COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

RECEIVED
MAY 15 2019
BY:

PROPERTY (location of work)

Address 6006 & 6008 N 29th St.

Historic district Church Hill North

Date/time rec'd: MAY 15 2019
Rec'd by: TME
Application #:
Hearing date: 6/25/2019

APPLICANT INFORMATION

Name Matt Jarreau

Phone 804-306-9019

Company

Email mattj@htrsi.com

Mailing Address 114 N 3rd St
Richmond Va 23219

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

OWNER INFORMATION (if different from above)

Name

Company

Mailing Address

Phone

Email

PROJECT INFORMATION

Review Type: ☒ Conceptual Review ☐ Final Review

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

Project Description: (attach additional sheets if needed)

To build attached duplex

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

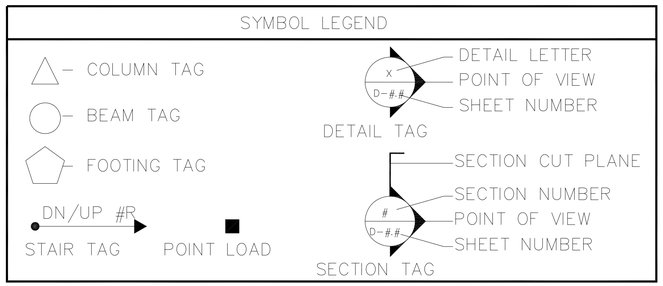
Signature of Owner [signature]

Date 5/14/19

606 & 608 N 29th STREET PROJECT

RICHMOND, VA 23223

SYMBOL LEGEND



SHEET INDEX

PENN & CO.
P.O. BOX 4481
FAIRFAX, VA 22038
Phone: (703) 675-4592

SQUARE FOOTAGE CALCULATIONS

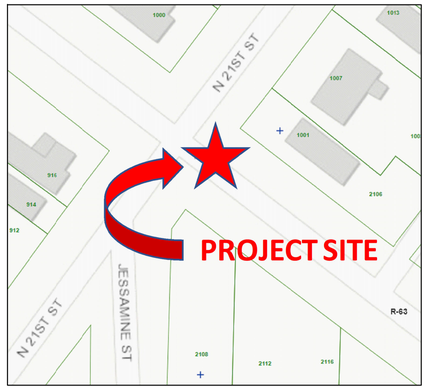
ELEVATION:	*TRADITIONAL*		
AREA	*FINISHED*	*AREA*	*UNFINISHED*
FIRST FLOOR	462 SF EACH UNIT	*FRONT & SIDE PORCH*	48 SF EACH UNIT
SECOND FLOOR	506 SF EACH UNIT	*REAR PORCH*	44 SF EACH UNIT
TOTAL	1936 SF	*TOTAL*	180 SF

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

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

RICHMOND CITY ORDINANCE:
ZONED R-63
SETBACKS:
DESIGNED FRONT YARD: 15' MAXIMUM
DESIGNED SIDE YARDS: 5'
DESIGNED REAR YARD: 15'
DESIGNED HEIGHT: 2 STORIES, 26'±

LOT SIZE & COVERAGE:
LOT AREAS: 1,848 S.F.
DESIGNED COVERAGE: 1,012 S.F. EACH
COVERAGE: 55%



VICINITY MAP

NO.	DESCRIPTION	DATE	APPR.
4	CLIENT REVIEW 100%	4-28-19	
3	CLIENT REVIEW 95%	4-14-19	
2	CLIENT REVIEW	4-3-19	
1	CLIENT REVIEW	3-2-19	

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ASHBURN VA 20148
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DESIGN CONSULTANT

SEAL

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"The Exceptional Exception"
MATT JARREAU
(804) 762-8092 PHONE
GENERAL CONTRACTOR

APPROVED

ACTIVITY

SATISFACTORY TO DATE –

DES --- DRW JRP3 CHK JRP3

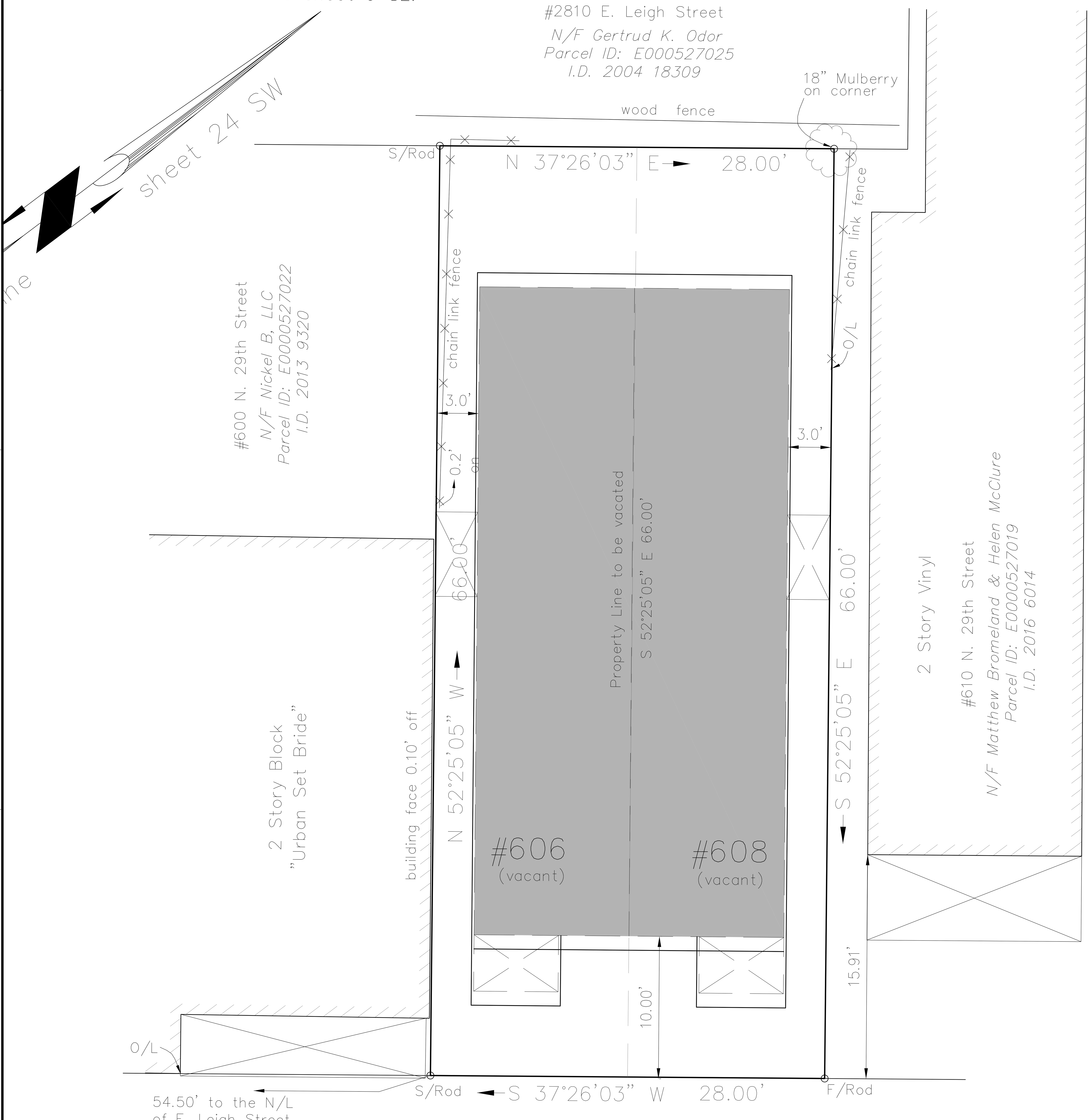
606-608 N 29th STREET DEVELOPMENT
RICHMOND, VIRGINIA 23223
COVERSHEET

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-02
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
C-001

Address: #606 N. 29th Street
Current Owner: Donald Hemmings
Parcel ID: E0000527021
I.D. 2016 21349

Note: Bearings protracted from City Baseline sheet 9 SE.

Address: #608 N. 29th Street
Current Owner: Donald Hemmings
Parcel ID: E0000527020
I.D. 2018 8359



NORTH 29th STREET

Plat of Consolidation for

The Properties Known as #606 & #608 N. 29th Street in the City of Richmond, VA

606-608 N 29th STREET DEVELOPMENT
RICHMOND, VIRGINIA 23223
SURVEY AND CONSTRUCTION PLAT

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-02
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF

C-101

DES *** DRW JRP3 CHK JRP3
SATISFACTORY TO DATE
ACTIVITY
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SYM	DESCRIPTION	DATE	APPR
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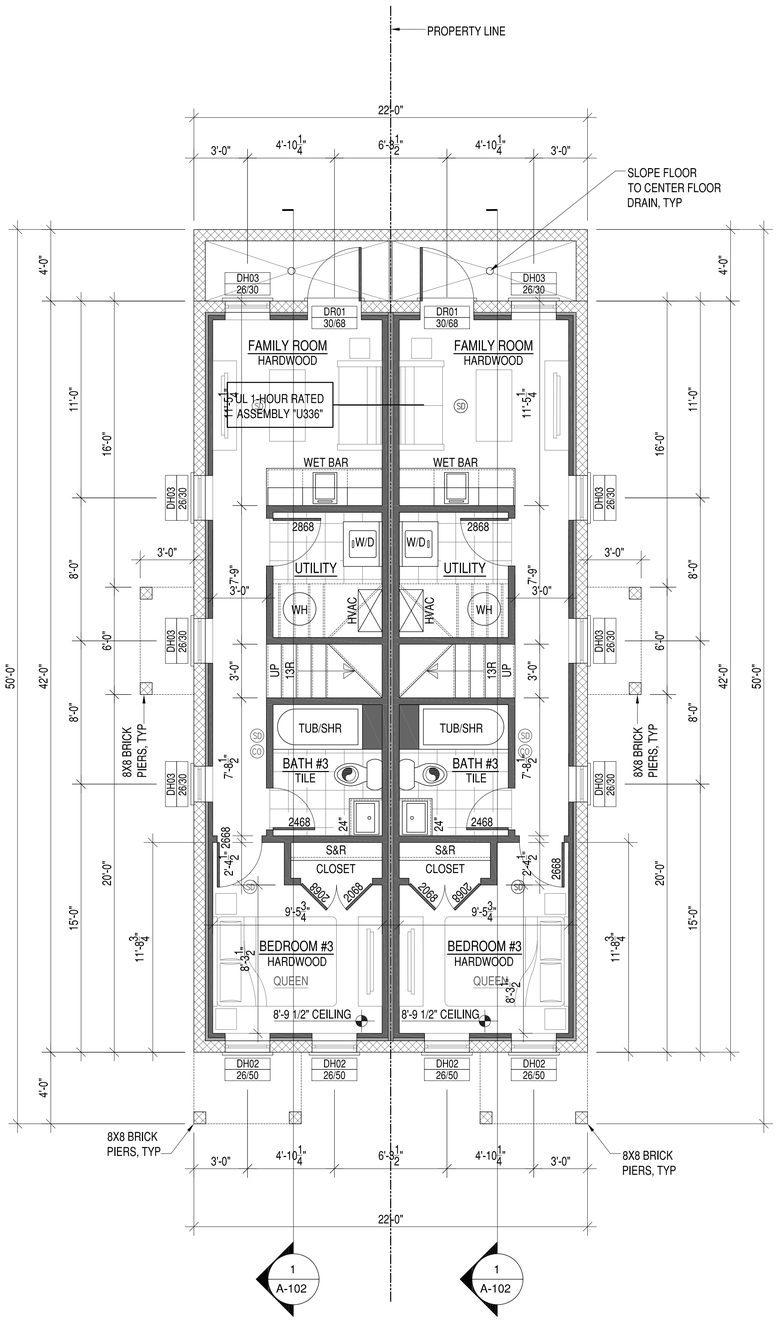
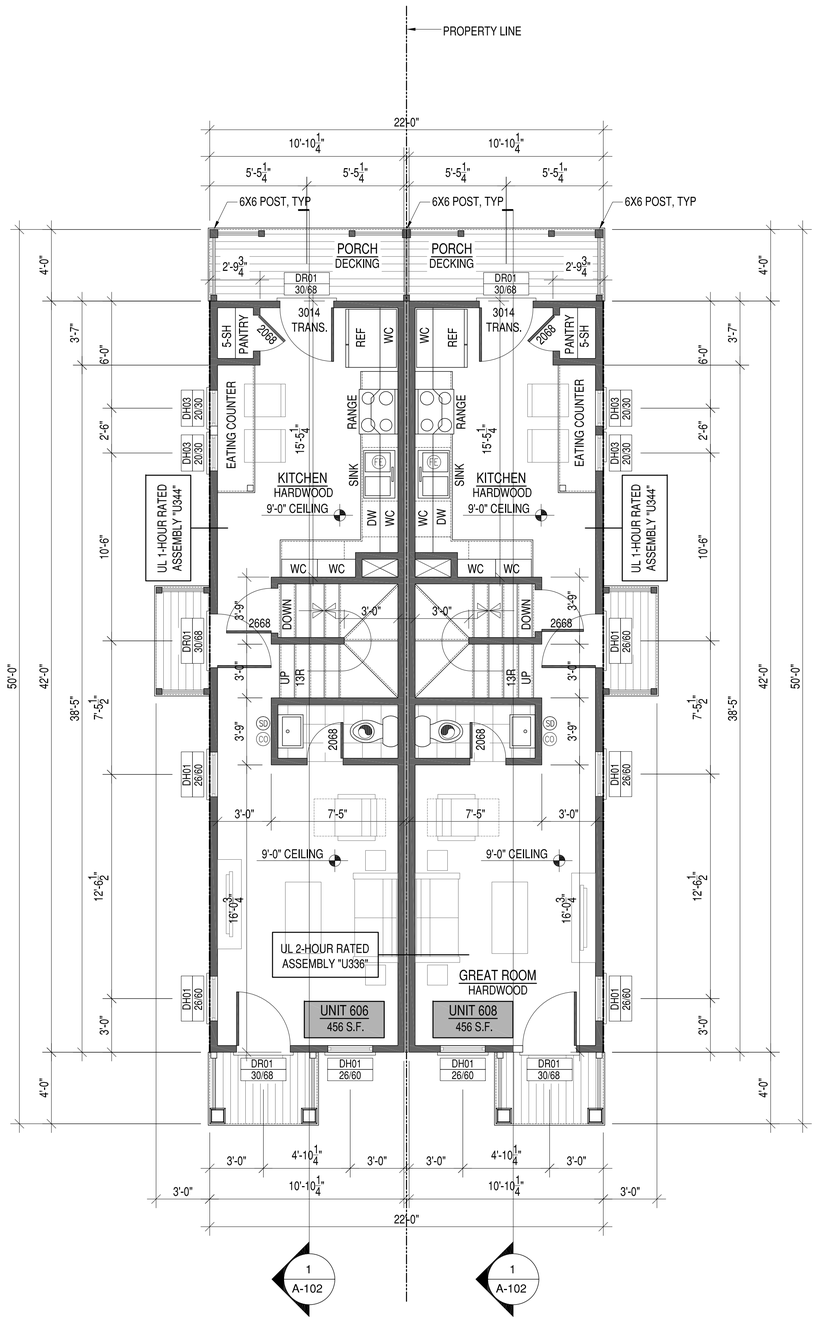


BASEMENT FLOOR PLAN



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 (CO) = CARBON MONOXIDE DETECTOR (S) = SMOKE DETECTOR

PLAN AND FRAMING NOTES

1. ALL WALL FRAMING TO BE 2X4'S AT 16" OC UNLESS OTHERWISE NOTED.
2. ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 4-1/2" THICK (FINISHED) UNLESS OTHERWISE NOTED.
3. ALL WINDOW AND DOOR HEADERS TO BE (2) 2X6'S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
4. 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.
5. CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE,
6. DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
7. PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETRY LOCATIONS. REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.
8. CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE AHVE 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.

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606-608 N 29th STREET DEVELOPMENT

RICHMOND, VIRGINIA 23223

BASEMENT AND FIRST FLOOR PLANS

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

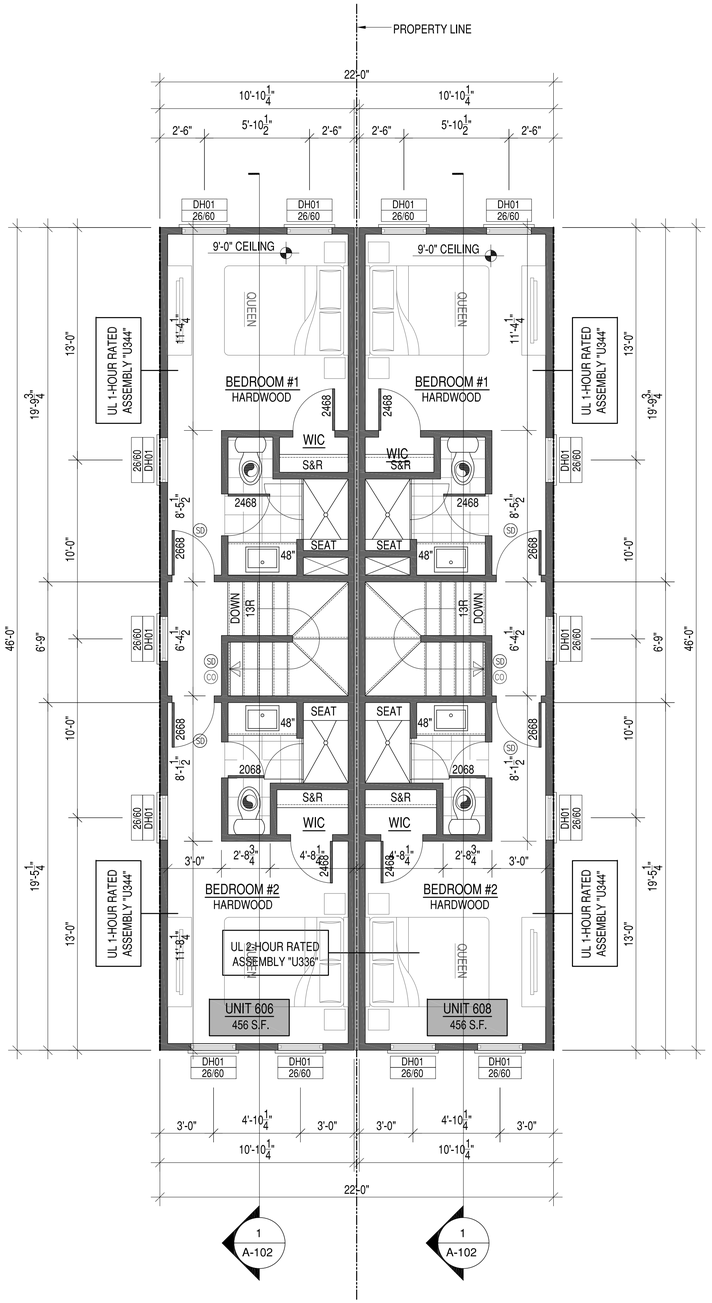
PROJECT NO.: 2019-02

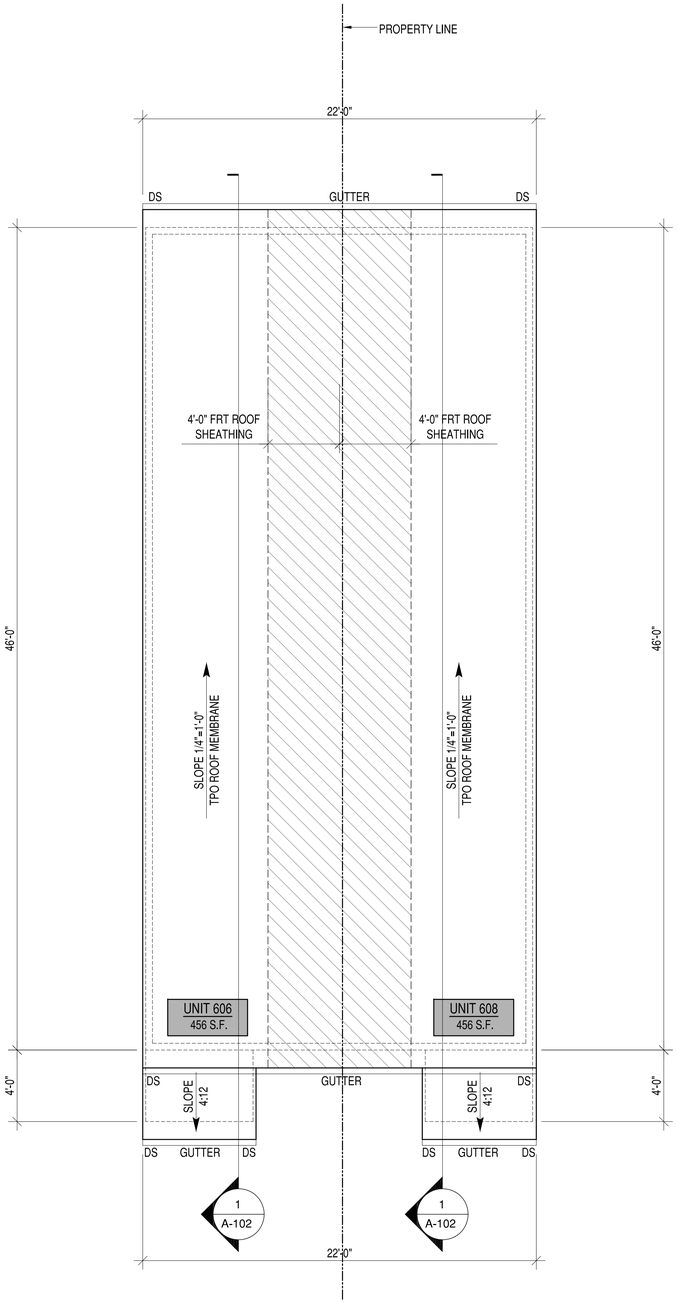
CONSTR. CONTR. NO.

DRAWING NO.

SHEET OF

A-100





SECOND FLOOR PLAN

ROOF PLAN

PLAN NOTES
1. 12" OVERHANGS AND AND NO GABLE END EXTENSIONS, TYP.
2. ALL ROOF FRAMING TO BE PRE-ENGINEERED ROOF TRUSSES AT 24" OC UNLESS OTHERWISE NOTED.
3. ALL ROOFING TO BE TPO ROOFING MEMBRANE, TYP

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
(FE) = FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK
= BATH FAN VENTED TO EXTERIOR (CO) = CARBON MONOXIDE DETECTOR (S) = SMOKE DETECTOR

PLAN AND FRAMING NOTES
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4. 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.
5. CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE,
6. DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
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606-608 N 29th STREET DEVELOPMENT
RICHMOND, VIRGINIA 23223
SECOND FLOOR AND ROOF PLANS

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-02
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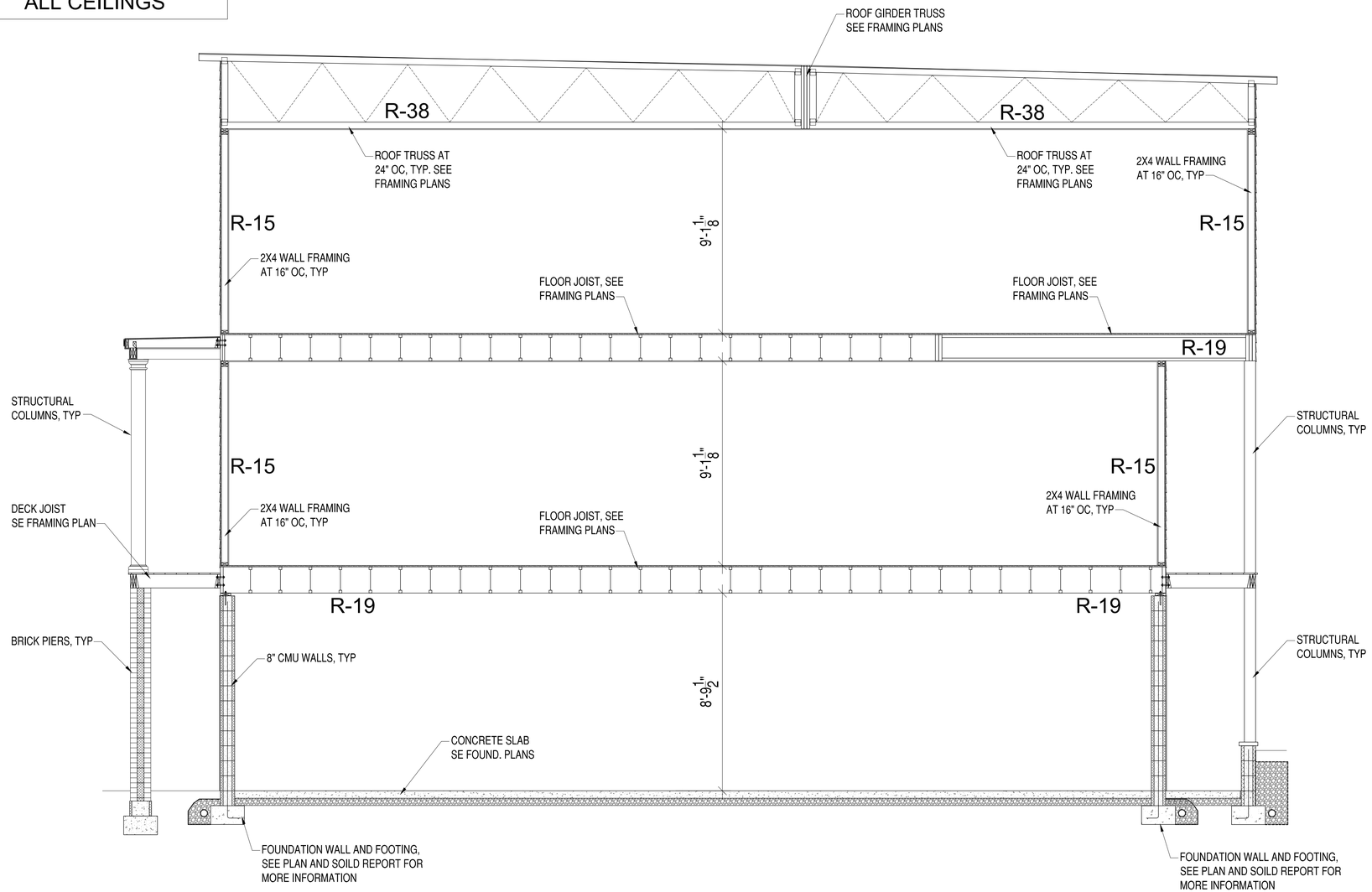
DRAWING NO.
SHEET OF
A-101

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



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606-608 N 29th STREET DEVELOPMENT

RICHMOND, VIRGINIA 23223

SCHEDULES AND FIRE WALL INFORMATION

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

PROJECT NO.: 2019-02

CONSTR. CONTR. NO.

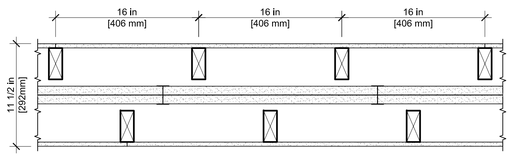
DRAWING NO.

SHEET OF

A-102

UL U336

U336	2 HOUR			920664
NON-LOAD-BEARING	STEEL AND WOOD STUDS	AREA SEPARATION WALL	STC = 46	RAL-TL88-353



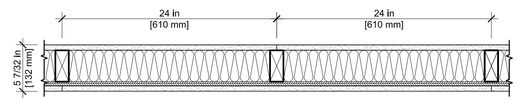
AREA SEPARATION WALL: STEEL AND WOOD STUDS (NON-LOAD-BEARING)

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

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

UL U344

U344	1 HOUR			DS#
LOAD-BEARING	WOOD STUDS	INTERIOR PARTITION	N/A	N/A



EXTERIOR PARTITIONS: WOOD STUD (LOAD-BEARING)

FIRE RATING:	1 HOUR
STC:	N/A
SOUND TEST:	N/A
SYSTEM THICKNESS:	5-7/32"

ASSEMBLY	OPTIONS:
GYPSUM BOARD:	5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.
WOOD STUDS:	2 IN. X 4 IN. WOOD STUDS SPACED MAX. 24 IN. O.C.
INSULATION:	MIN. 3-1/2 IN. THICK FIBERGLASS FRICTION FIT.
PLYWOOD SHEATHING:	MIN. 15/32 IN. THICK PLYWOOD APPLIED VERTICALLY, WITH VERTICAL JOINTS CENTERED ON STUDS. SHEATHING ATTACHED TO STUDS WITH 6D CEMENT COATED STEEL BOX NAILS SPACED 12 IN. O.C. ALONG INTERIOR STUDS AND 6 IN. O.C. AT PERIMETER.
GYPSUM BOARD:	5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY.

DOOR SCHEDULE

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

DOOR NOTES:

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

DOOR HARDWARE SETS:

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

WINDOW SCHEDULE

MARK	DESCRIPTION	WIDTH	HEIGHT	HEADER HEIGHT	NOTES
DH01	DOUBLE HUNG	2'-6"	6'-0"	SEE PLAN	VINYL 2 OVER 2
DH02	DOUBLE HUNG	2'-6"	5'-0"	SEE PLAN	VINYL 2 OVER 2
DH03	DOUBLE HUNG	2'-6"	3'-0"	SEE PLAN	VINYL 2 OVER 2

WINDOW NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS AND FRAMES.
2. ALL WINDOWS NOMINAL. GENERAL CONTRACTOR TO VERIFY ACTUAL SIZES AND FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
3. 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.
4. NO WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.
5. SAFETY GLAZING SHALL BE TEMPERED.

APPR	DATE	DESCRIPTION	SYM
	4-28-19	CLIENT REVIEW 100%	4
	4-14-19	CLIENT REVIEW 95%	3
	4-3-19	CLIENT REVIEW	2
	3-2-19	CLIENT REVIEW	1

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606-608 N 29th STREET DEVELOPMENT
RICHMOND, VIRGINIA 23223
SCHEDULES AND FIRE WALL INFORMATION

SCALE: 1/4"=1'-0"
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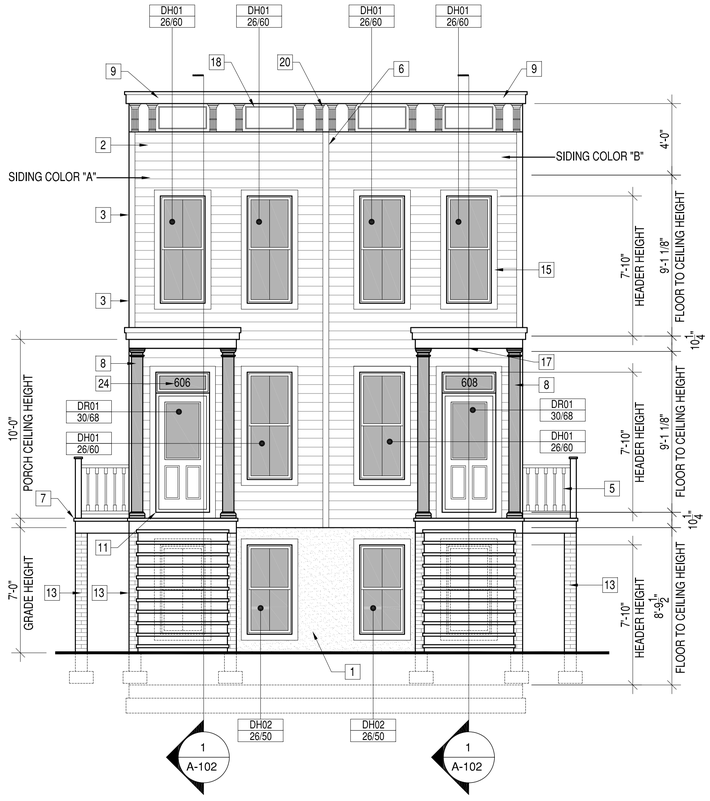
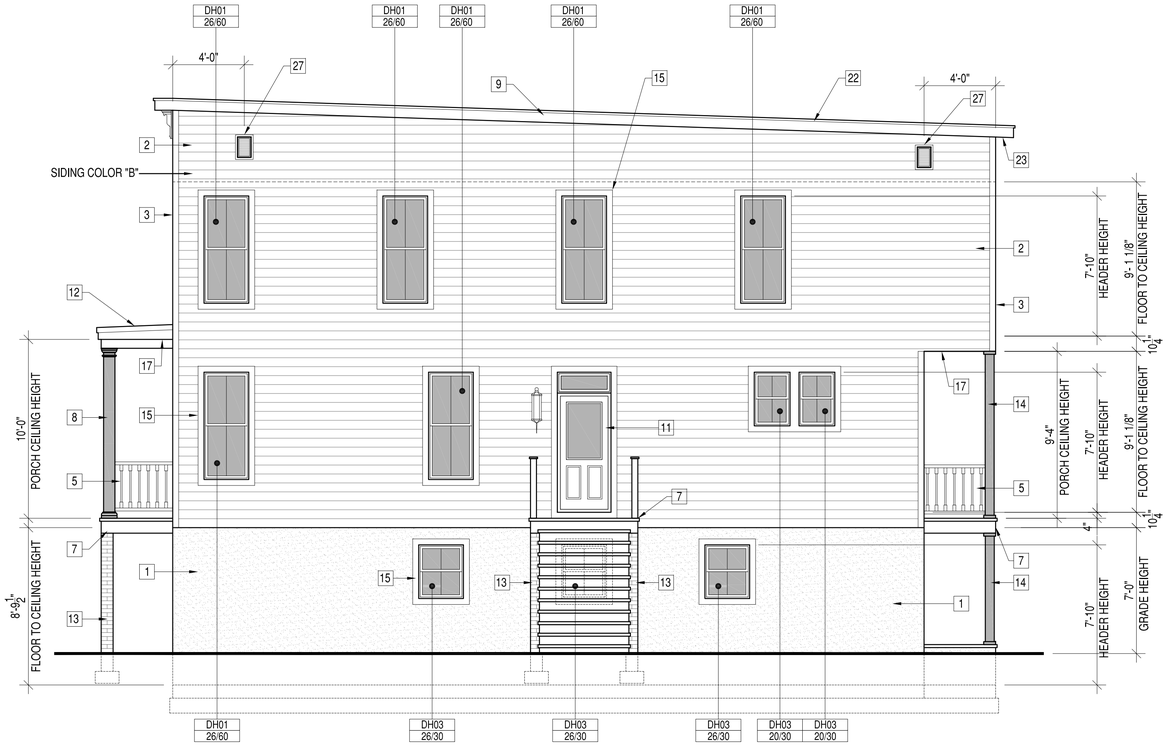
SHEET OF
A-103



FRONT ELEVATION



RIGHT ELEVATION

BLDG ELEVATION
MATERIAL KEYNOTES

1. 2 LAYER PARGED FOUNDATION WALLS, TYP.
2. 6" EXPOSURE FIBER CEMENT HORIZONTAL LAP SIDING, PAINT FINISH
3. FIBER CEMENT SIDING TRIM AT CORNERS
4. PVC BRACKET BKT12X12GP
5. WOOD "RICHMOND RAIL" RAILING, PAINT FINISH
6. 4" SIDING DIVERTER STRIP, TYP.
7. 1X6 WOOD DECKING W/ PAINTED BUILT-UP TRIM AT PORCH BAND BOARD.
8. 10" SQUARE COLUMNS, TYP
9. 1X6 PAINTED WOOD TRIM FASCIA
10. TWO PANEL WOOD DOOR W/TRANSOM & MOULD SURROUND
11. STEEL OR FIBERGLASS DOOR W/TRANSOM AND BRICK MOULD SURROUND
12. 60 MIL TPO ROOFING
13. BRICK PIERS, TYP
14. 6X6 POST PVC WRAPPED COLUMN, TYP
15. 4" WINDOW TRIM, TYP
16. EPMD ROOFING AT PORCH ROOF
17. VINYL BEADBOARD PANELING AT PORCH CEILING
18. PVC PICTURE FRAME MOULDING, TYP
19. PVC DENTIL MOULDING FYPON MLD354-12
20. PVC BRACKET FYPON BKT7X18
21. VENTS, SEE FOUNDATION PLAN
22. 1X6 PAINTED RAKE BOARD
23. VINYL VENTED SOFFIT PANELING
24. GLASS GILDED HOUSE NUMBERS
25. ARCHITECTURAL SHINGELS
26. 12"X32" FOUNDATION VENT
27. 18"X24" GABLE VENT, TYP

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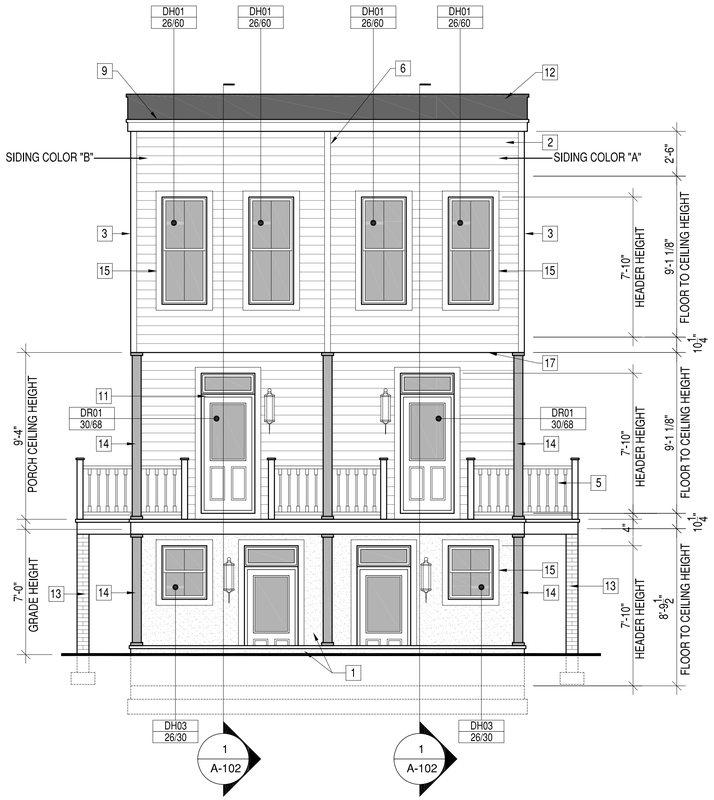
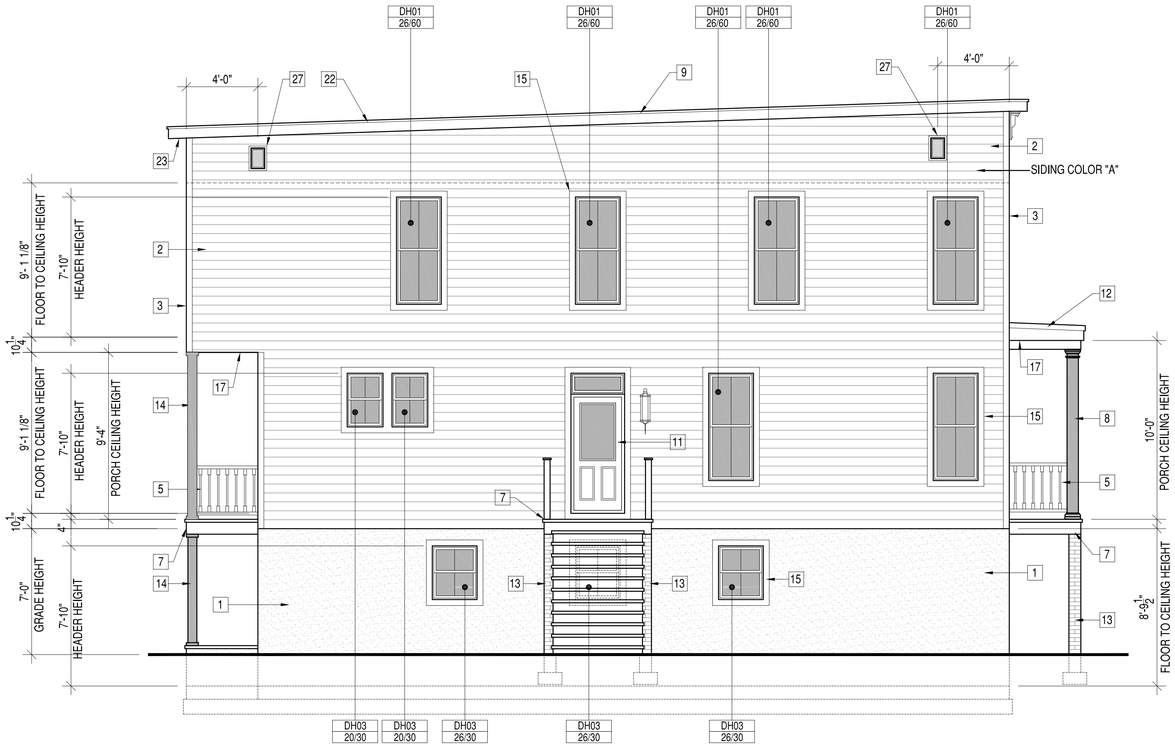
RICHMOND, VIRGINIA 23223

FRONT AND RIGHT ELEVATIONS & BUILDING MATERIAL LIST

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-02
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-201



REAR ELEVATION



LEFT ELEVATION

BLDG ELEVATION
MATERIAL KEYNOTES

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5. WOOD "RICHMOND RAIL" RAILING, PAINT FINISH
6. 4" SIDING DIVERTER STRIP, TYP.
7. 1X6 WOOD DECKING W/ PAINTED BUILT-UP TRIM AT PORCH BAND BOARD.
8. 10" SQUARE COLUMNS, TYP
9. 1X6 PAINTED WOOD TRIM FASCIA
10. TWO PANEL WOOD DOOR W/TRANSOM & MOULD SURROUND
11. STEEL OR FIBERGLASS DOOR W/TRANSOM AND BRICK MOULD SURROUND
12. 60 MIL TPO ROOFING
13. BRICK PIERS, TYP
14. 6X6 POST PVC WRAPPED COLUMN, TYP
15. 4" WINDOW TRIM, TYP
16. EPMD ROOFING AT PORCH ROOF
17. VINYL BEADBOARD PANELING AT PORCH CEILING
18. PVC PICTURE FRAME MOULDING, TYP
19. PVC DENTIL MOULDING FYPON MLD354-12
20. PVC BRACKET FYPON BKT7X18
21. VENTS, SEE FOUNDATION PLAN
22. 1X6 PAINTED RAKE BOARD
23. VINYL VENTED SOFFIT PANELING
24. GLASS GILDED HOUSE NUMBERS
25. ARCHITECTURAL SHINGELS
26. 12"X32" FOUNDATION VENT
27. 18"X24" GABLE VENT, TYP

SYM	DESCRIPTION	DATE
4	CLIENT REVIEW 100%	4-28-19
3	CLIENT REVIEW 95%	4-14-19
2	CLIENT REVIEW	4-3-19
1	CLIENT REVIEW	3-2-19

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APPROVED

ACTIVITY

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

606-608 N 29th STREET DEVELOPMENT
RICHMOND, VIRGINIA 23223
REAR AND LEFT ELEVATIONS & BUILDING MATERIAL LIST

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-02
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-201

GENERAL NOTES

1. DESIGN BUILD CODE: 2015 VIRGINIA RESIDENTIAL BUILDING CODE
2. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE DRAWINGS WITH ARCHITECTURAL AND OTHER TRADES DRAWINGS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING. AS REQUIRED TO INSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION. THE DESIGN PROCEDURES SHALL CONFORM TO ALL GOVERNING CODES AND SAFETY REQUIREMENTS. TEMPORARY BRACING AND SHORING SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.
4. DESIGN LOADS:

	LIVE LOADS		DEAD LOADS	
A. FLOOR	40	PSF	10	PSF
B. EXTERIOR DECKS	40	PSF	10	PSF
C. ROOF	20	PSF	10	PSF
D. SNOW (Pg)	20	PSF		
SLOPED	16	PSF		
WIND	90	MPH, 3 SECOND GUST (ASD) - 115 MPH (ULTIMATE)		

SITE WORK

1. SUBGRADE DESIGN VALUES: THE FOLLOWING SUBSURFACE INFORMATION IS ASSUMED FOR DESIGN PURPOSES. THE CONTRACTOR SHALL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY THE ADEQUACY OF THE SUBGRADE ASSUMPTIONS FOR THE PROPOSED CONSTRUCTION.
   A. BEARING OF VIRGIN MATERIAL: LEAN CLAY OR BETTER
   B. BEARING PRESSURE: 1500 PSF
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. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED. NO EXCAVATION SHALL BE CLOSER THAT AT A SLOPE OF 2:1 (TWO HORIZONTAL TO ONE VERTICAL) TO A FOOTING. DO NOT PLACE CONCRETE OVER FROZEN SOIL. FOOTINGS SHALL NOT BE FOUNDED ON EXISTING FILL, LOOSE OR WET SOIL. STEP FOOTINGS WITH A RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

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.
4. CONCRETE COMPRESSIVE STRENGTHS AT 28 DAY CURE = 3000 PSI.
5. CAST-IN-PLACE CONCRETE SHALL BE READY-MIX PER ASTM C94, THE MIX SHALL BE PROPORTIONED WITH;
   A. PORTLAND CEMENT, ASTM C150
   B. AGGREGATES, ASTM C33 WITH .75 INCH MAXIMUM DIAMETER
   C. NO CALCIUM CHLORIDE SHALL BE PERMITTED
   D. AIR ENTRAINMENT, ASTM C260
   E. WATER REDUCING ADMIXTURE, ASTM C494
   F. FLYASH, ASTM C618-78 CLASS F, 15% MAXIMUM BY WEIGHT
   G. WATER, CLEAN AND POTABLE
6. PROVIDE PROPERLY TIED SPACERS, CHAIRS, BOLSTERS, ETC, AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS. USE PLASTIC TIP LEGS ON ALL EXPOSED SURFACES.
7. CONTRACTOR SHALL VERIFY EMBEDDED ITEMS, INCLUDING BUT NOT LIMITED TO ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC., BEFORE PLACING CONCRETE NOTIFY ENGINEER OF ANY CONFLICTS WITH REBAR.
8. STEP AND SLOPE ALL BALCONIES, WALKWAYS, AND PATIOS AWAY FROM THE BUILDING.
9. RESTRICT THE ADDITION OF MIX WATER AT THE JOB SITE. DO NOT ADD WATER WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR AND DO NOT EXCEED SLUMP LIMITATIONS. USE COLD WATER FROM THE TRUCK TANK AND REMIX TO ACHIEVE CONSISTENCY. THE REPORTS SHALL INDICATE HOW MUCH WATER WAS ADDED AT THE JOB SITE.
10. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES IF BATCH TIME.

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

Fb	=	875	PSI
Fc	=	425	PSI
Fv	=	70	PSI
E	=	1,400,000	PSI

3. EXTERIOR AND INTERIOR BEARING WALL STUDS SHALL BE SPF NO. 2 OR OTHER SPECIES HAVING THE FOLLOWING MINIMUM PROPERTIES: UNLESS NOTED OTHERWISE

Fb	=	875	PSI
Fc	=	425	PSI
Fv	=	70	PSI
E	=	1,400,000	PSI

4. WALL TOP PLATES AT BEARING LOCATIONS, TO BE SYP #2 MIN OR OTHER SPECIES HAVING THE FOLLOWING MINIMUM PROPERTIES (UNO)

Fb	=	1500	PSI
Fc	=	565	PSI
Fv	=	90	PSI
E	=	1,600,000	PSI

5. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE AND EXPOSED TO WEATHER (FOR BALCONY DECK BOARDS, LEDGER, JOISTS, BEAMS, AND SILL PLATES) SHALL BE SOUTHERN PINE PRESSURE TREATED TO .40 LB RETENTION, PER AWPA STANDARDS, HAVING THE FOLLOWING MINIMUM PROPERTIES:
   Fb = 1500 PSI, 1250 PSI, 1200 PSI, 1050 PSI AND 975 PSI FOR 4, 6, 8,10 AND 12 INCH WIDE SECTIONS RESPECTIVELY.

Fc	=	565	PSI
Fv	=	90	PSI
E	=	1,600,000	PSI

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. THE FOLLOWING MINIMUM PROPERTIES SHALL APPLY.

Fb	=	2600	PSI FOR 12" DEPTH, FOR OTHERS MULTIPLY BY [12/D],136
Fc	=	750	PSI PER
Fv	=	285	PSI
E	=	2,000,000	PSI

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. MEMBERS ARE NOT TO BE DRILLED IN EXCESS OF NDS OR LOCAL CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ALL POSTS AND STUDS SHALL STACK CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALLS OR BEAMS; PROVIDE SOLID BLOCKING AND OR CRIPPLES AS REQUIRED BETWEEN FLOORS.
9. STUD BEARING WALLS AND EXTERIOR STUD WALLS SHALL BE CONTINUOUSLY BRIDGED WITH WOOD BLOCKING AT MIDSPAN VERTICAL SPACING BETWEEN FLOORS (AND ROOF) LEVELS. STUDS AND POSTS SHALL BE ONE-PIECE-CONTINUOUS BETWEEN FLOOR LEVELS AND BETWEEN FLOOR LEVEL AND ROOF DIAPHRAGMS. ALL DOUBLE STUDS SHALL BE NAILED TO EACH OTHER AT 8" MAXIMUM SPACING FULL HEIGHT.
10. MINIMUM GRADES, FOR DIMENSIONED LUMBER, SHALL BE SPF NO. 2 GRADE AS DEFINED BY THE NDS FOR WOOD CONSTRUCTION, NFPA. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.
11. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH 16d NAILS AT 12" OC 2 ROWS FOR BEAMS 9"-12" DEEP, 3 ROWS FOR BEAMS 14"-18" DEEP (STAGGERED).
12. PLYWOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
13. FASTENING OF WOOD FRAMING MEMBERS AND SHEATHING BY BUILDING CODE, SEE STRUCTURAL DETAILS FOR INCREASED FASTENING SCHEDULES WHERE APPLICABLE.
14. WALL SHEATHING .50" WOOD STRUCTURAL PANEL EXTERIOR, .50" MIN GYPSOM WALL BOARD INTERIOR. INSTALLATION OF GYPSUM SHEATHING SHALL COMPLY TO IRC.
15. WOOD COLUMNS AND POST SHALL BE FRAMED TO TRUE END BEARINGS, AND SHALL BE POSITIVELY ANCHORED TO FOUNDATION WITH APPROVED POST BASES. SUPPORT COLUMN AND POST SECURELY IN POSITION AND PROTECT BASE FROM DETERIORATION. COLUMNS AND POSTS OF TREATED WOOD MAY BE PLACED DIRECTLY ON CONCRETE OR MASONRY. USE TREATED WOOD FOR ALL FLOOR JOIST AND BEAMS, WHICH ARE EXPOSED, OR WITHIN 18" OF THE GROUND, OR IN PERMANENT CONTACT WITH EARTH. ALL EXTERIOR P.T. WOOD SECURED WITH HOT SIPPED GALVANIZED FASTENERS.
16. BEAR BEAMS AND GIRDERS AT LEAST 4" ON MASONRY OR CONCRETE, FLOOR, JOISTS, CEILING JOISTS AND ROOF RAFTERS SHALL HAVE 4" MIN BEARING ON WOOD OR WOOD PLATES ON METAL OR MASONRY.
17. PROVIDE 2" NOMINAL THICKNESS FULL DEPTH SOLID BLOCKING FOR JOISTS AND RAFTERS AT ENDS AND AT SUPPORTS. OMIT SOLID BLOCKING WHEN JOISTS ARE NAILED TO A CONTINUOUS HEADER. LAP JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION AT LEAST 6". SECURE JOISTS FRAMED END TO END WITH METAL STRAPS. USE APPROVED FRAMING ANCHORS TO SUPPORT JOISTS FRAMING INTO THE SIDES OF WOOD OR STEEL BEAMS.
18. FLOOR DECKING SHALL BE APA RATED FLOOR SHEATHING, GLUED AND NAILED PER APA RECOMMENDATIONS FOR THE STURDI-FLOOR SYSTEM.

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. NET AREA COMPRESSIVE MASONRY STRENGTH f'm = 1500 PSI.
2. MORTAR SHALL BE TYPE M BELOW GRADE AND IN CONTACT WITH SOIL AND TYPE S AT ALL OTHER LOCATIONS. MORTAR SHALL CONFORM TO ASTM C270 (PROPORTION OR PROPERTY SPECIFICATIONS).
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. FILLED CELLS MAY ALTERNATIVELY BE FILLED WITH A 3000 PSI PEA GRAVEL MIX CONCRETE. THE PEA GRAVEL MIX SHALL BE PROPORTIONED WITH A MAX. AGGREGATE SIZE OF 3/8 INCH DIAMETER TO PROVIDE A MIN. OF 1/2" CLEARANCE. ADDITIONALLY, THE PEA GRAVEL MIX SHALL PROVIDE AN 8" TO 11" SLUMP.
4. CODES AND STANDARDS INCLUDE: ACI 530/ASCE 5, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", ACI 530.1/ASCE 6, "SPECIFICATIONS FOR MASONRY STRUCTURES"
5. VERTICAL REINFORCING BARS SHALL BE HELD IN POSITION, WITH BAR POSITIONERS, AT THE TOP AND BOTTOM OF BAR AND AT 8'-0" OC MAX. WITH A MIN CLEARANCE OF 1/2" FROM MASONRY. THE CLEAR DISTANCE BETWEEN BARS SHALL NOT BE LESS THAN ONE BAR DIAMETER, NOR LESS THAN 1". CENTER BARS IN WALLS UNO.
6. PROVIDE ACI 90 DEGREE STANDARD HOOKS INTO FOOTINGS AND ROOF TIE BEAM. MAINTAIN VERTICAL REINFORCING SHOWN ON DRAWINGS, ABOVE AND BELOW MASONRY OPENINGS EXCEEDING 10'-0" CLEAR. CONTINUE FOUNDATION DOWELS BELOW ALL MASONRY OPENINGS.
7. REINFORCING BARS SHALL BE STRAIGHT EXCEPT FOR BENDS AROUND CORNERS AND WHERE BENDS OR HOOKS ARE DETAILED ON THE PLANS.
8. MINIMUM LAP SPLICE SHALL BE 48 BAR DIAMETERS. WIRE TIE LAP SPLICES.
9. WHEN FOUNDATION DOWELS DOES NOT LINE UP WITH VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THEN ONE HORIZONTAL IN SIX VERTICAL. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN IF IT IS IN A CELL ADJACENT TO THE VERTICAL WALL REINFORCEMENT.
10. HORIZONTAL WALL REINFORCEMENT SHALL BE 9 GA. GALVANIZED LADUR TYPE DUR-O-WAL (OR EQUIVALENT) SPACED AT 16" OC MAX., VERTICAL LAP SPLICE 12" MIN.
11. PROVIDE HORIZONTAL JOINT REINFORCEMENT AT MASONRY OPENINGS SUCH AS DOORS AND WINDOWS. CONTINUE JOINT REINFORCING FOR THE FIRST AND SECOND BLOCK COURSE ABOVE AND BELOW MASONRY OPENING. EXTEND JOINT REINFORCING A MINIMUM OF TWO FEET BEYOND OPENING.
12. CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY IN EACH GROUT POUR WHEN THE POUR HEIGHT EXCEEDS 5'-0". CLEANOUTS SHALL BE SAW-CUT 4"X4".
13. GROUT POUR HEIGHT SHALL NOT EXCEED 24'. PLACE GROUT IN 5' MAXIMUM LIFTS HEIGHTS.
14. CONSOLIDATE GROUT POURS AT THE TIME OF PLACEMENT BY MECHANICAL MEANS AND RECONSOLIDATE AFTER INITIAL WATER LOSS AND SETTLEMENT.
15. PLACE ALL MASONRY IN RUNNING BOND WITH 3/8" MORTAR JOINTS. PROVIDE COMPLETE COVERAGE FACE SHELL MORTAR BEDDING, HORIZONTAL AND VERTICAL. FULLY MORTAR WEBS IN ALL COURSES OR PIERS, COLUMNS, AND PILASTERS AND ADJACENT TO GROUTED CELLS.
16. MASONRY CONTROL JOINTS SHALL BE INSTALLED AT LOCATIONS INDICATED ON THE DRAWINGS. ADDITIONALLY, INSTALL MASONRY CONTROL JOINTS SPACE AT 26'-0" OC AT EXTERIOR WALLS, 32'-0" AT INTERIOR WALLS UNO.

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.
4. CONCRETE MASONRY UNITS (CMU) SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90. ASTM C270 TYPE "S" MORTAR WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI SHALL BE USED FOR ALL MASONRY. MASONRY SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F'M)=1500 PSI UNLESS NOTED OTHERWISE.
5. WHEN STRUCTURAL REINFORCEMENT IS INCORPORATED IN MASONRY CEMENT MORTAR, THE MAXIMUM AIR CONTENT SHALL BE 18%.
6. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.
7. DEFORMED BAR ANCHORS (DBA) SHALL CONFORM TO ASTM 496, 75 KSI YIELD STRENGTH.
8. ALL MASONRY UNITS SHALL HAVE GALVANIZED HORIZONTAL JOINT REINFORCEMENT AS FOLLOWS:
   A.A. 9 GA. SIDE AND CROSS RODS (LADDER TYPE) SPACED 16" O.C. VERTICALLY
9. LAP JOINT REINFORCING AS SHOWN IN THE TABLE BELOW.

WIRE JOINT REINFORCING	SPLICE LENGTH
W1.1 (11 GA.)	6"
W1.7 (9 GA.)	7"
W2.1 (8 GA.)	8"
W2.8 (3/16 WIRE)	9"
W4.9 (1/4 WIRE)	12"

10. ALL CORES WITH REINFORCEMENT SHALL BE FILLED SOLID WITH GROUT. ALL GROUT SHALL BE CONSOLIDATED IN PLACE BY VIBRATION TO INSURE COMPLETE FILLING OF CELLS.
11. PLACE REINFORCING BARS BEFORE GROUTING. PLACE GROUTS IN LIFTS NOT EXCEEDING 5 FEET. CONSOLIDATE EACH LIFT BY MECHANICAL VIBRATION. THE NEXT LIFT OF THE POUR MAY BE MADE AFTER THE INITIAL WATER LOSS AND RECONSOLIDATION OF THE PRIOR LIFT, WHILE IT IS STILL PLASTIC.
12. PROPERLY SECURE REINFORCING BARS TO MAINTAIN THE POSITIONS INDICATED ON THE DRAWINGS. BARS TO BE LOCATED IN CENTER OF CELLS UNLESS OTHERWISE NOTED.
13. MORTAR PROTRUSIONS, EXTENDING INTO CELLS OR CAVITIES TO BE REINFORCED AND FILLED, SHALL BE REMOVED.
14. LAY MASONRY UNITS WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. BED WEBS IN MORTAR IN STARTING COURSE OF FOOTING AND IN ALL COURSES OF COLUMN AND PILASTERS, AND WHERE ADJACENT TO CELLS OR CAVITIES TO BE REINFORCED OR FILLED WITH CONCRETE GROUT.
15. GROUT ONE (1) COURSE OF MASONRY SOLID UNDER ALL WALL BEARING SLABS.
16. PROVIDE 16" OF SOLID MASONRY UNDER WALL BEARING BEAMS AND JOIST GIRDERS UNLESS NOTED OTHERWISE.
17. ALL CORNERS TO BE TIED BY MASONRY BOND.
18. GROUT CORES SOLID A MINIMUM OF ONE COURSE BELOW ANY CHANGE IN WALL THICKNESS.
19. PROVIDE 8" SOLID MASONRY 24" WIDE MINIMUM UNDER WALL BEARING JOISTS.
20. ALL MASONRY WALLS SHALL HAVE VERTICAL CONTROL JOINTS AT A MAXIMUM SPACING OF 25'. COORDINATE WITH LOCATIONS INDICATED ON ARCHITECTURAL DRAWINGS. CONTROL JOINTS SHALL EXTEND THROUGH THE ENTIRE WALL THICKNESS, EXCEPT AT 21. CONTINUOUS BOND BEAMS AT THE ROOF LINE THE MASONRY SHALL BE SCORED ONLY.
22. ALL CMU SHALL BE TEMPORARILY BRACED DURING CONSTRUCTION FOR THE GOVERNING BUILDING CODE FOR LATERAL DESIGN LOADS UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED. TEMPORARY BRACING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPAIRS RESULTING FROM IMPROPER OR INSUFFICIENT BRACING.
23. THE COLLAR JOINT IN MULTI-WYTHE WALLS BELOW GRADE SHALL BE FULLY GROUTED AS THE WALL IS CONSTRUCTED.
24. MISCELLANEOUS STEEL LINTEL SCHEDULE
   A.A. FOR MASONRY WALLS 8" OR THICKER OR MASONRY VENEER AND WOOD STUDS:
   - FOR OPENINGS UP TO 4'-0" USE 3 1/2X3 1/2X5/16 ANGLE.
   - FOR OPENINGS FROM 4'-0" TO 5'-0" USE 4X3 1/2X5/16 LLV.
   - FOR OPENINGS FROM 5'-0" TO 6'-0" USE 5X3 1/2X5/16 LLV.
   - FOR OPENINGS FROM 6'-0" TO 7'-0" USE 6X3 1/2X5/16 LLV.
   - FOR OPENINGS FROM 7'-0" TO 10-0" USE W8X21+5/16" BOTTOM PLATE.
   B.B. USE ONE ANGLE FOR EACH 4" WYTHE OF MASONRY.
   C.C. ALL LINTELS SHALL HAVE A BEARING AT EACH END OF 1 INCH PER FOOT OF OPENING WITH A MINIMUM OF 6".
   D.D. ALL LINTELS SHALL BEAR ON 16" SOLID MASONRY EXTENDING 16" BEYOND END OF LINTEL.
   E.E. ALL LINTELS ON THE BUILDING EXTERIOR SHALL BE GALVANIZED.
   E.F. ALL LINTELS ARE NOT DESIGNED FOR MASONRY WALLS THAT CARRY FLOOR LOADS.
   E.G. PROVIDE (1) #5 IN FULLY GROUTED CELLS (ONE CELL BELOW LINTEL BEARING, AND ONE CELL ADJACENT FULL HEIGHT) AT EACH SIDE OF OPENINGS.
25. LAP SPLICES SHALL BE AS FOLLOWS:
   #5 BAR SIZE = 45" SPLICE LENGTH
   #6 BAR SIZE = 54" SPLICE LENGTH
   #7 BAR SIZE = 63" SPLICE LENGTH
26. POWER ACTUATED FASTENERS (PAFS) NOT PERMITTED AT MASONRY.
27. ALL REINFORCING HOOKS AND BENDS SHALL BE STANDARD ACI TYPE.
28. ALL WALL DOWELS SHALL MATCH REINFORCING SIZE AND QTY.

APPR	DATE	DESCRIPTION	SYM
	4-28-19	CLIENT REVIEW 100%	4
	4-14-19	CLIENT REVIEW 95%	3
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ACTIVITY

SATISFACTORY TO DATE –

DES --- DRW JRP3 CHK JRP3

606-608 N 29th STREET DEVELOPMENT

RICHMOND, VIRGINIA 23223

STRUCTURAL GENERAL NOTES

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

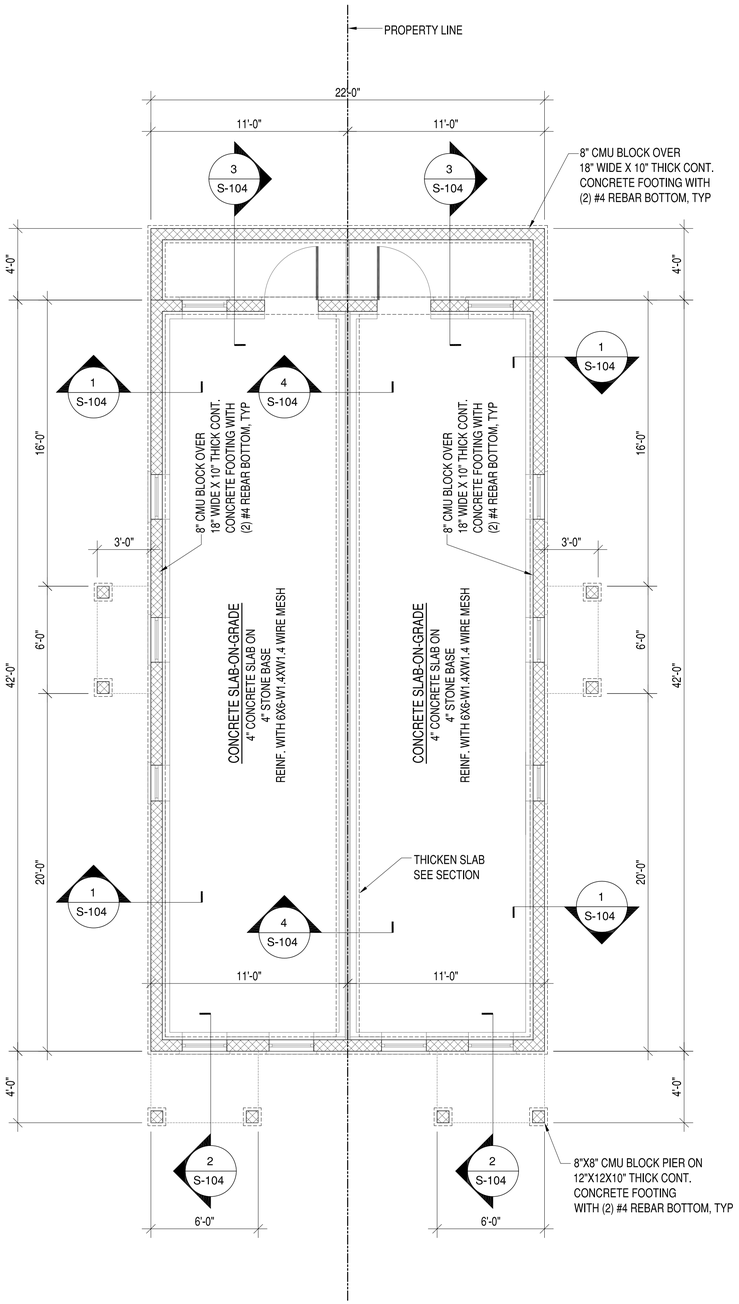
PROJECT NO.: 2019-02

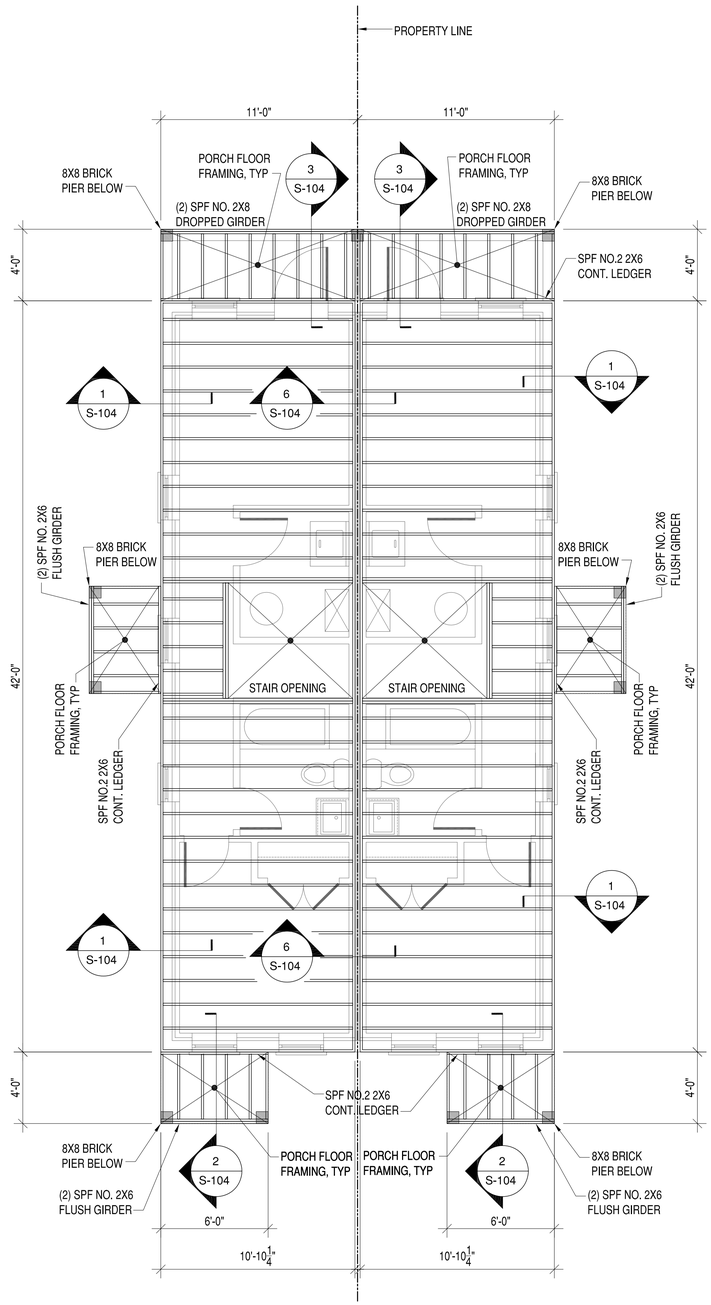
CONSTR. CONTR. NO.

DRAWING NO.

SHEET OF

S-001





FOUNDATION PLAN

FOUNDATION NOTES

1. SEE SOIL REPORT FOR FOOTING SIZE AND REINFORCEMENT.
2. PROVIDE 6-MIL POLY VAPOR BARRIER MIN.
3. BLOCK ALL POINT THROUGH FLOOR SYSTEM TO FOUNDATION, TYP.
4. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL HAVING THE STATED MINIMUM SOIL DESIGN BEARING CAPACITY.
5. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN SOIL.
6. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 24" BELOW FINISHED GRADE.
7. ALL POURED CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI.
8. PROVIDE METAL TERMITE SHIELD AT THE TOP OF FOUNDATIONS WALLS BELOW SILL PLATE AT 45° ANGLE. EXTEND METAL SHIELD 2" TO 3" PAST FOUNDATION WALLS ON BOTH SIDES. SEAL ALL SEAMS AND HOLES.

FIRST FLOOR FRAMING P[LAM

FLOOR FRAMING NOTES:

1. FLOOR FRAMING SHALL BE 9-1/2" TJI JOIST AT 16" OC UON. 110 SERIES
2. ALL RIM BOARDS TO BE 1-1/8" THICK. SEE MANUFACTURERS FRAMING PLANS.
3. FRONT PORCH FLOOR JOIST TO BE SPF. NO.2 2X6's AT 16" OC.
4. ALL JOIST HANGERS AT FRONT AND REAR PORCH TO BE SIMPSON LUS6. ATTACH PER SIMPSON SPECIFICATIONS. SEE CALCULATIONS PACKAGE FOR MORE INFORMATION.
5. PROVIDE DOUBLE FLOOR JOIST UNDER ALL INTERIOR PARALLEL WALLS.

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FOUNDATION AND FIRST FLOOR FRAMING PLANS

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

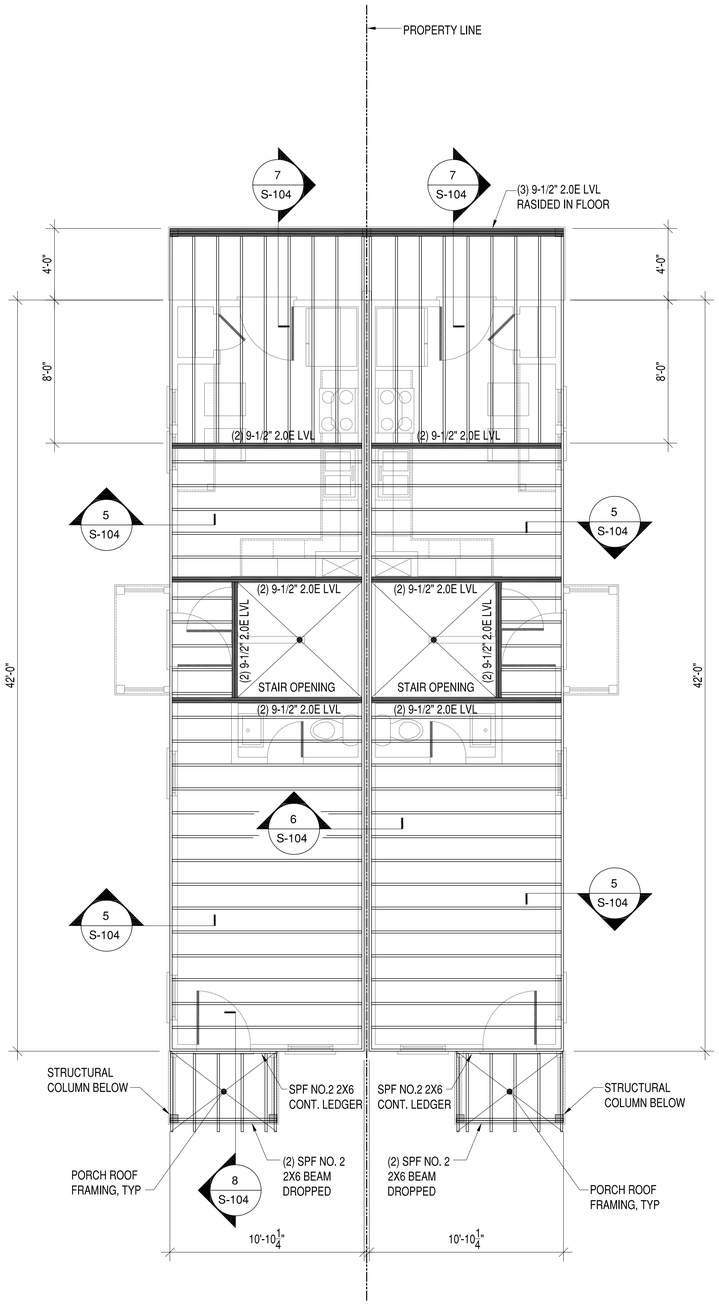
PROJECT NO.: 2019-02

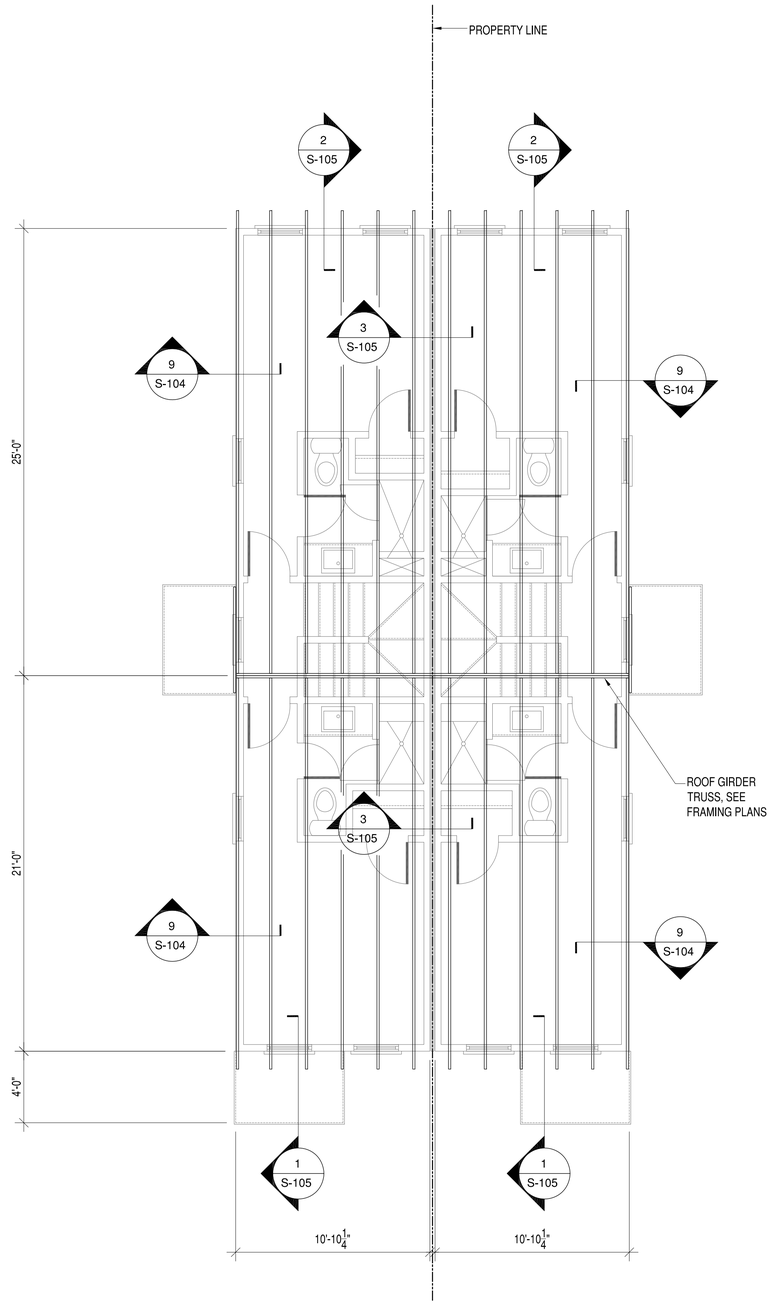
CONSTR. CONTR. NO.

DRAWING NO.

SHEET OF

S-101





SECOND FLOOR FRAMING PLAN

FLOOR FRAMING NOTES:

1. FLOOR FRAMING SHALL BE 9-1/2" TJI JOIST AT 16" OC UON. 360 SERIES
2. ALL RIM BOARDS TO BE 1-1/8" THICK. SEE MANUFACTURERS FRAMING PLANS.
3. FRONT PORCH ROOF FRAMING TO BE SPF. NO.2 2X6's AT 16" OC.
4. ALL JOIST HANGERS AT FRONT AND REAR PORCH TO BE SIMPSON LUS6. ATTACH PER SIMPSON SPECIFICATIONS. SEE CALCULATIONS PACKAGE FOR MORE INFORMATION.
5. PROVIDE DOUBLE FLOOR JOIST UNDER ALL INTERIOR PARALLEL WALLS.

ROOF FRAMING PLAN

ROOF FRAMING NOTES:

1. ALL ROOF FRAMING TO BE PRE-ENGINEERED ROOF TRUSSES AT 24" OC UNLESS OTHERWISE NOTED.

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 TRUSS 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.

SYM	DESCRIPTION	DATE	APPR
4	CLIENT REVIEW 100%	4-28-19	
3	CLIENT REVIEW 95%	4-14-19	
2	CLIENT REVIEW	4-3-19	
1	CLIENT REVIEW	3-2-19	

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ACTIVITY

SATISFACTORY TO DATE --

DES --- DRW JRP3 CHK JRP3

606-608 N 29th STREET DEVELOPMENT

RICHMOND, VIRGINIA 23223

SECOND FLOOR AND ROOF FRAMING PLANS

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

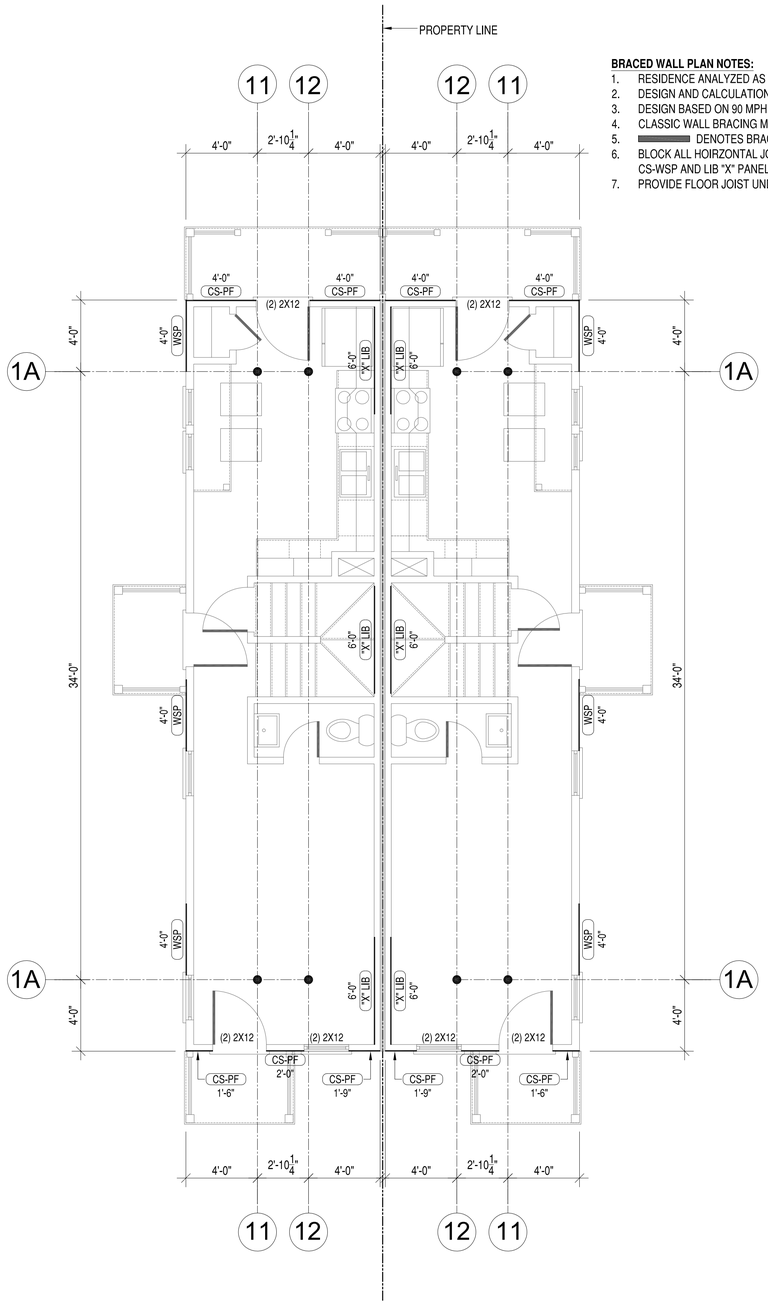
PROJECT NO.: 2019-02

CONSTR. CONTR. NO.

DRAWING NO.

SHEET OF

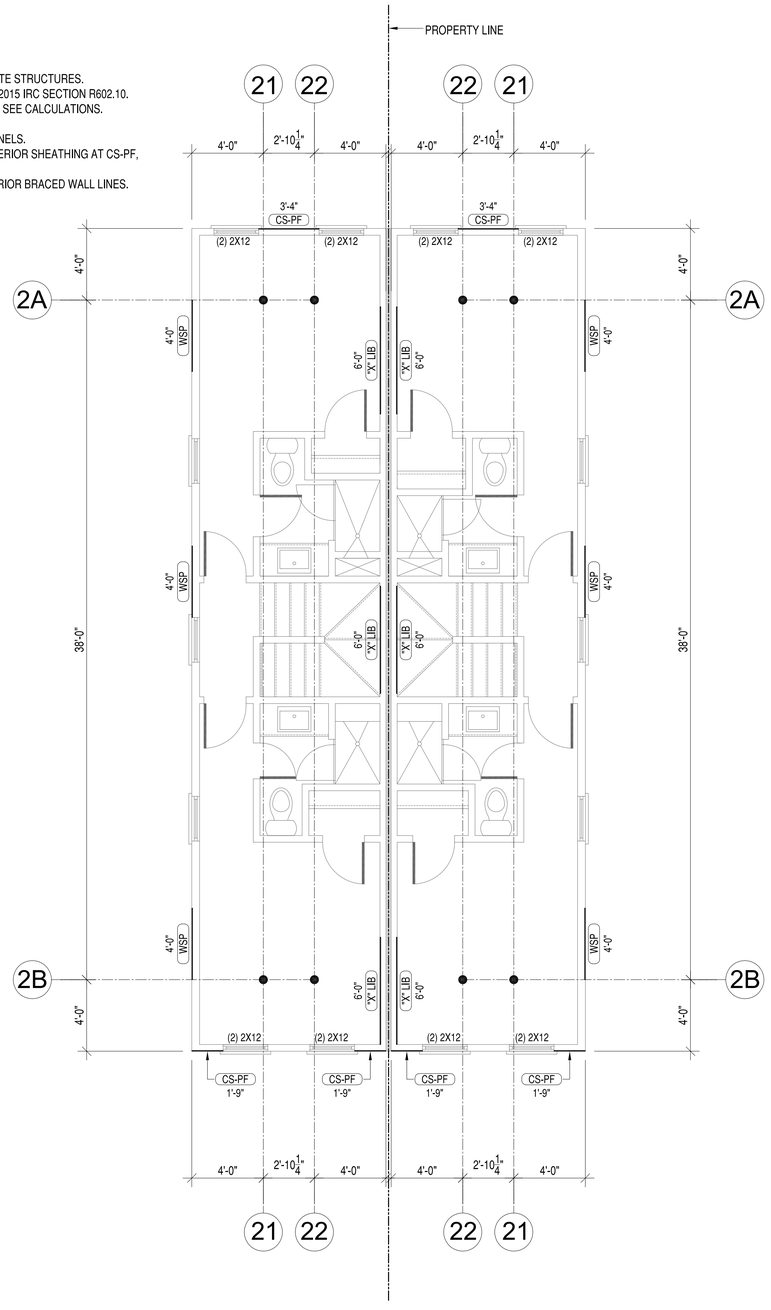
S-102



BRACED WALL PLAN NOTES:

1. RESIDENCE ANALYZED AS TWO SEPARATE STRUCTURES.
2. DESIGN AND CALCULATIONS BASED ON 2015 IRC SECTION R602.10.
3. DESIGN BASED ON 90 MPH WIND SPEED, SEE CALCULATIONS.
4. CLASSIC WALL BRACING METHOD USED.
5. ▬▬ DENOTES BRACED WALL PANELS.
6. BLOCK ALL HOIRZONTAL JOINTS AT EXTERIOR SHEATHING AT CS-PF, CS-WSP AND LIB "X" PANELS.
7. PROVIDE FLOOR JOIST UNDER ALL INTERIOR BRACED WALL LINES.

FIRST FLOOR BRACED WALL PLAN



SECOND FLOOR BRACED WALL PLAN

SYM	DESCRIPTION	DATE	APPR.
4	CLIENT REVIEW 100%	4-28-19	
3	CLIENT REVIEW 95%	4-14-19	
2	CLIENT REVIEW	4-3-19	
1	CLIENT REVIEW	3-2-19	

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SATISFACTORY TO DATE –

DES. --- | DRW JRP3 | CHK JRP3

606-608 N 29th STREET DEVELOPMENT

RICHMOND, VIRGINIA 23223

FIRST AND SECOND FLOOR BRACED WALL PLAN

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

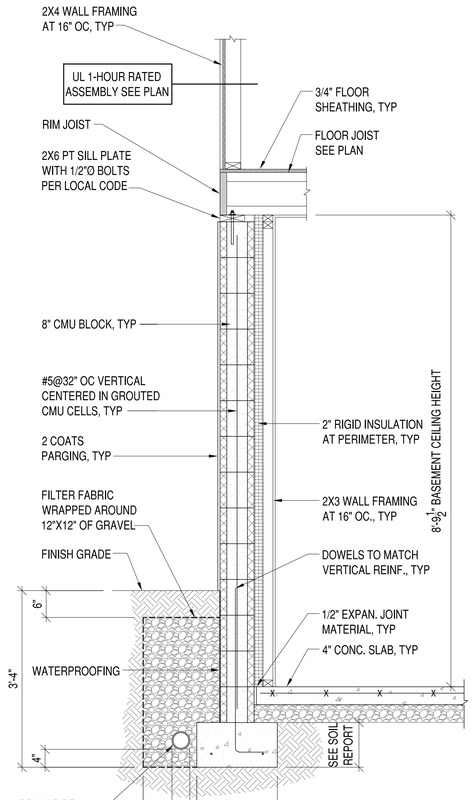
PROJECT NO.: 2019-02

CONSTR. CONTR. NO.

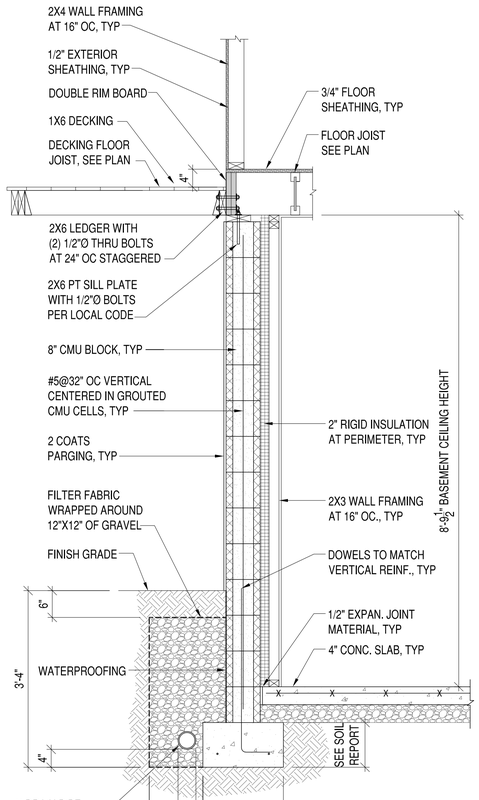
DRAWING NO.

SHEET OF

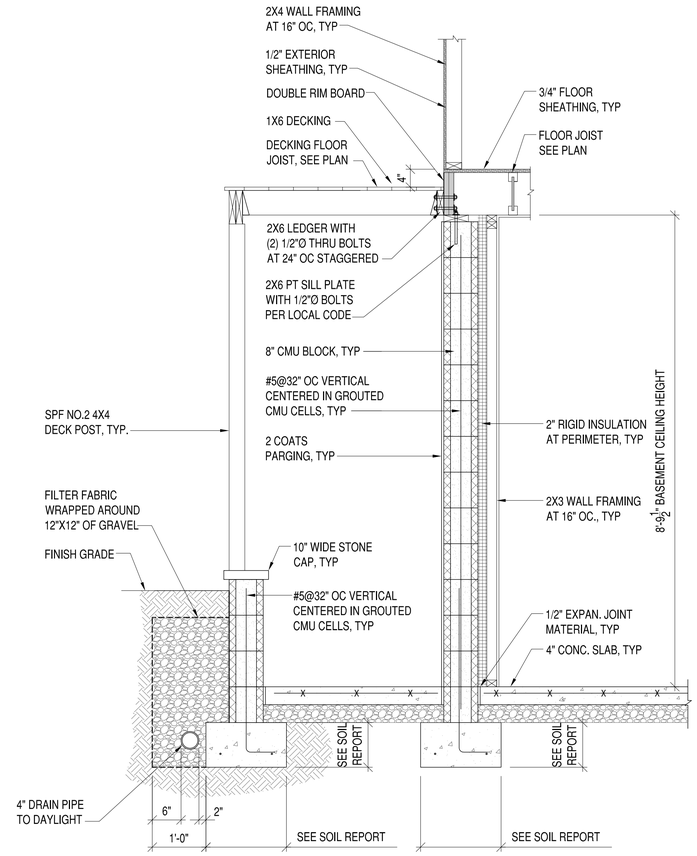
S-103



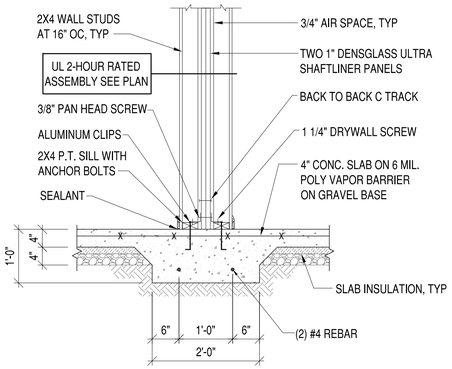
1 S-104 SECTION
3/4"=1'-0"



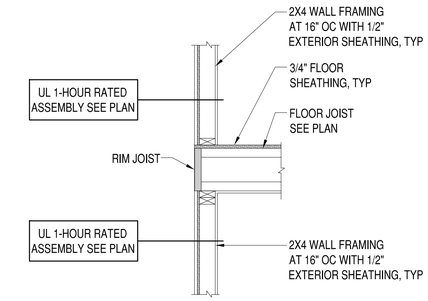
2 S-104 SECTION
3/4"=1'-0"



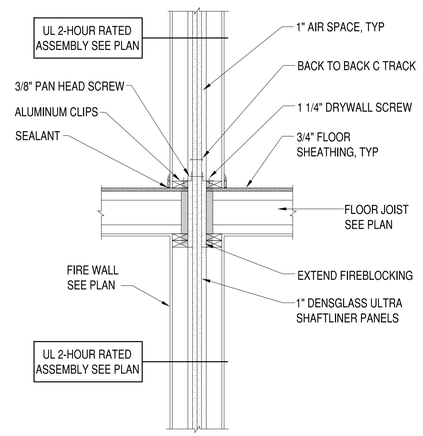
3 S-104 SECTION
3/4"=1'-0"



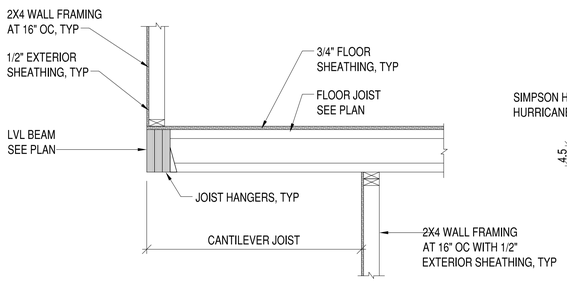
4 S-104 SECTION
3/4"=1'-0"



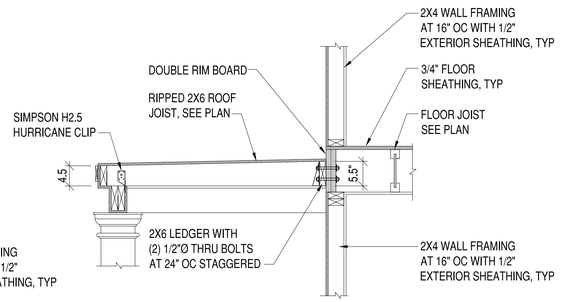
5 S-104 SECTION
3/4"=1'-0"



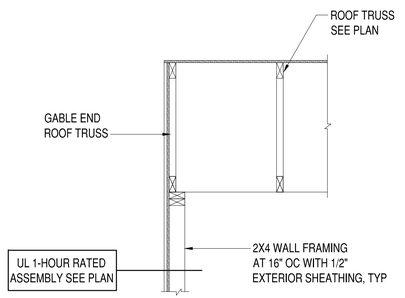
6 S-104 SECTION
3/4"=1'-0"



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



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



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

APPR	DATE	DESCRIPTION	SYM
	4-28-19	CLIENT REVIEW 100%	4
	4-14-19	CLIENT REVIEW 95%	3
	4-3-19	CLIENT REVIEW	2
	3-2-19	CLIENT REVIEW	1

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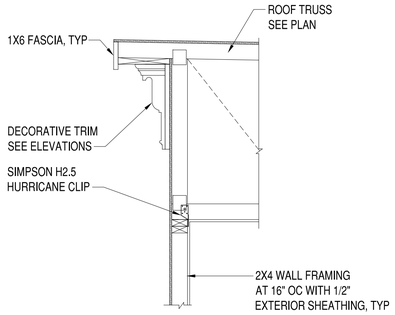
SATISFACTORY TO DATE –

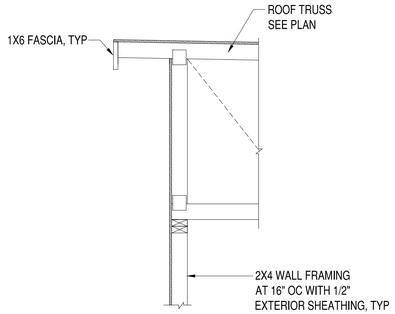
DES	DRW JRP3	CHK JRP3

606-608 N 29th STREET DEVELOPMENT
RICHMOND, VIRGINIA 23223
TYPICAL SECTIONS

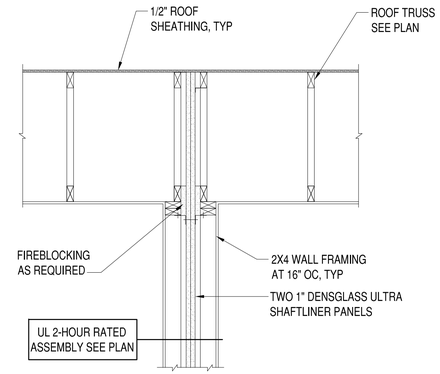
SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-02
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
S-104



1 S-105 SECTION
3/4"=1'-0"



2 S-105 SECTION
3/4"=1'-0"



3 S-105 SECTION
3/4"=1'-0"

NUM	DESCRIPTION	DATE	APPR
4	CLIENT REVIEW 100%	4-28-19	
3	CLIENT REVIEW 95%	4-14-19	
2	CLIENT REVIEW	4-3-19	
1	CLIENT REVIEW	3-2-19	

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SATISFACTORY TO DATE –

DES --- | DRW JRP3 | CHK JRP3

606-608 N 29th STREET DEVELOPMENT

RICHMOND, VIRGINIA 23223

TYPICAL SECTIONS

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

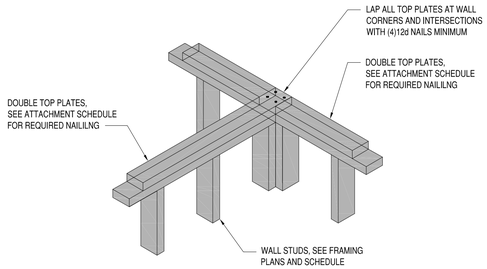
PROJECT NO.: 2019-02

CONSTR. CONTR. NO.

DRAWING NO.

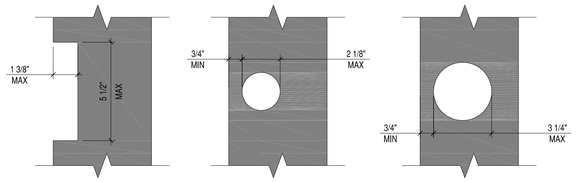
SHEET OF

S-105



ISOMETRIC VIEW

1 S-202 TYPICAL SHEAR WALL INTERSECTION
1-1/2"=1'-0"



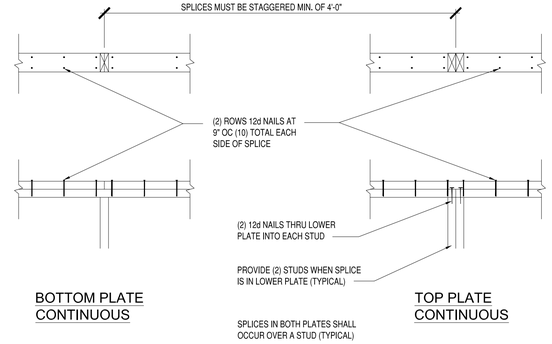
SINGLE 2X6 STUDS

DOUBLE 2X6 STUDS

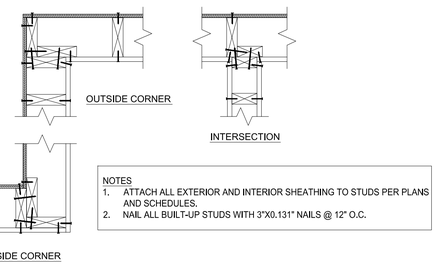
2012 INTERNATIONAL BUILDING CODE
2308.9.10 CUTTING AND NOTCHING
IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40% OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.
2308.9.11 BORED HOLES
A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED.

- IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD.
- BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

2 S-202 ALLOWABLE STUD NOTCH & BORING
3"=1'-0"

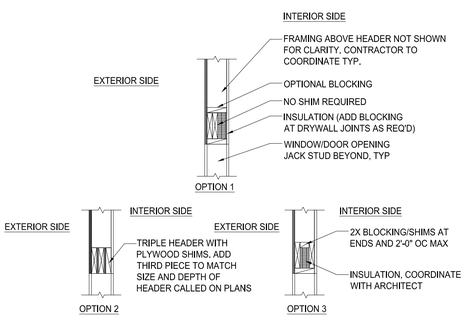


3 S-S02 TYP TOP PLATE SPLICE AT BEARING WALLS
1-1/2"=1'-0"



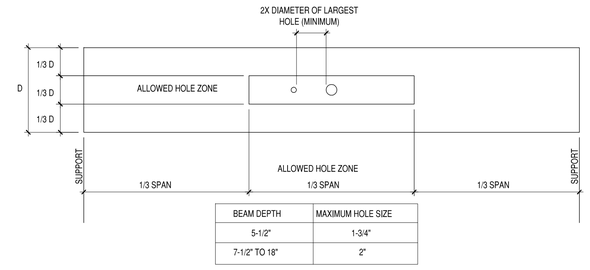
NOTES
1. ATTACH ALL EXTERIOR AND INTERIOR SHEATHING TO STUDS PER PLANS AND SCHEDULES.
2. NAIL ALL BUILT-UP STUDS WITH 3"X0.131" NAILS @ 12" O.C.

4 S-202 CORNER AND INTERSECTION FRAMING
1"=1'-0"



NOTE:
DOUBLE HEADERS ON PLANS MAY BE CONSTRUCTED AS SHOWN HERE AT CONTRACTORS OPTION.

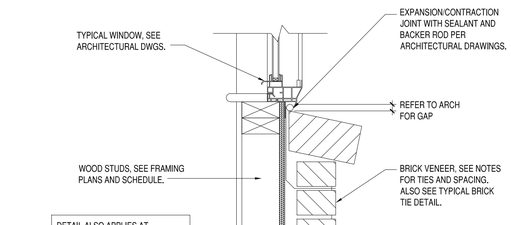
5 S-202 2-PLY HEADER FOR 2X6 WALLS
1"=1'-0"



BEAM DEPTH	MAXIMUM HOLE SIZE
5-1/2"	1-3/4"
7-1/2" TO 18"	2"

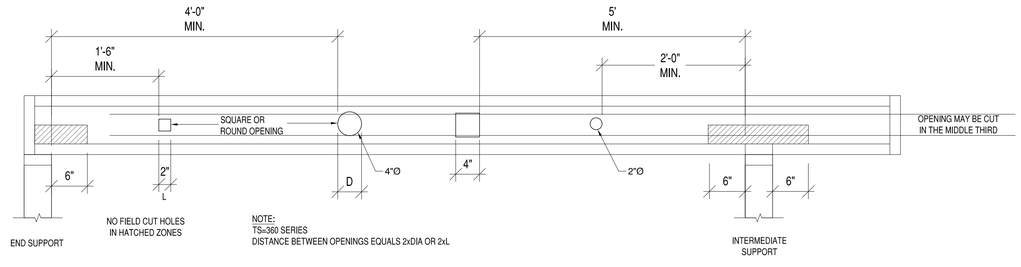
GENERAL NOTES:
1. DIAGRAM IS FOR UNIFORMLY LOADED BEAM ONLY.
2. RECTANGULAR HOLES ARE NOT PERMITTED.

6 S-202 ALLOW HOLES FOR BEAM/HEADER
1-1/2"=1'-0"



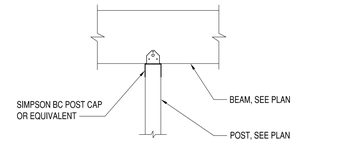
TYPICAL NOTE TO ARCHITECT/CONTRACTOR
FOR BRICK VENEER CONSTRUCTION OVER 25', CARE MUST BE TAKEN TO ALLOW EXPANSION OF BRICK AND SETTLEMENT OF WOOD FRAMING. THE DIFFERENTIAL SETTLEMENT BETWEEN BRICK AND WOOD FRAMING VARIES PER FLOOR IN AN WOOD FRAMED STRUCTURE, SEE REQUIRED GAP SCHEDULE. WHERE WINDOWS OVERLAP BRICK VENEER, AM ADEQUATE EXPANSION JOINT MUST BE PROVIDED.

7 S-202 TYPICAL EXPANSION JOINT AT BRICK VENEER
1-1/2"=1'-0"

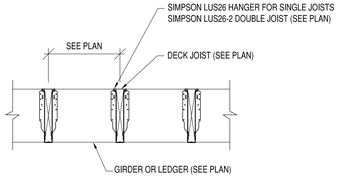


NOTE:
TS=360 SERIES
DISTANCE BETWEEN OPENINGS EQUALS 2xDIA OR 2xL

10 S-202 TYPICAL OPENINGS IN JOIST
1"=1'-0"



11 S-202 TYP DECK POST TO BEAM DETAIL
3/4"=1'-0"



12 S-202 2X6 & 2X8 DECK JOIST DETAIL
3/4"=1'-0"

NO.	DESCRIPTION	DATE
4	CLIENT REVIEW 100%	4-28-19
3	CLIENT REVIEW 95%	4-14-19
2	CLIENT REVIEW	4-3-19
1	CLIENT REVIEW	3-2-19

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SATISFACTORY TO DATE

DES --- DRW JRP3 CHK JRP3

606-608 N 29th STREET DEVELOPMENT
RICHMOND, VIRGINIA 23223
TYPICAL DETAILS

SCALE: 1-1"=1'-0"
PROJECT NO.: 2019-02
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
S-106