



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

January 10, 2024

Mark and Heather Williams
1618 Floyd Avenue
Richmond, VA 23220

To Whom It May Concern:

RE: BZA 03-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, February 7, 2024 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 an accessory structure to a single-family (detached) dwelling at 1618 FLOYD AVENUE (Tax Parcel Number W000-0662/032), located in an R-6 (Single-Family Attached 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 **232 748 017#**. 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 2024 drop-down, click meeting details for February 7, 2024 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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Page 2
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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 cursive script that reads "Roy W. Benbow".

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.

102 N Lombardy St Llc
2101 Prenoman Lane
Midlothian, VA 23112

1617 Grove Llc
92 Bellows Dr E
White Stone, VA 22578

1621 Grove Llc
6161 River Rd Unit 22
Richmond, VA 23226

Agw6 Llc
1508 West Ave
Richmond, VA 23220

Bailey Erin E
1608 Floyd Ave
Richmond, VA 23220

Bellona Arsenal Farm Associates Llc
3816 Old Gun Rd W
Midlothian, VA 23113

Bruch Sarah Amis
1624 Floyd Ave
Richmond, VA 23220

Bush Anthony Lee And Jenna Marie
1700 Floyd Ave
Richmond, VA 23220

Chavis Ian S
1702 Floyd Ave
Richmond, VA 23220

Chen Shan Tuan
4424 Fort Mchenry Pkwy
Glen Allen, VA 23060

Chiu Grace Shung Lai
1613 Floyd Ave
Richmond, VA 23220

City Of Richmond School Board
310 N 9th St 17th Fl
Richmond, VA 23213

Coffield Ryan F
1606 Floyd Ave
Richmond, VA 23220

Crutchfield John T And Sharon E
Kronstedt
1610 Floyd Ave
Richmond, VA 23220

Doolan Property Llc
7612 Cornwall Rd
Richmond, VA 23229

Freeman Garner And Lisa
1469 Donovan Mill Lane
Powhatan, VA 23139

Gaustad Joan L And Gerald M Donato
1613 Grove Ave
Richmond, VA 23220

Haneberg Bradley And Vicki
1609 Grove Avenue
Richmond, VA 23220

Haney Matt K
1309 Powhatan St.
Fredericksburg, VA 22401

Haugen Kyle And Victoria Pauline Baker
Haugen
108 N Lombardy St
Richmond, VA 23220

Kisko Kenneth A & Barbara K Tr Sunrise
Living Trust
803 S Marina Av Mm96 Silver Shrs
Key Largo, FL 33037

Lamberton John Henry
115 N Vine St
Richmond, VA 23220

Mcgoff Casey And Baxter Katherine
118 N Lombardy St
Richmond, VA 23220

Mcmurray Stefan D
1611 Floyd Ave
Richmond, VA 23220

Millman Rachel Evelyn And Boland
William Tilden Iv
106 N Lombardy St
Richmond, VA 23220

Naoroz Kim R
1625 Floyd Ave
Richmond, VA 23220

Otoole Timothy P & Terrence J & Sheila M
113 N Vine St
Richmond, VA 23220

Priebe Adam
4279 Shipyard Trace Ne
Rosewell, GA 30075

Rebud Homes & Properties Llc
Po Box 8268
Richmond, VA 23236

Reckert Erika Katherine And Tracy
Joseph Linwood Bowles
1609 Floyd Ave
Richmond, VA 23220

Rinker Charles W Jr And Lora R Trustees
Family Trust
P.o. Box 100388
Arlington, VA 22210

Samson Julien And Cole Amy
112 N Lombardy St
Richmond, VA 23220

Schneider James A
114 N Lombardy Street
Richmond, VA 23220

Smith Richard R & Catherine O
110 N Lombardy St
Richmond, VA 23220

Trolley Shops Condominium Unit
Owners Association
111 E Main St
Richmond, VA 23219

Wilson Charles M Jr
7330 Staples Mill Rd #122
Henrico, VA 23228

Witkowsky David And Vann Mary
1619 Floyd Ave
Richmond, VA 23220

Wws Iii Llc
3904 Longview Landing Court
Richmond, VA 23233

Zach Kristin A
1623 Floyd Ave
Richmond, VA 23220

Zee Delia And Montz Ellen
1621 Floyd Ave
Richmond, VA 23220

Property: 1618 Floyd Ave **Parcel ID:** W0000662032**Parcel**

Street Address: 1618 Floyd Ave Richmond, VA 23220-
Owner: WILLIAMS MARK ALEXANDER AND HEATHER SMITH
Mailing Address: 1618 FLOYD AVE, RICHMOND, VA 23220
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 216 - Fan District 1
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$255,000
Improvement Value: \$695,000
Total Value: \$950,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 5001
Acreage: 0.115
Property Description 1: 0049.33X0119.75 IRG0000.000
State Plane Coords(?): X= 11784116.106113 Y= 3725137.433307
Latitude: 37.54901927 , **Longitude:** -77.46109830

Description

Land Type: Residential Lot C
Topology: Level
Front Size: 49
Rear Size: 119
Parcel Square Feet: 5001
Acreage: 0.115
Property Description 1: 0049.33X0119.75 IRG0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11784116.106113 Y= 3725137.433307
Latitude: 37.54901927 , **Longitude:** -77.46109830

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$255,000	\$695,000	\$950,000	Reassessment
2023	\$255,000	\$679,000	\$934,000	Reassessment
2022	\$200,000	\$657,000	\$857,000	Reassessment
2021	\$170,000	\$587,000	\$757,000	Reassessment
2020	\$165,000	\$582,000	\$747,000	Reassessment
2019	\$165,000	\$525,000	\$690,000	Reassessment
2018	\$145,000	\$489,000	\$634,000	Reassessment
2017	\$125,000	\$487,000	\$612,000	Reassessment
2016	\$125,000	\$470,000	\$595,000	Reassessment
2015	\$125,000	\$437,000	\$562,000	Reassessment
2014	\$130,000	\$451,000	\$581,000	Reassessment
2013	\$125,000	\$451,000	\$576,000	Reassessment
2012	\$125,000	\$451,000	\$576,000	Reassessment
2011	\$125,000	\$475,000	\$600,000	CarryOver
2010	\$125,000	\$475,000	\$600,000	Reassessment
2009	\$125,000	\$206,600	\$331,600	Reassessment
2008	\$131,300	\$200,300	\$331,600	Reassessment
2007	\$131,300	\$200,300	\$331,600	Reassessment
2006	\$131,300	\$164,400	\$295,700	Reassessment
2005	\$125,000	\$137,000	\$262,000	Reassessment
2004	\$59,200	\$137,500	\$196,700	Reassessment
2003	\$51,500	\$125,000	\$176,500	Reassessment
2002	\$51,500	\$125,000	\$176,500	Reassessment
2001	\$37,950	\$92,000	\$129,950	Reassessment
2000	\$33,000	\$92,000	\$125,000	Reassessment
1998	\$33,000	\$92,000	\$125,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
05/26/2023	\$965,000	EDWARDS JUSTIN S AND KRISTIN C	ID2023-7792	1 - VALID SALE-Valid, Use in Ratio Analysis
09/30/2020	\$850,000	BURRIS STEVEN H AND JENNIFER H	ID2020-22782	1 - VALID SALE-Valid, Use in Ratio Analysis
09/21/2018	\$822,000	BALDWIN JAMES B III	ID2018-19648	1 - VALID SALE-Valid, Use in Ratio Analysis
06/29/2017	\$725,000	SAVENKO MELISSA LOUGHRIDGE	ID2017-13382	1 - VALID SALE-Valid, Use in Ratio Analysis
07/14/2016	\$0	SAVENKO MELISSA L AND	ID2016-13327	2 - INVALID SALE-Relation Between Buyer/Seller
04/27/2010	\$546,000	BANBURY LLC	ID2010-7254	2 - INVALID SALE-Relation Between Buyer/Seller
02/09/2009	\$159,000	WELLS FARGO BANK NA TRS	ID2009-2462	2 - INVALID SALE-DO NOT USE
12/02/2008	\$488,750	1618 FLOYD AVENUE AND	ID2008-30224	2 - INVALID SALE-Foreclosure, Forced Sale etc.
03/22/2007	\$0	PATSALOS BRUCE	ID2007-9673	Invalid-Any Other Invalid Transfer
02/20/2007	\$0	1618 FLOYD AVENUE & ASSOCIATES	ID20075888	
04/07/2006	\$332,500	PURDY DAVID C ETALS TRUSTEES	ID200611344	
12/02/2005	\$0	GRACE & HOLY TRINITY	ID2005-42397	
08/05/1968	\$12,000	Not Available	00653-C0303	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: Near West
Traffic Zone: 1096
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fan Area
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	2010	0404002	040400
1990	212	0404002	040400

Schools

Elementary School: Fox
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 10
Dispatch Zone: 034B

Public Works Schedules

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

Government Districts

Council District: 2
Voter Precinct: 208
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1911
Stories: 2
Units: 0
Number Of Rooms: 8
Number Of Bed Rooms: 4
Number Of Full Baths: 3
Number Of Half Baths: 0
Condition: very good for age
Foundation Type: 1/4 Bsmt, 3/4 Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Flat or Shed
Roof Material: Membrane
Interior Wall: Drywall
Floor Finish: Softwood-standard
Heating Type: Heat pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 3066 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 394 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 153 Sqft
Deck: 273 Sqft

Property Images

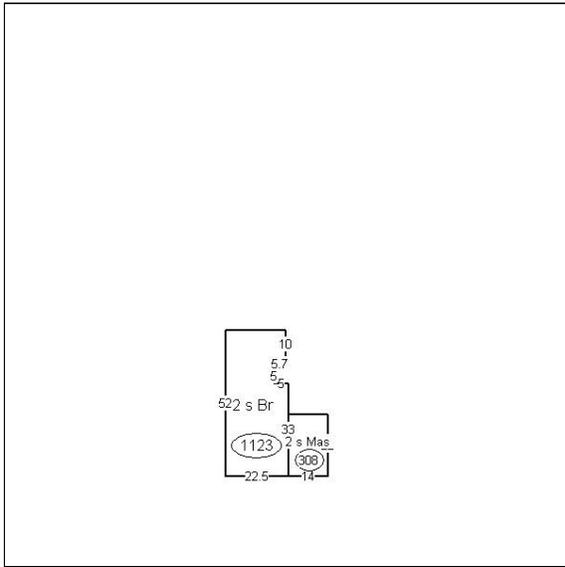
Name:W0000662032 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:W0000662032 Desc:C01



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 Mark and Heather Williams PHONE: (Home) (804) 334-3859 (Mobile) () _____
OWNER: 1618 Floyd Avenue FAX: () _____ (Work) () _____
(Name/Address) Richmond, VA 23220 E-mail Address: heather.williams03@gmail.com

OWNER'S REPRESENTATIVE:

(Name/Address) _____ PHONE: (Home) () _____ (Mobile) () _____

FAX: () _____ (Work) () _____

E-mail Address: _____

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 1618 Floyd Avenue

TYPE OF APPLICATION: VARIANCE SPECIAL EXCEPTION OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-412.5 (1) b. c., & 30-620.1 (c)

APPLICATION REQUIRED FOR: A building permit to construct an accessory structure.

TAX PARCEL NUMBER(S): W000-0662/032 ZONING DISTRICT: R-6 (SINGLE-FAMILY ATTACHED RESIDENTIAL)

REQUEST DISAPPROVED FOR THE REASON THAT: The side and rear yard requirements are not met. A side yard of 4.9 feet is required; a side yard of one foot (1') along the eastern property line and a side yard of zero feet (0') along the western property line are proposed. A rear yard of five feet (5') is required; a rear yard of 2.75 feet is proposed.

DATE REQUEST DISAPPROVED: November 11, 2023 FEE WAIVER: YES NO:

DATE FILED: December 4, 2023 TIME FILED: 1:11 p.m. PREPARED BY: Matthew West RECEIPT NO. BZAR-139612-2023

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

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: 1/15/24

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

CASE NUMBER: BZA 03-2024 HEARING DATE: February 7, 2024 AT 1:00 P.M.

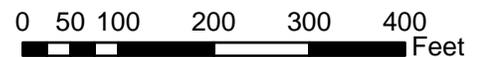
BOARD OF ZONING APPEALS CASE BZA 03-2024
150' Buffer

APPLICANT(S): Mark and Heather Williams

PREMISES: 1618 Floyd Avenue
(Tax Parcel Number W000-0662/032)

SUBJECT: A building permit to construct an accessory structure
to a single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-412.5(1)b, 30-412.5(1)c & 30-620.1(c)
of the Zoning Ordinance for the reason that:
The side and rear yard (setback) 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.

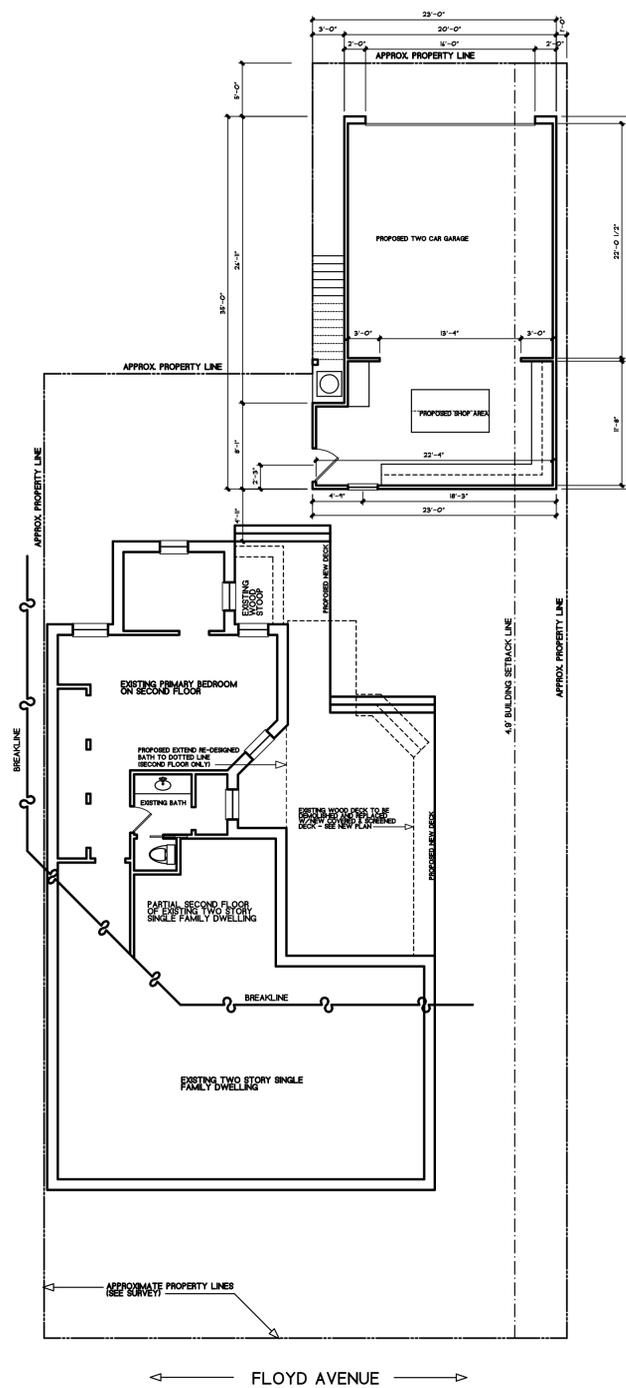
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@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 board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it 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 Benbow at (804) 240-2124 well before 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:

Heather Williams



Sign-Off	Signatures	Date
Buyer		
Builder		

BK Martin
Construction, Inc.
P.O. Box 14589
Richmond, VA 23221
804-554-1013



SUBJECT PROPERTY
1618 Floyd Avenue, Richmond VA 23220

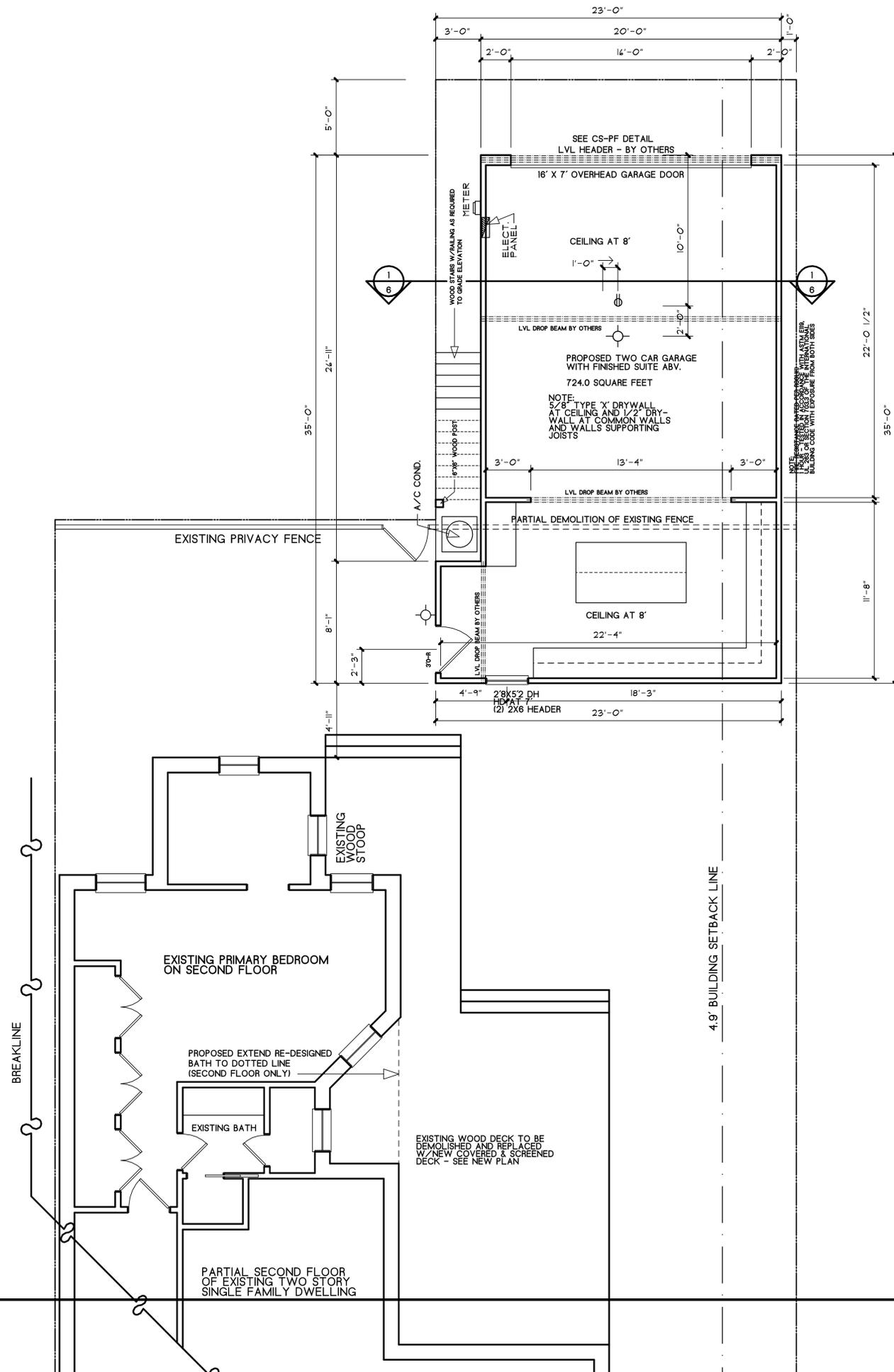
SCOPE OF PROJECT
SCALE: 1/8" = 1'-0"

REVISIONS	BY
8/20/23	KCS
9/21/23	KCS
11/8/23	KCS
11/20/23	KCS
1/4/24	KCS



A Renovation and Addition to:
The Williams Residence
1618 Floyd Avenue, Richmond VA 23220

DRAWN KCS
CHECKED
DATE 8/20/23
SCALE AS SHOWN
JOB NO. 2023024
SHEET 1
OF 6 SHEETS



Sign-Off	Signatures	Date
Buyer		
Builder		



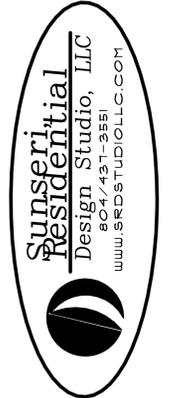
BK Martin
Construction, Inc.

P.O. Box 14589
Richmond, VA 23221
804-554-1013

ELECTRICAL LEGEND	
	DUPLEX OUTLET (110V AT 8" AFF)
	SPLIT DUPL. OUTLET (110V AT 8" AFF) TOP PLUG IS "HOT"
	WEATHERPROOF DUPL. OUTLET (110V AT 12" AFF)
	220V OUTLET
	SPECIAL PURPOSE CONNECTION
	TELEPHONE OUTLET AT 8" AFF
	TELEVISION OUTLET AT 8" AFF
	SWITCH AT 36" AFF
	3-WAY SWITCH AT 36" AFF
	DIMMER SWITCH AT 36" AFF
	DOORBELL PUSH BUTTON
	CEILING MOUNT LIGHT FIXTURE
	ROUND RECESS LIGHT FIXTURE
	CEILING MOUNT SMOKE DETECTOR
	FLUORESCENT LIGHT STRIP
	EXHAUST FAN
	FLOOD LIGHT
	WALL RECESSED CLOSET LIGHT (CENTER ABOVE DOOR)
	INTERCOM SPEAKER AT 5'-0" AFF
	CHIME
	THERMOSTAT

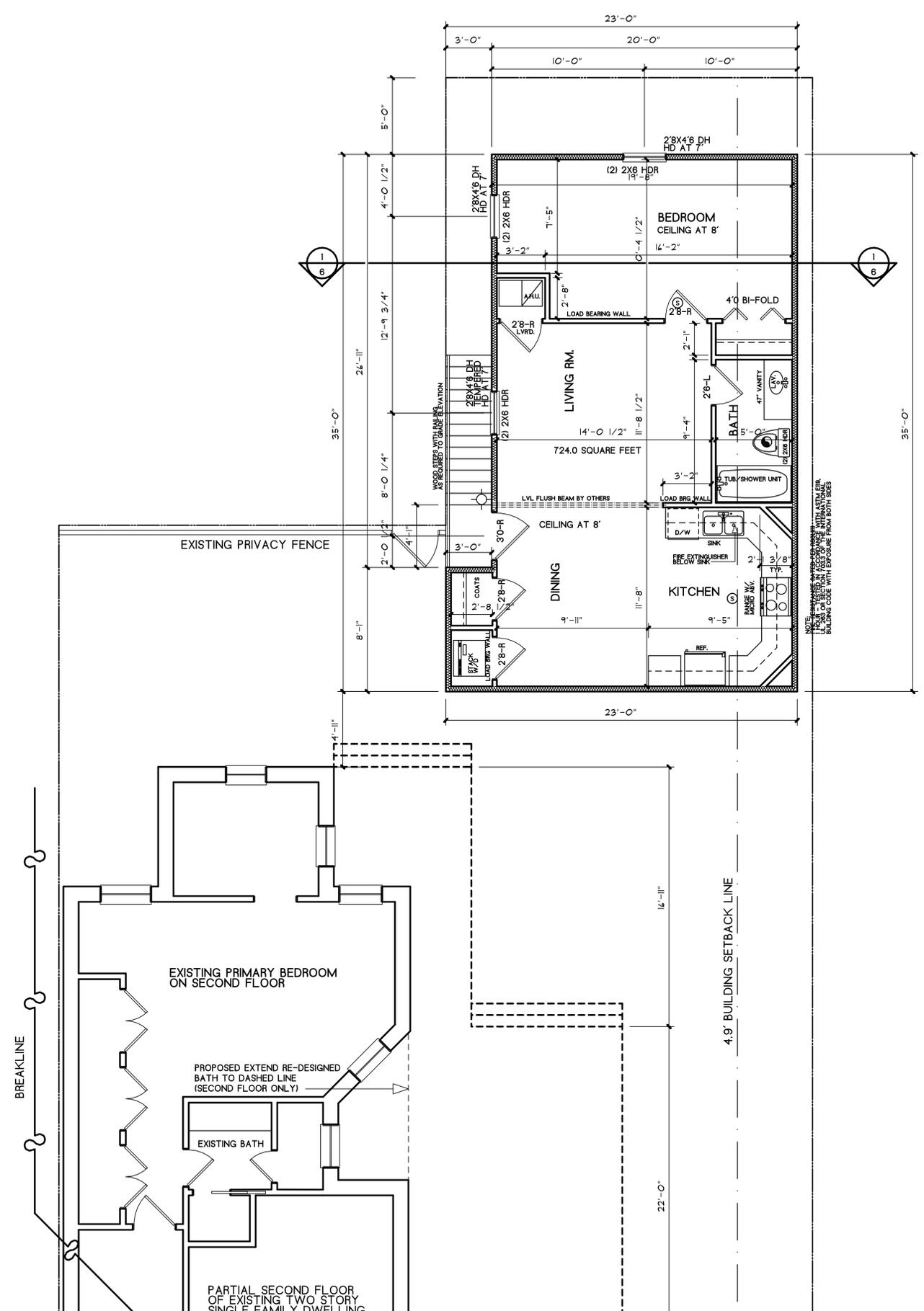
GARAGE FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY
8/20/23	KS
9/21/23	KS
11/8/23	KS
11/20/23	KS
1/4/24	KS



A Renovation and Addition to:
The Williams Residence
1618 Floyd Avenue, Richmond VA 23220

DRAWN	KS
CHECKED	
DATE	8/20/23
SCALE	AS SHOWN
JOB NO.	2023024
SHEET	2
OF 6 SHEETS	



Sign-Off	Signatures	Date
Buyer		
Builder		

BK Martin
Construction, Inc.
P.O. Box 14589
Richmond, VA 23221
804-554-1013

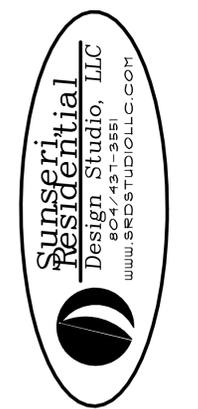
ELECTRICAL LEGEND

- ⊕ DUPLEX OUTLET (110V AT 8" AFF)
- ⊕ SPLIT DUPL. OUTLET (110V AT 8" AFF) TOP PLUG IS 'HOT'
- ⊕ WEATHERPROOF DUPL. OUTLET (110V AT 12" AFF)
- ⊕ 220V OUTLET
- ⊕ SPECIAL PURPOSE CONNECTION
- ⊕ TELEPHONE OUTLET AT 8" AFF
- ⊕ TELEVISION OUTLET AT 8" AFF
- ⊕ SWITCH AT 36" AFF
- ⊕ 3-WAY SWITCH AT 36" AFF
- ⊕ DIMMER SWITCH AT 36" AFF
- ⊕ DOORBELL PUSH BUTTON
- ⊕ CEILING MOUNT LIGHT FIXTURE
- ⊕ ROUND RECESS LIGHT FIXTURE
- ⊕ CEILING MOUNT SMOKE DETECTOR
- ⊕ FLUORESCENT LIGHT STRIP
- ⊕ EXHAUST FAN
- ⊕ FLOOD LIGHT
- ⊕ WALL RECESSED CLOSET LIGHT (CENTER ABOVE DOOR)
- ⊕ INTERCOM SPEAKER AT 5'-0" AFF
- ⊕ CHIME
- ⊕ THERMOSTAT

- GENERAL NOTES:**
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL RESIDENTIAL BUILDING CODE, CURRENT EDITION, AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND REGULATIONS AS APPLICABLE TO THIS PROJECT.
 - THE DRAWINGS ARE DIAGRAMATIC, INTENDING TO OUTLINE GENERAL DESIGN REQUIREMENTS ONLY. THEY ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATION OF THE DRAWINGS SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR ENGAGED UPON THE WORK.
 - BY ENTERING INTO CONTRACT EACH SUB-CONTRACTOR REPRESENTS THEIR SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED AND THAT THEY ARE LICENSED BY THE LOCAL DEPARTMENT OF COMMERCE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE CODE OF VIRGINIA AS AMENDED.
 - EACH SUB-CONTRACTOR SHALL PROTECT THEIR WORK AND EXISTING CONSTRUCTION FROM DAMAGE DUE TO THEIR OPERATION AND SHALL REPAIR OR REPLACE AS REQUIRED ALL DAMAGED WORK.
 - EACH SUB-CONTRACTOR SHALL FIELD MEASURE AND VERIFY WORKING CONDITIONS AT THE SITE AND IN COORDINATION WITH THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING WORK RELATED OPERATIONS. SUB-CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ERRORS INCLUDING THE COSTS OF CORRECTIVE WORK RESULTING FROM FAILURE TO COMPLY WITH SECTION 5.2.
 - EACH SUB-CONTRACTOR SHALL CLEAN UP AND REMOVE FROM SITE DAILY ALL DUST AND DEBRIS LEAVING THE PROJECT IN AN ORDERLY CONDITION AND BROOM CLEAN.
 - WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CS-WSP PER 602.10.3. CONTINUOUS STRUCTURAL BRACED WALL PANEL LENGTHS SHALL BE IN ACCORDANCE WITH TABLE R602.10.3.2 LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A BRACED WALL LINE WITH CONTINUOUS MASONRY STEPWALLS SUPPORTING BRACED WALL PANELS SHALL BE IN ACCORDANCE WITH FIGURE R602.10.6, "MASONRY STEPWALLS SUPPORTING BRACED WALL PANELS."
 - ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE FIELD VERIFIED.
 - PLUMBING, MECHANICAL AND ELECTRICAL PRACTICES SHALL BE DESIGN/BUILD.
 - SMOKE DETECTORS: SMOKE DETECTORS INSTALLED IN A NEW DWELLING SHALL BE INTERCONNECTED AND SHALL RECEIVE THEIR PRIMARY POWER BY PERMANENT CONNECTION TO THE DWELLINGS ELECTRICAL SYSTEM AND WHEN PRIMARY POWER IS INTERRUPTED SHALL RECEIVE POWER FROM A BATTERY BACKUP.
 - EMERGENCY EGRESS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5.6 SQUARE FEET FOR GRADE FLOOR WINDOWS) WITH A MINIMUM NET CLEAR WIDTH AND HEIGHT OF 36" AND 22" RESPECTIVELY AND WITH A SILL HEIGHT NO GREATER THAN 48" FROM FINISHED FLOOR.
 - ALL ENGINEERING SHALL BE PROVIDED BY AND CERTIFIED BY LICENSED PROFESSIONAL ENGINEERS INCLUDING BUT NOT LIMITED TO BRACED WALL DESIGN.
 - CHANGES TO AND DEVIATIONS FROM THE PLANS SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR GENERAL CONTRACTOR.
 - IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL UTILITIES ABOVE AND BELOW GROUND PRIOR TO START OF WORK. FOR ASSISTANCE CALL YOUR LOCAL UTILITY COMPANY.

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

REVISIONS	BY
8/20/23	KCS
9/21/23	KCS
11/8/23	KCS
11/20/23	KCS
1/4/24	KCS



A Renovation and Addition to:
The Williams Residence
1618 Floyd Avenue, Richmond VA 23220

DRAWN	KCS
CHECKED	
DATE	8/20/23
SCALE	AS SHOWN
JOB NO.	2023024
SHEET	

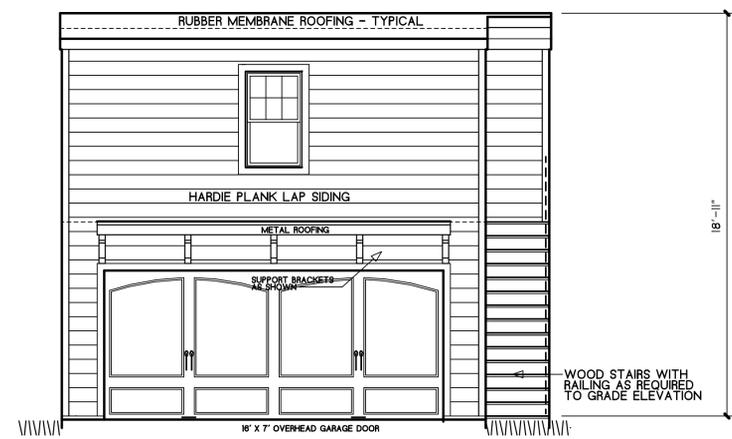
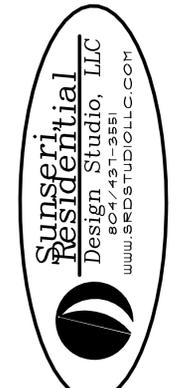
3
OF 6 SHEETS

Sign-Off	Signatures	Date
Buyer		
Builder		

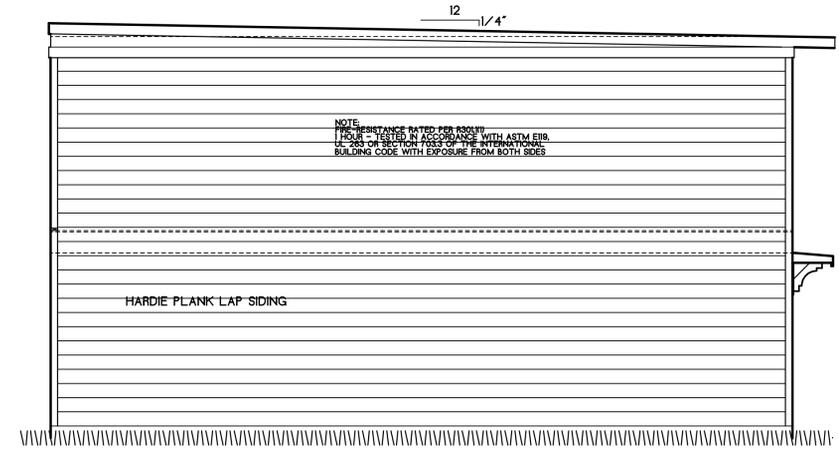
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1/4/24	KCS



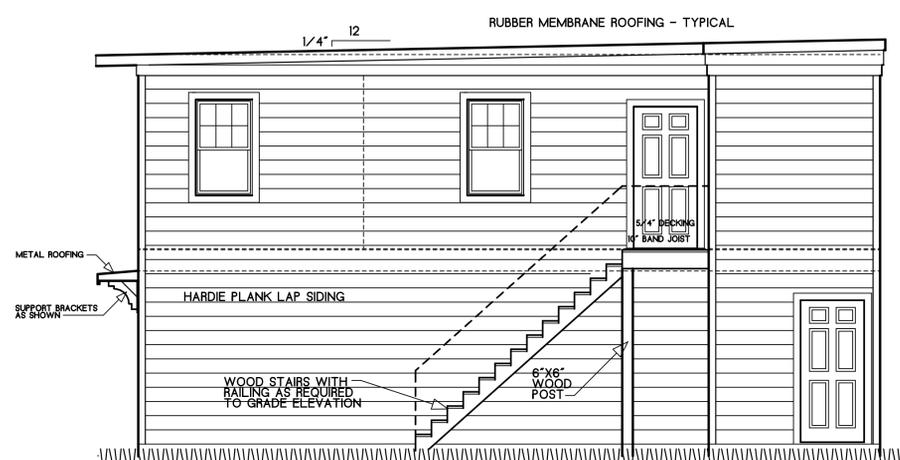
P.O. Box 14589
Richmond, VA 23221
804-554-1013



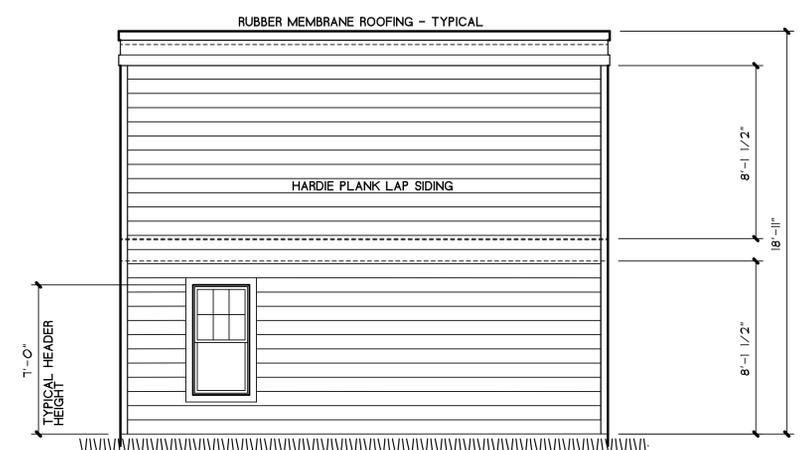
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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

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SHEET	

4

OF 6 SHEETS

Sign-Off	Signatures	Date
Buyer		
Builder		



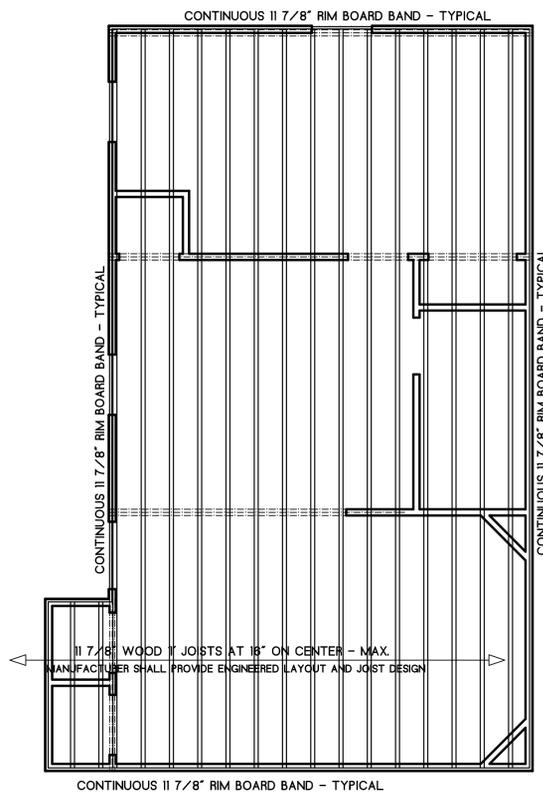
P.O. Box 14589
Richmond, VA 23221
804-554-1013

REVISIONS	BY
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9/27/23	KS
11/8/23	KS
11/8/23	KS
1/4/24	KS

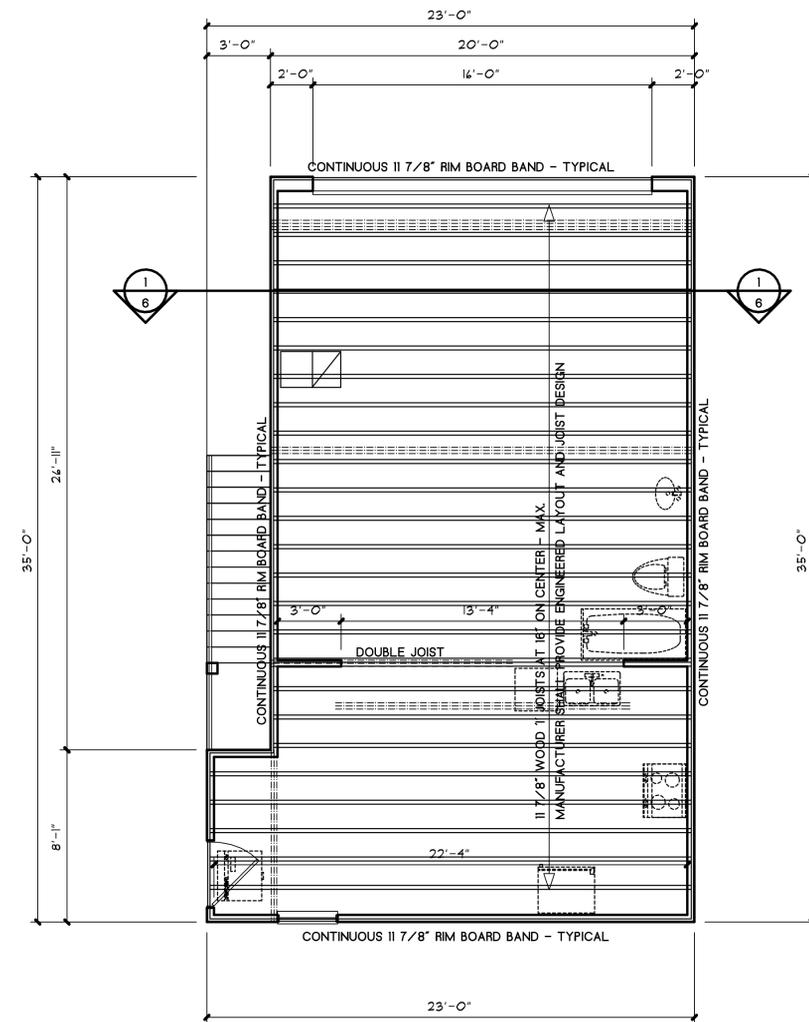


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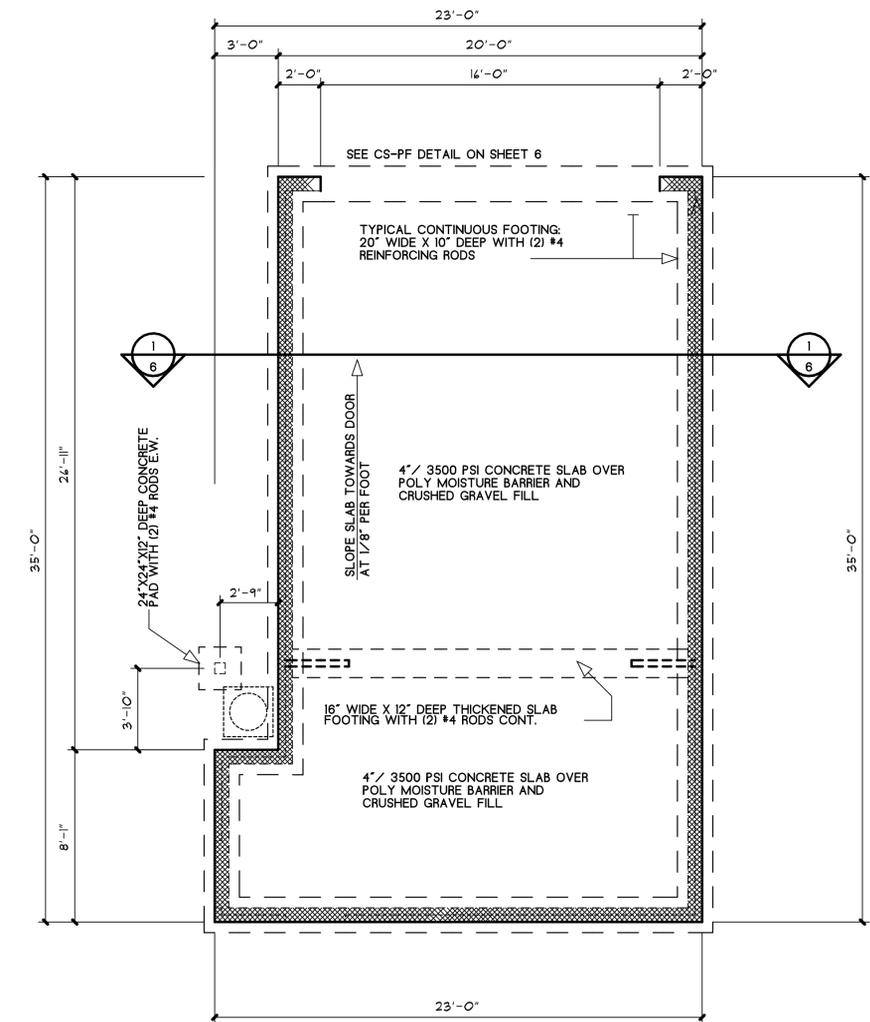
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DATE 8/20/23
SCALE AS SHOWN
JOB NO. 2023024
SHEET 5
OF 6 SHEETS



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



SEE SHEET 6 FOR FOUNDATION DETAILS
GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GARAGE FRAMING AND FOUNDATION PLANS
SCALE: 1/4" = 1'-0"

Sign-Off	Signatures	Date
Buyer		
Builder		

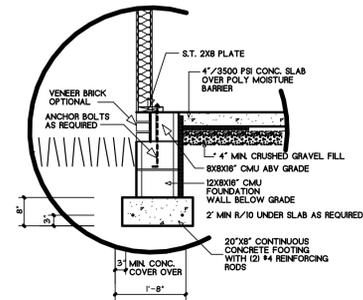


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Richmond, VA 23221
804-554-1013

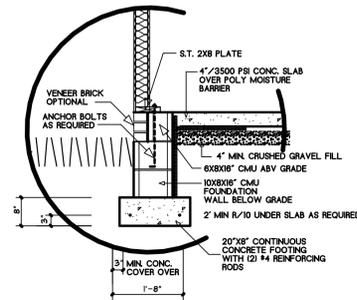
REVISIONS	BY
8/20/23	K.S.
9/27/23	K.S.
11/8/23	K.S.
11/20/23	K.S.
1/4/24	K.S.



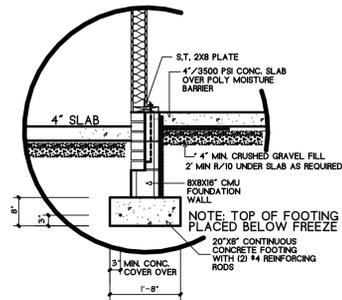
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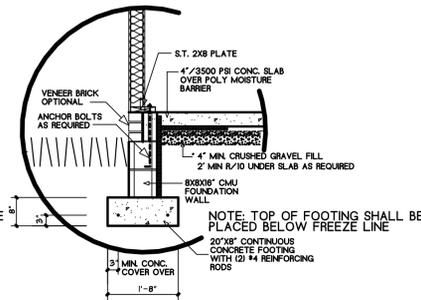
TYPICAL FOUNDATION DETAIL 4
SCALE: 1/2" = 1'-0"



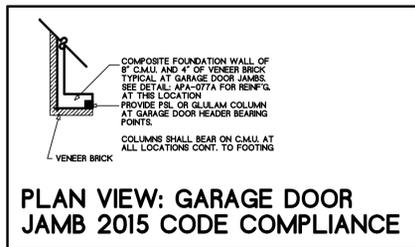
TYPICAL FOUNDATION DETAIL 3
SCALE: 1/2" = 1'-0"



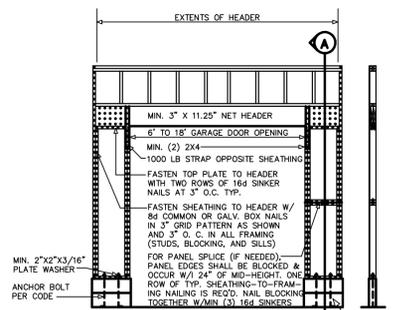
TYPICAL FOUNDATION DETAIL 2
SCALE: 1/2" = 1'-0"



TYPICAL FOUNDATION DETAIL 1
SCALE: 1/2" = 1'-0"



PLAN VIEW: GARAGE DOOR JAMB 2015 CODE COMPLIANCE

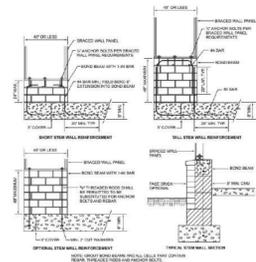


FRONT ELEVATION

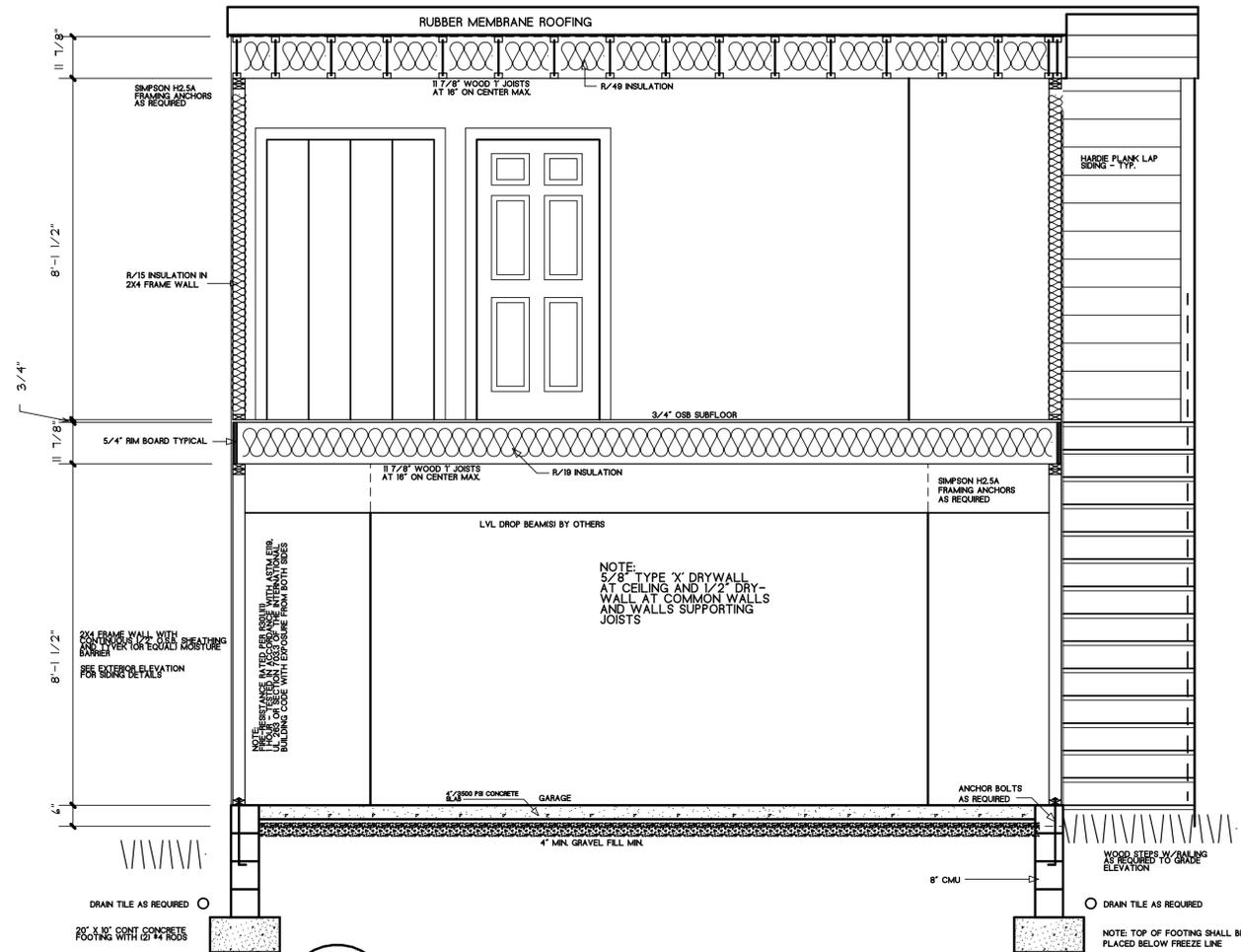
DETAIL 'A'

CS-PF
GARAGES ONLY
O.S.B. ENTIRE HOUSE

FOR CS-PF AT OTHER LOCATIONS (I.E. NOT GARAGE) REFER TO FIGURE R602.10.6.4 OF IRC FOR PORTAL FRAME OVER RAISED WOOD FLOOR WITH OVERLAP OPTION.



MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS - N.T.S.



1
6
TYPICAL SECTION
SCALE: 1/2" = 1'-0"

TYPICAL SECTION AND DETAILS
SCALE: 1/4" = 1'-0"

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DATE	8/20/23
SCALE	AS SHOWN
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SHEET	

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