COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3312 East Broad Street

Historic district Chimborazo

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

APPLICANT INFORMATION ☑ **Check if Billing Contact**

Name Charles E. Powers and Melissa J. Gropman

Phone (804) 222-2150

Company

Email cpowers@FamilyLawRVA.com

Mailing Address 3312 East Broad Street, Richmond, VA 23223

Applicant Type: ☑ Owner ☐ Agent
☐ Lessee ☐ Architect ☐ Contractor
☐ Other (please specify):

OWNER INFORMATION (if different from above) ☐ **Check if Billing Contact**

Name

Company

Mailing Address

Phone

Email

PROJECT INFORMATION

Project Type: ☑ Alteration ☐ Demolition ☑ New Construction (Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Construct one story addition (16' x 26') and rear deck (8' x 16'). See attached written description.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payment of the application fee. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner _____ Date 7/29/2020

Attachment to Application for Certificate of Appropriateness
July 29, 2020

Project Description – 3312 East Broad Street

A one-story addition is proposed for the rear of 3312 East Broad Street. A two-story addition to the residence was proposed and approved by CAR in 2008 and 2019 but neither project was completed. Attached are the Staff Reports prepared in December 2018 and January 2019. The current proposal has the same footprint (26.0 ft. x 16.0 ft.) as the prior proposals.

- The proposed addition will be subordinate to the existing structure:
  - The addition will be 26.0 ft. wide. The existing structure is 27.8 ft. wide and will be inset 1.2 ft. (which will accommodate a 3.1 ft. setback from the existing property line) and 0.5 ft.
  - The addition will be one story. The existing structure is two stories.
- The proposed addition will have a low slope roof which will be Galvalume standing seam.
- The proposed addition will be clad in smooth fiber cement siding (HardiePlank). The siding on the rear of the existing structure will be removed and clad with the same siding.
- The exterior trim detail will be wood and will match the color and siding reveal of the existing structure.
- The foundation will be clad in brick though it is not visible from any public right of way.
- The paint on the proposed addition and replaced siding will be the same as on the existing structure.
- The windows will be 1-over-1 Jeld-Wen AuraLast with simulated divided lights with interior and exterior muntins and a spacer bar.
- The door will be Jeld-Wen AuraLast with simulated divided lights with interior and exterior muntins and a spacer bar.
- Only the top of the rail for the deck will be visible from any public right of way and will be Richmond rail.
- Existing privacy fencing to be removed and replaced with a similar fence following construction.
- The work will be performed by Monarch Construction of Virginia, Inc., a Class A contractor (License # 2705117575).
- Details of the proposed project are set forth on the attached plans prepared by C. L. Shade Drafting.
- A survey was prepared when the property was acquired in 2001 and is attached. The site plan of the proposed addition based on that survey is also attached. The setbacks will be as follows:
  - 3.08 ft. from property line at 3310 East Broad Street
  - 10.67 ft. from property line at 3316 East Broad Street
  - Between 29.38 ft. and 29.44 ft. from rear property line at public side alley

Additional Attachments to Application for Certificate of Appropriateness
July 29, 2020

- Certificate of Appropriateness Alteration and Addition Checklist (1 page)
- Survey dated August 21, 2001 (1 page)
- Site Plan for proposed construction (1 page)
- Photographs (3 pages)
- Commission of Architectural Review Staff Report (Dec. 2018) (3 pages)
- Commission of Architectural Review Staff Report (Jan. 2019) (3 pages)
- Wall bracing worksheet prepared by C. L. Shade Drafting (1 page)
- Detailed drawings prepared by C. L. Shade Drafting (4 pages)

Jones, Carey L. - PDR

From: Charles Powers <cpowers@familylawrva.com>
Sent: Tuesday, August 4, 2020 5:20 PM
To: Jones, Carey L. - PDR
Cc: mgropman@verizon.net; sstruder@gmail.com; Jeffries, Chelsea R. - PDR
Subject: RE: Planning and Preservation

Carey:

Thanks for your response.

The exterior height of the proposed addition is 208-inches above grade next to the existing structure. It is to start approximately 5-inches below the windows on the second floor (the exposed width of one row of siding). It goes down to 185-inches at the end of the proposed addition. Please let me know if this is the information you are looking for.

On the windows, they will be 2-over-2 windows. Sorry for the error.

Please let me know if you require any additional information.

Thanks.

Chuck Powers

Charles E. Powers, Esq.
STILES EWING POWERS PC
3957 Westerre Parkway, Suite 400
Richmond, VA 23233
DD: 804-545-9935
Main: 804-545-9800
Fax: 804-545-9805
cpowers@FamilyLawRVA.com
www.FamilyLawRVA.com

From: Jones, Carey L. - PDR <Carey.Jones@richmondgov.com>
Sent: Tuesday, August 4, 2020 12:56 PM
To: Charles Powers <cpowers@familylawrva.com>
Cc: mgropman@verizon.net; sstruder@gmail.com; Jeffries, Chelsea R. - PDR <Chelsea.Jeffries@richmondgov.com>
Subject: RE: Planning and Preservation

Mr. Powers –
Thank you for your application, we have reviewed it internally and will schedule it for the August 25th meeting. In the meantime, we have two questions:

- Can you provide the exterior height of the proposed addition?
- Can you confirm the window specifications? The application mentions a 1/1 window, however the plans show a multi-light window.

Thank you,
Carey

Carey L. Jones
Secretary to the Commission of Architectural Review
Planning and Preservation, Department of Planning and Development Review
900 E Broad Street, Room 510, Richmond, VA 23219
Carey.Jones@richmondgov.com
804-646-7550

From: Charles Powers [mailto:cpowers@familylawrva.com]
Sent: Wednesday, July 29, 2020 12:54 PM
To: Jones, Carey L. - PDR <Carey.Jones@richmondgov.com>
Cc: mgropman@verizon.net; sstruder@gmail.com
Subject: Planning and Preservation

Ms. Jones:

Please find attached an Application for Certificate of Appropriateness and attachments. An original is being hand delivered to City Hall today though I'm not sure if the office is open.

Please confirm receipt of this and let us know if you have any questions.

Thank you for your assistance.

CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 3312 East Broad Street

BUILDING TYPE

- ☑ single-family residence
- ☐ multi-family residence
- ☐ commercial building
- ☐ mixed use building
- ☐ institutional building
- ☐ garage
- ☐ accessory structure
- ☐ other

ALTERATION TYPE

- ☑ addition
- ☐ foundation
- ☐ wall siding or cladding
- ☐ windows or doors
- ☐ porch or balcony
- ☐ roof
- ☐ awning or canopy
- ☐ commercial sign
- ☐ ramp or lift
- ☐ other

WRITTEN DESCRIPTION

- ☑ property description, current conditions and any prior alterations or additions
- ☑ proposed work: plans to change any exterior features, and/or addition description
- ☑ current building material conditions and originality of any materials proposed to be repaired or replaced
- ☑ proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- ☐ elevations of all sides
- ☑ detail photos of exterior elements subject to proposed work
- ☐ historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- ☐ current site plan
- ☑ proposed site plan
- ☐ current floor plans
- ☑ proposed floor plans
- ☑ legal "plat of survey"
- ☐ list of current windows and doors
- ☑ list of proposed window and door
- ☐ current roof plan
- ☑ proposed roof plan
- ☐ current elevations (all sides)
- ☑ proposed elevations (all sides)
- ☐ demolition plan
- ☐ perspective and/or line of sight

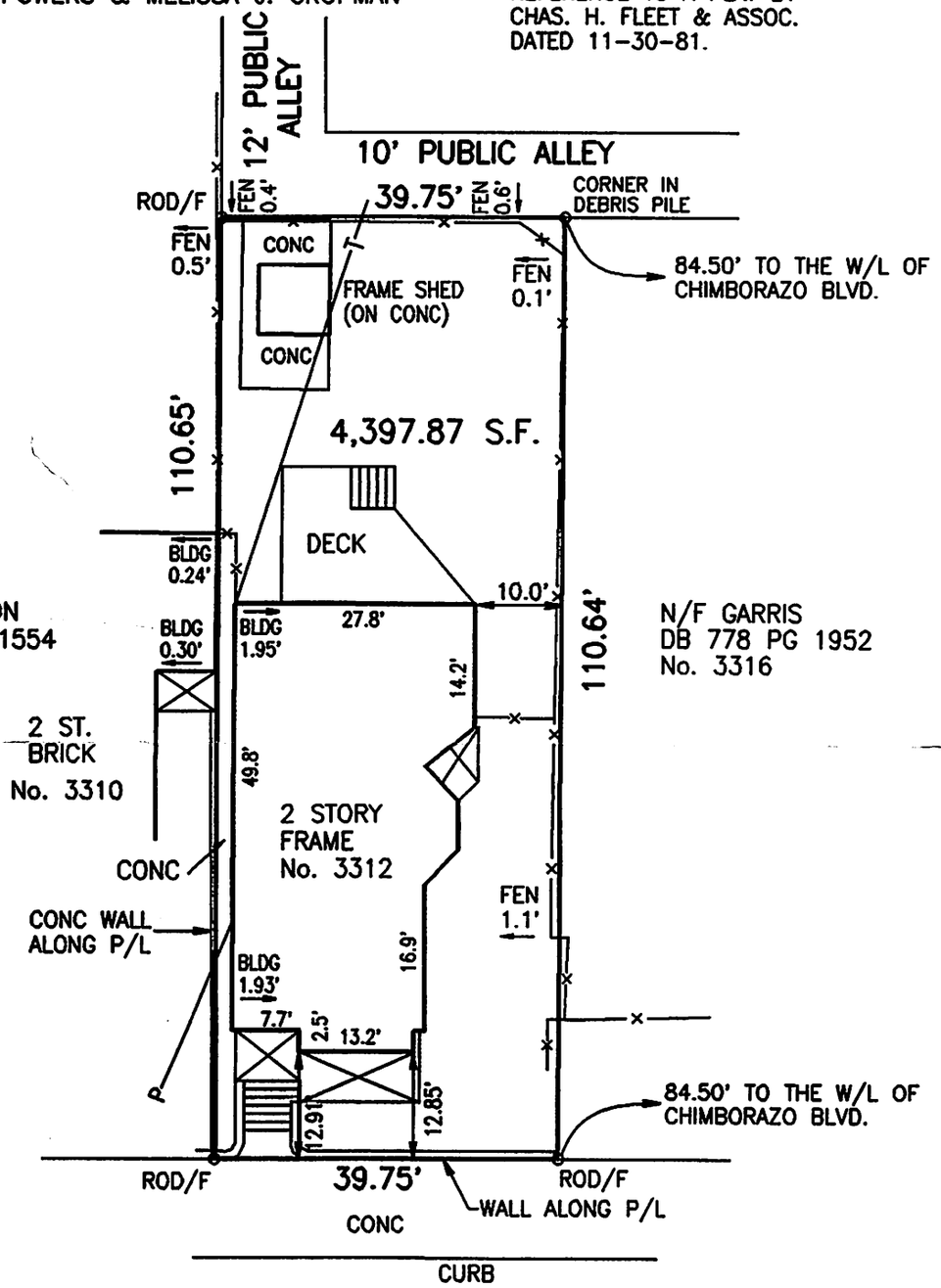
THIS IS TO CERTIFY THAT ON 08-21-01 I MADE AN ACCURATE FIELD SURVEY OF THE PROPERTY AS SHOWN HEREON; THAT ALL IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PROPERTY OR FROM SUBJECT PROPERTY UPON ADJOINING PROPERTY, OTHER THAN AS SHOWN HEREON; ACCORDING TO THE CURRENT FEMA FLOOD RATE MAPS THIS PROPERTY IS LOCATED WITHIN ZONE C.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

OWNER: KATHLEEN FRANCK QUARTERMAN
ID. No. 96-16993
T.M. E000-0885/019
PUR.: CHARLES E. POWERS & MELISSA J. GROPMAN

DB 823 PG 883

REFERENCE TO A PLAT BY CHAS. H. FLEET & ASSOC. DATED 11-30-81.



E. BROAD STREET
(VAR. WIDTH R/W)

COMMONWEALTH OF VIRGINIA
Gene R. Watson
GENE R. WATSON
NO.1655
8-21-01
LAND SURVEYOR

"PHYSICAL SURVEY"

PLAT SHOWING IMPROVEMENTS ON No. 3312 E. BROAD STREET IN THE CITY OF RICHMOND, VIRGINIA

SCALE 1" = 20'

JN 5276

GENE WATSON & ASSOCIATES, P.C.
4221 BONNIE BANK ROAD
RICHMOND VIRGINIA
804-271-8038

DATE: 08-21-01

FILE: RBM-5062

THIS IS TO CERTIFY THAT ON 08-21-01 I MADE AN ACCURATE FIELD SURVEY OF THE PROPERTY AS SHOWN HEREON; THAT ALL IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PROPERTY OR FROM SUBJECT PROPERTY UPON ADJOINING PROPERTY, OTHER THAN AS SHOWN HEREON; ACCORDING TO THE CURRENT FEMA FLOOD RATE MAPS THIS PROPERTY IS LOCATED WITHIN ZONE C.

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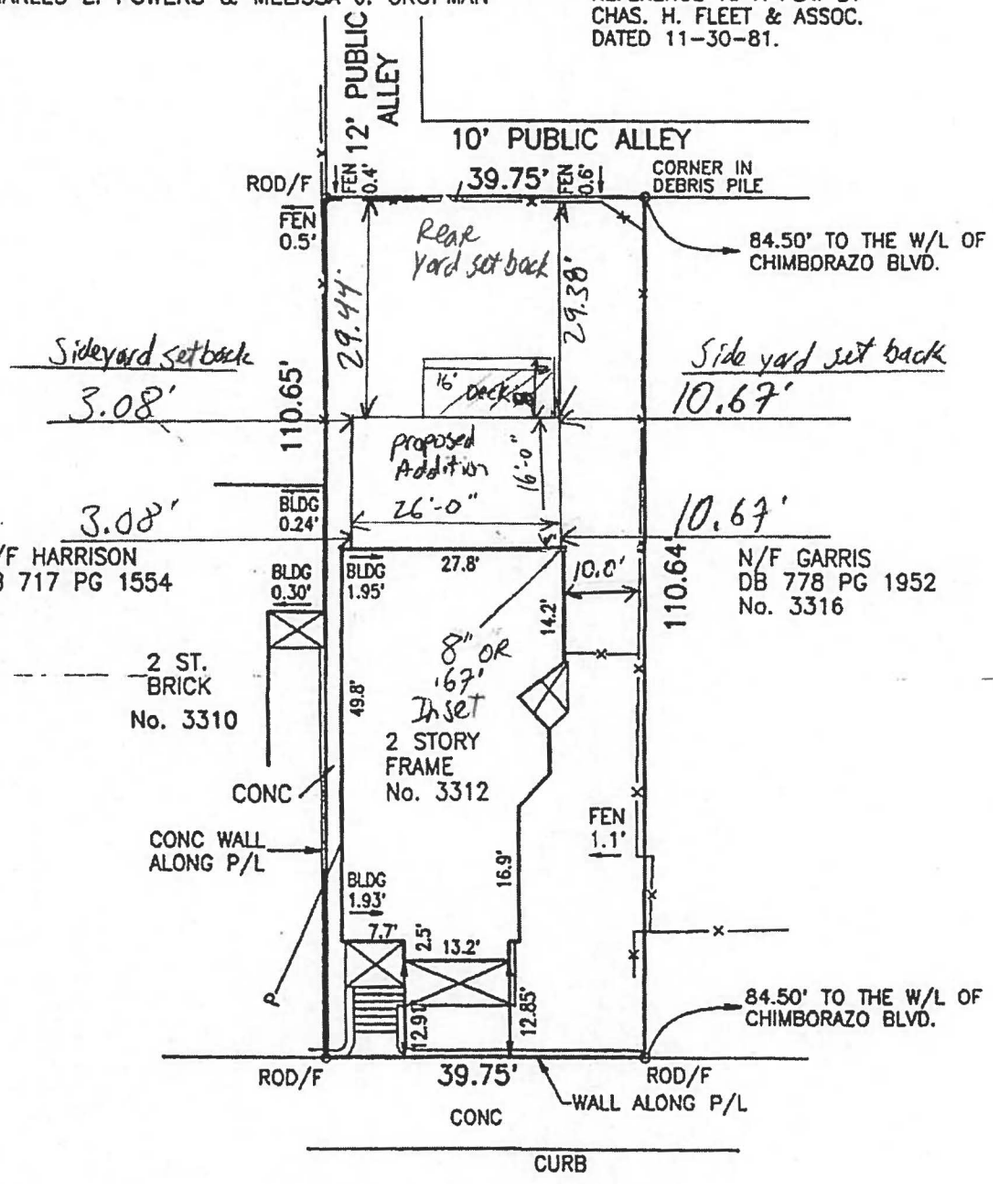

E. BROAD STREET
(VAR. WIDTH R/W)

PROPOSED ADDITION
26'x16' 3312 E Broad

"PHYSICAL SURVEY"

PLAT SHOWING IMPROVEMENTS ON No. 3312 E. BROAD STREET IN THE CITY OF RICHMOND, VIRGINIA

SCALE 1" = 20'

JN. 5276

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804-271-8038

DATE: 08-21-01

FILE: RBM-5062

Proposed Addition – 3312 East Broad Street

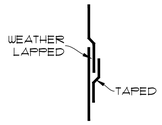
- deck to be removed
- outline of addition marked in red
- fenestration of second floor windows to remain the same

Proposed Addition – 3312 East Broad Street

- rear addition on adjoining property (3310 East Broad Street)

Proposed Addition – 3312 East Broad Street

- rear addition on adjoining property (3316 East Broad Street)



NARI
NATIONAL ASSOCIATION OF THE REMODELING INDUSTRY
Remodeling Done Right.™
MEMBER

GENERAL NOTES

1. THE GENERAL CONTRACTOR AND EACH TRADE CONTRACTOR SHALL BE REQUIRED TO CHECK AND BE RESPONSIBLE FOR CONFORMANCE OF THESE PLANS WITH ALL REQUIREMENTS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE IN FORCE AT THE TIME OF CONSTRUCTION, LOCAL ORDINANCES & CONSTRUCTION REQUIREMENTS, AND MANUFACTURERS RECOMMENDATIONS PRIOR TO BEGINNING WORK AND DURING CONSTRUCTION.

2. THE DRAWINGS ARE DIAGRAMMATIC, INTENDING TO OUTLINE GENERAL DESIGN REQUIREMENTS ONLY AND ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATION OF THE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

3. THE GENERAL CONTRACTOR AND EACH TRADE CONTRACTOR SHALL PROTECT THEIRS AND OTHERS WORK FROM DAMAGE DUE TO THEIR OPERATION AND SHALL REPAIR OR REPLACE, AS REQUIRED, ALL DAMAGED WORK TO THE SATISFACTION OF THE OWNER.

4. MEASUREMENTS AND WORKING CONDITIONS FOR ALL WORK SHALL BE TAKEN AT THE SITE AND COORDINATED WITH CONNECTING WORK WITH EACH OTHER TRADE CONTRACTOR. ALL WALLS ARE DRAWN @ 4" WIDTH WITH DIMENSION TAKEN EDGE TO EDGE. ADJUST AS NEEDED FOR PREFABRICATED TUBS, STAIRS, AND OTHER APPLIANCES.

5. EACH TRADE CONTRACTOR SHALL VERIFY THESE DRAWINGS BEFORE LAYING OUT OR PROCEEDING WITH WORK AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS RESULTING FROM THEIR FAILURE TO EXERCISE SUCH VERIFICATION.

6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE DESIGN OF THE SITE, HVAC, PLUMBING, AND ELECTRICAL TRADE CONTRACTORS. ANY PLUMBING, HVAC, OR ELECTRIC DIAGRAMS INCLUDED IN THIS PLAN ARE ONLY PROVIDED AS A GUIDE TO PLACEMENT, NOT NECESSARILY THE THE FINAL PLACEMENT.

7. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM OR SLEEPING SPACE AND IN ADJACENT ENTRY SPACE AND ON EACH LEVEL OF THE DWELLING.

FOOTING

1. SOIL BEARING CAPACITY IS ASSUMED TO BE 1500psf WITH FOOTINGS PLACED ON CLEAN UNDISTURBED SOIL OR COMPACTED FILL VERIFIED BY AN INDEPENDENT ENGINEERING FIRM. DESIGN DOES NOT ALLOW FOR VARIATION IN BEARING UNLESS OTHERWISE NOTED.

CONCRETE

1. CONCRETE TO BE MINIMUM COMPRESSIVE STRENGTH PER IRC §R402.2

2. ALL CONCRETE PLACED ON ELEVATED PAN AND/OR BEAM CONSTRUCTION SHALL BE SHORED AT ALL MIDPOINTS DURING PLACEMENT AND CURING TILL SLAB ATTAINS 75% OF ITS SPECIFIED COMPRESSIVE STRENGTH.

3. FORMED PANS SHALL BE GALVANIZED OR EQUAL. ALL PANS SPECIFIED SHALL CONFORM TO VULCRAFT STEEL ROOF AND FLOOR DECK GUIDELINES AS DIRECTED BY THE STEEL DECK INSTITUTE. (OR APPROVED EQUAL)
4. ALL REINFORCING BAR PLACED IN CONCRETE SHALL HAVE A MINIMUM 3" COVER TO ALL EDGES.

FOUNDATION

1. GROUT COLLAR JOINT SOLID IN COMPOSITE MASONRY FOUNDATION WALL CONSTRUCTION UNDER ALL BEARING POINTS WHERE INDICATED ON PLAN.

2. IN AREAS WHERE COLUMNS OR POSTS ARE SHOWN ON FOUNDATION PLAN THE CMU CELLS SHALL BE FILLED SOLID.

3. BRICK COLUMNS SUPPORTING RAISED DECKS AND PORCHES SHALL BE FILLED SOLID FROM FOOTING TO CAP.

4. ALL SILLS IN CONTACT WITH MASONRY TO BE PRESSURE TREATED (PT.) MATERIAL. FASTENERS IN CONTACT WITH PT MATERIAL TO BE HOT DIPPED GALVANIZED CONFORMING TO ASTM A153 EXCEPT FOUNDATION BOLTS GREATER THAN 1/2"dia.

FRAMING

1. WOOD MEMBERS ARE DESIGNED AS SOUTHERN YELLOW PINE (SYP) MATERIAL UNLESS NOTED OTHERWISE (U.N.O.) FLOOR JOISTS, CEILING JOISTS, RAFTERS, etc. ARE ASSUMED TO BE SYP MATERIAL U.N.O. FLOOR JOISTS, CEILING JOISTS, RAFTERS OVER 18' IN LENGTH ARE DESIGNED AS HemFir MATERIAL EXCEPT FLOOR JOISTS UP TO 20' AS NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE MATERIALS PRIOR TO CONSTRUCTION.

2; a. HEADERS DESIGNED IN ACCORDANCE WITH IRC TABLE R602.7(1), 20psf SNOW LOAD, 36' BUILDING WIDTH, ROOF CEILING AND ONE CENTER BEARING FLOOR.

2; b. WHERE HEADERS SPAN UNINTERRUPTED OVER MORE THAN ONE OPENING, DIAGONAL BRACING MAY BE REQUIRED FROM HEADER TO FRAMING ABOVE. LOCATE BRACES AT THE JAMB/HEADER SUPPORTS. DIAGONAL BRACES ARE NOT REQUIRED FOR HEADERS INSTALLED TIGHT TO THE UNDERSIDE OF THE FLOOR FRAMING ABOVE.

2; c. OVERHEAD DOOR HEADERS (OHD) ARE NOT SIZED FOR CONTINUOUS SPAN ACROSS ALL DOORS.
C. L. SHADE DRAFTING DOES NOT RECOGNIZE THIS INSTALLATION METHOD AND RECOMMENDS AN INDEPENDENT ENGINEER VERIFY INSTALLATION OR ADDITIONAL BRACING THAT MAY BE REQUIRED.

3. DIMENSIONS TO BEAMS FOR SPAN OF ABUTTING MEMBERS AND ARE INTENDED TO BE AN APPROXIMATE CENTER PLACEMENT.

4. TRUSS DRAWINGS ON ARCHITECTURAL PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY. MANUFACTURERS TRUSS DESIGN WILL SUPERSEDE ANY OTHER DRAWING.

5. DESIGN LOADS: PER IRC TABLE R301.5 WHERE APPLICABLE
NOMINAL ROOF LIVE LOAD: 20 PSF / 13 PSF DEAD LOAD
FRAMED 1ST AND 2ND FLOOR LIVE LOAD: 40 PSF.
EXCEPT SLEEPING AREAS:
SLEEPING AREAS: 30 PSF
ATTIC LIVE LOAD: 40 PSF FOR CLEAR HEIGHT
GREATER THAN 42"
20 PSF FOR CLEAR HEIGHT
LESS THAN 42".

6. RAFTERS FRAMED TO RIDGE MEMBERS (RIDGE, HIP, VALLEY) LABELED BEAM ARE REQUIRED TO BE MECHANICALLY FASTENED WITH MINIMUM SIMPSON A35 OR EQUAL.

7. WHERE APPLICABLE TEMPORARY TRUSS BRACING WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS AGENTS AND WILL FOLLOW RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE'S GUIDE TBCSI 1-03 Guide to Good Practice for Handling, Installing, & Bracing of Metal Plate Connected Wood Trusses."

8. BRACED WALL PANELS TO BE PLACED IN ACCORDANCE WITH IRC §R602.10 OR ENGINEER DESIGN AS INDICATED ON PLAN. WHERE IRC PRESCRIPTIVE METHODS ARE USED AND INDICATED ON PLAN MINIMUM DIMENSION OF PANEL WILL GOVERN PLACEMENT OF ROUGH OPENINGS FOR OPENINGS IN EXTERIOR AND INTERIOR WALLS AND MAY OVERRIDE CENTER DIMENSION OF OPENING SHOWN.

9. WHERE ACCESS IS PROVIDED TO ATTIC AREAS OVER TWO STORY HOMES WHERE A FUTURE ROOM MAY BE CONSTRUCTED FIRST FLOOR WALLS TO BE FRAMED IN ACCORDANCE WITH IRC §R602.3.1 AND TABLES R602.3(5) AND R602.3.1.

INSULATION

INSULATION TO BE PROVIDED PER CHAPTER 11 OF THE CURRENT INTERNATIONAL RESIDENTIAL CODE REFERENCED BY THE VAUSBC, INDUSTRY AND MANUFACTURER'S RECOMMENDATIONS

ROOFING AND VENTILATION

1. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR VENTILATION OF EXTERIOR COLUMNS.

2. VENTILATION OF SPACES IS SHOWN AS A GUIDE TO AREAS REQUIRING VENTILATION AND APPROXIMATE # AND TYPE OF VENTS THAT MAY BE USED. THE GENERAL CONTRACTOR SHALL PROVIDE AS SHOWN OR AN EQUIVALENT VENTILATION THAT MEETS OR EXCEEDS THE FOLLOWING PARAMETERS:
MEETS OR EXCEEDS 1:300 RULE
LOMANCO 750 VENT; APPROX. AREA 104 sqft.
LOMANCO OR-4 RIDGE VENT; APPROX. AREA 150 sqft.
LOMANCO 2000 POWER VENT; APPROX. AREA 1900 sqft.
LOMANCO 195 FOUND VENT; APPROX. AREA 77 sqft.

3. FOUNDATION VENTILATION SHALL BE DETERMINED BY THE GENERAL CONTRACTOR TO CONFORM WITH APPLICABLE BUILDING CODES IN ACCORDANCE WITH VENTED OR UN-VENTED CRAWL SPACE DESIGN.

4. ATTIC VENTILATION TO COMPLY WITH IRC SECTION R806

5. ICE AND WATER SHIELD SHALL BE APPLIED AT THE EAVES TO 24" INSIDE THE EXTERIOR WALL LINE. ALL VALLEY'S TO BE LINED WITH ICE AND WATER SHIELD OR EQUIVALENT.

6. ROOFING MATERIAL DEAD LOADS BASED ON:
CERTAINTEED 40 YR COMPOSITE SHINGLE: 3.0 lbs/sqft
ECOSTAR MAJESTIC SYNTHETIC SLATE: 2.5 lbs/sqft
QUARRIED SLATE: 11 lbs/sqft
CONCRETE TILE: 12.5 lbs/sqft
MATERIAL SELECTED AS SHOWN ON PLANS

EXTERIOR

1. EXTERIOR DETAILS (eg; columns, shutters, decorative items, etc.) ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. WINDOW AND DOOR GRILL PATTERNS ARE ILLUSTRATIVE ONLY AND WILL BE DETERMINED BY THE MANUFACTURER OF THE WINDOW SPECIFIED OR BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR AND TRADE CONTRACTOR WILL DETERMINE FINAL PLACEMENT AND MATERIALS FOR ALL EXTERIOR DETAILS AS WELL AS REQUIREMENTS FOR EXPOSURE OF SIDING REVEAL AND OTHER ITEMS THAT MAY BE FASTENED TO THE EXTERIOR CLADDING OR VENEER.

2. EXTERIOR DETAIL MAY VARY AS PREDICTED IN ELEVATION DRAWINGS. FIELD CONDITIONS AND MATERIAL VARIABILITIES OR SELECTIONS MAY AFFECT FINAL FEATURE CONSIDERATIONS AND DESIGN.

3. ROOF OVERHANG, ALIGNMENT, AND DOOR OR WINDOW ALIGNMENT MAY DIFFER FROM ELEVATIONS DEPICTIONS AS DRAWN.

VENEER STONE INSTALLATION:

FOLLOW ALL MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTION FOR THE TYPE AND STYLE OF STONE INSTALLED OVER PLYWOOD , GYPSUM WALL BOARD , OSB, CONCRETE BOARD , FIBER BOARD , OR OTHER WOOD RELATED SHEATHING:

1. COVER THE WALL SURFACE WITH TWO LAYERS OF WATER RESISTIVE BARRIER (WRB). THE WRB SHALL BE EQUAL TO THAT PROVIDED FOR THE U.B.C STANDARD NO. 14-1 FOR KRAFT WATERPROOF BUILDING PAPER OR ASPHALT SATURATED RAG FELT. THE WRB MUST MEET THE REQUIREMENTS OF ICC-ES ACCEPTANCE CRITERIA 38 FOR WATER RESISTIVE BARRIERS (GRADE D, #5 FELT MEETING ASTM D 226, AND HOUSE WRAP).

2. NOTE: USE OF FELT PAPER MEETING ASTM D 4869 IS NOT RECOMMENDED.
3. THE BUILDING PAPER OR FELT SHALL BE APPLIED HORIZONTALLY WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2".

4. WHERE VERTICAL JOINTS OCCUR, THE FELT OR PAPER SHALL BE LAPPED NOT LESS THAN 6".

5. THEN INSTALL GALVANIZED 2.5 LB. (OR HEAVIER) DIAMOND MESH EXPANDED METAL LATH OR AN 18 GAUGE WOVEN WIRE MESH. USE GALVANIZED LATH FOR EXTERIOR APPLICATIONS.

6. OVERLAP LATH SIDES BY NOT LESS THAN 3/8" AND ENDS BY A MINIMUM OF 1".

7. ATTACH THE LATH USING GALVANIZED NAILS OR STAPLES 6" ON CENTER VERTICALLY AND 16" ON CENTER HORIZONTALLY PENETRATING STUDS A MINIMUM OF 1". (BE SURE TO ATTACH THE METAL LATH WITH THE SMALL CUPS POINTING UPWARDS.)

8. DOUBLE WRAP METAL LATH A MINIMUM OF 16" AROUND ALL INSIDE AND OUTSIDE CORNERS, THEN APPLY A ½" THICK SCRATCH COAT OF MORTAR OVER THE METAL LATH AND ALLOW TO DRY COMPLETELY.

EGRESS / WINDOWS / DOORS

1. ALL EGRESS OPENINGS FROM BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, BE NOT MORE THAN 44" FROM FINISHED FLOOR TO SILL HEIGHT, AND HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20".

2. CONTRACTOR TO VERIFY HEIGHT OF WINDOW SILL ABOVE GRADE AND DETERMINE NEED FOR GUARD RAIL OR OTHER REMEDY IF OVER 6' FROM FINISHED GRADE AT EXTERIOR.

3. SEGMENT, ELLIPSE, HALF ROUND, TRANSOMS, AND OTHER ACCENT FEATURES ABOVE EXTERIOR OPENINGS ARE GENERALLY CONSIDERED TO BE PLACED ABOVE THE SPRINGLINE AS MARKED ON THE ELEVATIONS SHOWING HEADER HEIGHT ABOVE SUBFLOOR. CONTRACTOR TO VERIFY PLACEMENT FOR EXTERIOR FINISH FEATURES AND CLEARANCE TO INTERIOR TRIMS AS NEEDED.

4. ALL EXTERIOR OPENINGS SHALL BE PROTECTED FROM WATER INTRUSION BY GENERALLY ACCEPTED BUILDING PRACTICES AND AS REQUIRED BY THE VIRGINIA USBC.

5. HANDRAILS SHALL BE CONTINUOUS, THE FULL LENGTH OF THE STAIRS AND ENDS SHALL BE RETURNED OR TERMINATED TO NEWEL POSTS. HANDGRIP PORTIONS SHALL NOT BE MORE THAN 2-5/8" IN CROSS SECTIONAL DIMENSION OR AS APPROVED BY THE BUILDING OFFICIAL.

DECKS

DECKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE American Forest and Paper Associations GUIDE FOR Prescriptive Residential Wood Deck Construction AND IRC SECTION R507 IN FORCE AT THE ISSUANCE OF THE BUILDING PERMIT.

These plans are being provided without the benefit of external review by a third party. The client accepts responsibility for plans as drawn and will notify designer of any deficiencies that may be encountered during plan review or construction. If the contractor or contractors agent discovers missing or in complete details or conflicting items of work, they are obliged to call these items to the attention of the designer. Failure to do so may result in the designer disallowing any claims for cost incurred due to these deficiencies.

Lot =
Blk =
Sec =

SHEET INDEX:

RICHMOND
3312 E. BROAD STREET ROAD

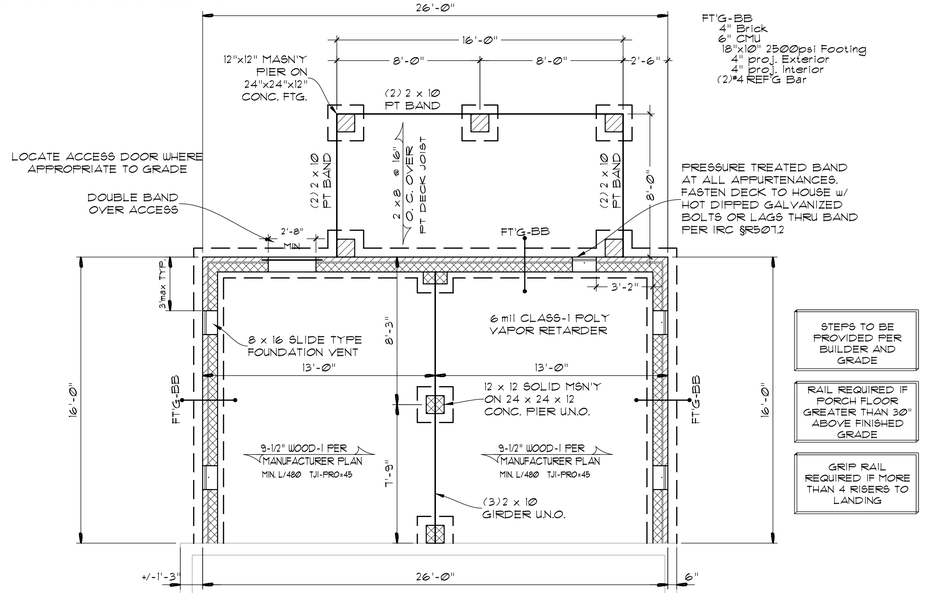
5.14.2020

MELISSA & CHARLIE POWERS RESIDENCE

JOB #:
20-038A-5-6-20

C. L. Shade Drafting
RESIDENCE
7703 Wood Road P-804-405-4931
Henrico, Virginia 23229-6942
cshadedesign.com @cshadedesign
clshade@cshadedesign.com

ISOLATED MASONRY PIERS SHALL BE LIMITED IN HEIGHT TO FOUR TIMES LEAST DIMENSION WHEN HOLLOW AND TEN TIMES LEAST DIMENSION WHEN SOLID FILLED. IRC R404.1.9



STEPS TO BE PROVIDED PER BUILDER AND GRADE

RAIL REQUIRED IF PORCH FLOOR GREATER THAN 30" ABOVE FINISHED GRADE

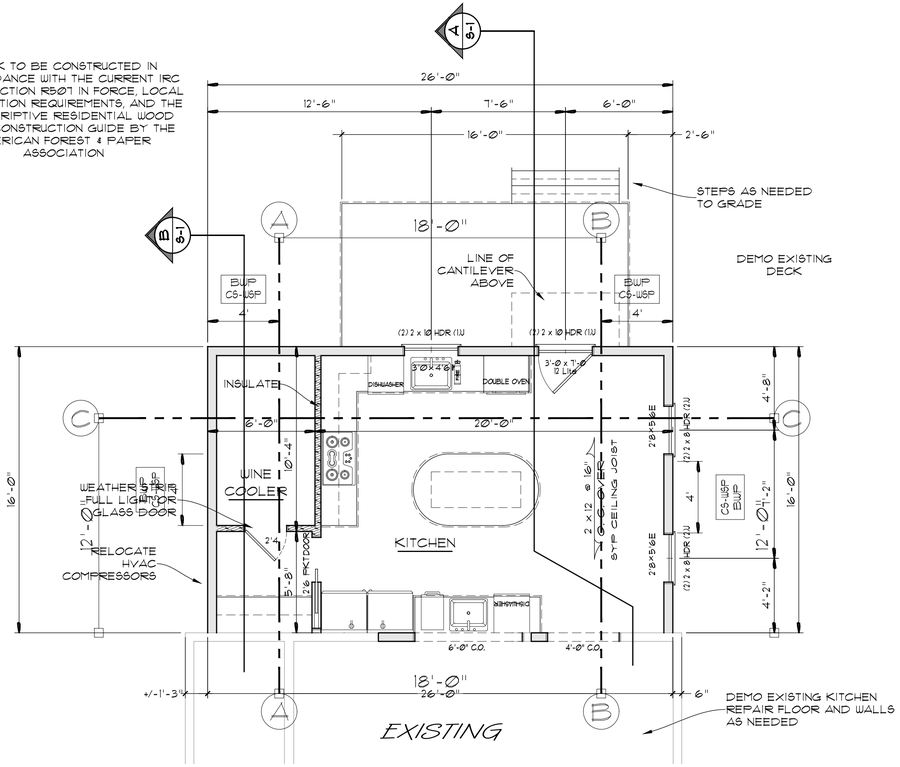
GRIP RAIL REQUIRED IF MORE THAN 4 RISERS TO LANDING

EXISTING

PLAN: FOUNDATION

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

DECK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT IRC CODE SECTION R507 IN FORCE, LOCAL JURISDICTION REQUIREMENTS, AND THE PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE BY THE AMERICAN FOREST & PAPER ASSOCIATION



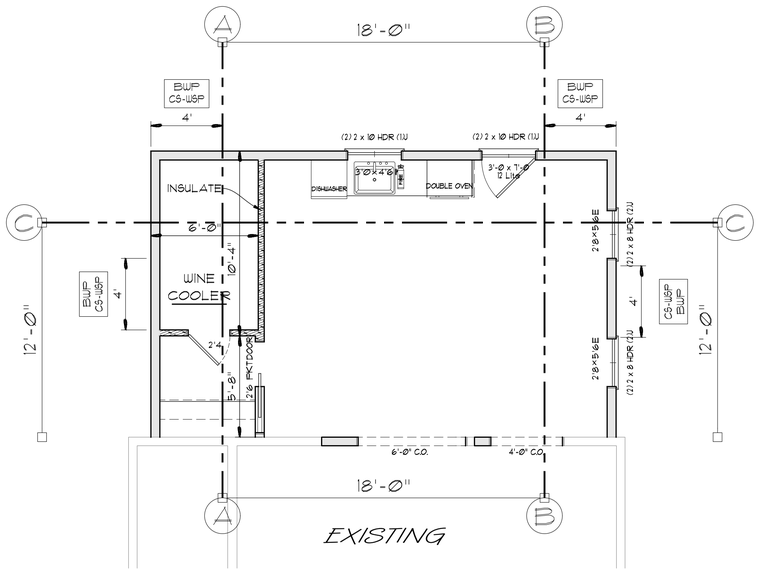
EXISTING

PLAN: 1st FLOOR

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

PLAN: BWP

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

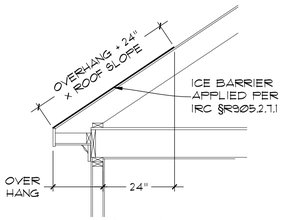


EXISTING

FLOOR CEILING, AND RAFTERS TO BE #2 SOUTHERN YELLOW PINE (SYP) 16' LENGTHS OR LESS. OVER 16' MATERIAL TO BE #2 Hem FIR UNLESS NOTED OTHERWISE (U.N.O.). HEADER MATERIAL TO BE SYP U.N.O. STUDS TO BE #2 SPRUCE PINE FIR (SPF) U.N.O.

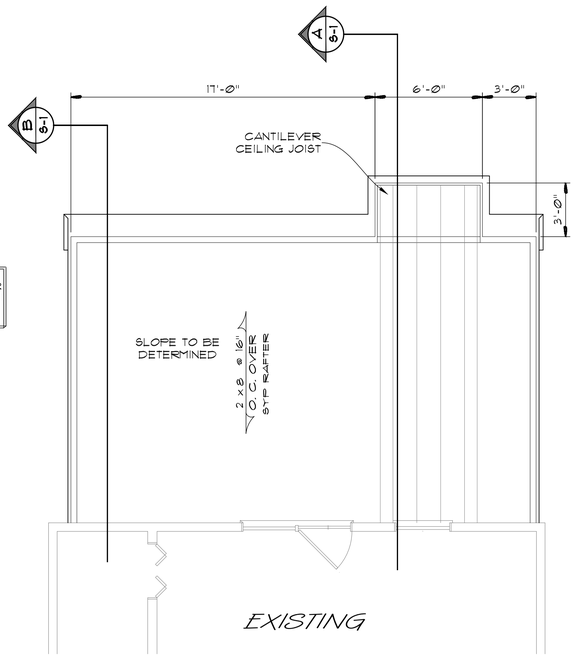
EXTERIOR HEADERS IN BRG. WALLS TO BE MIN. DBL. 2 x 8 SYP U.N.O.
HEADERS OVER 4'-0" IN LENGTH TO HAVE DBL. JACKS U.N.O.
INTERIOR HEADERS IN BRG. WALLS TO BE MIN. DBL. 2 x 8 SYP U.N.O.
HEADERS OVER 5'-0" IN LENGTH TO HAVE DBL. JACKS U.N.O.
ALL HEADERS TO CONFORM WITH IRC TABLES R502.5(1) & (2)

CRAWL SPACE FOUNDATIONS WITH PERIMETER DRAIN WILL COMPLY WITH IRC SECTION R406. DISCHARGE BY GRAVITY OR MECHANICAL MEANS TO AN APPROVED SEWER SYSTEM OR DAYLIGHT. WHERE THE INTERIOR GRADE CANNOT BE ABOVE THE EXTERIOR THE EXTERIOR OF THE FOUNDATION WILL BE WATERPROOFED WITH AN APPROVED DRAINAGE SYSTEM AND AN INTERIOR DRAIN BY MECHANICAL MEANS SHALL BE PROVIDED. UNDER-FLOOR SPACE TO BE CONSTRUCTED PER IRC SECTION R408.



IRC SECTION R905
ICE BARRIER

LOW SLOPE ROOF UNDERLAYMENT PER IRC SECTION R905.1.1 AND TABLE R905.1.1(2)



EXISTING

PLAN: ROOF

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

BRACED WALL PANELS

IRC §R602.10.4 METHOD CS-WSP
(7/16" OSB or 15/32" PLYWOOD)
CORNERS PER §R602.10.7 AND
CONNECTIONS PER §R602.10.8.
ROOF DIAPHRAGM CONNECTION
PER §R602.10.8.2
FASTEN PER IRC §R602.3(1)

LEGEND:

☒ DENOTES BLOCKING OR POST TO BEAM OR FOUNDATION
- MIN. (3) STUD POST, SOLID BLK'G, OR GROUT CMU UNLESS NOTED OTHERWISE (U.N.O.)
- TRIPLE L.V.L. MINIMUM (4) STUD POST AT BEARING
- MIN. 3" (2 STUD MIN.) BRG ASSUMED AT ALL LVL

⊠ DENOTES POINT FROM ABOVE

INTERIOR BRG WALLS INDICATED THUSLY:

DOUBLE JOISTS WALLS PARALLEL TO F.J.:

N.B.P. = BEARING ON WALL PLATE NOT ALLOWED, MUST BEAR ON POST

HEADER SIZE — (2) 2 x 8 SYP HDR (1)U — NO. OF JACKS
PLIES
MATERIAL

ANCHOR SILL TO FOUNDATION w/ min. 1/2"dia. x 10" ANCHOR BOLT @ 6' O.C. AND NOT MORE THAN 12" FROM CORNER AND END SPLICES. EXTEND MINIMUM 7" INTO CMU CELL. GROUT CMU CELL SOLID IN AREA OF FOUNDATION ANCHOR BOLT

416 sqft -1st Floor Living

128 sqft -Deck

BUILDER OR BUILDERS AGENT TO NOTIFY DESIGNER OF ANY PLAN DEFICIENCIES PRIOR TO CONSTRUCTION.

C. L. Shade Drafting
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5.14.2020

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RICHMOND
3312 E. BROAD
STREET ROAD
JOB #:
20-038A-5-6-20

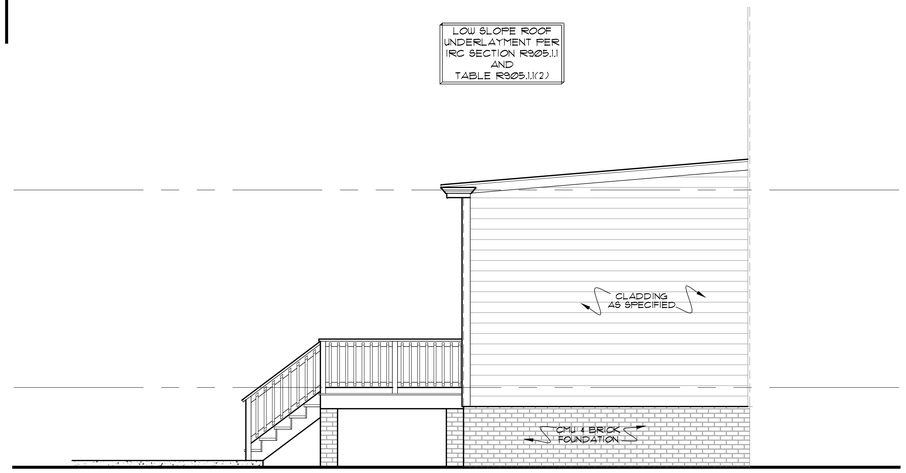
FIRST FLOOR PLAN

MELISSA & CHARLIE POWERS RESIDENCE

A-1

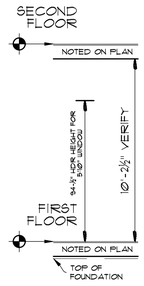
SCALE: 1/4" = 1'-0"

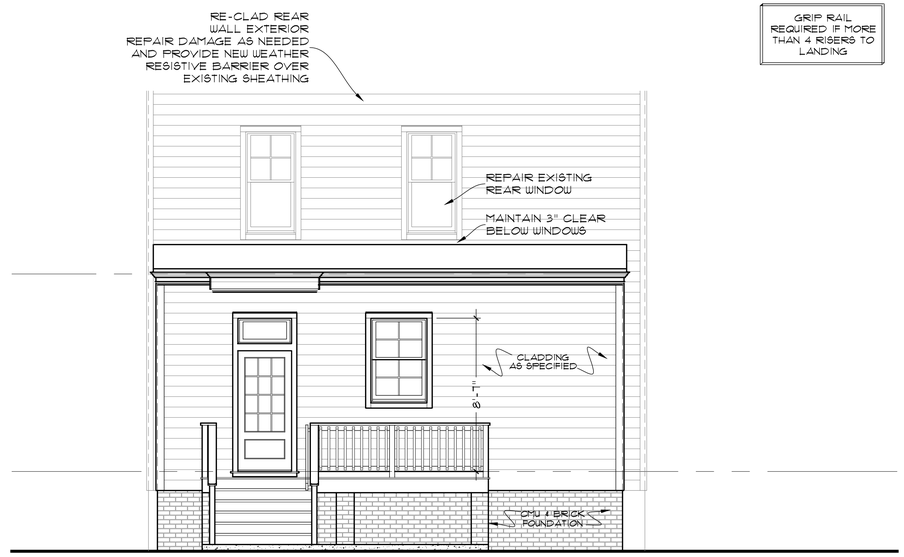
6/2/2020 8:44:40 AM, 1:1



ELEVATION: LEFT

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





ELEVATION: REAR

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

STEPS TO BE PROVIDED PER BUILDER AND GRADE

RAIL REQUIRED IF PORCH FLOOR GREATER THAN 30" ABOVE FINISHED GRADE

GRIP RAIL REQUIRED IF MORE THAN 4 RISERS TO LANDING

ELEVATION: RIGHT

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

BUILDER OR BUILDERS AGENT TO NOTIFY DESIGNER OF ANY PLAN DEFICIENCIES PRIOR TO CONSTRUCTION.

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JOB #:
20-038A-5-6-20

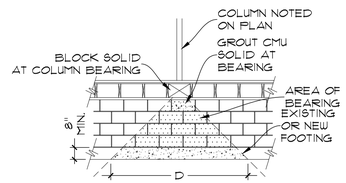
FRONT / REAR ELEVATIONS

MELISSA & CHARLIE POWERS RESIDENCE

A-2

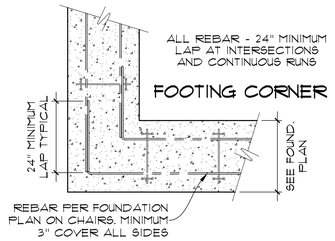
SCALE:1/4" = 1'-0"

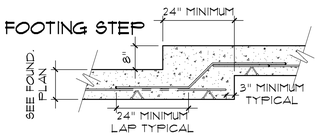
6/2/2020 8:44:41 AM, 1:1

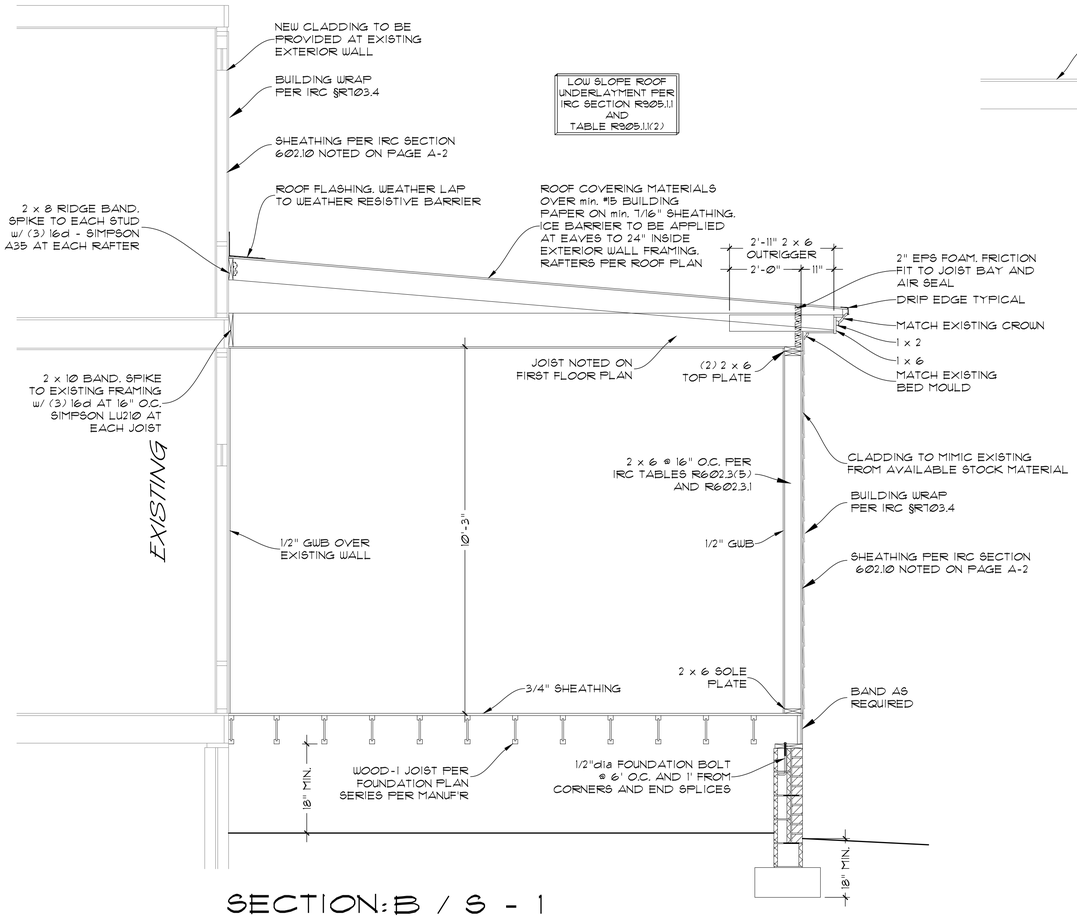


CMU BEARING ON FOOTING				
# CMU COURSE	FOOTING WIDTH	D	SOIL PSF CAPACITY	TL BEARING
2C	18"	5'-0"	1500	11250
3C	18"	6'-4"	1500	14250
4C	18"	7'-8"	1500	17250
5C	18"	9'-0"	1500	20250
6C	18"	10'-4"	1500	23250
2C	24"	5'-0"	1500	15000
3C	24"	6'-4"	1500	19000
4C	24"	7'-8"	1500	23000
5C	24"	9'-0"	1500	27000
6C	24"	10'-4"	1500	31000

8" MINIMUM DEPTH OF FOOTING.
9-1/4" (2 x 10 FJ.) ASSUMED
3/4" SHEATHING
1-1/2" SILL PLATE - TWICE

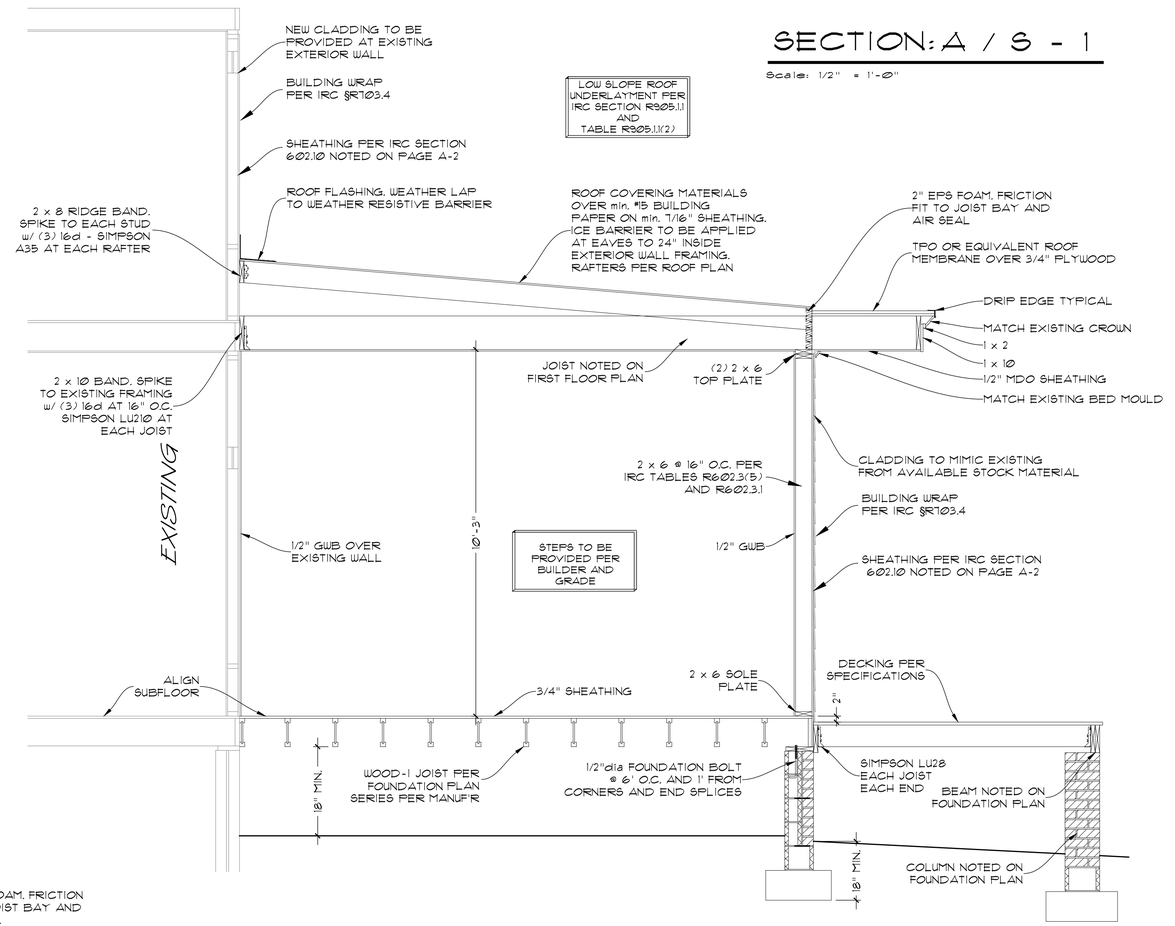






SECTION: B / S - 1

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



SECTION: A / S - 1

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

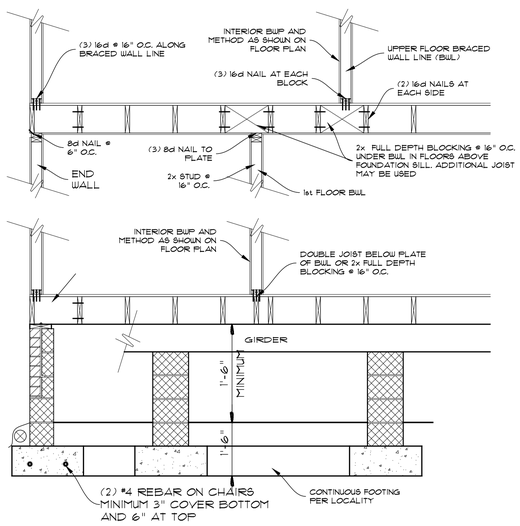


FIGURE R602.10.8(1)&(2)
BRACED WALL PANEL CONNECTION

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RICHMOND
3312 E. BROAD STREET ROAD
JOB #:
20-038A-5-6-20

WALL SECTIONS

MELISSA & CHARLIE POWERS
RESIDENCE

S-1
1/1

SCALE AS NOTED

6/2/2020 8:44:42 AM, 1:1

BUILDER OR BUILDERS AGENT TO NOTIFY DESIGNER OF ANY PLAN DEFICIENCIES PRIOR TO CONSTRUCTION.

10. COA-045482-2018

PUBLIC HEARING DATE

December 18, 2018

PROPERTY ADDRESS

3312 East Broad Street

Commission of Architectural Review

STAFF REPORT

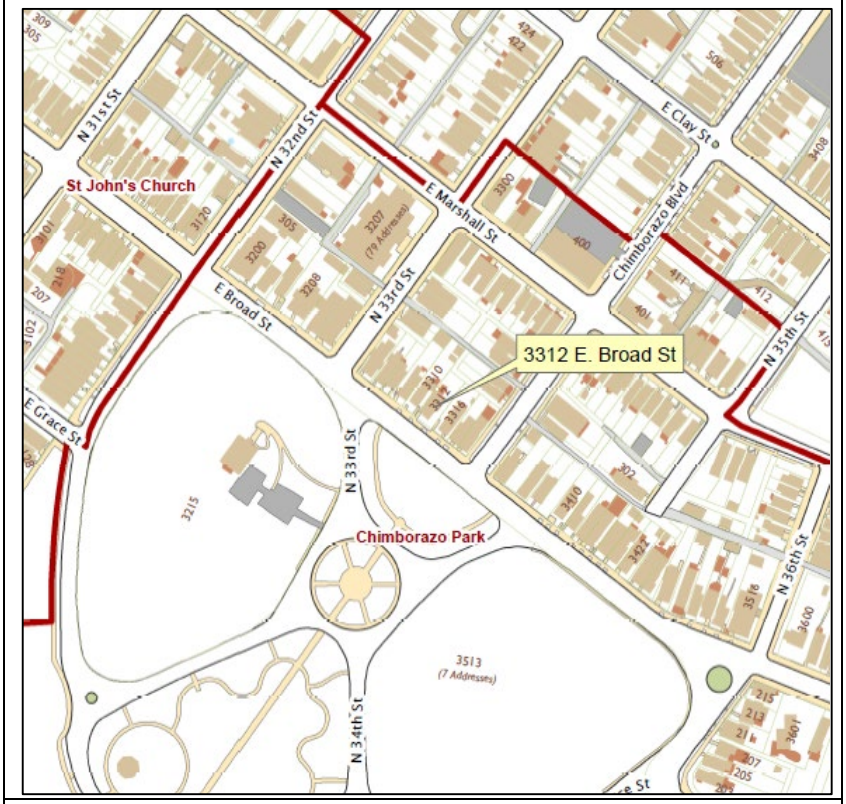
DISTRICT	APPLICANT	STAFF CONTACT
Chimborazo Park	C. Powers	C. Jeffries

PROJECT DESCRIPTION

Construct a rear addition and deck.

PROJECT DETAILS

- The applicant requests conceptual review and comment on the construction of a 16'x26' 2-story rear addition and a rear deck.
- The existing building is a 2-story Late Victorian frame home built ca. 1890.
- The addition will be clad in smooth fiber cement siding with wood trim, and aluminum clad wood windows. The proposed deck will have Richmond rail with brick piers and lattice below. The deck will have limited visibility from the alley due to an existing privacy fence.



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CONCEPTUAL REVIEW

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

A rear addition was approved for this property by the Commission in 2018. The proposed addition was never built, and the design of the rear façade was altered for the current proposal.

STAFF COMMENTS

- The fenestration pattern on the side and rear elevations of the addition should be revised to be more consistent with patterns found on the home and within the district.
- The following information should be submitted for final review:
  - Materials details
  - Fully dimensioned plans, including head and sill heights
  - A window and door schedule

STAFF ANALYSIS

Siting #1, pg. 46	*Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.*	The proposed addition is in the rear of the building and is inset from the existing building walls.
Materials, #1, p. 47	*Additions should not obscure or destroy original architectural elements.*	The rear elevation of the home has been altered by previous owners. Staff has also located photographic documentation which suggests that little historic fabric remains at the rear of the home (see Figure 1).
Materials, #2, p. 47	*Materials used in new residential construction should be visually compatible with original materials used throughout the district.*	The applicant is proposing to use smooth fiber cement siding and aluminum clad windows, which are consistent with the Commission's guidelines. Though details were not provided, it appears that the foundation of the addition will be clad in brick. Material details, including proposed materials for the deck, should be submitted for final review.
Doors and Windows #1, pg. 56	*The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original structure. Wide, horizontal so-called "picture windows" on new additions are strongly discouraged.*	Staff finds that the proposed fenestration pattern does not follow patterns established by the original structure or other structures within the district. Specifically, the square windows on the side elevation, which will be visible from East Broad Street, and the entrance and windows on the first story in the rear are not patterns found in the district. Staff recommends the windows on the side be enlarged. On the rear elevation, staff recommends the fenestration pattern be altered to not include a triple window and to align the openings on the first and second story. In addition, it appears that the door and transom do not appear to be drawn to scale, though this cannot be confirmed as dimensions were not provided. Fully dimensioned plans should be submitted for final review, as well as a window and door schedule.

FIGURES

Figure 1. Rear elevation, 1987

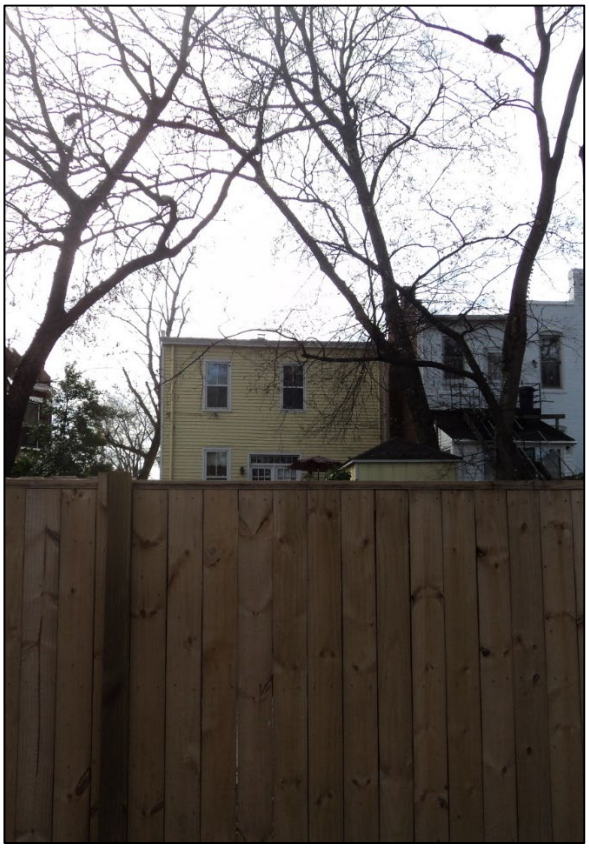


Figure 2. Rear elevation, 2018

Figure 3. View of building from East Broad Street, looking north

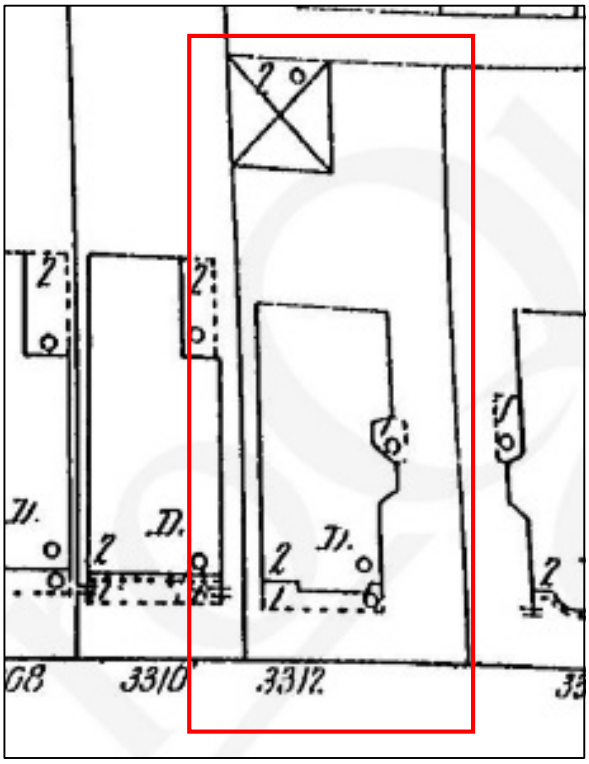


Figure 4. 1905 Sanborn Map

6. COA-047054-2019

PUBLIC HEARING DATE

January 22, 2019

PROPERTY ADDRESS

3312 East Broad Street

Commission of Architectural Review

STAFF REPORT

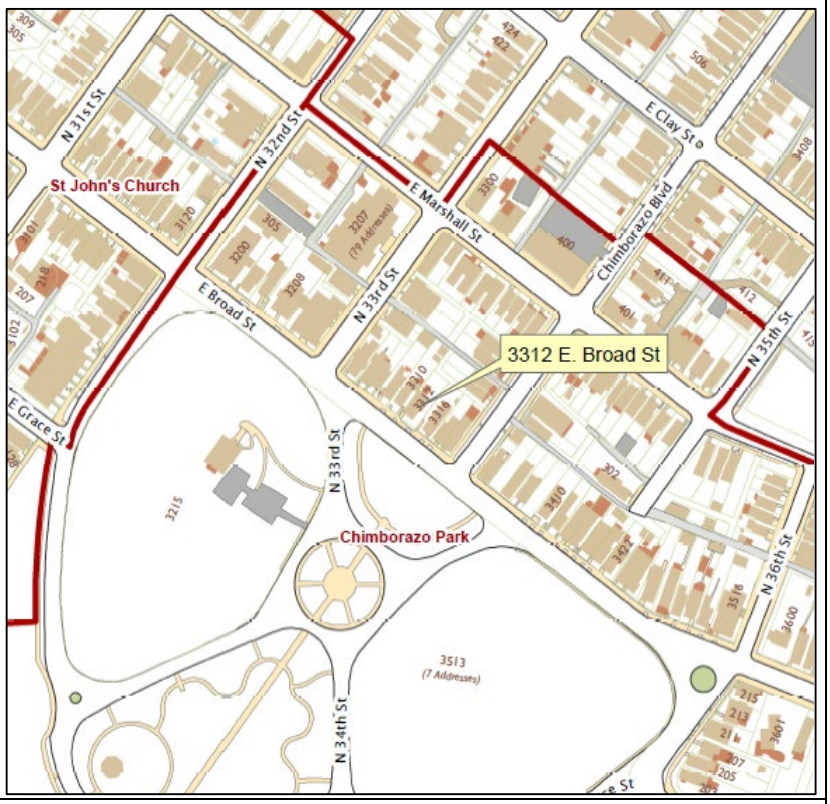
DISTRICT	APPLICANT	STAFF CONTACT
Chimborazo Park	C. Powers	C. Jeffries

PROJECT DESCRIPTION

Construct a rear addition and deck.

PROJECT DETAILS

- The applicant requests approval for the construction of a 16'x26' 2-story rear addition and a rear deck.
- The existing building is a 2-story Late Victorian frame home built ca. 1890.
- The addition will be clad in smooth fiber cement siding with wood composite and PVC trim, and aluminum clad wood windows. The proposed deck will have Richmond rail with brick piers and lattice below. The deck will have limited visibility from the alley due to an existing privacy fence.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The proposed addition was conceptually reviewed by the Commission on December 18, 2018. The Commission expressed concerns with the proposed fenestration pattern and the lack of differentiation between the materials of the existing home and the addition. The applicant has revised the plans to respond to the Commission's comments.

STAFF RECOMMENDED CONDITIONS

- The siding reveal of the addition be wider than that of the existing home and the siding be smooth and without a bead.
- The side lites on the first story window be removed.
- The rear door have simulated divided lites.

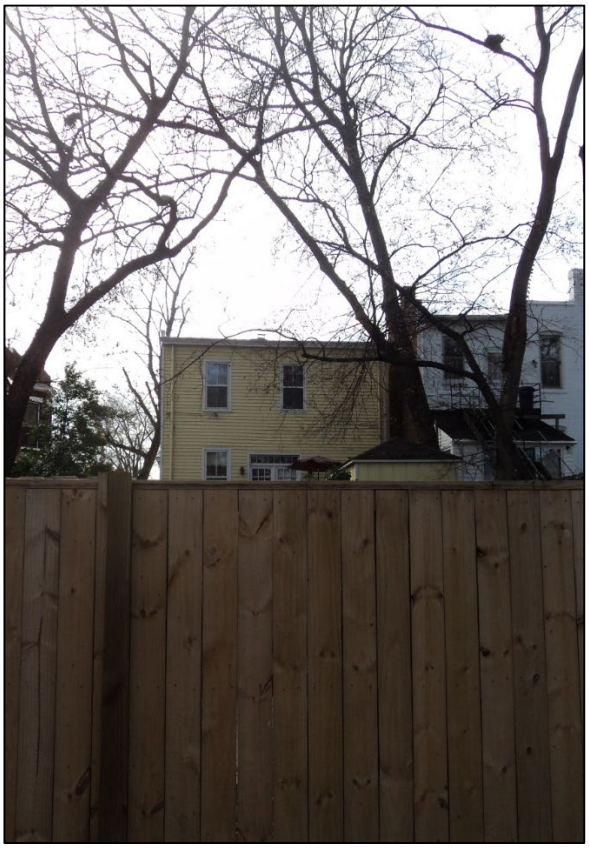
STAFF ANALYSIS

Siting #1, pg. 46	*Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.*	The proposed addition is in the rear of the building and is inset from the existing building walls.
Materials, #1, p. 47	*Additions should not obscure or destroy original architectural elements.*	The rear elevation of the home has been altered by previous owners. Staff has also located photographic documentation which suggests that little historic fabric remains at the rear of the home (see Figure 1).
Materials, #2, p. 47	*Materials used in new residential construction should be visually compatible with original materials used throughout the district.*	The applicant is proposing to use smooth fiber cement siding and aluminum clad wood windows, which are consistent with the Commission's guidelines. The applicant is also proposing Richmond rail and an opaque stain for the deck. Staff recommends that the new door have simulated divided lites with interior and exterior muntins and a spacer bar. The application notes that the siding on the addition will be differentiated from the existing structure by using a narrower reveal. As historic wood siding is typically more narrow that modern siding of modern materials, such as fiber cement, staff recommends that the siding reveal on the addition be wider than that of the existing home and the siding be smooth and without a bead. The applicant is proposing flat lock copper on the awning over the rear door. A red metal roof was previously proposed. Staff notes that materials used on an addition do not need to be historic and can be contemporary.
Doors and Windows #1, pg. 56	*The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original structure. Wide, horizontal so-called "picture windows" on new additions are strongly discouraged.*	The applicant has responded to the Commission's comments regarding the fenestration by enlarging the two side windows and centering the second story window on the rear elevation. Staff finds that these alterations are more in keeping with fenestration patterns established by the original structure and the district. On the rear elevation, staff recommends the fenestration pattern be altered to not include the side lites on the first story window. Staff finds that the window will be visible from the alley and is not compatible with patterns for windows on rear elevations found in the district.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES

Figure 1. Rear elevation, 1987



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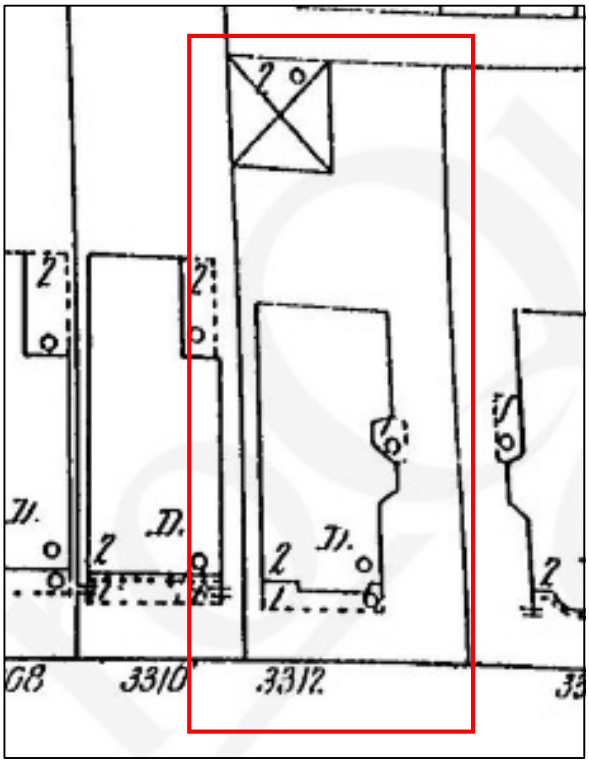

Figure 4. 1905 Sanborn Map

"CLASSIC" WALL BRACING WORKSHEET PER THE 2015 VIRGINIA RESIDENTIAL CODE

WIND SPEED (MPH)		115																					
BWL DESIGNATION		A		B		C		D		E		F		G		H		J		K			
NUMBER OF FLOORS ABOVE BWL		0		0		0																	
BWP METHOD		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP			
AVERAGE BWL SPACING (ft)		18.00		18.00		12.00		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!			
TABULAR REQUIREMENT (ft)		3.20		3.20		2.30		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!			
ADJUSTMENT	EXPOSURE	B	1.00	B	1.00	B	1.00	###	###	###	###	###	###	###	###	###	###	###	###	###	###		
	EAVE-TO-RIDGE HT (ft)	2.00	0.70	2.00	0.70	2.00	0.70		###		###		###		###		###		###		###		
	MAXIMUM WALL HEIGHT (ft)	10.25	1.01	10.25	1.01	10.25	1.01		###		###		###		###		###		###		###		
	NUMBER OF BWLs	2	1.00	2	1.00	2	1.00		###		###		###		###		###		###		###		
	OMIT INTERIOR FINISH	NO	1.00	NO	1.00	NO	1.00	NO	###	NO	###	NO	###	NO	###	NO	###	NO	###	NO	###		
	ADD PAIR 800# HOLD DOWNS	NO	1.00	NO	1.00	NO	1.00	NO	###	NO	###	NO	###	NO	###	NO	###	NO	###	NO	###		
	HORIZONTAL JOINTS BLOCKED	YES	1.00	YES	1.00	YES	1.00	YES	###	YES	###	YES	###	YES	###	YES	###	YES	###	YES	###		
	REDUCED FASTENER SPACING	NO	1.00	NO	1.00	NO	1.00	NO	###	NO	###	NO	###	NO	###	NO	###	NO	###	NO	###		
REQUIRED BWP LENGTH (ft)		2.27		2.27		1.63		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!			
ACTUAL BWP	CONTRIBUTING LENGTH (feet) WSP, SFB, LIB = actual GB (ss) = 0.5 x actual GB (ds) = actual CS-PF = 1.5 x actual PFG = 1.5 x actual PFH, ABW = 4 feet	BWP	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH	METHOD	LENGTH		
		1	CS-WSP	4.00	CS-WSP	4.00	CS-WSP	4.00	CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		
		2					CS-WSP	4.00															
		3																					
		4																					
		5																					
		6																					
		7																					
ACTUAL BWP LENGTH (ft)		4.00		4.00		8.00		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!			
ACTUAL ≥ REQUIRED?		PASS		PASS		PASS		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!			
BWPs ≤ 20' APART?		YES		YES		YES		YES		YES		YES		YES		YES		YES		YES			
≥ 2 PANELS IN BWL?		YES		YES		YES		YES		YES		YES		YES		YES		YES		YES			
BWP BEGINS ≤ 10' FROM ENDS?		YES		YES		YES		YES		YES		YES		YES		YES		YES		YES			
CONTINUOUS SHEATHING END CONDITIONS		END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2		
		4	4	4	4	1	1																
BWL COMPLIANCE		PASS		PASS		PASS		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!			

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created by Chuck Bajnai, telephone (804) 717-6428 and Brian Foley, telephone (703) 324-1842 - Revised by Charlie Shade