

2217 & 2219 CEDAR STREET DEVELOPMENT

CHURCH HILL - RICHMOND, VA 23223

SYMBOL	DESCRIPTION	DATE	APPROVED
	PLAT REVISION	1-13-19	
	PLAT REVISION	1-7-19	
	PLAN REVISIONS	1-2-19	
	PLAN REVISIONS	12-26-18	
	100% COMPLETE	11-15-18	

SYMBOL LEGEND	
△ - COLUMN TAG	○ - BEAM TAG
□ - FOOTING TAG	● - STAIR TAG
○ (with X) - DETAIL TAG	○ (with #) - SECTION TAG
○ (with #) - POINT OF VIEW SHEET NUMBER	○ (with #) - POINT OF VIEW SHEET NUMBER
○ (with #) - SECTION CUT PLANE	○ (with #) - SECTION CUT PLANE
○ (with #) - SECTION NUMBER	○ (with #) - SECTION NUMBER
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P.O. BOX 4481
FAIRFAX, VA 22038

Phone: (703) 675-4592

BUILDING CODE:
PROJECT SHALL CONFORM TO THE 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE

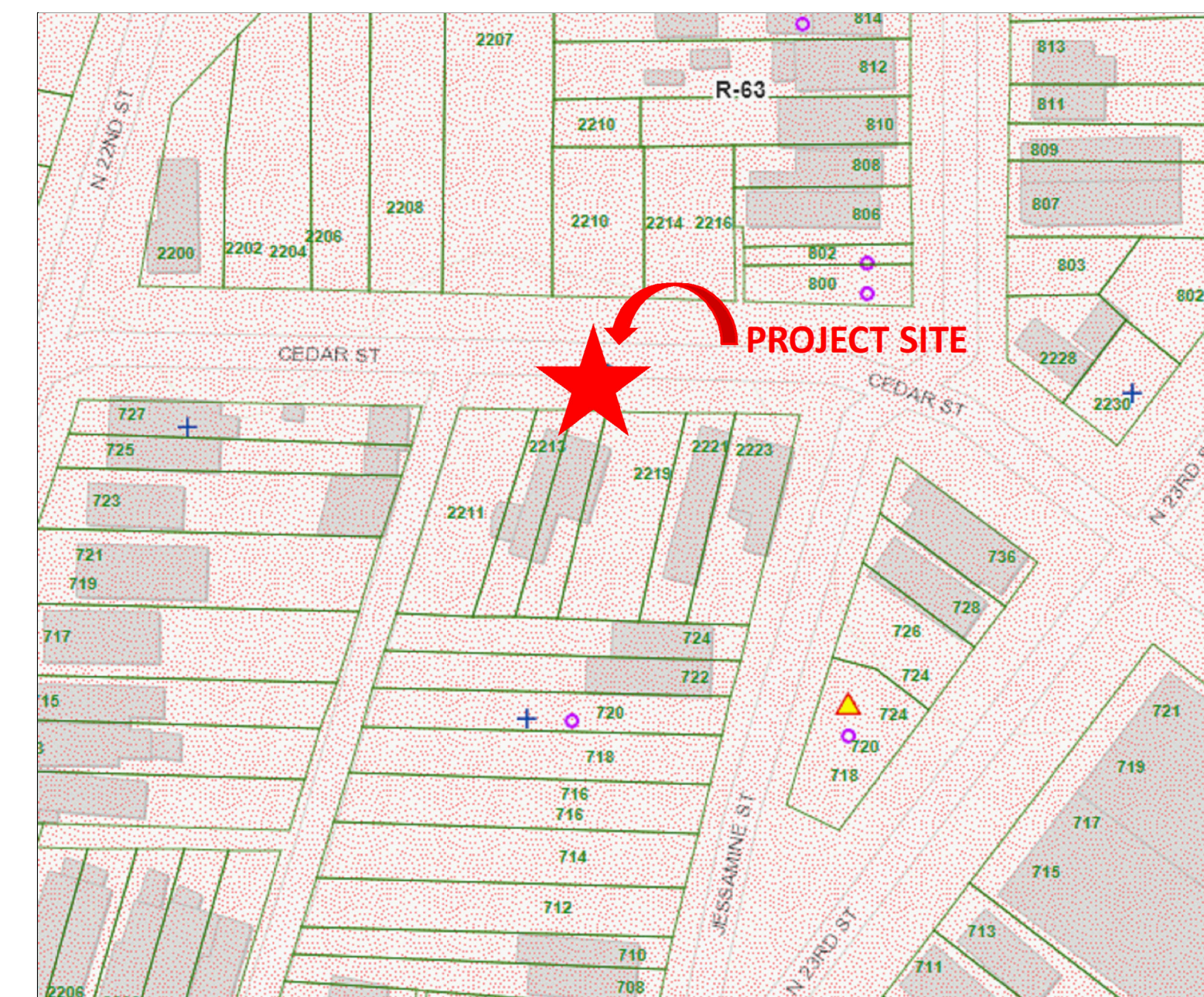
CITY OF RICHMOND APPLICABLE DOCUMENTS/PERMITS :
COMMISSION OF ARCHITECTURAL REVIEW PROJECT NUMBER:

RICHMOND CITY ORDINANCE:
ZONING: R63
SETBACKS:
DESIGNED FRONT YARD: 15'-0" MAX
DESIGNED SIDE YARDS: 3'-0"
DESIGNED REAR YARD: 5'-0"
DESIGNED HEIGHT: 2 STORIES, 24'±

LOT SIZE & COVERAGE:
LOT AREAS: 2,200 S.F.
LOT WIDTH: 18'-0"
DESIGNED COVERAGE: 794 S.F. EACH
COVERAGE: 65%

SQUARE FOOTAGE CALCULATIONS			
ELEVATION:	ITALIANATE	AREA	UNFINISHED
1ST FLOOR	766 SF	FRONT PORCH	38 SF
2ND FLOOR	766 SF	REAR PATIO	84 SF
TOTAL	1,532 SF	TOTAL	122 SF

SHEET INDEX	
PAGE NUMBER	DESCRIPTION
C-001	COVER SHEET
C-002	STREET SCAPE
CS-001	CONSTRUCTION PLAT
A-101	FOUNDATION AND FIRST FLOOR PLAN
A-102	SECOND FLOOR AND ROOF PLAN
A-103	BUILDING SECTION
A-104	SCHEDULES AND FIRE WALL INFORMATION
A-201	ALL VIEW ELEVATIONS
S-001	GENERAL NOTES
S-101	FIRST AND SECOND FLOOR FRAMING PLAN
S-102	ROOF FRAMING PLAN
S-103	FIRST AND SECOND FLOOR BRACED WALL PLAN
S-104	SECTIONS AND DETAILS AND BRACED WALL CALCULATIONS



VICINITY MAP



STRUCTURAL ENGINEER INFO



INVESTOR REPRESENTATIVE

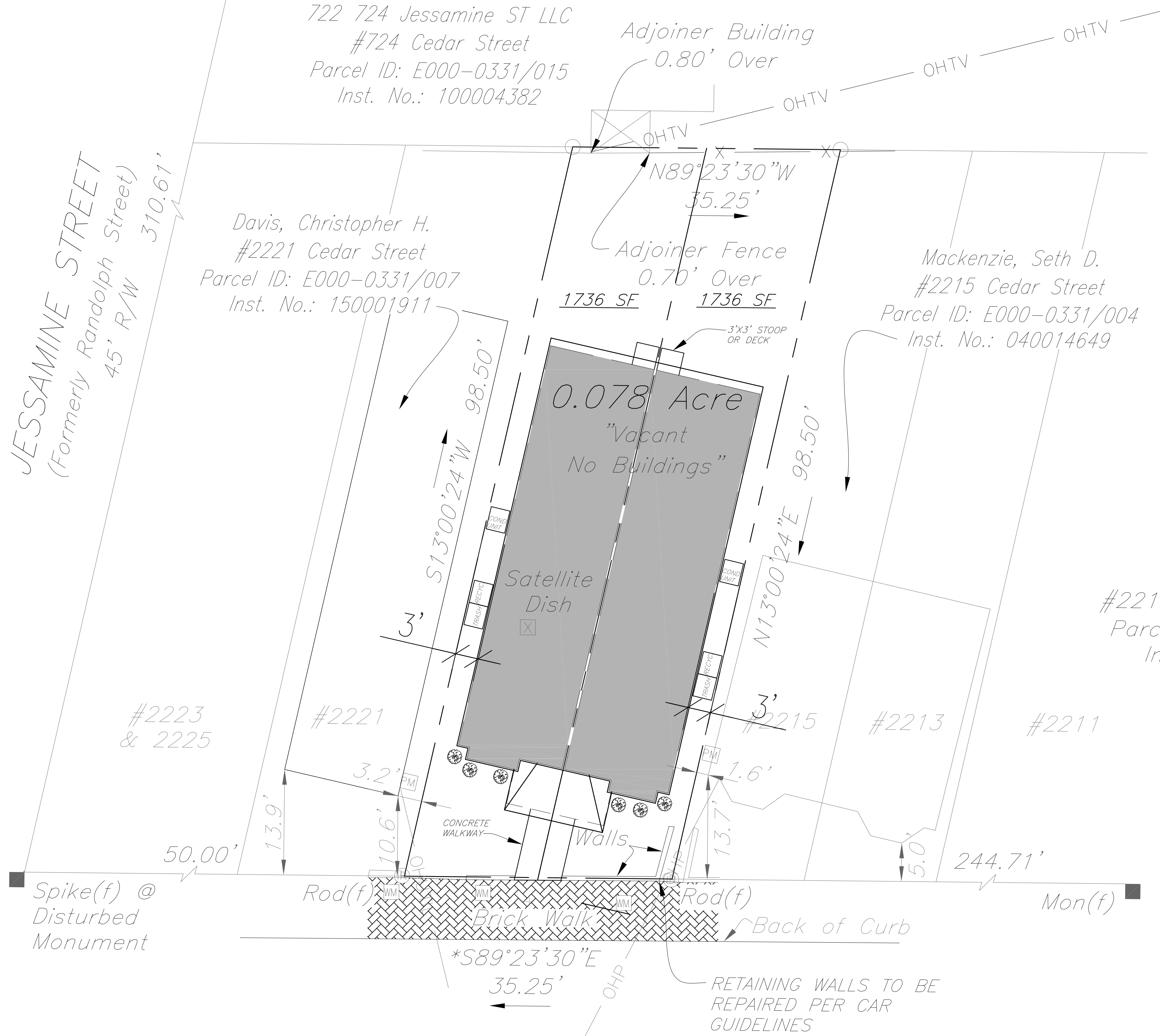
ACTIVITY

SATISFACTORY TO DATE
DES --- [DRW, JRP, S] CHK JRP, S

2219 CEDAR STREET DEVELOPMENT
CITY OF RICHMOND, VIRGINIA
COVERSHEET

SCALE:
PROJECT NO.: 2018-06
CONSTR. CONTR. NO.:
DRAWING NO.:
SHEET OF
C-001

*Protracted from City
Baseline Sheet 9 N/E



Current Owner:
RVA Sugar LLC
#2217 & 2219 Cedar Street
Parcel ID: E000-0331/005
Inst. No.: 050001446

Symbol Legend:

- Water Meter
- Power Meter
- 6 Box Shrubs
and/or similar species

CEDAR STREET
(Formerly Pleasants Street)
Variable Width R/W

PLAT REVISION	DATE	APPROVED
4-1-19		
1-13-19		
1-7-19		
1-2-19		
12-26-18		
11-15-18		
100% COMPLETE		

PENN & CO.
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ASHBURN, VA 20148
(703) 675-4592 PHONE

HOMETOWN REALTY
"The Exceptional Exception"
MATT JARREAU
(804) 762-8092 PHONE

INVESTOR REPRESENTATIVE

APPROVED

ACTIVITY

SATISFACTORY TO DATE

DES --- [DRW] [JRP3] [CHK] [JRP3]

2219 CEDAR STREET DEVELOPMENT
CITY OF RICHMOND, VIRGINIA
CONSTRUCTION PLAT

SCALE

PROJECT NO.: 2018-06

CONSTR. CONTR. NO.

DRAWING NO.

SHEET OF

CS-001

1

2

3

4

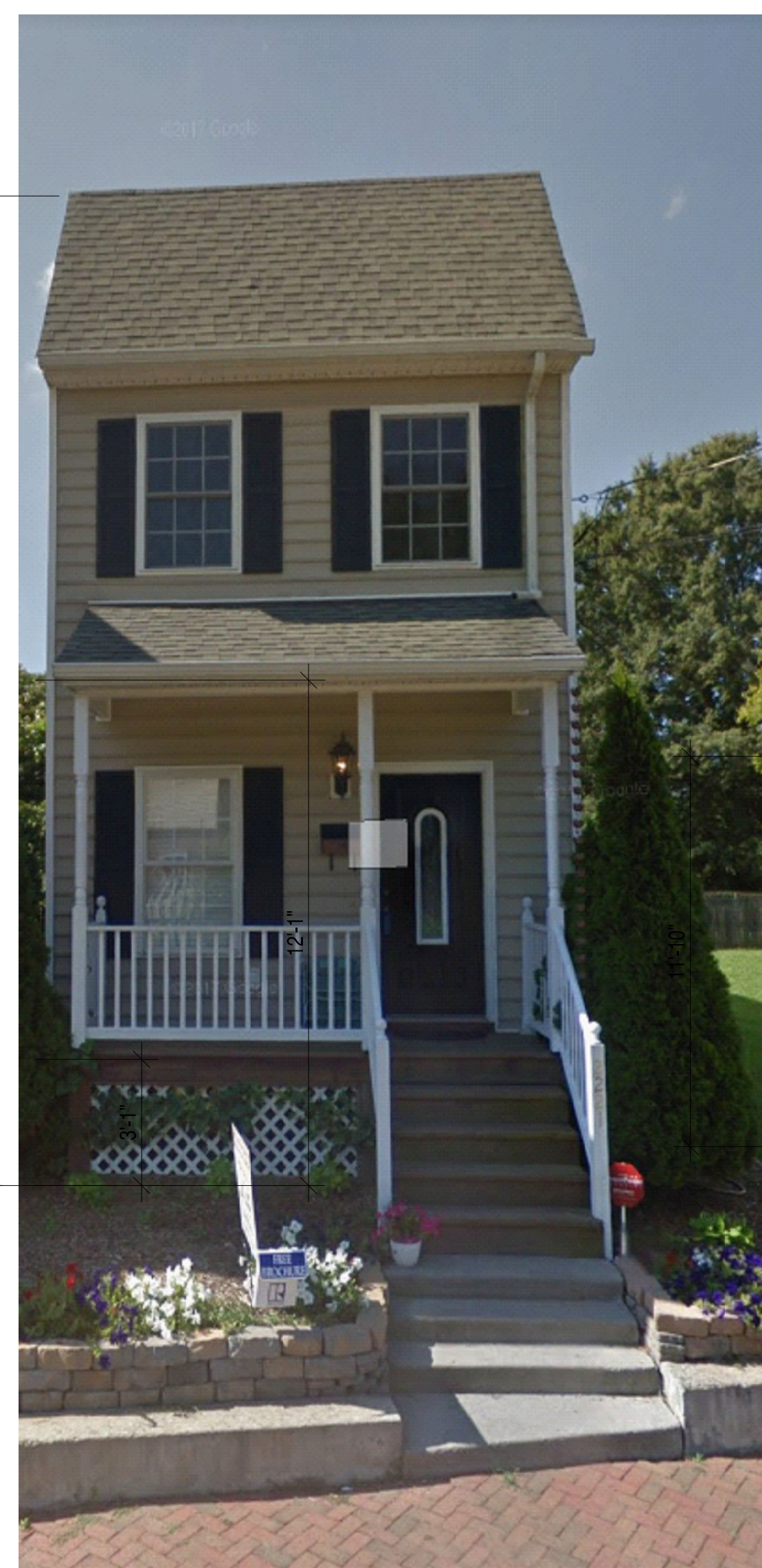
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D

C

B

A



2221



2219

2217



2215

2213

SYN	DESCRIPTION	DATE	APPR
	PLAT REVISION	1-13-19	
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	100% COMPLETE	11-15-18	

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DES --- | DRW JRP3 | CHK JRP3

2219 CEDAR STREET DEVELOPMENT

CITY OF RICHMOND, VIRGINIA

STREET SCAPE

SCALE:

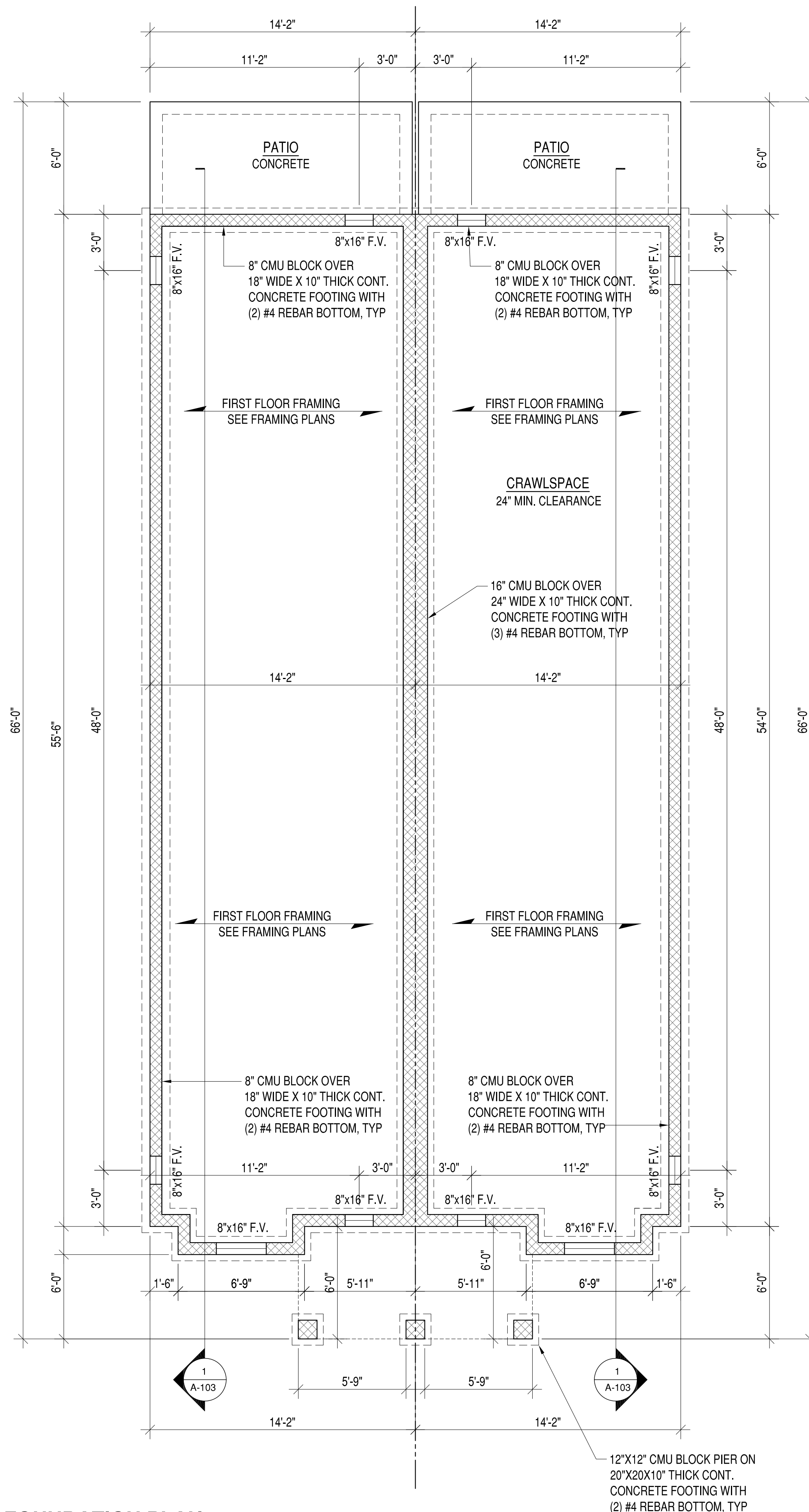
PROJECT NO.: 2018-06

CONSTR. CONTR. NO.

DRAWING NO.

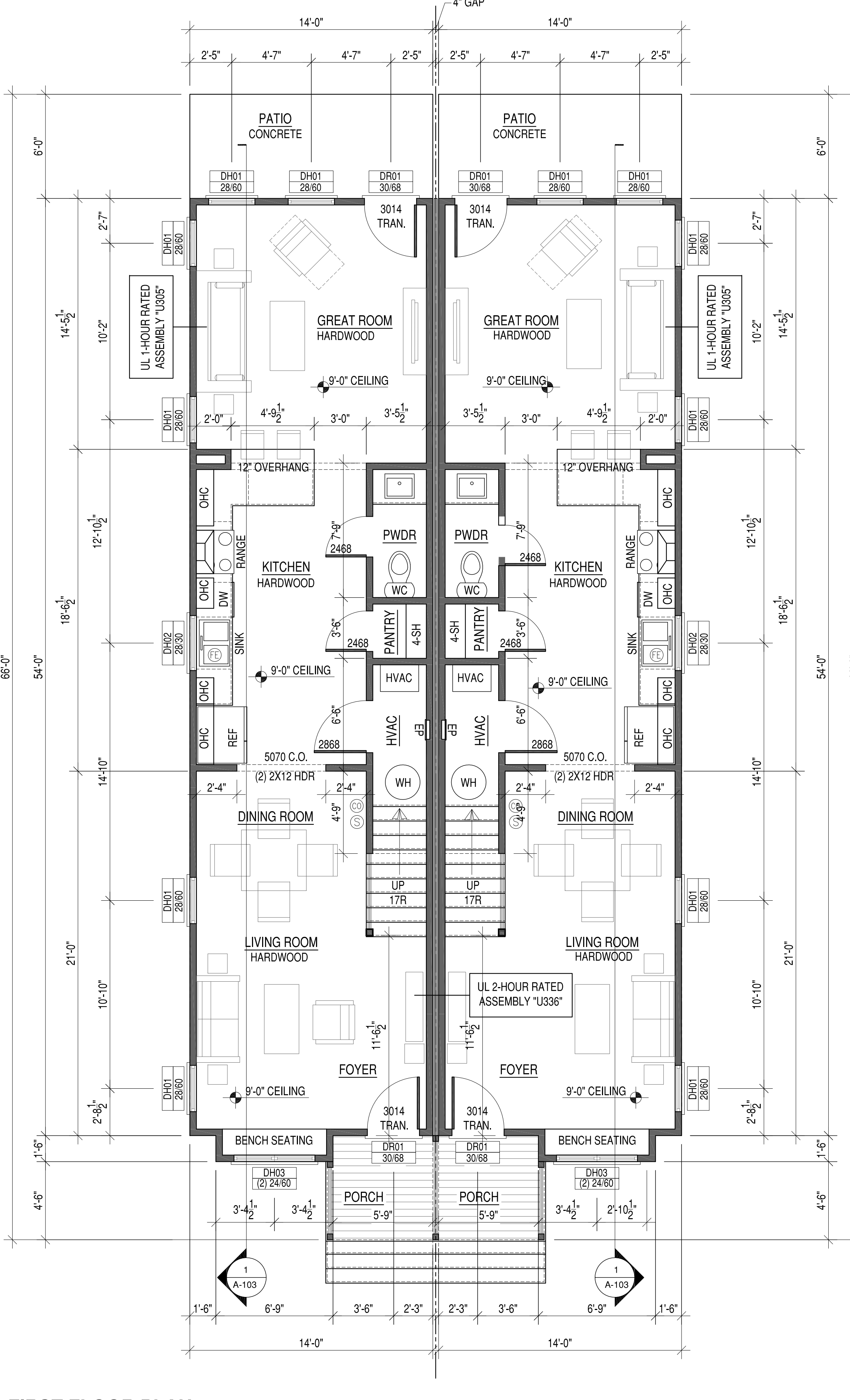
SHEET OF

CS-002



FOUNDATION PLAN

- FOUNDATION NOTES:
- SEE SOIL REPORT FOR FOOTING SIZE AND REINFORCEMENT.
 - CRAWL SPACE ACCESS DOOR TO BE FIELD LOCATED, HEADER FOR CRAWL DOOR TO BE (2) LVL FLUSH IN FLOOR SYSTEM WITH TOP MOUNT JOIST HANGERS
 - CRAWL SPACE INTERIOR GROUND SURFACE TO BE COVERED WITH 6 mil POLY VAPOR BARRIER.



FIRST FLOOR PLAN

- STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE. TREADS TO BE 9" MIN. WITH 1" NOSING.
- HANDRAILS & PICKETS:
36" HIGH HANDRAILS @ ALL STAIRS. 36" RAILING @ ALL BALCONIES. PICKETS SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH.
- LABEL DRYER VENT LENGTH ON DUCT ALL DRYWALL TO BE 1/2"
- FE = FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK
- ☉ = BATH FAN VENTED TO EXTERIOR
- ☉ = CARBON MONOXIDE DETECTOR
- ☉ = SMOKE DETECTOR

- PLAN AND FRAMING NOTES
- ALL WALL FRAMING TO BE 2X4S AT 16" OC UNLESS OTHERWISE NOTED.
 - ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 4-1/2" THICK (FINISHED) UNLESS OTHERWISE NOTED.
 - ALL WINDOW AND DOOR HEADERS TO BE (2) 2X6S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
 - INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
 - CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
 - DOOR SIZES PROVIDED AND WINDOW DIMENSIONS ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLER REQUIREMENTS AND CLEARANCES.
 - PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINERY LOCATIONS. REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
 - CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE HAVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

DATE	DESCRIPTION	BY	APP'D
1-13-19	PLAT REVISION		
1-7-19	PLAT REVISION		
1-2-19	PLAN REVISIONS		
12-26-18	100% COMPLETE		
11-15-18			

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STRUCTURAL ENGINEER INFS

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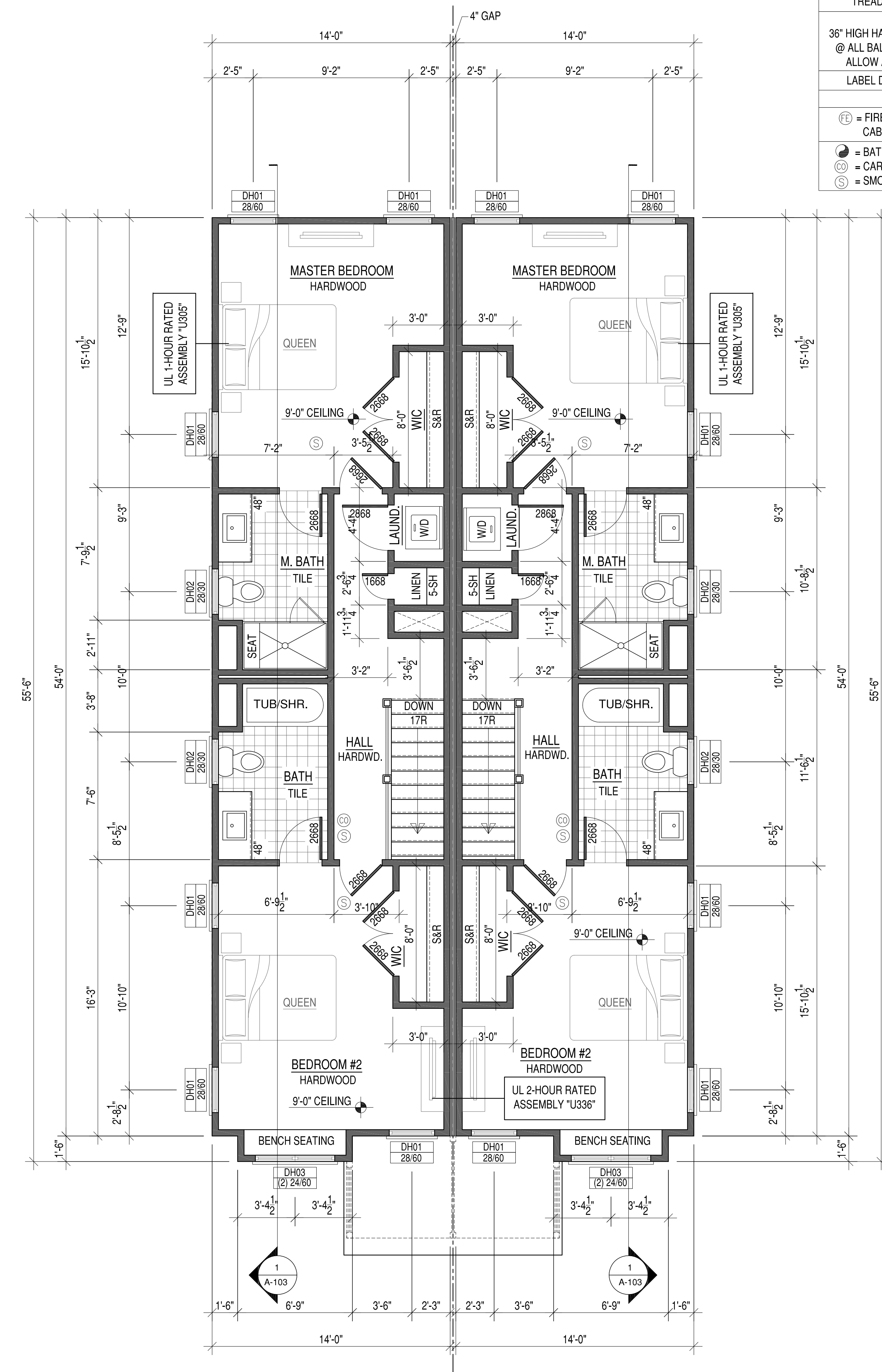
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INVESTOR REPRESENTATIVE

APPROVED	
ACTIVITY	
SATISFACTORY TO DATE	
DES	--- [DRW] [RJP] CHK [RJP]

2219 CEDAR STREET DEVELOPMENT
CITY OF RICHMOND, VIRGINIA
FOUNDATION AND FIRST FLOOR PLAN

SCALE:	
PROJECT NO.:	2018-66
CONSTR. CONTR. NO.:	
DRAWING NO.:	
SHEET	OF
A-101	



SECOND FLOOR PLAN

STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE.
TREADS TO BE 9" MIN. WITH 1" NOSING.

HANDRAILS & PICKETS:
36" HIGH HANDRAILS @ ALL STAIRS, 36" RAILING @ ALL BALCONIES. PICKETS SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH.

LABEL DRYER VENT LENGTH ON DUCT

ALL DRYWALL TO BE 1/2"

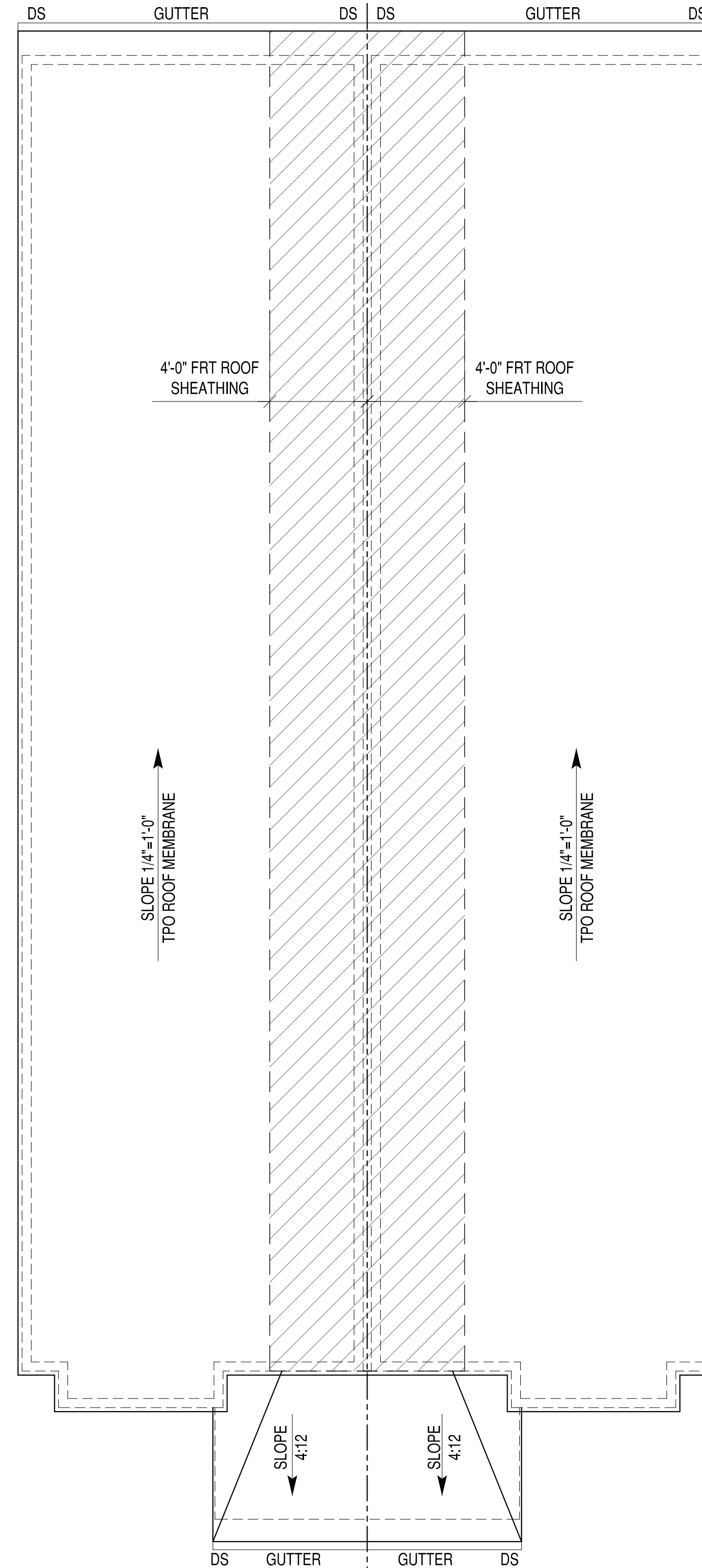
FE = FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK

B = BATH FAN VENTED TO EXTERIOR

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S = SMOKE DETECTOR

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- PLAN NOTES**
- 12" OVERHANGES. NO GABLE END EXTENSIONS, TYP.
 - ALL ROOFING TO BE EPDM RUBBER MEMBRANE, TYP

ROOF PLAN

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1-13-19		PLAT REVISION		
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1-2-19		PLAN REVISIONS		
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2219 CEDAR STREET DEVELOPMENT
CITY OF RICHMOND, VIRGINIA
SECOND FLOOR PLAN AND ROOF LINE

SCALE:
PROJECT NO.: 2018-06
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-102

1

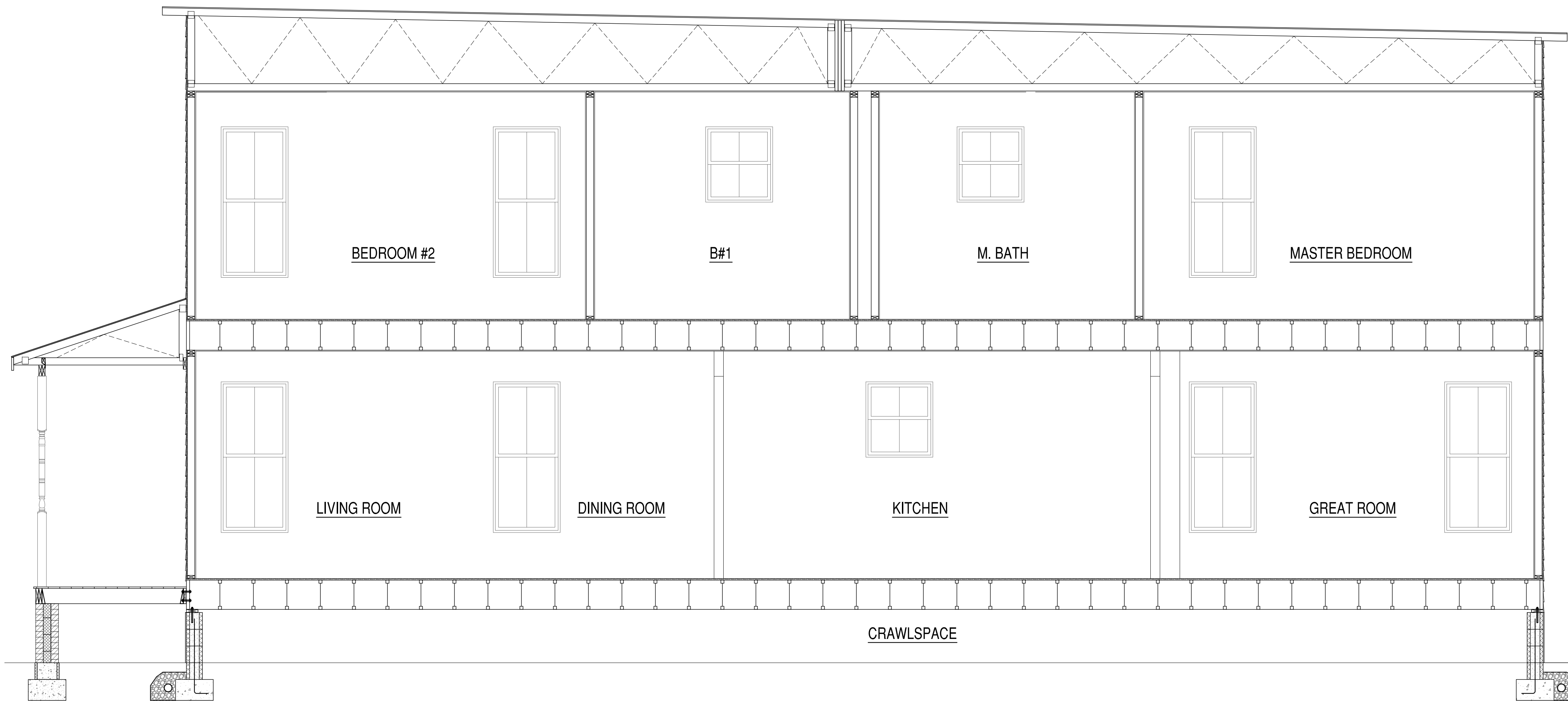
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R VALUE	INSULATION LOCATION
R-15	EXTERIOR WALLS
R-19	FLOORS
R-30	CANTILEVERS & OVERHANGS
R-19	FLOOR ABOVE GARAGE
R-38	ALL CEILINGS



REV.	DESCRIPTION	DATE	APPR.
1-13-19	PLAT REVISION	1-13-19	
1-7-19	PLAT REVISION	1-7-19	
1-2-19	PLAN REVISIONS	1-2-19	
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11-15-18	100% COMPLETE	11-15-18	

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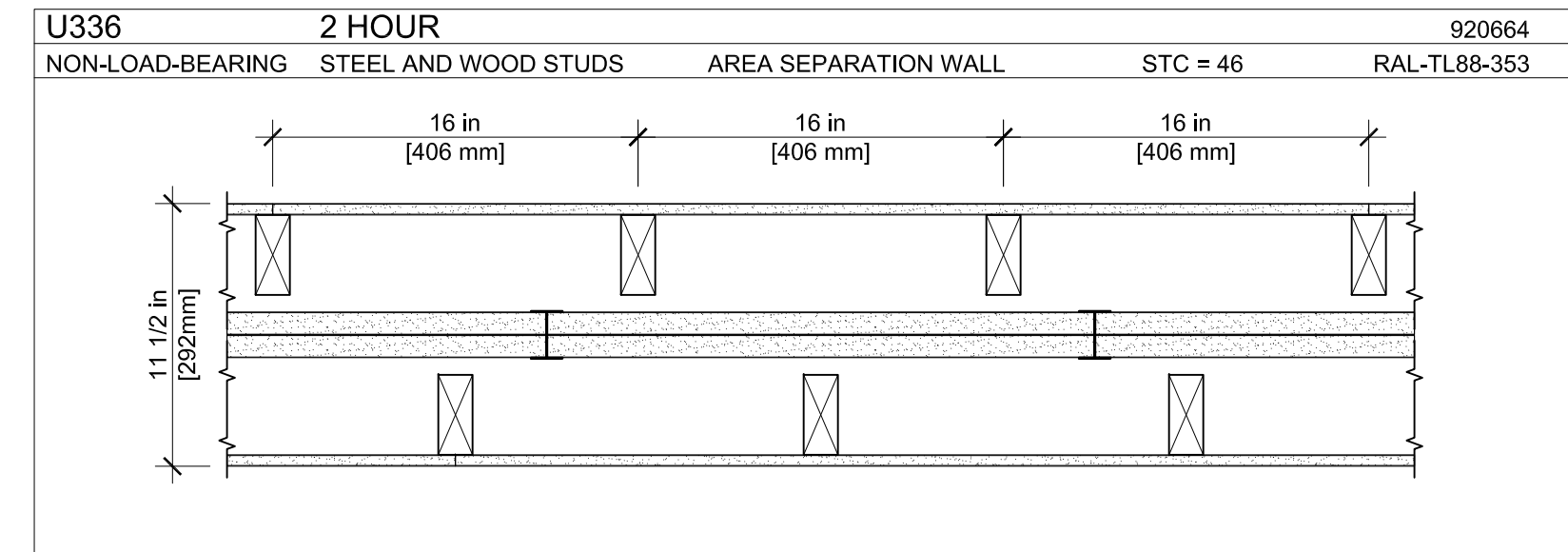
INVESTOR REPRESENTATIVE

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

2219 CEDAR STREET DEVELOPMENT
 CITY OF RICHMOND, VIRGINIA
 BUILDING SECTION

SCALE:
 PROJECT NO.: 2018-06
 CONSTL. CONTR. NO.:
 DRAWING NO.:
 SHEET OF
A-103

UL U336



AREA SEPARATION WALL: STEEL AND WOOD STUDS (NON-LOAD-BEARING)

FIRE RATING: 2 HOUR
 STC: 46
 SOUND TEST: RAL-TL88-353
 SYSTEM THICKNESS: 11-1/2"

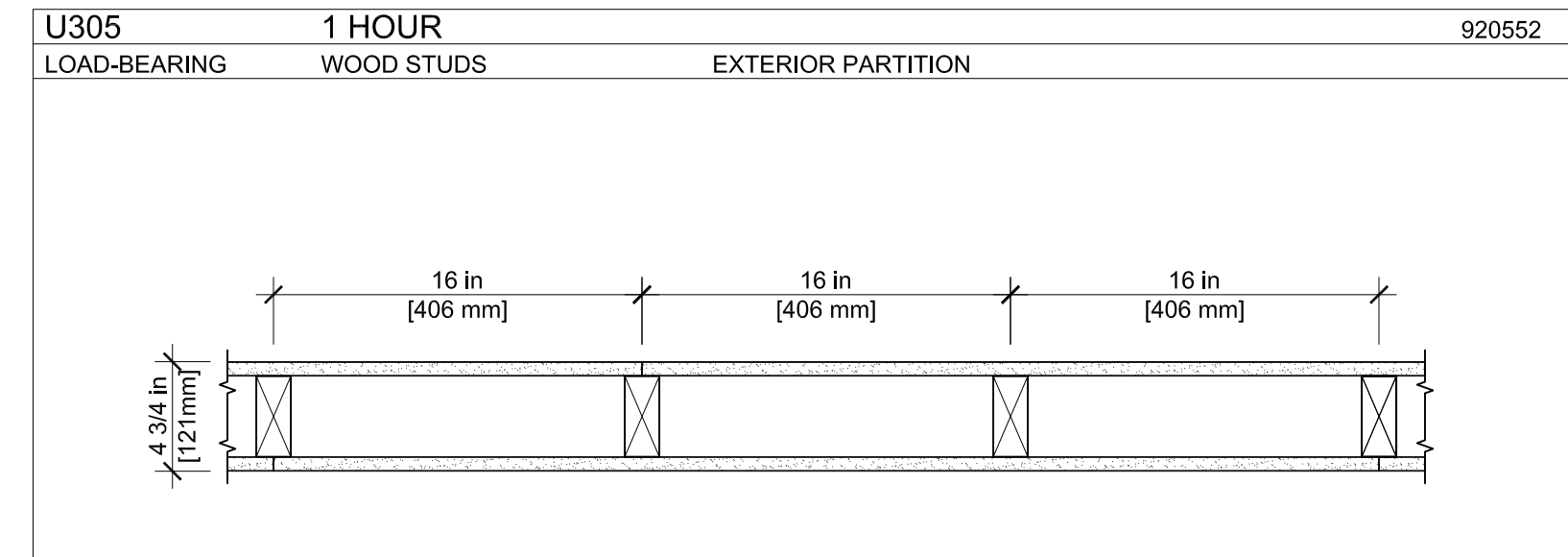
ASSEMBLY

GYPSUM BOARD:
 WOOD STUDS:
 AIR CAVITY:
 STEEL STUDS:
 GYPSUM BOARD:
 AIR CAVITY:
 WOOD STUDS:
 GYPSUM BOARD:

OPTIONS:

MIN. 1/2 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 16 IN. O.C.
 MIN. 3/4 IN. THICK AIR SPACE
 H-STUD 25 GA., 2 IN. DEEP BY 1-3/8 IN. WIDE, SPACED MAX. 24 IN. O.C.
 TWO LAYERS OF 1 IN. THICK BY NOM. 2 FT. WIDE GYPSUM LINER PANELS FRICTION FIT.
 MIN. 3/4 IN. THICK AIR SPACE
 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 16 IN. O.C.
 MIN. 1/2 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.

UL U305



EXTERIOR PARTITIONS: WOOD STUD (LOAD-BEARING)

FIRE RATING: 1 HOUR
 STC: 33
 SOUND TEST: RAL-TL11-172
 SYSTEM THICKNESS: 4-3/4"

ASSEMBLY

GYPSUM BOARD:
 WOOD STUDS:
 GYPSUM BOARD:

OPTIONS:

5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
 2 IN. X 4 IN. WOOD STUDS SPACED MAX. 16 IN. O.C.
 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.

DOOR SCHEDULE

MARK	DESCRIPTION	WIDTH	HEIGHT	OPERATION	HARDWARE	NOTES
DR01	FRONT & REAR ENTRY	3'-0"	6'-8"	SEE PLAN	01	STEEL, TEMPERED WITH 14" TRANSOM

DOOR NOTES:

- GENERAL CONTRACTOR SHALL VERIFY ALL DOOR SCHEDULE INFORMATION PRIOR TO ORDERING DOORS AND FRAMES.
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHERSTRIPPING AND THRESHOLD.
- ALL SWING DOORS SHALL BE PROVIDED WITH HINGE-OR WALL-MOUNTED DOOR STOPS.
- ALL GLASS IN DOORS AND TRANSOMS SHALL BE TEMPERED.

DOOR HARDWARE SETS:

- (3) HINGES, ENTRY HANDLE LOCK SET, DEAD BOLT.

WINDOW SCHEDULE

MARK	DESCRIPTION	WIDTH	HEIGHT	HEADER HEIGHT	NOTES
DH01	DOUBLE HUNG	2'-8"	6'-0"	7'-10"	PVC 2 OVER 2
DH02	DOUBLE HUNG	2'-8"	3'-0"	7'-10"	PVC 2 OVER 2
(2) DH03	TWIN DOUBLE HUNG	2'-4"	6'-0"	7'-10"	PVC 2 OVER 2

WINDOW NOTES:

- GENERAL CONTRACTOR SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS AND FRAMES.
- ALL WINDOWS NOMINAL. GENERAL CONTRACTOR TO VERIFY ACTUAL SIZES AND FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
- SECOND FLOOR WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, AND 5.7 SQUARE FEET NET CLEAR OPENING.
- NO WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.
- SAFETY GLAZING SHALL BE TEMPERED.

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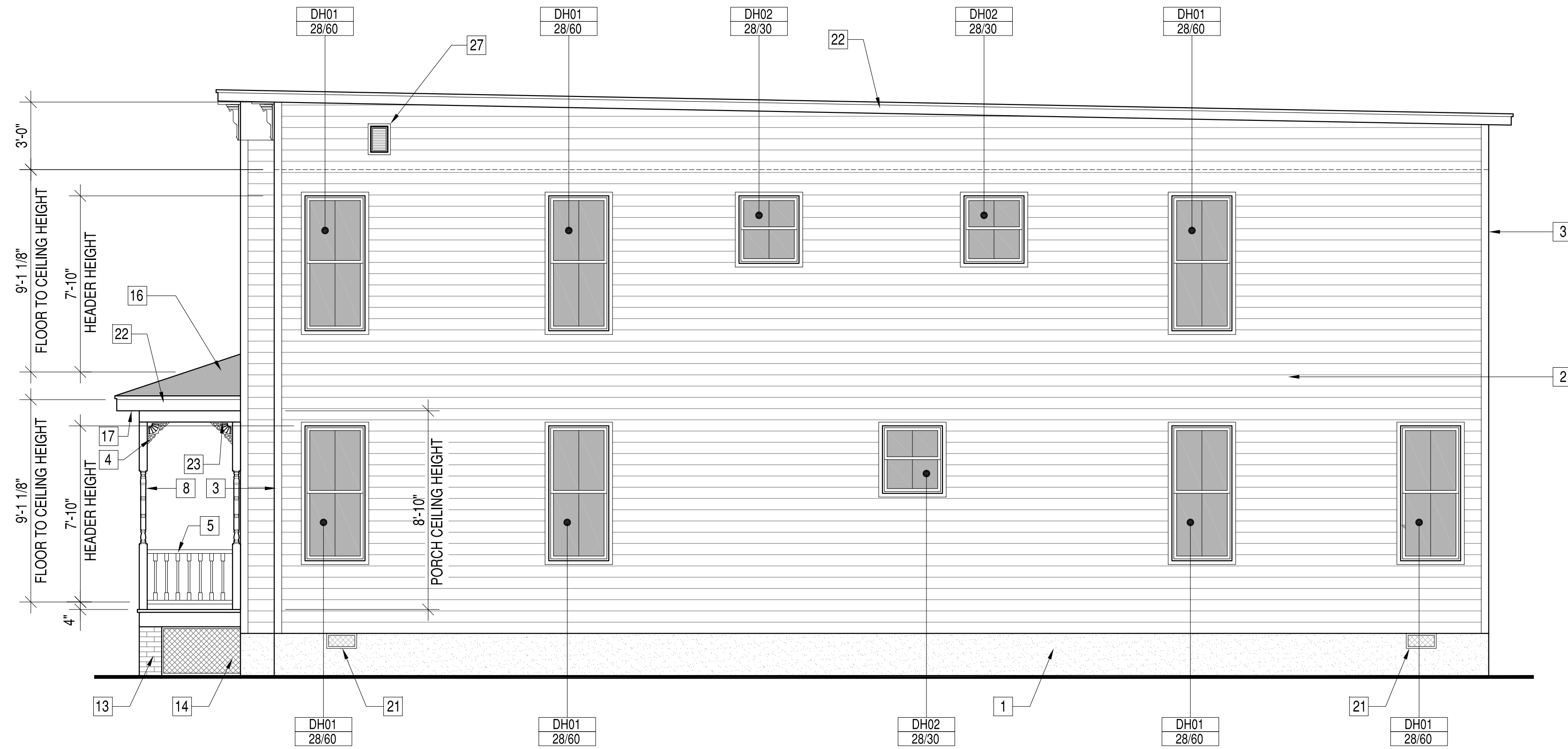
APPROVED
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 DES --- [DRW_JRP] Chk JRP

2219 CEDAR STREET DEVELOPMENT
 CITY OF RICHMOND, VIRGINIA
 SCHEDULES AND FIRE WALL INFORMATION

SCALE:
 PROJECT NO.: 2018-06
 CONSTR. CONTR. NO.
 DRAWING NO.
 SHEET OF
A-104



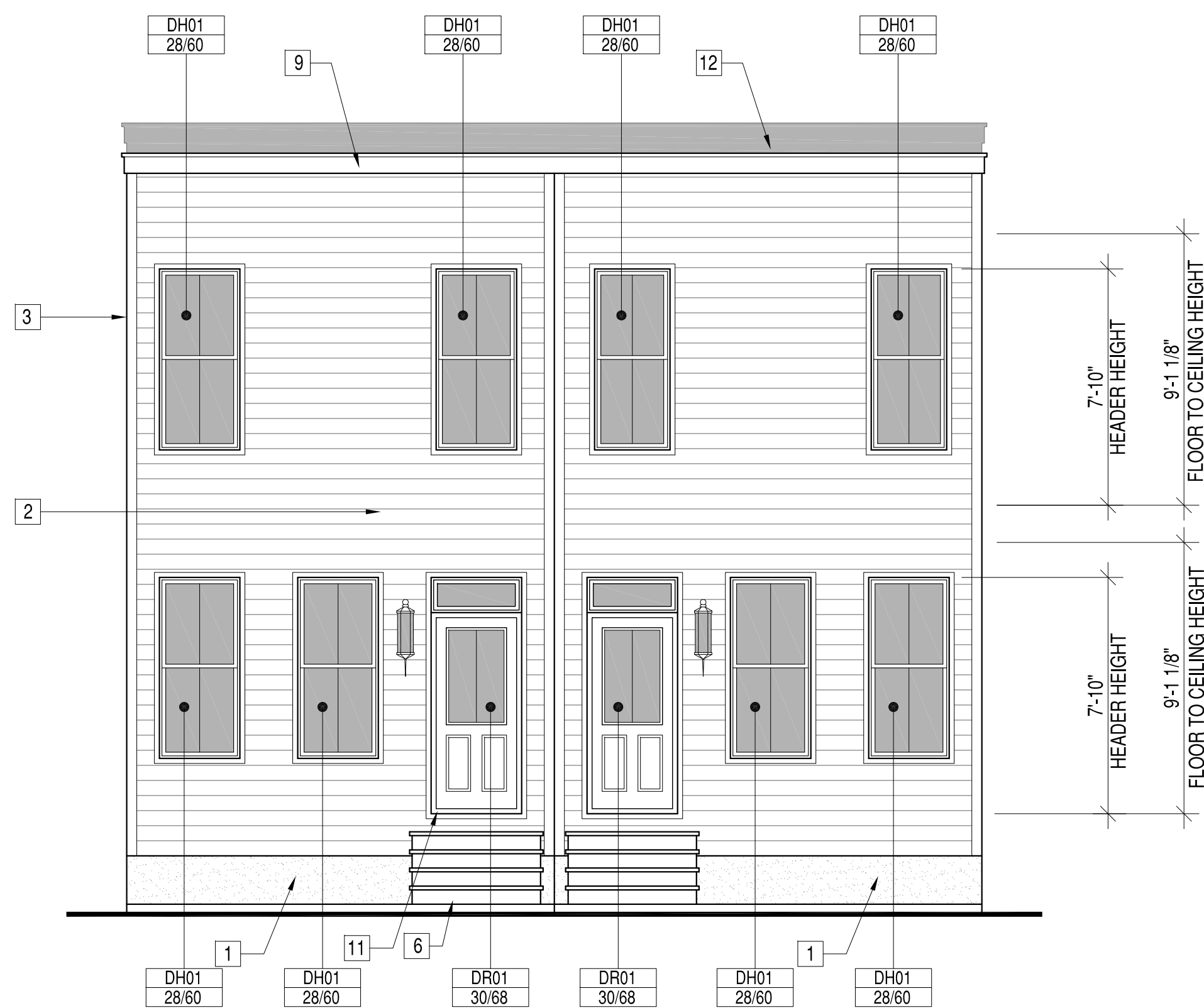
FRONT ELEVATION



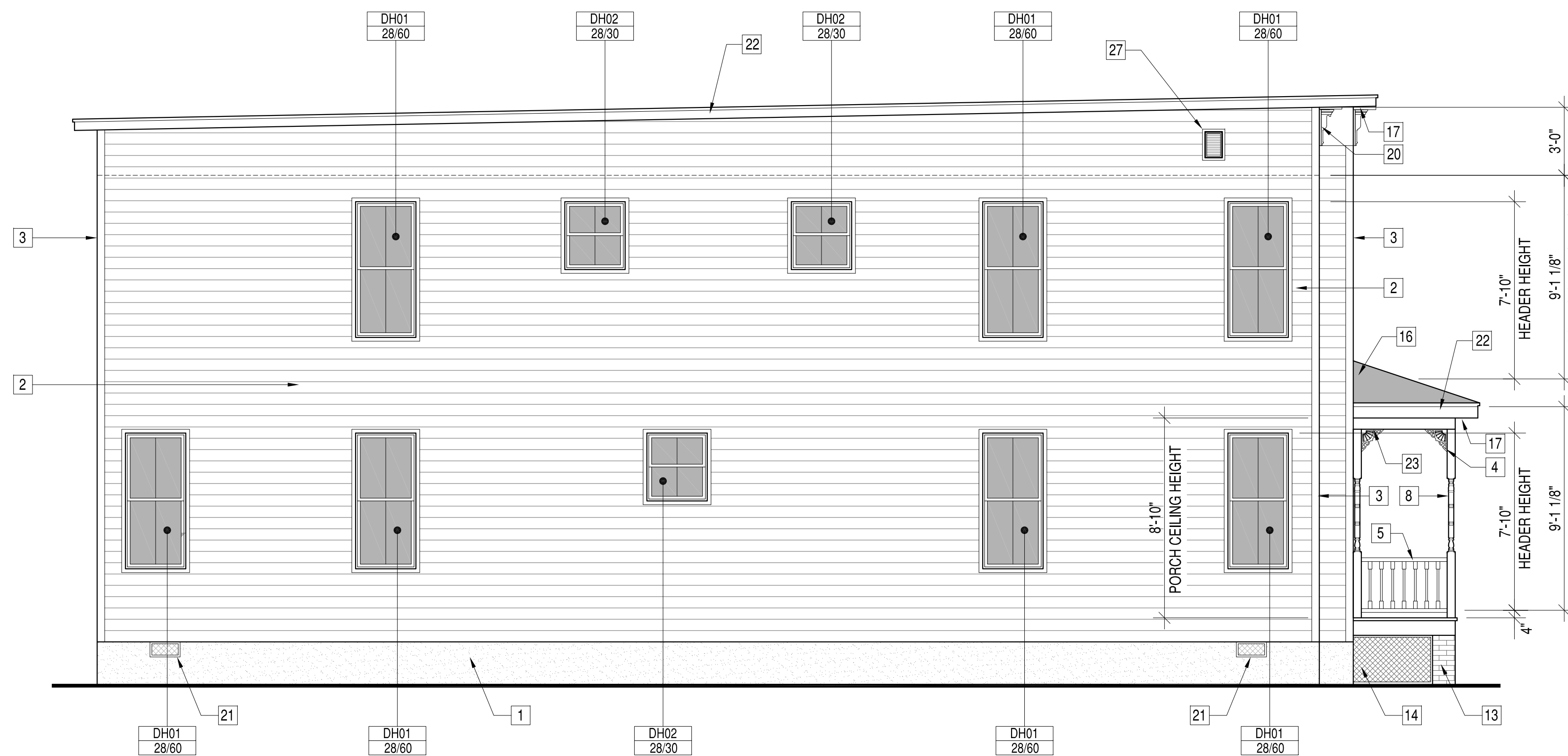
RIGHT ELEVATION

BLDG ELEVATION
MATERIAL KEYNOTES

- | | | | | | | | | | |
|---|--|----|--|----|--|----|-------------------------------------|----|----------------------------|
| 1 | PARGED FOUNDATION WALL, TYP. | 6 | WOOD FRAMED PORCH AND STEPS, PAINTED. | 11 | STEEL DOOR W/TRANSOM AND PAINTED MOULDING SURROUND | 16 | EPMD ROOFING AT PORCH ROOF | 22 | 1X6 PAINTED RAKE BOARD |
| 2 | 6" EXPOSURE FIBER CEMENT HORIZONTAL LAP SIDING, PAINT FINISH | 7 | T&G WOOD DECKING W/ PAINTED BUILT-UP TRIM AT PORCH BAND BOARD. | 12 | 60 MIL TPO ROOFING | 17 | BEADED VINYL SOFFIT, TYP | 23 | PVC BEADED PORCH PANELING |
| 3 | FIBER CEMENT SIDING TRIM AT CORNERS | 8 | 4X4 DECORATIVE WOOD PAINTED COLUMN | 13 | BRICK PIERS, TYP | 18 | PVC PICTURE FRAME MOULDING, TYP | 24 | PVC PORCH SPANDREL |
| 4 | PVC BRACKET BKT12X12GP | 9 | 1X6 PAINTED WOOD TRIM FASCIA | 14 | WOOD LATTICE BELOW DECK | 19 | PVC DENTIL MOULDING FYPON MLD354-12 | 25 | 1X14 BACKER BOARD, PAINTED |
| 5 | WOOD "RICHMOND RAIL" RAILING, PAINT FINISH | 10 | FOUR PANEL WOOD DOOR W/TRANSOM & MOULD SURROUND | 15 | DECORATIVE FYPON WINDOW HEADER | 20 | PVC BRACKET FYPON BKT7X18 | 26 | 12"X32" FOUNDATION VENT |
| | | | | | | 21 | VENT VENTS, SEE FOUNDATION PLAN | 27 | 18"X24" GABLE VENT, TYP |



REAR ELEVATION



LEFT ELEVATION

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2219 CEDAR STREET DEVELOPMENT
CITY OF RICHMOND, VIRGINIA
ALL VIEW ELEVATIONS

SCALE: _____
PROJECT NO.: 2016-06
CONSTR. CONTR. NO. _____
DRAWING NO. _____
SHEET _____ OF _____
A-201

GENERAL NOTES

- 1. DESIGN BUILD CODE: 2012 VIRGINIA RESIDENTIAL BUILDING CODE
2. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE DRAWINGS WITH ARCHITECTURAL AND OTHER TRADES DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING.
4. DESIGN LOADS: LIVE LOADS, DEAD LOADS, WIND

SITE WORK

- 1. SUBGRADE DESIGN VALUES: THE FOLLOWING SUBSURFACE INFORMATION IS ASSUMED FOR DESIGN PURPOSES.
2. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE MINIMUM OF 1'-6" BELOW GRADE.
3. ALL FOOTINGS SHALL PROJECT AT LEAST 1'-0" INTO UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL.

CAST-IN-PLACE CONCRETE

- 1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302, EDITIONS REFERENCED BY BUILDING CODE.
2. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
3. REINFORCEMENT SPLICES SHALL BE LAP SPLICES WITH A MINIMUM LAP OF 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.

WOOD

- 1. ALL FOLLOWING DESIGN VALUES ARE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS (NDS) AND SUPPLEMENT NATIONAL DESIGN SPECIFICATIONS (EDITION REFERENCED BY BUILDING CODE.)
2. ALL HEADERS AND BEAMS SHALL BE SPF NO. 2 OR OTHER SPECIES HAVING THE FOLLOWING MINIMUM PROPERTIES: UNLESS NOTED OTHERWISE
3. EXTERIOR AND INTERIOR BEARING WALL STUDS SHALL BE SPF NO. 2 OR OTHER SPECIES HAVING THE FOLLOWING MINIMUM PROPERTIES: UNLESS NOTED OTHERWISE

- 6. LVL (LAMINATED VENEER LUMBER) SHALL BE 1-3/4" WIDE, OF THE DEPTH SPECIFIED ON THE PLANS, AND SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER UNO.
7. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
8. ALL STUDS SHALL BE INSTALLED IN ACCORDANCE WITH AF & PA (AMERICAN FOREST & PAPER ASSOCIATION) REQUIREMENTS.
9. STUD BEARING WALLS AND EXTERIOR STUD WALLS SHALL BE CONTINUOUSLY BRIDGED WITH WOOD BLOCKING AT MIDSPAN VERTICAL SPACING BETWEEN FLOORS (AND ROOF) LEVELS.

CONCRETE MASONRY

- 1. HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT, TYPE 1, GRADE N WITH A MINIMUM 28 DAY NET COMPRESSIVE UNIT STRENGTH OF 1900 PSI.
2. MORTAR SHALL BE TYPE M BELOW GRADE AND IN CONTACT WITH SOIL AND TYPE S AT ALL OTHER LOCATIONS.
3. FILLED CELLS SHALL BE FILLED WITH COARSE GROUT. COARSE GROUT SHALL CONFORM TO ASTM C476, PROPERTIES SHALL INCLUDE: 2500 PSI AT 28 DAY, 3/8" MAX. AGGREGATE, AND 8"-11" SLUMP.

MASONRY

- 1. ALL MASONRY SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TMS 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TMS 602) FOR THE YEAR REFERENCED IN THE BUILDING CODE NOTED.
2. ALL BRICK AND CONCRETE MASONRY AND CONSTRUCTION SHALL COMPLY WITH THE RECOMMENDATIONS OF BRICK INSTITUTE OF AMERICA (BIA) AND THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) AND MINIMUM REQUIREMENTS ESTABLISHED BY NOTED BUILDING CODES.
3. GROUT TO FILL CORES SHALL BE ASTM C476, COARSE GROUT (3/8" MAXIMUM AGGREGATE) WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.

Table with columns for DATE and DESCRIPTION, containing revision dates from 1-13-19 to 11-15-18.

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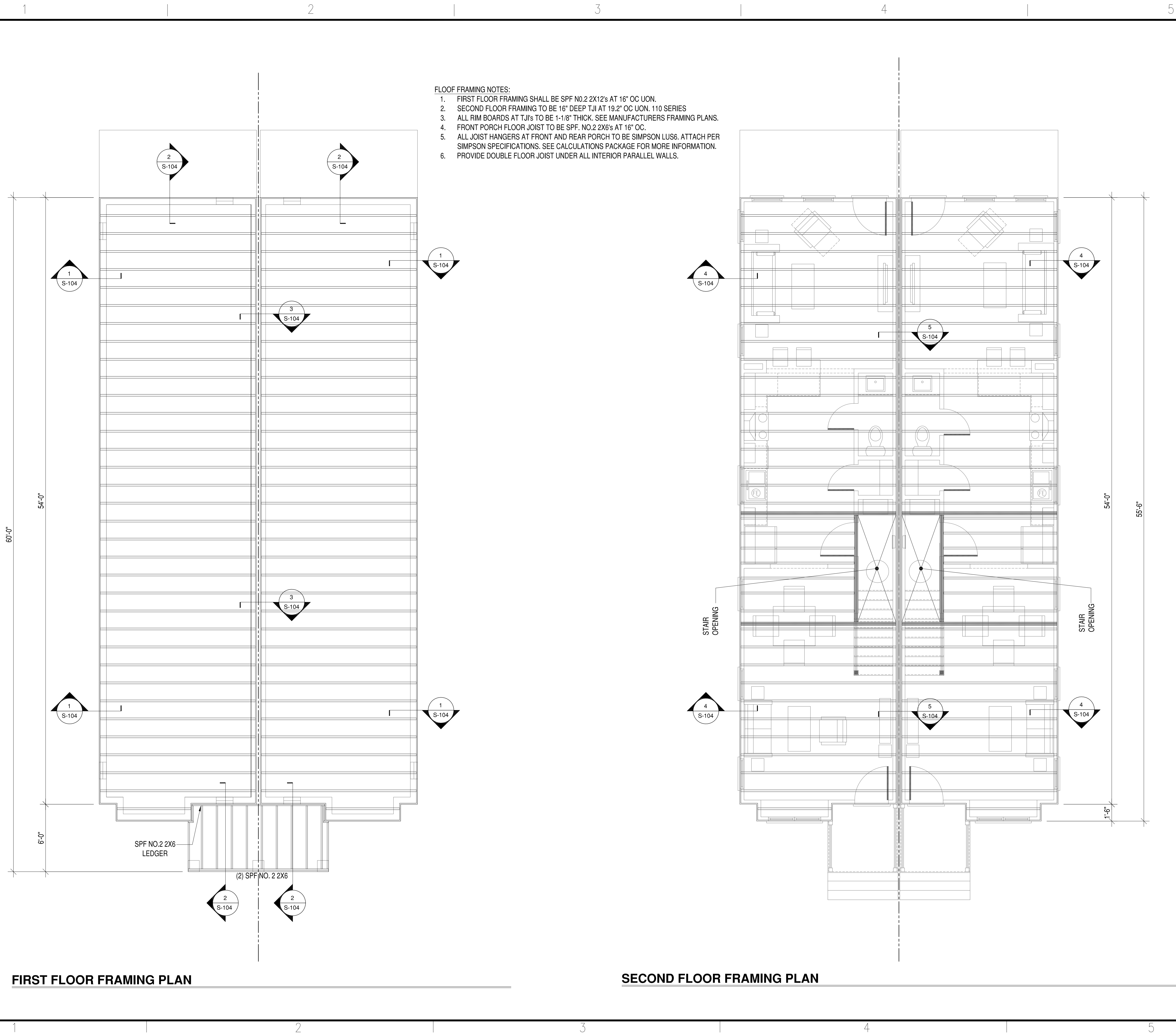
HOMETOWN REALTY logo and agent name: MATT JARREAU

APPROVED, ACTIVITY, SATISFACTORY TO DATE, DES: -- -- [DRW] JRP3 [CHK] JRP3

2219 CEDAR STREET DEVELOPMENT, CITY OF RICHMOND, VIRGINIA, STRUCTURAL GENERAL NOTES

SCALE, PROJECT NO.: 2016-06, CONSTR. CONTR. NO., DRAWING NO., SHEET OF

S-001



- FLOOR FRAMING NOTES:**
1. FIRST FLOOR FRAMING SHALL BE SPF NO.2 2X12's AT 16" OC UON.
 2. SECOND FLOOR FRAMING TO BE 16" DEEP TJI AT 19.2" OC UON, 110 SERIES
 3. ALL RIM BOARDS AT TJI'S TO BE 1-1/8" THICK. SEE MANUFACTURERS FRAMING PLANS.
 4. FRONT PORCH FLOOR JOIST TO BE SPF. NO.2 2X6's AT 16" OC.
 5. ALL JOIST HANGERS AT FRONT AND REAR PORCH TO BE SIMPSON LUS6. ATTACH PER SIMPSON SPECIFICATIONS. SEE CALCULATIONS PACKAGE FOR MORE INFORMATION.
 6. PROVIDE DOUBLE FLOOR JOIST UNDER ALL INTERIOR PARALLEL WALLS.

FIRST FLOOR FRAMING PLAN

SECOND FLOOR FRAMING PLAN

SYN	DESCRIPTION	DATE	APPR
1-13-19	PLAT REVISION		
1-7-19	PLAT REVISION		
1-2-19	PLAN REVISIONS		
12-26-18	PLAN REVISIONS		
11-15-18	100% COMPLETE		

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 42296 BENFOLD SQUARE
 ASHBURN, VA 20148
 (703) 675-4592 PHONE

STRUCTURAL ENGINEER INFO

HOMETOWN REALTY
 "The Exceptional Exception"
MATT JARREAU
 (804) 762-8092 PHONE

INVESTOR REPRESENTATIVE

APPROVED

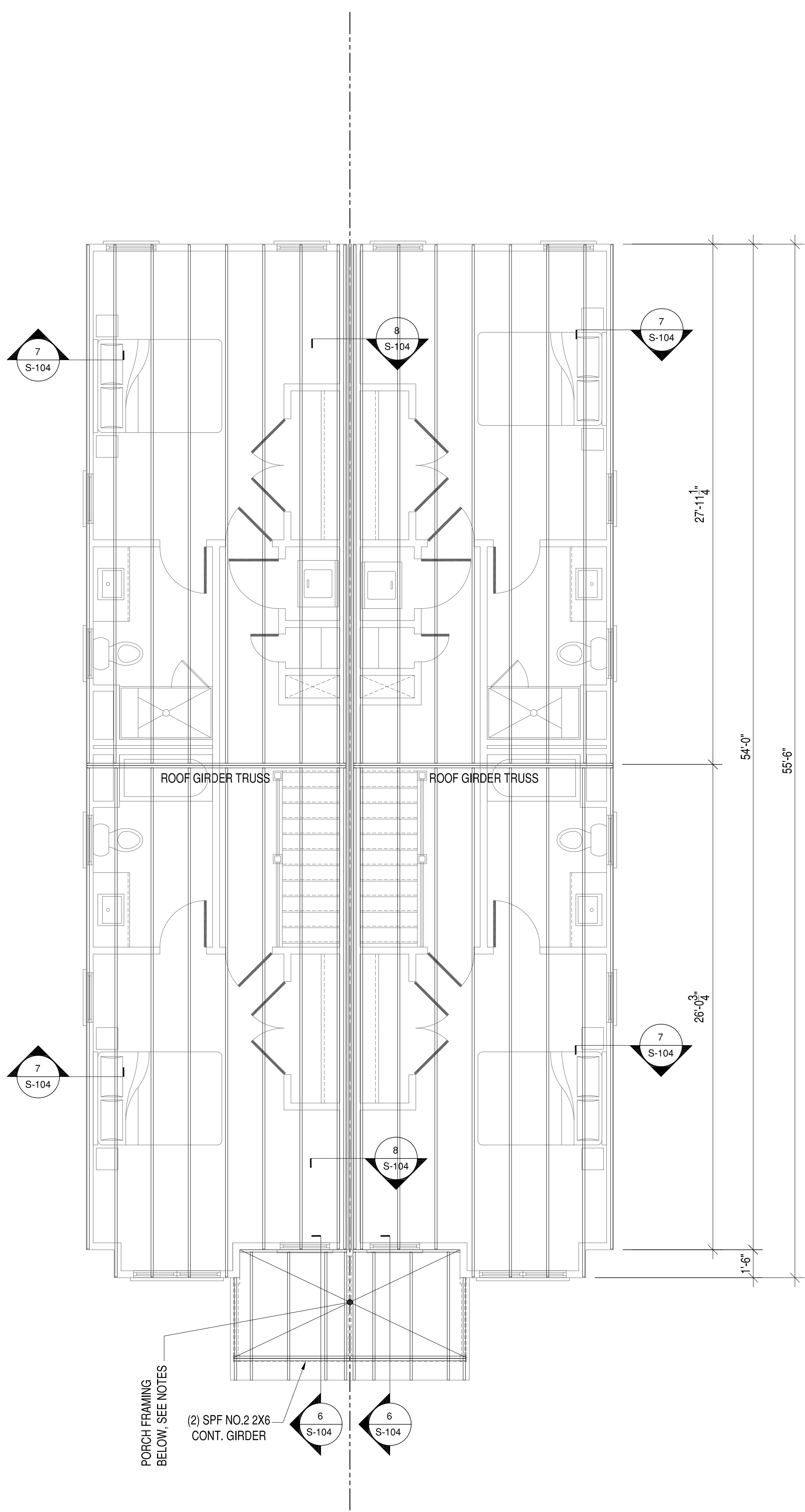
ACTIVITY

SATISFACTORY TO DATE

DES --- [DRW, JRP, J] CHK [JRP, J]

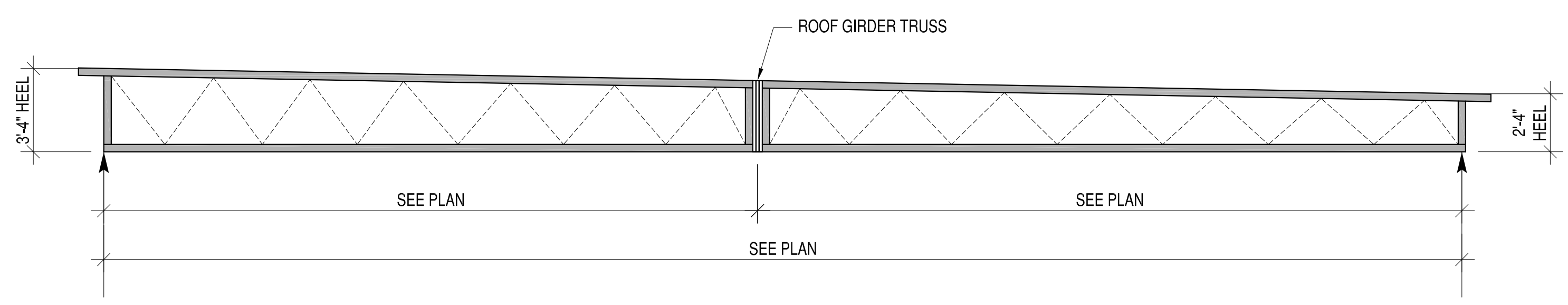
2219 CEDAR STREET DEVELOPMENT
 CITY OF RICHMOND, VIRGINIA
 FIRST AND SECOND FLOOR FRAMING PLAN

SCALE:
PROJECT NO.: 2018-06
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
S-101



PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES

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



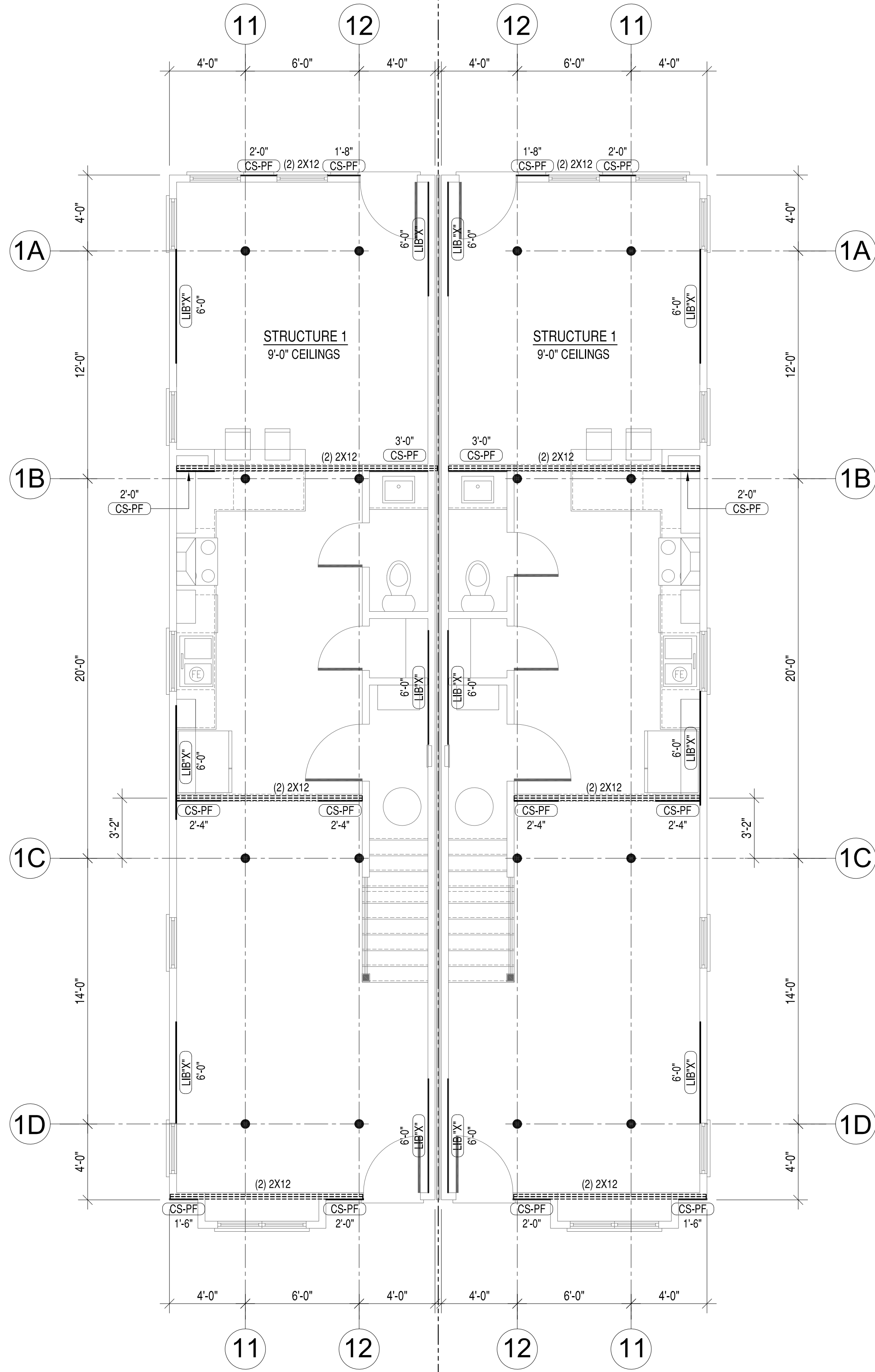
ROOF TRUSS PROFILE

- TRUSS PROFILE NOTES:**
1. TRUSS WEB CONFIGURATION SHOWN IS REPRESENTATIONAL ONLY. TRUSS MANUFACTURER TO DETERMINE CONFIGURATION.

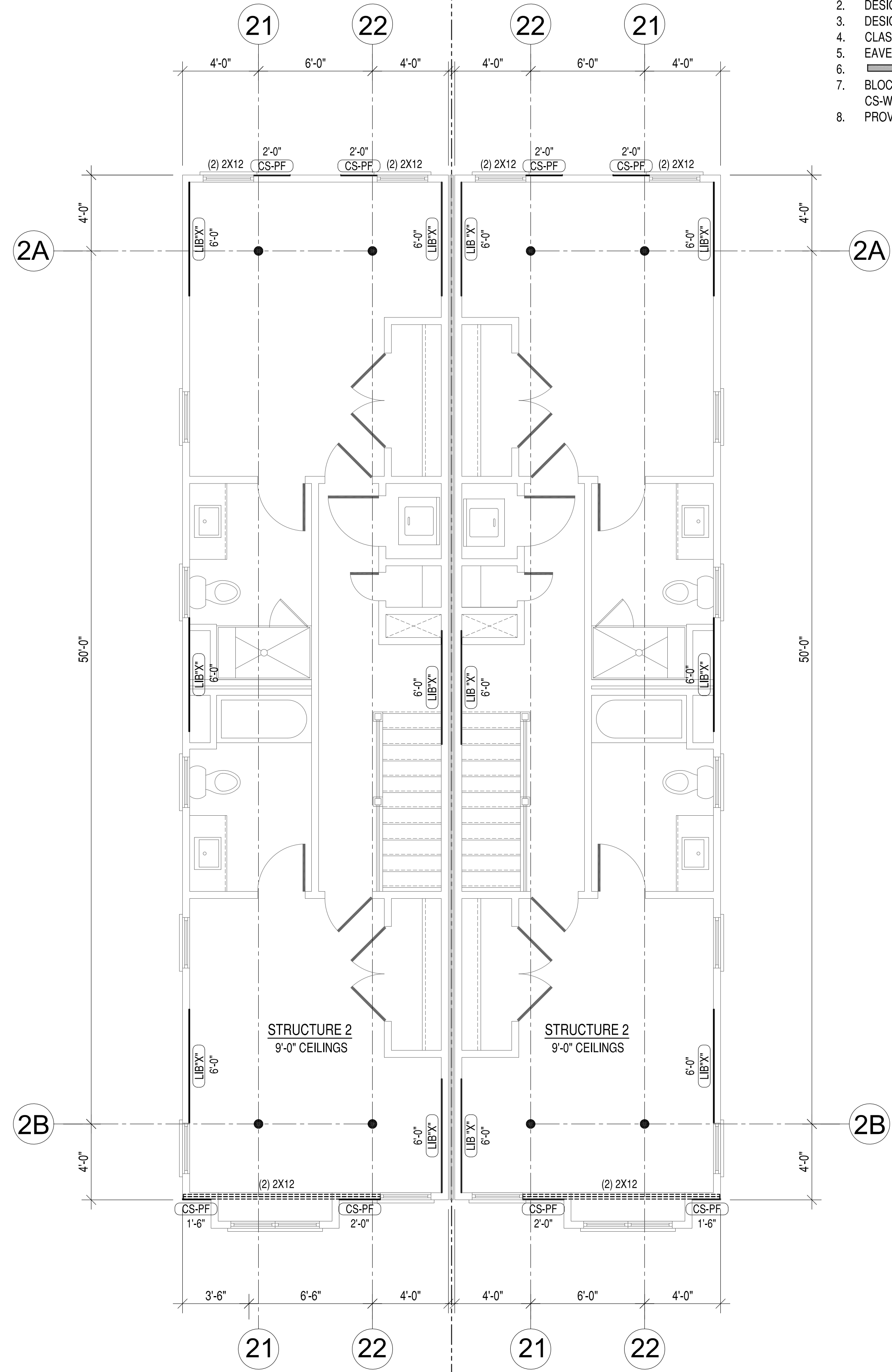
- FLOOR FRAMING NOTES:**
1. ALL ROOF FRAMING SHALL BE PRE-ENGINEERED TRUSSES AT 24" OC UNLESS OTHERWISE NOTED.
 2. ALL PORCH ROOF FRAMING TO BE PRE-ENGINEERED MONO TRUSSES AT 24" OC.

ROOF FRAMING PLAN

1-13-19	1-7-19	1-2-19	12-26-18	11-15-18	DATE	DATE	DATE	DATE	DATE
PLAT REVISION	PLAT REVISION	PLAN REVISIONS	PLAN REVISIONS	100% COMPLETE	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
<p>PENN & CO. 42296 BENFOLD SQUARE ASHBURN, VA 20148 (703) 675-4592 PHONE</p> <p style="text-align: right; font-size: small;">STRUCTURAL ENGINEER INFS</p>									
<p>HOMETOWN REALTY "The Exceptional Exception"</p> <p>MATT JARREAU (804) 762-8092 PHONE</p> <p style="text-align: right; font-size: small;">INVESTOR REPRESENTATIVE</p>									
<p>APPROVED</p> <p>ACTIVITY</p> <p>SATISFACTORY TO DATE</p> <p>DES --- [DRW_JRP] [CHK_JRP]</p>									
<p>2219 CEDAR STREET DEVELOPMENT</p> <p>CITY OF RICHMOND, VIRGINIA</p> <p>ROOF FRAMING PLAN</p>									
<p>SCALE:</p> <p>PROJECT NO.: 2018-06</p> <p>CONSTR. CONTR. NO.</p> <p>DRAWING NO.</p> <p>SHEET OF</p> <p style="font-size: large; font-weight: bold;">S-102</p>									



FIRST FLOOR BRACED WALL PLAN



SECOND FLOOR BRACED WALL PLAN

- BRACED WALL PLAN NOTES:**
1. RESIDENCE ANALYZED AS TWO SEPARATE STRUCTURES.
 2. DESIGN AND CALCULATIONS BASED ON 2012 IRC SECTION R602.10.
 3. DESIGN BASED ON 90 MPH WIND SPEED. SEE CALCULATIONS.
 4. CLASSIC WALL BRACING METHOD USED.
 5. EAVE TO RIDGE HEIGHT USED FOR RESIDENCE = 5'-0"
 6. DENOTES BRACED WALL PANELS.
 7. BLOCK ALL HORIZONTAL JOINTS AT EXTERIOR SHEATHING AT CS-WSP, CS-PF AND LIB PANELS.
 8. PROVIDE FLOOR JOIST UNDER AND ABOVE ALL INTERIOR BRACED WALL LINES.

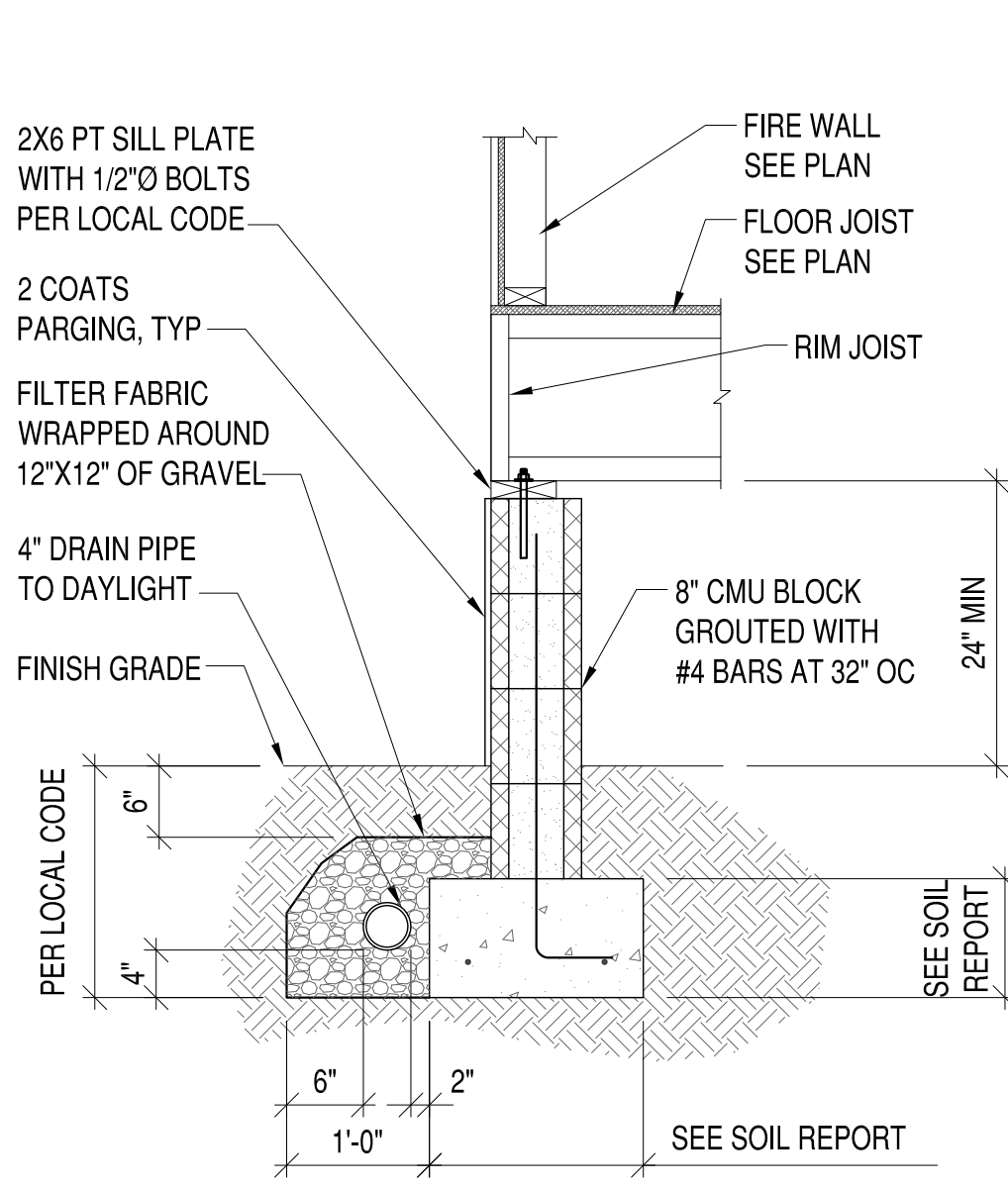
DATE	DESCRIPTION	BY	APPR
1-13-19	PLAT REVISION		
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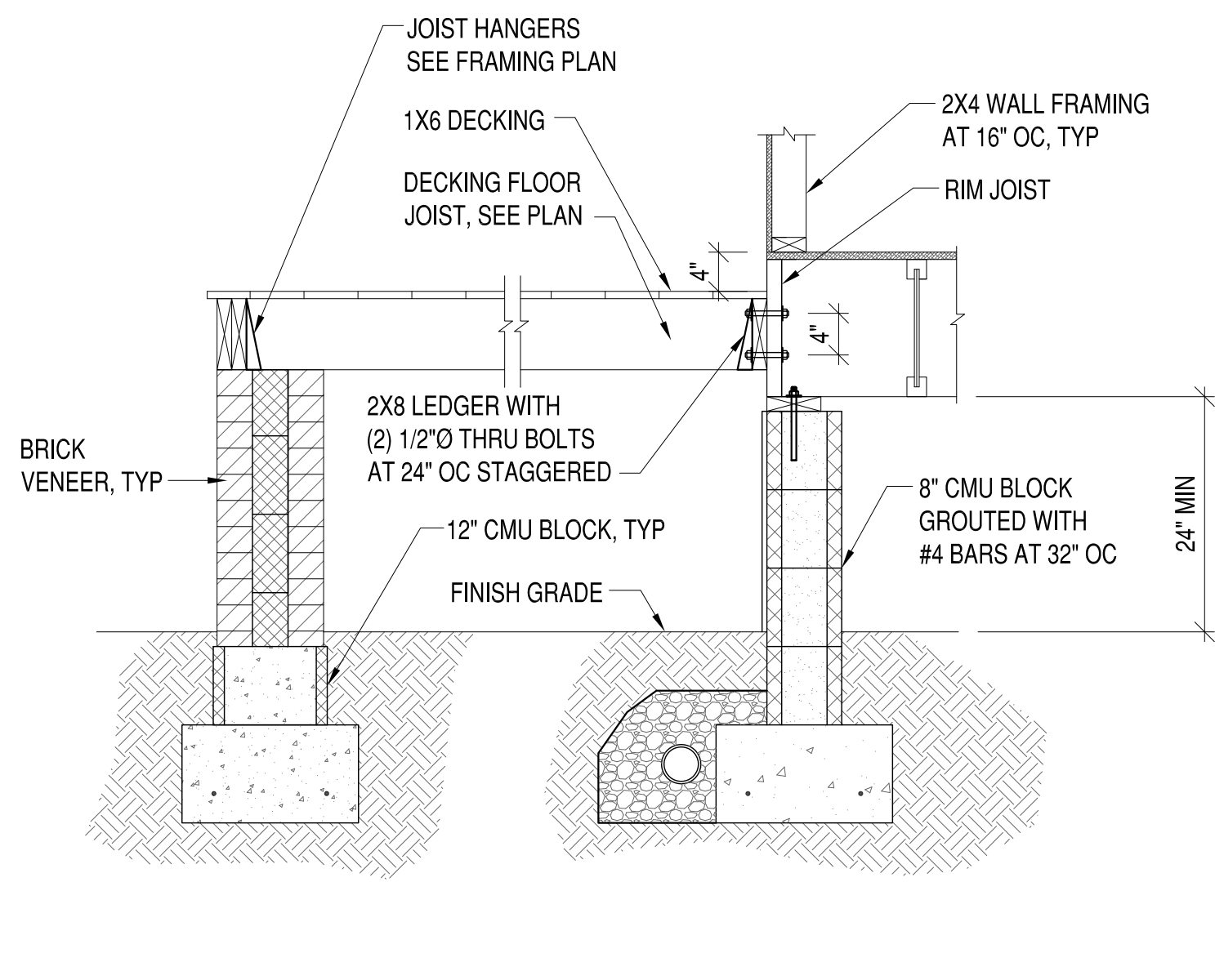
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2219 CEDAR STREET DEVELOPMENT
 CITY OF RICHMOND, VIRGINIA
 FIRST AND SECOND FLOOR BRACED WALL PLAN

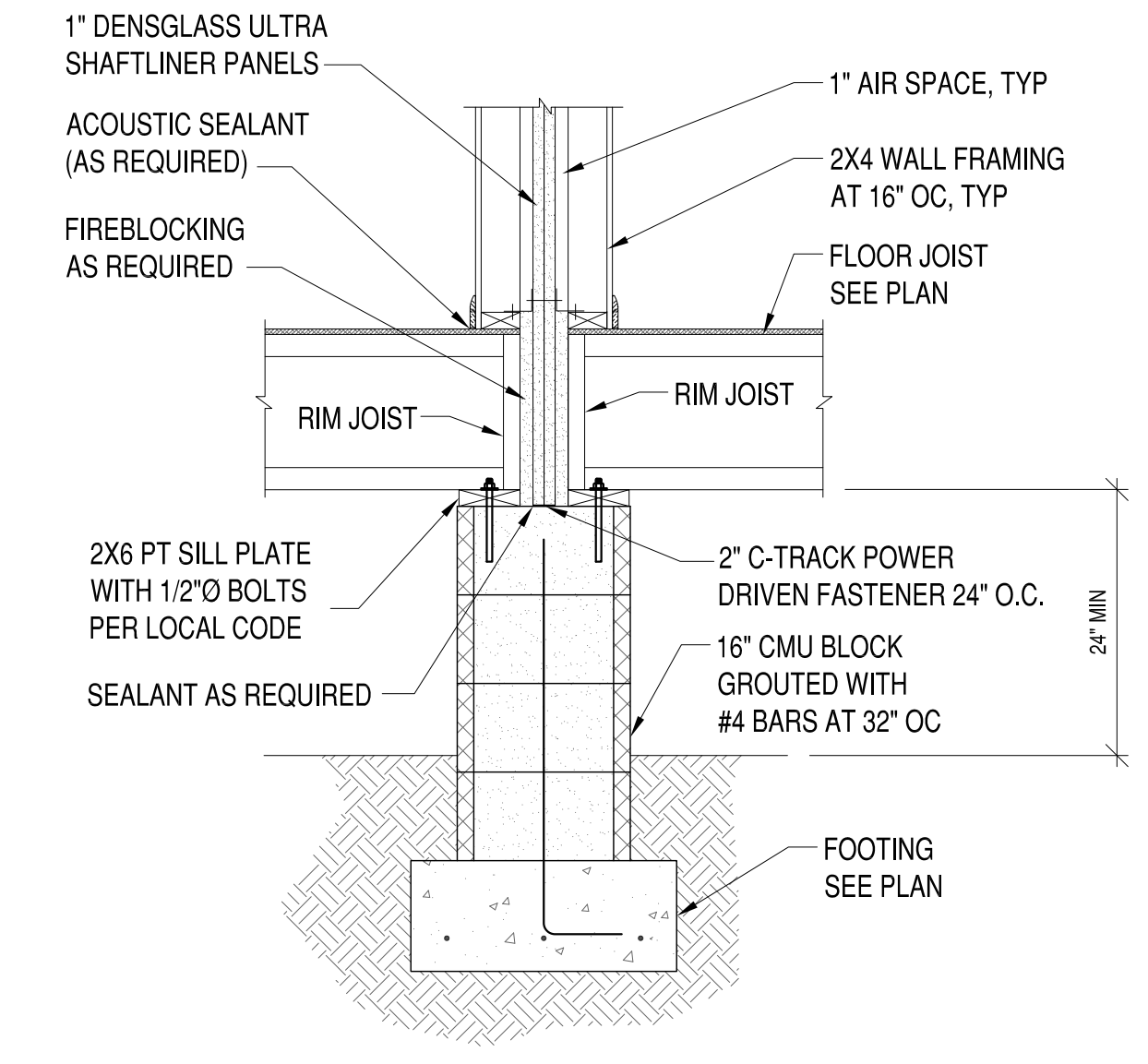
SCALE:
 PROJECT NO.: 2018-06
 CONSTR. CONTR. NO.:
 DRAWING NO.:
 SHEET OF
S-103



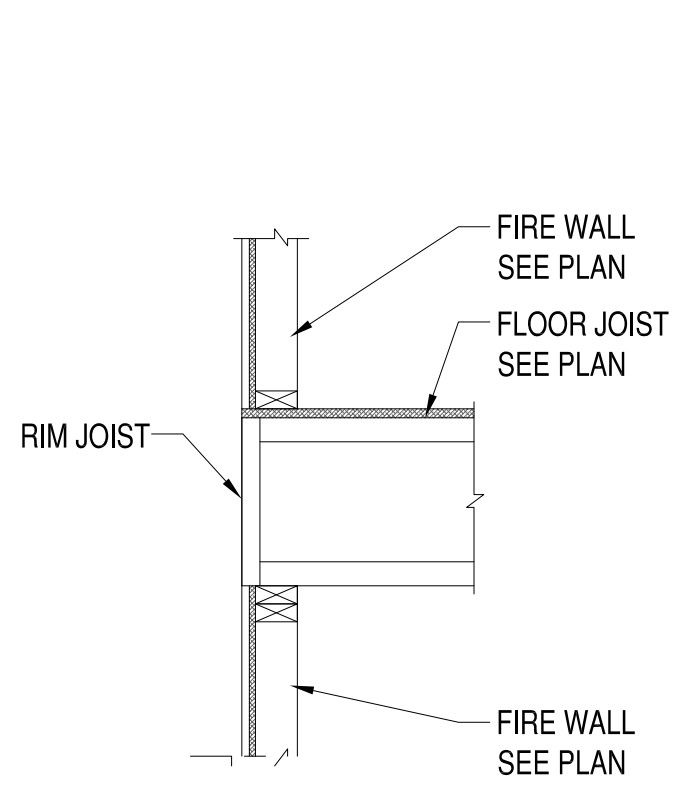
1 SECTION
S-104 3/4"=1'-0"



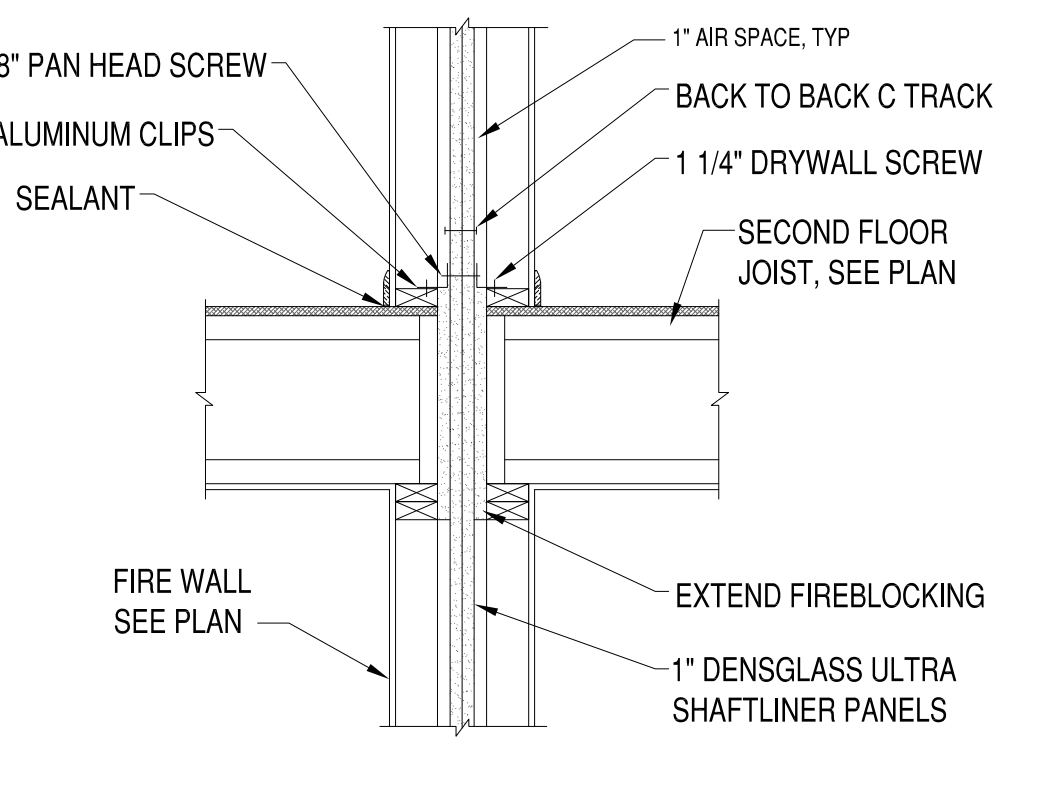
2 SECTION
S-104 3/4"=1'-0"



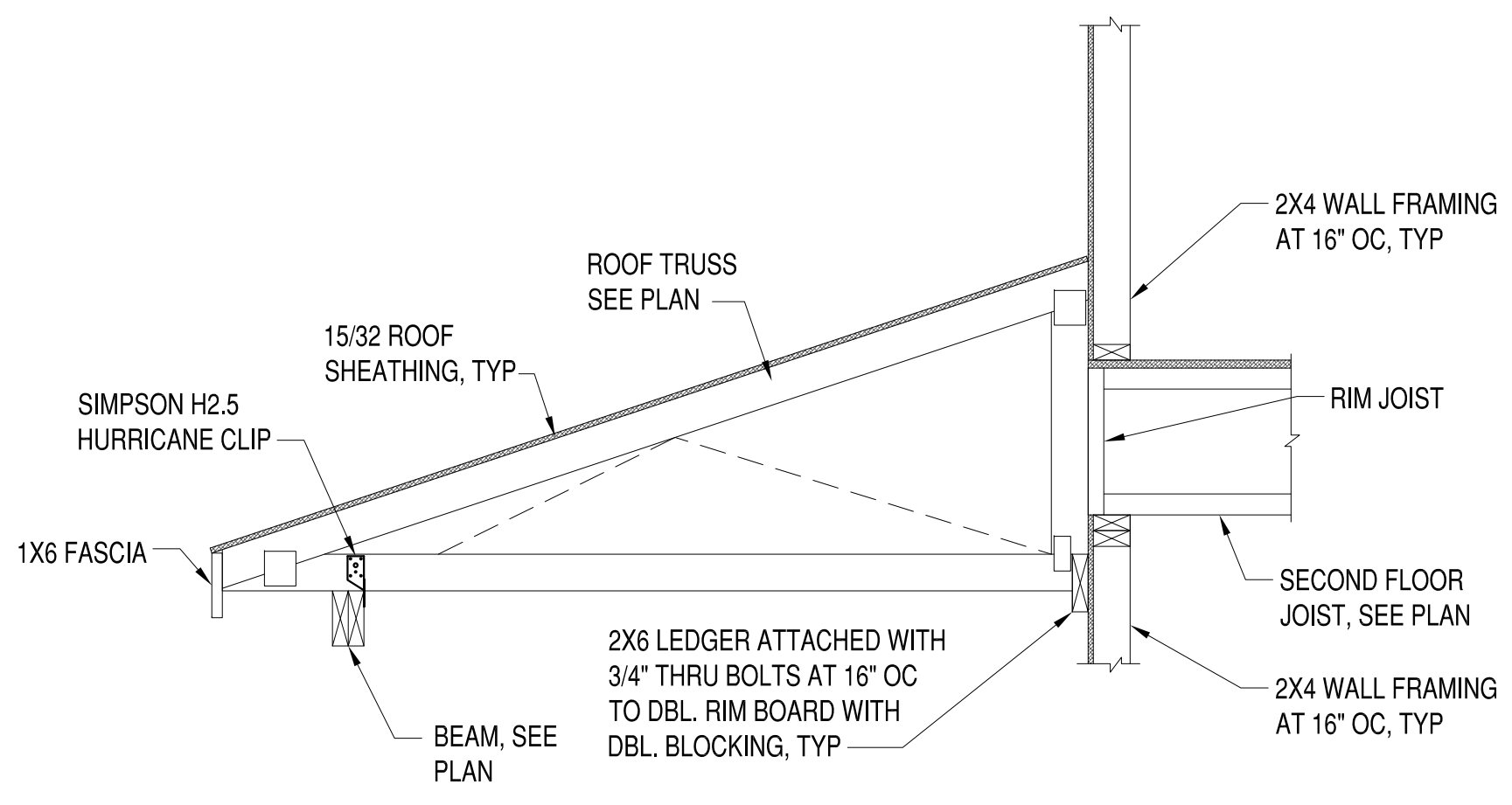
3 SECTION
S-104 3/4"=1'-0"



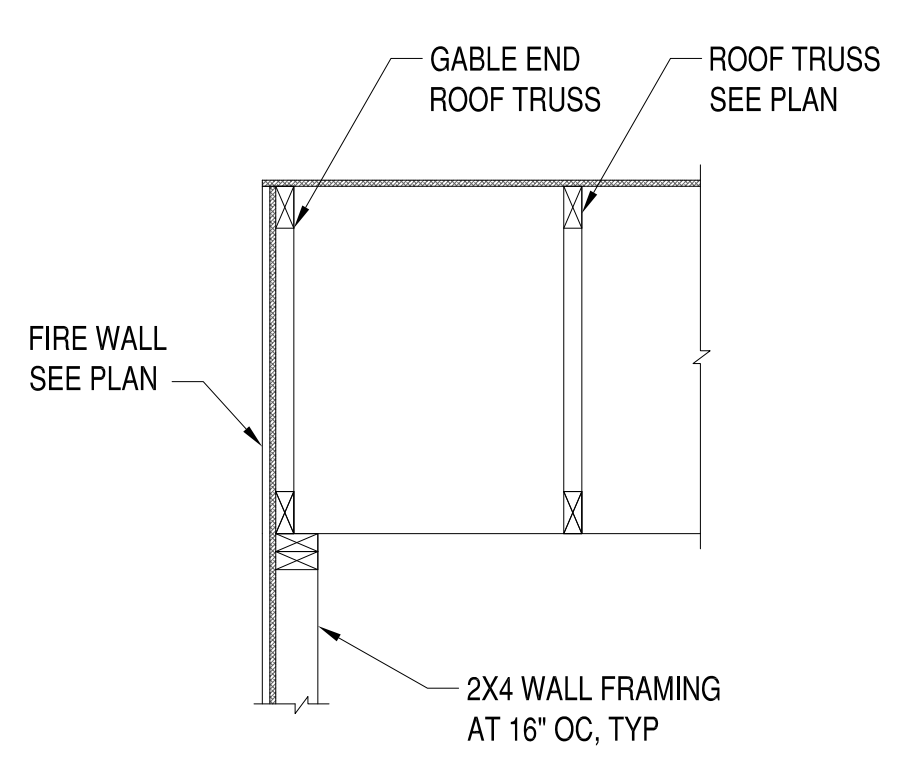
4 SECTION
S-104 3/4"=1'-0"



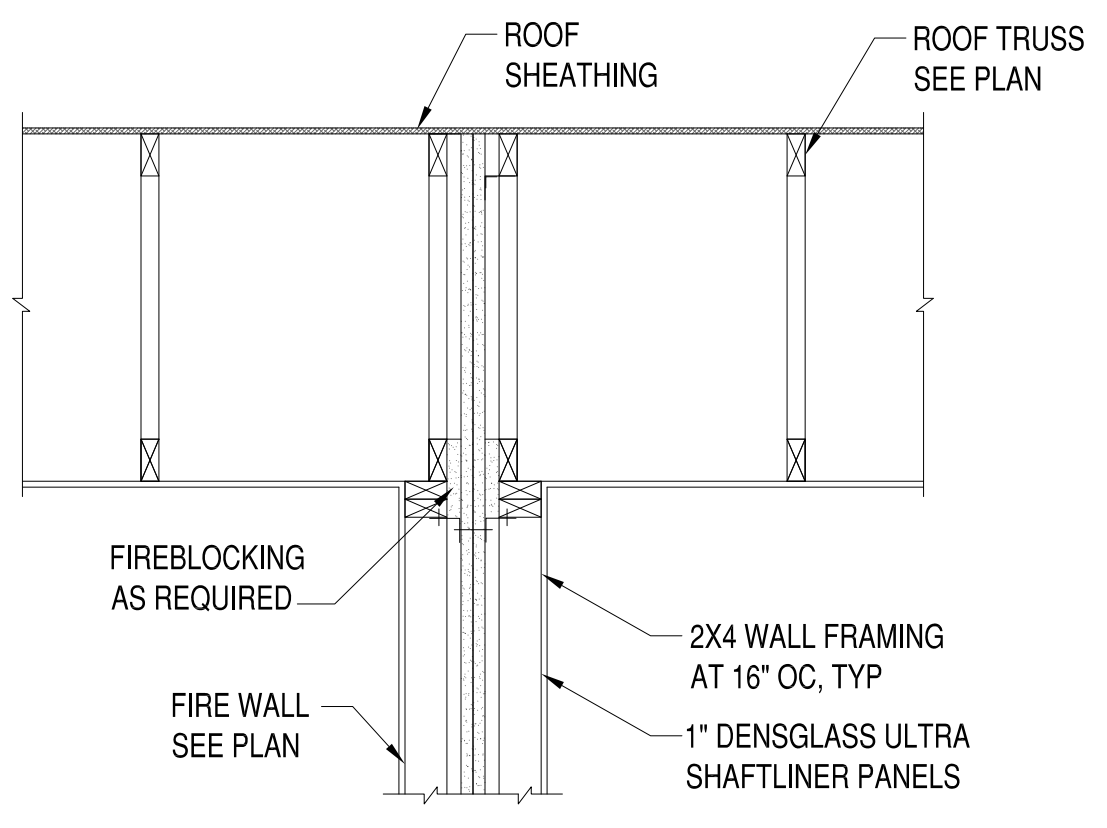
5 SECTION
S-104 3/4"=1'-0"



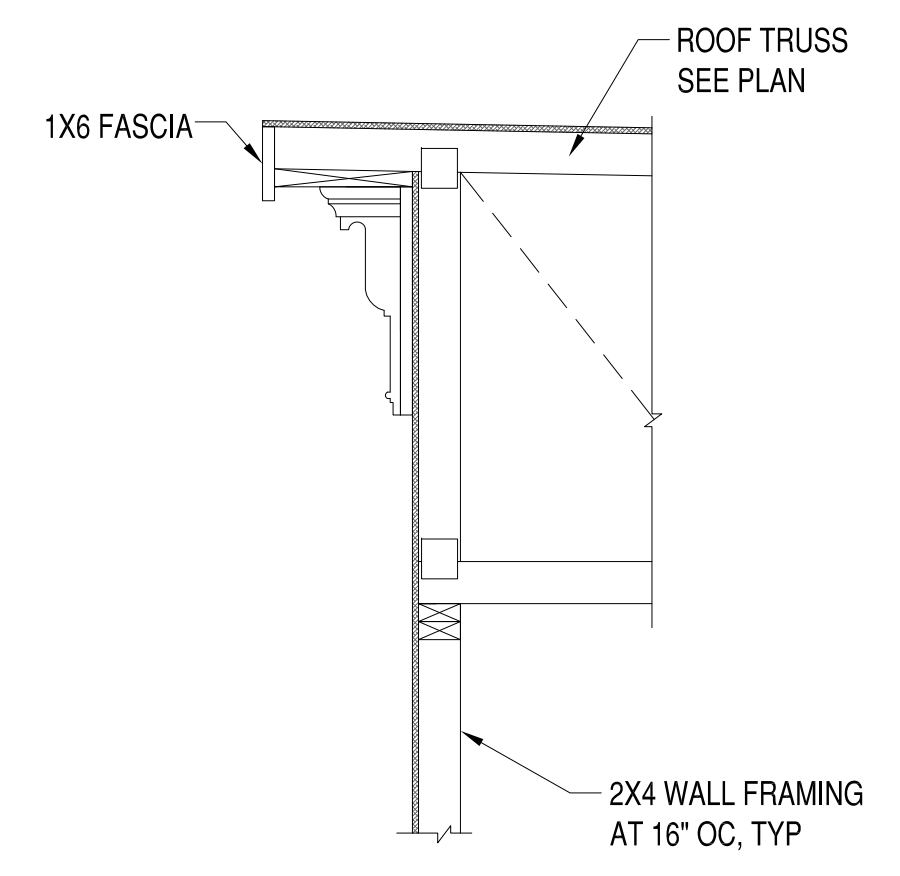
6 SECTION
S-104 3/4"=1'-0"



7 SECTION
S-104 3/4"=1'-0"



8 SECTION
S-104 3/4"=1'-0"



9 SECTION
S-104 3/4"=1'-0"

"CLASSIC" WALL BRACING WORKSHEET PER THE 2012 VIRGINIA RESIDENTIAL CODE

WIND SPEED (MPH)	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250				
WIND DIRECTION	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27				
NUMBER OF FLOORS ABOVE DWL	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				
BWP METHOD	LIB	LIB	CS-PF	CS-PF	CS-PF	CS-PF	CS-PF	LIB	LIB	CS-PF	CS-PF	CS-PF	LIB	LIB	CS-PF	CS-PF	CS-PF				
AVERAGE DWL SPACING (ft)	6	6	12	14	16	14	4	4	4	50	50	50	50	50	50	50	50				
TABULAR REQUIREMENT (ft)	7.00	7.00	4.70	4.70	5.50	4.70	3.50	3.50	3.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50	7.50				
EXPOSURE	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00	B	1.00			
FAIR-TO-RIDGE HT (ft)	3.00	0.85	3.00	0.85	3.00	0.85	3.00	0.85	3.00	0.85	3.00	0.85	3.00	0.70	3.00	0.70	3.00	0.70			
MAXIMUM WALL HEIGHT (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95			
NUMBER OF DWLs	2	1.00	2	1.00	4	1.45	4	1.45	4	1.45	2	1.00	2	1.00	2	1.00	2	1.00			
CHIMP INTERIOR FINISH	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00			
ADD PAIR ANCHOR W/OLD DOWNS	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00			
HORIZONTAL LISTS BLOCKED	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00			
REDUCED FASTENER SPACING	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00			
REQUIRED BWP LENGTH (ft)	5.65	5.65	4.80	4.80	5.50	4.21	5.50	2.33	2.33	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99			
CONTRIBUTING LENGTH (ft)	LIB	6.00	LIB	6.00	CS-PF	3.00	CS-PF	3.50	CS-PF	3.50	CS-PF	2.25	LIB	6.00	LIB	6.00	CS-PF	3.00	CS-PF	2.25	
WSP, SFR = actual	2	LIB	6.00	LIB	6.00	CS-PF	2.50	CS-PF	4.50	CS-PF	3.50	CS-PF	3.30	LIB	6.00	LIB	6.00	CS-PF	3.00	CS-PF	3.30
DR (6) = 6.5 actual	4	LIB	6.00	LIB	6.00								LIB	6.00	LIB	6.00					
CS-PF = 1.5 actual	5																				
FRG = 1.5 actual	6																				
FRG ADJ = 4 feet	7																				
ACTUAL BWP LENGTH (ft)	18.00	18.00	5.50	8.00	7.00	5.55	18.00	18.00	6.00	5.55											
ACTUAL > REQUIRED?	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	
BWPs < 20' APART?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
> 2 FAMILIES IN DWL?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
BWP FRINGS < 10' FROM CORNER?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
CONTRIBUTING SPACING (ft)	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	END 1	END 2	
END CONDITIONS	NA	NA	NA	NA	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
BWP COMPLIANCE	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	

DATE	1-13-19	1-7-19	1-2-19	12-26-18	11-15-18
DESCRIPTION	PLAT REVISION	PLAT REVISION	PLAN REVISIONS	PLAN REVISIONS	100% COMPLETE
SYMBOL					
APPROVED	 42298 BENFOLD SQUARE ASHBURN, VA 20148 (703) 675-4592 PHONE STRUCTURAL ENGINEER INFS				
SCALE	 MATT JARREAU (804) 762-8092 PHONE INVESTOR REPRESENTATIVE				
ACTIVITY	SATISFACTORY TO DATE				
DESIGN	DES --- [DRW] JRP3 [CHK] JRP3				
PROJECT	2219 CEDAR STREET DEVELOPMENT CITY OF RICHMOND, VIRGINIA				
TITLE	SECTIONS, DETAILS AND BRACED WALL CALCULATIONS				
SCALE	PROJECT NO.: 2016-66				
CONTR. CONTR. NO.	DRAWING NO.				
SHEET	OF				
	S-104				