



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

July 9, 2025

Black & Tan House LLC
PO BOX 220
Quogue, NY 11959

Liz Audet
4602 Patterson Avenue
Richmond, VA 23226

To Whom It May Concern:

RE: BZA 30-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, August 6, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a single-story rear addition and to construct a detached accessory structure to an existing single-family (detached) dwelling at 4602 PATTERSON AVENUE (Tax Parcel Number W019-0202/017), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **102 798 056#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2025 drop-down, click meeting details for August 6, 2025 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

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

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

4609 Park Llc
408 Henri Rd
Richmond, VA 23226

Broaddus D Tilghman Jr And Peter
Droujinsky
9203 Beech Forest Lane
Mechanicsville, VA 23116

Butz Sarah Catherine
4601 Patterson Ave
Richmond, VA 23226

Davidson Scott A And Doyle Ivy
4611 Park Ave
Richmond, VA 23226

G A C & R M C Llc
8408 Wenton Cir
Mechanicsville, VA 23116

Grammenos Tom & Paraskevi
4609 Patterson Ave
Richmond, VA 23226

Hardison Angela D
408 Seneca Rd
Richmond, VA 23226

Hashemi Rouzbeh And April Marie
4616 Patterson Ave
Richmond, VA 23226

Jefferson David L Trs
31 N Providence Rd
Richmond, VA 23235

Keith Kimberly A
4600 Patterson Ave
Richmond, VA 23226

Levi Sara M & Carter Brenton E
4603 Park Ave
Richmond, VA 23221

Perlmutter Jill D
4603 Patterson Ave
Richmond, VA 23226

Rogers Malcolm R & Mary S
4523-25 Patterson Ave
Richmond, VA 23221

Spacht Elizabeth Anne And Grubbs
Jordan Mitchell
4607 Park Ave
Richmond, VA 23226

Stogdale Bryan
4517 Park Ave
Richmond, VA 23221

Weiss Mary Alice
P.o. Box 17233
Richmond, VA 23225

Wilson Carrington R
4618 Patterson Avenue
Richmond, VA 23226

Property: 4602 Patterson Ave **Parcel ID:** W0190202017

Parcel

Street Address: 4602 Patterson Ave Richmond, VA 23226-
Owner: BLACK & TAN HOUSE LLC
Mailing Address: PO BOX 220, QUOGUE, NY 11959
Subdivision Name : COLONIAL PLACE
Parent Parcel ID:
Assessment Area: 110 - Colonial PI/Patterson PI
Property Class: 110 - R One Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$190,000
Improvement Value: \$139,000
Total Value: \$329,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 5740
Acreage: 0.1318
Property Description 1: COLONIAL PLACE L4-5 B9 SA; 0050.00X0114.80 0000.000
State Plane Coords(?): X= 11773743.000022 Y= 3732643.486944
Latitude: 37.56994892 , **Longitude:** -77.49656102

Description

Land Type: Residential Lot A
Topology:
Front Size: 50
Rear Size: 114
Parcel Square Feet: 5740
Acreage: 0.1318
Property Description 1: COLONIAL PLACE L4-5 B9 SA; 0050.00X0114.80 0000.000
Subdivision Name : COLONIAL PLACE
State Plane Coords(?): X= 11773743.000022 Y= 3732643.486944
Latitude: 37.56994892 , **Longitude:** -77.49656102

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$190,000	\$139,000	\$329,000	Not Available
2024	\$190,000	\$133,000	\$323,000	Not Available
2023	\$170,000	\$125,000	\$295,000	Not Available
2022	\$135,000	\$115,000	\$250,000	Not Available
2021	\$90,000	\$136,000	\$226,000	Not Available
2020	\$85,000	\$131,000	\$216,000	Reassessment
2019	\$75,000	\$130,000	\$205,000	Reassessment
2018	\$75,000	\$122,000	\$197,000	Reassessment
2017	\$70,000	\$118,000	\$188,000	Reassessment
2016	\$70,000	\$115,000	\$185,000	Reassessment
2015	\$65,000	\$110,000	\$175,000	Reassessment
2014	\$65,000	\$109,000	\$174,000	Reassessment
2013	\$60,000	\$126,000	\$186,000	Reassessment
2012	\$60,000	\$136,000	\$196,000	Reassessment
2011	\$60,000	\$148,000	\$208,000	CarryOver
2010	\$60,000	\$148,000	\$208,000	Reassessment
2009	\$60,000	\$155,700	\$215,700	Reassessment
2008	\$60,000	\$155,700	\$215,700	Reassessment
2007	\$60,000	\$151,000	\$211,000	Reassessment
2006	\$43,700	\$143,600	\$187,300	Reassessment
2005	\$42,000	\$123,800	\$165,800	Reassessment
2004	\$35,600	\$104,900	\$140,500	Reassessment
2003	\$33,300	\$98,000	\$131,300	Reassessment
2002	\$29,700	\$87,500	\$117,200	Reassessment
2001	\$25,600	\$75,400	\$101,000	Reassessment
1998	\$20,000	\$58,900	\$78,900	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/02/2024	\$0	Not Available	ID2024-10564	
10/25/2017	\$220,000	Not Available	ID2017-22521	
07/20/2017	\$0	Not Available	IW2017-523	
10/11/2000	\$0	Not Available	ID2000-24151	
08/28/2000	\$52,600	Not Available	ID2000-20412	
01/30/1959	\$14,500	Not Available	00000-0000	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Far West
Traffic Zone: 1087
City Neighborhood Code: WLLN
City Neighborhood Name: Willow lawn
Civic Code:
Civic Association Name: Willow Lawn Civic Association
Subdivision Name: COLONIAL PLACE
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	2009	0502002	050200
1990	209	0502002	050200

Schools

Elementary School: Mary Munford
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 18
Dispatch Zone: 061A

Public Works Schedules

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

Government Districts

Council District: 1
Council District for 2025 (Current Election): 1
Voter Precinct: 111
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: 001 -
Year Built: 1953
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 3
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: AV
Foundation Type:
1st Predominant Exterior: Common Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Composition shingle
Interior Wall: Plaster
Floor Finish: Hardwood
Heating Type: Hot Water Or Steam
Central Air: Y
Basement Garage Car #: 0
Fireplace: N

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1153 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

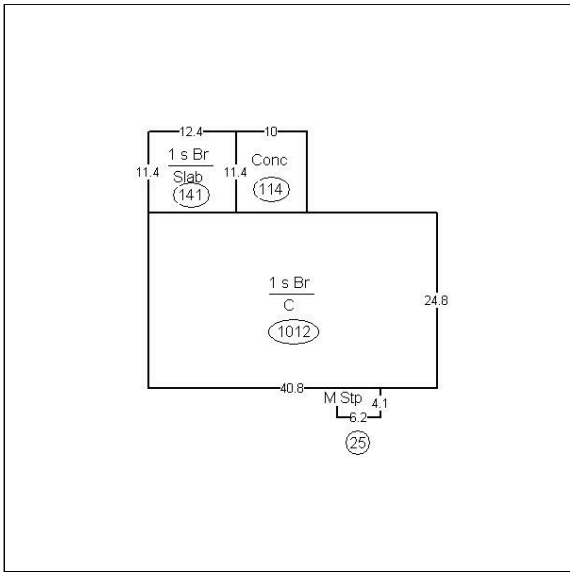
Name:W0190202017 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0190202017 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Black & Tan House Llc

PHONE: (Home) () (Mobile) () 9

ADDRESS PO BOX 220

FAX: () (Work) ()

Quogue, NY 211959

E-mail Address: _____

PROPERTY OWNER'S

5921

REPRESENTATIVE: Liz Audet

PHONE: (Home) () (Mobile) (914) 494-5921

(Name/Address) 4602 Patterson Ave

FAX: () (Work) ()

Richmond, VA 23226

E-mail Address: audetliz@gmail.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 4602 Patterson Avenue

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.5(2) & 30-410.6

APPLICATION REQUIRED FOR: A building permit to construct a single-story rear addition and to construct a detached accessory structure to an existing single-family detached dwelling.

TAX PARCEL NUMBER(S): W019-0202/017 ZONING DISTRICT: R-5(Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) and lot coverage requirements are not met. A side yard of five feet (5') is required; 4.8'± is proposed along the western property line for the proposed addition. Maximum lot coverage shall not exceed thirty five percent (35%) of the area of the lot. A lot coverage of twenty percent (20%) exists and thirty eight and six tenths percent (38.6%) is proposed.

DATE REQUEST DISAPPROVED: 06/13/2025

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: 06/13/2025 TIME FILED: 2:33 p.m. PREPARED BY: Colleen Dang

RECEIPT NO. BZAR-168492-2025

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) (1) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 6/30/25

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

CASE NUMBER: BZA 30-2025 HEARING DATE: August 6, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 30-2025
150' Buffer

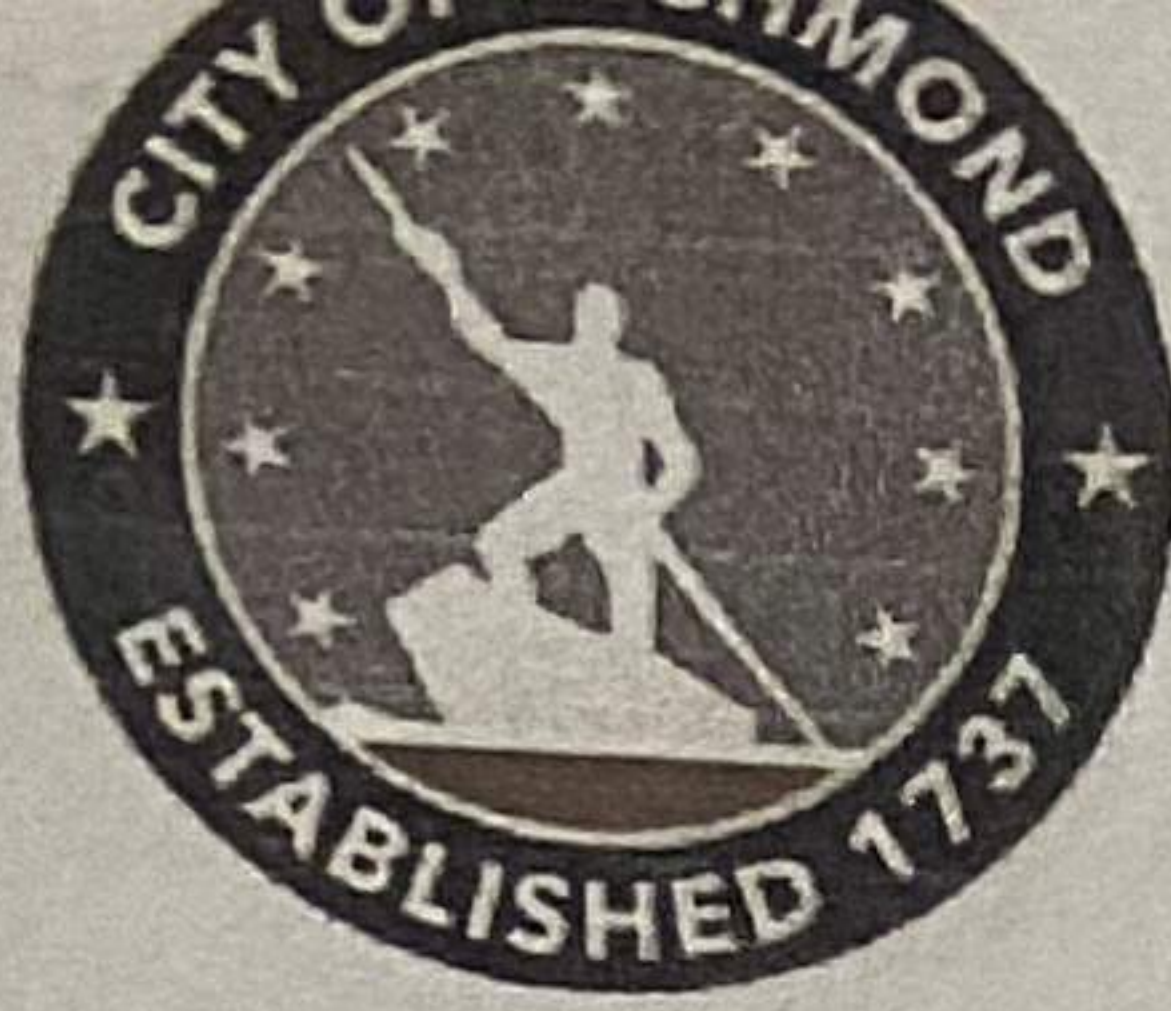
APPLICANT(S): Black & Tan House LLC

PREMISES: 4602 Patterson Avenue
(Tax Parcel Number W019-0202/017)

SUBJECT: A building permit to construct a single-story rear addition and to
construct a detached accessory structure to an existing single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-410.5(2) & 30-410.6
of the Zoning Ordinance for the reason that:
The side yard (setback) and lot coverage requirements are not met.





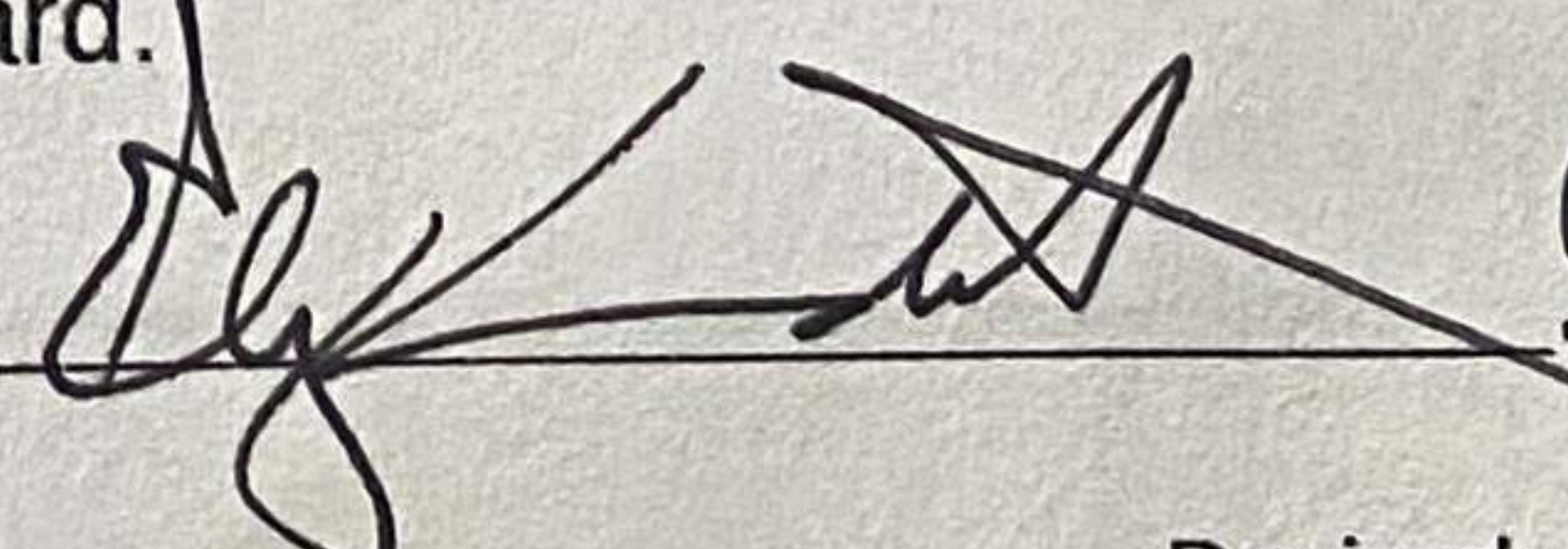
BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

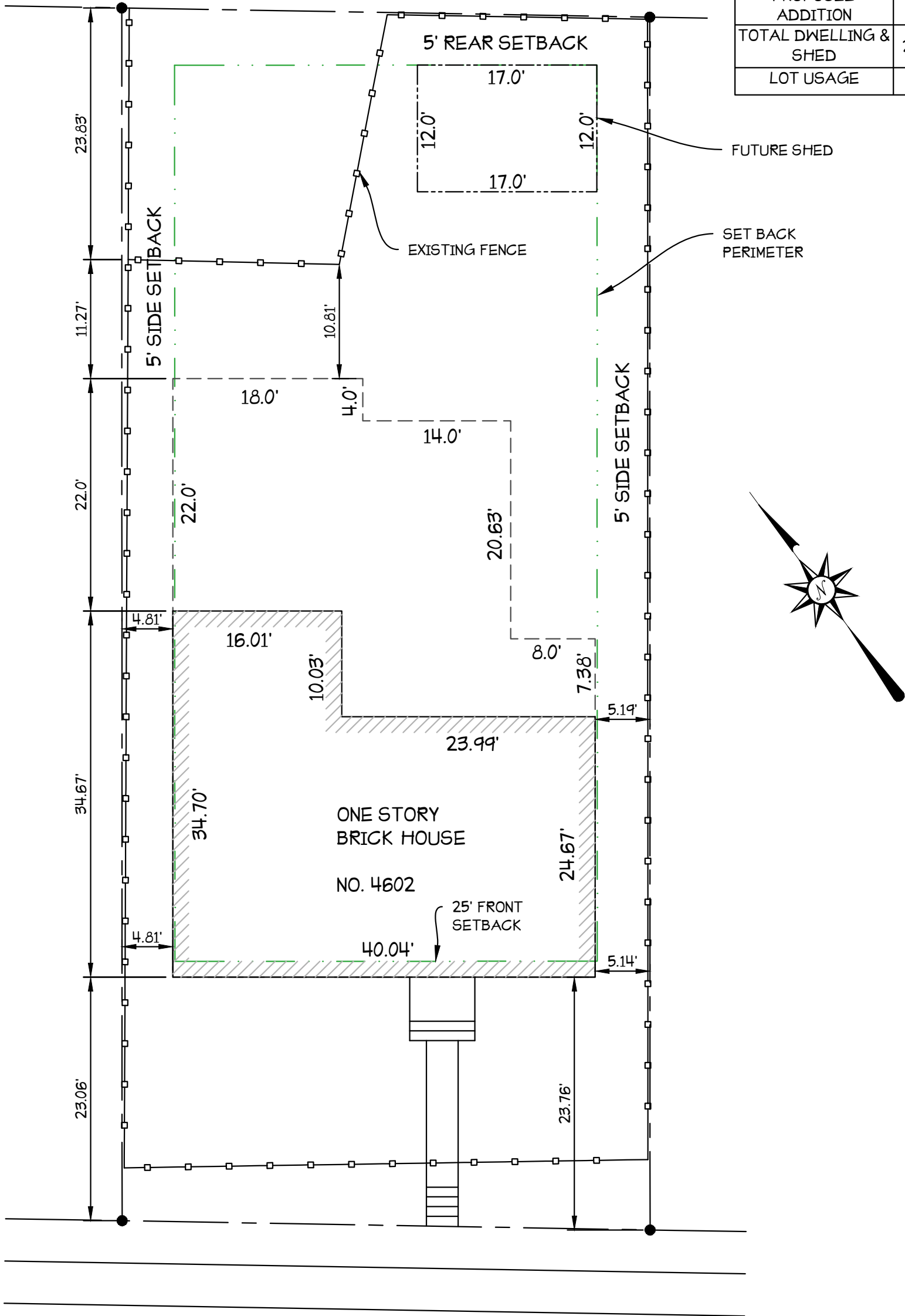
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
 2. The Board of Zoning Appeals is a quasi-judicial body whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
 3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
- Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting.** It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).
4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board. Roy Bennett at (804) 240-2124 will be the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
 5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
 6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
 7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent:

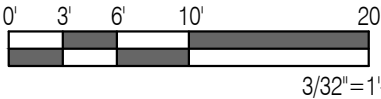
 6/13/25

Revised: November 10, 2020

LOT INFORMATION	
AREA	SQ. FT.
LOT	5740.61
EXIST. HOUSE	1148.37
FUTURE SHED	204.00
PROPOSED ADDITION	865.00
TOTAL DWELLING & SHED	2217.37
LOT USAGE	38.6%



PATTERSON AVENUE



VECTOR ELITE CAD SERVICE, LLC
1460 BRAIDEN RD
MIDLOTHIAN, VA 23114
804-874-9784
www.vectorelitecad.com



AUDET RESIDENCE
4602 Patterson Ave.
Richmond, Va. 23223

CONSTRUCTION
PLAT PLAN

DATE: 1/28/25
PERMIT NO.:
PARCEL ID:
ACRES:
LOT NO.:
BUILDER:
BUILDER PH.:

AUDET RESIDENCE ADDITION

4602 PATTERSON AVE

RICHMOND, VA 23223



VECTOR ELITE CAD SERVICE, LLC
1460 BRAISEN RD
MIDLOTHIAN, VA 23114
804-874-9784
www.vectorellecad.com

STRUCTURAL SPECIFICATIONS

NOTES PER THE 2021 VIRGINIA RESIDENTIAL CODE

CONCRETE:
MINIMUM STRENGTH AT 28 DAYS TO BE:
• FOOTINGS: 3000 PSI
• SLAB ON GRADE: 3500 PSI

REINFORCING STEEL: GRADE 60, SMOOTH BAR AS INDICATED ON PLANS.

AIR ENTRAINING (EXTERIOR SLABS): 5% TO 7% BY VOLUME.

CONCRETE SLAB REINFORCING:
• WWF 6"x6"—W2.9XW2.9 (COMMON), 6"x6" W9XW9, OR 4"x4" W5.5XW5.5 (WHERE SPECIFIED).
• MACRO SYNTHETIC FIBER REINFORCING: 0.012 INCH MINIMUM THICKNESS, FIBER LENGTH BETWEEN 0.5 INCH TO 2.5 INCHES, AT 0.2% TO 1.0% BY VOLUME.

MASONRY:
CONCRETE MASONRY UNITS (CMU):
• ALL CMUS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF FM = 1,900 PSI IN ACCORDANCE WITH ASTM C90 (STANDARD SPECIFICATION FOR LOADBEARING CONCRETE MASONRY UNITS).

REINFORCEMENT:
• Provide Grade 60 deformed reinforcing steel for all reinforced masonry construction.
• Use smooth reinforcing steel only where specified on the drawings.

FRAMING MEMBERS:
FLOOR JOISTS, CEILING JOISTS:
#2 GRADE SOUTHERN PINE; MAXIMUM MOISTURE CONTENT OF 19% (MC19, MC15, KD19, OR KD15); OR ENGINEERED WOOD I-JOISTS FROM TRUS JOIST, BOISE CASCADE, OR AN APPROVED EQUIVALENT.

LOAD-BEARING STUDS, JACK STUDS, PLATES, AND MULTIPLE MEMBER POSTS:
#2 GRADE SOUTHERN PINE; KILN DRIED TO 15% MOISTURE CONTENT (KD15).

NON-LOAD-BEARING STUDS, JACK STUDS, AND PLATES:
STUD GRADE SOUTHERN PINE, SPRUCE-PINE-FIR, OR SPRUCE-PINE-FIR (SOUTH); KILN DRIED TO A MAXIMUM MOISTURE CONTENT OF 15% (KD15)

RAFTERS, COLLAR TIES, NAILERS:
#2 GRADE SOUTHERN PINE; MAXIMUM MOISTURE CONTENT OF 19% (MC19, MC15, KD19, OR KD15); OR ENGINEERED WOOD I-JOISTS FROM TRUS JOIST, BOISE CASCADE, OR APPROVED EQUIVALENT.

HEADERS, BEAMS, AND GIRDERS:
• LUMBER MUST BE #2 GRADE SOUTHERN PINE.
• KILN-DRIED TO 15% MOISTURE CONTENT (KD15) OR ENGINEERED LUMBER BY TRUS JOIST, BOISE CASCADE, OR AN APPROVED EQUIVALENT.

SOLID COLUMNS AND POSTS:
• LUMBER MUST BE #2 GRADE SOUTHERN PINE.
• KILN-DRIED TO 15% MOISTURE CONTENT (KD15) AND PRESSURE-TREATED WITH A PRESERVATIVE FOR EXTERIOR USE.
• ALTERNATIVELY, ENGINEERED LUMBER BY TRUS JOIST, BOISE CASCADE, OR AN APPROVED EQUIVALENT IS PERMITTED.

BLOCKING:
• USE UTILITY-GRADE SOUTHERN PINE, SPRUCE-PINE-FIR, OR SOUTHERN
• SPRUCE-PINE-FIR MAXIMUM MOISTURE CONTENT: 19% (MC19, MC15, KD19, OR KD15)

WALLS:
USE 1/2" (NOMINAL) PERFORMANCE-RATED PANEL, APA-RATED SHEATHING WITH A MINIMUM SPAN RATING OF 24/0, OR EXTERIOR-TYPE SHEATHING.

ROOF:
• USE 5/8" (NOMINAL) PERFORMANCE-RATED PANEL, APA-RATED SHEATHING WITH A MINIMUM SPAN RATING OF 32/16, OR APA-RATED STURD-I-FLOOR WITH A MINIMUM SPAN RATING OF 16" O.C.
• EXTERIOR-TYPE SHEATHING IS REQUIRED.

DESIGN LOADS

ROOF:
GROUND SNOW LIVE LOAD = 20 PSF

FLOOR:
DESIGN LIVE LOADS:
FIRST FLOOR = 250 PSF (UNIFORM)
8,000 PSF (CONCENTRATED)

WIND:
BASIC WIND SPEED (3 SECOND GUST) = 115 MPH
EXPOSURE = B
WALL DEFLECTION LIMITS:
STANDARD LIVE LOAD = L/240

SEISMIC:
DESIGN CATEGORY (IRC Table R301.2.2.1.1) = C

SOIL:
BEARING CAPACITY = 2000 PSF (ASSUMED)

SCOPE OF WORK

NOTE:
THE ADDITION PORTION OF THE PROJECT IS BEING CONSTRUCTED AS NEW CONSTRUCTION. THE MATERIAL SPECIFICATIONS PROVIDED ARE INTENDED FOR USE IN NEW CONSTRUCTION OR IN CASES WHERE EXISTING BUILDING MATERIALS OR FRAMING MEMBERS DO NOT MEET THE STRUCTURAL INTEGRITY REQUIREMENTS SET FORTH BY THE LOCAL BUILDING CODE.

FLOOR PLAN FRAMING NOTES

- NOTES PER THE 2021 VIRGINIA RESIDENTIAL CODE
- THE FLOOR PLAN AND FRAMING NOTES PROVIDED OFFER GENERAL GUIDELINES FOR CONSTRUCTION AND RENOVATION. THE FOCUS OF THIS PROJECT IS ON THE NEW ADDITION.
 - **WALL CONSTRUCTION**:**
 - WOOD STUD WALL FRAMING SHALL BE 2"x4" SPACED AT 16" ON CENTER (TYPICAL), UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 - INSTALL 1/2" NOMINAL PLYWOOD WALL SHEATHING ON EXTERIOR WALLS AND 1/2" GYPSUM DRYWALL ON ALL INTERIOR WALLS.
 - REFER TO WALL SECTIONS FOR ADDITIONAL DETAILS.
 - **EXTERIOR DIMENSIONS**:**
 - EXTERIOR DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF WALL SHEATHING OR CMU WALLS.
 - WINDOW AND DOOR DIMENSIONS ARE REFERENCED FROM THE CENTERLINE OF THE OPENING. VERIFY ALL ROUGH OPENINGS.
 - INTERIOR DIMENSIONS ARE FROM FINISHED WALL SURFACE TO FINISHED WALL SURFACE.
 - NEW STUD WALLS HAVE A NOMINAL THICKNESS OF 4 1/2" (3 1/2" STUD + 2 LAYERS OF 1/2" GYPSUM BOARD), AND EXISTING STUD WALLS HAVE A NOMINAL THICKNESS OF 5", UNLESS OTHERWISE NOTED.
 - **EXTERIOR WALLS FOR NEW CONSTRUCTION**:**
 - ALL WALL SHEATHING MUST BE FULLY COVERED WITH A WATER/VAPOR BARRIER SUCH AS TYVEK HOUSE WRAP (OR EQUIVALENT) BEFORE THE INSTALLATION OF WINDOWS AND SIDING.
 - **HEADER SIZES**:**
 - THE CONTRACTOR SHALL DETERMINE THE SIZE OF HEADERS OVER DOORS, WINDOWS, AND CASED OPENINGS IN ACCORDANCE WITH APPLICABLE BUILDING CODES, IF NOT SHOWN ON THE PLANS.
 - **POINT LOAD SUPPORT**:**
 - UNDER POINT LOADS, INSTALL SOLID LUMBER BLOCKING TIGHTLY FROM THE UNDERSIDE OF THE SUBFLOOR TO THE TOP OF WALL FRAMING, GIRDERS, MASONRY PIERS, OR MASONRY FOUNDATION WALLS. THE BLOCKING MUST BE THE SAME SIZE AS THE JOIST MEMBERS.
 - **ENGINEERED LUMBER**:**
 - USE MANUFACTURED LUMBER SUCH AS WOOD I-JOISTS (WIJ), LAMINATED VENEER LUMBER (LVL), AND PARALLEL STRAND LUMBER (PSL) AS MANUFACTURED BY "TRUS JOIST" OR EQUIVALENT WHERE REQUIRED.
 - **JOIST AND BEAM HANGERS**:**
 - PROVIDE JOIST AND BEAM HANGERS AS MANUFACTURED BY "SIMPSON" OR EQUIVALENT.
 - **ROOF FRAMING**:**
 - INSTALL A METAL 3-WAY ANCHOR CLIP ON EACH ROOF RAFTER OR TRUSS AT THE BEARING CONNECTION TO THE WALL FRAMING.
 - **WALL BLOCKING**:**
 - PROVIDE BLOCKING IN WALLS AS NECESSARY FOR ALL PLUMBING FIXTURES, EQUIPMENT, AND FURNISHINGS. VERIFY LOCATIONS WITH THE OWNER AND EQUIPMENT SPECIFICATIONS BEFORE CLOSING THE WALLS WITH DRYWALL.

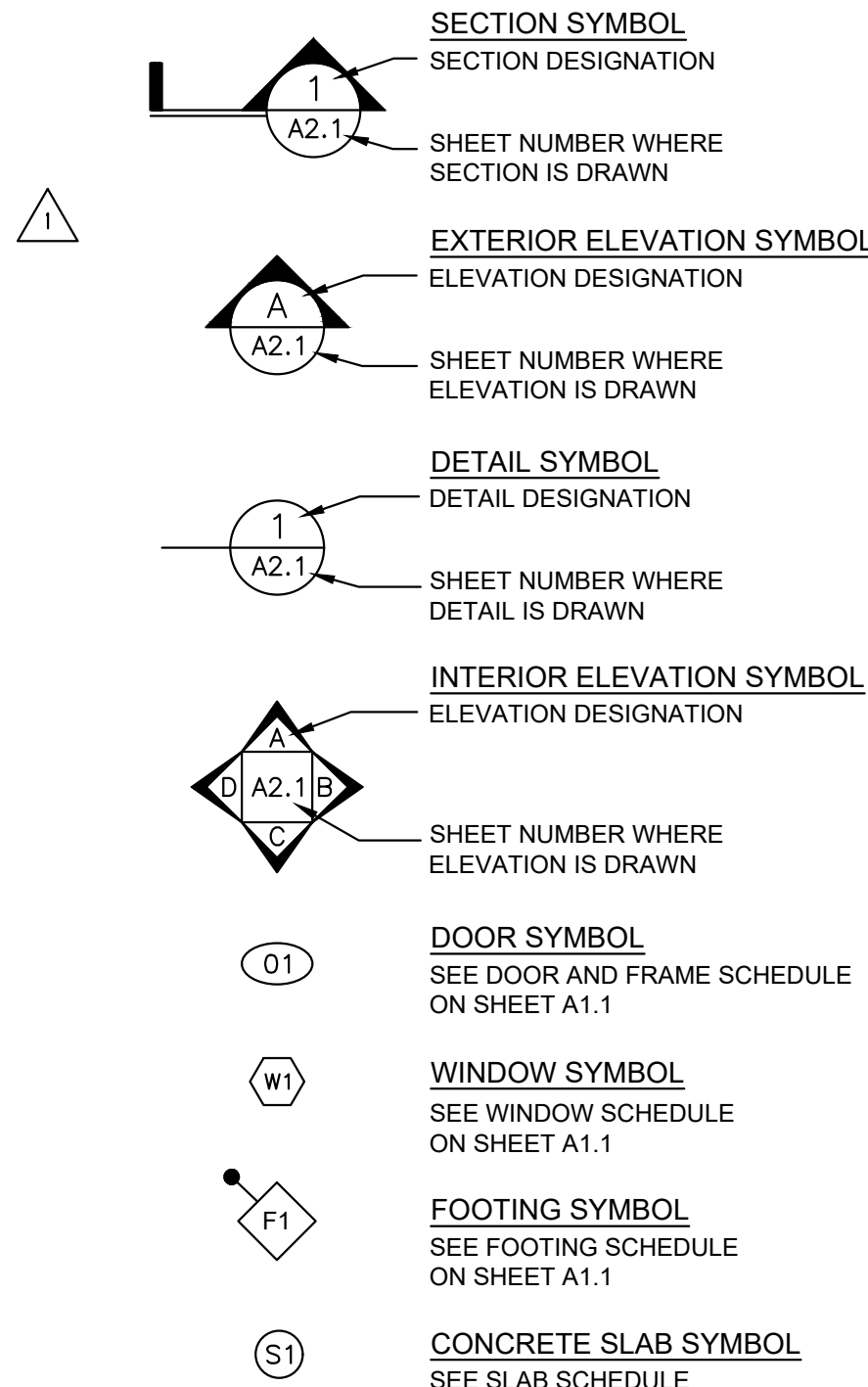
CONSTRUCTION NOTES

- ENSURE ALL CONNECTIONS ARE NEAT, SECURE, AND WEATHERPROOF AT EXTERIOR LOCATIONS, IN COMPLIANCE WITH THE 2021 VIRGINIA RESIDENTIAL CODE (VRC).
- COORDINATE THE PLACEMENT OF ALL FRAMING MEMBERS, INCLUDING WALLS, FLOORS, CEILINGS, AND ROOF STRUCTURES, TO ALLOW PROPER INSTALLATION OF ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS AND FIXTURES.
- PROVIDE ADEQUATE BLOCKING WITHIN WALL FRAMING FOR WALL-MOUNTED CABINETY, SHELVING, EQUIPMENT, AND FIXTURES TO ENSURE FIRM SUPPORT. COORDINATE WITH ALL SUBCONTRACTORS, OWNERS, AND EQUIPMENT SUPPLIERS BEFORE ENCLOSING FRAMING.
- FOR HEADERS OVER DOORS, WINDOWS, AND CASED OPENINGS NOT SPECIFIED IN THE PLANS, THE CONTRACTOR MUST DETERMINE THE APPROPRIATE SIZE ACCORDING TO THE APPLICABLE BUILDING CODES. (2021 VRC R602.7)
- ROOF RAFTERS SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE 2021 VIRGINIA RESIDENTIAL CODE (VRC) (R802.4(1)) AND APPLICABLE LOAD REQUIREMENTS. THE CONTRACTOR MUST ENSURE RAFTERS ARE SPACED AND FASTENED AS PER CODE AND DESIGN SPECIFICATIONS. WHERE APPLICABLE, USE ENGINEERED RAFTERS, AND SUBMIT SIGNED AND SEALED SHOP DRAWINGS BY A LICENSED ENGINEER, VERIFY RAFTER SIZES, SPANS, AND BRACING REQUIREMENTS TO SUPPORT ROOF LOADS, INCLUDING SNOW, WIND, AND ANY ADDITIONAL LIVE LOADS. COORDINATE RAFTER PLACEMENT WITH ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS TO AVOID CONFLICTS.

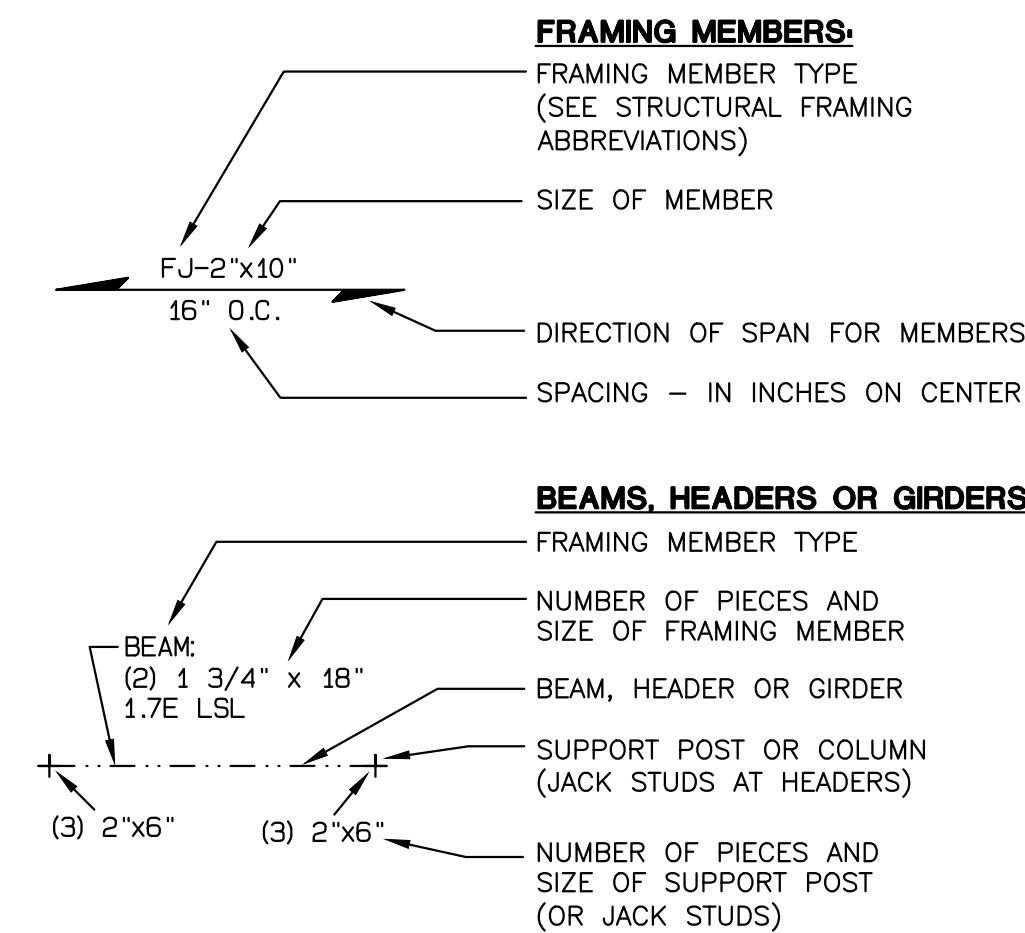
ABBREVIATIONS

ABV.	ABOVE	DWG.	DRAWING	LSL	LAMINATED STRAND LUMBER	TH.	THRESHOLD TYPE
ADA	AMERICANS WITH DISABILITIES ACT	EJ	EXPANSION JOINT	LVL	LAMINATED VENEER LUMBER	TYP.	TYPICAL
A.F.F.	ABOVE FINISH FLOOR	E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	M.O.	MASONRY OPENING	U.O.	UNLESS NOTED OTHERWISE
A.S.F.	ABOVE SUB-FLOOR	ELEV.	ELEVATION	MAX.	MAXIMUM	WJ	WOOD JOISTS
BOT.	BOTTOM	EQ.	EQUAL	MIN.	MINIMUM	WP	WORK POINT
CMU	CONCRETE MASONRY UNIT	EA. V.	EACH WAY	NO. or #	NUMBER	W.W.M.	WELDED WIRE MESH
CJ	CONTROL JOINT	EX.	EXISTING	O.C.	ON CENTER		
CL	CEILING JOIST	FD	FLOOR DRAIN	OPP.	OPPOSITE		
CL	CENTER LINE	FJ	FLOOR JOIST	O.H.	OPPOSITE HAND		
C.O.	CASED OPENING	FHS	FULL HEIGHT STUDS	PSL	PARALLEL STRAND LUMBER		
CONC.	CONCRETE	FIN.	FINISH	REF.	REFERENCE		
CONT.	CONTINUOUS	HR.	HOUR	RR.	ROOF RAFTER		
DIA. or Ø	DIAMETER	IBC	INTERNATIONAL BUILDING CODE	SIM.	SIMILAR		
DS	DOWNSPOUT	J.S.	JACK STUD	SQ. FT.	SQUARE FEET		
DS/SB	DOWNSPOUT WITH SPLASHBLOCK	LBS.	POUNDS	T&G	TONGUE AND GROOVE		

SYMBOLS LEGEND



STRUCTURAL FRAMING



NAILING SCHEDULE

Construction Element	Nail Type	Size	Spacing	Notes
Roof Sheathing (unblocked except for gable ends)	8d Nails	8d (2.5)	6" o.c. at edges; 12" o.c. in the field	Use galvanized nails for exterior applications.
	Air Gun Nails	8d x .113	4 1/2" o.c. at edges; 9" o.c. in the field	Ensure proper air gun settings to avoid overdriving.
	8d Nails	8d (2.5)	4" o.c. at gable and truss to gable/plate	
	Air Gun Nails	8d x .113	3" o.c. at gable and truss to gable/plate	
Wall Sheathing (including shear walls)	8d Nails	8d (2.5)	6" o.c. at edges; 12" o.c. in the field	All edge joints must be blocked.
Ceiling Plywood (all edges blocked)	8d Nails	8d (2.5)	6" o.c. at edges; 12" o.c. in the field	
Floor Plywood (blocked)	8d Nails	8d (2.5)	6" o.c. at edges; 12" o.c. in the field	3/4" T&G plywood required.
Studs to Plate	16d Nails	16d (3.5)	2 nails (end-nailed)	Alternatively, 4-8d (2.5) nails (toe-nailed).
Double Studs	10d Nails	10d (3.0)	9" o.c.	
Double Top Plate	10d Nails	10d (3.0)	10" o.c.	
Built-Up Headers	16d Nails	16d (3.5)	Two rows at 12" o.c., staggered	
Metal Anchors	-	-	Per details or schedule	Follow structural details for specific requirements.
Blocking	16d Nails	16d (3.5)	2 nails (end-nailed)	Alternatively, 4-8d (2.5) nails (toe-nailed).
Rafters and Ceiling Rafters	16d Nails	16d (3.5)	12" o.c. to p.t. plates or 2x4 nailer	
	16d Nails	16d (3.5)	9" o.c. toe-nailed to top plates (OPTION)	

*NOTES:
1. O.C. stands for "on center."
2. Additional nailing may be required as specified in construction details.
3. Use common nails or air gun nails as per project requirements.
4. All fasteners should be corrosion-resistant when used in exterior applications.
5. Ensure that nails are driven flush with the surface, but do not overdrive.
6. Always check local amendments to the USBC and specific project requirements for any variations or additional requirements.
7. Consult structural details for specific fastening requirements based on design loads."

MATERIAL SPECIFICATIONS

METAL ROOFING:
ASPHALT SHINGLE ROOFING

ROOFING UNDERLAYMENT:
30 LB. ASPHALT SATURATED FELT PAPER.

WATERPROOFING UNDERLAYMENT:
INSTALL A MINIMUM 2"-0" WIDE (40 MIL) PEEL-AND-STICK WATERPROOFING UNDERLAYMENT AT ALL EAVES, RAKES, RIDGES, HIPs, VALLEYS, AND ACROSS THE ENTIRE ROOF AREA FOR ROOFS WITH A PITCH OF 4:12 OR LOWER.

WALL UNDERLAYMENT:
INSTALL TYVEK HOUSE WRAP AS AN AIR AND MOISTURE BARRIER TO COMPLETELY WRAP THE BUILDING, OR USE SHEATHING WITH AN INTEGRAL WEATHER BARRIER, ENSURING ALL JOINTS ARE TAPED.

SIDING:
±7" EXPOSURE HARDI PLANK SIDING OR EQUIVALENT

BATT INSULATION: (WHERE REQUIRED)
USE 2"x4" WALL FRAMING WITH R-15 INSULATION, AND 2"x6" WALL FRAMING WITH R-21 INSULATION. THE TRUSS BOTTOM CHORDS SHOULD BE INSULATED TO R-49, FACED WITH A VAPOR BARRIER. THE R-VALUES SPECIFIED ARE TYPICAL UNLESS OTHERWISE NOTED IN THE DRAWINGS. PROVIDE VENT BAFFLES AS REQUIRED.

DESIGN CRITERIA

THE FOLLOWING LIVE AND DEAD LOAD ASSUMPTIONS FOR ROOF, CEILING AND FLOOR HAVE BEEN USED IN THE PREPARATION OF THIS PLAN UNLESS OTHERWISE NOTED.

	LIVE LOAD	DEAD LOAD	TOTAL LOAD	DEFLECTION Δ
ROOF (MEDIUM OR HIGH SLOPE)	20 PSF	10 PSF	30 PSF	L / 180
CEILING (1/2" DRYWALL WITH LIMITED STORAGE)	20 PSF	10 PSF	30 PSF	L / 240
SECONDARY FLOORS (ROOMS & ATTICS WITH STAIRS)	30 PSF	10 PSF	40 PSF	L / 360
PRIMARY FLOOR (ALL ROOMS)	40 PSF	10 PSF	50 PSF	L / 360

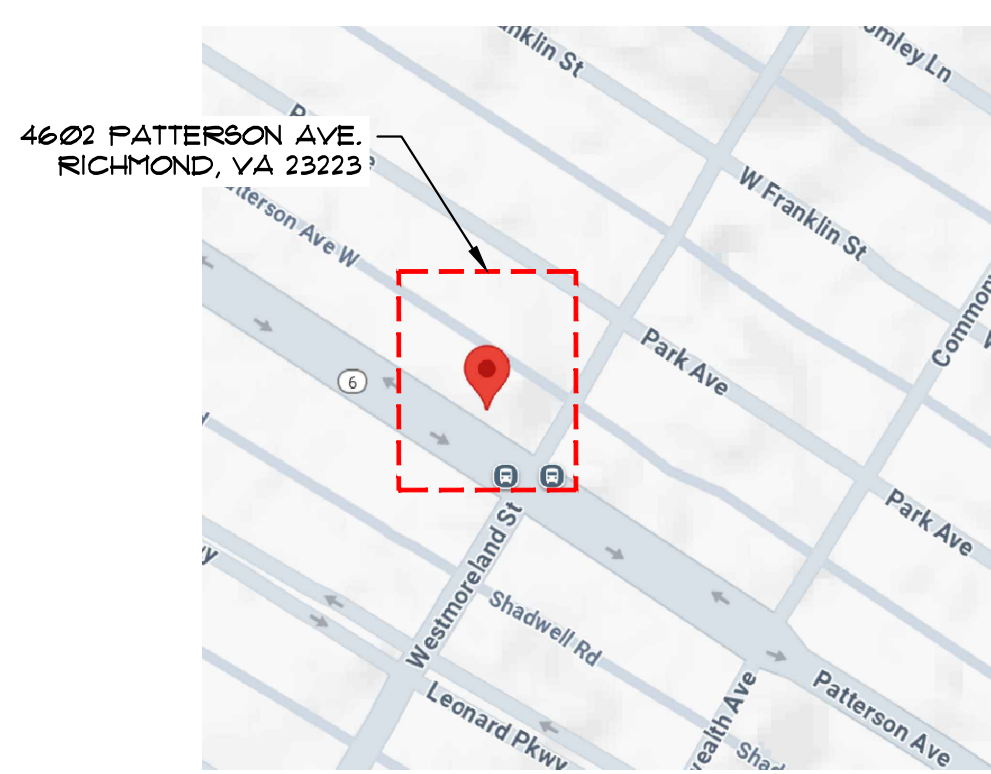
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For any questions or inquiries regarding this disclaimer or the construction drawings, please contact us at:
lmsm@vectorellecad.com
804-874-9784

AREA SITE PLAN REFERENCE



BUILDING DATA

CODE:	VIRGINIA RESIDENTIAL CODE, 2021
USE GROUP:	R-3
CONSTRUCTION TYPE:	5B
SQUARE FOOTAGE:	
INTERIOR CONDITIONED SPACES: (EXISTING HOUSE)	
1st FLOOR	1,147 Sq.Ft.
INTERIOR CONDITIONED SPACES: (NEW ADDITION)	
BASEMENT	428 Sq.Ft.
1st FLOOR	513 Sq.Ft.
2nd FLOOR	787 Sq.Ft.
INTERIOR NON-CONDITIONED SPACES:	
GARAGE	363 Sq.Ft.
TOTAL INTERIOR CONDITIONED AREA (EXISTING)	1,147 Sq.Ft.
TOTAL INTERIOR CONDITIONED AREA (NEW)	1,728 Sq.Ft.
TOTAL INTERIOR NON-CONDITIONED AREA	363 Sq.Ft.
TOTAL AREA (ENTIRE DWELLING)	3,238 Sq.Ft.
NOTE: SQUARE FOOTAGE AREAS ARE CALCULATED TO OUTSIDE FACE OF EXTERIOR WALLS.	

DRAWING INDEX

A0.1 TITLE SHEET	A3.1 BUILDING SECTIONS
A1.1 FOUNDATION PLANS and DETAILS	A3.2 BUILDING SECTIONS
A1.2 FLOOR PLANS	A3.3 BUILDING SECTIONS
A1.3 FLOOR FRAMING PLANS	A3.4 WALL SECTION and DETAILS
A1.4 TRUSS DETAILS	A4.1 BRACED WALLS
A2.1 EXISTING EXTERIOR ELEVATIONS	A4.2 BRACED WALL DETAILS
A2.2 EXTERIOR ELEVATIONS	

TITLE SHEET

AUDET RESIDENCE ADDITION
4602 PATTERSON AVENUE
RICHMOND, VA 23223
LIZ AUDET

PROJECT:



CONTRACTOR:
PRICE BUILDERS VA, LLC
2962 GAFFNEY RD
RICHMOND, VA 23237

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Date:

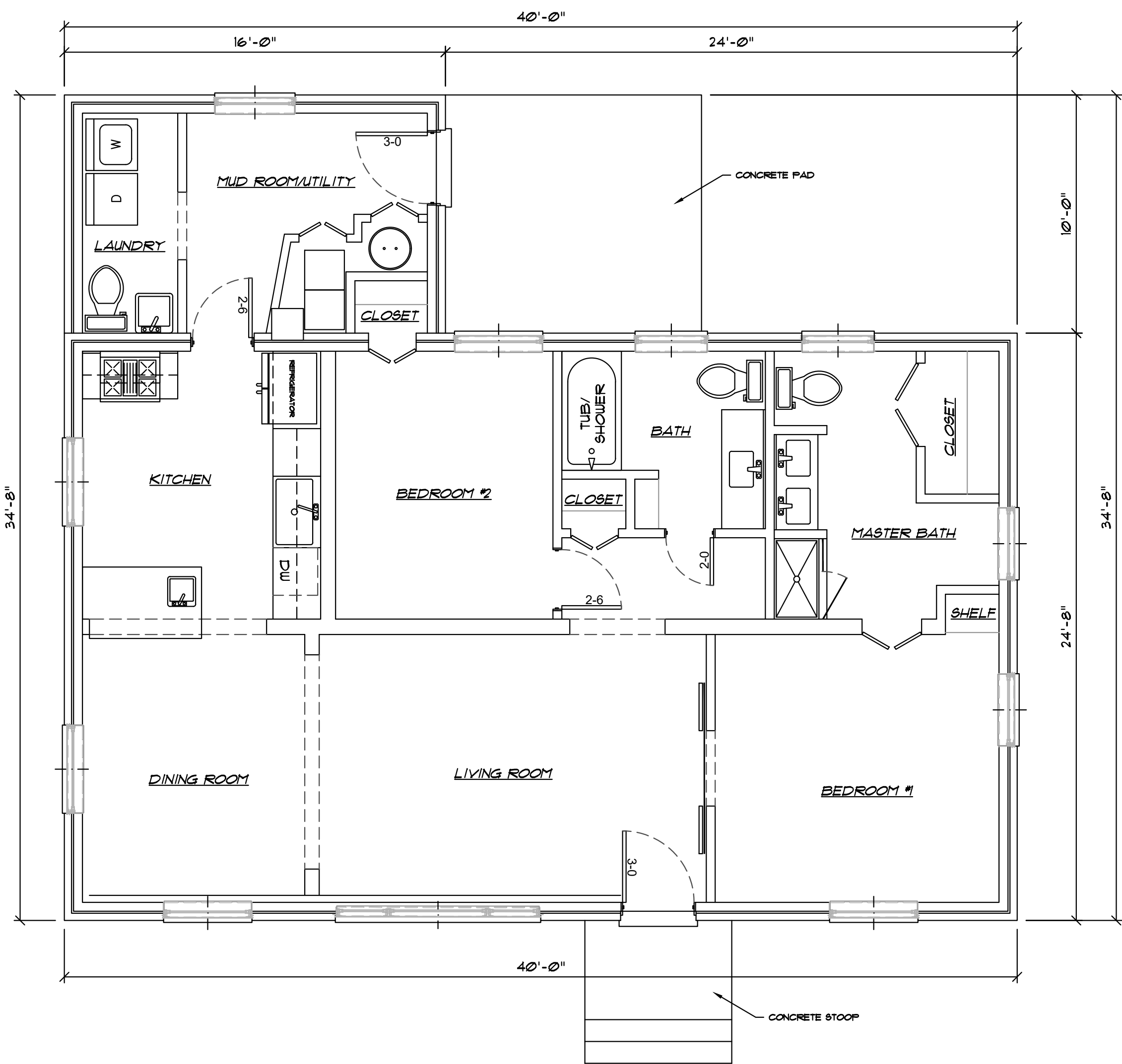
9/26/24

Project No.:

2024-53

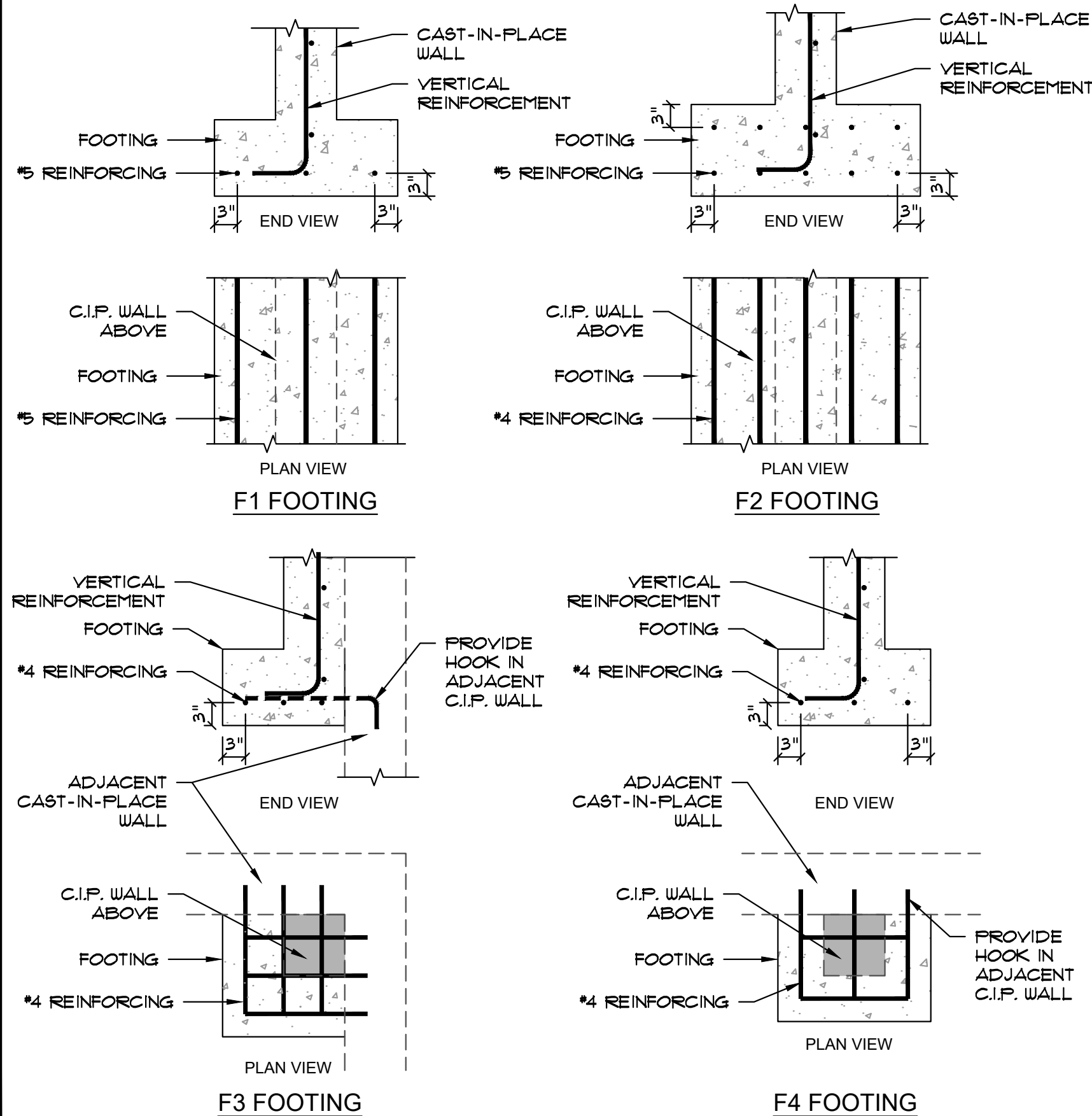
Sheet No.:

A0.1



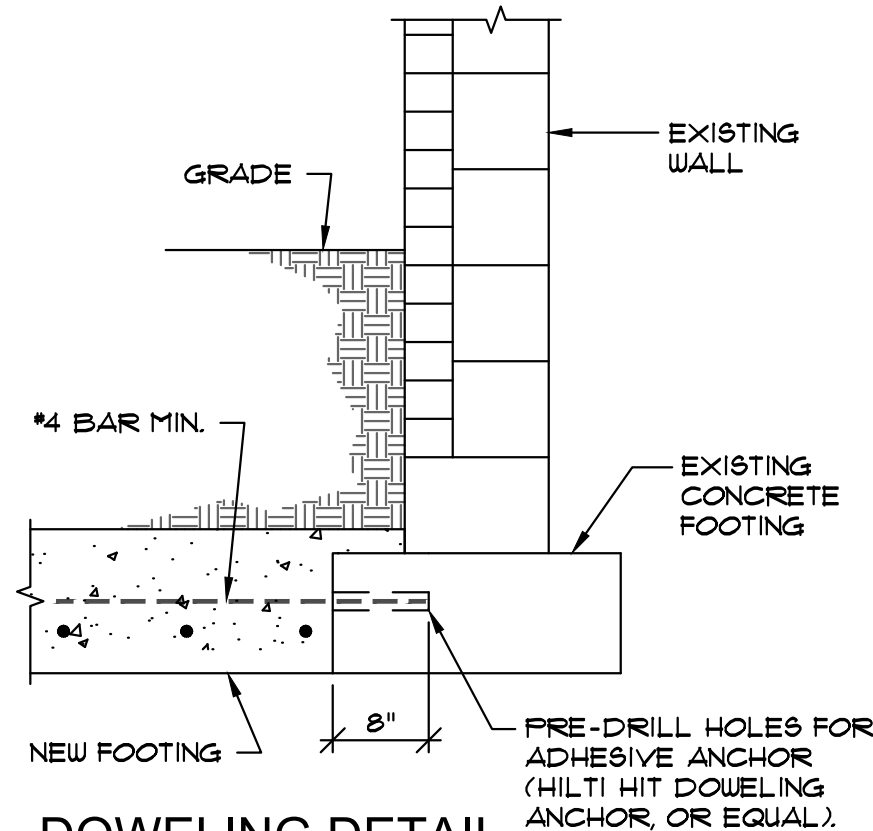
EXISTING FLOOR PLAN

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



FOOTING DETAILS

SCALE: 3/4" = 1'-0"



DOWELING DETAIL

NOT TO SCALE

CLOSET CRAWL SPACE

FOUNDATION VENTILATION

(Net-Free Vent Area)

PER 2018 IBC 1202.4.1.1 / 2018 VRC R408.2

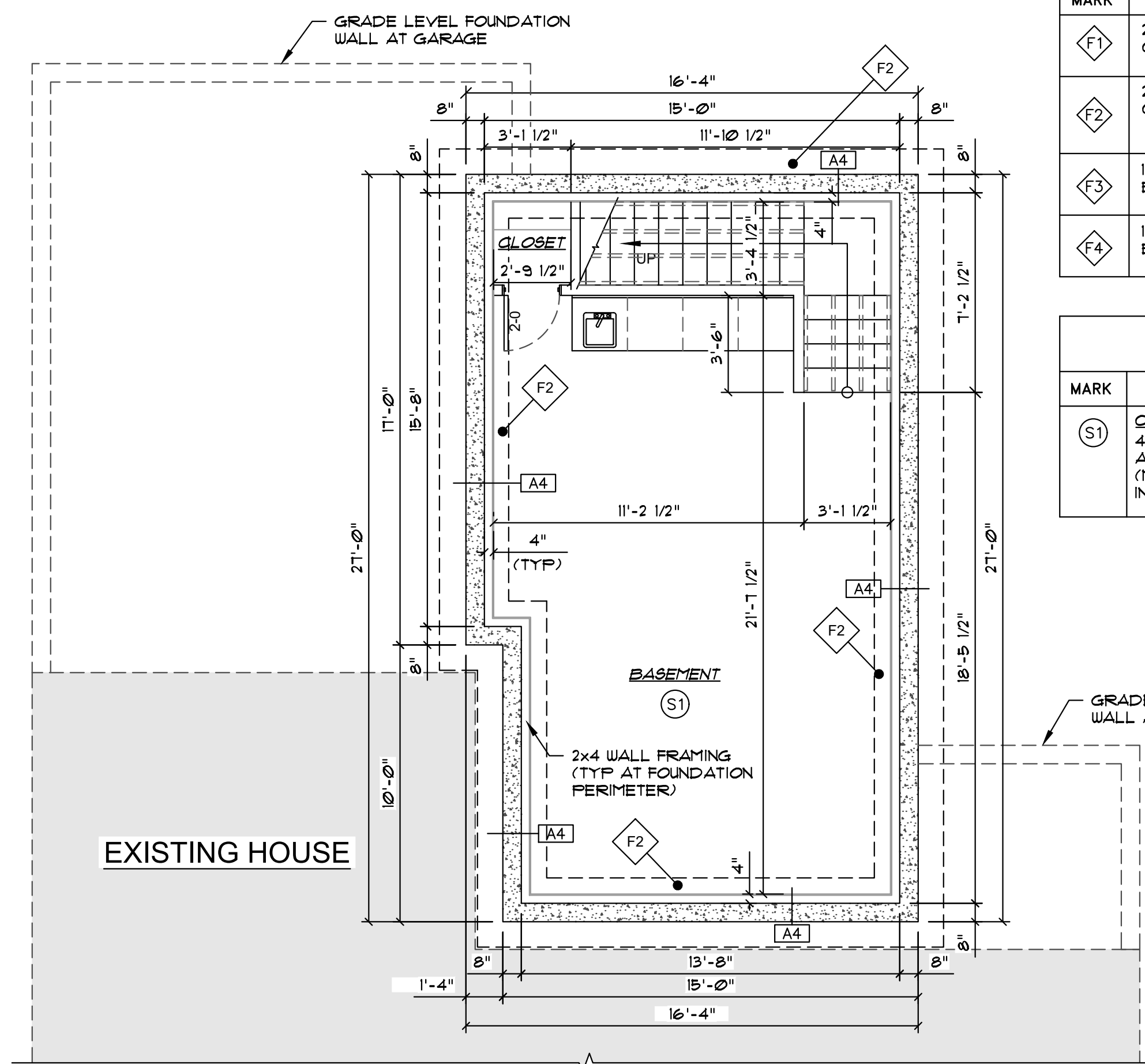
TOTAL FOUNDATION SQ. FT. = 51 / 150 = 0.3 SQ. FT. NET NFVA
NFVA PER SQ. IN. = 48.96

VENTING OPTIONS

FOUNDATION VENT @ 40 SQ. IN NFVA
FOUNDATION VENT @ 57 SQ. IN NFVA
FOUNDATION VENT @ 70 SQ. IN NFVA

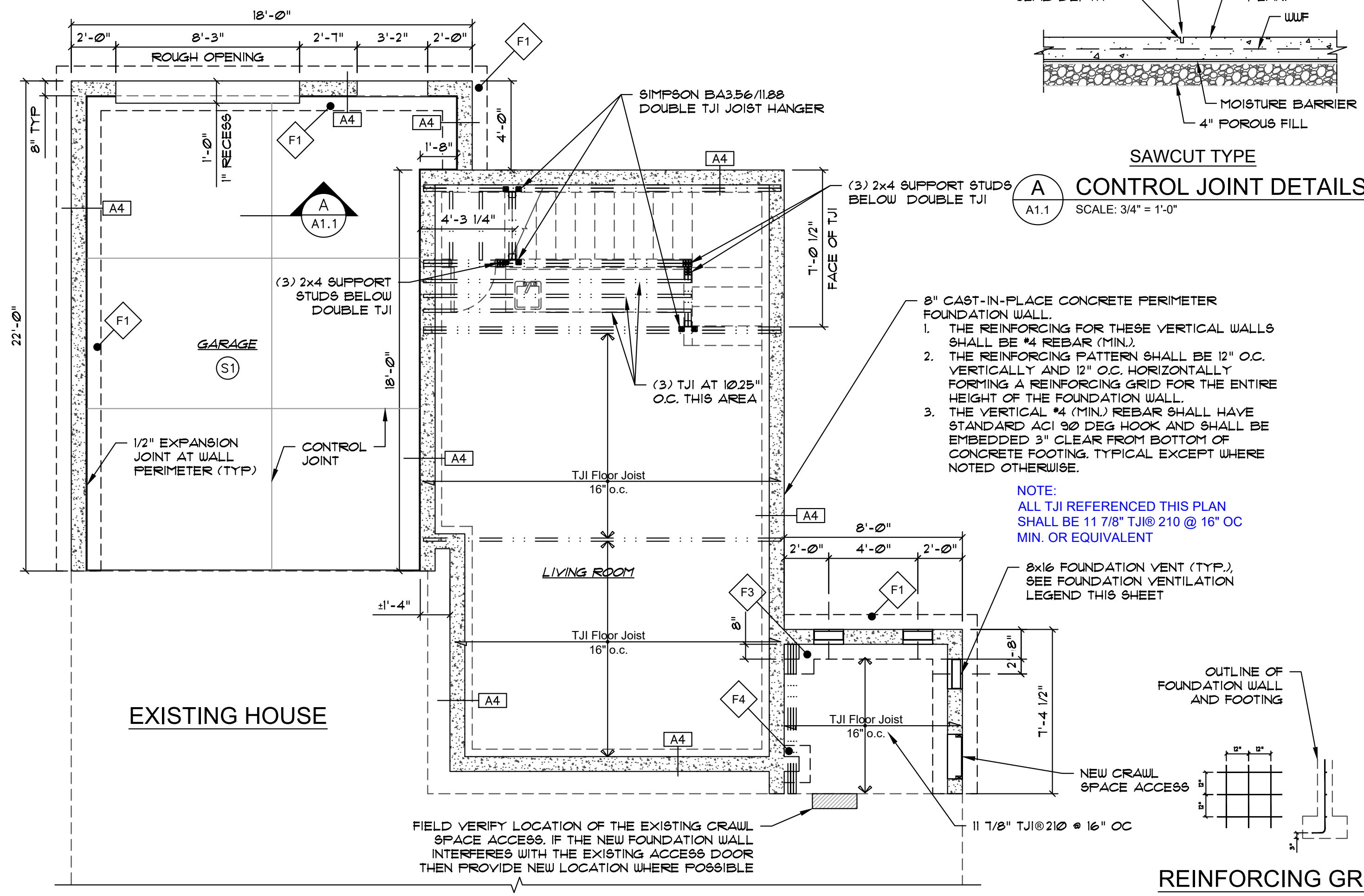
VENTING RESULTS

40 SQ. IN NFVA VENT = 1.2
57 SQ. IN NFVA VENT = 0.9
70 SQ. IN NFVA VENT = 0.7



BASEMENT FOUNDATION PLAN

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



FOUNDATION PLAN AT GRADE LEVEL ADDITIONS

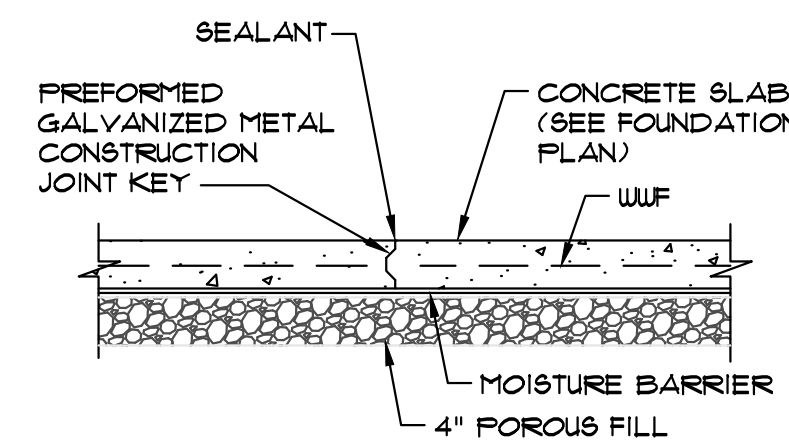
SCALE: 1/4" = 1'-0"

FOOTING SCHEDULE

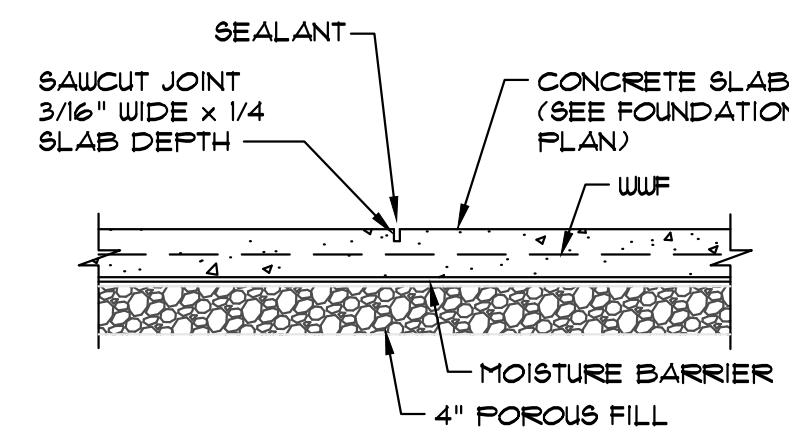
MARK	SIZE/TYPE	REINFORCING
F1	2'-0" WIDE x 10" DEEP, CONTINUOUS FOOTING	(3) #5 BARS CONTINUOUS, BOTTOM, 3" COVER
F2	2'-6" WIDE x 1'-0" DEEP, CONTINUOUS FOOTING	2 LAYERS OF (5) #4 BARS CONTINUOUS, BOTTOM LAYER 3" FROM BOTTOM, TOP LAYER 9" FROM BOTTOM, 3" COVER
F3	1'-4" x 1'-4" x 10" DEEP, BEAM SUPPORT PIER FOOTING	(3) #4 BARS EACH WAY, BOTTOM, 3" COVER
F4	1'-2" x 1'-8" x 10" DEEP, BEAM SUPPORT PIER FOOTING	(3) #4 BARS AT 20" SPAN, (2) #4 BARS AT 14" SPAN, BOTTOM, 3" COVER

SLAB SCHEDULE

MARK	DESCRIPTION
S1	CONCRETE SLAB ON GRADE: 4" CONCRETE SLAB WITH 6x6-W2.9xW2.9 WUF REINFORCING, 2" COVER AT TOP OF SLAB, WITH SYNTHETIC FIBER REINFORCING (MACROSYNTHETIC FIBERS 0.012 INCH THICK (MINIMUM)) x 0.5 TO 2.5 INCH LENGTH, 0.2 TO 1% BY VOLUME



CONSTRUCTION TYPE



SAWCUT TYPE

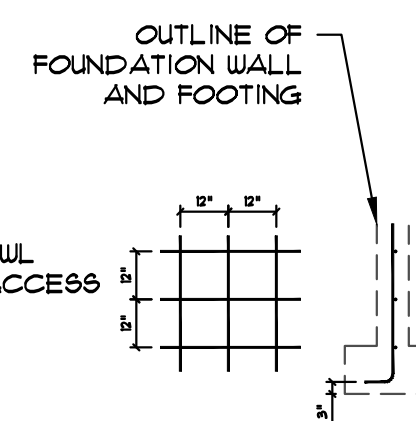
CONTROL JOINT DETAILS

SCALE: 3/4" = 1'-0"

- 8" CAST-IN-PLACE CONCRETE PERIMETER FOUNDATION WALL. THE REINFORCING FOR THESE VERTICAL WALLS SHALL BE #4 REBAR (MIN.).
- THE REINFORCING PATTERN SHALL BE 12" O.C. VERTICALLY AND 12" O.C. HORIZONTALLY FORMING A REINFORCING GRID FOR THE ENTIRE HEIGHT OF THE FOUNDATION WALL.
 - THE VERTICAL #4 (MIN.) REBAR SHALL HAVE STANDARD ACI 90 DEG HOOK AND SHALL BE EMBEDDED 3" CLEAR FROM BOTTOM OF CONCRETE FOOTING, TYPICAL EXCEPT WHERE NOTED OTHERWISE.

NOTE:
ALL TJI REFERENCED THIS PLAN SHALL BE 11 7/8" TJI @ 210 @ 16" OC MIN. OR EQUIVALENT

8x16 FOUNDATION VENT (TYP.), SEE FOUNDATION VENTILATION LEGEND THIS SHEET



REINFORCING GRID

SCALE: NONE
TYPICAL ALL CAST-IN-PLACE FOUNDATION WALLS



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REV	DESCRIPTION	DATE
1	Revised code info to be 2021	5/22/25
0	1st Submission	1/27/25

FOUNDATION PLANS and DETAILS

AUDET RESIDENCE ADDITION
4602 PATTERSON AVENUE
RICHMOND, VA 23223
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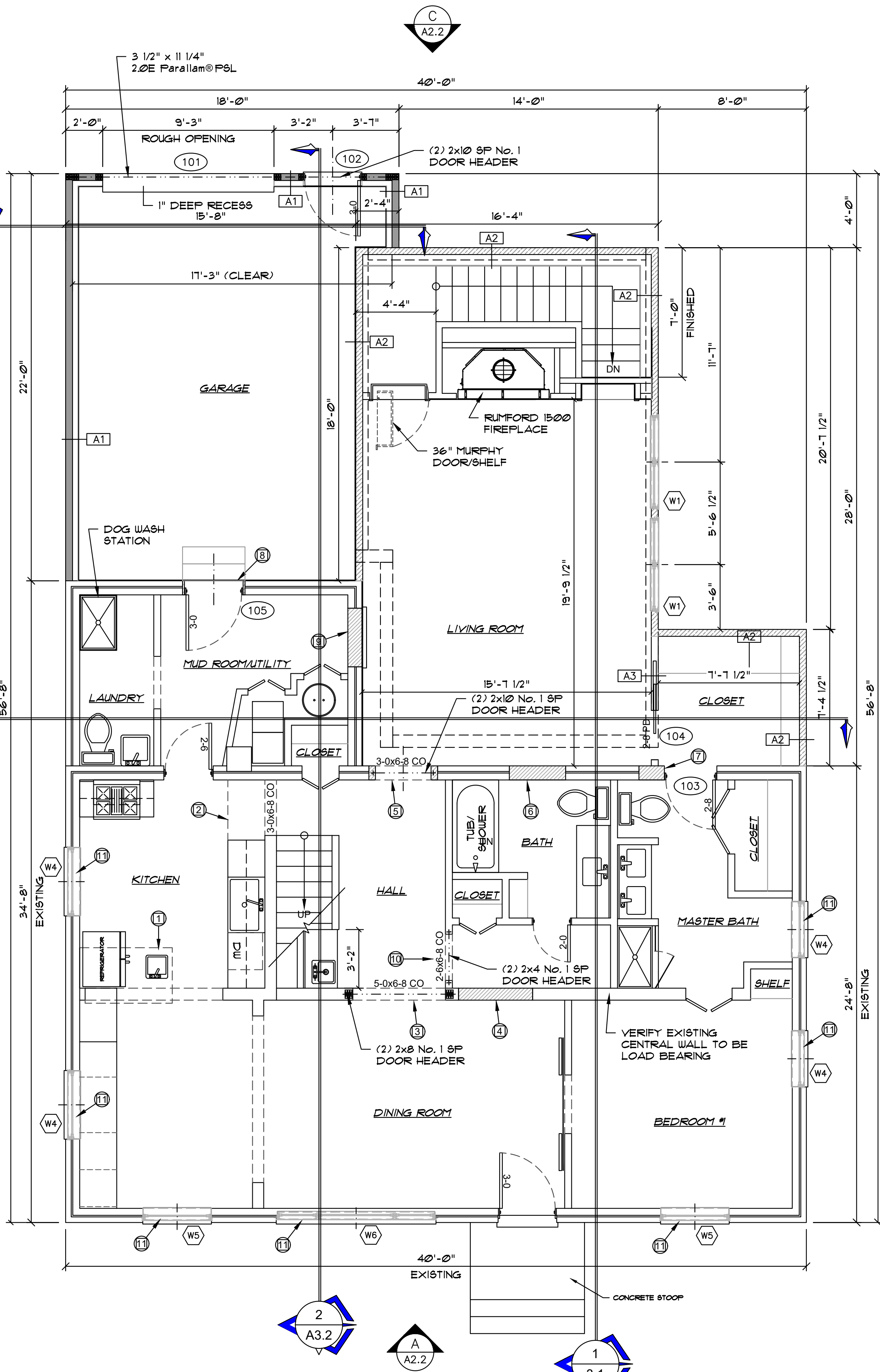
PROJECT:

CONTRACTOR:	PRICE BUILDERS VA, LLC 2962 GAFFNEY RD RICHMOND, VA 23237
DATE:	9/26/24
PROJECT NO.:	2024-53
SHEET NO.:	A1.1

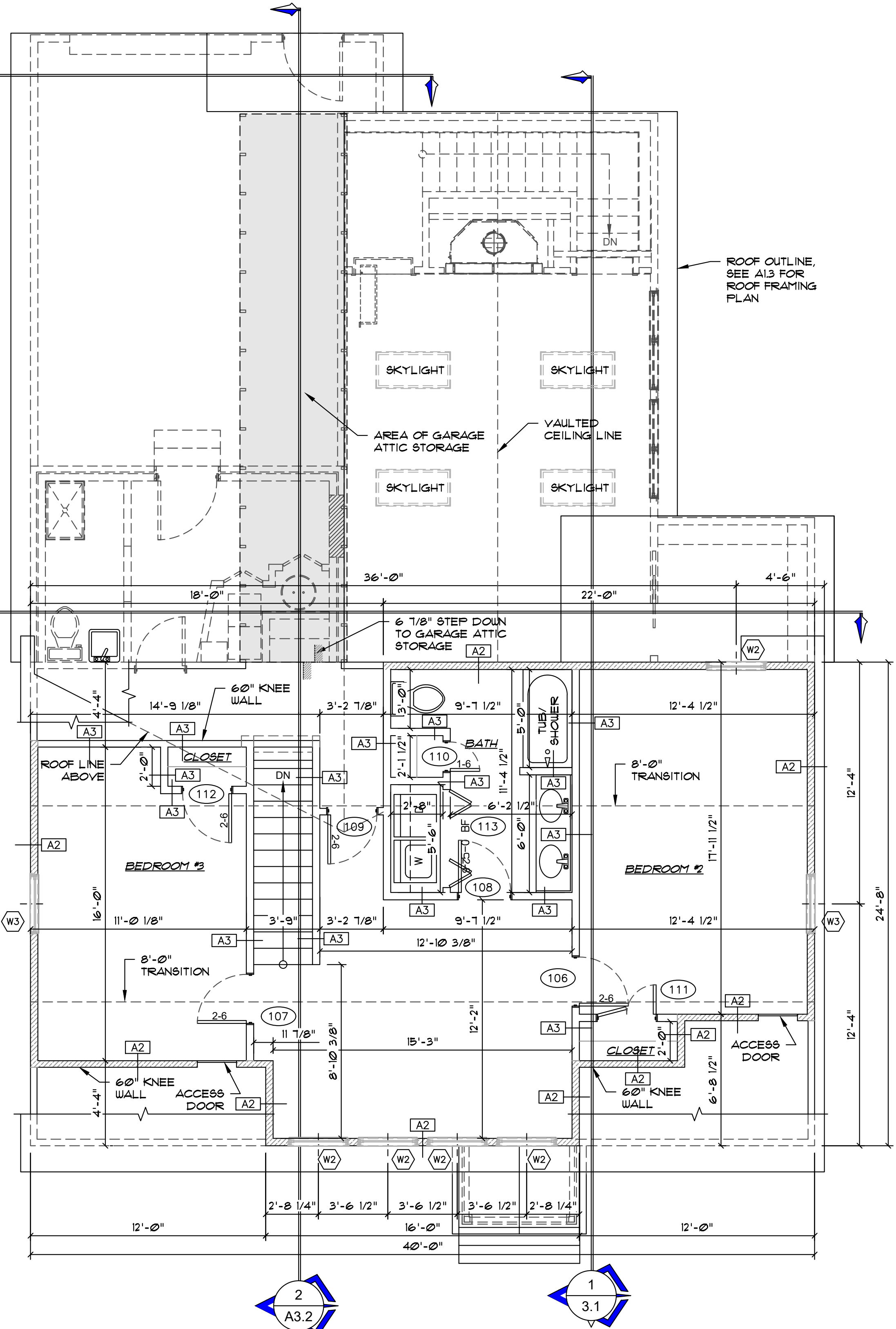
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DEMOLITION NOTES	
MARK	DESCRIPTION
(1)	REMOVE EXISTING PENINSULA SINK, COUNTER TOP, CABINETS AND FAUCET. REMOVE ALL PLUMBING AND PROPERLY TERMINATE ALL DRAINS, VENTS AND WATER SUPPLIES. AT FLOOR, APPLY NEW FLOORING TO MATCH EXISTING
(2)	REMOVE KITCHEN CABINETS WHERE REFRIGERATOR IS LOCATED. CREATE NEW CASED WALL OPENING AND FRAME OPENING WITH NEW HEADER, JAMBS AND TRIM. FINISH ALL ADJACENT WALLS TO MATCH EXISTING AND REPLACE/REPAIR FLOOR TO MATCH EXISTING.
(3)	CREATE NEW CASED WALL OPENING AND FRAME OPENING WITH NEW HEADER, JAMBS AND TRIM. FINISH ALL ADJACENT WALLS TO MATCH EXISTING AND REPLACE/REPAIR FLOOR TO MATCH EXISTING.
(4)	REMOVE ALL CASED OPENING TRIM AND INSTALL WALL FRAMING AS REQUIRED. FINISH ALL ADJACENT WALLS TO MATCH EXISTING AND REPLACE/REPAIR FLOOR TO MATCH EXISTING.
(5)	REMOVE EXISTING WINDOW, WALL FRAMING, BRICK, DRYWALL IN THE AREA INDICATED ON PLANS. INSTALL NEW DOOR HEADER, ALL REQUIRED JAMBS AND TRIM. FINISH ALL ADJACENT WALLS TO MATCH EXISTING AND REPLACE/REPAIR FLOOR TO MATCH EXISTING.
(6)	REMOVE EXISTING WINDOW. INSTALL WALL FRAMING AS REQUIRED. FINISH ALL ADJACENT WALLS TO MATCH EXISTING AND REPLACE/REPAIR FLOOR TO MATCH EXISTING.
(7)	REMOVE EXISTING WINDOW, WALL FRAMING, BRICK, DRYWALL IN THE AREA INDICATED ON PLANS. INSTALL NEW DOOR HEADER, WALL FRAMING, JAMBS, TRIM AND DOOR. FINISH ALL ADJACENT WALLS TO MATCH EXISTING AND REPLACE/REPAIR FLOOR TO MATCH EXISTING.
(8)	REMOVE EXISTING WINDOW, WALL FRAMING, BRICK, DRYWALL IN THE AREA INDICATED ON PLANS. INSTALL NEW DOOR HEADER, ALL REQUIRED JAMBS, TRIM AND DOOR. FINISH ALL ADJACENT WALLS TO MATCH EXISTING AND REPLACE/REPAIR FLOOR TO MATCH EXISTING.
(9)	REMOVE EXISTING DOOR. INSTALL WALL FRAMING AS REQUIRED. FINISH ALL ADJACENT WALLS TO MATCH EXISTING AND REPLACE/REPAIR FLOOR TO MATCH EXISTING, WHERE REQUIRED.
(10)	REMOVE EXISTING DOOR AND TRIM. CREATE NEW CASED WALL OPENING AND FRAME OPENING WITH NEW HEADER, JAMBS AND TRIM. FINISH ALL ADJACENT WALLS TO MATCH EXISTING AND REPLACE/REPAIR FLOOR TO MATCH EXISTING.
(11)	REMOVE EXISTING WINDOW AND REPLACE WITH NEW CASEMENT STYLE WINDOW. G.C. TO FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING NEW WINDOWS.

WALL LEGEND	
	NEW EXTERIOR PARTITIONS: 3 1/2" WOOD STUDS, 16" O.C. MAXIMUM WITH 1/2" GYPSUM BOARD EACH SIDE. NO BATT INSULATION, FIRE RATING = 0
	NEW EXTERIOR PARTITIONS W/GB: 3 1/2" WOOD STUDS, 16" O.C. MAXIMUM WITH 1/2" WALL SHEATHING ON EXTERIOR SIDE, AND 1/2" GYPSUM WALL BOARD ON INTERIOR SIDE. FILL WALL CAVITY WITH BATT INSULATION AND TYVEK OR EQUIVALENT WATER/VAPOR BARRIER AT EXTERIOR SURFACE, FIRE RATING = 0
	NEW INTERIOR PARTITIONS: 3 1/2" WOOD STUDS, 16" O.C. MAXIMUM WITH 1/2" GYPSUM WALL BOARD EACH SIDE. WITH NO INSULATION, FIRE RATING = 0
	NEW EXTERIOR FOUNDATION PARTITIONS: 8" NOMINAL CAST-IN-PLACE CONCRETE AS NOTED ON PLANS. VERTICAL AND HORIZONTAL REINFORCING AS SHOWN ON PLANS AND SECTIONS.
DIMENSION NOTES	
1. DIMENSIONS TO NEW WALLS ARE MEASURED FROM THE FACE OF FINISHED SURFACE TO THE FACE OF FINISHED SURFACE. DIMENSIONS TO EXISTING WALLS ARE MEASURED TO THE FACE OF FINISH MATERIAL.	
2. MASONRY WALL DIMENSIONS ARE NOMINAL.	
3. DO NOT SCALE DRAWINGS. THE DIMENSIONS PROVIDED ARE INTENDED TO BE ACCURATE AND SHALL TAKE PRECEDENCE. CONTRACTOR MUST FIELD-VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES.	



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



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



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FLOOR PLANS	
AUDET RESIDENCE ADDITION	
4602 PATTERSON AVENUE	
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PROJECT:	

CONTRACTOR:	PRICE BUILDERS VA, LLC 2962 GAFFNEY RD RICHMOND, VA 23237
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Date:	9/26/24
Project No.:	2024-53
Sheet No.:	A1.2

AT 2nd FLOOR ATTIC

ROOF VENTILATION

(Net-Free Vent Area)

PER 2018 IBC 1202.2.1 / 2018 VRC R806.2

TOTAL ATTIC SQ. FT = **708** /150 = **4.72** SQ. FT. NET NFVA
NFVA PER SQ. IN. = **679.7** SQ. IN./2 =
INTAKE VENTILATION NFVA = **339.8** SQ. IN. NET NFVA
EXHAUST VENTILATION NFVA = **339.8** SQ. IN. NET NFVA

INTAKE - VENTED SOFFIT @ 7.53 SQ. IN. NFVA
INTAKE - SOFFIT VENT @ 50 SQ. IN NFVA (OPTIONAL)
EXHAUST - ROOF VENT @ 60 SQ. IN NFVA
EXHAUST - RIDGE VENT @ 18 SQ. IN NFVA
EXHAUST - LOUVER VENT @ 141 SQ. IN NFVA (18"x24")

VENTING OPTIONS

INTAKE-VENTED SOFFIT = **45.13** SQ. IN.
INTAKE-SOFFIT VENT = **7** VENTS (OPTIONAL)
EXHAUST-ROOF VENT = **6** VENTS
EXHAUST-RIDGE VENT = **19** VENTS
EXHAUST-LOUVER = **2** LOUVERS

AT 16' DORMER

ROOF VENTILATION

(Net-Free Vent Area)

PER 2018 IBC 1202.2.1 / 2018 VRC R806.2

TOTAL ATTIC SQ. FT = **158** /150 = **1.05** SQ. FT. NET NFVA
NFVA PER SQ. IN. = **151.7** SQ. IN./2 =
INTAKE VENTILATION NFVA = **75.84** SQ. IN. NET NFVA
EXHAUST VENTILATION NFVA = **75.84** SQ. IN. NET NFVA

INTAKE - VENTED SOFFIT @ 7.53 SQ. IN. NFVA
INTAKE - SOFFIT VENT @ 50 SQ. IN NFVA (OPTIONAL)
EXHAUST - ROOF VENT @ 60 SQ. IN NFVA
EXHAUST - RIDGE VENT @ 18 SQ. IN NFVA
EXHAUST - LOUVER VENT @ 141 SQ. IN NFVA (18"x24")

VENTING OPTIONS

INTAKE-VENTED SOFFIT = **10.07** SQ. IN.
INTAKE-SOFFIT VENT = **2** VENTS (OPTIONAL)
EXHAUST-ROOF VENT = **1** VENTS
EXHAUST-RIDGE VENT = **4** VENTS
EXHAUST-LOUVER = **1** LOUVERS

CLOSET ROOF

ROOF VENTILATION

(Net-Free Vent Area)

PER 2018 IBC 1202.2.1 / 2018 VRC R806.2

TOTAL ATTIC SQ. FT = **78.6** /150 = **0.52** SQ. FT. NET NFVA
NFVA PER SQ. IN. = **75.46** SQ. IN./2 =
INTAKE VENTILATION NFVA = **37.73** SQ. IN. NET NFVA
EXHAUST VENTILATION NFVA = **37.73** SQ. IN. NET NFVA

INTAKE - VENTED SOFFIT @ 7.53 SQ. IN. NFVA
INTAKE - SOFFIT VENT @ 50 SQ. IN NFVA (OPTIONAL)
EXHAUST - ROOF VENT @ 60 SQ. IN NFVA
EXHAUST - RIDGE VENT @ 18 SQ. IN NFVA
EXHAUST - LOUVER VENT @ 141 SQ. IN NFVA (18"x24")

VENTING OPTIONS

INTAKE-VENTED SOFFIT = **5.01** SQ. IN.
INTAKE-SOFFIT VENT = **1** VENTS (OPTIONAL)
EXHAUST-ROOF VENT = **1** VENTS
EXHAUST-RIDGE VENT = **2** VENTS
EXHAUST-LOUVER = **0** LOUVERS

NEW ADDITION ATTIC & OVERLAY

ROOF VENTILATION

(Net-Free Vent Area)

PER 2018 IBC 1202.2.1 / 2018 VRC R806.2

TOTAL ATTIC SQ. FT = **1041** /150 = **6.94** SQ. FT. NET NFVA
NFVA PER SQ. IN. = **999.4** SQ. IN./2 =
INTAKE VENTILATION NFVA = **499.7** SQ. IN. NET NFVA
EXHAUST VENTILATION NFVA = **499.7** SQ. IN. NET NFVA

INTAKE - VENTED SOFFIT @ 7.53 SQ. IN. NFVA
INTAKE - SOFFIT VENT @ 50 SQ. IN NFVA (OPTIONAL)
EXHAUST - ROOF VENT @ 60 SQ. IN NFVA
EXHAUST - RIDGE VENT @ 18 SQ. IN NFVA
EXHAUST - LOUVER VENT @ 141 SQ. IN NFVA (18"x24")

VENTING OPTIONS

INTAKE-VENTED SOFFIT = **66.36** SQ. IN.
INTAKE-SOFFIT VENT = **10** VENTS (OPTIONAL)
EXHAUST-ROOF VENT = **8** VENTS
EXHAUST-RIDGE VENT = **28** VENTS
EXHAUST-LOUVER = **4** LOUVERS

AT 22' DORMER

ROOF VENTILATION

(Net-Free Vent Area)

PER 2018 IBC 1202.2.1 / 2018 VRC R806.2

TOTAL ATTIC SQ. FT = **218** /150 = **1.45** SQ. FT. NET NFVA
NFVA PER SQ. IN. = **209.3** SQ. IN./2 =
INTAKE VENTILATION NFVA = **104.6** SQ. IN. NET NFVA
EXHAUST VENTILATION NFVA = **104.6** SQ. IN. NET NFVA

INTAKE - VENTED SOFFIT @ 7.53 SQ. IN. NFVA
INTAKE - SOFFIT VENT @ 50 SQ. IN NFVA (OPTIONAL)
EXHAUST - ROOF VENT @ 60 SQ. IN NFVA
EXHAUST - RIDGE VENT @ 18 SQ. IN NFVA
EXHAUST - LOUVER VENT @ 141 SQ. IN NFVA (18"x24")

VENTING OPTIONS

INTAKE-VENTED SOFFIT = **13.9** SQ. IN.
INTAKE-SOFFIT VENT = **2** VENTS (OPTIONAL)
EXHAUST-ROOF VENT = **2** VENTS
EXHAUST-RIDGE VENT = **6** VENTS
EXHAUST-LOUVER = **1** LOUVERS

DOOR SCHEDULE

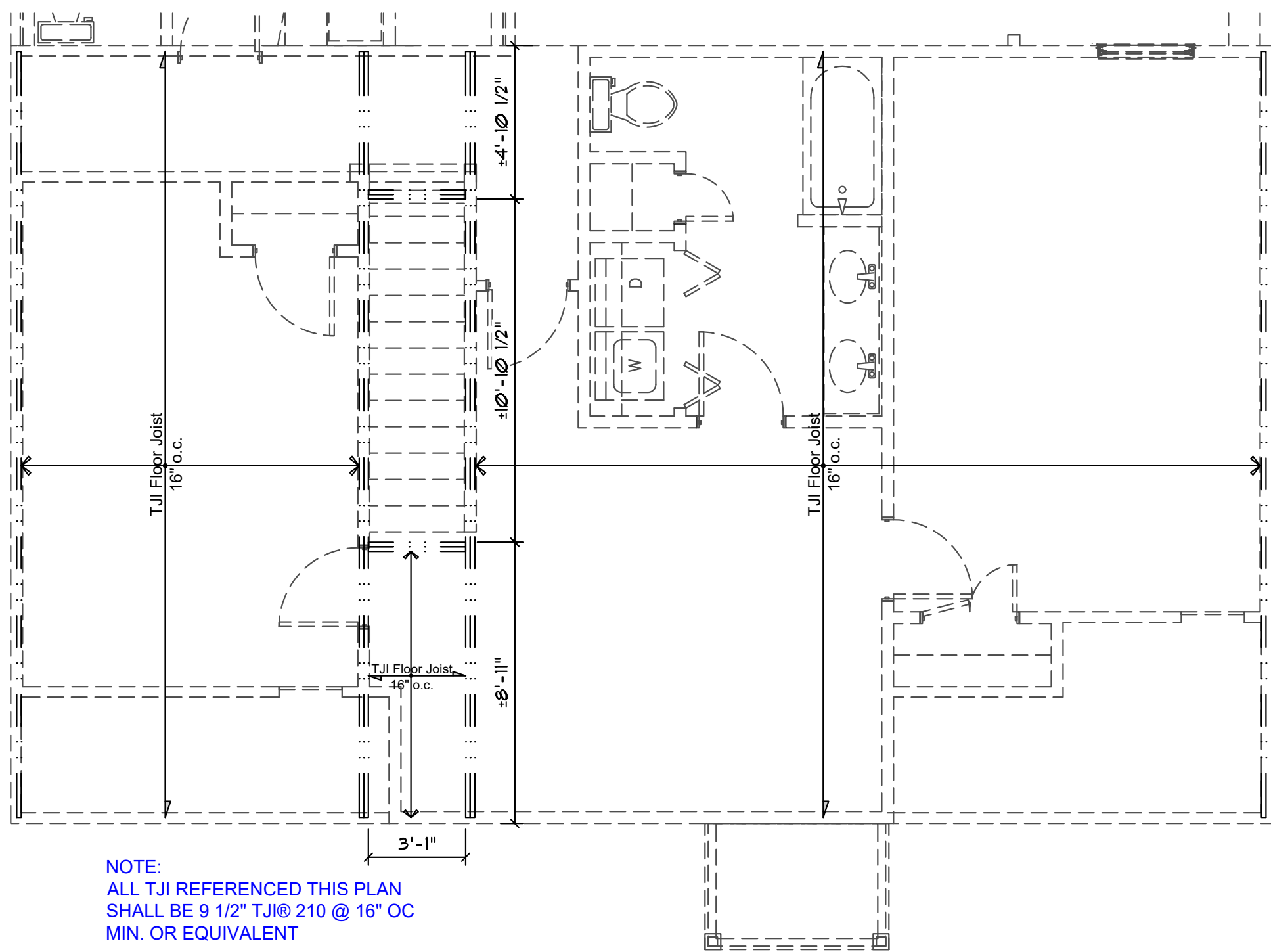
DOOR	DESCRIPTION	NOTES
101	9'-0" W x 8'-0" H GARAGE	METAL, SECTIONAL PANELS, RAIL SYSTEM, SLIDE BOLTS
102	3'-0" x 6'-8" x 1 3/4"	EXTERIOR, HALF GLASS, FIBER GLASS, HINGES, DEAD BOLT, LOCKSET
103	2'-8" x 6'-8" x 1 3/8"	INTERIOR, 6 PANEL, HOLLOW CORE, HINGES, CLOSET FUNCTION LATCH SET
104	2'-8" x 6'-8" x 1 3/8"	INTERIOR POCKET, 6 PANEL, HOLLOW CORE, ROLLER KIT, FINGER LATCH
105	3'-0" x 6'-8" x 1 3/8"	EXTERIOR, 6 PANEL, FIBER GLASS, HINGES, DEAD BOLT, LOCKSET
106	2'-6" x 6'-8" x 1 3/8"	INTERIOR, 6 PANEL, HOLLOW CORE, HINGES, PRIVACY LOCKSET
107	2'-6" x 6'-8" x 1 3/8"	INTERIOR, 6 PANEL, HOLLOW CORE, HINGES, PRIVACY LOCKSET
108	2'-8" x 6'-8" x 1 3/8"	INTERIOR, 6 PANEL, HOLLOW CORE, HINGES, PRIVACY LOCKSET
109	2'-6" x 6'-8" x 1 3/8"	INTERIOR, 6 PANEL, HOLLOW CORE, HINGES, CLOSET FUNCTION LATCH SET
110	1'-6" x 6'-8" x 1 3/8"	INTERIOR, 6 PANEL, HOLLOW CORE, HINGES, CLOSET FUNCTION LATCH SET
111	PAIR 1'-6" x 6'-8" x 1 3/8"	INTERIOR, 3 PANEL PER LEAF, HOLLOW CORE, HINGES, CLOSET FUNCTION LATCH SET
112	2'-6" x 6'-8" x 1 3/8"	INTERIOR, 6 PANEL, HOLLOW CORE, HINGES, CLOSET FUNCTION LATCH SET
113	BI-FOLD 5'-0" x 6'-8" x 1 3/8"	INTERIOR, 3 PANEL PER LEAF, HOLLOW CORE, HINGES, ROLLERS, TRACK AND PULL HANDLE

OWNER TO MAKE FINAL DECISION FOR DOOR STYLES AND DOOR HARDWARE

WINDOW SCHEDULE

MARK	QTY	SIZE/TYPE	R.O.	TYPE	MATERIAL	GLAZING
W1	2	(2) 2'-6" WIDE x 5'-0" HIGH	102.5" x 60.5"	DOUBLE CASEMENT	VINYL	1" IGU
W2	1	3'-0" WIDE x 4'-0" HIGH	36.5" x 48.5"	DOUBLE HUNG	VINYL	1" IGU
W3	2	3'-0" WIDE x 4'-0" HIGH	36.5" x 48.5"	CASEMENT	VINYL	1" IGU
W4	4	3'-0" WIDE x 4'-10" HIGH FIELD VERIFY EXISTING RO.	EXISTING	CASEMENT	VINYL	1" IGU
W5	2	3'-8" WIDE x 4'-10" HIGH FIELD VERIFY EXISTING RO.	EXISTING	CASEMENT	VINYL	1" IGU
W6	1	(2) 5'-4-3" WIDE x 4'-10" HIGH FIELD VERIFY EXISTING RO.	EXISTING	DOUBLE CASEMENT	VINYL	1" IGU

NOTE: WINDOWS ARE BASED ON SILVERLINE V3 WINDOWS. THE GENERAL CONTRACTOR SHALL VERIFY ALL FRAME AND ROUGH OPENING DIMENSIONS PRIOR TO FRAMING ALL WINDOW OPENINGS. OWNER SHALL VERIFY ALL PRODUCT PRIOR TO ORDERING.



NOTE:
ALL TJI REFERENCED THIS PLAN
SHALL BE 9 1/2" TJI@ 210 @ 16" OC
MIN. OR EQUIVALENT

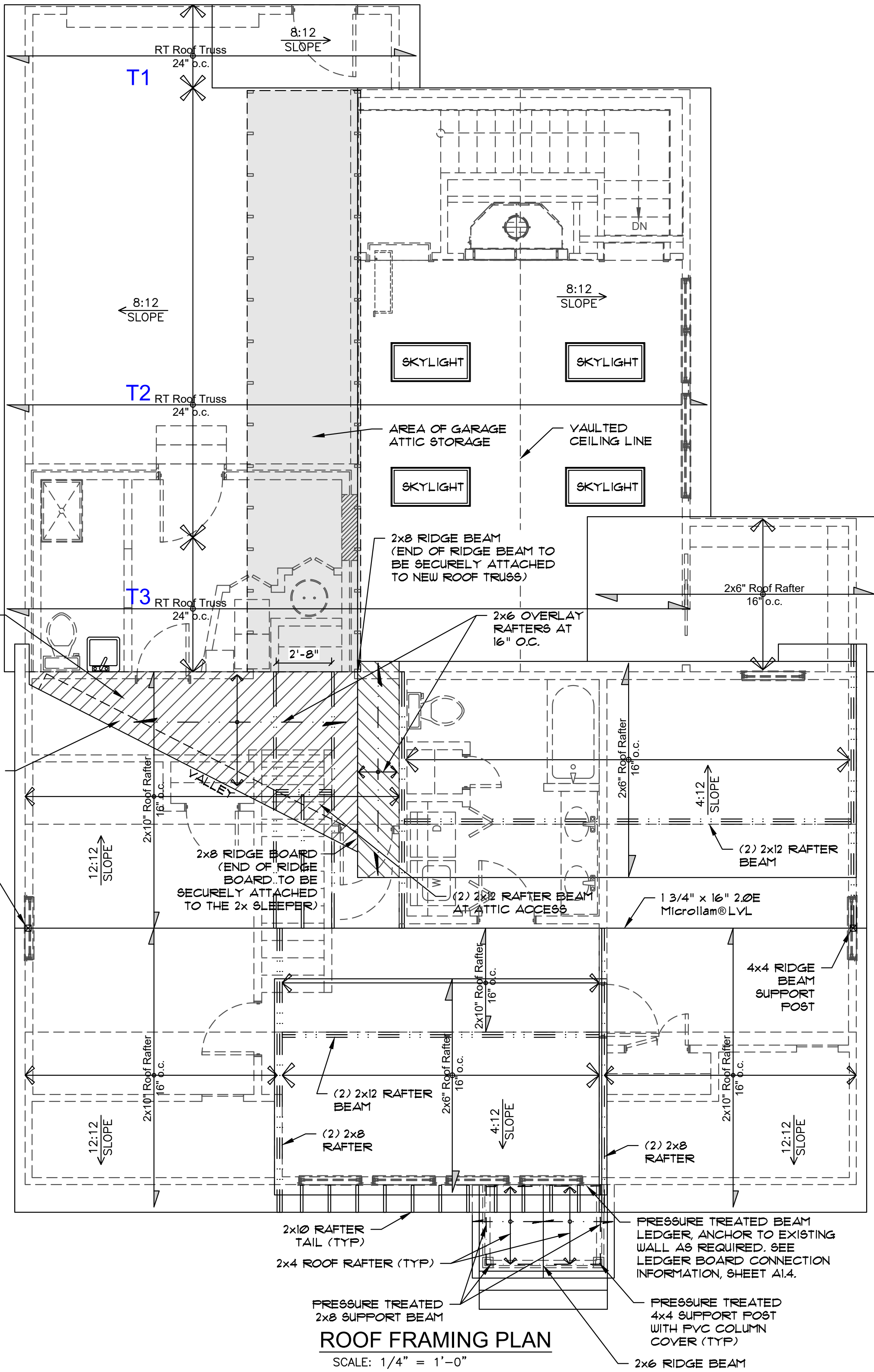
SECOND FLOOR FRAMING PLAN

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

HATCHING INDICATES
OVERLAY ROOF FRAMING
ATOP MAIN ROOF FRAMING
BELOW. SIZE AND
SPACING AS REQUIRED.

2x RAFTER SLEEPER AS
REQUIRED TO SUPPORT
THE FULL RAFTER TAIL
ATOP EXISTING ROOF
SHEATHING

4x4 RIDGE BEAM
SUPPORT POST



ROOF FRAMING PLAN

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



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1	Revised code info to be 2021	5/22/25
0	1st Submission	1/27/25

FLOOR FRAMING PLANS

AUDET RESIDENCE ADDITION

4602 PATTERSON AVENUE
RICHMOND, VA 23223

LIZ AUDET

PROJECT:



CONTRACTOR:
PRICE BUILDERS VA, LLC
2962 GAFFNEY RD
RICHMOND, VA 23237

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A1.3



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EXISTING EXTERIOR ELEVATIONS

AUDET RESIDENCE ADDITION
4602 PATTERSON AVENUE
RICHMOND, VA 23223
LIZ AUDET

PROJECT:



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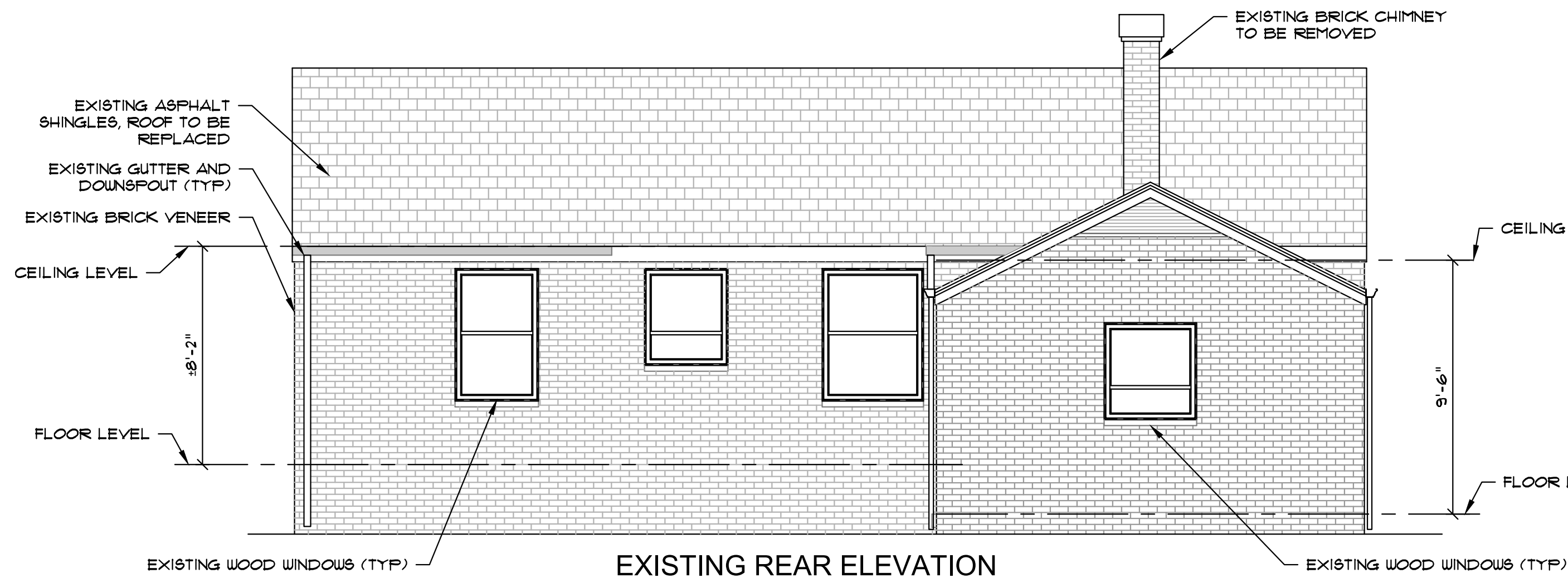
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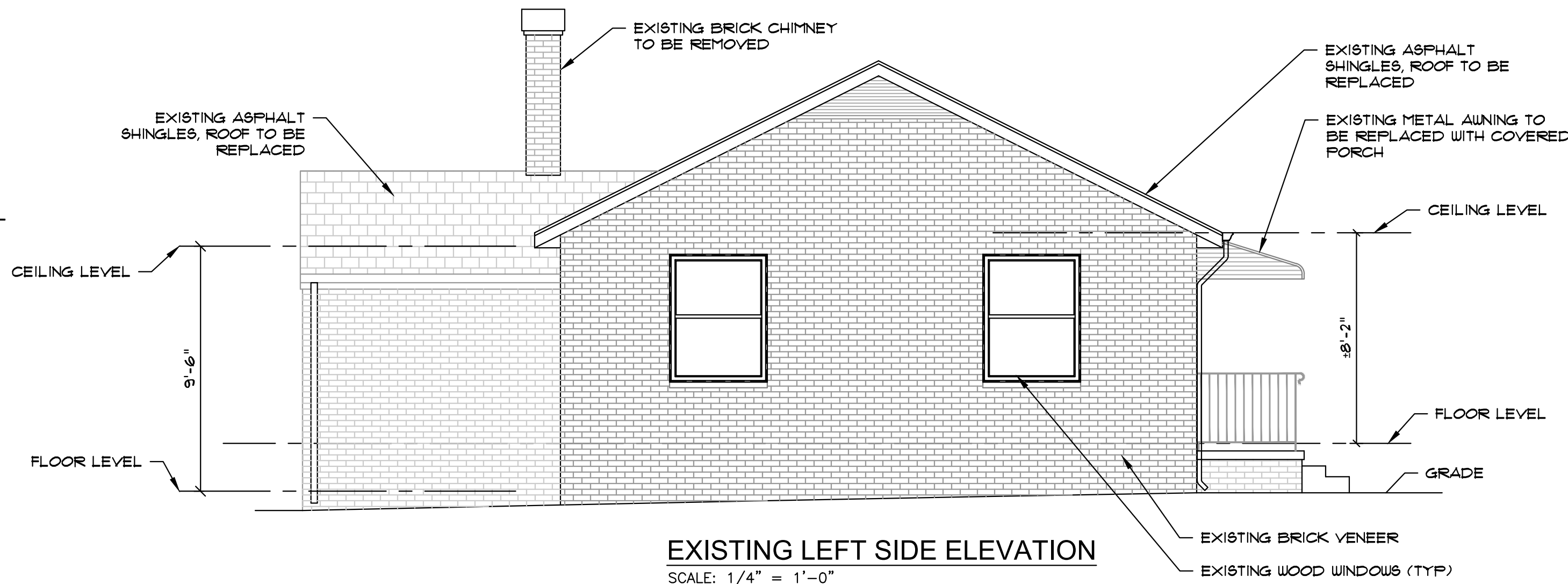
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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EXISTING EXTERIOR ELEVATIONS

AUDET RESIDENCE ADDITION
4602 PATTERSON AVENUE
RICHMOND, VA 23223
LIZ AUDET

PROJECT:



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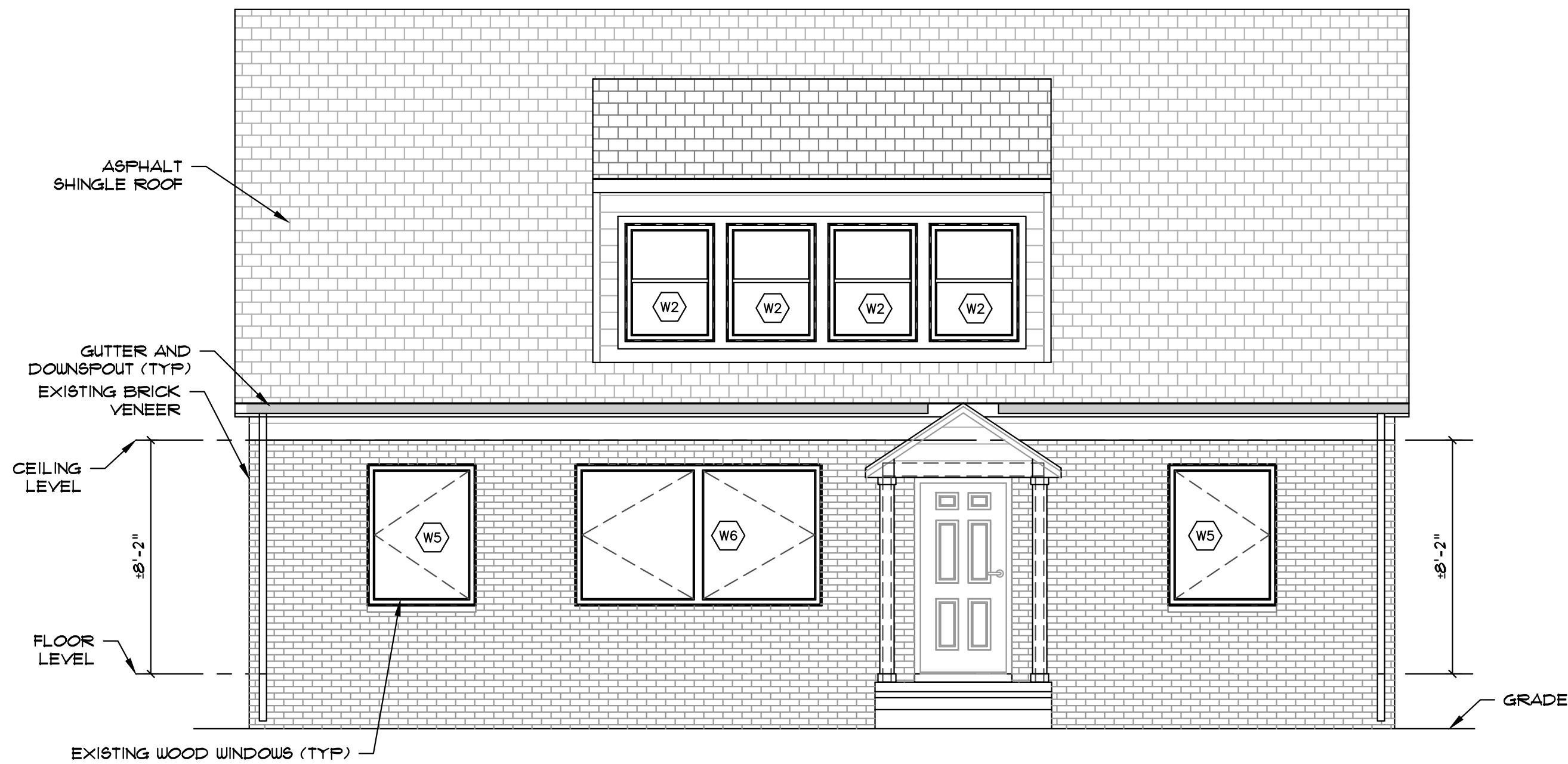
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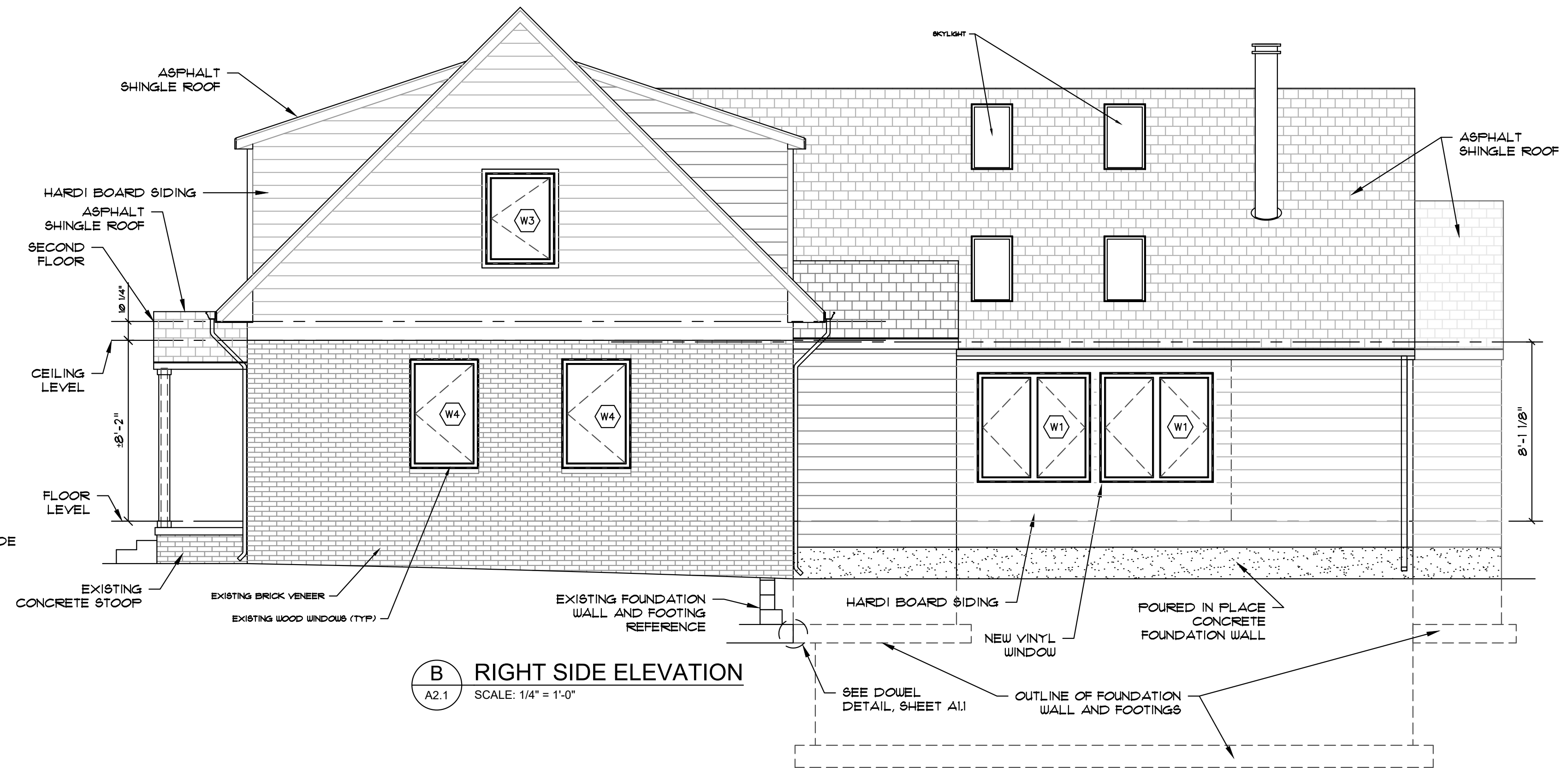
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2024-53

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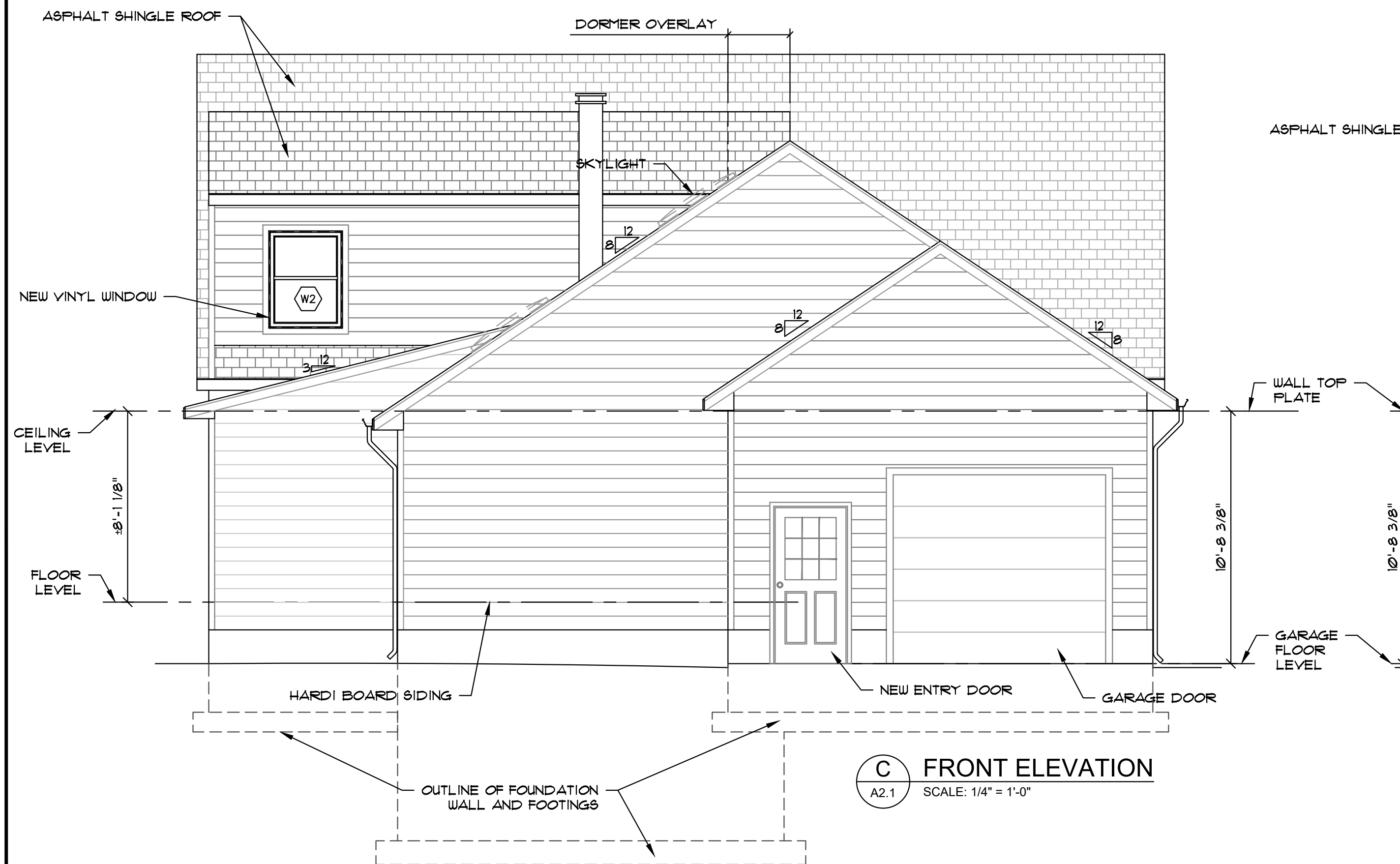
A2.2



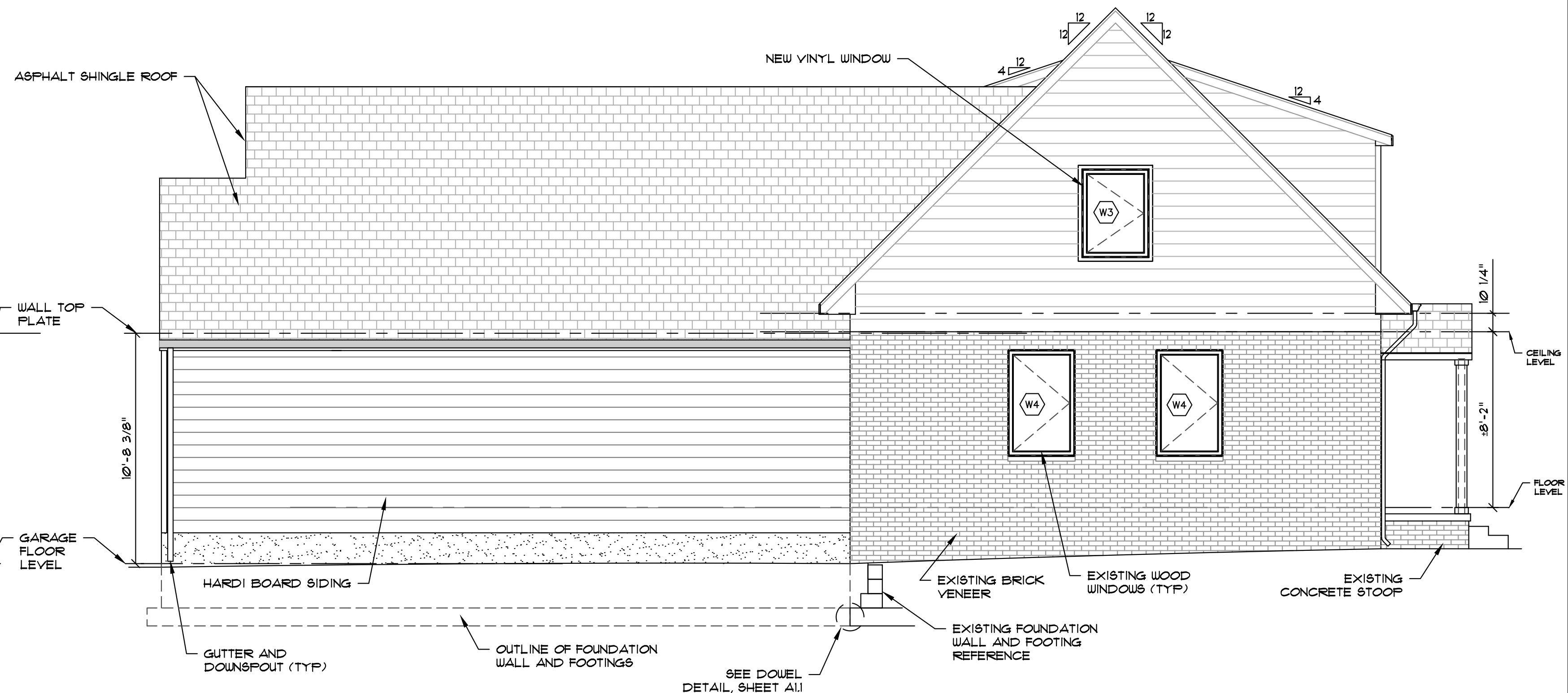
A FRONT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



B RIGHT SIDE ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



C FRONT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



D LEFT SIDE ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



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BUILDING SECTIONS

AUDET RESIDENCE ADDITION
4602 PATTERSON AVENUE
RICHMOND, VA 23223
LIZ AUDET

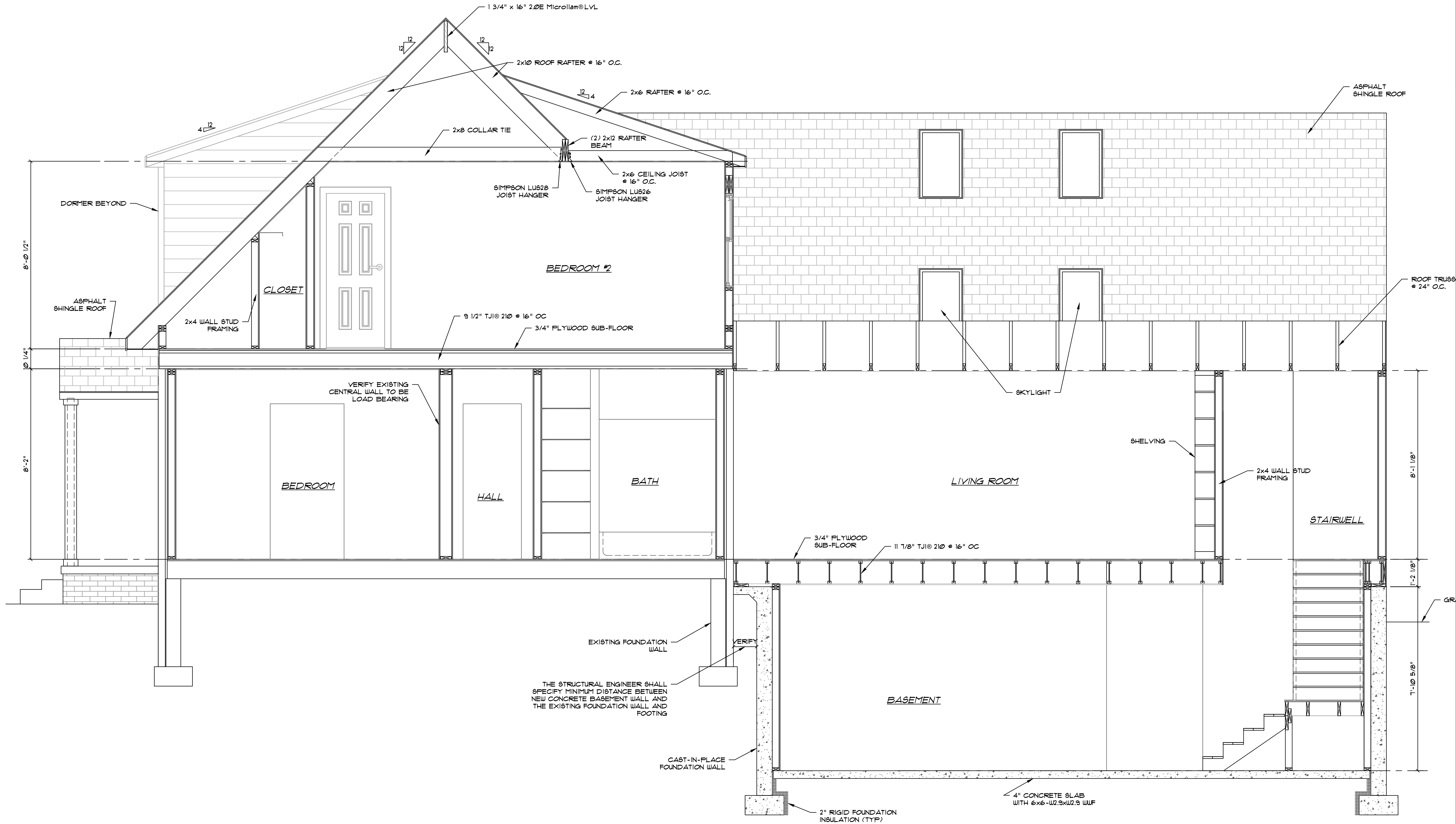
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Project No.:
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Sheet No.:
A3.1



1 BUILDING SECTION
A3.1 SCALE: 1/2" = 1'-0"



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BUILDING SECTIONS

AUDET RESIDENCE ADDITION
4602 PATTERSON AVENUE
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LIZ AUDET

PROJECT:



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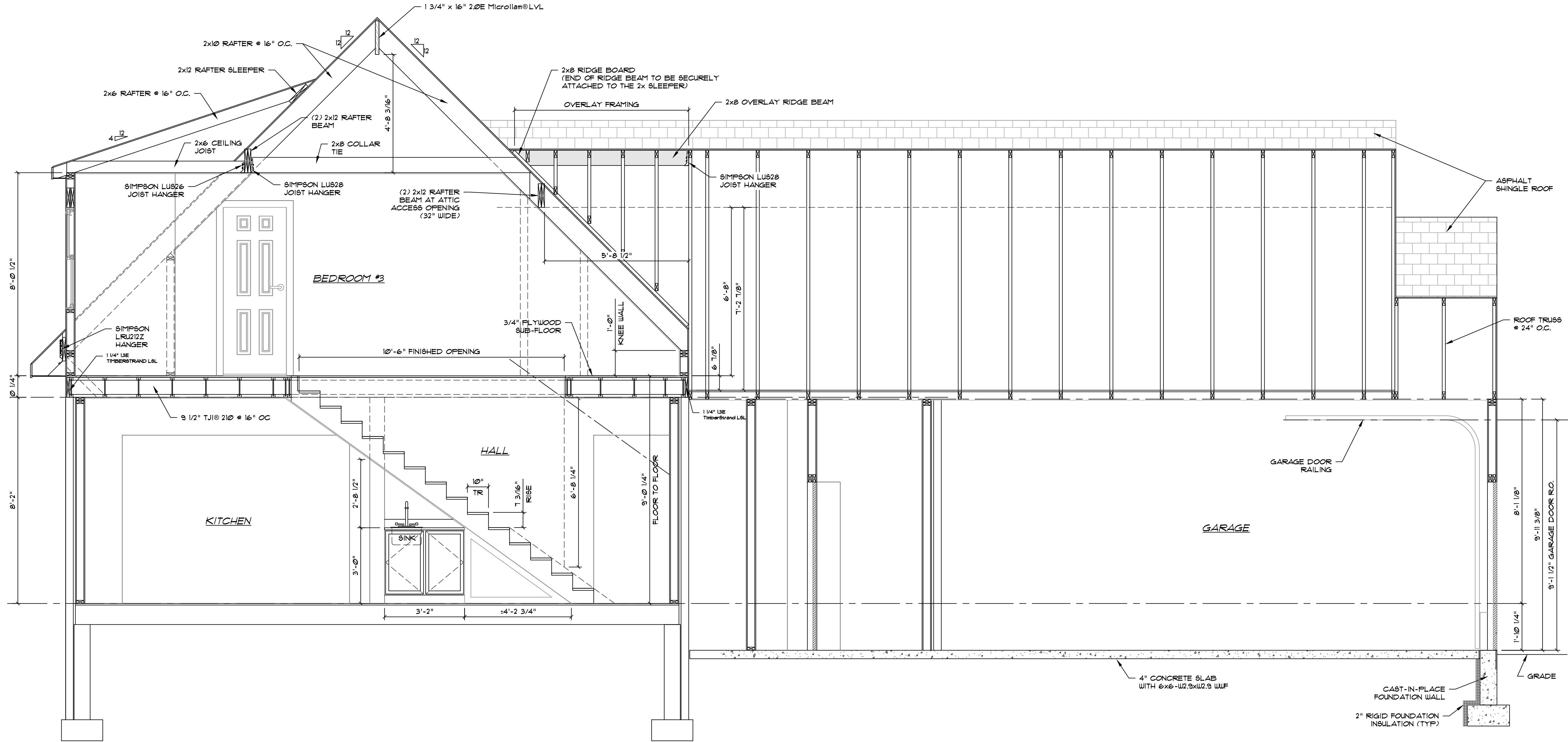
9/26/24

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2024-53

Sheet No.:

A3.2



2 BUILDING SECTION
A3.2 SCALE: 1/2" = 1'-0"



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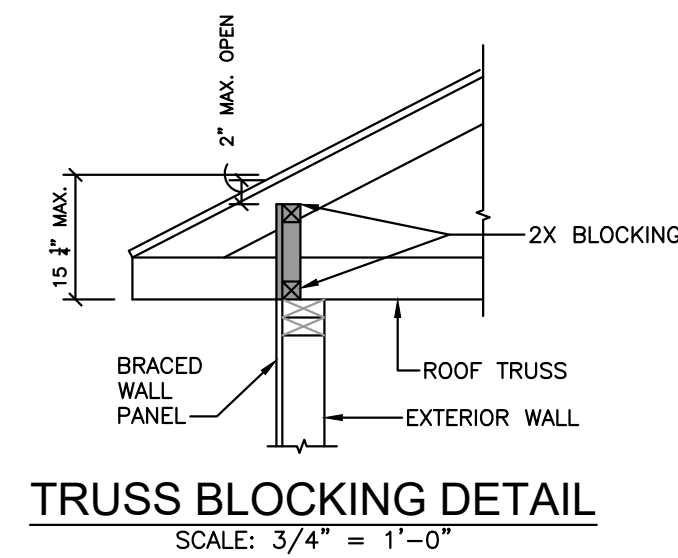
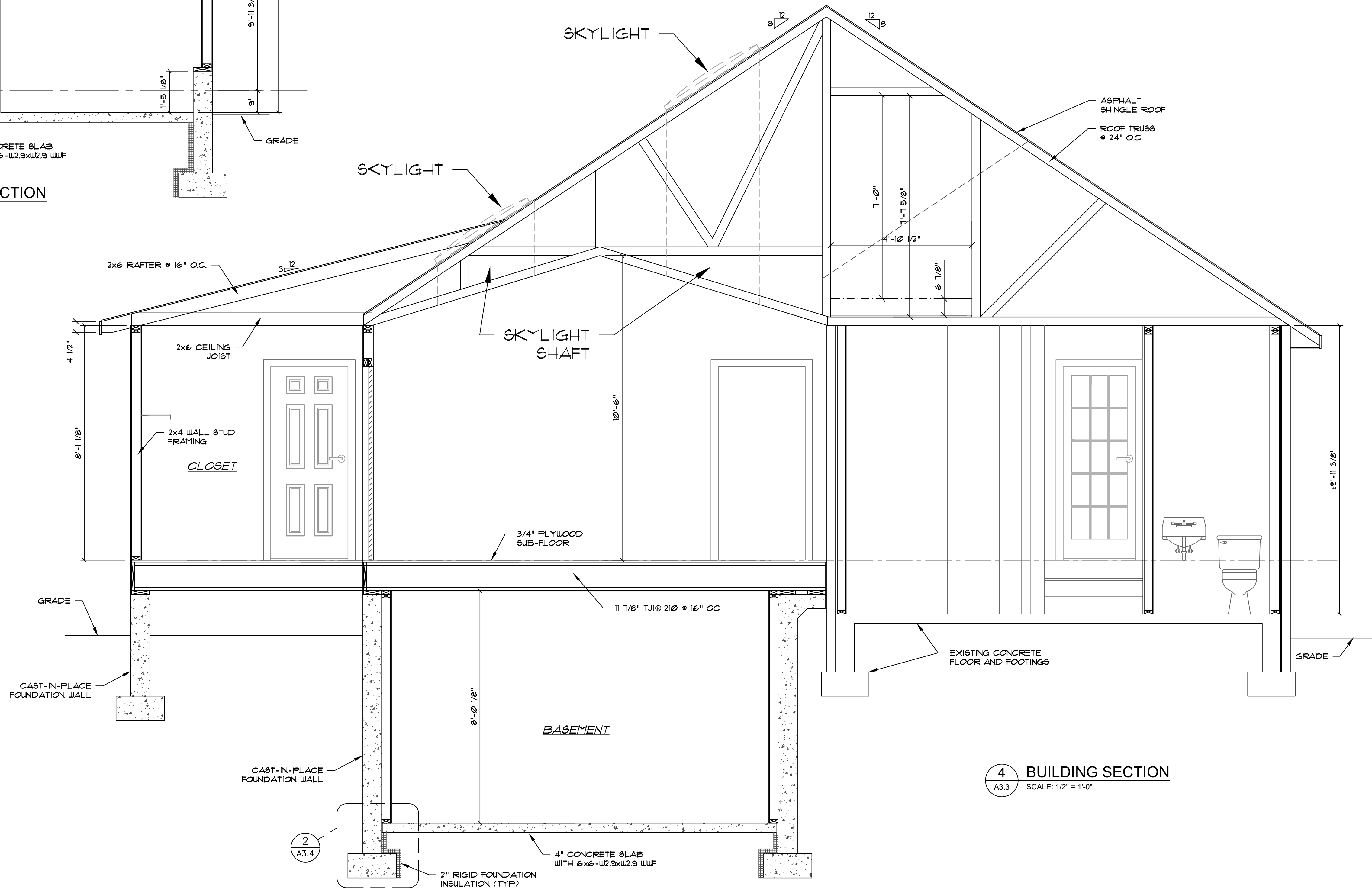
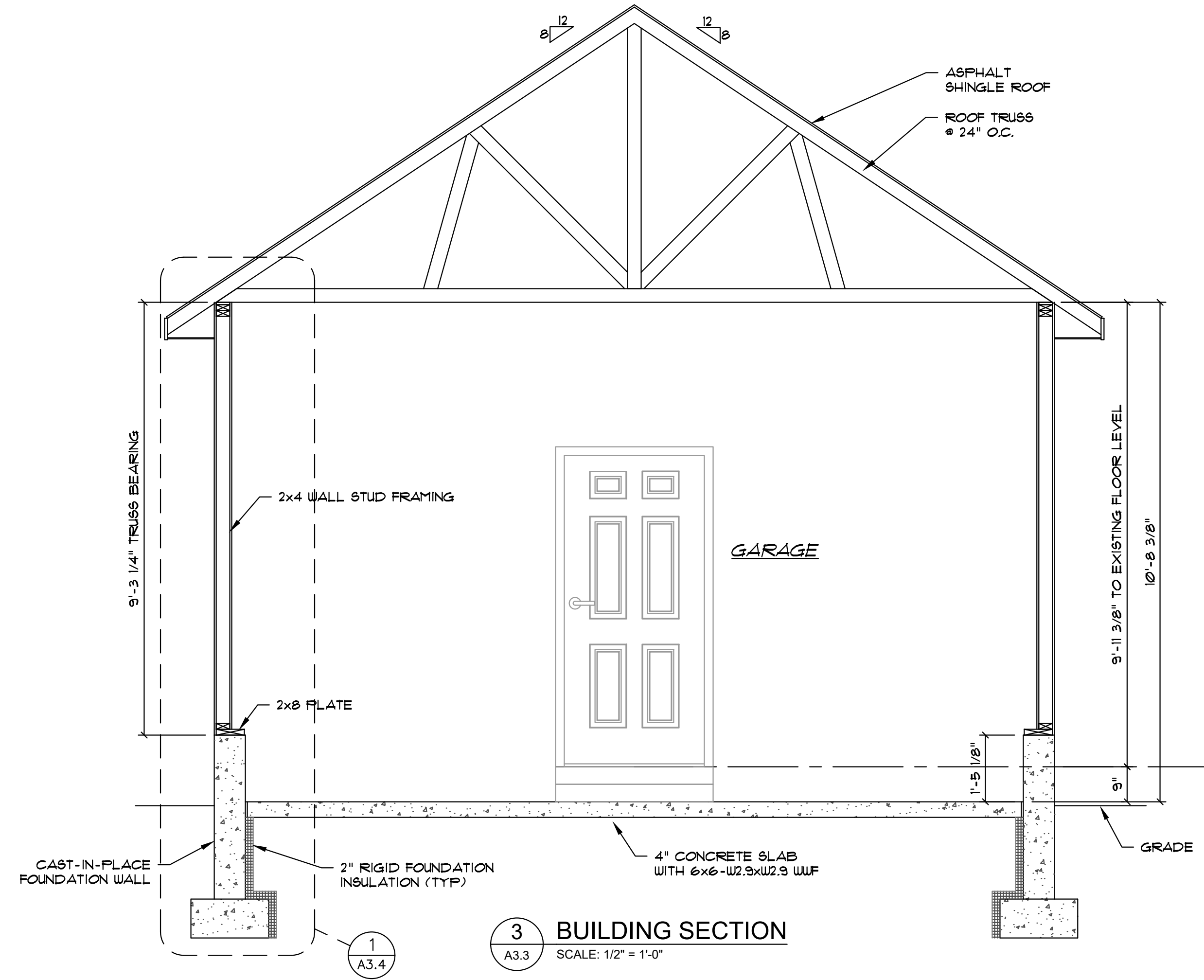
BUILDING SECTIONS

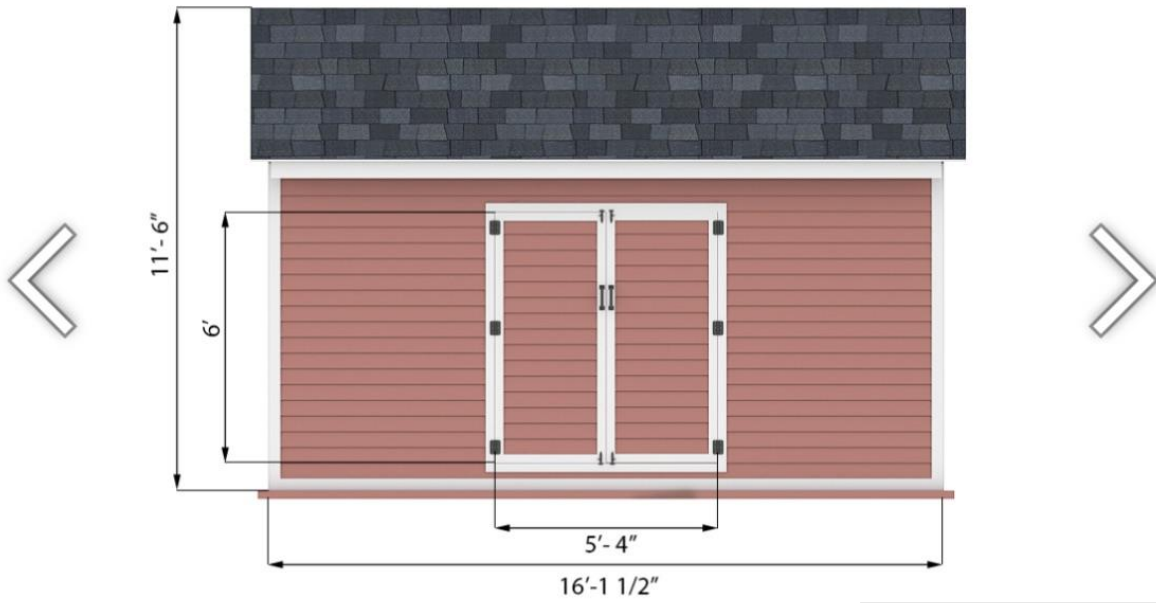
PROJECT: AudeT Residence Addition
4602 PATTERSON AVENUE
RICHMOND, VA 23223
LIZ AUDET

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siding note: hardi-plank siding

