TOWN OF WARRENTON

Department of Community Development

PO BOX 341
WARRENTON, VIRGINIA 20188
http://www.warrentonva.gov
Permittech@warrentonva.gov
(540) 347-2405

Land Development Application

Permit #_____

Type of Development [select type(s) below]

Planning	*Zoning*		
☐ Commission Permit (§2232)	☐ Administrative Appeal	☐ Concept Plan Review	☐ Record / Vacate Plat
☐ Comprehensive Plan Amendment	☐ As-Built	☐ Easement Plat	☐ Site Development Plan
☐ Special Use Permit	☐ Bond Release/ Reduction	☐ Final Plat	☒ Variance
☐ Rezoning	☐ Bond Extension	☐ Preliminary Plat	☐ Waiver, Administrative
	☐ Boundary Adjustment	☐ Re-approval of Plat	☐ Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application_____

Project Description

Project Name:

Property Address (if no address, give closest cross street): 57 Madison St Warrenton

Purpose of Request: Change side line setback from 10 feet to 8 feet

Zoning District: Total Acres: 0.217 Acres for Proposed Use:

Parcel Identification Number(s): 6894-50-4270

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: Atkins Homes LLC

Address: 2534 Cool Springs Ct Amissville VA 20106

Phone: 540 222-2117 Email: atkinshomesinc@gmail.com

All Current Applicants (if different then owner):

Name &Company:

Address:

Phone: Email:

Representative (if different then owner/applicant):

Name & Company:

Address:

Phone: Email:

OWNER(S) AFFIDAVIT *(Original Signatures Required)*

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

APPLICANT(S) AFFIDAVIT *(Original Signatures Required)*

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date: 9-30-24 Applicant's Signature & Date: _____

Print Owner's Name: Dan Atkins Print Applicant's Name: _____

57 Madison Street
PIN 6984-50-4270
Town of Warrenton

Variance Request
Statement of Justification
Reduction of Side Yard

Prepared By:

Hinchey & Baines, PLC
R. Lee Baines, P.E.
125 East Davis Street, Suite 201
Culpeper, Virginia 22701
(540) 829-2220

Prepared For:

Atkins Homes, LLC
2534 Cool Springs Court
Amissville, Virginia 20106

November 4, 2024

Project Description

PIN:	6984-50-4270
Owner/Applicant:	Atkins Homes LLC
Street Address:	57 Madison Street Warrenton VA 20186
Zoning District:	R-10
Lot Size:	0.2117 AC (9,221 SF)

The applicant requests a variance to reduce the R-10 single-family dwelling side setback requirement from 10 feet to 8 feet.

R-10 Lot and Yard Regulations (Z.O. Sec. 3-4.2.4)

Use	Minimum Lot Size (sq.ft.)	Minimum Lot Frontage (at front setback)	Maximum Lot Coverage (impervious surfaces)	Minimum Setbacks Front	Side	Rear
Single-Family	10,000	75 ft.	65%	25 ft	10 ft	20 ft
Cluster Development	6,000	55 ft	65%	25 ft	8 ft	15 ft

Plan Reference

The subject lot was created prior to 1958. According to Google Earth Historical Imagery and other historical aerial photography resources, a single-family house stood on the property from sometime prior 1952 until at least 1994 but was removed sometime between 1994 and 2002. The subject parcel has been vacant since. The owner/applicant acquired the parcel in September of 2024.

The subject parcel lot size is 9,221 SF and its lot frontage is approximately 59 feet. It does not meet the current minimum lot size (10,000 SF) or lot frontage requirements (75 feet) for a single-family lot. It does, however, meet the current minimum lot size (6,000 SF) and minimum frontage (55 feet) for a cluster lot.

Lots adjoining the subject parcel are similar in that they consist of minimum required lot sizes and lot frontages or less. Also, it appears adjoining dwellings may not, in some cases, meet the current single-family setback requirements. For example, according to a survey by Dodd & Associates, the dwelling at 63 Madison Street is setback 4.5' from the side property line common with the subject parcel.

Analysis and Justification

The Town of Warrenton Zoning Ordinance requires analysis and justification of the following criteria in order to warrant approval of a variance:

a) The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.
The applicant acquired the parcel in 2024 in good faith via an "arm's length" transaction. Any hardship is due to the subject parcel's size and configuration inherent to the parcel's creation prior to the establishment of zoning in the Town of Warrenton and its partial non-conformance with current zoning requirements.

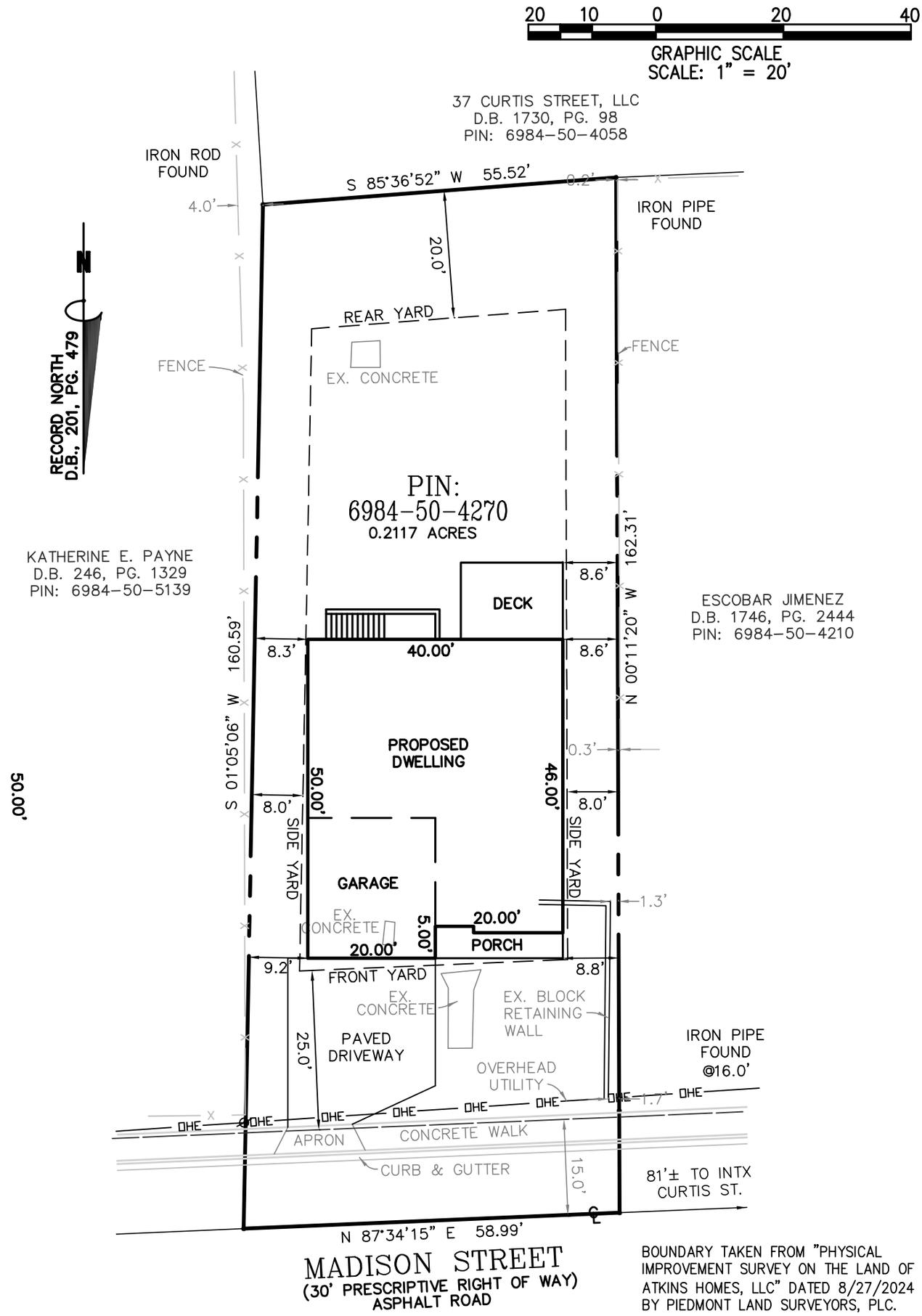
b) The granting of the variance will not be of substantial detriment to the adjacent property and nearby properties in the proximity of that geographical area.

A dwelling of similar size previously stood on the subject parcel (at least between 1952 and 2002) in a similar location as proposed. The reduction of side setbacks to 8 feet on the subject parcel will reflect similar side setbacks for dwellings on adjacent parcels. The requested reduced side setbacks will allow for any proposed dwelling to be constructed at a similar size and location as those on adjacent parcels, thereby preserving streetscape uniformity.

c) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.
The current ordinance provides for reduced setbacks in cases where the lot was created with a "cluster development". The subject and adjoining parcels pre-date any "cluster development" ordinance, however the parcels and existing dwellings within the neighborhood exhibit setbacks which tend to align with the cluster use classification.

d) The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.
Single-family dwelling and cluster development uses are permitted in the R-10 District.

e) The relief or remedy sought by the variance application is not available through a special use permit process that is authorized in the Ordinance of the process for modification to the Zoning Ordinance at the time of the filing of the variance application.
The remedy sought by this variance request is not available through a special use permit.



BOUNDARY TAKEN FROM "PHYSICAL IMPROVEMENT SURVEY ON THE LAND OF ATKINS HOMES, LLC" DATED 8/27/2024 BY PIEDMONT LAND SURVEYORS, PLC.

R-10 Lot and Yard Regulations (Z.O. Sec. 3-4.2.4)

Use	Minimum Lot Size (sq.ft.)	Minimum Lot Frontage (at front setback)	Maximum Lot Coverage (impervious surfaces)	Minimum Setbacks Front	Side	Rear
Single-Family	10,000	75 ft.	65%	25 ft	10 ft	20 ft
Cluster Development	6,000	55 ft	65%	25 ft	8 ft	15 ft

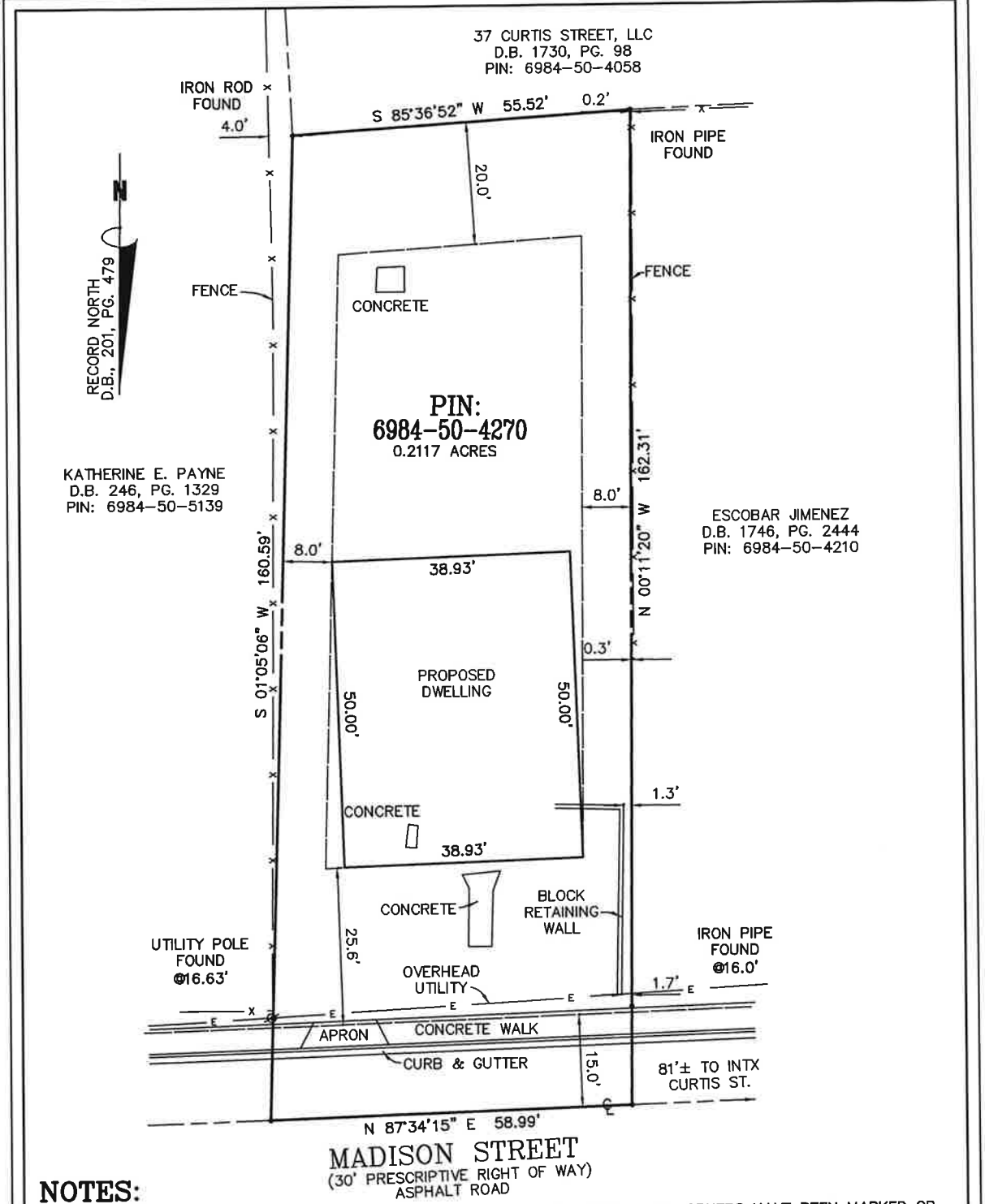
SCALE: 1"= 20'
DATE: 11-11-2024
REVISIONS:

SHEET 1 OF 1

FILE NO. 1710

HOUSE LOCATION PLAN
ATKINS HOMES, LLC
57 MADISON STREET
TOWN OF WARRENTON, VIRGINIA

HINCHEY & BAINES, PLC
ENGINEERING AND LAND PLANNING
125 EAST DAVIS STREET- SUITE 201
PHONE (540) 829-2220
FAX (540) 829-2239
CULPEPER, VIRGINIA 22701



NOTES:

1. PIN: 6984-50-4270
2. THE PROPERTY IS CURRENTLY IN THE NAME OF, ATKINS HOMES, LLC
   2534 COOL SPRINGS COURT
   AMISSVILLE, VA 20106
   AS RECORDED AT DEED BOOK 1776, PAGE 238.
   AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
3. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. ALL UNDERLYING ENCUMBRANCES MAY NOT BE SHOWN.
4. PROPERTY CORNERS HAVE BEEN MARKED OR REFERENCED.
5. THE POSITION OF ALL IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TAPE SURVEY. UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

PHYSICAL IMPROVEMENT SURVEY
ON THE LAND OF
ATKINS HOMES, LLC

COMMONWEALTH OF VIRGINIA
RICHARD GUY BURKE
Lic. No. 003031
LAND SURVEYOR

PIEDMONT LAND SURVEYORS, PLC
P.O. BOX 250
RIXEYVILLE, VA 22737
Phone: (540)222-5037
richard@piedmontlandsurveyors.com
www.piedmontlandsurveyors.com

DEED BOOK 201, PAGE 479
CENTER MAGISTERIAL DISTRICT
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

DATE: AUGUST 27, 2024 SCALE: 1" = 20'

DWG: G:\Survey\jobs\57 Madison, St., Warrenton, VA\HLS Plat.dwg

GENERAL CONSTRUCTION NOTES

BUILDING CODE: 2018 VA RESIDENTIAL CODE
INSULATION CODE: AS PER CHAPTER 11, TABLE N1102.1.2 (R402.1.2)

1. ANY REPRODUCTION OF THESE PLANS WITH OUT PERMISSION IS A VIOLATION OF COPYRIGHT LAWS. COPIES OF THESE PLANS ARE AVAILABLE FROM DESIGN OPTIONS Inc. (540) 825-4656.

2. THESE PLANS AND SPECIFICATIONS MUST BE REVIEWED PRIOR TO THE START OF CONSTRUCTION AND FOLLOWED BY THE CONTRACTORS AND HIS AGENTS. ESTABLISHMENT AND VERIFICATION OF ALL ON-SITE CONDITIONS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY DEVIATIONS MUST BE APPROVED BY THE BUILDING INSPECTOR AND THE DESIGNERS. THE DESIGNERS ASSUME NO RESPONSIBILITY OR LIABILITY FOR ANY STRUCTURE THAT IS NOT CONSTRUCTED UNDER HIS DIRECT SUPERVISION.

3. ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES WHETHER SHOWN ON PLAN OR NOT, INCLUDING MECHANICAL, ELECTRICAL, & PLUMBING.

4. FOUNDATION WALL FOOTING WIDTH, DEPTH, & REINFORCEMENT TO COMPLY WITH TABLES WITHIN SECTION R403.1 (3000 PSI CONCRETE PER R402.2). CARRY ALL FOOTINGS TO UN-DISTURBED SOLID BEARING & TO CONFORM WITH FROST LINE REQUIREMENTS. FOOTING TO CAST FOUNDATION WALL CONNECTION: PROVIDE MIN OF 1.5"x1.5" FOOTING KEY WAY OR PROVIDE #4 VERTICAL BAR @ 24" O.C., EMBED 6" INTO FOOTING & 18" INTO FOUNDATION

5. FOUNDATION WALL REINFORCEMENT & BACKFILL TO COMPLY WITH TABLES WITHIN SECTION R404.1 MINIMUM COMPRESSIVE STRENGTH: 3000 PSI CONCRETE PER R402.2 (SEVERE), MANUFACTURED PRE-CAST FOUNDATION PER R402.3, MASONRY PER R402.4 FOUNDATION DAMP PROOFING TO COMPLY WITH R406, DRAIN TILE TO COMPLY W/ R405 UNDER FLOOR SPACE VENTING, ACCESS, & DRAINAGE PER R408

6. CONCRETE SLABS 3500 PSI (PER R402.2) MIN. 4" CONCRETE WITH 6x6-10-10 WWM OR FIBERGLASS REINFORCEMENT. GRAVEL UNDER SLAB FILL SHALL NOT EXCEED 24" WITHOUT ENGINEERING. PROVIDE THERMAL BREAK FOR HEATED SLABS PER M2103.2

7. PROVIDE 1/2"ø GALV. ANCHOR BOLTS (EMBED: 7" MIN.) FOR SECURING WOOD SILL PLATES TO MASONRY/CONCRETE: 6'-0" MAX - 12" FROM CORNERS. (PER R403.1.6)

8. LUMBER TO BE S.P.F. #2 CONSTRUCTION GRADE OR BETTER UNLESS OTHERWISE NOTED. PRESSURE TREATED LUMBER: ALL SCREWS & NAILS TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL. ALL HARDWARE (HANGERS, ANCHORS) TO BE GALVANIZED WITH 1.85 OZ/SF OF ZINC OR STAINLESS STEEL.

9. FLOOR JOISTS AS NOTED - BRIDGING AT ALL MID-SPANS (NOMINAL LUMBER) FOR ENGINEERED JOISTS/LVLS, REFER TO THE MNFR JOIST LAYOUT (PROVIDED BY OTHERS)

10. FRAMING 16" O.C. UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS TO BE WIND BRACED IN ACCORDANCE WITH SECTION R602.10, HEADERS PER R602.7(1) OR R605.7(2), JACK STUDS PER R602.7.(1), RAFTERS PER R802.4.1, CEILING JOISTS PER R802.5, TRUSSES PER R802.10.1, FLOOR & ROOF SHEATHING PER R503.2.1.1(1), ROOF ICE SHIELD PER R905.2.1 & R905.2.7 & UNDERLAYMENT PER 905.2.3 PROVIDE SOLID BEARING AT ENDS OF ALL GIRDER TRUSSES, JOISTS, BEAMS, & LINTELS.

11. FLOOR LOADING: LIVE 30/40 DEAD 10
DECK LOADING : LIVE 40 DEAD 10
STAIR LOADING : LIVE 40 DEAD 10
GARAGE LOADING: LIVE 50 DEAD 10
ATTIC LOADING: LIVE 10/20/30 DEAD 10
ROOF LOADING: LIVE 30 DEAD 17
WIND PRESSURE: NOMINAL 90 MPH ULTIMATE 115 MPH (3 SEC GUST)
SEISMIC ZONE: B (LOUISA: C) LATERAL SOIL PRESSURE: 45 PCF
WEATHER: SEVERE FROST LINE: 24"
GROUND SNOW LOAD: 30 P.S.F.
SOIL BEARING VALUE: 2000 P.S.F. (ASSUMED)

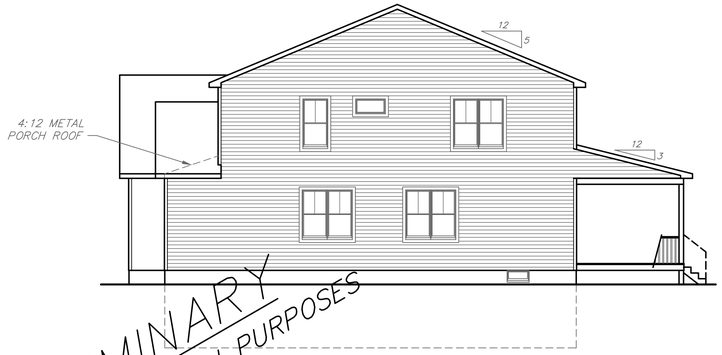
12. ALL DECKS & PORCHES TO COMPLY WITH SECTION R507. POST TO BEAM ATTACHMENTS TO COMPLY WITH R507.5.2, FLOOR ELEVATIONS TO COMPLY WITH SECTION R311.3, ALL STAIRWAYS TO BE ILLUMINATED PER R303.7 OR P.303.8

13. MIN 50/20 CFM BATHROOM EXHAUST TO EXTERIOR PER M1505, MIN 100/25 CFM COOKING EXHAUST TO EXTERIOR PER M1503

14. GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC WITH NO LESS THAN 1/2" D.W. APPLIED TO GARAGE SIDE. GARAGES BELOW HABITABLE ROOM SHALL BE SEPARATED WITH 5/8" TYRE "X" DRYWALL ON CEILING AND 1/2" D.W. ALL OTHER WALLS, PER TABLE R302.6

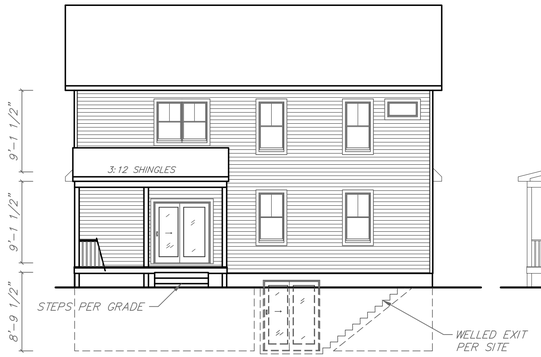
15. FIREPLACE COMBUSTION AIR TO COMPLY W/ R1006.1, AIR SPACE CLEARANCE TO COMPLY W/ R1001.11 AND/OR R1003.18, AND CHIMNEY TERMINATION TO COMPLY WITH R1003.9

16. DOOR & WINDOW GLAZING TO BE MAXIMUM 0.32 U-FACTOR AND 0.40 SHGC
WINDOW & DOORS TO BE READ AS FOOT/INCHES (I.E. 30 68 = 3'-0" x 6'-8")
INTERIOR PASSAGE PER SECTION R.332 EGRESS WINDOWS TO COMPLY WITH R310.2.1: CLEAR OPENING 5.7 SQ FT, EXEMPTION- GRADE FLOOR 5.0 SQ FT



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

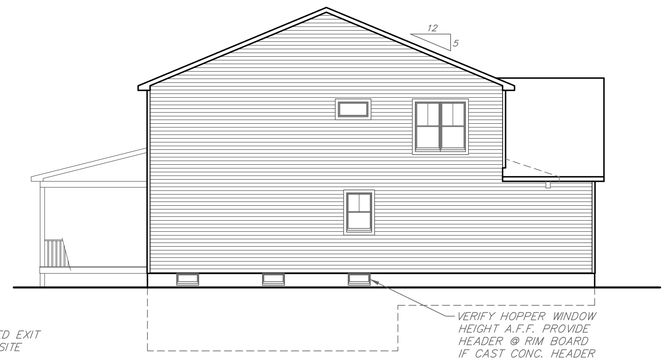


R312.1.1 RAILING NOT REQUIRED WHEN WALKING SURFACE IS LESS THAN 30" FROM GRADE FOR 36" BEYOND WALKING SURFACE

REAR ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
BASEMENT DOOR & WINDOW SIZES & LOCATIONS TO BE DETERMINED PER FINAL GRADE



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

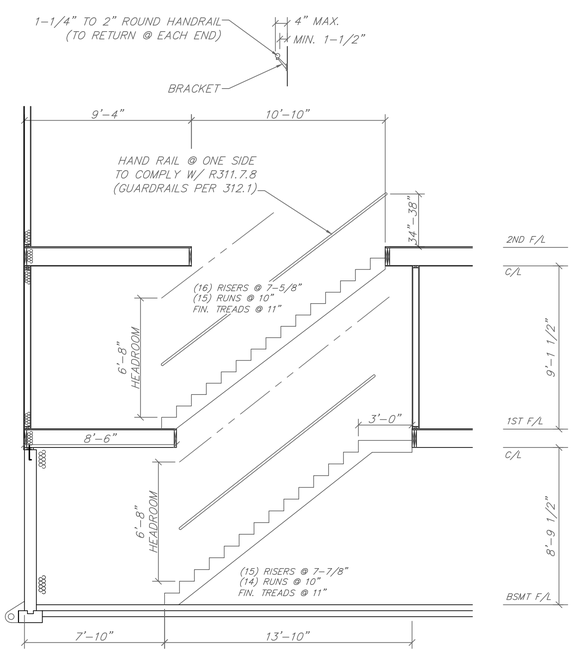
PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES

SQUARE FOOTAGE DATA

FIRST FLOOR LIVING	1326.0 SQ FT
SECOND FLOOR LIVING	1600.0 SQ FT
UN-FINISHED BASEMENT	1326.0 SQ FT
GARAGE	440.0 SQ FT
FRONT PORCH (FIRST FLOOR)	30.0 SQ FT
REAR PORCH (FIRST FLOOR)	192.0 SQ FT
TOTAL FINISHED LIVING	2926.0 SQ FT
TOTAL CONSTRUCTION	4914.0 SQ FT

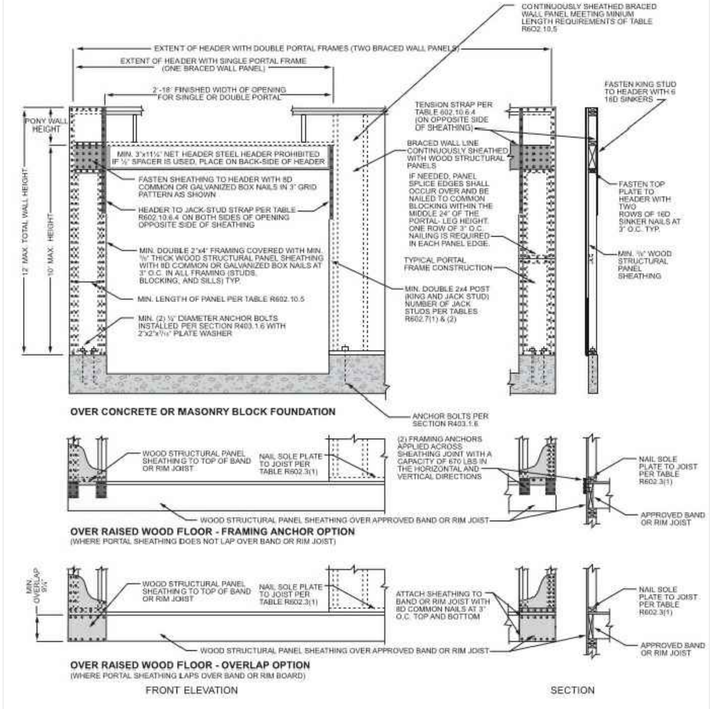
FRONT ELEVATION

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



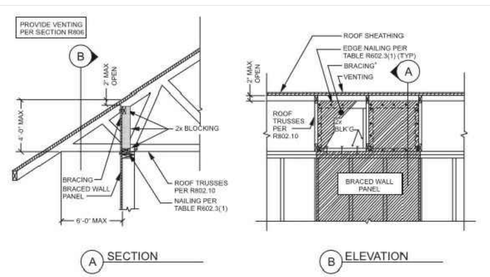
STAIR DETAIL

(COMPLY W/ SECTION R311.7)
SCALE: 1/4" = 1'-0"



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



For SI: 1 inch = 25.4 mm, 1 foot =304.8 mm
a. Methods of bracing shall be as described in Section R602.10.4.

FIGURE R602.10.8.2(3)
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

PAGE LEGEND:	
PAGE 1	GENERAL NOTES & ELEVATIONS
PAGE 2	BASEMENT FOUNDATION PLAN
PAGE 3	1ST FL PLAN W/ WIND BRACING & TYP. SECTION
PAGE 4	2ND FL PLAN W/ WIND BRACING & PORCH DETAILS
DESIGNERS SIGNATURE:	

REAGAN MODEL (LOT 3)

DESIGNED/BUILT BY ATKINS HOMES LLC
DRAWINGS BY: DESIGN OPTIONS INC (540) 825-4656
DON MAYER- DESIGNER
410 N WEST ST, CULPEPER, VA 22701
DRAWING FILE: C:\DWG\DO\ATKINS-REAGANMODEL.DWG
© NOVEMBER 13, 2023 SHEET 1 OF 4 ED

REAGAN MODEL (LOT 3)

TABLE R404.1.2(3)
MINIMUM VERTICAL REINFORCEMENT FOR 8-INCH (203 mm) NOMINAL FLAT CONCRETE BASEMENT WALLS[a, b, c, d, e, f, g, h, i, j]

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT[f] (feet)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE AND SPACING (inches)		
		Soil classes[a] and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 37
	7	NR	6 @ 36	6 @ 35
	8	6 @ 41	6 @ 35	6 @ 26
9	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 35
	7	NR	6 @ 35	6 @ 32
	8	6 @ 36	6 @ 32	6 @ 23
	9	6 @ 35	6 @ 25	6 @ 18
10	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	6 @ 35
	7	NR	6 @ 35	6 @ 29
	8	6 @ 35	6 @ 29	6 @ 21
	9	6 @ 34	6 @ 22	6 @ 16
	10	6 @ 27	6 @ 17	6 @ 13

For SI: 1 inch = 25.4 mm; 1 foot = 304.8 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa.
NR = Not Required.
a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi, concrete with a minimum specified compressive strength of 2,500 psi and vertical reinforcement being located at the centerline of the wall. See Section R404.1.3.3.7.2.
c. Vertical reinforcement with a yield strength of less than 60,000 psi and bars of a different size than specified in the table are permitted in accordance with Section R404.1.3.3.7.6 and Table R404.1.2(9).
d. NR indicates vertical reinforcement is not required.
e. Deflection criterion is $L/240$, where L is the height of the basement wall in inches.
f. Interpolation is not permitted.
g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.
h. See Section R404.1.3.2 for minimum reinforcement required for basement walls supporting above-grade concrete walls.
i. See Table R608.3 for tolerance from nominal thickness permitted for flat walls.
j. The use of this table shall be prohibited for soil classifications not shown.

TABLE R404.1.2(1)
MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS[a, b]

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story.
> 8	One No. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.
a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength of 2,500 psi.
b. See Section R404.1.3.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls.

TABLE R404.1.2(4)
MINIMUM VERTICAL REINFORCEMENT FOR 10-INCH NOMINAL FLAT CONCRETE BASEMENT WALLS[a, b, c, d, e, f, g, h, i, j]

MAXIMUM UNSUPPORTED WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT[f] (feet)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE AND SPACING (inches)		
		Soil classes[a] and design lateral soil (psf per foot of depth)		
		GW, GP, SW, SP 30	GM, GC, SM, SM-SC and ML 45	SC, ML-CL and inorganic CL 60
8	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	NR
	7	NR	NR	NR
	8	6 @ 48	6 @ 35	6 @ 28
9	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	NR
	7	NR	NR	6 @ 31
	8	NR	6 @ 31	6 @ 28
	9	6 @ 37	6 @ 28	6 @ 24
10	4	NR	NR	NR
	5	NR	NR	NR
	6	NR	NR	NR
	7	NR	NR	6 @ 28
	8	NR	6 @ 28	6 @ 28
	9	6 @ 33	6 @ 28	6 @ 21
	10	6 @ 28	6 @ 23	6 @ 17

For SI: 1 inch = 25.4 mm; 1 foot = 304.8 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa.
NR = Not Required.
a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi concrete with a minimum specified compressive strength of 2,500 psi and vertical reinforcement being located at the centerline of the wall. See Section R404.1.3.3.7.2.
c. Vertical reinforcement with a yield strength of less than 60,000 psi and bars of a different size than specified in the table are permitted in accordance with Section R404.1.3.3.7.6 and Table R404.1.2(9).
d. NR indicates vertical reinforcement is not required.
e. Deflection criterion is $L/240$, where L is the height of the basement wall in inches.
f. Interpolation is not permitted.
g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.
h. See Section R404.1.3.2 for minimum reinforcement required for basement walls supporting above-grade concrete walls.
i. See Table R608.3 for tolerance from nominal thickness permitted for flat walls.
j. The use of this table shall be prohibited for soil classifications not shown.

TABLE R404.1.2(9)
MINIMUM SPACING FOR ALTERNATE BAR SIZE AND ALTERNATE GRADE OF STEEL[a, b, c]

BAR SPACING FROM APPLICABLE TABLE IN SECTION R404.1.3.2 (inches)	BAR SIZE FROM APPLICABLE TABLE IN SECTION R404.1.3.2													
	#4				#5				#6					
	Alternate bar size and alternate grade of steel desired													
	Grade 60		Grade 40		Grade 60		Grade 40		Grade 60		Grade 40			
	#5	#6	#4	#5	#5	#6	#4	#5	#5	#6	#4	#5	#4	#5	#6
	Maximum spacing for alternate bar size and alternate grade of steel (inches)													
8	12	18	5	8	12	5	11	3	5	8	4	6	2	4	5
9	14	20	6	9	13	6	13	4	6	9	4	6	3	4	6
10	16	22	7	10	15	6	14	4	7	9	5	7	3	5	7
11	17	24	7	11	16	7	16	5	7	10	5	8	3	5	7
12	19	26	8	12	18	8	17	5	8	11	5	8	4	6	8
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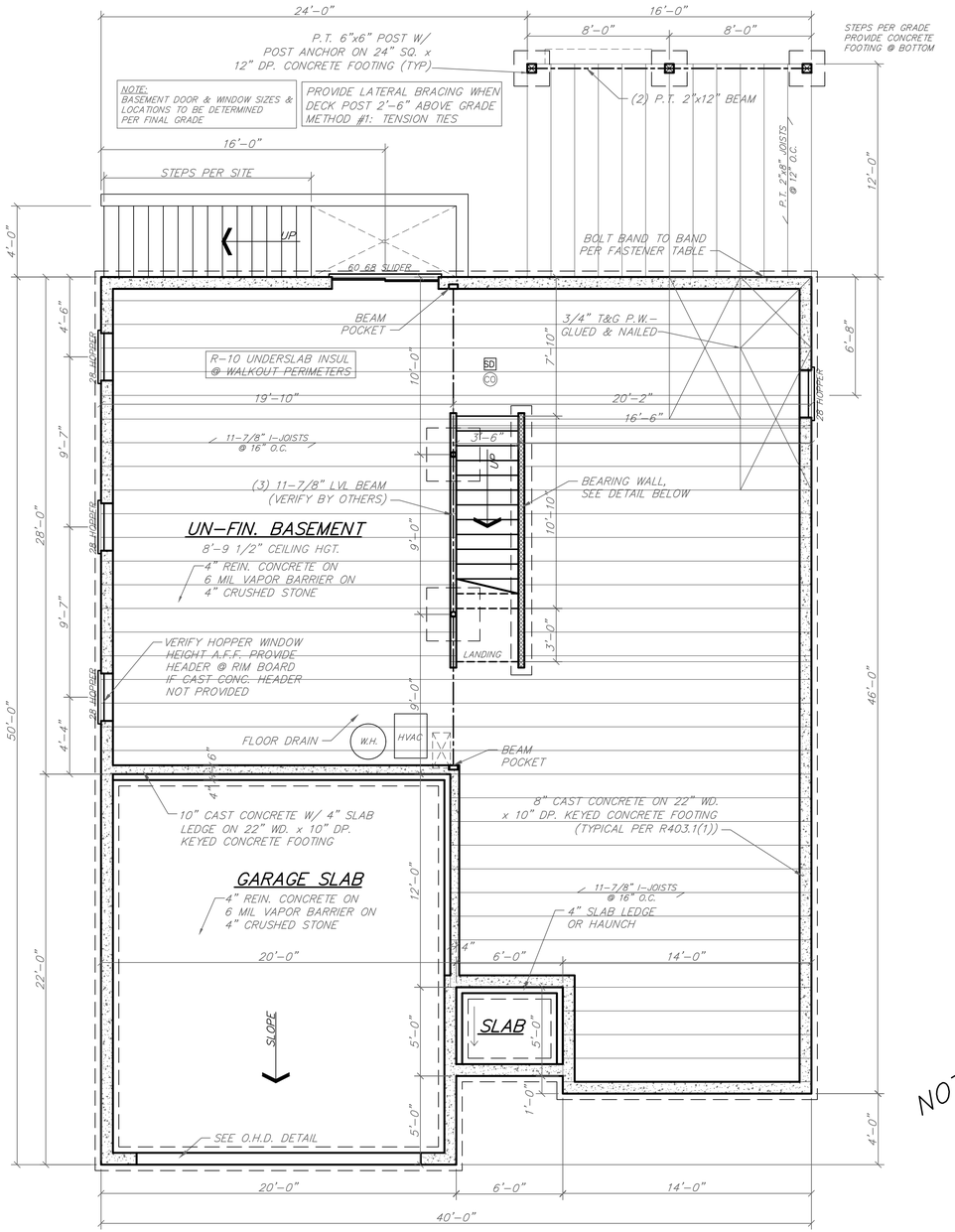
47	48	48	31	48	48	30	48	20	31	44	21	33	14	22	31
48	48	48	32	48	48	31	48	21	32	45	22	34	15	23	32

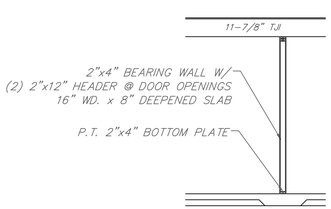
For SI: 1 inch = 25.4 mm, 1 pound per square inch = 6.895 kPa.
a. This table is for use with tables in Section R404.1.3.2 that specify the minimum bar size and maximum spacing of vertical wall reinforcement for foundation walls and above-grade walls. Reinforcement specified in tables in Section R404.1.3.2 is based on Grade 60 steel reinforcement.
b. Bar spacing shall not exceed 48 inches on center and shall be not less than one-half the nominal wall thickness.
c. For Grade 50 steel bars (ASTM A996, Type R), use spacing for Grade 40 bars or interpolate between Grades 40 and 60.



BASEMENT FOUNDATION PLAN

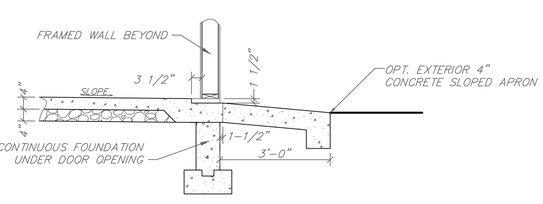
SCALE: 1/4" = 1'-0"

NOTE:
ACTUAL I-JOIST LAYOUT PROVIDED BY OTHERS
FLOOR SYSTEMS TO BE INSTALLED AS PER
MANUFACTURER'S SPECIFICATIONS & PER CODE



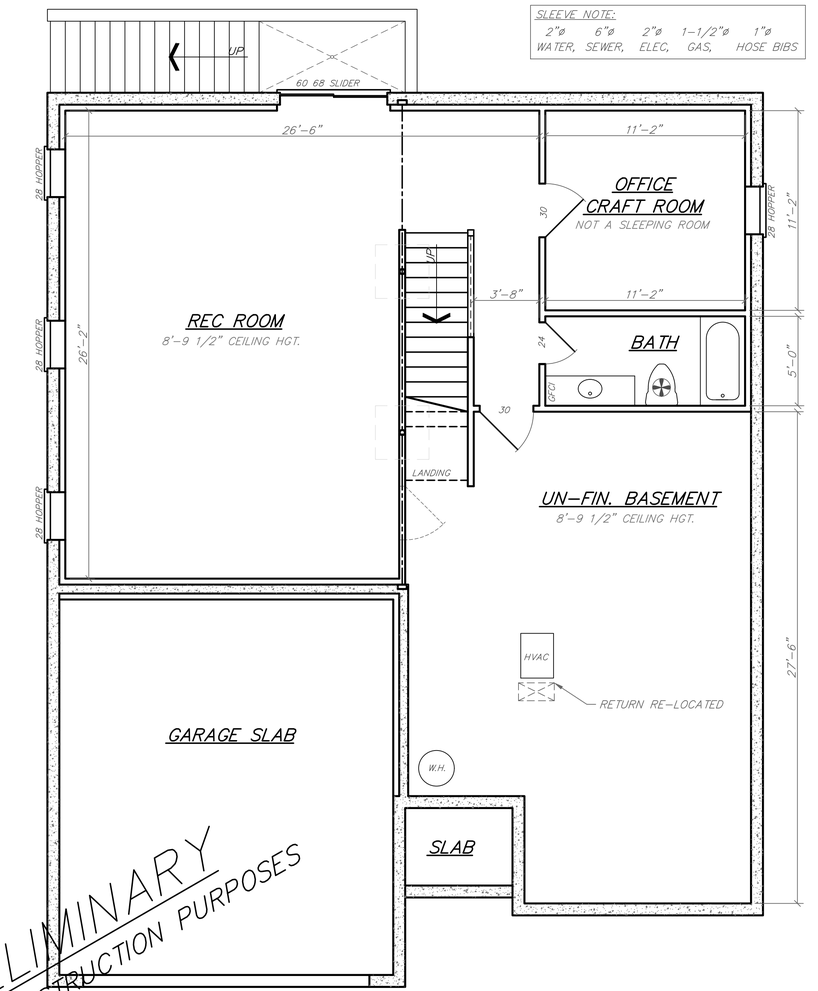
BEARING WALL DETAIL

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



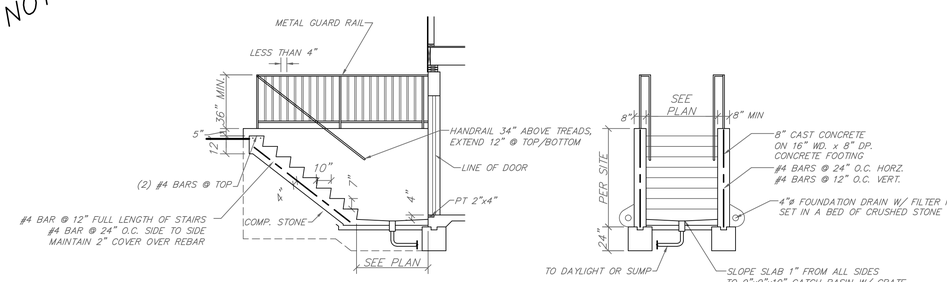
OVERHEAD DOOR DETAIL

SCALE: 1/2" = 1'-0"



FINISHED BASEMENT PLAN

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



WELLED EXIT DETAIL

SCALE: 1/2" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES

REAGAN MODEL (LOT 3)

DESIGNED/BUILT BY ATKINS HOMES LLC
DRAWINGS BY: DESIGN OPTIONS INC (540) 825-4656
DON MAYER- DESIGNER
410 N WEST ST, CULPEPER, VA 22701
DRAWING FILE: C:\DWG\DO\ATKINS-REAGANMODEL.DWG
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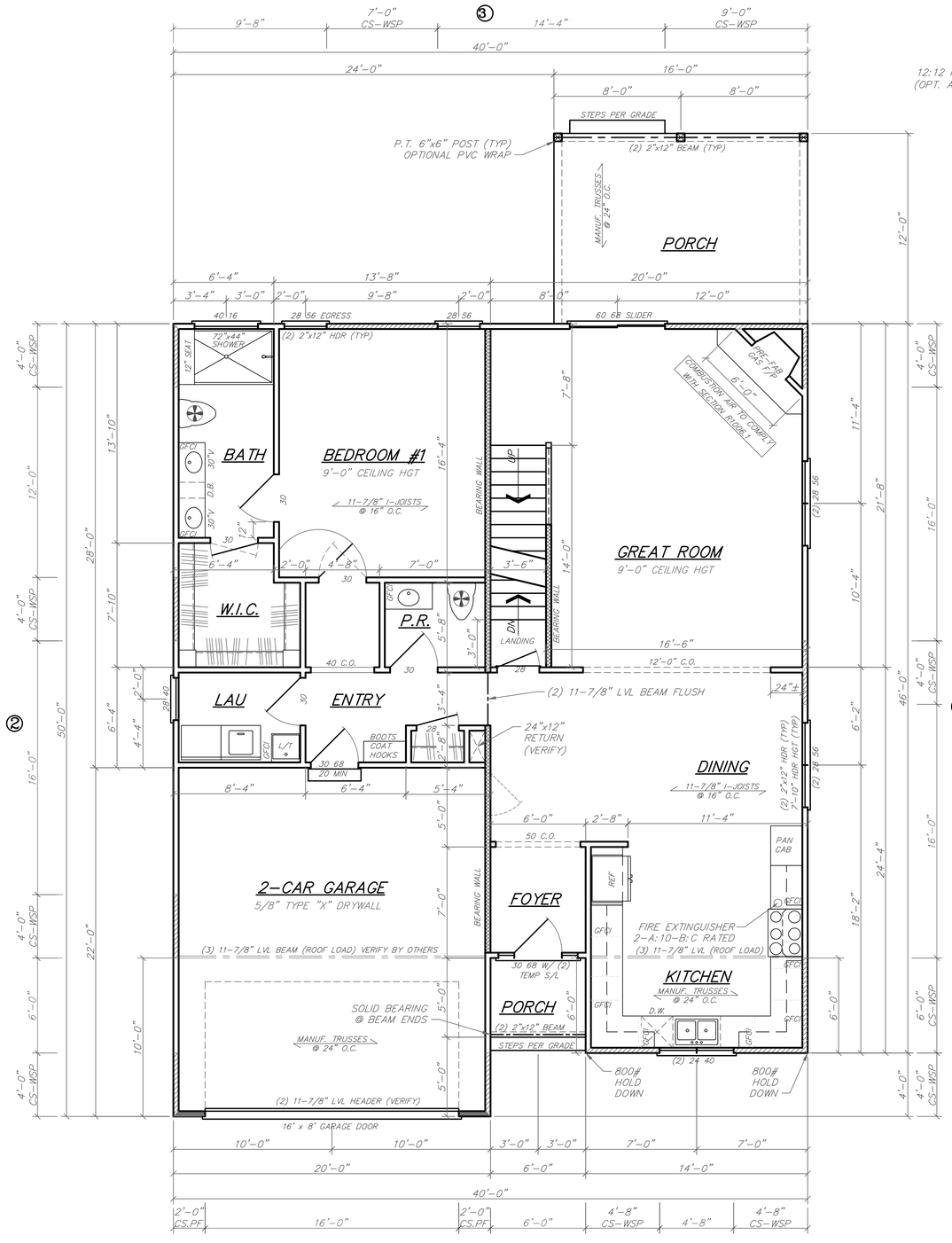
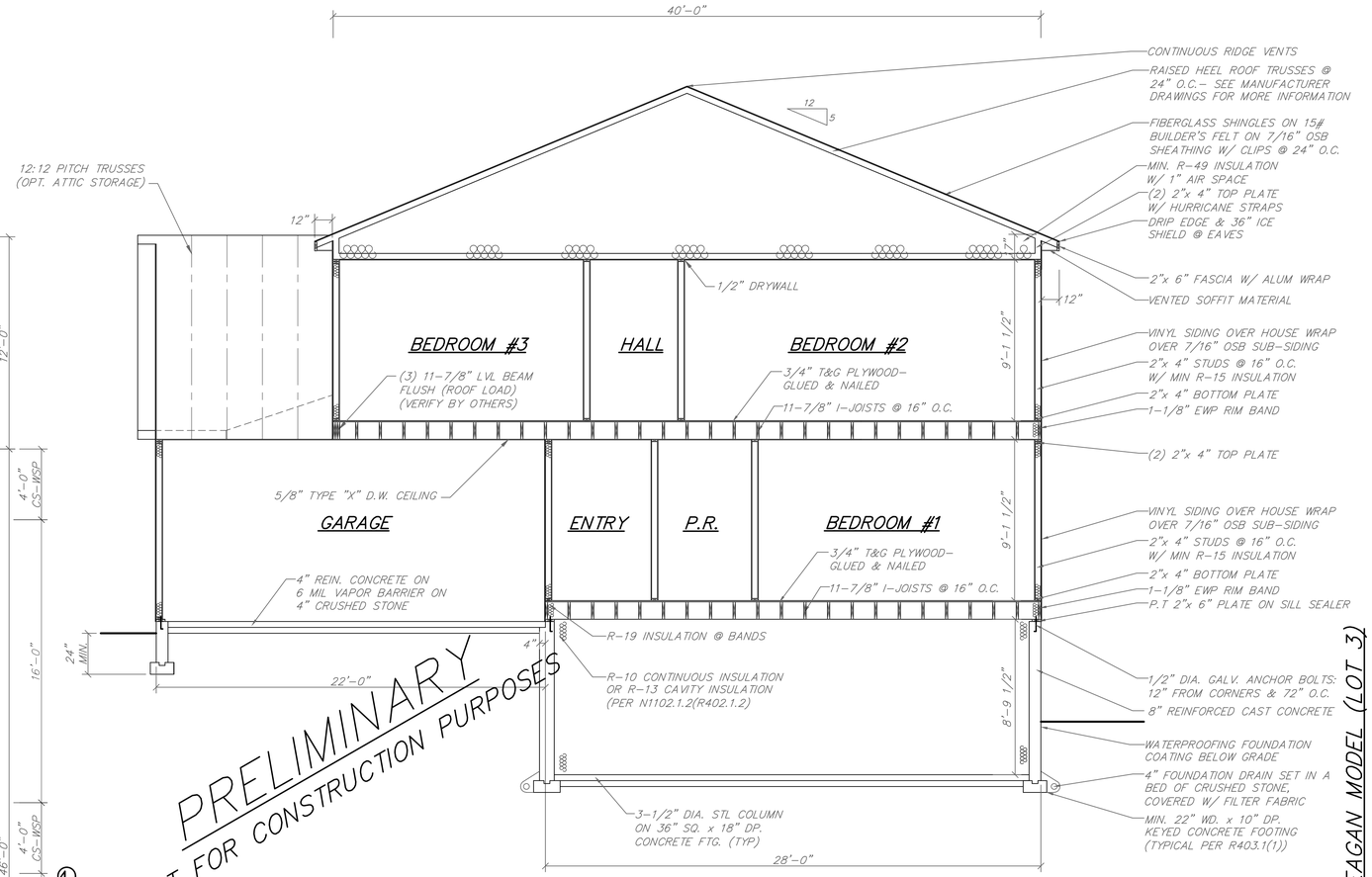
REAGAN MODEL (LOT 3)



FIRST FLOOR PLAN

(SHOWN W/ PRACTICAL WIND BRACING)
SCALE: 1/4" = 1'-0"

DOOR/WINDOW HEADER NOTE:
ALL HEADERS WITHIN LOAD BEARING WALLS TO BE (2) 2"x12" SPF #2 UNLESS NOTED OTHERWISE



TYPICAL SECTION

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

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES

NOTE:
TRUSS PROFILES/LAYOUT PROVIDED BY OTHERS
TRUSS ROOF SYSTEM TO BE DESIGNED & INSTALLED PER MANUFACTURER'S SPECIFICATIONS & PER CODE

PROVIDE SOLID BEARING UNDER GIRDER TRUSSES
2000# ASSUMED FOR EACH 2"x4" JACK STUD
3000# ASSUMED FOR EACH 2"x6" JACK STUD
TRUSSES LOADS EXCEEDING THESE AMOUNTS SHALL REQUIRE A PSL POST FOR SOLID BEARING

FOR TRUSS LOADS EXCEEDING 2000# (PER PLY) @ TOP PLATE, BEARING BLOCK(S) MAY BE REQUIRED, TO COMPLY W/ SIMPSON DETAILS: TD-BRG-0001A TD-BRG-0002A, TD-BRG-0003A, TD-BRG-0004A

NAILING AND SHEATHING REQUIREMENTS:

WOOD STRUCTURAL PANELS (WSP) TO BE 7/16" CONTINUOUS STRUCTURAL PANELS (CS-WSP) TO BE 7/16" OSB SHEATHING NAILED WITH 6D COMMON NAILS AT 6" O.C. ALL EDGES AND 12" O.C. ALL INTERMEDIATE.

CONT. SHEATHED PORTAL FRAME (CS-PF) SEE CS-PF DETAIL

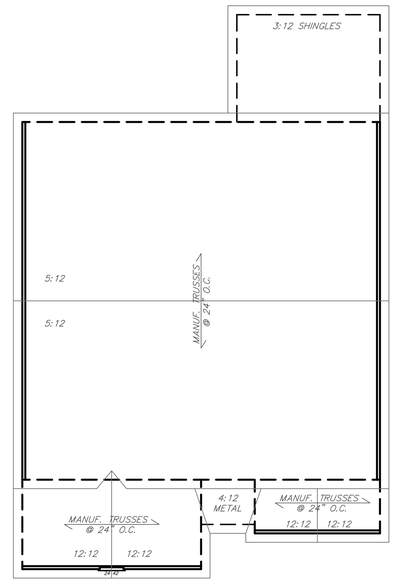
CALCULATIONS INCLUDE ADJUSTMENTS FOR:
9'-0" WALL HEIGHT, BOTTOM STORY
2 OR 4 BRACED WALL LINES PER PLAN
ONE STORY STRUCTURE EXPOSURE CATEGORY B
10'-0" ROOF TO RIDGE HEIGHT (ROOF ONLY)

① BRACED WALL LINE ONE:
REQUIRES 11.6' BRACING (W/ HOLD DOWNS)
6'-0" CS-PF & 9'-4" CS-WSP PROVIDED

② BRACED WALL LINE TWO:
REQUIRES 12.0' BRACING
16'-0" CS-WSP PROVIDED

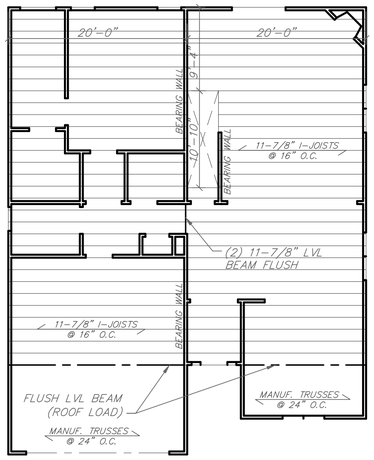
③ BRACED WALL LINE THREE:
REQUIRES 14.5' BRACING
16'-0" CS-WSP PROVIDED

④ BRACED WALL LINE FOUR:
REQUIRES 12.0' BRACING
18'-0" CS-WSP PROVIDED



ROOF LAYOUT

SCALE: 1/8" = 1'-0"



2ND FL JOIST LAYOUT

SCALE: 1/8" = 1'-0"

NOTE:
ACTUAL I-JOIST LAYOUT PROVIDED BY OTHERS
FLOOR SYSTEMS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS & PER CODE

REAGAN MODEL (LOT 3)

DESIGNED/BUILT BY ATKINS HOMES LLC

DRAWINGS BY: DESIGN OPTIONS INC (540) 825-4656
DON MAYER- DESIGNER
410 N WEST ST, CULPEPER, VA 22701

DRAWING FILE: C:\DWG\DO\ATKINS-REAGANMODEL.DWG
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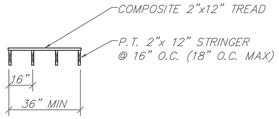
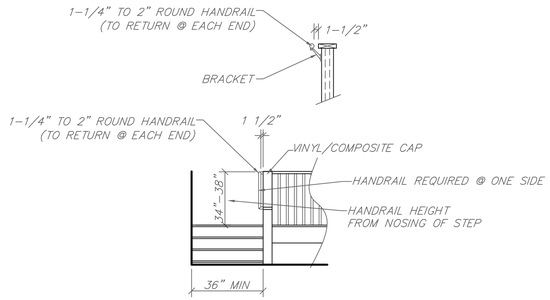
REAGAN MODEL (LOT 3)



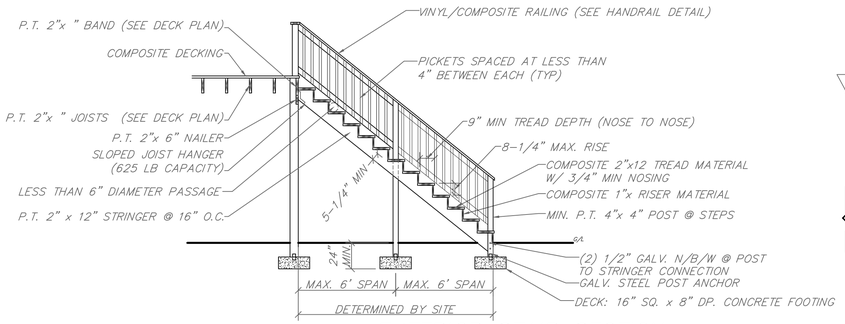
EXTERIOR TREAD DETAIL

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



EXTERIOR HAND RAIL DETAIL

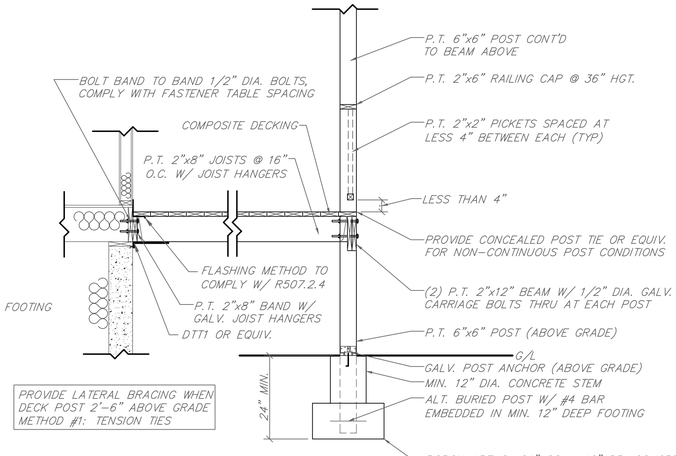
SCALE: 1/4" = 1'-0"



EXTERIOR STAIR SECTION

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

NOTE:
ALL STAIRWAYS TO BE ILLUMINATED PER R303.8

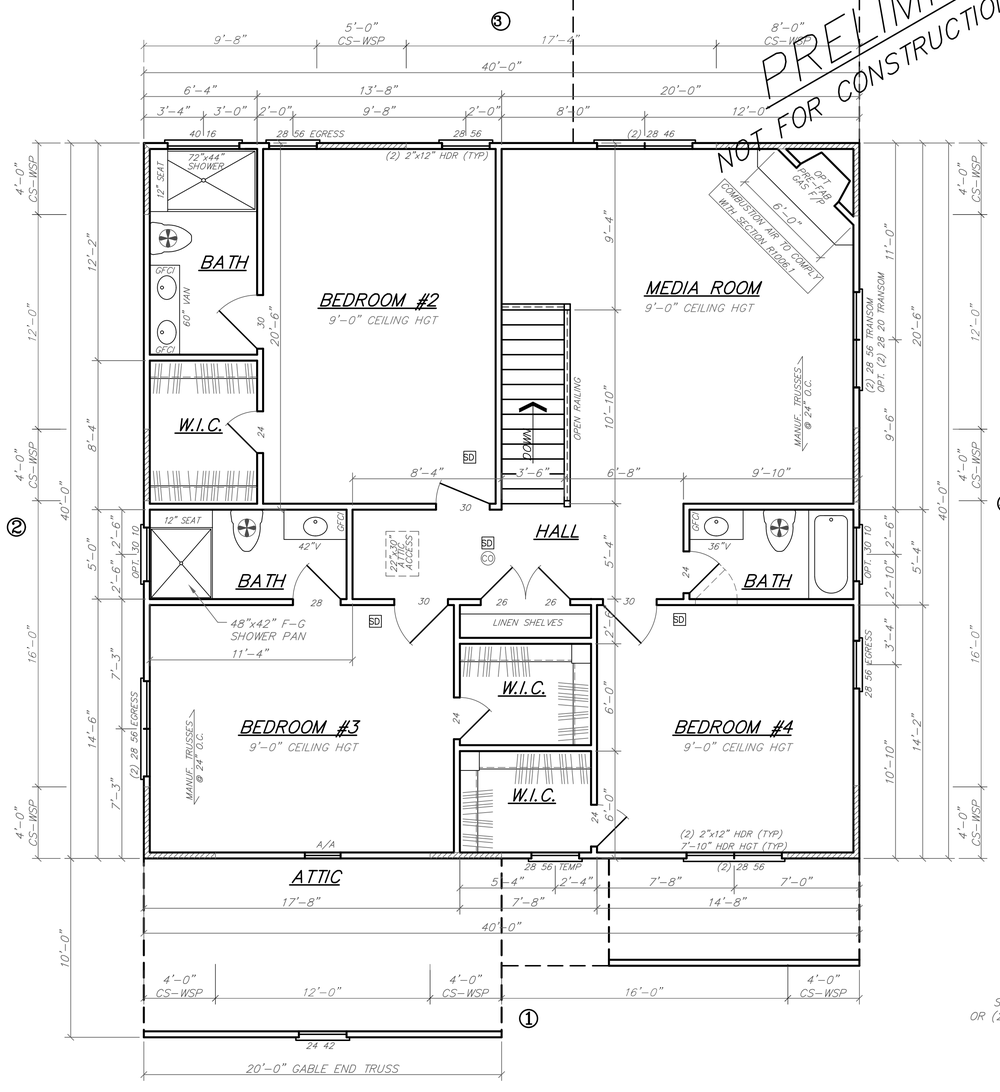


PROVIDE LATERAL BRACING WHEN DECK POST 2'-6" ABOVE GRADE METHOD #1: TENSION TIES

PORCH DETAIL

(FOOTING CONNECTION PER R507.3)
SCALE: 1/2" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES



SECOND FLOOR PLAN

(SHOWN W/ PRACTICAL WIND BRACING)
SCALE: 1/4" = 1'-0"

WIND BRACING DESIGN

BUILDING CODE: 2018 VA RESIDENTIAL CODE

*PLAN REVIEW SHALL COMPLY WITH THE RESPECTIVE BRACING TYPE SECTION
*ALL WALLS SHALL BE CONTINUOUSLY SHEATHED UNLESS NOTED OTHERWISE
*CS-WSP AND CS-PF PANELS LOCATION AS SHOWN ON PLANS
*ALL OTHER BRACING TYPES WILL BE NOTED OTHERWISE
*CS-PF SHALL COMPLY WITH FIGURE r602.10.4

CLASSIC WIND BRACING: DESIGNED PER SECTION r602.10
REQUIRED BRACING PER BWL SHALL COMPLY WITH r602.10.3(1)
WALL HEIGHT ADJUSTMENTS SHALL COMPLY WITH r602.10.3(2)
MINIMUM BRACED PANEL LENGTH NEXT TO OPENING SHALL COMPLY WITH r602.10.5

PRACTICAL WIND BRACING: DESIGNED PER SECTION r602.12
REQUIRED LENGTH OF BRACING PER BWL SHALL COMPLY WITH r602.12.4
*WALL HEIGHT ADJUSTMENT PER FOOTNOTE "c"
MINIMUM CS-WSP PANEL LENGTH NEXT TO OPENING SHALL COMPLY WITH r602.12.2
NARROW PANELS SHALL COMPLY WITH r602.12.6 CS-PF LENGTHS PER r602.10.5

NAILING AND SHEATHING REQUIREMENTS:

WOOD STRUCTURAL PANELS (WSP) TO BE 7/16" CONTINUOUS STRUCTURAL PANELS (CS-WSP) TO BE 7/16" OSB SHEATHING NAILED WITH 6D COMMON NAILS AT 6" O.C. ALL EDGES AND 12" O.C. ALL INTERMEDIATE.

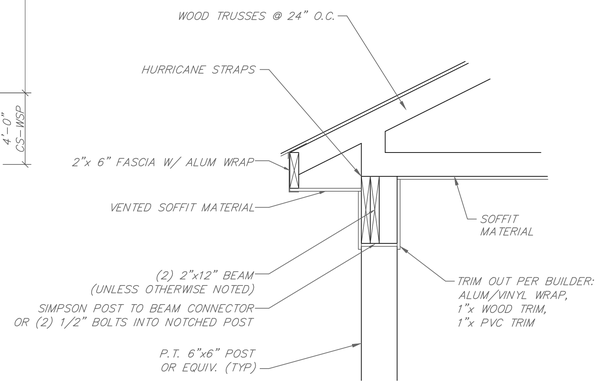
CALCULATIONS INCLUDE ADJUSTMENTS FOR:
9'-0" WALL HEIGHT
2 OR 4 BRACED WALL LINES PER PLAN
ONE STORY STRUCTURE EXPOSURE CATEGORY B
10'-0" ROOF TO RIDGE HEIGHT (ROOF ONLY)

① BRACED WALL LINE ONE:
REQUIRES 6.0' BRACING
12'-0" CS-WSP PROVIDED

② BRACED WALL LINE TWO:
REQUIRES 6.0' BRACING
12'-0" CS-WSP PROVIDED

③ BRACED WALL LINE THREE:
REQUIRES 6.0' BRACING
13'-0" CS-WSP PROVIDED

④ BRACED WALL LINE FOUR:
REQUIRES 6.0' BRACING
12'-0" CS-WSP PROVIDED



PORCH BEAM DETAIL

SCALE: 1" = 1'-0"

TABLE R507.9.1.3(1)
DECK LEDGER CONNECTION TO BAND JOIST[a, b]
(Deck live load = 40 psf, deck dead load = 10 psf, snow load ≤ 40 psf)

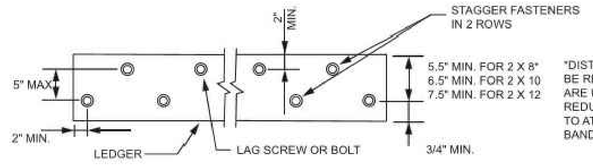
CONNECTION DETAILS	JOIST SPAN						
	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
	On-center spacing of fasteners						
1/2-inch diameter lag screw with 1/2-inch maximum sheathing[e, d]	30	23	18	15	13	11	10
1/2-inch diameter bolt with 1/2-inch maximum sheathing[d]	36	36	34	29	24	21	19
1/2-inch diameter bolt with 1-inch maximum sheathing[e]	36	36	29	24	21	18	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. Ledgers shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist.
b. Snow load shall not be assumed to act concurrently with live load.
c. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
d. Sheathing shall be wood structural panel or solid sawn lumber.
e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2-inch thickness of stacked washers shall be permitted to substitute for up to 1/2 inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

TABLE R507.9.1.3(2)
PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

	MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS			
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
Ledger[a]	2 inches[d]	3/4 inch	2 inches[b]	1 5/8 inches[b]
Band Joist[c]	3/4 inch	2 inches	2 inches[b]	1 5/8 inches[b]

For SI: 1 inch = 25.4 mm.
a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.9.1.3(1).
b. Maximum 5 inches.
c. For engineered rim joists, the manufacturer's recommendations shall govern.
d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Figure R507.9.1.3(1).



*DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4.5" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2 X 8 LEDGERS TO 2 X 8 BAND JOISTS.

For SI: 1 inch = 25.4 mm.

FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

REAGAN MODEL (LOT 3)

REAGAN MODEL (LOT 3)

DESIGNED/BUILT BY ATKINS HOMES LLC
DRAWINGS BY: DESIGN OPTIONS INC (540) 825-4656
DON MAYER- DESIGNER
410 N WEST ST, CULPEPER, VA 22701
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