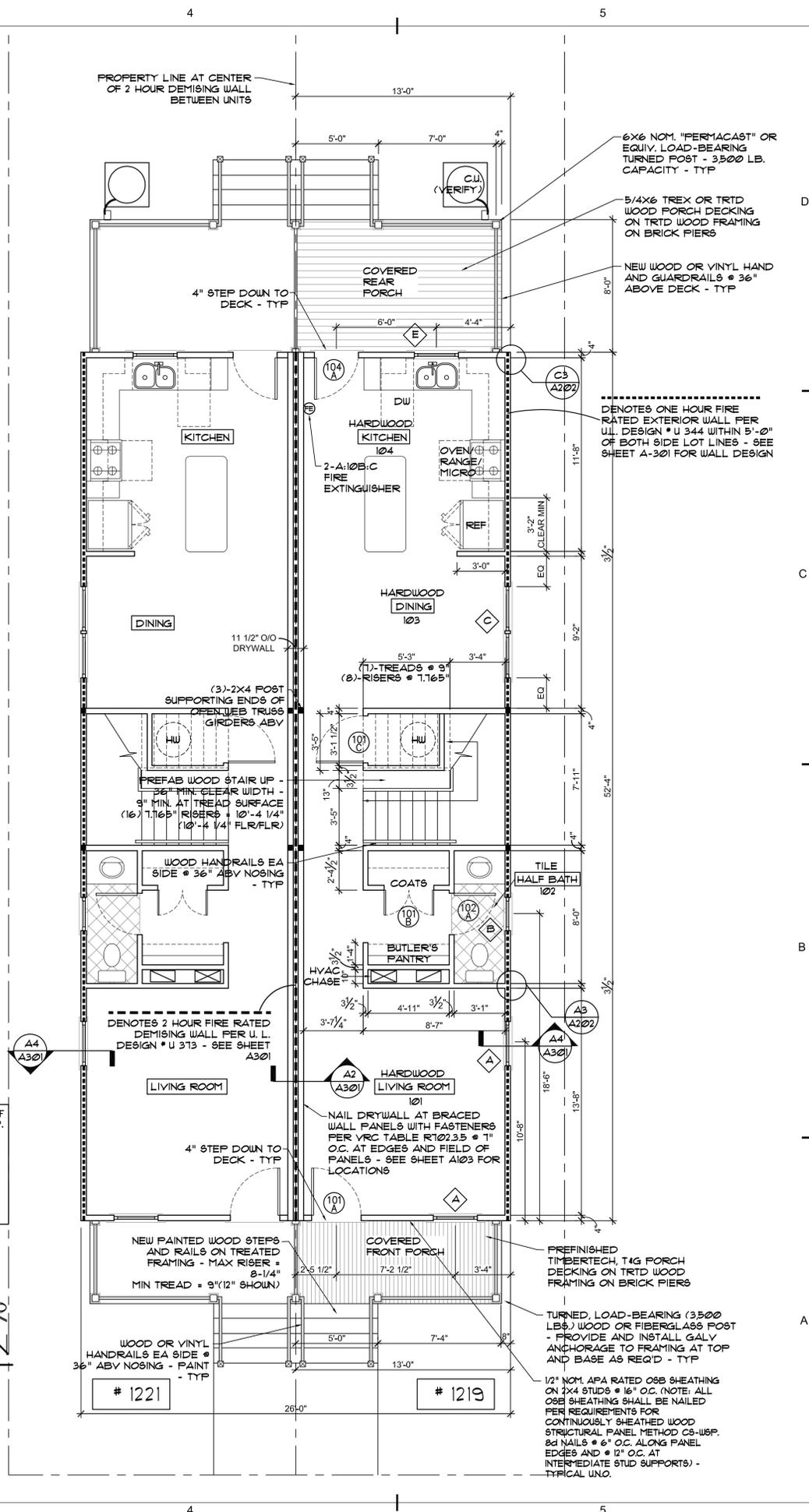
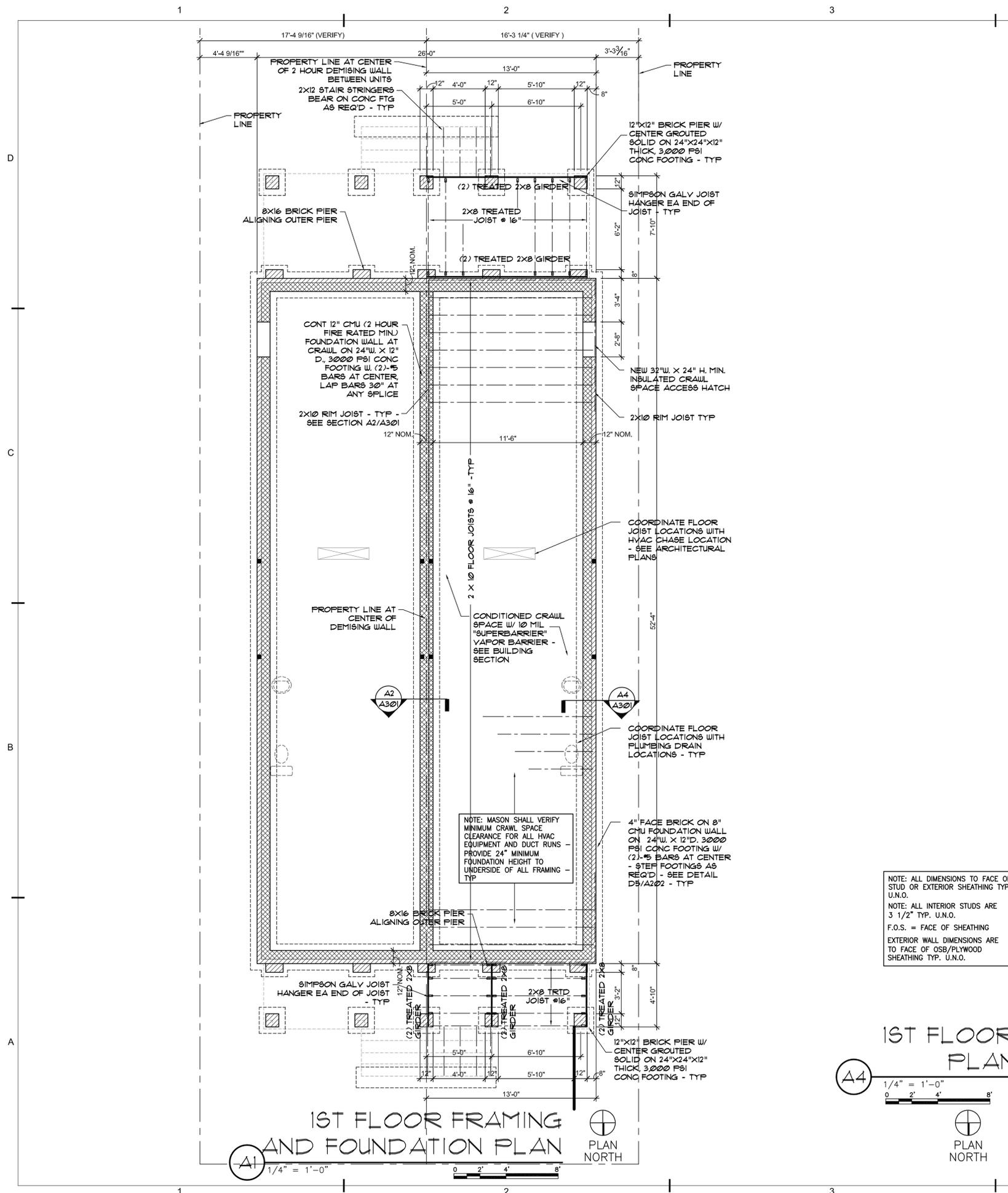


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drawn:	drw	
ch'kd:	drw	
cad #:	A202.DWG	

sheet title  
**BUILDING ELEVATIONS / DOOR & WINDOW SCHEDULES**



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job #: 2017-CAKE1  
drawn: drw  
ch'kd: A101.DWG  
cad #: A101.DWG

sheet title  
FOUNDATION / 1ST  
FLR AND 1ST FLR  
FRAMING PLANS

**A-101**  
sheet 2 of 8  
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NOTE: ALL DIMENSIONS TO FACE OF STUD OR EXTERIOR SHEATHING TYP. U.N.O.  
NOTE: ALL INTERIOR STUDS ARE 3 1/2" TYP. U.N.O.  
F.O.S. = FACE OF SHEATHING  
EXTERIOR WALL DIMENSIONS ARE TO FACE OF OSB/PLYWOOD SHEATHING TYP. U.N.O.

6X6 NOM. "PERMACAST" OR EQUIV. LOAD-BEARING TURNED POST - 3,500 LB. CAPACITY - TYP  
5/4X6 TREX OR TRTD WOOD PORCH FRAMING ON TRTD WOOD FRAMING ON BRICK PIERS  
NEW WOOD OR VINYL HAND AND GUARDRAILS @ 36" ABOVE DECK - TYP

DENOTES ONE HOUR FIRE RATED EXTERIOR WALL PER U.L. DESIGN # U 344 WITHIN 5'-0" OF BOTH SIDE LOT LINES - SEE SHEET A-301 FOR WALL DESIGN

DENOTES 2 HOUR FIRE RATED DEMISING WALL PER U.L. DESIGN # U 373 - SEE SHEET A301

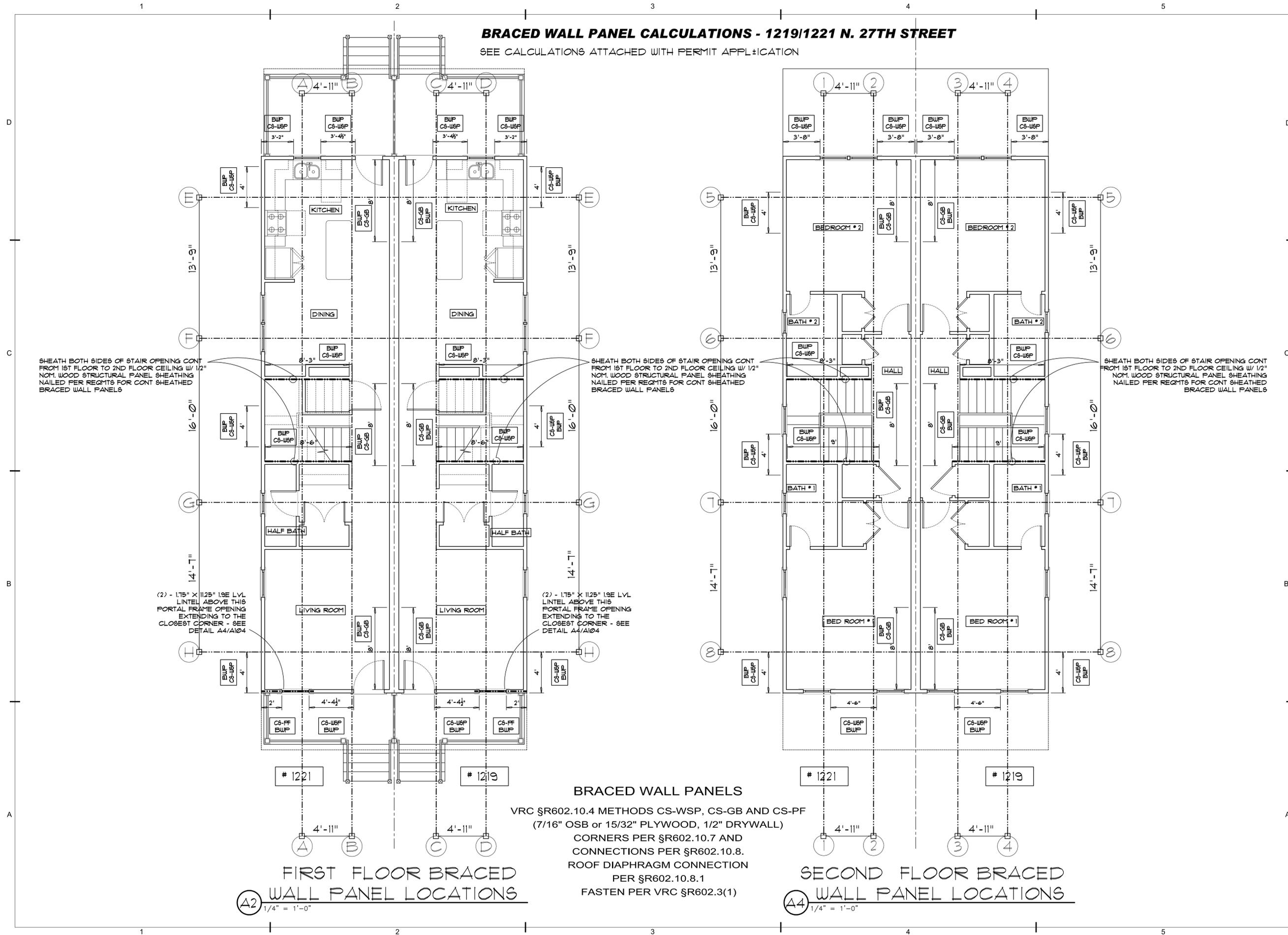
PREFINISHED TIMBERTECH, T4G PORCH DECKING ON TRTD WOOD FRAMING ON BRICK PIERS

TURNED, LOAD-BEARING (3,500 LBS.) WOOD OR FIBERGLASS POST - PROVIDE AND INSTALL GALV ANCHORAGE TO FRAMING AT TOP AND BASE AS REQ'D - TYP  
1/2" NOM. APA RATED OSB SHEATHING ON 2X4 STUDS @ 16" O.C. (NOTE: ALL OSB SHEATHING SHALL BE NAILED PER REQUIREMENTS FOR CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL METHOD CS-WSP. 8d NAILS @ 6" O.C. ALONG PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE STUD SUPPORTS) - TYPICAL U.N.O.



**BRACED WALL PANEL CALCULATIONS - 1219/1221 N. 27TH STREET**

SEE CALCULATIONS ATTACHED WITH PERMIT APPLICATION



SHEATH BOTH SIDES OF STAIR OPENING CONT FROM 1ST FLOOR TO 2ND FLOOR CEILING W/ 1/2" NOM. WOOD STRUCTURAL PANEL SHEATHING NAILED PER REQ'TS FOR CONT SHEATHED BRACED WALL PANELS

SHEATH BOTH SIDES OF STAIR OPENING CONT FROM 1ST FLOOR TO 2ND FLOOR CEILING W/ 1/2" NOM. WOOD STRUCTURAL PANEL SHEATHING NAILED PER REQ'TS FOR CONT SHEATHED BRACED WALL PANELS

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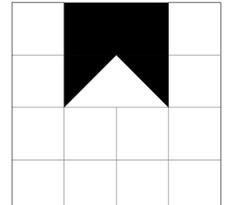
(2) - 1.75" X 1125" 19E LVL LINTEL ABOVE THIS PORTAL FRAME OPENING EXTENDING TO THE CLOSEST CORNER - SEE DETAIL A4/A104

(2) - 1.75" X 1125" 19E LVL LINTEL ABOVE THIS PORTAL FRAME OPENING EXTENDING TO THE CLOSEST CORNER - SEE DETAIL A4/A104

**FIRST FLOOR BRACED WALL PANEL LOCATIONS**

**SECOND FLOOR BRACED WALL PANEL LOCATIONS**

**BRACED WALL PANELS**  
 VRC §R602.10.4 METHODS CS-WSP, CS-GB AND CS-PF  
 (7/16" OSB OR 15/32" PLYWOOD, 1/2" DRYWALL)  
 CORNERS PER §R602.10.7 AND CONNECTIONS PER §R602.10.8.  
 ROOF DIAPHRAGM CONNECTION PER §R602.10.8.1  
 FASTEN PER VRC §R602.3(1)



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RICHMOND, VIRGINIA  
 PREPARED FOR: MR. MARION CAKE

mark	date	description
06.16.17	PERMIT SET	

job #: 2017-CAKE1  
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 ch'kd: drw  
 cad #: A103.DWG

sheet title  
**BRACED WALL PANEL DIAGRAMS**

**A-103**

sheet 4 of 7  
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**STRUCTURAL NOTES**

1. THE DESIGN INDICATED ON THESE DRAWINGS PRESUMES THAT THE STRUCTURE IS TO BE FOUND ON NATURAL, UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL HAVING A SAFE ALLOWABLE BEARING PRESSURE OF 2000 PSF. IT IS THE OWNER'S RESPONSIBILITY TO HAVE THIS VALUE VERIFIED BY COMPETENT GEOTECHNICAL PERSONNEL.

DESIGN CODE: 2012 VIRGINIA RESIDENTIAL CODE

ALL FOUNDATION AND FOOTING WORK SHALL BE PERFORMED TO COMPLY WITH CHAPTER 4 OF 2012 VIRGINIA RESIDENTIAL CODE.

NEW FOUNDATION WALL SHALL BE 4" FACE BRICK ON 8" CMU BACKUP MASONRY WALL WITH FULLY MORTARED OR GROUTED COLLAR JOINT AS NOTED. INSTALL SOLID CMU BLOCK UNITS AT ALL BEARING POINTS WITHIN WALLS AND AT INSIDE CORNERS. BALANCED EARTH FILL EACH SIDE OF WALL. GROUT CORES OF ALL PIERS SOLID. ALLOW MASONRY TO SET 24 HRS. MIN. BEFORE PLACING GROUT/COREFILL.

ANCHOR BOLTS SHALL BE PLACED WITHIN THE FULLY GROUTED CORE OF THE CMU - NOT THE COLLAR JOINT.

TREAT FOUNDATION SOIL FOR INSECTS AS REQUIRED BY BUILDING CODE, WITH A WARRANTED PROFESSIONAL PEST CONTROL COMPANY, USING TREATMENT PRODUCTS WHICH ARE ENVIRONMENTALLY APPROVED AS SAFE.

PRESERVATIVE TREAT ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR WOOD USED FOR EXTERIOR WEATHER EXPOSURE (ACQ). TREATMENT SHALL BE ENVIRONMENTALLY APPROVED AS SAFE.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY BRACE AND SHORE ALL NEW OR EXISTING CONSTRUCTION TO SAFELY RESIST ALL REASONABLE LOADS TO WHICH THE NEW CONSTRUCTION MAY BE SUBJECTED UNTIL PERMANENT BRACING AND SUPPORT IS IN PLACE.

**MATERIALS:**

- CONCRETE: MINIMUM 28 DAY COMPRESSIVE STRENGTH - 3000 PSI SLUMP OF 2" - 4" MAX. AGGREGATE SIZE + 3/4"
- GROUT/COREFILL: ASTM C416, 9"-11" SLUMP, 3000 PSI MIN. COMPRESSIVE STRENGTH.
- REINFORCING STEEL: BARS - ASTM A615, GRADE 60 WUF - ASTM A183

- CONCRETE MASONRY UNITS: ASTM C90, TYPE N, MIN. COMPRESSIVE STRENGTH OF 1500 PSI, f'm = 1500 PSI
- FACE BRICK: AS SELECTED BY PROJECT/HOMES.
- MASONRY MORTAR: ASTM C270, TYPE S.
- ANCHOR BOLTS: ASTM A307 / A36 ( MILD STEEL )
- STRUCTURAL SAWN LUMBER: 2X6 OR GREATER: #2 SOUTHERN YELLOW PINE, MC 19 2X4'S: #2 SFF
- PLYWOOD AND OSB: APA RATED SHEATHING, 32/16 EXPOSURE 1. ALL EXTERIOR PLYWOOD OR OSB WALL SHEATHING SHALL BE NAILED PER THE REQUIREMENTS FOR BRACED WALL PANELS - METHOD CS-WSP ( CONTINUOUS SHEATHING-WOOD STRUCTURAL PANEL ) - 8d COMMON NAIL @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. AT INTERMEDIATE STUD SUPPORTS. ALL EDGES BLOCKED.
- PLATE CONNECTED WOOD TRUSSES: PER LATEST REQUIREMENTS OF THE TRUSS PLATE INSTITUTE ( TPI ).
- LAMINATED VENEER LUMBER (LVL): HAVING THE FOLLOWING MINIMUM PROPERTIES: E=1300 PSI, Fb=2600 PSI, Fv= 285 PSI, Fc=150 PSI

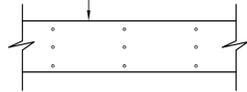
4. FOR ALL CONCRETE WORK: CONFORM TO ALL APPLICABLE SECTIONS OF ACI 318 AND ACI 302, CODE-CURRENT EDITIONS

5. FOR ALL STRUCTURAL MASONRY CONSTRUCTION: CONFORM TO ALL APPLICABLE SECTIONS OF ACI 530I, CODE-CURRENT EDITION.

**DESIGN LOADS:**

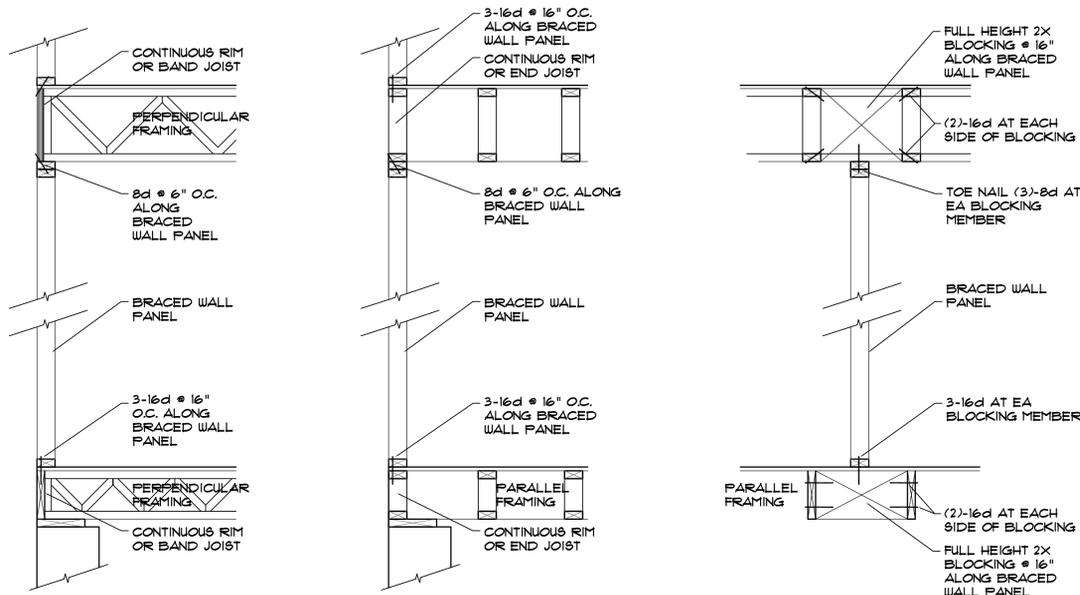
- GROUND SNOW LOAD: 20 PSF
- MIN. ROOF LIVE LOAD: 20 PSF
- WIND SPEED / EXPOSURE: Vult = 115 MPH, Vead = 89 MPH / EXPOSURE B
- FLOOR SYSTEM DESIGN IS BASED ON RESIDENTIAL LIVING AREA LIVE LOAD = 40 PSF
- LOADING CONDITION MINIMUM, WITH LL/DEFLECTION = L/360 MAXIMUM
- PROVIDE FULL STUD SUPPORT UNDER BEARING SURFACES OF ROOF RAFTERS. DOUBLE STUDS AT ALL WINDOW AND DOOR LINTELS.
- VERIFY ALL FLOOR, JOIST AND RAFTER BEARING ELEVATIONS W/ OWNER IN THE FIELD.
- PROVIDE AND INSTALL HURRICANE TIES AS MANUFACTURED BY "SIMPSON STRONG TIE" AT ROOF RAFTER BEARINGS.
- PROVIDE WOOD LINTELS AT ALL WOOD FRAMED WINDOW AND DOOR OPENINGS AS SHOWN ON THE DRAWINGS.

(2)-175" x 1125" LVL LINTEL PER FRAMING PLANS - NAIL W/ (3) ROWS 16d NAILS @ 16" STACKED EA FACE (4) ROWS AT 14" LVL GIRDERS



**PORTAL FRAME LINTEL AND LVL GIRDER NAILING**

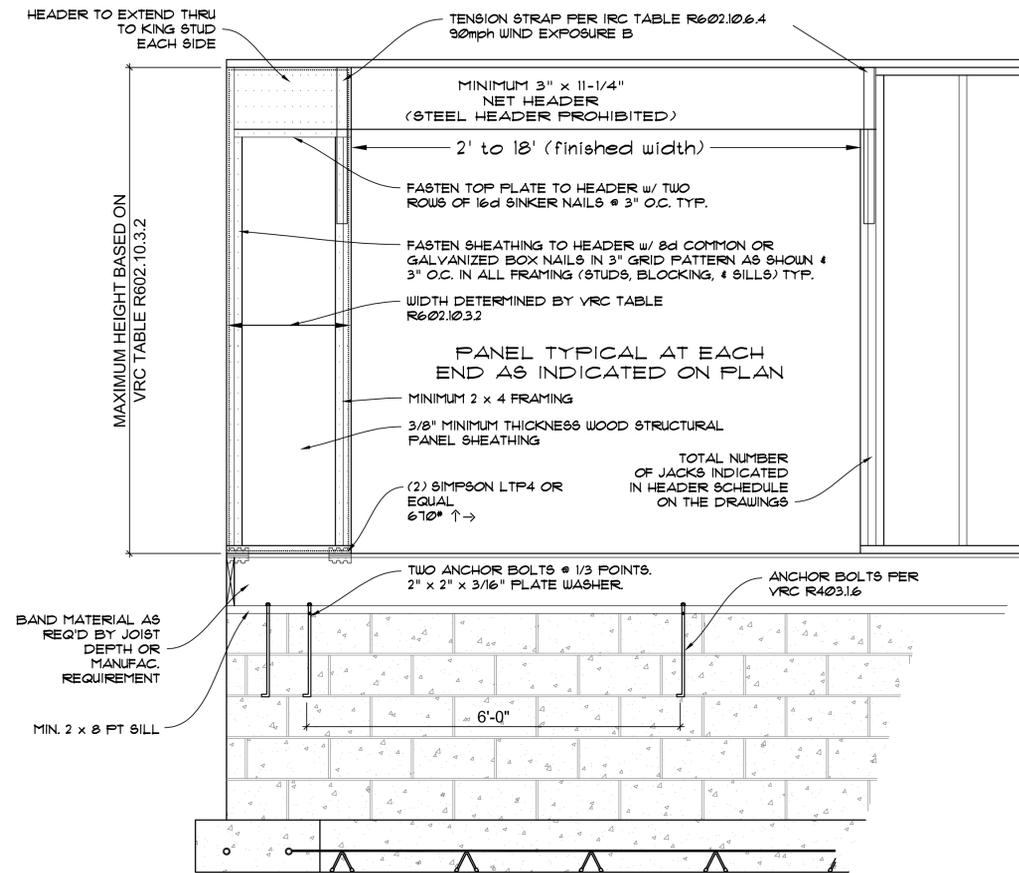
NOT TO SCALE



**BRACED WALL PANEL CONNECTIONS**

NO SCALE

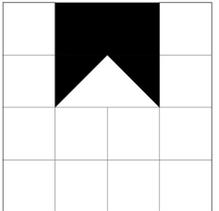
**BRACED WALL PANELS**  
 IRC §R602.10.4 METHODS CS-WSP AND CS-PF (7/16" OSB or 15/32" PLYWOOD) CORNERS PER §R602.10.7 AND CONNECTIONS PER §R602.10.8. ROOF DIAPHRAGM CONNECTION PER §R602.10.8.1 FASTEN PER IRC §R602.3(1)



**CONTINUOUSLY SHEATHED PORTAL FRAME SECTION: VRC FIG. R602.10.6.4**

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

SEE VRC TEXT FOR ADDITIONAL NOTES AND LIMITATIONS



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 PREPARED FOR: MR. MARION CAKE

mark	date	description
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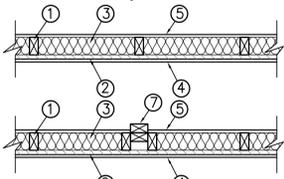
job #: 2017-CAKE1  
 drawn: drw  
 ch'kd: drw  
 cod #: A104.DWG

sheet title  
**BRACED WALL PANEL DIAGRAMS / STRUCTURAL NOTES**

**A-104**

sheet 4 of 7  
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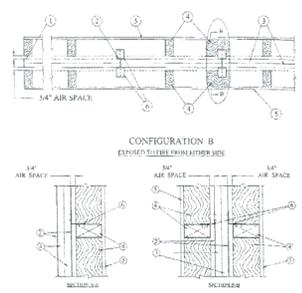
Design No. U344  
Bearing Wall Rating = 1 Hr.  
Finish Rating = 28 Min.



- Wood Studs - Nom. 2 by 4 in. spaced 24 in. O.C., laterally braced, and effectively fire stopped at top and bottom.
- Wood Structural Panel Sheathing - Nom. 5/8 in. thick, 4 ft wide APA Rated Sheathing 32/16. Exposure 1, plywood or oriented strand board (OSB) per PS1, PS2 or APA Standard PRP-108. Installed with long dimension of sheet (strength axis) or face grain of plywood, parallel with studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Horizontal joints backed with nom. 2 by 4 in. wood backing. Attached to studs on exterior side of wall with 8d cement coated steel box nails spaced 12 in. O.C. along exterior studs and 6 in. O.C. at perimeter of panels.
- Fiber Sprayed\* - As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb./ft.<sup>3</sup> U S GREENFIBER L L C - Cocoon stabilized cellulose insulation.
- Gypsum Board\* - 5/8" thick, 4 ft wide, applied horizontally or vertically. Attached to studs through plywood sheathing with 8d cement coated steel nails 1 7/8 in. long, 0.0915 in. shank diam, and 1/4 in. diam heads. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.  
AMERICAN GYPSUM CO - Types AG-1, AG-C.  
CANADIAN GYPSUM COMPANY - Type AR, C, IP-X2, IPC-AR, SCX, SHX, WRX.  
LAFARGE NORTH AMERICA INC - Types LGFC, LGFC-A, LGFC-C, LGFC-C/A.  
STANDARD GYPSUM L L C - Type SG-C.  
TEMPLE-INLAND FOREST PRODUCTS CORP - Type TG-C.  
UNITED STATES GYPSUM CO - Types AR, C, FRX-G, IP-X2, IPC-AR, WRX, SCX, SHX or WRX.  
USG MEXCO S A DE C V - Types AR, C, IPX-2, IPC-AR, SCX, WRX or WRX.
- Gypsum Board\* - 5/8" thick, 4 ft wide, applied horizontally or vertically. Attached to studs or blocking at 7 in. O.C. with 8d cement coated steel nails 1 7/8 in. long, 0.0915 in. shank diam, and 1/4 in. diam heads. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.  
AMERICAN GYPSUM CO - Types AG-1, AG-C.  
CANADIAN GYPSUM COMPANY - Type AR, C, IP-X1, IPX-2, IPC-AR, SCX or WRX.  
STANDARD GYPSUM L L C - Type SG-C.  
TEMPLE-INLAND FOREST PRODUCTS CORP - Type TG-C.  
UNITED STATES GYPSUM CO - Types AR, C, FRX-G, IP-X1, IP-X2, IPC-AR, SCX or WRX.  
USG MEXCO S A DE C V - Types AR, C, IP-X1, IP-X2, IPC-AR, SCX or WRX.

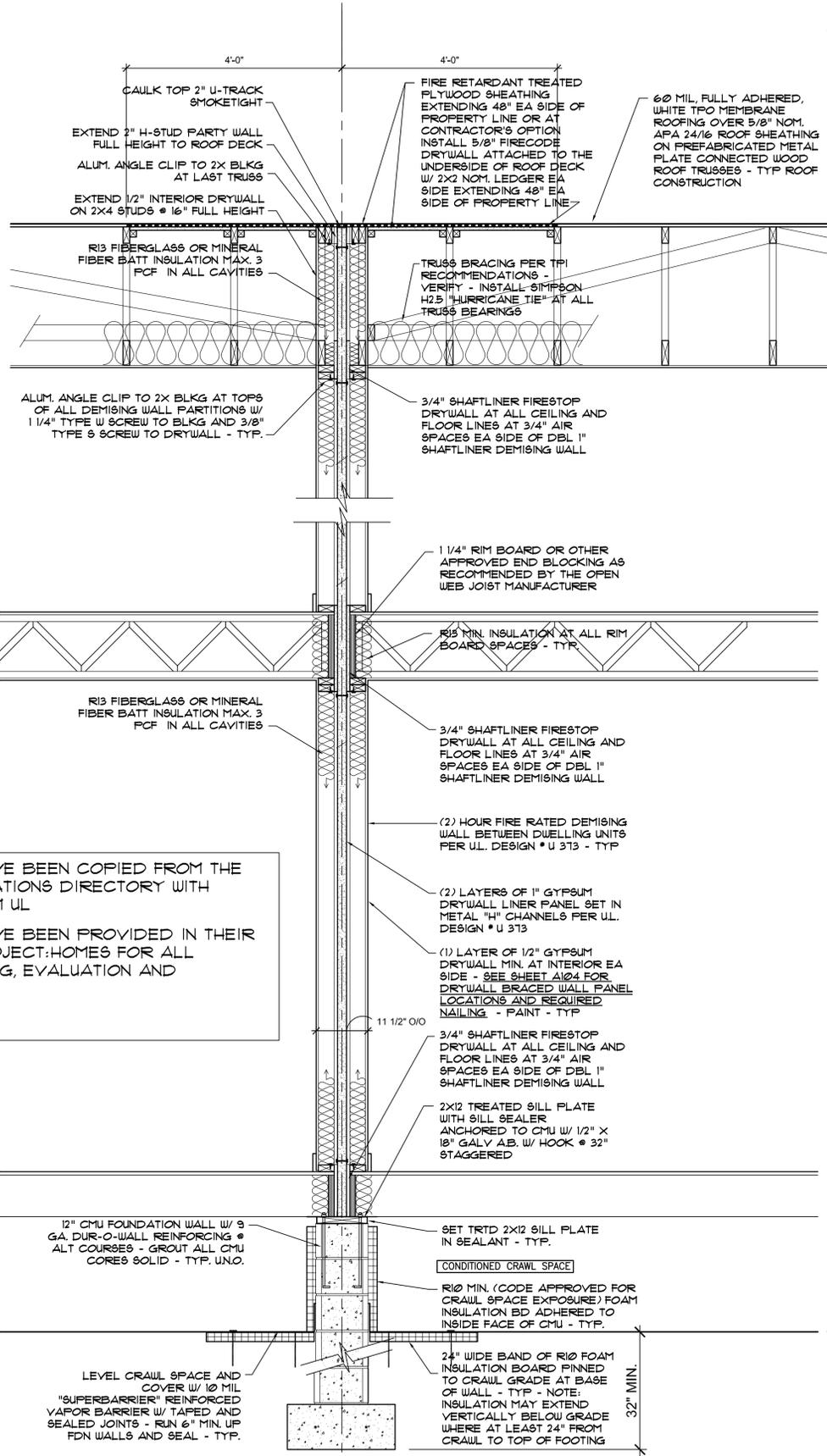
## TYPICAL ONE HOUR EXTERIOR WALL

DESIGN NO. U373



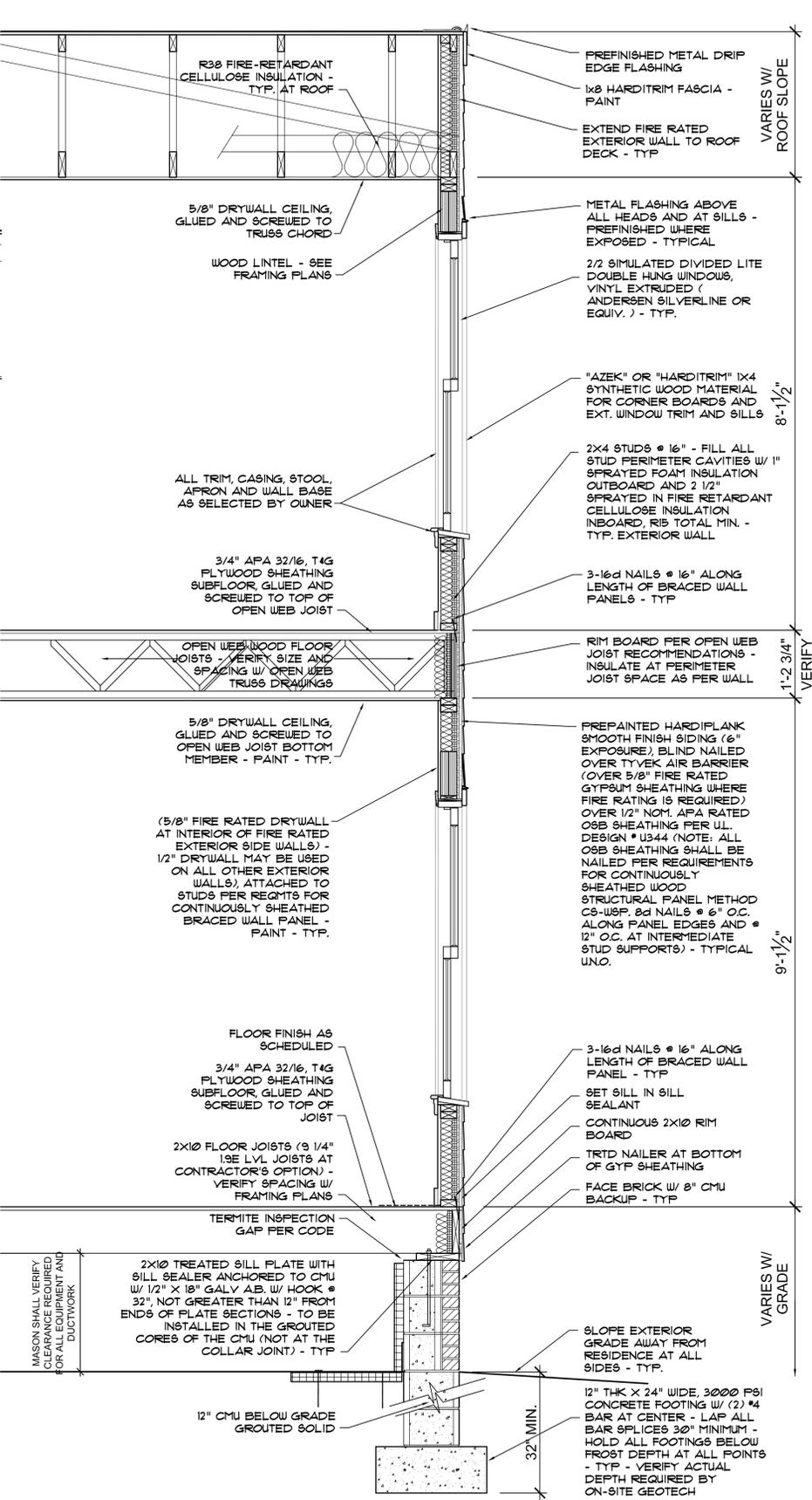
- Floor, Intermediate or Top Wall - 2-3/16 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. O.C.
- Steel Studs - Steel members formed from No. 25 MSG galv steel having "H" shaped flanges spaced 24 in. O.C. overall depth 2-1/8 in. and flange width 1-1/2 in.
- Gypsum Board\* - Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" shaped studs.  
G-P GYPSUM CORP SUB OF GEORGIA-PACIFIC CORP - Types TRSL, DGUSL  
PROTECTED WALL - (Bearing or Nonbearing Wall)
- Wood Studs - Nom 2 by 4 in., max spacing 24 in. O.C. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. separation between wood framing and any separation wall.
- Gypsum Board - Classified or Unclassified - Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to studs with 1-1/4 in. long steel drywall nails spaced 12 in. O.C. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.
- Attachment Clips - Aluminum angle, 0.062 in. thick, min 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with one Type S screw 3/8 in. long to "H" studs and with one Type W screw 1-1/4 in. long to wood framing through holes provided in clip. Clips spaced a max of 30 ft OC vertically between wood framing and "H" studs for separation walls up to 23 ft high. For separation walls up to 44 ft high, clips spaced as described above for the upper 24 ft, and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.
- Batts and Blankets\* - (Optional, not shown) - Placed in stud cavity, any glass fiber or mineral wool insulation, max 3.0 pcf density bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BNV or BZJZ) Categories for names of Classified companies.  
\*Bearing the UL Classification Mark

## TYPICAL TWO HOUR DEMISING WALL BETWEEN DWELLINGS



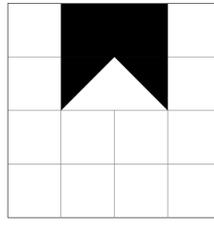
## A2 DEMISING WALL SECTION

3/4" = 1'-0"



## A4 EXTERIOR WALL SECTION

3/4" = 1'-0"



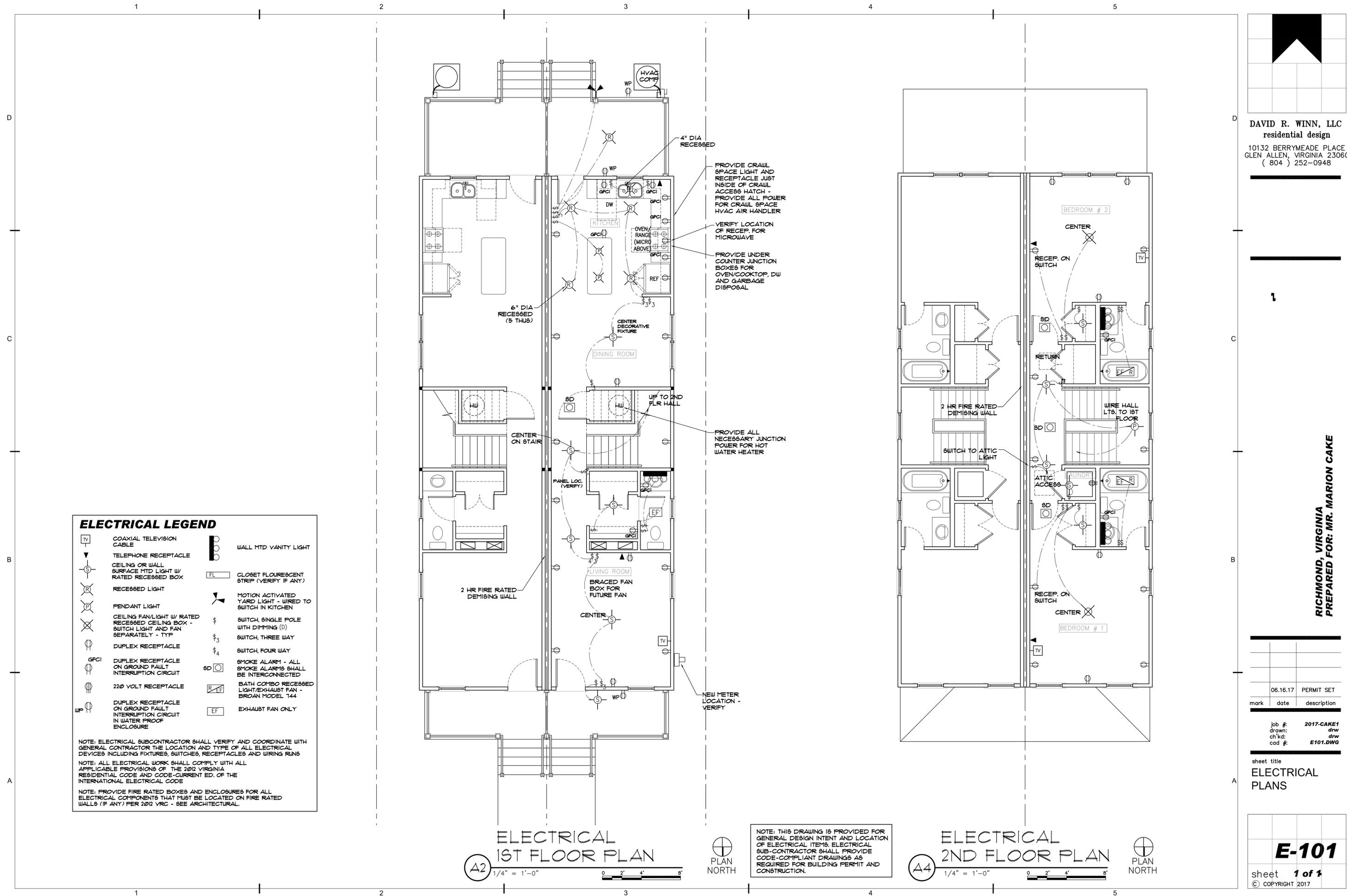
DAVID R. WINN, LLC  
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PREPARED FOR: MR. MARION CAKE

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job #: 2017-CAKE1  
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ch'kd:   
cad #: A301.DWG

sheet title  
WALLS  
SECTIONS /  
U. L.  
DESIGNS  
**A301**  
sheet 7 of 8  
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**ELECTRICAL LEGEND**

	COAXIAL TELEVISION CABLE		WALL MTD VANITY LIGHT
	TELEPHONE RECEPTACLE		CLOSET FLOURESCENT STRIP (VERIFY IF ANY)
	CEILING OR WALL SURFACE MTD LIGHT W/ RATED RECESSED BOX		MOTION ACTIVATED YARD LIGHT - WIRED TO SWITCH IN KITCHEN
	RECESSED LIGHT		SWITCH, SINGLE POLE WITH DIMMING (D)
	PENDANT LIGHT		SWITCH, THREE WAY
	CEILING FAN/LIGHT W/ RATED RECESSED CEILING BOX - SWITCH LIGHT AND FAN SEPARATELY - TYP		SWITCH, FOUR WAY
	DUPLEX RECEPTACLE		SMOKE ALARM - ALL SMOKE ALARMS SHALL BE INTERCONNECTED
	DUPLEX RECEPTACLE ON GROUND FAULT INTERRUPTION CIRCUIT		BATH COMBO RECESSED LIGHT/EXHAUST FAN - BROAN MODEL T44
	220 VOLT RECEPTACLE		EXHAUST FAN ONLY
	DUPLEX RECEPTACLE ON GROUND FAULT INTERRUPTION CIRCUIT IN WATER PROOF ENCLOSURE		

NOTE: ELECTRICAL SUBCONTRACTOR SHALL VERIFY AND COORDINATE WITH GENERAL CONTRACTOR THE LOCATION AND TYPE OF ALL ELECTRICAL DEVICES INCLUDING FIXTURES, SWITCHES, RECEPTABLES AND WIRING RUNS

NOTE: ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE 2012 VIRGINIA RESIDENTIAL CODE AND CODE-CURRENT ED. OF THE INTERNATIONAL ELECTRICAL CODE

NOTE: PROVIDE FIRE RATED BOXES AND ENCLOSURES FOR ALL ELECTRICAL COMPONENTS THAT MUST BE LOCATED ON FIRE RATED WALLS (IF ANY) PER 2012 VRC - SEE ARCHITECTURAL.

**ELECTRICAL 1ST FLOOR PLAN**  
 A2 1/4" = 1'-0"  
 0 2' 4' 8'



NOTE: THIS DRAWING IS PROVIDED FOR GENERAL DESIGN INTENT AND LOCATION OF ELECTRICAL ITEMS. ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE CODE-COMPLIANT DRAWINGS AS REQUIRED FOR BUILDING PERMIT AND CONSTRUCTION.

**ELECTRICAL 2ND FLOOR PLAN**  
 A4 1/4" = 1'-0"  
 0 2' 4' 8'



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**ELECTRICAL PLANS**

**E-101**  
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