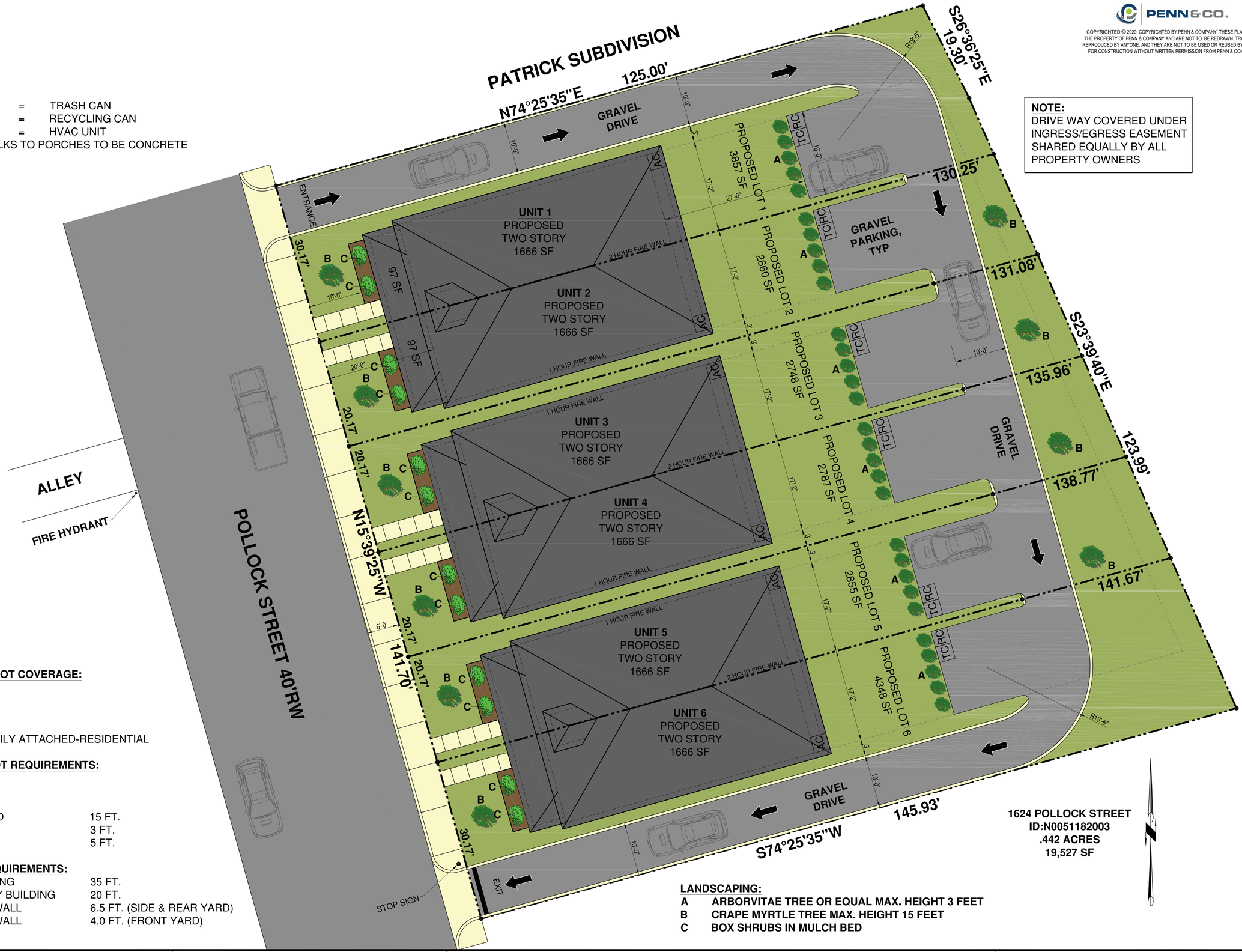
NOTES:

1. TC = TRASH CAN
2. RC = RECYCLING CAN
3. AC = HVAC UNIT
4. WALKS TO PORCHES TO BE CONCRETE



NOTE:
DRIVE WAY COVERED UNDER INGRESS/EGRESS EASEMENT SHARED EQUALLY BY ALL PROPERTY OWNERS

1624 POLLOCK STREET
ID:N0051182003
.442 ACRES
19,527 SF

DESIGNED LOT COVERAGE:
1426 SF

ZONING:
R-6
SINGLE FAMILY ATTACHED-RESIDENTIAL

MINIMUM LOT REQUIREMENTS:
2,200 SF

SETBACKS:

FRONT YARD	15 FT.
SIDE YARD	3 FT.
REAR YARD	5 FT.

HEIGHT REQUIREMENTS:

MAIN BUILDING	35 FT.
ACCESSORY BUILDING	20 FT.
FENCE OR WALL	6.5 FT. (SIDE & REAR YARD)
FENCE OR WALL	4.0 FT. (FRONT YARD)

LANDSCAPING:

A	ARBORVITAE TREE OR EQUAL MAX. HEIGHT 3 FEET
B	CRAPE MYRTLE TREE MAX. HEIGHT 15 FEET
C	BOX SHRUBS IN MULCH BED

STK	DESCRIPTION	DATE	APPR
7	SITE PLAN REVISED	4-22-2021	
6	SITE PLAN REVISED	3-29-2021	
5	SITE PLAN REVISED	3-17-2021	
4	SITE PLAN REVISED	1-10-2021	
3	SUP SUBMIT FINAL	10-14-2020	
2	CLIENT REVIEW	10-13-2020	
1	CLIENT REVIEW	10-7-2020	

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SEAL

MWCLT Maggie Walker Community Land Trust
1111 N 25TH STREET
RICHMOND, VA 23223
JULIA MacNELLY
804-251-1525
OWNER

APPROVED

ACTIVITY

SATISFACTORY TO DATE --
DES --- DRW JRP3 CHK JRP3

PRELIMINARY NOT FOR CONSTRUCTION - FOR SPECIAL USE PERMIT APPLICATION

ATTACHED FOUR SQUARE HOMES

1624 POLLOCK STREET
RICHMOND, VA 23223

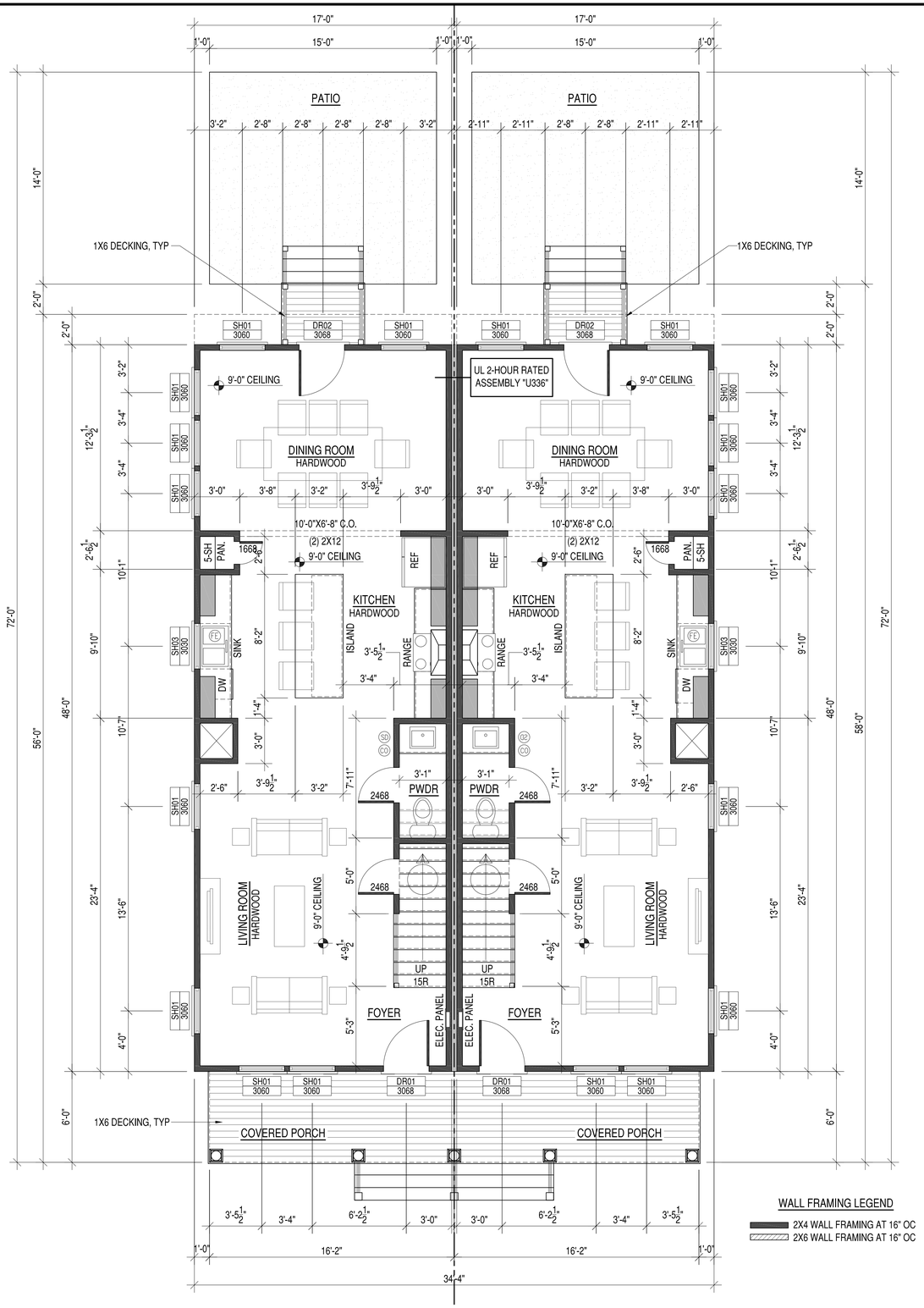
PROPOSED SITE PLAN

SCALE:
PROJECT NO.: 2019-02
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF

A-100

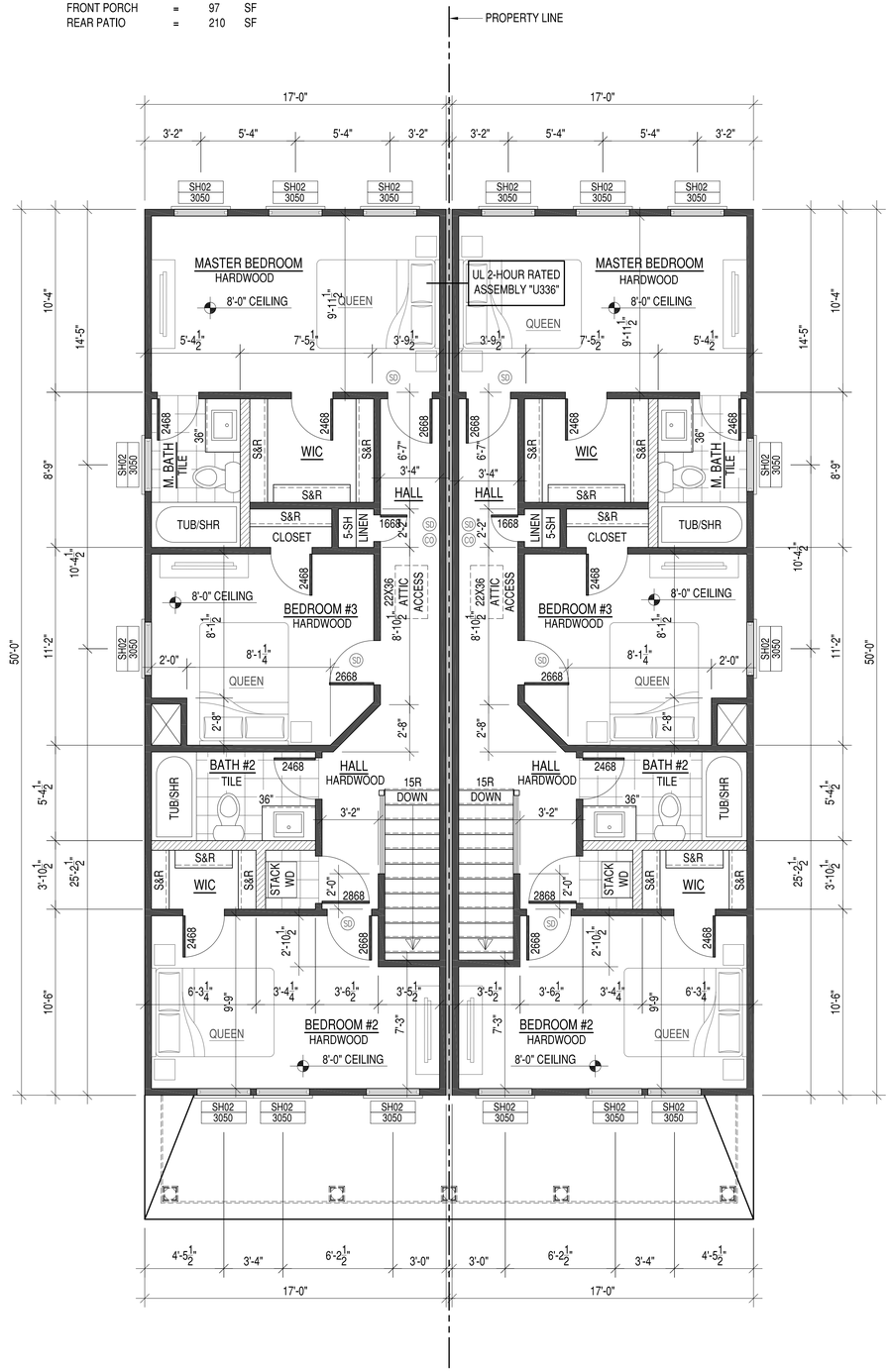
SQUARE FOOTAGES

FIRST FLOOR	=	816	SF
SECOND FLOOR	=	850	SF
TOTAL HEATED	=	1666	SF
FRONT PORCH	=	97	SF
REAR PATIO	=	210	SF



PROPOSED TYPICAL FIRST FLOOR PLAN

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



PROPOSED TYPICAL SECOND FLOOR PLAN

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

SYM	DESCRIPTION	DATE	APPR.
3	SUP SUBMIT FINAL	10-14-2020	
2	CLIENT REVIEW	10-13-2020	
1	CLIENT REVIEW	10-7-2020	

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SATISFACTORY TO DATE –

DES --- DRW JRP3 CHK JRP3

PRELIMINARY NOT FOR CONSTRUCTION - FOR SPECIAL USE PERMIT APPLICATION

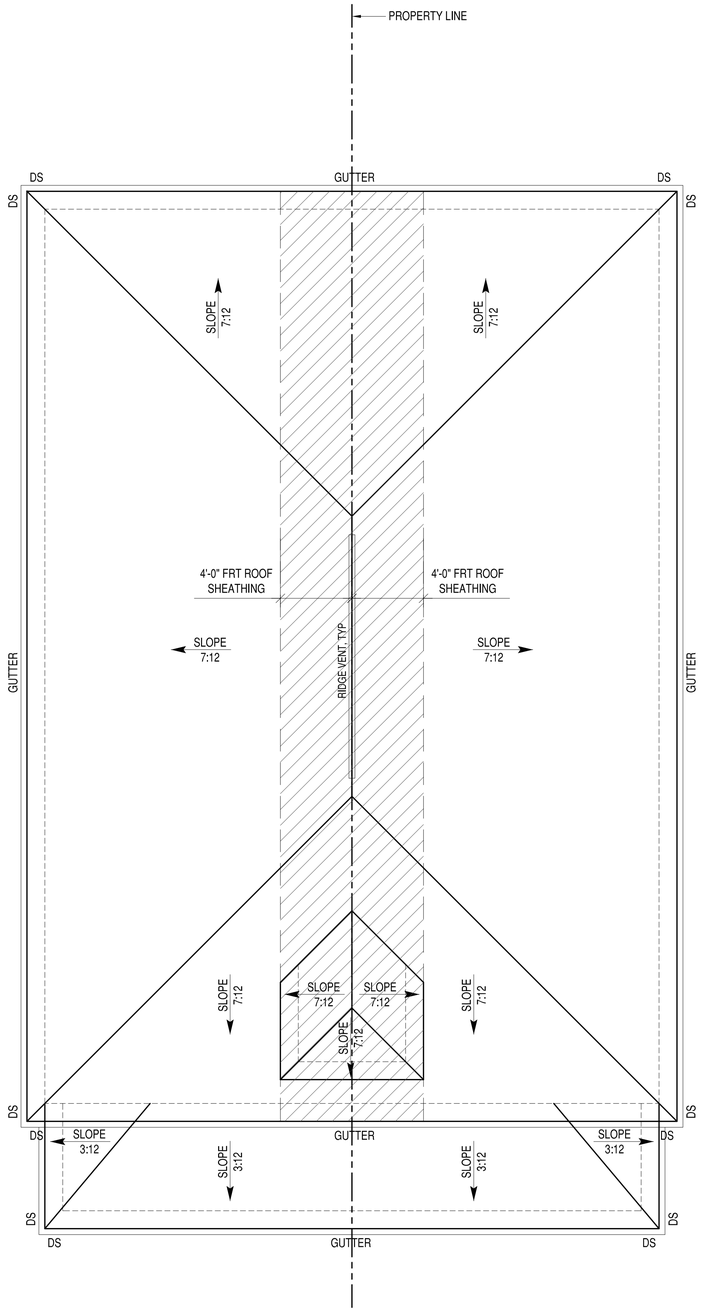
ATTACHED FOUR SQUARE HOMES

1624 POLLOCK STREET
RICHMOND, VA 23223

PROPOSED TYPICAL FIRST & SECOND FLOOR PLAN

SCALE:
PROJECT NO.: 2018-02
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF

A-101



PROPOSED TYPICAL ROOF PLAN

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

ATTIC AREA VENTILATION CALCULATIONS PER UNIT

ATTIC AREA:
1565 SQ.FT. / 300*144 =
751 SQ. IN. NET FREE AREA REQUIRED
(50% MIN AT RIDGE)
RIDGE VENT:
20 L.F. X 18 SQ. IN. PER LINEAR FOOT =
360 SQ. IN. PROVIDED
SOFFIT VENT:
146 L.F. X 5.867 SQ. IN. PER LINEAR FOOT =
856 SQ. IN. PROVIDED
TOTAL NET FREE ARE PROVIDED = 1,216 SQ. IN.

POWER VENT = (1) 12" AIRVENT, INC POWERCOOL PLUS 12 AUTOMATIC THERMOSTAT W/ HUMIDSTAT VENT FOR UP TO 1,650 SF OF ATTIC SPACE, INSTALL MULTIPLE VENTS FOR ADDITIONAL AREA.
IF INSTALLING POWER VENT, DO NOT INSTALL RIDGE VENT

PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES

1. THE DESIGN, FABRICATION AND INSTALLATION OF ALL PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES SHALL CONFORM TO THE LATEST, ADOPTED EDITIONS OF THE STANDARDS AND MATERIAL SPECIFICATIONS REFERENCED HEREIN.
2. REFERENCE STANDARDS
   - 2.1. NDS "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST & PAPER ASSOCIATION (AF&PA).
   - 2.2. TPI-1, "DESIGN STANDARDS FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE.
3. MATERIALS
   - 3.1. THE TERM "TRUSS" USED IN THIS SECTION APPLIES TO TRUSSES THAT ARE DESIGNED AND FABRICATED AS SEPERATE ENGINEERED PRODUCTS, AND DELIVERED TO THE PROJECT SITE FOR INSTALLATION.
   - 3.2. LUMBER: SPECIES PER DESIGN BY THE TRUSS MANUFACTURER, NO.2 GRADE OR BETTER, 15% MAXIMUM M.C., EXCEPT THE TRUSS MANUFACTURER MAY USE STUD-GRADE FOR WEB MEMBERS.
4. DESIGN
   - 4.1. THE TRUSS MANUFACTURER SHALL DESIGN, DETAIL, PROVIDE AND INSTALL ALL INTERNAL TRUSS COMPONENT CONNECTIONS.
   - 4.2. THE TRUSS MANUFACTURER SHALL DESIGN AND DESIGNATE ALL TRUSS-TO-TRUSS HANGERS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRUSS-TO TRUSS HANGERS IN ACCORDANCE WITH THE HANGER MANUFACTURER'S SPECIFICATIONS.
   - 4.3. METAL CONNECTOR PLATES: USE GALVANIZED SHEET STEEL CONFORMING WITH ASTM A653, COATING CLASS G60. MANUFACTURE WITH HOLES, PLUGS, TEETH, OR PRONGS UNIFORMLY SPACED AND FORMED.
   - 4.4. IN ADDITION TO THE UNIFORM LOADS INDICATED BELOW, DESIGN TRUSSES FOR ALL SUPERIMPOSED DEAD LOADS INCLUDING BUT NOT LIMITED TO OVERLAY FRAMING, CHIMNEYS, MECHANICAL EQUIPMENT, ETC. DESIGN TRUSSES AND REQUIRED BRACING TO RESIST THE NET WIND UPLIFT INDICATED ON THE DRAWINGS.
   - 4.5. DESIGN OF MEMBERS AND CONNECTIONS SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE DISTRICT OF COLUMBIA, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
   - 4.6. DESIGN BOTTOM CHORDS OF GIRDER TRUSSES FOR THE END REACTIONS OF SUPPORTED TRUSSES.
   - 4.7. DESIGN ALL TRUSSES FOR ADDITIONAL SERVICE LOADS INDICATED ON PLAN.
5. DESIGN LOADS
   - 5.1. ROOF
     - 5.1.1. TOP CHORD DEAD LOAD = 10 PSF
     - 5.1.2. TOP CHORD LIVE LOAD = 20 PSF
     - 5.1.3. BOTTOM CHORD DEAD LOAD = 10 PSF
     - 5.1.4. BOTTOM CHORD LIVE LOAD = 0 PSF
     - 5.1.5. WIND LOADING: SEE DESIGN LOADS SECTION ON SHEET S 001
       - 5.1.5.1. NET WIND UPLIFT = 8 PSF
   - 5.2. DEFLECTIONS
     - 5.2.1. ROOF
       - 5.2.1.1. MAXIMUM LIVE LOAD DEFLECTION = L/360, OR .625" MAXIMUM
       - 5.2.1.2. MAXIMUM TOTAL LOAD DEFLECTION = L/240, OR 1.0" MAXIMUM
   - 5.3. DESIGN ALL BRACING AND BRACING CONNECTIONS FOR ALL TRUSS TO CHORDS, BOTTOM CHORDS AND WEB MEMBERS. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS IN THE FINISHED STRUCTURE WHICH CONTAIN TRUSSES WITH UN-SHEATHED TOP AND/OR BOTTOM CHORD MEMBERS.
6. SUBMITALS
   - 6.1. SUBMIT TRUSS SHOP DRAWINGS WHICH EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR TRUSS DESIGN.
   - 6.2. SUBMIT LAYOUT DRAWING WHICH INDICATES THE LOCATION OF EACH TRUSS.
   - 6.3. SUBMIT HANGER CONNECTOR TYPES AND LOCATIONS.
   - 6.4. INDICATE ALL TEMPORARY AND PERMANENT BRACING REQUIREMENTS OF TRUSS MEMBERS. IN AREAS WHERE TRUSS TOP CHORDS AND/OR BOTTOM CHORDS DO NOT RECEIVE SHEATHING, INDICATE THE REQUIRED CHORD BRACING AND BRACE SPACINGS FOR ALL APPLICABLE LOAD CASES. INDICATE ANCHORAGE OF "CAP" TRUSSES AND/OR "OVERLAY" TRUSSES.

NO.	DESCRIPTION	DATE	APPR
3	SUP SUBMIT FINAL	10-14-2020	
2	CLIENT REVIEW	10-13-2020	
1	CLIENT REVIEW	10-7-2020	

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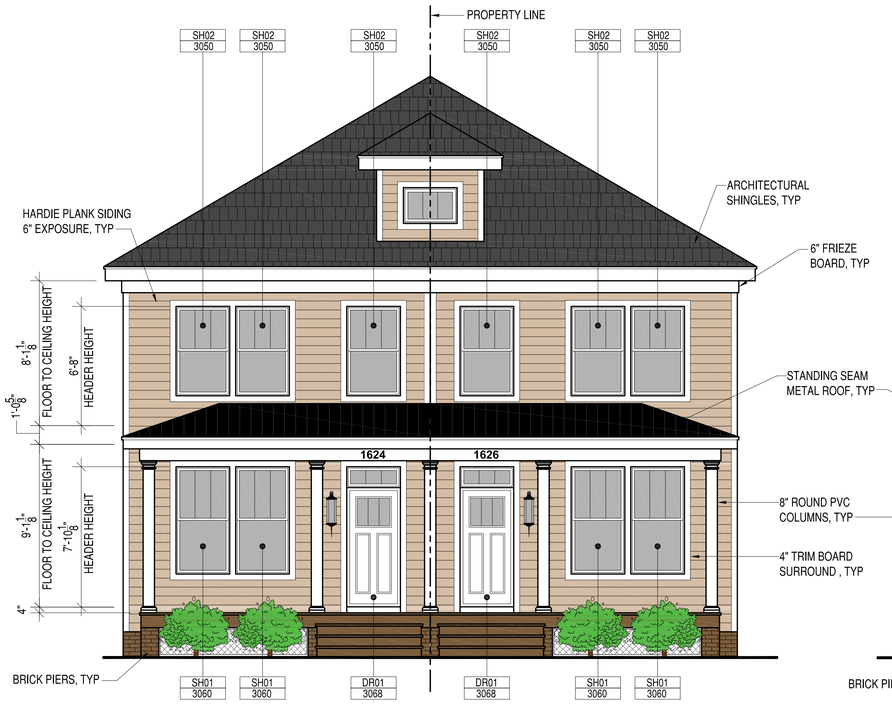
PROPOSED TYPICAL ROOF PLAN AND NOTES

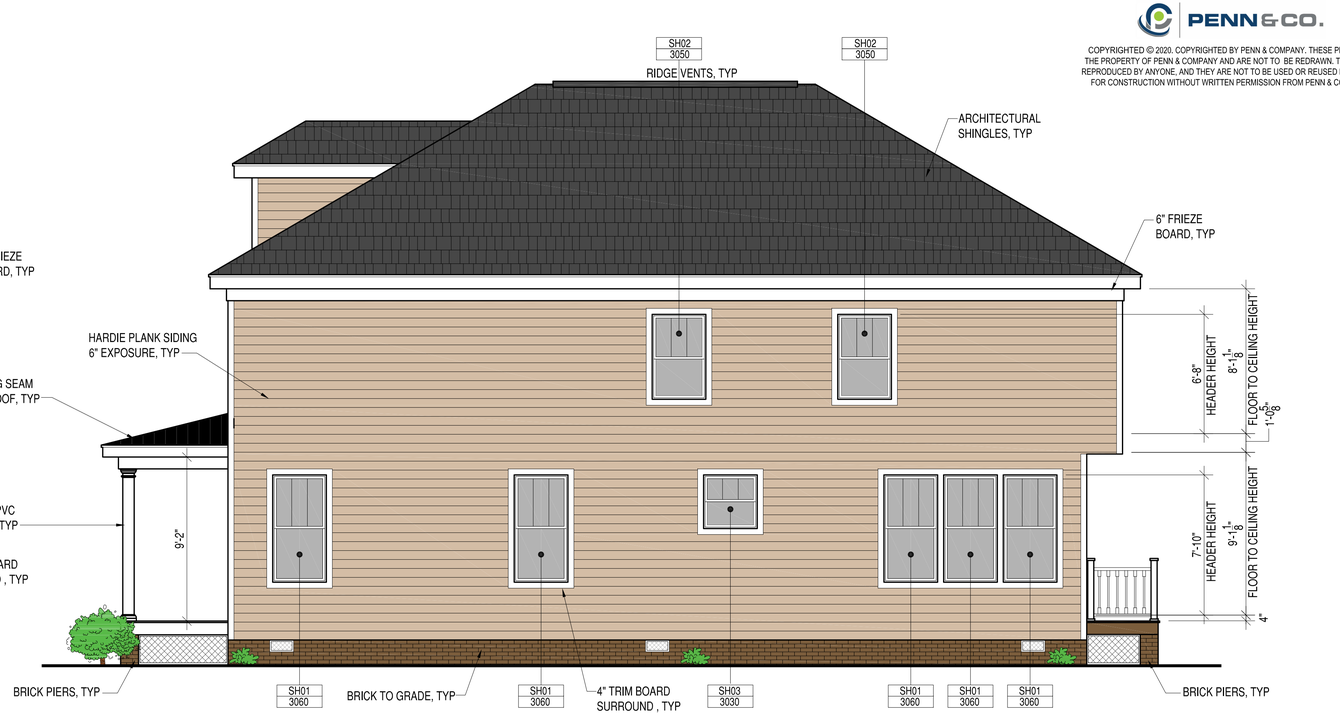
SCALE:
PROJECT NO.: 2018-02
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF

A-103



PROPOSED TYPICAL FRONT ELEVATION

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

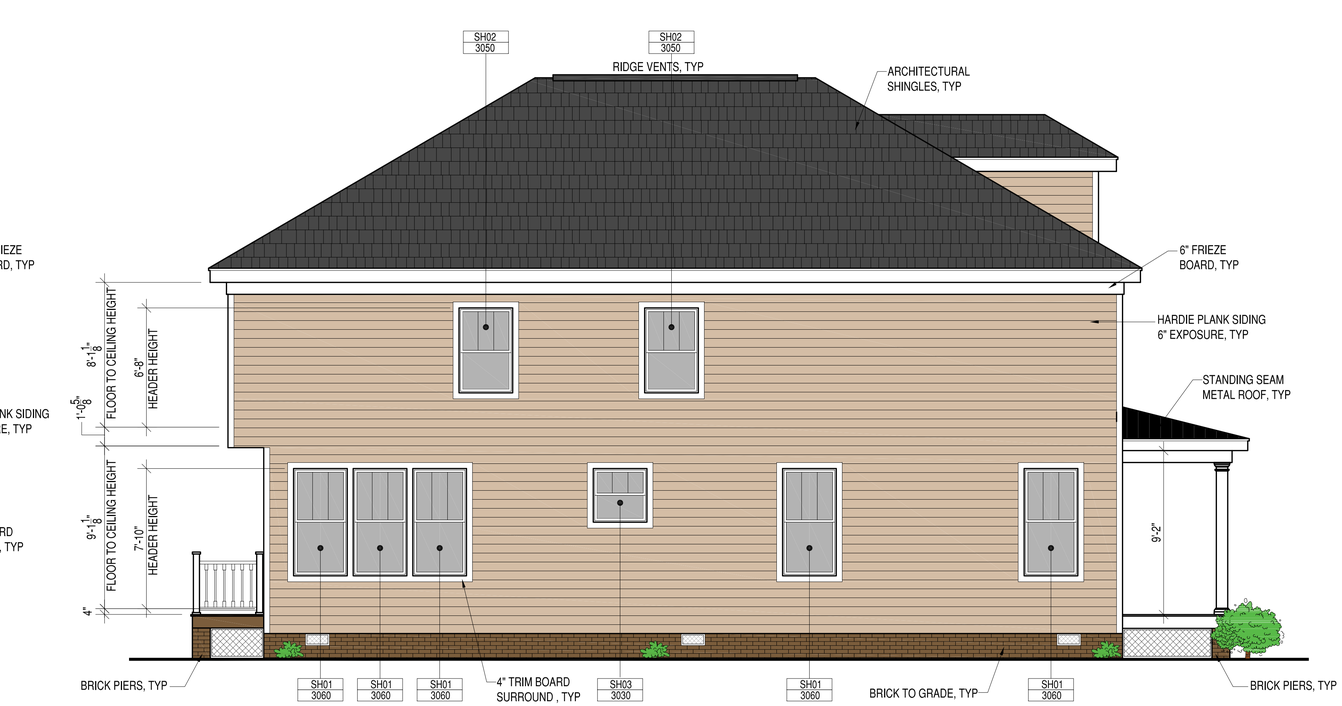


PROPOSED TYPICAL RIGHT ELEVATION

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

PROPOSED TYPICAL REAR ELEVATION

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



PROPOSED TYPICAL LEFT ELEVATION

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

APPR.	DATE	DESCRIPTION	SYM
	10-14-2020	SUP SUBMIT FINAL	3
	10-13-2020	CLIENT REVIEW	2
	10-7-2020	CLIENT REVIEW	1

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PROPOSED TYPICAL ELEVATIONS

SCALE:

PROJECT NO.: 2018-02

CONSTR. CONTR. NO.

DRAWING NO.

SHEET OF

A-201

POLLOCK STREET VIEW FRONT ELEVATION

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

NO.	DESCRIPTION	DATE
3	SUP SUBMIT FINAL	10-14-2020
2	CLIENT REVIEW	10-13-2020
1	CLIENT REVIEW	10-7-2020

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PROPOSED POLLOCK STREET FRONT ELEVATIONS

SCALE:
PROJECT NO.: 2019-02
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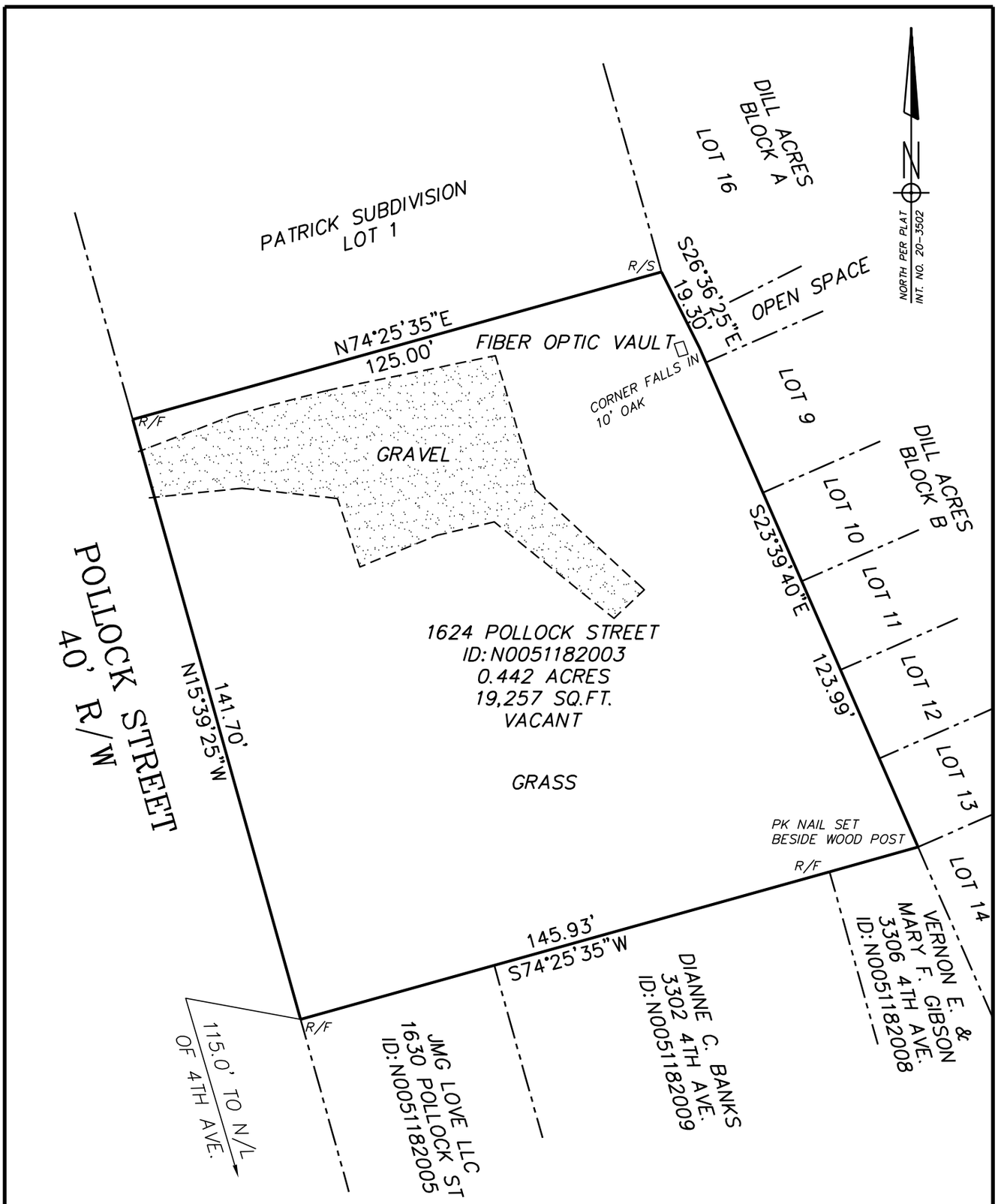
DRAWING NO.
SHEET OF

A-202



PLAT SHOWING IMPROVEMENTS ON
#1624 POLLOCK STREET
CITY OF RICHMOND, VIRGINIA

COMMONWEALTH OF VIRGINIA
9-17-2020
RICKY L. SKELTON
Lic. No. 002802
LAND SURVEYOR

I HEREBY CERTIFY THAT THE POSITIONS OF EXISTING IMPROVEMENTS WERE CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

TITLE REPORT NOT FURNISHED

PLAT SUBJECT TO RESTRICTION OF RECORD

THIS PROPERTY IS LOCATED IN H.U.D. FLOOD ZONE X

HULCHER & ASSOCIATES, INC.
CONSULTING ENGINEERS
5901 LAKESIDE AVENUE
RICHMOND, VIRGINIA 23228
*(804)262-7622 * FAX:262-8215*

DATE:	SEPT. 16, 2020
DRAWN BY:	ESTILL
SCALE:	1"=30'
CHECKED BY:	RS
JOB NO:	20020MS

OWNER: THE MAGGIE WALKER COMMUNITY LAND TRUST