



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

December 8, 2020

CCR II Holdings, LLC
11 S 12th Street #115
Richmond, VA 23219

Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, VA 23230
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 01-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, January 6, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-183 to consider an application for a lot split and building permit to construct a new single-family detached dwelling at 1201 IDLEWOOD AVENUE (Tax Parcel Number W000-0437/025), located in an R-6 (Single-Family Attached Residential) District.

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 266 671 544# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2020 drop-down, click meeting details for January 6, 2021 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at William.Davidson@richmondgov.com for assistance. In accordance with Ordinance No. 2020-183, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

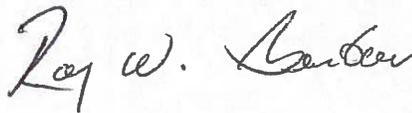
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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Page 2
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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

Very truly yours,

A handwritten signature in black ink that reads "Roy W. Benbow". The signature is written in a cursive style with a large initial "R".

Roy W. Benbow, Secretary
Phone: (804) 240-2124
Fax: (804) 646-5789
E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

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

1205 Idlewood Ave LLC
2618 W Main St
Richmond VA 23220

1206 Wallace Llc
2305 W Main St Apt A
Richmond VA 23220

1212 Wallace Street Llc
1603 Treboy Ave
Richmond VA 23226

Abel Robert And Julie Anne
2303 Claridge Ct
Enola PA 17025

Bland Larry J
1207 Idlewood Avenue
Richmond VA 23220

Brady Kathleen
1203 Idlewood Ave
Richmond VA 23220

Cabana Celeste
402 S Harrison St
Richmond VA 23220

Clements Clark S C/o Henry Briggs & Assoc
2912 W Moore St
Richmond VA 23230

Cobb James Bryan Trs And Joy Rene Trs
13325 Tucker Swamp Road
Zuni VA 23898

Cook Nelson Bernard And Rachal Valencia
A
2300 Rosewood Ave
Richmond VA 23220

Dstar Properties Llc
407 S Harrison St
Richmond VA 23220

Dstar Properties Llc
617 Albemarle St
Richmond VA 23220

Dubois Ronald L
416 S Harrison St
Richmond VA 23220

Eidson Ian R
1213 Idlewood Ave
Richmond VA 23220

Elmore Angelia N
3523 Enslow Avenue
Richmond VA 23222

Fanning William L And Christina M
404 S Harriston St
Richmond VA 23220

France Naakoshie
410 S Harrison St
Richmond VA 23220

H Madison Llc
8115 Dabney Ave
Springfield VA 22152

Harris Donta
414 S Harrison St
Richmond VA 23220

Howard Michele And Joshua
1200 Wallace St
Richmond VA 23220

Ibrahimi Naiym M And Sonny
409 S Harrison St
Richmond VA 23220

Lewis Sheila A
1211 Idlewood Ave
Richmond VA 23220

Marcuson Zandria
1221 Massachusetts Ave Nw
Washington DC 20005

Mcmoore Chandra S
1204 Wallace St
Richmond VA 23220

Parsons H Dean Jr
P.o. Box 29527
Richmond VA 23242

Phan Daniel And Huynh Angelina
408 S Harrison St
Richmond VA 23220

River City Grp Llc
2308 Victoria Crossing Ln
Midlothian VA 23113

Robertson Linda D
380 Carrollwood Drive
Tarrytown NY 10591

Rose L C Llc
513 Forest Ave Ste 207a
Henrico VA 23229

Sidestreet Properties Llc
4212 Stuart Ave
Richmond VA 23221

Spragg Dermon D
1206 Idlewood Ave
Richmond VA 23220

Toomer Brenda F
304 S Harrison St
Richmond VA 23220

Trant Cameron
6502 Monument Ave
Richmond VA 23226

Tribeca Brownstones Association Inc
1904 Byrd Ave #100
Richmond VA 23220

Vu Duyanh The And Ngoc Thi Bich Tran
5854 Saddle Downs Pl
Centreville VA 20120

Wang Zhifei
4051 Dominion Drive
Dumfries VA 22026

Wright David C
306 S Harrison St
Richmond VA 23220

Ziegelbaur Gita
5512 Woolshire Pl
Glen Allen VA 23059

Property: 1201 Idlewood Ave **Parcel ID:** W0000437025

Parcel

Street Address: 1201 Idlewood Ave Richmond, VA 23220-
Owner: CCR II HOLDINGS LLC
Mailing Address: 11 S 12TH ST #118, RICHMOND, VA 23219
Subdivision Name : WALLACE MANOR
Parent Parcel ID:
Assessment Area: 236 - New Randolph
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$70,000
Improvement Value:
Total Value: \$70,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2781.25
Acreage: 0.064
Property Description 1: 0022.25X0125.00 0000.000
State Plane Coords(?): X= 11785087.315128 Y= 3722551.130409
Latitude: 37.54204751 , **Longitude:** -77.45771652

Description

Land Type: Residential Lot A
Topology:
Front Size: 22
Rear Size: 125
Parcel Square Feet: 2781.25
Acreage: 0.064
Property Description 1: 0022.25X0125.00 0000.000
Subdivision Name : WALLACE MANOR
State Plane Coords(?): X= 11785087.315128 Y= 3722551.130409
Latitude: 37.54204751 , **Longitude:** -77.45771652

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2021	\$80,000	\$0	\$80,000	Reassessment
2020	\$70,000	\$0	\$70,000	Reassessment
2019	\$42,000	\$0	\$42,000	Reassessment
2018	\$42,000	\$0	\$42,000	Reassessment
2017	\$42,000	\$0	\$42,000	Reassessment
2016	\$42,000	\$0	\$42,000	Reassessment
2015	\$41,000	\$0	\$41,000	Reassessment
2014	\$41,000	\$0	\$41,000	Reassessment
2013	\$41,000	\$0	\$41,000	Reassessment
2012	\$41,000	\$0	\$41,000	Reassessment
2010	\$41,000	\$0	\$41,000	Reassessment
2009	\$41,000	\$0	\$41,000	Reassessment
2008	\$41,000	\$0	\$41,000	Reassessment
2007	\$41,000	\$0	\$41,000	Reassessment
2005	\$12,400	\$0	\$12,400	Reassessment
2004	\$11,500	\$0	\$11,500	Reassessment
2003	\$11,400	\$0	\$11,400	Reassessment
2002	\$10,100	\$0	\$10,100	Reassessment
2001	\$10,100	\$0	\$10,100	Reassessment
2000	\$9,500	\$0	\$9,500	Reassessment
1998	\$9,500	\$0	\$9,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
08/28/2020	\$20,452	RICHMOND REDEVELOPMENT AND	ID2020-19495	
04/09/1976	\$0	Not Available	00705-0405	

Planning

Master Plan Future Land Use: SF-MD
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Near West
Traffic Zone: 1133
City Neighborhood Code: RDPH
City Neighborhood Name: Randolph
Civic Code: 4014
Civic Association Name: Randolph Neighborhood Association
Subdivision Name: WALLACE MANOR
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area: Randolph

Economic Development

Care Area: -
Enterprise Zone:

Environment

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

Census

Census Year	Block	Block Group	Tract
2000	2012	0413002	041300
1990	207	0413002	041300

Schools

Elementary School: Cary
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 6
Dispatch Zone: 032B

Public Works Schedules

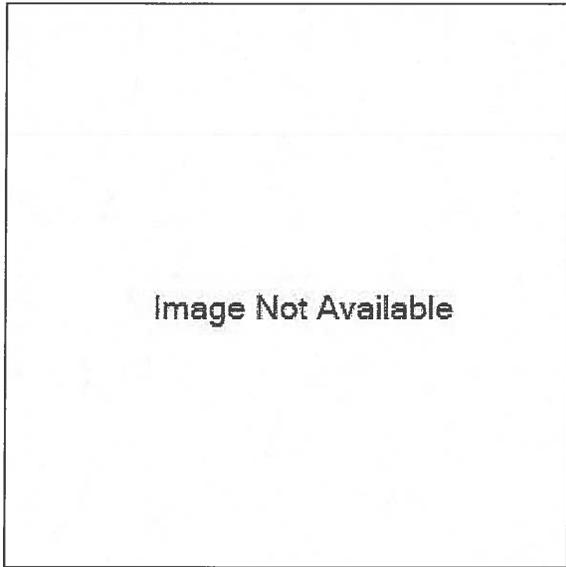
Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Wednesday
Bulk Collection: TBD

Government Districts

Council District: 5
Voter Precinct: 504
State House District: 69
State Senate District: 9
Congressional District: 4

Sketch Images

Name: Desc:



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



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

BZA 01-2021

TO BE COMPLETED BY THE APPLICANT

PROPERTY OWNER: CCRH Holdings, LLC
ADDRESS: 11 S 12th Street #115
Richmond, VA 23219
PHONE: (Home) () (Mobile) ()
FAX: () (Work) ()
E-mail Address: greg@centercreekhomes.com

PROPERTY OWNER'S

REPRESENTATIVE: Mark Baker
(Name/Address) 1519 Summit Avenue, Suite 102
Richmond, VA 23230
PHONE: (Home) () (Mobile) (804) 874-6275
FAX: () (Work) ()
E-mail Address: markbaker@bakerdevelopmentresources.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1201 Idlewood Avenue

TYPE OF APPLICATION: [] VARIANCE [X] SPECIAL EXCEPTION [] OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)

APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): W000-0437/025 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 5,925.1 square feet and a lot width of forty-seven and four tenths feet (47.40') currently exists. A lot area of 2,781.3 square feet and width of 22.25 feet is proposed for No. 1201. A lot area of 3,143.8 square feet and width of 25.15 feet is proposed for No. 1203.

DATE REQUEST DISAPPROVED: November 6, 2020 FEE WAIVER: YES [] NO: [X]

DATE FILED: November 13, 2020 TIME FILED: 10:00 a.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-082371-2020

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 [X] OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) 2 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter [X]

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 11/25/2020

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

CASE NUMBER: BZA 01-2021 HEARING DATE: January 6, 2021 AT 1:00 P.M.

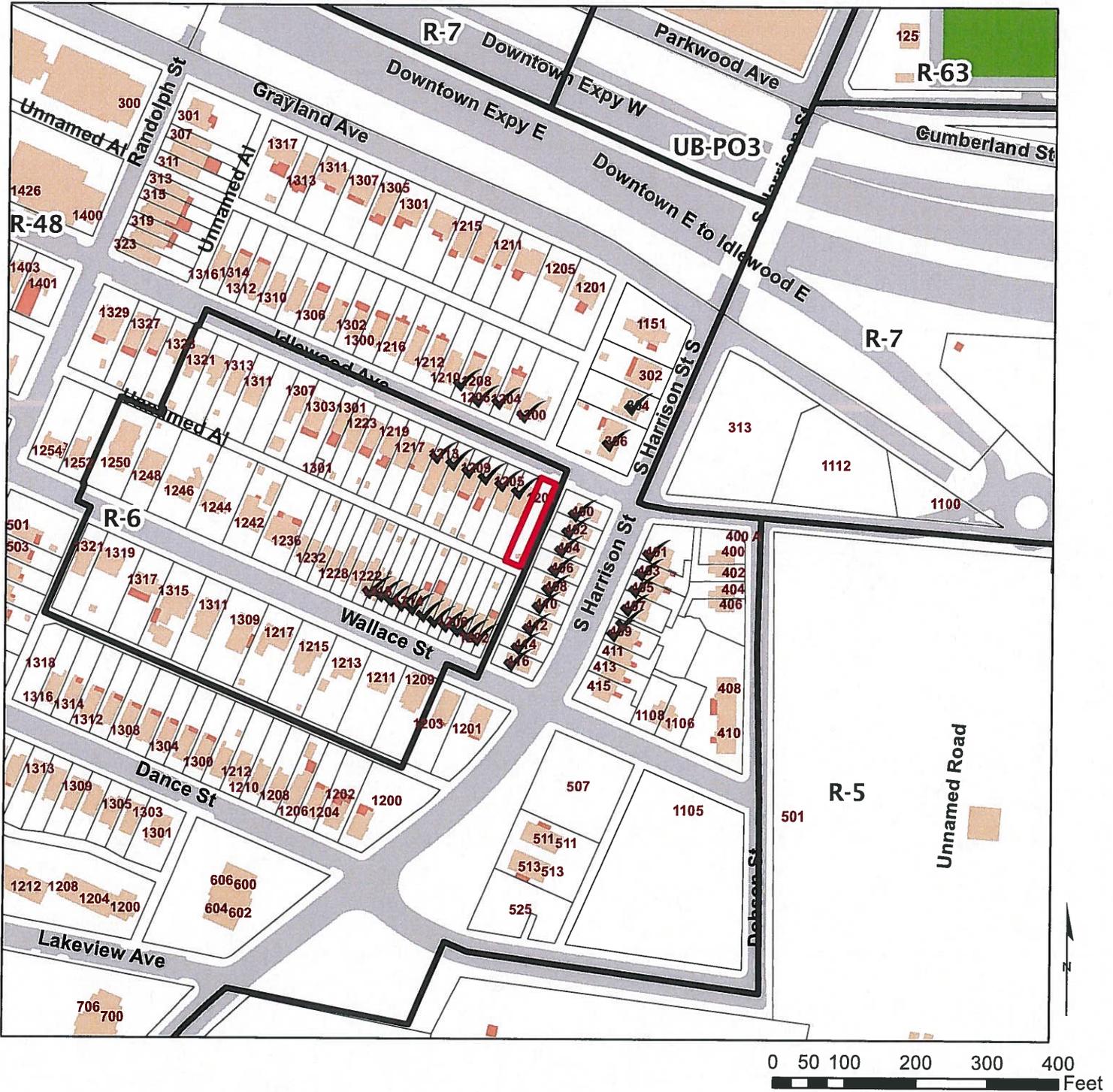
BOARD OF ZONING APPEALS CASE BZA 01-2021
150' Buffer

APPLICANT(S): CCR II Holdings, LLC

PREMISES: 1201 Idlewood Avenue
(Tax Parcel Number W000-0437/025)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

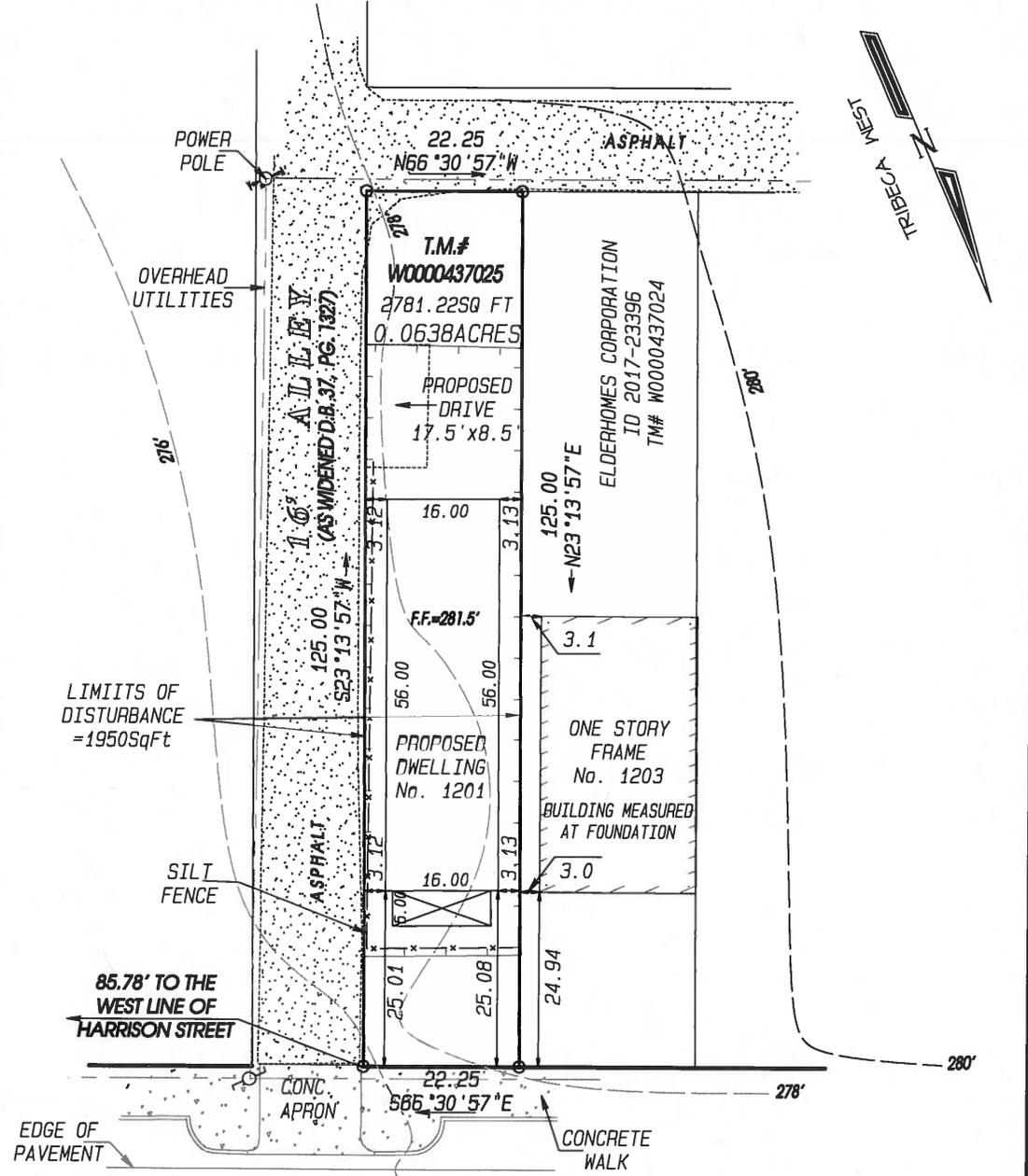
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx>. Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. **The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

(Revised: 4/28/16)

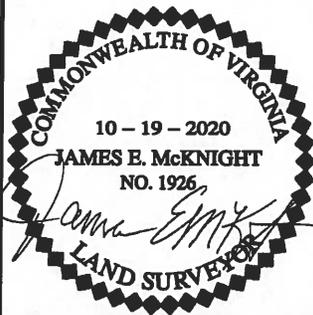
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: CCR II HOLDINGS LLC ID 2020-19495



IDLEWOOD AVENUE

50' +/- R/W

LOT PLAN SHOWING PROPOSED IMPROVEMENTS
 ON No. 1201 IDLEWOOD AVENUE,
 IN THE CITY OF RICHMOND, VIRGINIA.



SCALE: 1" = 20'

McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

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

JOB NUMBER: 90052401

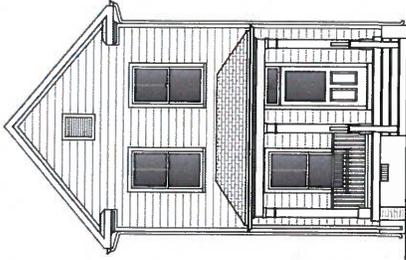


PROJECT CONTACTS:
 DEVELOPER:
 CC RICHMOND, LP
 C/O CENTER CREEK HOMES
 GREG SHIRON
 804-362-7127
 ARCHITECT:
 CHRIS WOLF
 C/O CENTER CREEK HOMES, PLLC
 804-314-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
 IN RICHMOND'S RANDOLPH NEIGHBORHOOD

1201 IDLEWOOD AVENUE

1201 IDLEWOOD AVENUE
 RICHMOND, VIRGINIA 23220



NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
 IN RICHMOND'S RANDOLPH NEIGHBORHOOD
 1201 IDLEWOOD AVENUE
 RICHMOND, VIRGINIA 23220



SET/REVISION
 INITIAL PERMIT DRAWINGS
 DATE/MARK
 09/30/2020
 COVER SHEET



DRAWING SYMBOLS		DRAWING INDEX		CODE/ORDINANCE ANALYSIS	
MATERIAL PATTERNS SCALED FOR CLARITY		SHEET TITLE		PROJECT SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2015 IRC)	
01 DRAWING TITLE	ROOM NAME & NUMBER ASSOCIATED WITH ROOM FINISH SCHEDULE	CS	COVER SHEET	BUILDING AREA	1,792 S.F.
01 DRAWING SCALE	DOOR NUMBER ASSOCIATED WITH DOOR SCHEDULE	AT.0	FOUNDATION AND ROOF PLAN	NET AREA	1,792 S.F.
01 DRAWING DESIGNATION, TYPICAL	WINDOW NUMBER ASSOCIATED WITH WINDOW SCHEDULE	AT.1	FIRST AND SECOND FLOOR PLANS	FIRST FLOOR	896 S.F.
01 ELEVATION MARK INDICATING ELEVATION VIEW DIRECTION WITH MARK INDICATION LOCATION OF ELEVATION DRAWING	WALL NUMBER, ASSOCIATED WITH WALL TYPE IN WALL SCHEDULE	AZ.1	FRONT & LEFT SIDE EXTERIOR ELEVATIONS	SECOND FLOOR	896 S.F.
01 SECTION MARK INDICATING SECTION LOCATION WITH MARK INDICATION LOCATION OF SECTION DRAWING	NOTE ASSOCIATED WITH CORRESPONDING SCHEDULE	AZ.2	REAR & RIGHT SIDE EXTERIOR ELEVATIONS	TOTAL CONDITIONED AREA	1,792 S.F.
01 DETAIL MARK WITH MARK INDICATING LOCATION OF DETAIL DRAWING	COLUMN CENTER LINE	A3.1	FRONT WALL SECTION	COVERED (UNCONDITIONED) AREA	FRONT PORCH: 84 S.F.
	REVISION CLOUD WITH REVISION NUMBER MARK	A3.2	STAIR SECTION	RICHMOND CITY ORDINANCE:	LOT ZONED R-5
	INSULATION - SEE SPECIFICATIONS	BW.1	LATERAL BRACING DESIGN BY OTHERS	LOT RECORDED PRIOR TO ORDINANCE EFFECTIVE DATE WITH NON-CONFORMING LOT AREA & WIDTH	
	RIGID INSULATION - SEE SPECIFICATIONS	BW.2	PORTAL FRAME DETAIL	SETBACKS HEIGHT:	DESIGNED FRONT YARD: 20'-3" (MATCH NEIGHBOR)
	WOOD SHEATHING - SEE SPECIFICATIONS			REQUIRED FRONT YARD: MAX. 15'	DESIGNED SIDE YARDS: 3'-1" EACH SIDE
	CONCRETE			REQUIRED MIN. REAR YARD: 5'	DESIGNED REAR YARD: 48'-9"
	GRAVEL FILL			PERMITTED HEIGHT: MAX. 35'	DESIGNED HEIGHT: 2 STORIES, 27'-1"
	EARTH OR COMPACTED FILL			ALLOWABLE LOT SIZE & COVERAGE:	LOT AREA: 2,781 S.F.
	CMU BLOCK			MIN. LOT WIDTH: 30.00 S.F.	LOT WIDTH: 22'-3"
	SOLID WOOD BLOCKING			MAX. LOT COVERAGE: 55%	DESIGNED COVERAGE: 89% S.F.
				ALLOWABLE COVERAGE: 1,530 S.F.	
				GENERAL STRUCTURAL NOTES:	
				SEISMIC DESIGN CATEGORY: B	
				DESIGN WIND SPEED: 110 MPH, 3 SECOND GUST	
				SNOW LOAD: 20 PSF	
				FOUNDATION- SEE GEOTECHNICAL REPORT BY OTHERS	
				HOUSE SHALL BE BRACED PER IRC R602.10, DESIGN BY ENGINEER (SEE ATTACHED)	
				VENTILATION REQUIREMENTS (PER UNIT):	
				FACE VENTILATION PER IRC R806.1 AND R806.2	
				PROVIDE SEALED 1/2" VAPOR BARRIER OVER ENTIRE CRANSPACE FLOOR (TAPE SEAMS & EDGES)	
				CRANSPACE AREA = 896 S.F.	
				VENTILATE AT 1/1000 = 597 S.F. = 86 S.I. NET FREE AREA	
				VENTILATE AT 1/500 = 1,194 S.F. = 172 S.I. NET FREE AREA - (3) VENTS REQUIRED EXCEPT, PROVIDE ONE VENT WITHIN 5' OF ALL CORNERS- SEE FOUNDATION PLAN FOR LOCATIONS	
				PROVIDE ATTIC VENTILATION PER IRC R806.1 AND R806.2	
				VENTILATE AT 1/500 = 5.97 S.F. = 840 S.I. NET FREE AREA (N.F.A.) REQ.	
				SOFFIT VENTS: 56' (ONE SIDE ONLY) AT 5 S.I. N.F.A./LINEAR FOOT = 280 S.I. N.F.A.	
				LOW GABLE END VENTS (20'x30"): (2) COUNT AT 100 S.I. EACH = 200 S.I. N.F.A.	
				TOTAL N.F.A. PROVIDED = 548 S.I.	
				TOTAL N.F.A. PROVIDED = 548 S.I.	
				G.C. TO VERIFY ACTUAL NET FREE AREA OF PRODUCTS SELECTED & NOTIFY ARCHITECT OF DISCREPANCIES WITH CALCULATIONS ABOVE.	
GENERAL NOTES & SPECIFICATIONS		SEE FULL SPECIFICATIONS PROVIDED BY OWNER		GENERAL CONTRACTOR NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES BETWEEN DRAWING SET AND OWNER-SUPPLIED SPECIFICATION, APPLICABLE CODES, OR STRUCTURAL ASPECTS DESIGNED BY OTHERS (TRUSSES, GEOTECHNICAL, ETC.)	
PROVIDE INTERCONNECTED SMOKE & CARBON MONOXIDE ALARMS IN ACCORDANCE WITH IRC R314.		PROVIDE IFC-COMPLIANT FIRE EXTINGUISHER IN KITCHEN.			



CENTER CREEK
- H O M E S -

PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHIRON
604-362-7727

ARCHITECT:
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

1201 IDLEWOOD AVE. HOUSE
NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
IN RICHMOND'S RANDOLPH NEIGHBORHOOD
1201 IDLEWOOD AVENUE
RICHMOND, VIRGINIA 23220



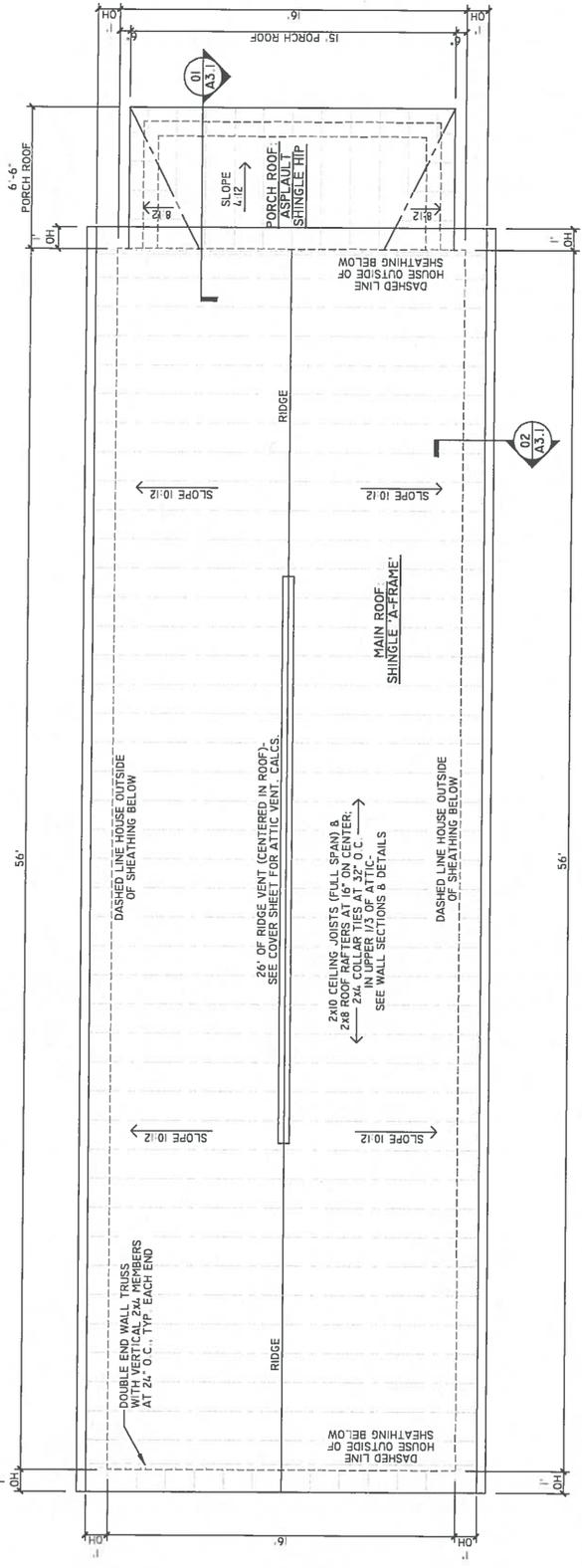
SET/REVISION
INITIAL PERMIT DRAWINGS

DATE/MARK
09.30.2020

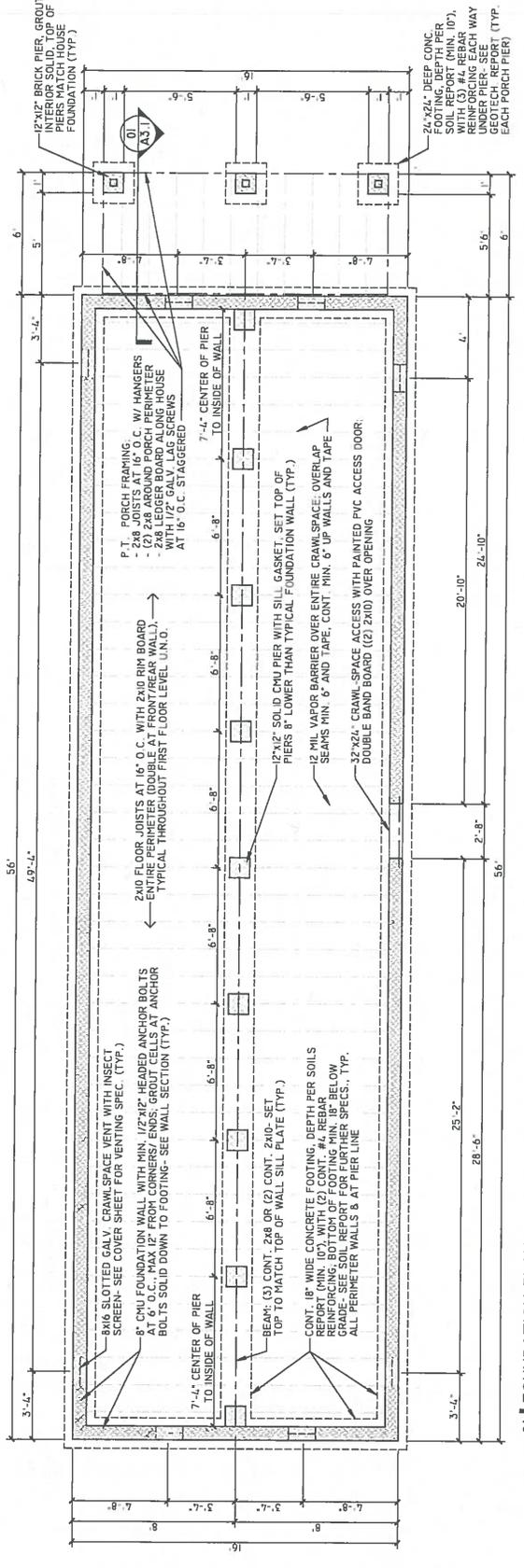
FOUNDATION PLANS
AI.0

- GENERAL ROOF PLAN NOTES**
1. MAINTAIN POSITIVE DRAINAGE TO EDGE.
 2. PLACE ROOF PENETRATIONS (EXHAUSTS, VENT STACKS, ETC.) IN LEAST VISIBLE AREAS.
 3. INSTALL ROOFING, UNDERLAYMENT, EDGING, ACCESSORIES, & PENETRATIONS PER THESE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
 4. FINAL TRUSS DESIGN SHALL BE PROVIDED BY TRUSS MFR. ENGINEER, TO BE APPROVED BY ARCHITECT. ROOF TRUSSES SHALL NOT BEAR ON INTERIOR WALLS.
 5. PROVIDE BRACING SHALL BE PROVIDED BY TRUSS MFR. ENGINEER.
 6. PROVIDE DRAINAGE SYSTEMS TO COLLECT ALL ROOF WATER AND DRAIN TO GRADE, OUT AWAY FROM FOUNDATION.
 7. SEE WALL SECTIONS FOR ATTIC VENTILATION REQUIREMENTS.
 8. SEE WALL SECTIONS FOR FURTHER INFORMATION, INCLUDING TRUSS END CONDITIONS.

- GENERAL FOUNDATION PLAN NOTES**
1. SEE SPECIFICATIONS AND GENERAL STRUCTURAL REQUIREMENTS ON COVER SHEET (CS) FOR FURTHER INFORMATION.
 2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO CENTER OF OBJECT.
 3. BOTTOM OF FOOTINGS SHALL BE MIN 18" BELOW FINAL GRADE ON FIRM NATURAL SOIL. SEE SOILS REPORT FOR FURTHER INFORMATION.
 4. HIGHER GRADE: ALL WOOD FRAMING SHALL BE #2 SOUTHERN YELLOW PINE OR NATURAL SOIL. SEE SOILS REPORT FOR FURTHER INFORMATION.
 5. SEE WALL SECTION FOR FURTHER INFORMATION.



02 ROOF PLAN
1/4" = 1"



01 FOUNDATION PLAN
1/4" = 1"



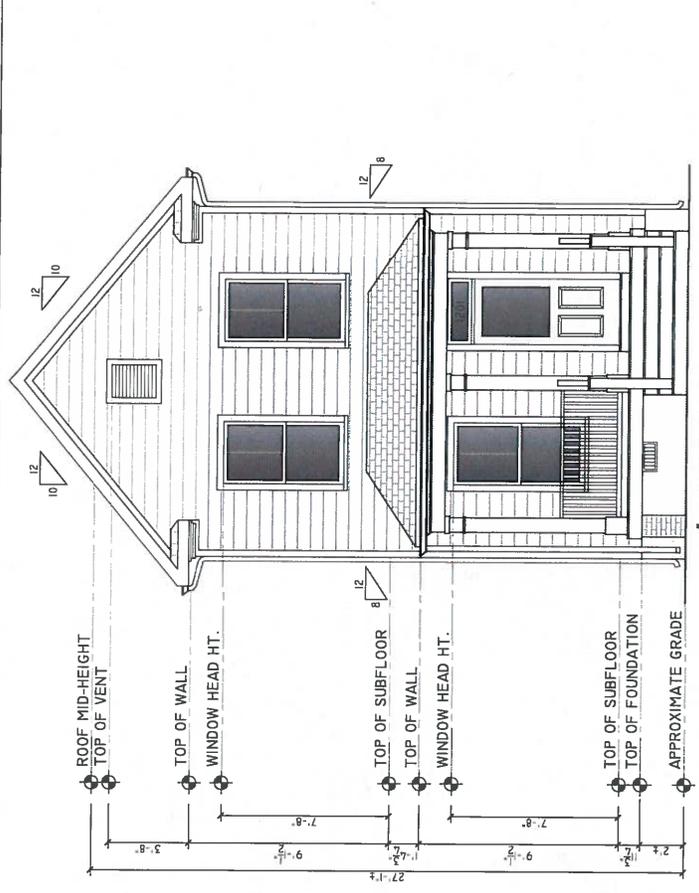
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1201 IDLEWOOD AVE. HOUSE
 NEW 2-STORY, SINGLE-FAMILY DETACHED RESIDENCE
 IN RICHMOND'S RANDOLPH NEIGHBORHOOD
 1201 IDLEWOOD AVENUE
 RICHMOND, VIRGINIA 23220

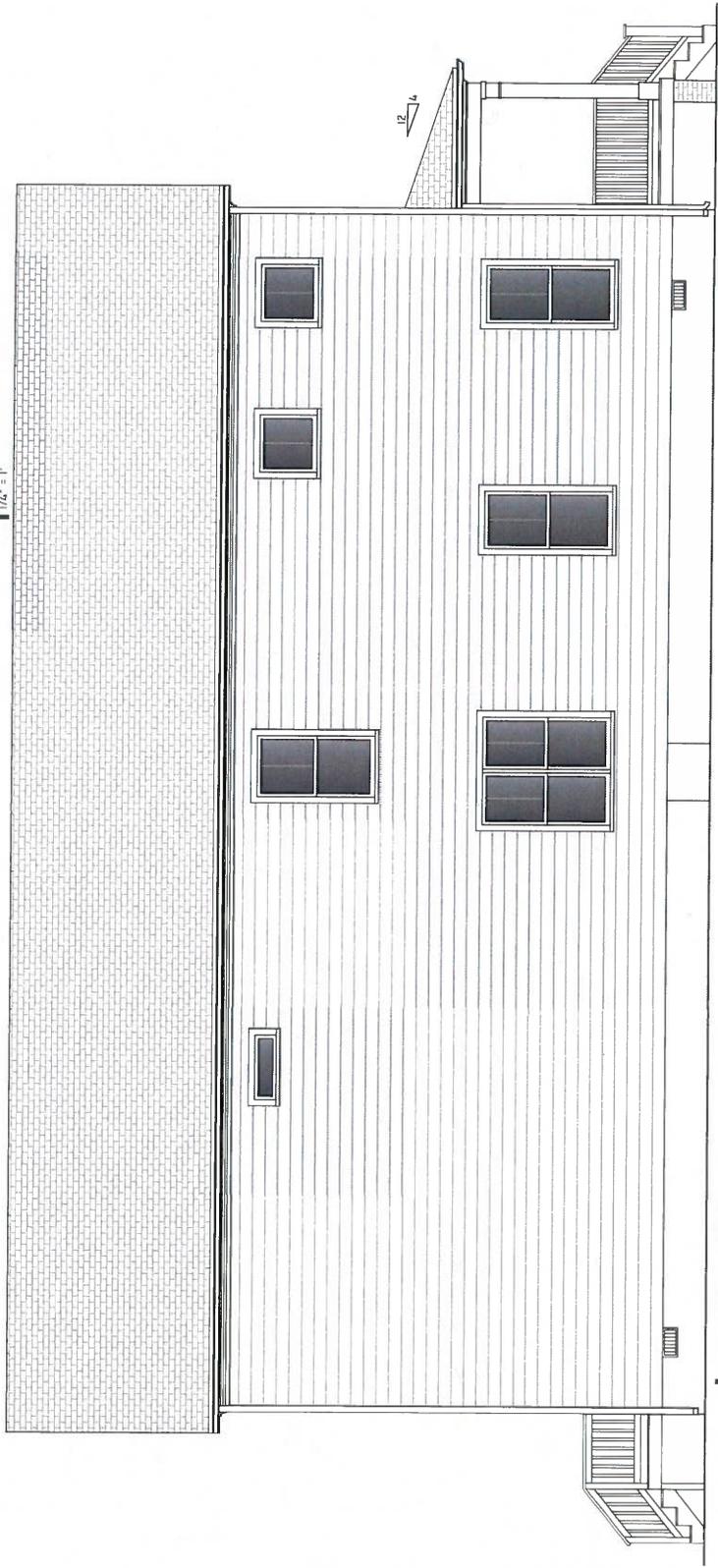


SET/REVISION:
 INITIAL PERMIT DRAWINGS
 DATE/MARK:
 09-30-2020
 FRONT & LEFT SIDE
 EXTERIOR ELEVATIONS

A2.1



01 FRONT ELEVATION
 1/4" = 1'

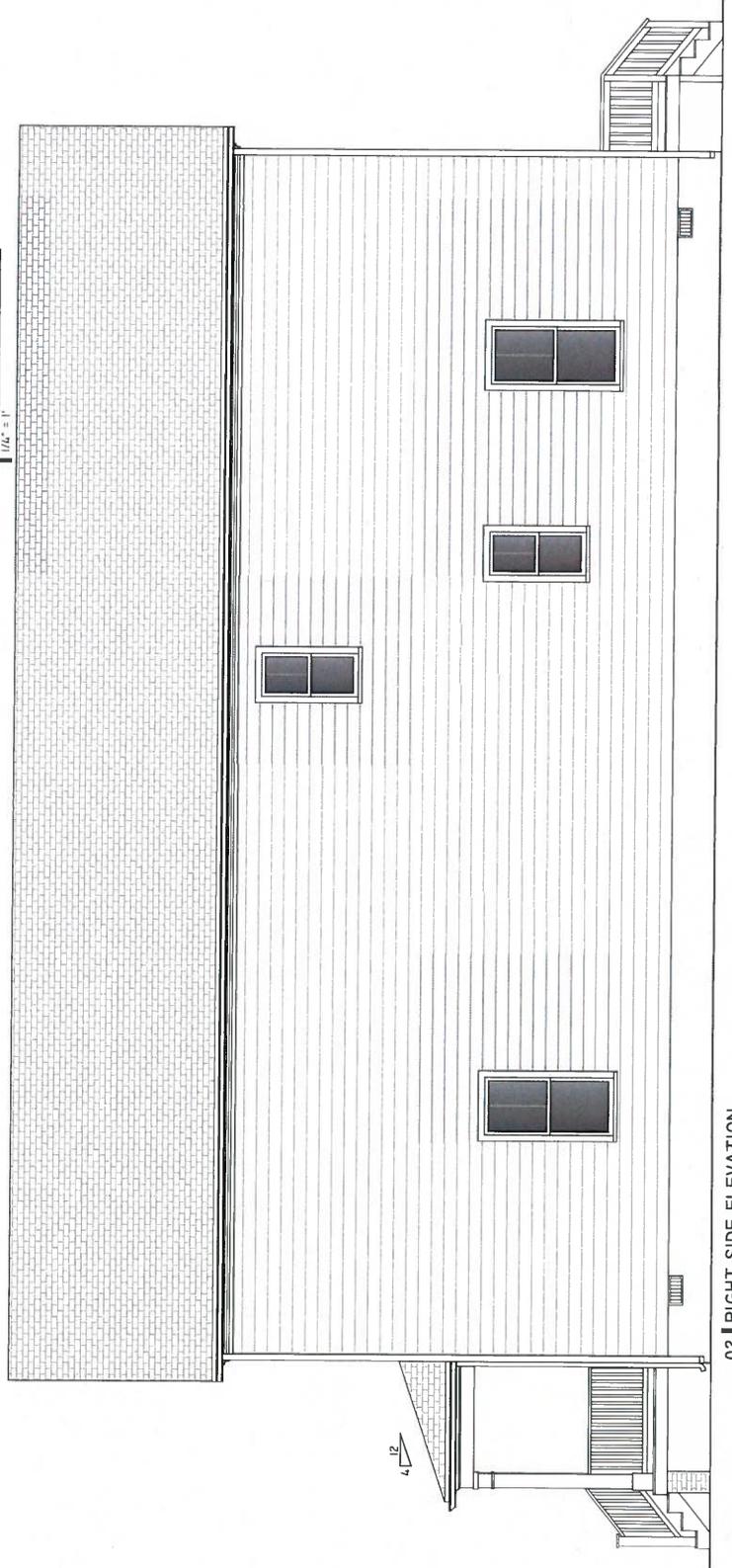
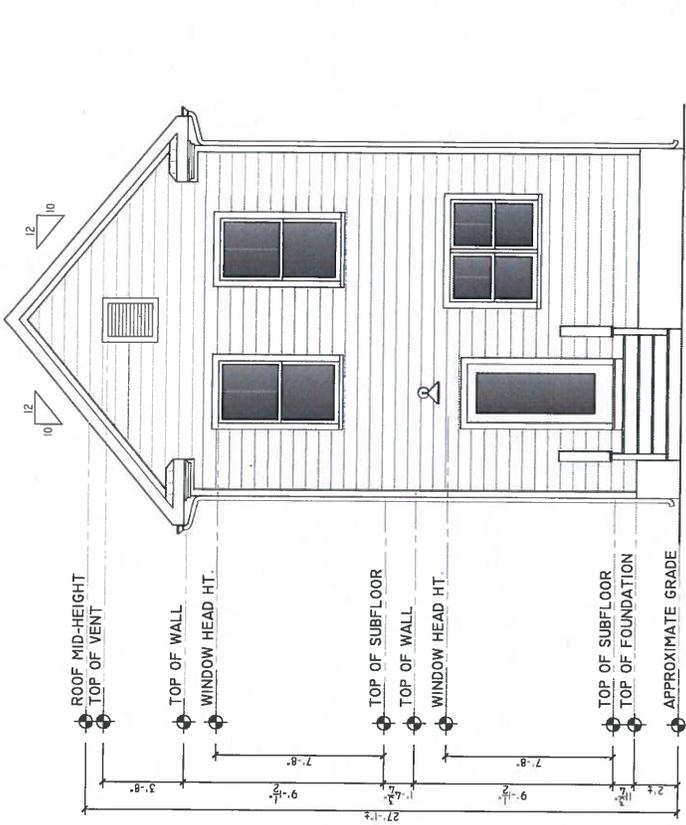


02 LEFT SIDE ELEVATION
 1/4" = 1'

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FOUNDATION	RICHMOND RED
02	PAINTED PORCH	PER OWNER
03	FIBER-CEMENT LAP SIDING	PER DEVELOPER
04	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE
05	VINYL SOFFIT	FACTORY WHITE- SEE COVER FOR VENTS
06	ALUMINUM FLASHING	FACTORY RED-FACTORY WHITE
07	ENTRY DOOR	FACTORY WHITE
08	5/8"x2" COMPOSITE DOOR/WINDOW TRIM	PER OWNER- PAINTED WHITE
09	3/4"x2" COMPOSITE DOOR/WINDOW TRIM	PER OWNER- PAINTED WHITE
10	4" SQUARE DECORATIVE PLANKS FOR STAIRS	PRE-FINISHED WHITE
11	4" SQUARE DECORATIVE PLANKS FOR STAIRS	PRE-FINISHED WHITE
12	COMPOSITE STAIRS/TRIM WITH TAG DECKING	PAINTED WHITE FRAME
13	STEEL FRONT PORCH RAILING/HANDRAIL	FACTORY WHITE
14	TREATED WOOD DECK/STAIRS/RAILING	NATURAL TREATED WOOD
15	ASPHALT/SHINGLE ROOF	NATURAL
16	24"X30" ATTIC VENT W/ INSECT SCREEN	PER OWNER
17	FRIZEZE CROWN MOULDING- SEE WALL SECTION	SEE COVER SHEET FOR REQUIREMENTS
18	FRIZEZE CROWN MOULDING- SEE WALL SECTION	PAINTED WHITE

EXTERIOR FINISH NOTES:
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
 2. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER.
 3. SEE SPECIFICATIONS BY OWNER.
 4. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER.



02 RIGHT SIDE ELEVATION
1/4" = 1'



CENTER CREEK
- HOMES -

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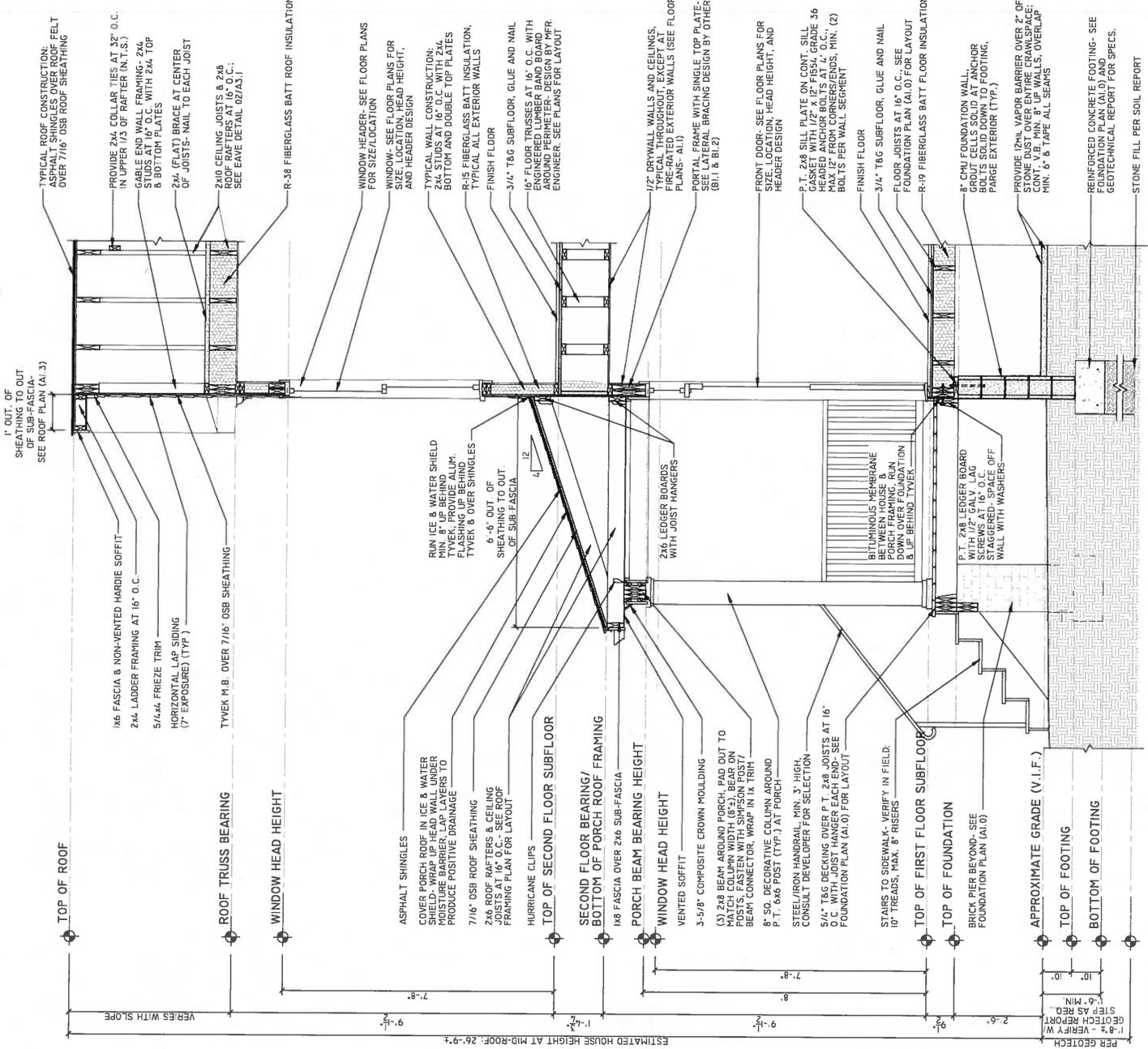


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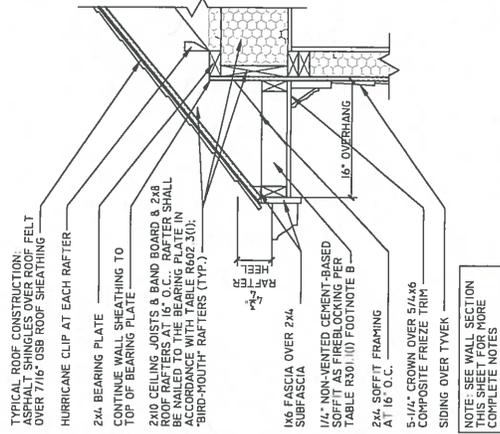
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FRONT WALL SECTION

A3.1

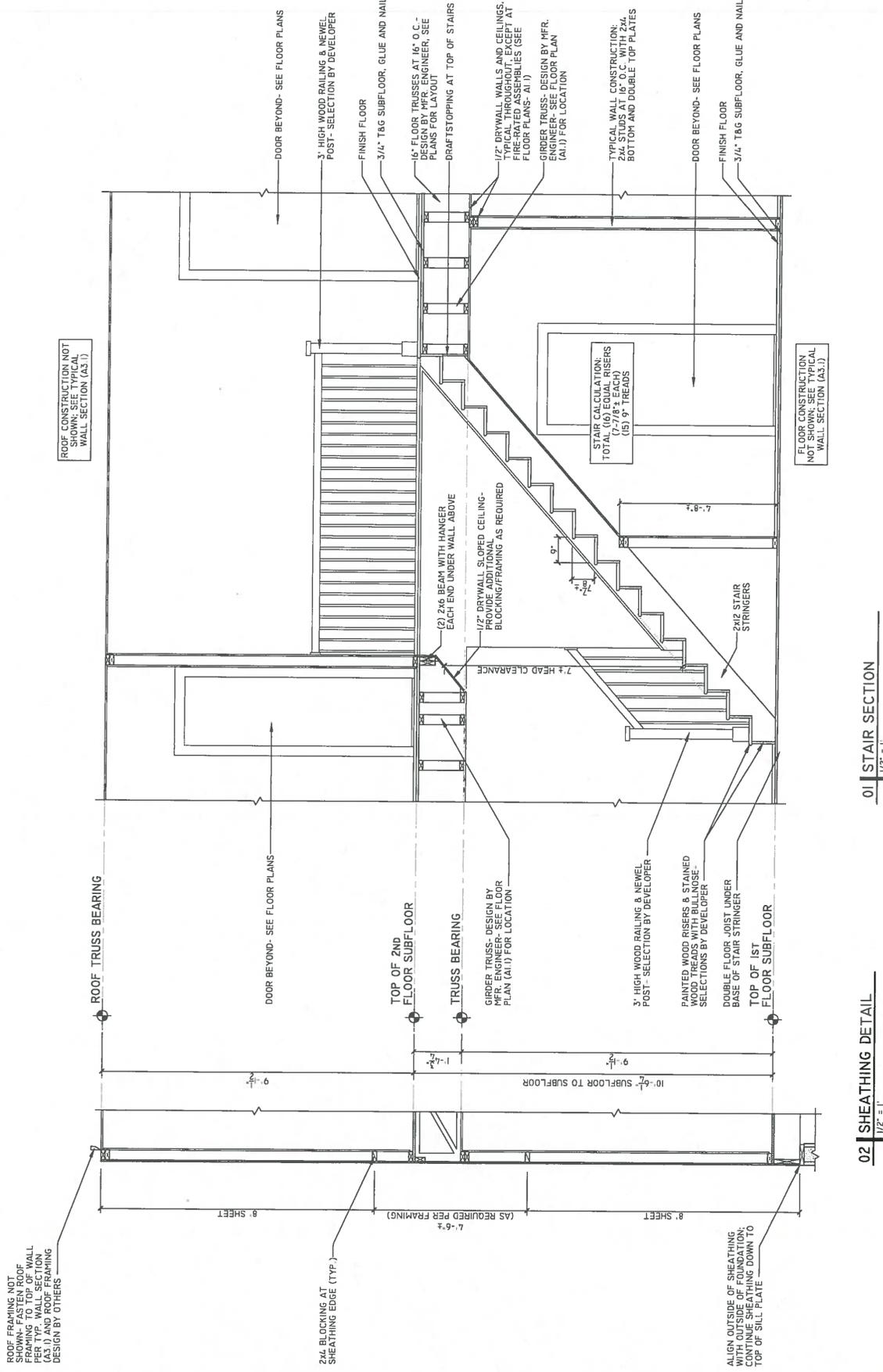


01 FRONT WALL SECTION
1/2" = 1'



02 EAVE DETAIL
1/2" = 1'

NOTE: SEE WALL SECTION THIS SHEET FOR MORE COMPLETE NOTES



ROOF FRAMING NOT SHOWN - FASTEN ROOF FRAMING TO TOP OF WALL PER TYP. WALL SECTION DESIGN BY OTHERS

ROOF CONSTRUCTION NOT SHOWN - SEE TYPICAL WALL SECTION (AS.1)

FLOOR CONSTRUCTION NOT SHOWN - SEE TYPICAL WALL SECTION (AS.1)

STAIR CALCULATION
TOTAL (65) FLOOR RISERS
(7'-7 1/8" EACH)
(15) 9" TREADS

01 | STAIR SECTION
1/2" = 1'

02 | SHEATHING DETAIL
1/2" = 1'

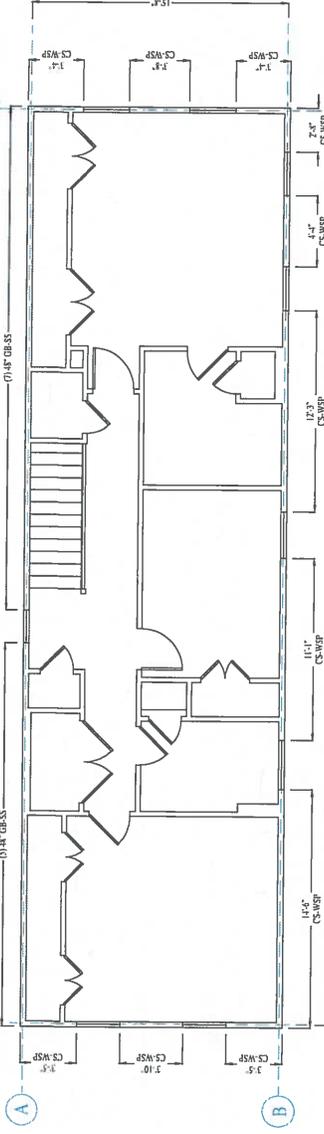
Classic Wall Bracing Worksheet

per 2015 Virginia Residential Code Section R602.10

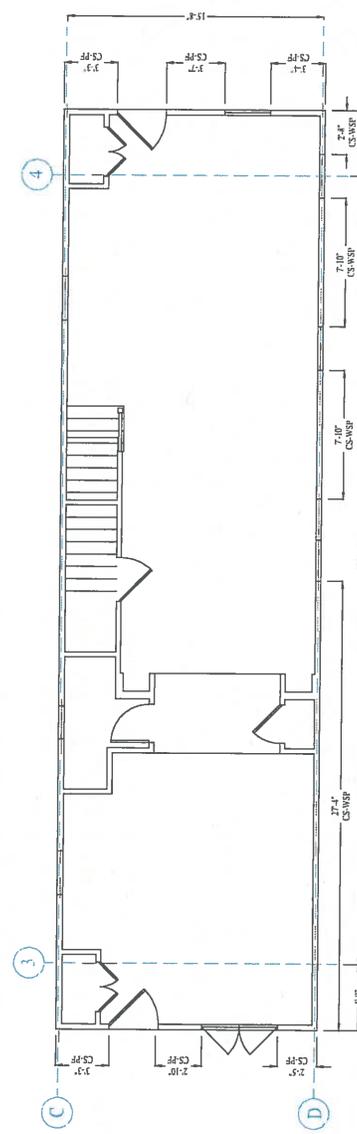
Ultimate Wind Speed (mph)	115	2	3	4	A	B	C	D
BWL Designation	0	1	1	1	0	0	0	1
No. of Floors above BWL	0	1	1	1	0	0	0	1
BWP Method	CS-WSP	CS-WSP	CS-PF	CS-PF	GB	CS-WSP	GB	CS-WSP
Average BWL Spacing (ft)	56	56	48	48	16	16	16	16
Tribular Replacement (ft)	8.40	8.40	13.50	13.50	5.30	2.30	10.30	5.30
Exposure	B	1.00	B	1.00	B	1.00	B	1.00
Open-to-Ridge Ht. (ft)	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Max. Wind Ht. (ft)	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00
No. of BWLs	2	1.00	2	1.00	2	1.00	2	1.00
Orn. Header Panel?	No							
Added Hold-downs?	No							
Joint Bricker?	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00
Fasteners @ r/c 2?	No	1.00	No	1.00	No	1.00	No	1.00
Required BWP Length (ft)	7.92	7.92	12.08	12.08	4.43	2.42	9.20	4.73
Contributing Length (ft)	1	CS-WSP: 3.40	CS-WSP: 3.33	CS-WSP: 4.88	CS-PF: 4.88	CS-WSP: 14.50	GB (H): 4.00	CS-WSP: 27.33
Actual BWP Length (ft)	10.63	10.33	12.76	15.26	24.00	44.80	20.00	45.65
Actual z-Requirement?	Yes							
BWP s 207 Meet?	Yes							
z 2 Panels in BWL?	Yes							
BWP 10' from Ends?	Yes							
Continuous Sheathing	End 1 - End 2							
End Conditions	1	1	1	1	1	1	1	1
BWL Compliance	PASS							

Method	Length								
CS-WSP	3.40	CS-WSP	3.33	CS-WSP	4.88	CS-PF	4.88	CS-WSP	14.50
CS-WSP	3.33	CS-WSP	3.67	CS-PF	4.25	CS-PF	5.38	GB (H)	4.00
CS-WSP	3.40	CS-WSP	3.33	CS-PF	3.63	CS-PF	5.00	CS-WSP	12.25
CS-WSP	4.33	CS-WSP	2.87	CS-WSP	4.33	GB (H)	4.00	CS-WSP	7.83
CS-WSP	2.87								

Actual BWP Length (ft)	10.63	10.33	12.76	15.26	24.00	44.80	20.00	45.65
Actual z-Requirement?	Yes							
BWP s 207 Meet?	Yes							
z 2 Panels in BWL?	Yes							
BWP 10' from Ends?	Yes							
Continuous Sheathing	End 1 - End 2							
End Conditions	1	1	1	1	1	1	1	1
BWL Compliance	PASS							



02 2ND FLOOR LATERAL BRACING PLAN
BY OTHERS



01 1ST FLOOR LATERAL BRACING PLAN
BY OTHERS

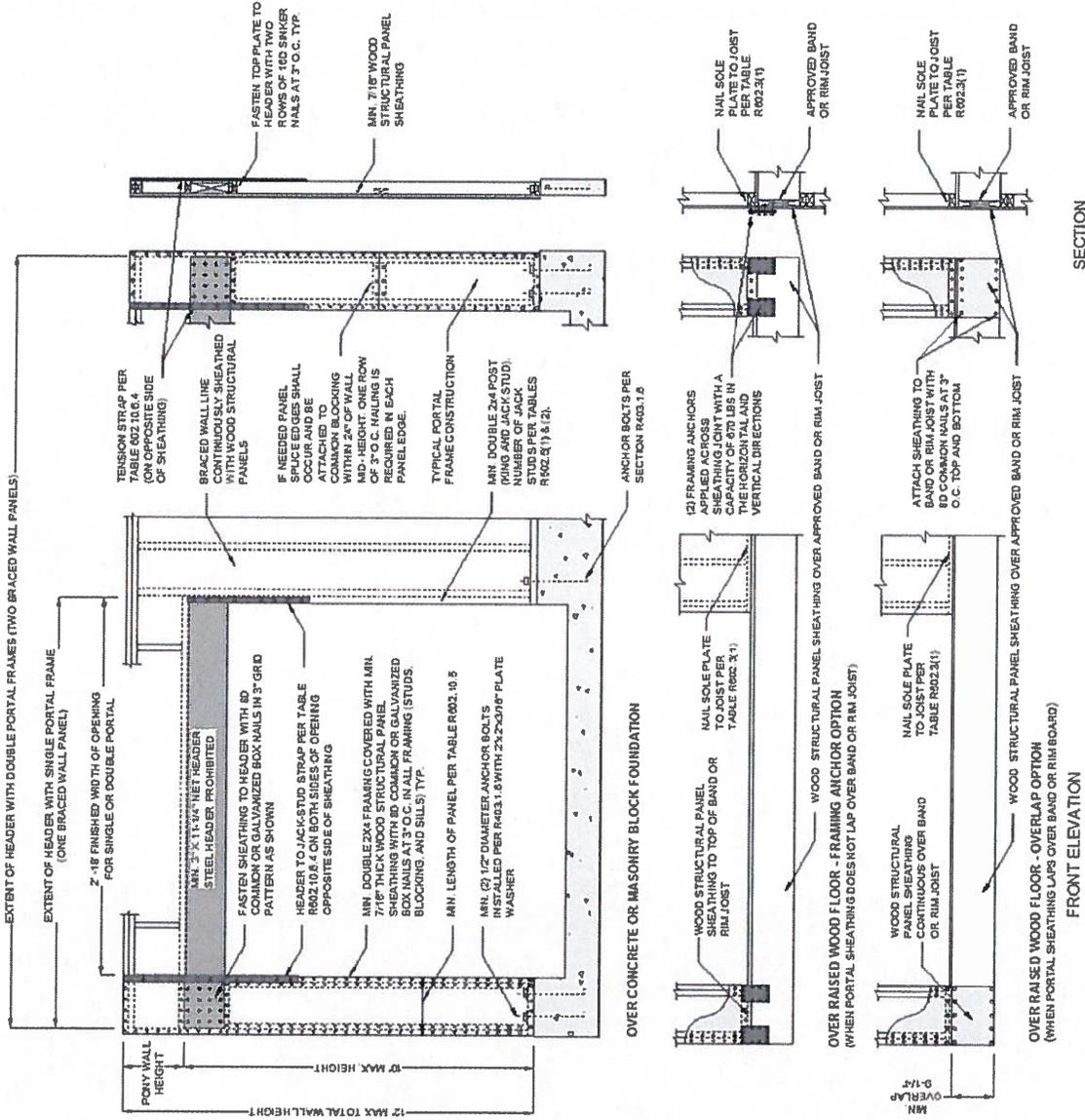


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LATERAL BRACING
 DESIGN BY OTHERS
BW.1



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF-CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

Google Maps 1201 Idlewood Ave

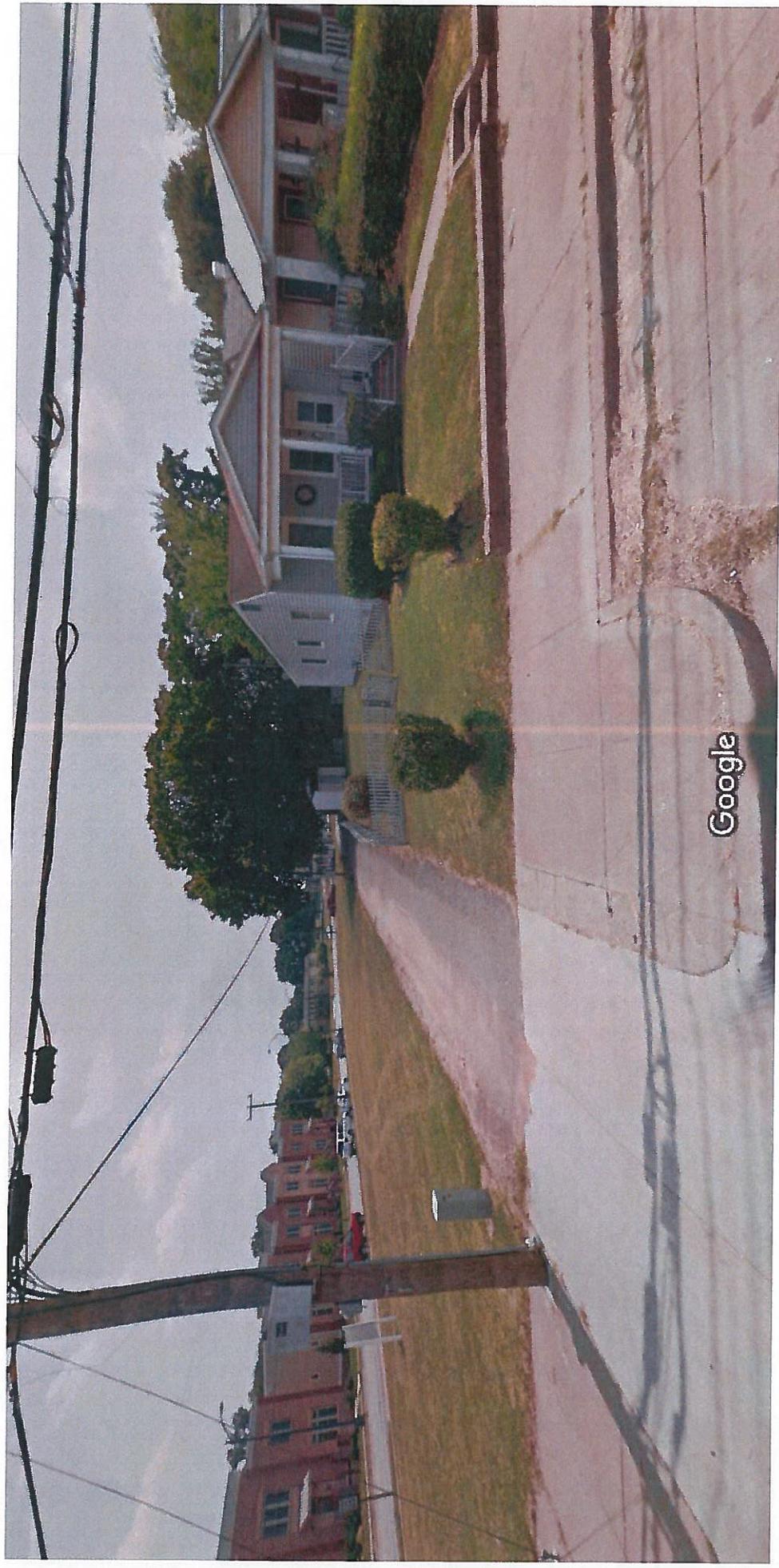


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Richmond, Virginia



Street View