COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 18 N. Arthur Ashe Blvd, Richmond, VA 23220

Historic district Boulevard Old and Historic District

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION ☒ Check if Billing Contact

Name Rawley Pierratt

Company N/A

Mailing Address 18 N. Arthur Ashe Blvd, Richmond, VA 23220

Phone (804) 986-8120

Email CKwalker13@gmail.com

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

OWNER INFORMATION (if different from above) ☐ Check if Billing Contact

Name Rawley W. Pierratt Living Trust

Company N/A

Mailing Address Same as above

Phone Same as above

Email Same as above

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

BLDR – 089 203 – 2021

Converting existing triplex into single family home. Adding partial finished basement (754 sq. ft.). Conversion of existing unfinished attic to finished loft space w/ existing roflines.
Renovation of existing sunroom to exterior screen porch (150 sq. ft.).

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

Signature of Owner _____ Date 4-30-21

ABBREVIATIONS

A.B.	ANCHOR BOLT
ACOUS.	ACOUSTICAL
ACC.	ACCESSORY
A.C.T.	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN/ACCESS DOOR
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
AL.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AUTO.	AUTOMATIC/ AUTOMOBILE
BD.	BOARD
BLDG.	BUILDING
BM.	BEAM
BOT.	BOTTOM
BRK.	BRICK
BDRM.	BEDROOM
BRG.	BEARING
BSMT.	BASEMENT
CAB.	CABINET
C.C.	CENTER TO CENTER
CLG.	CEILING
CEM.	CEMENT
CER.	CERAMIC
C.F.	CUBIC FEET
C.F.M.	CUBIC FEET PER MINUTE
C.Y.	CUBIC YARD
C.I.	CAST IRON
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CORR.	CORRIDOR
C.T.	CERAMIC TILE
CTR.	CENTER
DBL.	DOUBLE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATOR
ELEC.	ELECTRICAL
ENGR.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.B.O.	FINISHED BY OWNER
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.A.	FIRE EXTINGUISHER
F.A.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FIXT.	FIXTURE
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.P.M.	FEET PER MINUTE
FR.	FRAME
FT.	FOOT/FEET
FTG.	FOOTING
FUR.	FURRING
FURN.	FURNITURE
GA.	GAUGE
GAL.	GALLON
GALV.	GALVANIZED
G.A.	GRAB BAR
G.B.	GENERAL CONTRACTOR
GEN.	GENERAL
GL.	GLASS
GR.	GRADE
GYP.	GYPSUM
H.	HANDICAP
H.B.	HOSE BIB
HD.BD.	HARD BOARD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HOR.	HORIZONTAL
H.P.	HIGH POINT
HT.	HEIGHT
HTR.	HEATER
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
IN.	INCH
INC.	INCLUD(E), (ING)
INST.	INSTALL(ED)
INSUL.	INSULAT(E), (ING), (ION)
INT.	INTERIOR
J.C.	JANITOR CLOSET
JT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAM.	LAMINATE(D)
LAV.	LAVATORY
LB.	POUND
LOC.	LOCATION
LT.	LIGHT
L.W.	LIGHT WEIGHT
MIR.	MIRROR
MAS.	MASONRY
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD.	MODUL(E), (AR)
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
No.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OH.	OVERHEAD
OPG.	OPENING
PERP.	PERPENDICULAR
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER/PLASTIC
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNT.	PAINT
PTD.	PAINTED
PTN.	PARTITION
PREFAB.	PREFABRICATED
PROJ.	PROJECT
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
Q.T.	QUARRY TILE
QTR.	QUARTER
R.	RADIUS/RISER
R.D.	ROOF DRAIN
REF.	REFER(ENCE)
REFR.	REFRIGERATOR
REINF.	REINFORCE
REQD.	REQUIRED
RES.	RESILIENT
REV.	REVISED/REVERSE
RM.	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
S.C.	SOLID CORE
SCH.	SCHEDULE(D)
SEAL.	SEALANT
SECT.	SECTION
S.A.	SOAP DISPENSER
S.F.	SQUARE FEET
SH.	SHELF
S&R	SHELF & ROD
SHT.	SHEET
SIM.	SIMILAR
S.M.	SHEET METAL
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STO.	STORAGE
SUP.	SUPPLY
SUSP.	SUSPEND(ED)
SW.	SWITCH
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.	TREAD
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICKNESS
T.O.B.	TOP OF BLOCK
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.H.	UNIT HEAT
UL.	UNDERWRITERS LABORATORIES
V.	VOLT/VINYL
VAR.	VARNISH/VARIES
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.S.	VENT STACK
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W.W.F.	WELDED WIRE FABRIC
YD.	YARD
@	AT
#	NUMBER
/	PER

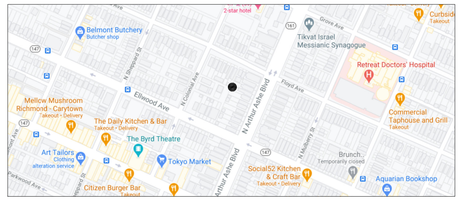
SYMBOLS

- 1 / A0.0 / SIM. — DETAIL MARK
- A / A000 — A / A000 — BUILDING SECTION MARK
- 1 / A0.0 — WALL SECTION MARK
- 1 / A0.0 — BUILDING ELEVATION MARK
- A / A501 — A501 / A — INTERIOR ELEVATION MARK
- ROOM NAME / 001 — ROOM IDENTIFICATION MARK
- 001 — DOOR IDENTIFICATION MARK
- A — WINDOW IDENTIFICATION MARK
- FIRST FLOOR / 0.00' — ELEVATION HEIGHT DATUM
- A — PARTITION/WALL MARK
- 1 / A — GRID IDENTIFICATION MARK & CENTERLINE

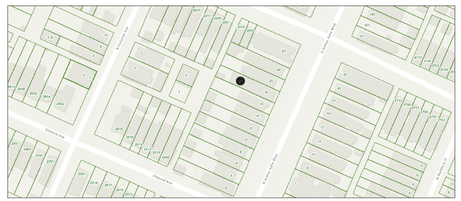
MATERIALS

- EARTH
- GRAVEL
- CONCRETE
- C.M.U.
- BRICK
- SAND, MORTAR OR GYPSUM
- STEEL
- ALUMINUM
- RIGID INSULATION
- PLYWOOD
- FINISH WOOD
- CONTINUOUS WOOD BLOCKING
- INTERMITENT WOOD BLOCKING

VICINITY MAP



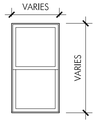
SITE MAP



WINDOW SCHEDULE

WDW.	WDW. UNIT SIZE (WxH)	TYPE	REMARKS
A	3'-0" X 6'-4"	DOUBLE HUNG	

WINDOW NOTES:
1) ALL NEW WINDOWS TO MATCH EXISTING WINDOWS
2) ALL WINDOWS TO BE ALUM. CLAD W/ PRIMED WD. INTERIOR W/ 7/8" INSUL. GLASS W/ LOW-E COATING & ARGON FILLED. CLAD WINDOW COLOR TO BE WHITE (MATCH EXISTING) & INTERIOR HARDWARE COLOR TO MATCH EXISTING.
3) SEE ELEVATIONS & PLANS FOR WINDOWS TO BE TEMPERED. SEE KEY DESIGNATION (1)



DOUBLE HUNG

WINDOW TYPES

NTS

FINISH SCHEDULE

NO.	ROOM NAME	FLOOR					WALLS					BASE		CEILING		CLG. HT.	REMARKS
		WD-1	WD-3	T-1	T-2	FC-2	EXIST. FINISH	GWB - PNTD.	T-3	T-4	T-5	EXIST GWB -PNTD.	B-1, MATCH EXIST	B-2	EXISTING	GWB - PNTD.	GWB2 - PNTD.		
BASEMENT																			
001	GAMEROOM			●				●					●			●		9'-7.5"	
002	PWD. RM. #2			●				●			●		●			●		8'-6"	
003	UNFINISHED BSMT.						●											6'-11.5"	UNFINISHED
BASEMENT																			
101	ENTRY						●	●					●			●		10'-6"	REPAIR FINISHES AS NEEDED FOR NEW WORK
102	PWD. RM #1						●	●					●			●		8'-5.25"	
SECOND FLOOR																			
201	HALL						●	●								●	●	10'-0"	
202	MASTER BEDRM.	●						●					●			●		10'-0"	
203	MASTER CLOSET	●						●					●			●		10'-0"	
204	MASTER BATH				●			●	●	●						●		VARIES	
205	NURSERY						●				●					●	●	10'-0"	REPAIR FINISHES AS NEEDED FOR NEW WORK
206	HALL						●				●					●	●		
207	BED #4						●				●					●	●		REPAIR FINISHES AS NEEDED FOR NEW WORK
208	BATH #3						●				●					●	●		
209	BED #3						●				●					●			
210	BED #2						●				●					●			
211	SCREEN PORCH	●															●	9'-8.75"	
SECOND FLOOR																			
301	LOFT	●						●								●		SLOPE	

GWB - PNTD.: GYPSUM WALL BOARD PNTD.
GWB2: EXT. GRADE GYPSUM WALL BD., PNTD.
T-1: TBD. (BASEMENT FLOOR)
T-2: TBD. (M. BATH FLOOR)
T-3: TBD. (M. BATH SHOWER)
T-4: TBD. (M. BATH SHOWER)
T-5: TBD. (PWD. RM #2 SHOWER)

WD-1: 4" T&G WD. FLOORING (MATCH EXISTING)
WD-2: WD. STAIR TREAD (MATCH EXISTING)
WD-3: 2"x6 IPE DECKING
FC-1: FINISHED CONCRETE W/ SEALER

FINISHES

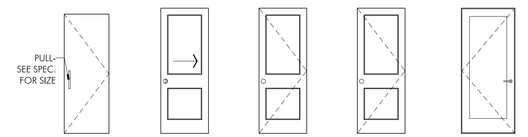
NTS

DOOR SCHEDULE

DR. #	SIZE (W X H)	TYPE	THK.	MATERIAL	GLASS	FRAME TYPE	REMARKS
BASEMENT FLOOR							
001	2'-8" X 7'-0"	C	1 3/4"	WD.			INT. DOOR
002	3'-0" X 7'-0"	C	1 3/4"	WD.			INT. DOOR
003	2'-8" X 7'-0"	E	3/4"	TEMP. GLASS			INT. DOOR - GLASS SLIDING SHOWER DOOR
004	3'-0" X 7'-0"	C	1 3/4"	WD.			INT. DOOR
FIRST FLOOR							
101	3'-0" X 6'-8"	C	1 3/4"	WD.			INT. DOOR
SECOND FLOOR							
201	2'-8" X 6'-8"	C	1 3/4"	WD.			INT. DOOR - REPLACEMENT DOOR
202	2'-8" X 6'-8"	C					INT. DOOR
203	2'-0" X 6'-8"	D					INT. DOOR - DOUBLE DOOR
204	2'-8" X 6'-8"	C					INT. DOOR - W/ 1'-4" TRANSOM TO MATCH EXISTING
205	2'-6" X 8'-4"	E	3/4"	TEMP. GLASS			INT. DOOR - 3/4" TEMP. GLASS SHOWER DOOR
206	2'-10" X 6'-8"	C	1 3/4"	WD.			INT. DOOR - REPLACEMENT DOOR W/ EXIST. TRANSOM
207	2'-8" X 6'-8"	C					INT. DOOR - REPLACEMENT DOOR W/ EXIST. TRANSOM
208	2'-8" X 6'-8"	C					INT. DOOR - W/ 1'-4" TRANSOM TO MATCH EXISTING
209	2'-0" X 6'-8"	C					INT. DOOR
210	2'-10" X 6'-8"	A		ALUM. CLAD			EXT. DOOR - FULL HGT. GLASS, REPLACEMENT DOOR
211	2'-10" X 6'-8"	B					EXT. DOOR - REPLACEMENT DOOR
LOFT FLOOR							
301	2'-10" X 6'-8"	B	1 3/4"	WD.			INT. DOOR

DOOR NOTES :
1) EXTERIOR DOORS, OTHER THAN NOTED, ARE TO BE ALUM. CLAD FULL HGT. TEMPERED GLASS W/ WD. PRIMED INTERIOR. TEMPERED GLASS TO BE 1/8" INSUL. LOW-E COATED & ARGON FILLED., COLOR TBD.
2) ALL INTERIOR DOORS TO BE 1 3/4" THK. - SOLID CORE WD.
3) ALL INTERIOR DOORS FINISH TO BE STND. TO MATCH EXISTING

HARDWARE :
1) (4) HINGES ON DOORS 8'-0" OR TALLER
2) (3) HINGES ON OTHER DOORS
3) JOHNSON KITS AT ALL POCKET DOORS
4) ALL HARDWARE TBD



E — FRAMELESS GLASS SHOWER DOOR
D — INT. 2 PANEL DOOR, STND. -SEE SIMPSON STYLE '82' (MATCH EXISTING)
C — INT. 2 PANEL DOOR, STND. -SEE SIMPSON STYLE '82' (MATCH EXISTING)
B — EXT. 2 PANEL DOOR,STND. -SEE SIMPSON 70782 (MATCH EXISTING)
A — EXT. CLAD DOOR W/FULL HEIGHT GLASS

DOOR TYPES

NTS

18 N. ARTHUR ASHE BLVD.

DRAWING INDEX

Sheet Number	Sheet Title
A101	PROJECT INFO, GENERAL DATA, & SCHEDULES
A201	FIRST & BASEMENT FLOOR PLANS
A202	SECOND & ATTIC FLOOR PLANS
A501	INTERIOR ELEVATIONS
A502	INTERIOR ELEVATIONS
A801	FOUNDATION PLAN & FRAMING PLANS
A802	STRUCTURAL DETAILS
A803	STRUCTURAL NOTES
D201	DEMO PLANS

LOCATION

18 N ARTHUR ASHE BLVD.
RICHMOND, VIRGINIA 23220

BUILDING DATA

CODE
VIRGINIA RESIDENTIAL CODE 2015

ZONING
CITY OF RICHMOND
R48 - RESIDENTIAL

BUILDING AREA

SQUARE FOOTAGE

BASEMENT	
EXISTING (UNFINISHED) :	1,937 SF
AREA OF RENOVATION :	850 SF
NEW UNFINISHED TOTAL:	1,183 SF
NEW FINISHED TOTAL:	754 SF
1ST FLOOR	
EXISTING :	1,937 SF
AREA OF RENOVATION :	151 SF
ADDITION :	0 SF
2ND FLOOR	
EXISTING :	2,057 SF
AREA OF RENOVATION :	1,014 SF
NEW SCREEN PORCH :	150 SF
NEW 2ND FLR. TOTAL :	1,907 SF
LOFT FLOOR	
EXISTING (UNFINISHED) :	557 SF
AREA OF RENOVATION :	503 SF
NEW UNFINISHED TOTAL:	206 SF
NEW FINISHED TOTAL:	351 SF
OVERALLS	
EXISTING TOTAL SF (FINISHED) :	3,994 SF
EXISTING TOTAL SF (UNFINISHED) :	2,494 SF
TOTAL AREA OF RENOVATION :	2,518 SF
NEW TOTAL SF (FINISHED):	4,949 SF
NEW TOTAL SF (UNFINISHED):	1,389 SF

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO SUB FLR. AND TOP OF INTERIOR FRAMING UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FRAMING SURFACES UNLESS NOTED OTHERWISE.
2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTS AND CONSULTING ENGINEERS DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
3. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
4. ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.
5. ELECTRICAL CONTRACTOR TO VERIFY EXISTING ELECTRICAL CAPACITY PRIOR TO SUBMITTING BID, AND TO FURNISH NECESSARY DRAWINGS TO BUILDING DEPARTMENT AND PAY FOR ALL NECESSARY INCOMING SERVICE AND PAY FOR ANY RELATED FEES NECESSARY FOR HOOK-UP. ALL ELECTRICAL WORK IS TO CONFORM WITH FIRE UNDERWRITER'S CODES AND ALL LOCAL CODES IN JURISDICTION.

18 N. ARTHUR ASHE BLVD
RICHMOND VA, 23220

COMMONWEALTH OF VIRGINIA
ROBERT A. STEELE
No. 006351
ARCHITECT

F o n 8 0 4 3 4 4 . 0 0 6 0
e m a i l : b o b s t u d i o @ b o b a r c h i t e c t u r e . n e t

1 0 8 N O R T H F I R S T S T R E E T
R I C H M O N D , V I R G I N I A 2 3 2 1 9

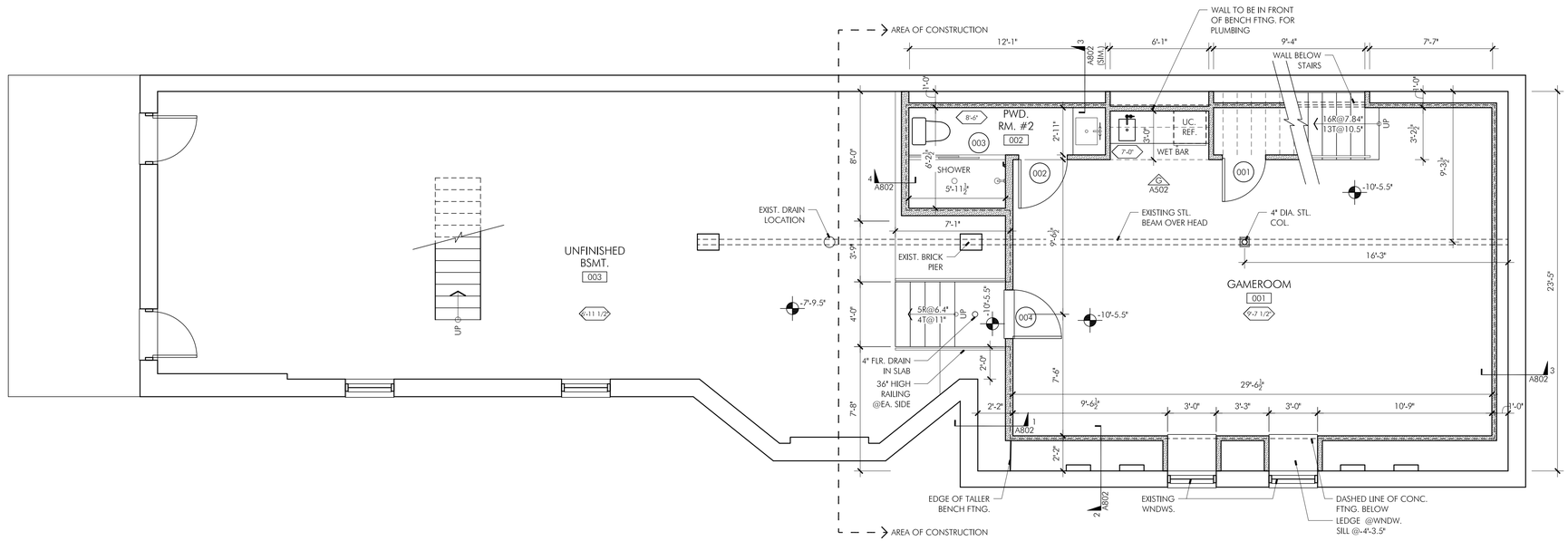
BOB ARCHITECTURE

NO.	DATE	REVISIONS
1	----	---

JOB NO: 20.022
DATE: 3.25.2021

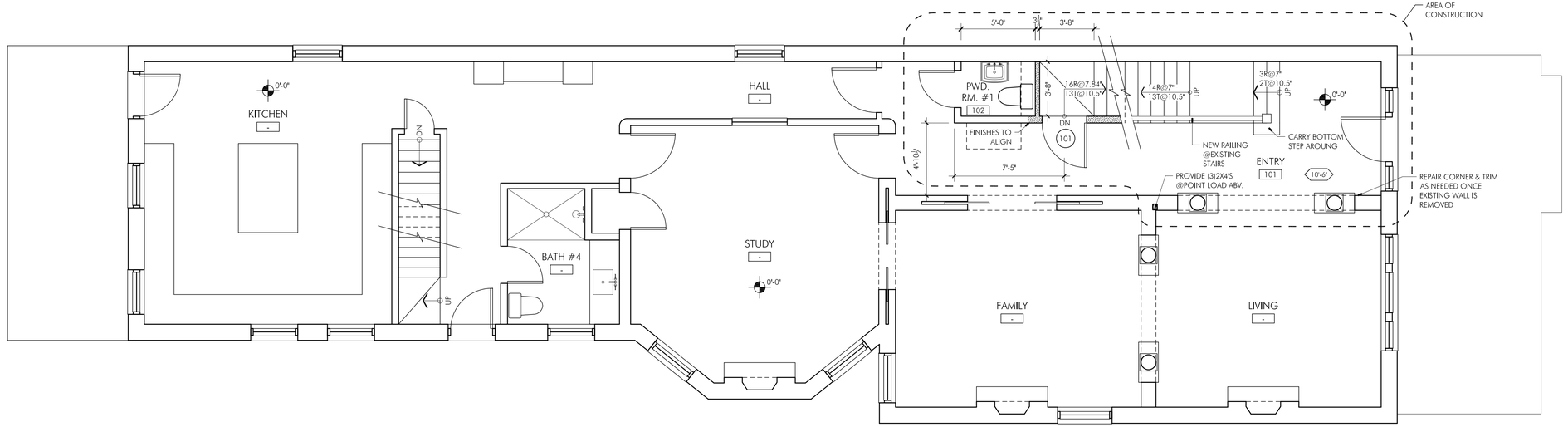
PROJECT INFO, GENERAL DATA, & SCHEDULES

A101



BASEMENT FLOOR PLAN 2

1/4"=1'-0"



FIRST FLOOR PLAN 1

1/4"=1'-0"

NOTES

1. ALL NEW INTERIOR WALLS TO HAVE SOUND ATTENUATION, TYP.

GRAPHIC KEY:

NEW WALL

EXISTING WALL

18 N. ARTHUR ASHE BLVD

RICHMOND VA, 23220

COMMONWEALTH OF VIRGINIA
ROBERT A. STEELE
No. 006351
ARCHITECT

Fon 804.344.0060

email: bobstudio@bobarchitecture.net

ORDINARY BOB ARCHITECTURE BEYOND BOUNDARIES

JOB NORTH FIRST STREET

RICHMOND, VIRGINIA 23219

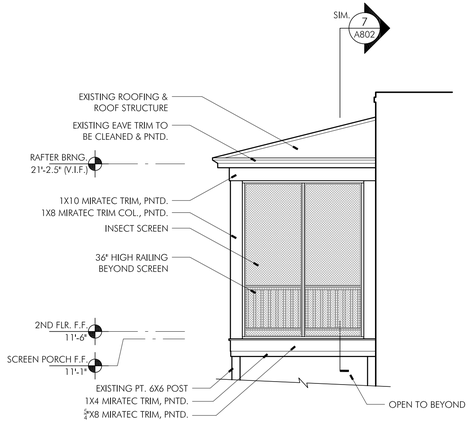
NO.	DATE	REVISIONS
1	----	---

JOB NO: 20.022

DATE: 3.25.2021

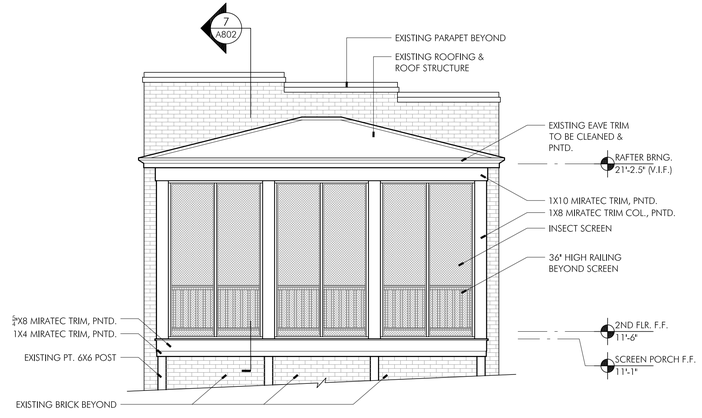
FIRST & BASEMENT FLOOR PLANS

A201



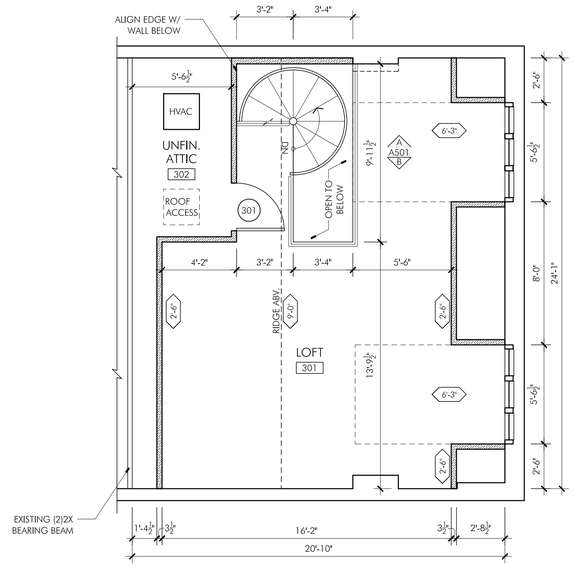
SCREEN PORCH SIDE ELEVATION 4

1/4"=1'-0"



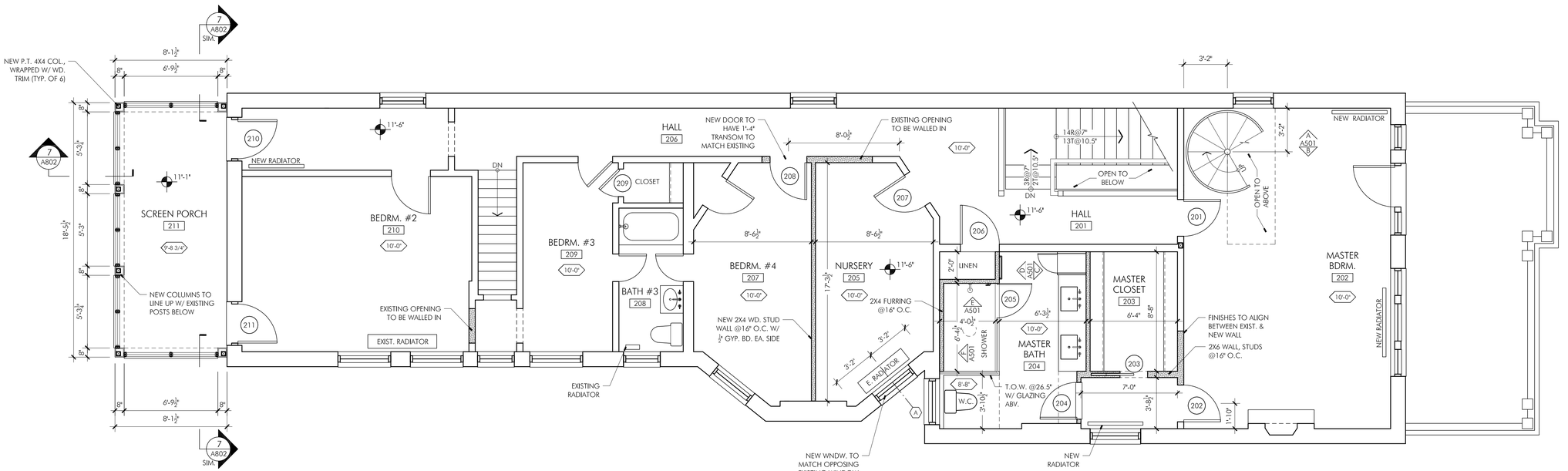
SCREEN PORCH REAR ELEVATION 3

1/4"=1'-0"



LOFT FLOOR PLAN 2

1/4"=1'-0"



SECOND FLOOR PLAN 1

1/4"=1'-0"

NOTES
1. ALL NEW INTERIOR WALLS TO HAVE SOUND ATTENUATION, TYP.
2. ALL TRIM TO MATCH EXIST. AS CLOSE AS POSSIBLE

GRAPHIC KEY:

- NEW WALL
- EXISTING WALL

18 N. ARTHUR ASHE BLVD
RICHMOND VA, 23220

COMMONWEALTH OF VIRGINIA
ROBERT A. STEELE
No. 006351
ARCHITECT

[redacted]
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ORDINARY & EXTRAORDINARY
BOB
ARCHITECTURE
BEYOND BOUNDARIES
ARCHITECT

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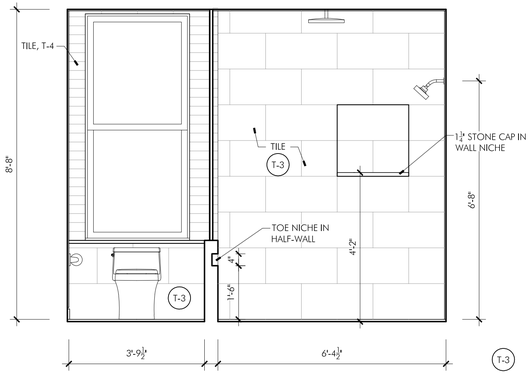
JOB NO: 20.022
DATE: 3.25.2021

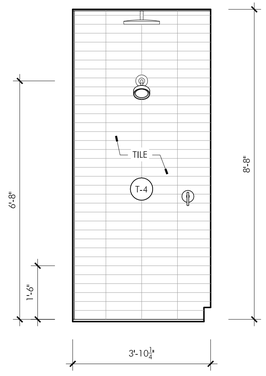
SECOND FLR. & ATTIC PLANS & REAR ELEVATIONS

A202



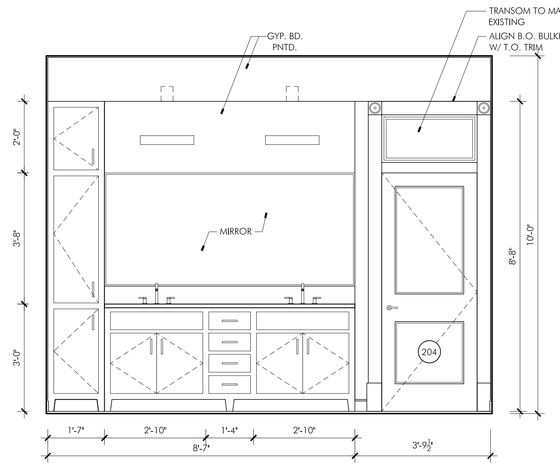
ELEVATION @ MASTER SHOWER F

1/2"=1'-0"



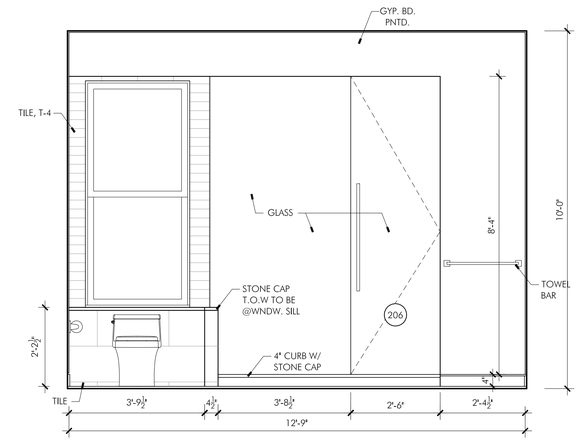
ELEVATION @ MASTER SHOWER E

1/2"=1'-0"



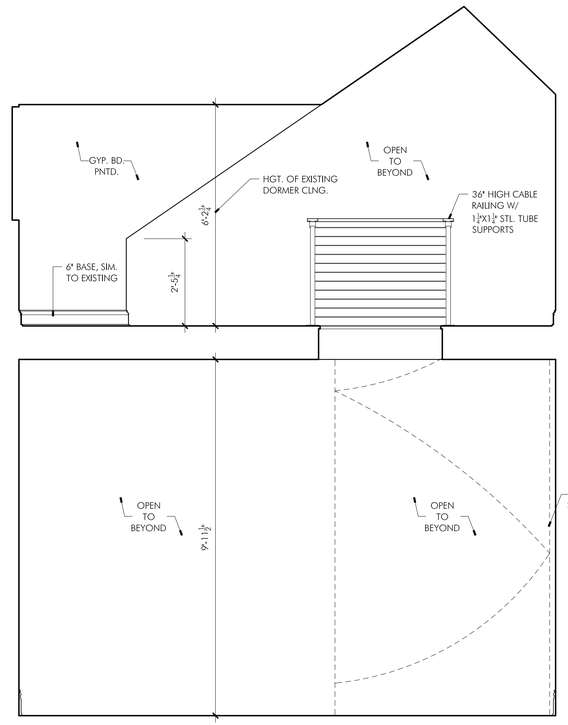
ELEVATION @ MASTER BATHROOM D

1/2"=1'-0"



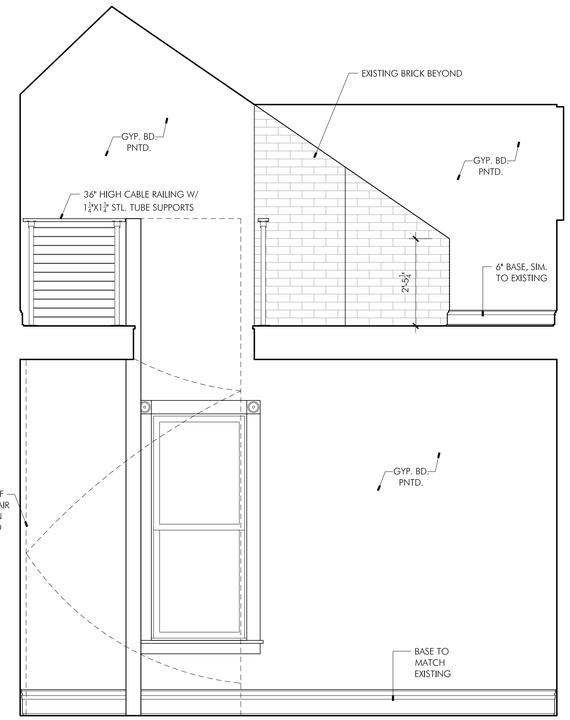
ELEVATION @ MASTER BATHROOM C

1/2"=1'-0"



ELEVATIONS @ MASTER BEDROOM B

1/2"=1'-0"



ELEVATIONS @ MASTER BEDROOM A

1/2"=1'-0"

18 N. ARTHUR ASHE BLVD | RICHMOND VA, 23220

COMMONWEALTH OF VIRGINIA
ROBERT A. STEELE
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BEYOND BOUNDARIES ORDINARY BOB ARCHITECTURE

108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

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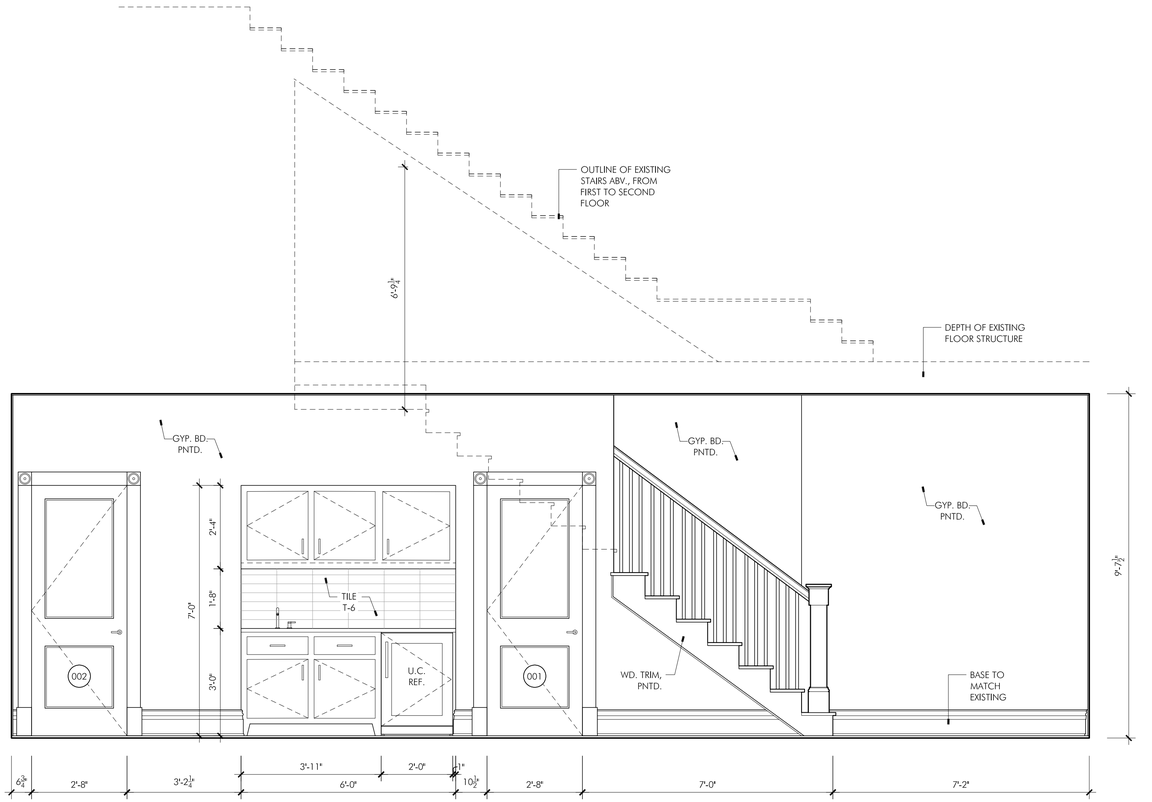
INTERIOR ELEVATIONS

A501



ELEVATION @GAMEROOM

1/2"=1'-0"

18 N. ARTHUR ASHE BLVD
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ROBERT A. STEELE
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ARCHITECTURE
BOB ARCHITECT

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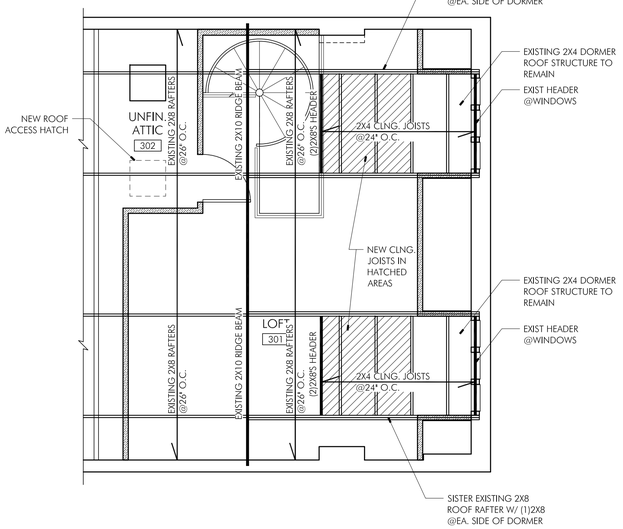
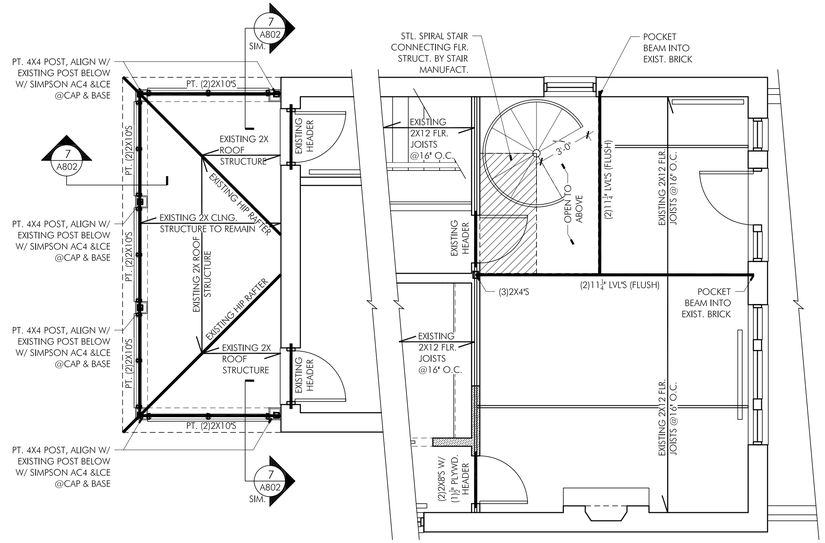
INTERIOR ELEVATIONS

A502



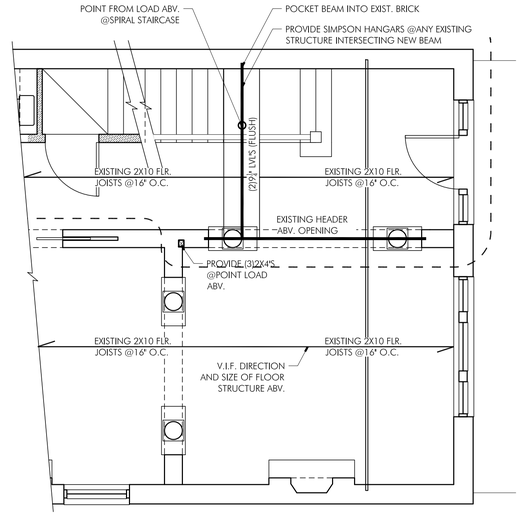
ATTIC & LOFT ROOF FRAMING PLAN 5

1/4" = 1'-0"



ATTIC FLOOR & PORCH ROOF FRAMING 4

1/4" = 1'-0"

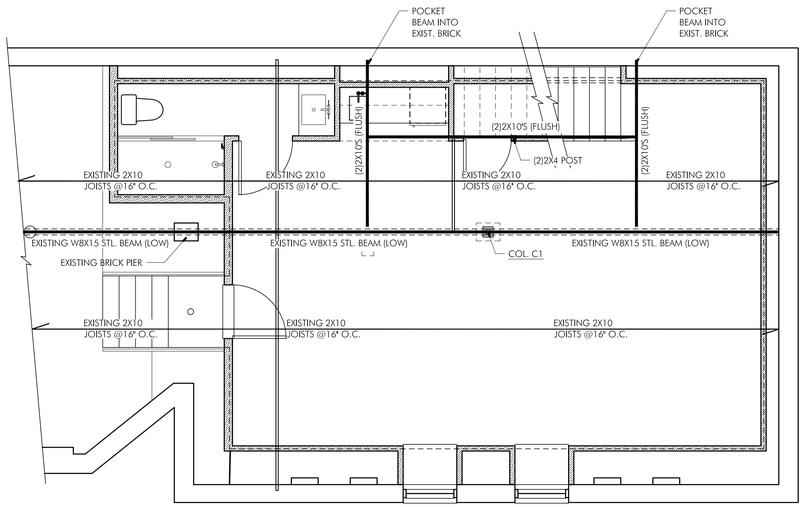


SECOND FLR FRAMING PLAN 3

1/4" = 1'-0"

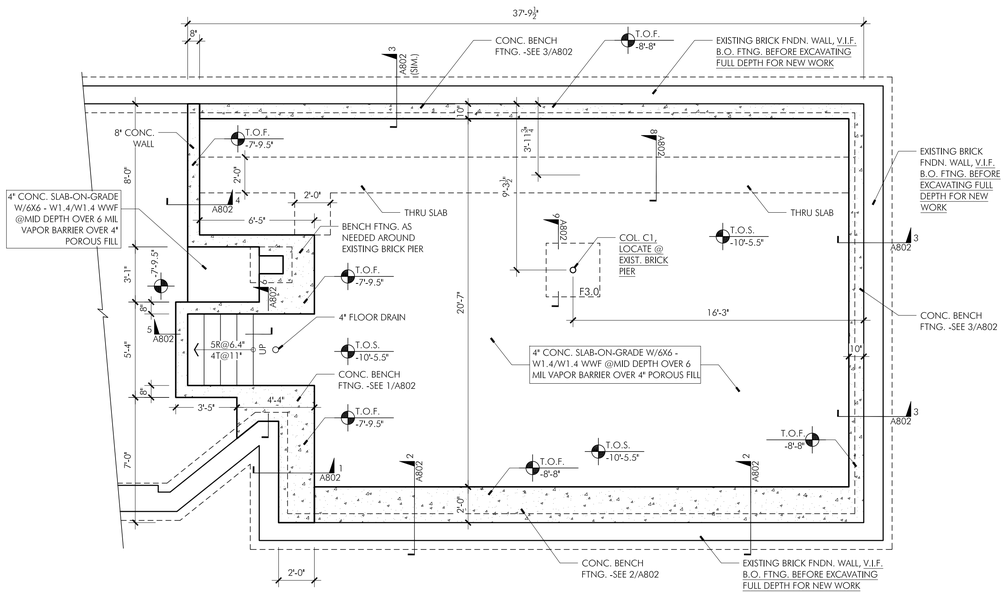
COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	REMARKS
C1	4" DIAMETER	¾" x 8" x 8" B.P. & (4) ¾" Φ HEADED F1554 A.B. (4½" GAGE), 9" EMBED	W/ 5½"x5½"x¼" STL. CAP PLATE.

FOUNDATION SCHEDULE		
MARK	SIZE	REINFORCEMENT
F3.0	3'-0"x3'-0"x1'-0"	(4) #4 x 2'-4" E.W. BOTTOM



FIRST FLOOR FRAMING PLAN 2

1/4" = 1'-0"



FOUNDATION PLAN 1

1/4" = 1'-0"

18 N. ARTHUR ASHE BLVD RICHMOND VA, 23220

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BEYOND ORDINARY ARCHITECTURE AND BOUNDARIES
BOBARCHITECTURE
ARCHITECTS

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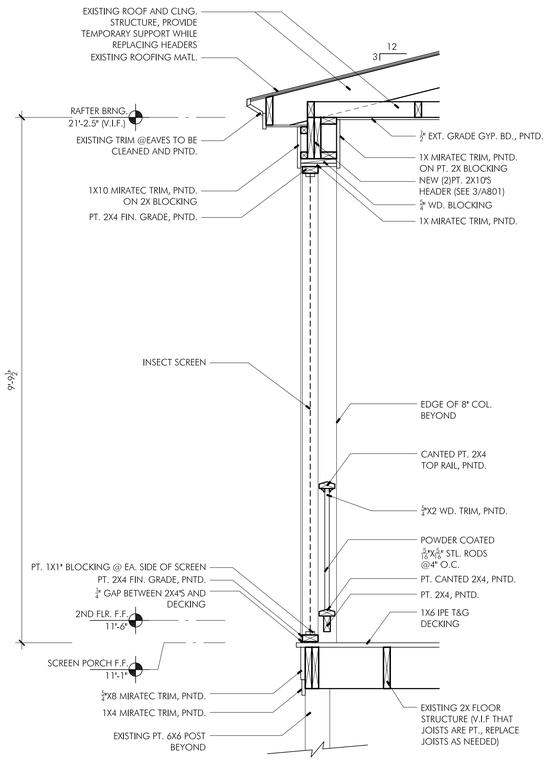
JOB NO: 20.022
DATE: 3.25.2021

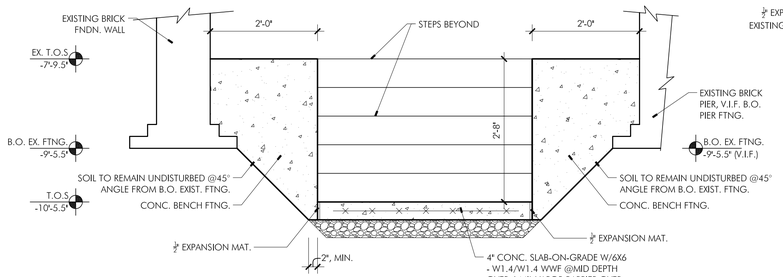
FOUNDATION PLAN & FRAMING PLANS

A801



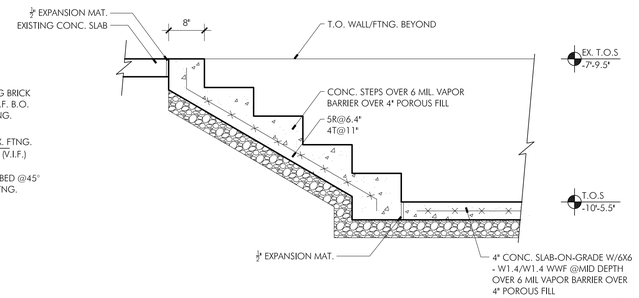
SECTION @SCREEN PORCH 7

3/4"=1'-0"



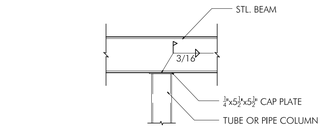
SECTION @CONC. STEPS 6

3/4"=1'-0"



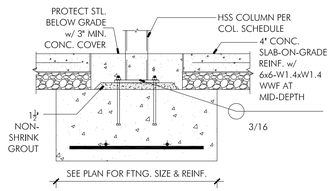
SECTION @CONC. STEPS 5

3/4"=1'-0"



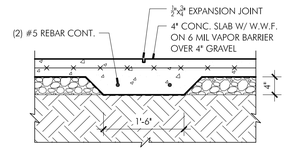
TYP. STL. BEAM TO COL. CONNECTION 10

3/4"=1'-0"



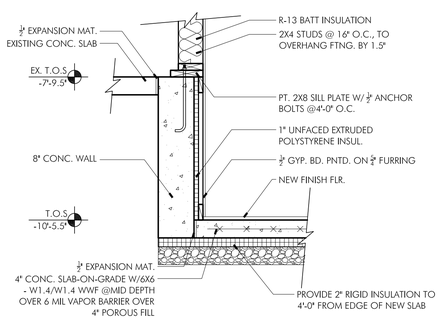
TYP. INT. COL. FTNG. 9

3/4"=1'-0"



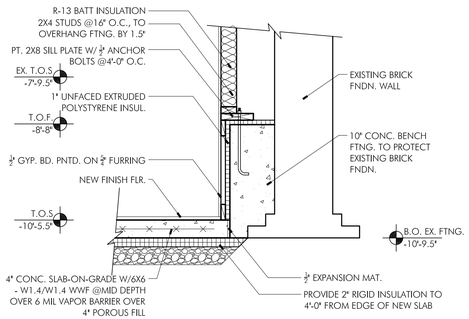
THRU SLAB DETAIL 8

3/4"=1'-0"



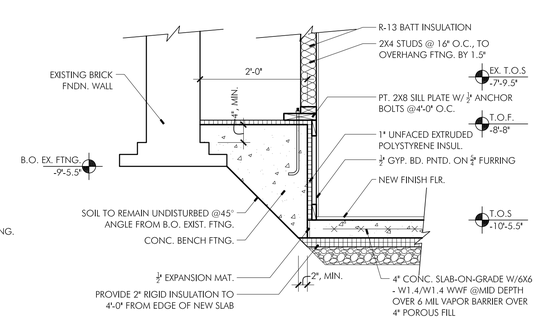
FNDN. WALL DETAIL 4

3/4"=1'-0"



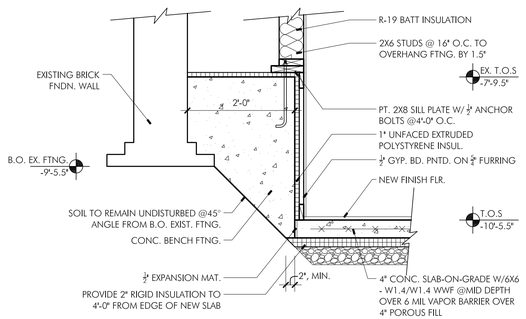
BENCH FTNG. DETAIL 3

3/4"=1'-0"



BENCH FTNG. DETAIL 2

3/4"=1'-0"



BENCH FTNG. DETAIL 1

3/4"=1'-0"

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BEYOND ORDINARY BOUNDARIES
BOB ARCHITECTURE

108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

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STRUCTURAL DETAILS

A802

GENERAL STRUCTURAL NOTES

GENERAL
ALL WORK SHALL CONFORM WITH THE 2018 VIRGINIA RESIDENTIAL CODE, EXCEPT WHERE MORE RESTRICTIVE REQUIREMENTS ARE SPECIFIED.

IF ENGINEERED DRAWINGS ARE AVAILABLE THEY SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES REGARDING INSERTS, CLIPS, OPENINGS, ETC. TO BE PLACED IN THE STRUCTURAL WORK.

THE ARCHITECT HAS NO EXPERTISE IN AND TAKES NO RESPONSIBILITY FOR CONSTRUCTION MEANS AND METHODS OR JOBSITE SAFETY DURING CONSTRUCTION.

GEOTECHNICAL
FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF (SEE GEOTECHNICAL SOIL REPORT FOR VERIFICATION). A GEOTECHNICAL ENGINEER SHALL VERIFY CAPACITY OF FOUNDATION SUBGRADES. IF SOILS OF THE ABOVE LISTED BEARING CAPACITY ARE NOT ENCOUNTERED, FOOTINGS SHALL BE LOWERED OR INCREASED IN SIZE, AS DIRECTED BY THE STRUCTURAL ENGINEER. ALL EXISTING FILL AND UNSUITABLE MATERIAL SHALL BE REPLACED WITH SUITABLE STRUCTURAL FILL, COMPACTED TO 98% (ASTM D698 - STANDARD PROCTOR) OF MAXIMUM DRY DENSITY. GEOTECHNICAL ENGINEER TO OBSERVE AND APPROVE.

BOTTOM OF ALL GRADE BEAMS SHALL EXTEND A MINIMUM OF 32" BELOW FINISHED GRADE FOR FROST PROTECTION AND SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.

COMPACTED FILL UNDER FLOOR SLABS SHALL BE PLACED IN LOOSE LAYERS NOT EXCEEDING EIGHT (8") INCHES AND COMPACTED TO 95% (ASTM D698 - STANDARD PROCTOR) OF MAXIMUM DRY DENSITY. GEOTECHNICAL ENGINEER TO OBSERVE AND APPROVE. # 57 STONE SHALL BE THOROUGHLY COMPACTED TO FORM TIGHT MATRIX.

THE CONTRACTOR SHALL PROTECT THE FOUNDATIONS AND SLABS FROM DAMAGE FROM FROST HEAVE DURING CONSTRUCTION UNTIL THE FINAL DESIGN STRUCTURE IS COMPLETE.

BACKFILL AGAINST WALLS SPANNING VERTICALLY SHALL NOT BE PLACED UNTIL ALL FLOORS AGAINST THOSE WALLS ARE IN PLACE AND AT FULL DESIGN STRENGTH. IF FLOORS CANNOT BE PLACED BEFORE FILL, WALLS SHALL BE ADEQUATELY BRACED TO PREVENT OVERSTRESSING OR MOVEMENT.

ALL CONCRETE WALLS BELOW GRADE SHALL BE BACKFILLED ON BOTH SIDES OF WALL SIMULTANEOUSLY.

BELOW GRADE WALLS SPANNING VERTICALLY HAVE BEEN DESIGNED FOR 45h LATERAL EARTH PRESSURE. ALL BELOW GRADE WALLS SHALL HAVE A FOUNDATION WATERPROOFING SYSTEM WITH A DRAIN TILE AND SILT WRAP AT THE BASE. ALL DRAIN TILES SHALL DRAIN TO DAYLIGHT. ALL WALLS SHALL BE BACKFILLED WITH A 12" MINIMUM WIDTH OF #57 STONE FILL.

SLABS ON GRADE
FLOOR SHALL BE CURED BY CONTINUOUS WETTING FOR AT LEAST (7) DAYS OR BY APPLICATION OF SPECIFIED LIQUID CURING/SEALING COMPOUND APPLIED IN STRICT CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS.

CONTROL JOINTS SHALL BE CUT WITHIN SIX HOURS OF FINISHING OR AS SOON AS CONCRETE HAS SUFFICIENT SET TO AVOID RAVELING OF EDGES. CONTRACTOR SHALL COORDINATE JOINT PATTERN WITH TILE PATTERNS OR SIMILAR. DO NOT EXCEED MAXIMUM INDICATED SPACING. DO NOT TERMINATE JOINTS TO FORM "T" JUNCTION.

PLEASE NOTE THAT CONCRETE SLABS ON GRADE ARE NOT DESIGNED TO SUPPORT CONSTRUCTION CRANES. IF THE CRANE IS PLACED ON THE CONCRETE SLABS ON GRADE, THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT CRACKS FROM FORMING IN THE SLABS ON GRADE. ALL CRACKS THAT DO FORM DUE TO THE CRANE BEING PLACED ON THE SLABS ON GRADE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND TO THE APPROVAL OF THE ARCHITECT OR STRUCTURAL ENGINEER CONTRACTED.

CONCRETE FLOOR SLABS ON GRADE SHALL BE FINISHED TO THE FOLLOWING TOLERANCES: FF 30, FL 25.

CONCRETE
ALL CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

28 DAY COMPRESSIVE STRENGTH, MAXIMUM SLUMP:
FOUNDATIONS: 3,500 PSI, 4".
SLAB ON GRADE: 3,500 PSI, 4"
ALL CONCRETE EXPOSED TO FREEZE/THAW CYCLE SHALL HAVE 6%+/-1% ENTRAINED AIR AND MAX. W/C RATIO OF 0.45.

THE CONCRETE SHALL CONFORM TO ALL THE PROVISIONS OF "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING" (ACI 305-R82) AND "RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING" (ACI 306-R83).

REINFORCING STEEL
DEFORMED BARS: ASTM A615 (GRADE 60).
WELDED WIRE FABRIC: ASTM A185.

COVER TO REINFORCEMENT:
BOTTOM OF FOUNDATIONS: 3"
SIDES OF FOUNDATIONS: 2"
SIDES OF FOUNDATIONS (WITHOUT SIDE FORMS): 3"
RETAINING WALLS: 2"
PIERS: 2"
OR AS NOTED ON SECTIONS AND DETAILS.

STRUCTURAL STEEL
ANCHOR BOLTS: ASTM F1554, 36 KSI, HEADED TYPE AND WELDABLE
STRUCTURAL BOLTS: ASTM A325 - X.
HARDENED STEEL WASHERS: ASTM F436.
W-BEAMS AND TEES: ASTM A992, GRADE 50.
PLATES, ANGLES, CHANNELS AND BARS: ASTM A36.
TUBES: ASTM A500, GRADE B.
PIPES: ASTM A53, TYPE E OR S.
WELDING ELECTRODES: E70, LOW HYDROGEN.

ALL STRUCTURAL STEELWORK SHALL CONFORM WITH THE THIRTEENTH EDITION OF AISC's "STEEL CONSTRUCTION MANUAL". BOLTED CONNECTIONS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION UNLESS NOTED OTHERWISE ON PLAN.

CONNECTIONS OF BEAMS TO BEAMS AND BEAMS TO COLUMNS SHALL BE STANDARD AISC FRAMED CONNECTIONS, USING A MINIMUM OF (2) 3/4" DIAMETER A325-X BOLTS OR SPECIAL CONNECTIONS OF EQUAL STRENGTH (UNLESS OTHERWISE SHOWN). SHOP WELDING OF STRENGTH EQUAL TO BOLTS SPECIFIED MAY BE USED PROVIDED EACH SHOP WELD IS FULLY DETAILED ON THE SHOP DRAWINGS.

LEVEL COLUMN BASE PLATES TO TRUE EVEN PLANE WITH FULL BEARING ON SUPPORTING STRUCTURES. USE STRUCTURAL NON- SHRINKING GROUT TO OBTAIN UNIFORM BEARING AND TO MAINTAIN A LEVEL BASE LINE ELEVATION. ANCHOR RODS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE LOCATED BY SETTING PLAN PROVIDED BY THE STRUCTURAL STEEL FABRICATOR.

TEMPORARY BRACING, GUY WIRES, ETC., SHALL BE USED WHERE NECESSARY TO ADEQUATELY RESIST ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION, INCLUDING EQUIPMENT AND IT'S OPERATION.

NO OPENINGS IN BEAMS OTHER THAN SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER (IF CONTRACTED)

STRUCTURAL STEEL SHALL BE PRIMED ONLY IN THOSE AEAS WHERE STRUCTURAL STEEL IS DESIGNED ON PLAN TO BE EXPOSED TO VIEW OR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS).

STEEL LINTELS
ALL LINTELS AND ANGLES SUPPORTING BRICK VENEER SHALL BE GALVANIZED TO ASTM A123/A153 AND SHALL BE BOLTED TO STRUCTURE WITH GALVANIZED BOLTS. DAMAGED GALVANIZING SHALL BE TOUCHED UP IN FIELD WITH COLD GALVANIZING COMPOUND.

WOOD STAIRS
WOOD STAIRS SHALL BE DESIGNED BY THE WOOD STAIR MANUFACTURER FOR LL=70 PSF, SUBMIT SHOP DRAWINGS SEALED BY A STRUCTURAL ENGINEER FOR REVIEW. THE WOOD STAIR SYSTEM SHALL BE SUPPORTED BY THE WOOD FLOOR FRAMING. PROVIDE ADDITIONAL COLUMNS, LOCATED WITHIN WALLS, IF REQUIRED. COORDINATE STAIR DESIGN WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

ANCHORS
POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL OBTAIN APPROVAL FROM STRUCTURAL ENGINEER OF RECORD (S.E.R.) PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.

CARE SHALL BE GIVEN TO AVOID DAMAGING EXISTING REBAR WHEN DRILLING HOLES. HOLES SHALL BE DRILLED AND CLEANED PER THE MANUFACTURER'S INSTRUCTIONS. ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT NOT LESS THAN MINIMUM EDGE DISTANCES AND/OR SPACINGS INDICATED IN THE MANUFACTURER'S LITERATURE.

PERIODIC SPECIAL INSPECTIONS SHALL BE PROVIDED FOR ALL ADHESIVE AND MECHANICAL ANCHORS INSTALLATIONS INCLUDING HOLE DEPTH/CLEANLINESS, ANCHOR TYPE/SIZE, SPACING AND/OR EDGE DISTANCES AND MIN. EMBEDMENT. INDEPENDENT ON-SITE PROOF LOAD TESTING SHALL BE PERFORMED AS REQUIRED BY THE S.E.R. CONTACT S.E.R. FOR QUANTITY OF ANCHORS TO BE TESTED AND ANCHOR MAGNITUDE. CONTRACTOR SHALL REQUIRE POST-INSTALLED ANCHOR MANUFACTURER'S REPRESENTATIVE TO ATTEND PRE-CONSTRUCTION MEETING TO DISCUSS PROPER USE OF PRODUCTS.

SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN SPECIFIED BELOW, SHALL BE SUBMITTED TO THE S.E.R. WITH PRODUCT LITERATURE SHOWING THAT THE SUBMITTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE REQUIRED BY THE BUILDING CODE. PRODUCT ICC-ES CODE REPORTS SHALL BE INCLUDED WITH SUBMITTAL PACKAGE.

BASIS OF DESIGN:
A. ADHESIVE BOLTS IN CONCRETE - HILTI HIT-RE 500-SD EPOXY ADHESIVE ANCHOR w/ STD. HAS THREADED ROD (ISO 898-1 CLASS 5.8).
B. ADHESIVE BOLTS IN SOLID GROUTED MASONRY - HILTI HIT HY 150 MAX ADHESIVE ANCHOR w/ STD. HAS THREADED ROD (ISO 898-1 CLASS 5.8).
C. EXPANSION ANCHOR IN CONCRETE - HILTI KWIK BOLT TZ EXPANSION ANCHOR.

ALL STUDS, JOISTS AND ACCESSORIES SHALL BE MADE OF THE TYPE, SIZE AND GAGE INDICATED ON THE DRAWINGS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH SSMA DESIGNATIONS. ALL STRUCTURAL MEMBERS SHALL BE FOMED FROM CORROSION-RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A653-94. ALL MEMBERS SHALL BE ZINC COATED, MEETING THE REQUIREMENTS OF ASTM A924, G60. ALL LIGHT-GAGE METAL STUDS AND TRACKS 18 GA. OR THINNER SHALL HAVE MIN. YIELD STRENGTH OF 33 KSI AND LIGHT-GAGE METAL STUDS AND TRACKS 16 GA. OR THICKER SHALL HAVE MIN. YIELD STRENGTH OF 50 KSI.

LOAD-BEARING STUDS SHALL BE INSTALLED SO THE ENDS ARE POSITIONED AGAINST THE INSIDE OF THE RUNNER TRACK WEB PRIOR TO FASTENING AND SHALL BE ATTACHED TO BOTH FLANGES OF THE UPPER AND LOWER TRACKS. FRAMING OF WALL OPENINGS SHALL INCLUDE HEADERS AND SUPPORTING STUDS AS SHOWN ON THE DRAWINGS. BRACING OF WALL STUDS SHALL BE PROVIDED BY HORIZONTAL COLD-ROLLED BRACING AT 4'-0"oc MAX.

METAL PLATE CONNECTED WOOD TRUSSES (IF APPLICABLE)
STRUCTURAL WOOD ROOF TRUSSES ARE TO BE DESIGNED AND FABRICATED PER THE STANDARD DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES TPI-95 AS PREPARED PER THE TRUSS PLATE INSTITUTE, INC. ALL TRUSSES SHALL BE DESIGNED FOR THE LOADS LISTED BELOW (SEE PLANS FOR ADDITIONAL LOADS):

TOP CHORD LIVE LOAD: 20 PSF.
TOP CHORD DEAD LOAD: 10 PSF.
BOTTOM CHORD DEAD LOAD: 10 PSF.
SEE PLAN FOR EXTENT OF ATTIC LOADING.

BOTTOM CHORDS SHALL BE 2"x6" MINIMUM AND THEIR DESIGN SHALL NOT EXCEED 95% OF ALLOWABLE COMBINED STRESSES.

SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF ALL TRUSSES, SEALED BY A COMMONWEALTH OF VIRGINIA RESISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS FOR TRUSSES MUST BE ACCOMPANIED BY CERTIFICATION THAT THE TRUSS MANUFACTURER MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE BASIS FOR INSPECTION CONTROL OF WORKMANSHIP OR THAT THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK BY AN APPROVED INSPECTION AGENCY.

METAL PLATE CONNECTED TRUSSES ARE UNSTATBLE UNTIL PROPERLY BRACED. PROPER HANDLING, SAFETY PRECAUTIONS AND TEMPORARY BRACING ARE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE TEMPORARY BRACING IN ADDITION TO PERMANENT LATERAL BRACING (SHOWN ON TRUSS SHOP DRAWINGS TO REDUCE MEMBER UNBRACED LENGTH) AND ANY PERMANENT BRACING SHOWN ON THESE DRAWINGS. (IF APPLICABLE)

THE CONTRACTOR SHALL NOT CUT ANY MEMBER, DRILL HOLES, INSTALL LAG SCREWS OR INSTALL NAILS IN EXCESS OF 16d WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

TRUSS BRACING NOTES:
1. = 2 x 4 CONT. BOTTOM CHORD BRACING AT OR NEAR A PANEL POINT
2. = 2 x 4 VERT. CROSS BRACING, NAILED TO TRUSS WEBS AT AN APPROX. 45 DEGREES.
3. = 2 x 4 DIAGONAL BOTTOM CHORD BRACING

NAIL BRACING WITH (2) 16d NAILS TO EACH TRUSS.

AT PERMANENT WEB MEMBER LATERAL BRACING (SHOWN ON TRUSS SHOP DRAWINGS), ADD A 2x4 45 DEGEE DIAGONAL BRACE ON THE OPPOSITE SIDE OF THE WEB AT 20'-0"o.c. FROM TOP TO BOTTOM CHORD.

MAXIMUM LIVE LOAD DEFLECTION SHALL BE LIMITED TO L/999.

HEAVY TIMBER WOOD ROOF FRAMING SYSTEM (IF APPLICABLE)
THE HEAVY TIMBER MANUFACTURER/SUPPLIER SHALL HAVE A MINIMUM OF FIVE YEARS OF EXPERIENCE IN THE DESIGN AND FABRICATION OF HEAVY TIMBER TRUSSES AND COMPONENTS. ALL HEAVY TIMBER WOOD ROOF COMPONENTS INCLUDING PURLINS, BEAMS, GIRDERS, FRAMES, AND STEEL FRAME CONNECTORS AND SUPPORTS SHALL BE DESIGNED BY THE SUPPLIER/MANUFACTURER IN ACCORDANCE WITH THE STATE OF PENNSYLVANIA BUILDING CODE, BUT IN NO CASE SHALL BE DESIGNED FOR LESS THAN THE FOLLOWING CRITERIA:

ROOF LIVE LOAD ..... 25. PSF, NO REDUCTION ALLOWED.
ROOF SUPERIMPOSED
DEAD LOAD ..... 10. PSF MINIMUM.
COLLATERAL LOAD ..... 5. PSF
ALLOWABLE PURLIN AND FRAME DEFLECTION L/360

SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION, SHOWING FRAME REACTIONS AND LOADS, ANCHOR BOLT SETTINGS, WOOD POSTS AND ROOF FRAMING, TRANSVERSE CROSS SECTIONS AND INSTALLATION DETAILS TO CLEARLY INDICATE PROPER FRAMING AND ASSEMBLY OF BUILDING COMPONENTS. SHOP DRAWINGS SHALL BE SEALED BY A STATE OF PENNSYLVANIA REGISTERED PROFESSIONAL STRUCTURAL ENGINEER WITH A MINIMUM OF FIVE YEARS OF EXPERIENCE IN THE DESIGN OF HEAVY TIMBER WOOD FRAMING SYSTEMS. ALL CONNECTIONS ARE TO BE HIDDEN WHENEVER POSSIBLE. SEE ARCHITECTURAL DRAWINGS FOR FINISH DETAILS.

WOOD FRAMING
ALL ROUGHCARPENTRY SHALL CONFORM TO THE REQUIREMENTS OF THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION," 2001 EDITION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. WOOD FRAMING SHALL BE CONNECTED AS SPECIFIED IN THE INTERNATIONAL BUILDING CODE TABLE 2304.9.1, UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

ALL FRAMING LUMBER INCLUDING STUDS, PLATES, LINTELS JOISTS, RAFTERS AND BEAMS SHALL BE #2 SOUTHERN YELLOW PINE WITH 19% MAXIMUM MOISTURE CONTENT.

ALL LUMBER, BLOCKING, FURRING AND OTHER WOOD IN CONTACT WITH CONCRETE, MASONRY, THE GROUND OR EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED WITH WATER-BORNE PRESERVATIVES IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS' INSTITUTE STANDARD AWPA-P5.

ALL STEEL FASTENERS IN TREATED WOOD SHALL BE OF HOT-DIPPED ZINC GALVANIZED STEEL (G185) OR STAINLESS STEEL.

ALL WOOD I-JOIST, TJW JOISTS AND MICRO-LAM VENEER LUMBER SHALL BE EQUAL TO PRODUCT MANUFACTURED BY TRUS JOIST, A WEYERHAEUSER BUSINESS.

STRUCTURAL WALL SHEATHING SHALL BE 1/2" APA RATED SHEATHING (32/16, EXPOSURE I) NAILED TO VERT. WOOD SUPPORTS WITH 8d NAILS AT 6"o.c. AT PANEL EDGES AND 12"o.c. AT INTERMEDIATE SUPPORTS. PROVIDE STUD BLOCKING AT ALL SHEATHING JOINTS - LAYOUT SHEATHING JOINTS WITH LONG DIMENSION PERP. TO VERT. STUDS AND STAGGER JOINTS BY 4FT.

STRUCTURAL FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE APA RATED SHEATHING (32/16, EXPOSURE I) GLUED AND NAILED TO WOOD FLOOR WITH 8d NAILS AT 6"o.c. AT PANEL EDGES AND 12"o.c. AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

STRUCTURAL ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING (32/16, EXPOSURE I) NAILED TO WOOD TRUSSES WITH 8d NAILS AT 6"o.c. AT PANEL EDGES AND 12"o.c. AT INTERMEDIATE SUPPORTS, UNLESS NOTES OTHERWISE ON STRUCTURAL DRAWINGS. PROVIDE (1) PANEL SHEATHING CLIP AT MIDSPAN OF ALL UNSUPPORTED PANEL EDGES.

SECURE MULTIPLE SOLID SAWN LUMBER BEAM MEMBERS TOGETHER WITH (2) 10d NAILS AT 12"o.c. PER PLY. SECURE MULTIPLE LVL BEAM MEMBERS TOGETHER WITH (2) 12d NAILS AT 6"o.c. PER PLY.

MINIMUM CONNECTION REQUIREMENTS FOR WOOD MEMBERS (UNLESS NOTED OTHERWISE) SHALL BE AS SPECIFIED IN IBC TABLE 2304.9.1. AND AS FOLLOWS:
1. DOUBLE TOP PLATES: SPLICES SHALL BE LAPPED 24", STAGGERED 48" MIN. OVER SUPPORTING STUD AND ATTACHED WITH (8) 16d NAILS.

CONTRACTOR SHALL COORDINATE LOCATION OF ALL TJI FLOOR JOISTS WITH BATHROOM TOILET AND SHOWER DRAINS - DO NOT CUT OR NOTCH TJI JOISTS.

CONTRACTOR SHALL TEMPORARILY BRACE BEARING/SHEAR WALLS AS REQUIRED UNTIL FINAL SHEATHING AND ALL SHEARWALL REQUIREMENTS/CONNECTIONS HAVE BEEN INSTALLED.

DESIGN LOADS
PER 2015 VIRGINIA RESIDENTIAL CODE, 2009 ED.

FLOOR LIVE :
GROUND & FIRST FLOOR: 50 PSF
SECOND FLOOR: 40 PSF
ATTIC STORAGE FLOOR: 30 PSF
GARAGE FLOOR AND
EXTERIOR BALCONIES: 60 PSF

ROOF LIVE LOAD:
ROOF MINIMUM: 20 PSF

SNOW LOAD:
GROUND SNOW LOAD: 20 PSF
FLAT ROOF SNOW LOAD: 20 PSF
EXPOSURE FACTOR: 1.0
IMPORTANCE FACTOR: 1.0
THERMAL FACTOR: 1.0

WIND LOAD:
BASIC WIND SPEED: 90 MPH
IMPORTANCE FACTOR: 1.0
BUILDING CATEGORY: II
WIND EXPOSURE: C
INTERNAL PRESSURE COEF: +/- 0.55
COMP. & CLADDING WALL: 15.8 PSF TYP., 19.5 PSF CORNERS
MAIN WINDFORCE TRANS: 11.9 PSF INTERIOR., 17.8 PSF END
LONG: 8.5 PSF INTERIOR., 12.8 PSF END

SEISMIC LOAD:
IMPORTANCE FACTOR: 1.0
SDS : 0.15
SD1 : 0.08
SITE CLASS: D
SEISMIC DESIGN CATEGORY B
Cs: 0.038
R: 4.0
Cd: 4.0
BASIC SEISMIC FORCE RESISTING SYSTEM:
BEARING WALL SYSTEM WITH LIGHT FRAME WALLS WITH WOOD SHEAR PANELS AND ORDINARY REINFORCED CONCRETE WALLS.

DESIGN BASE SHEAR: 25 KIPS
ANALYSIS PROCEDURE: SIMPLIFIED ANALYSIS PROCEDURE (1616.6.1)
COMPONENT IMPORTANCE FACTORS:
NONE REQ'D PER 1621.1.1 EXCEPTIONS 2 & 3.

BOLT TESTING SHALL CONFORM TO THE REQUIREMENTS OF "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" DATED JUNE 2000. BOLTS THAT ARE NOT SLIP CRITICAL OR SUBJECT TO DIRECT TENSION NEED ONLY BE OBSERVED TO ENSURE THAT FAYING SURFACES ARE SNUG CONTACT.

SHOP DRAWINGS
SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS MUST BE SUBMITTED BY GENERAL CONTRACTOR AND REVIEWED BY THE ARCHITECT &/OR ENGINEER (IF CONTRACTED). ALL CONTRACTOR MODIFICATIONS (INCLUDING PRODUCTS SUBMISSION) MUST BE IDENTIFIED IN WRITING AS A PROPOSED "AS EQUAL" CHANGES AT TIME OF SUBMISSION. IF A CONTRACTOR OR OWNER FAILS TO SUBMIT THE SHOP DRAWINGS OR FAILS TO FOLLOW THE ABOVE "AS EQUAL" PROCEDURE, THE STRUCTURAL ENGINEER (IF CONTRACTED) WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT.

18 N. ARTHUR ASHE BLVD
RICHMOND VA, 23220

COMMONWEALTH OF VIRGINIA
ROBERT A. STEELE
No. 006351
ARCHITECT

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e m o i l : b o b s t u d i o @ b o b a r c h i t e c t u r e . n e t

ORDINARY BOB ARCHITECTURE BEYOND BOUNDARIES

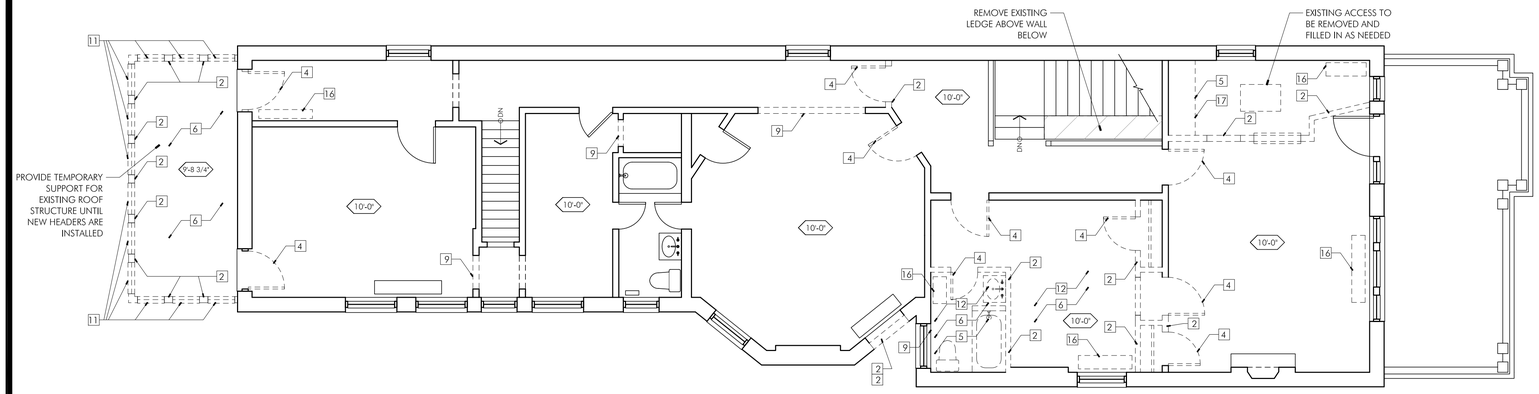
108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS
1	----	---

JOB NO: 20.022
DATE: 3.25.2021

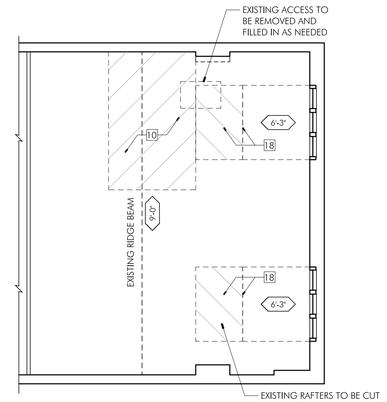
STRUCTURAL NOTES

A803



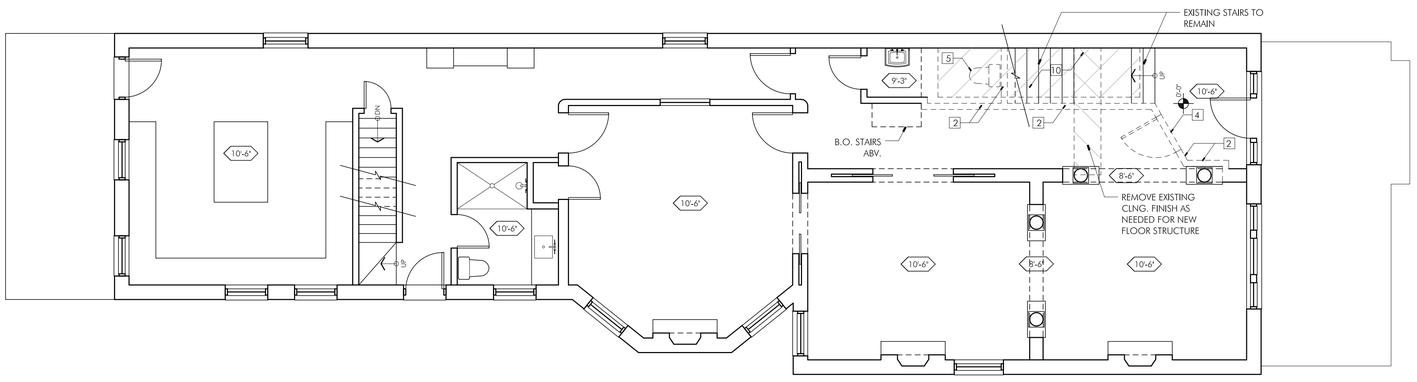
SECOND FLOOR DEMO PLAN 3

3/16"=1'-0"



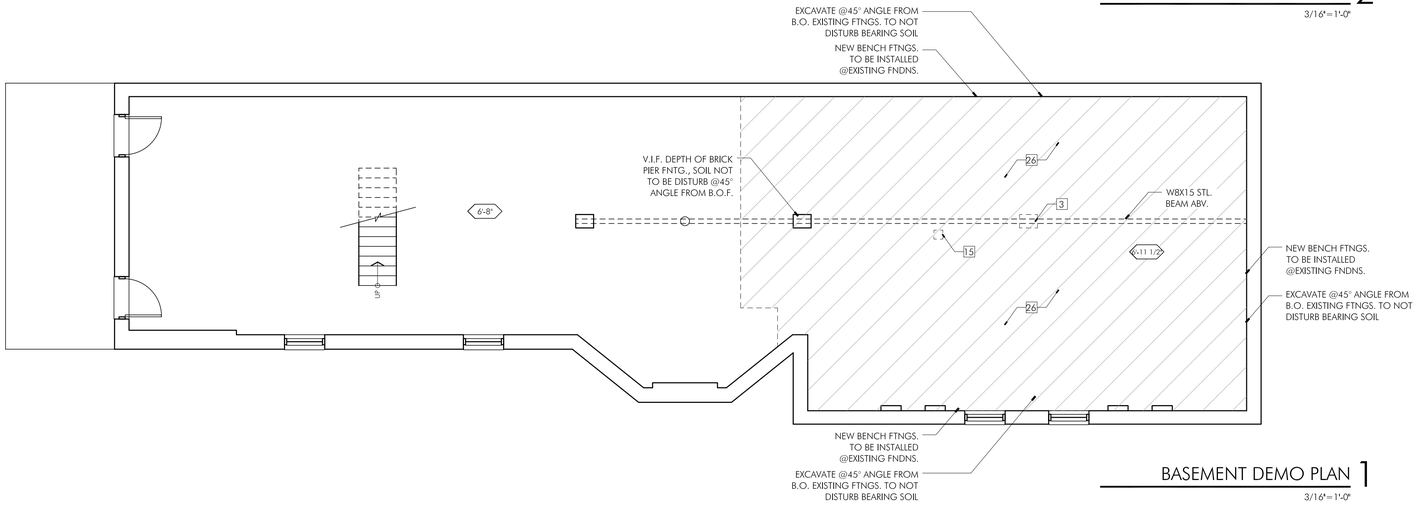
LOFT FLOOR DEMO PLAN 4

3/16"=1'-0"



FIRST FLOOR DEMO PLAN 2

3/16"=1'-0"



BASEMENT DEMO PLAN 1

3/16"=1'-0"

DEMO NOTES

1 REMOVE EXIST. SLAB AND EARTH TO A DEPTH OF -2'-8" BELOW EXISTING SLAB. REPAIR AS NEEDED FOR NEW FLOOR STRUCTURE

2 REMOVE EXIST. WALL TO FLOOR LEVEL. REPAIR CEILING AND SUB FLOOR AS NECESSARY

3 EXIST. BRICK PIER TO BE REMOVED. PRIOR TO REMOVAL OF PIER, PROVIDE TEMPORARY STRUCTURE TO FLOORS AND WALLS ABOVE AS NEEDED UNTIL NEW FTNG. & COL. ARE BUILT.

4 REMOVE EXIST. DOOR ASSEMBLY. PREPARE EXISTING OPENING FOR NEW DOOR AS NEEDED

5 REMOVE EXISTING PLUMBING FIXTURES. PATCH AND REPAIR SURFACES TO RECEIVE NEW FINISHES.

6 REMOVE EXIST. FLOORING AND BASE TRIM. PREPARE SUBFLOOR TO RECEIVE NEW FINISH. COORDINATE WITH FINISH FLOOR PLAN. PROVIDE TEMP. STRUCTURE AS REQUIRED.

7 REMOVE EXISTING RAILING TO BE REPLACED.

8 REMOVE EXISTING FINISHES. PREPARE FLOORS AND WALL FOR NEW WORK.

9 REMOVE EXISTING CASEWORK. PREPARE SURFACES FOR NEW WORK.

10 REMOVE EXISTING FLOOR STRUCTURE FOR NEW STAIRS. PROVIDE BRACING IN PREPARATION FOR NEW STRUCTURE

11 REMOVE EXISTING WINDOW AND FRAME.

12 REMOVE EXIST. FINISH AND SUB FLOOR AS REQ. TO INSTALL NEW MECHANICAL, ELECTRICAL, AND PLUMBING BELOW.

13 PROVIDE TEMP. BRACING AS REQ. FOR FLOOR STRUCTURE ABOVE

14 REMOVE ELECTRICAL FIXTURES, OUTLETS & SWITCHES IN WALLS AS REQUIRED. CAP ELEC. LINES FOR SAFETY UNTIL NEW DRAWINGS ARE PROVIDED FOR COORDINATION.

15 REMOVE EXISTING FLOOR DRAIN AND PLUMBING UNDER SLAB AS REQUIRED FOR NEW LOWER SLAB

16 REMOVE EXISTING RADIATOR. PREPARE SURFACES AND PLUMBING FOR NEW RADIATOR

17 REMOVE EXISTING CABINETRY. PREPARE SURFACES FOR NEW WORK.

18 REMOVE LOW HEADERS @ATTIC DORMERS AND CUT MAIN RAFTERS BACK TO HGT. OF DORMER CEILING. PROVIDE TEMPORARY STRUCTURE FOR MAIN ROOF RAFTERS IN PREPARATION FOR ROOF NEW STRUCTURE.

19 EXISTING PLUMBING OVERHEAD FOR RADIATORS IN BASEMENT TO BE RAISED AND RELOCATED TO RUN ALONGSIDE EXISTING STL. BEAM

TYPICAL NOTES

TYPICAL - CONTRACTORS ARE REQUIRED TO FIELD VERIFY ALL EXISTING BUILDING CONDITIONS DURING THE BID PERIOD TO DETERMINE THE SCOPE OF DEMOLITION WORK REQUIRED.

TYPICAL - DEMOLITION TO THE EXTENT SHOWN ON ARCHITECTURAL DRAWINGS ARE APPROXIMATIONS OF THE WORK REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS FOR PROPER COORDINATION OF DEMOLITION WORK AND PREPARATION FOR NEW CONSTRUCTION.

TYPICAL - CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL WASTE MATERIAL RELATED TO DEMOLITION ACTIVITIES PRIOR TO PROCEEDING WITH NEW CONSTRUCTION.

TYPICAL - REPAIR ALL ADJACENT STRUCTURE AND FINISH MATERIALS (INCLUDING BUT NOT LIMITED TO FLOORS, WALLS & CEILINGS) TO RECEIVE NEW CONSTRUCTION AS REQUIRED AT LOCATIONS WHERE STRUCTURE IS DEMOLISHED.

GRAPHIC KEY:

- REMOVED
- FLOOR TO BE REMOVED
- EXISTING BRICK
- EXISTING WALL

18 N. ARTHUR ASHE BLVD
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COMMONWEALTH OF VIRGINIA
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No. 006351
ARCHITECT

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BOB ARCHITECTURE BEYOND ORDINARY BOUNDARIES
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NO.	DATE	REVISIONS
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2		
3		
4		
5		

JOB NO: 20.022
DATE: 3.25.2021

DEMO PLANS

D201

COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 18 N. Arthur Ashe Blvd, Richmond, VA 23220

Historic district Boulevard Old and Historic District

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION ☒ Check if Billing Contact

Name Rawley Pievatt
Company N/A
Mailing Address 18 N. Arthur Ashe Blvd, Richmond, VA 23220

Phone (804) 986-8120
Email CKwalker13@gmail.com
Applicant Type: ☒ Owner ☐ Agent ☐ Lessee ☐ Architect ☐ Contractor ☐ Other (please specify):

OWNER INFORMATION (if different from above) ☐ Check if Billing Contact

Name Rawley W. Pievatt Living Trust
Mailing Address same as above

Company N/A
Phone same as above
Email same as above

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

BLDR-089562-2021

Miscellaneous interior renovations of existing Carriage House.

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

Signature of Owner _____ Date 4-30-21

ABBREVIATIONS

A.B.	ANCHOR BOLT
ACOUS.	ACOUSTICAL
ACC.	ACCESSORY
A.C.T.	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN/ACCESS DOOR
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
AL.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AUTO.	AUTOMATIC/ AUTOMOBILE
BD.	BOARD
BLDG.	BUILDING
BM.	BEAM
BOT.	BOTTOM
BRK.	BRICK
BDRM.	BEDROOM
BRG.	BEARING
BSMT.	BASEMENT
CAB.	CABINET
C.C.	CENTER TO CENTER
CLG.	CEILING
CEM.	CEMENT
CER.	CERAMIC
C.F.	CUBIC FEET
C.F.M.	CUBIC FEET PER MINUTE
C.Y.	CUBIC YARD
C.I.	CAST IRON
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CORR.	CORRIDOR
C.T.	CERAMIC TILE
CTR.	CENTER
DBL.	DOUBLE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEV.	ELEVATOR
ELEC.	ELECTRICAL
ENGR.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.B.O.	FINISHED BY OWNER
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.A.	FIRE EXTINGUISHER
F.A.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FXT.	FIXTURE
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.P.M.	FEET PER MINUTE
FR.	FRAME
FT.	FOOT/FEET
FTG.	FOOTING
FUR.	FURRING
FURN.	FURNITURE
GA.	GAUGE
GAL.	GALLON
GALV.	GALVANIZED
G.A.	GRAB BAR
G.B.	GENERAL CONTRACTOR
GEN.	GENERAL
GL.	GLASS
GR.	GRADE
GYP.	GYPSUM
H.	HANDICAP
H.B.	HOSE BIB
HD.BD.	HARD BOARD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HOR.	HORIZONTAL
H.P.	HIGH POINT
HT.	HEIGHT
HTR.	HEATER
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
IN.	INCH
INC.	INCLUD(E), (ING)
INST.	INSTALL(ED)
INSUL.	INSULAT(E), (ING), (ION)
INT.	INTERIOR
J.C.	JANITOR CLOSET
JT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAM.	LAMINATE(D)
LAV.	LAVATORY
LB.	POUND
LOC.	LOCATION
LT.	LIGHT
L.W.	LIGHT WEIGHT
MIR.	MIRROR
MAS.	MASONRY
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD.	MODUL(E), (AR)
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
No.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OH.	OVERHEAD
OPG.	OPENING
PERP.	PERPENDICULAR
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER/PLASTIC
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNT.	PAINT
PTD.	PAINTED
PTN.	PARTITION
PREFAB.	PREFABRICATED
PROJ.	PROJECT
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
Q.T.	QUARRY TILE
QTR.	QUARTER
R.	RADIUS/RISER
R.D.	ROOF DRAIN
REF.	REFER(ENCE)
REFR.	REFRIGERATOR
REINF.	REINFORCE
REQD.	REQUIRED
RES.	RESILIENT
REV.	REVISED/REVERSE
RM.	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
S.C.	SOLID CORE
SCH.	SCHEDULE(D)
SEAL.	SEALANT
SECT.	SECTION
S.A.	SOAP DISPENSER
S.F.	SQUARE FEET
SH.	SHELF
S&R	SHELF & ROD
SHT.	SHEET
SIM.	SIMILAR
S.M.	SHEET METAL
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STO.	STORAGE
SUP.	SUPPLY
SUSP.	SUSPEND(ED)
SW.	SWITCH
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.	TREAD
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICKNESS
T.O.B.	TOP OF BLOCK
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.H.	UNIT HEAT
UL.	UNDERWRITERS LABORATORIES
V.	VOLT/VINYL
VAR.	VARNISH/VARIES
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.S.	VENT STACK
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W.W.F.	WELDED WIRE FABRIC
YD.	YARD
@	AT
#	NUMBER
/	PER

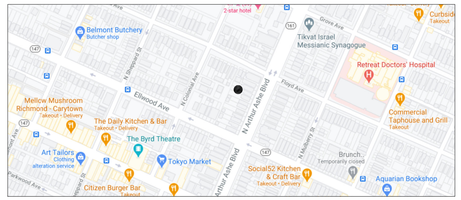
SYMBOLS

- DETAIL MARK
- BUILDING SECTION MARK
- WALL SECTION MARK
- BUILDING ELEVATION MARK
- INTERIOR ELEVATION MARK
- ROOM IDENTIFICATION MARK
- DOOR IDENTIFICATION MARK
- WINDOW IDENTIFICATION MARK
- ELEVATION HEIGHT DATUM
- PARTITION/WALL MARK
- GRID IDENTIFICATION MARK & CENTERLINE

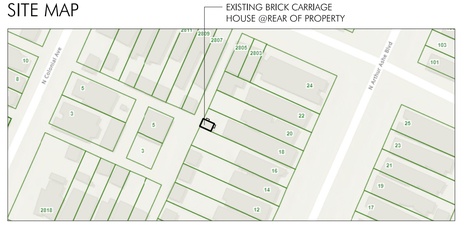
MATERIALS

- EARTH
- GRAVEL
- CONCRETE
- C.M.U.
- BRICK
- SAND, MORTAR OR GYPSUM
- STEEL
- ALUMINUM
- RIGID INSULATION
- PLYWOOD
- FINISH WOOD
- CONTINUOUS WOOD BLOCKING
- INTERMITENT WOOD BLOCKING

VICINITY MAP



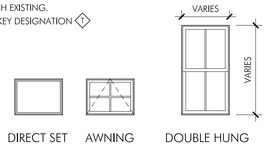
SITE MAP



WINDOW SCHEDULE

WDW.	WDW. UNIT SIZE (WxH)	TYPE	REMARKS
A	2'-8" X 5'-2"	DOUBLE HUNG	REPLACEMENT WINDOW
B	2'-8" X 2'-0"	AWNING	
C	2'-8" X 1'-4"	DIRECT SET	TRANSOM WNDW. W/ NO DIVIDED LITES

WINDOW NOTES:
1) ALL NEW WINDOWS TO MATCH EXISTING WINDOWS
2) ALL WINDOWS TO BE ALUM. CLAD W/ PRIMED WD. INTERIOR W/ 7/8" INSUL. GLASS W/ LOW-E COATING & ARGON FILLED W/ SIMULATED DIVIDED LITES W/ SPACER BARS W/ 1/4" GRILLES. CLAD WINDOW COLOR TO BE WHITE (MATCH EXISTING) & INTERIOR HARDWARE COLOR TO MATCH EXISTING.
3) SEE ELEVATIONS & PLANS FOR WINDOWS TO BE TEMPERED. SEE KEY DESIGNATION 1



WINDOW TYPES
NTS

FINISH SCHEDULE

NO.	ROOM NAME	FLOOR: WD-1	FLOOR: T-1	WALLS: GWB - PNTD.	WALLS: T-2	BASE: B-1	CEILING: GWB - PNTD.	CEILING: EXST. T&G- PNTD.	CLG. HT.	REMARKS
FIRST FLOOR										
101	LIVING/KITCHEN	●		●		●		●	8'-0"	
SECOND FLOOR										
201	BEDRM.	●		●		●		●	SLOPE	
202	BATH		●	●	●	●		●	8'-4"	

GWB - PNTD.: GYPSUM WALL BOARD PNTD.
GWB2: EXT. GRADE GYPSUM WALL BD., PNTD.
T-1: TBD. (BATH FLOOR)
T-2: TBD. (BATH WALL)

WD-1: 4" T&G WHITE OAK WD. FLOORING
WD-2: WHITE OAK WD. STAIR TREAD
WD-3: 2"x6 IPE DECKING

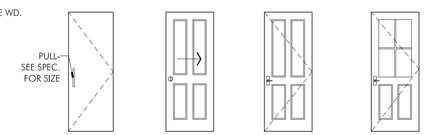
FINISHES
NTS

DOOR SCHEDULE

DR. #	SIZE (W X H)	TYPE	THK.	MATERIAL	GLASS	FRAME TYPE	REMARKS
BASEMENT FLOOR							
001	2'-8" X 6'-8"	B	1 3/4	WD.			EXT. DOOR
002							
FIRST FLOOR							
201	2'-8" X 6'-8"	A	1 3/4	WD.			EXT. DOOR - 1/4 HGT. GLASS W/ 'C' WNDW. TRANSOM ABV.
202	2'-8" X 6'-8"	C	1 3/4	WD.			INT. DOOR - POCKET DOOR
203	2'-6" X 6'-8"	D	3/4	TEMP. GLASS			INT. DOOR - GLASS SHOWER DOOR

DOOR NOTES :
1) ALL INTERIOR DOORS TO BE 1 3/4" THK. - SOLID CORE WD.
2) ALL INTERIOR DOORS FINISH TO BE PNTD.

HARDWARE :
1) (4) HINGES ON DOORS 8'-0" OR TALLER
2) (3) HINGES ON OTHER DOORS
3) JOHNSON KITS AT ALL POCKET DOORS
4) ALL HARDWARE TBD



DOOR TYPES
NTS

18 N. ARTHUR ASHE BLVD. CARRIAGE HOUSE

DRAWING INDEX

LOCATION

18 N ARTHUR ASHE BLVD.
RICHMOND, VIRGINIA 23220

BUILDING DATA

CODE
VIRGINIA RESIDENTIAL CODE 2015

ZONING
CITY OF RICHMOND
R48 - RESIDENTIAL

BUILDING AREA

SQUARE FOOTAGE

1ST FLOOR

EXISTING (UNFINISHED):	262 SF
AREA OF RENOVATION :	262 SF
ADDITION :	0 SF
NEW TOTAL (FINISHED) :	262 SF

2ND FLOOR

EXISTING :	242 SF
AREA OF RENOVATION :	242 SF
ADDITION :	0 SF
NEW TOTAL (FINISHED) :	213 SF

OVERALLS

EXISTING TOTAL SF (UNFINISHED) :	504 SF
TOTAL AREA OF RENOVATION :	504 SF
NEW TOTAL SF (FINISHED):	475 SF

MISC. SQUARE FOOTAGES

2ND FLR. BALCONY :	15 SF

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO SUB FLR AND TOP OF INTERIOR FRAMING UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FRAMING SURFACES UNLESS NOTED OTHERWISE.
2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTS AND CONSULTING ENGINEERS DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
3. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
4. ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.
5. ELECTRICAL CONTRACTOR TO VERIFY EXISTING ELECTRICAL CAPACITY PRIOR TO SUBMITTING BID, AND TO FURNISH NECESSARY DRAWINGS TO BUILDING DEPARTMENT AND PAY FOR ALL NECESSARY INCOMING SERVICE AND PAY FOR ANY RELATED FEES NECESSARY FOR HOOK-UP. ALL ELECTRICAL WORK IS TO CONFORM WITH FIRE UNDERWRITER'S CODES AND ALL LOCAL CODES IN JURISDICTION.

18 N. ARTHUR ASHE BLVD
RICHMOND VA, 23220

COMMONWEALTH OF VIRGINIA
ROBERT A. STEELE
No. 006351
ARCHITECT

F o n 8 0 4 3 4 . 0 0 6 0
e m a i l : b o b s t u d i o @ b o b a r c h i t e c t u r e . n e t

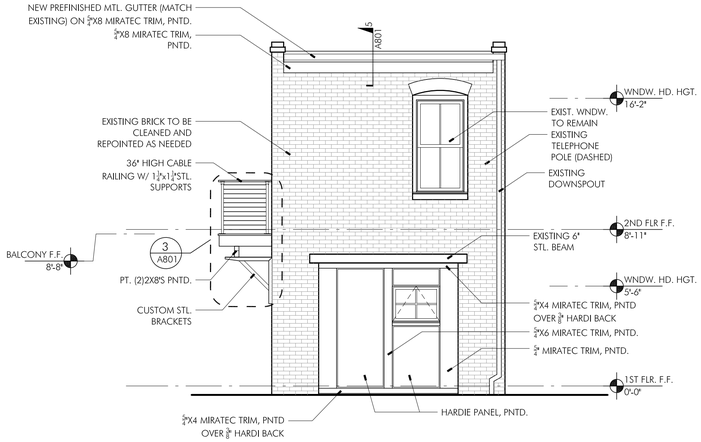
BEYOND ORDINARY ARCHITECTURE
BOB ARCHITECTURE
1 0 8 N O R T H F I R S T S T R E E T
R I C H M O N D , V I R G I N I A 2 3 2 1 9

NO.	DATE	REVISIONS
1	----	---

JOB NO: 20.022
DATE: 3.25.2021

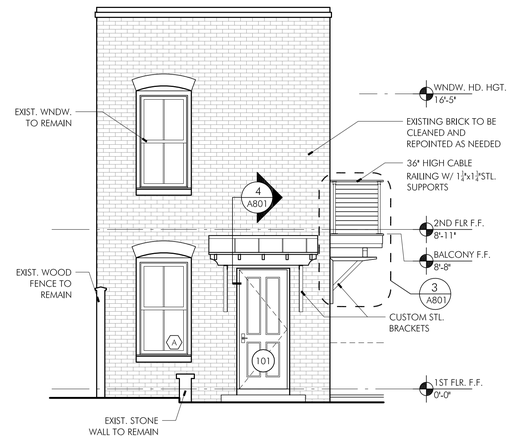
PROJECT INFO, GENERAL DATA, SCHEDULES, & SITE

A101



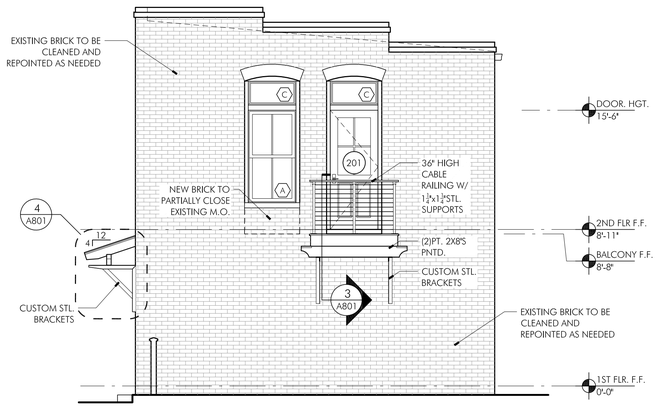
WEST ELEVATION 5

1/4"=1'-0"



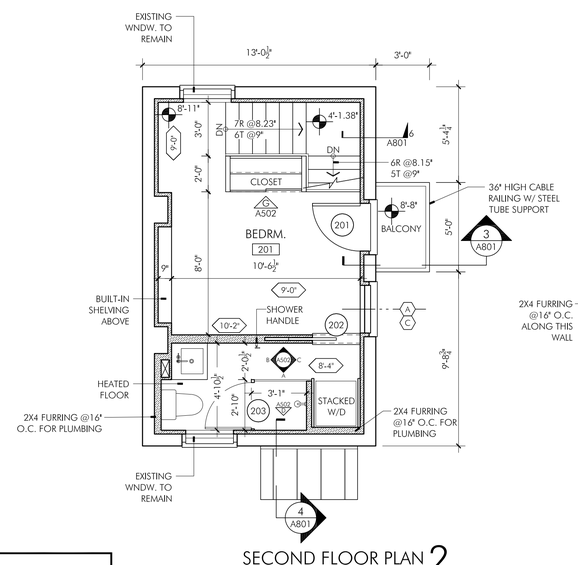
EAST ELEVATION 4

1/4"=1'-0"



NORTH ELEVATION 3

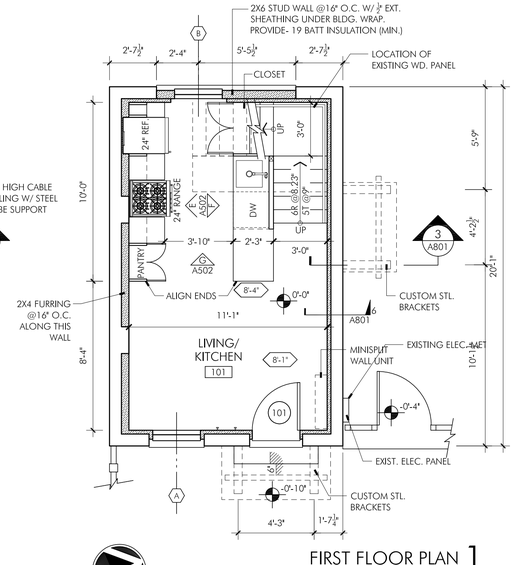
1/4"=1'-0"



SECOND FLOOR PLAN 2

AREA = 242 SF

1/4"=1'-0"



FIRST FLOOR PLAN 1

AREA = 262 SF

1/4"=1'-0"

GRAPHIC KEY:

NEW WALL

EXISTING BRICK WALL

NOTES

1. ALL INTERIOR WALLS TO HAVE SOUND ATTENUATION, TYP.
2. ALL EXISTING EXTERIOR BRICK WALLS TO HAVE 1" UNFACED EXTRUDED POLYSTYRENE INSUL. AND 2X FLAT FURRING STRIPS ON INTERIOR -SEE 6/A801

18 N. ARTHUR ASHE BLVD

RICHMOND VA, 23220

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108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

ORDINARY BOB ARCHITECTURE BEYOND BOUNDARIES

NO.	DATE	REVISIONS
1	----	---
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JOB NO: 20.022

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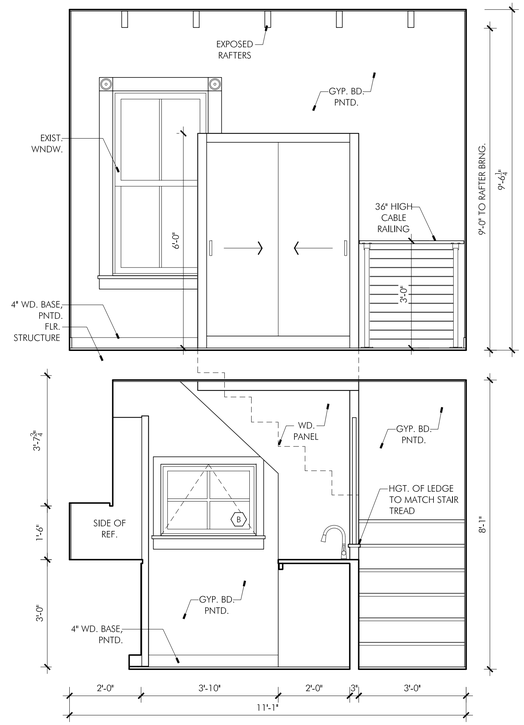
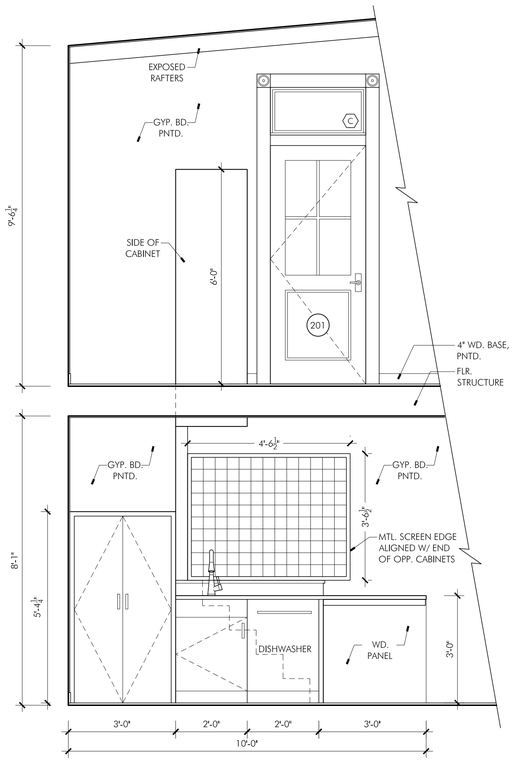
FLOOR PLANS & ELEVATIONS

A201



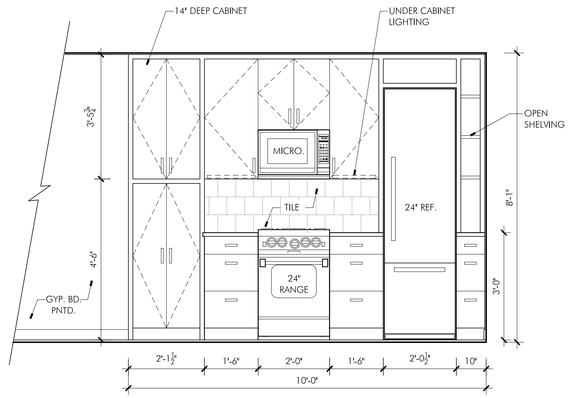
ELEVATION @KITCHEN & BED G

1/2"=1'-0"



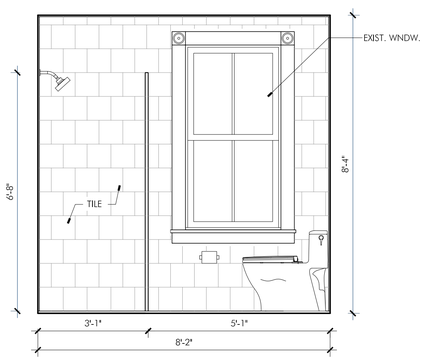
ELEVATION @KITCHEN F

1/2"=1'-0"



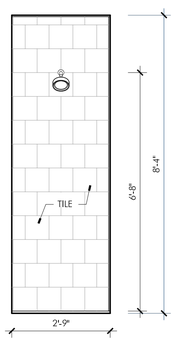
ELEVATION @KITCHEN E

1/2"=1'-0"



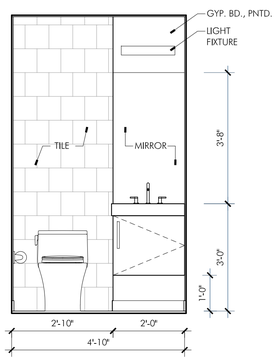
ELEVATION @BATH D

1/2"=1'-0"



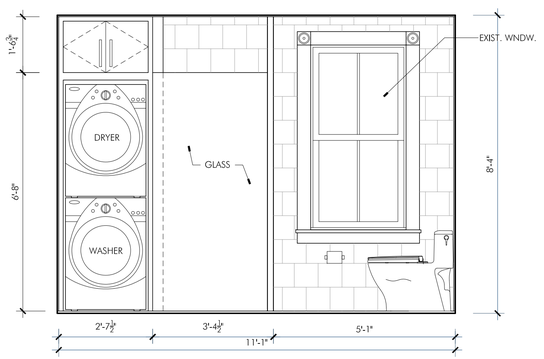
ELEVATION @BATH C

1/2"=1'-0"



ELEVATION @BATH B

1/2"=1'-0"



ELEVATION @BATH A

1/2"=1'-0"

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RICHMOND VA, 23220

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BOB ORDINARY ARCHITECTURE BEYOND BOUNDARIES

108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS
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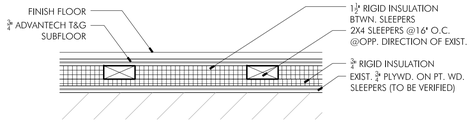
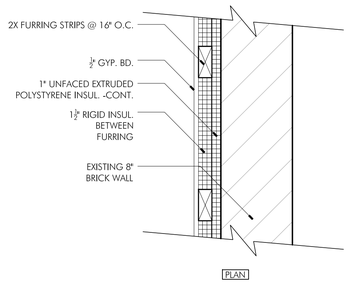
CARRIAGE INTERIOR ELEVATIONS

A501



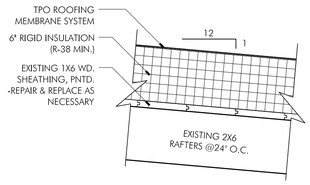
TYP. FIRST FLOOR FURRING 7

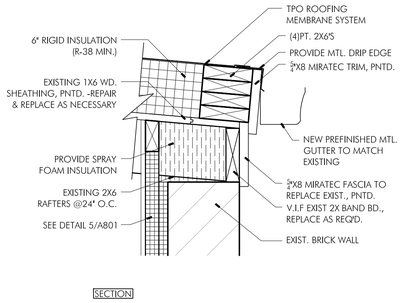
1 1/2"-1'-0"



TYP. FURRING @BRICK WALL 6

1 1/2"-1'-0"





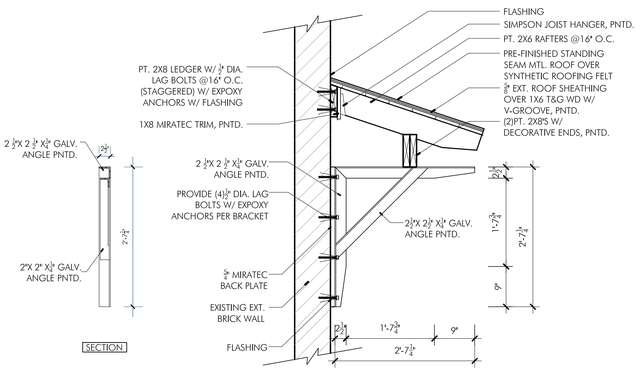
TYP. NEW ROOF INSULATION 5

1 1/2"-1'-0"

NOTES:
a. EXISTING 2X10 FLOOR JOISTS ARE 2"X9¼" AND POCKET INTO BRICK WALLS

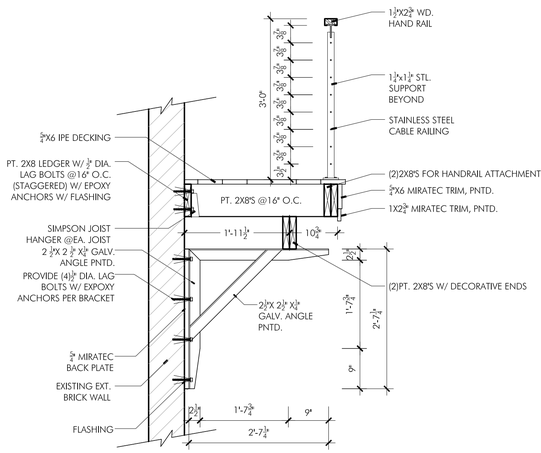
LINTEL/BEAM SCHEDULE

ID	SIZE	REMARKS
L1	(2) 2x6 + (1) ¾" PLYWD. PL.	(1) JACK STUD + (1) KING STUD EA. END
L2	(2) 2x8 + (1) ¾" PLYWD. PL.	(1) JACK STUD + (1) KING STUD EA. END
L3	(3) 2x8 + (2) ¾" PLYWD. PL.	(2) JACK STUD + (1) KING STUD EA. END
L4	(2) 2x10 + (1) ¾" PLYWD. PL.	(1) JACK STUD + (1) KING STUD EA. END
L5	(3) 2x10 + (2) ¾" PLYWD. PL.	(1) JACK STUD + (1) KING STUD EA. END
L6	(2) 2x12 + (1) ¾" PLYWD. PL.	(1) JACK STUD + (1) KING STUD EA. END
L7	(3) 2x6 + (2) ¾" PLYWD. PL.	(1) JACK STUD + (1) KING STUD EA. END
L8	(2) 9¼" LVLS + (1) ¾" PLYWD. PL.	(2) JACK STUD + (1) KING STUD EA. END
L9	(3) 2x12 + (2) ¾" PLYWD. PL.	(1) JACK STUD + (1) KING STUD EA. END
L10	(3) 2x10 + (2) ¾" PLYWD. PL.	(2) JACK STUD + (1) KING STUD EA. END



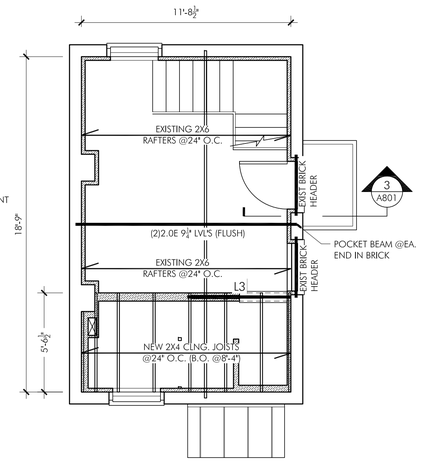
SECTION @PORCH ROOF 4

3/4"-1'-0"



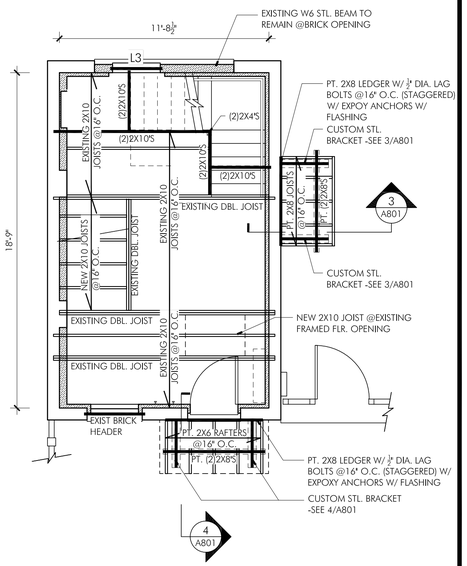
SECTION @BALCONY 3

3/4"-1'-0"



ROOF FRAMING PLAN 2

1/4"=1'-0"



2ND FLR. & LOW ROOF FRAMING PLAN 1

1/4"=1'-0"

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BEYOND ORDINARY BOUNDARIES
BOB ARCHITECTURE

108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS
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JOB NO: 20.022
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2ND FLR & ROOF FRAMING PLANS & DETAILS

A801

GENERAL STRUCTURAL NOTES

GENERAL
ALL WORK SHALL CONFORM WITH THE 2018 VIRGINIA RESIDENTIAL CODE, EXCEPT WHERE MORE RESTRICTIVE REQUIREMENTS ARE SPECIFIED.

IF ENGINEERED DRAWINGS ARE AVAILABLE THEY SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES REGARDING INSERTS, CLIPS, OPENINGS, ETC. TO BE PLACED IN THE STRUCTURAL WORK.

THE ARCHITECT HAS NO EXPERTISE IN AND TAKES NO RESPONSIBILITY FOR CONSTRUCTION MEANS AND METHODS OR JOBSITE SAFETY DURING CONSTRUCTION.

GEOTECHNICAL
FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF (SEE GEOTECHNICAL SOIL REPORT FOR VERIFICATION). A GEOTECHNICAL ENGINEER SHALL VERIFY CAPACITY OF FOUNDATION SUBGRADES. IF SOILS OF THE ABOVE LISTED BEARING CAPACITY ARE NOT ENCOUNTERED, FOOTINGS SHALL BE LOWERED OR INCREASED IN SIZE, AS DIRECTED BY THE STRUCTURAL ENGINEER. ALL EXISTING FILL AND UNSUITABLE MATERIAL SHALL BE REPLACED WITH SUITABLE STRUCTURAL FILL, COMPACTED TO 98% (ASTM D698 - STANDARD PROCTOR) OF MAXIMUM DRY DENSITY. GEOTECHNICAL ENGINEER TO OBSERVE AND APPROVE.

BOTTOM OF ALL GRADE BEAMS SHALL EXTEND A MINIMUM OF 32" BELOW FINISHED GRADE FOR FROST PROTECTION AND SHALL BE PLACED AT LEAST 12" BELOW THE UNDISTURBED GROUND SURFACE.

COMPACTED FILL UNDER FLOOR SLABS SHALL BE PLACED IN LOOSE LAYERS NOT EXCEEDING EIGHT (8") INCHES AND COMPACTED TO 95% (ASTM D698 - STANDARD PROCTOR) OF MAXIMUM DRY DENSITY. GEOTECHNICAL ENGINEER TO OBSERVE AND APPROVE. # 57 STONE SHALL BE THOROUGHLY COMPACTED TO FORM TIGHT MATRIX.

THE CONTRACTOR SHALL PROTECT THE FOUNDATIONS AND SLABS FROM DAMAGE FROM FROST HEAVE DURING CONSTRUCTION UNTIL THE FINAL DESIGN STRUCTURE IS COMPLETE.

BACKFILL AGAINST WALLS SPANNING VERTICALLY SHALL NOT BE PLACED UNTIL ALL FLOORS AGAINST THOSE WALLS ARE IN PLACE AND AT FULL DESIGN STRENGTH. IF FLOORS CANNOT BE PLACED BEFORE FILL, WALLS SHALL BE ADEQUATELY BRACED TO PREVENT OVERSTRESSING OR MOVEMENT.

ALL CONCRETE WALLS BELOW GRADE SHALL BE BACKFILLED ON BOTH SIDES OF WALL SIMULTANEOUSLY.

BELOW GRADE WALLS SPANNING VERTICALLY HAVE BEEN DESIGNED FOR 45h LATERAL EARTH PRESSURE. ALL BELOW GRADE WALLS SHALL HAVE A FOUNDATION WATERPROOFING SYSTEM WITH A DRAIN TILE AND SILT WRAP AT THE BASE. ALL DRAIN TILES SHALL DRAIN TO DAYLIGHT. ALL WALLS SHALL BE BACKFILLED WITH A 12" MINIMUM WIDTH OF #57 STONE FILL.

SLABS ON GRADE
FLOOR SHALL BE CURED BY CONTINUOUS WETTING FOR AT LEAST (7) DAYS OR BY APPLICATION OF SPECIFIED LIQUID CURING/SEALING COMPOUND APPLIED IN STRICT CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS.

CONTROL JOINTS SHALL BE CUT WITHIN SIX HOURS OF FINISHING OR AS SOON AS CONCRETE HAS SUFFICIENT SET TO AVOID RAVELING OF EDGES. CONTRACTOR SHALL COORDINATE JOINT PATTERN WITH TILE PATTERNS OR SIMILAR. DO NOT EXCEED MAXIMUM INDICATED SPACING. DO NOT TERMINATE JOINTS TO FORM "T" JUNCTION.

PLEASE NOTE THAT CONCRETE SLABS ON GRADE ARE NOT DESIGNED TO SUPPORT CONSTRUCTION CRANES. IF THE CRANE IS PLACED ON THE CONCRETE SLABS ON GRADE, THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT CRACKS FROM FORMING IN THE SLABS ON GRADE. ALL CRACKS THAT DO FORM DUE TO THE CRANE BEING PLACED ON THE SLABS ON GRADE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND TO THE APPROVAL OF THE ARCHITECT OR STRUCTURAL ENGINEER CONTRACTED.

CONCRETE FLOOR SLABS ON GRADE SHALL BE FINISHED TO THE FOLLOWING TOLERANCES: FF 30, FL 25.

CONCRETE
ALL CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

28 DAY COMPRESSIVE STRENGTH, MAXIMUM SLUMP:
FOUNDATIONS: 3,500 PSI, 4".
SLAB ON GRADE: 3,500 PSI, 4"
ALL CONCRETE EXPOSED TO FREEZE/THAW CYCLE SHALL HAVE 6%+/-1% ENTRAINED AIR AND MAX. W/C RATIO OF 0.45.

THE CONCRETE SHALL CONFORM TO ALL THE PROVISIONS OF "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING" (ACI 305-R82) AND "RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING" (ACI 306-R83).

REINFORCING STEEL
DEFORMED BARS: ASTM A615 (GRADE 60).
WELDED WIRE FABRIC: ASTM A185.

COVER TO REINFORCEMENT:
BOTTOM OF FOUNDATIONS: 3"
SIDES OF FOUNDATIONS: 2"
SIDES OF FOUNDATIONS (WITHOUT SIDE FORMS): 3"
RETAINING WALLS: 2"
PIERS: 2"
OR AS NOTED ON SECTIONS AND DETAILS.

STRUCTURAL STEEL
ANCHOR BOLTS: ASTM F1554, 36 KSI, HEADED TYPE AND WELDABLE
STRUCTURAL BOLTS: ASTM A325 - X.
HARDENED STEEL WASHERS: ASTM F436.
W-BEAMS AND TEES: ASTM A992, GRADE 50.
PLATES, ANGLES, CHANNELS AND BARS: ASTM A36.
TUBES: ASTM A500, GRADE B.
PIPES: ASTM A53, TYPE E OR S.
WELDING ELECTRODES: E70, LOW HYDROGEN.

ALL STRUCTURAL STEELWORK SHALL CONFORM WITH THE THIRTEENTH EDITION OF AISC's "STEEL CONSTRUCTION MANUAL". BOLTED CONNECTIONS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION UNLESS NOTED OTHERWISE ON PLAN.

CONNECTIONS OF BEAMS TO BEAMS AND BEAMS TO COLUMNS SHALL BE STANDARD AISC FRAMED CONNECTIONS, USING A MINIMUM OF (2) 3/4" DIAMETER A325-X BOLTS OR SPECIAL CONNECTIONS OF EQUAL STRENGTH (UNLESS OTHERWISE SHOWN). SHOP WELDING OF STRENGTH EQUAL TO BOLTS SPECIFIED MAY BE USED PROVIDED EACH SHOP WELD IS FULLY DETAILED ON THE SHOP DRAWINGS.

LEVEL COLUMN BASE PLATES TO TRUE EVEN PLANE WITH FULL BEARING ON SUPPORTING STRUCTURES. USE STRUCTURAL NON- SHRINKING GROUT TO OBTAIN UNIFORM BEARING AND TO MAINTAIN A LEVEL BASE LINE ELEVATION. ANCHOR RODS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE LOCATED BY SETTING PLAN PROVIDED BY THE STRUCTURAL STEEL FABRICATOR.

TEMPORARY BRACING, GUY WIRES, ETC., SHALL BE USED WHERE NECESSARY TO ADEQUATELY RESIST ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION, INCLUDING EQUIPMENT AND IT'S OPERATION.

NO OPENINGS IN BEAMS OTHER THAN SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER (IF CONTRACTED)

STRUCTURAL STEEL SHALL BE PRIMED ONLY IN THOSE AEAS WHERE STRUCTURAL STEEL IS DESIGNED ON PLAN TO BE EXPOSED TO VIEW OR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS).

STEEL LINTELS
ALL LINTELS AND ANGLES SUPPORTING BRICK VENEER SHALL BE GALVANIZED TO ASTM A123/A153 AND SHALL BE BOLTED TO STRUCTURE WITH GALVANIZED BOLTS. DAMAGED GALVANIZING SHALL BE TOUCHED UP IN FIELD WITH COLD GALVANIZING COMPOUND.

WOOD STAIRS
WOOD STAIRS SHALL BE DESIGNED BY THE WOOD STAIR MANUFACTURER FOR LL=70 PSF, SUBMIT SHOP DRAWINGS SEALED BY A STRUCTURAL ENGINEER FOR REVIEW. THE WOOD STAIR SYSTEM SHALL BE SUPPORTED BY THE WOOD FLOOR FRAMING. PROVIDE ADDITIONAL COLUMNS, LOCATED WITHIN WALLS, IF REQUIRED. COORDINATE STAIR DESIGN WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

ANCHORS
POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL OBTAIN APPROVAL FROM STRUCTURAL ENGINEER OF RECORD (S.E.R.) PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.

CARE SHALL BE GIVEN TO AVOID DAMAGING EXISTING REBAR WHEN DRILLING HOLES. HOLES SHALL BE DRILLED AND CLEANED PER THE MANUFACTURER'S INSTRUCTIONS. ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT NOT LESS THAN MINIMUM EDGE DISTANCES AND/OR SPACINGS INDICATED IN THE MANUFACTURER'S LITERATURE.

PERIODIC SPECIAL INSPECTIONS SHALL BE PROVIDED FOR ALL ADHESIVE AND MECHANICAL ANCHORS INSTALLATIONS INCLUDING HOLE DEPTH/CLEANLINESS, ANCHOR TYPE/SIZE, SPACING AND/OR EDGE DISTANCES AND MIN. EMBEDMENT. INDEPENDENT ON-SITE PROOF LOAD TESTING SHALL BE PERFORMED AS REQUIRED BY THE S.E.R. CONTACT S.E.R. FOR QUANTITY OF ANCHORS TO BE TESTED AND ANCHOR MAGNITUDE. CONTRACTOR SHALL REQUIRE POST-INSTALLED ANCHOR MANUFACTURER'S REPRESENTATIVE TO ATTEND PRE-CONSTRUCTION MEETING TO DISCUSS PROPER USE OF PRODUCTS.

SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN SPECIFIED BELOW, SHALL BE SUBMITTED TO THE S.E.R. WITH PRODUCT LITERATURE SHOWING THAT THE SUBMITTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE REQUIRED BY THE BUILDING CODE. PRODUCT ICC-ES CODE REPORTS SHALL BE INCLUDED WITH SUBMITTAL PACKAGE.

BASIS OF DESIGN:
A. ADHESIVE BOLTS IN CONCRETE - HILTI HIT-RE 500-SD EPOXY ADHESIVE ANCHOR w/ STD. HAS THREADED ROD (ISO 898-1 CLASS 5.8).
B. ADHESIVE BOLTS IN SOLID GROUTED MASONRY - HILTI HIT HY 150 MAX ADHESIVE ANCHOR w/ STD. HAS THREADED ROD (ISO 898-1 CLASS 5.8).
C. EXPANSION ANCHOR IN CONCRETE - HILTI KWIK BOLT TZ EXPANSION ANCHOR.

ALL STUDS, JOISTS AND ACCESSORIES SHALL BE MADE OF THE TYPE, SIZE AND GAGE INDICATED ON THE DRAWINGS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH SSMA DESIGNATIONS. ALL STRUCTURAL MEMBERS SHALL BE FOMED FROM CORROSION-RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A653-94. ALL MEMBERS SHALL BE ZINC COATED, MEETING THE REQUIREMENTS OF ASTM A924, G60. ALL LIGHT-GAGE METAL STUDS AND TRACKS 18 GA. OR THINNER SHALL HAVE MIN. YIELD STRENGTH OF 33 KSI AND LIGHT-GAGE METAL STUDS AND TRACKS 16 GA. OR THICKER SHALL HAVE MIN. YIELD STRENGTH OF 50 KSI.

LOAD-BEARING STUDS SHALL BE INSTALLED SO THE ENDS ARE POSITIONED AGAINST THE INSIDE OF THE RUNNER TRACK WEB PRIOR TO FASTENING AND SHALL BE ATTACHED TO BOTH FLANGES OF THE UPPER AND LOWER TRACKS. FRAMING OF WALL OPENINGS SHALL INCLUDE HEADERS AND SUPPORTING STUDS AS SHOWN ON THE DRAWINGS. BRACING OF WALL STUDS SHALL BE PROVIDED BY HORIZONTAL COLD-ROLLED BRACING AT 4'-0"oc MAX.

METAL PLATE CONNECTED WOOD TRUSSES (IF APPLICABLE)
STRUCTURAL WOOD ROOF TRUSSES ARE TO BE DESIGNED AND FABRICATED PER THE STANDARD DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES TPI-95 AS PREPARED PER THE TRUSS PLATE INSTITUTE, INC. ALL TRUSSES SHALL BE DESIGNED FOR THE LOADS LISTED BELOW (SEE PLANS FOR ADDITIONAL LOADS):

TOP CHORD LIVE LOAD: 20 PSF.
TOP CHORD DEAD LOAD: 10 PSF.
BOTTOM CHORD DEAD LOAD: 10 PSF.
SEE PLAN FOR EXTENT OF ATTIC LOADING.

BOTTOM CHORDS SHALL BE 2"x6" MINIMUM AND THEIR DESIGN SHALL NOT EXCEED 95% OF ALLOWABLE COMBINED STRESSES.

SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF ALL TRUSSES, SEALED BY A COMMONWEALTH OF VIRGINIA RESISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS FOR TRUSSES MUST BE ACCOMPANIED BY CERTIFICATION THAT THE TRUSS MANUFACTURER MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE BASIS FOR INSPECTION CONTROL OF WORKMANSHIP OR THAT THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK BY AN APPROVED INSPECTION AGENCY.

METAL PLATE CONNECTED TRUSSES ARE UNSTATBLE UNTIL PROPERLY BRACED. PROPER HANDLING, SAFETY PRECAUTIONS AND TEMPORARY BRACING ARE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE TEMPORARY BRACING IN ADDITION TO PERMANENT LATERAL BRACING (SHOWN ON TRUSS SHOP DRAWINGS TO REDUCE MEMBER UNBRACED LENGTH) AND ANY PERMANENT BRACING SHOWN ON THESE DRAWINGS. (IF APPLICABLE)

THE CONTRACTOR SHALL NOT CUT ANY MEMBER, DRILL HOLES, INSTALL LAG SCREWS OR INSTALL NAILS IN EXCESS OF 16d WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

TRUSS BRACING NOTES:
1. = 2 x 4 CONT. BOTTOM CHORD BRACING AT OR NEAR A PANEL POINT
2. = 2 x 4 VERT. CROSS BRACING, NAILED TO TRUSS WEBS AT AN APPROX. 45 DEGREES.
3. = 2 x 4 DIAGONAL BOTTOM CHORD BRACING

NAIL BRACING WITH (2) 16d NAILS TO EACH TRUSS.

AT PERMANENT WEB MEMBER LATERAL BRACING (SHOWN ON TRUSS SHOP DRAWINGS), ADD A 2x4 45 DEGEE DIAGONAL BRACE ON THE OPPOSITE SIDE OF THE WEB AT 20'-0"o.c. FROM TOP TO BOTTOM CHORD.

MAXIMUM LIVE LOAD DEFLECTION SHALL BE LIMITED TO L/999.

HEAVY TIMBER WOOD ROOF FRAMING SYSTEM (IF APPLICABLE)
THE HEAVY TIMBER MANUFACTURER/SUPPLIER SHALL HAVE A MINIMUM OF FIVE YEARS OF EXPERIENCE IN THE DESIGN AND FABRICATION OF HEAVY TIMBER TRUSSES AND COMPONENTS. ALL HEAVY TIMBER WOOD ROOF COMPONENTS INCLUDING PURLINS, BEAMS, GIRDERS, FRAMES, AND STEEL FRAME CONNECTORS AND SUPPORTS SHALL BE DESIGNED BY THE SUPPLIER/MANUFACTURER IN ACCORDANCE WITH THE STATE OF PENNSYLVANIA BUILDING CODE, BUT IN NO CASE SHALL BE DESIGNED FOR LESS THAN THE FOLLOWING CRITERIA:

ROOF LIVE LOAD ..... 25. PSF, NO REDUCTION ALLOWED.
ROOF SUPERIMPOSED
DEAD LOAD ..... 10. PSF MINIMUM.
COLLATERAL LOAD ..... 5. PSF
ALLOWABLE PURLIN AND FRAME DEFLECTION L/360

SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION, SHOWING FRAME REACTIONS AND LOADS, ANCHOR BOLT SETTINGS, WOOD POSTS AND ROOF FRAMING, TRANSVERSE CROSS SECTIONS AND INSTALLATION DETAILS TO CLEARLY INDICATE PROPER FRAMING AND ASSEMBLY OF BUILDING COMPONENTS. SHOP DRAWINGS SHALL BE SEALED BY A STATE OF PENNSYLVANIA REGISTERED PROFESSIONAL STRUCTURAL ENGINEER WITH A MINIMUM OF FIVE YEARS OF EXPERIENCE IN THE DESIGN OF HEAVY TIMBER WOOD FRAMING SYSTEMS. ALL CONNECTIONS ARE TO BE HIDDEN WHENEVER POSSIBLE. SEE ARCHITECTURAL DRAWINGS FOR FINISH DETAILS.

WOOD FRAMING
ALL ROUGHCARPENTRY SHALL CONFORM TO THE REQUIREMENTS OF THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION," 2001 EDITION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. WOOD FRAMING SHALL BE CONNECTED AS SPECIFIED IN THE INTERNATIONAL BUILDING CODE TABLE 2304.9.1, UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

ALL FRAMING LUMBER INCLUDING STUDS, PLATES, LINTELS JOISTS, RAFTERS AND BEAMS SHALL BE #2 SOUTHERN YELLOW PINE WITH 19% MAXIMUM MOISTURE CONTENT.

ALL LUMBER, BLOCKING, FURRING AND OTHER WOOD IN CONTACT WITH CONCRETE, MASONRY, THE GROUND OR EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED WITH WATER-BORNE PRESERVATIVES IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS' INSTITUTE STANDARD AWPA-P5.

ALL STEEL FASTENERS IN TREATED WOOD SHALL BE OF HOT-DIPPED ZINC GALVANIZED STEEL (G185) OR STAINLESS STEEL.

ALL WOOD I-JOIST, TJW JOISTS AND MICRO-LAM VENEER LUMBER SHALL BE EQUAL TO PRODUCT MANUFACTURED BY TRUS JOIST, A WEYERHAEUSER BUSINESS.

STRUCTURAL WALL SHEATHING SHALL BE 1/2" APA RATED SHEATHING (32/16, EXPOSURE I) NAILED TO VERT. WOOD SUPPORTS WITH 8d NAILS AT 6"o.c. AT PANEL EDGES AND 12"o.c. AT INTERMEDIATE SUPPORTS. PROVIDE STUD BLOCKING AT ALL SHEATHING JOINTS - LAYOUT SHEATHING JOINTS WITH LONG DIMENSION PERP. TO VERT. STUDS AND STAGGER JOINTS BY 4FT.

STRUCTURAL FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE APA RATED SHEATHING (32/16, EXPOSURE I) GLUED AND NAILED TO WOOD FLOOR WITH 8d NAILS AT 6"o.c. AT PANEL EDGES AND 12"o.c. AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

STRUCTURAL ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING (32/16, EXPOSURE I) NAILED TO WOOD TRUSSES WITH 8d NAILS AT 6"o.c. AT PANEL EDGES AND 12"o.c. AT INTERMEDIATE SUPPORTS, UNLESS NOTES OTHERWISE ON STRUCTURAL DRAWINGS. PROVIDE (1) PANEL SHEATHING CLIP AT MIDSPAN OF ALL UNSUPPORTED PANEL EDGES.

SECURE MULTIPLE SOLID SAWN LUMBER BEAM MEMBERS TOGETHER WITH (2) 10d NAILS AT 12"o.c. PER PLY. SECURE MULTIPLE LVL BEAM MEMBERS TOGETHER WITH (2) 12d NAILS AT 6"o.c. PER PLY.

MINIMUM CONNECTION REQUIREMENTS FOR WOOD MEMBERS (UNLESS NOTED OTHERWISE) SHALL BE AS SPECIFIED IN IBC TABLE 2304.9.1. AND AS FOLLOWS:
1. DOUBLE TOP PLATES: SPLICES SHALL BE LAPPED 24", STAGGERED 48" MIN. OVER SUPPORTING STUD AND ATTACHED WITH (8) 16d NAILS.

CONTRACTOR SHALL COORDINATE LOCATION OF ALL TJI FLOOR JOISTS WITH BATHROOM TOILET AND SHOWER DRAINS - DO NOT CUT OR NOTCH TJI JOISTS.

CONTRACTOR SHALL TEMPORARILY BRACE BEARING/SHEAR WALLS AS REQUIRED UNTIL FINAL SHEATHING AND ALL SHEARWALL REQUIREMENTS/CONNECTIONS HAVE BEEN INSTALLED.

DESIGN LOADS
PER 2015 VIRGINIA RESIDENTIAL CODE, 2009 ED.

FLOOR LIVE :
GROUND & FIRST FLOOR: 50 PSF
SECOND FLOOR: 40 PSF
ATTIC STORAGE FLOOR: 30 PSF
GARAGE FLOOR AND
EXTERIOR BALCONIES: 60 PSF

ROOF LIVE LOAD:
ROOF MINIMUM: 20 PSF

SNOW LOAD:
GROUND SNOW LOAD: 20 PSF
FLAT ROOF SNOW LOAD: 20 PSF
EXPOSURE FACTOR: 1.0
IMPORTANCE FACTOR: 1.0
THERMAL FACTOR: 1.0

WIND LOAD:
BASIC WIND SPEED: 90 MPH
IMPORTANCE FACTOR: 1.0
BUILDING CATEGORY: II
WIND EXPOSURE: C
INTERNAL PRESSURE COEF: +/- 0.55
COMP. & CLADDING WALL: 15.8 PSF TYP., 19.5 PSF CORNERS
MAIN WINDFORCE TRANS: 11.9 PSF INTERIOR., 17.8 PSF END
LONG: 8.5 PSF INTERIOR., 12.8 PSF END

SEISMIC LOAD:
IMPORTANCE FACTOR: 1.0
SDS : 0.15
SD1 : 0.08
SITE CLASS: D
SEISMIC DESIGN CATEGORY B
Cs: 0.038
R: 4.0
Cd: 4.0
BASIC SEISMIC FORCE RESISTING SYSTEM:
BEARING WALL SYSTEM WITH LIGHT FRAME WALLS WITH WOOD SHEAR PANELS AND ORDINARY REINFORCED CONCRETE WALLS.

DESIGN BASE SHEAR: 25 KIPS
ANALYSIS PROCEDURE: SIMPLIFIED ANALYSIS PROCEDURE (1616.6.1)
COMPONENT IMPORTANCE FACTORS:
NONE REQ'D PER 1621.1.1 EXCEPTIONS 2 & 3.

BOLT TESTING SHALL CONFORM TO THE REQUIREMENTS OF "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" DATED JUNE 2000. BOLTS THAT ARE NOT SLIP CRITICAL OR SUBJECT TO DIRECT TENSION NEED ONLY BE OBSERVED TO ENSURE THAT FAYING SURFACES ARE SNUG CONTACT.

SHOP DRAWINGS
SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS MUST BE SUBMITTED BY GENERAL CONTRACTOR AND REVIEWED BY THE ARCHITECT &/OR ENGINEER (IF CONTRACTED). ALL CONTRACTOR MODIFICATIONS (INCLUDING PRODUCTS SUBMISSION) MUST BE IDENTIFIED IN WRITING AS A PROPOSED "AS EQUAL" CHANGES AT TIME OF SUBMISSION. IF A CONTRACTOR OR OWNER FAILS TO SUBMIT THE SHOP DRAWINGS OR FAILS TO FOLLOW THE ABOVE "AS EQUAL" PROCEDURE, THE STRUCTURAL ENGINEER (IF CONTRACTED) WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL CERTIFICATION AND DESIGN OF THE PROJECT.

18 N. ARTHUR ASHE BLVD
RICHMOND VA, 23220

COMMONWEALTH OF VIRGINIA
ROBERT A. STEELE
No. 006351
ARCHITECT

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ORDINARY ARCHITECTURE BEYOND BOUNDARIES BOB

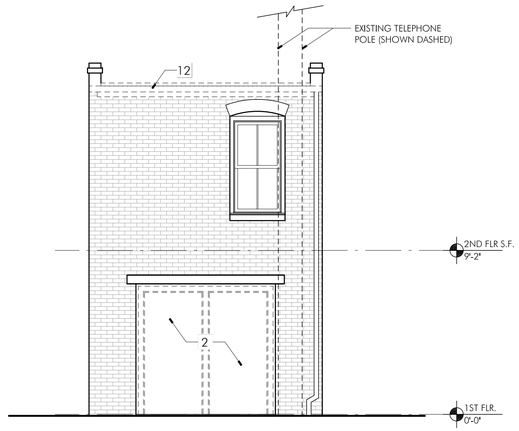
108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS
1	----	---

JOB NO: 20.022
DATE: 3.25.2021

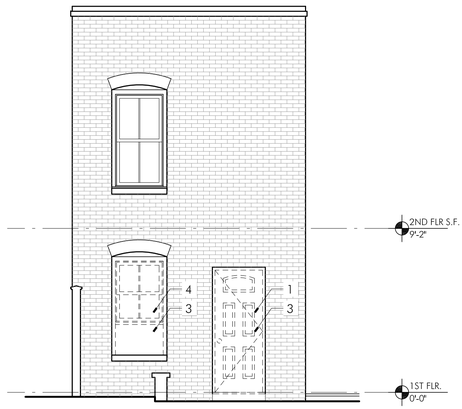
STRUCTURAL NOTES

A802



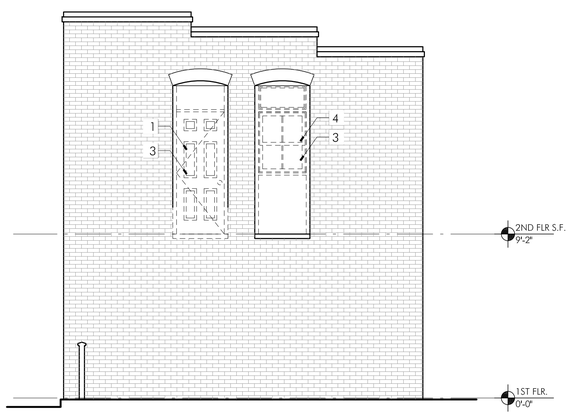
EAST DEMO ELEVATION 5

1/4"=1'-0"



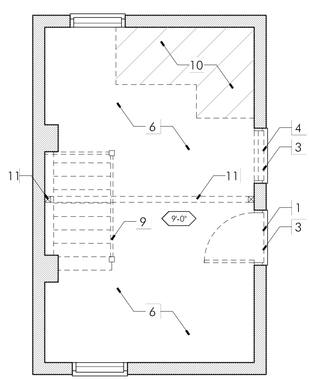
EAST DEMO ELEVATION 4

1/4"=1'-0"



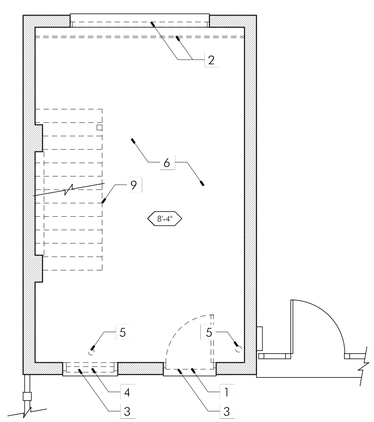
NORTH DEMO ELEVATION 3

1/4"=1'-0"



SECOND FLOOR DEMO PLAN 2

1/4"=1'-0"



FIRST FLOOR DEMO PLAN 1

1/4"=1'-0"

DEMO NOTES

1 REMOVE EXIST. DOOR AND TRIM. REMOVE THRESHOLD. PREPARE OPENING FOR NEW DOOR, AS NECESSARY

2 REMOVE EXIST. WALL TO FLOOR LEVEL. REPAIR CEILING AND SUB FLOOR AS NECESSARY FOR NEW WORK. PROVIDE TEMPORARY SUPPORT AS NEEDED FOR FLOOR/CLNG. ABV.

3 PREPARE OPENING FOR NEW WINDOW OR DOOR ASSEMBLY- COORDINATE WITH ELEVATIONS.

4 REMOVE EXIST. WINDOW ASSEMBLY.

5 REMOVE EXISTING PLUMBING. PATCH AND REPAIR SURFACES TO RECEIVE NEW FINISHES.

6 REMOVE EXIST. SUB FLOOR AS NEEDED. PREPARE SURFACES FOR NEW SUBFLOOR.

7 PROVIDE TEMP. BRACING AS REQ. FOR FLOOR STRUCTURE ABOVE

8 REMOVE ELECTRICAL FIXTURES, OUTLETS & SWITCHES IN WALLS AS REQUIRED. CAP ELEC. LINES FOR SAFETY UNTIL NEW DRAWINGS ARE PROVIDED FOR COORDINATION.

9 REMOVE EXISTING STAIRS & RAILING. REPAIR WALLS & STRUCTURE AS NEEDED FOR NEW WORK

10 REMOVE EXISTING FLOOR STRUCTURE FOR NEW STAIRS. PROVIDE TEMPORARY STRUCTURE IN PREPARATION FOR NEW STRUCTURE

11 REMOVE EXISTING BEAM AND POSTS. PROVIDE TEMPORARY STRUCTURE FOR RAFTERS AS NECESSARY.

12 EXISTING GUTTER AND TRIM BD. TO BE REMOVED. PREP SURFACES FOR NEW TRIM & GUTTER

TYPICAL NOTES

TYPICAL - CONTRACTORS ARE REQUIRED TO FIELD VERIFY ALL EXISTING BUILDING CONDITIONS DURING THE BID PERIOD TO DETERMINE THE SCOPE OF DEMOLITION WORK REQUIRED.

TYPICAL - DEMOLITION TO THE EXTENT SHOWN ON ARCHITECTURAL DRAWINGS ARE APPROXIMATIONS OF THE WORK REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS FOR PROPER COORDINATION OF DEMOLITION WORK AND PREPARATION FOR NEW CONSTRUCTION.

TYPICAL - CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL AND PROPER DISPOSAL OF ALL WASTE MATERIAL RELATED TO DEMOLITION ACTIVITIES PRIOR TO PROCEEDING WITH NEW CONSTRUCTION.

TYPICAL - REPAIR ALL ADJACENT STRUCTURE AND FINISH MATERIALS (INCLUDING BUT NOT LIMITED TO FLOORS, WALLS & CEILINGS) TO RECEIVE NEW CONSTRUCTION AS REQUIRED AT LOCATIONS WHERE STRUCTURE IS DEMOLISHED.

GRAPHIC KEY:

- REMOVED
- EXISTING BRICK
- EXISTING WALL
- FLOOR TO BE REMOVED

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NO.	DATE	REVISIONS
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JOB NO: 20.022
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CARRIAGE HOUSE
DEMO PLANS

D201