

INTRODUCED: May 12, 2025

AN ORDINANCE No. 2025-117

To authorize the special use of the property known as 8 South Crenshaw Avenue for the purpose of uses permitted in the UB Urban Business District as set forth in City Code §§ 30-433.2 and 30-433.3, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 9 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 8 South Crenshaw Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of uses permitted in the UB Urban Business District as set forth in City Code sections 30-433.2 and 30-433.3, which uses, among other things, are not currently allowed by sections 30-412.1 and 30-412.2 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 9 2025 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 8 South Crenshaw Avenue and identified as Tax Parcel No. W000-1592/019 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 8 S. Crenshaw Avenue, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated November 1, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of uses permitted in the UB Urban Business District as set forth in City Code sections 30-433.2 and 30-433.3, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “8 S. Crenshaw Ave, 8 South Crenshaw Avenue Richmond, VA 23221,” prepared by McInerney Studio LLC, and dated February 25, 2024, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as uses permitted in the UB Urban Business District as set forth in City Code sections 30-433.2 and 30-433.3, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) The height of the Special Use shall not exceed one story, substantially as shown on the Plans.

(d) Signs on the Property shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, and signs permitted in the R-6 Single-Family Attached Residential District, pursuant to section 30-506 of the Code of the City of Richmond (2020), as amended. Internally illuminated signs and roof-mounted signs shall not be permitted.

(e) All site improvements shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials. Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.

(f) The sale, rental, or viewing of any books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, videocassettes, or video reproductions, slides, or other visual representations which depict or describe specified sexual activities or specified anatomical areas; or instruments, devices, or paraphernalia which are designed for use in connection with specified sexual activities shall not be permitted.

(g) The sale of retail tobacco products, as defined in section 18.2-371.2 of the Code of Virginia (1950), as amended, and products containing cannabis shall be prohibited.

(h) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

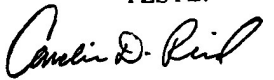
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the

application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

Carolin D. Reed
City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: April 1, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 8 South Crenshaw Avenue for the purpose of uses permitted in the UB Urban Business District as set forth in City Code §§ 30-433.2 and 30-433.3, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to allow for uses permitted in the UB- Urban Business District in a R-6 Single-Family Attached Residential District. As a result, a Special Use Permit is necessary to proceed with this request.

BACKGROUND: The property is located in the Carytown neighborhood on Crenshaw Avenue between Main Street and Cary Street. The property is currently a 2,203 square foot parcel of land improved with a one-story building and an accessory structure. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for the property is R-6 Single-Family Attached Residential.

COMMUNITY ENGAGEMENT: The Carytown Merchants Association and Museum District Civic Association were notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$2,400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 12, 2025

CITY COUNCIL PUBLIC HEARING DATE: June 9, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission June 3, 2025

AFFECTED AGENCIES: Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF:

Shaianna Trump. Planner Associate, Land Use Administration (Room 511) 646-7319



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

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

Application is hereby submitted for: (check one)

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

Project Name/Location

Property Address: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

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

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner Signature: *[Signature]* *[Signature]* *AMBEALE LLC*

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

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

September 11, 2024

Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

Re: Special Use Permit Application at 8 S Crenshaw Ave

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit application at 8 S Crenshaw Ave. With this application, the property owner, Ambeale LLC, is petitioning the City Council for a SUP to authorize the property for commercial uses permitted in the UB Urban Business District.

Existing Site Conditions

The subject property is a 0.05-acre parcel located on the west side of Crenshaw Ave just north of Carytown in the West of the Boulevard National Historic District. This parcel is currently improved a main building containing 850 square feet and an accessory building with 362 square feet of floor area. The main building has been used for commercial purposes since its construction in 1930. Currently, the main building is used as an office for physical therapy. Prior to the current use, the property was used for various businesses including an adult bookstore, a restaurant, and a retail store. The accessory building pre-dates the main building and was originally used as a garage for the property.

Surrounding properties north, east and west along Crenshaw and Ellwood Avenues are primarily single-family homes in the R-6 district. Directly east across S Crenshaw Ave is the Tuckaway Child Development and Early Education Center. South of the property are commercial uses located in the UB Urban Business District and part of the Carytown commercial district.

Current Zoning

The property is located in an R-6 Residential district where commercial uses are not permitted. Because the commercial use of the main building has been continuous since its construction and prior to the implementation of the R-6 district in the area, the commercial uses of this building are considered nonconforming. However, this nonconforming right for commercial uses does not apply to the accessory building.

Proposal

Should this Special Use Permit request be granted, both the main and the accessory buildings on the property will be authorized for uses permitted in the UB Urban Business District. These uses include retail shops, restaurants, offices, personal services, and others. The commercial uses that would be permitted on the subject property are the same as those already permitted on the properties to the south in UB-zoned Carytown area.

Richmond 300 Master Plan

Richmond 300 designates the properties for Neighborhood Mixed-Use land use. These areas are existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses. These areas also feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics.

The Plan recommends Primary single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space as primary uses. Secondary uses include multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

City Charter Conditions

Allowing UB District permitted uses as proposed would formally authorize the subject property to be used for commercial purposes as it has since its construction in 1930. This SUP would additionally authorize commercial uses for the accessory building. These uses are the same as those already permitted on neighboring properties in the Carytown commercial district and will allow the property to provide useful services that are desirable to the residents of the nearby neighborhoods.

We trust that you will agree with us that this proposed Special Use Permit amendment meets the City Charter criteria for the granting of SUPs as the project will not

- (i) be detrimental to the safety, health, morals and general welfare of the community involved;
- (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
- (iii) create hazards from fire, panic or other dangers;
- (iv) tend to be overcrowding of land and cause an undue concentration of population;
- (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
- (vi) interfere with adequate light and air.

Thank you for your consideration of this Special Use Permit. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

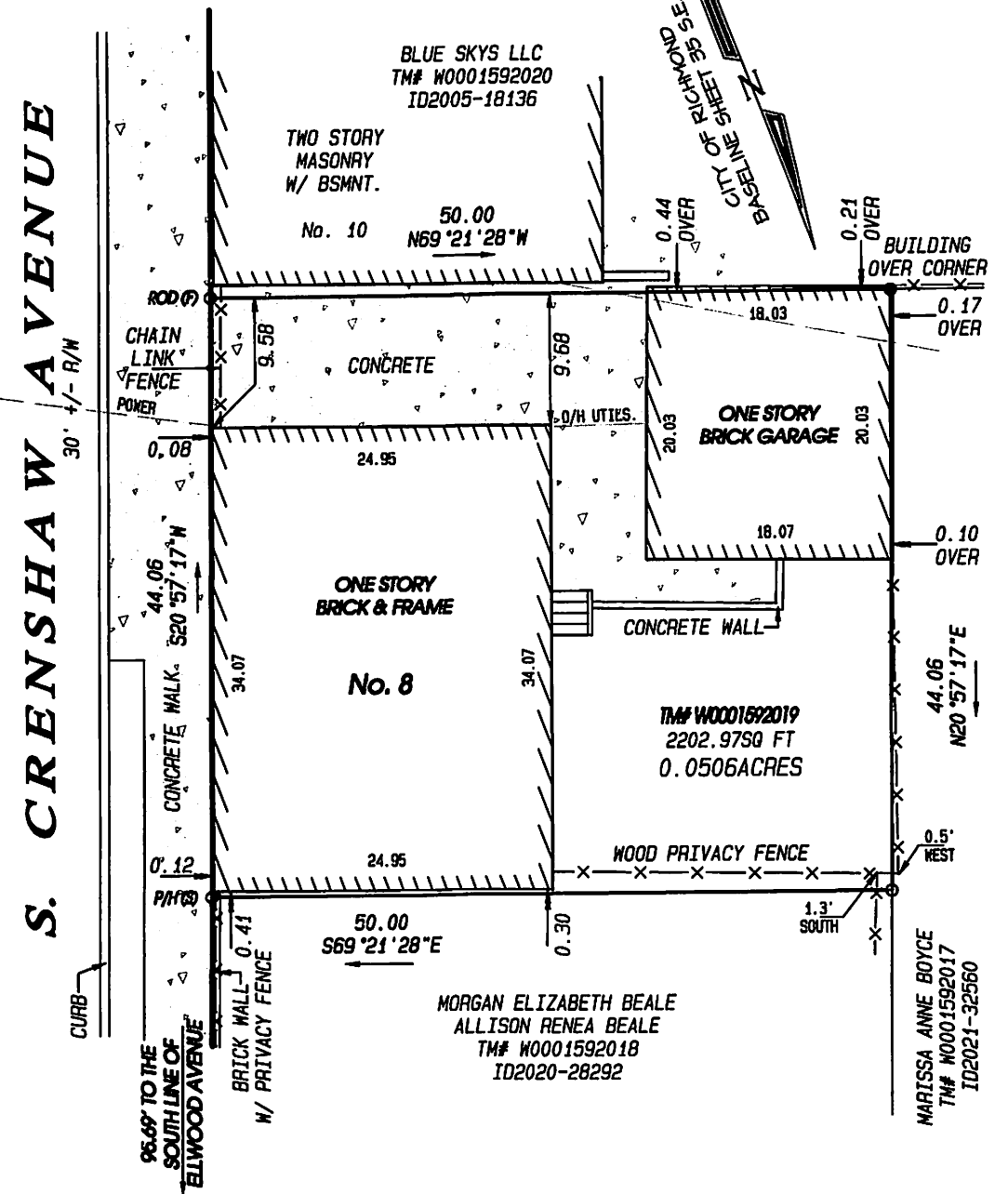
Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', with a stylized, cursive script.

Lory Markham

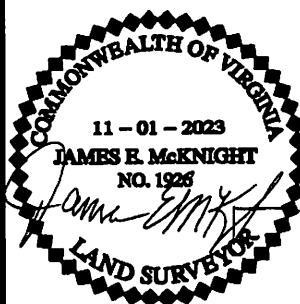
Enc: Application form, plans, survey
cc: Alyson Oliver, Secretary to the City Planning Commission
The Honorable Stephanie A. Lynch, 5th District Representative

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: BEVERLEY W. DONOVAN IW2001-31



**PLAT SHOWING IMPROVEMENTS ON No. 8
S. CRENSHAW AVENUE, IN THE
CITY OF RICHMOND, VIRGINIA.**

PURCHASERS:
ALLISON R. BEALE
MORGAN E. BEALE



THIS IS TO CERTIFY THAT ON NOVEMBER 01, 2023, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. **SCALE: 1" = 10'**

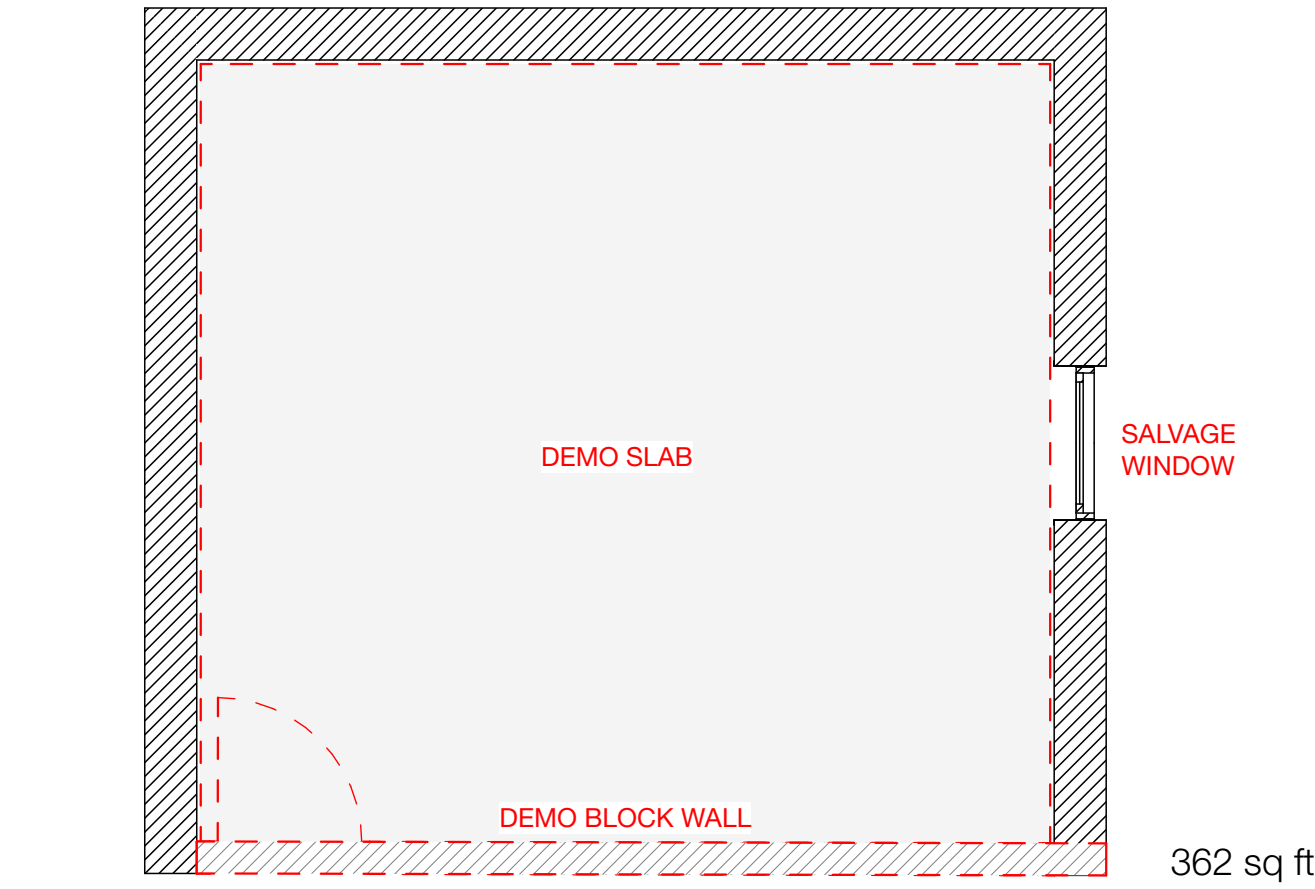
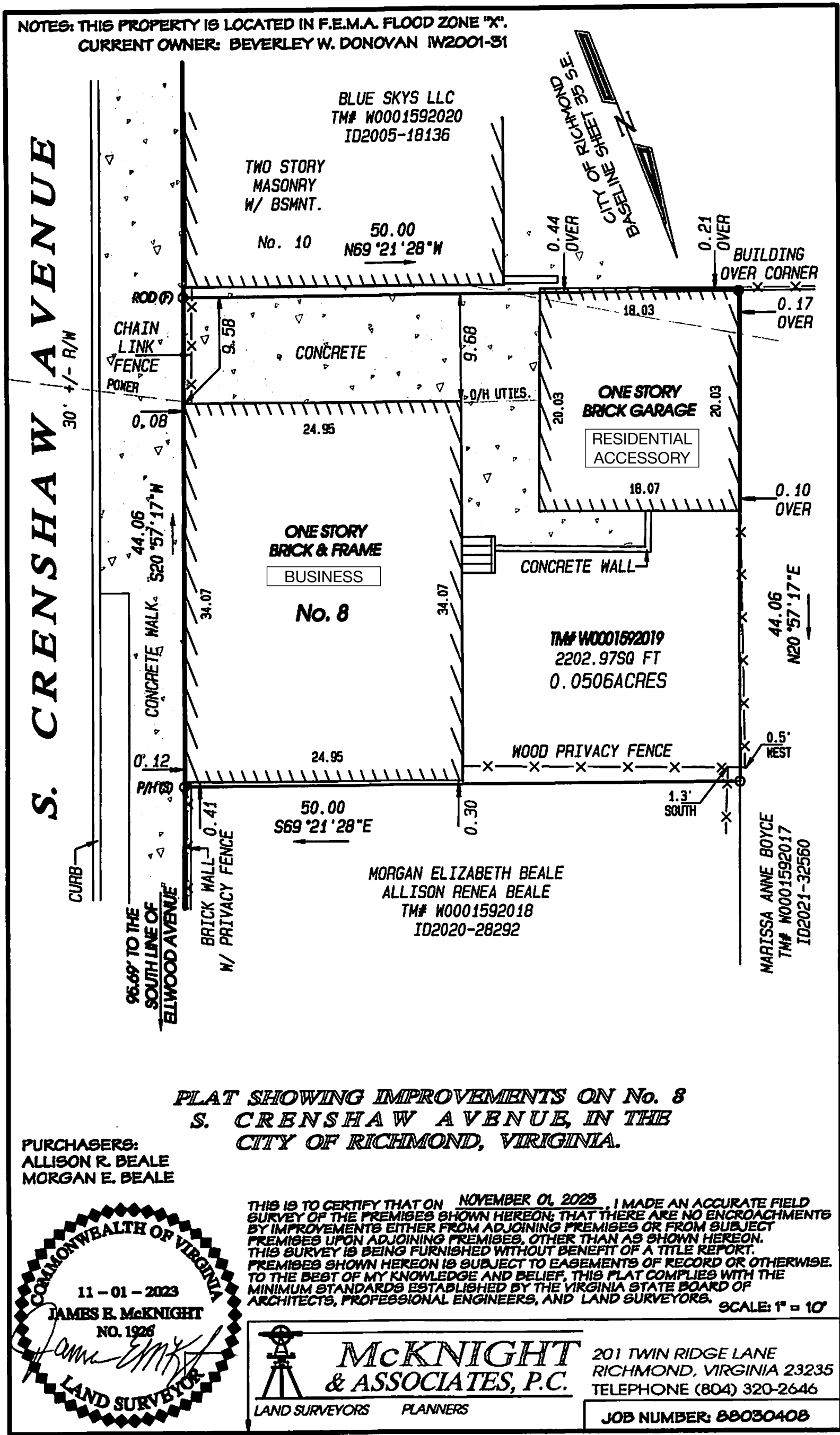


**McKNIGHT
& ASSOCIATES, P.C.**

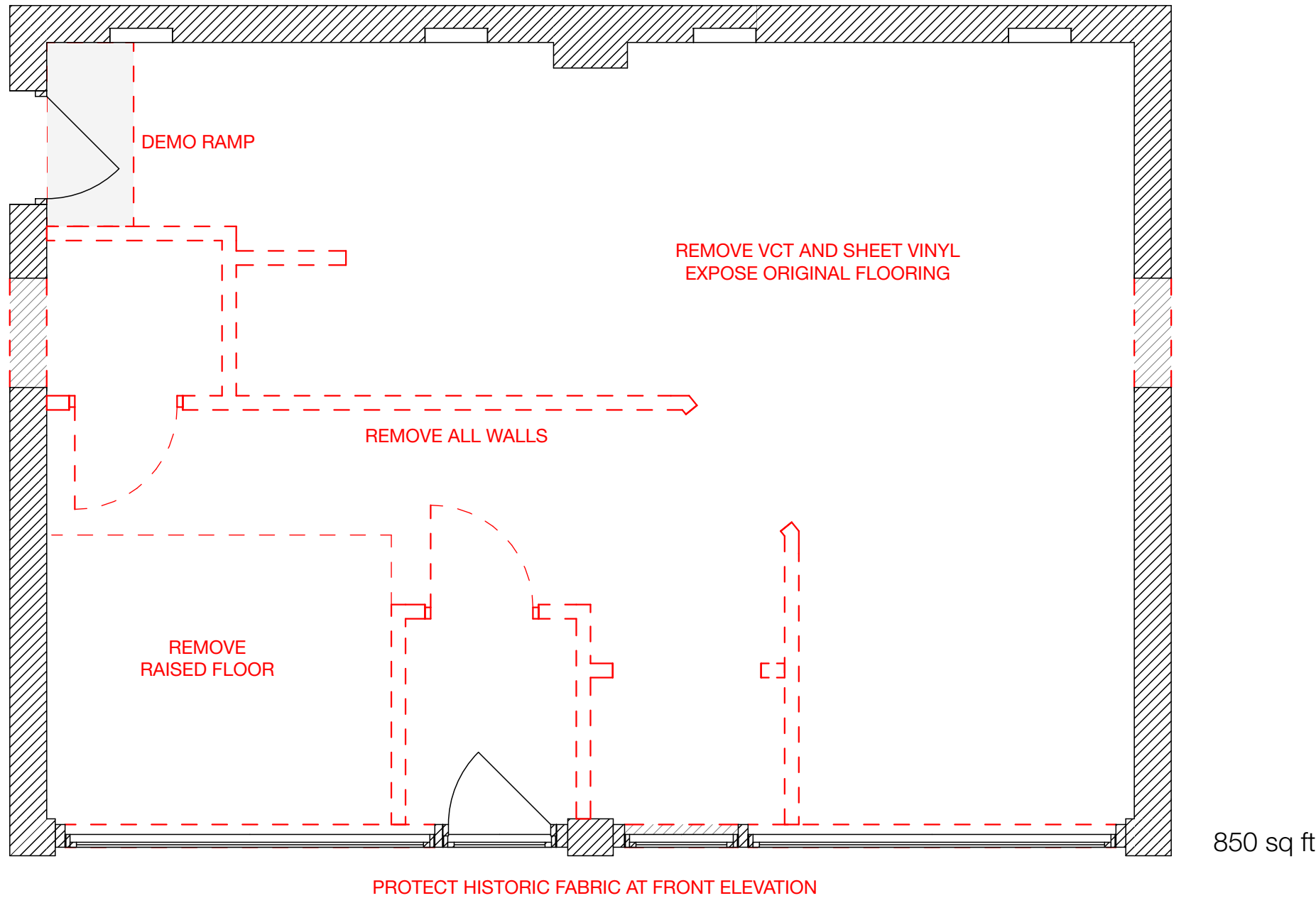
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

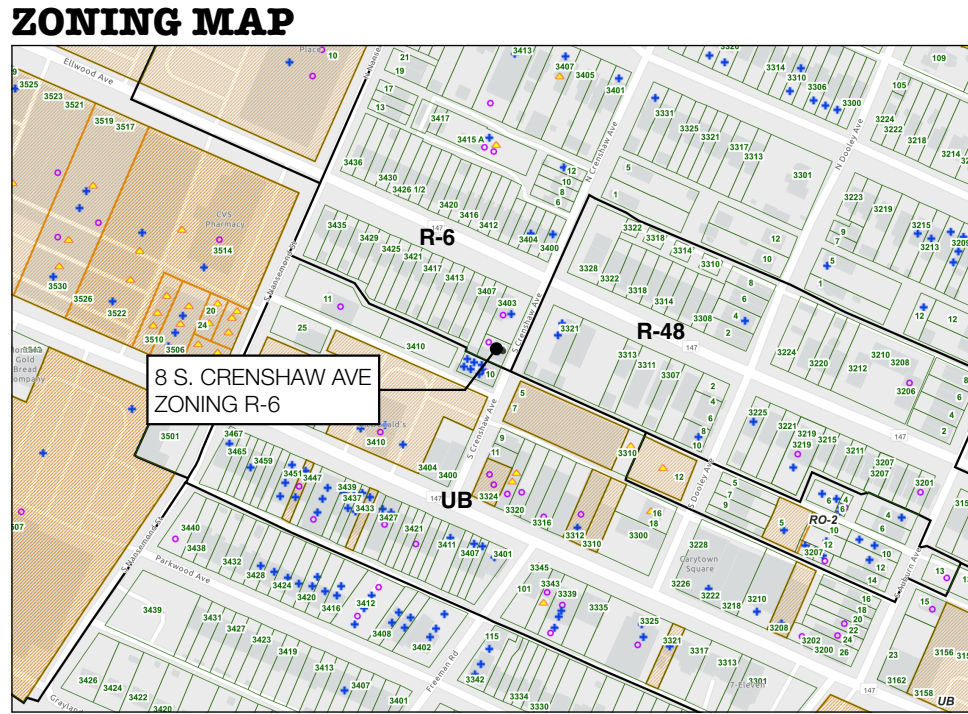
JOB NUMBER: 88030408



2
A.1 FIRST FLOOR DEMOLITION PLAN - ACCESSORY BUILDING
SCALE: 1/4" = 1'-0"



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



CODE INFORMATION

SCOPE
THIS IS NOT A CHANGE OF USE.
RENOVATION TO AN EXISTING BUSINESS AND
RESIDENTIAL ACCESSORY BUILDING. THESE
BUILDINGS ARE HISTORIC STRUCTURES.

CODE INFORMATION
IBC 2021
BUSINESS USE/RESIDENTIAL ACCESSORY
BUILDING TYPE IIIB

FLOOR AREA BUSINESS
TOTAL: 850 SQ FT

FLOOR AREA RESIDENTIAL ACCESSORY
TOTAL: 362 SQ FT

SHEET LIST

SHEET	NAME
A.1	GENERAL NOTES DEMOplan
A.2	FLOOR PLAN

DEMOLITION NOTES

GENERAL

FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. CORRELATE THE SCOPE, DIMENSIONS AND EXTENT OF DEMOLITION WORK TO BE PERFORMED WITH THE NEW WORK. ANY VARIATIONS AND/OR DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION, PRIOR TO BEGINNING WORK.

VERIFY ALL UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE BEGINNING DEMOLITION. ASSUME THAT ALL UNDERGROUND UTILITIES ARE ACTIVE.

SURVEY CONDITION OF THE BUILDING TO DETERMINE IF REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCIES OR FAILURES.

PLAN DIMENSIONS ARE TO FACE OF WALL OR CENTERLINE OF STRUCTURAL FRAMING.

SALVAGING

HISTORIC ITEMS, RELICS, ANTIQUES AND SIMILAR OBJECTS OF INTEREST IDENTIFIED ON DRAWINGS OR DISCOVERED DURING DEMOLITION REMAINS THE PROPERTY OF THE OWNER.

COORDINATE IN THE FIELD ALL EXISTING ITEMS TO BE SALVAGED PRIOR TO ACTUAL DEMOLITION WORK WITH THE OWNER/ARCHITECT. SALVAGED ITEMS SHALL BE SURFACE CLEANED AND SECURELY STORED AS DIRECTED BY THE OWNER. CONTRACTOR ASSUMES RESPONSIBILITY FOR THE SALVAGED ITEMS.

SALVAGE ALL EXISTING DOORS. DOORS ARE TO BE PROTECTED AND STORED ON SITE FOR LATER REINSTALLATION. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.

ALL WINDOWS SHALL REMAIN, UNLESS OTHERWISE NOTED.

DEMOLITION

REMOVE WALLS AS INDICATED.

CONSTRUCTION AND FINISHES INDICATED TO BE DEMOLISHED SHALL BE REMOVED IN ITS ENTIRETY INCLUDING ANY OBSTRUCTIONS UNLESS OTHERWISE NOTED.

SEE ELEVATIONS, AND OTHER DEMOLITION DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.

CLEANING/ PREP

ALL EXPOSED SURFACES AFFECTED BY THE DEMOLITION WORK AND WHICH SHALL REMAIN EXPOSED TO VIEW SHALL BE CLEANED OF DUST, DIRT AND DEBRIS.

REMOVE ALL DEBRIS FROM BUILDING UNLESS OTHERWISE NOTED.

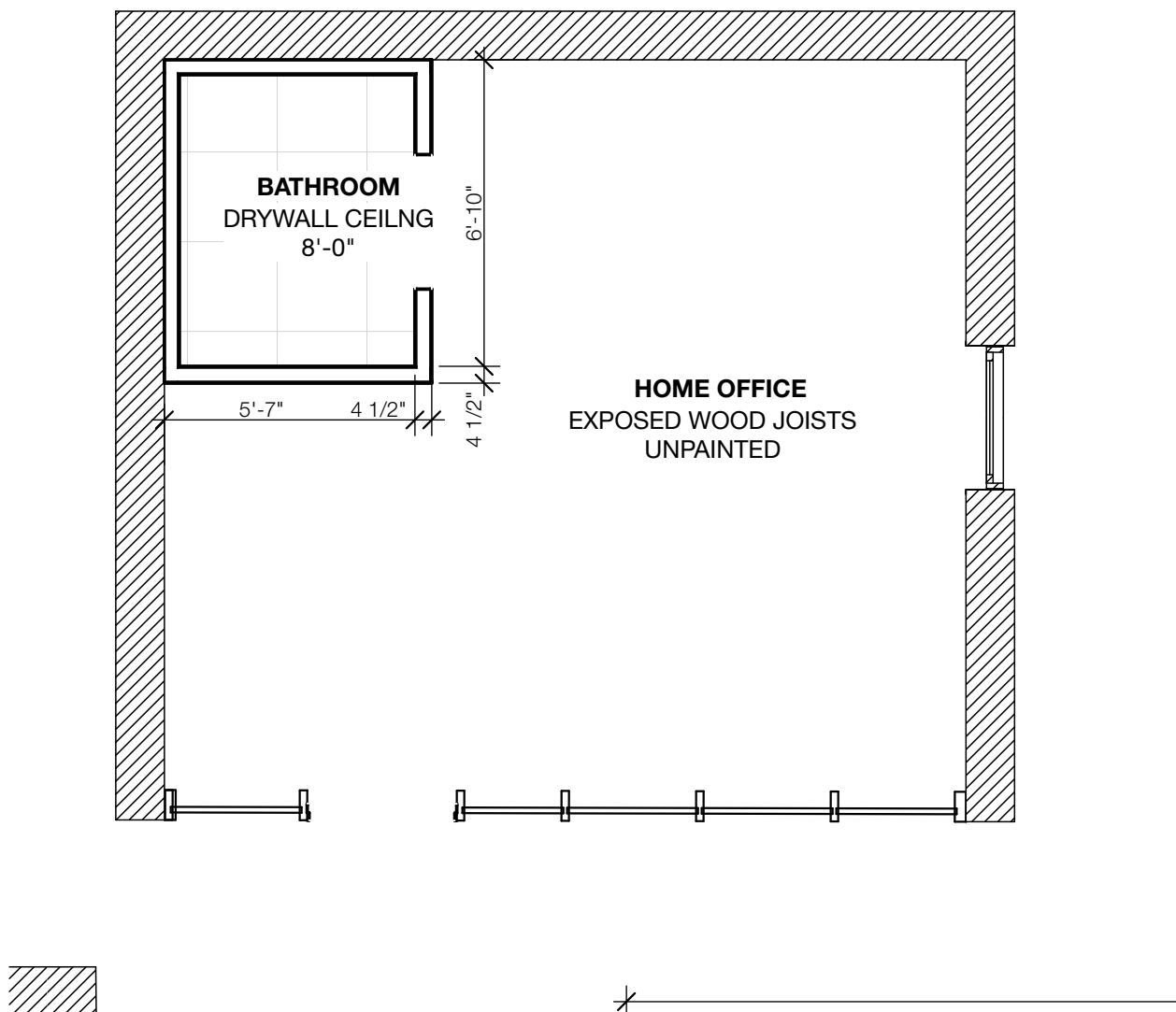


8 S. Crenshaw Ave
8 SOUTH CRENSHAW AVENUE RICHMOND, VA 23221

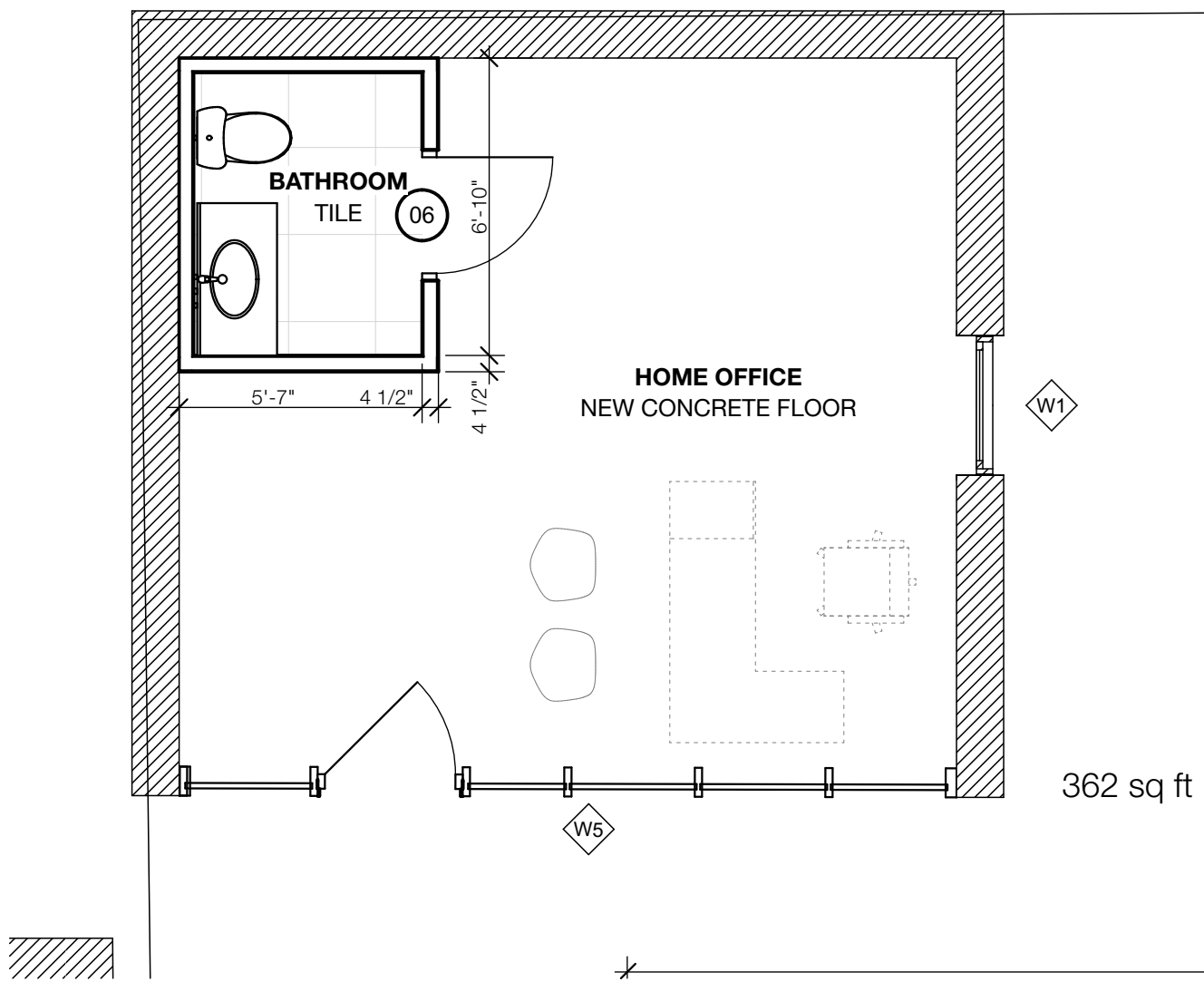
mcinerneystudio LLC
sarahmcinerney@mac.com
804-308-0605

Date: 2/25/24

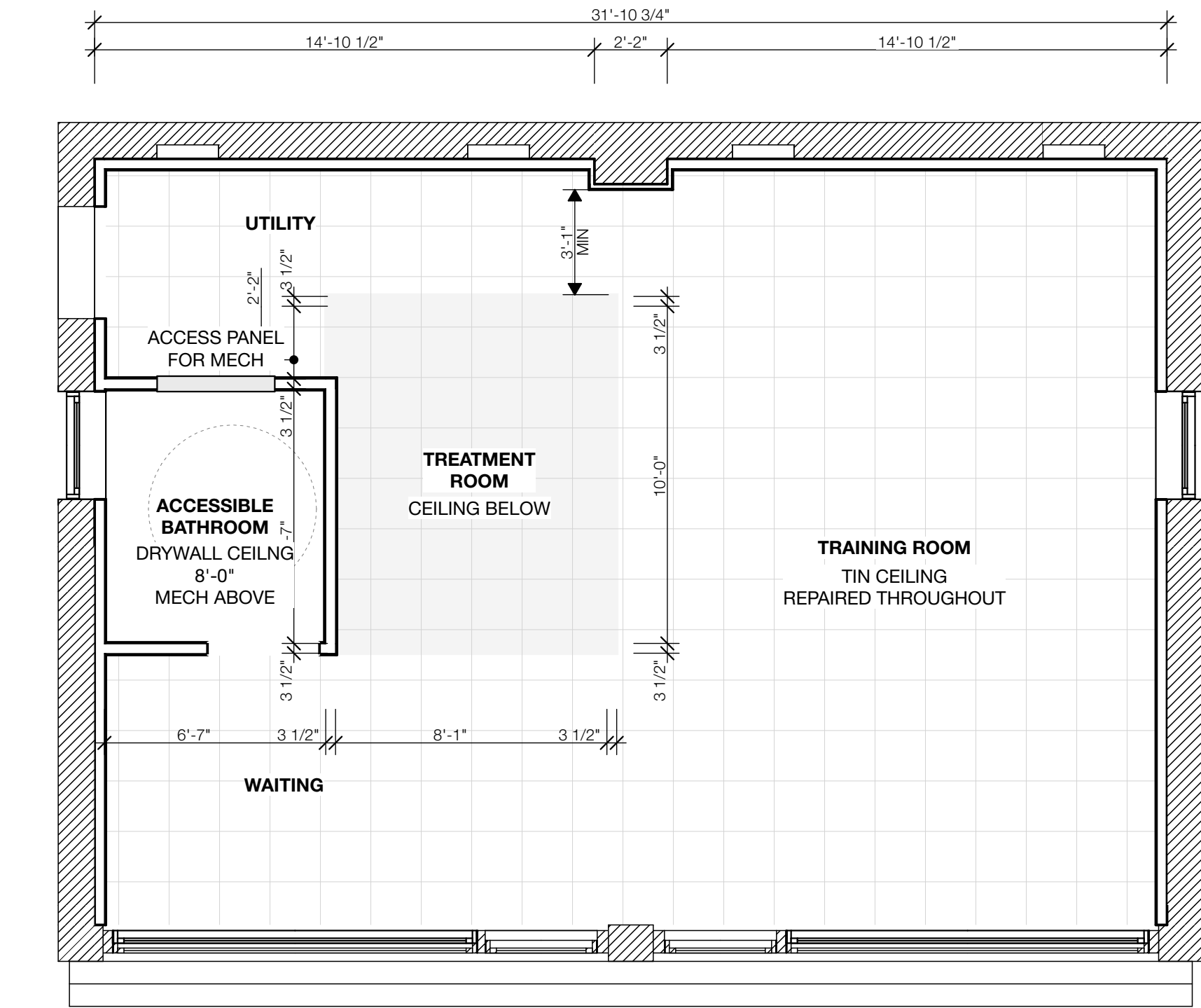
A.1
GENERAL
NOTES
DEMOplan



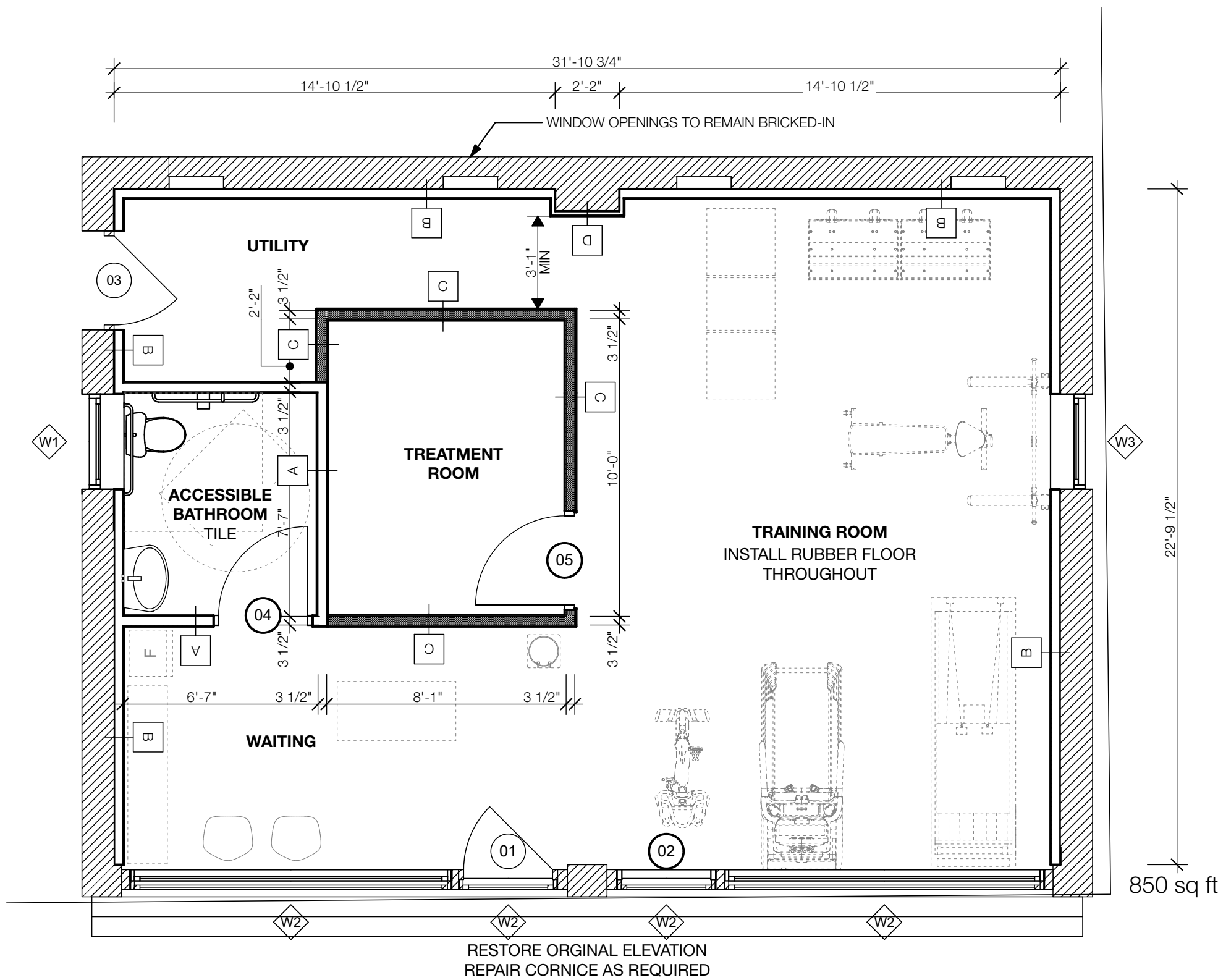
5
A.2 FIRST FLOOR RCP PLAN - ACCESSORY BUILDING
SCALE: 1/4" = 1'-0"



5
A.2 FIRST FLOOR PLAN - ACCESSORY BUILDING
SCALE: 1/4" = 1'-0"



2
A.2 FIRST FLOOR RCP PLAN
SCALE: 1/4" = 1'-0"



1
A.2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SPECIFICATIONS

- DOORS**
- 01 - NEW DOOR - MATCH DOOR 02, NEW HARDWARE
 - 02 - REPAIR HISTORIC DOOR, SEAL IN THE CLOSED POSITION
 - 03 - NEW DOOR, DEADBOLT WITH PASSAGE LEVER
 - 04 - NEW 3'-0" DOOR, SOLID, PRIVACY LOCK
 - 05 - NEW 3'-0" DOOR SOLID, OCCUPANCY LOCK
 - 06 - NEW 2'-8" DOOR, SOLID, PRIVACY LOCK

- WINDOWS**
- W1 - ONE OVER ONE WOOD WINDOW
 - W2 - REPAIR STOREFRONT WITH TRANSOMS, RETAIN ALL HISTORIC TRIM, REPLACE TO MATCH WHERE NECESSARY
 - W3 - REPAIR EXISTING WINDOW
 - W4 - NEW WINDOW
 - W5 - NEW STOREFRONT WITH 3'-0" DOOR, PANELS 5 EQUAL WIDE, 4 EQUAL HIG LOWER PANEL FROSTED OR SOLID

- WALLS**
- A - 2 X 4 WALL WITH GYP ON BOTH SIDES, TO DECK
 - B - 2 X 4 WALL WITH GYP ON ONE SIDE, TO DECK
 - C - 2 X 4 WALL WITH GYP BOTH SIDES, WALLS TO 8'-6" CAP ON WALLS
 - D - 2 X 4 WALL, TURNED STUDS, GYP ON ONE SIDE, TO DECK

GENERAL NOTES

ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR. DRAWINGS DESIGNED UNDER VCC 2021.

BY APPLYING FOR AND OBTAINING A PERMIT WITH THESE DOCUMENTS, THE GC AFFIRMS THAT THEY HAVE REVIEWED AND APPROVED THESE DOCUMENTS AS-IS AND ACCEPTS ALL PARTS OF THESE DOCUMENTS AS SHOWN.

GC OR STRUCTURAL ENGINEER TO ANSWER ANY STRUCTURAL QUESTIONS REGARDING THE PROJECT.

GC TO FOLLOW ALL WATERPROOFING AND FLASHING DETAILS REQUIRED BY MATERIAL MANUFACTURER AND TYPICAL WOOD FRAME CONSTRUCTION. ARCHITECT NOT RESPONSIBLE FOR ANY WATER INTRUSION DUE TO CONSTRUCTION METHOD.

GC TO FORWARD ALL DESIGN RELATED QUESTIONS TO OWNER AND ARCHITECT FOR RESPONSE BEFORE CONTINUING.

ALL MATERIALS, FINISH AND COLOR SELECTIONS TO BE MADE BY OWNER.

FLOOR PLAN NOTES:

THE DIMENSIONS OF ALL WALLS ARE 4 1/2" WHICH INCLUDES A 2 X 4 STUD AND ONE LAYER OF 1/2" DRYWALL ON EACH SIDE. UNLESS NOTED OTHERWISE. THE MEASUREMENTS DO NOT INCLUDE EXTERIOR MATERIALS.

ALL WALLS ARE PARALLEL, PERPENDICULAR OR AT A 45 DEGREE ANGLE TO BUILDING PERIMETER, UNLESS NOTED OTHERWISE.

DO NOT SCALE DRAWINGS. IF DIMENSION ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

DIMENSION OF EXISTING STRUCTURE TO BE VERIFIED ON SITE BY GC PRIOR TO CONSTRUCTION BEGINNING AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH ARCHITECT AND OWNER. ARCHITECT WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.

ALIGNMENT OF WALLS WITH EXISTING CONSTRUCTION SHALL PROVIDE A SMOOTH UNINTERRUPTED FINISHED SURFACE.

ALL FRAMING THAT COMES IN CONTACT WITH THE SLAB, FOUNDATION OR GROUND TO BE PRESSURE TREATED.

ROOF PLAN NOTES:

ALL ROOF CRICKETS AND ROOF SLOPES UNDER 4:12 TO HAVE A SINGLE LAYER OF SELF-ADHERING MEMBRANE UNDER SHINGLES.

ALL ROOF SLOPES OF 4:12 TO HAVE A SINGLE LAYER OF 15# FELT, MINIMUM.

PROVIDE ALUMINUM DRIP EDGE AT ALL GUTTER LOCATIONS.

PROVIDE DOUBLE LAYER OF FELT OR SINGLE LAYER OF SELF ADHERING MEMBRANE AT ALL ROOF VALLEYS.

MECHANICAL, ELECTRICAL, AND PLUMBING NOTES:

LOCATIONS OF SWITCH FIXTURES AND GRILLS TO BE MADE BY OWNER AND GC.

LOCATIONS OF PLUMBING ELEMENTS PER DRAWINGS FOLLOW 2021 VCC FOR REQUIRED CLEARANCES.

PENETRATION AND OPENINGS IN CEILING FOR FIXTURES OR MECHANICAL SYSTEM GRILLS SHALL BE PRECISELY CUT FOR INSTALLED ITEMS WITH EDGES CONCEALED BY MOUNTING TRIM OR COVER. INSTALLATION OF TRIM AND COVERS SHALL BE FLUSH TO CEILING SURFACE.

FIXTURES AND REGISTERS ON WALLS SHALL ALIGN SQUARE AND LEVEL WITH FINISHED CEILING.