

INTRODUCED: December 12, 2022

AN ORDINANCE No. 2022-368

To authorize the special use of the property known as 3917 Corbin Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 9 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 3917 Corbin Street, which is situated in a R-2 Single-Family Residential District, desires to use such property for the purpose of a single-family detached dwelling, which use, among other things, is not currently allowed by section 30-404.4, concerning lot area and width, 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 9 2023 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not 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 property known as 3917 Corbin Street and identified as Tax Parcel No. N018-0532/018 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Proposed Improvements on No. 3917 Corbin Street in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated September 8, 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 a single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New Single Family Residence,” prepared by Watchtower Homes & Construction, dated October 15, 2020, and last revised October 18, 2020, 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 a single-family detached dwelling, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

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

(d) All mechanical equipment, including heating, ventilation, and air conditioning units, 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) The Owner shall make improvements within the right-of-way, including the installation of two street trees, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works

that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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 permit implementing this special use permit 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 determined 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.

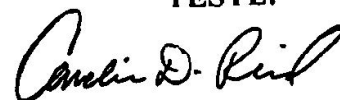
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

**A TRUE COPY:
TESTE:**



City Clerk



City of Richmond

Item Request File Number: PRE.2022.0466

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

O & R Request

DATE: November 14, 2022

EDITION: 1

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

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To authorize the special use of the property known as 3917 Corbin Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 3917 Corbin Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

REASON: The property is located in the R-2 Single-Family Residential District. Single-family dwelling are permitted uses in this zoning district, however not all lot feature requirements can be met. Therefore a special use permit is requested in order to authorize this use.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

BACKGROUND: The vacant 11,221 square foot subject property is located on the eastern side of Corbin Street near the intersection with Rex Avenue. The R-2 Single-Family Residential district requires a minimum lot area of not less than 15,000 square feet and a minimum lot width of 90 feet. The subject property has 63 linear feet of street frontage.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential Uses. This designation is defined as a "neighborhood consisting primarily of single-family houses on large or medium-sized lots more homogenous in nature.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 12, 2022

CITY COUNCIL PUBLIC HEARING DATE: January 9, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
January 3, 2023

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: David Watson, Senior Planner, Land Use Administration (Room 510), David.Watson@RVA.Gov

**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: 3917 Corbin Street

Date: _____

Tax Map #: N0180532018 Fee: \$300

Total area of affected site in acres: 0.258

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

Zoning

Current Zoning: R-2

Existing Use: Vacant

Proposed Use

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

One (1) new, single-family detached dwelling on the currently vacant parcel.

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

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: WATCHTOWER HOMES AND CONSTRUCTION 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: 3912 SEMINARY AVE

City: RICHMOND

State: VA

Zip Code: 23227

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

September 9th, 2022

*Special Use Permit Request
3917 Corbin Street, Richmond, Virginia
Map Reference Number: W018-0532/018*

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

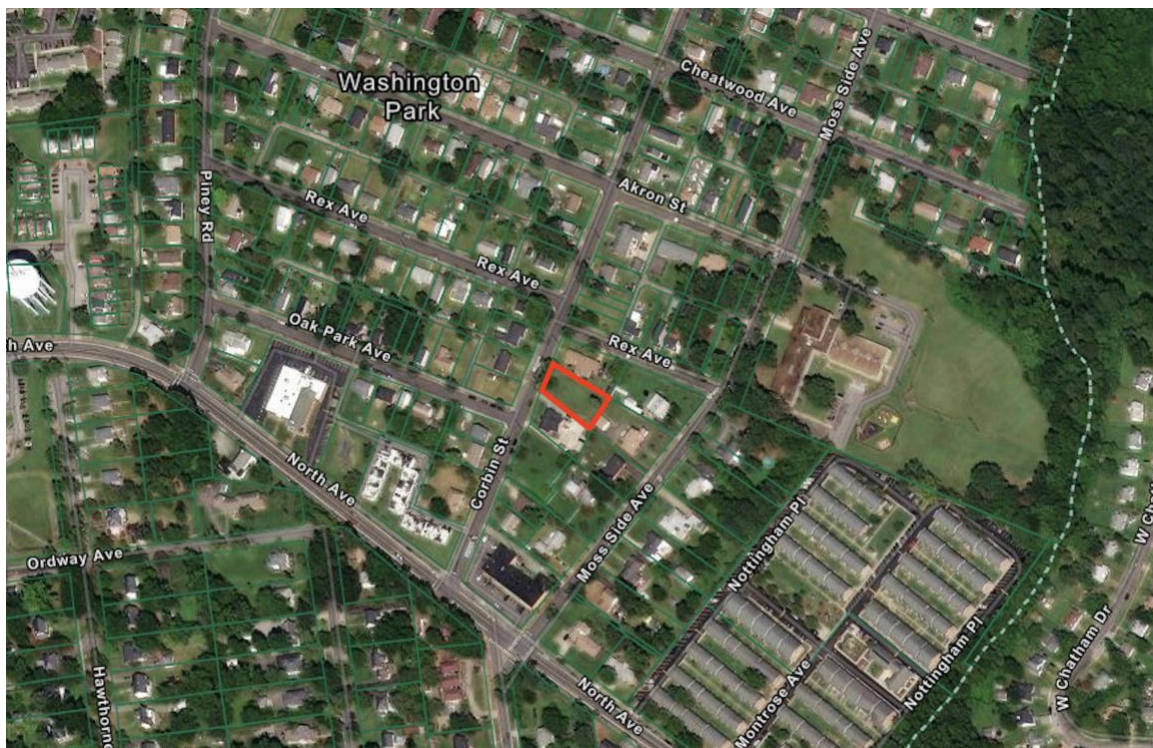
Introduction

The property owner is requesting a special use permit (the "SUP") for 3917 Corbin Street (the "Property"). The SUP will authorize the construction of a single family detached dwelling on the currently vacant Property. While the single family detached use is permitted by the underlying R-2 Single-Family Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the eastern line of Corbin Street, between Rex Avenue and Oak Park Avenue. The Property is referenced by the City Assessor as tax parcel N018-0532/018 and is roughly 63 feet wide by 143' in depth, contains approximately 11,221 square feet of lot area, and is currently vacant.



The properties in the vicinity primarily developed with single-family dwellings. The subject block includes a mix of one and two story single-family detached dwellings. To the northeast, across Moss Side Avenue, lies Mary M. Scott School elementary school and further to the east lies the Forest Lawn Cemetery, which lies outside the boundaries of the City of Richmond in Henrico County. Single-family dwellings in the vicinity have been developed on lots ranging from 25 to more than 100 feet in width.

EXISTING ZONING

The Property is zoned R-2 Single-Family Residential, which generally permits the proposed single family dwelling use. The surrounding properties along the eastern line of Corbin Street and to the rear of the subject parcel are also zoned R-2. The R-2 district requires a lot area of not less than 15,000 square feet and width of not less than 90 feet for single-family dwellings. The majority of properties located within the Washington Park Neighborhood, including those immediately across Corbin Street, are zoned R-5 which requires only 6,000 square feet of lot area and 50' of lot width. To the south, at the intersection of Corbin Street and North Avenue lies an R-48 Multifamily Residential District while south of North Avenue lies an R-6 Single-Family Attached Residential district.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

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 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 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.

TRANSPORTATION

The Property is located near the Corbin + Rex bus stop which is serviced by the #2 bus line which is considered a “high-frequency” line with busses arriving approximately every 15 minutes. Also within a half mile of the Property are bus stops which service the 1 and 93 lines.

Proposal

PROJECT SUMMARY

The applicant is proposing to construct a new, single family detached dwelling on the currently vacant property.

PURPOSE OF REQUEST

The Property at 3917 Corbin Street is generally larger than most parcels in the vicinity with a lot width of roughly 63 feet and area of 11,221 square feet. While the parcel is consistent or exceeds the width and area of many existing parcels fronting Corbin Street and other parcels in the Washington Park Neighborhood, the lot width and area requirements for the Property are not met, and therefore, a SUP is required. Furthermore, as no alley access is provided for the parcel, off-street parking cannot be provided.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

PROJECT DETAILS

The new single family detached dwelling would be two stories in height and is intended to be consistent with the historic development pattern found throughout the neighborhood. The dwelling would contain three bedrooms and two bathrooms, totaling approximately 1,360 square feet of floor area. The dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability. A covered full-width front porch would engage the street and provide usable outdoor living space for future occupants. The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 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 special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation on the existing dead-end street will create no 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 proposed special use permit will not tend to over crowd 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 special use permit will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will 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 proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family detached dwelling. The building has been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining compatible with the existing dwellings in the neighborhood. The traditional building form would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

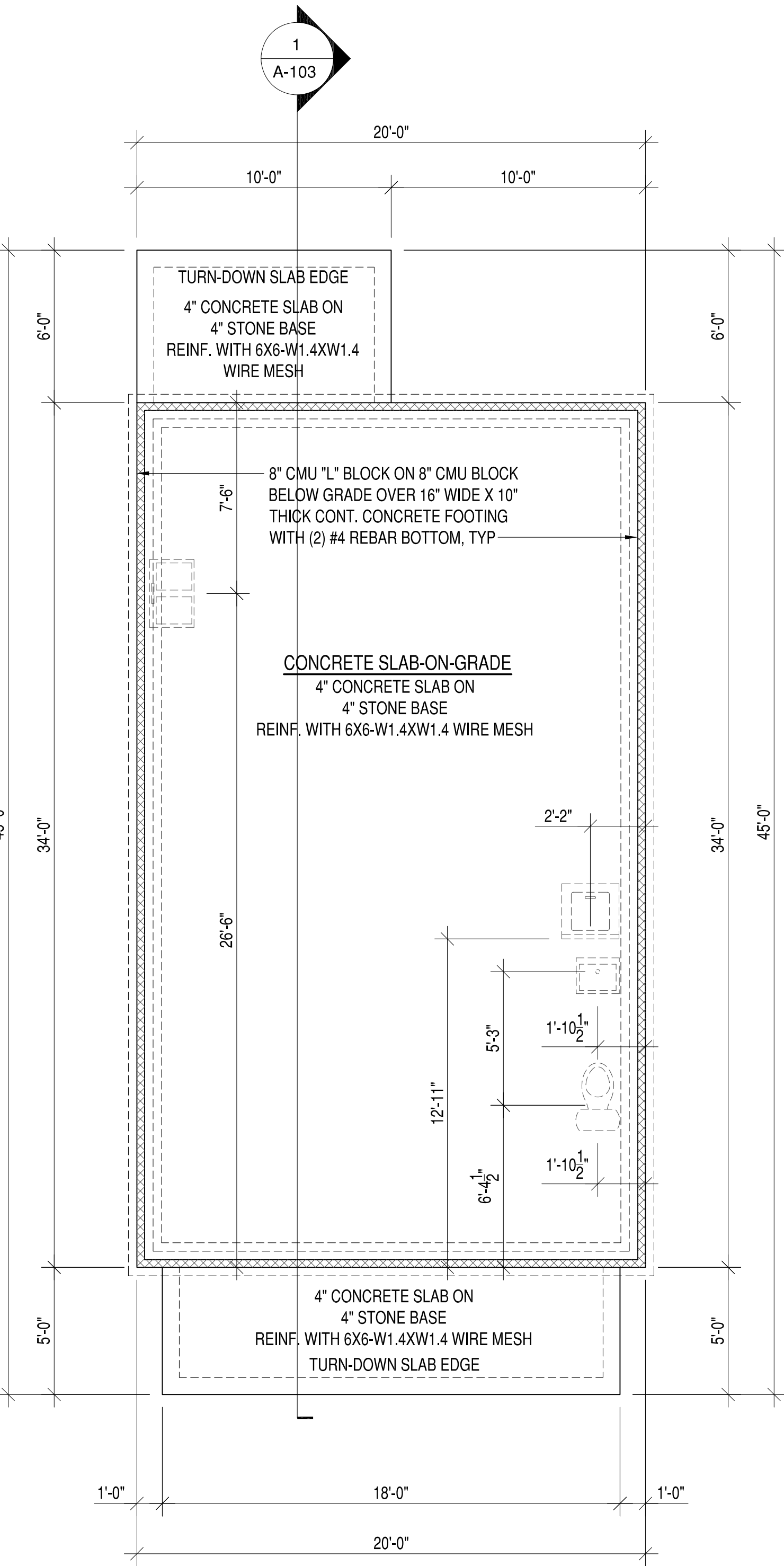
This property IS NOT within a
FEMA Floodway Hazard as shown
on Comm. Panel # 5101290029D
Zone: "X" DATED: 4-2-2022



Virginia Surveys *IN THE CITY OF RICHMOND, VA.*

The seal is circular with a scalloped outer edge. The words "COMMONWEALTH OF VIRGINIA" are written in a circle around the top half. In the center, there is a stylized signature of "Jeffrey K. Floyd". Below the signature, the text "JEFFREY K. FLOYD" is printed. Underneath that, "No. 001905" is printed. Below the number, the date "9-8-2022" is printed. At the bottom, the words "LAND SURVEYOR" are written in a circle around the bottom half.

SCALE: 1"=25'
JOB NO. 220214792

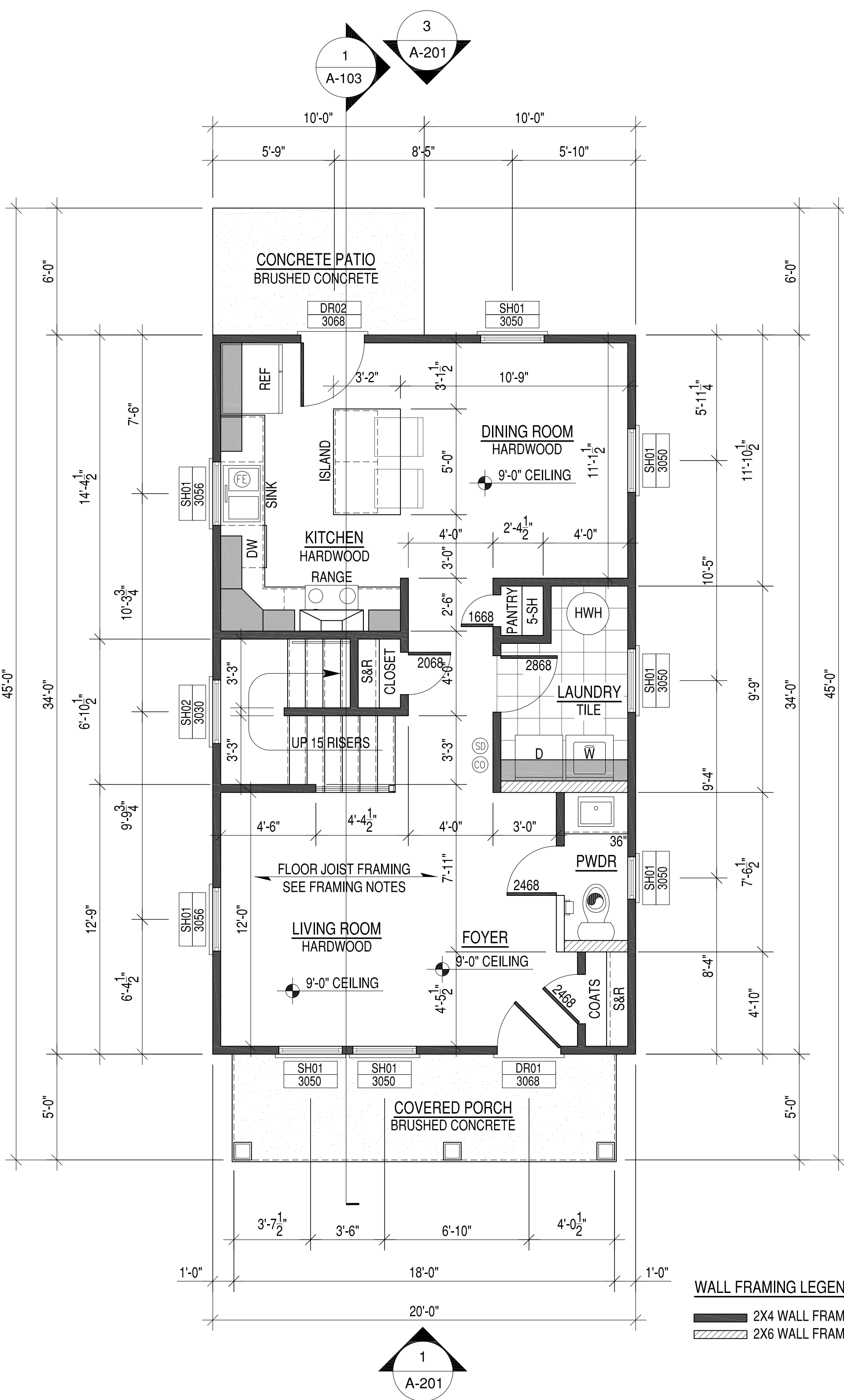


FOUNDATION PLAN

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

FOUNDATION NOTES

- SEE SOIL REPORT FOR FOOTING SIZE AND REINFORCEMENT.
- PROVIDE 6-MIL POLY VAPOR BARRIER MIN.
- BLOCK ALL POINT THROUGH FLOOR SYSTEM TO FOUNDATION, TYP.
- ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL HAVING THE STATED MINIMUM SOIL DESIGN BEARING CAPACITY.
- NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN SOIL.
- BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 18" BELOW FINISHED GRADE.
- ALL POURED CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI.
- 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 PLAN

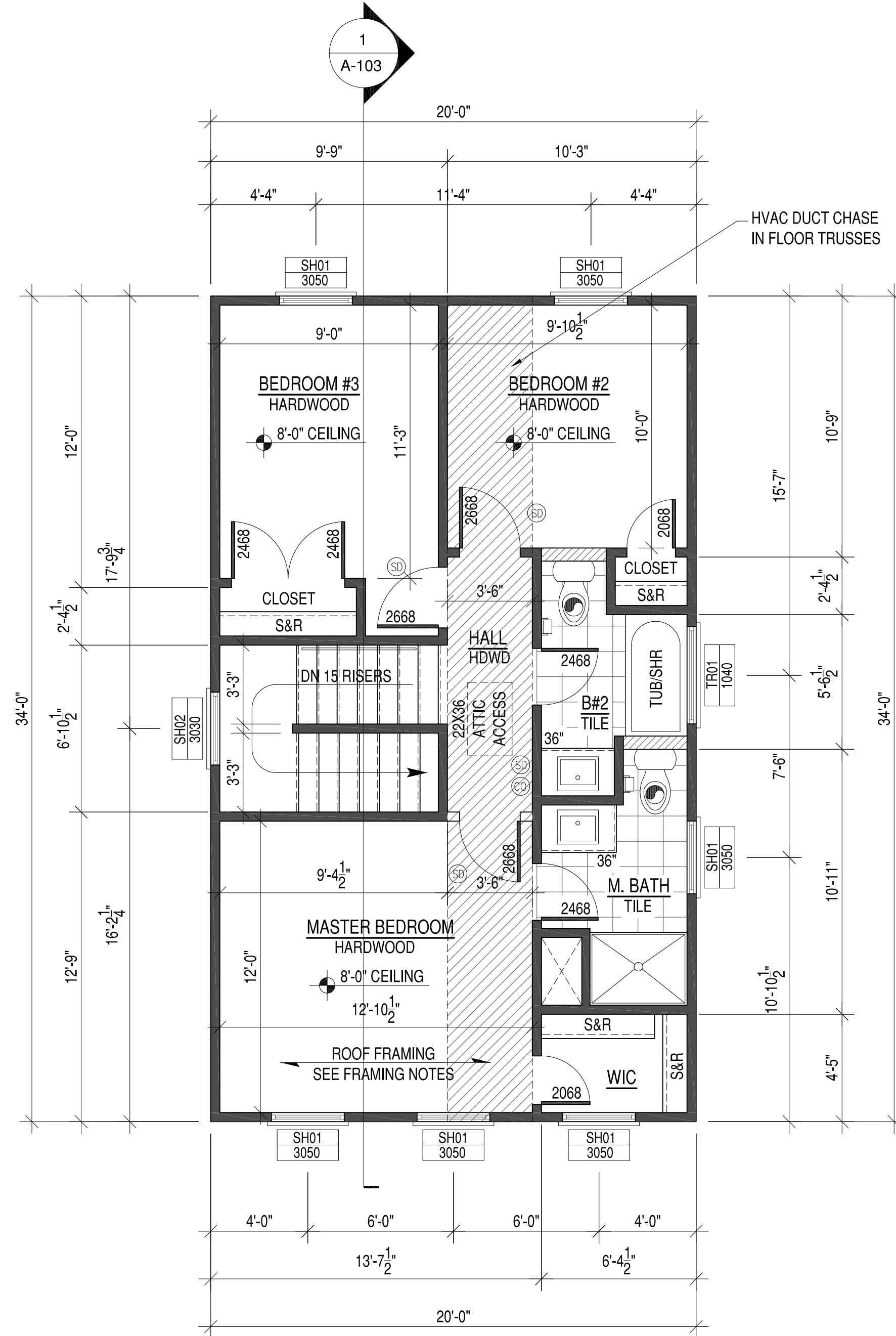
SCALE: 1/4"=1'-0"

PLAN AND FRAMING NOTES

- ALL WINDOW AND DOOR HEADERS TO BE (2) 2X8'S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
- SECOND FLOOR FRAMING TO BE 14" DEEP PRE-ENGINEERED FLOOR JOIST AT 24" OC.
- 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 WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLERS REQUIREMENTS AND CLEARANCES.
- PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETRY 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.

WALL FRAMING LEGEND

- 2X4 WALL FRAMING AT 16" OC. SHOWN 4-1/2" THICK (FINISHED).
- 2X6 WALL FRAMING AT 16" OC. SHOWN 6-1/2" THICK (FINISHED).



SECOND FLOOR PLAN

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

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" EXCEPT GARAGE CEILING TO BE 5/8" TYPE X

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

☼ = BATH FAN VENTED TO EXTERIOR
☼ = CARBON MONOXIDE DETECTOR
☼ = SMOKE DETECTOR

SQUARE FOOTAGES

FIRST FLOOR = 680 SF
SECOND FLOOR = 680 SF
TOTAL HEATED = 1360 SF

FRONT PORCH = 105 SF
REAR PATIO = 60 SF

Project Location:

3917 Corbin St.
RVA 23227



GENERAL CONTRACTOR

APPROVED

ACTIVITY

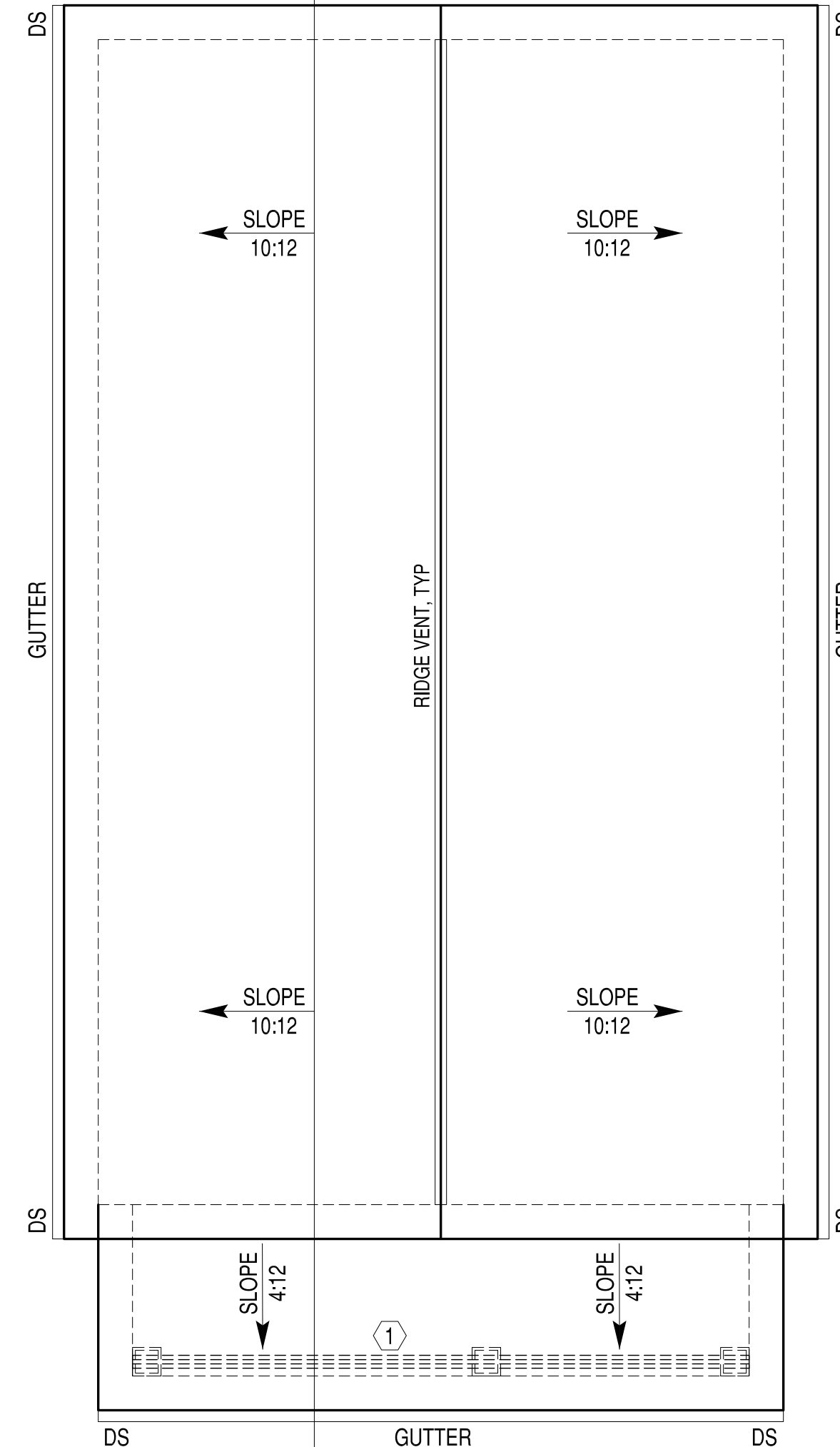
SATISFACTORY TO: DATE
DES: [Signature] DRW: JRP3 CHK: JRP3

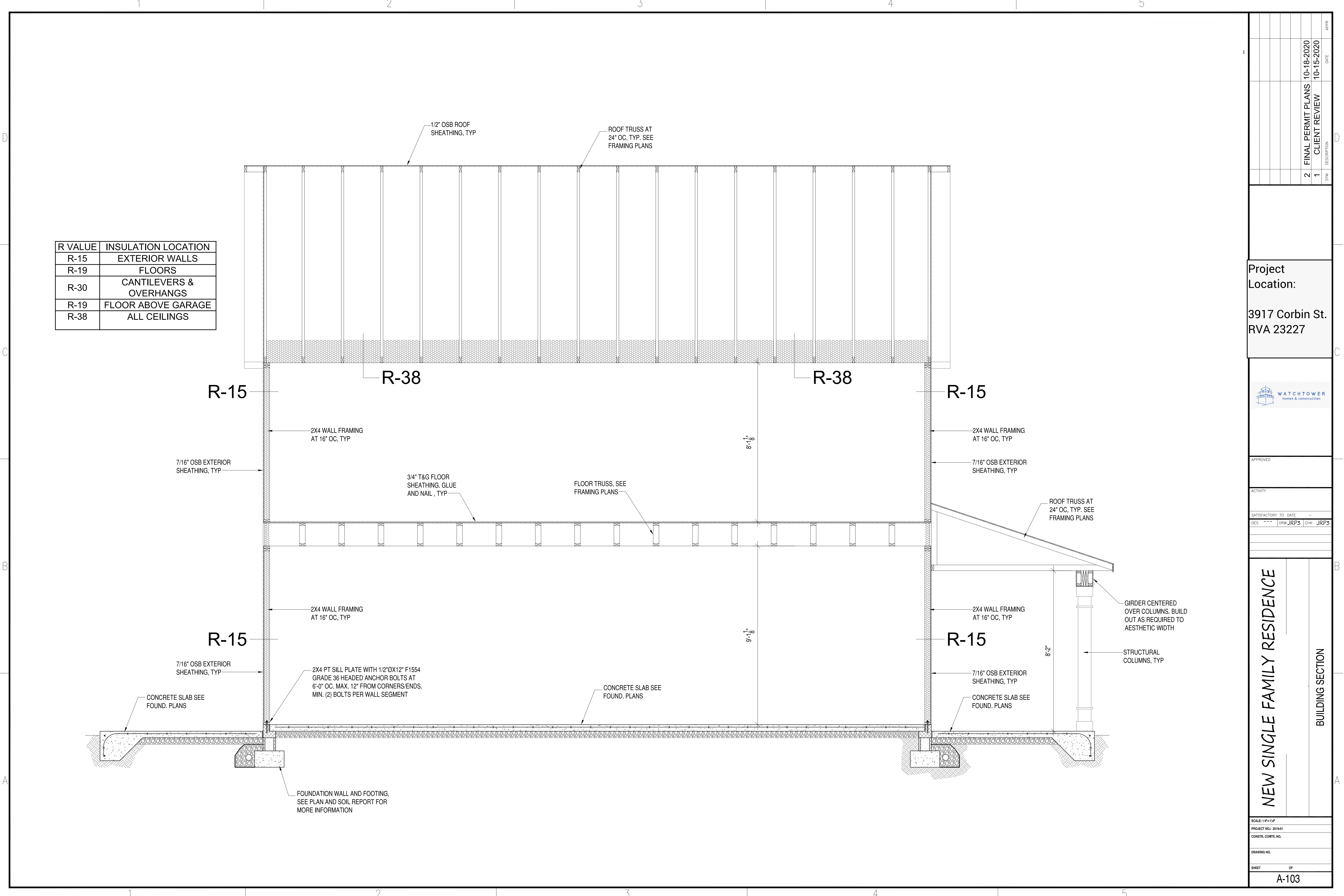
NEW SINGLE FAMILY RESIDENCE

FOUNDATION, FIRST AND SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET 1 OF 1
A-101

SYN	DESCRIPTION	DATE	APPR
2	FINAL PERMIT PLANS	10-18-2020	
1	CLIENT REVIEW	10-15-2020	





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

Project Location:
3917 Corbin St.
RVA 23227

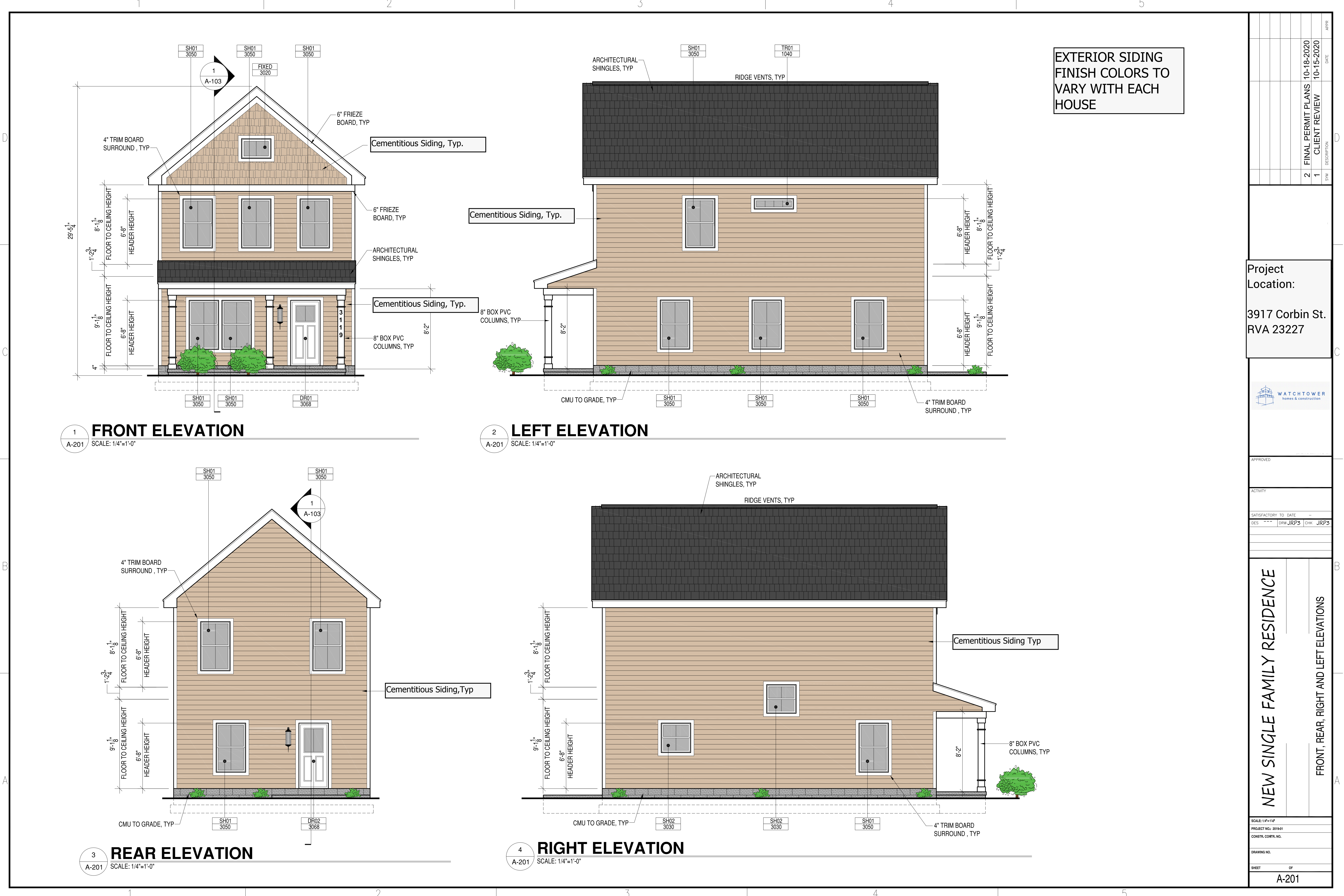


APPROVED
ACTIVITY
SATISFACTORY TO: DATE
DES: JRP3 CHK: JRP3

NEW SINGLE FAMILY RESIDENCE

BUILDING SECTION

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-103



EXTERIOR SIDING
FINISH COLORS TO
VARY WITH EACH
HOUSE

Project
Location:

3917 Corbin St.
RVA 23227



APPROVED	
ACTIVITY	
SATISFACTORY TO DATE	
DES	CHK
DRW JRP3	CHK JRP3

NEW SINGLE FAMILY RESIDENCE

FRONT, REAR, RIGHT AND LEFT ELEVATIONS

SCALE: 1/4"=1'-0"	
PROJECT NO.: 2019-01	
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

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 FOUND 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 AWWA 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 GYPSUM 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 fm = 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). 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 (FM)=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

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

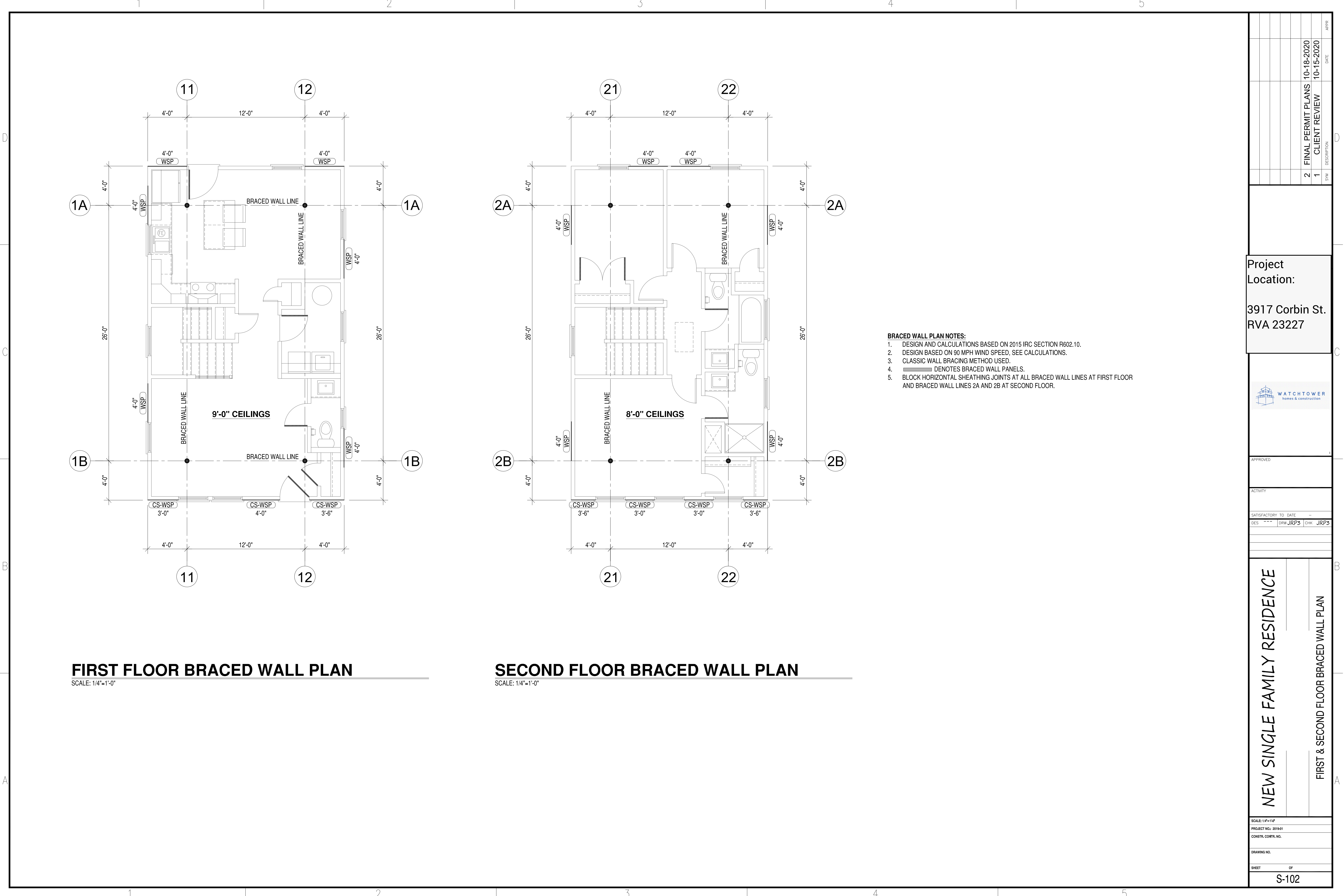
#6 BAR SIZE = 54" SPLICE LENGTH

#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.
- Project Location:
- 3917 Corbin St.
RVA 23227
-
- APPROVED
- ACTIVITY
- SATISFACTORY TO: DATE
- DES *** [DRW] JRP3 [CHK] JRP3
- NEW SINGLE FAMILY RESIDENCE
- STRUCTURAL GENERAL NOTES
- SCALE: 1/4"=1'-0"
- PROJECT NO.: 2019-01
- CONSTR. CONTR. NO.
- DRAWING NO.
- SHEET OF
- S-001



FIRST FLOOR BRACED WALL PLAN

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

SECOND FLOOR BRACED WALL PLAN

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

- BRACED WALL PLAN NOTES:**
1. DESIGN AND CALCULATIONS BASED ON 2015 IRC SECTION R602.10.
 2. DESIGN BASED ON 90 MPH WIND SPEED, SEE CALCULATIONS.
 3. CLASSIC WALL BRACING METHOD USED.
 4. DENOTES BRACED WALL PANELS.
 5. BLOCK HORIZONTAL SHEATHING JOINTS AT ALL BRACED WALL LINES AT FIRST FLOOR AND BRACED WALL LINES 2A AND 2B AT SECOND FLOOR.

Project
Location:

3917 Corbin St.
RVA 23227



APPROVED
ACTIVITY
SATISFACTORY TO: DATE
DES: DRW: JRP3 CHK: JRP3

NEW SINGLE FAMILY RESIDENCE

FIRST & SECOND FLOOR BRACED WALL PLAN

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
S-102

2	FINAL PERMIT PLANS	10-18-2020	DATE	APPR
1	CLIENT REVIEW	10-15-2020	DATE	APPR

