



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 5<sup>th</sup> 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](mailto: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

BZA 03-2024  
Page 2  
January 10, 2024

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,



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

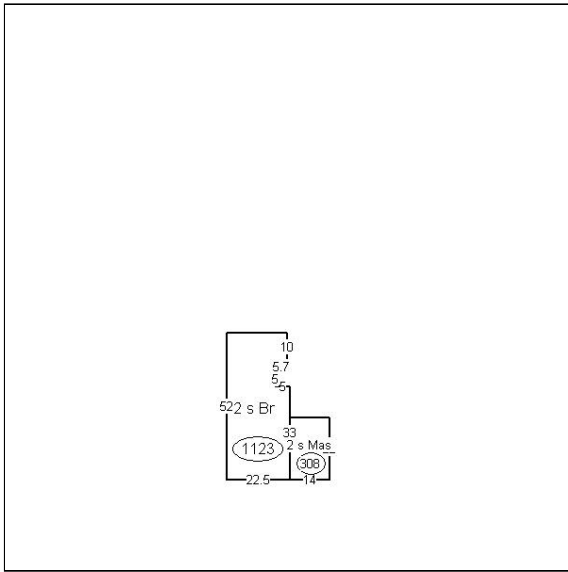
Name:W0000662032 Desc:R01



[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 ADMINSTRATOR)**

**I BASE MY APPLICATION ON:**

**SECTION 17.20 PARAGRAPH(S)** \_\_\_\_\_ **OF THE CHARTER OF THE CITY OF RICHMOND**  
**SECTION 15.2 -2309.2**  **OF THE CODE OF VIRGINIA** **[OR]**  
**SECTION 1040.3 PARAGRAPH(S)** (1) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

**TO BE COMPLETED BY APPLICANT**

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

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

**SIGNATURE OF OWNER OR AUTHORIZED AGENT:** [Signature] **DATE:** 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.**

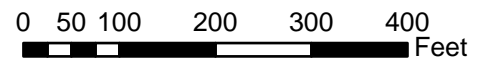
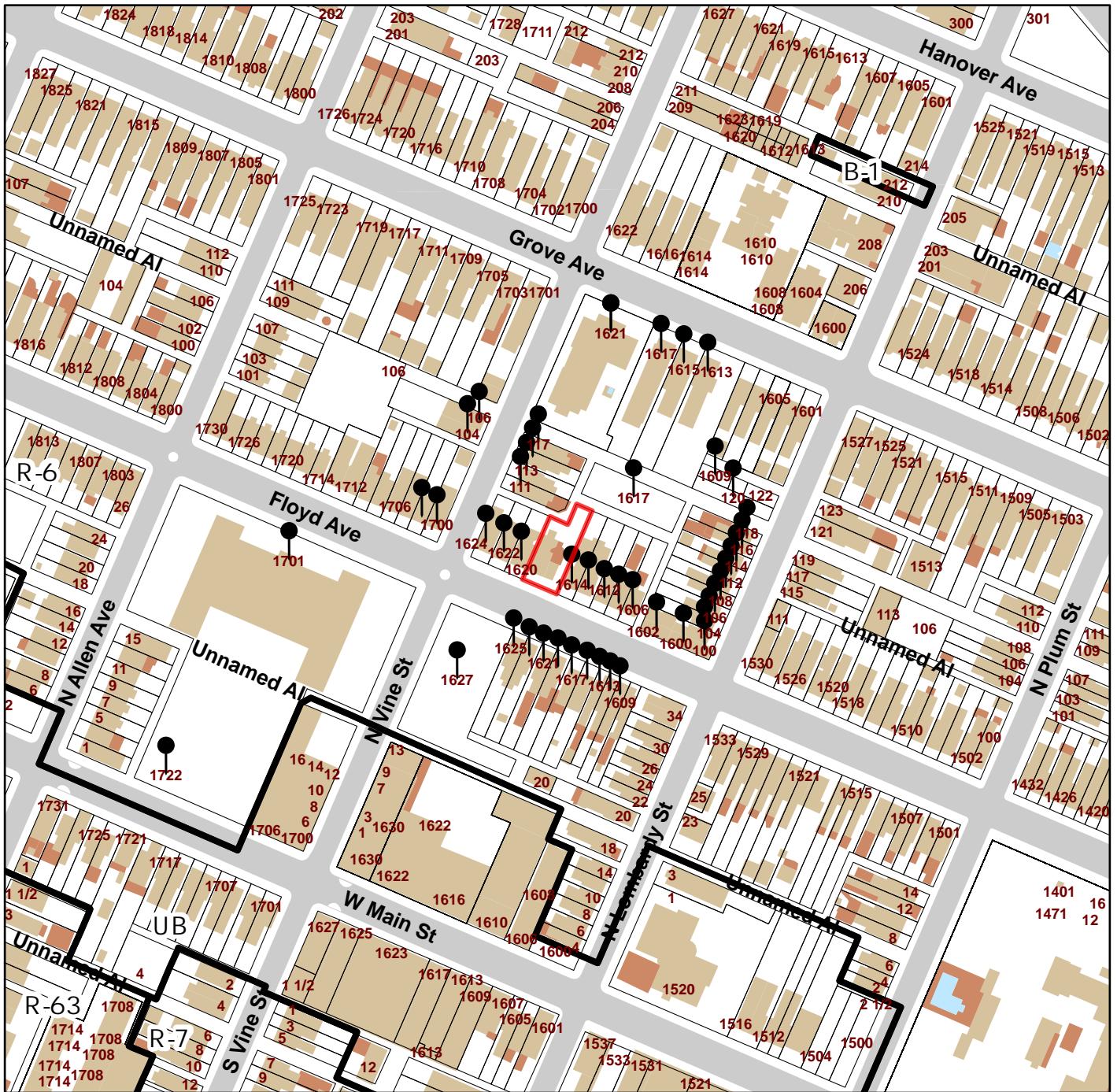
BOARD OF ZONING APPEALS CASE BZA 03-2024  
150' Buffer

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.

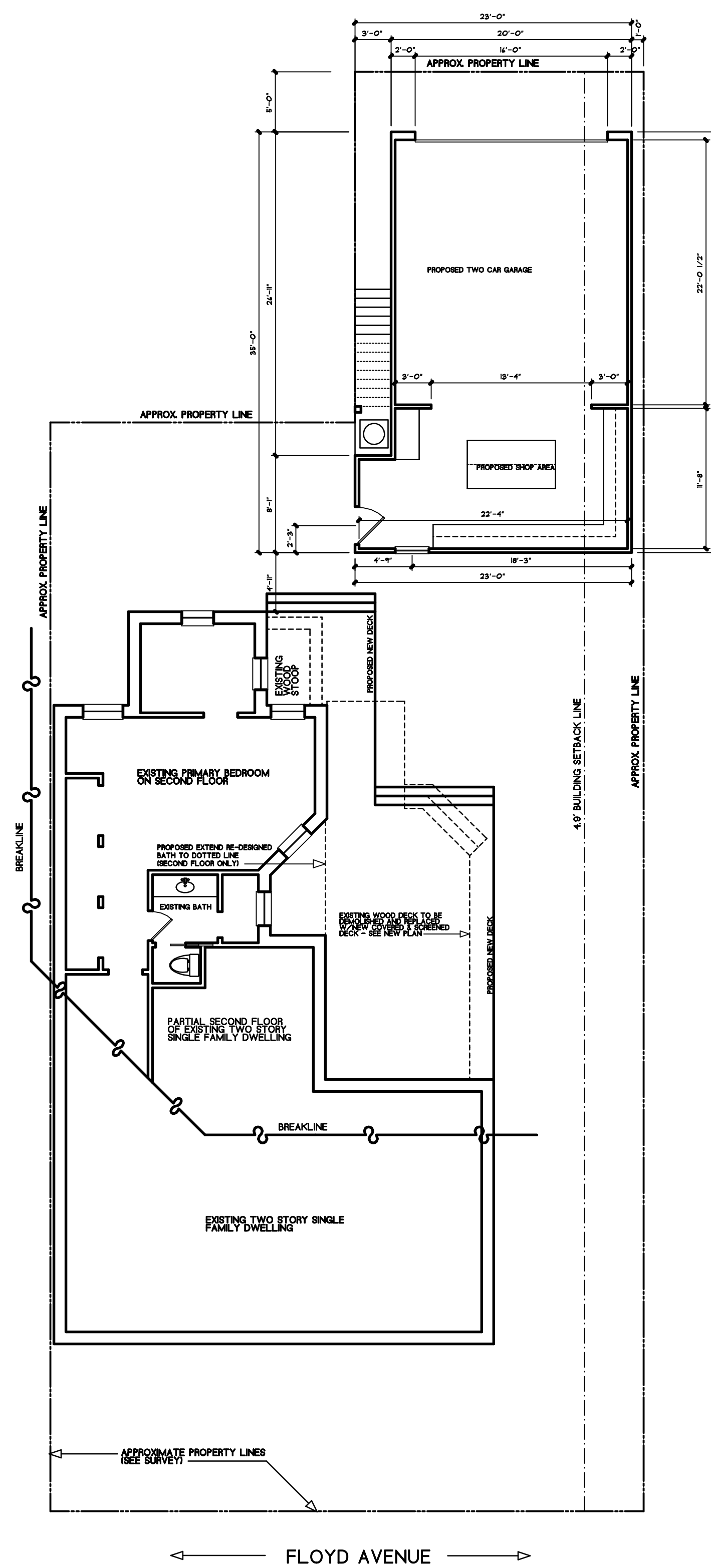
1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at [PDRZoningAdministration@Richmondgov.com](mailto: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.

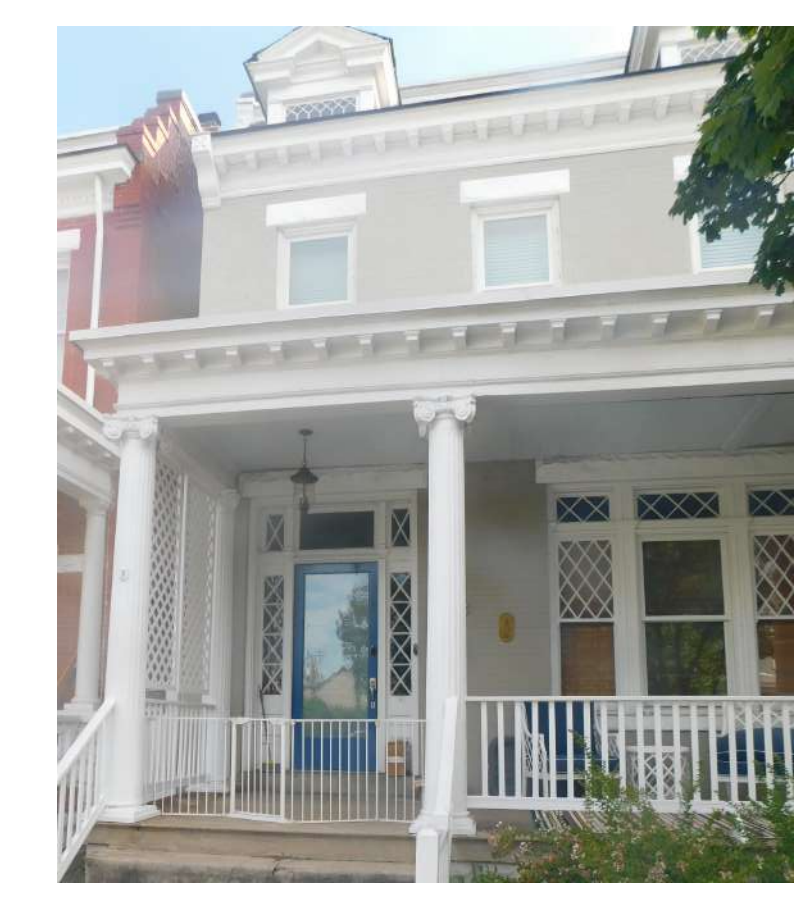
Acknowledgement of Receipt by Applicant or Authorized Agent:

*Heather Williams*



Sign-Off	Signatures	Date
Buyer		
Builder		

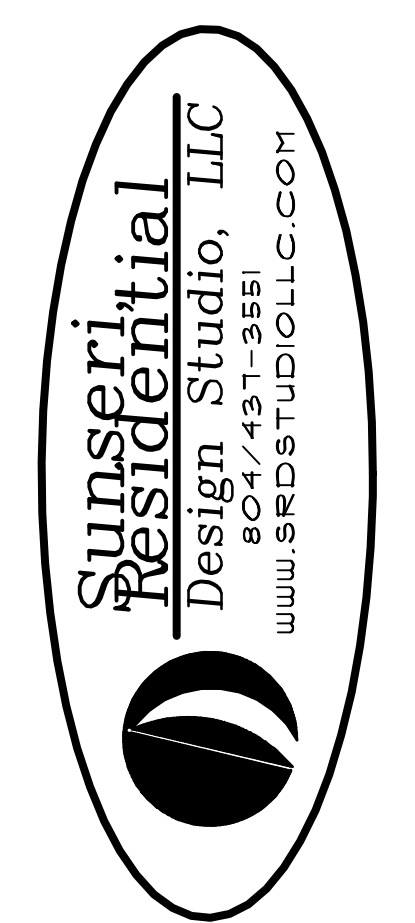
**BK Martin**  
Construction, Inc.  
P.O. Box 14589  
Richmond, VA 23221  
804-554-1013



**SUBJECT PROPERTY**  
1618 Floyd Avenue, Richmond VA 23220

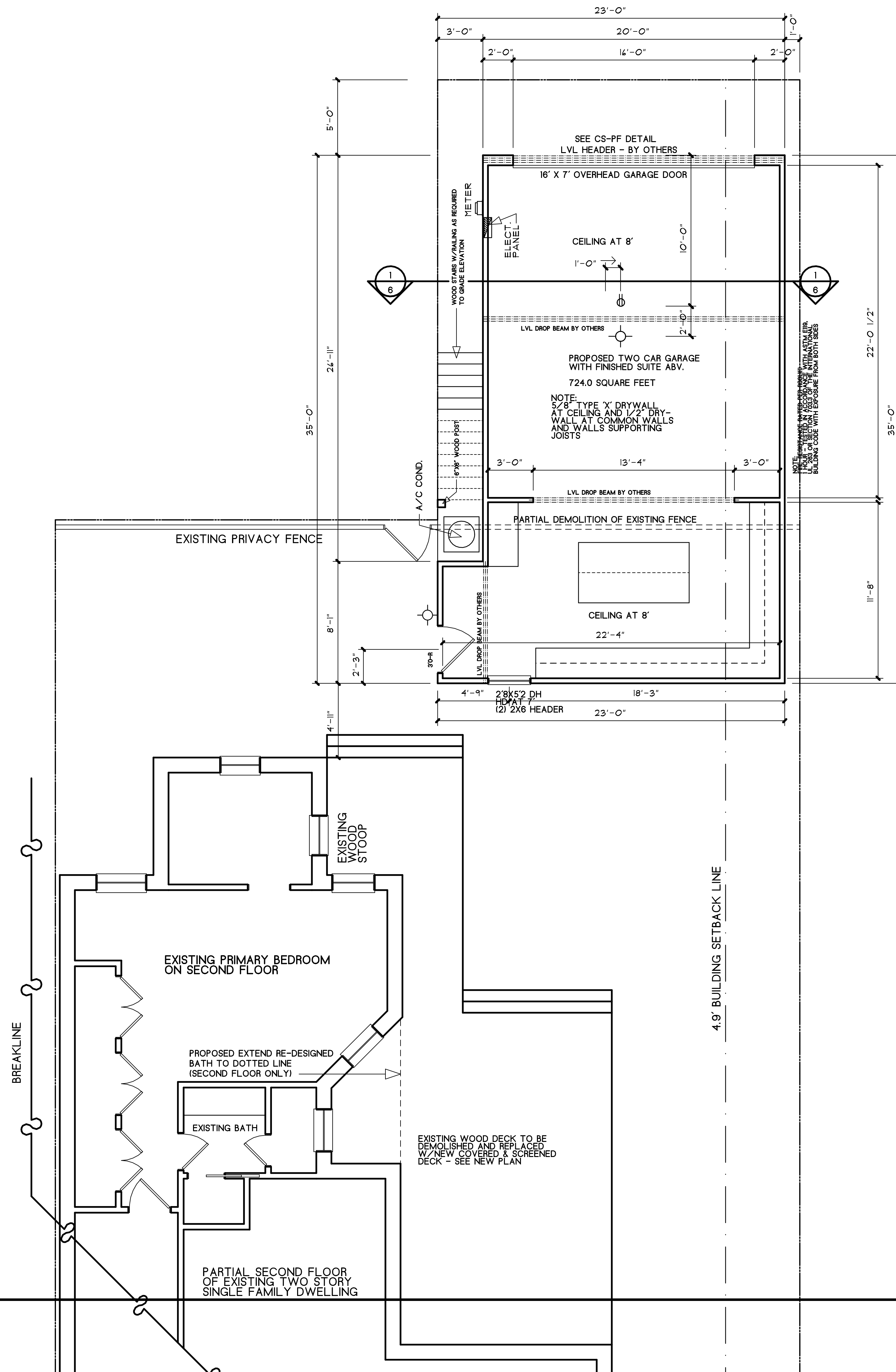
**SCOPE OF PROJECT**  
SCALE: 1/8" = 1'-0"

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 <b>1</b>
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

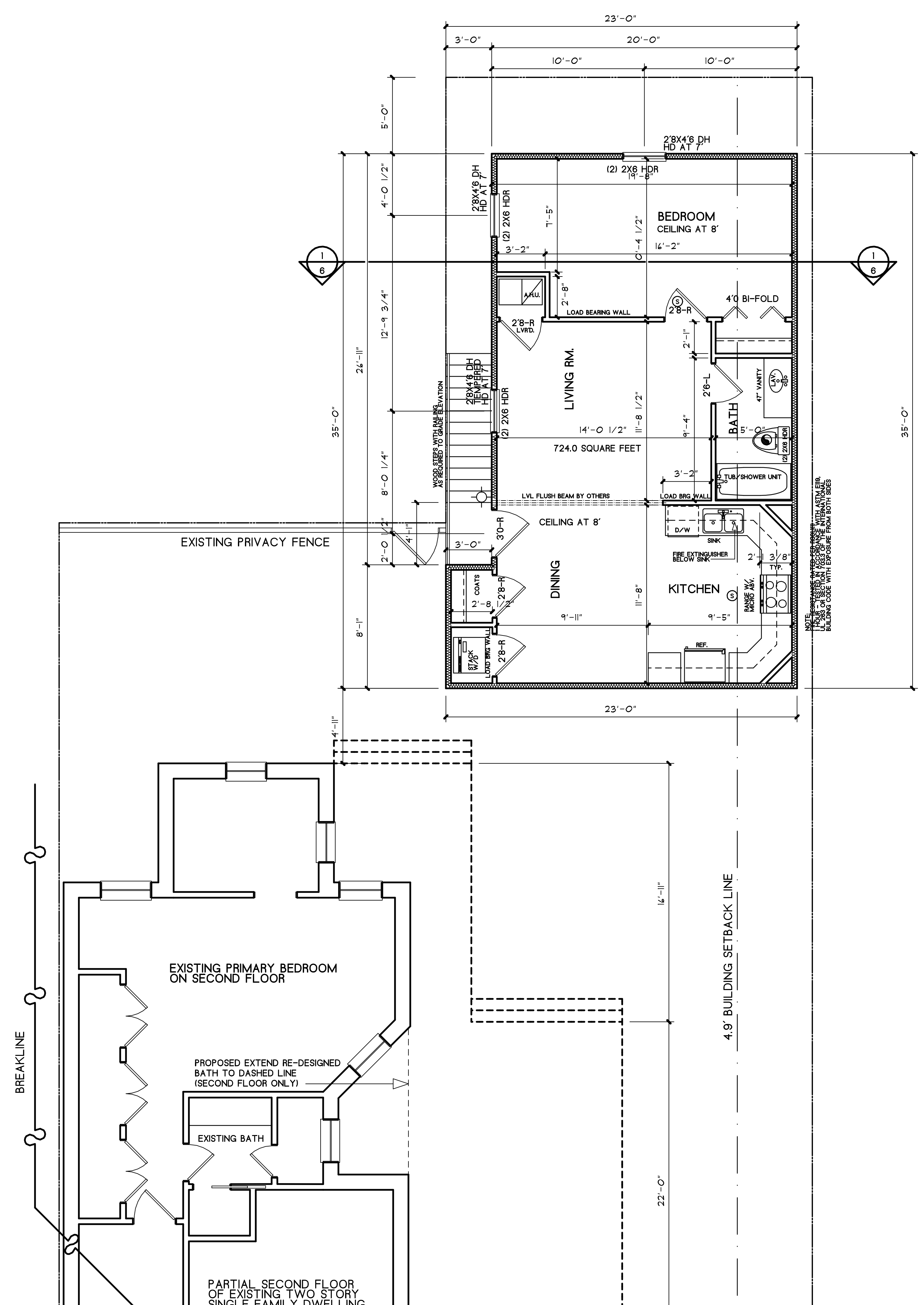
**GARAGE FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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

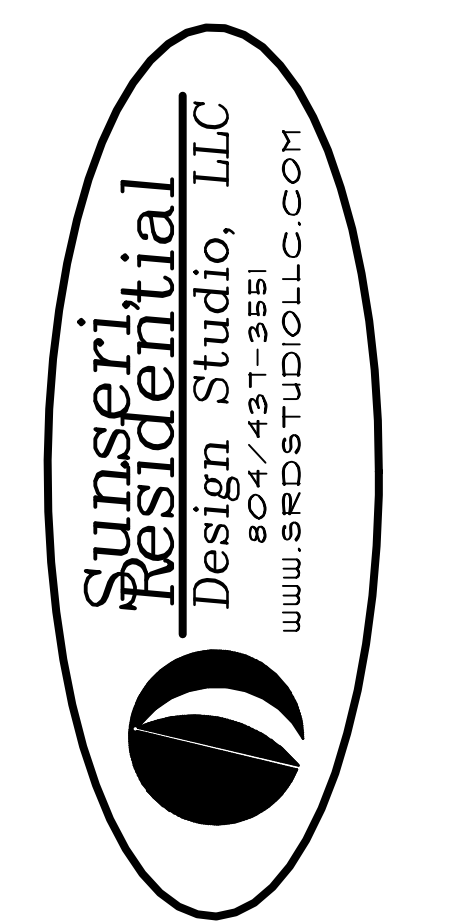
**ELECTRICAL LEGEND**

	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
	FLUORESCENT LIGHT FIXTURE
	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 20" 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

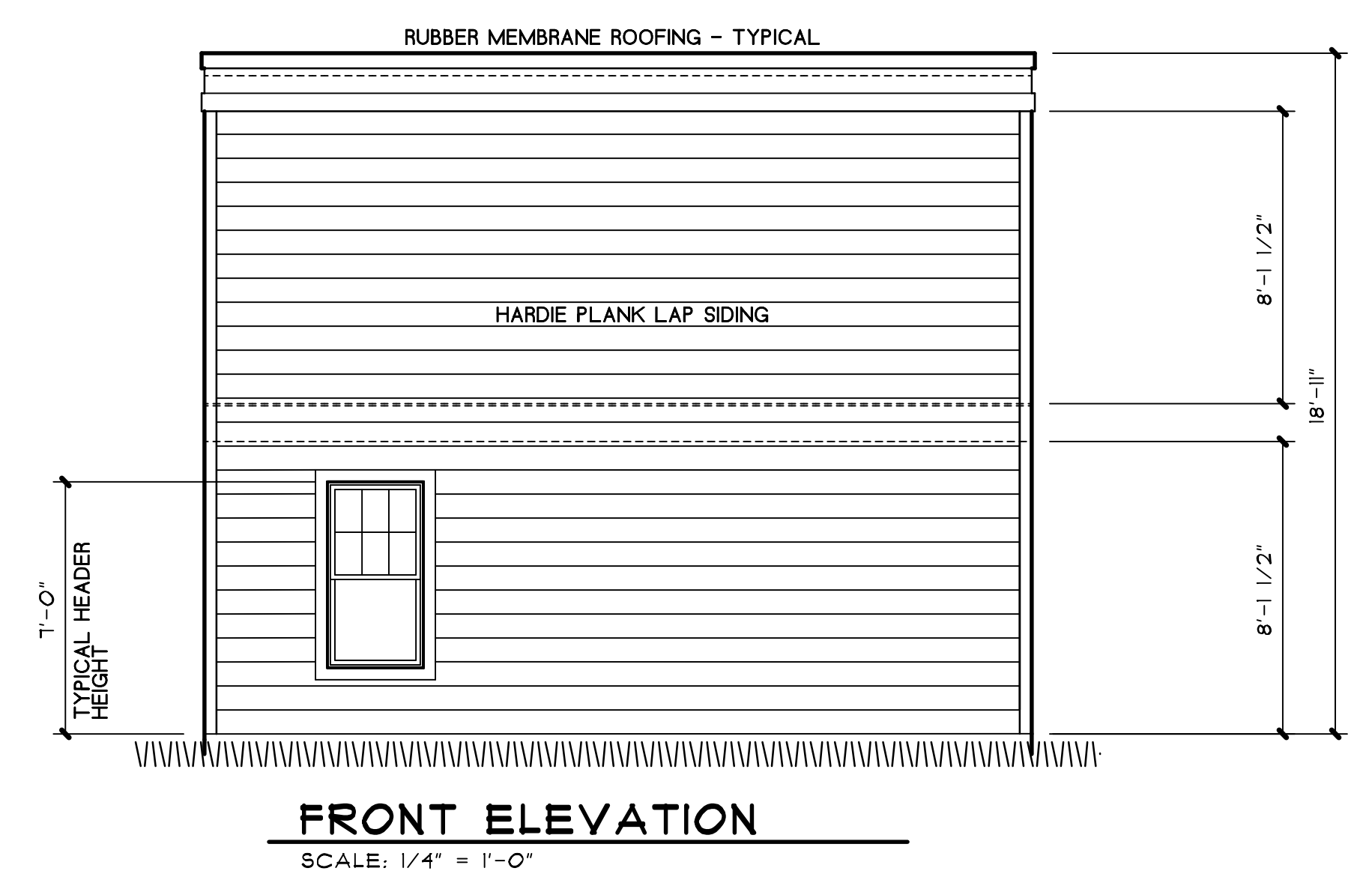
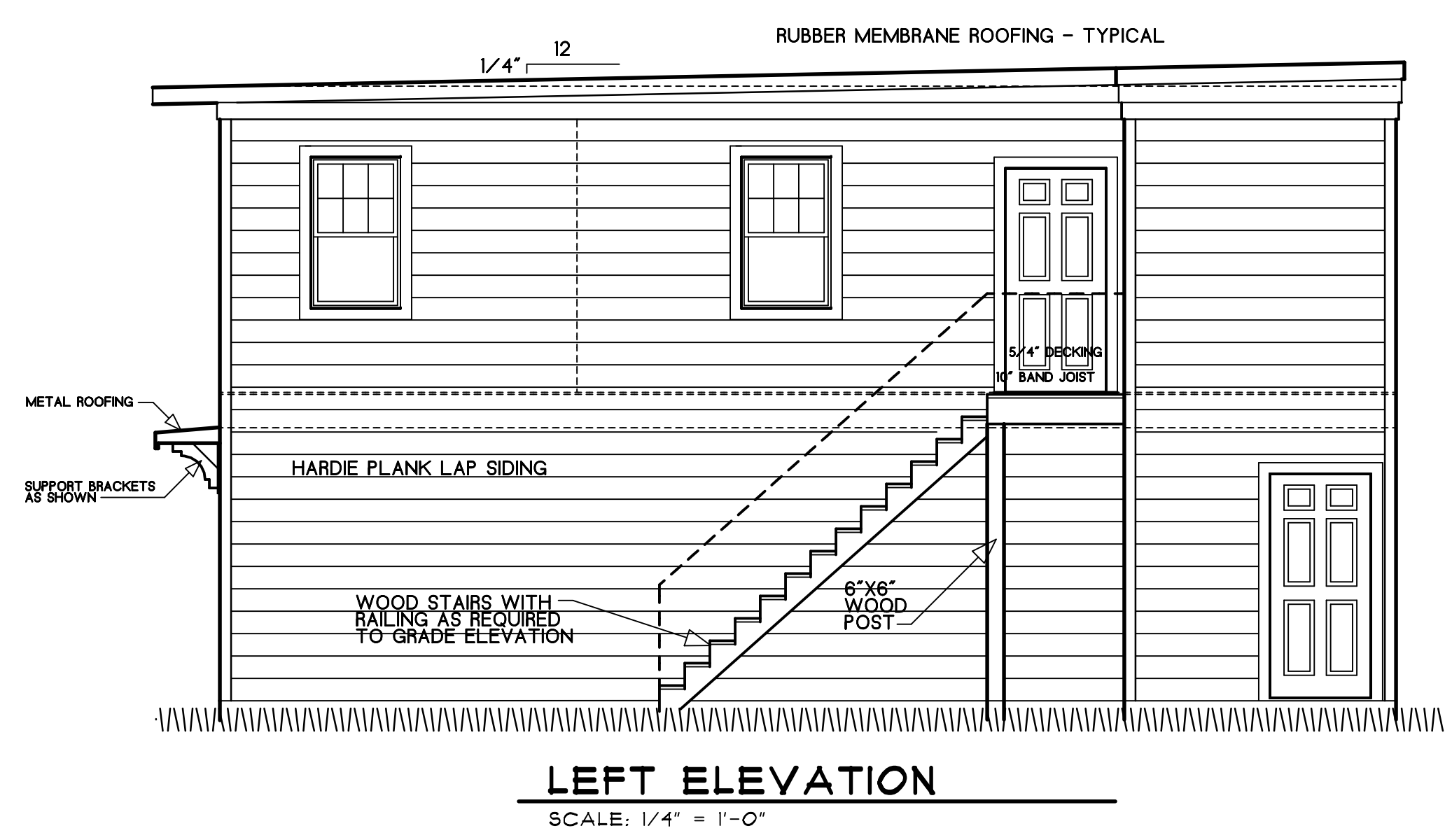
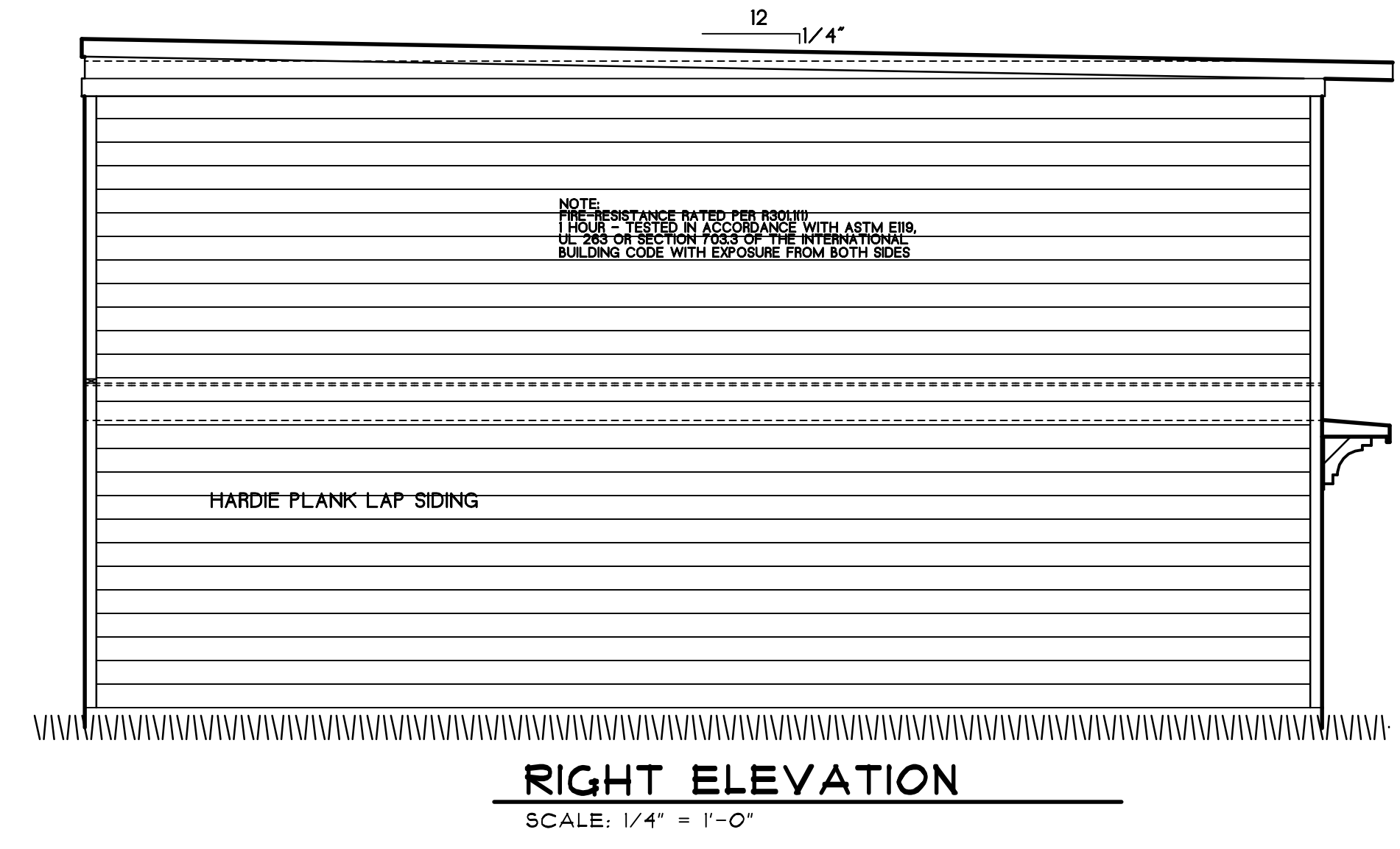
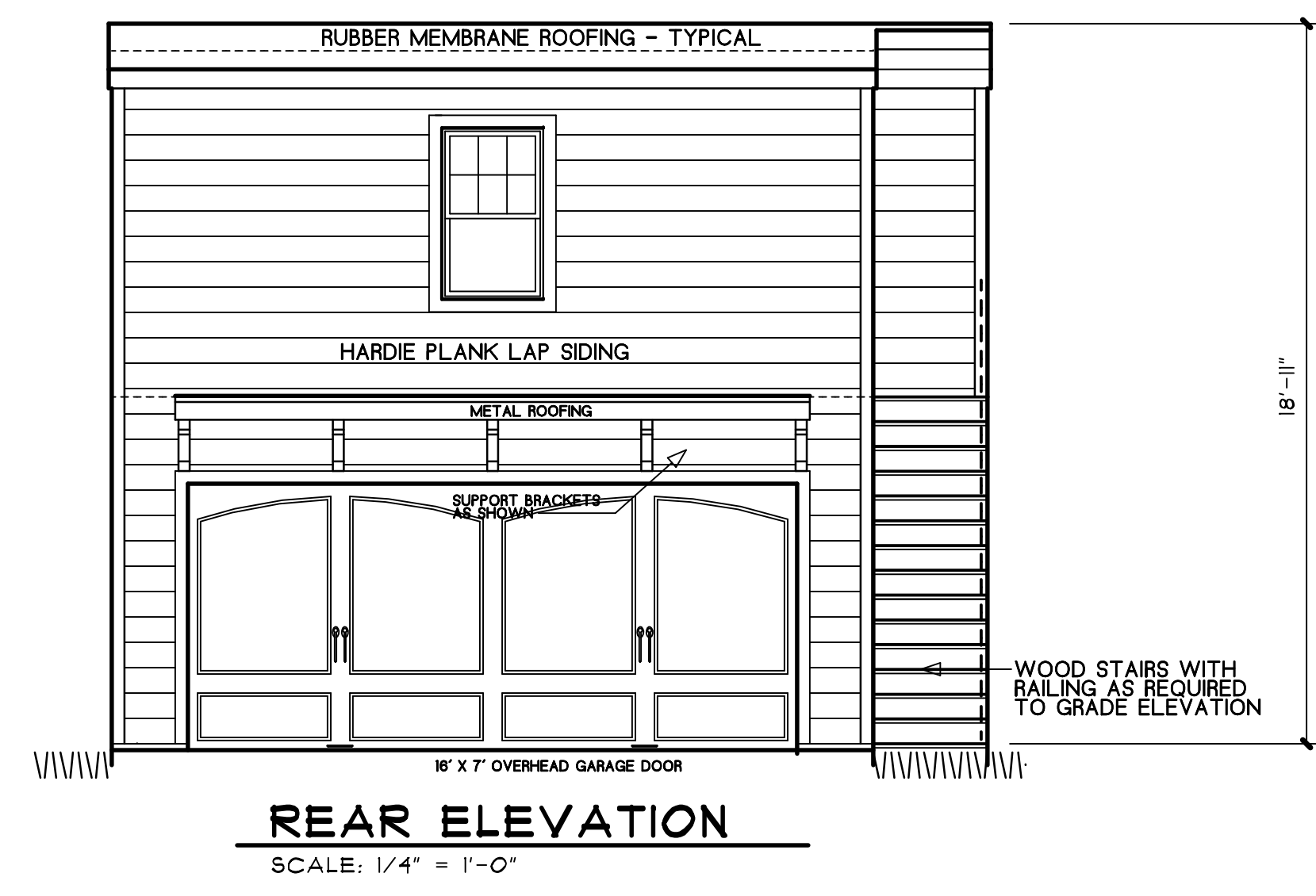


Sign-Off	Signatures	Date
Buyer		
Builder		

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

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

**Sunseri Residential**  
Design Studio, LLC  
804/431-3551  
www.SRDSSTUDIO.LLC.COM



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

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	4
OF 6 SHEETS	

Sign-Off	Signatures	Date
Buyer		
Builder		



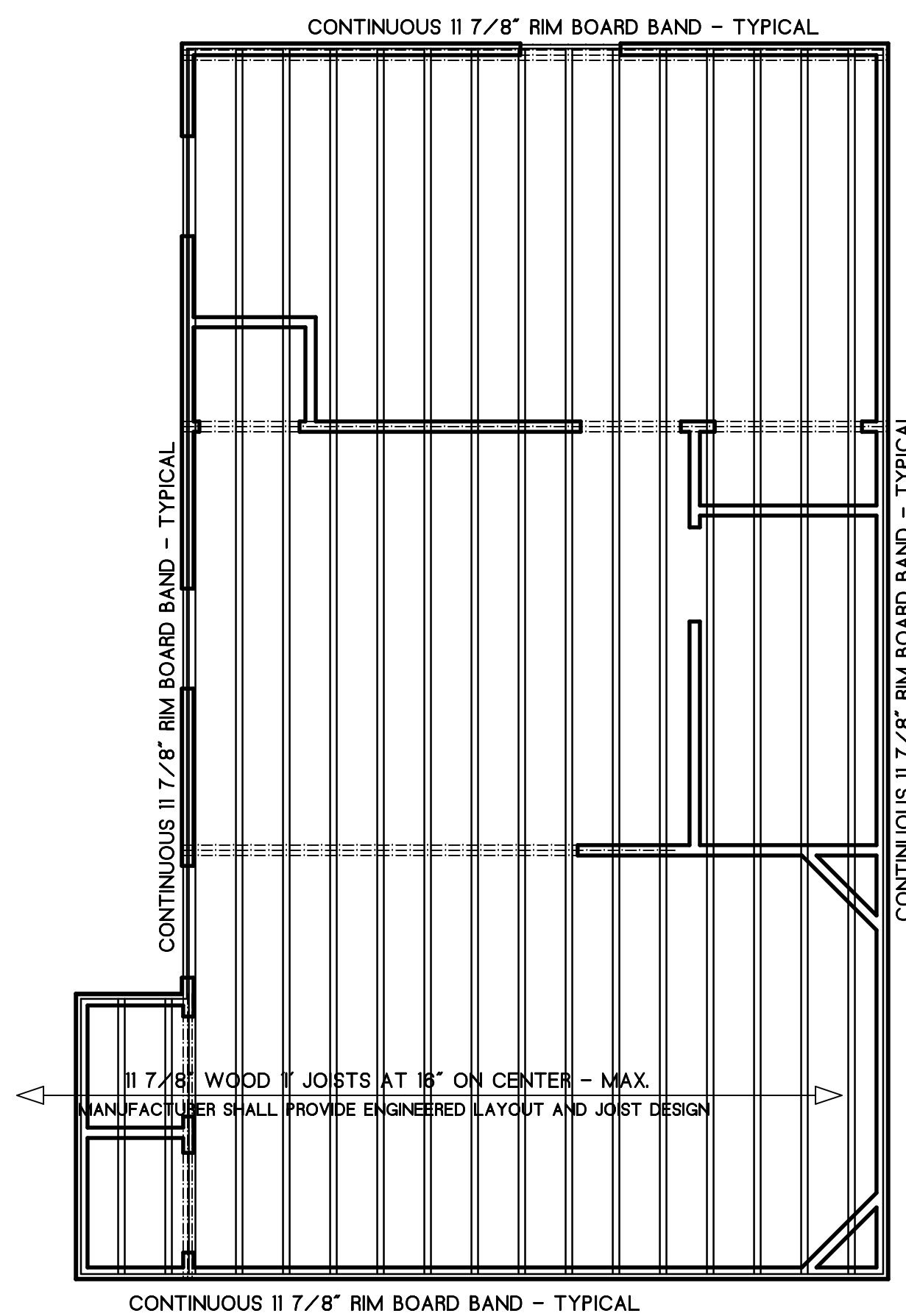
P.O. Box 14589  
Richmond, VA 23221  
804-554-1013

REVISIONS	BY
8/20/23	KS
9/27/23	KS
11/8/23	KS
11/8/23	KS
1/4/24	KS

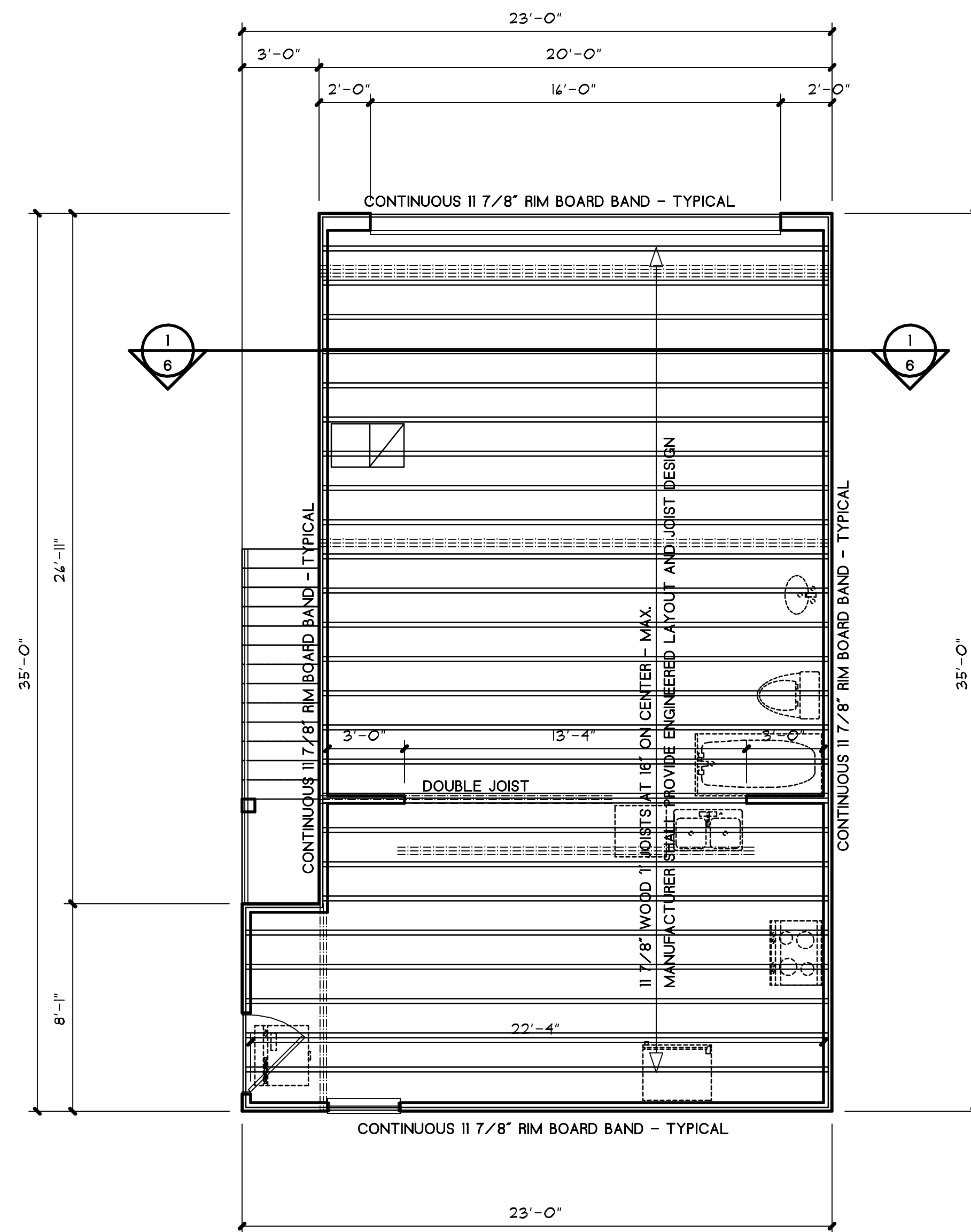


**A Renovation and Addition to:**  
The Williams Residence  
1618 Floyd Avenue, Richmond VA 23220

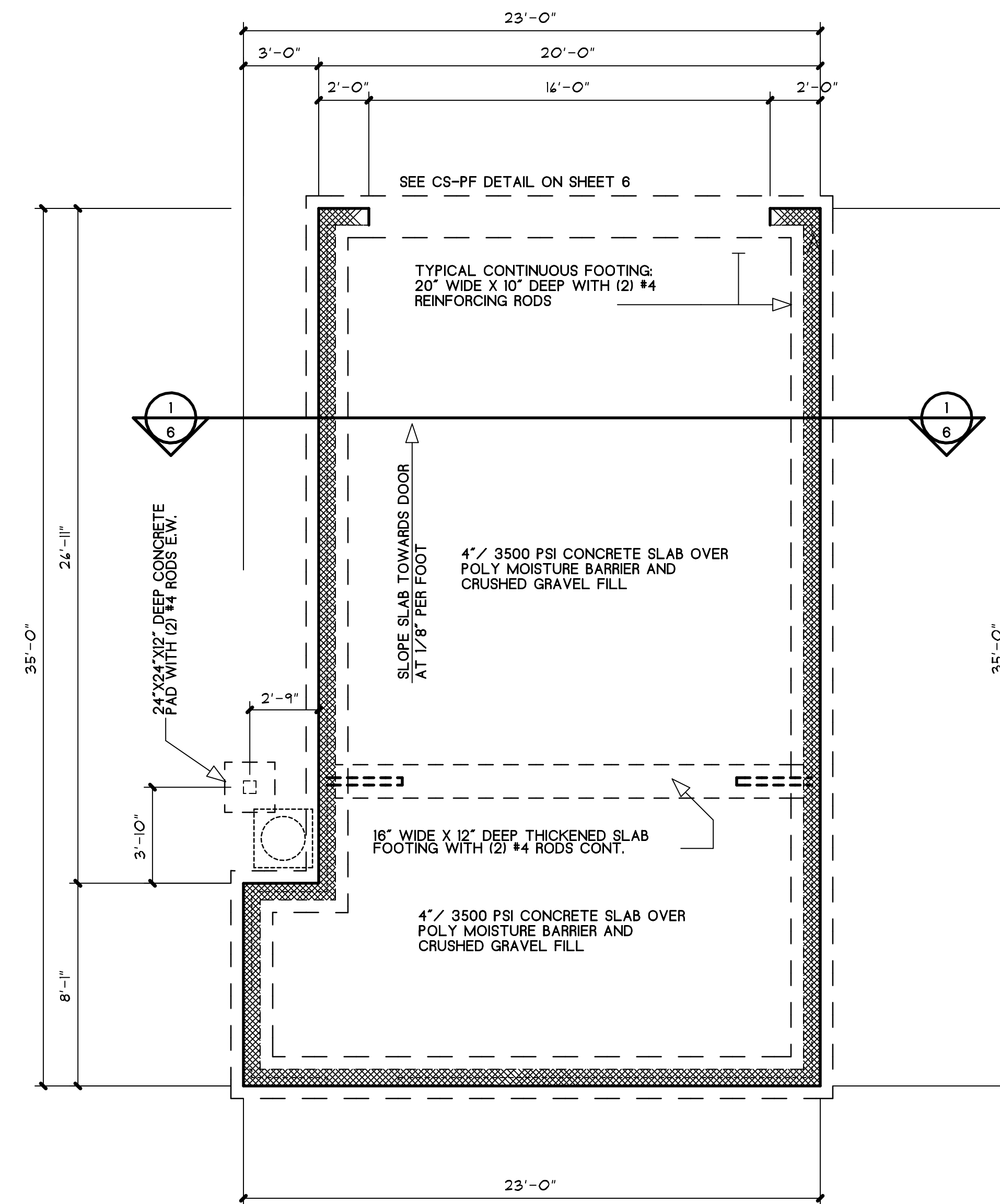
DRAWN KCS CHECKED
DATE 8/20/23
SCALE AS SHOWN
JOB NO. 2023024
SHEET <b>5</b>
OF 6 SHEETS



**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		

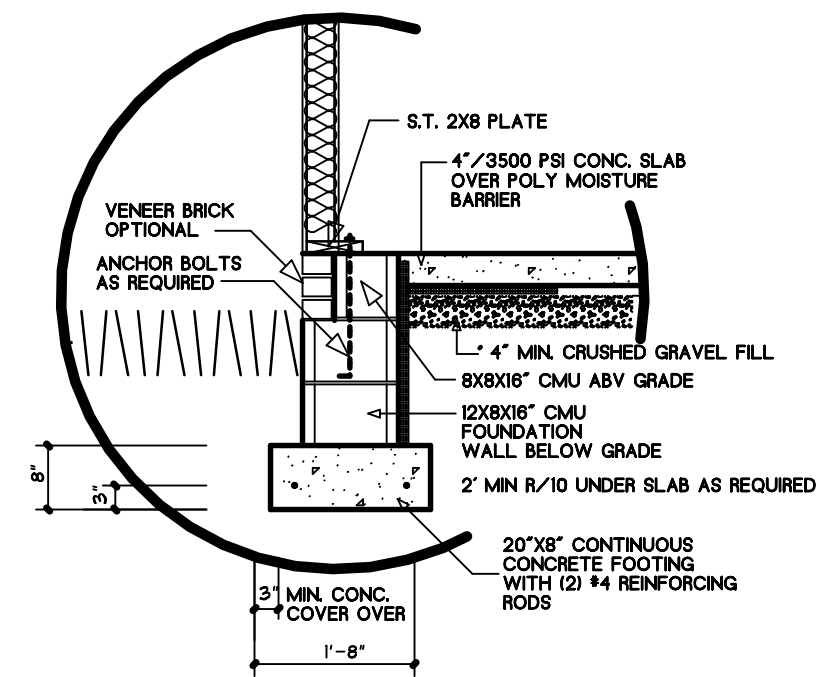


P.O. Box 14589  
Richmond, VA 23221  
804-554-1013

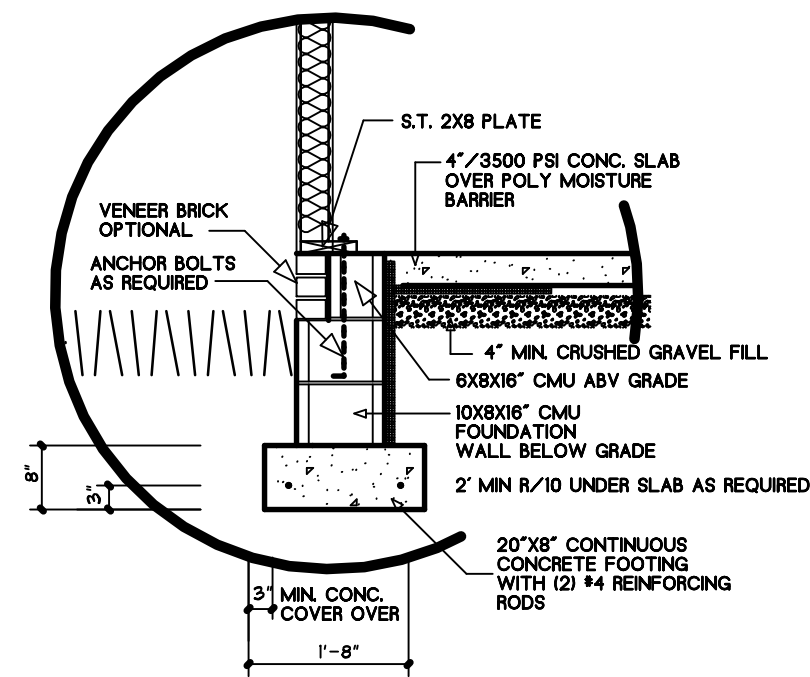
REVISIONS	BY
8/20/23	K.S.
9/27/23	K.S.
11/8/23	K.S.
11/20/23	K.S.
1/4/24	K.S.



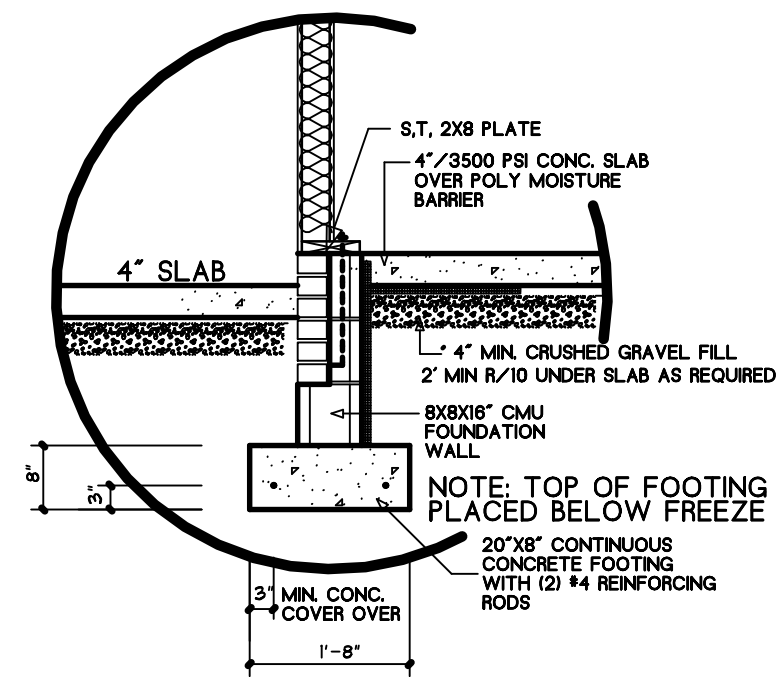
A Renovation and Addition to:  
The Williams Residence  
1618 Floyd Avenue, Richmond VA 23220



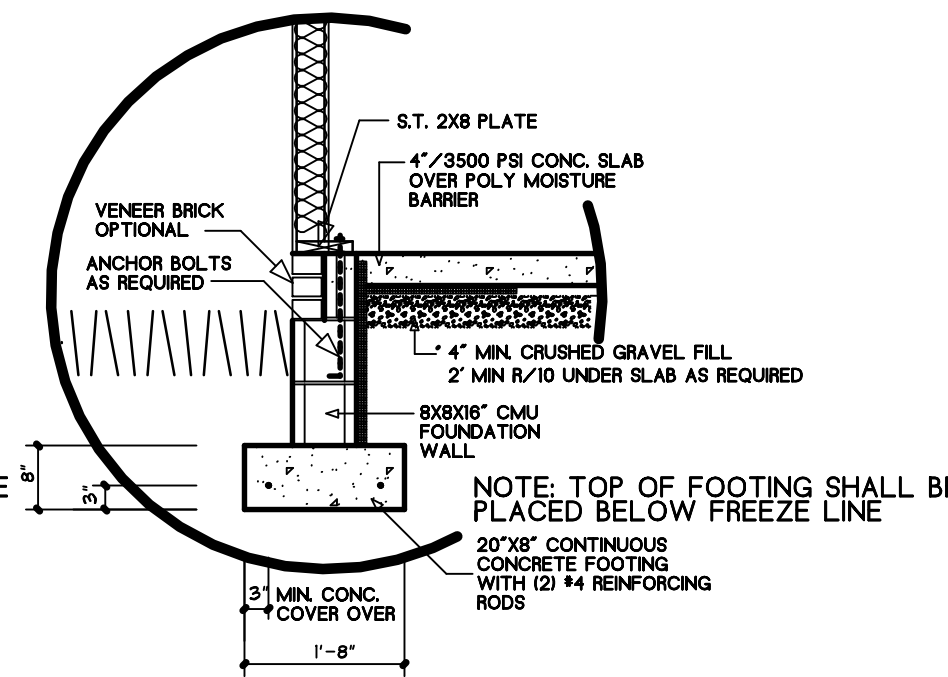
**TYPICAL FOUNDATION DETAIL 4**  
SCALE: 1/2" = 1'-0"



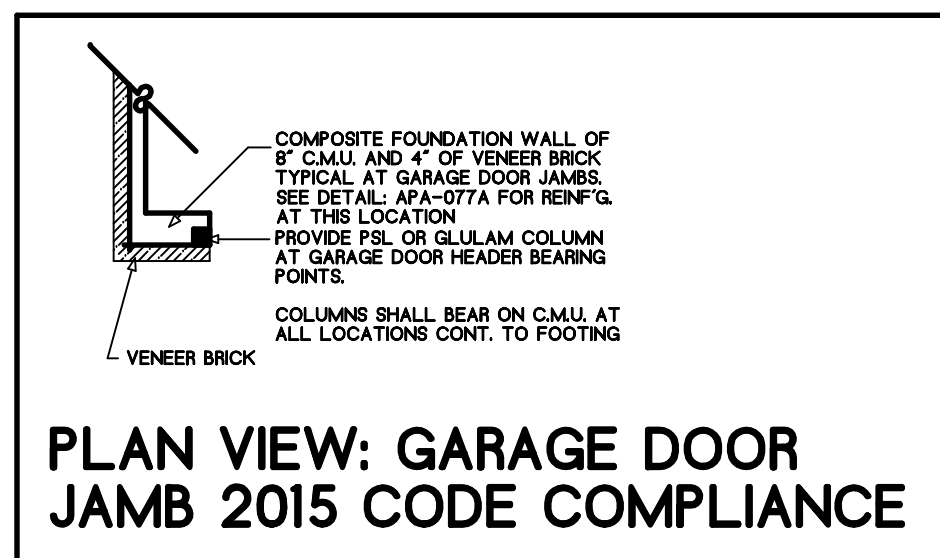
**TYPICAL FOUNDATION DETAIL 3**  
SCALE: 1/2" = 1'-0"



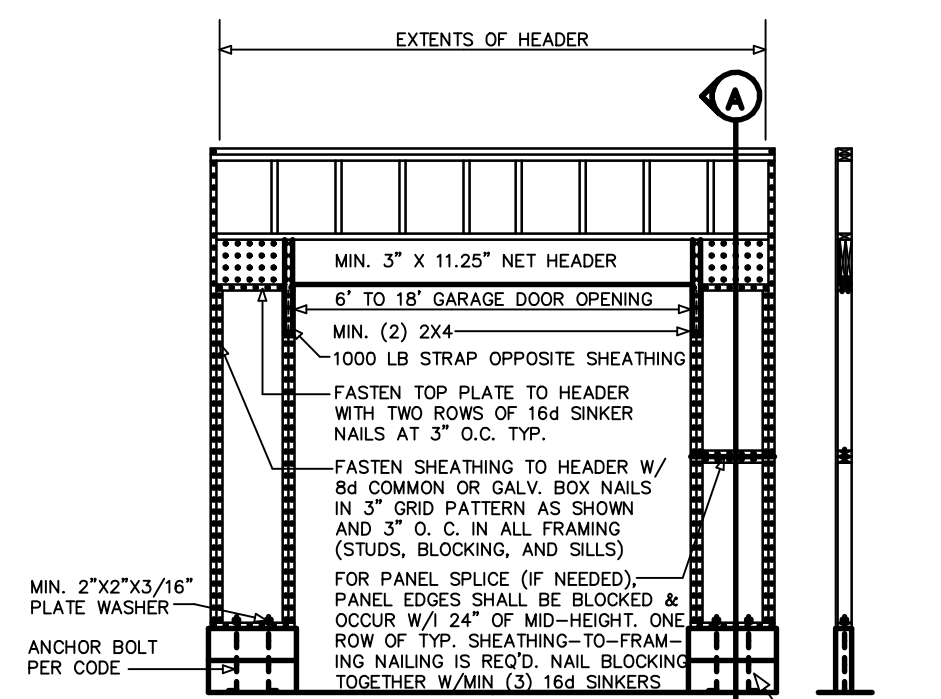
**TYPICAL FOUNDATION DETAIL 2**  
SCALE: 1/2" = 1'-0"



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



**PLAN VIEW: GARAGE DOOR JAMB 2015 CODE COMPLIANCE**

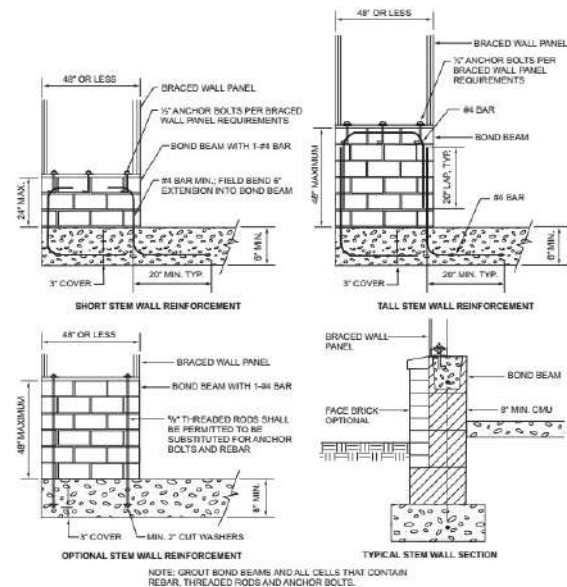


**FRONT ELEVATION**

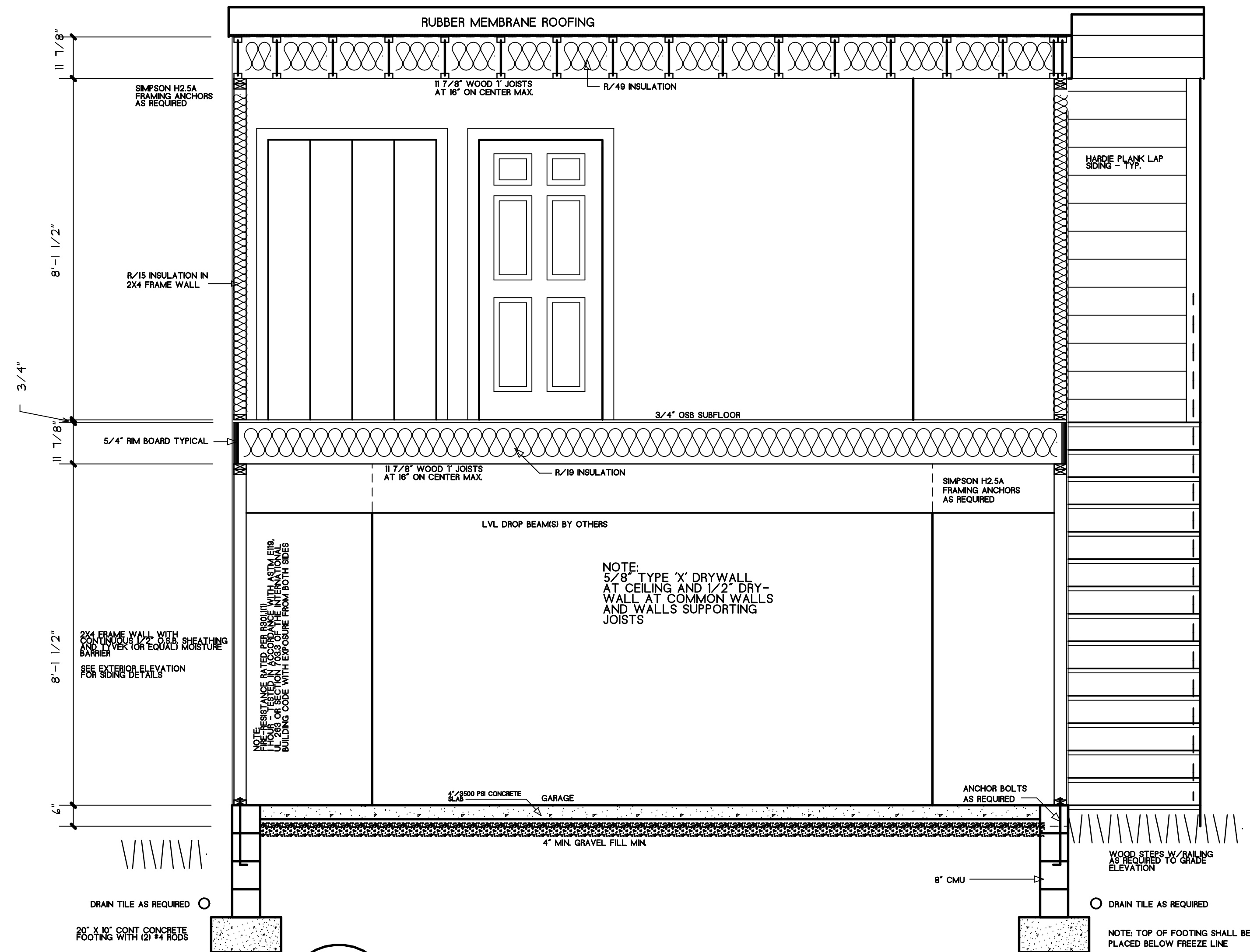
**DETAIL 'A'**

**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"

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

OF 6 SHEETS