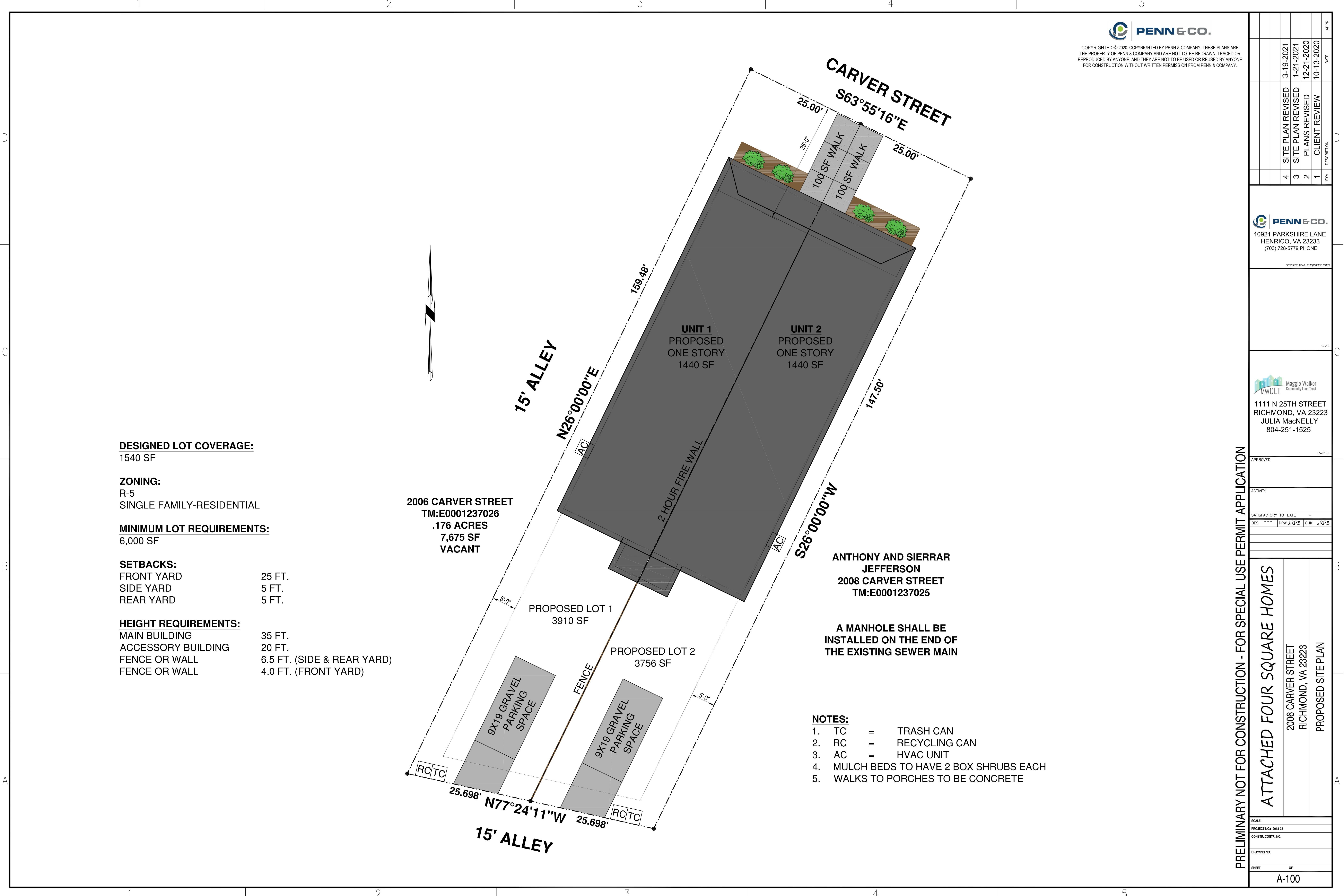




DESIGNED LOT COVERAGE:
1540 SF

ZONING:
R-5
SINGLE FAMILY-RESIDENTIAL

MINIMUM LOT REQUIREMENTS:
6,000 SF

SETBACKS:
FRONT YARD 25 FT.
SIDE YARD 5 FT.
REAR YARD 5 FT.

HEIGHT REQUIREMENTS:
MAIN BUILDING 35 FT.
ACCESSORY BUILDING 20 FT.
FENCE OR WALL 6.5 FT. (SIDE & REAR YARD)
FENCE OR WALL 4.0 FT. (FRONT YARD)

2006 CARVER STREET
TM:E0001237026
.176 ACRES
7,675 SF
VACANT

ANTHONY AND SIERRAR
JEFFERSON
2008 CARVER STREET
TM:E0001237025

A MANHOLE SHALL BE
INSTALLED ON THE END OF
THE EXISTING SEWER MAIN

- NOTES:**
1. TC = TRASH CAN
 2. RC = RECYCLING CAN
 3. AC = HVAC UNIT
 4. MULCH BEDS TO HAVE 2 BOX SHRUBS EACH
 5. WALKS TO PORCHES TO BE CONCRETE



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SYN	DESCRIPTION	DATE	APPR
4	SITE PLAN REVISED	3-19-2021	
3	SITE PLAN REVISED	1-21-2021	
2	PLANS REVISED	12-21-2020	
1	CLIENT REVIEW	10-13-2020	

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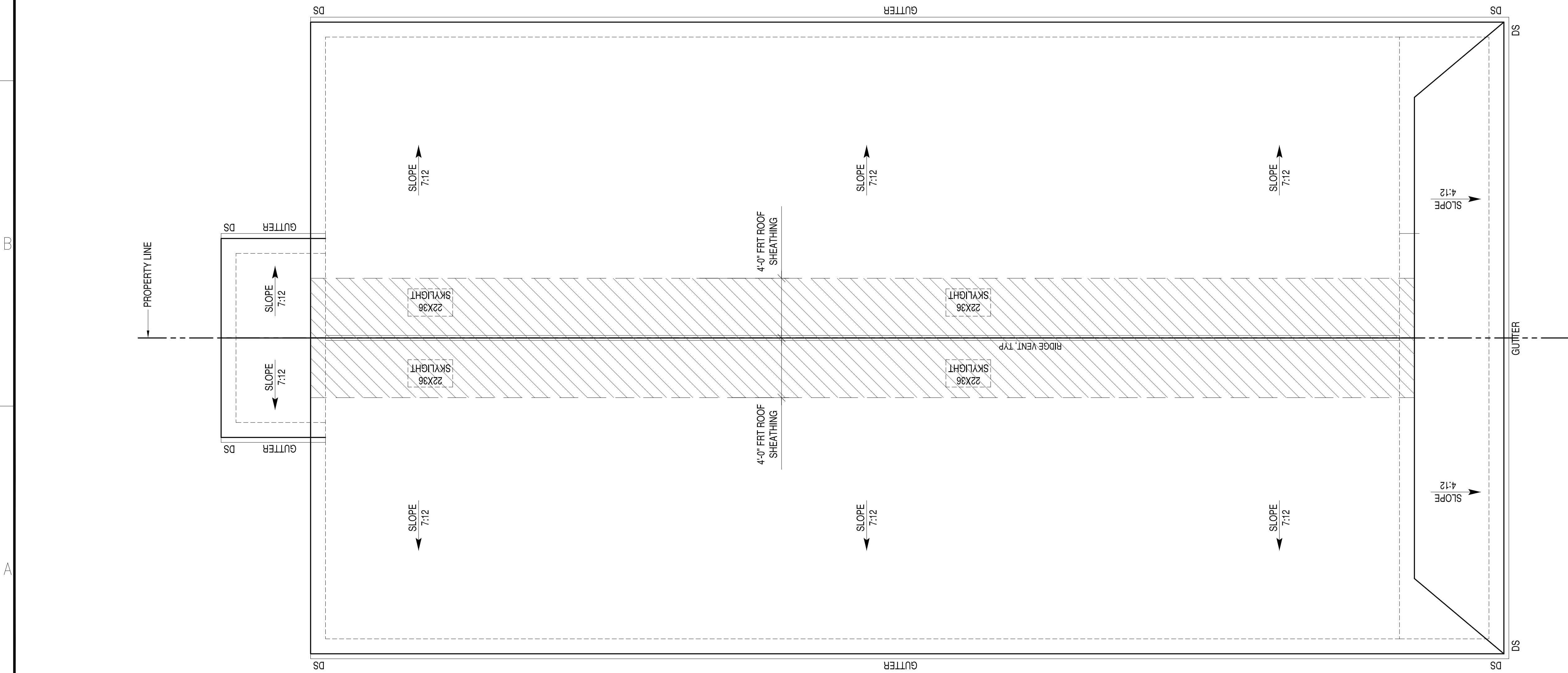
STRUCTURAL ENGINEER INFO

Maggie Walker
Community Land Trust
1111 N 25TH STREET
RICHMOND, VA 23223
JULIA MacNELLY
804-251-1525

APPROVED	OWNER
ACTIVITY	
SATISFACTORY TO: DATE	
DES	CHK

ATTACHED FOUR SQUARE HOMES	2006 CARVER STREET RICHMOND, VA 23223	PROPOSED SITE PLAN
----------------------------	--	--------------------

SCALE:	
PROJECT NO.: 2018-02	
CONSTR. CONTR. NO.	
DRAWING NO.	
SHEET	OF
A-100	



PROPOSED ROOF PLAN

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

ATTIC AREA VENTILATION CALCULATIONS PER UNIT	
ATTIC AREA:	1565 SQ.FT. / 300*144 =
	757 SQ. IN. NET FREE AREA REQUIRED
	(50% MIN AT RIDGE)
RIDGE VENT:	
	20 L.F. X 18 SQ. IN. PER LINEAR FOOT =
SOFFIT VENT:	360 SQ. IN. PROVIDED
	146 L.F. X 5.867 SQ. IN. PER LINEAR FOOT =
	856 SQ. IN. PROVIDED
TOTAL NET FREE ARE PROVIDED =	1,216 SQ. IN.
POWER VENT = (1) 12" AIRVENT, INC POWERCOOL PLUS 12	
AUTOMATIC THERMOSTAT W/ HUMIDSTAT VENT FOR UP TO	
1,650 SF OF ATTIC SPACE, INSTALL MULTIPLE VENTS FOR	
ADDITIONAL AREA.	
IF INSTALLING POWER VENT, DO NOT INSTALL	
RIDGE VENT	

PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES

- THE DESIGN, FABRICATION AND INSTALLATION OF ALL PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES SHALL CONFORM TO THE LATEST, ADOPTED EDITIONS OF THE STANDARDS AND MATERIAL SPECIFICATIONS REFERENCED HEREIN.
- REFERENCE STANDARDS
 - NDS "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA).
 - TP-1, "DESIGN STANDARDS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE.
- MATERIALS
 - THE TERM "TRUSS" USED IN THIS SECTION APPLIES TO TRUSSES THAT ARE DESIGNED AND FABRICATED AS SEPERATE ENGINEERED PRODUCTS, AND DELIVERED TO THE PROJECT SITE FOR INSTALLATION.
 - LUMBER: SPECIES PER DESIGN BY THE TRUSS MANUFACTURER, NO.2 GRADE OR BETTER, 15% MAXIMUM M.C., EXCEPT THE TRUSS MANUFACTURER MAY USE STUD-GRADE FOR WEB MEMBERS.
- DESIGN
 - THE TRUSS MANUFACTURER SHALL DESIGN, DETAIL, PROVIDE AND INSTALL ALL INTERNAL TRUSS COMPONENT CONNECTIONS.
 - THE TRUSS MANUFACTURER SHALL DESIGN AND DESIGNATE ALL TRUSS-TO-TRUSS HANGERS, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRUSS-TO TRUSS HANGERS IN ACCORDANCE WITH THE HANGER MANUFACTURERS SPECIFICATIONS.
 - METAL CONNECTOR PLATES: USE GALVANIZED SHEET STEEL CONFORMING WITH ASTM A653, COATING CLASS G60. MANUFACTURE WITH HOLES, PLUGS, TEETH, OR PRONGS UNIFORMLY SPACED AND FORMED.
 - IN ADDITION TO THE UNIFORM LOADS INDICATED BELOW, DESIGN TRUSSES FOR ALL SUPERIMPOSED DEAD LOADS INCLUDING BUT NOT LIMITED TO OVERLAY FRAMING, CHIMNEYS, MECHANICAL EQUIPMENT, ETC. DESIGN TRUSSES AND REQUIRED BRACING TO RESIST THE NET WIND UPLIFT INDICATED ON THE DRAWINGS.
 - DESIGN OF MEMBERS AND CONNECTIONS SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE DISTRICT OF COLUMBIA, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
 - DESIGN BOTTOM CHORDS OF GIRDER TRUSSES FOR THE END REACTIONS OF SUPPORTED TRUSSES.
 - DESIGN ALL TRUSSES FOR ADDITIONAL SERVICE LOADS INDICATED ON PLAN.
- DESIGN LOADS
 - ROOF
 - TOP CHORD DEAD LOAD = 10 PSF
 - TOP CHORD LIVE LOAD = 20 PSF
 - BOTTOM CHORD DEAD LOAD = 10 PSF
 - BOTTOM CHORD LIVE LOAD = 0 PSF
 - WIND LOADING: SEE DESIGN LOADS SECTION ON SHEET S 001
 - NET WIND UPLIFT = 8 PSF
 - DEFLECTIONS
 - MAXIMUM LIVE LOAD DEFLECTION = L/360, OR .625" MAXIMUM
 - MAXIMUM TOTAL LOAD DEFLECTION = L/240, OR 1.0" MAXIMUM
- DESIGN ALL BRACING AND BRACING CONNECTIONS FOR ALL TRUSS TO CHORDS, BOTTOM CHORDS AND WEB MEMBERS. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS IN THE FINISHED STRUCTURE WHICH CONTAIN TRUSSES WITH UN-SHEATHED TOP AND/OR BOTTOM CHORD MEMBERS.
- SUBMITALS
 - SUBMIT TRUSS SHOP DRAWINGS WHICH EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR TRUSS DESIGN.
 - SUBMIT LAYOUT DRAWING WHICH INDICATES THE LOCATION OF EACH TRUSS.
 - INDICATE ALL TEMPORARY AND PERMANENT BRACING REQUIREMENTS OF TRUSS MEMBERS, IN AREAS WHERE TRUSS TOP CHORDS AND/OR BOTTOM CHORDS DO NOT RECEIVE SHEATHING. INDICATE THE REQUIRED CHORD BRACING AND BRACE SPACINGS FOR ALL APPLICABLE LOAD CASES. INDICATE ANCHORAGE OF "CAP" TRUSSES AND/OR "OVERLAY" TRUSSES.



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ATTACHED FOUR SQUARE HOMES

2006 CARVER STREET
RICHMOND, VA 23223

PROPOSED TYPICAL ROOF PLAN AND NOTES

APPROVED	ACTIVITY	SATISFACTORY TO DATE
DES	CHK	DRW
JRP3	JRP3	JRP3



Maggie Walker
Community Land Trust

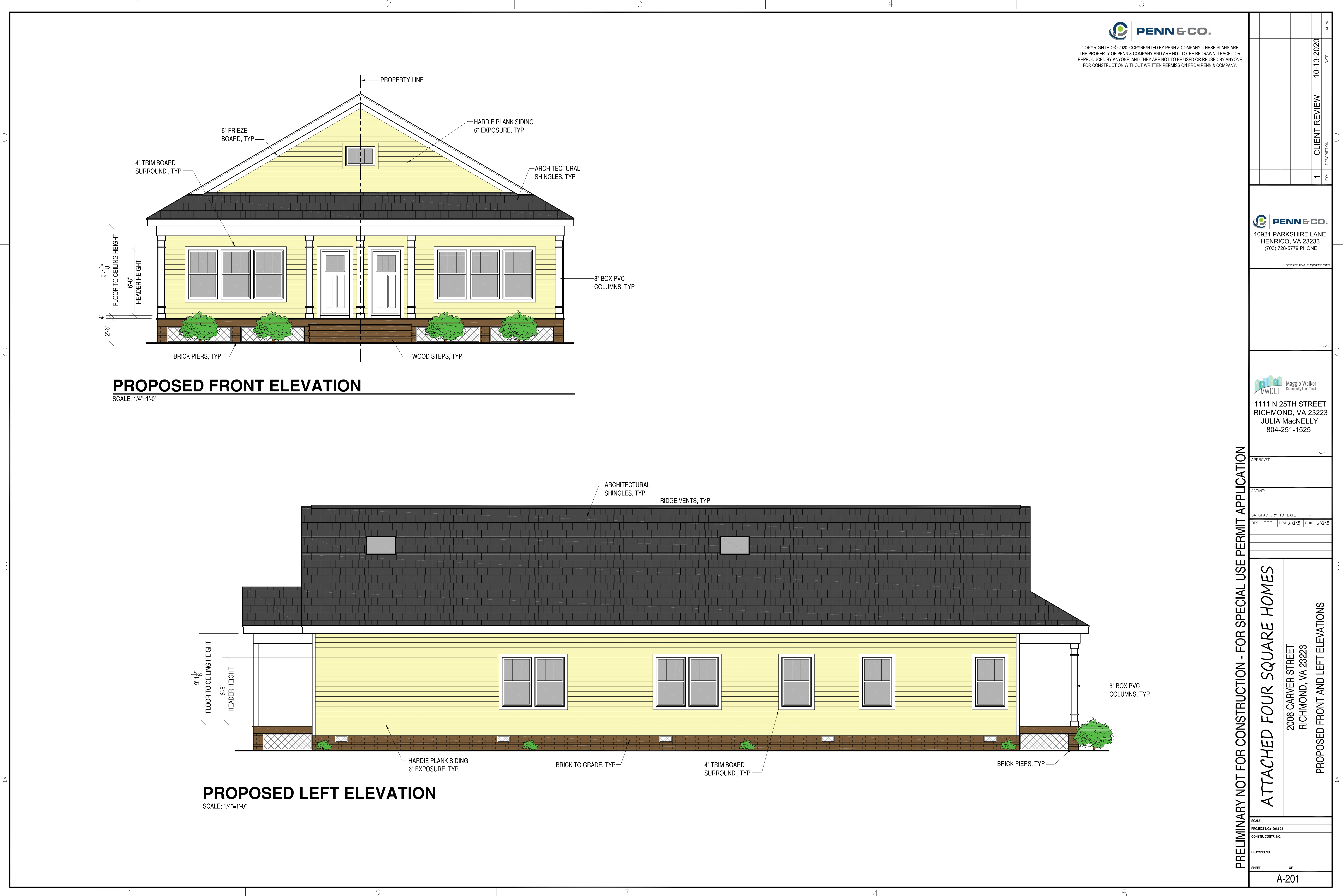
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RICHMOND, VA 23223
JULIA MacNELLY
804-251-1525



PENN & CO.

10921 PARKSHIRE LANE
HENRICO, VA 23233
(703) 728-5779 PHONE

SYN	DESCRIPTION	DATE	APPR
1	CLIENT REVIEW	10-13-2020	



PROPOSED FRONT ELEVATION

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

PROPOSED LEFT ELEVATION

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



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10921 PARKSHIRE LANE
HENRICO, VA 23233
(703) 728-5779 PHONE

STRUCTURAL ENGINEER INFO



1111 N 25TH STREET
RICHMOND, VA 23223
JULIA MacNELLY
804-251-1525

OWNER

APPROVED

ACTIVITY

SATISFACTORY TO: DATE
DES DES --- | DRW JRP3 | CHK JRP3

ATTACHED FOUR SQUARE HOMES

2006 CARVER STREET
RICHMOND, VA 23223

PROPOSED FRONT AND LEFT ELEVATIONS

SCALE:	
PROJECT NO.: 2018-02	
CONSTR. CONTR. NO.	
DRAWING NO.	
SHEET	OF
A-201	

PRELIMINARY NOT FOR CONSTRUCTION - FOR SPECIAL USE PERMIT APPLICATION

D

C

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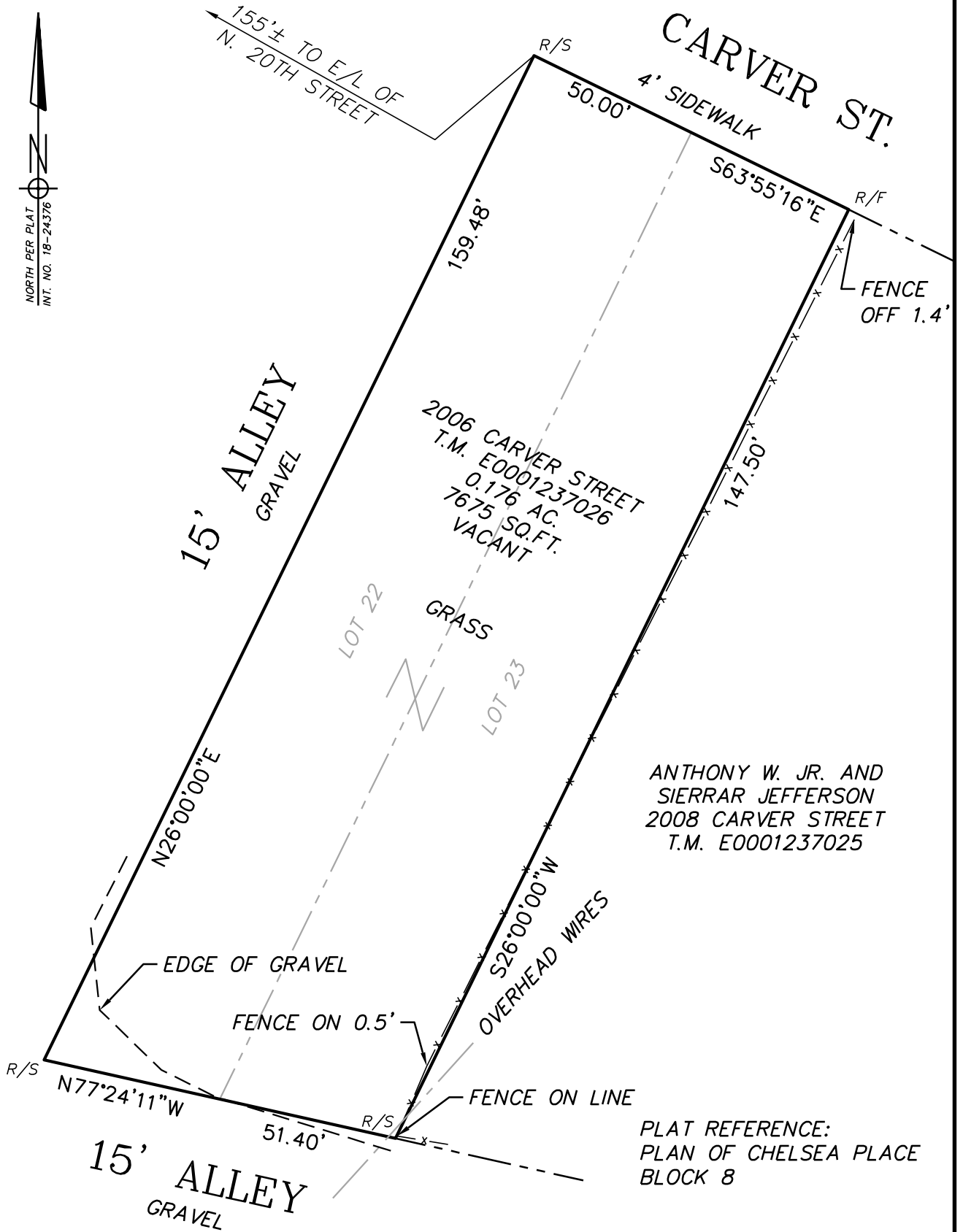
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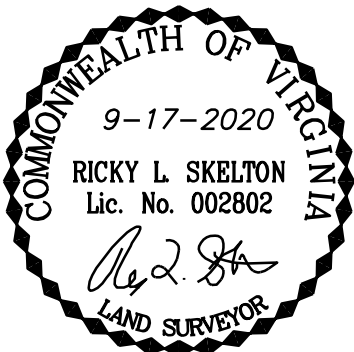
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PLAT SHOWING IMPROVEMENTS ON
#2006 CARVER STREET
CITY OF RICHMOND, VIRGINIA



I HEREBY CERTIFY THAT THE POSITIONS OF EXISTING IMPROVEMENTS WERE CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

TITLE REPORT NOT FURNISHED

PLAT SUBJECT TO RESTRICTION OF RECORD

THIS PROPERTY IS LOCATED IN H.U.D. FLOOD ZONE X

HULCHER & ASSOCIATES, INC.
CONSULTING ENGINEERS
5901 LAKESIDE AVENUE
RICHMOND, VIRGINIA 23228
(804)262-7622 * FAX: 262-8215

DATE: SEPT. 15, 2020

DRAWN BY: ESTILL SCALE: 1"=20'

CHECKED BY: RS

JOB NO: 20021MS

OWNER: THE MAGGIE WALKER COMMUNITY LAND TRUST