



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 5th 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 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

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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 cursive script that reads "Roy W. Benbow".

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: 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

Burris James
1807 Claiborne St
Richmond, VA 23220

Dixon Marjorie C
1814 Blair St
Richmond, VA 23221

Fouse Marlon Clinton
1903 Claiborne St
Richmond, VA 23220

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

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

Palaart Sukanya
824 S Meadow St
Richmond, VA 23220

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

Tillman Mary H
1822 Claiborne St
Richmond, VA 23220

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

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

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

Greene Brenda
1904 Claiborne St
Richmond, VA 23220

Little Cottage Properties Llc
2414 Rosewood Ave
Richmond, VA 23220

Media One Properties
Po Box 13862
Richmond, VA 23225

Payne Mary M
1812 Blair St
Richmond, VA 23220

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

White Ann H
Nma
Richmond, VA 23219

Bily Devin Sterling
1441 Logan St
N Chesterfield, VA 23235

Charity Evelyn C
1815 Claiborne Ave
Richmond, VA 23220

Ehret Matthew D
11913 Smoketree Dr
N Chesterfield, VA 23236

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

Massengill Andrew F
1902 Claiborne St
Richmond, VA 23220

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

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

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

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

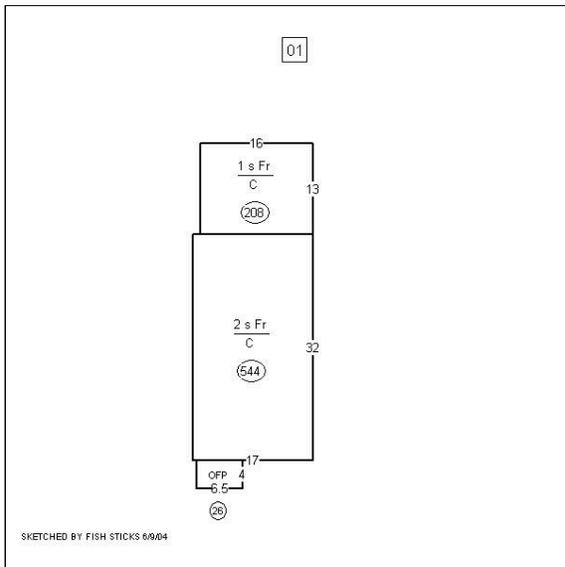
Name:W0000840017 Desc:R01



[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.

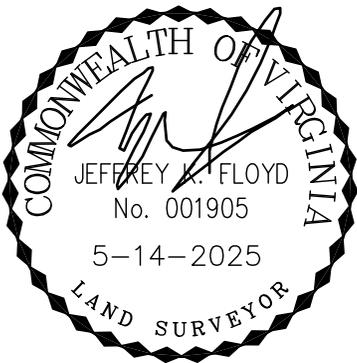
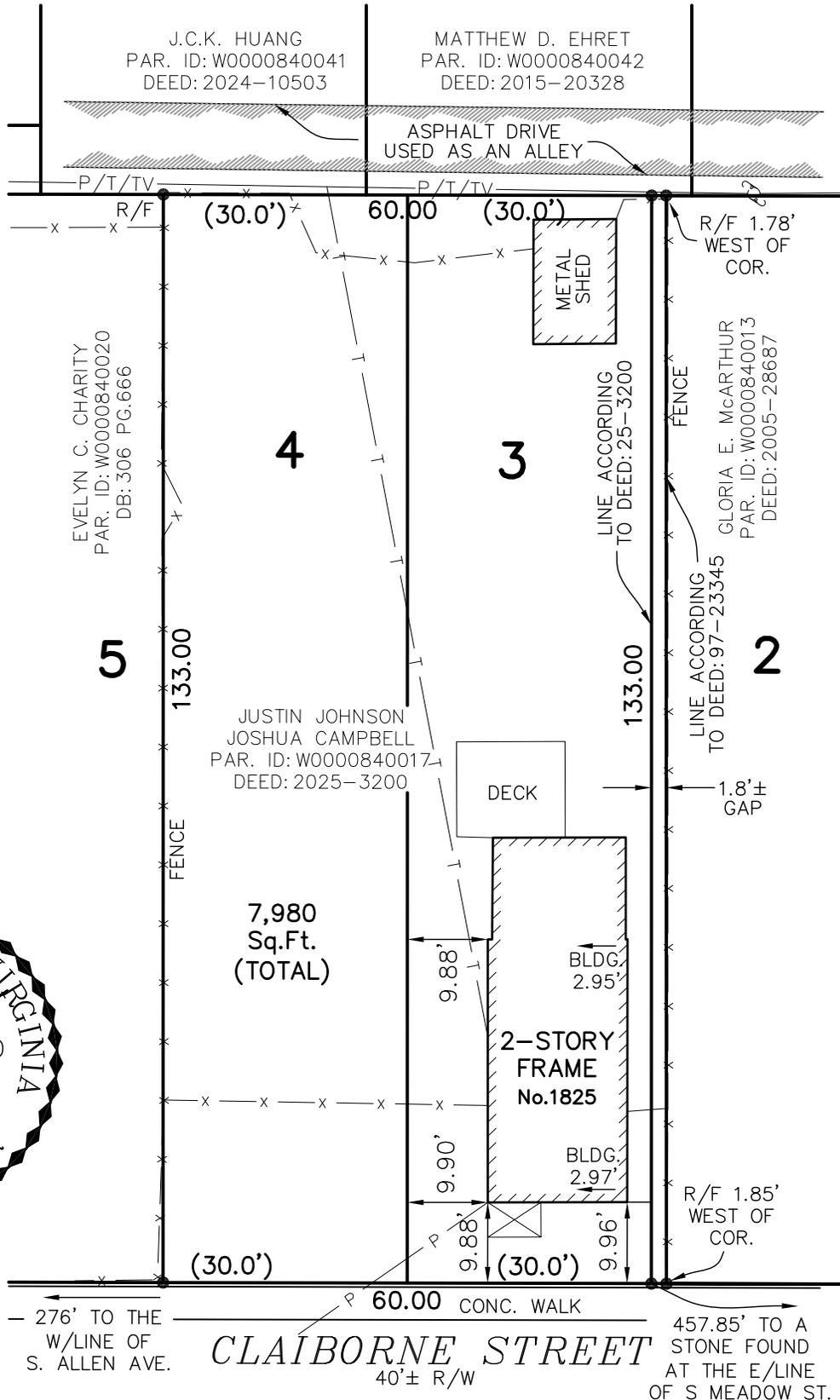
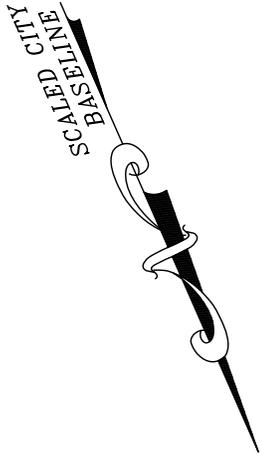
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. 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: _____ 

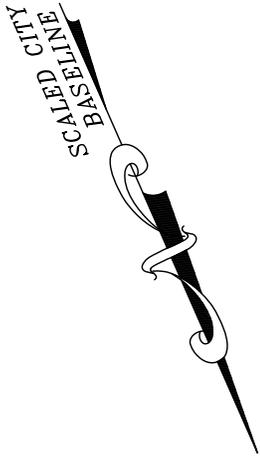
This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 4-23-2025 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the 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.



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

Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

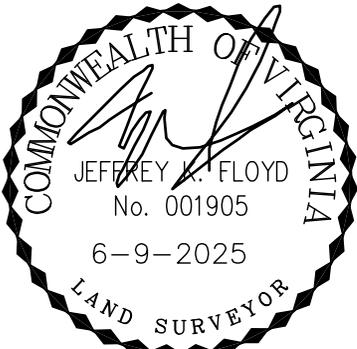
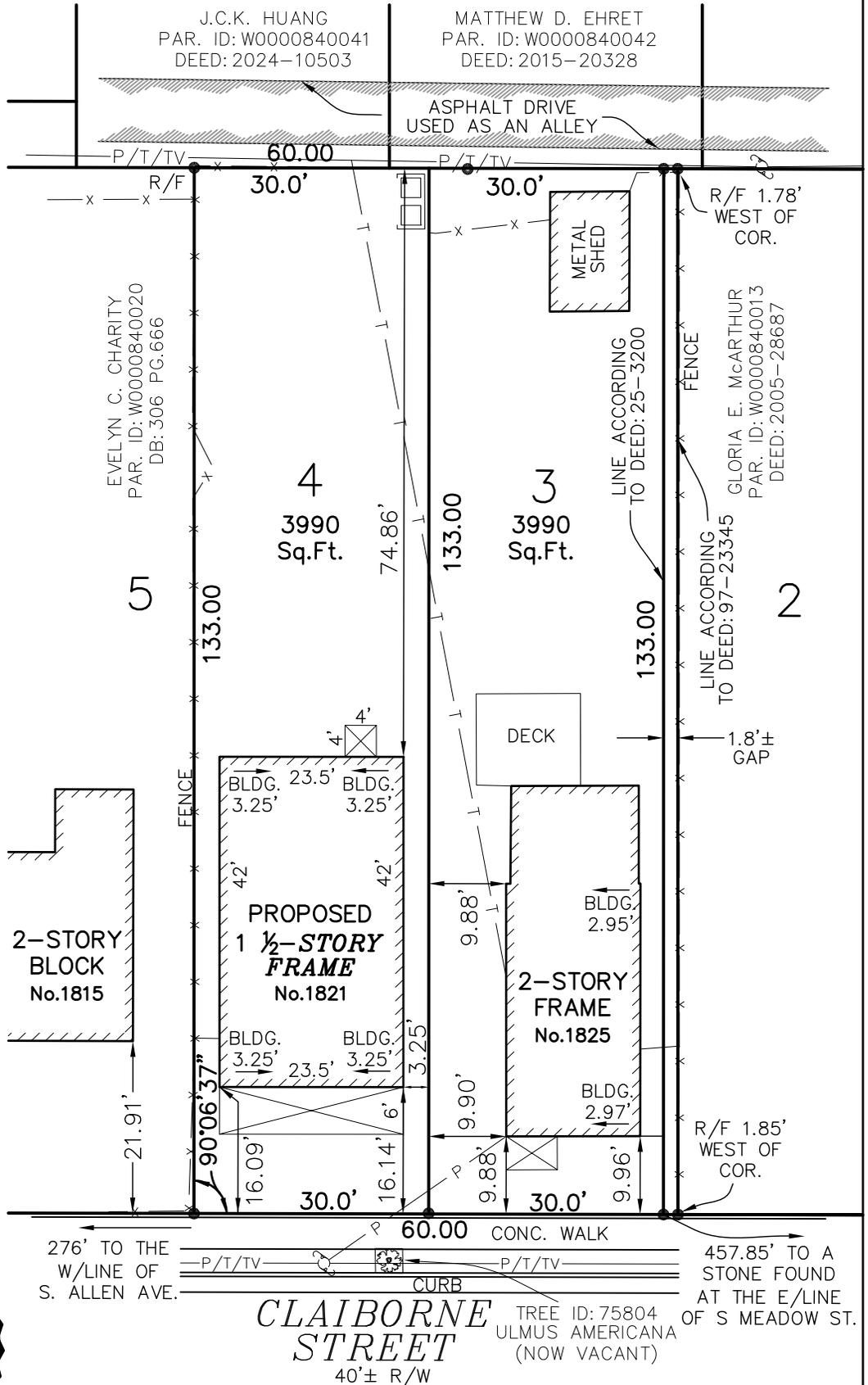
REVISED: 5-14-2025
DATE: 4-23-2025
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=20'
JOB NO. 250316708



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
 All rights reserved.

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-RAMP. 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
ELEVATIONS	A2.1
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

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.

1821 Claiborne

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RIVERMILLDEVELOPMENT@GMAIL.COM
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REVISION NOTES

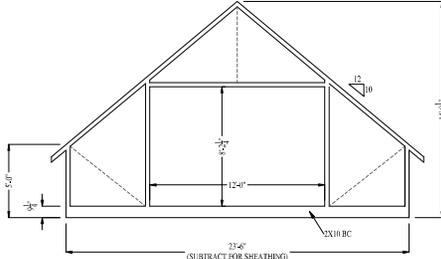
DATE	START

SCALE:
N/A

DATE:
8-14-2024

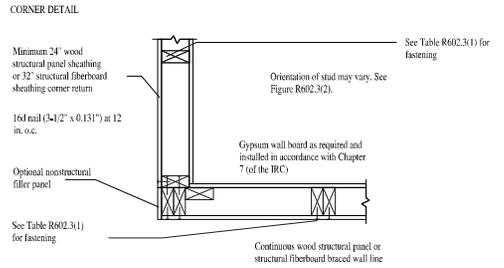
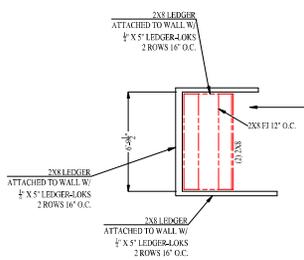
SHEET:
C1.0





ATTIC TRUSS SECTION

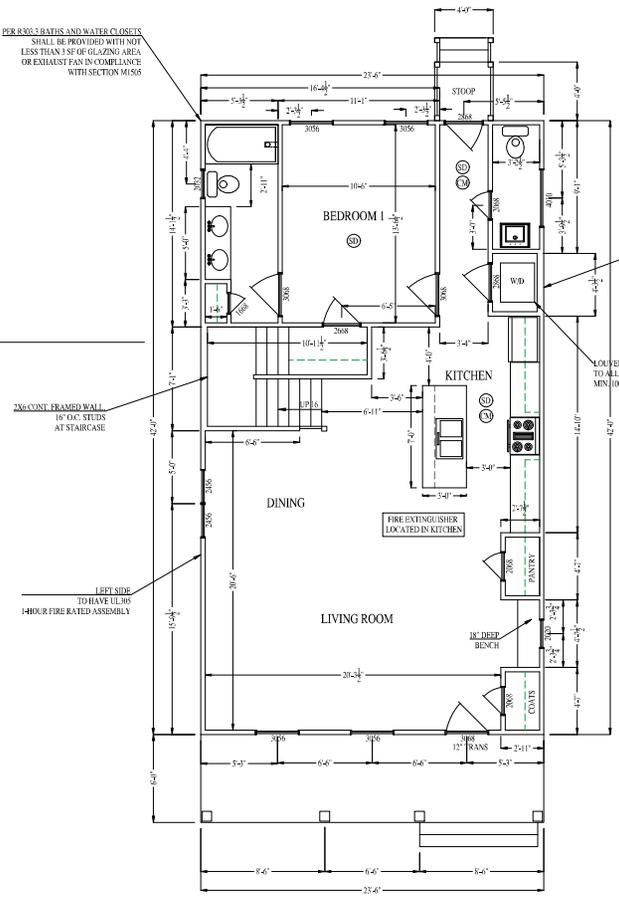
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SMOKE DETECTOR (SD)
CARBON MON. DETECTOR (CM)

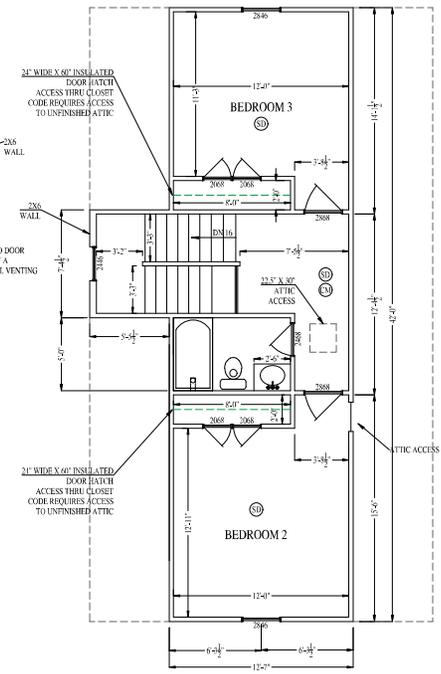
NOTE: ALL WALLS (EXTERIOR AND INTERIOR) ARE DRAWN AT 3.5" THICKNESS
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.32
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

PER IRC 308 BATHS AND WATER CLOSETS
SHALL BE PROVIDED WITH NOT
LESS THAN 3 SF OF GLAZING AREA
OR EXHAUST FAN IN COMPLIANCE
WITH SECTION M1506



FIRST FLOOR

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



SECOND FLOOR

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

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REVISION NOTES

DATE	START

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

DATE:
8-14-2024

SHEET:
A1.1



