

INTRODUCED: September 22, 2025

AN ORDINANCE No. 2025-229

To authorize the special use of the property known as 2111 Fairfax Avenue for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions. (8th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 10 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 2111 Fairfax Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, which use, among other things, is not currently allowed by section 30.410.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 10 2025 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2111 Fairfax Avenue and identified as Tax Parcel No. S000-0458/016 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Exhibit Plat for Reconfiguration of Lots 14 & 15, Block 11, Mason Park, City of Richmond, Virginia,” prepared by Youngblood, Tyler & Associates, P.C., and dated November 26, 2024, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled, “New Construction, 2111 Fairfax Ave., Richmond, VA.,” and “The Fairfax Plan, 2111 Fairfax Ave, Richmond, VA.,” both prepared by Trinity HDC, and dated September 15, 2025, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to one single-family detached dwelling and one two-family detached dwelling, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(c) No fewer than two off-street parking spaces shall be provided, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of

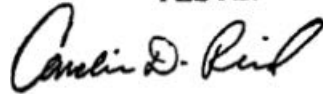
Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:



City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: July 9, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 2111 Fairfax Avenue for the purpose of up to one single family detached dwelling and one two-family detached dwell-ing, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant seeks to divide a property to build one new two-family detached dwelling and retain the existing single-family dwelling. The lots do not meet the zoning requirements of the R-5 district concerning permitted principal uses, therefore, an SUP is required.

BACKGROUND: The property is located in the Oak Grove neighborhood on the north line of Fairfax Avenue, north of E 22nd Street and South of E 21st Street. The property is currently a 9,438sq. ft. (.217 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as “Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature... Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.”

The current zoning for this property is R-5 Single-Family Residential District. Adjacent properties are also R-5 and surrounding zones consist of B-6, R-7, R-48, and M-1. The immediate area is generally single-family. The density of the proposed use is three units upon .217 acres or 17.4 units per acre.

COMMUNITY ENGAGEMENT: Oak Grove Civic Association and Oak Grove Neighborhood Association have been contacted. Additional community notification will take place by staff after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 22, 2025

CITY COUNCIL PUBLIC HEARING DATE: November 10, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission October 21, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant’s Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
 900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street, Richmond VA 23219 APARTMENT NO/SUITE Suite 600

APPLICANT'S NAME: Will Gillette / Alessandro Ragazzi EMAIL ADDRESS: alessandro@bakerdevelopmentresources.com

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 2111 Fairfax Avenue

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: DRUMWRIGHT JUSTIN AND KELLY

PROPERTY OWNER ADDRESS: 2001 PARSON ST, Charlotte, NC 28205

PROPERTY OWNER EMAIL ADDRESS: justin.drumwright@abbott.com

PROPERTY OWNER PHONE NUMBER: 630-707-2919

Property Owner Signature: Justin Drumwright 06/09/25

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

APPLICANT'S REPORT

June 10, 2025

*Special Use Permit Request
2111 Fairfax Ave, Richmond, Virginia
Map Reference Number: S000-0458/016*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Baker Development Resources 530 East Main Street, Suite 600 Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 2111 Fairfax Ave (the "Property"). The SUP would authorize the division of the Property and the construction of a new two-family detached dwelling. While the two-family use is supported by the Richmond 300 Master Plan, the use is not permitted by the underlying R-5 Single-Family Residential zoning district and, therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of Fairfax Avenue between E 21st and E 22nd Streets and is referenced by the City Assessor as tax parcel S000-0458/016. The Property consists of two original subdivision lots (Lots 14 and 15 of Block 11) of the Mason Park Subdivision and is 66' wide by 143' in depth, contains approximately 9,438 square feet of lot area, and is currently improved with a single-family dwelling. Access is provided at the rear of the Property by means of an east-west alley.



The properties in the immediate vicinity are developed primarily with residential uses with a range of building forms. Single-family detached dwellings are the most common uses found in the area, although Two-family dwellings, including several on the subject block, can be found nearby as well. West towards Richmond Road, there are a number of commercial uses as well.

EXISTING ZONING

The Property and those to the north, east, south, and west are zoned R-5 Single-Family Residential. Properties further west, along Richmond Road are zoned B-3 General Business District and across that street there are properties zoned M-1 Light Industrial Residential district and B-6 Mixed-Use Business District

TRANSPORTATION

Located less than a quarter mile from the Property are bus stops served by Route 3 which runs every 30 minutes and provides connection north to the Downtown Transfer Station which provides connectivity throughout the City.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages developments that reinforce a gridded street pattern to increase connectivity. Two-family dwellings are a contemplated use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request, including:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."

- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The SUP would permit the division of the Property into two lots and the construction of a new two-family detached dwelling on the newly created lot. The existing single-family dwelling would be retained.

PURPOSE OF REQUEST

The Property consists of a single lot of record which is approximately 66 feet wide and contains roughly 9,438 square feet of lot area. The owner is proposing to split the lot into two lots and construct a new two-family detached dwelling on the western portion of the Property. The existing single-family detached dwelling would be retained on a new lot roughly 40.75' wide and 5,830 square feet of lot area. The new two-family dwelling would be constructed on a new lot approximately 25.25' wide and 3,612 square feet of lot area. While the two-family use is supported by the Master Plan, the use is not permitted by the underlying R-5 Single-Family Residential zoning district and, therefore, a SUP is required.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development than might otherwise be guaranteed with a by right development.

PROJECT DETAILS

The new two-family detached dwelling would be two stories in height and is intended to be consistent with the historic development pattern found throughout the neighborhood. The units would be configured as flats and each would contain two bedrooms and two bathrooms. Both units would consist of approximately 990 square feet of floor area and have been designed to meet the needs of the market. The exterior design would be traditional in style and would be consistent with the character of the area. The building would be designed with a single entrance on the front facade to have the appearance of a single-family detached dwelling from the street.

The new dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability. A front porch would engage the street and provide usable outdoor living space. Lastly, the building's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit will not adversely affect the above referenced City services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed building is of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary, we are enthusiastically seeking approval for the construction of the proposed two-family detached dwelling. The building has been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and type in the vicinity. The traditional building form would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

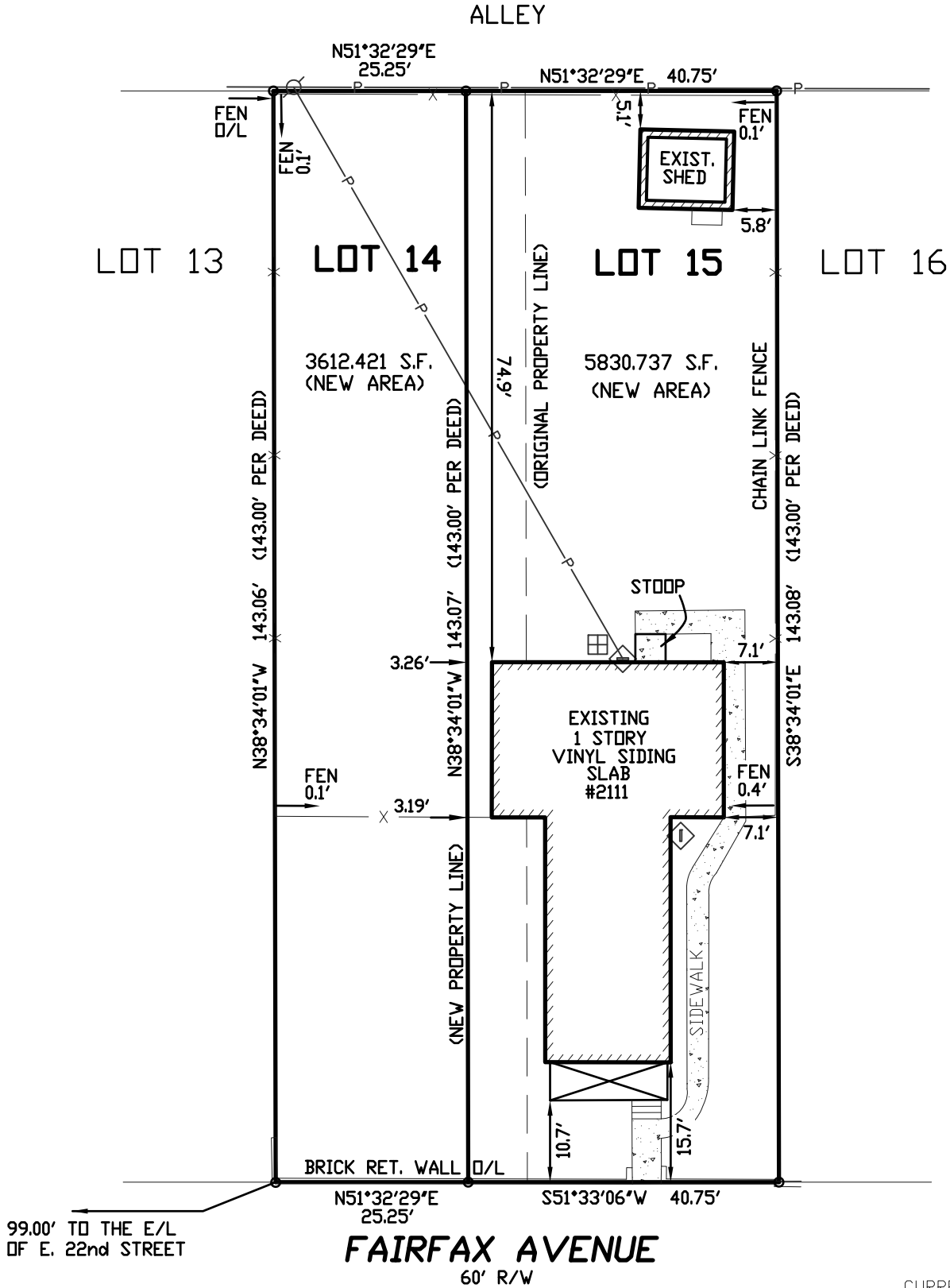
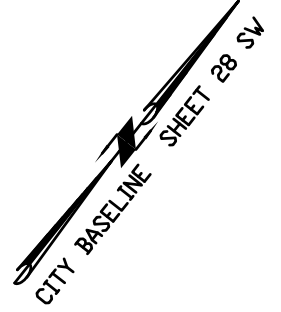
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT.

**JUSTIN DRUMWRIGHT
KELLY DRUMWRIGHT**

CURRENT OWNERS: JUSTINE DRUMWRIGHT & KELLY DRUMWRIGHT
ADDRESS: 2111 FAIRFAX AVENUE
PARCEL ID: S0000458016
I.D. 2021-17526

PER CITY OF RICHMOND CODE SEC. 30-620.1(C), THE DESIRED SIDE YARD FOR THE NEWLY CREATED LOT WILL BE 3'.

THIS EXHIBIT PLAT IS FOR DESIGN PURPOSES ONLY AND IS NOT INTENDED FOR RECORDING.



- ⊕ ELECTRIC METER
- ⊕ UTILITY POLE
- ⊕ A/C UNIT
- ⊕ GAS METER
- P— OVERHEAD POWER

CURRENT ZONING: R-5
BUILDING SETBACKS:
FRONT=25'
REAR=5'
SIDE=5'

EXHIBIT PLAT

FOR RECONFIGURATION OF

**LOTS 14 & 15, BLOCK 11
MASON PARK**

CITY OF RICHMOND, VIRGINIA

YOUNGBLOOD, TYLER &
ASSOCIATES, P.C.
CIVIL ENGINEERS, PLANNERS
& LAND SURVEYORS

7309 HANOVER GREEN DRIVE
P.O. BOX 517 MECHANICSVILLE, Va. 23111

DATE: NOV. 26, 2024 SCALE: 1" = 20'

DRAWN BY: TCJ

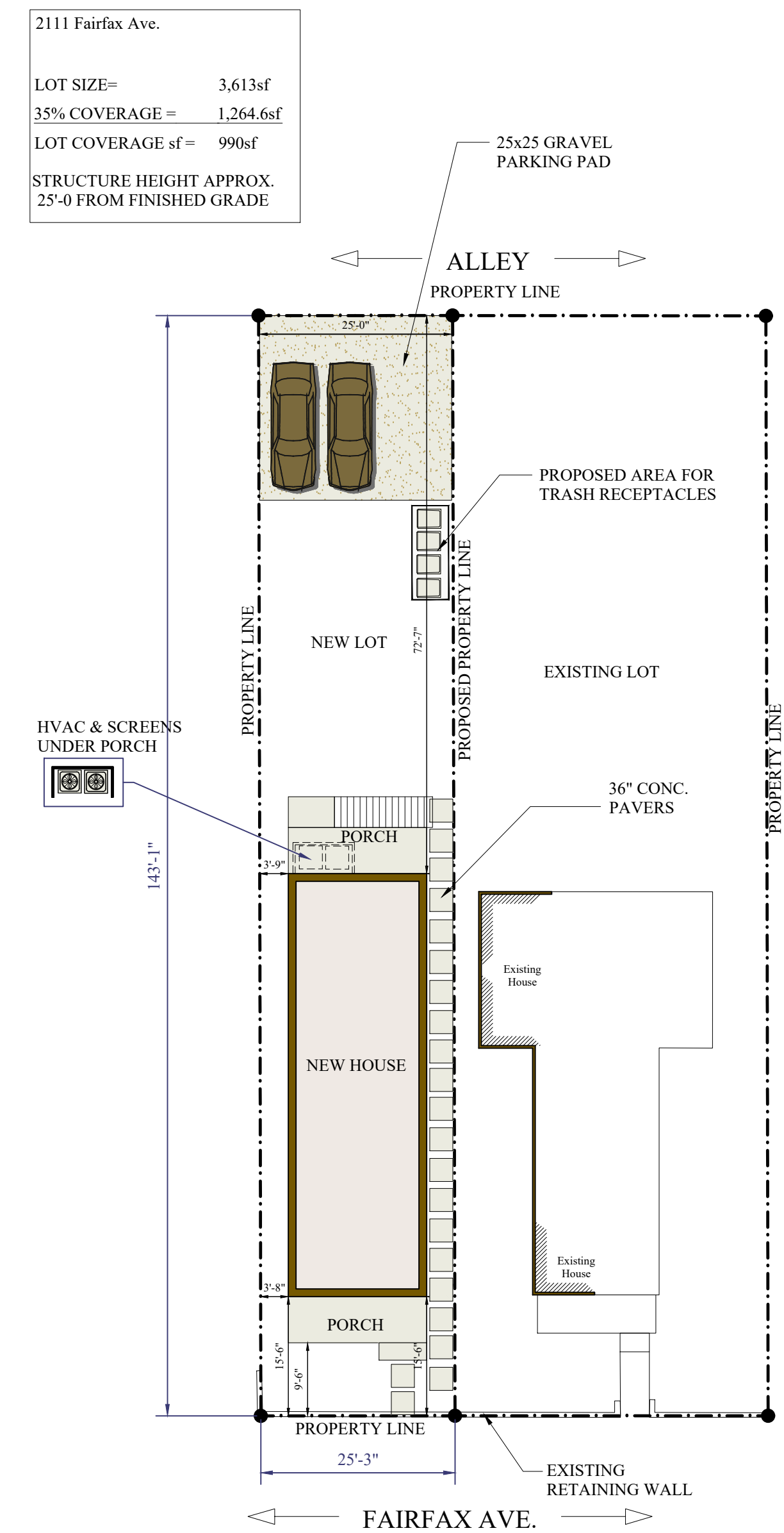
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DRAWN BY: ANDRE' R. MANSON
 Voice: 804.615.2527 Email: thdc.studio@gmail.com
 www.trinityhdc.com

25-002



A SITE PLAN
 SCALE: 1/16" = 1'-0"

New Construction
 2111 Fairfax Ave., Richmond, VA.

CLIENT APPROVAL

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF TRINITY DESIGN. THEY ARE NOT TO BE USED BY THE OWNER, OR ANYONE ELSE, ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY PRIOR AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO TRINITY DESIGN.

NEW CONSTRUCTION

2111 Fairfax Ave.

ARCHITECT:

DESIGNER:

TrinityHDC

S. CHESTERFIELD, VA. 23834 Ph. 804.615.2527 ANDRE MANSON: DESIGNER

ENGINEER:

M.E.P. ENGINEER:

OWNER:

BUILDER:

APPLICABLE CODES

JURISDICTION: RICHMOND, VA
USE GROUP: R-5
BUILDING CODE: 2021 VRC
2021 IRC

PROJECT DESCRIPTION: NEW TWO FAMILY DETACHED DWELLING CONSTRUCTION

DRAWING INDEX

C1-0 CODE NOTES AND DETAILS
A1-0 FOUNDATION & FLOOR PLAN DETAILS AND NOTES
A2-0 ELEVATIONS AND ROOF PLAN
A3-0 FRAMING PLANS SECTIONS AND DETAILS
A3-1 WALL SECTIONS & DETAILS
A4-0 BRACED WALL PLANS AND DETAILS

GENERAL NOTES:

- GENERAL CONTRACTOR SHALL READ AND CONFORM ALL NOTES, STATEMENTS, AND COMMENTS PERTAINING TO THIS PROJECT. ALL SUBCONTRACTOR, VENDORS, AND CONTRACTORS SHALL READ ALL NOTES, COMMENTS, AND STATEMENTS AND RESPOND TO PERTAINING INFORMATION ACCORDING TO THEIR SPECIALTY
- ALL ELECTRICAL AND MECHANICAL LAYOUTS ARE CONCEPT ONLY. CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY AND ABIDE BY LOCAL CODES AND GUIDELINES BEFORE STARTING.

CONTRACTORS GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS. APPROPRIATE SAFETY MEASURES SATISFYING LOCAL AND OSHA REQUIREMENTS SHALL BE PROVIDED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE ACTUAL, AND ARE TO THE FACE OF STUDS OR MASONRY OR EXTERIOR SHEATHING. CONTRACTOR TO COORDINATE ACTUAL LAY-OUT IN FIELD. EXTERIOR FRAMING DIMENSIONS ARE TO THE EXTERIOR FACE OF 1/2" SHEATHING (4" WALL). INTERIOR FRAMING DIMENSIONS ARE TO THE FACE OF STUD (3 1/2" WALL). FACE OF EXTERIOR SHEATHING TO ALIGN WITH FACE OF MASONRY BELOW.
- CONTRACTOR SHALL CAULK, FLASH, OR OTHERWISE MAKE THE BUILDING WEATHERTIGHT. CONTRACTOR SHALL CAULK ALL GAPS BETWEEN DISSIMILAR MATERIALS.
- ALL GLAZING WITHIN 18" OF FLOOR OR 48" OF DOORS SHALL BE TEMPERED GLASS OR SAFETY GLAZED.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED HIMSELF WITH ALL EXISTING CONDITIONS. ANY QUESTIONS OR DISCREPANCIES FOUND WITH REGARD TO THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER'S REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO FOLLOW THE INTENT OF THE CONTRACT DRAWINGS, UNLESS A WRITTEN REQUEST FOR A CHANGE HAS BEEN PREVIOUSLY SUBMITTED AND APPROVED BY THE STRUCTURAL ENGINEER.

FOUNDATION NOTES:

- PROTECTION AGAINST SUBTERRANEAN TERMITES PER SECTION R318 (2021 IRC)
- PROVIDE 75% SOLD CMU OR GROUT FILLED TOP COURSE AT ALL HOLLOW CMU PIERS.
- SILL PLATE ANCHORAGE - 1/2" DIAMETER ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS AND 12" MAX. FROM CORNERS. (8" LONG INTO CONCRETE, 18" LONG INTO MASONRY.) CODE APPROVED STRAP ANCHORS MAY BE USED AT THE CONTRACTOR'S OPTION.
- TOP COURSE OF CMU PIERS SHALL BE SOLID MASONRY OR FILLED SOLID. PROVIDE 2X8 P.T. PLATE X16" LONG ON TOP OF EACH PIER.

PLUMBING NOTES:

- ALL HOSE BIBBS SHALL BE FREEZEPROOF AND HAVE A VACUUM BREAKER.
- INSULATE ALL PIPING IN EXTERIOR WALLS AND CRAWL SPACE.
- PROVIDE RECESSED BOX WITH VALVE TO AREA OF REFRIGERATOR FOR ICEMAKER.

SECTION R307 TOILET, BATH AND SHOWER SPACES (2021 IRC)

- R307.1 SPACE REQUIRED. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.

- R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

FRAMING NOTES:

- ALL WOOD JOISTS WITHIN 18" OR WOOD GIRDERS WITHIN 12" OF EXPOSED EARTH SHALL BE PRESSURE PRESERVATIVE TREATED.
- 34-38" HIGH HANDRAILS AND 36" GUARDRAILS ARE REQUIRED ON ALL PORCHES, DECKS, STAIRS, ETC. WITH 30" OR MORE ELEVATION DIFFERENCE. GUARDRAILS TO HAVE PICKETS AT 4" MAX. OPENINGS AND POSTS AT 60" O.C. MAX.
- EXTERIOR STAIRS ARE SHOWN FOR LOCATION ONLY. CONTRACTOR SHALL VERIFY ALL GRADE ELEVATIONS AND ACTUAL NUMBER OF STAIRS REQUIRED.
- (3) 2x4S WITH MID-HEIGHT BLOCKING ARE REQUIRED WHERE NOTED AS "TRIPLE STUD SUPPORT" ON DRAWINGS.
- PROVIDE FIRESTOPPING AND DRAFTSTOPPING AS REQUIRED BY SECTION R-302.11
- WOOD FLOOR AND CEILING JOIST TO BE SOUTHERN YELLOW PINE #2 SPECIES, U.N.O.
- SHELVING AND SHELF RODS TO BE BRACED AT 4'-0" O.C. MAXIMUM.
- VERIFY FRAMING/CONSTRUCTION DIMENSIONS PRIOR TO INSTALLATION OF CABINETS, TUB, HVAC EQUIPMENT AND OTHER BUILT-IN FIXTURES OR EQUIPMENT. ALLOW FOR 8 SHEETS OF 3/4" 48/24 APA SPAN RATED FLOOR SHEATHING AS REQUIRED BY JOIST SPACING IN ATTIC AREA FOR STORAGE. UNO.
- ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS (STUD GRADE S-P-F SD S4S MIN.) AT 16" O.C.
- HANGERS AND METAL CONNECTORS SHALL BE ZINC PLATED, UNLESS EXPOSED TO WEATHER. EXPOSED HARDWARE SHALL BE HOT DIPPED GALVANIZED OR COATED AS REQUIRED FOR CONTACT WITH PRESERVATIVE TREATED WOOD.
- PREFABRICATED METAL HANGERS AND CONNECTORS SHALL BE INSTALLED AS SPECIFIED ON STRUCTURAL PLANS OR SHOP DRAWINGS. NAILING SHALL CONFORM TO MANUFACTURER'S PUBLISHED TABLES TO PROVIDE MAXIMUM HANGER CAPACITY, UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR. CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE, UNITED STEEL PRODUCTS (USP), OR APPROVED EQUAL.
- PROVIDE SOLID BLOCKING UNDERNEATH ALL POINT LOADS, CONTINUOUS TO FOUNDATION OR BEARING. BLOCKING SHALL MATCH SIZE OF POST ABOVE.
- ALL HEADERS SHALL BE SUPPORTED BY (1) 2X JACK STUD AND (2) 2X KING STUD MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK REQUIRED, U.N.O. AT FLUSH OR DROPPED BEAMS, THE NUMBER OF STUDS SPECIFIED INDICATES THE TOTAL NUMBER OF STUDS REQUIRED TO SUPPORT THE BEAM.
- FACE NAIL MULTIPLY 2X BEAMS AND HEADERS WITH 2 ROWS OF 12d NAILS AT 12" D.C. STAGGERED. APPLY NAILING FROM BOTH FACES AT 3-PLY OR MORE CONDITIONS.
- FASTEN 2X WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH (2) ROWS P.A.F. (1) 1LTP DNI47P8 PINS OR EQUAL AT 32" O.C., OR, 1/2" DIA. BOLTS AT 48" D.C.
- PROVIDE SIMPSON BCS 2/2-4 POST CAP & ABE44 POST BASE AT ALL EXTERIOR 4X4 POSTS, U.N.O.
- ROOF SHEATHING SHALL BE A MIN. 19/32" APA RATED SHEATHING 40/20, EXPOSURE 1. FASTEN SHEATHING TO FRAMING MEMBERS WITH 8d COMMON NAILS AT 12" ON CENTER IN FIELD AND AT 6" ON CENTER ALONG THE PANEL EDGES. PROVIDE 1/4" STYLE CLIPS ALONG UNSUPPORTED EDGES.
- FLOOR SHEATHING SHALL BE A MIN. 3/4" APA RATED STUD4-FLOOR 24" ON CENTER, EXPOSURE 1, TONGUE AND GROOVE EDGES. FASTEN SHEATHING WITH GLUE AND 10d COMMON NAILS AT 12" ON CENTER IN FIELD AND AT 6" ON CENTER ALONG THE PANEL EDGES. GLUE ADHESIVES SHALL CONFORM TO THE PERFORMANCE SPECIFICATIONS IN AFG-01.
- WALL SHEATHING SHALL BE 1/2" APA RATED SHEATHING 24/16, EXPOSURE 1.
- ENGINEER SEALED AND SIGNED SHOP DRAWINGS ARE REQUIRED FOR PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES.

ELECTRICAL NOTES:

- ALL ELECTRICAL DRAWINGS ARE FOR LAYOUT PURPOSES ONLY (NOT TO SUPERSEDE THE ELECTRICAL DRAWING DONE BY AN ELECTRICAL ENGINEER)
- RUN ALL TOILET FANS AND EXHAUST VENTS TO AN OWNER APPROVED EXTERIOR DISCHARGE.

EXTERIOR NOTES:

- ICE AND SNOW SHIELD WILL BE USED ON THE FIRST 3'-0" OF ROOF
- ALL EXTERIOR RAILINGS AT PORCHES AND FRONT STOODS ARE TO BE (RICHMOND RAIL SYS) U.N.O.
- 6" MIN. REQUIRED BETWEEN FINISH GRADE AND BOTTOM OF SIDING AT CONC. SLABS AND 16" AT CRAWL SPACE
- PROVIDE RAIN DIVERTERS ABOVE ALL EXTERIOR DOORS TO MATCH THE EXPOSED FLASHING MATERIAL (WHERE GUTTERS NOT PROVIDED).
- ONE LAYER NO. 40 COATED ROOFING OR COATED GLASS BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 12" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER.

INTERIOR PASSAGE NOTES:

SECTION R335 INTERIOR PASSAGE (2021 VRC)

R335.1 GENERAL.

- THIS SECTION APPLIES TO NEW DWELLING UNITS THAT HAVE BOTH A KITCHEN AND A LIVING AREA ON THE SAME FLOOR LEVEL AS THE EGRESS DOOR REQUIRED BY SECTION R311.2. THIS SECTION IS NOT APPLICABLE TO ADDITIONS, RECONSTRUCTION, ALTERATION, OR REPAIR.

R335.2 KITCHEN.

- ONE INTERIOR PASSAGE ROUTE FROM THE EGRESS DOOR TO THE KITCHEN SHALL COMPLY WITH SECTION R335.6.
- R335.3 LIVING AREA.
- ONE INTERIOR PASSAGE ROUTE FROM THE EGRESS DOOR TO AT LEAST ONE LIVING AREA SHALL COMPLY WITH SECTION R335.6.

R335.4 BEDROOM.

- WHERE THE DWELLING UNIT HAS A BEDROOM ON THE SAME FLOOR LEVEL AS THE EGRESS DOOR, ONE INTERIOR PASSAGE ROUTE FROM THE EGRESS DOOR TO AT LEAST ONE BEDROOM SHALL COMPLY WITH SECTION R335.6.

R335.5 BATHROOM.

- WHERE A DWELLING UNIT HAS A BATHROOM ON THE SAME FLOOR LEVEL AS THE EGRESS DOOR, AND THE BATHROOM CONTAINS A WATER CLOSET, LAVATORY, AND BATHTUB OR SHOWER, ONE INTERIOR PASSAGE ROUTE FROM THE EGRESS DOOR TO AT LEAST ONE BATHROOM SHALL COMPLY WITH SECTION R335.6. BATHROOM FIXTURE CLEARANCES SHALL COMPLY WITH SECTION R307 AND ACCESS TO FIXTURES IS NOT REQUIRED TO COMPLY WITH SECTION R335.6.

R335.6 OPENING WIDTHS.

- OPENING WIDTHS ALONG THE INTERIOR PASSAGE ROUTE REQUIRED BY THIS SECTION SHALL COMPLY WITH THE FOLLOWING:

- CASED OPENINGS SHALL PROVIDE A MINIMUM 34 INCH (864 MM) CLEAR WIDTH.
- DOORS SHALL BE A NOMINAL 34 INCH (864 MM) MINIMUM WIDTH. DOUBLE DOORS ARE PERMITTED TO BE USED TO MEET THIS REQUIREMENT

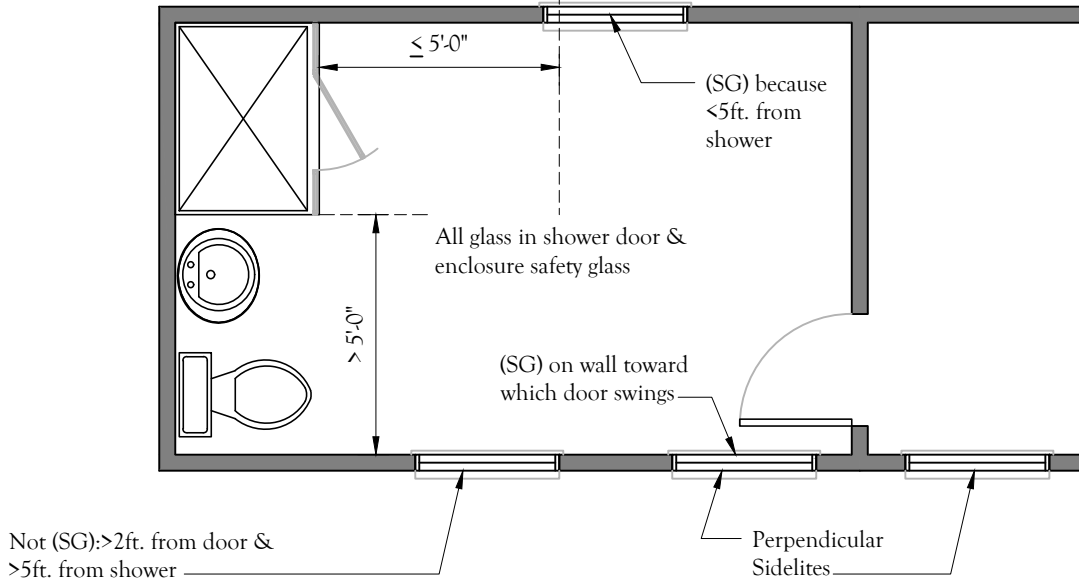
SAFETY GLAZING NOTES:

R308.4.2 GLAZING ADJACENT TO DOORS (2021 IRC). GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

- WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
- WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN INSWINGING DOOR.

EXCEPTIONS:

- DECORATIVE GLAZING.
- WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
- WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
- GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.



Not (SC) >2ft. from door & >5ft. from shower

EXTERIOR WALLS AND SEPARATION NOTES:

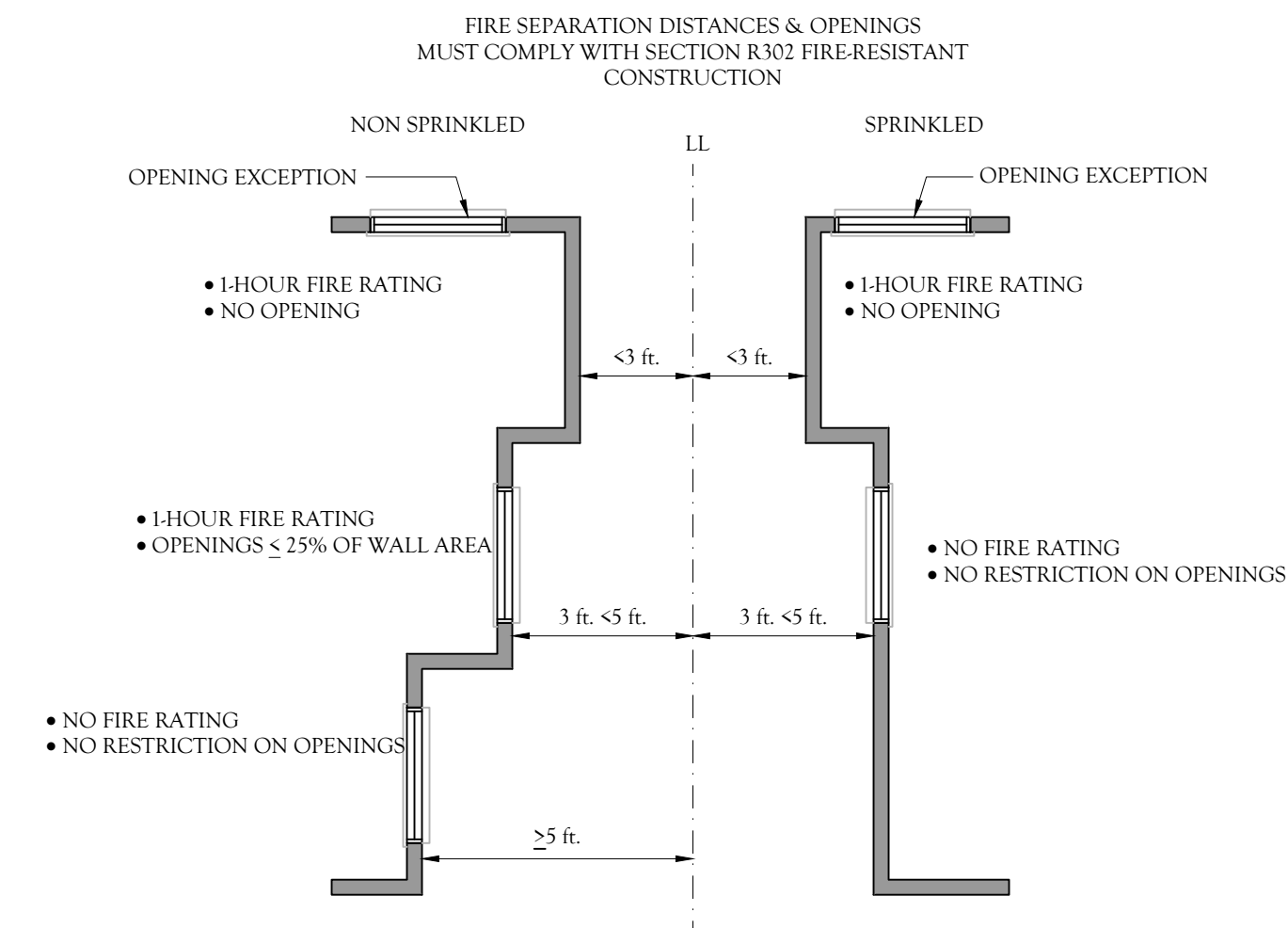
TABLE R302.1(1) EXTERIOR WALLS (2021 IRC)

EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE	
Walls	Fire-resistance rated	1 hour-tested in accordance with ASTM E 119, UL 263 or Section 703.3 of the I.B.C. with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^b	≥ 2 feet to < 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

- The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

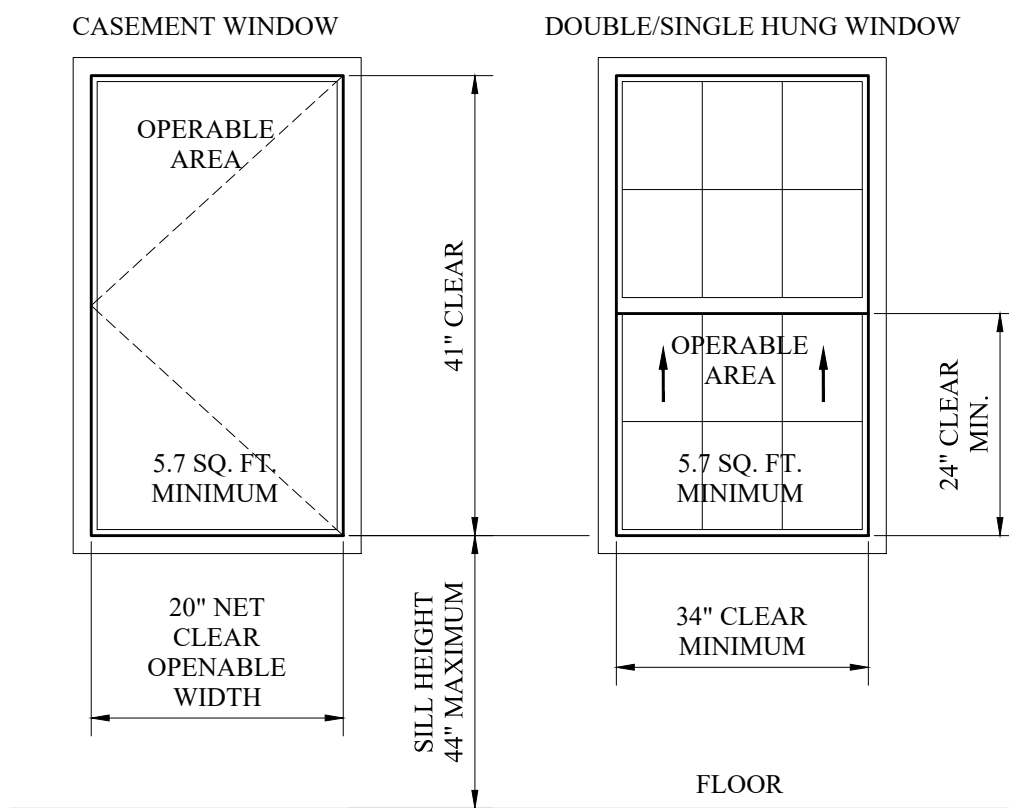


STRUCTURAL NOTES:

SOLID BEARING (FIELD VERIFY)	2,000 LBS./SQ.FT.
WIND LOAD	115 MPH
SEISMIC	ONE ZONE
LIVE FLOOR	40 LBS./SQ.FT.
DEAD FLOOR (ALL)	10 LBS./SQ.FT.
LIVE ROOF (SNOW)	20 LBS./SQ.FT.
DEAD ROOF (EACH CORE)	10 LBS./SQ.FT.
ATTIC FLOOR STORAGE	20 LBS./SQ.FT.
LIVE DECK	40 LBS./SQ.FT.

ALL STRUCTURAL LUMBER (I.E. JOISTS, RAFTERS, HEADERS, ETC.) SHALL HAVE A MODULUS OF ELASTICITY OF 1,400,000 MIN. AND EXTREME FIBER BENDING STRESS OF 1,000 PSI MIN. FOR REPETITIVE MEMBERS.

ALL UNEXPOSED CONCRETE SHALL BE 3,000 PSI MIN. STRENGTH, ALL EXPOSED CONCRETE SHALL BE 3,500 PSI STRENGTH WITH 5 AIR ENTRAINMENT.



R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

TABLE R402.1.4 EQUIVALENT U-FACTORS^a
2021 Virginia Energy Conservation Code

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR ^b	MASS WALL U-FACTOR ^b	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.084	0.165	0.064	0.360	0.477
3	0.32	0.55	0.030	0.060	0.098	0.047	0.091 ^c	0.136
4 except Marine	0.32	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.30	0.55	0.026	0.045	0.057	0.028	0.050	0.055

- Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.
- Mass walls shall be in accordance with Section R402.2.5. Where more than half the insulation is on the interior, the mass wall U-factors shall not exceed 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.
- In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall U-factor shall not exceed 0.360.

TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT^a

2021 (IECC) RESIDENTIAL PROVISIONS

CLIMATE ZONE	FENESTRATION U-FACTOR ^{b,c}	SKYLIGHT ^d U-FACTOR	GLAZED FENESTRATION SHGC ^{e,f}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE ^g	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ^h WALL R-VALUE	SLAB ⁱ R-VALUE & DEPTH	CRAWL SPACE ^j WALL R-VALUE
4 except Marine	0.30	0.55	0.40	60	30 or 20+5ci ^k or 13+10ci ^k or 0+20ci ^k	8/13	19	10ci or 13	10ci, 4ft	10ci or 13

For SI: 1 foot = 304.8 mm.

NR = Not Required.

ci = continuous insulation.

- a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
Exception: In Climate Zones 0 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
- c. "5ci or 13" means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "15ci or 19 or 13&5ci" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall, or R-19 cavity insulation on the interior side of the wall, or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.
- d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab-edge insulation for heated slabs shall not be required to extend below the slab.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in Warm Humid locations as defined by Figure R301.1 and Table R301.1.
- g. The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, "13&5" means R-13 cavity insulation plus R-5 continuous insulation.
- h. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.
- i. A maximum U-factor of 0.32 shall apply in Climate Zones 3 through 8 to vertical fenestration products installed in buildings located either:

- Above 4,000 feet in elevation, or
- In windborne debris regions where protection of openings is required by Section R301.2.1.2 of the International Residential Code.

TrinityHDC

COMMERCIAL & RESIDENTIAL BUILDING DESIGN

BY: ANDRE R. MANSON
Voice: 804.615.2527 Email: andre.studio@gmail.com

page: 23 of 4

SQUARE FOOTAGE	
FIRST FLOOR SF.	990 SF.
SECOND FLOOR SF.	990 SF.
TOTAL FINISHED FLOOR SF.	1,980 SF.

TrinityHDC

2111 Fairfax Ave, Richmond VA.

TrinityHDC

2111 Fairfax Ave, Richmond VA.

The Fairfax Plan

2111 Fairfax Ave, Richmond VA.

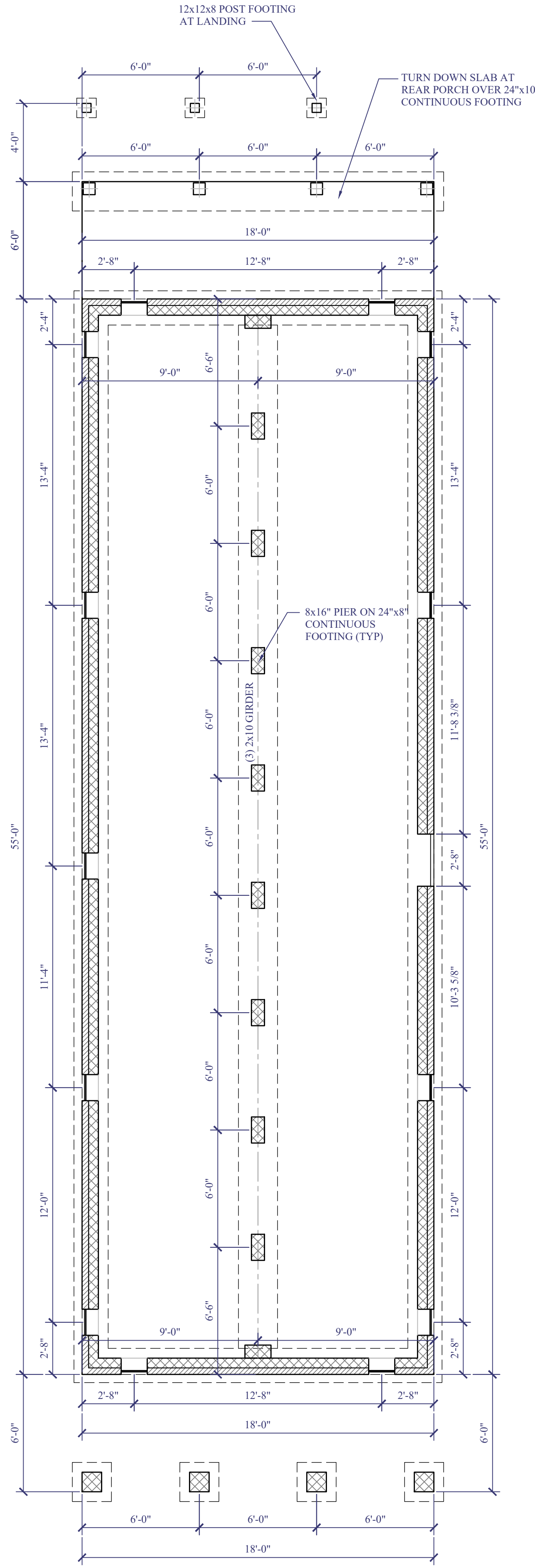
CLIENT APPROVAL

Plot Date: 15-Sep-25

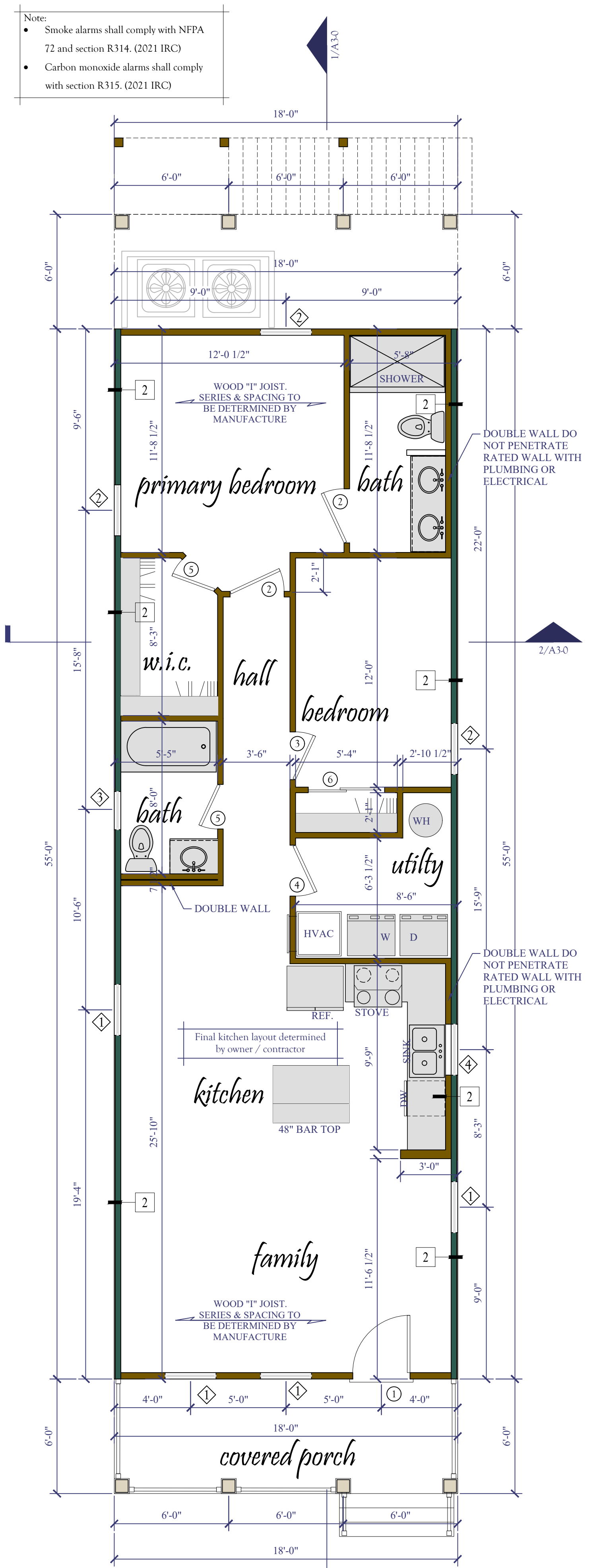
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SHEET NUMBER

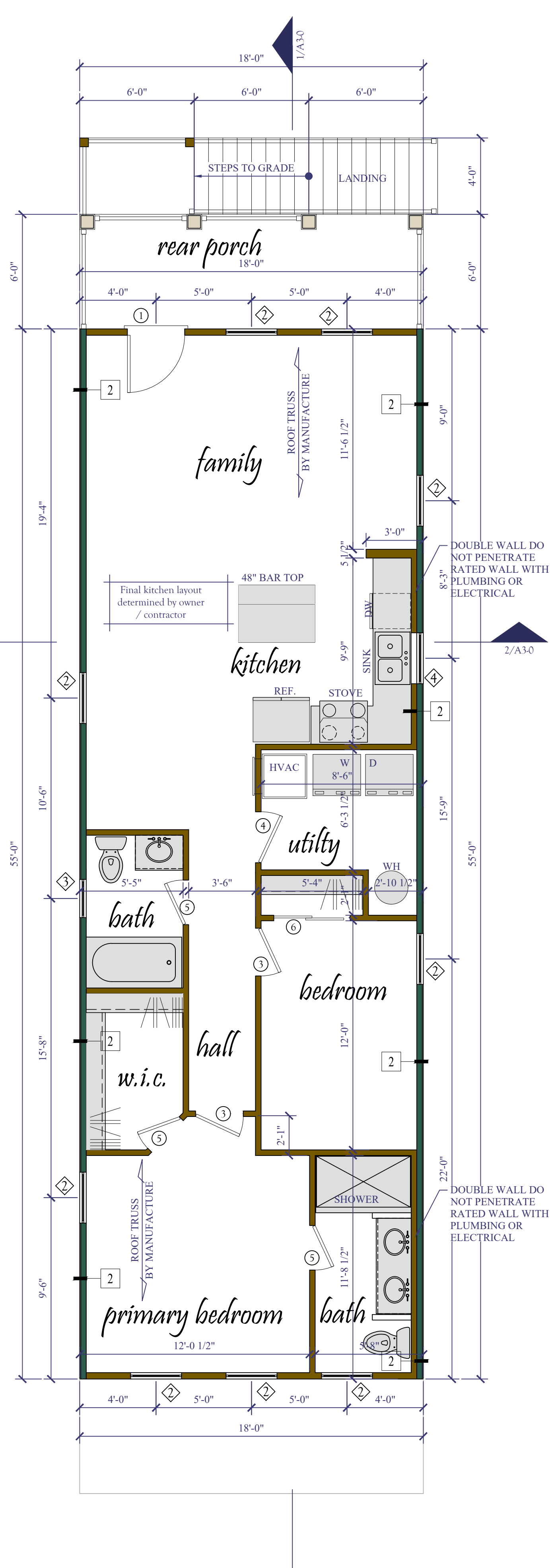
C-1



A FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



A FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



A SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
NOTE: P2710.1 BATHTUB AND SHOWER SPACES. WALLS IN SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS THAT HAVE A WALL-MOUNTED SHOWERHEAD SHALL BE FINISHED IN ACCORDANCE WITH SECTION R307.2.
NOTE: COMMON WALLS SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS (R302.2.2).
NOTE: SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314. (2021 IRC) CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315. (2021 IRC) FIRE EXTINGUISHERS & LOCATIONS SHALL COMPLY WITH R334.1 (2021 VRC) EXHAUST FANS SHALL BE IN COMPLIANCE WITH SECTION M1505.2 (2021 IRC)

WINDOW SCHEDULE

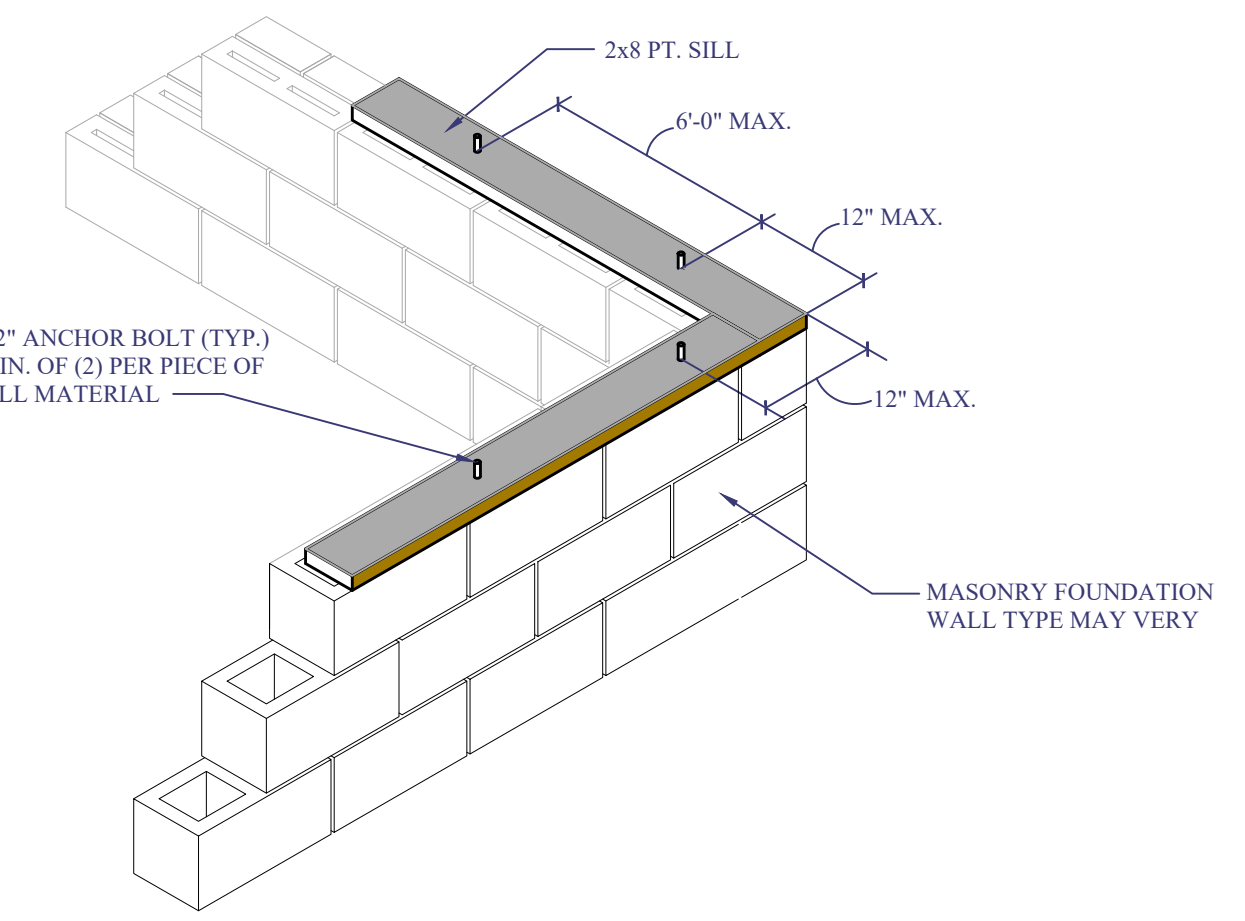
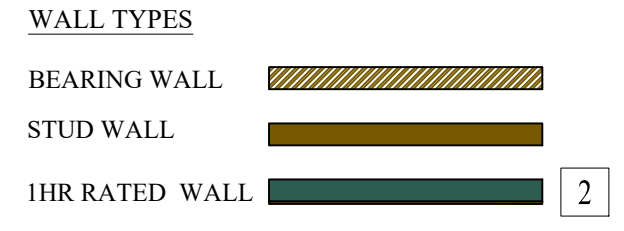
#	SIZE	TYPE	Count	NOTES
1	2'-8" x 6'-2"	Double Hung	4	
2	2'-8" x 5'-2"	Double Hung	12	
3	2'-0" x 3'-2"	Double Hung	2	
4	2'-8" x 3'-2"	Double Hung	2	
			20	

WINDOWS ARE TO MEET GLAZING REQUIREMENTS ARE ADDRESSED PER SECTIONS R308 VERIFY WINDOWS SIZE AND ROUGH OPENINGS NEEDED PRIOR TO CONSTRUCTION.

DOOR AND FRAME SCHEDULE

#	SIZE	TYPE	Count	NOTES
1	3'-0" x 6'-8"	Hinged - Single - Exterior	2	--
2	2'-10" x 6'-8"	Hinged - Single	2	--
3	2'-6" x 6'-8"	Hinged - Single	3	--
4	2'-8" x 6'-8"	Hinged - Single	2	--
5	2'-4" x 6'-8"	Hinged - Single	5	--
6	PR 2'-0" x 6'-8"	Sliding - Double	2	--
			16	

- GENERAL NOTES:
- ALL HEADERS UNDER 5'-0" TO BE (2) 2X8 W/ DOUBLE JACKS U.N.O.
 - ALL HEADERS OVER 5'-0" TO BE (2) 2X10 W/ DOUBLE JACKS U.N.O.
 - MIN. 3 STUDS UNDER ALL BEAM ENDS
 - LUMBER USED WITH STEEL PLATE CONTINUOUS FOR ENTIRE SPAN
 - FRAMER SHALL PROVIDE BLOCKING AND FRAMING FOR ALL CABINETS, HANDRAILS, MEDICINE CABINETS AND ACCESS TROUBLE DOORS
 - CONTRACTOR TO VERIFY THAT ALL BEDROOM WINDOWS AND DOORS MEET MINIMUM REQUIREMENTS FOR MEANS OF EGRESS



TrinityHDC
COMMERCIAL & RESIDENTIAL BUILDING DESIGN
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SQUARE FOOTAGE
FIRST FLOOR SF: 990 SF
SECOND FLOOR SF: 990 SF
TOTAL FINISHED FLOOR SF: 1,980 SF

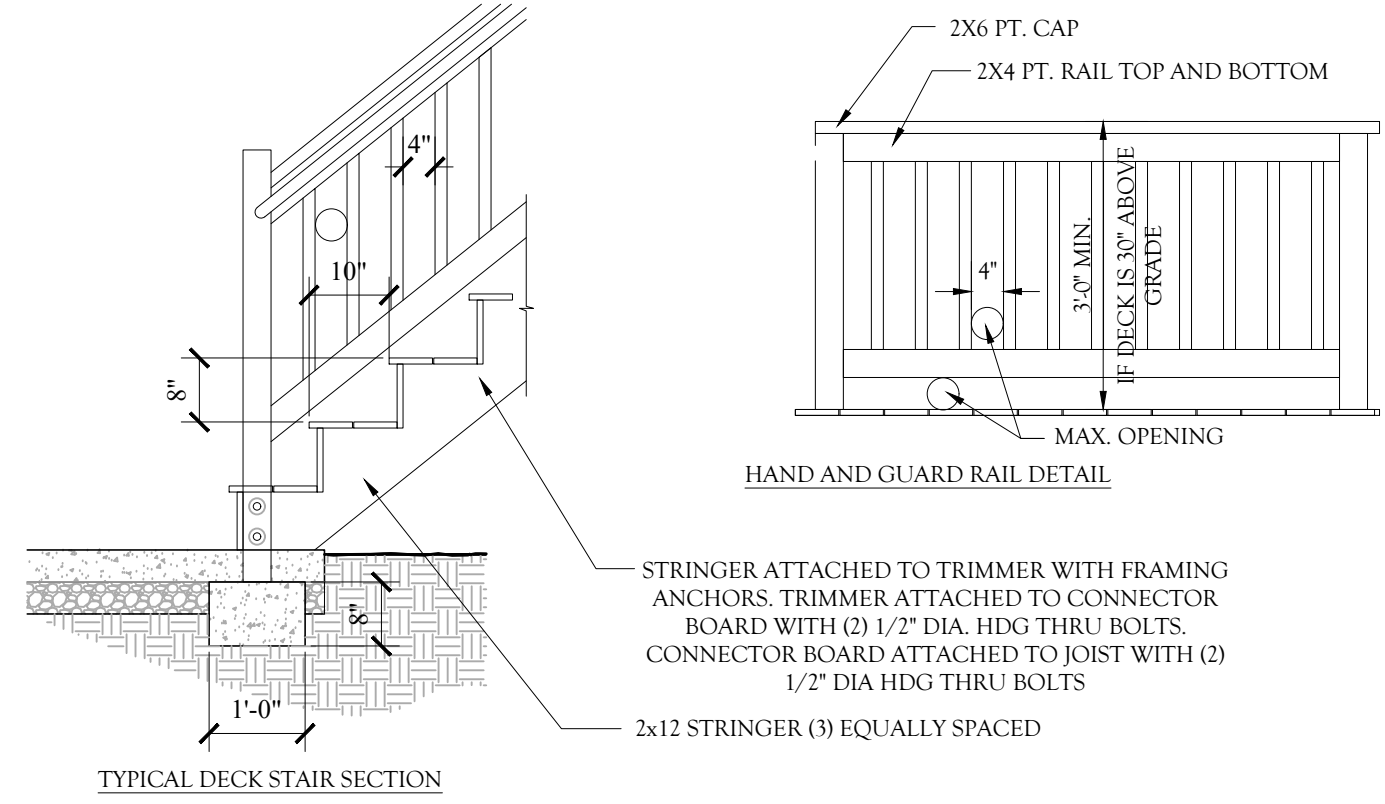
REV. DATE: 15-SEP-2025

The Fairfax Plan
2111 Fairfax Ave, Richmond VA.

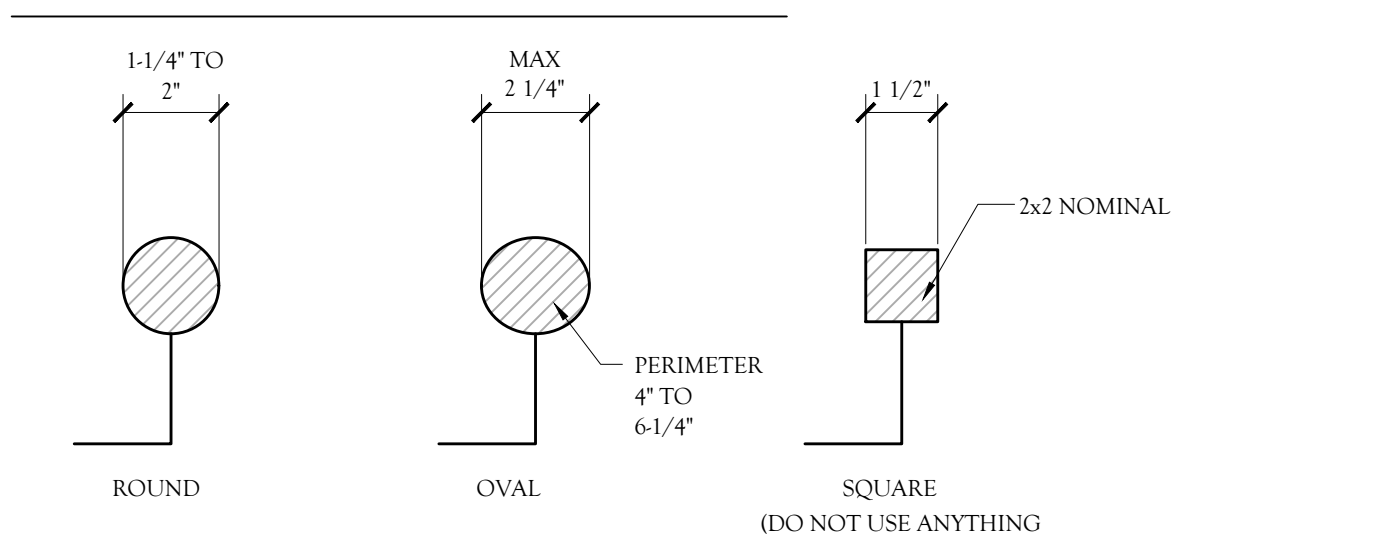
**FOUNDATION & FLOOR PLAN
DETAILS AND NOTES**

CLIENT APPROVAL
Plot Date: 15-Sep-25
25-002
SHEET NUMBER
A1-0

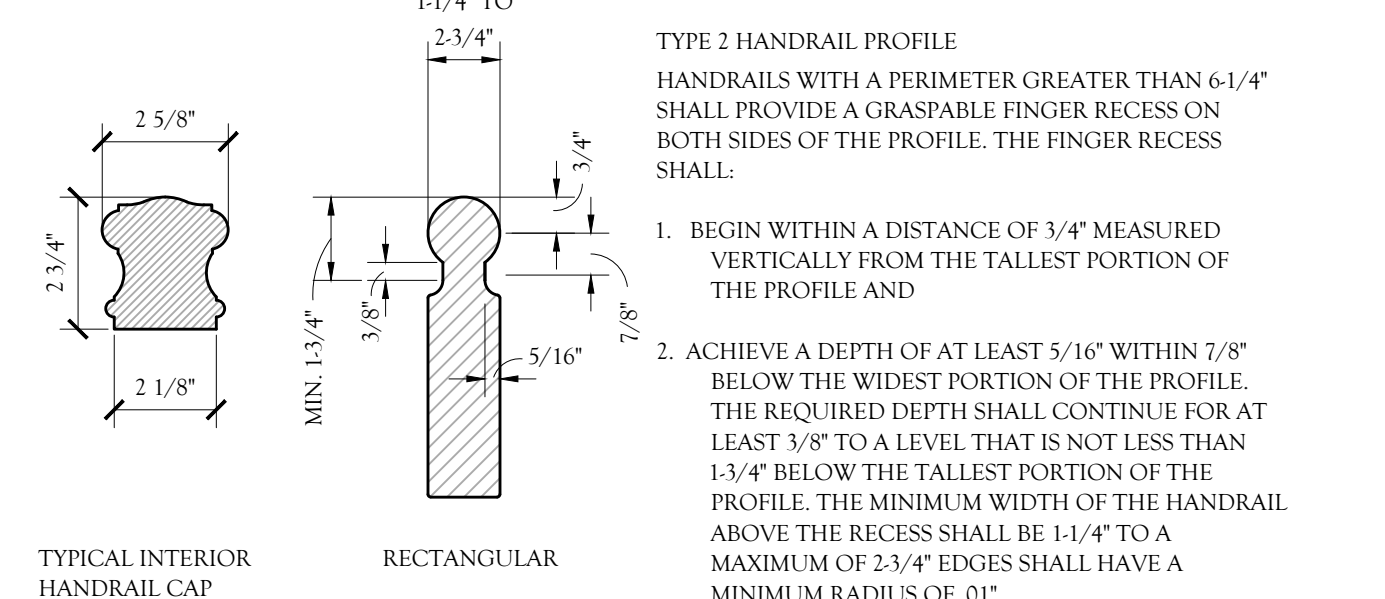
STAIRS, RAMPS & HANDRAILS:



HANDRAIL PROFILES



TYPE 1 HANDRAIL PROFILE
 HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4\"/>



TYPE 2 HANDRAIL PROFILE
 HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4\"/>

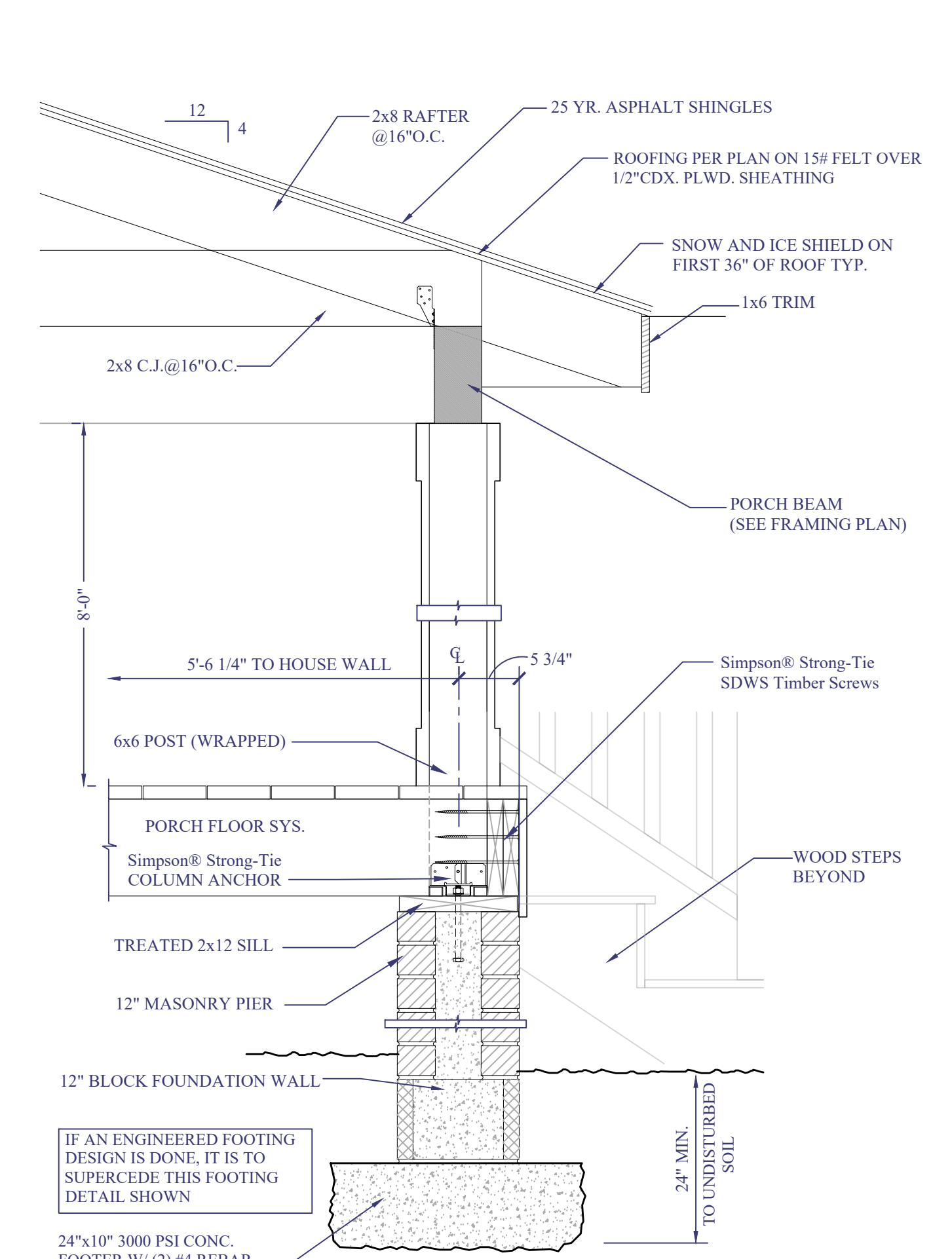
DECK NOTES:

- GENERAL REQUIREMENTS**
- DECK FRAMING IS BASED ON 40 LBS PER SQ FT LIVE LOAD AND 10 LBS PER SQ FT DEAD LOAD. THE PORCH ROOF IS BASED ON 20 LBS PER SQ FT SNOW LOAD AND 10 LBS PER SQ FT DEAD LOAD.
 - ALL DECK MATERIALS SHALL BE PRESERVATIVE TREATED (P-T) LUMBER OR COMPOSITE MATERIAL SPECIFICALLY DESIGNED FOR DECKS AND OUTSIDE USE, OR FOR USE IN CONTACT WITH THE GROUND. ALL CLT MATERIALS SHALL HAVE THEIR ENDS TREATED WITH AN APPROVED PRESERVATIVE, SUCH AS COPPER NAPHTHENATE.
 - TO RESIST CORROSION FOR USE WITH PRESERVATIVE TREATED (P-T) WOOD, THE FOLLOWING IS REQUIRED:
 - BORATE TREATED 2X LUMBER MAY NOT BE USED IN CONTACT WITH THE GROUND.
 - ALL SCREWS, BOLTS, NAILS AND FASTENERS SHALL BE HOT-DIPPED GALVANIZED (HDG) IN ACCORDANCE WITH ASTM A-153 OR B-695, CLASS 59, STAINLESS STEEL, OR AN APPROVED SPECIAL COATED FASTENER FOR USE WITH ALKALINE COPPER QUAT (ACQ) PRESERVATIVE TREATED LUMBER.
 - WHERE A MATERIAL IS LISTED AS "HDG" IN THIS GUIDE, ANY OF THE ABOVE MENTIONED MATERIALS MAY BE SUBSTITUTED.
 - FLASHING SHALL BE A MINIMUM 19 MIL THICK CORROSION-RESISTANT METAL OR AN APPROVED NON-METALLIC MATERIAL. BRIGHT ALUMINUM FLASHING IS NOT ALLOWED.
 - IF YOU ARE ATTACHING THE DECK TO THE HOUSE, THE HOUSE SHALL HAVE A PRESERVATIVE TREATED, NOMINAL SIZE, WOOD BAND BOARD ALONG THE ENTIRE LENGTH OF THE ATTACHMENT AREA. PLYWOOD IS NOT ACCEPTABLE.
 - WHERE THRU BOLTS ARE TO BE USED, COMPATIBLE SIZED WASHERS AND NUTS ARE ASSUMED TO BE PART OF THE ASSEMBLY.
 - DO NOT ATTACH THE LEDGER BOARD TO OR THROUGH BRICK VENEER.
 - DO NOT CONSTRUCT FOOTINGS OVER UTILITY LINES. CALL MISS UTILITY AT 811 BEFORE YOU START!
 - DO NOT CONSTRUCT THE FOOTINGS OVER A SEPTIC FIELD. SEEK ADVICE FROM THE HEALTH DEPARTMENT.
 - DO NOT ATTACH A DECK OR PORCH TO A TRAILER OR MOBILE HOME.

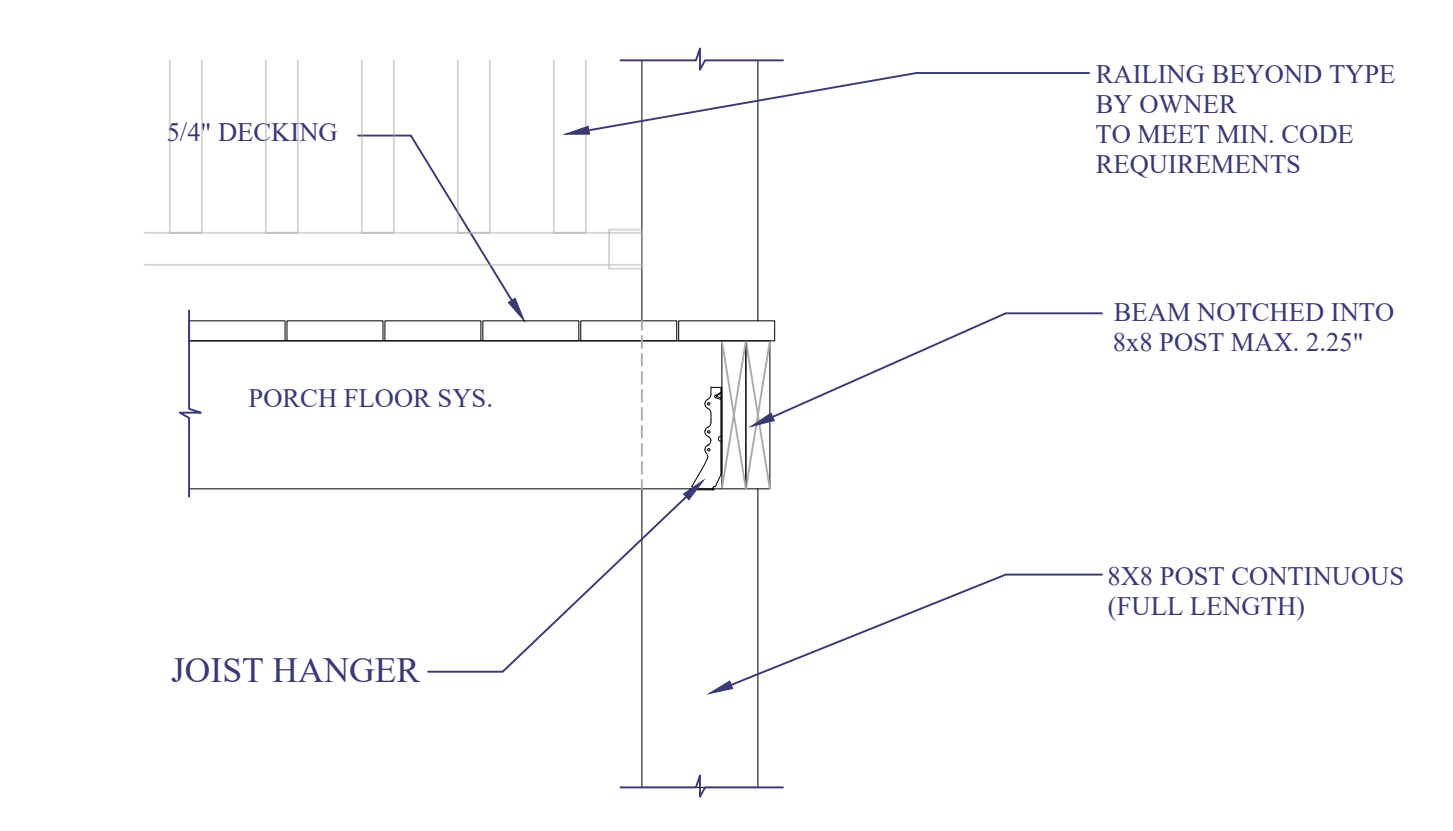
On-Center Spacing for Fasteners Attaching Decks to Houses

Joist span (ft)	6' or less	6'-1" to 8"	8'-1" to 10"	10'-1" to 12"	12'-1" to 14"	14'-1" to 16"	16'-1" to 18"
1/2" x 4" Lag Screws	30"	23"	18"	15"	13"	11"	10"
1/2" Bolt w/ washers	36"	36"	34"	29"	24"	21"	19"

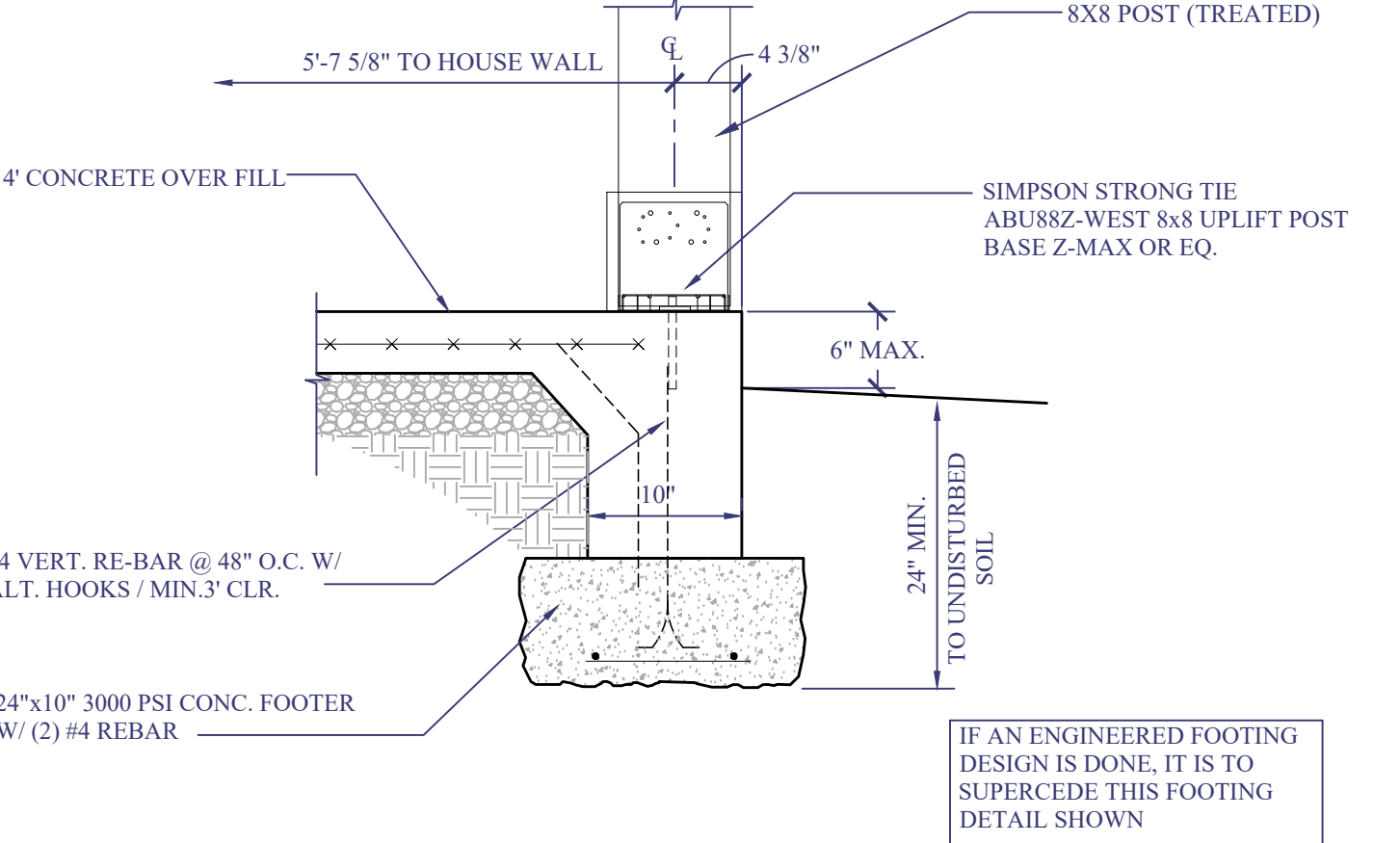
- NOTES:**
- THE MAXIMUM GAP BETWEEN THE FACE OF THE LEDGER BOARD AND FACE OF THE HOUSE BAND JOIST SHALL BE 1/2".
 - THE TIP OF THE LAG SCREW SHALL FULLY EXTEND BEYOND THE INSIDE OF THE BAND JOIST (BOARD).
 - LEDGERS SHALL BE FLASHED TO PREVENT WATER FROM CONTACTING THE HOUSE BAND JOIST (BOARD).
 - LAG SCREWS AND BOLTS SHALL BE STAGGERED AND SHALL NOT BE CLOSER THAN 2" TO THE TOP AND BOTTOM OF THE LEDGER.
 - DECK LEDGERS SHALL BE 2X8 PRESERVATIVE TREATED SOUTHERN PINE (MINIMUM) OR OTHER APPROVED METHOD AND MATERIAL AS ESTABLISHED BY STANDARD ENGINEERING PRACTICE.



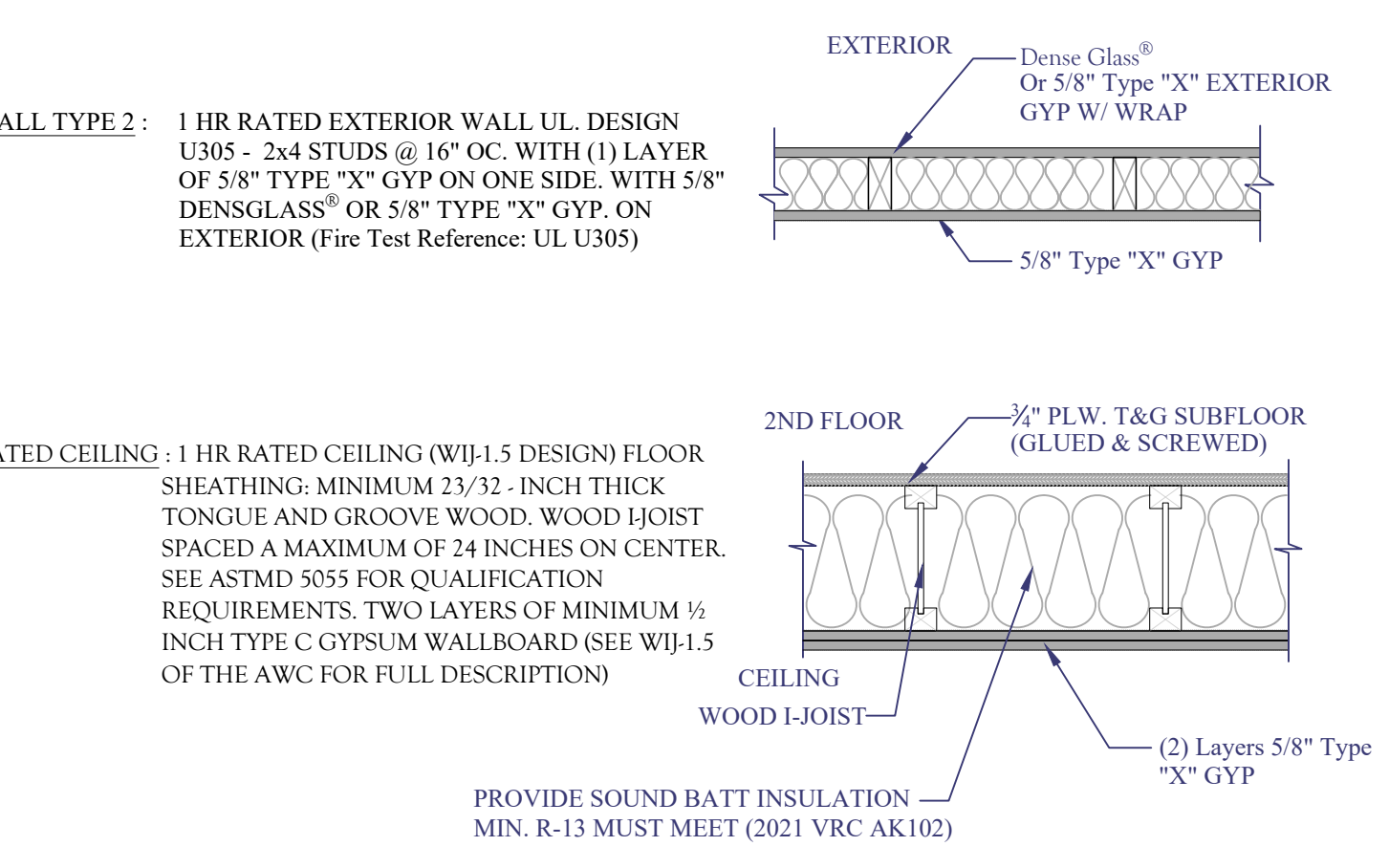
1 DECK SECTION @ PIER & ROOF
 SCALE: 1" = 1'-0"



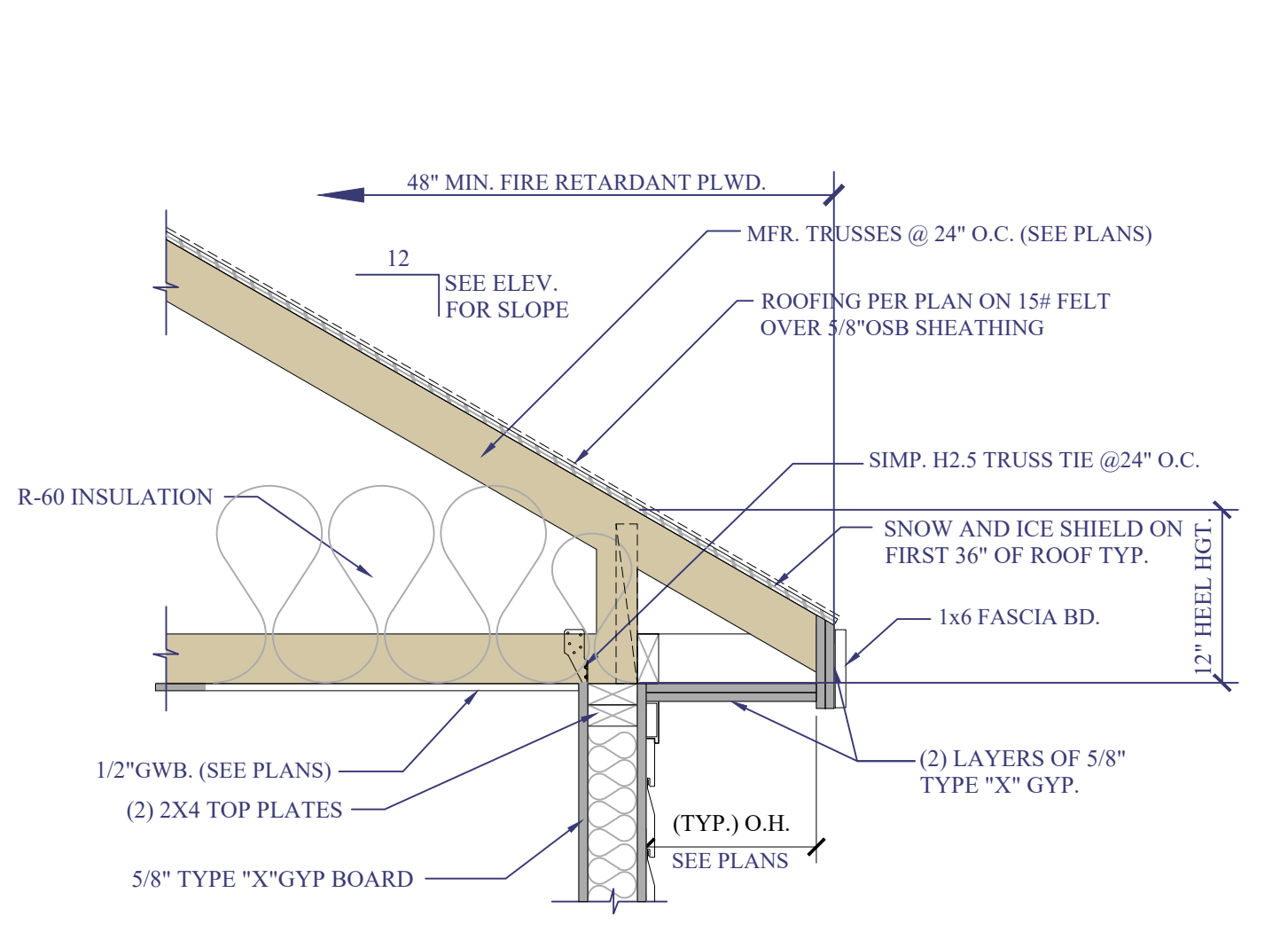
2 SECTION SECOND FLOOR DECK
 SCALE: 1" = 1'-0"



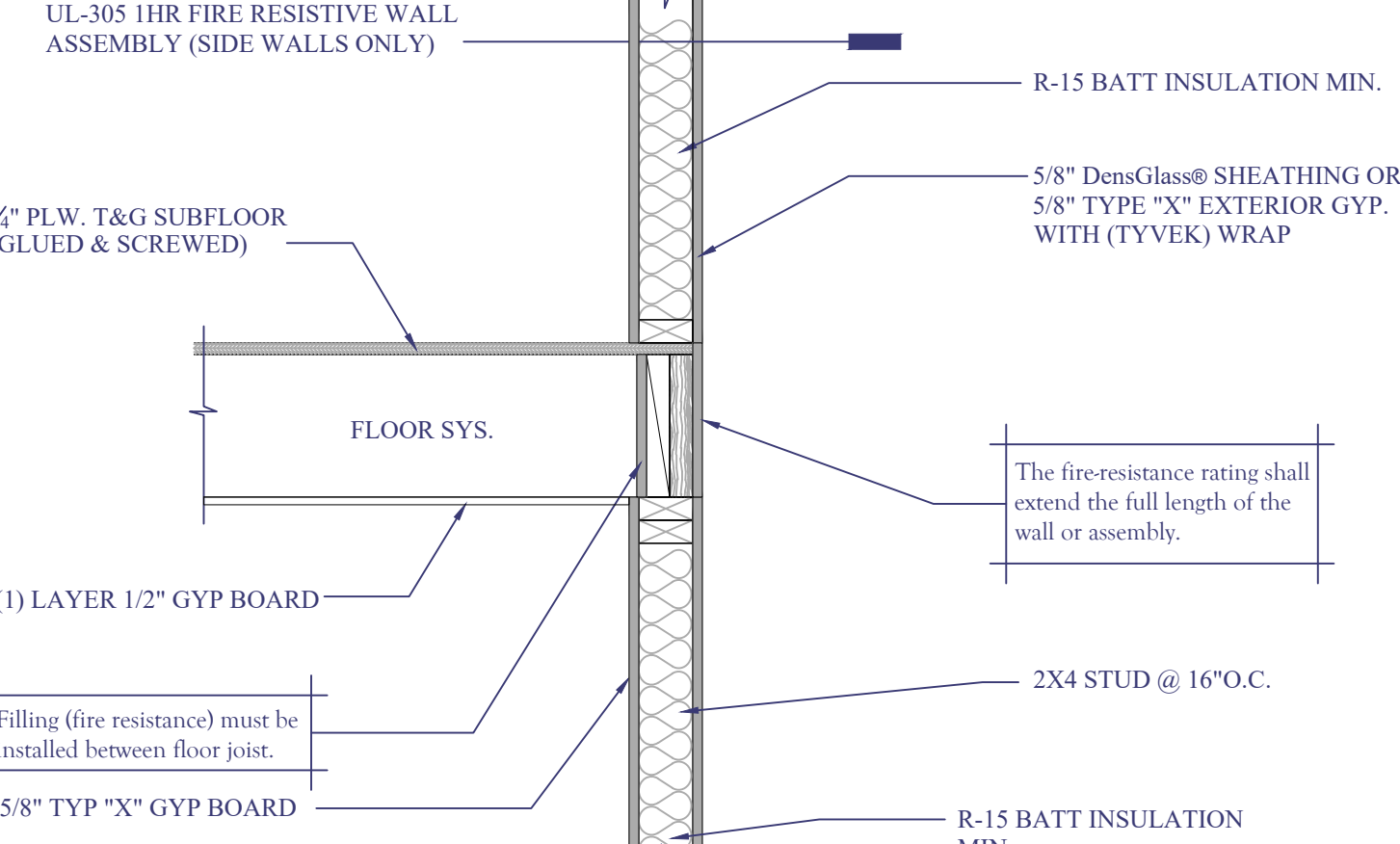
3 REAR DECK & PORCH SECTION
 SCALE: 1" = 1'-0"



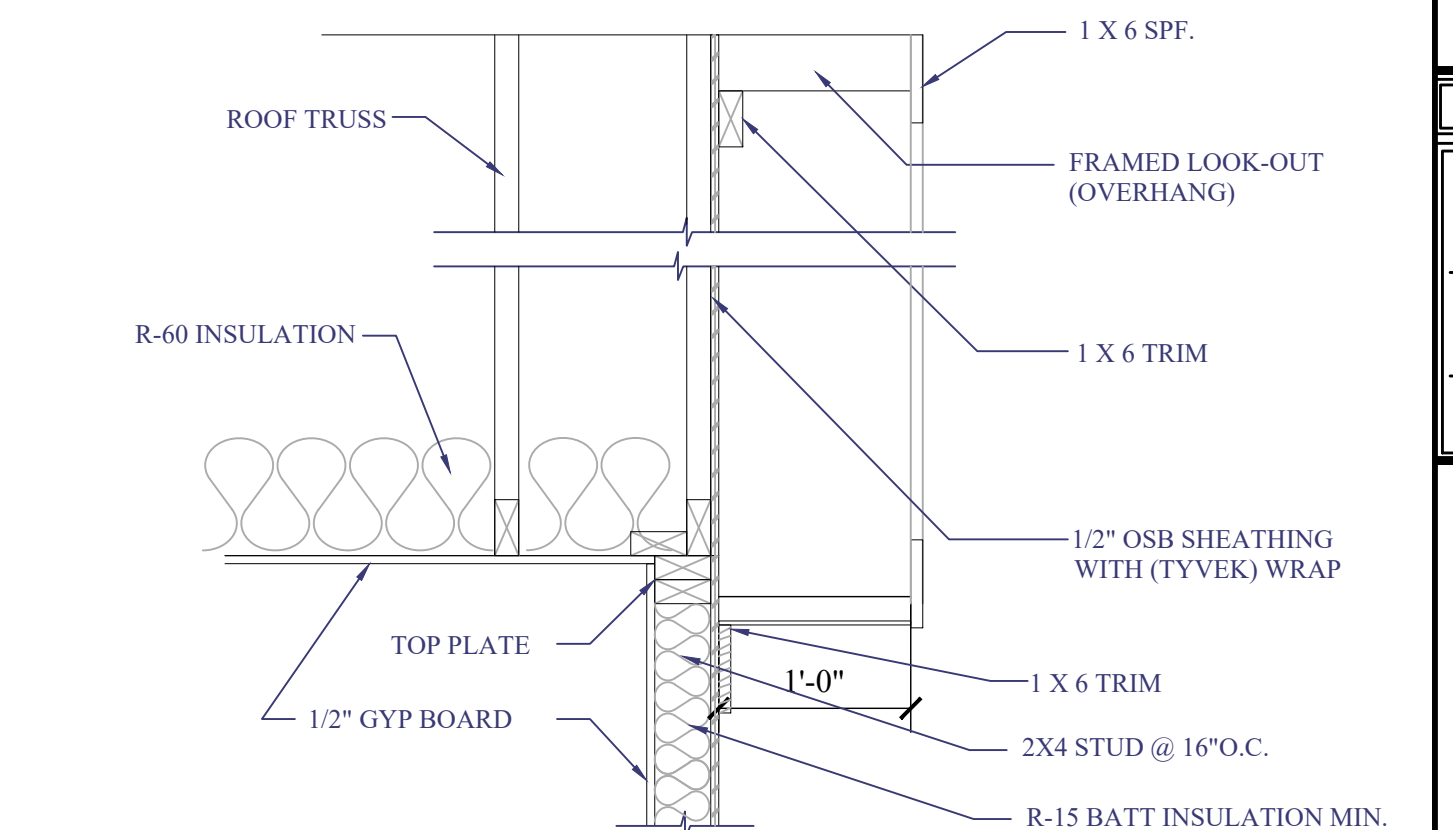
A RATED CEILING AND WALL DISCRIPTION
 SCALE: 1" = 1'-0"



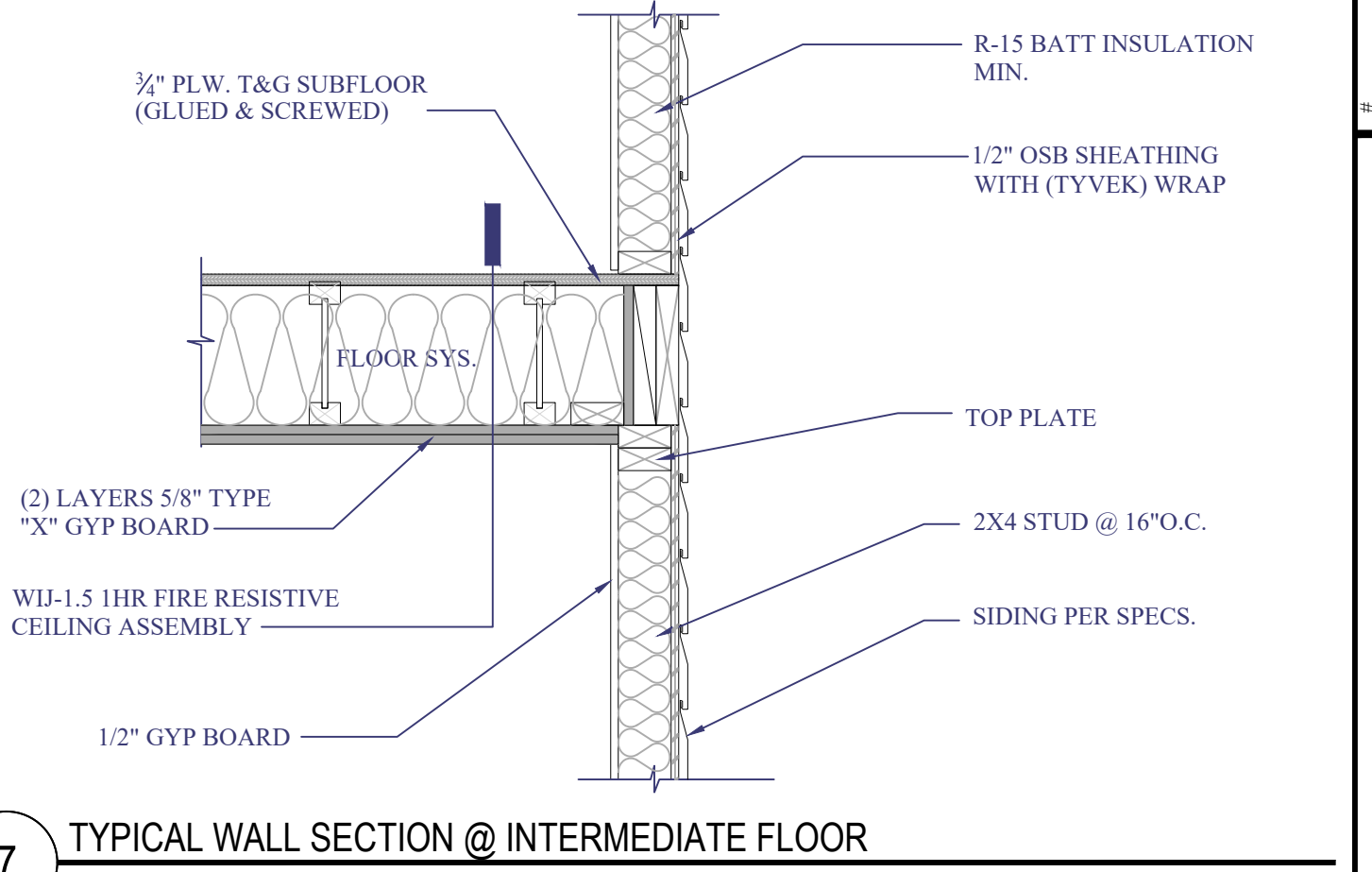
6 TYPICAL WALL SECTION @ GABLE
 SCALE: 1" = 1'-0"



4 TYPICAL WALL SECTION (WALL TYPE 2)
 SCALE: 1" = 1'-0"



7 TYPICAL WALL SECTION @ INTERMEDIATE FLOOR
 SCALE: 1" = 1'-0"



8 FOUNDATION SECTION
 SCALE: 1" = 1'-0"

TrinityHDC
 COMMERCIAL & RESIDENTIAL BUILDING DESIGN
 BY: ANDRE R. MANSON
 Voice: 804.615.2527 Email: trinitystudio@gmail.com

SQUARE FOOTAGE

FIRST FLOOR SF.	990 SF.
SECOND FLOOR SF.	990 SF.
TOTAL FINISHED FLOOR SF.	1,980 SF.

TrinityHDC and its design professionals are not responsible for the construction of any building or structure based on these drawings unless the drawings are prepared by TrinityHDC and its design professionals. The client is responsible for the construction of any building or structure based on these drawings. TrinityHDC and its design professionals are not responsible for the construction of any building or structure based on these drawings unless the drawings are prepared by TrinityHDC and its design professionals. The client is responsible for the construction of any building or structure based on these drawings.

The Fairfax Plan
 2111 Fairfax Ave, Richmond VA.
WALL SECTIONS & DETAILS

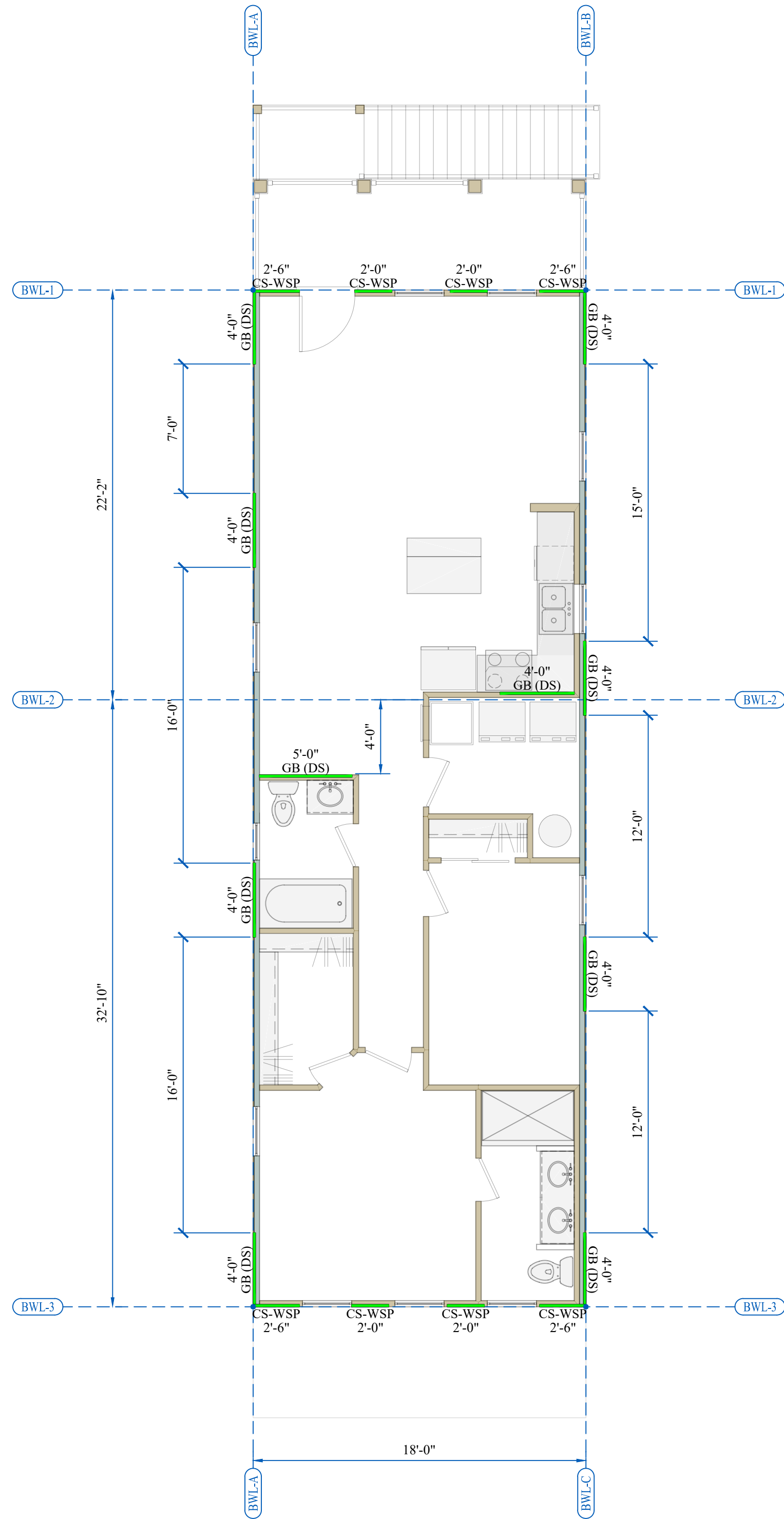
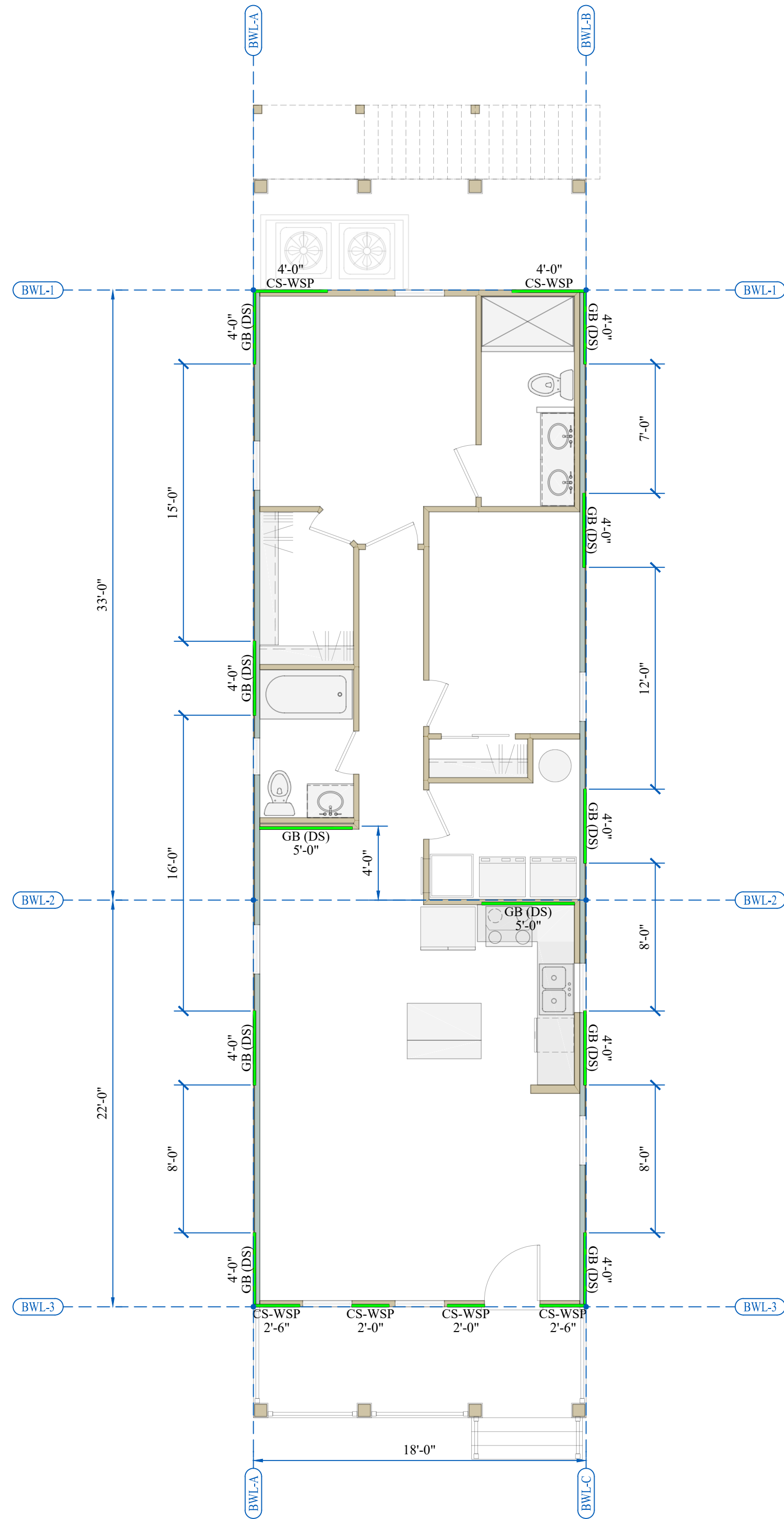
CLIENT APPROVAL

Plot Date: 15-Sep-25

25-002

SHEET NUMBER

A3-1

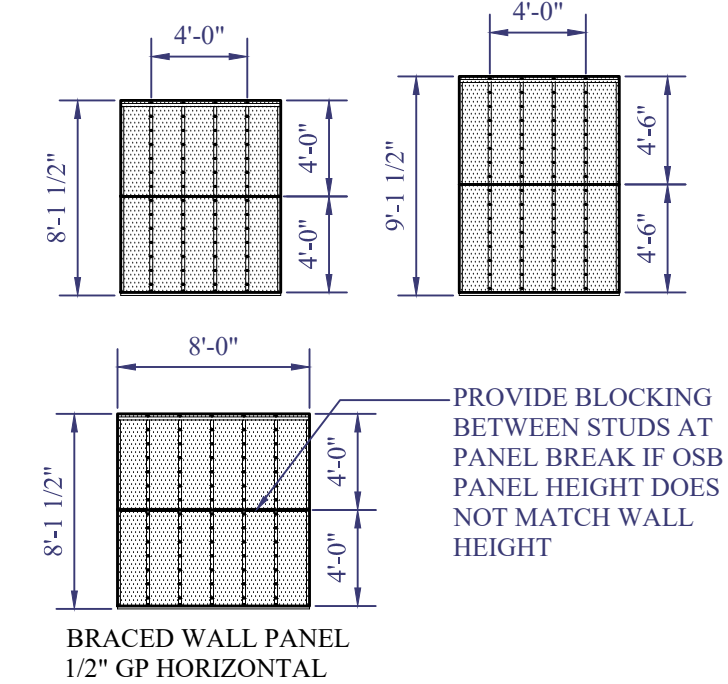


A 1ST FLOOR BRACED WALL PLAN
SCALE: 3/16" = 1'-0"

B 2ND FLOOR BRACED WALL PLAN
SCALE: 3/16" = 1'-0"

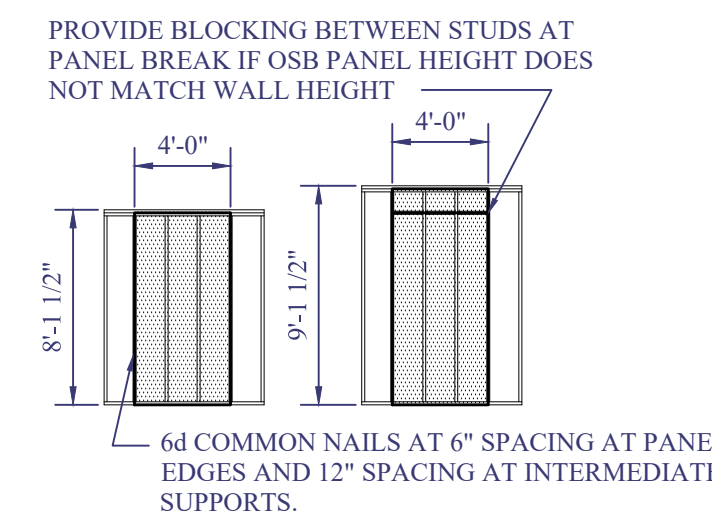
GB - GYPSUM BOARD PANEL

BRACED WALL PANEL PER IRC TABLE R602.10.4 1/2" GYPSUM BOARD NAILED TO STUDS AT 7" O.C. MINIMUM PANEL LENGTH 48" WHEN APPLIED TO BOTH SIDES OF WALL AND 96" WHEN APPLIED TO ONE SIDE OF WALL.

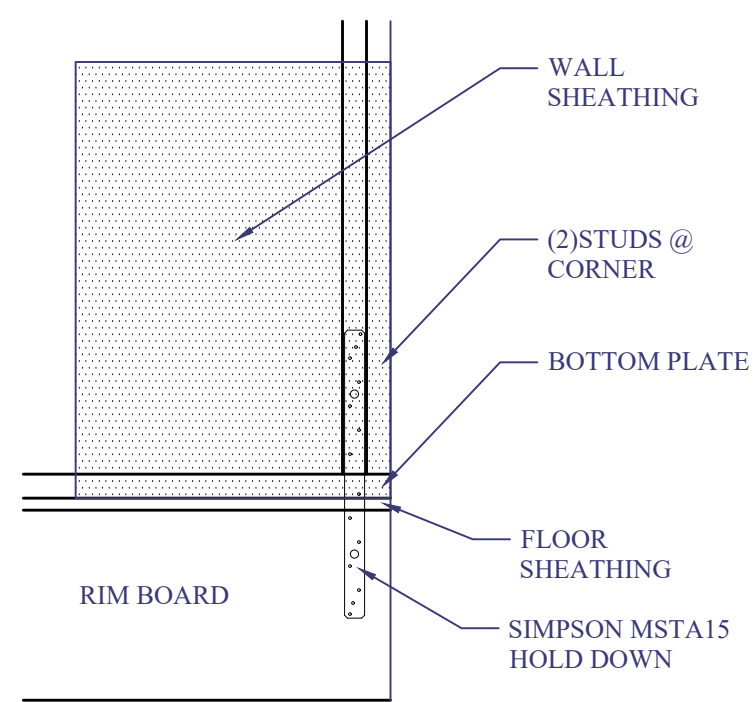


WSP - WOOD STRUCTURAL PANEL

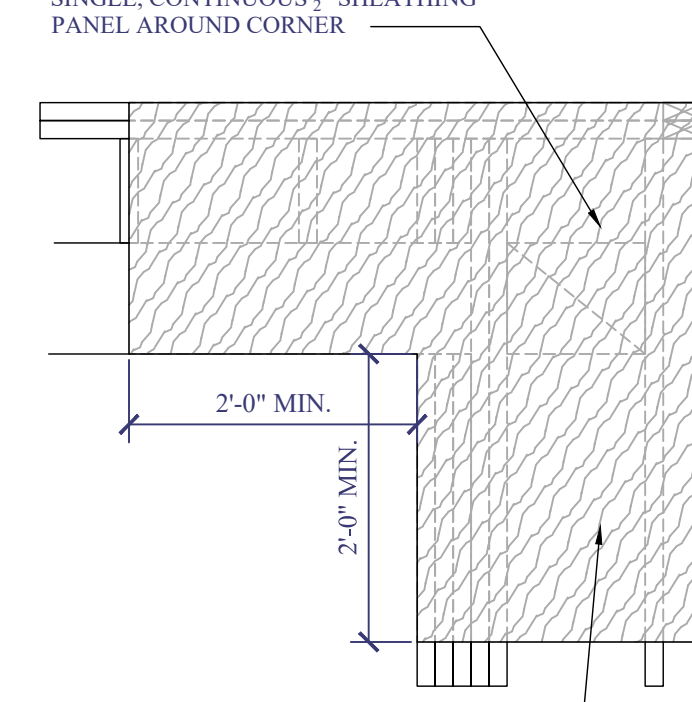
BRACED WALL PANEL PER IRC TABLE R602.10.4 3/8" MIN. OSB SHEATHING ON ONE SIDE OF WALL. MINIMUM PANEL LENGTH 48".



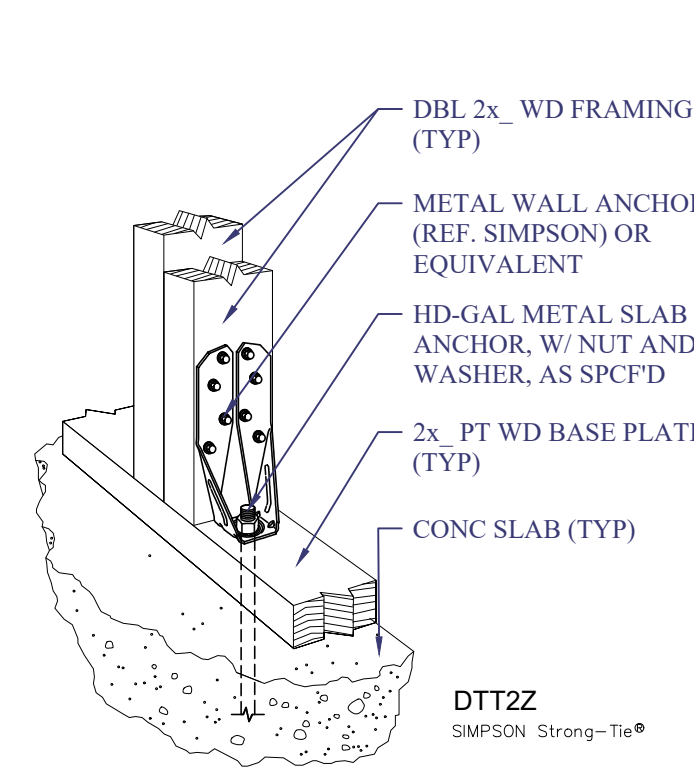
ALL EXTERIOR BRACED WALL PANELS ARE BUILT USING THE CS-WSP BRACED WALL METHOD U.N.O.



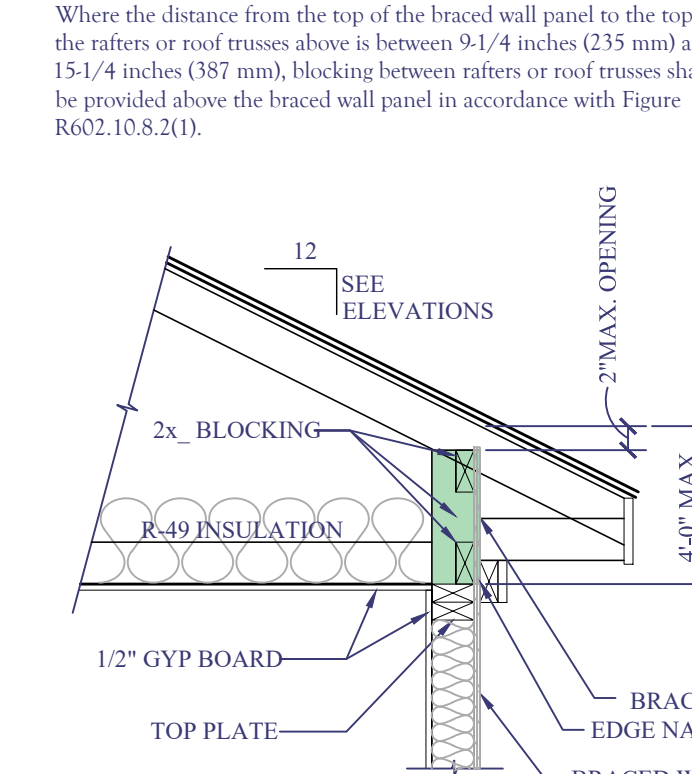
HOLD DOWN DETAIL
SCALE: 1" = 1'-0"



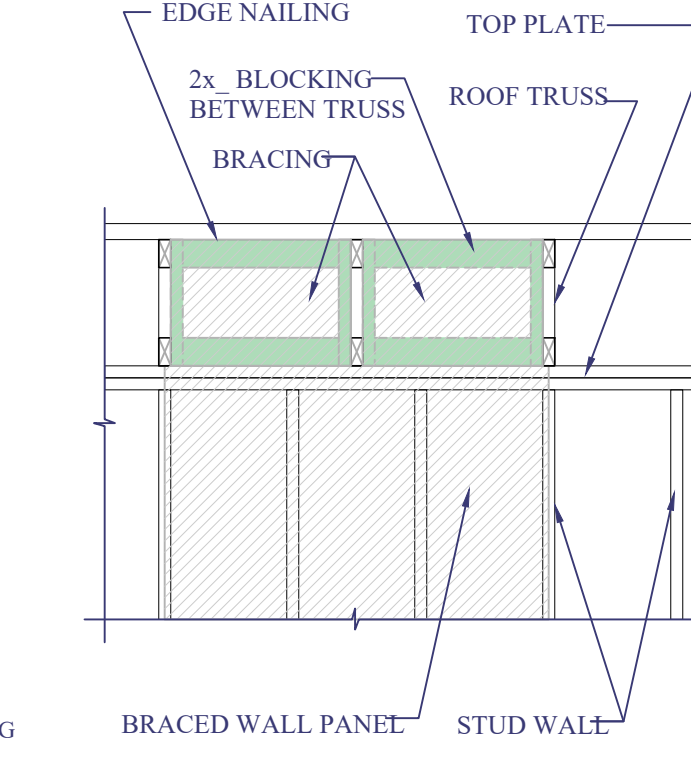
CORNER SHEATHING DETAIL
SCALE: 3/4" = 1'-0"



SIMPSON ANCHOR DETAIL
SCALE: 1/8" = 1'-0"



SECTION AT BLOCKING
SCALE: 3/4" = 1'-0"



BRACED WALL BLOCKING
SCALE: 1/2" = 1'-0"

BRACED WALL STANDARD CONDITIONS FOR THIS PROJECT

WIND SPEED (MPH)	115
EXPOSURE	B
OMIT INTERIOR GB (EXTERIOR)	NO
ADD PAIR 800# HOLD DOWNS	NO

(2021 IRC) R602.10.2.3 Minimum number of braced wall panels. Braced wall lines with a length of 16 feet or less shall have not less than two braced wall panels of any length or one braced wall panel equal to 48 inches or more. Braced wall lines greater than 16 feet shall have not less than two braced wall panels.

- IF THE BRACED WALL METHOD IS "CS" YOU HAVE TO SPECIFY THE CONDITION OF EACH END OF THE BRACED WALL LINE TO DETERMINE IF AN 800# HOLD-DOWN IS REQUIRED.
- OPTION 1: QUALIFIED PANEL AS THE END PANEL PLUS A 24" RETURN PANEL
 - OPTION 2: QUALIFIED PANEL AS THE END PANEL. AN 800# HOLD DOWN HAS TO BE APPLIED TO THE LAST STUD OF THE QUALIFIED PANEL.
 - OPTION 3: A 48" PANEL ON THE END OF THE BRACED WALL LINE. NO RETURN AND NO HOLD DOWN IS REQUIRED.
 - OPTION 4: THE QUALIFIED PANEL IS NOT ON THE CORNER, BUT THERE IS A 24" END PANEL AND A 24" RETURN PANEL.
 - OPTION 5: THE QUALIFIED PANEL IS NOT ON THE CORNER, THERE IS NO 24" END PANEL. AN 800# HOLD DOWN HAS TO BE APPLIED TO THE LAST STUD OF THE QUALIFIED PANEL.

FIRST FLOOR BRACED WALL

BRACED WALL LINE	1	2	3	A	B
STORY OF HOUSE					
METHOD	CS-WSP	GB	CS-WSP	GB	GB
EAVE-RIDGE HT (ft)	1.00	5.50	5.50	5.50	5.50
WALL HEIGHT (ft)	9.00	9.00	9.00	9.00	9.00
NUMBER OF BWL'S	3	2	2	3	3
JOINTS BLOCKED	YES	YES	YES	YES	YES
FASTENERS @4" O.C.	NO	YES	NO	NO	NO
BWL 16" OR LESS	NO	NO	NO	NO	NO
REQUIRED BWP LENGTH (ft)	9.58	9.56	5.75	12.18	12.18
ACTUAL BWP LENGTH (ft)	10.00	10.00	9.00	16.00	20.00
CONTINUOUS END CONDITION	3 3	3 3	1 1	3 3	3 3
BWL COMPLIANCE PASS-FAIL	PASS	PASS	PASS	PASS	PASS

SECOND FLOOR BRACED WALL

1	2	3	A	B
CS-WSP	GB	CS-WSP	GB	GB
1.00	5.50	5.50	5.50	5.50
8.00	8.00	8.00	8.00	8.00
2	2	2	3	3
NO	NO	NO	NO	NO
NO	YES	NO	NO	NO
NO	NO	NO	NO	NO
4.66	8.05	6.50	10.08	10.08
9.00	9.00	9.00	16.00	16.00
1 1	3 3	1 1	3 3	3 3
PASS	PASS	PASS	PASS	PASS

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TOTAL FINISHED FLOOR SF.	1,980 SF.

REV. DATE: 15-SEP-2025

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The Fairfax Plan
2111 Fairfax Ave, Richmond VA.

BRACED WALL PLANS AND DETAILS

CLIENT APPROVAL

Plot Date: 15-Sep-25

25-002

SHEET NUMBER

A4-0