



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Commission of Architectural Review
Certificate of Appropriateness Application
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property (location of work)

Property Address: 1212 W Franklin Street Current Zoning: R-6
Historic District: Monument Avenue

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Rehabilitate existing porch and second story sun room located at the rear of the dwelling.

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources
Mailing Address: 530 East Main Street, Suite 600
City: Richmond State: VA Zip Code: 23219
Telephone: (864) 377-9140
Email: will@bakerdevelopmentresources.com
Billing Contact? Yes Applicant Type (owner, architect, etc.): Agent

Property Owner: SWIFT, WILLIAM G

If Business Entity, name and title of authorized signee: _____
Mailing Address: 1030 W FRANKLIN ST STE 9
City: RICHMOND State: VA Zip Code: 23220
Telephone: () _____
Email: _____
Billing Contact? _____

****Owner must sign at the bottom of this page****

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature: William Swift Date: 6/26/25

Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | alex.dandridge@rva.gov

Before You Submit

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review.

Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.

Submission Requirements

Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

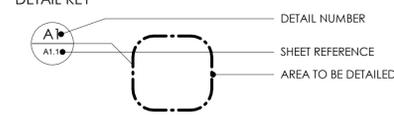
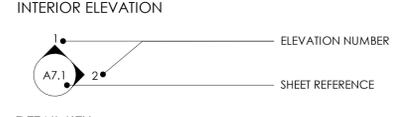
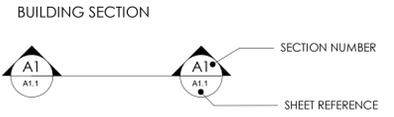
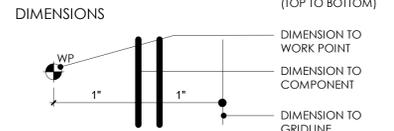
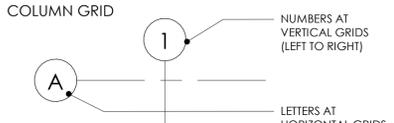
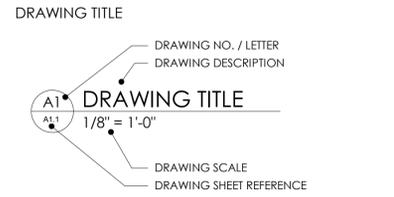
A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances Sec. 30-930.6(b). The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

Meeting Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5th floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.

SYMBOLS

REFER TO RESPECTIVE DRAWINGS FOR SYMBOLS NOT INDICATED BELOW.



MATERIALS

ABBREVIATIONS

A/C	AIR CONDITIONING
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BD	BOARD
BLKG	BLOCKING
BOT, BO	BOTTOM, BOTTOM OF
BRK	BRICK
CAB	CABINET
CEM	CEMENT
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CORR	CORRIDOR, CORRUGATED
CPT	CARPET
CUFF	CUBIC FEET
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DS	DOWN SPOUT
DWG(S)	DRAWING(S)
[E], EXIST	EXISTING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXP	EXPOSED
EXT	EXTERIOR
FD	FLOOR DRAIN
FE, FEC	FIRE EXTINGUISHER, FE CABINET
FIN	FINISH
FL, FLR	FLOOR
FT	FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB, GYP	GYPSON WALL BOARD
HDWD	HARDWOOD
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
INCL	INCLUD[]E, (ED), (ING)
INSUL	INSULATE[]E, (ED), (ING), (ION)
INT	INTERIOR
JAN	JANITOR
JT	JOINT
L	LENGTH
LAV	LAVATORY
LT	LIGHT
LVT, LVP	LUXURY VINYL TILE, LUXURY VINYL PLANK
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFR	MANUFACTURER
MIR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING
MNT	MOUNT
N	NORTH
NIS	NOT IN SCOPE
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OF	OWNER FURNISHED, CONTRACTOR INSTALLED
OFI	OWNER FURNISHED, OWNER INSTALLED
OPP	OPPOSITE
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PNT	PAINT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
RAD	RADIUS
RE, REF	REFER, REFER TO
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SC	SEALED CONCRETE
SIM	SIMILAR
SS	SOLID SURFACE
STD	STANDARD
STL	STAINLESS STEEL
STN	STONE
STR, STRUCT	STRUCTURAL
T/G	TONGUE & GROOVE
TBD, TBS	TO BE DECIDED, TO BE SELECTED
THK	THICKNESS
TO	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W	WEST, WIDE, WIDTH
W/	WITH
W/O	WITHOUT
WC	WALL COVERING, WATER CLOSET
WD	WOOD
WWF	WELDED WIRE FABRIC

FRAMING LOADS + SPECIFICATIONS

FLOOR:	40 PSF LIVE LOAD 10 PSF DEAD LOAD
SLEEPING AREAS:	30 PSF LIVE LOAD
CEILING:	20 PSF LIVE LOAD 15 PSF DEAD LOAD
ROOF:	20 PSF LIVE LOAD 15 PSF DEAD LOAD
ROOF DESIGN WIND SPEED:	115 MPH ULTIMATE
TRUSSES:	10% R/C DEAD LOAD OF 10 PSF EACH
LVL BEAMS:	2200 PSI MIN AND E VALUE OF 2.0, UNO
SOIL BEARING CAPACITY:	ASSUMED 1500 PSF

FRAMING AND ASSEMBLIES:

- ALL FRAMING LUMBER TO BE #2 GRADE SOUTHERN PINE LUMBER OR BETTER, UNO.
- WALL FRAMING SHALL BE IN COMPLIANCE WITH REQUIREMENTS PER CURRENT CODES AND REQUIREMENTS ESTABLISHED BY THE A.J.I.
- CEILING JOIST SPANS ARE BASED ON TABLE R802.5.1 (2) AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. REFER TO FOUNDATION SHEET OR SPANS.
- CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING MEMBERS.
- ALL EXTERIOR WALLS AND CEILING/ROOF TO BE INSULATED BY CODE.
- ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER OR SUPPLIER.
- FLOOR SHEATHING SHALL BE IN ACCORDANCE WITH SECTION R503.1 AND TABLE R503.1. TYPICAL FLOOR SHEATHING TO BE MIN 3/4" THICK SET PERPENDICULAR TO JOISTS.
- DRAFT-STOPPING IS REQUIRED PER SECTION R502.12. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1,000". DRAFT-STOPPING SHALL BE INSTALLED TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED TO SUSPEND CEILING UNDER THE ROOF SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.
- GARAGE WALLS SHALL BE COVERED PER SECTION R302.6. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN 1/2" GYPSUM WALLBOARD. PROVIDE COMPLIANT INSULATION BETWEEN GARAGE AND RESIDENCE SPACES.
- INSTALL FLASHING WHERE ALL ROOFS ABUT WALLS, AND AT ROOF VALLEYS, SADDLES, AND CRICKETS.

CONCRETE AND FOUNDATIONS:

- ALL SLABS ON GRADE SHALL BE 3000 PSI MIN AND SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6x6 MIN WELDED WIRE MESH (WWM)
- PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
- PROVIDE REINFORCING WHERE NEEDED ACCORDING TO APPLICABLE BUILDING CODES, REQUIREMENTS, AND DESIGN.
- PROVIDE FOUNDATION ANCHORAGE PER R403.1.6.
- VERIFY DEPTH OF FOOTINGS TO ENSURE THEY ARE ERECTED BELOW THE FROST LINE.
- 8" MINIMUM REQUIRED BETWEEN FINISHED GRADE AND BOTTOM OF SIDING.

STRUCTURAL AND LOAD-BEARING MEMBERS:

- CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL STRUCTURAL MEMBERS. ALL LVLS = 2.0E.
- ALL BEAMS TO BE SUPPORTED IN WALLS WITH JACK STUDS - (2) 2x6 MIN, UNO.
- THE END OF JOISTS, BEAMS, AND GIRDERS SHALL NOT HAVE LESS THAN 1/2" BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE UNLESS WHERE SUPPORTED ON A 1x4 RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY USE OF APPROVED JOIST HANGERS.
- JOISTS UNDER BEARING PARTITIONS SHALL BE IN COMPLIANCE WITH SECTION R502.4. SAWN LUMBER FLOOR JOISTS ARE TO BE DOUBLED WHEN UNDER 1-STORY PARALLEL BEARING PARTITIONS AND SHALL BE PLACED 4" APART TO ACCOMMODATE PLUMBING. SAWN LUMBER JOISTS ARE TO BE TRIPLED WHEN UNDER 2-STORY PARALLEL BEARING PARTITIONS AND SHALL BE INSTALLED 4" APART TO ACCOMMODATE PLUMBING. WHERE PARTITIONS ARE LOCATED BETWEEN FLOOR JOISTS, PROVIDE FULL HEIGHT BLOCKING @ 48" OC BETWEEN JOISTS.
- MULTI-PLY LVL BEAMS TO BE SCREWED TOGETHER, TYP.
- FOLLOW BRACING GUIDELINES SUBMITTED BY MANUFACTURER/SUPPLIER.
- WALLS SUPPORTING ROOF BRACES SHALL HAVE A MINIMUM 3 STUDS, UNO UNDER EACH POINT LOAD AND ARE TO BEAR ON MEMBERS DESIGNED TO CARRY THE LOAD TO THE FOUNDATION.
- USE HURRICANE TIES AT ALL RAFTER TO WALL CONNECTIONS.

WIND ZONE:

- INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
- CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM OF PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING ADDITION OF IRC 703.1.2.

GLAZING:

- SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: (R308)
 - GLAZING IN SWINGING DOORS, EXCEPT JALOUSIES
 - GLAZING IN FIXED AND SLIDING PANEL DOORS
 - GLAZING IN STORM DOORS
 - GLAZING IN UNFRAMED DOORS
 - GLAZING IN DOORS AND ENCLOSURES FOR BATHUBS AND SHOWERS WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE
 - GLAZING IN FENCES OR STAIRWAYS, LANDINGS, AND RAMPS
 - GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY
 - GLAZING WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR.

OPENINGS:

- R311.1 MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- PER CODE, A MINIMUM NET CLEAR OPENING OF 5.7 SF- 24" MIN AND 20" WIDE MINIMUM, AND A MAXIMUM NET CLEAR OPENING OF 44" AFF IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS.
 - EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQ FEET.
 - EXCEPTION VBC 705.3.3: EXISTING OPERABLE WINDOW WITH CLEAR OPENING AREA NO LESS THAN 4 SF AND MIN OPENING HEIGHT AND WIDTH OF 22 INCHES AND 20 INCHES, RESPECTIVELY, SHALL BE ACCEPTED AS AN EMERGENCY ESCAPE/RESCUE OPENING.

THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY SELECTED WINDOWS MEET THE MINIMUM REQUIREMENTS. PROVIDE WINDOW WELLS BELOW GRADE LEVELS, WHERE REQUIRED.

- COMPLIANCE IS REQUIRED FOR EXIT DOORS, STAIRS, RAMPS AND LANDING. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR EXCEPT WHERE A STAIR OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL BE A MIN OF 36" IN EACH DIRECTION OF TRAVEL.
- DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE 20 MIN FIRE RATED, MINIMUM, RATED OR SOLID WOOD AND NOT LESS THAN 1 3/8" THICK.
- INSTALL FLASHING ABOVE ALL EXTERIOR DOORS AND WINDOWS.

FIRE SAFETY:

- COMPLIANCE WITH SECTION R314-315 FOR SMOKE AND CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARCH FAULT PROTECTED WITH A BATTERY BACKUP.
- FIRE BLOCKING IS REQUIRED AND SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

RAILINGS AND GUARDRAILS:

- HANDRAILS TYPE I AND GUARDRAILS AT ALL EXTERIOR AND INTERIOR LOCATIONS ARE TO BE CONTINUOUS AND A MIN OF 36" IN HEIGHT. BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4" DIA TO PASS THROUGH.
- WALL-MOUNTED OR GUARD-MOUNTED HANDRAILS ARE TO BE 34-36" IN HEIGHT WITH MAX SPACING BETWEEN PICKETS NOT GREATER THAN 4".
- GUARDRAILS MUST BE INSTALLED WHERE CHANGE IN HEIGHT BETWEEN LEVELS ALONG A STAIR PATH IS GREATER THAN 30". GUARDRAILS SHALL BE 36" MIN IN HEIGHT AND NOT ALLOW A SPHERE GREATER THAN 4" DIA TO PASS THROUGH.

GENERAL NOTES

THE CONTRACTOR SHALL READ THE FOLLOWING NOTES, AND BEAR RESPONSIBILITY FOR CONVEYING ALL TERMS AND CONDITIONS:

- ALL WORKS SHALL CONFORM TO THE CURRENT EDITION OF APPLICABLE BUILDING CODES AND ORDINANCES IN THE EVENT OF CONFLICT WHERE METHOD OF STANDARDS OR INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAW OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY ARCHITECT AND OWNER OF ANY CONFLICTS.
- CONTRACTOR SHALL SECURE AND PAY FOR THE REQUIRED CONSTRUCTION PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- CONTRACTOR AND SUB-CONTRACTORS SHALL TAKE AND MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER AND LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION.
- SITE INFORMATION SHOWN ON THE DRAWINGS IS PROVIDED BY THE OWNER WITH OVERLAY OF ARCHITECTS NEW WORK INFORMATION. EXISTING CONDITIONS INDICATED ON THE DRAWINGS ARE PROVIDED FOR INFORMATION ONLY AND ARE NOT TO BE UNDERSTOOD AS AN ACCURATE ACCOUNTING OF THE EXISTING FIELD CONDITIONS. INVESTIGATE UTILITY LOCATIONS AND HAVE RELEVANT UTILITY ENTITIES MARK THEIR LINES IN THE FIELD PRIOR TO COMMENCING WORK.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE WHEN CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLAN(S) BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
- DO NOT MOVE OR RELOCATE STRUCTURAL ELEMENTS WITHOUT PERMISSION FROM THE A/E. PENETRATIONS THROUGH STRUCTURAL ELEMENTS ARE NOT PERMITTED, UNO.
- PLANS, SPECIFICATIONS, CODES, AND STANDARDS ARE MINIMUM REQUIREMENTS.
- IF ANY ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS ARE RECOGNIZED BY THE CONTRACTOR(S), THE CONTRACTOR SHALL REPORT TO THE DESIGNER IN WRITING SUCH ERROR, INCONSISTENCY, OR OMISSION BEFORE PROCEEDING WITH THE WORK. IF THE CONTRACTOR FAILS TO GIVE SUCH NOTICE AND KNOWINGLY PROCEEDS WITH THE INCORRECT WORK, HE SHALL CORRECT ANY SUCH ERRORS, INCONSISTENCIES, OR OMISSIONS AT NO ADDITIONAL COST TO THE OWNER.
- INSTALL ALL MANUFACTURED MATERIALS AND EQUIPMENTS IN SCOPE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING TRADES FOR ALL PORTIONS OF THE WORK. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR RESPONSIBILITY OF THE CONTRACTOR'S FAILURE TO CARRY OUR THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL PROCURE FINAL CERTIFICATE OF OCCUPANCY UPON SUBSTANTIAL COMPLETION OF THE PROJECT AND FORWARD TO THE OWNER. CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE JOB SITE, PROVIDE A THOROUGH CLEANING OF THE SPACE AND/OR PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.
- THE WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL IN THE FORM OF WRITTEN GUARANTEE. THE GUARANTEE SHALL COVER ALL OF THE GENERAL AND SUB CONTRACTORS' WORK RELATIVE TO IN THE DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN AS WELL AS DEFECTS IN MATERIALS.

CONSTRUCTION NOTES

GENERAL:

- THE WORD PROVIDE, AS USED HEREIN, SHALL BE INTERPRETED IN THE BROADEST SENSE, INCLUDING BUT NOT LIMITED TO FURNISHING AND INSTALLING ALL MATERIALS, EQUIPMENT, DEVICES, APPURTENANCES, LABOR, TRANSPORTATION AND ALL OTHER SERVICES REQUIRED FOR A COMPLETE FUNCTIONAL, OPERATIONAL AND USABLE ITEM OR SYSTEM, ALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE PROJECT DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THE DRAWINGS. CONTRACTOR TO USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS.
- EXTERIOR DIMENSIONS ARE TO FACE OF BRICK STRUCTURE OR TO FINISHES FACE OF EXTERIOR MATERIALS UNO.
- INTERIOR DIMENSIONS ARE TAKEN TO FINISHED FACE OF GWB, FACE OF MASONRY WALL, OR CENTERLINE OF COLUMN, UNO. DIMENSION DISCREPANCIES: NOTIFY OWNER OF DISCREPANCIES GREATER THAN 2".
- VERIFY LOCATIONS, LEVELS, DISTANCES, AND FEATURES OF THE SITE AND RELATED IMPROVEMENTS, NOTIFY OWNER OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.

ARCHITECTURAL:

- SUBMIT THE FOLLOWING PRODUCTS INDICATED FOR NEW WORK TO THE OWNER FOR REVIEW, SELECTION, AND/OR APPROVAL.
 - FLOORING MATERIALS
 - WALL AND FLOOR TILE, WHERE APPLICABLE.
 - ASSOCIATED FLOORING ACCESSORIES INCLUDING, BUT NOT LIMITED TO, DOOR THRESHOLDS
 - DOORS AND ASSOCIATED HARDWARE, INCLUDING PRODUCT DATA AND/OR SHOP DRAWINGS AS APPLICABLE.
 - WINDOW ASSEMBLIES, INCLUDING PRODUCT DATA AND/OR SHOP DRAWINGS AS APPLICABLE.
 - CABINETS TYPES, INCLUDING FINISHES, SHOP DRAWINGS AND CONSTRUCTION DETAILS, ASSOCIATED COUNTERTOPS, AND HARDWARE.
 - G. WALL AND BASE TRIM, WHERE APPLICABLE
 - CEILING MATERIALS INCLUDING HARDWARE, GRILLES, AND DIFFUSERS
 - LIGHT FIXTURES
 - FINISHES FOR WIRING DEVICES, FACEPLATES, AND ASSOCIATE HARDWARE
 - PAINT COLORS AND SHEENS FOR WALLS, TRIM, DOORS, AND APPLICABLE CEILING SURFACES.
 - EXTERIOR FINISH MATERIALS SUCH AS SIDING, GUTTERS AND DOWNSPOUTS, SHUTTERS, SHINGLE, METAL SEAM ROOFING, TRIM, BRICK OR STONE MASONRY UNITS.
- ALL PENETRATIONS THROUGH FLOOR SLABS SUCH AS PIPING, CONDUIT, AND DUCTS SHALL BE PACKED AND SEALED OFF IN ACCORDANCE WITH THE RATING OF THE FLOOR ASSEMBLY
- PROVIDE WOOD BLOCKING BEHIND FINISHED WALL AND CEILINGS TO SUPPORT AND ATTACH EQUIPMENT SUCH AS PLUMBING FIXTURES, RAILINGS, MILLWORK, CASEWORK, AND ACCESSORIES.
- PROVIDE PRESSURE TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS EXPOSED TO THE EXTERIOR OR WHERE WOOD COMES IN CONTACT WITH CONCRETE OR SOIL.
- ALL INTERIOR WALL THICKNESS SHOWN ARE 4.5" UNO. 6" BEARING WALLS INDICATED PER PLAN.
- BATHROOM VANITY COUNTERTOPS SHOWN AS 1'-10" DEEP, TYP UNO.
- KITCHEN AND UTILITY COUNTERTOPS SHOWN AS 2'-1" DEEP, TYP UNO.
- ALL APPLIANCES SHALL BE OFCI, UNO.
- ALL CHANGE OF FLOORING MATERIALS SHALL OCCUR UNDER THRESHOLD OF DOOR. TRANSITION STRIPS CENTERED ON DOOR FRAME, UNO.

MECHANICAL, ELECTRICAL, PLUMBING

- ALL HVAC, PLUMBING, AND ELECTRICAL WORK TO BE DESIGN-BUILD. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING STAMPED DRAWINGS, PERMITS, AND ASSOCIATED FEES AS REQUIRED.
- COORDINATE WITH ELECTRICAL AND PLUMBING CONTRACTORS FOR ALL REQUIRED ROUGH-INS.
- ALL TOILETS SHALL BE VENTED ACCORDING TO CURRENT BUILDING CODE REQUIREMENTS.
- EXCEPTIONS FOR ELECTRICAL OUTLETS, SWITCHING, AND LIGHTING FIXTURES SHALL BE CONFIRMED VIA WALK THROUGH WITH HOME OWNER WITH GENERAL CONTRACTOR. FINAL INSTALLATION OF POWER AND LIGHTING SHALL SATISFY MINIMUM CODE REQUIREMENTS PER IRC CH39 FOR ELECTRICAL DEVICES, AND IRC CH40 FOR SWITCHES AND LUMINAIRES.
- ALL SINKS AND LAVATORIES SHALL HAVE HOT AND COLD WATER SERVICE. TIE INTO EXISTING WATER HEATER OR PROVIDE NEW WATER HEATER(S) DESIGN-BUILD AS NEEDED.
- FLOORS WITH FLOOR DRAINS SHALL BE SUFFICIENTLY PITCHED TO THE FLOOR DRAINS.
- BATHUB AND SHOWER SPACES SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTION R307.2 BATHUB AND SHOWER WALLS/FLOORS ABOVE BATHUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6" AFF. ALL BATHROOMS WITH NO VENTING WINDOW SHALL HAVE AN EXHAUST FAN VENTED TO THE OUTSIDE.
- HOSE BIBS, LOCATIONS, AS DIRECTED BY OWNER OR AS INDICATED, SHALL BE FREEZE PROOF WITH A BACK FLOW PREVENTER.
- THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ET AL, ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED UNLESS NOTED AS EXPOSED ON DRAWINGS.
- PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
- SWITCH PLATES, OUTLET PLATES AND VENT COVER PLATES TO BE UNIFIED IN LOOK AND COLOR AS APPROVED BY OWNER.
- ALIGN AND GANG MULTIPLE LIGHT SWITCHES AND/OR DIMMERS, COVER WITH SINGLE PLATE WHERE FEASIBLE.
- OUTLET AND JUNCTION BOXES SHALL BE ONE-PIECE GALVANIZED SHEET STEEL WITH APPROPRIATE COVER PLATE FOR USE IN LOCATION INDICATED.
- CONFIRM AND COORDINATE LOCATION OF ACCESS PANELS IN PARTITIONS WITH OWNER PRIOR TO FRAMING.
- ATTIC SPACES MUST PROVIDE 1 SF VENTILATION PER 150 SF OF AREA UNLESS CONDITIONS SPACE.
- DRYER VENT SHALL BE 25" MAX IN LENGTH.
- ALL RETURN AIR GRILLES TO BE LOCATED TO COMPLY WITH SECTION M1402 OF THE IRC.
- PROVIDE PIPE SLEEVES AS REQUIRED FOR ALL INCOMING SERVICES INTO THE BUILDING AND FOR ALL OTHER MECHANICAL PENETRATIONS WITHIN THE STRUCTURE. LOCATIONS OF SUCH SLEEVES SHALL BE COORDINATE PRIOR TO CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, EXTERIOR AND INTERIORS WALLS, AND ROOF ASSEMBLIES.

1212 W FRANKLIN STREET

PERMIT SET 05/30/2025



PROJECT DATA

OWNER / APPLICANT	APPLICABLE CODES	
BILL SWIFT 7602 HAMPSHIRE ROAD HENRICO, VA 23229	2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE [IRC 2021]	
ZONING		
R-6		
STRUCTURE SIZE		
EXISTING BASEMENT	UNCONDITIONED	383 SF
EXISTING MAIN LEVEL	CONDITIONED	1,261 SF
EXISTING SECOND FLOOR	CONDITIONED	1,192 SF
EXISTING SECOND FLOOR SUNPORCH	UNCONDITIONED	124 SF
TOTAL SQ FT		2,960 SF

PROJECT DESCRIPTION

EXISTING PRIVATE RESIDENCE, CIRCA 1919, WITH 3-LEVEL MAIN STRUCTURE AND DETACHED 1-STORY GARAGE, ACCESSIBLE FROM REAR ALLEY. EXTERIOR RENOVATION TO CONSIST OF REPAIRS TO FINISH MATERIALS AS NEEDED WITH SPECIFIC EMPHASIS ON THE EXISTING 2ND FLOOR SLEEPING PORCH TO THE REAR. INTERIOR RENOVATION TO CONSIST OF UPDATED PRIMARY AND GUEST BATHROOMS ON SECOND FLOOR, UPDATED KITCHEN LAYOUT AND CABINERY, AND GENERAL UPDATES TO ELECTRICAL AND MECHANICAL SYSTEMS.



HOMEOWNER
BILL SWIFT

PRIVATE
RESIDENCE

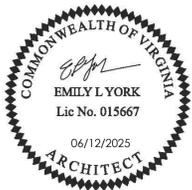
1212 W FRANKLIN STREET
RICHMOND, VA
23220

NO.	DATE	NOTE
	6.12.2025	ISSUED FOR PERMIT

REVISIONS

ENGINEERS

SEAL



SEAL

25.15

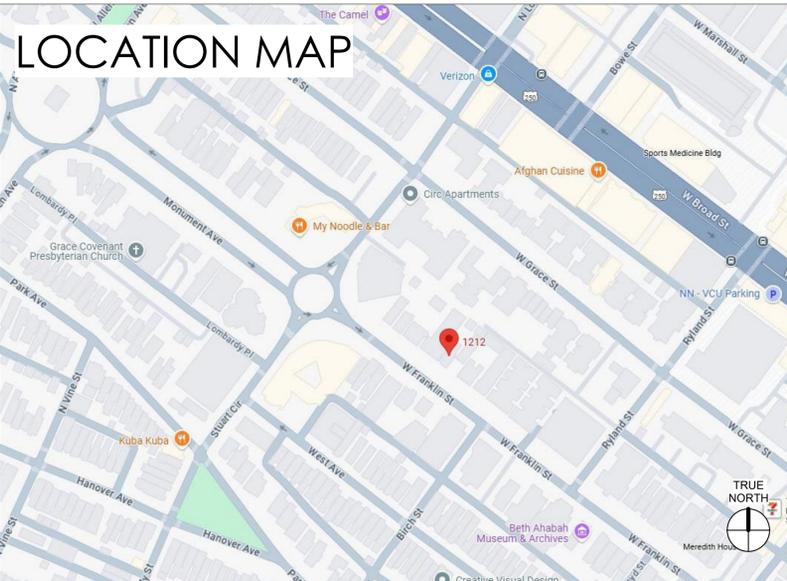
PROJECT NO

PROJECT
INFORMATION

SHEET TITLE

C1

SHEET NUMBER



FLOOR PLAN LEGEND

EXISTING WALL, WINDOW OR DOOR TO BE DEMOLISHED OR REMOVED

EXISTING WALL, WINDOW, AND/OR DOOR TO REMAIN

NEW WALL, WINDOW, AND/OR DOOR

NO WORK (NOT APPLICABLE)

EXISTING ELEMENTS TO REMAIN

1234 DOOR/WINDOW TAG [W X H IN INCHES]

DESIGNATIONS:
 - DH DOUBLE HUNG
 - F FIXED
 - C CASEMENT
 - ED EXTERIOR DOOR
 - FG FRENCH DOOR (FULL GLASS)
 - PKT POCKET DOOR
 - CO CASED OPENING

DED: DEDICATED
 #: HEIGHT
 GFI: GROUND FAULT INTERRUPTER
 1. TYPICAL: OUTLETS INSTALLED AT 18" OC AFF UNO
 2. PANTRY: OUTLETS ABOVE COUNTERS TO BE INSTALLED HORIZONTALLY
 3. PANTRY: COORD. OUTLET HEIGHT WITH APPLIANCES INDICATED

§ LIGHT SWITCH
 §3 LIGHT SWITCH, 3-WAY
 §E LIGHT SWITCH, EXISTING
 SD SMOKE DETECTOR

WALL ASSEMBLIES
 GENERAL MATERIALS
 2. INTERIOR WALLS: NEW CONSTRUCTION
 A. 2X4" WD STUDS @ 16" OC, TYP UNO;
 *6" STUDS ONLY WHERE NOTED
 B. 1/2" GYPSUM BOARD INTERIOR, EACH SIDE
 3. CEILINGS
 A. 2X JOISTS @ 16" OC
 B. 1/2" GYPSUM BOARD

GENERAL NOTES- DEMOLITION

- DO NOT SCALE THE DRAWINGS. CONTRACTOR TO USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS.
- VERIFY EXISTING BUILDING INFORMATION SHOWN (DIMENSIONS, ELEVATIONS, ETC.) AND NOTIFY THE ARCHITECT OF DISCREPANCIES.
- THE OWNER RESERVES THE RIGHT TO KEEP ANY MATERIALS THAT ARE DESIGNATED FOR REMOVAL. COORDINATE REMOVAL WITH OWNER. CAREFULLY REMOVE ITEMS IDENTIFIED TO BE KEPT BY OWNER AND STORE AT THE LOCATION DESIGNATED BY OWNER.
- COORDINATE DEMOLITION WITH OTHER WORK. PERFORM DEMOLITION AND REMOVAL OF EXISTING ELEMENTS IN THEIR ENTIRETY UNLESS OTHERWISE INDICATED TO PERFORM CONSTRUCTION. DEMOLITION SHALL INCLUDE ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING SERVICES WHETHER OR NOT SPECIFICALLY INDICATED.
- WHEN ENCOUNTERING ANY PREVIOUSLY INSTALLED, UNREFERENCED, OR UNDOCUMENTED FINISHES BENEATH FINISHES SCHEDULED FOR DEMOLITION, MINIMIZE DAMAGE TO THE UNDERLYING FINISH AND NOTIFY THE OWNER FOR ADDITIONAL DIRECTION. COORDINATE DEMOLITION WITH NEW CONSTRUCTION. MASONRY OR FRAMED OPENINGS AND ADJACENT FINISHES IN EXISTING WALLS, PARTITIONS, FLOORS, AND CEILINGS SHALL HAVE CLEAN SAW CUT EDGES AND BE PREPARED TO RECEIVE NEW WORK. SALVAGED MASONRY SHALL BE KEYPED-IN TO MATCH EXISTING.
- WHEN STRUCTURAL CONDITIONS ARE UNCOVERED WHICH ARE NOT AS SHOWN IN THE DOCUMENTS, CEASE WORK IN THE AFFECTED LOCATION AND NOTIFY OWNER IMMEDIATELY.
- PROVIDE SHORING, FORM WORK AND BRACING REQUIREMENTS FOR DEMOLITION OF EXISTING CONSTRUCTION.
- PATCH AND REFINISH WALLS AND FLOORS TO MATCH ADJACENT SURFACES WHERE WINDOWS, DOORS, MECHANICAL GRILLS, ELECTRICAL EQUIPMENT AND CONDUIT, LIGHTING, FINISHES, ETC. ARE REMOVED.
- REPAIR OR PATCH FLOORS, WALLS, CEILINGS, ETC. DAMAGED OR DISTURBED DURING WORK. FINISH TO MATCH ADJACENT CONSTRUCTION.
- LEVEL AND PATCH SUBFLOOR TO CREATE A GRADUAL FLOOR TRANSITION: FLOAT ALL FLOOR TILE TO ALIGN AND BE FLUSH.
- CAP PIPES SPECIFIED TO BE DEMOLISHED BEHIND WALLS TO REMIND OR AT STUB POINT IN FLOOR SO THAT NEW FINISHES CAN BE INSTALLED.
- INTERIOR FINISHES: REMOVE ADHESIVES, MORTAR SETTING BEDS, ETC. WHERE WALL AND FLOOR FINISHES ARE REMOVED. EXISTING AND NEW SUBFLOORS SHALL BE PREPARED PER MANUFACTURERS' RECOMMENDATIONS FOR SCHEDULED FINISHES. ADJACENT SURFACES SHALL BE RETURNED TO "NEW" CONDITION AND MATCH ADJACENT SURFACE IN FORM, COLOR, AND TEXTURE.
- REMOVE WALL FIXTURES, WALL DECOR AND ACCESSORIES IN SPECIFIED AREAS OF DEMOLITION. COORDINATE SALVAGE, STORAGE, AND DISPOSAL OF THESE ITEMS WITH OWNER.



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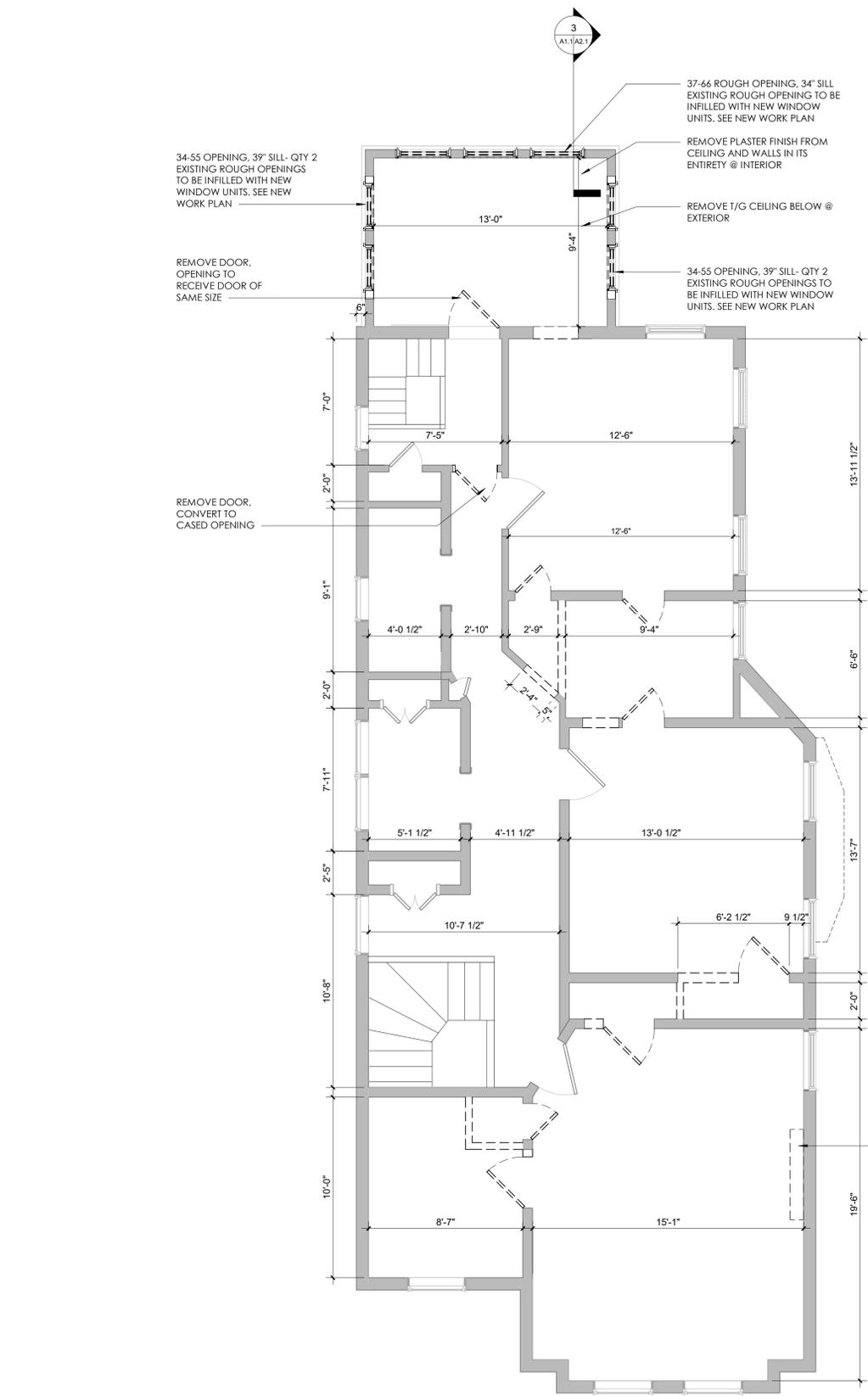
25.15 PROJECT NO

DEMOLITION PLANS

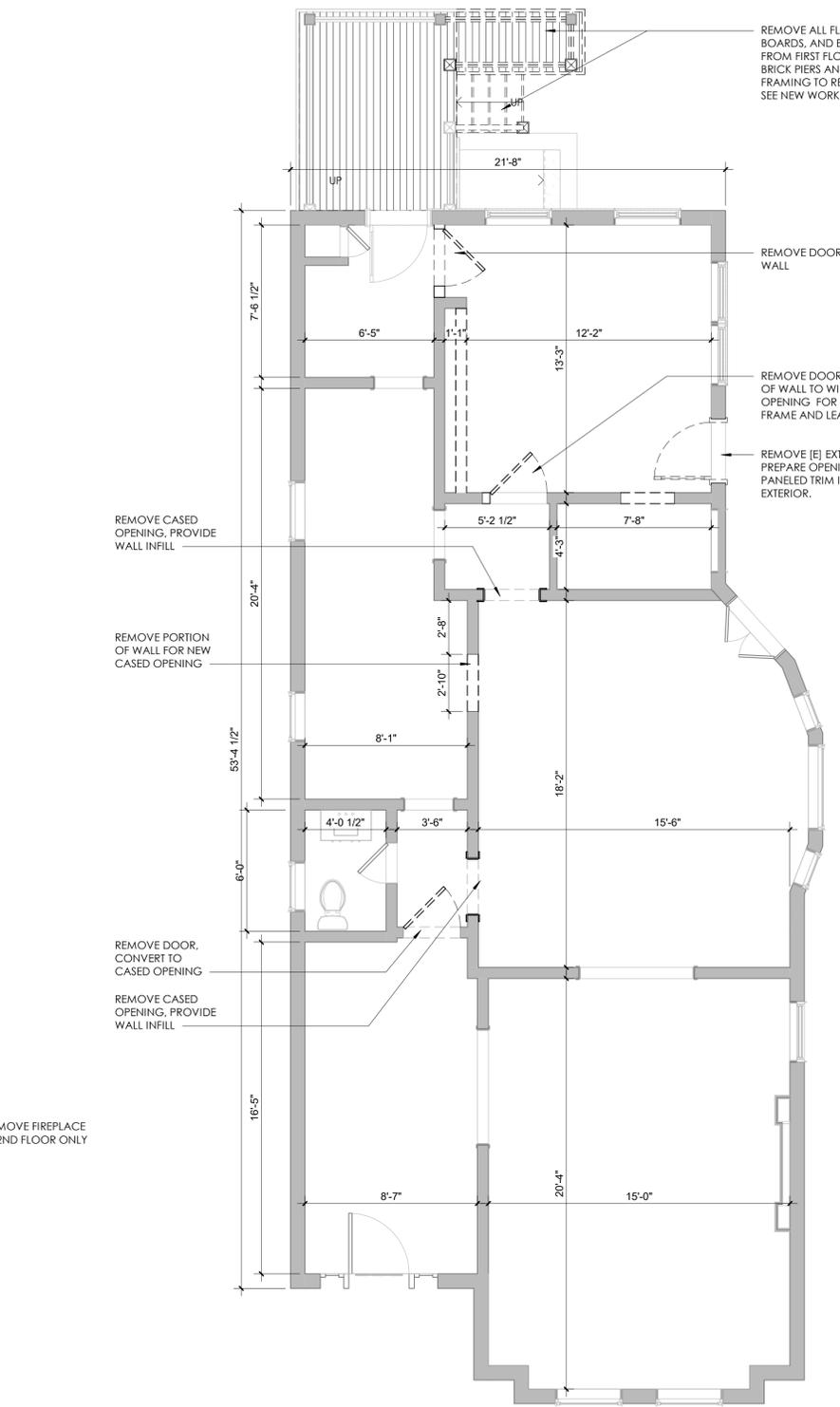
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A1.1

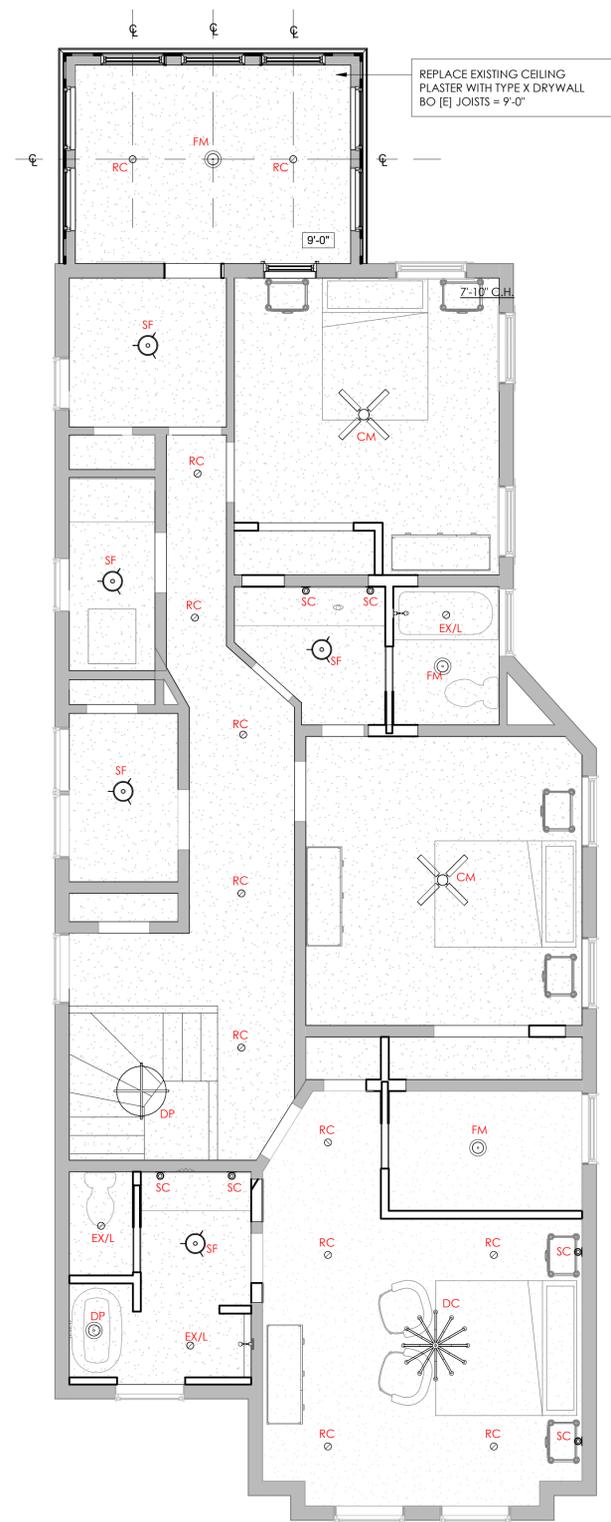
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2 SECOND FLOOR DEMOLITION PLAN
A1.1 1/4" = 1'-0"

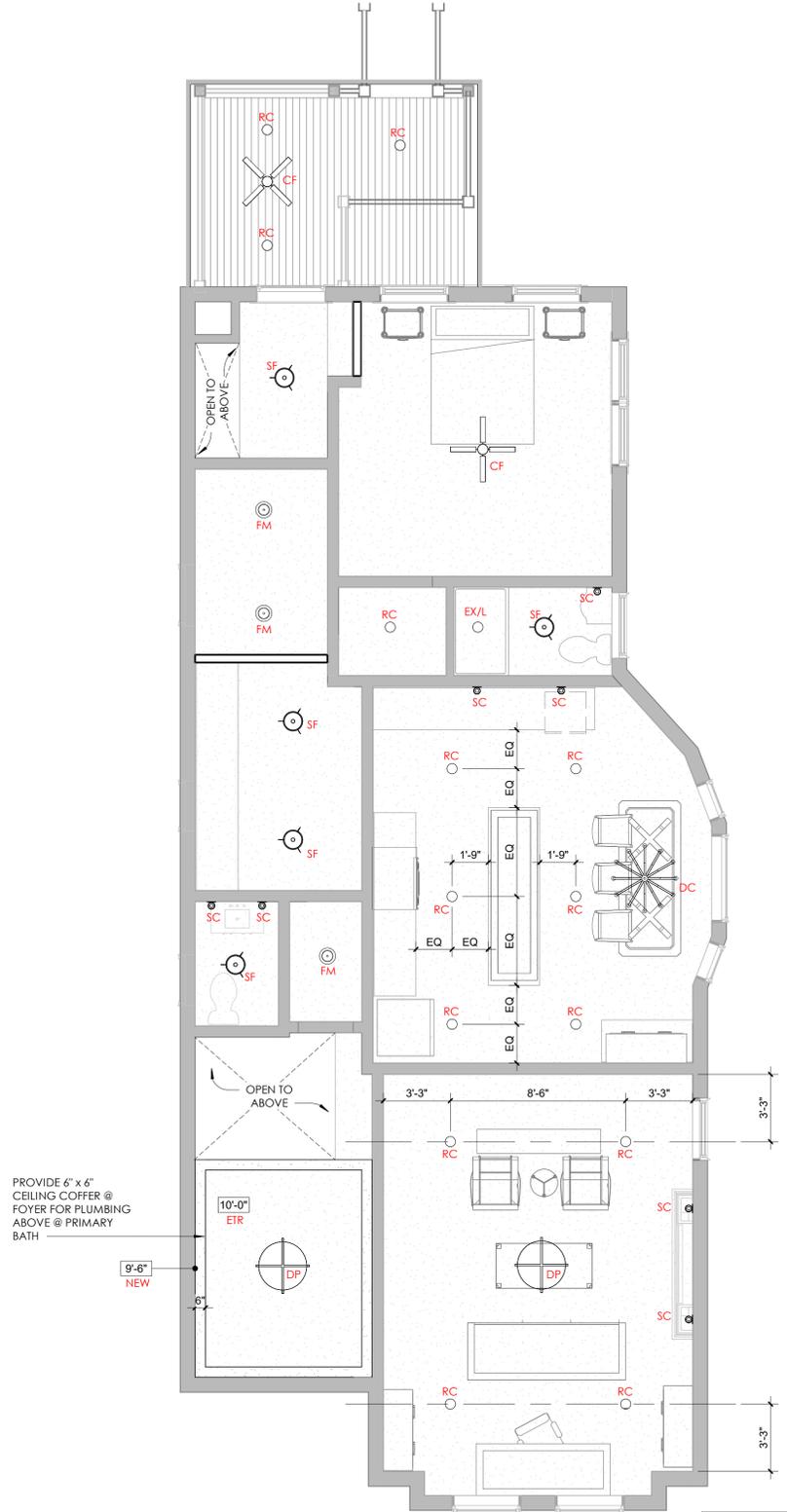


1 FIRST FLOOR DEMOLITION PLAN
A1.1 1/4" = 1'-0"



1 SECOND FLOOR CEILING PLAN
A1.4 1/4" = 1'-0"

ALL CEILINGS SHOWN ARE EXISTING TO REMAIN, WITH REPAIRS IN PLACE, UNLESS NOTES OTHERWISE
CEILING HEIGHT 2ND FLOOR: 9'-6", UNO



2 FIRST FLOOR CEILING PLAN
A1.4 1/4" = 1'-0"

ALL CEILINGS SHOWN ARE EXISTING TO REMAIN, WITH REPAIRS IN PLACE, UNLESS NOTES OTHERWISE
CEILING HEIGHT 1ST FLOOR: 10'-0", UNO

LIGHT FIXTURE LEGEND

- RC RECESSED LED CAN LIGHT
- EX/L RECESSED EXHAUST LIGHT COMBO
- CF CEILING FAN
- DC DECORATIVE PENDANT
- DP DECORATIVE FLUSH-MOUNT FIXTURE
- FM DECORATIVE SEMI-FLUSH FIXTURE
- SF DECORATIVE SEMI-FLUSH FIXTURE
- SC INTERIOR SCENCE
- UT UTILITY FIXTURE, FLUSH MOUNT
- EX SC EXTERIOR SCENCE

NOTE: LIGHT FIXTURE SELECTIONS BY OWNER; SUBMIT SPECS FOR REVIEW AND APPROVAL



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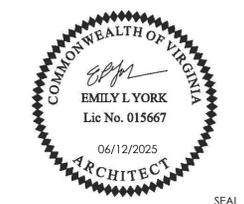
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LIGHTING PLANS
SHEET TITLE

SHEET NUMBER

A1.4





NOMAD
DESIGN STUDIO

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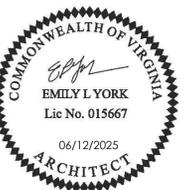
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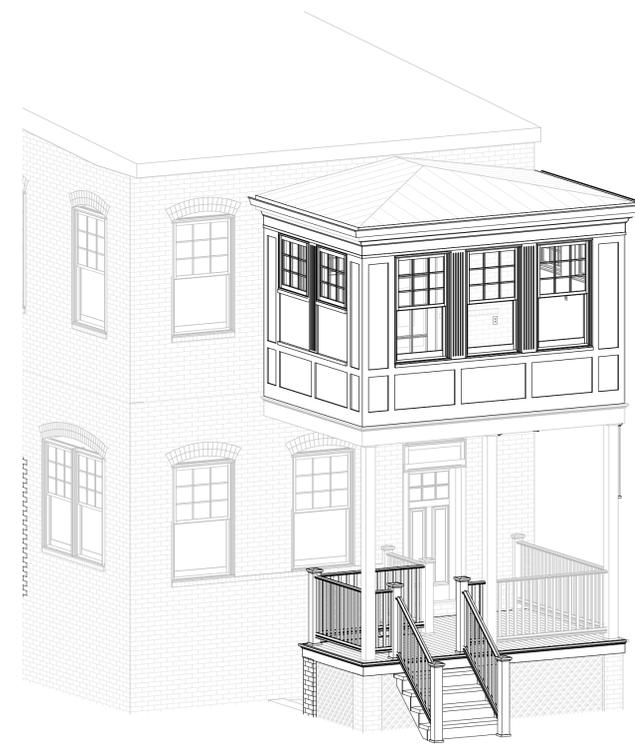
PROJECT NO

ELEVATIONS
+ DETAILS

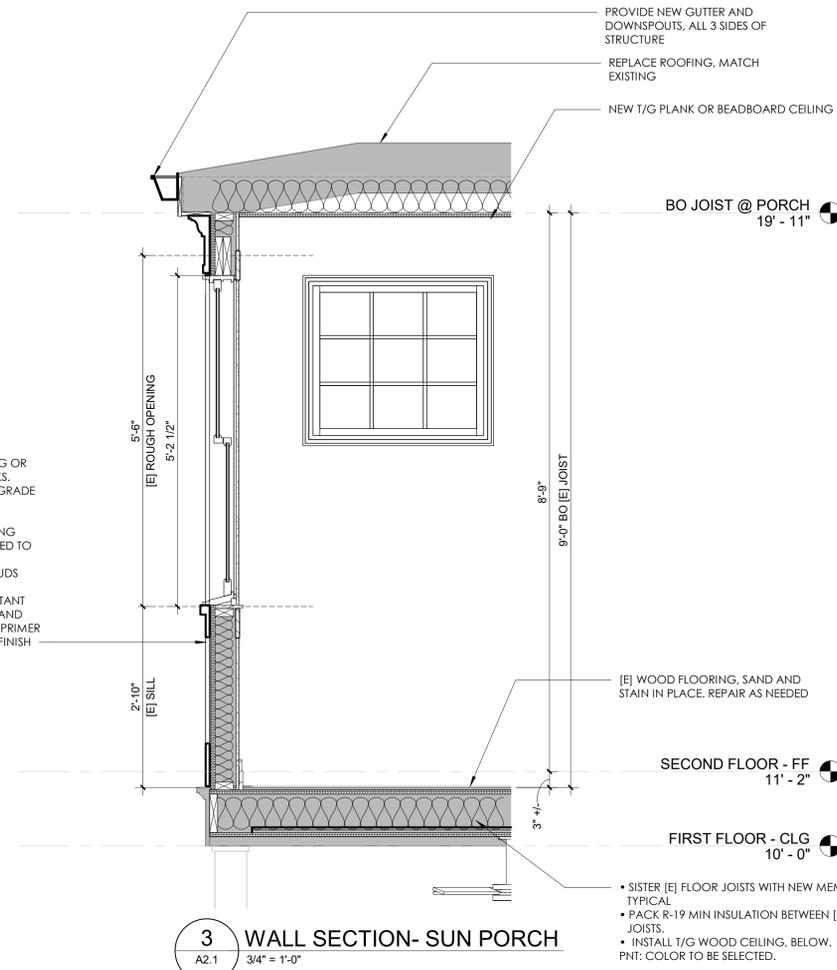
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A2.1

SHEET NUMBER



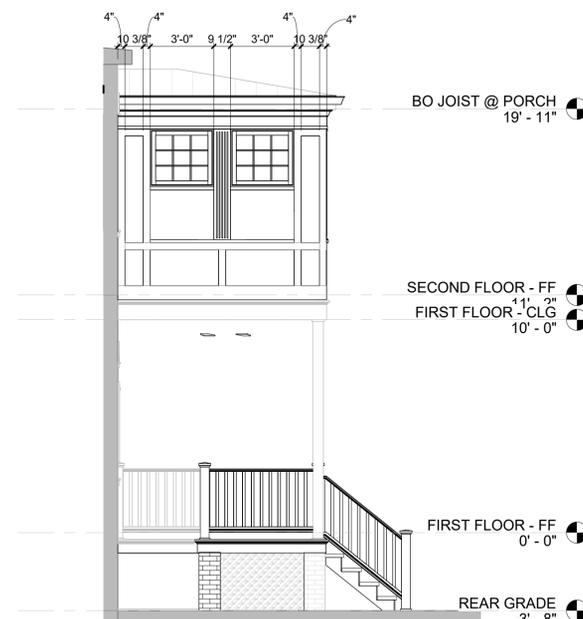
AXON- REAR PORCH



3 WALL SECTION- SUN PORCH
A2.1 3/4" = 1'-0"



1 REAR ELEVATION
A2.1 1/4" = 1'-0"



2 SIDE ELEVATIONS
A2.1 1/4" = 1'-0"



EXISTING INTERIOR CONDITIONS AT 2ND FLOOR PORCH



EXISTING INTERIOR CONDITIONS AT 2ND FLOOR PORCH

EXISTING WINDOW GRILL PROFILE, TYPICAL



NOTE EXISTING WINDOW TRIM AT PORCH STRUCTURE

EXISTING CONDITIONS