



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 12, 2020

Catherine F Gioeli
3103 Grantland Drive
Richmond, VA 23221

Lane Homes & Remodeling
12536 Patterson Avenue
Richmond, Virginia 23238
Attn: Edward Lane

To Whom It May Concern:

RE: **BZA 25-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, June 3, 2020 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-093 to consider an application for a building permit to construct a front vestibule addition (90 SF) to a single-family detached dwelling at 3103 GRANTLAND DRIVE (Tax Parcel Number W000-1330/016), located in an R-4 (Single-Family Residential District).

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 743 918 389# beginning at 1:00 p.m. 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 2020 drop-down, click meeting details for June 3, 2020 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 William.Davidson@richmondgov.com for assistance. In accordance with Ordinance No. 2020-093, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. 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 25-2020

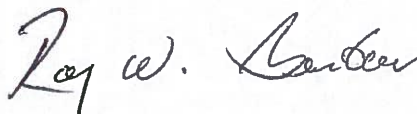
Page 2

May 12, 2020

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 <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> . 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.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

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.

3100 Garrett LLC
2111 W Main St
Richmond VA 23220

Cox Suzan A
3108 Garrett St
Richmond VA 23221

Crosby Bradford A & Brouillard Kerriann L
3105 Grantland Dr
Richmond VA 23221

Damron Conley M
3108 Rendale Ave
Richmond VA 23221

Devers Susan Marie
3102 Garrett Street
Richmond VA 23221

Fisher Jeffrey & Susan S
1106 Sunset Ave
Richmond VA 23221

Ingroff Ana V And Garren Victoria I
3106 Rendale Ave
Richmond VA 23221

Lane Meda S And Christopher H English
1104 Sunset Ave
Richmond VA 23221

Lieberman Pamela D
3106 Garrett St
Richmond VA 23221

Lovelace Patricia W Trustee
1112 Sunset Avenue
Richmond VA 23221

Mapes Jason P And Katherine D
3104 Garrett St
Richmond VA 23221

Pozzi Nora S
3107 Grantland Dr
Richmond VA 23221

Sawyer Richard D
3109 Grantland Dr
Richmond VA 23221

Scott Philip M & Phylis A
3101 Grantland Dr
Richmond VA 23221

Soffee Robert W & Elizabeth C
3110 Rendale Ave
Richmond VA 23221

Stevens Tonya R
3008 Garrett St
Richmond VA 23221

Property: 3103 Grantland Dr Parcel ID: W0001330016**Parcel**

Street Address: 3103 Grantland Dr Richmond, VA 23221-
Owner: GIOELI CATHERINE F
Mailing Address: 3 CLIFFWOOD PL, METUCHEN, NJ 08840
Subdivision Name : WM BYRD PARKWAY
Parent Parcel ID:
Assessment Area: 230 - Byrd Park
Property Class: 115 - R One Story+ (1.25, 1.5, 1.75)
Zoning District: R-4 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2020
Land Value: \$70,000
Improvement Value: \$214,000
Total Value: \$284,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 6375
Acreage: 0.146
Property Description 1: WM BYRD PARKWAY L24
Property Description 2: 0060.00X0110.00 IRG0000.000
State Plane Coords(?): X= 11777125.000017 Y= 3723042.307593
Latitude: 37.54356723 , **Longitude:** -77.48517512

Description

Land Type: Residential Lot B
Topology: Level
Front Size: 60
Rear Size: 110
Parcel Square Feet: 6375
Acreage: 0.146
Property Description 1: WM BYRD PARKWAY L24
Property Description 2: 0060.00X0110.00 IRG0000.000
Subdivision Name : WM BYRD PARKWAY
State Plane Coords(?): X= 11777125.000017 Y= 3723042.307593
Latitude: 37.54356723 , **Longitude:** -77.48517512

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$70,000	\$214,000	\$284,000	Reassessment
2019	\$65,000	\$189,000	\$254,000	Reassessment
2018	\$50,000	\$149,000	\$199,000	Reassessment
2017	\$50,000	\$142,000	\$192,000	Reassessment
2016	\$50,000	\$136,000	\$186,000	Reassessment
2015	\$50,000	\$136,000	\$186,000	AdminCorrect
2014	\$50,000	\$126,000	\$176,000	Reassessment
2013	\$50,000	\$126,000	\$176,000	Reassessment
2012	\$50,000	\$145,000	\$195,000	Reassessment
2011	\$45,000	\$150,000	\$195,000	CarryOver
2010	\$45,000	\$150,000	\$195,000	Reassessment
2009	\$45,000	\$150,000	\$195,000	Reassessment
2008	\$45,000	\$150,000	\$195,000	Reassessment
2007	\$45,000	\$149,200	\$194,200	Reassessment
2006	\$45,000	\$110,000	\$155,000	Reassessment
2005	\$42,600	\$112,700	\$155,300	Reassessment
2004	\$41,800	\$110,500	\$152,300	Reassessment
2003	\$39,800	\$105,200	\$145,000	Reassessment
2002	\$34,600	\$91,500	\$126,100	Reassessment
2001	\$29,300	\$77,500	\$106,800	Reassessment
2000	\$25,000	\$66,200	\$91,200	Reassessment
1998	\$25,000	\$63,000	\$88,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/27/2018	\$375,000	NAPIOR MICHAEL R	ID2018-8201	1 - VALID SALE-Valid, Use in Ratio Analysis
09/23/2013	\$190,000	GALLINI RYAN CHRISTOPHER	ID2013-21561	1 - VALID SALE-Valid, Use in Ratio Analysis
05/13/2011	\$159,950	COLEMAN DONALD L & ALVERTA G	ID2011-8209	1 - VALID SALE-DO NOT USE
12/10/1971	\$23,800	Not Available	00673-D0448	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-4 - Residential (Single Family)
Planning District: Near West
Traffic Zone: 1129
City Neighborhood Code: CARN
City Neighborhood Name: Carillon
Civic Code: 4027
Civic Association Name: Carillon Civic Association
Subdivision Name: WM BYRD PARKWAY
City Old and Historic District:
National historic District: Carillon Neighborhood Historic District
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	1021	0416001	041600
1990	137	0416001	041600

Schools

Elementary School: Cary
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 311
Fire District: 12
Dispatch Zone: 049B

Public Works Schedules

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

Government Districts

Council District: 5
Voter Precinct: 501
State House District: 69
State Senate District: 9
Congressional District: 4

Extension 1 Details

Extension Name: R01 - Residential record #01
Year Built: 1940
Stories: 1.5
Units: 0
Number Of Rooms: 6
Number Of Bed Rooms: 3
Number Of Full Baths: 2
Number Of Half Baths: 0
Condition: good for age
Foundation Type: Full Crawl
1st Predominant Exterior: Brick
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Slate or tile
Interior Wall: Plaster
Floor Finish: Hardwood-std oak
Heating Type: Forced hot air
Central Air: Y
Basement Garage Car #: 0
Fireplace: Y
Building Description (Out Building and Yard Items) : Residential Shed - Small Utility

Extension 1 Dimensions

Finished Living Area: 1529 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 40 Sqft
Deck: 0 Sqft

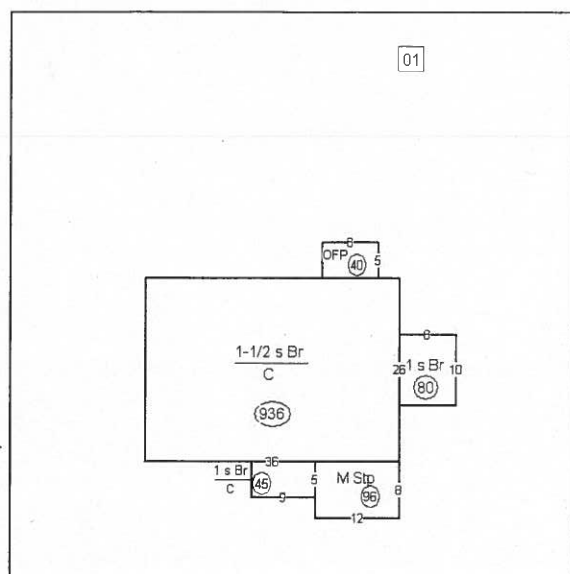
Property Images

Name:W0001330016 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:W0001330016 Desc:R01



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

OWNER: Catherine E. GiselPHONE: (Home) () () (Mobile) (732) 261-5174ADDRESS: 3101 Grantland Dr.

FAX: () () (Work) ()

Richmond VA, 23221E-mail Address: catherine.gisel@gmail.com

PROPERTY OWNER'S

REPRESENTATIVE: Lane Homes & Remodeling

PHONE: (Home) () () (Mobile) ()

(Name/Address) 1236 Patterson AvenueFAX: () () (Work) (804) 784-0012Richmond, Virginia 23231E-mail Address: edward@lanehomes.comAttn: Edward Lane

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3103 Grantland DriveTYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____ZONING ORDINANCE SECTION NUMBER(S): 30-300, 30-408.5(1) & 30-630.9(f)APPLICATION REQUIRED FOR: A building permit to construct a front vestibule addition (90 SF) to a single-family detached dwelling.TAX PARCEL NUMBER(S): W000-1330/016 ZONING DISTRICT: R-1 (Single-Family Residential)REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard of twenty-five feet (25') is required; 21.98 feet ± is proposed along the Grantland Drive frontage.DATE REQUEST DISAPPROVED: April 17, 2020FEE WAIVER: YES ☐ NO: ☒DATE FILED: April 17, 2020 TIME FILED: 1:35 p.m. PREPARED BY: Sandra Escorcia RECEIPT NO. BZAR-072033-2020AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2-2309.2 ☐ OF THE CODE OF VIRGINIA [OR]SECTION 1040.3 PARAGRAPH(S) 1 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

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

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

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature]DATE: 4/20/20

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

CASE NUMBER: BZAR-072033-2020 HEARING DATE: June 3, 2020 AT 1:00 P.M.BZA 25-2020

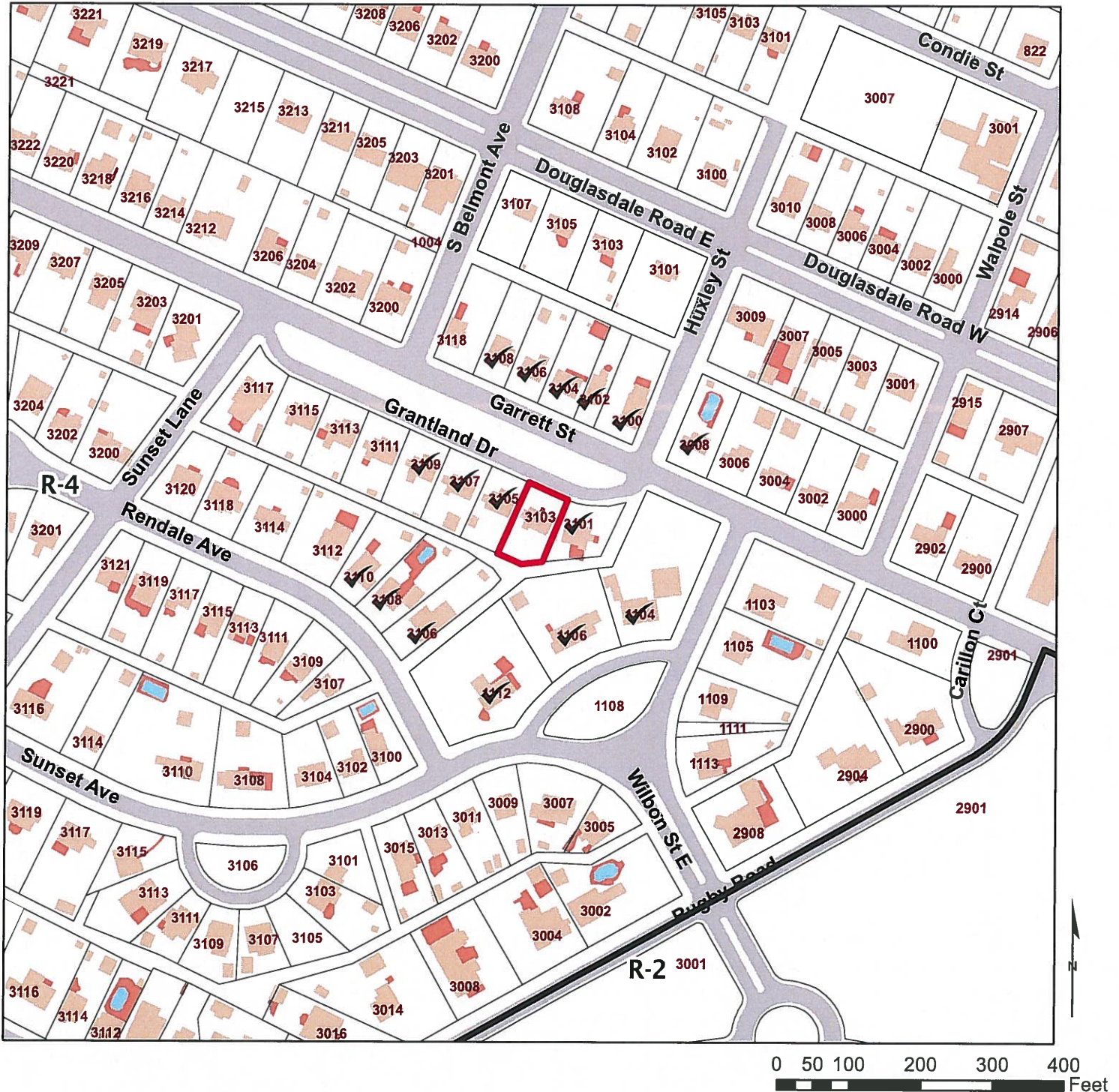
BOARD OF ZONING APPEALS CASE BZA 25-2020
150' Buffer

APPLICANT(S): Catherine F Gioeli

PREMISES: 3103 Grantland Drive
(Tax Parcel Number W000-1330/016)

SUBJECT: A building permit to construct a front vestibule addition
(90 SF) to a single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-408.5(1) & 30-630.9(f)
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is 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 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 (646-6340/6701). 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 absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx>. 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.
4. **Please 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 \$150.00 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 (804-240-2124) well before the hearing. The Secretary can be helpful by explaining the BZA public hearing 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: _____

(Revised: 4/28/16)

Catherine F. Gioeli
3103 Grantland Drive
Richmond, Virginia 23221

April 14, 2020

Richmond Zoning Administration Office
Room 110 City Hall
900 East Broad Street
Richmond, VA 23219

Zoning Board Members:

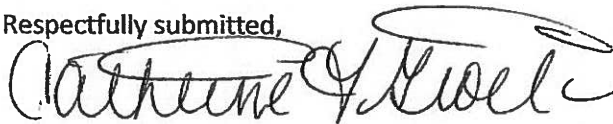
I would like to request a 3'6" roof variance in order to build a three-season porch on my home located at 3103 Grantland. This porch would be built on the existing foundation – currently an open air porch.

While there are a number of reasons I want to build this addition, I believe this porch would provide me with additional safety and security as I could bring groceries and other objects into the secured porch without opening the door to my home more safely unloading from my car. This would keep me and my pets safer.

The current open air porch defines the needed space. Both my neighbors have covered porches, including one with an additional add on to increase shade.

I hope you will consider and approve my request for this small variance.

Respectfully submitted,

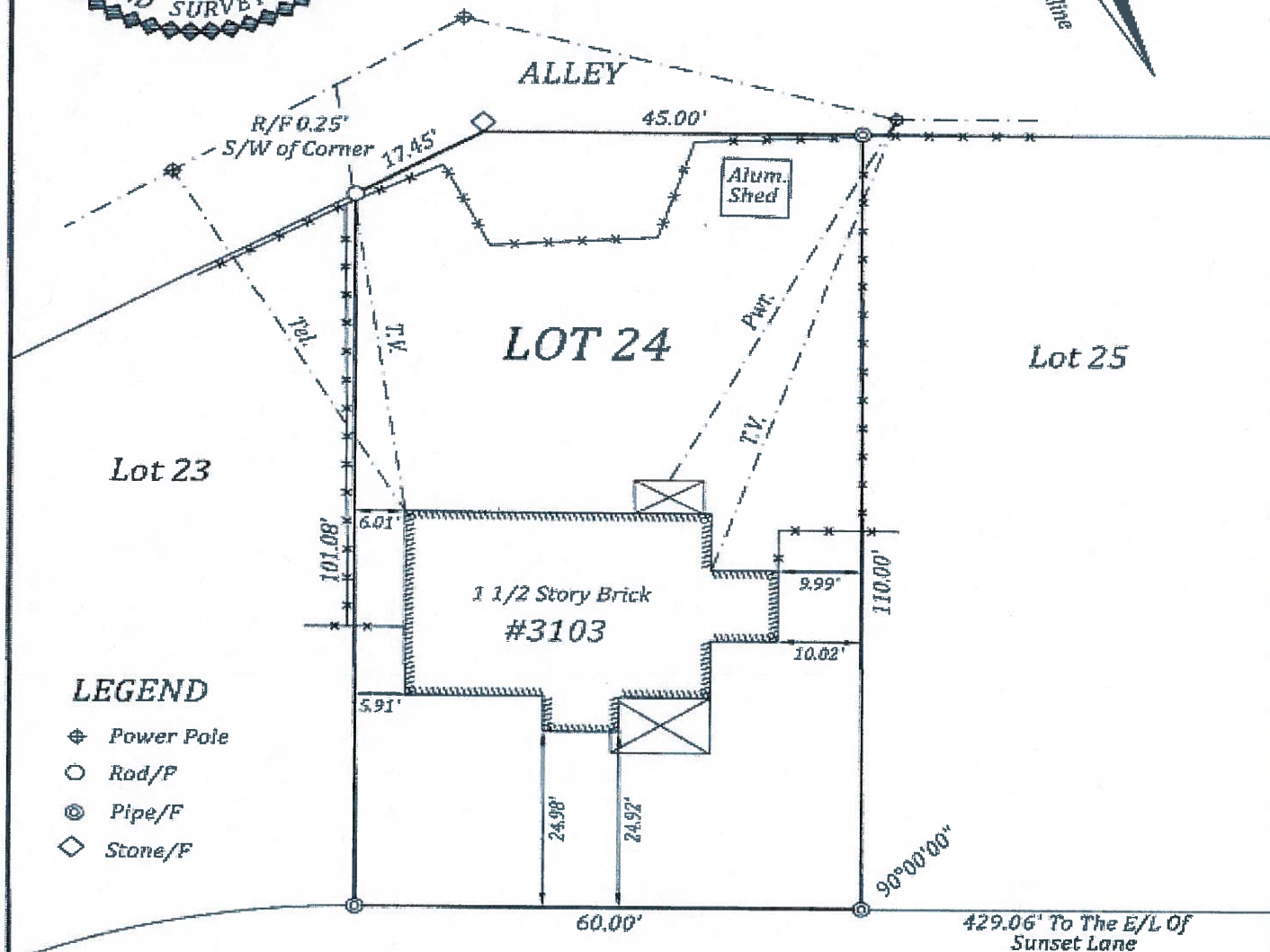
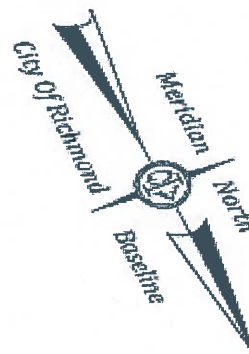
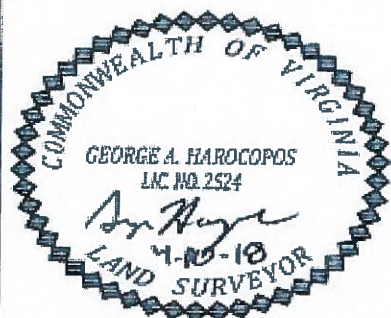
A handwritten signature in black ink, appearing to read "Catherine F. Gioeli", with a large, stylized flourish at the end.

Catherine F. Gioeli

This is to certify that on 4/10/18
I made an accurate field survey of the known premises
shown hereon; that all improvements known or visible
are shown hereon; that there are no encroachments by
improvements either from adjoining premises, or from
subject premises upon adjoining premises, other than
shown hereon.

NOTE: THIS LOT APPEARS
TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
5101290036D

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



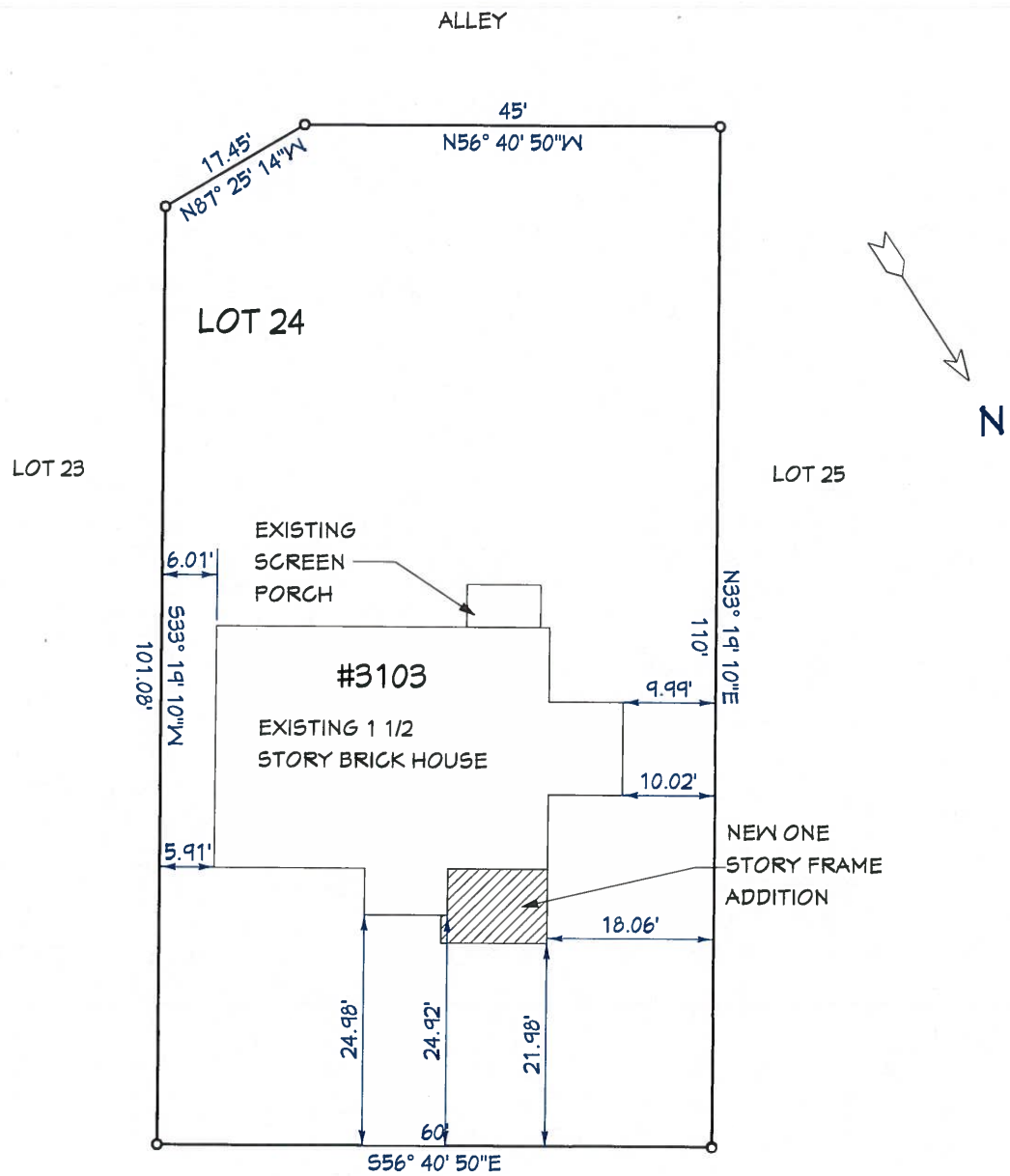
**SURVEY OF
LOT 24
WILLIAM BYRD PARKWAY
RICHMOND, VIRGINIA**

IN 47317
A. G. HAROCOPOS & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYOR AND CONSULTANT
4920 E. MILLBRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOP@GMAIL.COM

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO



DATE: 9/31/20		LANE HOMES REMODELING		FRONT ENTRY		CATHERINE GIOIELI 9103 GRANTLAND DRIVE RICHMOND, VA. 23221		LANE HOMES & REMODELING 12536 PATTERSON AVE. RICHMOND, VA. 23238 (804) 784-0012		JOB#: 206007		COVER	
*** THESE DRAWINGS ARE FOR REPRESENTATION ONLY ***													

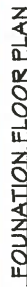


GRANTLAND DRIVE

PLAT PLAN

SCALE: 1" = 20'-0"

1. CONFIRM ALL MEASUREMENTS BEFORE STARTING CONSTRUCTION
2. ALL FRAMING LUMBER (EXCEPT TREATED LUMBER) TO BE Weyerhaeuser FRAMER SERIES LUMBER
3. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING OR BRICK; ALL INTERIOR DIMENSIONS ARE FROM DRYWALL TO DRYWALL
4. CONCRETE SLAB IS EXISTING



FLOOR PLAN NOTES

ALL MEASUREMENTS BEFORE STARTING CONSTRUCTION

6 LUMBER (EXCEPT TREATED LUMBER) TO BE USED FOR FRAMING SERIES LUMBER

DOORS, DOCKS, AND CABINETRY ARE EXISTING UNLESS NOTED OTHERWISE

BEARING HEADERS TO BE (2) 2 x 10 UNLESS OTHERWISE NOTED

ALL DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING

ALL INTERIOR DIMENSIONS ARE FROM DRYWALL TO DRYWALL

CLOSETING AND FURNITURE BY OWNER

1. CONFIRM ALL MEASUREMENTS BEFORE STARTING CONSTRUCTION
2. ALL FRAMING LUMBER (EXCEPT TREATED LUMBER) TO BE PETERHAUSER FRAMER SERIES LUMBER
3. ALL WINDOWS, DOORS, AND CABINETS ARE EXISTING UNLESS OTHERWISE NOTED
4. ALL LOAD BEARING HEADERS TO BE (2) x 10 UNLESS OTHERWISE NOTED
5. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING OR BRICK; ALL INTERIOR DIMENSIONS ARE FROM DRYWALL TO DRYWALL
6. ALL LANDSCAPING AND FURNITURE BY OWNER

WINDOW SCHEDULE						
NUMBER	FLOOR LABEL	UNIT SIZE	DESCRIPTION	TEMPERED	MANUFACTURER COMMENTS	QTY.
W01	1-6 X 5-0	1860	18"x36"	CASEMENT	PELLA 250 SERIES ALL VINYL NO GRILLES	1
W02	3-0 X 5-0	3660	36"x60"	CASEMENT	PELLA 250 SERIES ALL VINYL NO GRILLES LEFT HINGED	1
W03	1	3660	36"x60"	CASEMENT	PELLA 250 SERIES ALL VINYL NO GRILLES RIGHT HINGED	1
W04	(2) 2-6 X 5-0	5460	54"x60"	TWIN CASEMENT	PELLA 250 SERIES ALL VINYL NO GRILLES	1

03 GRANTLAND DRIVE
RICHMOND, VA 23221

FRONT ENTRY

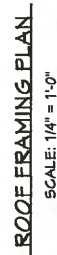
*** I/WE HEREBY ACKNOWLEDGE RECEIPT OF PLANS AND SPECIFICATIONS WHICH HAVE BEEN PREPARED BY LANE HOMES & REMODELING, INC. (LHRI). WE UNDERSTAND THAT THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF LHRI AND ARE INTENDED FOR USE AND CONSTRUCTION BY LHRI ONLY. WE ALSO ACKNOWLEDGE THAT LHRI'S PLANS AND SPECIFICATIONS CONTAIN PROPRIETARY INFORMATION AND WILL RETURN THE PLANS AND SPECIFICATIONS UPON REQUEST. WE AGREE NOT TO SHARE, COPY OR OTHERWISE DISSEMINATE THESE PLANS AND SPECIFICATIONS TO ANYONE WITHOUT THE EXPRESS CONSENT OF LANE HOMES & REMODELING, INC. ***



LAYOUT PAGE TABLE		
LABEL	TITLE	COMMENTS
1	FIRST FLOOR AND FOUNDATION PLAN	W/ INTERIOR ELEVATION
2	EXTERIOR ELEVATIONS	W/ PLAT PLAN
3	ROOF FRAMING & ROOF PLAN	W/ WALL SECTION
4	FIRST FLOOR ELECTRICAL & DEMO PLAN	W/ ELECTRICAL LEGEND

LANE HOMES — **REMODELING**

12536 PATTERSON AVE.
RICHMOND, VA. 23238
(804) 784-0012



DATE: 3/31/20	JOB#: 20G007
DRAWING #: 3 OF 4	DRAFTER: GFC

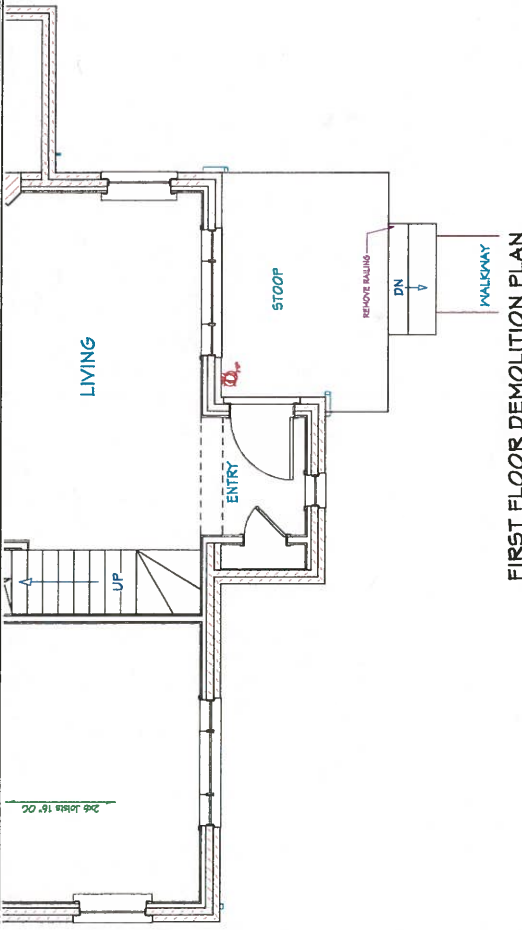
PLANS AND SPECIFICATION CONFIDENTIALITY AGREEMENT

*** I/WE HEREBY ACKNOWLEDGE RECEIPT OF PLANS AND SPECIFICATIONS WHICH HAVE BEEN PREPARED BY LANE HOMES & REMODELING, INC. (LHRI), ME UNDERSTAND THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF LHRI AND ARE INTENDED FOR USE AND CONSTRUCTION BY LHRI ONLY. I/WE ALSO ACKNOWLEDGE THAT LHRI'S PLANS AND SPECIFICATIONS CONTAIN PROPRIETARY INFORMATION AND WILL, UPON RECEIVING THE PLANS AND SPECIFICATIONS, AGREE NOT TO SHARE, COPY, OR OTHERWISE DISSEMINATE THESE PLANS AND SPECIFICATIONS TO OTHERS WITHOUT THE EXPRESS CONSENT OF LANE HOMES & REMODELING, INC. ***

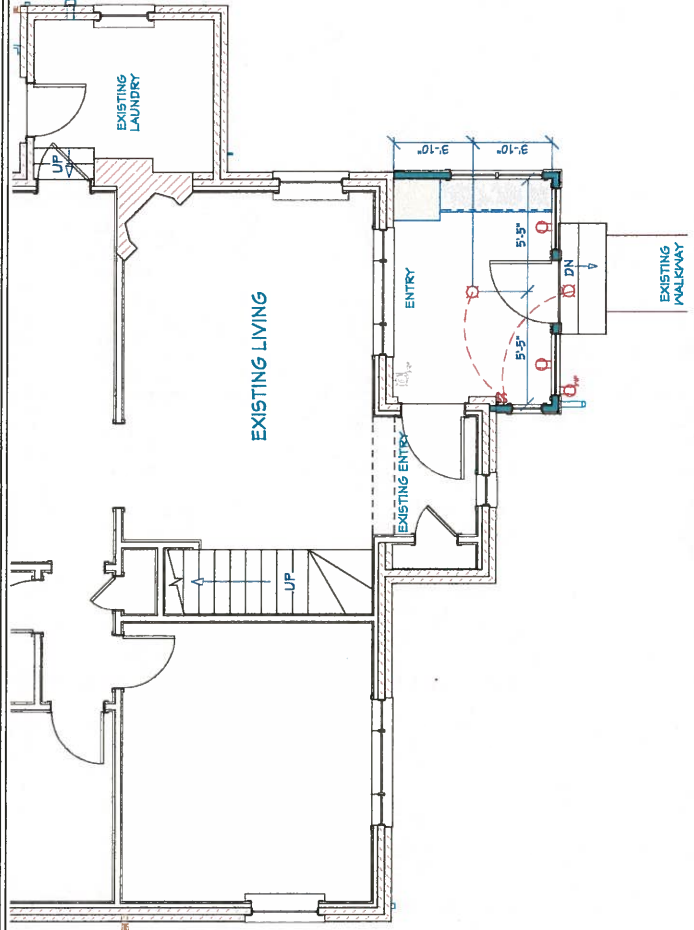
LANE HOMES — **REMODELING**

 12536 PATTERSON AVE.
RICHMOND, VA. 23238
(804) 784-0012

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



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

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET
	GROUND FAULT INTERRUPTER DUPLEX OUTLET
	EXISTING OUTLET, SWITCH, OR FIXTURE
	220 VOLT OUTLET
	APPLANCE OUTLET
	RECESSED LIGHT / FAN COMBO
	4" LED RECESSED CEILING LIGHT FIXTURE
	HANGING PENDANT FIXTURE (BY OWNER)
	WALL MOUNTED SCONCE FIXTURE
	UNDER CABINET LED TAPE LIGHTING
	LED TAPE ROPE LIGHTING
	6" LED RECESSED CEILING LIGHT FIXTURE
	CEILING MOUNTED LED STRIP LIGHT FIXTURE
	RECESSED CEILING FLOURESCENT FIXTURE
	SMOKE DETECTOR / CO DETECTOR
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	ALARM SYSTEM CONTROLS
	EXTERIOR FLOOD LIGHT FIXTURE
	CEILING MOUNTED FADDLE FAN W/ LIGHT
	CEILING MOUNTED EXHAUST FAN
	CEILING MOUNTED EXHAUST FAN & LIGHT
	EXHAUST FAN, LIGHT, & HEATER
	CEILING MOUNTED LIGHT FIXTURE (BY OWNER)
	TELEPHONE JACK OR CAT 5 JACK
	SPEAKER
	CABLE TV JACK
	THERMOSTAT
	ELECTRICAL SERVICE PANEL BOX
	AIR SWITCH
	SINGLE POLE SWITCH
	DIMMER SWITCH
	THREE WAY DIMMER SWITCH
	TRIPLE SWITCH

ELECTRICAL LEGEND

CATHERINE GIOIELI
FRONT ENTRY

APPROVAL:
CLIENT PHONE #:
H#
P# 804-549-6613
C# 752-261-5114

CLIENT ADDRESS:
3103 GRANTLAND DRIVE
RICHMOND, VA 23221

DATE: 3/31/20
JOB#: 206001
DRAWING #: 4 OF 4
DRAFTER: GFC

FINAL PLAN

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