

INTRODUCED: September 25, 2023

AN ORDINANCE No. 2023-284

To authorize the special use of the property known as 6426 Three Chopt Road for the purpose of an accessory building, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: NOV 13 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 6426 Three Chopt Road, which is situated in a R-1 Single-Family Residential District, desires to use such property for the purpose of an accessory building, which use, among other things, is not currently allowed by section 30-680.1, concerning location within required yards, 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: NOV 13 2023 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

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 6426 Three Chopt Road and identified as Tax Parcel No. W021-0251/006 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Survey of Lot and Improvements Thereon Located at #6426 Three Chopt Road, Richmond, Virginia,” prepared by A. G. Harocopos & Associates, P.C., and dated June 7, 2019, 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 an accessory building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Fraser Garage, 6426 Three Chopt Rd, Richmond, Virginia, 23226,” prepared by Menlo Architecture, and dated May 24, 2023, hereinafter referred to 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 an accessory building, substantially as shown on the Plans.

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

(c) 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.

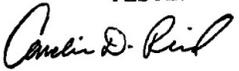
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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 730 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

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

**File Number: Admin-2023-0230**

**File ID:** Admin-2023-0230

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 2

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:**

**Cost:**

**File Created:** 05/01/2023

**Subject:**

**Final Action:**

**Title:** To authorize the special use of the property known as 6426 Three Chopt Road for the purpose of an accessory building, upon certain terms and conditions.

**Internal Notes:**

**Code Sections:**

**Agenda Date:** 07/24/2023

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2023-0230 - Application Documents,  
Admin-2023-0230 - Draft Ordinance

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** David.Watson@rva.gov

**Effective Date:**

### Approval History

| Version | Seq # | Action Date | Approver                | Action         | Due Date  |
|---------|-------|-------------|-------------------------|----------------|-----------|
| 2       | 1     | 6/26/2023   | Matthew Ebinger         | Approve        | 6/28/2023 |
| 2       | 2     | 6/27/2023   | Kevin Vonck             | Approve        | 7/3/2023  |
| 2       | 3     | 6/27/2023   | Kris Daniel-Thiem - FYI | Notified - FYI |           |
| 2       | 4     | 6/27/2023   | Sharon Ebert            | Approve        | 7/4/2023  |
| 2       | 5     | 6/27/2023   | Alecia Blackwell - FYI  | Notified - FYI |           |
| 2       | 6     | 6/27/2023   | Caitlin Sedano - FYI    | Notified - FYI |           |
| 2       | 7     | 6/27/2023   | Jeff Gray - FYI         | Notified - FYI |           |
| 2       | 8     | 7/7/2023    | Lincoln Saunders        | Approve        | 6/29/2023 |
| 2       | 9     | 7/19/2023   | Mayor Stoney            | Approve        | 7/11/2023 |

### History of Legislative File

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|

**Text of Legislative File Admin-2023-0230**

**Title**

To authorize the special use of the property known as 6426 Three Chopt Road for the purpose of an accessory building, upon certain terms and conditions.

**Body**

**O & R Request**

**DATE:** June 26, 2023 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
**(This in no way reflects a recommendation on behalf of the Mayor)**

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 6426 Three Chopt Road for the purpose of an accessory building, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 6426 Three Chopt Road for the purpose of an accessory building, upon certain terms and conditions.

**REASON:** The subject property is located in the R-1 Single-Family Residential District where accessory buildings are permitted uses provided certain lot feature requirements are met. The proposal to construct an accessory building in the front yard area of the property does not meet these requirements. Therefore, a Special Use Permit is requested.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

**BACKGROUND:** The .788 acre subject property is located on the northern side of Three Chopt Road midblock between Honaker Avenue and Tiber Lane. The property does not have alley access.

The subject property, as well as the other properties on the block, is improved with a single-family dwelling.

The City's Richmond 300 Master Plan designates the property for Residential uses which consists primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**BUDGET AMENDMENT NECESSARY:** None

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** July 24, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** September 11, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, September 5, 2023

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Application Form, Applicant's Report, Plans, Survey, Draft Ordinance

**STAFF:** David Watson, Senior Planner, Land Use Administration, 804-646-1036

**..Recommended Action**

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike      Withdrawn      --- Continue to:



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: 6426 Three Chopt Road Date: \_\_\_\_\_

Tax Map #: W0210251006 Fee: \$300

Total area of affected site in acres: 0.788 acres

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-1

Existing Use: Single-Family Detached Dwelling

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Construct an accessory 2-car garage

Existing Use: Single-Family Detached Dwelling

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** James M Fraser

If Business Entity, name and title of authorized signer: \_\_\_\_\_

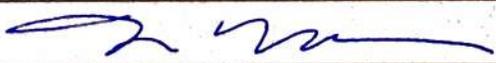
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 6426 Three Chopt Road

City: RICHMOND State: VA Zip Code: 23226

Telephone: (434) 825 5912 Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** 

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. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

# APPLICANT'S REPORT

*February 23<sup>rd</sup>, 2023*

*Special Use Permit Request  
6426 Three Chopt Rd, Richmond, Virginia  
Map Reference Number: W021-0251/006*

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|               |   |
|---------------|---|
| Submitted to: | <b>City of Richmond</b><br>Department of Planning and Development Review<br>Land Use Administration<br>900 East Broad Street, Suite 511<br>Richmond, Virginia 23219 |
| Submitted by: | <b>Baker Development Resources</b><br>530 East Main Street, Suite 730<br>Richmond, Virginia 23219   |

## Introduction

The property owner is requesting a special use permit (the "SUP") for 6426 Three Chopt Road (the "Property"). The SUP would authorize the construction of a new two-story accessory garage. While the accessory structure is permitted by the underlying R-1 Single-Family Residential District, certain feature requirements are not met, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the north side of Three Chopt Road between Honaker Avenue and Old Mill Road. The Property is referenced by the City Assessor as tax parcel W021-0251/006 and is currently improved with an owner-occupied single-family detached dwelling. The Property is approximately 117 feet in width and contains roughly 34,316 square feet of lot area.



The properties in the immediate vicinity are developed primarily with residential uses though institutional uses (The University of Richmond and St. Christopher's School) can

also be found nearby. Single-family detached dwellings are the most prevalent residential use.

## **EXISTING ZONING**

The Property and those immediately surrounding it are located within the R-1 Single Family Residential District. Beyond that to the north are properties zoned R-4 Single Family Residential and to the east are several properties zoned R-2 Single Family Residential. Lastly, to the south is the University of Richmond campus which is zoned Institutional.

## **MASTER PLAN DESIGNATION**

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which suggests "Residential" 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 to reinforce a gridded street pattern in order to increase connectivity. Single-family dwellings are the contemplated primary 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:

- 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.

## **TRANSPORTATION**

The Property is located along Three Chopt Road which is not serviced by a bus route. The closest active route is Route 79 which runs along Patterson Avenue and provides connection from Gayton Crossing to Staples Mill.

# Proposal

## PROJECT SUMMARY

The SUP would authorize the construction of a new two-story accessory garage towards the front of the Property which would be accessed by the existing driveway. While the proposed use is permitted by the underlying R-1 Single-Family Residential District, some of the feature requirements cannot be met and therefore, a SUP is required.

## PURPOSE OF REQUEST

The Property is of a typical size and configuration for the area. The owner now proposes to construct a two-story detached garage. The owner is situating the garage near the front of the Property to utilize the existing driveway and retain as much of the existing vegetation and landscaping as possible. Importantly, the existing evergreen hedge along the property line will screen the proposed garage from the street and nearby properties. While the proposed use is permitted by the underlying R-1 zoning regulations, the front yard setback is not met, and therefore, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to provide thoughtfully designed new construction in a manner not otherwise assured by-right. Furthermore, the quality assurances conditioned through the SUP would guarantee a high-quality development and ensure an appropriately scaled use that is compatible with and complementary to the surrounding residential neighborhood.

## PROJECT DETAILS

When complete, the proposed two-story accessory garage structure would be located toward the southwest corner of the Property. The footprint of the structure is approximately 30 feet by 26 feet. The first floor includes space for two cars and includes a staircase leading to the second floor. The second floor would be open, and the homeowner reserves the right to occupy the second floor as livable space subject to the underlying zoning. The exterior would include a painted stucco façade to match the existing house. Ample sunlight will be allowed in the unit through the proposed windows. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create a high-quality accessory garage for the current resident.

## 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 an accessory garage 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 proposed accessory use will create no congestion on streets, roads, alleys or any other public right of way.

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

The accessory structure 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 would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would 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 structure 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 a two-story accessory garage. This Special Use Permit proposal represents an ideal, small-scale

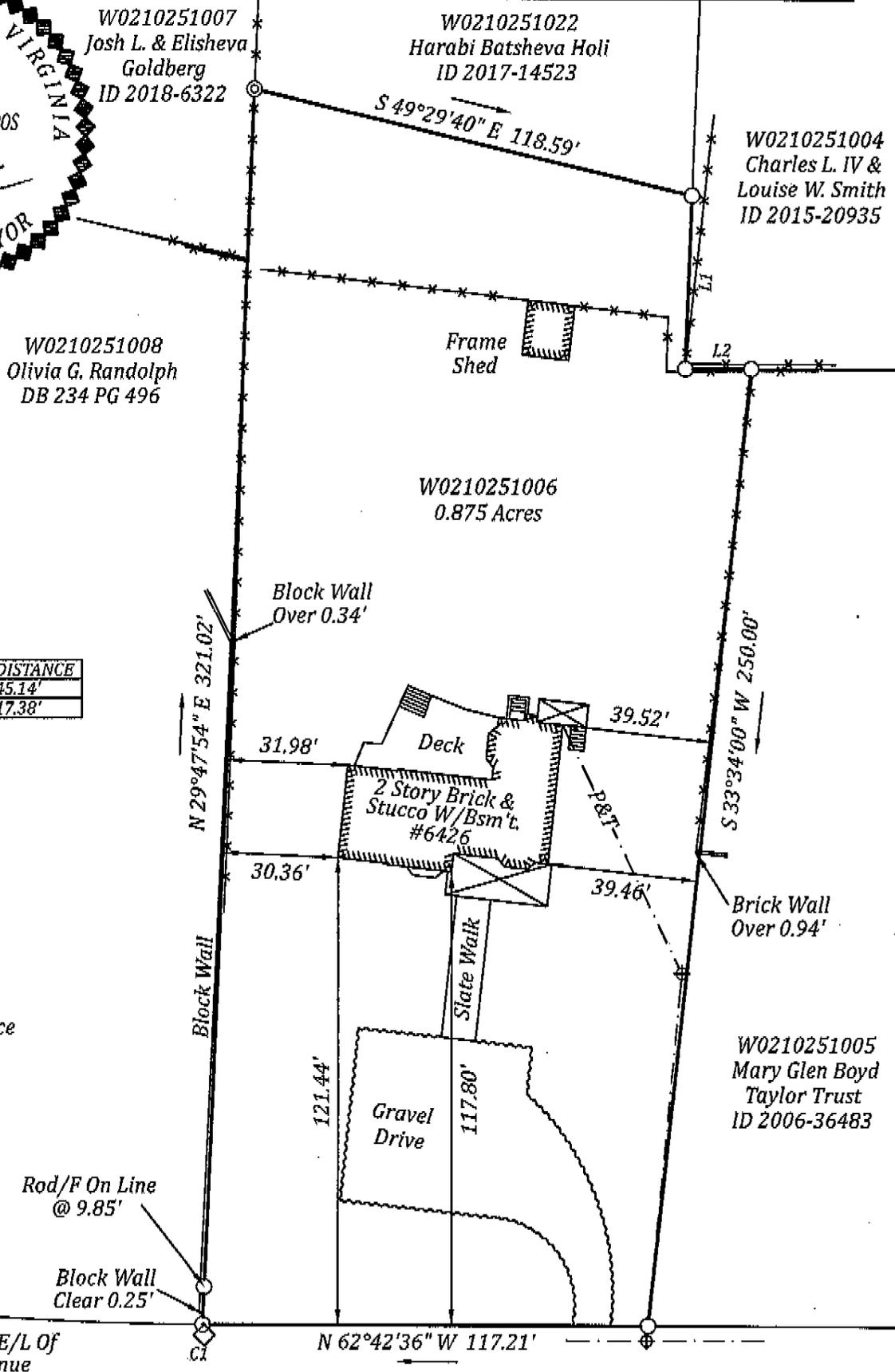
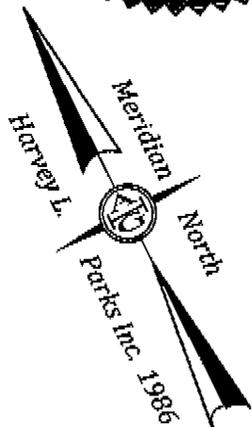
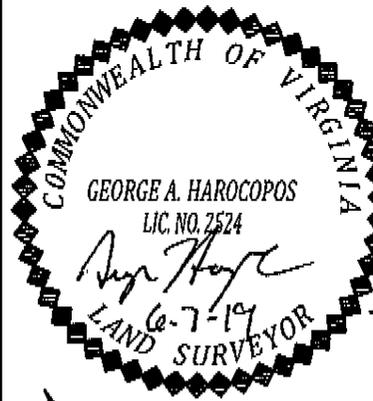
development for this location that is mindful of its surroundings and limits the impact on the existing landscaping and infrastructure on the Property. In exchange for the SUP, the quality assurances and conditions related to the construction of the structure would guarantee the construction of a new accessory structure that meets the need of the Property owner while significantly limiting the impact on the Property and nearby neighbors.

This is to certify that on 6/7/19  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290009D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 803.31' | 0.45'      | 0.45'        | N 62°41'38" W | °01'56"     |



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 29°41'14" W | 45.14'   |
| L2   | S 62°42'36" E | 17.38'   |

**LEGEND**

- ◆ Power Pole
- Rod/F
- ⊙ Tack On Fence
- ◇ Stone/Point

**THREE CHOPT ROAD**

SURVEY OF  
 LOT AND IMPROVEMENTS THEREON LOCATED AT  
**#6426 THREE CHOPT ROAD**  
 RICHMOND, VIRGINIA

IN 48561

**A. G. HAROCOPOS & ASSOCIATES, P.C.**  
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=40' Date 6/7/19 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO WILLIAM C. & PAMELA H. MCGHEE

| REVISION | DATE |
|----------|------|
| 1        |      |
| 2        |      |
| 3        |      |
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| 5        |      |
| 6        |      |

NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.

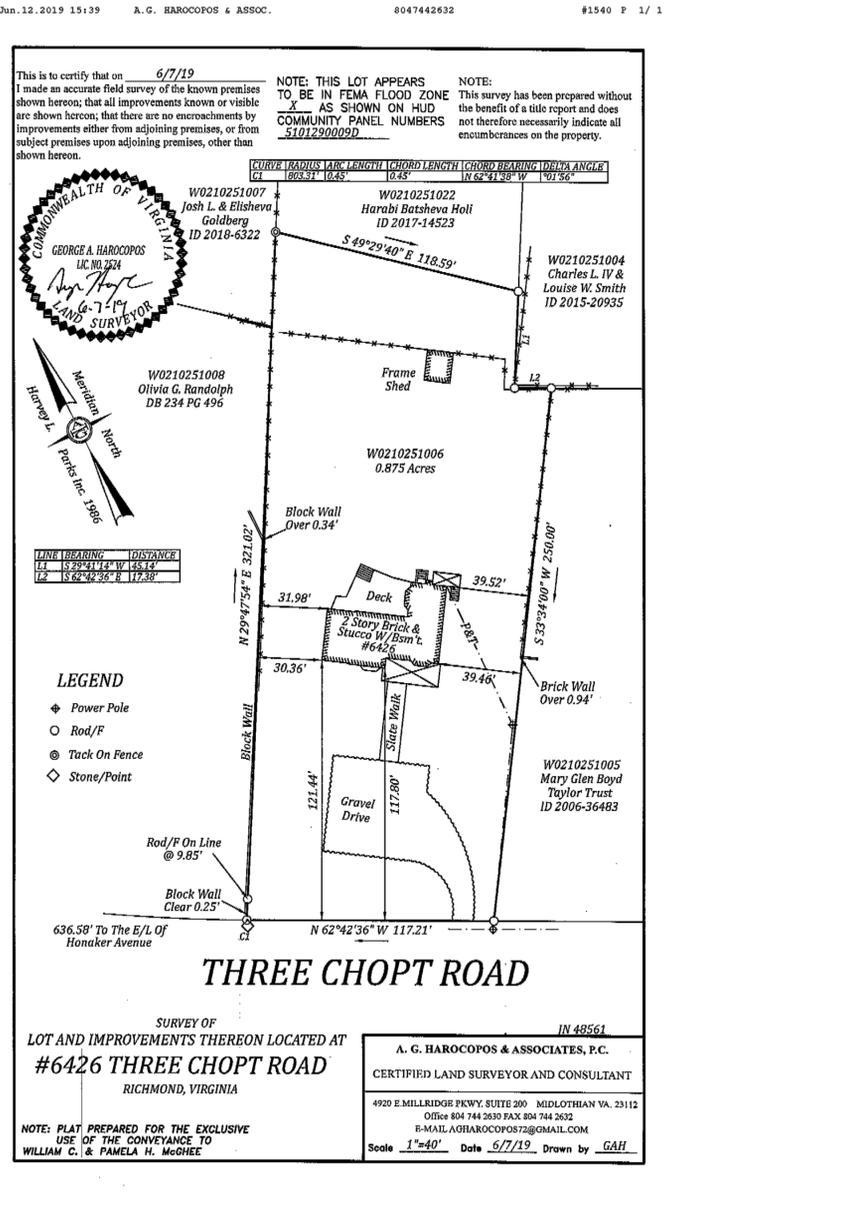
| PROJECT TEAM        |  |
|---------------------|--|
| ARCHITECT           | MENLO ARCHITECTURE, CONTACT:<br>NAME: BYRON KNOWLSON<br>EMAIL: BYRON@MENLOARCHITECTURE.COM<br>PHONE: (804) 305-9997                    |
| CONTRACTOR          | tdb CONTACT:<br>NAME: tdb<br>EMAIL: tdb<br>PHONE: tdb  |
| STRUCTURAL ENGINEER | RICHMOND STRUCTURAL DESIGN CONTACT:<br>NAME: JOSIAH JOHNSON, PE<br>EMAIL: JOSIAH@RICHMONDSTRUCTURALDESIGN.COM<br>PHONE: (301) 351-9346 |

| CODE AND ZONING INFORMATION   |   |
|---|---|
| PROPERTY INFO   | APPLICABLE BUILDING CODES   |
| ADDRESS: 6426 THREE CHOPT ROAD<br>PARCEL ID: W0210251006<br>OWNER: FRASER JAMES M TRUST TRUSTEE | 2018 VIRGINIA RESIDENTIAL CODE (VRC)<br>2018 INTERNATIONAL RESIDENTIAL CODE (IRC) |
| ZONING ORDINANCE  |   |
| CITY OF RICHMOND VIRGINIA<br>ZONE: R-1 RESIDENTIAL<br>HEIGHT LIMIT:                             |   |
| MAXIMUM: 35'<br>ACCESSORY: 20' OR 12'   | EXISTING: NO CHANGE<br>PROPOSED: NO CHANGE 20'                                    |
| LOT COVERAGE (LOT SIZE 34,316 SF)   | MAXIMUM: 20% / 6,863 SF<br>EXISTING: XX%<br>PROPOSED: XX%                         |

| ABBREVIATIONS |                                   |
|---------------|-----------------------------------|
| ABV           | ABOVE                             |
| AFF           | ABOVE FINISH FLOOR                |
| ACT           | ACOUSTICAL TILE                   |
| ACC           | ACOUSTICAL(L)                     |
| ADJ           | ADJACENT                          |
| AHU           | AIR HANDLING UNIT                 |
| ALUM          | ALUMINUM                          |
| AB            | ANCHOR BOLT                       |
| APPROX        | APPROXIMATE                       |
| AD            | AREA DRAIN                        |
| APC           | ARCHITECTURAL PRECAST CONC.       |
| BRG           | BEARING                           |
| BLW           | BELOW                             |
| BLDG          | BUILDING                          |
| BLK           | BLOCK                             |
| BLKG          | BLOCKING                          |
| BD            | BOARD                             |
| BM            | BEAM                              |
| BO            | BOTTOM OF                         |
| BRK           | BRICK                             |
| BTW           | BETWEEN                           |
| BUR           | BUILT UP ROOFING                  |
| BOW           | BOTTOM OF WALL                    |
| CPT           | CARPET                            |
| CI            | CAST IRON                         |
| CIP           | CAST IN PLACE                     |
| CB            | CEMENT BOARD                      |
| CLG           | CEILING                           |
| CTR           | CENTER                            |
| CT            | CERAMIC TILE                      |
| CIR           | CIRCLE                            |
| CLR           | CLEAR(ANCE)                       |
| CLOS          | CLOSET                            |
| CO            | CLEAN OUT                         |
| COL           | COLUMN                            |
| COMP          | COMPOSITION                       |
| CONC          | CONCRETE                          |
| CMU           | CONCRETE MASONRY UNIT             |
| CONST         | CONSTRUCTION                      |
| CONT          | CONTINUOUS OR CONTINUE            |
| CLL           | CONTRACT LIMIT LINE               |
| CJ            | CONTROL JOINT                     |
| CG            | CORNER GUARD                      |
| CORR          | CORRIDOR                          |
| CH            | COUNTER HEIGHT                    |
| CRS           | COURSE(S)                         |
| CF            | CUBIC FEET                        |
| CY            | CUBIC YARD                        |
| DEPT          | DEPARTMENT                        |
| DTL           | DETAIL                            |
| DIA           | DIAMETER                          |
| DIM           | DIMENSION                         |
| DISP          | DISPENSER                         |
| DIV           | DIVISION                          |
| DR            | DOOR                              |
| DRY           | DRYER                             |
| DBL           | DOUBLE                            |
| DH            | DOUBLE HUNG                       |
| DN            | DOWN                              |
| DS            | DOWNSPOUT                         |
| DWG           | DRAWING                           |
| DF            | DRINKING FOUNTAIN                 |
| EA            | EACH                              |
| E             | EAST                              |
| EJ            | EXPANSION JOINT                   |
| ELEC          | ELECTRIC(AL)                      |
| EWC           | ELECTRIC WATER COOLER             |
| ELEV          | ELEVATOR                          |
| EMER          | EMERGENCY                         |
| ENCL          | ENCLOSE(SURE)                     |
| EP            | EPOXY PAINT                       |
| EQUIP         | EQUIPMENT                         |
| EST           | ESTIMATE                          |
| EXH           | EXHAUST                           |
| EXT'G         | EXISTING                          |
| (E)           | EXISTING DIMENSIONS               |
| EXP           | EXPOSED                           |
| EXT           | EXTERIOR                          |
| EIFS          | EXTERIOR INSULATION FINISH SYSTEM |
| FOC           | FACE OF CONCRETE                  |
| FOM           | FACE OF MASONRY                   |
| FOS           | FACE OF STUDS                     |
| FEE           | FINISH FLOOR ELEVATION            |
| FIN           | FINISHED                          |
| FKT           | FIXTURE                           |
| FCU           | FAN COIL UNIT                     |
| FE            | FIRE EXTINGUISHER                 |
| FEC           | FIRE EXTINGUISHER CABINET         |
| FA            | FIRE ALARM                        |
| FLR           | FLOOR(ING)                        |
| FD            | FLOOR DRAIN                       |
| FLUOR         | FLUORESCENT                       |
| FT            | FOOT OR FEET                      |
| FTG           | FOOTING                           |
| FND           | FOUNDATION                        |
| GA            | GAUGE                             |
| GALV          | GALVANIZED                        |
| GC            | GENERAL CONTRACT(OR)              |
| GL            | GLASS/GLAZING                     |
| GLB           | GLASS BLOCK                       |
| GCMU          | GLAZED CMU                        |
| GD            | GRADE                             |
| GRNT          | GRANITE                           |
| GFCMU         | GROUND FACE CMU                   |
| GFCI          | GROUND FAULT CIRCUIT              |
| GPDW          | GYPSPUM DRYWALL                   |
| HDW           | HARDWARE                          |
| HTG           | HEATING                           |
| HVAC          | HEATING VENTING AIR               |
| HGT           | HEIGHT                            |
| HM            | HOLLOW METAL                      |
| HORZ          | HORIZONTAL                        |
| HB            | HOSE BIB                          |
| HR            | HOUR                              |
| INCL          | INCLUDE                           |
| ID            | INSIDE DIAMETER                   |
| INSUL         | INSULATION                        |
| INT           | INTERIOR                          |
| JAN           | JANITOR CLOSET                    |
| JT            | JOINT                             |
| J             | JOIST                             |
| KIT           | KITCHEN                           |
| LBL           | LABEL                             |
| LAM           | LAMINATE                          |
| LAV           | LAVATORY                          |
| LH            | LEFT HAND                         |
| L             | LEFT ANGLE                        |
| LT            | LIGHT                             |
| LT WT         | LIGHT WEIGHT                      |
| LF            | LINEAR FOOT                       |
| LL            | LIVE LOAD                         |
| MH            | MANHOLE                           |
| MFR           | MANUFACTURER                      |
| MAS           | MASONRY                           |
| MO            | MASONRY OPENING                   |
| METAL         | METAL                             |
| MAX           | MAXIMUM                           |
| MECH          | MECHANICAL                        |
| MED           | MEDIUM                            |
| MR            | MEMBER                            |
| MATL          | MATERIAL                          |
| M             | METER                             |
| MM            | MILLIMETER                        |
| MIN           | MINIMUM                           |
| MIR           | MIRROR                            |
| MISC          | MISCELLANEOUS                     |
| MOD           | MODULAR                           |
| MTD           | MOUNTED                           |
| NAT           | NATURAL                           |
| NRC           | NOISE REDUCTION COEFFICIENT       |
| NOM           | NOMINAL                           |
| N             | NORTH                             |
| NIC           | NOT IN CONTRACT                   |
| NTS           | NOT TO SCALE                      |
| NO            | NUMBER                            |
| O/            | OVER                              |
| OC            | ON CENTER                         |
| OFF           | OFFICE                            |
| OPNG          | OPENING                           |
| OPP           | OPPOSITE                          |
| OWSJ          | OPEN WEB STEEL JOIST              |
| OPPH          | OPPOSITE HAND                     |
| OD            | OUTSIDE DIAMETER                  |
| OA            | OVERALL                           |
| OH            | OVERHEAD                          |
| O.F.C.I.      | OWNER FURNISHED, GC INSTALLED     |
| O.F.O.I.      | OWNER FURNISHED, GC INSTALLED     |
| PT            | PRESSURE TREATED                  |
| PNT           | PAINT(ED)                         |
| PVMT          | PAVEMENT                          |
| PR            | PAIR                              |
| PERIM         | PERIMETER                         |
| PLAS          | PLASTIC                           |
| PLAM          | PLASTIC LAMINATE                  |
| PL            | PLATE                             |
| PWD           | PLYWOOD                           |
| PVC           | POLYVINYL CHLORIDE                |
| PCF           | POUNDS PER CUBIC FOOT             |
| PFL           | FOOT OR FEET                      |
| PSF           | POUNDS PER SQUARE FOOT            |
| PSI           | POUNDS PER SQUARE INCH            |
| PC            | PRECAST                           |
| QT            | QUARRY TILE                       |
| R             | RUBBER                            |
| RA            | RETURN AIR                        |
| RAD           | RADIUS                            |
| RD            | ROOF DRAIN                        |
| RCP           | REFLECTED CEILING PLAN            |
| REF           | REFERENCE(REFER)                  |
| RECEP         | RECEPTACLE                        |
| RFL           | REFLECT(ED)                       |
| REFR          | REFRIGERATOR                      |
| REINF         | REINFORCED                        |
| REQ           | REQUIRED                          |
| RESIL         | RESILIENT                         |
| RH            | RIGHT HAND                        |
| RND           | ROUND                             |
| ROOM          | ROOM                              |
| RL            | RAIN LEADER                       |
| RO            | ROUGH OPENING                     |
| ROF           | ROUGH FLASHING                    |
| S             | SCHEDULE                          |
| SC            | SPLIT FACE CMU                    |
| SLNT          | SEALANT                           |
| SECT          | SECTION                           |
| SHT           | SHEET                             |
| SIM           | SIMILAR                           |
| S             | SOUTH                             |
| SC            | SOLID CORE                        |
| SD            | SMOKE DETECTOR                    |
| SPEC          | SPECIFICATION                     |
| SQ            | SQUARE                            |
| STD           | STANDARD                          |
| STC           | SOUND TRANSMISSION                |
| STG           | STORAGE                           |
| STL           | STEEL                             |
| STRUCT        | STRUCTURAL                        |
| SYM           | SYMMETRICAL                       |
| SUSP          | SUSPENDED                         |
| SYS           | SYSTEM                            |
| SS            | STAINLESS STEEL                   |
| TEL           | TELEPHONE                         |
| TV            | TELEVISION                        |
| TEMP          | TEMPERATURE                       |
| T.S.          | TUBE STEEL                        |
| THK           | THICK                             |
| THR           | THRESHOLD                         |
| T&G           | TONGUE & GROOVE                   |
| TOC           | TABLE OF CURB                     |
| TP            | TOP OF PAVEMENT                   |
| T             | TREAD                             |
| TOW           | TOP OF WALL                       |
| TJI           | TRUS/JOIST                        |
| TWF           | THROUGH WALL FLASHING             |
| TYP           | TYPICAL                           |
| UC            | UNDER COUNTER                     |
| UNF           | UNFINISHED                        |
| UNO           | UNLESS NOTED OTHERWISE            |
| UR            | URINAL                            |
| VB            | VAPOR BARRIER                     |
| VERT          | VERTICAL                          |
| VEST          | VESTIBULE                         |
| VCT           | VINYL COMPOSITE TILE              |
| VSG           | VINYL SHEET GOOD                  |
| VP            | VENEER PLASTER                    |
| WA            | WASHER                            |
| WC            | WALL CLOSET                       |
| W.F.          | WIDE FLANGE                       |
| WP            | WATERPROOFING                     |
| WVF           | WELDED WIRE FABRIC                |
| W             | WEST                              |
| WT            | WEIGHT                            |
| WN            | WINDOW                            |
| W/            | WITH                              |
| W/O           | WITHOUT                           |
| WD            | WOOD                              |

PLAT

# FRASER GARAGE



| GENERAL NOTES |  |
|---------------|--|
| 1.            | IF PROVIDED, SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.  |
| 2.            | ALL WORK SHALL CONFORM WITH ALL GOVERNING LAWS, CODES & ORDINANCES INCLUDING, BUT NOT LIMITED TO, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VAUSBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC). IF POTENTIAL CONFLICTS ARISE, THE CONTRACTOR SHALL NOT PROCEED WITH THE EFFECTED WORK AND SHALL NOTIFY THE DESIGNER IMMEDIATELY.   |
| 3.            | THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. THIS SHALL SPECIFICALLY INCLUDE ON-SITE PROCEDURES AS THEY RELATE TO THE SAFETY OF THE CONSTRUCTION CREW AND THE GENERAL PUBLIC. IN ADDITION, IT SHALL SPECIFICALLY INCLUDE THE PROTECTION OF ANY EXISTING STRUCTURES TO AVOID DAMAGE RELATING TO OR ARISING FROM WORK WITHIN THIS CONTRACT. |
| 4.            | THE CONTRACTOR SHALL NOTIFY THE DESIGNER ARCHITECT OF ANY CONFLICTS OR AMBIGUITIES DISCOVERED IN THE CONTRACT DOCUMENTS DURING BIDDING, DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IN ANY AREA OF CONFLICT UNTIL THE ISSUE HAS BEEN RESOLVED.  |
| 5.            | THE CONTRACTOR SHALL PROVIDE CLEAN-UP OF DEBRIS AND TRASH AT INTERVALS REQUIRED TO KEEP THE SITE AND WORK AREAS REASONABLY CLEAN OF UNSAFE AND UNSIGHTLY ACCUMULATION. THE CONTRACTOR SHALL ALSO PROVIDE A PROFESSIONAL CLEANING AT PROJECT COMPLETION. SEE SPECIFICATIONS FOR REQUIREMENTS.   |
| 6.            | WHERE POTENTIAL HAZARDOUS MATERIALS ARE ENCOUNTERED DURING WORK WITHIN THIS CONTRACT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR USING NECESSARY PRECAUTIONS DURING WORK AND / OR DISPOSAL. IF UNFORESEEN SUSPECT MATERIALS ARE UNCOVERED DURING WORK WITHIN THIS CONTRACT, THE CONTRACTOR SHALL STOP WORK IN THE AREA IMMEDIATELY AND NOTIFY THE ARCHITECT.                   |
| 7.            | ALL MECHANICAL, PLUMBING, AND ELECTRICAL WORK, AS REQUIRED, TO BE COMPLETED BY LICENSED CONTRACTOR IN THEIR RESPECTIVE TRADES. EACH SUB-CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE APPROPRIATE PERMITS AS NECESSARY FROM THE MUNICIPALITY HAVING JURISDICTION.  |

| DRAWING LIST |                                |                     |
|--------------|--------------------------------|---------------------|
| SHEET #      | DRAWING TITLE                  | FOR PERMIT 05/24/23 |
| A0.0         | PROJECT INFORMATION            | X                   |
| A0.1         | PROPOSED SITE PLAN             | X                   |
| A1.0         | FLOOR PLANS                    | X                   |
| A2.0         | BUILDING ELEVATIONS & SECTIONS | X                   |
| A3.0         | WALL SECTIONS                  | X                   |
| S1.0         | STRUCTURAL DETAILS             | X                   |

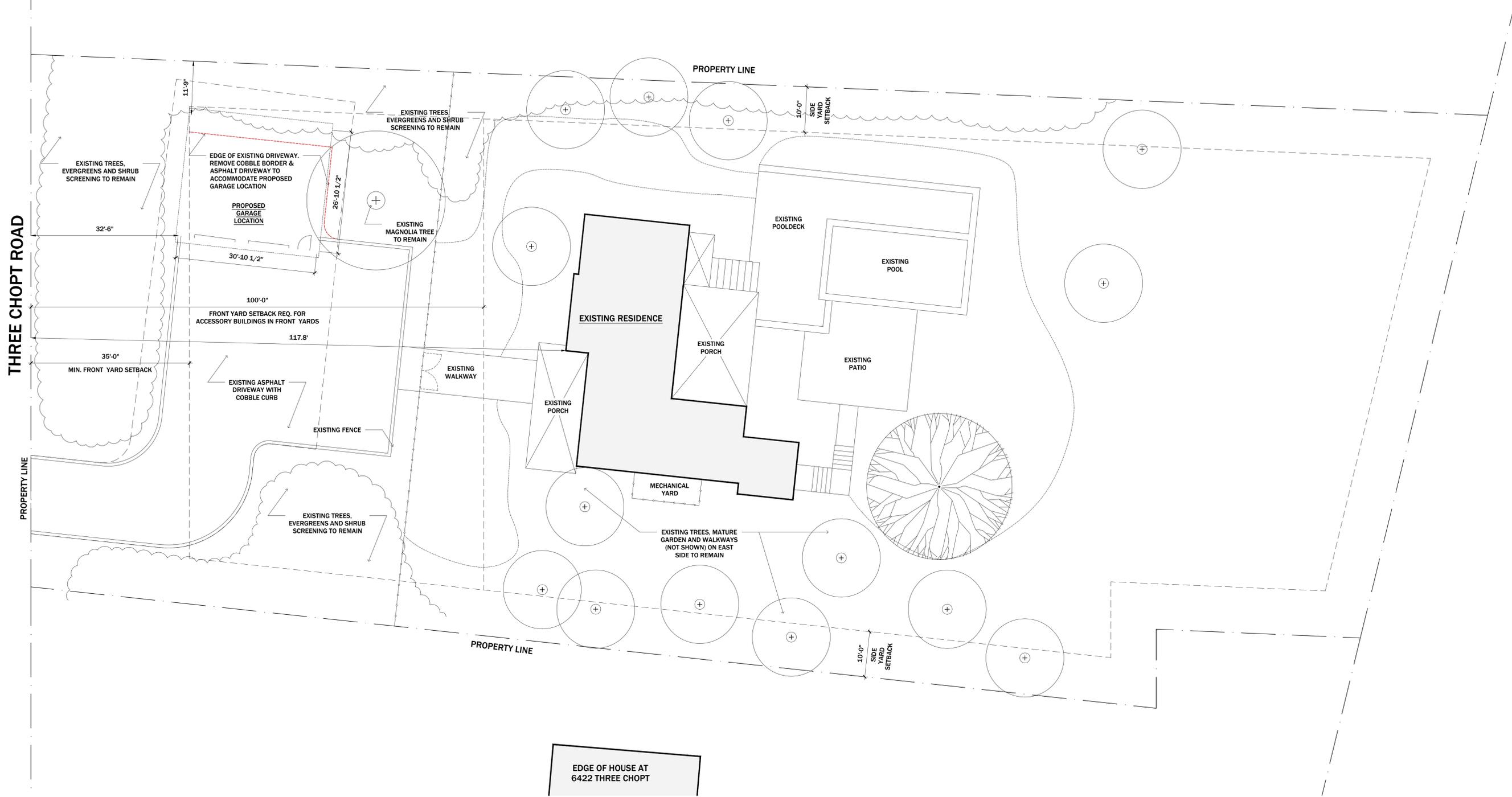
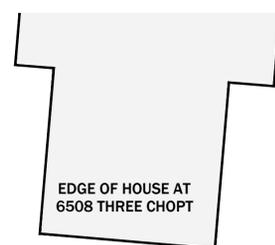
| SYMBOLS                |                                  |
|------------------------|----------------------------------|
| DRAWING TITLE          | 1 DRAWING NAME                   |
| DRAWING SCALE          | 1/100 DRAWING SCALE              |
| ELEVATION KEY          | 1/100 ROOM NAME, NUMBER & FINISH |
| SECTION KEY            | 1/100 WINDOW TAG                 |
| INTERIOR ELEVATION KEY | 1/100 DOOR TAG                   |
| ELEVATION TAG          | 1/100 CENTER LINE                |
|                        | 1/100 STEP ELEVATION (PLAN)      |
|                        | 1/100 REVISION BUBBLE TAG        |

| REVISION | DATE |
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NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.

**LEGEND**

-  PROPERTY LINE
-  SETBACK
-  TO BE REMOVED
-  BUILDING EDGE
-  LIMITS OF DISTURBANCE



- LEGEND:**
-  EXISTING WALL TO REMAIN
  -  BRICK VENEER
  -  CONCRETE MASONRY UNIT

- KEY NOTES:**
-  NOT USED

**WIND BRACING KEY**

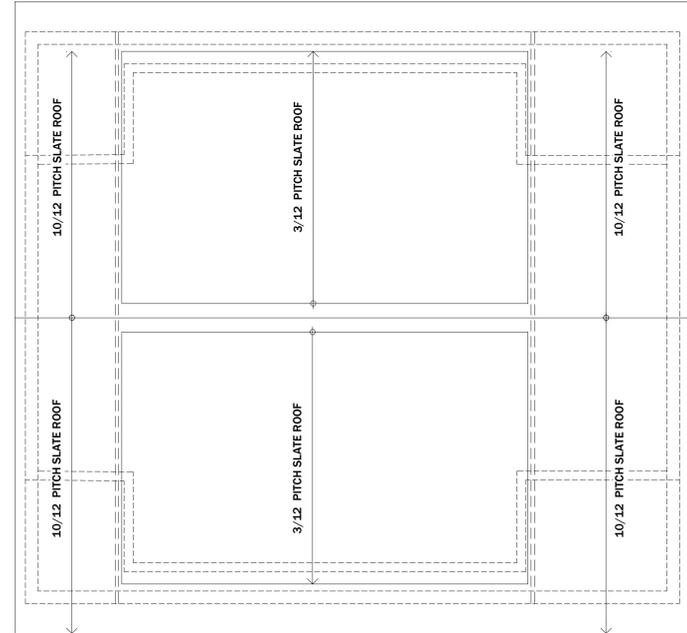
- BWL** BRACED WALL LINE
- WSP** 1/2" NOMINAL (MIN 7/16") WOOD STRUCTURAL PANEL SHEATHING FASTENED TO EXTERIOR FACE OF FRAMING WITH 8D COMMON NAILS SPACED 3" O.C. AT ALL PANEL EDGES, 12" O.C. FIELD. PROVIDE SOLID BLOCKING AT ALL PANEL SEAMS, MIN 1/2" GYPSUM BOARD INTERIOR SHEATHING FASTENED TO FRAMING WITH NO. 6 TYPE S OR W DRYWALL SCREWS 1-1/4" LONG SPACED AT 4" O.C. AT ALL PANEL EDGES, 16" O.C. FIELD. PROVIDE SOLID BLOCKING AT ALL PANEL SEAMS
- PFG** PORTAL FRAME AT GARAGE, REFER TO DETAIL (SHEET S1) FOR SHEATHING AND FASTENING PATTERN

**GENERAL NOTES:**

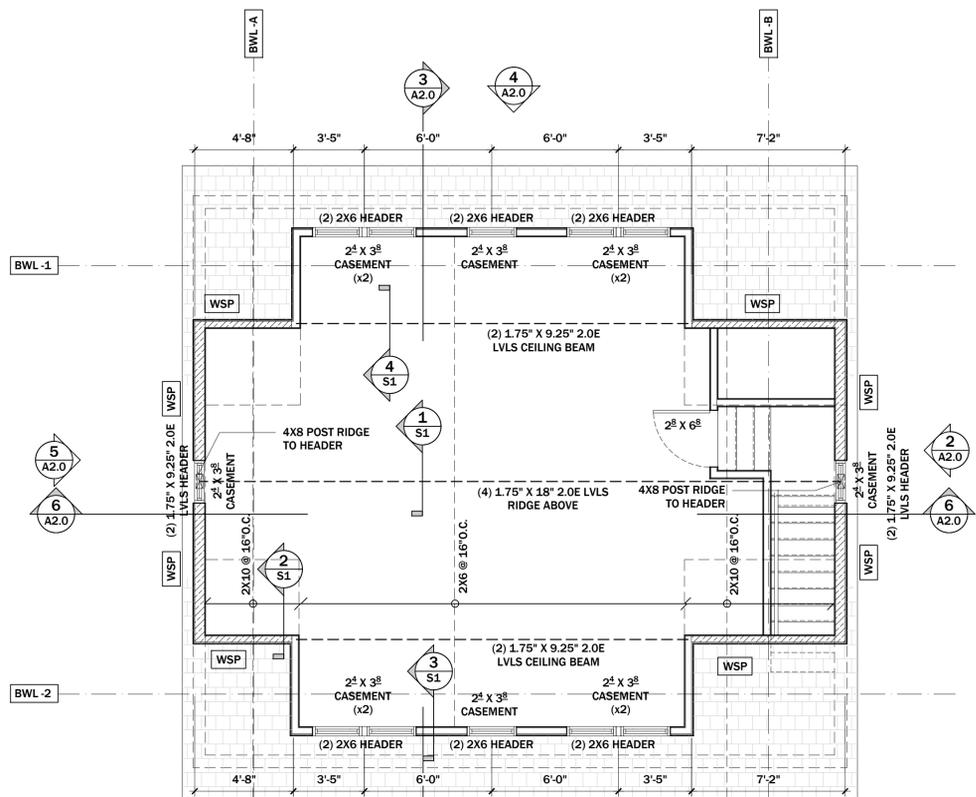
1. DIMENSIONS WHERE SHOWN ARE TO FACE OF CONCRETE, MASONRY OR STUD UNLESS NOTED OTHERWISE. VERIFY ALL DIMENSIONS OF EXISTING WALLS, NOTIFY ARCHITECT OF ANY DISCREPANCIES, MAINTAIN ANY CLEAR DIMENSIONS SHOWN.
2. ALL MATERIALS AND PRODUCTS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES

**GENERAL STRUCTURAL NOTES**

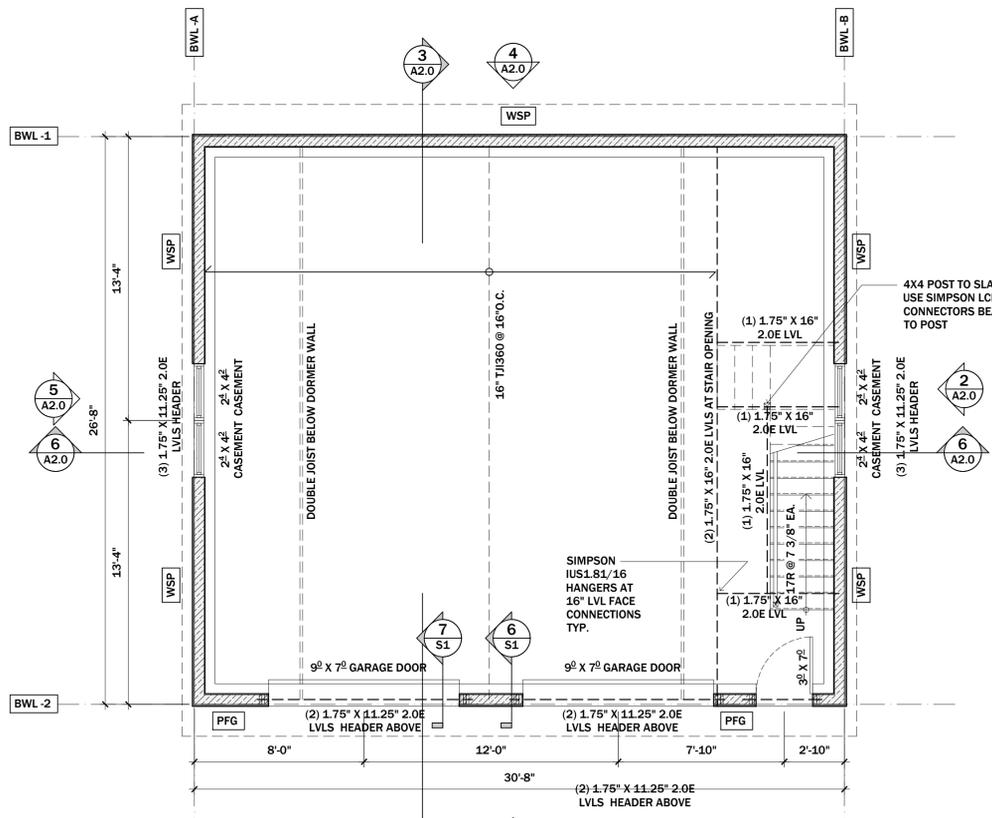
1. ALL STRUCTURAL DESIGN PERFORMED IN ACCORDANCE WITH VUSBC 2018 AND ITS REFERENCED DESIGN CODES.
2. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
3. COORDINATE ALL DETAILS WITH ARCHITECTURE.
4. ALL SOLID SAWN WOOD TO BE SOUTHERN YELLOW PINE (SYP) #2 UNLESS NOTED OTHERWISE. ALL LVLS TO BE WEYERHAEUSER 2.0E MICROLAM OR EQUIVALENT. ALL WOOD JOISTS TO BE WEYERHAEUSER TRUSSJOIST OR EQUIVALENT. WIDTH AND DEPTH NOTED ON PLANS. ALL WOOD EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH CMU SHALL BE PRESSURE TREATED TYP.
5. ALL MULTI-PLY SOLID-SAWN AND LVL WOOD MEMBERS SHALL BE FASTENED TOGETHER USING SIMPSON STRONG-TIE SDW TRUSS-PLY SCREWS SPACED AT 16" OC FOR FULL LENGTH UNLESS NOTED OTHERWISE. MATCH SCREW LENGTH TO MEMBER WIDTH TYP. QUANTITY OF FASTENERS SHALL BE AS FOLLOWS:  
NOMINAL 10" MEMBERS OR LESS - MINIMUM 2 ROWS OF FASTENERS EVENLY SPACED ACROSS MEMBER DEPTH.  
NOMINAL 12" MEMBERS OR GREATER - MINIMUM 3 ROWS OF FASTENERS EVENLY SPACED ACROSS MEMBER DEPTH.
6. SOLID-SAWN FACE-MOUNT CONNECTIONS SHALL USE SIMPSON STRONG-TIE LUS, LUC, LRUZ, AND LSSR HANGERS AS APPLICABLE. TJI FACE-MOUNT CONNECTIONS SHALL USE SIMPSON STRONG-TIE IUS AND MIU HANGERS AS APPLICABLE. MATCH HANGER SIZE TO MEMBER WIDTH AND DEPTH, INSTALL PER MANUFACTURER GUIDELINES TYP.
7. ALL CONNECTIONS OF ROOF FRAMING MEMBERS TO WALL TOP PLATE OR TOP OF BEAM SHALL UTILIZE A SIMPSON STRONG-TIE H2.5 OR H3 HURRICANE TIE AT EACH RAFTER OR TRUSS, TYP. INSTALL PER MANUFACTURER GUIDELINES.
8. ALL ROOF SHEATHING SHALL BE MIN 5/8" CDX OR OSB, FASTEN WITH 10D COMMON NAILS @ 6" OC ALL PANEL EDGES AND IN FIELD. PROVIDE SOLID BLOCKING AT ALL PANEL SEAMS TYP.
9. ALL EXTERIOR WALL SHEATHING SHALL BE MIN 1/2" CDX OR OSB, FASTEN WITH 8D COMMON NAILS @ 6" OC ALL PANEL EDGES, 12" OC FIELD.
10. ALL INTERIOR WALL SHEATHING SHALL BE MIN 1/2" GYP, FASTEN WITH 1 1/4" TYPE S OR W SCREWS @ 7" OC ALL PANEL EDGES, 7" OC FIELD.
11. ALL FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE, FASTEN WITH 8D COMMON NAILS @ 6" OC ALL PANEL EDGES, 12" OC FIELD. PROVIDE SOLID BLOCKING AT ALL PANEL SEAMS TYP.
12. ALL BOLTS SHALL BE ASTM A325 UNLESS NOTED OTHERWISE. ALL ANCHOR BOLTS SHALL BE ASTM F1554 GR. 36.
13. ALL CONCRETE FOUNDATIONS SHALL HAVE MINIMUM 3000PSI COMPRESSIVE STRENGTH TYP. ALL CONCRETE SLABS SHALL HAVE MINIMUM 3500PSI COMPRESSIVE STRENGTH TYP.
14. CONCRETE AND MASONRY REINFORCEMENT BARS SHALL BE ASTM A615 GR 60. WELDED WIRE FABRIC (WWF) SHALL BE SMOOTH PER ASTM A185.
15. LAP SPLICES OF REINFORCEMENT SHALL BE A MINIMUM OF 48 BAR DIAMETERS TYP.
16. ALL MASONRY CONSTRUCTION SHALL USE MIN 2000PSI FINE GROUT.
17. ALL MASONRY CONSTRUCTION SHALL USE TYPE M OR S MORTAR.
18. MASONRY WALLS SHALL BE HORIZONTALLY REINFORCED AT 16" ON CENTER VERTICALLY USING DUR-O-WAL OR EQUIVALENT LADDER-TYPE REINFORCEMENT.
19. SOIL BEARING CAPACITY ASSUMED TO BE 1500PSF FOR FOOTING DESIGN. SOIL BEARING CAPACITY SHALL BE VERIFIED IN FIELD BY A PROFESSIONAL GEOTECHNICAL ENGINEER LICENSED IN THE COMMONWEALTH



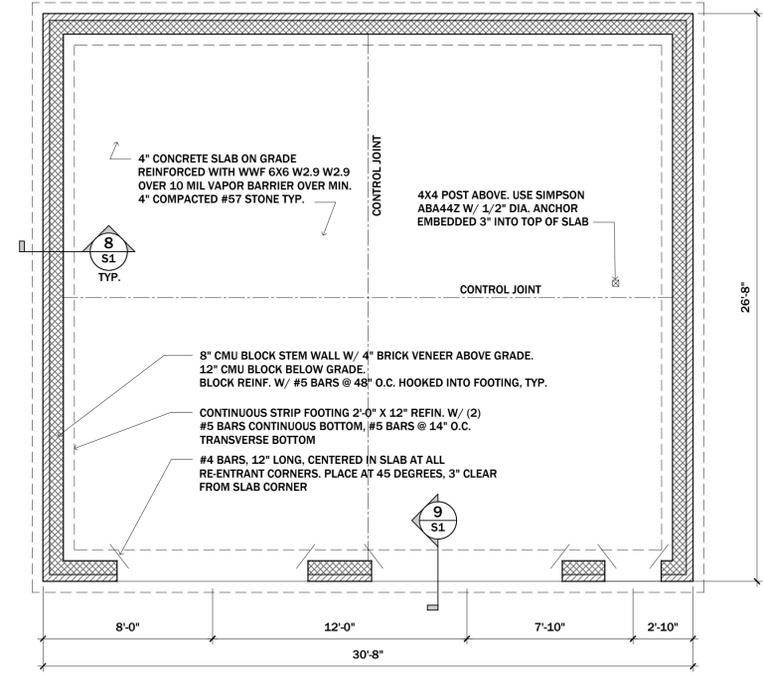
**ROOF PLAN**  
1/4" = 1'-0" 4



**SECOND FLOOR PLAN**  
1/4" = 1'-0" 3



**FIRST FLOOR PLAN**  
1/4" = 1'-0" 2



**FOUNDATION PLAN**  
1/4" = 1'-0" 1

PROJECT  
**FRASER GARAGE**

6426 THREE CHOPT RD  
RICHMOND, VA 23226

FOR PERMIT  
MAY 24 2023

| REVISION | DATE |
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NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.

**FLOOR PLANS**

**EXTERIOR MATERIAL KEY**

- 01** STUCCO SIDING (MATCH COLOR AND TEXTURE OF EXISTING HOUSE)
- 02** COMPOSITE FASCIA/SOFFIT, PAINTED - BY BORAL OR EQUIVALENT. MATCH MAIN HOUSE
- 03** BRICK WATER TABLE. PAINTED
- 04** SLATE SHINGLE ROOF
- 05** COMPOSITE TRIM (PAINTED) - BY BORAL OR EQUIVALENT
- 06** COPPER GUTTER AND DOWNSPOUT
- 07** PVC OR COMPOSITE SKIRT BOARD
- 08** CLAD WOOD WINDOWS
- 09** INSULATED STEEL OVERLAY CARRIAGE DOOR (BY CLOPAY OR SIMILAR)
- 10** FIBERGLASS EXTERIOR DOOR (JELDWEN AUORA OR SIMILAR)

**NOTE:**  
ALTERNATIVE ROOFING MATERIAL TO BE STANDING SEAM METAL  
ROOFING TO MATCH EXISTING ON MAIN HOUSE. GC TO PRICE AS  
ALTERNATE

ALTERNATIVE SIDING MATERIAL TO BE HARDIE PLANK SIDING. EXPOSURE  
AND COLOR TO MATCH SIDING ON EXISTING HOUSE. GC TO PRICE AS  
ALTERNATE.

PROJECT

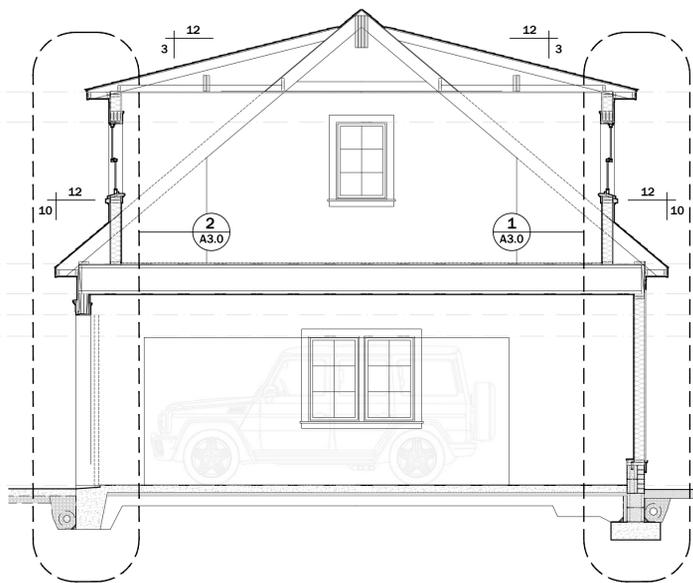
**FRASER  
GARAGE**

6426 THREE CHOPT RD  
RICHMOND, VA 23226

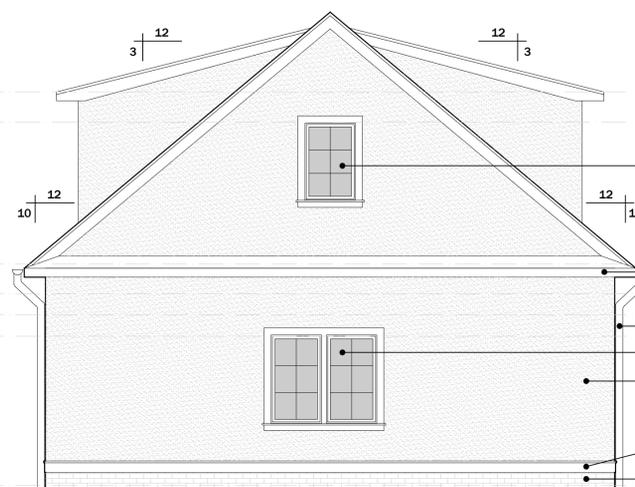
FOR PERMIT  
MAY 24 2023

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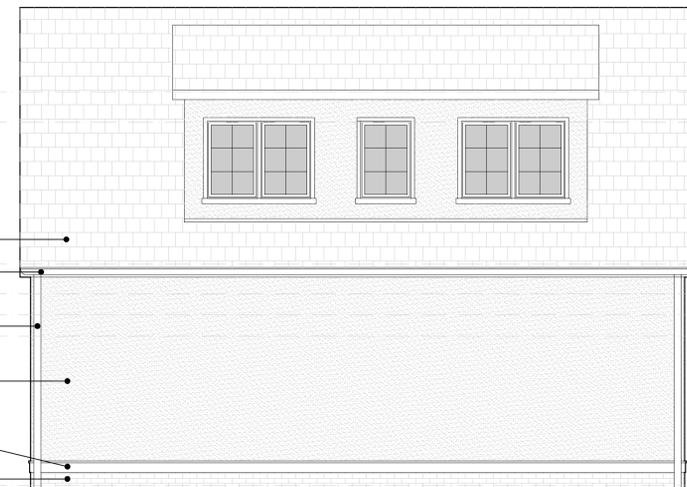
**NOTES:**  
1. ALL DIMENSIONS SHOWN  
ARE TO F.O. STUD UNLESS  
OTHERWISE NOTED.



**SECTION B**  
1/4" = 1'-0"

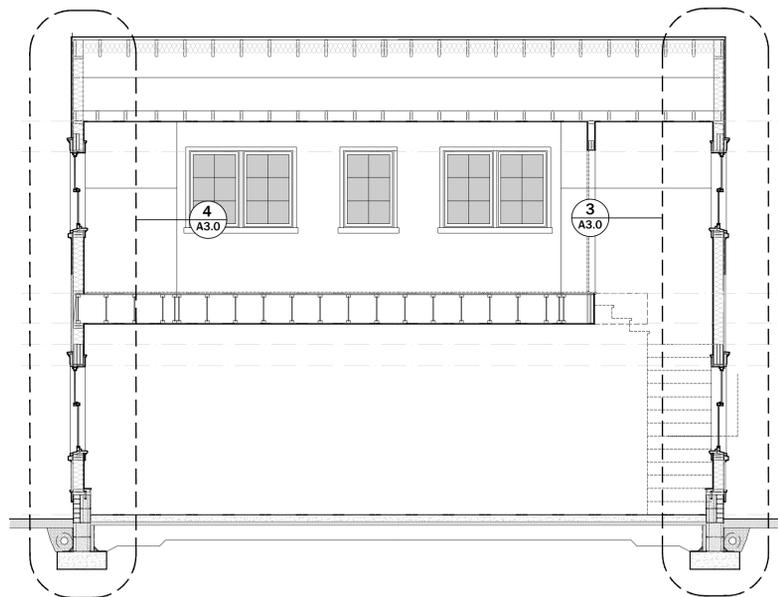


**NORTHWEST ELEVATION**  
1/4" = 1'-0"

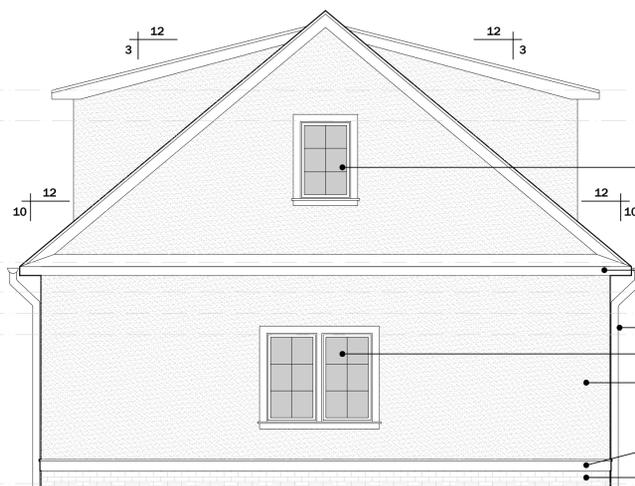


**NORTHWEST ELEVATION**  
1/4" = 1'-0"

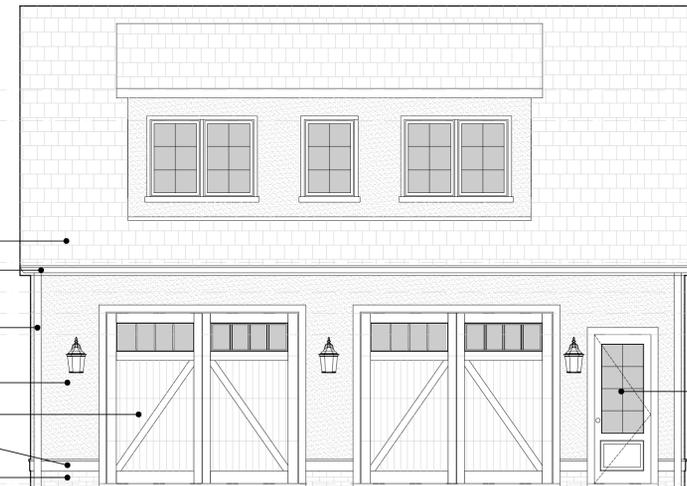
- +18'-5 1/2" B.O. CEILING JOIST
- +17'-1 3/4" WINDOW HEAD
- +10'-4 3/4" T.O. SUBFLOOR
- +9'-0" T.O. TOP PLATE
- +8'-0" GARAGE DOOR HEAD
- +7'-0" WNDW & DOOR HEAD
- 0'-0" GARAGE SLAB



**SECTION A**  
1/4" = 1'-0"



**NORTHEAST ELEVATION**  
1/4" = 1'-0"



**SOUTHEAST ELEVATION**  
1/4" = 1'-0"

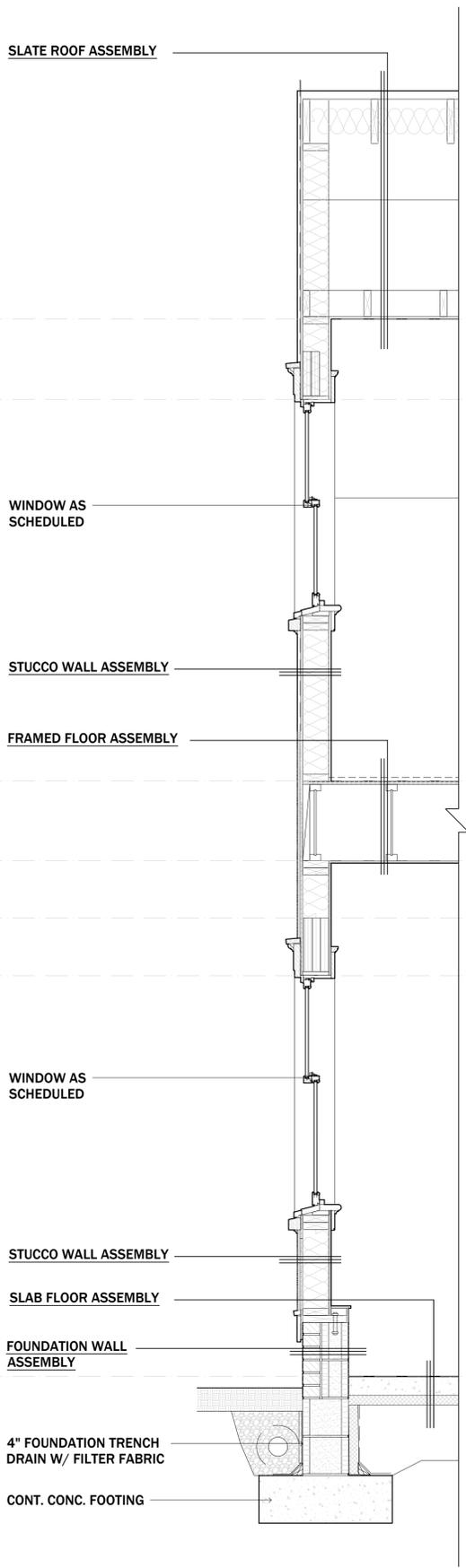
- +18'-5 1/2" B.O. CEILING JOIST
- +17'-1 3/4" WINDOW HEAD
- +10'-4 3/4" T.O. SUBFLOOR
- +9'-0" T.O. TOP PLATE
- +8'-0" GARAGE DOOR HEAD
- +7'-0" WNDW & DOOR HEAD
- 0'-0" GARAGE SLAB

**EXTERIOR  
ELEVATIONS**

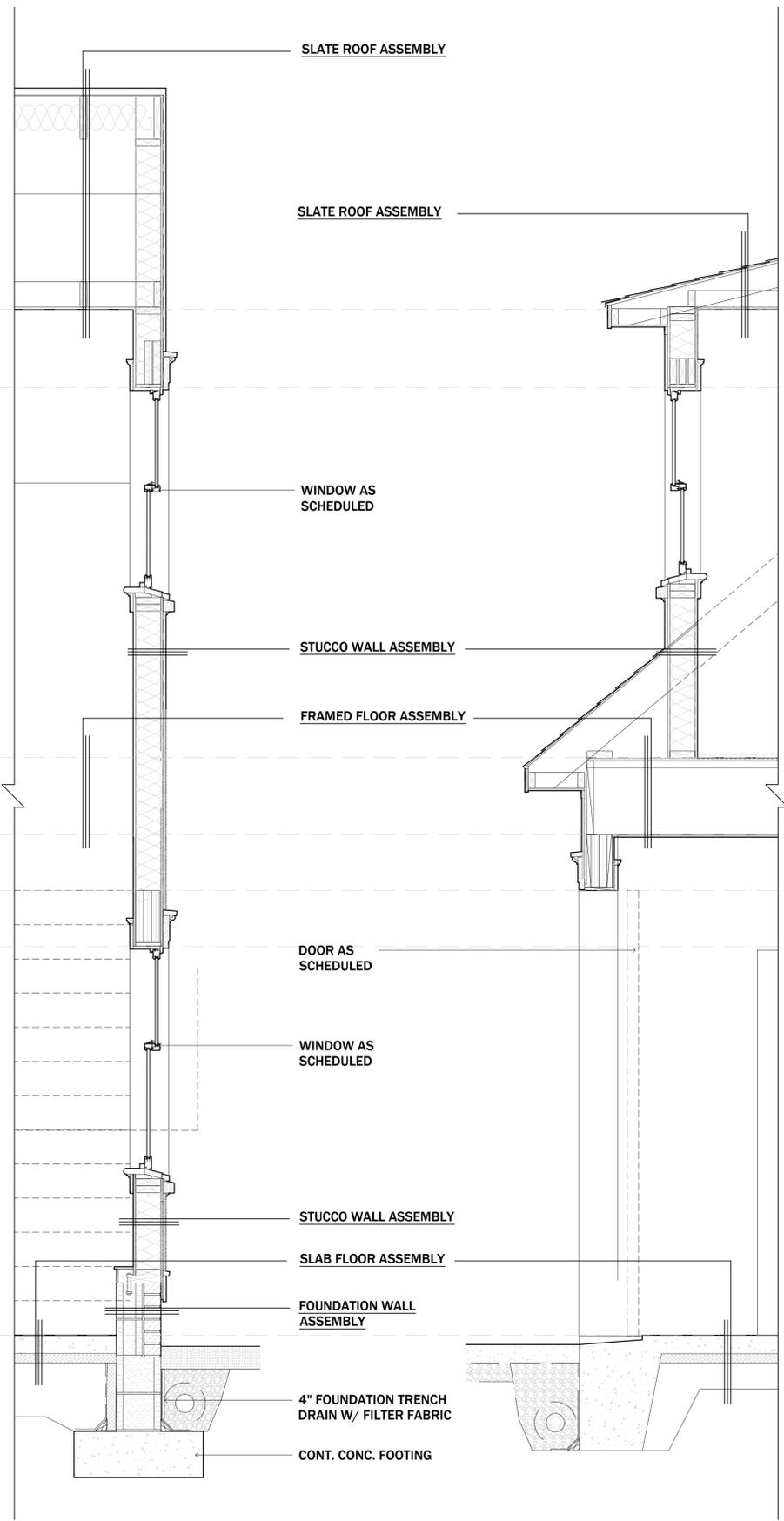
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| 6        |      |

NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.

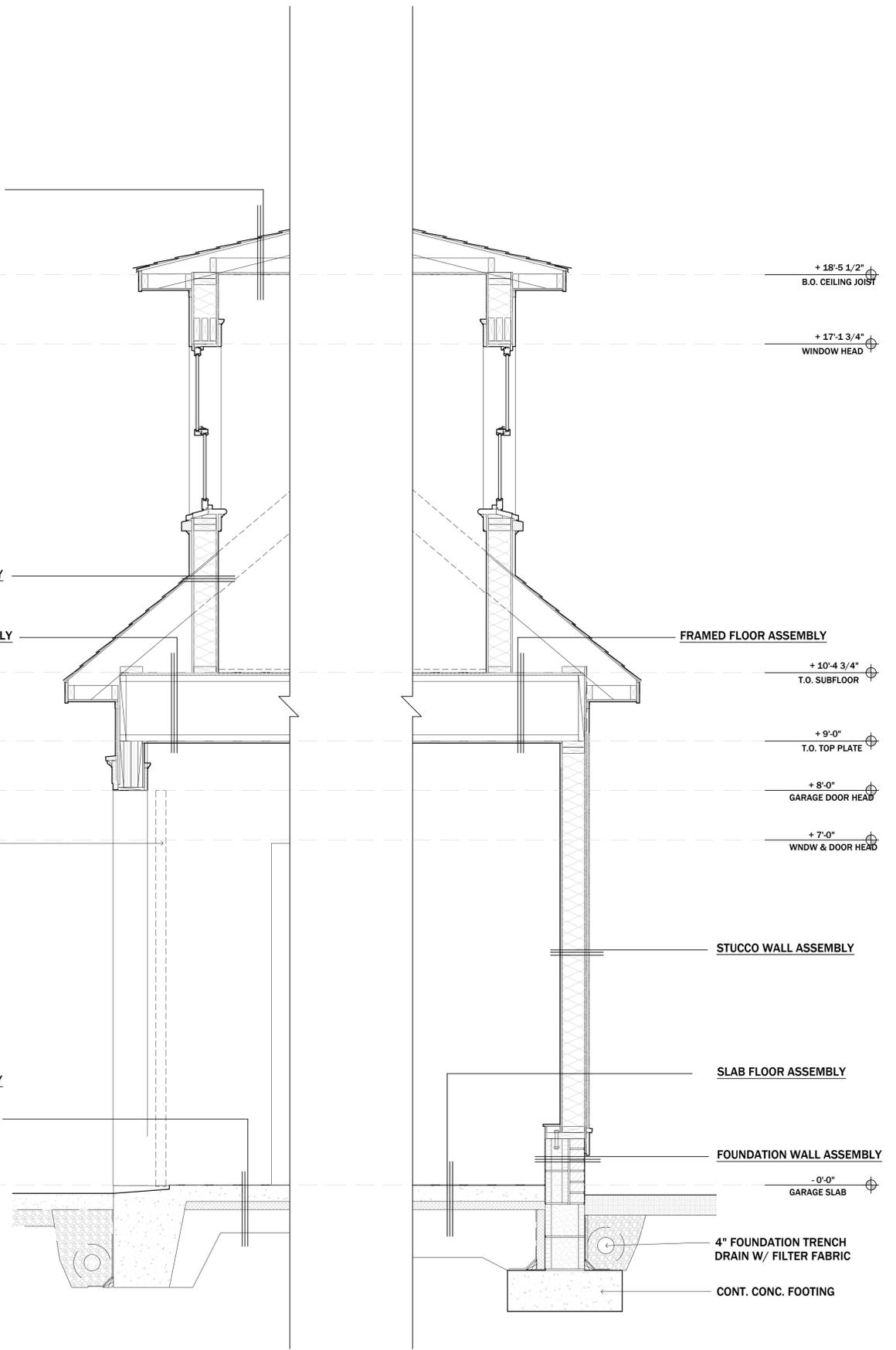
| TYPICAL ASSEMBLIES<br>(OUTSIDE TO INSIDE) / (TOP TO BOTTOM) |  |
|---|--|
| <b>SLATE SHINGLE ROOF ASSEMBLY</b>                          |  |
| SLATE SHINGLE TO MATCH EXISTING                             |  |
| #30 FELT PAPER  |  |
| (1) LAYER OF ICE & WATER SHIELD (36" FROM EAVE)             |  |
| 7/16" OSB ROOF SHEATHING                                    |  |
| ENGINEERED WOOD TRUSSES (W/ INSULATION WHERE OCCURS)        |  |
| 1/2" GYPSUM DRYWALL (OR T&G AT COVERED PATIO)               |  |
| <b>STUCCO WALL ASSEMBLY</b>                                 |  |
| HARDIE PLANK OR HARDIE SHINGLE AS NOTED IN ELEVATIONS       |  |
| HOMESLICHER RAINSCREEN                                      |  |
| WATER RESISTANT BARRIER                                     |  |
| WALL SHEATHING  |  |
| 2 x 6 WOOD STUDS @ 16" O.C. (W/ INSULATION WHERE OCCURS)    |  |
| 1/2" GYPSUM DRYWALL   |  |
| <b>SLAB FLOOR ASSEMBLY</b>                                  |  |
| TILE OR EXPOSED CONCRETE AS SCHEDULE                        |  |
| 4" CONCRETE SLAB  |  |
| VAPOR BARRIER   |  |
| 4" COMPACTED FILL   |  |
| <b>FOUNDATION WALL ASSEMBLY</b>                             |  |
| DRAINAGE AND PROTECTION BOARD                               |  |
| WATERPROOFING   |  |
| 3 # BRICK WYTHE   |  |
| 3/8" MORTAR JOINT   |  |
| 6" OR 8" CONCRETE BLOCK GROUTED SOLID (SEE FOUND. PLAN)     |  |
| 2" RIGID INSULATION   |  |
| <b>FRAMED FLOOR ASSEMBLY</b>                                |  |
| FINISHED FLOOR (IF FINISHED)                                |  |
| 3/4" ADVANTECH SUBFLOOR                                     |  |
| STRUC. WOOD FLOOR JOISTS (SEE PLAN FOR SIZE & SPACING)      |  |
| 1/2" GYPSUM DRYWALL CEILING                                 |  |



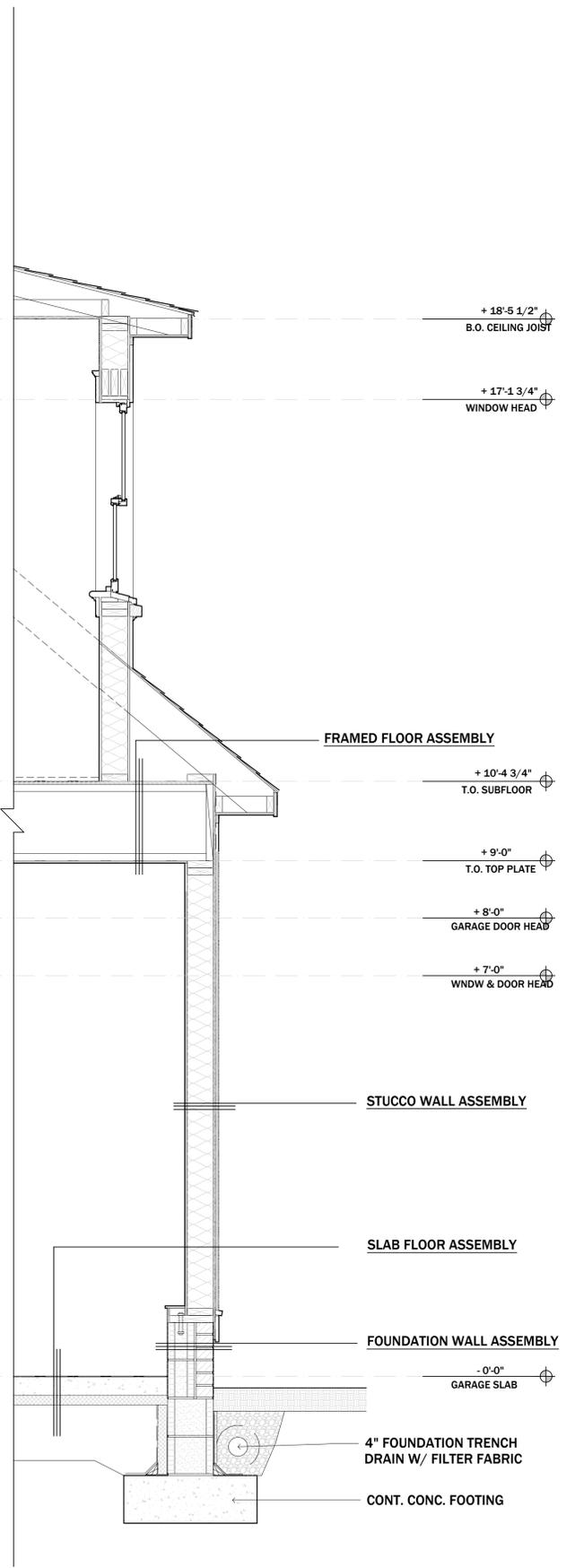
4 WALL SECTION - GABLE END  
3/4" = 1'-0"



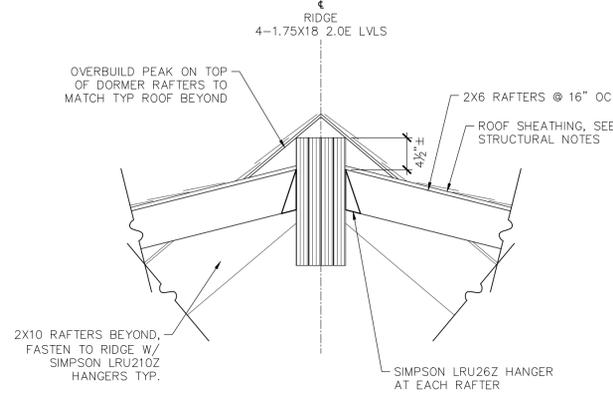
3 WALL SECTION - GABLE END  
3/4" = 1'-0"



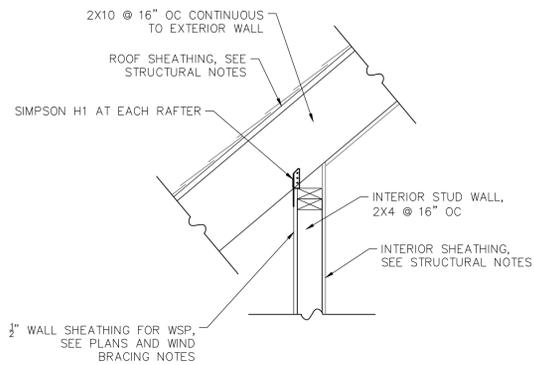
2 WALL SECTION - GARAGE DOOR  
3/4" = 1'-0"



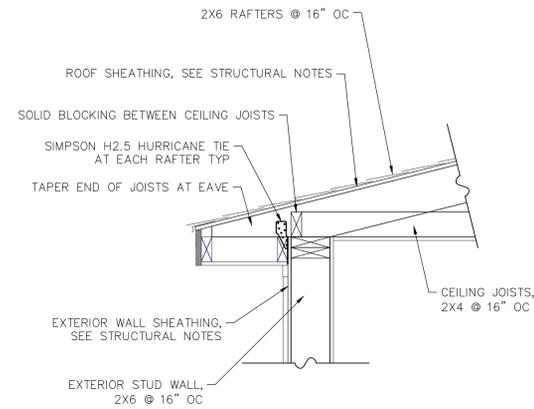
1 WALL SECTION - TYPICAL  
3/4" = 1'-0"



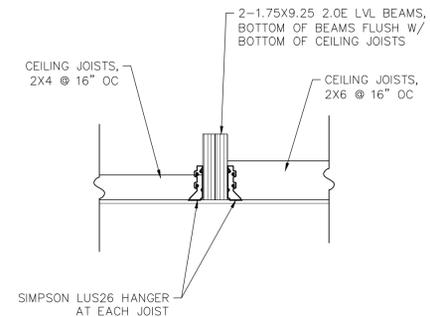
1 RAFTER TO RIDGE CONN  
S1 SCALE: 1"=1'-0"



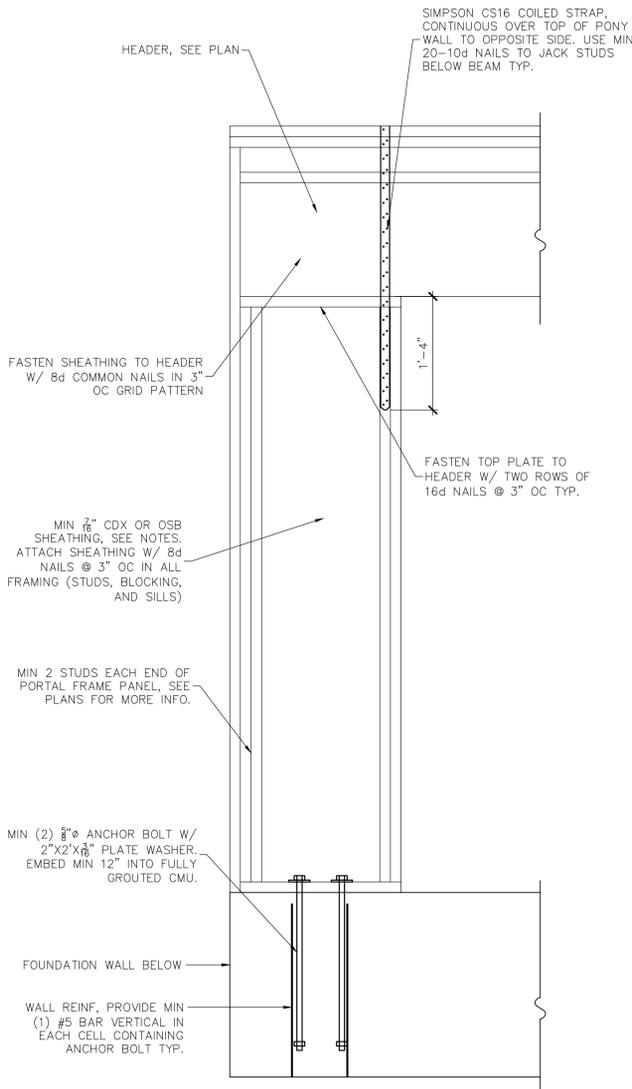
2 RAFTER TO INTERIOR WALL CONN  
S1 SCALE: 1"=1'-0"



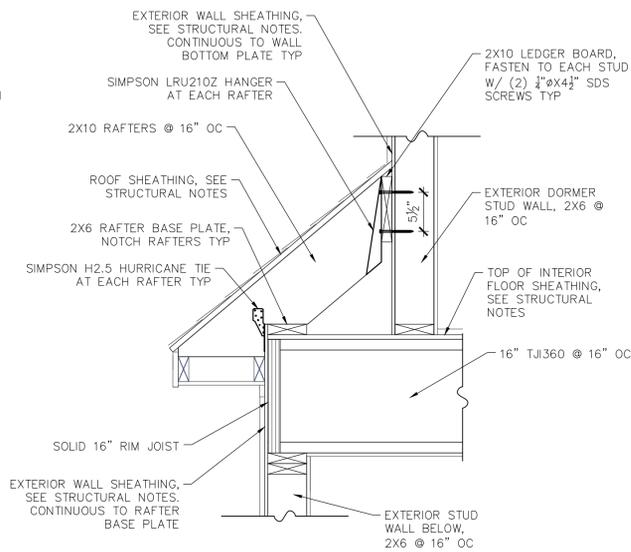
3 DORMER RAFTER TO WALL CONN  
S1 SCALE: 1"=1'-0"  
1. COORD. TOP OF WALL W/ ARCHITECTURE



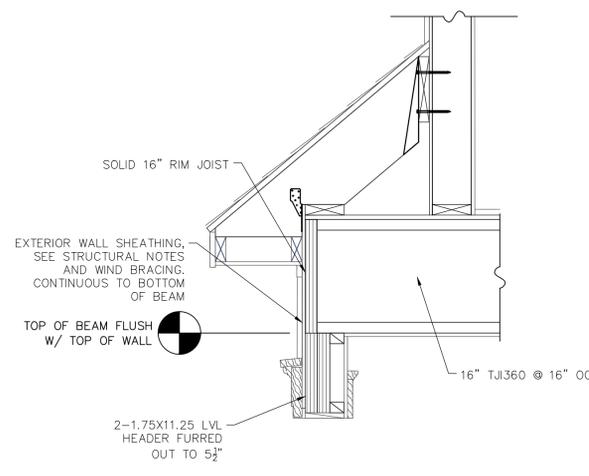
4 CEILING BEAM DET  
S1 SCALE: 1"=1'-0"



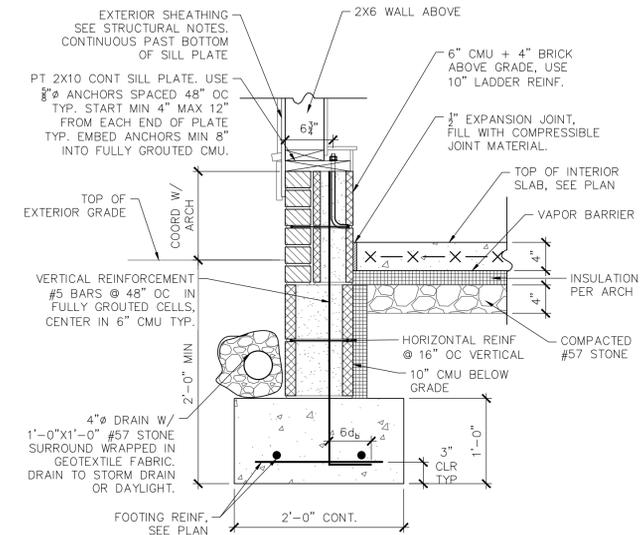
5 PFG - PORTAL FRAME AT GARAGE DOOR  
S1 SCALE: 1"=1'-0"



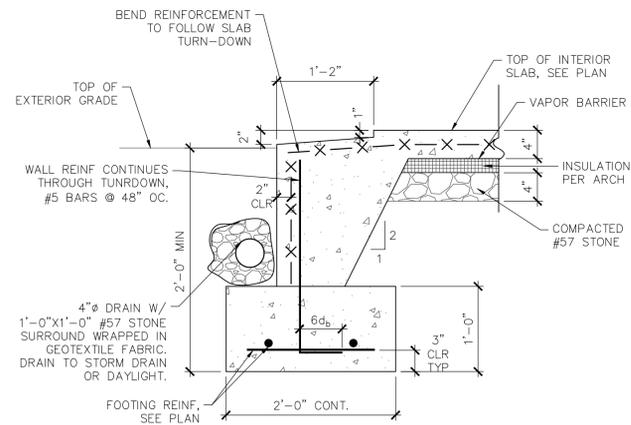
6 RAFTER AND JOIST TO WALL CONN  
S1 SCALE: 1"=1'-0"  
1. COORD. FLOOR ELEVATION W/ ARCHITECTURE



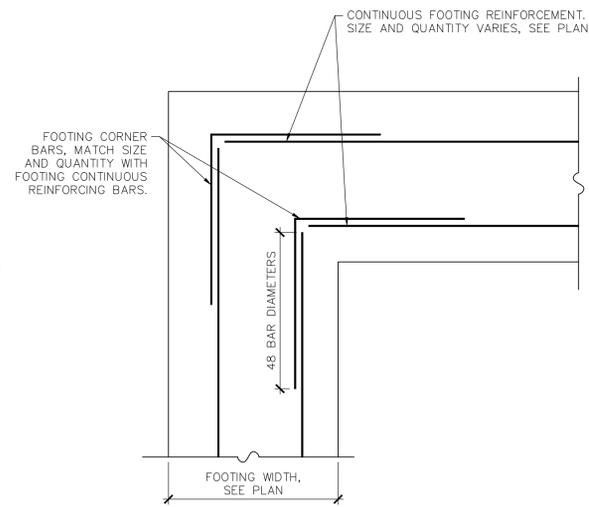
7 RAFTER AND JOIST AT GARAGE DOOR  
S1 SCALE: 1"=1'-0"  
1. FOR INFORMATION NOT SHOWN, SEE DET 5/S1



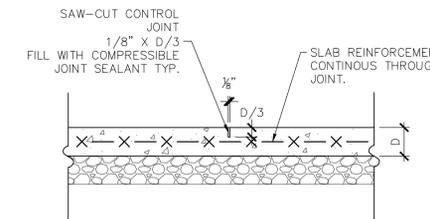
8 TYP FOUNDATION DET  
S1 SCALE: 1"=1'-0"



9 FOUNDATION DET AT GARAGE DOOR  
S1 SCALE: 1"=1'-0"



10 TYP FOOTING CORNER  
S1 SCALE: 1"=1'-0"



11 TYP SAW-CUT CONTROL JOINT  
S1 SCALE: 1"=1'-0"  
1. JOINT SEALANT SHALL CONFORM TO ASTM D1190