



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 ROSENEATH RD EMAIL: _____

CITY, STATE AND ZIP CODE: 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 ZIP CODE: 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: [Signature]
Name of Owner or Authorized Agent (please print legibly): JOSHUA ROMANO

(Space below for staff use only)
Received by Commission Secretary: ECE VED DATE: NOV 22 2016 12:21 pm
APPLICATION NO. _____ SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.
NOV 22 2016

DETAILED DESCRIPTION OF PROPOSED WORK AT 2112 E. CLAY ST.:

The applicant proposes to construct a new duplex on vacant lots located at 2112 E. Clay St. Richmond, VA 23223. The lots are located in the Church Hill District.

SITING:

The lot is zoned R-63, which requires no front setback. The proposed dwelling will match the front setback of the adjacent property, 2110 E. Clay St., which is 12'6" from property line to facade of house. The minimum side yard setback for single-family dwellings is 3 feet. We have allowed for a 5' setback on both sides of proposed dwelling.

FORM:

The form of the proposed dwelling is indicative of several historic dwellings located within the Church Hill District.

SCALE:

The proposed dwelling maintains the existing human scale of the neighborhood and does not overwhelm pedestrians at the street level.

HEIGHT, WIDTH, PROPORTION & MASSING:

The proposed dwelling respects the typical height of the houses on the 2100 block of E. Clay St. It will follow the declining grade pattern from the west end of the block to the east end of the block.

2110 E. Clay St. is 44" from grade to the finished front porch. 2112 E. Clay will match this finished height.

MATERIALS, COLORS, & DETAILS:

Exterior Cladding

The proposed dwellings will be clad in LP SmartSide smooth lap siding with a 7" reveal. The left dwelling will be Naval, SW#6244 from the CAR color palette. The right dwelling will be Retreat, SW#6207 from the CAR color palette.

All of the window and door trim will be 3.5" smooth LP SmartSide trim and will be painted color SW#7005 Pure White.

All of the soffit will be LP SmartSide smooth finish vented soffit and will be painted color SW#7005 Pure White.

ECE VED

DEC 22 2016

1:55

Doors and Windows

The front doors will be Pella ½ light over 2 panel doors with clear glass.

The front door of the left unit will be painted the color #SW0008 Cajun Red from the CAR color palette.

The front door of the right unit will be painted the color #SW6478 Watery from the CAR color palette.

The front doors will have a single light transom the same width as the door. The top of the transom will be aligned to the top of the first floor windows at 7'8".

The rear doors will be Pella pre-painted white ½ light over 2 panel doors with clear glass.

The windows will be the MW Jefferson 300 series cellular PVC double-hung 2/2 simulated divided light. See floor plans for window sizes. All window heads will be at 7'8" above the finished floor.

Trim

The front porch columns and trim will be Fypon cellular polyurethane in the color white.

The railing will be custom black painted metal ornamental rail.

Decking

The front porch will be Azek tongue and groove cellular PVC in the color oyster. The porch will be constructed on brick piers. A wood lattice panel will be located between the piers and will be painted white.

The rear deck will be pressure treated wood on brick piers. A wood lattice panel will be located between the piers.

Roofing

Front porch and tower roof: Architectural shingles

Color: Dark Gray

Main roof: TPO roof membrane

Color: White on main roof

Color: Black on front porch and bay windows

Site Construction

Site stair railing required to satisfy building code will be painted metal.

Color: Black

Stairs will be framed out of pressure treated lumber and wrapped with Azek tongue and groove cellular PVC decking in the color oyster.

Brick foundation will be natural Pine Hall Ashton Court brick.

There will be a 6' dog-eared pine privacy fence in the rear of the proposed dwellings. This fence will be on both sides of the rear yard and in the middle of the two dwellings. It will stretch to the alley. The rear yard will be open facing the alley with gravel off-street parking for both dwellings.

HVAC units will be adjacent to the rear deck.

Waste containers will be placed on the property inside the fence in the rear.

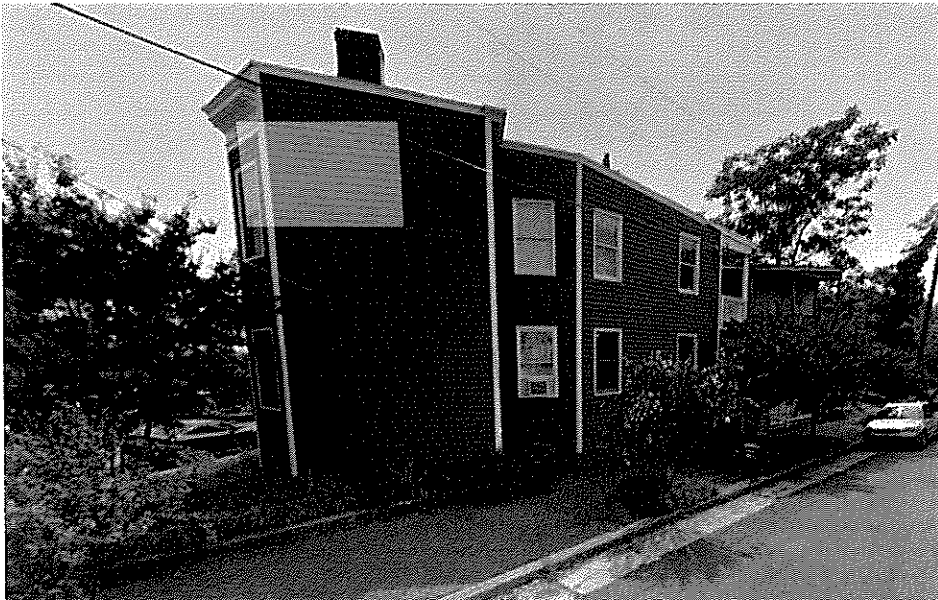
Gutters will be white aluminum K-Style gutters.

Neighboring Corner Lots:

22nd & E Leigh St. (1 block away) East Facing
Minimum Side Setbacks



22nd & E Leigh St. (1 block away) West Facing
Minimum Side Setbacks



Neighboring Corner Lots:

21st & E Leigh St. (1 block away) North Facing
Minimum Side Setbacks



Neighboring Corner Lots:

E Clay St & N 23rd (1 block away) East Facing
Minimum Side Setbacks



E Clay St & N 23rd (1 block away) West Facing
Minimum Side Setbacks



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 BEAMS SHOULD 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 REQUIRED PER 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 ENCLISING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-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. CONTRACTOR 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 CONTINUOUS 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. BETWEEN 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 FLOWING 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 NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILLINGS 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 VERTICAL 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-FOOT 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 ARTIFICIAL 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

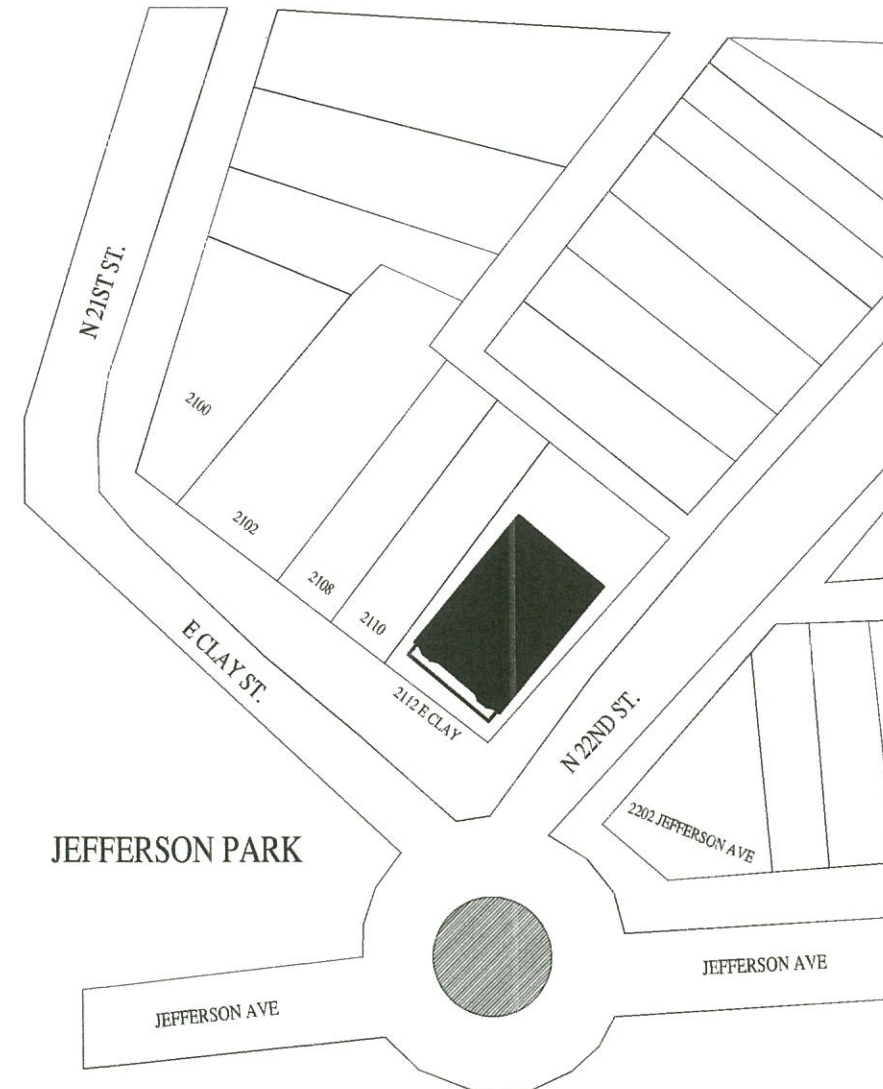
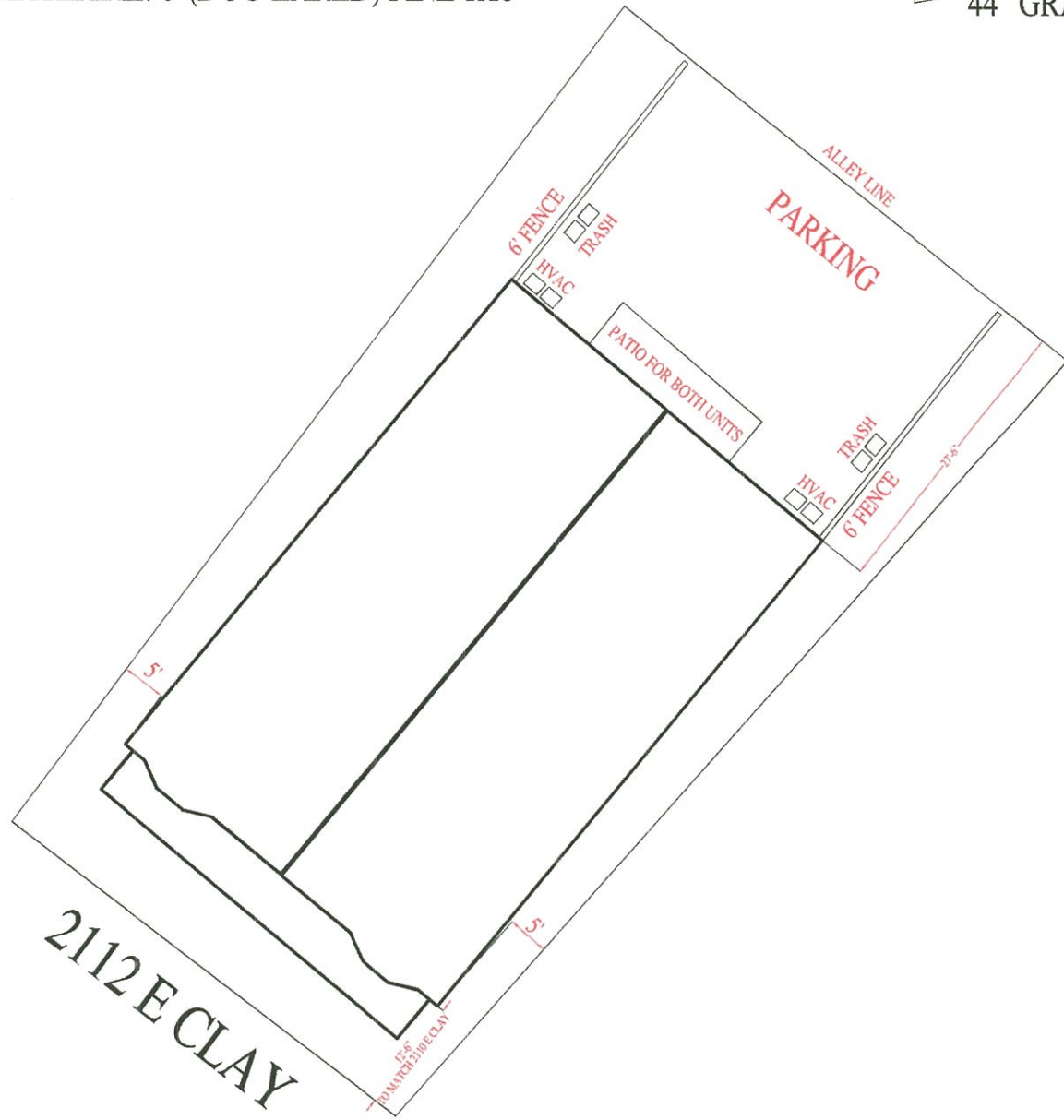
SIMILAR HOMES MIRRORED



DECK FRAMING: PRESSURE TREATED PINE
DECK FINISH: PRESSURE TREATED 5/4 X 6 PINE

FENCE MATERIAL: 6' (DOG-EARED) PINE 1X6

44" GRADE TO PORCH FF



SITE PLAN

2112 E CLAY ST.

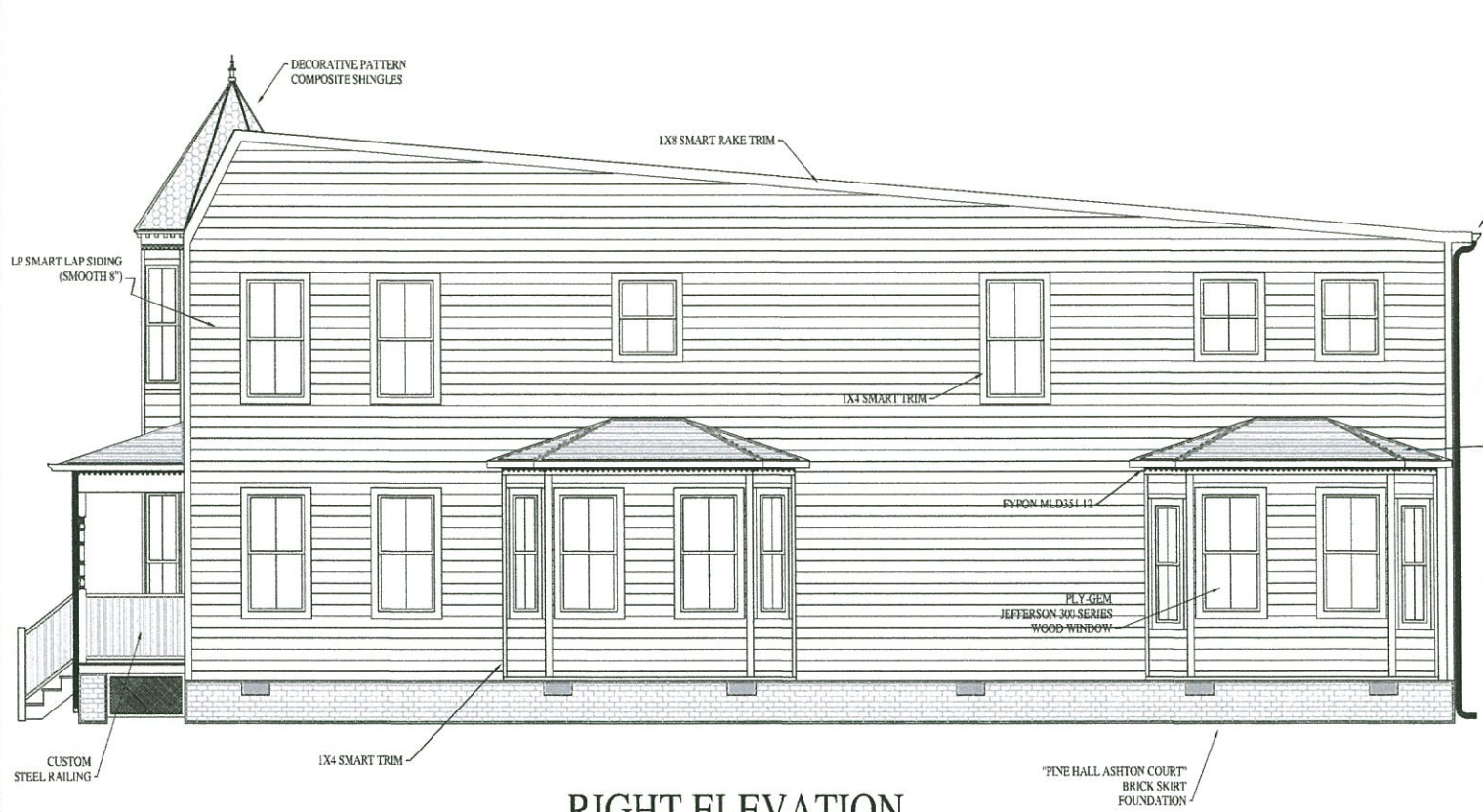
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2" = 1'-0"

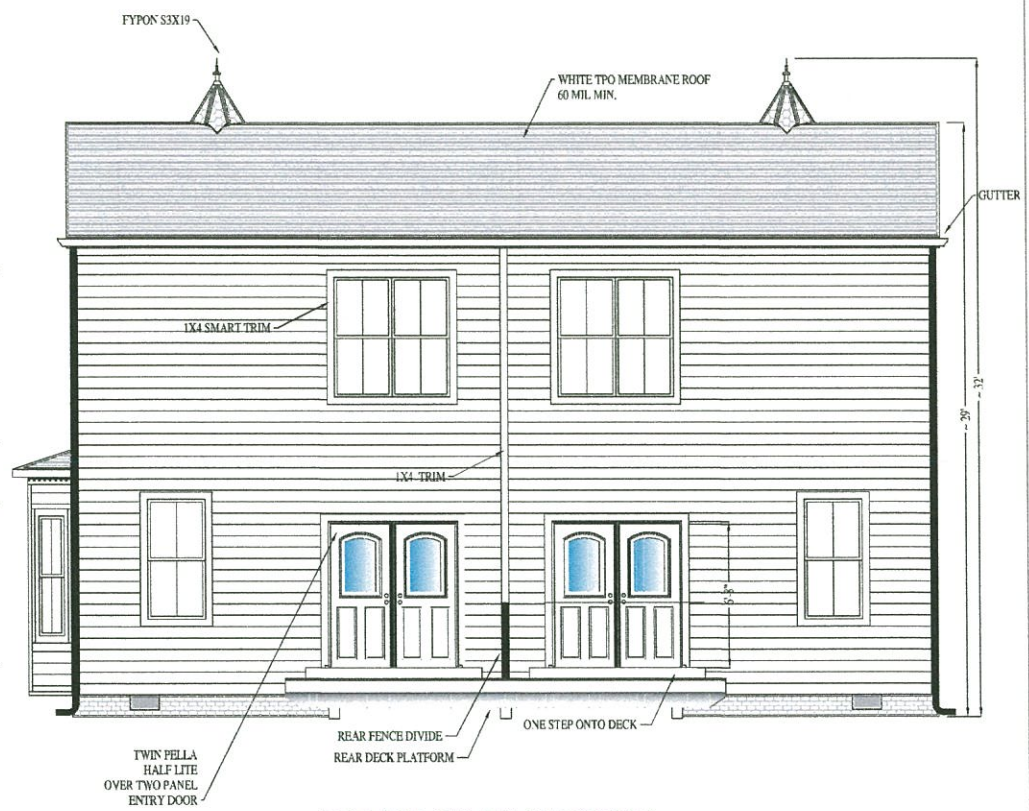
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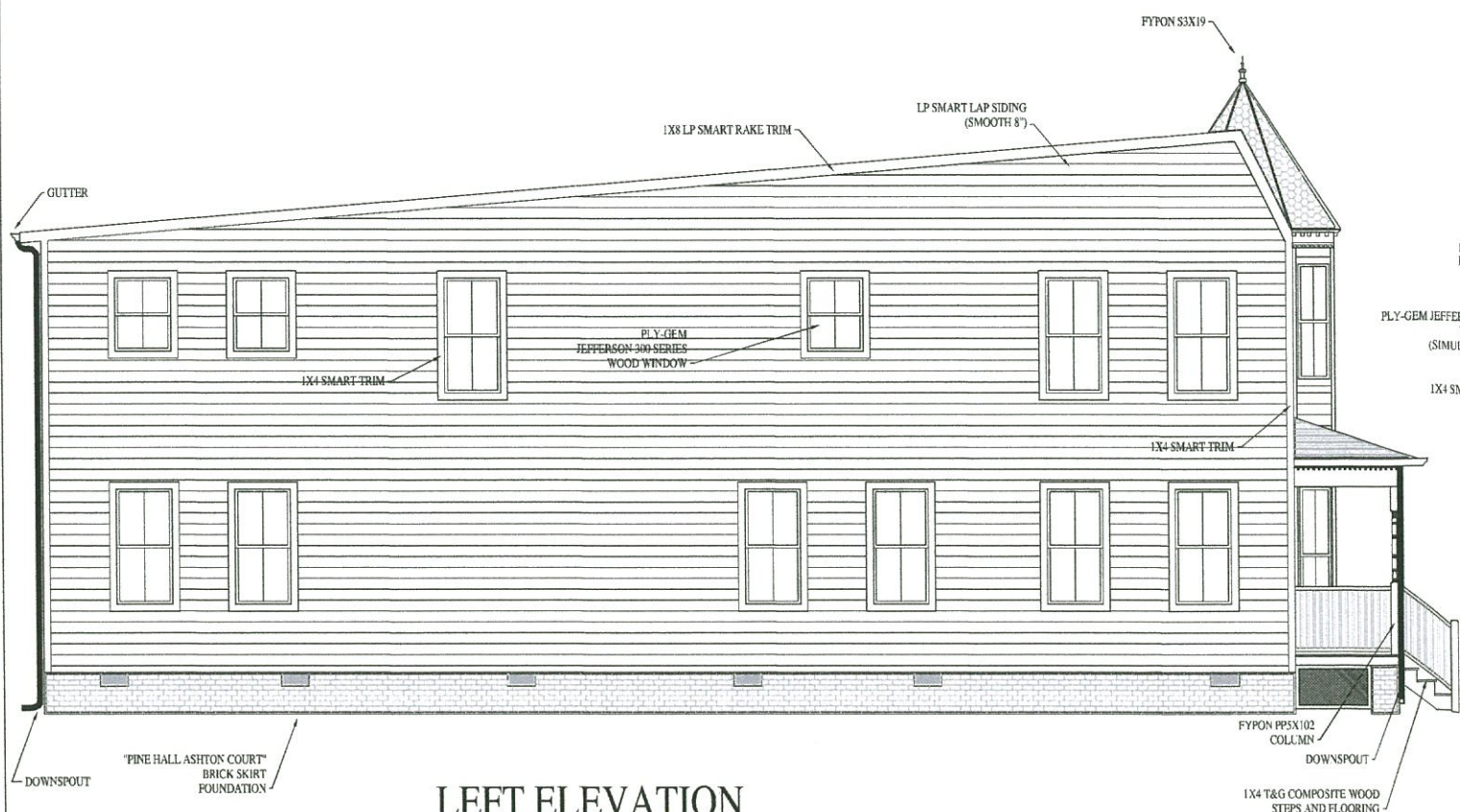
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DEVELOPMENT GROUP



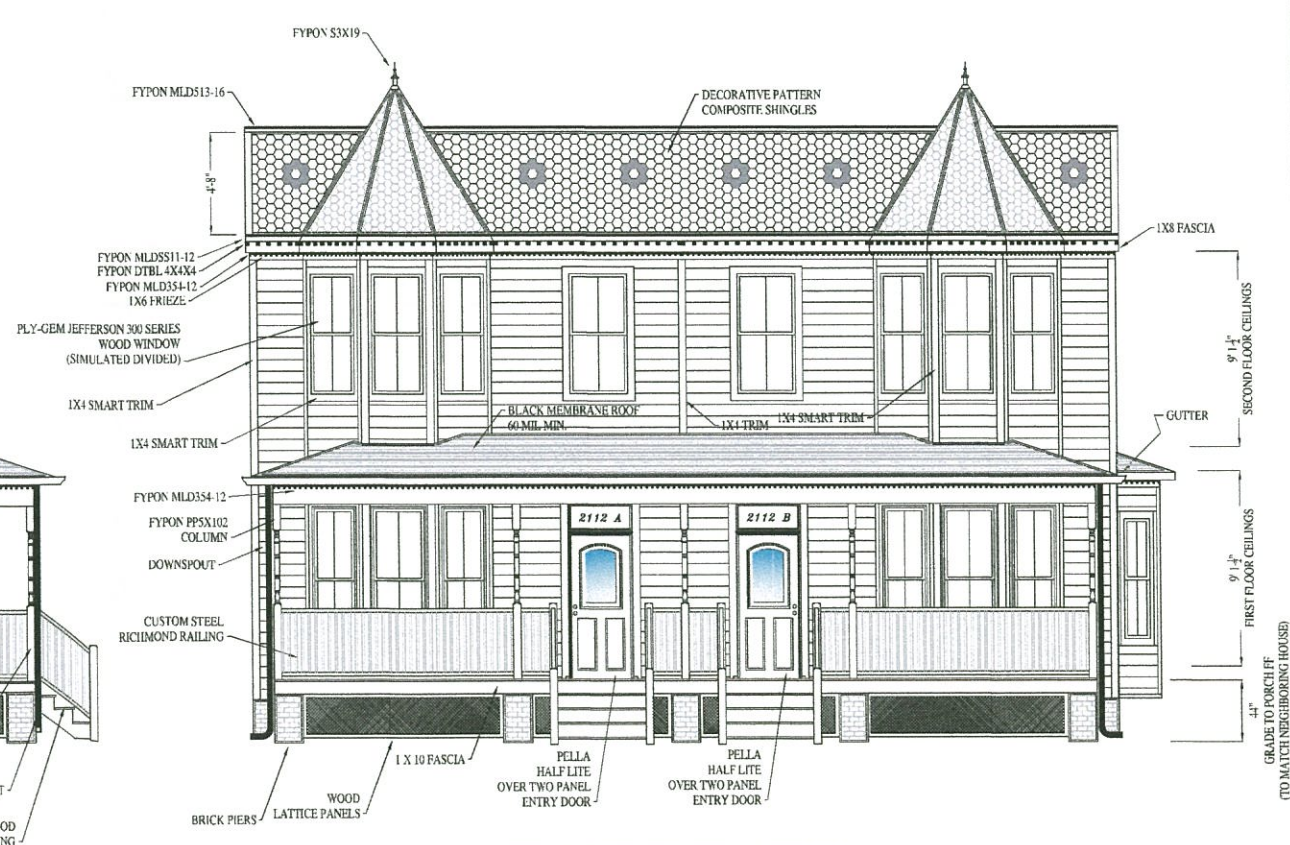
RIGHT ELEVATION
FACING 22ND ST.



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

2112 E CLAY ST.

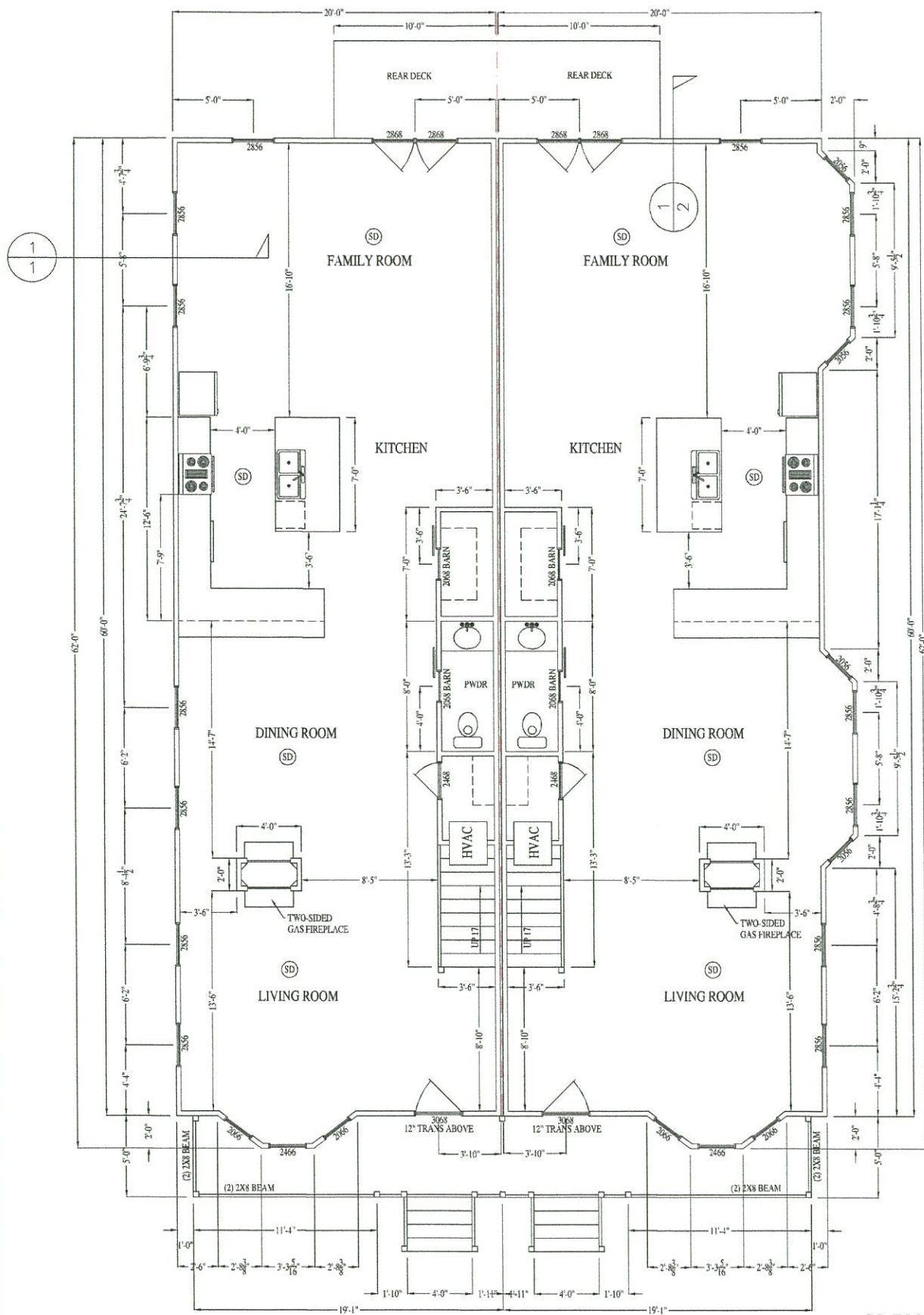
COBBLESTONE DEVELOPMENT GROUP

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

DATE:
11-11-16

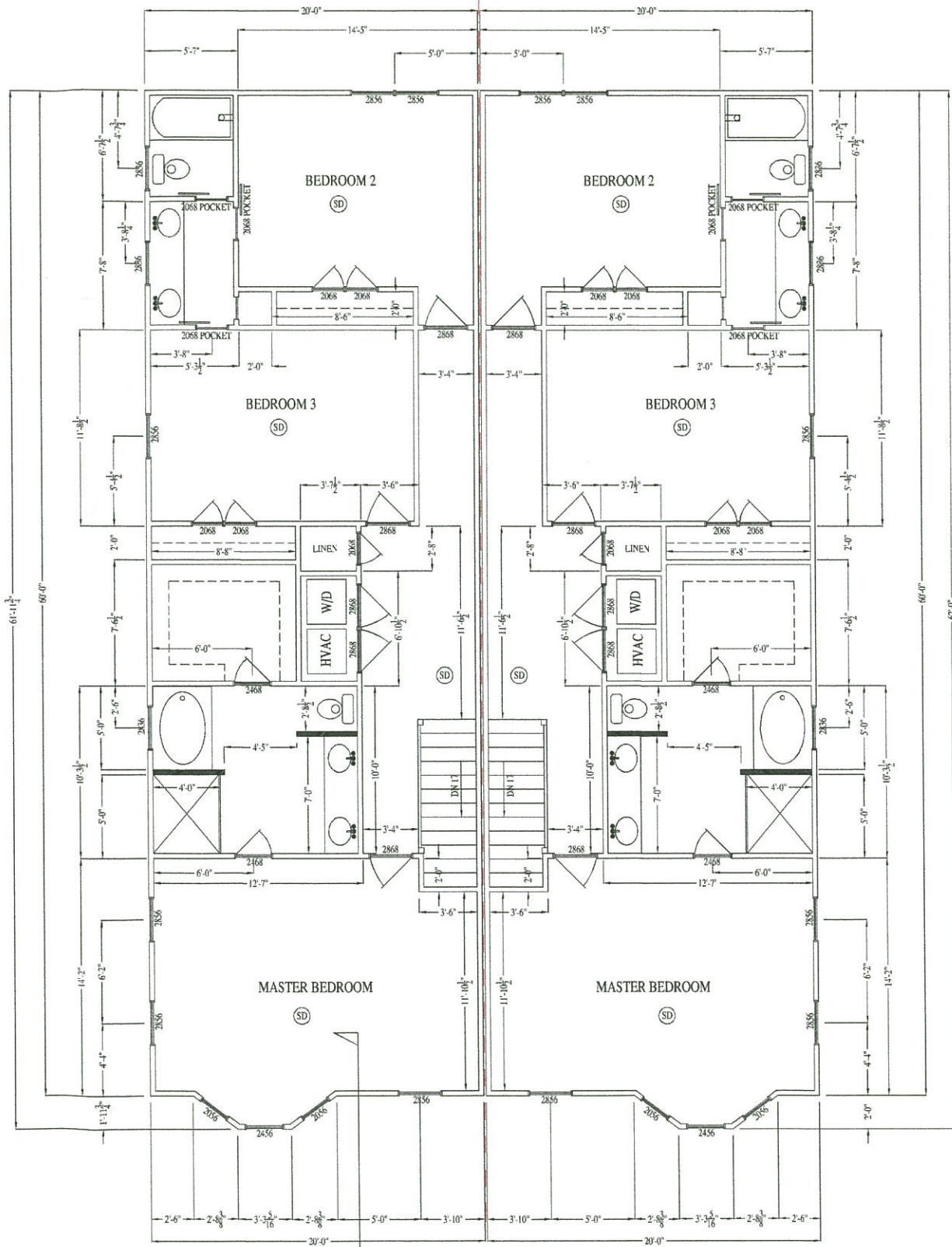
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3 OF 8

COBBLESTONE
DEVELOPMENT GROUP



FIRST FLOOR PLAN

SQ. FOOTAGE PER UNIT:
 1ST FLOOR HEATED SQ. FOOTAGE: 1208 S.F. (LEFT), 1244 (RIGHT)
 2ND FLOOR HEATED SQ. FOOTAGE: 1175 S.F.



SECOND FLOOR PLAN

2112 E CLAY ST.

COBBLESTONE DEVELOPMENT GROUP

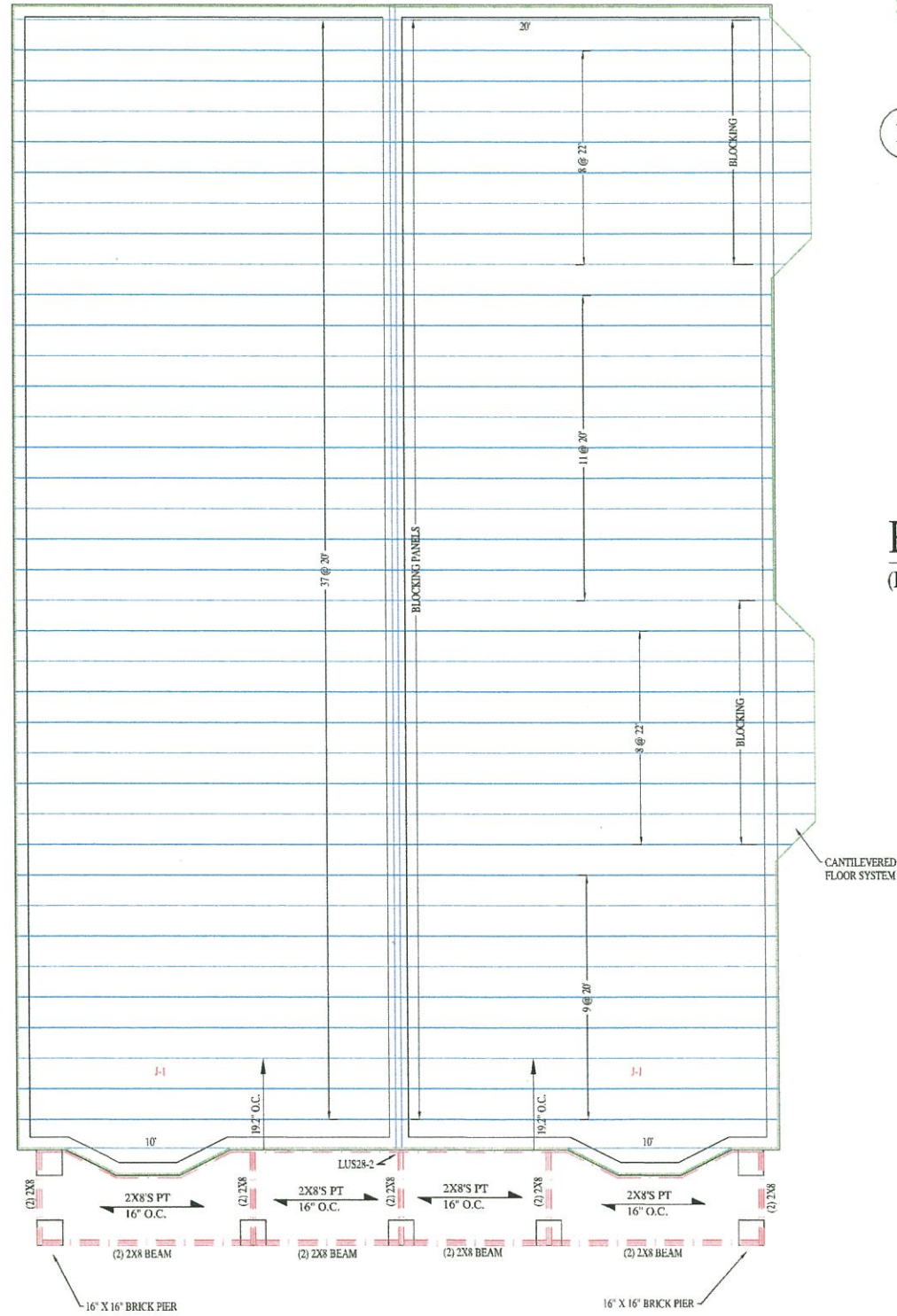
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DATE:
 11-11-16

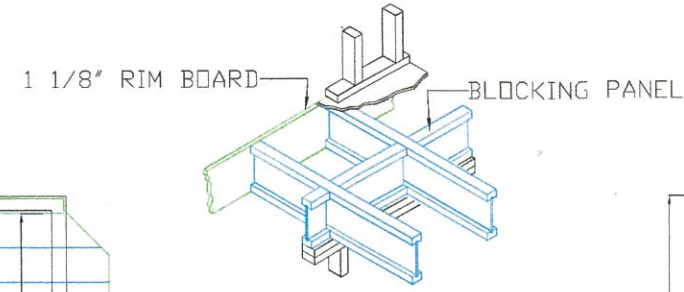
SHEET:
 4 OF 8

COBBLESTONE
 DEVELOPMENT GROUP

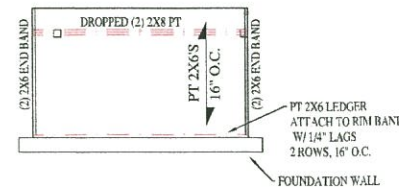
ALL EXTERIOR SINGLE WINDOW AND DOOR HEADERS TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.



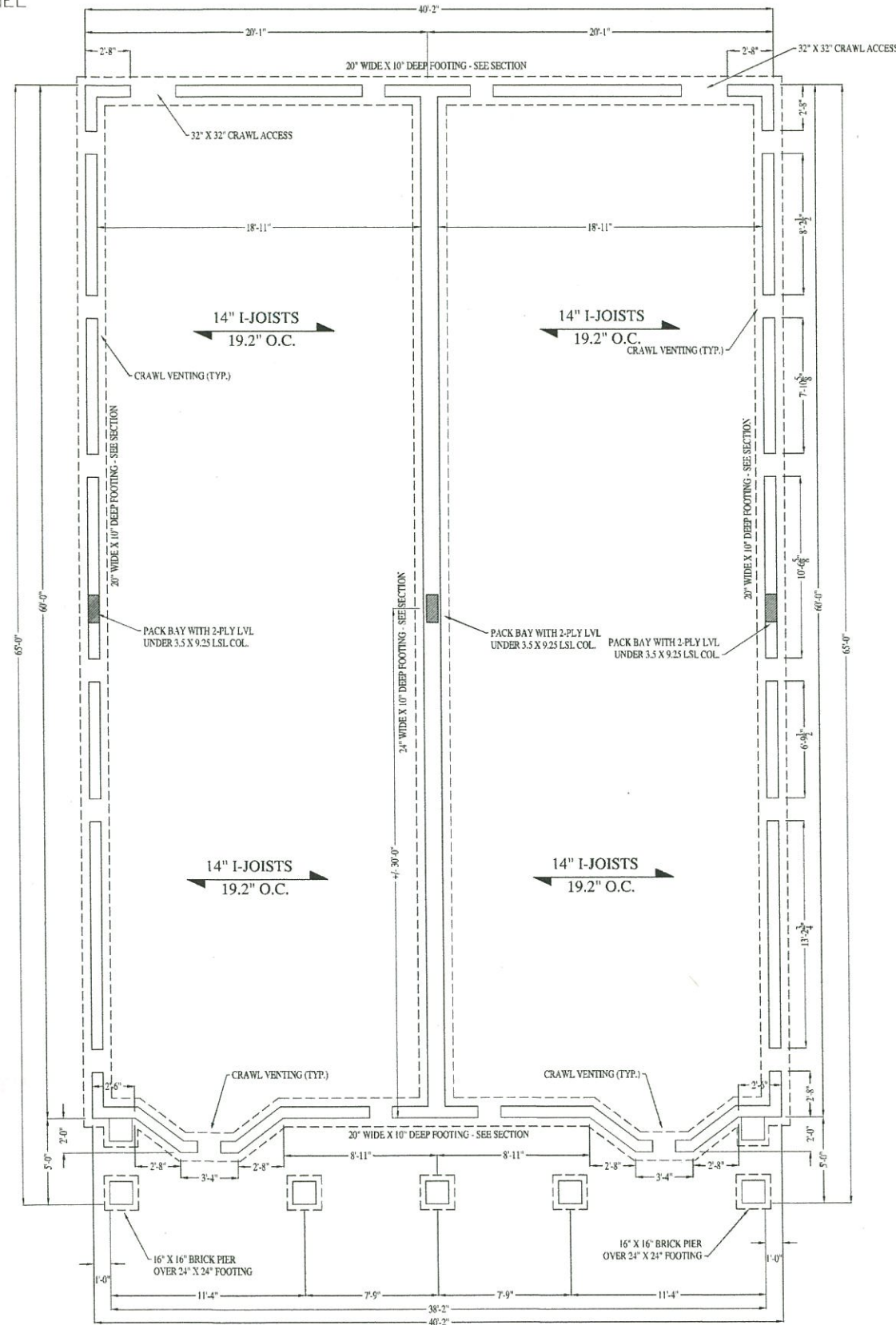
FIRST FLOOR FRAMING PLAN



3 CANTILEVER DETAIL



REAR DECK PLAN (LEFT SIDE)



FOUNDATION PLAN

VERIFY SOIL BEARING CAPACITY.

2112 E CLAY ST.

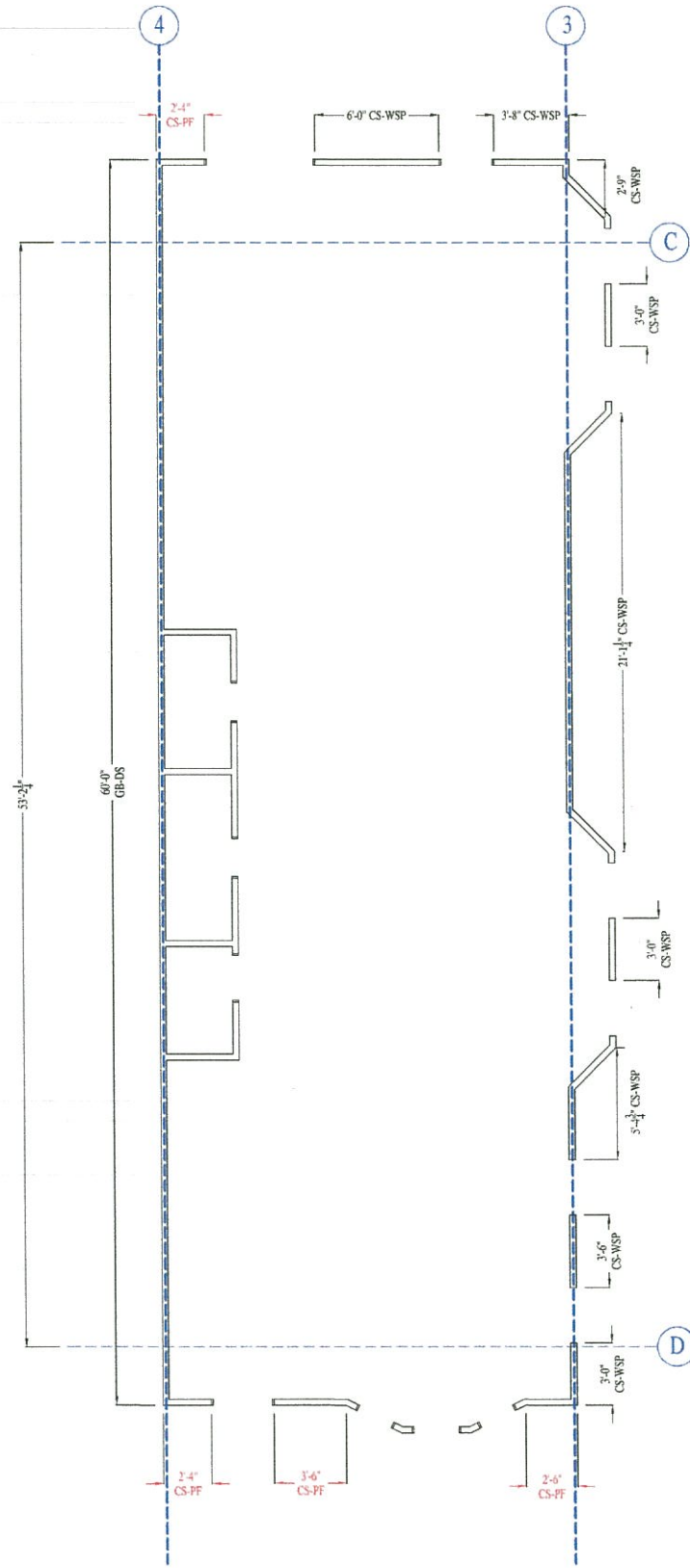
COBBLESTONE DEVELOPMENT GROUP

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5 OF 8

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DEVELOPMENT GROUP



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

FIRST FLOOR WALL BRACING PLAN

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	B		B		B		B		
EXPOSURE	1.00		1.00		1.00		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	
OMT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
ADD PAIR ROOM 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	BWP < 20' APART		YES		YES		YES		
# of BWLs	Length of BWL (ft)		20		20		20		
	BWP 1 < 16', 2 > 16'		YES		YES		YES		
ENDS	BWP WITHIN 10' OF END		YES		YES		YES		
	CONTINUOUS END CONDITION		1		1		1		
BWL COMPLIANCE PASS-FAIL	PASS		PASS		PASS		PASS		

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	B		B		B		B		
EXPOSURE	1.00		1.00		1.00		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	
OMT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
ADD PAIR ROOM 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	3.25	DS-GB	60.00	CS-WSP	2.75	DS-GB	60.00
	2	CS-WSP	7.60			CS-WSP	3.00		
	3	CS-WSP	14.75			CS-WSP	21.00		
	4	CS-WSP	8.75			CS-WSP	3.00		
	5	CS-WSP	3.50			CS-WSP	5.40		
	6	CS-WSP	3.00			CS-WSP	3.50		
	7					CS-WSP	3.00		
ACTUAL BWP LENGTH (ft)	40.85		60.00		41.65		60.00		
ACTUAL > REQUIRED	YES		YES		YES		YES		
SPACE	BWP < 20' APART		YES		YES		YES		
# of BWLs	Length of BWL (ft)		60		60		60		
	BWP 1 < 16', 2 > 16'		YES		YES		YES		
ENDS	BWP WITHIN 10' OF END		YES		YES		YES		
	CONTINUOUS END CONDITION		1		1		1		
BWL COMPLIANCE PASS-FAIL	PASS		PASS		PASS		PASS		

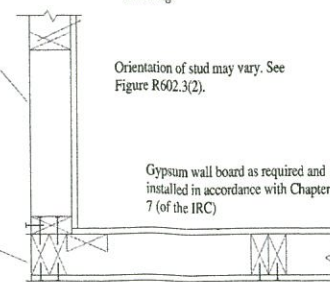
CORNER DETAIL

Minimum 24" wood structural panel sheathing or 32" structural fiberboard sheathing corner return

16d nail (3-1/2" x 0.131") at 12 in. o.c.

Optional nonstructural filler panel

See Table R602.3(1) for fastening

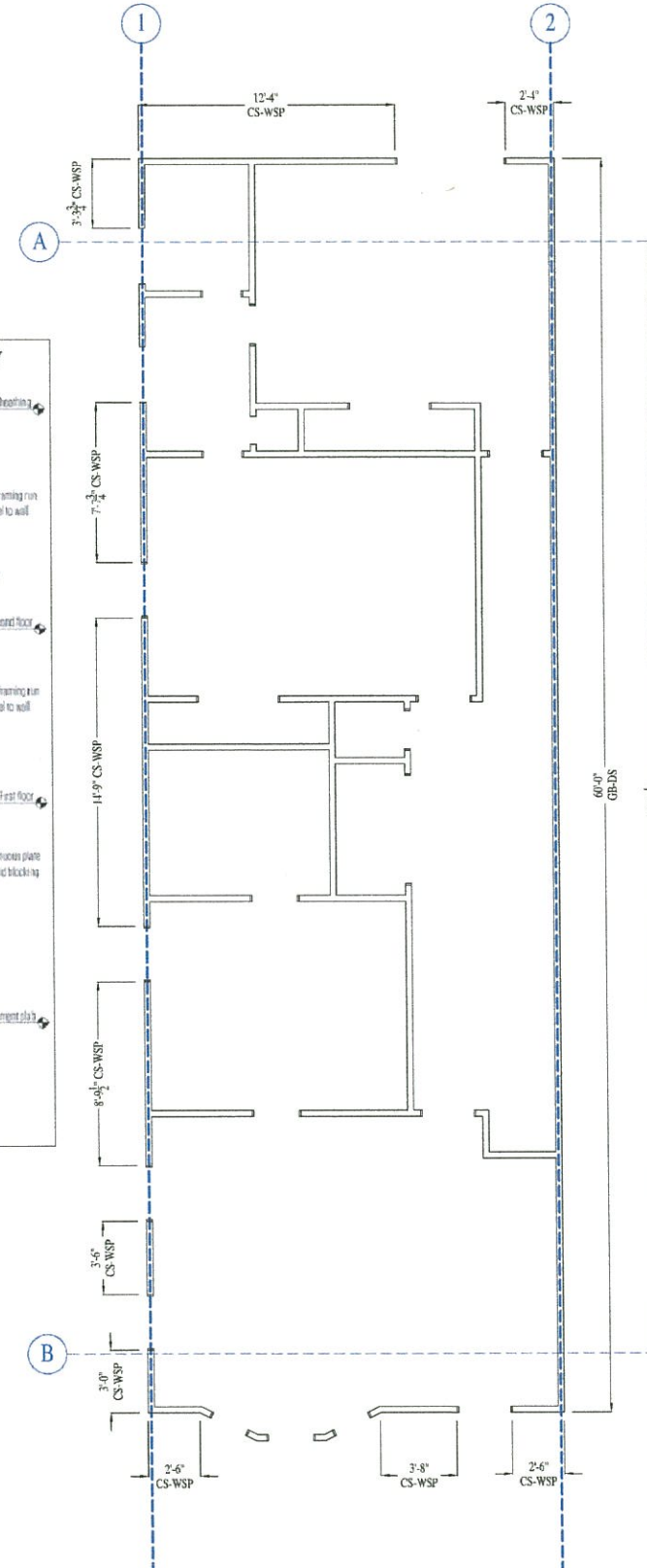
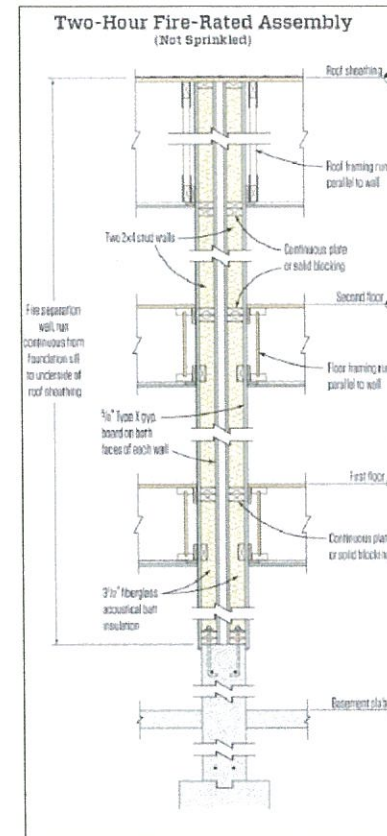


See Table R602.3(1) for fastening

Orientation of stud may vary. See Figure R602.3(2).

Gypsum wall board as required and installed in accordance with Chapter 7 (of the IRC)

Continuous wood structural panel or structural fiberboard braced wall line



SECOND FLOOR WALL BRACING PLAN

2112 E CLAY ST.

COBBLESTONE DEVELOPMENT GROUP

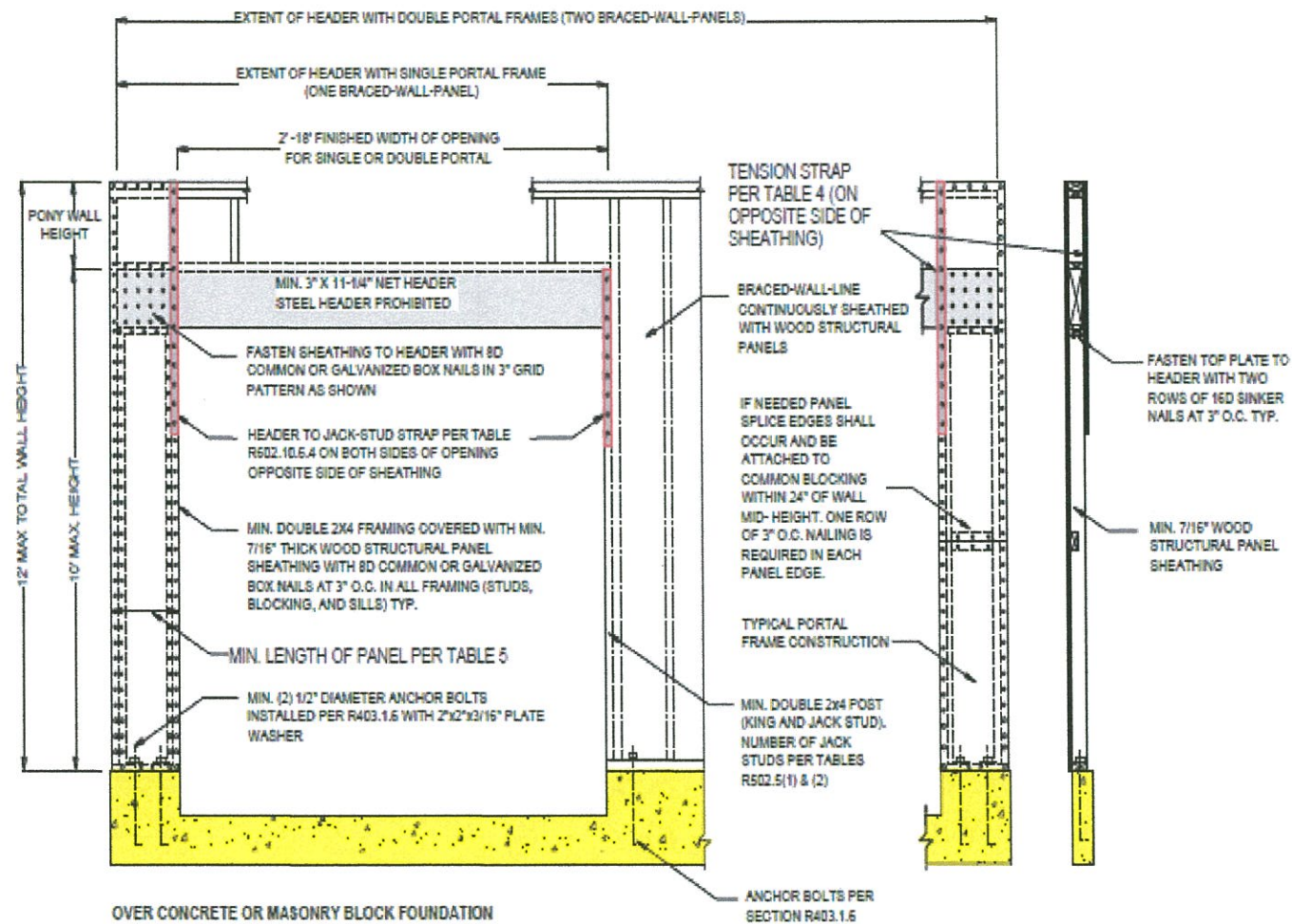
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1/4" = 1'-0"

DATE:
11-11-16

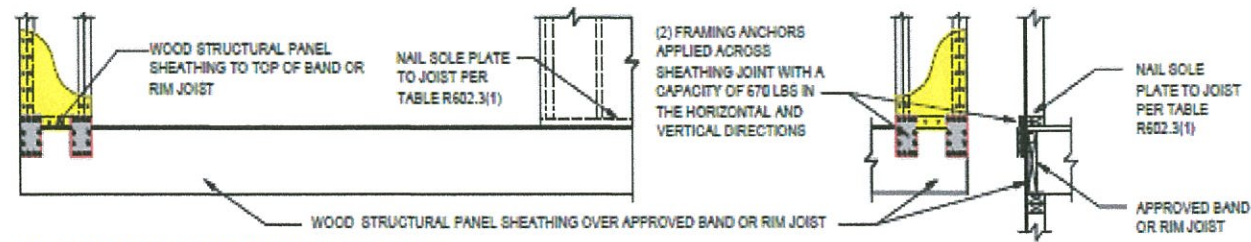
SHEET:
7 OF 8

COBBLESTONE
DEVELOPMENT GROUP

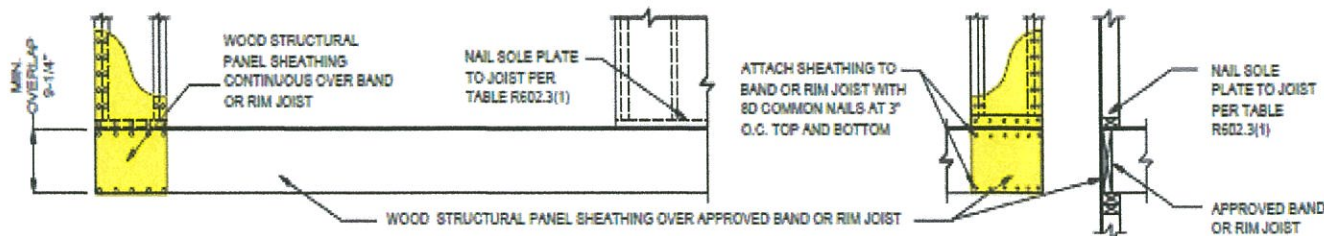
NARROW WALL BRACING SECTION



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)

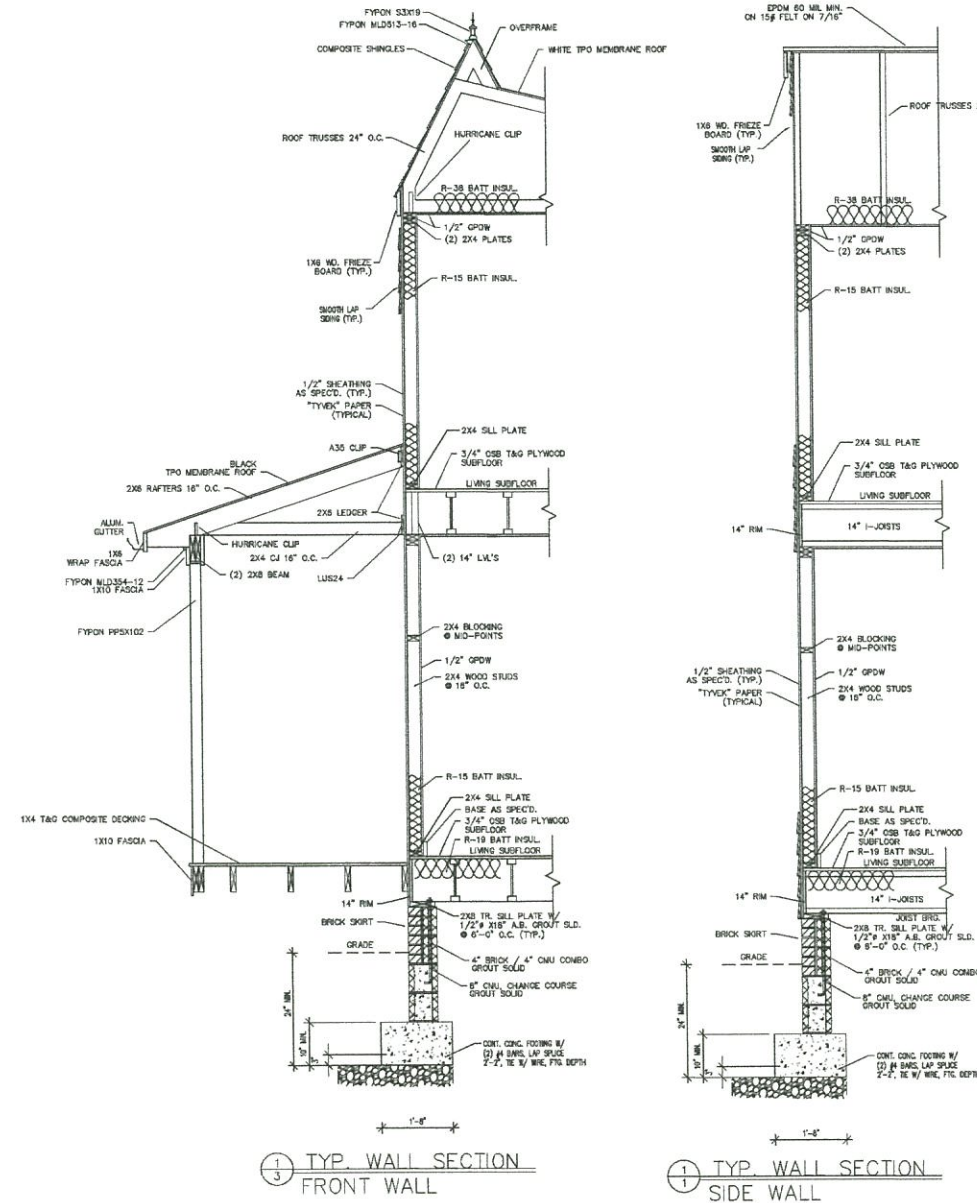
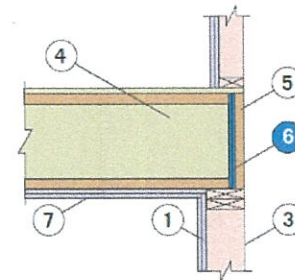
Designs 3A and 3B

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. 1 1/8" TJI® Rim Board or 1 1/4" TimberStrand® LSL for depths of 16" or less; 1 1/4" TimberStrand® LSL rim board for depths of 18" and 20"
6. Two layers 1/2" Type X gypsum board fastened with 1 1/4" Type W screws. (One layer 5/8" Type X gypsum board, fastened with 1 1/2" 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



2112 E CLAY ST.

COBBLESTONE DEVELOPMENT GROUP

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

DATE:
11-11-16

SHEET:
8 OF 8

COBBLESTONE
DEVELOPMENT GROUP