CITY OF RICHMOND
DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 9, 2022

Bower Ventures LLC
2911 Moss Side Avenue
Richmond, VA 23222

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

To Whom It May Concern:

RE: **BZA 15-2022 (CONTINUED FROM MAY 4, 2022 MEETING)**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, June 1, 2022 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 1505 NORTH 19th STREET (Tax Parcel Number E000-0934/026), 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 **424 637 271#**. 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 June 1, 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 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

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,



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.

Belcher Dalton Winfred And Belcher Michael Steven
1513 N 19th St
Richmond, VA 23223

Cheatham Glynes E & Grace H
415 N 23rd St
Richmond, VA 23223

Crowell Dorothy M
1509 N 19th St
Richmond, VA 23223

Dean Morgan Grey
1502 N 19th St
Richmond, VA 23223

Fross Sidney E
1700 N 20th St
Richmond, VA 23223

Gardner Arthur L
Po Box 25073
Richmond, VA 23260

Goodwin Mary J & Cynthia G Fox
1504 N 19th St
Richmond, VA 23223

Hb7 Llc
2155 Lanier Lane Unit P
Rockville, VA 23146

Hurdle Paul B & Sally M
1516 N 19th St
Richmond, VA 23223

Johnson Phyllis A
1442 North 19th Street
Richmond, VA 23223

Jones Micheal T & Helen
9096 Kimages Road
Charles City, VA 23030

King Gary
4707 Americana Dr Apt 102
Annandale, VA 22003

Kobayashi Anya
1500 N 19th St
Richmond, VA 23223

Komline Daniel
2314 R Street
Richmond, VA 23223

Langhorne Jonathan
5521 Hull Street Rd
Richmond, VA 23224

Mitchell Joseph M
3104 Chartwood Dr
Sandston, VA 23150

Ownes Louise D
1515 N 19th St
Richmond, VA 23223

Reinike Anthony A
1508 N 19th St
Richmond, VA 23223

Sukens Ernest E Jr
1517 N 19th St
Richmond, VA 23223

Taylor John L Iii & Portia A
1706 N 20th St
Richmond, VA 23223

Villines Audrey
2908 Bicknell Rd
Richmond, VA 23235

Whitney Christopher J Jr And Elizabeth A
1710 N 20th
Richmond, VA 23223

Property: 1505 N 19th St **Parcel ID:** E0000934026

Parcel

Street Address:	1505 N 19th St Richmond, VA 23223-
Owner:	BOWER VENTURES LLC
Mailing Address:	2911 MOSS SIDE AVE, RICHMOND, VA 23222
Subdivision Name :	BRAUERS PLAN
Parent Parcel ID:	
Assessment Area:	326 - Whitcomb Court/ Mecklenburg
Property Class:	110 - R One Story
Zoning District:	R-5 - Residential (Single Family)
Exemption Code:	-

Current Assessment

Effective Date:	01/01/2022
Land Value:	$23,000
Improvement Value:	$72,000
Total Value:	$95,000
Area Tax:	$0
Special Assessment District:	None

Land Description

Parcel Square Feet:	7980
Acreage:	0.183
Property Description 1:	BRAUERS F C L101-102
Property Description 2:	0060.00X0133.00 0000.000
State Plane Coords(?):	X= 11798068.000020 Y= 3724425.945858
Latitude:	37.54670252 , **Longitude:** -77.41306241

Description

Land Type:	Residential Lot A
Topology:	
Front Size:	60
Rear Size:	133
Parcel Square Feet:	7980
Acreage:	0.183
Property Description 1:	BRAUERS F C L101-102
Property Description 2:	0060.00X0133.00 0000.000
Subdivision Name :	BRAUERS PLAN
State Plane Coords(?):	X= 11798068.000020 Y= 3724425.945858
Latitude:	37.54670252 , **Longitude:** -77.41306241

Other

Street improvement:	
Sidewalk:	

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	$23,000	$72,000	$95,000	Reassessment
2021	$18,000	$68,000	$86,000	Reassessment
2020	$12,000	$65,000	$77,000	Reassessment
2019	$12,000	$47,000	$59,000	Reassessment
2018	$12,000	$44,000	$56,000	Reassessment
2017	$12,000	$43,000	$55,000	Reassessment
2016	$12,000	$16,000	$28,000	Reassessment
2015	$12,000	$16,000	$28,000	OfficeReview
2014	$12,000	$53,000	$65,000	Reassessment
2013	$12,000	$53,000	$65,000	Reassessment
2012	$12,000	$55,000	$67,000	Reassessment
2011	$12,000	$60,000	$72,000	CarryOver
2010	$12,000	$60,000	$72,000	Reassessment
2009	$12,000	$60,000	$72,000	Reassessment
2008	$12,000	$60,000	$72,000	Reassessment
2007	$11,500	$49,000	$60,500	Reassessment
2006	$7,800	$49,000	$56,800	Reassessment
2005	$6,800	$40,500	$47,300	Reassessment
2004	$5,400	$32,400	$37,800	Reassessment
2003	$5,700	$34,100	$39,800	Reassessment
2002	$5,500	$33,100	$38,600	Reassessment
2000	$5,500	$33,100	$38,600	Reassessment
1998	$5,500	$31,500	$37,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/29/2019	$0	WALFORD HOMES LLC	ID2019-15154	2 - INVALID SALE-Relation Between Buyer/Seller
08/23/2018	$55,450	TORMEY PATRICK F	ID2018-17612	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
01/25/2013	$22,500	FEDERAL NATIONAL MORTGAGE ASSOC	ID2013-1828	2 - INVALID SALE-Foreclosure, Forced Sale, etc.
11/15/2012	$55,214	GARRETT ALLEN R & CHERYL S	ID2012-22863	2 - INVALID SALE-Foreclosure, Forced Sale etc.
03/01/2006	$0	GARRETT ALLEN R	ID2006-6672	
04/18/2005	$53,000	TAYLOR JOHNETTA C	ID2005-12054	
12/27/1996	$0	Not Available	00038-1416	
07/23/1979	$16,500	Not Available	000755-00296	
05/10/1961	$0	Not Available	000075-00290	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1035
City Neighborhood Code: BRAR
City Neighborhood Name: Brauers
Civic Code: 1190
Civic Association Name: Unity Civic League
Subdivision Name: BRAUERS PLAN

City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

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	1001	0204001	020400
1990	103	0204001	020400

Schools

Elementary School: Woodville
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 113
Fire District: 11
Dispatch Zone: 103A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

Council District: 7
Voter Precinct: 702
State House District: 79
State Senate District: 18
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1938
Stories: 1
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: normal for age
Foundation Type: Full Crawl
1st Predominant Exterior: Alum/Vinyl
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Comp sh to 235#
Interior Wall: Drywall
Floor Finish: Hardwood-std oak
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 871 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: 127 Sqft
Deck: 0 Sqft

Property Images

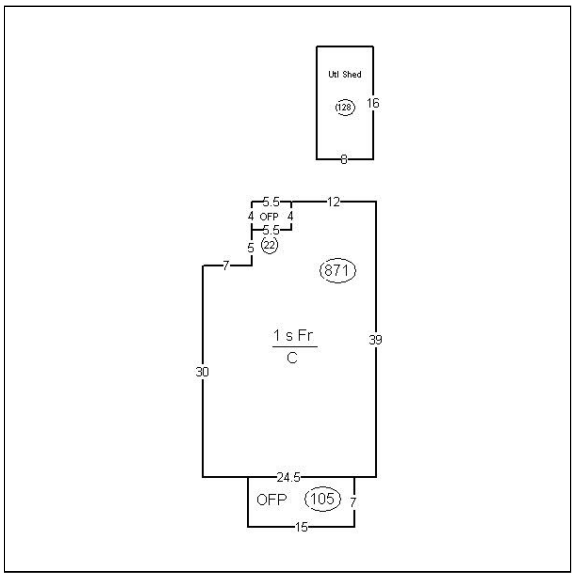
Name:E0000934026 Desc:R01



Click here for Larger Image

Sketch Images

Name:E0000934026 Desc:R01



BZA 15-2022

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 Bower Ventures LLC PHONE: (Home) (__) _____ (Mobile) (__) _____

OWNER 2911 Moss Side Avenue FAX: (__) _____ (Mobile) _____

(Name/Address) Richmond, VA 23222 E-mail Address: _____

OWNER'S Baker Development Resources PHONE: (Home) (__) _____ (Mobile) (804) 814-6275

REPRESENTATIVE Mark Baker FAX: (Home) (__) _____ (Mobile) (__) _____

(Name/Address) 530 East Main Street, Suite 730 E-mail Address: markbaker@bakerdevelopmentresources.com

Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINSTRATION OFFICE

PROPERTY ADDRESS (ES): 1505 N. 19th 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): E000-0934/028 ZONING DISTRICT: R-5

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. A lot area of 4,046 square feet and width of 30.42' feet is proposed for No. 1505. A lot area of 3,934 square feet and width of 29.58 feet is proposed for No. 1507.

DATE REQUEST DISAPPROVED: _____ FEE WAIVER: ☐ YES ☒ NO

DATE FILED: March 18, 2022 TIME FILED: 1:30 p.m. PREPARED BY: Andrea Cuffee RECEIPT NO BZAR-108659-2022

AS CERTIFIED BY: _____ (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: _____ DATE: 4/4/2022

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

CASE NUMBER: BZA 15-2022 HEARING DATE: June 1, 2022 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 15-2022
(CONTINUED FROM MAY 4, 2022 MEETING)
150' Buffer

APPLICANT(S): Bower Ventures LLC

PREMISES: 1505 North 19th Street
(Tax Parcel Number E000-0934/026)

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/civicassociationgroupinformation.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.

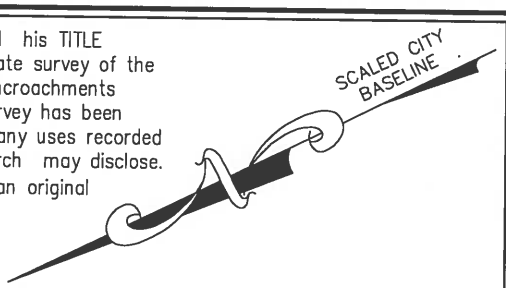
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.

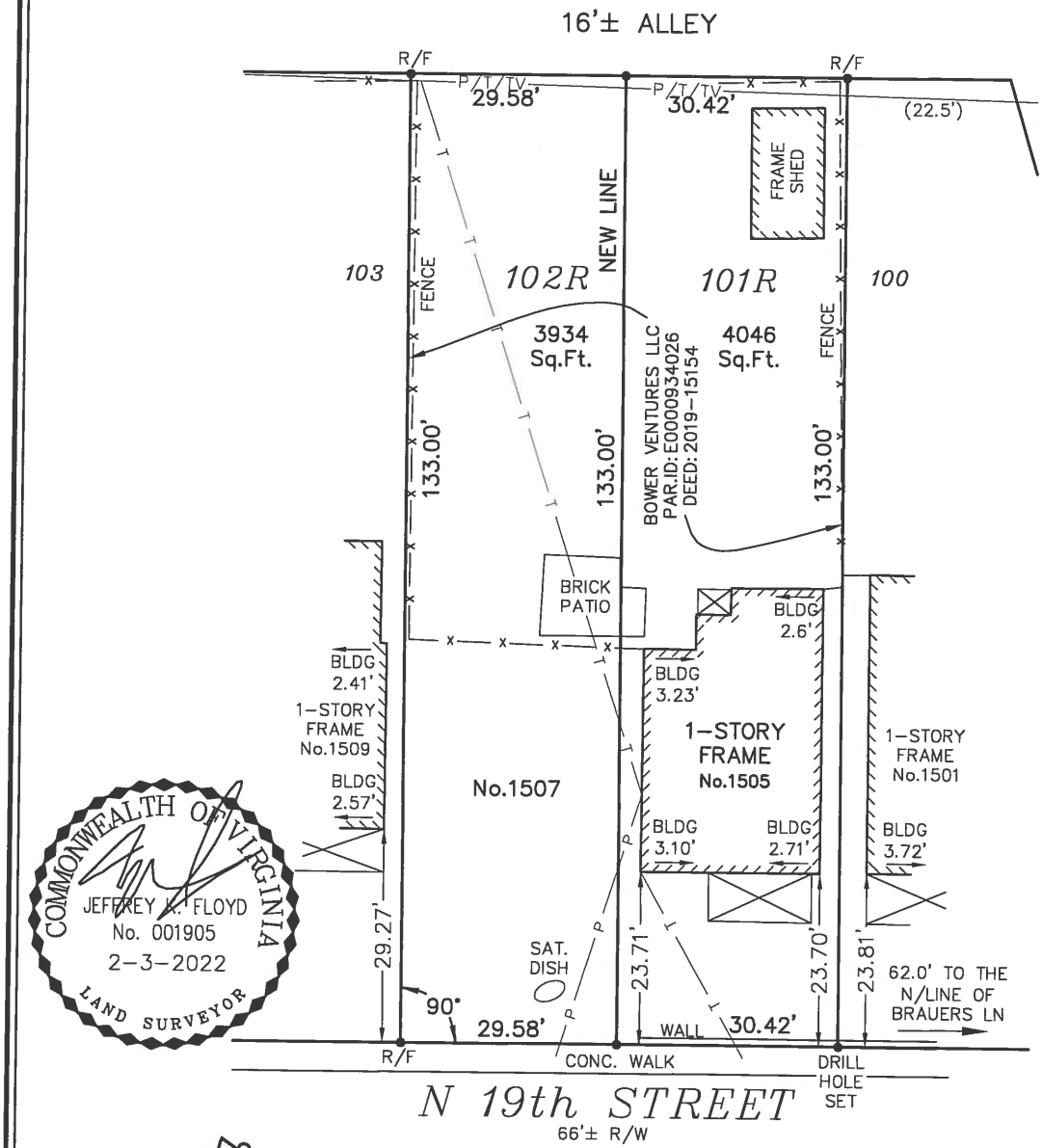
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____.

(Revised: 4/28/16)

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 2-3-2022 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.





COMMONWEALTH OF VIRGINIA
JEFFREY K. FLOYD
No. 001905
2-3-2022
LAND SURVEYOR



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481

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MAP SHOWING THE DIVISION OF LOTS 101 and 102, "BRAUERS" IN THE CITY RICHMOND, VA.

REVISED: 2-9-2022

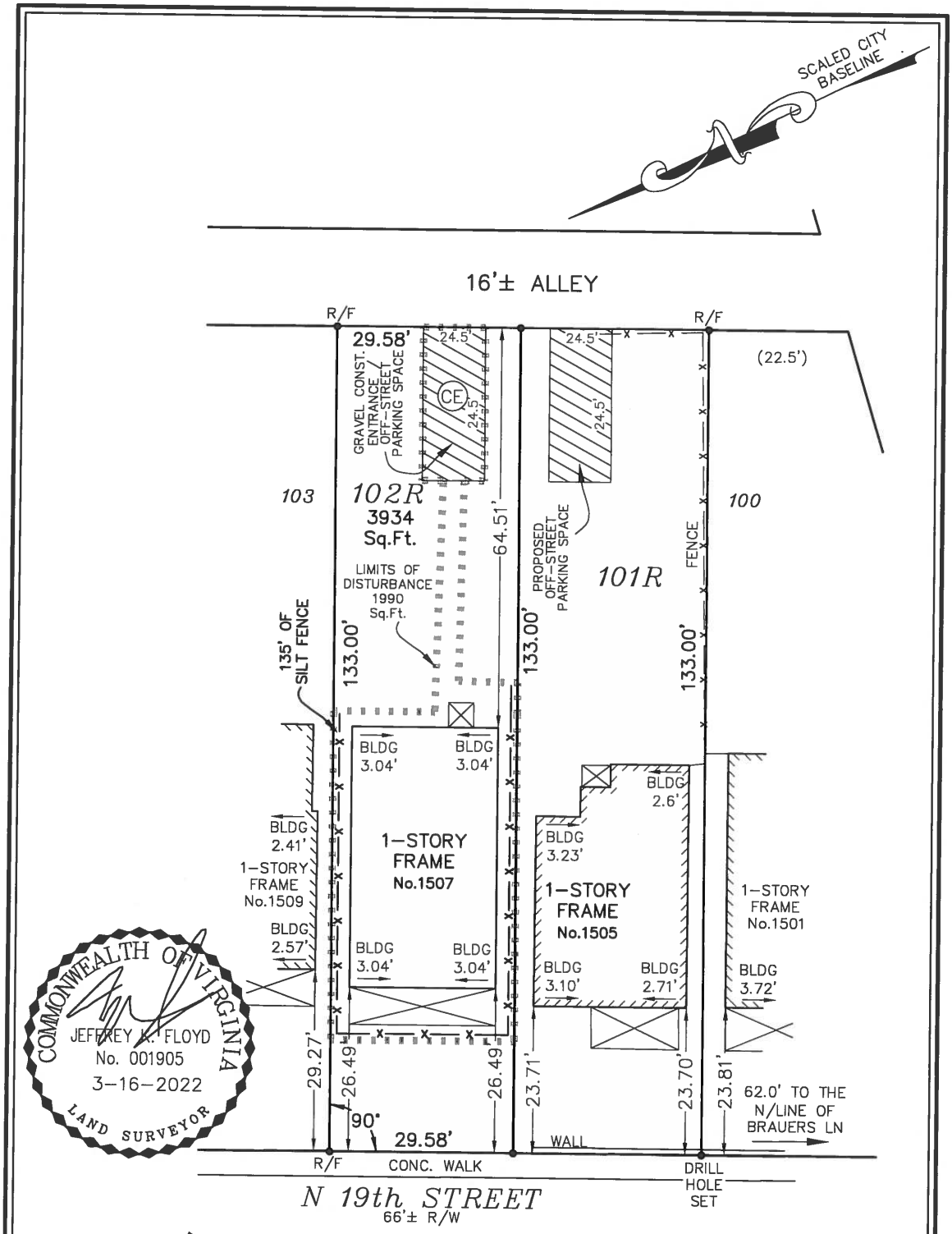
DATE: 2-3-2022

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 220114747



SKETCH SHOWING THE PROPOSED IMPROVEMENTS ON LOT 102R, "BRAUERS" IN THE CITY RICHMOND, VA.

Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481

COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

REVISED: 3-16-2022
DATE: 3-7-2022
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=20'
JOB NO. 220114747

GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2015

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

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.

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.

1507 N 19TH ST.

(NEW DETACHED SINGLE FAM.)

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
SECTIONS / DETAILS	D1.0

BUILDING INFORMATION

1ST FL. HEATED S.F.	987
2ND FL. HEATED S.F.	466

1507 N 19TH ST.

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

REVISION NOTES

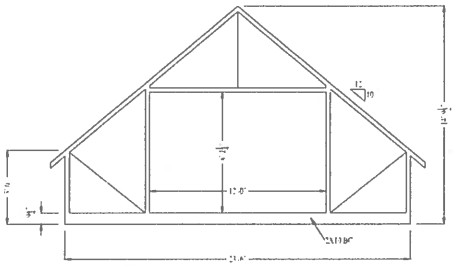
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SCALE: 1/4" = 1'-0"

DATE: 3-09-2022

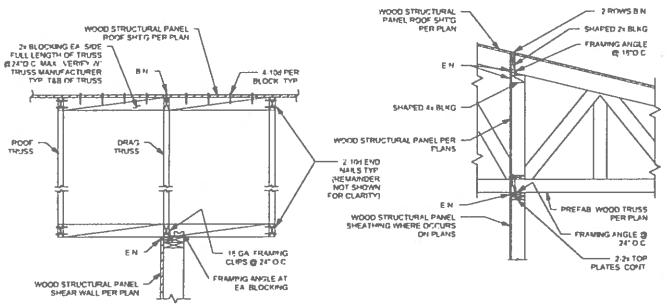
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RIVER MILL DEVELOPMENT

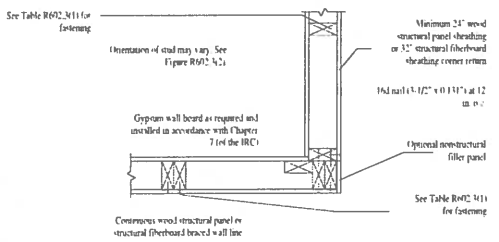


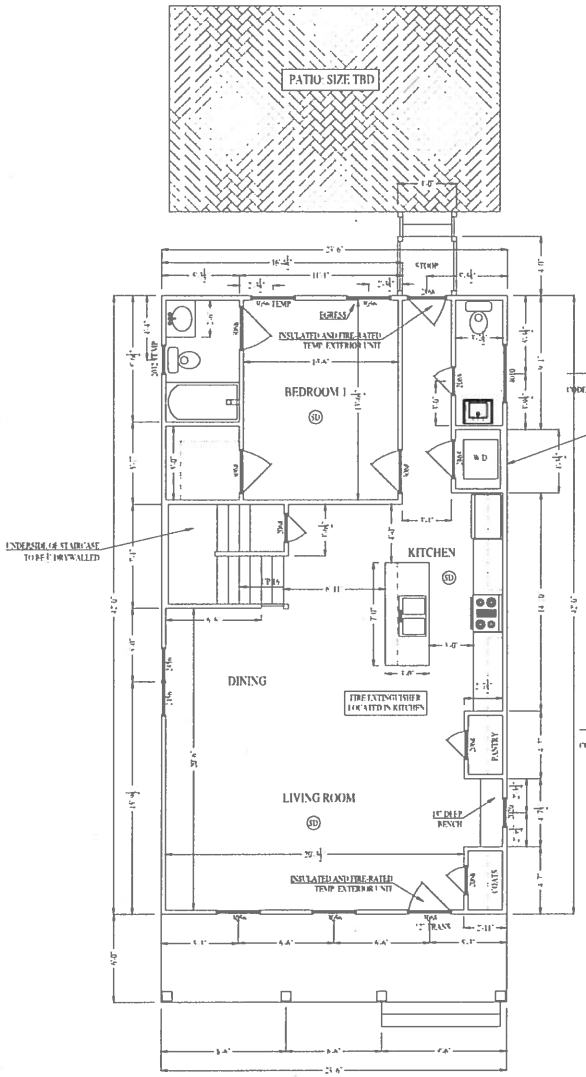
ATTIC TRUSS SECTION

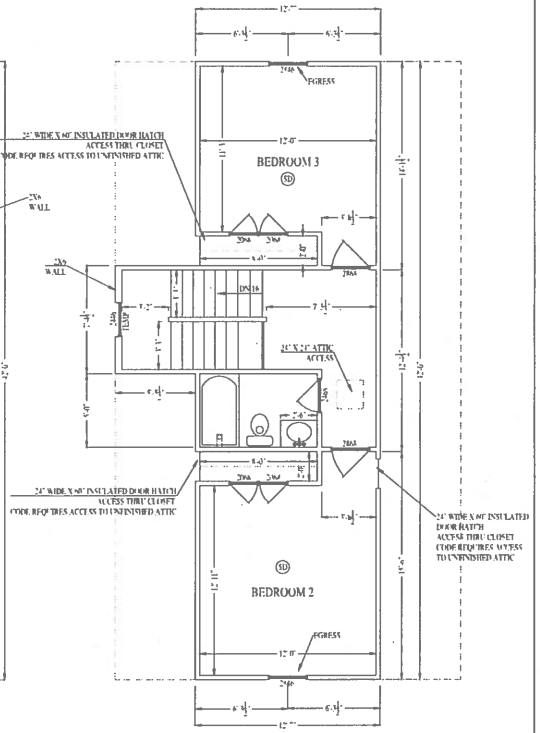
(CONTRACT FOR EXTERIOR SHEATHING)



CORNER DETAIL







FIRST FLOOR

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

SECOND FLOOR

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

1507 N 19TH ST.

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REVISION NOTES

11-06-2020	START

SCALE:
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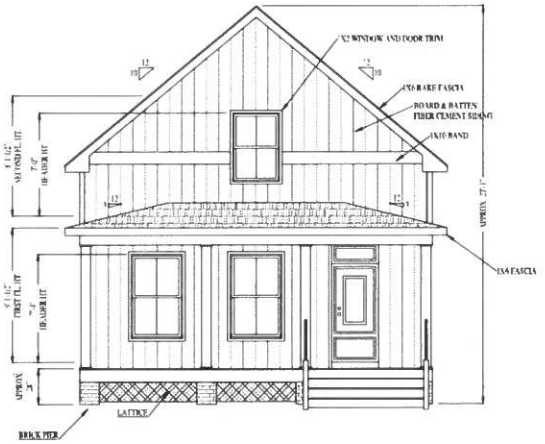
DATE:
3-09-2022

SHEET:
A1.1

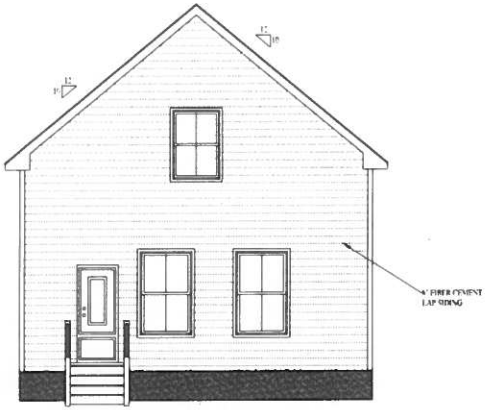
RIVER MILL DEVELOPMENT



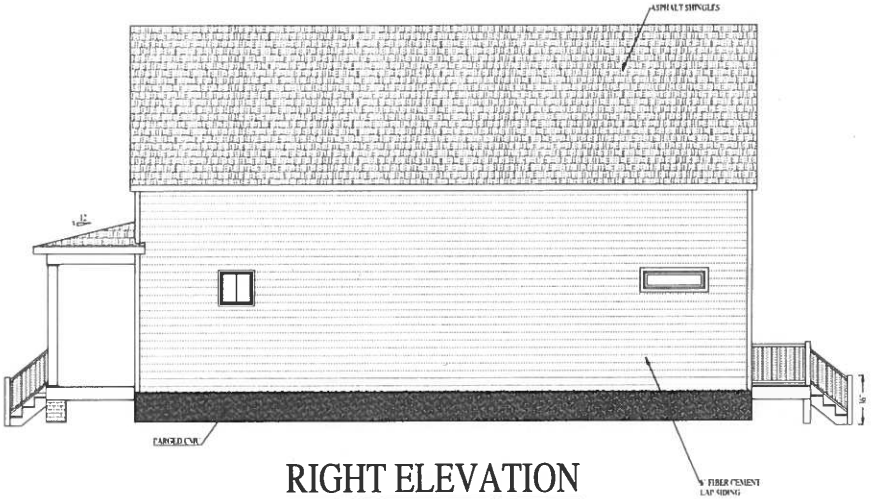
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

1507 N 19TH ST.

RIVER MILL DEVELOPMENT

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PHONE: (434) 774-4515

REVISION NOTES

11-06-2020	START

SCALE:
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DATE:
3-09-2022

SHEET:
A2.1

RIVER MILL DEVELOPMENT

