



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 8, 2019

CC Richmond II, LP
4935 Massachusetts Ave NW #300
Washington DC, 20016

Baker Development Resources
11 S. 12th Street, Suite 500
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 19-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, May 1, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a new single-family detached dwelling at 1225 NORTH 38th STREET (Tax Parcel Number E000-1768/012), located in an R-5 (Single-Family Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 19-2019

Page 2

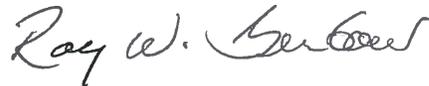
April 8, 2019

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformatio.aspx> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each.

Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,



Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Byrd Anthony & Martha
1228 N 38th St
Richmond VA 23223

Carlson Myrna A & Cwia LLC
P.o. Box 2423
Melbourne FL 32902

City Of Richmond Public Works
900 E Broad St Rm 701
Richmond VA 23279

Cox Church Hill LLC
6008 Howard Rd
Richmond VA 23226

Damiano Brad T & Carrie L
1222 N 38th St
Richmond VA 23223

Davis Karen & Roseboro Kimberly & Snead
Yinetta & Kirven Sharon
1230 N 38th St
Richmond VA 23223

First And Ten LLC
719 Catherine St
Richmond VA 23220

Gayle Alfred Blake
12526 Moates Dr
Ashland VA 23005

Gillus Cynthia & Donald & Hubert Pittman
& Rosetta Pearson
1221 N 38th St
Richmond VA 23223

Jennings Family Investments LLC
513 Green Garden Cir
Chester VA 23836

King Jairus S
1226 N 38th Street
Richmond VA 23223

Nordheim Steven & Neil
5423 Creek Heights Dr
Midlothian VA 23112

Rowlett Debbie
1215 N 38th St
Richmond VA 23223

Smith Robert S Jr & Sandra T
12754 River Rd
Richmond VA 23238

Tartakovsky Steve
Po Box 25989
Richmond VA 23260

Whiting Hezekiah J Jr & Georgianna P
1232 N 38th St
Richmond VA 23223

Property: 1225 N 38th St Parcel ID: E0001768012

Parcel

Street Address: 1225 N 38th St Richmond, VA 23223-7719
Owner: CC RICHMOND II LP
Mailing Address: 11 S 12TH STREET SUITE #108, RICHMOND, VA 23219
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$30,000
Improvement Value:
Total Value: \$30,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4655
Acreage: 0.107
Property Description 1: S 38TH R & CANEPA L28PT27
Property Description 2: 0049.00X0095.00 0000.000
State Plane Coords(?<#>): X= 11802098.4146 Y= 3718539.789567
Latitude: 37.53040839 , **Longitude:** -77.39926025

Description

Land Type: Residential Lot A
Topology:
Front Size: 49
Rear Size: 95
Parcel Square Feet: 4655
Acreage: 0.107
Property Description 1: S 38TH R & CANEPA L28PT27
Property Description 2: 0049.00X0095.00 0000.000
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11802098.4146 Y= 3718539.789567
Latitude: 37.53040839 , **Longitude:** -77.39926025

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$30,000	\$0	\$30,000	Reassessment
2018	\$25,000	\$0	\$25,000	Reassessment
2017	\$25,000	\$0	\$25,000	Reassessment
2016	\$25,000	\$0	\$25,000	Reassessment
2015	\$25,000	\$0	\$25,000	Reassessment
2014	\$25,000	\$0	\$25,000	Reassessment
2013	\$25,000	\$0	\$25,000	Reassessment
2012	\$25,000	\$0	\$25,000	Reassessment
2011	\$25,000	\$0	\$25,000	CarryOver
2010	\$25,000	\$0	\$25,000	Reassessment
2009	\$25,000	\$0	\$25,000	Reassessment
2008	\$25,000	\$0	\$25,000	Reassessment
2007	\$21,000	\$0	\$21,000	Reassessment
2006	\$9,100	\$0	\$9,100	Reassessment
2005	\$5,600	\$0	\$5,600	Reassessment
2004	\$4,700	\$0	\$4,700	Reassessment
2003	\$4,700	\$0	\$4,700	Reassessment
2002	\$4,700	\$0	\$4,700	Reassessment
2001	\$4,560	\$0	\$4,560	Reassessment
1998	\$4,000	\$0	\$4,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/19/2018	\$28,500	JOHNSTON KYLE H	ID2018-25700	1 - VALID SALE-Valid, Use in Ratio Analysis
05/10/2018	\$21,500	GILLUS CYNTHIA& DONALD & HUBERT	ID2018-9396	1 - VALID SALE-DO NOT USE
05/10/2002	\$0	PITTMAN LEE J & ELOISE N	IW2002-394	2 - INVALID SALE-Sale Includes Multiple Parcels
09/16/1975	\$1,500	Not Available	00699-A0676	
01/24/1975	\$0	Not Available	000694-D00054	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Oakwood-Chimborazo
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: - **Enterprise Zone:**

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1011	0209001	020900
1990	103	0209001	020900

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 110A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection:

Government Districts

Council District: 7
Voter Precinct: 703
State House District: 70
State Senate District: 16
Congressional District: 4

[<#>](#)

Property Images

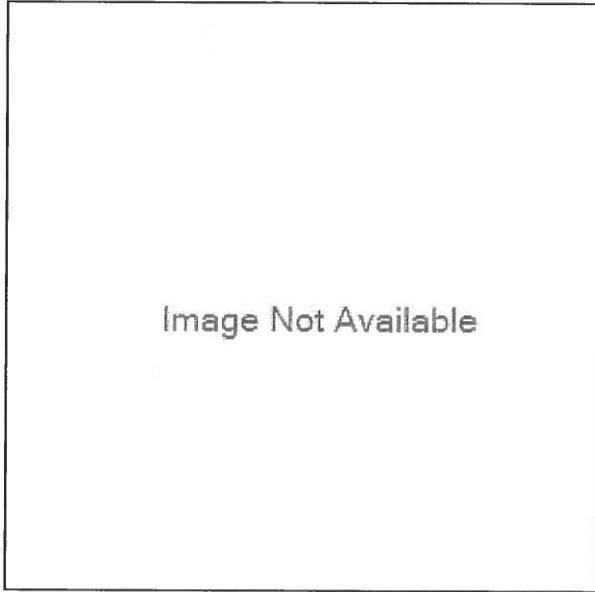
Name:E0001768012 Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



BOARD OF ZONING APPEALS CASE BZA 19-2019
150' Buffer

APPLICANT(S): CC Richmond II, LP

PREMISES: 1225 North 38th Street

(Tax Parcel Number E000-1768/012)

SUBJECT: A building permit to construct a new single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-710.1(a)(1)
of the Zoning Ordinance for the reason that:
The off-street parking requirement is not met.



BZA 19-2019

RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY CC Richmond II, LP PHONE: (Home) () (Mobile) (804)205-1870
OWNER: 4935 Massachusetts Ave NW #300 FAX: (Home) () (Mobile) ()
(Name/Address) Washington DC, 20016 E-mail Address: greg@centercreekhomes.co
OWNER'S PHONE: (Home) () (Mobile) (804) 874-6275
REPRESENTATIVE Baker Development Resources FAX: (Home) () (Mobile) ()
(Name/Address) 11 S. 12th Street, Suite 500
Richmond, VA 23219 E-mail Address markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 1225 North 38th Street
TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): Sec. 30-300 & Sec. 30-710.1(a)(1)
APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.
TAX PARCEL NUMBER(S): E000-1768/012 ZONING DISTRICT: R-5 (Single-Family Residential)
REQUEST DISAPPROVED FOR THE REASON One (1) off-street parking space is required; none is proposed.
DATE REQUEST DISAPPROVED: 3/13/2019 FEE WAIVER: YES NO
DATE FILED: 3/13/2019 TIME FILED: 2:50 p.m. PREPARED BY: ARC RECEIPT NO. BZAR-050913-2019
AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) 11 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

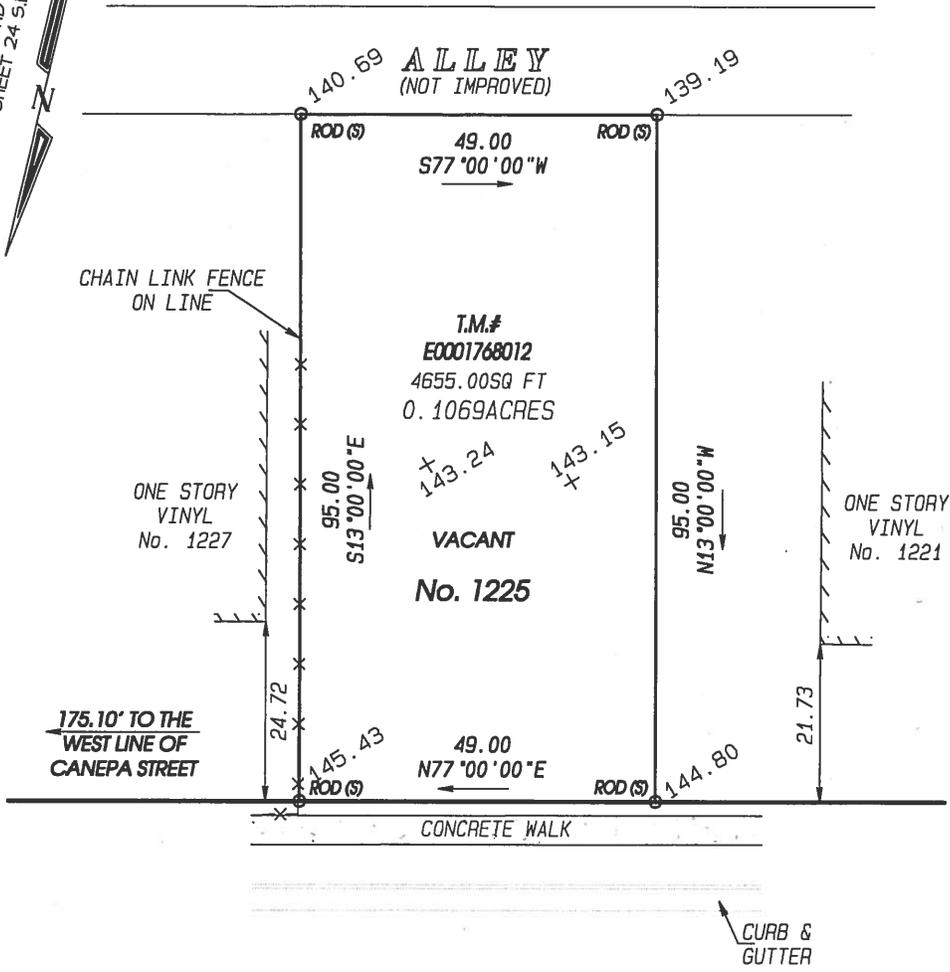
TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter*
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 4/19/2019

***** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS *****

CASE NUMBER: BZA 19-2019 HEARING DATE: May 1, 2019 AT 1:00 P.M.

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: KYLE H JOHNSTON ID 2018-9396

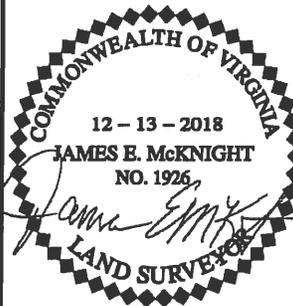


NORTH 38TH STREET
 50' R/W

**PLAT SHOWING IMPROVEMENTS
 ON No. 1225 NORTH 38TH STREET,
 IN THE CITY OF RICHMOND, VIRGINIA.**

THIS IS TO CERTIFY THAT ON DECEMBER 13, 2018, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 20'



McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 92022225

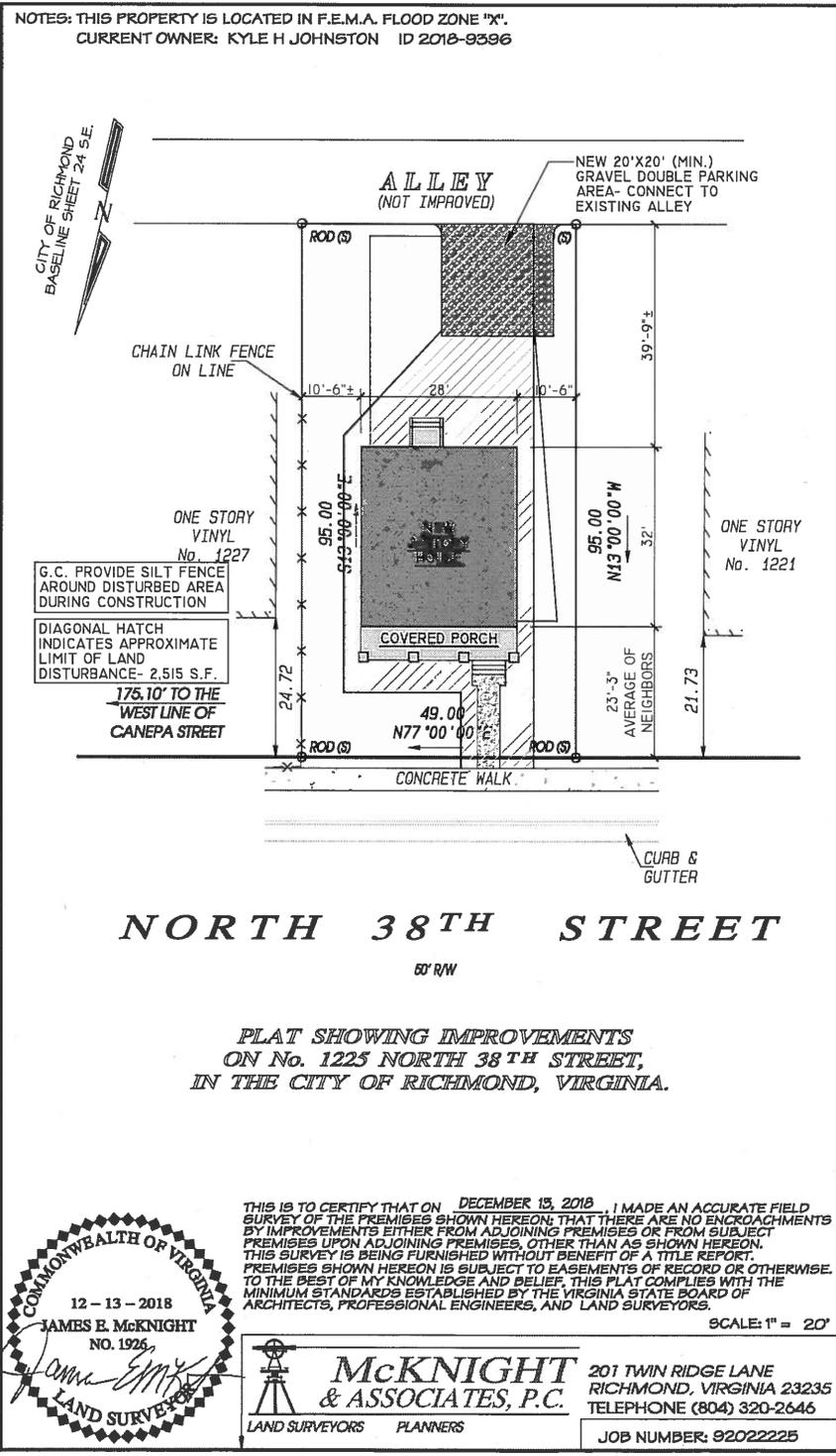


CENTER CREE
CAPITAL GROUP

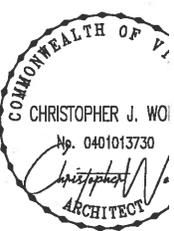
PROJECT CONTACT

DEVELOPER:
CC RICHMOND II, L
C/O CENTER CREE HI
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTUI
804-514-7644



NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
IN THE OAKWOOD NEIGHBORHOOD OF RICHMOND
1225 N. 38TH ST. HOUSE



SET/REVISION:
PERMIT SET

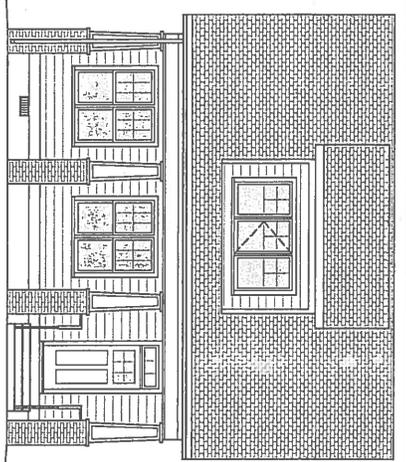
DATE/MARK:
02.25.2019

ARCHITECTURA
SITE PLAN

CI.

01 | ARCHITECTURAL SITE PLAN
1" = 20'

PROPOSED CONSTRUCTION
OVERLAID ON PLAT BY
OTHERS- PROFESSIONAL
STAMP DOES NOT APPLY



NEW TWO-STORY SINGLE-FAMILY DETACHED RESIDENCE
IN THE OAKWOOD NEIGHBORHOOD OF RICHMOND

1225 N. 38TH STREET HOUSE

1225 NORTH 38TH STREET
RICHMOND, VIRGINIA 23225

DRAWING SYMBOLS

MATERIAL PATTERNS SCALED FOR CLARITY

DRAWING NUMBER DESIGNATION

01 | DRAWING TITLE
DRAWING SCALE

DRAWING NUMBER DESIGNATION, TYPICAL

ELEVATION MARK INDICATING ELEVATION LOCATION OF ELEVATION DRAWING

SECTION MARK INDICATING SECTION LOCATION OF SECTION DRAWING

DETAIL MARK WITH MARK INDICATING LOCATION OF DETAIL DRAWING

ROOM NAME

ROOM NAME & NUMBER, ASSOCIATED WITH ROOM FINISH SCHEDULE

DOOR NUMBER, ASSOCIATED WITH DOOR SCHEDULE

WINDOW NUMBER, ASSOCIATED WITH WINDOW SCHEDULE

WALL NUMBER, ASSOCIATED WITH WALL TYPE IN WALL SCHEDULE

NOTE ASSOCIATED WITH CONSTRUCTION SCHEDULE

COLUMN CENTER LINE

REVISION CLOUD WITH REVISION NUMBER MARK

BRICK (SECTION)

CONCRETE

GRAVEL FILL

EARTH OR COMPACTED FILL

CHIP BLOCK

INSULATION-SEE SPECIFICATIONS

RIGID INSULATION-SEE SPECIFICATIONS

WOOD SHEATHING-SEE SPECIFICATIONS

CONTINUOUS 2X WOOD

SOLID WOOD BLOCKING

DRAWING INDEX

DRAWINGS NO.	SHEET TITLE
CS	COVER SHEET
CL	ARCHITECTURAL SITE PLAN
FL	FOUNDATION AND ROOF PLAN
AL	FIRST AND SECOND FLOOR PLANS
A2.1	FRONT & LEFT SIDE EXTERIOR ELEVATIONS
A2.2	REAR & RIGHT SIDE EXTERIOR ELEVATIONS
A3.1	HOUSE CROSS SECTION
BL	LATERAL BRACING DESIGN

CODE/ORDINANCE ANALYSIS

BUILDING CODE	PROJECT SHEET COMPLIANCE TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2015 IRC)
BUILDING AREA	REQUIRED FRONT YARD: 25' - 3' AVERAGE OF NEIGHBORS
SECOND FLOOR CONDITIONED AREA: 405 S.F.	DESIGNED FRONT YARD: 23' - 3' AVERAGE OF NEIGHBORS
TOTAL ENCLOSED HOUSE AREA: 1,000 S.F.	DESIGNED SIDE YARD: 10' - 0" EACH SIDE
COVERED FRONT PORCH AREA: 170 S.F.	DESIGNED REAR YARD: 34' - 9"
LOT ZONED R-3	PERMITTED HEIGHT: 35'
RICHMOND CITY ORDINANCE (PER ZONING CONFIRMATION LETTER):	ALLOWABLE LOT COVERAGE: 35%
SETBACKS:	ALLOWABLE LOT COVERAGE: 1,530 S.F.
REQUIRED FRONT YARD: 25'	DESIGNED FRONT YARD: 23' - 3' AVERAGE OF NEIGHBORS
REQUIRED MIN. REAR YARD: 5'	DESIGNED SIDE YARD: 10' - 0" EACH SIDE
REQUIRED MIN. REAR YARD: 5'	DESIGNED REAR YARD: 34' - 9"
PERMITTED HEIGHT: 35'	DESIGNED HEIGHT: 21'
ALLOWABLE LOT COVERAGE: 35%	DESIGNED COVERAGE:
ALLOWABLE LOT COVERAGE: 1,530 S.F.	DESIGNED REAR HOUSE:
STRUCTURAL CATEGORY: B	DESIGNED HEIGHT: 21'
DESIGN WIND SPEED: 90 MPH; 3 SECOND GUST	
FROST DEPTH: 18"	
SNOW LOAD: 20 PSF	
FOUNDATION- SEE GEOTECHNICAL REPORT BY OTHERS.	
HOUSE SHALL BE BRACED PER IRC R602.10 METHOD CONTINUOUS WALL SHEATHING, WOOD STRUCTURAL PANELS FASTEN ALL WALL SHEATHING PER TABLE R602.10.2.1 (WSP)	
SEE STRUCTURAL FRAMING DESIGN LETTER BY ENGINEER	
VENTILATION REQUIREMENTS:	
PROVIDE CRACK SPACE VENTILATION PER IRC R808.1 AND R808.2	
PROVIDE SEALED VAPOR BARRIER OVER ENTIRE CRAWL SPACE FLOOR & MIN. 8" UP WALLS	
VENTILATE AT 1/150 = 6 S.F. = 66 S.I. NET FREE AREA	
TYPICAL SLOTTED VENT 3.6 S.I. NET FREE AREA	
PROVIDE ONE VENT WITHIN 3' OF ALL CORNERS (A) PER FOUNDATION PLAN	
ATTIC AREA = 695 S.F. = 97 S.F. = 1100 S.I. NET FREE AREA (N.F.A.) REQUIRED	
SOFFIT VENTS: 28 S.F. AT 5 S.I./L.F. = 280 LINEAR FEET OF VENTED SOFFIT	
TOTAL N.F.A. PROVIDED = 784 S.I.	
G.C. TO VERIFY ACTUAL NET FREE AREA OF PRODUCTS SELECTED & NOTIFY ARCHITECT IF DIFFERENT FROM CALCULATIONS ABOVE.	



PROJECT CONTACTS:
DEVELOPER: CC BUILDINGS, LP
C/O CENTER CREEK HOMES
GREG SHROX
804-382-7129

ARCHITECT:
CHRIS WOLF ARCHITECTURE, PLLC
804-516-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
IN THE OAKWOOD NEIGHBORHOOD OF RICHMOND

1225 N. 38TH ST. HOUSE

1225 NORTH 38TH STREET
RICHMOND, VIRGINIA 23225



SET/REVISIONS:
DATE/MARK:
02/25/2019

COVER SHEET

CS



CENTER CREEK
CAPITAL GROUP

PROJECT CONTACTS

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

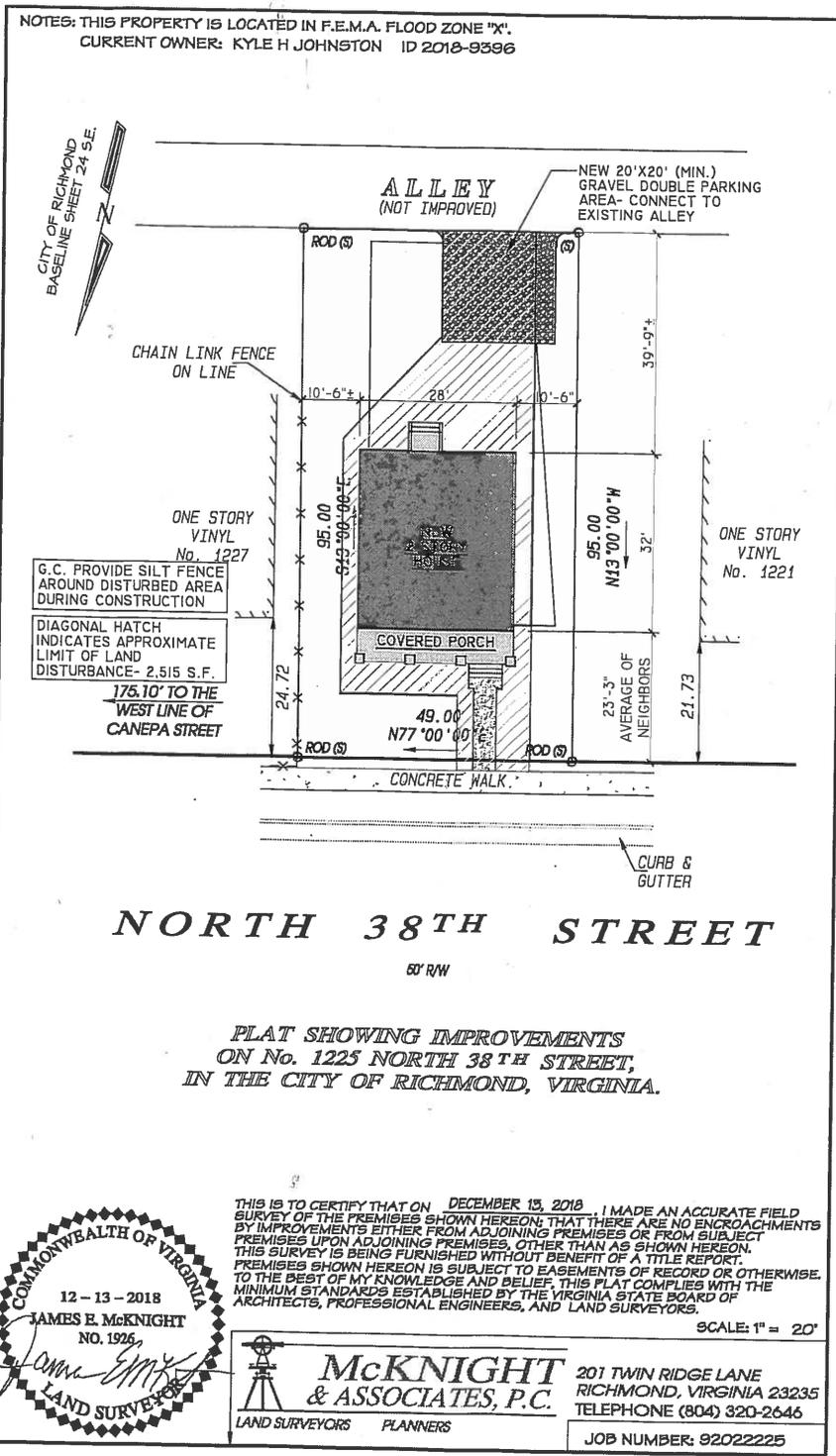
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, P.C.
804-514-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
IN THE OAKWOOD NEIGHBORHOOD OF RICHMOND

1225 N. 38TH ST. HOUSE

1225 NORTH 38TH STREET
RICHMOND, VIRGINIA 23223

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: KYLE H JOHNSTON ID 2018-9396



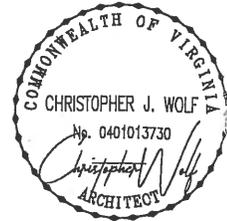
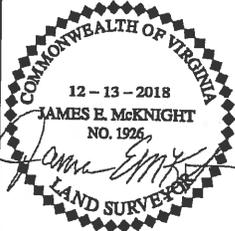
NORTH 38TH STREET

50' R/W

PLAT SHOWING IMPROVEMENTS
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SCALE: 1" = 20'



01 | ARCHITECTURAL SITE PLAN
1" = 20'

PROPOSED CONSTRUCTION
OVERLAID ON PLAT BY
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STAMP DOES NOT APPLY

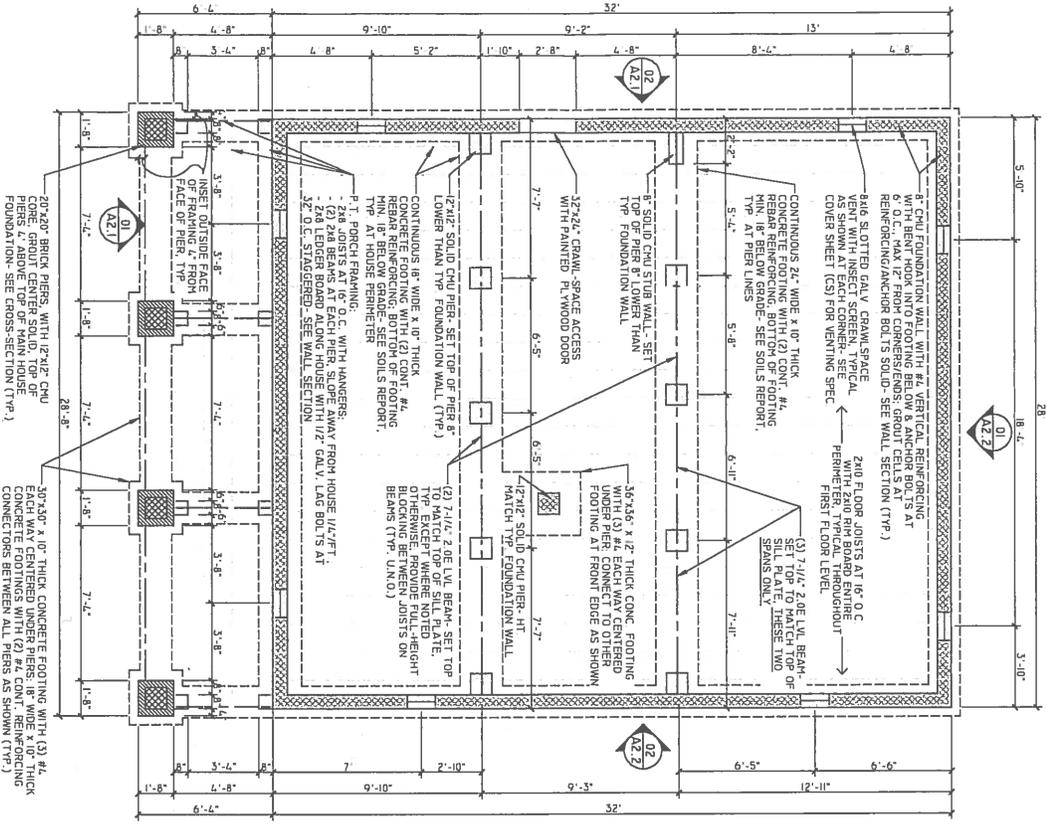
SET/REVISION:
PERMIT SET

DATE/MARK:
02.25.2019

ARCHITECTURAL
SITE PLAN

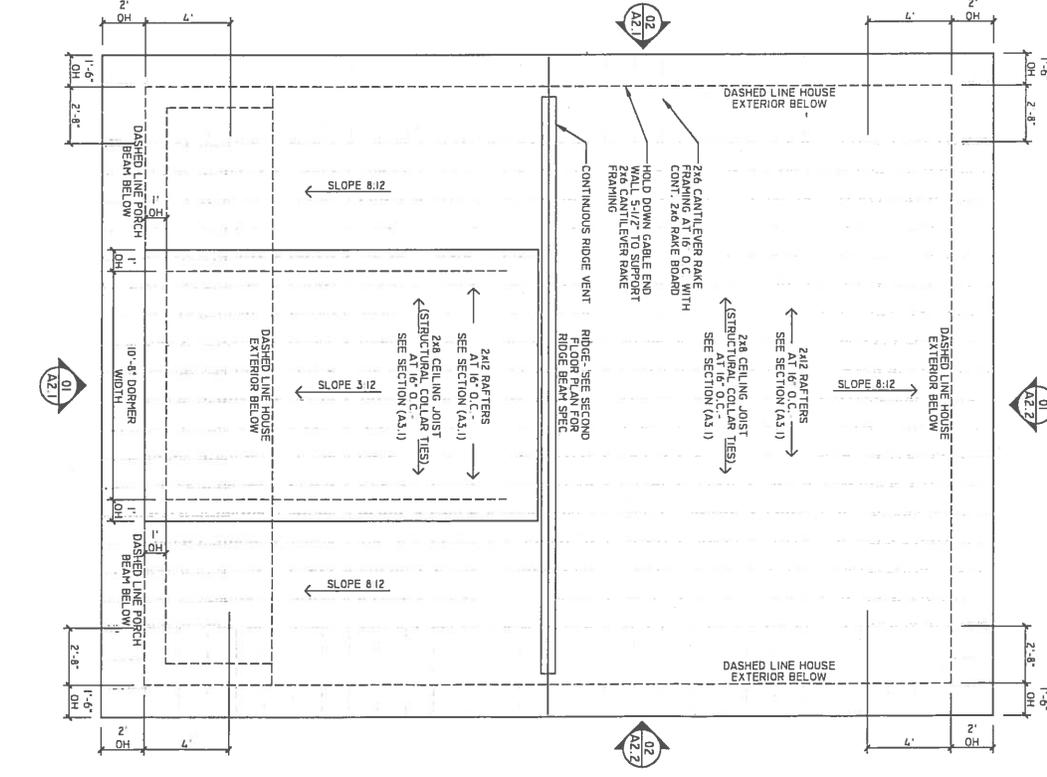
CI.I

- GENERAL FOUNDATION PLAN NOTES:
1. SEE SPECIFICATIONS AND GENERAL STRUCTURAL REQUIREMENTS ON COVER SHEET (CS) FOR FURTHER INFORMATION.
 2. EXTERIOR DIMENSIONS TO OUTSIDE OF FOUNDATION OR CENTER OF OBJECT UNLESS NOTED OTHERWISE.
 3. FOUNDATION SHALL BE FINISHED TO FINISH FLOOR GRADE UNLESS NOTED OTHERWISE.
 4. BOTTOM OF FOOTINGS SHALL BE MIN. 18" BELOW FINAL GRADE. SEE SOILS REPORT FOR FURTHER INFORMATION. UNBID FINISH SHALL BE #2 SOUTHERN YELLOW PINE.
 5. SEE WALL SECTION FOR FURTHER INFORMATION.



01 FOUNDATION PLAN
1/2" = 1'

- GENERAL ROOF PLAN NOTES:
1. ALL ROOF'S SHINGLES SEE SECTIONS & ELEVATIONS.
 2. ALL ROOF SLOPES SHALL BE AS NOTED. MAINTAIN POSITIVE DRAINAGE TO EDGE.
 3. PLATE ROOF PENETRATIONS (EXHAUSTS, VENT STACKS ETC.) IN LEAST VISIBLE AREAS PRACTICAL.
 4. INSTALLATION DETAILS.
 5. FINAL TRUSS DESIGN BY TRUSS MANUFACTURER TO BE APPROVED BY ARCHITECT.
 6. PROVIDE JOISTS/BRIDGES/ROOF EXTERIOR WALLS AND INTERIOR WALLS TO BE LOAD BEARING.
 7. PROVIDE JOISTS/BRIDGES/ROOF EXTERIOR WALLS AND INTERIOR WALLS TO BE LOAD BEARING.
 8. SEE COVER SHEET FOR ATTIC VENTILATION REQUIREMENTS.



02 ROOF PLAN
1/2" = 1'



A1.0
FOUNDATION PLAN
B ROOF PLAN

COMMONWEALTH OF VIRGINIA
CHRISTOPHER J. WOLF
No. 0401019330
Architect
DATE/TASK: 02.23.2019
SET/REVISION: PERMIT SET

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
IN THE OAKWOOD NEIGHBORHOOD OF RICHMOND
1225 N. 38TH ST. HOUSE
1225 NORTH 38TH STREET
RICHMOND, VIRGINIA 23223

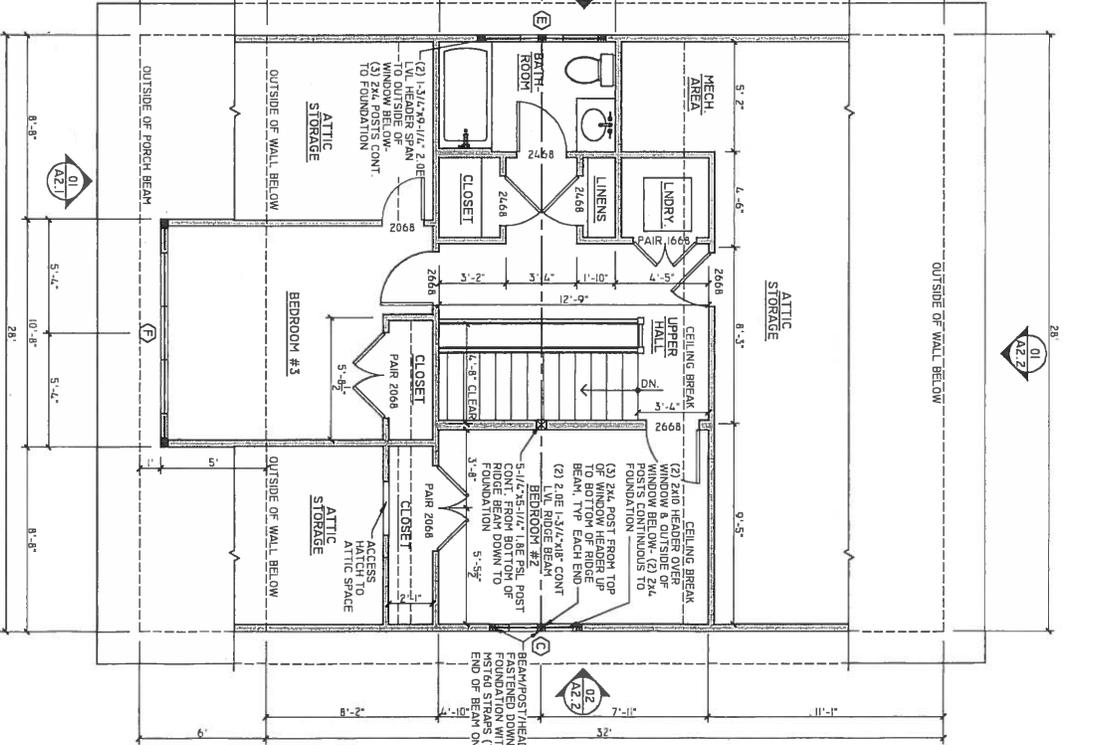
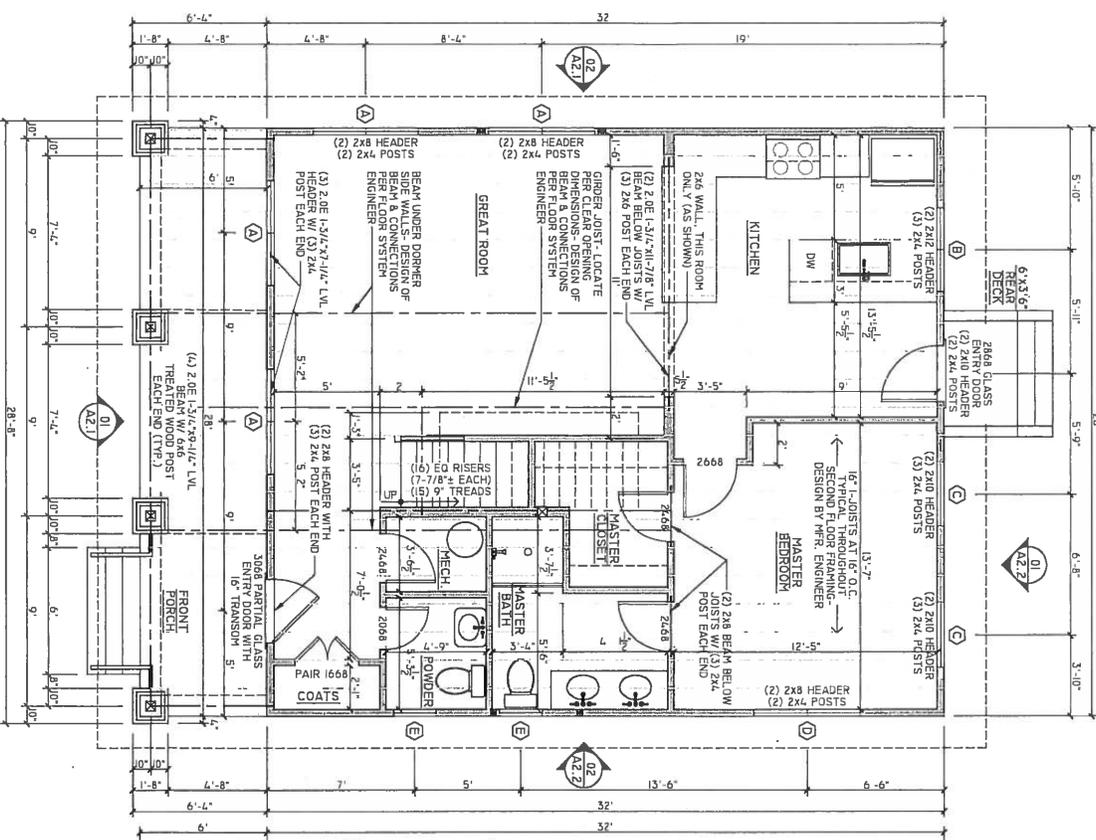
PROJECT CONTACTS:
DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
804.342.7127
ARCHITECT:
CHRIS WOLF ARCHITECTURE, PLLC
804.514.7644



NO.	QTY	SIZE (SQM)	TYPE	COLOR	REMARKS
A	2	PAIR 2'6" x 5'6"	S.H.	WHITE	
B	3	PAIR 2' x 4"	S.H.	WHITE	
C	1	PAIR 2'6" x 2'6"	L.FIXED	WHITE	
D	3	2' x 4"	S.H.	WHITE	
E	3	PAIR 2'6" x 4"	S.H.	WHITE	

- WINDOW SCHEDULE**
1. ALL WINDOWS & DOORS SHALL BE INSTALLED PER TYLER STANDARD INSTALLATION INSTRUCTIONS. FLASH TOPS OF ALL WINDOWS & DOORS SHALL BE INSTALLED PER TYLER STANDARD INSTALLATION INSTRUCTIONS. FLASH TOPS OF ALL WINDOWS & DOORS SHALL BE INSTALLED PER TYLER STANDARD INSTALLATION INSTRUCTIONS. FLASH TOPS OF ALL WINDOWS & DOORS SHALL BE INSTALLED PER TYLER STANDARD INSTALLATION INSTRUCTIONS.
2. EXTERIOR DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL WALLS SHALL BE 2x4 STUDS AT 16" O.C. WITH (1) 2x4 BOTTOM PLATE & (2) 2x4 TOP PLATES UNLESS NOTED OTHERWISE.
4. INTERIOR DOOR LOCATIONS GENERALLY CENTERED. COORDINATE DOORS LOCATED AGAINST ADJACENT WALL WITH DIMENSIONS ON FLOOR PLANS.
5. NO SECOND FLOOR WINDOW SCHEDULES SHALL BE WITHIN OR BEHIND FLOOR.

- GENERAL NOTES:**
1. SEE SPECIFICATIONS AND GENERAL STRUCTURAL REQUIREMENTS ON COVER SHEET (CS) FOR FURTHER INFORMATION.
2. EXTERIOR DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL WALLS SHALL BE 2x4 STUDS AT 16" O.C. WITH (1) 2x4 BOTTOM PLATE & (2) 2x4 TOP PLATES UNLESS NOTED OTHERWISE.
4. INTERIOR DOOR LOCATIONS GENERALLY CENTERED. COORDINATE DOORS LOCATED AGAINST ADJACENT WALL WITH DIMENSIONS ON FLOOR PLANS.
5. NO SECOND FLOOR WINDOW SCHEDULES SHALL BE WITHIN OR BEHIND FLOOR.
6. ALL WINDOWS & DOORS IN BEARING WALLS SHALL HAVE MIN. (2) JACK STUDS & (2) 2x4 HEADER UNLESS NOTED OTHERWISE ON FLOOR PLANS.



01 FIRST FLOOR PLAN

02 SECOND FLOOR PLAN

CENTER CREEK CAPITAL GROUP

PROJECT CONTACTS:
 DEVELOPER: CC RICHMOND II, LP
 ARCHITECT: CHRIS WOLF ARCHITECTURE, PLLC
 801-362-7727
 801-514-7844

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
 IN THE OAKWOOD NEIGHBORHOOD OF RICHMOND

1225 N. 38TH ST. HOUSE

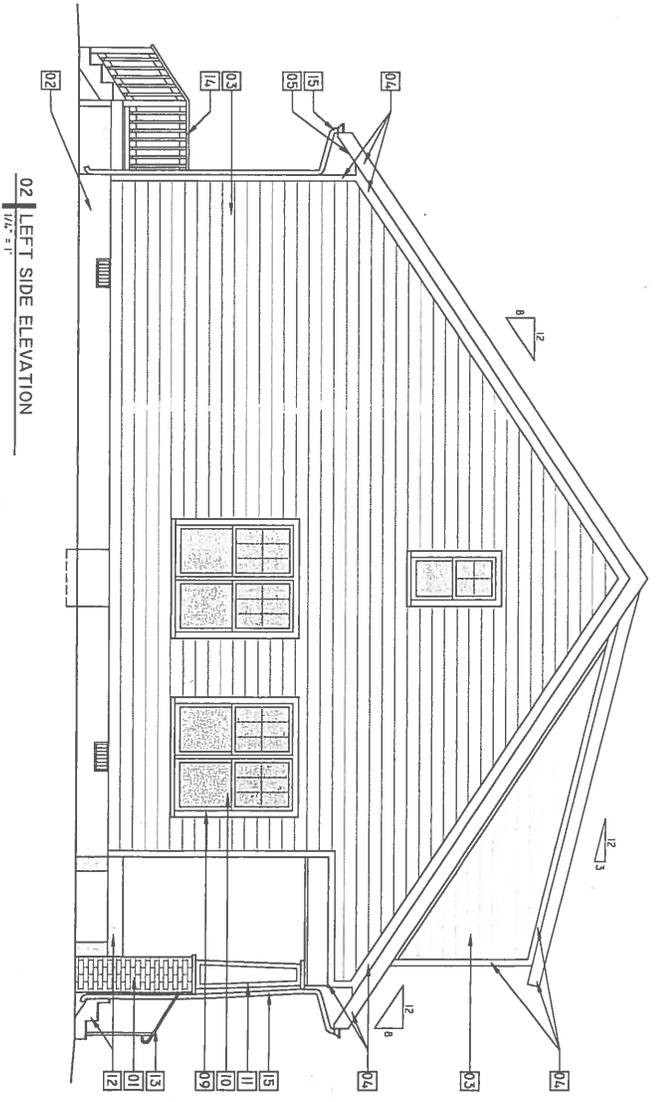
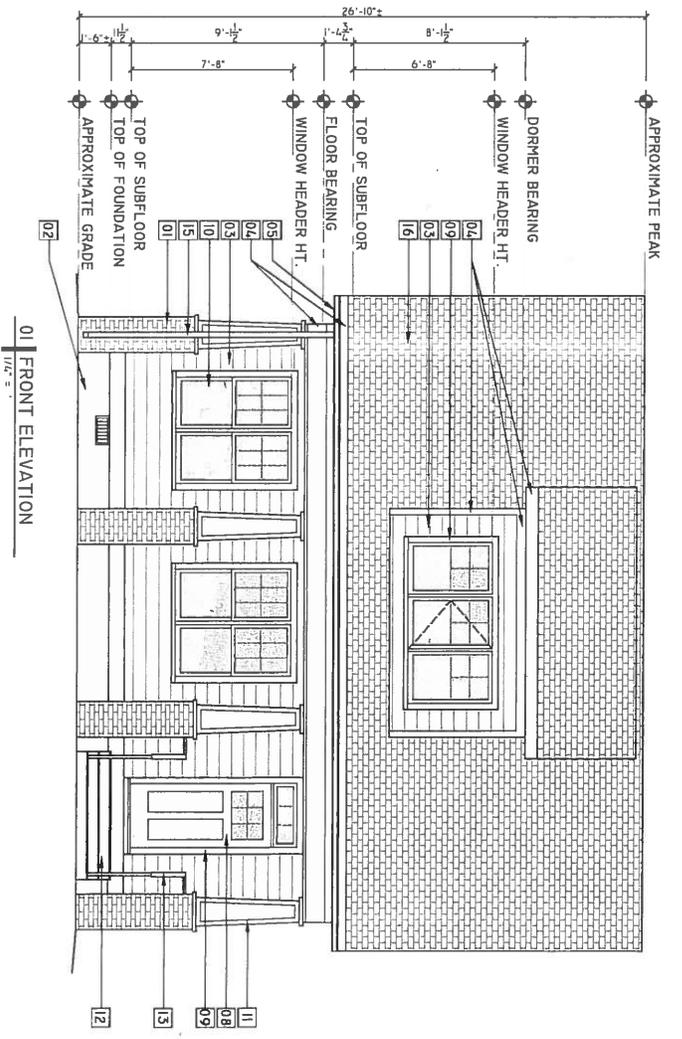
1225 NORTH 38TH STREET
 RICHMOND, VIRGINIA 23223

COMMONWEALTH OF VIRGINIA
 CHRISTOPHER J. WOLF
 No. 040101370
 Architect

SET/REVISION PERMIT SET
 DATE/MARK: 02.25.2019
A.I.I.
 FIRST & SECOND FLOOR PLANS

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PIER	RED BRICK
02	FOUNDATION	CONCRETE
03	CONCRETE FLOOR	CONCRETE
04	CONCRETE SLAB	CONCRETE
05	CONCRETE FLOOR	CONCRETE
06	VINYL POORCE CEILING	NON-VENETIAN FACTORY WHITE
07	COMPOSITE FLAT SHEET	PAINTED WHITE
08	SNAP ON COMPOSITE DOOR/WINDOW FRAME	PAINTED WHITE
09	WINDOW - SEE FLOOR PLANS FOR SIZES	PAINTED WHITE
10	WINDOW - SEE FLOOR PLANS FOR SIZES	PAINTED WHITE
11	TAPERED SOLAR COLUMN WITH T&G DECKING	PAINTED WHITE
12	CONCRETE STAIRS/TURM WITH T&G DECKING	PAINTED WHITE
13	SHED ROOF	NATURAL TREATED WOOD
14	TREATED WOOD DECK/STAIRS/RAILING	NATURAL TREATED WOOD
15	ALUMINUM GUTTER & DOWNSPOUTS	PRE-FINISHED WHITE
16	ASPHALT SHINGLE ROOF	PER OWNER

EXTERIOR FINISH NOTES:
 1. GRADES SHOWN APPROXIMATE V.I.F.
 2. SEE SPECIFICATIONS BY OWNER



CENTER CREEK
 DRAFTING GROUP

PROJECT CONTACTS:
 DEVELOPER: CC CENTER CREEK HOMES
 ARCHITECT: CHRIS MOLE ARCHITECTURE, PLLC
 801-511-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
 IN THE OAKWOOD NEIGHBORHOOD OF RICHMOND

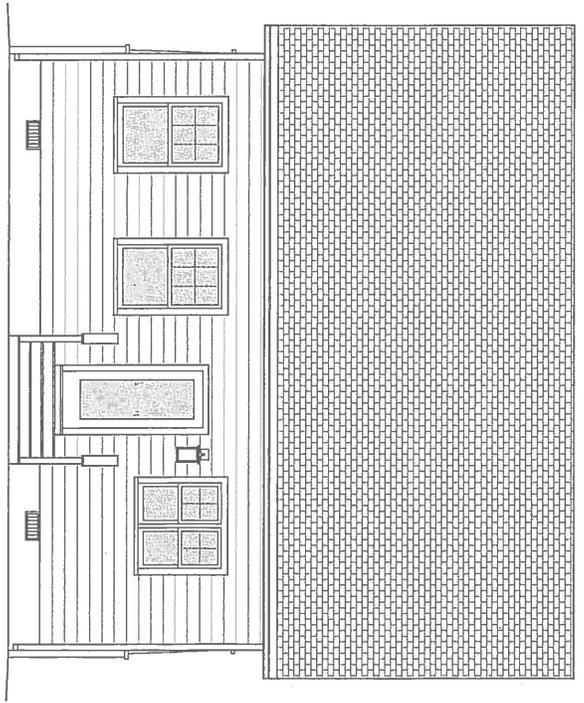
1225 N. 38TH ST. HOUSE

1225 NORTH 38TH STREET
 RICHMOND, VIRGINIA 23223

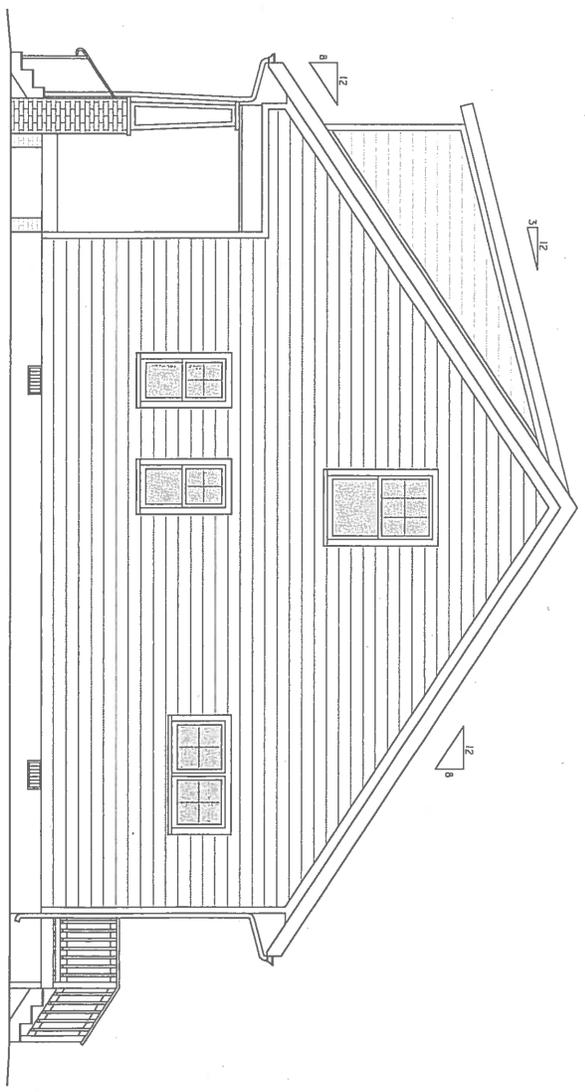


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 PERMIT SET
 DATE/MARK:
 02.25.2019

FRONT & RIGHT SIDE
 EXTERIOR ELEVATIONS
A2.1



01 FRONT ELEVATION
1/2" = 1'



02 LEFT SIDE ELEVATION
1/2" = 1'



CENTER CREEK
CAPITAL GROUP

PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND, LP
C/O CENTER CREEK HOMES
GREG SIMON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
305-514-7504

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
IN THE OAKWOOD NEIGHBORHOOD OF RICHMOND

1225 N. 38TH ST. HOUSE

1225 NORTH 38TH STREET
RICHMOND, VIRGINIA 23223

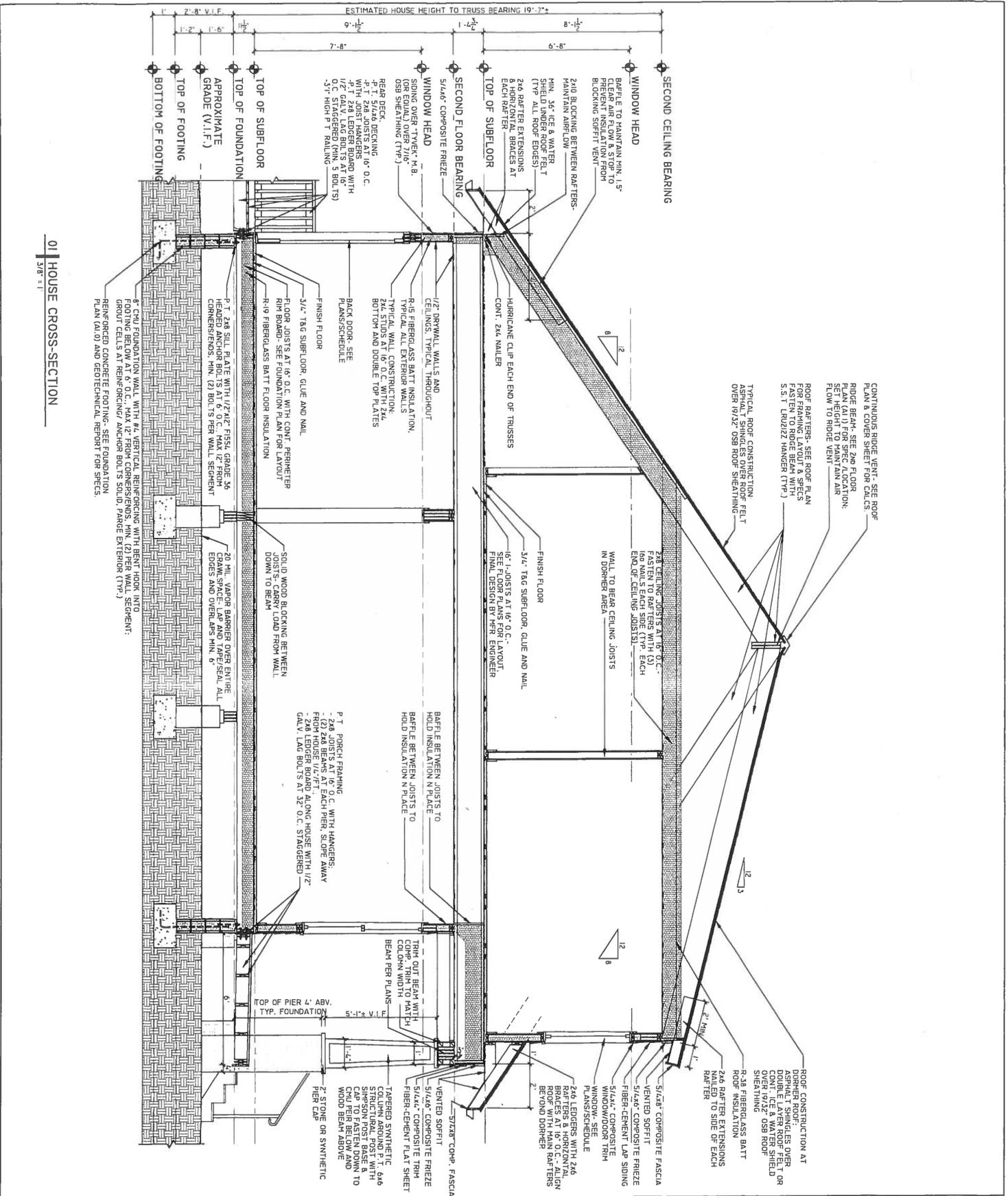


SET/REVISION:
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DATE/ISSUE:
02.25.2019

REAR & LEFT SIDE
EXTERIOR ELEVATIONS

A2.2



01 HOUSE CROSS-SECTION

3/8" = 1'



CENTER CREEK
CAPITAL GROUP

PROJECT CONTACTS
 DESIGNER:
 C/O RICHMOND II, LP
 C/O CENTER CREEK HOMES
 800-362-7772
 ARCHITECT:
 CHRIS WOLF
 RICHMOND ARCHITECTURE, PLLC
 800-511-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
 IN THE OAKWOOD NEIGHBORHOOD OF RICHMOND

1225 N. 38TH ST. HOUSE

1225 NORTH 38TH STREET
 RICHMOND, VIRGINIA 23223



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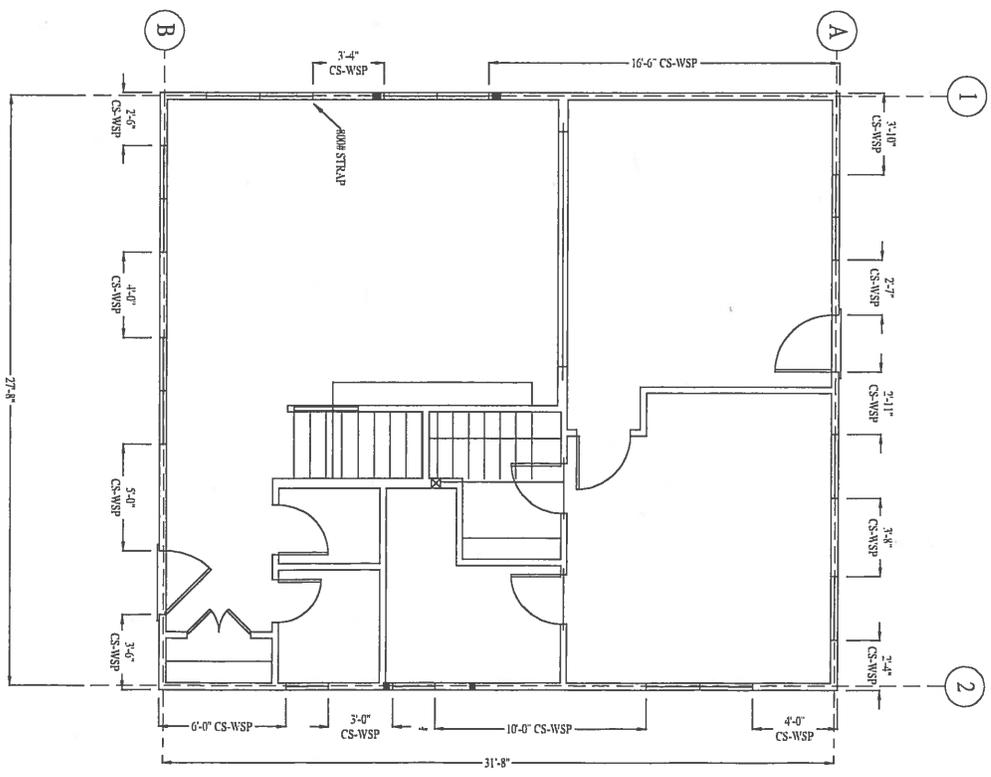
WALL SECTION
A3.1

WIND CALCULATION SHEET USING THE CLASSIC METHOD (BASED ON THE 2012 IRC OR 2009 VRC)

WIND SPEED (MPH)	90	90	90	90	90
BRACED WALL LINE	1	2	A	B	90
STORY	1	2	A	B	90
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	CS-WSP/CS-PF/CS-G
AVG BWL SPACING (IN)	28	28	32	32	
TABULAR REQUIRED (IN)	8.50	8.50	9.50	9.50	
EXPOSURE	B	B	B	B	B
EAVE HEDGE (FT)	15.00	15.00	15.00	15.00	15.00
WALL HEIGHT (IN)	9.00	9.00	9.00	9.00	9.00
# BWLS	2.00	2.00	2.00	2.00	2.00
CHIT INTERIOR GB	NO	NO	NO	NO	NO
ADD PAIN GB FASTEN @ 4" oc	NO	NO	NO	NO	NO
METHOD GB FASTEN @ 4" oc	NO	NO	NO	NO	NO
REQUIRED BWP LENGTH (IN)	9.29	9.29	10.49	10.49	10.49
ACTUAL BWP LENGTH (IN)	18.50	4.00	3.83	2.50	2.50
CONTRIBUTING LENGTH	3.33	3.00	2.80	5.00	5.00
4	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
5	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
6	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
7	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
ACTUAL BWP LENGTH (IN)	19.83	23.00	15.33	15.00	15.00
ACTUAL 3 REQUIRED	YES	YES	YES	YES	YES
SPACE	YES	YES	YES	YES	YES
BWP 1 5' 16" 2'-6"	YES	YES	YES	YES	YES
BWP 1 5' 16" 2'-6"	YES	YES	YES	YES	YES
BWP WITHIN 10' OF END	YES	YES	YES	YES	YES
CONTINUOUS END CONDITION	1	1	1	1	1
BWL COMPLIANCE PASS/FAIL	PASS	PASS	PASS	PASS	PASS

created by Chuck Bagnal, phone (804) 717-6428

Version 7/23/2012



01 LATERAL BRACING PLAN
1/2" = 1'



PROJECT CONTACTS:
 DEVELOPER: C/O CENTER CREEK HOMES
 ARCHITECT: CHRIS WOLF
 ARCHITECT: CHRIS WOLF
 BUILDING PERMITS: PLCC

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
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1225 N. 38TH ST. HOUSE
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SET/REVISION:
 PERMIT SET
 DATE/MARK:
 02/25/2019
B.1.1
 LATERAL BRACING
 DESIGN