

INTRODUCED: January 8, 2024

AN ORDINANCE No. 2024-015

As Amended

To authorize the special use of the properties known as 1200, 1202, 1204, 1206, 1208, 1210, 1212, and 1220 North 26th Street for the purpose of ten single-family attached dwellings and ~~[ten]~~ six garages ~~[as an accessory use]~~ which may be used as accessory dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 12 2024 AT 6 P.M.

WHEREAS, the owner of the properties known as 1200, 1202, 1204, 1206, 1208, 1210, 1212, and 1220 North 26th Street, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of ten single-family attached dwellings and ~~[ten]~~ six garages ~~[as an accessory use]~~ which may be used as accessory dwelling units, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, and 30-412.5, concerning yards, 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 25 2024 REJECTED: _____ STRICKEN: _____

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 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 properties known as 1200, 1202, 1204, 1206, 1208, 1210, 1212, and 1220 North 26th Street and identified as Tax Parcel Nos. E000-0561/015, E000-0561/014, E000-0561/013, E000-0561/012, E000-0561/011, E000-0561/010, E000-0561/008, and E000-0561/006, respectively, in the 2024 records of the City Assessor, being more particularly as shown on a survey entitled “Olivet Gardens Developmental Plan of 10 Single Family Attached Dwellings for Religious Congregation of Mt. Olivet Baptist Church Trust, City of Richmond, Virginia,” prepared by Parrish-Point, LLC, on the sheet labeled “Existing Conditions,” dated October 9, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of ten single-family attached dwellings and ~~ten~~ six garages ~~[as an accessory use]~~ which may be used as accessory dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Olivet Gardens Developmental Plan of 10 Single Family Attached Dwellings for Religious Congregation of Mt. Olivet Baptist Church Trust, City of Richmond, Virginia,” prepared by Parrish-Point, LLC, with the sheet labeled “Existing Conditions,” dated October 9, 2022, and the sheet labeled “Site Plan,” dated October 9, 2022, and last revised September 18, 2023, “New Home Construction,” prepared by Trinity HDC, and dated March 12, 2023, with sheets A0-0 and A2-0, dated March 4, 2024, and “Olivet Gardens Project,” prepared by Capital Sheds, Inc., and dated February 17, 2023, 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 ten single-family attached dwellings and ~~[ten]~~ six garages ~~[as an accessory use]~~ which may be used as accessory dwelling units, substantially as shown on the Plans.

~~(b) [Each separated garage structure and lot shall only be transferred with its respective single family attached dwelling lot, substantially as shown on the Plans.~~

~~(e)]~~ (e) The height of the ~~[Special Use]~~ single-family dwellings shall not exceed three stories, substantially as shown on the Plans. The height of the accessory dwelling units shall not exceed two stories.

~~[(d)]~~ (c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

~~[(e)]~~ (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

~~[(f)]~~ (e) Prior to the issuance of any building permit for the Special Use, the establishment of ten residential lots ~~[with accompanying garage lots]~~, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

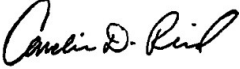
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building

permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

City Clerk



City of Richmond

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

Master

File Number: Admin-2023-1663

File ID: Admin-2023-1663

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Richmond Dept of Planning & Development. Review

Cost:

File Created: 09/25/2023

Subject:

Final Action:

Title: To authorize the special use of the properties known as 1200, 1202, 1204, 1206, 1208, 1210, 1212, and 1220 North 26th Street for the purpose of 10 single family attached dwellings, as well as 10 garages as a principal use, upon certain terms and conditions.

Internal Notes:

Code Sections:

Agenda Date: 01/08/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: O&R documents COMBINED.pdf, Scanned SUP - 1220 N. 26th St..pdf

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/14/2023	Jonathan Brown	Approve	12/18/2023
1	2	12/14/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	12/14/2023	Kevin Vonck	Approve	12/21/2023
1	4	12/14/2023	Alecia Blackwell - FYI	Notified - FYI	
1	5	12/14/2023	Sharon Ebert - FYI	Notified - FYI	
1	6	12/14/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	12/20/2023	Jeff Gray	Approve	12/18/2023
1	8	12/20/2023	Lincoln Saunders	Approve	12/22/2023
1	9	1/2/2024	Mayor Stoney	Approve	12/22/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-1663

Title

To authorize the special use of the properties known as 1200, 1202, 1204, 1206, 1208, 1210, 1212, and 1220 North 26th Street for the purpose of 10 single family attached dwellings, as well as 10 garages as a principal use, upon certain terms and conditions.

Body

O & R Request

DATE: December 11, 2022 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

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

RE: To authorize the special use of the properties known as 1200, 1202, 1204, 1206, 1208, 1210, 1212, and 1220 North 26th Street for the purpose of 10 single family attached dwellings, as well as, 10 garages as a principal use, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize 10, newly constructed, single-family attached dwellings along with 10, two-car detached garages separated from each parcel within an internal courtyard. The new detached garages as well as the new dwellings will also be accessed by a newly constructed public alleyway. The current zoning is R-6 Single-Family Attached Res-idential District. While the use is permitted the property does not meet the current density or lot area requirements within the R-6 zone. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Church Hill North neighborhood on North 26th Street between R and Q Streets. The properties are a combined 24,170 sq. ft. (.55 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as the “Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.”

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10

units), and open space. Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is R-6 Single-Family Attached Residential District. All adjacent properties to the north, south and east are located primarily within the same R-6 Zone as the property in question. Properties directly to the east are zoned B-2 Community Business and UB Urban Business along North 25th Street. The area is primarily residential uses, with some multi-family and small commercial uses nearby along North 25th Street. The proposed density is 18 units per acre.

COMMUNITY ENGAGEMENT: Church Hill Central Civic Association contacted; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 8, 2024

CITY COUNCIL PUBLIC HEARING DATE: February 12, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

..Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike Withdrawn --- Continue to:



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _() _____ Fax: _() _____

Email: _____

Property Owner Signature: _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Parcel ID List

E0000561015

E0000561014

E0000561013

E0000561012

E0000561011

E0000561010

E0000561008

E0000561006

1200 – 1220 N 26th Street Applicant's Report

The proposed use for the application is ten 3-bedroom single family attached dwelling units and garages. The use are allowed within the current zoning. However, the applicant is requesting exception to some details of the zoning designation. More specifically, the applicant is requesting exception to the side yard, front yard and rear yard requirements of the zoning classification. The request is to allow the applicant to build as represented in the attached plans. The use is very much aligned with the surrounding uses. The proposed use is also very well aligned with the comprehensive and neighborhood plans for the area. Single family attached homes are located in the neighborhood all around the subject property. This is the most appropriate use for the site.

The site will not:

- a. be detrimental to the safety, health, morals and general welfare of the community involved;
 Why- The proposed use is very much aligned with the vision and planning of the City of Richmond
- b. tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
 - a. Why- The addition of these homes simply restores historic community density and creates additional off street parking for the homes
- c. create hazards from fire, panic or other dangers;
 - a. Why – There is a minimal level of fire risk associated with any home. There is no additional risk associated with this application
- d. tend to cause overcrowding of land and an undue concentration of population;
 - a. Why- The proposed density ins aligned with density across the neighborhood. No overcrowding is proposed as a result of the application
- e. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
 - a. Why- the affect of the construction on the public infrastructure will be minimal. No schools parks or playgrounds will be directly impacted in a negative way
- f. interfere with adequate light and air.
 - a. Why – The project does not interfere with adequate air and light

The homes have been designed to blend well with the neighborhood. The homes have been discussed in detail with city staff and updated prior to submission to be even more align with the city's vision and direction for the neighborhood. Overall, the project will be a great benefit and restore the continuity of the neighborhood.

NOTES:

- 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.
- DATUM: NAD 83(2011) VSPCS SOUTH.
- THE PRE-DEVELOPMENT SITE HAS ACCESS THROUGH A PROPOSED 16' PUBLIC ALLEY AND DEDICATED RIGHT-OF-WAY, N 26TH STREET.
- 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.
- 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.
- 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.
- 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.
- SANITARY SEWER AND MANHOLE SIZE ARE EXAGGERATED ON PLANS. LATERALS SHOWN ON PLANS ARE EXAGGERATED TO INDICATE THE PROPERTIES BEING SERVICED.
- CONTRACTOR SHALL LIMIT ACCESS TO THE WORK FROM APPROVED PUBLIC RIGHT-OF-WAY.
- WHEN WORKING OUTSIDE OF PAVED PUBLIC ROADS MARK OUT LIMITS OF DISTURBANCE AND PERMANENT EASEMENTS WITH PIN FLAGS OR CONES.
- 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.
- PROVIDE AND MAINTAIN VEHICLE ACCESS TO ALL DRIVEWAYS AND SIDE STREETS ALONG THE CONSTRUCTION ROUTE TO THE MAXIMUM PRACTICAL EXTENT.
- IF REQUIRED PROTECT BYPASS PUMPING HOSES ACROSS ROADWAYS.
- 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.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN COMPLIANCE WITH OSHA STANDARDS AND ALL APPLICABLE SAFETY CODES.
- CONTRACTOR SHALL NOTIFY MISS UTILITY OF VIRGINIA AT 1-800-552-7001 AND ALLOW FOR MARKING OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION WORK.
- 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:

- THE CITY SITE INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO A LAND DISTURBING ACTIVITY.
- THE CONTRACTOR SHALL PROVIDE MINIMAL INTERRUPTION OF SERVICE TO ALL PROPERTY OWNERS.
- 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.
- REMOVE ALL ITEMS CALLED OUT FOR DEMOLITION. REMOVE OVERHEAD ELECTRIC AND COMMUNICATION WIRES FEEDING BOTH BUILDINGS PRIOR TO THEIR DEMOLITION.
- COMPLETE THE INSTALLATION OF ANY REMAINING UTILITIES.
- ROUGH GRADE THE PROJECT SITE AND INSTALL PERMANENT STABILIZATION MEASURES.
- 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.
- ALL ITEMS REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.
 - 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.
 - WHERE APPLICABLE, LEVEL AND MATCH ALL GRADE SURFACES.

CONSULTANTS

CIVIL ENGINEERS
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.

**EXISTING
CONDITIONS**

CITY OF RICHMOND, VIRGINIA

SCALE: 1:20

SHT G-4

SHEET 04 OF 06

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 PLAN, 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

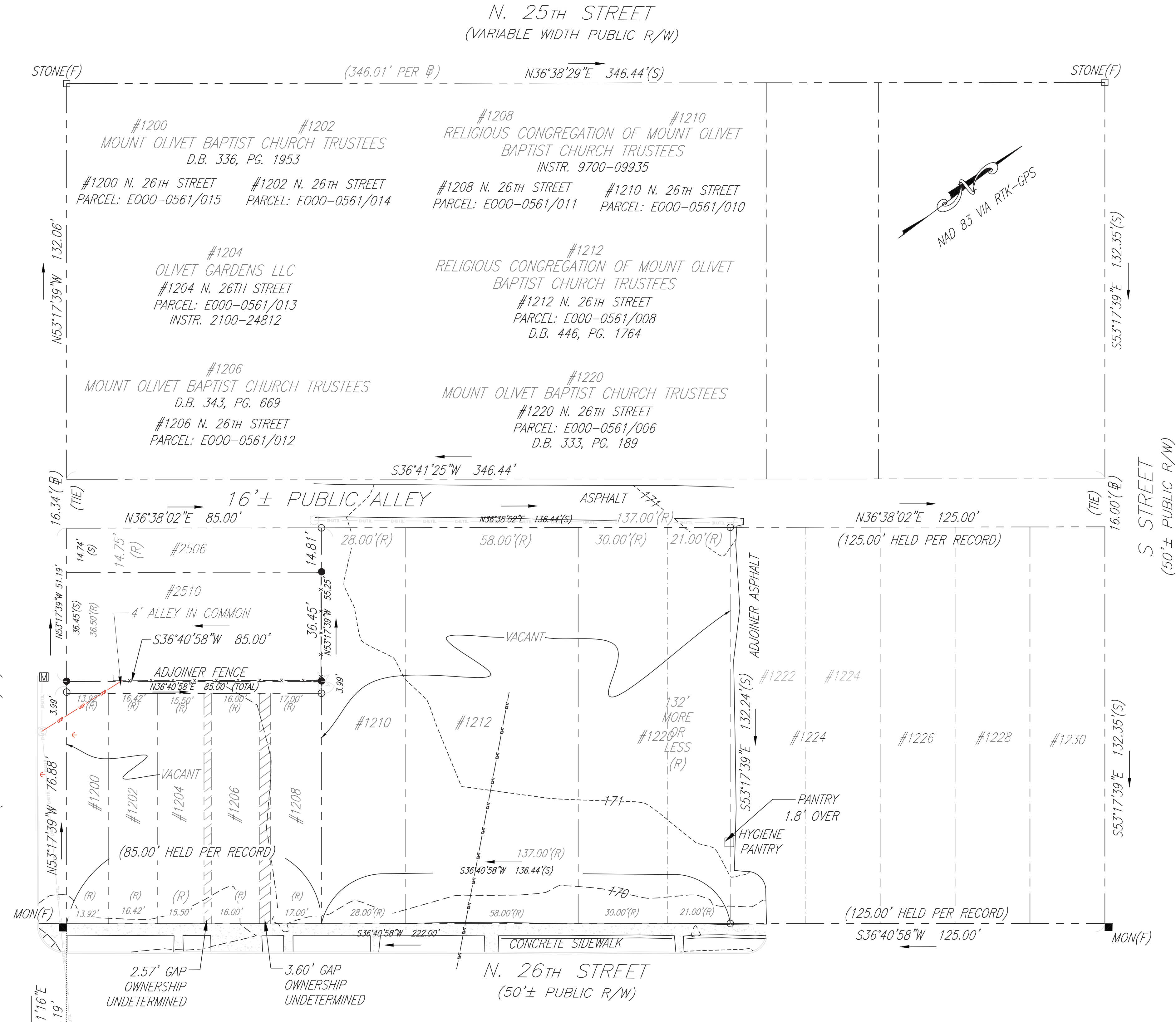
UNDERGROUND UTILITIES SHOWN HEREON BASED ON PAINTED MARKINGS FROM MISS UTILITY TICKET #A218101476-00A AND VISIBLE FIELD EVIDENCE.

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.

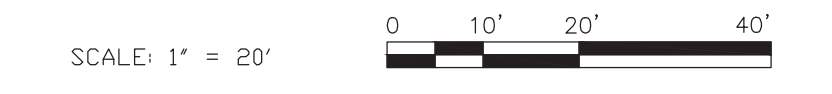
LINETYPE LEGEND

- OHUTL— OHUTL— OVERHEAD UTILITIES
- S1*ROP— S1*ROP— STORM SEWER RCP (U/G)
- OHP— OHP— OVERHEAD POWER
- OHT— OHT— OVERHEAD TELEPHONE
- OHTV— OHTV— OVERHEAD CABLE TELEVISION
- G— G— GUARD RAIL
- T— T— TELECOMMUNICATION LINE (U/G)
- X— X— FENCE
- SS— SS— SANITARY SEWER (U/G)
- V— V— WATERLINE (U/G)
- ST— ST— STORM SEWER (U/G)
- P— P— POWER LINE (U/G)
- G— G— GAS LINE (U/G)

(R) PER RECORD DATA
(S) PER SURVEY DATA AND FOR
PARCEL LINE ADJUSTMENT



EXISTING CONDITIONS PLAN



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)
3 FT. (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: CURB & GUTTER: 2,899 S.F.

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%

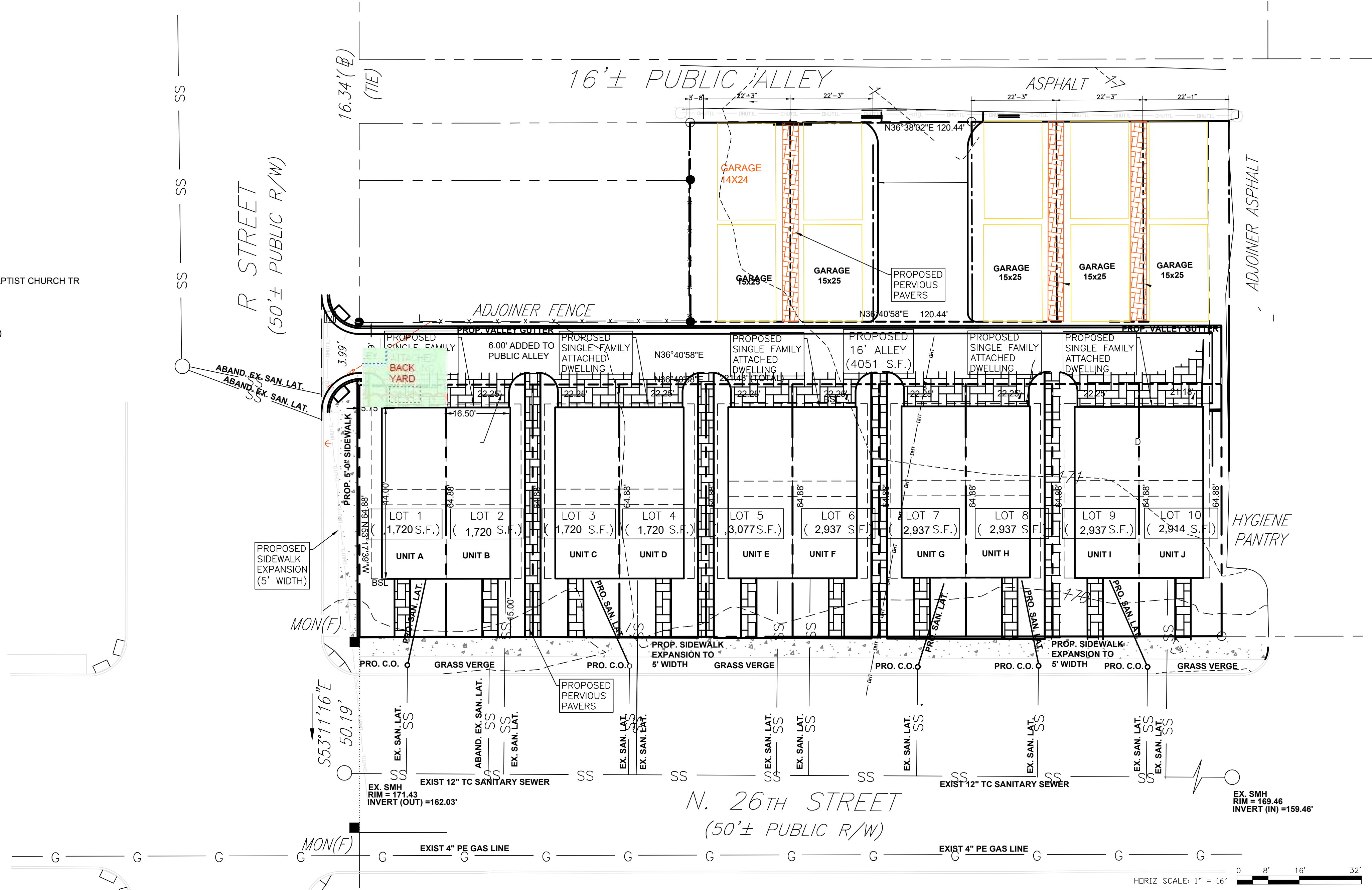
LOT 6 (1,444 S.F.)
BUILDING: 726 +/- S.F. (PER LOT)
WALKWAY: 190 +/- S.F.
DRIVEWAY: 95 +/- S.F.
TOTAL: 1011 S.F.
PERCENT IMPERVIOUS: 70.0%

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 ENGINEERS
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
CML
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 RESIDENTIAL 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" 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.

- 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.
 - 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 S45 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 (1) 2X JACK STUD AND (2) 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 MULTIPLE 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. (PHLIT) DNI47P8 PINS OR EQUAL AT 32" O.C., OR, 1/2" DIA. BOLTS AT 48" D.C.
 - PROVIDE SIMPSON BCS2-4 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 1. 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-1 FLOOR 24" ON CENTER, EXPOSURE 1, 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 1
 - ENGINEER SEALED AND SIGNED SHOP DRAWINGS ARE REQUIRED FOR PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES.

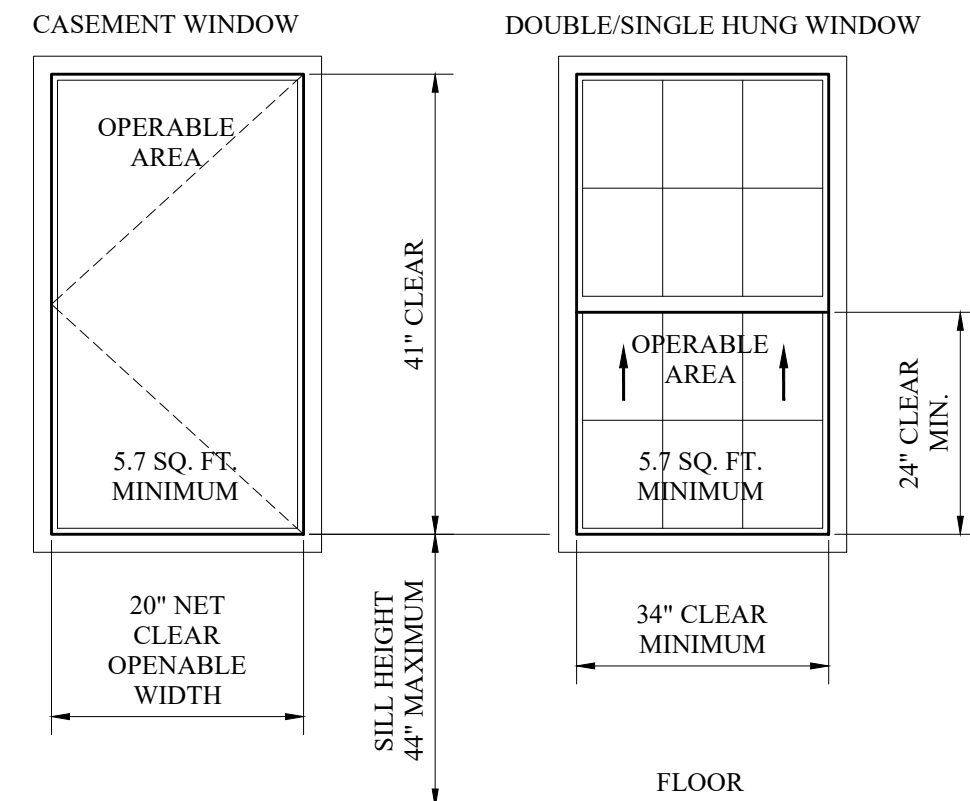
- SMOKE / CMA & FIRE EXTINGUISHER NOTES:**
- R314.1 GENERAL. (2018 IRC) SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.
 - R315.1 GENERAL. (2018 IRC) CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315. SMOKE ALARMS PER SECTION R314
 - R330.1 KITCHEN AREAS. (2018 VRC) OTHER THAN WHERE THE DWELLING IS EQUIPPED WITH AN APPROVED SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313
 - R313 (2018 IRC), A FIRE EXTINGUISHER HAVING A RATING OF 2A: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.

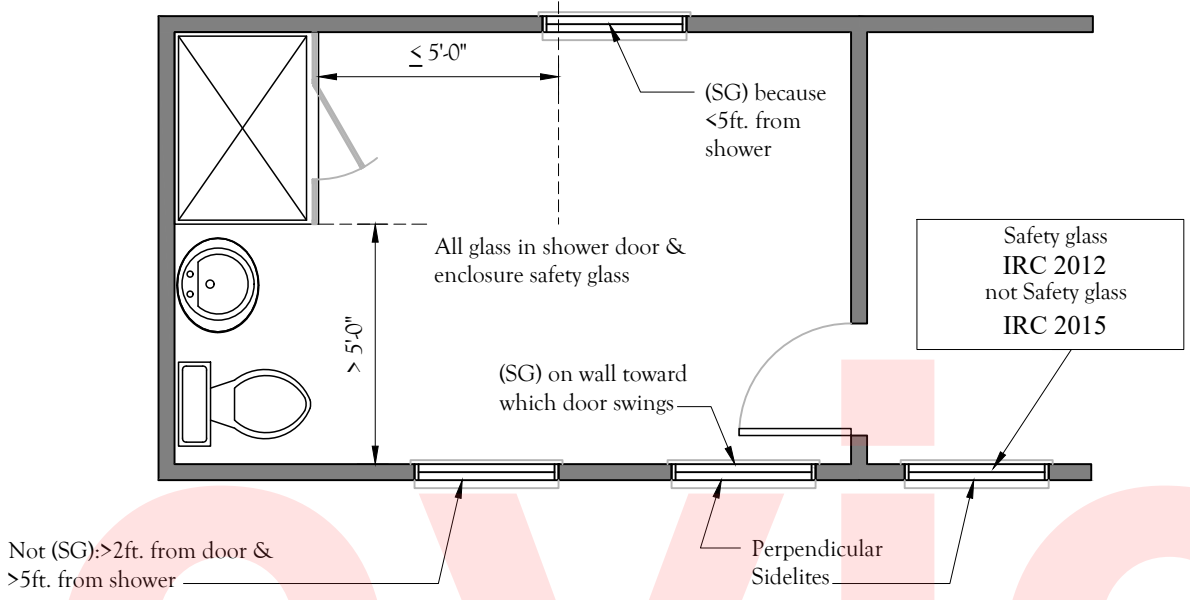
ALL STRUCTURAL LUMBER (I.E. JOISTS, RAFTERS, HEADERS, ETC.) SHALL HAVE A MODULUS OF ELASTICITY OF 1,400,000 MIN. AND EXTREME FIBER BENDING STRESS OF 1,000 PSI MIN. FOR REPETITIVE MEMBERS.

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:
- 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.
 - 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 INSWINGING DOOR.
- EXCEPTIONS:
- DECORATIVE GLAZING.
 - WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
 - 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.
 - GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.



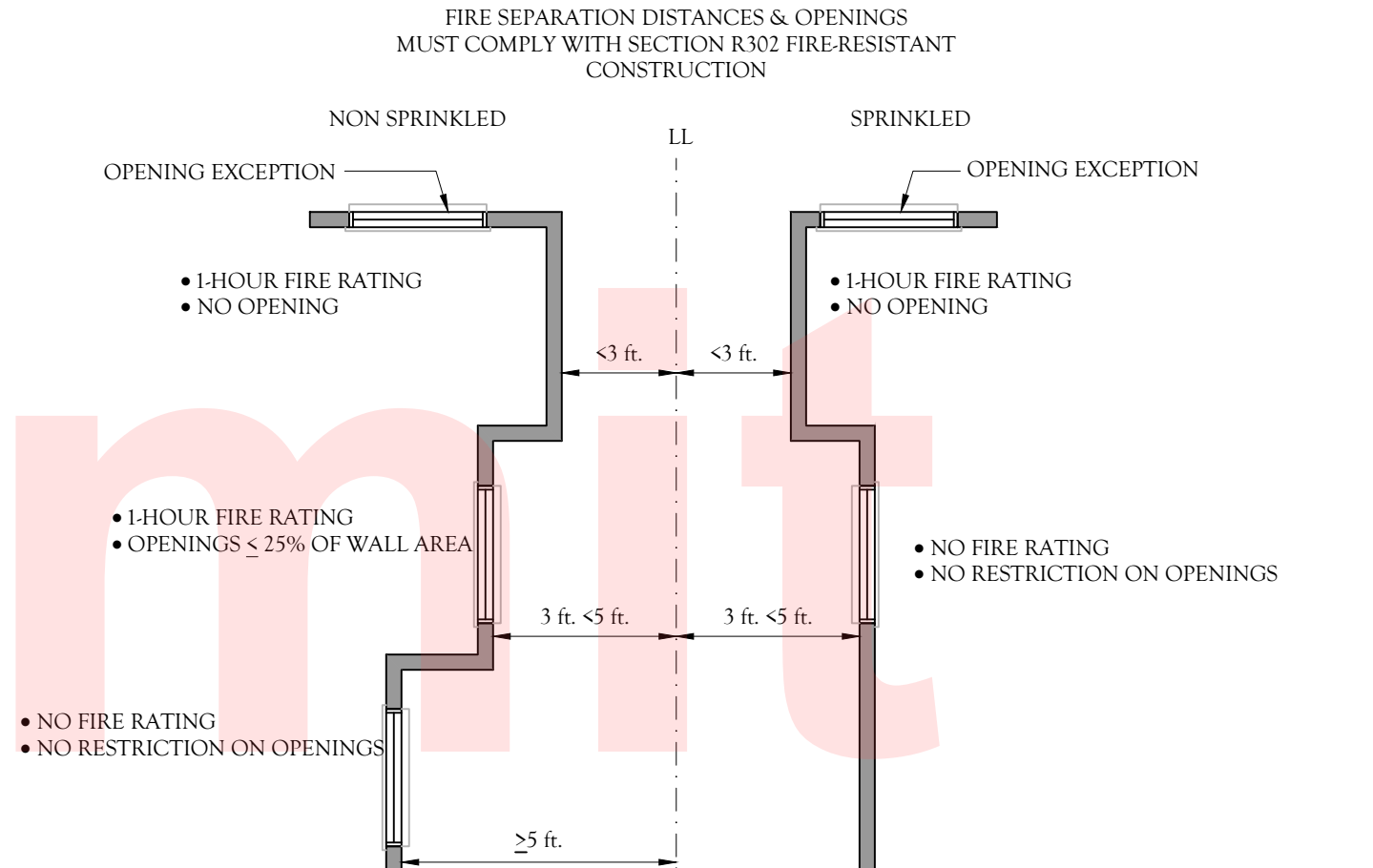
EXTERIOR WALLS AND SEPARATION NOTES:

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
Openings in walls	Not fire-resistance rated	0 hours	≥ 5 feet
	Not allowed	N/A	< 3 feet
Penetrations	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
	All	None required	3 feet

For SI: 1 foot = 304.8 mm.
 N/A = Not Applicable.

- 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.
- 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 ROUTE REQUIRED BY SECTION R312.1. 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:
- CASED OPENINGS SHALL PROVIDE A MINIMUM 34-INCH (864 MM) CLEAR WIDTH.
 - 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:
- WALLS, PROJECTIONS, OPENINGS OR PENETRATIONS IN WALLS PERPENDICULAR TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.
 - WALLS OF DWELLINGS AND ACCESSORY STRUCTURES LOCATED ON THE SAME LOT.
 - 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.
 - DETACHED GARAGES ACCESSORY TO A DWELLING LOCATED WITHIN 2 FEET (610 MM) OF A LOT LINE ARE PERMITTED TO HAVE ROOF LEAVE PROJECTIONS NOT EXCEEDING 4 INCHES (102 MM).
 - 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:
- 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.
 - 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:
- 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.
 - 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)
- THE MAXIMUM RISER HEIGHT IS 8 1/4"; THE MAXIMUM VARIATION BETWEEN THE TALLEST AND SHORTEST RISER IS 3/8".
 - 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)
- THE MINIMUM TREAD WIDTH IS 9". THE MAXIMUM VARIATION IN TREAD WIDTHS BETWEEN THE WIDEST AND NARROWEST IS 3/8".
 - THE TREAD NOSING SHALL PROJECT AT LEAST 3/4" AND NOT MORE THAN 1-1/4" BEYOND ANY SOLID RISER.
- STRINGERS
- ALL STRINGERS SHALL BE A MINIMUM OF 2x12 P.T. MATERIAL.
 - 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 UNCU2 2x12, TWO STRINGERS ARE REQUIRED FOR A 36" WIDE STAIR.
 - STRINGERS SHALL NOT SPAN MORE THAN 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")
- GUARDRAILS ARE AN ASSEMBLY COMPRSED OF THE FOLLOWING COMPONENTS:
 - * 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.
 - 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.
 - THE TOP OF THE GUARDRAIL CAP MUST BE BETWEEN 34" AND 38" WHERE MEASURED FROM THE NOSING OF THE TREAD.
 - THE BOTTOM RAIL MUST BE LOCATED SO THAT A 6" SPHERE CANNOT PASS BETWEEN THE TRIANGLE FORMED BY THE RISER, TREAD AND BOTTOM RAIL.
 - 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 UNDERSTAIR PROTECTION (2018 IRC). ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDERSTAIR SURFACE AND ANY SCOFFS 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)

TrinityHDC
 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

CODE NOTES AND DETAILS

CLIENT APPROVAL

Plot Date: 12-Mar-23

22-016

SHEET NUMBER

C1-0

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

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*	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*

2018 VIRGINIA RESIDENTIAL CODE										
CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT U-FACTOR ^a	GLAZED FENESTRATION SHGC ^c	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE 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 ^b	8/13	19	5/13 ^d	0	5/13
4 except Marine	0.32	0.55	0.40	49	15 or 13 + 1 ^e	8/13	19	10/13	10, 2ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5 ^b	13/17	30 ^e	15/19	10, 2ft	15/19
6	0.30	0.55	NR	49	20 + 5 ^b or 13 + 10 ^b	15/20	30 ^e	15/19	10, 4ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 ^b or 13 + 10 ^b	19/21	30 ^e	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 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.

0.5% Review Set Not For Permit

TrinityHDC

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

CODE NOTES AND DETAILS

CLIENT APPROVAL

Plot Date: 12-Mar-23

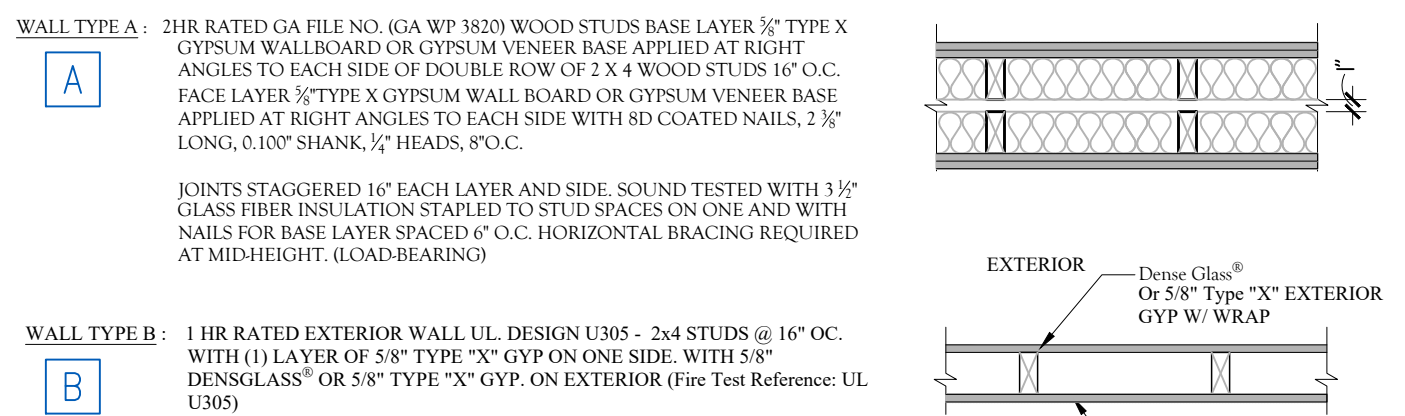
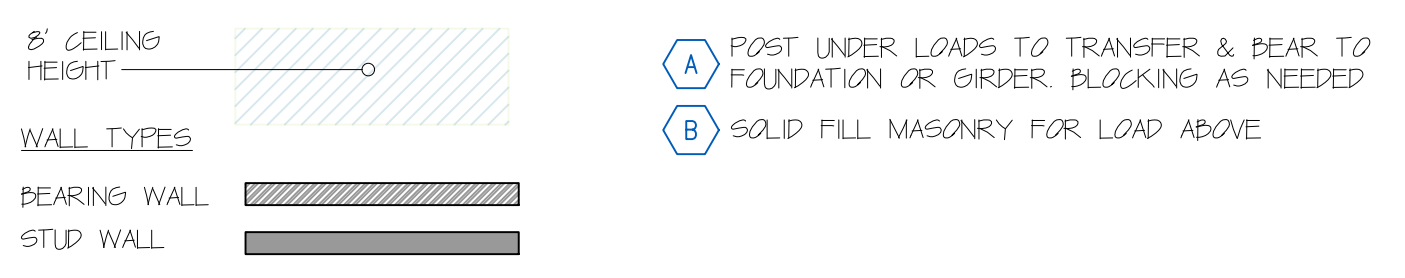
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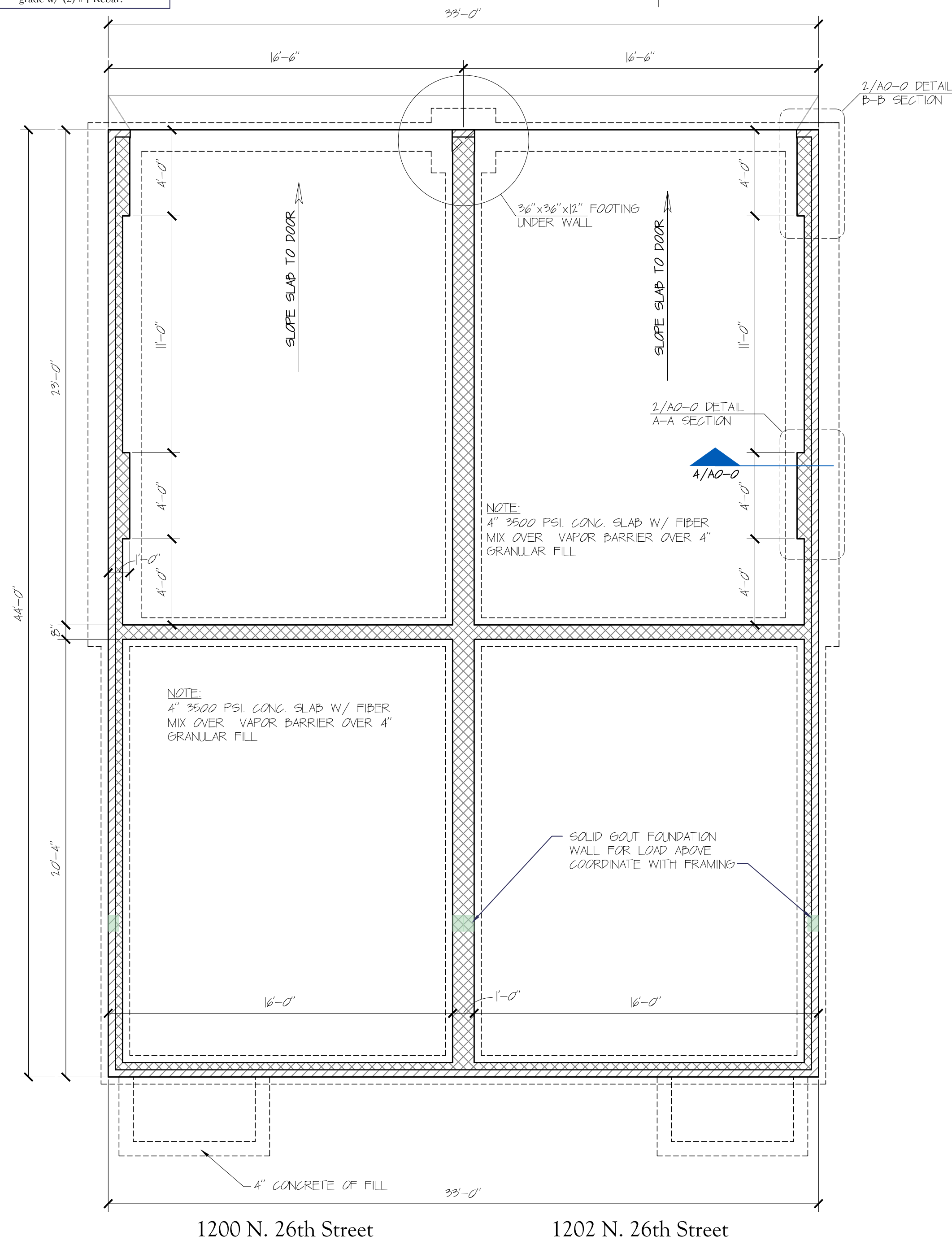
DOOR SCHEDULE					
DOOR	SIZE		Style	Quantity	NOTES
	Width	Height			
1	3'-0"	6'-8"	Hinged - Single - Exterior	4	-
2	3'-0"	6'-8"	Hinged - Single	2	--
3	2'-8"	6'-8"	Hinged - Single	2	--
4	2'-4"	6'-8"	Hinged - Single	16	--
5	2'-6"	6'-8"	Hinged - Single	6	--
6	1'-6"	6'-8"	Hinged - Single	2	--
7	5'-0"	6'-8"	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		Style	Quantity	NOTES
	WIDTH	HEIGHT			
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:
- ALL HEADERS UNDER 5'-0" TO BE (2) 2x6 W/ DOUBLE JACKS UND.
 - ALL HEADERS OVER 5'-0" TO BE (2) 2x10 W/ DOUBLE JACKS UND.
 - MIN 3 STUDS UNDER ALL BEAM ENDS
 - LUMBER USED WITH STEEL PLATE CONTINUOUS FOR ENTIRE SPAN
 - FRAMER SHALL PROVIDE BLOCKING AND FRAMING FOR ALL CABINETS, HANDRAILS, MEDICINE CABINETS AND ACCESS TRAP DOORS
 - CONTRACTOR TO VERIFY THAT ALL BEDROOM WINDOWS AND DOORS MEET MINIMUM REQUIREMENTS FOR MEANS OF EGRESS



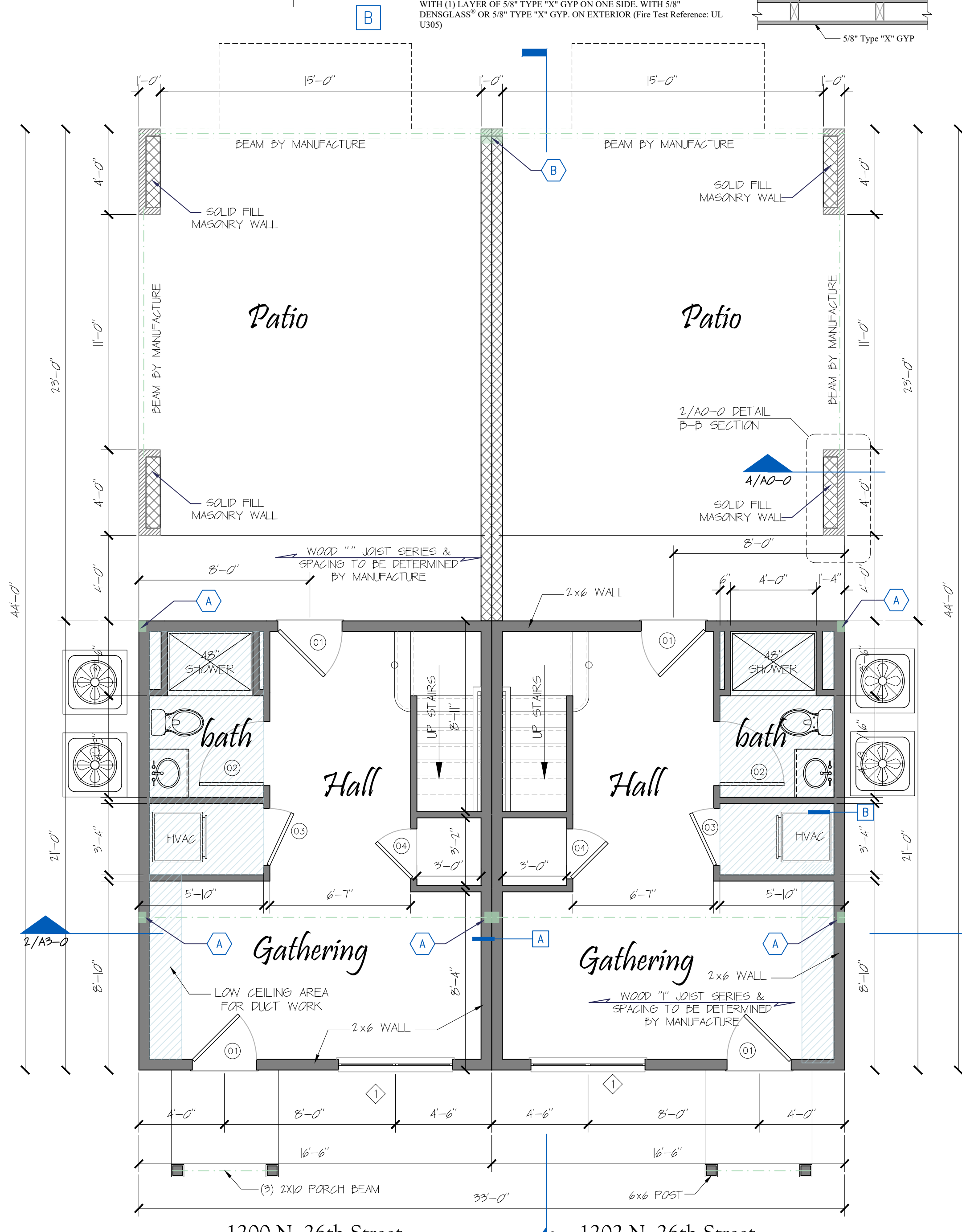
Footings per soil report. Min. 18" width, 10" thick, bottom of footing @ 24" below grade w/ (2) #4 Rebar.



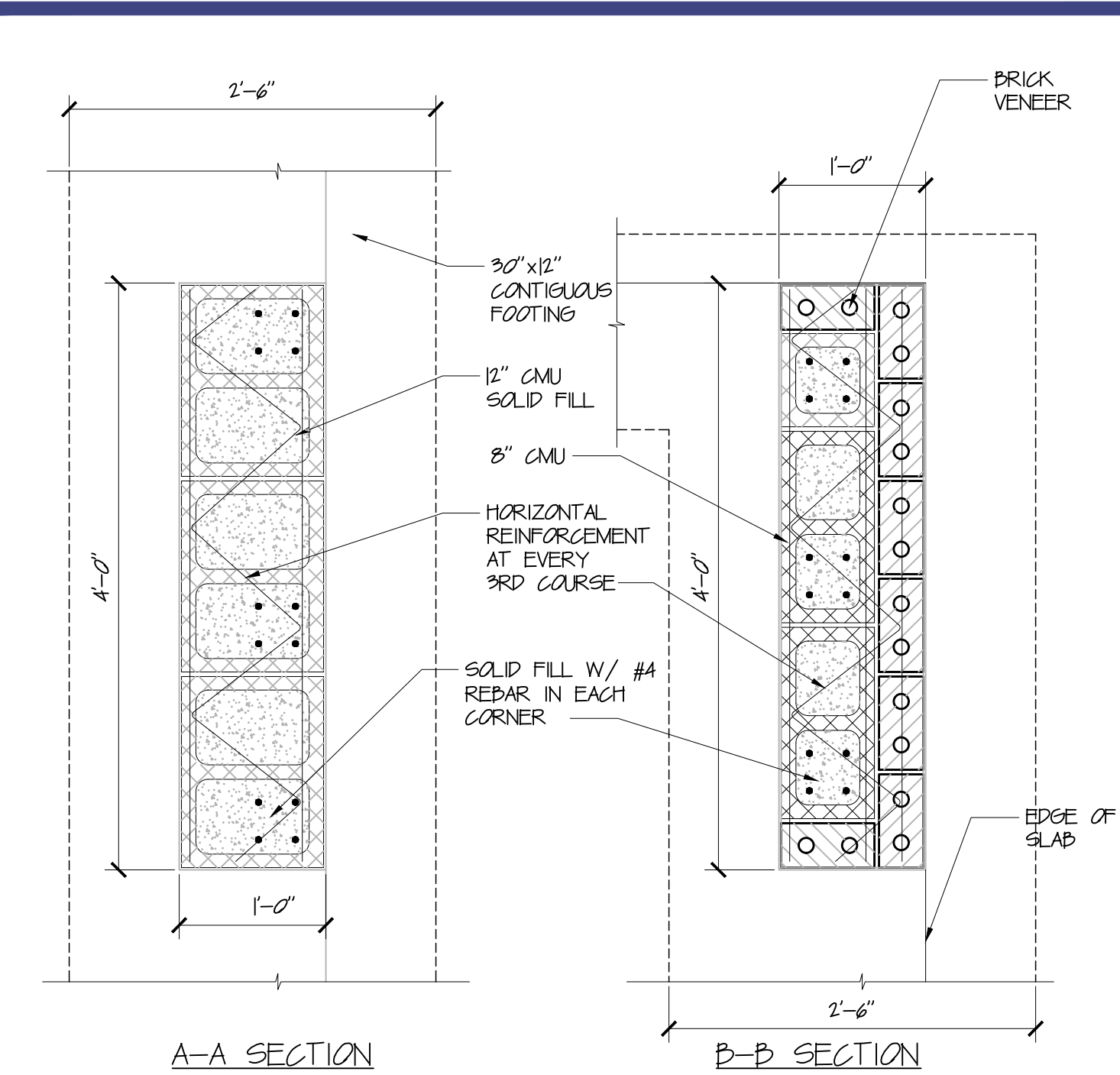
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

SLAB ON GRADE NOTES:

- SLAB ON GRADE FLOOR MIN 3 1/4" THICK PER (R-5061 IRC 2018)
- MIN. 4" BASE COURSE REQUIRED BELOW GRADE
- REINFORCEMENT SUPPORTED IN PLACE BETWEEN CENTER AND UPPER 1/3 OF SLAB FOR THE DURATION OF SLAB PLACEMENT PER (R-5062A IRC 2018)
- MIN. 6MIL POLYETHYLENE OR VAPOR RETARDER W/ 6" MIN LAP
- EXC. MAY BE OMITTED AT DETACHED GARAGES, DRIVEWAYS, PATIOS ETC.

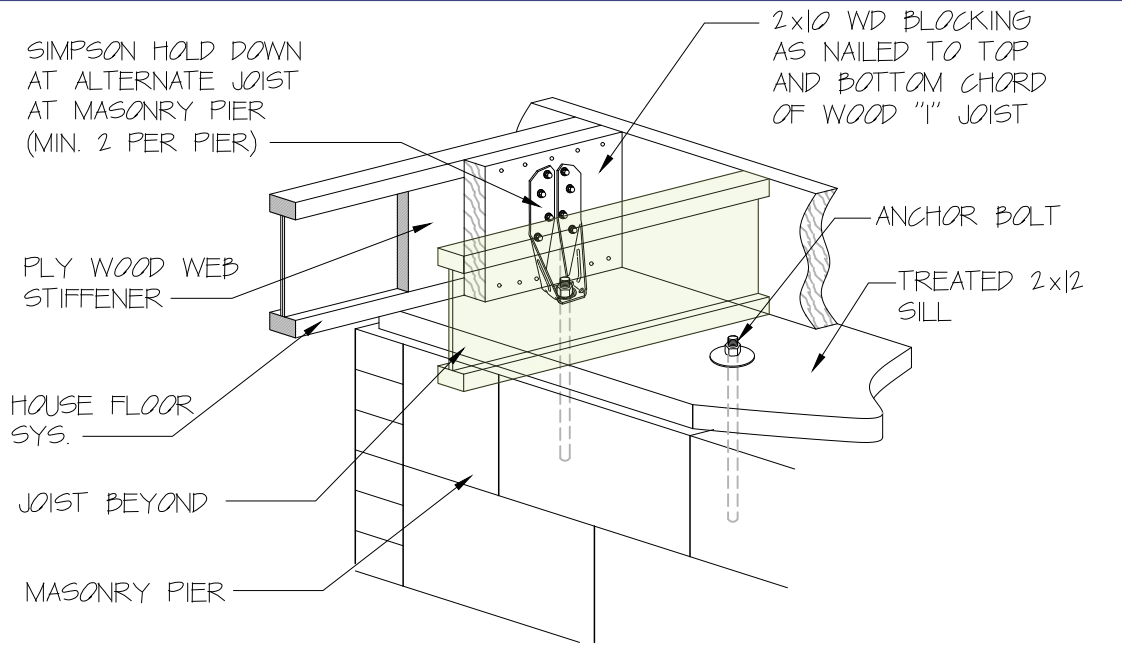


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

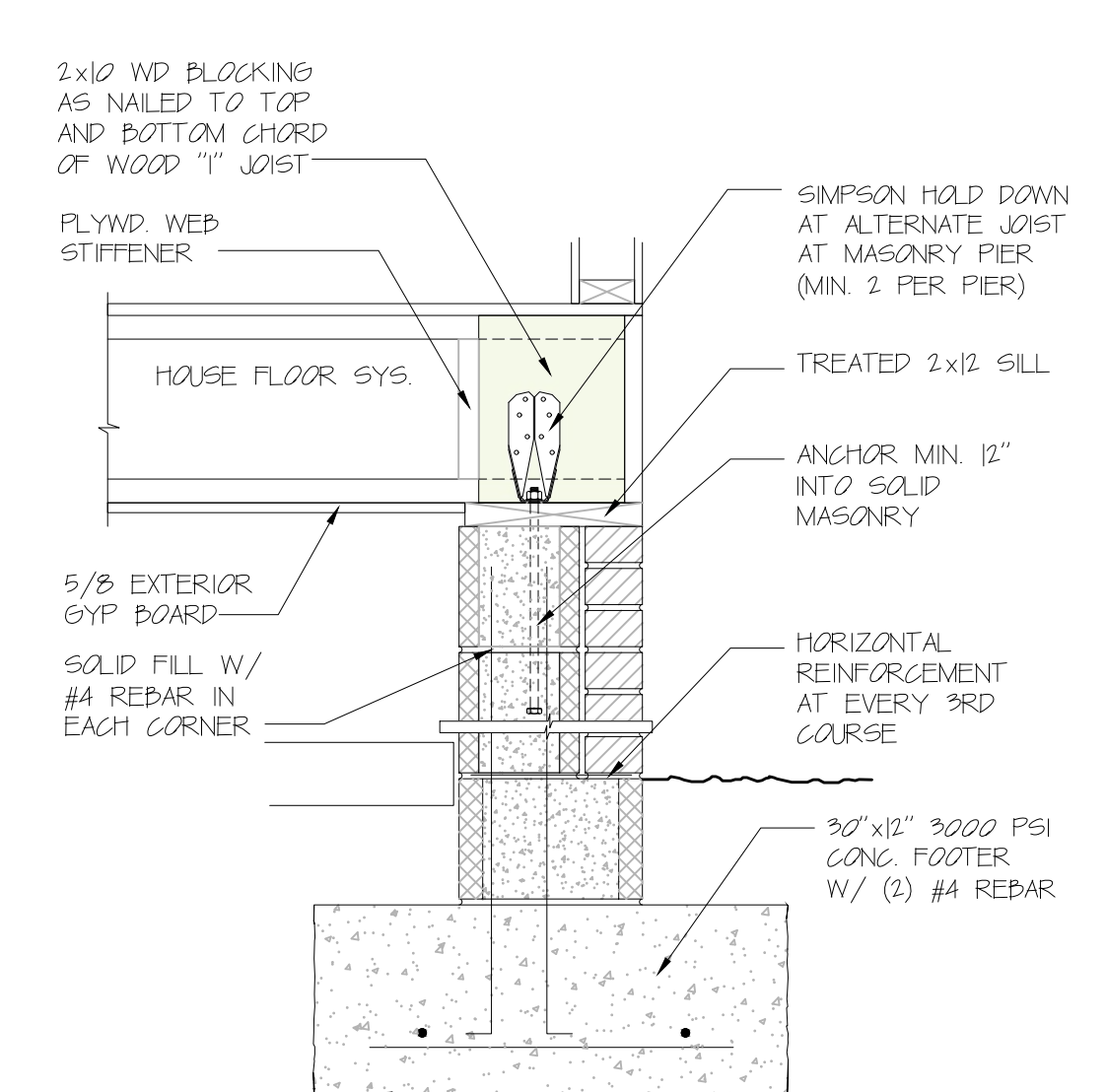


SECTION AT GAR PORT COLUMN
SCALE: 1" = 1'-0"

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



MASONRY PIER ANCHOR DETAIL
SCALE: 1" = 1'-0"



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

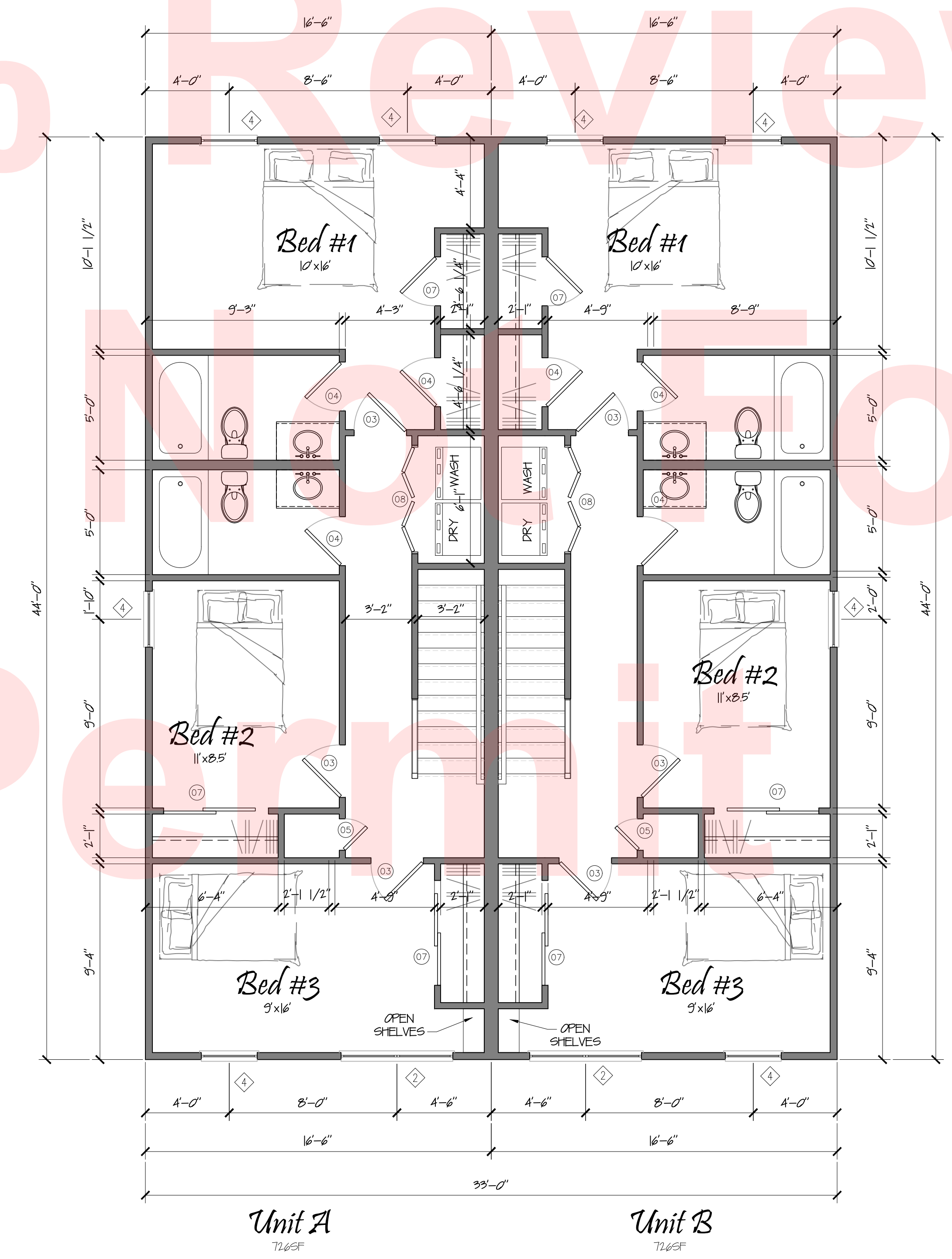
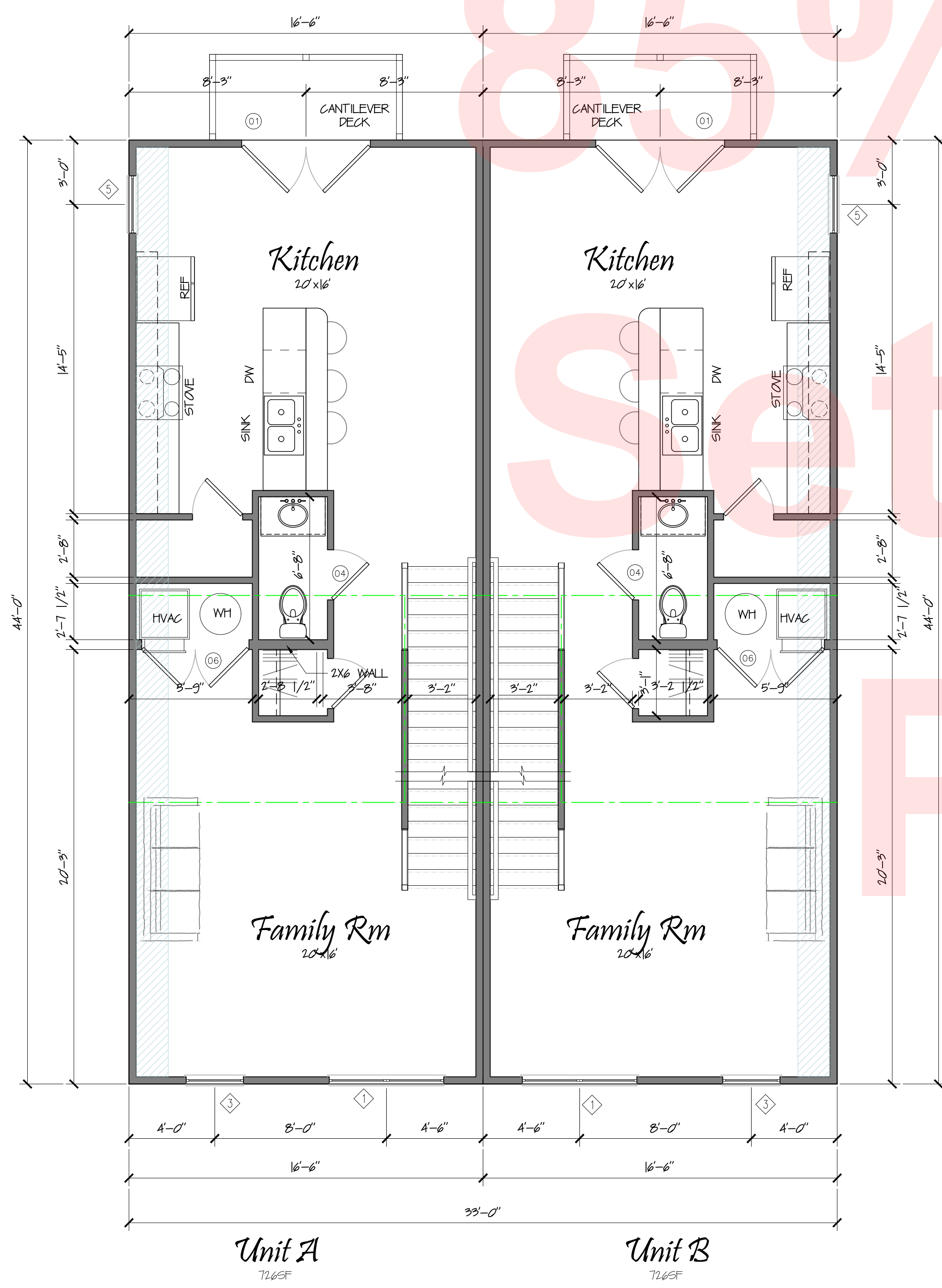
Trinity HDG
COMMERCIAL & RESIDENTIAL BUILDING DESIGN
DRAWN BY: ANDRE R. MANSON / S. CHESTERFIELD, VA.
Voice: 804.615.2527 Email: thdc.studio@gmail.com

GROSS 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: 11-20-23
City Review Comments 11-20-23
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



UNIT SQUARE FOOTAGE	
FIRST FLOOR SF.	347 SF.
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THIRD FLOOR SF.	726 SF.
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REV.	DATE

New Home Construction
SECOND & THIRD FLOOR PLAN

CLIENT APPROVAL

Plot Date: 12-Mar-23

22-016

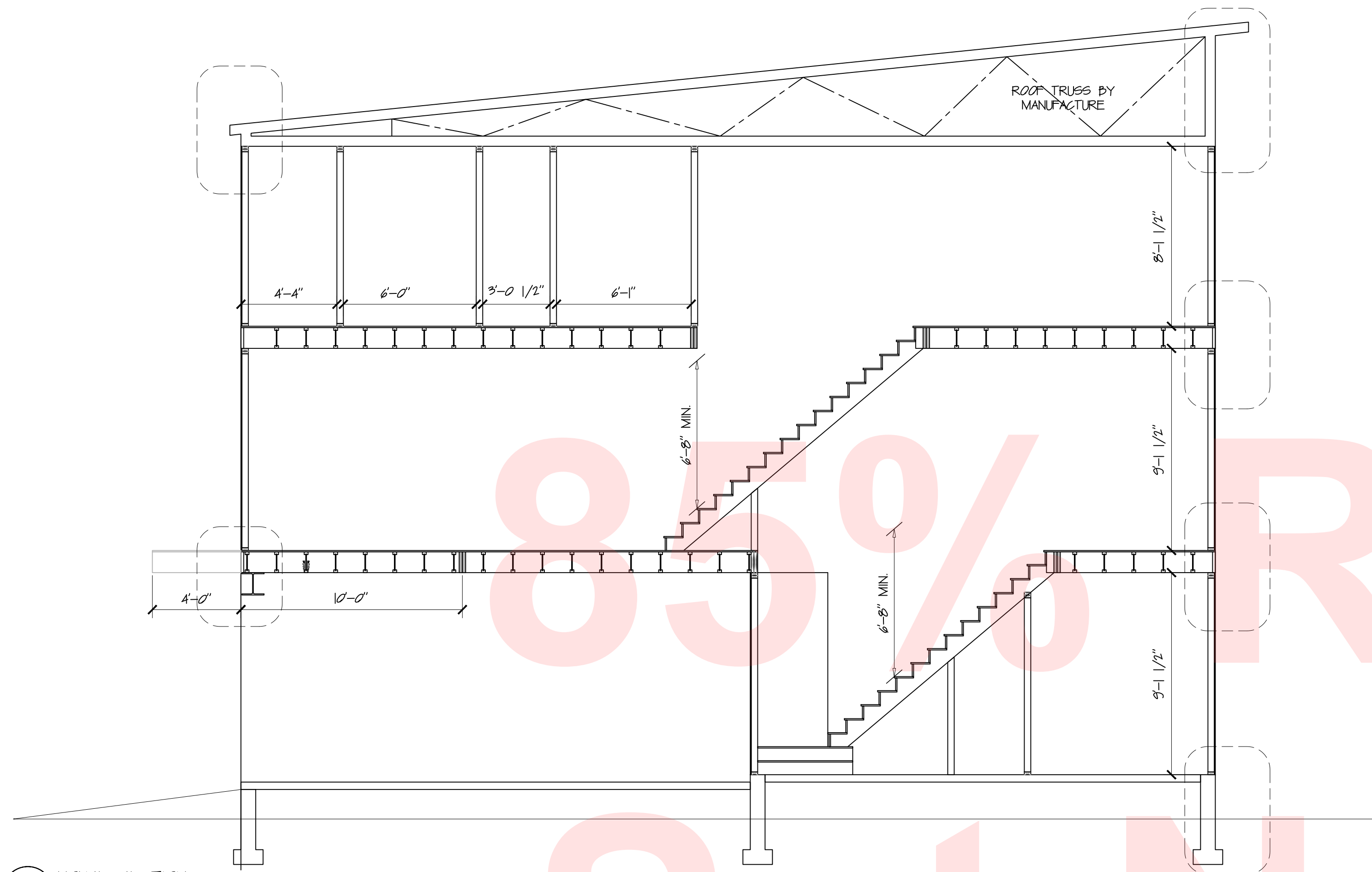
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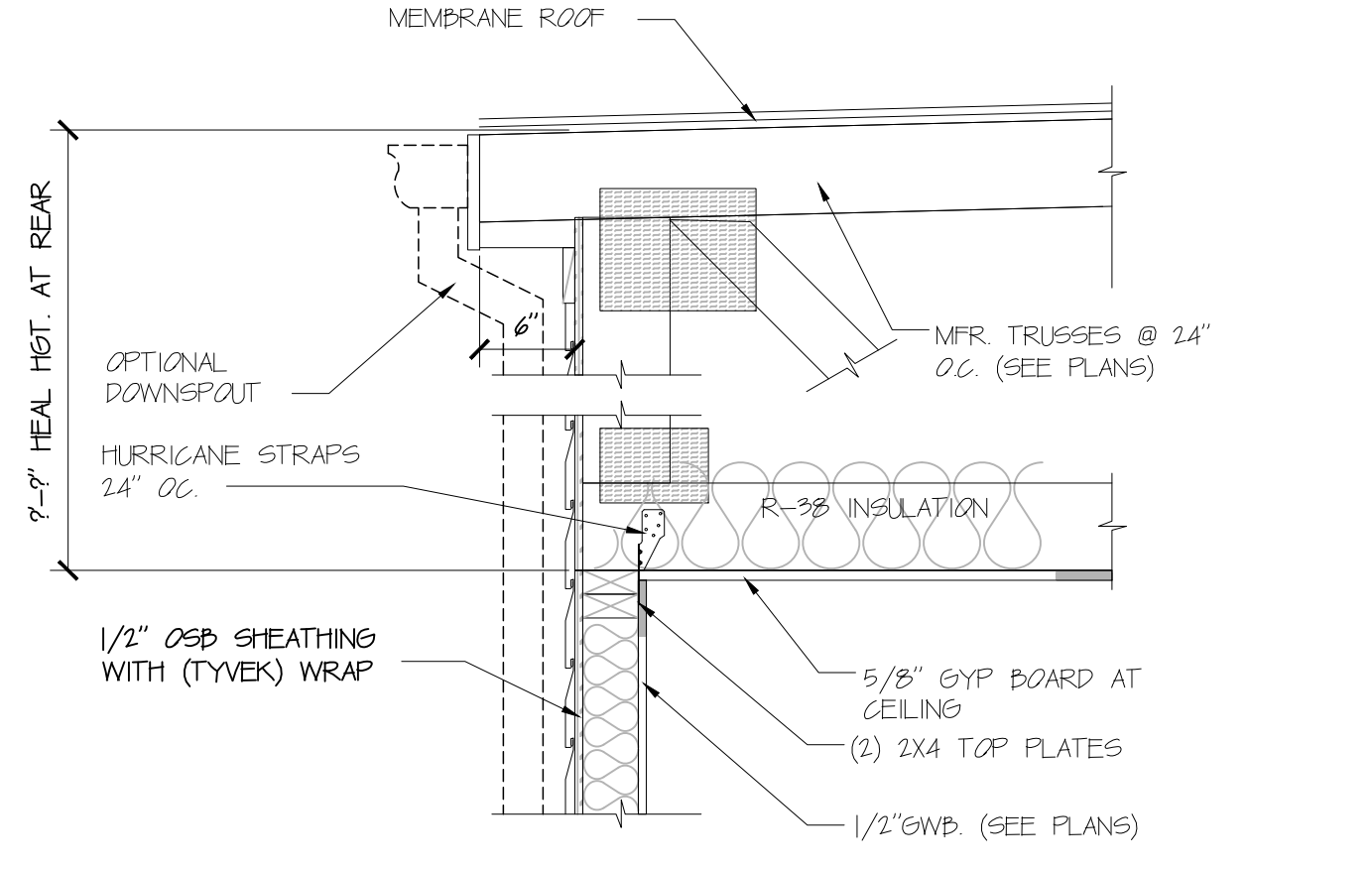
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

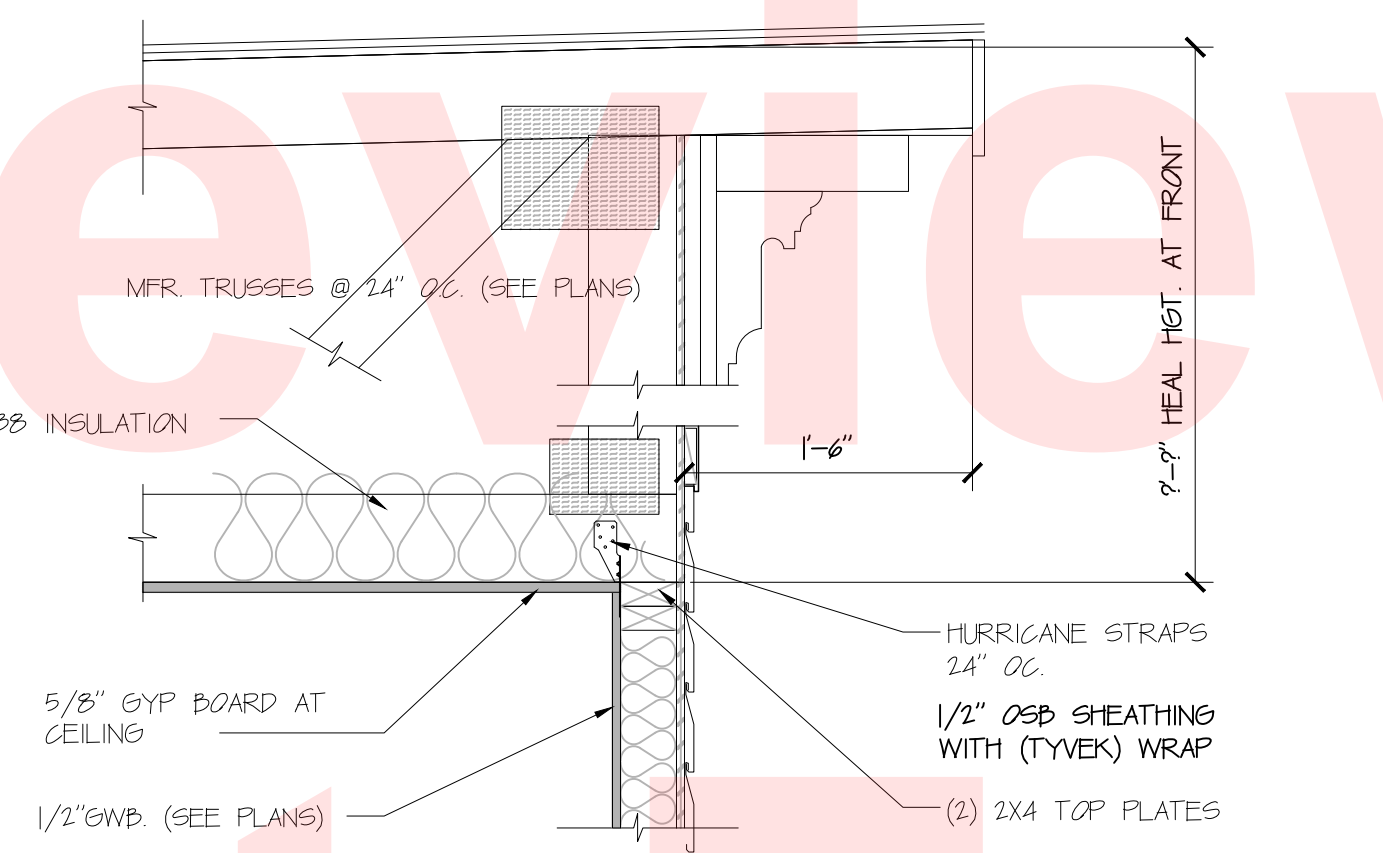
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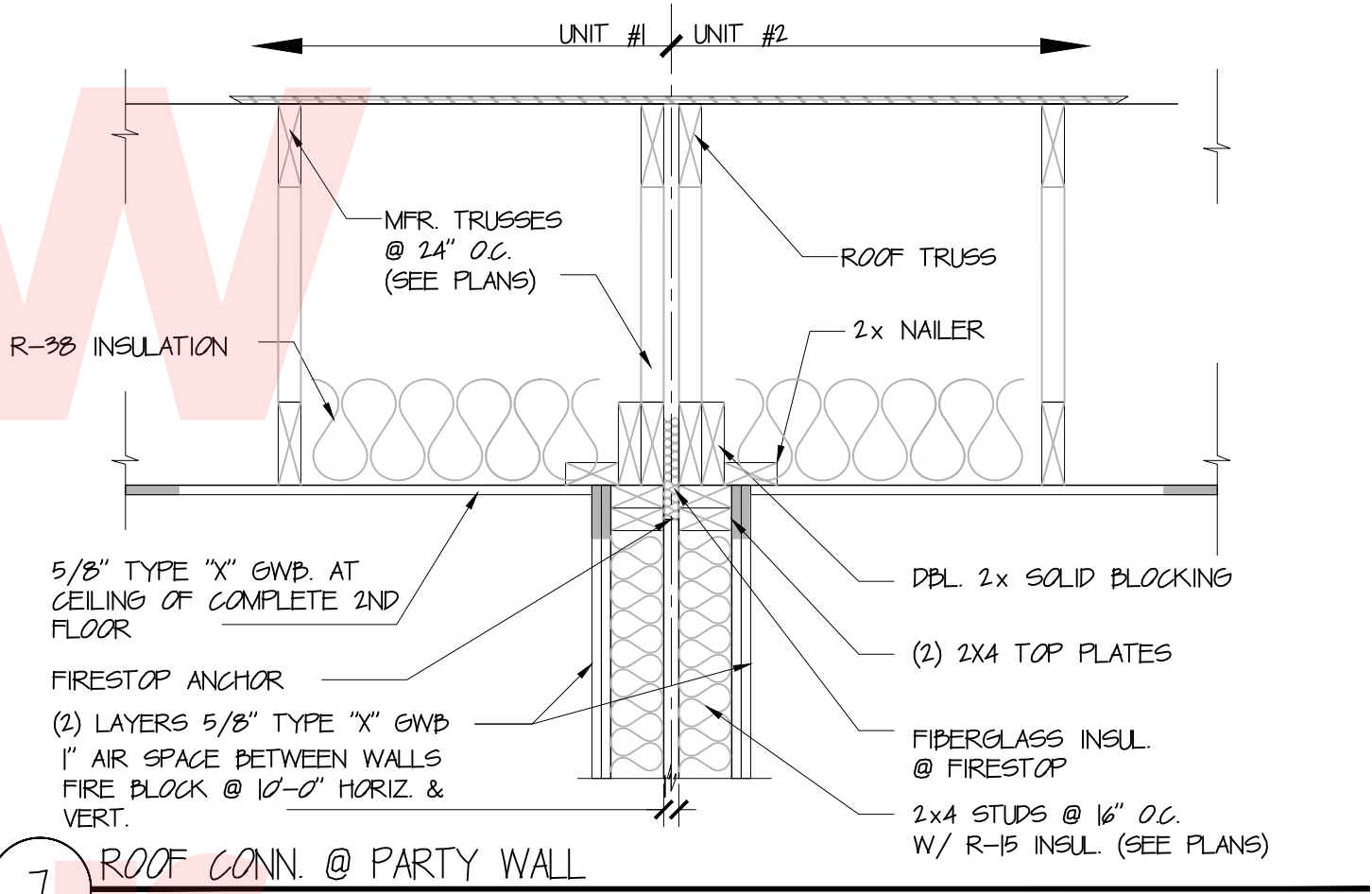
HOUSE SECTION
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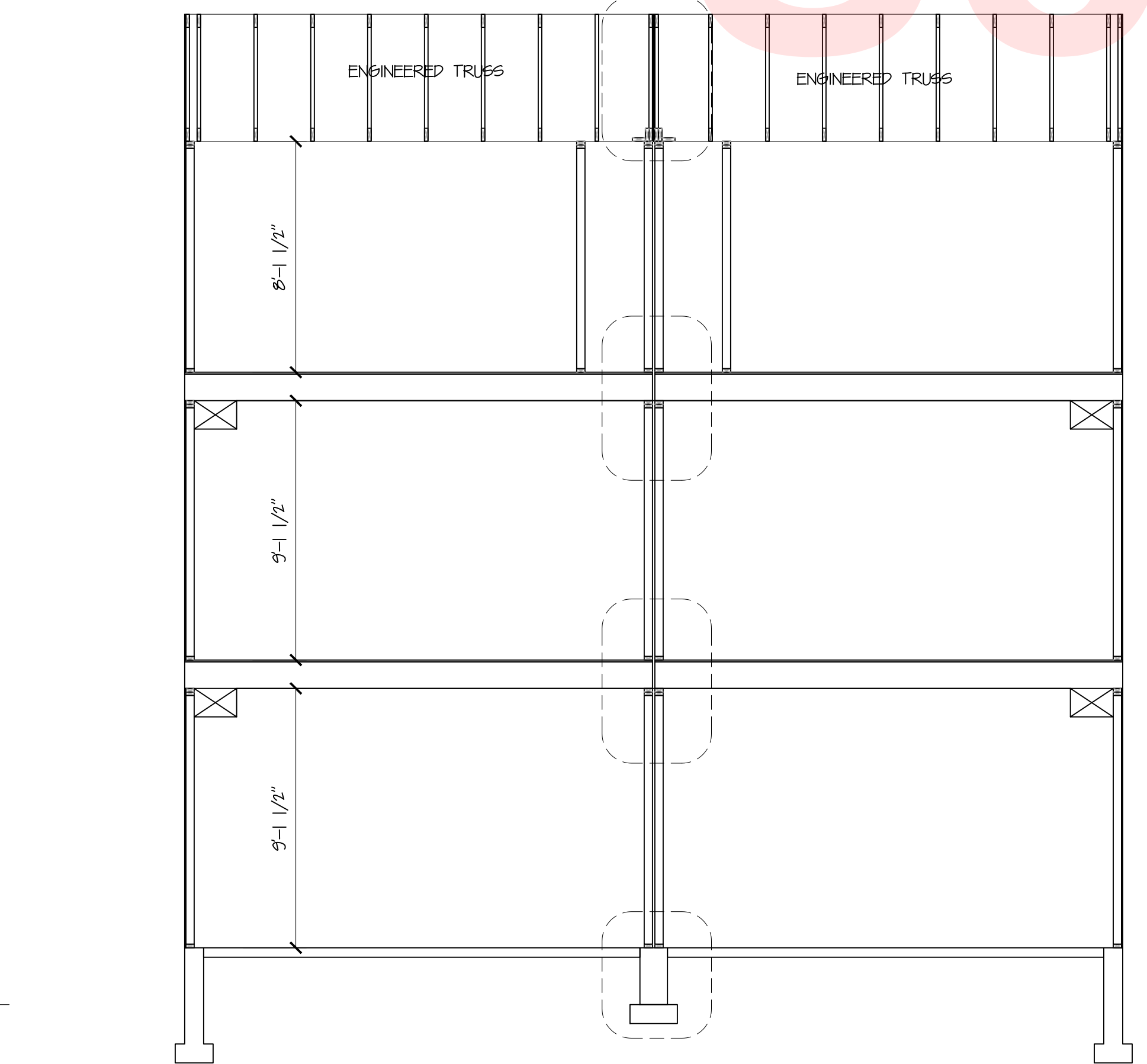
10 ROOF CONN. @ EAVE DETAIL
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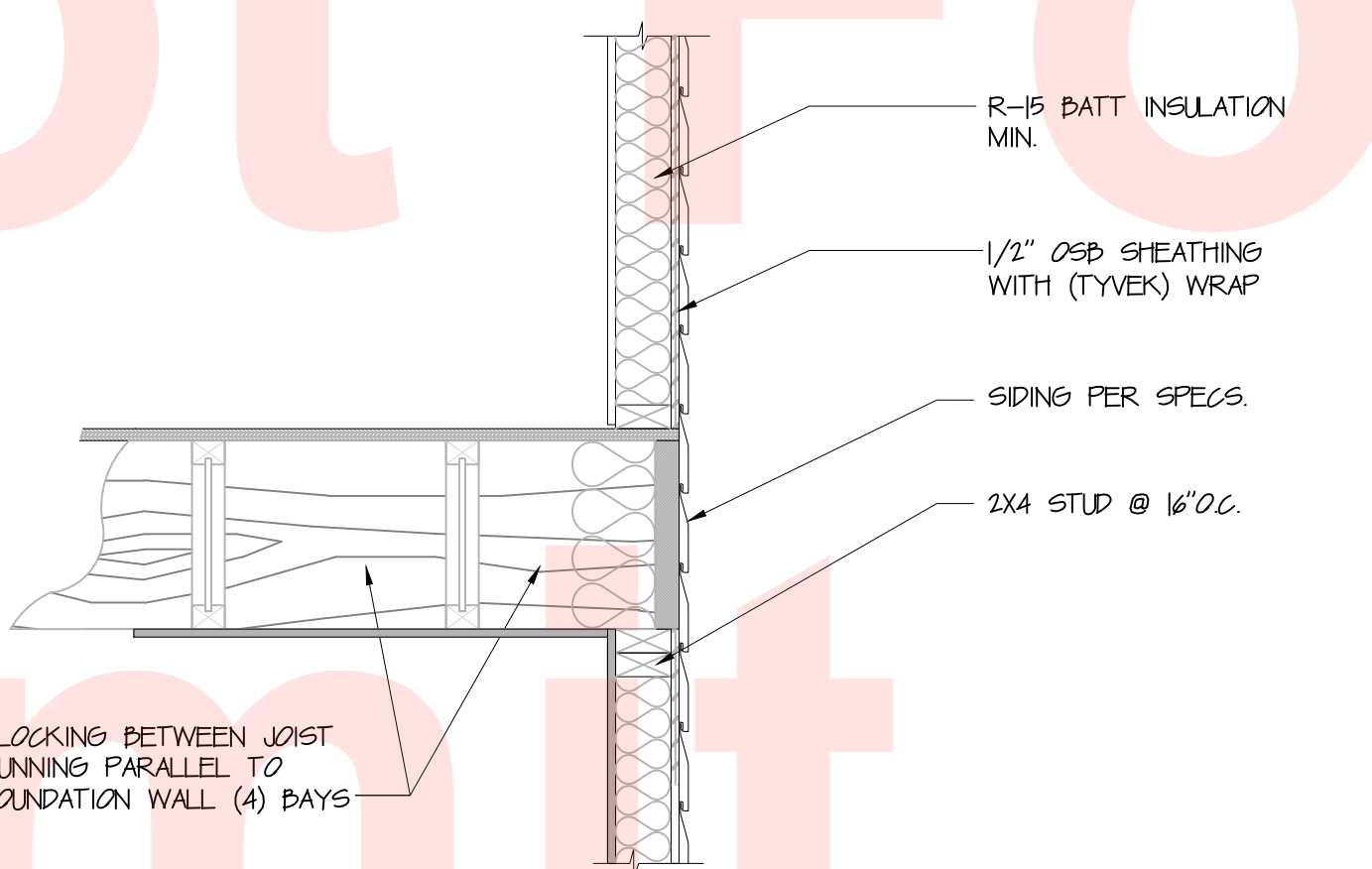
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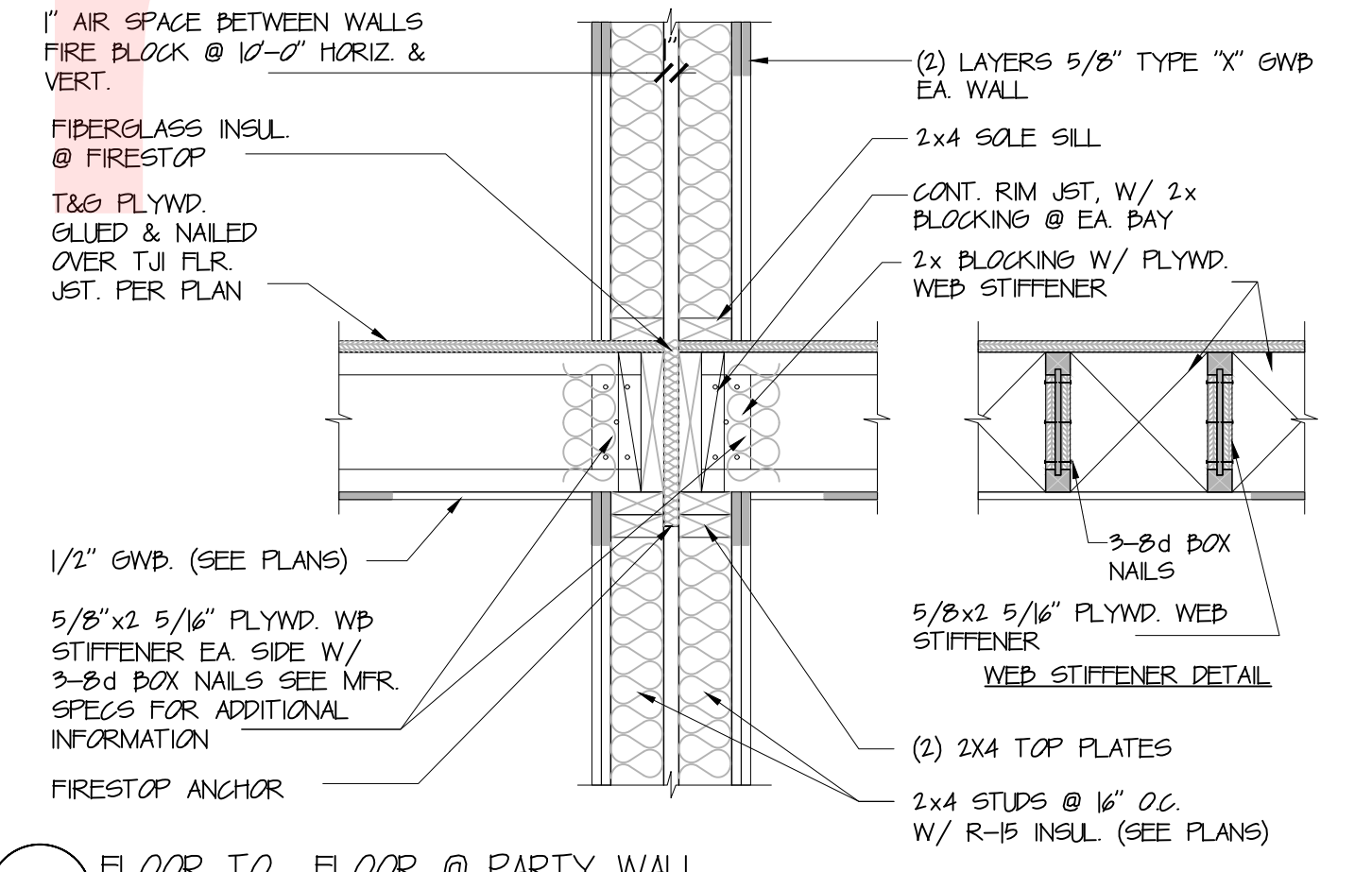
7 ROOF CONN. @ PARTY WALL
SCALE: 1" = 1'-0"



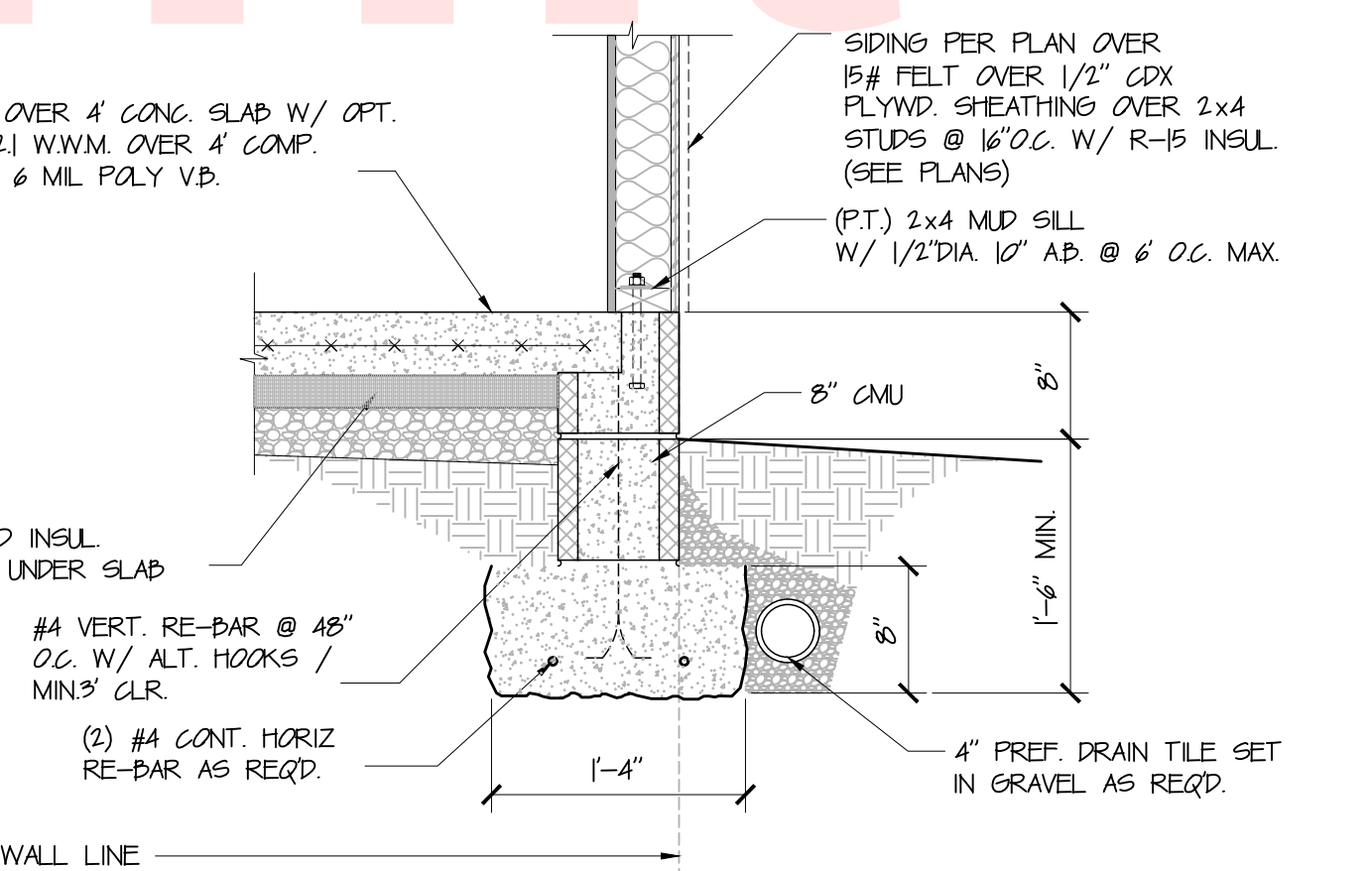
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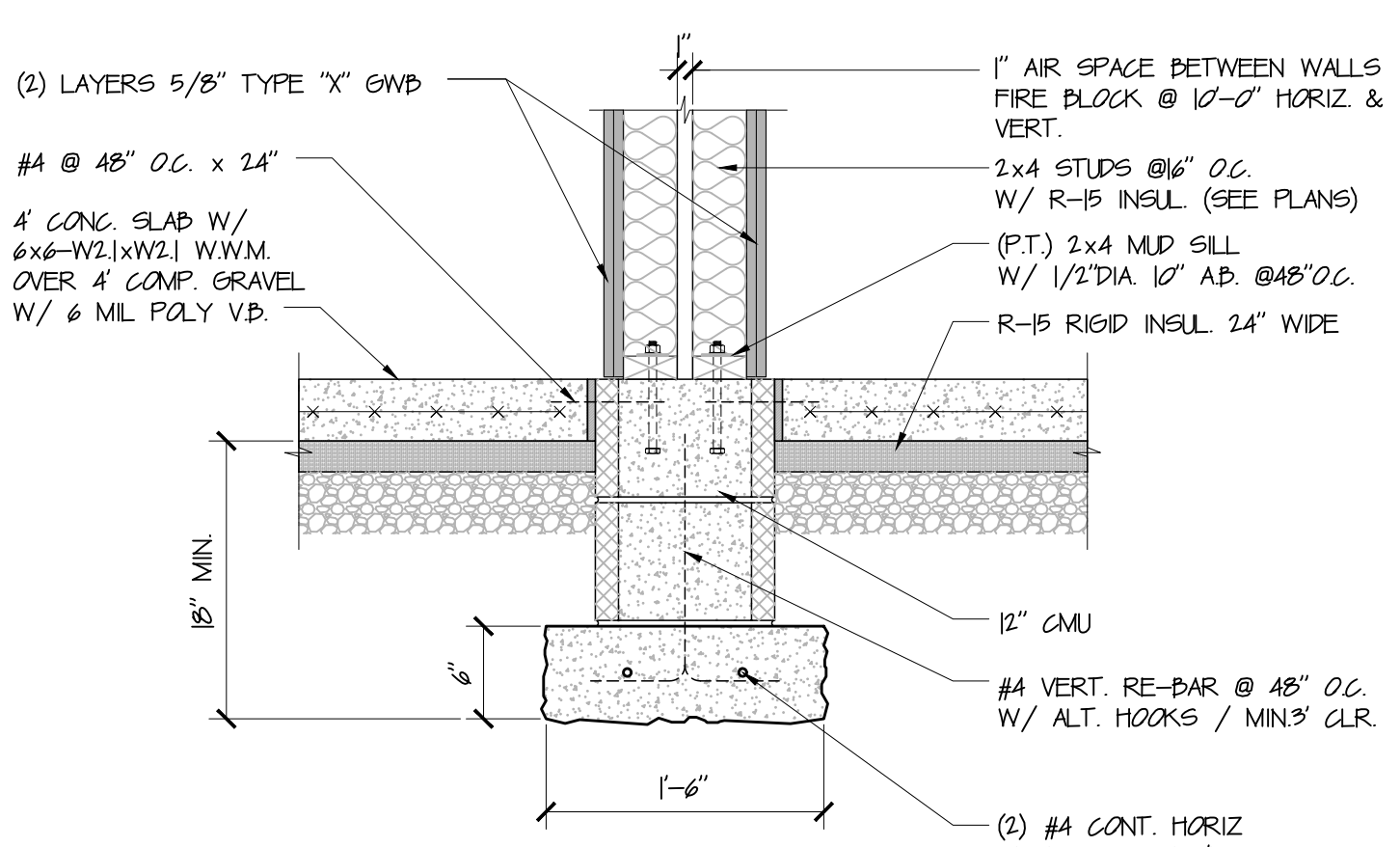
14 TYPICAL WALL SECTION @ INTERMEDIATE FLOOR
SCALE: 1" = 1'-0"



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"

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REV.	DATE

New Home Construction

WALL SECTIONS AND ROOF PLAN

CLIENT APPROVAL

Plot Date: 12-Mar-23

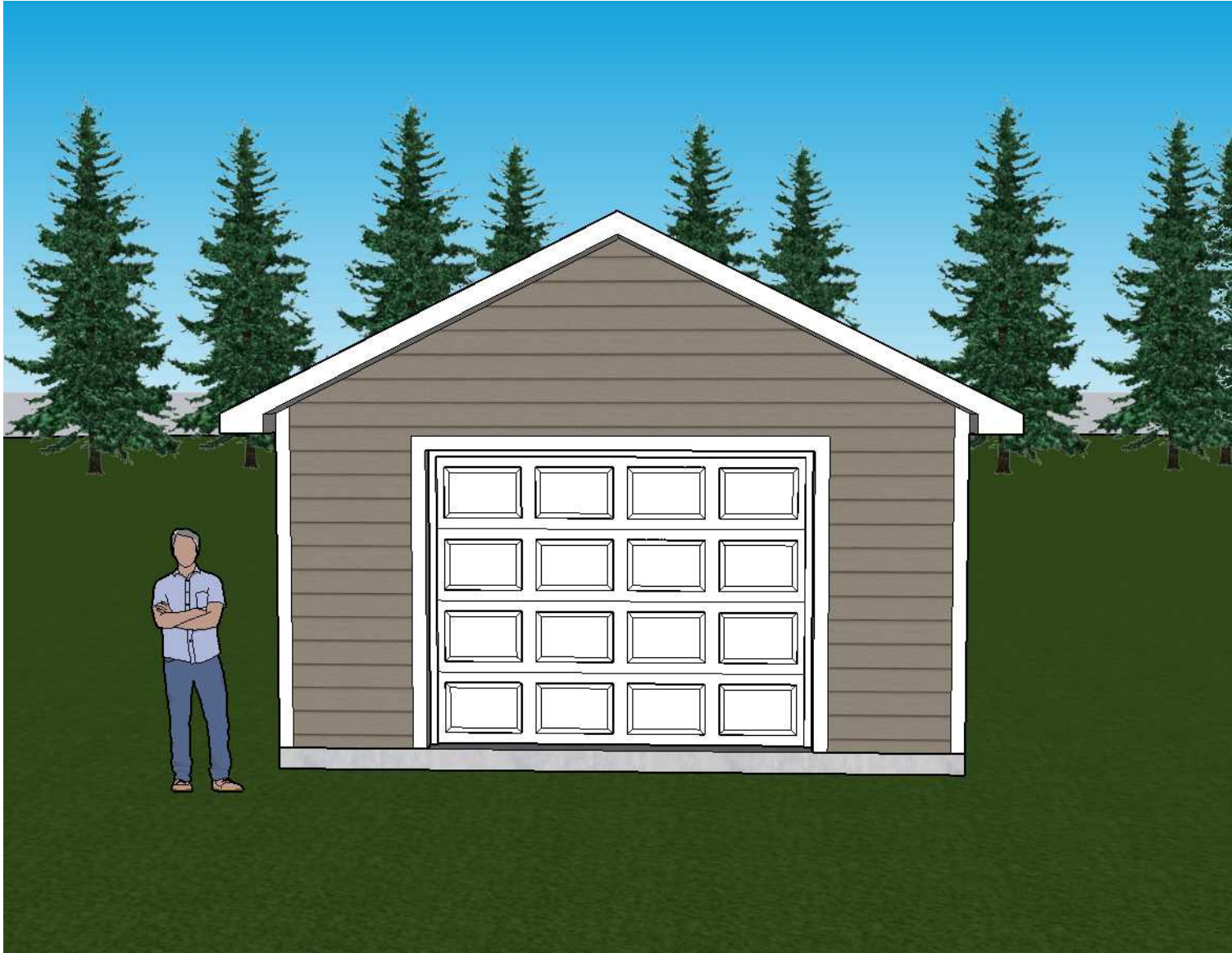
22-016

SHEET NUMBER

A3-0

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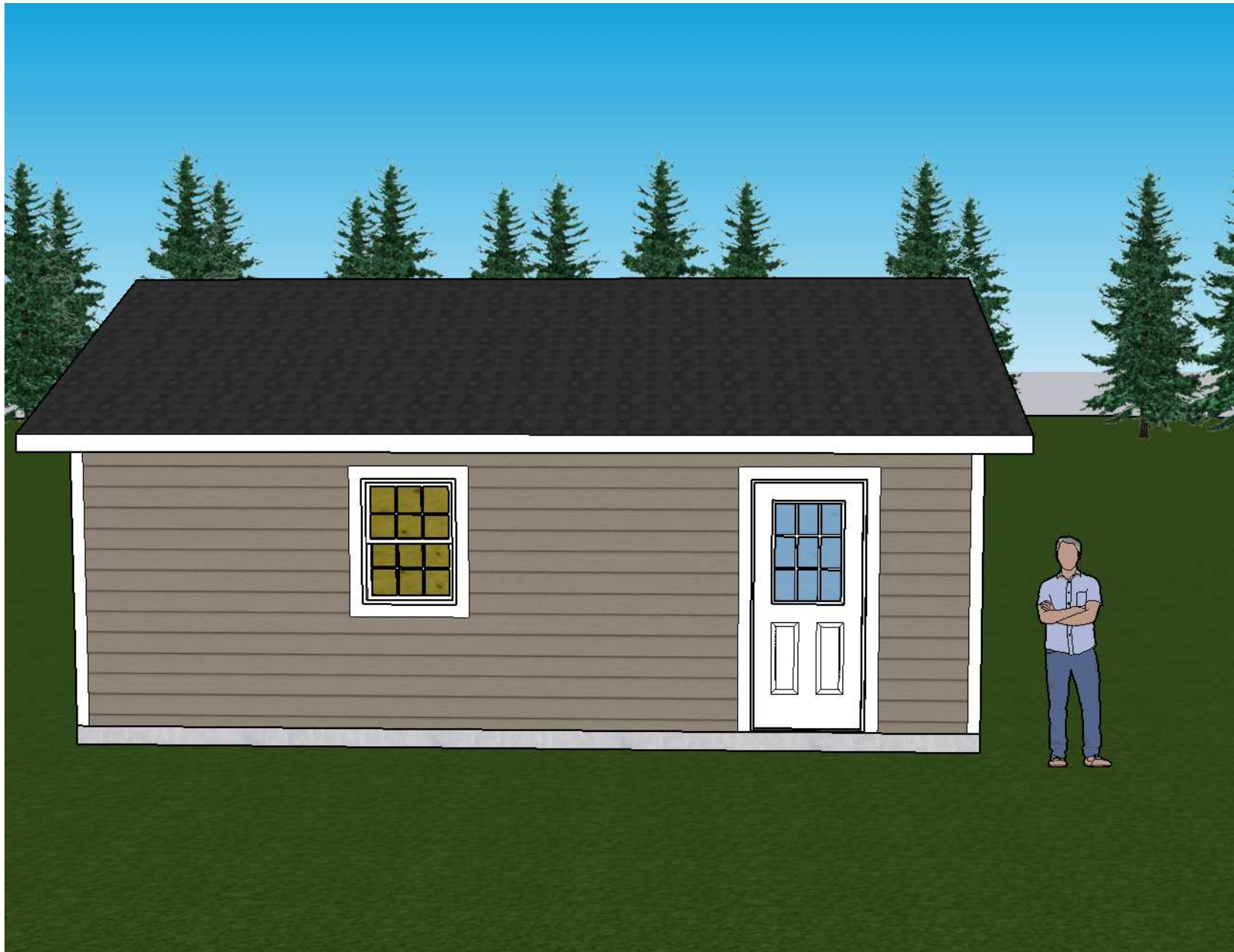
Olivet Gardens Project
Drawn by: Capital Sheds, Inc.



Front Elevation

12

February 17, 2023



Olivet Gardens Project
Drawn by: Capital Sheds, Inc.



Left Elevation

13

February 17, 2023



Olivet Gardens Project

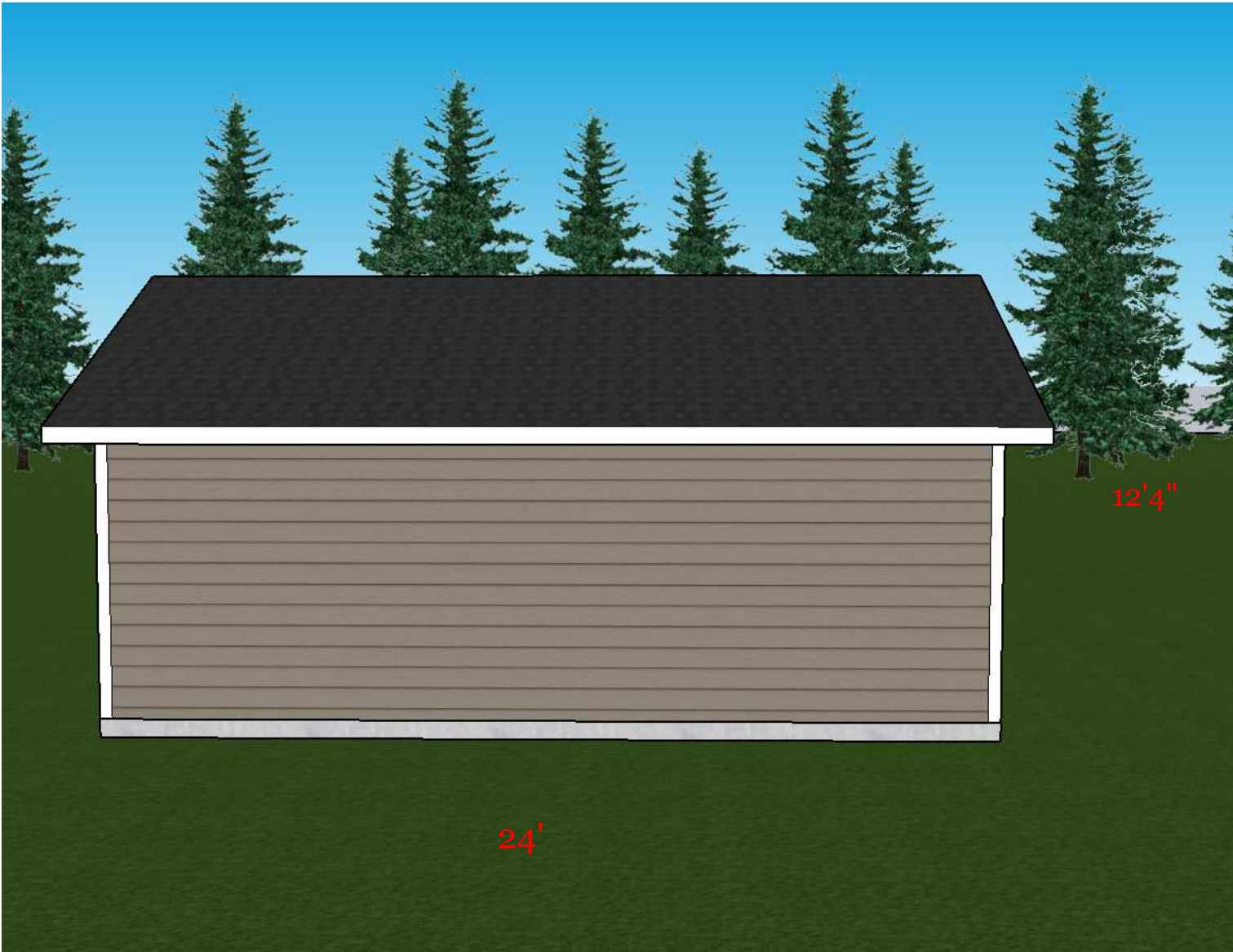
Drawn by: Capital Sheds, Inc.



Back Elevation

14

February 17, 2023



Olivet Gardens Project

Drawn by: Capital Sheds, Inc.



Right Elevation

15

February 17, 2023

