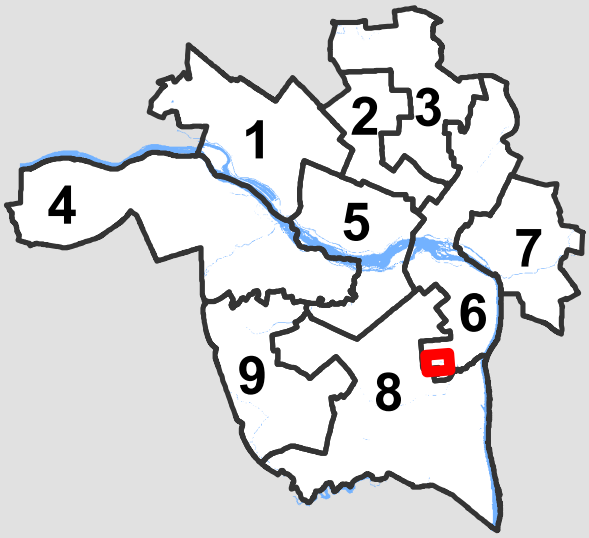
City of Richmond
Department of Planning & Development Review

Location, Character, and Extent

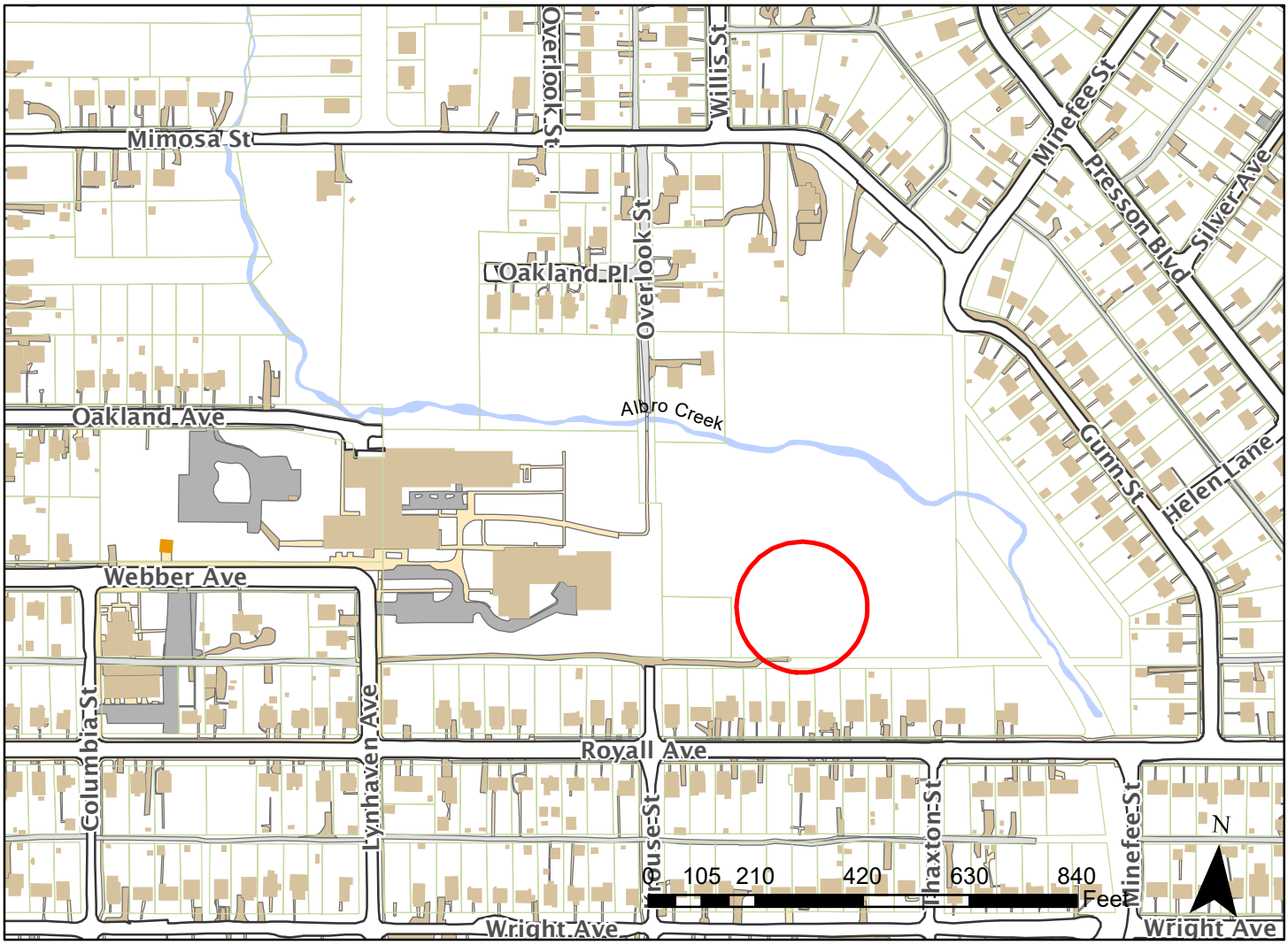
LOCATION: 1600 Overlook St.

COUNCIL DISTRICT: 6

PROPOSAL: Final review of Bellemeade Enterprise Center, a semi-permanent storage facility comprised of two shipping containers and a roof structure.



For questions, please contact Josh Son at 646-3741 or joshua.son@richmondgov.com



Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219
(804) 646-6335
http://www.richmondgov.com/CommitteeUrbanDesign

Application Type

- ☐ Addition/Alteration to Existing Structure
- ☐ New Construction
- ☐ Streetscape
- ☑ Site Amenity
- ☐ Encroachment
- ☐ Master Plan
- ☐ Sign
- ☐ Other

Review Type

- ☐ Conceptual
- ☑ Final

Project Name: Bellemeade Enterprise Center

Project Address: 1600 Overlook Street, Richmond, VA 23224

Brief Project Description (this is not a replacement for the required detailed narrative) :

Bellemeade Enterprise Center is a semi-permanent storage facility comprised of two shipping containers and a roof structure. The facility houses bicycles used at Bellemeade Park as well as lawn care equipment utilized by the "Green Team," a program overseen by Groundwork RVA in partnership with the City of Richmond Department of Parks & Recreational Facilities.

Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: Mark Olinger Email: mark.olinger@richmondgov.com

City Agency: Planning and Development Review Phone: 804.646.6305

Address: 900 E. Broad Street, Room 511, Richmond, VA 23219

Main Contact (if different from Applicant): Bob Argabright

Company: Groundwork RVA Phone: 804.310.1080

Email: rargabright@me.com

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

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Submission Requirements

• 10 copies of the application cover sheet and all support materials (see below), unless the application is for an encroachment, in which case only 6 copies are required. Plan sheets should be 11" x 17", folded to 8 1/2" x 11". If it is not possible to scale plans to these dimensions, please provide one set of larger, scaled plans.
• An electronic copy (PDF preferred) of all application materials, which can be burned to disc, emailed, or delivered by FTP.

All applications must include the attached cover sheet and the following support materials, as applicable to the project:

For Conceptual Review

• A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
• A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
• A set of floor plans and elevations, as detailed as possible.
• A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

For Final Review

• A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
• A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
• A set of floor plans and elevations, as detailed as possible.
• A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type and location must be noted on the landscape plan.
• The location of all lighting units should be noted on a site plan, including wall-mounted, site and parking lot lighting. Other site details, such as benches, trash containers and special paving materials, should also be located. Include specification sheets for each item.
• Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint and stain colors. When as actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

Review and Processing

Once an application is received, it is reviewed by staff, who compiles a report that is sent to the UDC. A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting. The applicant or a representative should be present at the UDC meeting or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present at the meeting (if the applicant and the representative are not the same). Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. An exception to this is encroachment applications, recommendations for which are forwarded to the Department of Public Works. The applicant or a representative must be present at the CPC meeting or the application may be deferred to the next regularly scheduled meeting.

CITY OF RICHMOND
URBAN DESIGN COMMITTEE (UDC)

MEETING SCHEDULE

UDC Meetings	UDC Submission Deadlines	Anticipated Date of Planning Commission Following the UDC Meeting
December 7, 2017	November 9, 2017	December 18, 2017
January 4, 2018	December 7, 2017**	January 16, 2018[1]
February 8, 2018	January 18, 2018	February 20, 2018[2]
March 8, 2018	February 15, 2018	March 19, 2018
April 5, 2018	March 15, 2018	April 16, 2018
May 10, 2018	April 19, 2018	May 21, 2018
June 7, 2018	May 17, 2018	June 18, 2018
July 5, 2018	June 14, 2018	July 16, 2018
August 9, 2018	July 19, 2018	August 20, 2018[3]
September 6, 2018	August 16, 2018	September 17, 2018
October 4, 2018	September 13, 2018	October 15, 2018
November 8, 2018	October 18, 2018	November 19, 2018
December 6, 2018	November 15, 2018*	December 17, 2018[4]

[1] Monday, January 15, 2018 is a City of Richmond Holiday.
[2] Monday, February 19, 2018 is a City of Richmond Holiday.
[3] This August CPC Meeting may be canceled. If so, Planning Commission hearing would be Tuesday, September 4, 2018.
[4] This December CPC Meeting may be canceled. If so, Planning Commission hearing would be Monday, January 7, 2019.
** Moved forward to account for Winter Holiday Schedule

The Richmond Urban Design Committee (UDC) is a ten member advisory committee created by City Council in 1968. Its purpose is to advise the City Planning Commission on the design of City projects. The UDC reviews projects for appropriateness in "location, character and extent" and for consistency with the City's Master Plan and forwards recommendations to the Planning Commission. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

Regular meetings are scheduled for the Thursday after the first Monday of each month at 10:00 a.m. in the 5th floor conference room of City Hall. Special meetings are scheduled as needed.

For additional information, please contact the Planning and Preservation Division staff at (804) 646-3741 or joshua.son@richmondgov.com.

The Bellemeade Enterprise Center
Project Narrative

Purpose, Context, and Background
The Bellemeade Enterprise Center project was initiated in 2014 in order to facilitate bicycle and landscape maintenance equipment storage for a program known as Green Workforce. Green Workforce began as a partnership between Groundwork RVA and the City of Richmond Department of Parks, Recreation & Facilities (DPR), was initially funded and through the support of 6th District City Councilperson Ellen Robertson.

At Bellemeade Park, community connectivity via trails and complete streets, stormwater infrastructure, educational rain gardens, and a landscape plan that features local native species, were developed by the Green Infrastructure Center and Skeo Solutions as part of the Bellemeade Walkable Watershed Plan (available online at this link). Groundwork RVA is committed the ongoing management of Bellemeade Park as an outdoor education center and a recreational asset to the Oak Grove, Bellemeade, and Hillside Court communities. According to Skeo Solutions' report, published in 2012: *The Bellemeade neighborhood is home to approximately 5,000 lower income residents and the Bellemeade Elementary School. The community is bisected by an impaired and neglected urban creek. The creek could serve as a major revitalizing force if it was restored and embraced as a central asset to the community, along with the adjacent elementary school and community center.*

Bellemeade Recreation Center, located in Bellemeade Park, is an important afterschool center for the students who attend Oak Grove Bellemeade Elementary School and served as a headquarters for Green Workforce. Today, Green Workforce operates through contractual relationships with Richmond Public Schools (RPS) and other partners, providing grounds keeping and landscape services for Richmond's public outdoor spaces. The program scope has grown to accommodate the maintenance needs of Bellemeade Park, DPR recreational programs by providing regular maintenance of the athletic field, and to support the expansion of the program equipment to incorporate additional RPS sites.

The Bellemeade Enterprise Center's dual purpose is to provide storage for landscape equipment and bicycles, which will be managed and maintained by the Groundwork RVA Green Workforce program through a collaborative agreement with DPR, and to provide a strategic hub for the Green Workforce program to engage volunteers and leverage partnerships to increase stewardship opportunities at Bellemeade Park and in south Richmond communities. To date, Groundwork RVA has leveraged partnerships to support the care of Bellemeade Park and to provide landscaping and recreational training for RPS youth from Bellemeade Recreation Center:

- Wheeler's Landscaping Services
- True Timber, arborist services
- RES, green infrastructure maintenance
- Richmond Area Bicycle Association (RABA)
- Neighbor-2-Neighbor (City of Richmond)
- James River Park System Recreational Programming (City of Richmond)
- Falls of the James Branch, Sierra Club
- Boy Scouts of America

More about the Green Workforce Program
The Green Workforce program builds youth capacity in landscape practices and exposes young adults to careers in conservation and recreation, while maintaining landscapes in the Bellemeade community and at Richmond Public School sites. Green Workforce operates after-school and throughout the summer. Through Green Workforce, high school age teens learn landscape management, gain horticulture knowledge, and improve blighted and neglected community spaces. In one year, a youth will earn an average of $2,880 in after school and summer employment through community greening and landscape improvement. Youth typically earn a monthly stipend of $200 through this service-learning experience. Green Workforce develops the capacity of all Richmond teens to realize their potential to shape their community and to realize a high quality of life through career success.

GROUNDWORK RVA
CHANGING PLACES CHANGING LIVES

Bellemeade Enterprise Center Program, Community Engagement, and Safety
The Bellemeade Enterprise Center will house lawn care equipment such as: lawn mowers, string trimmers, blowers, rakes, hand pruning shears and trash bags. Groundwork RVA teens are trained to operate and maintain equipment through the Green Workforce Program. Teens are given the opportunity to advertise handyperson services to neighbors in a "pay-what-you-can" enterprise that helps residents maintain their lawns and gardens. The Bellemeade Enterprise Center manager collaborates with the Bellemeade Recreation Center to ensure alignment with DPR maintenance schedules and standards.

Since the construction of Oak Grove-Bellemeade Elementary School in 2013, a community effort to encourage walking and biking has developed. While 100% of students live safe walking distance to the school facility, few students have access to bike repair and maintenance. The Bellemeade Enterprise Center houses donated bicycles and a bicycle repair shop, maintained and operated by Green Workforce during after school and summer hours of business. One storage unit will be equipped with bicycles as well as tools and supplies that support bike repair. Customers will have two methods of paying for the work performed: they can pay through credits earned in performing community service work or by bringing collected recycle materials to our collection center. These two methods of payment will promote a sense of community pride. Teens will work with VCU RamBikes to learn bicycle maintenance and will earn a stipend from Groundwork RVA.

Hours of Operation
School Year: Tuesdays and Thursdays: 4 – 7 PM
Saturdays: 11 AM – 3 PM
Summer Hours: Thursday – Saturday: (10 am – 4 pm)
*Hours will increase according to available funds

All Youth Programming Will Be Overseen By:
Bellemeade Enterprise Center Manager, Groundwork RVA
Will McQuate – Green Workforce Manger, Groundwork RVA
Bob Argabright – Groundwork RVA Board Chair, Bellemeade Community Advocate

Project Budget and Timeline
Steel shipping containers are pre-fabricated and were donated by the Port of Richmond. Ruffin and Payne supplied roof trusses. (See attached specifications.)

Groundwork RVA has raised private funds to support the project from a variety of individuals and local corporations, including McGuireWoods and the Royall Foundation. Construction will take place on Saturdays from February 25 – March 30, 2018 (pending approval), and will be completed by youth in the Green Workforce Program under the supervision of Will McQuate (GWF Manager).

No changes will be made to the existing "Walkable Watershed" landscape plan for Bellemeade Park.

Construction Budget

Shipping Containers	$3,800
Lumber	$300
Hardware	$400
Roof materials (Galvalume)	$200
Roof Trusses	$800
Mural labor & supplies (Ham!?)	$1,500
TOTAL	**$8,000**

2018 Construction Timeline:
· February 25 – Grading of site and positioning of containers
· March 4 – Truss, lumber and other building materials delivery
· March 11, 18, 25 – Installation of trusses and roof. Final paint, clean, and equipment move-in
· March 31 – Ribbon Cutting (11 am)

GROUNDWORK RVA
CHANGING PLACES CHANGING LIVES

Attachments:
Bellemeade Enterprise Center design package

- Elevations
- Footprint
- Site map

Specifications

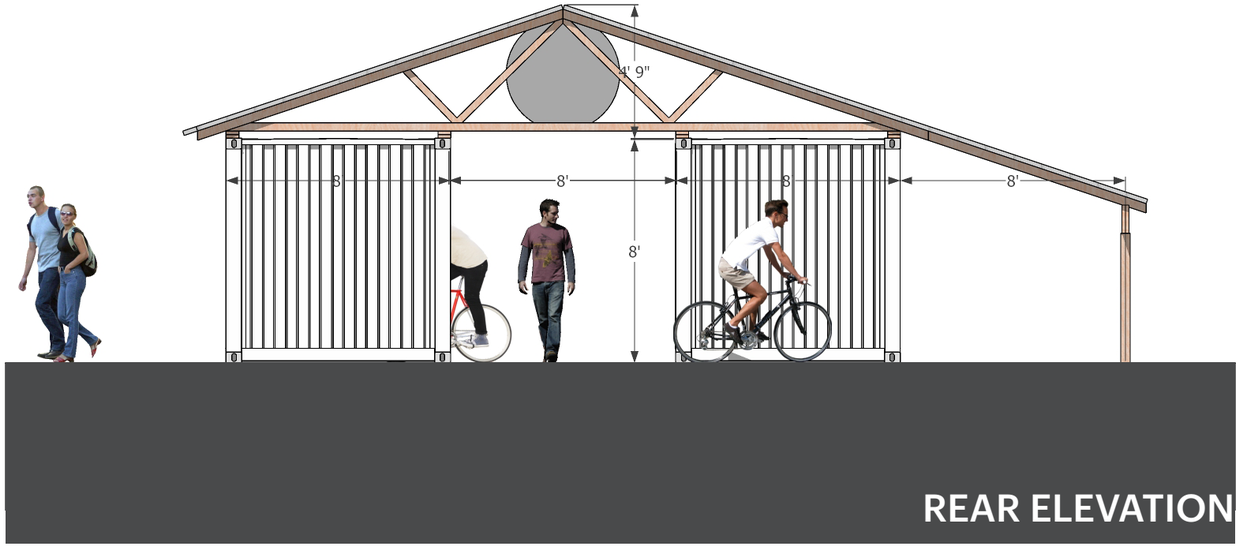
- Shipping Containers
- Roof trusses

Bellemeade Park contextual plan

- Bellemeade Walkable Watershed plan
- Watershed plan including Bellemeade Enterprise Center

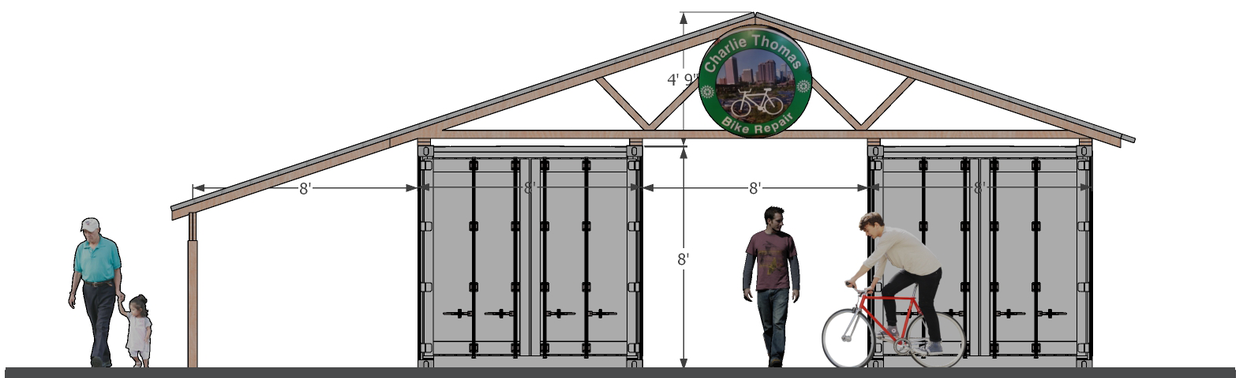
Image 1. Hamilton Glass works with Green Workforce to develop mural concept for Bellemeade Enterprise Center (Groundwork RVA).

GROUNDWORK RVA
CHANGING PLACES CHANGING LIVES

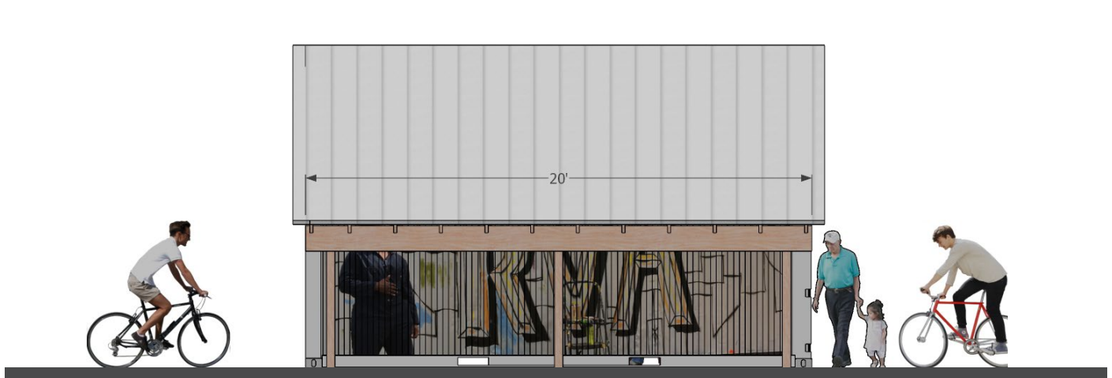


REAR ELEVATION

SIDE A ELEVATION



FRONT ELEVATION



SIDE B ELEVATION

GROUNDWORK RVA

CHANGING PLACES CHANGING LIVES

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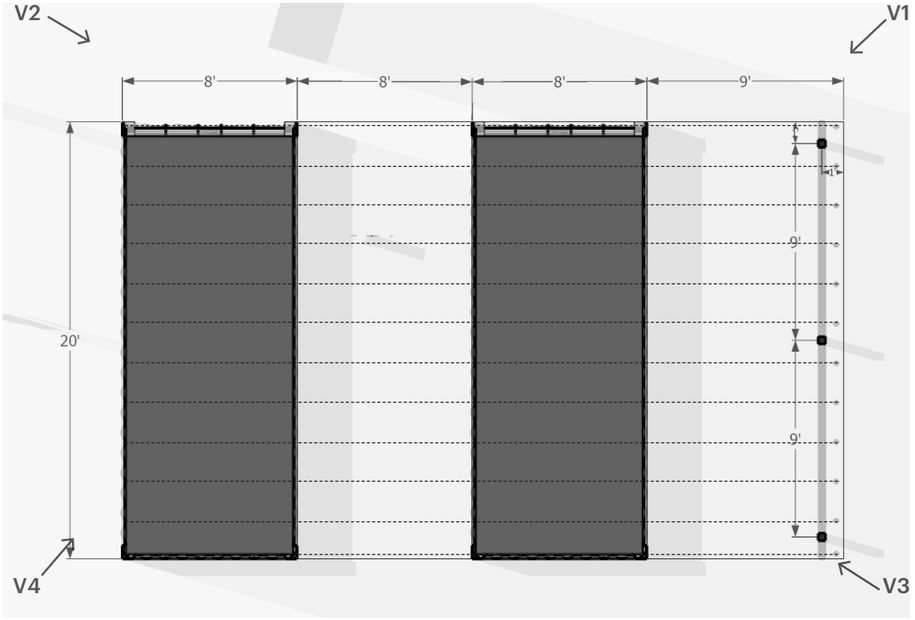
Bellemeade Enterprise Center

January 22, 2018



SCHEMATIC FLOOR PLAN

VIEW 1

VIEW 2

VIEW 3

VIEW 4

GROUNDWORK RVA
CHANGING PLACES CHANGING LIVES

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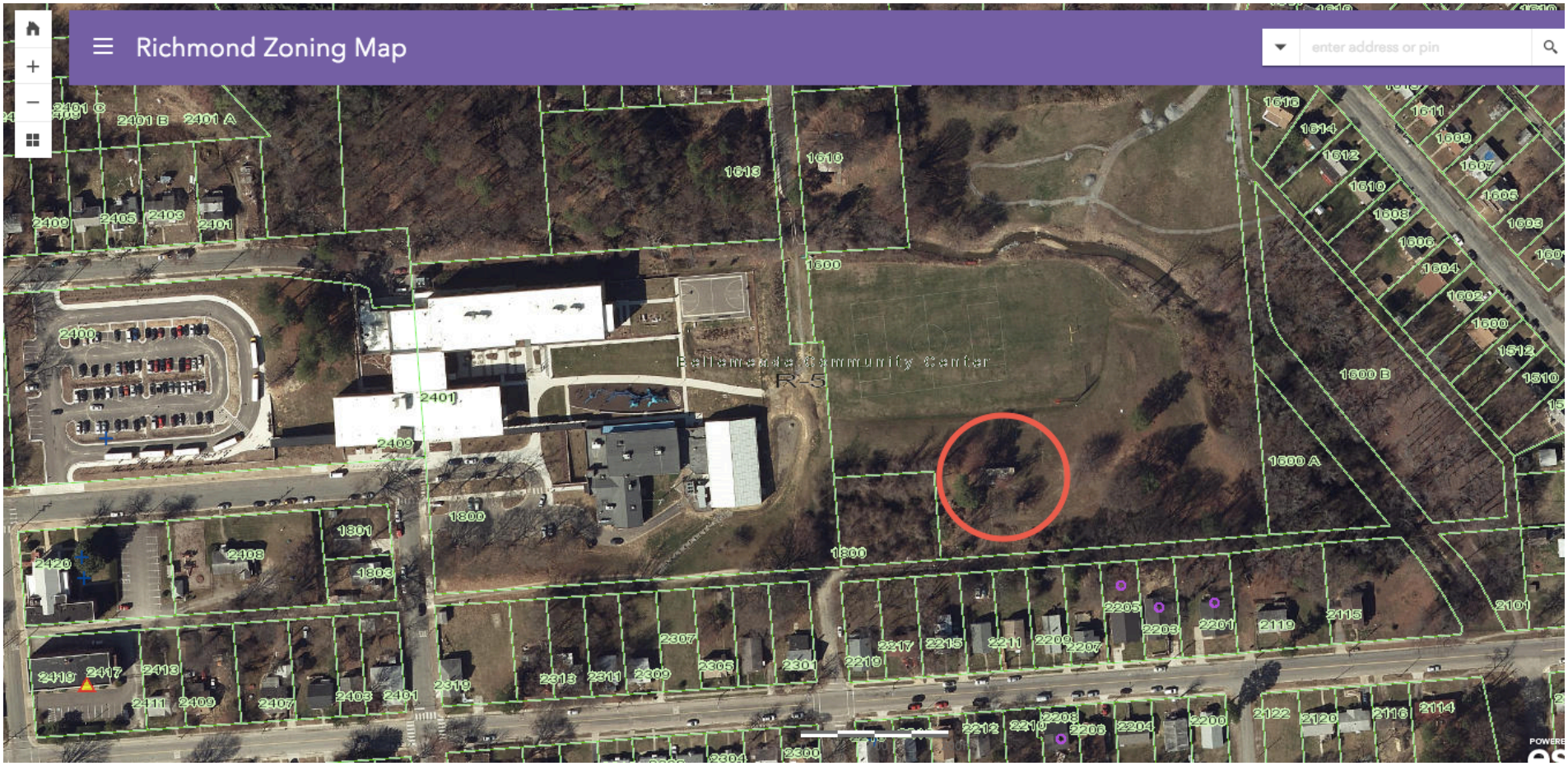
Bellemeade Enterprise Center

January 22, 2018



GROUNDWORK RVA

CHANGING PLACES CHANGING LIVES

PROPOSED LOCATION

The Bellemeade Enterprise Center is proposed to be located on property owned and operated by the City of Richmond Department of Parks & Recreational Facilities. The site is located 180’ north of the residential properties located on Royall Avenue.

GROUNDWORK RVA

CONCEPTUAL PLAN

The Bellemeade Enterprise Center is proposed to be an impermanent auxiliary structure that facilitates the realization of the Bellemeade Walkable Watershed (plan developed by the City of Richmond Dept. of Public Utilities and Skeo Solutions, 2012).

Bellemeade Enterprise Center
Shipping Container Specifications
Conex containers donated by the Port of Richmond

Container Specs

40' Conex Container - High Cube

40' x 8' x 9' 6" - High Cube - Steel		
		feet
Internal Dimensions	Length	39' 5.6"
Door Opening	Width	7' 8.1"
	Height	8' 5.8"
		pounds
Weight	Max Gross	67,200
	Tare	8,775
	Max Payload	58,425
		cubic feet
Internal Capacity		2,694

20' Conex Container - Steel

20' x 8' x 8' 6" - General - Steel		
		feet
Internal Dimensions	Length	19' 4.25"
	Width	7' 8.5"
	Height	7' 10"
Door Opening	Width	7' 8"
	Height	7' 5.75"
		pounds
Weight	Max Gross	52,900
	Tare	5,120
	Max Payload	47,800
		cubic feet
Internal Capacity		1,170

40' Conex Container - Steel

40' x 8' x 8' 6" - General - Steel		
		feet
Internal Dimensions	Length	39' 5.25"
	Width	7' 8.5"
	Height	7' 9.5"
Door Opening	Width	7' 8"
	Height	7' 5.75"
		pounds
Weight	Max Gross	67,200
	Tare	8,450
	Max Payload	58,600
		cubic feet

Contact Info

Phone: 704-455-4675
Mailing Address:
P.O. Box 817
Harrisburg, NC 28075

Weather Forecast | Weather Maps

Click to enable Adobe Flash Player

ENGINEERING BY
TRENCO
A MiTek Affiliate

Trenco
818 Soundside Rd
Edenton, NC 27932

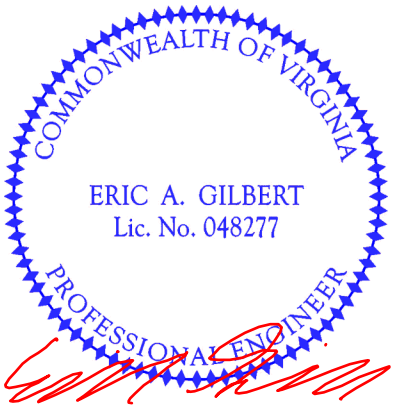
Re: B170011
GROUNDWORK RVA

The truss drawing(s) referenced below have been prepared by Truss Engineering Co. under my direct supervision based on the parameters provided by Ruffin & Payne.

Pages or sheets covered by this seal: E10153918 thru E10153919

My license renewal date for the state of Virginia is October 31, 2018.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3
These truss designs rely on lumber values established by others.



January 6,2017

Gilbert, Eric

IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer named is licensed in the jurisdictions(s) identified and that the designs comply with ANSI/TPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which were given to Trenco. Any project specific information included is for Trenco's customer's file reference purpose only, and was not taken into account in the preparation of these designs. Trenco has not independently verified the applicability of the design parameters or the designs for any particular building. Before use, the building designer should verify applicability of the design parameters and properly incorporate these designs into the overall building design per ANSI/TPI 1, Chapter 2.

Job	Truss	Truss Type	Qty	Ply	GROUNDWORK RVA
B170011	T1	FINK	8	1	E10153918
					Job Reference (optional)

RUFFIN & PAYNE, RICHMOND,VA

7.640 s Apr 19 2016 MiTek Industries, Inc. Fri Jan 06 11:23:51 2017 Page 1

ID:gN2Zh4GSg4xmpUMOrDGbQqzyo08-etUiMQuy6kDYkG8Kl0eCAsqpKHi?lx146W19d2zy65c

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1-0-0 | 6-4-14 | 5-7-2 | 5-7-2 | 6-4-14 | 1-0-0

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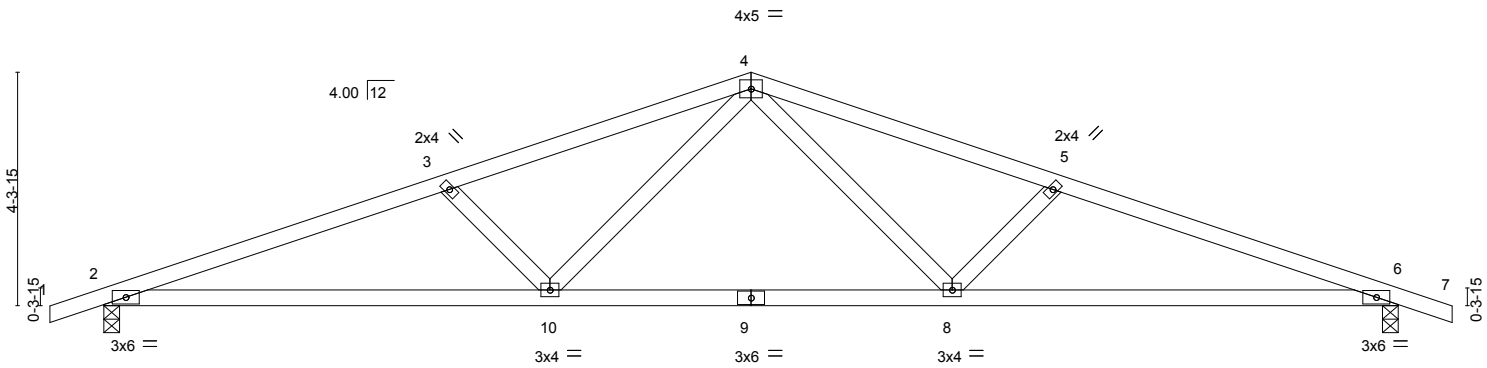

8-3-4 | 15-8-12 | 24-0-0

8-3-4 | 7-5-8 | 8-3-4

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	25.0	Plate Grip DOL	1.15	TC	0.68	Vert(LL)	-0.15	10	>999	240	MT20	244/190
TCDL	10.0	Lumber DOL	1.15	BC	0.90	Vert(TL)	-0.41	6-8	>687	180		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.17	Horz(TL)	0.10	6	n/a	n/a		
BCDL	10.0	Code	IRC2012/TPI2007	(Matrix)							Weight: 100 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 2-7-2 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS. (lb/size) 2=1147/0-3-8, 6=1147/0-3-8
Max Horz 2=-57(LC 13)
Max Uplift 2=-75(LC 4), 6=-75(LC 5)

FORCES. (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=0/21, 2-3=-2540/112, 3-4=-2222/80, 4-5=-2222/80, 5-6=-2540/113, 6-7=0/21
BOT CHORD 2-10=-95/2341, 9-10=-2/1593, 8-9=-2/1593, 6-8=-50/2341
WEBS 3-10=-459/136, 4-10=-10/694, 4-8=-10/694, 5-8=-459/136

NOTES- (6)
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=115mph (3-second gust) V(IRC2012)=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (envelope) gable end zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 75 lb uplift at joint 2 and 75 lb uplift at joint 6.
6) TRUSS TO BEARING CONNECTIONS BY OTHERS PER LOCAL BUILDING CODE

COMMONWEALTH OF VIRGINIA
ERIC A. GILBERT
Lic. No. 048277
PROFESSIONAL ENGINEER

January 6,2017

ENGINEERING BY TRENCO
A MiTek Affiliate
818 Soundside Road
Edenton, NC 27932

Job	Truss	Truss Type	Qty	Ply	GROUNDWORK RVA
B170011	T1G	GABLE	1	1	E10153919
					Job Reference (optional)

RUFFIN & PAYNE, RICHMOND,VA 7.640 s Apr 19 2016 MiTek Industries, Inc. Fri Jan 06 11:23:52 2017 Page 1

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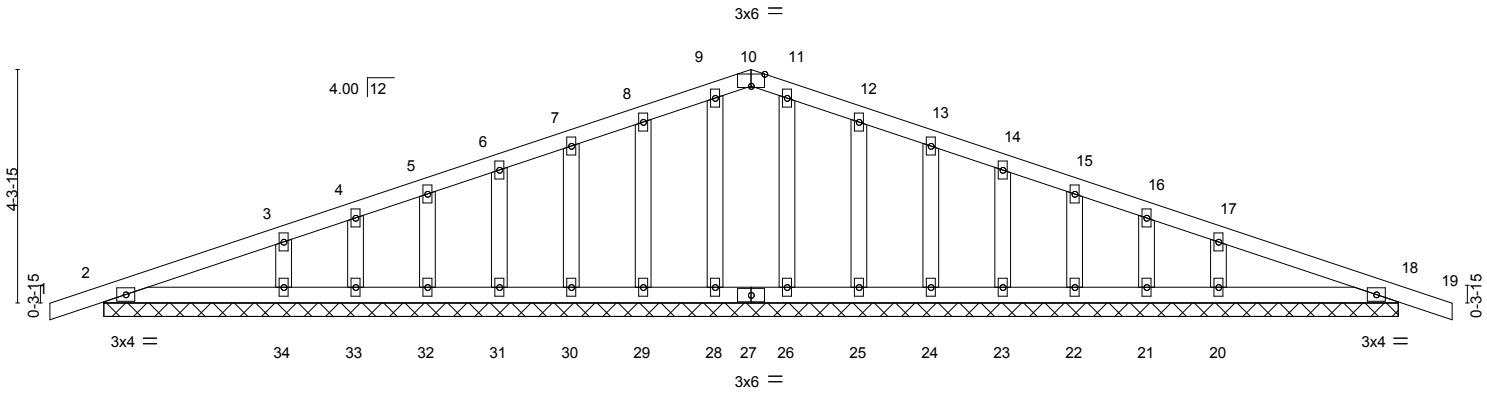


24-0-0
24-0-0

Plate Offsets (X,Y)-- [10:0-3-0,Edge]

LOADING (psf)		SPACING-	2-0-0	CSI.		DEFL.	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	25.0	Plate Grip DOL	1.15	TC	0.13	Vert(LL)	0.00	19	n/r	120	MT20	244/190
TCDL	10.0	Lumber DOL	1.15	BC	0.07	Vert(TL)	0.01	19	n/r	120		
BCLL	0.0 *	Rep Stress Incr	YES	WB	0.02	Horz(TL)	0.00	18	n/a	n/a		
BCDL	10.0	Code	IRC2012/TPI2007	(Matrix)							Weight: 123 lb	FT = 0%

LUMBER-
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
OTHERS 2x4 SP No.2

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.

REACTIONS. (lb/size) 2=206/24-0-0, 10=68/24-0-0, 18=206/24-0-0, 28=81/24-0-0, 29=125/24-0-0, 30=120/24-0-0, 31=116/24-0-0, 32=138/24-0-0, 33=42/24-0-0, 34=288/24-0-0, 26=81/24-0-0, 25=125/24-0-0, 24=120/24-0-0, 23=116/24-0-0, 22=138/24-0-0, 21=42/24-0-0, 20=288/24-0-0
Max Horz 2=57(LC 8)
Max Uplift 2=-30(LC 4), 18=-37(LC 5), 28=-2(LC 8), 29=-15(LC 4), 30=-13(LC 8), 31=-13(LC 4), 32=-14(LC 8), 33=-10(LC 4), 34=-28(LC 8), 26=-1(LC 9), 25=-15(LC 5), 24=-13(LC 9), 23=-13(LC 5), 22=-14(LC 9), 21=-10(LC 5), 20=-27(LC 9)
Max Grav 2=206(LC 19), 10=73(LC 18), 18=206(LC 20), 28=87(LC 19), 29=125(LC 19), 30=120(LC 1), 31=116(LC 19), 32=138(LC 1), 33=42(LC 19), 34=288(LC 1), 26=87(LC 20), 25=125(LC 20), 24=120(LC 1), 23=116(LC 20), 22=138(LC 1), 21=42(LC 20), 20=288(LC 1)

FORCES. (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=0/20, 2-3=-62/57, 3-4=-39/45, 4-5=-19/52, 5-6=-16/60, 6-7=-14/68, 7-8=-14/77, 8-9=-16/87, 9-10=-6/91, 10-11=-6/91, 11-12=-16/83, 12-13=-14/68, 13-14=-14/54, 14-15=-15/40, 15-16=-9/27, 16-17=-28/18, 17-18=-41/39, 18-19=0/20
BOT CHORD 2-34=-0/45, 33-34=-0/45, 32-33=-0/45, 31-32=-0/45, 30-31=-0/45, 29-30=-0/45, 28-29=-0/45, 27-28=-0/45, 26-27=-0/45, 25-26=-0/45, 24-25=-0/45, 23-24=-0/45, 22-23=-0/45, 21-22=-0/45, 20-21=-0/45, 18-20=-0/45
WEBS 9-28=-60/18, 8-29=-99/31, 7-30=-93/29, 6-31=-91/28, 5-32=-104/31, 4-33=-42/17, 3-34=-209/59, 11-26=-60/17, 12-25=-99/31, 13-24=-93/29, 14-23=-91/28, 15-22=-104/31, 16-21=-42/17, 17-20=-209/59

NOTES- (10)
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-10; Vult=115mph (3-second gust) V(IRC2012)=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (envelope) gable end zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) All plates are 2x4 MT20 unless otherwise indicated.
5) Gable requires continuous bottom chord bearing.
6) Gable studs spaced at 1-4-0 oc.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 30 lb uplift at joint 2, 37 lb uplift at joint 18, 2 lb uplift at joint 28, 15 lb uplift at joint 29, 13 lb uplift at joint 30, 13 lb uplift at joint 31, 14 lb uplift at joint 32, 10 lb uplift at joint 33, 28 lb uplift at joint 34, 1 lb uplift at joint 26, 15 lb uplift at joint 25, 13 lb uplift at joint 24, 13 lb uplift at joint 23, 14 lb uplift at joint 22, 10 lb uplift at joint 21 and 27 lb uplift at joint 20.
10) TRUSS TO BEARING CONNECTIONS BY OTHERS PER LOCAL BUILDING CODE

January 6,2017

ENGINEERING BY TRENCO A MiTek Affiliate
818 Soundside Road
Edenton, NC 27932

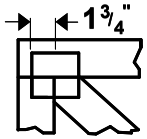
Job	Truss	Truss Type	Qty	Ply	GROUNDWORK RVA
B170011	T1G	GABLE	1	1	E10153919 Job Reference (optional)

RUFFIN & PAYNE, RICHMOND,VA 7.640 s Apr 19 2016 MiTek Industries, Inc. Fri Jan 06 11:23:52 2017 Page 2

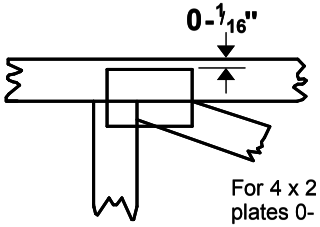
ID:gN2Zh4GSg4xmpUMOrDGbQqzyo08-6324Zmvat2LPMQjWJk9Rj4M7kgF9UQZDKAnjAUzy65b

Symbols

PLATE LOCATION AND ORIENTATION



Center plate on joint unless x, y offsets are indicated. Dimensions are in ft-in-sixteenths. Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0- 1/16" from outside edge of truss.

This symbol indicates the required direction of slots in connector plates.

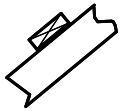
*** Plate location details available in MiTek 20/20 software or upon request.**

PLATE SIZE

4 x 4

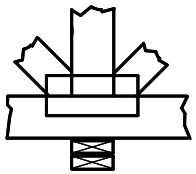
The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION



Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING

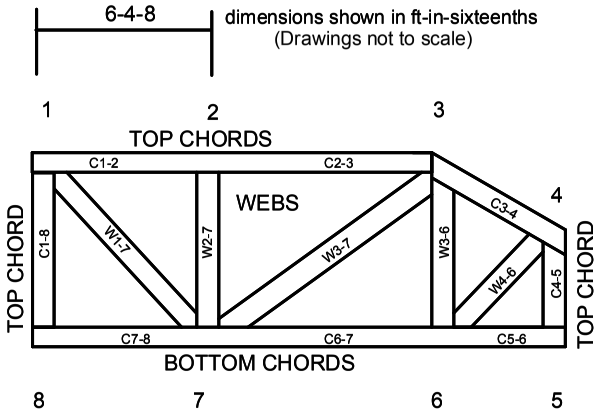


Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-89: Design Standard for Bracing.
BCSI: Building Component Safety Information, Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

Numbering System



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988
ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3 These truss designs rely on lumber values established by others.

MiTek

ENGINEERING BY TRENCO
A MiTek Affiliate

General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Tor I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.

Walkable Watershed

healthy waters : healthy communities

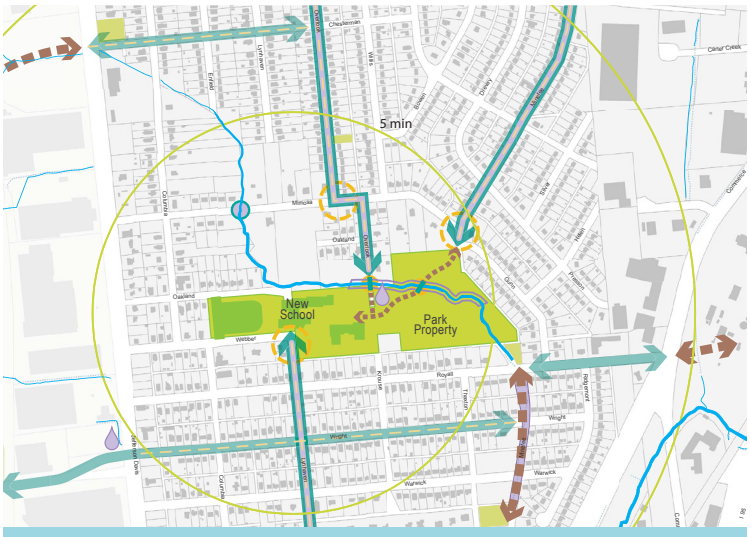
Bellemeade Neighborhood | Richmond, Virginia

The Bellemeade tributary and surrounding neighborhood suffer from disinvestment and lack of a cohesive vision for moving forward. Currently lacking sidewalks, adequate drainage infrastructure, and programmed open space, the Bellemeade neighborhood is home to approximately 5,000 lower income residents and the Bellemeade Elementary School. The community is bisected by an impaired and neglected urban creek. The creek could serve as a major revitalizing force if it was restored and embraced as a central asset to the community, along with the adjacent elementary school and community center.

Solution

In 2011, Skeo Solutions joined forces with the Green Infrastructure Center and the City of Richmond to develop a vision and plan for a Walkable Watershed in Bellemeade. While watershed planning is not new, Skeo's approach is unique in linking the concepts of equity, community health, water quality and smart growth. A Walkable Watershed features a well-maintained body of water, along with sidewalks, bike paths, parks and other amenities of a thriving neighborhood. In short, the concept is a creative, effective way to achieve environmental, public health, education and community development goals.

The project brought together community members, non-profits, business leaders and students to develop a Watershed Concept Plan for the Bellemeade neighborhood. The Plan was developed on a unique framework that identifies strategies within the "schoolshed" and the watershed to improve the health of the creek and the community. Combining innovative planning with community capacity-building and a focus on youth leadership, the project led to a cohesive strategy to improve the overall health of the watershed.



Building on student priorities, the watershed concept plan outlines three major green connections to the school and park.

Outcome

The planning process has resulted in significant partnership building, community engagement, and strong support for moving the Bellemeade Watershed Concept Plan into action. Today, the Watershed Concept Plan is helping guide efforts to clean up the Goodes Creek watershed, strengthen local infrastructure and leverage investment in the Bellemeade neighborhood. Specific project outcomes include:

- Recommendations for watershed improvements that will inform the city's stormwater planning process, support water quality permit compliance, and help prioritize capital investments to reduce flooding.
- Student-selected walking routes to the new elementary school to help prioritize sidewalk investments, support Safe Routes to School grant applications, and promote walking to school.
- Community priorities for the park, which currently contains no infrastructure or neighborhood amenities. Priorities include creek-side outdoor learning environments, watershed education, community gathering amenities, and community gardening.
- Tremendous partnership building and momentum around improving the quality of life for Bellemeade residents.
- Inter-department and inter-agency coordination to align and leverage resources for this underserved community.
- Leveraged implementation funding from multiple sources including state and federal agencies and private corporations.

Contact

Please visit: www.walkablewatershed.com for more information on Skeo Solutions' Walkable Watershed approach for linking watershed health and community revitalization.

Or contact:
Alisa Hefner, Program Manager
alisa.hefner@walkablewatershed.com

skeo SOLUTIONS