



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

June 12, 2025

Trek Properties LLC  
3420 Pump Road #285  
Richmond, VA 23233

Baker Development Resources  
530 East Main Street, Suite 600  
Richmond, VA 23219  
Attn: Mark Baker

To Whom It May Concern:

**RE: BZA 27-2025**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, July 2, 2025 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 1825 CLAIBORNE STREET (Tax Parcel Number W000-0840/017), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **879 372 530#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2025 drop-down, click meeting details for July 2, 2025 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov) for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 27-2025  
Page 2  
June 12, 2025

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
E-mail: [Roy.Benbow@rva.gov](mailto:Roy.Benbow@rva.gov)

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Barbee Ruth W And Zelma W  
Woodruff  
2208 Northumberland Ave  
Richmond, VA 23220

Battle Alyshia & Frank & Pressley  
Belvin & Keith  
1000 Dixon Dr  
Richmond, VA 23224

Bily Devin Sterling  
1441 Logan St  
N Chesterfield, VA 23235

Burris James  
1807 Claiborne St  
Richmond, VA 23220

Carver Homes Llc  
107 S 1st St  
Richmond, VA 23219

Charity Evelyn C  
1815 Claiborne Ave  
Richmond, VA 23220

Dixon Marjorie C  
1814 Blair St  
Richmond, VA 23221

Dobrin 2 Llc  
107 S 1st St  
Richmond, VA 23219

Ehret Matthew D  
11913 Smoketree Dr  
N Chesterfield, VA 23236

Fouse Marlon Clinton  
1903 Claiborne St  
Richmond, VA 23220

Greene Brenda  
1904 Claiborne St  
Richmond, VA 23220

Huang Jonathan Chung Kuan  
6515 28th Ave Ne  
Seattle, WA 98115

Johnson Debra A & Ernest W Jr  
815 Goodwood Court  
Richmond, VA 23225

Little Cottage Properties Llc  
2414 Rosewood Ave  
Richmond, VA 23220

Massengill Andrew F  
1902 Claiborne St  
Richmond, VA 23220

Mcarthur Gloria E And Desmond  
1835 Claiborne St  
Richmond, VA 23220

Media One Properties  
Po Box 13862  
Richmond, VA 23225

Nottingham Catherine A Robert D  
Barnard Jr  
1 S Arthur Ashe Blvd Apt A  
Richmond, VA 23220

Palaart Sukanya  
824 S Meadow St  
Richmond, VA 23220

Payne Mary M  
1812 Blair St  
Richmond, VA 23220

Randolph Homes Llc  
107 S 1st St  
Richmond, VA 23219

Richmond Property Buyers Llc  
2711 Buford Rd #241  
N Chesterfield, VA 23235

Smith Antionette O And Smith  
Thomas D  
1826 Blair St  
Richmond, VA 23220

Stilwell Sean And Ballard Mindie Lynn  
200 S Mulberry St  
Richmond, VA 23220

Tillman Mary H  
1822 Claiborne St  
Richmond, VA 23220

White Ann H  
Nma  
Richmond, VA 23219

Woolridge Marie J  
1706 Knollwood Dr  
N Chesterfield, VA 23235

**Property:** 1825 Claiborne St **Parcel ID:** W0000840017

#### Parcel

**Street Address:** 1825 Claiborne St Richmond, VA 23220-  
**Alternate Street Addresses:** 1825 Claiborne St  
**Owner:** TREK PROPERTIES LLC  
**Mailing Address:** 3420 PUMP RD #285, RICHMOND, VA 23233  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 232 - Old Randolph  
**Property Class:** 120 - R Two Story  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

#### Current Assessment

**Effective Date:** 01/01/2025  
**Land Value:** \$120,000  
**Improvement Value:** \$135,000  
**Total Value:** \$255,000  
**Area Tax:** \$0  
**Special Assessment District:**

#### Land Description

**Parcel Square Feet:** 7980  
**Acreage:** 0.1832  
**Property Description 1:** L3-4 B25; 0060.00X0133.00 0000.000  
**State Plane Coords( ?):** X= 11782124.244611 Y= 3722496.473038  
**Latitude:** 37.54204505 , **Longitude:** -77.46796627

#### Description

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 60  
**Rear Size:** 133  
**Parcel Square Feet:** 7980  
**Acreage:** 0.1832  
**Property Description 1:** L3-4 B25; 0060.00X0133.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11782124.244611 Y= 3722496.473038  
**Latitude:** 37.54204505 , **Longitude:** -77.46796627

#### Other

**Street improvement:**  
**Sidewalk:**

**Assessments**

| Assessment Year | Land Value | Improvement Value | Total Value | Reason        |
|-----------------|------------|-------------------|-------------|---------------|
| 2025            | \$120,000  | \$135,000         | \$255,000   | Not Available |
| 2024            | \$115,000  | \$129,000         | \$244,000   | Not Available |
| 2023            | \$90,000   | \$129,000         | \$219,000   | Not Available |
| 2022            | \$80,000   | \$118,000         | \$198,000   | Not Available |
| 2021            | \$70,000   | \$104,000         | \$174,000   | Not Available |
| 2020            | \$55,000   | \$111,000         | \$166,000   | Reassessment  |
| 2019            | \$50,000   | \$103,000         | \$153,000   | Reassessment  |
| 2018            | \$32,000   | \$97,000          | \$129,000   | Reassessment  |
| 2017            | \$32,000   | \$93,000          | \$125,000   | Reassessment  |
| 2016            | \$32,000   | \$91,000          | \$123,000   | Reassessment  |
| 2015            | \$32,000   | \$91,000          | \$123,000   | Reassessment  |
| 2014            | \$32,000   | \$90,000          | \$122,000   | Reassessment  |
| 2013            | \$32,000   | \$100,000         | \$132,000   | Reassessment  |
| 2012            | \$22,000   | \$110,000         | \$132,000   | Reassessment  |
| 2011            | \$22,000   | \$111,000         | \$133,000   | CarryOver     |
| 2010            | \$22,000   | \$111,000         | \$133,000   | Reassessment  |
| 2009            | \$22,000   | \$111,000         | \$133,000   | Reassessment  |
| 2008            | \$22,000   | \$111,000         | \$133,000   | Reassessment  |
| 2007            | \$22,000   | \$45,400          | \$67,400    | Reassessment  |
| 2006            | \$18,800   | \$45,400          | \$64,200    | Reassessment  |
| 2005            | \$17,300   | \$45,400          | \$62,700    | Reassessment  |
| 2004            | \$15,700   | \$41,300          | \$57,000    | Reassessment  |
| 2003            | \$14,500   | \$38,200          | \$52,700    | Reassessment  |
| 2002            | \$13,200   | \$34,700          | \$47,900    | Reassessment  |
| 2001            | \$13,200   | \$34,700          | \$47,900    | Reassessment  |
| 2000            | \$12,000   | \$31,500          | \$43,500    | Reassessment  |
| 1998            | \$12,000   | \$30,000          | \$42,000    | Not Available |

**Transfers**

| Transfer Date | Consideration Amount | Grantor Name  | Deed Reference | Verified Market Sale Description |
|---------------|----------------------|---------------|----------------|----------------------------------|
| 04/24/2025    | \$285,000            | Not Available | ID2025-6354    |                                  |
| 03/03/2025    | \$205,000            | Not Available | ID2025-3200    |                                  |
| 11/16/2017    | \$161,625            | Not Available | ID2017-24163   |                                  |
| 12/12/2007    | \$145,000            | Not Available | ID2007-40133   |                                  |
| 04/28/2007    | \$0                  | Not Available | ID2007-14007   |                                  |
| 01/28/2004    | \$43,000             | Not Available | ID2004-2697    |                                  |
| 11/29/2001    | \$23,000             | Not Available | ID2001-34050   |                                  |
| 07/25/1935    | \$0                  | Not Available | 00565-A0310    |                                  |

**Planning**

**Master Plan Future Land Use:** R  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** Near West  
**Traffic Zone:** 1132  
**City Neighborhood Code:** RDPH  
**City Neighborhood Name:** Randolph  
**Civic Code:** 4014  
**Civic Association Name:** Randolph Neighborhood Association  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:** Randolph

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** N

**Census**

| Census Year | Block | Block Group | Tract  |
|-------------|-------|-------------|--------|
| 2000        | 2009  | 0414002     | 041400 |
| 1990        | 213   | 0414002     | 041400 |

**Schools**

**Elementary School:** Cary  
**Middle School:** Hill  
**High School:** Jefferson

**Public Safety**

**Police Precinct:** 3  
**Police Sector:** 313  
**Fire District:** 12  
**Dispatch Zone:** 040A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Wednesday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 5  
**Council District for 2025 (Current Election):** 5  
**Voter Precinct:** 503  
**State House District:** 78  
**State Senate District:** 14  
**Congressional District:** 4

### Extension 1 Details

**Extension Name:** 001 -  
**Year Built:** 1910  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 2  
**Number Of Full Baths:** 1  
**Number Of Half Baths:** 1  
**Condition:** FAIR  
**Foundation Type:**  
**1st Predominant Exterior:** Asbestos siding  
**2nd Predominant Exterior:** Wood Siding  
**Roof Style:** Flat or Shed  
**Roof Material:** Metal, preformed corrugat  
**Interior Wall:** Plaster  
**Floor Finish:** Softwood  
**Heating Type:** Heat Pump  
**Central Air:** Y  
**Basement Garage Car #:** 0  
**Fireplace:** N

**Building Description (Out Building and Yard Items) :**

### Extension 1 Dimensions

**Finished Living Area:** 1296 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

## Property Images

Name:W0000840017 Desc:R01

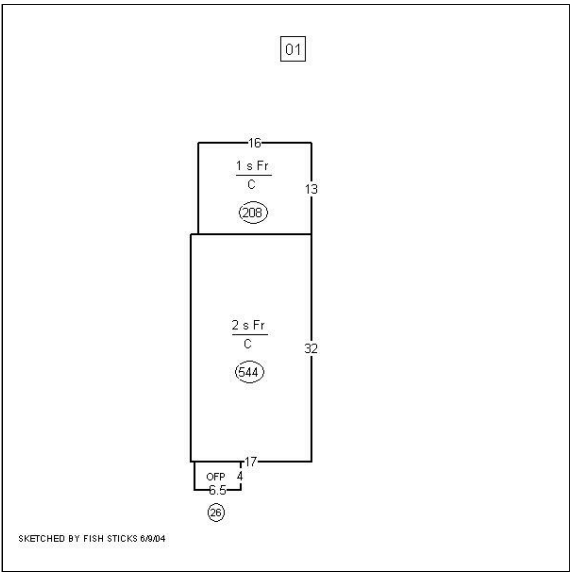


[Click here for Larger Image](#)



Sketch Images

Name:W0000840017 Desc:R01



# RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE  
ROOM 110, CITY HALL, 900 EAST BROAD STREET  
RICHMOND, VIRGINIA 23219  
(804) 646-6340

## TO BE COMPLETED BY THE APPLICANT

### PROPERTY

OWNER: Trek Properties Llc

PHONE: (Home) ( ) (Mobile) ( )

ADDRESS 3420 PUMP RD #285

FAX: ( ) (Work) ( )

Richmond, VA 23223

E-mail Address: \_\_\_\_\_

### PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources

PHONE: (Home) ( ) (Mobile) (804) 874-6275

(Name/Address) 530 East Main Street, Suite 730

FAX: ( ) (Work) ( )

Richmond, VA 23219

E-mail Address: markbaker@bakerdevelopmentresources.com

Attn: Mark Baker

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1825 Claiborne Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4

APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): W000-0840/017 ZONING DISTRICT: R-5(Single-Family Residential)

**REQUEST DISAPPROVED FOR THE REASON THAT:** The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 7,980 square feet and a lot width of sixty feet (60') currently exists. Lot areas of 3,990 square feet and lot widths of thirty feet (30') are proposed for No. 1821 and No. 1825.

DATE REQUEST DISAPPROVED: 05/16/2025

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: 05/16/2025 TIME FILED: 11:02 a.m. PREPARED BY: Colleen Dang

RECEIPT NO. BZAR-167448-2025

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

### I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) \_\_\_\_\_ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) (2) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

## TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: \_\_\_\_\_

## \*\*\* TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS \*\*\*

CASE NUMBER: BZA 27-2025 HEARING DATE: July 2, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 27-2025  
150' Buffer

APPLICANT(S): Trek Properties LLC

PREMISES: 1825 Claiborne Street  
(Tax Parcel Number W000-0840/017)

SUBJECT: A lot split and building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4  
of the Zoning Ordinance for the reason that:  
The lot area and lot width requirements are not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at [PDRZoningAdministration@Richmondgov.com](mailto:PDRZoningAdministration@Richmondgov.com). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

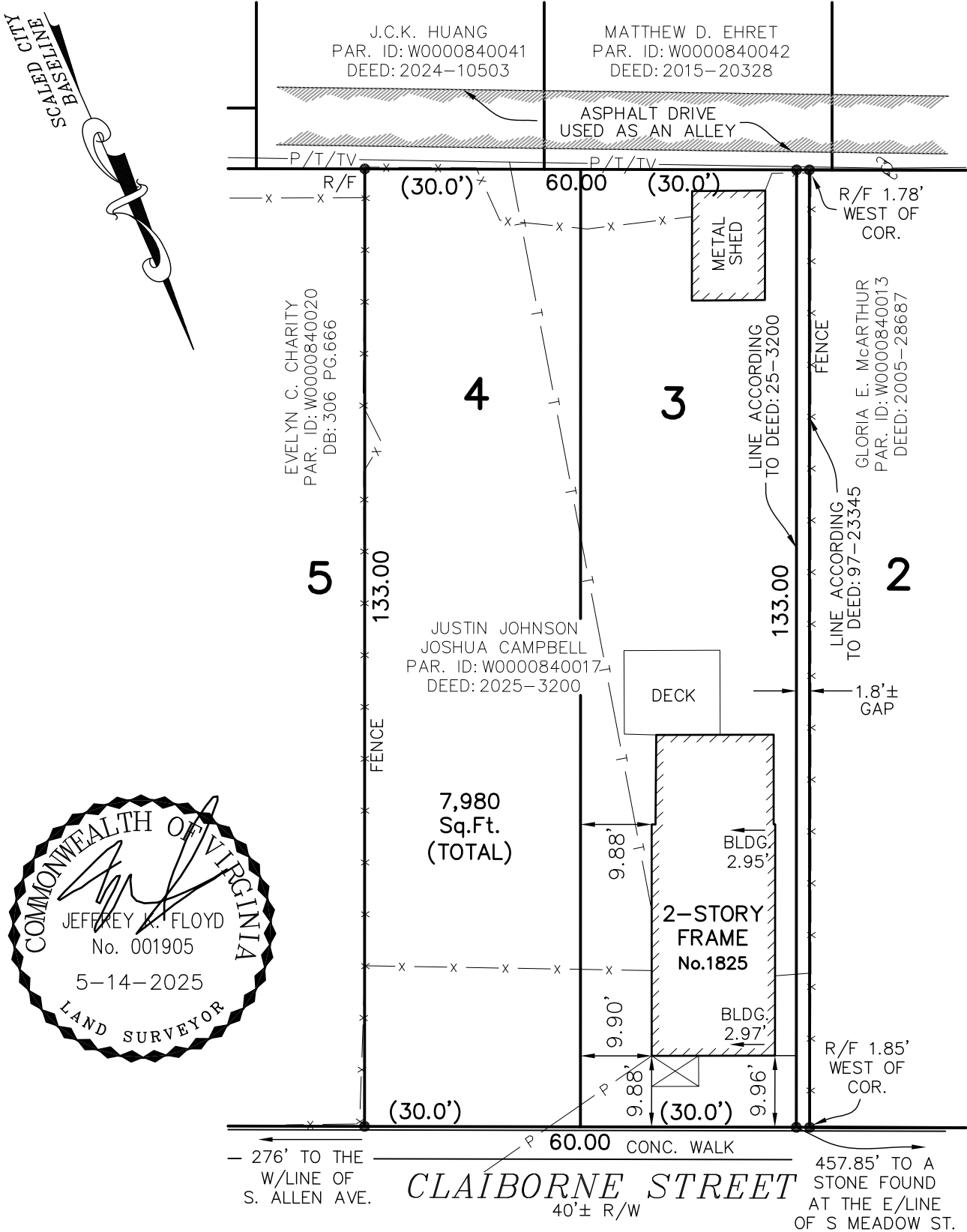
**Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

**Acknowledgement of Receipt by Applicant or Authorized Agent:** \_\_\_\_\_ 



This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 4-23-2025 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



Virginia Surveys

P.O. BOX 118  
CHESTERFIELD, VA 23832

(804) 748-9481  
COPYRIGHT © VIRGINIA SURVEYS  
All rights reserved.

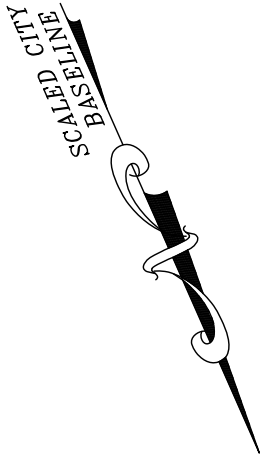
REVISED: 5-14-2025  
DATE: 4-23-2025

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

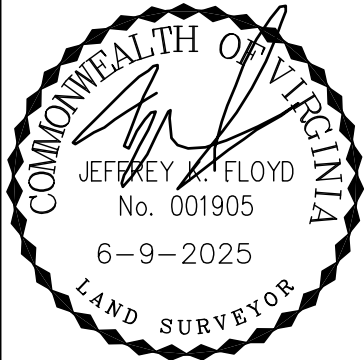
JOB NO. 250316708



OWNER:  
JUSTIN JOHNSON  
JOSHUA CAMPBELL  
PAR. ID: W0000840017  
DEED: 2025-3200



SUPER CANS  
WITH SCREENING  
< 5' TALL  
OPEN 1 SIDE



Virginia Surveys

P.O. BOX 118  
CHESTERFIELD, VA 23832

(804) 748-9481  
COPYRIGHT © VIRGINIA SURVEYS  
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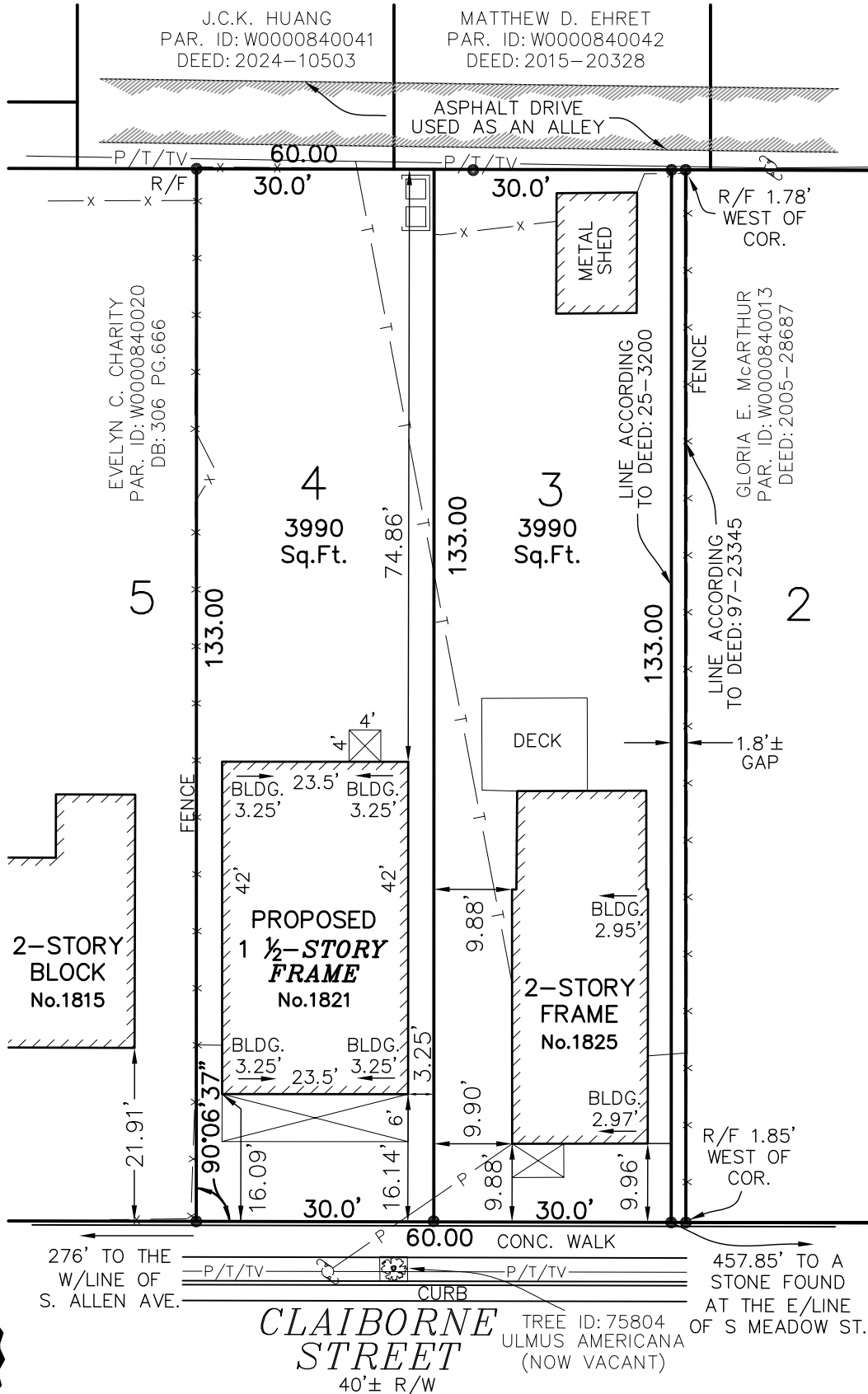
REVISED: 6-9-2025  
DATE: 4-30-2025

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 250316708



SKETCH SHOWING THE PROPOSED  
IMPROVEMENTS

ON LOTS 3 & 4, SQUARE '25',  
SYDNEY & HARVEY PLAN,  
No.1825 CLAIBORNE STREET  
IN THE CITY OF RICHMOND, VA.

GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC & VRC 2021

DESIGN LOADS (MIN.):

|                                  |                  |   |                  |
|----------------------------------|------------------|---|------------------|
| FLOOR:                           | 40 PSF LIVE LOAD | CEILING:                                      | 20 PSF LIVE LOAD |
|                                  | 10 PSF DEAD LOAD |   | 10 PSF DEAD LOAD |
| ROOF:                            | 20 PSF LIVE LOAD | ROOF DESIGN WIND SPEED: 115 MPH               |                  |
|                                  | 10 PSF DEAD LOAD | (TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH) |                  |
| SLEEPING AREAS: 30 PSF LIVE LOAD |                  | SEISMIC CATEGORY B                            |                  |

SOIL BEARING CAPACITY: ASSUMED 2000 PSF  
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER  
SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:  
UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE #2 OR BETTER.  
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.  
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.  
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.  
TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.  
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:  
ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.  
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).  
INTERIOR SLABS SHALL HAVE A 10 MIL. MIN. POLYETHYLENE VAPOR BARRIER UNDERNEATH.  
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.  
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.  
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.  
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:  
ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY. PER CODE, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.  
COMPLIANCE TO SECTION R313 FOR SMOKE & CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.  
GARAGE WALLS ARE TO BE COVERED PER CODE. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

1821 Claiborne  
(NEW DETACHED DWELLING)

LOCATION:  
RICHMOND, VA

|                                     |
|-------------------------------------|
| DESIGNER: NICK MEDLIN               |
| POSITION: OWNER / OPERATOR          |
| 179 MURIEL DR. HEATHSVILLE VA 22473 |

DRAWING INDEX

|                    |      |
|--------------------|------|
| COVER PAGE         | C1.0 |
| FLOOR PLANS        | A1.1 |
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| FRAMING PLANS      | A3.1 |
| WALL BRACING       | A4.1 |
| SECTIONS / DETAILS | D1.0 |
|                    |      |

BUILDING INFORMATION

|                     |     |
|---------------------|-----|
| 1ST FL. HEATED S.F. | 987 |
| 2ND FL. HEATED S.F. | 466 |
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|                     |     |
|                     |     |
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|                     |     |
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COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.  
COMPLIANCE IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT LESS THAN 4".  
DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.  
FIRE-BLOCKING IS REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

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RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4335

REVISION NOTES

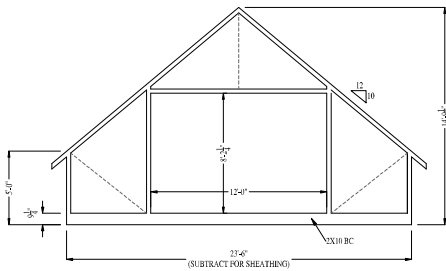
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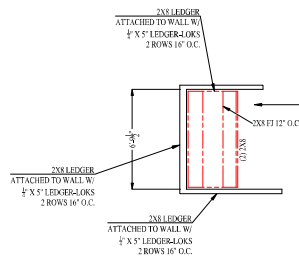
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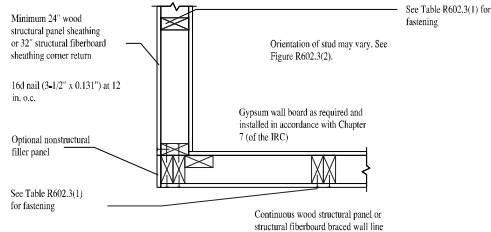




ATTIC TRUSS SECTION



CORNER DETAIL



SMOKE DETECTOR (SD)  
CARBON MON. DETECTOR (CM)

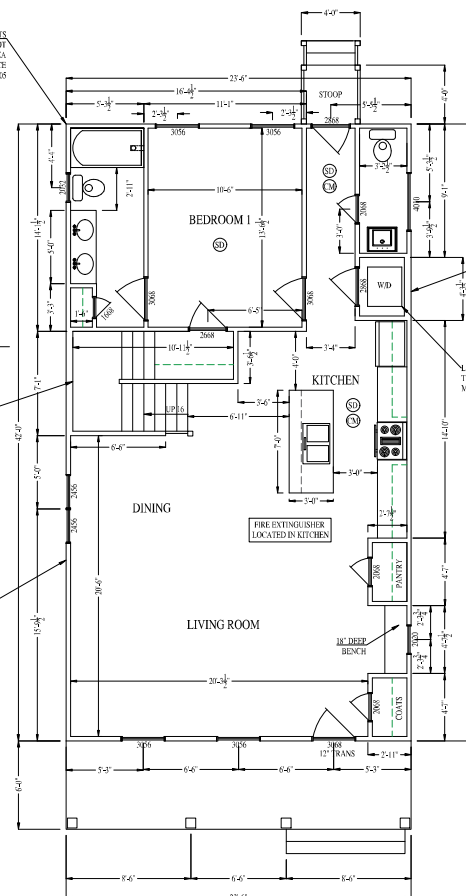
NOTE: ALL WALLS (EXTERIOR AND INTERIOR) ARE DRAWN AT 3.5" THICKNESS

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32  
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

PER IRC R303.2 BATHS AND WATER CLOSETS SHALL BE PROVIDED WITH NOT LESS THAN 3 SF OF GLAZING AREA OR EXHAUST FAN IN COMPLIANCE WITH SECTION M15.06

2x6 CONT. FRAMED WALL 16" O.C. STUDS AT STAIRCASE

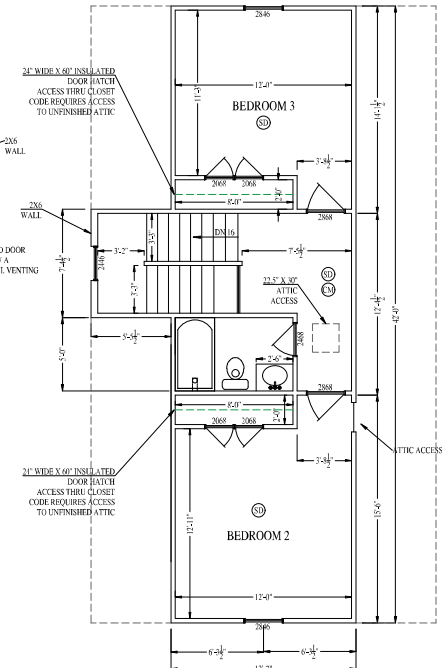
LEFT SIDE TO HAVE ULTR 1-HOUR FIRE RATED ASSEMBLY



## FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 987 S.F.

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## SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 466 S.F.

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RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

### REVISION NOTES

| DATE | START |
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SCALE:  
1/4" = 1'-0"

DATE:  
8-14-2024

SHEET:  
A1.1







1821 C1821 Claiborne Laib

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

## REVISION NOTES

[illegible]

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

DATE:  
8-14-2024

SHEET:  
A2.1

