

## City Of Richmond, Virginia Office of the City Clerk

## Request to Withdraw Legislation

Paper Number:	Ord. No. 2023-191
Chief Patron:	Mayor Levar M. Stoney (By Request)
Introduction Date:	June 12, 2023
Chief Patron Signature:	09/05/2023
	For Office Use Only
Attestation:	lie fris
Effective Date:	9-6-2023

#### AN ORDINANCE No. 2023-191

To authorize the special use of the property known as 2615 Q 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: JUL 24 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 2615 Q Street, which is situated in a R-6 Single-Family Attached 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 30-412.4, concerning lot area and width, density, and unit 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES:	NOES:	ABSTAIN:	
ADOPTED:	REJECTED:	STRICKEN:	

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

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

NOW, THEREFORE,

#### THE CITY OF RICHMOND HEREBY ORDAINS:

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

#### § 2. Grant of Special Use Permit.

- (a) Subject to the terms and conditions set forth in this ordinance, the property known as 2615 Q Street and identified as Tax Parcel No. E000-0475/008 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled "Proposed Improvements on #2615 Q Street, City of Richmond, Virginia," prepared by Balzer & Associates, dated November 17, 2020, 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 survey entitled "Proposed Improvements on #2615 Q Street, City of Richmond, Virginia," prepared by Balzer & Associates, dated November 17, 2020, and "2615 Q Street, Building Permit Plans," prepared by Obsidian, and dated November 9, 2020, hereinafter referred to, collectively, 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) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Any vinyl siding used on the Property shall have a minimum wall thickness of 0.044 inches.

- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
  - (d) No less than one parking space shall be provided on the Property.
- § 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 one street tree and repairs to the sidewalk and curb, substantially as shown on the Plans, 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.





#### **City of Richmond**

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

#### Master

File Number: Admin-2023-0272

File ID: Admin-2023-0272 Type: Request for Ordinance or Status: Regular Agenda

Resolution

Version: 2 Reference: In Control: City Clerk Waiting

Room

Department: Cost: File Created: 05/04/2023

Subject: Final Action:

Title: To authorize the special use of the property known as 2615 Q Street for the purpose of

a single-family detached dwelling, upon certain terms and conditions.

**Internal Notes:** 

Code Sections: Agenda Date: 06/12/2023

Indexes: Agenda Number:

Patron(s): Enactment Date:

Attachments: Admin-2023-0272 Application Documents, Enactment Number:

Admin-2023-0272 - Draft Ordinance

Contact: Introduction Date:

**Drafter:** David.Watson@rva.gov **Effective Date:** 

#### **Approval History**

Version	Seq#	Action Date	Approver	Action	Due Date
2	1	5/16/2023	Matthew Ebinger	Approve	5/18/2023
2	2	5/16/2023	Kevin Vonck	Approve	5/23/2023
2	3	5/16/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
2	4	5/17/2023	Sharon Ebert	Approve	5/23/2023
2	5	5/17/2023	Alecia Blackwell - FYI	Notified - FYI	
2	6	5/19/2023	Allison Beatty	Approve	5/19/2023
Notes:	should hav	e been a FYI hagensj			
2	7	5/19/2023	Jeff Gray - FYI	Notified - FYI	
2	8	5/19/2023	Lincoln Saunders	Approve	5/23/2023
2	9	5/24/2023	Mayor Stoney (By Request)	Approve	5/23/2023
Notes:	bypassed	to correct account Leva	ar Stoney - Kit Hagen		
2	10	6/7/2023	Mayor Stoney	Approve	5/26/2023

#### **History of Legislative File**

Master Continued (Admin-2023-0272)

 Ver- Acting Body:
 Date:
 Action:
 Sent To:
 Due Date:
 Return
 Result:

 sion:
 Date:

#### Text of Legislative File Admin-2023-0272

#### **Title**

To authorize the special use of the property known as 2615 Q Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

#### **Body**

#### O & R Request

**DATE:** May 16, 2023 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)

(This in 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 2615 Q 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 2615 Q Street for the purpose of a single-family detached dwelling, upon certain terms and conditions

**REASON:** The vacant subject property is located in the R-6 Single-Family Attached Residential District. Single-Family Dwellings are permitted uses in this district. However, the property does not meet the lot feature requirements of the zoning district. Therefore, a Special Use Permit is required.

**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 1,950 square foot subject property is located midblock on the south side of Q Street between North 26th Street and North 27th Street. The minimum lot width for a single-family dwelling in the R-6 Single-Family Attached zoning district is 50 feet and minimum lot area is 5,000. The property is served by an alley running along the rear of the property and off-street parking can be accessed off this alley. The proposed dwelling will be twelve feet wide, leaving 1.5 feet of side yard setback.

The Richmond 300 Master Plan recommends Residential uses for the subject property. These neighborhood consist primarily of single-family houses on large- or medium-sized lots more homogeneous 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:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**BUDGET AMENDMENT NECESSARY: None** 

REVENUE TO CITY: \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** June 12, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE: None** 

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** Planning Commission July 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, Narrative, Survey, Plans, Map

STAFF: David Watson, Senior Planner, Land Use Administration, 804-646-1036



#### 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: 2615 Q Street, 23223 Date: 12/22/2022 Tax Map #: <u>E0</u>000475008 Fee: \$300 Total area of affected site in acres: 0.045 (See page 6 for fee schedule, please make check payable to the "City of Richmond") Zoning Current Zoning: R-6 Existing Use: Vacant lot **Proposed Use** (Please include a detailed description of the proposed use in the required applicant's report) Affordable homeownership - single-family detached residence - 2 bedroom, 2.5 bath Existing Use: Vacant lot Is this property subject to any previous land use cases? If Yes, please list the Ordinance Number: City Council Ord. No. 2018-033 Applicant/Contact Person: <u>Eric Mai</u>, Director of Acquisitions Company: Maggie Walker Community Land Trust Mailing Address: 203 N. Robinson Street City: Richmond Zip Code: <u>2</u>3220 State: VA ) 291-5587 Fax: ( Telephone: (757 Email: eric@mwclt.org Property Owner: Maggie Walker Community Land Trust If Business Entity, name and title of authorized signee: Eric Mai, Director of Acquisitions (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: 203 N. Robinson Street City: Richmond State: VA Zip Code: 23220 Fax: ( Telephone: \_(757 ) 291-5587 Email: eric@mwclt.org Property Owner Signature: \_\_\_ Tric Mai

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)

## 2615 Q Street



January 2, 2023

#### **RE: 2615 Q Street Special Use Permit Application**

To whom it may concern,

The property located at 2615 Q Street (Parcel ID E0000475008) was conveyed to the Maggie Walker Community Land Trust (MWCLT) by the City of Richmond in December 2018 through a special warranty deed for the expressed purpose of developing affordable homeownership. This conveyance was approved by City Council through Ord. 2018-033 earlier that year in February 2018.

The lot is currently vacant and zoned as R-6 Single-Family Attached Residential. This zoning permits the construction of single-family detached dwellings, but the lot does not meet the minimum requirements of 5,000 square feet in area and 50 feet in width. Instead, the lot area is roughly 1,950 square feet and 15 feet in width. In addition, zoning requires minimum front setbacks of 15' and minimum side setbacks of 5' for single-family detached dwellings. These requirements make it impossible to develop a single-family detached home on the conveyed lot.

However, MWCLT is seeking a Special Use Permit (SUP) to construct a home 12' wide home on this lot with 1.6' side setbacks and a front setback of 13'. This single-family detached, two-story home would be built in an Italianate style consistent with the Church Hill neighborhood and consist of two-bedrooms and two-and-a-half baths. Off-street parking is provided in the rear with a gravel parking space. With such small setbacks, no windows are provided on the sides of the home, but natural light is addressed with the use of large front and rear windows, as well as a skylights for the center-placed open stairwell.

Bedrooms are located at the front and rear of the home to ensure proper emergency and rescue egress. With narrow side setbacks, MWCLT will work to protect adjacent property owners from damage during construction. In addition, construction staging may be located off-site at a nearby vacant lot.

The home would be sold to a household making less than 80 percent of the Area Median Income (AMI) and would be permanently affordable through the community land trust model, wherein MWCLT retains ownership of the land through a 99-year renewable and inheritable ground lease. Sale equity would be restricted to a 3 percent annual increase rate to help ensure that resale of the home would also be affordable to an income qualifying household.

MWCLT has constructed many affordable homeownership opportunities in Richmond's East End and wishes to continue to provide individuals and families with homeownership in a sought after part of the

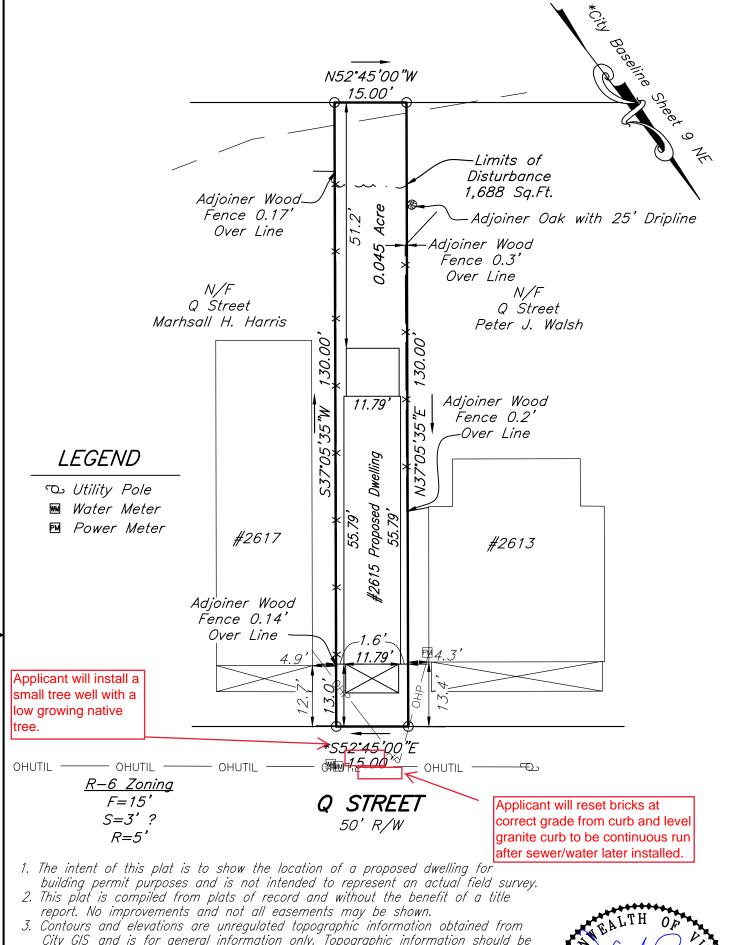
## 2615 Q Street



City of Richmond. The construction of this home is aligned with the City's goals of increasing affordable housing, as well as the future land use map wherein this area is designated as Neighborhood Mixed-Use (NH-MU). The addition of this home to the neighborhood is comparable to other infill development across the Church Hill community.

Survey plat and comprehensive architectural plans are submitted with this report.

Please direct all questions and concerns to Eric Mai, Director of Acquisitions for Maggie Walker Community Land Trust, <a href="mailto:eric@mwclt.org">eric@mwclt.org</a>.



3. Contours and elevations are unregulated topographic information obtained from City GIS and is for general information only. Topographic information should be field verified and certified by an appropriate professional prior to its use in the design, modification or construction of improvements or flood plain determination.

4. Silt Fence, Limits of Clearing, Drive and Stone Construction Entrance as shown are approximate and should be adjusted per field conditions or as directed by the County Inspector.

5. Per 2012 Virginia Residential Code — Exterior Walls Table R302 1(1), there must

Per 2012 Virginia Residential Code — Exterior Walls Table R302.1(1), there must be a minimum of 5' between face of building & property line & a minimum of 2' between face of eave & property line. If structures are closer, then fire wall rating must be altered in order to accommodate the close proximity.

REV DATE: 01/18/2021 Add Adjoiner Location RE: Richmond Metro Habitat for Humanity DATE: 11/17/2020 SCALE: 1"=20'

JOB NO.: 55200958.HS

DRAWN BY: BCW CHECKED BY: JAB

PROPOSED IMPROVEMENTS ON #2615 Q STREET

CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS

ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG 15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc





# 2615 Q Street

## Building Permit Plans

Maggie Walker Community Land Trust

203 N. Robinson Street

Richmond VA 23220

Engineer Obsidian, Inc. Charles R. Field, P.E. 417 North 22nd Street Richmond, VA 23223 804.647.1589

obsidianrva@gmail.com

Property Information

Lot Coverage < 55%

Parcel ID E0000475008 Residential Front Yard = 15 feet Setbacks Side Yard = 5 feet Rear Yard = 5 feet

Table of Contents

Cover Sheet Site Plan & Area Plan Plans **Elevations** Details Structure Structure Structure Calculations

Discipline Designators

General -Sheet list, symbols, code summary H Hazardous Materials Abatement, handling, etc.

NCS Sheet Identification Standards

V Survey / Mapping B Geotechnical

L Landscape S Structural A Architectural I Interiors

**Q** Equipment F Fire Protection

Calculations Calculations

Calculations Calculations

P Plumbing D Process

M Mechanical

E Electrical W Distributed Energy T Telecommunications R Resource Existing conditions / buildings

X Other Disciplines Z Contractor / Shop Drawings O Operations

Sheet Type Designator

O General: Symbol legend, abbreviations, general notes

Elevations 3 Sections

4 Large Scale Drawings: plans, elevations, sections 6 Schedules and Diagrams

8 User Defined 9 3D drawings: isometric, perspective, photos

7 User Defined (Calculations for Obsidian, Inc.)

N-#.##

Sheet Sequence Number Sheet Type Designator Discipline Desingator



1. The structure will be constructed in accordance with the 2015 edition of the "Virginia Residential Code", the Statewide Uniform Building Code and the applicable City of Richmond ordinances.

2. The contractor is responsible for compliance with City, State and Federal job site safety requirements.

3. The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will

immediately be brought to the attention of the engineer. 4. Glazing in windows shall be tempered if the bottom edge is less than 18" above floor, in walls enclosing bathtub or showers, within 24" of arc of either vertical edge of a door, or less than 36" above the plane of stairways or landings. Glazing in all fixed and operable panels of swinging, sliding and bifold doors shall be

5. Carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that

have attached garages. The carbon monoxide detector shall comply with NFPA 720 and UL 2075. 6. Enclosed accessible space under stairs shall have walls, under-stair surface, and any soffits protected on the enclosed side with 1/2" gypsum board.

7. The structure shall be protected from subterranean termites by one of the following methods or a combination of these methods:

Chemical termiticide treatment, as provided in Section R318.2.

Termite baiting system installed and maintained according to the label.

• Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.

Naturally durable termite-resistant wood.

• Physical barriers as provided in Section R318.3 and used in locations as specified in Section

8. All lumber unless otherwise noted is to be Southern Pine No. 2.

9. There will not be a fire sprinkler system.

10. There is no proposed fire detection system or alarm. 11. The construction type is V-B.

12. There are two stories.

13. VRC 2015 minimum insulation and fenestration requirements: Fenestration U-factor: 0.35

Ceiling R-value: 38

• Wood frame wall R-value: 15 cavity or 13 + 1 continuous Mass wall R-value: 8/13

 Floor R-value: 19 Basement wall R-value: 10/13

 Slab R-value & depth: 10, 2ft Crawlspace wall R-value: 10/13

Bearing soil capacity = 2000 psf
Floor live load = 40 psf
Floor dead load = 10 psf

Roof live load = 20 psf

 Roof dead load = 10 psf • Snow loads = 20 psf

Basic Wind speed = 90 mph

 Seismic Category: B. Exposure: B.

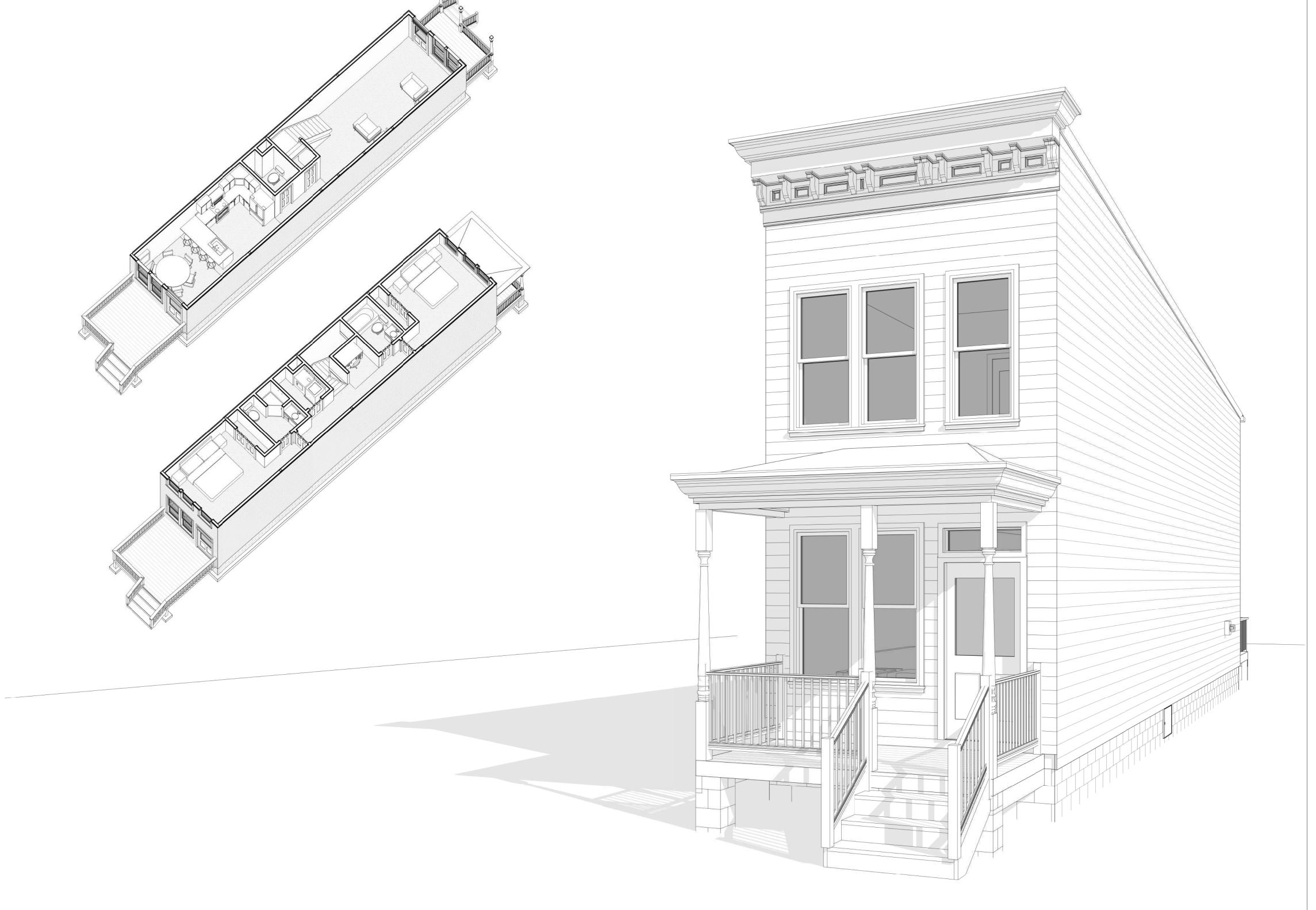
### Scope of Work

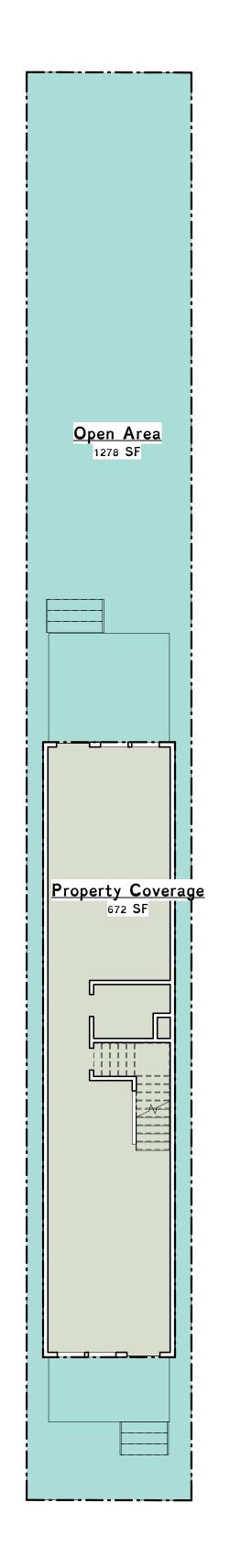
Scope of work will generally consist of the constuction of a new residence in accordance with these plans and the Virginia Residential Code, 2015.

**G**0.1

Building

0





1 Area 1/8" = 1'-0"

Total Lot Area: 1,950 sf

Proposed Lot Coverage: 684 sf

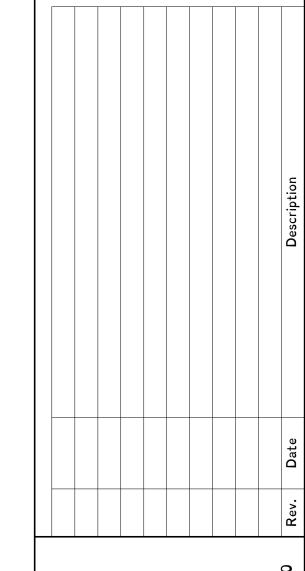
Total Allowable Coverage: 1072.5 sf (55%)

N 52° 45' 00" W rash Area Gravel Parking Space 5'-0" Side Setback Side Setback 13'-6" 3'-6"\_ | Setback Overage 1'-6" S 52° 45' 00" E 15.00° 15'-0″

2 Site Plan
1/8" = 1'-0"

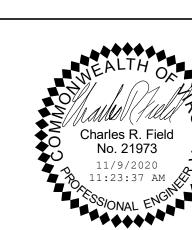
15'-0"

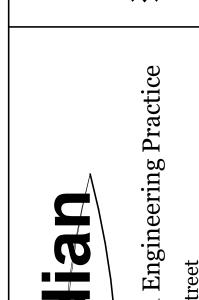
Address: #2615 "Q" Street Current Owner: Maggie Walker Community Land Trust Parcel ID: E0000475008B I.D. 2018 25710 Note: Bearings protracted from City Baseline sheet 9 NE. N 52<u>\*45</u>'00" W \_\_\_\_15.00'\_\_\_\_\_\_ 11'± Public Alley 115.50' to the E/L of N. 26th Street S 52°45′00″ E 15.00′ 4 "Q" STREET Survey and Plat of The Property Known as #2615 "Q" Street in the City of Richmnd, VA JAMES A. LOHR LIC. NO. 2008 This is to certify that on 02/25/19 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT. Edwards, Kretz, Lohr & Associates, PLLC Land Surveyors-Planners Virginia-North Carolina 4914 Radford Avenue, Suite 206 Richmond, Virginia, 23230 Phone (804) 673–9666 Fax (804) 673–9990 FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14 Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area. Scale: 1"=20' Drawn: TCJ Job: 1078-19 Date: 02/26/19 Checked: JAL



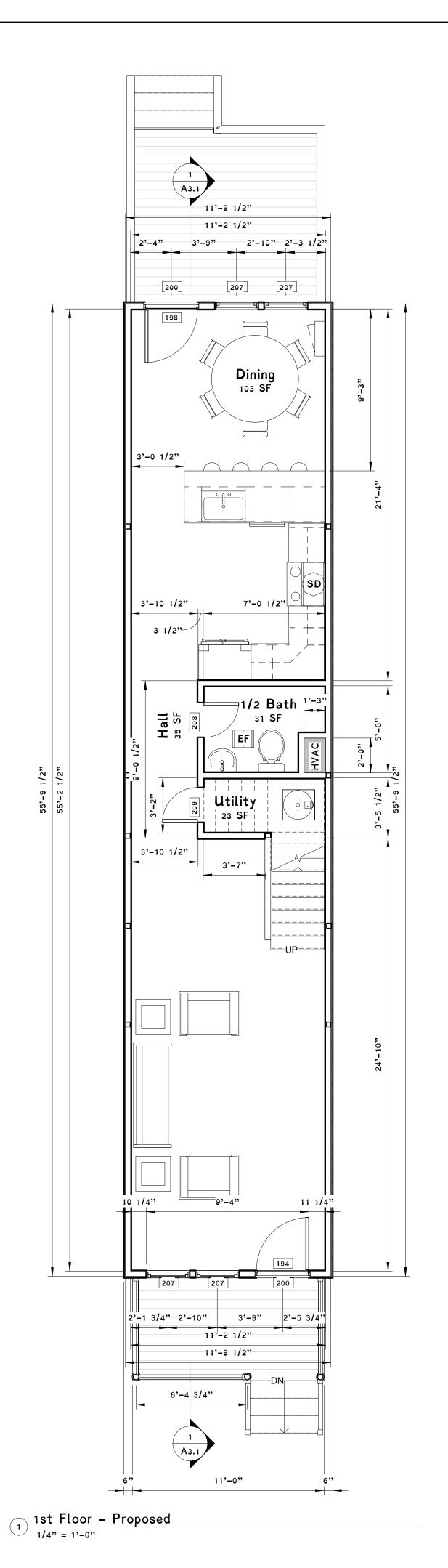
Plans Plan uilding **∞** Plan Street Sit 2615

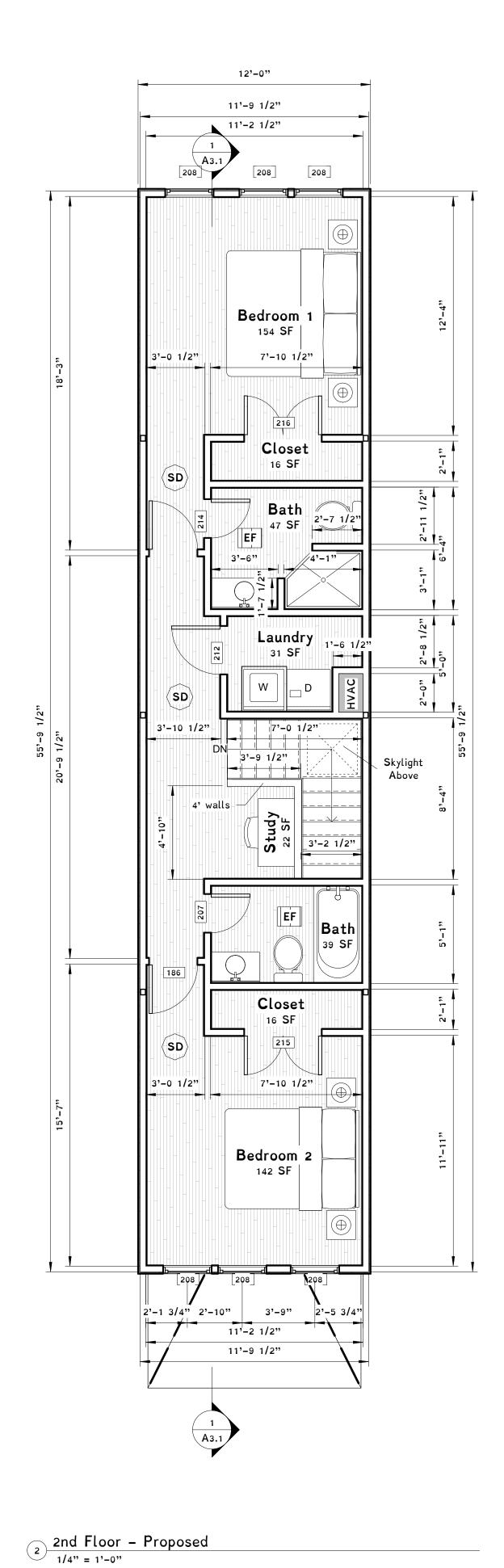
Maggie



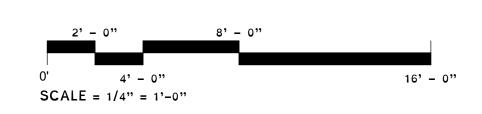


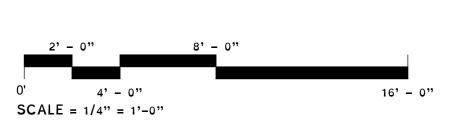
A Professional Engineering P 417 North 22nd Street Richmond, VA 23223 804.647.1589 dian 





Door S	chedule									
							Casing			
First Floor		e Mark Count	Family		Width	Height	Quantity	Header	Jack Studs	King Studs
		233 1	Single- Exterion windowed door		3'-0"	6'-8"	32'-8"	(2) 2 x 4	1	1
			rawl Space Do Single- Exterio		2'-0" 3'-0"	1'-6" 6'-8"	10'-0" 32'-8"	(2) 2 x 4	1	1
			windowed doo	r						
		196 1 196 1	Single-Panel 6 Single-Panel 6		2'-0" 2'-0"	6'-8" 6'-8"	30'-8" 30'-8"	(2) 2 x 4 (2) 2 x 4	1 1	1
Second Flo			omgro i anor s	-	- •			(=) = X +	•	•
	185	192 1	Single-Panel	â	2'-6"	6'-8"	31'-8"	(2) 2 x 4	1	1
	186	192 1	Single-Panel	ô	2'-6"	6'-8"	31'-8"	(2) 2 x 4	1	1
		196 1	Single-Panel		2'-0"	6'-8"	30'-8"	(2) 2 x 4	1	1
			Single-Panel		2'-6"	6'-8"	31'-8"	(2) 2 x 4	1	1
			Single-Panel (Double-Panel		2'-0" 4'-0"	6'-8" 6'-8"	30'-8" 34'-8"	(2) 2 x 4	1	1
	215 216		Double-Panel		4'-0"	6'-8"	34'-8"	(2) 2 x 4 (2) 2 x 4	1 1	2
Window	/ Schedu	le								
	ype Mark	Family	Count	Width	Height	Sill Height	Header	Jack Studs	King Studs	
First Floor		-			_	-			-	
	200 200	Window-Fixed Window-Fixed	1 1	3'-2" 3'-2"	1'-0" 1'-0"	7'-0" 7'-0"	(2) 2 x 4 (2) 2 x 4	1 1	1 1	
	200	Window-Double-Hung		2'-6"	6'-0"	2'-0"	(2) 2 x 4 (2) 2 x 4	1	1	
	207	Window-Double-Hung		2'-6"	6'-0"	2'-0"	(2) 2 x 4	1	1	
	207	Window-Double-Hung		2'-6"	6'-0"	2'-0"	(2) 2 x 4	1	1	
	207	Window-Double-Hung		2'-6"	6'-0"	2'-0"	(2) 2 x 4	1	1	
Second Flo	or									
	208	Window-Double-Hung		2'-6"	5'-6"	2'-0"	(2) 2 x 4	1	1	
	208	Window-Double-Hung		2'-6"	5'-6"	2'-0"	(2) 2 x 6	1	1	
	208	Window-Double-Hung		2'-6"	5'-6"	2'-0"	(2) 2 x 6	1	1	
	208	Window-Double-Hung		2'-6"	5'-6"	2'-0"	(2) 2 x 6	1	1	
	208 208	Window-Double-Hung Window-Double-Hung		2'-6" 2'-6"	5'-6" 5'-6"	2'-0" 2'-0"	(2) 2 x 6 (2) 2 x 4	1 1	1 1	
Ceiling	208	window-Double-Hung	ı	2'-6"	20	2'-0"	(2) 2 X 4	ı	ı	
· · · · · · · · ·	140	Skylight-Flat	1	2'-6"	2'-6"					
	140	Skylight-Flat	1	2'-6"	2'-6"					
	140	Skylight-Flat	1	2'-6"	2'-6"					
Room A	Area Tab	le								
. J 1	Name	Area	Perimeter							
First Floor										
	Dining	103 SF	40'-8 7/8"							
	Kitchen	134 SF	46'-3 1/8"							
	Hall 1/2 Bath	35 SF 31 SF	25'-10" 23'-9"							
	1/2 Bath Utility	31 SF 23 SF	23'-9" 20'-10"							
	Sinity	324 SF	157'-5"							
		: <del>-</del> :	- <del>-</del>							
	or									
Second Flo	י פ		58'-7" 53'-3"							
Second Flo	Bedroom 1	4 40 65	o3′−3"							
Second Flo	Bedroom 2									
Second Flo	Bedroom 2 Closet	16 <b>SF</b>	19'-7"							
Second Flo	Bedroom 2									
Second Flo	Bedroom 2 Closet Bath	16 SF 47 SF	19'-7" 36'-5"							
Second Flo	Bedroom 2 Closet Bath Laundry	16 SF 47 SF 31 SF	19'-7" 36'-5" 23'-9"							
Second Flo	Bedroom 2 Closet Bath Laundry Closet	16 SF 47 SF 31 SF 16 SF 39 SF	19'-7" 36'-5" 23'-9" 19'-7"							





A1.1

Maggie

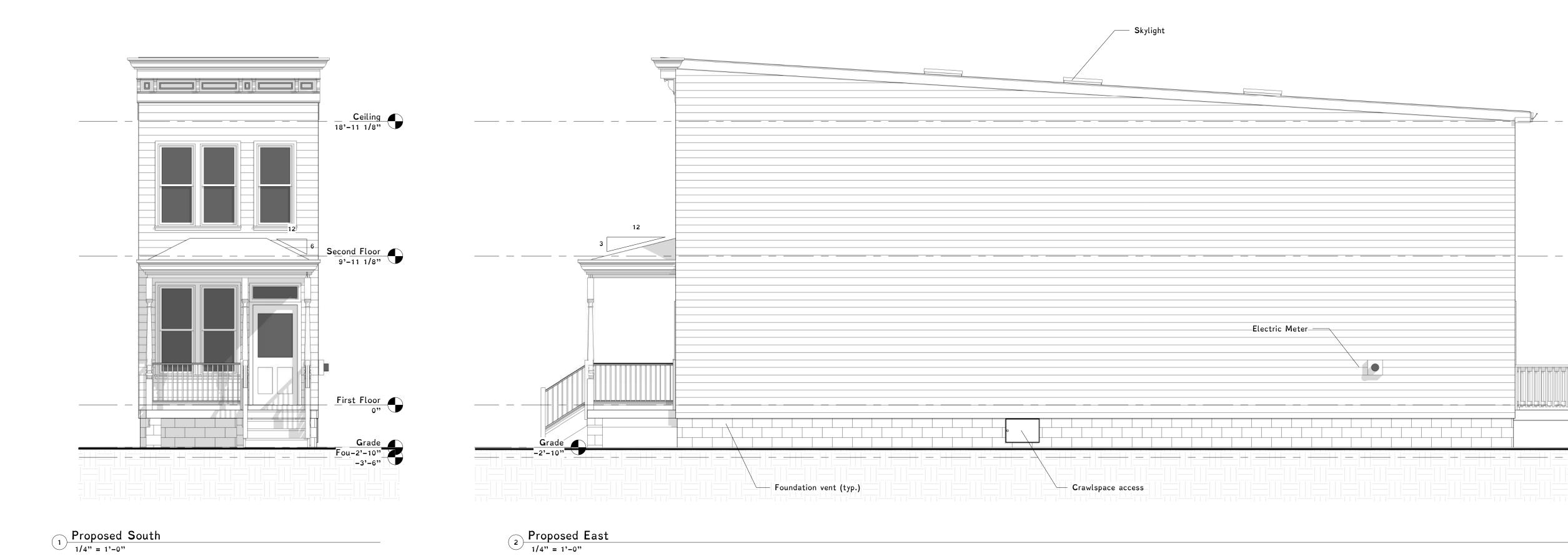
A Professional Engineering Practice 417 North 22nd Street Richmond, VA 23223 804.647.1589

Sidian

Street

Q

2615



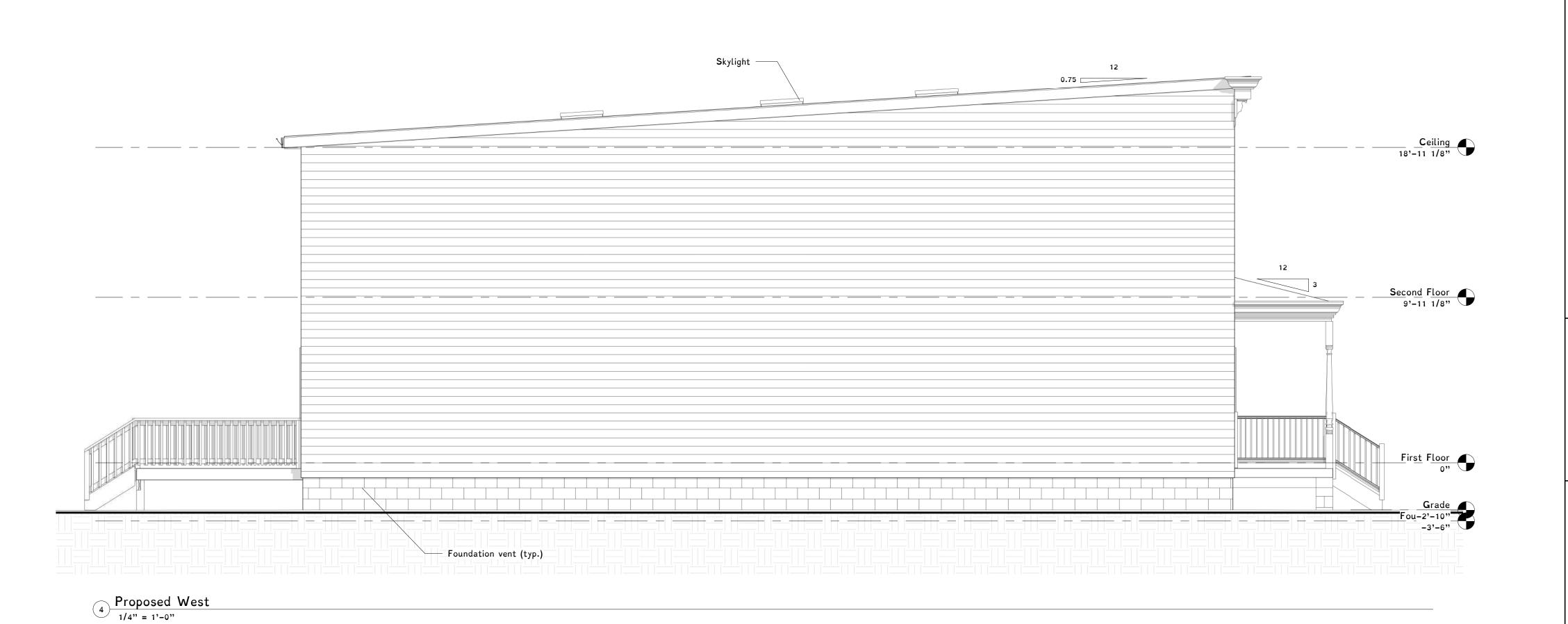
Second Floor
9'-11 1/8"

First Floor
0"

Foundation
-3'-6"

Proposed North

1/4" = 1'-0"



2' - 0" 8' - 0" 0' 4' - 0" 16' - 0" SCALE = 1/4" = 1'-0"

Ceiling 1/8"

Second Floor 9'-11 1/8" Su

A2.1

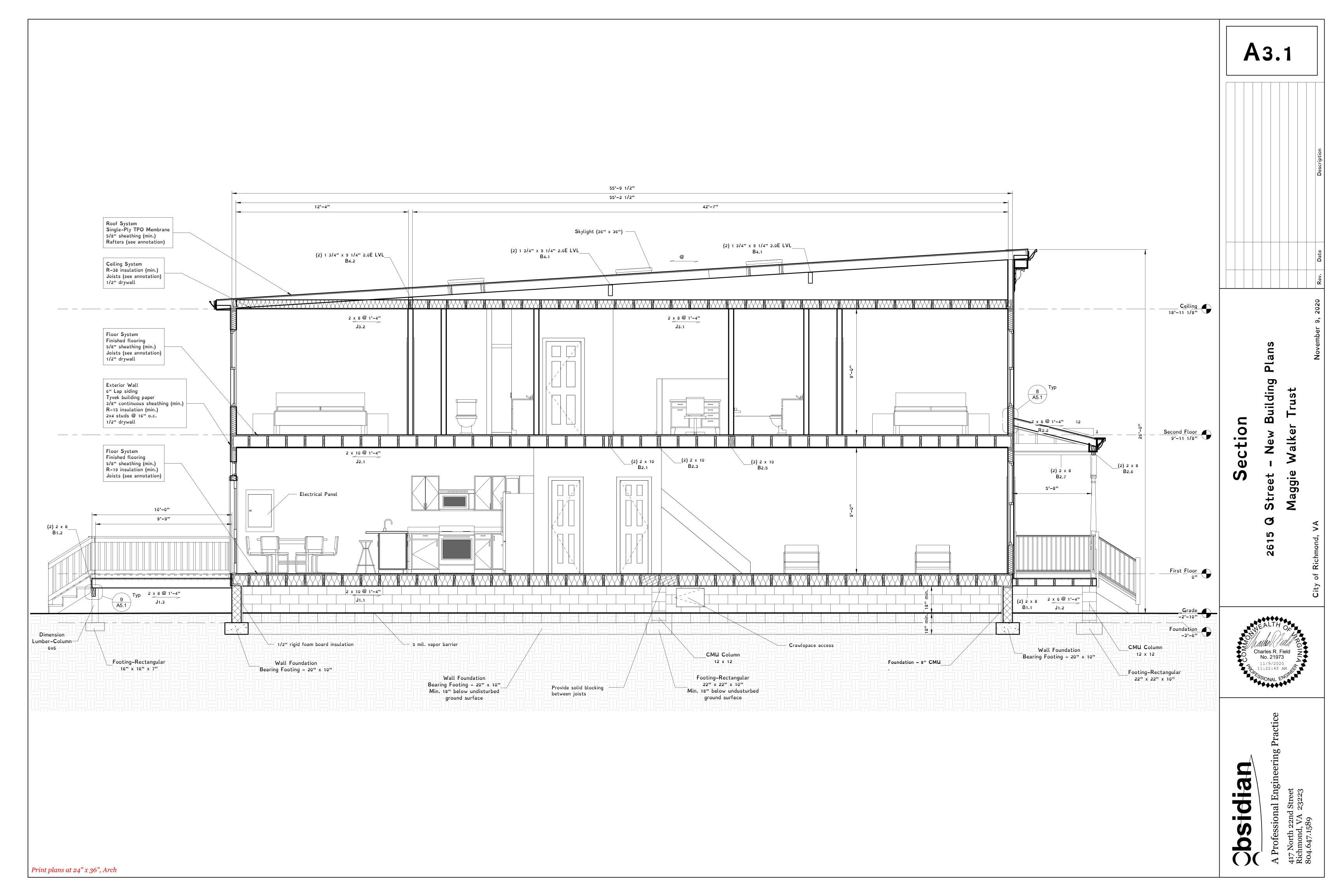
Elevations
2615 Q Street - New Building Plans
Maggie Walker Trust

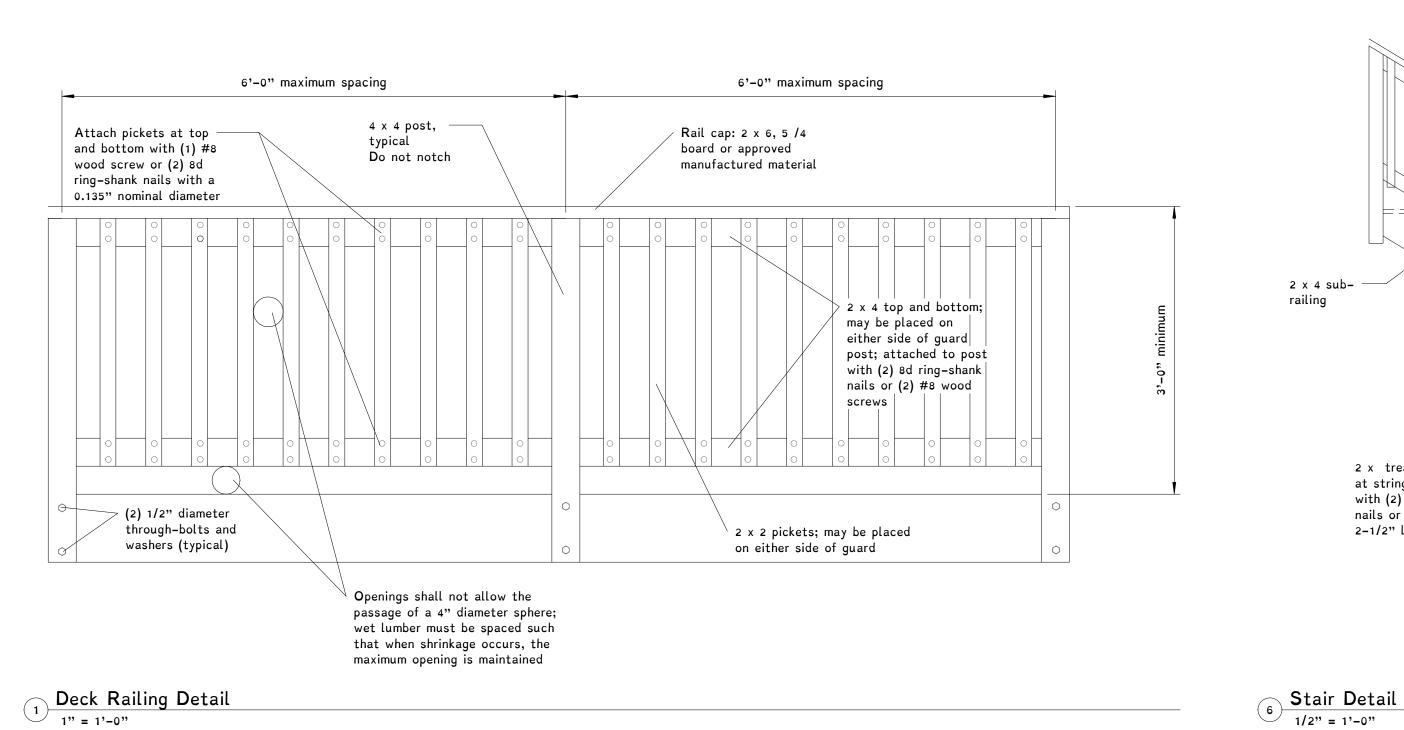
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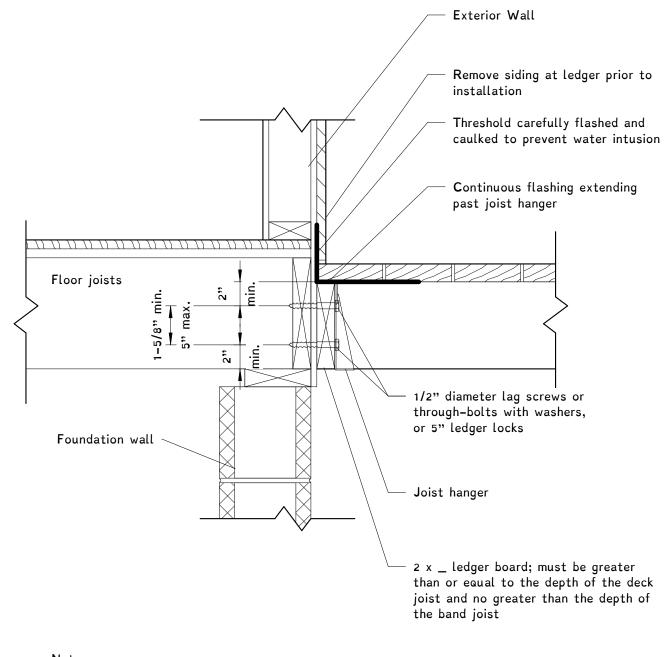
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417 North 22nd Street
Richmond, VA 23223
804.647.1589





2012 IRC, R311.7.1 Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. 6'-0" max. between posts Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31–1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both railing Opening shall not permit the passage of a 4" diameter sphere 2 x treads attached at stringer or ledger with (2) 8d threaded nails or (2)#8 screws 2–1/2" long min. 2 x 4 ledgers, each side, full depth of tread; attach with (4)10d threaded nails or (4)# 8 wood screws 3" long min.



Ledger attachments to exterior veneers (brick, masonry, stone), hollow masonry, and to cantilevered floor overhangs or bay windows are prohibited.

5 Ledger Attachment - deck to rim board
1 1/2" = 1'-0"

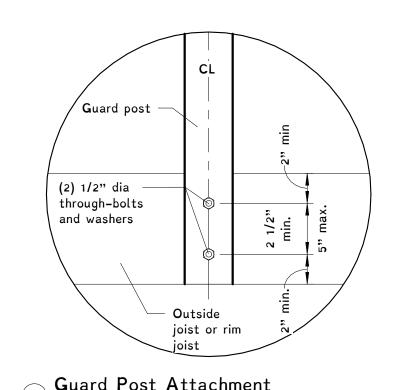
Top of beam and joist must be at (3) 8d toe – nailed (2 on Mechanical fastener or one side 1 on hurricane clip same elevation the other) Beam Joist to Beam Connection

1" = 1'-0"

at first interior bay, provide 2x blocking a guard posts; toe nail with 10d nails top and at first inerior bay, — provide 2x blocking a bottom, each side guard posts; toe nail with 10d nails top and bottom, each side hold-down anchor, guard post stud tie-plate typical outside-joist outside-joist outside-joist blocking Plan View <u>Section</u> Plan View <u>Section</u> Option 1 Option 2

guard post ~ guard post hold-down anchor stud tie plate \ guard post post at joist locations hold-down anchor, typical At joist location Between joists <u>Section</u> <u>Plan Views</u> Option 2 Option

Guard Post to Outside Joist 3 1/2" = 1'-0"

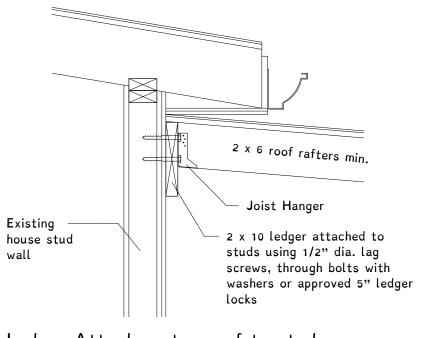


Guard Post to Rim Joist Detail

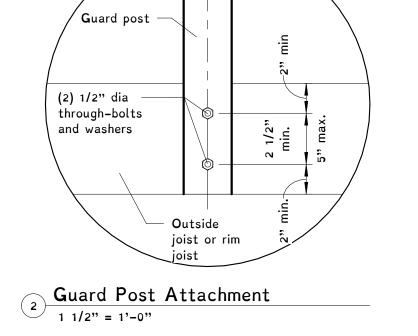
1/2" = 1'-0"

Beam must diameter fully bear on through-bolts notched 6 x 6 with washers or post 5" ledger locks 6 x 6 post; Notch post to maximum height = provide beam 14'-0": measure to with flush and underside of beam tight bearing to top of footing

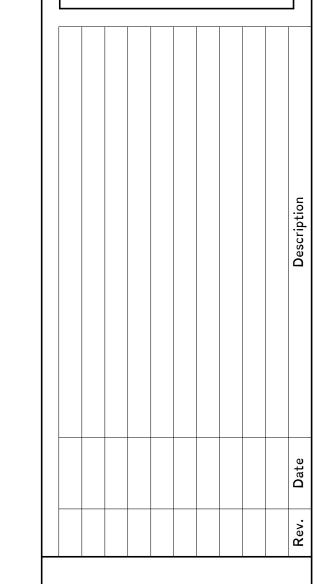
9 Post to Beam Connection Detail
1 1/2" = 1'-0"



Ledger Attachment - roof to studs
1" = 1'-0"



A5.1



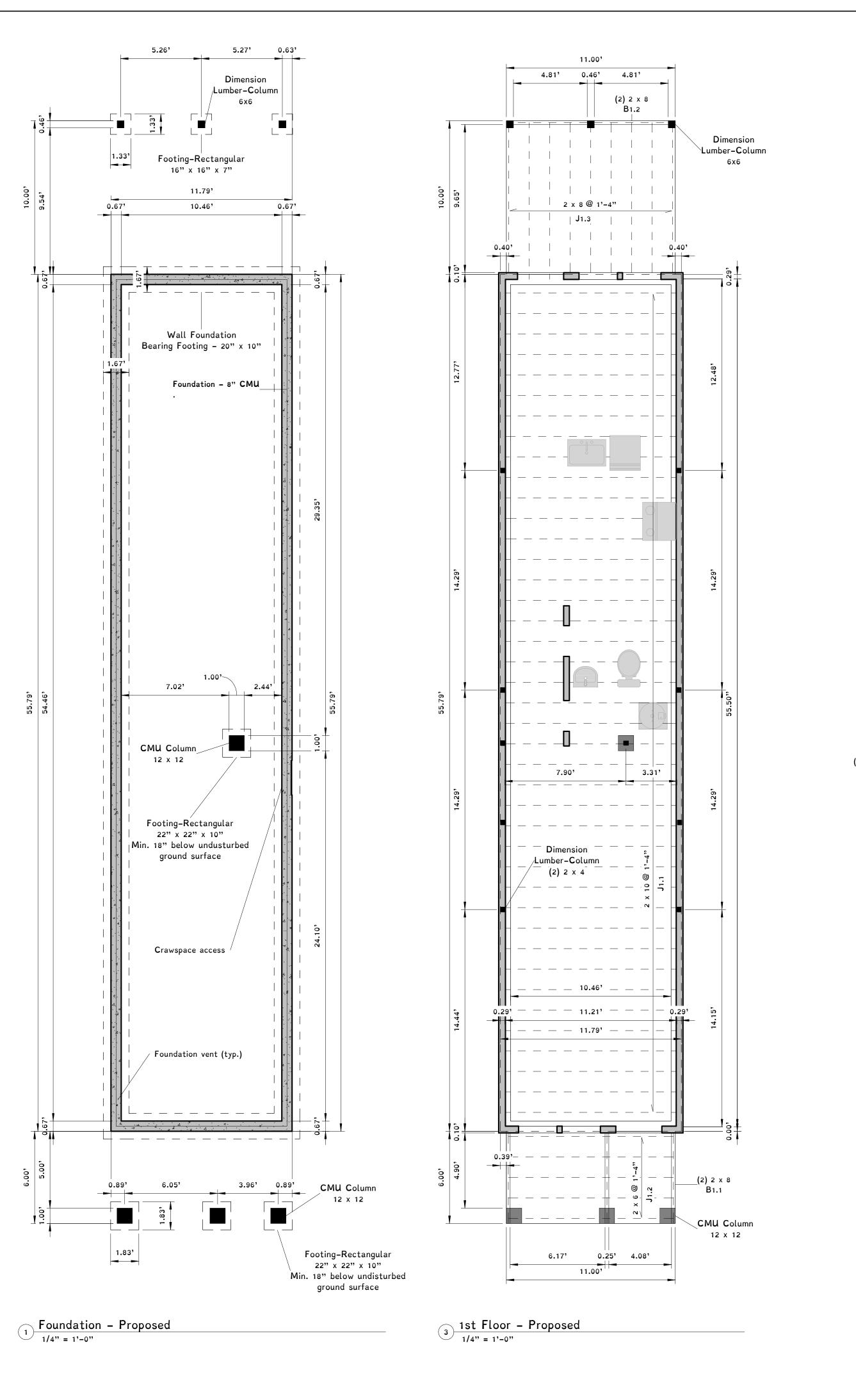
Plans Building tail Str Q 2615

Walker

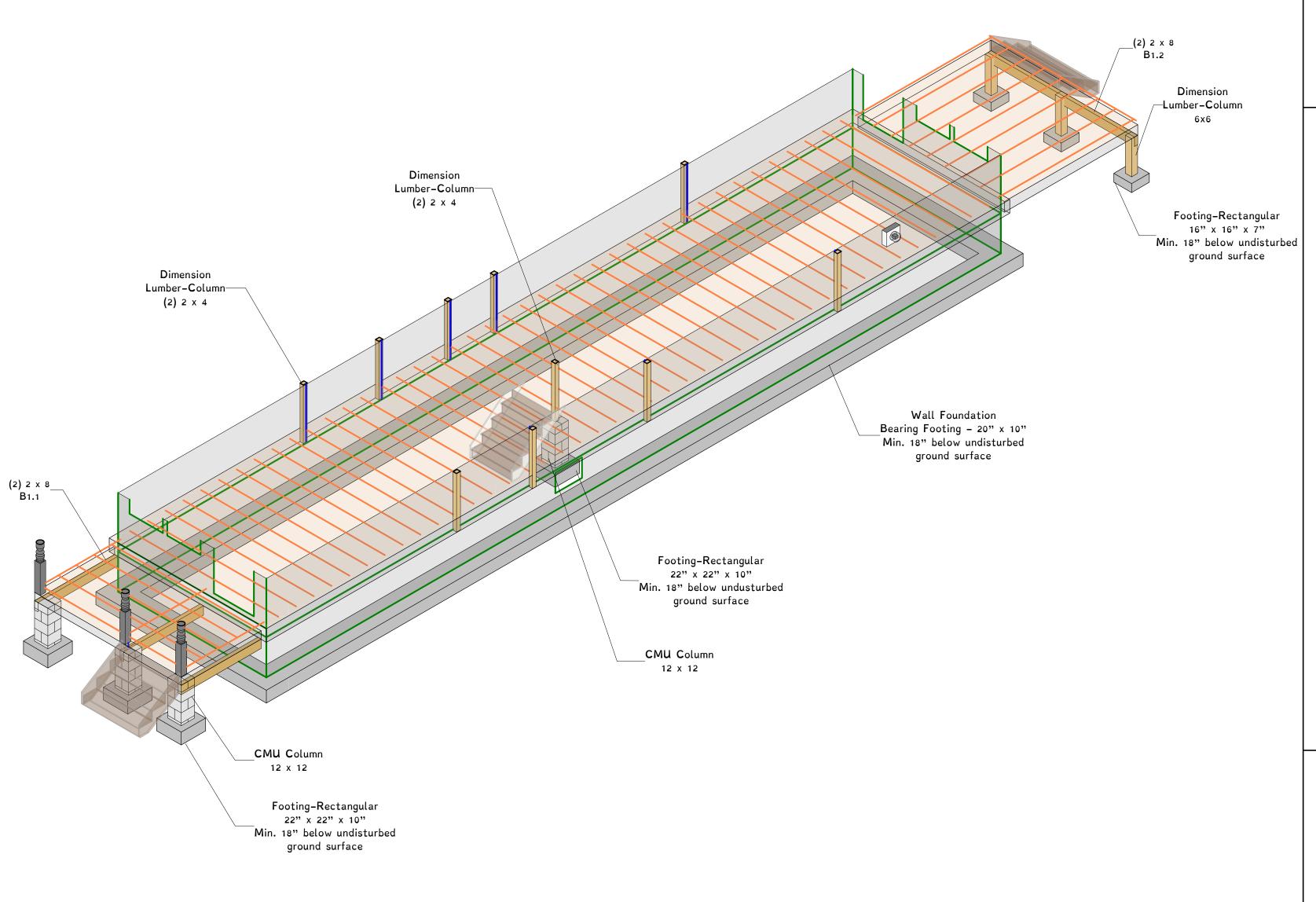
Maggie

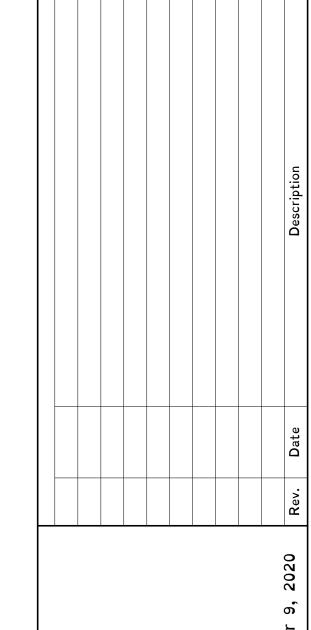
Charles R. Field

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Print plans at 24" x 36", Arch





**S**1.1

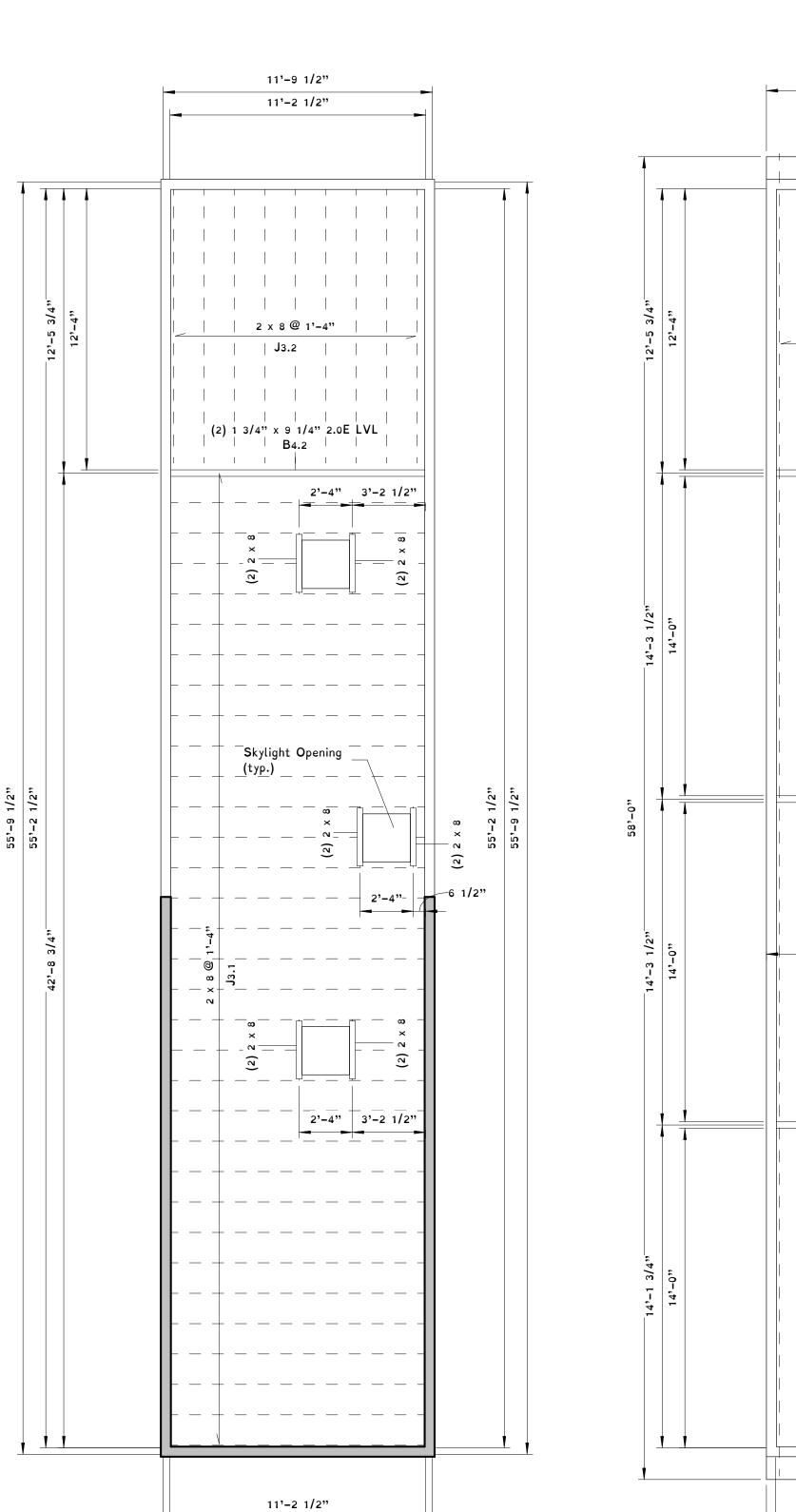
Structure
2615 Q Street - New Building Plans

Walker

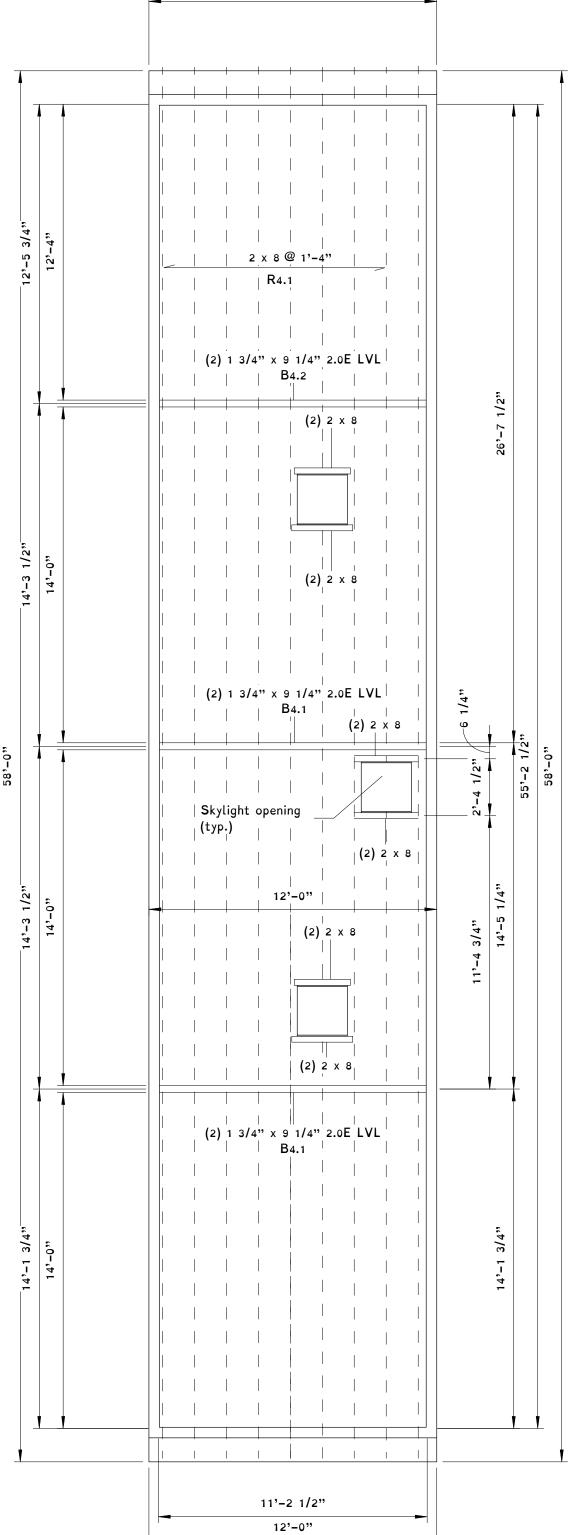
Maggie

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No. 21973
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Richmond, VA 23223
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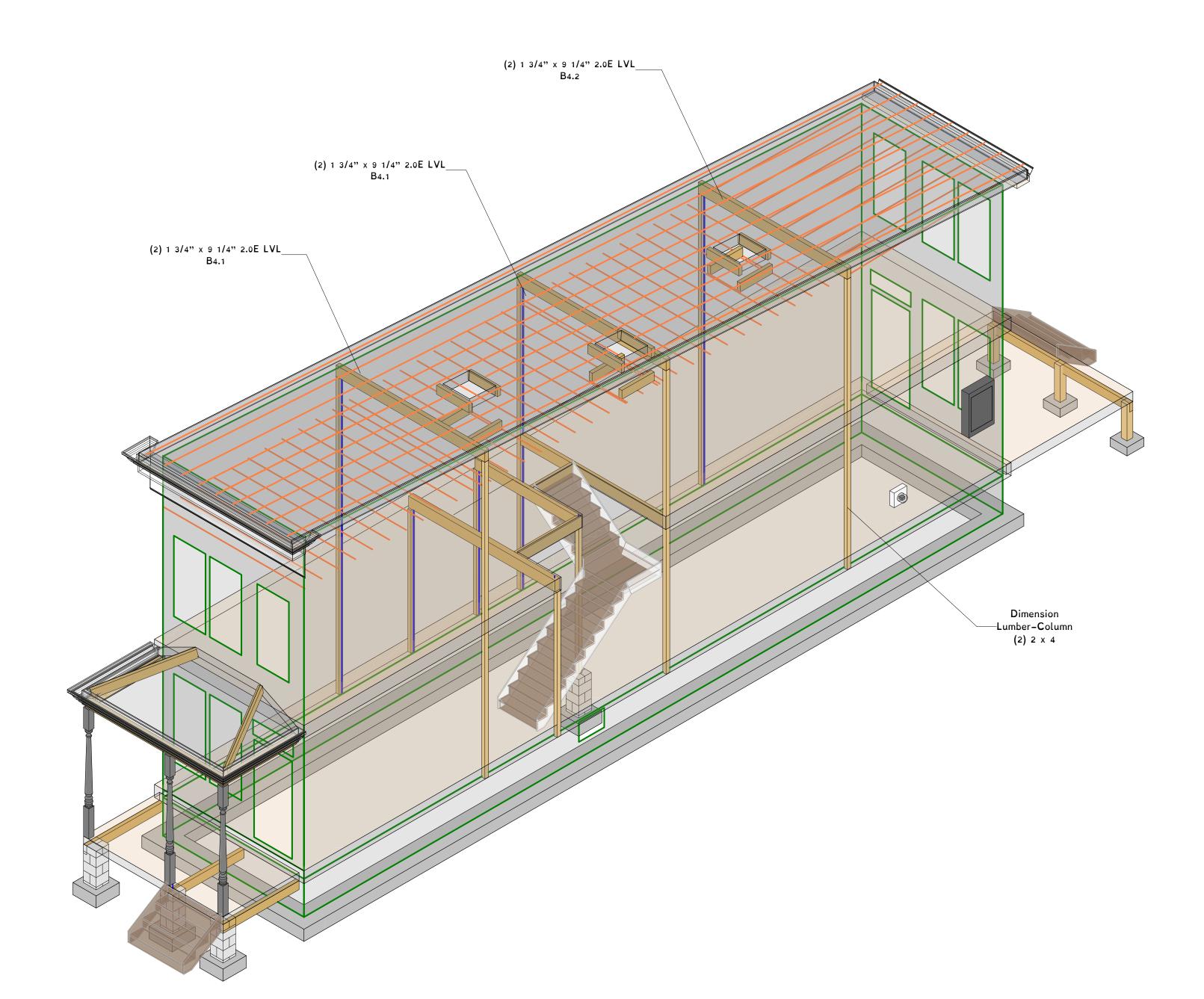


11'-9 1/2"



2 Roof - Proposed
1/4" = 1'-0"

12'-0"

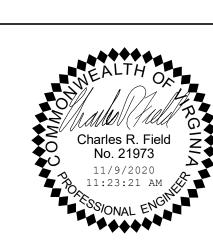


**S**1.3

Str Str Q

2615

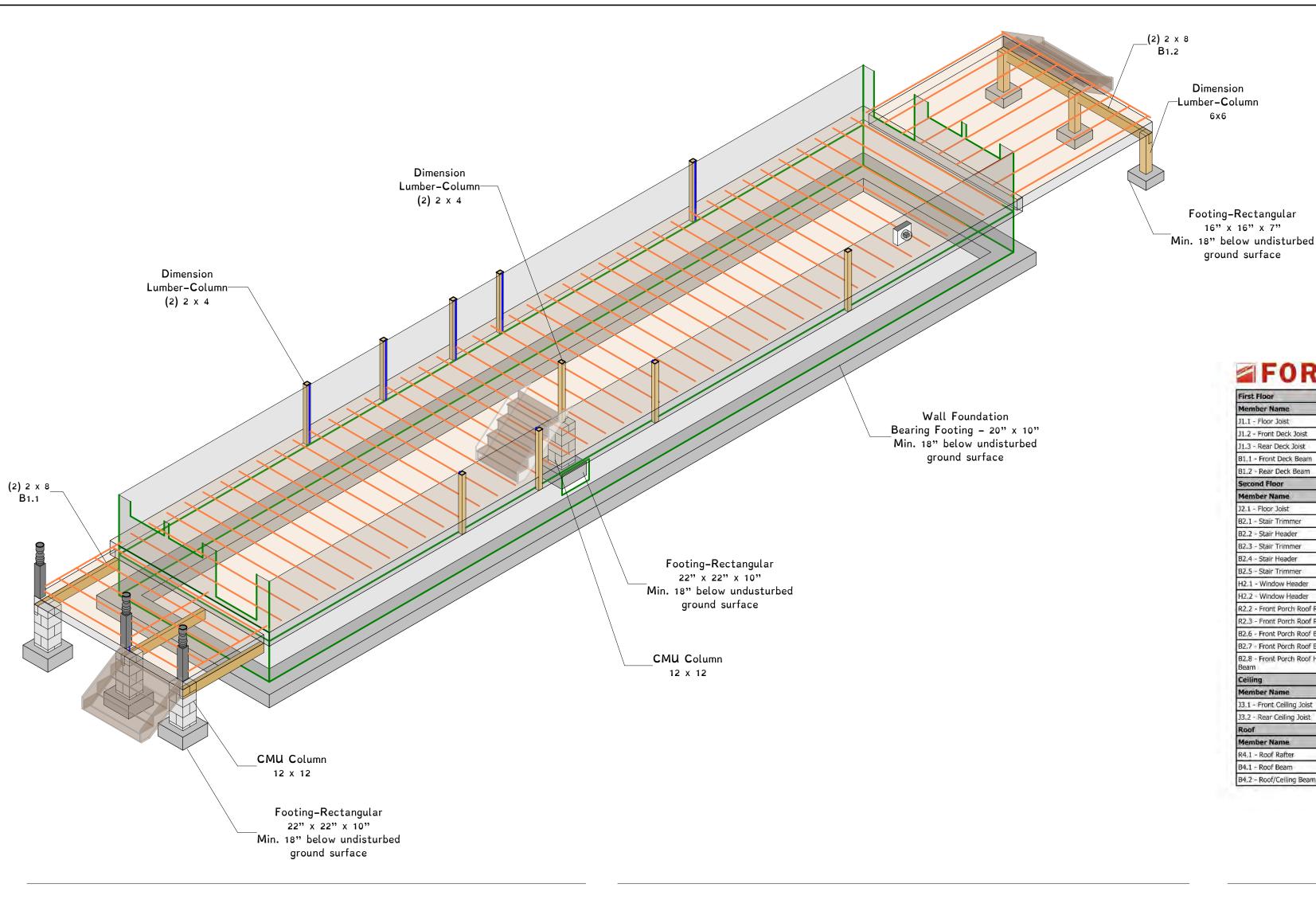
Maggie



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Roof - Proposed

1/4" = 1'-0"

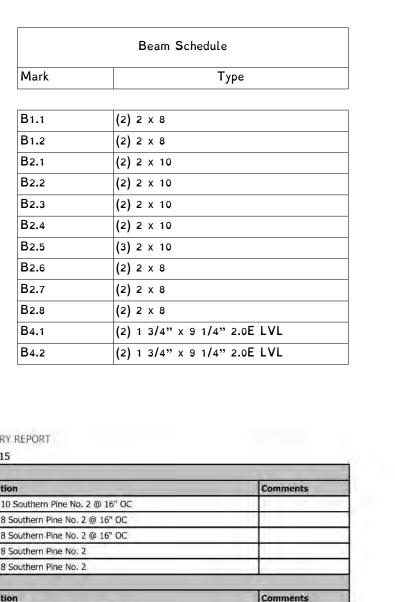


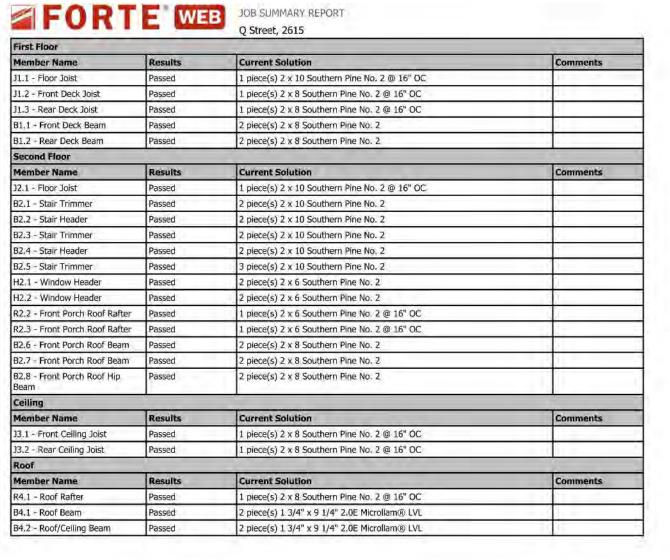
FORTE WEB

ForteWEB Software Operator

(804) 432-4437

brouardjn@gmail.com





First Floor, B1.1 - Front Deck Beam

2 piece(s) 2 x 8 Southern Pine No. 2

4 10 13/16

Actual @ Location Allowed Result LDF Load: Combination (Pattern)

 1)
 428 @ 3 1/2"
 2543 (1.50")
 Passed (17%)
 —
 1.0 D + 1.0 L (All Spans)

 325 @ 10 3/4"
 2538
 Passed (13%)
 1.00
 1.0 D + 1.0 L (All Spans)

 537 @ 2' 9 5/8"
 2025
 Passed (27%)
 1.00
 1.0 D + 1.0 L (All Spans)

 0.014 @ 2' 9 5/8"
 0.126
 Passed (L/999+)
 —
 1.0 D + 1.0 L (All Spans)

Bearing Length Loads to Supports (lbs)

Location (Side) Tributary Width (0.90) (1.00) Comments

0 to 6' 2 5/16" (Front) 3' 2" 12.0 40.0 Front Deck

3 1/2" to 6' 1 1/16" N/A 5.5 --

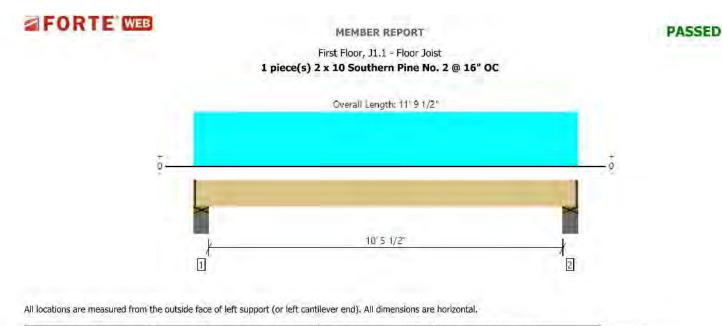
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

Total Available Required Dead Floor Live Total Accessories 3,50" Hanger<sup>1</sup> 1,50" 120 355 475 See note <sup>1</sup>

12,00" 10,75" 1.50" 147 429 576 1 1/4" Rim Board

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Overall Length: 6' 2 5/16"



Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)	System : Floor
Member Reaction (lbs)	402 @ 7"	5721 (6,75")	Passed (7%)	-	1.0 D + 1.0 L (All Spans)	Member Type : Joist Building Use : Residential
Shear (lbs)	309 @ 1' 5 1/4"	1619	Passed (19%)	1.00	1.0 D + 1.0 L (All Spans)	Building Use : Residendal Building Code : IBC 2015
Moment (Ft-lbs)	979 @ 5' 10 3/4"	1640	Passed (60%)	1.00	1.0 D + 1.0 L (All Spans)	Design Methodology : ASD
Live Load Defl. (in)	0.110 @ 5' 10 3/4"	0.266	Passed (L/999+)	1.60	1.0 D + 1.0 L (All Spans)	
Total Load Defl. (in)	0.144 @ 5' 10 3/4"	0,531	Passed (L/888)	-	1.0 D + 1.0 L (All Spans)	
TJ-Pro™ Rating	N/A	N/A	N/A	See	N/A	

 Deflection criteria: LL (L/480) and TL (L/240) · Allowed moment does not reflect the adjustment for the beam stability factor

 A 15% increase in the moment capacity has been added to account for repetitive member usage. Applicable calculations are based on NDS.

 No composite action between deck and joist was considered in analysis Bearing Length Loads to Supports (lbs)

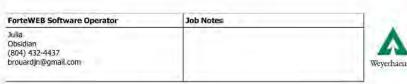
	_					
Plate on concrete - SYP 8.00" 6.75"	1.50"	94	314	408	1 1/4" Rim Board	
Plate on concrete - SYP 8.00" 6.75"	1.50"	94	314	408	1 1/4" Rim Board	- 1

ateral Bracing	Bracing Intervals	Comm	ients			
op Edge (Lu)	11' 5" o/c					
lottom Edge (Lu)	11' 7" o/c					
Maximum allowable bracing	intervals based on applied load.					
		5.5	Dead	Floor Live		
/ertical Load	Location (Side)	Spacing	(0.90)	(1.00)	Comments	
	Desert Manual Action 201				12.211111111111111111111111111111111111	

0 to 11' 9 1/2" 16" 12.0 40.0 First Floor

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator



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4' 10 1/4"

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

4' 10 1/4"

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)	System : Floor
Member Reaction (lbs)	1700 @ 5' 6 1/2"	9323 (5.50")	Passed (18%)	444	1.0 D + 1.0 L (All Spans)	Member Type : Flush Beam
Shear (lbs)	633 @ 6' 4 1/2"	2538	Passed (25%)	1.00	1.0 D + 1.0 L (All Spans)	Building Use : Residential Building Code : IBC 2015
Moment (Ft-lbs)	-886 @ 5' 6 1/2"	2025	Passed (44%)	1.00	1.0 D + 1.0 L (All Spans)	Design Methodology : ASD
Live Load Defl. (in)	0.017 @ 8' 3 9/16"	0.130	Passed (L/999+)	- 1,000	1.0 D + 1.0 L (Alt Spans)	
Total Load Defl. (in)	0.020 @ 8' 4 1/8"	0.260	Passed (L/999+)		1.0 D + 1.0 L (Alt Spans)	

· Allowed moment does not reflect the adjustment for the beam stability factor. Applicable calculations are based on NDS.

•Maximum allowable bracing intervals based on applied load.

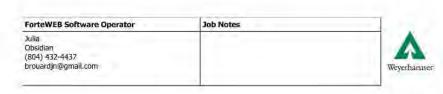
		Bearing Leng	th	Loads to Supports (lbs)			
Supports	Total	Available	Required	Dead	Floor Live	Total	Accessories
1 - Column - SYP	5.50"	5.50"	1.50"	147	514/-64	661/-64	None
2 - Column - SYP	5.50"	5.50"	1.50"	420	1280	1700	None
3 - Column - SYP	5.50"	5.50"	1.50"	147	514/-64	661/-64	None
Lateral Bracing	Bracing Inter	rvals	Comments				
Top Edge (Lu)	11' 1" o/c						
Bottom Edge (Lu)	11' 1" o/c						

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 to 11' 1"	N/A	5.5		
to the William County of	The second second second second	1			

- Self Weight (PLF)	0 to 11' 1"	N/A	5.5	-		
- Uniform (PSF)	0 to 11' 1" (Front)	4' 11"	12.0	40.0	Rear Deck	
Veyerhaeuser Not	es					
eyerhäeuser warrants that	the sizing of its products will be in	accordance with V	Veyerhaeuser pro	duct design or	iteria and published d	lesign values. Weyerhaeuser expressly

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Engin Street 23223 Professional orth 22nd 9 nond, VA 2 647.1589

First Floor, J1.3 - Rear Deck Joist 1 piece(s) 2 x 8 Southern Pine No. 2 @ 16" OC Overall Length: 10' 25/16" All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal. Actual @ Location Allowed Result LDF Load: Combination (Pattern) System : Floor 
 Member Reaction (lbs)
 337 @ 3 1/2"
 1271 (1.50")
 Passed (27%)
 — 1.0 D + 1.0 L (All Spans)

 Shear (lbs)
 296 @ 10 3/4"
 1269
 Passed (23%)
 1.00
 1.0 D + 1.0 L (All Spans)

 Moment (Ft-lbs)
 821 @ 5' 1 7/8"
 1165
 Passed (71%)
 1.00
 1.0 D + 1.0 L (All Spans)

 Live Load Defl. (in)
 0.162 @ 5' 1 7/8"
 0.243
 Passed (L/723)
 — 1.0 D + 1.0 L (All Spans)

 Total Load Defl. (in)
 0.210 @ 5' 1 7/8"
 0.487
 Passed (L/556)
 — 1.0 D + 1.0 L (All Spans)

 TJ-Pro<sup>TIP</sup> Rating
 N/A
 N/A
 N/A
 N/A
 Member Type : Joist Building Code: IBC 2015 Design Methodology: ASD . Deflection criteria: LL (L/480) and TL (L/240). Allowed moment does not reflect the adjustment for the beam stability factor. A 15% increase in the moment capacity has been added to account for repetitive member usage. Applicable calculations are based on NDS. No composite action between deck and joist was considered in analysis. Bearing Length Loads to Supports (lbs) Total Available Required Dead Floor Live Total Accessories - Hanger on 7 1/4" SYP beam 3,50" Hanger 1.50" 83 275 358 See note 1 Bracing Intervals Comments 9' 10" o/c 9' 10" o/c Bottom Edge (Lu) Maximum allowable bracing intervals based on applied load.

• At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger • 1 See Connector grid below for additional information and/or requirements. Lateral Bracing

nnector: Simpson Strong-Tie								
port	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories		
ace Mount Hanger	L026	1.50°	N/A	6-10dx1,5	4-10dx1,5			

ertical Load	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
- Uniform (PSF)	0 to 10' 2 5/16"	16"	12.0	40.0	Rear Deck

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The product application, input design loads, dimensions and support information have been provided by ForteWER Software Operator.

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator	

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Member Reaction (lbs)

Moment (Ft-lbs)

Live Load Defl. (in) Total Load Defl. (in)

Deflection criteria: LL (L/480) and TL (L/240).

Applicable calculations are based on NDS.

1 - Hanger on 7 1/4" SYP beam

Lateral Bracing

- Face Mount Hanger

Vertical Loads

Weyerhaeuser Notes

- Uniform (PSF)

Top Edge (Lu)

Bottom Edge (Lu)

Allowed moment does not reflect the adjustment for the beam stability factor.

1 See Connector grid below for additional information and/or requirements.

Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie

• Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

5' 10" o/c

5' 10" o/c

Refer to manufacturer notes and instructions for proper installation and use of all connector.

• At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger

Bracing Intervals Comments

LUS26-2

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 Seat Length
 Top Fasteners
 Face Fasteners
 Member Fasteners
 Accessories

 2.00"
 N/A
 4-10dx1.5
 3-10d

10/15/2020 8:49:49 PM UTC ForteWEB v3.0, Engine: V8.1.3.1, Data: V8.0.0.0 File Name: Q Street, 2615

System : Floor

Member Type : Flush Beam

Building Use : Residential

Building Code: IBC 2015

Design Methodology: ASD

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10/15/2020 8:49:49 PM UTC File Name: Q Street, 2615 Page 6 / 24 0

ForteWEB Software Operator (804) 432-4437 brouardjn@gmail.com

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB v3.0, Engine: V8.1.3.1, Data: V8.0.0.0 File Name: Q Street, 2615 Page 3 / 24

10/15/2020 8:49:49 PM UTC

Member Type : Joist

Building Code: IBC 2015

Design Methodology: ASD

*Print plans at 24" x 36", Arch* 

FORTE WEB

Design Results

Member Reaction (lbs)

Live Load Defl. (in)

Total Load Defl. (in) TJ-Pro™ Rating

. Deflection criteria: LL (L/480) and TL (L/240).

Applicable calculations are based on NDS.

Allowed moment does not reflect the adjustment for the beam stability factor.

No composite action between deck and joist was considered in analysis.

Maximum allowable bracing intervals based on applied load.

A 15% increase in the moment capacity has been added to account for repetitive member usage.

Location (5ide)

0 to 11'

Shear (lbs)

Moment (Ft-lbs)

L - Beam - SYP

Lateral Bracing

Top Edge (Lu)

Bottom Edge (Lu)

Vertical Load

Weyerhaeuser Notes

First Floor, J1.2 - Front Deck Joist

1 piece(s) 2 x 8 Southern Pine No. 2 @ 16" OC

Overall Length: 11

6 2 1/16"

Actual @ Location Allowed Result LDF Load: Combination (Pattern)

 477 @ 6' 6 9/16"
 2543 (3.00")
 Passed (19%)
 —
 1.0 D + 1.0 L (All Spans)

 214 @ 5' 9 13/16"
 1269
 Passed (17%)
 1.00
 1.0 D + 1.0 L (All Spans)

 -275 @ 6' 6 9/16"
 1165
 Passed (24%)
 1.00
 1.0 D + 1.0 L (All Spans)

 0.019 @ 3' 1 1/2"
 0.159
 Passed (L/999+)
 —
 1.0 D + 1.0 L (Alt Spans)

 0.024 @ 3' 1 1/4"
 0.319
 Passed (L/999+)
 —
 1.0 D + 1.0 L (Alt Spans)

 N/A
 N/A
 N/A
 —
 N/A

Bearing Length Loads to Supports (lbs)

Total Available Required Dead Floor Live Total Accessories

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and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to

3.00" 3.00" 1.50" 44 154/-8 198/-8 Blocking

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

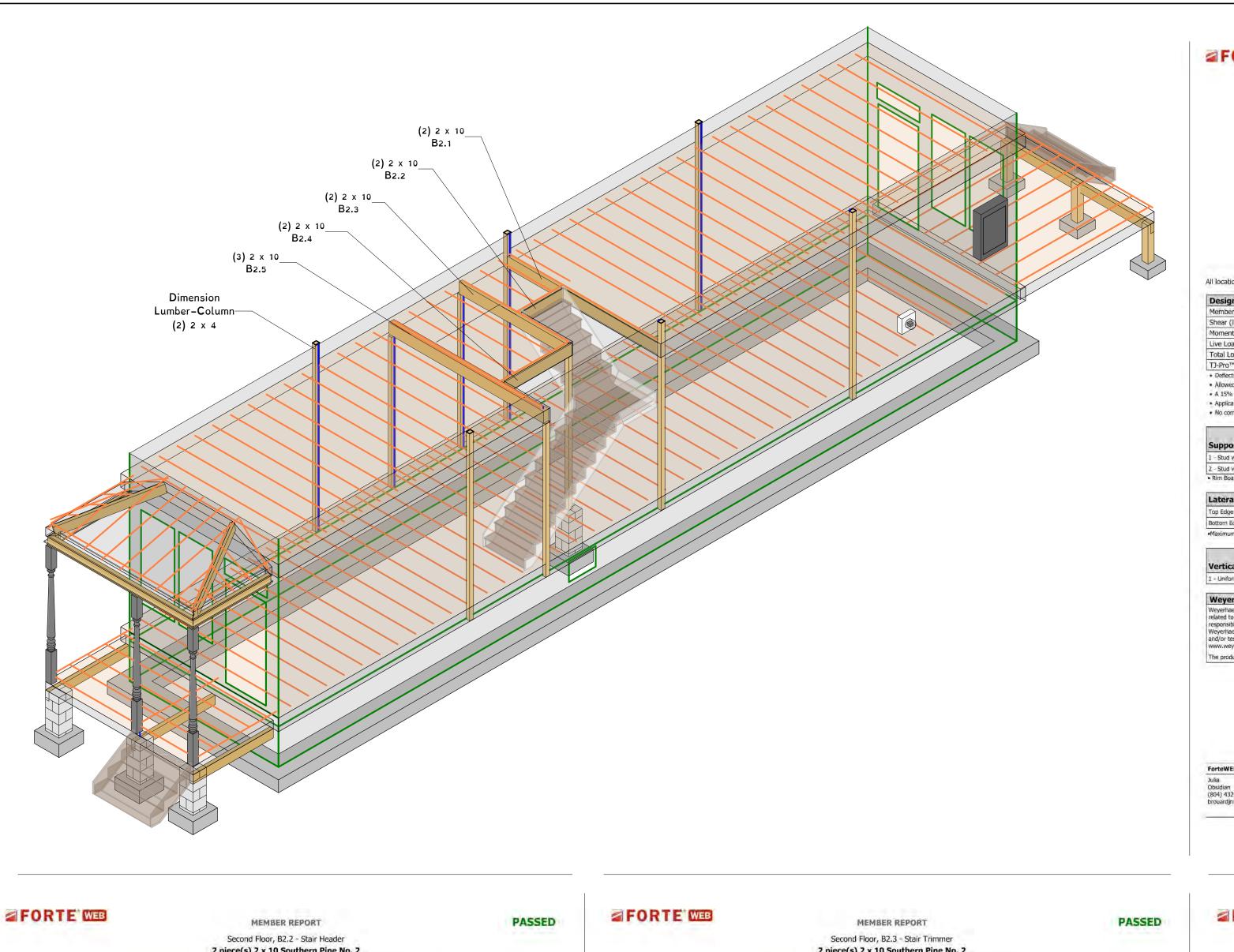
 2 - Beam - SYP
 3.00"
 3.00"
 1.50"
 110
 367
 477
 None

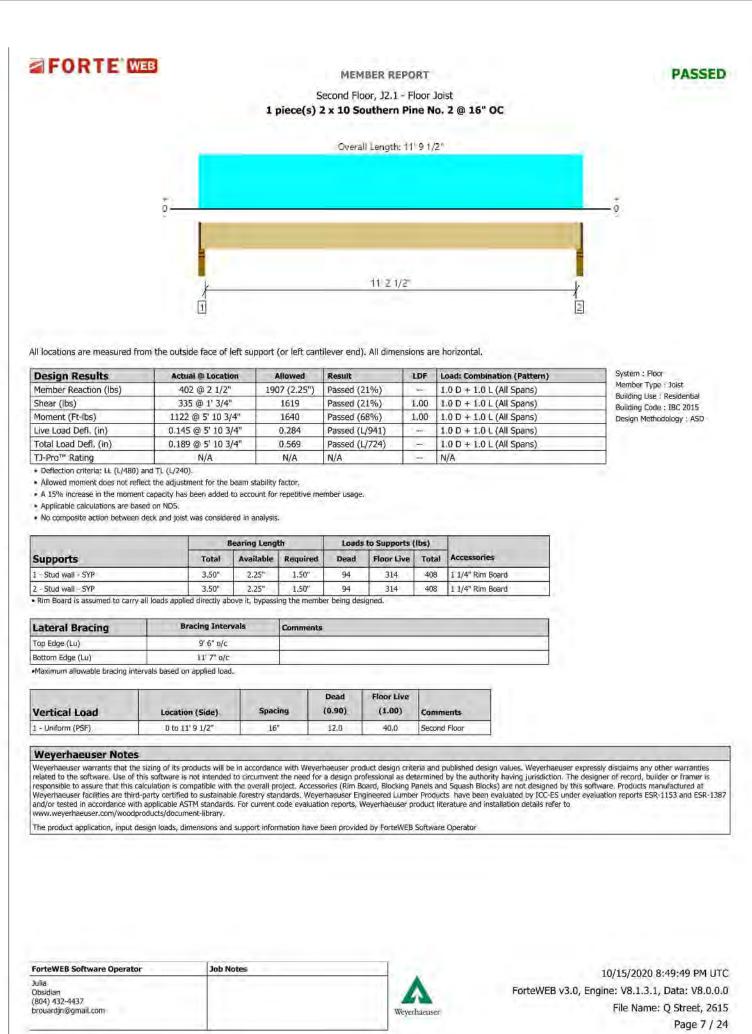
 3 - Beam - SYP
 3.00"
 3.00"
 1.50"
 22
 112/-38
 134/-38
 Blocking

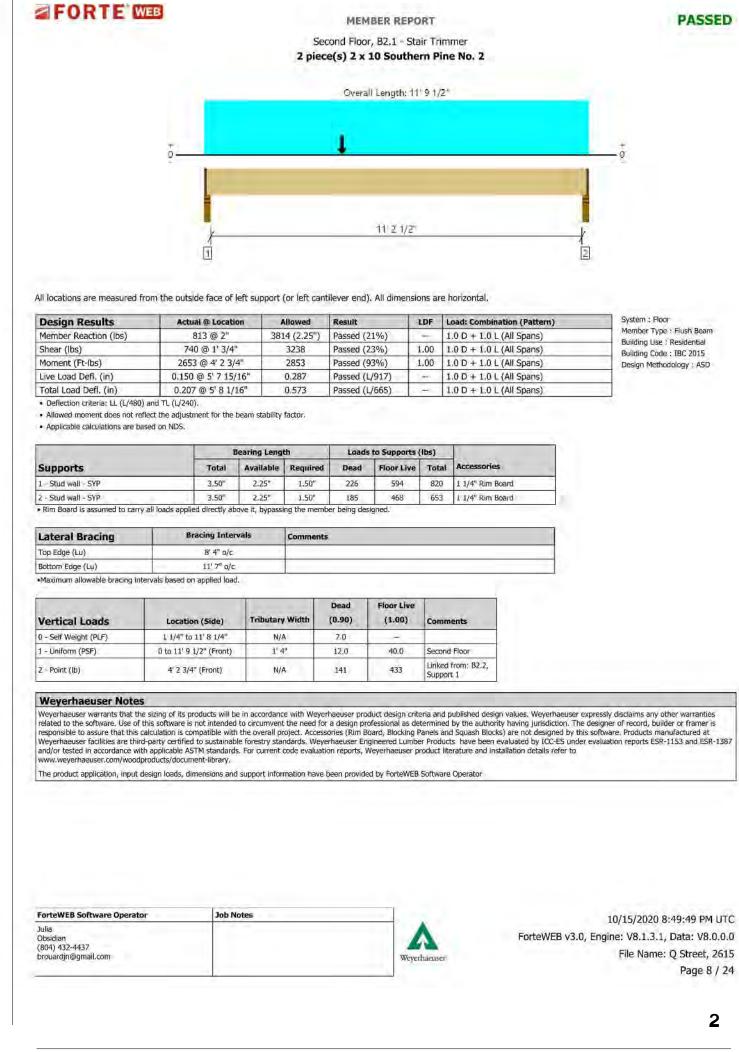
 • Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

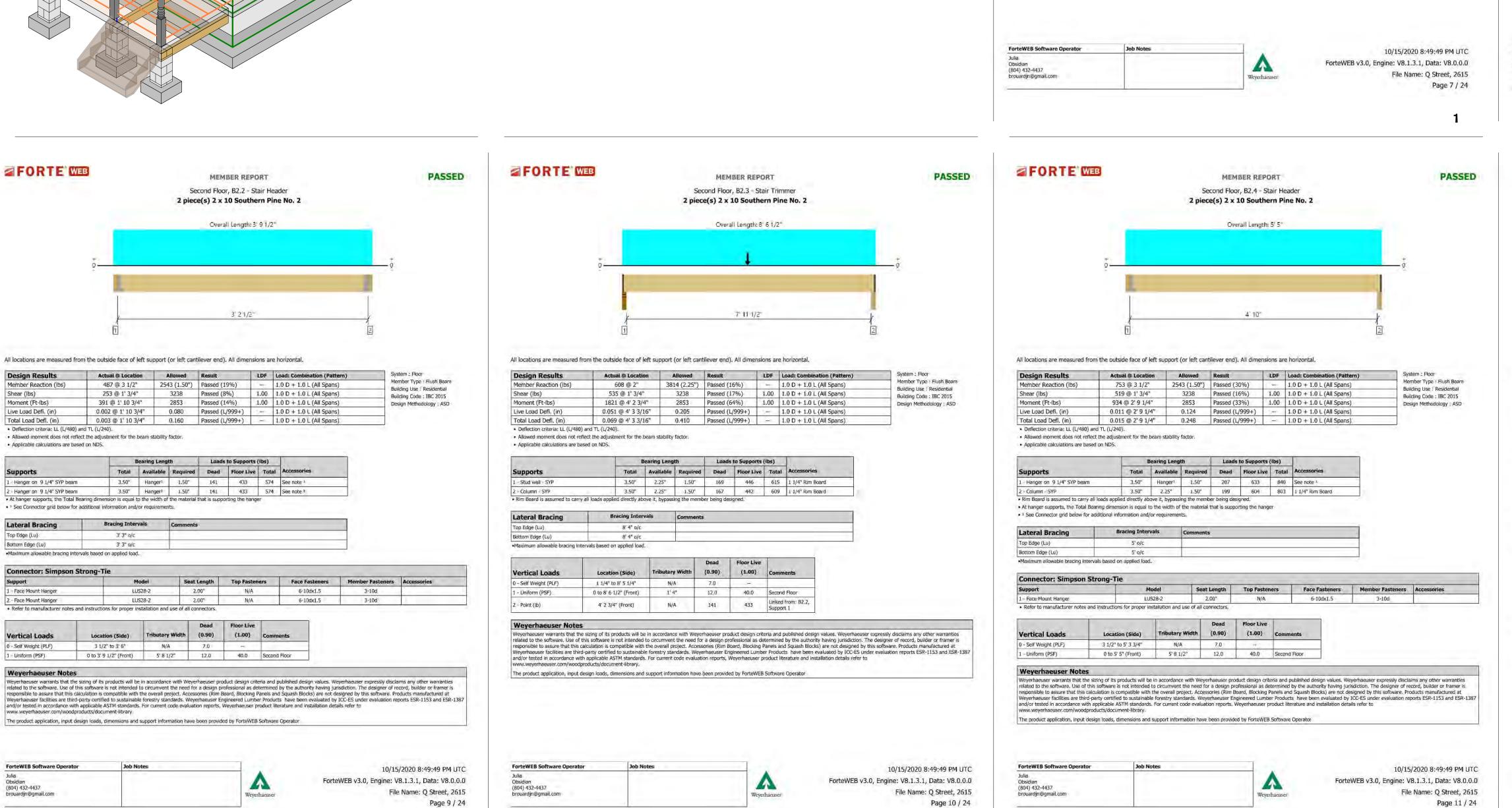
Bracing Intervals Comments

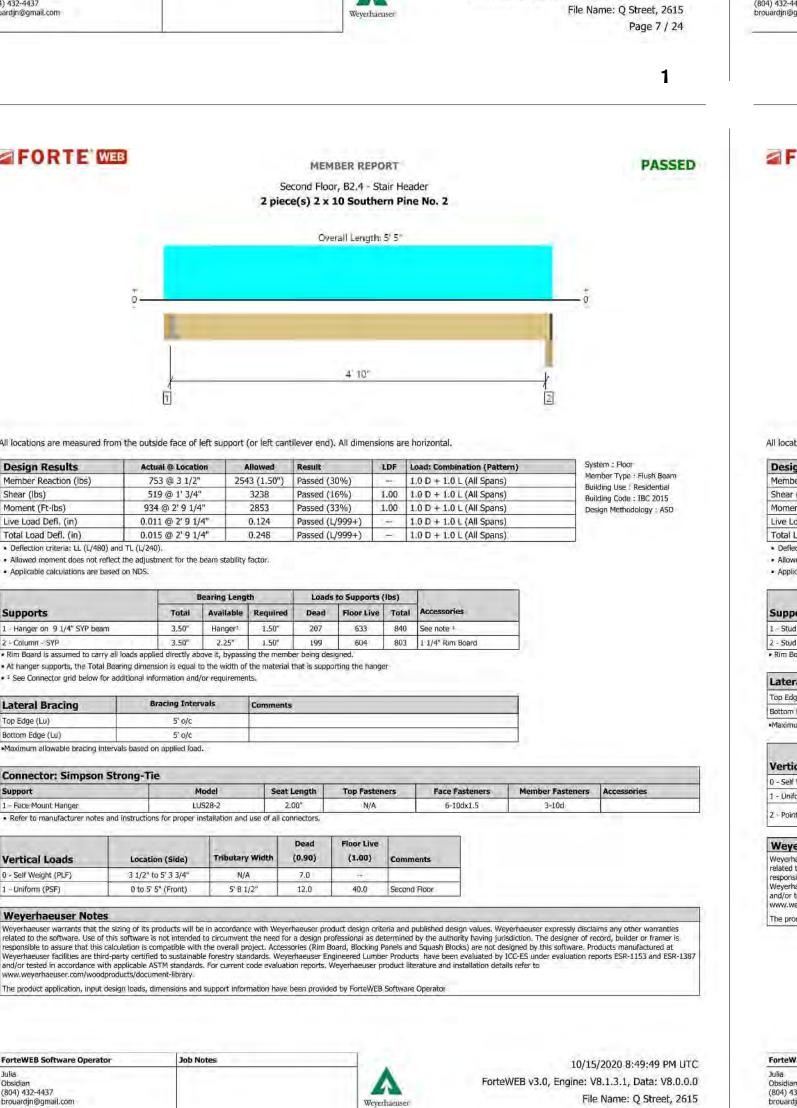
4" 15/16"

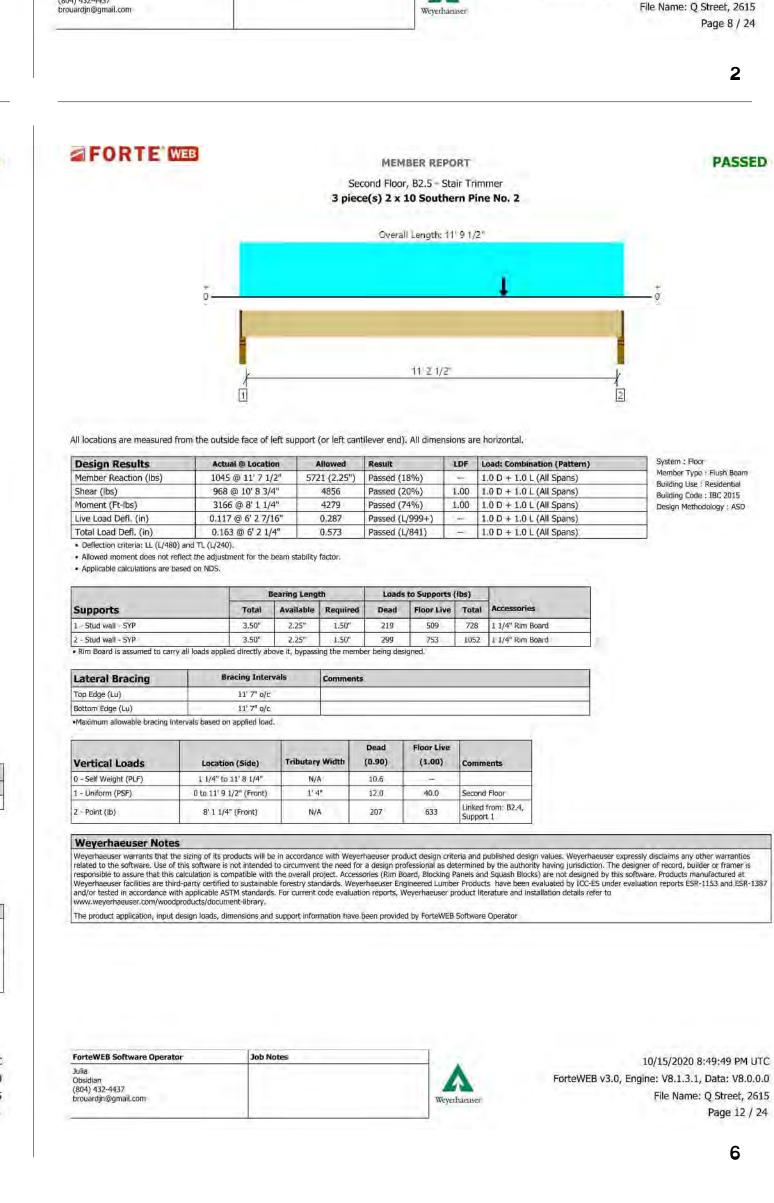


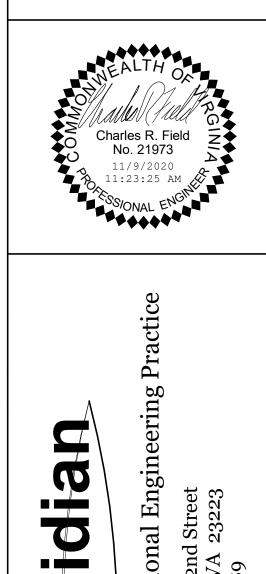












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Print plans at 24" x 36", Arch

Member Reaction (lbs)

Live Load Deff. (in)

Total Load Defl. (in)

Deflection criteria: LL (L/480) and TL (L/240).

Applicable calculations are based on NDS.

1 - Hanger on 9 1/4" SYP beam

- Hanger on 9 1/4" SYP beam

Lateral Bracing

I - Face Mount Hanger

2 - Face Mount Hanger

Vertical Loads

0 - Self Weight (PLF)

ForteWEB Software Operator

brouardjn@gmail.com

Top Edge (Lu)

Shear (lbs)

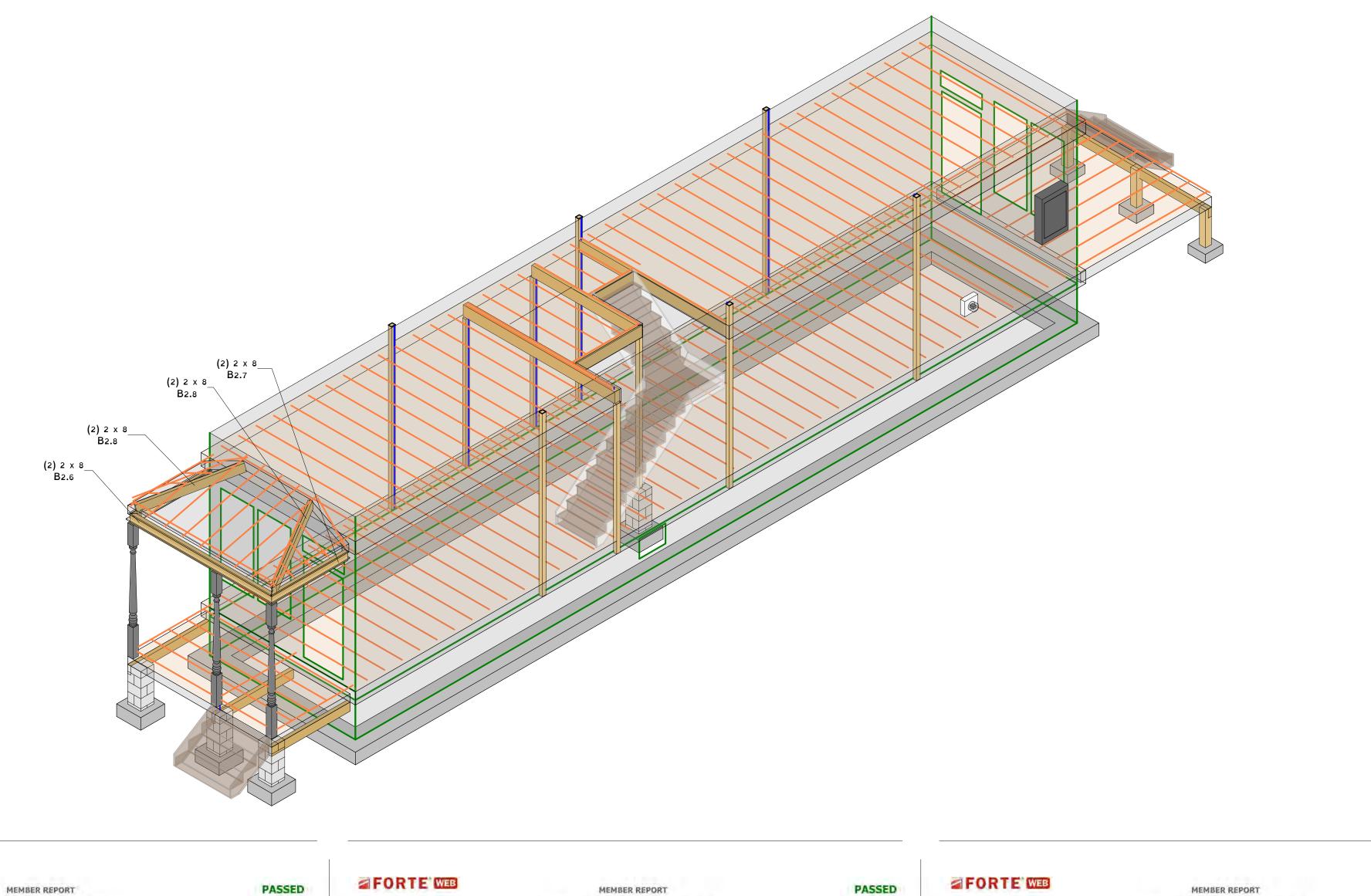
ForteWEB v3.0, Engine: V8.1.3.1, Data: V8.0.0.0

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PASSED

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A Professional I 417 North 22nd Str Richmond, VA 232 804.647.1589



Second Floor, R2.2 - Front Porch Roof Rafter

1 piece(s) 2 x 6 Southern Pine No. 2 @ 16" OC

Sloped Length: 6' 5.5/16"

Actual @ Location Allowed Result LDF Load: Combination (Pattern)

103 @ 8 13/16" 1203 Passed (9%) 1.25 1.0 D + 1.0 Lr (All Spans)
184 @ 3' 1 1/2" 906 Passed (20%) 1.25 1.0 D + 1.0 Lr (All Spans)
0.025 @ 3' 1 1/2" 0.301 Passed (L/999+) - 1.0 D + 1.0 Lr (All Spans)

0.041 @ 3' 1 1/2" 0.401 Passed (L/999+) -- 1.0 D + 1.0 Lr (All Spans)

Total Available Required Dead Roof Live Total Accessories

Spacing (0.90) (non-snow: 1.25) Comments

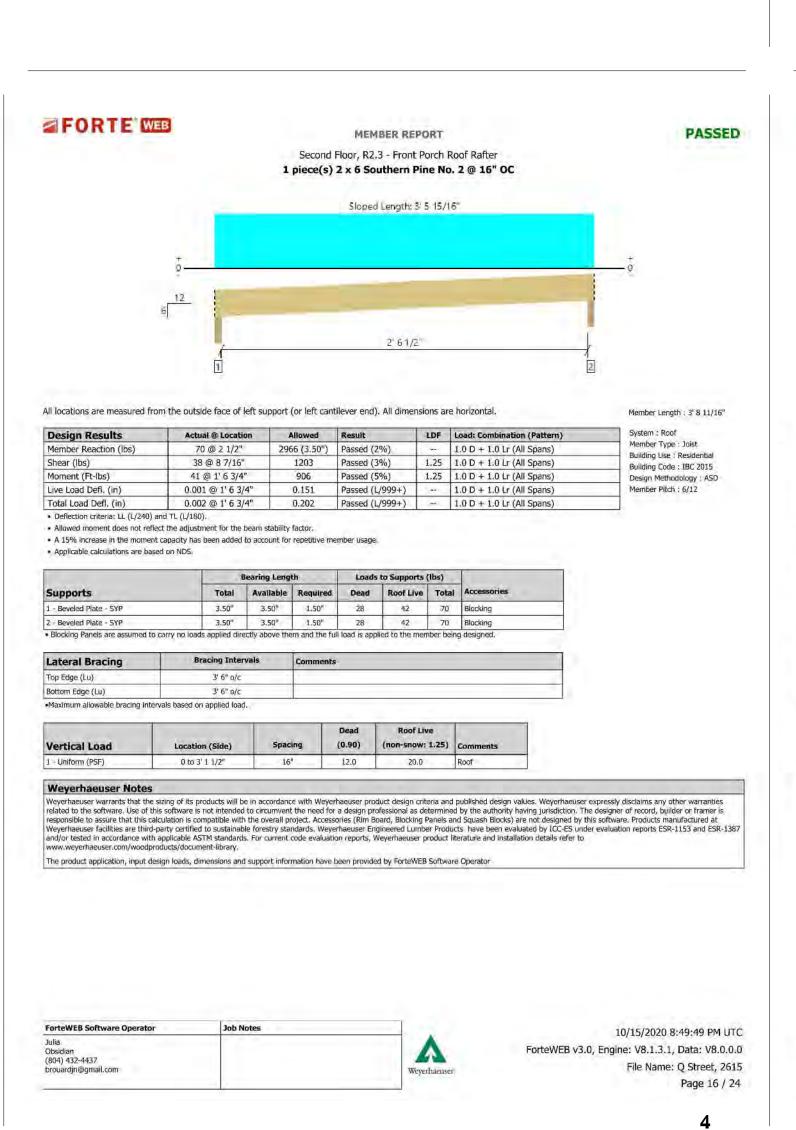
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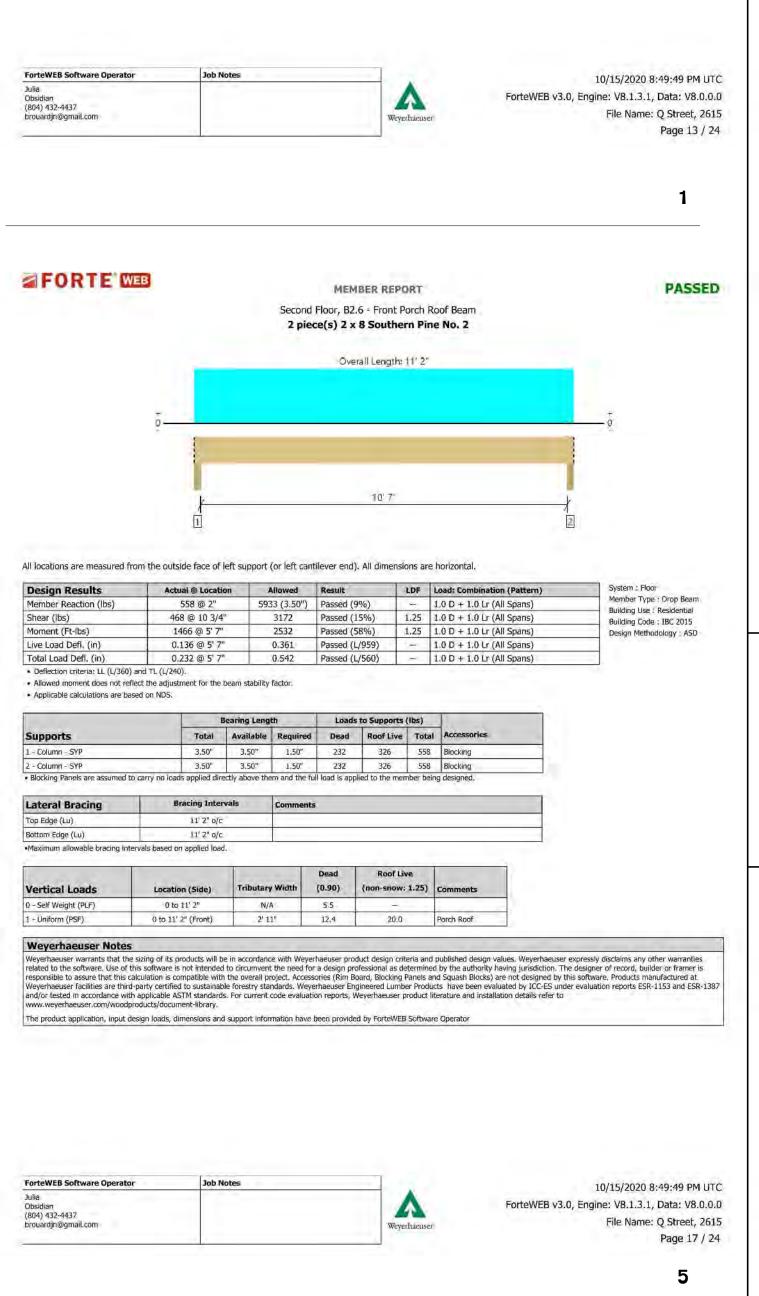
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16" 12.0 20.0

2966 (3.50") Passed (5%) -- 1.0 D + 1.0 Lr (All Spans)

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.





FORTE WEB

Moment (Ft-lbs)

Live Load Defl. (in) Total Load Defl. (in)

Trimmer - SYP

Lateral Bracing

Vertical Loads

- Uniform (PSF)

Bottom Edge (Lu)

. Deflection criteria: LL (L/360) and TL (L/240)

Applicable calculations are based on NDS.

Allowed moment does not reflect the adjustment for the beam stability factor.

MEMBER REPORT First Floor, H2.1 - Window Header 2 piece(s) 2 x 6 Southern Pine No. 2

Overall Length: 5' 7"

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Bracing Intervals Comments

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

5' 7" p/c

Actual @ Location Allowed Result

2543 (1.50") Passed (25%)

 504 @ 7"
 2406
 Passed (21%)
 1.25
 1.0 D + 1.0 Lr (All Spans)

 890 @ 2' 9 1/2"
 1575
 Passed (56%)
 1.25
 1.0 D + 1.0 Lr (All Spans)

 0.053 @ 2' 9 1/2"
 0.186
 Passed (L/999+)
 - 1.0 D + 1.0 Lr (All Spans)

 0.086 @ 2' 9 1/2"
 0.279
 Passed (L/781)
 - 1.0 D + 1.0 Lr (All Spans)

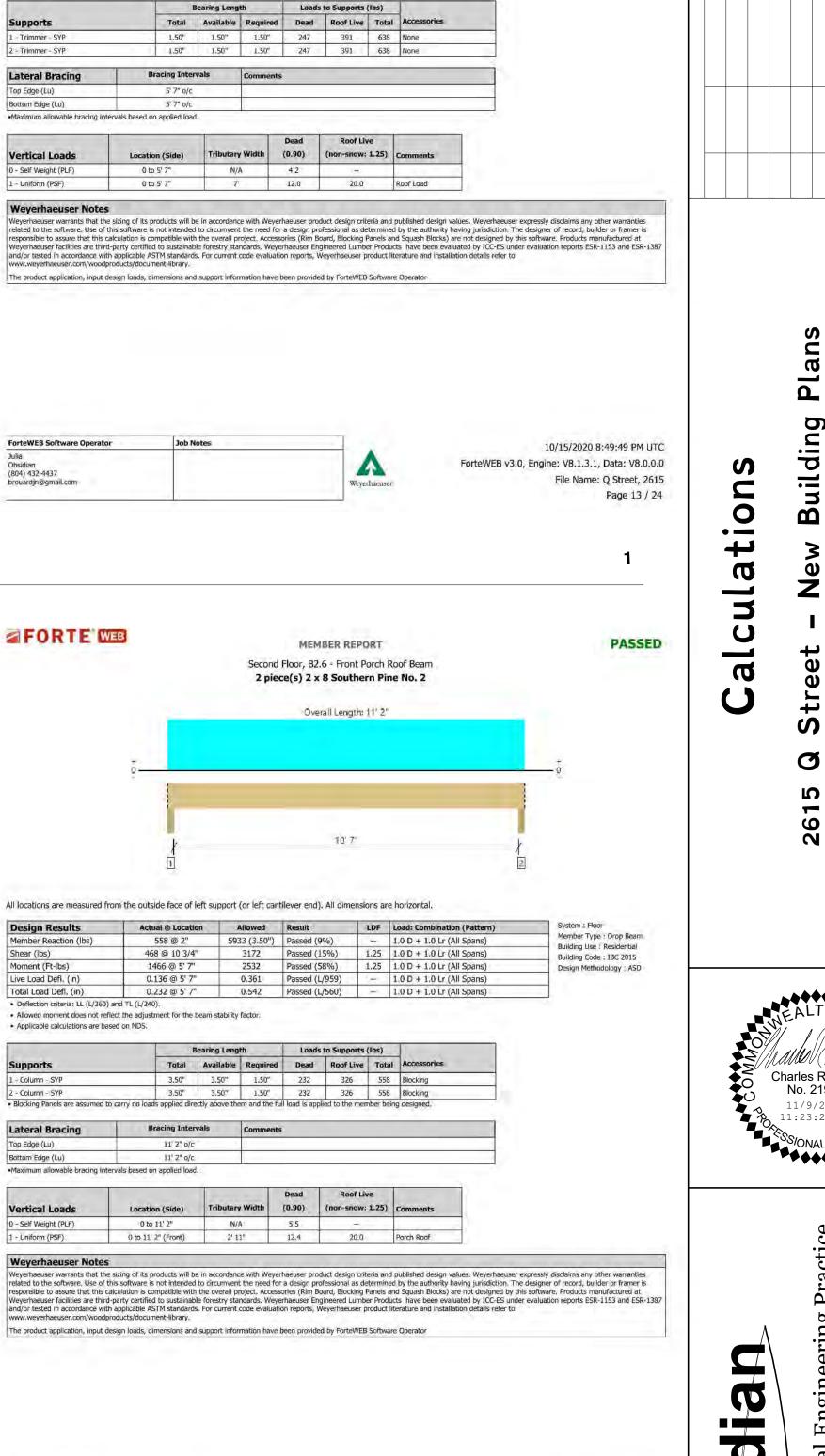
Total Available Required Dead Roof Live Total Accessories

Dead Roof Live Tributary Width (0.90) (non-snow: 1.25) Com

1,50" 1.50" 1.50" 247 391 638 None

1.50" 1.50" 1.50" 247 391 638 None

and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to www.weyerhaeuser.com/woodproducts/document-library.



PASSED

System: Wall

Member Type : Header

Building Use: Residential

Building Code: IBC 2015

Design Methodology: ASD

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Charles R. Field No. 21973 11/9/2020 11:23:28 AM

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Print plans at 24" x 36", Arch

ForteWEB Software Operator

Obsidian (804) 432-4437

Second Floor, H2.2 - Window Header

2 piece(s) 2 x 6 Southern Pine No. 2

609 @ 7" 1925 Passed (32%) 1.00 1.0 D + 1.0 L (All Spans)
1074 @ 2' 9 1/2" 1260 Passed (85%) 1.00 1.0 D + 1.0 L (All Spans)
0.069 @ 2' 9 1/2" 0.186 Passed (L/965) - 1.0 D + 0.75 L + 0.75 Lr (All Spans)

Total Available Required Dead Floor Live Roof Live Total Accessories

Dead Floor Live Roof Live

Tributary Width (0.90) (1.00) (non-snow: 1.25) Comments

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1.50" 1.50" 1.50" 425 344 344 1113 None

All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Bracing Intervals Comments

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

5' 7" o/c

942@0

Design Results

Moment (Ft-lbs)

Live Load Defl. (in)

Total Load Defl. (in)

- Trimmer - SYP

**Lateral Bracing** 

Vertical Loads

- Uniform (PSF)

2 - Trimmer - SYP

Top Edge (Lu)

Bottom Edge (Lu)

Deflection criteria: LL (L/360) and TL (L/240

Applicable calculations are based on NDS.

. Allowed moment does not reflect the adjustment for the beam stability factor.

Actual @ Location Allowed Result

Overall Length: 5' 7"

2543 (1.50") Passed (37%) -- 1.0 D + 0.75 L + 0.75 Lr (All Spans) Building Use : Residential

Member Type : Header

Building Code: IBC 2015

Design Methodology: ASD

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ForteWEB v3.0, Engine: V8.1.3.1, Data: V8.0.0.0

Moment (Ft-lbs)

Total Load Defl. (in)

- Beveled Plate - SYP

Bottom Edge (Lu)

ForteWEB Software Operator

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Deflection criteria: LL (L/240) and TL (L/180

Applicable calculations are based on NDS.

•Maximum allowable bracing intervals based on applied load.

Allowed moment does not reflect the adjustment for the beam stability factor.

A 15% increase in the moment capacity has been added to account for repetitive member usage.

Bracing Intervals

6' 5" o/c

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

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File Name: Q Street, 2615

ForteWEB v3.0, Engine: V8.1.3.1, Data: V8.0.0.0

Member Length : 6' 6 11/16"

System : Roof

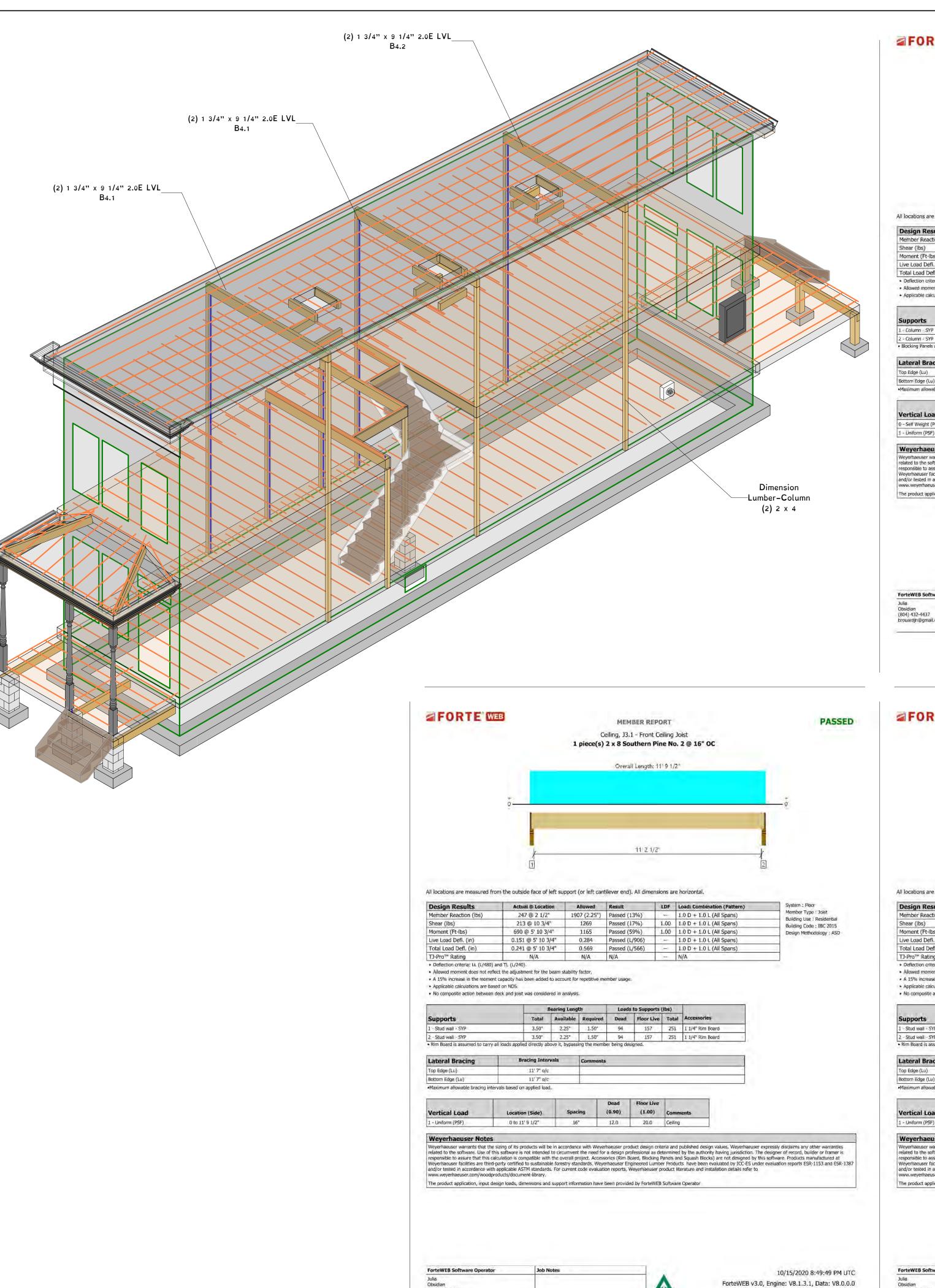
Member Type : Joist

Building Use: Residential

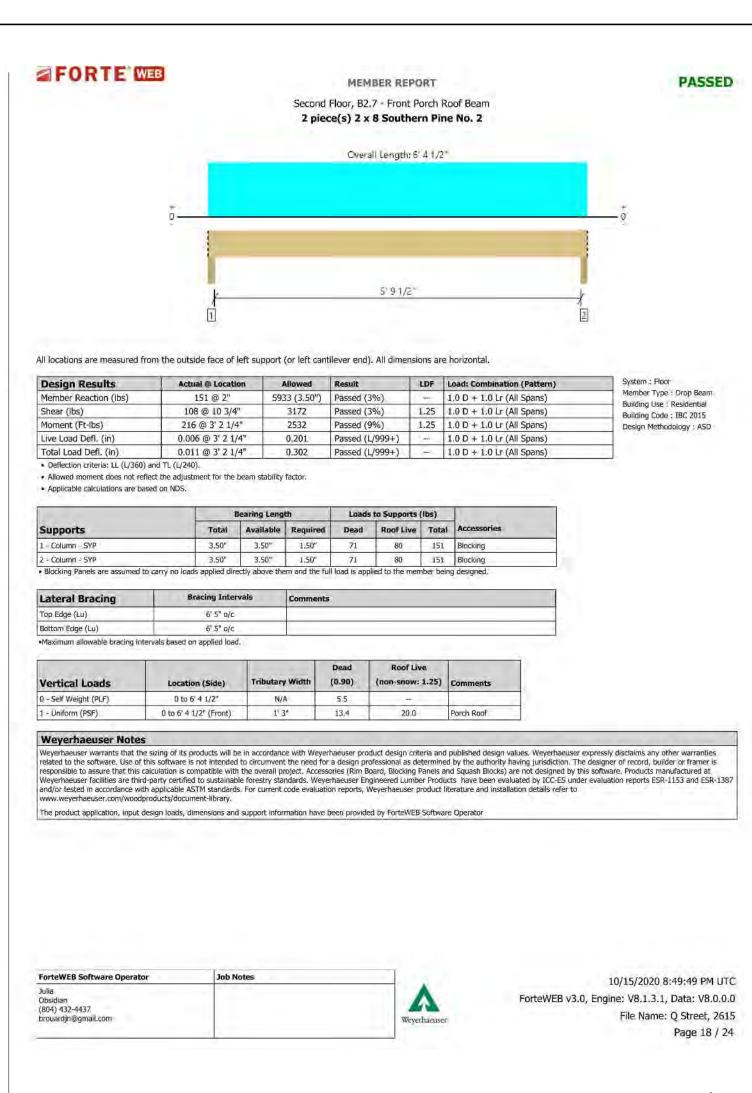
Building Code: IBC 2015

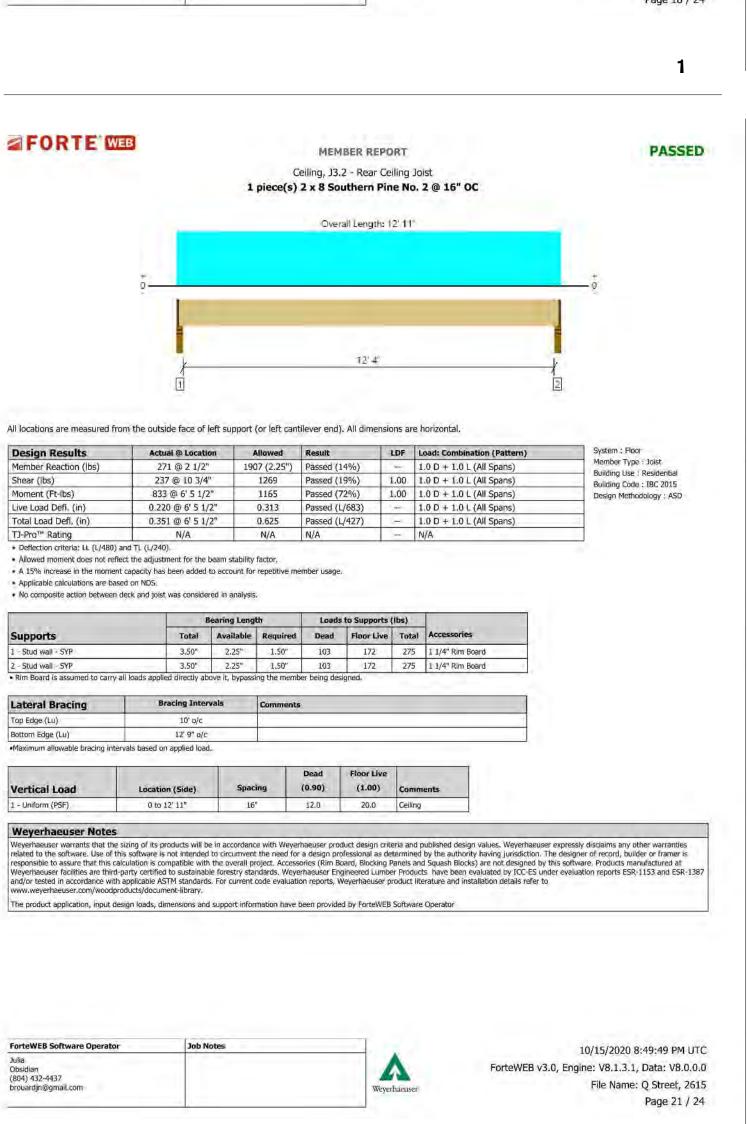
Member Pitch : 3/12

Design Methodology: ASD



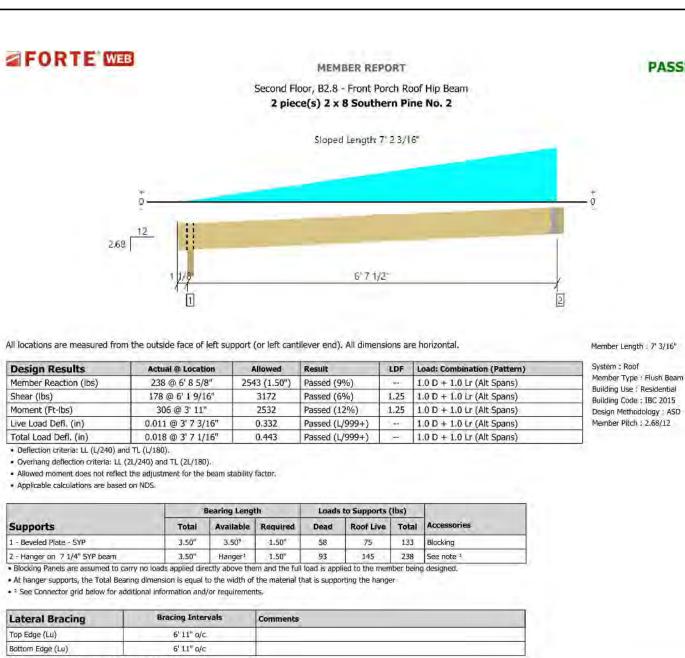
brouardin@gmail.com



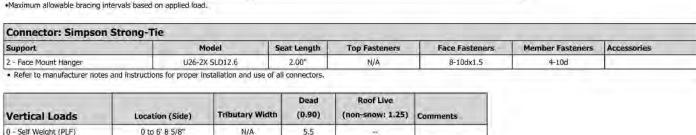


File Name: Q Street, 2615

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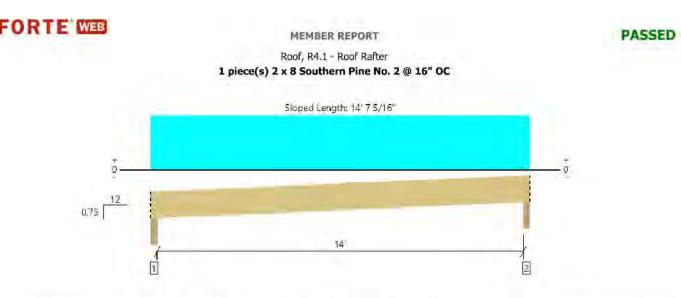
PASSED



Vertical Loads	Location (Side)	Tributary Width	(0.90)	(non-snow: 1.25)	Comments
0 - Self Weight (PLF)	0 to 6' 8 5/8"	N/A	5.5	(49)	1
1 - Tapered (PLF)	0 to 1 1/8"	N/A	0.0 to 0.9	0.0 to 1.9	Generated from Roof Geometry
2 - Tapered (PLF)	1 1/8" to 6' 8 5/8"	N/A	0.0 to 33.5	0.0 to 66.5	Generated from Roof Geometry

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EB Software Operator	Job Notes		10/15/2020 8:49:49 PM UTC
			ForteWEB v3.0, Engine: V8.1.3.1, Data: V8.0.0.0
2-4437 n@gmail.com		Weyerhaeuser	File Name: Q Street, 2615
			Page 19 / 24



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.	

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)	System : Ro
Member Reaction (lbs)	311 @ 2 1/2"	2966 (3.50")	Passed (10%)	- 44	1.0 D + 1.0 Lr (All Spans)	Member Type : Building Use : Building Code : Design Method Member Pitch :
Shear (lbs)	273 @ 10 3/4"	1586	Passed (17%)	1.25	1.0 D + 1.0 Lr (All Spans)	
Moment (Ft-lbs)	1071 @ 7' 3 1/2"	1456	Passed (74%)	1.25	1.0 D + 1.0 Lr (All Spans)	
Live Load Defl. (in)	0.364 @ 7' 3 1/2"	0.710	Passed (L/468)	1.500	1.0 D + 1.0 Lr (All Spans)	
Total Load Defl. (in)	0.583 @ 7' 3 1/2"	0.946	Passed (L/292)		1.0 D + 1.0 Lr (All Spans)	

 Allowed moment does not reflect the adjustment for the beam stability factor. A 15% increase in the moment capacity has been added to account for repetitive member usage. Applicable calculations are based on NDS.

Supports	Total	Available	Required	Dead	Roof Live	Total	Accessories
1 - Beveled Plate - SYP	3.50"	3.50	1.50"	117	194	311	Blacking
Z - Beveled Plate - SYP	3,50"	3.50"	1.50"	117	194	311	Blocking

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 7" o/c	
Bottom Edge (Lu)	14' 7" o/c	

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Roof Live (non-snow: 1.25)	Comments
1 - Uniform (PSF)	0 to 14' 7"	16"	12.0	20.0	Roof

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Bearing Length Loads to Supports (lbs)

and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

/EB Software Operator	Job Notes	-
1		
32-4437		
32-4437 jn@gmail.com		Weyerhaeuse

10/15/2020 8:49:49 PM UTC ForteWEB v3.0, Engine: V8.1.3.1, Data: V8.0.0.0 File Name: Q Street, 2615 Page 22 / 24

Member Length : 14' 7 13/16"

Member Type : Joist

Building Use: Residential

Building Code: IBC 2015

Design Methodology : ASD Member Pitch: 0.75/12

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Charles R. Field

No. 21973

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Professional

Street 23223

417 North 22nd S Richmond, VA 2 804.647.1589

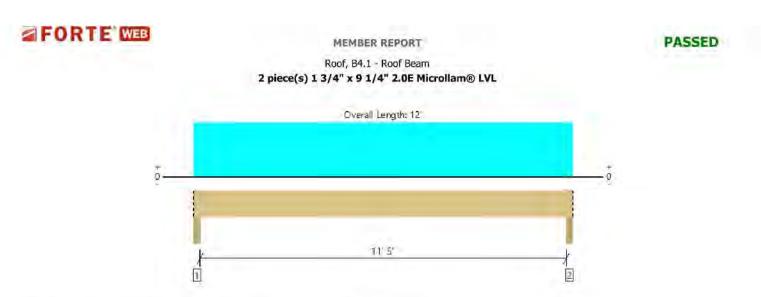
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*Print plans at 24" x 36", Arch* 



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)	System : Floor
Member Reaction (lbs)	2747 @ 2"	9188 (3.50")	Passed (30%)	444	1.0 D + 1.0 Lr (All Spans)	Member Type : Drop Beam
Shear (lbs)	2260 @ 1' 3/4"	7689	Passed (29%)	1.25	1.0 D + 1.0 Lr (All Spans)	Building Use: Residential Building Code: IBC 2015
Moment (Ft-lbs)	7788 @ 6'	14005	Passed (56%)	1.25	1.0 D + 1.0 Lr (All Spans)	Design Methodology : AS
Live Load Defl. (in)	0.270 @ 6'	0,389	Passed (L/519)	1.00	1.0 D + 1.0 Lr (All Spans)	
Total Load Defl. (in)	0.441 @ 6'	0.583	Passed (L/317)	-	1.0 D + 1.0 Lr (All Spans)	

Allowed moment does not reflect the adjustment for the beam stability factor.

	19	Bearing Leng	th	Loads	to Supports (		
Supports	Total	Available	Required	Dead	Roof Live	Total	Accessories
1 - Column - SYP	.3,50"	3.50"	1.50"	1067	1680	2747	Blocking
2 - Column - SYP	3,50"	3.50"	1.50"	1067	1680	2747	Blocking

Dead Roof Live 
 Location (Side)
 Tributary Width
 (0.90)
 (non-snow: 1.25)
 Comments

 0 to 12'
 N/A
 9.4
 - Vertical Loads 0 - Self Weight (PLF)

0 to 12' (Top) 14' 12.0 20.0 Roof

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

10/15/2020 8:49:49 PM UTC ForteWEB v3.0, Engine: V8.1.3.1, Data: V8.0.0.0 File Name: Q Street, 2615 Page 23 / 24

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All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)	System : Floor
Member Reaction (lbs)	3214 @ 2"	9188 (3.50")	Passed (35%)	44-	1.0 D + 0.75 L + 0.75 Lr (All Spans)	Member Type : Drop Beam Building Use : Residential
Shear (lbs)	2645 @ 1' 3/4"	7689	Passed (34%)	1.25	1.0 D + 0.75 L + 0.75 Lr (All Spans)	Building Code : IBC 2015
Moment (Ft-lbs)	9114 @ 6'	14005	Passed (65%)	1.25	1.0 D + 0.75 L + 0.75 Lr (All Spans)	Design Methodology : ASD
Live Load Defl. (in)	0.281 @ 6'	0,389	Passed (L/497)	1,000	1.0 D + 0.75 L + 0.75 Lr (All Spans)	
Total Load Defl. (in)	0.516 @ 6'	0.583	Passed (L/271)	-	1.0 D + 0.75 L + 0.75 Lr (All Spans)	
Deflection criteria: LL (L/360) a	and TL (L/240).			K.E.		

Allowed moment does not reflect the adjustment for the beam stability factor.

Supports	10	Bearing Length			Loads to Supports (lbs)			
	Total	Available	Required	Dead	Floor Live	Roof Live	Total	Accessories
1 - Column - SYP	3,50"	3.50"	1.50"	1461	740	1598	3799	Blocking
2 - Column - SYP	3,50"	3.50"	1.50"	1461.	740	1598	3799	Blocking

Lateral Bracing

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Roof Live (non-snow: 1.25)	Comments
0 - Self Weight (PLF)	0 to 12'	N/A	9.4	The Cart	-	
1 - Uniform (PSF)	0 to 12' (Top)	13' 3 3/4"	12.0	11-4-	20.0	Roof

0 to 12' (Front) 6' 2" 12.0 20.0

2 - Uniform (PSF)

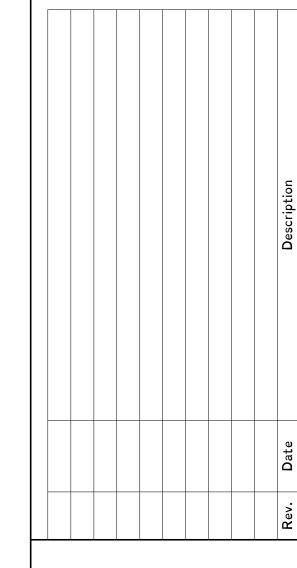
Weyerhaeuser Notes Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. Weyerhaeuser Engineered Lumber Products have been evaluated by ICC-ES under evaluation reports ESR-1153 and ESR-1387 and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to www.weyerhaeuser.com/woodproducts/document-library.

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator



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P Building 0 a Calc

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