SITE INFORMATION:

PARCEL ID: E0000561015 (#1200 N 26TH ST.) D.B. 336 PG. 1953

E0000561014 (#1202 N 26TH ST.) D.B. 336, PG. 1953

E0000561013 (#1204 N 26TH ST.) INST. 2100-24812

E0000561012 (1206 N 26TH ST.) D.B. 343 PG. 669

E0000561011 (1208 N 26TH ST.) INST. 970009935

E0000561010 (1210 N 26TH ST.) INST. 970009935

E0000561008 (#1212 N 26TH ST.) D.B. 446 PG. 1764

E0000561006 (#1220 N 26TH ST.) D.B. 333 PG. 189

OWNER/DEVELOPER: RELIGIOUS CONGREGATION OF MT OLIVET BAPTIST CHURCH TR
1223 N 25TH ST,
RICHMOND, VA 2322300000

CONTACT: (757) 971-2637
ZONING: R-6, RESIDENTIAL (SINGLE FAMILY ATTACHED)

P.B. , PG.

USE: RESIDENTIAL (SINGLE-FAMILY ATTACHED)

BUILDING SETBACK: FRONT: 15 FEET
REAR: 5 FEET
SIDES: VARIABLE
10 FT. (END OF SERIES)
3FT. (MIN.)

MINIMUM LOT AREA: 2,200 S.F. (MIN.)
DENSITY: 10 UNITS PER ACRE (MAX.)
BUILDING HEIGHT: 35 FT. (MAX.)

LIMITS OF DISTURBED AREA: SQ.FT. ()

IMPERVIOUS AREA:
PROPOSED 16' ALLEY (4,051 S.F.)
ROADWAY: 2,899 S.F.
CURB & GUTTER:

LOT 1 (1,444 S.F.)
BUILDING : 726 +/- S.F. (PER LOT)
WALKWAY : 60 +/- S.F.
DRIVEWAY: 95 +/- S.F.
TOTAL 1011 S.F.
PERCENT IMPERVIOUS: 70.0%

LOT 2 (1,444 S.F.)
BUILDING : 726 +/- S.F. (PER LOT)
WALKWAY : 190 +/- S.F.
DRIVEWAY: 95 +/- S.F.
TOTAL 1011 S.F.
PERCENT IMPERVIOUS: 70.0%

LOT 3 (1,444 S.F.)
BUILDING : 726 +/- S.F. (PER LOT)
WALKWAY : 190 +/- S.F.
DRIVEWAY: 95 +/- S.F.
TOTAL 1011 S.F.
PERCENT IMPERVIOUS: 70.0%

LOT 4 (1,444 S.F.)
BUILDING : 726 +/- S.F. (PER LOT)
WALKWAY : 190 +/- S.F.
DRIVEWAY: 95 +/- S.F.
TOTAL 1011 S.F.
PERCENT IMPERVIOUS: 70.0%

LOT 5 (1,444 S.F.)
BUILDING : 726 +/- S.F. (PER LOT)
WALKWAY : 190 +/- S.F.
DRIVEWAY: 95 +/- S.F.
TOTAL 1011 S.F.
PERCENT IMPERVIOUS: 70.0%

LOT 6 (1,444 S.F.)
BUILDING : 726 +/- S.F. (PER LOT)
WALKWAY : 190 +/- S.F.
DRIVEWAY: 95 +/- S.F.
TOTAL 1011 S.F.
PERCENT IMPERVIOUS: 70.0%

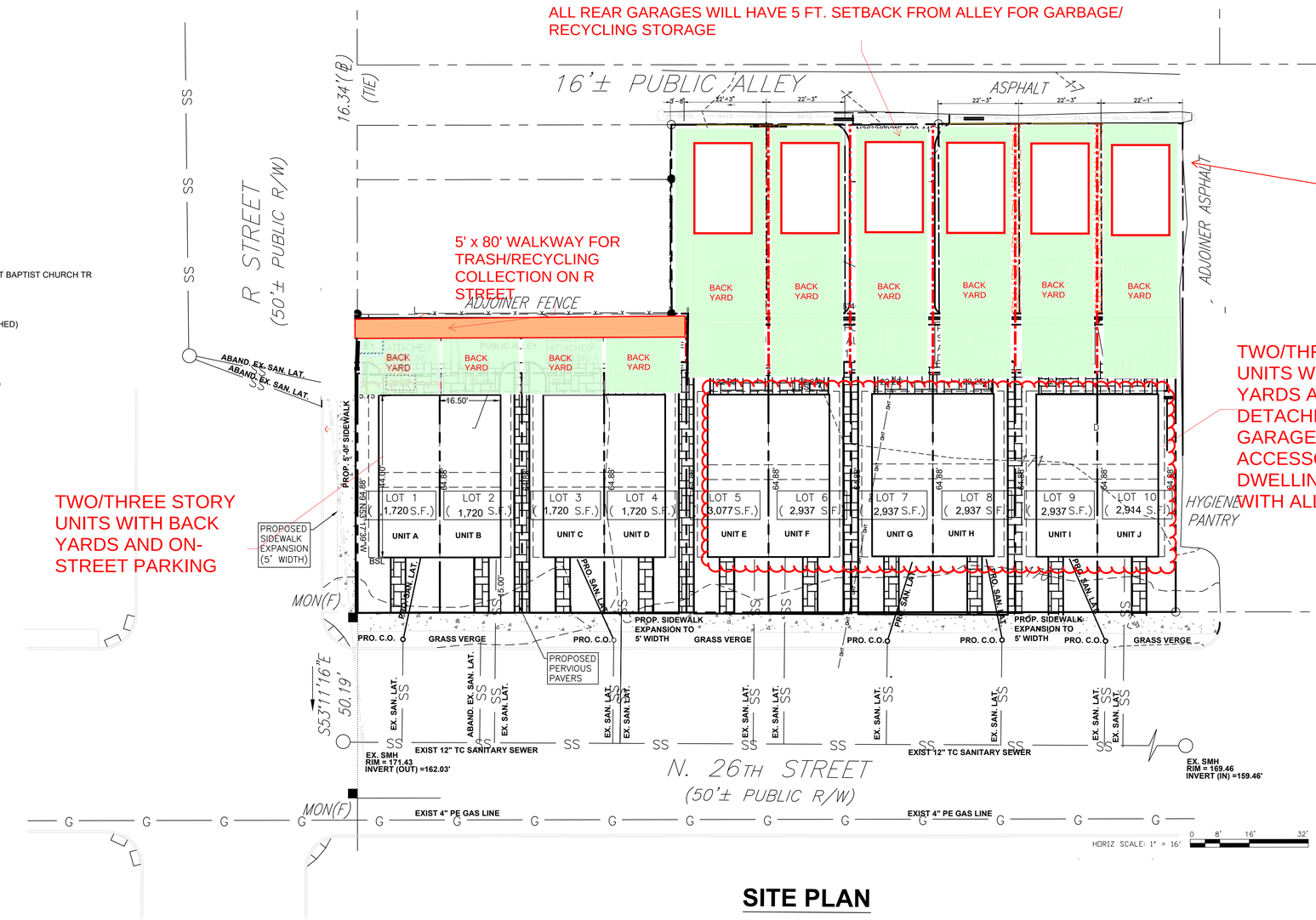
LOT 7 (1,444 S.F.)
BUILDING : 726 +/- S.F. (PER LOT)
WALKWAY : 190 +/- S.F.
DRIVEWAY: 95 +/- S.F.
TOTAL 1011 S.F.
PERCENT IMPERVIOUS: 70.0%

LOT 8 (1,444 S.F.)
BUILDING : 726 +/- S.F. (PER LOT)
WALKWAY : 190 +/- S.F.
DRIVEWAY: 95 +/- S.F.
TOTAL 1011 S.F.
PERCENT IMPERVIOUS: 70.0%

LOT 9 (1,444 S.F.)
BUILDING : 726 +/- S.F. (PER LOT)
WALKWAY : 190 +/- S.F.
DRIVEWAY: 95 +/- S.F.
TOTAL 1011 S.F.
PERCENT IMPERVIOUS: 70.0%

LOT 10 (1,374 S.F.)
BUILDING : 726 +/- S.F. (PER LOT)
WALKWAY : 60 +/- S.F.
DRIVEWAY: 95 +/- S.F.

TOTAL 1063 S.F.
PERCENT IMPERVIOUS: 63.7%



SITE PLAN

CONSULTANTS

CIVIL ENGINEEERS
LAND PLANNERS
LAND SURVEYORS

HAMPTON ROADS
AND RICHMOND
1385 FORDHAM DR. STE 105
VIRGINIA BEACH, VA 23464
(757) 675-3767

SEALS

OLIVET GARDENS
DEVELOPMENTAL PLAN OF 10
SINGLE FAMILY ATTACHED
DWELLINGS FOR
RELIGIOUS CONGREGATION OF
MT OLIVET BAPTIST CHURCH
TRUST
CITY OF RICHMOND, VIRGINIA

NO.	DATE	ISSUED FOR	BY

DATE: 10/9/22
PROJECT NO.: 2022-08-00
FILE NAME:
DESIGNED BY: C.H.
DRAWN BY: C.H.
CHECKED BY: J.P.

SHEET TITLE

CIVIL

SITE PLAN & PROFILE

CITY OF RICHMOND, VIRGINIA

SCALE: 1:16

SHT G-5

SHEET 05 OF 07

Olivet Gardens

ARCHITECT:

DESIGNER: TrinityHDC
S. CHESTERFIELD, VA. 23834 Ph.804-615-2527 ANDRE' MANSON: DESIGNER

ENGINEER:

M.E.P. ENGINEER:

OWNER:

BUILDER:

APPLICABLE CODES

JURISDICTION: RICHMOND, VA

USE GROUP: R-5

BUILDING CODE: 2018 VIRGINIA RESIDENTAL CODE
2018 INTERNATIONAL RESIDENTIAL CODE

PROJECT DESCRIPTION: NEW CONSTRUCTION SINGLE FAMILY ATTACHED

GENERAL NOTES:

- GENERAL CONTRACTOR SHALL READ AND CONFORM ALL NOTES, STATEMENTS, AND COMMENTS PERTAINING TO THIS PROJECT. ALL SUBCONTRACTOR, VENDERS, AND CONTRACTORS SHALL READ ALL NOTES, COMMENTS, AND STATEMENTS AND RESPOND TO PERTAINING INFORMATION ACCORDING TO THEIR SPECIALTY
- ALL ELECTRICAL AND MECHANICAL LAYOUTS ARE CONCEPT ONLY. CONTRACTOR AND OR SUBCONTRACTOR SHALL VERIFY AND ABIDE BY LOCAL CODES AND GUIDELINES BEFORE STARTING.

CONTRACTORS GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS. APPROPRIATE SAFETY MEASURES SATISFYING LOCAL AND OSHA REQUIREMENTS SHALL BE PROVIDED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE ACTUAL, AND ARE TO THE FACE OF STUDS OR MASONRY OR EXTERIOR SHEATHING, CONTRACTOR TO COORDINATE ACTUAL LAY-OUT IN FIELD. EXTERIOR FRAMING DIMENSIONS ARE TO THE EXTERIOR FACE OF 1/2" SHEATHING (4" WALL); INTERIOR FRAMING DIMENSIONS ARE TO THE FACE OF STUD (3 1/2" WALL). FACE OF EXTERIOR SHEATHING TO ALIGN WITH FACE OF MASONRY BELOW.
- CONTRACTOR SHALL CAULK, FLASH, OR OTHERWISE MAKE THE BUILDING WEATHERTIGHT. CONTRACTOR SHALL CAULK ALL GAPS BETWEEN DISSIMILAR MATERIALS.
- ALL GLAZING WITHIN 18" OF FLOOR OR 48" OF DOORS SHALL BE TEMPERED GLASS OR SAFETY GLAZED.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED HIMSELF WITH ALL EXISTING CONDITIONS. ANY QUESTIONS OR DISCREPANCIES FOUND WITH REGARD TO THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER'S REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO FOLLOW THE INTENT OF THE CONTRACT DRAWINGS, UNLESS A WRITTEN REQUEST FOR A CHANGE HAS BEEN PREVIOUSLY SUBMITTED AND APPROVED BY THE STRUCTURAL ENGINEER.

FOUNDATION NOTES:

- PROTECTION AGAINST SUBTERRANEAN TERMITES PER SECTION R318 (2018 IRC)
- PROVIDE 75 % SOLD CMU OR GROUT FILLED TOP COURSE AT ALL HOLLOW CMU PIERS.
- SILL PLATE ANCHORAGE - 1/2" DIAMETER ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS AND 12" MAX. FROM CORNERS. (8" LONG INTO CONCRETE, 18" LONG INTO MASONRY.) CODE APPROVED STRAP ANCHORS MAY BE USED AT THE CONTRACTOR'S OPTION.
- TOP COURSE Of CMU PIERS SHALL BE SOLID MASONRY OR FILLED SOLID. PROVIDE 2X8 P.T. PLATE X 16" LONG ON TOP Of EACH PIER.

PLUMBING NOTES:

- ALL HOSE BIBBS SHALL BE FREEZEPROOF AND HAVE A VACUUM BREAKER.
- INSULATE ALL PIPING IN EXTERIOR WALLS AND CRAWL SPACE.
- PROVIDE RECESSED BOX WITH VALVE TO AREA OF REFRIGERATOR FOR ICEMAKER.

SECTION R307 TOILET, BATH AND SHOWER SPACES (2018 IRC)

- R307.1 SPACE REQUIRED. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.
- R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

ELECTRICAL NOTES:

- ALL ELECTRICAL DRAWINGS ARE FOR LAYOUT PURPOSES ONLY (NOT TO SUPERSEDE THE ELECTRICAL DRAWING DONE BY AN ELECTRICAL ENGINEER)
- RUN ALL TOILET FANS AND EXHAUST VENTS TO AN OWNER APPROVED EXTERIOR DISCHARGE.

EXTERIOR NOTES:

- ICE AND SNOW SHIELD WILL BE USED ON THE FIRST 3'-0" OF ROOF
- ALL EXTERIOR RAILINGS AT PORCHES AND FRONT STOOPS ARE TO BE (RICHMOND RAIL SYS.) U.N.O.
- 6" MIN. REQUIRED BETWEEN FINISH GRADE AND BOTTOM OF SIDING AT CONC. SLABS AND 16" AT CRAWL SPACE
- PROVIDE RAIN DIVERTERS ABOVE ALL EXTERIOR DOORS TO MATCH THE EXPOSED FLASHING MATERIAL (WHERE GUTTERS NOT PROVIDED).
- ONE LAYER NO. 40 COATED ROOFING OR COATED GLASS BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 12" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER.

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FRAMING NOTES:

- ALL WOOD JOISTS WITHIN 18" OR WOOD GIRDERS WITHIN 12" OF EXPOSED EARTH SHALL BE PRESSURE PRESERVATIVE TREATED.
- 32" HANDRAILS AND 36" GUARDRAILS ARE REQUIRED ON ALL PORCHES, DECKS, STAIRS, ETC. WITH 30" OR MORE ELEVATION DIFFERENCE. GUARDRAILS TO HAVE PICKETS AT 6" O.C. AND POSTS AT 60" O.C. MAX.
- EXTERIOR STAIRS ARE SHOWN FOR LOCATION ONLY. CONTRACTOR SHALL VERIFY ALL GRADE ELEVATIONS AND ACTUAL NUMBER OF STAIRS REQUIRED.
- (3) 2X4'S WITH MID-HEIGHT BLOCKING ARE REQUIRED WHERE NOTED AS "TRIPLE STUD SUPPORT" ON DRAWINGS.
- PROVIDE FIRESTOPPING AND DRAFTSTOPPING AS REQUIRED BY SECTION R-302.11
- WOOD FLOOR AND CEILING JOIST TO BE SOUTHERN YELLOW PINE #2 SPECIES, U.N.O.
- SHELVING AND SHELF RODS TO BE BRACED AT 4'-0" O.C. MAXIMUM.
- VERIFY FRAMING/CONSTRUCTION DIMENSIONS PRIOR TO INSTALLATION OF CABINETS. TUB, HVAC EQUIPMENT AND OTHER BUILT-IN FIXTURES OR EQUIPMENT. ALLOW FOR 8 SHEETS OF 3/4" 48/24 APA SPAN RATED FLOOR SHEATHING AS REQUIRED BY JOIST SPACING IN ATTIC AREA FOR STORAGE. UNO.
- ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS (STUD GRADE S-P-F SD S4S MIN.) AT 16" O.C.
- HANGERS AND METAL CONNECTORS SHALL BE ZINC PLATED, UNLESS EXPOSED TO WEATHER. EXPOSED HARDWARE SHALL BE HOT DIPPED GALVANIZED OR. COATED AS REQUIRED FOR CONTACT WITH PRESERVATIVE TREATED WOOD.
- PREFABRICATED METAL HANGERS AND CONNECTORS SHALL BE INSTALLED AS SPECIFIED ON STRUCTURAL PLANS OR SHOP DRAWINGS. NAILING SHALL CONFORM TO MANUFACTURER'S PUBLISHED TABLES TO PROVIDE MAXIMUM HANGER CAPACITY, UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR. CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE, UNITED STEEL PRODUCTS (USP), OR APPROVED EQUAL.
- PROVIDE SOLID BLOCKING UNDERNEATH ALL POINT LOADS, CONTINUOUS TO FOUNDATION OR BEARING. BLOCKING SHALL MATCH SIZE OF POST ABOVE.
- ALL HEADERS SHALL BE SUPPORTED BY (I) 2X JACK STUD AND (I) 2X KING STUD MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK REQUIRED, U.N.O. AT FLUSH OR DROPPED BEAMS, THE NUMBER OF STUDS SPECIFIED INDICATES THE TOTAL NUMBER Of STUDS REQUIRED TO SUPPORT THE BEAM.
- FACE NAIL MULTI-PLY 2X BEAMS AND HEADERS WITH 2 ROWS OF 12d NAILS AT 12" D.C. STAGGERED. APPLY NAILING FROM BOTH FACES AT 3-PLY OR MORE CONDITIONS.
- FASTEN 2X WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH (2) ROWS P.A.F. ("HILTI' DN147PS PINS OR EQUAL AT 32" O.C., OR, 1/2" DIA. BOLTS AT 48" D.C.
- PROVIDE SIMPSON BCS2-2/4 POST CAP &; ABE44 POST BASE AT ALL EXTERIOR 4X4 POSTS, U.N.O.
- ROOF SHEATHING SHALL BE A MIN. 19/32" APA RATED SHEATHING 40/20, EXPOSURE I. FASTEN SHEATHING TO FRAMING MEMBERS WITH 8d COMMON NAILS AT 12" ON CENTER IN FIELD AND AT 6" ON CENTER ALONG THE PANEL EDGES. PROVIDE 'H' STYLE CLIPS ALONG UNSUPPORTED EDGES.
- FLOOR SHEATHING SHALL BE A MIN. 3/4" APA RATED STUD-I-FLOOR 24" ON CENTER, EXPOSURE I , TONGUE AND GROOVE EDGES. FASTEN SHEATHING WITH GLUE AND 10d COMMON NAILS AT 12" ON CENTER IN FIELD AND AT 6" ON CENTER ALONG THE PANEL EDGES. GLUE ADHESIVES SHALL CONFORM TO THE PERFORMANCE SPECIFICATIONS IN AFG-01.
- WALL SHEATHING SHALL BE 1/2" APA RATED SHEATHING 24/16, EXPOSURE I.
- ENGINEER SEALED AND SIGNED SHOP DRAWINGS ARE REQUIRED FOR PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES.

SMOKE / CMA & FIRE EXTINGUISHER NOTES:

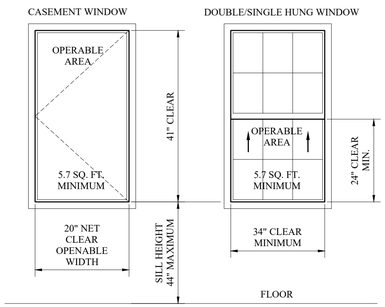
- R314.1 GENERAL. (2018 IRC) SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.
- R315.1 GENERAL. (2018 IRC) CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315. SMOKE ALARMS PER SECTION R314
- R330.1 KITCHEN AREAS. (2018 VRC) OTHER THAN WHERE THE DWELLING IS EQUIPPED WITH AN APPROVED SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION
- R313 (2018 IRC) , A FIRE EXTINGUISHER HAVING A RATING OF 2-A:10-B:C OR AN APPROVED EQUIVALENT TYPE OF FIRE EXTINGUISHER SHALL BE INSTALLED IN THE KITCHEN AREA.

STRUCTURAL NOTES:

SOLID BEARING (FIELD VERIFY)	2,000 LBS/SQFT.
WIND LOAD	115 MPH
SEISMIC	ONE ZONE
LIVE FLOOR	40 LBS/SQFT.
DEAD FLOOR (ALL)	10 LBS/SQFT.
LIVE ROOF (SNOW)	20 LBS/SQFT.
DEAD ROOF (EACH CORE)	10 LBS/SQFT.
ATTIC FLOOR STORAGE	20 LBS/SQFT.
LIVE DECK	40 LBS/SQFT.

ALL STRUCTURAL LUMBER (I.E. JOISTS, RAFTERS, HEADERS, ETC.) SHALL HAVE A MODULUS OF ELASTICITY OF 1,400,000 MIN. AND EXTREME FIBER BENDING STRESS OF 1,000 PSI MIN. FOR REPETITIVE MEMBERS.

ALL UNEXPOSED CONCRETE SHALL BE 3,000 PSI MIN. STRENGTH, ALL EXPOSED CONCRETE SHALL BE 3,500 PSI STRENGTH WITH 5 AIR ENTRAINMENT.



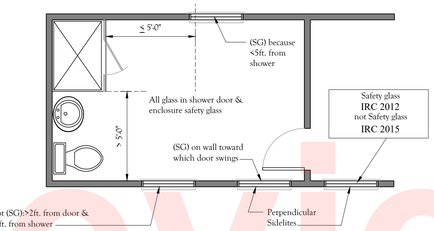
R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

SAFETY GLAZING NOTES:

R308.4.2 GLAZING ADJACENT TO DOORS (2018 IRC). GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

EXCEPTIONS:
1. DECORATIVE GLAZING.
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.



EXTERIOR WALLS AND SEPARATION NOTES:

TABLE R302.1(1) EXTERIOR WALLS (2018 IRC)

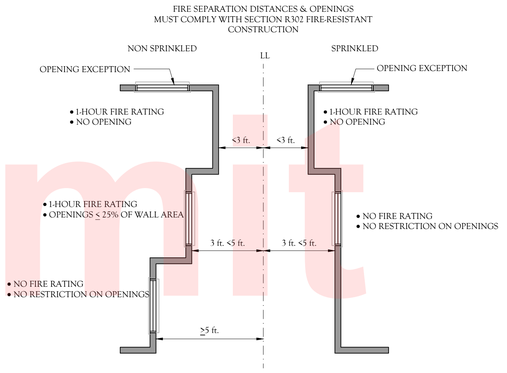
EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside [a,b]	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.



SECTION R332 INTERIOR PASSAGE: (2018 VIRGINIA RESIDENTIAL CODE)

R332.1 GENERAL

THIS SECTION APPLIES TO NEW DWELLING UNITS THAT HAVE BOTH A KITCHEN AND A LIVING AREA ON THE SAME FLOOR LEVEL AS THE EGRESS DOOR REQUIRED BY SECTION R311.2. THIS SECTION IS NOT APPLICABLE TO ADDITIONS, RECONSTRUCTION, ALTERATION, OR REPAIR.

R332.2 KITCHEN

ONE INTERIOR PASSAGE ROUTE FROM THE EGRESS DOOR TO THE KITCHEN SHALL COMPLY WITH SECTION R332.6.

R332.3 LIVING AREA

ONE INTERIOR PASSAGE ROUTE FROM THE EGRESS DOOR TO AT LEAST ONE LIVING AREA SHALL COMPLY WITH SECTION R332.6.

R332.4 BEDROOM

WHERE THE DWELLING UNIT HAS A BEDROOM ON THE SAME FLOOR LEVEL AS THE EGRESS DOOR, ONE INTERIOR PASSAGE ROUTE FROM THE EGRESS DOOR TO AT LEAST ONE BEDROOM SHALL COMPLY WITH SECTION R332.6.

R332.5 BATHROOM

WHERE A DWELLING UNIT HAS A BATHROOM ON THE SAME FLOOR LEVEL AS THE EGRESS DOOR, AND THE BATHROOM CONTAINS A WATER CLOSET, LAVATORY, AND BATHTUB OR SHOWER, ONE INTERIOR PASSAGE ROUTE FROM THE EGRESS DOOR TO AT LEAST ONE BATHROOM SHALL COMPLY WITH SECTION R332.6. BATHROOM FIXTURE CLEARANCES SHALL COMPLY WITH SECTION R307 AND ACCESS TO FIXTURES IS NOT REQUIRED TO COMPLY WITH SECTION R332.6.

R332.6 OPENING WIDTHS

OPENING WIDTHS ALONG THE INTERIOR PASSAGE ROUTE REQUIRED BY THIS SECTION SHALL COMPLY WITH THE FOLLOWING:

1. CASED OPENINGS SHALL PROVIDE A MINIMUM 34-INCH (864 MM) CLEAR WIDTH.
2. DOORS SHALL BE A NOMINAL 34-INCH (864 MM) MINIMUM WIDTH. DOUBLE DOORS ARE PERMITTED TO BE USED TO MEET THIS REQUIREMENT.

SECTION R302
FIRE-RESISTANT CONSTRUCTION

R302.1 EXTERIOR WALLS. CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(1); OR DWELLINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION P2904 SHALL COMPLY WITH TABLE R302.1(2).

EXCEPTIONS:

1. WALLS, PROJECTIONS, OPENINGS OR PENETRATIONS IN WALLS PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.
2. WALLS OF DWELLINGS AND ACCESSORY STRUCTURES LOCATED ON THE SAME LOT.
3. DETACHED TOOL SHEDS AND STORAGE SHEDS, PLAYHOUSES AND SIMILAR STRUCTURES EXEMPTED FROM PERMITS ARE NOT REQUIRED TO PROVIDE WALL PROTECTION BASED ON LOCATION ON THE LOT. PROJECTIONS BEYOND THE EXTERIOR WALL SHALL NOT EXTEND OVER THE LOT LINE.
4. DETACHED GARAGES ACCESSORY TO A DWELLING LOCATED WITHIN 2 FEET (610 MM) OF A LOT LINE ARE PERMITTED TO HAVE ROOF EAVE PROJECTIONS NOT EXCEEDING 4 INCHES (102 MM).
5. FOUNDATION VENTS INSTALLED IN COMPLIANCE WITH THIS CODE ARE PERMITTED.

R302.2 TOWNHOUSES. COMMON WALLS SEPARATING TOWNHOUSES SHALL BE ASSIGNED A FIRE-RESISTANCE RATING IN ACCORDANCE WITH SECTION R302.2, ITEM 1 OR 2. THE COMMON WALL SHARED BY TWO TOWNHOUSES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL. THE WALL SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING. ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH CHAPTERS 34 THROUGH 34. PENETRATIONS OF THE MEMBRANE OF COMMON WALLS FOR ELECTRICAL OUTLET BOXES SHALL BE IN ACCORDANCE WITH SECTION R302.4.

EXCEPTIONS:

1. WHERE A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION P2904 IS PROVIDED, THE COMMON WALL SHALL BE NOT LESS THAN A 1-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263.
2. WHERE A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION P2904 IS NOT PROVIDED, THE COMMON WALL SHALL BE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263.

R302.3 TWO-FAMILY DWELLINGS. DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND FLOOR ASSEMBLIES HAVING NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING WHERE TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263. FIRE-RESISTANCE-RATED FLOOR/CEILING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

EXCEPTIONS:

1. A FIRE-RESISTANCE RATING OF 1/2 HOUR SHALL BE PERMITTED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13.
2. WALL ASSEMBLIES NEED NOT EXTEND THROUGH ATTIC SPACES WHERE THE CEILING IS PROTECTED BY NOT LESS THAN 5/8-INCH (15.9 MM) TYPE X GYPSUM BOARD, AN ATTIC DRAFT STOP CONSTRUCTED AS SPECIFIED IN SECTION R302.12.1 IS PROVIDED ABOVE AND ALONG THE WALL ASSEMBLY SEPARATING THE DWELLINGS AND THE STRUCTURAL FRAMING SUPPORTING THE CEILING IS PROTECTED BY NOT LESS THAN 1/2-INCH (12.7MM) GYPSUM BOARD OR EQUIVALENT..

R302.3.1 SUPPORTING CONSTRUCTION. WHERE FLOOR ASSEMBLIES ARE REQUIRED TO BE FIRE-RESISTANCE RATED BY SECTION R302.3, THE SUPPORTING CONSTRUCTION OF SUCH ASSEMBLIES SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATING.

STAIRS, RAMPS & HANDRAILS:

STAIR RISERS: ARE TO COMPLY WITH R311.7.5.1 (2018 VRC)
1. THE MAXIMUM RISER HEIGHT IS 8-1/4". THE MAXIMUM VARIATION BETWEEN THE TALLEST AND SHORTEST RISER IS 3/8".
2. OPEN RISERS ARE ALLOWED AS LONG AS THE OPENINGS DO NOT EXCEED 4"

STAIR TREADS ARE TO COMPLY WITH R311.7.5.2 (2018 VRC)
1. THE MINIMUM TREAD WIDTH IS 9". THE MAXIMUM VARIATION IN TREAD WIDTHS BETWEEN THE WIDEST AND NARROWEST IS 3/8".
2. THE TREAD NOSING SHALL PROJECT AT LEAST 3/4" AND NOT MORE THAN 1-1/4" BEYOND ANY SOLID RISER.

STRINGERS
1. ALL STRINGERS SHALL BE A MINIMUM OF 2x12 P.T. MATERIAL.
2. IF THE STRINGER IS FABRICATED BY CUTTING NOTCHES FOR THE RISERS AND TREADS, THREE STRINGERS SHALL BE PROVIDED FOR A 36" WIDE STAIR. NOTE: DO NOT OVER CUT NOTCHES. IF THE STRINGER IS FABRICATED FROM UNCUT 2x12, TWO STRINGERS ARE REQUIRED FOR A 36" WIDE STAIR.
3. STRINGERS SHALL NOT SPAN MORE THAN THE THE DIMENSIONS SHOWN, OTHERWISE, AN INTERMEDIATE POST IS REQUIRED. THE POST SHALL BE SUPPORTED ON A CONCRETE FOOTING AT LEAST 12" DEEP. THE STRINGER SHALL BE ATTACHED TO THE POST WITH (2) 1/2" DIA HDG THRU BOLTS.

GUARDRAILS (FREQUENTLY REFERRED TO AS "GUARDS"
1. GUARDRAILS ARE AN ASSEMBLY COMPRISED OF THE FOLLOWING COMPONENTS:
   * A GUARDRAIL CAP, TYPICALLY A 2X6 OR 5/4 BOARD LAID FLAT
   * TOP AND BOTTOM RAILS TO WHICH THE PICKETS ARE ATTACHED,
   * (GUARD) POSTS, AND
   * PICKETS.
2. GUARDRAILS ARE REQUIRED WHERE THE DISTANCE FROM THE WALKING SURFACE TO GRADE IS MORE THAN 30" MEASURED OUT 36" FROM THE FACE OF THE DECK.
3. THE TOP OF THE GUARDRAIL CAP MUST BE BETWEEN 34" AND 38"WHERE MEASURED FROM THE NOSING OF THE TREAD.
4. THE BOTTOM RAIL MUST BE LOCATED SO THAT A 6" SPHERE CANNOT PASS BETWEEN THE TRIANGLE FORMED BY THE RISER, TREAD AND BOTTOM RAIL.
5. THE GUARDS SHALL BE ABLE TO WITHSTAND A LOADING OF 200# IN ANY DIRECTION

RAMPS: ARE TO COMPLY WITH SECTION R311.8 (2018 IRC)

R302.7 UNDER-STAIR PROTECTION (2018 IRC). ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.

HANDRAILS ARE TO MEET REQUIREMENTS FOUND IN SECTION R311.7.8 - R311.7.8.4 (2018 IRC)

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TrinityHDC
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DRAWN BY: ANDRE R. MANSON / S.CHESTERFIELD, VA.
Voice: 804.615.2527 Email: thde.studio@gmail.com

plotm 23.4

UNIT SQUARE FOOTAGE

FIRST FLOOR SF.	347 SF.
SECOND FLOOR SF.	726 SF.
THIRD FLOOR SF.	726 SF.
TOTAL FINISHED SF.	1,799 SF.
(UNFINISHED) CAR PORT SF.	379 SF.
(UNFINISHED) TOTAL SF.	379 SF.
TOTAL UNDER ROOF SF.	2,178 SF.

#	REV. DATE

New Home Construction -

CODE NOTES AND DETAILS

CLIENT APPROVAL

Plot Date: 12-Mar-23

22-016

SHEET NUMBER
C1-0

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TABLE N1102.1.4 (R402.1.4) EQUIVALENT *U*-FACTORS[a]

2018 INTERNATIONAL RESIDENTIAL CODE

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR[b]	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.084	0.165	0.064	0.360	0.477
3	0.35	0.55	0.030	0.060	0.098	0.047	0.091[c]	0.136
4 except Marine	0.35	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.32	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.32	0.55	0.026	0.045	0.057	0.028	0.050	0.055

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.

b. When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.17 in Zone 1, 0.14 in Zone 2, 0.12 in Zone 3, 0.087 in Zone 4 except Marine, 0.065 in Zone 5 and Marine 4, and 0.057 in Zones 6 through 8.

c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure N1101.10 (R301.1) and Table N1101.10 (R301.1).

TABLE N1102.1.2 (R402.1.2)INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

2018 VIRGINIA RESIDENTIAL CODE

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5[h]	8/13	19	5/13[f]	0	5/13
4 except Marine	*0.32*	*0.55*	*0.40*	*49*	*15 or 13 + 1[h]*	*8/13*	*19*	*10/13*	*10, 2ft*	*10/13*
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5[h]	13/17	30[g]	15/19	10, 2ft	15/19
6	0.30	0.55	NR	49	20 + 5[h] or 13 + 10[h]	15/20	30[g]	15/19	10, 4ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5[h] or 13 + 10[h]	19/21	30[g]	15/19	10, 4ft	15/19

For SI: 1 foot = 304.8 mm.
NR = Not Required.

a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.

c. “10/13” means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. “15/19” means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with “15/19” shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.

d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs. as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation shall not be required in warm-humid locations as defined by Figure N1101.7 and Table N1101.7.

g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an R-value of R-19.

h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, “13+5” means R-13 cavity insulation plus R-5 continuous insulation.

i. Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

N1102.2.1 (R402.2.1) Ceilings with attic spaces. (2018 VRC)

Where Section R1102.1.2 requires R-38 insulation in the ceiling, installing R-30 insulation over 100 percent of the ceiling area requiring insulation shall satisfy the requirement for R-38 insulation wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Where Section N1102.1.2 requires R-49 insulation in the ceiling, installing R-38 insulation over 100 percent of the ceiling area requiring insulation shall satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in Section N1102.1.4 and the Total UA alternative in Section N1102.1.5.

N1102.2.2 (R402.2.2) Ceilings without attic spaces. (2018 VRC)

Where Section N1102.1.2 requires insulation R-values greater than R-30 in the ceiling and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation R-value for such roof/ceiling assemblies shall be R-30. Insulation shall extend over the top of the wall plate to the outer edge of such plate and shall not be compressed. This reduction of insulation from the requirements of Section N1102.1.2 shall be limited to 500 square feet (46 m2) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U-factor alternative approach in Section N1102.1.4 and the Total UA alternative in Section N1102.1.5.

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Voice: 804.615.2527 Email: thdc.studio@gmail.com

UNIT SQUARE FOOTAGE

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TOTAL FINISHED SF.	1,799 SF.
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(UNFINISHED) TOTAL SF.	379 SF.
TOTAL UNDER ROOF SF.	2,178 SF.

#	REV. DATE

New Home Construction
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CODE NOTES AND DETAILS

CLIENT APPROVAL

Plot Date: 12-Mar-23

22-016

SHEET NUMBER
C1-1

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DOOR SCHEDULE

DOOR	SIZE Width	SIZE Height	Style	Quantity	NOTES
1	3'-0"	6'-8"	Hinged - Single - Exterior	4	-
2	3'-0"	6'-8"	Hinged - Single	2	--
3	2'-8"	6'-8"	Hinged - Single	2	--
4	2'-4"	6'-8"	Hinged - Single	16	--
5	2'-6"	6'-8"	Hinged - Single	6	--
6	1'-6"	6'-8"	Hinged - Single	2	--
7	5'-0"	6'-8"	Sliding Double Glazed	4	--
8	5'-0"	6'-8"	Bifold - Double	2	--
9	4'-0"	6'-8"	Exterior With Sidelite (1)	2	Transom above
10	5'-0"	6'-8"	Hinged - Double	2	--
				42	

WINDOW SCHEDULE

WINDOW	SIZE WIDTH	SIZE HEIGHT	Style	Quantity	NOTES
1	5'-4"	6'-2"	Double Hung Twin	4	--
2	5'-4"	5'-2"	Double Hung Twin	2	--
3	2'-8"	6'-2"	Double Hung	2	--
4	2'-8"	5'-2"	Double Hung	8	--
5	2'-8"	4'-6"	Double Hung	2	--
				18	

GENERAL NOTES:

1. ALL HEADERS UNDER 5'-0" TO BE (2) 2X8 W/ DOUBLE JACKS U.N.O.
2. ALL HEADERS OVER 5'-0" TO BE (2) 2X10 W/ DOUBLE JACKS U.N.O.
3. MIN. 3 STUDS UNDER ALL BEAM ENDS
4. LUMBER USED WITH STEEL PLATE CONTINUOUS FOR ENTIRE SPAN
5. FRAMER SHALL PROVIDE BLOCKING AND FRAMING FOR ALL CABINETS, HANDRAILS, MEDICINE CABINETS AND ACCESS TROUBLE DOORS
6. CONTRACTOR TO VERIFY THAT ALL BEDROOM WINDOWS AND DOORS MEET MINIMUM REQUIREMENTS FOR MEANS OF EGRESS

8' CEILING HEIGHT

Ⓐ POST UNDER LOADS TO TRANSFER & BEAR TO FOUNDATION OR GIRDER. BLOCKING AS NEEDED

Ⓑ SOLID FILL MASONRY FOR LOAD ABOVE

WALL TYPES

BEARING WALL

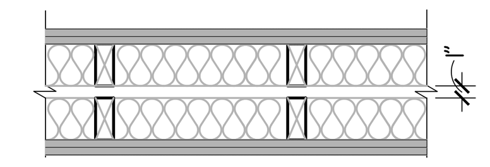
STUD WALL

SLAB ON GRADE NOTES:

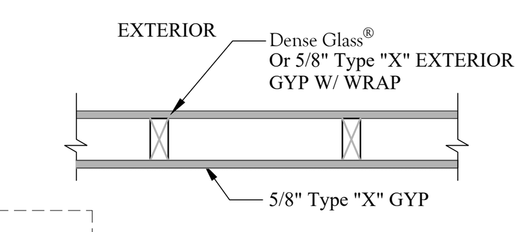
1. SLAB ON GRADE FLOOR MIN. 3 ½" THICK PER (R-506.1 IRC 2018)
2. MIN. 4" BASE COURSE REQUIRED BELOW GRADE
3. REINFORCEMENT SUPPORTED IN PLACE BETWEEN CENTER AND UPPER ⅓ OF SLAB FOR THE DURATION OF SLAB PLACEMENT PER (R-506.2.4 IRC 2018)
4. MIN. 6MIL. POLYETHYLENE OR VAPOR RETARDER W/ 6" MIN. LAP
   4.1. EXC. MAY BE OMITTED AT DETACHED GARAGES, DRIVEWAYS, PATIOS ETC.

WALL TYPE A: 2HR RATED GA FILE NO. (GA WP 3820) WOOD STUDS BASE LAYER ⅝" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2 X 4 WOOD STUDS 16" O.C. FACE LAYER ⅝"TYPE X GYPSUM WALL BOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2 ⅜" LONG, 0.100" SHANK, ¼" HEADS, 8"O.C.

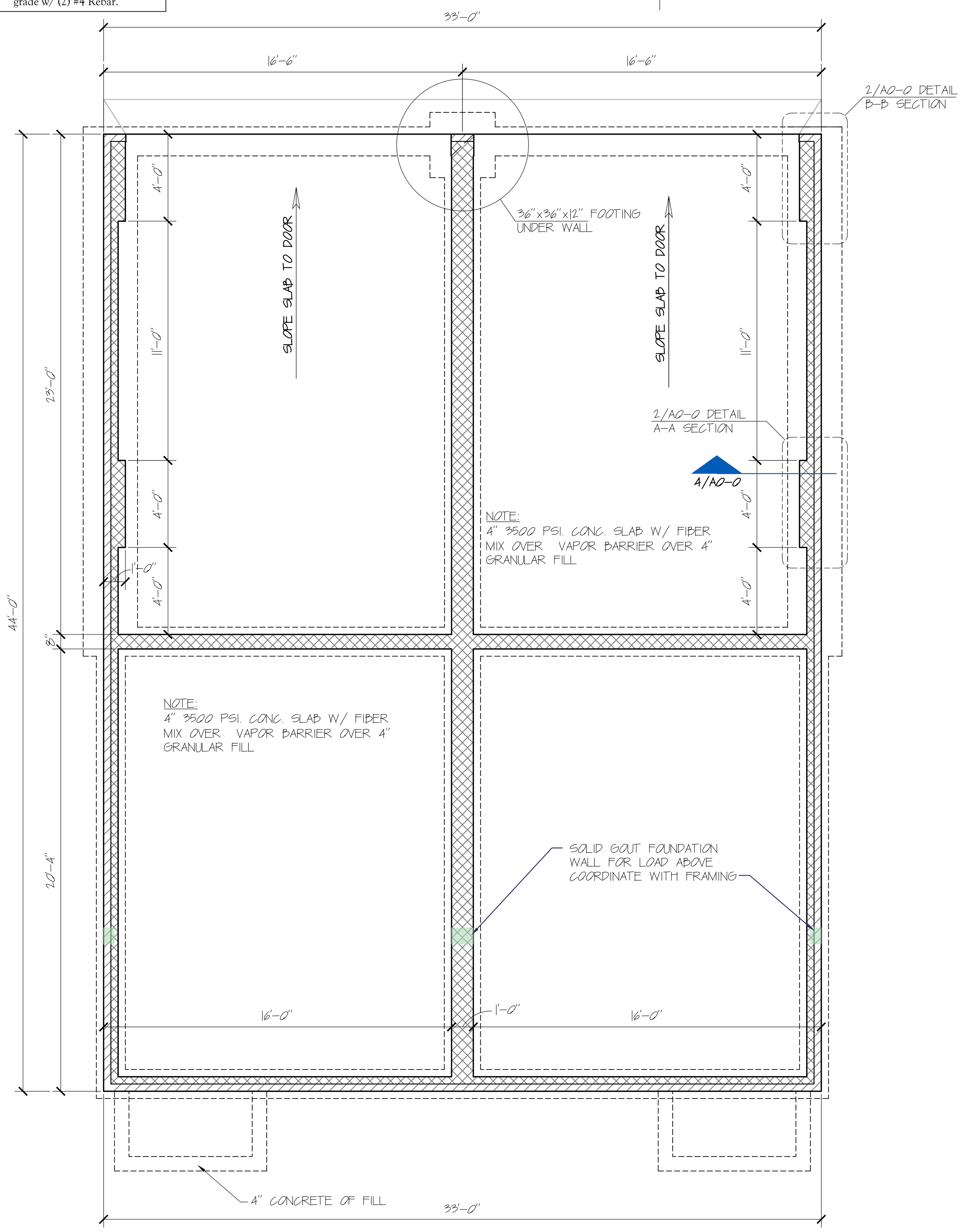
JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH 3 ½" GLASS FIBER INSULATION STAPLED TO STUD SPACES ON ONE AND WITH NAILS FOR BASE LAYER SPACED 6" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD-BEARING)



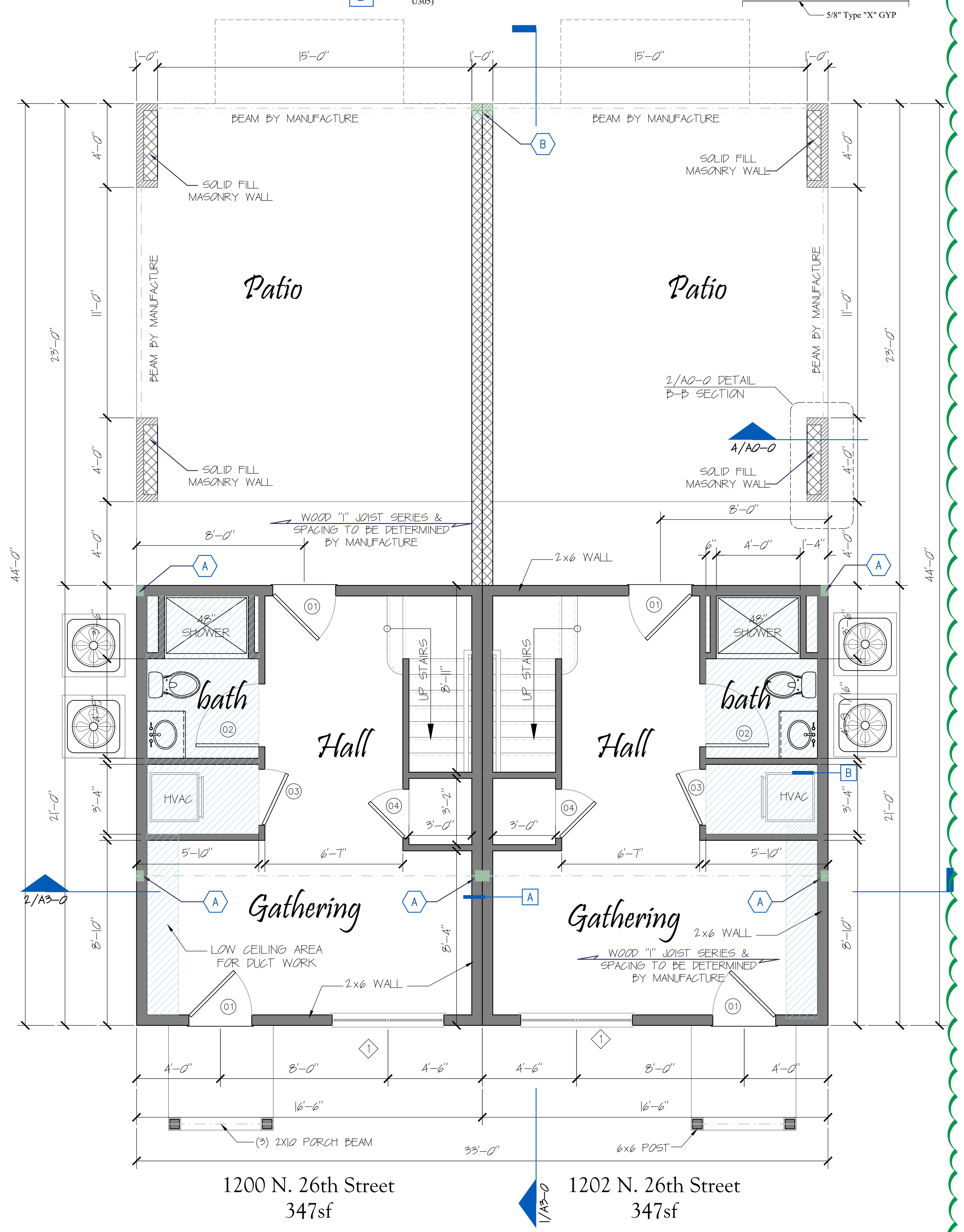
WALL TYPE B: 1 HR RATED EXTERIOR WALL UL. DESIGN U305 - 2x4 STUDS @ 16" OC. WITH (1) LAYER OF 5/8" TYPE "X" GYP ON ONE SIDE. WITH 5/8" DENSGLASS® OR 5/8" TYPE "X" GYP. ON EXTERIOR (Fire Test Reference: UL U305)



Footings per soil report. Min. 18" width, 10" thick, bottom of footing @ 24" below grade w/ (2) #4 Rebar.



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



FIRST FLOOR PLAN
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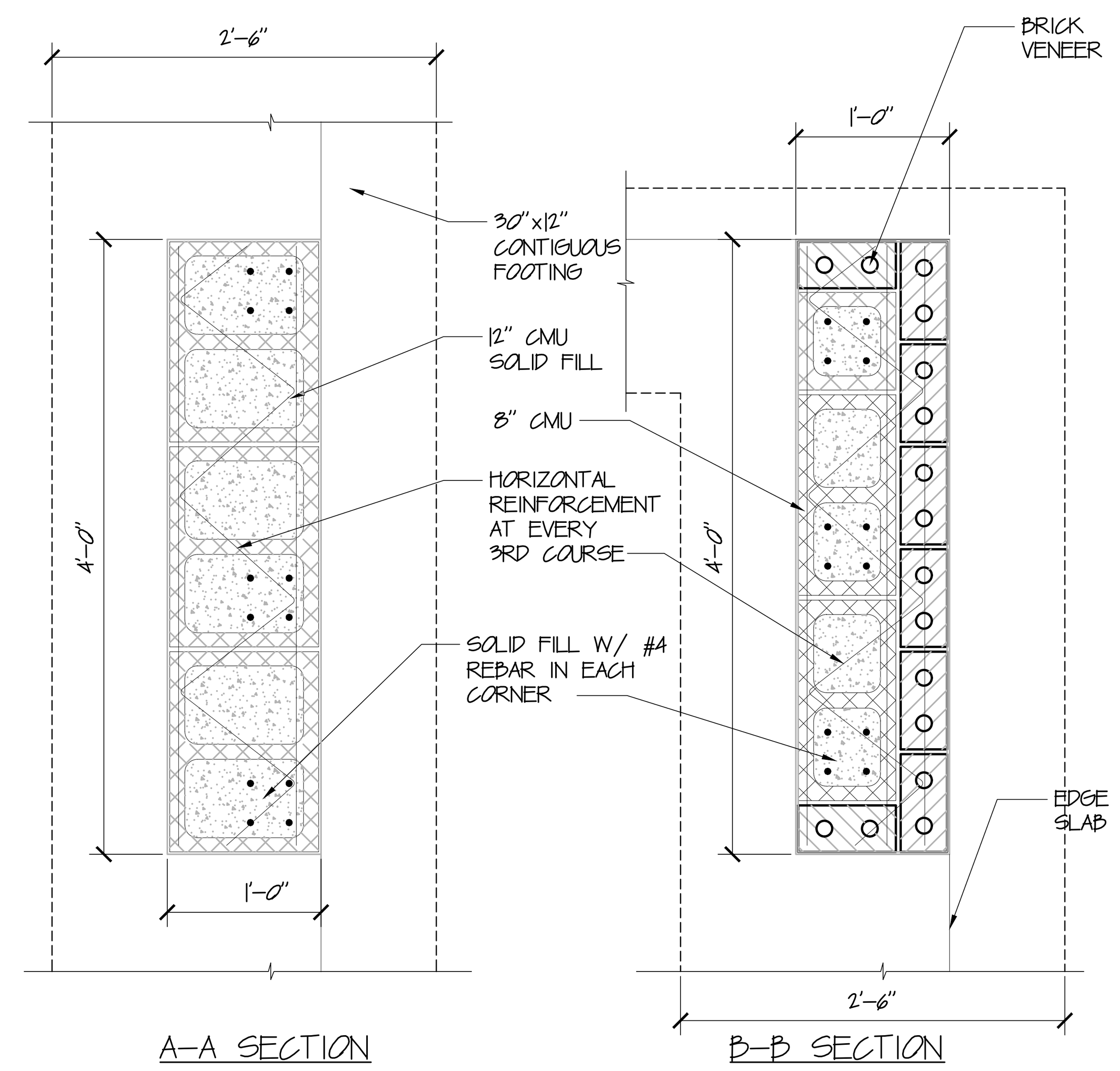
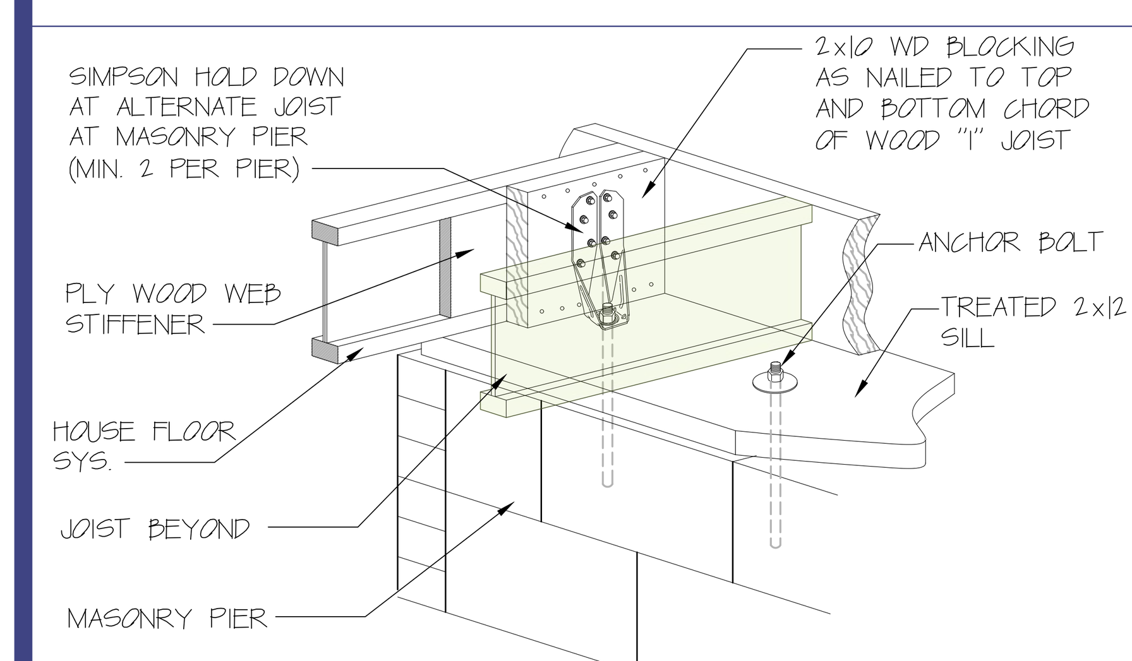


2 SECTION AT CAR PORT COLUMN
SCALE: 1" = 1'-0"

THE DRAWING AND DETAILS IN THIS BOX ARE REVIEWED AND APPROVED UNDER THIS STRUCTURAL SEAL: DETAILS 2/A0-0, 3/A0-0, 4/A0-0 OF SHEET A0-0 AND THE (ENG) BRACED WALL LINES ON THE FIRST FLOOR BRACED WALL PLAN ON SHEET ON A4-0



3 MASONRY PIER ANCHOR DETAIL
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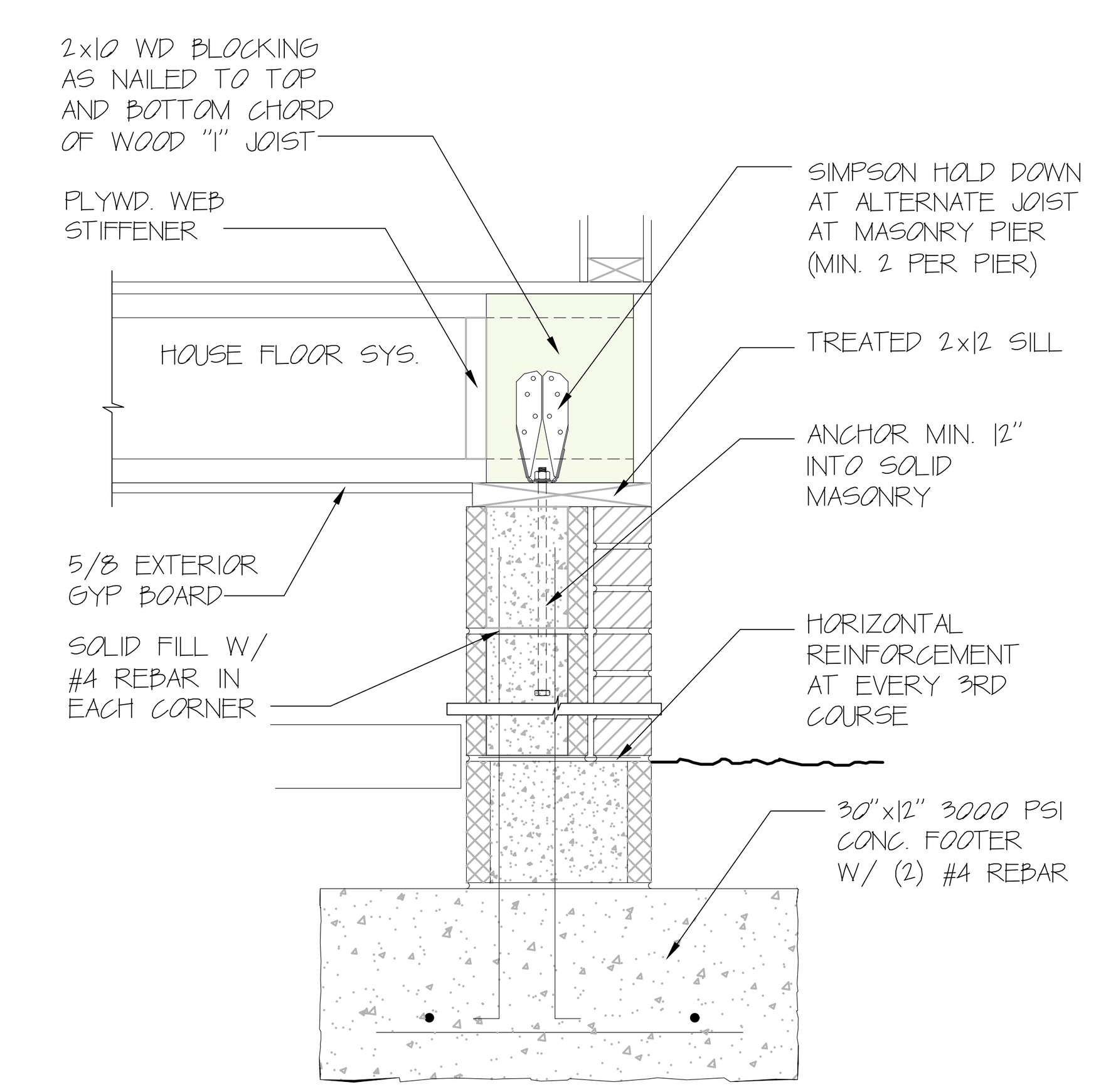

4 SECTION @ CARPORT PIER
SCALE: 1" = 1'-0"

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psalm 23:4
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Voice: 804.615.2527 Email: thdc.studio@gmail.com

UNIT SQUARE FOOTAGE

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TOTAL UNDER ROOF SF.	2,178 SF.

#	REV. DATE
1	City Review Comments 11-20-23
2	City Review Comments 12-20-23

New Home Construction
1200 &1202 N. 26th Street, Richmond, VA.

FOUNDATION PLAN AND FIRST FLOOR PLAN

CLIENT APPROVAL

Plot Date: 04-Mar-24

22-028

SHEET NUMBER
A0-0

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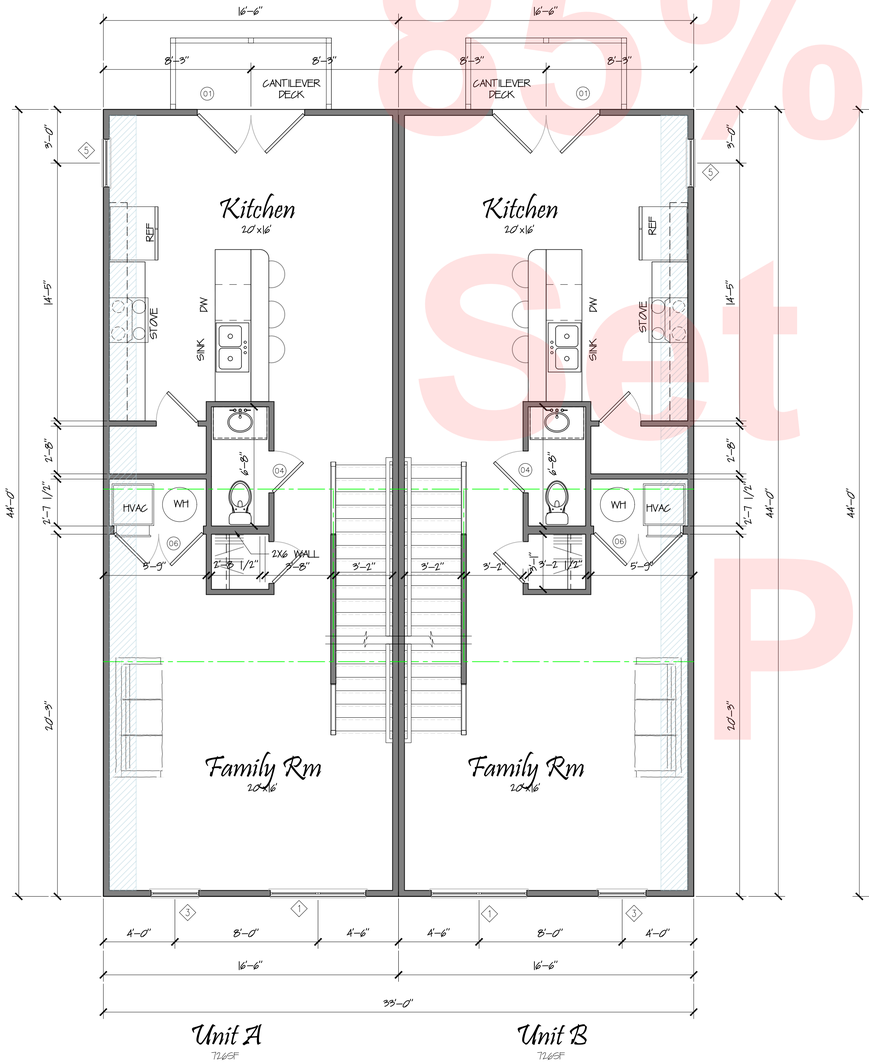

2 SECOND FLOOR PLAN
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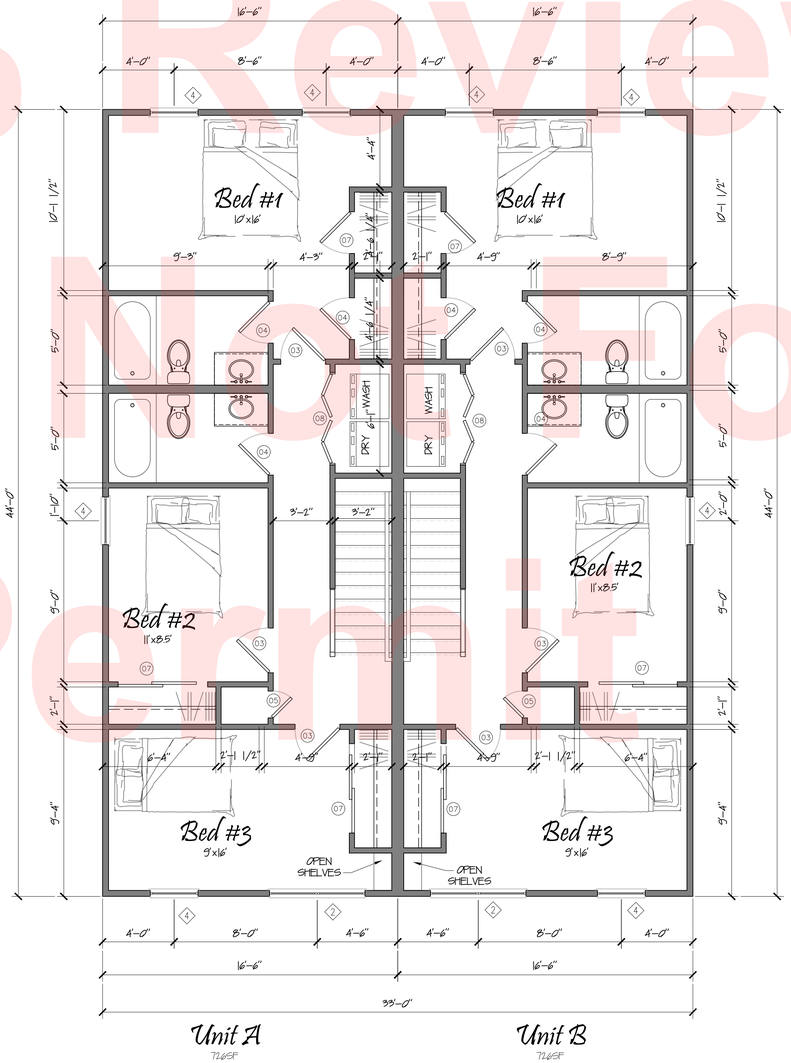

? THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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New Home Construction
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SECOND & THIRD FLOOR PLAN

CLIENT APPROVAL

Plot Date: 12-Mar-23

22-016

SHEET NUMBER
A1-0

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1200 N. 26th Street

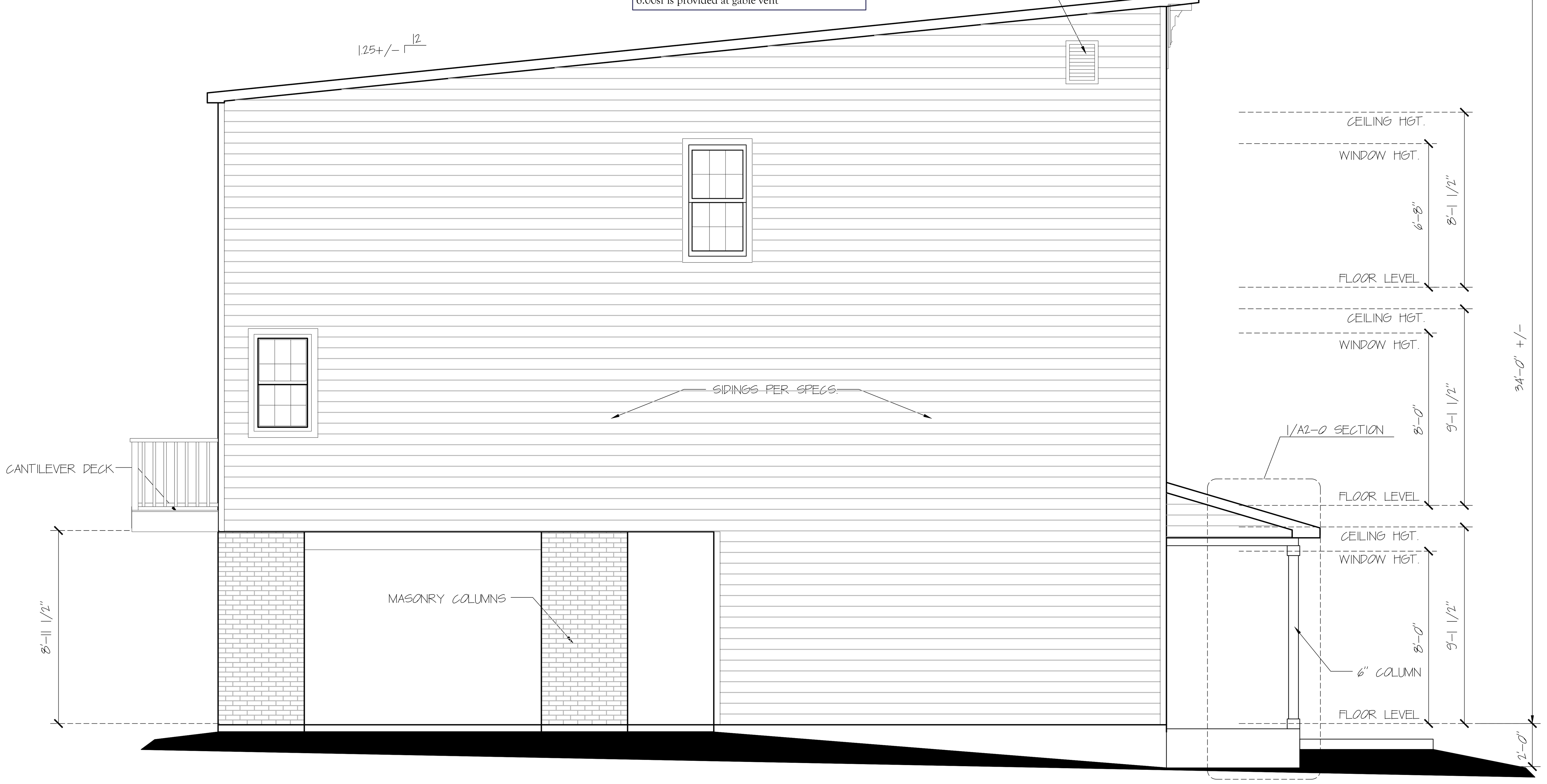
1202 N. 26th Street

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

1200 N. 26th Street

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

Note:
The ventilated area is 726sf /150 = 4.84sf req.
6.00sf is provided at gable vent



RIGHT AND LEFT SIM. ELEVATION
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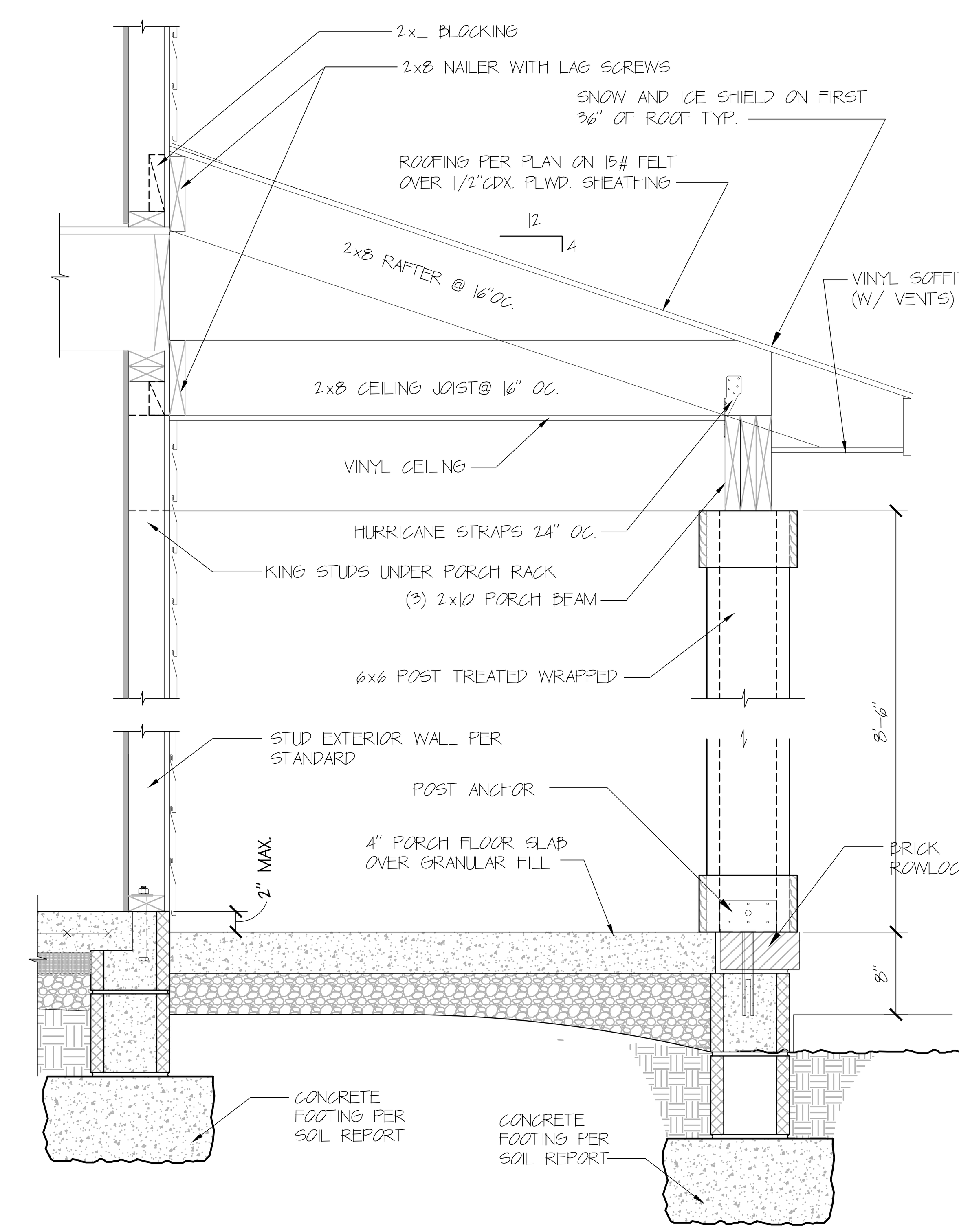

1 FRONT PORCH SECTION
SCALE: 1/4" = 1'-0"

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New Home Construction
1200 &1202 N. 26th Street, Richmond, VA.

ELEVATIONS

CLIENT APPROVAL

Plot Date: 04-Mar-24

22-028

SHEET NUMBER
A2-0

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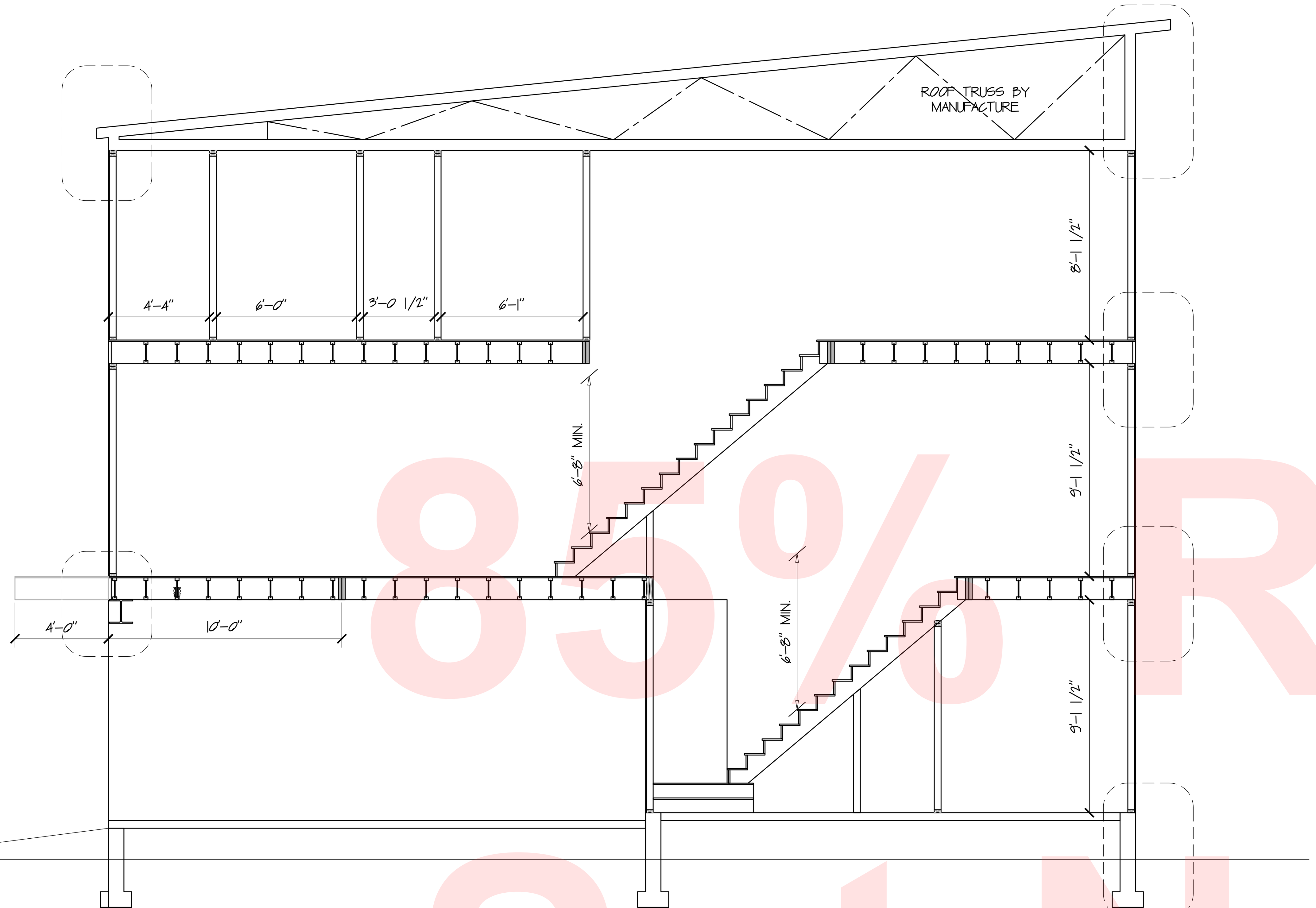

? HOUSE SECTION
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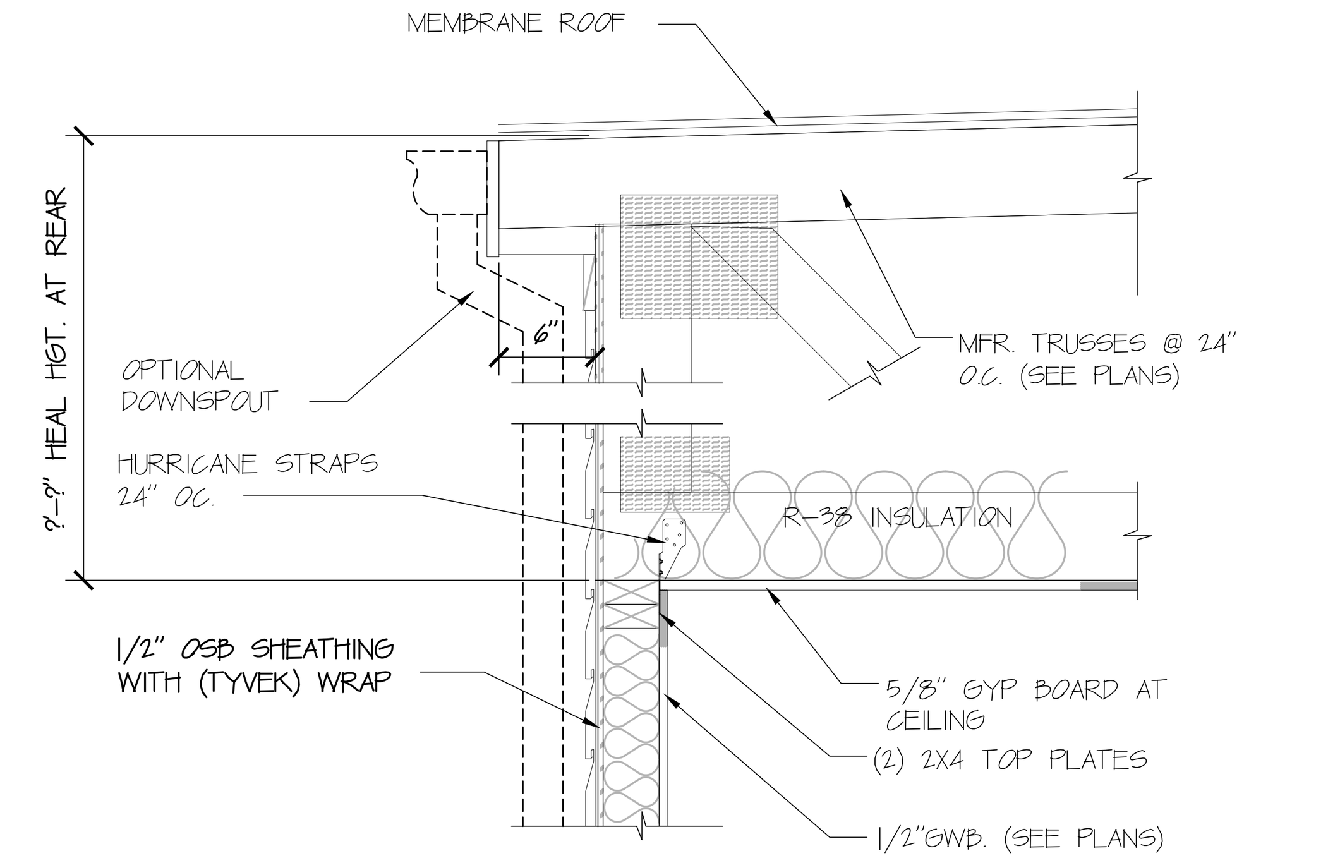

10 ROOF CONN. @ EAVE DETAIL
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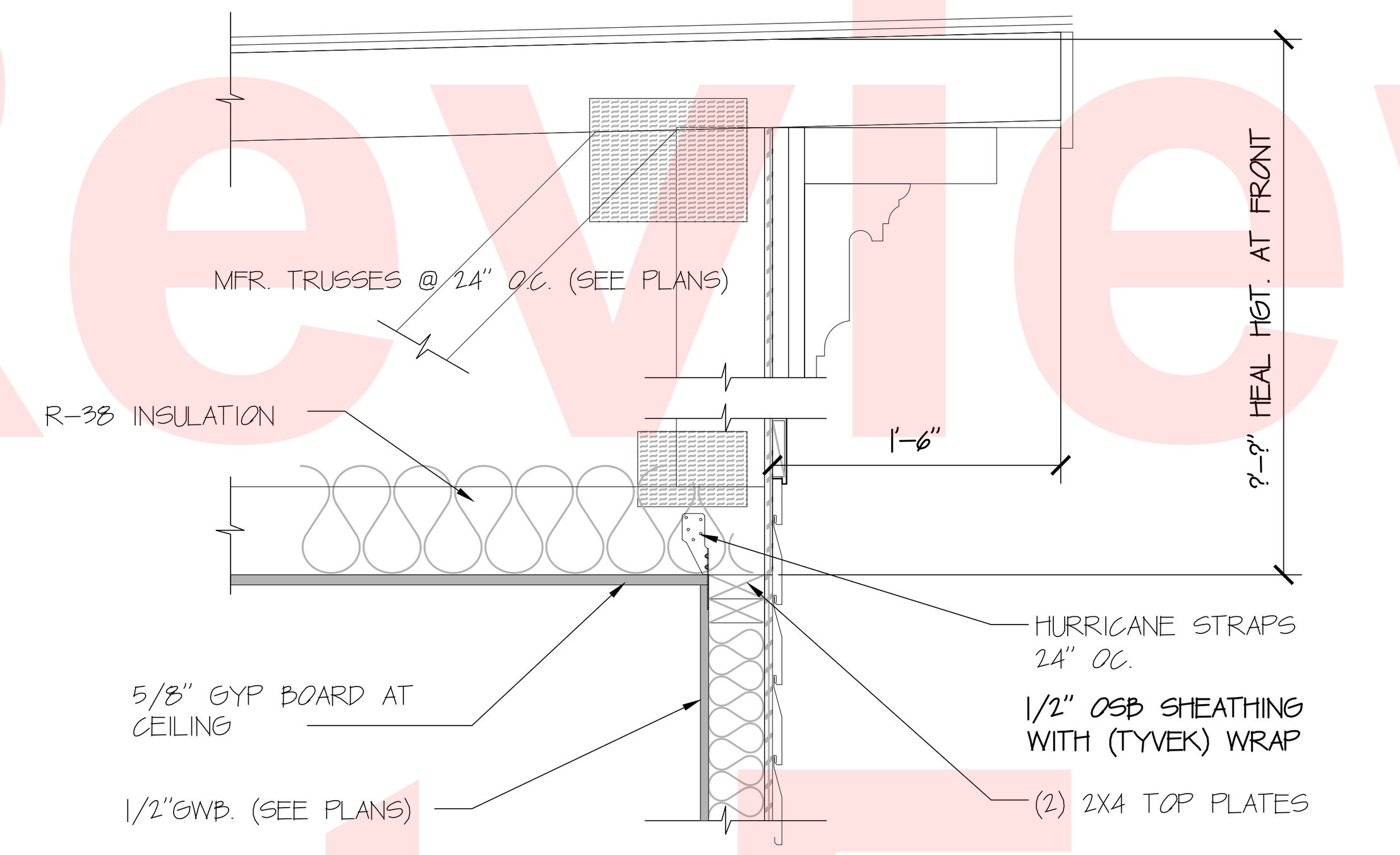

13 ROOF CONN. @ EAVE DETAIL
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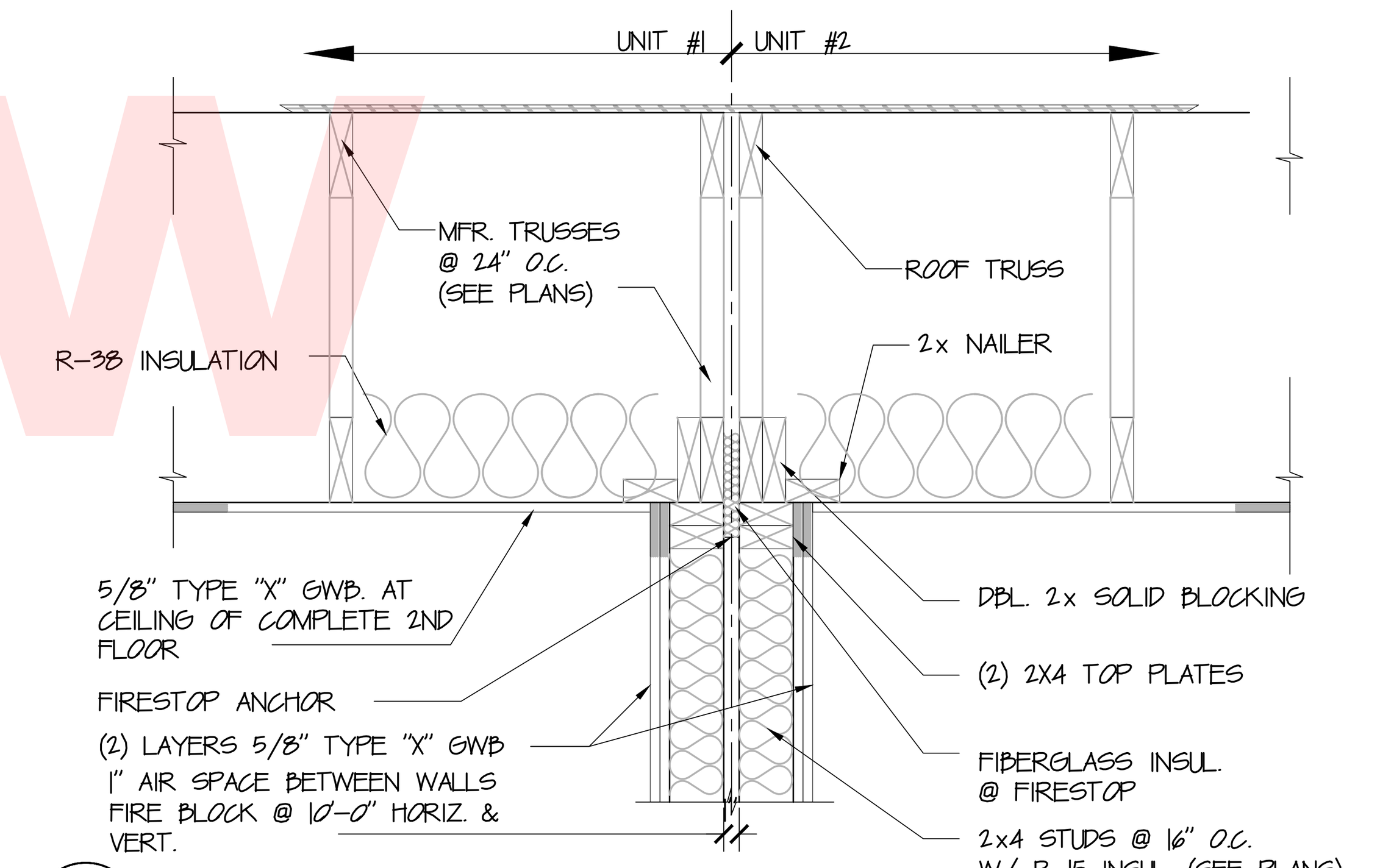

7 ROOF CONN. @ PARTY WALL
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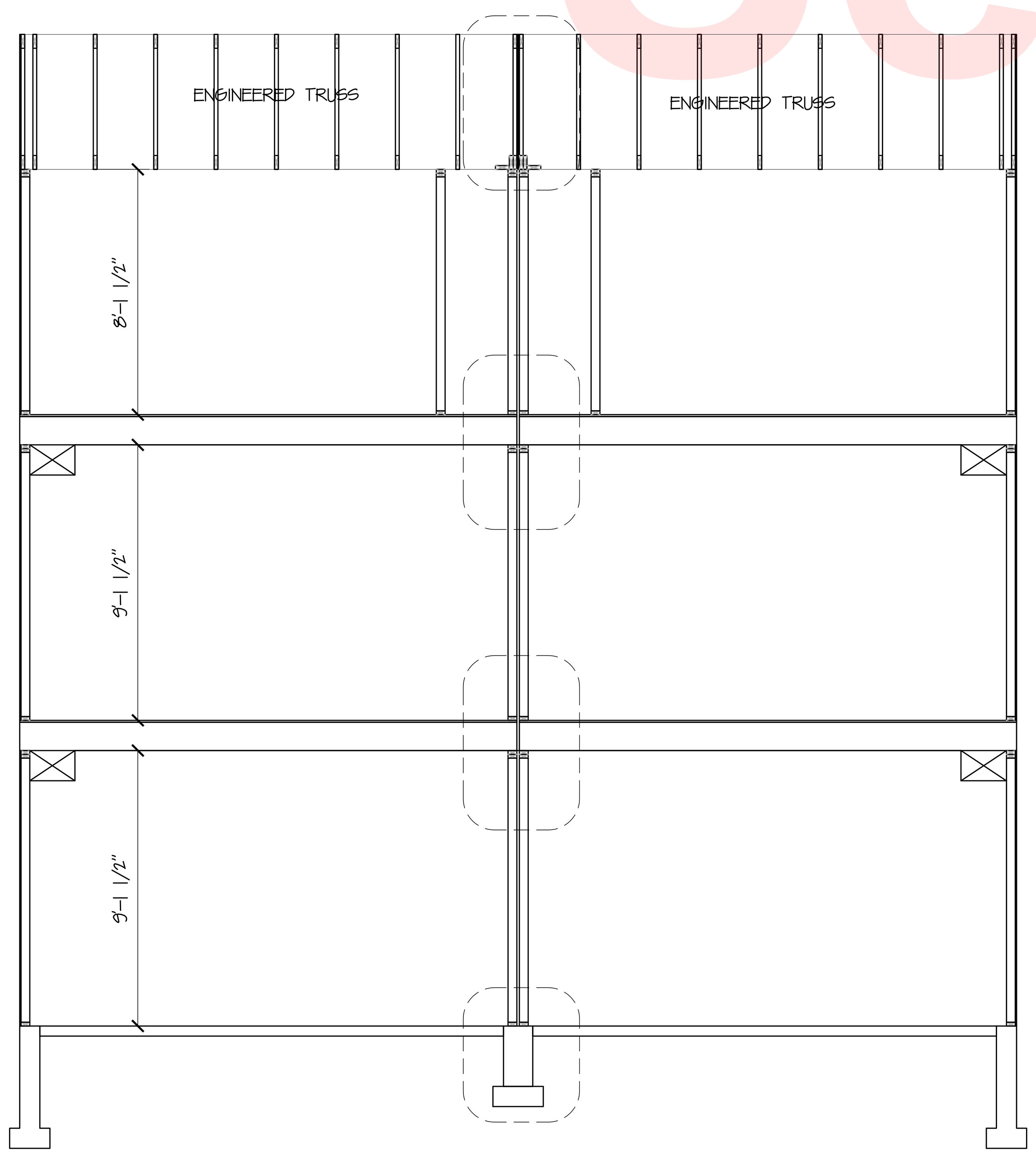
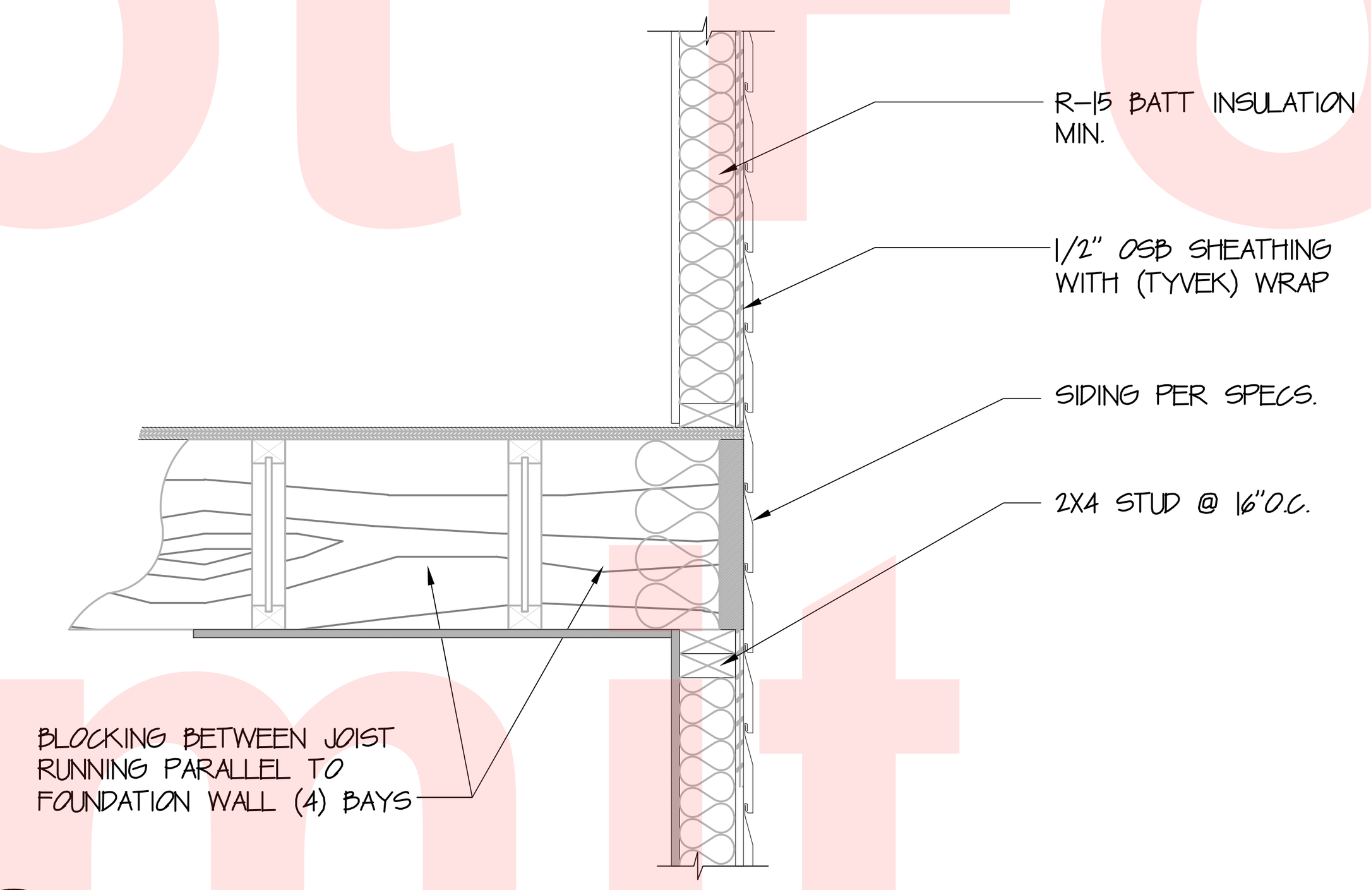
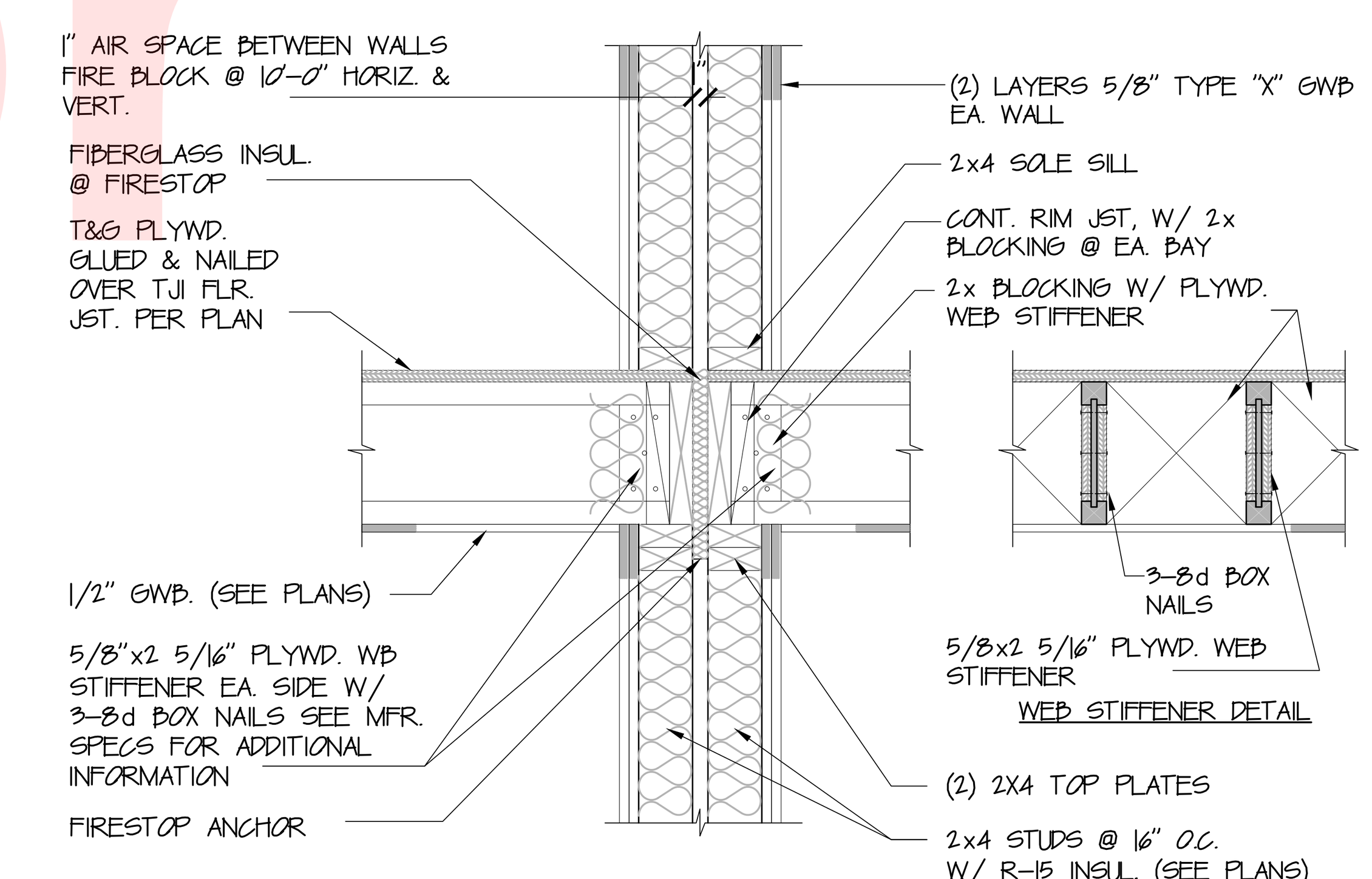


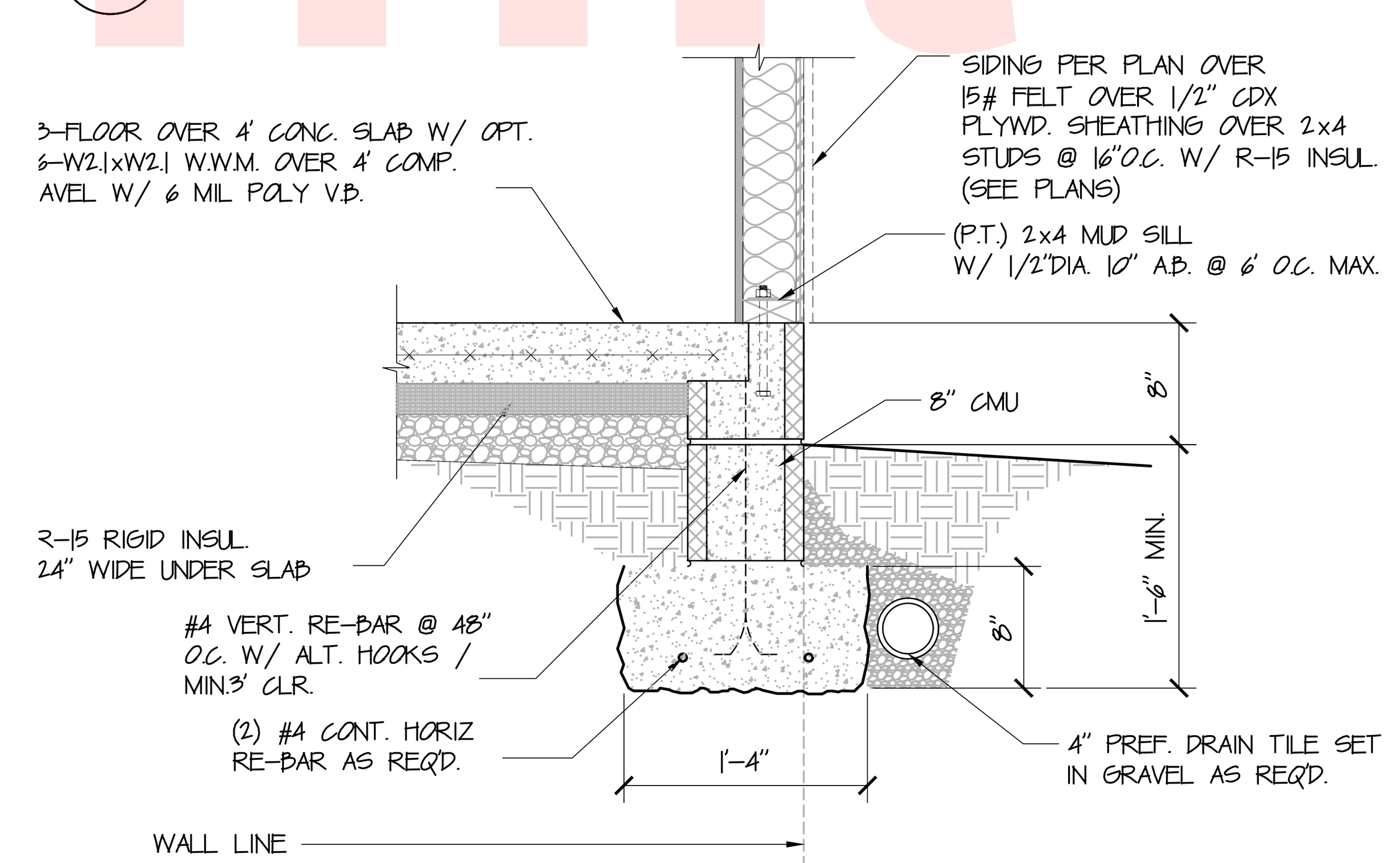
? HOUSE SECTION
SCALE: 1/4" = 1'-0"



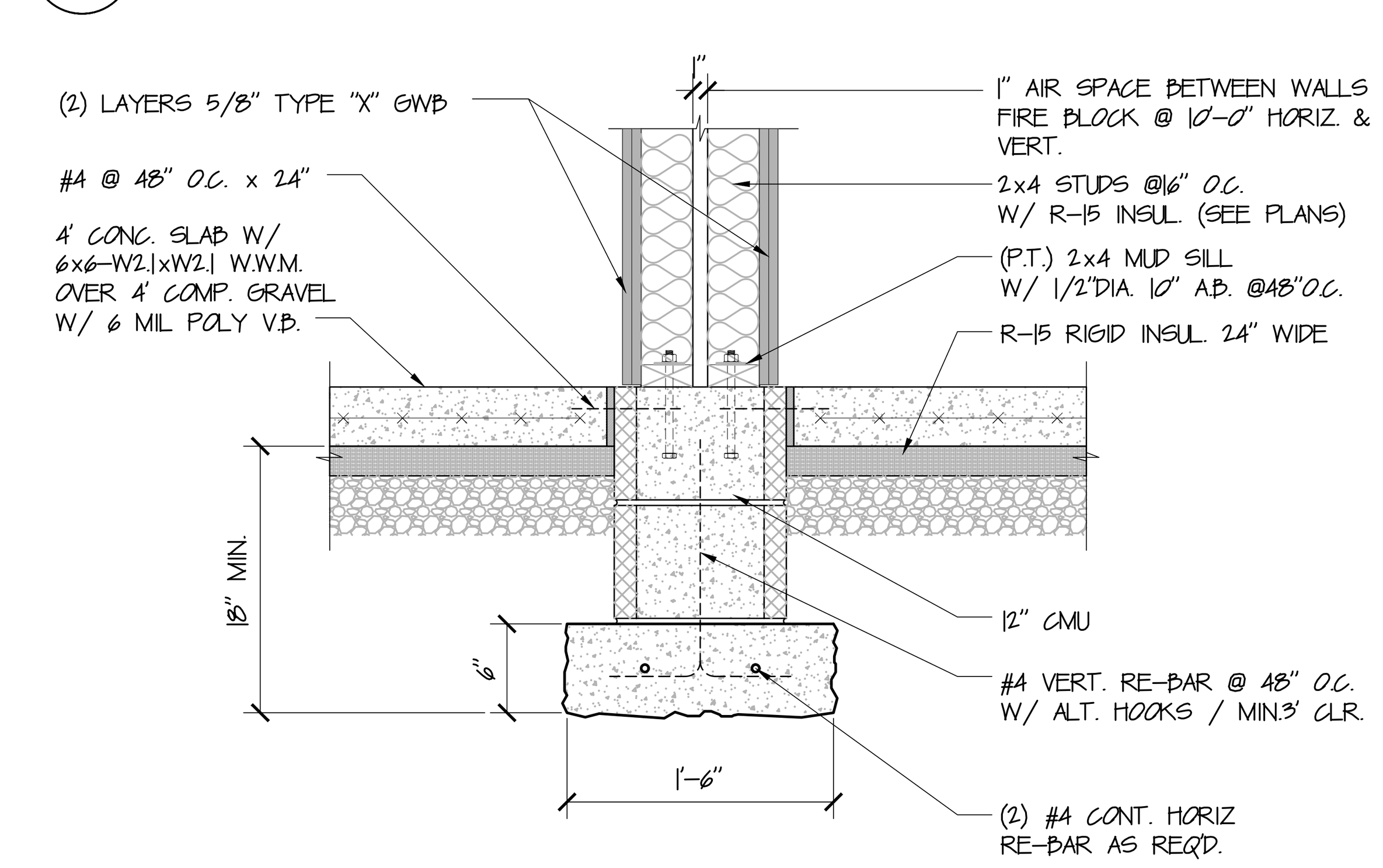
14 TYPICAL WALL SECTION @ INTERMEDIATE FLOOR
SCALE: 1" =1'-0"



8 FLOOR TO FLOOR @ PARTY WALL
SCALE: 1" =1'-0"



15 TYPICAL WALL SECTION @ FOUNDATION
SCALE: 1" =1'-0"



FOOTING @ PARTY WALL
SCALE: 1" =1'-0"

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF TRINITY HOMES. THEY ARE NOT TO BE USED BY THE OWNER, OR ANYONE ELSE, ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY PRIOR AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO TRINITY HOMES

Trinity HDC
psalm 23:4
COMMERCIAL & RESIDENTIAL BUILDING DESIGN
DRAWN BY: ANDRE R. MANSON / S.CHESTERFIELD, VA.
Voice: 804.615.2527 Email: thdc.studio@gmail.com

UNIT SQUARE FOOTAGE

FIRST FLOOR SF.	347 SF.
SECOND FLOOR SF.	726 SF.
THIRD FLOOR SF.	726 SF.
TOTAL FINISHED SF.	1,799 SF.
(UNFINISHED) CAR PORT SF.	379 SF.
(UNFINISHED) TOTAL SF.	379 SF.
TOTAL UNDER ROOF SF.	2,178 SF.

#	REV. DATE

New Home Construction
-

WALL SECTIONS AND ROOF PLAN

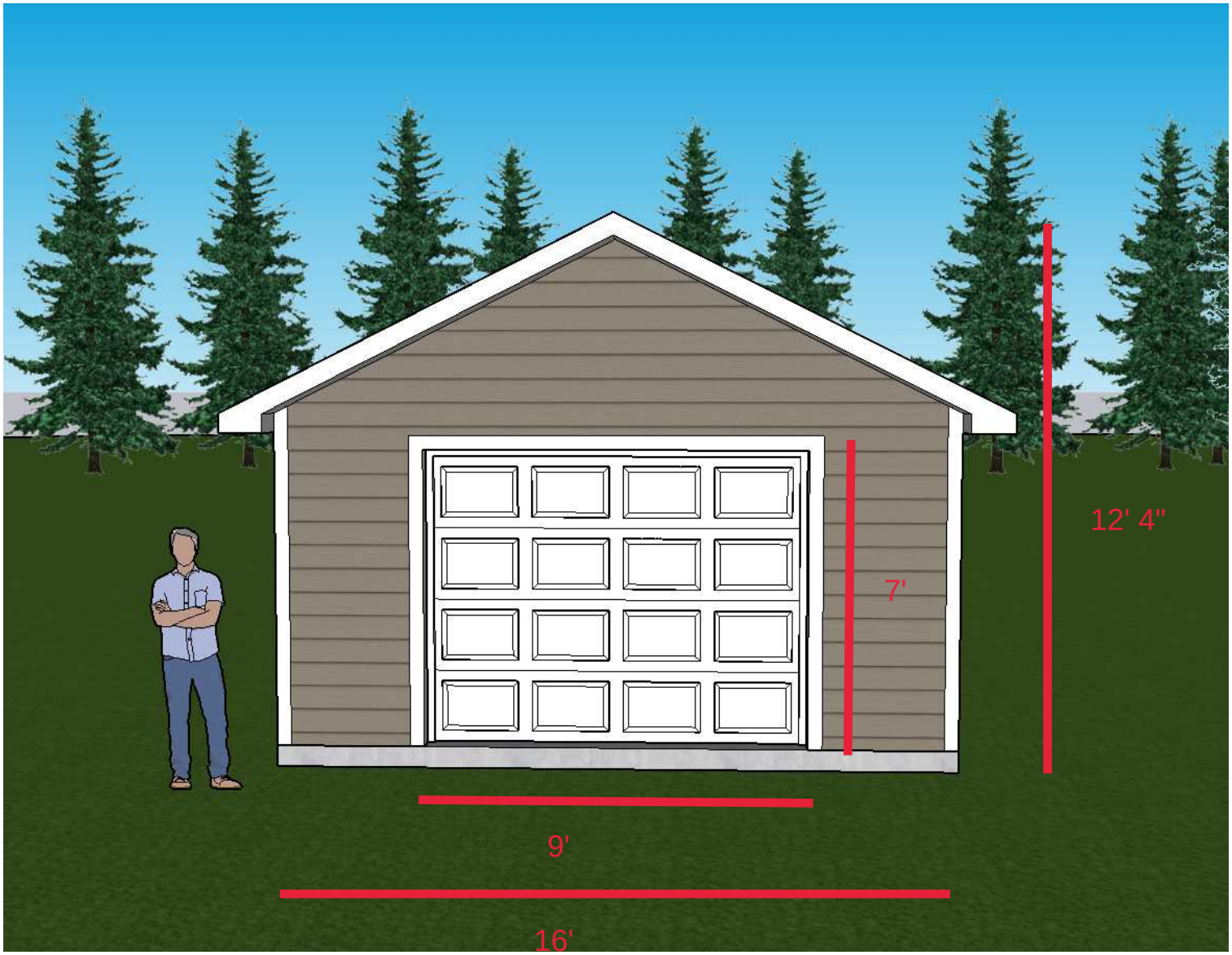
CLIENT APPROVAL

Plot Date: 12-Mar-23

22-016

SHEET NUMBER
A3-0

C:\Users\andre\AppData\Local\Temp\AcPublish_21160\Arch.dwg Mar 12, 2023 - 12:32pm andre

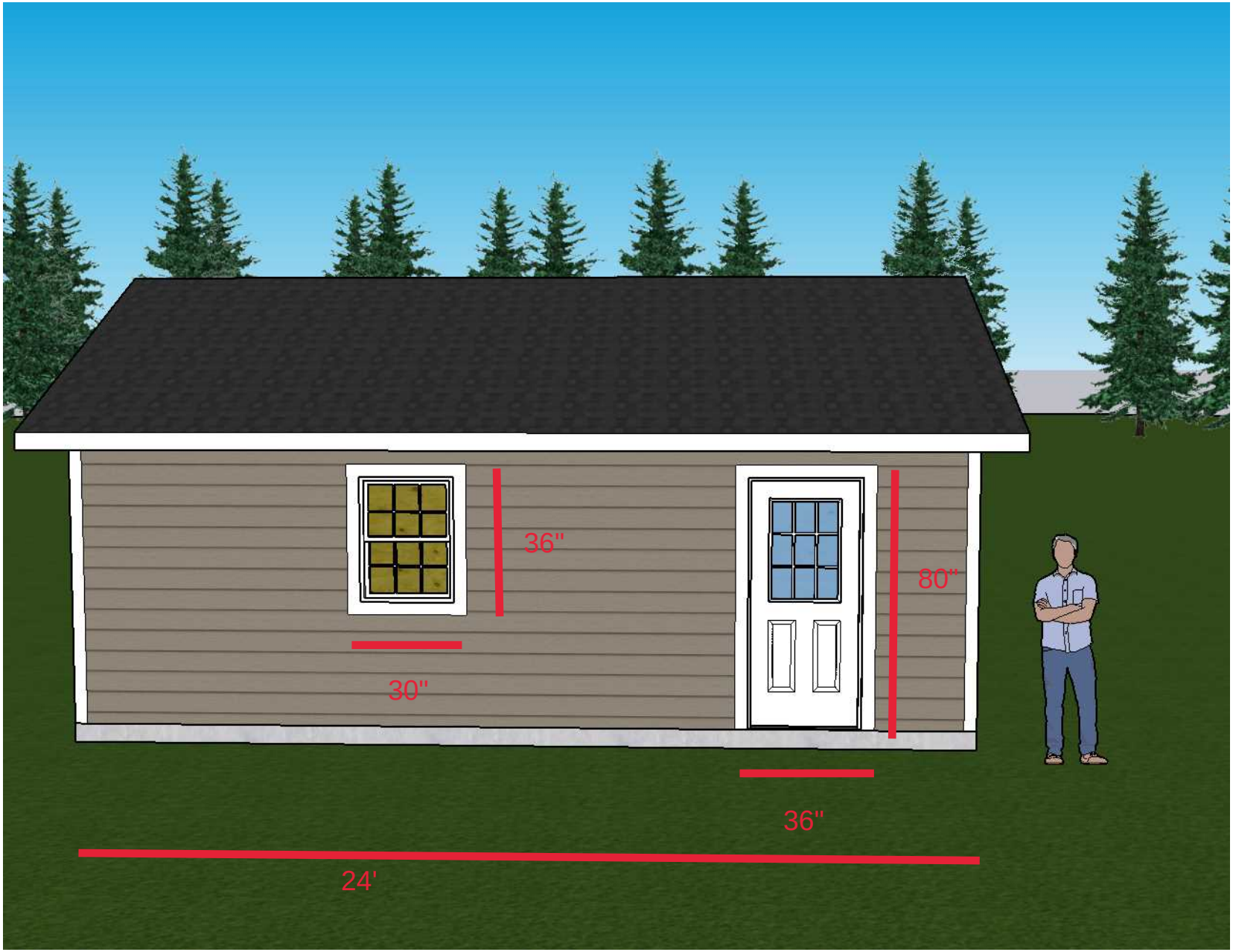


Olivet Gardens Project
Drawn by: Capital Sheds, Inc.

Front Elevation

12

February 17, 2023

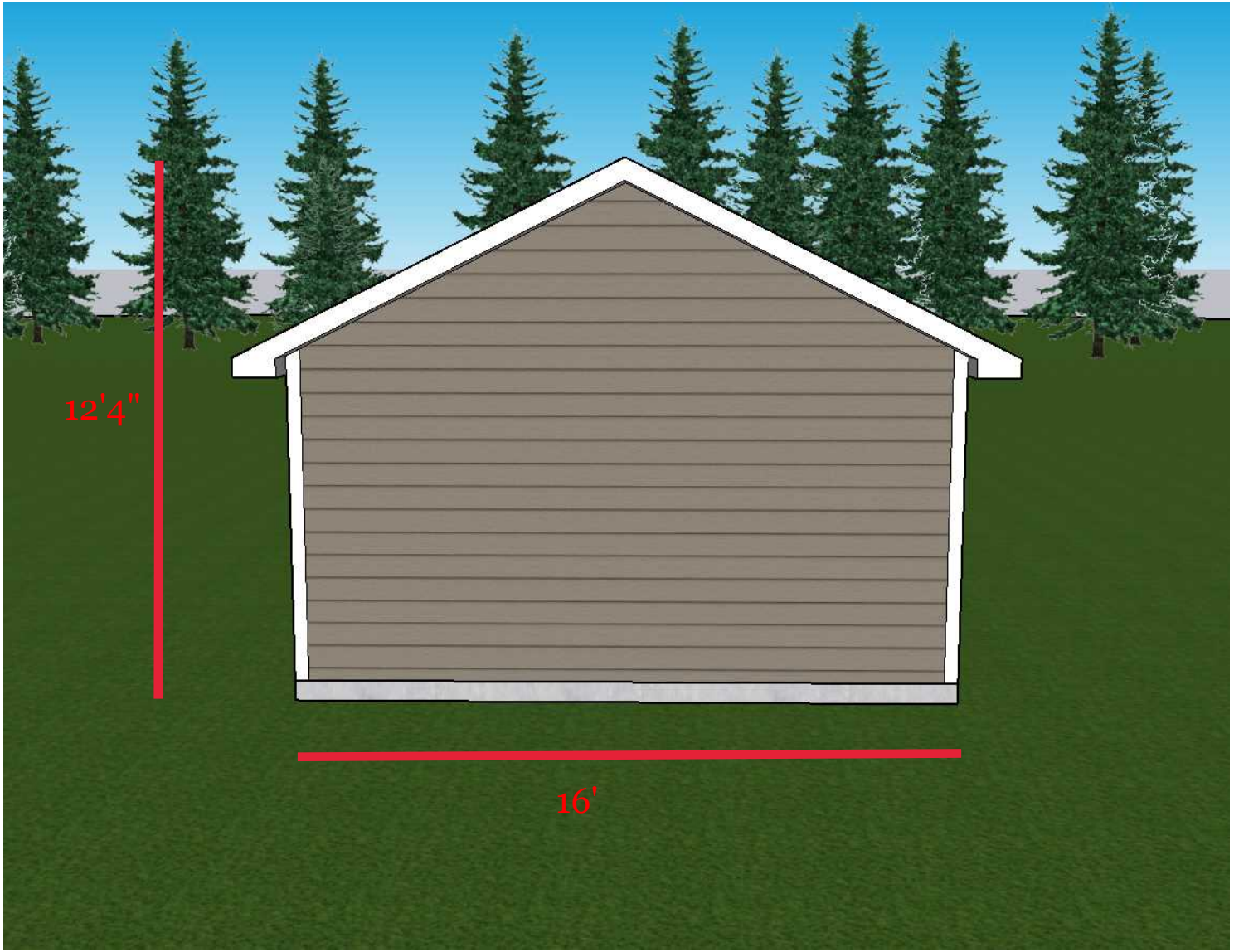


Olivet Gardens Project

Drawn by: Capital Sheds, Inc.

Left Elevation

February 17, 2023

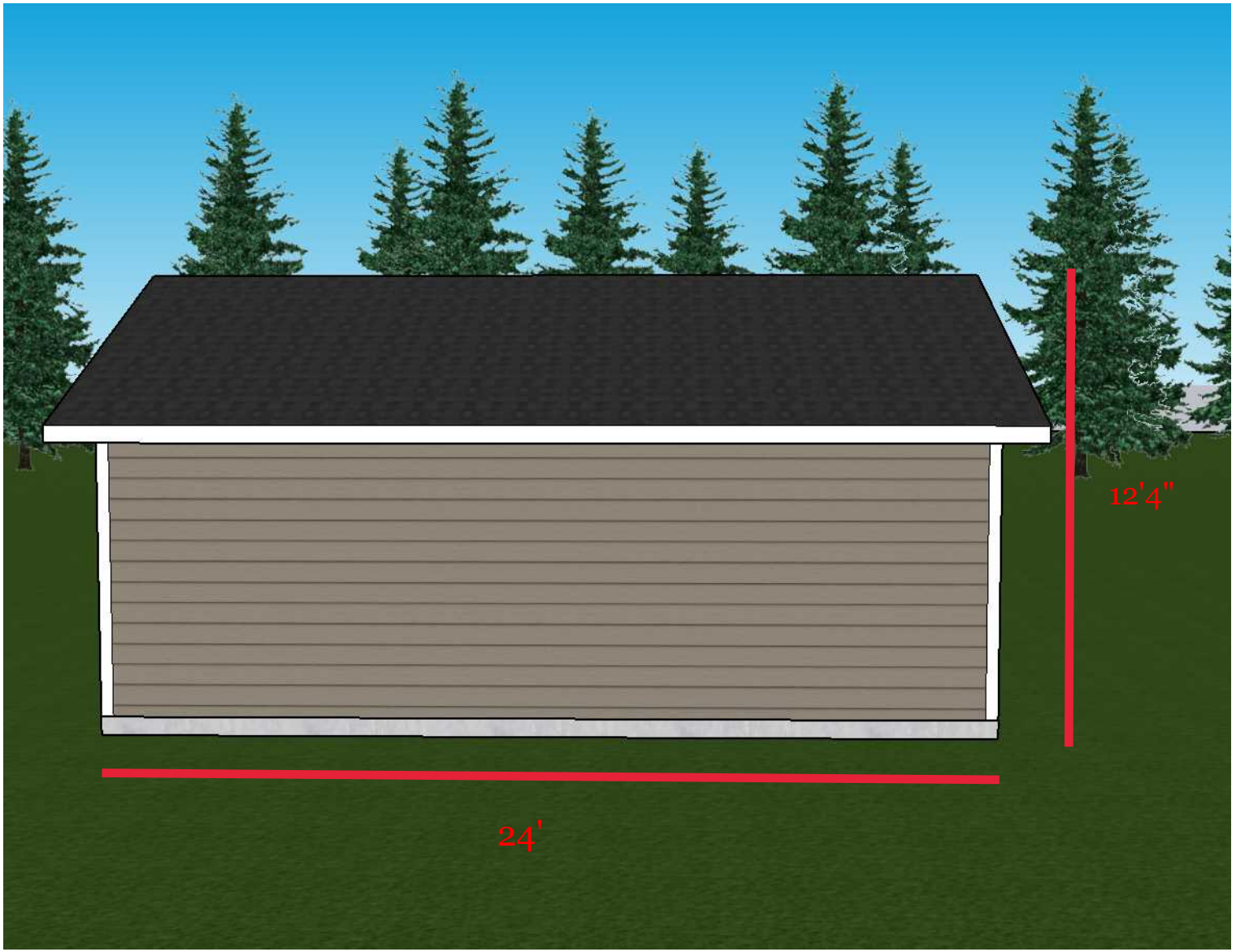


Olivet Gardens Project

Drawn by: Capital Sheds, Inc.

Back Elevation

February 17, 2023



Olivet Gardens Project

Drawn by: Capital Sheds, Inc.

Right Elevation

February 17, 2023

NOTES:

1. THE PROPERTIES DESCRIBED ARE NOT WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTIES ARE LISTED UNDER ZONE "X", COMMUNITY PANEL 5101290041E, EFF DATE 7/16/2014 .
2. DATUM: NAD 83(2011) VSPCS SOUTH.
3. THE PRE-DEVELOPMENT SITE HAS ACCESS THROUGH A PROPOSED 16' PUBLIC ALLEY AND DEDICATED RIGHT-OF-WAY, N 26TH STREET.
4. CONTRACTOR SHALL MODIFY SAFETY FENCE TO ALLOW CONSTRUCTION ACCESS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCKING GATE AT THE END OF EACH WORK DAY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MAINTENANCE OF TRAFFIC FOR SITE INGRESS AND EGRESS.
5. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. THERE MAY BE UNDERGROUND AND OVERHEAD UTILITIES (E.G. GAS, ELECTRIC, TELEPHONE, WATER, STORM, ETC.) OTHER THAN THOSE SHOWN.
6. ALL SEWER MAIN DIAMETERS ARE NOMINAL. ALL SEWER MAIN DIAMETERS, LENGTHS AND LATERAL LOCATIONS ARE TAKEN FROM EXISTING RECORDS AND MUST BE FIELD VERIFIED BY CONTRACTOR. FIELD VERIFY EXISTING DIMENSIONS AND QUANTITIES, SIZE AND ORIENTATION OF PIPE PENETRATIONS IN MANHOLES.
7. LATERAL LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. THERE MAY BE EXISTING LATERALS OTHER THAN THOSE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL LATERALS PRIOR TO CONSTRUCTION AND RECONNECT ALL ACTIVE LATERALS TO THE NEW MAINLINE SEWER.
8. SANITARY SEWER AND MANHOLE SIZE ARE EXAGGERATED ON PLANS. LATERALS SHOWN ON PLANS ARE EXAGGERATED TO INDICATE THE PROPERTIES BEING SERVICED.
9. CONTRACTOR SHALL LIMIT ACCESS TO THE WORK FROM APPROVED PUBLIC RIGHT-OF-WAY.
10. WHEN WORKING OUTSIDE OF PAVED PUBLIC ROADS MARK OUT LIMITS OF DISTURBANCE AND PERMANENT EASEMENTS WITH PIN FLAGS OR CONES.
11. RESTORE ALL DISTURBANCES TO PRE-CONSTRUCTION CONDITIONS UNLESS OTHERWISE SHOWN. CORRECT OR REPLACE IN KIND ANY DAMAGE RESULTING FROM THE EXECUTION OF THE WORK, INCLUDING BUT NOT LIMITED TO DAMAGE FROM TRAFFIC WEAR AND TEAR TO LAWNS, LANDSCAPING, PARKING LOTS, DRIVEWAYS, SIDEWALKS, ETC. REPLACE IN KIND ANY LAMP POSTS, ORNAMENTAL LIGHTS, ELECTRIC WIRING, OR IRRIGATION OR STORM WATER CONVEYANCE BURIED OR ABOVE GROUND DAMAGED DURING CONSTRUCTION. PROTECT ALL BUILDING FOUNDATIONS FROM UNDERMINING AND DAMAGE DURING CONSTRUCTION.
12. PROVIDE AND MAINTAIN VEHICLE ACCESS TO ALL DRIVEWAYS AND SIDE STREETS ALONG THE CONSTRUCTION ROUTE TO THE MAXIMUM PRACTICAL EXTENT.
13. IF REQUIRED PROTECT BYPASS PUMPING HOSES ACROSS ROADWAYS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CITY OF RICHMOND "WORK IN THE STREETS" PERMIT FOR ALL WORK PRIOR TO ACTIVE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC MEASURES AT AREAS OF WORK IN ACCORDANCE WITH VDOT STANDARDS.
15. CONTRACTOR SHALL RESTORE ROADWAY, CURB AND GUTTER, AND OTHER PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS STANDARD REQUIREMENTS FOR REPAVING UTILITY REPAIRS, EFFECTIVE APRIL 1, 2015.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING SEWERS IN OPERATION AT ALL TIMES, INCLUDING TEMPORARY BYPASS PUMPING DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY UTILITY OUTAGES WITH CUSTOMERS.
17. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL AERIAL OR OVERHEAD WIRES THAT WILL EFFECT THE WORK. CONTRACTOR SHALL COORDINATE TEMPORARY PROTECTION MEASURES FOR ALL AERIAL OR OVERHEAD WIRES SUCH AS TEMPORARY RELOCATION, SHIELDING, OR DE-ENERGIZING WITH THE AGENCY OR OWNER OF SUCH WIRES AS NECESSARY.
18. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN COMPLIANCE WITH OSHA STANDARDS AND ALL APPLICABLE SAFETY CODES.
19. CONTRACTOR SHALL NOTIFY MISS UTILITY OF VIRGINIA AT 1-800-552-7001 AND ALLOW FOR MARKING OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION WORK.
20. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER AS TO AVOID DAMAGE TO, OR INTERFERENCE WITH AND UTILITY SERVICES. CONTRACTOR SHALL PROTECT, SUPPORT AND RESTORE ALL UTILITIES AS REQUIRED TO COMPLETE THE WORK.

SEQUENCE OF CONSTRUCTION:

1. THE CITY SITE INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO A LAND DISTURBING ACTIVITY.
2. THE CONTRACTOR SHALL PROVIDE MINIMAL INTERRUPTION OF SERVICE TO ALL PROPERTY OWNERS.
3. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES. THERE SHALL BE REGULAR MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL MEASURES. ANY DEFICIENCIES THAT ARE FOUND SHALL BE CORRECTED IMMEDIATELY. REFER TO SHEET G.3 FOR FURTHER E&S STANDARDS AND REGULATIONS.
4. REMOVE ALL ITEMS CALLED OUT FOR DEMOLITION. REMOVE OVERHEAD ELECTRIC AND COMMUNICATION WIRES FEEDING BOTH BUILDINGS PRIOR TO THEIR DEMOLITION.
5. COMPLETE THE INSTALLATION OF ANY REMAINING UTILITIES.
5. ROUGH GRADE THE PROJECT SITE AND INSTALL PERMANENT STABILIZATION MEASURES.
6. THE CONTRACTOR MAY PROVIDE SUGGESTIONS ON SEQUENCE OF CONSTRUCTION ALTERNATIVES FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT MANAGER AT THE PRE-CONSTRUCTION MEETING.

DEMOLITION NOTES

REMOVE ALL EXISTING STRUCTURES AND FINISHES FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO ITEMS SHOWN AS HATCHED AND ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE REMOVED, AS WELL. PATCH STRUCTURES THAT ARE TO REMAIN IN ACCORDANCE TO THE CONSTRUCTION PLANS. ALL MATERIALS REMOVED SHALL BE DISPOSED OF IN A CERTIFIED, PERMITTED LOCATION, AND DEPOSITION OF LOCATION SHALL BE AVAILABLE FOR THE DEVELOPER'S REVIEW.

1. ALL ITEMS REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.
2. LATERAL LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. THERE MAY BE EXISTING LATERALS OTHER THAN THOSE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL LATERALS PRIOR TO CONSTRUCTION AND RECONNECT ALL ACTIVE LATERALS TO THE NEW MAINLINE SEWER.
3. WHERE APPLICABLE, LEVEL AND MATCH ALL G*RADE SURFACES.*

#2506
MOUNT OLIVET BAPTIST CHURCH
#2506 R STREET
PARCEL: E000-0561/018
INSTR. 0500-18684

#2510
SONIA C. MEHTA
#2510 R STREET
PARCEL: E000-0561/017
INSTR. 2100-28127

#1224
MOUNT OLIVET BAPTIST CHURCH TRUSTEES
#1224 N. 26TH STREET
PARCEL: E000-0561/004
D.B. 330, PG. 1330
D.B. 401, PG. 655

THE TOPOGRAPHICAL SURVEY SHOWN HEREON IS FROM A FIELD SURVEY COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MARK B. BEALL FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JULY 2, 2022; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

CONTOUR INTERVAL = 1 FOOT
HORIZONTAL DATUM = NAD 83
VERTICAL DATUM = NAVD 88

UNDERGROUND UTILITIES SHOWN HEREON BASED ON PAINTED MARKINGS FROM MISS UTILITY TICKET #A218101476-00A AND VISIBLE FIELD EVIDENCE.

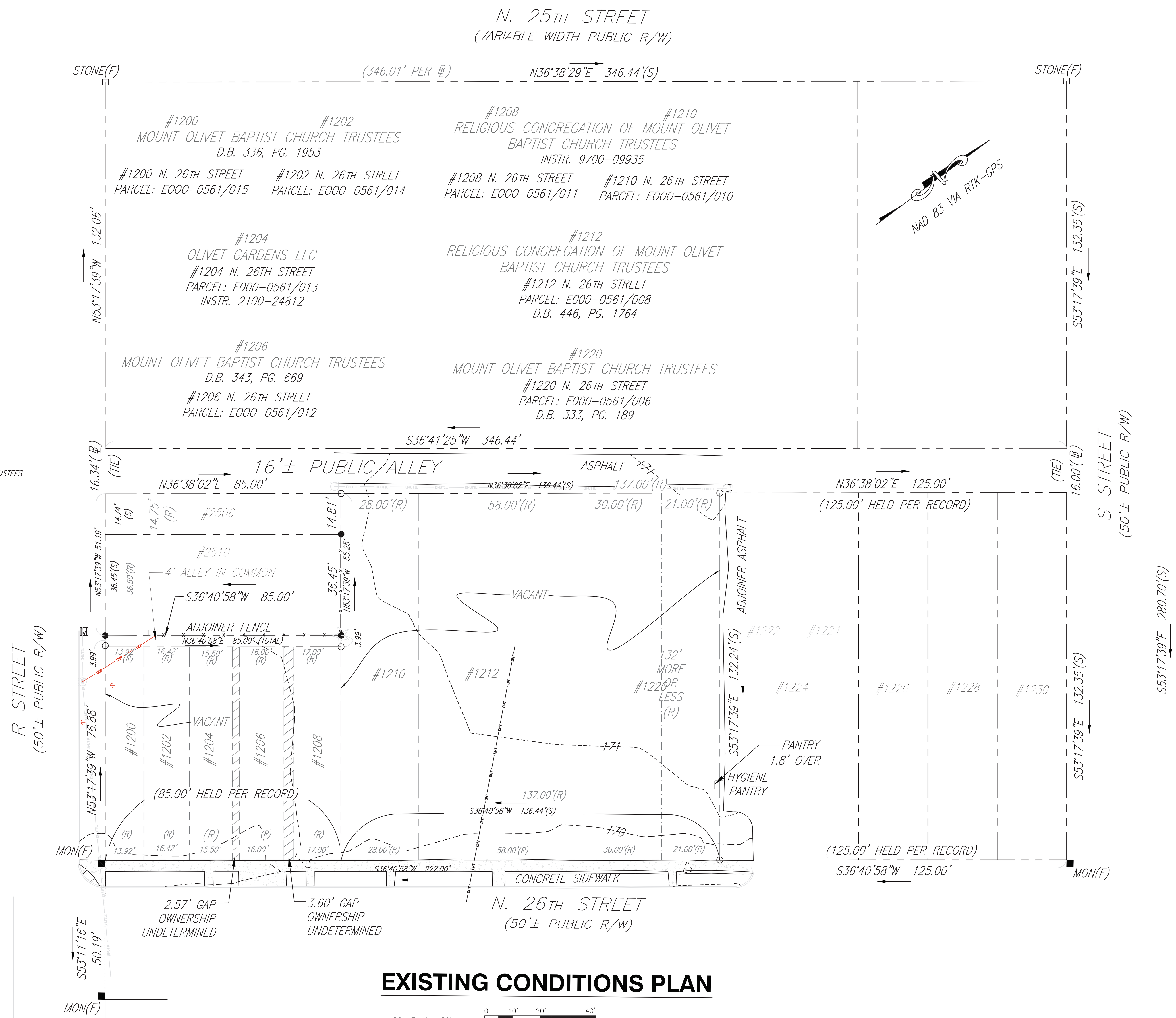
THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT DATED JULY 12, 2021 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY – COMMITMENT No. HA22-5337.

LINETYPE LEGEND

— OHUTIL — OHUTIL —	OVERHEAD UTILITIES
— 21"RCP — 21"RCP —	STORM SEWER RCP (U/G)
— OHP — OHP —	OVERHEAD POWER
— OHT — OHT —	OVERHEAD TELEPHONE
— OHTV — OHTV —	OVERHEAD CABLE TELEVISION
—□—□—□—□—	GUARD RAIL
— T — T — T —	TELECOMMUNICATION LINE (U/G)
— X — X — X —	FENCE
— SS — SS —	SANITARY SEWER (U/G)
— W — W — W —	WATERLINE (U/G)
— ST — ST —	STORM SEWER (U/G)
— P — P — P —	POWER LINE (U/G)
— G — G — G —	GAS LINE (U/G)

(R) PER RECORD DATA

(S) PER SURVEY DATA AND FOR PARCEL LINE ADJUSTMENT



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'   0 10' 20' 40'

CONSULTANTS

CIVIL ENGINEEERS
LAND PLANNERS
LAND SURVEYORS

HAMPTON ROADS
AND RICHMOND
1385 FORDHAM DR. STE 105
VIRGINIA BEACH, VA 23464
(757) 675-3767

SEALS

COMMONWEALTH OF VIRGINIA
Hollis Ellis
Digitally signed by Hollis Ellis
HOLLIS D. ELLIS
Lic. No. 034676
PROFESSIONAL ENGINEER

OLIVET GARDENS
DEVELOPMENTAL PLAN OF 10 SINGLE FAMILY ATTACHED DWELLINGS FOR RELIGIOUS CONGREGATION OF MT OLIVET BAPTIST CHURCH TRUST
CITY OF RICHMOND, VIRGINIA

NO.	DATE	ISSUED FOR	BY

DATE: 10/9/22
PROJECT NO.: 2022-08-00
FILE NAME:
DESIGNED BY: C.H.
DRAWN BY: C.H.
CHECKED BY: J.P.

SHEET TITLE

CIVIL

EXISTING CONDITIONS

CITY OF RICHMOND, VIRGINIA

SCALE: 1:20

SHT G-4

SHEET 04 OF 06