

INTRODUCED: November 13, 2023

AN ORDINANCE No. 2023-344

To authorize the special use of the properties known as 1115 North 30th Street and 1117 North 30th Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

Patron - Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 11 2023 AT 6 P.M.

WHEREAS, the owner of the properties known as 1115 North 30th Street and 1117 North 30th Street, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of two single-family attached dwellings, which use, among other things, is not currently allowed by section 30-412.5, concerning yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 11 2023 REJECTED: _____ STRICKEN: _____

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. Finding. Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1115 North 30th Street and 1117 North 30th Street and identified as Tax Parcel Nos. E000-0627/042 and E000-0627/043, respectively, in the 2023 records of the City Assessor, being more particularly shown on a survey entitled "Plot Plan Showing Proposed Improvements on No. 1115 & 1117 N. 30th Street, in the City of Richmond, Virginia.," prepared by McKnight & Associates, P.C., and dated March 9, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as "the Property," is hereby permitted to be used for the purpose of two single-family attached dwellings, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "1115 & 1117 N. 30th St. Houses," prepared by Chris Wolf Architecture, PLLC, and dated March 17, 2022, hereinafter referred to as "the Plans," copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as "the Owner." The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.

(b) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No pennit implementing this special use pennit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto consequently, if any portion of this ordinance is detennined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

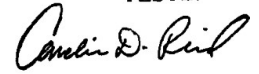
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:


City Clerk's Office

A TRUE COPY:
TESTE:


City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2023-1800

File ID: Admin-2023-1800

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 10/23/2023

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 11/13/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-1800 - Ordinance - Approved as to Form,
Admin-2023-1800 - O&R Transmittal Memo,
Admin-2023-1800 - Application Documents

Enactment Number:

Contact:

Introduction Date:

Drafter: Matthew.Ebinger@richmondgov.com

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/24/2023	Matthew Ebinger	Approve	10/26/2023
1	2	10/24/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	10/24/2023	Kevin Vonck	Approve	10/31/2023
1	4	10/24/2023	Alecia Blackwell - FYI	Notified - FYI	
1	5	10/24/2023	Sharon Ebert - FYI	Notified - FYI	
1	6	10/24/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	10/26/2023	Jeff Gray	Approve	10/27/2023
1	8	10/27/2023	Lincoln Saunders	Approve	10/30/2023
1	9	11/9/2023	Mayor Stoney	Approve	10/31/2023

History of Legislative File



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 23, 2023

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)

(This is no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the properties known as 1115 and 1117 North 30th Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The single-family attached dwellings are a permitted use within the district but feature requirements regarding front and side yard setbacks cannot be met. Therefore, a Special Use Permit is required.

BACKGROUND: The property is located in the Church Hill North neighborhood between R Street and Q Street. 1115 North 30th Street is a 2,505 square foot (0.115 acre) parcel and 1117 North 30th Street is a 2,505 square foot (0.057 acre) parcel. The City's Richmond 300 Master Plan designates a future land use for the subject properties as Neighborhood Mixed-Use, which is defined as, "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses" (Richmond 300, p. 56, 2020).

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for the property is R-6 - Residential (Single Family Attached). Adjacent properties are within the same R-6 District. The area is generally residential properties.

COMMUNITY ENGAGEMENT: The Church Hill Central Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Will be considered by Planning Commission on December 4, 2023 (tentative)

FISCAL IMPACT: \$300 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 13, 2023

CITY COUNCIL PUBLIC HEARING DATE: December 11, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

AFFECTED AGENCIES: Office of Chief Administrative Office Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

Shaianna Trump, Planner Associate - Land Use Administration 804-646-7319



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 1115 & 1117 N 30th Street Date: _____

Tax Map #: E0000627042/3 Fee: \$300

Total area of affected site in acres: 0.115

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6

Existing Use: Single-family detached

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Construction of two (2) new single-family attached dwellings

Existing Use: Single-family detached

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: BZA 1949-164

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: CCR3 HOLDINGS LLC

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 11 S 12TH ST #115

City: RICHMOND State: VA Zip Code: 23223

Telephone: () Fax: ()

Email: _____

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

March 17th, 2023

*Special Use Permit Request
1115/1117 N 30th Street, Richmond, Virginia
Map Reference Number: E000-0627/042-043*

Submitted to:

City of Richmond

Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the properties known as 1115 and 1117 N 30th Street (the "Property"). The SUP would authorize the construction of two single-family attached dwellings. While the single-family attached use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, some of the applicable feature requirements cannot be met. Therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southeast intersection of N 30th and R Street. It is referenced by the City Assessor with tax parcel numbers E000-0627/042-043. Both lots are approximately 24 feet in width and 106 feet in depth, and contain approximately 2,505 square feet of lot area. Both are currently unimproved. Due to the lot pattern in the block, no alley access is provided.



The properties in the vicinity are developed with a range of uses including residential, commercial, and institutional uses. Residential uses include single-family, two-family, and

multi-family dwellings. The dwellings in the area consist of a wide range of forms but are primarily of frame construction with horizontal lap siding.

EXISTING ZONING

The Property and the surrounding properties are zoned R-6 Single-Family Attached Residential, which permits single-family attached dwellings. To the west there are properties zoned R-63 Multi-Family Residential and M-1 Industrial. Additionally, to the south are properties zoned B-2 Community Business. Lastly, to the west beyond N 33rd street are properties zoned R-5 Single-Family Residential.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. The Master Plan describes this land use designation as “existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” Recommended development styles are described as featuring “a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to “Increase the number of mixed-income communities along enhanced transit corridors.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along

enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “

- e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The applicant is proposing to construct two new, single-family attached dwellings, consistent with the development pattern in the area.

PURPOSE OF REQUEST

The Property consists of two lots of record that are comparable with the lot configurations in the vicinity. Due to the unique configuration of properties in the block, with the dwelling to the rear at 3013 R Street fronting onto R Street, the parcel at 1117 is subject to two front yard setback requirements. As a result, despite consistency with the overall development pattern in the vicinity, the R-6 District front yard and side yard setbacks would not be met for the new dwellings. Therefore, a SUP is required. Furthermore, while one off-street parking space waiver is grandfathered, this request contemplates the waiver of the second off-street parking space requirement.

PROJECT DETAILS/DESIGN

When complete, the proposed dwellings would each be two stories in height. They would each include approximately 2,320 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The proposed first-floor plans are modern, open, and efficient and are designed to meet the needs of the market. The second-floor

plans include a primary bedroom with en-suite bathroom and walk-in closet along with two additional bedrooms which share a bathroom.

The new dwellings would be of frame construction and clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width front porch on each dwelling would engage the street and provide usable outdoor living space. The proposed dwellings massing, and architectural styles are designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for two additional dwelling units would be negligible, especially within the context of a walkable neighborhood. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUP will not tend to overcrowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

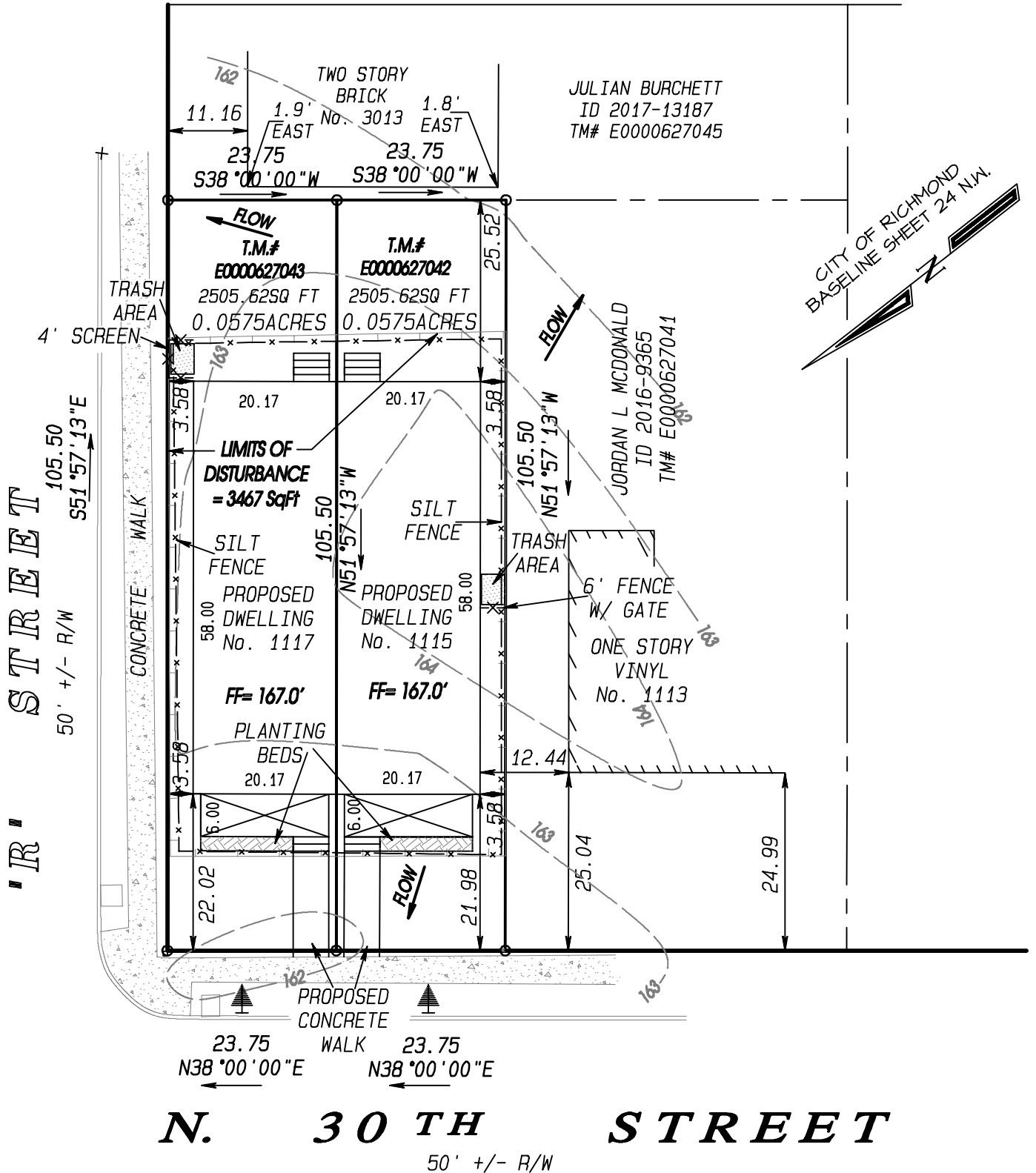
The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

Summary

In summary we are enthusiastically seeking approval for the construction of two new, single-family attached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality home ownership opportunity consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: CCR3 HOLDINGS LLC ID 2021-30716

14.0' ALLEY



PLOT PLAN SHOWING PROPOSED IMPROVEMENTS
 ON No. 115 & 1117 N. 30TH STREET, IN THE
 CITY OF RICHMOND, VIRGINIA.

NOTE:
 ▲ DENOTES
 KOUSA DOGWOOD
 TO BE INSTALLED

SCALE: 1" = 20'



McKNIGHT
 & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

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

JOB NUMBER: 92063315PP



PROJECT CONTACTS:

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

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



TWO NEW 2-STORY ATTACHED SINGLE-FAMILY RESIDENCES
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

1115 & 1117 N. 30TH ST. HOUSES

1115 & 1117 N. 30TH STREET
RICHMOND, VIRGINIA 23223

TWO NEW 2-STORY ATTACHED SINGLE-FAMILY RESIDENCES
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD
1115 & 1117 N. 30TH ST. HOUSES
1115 & 1117 N. 30TH STREET
RICHMOND, VIRGINIA 23223

DRAWING SYMBOLS

MATERIAL PATTERNS SCALED FOR CLARITY

DRAWING NUMBER DESIGNATION

01 | DRAWING TITLE
DRAWING SCALE

DRAWING NUMBER DESIGNATION, TYPICAL
ELEVATION MARK INDICATING ELEVATION VIEW DIRECTION WITH MARK INDICATION LOCATION OF ELEVATION DRAWING

SHEET DRAWING LOCATED ON, TYPICAL

SECTION MARK INDICATING SECTION LOCATION WITH MARK INDICATION LOCATION OF SECTION DRAWING

DETAIL MARK WITH MARK INDICATING LOCATION OF DETAIL DRAWING

ROOM NAME
ROOM NAME & NUMBER, ASSOCIATED WITH ROOM FINISH SCHEDULE

101

101A DOOR NUMBER, ASSOCIATED WITH DOOR SCHEDULE

A WINDOW NUMBER, ASSOCIATED WITH WINDOW SCHEDULE

W WALL NUMBER, ASSOCIATED WITH WALL TYPE IN WALL SCHEDULE

01 NOTE, ASSOCIATED WITH CORRESPONDING SCHEDULE

CL COLUMN CENTER LINE

01 REVISION CLOUD WITH REVISION NUMBER MARK

BRICK (SECTION)

CONCRETE

GRAVEL FILL

EARTH OR COMPACTED FILL

CMU BLOCK

INSULATION-SEE SPECIFICATIONS

RIGID INSULATION-SEE SPECIFICATIONS

WOOD SHEATHING-SEE SPECIFICATIONS

CONTINUOUS 2x WOOD

SOLID WOOD BLOCKING

DRAWING INDEX

NO.	SHEET TITLE
CS	COVER SHEET
A1.0	FOUNDATION PLANS
A1.1	FIRST FLOOR PLANS
A1.2	SECOND FLOOR PLANS
A1.3	ROOF PLANS
A2.1	FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	LEFT SIDE EXTERIOR ELEVATION
A2.3	REAR EXTERIOR ELEVATION
A2.4	RIGHT SIDE EXTERIOR ELEVATION
A3.1	FRONT WALL/PORCH SECTION
A3.2	PARTY WALL SECTION & SIDE WALL SECTIONS
A3.3	PARTY WALL UL ASSEMBLY DETAILS
A4.1	MISCELLANEOUS DETAILS

DRAWING REVISIONS:
INITIAL BUILDING PERMIT SUBMITTAL SET - NO REVISIONS

GENERAL NOTES & SPECIFICATIONS

GENERAL CONTRACTOR NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES BETWEEN DRAWING SET AND FIELD CONDITIONS, 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.

BUILDING ENVELOPE SHALL BE INSULATED PER MINIMUM R-VALUES FOR CLIMATE ZONE 4 (NOT MARINE) IN IRC TABLE N1101.1.2. PER 2015 VUSBC, R-15 WALL INSULATION PERMITTED, & R-38 ROOF INSULATION PERMITTED (R-30 WHERE FULL DEPTH INSULATION CONTINUES OVER EXTERIOR WALL).

SEE FOUNDATION PLAN & ROOF PLAN FOR CRAWLSPACE & ATTIC VENTILATION CALCULATIONS & SPECIFICATIONS.

SEE ADDITIONAL NOTES THROUGHOUT DRAWING SET.

CODE/ORDINANCE ANALYSIS

BUILDING CODE:
PROJECT SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2015 IRC)

BUILDING AREA (EACH HOUSE):
CONDITIONED AREA:
FIRST FLOOR: 1,160 S.F.
SECOND FLOOR: 1,160 S.F.
TOTAL AREA: 2,320 S.F.

COVERED FRONT PORCH AREA: 108 S.F.

RICHMOND CITY ORDINANCE:
LOT ZONED R-6
SEE SITE PLAN BY OTHERS

ALLOWABLE LOT SIZE & COVERAGE:
REQUIRED MIN. LOT AREA: 2,200 S.F. LOT AREA: 2,505 S.F.
PERMITTED HEIGHT: MAX. 35' DESIGNED HEIGHT: 31'-4"
LOT COVERAGE (MAX. 55%): MAX. 1,377 S.F. LOT COVERAGE: 1,160 S.F. (46.3%)

YARDS (SETBACKS):
REQUIRED MIN. FRONT YARD: 15' DESIGNED FRONT YARD: >15' (PER NEIGHBOR)
REQUIRED MIN. SIDE YARDS: 3' DESIGNED SIDE YARDS: 3'-7"± EACH SIDE
REQUIRED MIN. REAR YARD: 5' DESIGNED REAR YARD: >5'

STRUCTURAL

SEISMIC DESIGN CATEGORY: B
DESIGN WIND SPEED: 115 MPH, 3 SECOND GUST
FROST DEPTH: 18"
SNOW LOAD: 20 PSF

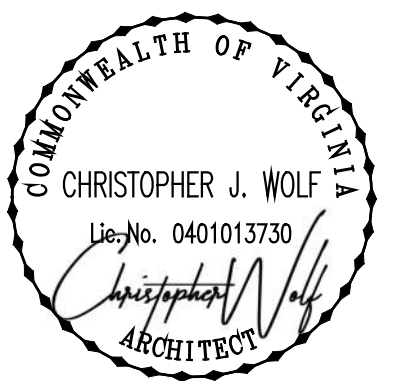
ALL STRUCTURAL ASPECTS OF DESIGN SHALL BE REVIEWED & CERTIFIED BY A PROFESSIONAL ENGINEER (P.E.). SEE PROJECT CERTIFICATION LETTER.

SEE FOUNDATION PLAN OR DESIGN LOAD TABLES.

MAXIMUM ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS SHALL BE PER IRC R301.7.

FOUNDATION- SEE SOIL REPORT BY OTHERS. FOUNDATION DESIGN BASED ON MIN. 2,000 P.S.F. SOIL BEARING CAPACITY. FOOTING DEPTHS ARE CONSIDERED MINIMUM. ALL FOOTINGS SHALL BE PLACED ON FIRM, SUITABLE SOILS PER REPORT.

HOUSE SHALL BE LATERALLY BRACED PER IRC R602.10.



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COVER SHEET
CS



GENERAL FOUNDATION PLAN NOTES:

- SEE SPECIFICATIONS AND GENERAL STRUCTURAL REQUIREMENTS ON COVER SHEET (CS) FOR FURTHER INFORMATION.
- NOTES GENERALLY APPLY TO BOTH HOUSES UNLESS NOTED OTHERWISE.
- EXTERIOR DIMENSIONS TO OUTSIDE OF FOUNDATION OR CENTER OF OBJECT UNLESS NOTED OTHERWISE.
- BOTTOM OF FOOTINGS SHALL BE MIN 18" BELOW FINAL GRADE. SEE SOILS REPORT FOR FURTHER INFORMATION (MAY REQUIRE GREATER DEPTH). SEE WALL SECTION.
- FOOTING SIZES SHALL BE CONSIDERED MINIMUM & BASED ON 2,000 P.S.F. SOIL BEARING CAPACITY. NOTIFY ARCHITECT IF FIELD CONDITIONS OR SOIL REPORT CONTRADICT DRAWINGS.
- ALL STRUCTURAL WOOD FRAMING SHALL BE #2 SOUTHERN YELLOW PINE OR BETTER.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- SEE GENERAL PLAN NOTES (A1.1) FOR FURTHER FRAMING NOTES.
- SEE WALL SECTION FOR FURTHER INFORMATION.
- SEE COVER SHEET FOR ADDITIONAL STRUCTURAL & FOUNDATION SPECIFICATIONS.
- PROVIDE SEALED 12MIL VAPOR BARRIER OVER ENTIRE CRAWLSPACE FLOOR & MIN. 8" UP WALLS (& ABOVE EXTERIOR GRADE HEIGHT), OVERLAP MIN. 6" & TAPE ALL SEAMS, IN NEW & EXISTING HOUSE CRAWLSPACE.

CRAWLSPACE VENTILATION REQUIREMENTS:

PROVIDE CRAWLSPACE VENTILATION PER IRC R408.1 AND R408.2
 PROVIDE 12MIL SEALED VAPOR BARRIER OVER ENTIRE CRAWLSPACE FLOOR

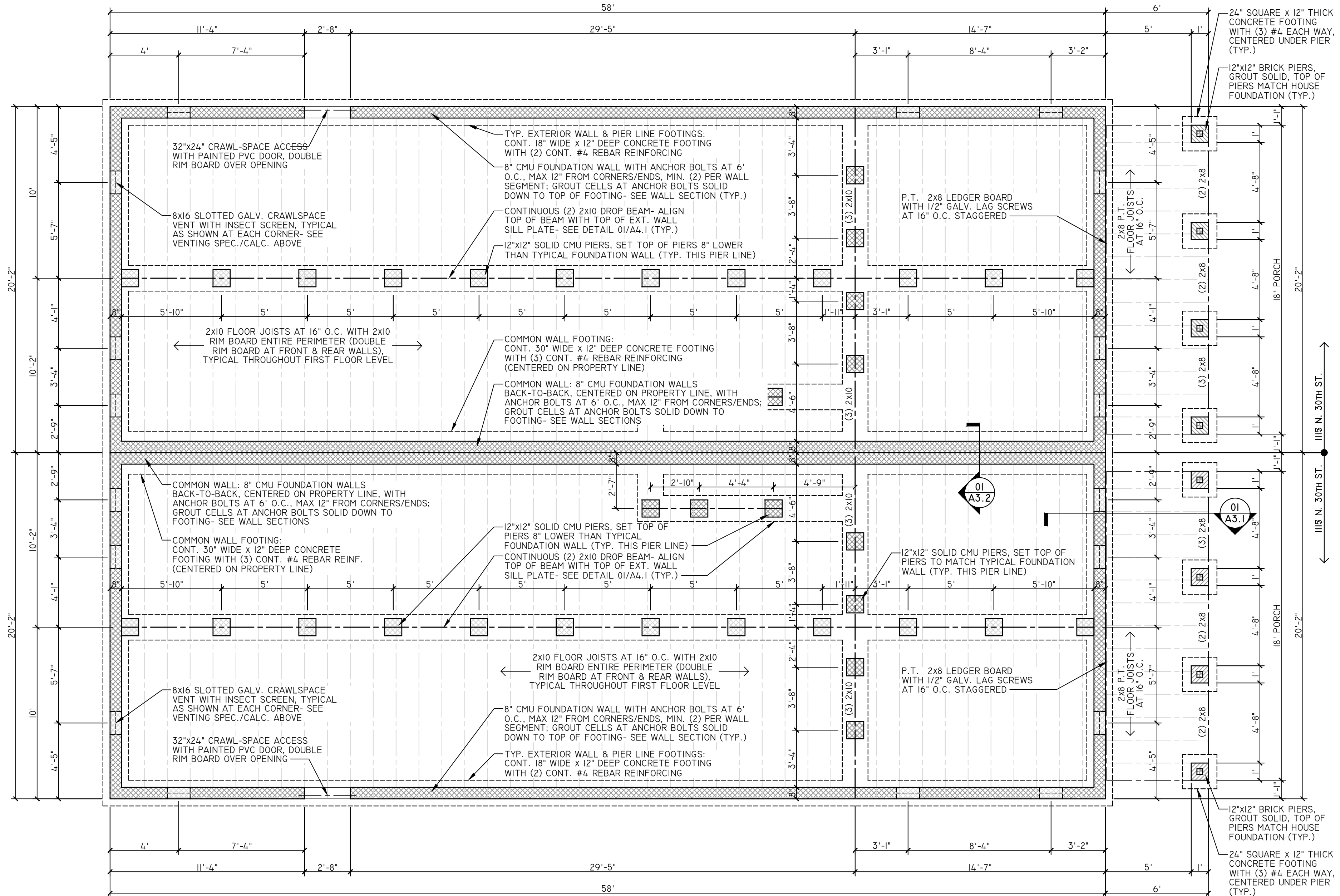
EACH HOUSE:

CRAWLSPACE AREA = 1,160 S.F.
 VENTILATE AT 1/1500 = 0.773 S.F. = 112 S.I. NET FREE AREA
 TYPICAL SLOTTED VENT 36 S.I. NET FREE AREA- MIN. (4) VENTS REQUIRED, EXCEPT PROVIDE MIN. ONE VENT WITHIN 3' OF ALL CORNERS-
 SEE FOUNDATION PLAN FOR LOCATIONS

UNIFORMLY DISTRIBUTED LIVE LOADS (P.S.F.)

USE	LOAD
UNINHABITED ATTICS WITHOUT STORAGE	10
UNINHABITED ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS	30
EXTERIOR BALCONIES, DECKS, & ROOF DECKS	40
GUARDS & HANDRAILS	200
GUARD IN-FILL COMPONENTS	50
UN-ELEVATED PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

- SEE ADDITIONAL INFORMATION IN IRC R301.5.
- ALL FLOOR TRUSSES SHALL BE DESIGNED WITH MIN. 40 PSF LIVE LOAD, 15 P.S.F. DEAD LOAD ON TOP CORDS, 5 P.S.F. DEAD LOAD ON BOTTOM CORD.



01 FOUNDATION PLAN

1/4" = 1'

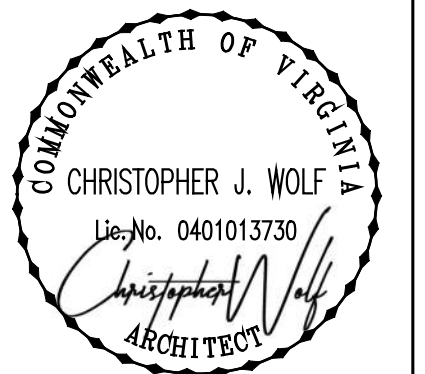


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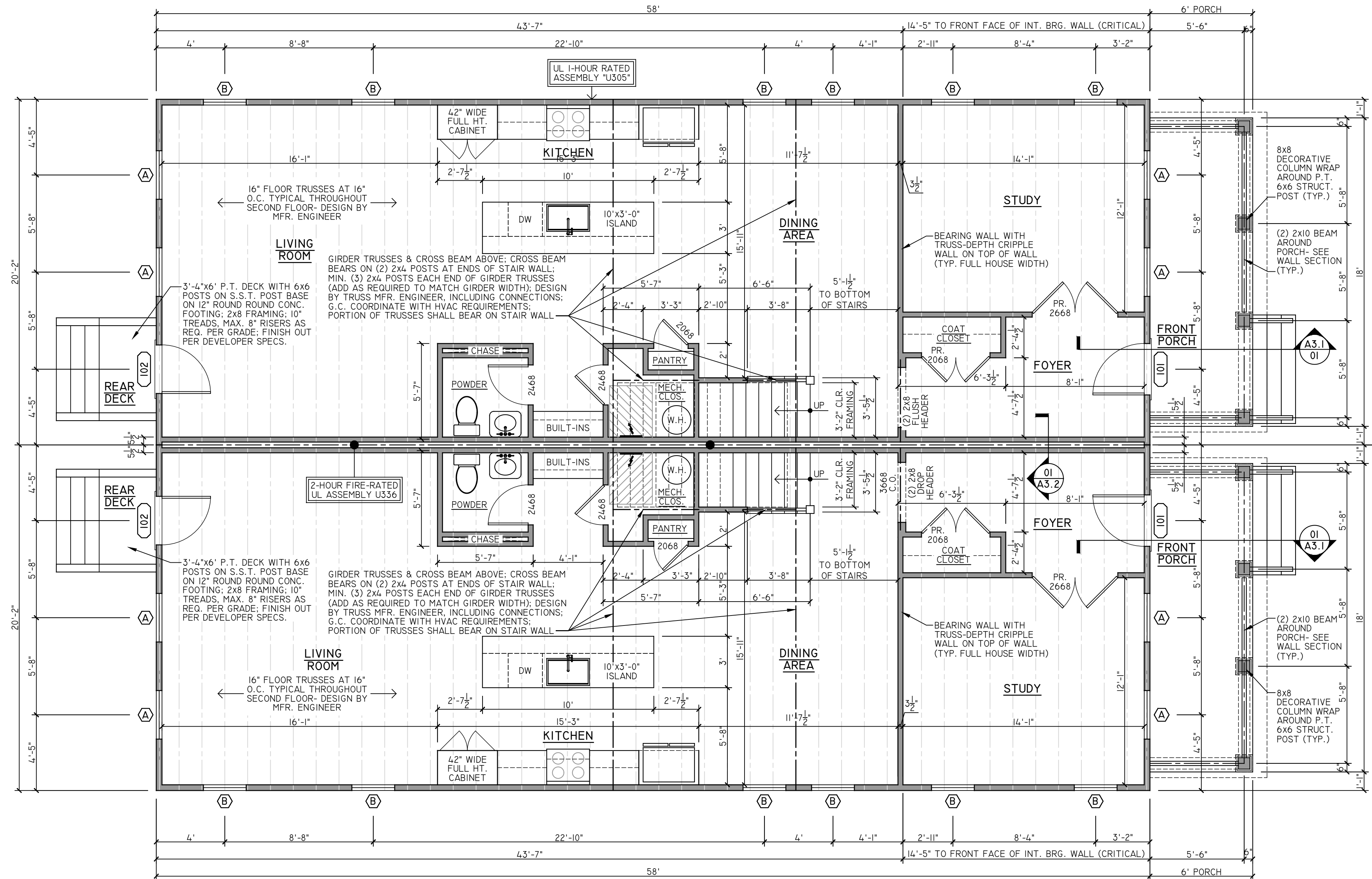
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FOUNDATION PLAN
A1.0



GENERAL FLOOR PLAN NOTES:

1. SEE SPECIFICATIONS AND GENERAL STRUCTURAL REQUIREMENTS ON COVER SHEET (CS) FOR FURTHER INFORMATION.
2. EXTERIOR DIMENSIONS TO OUTSIDE OF FOUNDATION/SHEATHING OR CENTER UNLESS NOTED OTHERWISE.
3. INTERIOR DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
4. EXTERIOR STUD WALLS DRAWN/DIMENSIONED AS 4" (STUD+SHEATHING). INTERIOR WALLS DRAWN/DIMENSIONED AS 3-1/2" THICK (STUD ONLY).
5. ALL WALLS SHALL BE 2x4 STUDS AT 16" O.C. WITH (1) 2x4 BOTTOM PLATE & (2) 2x4 TOP PLATES UNLESS NOTED OTHERWISE.
6. PROVIDE BLOCKING FOR PLUMBING FIXTURES, CABINETS, MECHANICAL SYSTEMS, ETC. AS REQUIRED. G.C. COORDINATE.
7. INTERIOR DOOR LOCATIONS GENERALLY CENTERED, DOORS LOCATED AGAINST ADJACENT WALL NOT DIMENSIONED G.C. COORDINATE WITH SELECTED CASING.
8. ALL WINDOWS & DOORS IN BEARING WALLS (ALL EXT. WALLS) SHALL HAVE MIN. (2) JACK STUDS & (2) 2x8 HEADER FIRST FLOOR WINDOWS & (2) 2x6 HEADER SECOND & THIRD FLOOR HEADERS UNLESS NOTED OTHERWISE ON FLOOR PLANS.
9. CONTINUE FRAMING LOADS (POSTS/COLUMNS) DOWN TO FOUNDATION. INCLUDE BLOCKING THROUGH FLOOR SYSTEMS. ENGINEERED LUMBER POSTS CONTINUOUS TO FOUNDATION (NO BREAKS AT FLOOR SYSTEMS).
10. TRUSS MANUFACTURER PROFESSIONAL ENGINEER TO DESIGN ALL TRUSSES, GIRDER TRUSSES, CROSS-BEAMS, & ALL RELATED CONNECTIONS.
11. ALL STRUCTURAL FRAMING INCLUDING BEARING WALLS SHALL BE MIN. SOUTHERN YELLOW PINE NUMBER 2 GRADE OR BETTER/STRONGER.
12. SEE SHEET AI.2 FOR EXTERIOR DOOR & WINDOW SCHEDULE
13. FIRE RATED EXTERIOR WALLS SHALL BE 1-HR RATED FROM FIRE EXPOSURE TO EITHER SIDE. CONSTRUCT PER UL ASSEMBLY. EXTERIOR SHEATHING SHALL BE 5/8" DENSGLASS GOLD OR SIMILAR.



01 FIRST FLOOR PLAN
1/4" = 1'

STAIR CALCULATION:
TOTAL (16) EQUAL RISERS
(7-7/8" ± EACH)
(15) 9" TREADS



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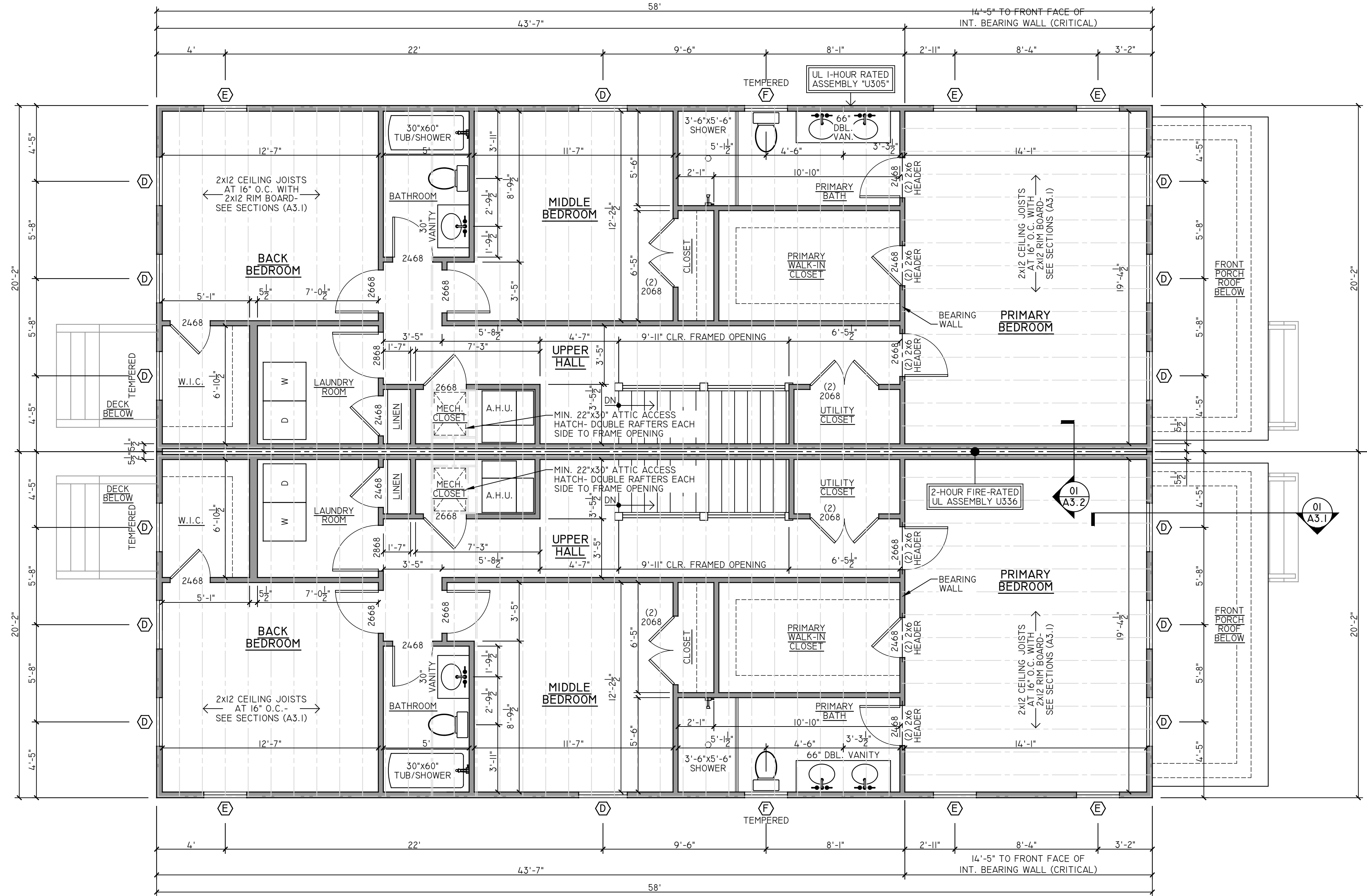
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FIRST FLOOR PLAN
AI.1



DOOR/WINDOW SCHEDULE (PER UNIT)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
	3019			
101	01	3'x6'8" + 16" TRANSOM (8')	PARTIAL GLASS	
102	01	2'10"x6'8"	FULL GLASS	
A	04	2'10"x6'2"	DOUBLE HUNG	
B	06 *	2'6"x6'2"	DOUBLE HUNG	(1) UNITS SAFETY GLAZING
C	-	-	-	NOT USED
D	07 *	2'10"x5'8"	DOUBLE HUNG	(1) UNITS SAFETY GLAZING, EGRESS COMPATIBLE
E	05	2'6"x2'6"	FIXED	(2) UNITS IN DORMER
F	01 *	2'6"x4'	DOUBLE HUNG	(1) UNITS SAFETY GLAZING

- WINDOW NOTES:
- G.C. SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS OR FRAMING.
 - SEE CONSTRUCTION NOTES FOR ADDITIONAL SPECIFICATIONS.
 - ALL WINDOW SIZES NOMINAL. G.C. VERIFY ACTUAL SIZES & FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
 - HEAD HEIGHTS NOMINAL. G.C. COORDINATE ACTUAL HEADER HEIGHT WITH WINDOW ROUGH OPENING & INSTALLATION REQUIREMENTS.
 - ALL WINDOWS & DOORS SHALL BE INSTALLED PER TYVEK INSTALLATION INSTRUCTIONS.
 - FLASH TOPS OF ALL WINDOWS & ENTRY DOORS.
 - 2ND FLOOR WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, & MIN. 5.7 S.F. NET CLEAR OPENING. G.C. VERIFY WITH MANUFACTURER & NOTIFY ARCHITECTS OF DISCREPANCIES PRIOR TO ORDERING OR FRAMING.
 - BOTTOM OF SECOND & THIRD FLOOR WINDOWS SHALL BE GREATER THAN 18" ABOVE FINISH FLOOR.
 - SEE ELEVATIONS FOR WINDOW FENESTRATION/MULLIONS.
 - ALL DOOR & DOOR TRANSOM/SIDE LITE GLAZING SHALL BE SAFETY GLAZING (TEMPERED).
 - DOOR & WINDOW GLAZING SHALL HAVE A MAX. U-FACTOR OF 0.35.
 - DOOR & WINDOW GLAZING SHALL HAVE A MAX. SOLAR HEAT GAIN COEFFICIENT (SHGC).

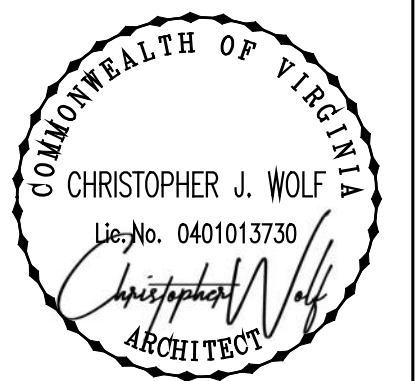


01 SECOND FLOOR PLAN
1/4" = 1'



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SECOND FLOOR PLAN
AI.2



GENERAL ROOF PLAN NOTES:

1. SEE THIS SHEET FOR ATTIC VENTING REQUIREMENTS.
2. PLACE ROOF PENETRATIONS (EXHAUSTS, VENT STACKS, ETC.) IN LEAST VISIBLE AREAS PRACTICAL.
3. SEE A1.1 FOR ADDITIONAL GENERAL NOTES & FRAMING NOTES.
4. RAKES SHALL BE 2x6 LADDER FRAMING WITH 1x8 RAKE TRIM; RAKE FRIEZE TO MATCH FRONT FRIEZE PER WALL SECTION 01/A3.1.

ATTIC VENTILATION REQUIREMENTS:

PROVIDE ATTIC VENTILATION PER IRC R806.1 AND R806.2

EACH HOUSE:

ATTIC AREA = 1,160 S.F.

VENTILATE AT 1/300 (40-50% VENTING THRU RIDGE) = 3.87 S.F. = 557 S.I. NET FREE AREA (N.F.A.) REQ.

LOW-SIDE ATTIC VENTILATION (600 S.I. N.F.A. TOTAL):

- HARDIE SOFFIT VENTS: 40' (20' FRONT & REAR) AT 5 S.I./FOOT = 200 S.I. N.F.A.

- "VENTSURE" "INFLOW" VENT - 40' AT 10 S.I. N.F.A./LINEAR FOOT = 400 S.I. N.F.A.

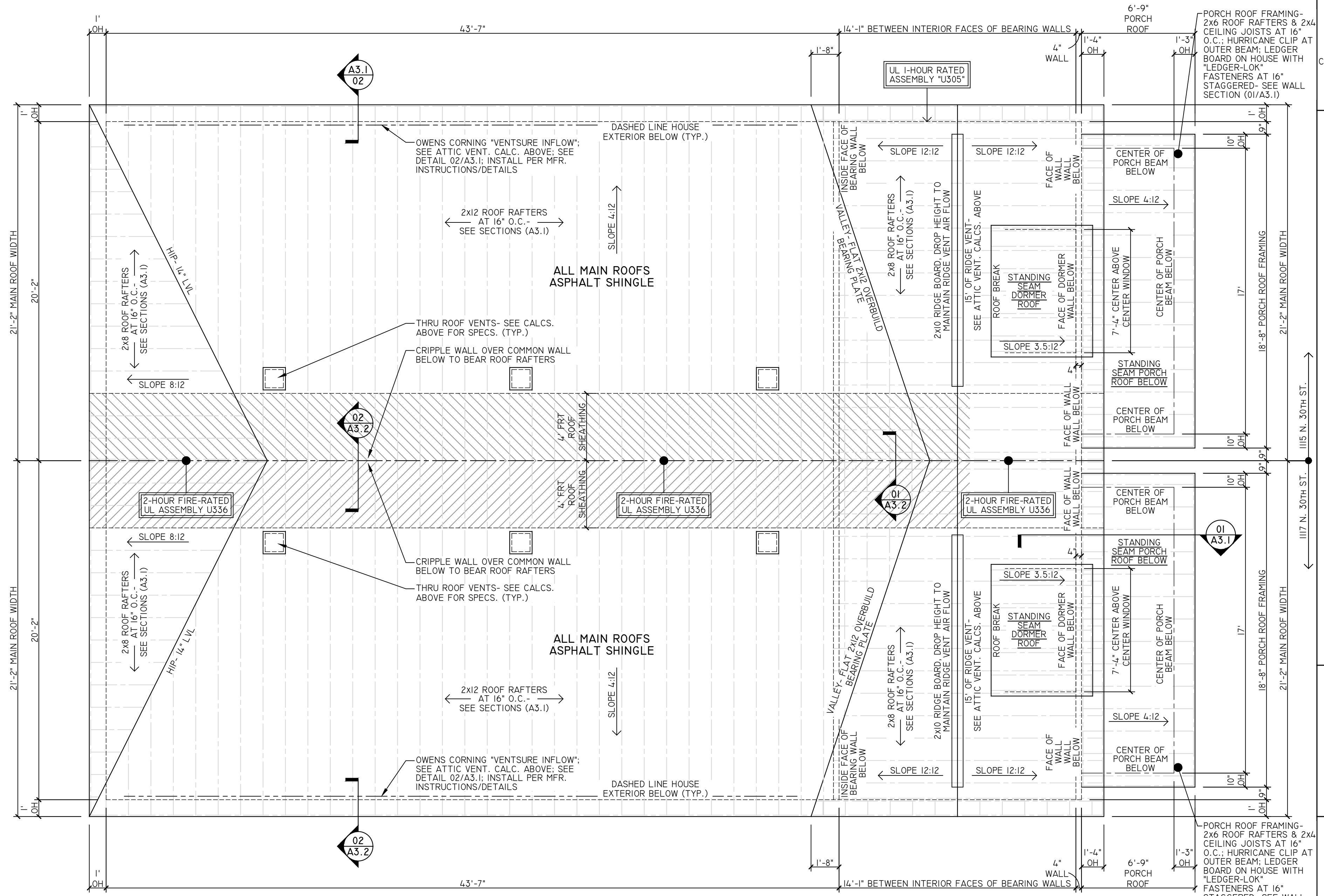
HIGH-SIDE ATTIC VENTILATION (520 S.I. N.F.A. TOTAL):

- RIDGE VENTS: 15' AT 18 S.I./FOOT = 270 S.I. N.F.A.

- PROVIDE 250 S.I. N.F.A. THROUGH MULTIPLE NON-POWERED THRU-ROOF VENTS, EQUALLY DISPERSED- SEE ROOF PLAN

TOTAL ATTIC VENTILATION: 1,120 S.I. (46.4% THROUGH RIDGE)

G.C. TO VERIFY ACTUAL NET FREE AREA OF PRODUCTS SELECTED & NOTIFY ARCHITECT OF DISCREPANCIES WITH CALCULATIONS ABOVE.



PROJECT CONTACTS:

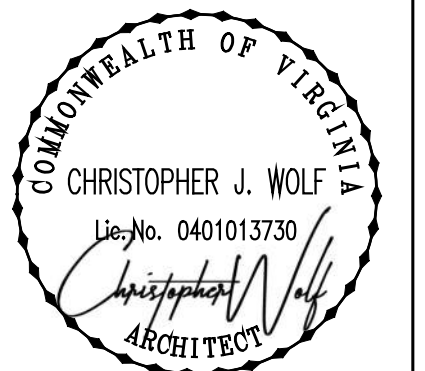
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ROOF PLANS

A1.3

01 | ROOF PLAN

1/4" = 1'



EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PIERS	T.B.D.
02	PAVED FOUNDATION	DARK GRAY/BLACK
03	HARDIE 7" EXPOSURE LAP SIDING	ARCTIC WHITE
04	COMPOSITE/HARDIE TRIM	ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	ARCTIC WHITE
06	DOORS	PER SCHEDULE (A1.1)
07	WINDOWS	PER SCHEDULE (A1.1)
08	FRONT PORCH & DORMER ROOFS - 16" WIDE STANDING SEAM	PETERSEN AGED BRONZE
09	MAIN ROOF - 3-TAB ASPHALT SHINGLES	FACTORY WHITE
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
11	FRONT PORCH: COMPOSITE WRAP, COMPOSITE DECKING	WHITE WRAP WITH PEWTER GRAY DECKING
12	FRONT PORCH RAILING: HORIZONTAL STEEL	PAINTED BLACK
13	FRONT PORCH COLUMNS: 8" BOX WITH RECESS	PAINTED WHITE
14	REAR DECK: P.T. WOOD FRAMING, DECKING, RAILING	NATURAL TREATED WOOD
15	REAR DECK ROOF- METAL WRAPPED WITH EPDM ROOFING	PETERSEN AGED BRONZE
16	WALL-MOUNTED LANTERNS	BLACK

- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.



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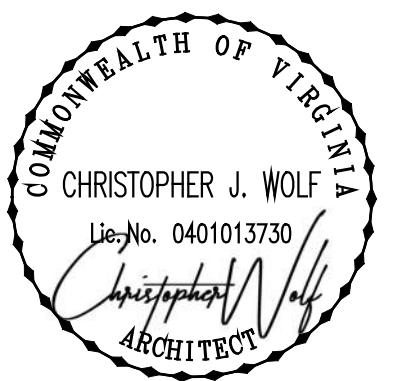


01 | FRONT ELEVATION
1/4" = 1'

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FRONT & REAR
EXTERIOR ELEVATIONS

A2.1



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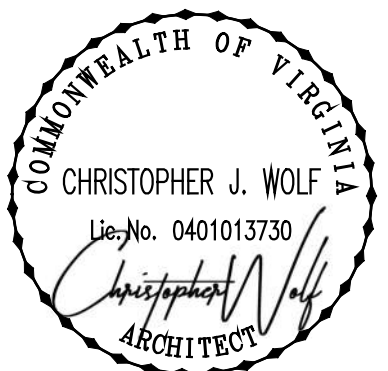
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01 | LEFT SIDE ELEVATION
1/4" = 1'



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LEFT SIDE
EXTERIOR ELEVATION

A2.2



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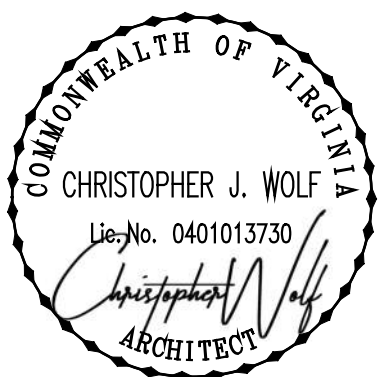
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01 | REAR ELEVATION
1/4" = 1'



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REAR EXTERIOR
ELEVATION

A2.3



PROJECT CONTACTS:

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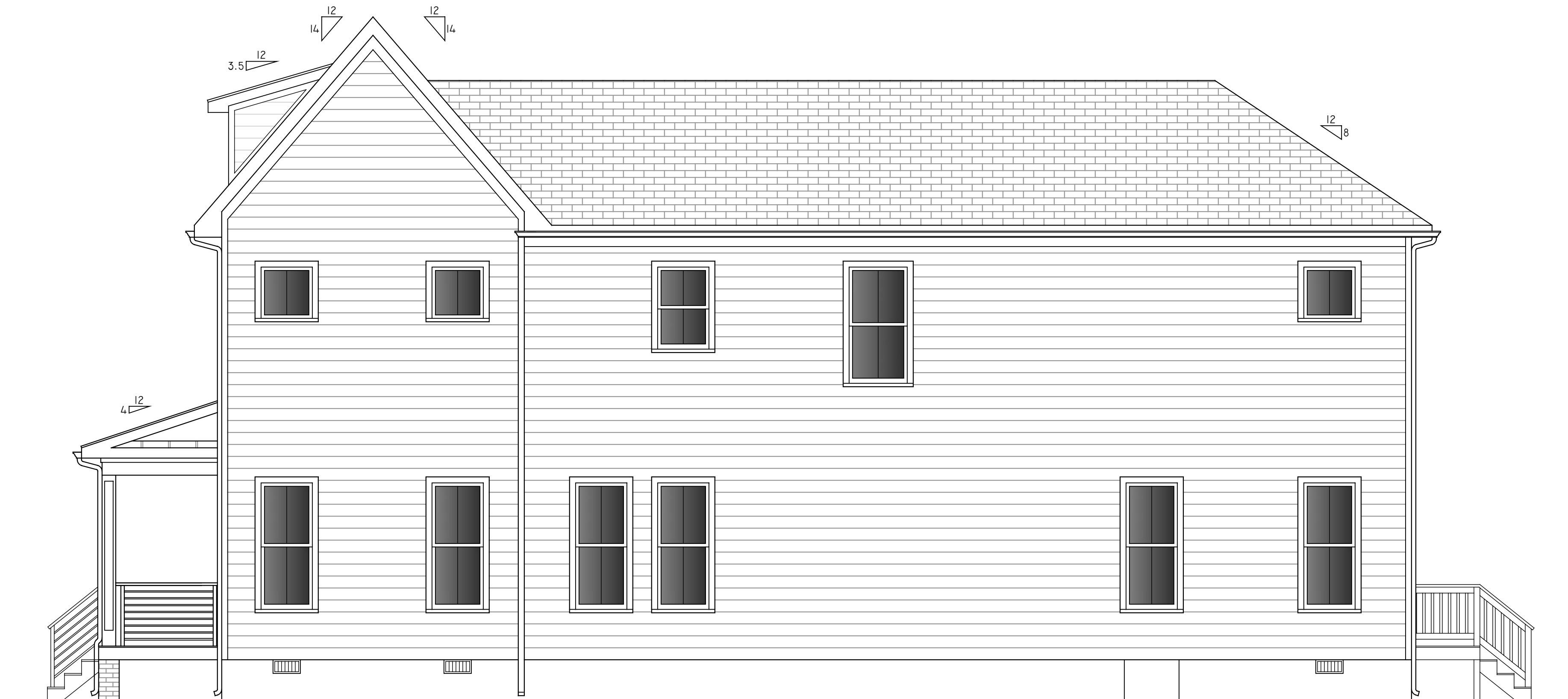


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RIGHT SIDE
EXTERIOR ELEVATION

A2.4



01 | RIGHT SIDE ELEVATION
1/4" = 1'



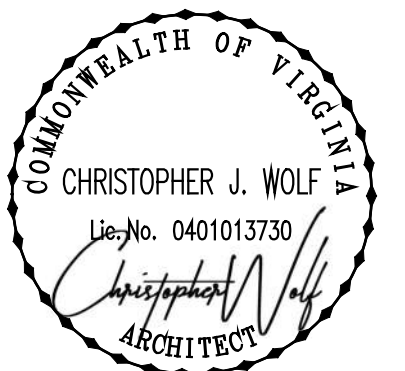
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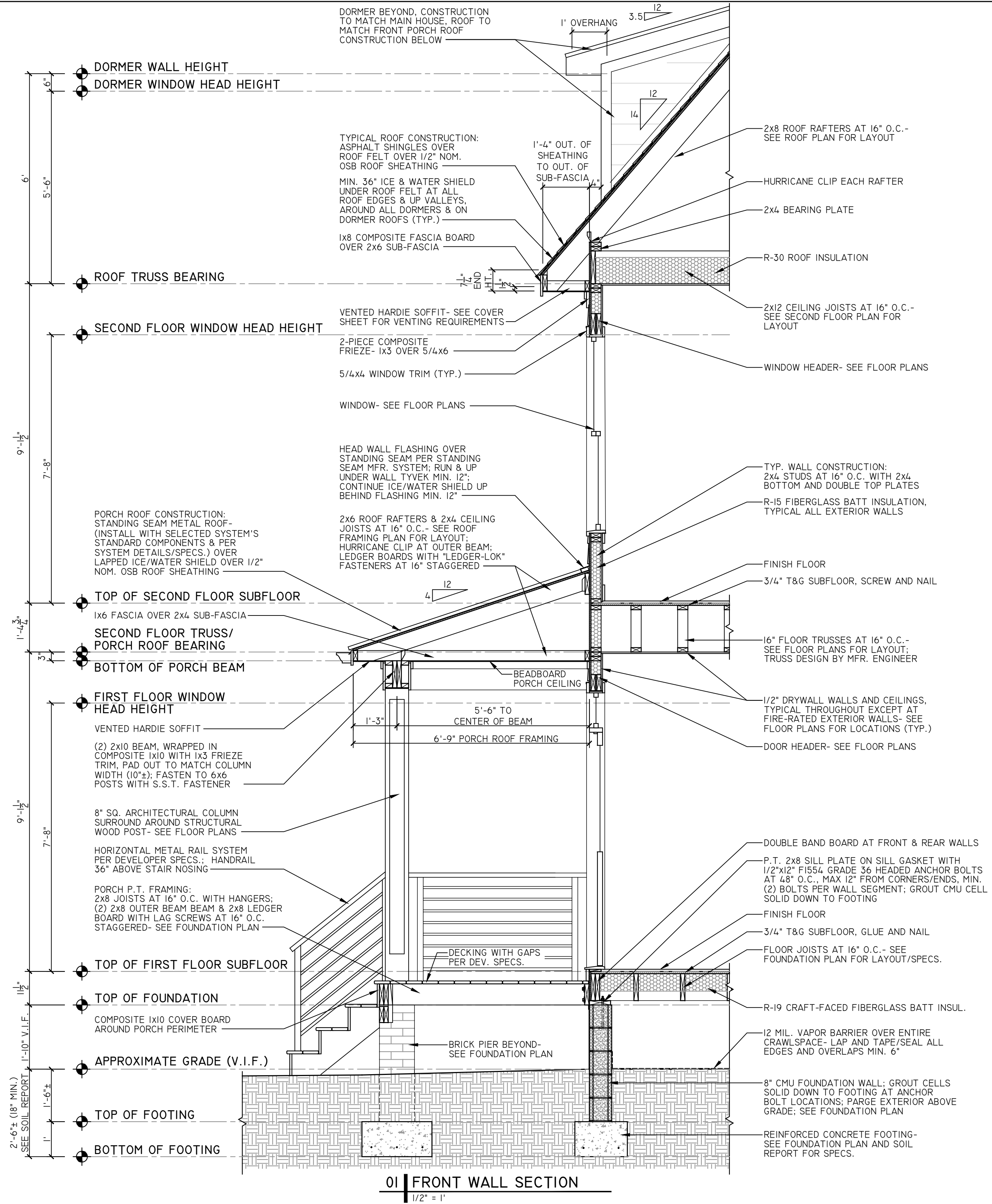


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FRONT WALL SECTION

A3.1



DORMER WALL HEIGHT

DORMER WINDOW HEAD HEIGHT

6'-0"

5'-6"

ROOF TRUSS BEARING

SECOND FLOOR WINDOW HEAD HEIGHT

9'-1 1/2"

7'-8"

TOP OF SECOND FLOOR SUBFLOOR

1'-4 3/4"

SECOND FLOOR TRUSS/PORCH ROOF BEARING

BOTTOM OF PORCH BEAM

FIRST FLOOR WINDOW HEAD HEIGHT

9'-1 1/2"

7'-8"

TOP OF FIRST FLOOR SUBFLOOR

1 1/2"

TOP OF FOUNDATION

1'-10" V.I.F.

APPROXIMATE GRADE (V.I.F.)

2'-6"± (18" MIN.)
SEE SOIL REPORT

1'-6"±

TOP OF FOOTING

1'

BOTTOM OF FOOTING

DORMER BEYOND. CONSTRUCTION TO MATCH MAIN HOUSE. ROOF TO MATCH FRONT PORCH ROOF CONSTRUCTION BELOW

1' OVERHANG

3.5/12

12/14

2x8 ROOF RAFTERS AT 16" O.C. - SEE ROOF PLAN FOR LAYOUT

HURRICANE CLIP EACH RAFTER

2x4 BEARING PLATE

R-30 ROOF INSULATION

2x12 CEILING JOISTS AT 16" O.C. - SEE SECOND FLOOR PLAN FOR LAYOUT

TYPICAL ROOF CONSTRUCTION: ASPHALT SHINGLES OVER ROOF FELT OVER 1/2" NOM. OSB ROOF SHEATHING

MIN. 36" ICE & WATER SHIELD UNDER ROOF FELT AT ALL ROOF EDGES & UP VALLEYS, AROUND ALL DORMERS & ON DORMER ROOFS (TYP.)

1x8 COMPOSITE FASCIA BOARD OVER 2x6 SUB-FASCIA

1'-4" OUT. OF SHEATHING TO OUT. OF SUB-FASCIA

7/8" END

VENTED HARDIE SOFFIT- SEE COVER SHEET FOR VENTING REQUIREMENTS

2-PIECE COMPOSITE FRIEZE- 1x3 OVER 5/4x6

5/4x4 WINDOW TRIM (TYP.)

WINDOW- SEE FLOOR PLANS

WINDOW HEADER- SEE FLOOR PLANS

HEAD WALL FLASHING OVER STANDING SEAM PER STANDING SEAM MFR. SYSTEM; RUN & UP UNDER WALL TYVEK MIN. 12"; CONTINUE ICE/WATER SHIELD UP BEHIND FLASHING MIN. 12"

2x6 ROOF RAFTERS & 2x4 CEILING JOISTS AT 16" O.C. - SEE ROOF FRAMING PLAN FOR LAYOUT; HURRICANE CLIP AT OUTER BEAM; LEDGER BOARDS WITH "LEDGER-LOK" FASTENERS AT 16" STAGGERED

TYP. WALL CONSTRUCTION: 2x4 STUDS AT 16" O.C. WITH 2x4 BOTTOM AND DOUBLE TOP PLATES

R-15 FIBERGLASS BATT INSULATION, TYPICAL ALL EXTERIOR WALLS

FINISH FLOOR

3/4" T&G SUBFLOOR, SCREW AND NAIL

16" FLOOR TRUSSES AT 16" O.C. - SEE FLOOR PLANS FOR LAYOUT; TRUSS DESIGN BY MFR. ENGINEER

1/2" DRYWALL WALLS AND CEILINGS, TYPICAL THROUGHOUT EXCEPT AT FIRE-RATED EXTERIOR WALLS- SEE FLOOR PLANS FOR LOCATIONS (TYP.)

DOOR HEADER- SEE FLOOR PLANS

DOUBLE BAND BOARD AT FRONT & REAR WALLS

P.T. 2x8 SILL PLATE ON SILL GASKET WITH 1/2"x12" F1554, GRADE 36 HEADED ANCHOR BOLTS AT 48" O.C., MAX 12" FROM CORNERS/ENDS, MIN. (2) BOLTS PER WALL SEGMENT; GROUT CMU CELL SOLID DOWN TO FOOTING

FINISH FLOOR

3/4" T&G SUBFLOOR, GLUE AND NAIL

FLOOR JOISTS AT 16" O.C. - SEE FOUNDATION PLAN FOR LAYOUT/SPECS.

R-19 CRAFT-FACED FIBERGLASS BATT INSUL.

12 MIL. VAPOR BARRIER OVER ENTIRE CRAWLSPACE- LAP AND TAPE/SEAL ALL EDGES AND OVERLAPS MIN. 6"

8" CMU FOUNDATION WALL; GROUT CELLS SOLID DOWN TO FOOTING AT ANCHOR BOLT LOCATIONS; PARGE EXTERIOR ABOVE GRADE; SEE FOUNDATION PLAN

REINFORCED CONCRETE FOOTING- SEE FOUNDATION PLAN AND SOIL REPORT FOR SPECS.

PORCH ROOF CONSTRUCTION: STANDING SEAM METAL ROOF- (INSTALL WITH SELECTED SYSTEM'S STANDARD COMPONENTS & PER SYSTEM DETAILS/SPECS.) OVER LAPPED ICE/WATER SHIELD OVER 1/2" NOM. OSB ROOF SHEATHING

2x6 ROOF RAFTERS & 2x4 CEILING JOISTS AT 16" O.C. - SEE ROOF FRAMING PLAN FOR LAYOUT; HURRICANE CLIP AT OUTER BEAM; LEDGER BOARDS WITH "LEDGER-LOK" FASTENERS AT 16" STAGGERED

BEADBOARD PORCH CEILING

5'-6" TO CENTER OF BEAM

6'-9" PORCH ROOF FRAMING

1'-3"

VENTED HARDIE SOFFIT

(2) 2x10 BEAM, WRAPPED IN COMPOSITE 1x10 WITH 1x3 FRIEZE TRIM, PAD OUT TO MATCH COLUMN WIDTH (10"±); FASTEN TO 6x6 POSTS WITH S.S.T. FASTENER

8" SQ. ARCHITECTURAL COLUMN SURROUND AROUND STRUCTURAL WOOD POST- SEE FLOOR PLANS

HORIZONTAL METAL RAIL SYSTEM PER DEVELOPER SPECS.; HANDRAIL 36" ABOVE STAIR NOSING

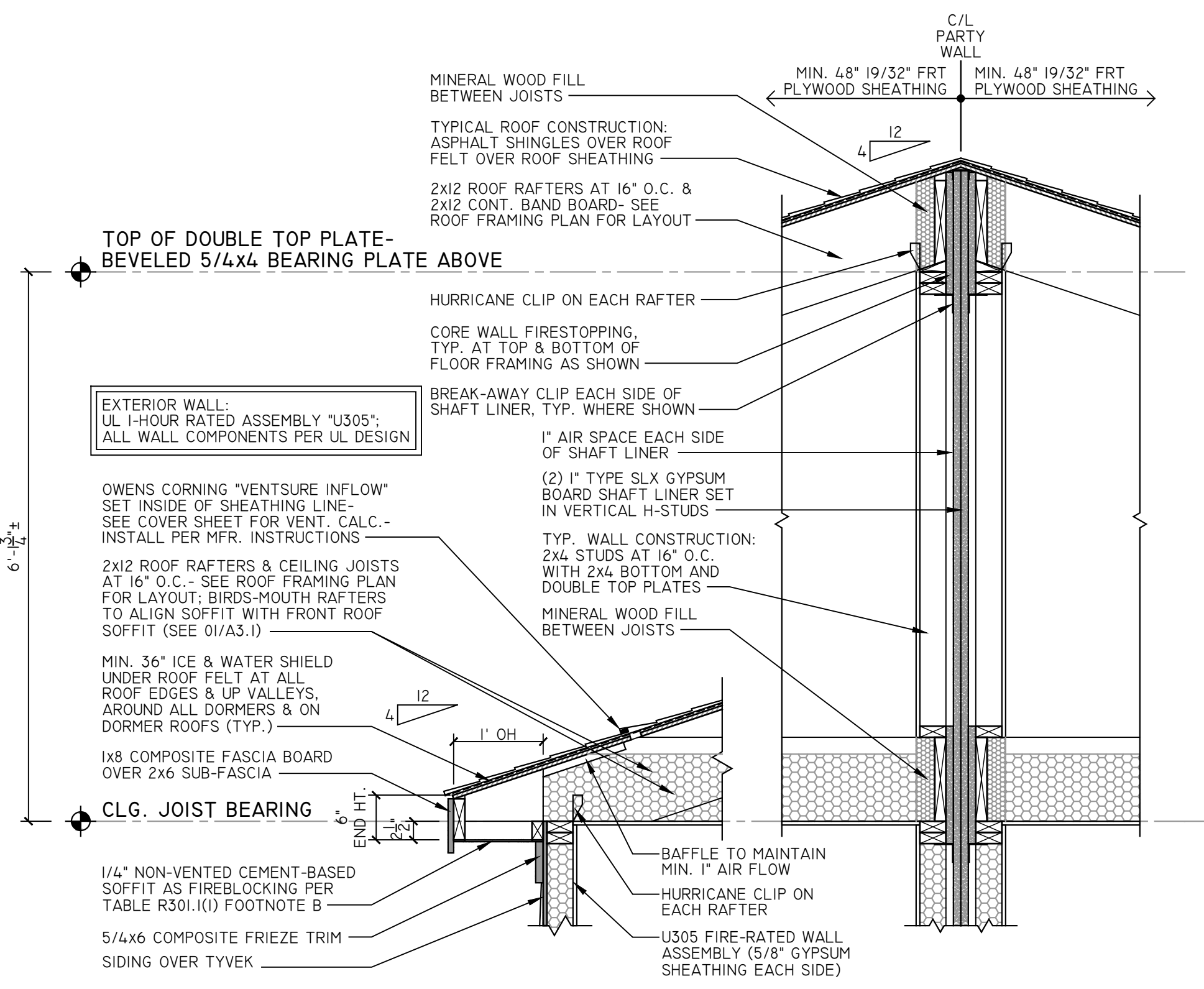
PORCH P.T. FRAMING: 2x8 JOISTS AT 16" O.C. WITH HANGERS; (2) 2x8 OUTER BEAM BEAM & 2x8 LEDGER BOARD WITH LAG SCREWS AT 16" O.C. STAGGERED- SEE FOUNDATION PLAN

DECKING WITH GAPS PER DEV. SPECS.

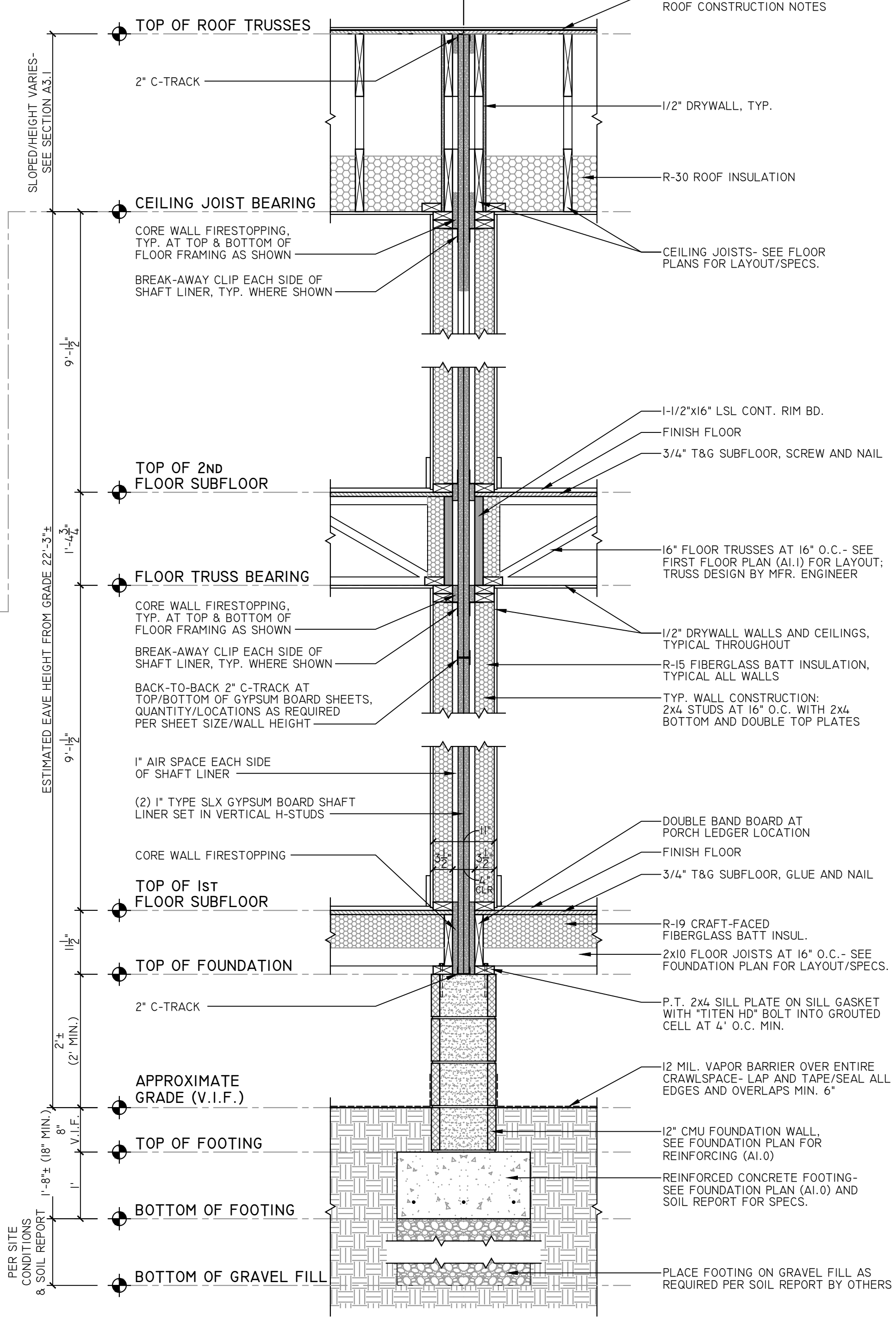
BRICK PIER BEYOND- SEE FOUNDATION PLAN



NOTE: ALL COMPONENTS OF PARTY WALL SHALL MEET SPECIFICATIONS & DETAILS OF UL ASSEMBLY U336 (SEE SHEET A3.3) & MANUFACTURER INSTALLATION INSTRUCTIONS



02 | PARTY WALL & SIDE WALL SECTION
3/4" = 1'

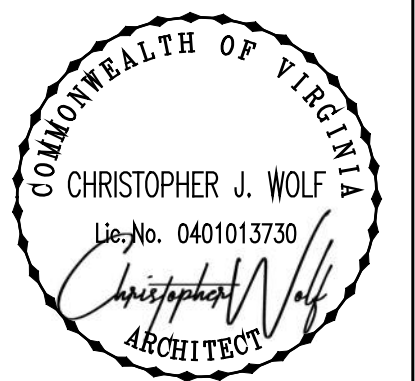


01 | PARTY WALL SECTION AT FRONT ROOF
3/4" = 1'



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TWO NEW 2-STORY ATTACHED SINGLE-FAMILY RESIDENCES
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD
1115 & 1117 N. 30TH ST. HOUSES
1115 & 1117 N. 30TH STREET
RICHMOND, VIRGINIA 23223



SET/REVISION:
STRUCTURAL REVIEW
DATE/MARK:
03.17.2022

PARTY WALL SECTION
A3.2

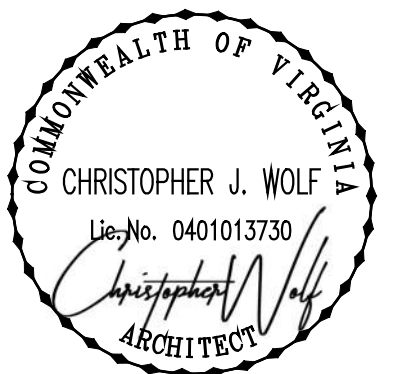


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PARTY WALL
UL ASSEMBLY

A3.3

3/6/2018

BXUV.U336 - Fire Resistance Ratings - ANSI/UL 263

BXUV.U336 - Fire Resistance Ratings - ANSI/UL 263

BXUV.U336 - Fire Resistance Ratings - ANSI/UL 263

ONLINE CERTIFICATIONS DIRECTORY

Design No. U336
BXUV.U336
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
Authorities Having Jurisdiction should be consulted before construction.
Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements.
When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design.
Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U336

March 05, 2018

Exposed to fire from separation Wall side only

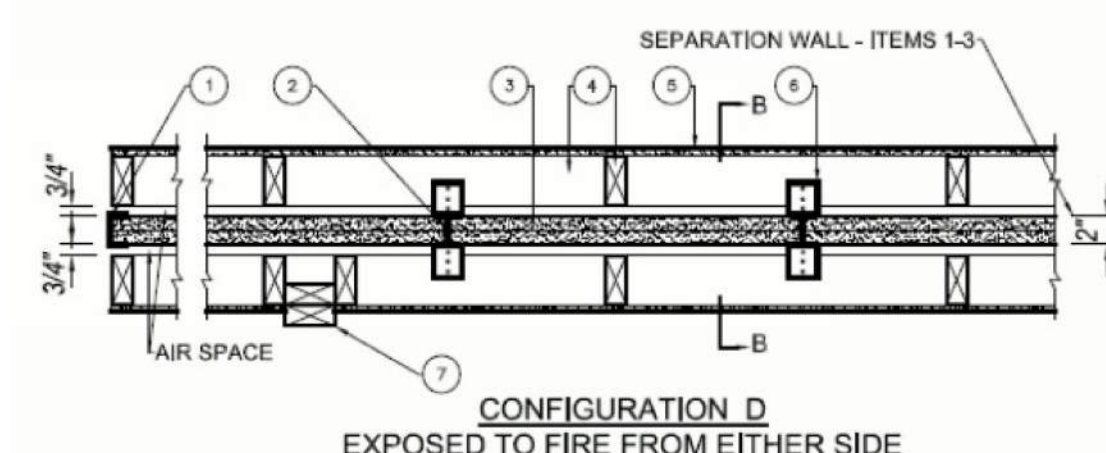
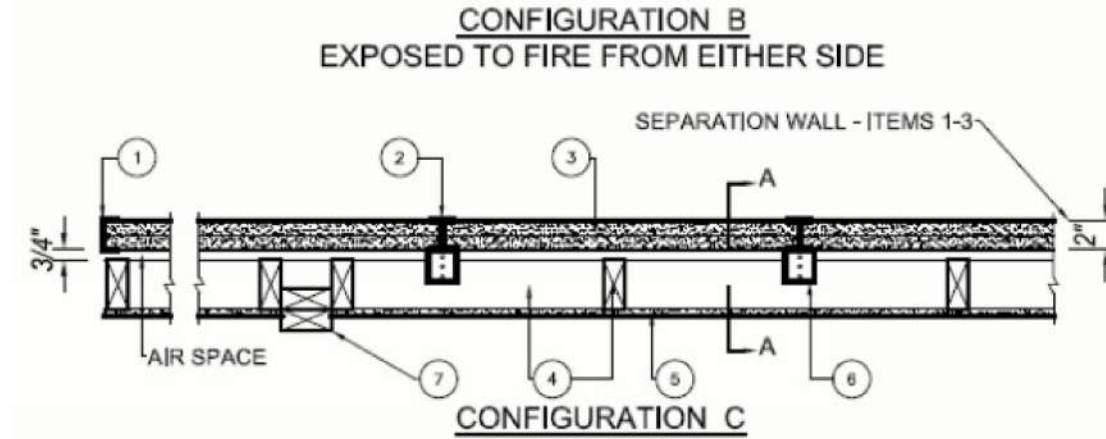
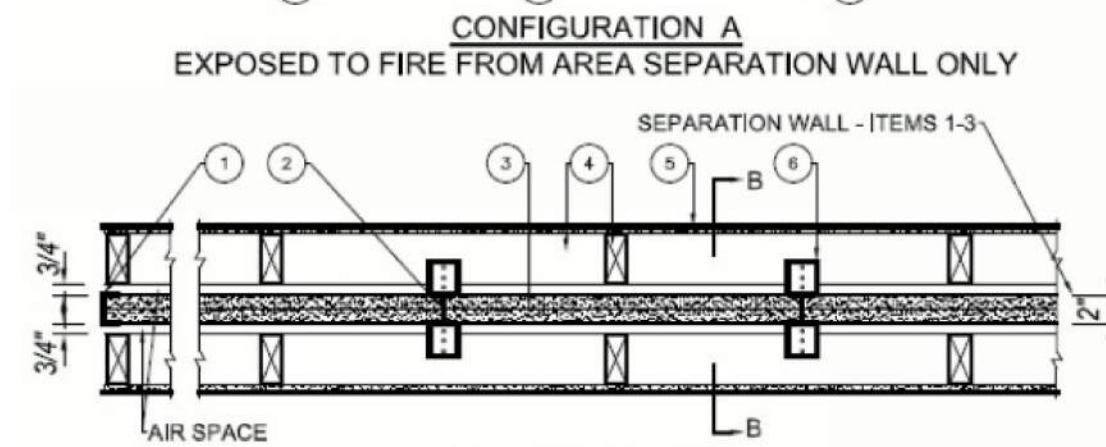
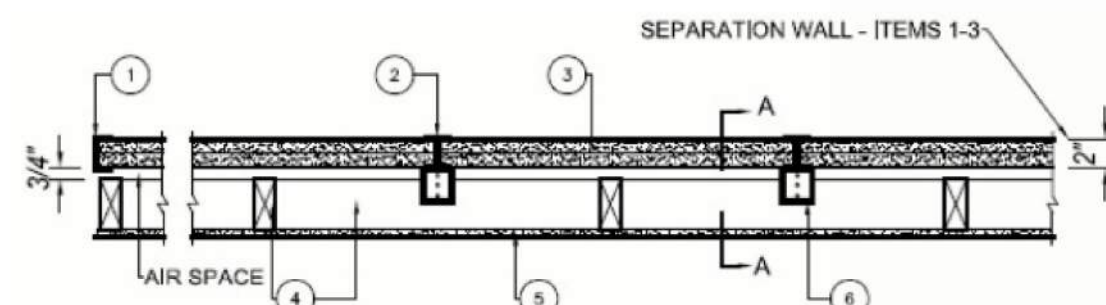
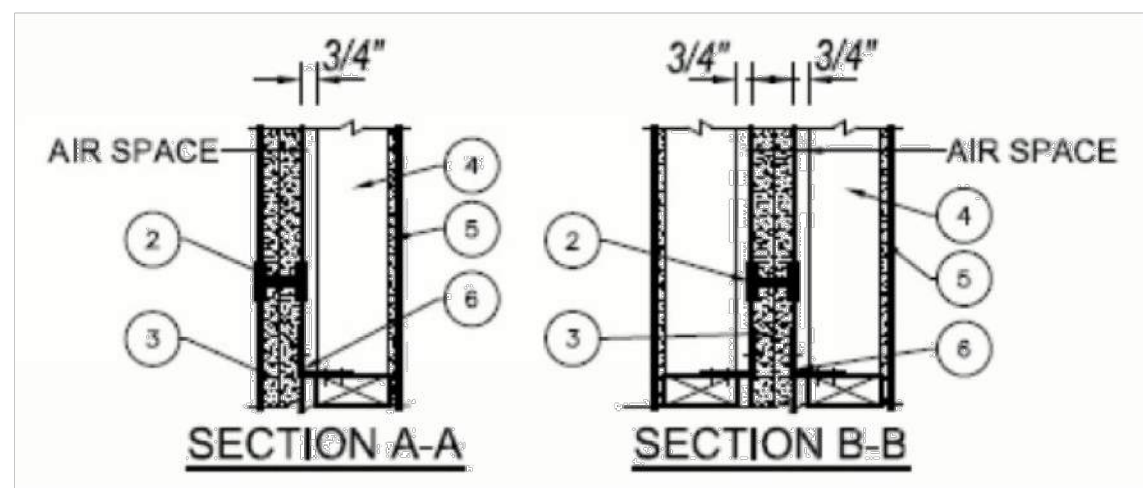
Nonbearing Wall Rating - 2 Hr (Separation Wall, See Items 1, 2 and 3)

Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)

Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)

Finish Rating - 120 Min

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



SEPARATION WALL: (Max Height - 66 ft)

- 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.
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.
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.

CGC INC - Type SLX

UNITED STATES GYPSUM CO - Type SLX

USG BORAL DRYWALL SFZ LLC - Type SLX

USG MEXICO S A D E C V - Type SLX

PROTECTED WALL: (Bearing or Nonbearing Wall). When Bearing, Load Restricted for Canadian Applications - See Guide BXUV7.

- 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.

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.

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.

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.

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.

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.

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.

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.

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.

8. Caulking and Sealants* - (Optional) - 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.

KAUF INSULATION LLC - Type ECOSEAL™ Plus

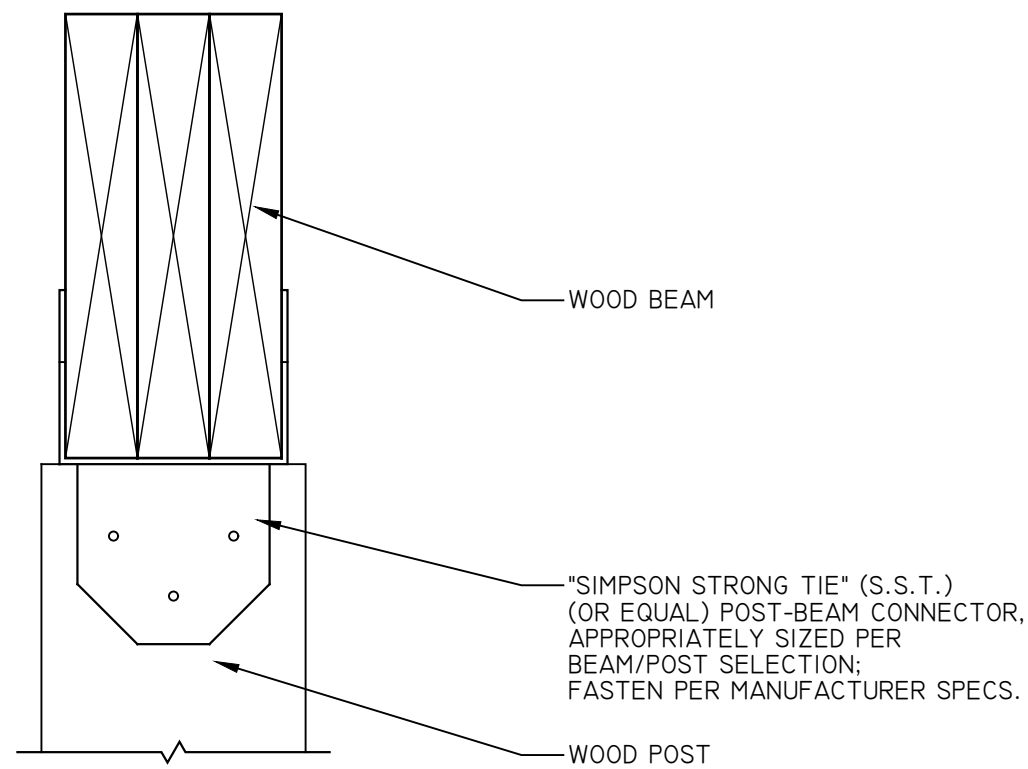


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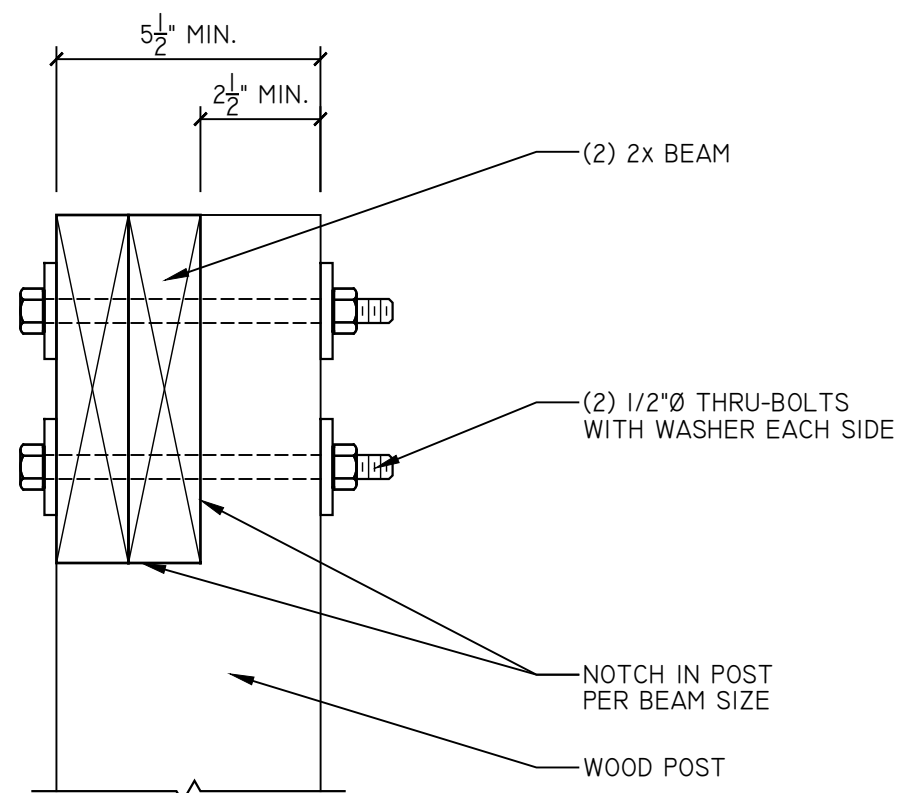
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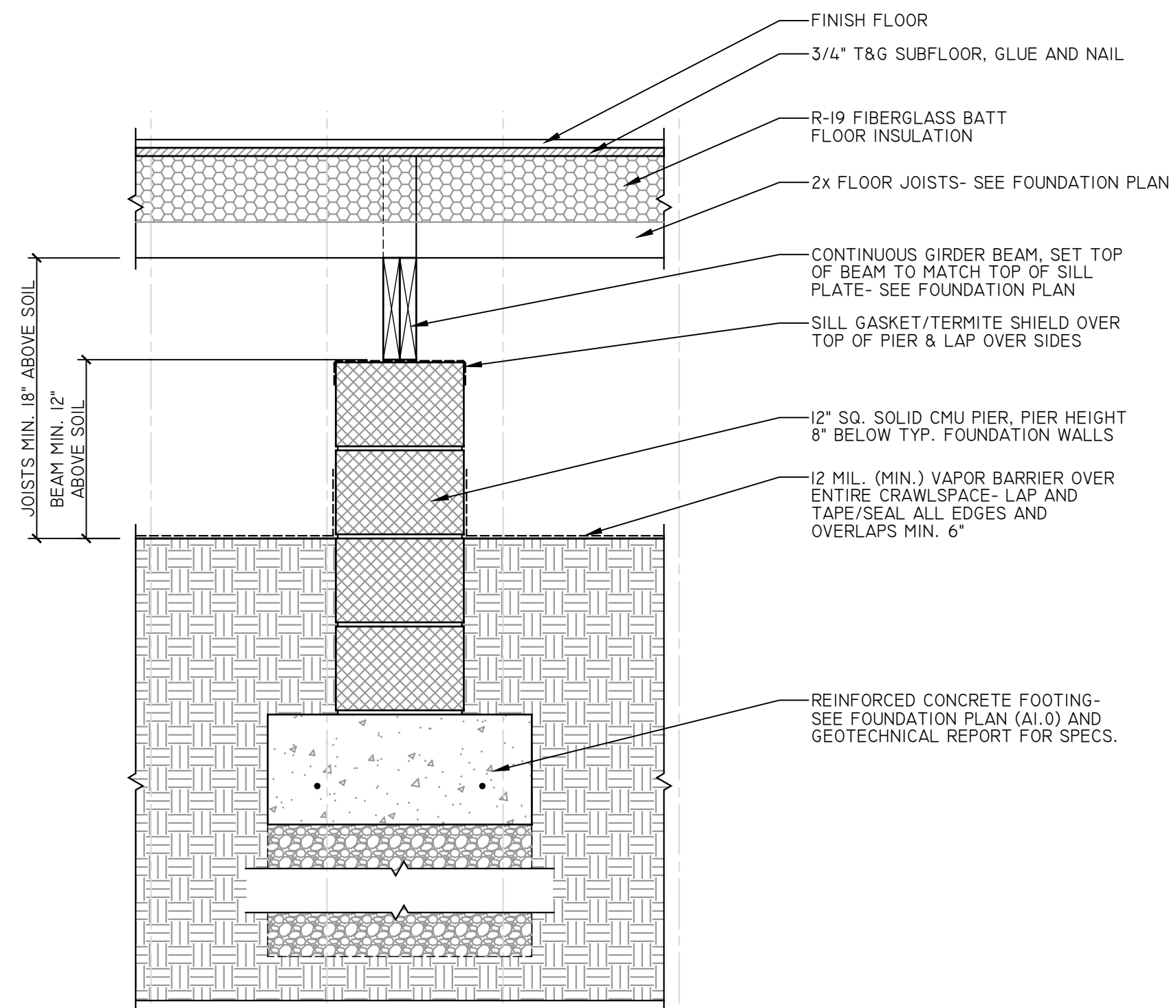
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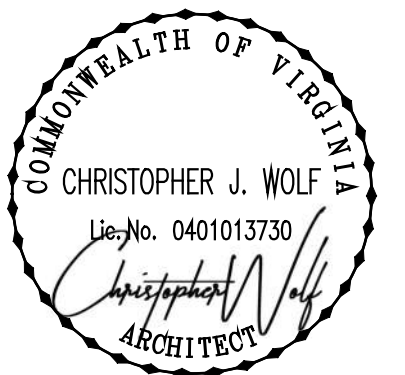
01 POST CAP DETAIL
3" = 1"



01 NOTCHED BEAM DETAIL
3" = 1"



01 INTERIOR PIER DETAIL
1" = 1"



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03.17.2022

MISC. DETAILS

A4.1