

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-182

To direct the sale of the City-owned real estate located at 1900 Greenwood Avenue, consisting of 0.1377± acres, 1902 Greenwood Avenue, consisting of 0.0689± acres, 1904 Greenwood Avenue, consisting of 0.1377± acres, 1908 Greenwood Avenue, consisting of 0.0689± acres, 1910 Greenwood Avenue, consisting of 0.0689± acres, 1914 Greenwood Avenue, consisting of 0.1377± acres, 2000 Greenwood Avenue, consisting of 0.4550± acres, 2013 Greenwood Avenue, consisting of 0.1377± acres, 2001 Joshua Street, consisting of 0.2940± acres, 2015 Joshua Street, consisting of 0.1610± acres, and 2001 Fendall Avenue, consisting of 0.4920± acres to Richmond Metropolitan Habitat for Humanity, Inc. for \$100,000.00 for the purpose of facilitating the construction of affordable housing. (3rd District)

Patron – Mayor Avula

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 8 2025 AT 6 P.M.

WHEREAS, by Resolution No. 2024-R040, adopted March 10, 2025, the Council approved the biennial real estate strategies plan entitled “Revised 2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties” and declared the City-owned real estate located at 1900 Greenwood Avenue, consisting of approximately 0.1377 acres, 1902 Greenwood Avenue, consisting of approximately 0.0689 acres, 1904 Greenwood Avenue, consisting of approximately 0.1377 acres, 1908 Greenwood Avenue, consisting of approximately 0.0689 acres, 1910

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 8 2025 REJECTED: _____ STRICKEN: _____

Greenwood Avenue, consisting of approximately 0.0689 acres, 1914 Greenwood Avenue, consisting of approximately 0.1377 acres, 2000 Greenwood Avenue, consisting of approximately 0.4550 acres, 2013 Greenwood Avenue, consisting of approximately 0.1377 acres, 2001 Joshua Street, consisting of approximately 0.2940 acres, 2015 Joshua Street, consisting of approximately 0.1610 acres, and 2001 Fendall Avenue, consisting of approximately 0.4920 acres, to be surplus City-owned real estate;

NOW, THEREFORE

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, notwithstanding any provision of section 8-58 of the Code of the City of Richmond (2020), as amended, to the contrary, the following City-owned real estate, with the addresses and tax parcel numbers as shown in the 2025 records of the City Assessor and known as:

(a) 1900 Greenwood Avenue, consisting of approximately 0.1377 acres and identified as Tax Parcel No. N000-0368/011;

(b) 1902 Greenwood Avenue, consisting of approximately 0.0689 acres and identified as Tax Parcel No. N000-0368/010;

(c) 1904 Greenwood Avenue, consisting of approximately 0.1377 acres and identified as Tax Parcel No. N000-0368/007;

(d) 1908 Greenwood Avenue, consisting of approximately 0.0689 acres and identified as Tax Parcel No. N000-0368/006;

(e) 1910 Greenwood Avenue, consisting of approximately 0.0689 acres and identified as Tax Parcel No. N000-0368/005;

(f) 1914 Greenwood Avenue, consisting of approximately 0.1377 acres and identified as Tax Parcel No. N000-0368/002;

(g) 2000 Greenwood Avenue, consisting of approximately 0.4550 acres and identified as Tax Parcel No. N000-0402/020;

(h) 2013 Greenwood Avenue, consisting of approximately 0.1377 acres and identified as Tax Parcel No. N000-0403/010;

(i) 2001 Joshua Street, consisting of approximately 0.2940 acres and identified as Tax Parcel No. N000-0402/013;

(j) 2015 Joshua Street, consisting of approximately 0.1610 acres and identified as Tax Parcel No. N000-0402/019; and

(k) 2001 Fendall Avenue, consisting of approximately 0.2940 acres and identified as Tax Parcel No. N000-0402/008;

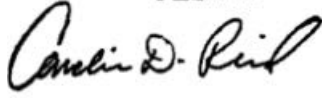
are hereby directed to be sold to Richmond Metropolitan Habitat for Humanity, Inc. for \$100,000.00, for the purpose of facilitating the construction of affordable housing, in accordance with Chapter 8 of the Code of the City of Richmond (2020), as amended, the Charter of the City of Richmond (2020), as amended, the Code of Virginia (1950), as amended, and the Constitution of Virginia.

§ 2. That, the properties described in Section 1 of this ordinance shall revert to the City of Richmond in the event that Richmond Metropolitan Habitat for Humanity, Inc. does not complete the construction of no less than 14 affordable housing units, comprised of single family or duplex dwelling units, or a combination of the foregoing, within five years after the sale.

§ 3. That, pursuant to section 8-65(b) of the Code of the City of Richmond (2020), as amended, the Chief Administrative Officer is hereby directed to execute, on behalf of the City, the

deed and such other documents, all of which must first be approved as to form by the City Attorney, as may be necessary to consummate the sale of the real estate authorized by Section 1 of this ordinance.

§ 4. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

City Clerk



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 11, 2025

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor

THROUGH: Sharon Ebert, Interim Chief Administrative Officer

THROUGH: Brandon Hinton, Interim Deputy Chief Administrative Officer

THROUGH: Sheila White, Director of Finance

THROUGH: Meghan Brown - Director of Budget and Strategic Planning

THROUGH: Gail Johnson, Director of General Services

FROM: Chris Nizamis, Real Estate Manager - Real Estate Strategies/DGS

RE: To direct the sale of surplus City-owned real estate located in the Northside of Richmond within the Southern Barton Heights (Council District #3) area, to include the following parcel ID's:

- 1900 Greenwood Ave./ (Tax Parcel No. N0000368011)
- 1902 Greenwood Ave./ (Tax Parcel No. N0000368010)
- 1904 Greenwood Ave./ (Tax Parcel No. N0000368007)
- 1908 Greenwood Ave./ (Tax Parcel No. N0000368006)
- 1910 Greenwood Ave./ (Tax Parcel No. N0000368005)
- 1914 Greenwood Ave./ (Tax Parcel No. N0000368002)
- 2000 Greenwood Ave./ (Tax Parcel No. N0000402020)
- 2013 Greenwood Ave./ (Tax Parcel No. N0000403010)
- 2001 Fendall Ave./ (Tax Parcel No. N0000402008)
- 2001 Joshua St./ (Tax Parcel No. N0000402013)
- 2015 Joshua St./ (Tax Parcel No. N0000402019)

ORD. OR RES. No. _____

PURPOSE: An ordinance (i) to direct the sale of the City-owned real estate located in the Southern Barton Heights area of the City, consisting of eleven (11) parcels totaling 2.161± acres for one hundred thousand (\$100,000.00) dollars to the Richmond Metropolitan Habitat for Humanity, a 501(c)(3) non-profit entity for the purpose of facilitating the construction of an affordable single family/duplex residential housing project and (ii) to authorize the Chief Administrative Officer to execute, on behalf of the City, a Purchase, Sale & Development agreement, deed, and such other documents as may be necessary to consummate the sale of the parcels and to impose the following Affordable Housing Development Obligations upon Purchaser.

BACKGROUND: The subject 11 parcels, consisting of approximate 2.161± acres are vacant/unimproved City-owned parcels located in the Northside of Richmond within the Southern Barton Heights neighborhood. They were declared surplus by City Council via Council's approval of the 2024 Biennial Real Estate Strategies Plan (Res. 2024-R040). The requested ordinance would authorize the City to convey the Properties to Richmond Metropolitan Habitat for Humanity (Richmond Habitat), a non-profit entity, for the development of affordable housing rental units. The parcels are located within Council District 3.

The Southern Barton Heights neighborhood consists of 56.34% of the housing is owner occupied; 31.21% of the housing is renter occupied; 12.45% of the housing is vacant; and the population is 81.11% Black with a median household income of \$58,750. This is the population that Richmond Metropolitan Habitat for Humanity serves.

Many of the Northside Richmond neighborhoods have become extremely popular areas for renovation activity which is primarily due in large part to the proximity of Northside to Downtown and its historic significance and architecture.

The Southern Barton Heights neighborhood is one of the City's priority areas targeted to improve the current housing stock creating sustainable and affordable housing development.

The properties on Greenwood Avenue are less than 1 mile from the Highland Grove development planned for 500 Dove Street (23222). Richmond Habitat is a project partner.

The planned development will include single duplex units and single family, detached or over under duplex affordable units. Richmond Habitat proposes to work with designers to determine the highest and best use for each lot.

Offeror indicated the following anticipated benefits to the City 1) high-quality new affordable housing units in the Southern Barton Heights corridor; 2) "middle housing" - building duplexes to maximize density and increase the number of households with lower incomes; 3) homeownership opportunities among the families who currently reside in the Southern Barton Heights area to offset displacement; 4) homes that are compatible with the scale, density, and style of the surrounding neighborhood complementing, supporting, protecting, and enhancing the neighborhood historic character.

The parcels are currently vacant land. The Purchaser's proposed development/use as described within Purchaser's unsolicited offer submitted to the City on April 23, 2024, a copy of which is attached hereto. Summary of proposed purchase/use as set forth in the offer:

#	Address	Council District	Parcel Number	Acreage	Proposed Purchase Price	Proposed Use	Housing Units
1	1900 Greenwood Ave	3	N0000368011	0.138	\$ 10,000.00	1 duplex = 2 affordable homes	2
2	1902 Greenwood Ave	3	N0000368010	0.069	\$ 10,000.00	1 single-family, detached or over-under duplex = 2 affordable homes	2
3	1904 Greenwood Ave	3	N0000368007	0.138	\$ 10,000.00	1 duplex = 2 affordable homes	2
4	1908 Greenwood Ave	3	N0000368006	0.069	\$ 10,000.00	1 single-family, detached or over-under duplex = 2 affordable homes	2
5	1910 Greenwood Ave	3	N0000368005	0.069	\$ 10,000.00	1 single-family, detached or over-under duplex = 2 affordable homes	2
6	1914 Greenwood Ave	3	N0000368002	0.138	\$ 10,000.00	1 duplex = 2 affordable homes	2
7	2000 Greenwood Ave	3	N0000402020	0.455	\$ 10,000.00	TBD	
8	2013 Greenwood Ave	3	N0000403010	0.138	\$ 10,000.00	1 duplex = 2 affordable homes	2
9	2001 Fendall Ave	3	N0000402008	0.492	\$ 10,000.00	TBD	TBD
10	2001 Joshua St	3	N0000402013	0.294	\$ 5,000.00	TBD	TBD
11	2015 Joshua St	3	N0000402019	0.161	\$ 5,000.00	TBD	TBD
Total					\$100,000.00		14

Purchase Price: \$100,000. The reduced acquisition price will enable the Purchaser to better respond to community needs by creating greater affordability and improving project finance flexibility.

Proposed Use: Offeror is a non-profit organization that helps families build and improve places to call their home. They believe affordable housing plays a role that is critical in building strong and stable communities. Richmond Habitat proposes to create 14+ new affordable single fami-

ly/duplex housing units and homeownership opportunities for residents earning less than 80% of the Area Median Income (AMI).

Additional Info:

- Offeror's estimated average cost per unit = \$182,858 (1,082 sq. ft. x \$169/sq. ft.). This cost assumes a single-family duplex of 1,080 sq. ft. and a "sticks and bricks" cost of \$169/sq. ft.
- The Proposal notes that Richmond Habitat will leverage other funding opportunities such as VHDA and ASNH funding – a potential investment of \$750,000 in outside resources to develop affordable housing in Richmond.
- In addition to the positive effect of creating more choice and more affordability, the project is projected to add approximately \$38,280 of projected tax revenue.
- Jobs – The Purchaser estimates the project to generate one-hundred ten (110) temporary construction related jobs.

The Purchaser (Richmond Metropolitan Habitat for Humanity) offers:

- The Offeror (Richmond Habitat) is a Class A General Contractor that has been building and rehabilitating homes to create and maintain affordable housing in the greater Richmond area since 1986. Richmond Habitat builds, rehabs, and provides critical home repairs for homes in the City of Richmond and the counties of Chesterfield and Henrico. They have experience building both single-family, detached homes and single-family, attached duplexes. To date they have built/rehabilitated 391 houses and have completed 143+ critical home repairs. The Offeror obtained their Community Housing Development Organization (CHDO) status in 2021.
- The Offeror serves individual families with AMIs in the 30 – 60% range and provides their partner families with zero percent, or zero percent equivalent, inter mortgages to ensure that costs do not exceed 25% of their partner family's income.
- Offeror is currently a project partner working in collaboration with Better Housing Coalition, project:HOMES, and the Maggie Walker Community Land Trust to construct Highland Grove, a 33-acre, mixed-income subdivision encompassing the redevelopment and revitalization of the former Dove Court public housing complex in North Richmond.
- The organization is experienced in handling complex developments, with most of its projects incorporating multiple phases, uses, income levels, lenders and investors. It has built a strong reputation as a firm that sets and achieves ambitious goals centered around community benefits.

An ordinance is necessary to convey the parcels to the Purchaser and facilitate a redevelopment that yields a higher and better use on such surplus city-owned property and increases the availability of affordable dwelling units within the city.

The City Administration recommends approval. In this instance, this Unsolicited Offer represents the best economic option for the City.

COMMUNITY ENGAGEMENT: The developer has held various public information sessions with local community associations. Each project and the population it serves are entirely unique however one component that ties all of them together is their commitment to robust and hands-on community engagement. Neighborhood engagement produces better plans and better outcomes, so they are committed to meeting with the community to understand how the project might seamlessly stitch into a community.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:

- The subject parcel is included on the “2020 Biennial Real Estate Strategies Plan”, approved by City Council (Res. No. 2021-R024)
- The development will contribute to meeting the City’s goal of 1,000 new affordable units annually (One Richmond – An Equitable Affordable Housing Plan)

FISCAL IMPACT / COST: City to receive one-time payment of purchase price in the amount of \$100,000 to the general fund. Additionally, following the conveyance, the currently tax-exempt parcels will become taxable resulting in future annual real estate tax revenues. This project would create short-term job creation and long-term increased tax revenue having impacts to the City’s overall economic benefits.

DESIRED EFFECTIVE DATE: Upon adoption of this Ordinance

REQUESTED INTRODUCTION DATE: July 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 22, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation sub-committee (September 16, 2025).

AFFECTED AGENCIES: Mayor, Chief Administrative Officer, Office of the City Attorney, Department of Planning and Development Review and the Department of General Services.

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS:

Unsolicited Offer

Unsolicited Offer Notice Memo

City Assessor's Property Profile including photos, parcel map, etc.

STAFF: Christopher Nizamis - Real Estate Manager/Real Estate Strategies – DGS

Executive Committee

Chair

W. Mercer Ferguson
Marsh & McLennan Agency

Vice Chair

Eileen S. Jackson
Williams Mullen

Secretary

Jake Bloom
Spy Rock Real Estate Group

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Lansing Homes

Michael Rosser
Bank of America

Melodie M. Thigpen
Retired, Capital One

Paul Trapp, Jr.
Timmons Group

Pro Bono General Counsel

G. Andrew Nea, Jr. of
Williams Mullen

Chief Executive Officer

Madelyn Peay



Richmond Metropolitan
Habitat
for Humanity

building *strength, stability &*
self-reliance through shelter

April 23, 2024

Yvette Preston, Real Estate Analyst
900 East Broad Street
City Hall, Suite 1603
Richmond, VA 23219

Dear Ms. Preston:

Please find enclosed an Unsolicited Offer from Richmond Metropolitan Habitat for Humanity, Inc. to purchase the following lots from the City of Richmond (all in 23222):

1. 1914 Greenwood Avenue
2. 1900 Greenwood Avenue
3. 1902 Greenwood Avenue
4. 1904 Greenwood Avenue
5. 1908 Greenwood Avenue
6. 1910 Greenwood Avenue
7. 2013 Greenwood Avenue
8. 2001 Fendall Avenue
9. 2001 Joshua Street
10. 2015 Joshua Street
11. 2000 Greenwood Avenue

Richmond Habitat proposes to purchase the 11 lots and develop affordable homes on the parcels to sell to lower and moderate income individuals and families. We have attached conceptual drawings for the lots. Please note that, while we will be able to start development of these parcels immediately upon conveyance to the organization, several parcels will require careful planning and design to ensure the highest and best use of valuable property within the city. We anticipate a 5-year timeline for development of all parcels, dependent upon final design and site planning requirements.

Richmond Habitat respectfully tenders an offer of \$100,000 in cash to purchase the 11 lots. Donation of these lots to Richmond Habitat would leverage other funding opportunities such as VHDA and ASNH funding—a potential investment of \$750,000 in outside resources to develop affordable housing in Richmond. Investment in the creation of affordable housing on these 11 lots will provide economic benefits to the City of Richmond, including tax revenue and job creation as outlined in our attached proposal, and will advance the City's goals to create new affordable housing units and homeownership opportunities for residents earning less than 80% AMI.

We thank you for consideration of our proposal.

With gratitude,

Madelyn Peay, CEO

Attachments.

2281 Dabney Road, Suite A, Richmond, Virginia 23230
Phone: 804-232-7001 Fax: 804-232-7025 Website: www.richmondhabitat.org
Proudly serving the City of Richmond and the Counties of Chesterfield and Henrico.

**Unsolicited Offer to Purchase Surplus City-Owned Property
Submitted by Richmond Metropolitan Habitat for Humanity
April 25, 2024**

Offeror's name, company description, and contact information

Richmond Metropolitan Habitat for Humanity

Contact: Matt Waring, COO

2281 Dabney Road, Suite A

Richmond, VA 23230

Email: mwarling@richmondhabitat.org

Office phone: 804-299-4652

Mobile phone: 804-873-9512

Addresses of the properties

- *1914 Greenwood Avenue; Richmond, VA 23222*
- *1900 Greenwood Avenue; Richmond, VA 23222*
- *1902 Greenwood Avenue; Richmond, VA 23222*
- *1904 Greenwood Avenue; Richmond, VA 23222*
- *1908 Greenwood Avenue; Richmond, VA 23222*
- *1910 Greenwood Avenue; Richmond, VA 23222*
- *2013 Greenwood Avenue; Richmond, VA 23222*
- *2001 Fendall Avenue; Richmond, VA 23222*
- *2001 Joshua Street; Richmond, VA 23222*
- *2015 Joshua Street; Richmond, VA 23222*
- *2000 Greenwood Avenue; Richmond VA 23222*

Proposed/planned use of the property (please be as detailed as possible, and include conceptual drawings)

- *1914 Greenwood Avenue*
 - *Proposed Use: Duplex*
- *1900 Greenwood Avenue*
 - *Proposed Use: Duplex*

- 1902 Greenwood Avenue
 - *Proposed Use: Single-family Detached/Over-Under Duplex*
- 1904 Greenwood Avenue
 - *Proposed Use: Duplex*
- 1908 Greenwood Avenue
 - *Proposed Use: Single-family Detached/Over-Under Duplex*
- 1910 Greenwood Avenue
 - *Proposed Use: Single-family Detached/Over-Under Duplex*
- 2013 Greenwood Avenue
 - *Proposed Use: Duplex*
- 2001 Fendall Avenue
 - *Proposed Use: Affordable homeownership opportunity, style to be determined. Will work with designers to determine highest and best use.*
- 2001 Joshua Street
 - *Proposed Use: Affordable homeownership opportunity, style to be determined. Will work with designers to determine highest and best use.*
- 2015 Joshua Street
 - *Proposed Use: Affordable homeownership opportunity, style to be determined. Will work with designers to determine highest and best use.*
- 2000 Greenwood Avenue
 - *Proposed Use: Affordable homeownership opportunity, style to be determined. Will work with designers to determine highest and best use.*

Proposed/planned improvement costs to the property

Richmond Habitat anticipates that the average cost to construct each affordable housing unit will be \$182,520. This cost assumes a single-family duplex of 1,080 square feet and a “sticks and bricks” cost of \$169/square foot. 1,080 sq. ft. x \$169/square feet = \$182,520.

The City’s donation of these lots to Richmond Habitat would be beneficial because it would enable us to leverage other funding opportunities, such as VHDA and ASNH funding, which would exponentially advance the creation of more affordable housing in Richmond.

Anticipated economic benefit to the City including but not limited to: the overall projected investment value, projected tax revenue, and projected job creation, if any

Richmond Habitat's proposal to purchase 11 vacant City of Richmond lots and develop affordable homes/duplexes on the properties will advance the City of Richmond's goals to "create and/or preserve 700 affordable housing units by 2030" and to create "2,000 new affordable housing units for residents who earn between 50% of AMI and 80% of AMI that seek homeownership opportunities throughout the City by 2028" (One Richmond: An Equitable Affordable Housing Plan). In addition, some of the properties can be developed to address the City of Richmond's statement on May 17, 2023 that "there is a need for 2,000 new homeownership units for households earning between 80% and 120% AMI" ("City of Richmond Housing Crisis" presented by Sharon Ebert at the Virginia Housing Commission Meeting).

Richmond Habitat proposes to work with designers to determine the highest and best use for each lot. The proposed opportunity will address both the need for "2,000 new affordable housing units for residents who earn between 50% of AMI and 80% of AMI that seek homeownership opportunities throughout the City by 2028" and the "need for 2,000 new homeownership units for households earning between 80% and 120% AMI" by developing some of these 11 lots into single-family attached homes/duplexes. We will sell one home to a Richmond Habitat Affordable Homeownership Program partner family earning less than 80% AMI, and we will sell the other home as a "missing middle" fair market home to an individual/family earning up to 120% AMI. This proposed mixed-income housing will support the City of Richmond's 2021-2025 Consolidated Plan goal to deconcentrate poverty in Council District 3 by January 2037. Our project will also help the City achieve its goal to ensure that sustainable, safe, and healthy affordable housing is located throughout the city and, specifically, in Southern Barton Heights, which is in Council District 3, one of the City's priority areas.

Donation of these lots to Richmond Habitat would leverage other funding opportunities such as VHDA and ASNH funding—a potential investment of \$750,000 in outside resources to develop affordable housing in Richmond. While Richmond Habitat will be able to start development of these parcels immediately upon conveyance to the organization, several parcels will require careful planning and design to ensure the highest and best use of valuable property within the city. We anticipate a 5-year timeline for development of all parcels, dependent upon final design and site planning requirements.

The creation of affordable housing will provide economic benefits to the City as outlined below.

Richmond Habitat's Ongoing Investment in Richmond's Northside

Our proposed project to purchase and develop 11 vacant lots in Southern Barton Heights will build upon work begun in the area through Neighborhoods in Bloom and will create momentum for further investment in the community to benefit the people who already live within the community. The properties on Greenwood Avenue are less than 1 mile from the Highland Grove development planned for 500 Dove Street (23222). Better Housing Coalition (BHC) was named Master Developer for Highland Grove, a 33-acre, mixed-income subdivision encompassing the redevelopment and revitalization of the former Dove Court public housing complex in North Richmond. Project partners Richmond Habitat, project:HOMES, and the Maggie Walker Community Land Trust will work in collaboration to construct and sell high-quality, single-family homes to first-time homebuyers. The homes will be compatible with the scale, density, and style of those in the adjacent neighborhoods and

will include open greenspace for the residents. Work has begun on the site, and we anticipate being able to purchase lots and begin construction during summer 2024. The lots included in this proposal, should Richmond Habitat be able to purchase them, would allow us to centralize construction operations in close proximity to our Northside ReStore and continue a tradition of development and investment in the Northside. The close proximity to Highland Grove allows for greater efficiency of our construction execution by centralizing resources in one area. Richmond Habitat would also propose to focus Critical Home Repair in the local community to truly pursue Neighborhood Revitalization.

The City of Richmond's 2021-2025 Consolidated Plan identified Council District 3 (location of the lots we propose to purchase and develop) and Council District 6 (location of the Highland Grove development) as areas where it wants to deconcentrate poverty by 1/2037. The Highland Grove development will include a mix of affordable and market-rate homes, which will help the City' advance this goal.

One Richmond: An Equitable Affordable Housing Plan notes that "the City has 3,600 fewer Black homeowners than it did in 2000. Much of this loss has occurred in historical Black neighborhoods that are facing gentrification." The Highland Grove development presents an unique opportunity to increase homeownership among families of color in the city of Richmond. The Highland Grove site is in an historically Black neighborhood north of downtown and adjacent to Overby-Sheppard Elementary School, a Title 1 school with a student population that is 89% Black and 99% free-school-lunch eligible.

The 11 properties that Richmond Habitat proposes to buy are in Southern Barton Heights in Census Block Group 0111002 and Census Tract 011100. 56.34% of the housing is owner occupied. 31.21% of the housing is renter occupied. 12.45% of the housing is vacant. The population is 81.11% Black with a median household income of \$58,750. This is the exact population that Richmond Habitat serves. During Fiscal Year 2023, the average household income of our partner families who purchased affordable homes through our Affordable Homeownership Program was \$44,562; the average AMI was 51%. All 11 of our FY 2023 partner families were Black.

Richmond Habitat has demonstrated its ongoing commitment to the economic development and resilience of Southern Barton Heights and its residents in the following ways:

- Richmond Habitat built a new-construction, affordable home at 3201 Richmond Henrico Turnpike; Richmond 23222, which we sold to one of our Affordable Homeownership Program partners on 12/27/2022. The income of the homeowner, who shares the home with his young son, was 50% of the Area Median Income (AMI).*
- Richmond Habitat used City of Richmond CDBG funds to provide critical home repairs to a house at 2600 The Plaza (Richmond, 23222). We completed the work on 7/26/2022. The homeowner's income was 52% AMI.*

- *For more than 20 years, Richmond Habitat has operated a ReStore, which sells donations of new and used home furnishings and building materials to the general public, at 1901 Roane St.; Richmond, VA 23222; which is approximately 1 mile from the properties on Greenwood Avenue.*

Ways that Richmond Habitat's Proposed Project Supports the City of Richmond's Strategic Goals

- *According to the City of Richmond 5-year Consolidated Plan 2021-2025, "deteriorated housing conditions remain a challenge in Richmond. The aging housing stock and increasing poverty levels present added pressures on the housing stock." Our proposed plan to purchase 11 vacant lots and build new, affordable homes addresses the need for affordable, high-quality housing in the city.*
- *Our proposed project will support the City's need for "middle housing" (Richmond 300 - 14.5e) by building duplexes, rather than freestanding single-family homes, to maximize density and increase the number of households with lower incomes that we can serve. One Richmond: An Equitable Affordable Housing Plan notes that Richmond is less dense than it was in 1950 and states: "Residential density matters because it can attract and sustain retail and services (like grocery stores) and can make public transit more feasible."*
- *Our proposed project aligns with the guiding principle of the City's One Richmond: Equitable Affordable Housing Plan that states: "Low income households living in our gentrifying neighborhoods desire a right to stay and be part of the increase in property wealth and must not be displaced." Our purchase and development of the lots in Southern Barton Heights present an opportunity to increase homeownership among the families who already live there. As noted above, the median household income in Southern Barton Heights is \$58,750. During Fiscal Year 2023, the average household income of the families we served through our Affordable Homeownership program was \$44,562. The average AMI was 51%.*
- *Our proposed project will support the City's goal to "protect the character, quality and history of the city" (Richmond 300 - 3.1a).*
 - *According to Historic Richmond's [website](#), Southern Barton Heights is designated as a National Register Historic District, but "there are no City of Richmond historic or architectural protections in the neighborhood." The homes that Richmond Habitat builds are compatible with the scale, density, and style of the surrounding neighborhood. Our project will retain the character of the neighborhood by building homes that complement the existing styles, which include Late Victorian, Queen Anne, and Colonial Revival styles. As a result, this project will "support, protect, and enhance neighborhood character, especially in areas that are not protected by City Old & Historic Districts" (Richmond 300 - 4.1a).*

- Our proposed project will “ensure that building materials are durable, sustainable, and create a lasting addition to the built environment.” (Richmond 300 - 4.1.f) We will “build new construction following green building guidelines” (Richmond 300 - 15.3.a).
 - Richmond Habitat homes are built to last with high-quality materials such as HardiePlank® rather than vinyl siding. We build to EarthCraft and ENERGY STAR standards in all of our builds and, to the full extent possible in our rehabs as well. We use energy efficient windows, insulation, HVAC units, and appliances. While the short-term costs may be slightly more expensive, these upgraded components help to ensure that the families with lower incomes who purchase the homes will have reasonable utility bills and a safe, economical, and comfortable place to call home.
 - The energy efficiency measures we implement support the guiding principles of One Richmond: An Equitable Housing Plan to “support the City’s climate action and resilience goals.”

Projected tax revenue

The 2023 property taxes for 3210 Richmond Henrico Turnpike (Richmond, 23222), a 1,269-square-foot new construction home that Richmond Habitat built in 2022 and sold to one of our Affordable Homeownership Program partners, were \$1,740. This home is comparable in size and location to the units we propose building on the 11 surplus lots listed below. Using \$1,740 as a reasonable comparable for our proposed project, we estimate that our purchase and development of the following lots will produce an annual projected tax revenue for the City of Richmond of \$38,280.

Address	Proposed Use	Number of Housing Units x Estimated Annual Property Tax	Estimated Annual Tax Revenue
1914 Greenwood Avenue (23222)	1 duplex = 2 affordable homes	2 x \$1,740	\$3,480
1900 Greenwood Avenue (23222)	1 duplex = 2 affordable homes	2 x \$1,740	\$3,480
1902 Greenwood Avenue (23222)	1 single-family, detached or over-under duplex = 2 affordable homes	2 x \$1,740	\$3,480
1904 Greenwood Avenue (23222)	1 duplex = 2 affordable homes	2 x \$1,740	\$3,480
1908 Greenwood Avenue (23222)	1 single-family, detached or over-under duplex = 2 affordable	2 x \$1,740	\$3,480

	<i>homes</i>		
<i>1910 Greenwood Avenue (23222)</i>	<i>1 single-family, detached or over-under duplex = 2 affordable homes</i>	<i>2 x \$1,740</i>	<i>\$3,480</i>
<i>2013 Greenwood Avenue (23222)</i>	<i>1 duplex = 2 affordable homes</i>	<i>2 x \$1,740</i>	<i>\$3,480</i>
<i>2001 Fendall Avenue (23222)</i>	<i>TBD*</i>	<i>TBD</i>	<i>\$3,480</i>
<i>2001 Joshua Street (23222)</i>	<i>TBD*</i>	<i>TBD</i>	<i>\$3,480</i>
<i>2015 Joshua Street (23222)</i>	<i>TBD*</i>	<i>TBD</i>	<i>\$3,480</i>
<i>2000 Greenwood Avenue (23222)</i>	<i>TBD*</i>	<i>TBD</i>	<i>\$3,480</i>
<i>*Currently zoned R-48. Affordable homeownership opportunity, style to be determined. Will work with designers to determine highest and best use.</i>			
<i>TOTAL ESTIMATED ANNUAL TAX REVENUE</i>			<i>\$38,280</i>

Projected job creation

Richmond Habitat will meet all requirements for providing work opportunities for local residents by conducting the appropriate advertising and posting signage on our build sites in order to try to attract eligible workers for employment on our build sites.

Each Richmond Habitat build site creates an average of 10 temporary construction jobs. We project that our proposed project will create a estimated total of 110 temporary construction jobs

Richmond Habitat's Property Development Experience

Richmond Habitat has the ability and the capacity to achieve our proposed goals because of the collective expertise of our staff, board, volunteers, and contractors.

Our mission is to bring people together to build homes, communities, and hope, and we have been building and rehabilitating homes to create and maintain affordable housing in the greater Richmond area since 1986. Richmond Habitat is a Class A general contractor, and the 391 houses that we have built/rehabilitated and the 143+ critical home repairs that we have completed to date demonstrate our ability to provide safe, affordable, permanent housing for families and individuals with low and moderate incomes (80% AMI and less). Richmond Habitat obtained CHDO status in 2021 and is working to complete the requirements necessary to renew our CHDO status.

The need for affordable housing is so great that in 2023, Richmond City Council declared a housing crisis. While the annual household income needed to buy a home in Richmond is \$102,276 (Redfin, 10/17/2023), metro Richmond's median household income is \$81,388. As noted in One Richmond: An Equitable Affordable Housing Plan, "City employees should have an opportunity to own a home in the City where they work." However, a [City of Richmond Police Recruit](#)'s starting salary is \$51,397, and Virginia's average teacher salary is \$61,367 ([National Education Association](#)). Richmond Habitat's Affordable Homeownership Program, which serves qualified households whose incomes are 30-80% AMI, meets this growing need for affordable housing. Most households we serve have incomes that are 30-60% AMI. The average household income for the Affordable Homeownership program families who closed on purchases of their Habitat homes during Fiscal Year 2023 was \$44,562, and the average AMI was 51%. Our homeowners include teachers, a security guard, & home health aides—individuals whose work is essential to our community.

One aspect that sets Richmond Habitat apart from other local housing organizations is our holistic approach to serving individuals and families with AMIs in the 30-60% range. We provide our partner families with zero percent, or zero percent equivalent, interest mortgages to ensure that their housing costs do not exceed 25% of their income. Families who pay more than 30% of their income on housing are cost burdened; cost-burdened families may make sacrifices that risk their health and well-being in order to prioritize shelter. We also require our families to complete financial and homeowner education so they know how to budget and prepare for unexpected expenses.

We build, rehab, and provide critical home repairs for homes in the City of Richmond and the counties of Chesterfield and Henrico. We have experience building both single-family, detached homes and single-family, attached duplexes. The duplexes that we built at 107 and 109 E. 17th St. (23224) and the duplex that we built at 3109 1st Avenue (23222)—in partnership with project:HOMES, who built 3111 1st Ave.—are examples of mixed-income housing that helps deconcentrate poverty. 107 E. 17th St. and 3109 1st Ave. were sold to Richmond Habitat Affordable Homeownership program partner families whose incomes were 30-80% AMI. 3111 1st Ave. was sold on the open market to a household with an income less than 80% AMI. The open-market sale of 109 E. 17th St. to a household with an income less than 80% AMI is currently pending.

- *Fiscal Year 2024 (to date):*
 - *5 of our Affordable Homeownership program partner families closed on the purchases of their new construction, affordable homes. Four were in the City of Richmond:*
 - *3216 Terminal Avenue (23234)*
 - *3113 Dill Avenue (23222), which is in the Highland Park Plaza National Historic District and the Highland Park Redevelopment Conservation Area.*
 - *Duplex: 107 E. 17th Street (23224)*
 - *We built 109 E. 17th St., whose sale on the open market to a household with an AMI less than 80% is pending .*
 - *5200 Moncure Avenue (23231)*

- 2 of the 3 homes that we rehabilitated through our Neighborhood Revitalization program, which sells homes to individuals/families with incomes that are 60-80% AMI and the ability to obtain mortgages on the open market:
 - 2810 2nd Avenue (23222)
 - 1500 Kansas Avenue (23220).
- *Fiscal Year 2023:*
 - 11 Affordable Homeownership program partner families closed on the purchases of their new construction, affordable homes; 10 of these homes were in the City of Richmond, including the duplex at 3109 1st Avenue, 23222 (built in partnership with project:HOMES, who constructed the duplex at 3111 1st Avenue).
 - Our Critical Home Repair program served 25 owner-occupied homes; 7 of these homes were in the City of Richmond.
- *Fiscal Year 2022:*
 - 7 Affordable Homeownership program partner families closed on the purchases of their new construction, affordable homes. All 7 homes were in the City of Richmond.
 - Our Critical Home Repair program served 15 owner-occupied homes; 2 were in the City of Richmond.
- *Fiscal Year 2021:*
 - 4 Affordable Homeownership program partner families closed on the purchases of their new construction, affordable homes; 3 homes were in the City of Richmond.
 - Our Critical Home Repair program served 23 owner-occupied homes; 11 homes were in the City of Richmond.
 - Four Neighborhood Revitalization homes that Richmond Habitat rehabbed were sold on the open market to purchasers with household incomes of 60-80% AMI and the ability to obtain a traditional mortgage. All 4 homes were in the City of Richmond.

Madelyn Peay joined Richmond Habitat as CEO in March 2023. She is an accomplished veteran and dedicated public and affordable housing professional with over 20 years of housing experience. She possesses a long track record of success in property management, asset management, and real estate investment.

Matt Waring is our COO/Vice President of Construction and Real Estate. He holds a Class A contractor's license and has an extensive background in the construction industry. He joined Richmond Habitat in his current role in July 2022 but worked for us in the past as a Richmond Habitat Construction Supervisor.

Amy McDaniel has served as Richmond Habitat's VP of Homeowner Services for 13 years. She leads our Homeowner Services team, which works closely with our partner families to educate them about the homeownership process, manage their expectations, create transparency in the process, and

ensure compliance with county regulations. Prior to joining Richmond Habitat, Amy was a mortgage originator and personal banker.

Jenn O'Rourke has served as Richmond Habitat's VP of Resource Development for 9 years. She works closely with the City of Richmond on grant contracts, and she possesses extensive experience managing CDBG and HOME funding from the City of Richmond, as well as from Chesterfield and Henrico Counties. She also manages the renewal of our CHDO status.

Richmond Habitat is unique among affordable housing organizations in our area because of the role that volunteers play. Our volunteers include employees of our corporate partners, members of faith groups, retirees, college students, and participants in Women Build—our inclusive annual home builds created specifically for women but open to all gender identities—and our PRIDE Build, our annual build created specifically for the local LGBTQ+ community and their allies. All of our volunteers receive training from Richmond Habitat construction site supervisors, our AmeriCorp members, and the experienced 'weekday crew' volunteers who assist with our builds on a regular basis.

Richmond Habitat is governed by a local volunteer Board of Directors. These directors come from a variety of backgrounds in business, banking and finance, real estate, law, and education. Most are specialists who add direct value to the organization. Of our 18 board members, 9 are women and 9 are men. Three of our Board members are Black; one is Hispanic; 14 are white. One Board member has lived experience as a current Richmond Habitat homeowner; another Board member, our Immediate Past Board Chair, is the daughter of a Habitat homeowner.

Our Board drives Richmond Habitat's success in their commitment to the strategic vision, in their community representation across jurisdictions, and in their expertise that they share through committee leadership and workgroups. Board members are spokespersons for the organization's mission. They attend Habitat events, such as home dedications where they interact with and engage homeowners, current and prospective donors, and members of the community at large. They are the catalysts who inspire others to invest in our annual fund each year—demonstrating their commitment through 100% Board participation.

We partner with local governments and businesses, foundations, individuals, and faith organizations to obtain financial support and volunteer labor to construct Habitat homes. The law firm Williams Mullen and professional architects provide pro bono services that increase our capacity to serve the community. Habitat for Humanity International provides expertise and the gift of a respected brand name.

Proposed purchase price:

Richmond Metropolitan Habitat for Humanity proposes to pay the City of Richmond \$100,000 in cash to purchase the following eleven surplus properties, which are assessed for a total value of \$727,000 (1/1/2024 effective date):

Address (all Zip Codes are 23222)	Assessed Value (1/1/2024)	Richmond Habitat Proposed Purchase Price
<i>1914 Greenwood Avenue</i>	<i>\$77,000</i>	<i>\$10,000</i>
<i>1900 Greenwood Avenue</i>	<i>\$77,000</i>	<i>\$10,000</i>
<i>1902 Greenwood Avenue</i>	<i>\$63,000</i>	<i>\$10,000</i>
<i>1904 Greenwood Avenue</i>	<i>\$77,000</i>	<i>\$10,000</i>
<i>1908 Greenwood Avenue</i>	<i>\$63,000</i>	<i>\$10,000</i>
<i>1910 Greenwood Avenue</i>	<i>\$63,000</i>	<i>\$10,000</i>
<i>2013 Greenwood Avenue</i>	<i>\$77,000</i>	<i>\$10,000</i>
<i>2001 Fendall Avenue</i>	<i>\$80,000</i>	<i>\$10,000</i>
<i>2001 Joshua Street</i>	<i>\$50,000</i>	<i>\$5,000</i>
<i>2015 Joshua Street</i>	<i>\$25,000</i>	<i>\$5,000</i>
<i>2000 Greenwood Avenue</i>	<i>\$75,000</i>	<i>\$10,000</i>
TOTAL	\$727,000	\$100,000

A preapproval letter or proof of funds from a lender or financial institution showing Offeror's ability to cover the Good Faith Deposit (as per City Code, the deposit shall be 10% of the purchase price), the remaining balance of the purchase price, and the initial proposed/planned improvement costs

Richmond Habitat proposes to pay \$100,000 cash for the 11 properties listed above.

Fulton Bank

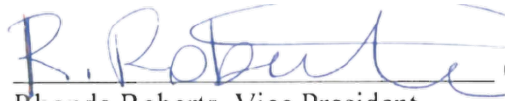
95 Community Street
Charlottesville VA 22901
434-218-6801

May 13, 2022

To Whom it May Concern:

This letter is to confirm that Richmond Metropolitan Habitat for Humanity has a line of credit in the amount of \$900,000.

Thank you for your time,

A handwritten signature in blue ink, appearing to read "R. Roberts", is written over a horizontal line.

Rhonda Roberts, Vice President

Charlottesville Market Leader

rroberts@fultonbank.com

1.800.FULTON.4 (1.800.385.8664)

fultonbank.com

DESIGN LOADS

This residence is based on the following code and loads. Client is responsible for any variations and/or applicable local requirements.

1. Building Codes

1.1 2015 VA Residential Code

1.2 Minimum Design Loads for Building and Other Structures, ASCE 7-10.
2. Roof Dead Load

15 PSF
3. Roof Live Load

20 PSF
4. Typical Floor Dead Load

10 PSF
5. Floor Live Loads

5.1 Rooms other than sleeping rooms

40 PSF

5.2 Sleeping Rooms

30 PSF

5.3 Stairs

40 PSF

5.4 Decks

40 PSF

5.5 Exterior Balconies

60 PSF
- 6 Wind Loads / Data

6.1 Ultimate Design Wind Speeds

115 MPH

6.2 Wind Importance Factor, IW

1.00

6.3 Exposure

B

6.4 Walls (Component and Cladding)

25 PSF

6.5 Roofs (Component and Cladding)

6.5.1 Roof Slopes 2.25/12 to 7/12

34.8 PSF

6.5.2Roof Slopes 7/12 to 12/12

21 PSF
- 7 Seismic Loads/ Data

7.1 Seismic Use Group

0.0T5

7.2 Spectral Response Coefficient, SDS

0.17g; and <0.33g

7.3 Site Class

D

7.4 Seismic Importance Factor, IS

1.00

7.5 Seismic Design Category

B

FOUNDATION & FLOOR FRAMING NOTES:

1. All dimensions stretched from the outside face of the foundation wall or the center line of piers.
2. Typical pier is 16"x16" w/ 24"x24"x8"d ftg., U.N.O.
3. Typical wall ftg. is 16"w x 8"d U.N.O.
4. All girders and joist to be spf U.N.O.
5. Typical floor joists to be 2x10s @ 16" o.c. U.N.O.
6. Crawl space to be sealed - see I/A3.I for details
7. See sheet A1.3 & A3.I for additional foundation & framing notes

FLOOR FRAMING NOTES

1. Floors shall be constructed in accordance with the requirements listed in the Residential Building Code Chapter 5.
- 2.Floors are designed for the uniformly distributed loads shown in the general structural notes. Special loading conditions must be reported to TightLines Designs; TightLines Designs is not responsible for floor defects resulting from unreported conditions.
- 3.P denotes a point load from above. Provide solid blocking to foundation w/ the same number of studs as above.
- 4.Install double joists or see truss manf. dwgs. for support under parallel non load bearing partitions above typ.
- 5.Floor sheathing shall be APA rated sheathing exposure 1 or 2, 3/4" T&G glued and attached to its supporting framing with 1-8d CC nail at 6" O.C. At panels edges and at 12" O.C. In panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Panel end joints shall occur over framing.
- 6.Joists framing into the side of a girder shall be supported by a 2x2 ledger or by manuf. recommended hangers.

FLOOR PLAN NOTES:

1. All interior walls drawn @ 3 1/2" wide & exterior walls drawn w/sheathing @ 4" wide. All dimensions are drawn to face of stud on interior walls and to exterior sheathing on exterior walls.
2. All windows to have screens.
3. Provide plastic coated wire shelving w/clothes rod in coat closet & bedroom closets, one (1) shelf in laundry closet & four (4) shelves in pantry.
4. See above for additional framing notes.

GENERAL STRUCTURAL NOTES:

1. This structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
- 2.The architect is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The architect will not be held responsible for the contractor's failure to conform to the construction documents, should any non-conformities occur.
- 3.Verification of assumed field conditions is not the responsibility of the architect. The contractor shall verify the field conditions for accuracy and report any discrepancies to TightLines Designs before construction begins.
- 4.This structure and all construction shall conform to all applicable sections of the Residential Code and any local laws where the structure is to be constructed.

FOUNDATIONS & CRAWL SPACES

1. Foundations shall conform to the requirements of the Residential Building Code, Chapter 4. Should a conflict occur between these drawings and the aforementioned building code references the more stringent shall govern.
- 2.The architect has not received a subsurface investigation. The foundation is based upon an assumed soil bearing capacity of 2000 psf net bearing. Verification of this assumed value is the responsibility of the owner or contractor should any adverse soil condition be encountered the architect must be contacted before proceeding.
- 3.Foundations shall extend not less than 12 inches below the finished natural grade and in no case less than the frost line depth. Foundation walls are assumed to restrain earth pressures of 30 pcf or less, unbalanced fill and foundation wall construction shall conform to tables 404.1 of the Residential Building Code. Site topography has not been provided to TightLines Designs. Report any unusual site conditions to TightLines Designs before construction.
- 4.Any fill shall be placed under the direction or recommendation of a licensed professional engineer. The resulting soil shall be compacted to a minimum of 95 percent maximum dry density.
- 5.Excavation for footings shall be lined temporarily with a 6 mil polyethylene if placement of concrete does not occur within 24 hours of excavation.
- 6.No concrete shall be poured against any subgrade containing water, ice, frost, or loose material.
- 7.Enlarged perimeter footings are to be poured monolithically with wall footings. Reinforcement for wall footings, if any, shall run continuously through column footings.
8. Crawl space vents to be 8"x16" w/ min. 50% free air, and shall be located within 3' of each corner unless closed crawl space. Crawl space door may serve as vent.
- 9.Install 6 mil. vapor barrier below all slabs and on ground area within all crawlspaces.
10. Provide min. 18x24 access panel or larger as required by the Mechanical Code when mechanical equipment is located in the crawlspace.
- 11.Remove earth as required to achieve a minimum clearance from ground to underside of floor joists of 18".
12. Provide foundation drains at all foundation walls. Coordinate location to daylight with owner.

WALL FRAMING NOTES

1. Unless otherwise noted on the plans, all framing is assumed to be standard wood framing. Framing shall comply with the requirements of the State Residential Code, Chapter 6. Should a conflict occur between these drawings and the aforementioned code references the more stringent shall govern.
- 2.Studs for wall framing shall consist of 2x nominal framing and be constructed in accordance with the requirements listed below. Studs listed in the following schedule shall have a maximum height of 10'-0":

Location	Stud Size	Grade	Spacing
2.1 Interior non-bearing walls	2x4	Stud	24" O.C.
2.2 Interior bearing walls	2x4	Stud	16" O.C.
2.3 Exterior walls	2x6 spf	no.2	16" O.C. (24" O.C. if roof trusses align.)
- 3.Studs shall be continuous from the sole plate to the double top plate at the ceiling or roof. Studs shall only be discontinuous at beams / headers for window or door openings. King studs shall be continuous with the same requirement as stud walls.
- 4.All headers at ext. openings and at bearing walls shall be (2) 2x8 (unless noted otherwise). Provide continuous king studs on each side of the jack studs. Unless otherwise noted on the drawings provide jack studs in accordance with the following schedule:

Opening	No. of Jack Studs
4.1. less than 4'-0"	1 ea. End
4.2. 4'-1" to 6'-0"	2 ea. End
4.3. 6'-1" to 12'-0"	3 ea. End
4.4. over 12'-0"	4 ea. End, or see plans
- 5.All beam bearing on timber framing shall have full bearing for the width of the beam and supported by a minimum of three studs. Where beams bear onto a wall parallel to the beam the beam shall have a minimum bearing length of 4'-1/2".
- 6.Individual studs forming a column shall be attached together with one 10d CC nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
- 7.All exterior walls shall be sheathed per section R602.10.3 of the Residential Code. Wall sheathing shall be APA rated structural 1 sheathing. Wall sheathing shall be attached to its supporting wall framing with 1-8d CC nail at 6" O.C. At panels edges and @ 12" O.C. In panel field unless otherwise noted on the plans. Sheathing shall have a span rating constant with the framing spacing. Apply air infiltration barrier over the sheathing as required by the Residential Code.

ROOF FRAMING NOTES

1. Unless otherwise noted on the plans, all framing is assumed to be standard wood framing. Framing shall comply with the requirements of the Residential Code, Chapter 8.
- 2.Roofs are designed for the uniformly distributed loads shown in the general structural notes. Special loading conditions must be reported to TightLines Designs; TightLines Designs is not responsible for defects resulting from unreported conditions.
- 3.Roofs shall be framed with roof trusses at 24" O.C. unless noted otherwise. Trusses shall be designed and/or reviewed by a licensed structural engineer.
- 4.At rafter and joist framing, a 2x4 collar tie (beam) shall be provided every third set of rafters. Ties shall be placed in the upper third of the roof and attached to each rafter with 4-12d CC nails.
- 5.Proper roof drainage shall be maintained at all roof conditions.
- 6.Roofs shall be sheathed with 15/32 APA rated structural sheathing exposure 1 or 2. Roof sheathing shall be continuous over two supports and attached to its supporting roof framing with 1-8d CC nail at 6" O.C. At panels edges and @ 12" O.C. In panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Sheathing shall have a span rating constant with the framing spacing. Use suitable edge support by use of plywood clips or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.
7. Apply building felt over the sheathing as required by the Residential Code, with two layers for slopes 2/12 to 4/12 and one layer for slopes >4/12.
- 8.Attach a Simpson H2.5A Hurricane Tie at every connection between trusses and top plates.

CONCRETE

1. Concrete shall have normal weight aggregate and a minimum compressive strength (fc) at 28 days as listed below.

1.1.Footings	3000 psi
1.2. Slabs-on-grade	4000 psi
1.3. Elevated Slabs	3500 psi
- 2.Concrete shall be proportioned, mixed, and placed in accordance with ACI 318 latest edition "Building Code Requirements for Reinforced Concrete" and ACI 301 latest edition "Specifications for Structural Concrete for Building"
- 3.Entrained air must be used in all concrete that will be exposed to freezing and thawing and deicing chemicals. Amount of air entrainment (percent) shall be in accordance with the following schedule with a range of -1 to +2 percentage points of the target value:

3.1. Footings	5%
3.2. Interior Slabs	0% see note below
3.3. Exterior Slabs	5%
3.4.	Note: it is recommended that interior slabs to be given a smooth, dense, hard-troweled finish not contain entrained air since blistering or delamination may occur. If slab will be exposed to deicing or other aggressive chemicals contact TightLines Designs for proper air entrainment requirements.
- 4.No admixtures shall be added to any structural concrete without written permission of the architect.

CONCRETE SLABS ON GRADE

1. Concrete slabs on grade shall be constructed in accordance with ACI 302.1r-96 "guide for concrete slab and slab construction".
- 2.The architect is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions.
- 3.Control joints shall be spaced in slabs on grade at a maximum of 20'-0" O.C. Unless noted otherwise.
- 4.Control joints shall be produced using conventional processes within 4 to 12 hours after the slab has been finished.
- 5.Reinforcing steel shall not extend through the control joint.
- 6.All welded wire fabric for concrete slab on grade shall be supplied in flat sheets
- 7.All welded wire fabric for concrete slab on grade shall be placed 2" from top of slab. The WWF shall be securely supported during the concrete pour.

TIMBER

1. Solid sawn wood framing shall conform to the specifications as listed in the National Forest Products Association "National Design Specification for Wood Construction" latest edition (NDS). The framing shall be of the species and grade as listed below:

1.1. Joists, Rafters, and Wood Girders and Beams:	Spruce Pine Fir No. 2
1.2. Studs:	Spruce Pine Fir No. 3 or Stud Grade
- 2.LVL or PSL shall the following minimum design stresses:

2.1.	E = 1.9 x 10E6
2.2.	Fb = 2600 PSI
2.3.	Fv = 285 PSI
2.4.	Fc = 700 PSI
- 3.Lumber in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPA standard C-15. All other exposed timber shall be treated in accordance with AWPA standard C-2.
- 4.Nails shall be common wire nails unless otherwise noted.
- 5.Lag screws shall conform to ANSI / ASME standard B18.2.1-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
- 6.Beam containing multiple plies of lumber shall have each ply attached to its adjacent ply with 3 12d CC nails @ 12" O.C.
- 7.Fitch plate beams shall be attached w/ 1/2" through bolts at 24" O.C. staggered w/ (2) bolts 6" from each End.

HANGER SCHEDULE	SIZE	SST HANGER	SIZE	SST HANGER
	2x6	LUS26	(2) 1.75 x 9.25 LVL	HU410(Max)
	(2) 2x6	LUS26-2	(3) 1.75 x 9.25 LVL	HHUS5.50/10
	(3) 2x6	LUS26-3	(2) 1.75 x 11.25 LVL or (2) 1.75 x 11.875 LVL	HU412 (Max)
	2x8	LUS28	(3) 1.75 x 11.25 LVL or (3) 1.75 x 11.875 LVL	HHUS5.50/10
	(2) 2x8	LUS28-2	(2) 1.75 x 14 LVL	HU416 (Max)
	(3) 2x8	LUS28-3	(3) 1.75 x 14 LVL	HHUS5.50/10
	2x10	LUS210	(2) 1.75 x 16 LVL	HHUS410
	(2) 2x10	HUS210-2	(3) 1.75 x 16 LVL	HHUS5.50/10
	(3) 2x10	LUS210-3	(2) 1.75 x 18 LVL	HGUS414
	(4) 2x10	HHUS210-4	(3) 1.75 x 18 LVL	HGUS5.50/14
	2x12	LUS210	NOTES: 1. SST Denotes Simpson Strong Tie. Use hanger per schedule above (or equivalent metal hanger) unless hanger is noted on plans. 2. Install Hangers per manf. Specifications	
(2) 2x12	HUS212-2			
(3) 2x12	HU212-3 (Max)			

THIS PLAN IS
AUTHORIZED FOR THIS
ADDRESS ONLY AND IS
NOT TO BE USED FOR
ANY ADDITIONAL
ADDRESSES WITHOUT
THE PURCHASE OF
ADDITIONAL LICENSES
OR WRITTEN
AUTHORIZATION FROM
TIGHTLINES:
Single-Use License
109 & 107 E, 17th Street
Richmond, VA.



109 & 107 E-
17th Street
Duplex



date	07.27.23
drafter	D.A.S.
checked by	C.L.B.
proj. no.	T-23011.3
revisions	date

General
Notes

A1.1

*FOR CLARITY, INTERIOR DIMENSIONS HAVE BEEN TAKEN TO FACE OF STUD FRAMING. THEREFORE, INTERIOR LAYER OF 1/2" GWB HAS NOT BEEN INCLUDED IN THE FLOOR PLAN MEASUREMENTS.

* FIRE RATED DEMISING WALL NOTE:

TWO-HOUR FIRE RATED DEMISING WALL BETWEEN UNITS TO UNDERSIDE OF ROOF SHEATHING PER UL U336 (SEE A1.10)

ROOM FLOORING MATERIALS:

- ALL BEDROOMS TO BE CARPET.

- KITCHEN, BATHROOMS AND LAUNDRY TO BE VINYL TILE.

- ALL OTHER ROOMS TO BE 3/8" HARDWOOD FLOORING.

UNIT 1

FIRST FLOOR HEATED: 711 SF

SECOND FLOOR HEATED: 485 SF

TOTAL HEATED: 1196 SF

SIDE STOOP: 16 SF

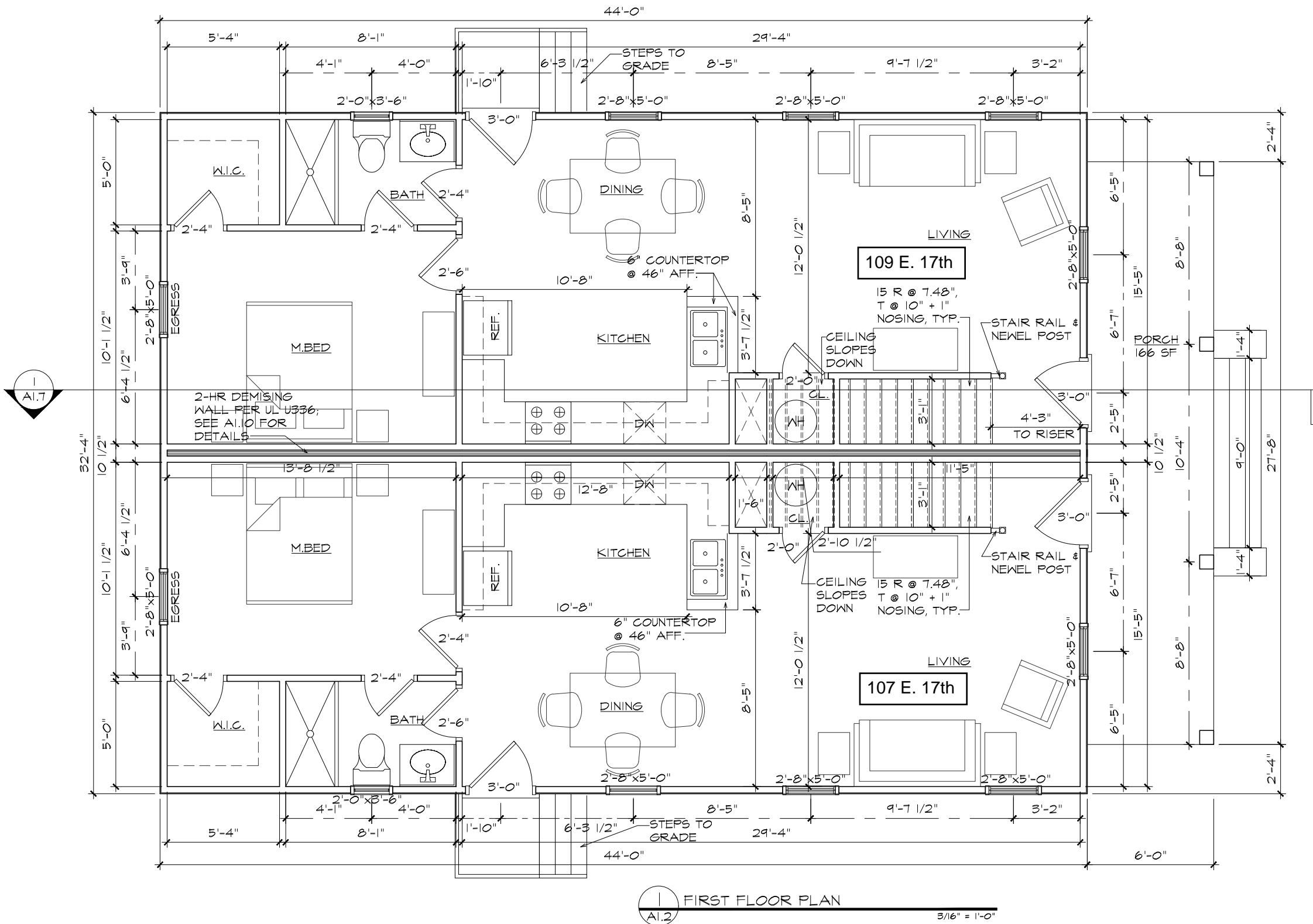
UNIT 2

FIRST FLOOR HEATED: 711 SF

SECOND FLOOR HEATED: 485 SF

TOTAL HEATED: 1196 SF

SIDE STOOP: 16 SF



THIS PLAN IS AUTHORIZED FOR THIS ADDRESS ONLY AND IS NOT TO BE USED FOR ANY ADDITIONAL ADDRESSES WITHOUT THE PURCHASE OF ADDITIONAL LICENSES OR WRITTEN AUTHORIZATION FROM TIGHTLINES:
Single-Use License
109 & 107 E. 17th Street
Richmond, VA.

TightLines Designs
creating great places to live
19 W. Hargett St, Suite 501 • Raleigh, NC 27601
919.834.3600 • www.tightlinesdesigns.com

**109 & 107 E.
17th Street
Duplex**

COMMONWEALTH OF VIRGINIA
CRAIG LAWRENCE BETHEL
Lic. No. 0401019576
ARCHITECT

date 07.27.23
drafter D.A.S.
checked by C.L.B.
proj. no. T-23011.3
revisions date

First Floor Plan

A1.2

* FIRE RATED DEMISING WALL NOTE:
TWO-HOUR FIRE RATED DEMISING WALL BETWEEN UNITS TO UNDERSIDE OF ROOF SHEATHING PER UL U336 (SEE A1.10)

ROOM FLOORING MATERIALS:

- ALL BEDROOMS TO BE CARPET.
- KITCHEN, BATHROOMS AND LAUNDRY TO BE VINYL TILE.
- ALL OTHER ROOMS TO BE 3/8" HARDWOOD FLOORING.

UNIT 1

FIRST FLOOR
HEATED: 711 SF

SECOND FLOOR
HEATED: 485 SF

TOTAL HEATED:
1196 SF

SIDE STOOP:
16 SF

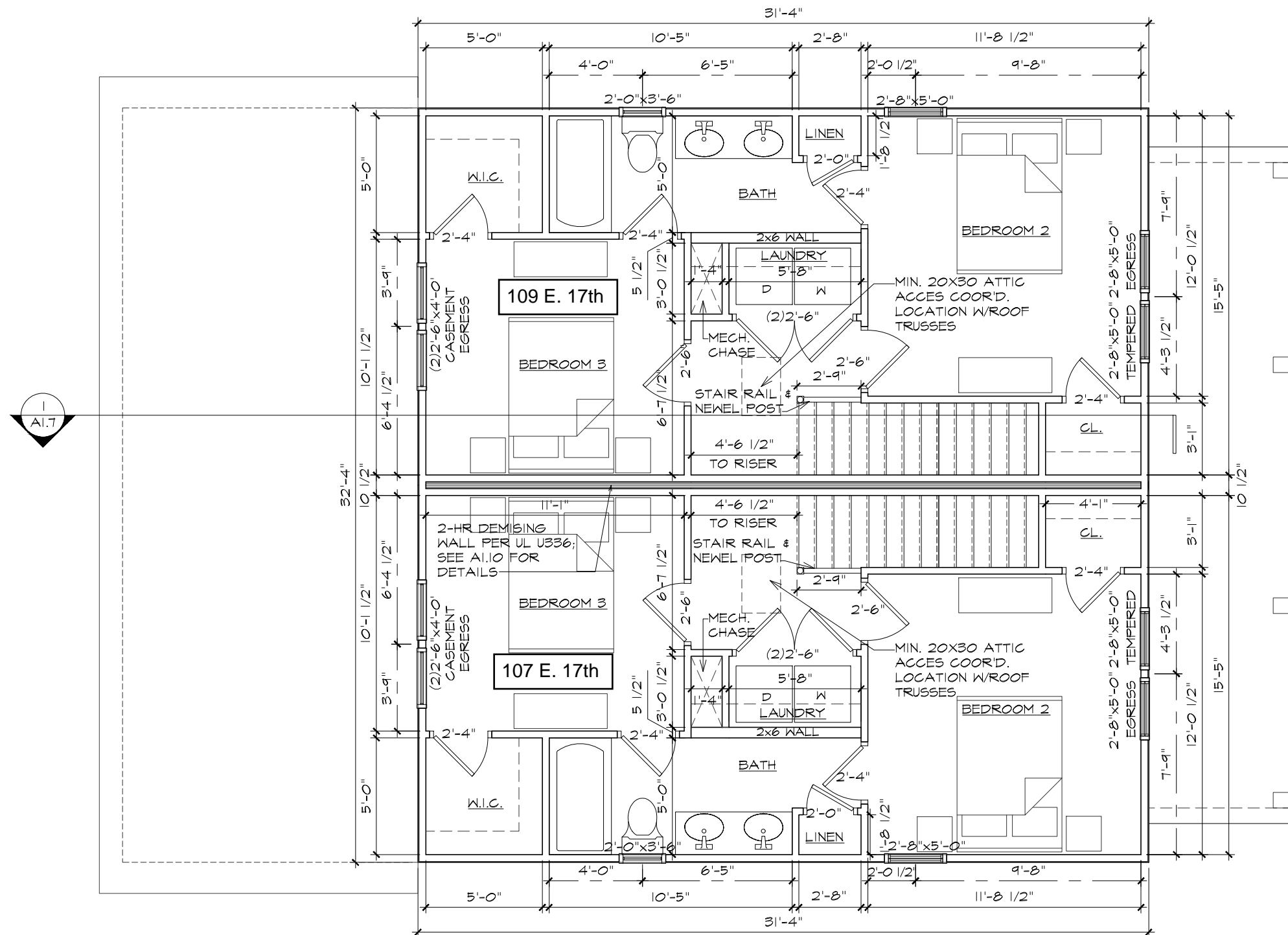
UNIT 2

FIRST FLOOR
HEATED: 711 SF

SECOND FLOOR
HEATED: 485 SF

TOTAL HEATED:
1196 SF

SIDE STOOP:
16 SF



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Second Floor Plan

A1.3

1 SECOND FLOOR PLAN

$$3/16'' = 1'-0''$$

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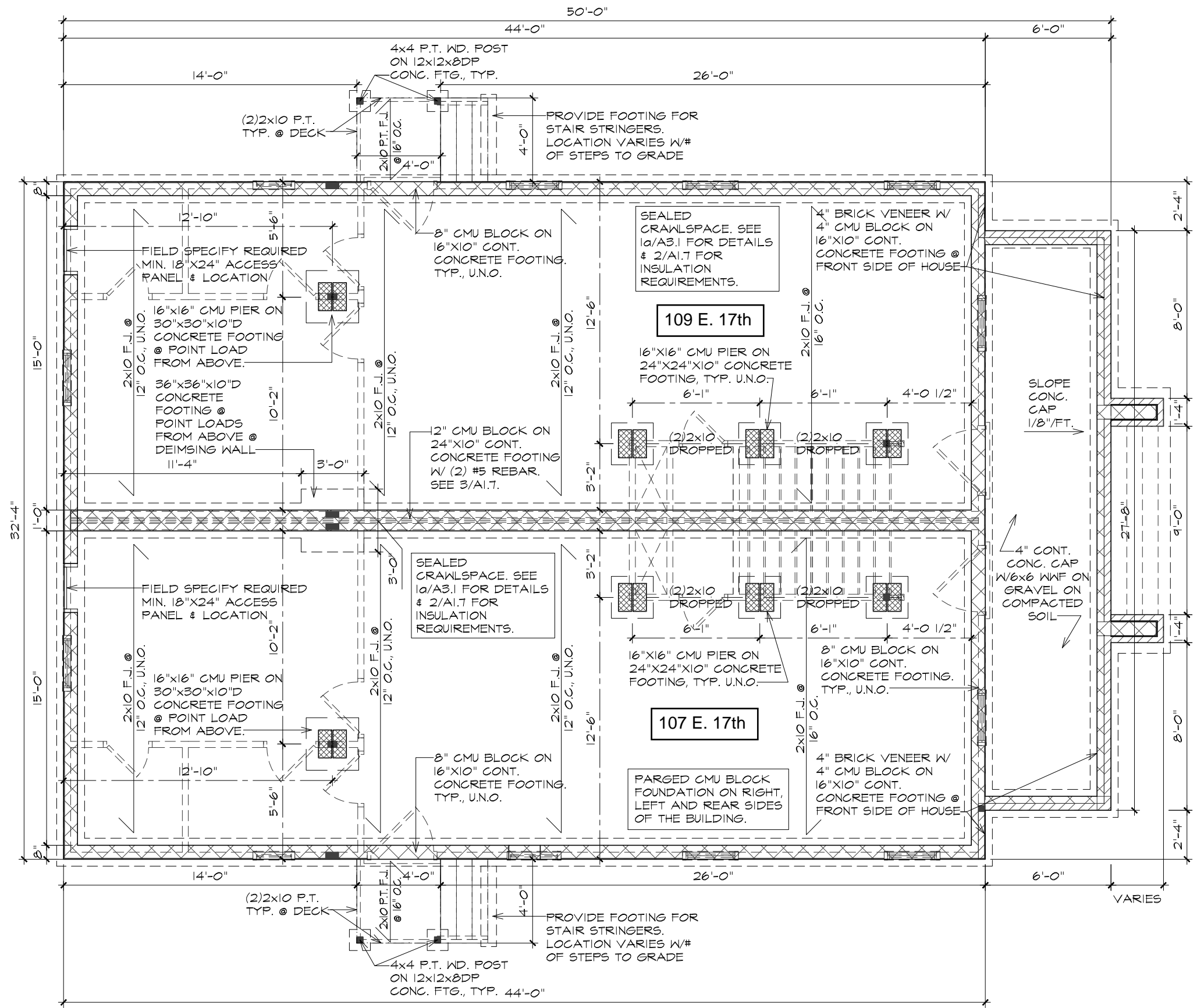
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Foundation Plan

A1.4



UNIT 1 LOWER ROOF VENT

CALCULATIONS:

221 SF ROOF AREA/300 = 0.74 SF
VENT REQUIRED
 $0.74 \times 50\% = 0.37$ SF VENT REQ'D
IN LOWER ROOF AREA

(1) STATIC VENT = 0.78 SF NET
FREE AREA PROVIDED IN LOWER
ROOF AREA

UNIT 2 LOWER ROOF VENT

CALCULATIONS:

221 SF ROOF AREA/300 = 0.74 SF
VENT REQUIRED
 $0.74 \times 50\% = 0.37$ SF VENT
REQ'D IN LOWER ROOF AREA

(1) STATIC VENT = 0.78 SF NET
FREE AREA PROVIDED IN LOWER
ROOF AREA

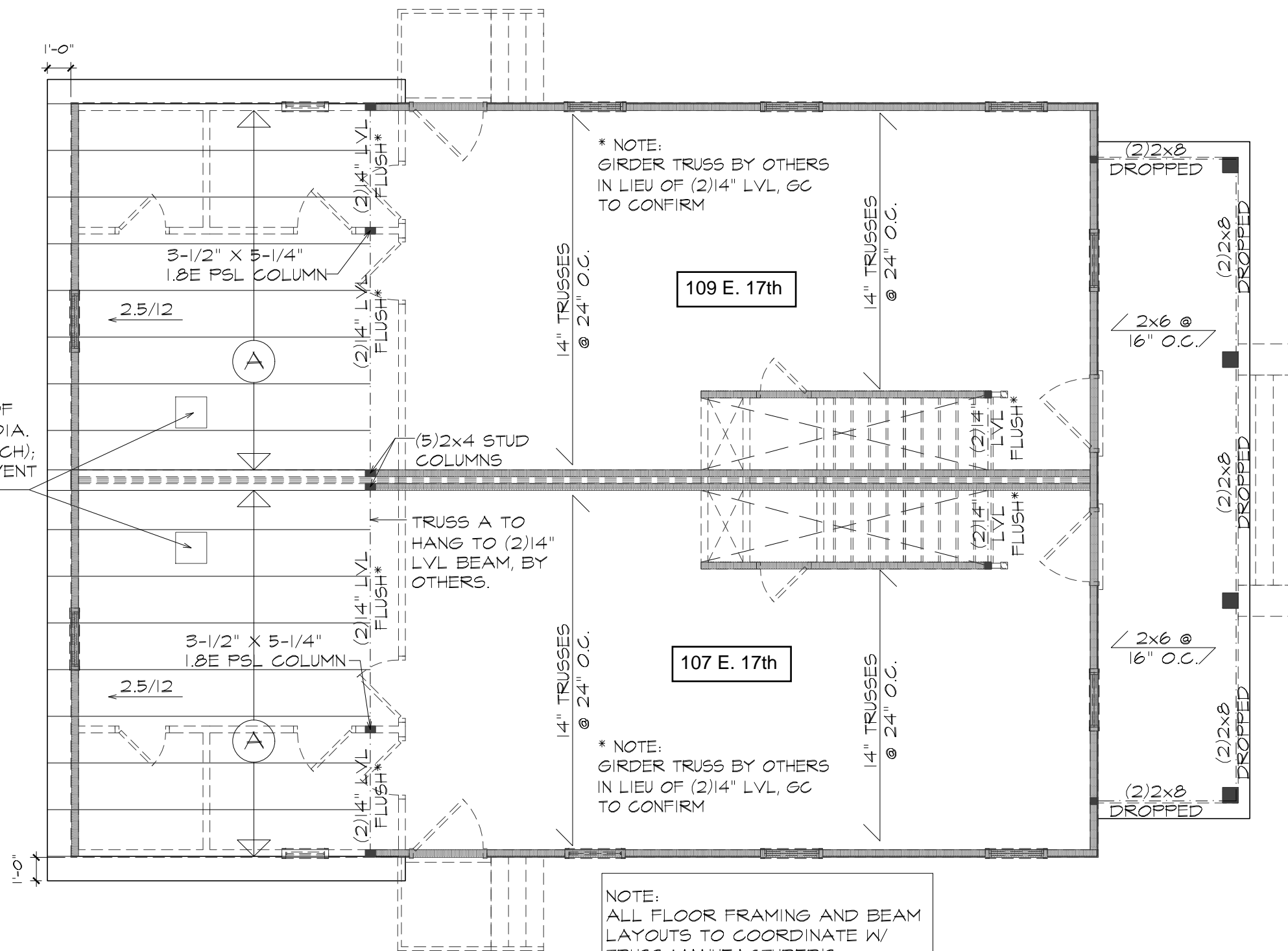
FRAMING NOTES:

MIN. (3)2X4 STUD COLUMNS
@ ALL BEAM ENDS &
POINT LOADS, TYP. U.N.O.

ALL HEADERS
@ DOOR AND WINDOW
OPENINGS @ BEARING
WALLS TO BE (2)2X8, TYP.,
U.N.O.

4" STUD COLUMN BETWEEN
ALL MULTIPLE WINDOWS,
TYP. U.N.O.

STATIC ROOF
VENTS (12" DIA.
OPENING EACH);
SEE ROOF VENT
CALCS



NOTE:
ALL FLOOR FRAMING AND BEAM
LAYOUTS TO COORDINATE W/
TRUSS MANUFACTURER'S
DRAWINGS.

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Second Floor
Framing Plan

A1.5

1 SECOND FLOOR FRAMING PLAN

A1.5 3/16" = 1'-0"

UNIT 1: ROOF VENT CALCULATIONS:
507 SF ROOF AREA/300 = 1.69 SF VENT
REQUIRED
1.69 x 50% = 0.85 SF VENT REQ'D IN
UPPER ROOF AREA

14.0 LF HORIZ. RIDGE VENT X .08 SF/LF =
1.12 SF VENT PROVIDED IN UPPER ROOF
AREA

UNIT 2: ROOF VENT CALCULATIONS:
507 SF ROOF AREA/300 = 1.69 SF VENT
REQUIRED
1.69 x 50% = 0.85 SF VENT REQ'D IN
UPPER ROOF AREA

14.0 LF HORIZ. RIDGE VENT X .08 SF/LF =
1.12 SF VENT PROVIDED IN UPPER ROOF
AREA

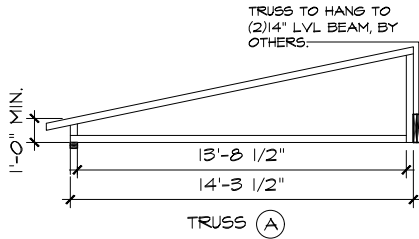
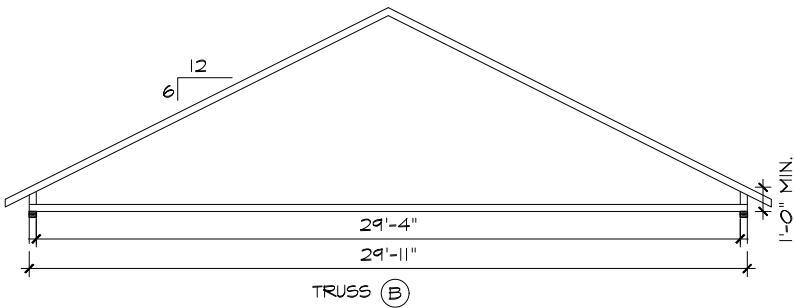
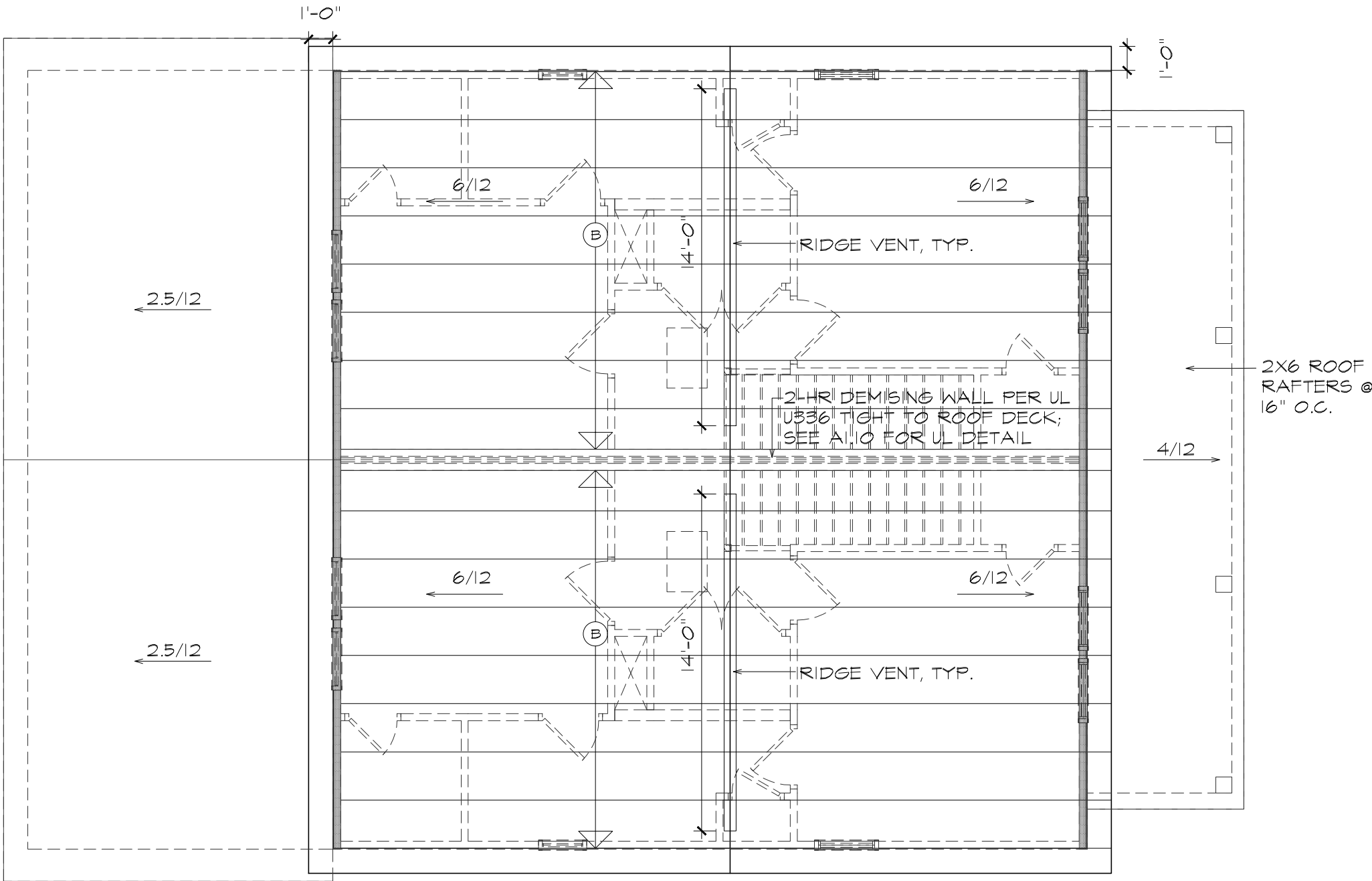
TRUSS NOTES:
1) DIMENSIONS ARE OUTSIDE TO OUTSIDE OF
STUDS.
2) THESE ARE DIAGRAMATIC TRUSS
CONFIGURATIONS. REFER TO ENGINEERED
TRUSS DRAWINGS FOR ALL FINAL TRUSS
DIMENSIONS, LAYOUTS AND CONSTRUCTION
NOTES.
3) ROOF TRUSSES TO BE DESIGNED &
ENGINEERED BY A LICENSED ENGINEER.
4) ALL TRUSS LOADS TO BEAR ON OUTSIDE
WALLS ONLY U.N.O.
5) COORDINATE TRUSS LAYOUT TO PROVIDE
20"x30" MIN ATTIC ACCESS PANEL OR PULL
DOWN STAIR AT LOCATION INDICATED ON
FLOOR PLANS.

ROOF FRAMING NOTES:
1) ROOF PLAN AND PITCHES ARE INDICATED
IN ROOF PLAN. REFER TO ENGINEERED
TRUSS DRAWINGS FOR FINAL ROOF
CONSTRUCTION.
- SEE SHEET A1.1 FOR ADDITIONAL ROOF
FRAMING NOTES.

OVERHANG NOTES:
1) RAKE OVERHANG @ PORCH: 6"
2) TYPICAL RAKE OVERHANG: 1'-0"
3) TYPICAL EAVE OVERHANG: 1'-0"

WALL LEGEND	
	LOAD-BEARING WALL
	NON LOAD-BEARING WALL
	POINT LOAD

1 ROOF FRAMING PLAN
A1.6 3/16" = 1'-0"



2 TRUSS DIAGRAMS
A1.6 1/8" = 1'-0"

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Roof Framing Plan
& Truss Diagrams

A1.6

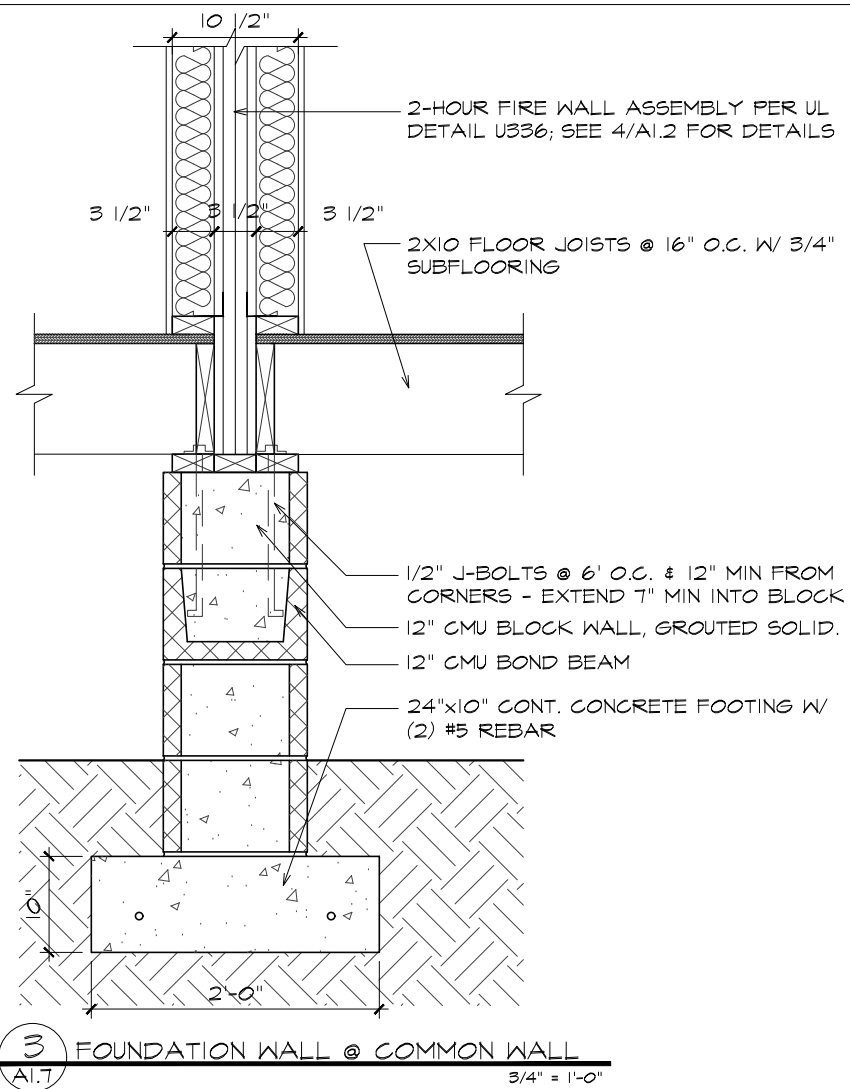
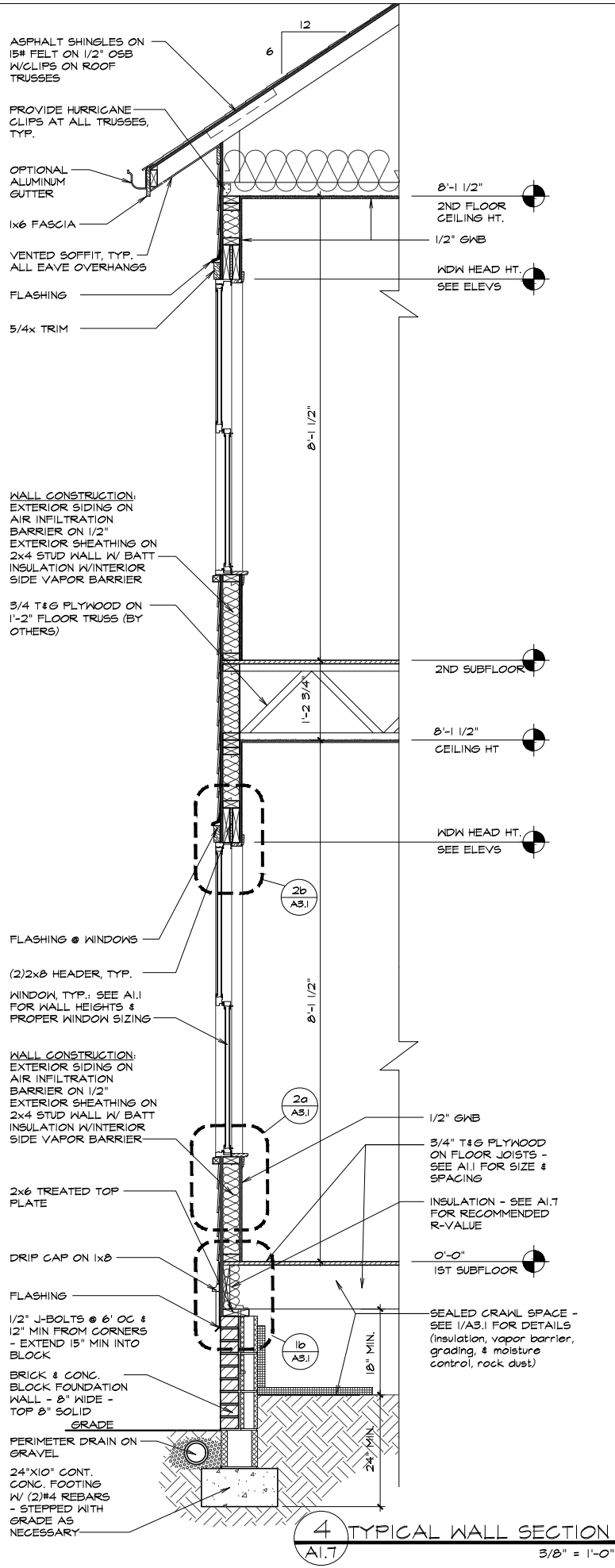
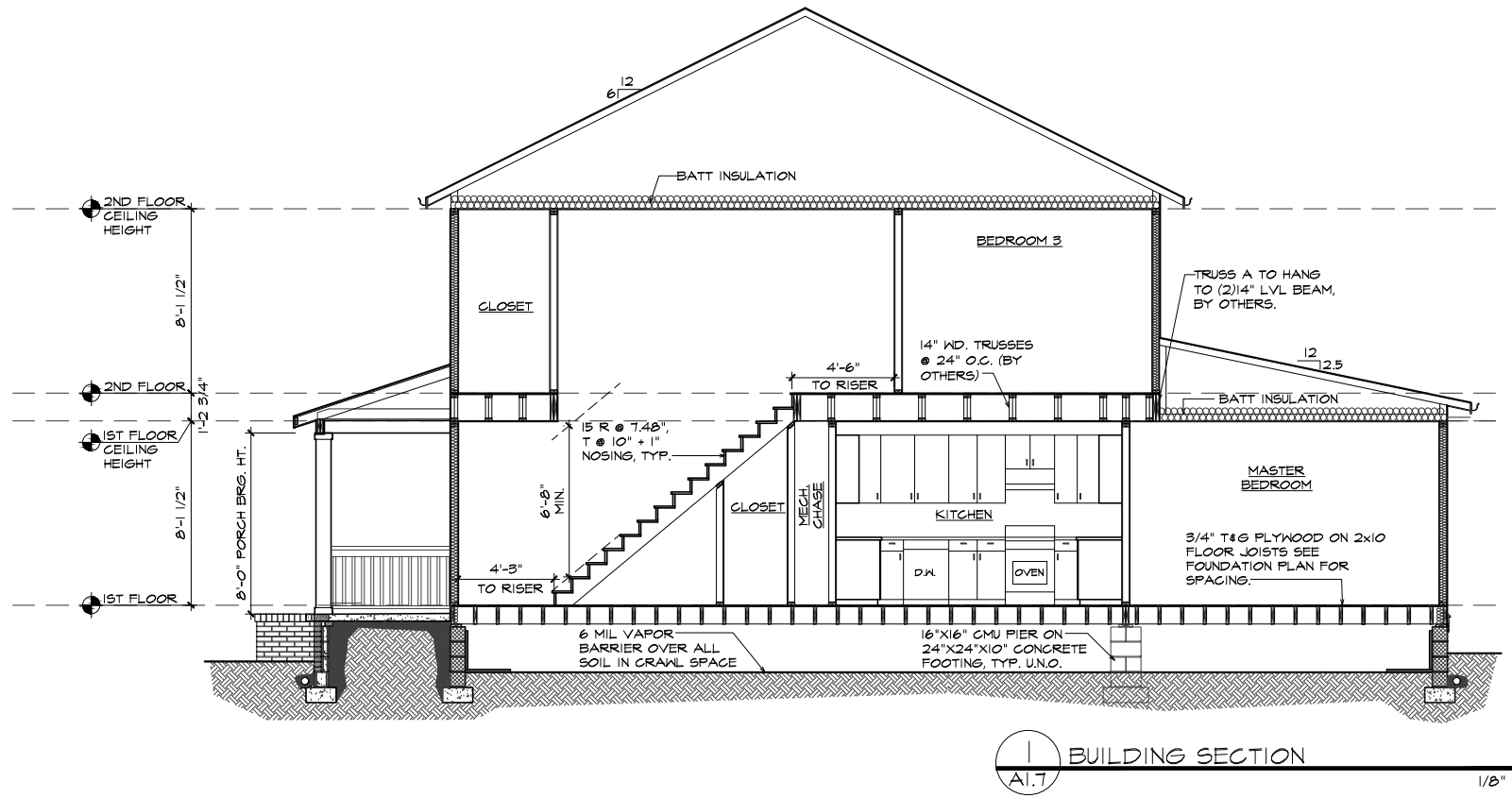


TABLE N1102.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT a

Climate Zone	Fenestration U-Factor e,j	Skylight U-Factor	Glazed Fenestration SHGC b,k	Ceiling R-Value m	Wood Frame Wall R-Value e	Mass Wall R-Value i	Floors R-Value	Basement e,s Wall R-Value	Slab e R-Value # Depth	Crawl Space e Wall R-Value
4	0.35	0.55	0.30	38 or 30 ci	15 or 13+2.5h	5/13 or 5/10ci	19	10/15	10	10/15

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The solar heat gain coefficient (SHGC) column applies to all glazed fenestration.
c. "10/15" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-15 cavity insulation at the interior of the basement wall or crawl space wall.
d. R-5 shall be added to the required slab edge R-values for heated slabs. For monolithic slabs, insulation shall be applied from the inspection gap downward to the bottom of the footing or a maximum of 24 inches below grade whichever is less. For floating slabs, insulation shall extend to the bottom of the foundation wall or 24 inches, whichever is less. (See Appendix O)
e. Deleted.
f. Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.7 and Table N1101.7.
g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" mean R-13 cavity insulation plus R-5 continuous insulation. If structural sheathing cover 15 percent or less of the exterior, insulation sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.
i. The second R-Value applies when more than half the insulation is on the interior of the mass wall.
j. In addition to the exemption in Section N1102.3.3, a maximum of two glazed fenestration product assemblies having a U-factor no greater than 0.55 shall be permitted to be substituted for minimum code compliant fenestration product assemblies without penalty.
k. In addition to the exemption in Section N1102.3.3, a maximum of two glazed fenestration product assemblies having a SHGC no greater than 0.70 shall be permitted to be substituted for minimum code compliant fenestration product assemblies without penalty.
l. R-30 shall be deemed to satisfy the ceiling insulation requirement whenever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Otherwise R-38 insulation is required where adequate clearance exists or insulation must extend to either the insulation baffle or within 1" of the attic roof deck.
m. Table value required except for roof edge where the space is limited by the pitch of the roof, there the insulation must fill the space up to the air baffle.
n. R-19 fiberglass batts compressed and installed in the nominal 2x6 framing cavity is deemed to comply. Fiberglass batts rated R-19 or higher compressed and installed in a 2x4 wall is not deemed to comply.
o. Basement wall meeting the minimum mass wall specific heat content requirement may use the mass wall R-value as the minimum requirement.

2 INSULATION AND FENESTRATION NOTES
A1.7



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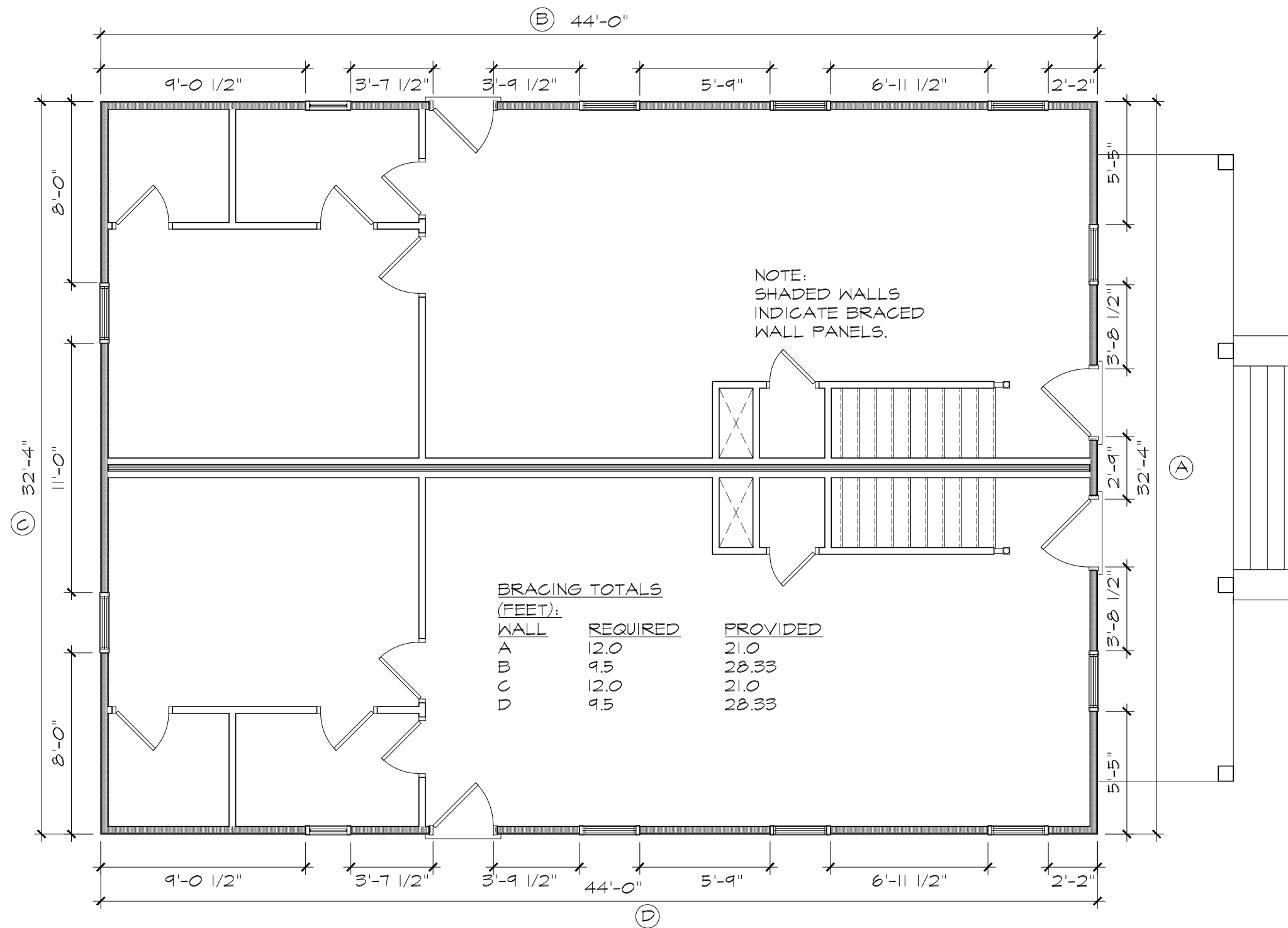
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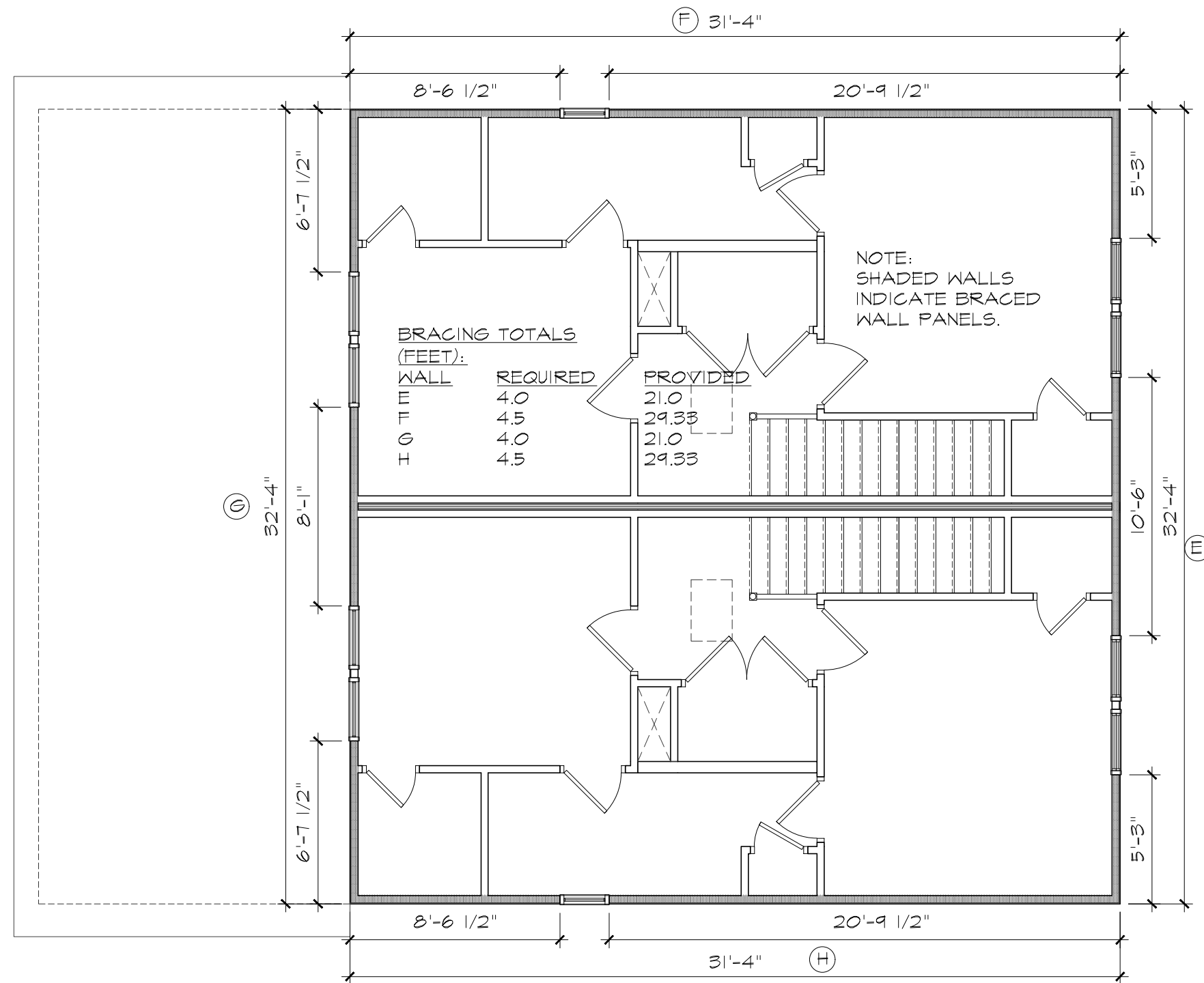
Building & Wall Sections, & Insulation Notes

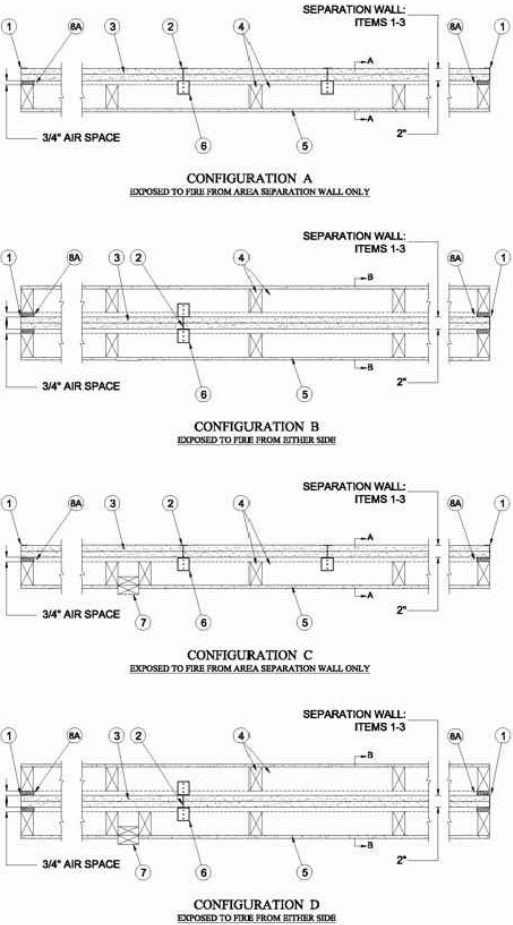
A1.7

- NOTES:
1. STRUCTURAL BRACING TO BE 1/2" PLYWOOD OR OSB SHEATHING. WALL BRACING SHALL BE IN ACCORDANCE WITH SECTION R602.10.3 OF 2015 VRC. BRACING METHOD CS-WSP SHALL BE USED IN ACCORDANCE WITH TABLE R602.10.3(1).
 2. THE REQUIRED LENGTH OF BRACING FOR EACH SIDE OF A RECTANGLE CIRCUMSCRIBED AROUND THE PLAN OR A PORTION OF THE PLAN AT EACH STORY LEVEL SHALL BE IN ACCORDANCE WITH TABLE R602.10.3 AND FIGURE R60.10.3(1). UNLESS NOTED OTHERWISE, THE ENTIRE STRUCTURE IS ASSUMED TO BE CIRCUMSCRIBED WITHIN A SINGLE RECTANGLE.
 3. MINIMUM PANEL WIDTH IS 24". SEE SECTION R602.10.3 FOR ADDITIONAL INFORMATION. CONNECTION CRITERIA SHALL BE IN ACCORDANCE WITH TABLE R602.10. PORTAL FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH FIGURE R602.10.1
 4. ALL BRACED WALL PANELS TO BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET W/O OUT ADDITIONAL ENGINEERING CALCULATIONS.
 5. WINDOW AND DOOR OPENING SIZES COINCIDE WITH ARCHITECTURAL PLANS.
 6. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.
 7. HOLD DOWN DEVICE SHALL BE AS FOLLOWS:
SIMPSON LSTA24 STRAP (OR EQUIVALENT) BETWEEN FLOORS EXTENDING FROM BOTTOM OF FLOOR BAND UP STUDS WHERE SHOWN.
SIMPSON HD3B HOLDOWN (OR EQUIVALENT) WHERE REQUIRED TO CONNECT DIRECTLY TO FOUNDATION.



- NOTES:
1. STRUCTURAL BRACING TO BE 1/2" PLYWOOD OR OSB SHEATHING. WALL BRACING SHALL BE IN ACCORDANCE WITH SECTION R602.10.3 OF 2015 VRC. BRACING METHOD C5-WSP SHALL BE USED IN ACCORDANCE WITH TABLE R602.10.3(1).
 2. THE REQUIRED LENGTH OF BRACING FOR EACH SIDE OF A RECTANGLE CIRCUMSCRIBED AROUND THE PLAN OR A PORTION OF THE PLAN AT EACH STORY LEVEL SHALL BE IN ACCORDANCE WITH TABLE R602.10.3 AND FIGURE R60.10.3(1). UNLESS NOTED OTHERWISE, THE ENTIRE STRUCTURE IS ASSUMED TO CIRCUMSCRIBED WITHIN A SINGLE RECTANGLE.
 3. MINIMUM PANEL WIDTH IS 24". SEE SECTION R602.10.3 FOR ADDITIONAL INFORMATION. CONNECTION CRITERIA SHALL BE IN ACCORDANCE WITH TABLE R602.10. PORTAL FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH FIGURE R602.10.1
 4. ALL BRACED WALL PANELS TO BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET W/OUT ADDITIONAL ENGINEERING CALCULATIONS.
 5. WINDOW AND DOOR OPENING SIZES COINCIDE WITH ARCHITECTURAL PLANS.
 6. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.
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SIMPSON HD3B HOLDOWN (OR EQUIVALENT) WHERE REQUIRED TO CONNECT DIRECTLY TO FOUNDATION.



<div>Design No. U336</div> <div>December 03, 2020</div> <div>Exposed to fire from separation Wall side only</div> <div>Nonbearing Wall Rating — 2 Hr (Separation Wall, See Items 1, 2 and 3)</div> <div>Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)</div> <div>Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)</div> <div>Finish Rating — 120 Min</div> <div>* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.</div>	<div>SEPARATION WALL: (Max Height - 66 ft)</div> <div>1.Floor, Intermediate or Top Wall — 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.</div> <div>2. Metal Studs — Steel members formed from No. 25 MSG galv steel having "H" -shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.</div> <div>3. Gypsum Board* — Two layers of 1 in. thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" -shaped studs.</div> <div>CGC INC — Type SLX</div> <div>UNITED STATES GYPSUM CO — Type SLX</div> <div>USG BORAL DRYWALL SFZ LLC — Type SLX</div> <div>USG MEXICO S A DE C V — Type SLX</div> <div>PROTECTED WALL: (Bearing or Nonbearing Wall). When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.</div> <div>4. Wood Studs — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.</div> <div>4A. Steel Studs — (As an alternate to Item 4, Not Shown) — For Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.</div> <div>4B Steel Studs — As an alternate to Items 4 and 4A, for use in Configuration B only, Not Shown) — For Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.</div> <div>5. Gypsum Board — Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.</div> <div>6. Attachment Clips — Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.</div> <div>6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.</div>	<div>6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.</div> <div>6C. Clip placement (Item 6) for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft. Space clips as described in item 6B for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.</div> <div>7. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.</div> <div>8.Caulking and Sealants* — (Optional - Intended for use as an air barrier - Not intended to be used as fireblocking) A bead of sealant applied around the partition perimeter, and at the interface between wood or steel framing and gypsum board panels to create an air barrier.</div> <div>KNAUF INSULATION LLC — Type ECOSEAL™ Plus</div> <div>8A. Caulking and Sealants* — (Optional - Intended for use as an air barrier - Not intended to be used as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 4) and shaftliner panels (Item 3) to create an air barrier.</div> <div>DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door</div> <div>ICP ADHESIVES & SEALANTS INC — Handi-Foam Fireblock, Handi-Foam Fireblock West, and Fast Foam Fireblock</div> <div>* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.</div>
<div></div>		

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UL Detail

A1.10

GUARDRAIL AND HANDRAILS:

1) INSTALL HANDRAILS AND GUARDS PER 2018 RESIDENTIAL BUILDING CODE SECTIONS R311.7.2 THROUGH R312: PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER. HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAXIMUM OF 4" AT THE NEAREST POINT BETWEEN MEMBERS.

2) INSTALL HANDRAILS PER 2018 RESIDENTIAL BUILDING CODE SECTION R311.5.6 AT ALL PORCH STAIRS WITH MORE THAN 4 RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38".

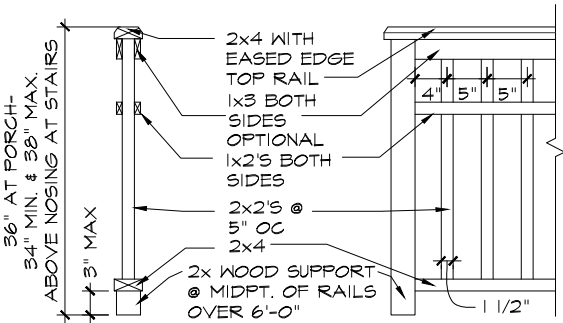
CLADDING VALUES

PROVIDE POS. AND NEG. WALL & ROOF CLADDING DESIGN VALUES. PLANS MAY STATE THAT WALL CLADDING IS DESIGNED FOR 24.1 LBS/SF OR GREATER POS. OR NEG. PRESSURE FOR HOUSES W/ MEAN ROOF HGT. OF 30 FT. OR LESS. ROOF VALUES, BOTH POS. & NEG., SHALL BE DESIGNED AS FOLLOWS:

- 45.4 LBS/SF FOR ROOF PITCHES OF 0/12 TO 2.25/12
- 24.8 LBS/SF FOR ROOF PITCHES OF 2.25/12 TO 7/12
- 21 LBS/SF FOR ROOF PITCHES OF 7/12 TO 12/12

VALUES STATED ARE FOR ROOFS WITH A MEAN HGT. OF 30 FT. OR LESS. ROOFS W/ MEAN HGTs. GREATER THAN 30 FT. MUST SHOW SPECIFIC INFORMATION FOR CLADDING.

MEAN ROOF HEIGHT: 24'-4"



3 RAILING DETAIL

1/2" = 1'-0"

ASPHALT SHINGLES ON 15# FELT ON 1/2" OSB W/ CLIPS ON ROOF TRUSSES

1x6 FASCIA, TYP.

VENTED SOFFIT @ OVERHANGS

5/4x4 CORNER BOARD, TYP.
7" EXPOSURE LAP CEMENT FIBER SIDING, TYP.

ASPHALT SHINGLES ON 15# FELT ON 1/2" OSB W/ CLIPS ON ROOF RAFTERS

8" SQUARE COLUMN, TYP. SEE 2/A2.1 FOR DETAILS AND OPTIONS

5/4x4 WINDOW & DOOR TRIM, TYP.

SEE A2.1 REGARDING PORCH GUARDRAIL & HANDRAIL REQUIREMENTS

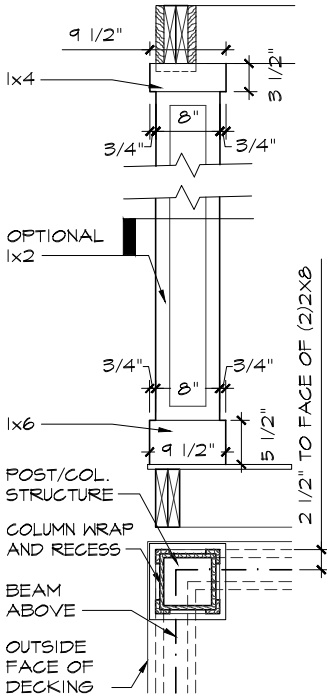
BRICK FOUNDATION @ PORCH & FRONT OF DUPLEX

2ND FLOOR CEILING WINDOW HD. HEIGHT

2ND FINISHED FLOOR

1ST FLOOR CEILING WINDOW HD. HEIGHT

1ST FINISHED FLOOR



2 COLUMN DETAIL

1/2" = 1'-0"

1 FRONT ELEVATION

A2.1

3/16" = 1'-0"

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date 07.27.23
drafter D.A.S.
checked by C.L.B.
proj. no. T-23011.3
revisions date

Front Elevation
& Details

A2.1

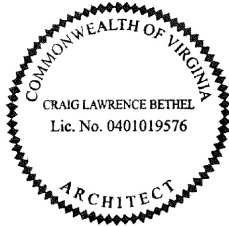


1 REAR ELEVATION
A2.2 3/16" = 1'-0"

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Rear
Elevation
A2.2

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Right Side
Elevation
A2.3

RIDGE VENT, TYP.

ASPHALT SHINGLES ON 15#
FELT ON 1/2" OSB W/ CLIPS
ON ROOF TRUSSES

1x6 FASCIA, TYP.

VENTED SOFFIT @
OVERHANGS

5/4x4 CORNER BOARD, TYP.
7" EXPOSURE LAP CEMENT
FIBER SIDING, TYP.

ASPHALT SHINGLES ON 15#
FELT ON 1/2" OSB W/ CLIPS
ON ROOF RAFTERS

8" SQUARE COLUMN, TYP.
SEE 2/A2.1 FOR DETAILS
AND OPTIONS

5/4x4 WINDOW & DOOR
TRIM, TYP.

SEE A2.1 REGARDING PORCH
GUARDRAIL & HANDRAIL
REQUIREMENTS

BRICK FOUNDATION @
FRONT OF HOUSES

PARGED CMU FOUNDATION

FRAMED SIDE STOOP

2ND FLOOR
CEILING
WINDOW HD.
HEIGHT
7'-0" HD. HT.
8'-1 1/2"
2ND FINISHED
FLOOR
1'-2 3/4"
1ST FLOOR
CEILING
WINDOW HD.
HEIGHT
7'-0" HD. HT.
8'-1 1/2"
1ST FINISHED
FLOOR

RIGHT SIDE ELEVATION
3/16" = 1'-0"

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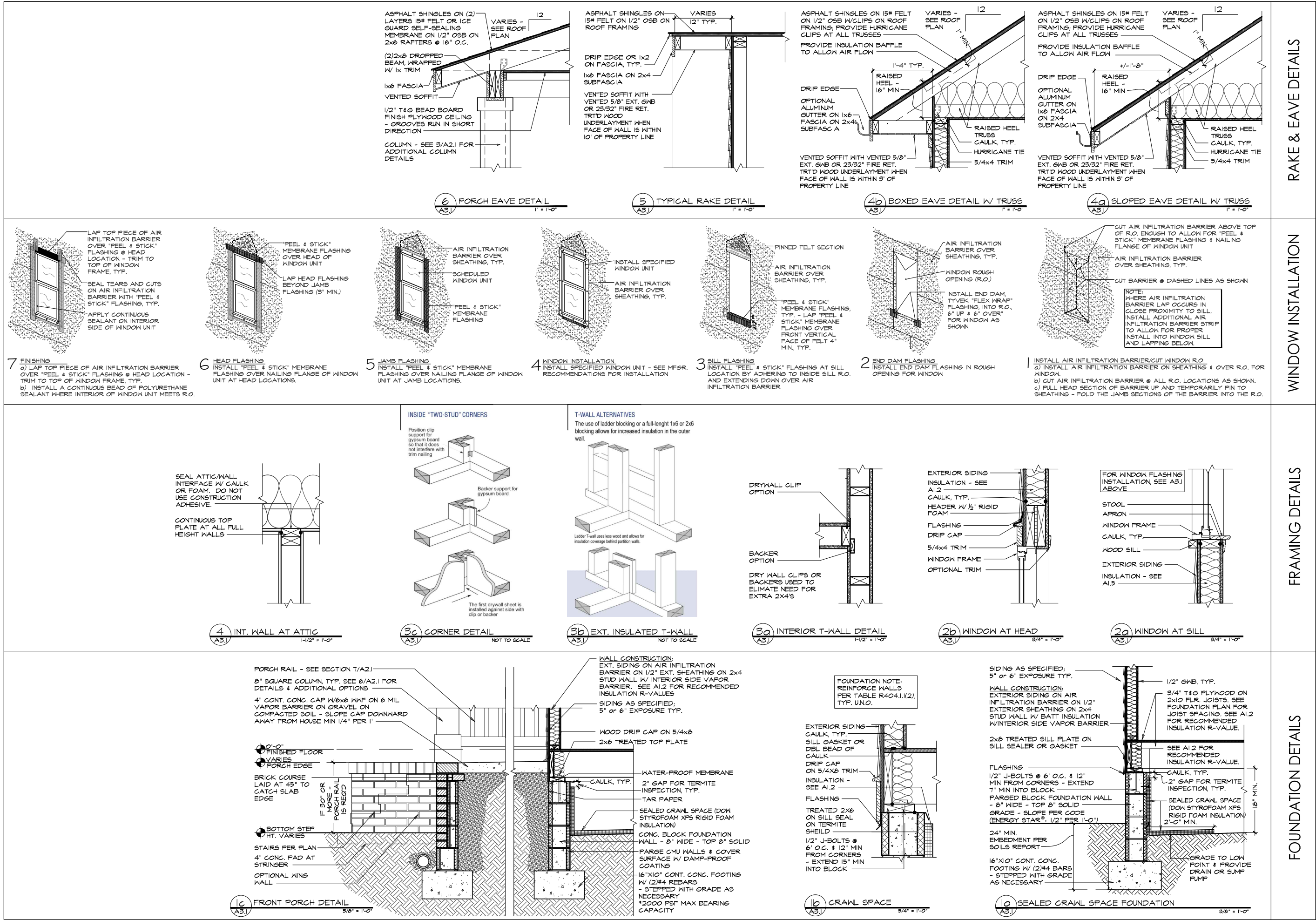


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revisions	date

Left Side
Elevation
A2.4



1 LEFT SIDE ELEVATION
A2.4 3/16" = 1'-0"



RAKE & EAVE DETAILS

WINDOW INSTALLATION

FRAMING DETAILS

FOUNDATION DETAILS

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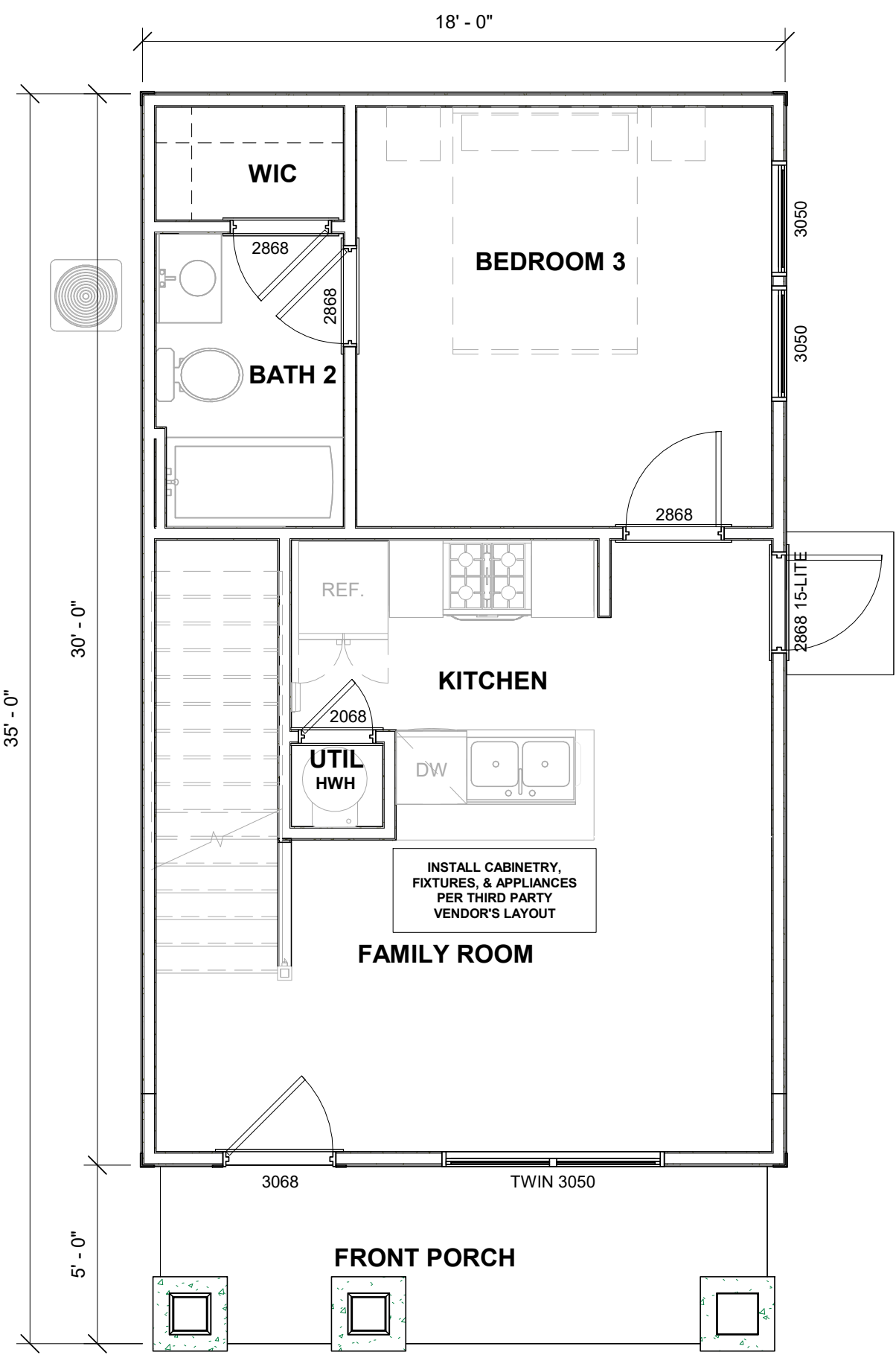
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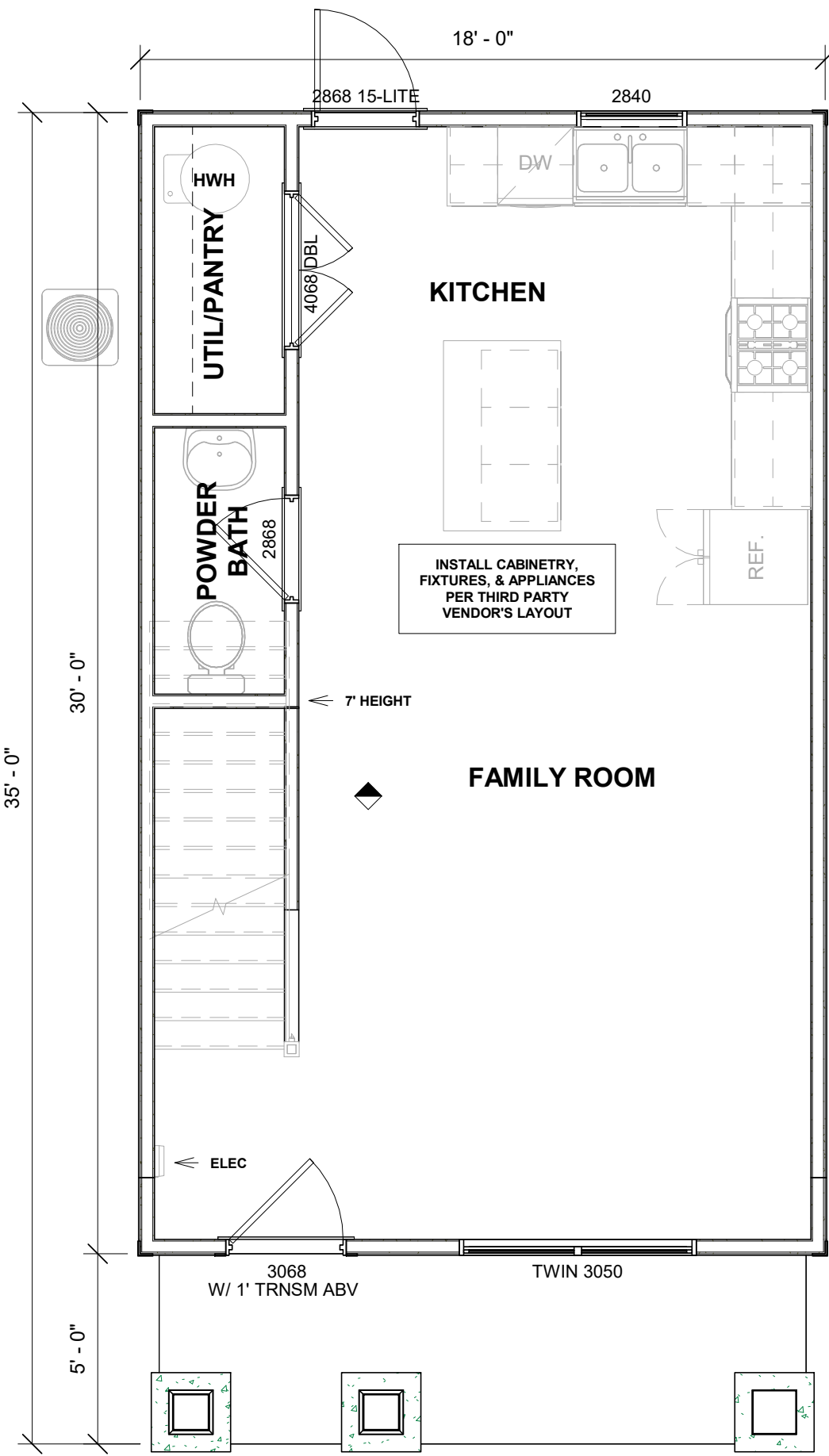
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revisions date

Foundation, Wall &
Roof Framing
Details

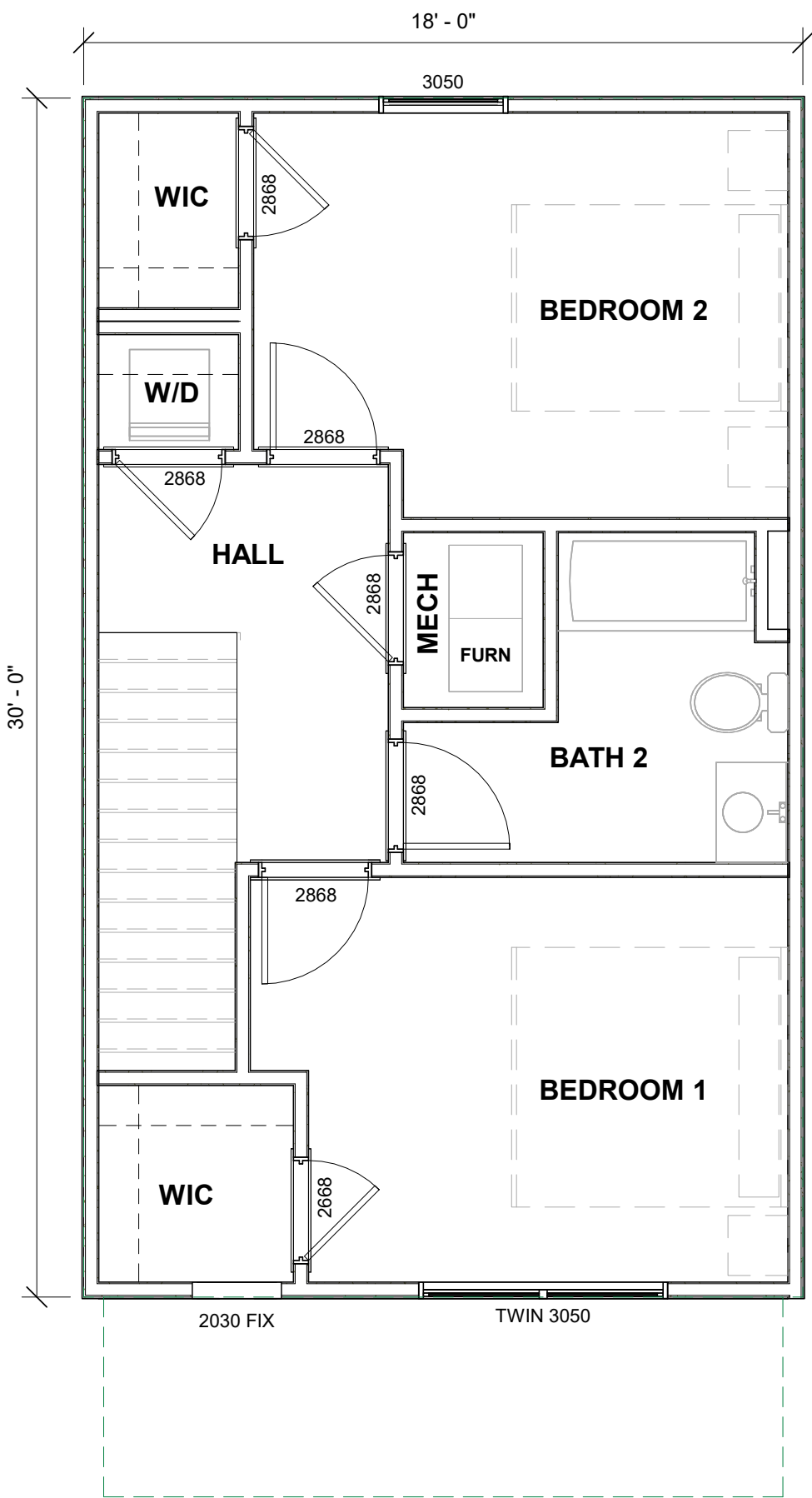
A3.1



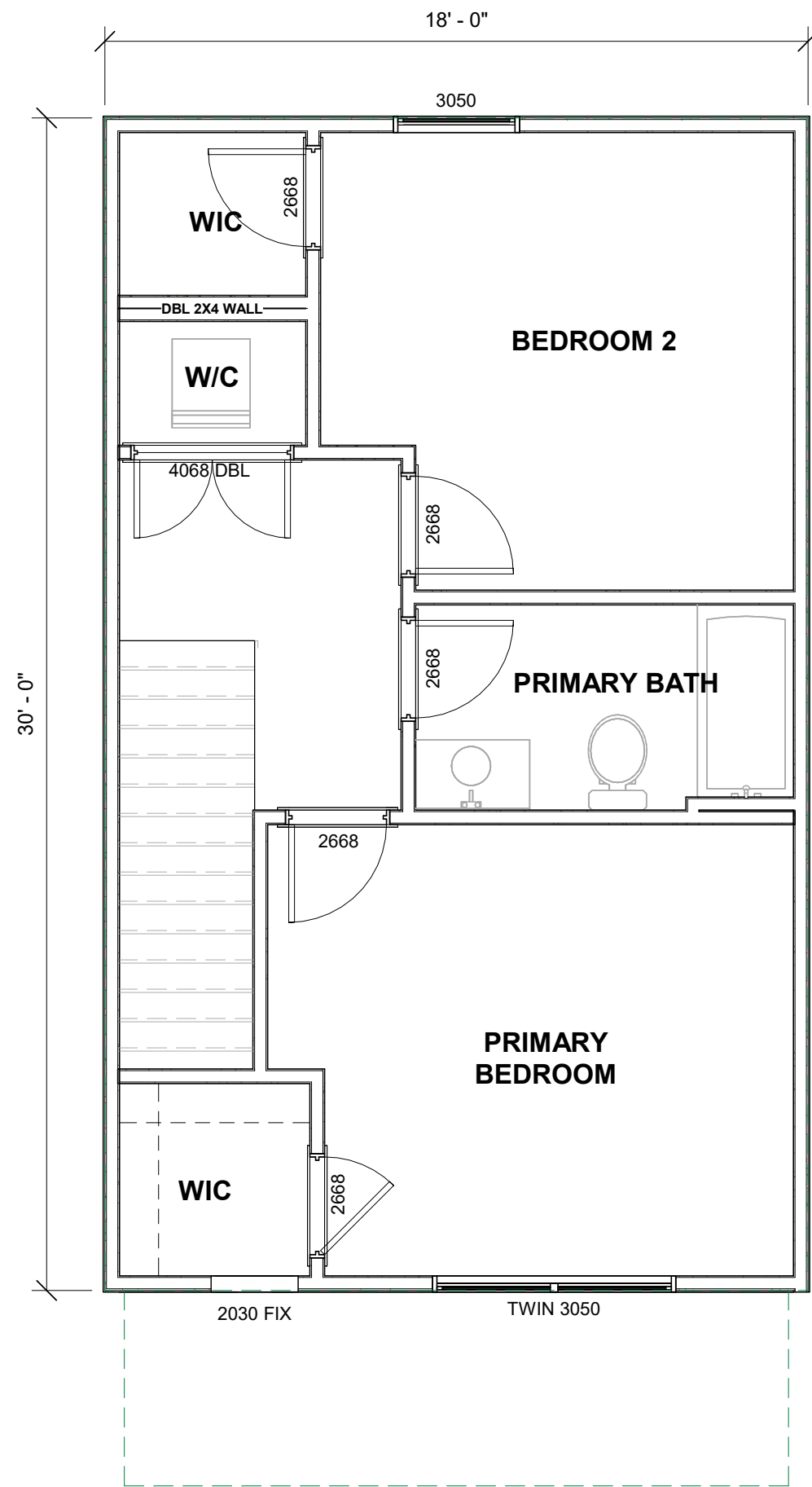
5 FIRST FLOOR PLAN - THREE BEDROOM LAYOUT
1/4" = 1'-0"



4 FIRST FLOOR PLAN - TWO BEDROOM LAYOUT
1/4" = 1'-0"



7 SECOND FLOOR PLAN - THREE BEDROOM LAYOUT
1/4" = 1'-0"



6 SECOND FLOOR PLAN - TWO BEDROOM LAYOUT
1/4" = 1'-0"



1 FRONT ELEVATION - COASTAL
1/4" = 1'-0"



2 FRONT ELEVATION - COTTAGE
1/4" = 1'-0"



3 FRONT ELEVATION Craftsman
1/4" = 1'-0"

ARCHITECTURAL PRECEDENTS:



FIRST FLOOR: 540 SF
SECOND FLOOR: 540 SF
TOTAL SQ. FOOTAGE: 1,080 SF

18X30 OPTIONS:
TWO BEDROOM, ONE AND A HALF BATH.
THREE BEDROOM, TWO BATH.

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DRAFTED BY: archi-TEC-tonic
REVISED DATE: 07/26/2023

SCHEMATIC FLOOR PLANS
HIGHLAND GROVE
18X30

A

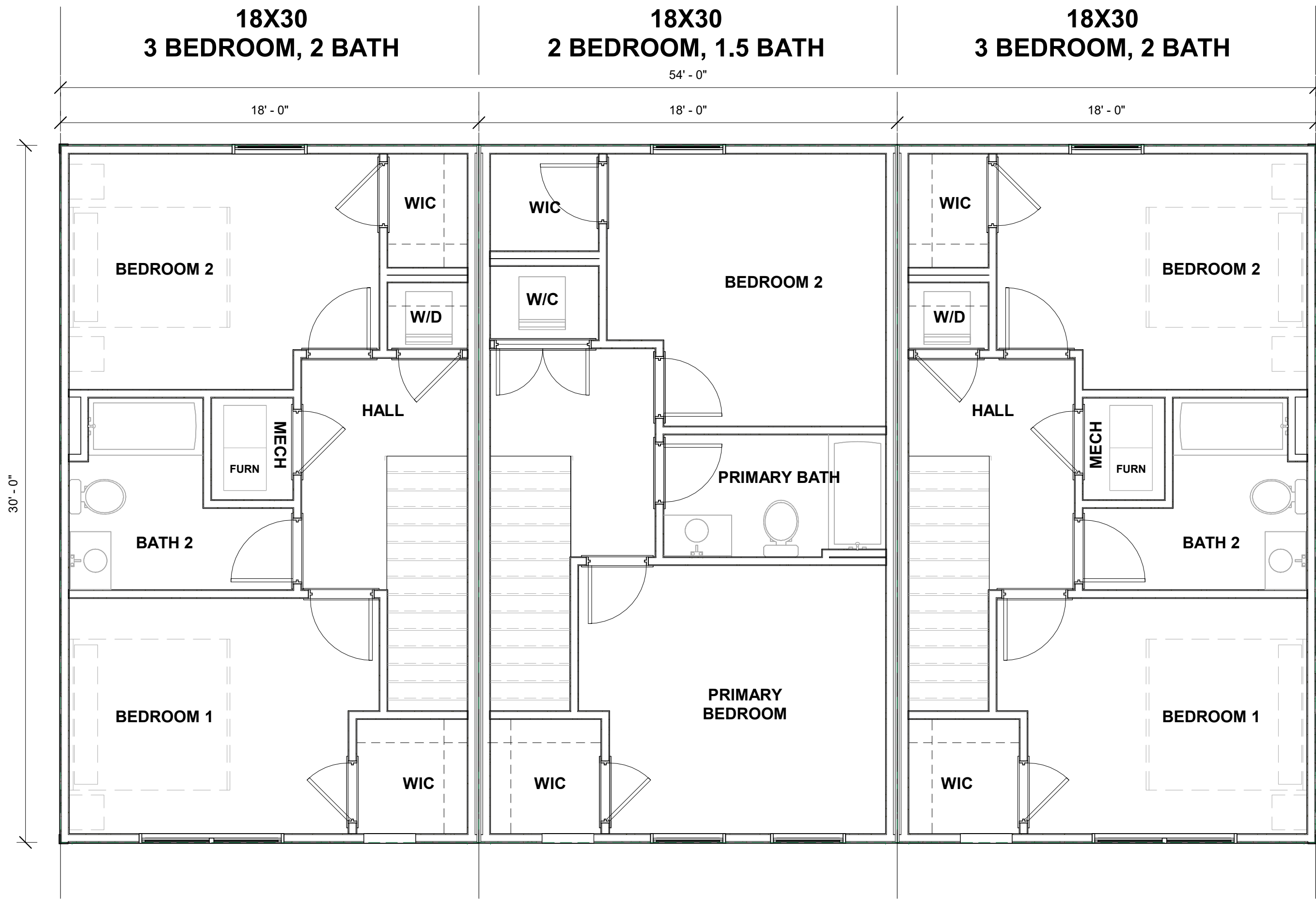
NOTE: REF TO PREVIOUS 18X30 PAGES FOR MORE INFO.



2 OVERALL FIRST FLOOR PLAN
1/4" = 1'-0"



1 OVERALL FRONT ELEVATION
1/4" = 1'-0"



3 OVERALL SECOND FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR: 540 SF
SECOND FLOOR: 540 SF
TOTAL SQ. FOOTAGE: 1,080 SF

18X30 OPTIONS:
TWO BEDROOM, ONE AND
A HALF BATH.
THREE BEDROOM, TWO BATH.

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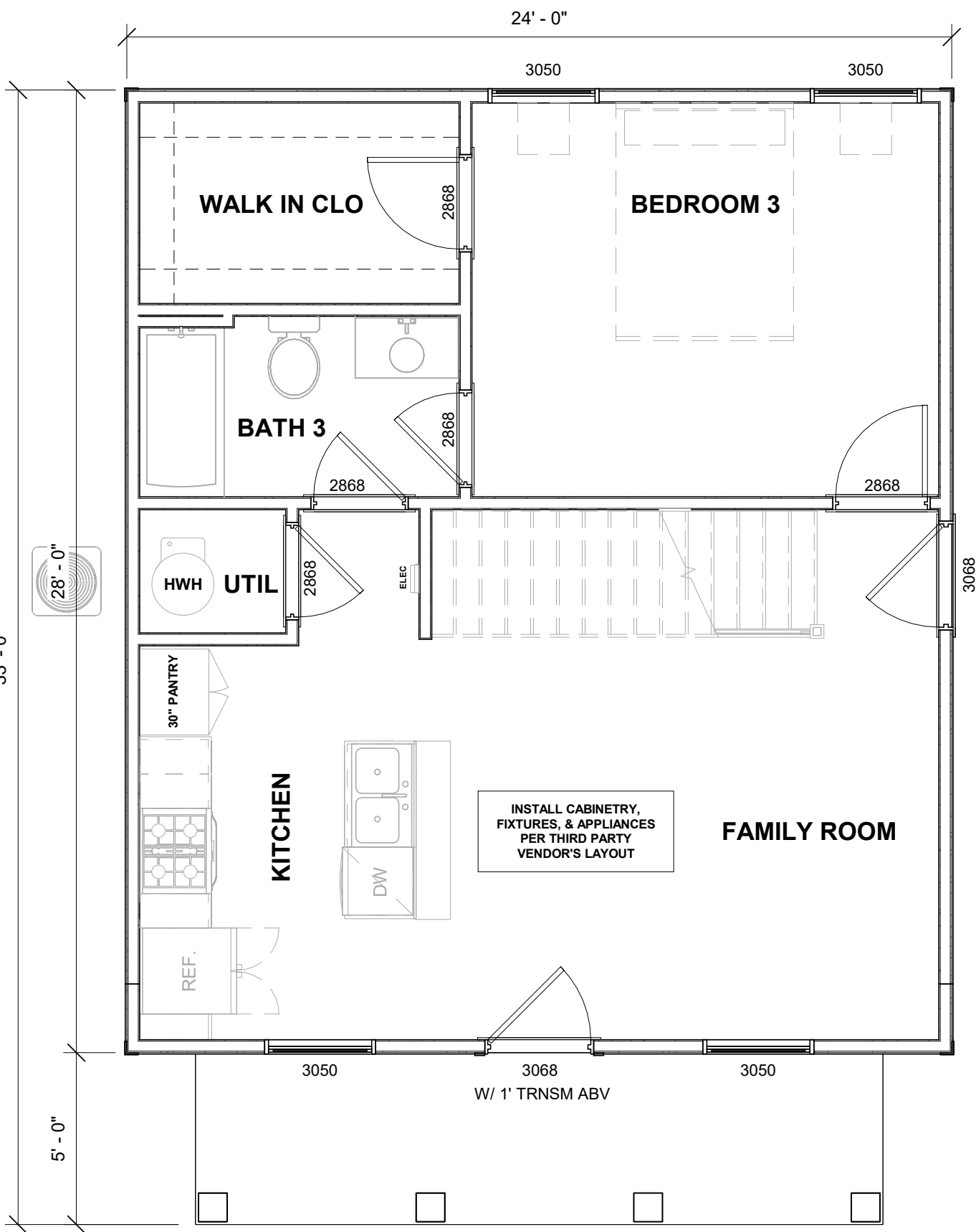
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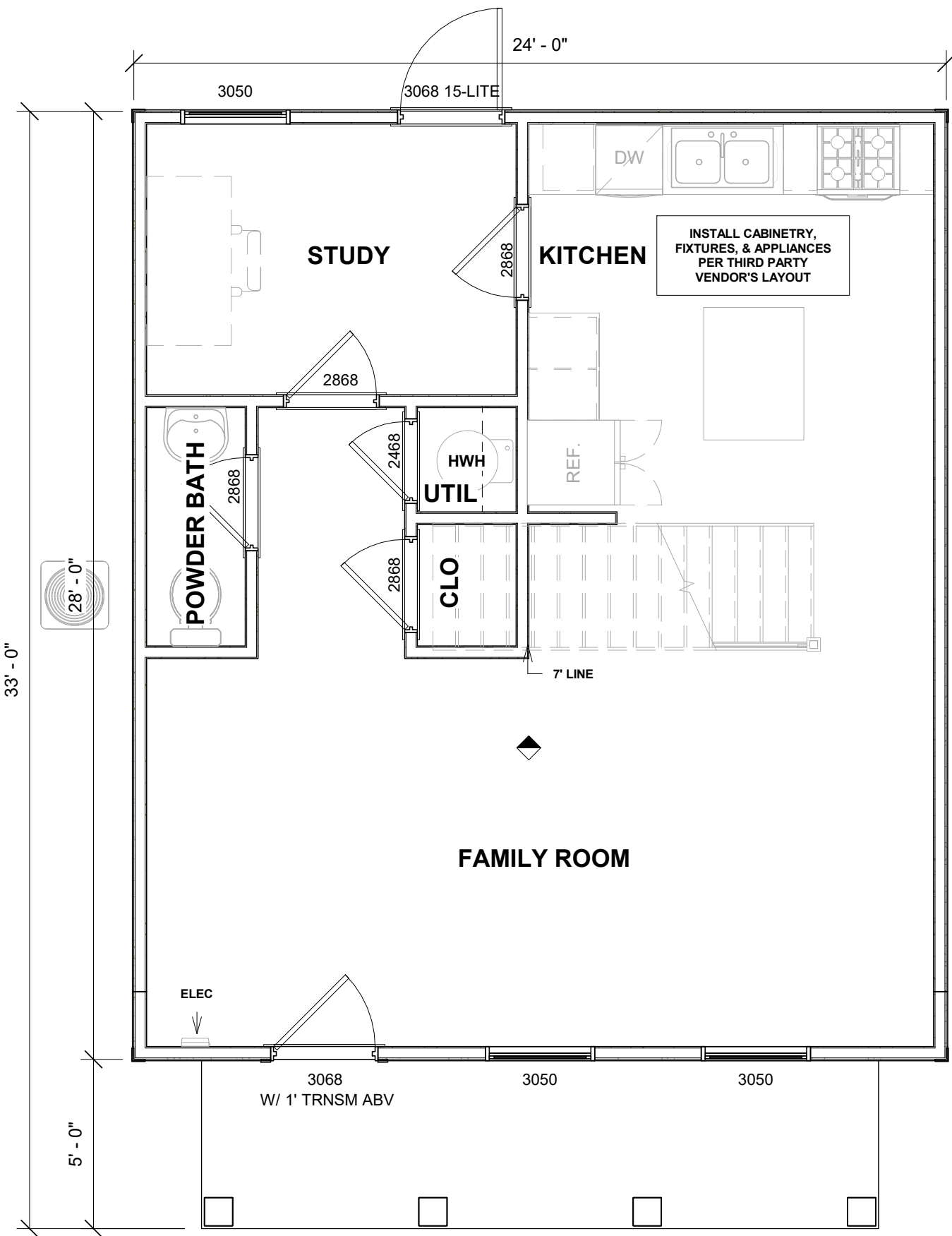
SCHEMATIC PLANS

HIGHLAND GROVE
18X30 TRIPLEX

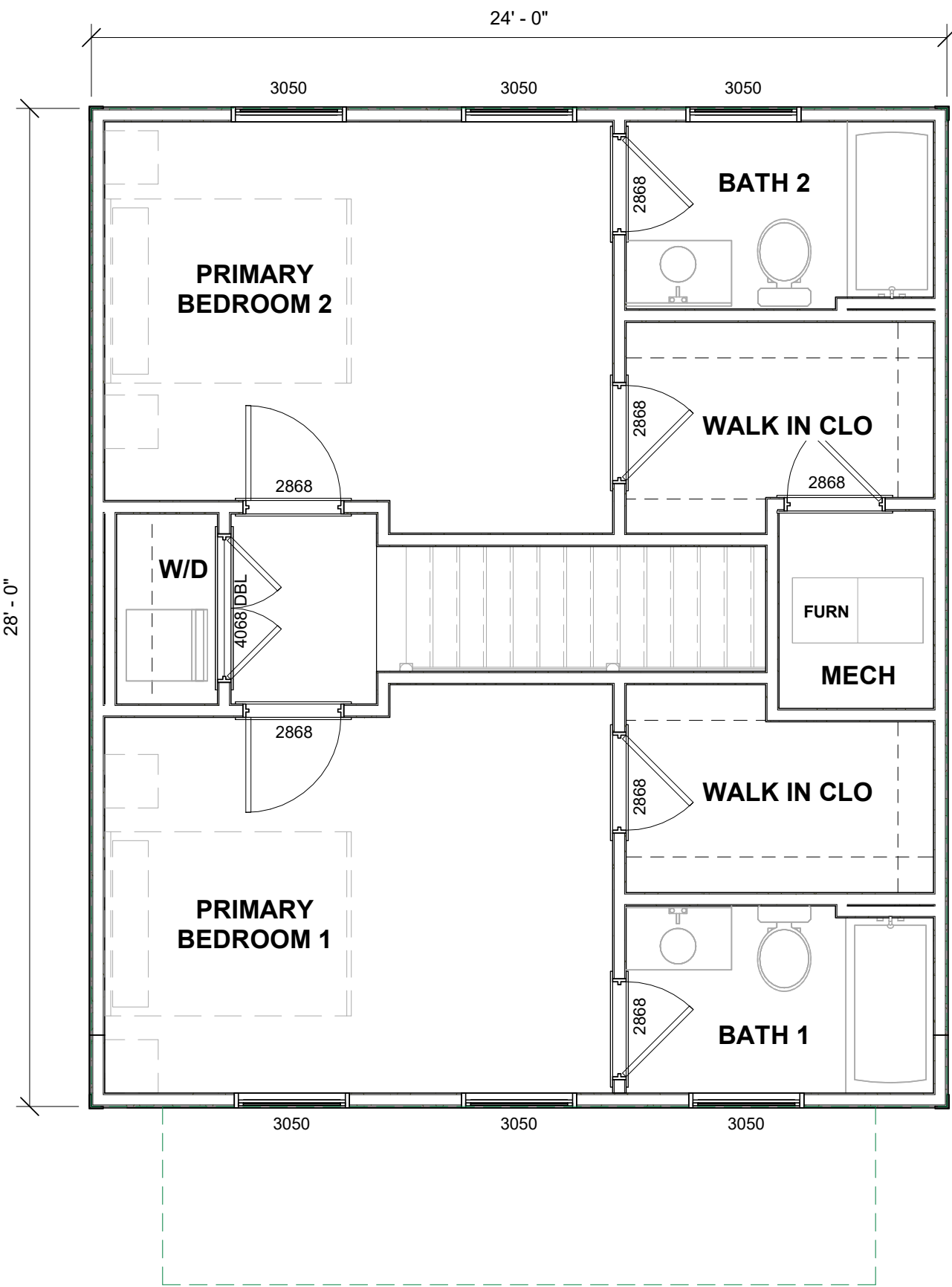
A
TRIPLEX



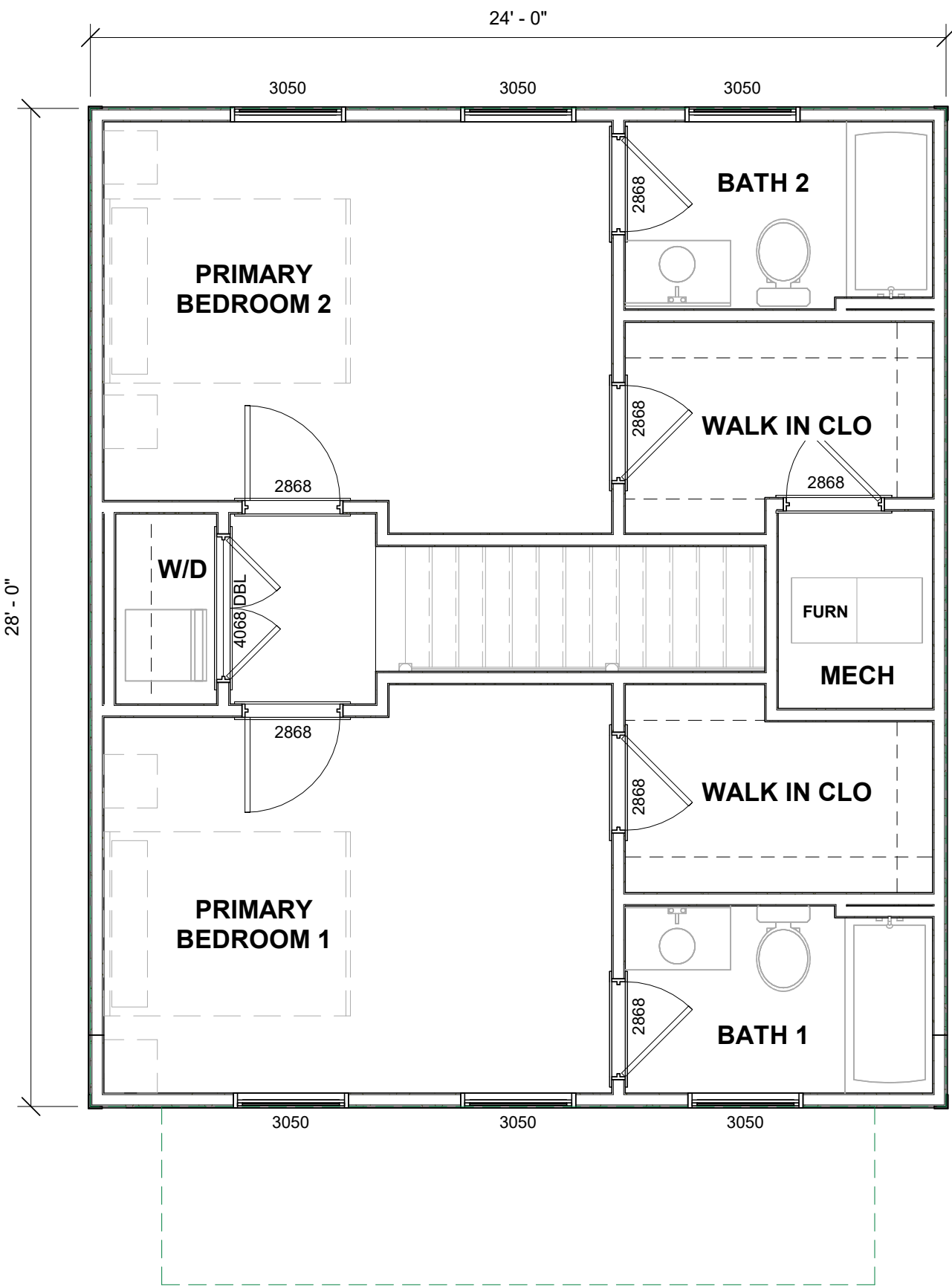
⑤ FIRST FLOOR PLAN - THREE BEDROOM
1/4" = 1'-0"



④ FIRST FLOOR PLAN - TWO BEDROOM
1/4" = 1'-0"



⑦ SECOND FLOOR PLAN - THREE BEDROOM
1/4" = 1'-0"



⑥ SECOND FLOOR PLAN - TWO BEDROOM
1/4" = 1'-0"



① FRONT ELEVATION - COASTAL
3/16" = 1'-0"



② FRONT ELEVATION - ARTS AND CRAFTS
3/16" = 1'-0"



③ FRONT ELEVATION - CRAFTSMAN
3/16" = 1'-0"

ARCHITECTURAL PRECEDENTS:



FIRST FLOOR: 672 SF
SECOND FLOOR: 672 SF
TOTAL SQ. FOOTAGE: 1,344 SF

24X28 OPTIONS:
TWO BEDROOM, TWO AND
A HALF BATH.
THREE BEDROOM, THREE
BATH.

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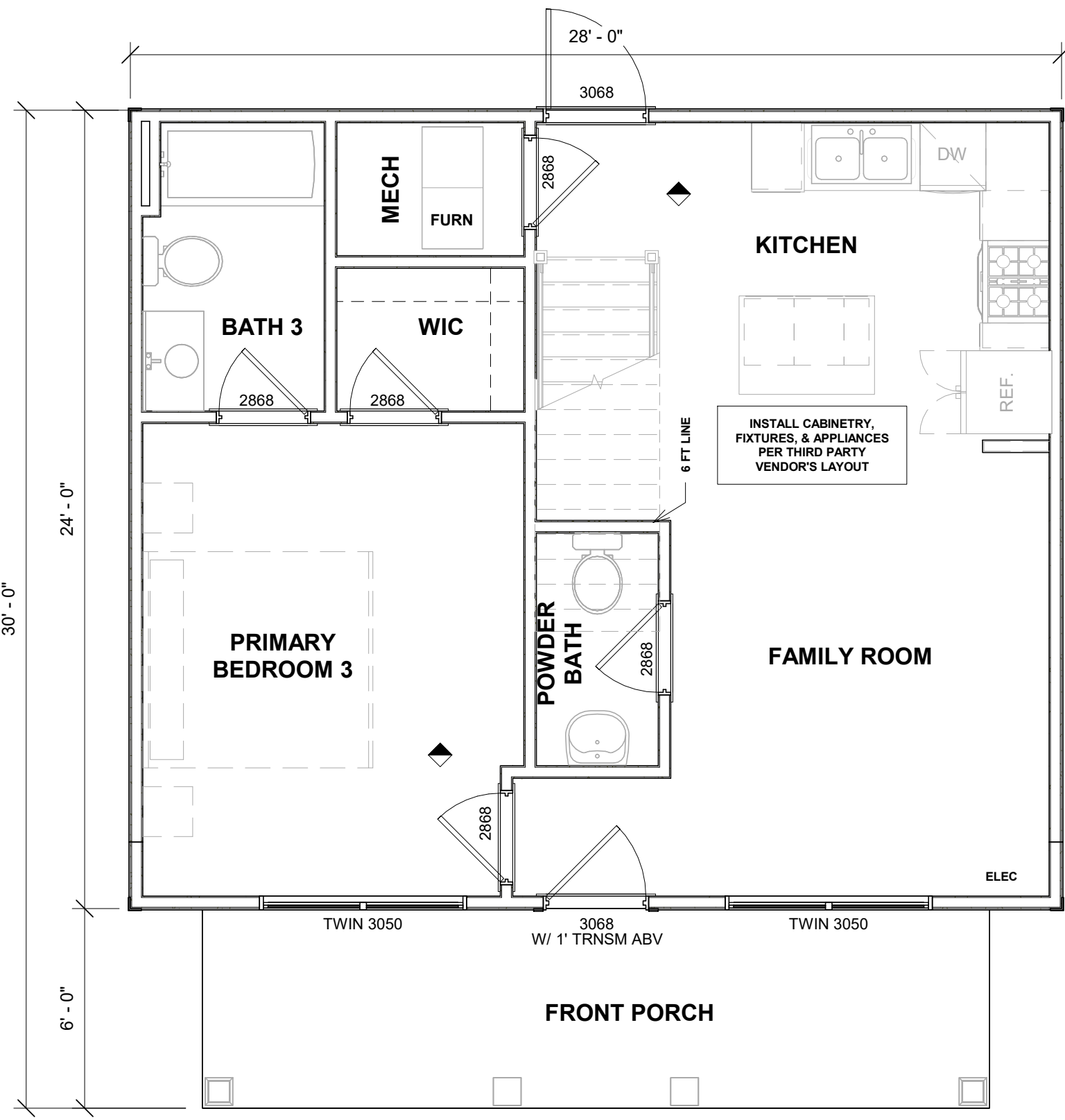


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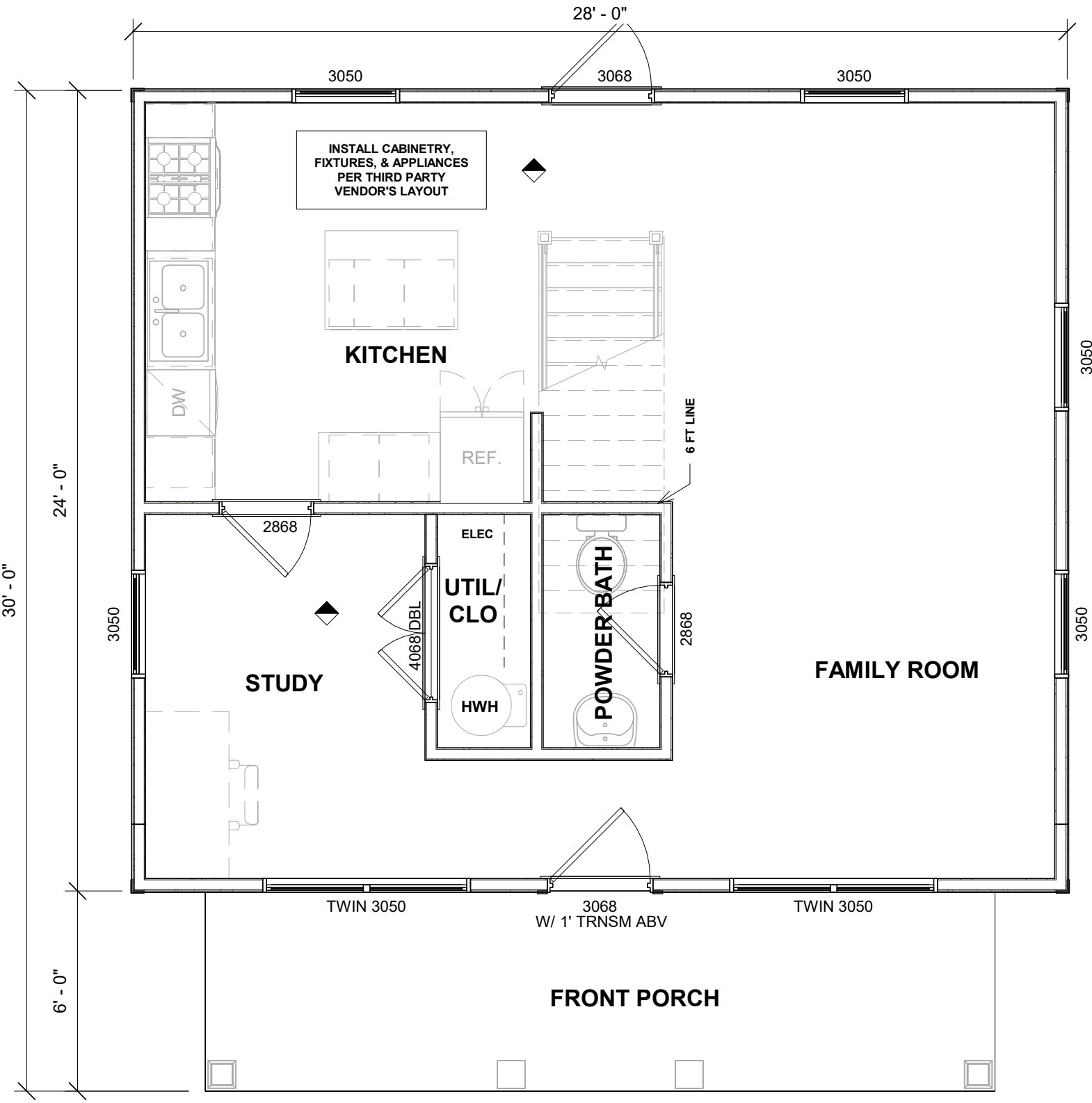
**SCHEMATIC FLOOR
PLANS**
**HIGHLAND GROVE
24X28**

B

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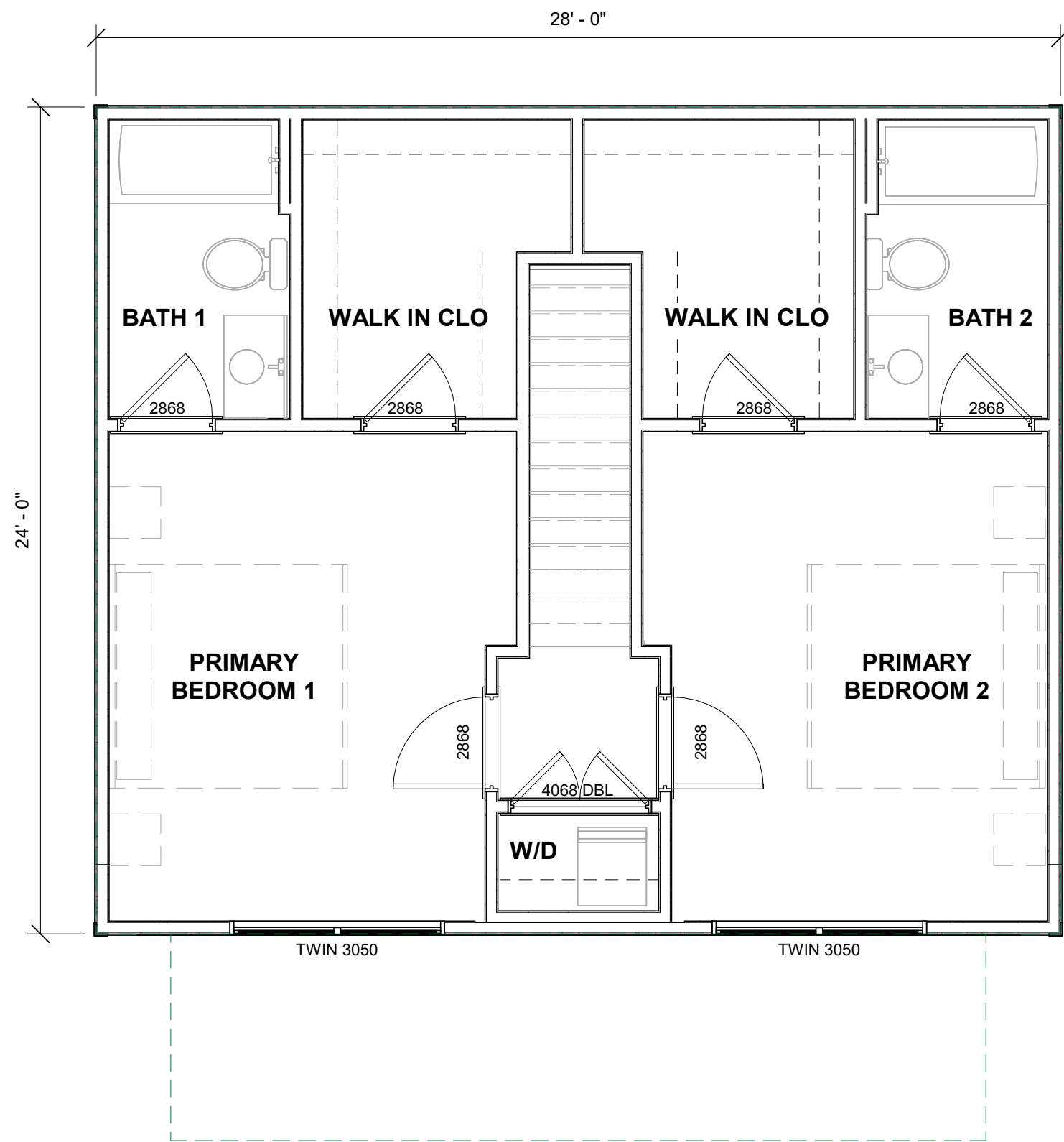
④ FIRST FLOOR PLAN - THREE BEDROOM
1/4" = 1'-0"



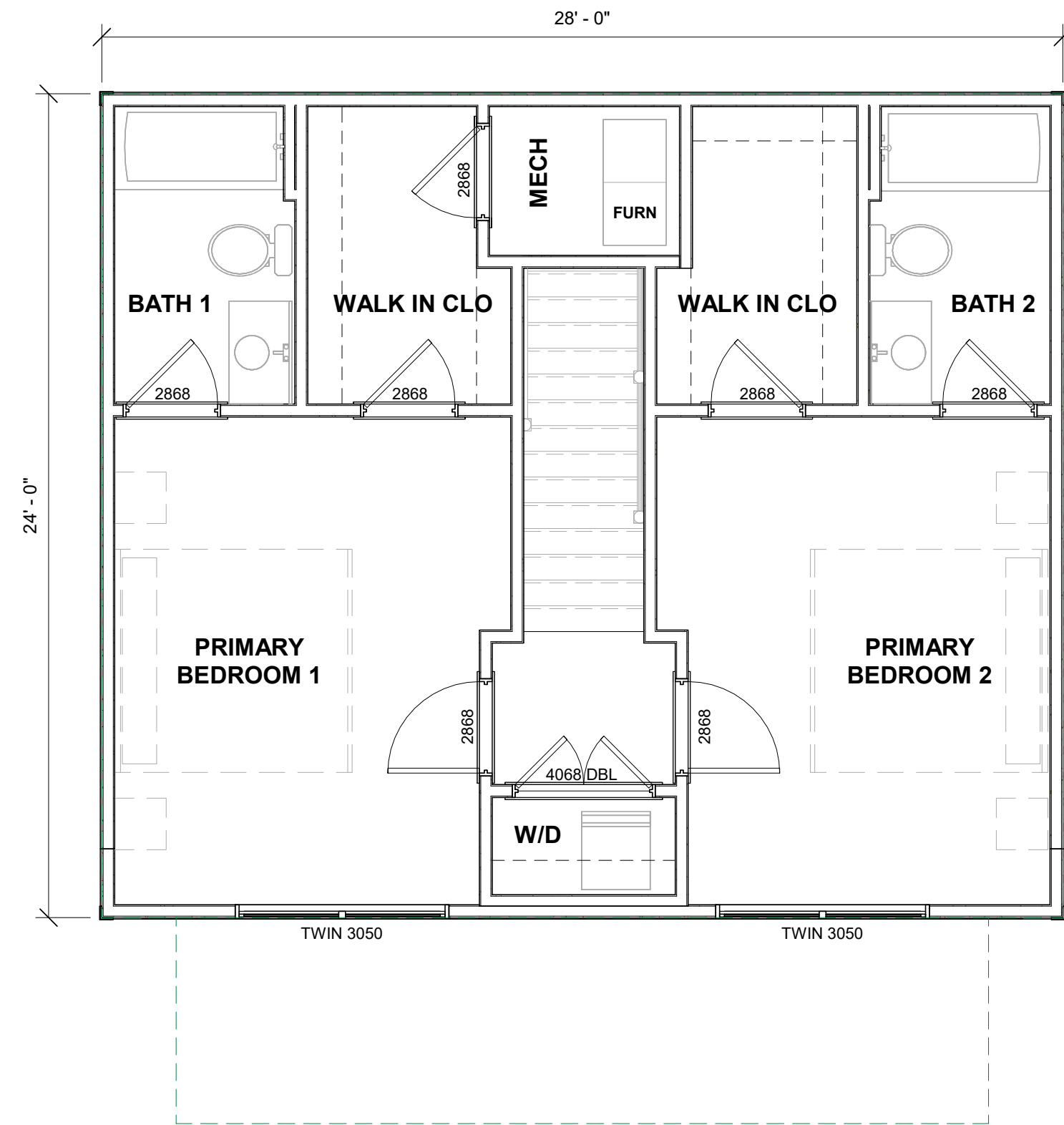
③ FIRST FLOOR PLAN - TWO BEDROOM
1/4" = 1'-0"



① FRONT ELEVATION - ARTS AND CRAFTS
3/16" = 1'-0"



⑥ SECOND FLOOR PLAN - THREE BEDROOM
1/4" = 1'-0"



⑤ SECOND FLOOR PLAN - TWO BEDROOM
1/4" = 1'-0"



② FRONT ELEVATION - TRADITIONAL
3/16" = 1'-0"

ARCHITECTURAL PRECEDENTS:



FIRST FLOOR: 672 SF
SECOND FLOOR: 672 SF
TOTAL SQ. FOOTAGE: 1,344 SF
28X24 OPTIONS:
TWO BEDROOM, TWO AND A HALF BATH.
THREE BEDROOM, THREE AND A HALF BATH.

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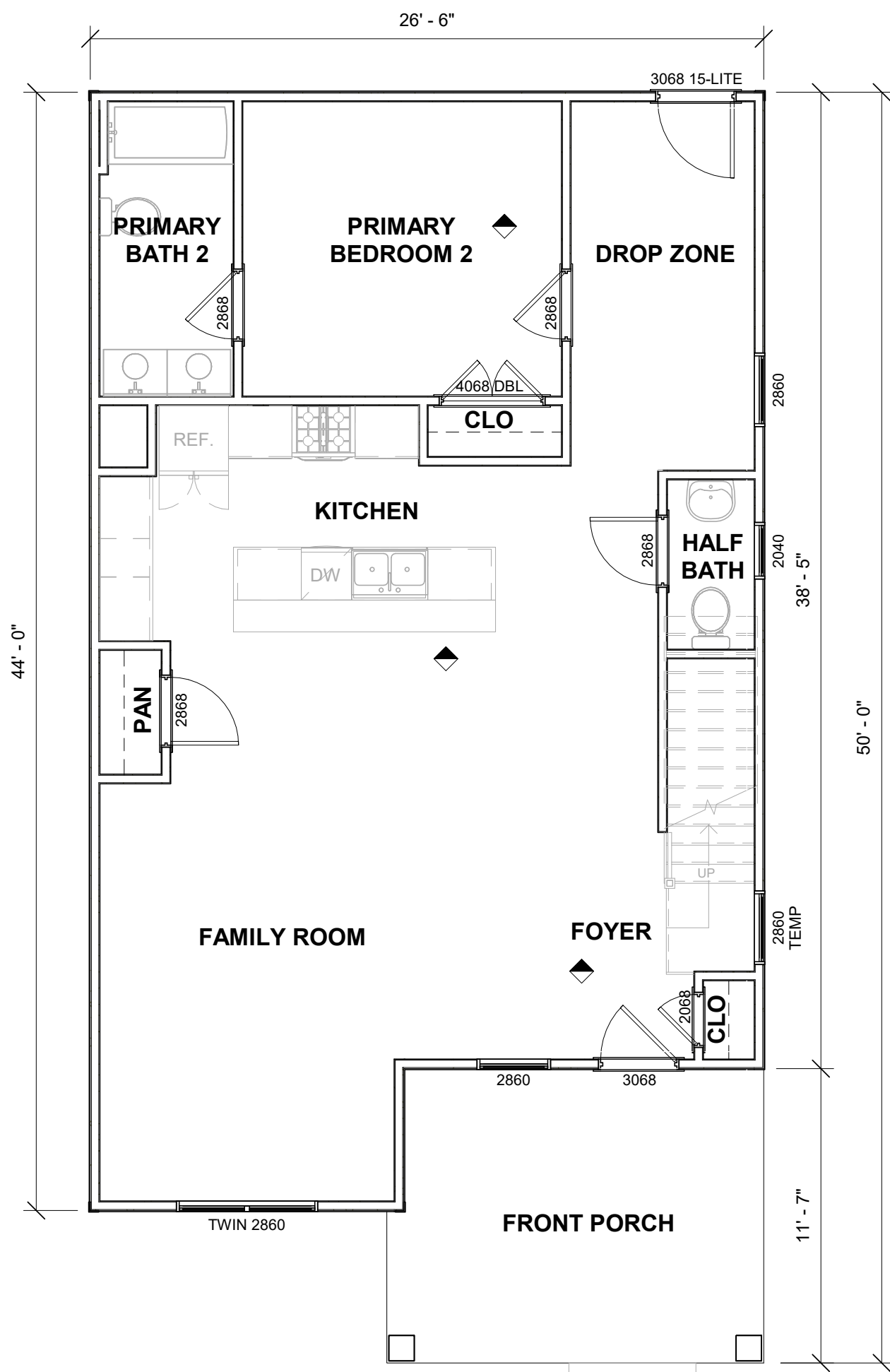


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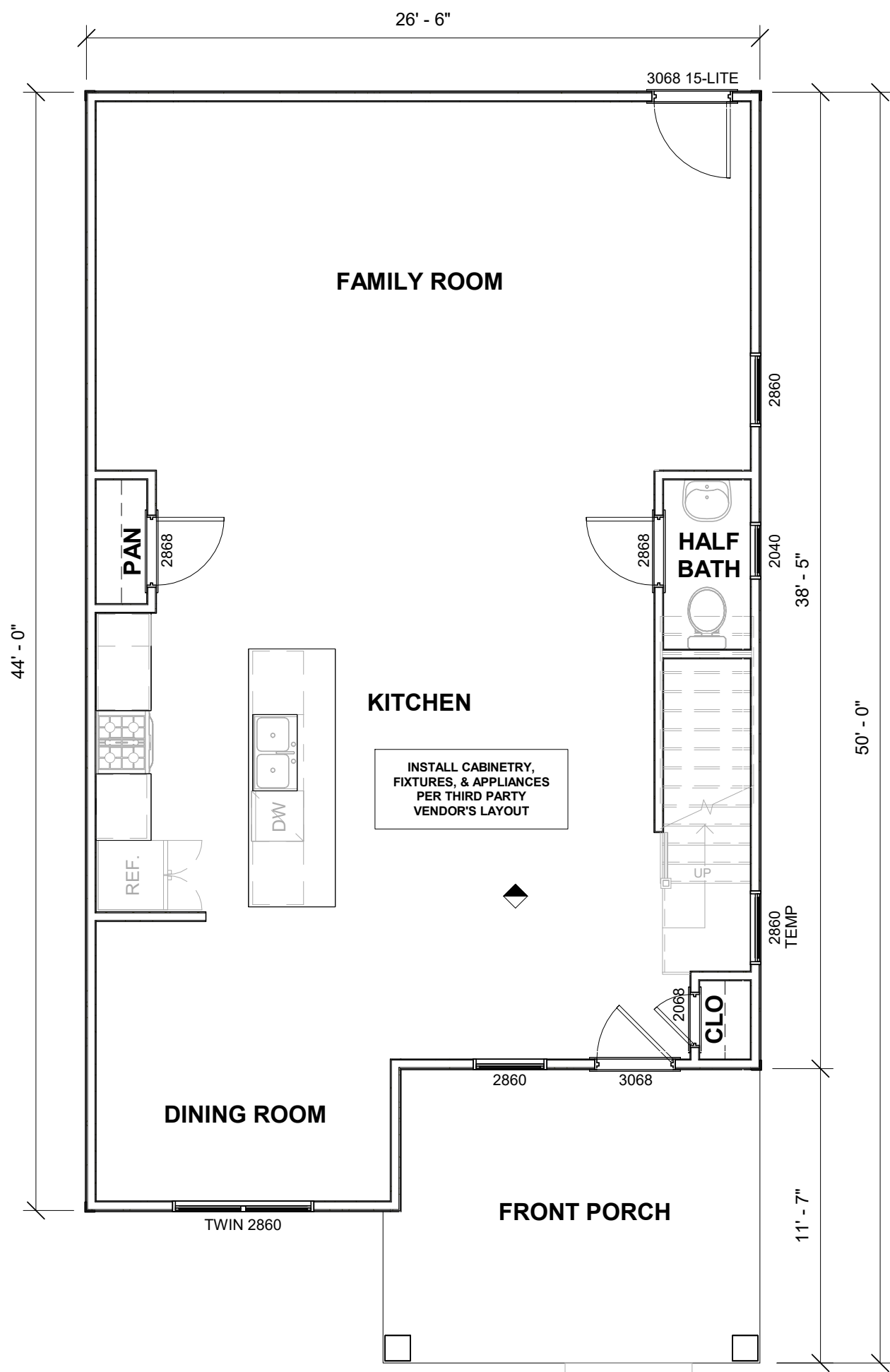
SCHEMATIC FLOOR PLANS

HIGHLAND GROVE 28X24

C



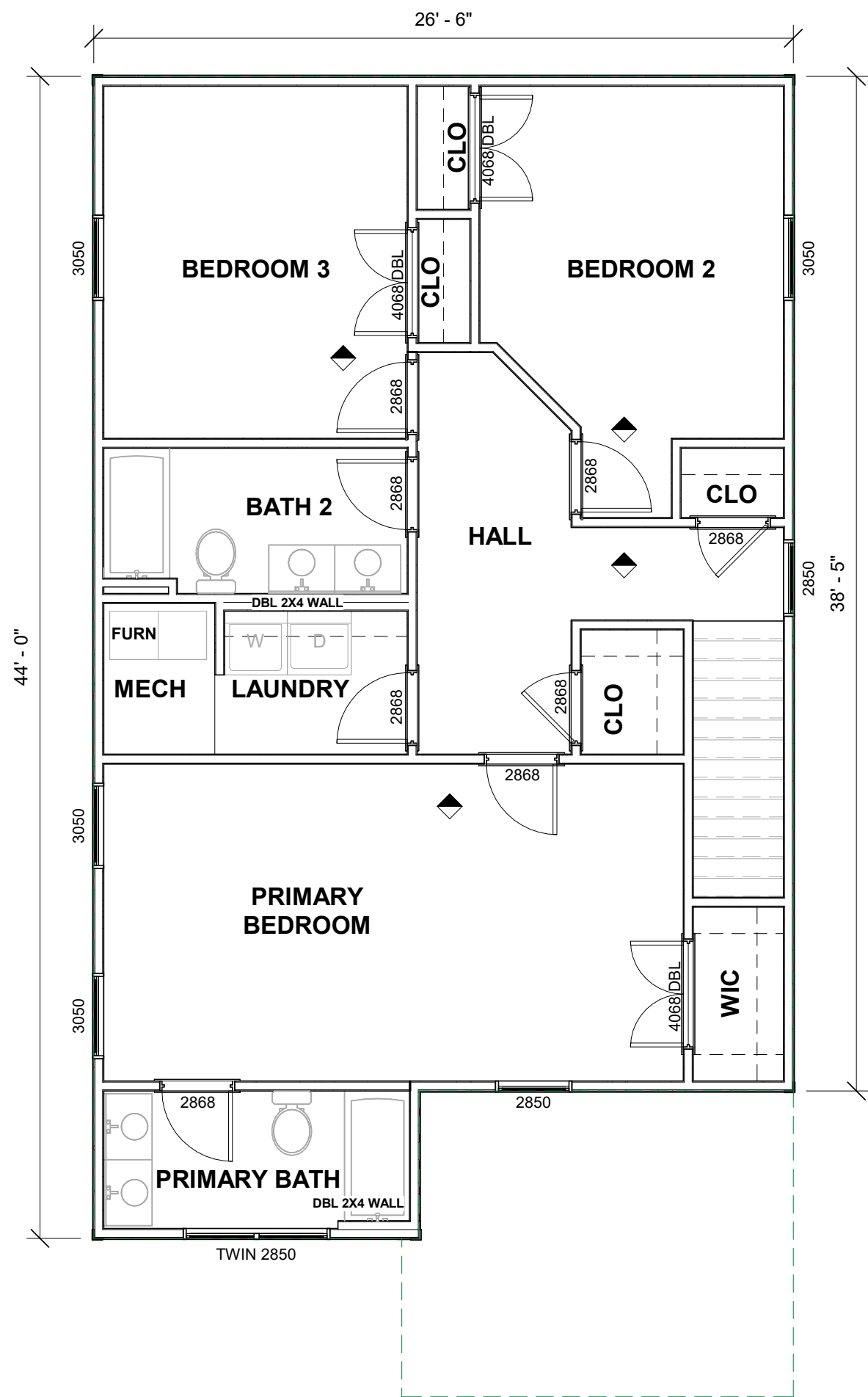
3 FIRST FLOOR PLAN - FOUR BEDROOM
3/16" = 1'-0"



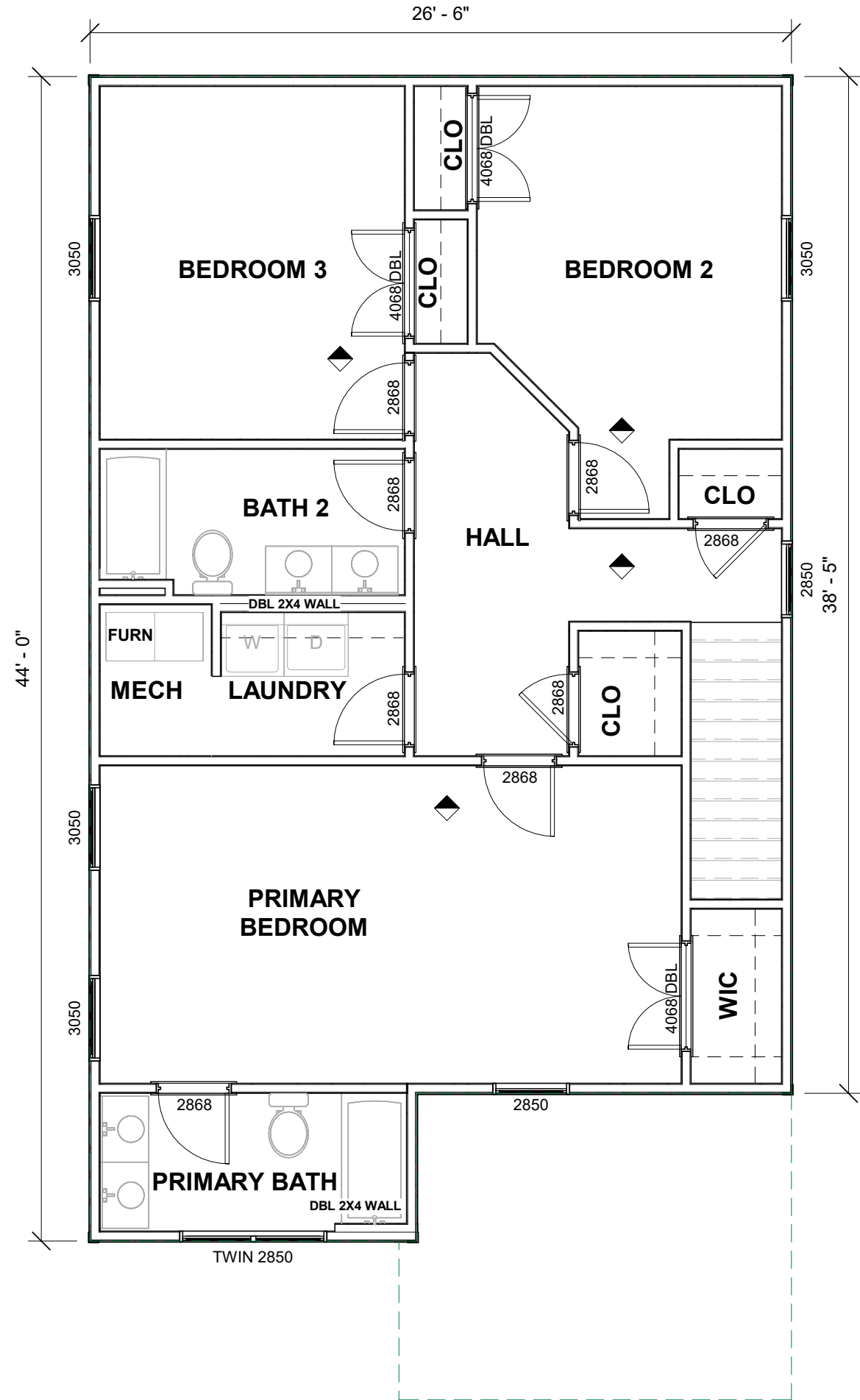
2 FIRST FLOOR PLAN - THREE BEDROOM
3/16" = 1'-0"



1 FRONT ELEVATION - COVERED PORCH
1/4" = 1'-0"



6 SECOND FLOOR - FOUR BEDROOM
3/16" = 1'-0"



5 SECOND FLOOR - THREE BEDROOM
3/16" = 1'-0"



4 FRONT ELEVATION - FULL FRONT PORCH
1/4" = 1'-0"

ARCHITECTURAL PRECEDENTS:



FIRST FLOOR: 1,086 SF
SECOND FLOOR: 1,086 SF
TOTAL SQ. FOOTAGE: 2,172 SF

26-6X44 OPTIONS:
THREE BEDROOM, TWO AND A
HALF BATH.
FOUR BEDROOM, THREE AND A
HALF BATH.

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**SCHEMATIC FLOOR
PLANS**
HIGHLAND GROVE
26-6X44

D