



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

April 8, 2022

Affordable American Dream LLC  
4938 Willow Green Lane  
Glen Allen, VA 23059

Baker Development Resources  
530 East Main Street, Suite 730  
Richmond, Virginia 23219  
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 13-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, May 4, 2022 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 3115 MIDLOTHIAN TURNPIKE (Tax Parcel Number S000-1590/012), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, 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 **196 907 623#**. 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 2022 drop-down, click meeting details for May 4, 2022 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 [William.Davidson@rva.gov](mailto:William.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 13-2022

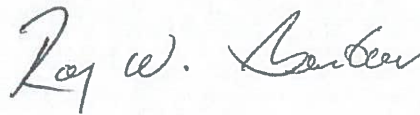
Page 2

April 8, 2022

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, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

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.

Brown Mason T And Laverdy Sara M  
3105 Midlothian Tpke  
Richmond, VA 23224

City Of Richmond School Board  
301 N 9th St 17th Fl  
Richmond, VA 23219

Dec Properties Llc  
105 South 1st Street Suite B  
Richmond, VA 23219

Donnini Alex Quinn  
7104 Old Reflection Dr  
Mechanicsville, VA 23111

Ewbank Gavin And Belle  
3108 Midlothian Tpke  
Richmond, VA 23224

Fourth And Ten Llc  
220 W Main St  
Richmond, VA 23220

Fowlkes Patty And Leroy  
3154 Moody Ave  
Richmond, VA 23225

Frost Ian  
10238 Radford Mill Ter  
Mechanicsville, VA 23116

Hanson Eric M  
2 W 31st St  
Richmond, VA 23225

Hippert Philip  
6 West 31st St  
Richmond, VA 23225

Hubbard Deborah G  
5 W Blake La  
Richmond, VA 23225

Kim Dae H & Jung Ae  
1907 Grenadier Ct  
Richmond, VA 23238

Little Mangrum Chantella  
5813 Dalebrook Dr  
Richmond, VA 23234

Maurer Katie Elizabeth  
3152 Moody Ave  
Richmond, VA 23225

Nicholas Kyle Hallett  
3331 Hanover Ave  
Richmond, VA 23221

Northstar Development Llc  
1422 Brook Rd  
Richmond, VA 23220

The Maggie Walker Community Land  
Trust  
203 N Robinson St  
Richmond, VA 23220

Wade Ralph K And Brown Betty  
4812 Sanburne Pkwy  
Sandston, VA 23150

Weisskohl Jack C  
3101 Midlothian Tpke  
Richmond, VA 23224

**Property:** 3115 Midlothian Tpke **Parcel ID:** S0001590012**Parcel**

**Street Address:** 3115 Midlothian Tpke Richmond, VA 23224-  
**Owner:** AFFORDABLE AMERICAN DREAM LLC  
**Mailing Address:** 4938 WILLOWS GREEN LANE, GLEN ALLEN, VA 23059  
**Subdivision Name :** WEST MANCHESTER  
**Parent Parcel ID:**  
**Assessment Area:** 182 - Franklin School North  
**Property Class:** 115 - R One Story+ (1.25, 1.5, 1.75)  
**Zoning District:** R-5 - Residential (Single Family)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2022  
**Land Value:** \$53,000  
**Improvement Value:** \$150,000  
**Total Value:** \$203,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 8400  
**Acreage:** 0.193  
**Property Description 1:** W MANCHESTER L9-10 B18  
**Property Description 2:** 0060.00X0140.00 0000.193 AC  
**State Plane Coords( ?):** X= 11782805.000010 Y= 3711636.382980  
**Latitude:** 37.51189819 , **Longitude:** -77.46607240

**Description**

**Land Type:** Residential Lot A  
**Topology:** Level  
**Front Size:** 60  
**Rear Size:** 140  
**Parcel Square Feet:** 8400  
**Acreage:** 0.193  
**Property Description 1:** W MANCHESTER L9-10 B18  
**Property Description 2:** 0060.00X0140.00 0000.193 AC  
**Subdivision Name :** WEST MANCHESTER  
**State Plane Coords( ?):** X= 11782805.000010 Y= 3711636.382980  
**Latitude:** 37.51189819 , **Longitude:** -77.46607240

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$53,000	\$150,000	\$203,000	Reassessment
2021	\$26,000	\$52,000	\$78,000	Reassessment
2020	\$26,000	\$52,000	\$78,000	Reassessment
2019	\$26,000	\$49,000	\$75,000	Reassessment
2018	\$26,000	\$49,000	\$75,000	Reassessment
2017	\$26,000	\$49,000	\$75,000	Reassessment
2016	\$26,000	\$46,000	\$72,000	Reassessment
2015	\$26,000	\$45,000	\$71,000	Reassessment
2014	\$38,000	\$47,000	\$85,000	Reassessment
2013	\$38,000	\$47,000	\$85,000	Reassessment
2012	\$38,000	\$52,000	\$90,000	Reassessment
2011	\$38,000	\$58,000	\$96,000	CarryOver
2010	\$38,000	\$58,000	\$96,000	Reassessment
2009	\$38,000	\$57,700	\$95,700	Reassessment
2008	\$38,000	\$57,700	\$95,700	Reassessment
2007	\$27,000	\$55,200	\$82,200	Reassessment
2006	\$21,200	\$55,200	\$76,400	Reassessment
2005	\$20,200	\$51,100	\$71,300	Reassessment
2004	\$8,100	\$34,900	\$43,000	Reassessment
2003	\$7,700	\$33,200	\$40,900	Reassessment
2002	\$7,500	\$32,500	\$40,000	Reassessment
1998	\$7,500	\$32,500	\$40,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
06/04/2018	\$0	BANDARU CHANDRASEKHAR	ID2018-11153	2 - INVALID SALE-Relation Between Buyer/Seller
03/27/2018	\$59,000	RAY AMISH	ID2018-5833	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
07/30/2004	\$74,000	WARD RAYMOND C & DIANE R	ID2004-25587	
09/08/1999	\$36,000	WALDER W M JR INC	ID9900-25304	
08/17/1988	\$38,000	Not Available	00176-0155	
02/29/1988	\$30,915	Not Available	000157-01847	

**Planning**

**Master Plan Future Land Use:** R  
**Zoning District:** R-5 - Residential (Single Family)  
**Planning District:** Old South  
**Traffic Zone:** 1168  
**City Neighborhood Code:** RDCR  
**City Neighborhood Name:** Reedy Creek  
**Civic Code:**  
**Civic Association Name:**  
**Subdivision Name:** WEST MANCHESTER  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:** Swansboro

**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	6022	0604006	060400
1990	605	0604006	060400

**Schools**

**Elementary School:** Swansboro  
**Middle School:** River City  
**High School:** Wythe

**Public Safety**

**Police Precinct:** 2  
**Police Sector:** 211  
**Fire District:** 17  
**Dispatch Zone:** 170A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 5  
**Voter Precinct:** 510  
**State House District:** 79  
**State Senate District:** 18  
**Congressional District:** 4

**Extension 1 Details**

age

**Extension Name:** R01 - Residential record #01**Year Built:** 1932**Stories:** 1.5**Units:** 0**Number Of Rooms:** 7**Number Of Bed Rooms:** 3**Number Of Full Baths:** 2**Number Of Half Baths:** 0**Condition:** very good for**Foundation Type:** Full Crawl**1st Predominant Exterior:** Alum/Vinyl**2nd Predominant Exterior:** N/A**Roof Style:** Gable**Roof Material:** Metal**Interior Wall:** Plaster**Floor Finish:** Hardwood-std oak**Heating Type:** Heat pump**Central Air:** Y**Basement Garage Car #:** 0**Fireplace:** Y**Building Description (Out Building and  
Yard Items) :****Extension 1 Dimensions****Finished Living Area:** 1075 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:** 294 Sqft**Deck:** 0 Sqft

**Property Images**

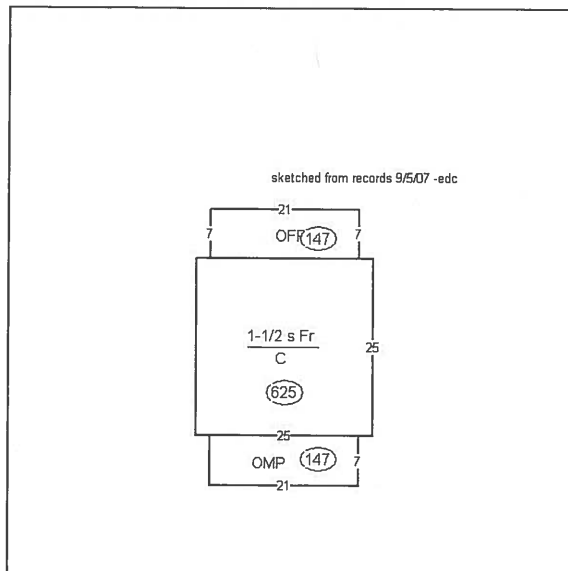
Name:S0001590012 Desc:R01

[Click here for Larger Image](#)



**Sketch Images**

Name:S0001590012 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:** Affordable American Dream LLC**PHONE:** (Home) ( ) ( ) (Mobile) ( ) ( )**ADDRESS** 4938 Willow Green Lane**FAX:** ( ) ( ) (Work) ( ) ( )Glen Allen, VA 23059**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.comAttn: Mark Baker

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

**PROPERTY ADDRESS (ES)** 3115 Midlothian Turnpike**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):** S000-1590/012 **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 8,400 square feet and a lot width of 60 feet currently exists. A lot area of 4,270 square feet and lot width of 30.5 feet are proposed for No. 3115 and a lot area of 4,130 square feet and lot width of 29.5 feet are proposed for No. 3111.

**DATE REQUEST DISAPPROVED:** \_\_\_\_\_**FEE WAIVER:** YES ☐ NO: ☒**DATE FILED:** 03/18/2022 **TIME FILED:** 10:00 a.m. **PREPARED BY:** Colleen Dang **RECEIPT NO.** BZAR-108661-2022**AS CERTIFIED BY:** [Signature] **(ZONING ADMINISTRATOR)****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:** 4/4/2022

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

**CASE NUMBER:** BZA 13-2022 **HEARING DATE:** May 4, 2022 **AT** 1:00 **P.M.**



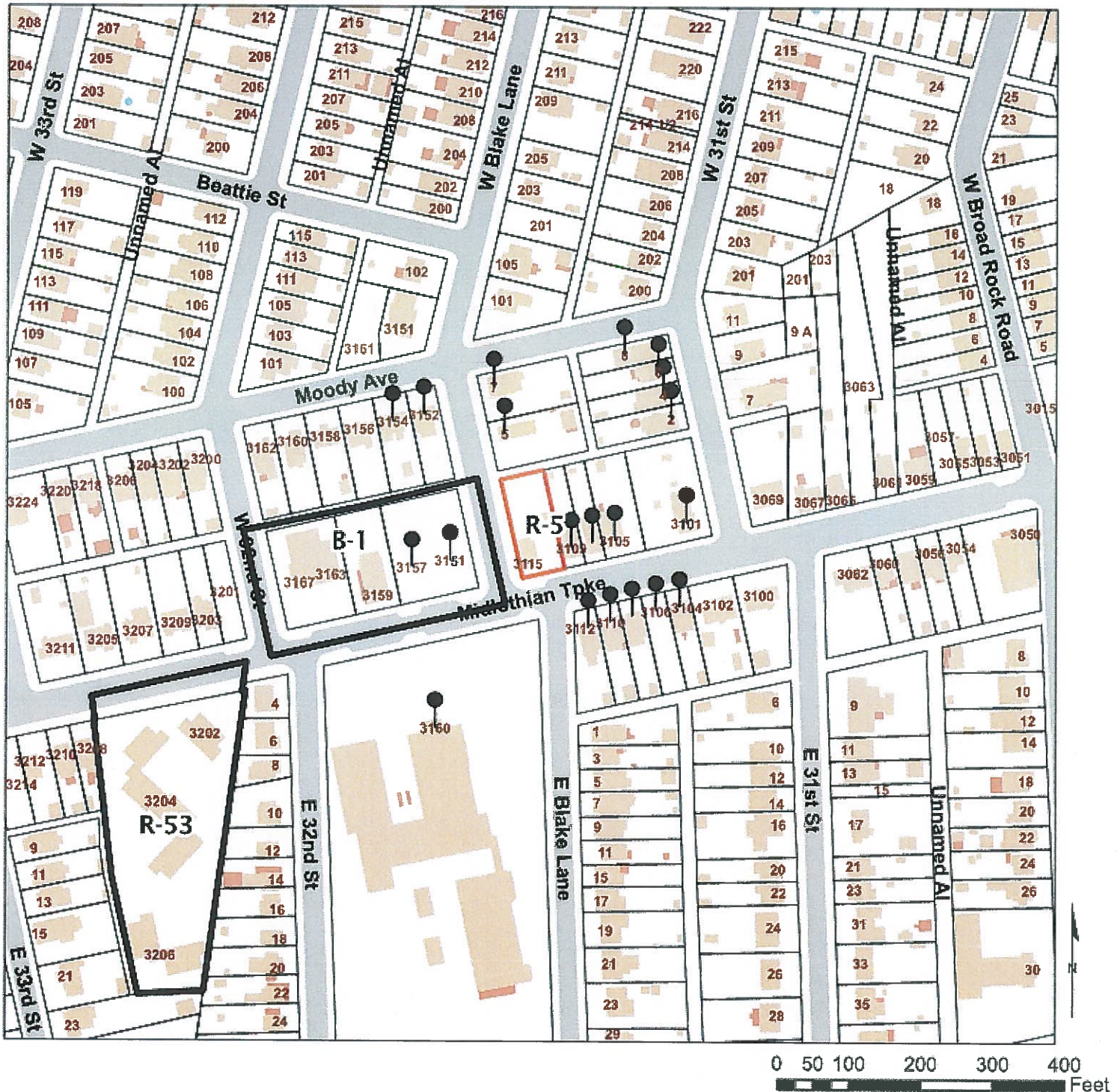
BOARD OF ZONING APPEALS CASE BZA 13-2022  
150' Buffer

APPLICANT(S): Affordable American Dream LLC

PREMISES: 3115 Midlothian Turnpike  
(Tax Parcel Number S000-1590/012)

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 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 (646-6340/6701). 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 absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx>. 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.
4. **Please 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 \$150.00 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 (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing 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: 





# GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2015

DESIGN LOADS (MIN.):

FLOOR: 40 PSF LIVE LOAD  
10 PSF DEAD LOAD  
CEILING: 20 PSF LIVE LOAD  
10 PSF DEAD LOAD  
ROOF: 20 PSF LIVE LOAD  
10 PSF DEAD LOAD  
(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)  
SLEEPING AREAS: 30 PSF LIVE LOAD

SOIL BEARING ASSUMED CAPACITY: ASSUMED 1500 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 6 MIL. MIN. PLOTETHYLENE 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.

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TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.  
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

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PROVIDE PROPER EXPANSION AND CONTROL JOINTS.  
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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.

# 3113 MIDLOTHIAN TURNPIKE (NEW DETACHED SF)

LOCATION:  
RICHMOND, VA

## DRAWING INDEX

COVER PAGE	C1.0
FLOOR PLANS	A1.1
ELEVATIONS	A2.1
FRAMING PLANS	A3.1
WALL BRACING	A3.2
SECTIONS / DETAILS	D1.0

## BUILDING INFORMATION

1ST FL. HEATED S.F.	880
2ND FL. HEATED S.F.	841

DESIGNER: NICK MEDLIN

POSITION: OWNER / OPERATOR

179 MURIEL DR. HEATHSVILLE, VA 22473

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.

3113 MIDLOTHIAN TURNPIKE

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

REVISION NOTES	
2.10.2023	START

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

DATE:  
3-01-2022

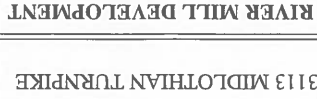
SHEET:  
C1.0

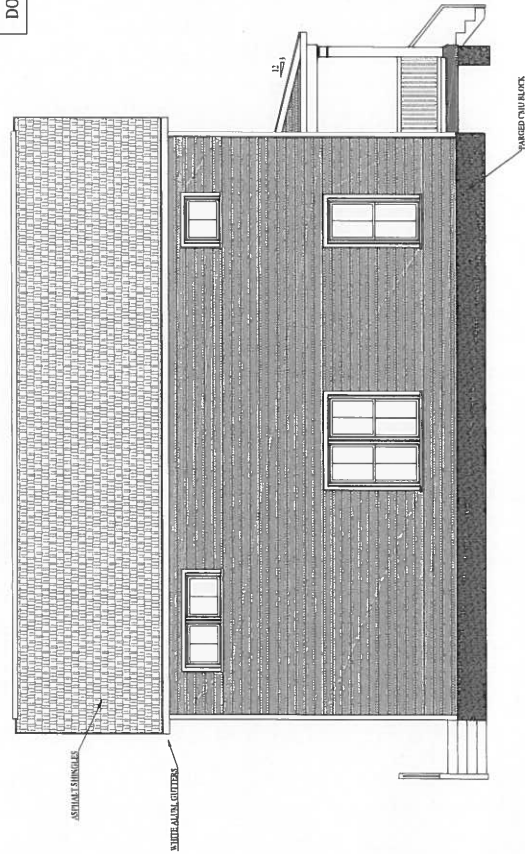


1ST FLOOR HEATED SQ. FOOTAGE: 880 S.F.  
2ND FLOOR HEATED SQ. FOOTAGE: 841 S.F.

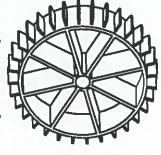
VERIFY WITH WINDOW AND DOOR MAN.:  
FRAME OUT R.O. +1" AROUND PLAN CALL

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.35









## ROOF PLAN

UPPER ROOF VENTING:  
880 S.F. TOTAL - 1/150 REQUIRED  
845 S. INCHES REQUIRED

## SECOND FLOOR FRAMING

W/ LOWER ROOF

## FIRST FLOOR FRAMING

# FOUNDATION PLAN

**VERIFY SOIL BEARING CAPACITY.**

