SUFFOLK BOARD OF ZONING APPEALS

MAY 12, 2026
AGENDA

PREPARED BY THE CITY OF SUFFOLK
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
OFFICE OF THE ZONING ADMINISTRATOR

JENNIFER COBB, SECRETARY
jcobb@suffolkva.us

WILLIAM MELLON, ZONING ADMINISTRATOR
wmellon@suffolkva.us

THE REGULAR MEETING WILL BE HELD AT 2:00 P.M., IN THE SUFFOLK CITY COUNCIL CHAMBERS OF THE SUFFOLK MUNICIPAL BUILDING, 442 W. WASHINGTON STREET. IF YOU CANNOT ATTEND THIS MEETING, PLEASE CALL THE CITY OF SUFFOLK DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT AT (757) 514-4151, PRIOR TO 12:00 NOON ON FRIDAY, MAY 8, 2025.

ADMINISTRATION

AGENDA
CITY OF SUFFOLK
BOARD OF ZONING APPEALS
MAY 12, 2026
CITY COUNCIL CHAMBERS

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF MINUTES

APRIL 14, 2026 – Regular Meeting

III. OLD BUSINESS

IV. PUBLIC HEARINGS

BZA 08-2026 – Tax Map No: 35F*LI*18 – Q & B Llc

BZA 09-2026 – 117 N 8th St – Q & B Llc

BZA 10-2026 – 1002 Silver Charm Cir – Brenda Taylor

BZA 11-2026 – Tax Map No: 35F*LG*17 – Robert Rodgers

BZA 12-2026 – 719 Brook Ave – Battaglia Properties Llc

V. NEW BUSINESS

VI. ADJOURNMENT

MINUTES

SUFFOLK BOARD OF ZONING APPEALS

April 14, 2026

2:00pm

The regular meeting of the Suffolk Board of Zoning Appeals was held on Tuesday, April 14, 2026, at 2:00 p.m., in the City Council Chambers, located at 442 W. Washington Street, Suffolk, Virginia, with the following people present:

MEMBERS:

Melissa Venable, Chairman
Shante Hall, Board Member
Corey Kornegay, Board Member
Fred Walker, Jr., Board Member

STAFF:

Jennifer Cobb, Asst. Director of Community Dev.
William "Bill" Mellon, Zoning Administrator
Lisa Marshall, Asst Zoning Administrator

The meeting was called to order by Chairman Venable. The roll call reflected that all Board members were present, there was a quorum. March 10th, 2026, meeting minutes were approved by a voice vote of 4-0.

OLD BUSINESS:

No old business was presented.

PUBLIC HEARINGS:

The BZA 04-2026 Staff Report was read by Jennifer Cobb, Assistant Director of Community Development, and the Staff Analysis Recommendation was presented by William Mellon, Zoning Administrator. The hearing was opened and time limits established. Jeremy Crafts, property owner, appeared in favor of application. Also appearing in favor was Brandon Silver. There was no one to speak in opposition and the hearing was closed. A motion to uphold the Administrator's determination and notice of violation was made by Corey Kornegay, Board Member, seconded by Shante Hall. The motion passed by a recorded vote of 3-1-0 with Fred Walker, Jr in opposition.

The BZA 06-2026 Staff Report was read by Jennifer Cobb, Assistant Director of Community Development, and the Staff Analysis Recommendation was presented by Lisa Marshall, Assistant Zoning Administrator. The hearing was opened and time limits established. Arnold Manigault, applicant, appeared in favor of application. Also speaking in favor were Monique Manigault and Alethia Cowhand. There was no one to speak in opposition and the hearing was closed. A motion for approval was made by Fred Walker, Jr, Board Member, seconded by Shante Hall. The motion passed by a recorded vote of 4-0.

Jennifer Cobb, Asst Director of Community Development advised the Board that BZA 05-2026 was

withdrawn.

There was no new business and the meeting was adjourned.

BZA 08-2026

STAFF REPORT
APPLICATION BZA 08-2026

Applicant: Q & B LLC

Location: **0 N. 4th ST**
Tax Map and Parcel Number: 35F*LI*18
Account# 05048600

Zoning Category: RM, Residential Medium Density

Adjacent Zoning: *North:* RM, Residential Medium Density
South: RM, Residential Medium Density
East: RM, Residential Medium Density
West: RM, Residential Medium Density

Application: Request for a variance to reduce the required side yard setbacks from 10 feet to 5 feet and increase impervious surface ratio from 40% to 42.3% to construct a new single-family dwelling.

Hearing Date: May 12, 2026

Background Information:

The applicant, Q & B LLC, is requesting a variance from the Unified Development Ordinance (UDO) Article 4, Section 31-407(C) Table 407-1 Dimensional Standards (L) and (E) to reduce the required side yard setbacks from 10 feet to 5 feet and to increase the impervious surface ratio from 40% to 42.3% to construct a new single-family dwelling. The property is identified as Tax Map and Parcel 35F*LI*18 located at 0 N 4th St Suffolk, Virginia, Whaleyville voting borough, zoning classification RM, Residential Medium Density.

This variance request was advertised in the *Suffolk News Herald*, and a notice was mailed to adjacent property owners in accordance with Section 15.2-2204 of the Code of Virginia. The public notice sign was posted on the property pursuant to the request of the Zoning Administrator.

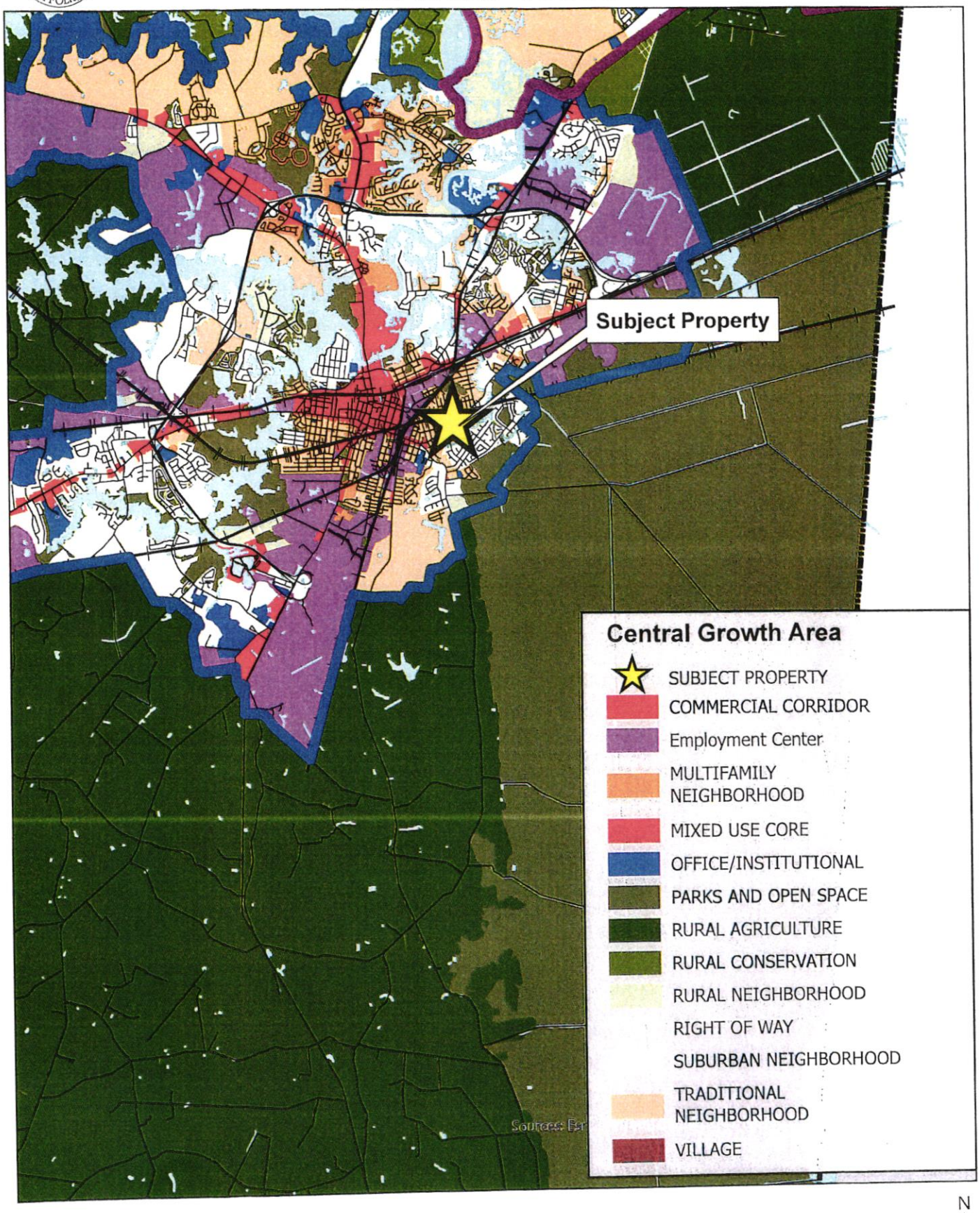
Staff Analysis and Recommendation:

In accordance with Section 31-309(c)(2) of the UDO, a variance may be granted by the Board only if the applicant establishes compliance with the hardship criteria established in Section 15.2-2309 of the Code of Virginia. An excerpt from the State Code which outlines the established criteria is attached at the end of this report.

In approving a variance, the Board must find, conditioned upon the applicant having acquired the property in good faith, that the applicant's situation is unique due to the particular physical surroundings, size, shape, topographical condition or other extraordinary situation and not shared by other properties in the same zoning district and vicinity. The Board must also find that the denial of the variance would result in undue hardship rather than an inconvenience, that the character of the district would not be changed as a result of the granting of the variance, and that the situation is not such of a general nature that it would require a text amendment to the Zoning Ordinance to achieve compliance.

The applicant is requesting a variance to reduce the required side yard setbacks from 10 feet to 5 feet and to increase the impervious surface ratio from 40% to 42.3% to construct a new-single family dwelling. The dimensional requirements for newly platted lots in the RM zoning district require lots to have a total land area of 10,000 square feet with a minimum street frontage of 60 feet, and a lot width of 80 feet measured at the front setback line. This lot pre-dates our ordinance and is approximately 3761 square feet in land area making the lot legally non-conforming. The width of any newly constructed home must be a minimum of 20 feet wide. Due to the inability to construct a 20-foot-wide dwelling while meeting the required setbacks, combined with the size and shape constraints of the lot and strict compliance with impervious surface limitations, staff recommends approval.

GENERAL LOCATION MAP
BZA2026-00008



Author: KOSSAI
Date: 04-27-2026

ZONING / LAND USE MAP
BZA2026-00008

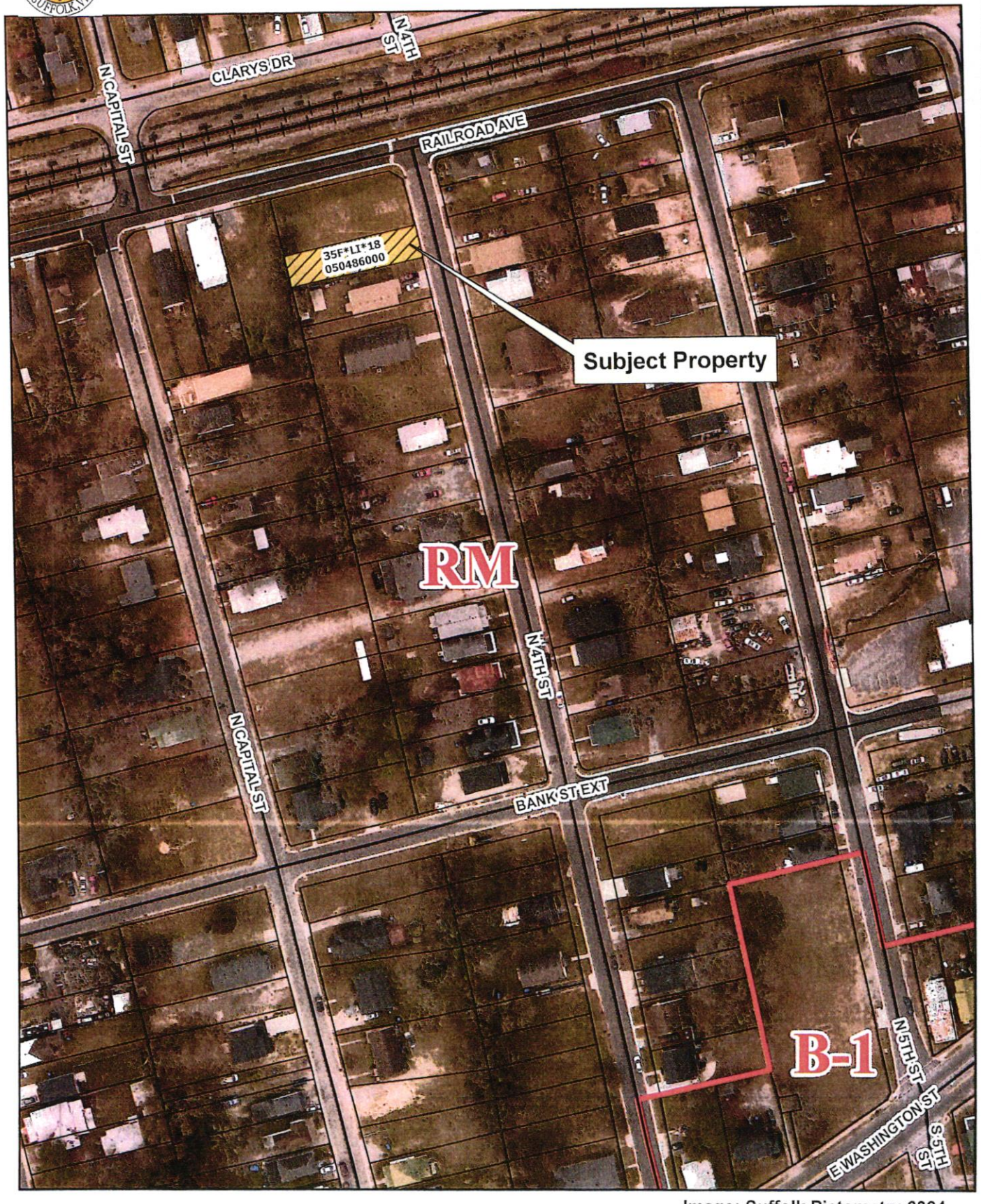


Image: Suffolk Pictometry 2024

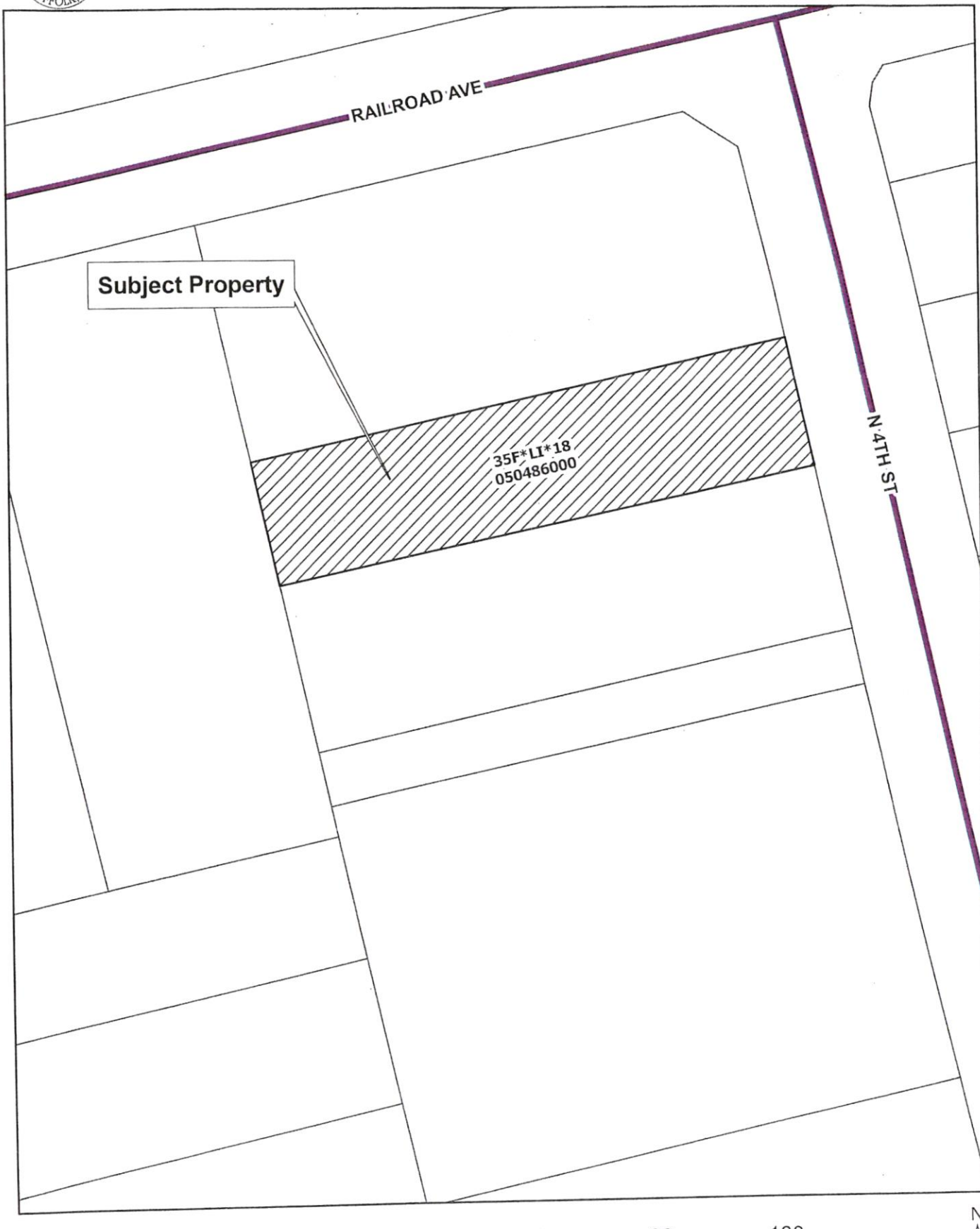
Author: KOSSAI
Date: 04-27-2026

0 65 130 260 390 520 Feet

N

PROPERTY MAP
BZA2026-00008

EXHIBIT B



Author: KOSSAI
Date: 04-27-2026

City of Suffolk

Department of Zoning

BOARD OF ZONING APPEALS APPLICATION

PART 1 - OFFICE INFORMATION: To be completed by staff			
Application Number:		Project Name:	
Project Address:		Date Submitted:	

1. Name of Applicant: Q & B LLC
   Address: 1103 Pitchkettle Farm LANE
   Phone Number: [redacted]
   Email: [redacted]

2. Name of property owner if different from applicant:

   Owner: _____
   Address: _____
   Phone Number: _____

3. Property Specifics:

   Address: N 4th Street
   Location/Neighborhood: Lloyd Place
   Tax Map: 35F * L1 Parcel Number: * 18

4. A check for $551.00 payable to "City of Suffolk", is attached to this application for the filing fee. ☐ Yes ☒ No, explain: SEND INVOICE

5. I/we have had a pre-application conference with the Secretary of the Board to confirm the type of application. ☒ Yes ☐ No
   If no, explain: _____

6. I/We have provided plats, plan or other documents needed for this application.
   ☒ Yes ☐ No, explain: _____

7. I/we request that a hearing be scheduled before the Board of Zoning Appeals to hear a request for (check all that apply)

- [x] Variance Request
- [ ] Chesapeake Bay Exception Request
- [ ] Special Exception
- [ ] Appeal of the Zoning Administrator's decision/violation letter dated_____ (attach copy of correspondence)

8. The following Ordinance section(s) apply to this application: Zoning Ordinance Section(s)

_____

9. In the section(s) mentioned in item 8 above, what do you need relief from (example - side yard setback)

Side yard setback 10 Ft to 5 Ft on Each side
Impervious From 40% to 48.5 percent

10. Current use of the property (residential, commercial, etc) Number of structures on site

_____

11. Describe in detail the nature of your appeal and/or request for a variance. Include in your explanation how your request reflects the 5 elements of a hardship as listed in **§ 15.2-2309 of the Code of Virginia:**

Not buildable without set backs
These Homes Already pre sold with This Design

(i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;

Yes

(ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;

No

(iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;

No

(iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property;

No

(v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A4 of § 15.2-2286 at the time of the filing of the variance application.

SIDEYARD SETBACK FROM 10Ft to 5Ft

12. When did you acquire the property and from whom?
ACG LLC JAN 2026

13. Has an appeal been filed for this property within the last year?

☐ Yes ☒ No

14. Is this property currently under any legal action (i.e., violation notice for non-compliance with construction codes, zoning regulations, court order, etc.)?

☐ Yes ☒ No

If yes, explain_____

15. I/we certify that, to the best of my/our knowledge, the information above is complete and accurate.

I/we hereby grant the right of trespass to any party essential to the review of this application.

Applicant's Signature Brandon Ens Date 3/9/2026
Applicant's Signature _____ Date _____

Property Owner Brandon Ens Date 3/9/2026
Property Owner _____ Date _____

BE ADVISED: There is a $90 fee for signs which are not returned and signed in at the Planning Department front desk.

City of Suffolk

Department of Planning and Community Development

DISCLOSURE STATEMENT FORM

PART 1 - OFFICE INFORMATION: To be completed by staff			
Application Number:		Project Name:	
Project Address:		Date Submitted:	

The disclosures contained in this Form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. The completion and submission of this Form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Suffolk requiring action by the City Council or a City board, commission or other body.

PART 2 - APPLICANT DISCLOSURE: To be completed by Applicant

Important Notice: Only complete, hard-copy application forms with original signatures or other approved written consent from all property owners are accepted.

APPLICANT INFORMATION

Applicant Name: Q & B LLC

Property Address(es): N. 4th Street

Tax Map Number(s): 35F*L1*18

Account Number(s): 050486000

Is Applicant the owner of the subject property? [X] YES [ ] NO

Does the Applicant have a Representative? [ ] YES [X] NO

If yes, name of Representative: _____

Is Applicant a corporation, partnership, firm, business, trust, or unincorporated business? [ ] YES [X] NO

If yes, list the names of all officers, directors, members, trustees, etc. below AND businesses that have a parent-subsidiary or affliated business entity relationship (see definitions below) with the applicant (attach list if necessary):

_____

_____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contigent on the subject public action? ☐ YES ☒ NO

If yes, name of the official or employee, and description of the nature of their interest:

_____

_____

APPLICANT SERVICES DISCLOSURE

The Applicant must certify whether the following services are being provided in connection to the applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☐	☒	_____
Real Estate Broker/Agent/Realtor	☐	☒	_____
Accounting/Tax Preparation	☐	☒	_____
Architect/Designer/Landscape Architect/Land Planner	☐	☒	_____
Construction Contractor	☐	☒	_____
Engineer/Surveyor/Agent	☐	☒	_____
Legal Services	☐	☒	_____

PART 3 – PROPERTY OWNER DISCLOSURE

PROPERTY OWNER DISCLOSURE

Property Owner Name: Q & B LLC
(as listed on application)

Is the Owner a corporation, partnership, firm, business, trust or an unincorporated business? [X] YES [ ] NO

If yes, the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary or affliated business entity relationship (see definitions below) with the Applicant (attach list if necessary): BRANDON KERR

Does the subject property have a proposed or pending purchaser? [ ] YES [X] NO
If yes, name of the proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contigent on the subject public action? [ ] YES [X] NO
If yes, name of the official or employee, and descripton of the nature of their interest:

PROPERTY OWNER SERVICES DISCLOSURE

The Owner must certify whether the following services are being provided in connection to the Applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	[ ]	[X]	
Real Estate Broker/Agent/Realtor	[ ]	[X]	
Accounting/Tax Preparation	[ ]	[X]	
Architect/Designer/Landscape Architect/Land Planner	[ ]	[X]	
Construction Contractor	[ ]	[X]	
Engineer/Surveyor/Agent	[ ]	[X]	
Legal Services	[ ]	[X]	

APPLICANT CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Applicant Name (Print)	Applicant Signature	Date
BRANDON KERR	Brandon Kerr	3/9/2026

PROPERTY OWNER CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Property Owner Name (Print)	Property Owner Signature	Date
BRANDON KERR	Brandon Kerr	3/9/2026

"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

CITY OF SUFFOLK

442 W. WASHINGTON ST., POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4150 FAX: (757) 538-1306

Board of Zoning Appeals

April 23, 2026

ADJACENT PROPERTY OWNER LETTER
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised the following request has been filed with the City of Suffolk's Board of Zoning Appeals (BZA) and will be considered at a **PUBLIC HEARING** to be held in the City Council Chambers, Municipal Building, 442 W. Washington Street, Suffolk, Virginia. The Public Hearing will be held before the Suffolk Board of Zoning Appeals on **Tuesday, May 12, 2026, at 2:00 p.m.** or as soon thereafter as the matter may be heard.

BZA 08-2026- Q & B, LLC, applicant and owner, is requesting a variance to reduce the required side yard setbacks from 10 ft to 5 ft and to increase the impervious surface ratio from 40% to 48.5% for the construction of a single-family dwelling. The property is identified as tax and map parcel 35F*LI*18, located on N 4th St, zoning classification Residential Medium district (RM).

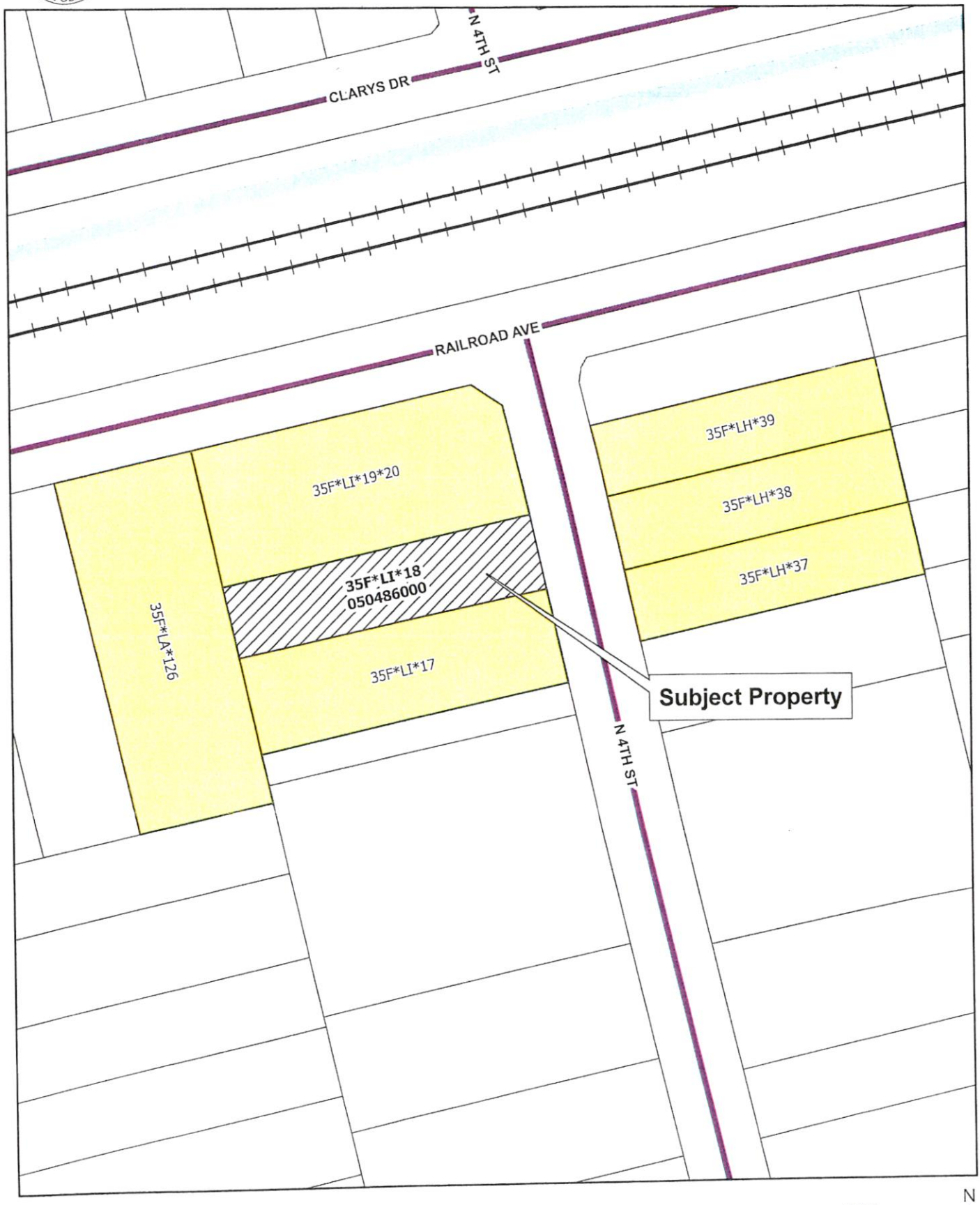
Should you have any interest in this matter, you are invited to attend this public hearing. **THIS IS THE ONLY NOTICE YOU WILL RECEIVE NOTIFYING YOU OF THIS PUBLIC HEARING.** Please feel free to contact this office should you have any questions pertaining to the above request. You are receiving this notification as a requirement of Section 31-309 et seq. of the City of Suffolk's Unified Development Ordinance and Section 15.2-2204 of the Code of Virginia. As our records indicate, you own property adjacent to the location of the variance or appeal. All of the property owners within this area may not have received a notice. Please feel free to share this notice with other property owners. If you have any questions, please contact me at (757) 514-4152.

Sincerely,

William Mellon

Williiam Mellon, CZA, CTM
Zoning Administrator

APO MAP
BZA2026-00008



Author: KOSSAI
Date: 04-27-2026

0 30 60 120 180 240 Feet

N

CITY OF SUFFOLK

442 W. WASHINGTON STREET, POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858

PHONE (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

APPLICATION: BZA 08-2026

STAFF: LISA MARSHALL

NUMBER OF SIGNS: 1

DATE OF BOARD OF ZONING APPEALS: MAY 12, 2026

POSTING OF SIGNS

I take full responsibility for the care and maintenance of the Board of Zoning Appeals sign(s). I understand that the sign(s) shall be posted on the property at least fifteen (15) days prior to the Public Hearings and shall be removed within five (5) days after the Public Hearing. I understand that all signs and stakes shall be picked up and returned to the Department of Planning and Community Development and shall be signed in and out at the time of pickup/drop-off. I understand that all signs and stakes must be returned to the Planning Department within ten (10) business days of the final Public Hearing or I will be responsible for the replacement costs of each sign at $90.00/per sign.

PLACEMENT OF SIGNS

- ✓ One (1) sign shall be erected so as to be visible and eligible to each abutting public street.
- ✓ Corner Lot – Sign to be posted on each abutting street.
- ✓ Extensive Road Frontage – One sign shall be posted for each 2,000 feet.
- ✓ No Frontage on Public Street – A sign shall be posted adjacent to the nearest public street from which future access is contemplated.

If the sign(s) has not been posted in accordance with City regulations, the application may be removed from the applicable agenda. The applicant shall be responsible for all reprocessing costs, including but not limited to, advertising costs.

4-27-26
Date Sign(s) Picked Up

Signature of Applicant

NOTICE OF APPLICATION FOR
PUBLIC HEARING
BZA08-2026
Side Yard Setback Reduction
Impervious Surface Ratio Increase
A PUBLIC HEARING
WILL BE HELD
May 12, 2026
2:00 PM
IN CITY COUNCIL CHAMBERS

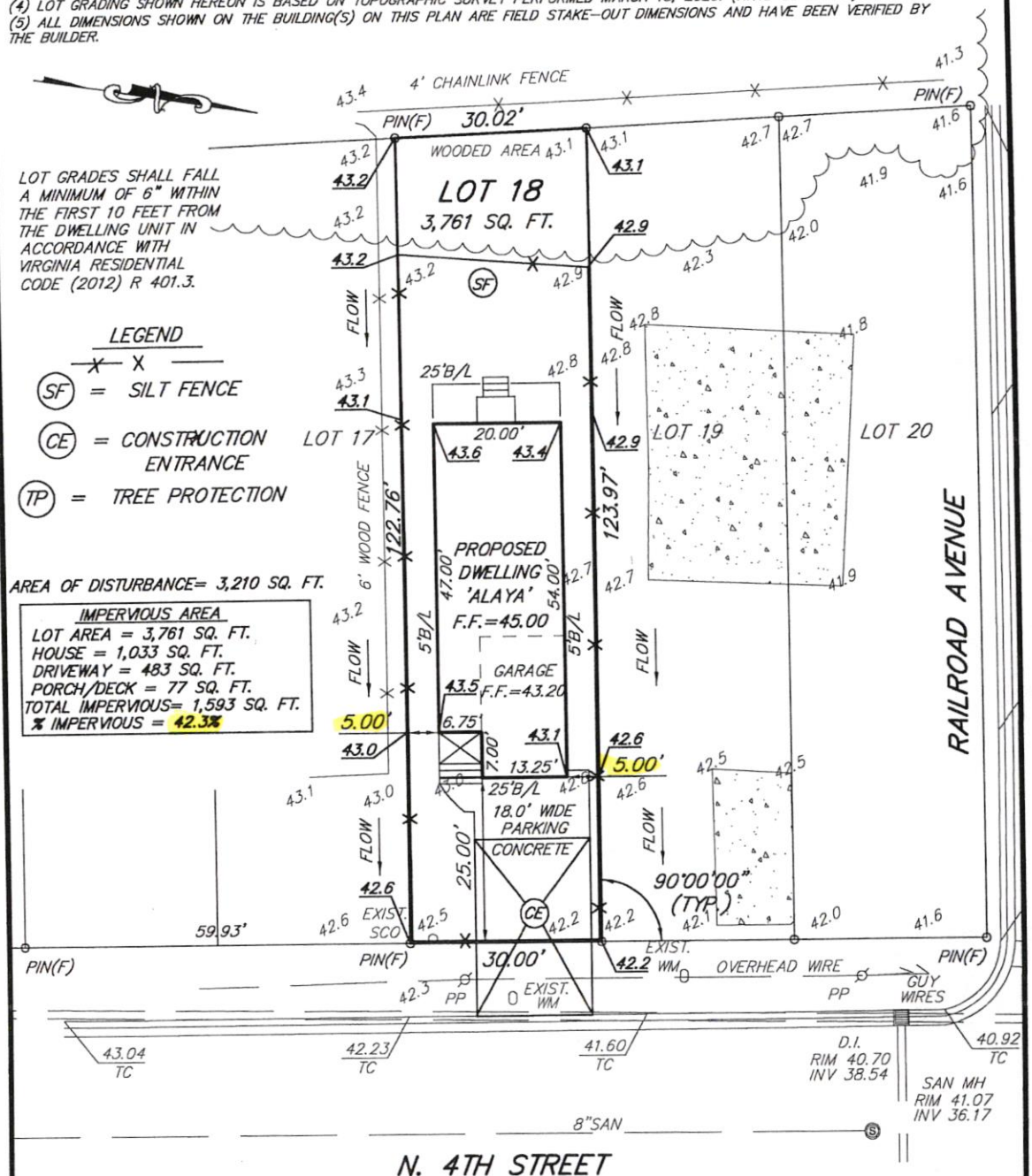
(1) HASSELL & FOLKES IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:
(A) HASSELL & FOLKES HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.
(B) HASSELL & FOLKES HAS NOT PERFORMED RESEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS ON THE SITE.
(2) AFTER BUILDING PERMIT IS ISSUED, HASSELL & FOLKES ASSUMES THAT THE BUILDER APPROVES THE LOCATIONS OF THE BUILDING SHOWN.
(3) LOT IS SERVED BY CITY SEWER, LOT IS SERVED BY CITY WATER.
(4) LOT GRADING SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEY PERFORMED MARCH 13, 2026. (NAVD 88 DATUM)
(5) ALL DIMENSIONS SHOWN ON THE BUILDING(S) ON THIS PLAN ARE FIELD STAKE-OUT DIMENSIONS AND HAVE BEEN VERIFIED BY THE BUILDER.

LOT GRADES SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET FROM THE DWELLING UNIT IN ACCORDANCE WITH VIRGINIA RESIDENTIAL CODE (2012) R 401.3.

LEGEND
SF = SILT FENCE
CE = CONSTRUCTION ENTRANCE
TP = TREE PROTECTION

AREA OF DISTURBANCE= 3,210 SQ. FT.

IMPERVIOUS AREA
LOT AREA = 3,761 SQ. FT.
HOUSE = 1,033 SQ. FT.
DRIVEWAY = 483 SQ. FT.
PORCH/DECK = 77 SQ. FT.
TOTAL IMPERVIOUS= 1,593 SQ. FT.
% IMPERVIOUS = 42.3%



THE PROPERTY APPEARS TO LIE IN ZONE 'X' AS SCALED FROM COMMUNITY PANEL #510156 0227 E, EFFECTIVE 08/03/2015. THIS IS TO CERTIFY THAT THIS PLAN REFERS TO THE SAME LOT AS SET FORTH BY PLAT ENTITLED "LLOYD PLACE" RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SUFFOLK, VIRGINIA IN D.B. 64, PG. 570.

PLOT PLAN OF LOT 18, BLOCK I LLOYD PLACE (D.B. 64, PG. 570) SUFFOLK, VIRGINIA T.M. 35F*L1*18

COMMONWEALTH OF VIRGINIA
LYNN D. EVANS
Lic. No. 001279
04/30/2026
LAND SURVEYOR

ZONED: RM
W.O. #53681
DATE: 03/17/2026

0' 10' 20' 40'
GRAPHIC SCALE: 1"=20'

HASSELL & FOLKES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
870 GREENBRIER CIRCLE, SUITE 100
CHESAPEAKE, VIRGINIA 23320
PHONE: (757) 361-5212 FAX: (757) 366-9481

THE ALAYA MODEL

CODE COMPLIANCE:
USE GROUP: R-5 RESIDENTIAL

2021 VIRGINIA RESIDENTIAL CODE

TYPE CONSTRUCTION: V-B (UNPROTECTED)
WIND SPEED (3SEC GUST) 115 VAULT, 93 VAND.
EXPOSURE B, SUFFOLK
WINDOWS SHALL HAVE A MIN. DP30 RATING.
PENEBTRATION U FACTOR; 0.32 MAX.
EXTERIOR DOORS SHALL HAVE A DP45 MAX. RATING.

GENERAL DESIGN & CODE INFO:

DESIGN LOADS FOR ROOF:
20 PSF LIVE LOAD
10 PSF DEAD LOAD
30 PSF TOTAL LOAD

DESIGN LOAD FOR ATTIC FLOOR:
A-

40 PSF LIVE LOAD
15 PSF DEAD LOAD
55 PSF TOTAL LOAD GROUND SNOW LOAD

DESIGN LOAD FOR FLOOR:
A-

GUARDS & HAND RAILS 200 LL
STAIRS 40LL
DECKS 60LL
40 LL

EXTERIOR BALCONIES:
NOTE! SOUTHERN YELLOW PINE NO. 2 SHALL BE USED FOR COMMERCIAL HEADERS AND BEAMS. ENGINEERED LUMBER AS PER MANUFACTURES AND/OR P.E. INSTRUCTIONS.
SOIL BEARING: ENGINEERED SOLID GROUND) - 1500 P.S.F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CAPACITY IN FIELD PRIOR TO CONSTRUCTION.
WEATHER AZEA AS PER FIG R301.2(1) MODERATE
FROST DEPTH LINE - SURFACE
TERMITE AREA -MODERATE TO HEAVY
DECAY AREA - MODERATE TO SEVERE
WINTER DESIGN TEMPERATURE - 22 DEGREES
ICE SHIELD UNDERLAYMENT REQUIRED - ROOF SLOPES AT 4 ON 12 OR LESS
WIND SPEED 116-120 VULT MPH AND 91-93 VASD 3 SEC GUST

Sheet List

Sheet Number	Sheet Name
A0	TITLE SHEET
A1	GENERAL INFORMATION
A2	FOUNDATION PLAN, ROOF PLANS AND NOTES
A3	FLOOR PLANS AND NOTES
A4	ELEVATIONS AND NOTES
A5	DETAILS

ABBREVIATIONS

ABOVE	ELEVATION	N.A.	NOT APPLICABLE
ADJ.	ADJACENT	N.T.S.	NOT TO SCALE
ALT.	ALTERNATE	OPP.	OPPOSITE
APPROX.	APPROXIMATE	PLAS.	PLASTER
ARCH.	ARCHITECT	PLYWD.	PLYWOOD
BLDG.	BUILDING	PROP.	PROPERTY
BLKG.	BLOCKING	REINF.	REINFORCE
BM.	BEAM	REQ.	REQUIRE
BOT.	BOTTOM	RM.	ROOM
CAB.	CABINET	SHT.	SHEET
CLG.	CEILING	SIM.	SIMILAR
CLR.	CLEAR	SPEC.	SPECIFICATIONS
COL.	COLUMN	SQ.FT.	SQUARE FEET
CONC.	CONCRETE	TYP.	TYPICAL
CONT.	CONTINUOUS	U.O.N.	UNLESS OTHERWISE NOTED
DET.	DETAIL	VERT.	VERTICAL
DIA.	DIAMETER	W/	WITH
DIM.	DIMENSION	WD.	WOOD
DN.	DOWN		
DR.	DOOR		
EA.	EACH		
EL.	ELEVATION		
EQ.	EQUAL		
EXT.	EXTERIOR		
FDN.	FOUNDATION		
FIN.	FINISH		
FLR.	FLOOR		
FT.	FOOT OR FEET		
GALV.	GALVANIZED		
GYP.	GYPSUM		
HT.	HEIGHT		
INT.	INTERIOR		
LAM.	LAMINATE		
MAX.	MAXIMUM		
MIN.	MINIMUM		
MTL.	METAL		
NO.	NUMBER		

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Contractor will be required to submit a detailed "Description of Materials" with contractor bid documents for all building materials, including plumbing, electrical and hvac fixtures, equipment and appurtenances.

The owner and the professional encourages barrier free design and construction regarding individuals with physical disability. The owner and design professional will ensure that requirements of the Commonwealth of Virginia 2021 Residential Code complied with.

Some adjustments may be required depending on site conditions. All work shall be done to the be done to the best practices of the trades and according to the established standards and in accordance with the latest municipality, state or national building codes.

Your city or state may require that you have a certified architect or engineer approve your plans and affix his/her seal to the plans for safety reasons or particular regulation.

Drawing prepared by Designers Ink LLC (Design Consultant) 934 Chartwell Drive, Newport News, Va. 23608.) Reviewed by DESIGNERS INK LLC.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL LOCAL BUILDING CODES AND SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION PRACTICES.
2. ALL EXTERIOR DOORS AND WINDOW UNITS SHALL BE IN ACCORDANCE WITH THE LATEST VRC CODE CONCERNING INGRESS AND EGRESS AND THE CURRENT ENERGY CODE SPECIFICATIONS.
3. ALL ELECTRICAL AND MECHANICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND SPECIFICATIONS AND SHALL CONFORM TO STANDARD PRACTICES IN THEIR TRADE AND WILL BE SUPPLIED BY OTHERS.
4. MECHANICAL HVAC PLAN IS NOT INCLUDED IN THIS SET OF PLANS. THE MECHANICAL CONTRACTOR SHALL PROVIDE SUCH PLANS AND SPECIFICATIONS AS REQUIRED TO OBTAIN THE REQUIRED PERMITS FOR HVAC WORK.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THESE PLANS PRIOR TO CONSTRUCTION WORK BEGINNING.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE CONSTRUCTION WORK ON THIS PROJECT PRIOR TO ANY CONSTRUCTION WORK BEING DONE. A PERMIT SHALL BE ISSUED BY THE BUILDING INSPECTIONS DEPARTMENT OF THE CITY OR COUNTY OF THE CONSTRUCTION PROJECT.
7. ALL APPLICABLE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE VIRGINIA RESIDENTIAL CODE 2021.
8. CODES GOVERN OVER DRAWINGS IN THIS SET OF PLANS. VERIFY WITH ALL LOCAL CODES AND SPECIFICATIONS.
9. VERIFY ALL MECHANICAL REQUIREMENTS PRIOR TO FRAMING TO AVOID POSSIBLE CONFLICTS WITH FRAMING.
10. NAILING SCHEDULE OF VIRGINIA RESIDENTIAL CODE 2021, FASTENING SCHEDULE SHALL BE FOLLOWED.
11. ALL MECHANICAL AND ELECTRICAL DRAWINGS NOT INCLUDED IN CONTRACT AND TO BE SUPPLIED BY OTHERS.
12. ALL DIMENSIONS, ELEVATIONS, AND HEIGHTS TO BE VERIFIED BEFORE PROCEEDING WITH WORK.
13. ALL DIMENSIONS TO FACE OF FRAME OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
14. CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR CONTROLLED FILL WITH A MINIMUM BEARING CAPACITY OF 2000 P.S.I TO BE VERIFIED BY THE CONTRACTOR. ANY APPRECIABLE AMOUNTS OF GROUND WATER ENCOUNTERED DURING EXCAVATION FOR FOOTING MY REQUIRED ADDITIONAL SOIL AND FOUNDATION ANALYSIS.
15. ALL CONCRETE SHALL BE 3000 P.S.I @ 28 DAYS MIN. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 40-LAP ALL SPICES 2'-0" MIN.
16. ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR EQUAL. FB MIN 1500 P.S.I MIN. ALL WALL AND ROOF SHEATHING SHALL BE EXPOSED 1 APA RATED. ALL FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATIONS SPECIFICATIONS.
17. ROOFING SHALL BE MINERAL SURFACED ASPHALT SHINGLE CLASS A CONFORMING TO ASTM C3018 AND WEIGHING NOT LESS THAN 235LBS/SQ. COLOR AND PROFILE TO BE SELECTED BY OWNER. UNDERLAYMENT SHALL BE 15 LB ASPHALT SATURATED FELT CONFORMING TO ASTM C226.
18. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VIRGINIA STATE APPROVED "VRC 2021" AND THE CURRENT ENERGY CODE.
19. WINDOWS SHALL BE DOUBLE HUNG SOLID VINYL OR VINYL CAD WITH DUAL PANEL INSULATED GLASS AND INTEGRAL THERMAL BREAK AS BUILDERS CHOICE OF MANUFACTURER TO FOLLOW SIZES AND TYPES INDICATED ON PLANS.
20. THESE PLANS ARE FOR PERMIT USE ONLY AND TO BE USED AS A GUIDE ONLY. ANY RECEPTACLES BETWEEN CODE OR LOCAL STANDARDS THE HIGHER STANDARDS SHALL ALWAYS APPLY. THESE PLANS ARE NOT ENGINEERED.
21. SOME ADJUSTMENTS MAY BE REQUIRED DEPENDING ON SITE CONDITIONS. ALL WORK SHALL BE DON TO THE BEST PRACTICES OF THE TRADES AND ACCORDING TO THE ESTABLISHED STANDARDS AND IN ACCORDANCE WITH THE LATEST MUNICIPALITY, STATE OR NATIONAL BUILDING CODES.
22. THE STRUCTURE HAS BEEN DESIGNED ACCORDING TO CURRENT STANDARDS USING A COMBINATION OF ENGINEERED WOOD MEMBERS AND CONVENTIONAL DIMENSION WOOD MEMBERS. ENGINEERED WOOD SUPPLIERS MAY PROPOSED COMPARABLE FRAMING SYSTEMS REQUIRING MODIFICATIONS TO THE FRAMING DESIGN SHOWN ON THESE DRAWINGS. THE SUPPLIER OR MANUFACTURER MUST SUPPLY THE BUILDER WITH ALL DESIGN CRITERIA FOR PROPER MODIFICATIONS REGARDING OTHER TRADES INVOLVED IN THE CONSTRUCTION. ALL STRUCTURAL DESIGN MUST BE REVIEWED BY A LICENSED PROFESSIONAL.
23. DESIGNERS WILL NOT ASSUME LIABILITY FOR MISHAPS BEFORE, DURHING OR AFTER THE USE OF THESE PLANS FOR CONSTRUCTION.
24. ALL WOOD TRUSSES, IF ANY, SHALL BE CERTIFIED BY THE TRUSS MANUFACTURER TO HAVE THE CAPABILITY TO SUPPORT LIVE AND DEAD LOADS SPECIFIED BY THE APPLICABLE CODES. CONTRACTOR WILL BE REQ'D TO SUBMIT BEFORE PERMIT ISSUE, DETAILS, SHOP DRAWINGS AND LOAD DATA SHEETS PREPARED AND STAMPED BY REGISTERED DESIGN PROFESSIONAL FOR ALL ENGINEERED PRODUCTS.
25. GAS APPLIANCES WILL BE USED CARBON MONOXIDE DETECTORS WILL NEED TO BE INSTALLED PER R315

ADDITIONAL NOTES:

1. CONTRACTOR TO NOTIFY APPLICABLE STATE UTILITY LOCATION SERVICES PRIOR TO EXCAVATION.
2. PER SECTION R312.1.2, GUARDRAILS ARE REQUIRED ON PORCHES BALCONIES AND RAISED FLOOR SURFACES MORE THAT 30" ABOVE GRADE OR FLOOR BELOW. ALL INTERIOR AND EXTERIOR RAILING ARE TO BE MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS. OF FORCE AND NOT ALLOW A SPHERE GREATER THAN 3 7/8" DIA. TO PASS THROUGH. NO RAILING DESIGN W/ LADDER EFFECT IS ALLOWED. HANDRAIL GRIP SIZE AS PER SECTION R312.1.3 IN THE VRC.
3. PER SECTION R308.4 AND CPSC 16-CFR PART 1201, ALL GLAZING IN HAZARDOUS AREAS SHALL BE SAFETY. TYPED. THEREFORE, ALL SIDELITES NEAR ENTRY DOORS OR ANY WINDOWS THAT ARE IMPACTED BY DOOR SWING SHALL HAVE THEIR GLASS TEMPERED.
4. ALL DOORS WINDOWS AND SKYLIGHT AND WINDOW PRESSURE LOADS PER VRC.
5. PER SECTION R310, EGRESS WINDOWS SHALL MET THE FOLLOWING THE REQUIREMENTS. MIN. (1) 5.7 SQ.FT. CLEAR OPENING PER BEDROOM IS REQUIRED AT THE SECOND LEVEL AND ABOVE. MIN. (1) 5.0 SQ.FT. CLEAR OPENING PER BEDROOM IS REQUIRED AT THE FIRST LEVEL. WINDOW SILL SHALL BE NO HIGHER THAN 44 INCHES ABOVE FLOOR.MIN. OPENING HEIGHT IS 24 INCHES . WINDOW SILL MIN HGT. FOR ALL SECOND AND THIRD FLOOR WINDOWS IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LOCATED GLAZING BETWEEN THE FLOOR AND 18 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH 4 INCH DIAMER SPHERE CANNOT PASS EXCEPTIONS:
   1. WINDOW WHOSE OPENING WILL NOT ALL A 4 INCH DIAMETER SPHERE TO PASS THOUGHT THE OPENING WHEN THE OPENG IS IN ITS LARGES OPENED POSITION.
   2. OPENINGS THAT ARE L PROVIDED WITH WINDOWS GUARDS THAT COMPLY WITH ASTM F2006 OR F2090.
6. PER SECTION R314.3 SMOKE DETECTORS SHALL BE INTER CONNECTED, RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND HAVE BACKUP.
7. ALL GLASS BATH TUB ENCLOSURES ARE TO BE TEMPERED.
8. ALL WINDOW AT STAIR LANDING LESS THAN 60" ABOVE THE FLOOR IS REQUIRED TO HAVE SAFETY GLAZING.
9. GARAGE TO LIVING SPACES ENTRY DOOR TO ME N.L.T. 1 5/8" WITH FIRE RATING OF N.L.T. 20 MIN.
10. INTERIOR GARAGE WALL & CEILING FINISH TO HAVE N.L.T. 5/8" GWB. ADJACENT OF ALL LIVING AREAS.
11. ALL BATH VENTILATION FANS MUST DISCHARGED TO OUTSIDE SPACES.
12. ALL SMOKE DETECTORS MUST BE INTERCONNECTED AS DIRECTED BY CODE.
13. ALL ELECTRICAL WORK SHALL BE ACCORDING TO THE APPLICABLE CODES.
14. CORROSION RESISTIVE FLASHING SHALL BE PROVIDE AT ALL VALLEYS AND ROOF WALL INTERSECTION.
15. PER SECTION R308.4 PROVIDE SPECIALTY GLAZING REQUIRED AT "HAZARDOUS LOCATIONS"
16. ALL BATH AND SHOWER WALLS WITH SHOWERS HEADS SHALL HAVE NONABSORBENT SURFACES UP TO 6'-0" IN HGT. AS PER SECTION R307.2 INSTALLED PER MANUFACTURERS INSTURCTION PROVIDE BLOCKING AS REQUIRED.
17. ALL STAIRWAYS SHALL BE ILLUMINATED AS PER SECTION R303.7 AND HAVE CONTROLS AS PER SECTION R303.6
18. ENERGY EFFICIENCY CALCULATIONS SHALL BE IN ACCORDANCE WITH N1 101.2.1 IF REQUIRED BY CITY OFFICIALS.
19. OUTDOOR RETURN AIR FOR FORCED AIR SYSTEMS ARE PROHIBITED FROM GARAGE.
20. ALL WALL COVERINGS SHALL BE SECURELY FASTENED IN ACCORDANCE WITH SECTION R703.4.1
21. PROVIDE MECHANICAL VENTILATION AT TOILET ROOMS IN ACCORDANCE W/SECTION M1507.
22. ALL OUTLETS IN WET LOCATIONS SHALL BE PROVIDE AS REQUIRED PER SECTION E3801.4, E3602.6, E3802.1 AND E3802.3
23. AS PER N1 101.9 A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL.
24. AS PER N1 102.1 FENESTRATION REQUIREMENTS FOR EXTERIOR WINDOWS AND DOORS SHALL BE U-0.35 OR LOWER, ONE OPAQUE DOOR IS EXEMPT FORM THE U FACTOR PER N1 102.3.4 UP TO 15 SQ. FEET OF WINDOW AREA IS ALSO EXEMPT FROM MEETING 0.35 .
25. WINDOW SILL HEIGHT FOR ALL SECOND FLOOR WINDOW SHALL BE AS PER SECTION 310.2.3 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1110 MM) ABOVE THE FLOOR.
26. PROVIDE CARBON MONOXIDE DETECTORS.
27. PROVIDE FIRE EXTINGUSHER AT KITCHEN.
28. PER VRC ATTIC ACCESSES ARE TO BE INSTALLED WITH R VALUE EQUAL TO CEILING FRAMING THAT PENETRATES ALL PULL DOWN LADDERS REQUIRE AN INSULATED HATCH AND GASKET.
29. AS PER VRC PROVIDE A MIN. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIALS AND NO OPENINGS TO GARAGE.
30. ALL FIREPLACES FIRE BOX OPENINGS ARE TO BE SEALED, GASKETED AND ARE TO RECEIVE COMUSTION AIR DIRECTLY FOR THE OUTSIDE.
31. PER VRC ADDITIONAL ENERGY PACKAGE IS TO COMPLIE WITH N1 106.2.2.
    1.GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER.
    2.GREATER THAN OR EQUAL TO 10 HSPF/14 SEER AIR SOURCE HEAT PUMP.
    3. GREATER THAN OR EQUAL TO 3.5 COP GROUND SOURCE HEAT PUMP. FOR MULTIPLE COOLING SYSTEMS. ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE COOLING DESIGN LOAD. FOR MULTIPLE HEATING SYSTEMS. ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE HEATING DESIGN LOAD.

NOT ALL NOTES ARE APPLICABLE

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REVISIONS:

DRAWING:
TITLE SHEET

scale:	date:
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drawn by:	checked by
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PROJECT NAME
THE ALAYA MODEL

PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

SHEET
A0

preliminary drawing
- ☐ 25% review
- ☐ 50% review
- ☐ 75% review
- ☐ 100% review

final drawing
- ☐ 25% review
- ☐ 50% review
- ☐ 75% review
- ☐ 100% review

1/16/2026 11:17:37 PM E:\000000 TIER 1 CONSTRUCTION\30_ Work_ALAYA MODEL_MAIN_SLAB.rvt
THESE DRAWINGS AND DETAILS ARE, BY THEIR VERY NATURE, SCHEMATIC AND TO NOT DEPICT EVERY CONDITION, DETAIL, CONNECTION, ETC. ENCOUNTERED. WHERE ALL DECOR, ENCOUNTERED CONDITIONS MUST BE RELIED UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, FLASHING, WEATHER RESISTANCE, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR IS TO VERIFY ALL CONDITIONS IN THE FIELD.

FOOTING & FOUNDATION :

1. ALL EXTERIOR WALL FOOTINGS ARE MIN 24" X 10" MIN. CONT. WITH (2) #5 REBARS CONT. AND TIED OR AS PER ENGINEERS FOR SNOW SHELL CONDITIONS, SEE WALL SECTION AND DETAILS FOR ADDITION EXTERIOR WALL FOOTING AND FOUNDATION WALL REQ.
2. CONCRETE SLABS ARE TO BE 4" FIBER REINFORCED CONCRETE OVER 6 MIL POLY OVER COMPACTED SOIL/FILL PROVIDE CONTROL JOINTS AS REQUIRED. PROVIDE R-10 RIGID INSULATION 2'-0" DEEP AROUND PERIMETER, PROVIDE R-10 RIGID INSULATION ON VERTICAL INSIDE FACE OF C.M.U., ALONG ENTIRE PERIMETER
3. THICKENED SLAB ARE TO BE MIN. 10" DEEP AND HAVE A WIDTH AS SHOWN ON FOUNDATION PLAN, ANGLE SIDES OF THICKENED SLAB NO LESS THAN 45 DEGREE.
4. FOOTINGS FOR EXTERIOR RAISED CONCRETE SLABS ARE MIN. 8" X24" CONTINUOUS. SEE WALL SECTIONS & DETAILS FOR ADDITIONAL EXTERIOR WALL FOOTING AND FOUNDATION WALL REQUIREMENTS.
5. CONCRETE SLAB SHALL BE 3000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED. AND PLACED AS PER A.C.I. 318-95, ON STRUCTURAL FILL COMPACTED ON A MINIMUM DENSITY OF 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE PROCEDURE OUTLINED IN ASTM D-698.
6. ALL REBAR LAP SPLICE (IF REBAR SHOWN) SHALL BE FABRICATED AS PER ASTM A-615 GRAD 60.
7. CHIMNEY FOOTING B.O.F. MASONRY CHIMNEYS SHALL BE 12" OR LARGER THAN FOOT PRINT X 12" THICK (MIN.)
8. WALL BACKFILLED WITH DIRT:

   A. FOR EARTH FILL UP TO 4' MAXIMUM HEIGHT- USE 8" C.M.U. OR 8" BRICK WITH MEMBRANE OR SPRAY ON WATERPROOFING ON EXTERIOR. FOOTING MIN. SIZE OF 12" X 24" OR AS NOTED PLAN FOR SNOW SHELL CONDITIONS, 18" X 24" MIN., 2'-0" BELOW GRADE.

   B. FOR EARTH FILLED 4' AND HIGHER UP TO MAX OF 9' USE 12"X24" FOOTING WITH # 4 @ 18" DOWELS HOOKED IN FOOTING, USE 12" C.M.U. WALL WITH # 4 @ 16" VERTICAL BARS LOCATED 4" FROM NON DIRT FILL FACE, LAP ALL SPLICES 12" AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8" IN C.M.U. JOINTS. FILL ALL OPEN CELLS OF C.M.U. WITH FINER TYPE MORTAR MIX OR EQUAL AND ERECT ALL FRAMING BEFORE BACKFILLING FOR SNOW SHELL CONDITIONS, 18"X24" MIN. 2'-0" BELOW GRADE.
9. ALL UTILITIES WHICH CROSS FOOTING MUST PASS ABOVE FOOTINGS.
10. CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C-90 MORTAR TO CONFORM TO ASTM C-270, TYPE "S" BELOW GRADE, TYPE "N" ABOVE GRADE .

FRAMING CONSTRUCTION- OTHER THAN ROOF :

1. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE-PINE-FIR #2 OR BETTER FRAMING UNLESS OTHERWISE NOTED. UTILITY GRADE LUMBER WHICH IS ACCEPTABLE FOR USE SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS UNLESS OTHERWISE NOTED.
2. ALL MID-SPAN BEAMS MUST HAVE (3) 2 X 4 STUD JACKS UNDER EACH END SUPPORT UNLESS OTHERWISE NOTED.
3. MASONRY LINTELS
   A. FOR SPANS UP TO 4' USE 3- 1/2" X 3-1/2" X 1/4" STEEL ANGLES MAY BE USED FOR FIREPLACE OPENINGS AS FOLLOWS.
      1. 10" OF BRICK OR STONE MAX SPAN 26"
      2. 4" OF BRICK OR STONE MAX SPAN 48"
      3. 30" OF BRICK OR STONE MAX SPAN 72"
   B. FOR SPAN FORM 4' TO 8' USE 3" X 3 1/2" X 5/16" STEEL ANGLES.
4. ALL BRICK OVER LOWER ROOFS MUST HAVE ANGLE SECURELY SUPPORTED FROM BELOW.
5. ALL WOOD I JOIST AND OPEN JOIST MUST BE BRACED IN ACCORDANCE W/ MANUFACTURES DIRECTIONS PLUS DETAILS SHOWN ON PLANS.
6. ALL RAFTER SPACES MUST HAVE (2) STUDS FORM PLATE TO FOUNDATION OR BEAM BELOW THEM AT ALL FLOORS.
7. WHERE PARTITIONS FALL BETWEEN FLOOR TRUSSES PROVIDE 2 X 4 LADDERS @ 16" O.C., MUST BE PLACED PERPENDICULAR TO THE TRUSSES FOR SUPPORT THE PLYWOOD DECKING.
8. ON ALL OPEN WEB FLOOR TRUSSES OVER 10' SPAN A MINIMUM SINGLE LINE OF 2 x 4's SHALL BE NAILED TO DIAGONAL MEMBERS OR VERTICAL MEMBERS IN THE APPROXIMATE MID-SPAN AS A LOAD DISTRIBUTION MEMBER.
9. WHERE CEILING JOIST ARE PARALLEL TO EXTERIOR WALL AND RAFTERS BEAR ON STUD WALL TOP PLATES ADJACENT TO CEILING JOISTS, PROVIDE STUB JOIST AS REQUIRED TO BRACE WALL TO CEILING JOIST.
10. HEADERS ARE TO BE DESIGNED AS PER TABLE R602.7(1), R602.7(2) R602.7(3) OF 2021 VRC.
11. ALL SHEATHING TO BE APA RATED WOOD STRUCTURAL PANELS R602.10 AS FOLLOWS:

	GRADE	THICKNESS MINIMUM
ROOF	O.S.B	7/16"
WALL	O.S.B	7/16"
FLOOR	O.S.B	3/4"

   INSTALL ALL SHEATHING IN ACCORDANCE W/TABLE R602.10.3 AND R602.(3)
14. FLOOR AND WALL FRAMING SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED AND TRANSMITTING THE RESULTING LOADS SUPPORTING ELEMENTS DOWN TO THE FOUNDATION.
15. PROVIDE 2 X 4 STUD FRAMING SPACED @ 16" O.C. @ ALL UNBRACED GABLE END WALL.
16. PER SECTION R602.3.1, THE SIZE HEIGHT AND SPACING OF ALL STUD MEMBERS SHALL BE IN ACCORDANCE WITH TABLE R602.3(4) BALLOON FRAMED WALLS ARE DESIGNED AND SEALED BY RDP AND NOT PRESCRIPTIVE.
17. ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED, FRAMED AND FIRE BLOCKED AS REQUIRED FOR EXTERIOR WALL R602.4
18. PROVIDE FIRE BLOCKING IN ALL AREAS AS MANDATED IN CODE. PROVIDE DRAFTSTOPPING IN ALL ATTICS AND FLOORS AS PER R302.12
19. ALL FASTENERS IN PRESSURE TREATED WOOD ARE TO BE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL SILICON BRONZE, OR COPPER AS PER SECTION 2304.10.5.1
20. ALL FLOOR JOIST AND GIRDER SPANS SHALL BE IN ACCORDANCE WITH SECTION 502 WOOD FLOOR FRAMING.
21. PER SECTION R502.6 ALL JOIST, BEAM OR GIRDER ENDS SHALL BEAR NOT LESS THAN 1 1/2" ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" X 4" RIBBON STRIP AND NAILED TO ADJACENT STUD OR APPROVED.
22. ALL FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH TABLE R602.3 (I &2) JOIST HANGERS
23. JACK AND KING STUDS: HEADERS MUST BE SUPPORTED ON EACH END BY ONE OR MORE JACK STUDS AS PER TABLE 602.7.1 A KING STUD MUST BE ADJACENT TO JACK STUD ON EACH END OF THE HEADER NAILED TO THE HEADER WITH 4-10d NAILS.
24. ANCHOR BOLTS PROVIDE 1/2 INCH DIAMETER ANCHOR BOLTS IN SILL AND BOTTOM PLATES SPACED MIN. OF 4 FEET ON CENTER AND MAX. OF 1 FOOT FROM THE ENDS OF SILL PLATES ANCHOR BOLTS MUST BE EMBEDDED A MIN OF 7 INCHES INTO MASONRY CELLS AND CONCRETE.

R302.11 FIREBLOCKING.
IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

R302.11.1 BATTS OR BLANKETS OF MINERAL OR GLASS FIBER.
BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

R302.11.1.2 UNFACED FIBERGLASS.
UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

R302.11.1.3 LOOSE-FILL INSULATION MATERIAL.
LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

R302.11.2 FIREBLOCKING INTEGRITY.
THE INTEGRITY OF FIRE-BLOCKS SHALL BE MAINTAINED.

R602.10 WALL BRACING.
BUILDINGS SHALL BE BRACED IN ACCORDANCES WITH THIS SECTION OR SECTION R602.12. WHERE A BUILDING, OR PORTION THEREOF, DOES NOT COMPLY WITH ONE OR MORE OF THE BRACING REQUIREMENTS IN THIS SECTION, THOSE PORTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION R301.1.

R602.10.2.2 LOCATIONS OF BRACED WALL PANELS.
A BRACED WALL PANEL SHALL BEGIN WITHIN 10 FEET (3048 MM) FROM EACH END OF A BRACED WALL LINE AS DETERMINED IN SECTION R602.10.1.3. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS ALONG A BRACED WALL LINE SHALL BE NOT GREATER THAN 20 FEET (6096 MM) AS SHOWN IN FIGURE R602.10.3.2.

R602.10.3.3 SPACING OF BRACED WALL LINES.
THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.3. INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED.

ROOF PLAN NOTES:

1. NO OBSTACLES SHALL PREVENT WATER FLOW.
2. ALL VENTILATION OPENINGS SHALL BE COVERED W/ CORROSION - RESISTANT METAL MESH W/ MESH OPENING OF 1/4"
3. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE-PINE-FIR #2 OR BETTER FRAMING UNLESS NOTED OTHERWISE, STUDS OR UTILITY GRADE LUMBER IS UNACCEPTABLE.
4. RAFTERS 2 X 8 @ 16" O.C. UNLESS OTHER WISE NOTED. THEY ARE CUT IN TO HIPS, RIDGES, ETC. UNLESS OTHERWISE NOTED.
   A. TEE, SLANT AND OTHER BEARING ROOF COVERINGS SHALL USE 2 X 10 @ 16" RAFTER UNLESS OTHERWISE NOTED.
5. COLLAR TIES- 2X4 @ 32" AT ALL RIDGES AND AS REQUIRED BY TABLE R 802.4.6
6. (2) COLLAR TIES MIN. @ ALL RIDGES EVEN IF STEMS MUST BE PUT ON (1) SET OF RAFTERS.
7. ALL HIPS AND RIDGES ARE TO BE SIZED SO THAT ALL RAFTERS BEAR FULLY ON THE RIDGE BOARD.
8. ALL BRACES ARE (2) 2 X 4 NAILED W/ 16d @ 9" O.C. VERTICALLY FROM TOP TO BOTTOM.
9. MAXIMUM SPACE OF RAFTER BRACES-RAFTERS CAN BE SPLICED OVER HOSE.
   FOR 2 X 6 HOD 6' O.C.
   FOR 2 X 8 HOD 7'-6" O.C.
10. ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE W/ TRUSS MANUFACTURERS DIRECTIONS
11. PROVIDE HURRICANE STRAPS AT ALL ROOF RAFTERS WHERE REQUIRED BY APPLICABLE CODES.
12. ROOF SHEATHING SHALL BE MINIMUM OF 1/2" OSB SHEATHING AND SHALL CONFORM TO TABLE R 602.3.1 .
13. WITH NO ROOF PLAN
   A. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE-PINE-FIR#2 OR BETTER FRAMING, UNLESS SHOWN OTHERWISE.
   B. RAFTERS 2 X 8 @ 16" O.C., UNLESS SHOWN OTHERWISE.
   C. MAX. ALLOWABLE SPANS AS PER APPLICABLE CODE.
   D. USE (2) 2 X 6 HOSE AT RAFTER WITH (2) 2 X 4 BRACES AS W/ MAX SPACING, CARRY BRACES TO PARTITIONS/BEAMS OR MIN. OF (2) 2 X 4 HOSS ON CEILING JOIST. CUT IN ALL RAFTERS LIKING RIDGES, VALLEY ETC. ONE SIZE LARGER THAN RAFTER SIZE. CEILING JOIST.
   E. ALL BRACED LOAD & MUST GO TO FOUNDATION.
14. PER SECTION R602.4 ALL CEILING JOIST SPANS SHALL BE IN ACCORDANCE WITH TABLE R602.3(1) and R802.3(2)
15. PER SECTION R602.6 ALL RAFTERS SPANS SHALL BE IN ACCORDANCE WITH TABLES R602.6(1) THROUGH R602.6(3) (R).
16. ACCORDING TO SECTION R802.6 ALL RAFTER AND CEILING JOIST SHALL BEAR NOT LESS THAN 1 1/2" ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

R802.4.6 COLLAR TIES.
WHERE COLLAR TIES ARE USED TO CONNECT OPPOSING RAFTERS, THEY SHALL BE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE AND FASTENED IN ACCORDANCE WITH TABLE R802.3(1). COLLAR TIES SHALL BE NOT LESS THAN 1 INCH BY 4 INCHES (25 MM × 102 MM) NOMINAL SPACED NOT MORE THAN 4 FEET (1220 MM) ON CENTER. RIDGE STRAPS IN ACCORDANCE WITH TABLE R802.3(1) SHALL BE PERMITTED TO REPLACE COLLAR TIE

NOT ALL NOTES ARE APPLICABLE

Classic Wall Bracing Worksheet

Ultimate Wind Speed (mph)		130																	
BWL Designation		1		2		3		A		B		1		2		3		A	B
No of Floors above BWL		1		1		1		1		1		2		2		2		2	2
BWP Method		CS-WSP		GB		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP		CS-WSP	CS-WSP
Average BWL Spacing (ft)		16		16		16		32		32		16		16		32		32	32
Tabular Requirement (ft)		9.30		12.70		9.30		7.00		7.00		5.20		3.20		3.20		3.50	3.50
Adjustments	Exposure	B 1.00		B 1.00		B 1.00		B 1.00		B 1.00		B 1.00		B 1.00		B 1.00		B 1.00	B 1.00
	Eave-to-Ridge Ht. (ft)	0.94		0.94		0.94		0.94		0.94		0.88		0.88		0.88		0.88	0.88
	Max. Wall Ht. (ft)	0.96		0.96		0.96		0.96		0.96		0.90		0.90		0.90		0.90	0.90
	No. of BWLs	1 1.00		1 1.00		1 1.00		1 1.45		1 1.45		2 1.00		2 1.00		2 1.00		1 1.45	1 1.45
	Omit Interior Finish?	No 1.00		Yes 1.00		No 1.00		No 1.00		Yes 1.00		No 1.00		No 1.00		Yes 1.00		No 1.00	No 1.00
	Added Hold-downs?	No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		No 1.00		n/a 1.00		Yes 1.00		No 1.00	No 1.00
	Joists Blocked?	Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00		Yes 1.00	Yes 1.00
	Fasteners @ 4" o.c.?	Yes 0.83		Yes 0.78		Yes 1.00		Yes 0.83		Yes 0.83		Yes 0.83		Yes 0.83		Yes 0.83		Yes 0.83	Yes 0.83
Required BWP Length (ft)		4.67		7.94		4.67		7.52		7.52		2.10		2.10		2.10		3.34	3.34
Actual BWPs		BWP	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method Length
	Contributing Length (ft)	1	CS-WSP	4.83	GB (2s)	4.83	CS-WSP	9.83	CS-WSP	4.83	CS-WSP	9.83	CS-WSP	4.83	GB (2s)	4.83	CS-WSP	9.83	CS-WSP	4.83	CS-WSP 9.83
		2	CS-WSP	4.83	GB (2s)	4.83	CS-WSP	9.83	CS-WSP	4.83	CS-WSP	9.83	CS-WSP	4.83					CS-WSP	9.83	CS-WSP 4.83
		3					CS-WSP	9.83	CS-WSP	4.83	CS-WSP	9.83							CS-WSP	9.83	CS-WSP 4.83
		4							CS-WSP	9.83	CS-WSP	9.83							CS-WSP	9.83	CS-WSP 9.83
		5							CS-WSP	9.83	CS-WSP	9.83									
		6																			
		7																			
Actual BWP Length (ft)			9.66		12.66		7.00		18.66		14.32		9.66		12.66		7.90		16.66		14.66
Actual ≥ Required?			PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS
BWPs ≤ 20' Apart?			Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes
≥ 2 Panels in BWL?			Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes
BWP 10' from Ends?			Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes
Continuous Sheathing		End 1	End 2		End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1 End 2
End Conditions		1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1 1
BWL Compliance		PASS			PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS

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REVISIONS:

DRAWING:
GENERAL INFORMATION

scale: | date: 1.18.26

drawn by: MT | checked by: AK

PROJECT NAME
THE ALAYA MODEL

PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

SHEET
A1

preliminary drawing
- ☐ 50% review
- ☐ 75% review
- ☐ 100% review
- ☐ permit review

final drawing
- ☐ 50% review
- ☐ 75% review
- ☐ 100% review
- ☐ permit issued

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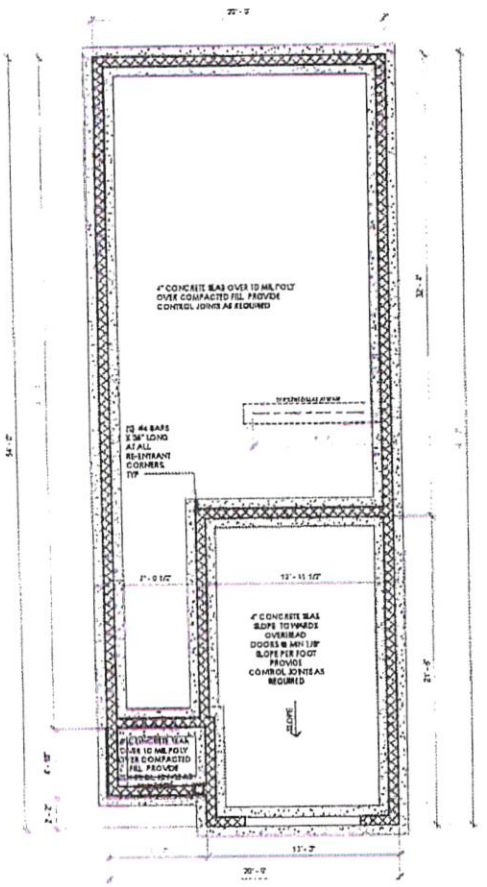
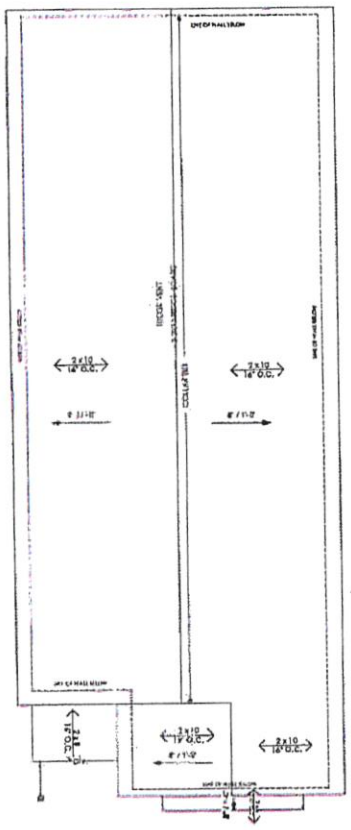
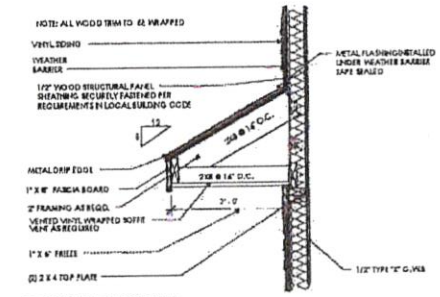
THESE DRAWINGS AND DETAILS ARE, BY THEIR VERY NATURE, SCHEMATIC AND DO NOT REFLECT EVERY CONDITION, DETAIL, CONNECTION, ETC., WHICH WILL OCCUR. KNOWLEDGEABLE, PROPERLY LICENSED CONTRACTORS MUST BE RELIED UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, FLASHING, WEATHER SEALING, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR IS TO VERIFY ALL GIVEN DIMENSION IN THE FIELD.



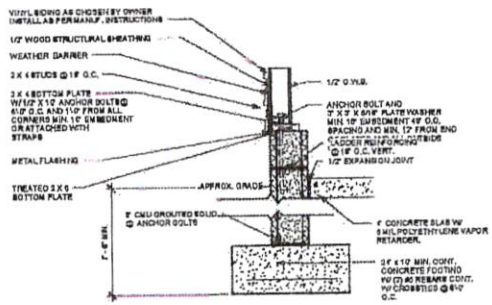
1 FOUNDATION PLAN, SLAB
1/4" = 1'-0"



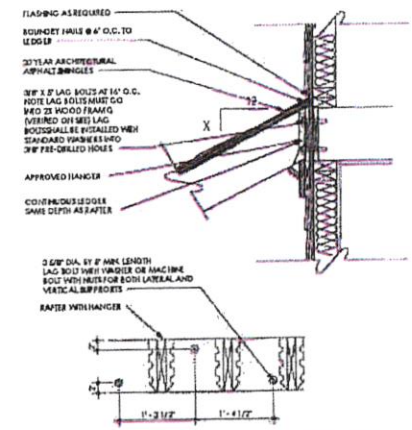
2 ROOF PLAN
1/4" = 1'-0"



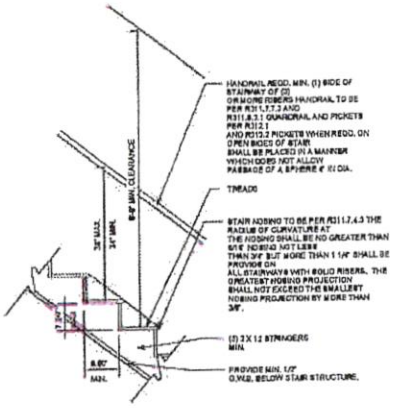
3 ROOF ABOVE GARAGE DETAIL
1" = 1'-0"



5 FOUNDATION SECTION @ GARAGE
1" = 1'-0"



4 ROOF TO WALL CONECTION
1" = 1'-0"



6 Typical Stair Detail
1 1/2" = 1'-0"

FOUNDATION NOTES

1. 1. MIN. REF DATUM ELEVATION TO BE DETERMINED BY CIVIL ENGINEER
2. SLOPE ALL EXTERIOR SLABS AWAY FROM HOUSE @ MIN 1/4" PER FT. MIN.
3. DIMENSIONS ARE TO FACE OF CMU WHERE SIDING IS APPLIED ABOVE.
4. (AT ALL INTERIOR SLABS) 4" CONCRETE OVER 10 MIL POLY OVER COMPACTED SOLID FILL PROVIDE CONTROL JOINTS AS REQ. PROVIDE HORIZONTAL R-10 RIGID INSULATION 24" WIDE UNDER SLAB ALONG WALL PERIMETER.
4. ANGLED WALLS ARE AT 45 DEGREES U.O.N.
5. FOUNDATION WALLS TO BE 8" CMU BLOCK U.O.N. OPTIONAL PAINTED OR PARGED ON EXTERIOR.
6. SLABS AT LIVING AREA ARE TO HAVE FIBER REINFORCING
7. PROVIDE GRADING UP TO SLAB OR STEPS AT ALL EXTERIOR PATIOS. TO VERIFY IN FIELD.
8. ALL LIVING SPACES ARE TO BE AT OR ABOVE 10.0'. ALL EXTERIOR MECH. EQUIP. AND ANY GARAGE OR UNINHABITED SPACE IS TO FOLLOW FEMA GUIDELINES FOR FLOOR PROOF DESIGN.

ROOF PLAN NOTES:

1. ALL RIDGE, VALLEY AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD
2. VENTILATION SHALL COMPLY WITH SECTION 806.1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH 1/8" (3.2MM) MINIMUM TO 1/4" (6.4MM) MAX. OPENINGS.
3. VERIFY ALL BEARING HEIGHTS.
4. ALL ROOF SLOPES OF 4 ON 12 OR LESS ARE REQUIRED TO HAVE ICE & WATER SHIELD INSTALLED OVER ENTIRE ROOF SURFACE.
5. ROOF FRAMING PREFAB TRUSSES AS REQUIRED INSTALL PER MANUFACTURERS INSTRUCTIONS
6. PROVIDE RIDGE VENTS AT ALL ROOF PROJECTION OR VENT TO MAIN.
7. PROVIDE WATER AND ICE SHIELD AT ALL VALLEYS.
8. PROVIDE FIRE/DRAFTSTOPPING AS PER SECTIONS R602B AND R502 MAXIMUM AREA OF CONCEALED SPACE IS 1000 SQ. FT. PROVIDE FIREBLOCKING IN CONCEALED SPACES OF STUDS VERTICALLY AT CEILING AND FLOOR LEVELS FIBER-CEMENTLY AT INTERVALS NOT EXCEEDING 10'-0" AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND FIBER-CEMENT SPACES IN SPACES BETWEEN STAIRS STRINGERS AT TOP AND BOTTOM OF RUN AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVELS.

ROOF ATTIC CALC.	ROOF ATTIC CALC. LARGER
AREA UNDER ROOF/300 = A	1425/300 = 4.75
A X 144= B	4.75 X 144= 684
B/2=C	684/2=342
C/16.9= (LINEAL FEET)	342/16.9=21

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REVISIONS:

DRAWING:
FOUNDATION PLAN, ROOF PLANS AND NOTES

scale:	date:
As Indicated	1.16.26
drawn by:	**checked by:**
MT	AK

PROJECT NAME
THE ALAYA MODEL

PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

SHEET
A2

preliminary drawing
- ☐ 25% review
- ☐ 50% review
- ☐ 75% review
- ☐ 100% review

final drawing
- ☐ 25% review
- ☐ 50% review
- ☐ 75% review
- ☐ 100% permit

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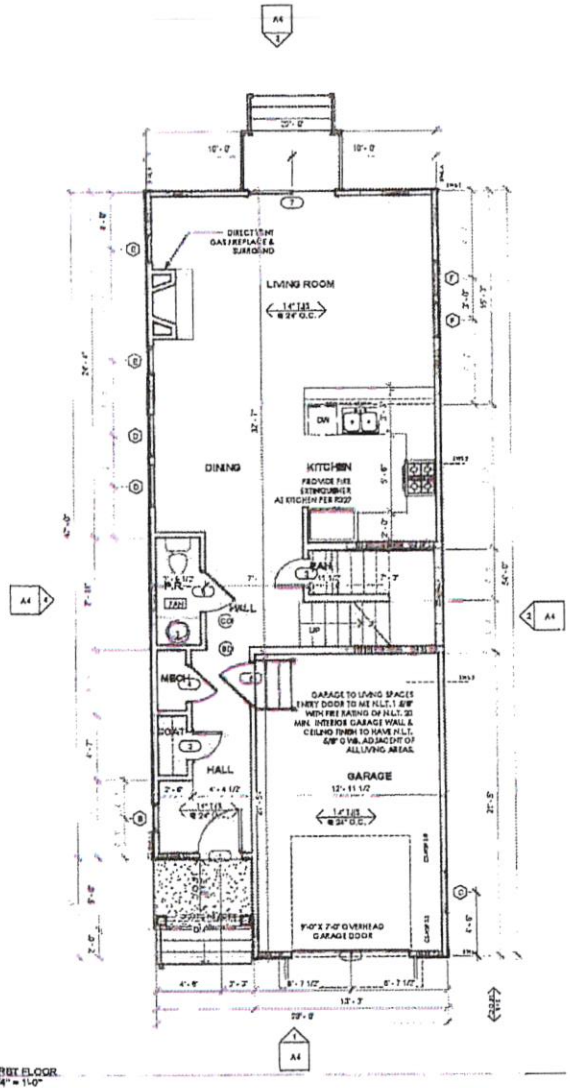
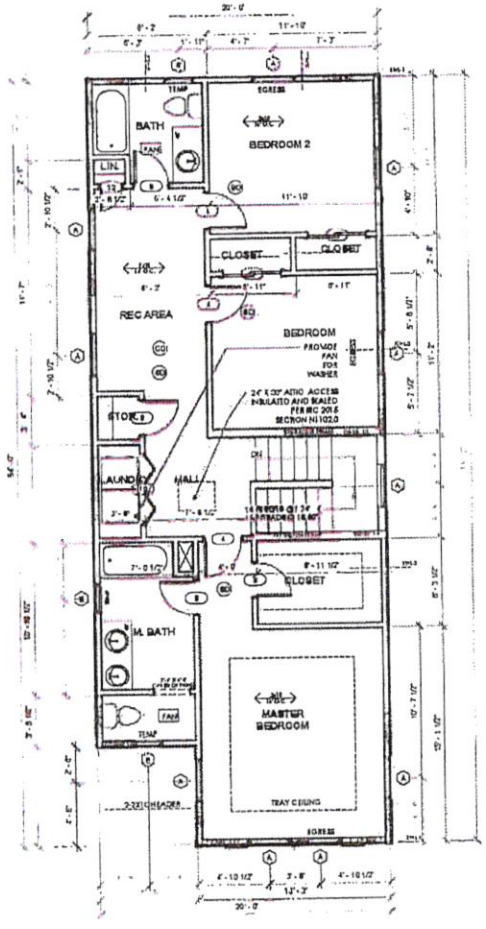


① FIRST FLOOR
1/4" = 1'-0"



② SECOND FLOOR
1/4" = 1'-0"

AREA	
Name	Area
1-FIRST FLOOR	759 SF
2-SECOND FLOOR	977 SF
3-GARAGE	289 SF
TOTAL	2025

NOTES:

1. ALL 10'-0" WALL ARE TO HAVE PURLIN BLOCKING AS REQUIRED BY GOVERNING BUILDING CODES.
2. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET MAXIMUM DESIGN PRESSURE OF +25 PSF AND -25 PSF R301.2.1
3. ALL HEADERS ARE TO BE DESIGNED AS PER THE 2021 VIRGINIA RESIDENTIAL CODE.
4. SET SECOND FLOOR WINDOW HEADERS AT 6'-8" A.F.F UNLESS OTHERWISE NOTED.
5. PROVIDE DRAIN PANS AT WASHER LOCATIONS.
6. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS, JOINTS AND SEAMS, SHALL BE SEALED PER VRC SECTION M1601.4.1 AND VERIFIED IN COMPLIANCE PER TESTING FOUND IN N1103.2.2.1 AND/OR VISUAL INSPECTIONS PER N1103.2.2.2.
7. ALL CONCENTRATED LOADS TO BEAR ON WALL DESIGNED TO CARRY LOAD THROUGH ALL LEVELS BELOW AND TERMINATE AT THE FOUNDATION DESIGNED TO CARRY THE LOAD.
8. ALL EXTERIOR WALLS TO BE 2X4 NO 2. S.Y.P. STUD WALL @16" O.C.
9. ALL EXTERIOR WALLS TO BE 2X4 NO 2. S.Y.P. STUD WALL @16" O.C. EXCEPT AT STAIR LOCATION WALL ARE TO BE 2X6 NO 2 S.Y.P. @ 16" O.C.
10. SC- INDICATES SMOKE DETECTOR AND CARBON MONOXIDE LOCATIONS. CONTRACTOR TO HARDWIRE AND INTERCONNECT ALL SMOKE DETECTORS.
    SD -SMOKE DETECTOR CO - CARBON MONOXIDE DETECTOR
11. PROVIDE 6 MIL VAPOR BARRIER WITH 6" LAPPED JOINTS.
12. THE UNDER-FLOOR GRADE SHALL BE CLEAN OF ALL VEGETATION AND ORGANIC MATERIAL.
13. THE DOOR AND WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER CONTRACTOR MUS VERIFY & MEET EGRESS REQUIREMENTS
14. SUBTERRANEAN TERMITE TREATMENT SHALL BE FOR NEW CONSTRUCTION WITH APPLICATION FOR WOOD TREATMENT IN ACCORDANCE WITH FEDERAL AND VRC 2021 ONE AND TWO FAMILY DWELLING CODE ALONG WITH THE FHA / VA REQUIREMENTS.
15. PROVIDE 4" DIAMETER PERIMETER FOOTING DRAINS TO SUMP BED IN GRAVEL.
16. CONTRACTOR TO PROVIDE SAFETY GLASS AT THE FOLLOWING LOCATIONS
    SWINGING DOORS
    BATHTUB AND SHOWER DOORS
    GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 2'-0" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM IS WITHIN 5'-0" ABOVE FINISH FLOOR GLAZING IN INDIVIDUAL FIXED OPERABLE PANEL LESS THAN 18" ABOVE FINISH FLOOR
17. CONTRACTOR SHALL PROVIDE 6'-8" HEAD HEIGHT CLEARANCE AT ALL STAIRWAYS PER CODE
18. ALL NEW CONSTRUCTION WALLS ARE DIMENSIONED TO THE FACE OF STUD
19. CONTRACTOR TO PROVIDE OPERABLE GLAZING IN ALL BATHROOMS. IF OPERABLE GLAZING IS NOT PROVIDED, CONTRACTOR TO INSTALL MECHANICAL VENTILATION SYSTEM THAT SHALL BE EXHAUSTED OUTDOORS WITH A CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS.
20. ALL BATHTUBS AND SHOWER FLOORS, ALL WALLS ABOVE BATHTUBS SHOWER (WITH INSTALLED SHOWER HEADS) AND IN ALL SHOWER COMPARTMENTS, SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO HEIGHT OF NOT LESS THAN 6'-0" ABOVE FLOOR.
21. CONTRACTOR TO PROVIDE GLAZING THAT COMPLIES WITH N1102.3 AND TABLE N1102.1.2 WITH A U-FACTOR OF .35 FOR CLIMATE ZONE 4A.
22. CONTRACTOR TO COMPLY WITH N1103.2.2. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF THE VRC. PROVIDE VERIFICATION ON COMPLIANCE WITH EITHER
    1. POST CONSTRUCTION TEST OR ROUGH-IN TEST - N1103.2.2.1
    2. VISUAL INSPECTION - N1103.2.2.2

FIRE BLOCKING
PROVIDE FIRE/DRAFTSTOPPING AS REQUIRED MAXIMUM AREA OF CONCEALED SPACE IS 1000 SQ. FT. PROVIDE FIREBLOCKING IN CONCEALED SPACES OF STUDS VERTICALLY AT CEILING AND FLOOR LEVELS HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0" AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN SPACES BETWEEN STAIRS STRINGERS AT TOP AND BOTTOM OF RUN AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVELS

Door Schedule				
Mark	Width	Height	Description	Comments
1	3'-0"	6'-8"	FRONT DOOR	2 2X8 HEADER
2	8'-0"	7'-0"	OVERHEAD GARAGE DOOR	HEADER BY OTHERS
3	2'-0"	6'-8"	SINGLE DOOR	2 2X8 HEADER
4	2'-8"	6'-8"	SINGLE DOOR	2 2X8 HEADER
5	3'-0"	6'-8"	FIRE RATED SINGLE DOOR	2 2X8 HEADER
6	2'-10"	6'-8"	SINGLE DOOR	2 2X8 HEADER
7	6'-0"	6'-8"	SLIDING DOOR	2 2X8 HEADER
8	2'-4"	6'-8"	SINGLE DOOR	2 2X8 HEADER
10	3'-0"	6'-8"	SINGLE DOOR	2 2X8 HEADER
11	4'-0"	6'-8"	DOUBLE DOOR	2 2X8 HEADER
12	1'-8"	6'-8"	SINGLE DOOR	2 2X8 HEADER

Window Schedule				
Mark	Width	Height	Description	Comments
A	3'-0"	5'-2"	SINGLE	2-2X8 HEADER
B	2'-0"	3'-2"	SINGLE	2-2X8 HEADER
C	3'-0"	3'-2"	SINGLE	2-2X8 HEADER
D	3'-0"	3'-8"	SINGLE	2-2X8 HEADER
E	2'-0"	5'-2"	SINGLE	2-2X8 HEADER
F	2'-8"	5'-2"	SINGLE	2-2X8 HEADER
G	3'-0"	5'-2"	SINGLE	2-2X8 HEADER

1/4" = 1'-0"
Graphic Scale

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REVISIONS:

DRAWING:
FLOOR PLANS AND NOTES

scale: As indicated
date: 1.16.26
drawn by: MT
checked by: AK

PROJECT NAME
THE ALAYA MODEL

PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

SHEET
A3

preliminary drawing
final drawing

1/16/2026 11:17:40 PM E:\000000 TIER 1 CONSTRUCTION\20_ W\de_ALAYA MODEL MAIN_S1.RVT
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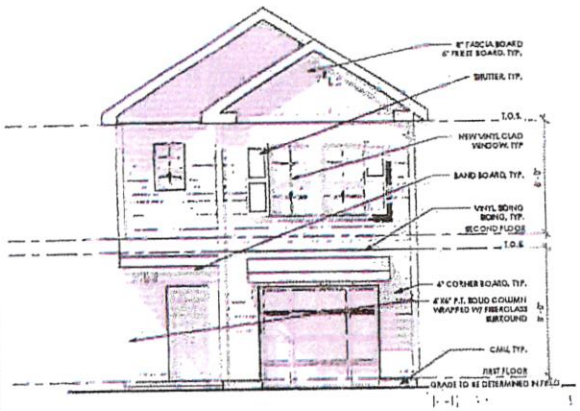
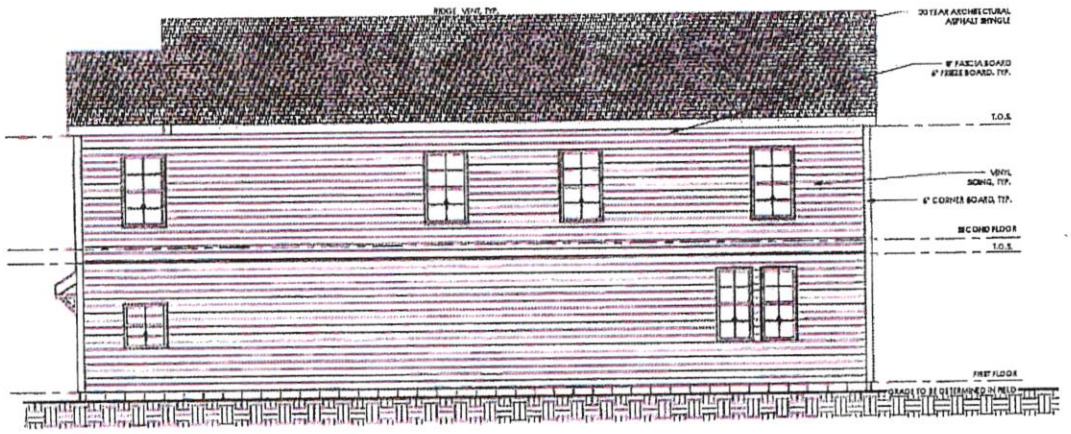
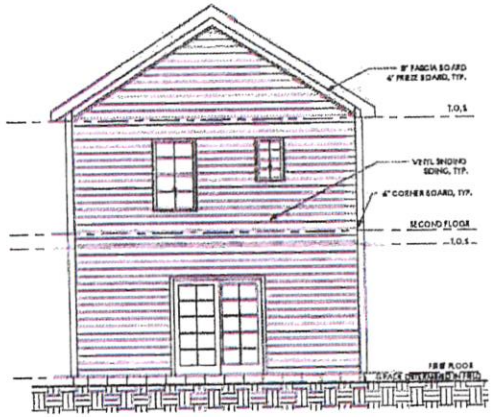


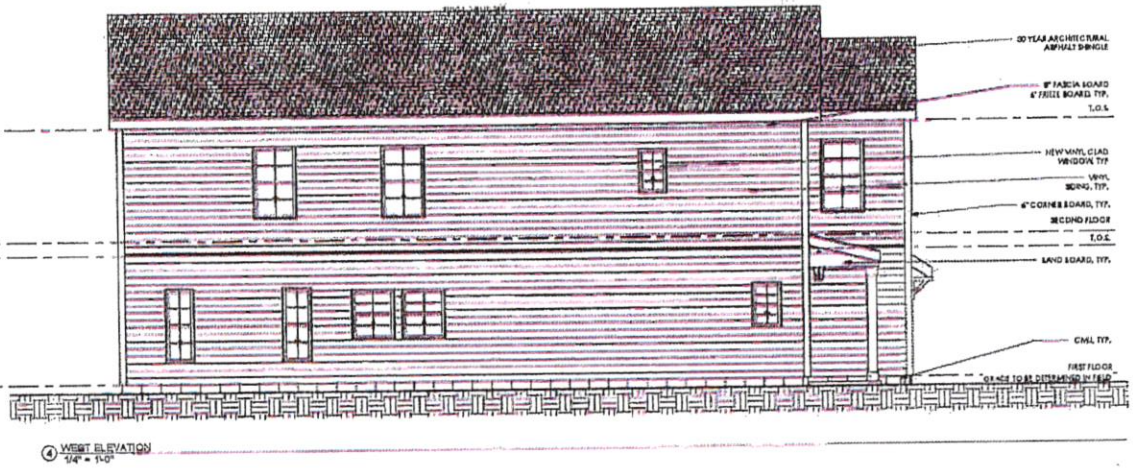
① SOUTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"



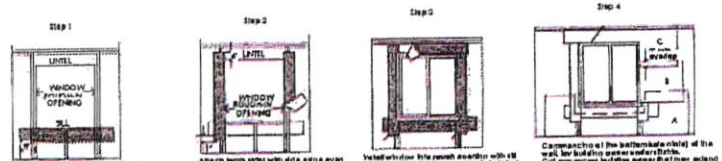
③ NORTH ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"

NOTES:

1. ALL RIDGE, VALLEY AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD.
2. ROOF MAXIMUM HEIGHT OF 35 AD JUST PITCH AS REQUIRED TO STAY AT OR BELOW 35' LIMIT, MEASURED FROM LOWEST POINT OF FINISHED GRADE WITHIN 6' OF THE HOUSE EXTERIOR. FIELD VERIFY ALL BEARING HEIGHTS.
3. TYPICAL ROOF OVERHANG IS 1'-0"
4. ALL DOORS INTO STORAGE AND GARAGE TO BE FIRE TREATED - SEE INDICATED ON PLAN
5. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET MAXIMUM DESIGN PRESSURES OF +34 PSF AND -35 PSF R301.2.1
6. ALL HEADERS ARE TO BE DESIGNED AS PER TABLE R502.5 (1) OF THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE "VAUCC" 2015 EDITION
7. 36" FIRST FLOOR WINDOW HEADERS AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE
8. 32" SECOND FLOOR WINDOW HEADERS AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE
9. PROVIDE RIDGE VENTS AT ALL ROOF PROJECTIONS OR VENT TO ATTIC
10. ALL SILL HEIGHTS IN SLEEPING AREAS SHALL COMPLY WITH M-CRC R310.1.1
11. ALL ROOF SLOPES OF 4 ON 12 OR LESS ARE REQUIRED TO HAVE ICE & WATER SHIELD INSTALLED OVER ENTIRE ROOF SURFACE.
12. PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS



Attach studs with top edge level with rough sill, extend beyond edge of each opening at least 6". Secure at building corner or trimmer crestwall. Nailing: minimum 3-16d galvanized nails or power driven staples.

Attach temp plate with side edge even with rough-opening framing. Staff stop 1" below lower edge of sill to and extend 4" above lower edge of lintel.

Install window into rough opening with sill and lamb flat as ever previously twisted fastens. Attach head flashing over the window flange.

Commencho at the bottom/side of(a) of the wall, by building permit refers/title. Cut are verse to allow weeps that may extend above the sill flange line an each side of opening shown as dashed line. Do not cut bottom edge FLEX-CLAD will flow as the paper will lap over the lamb stop. Install successive rows of building paper/FLEX-CLAD not over lamb and head flanges, lapping each course.

Designer' Ink LLC
934 Chartwell Drive
Newport News, Va. 23606
757-921-7178
office@designers-ink.com

REVISIONS:

DRAWING:
ELEVATIONS AND NOTES

scale:	date:
1/4" = 1'-0"	1.16.26
drawn by:	checked by:
MT	AK

PROJECT NAME
THE ALAYA MODEL

PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

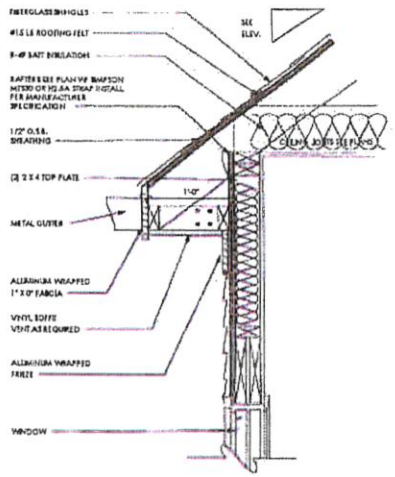
SHEET
A4

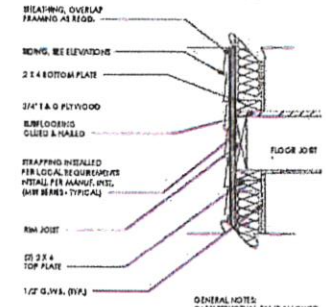
preliminary drawing
- 25% review
- 50% review
- 75% review
- 100% review

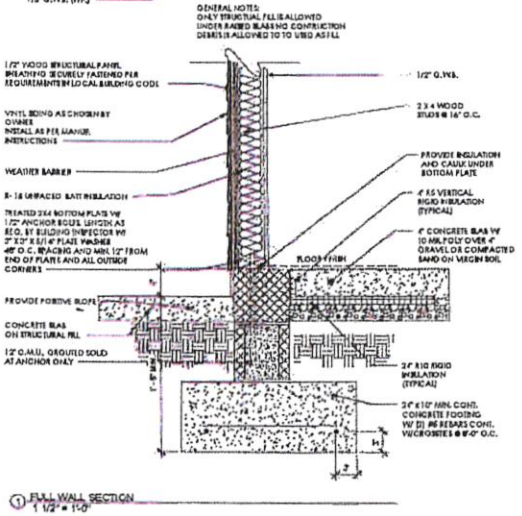
final drawing
- 25% review
- 50% review
- 75% review
- 100% issue

1/16/2026 11:17:44 PM E:\000000 TIER 1 CONSTRUCTION\20_ Work_ALAYA MODEL MAIN_SLAB.rvt

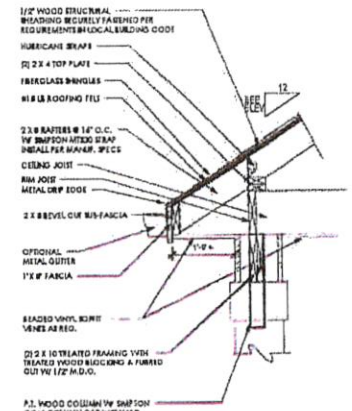
THESE DRAWING AND DETAILS ARE, BY THEIR VERY NATURE, INCOMPLETE AND TEND TO REFLECT EVERY CONCEPT, DETAIL, CONNECTION, ETC., WHICH WILL OCCUR. KNOWLEDGEABLE, PROPERLY LICENSED CONTRACTORS MUST BE RELIED UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, FLASHING, WEATHER SEALING, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, ANCHORAGE, ETC. CONTRACTOR IS TO VERIFY ALL DIMENSIONS IN THE FIELD.



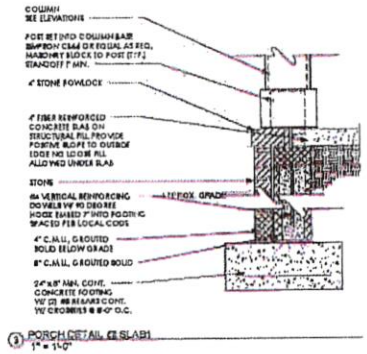




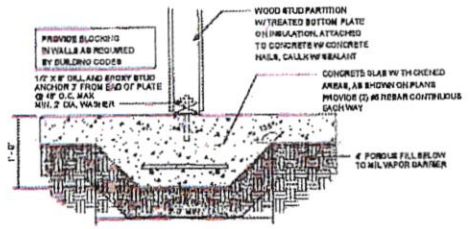
① FULL WALL SECTION
1 1/2" = 1'-0"



② PORCH DETAIL AT TOP OF COLUMN
1" = 1'-0"

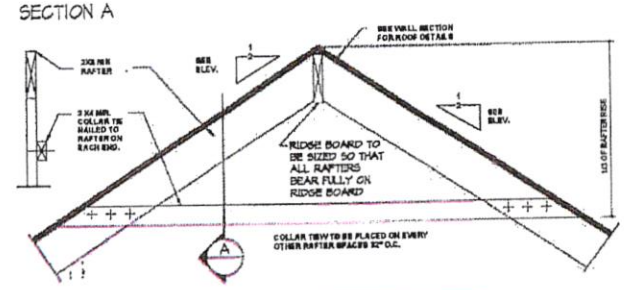


③ PORCH DETAIL @ SLAB
1" = 1'-0"

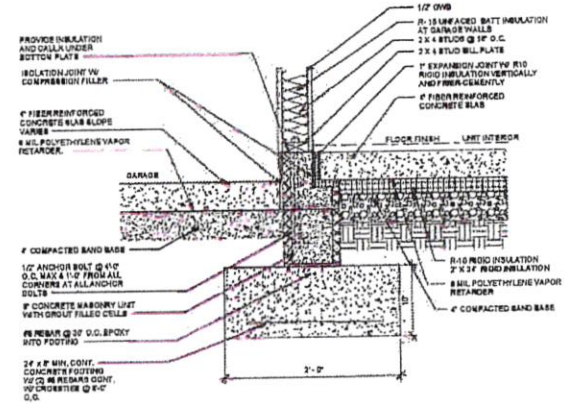


④ THICKENED SLAB DETAIL
1 1/2" = 1'-0"

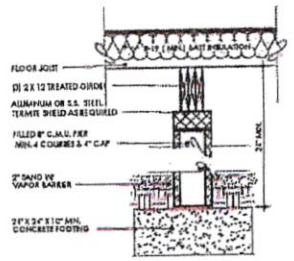
SECTION A



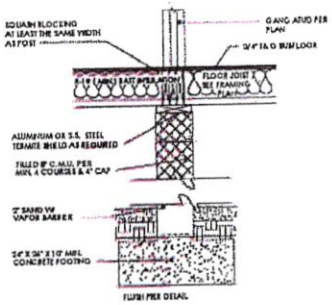
⑤ COLLAR TIE
3/4" = 1'-0"



⑥ Section @ Garage Unit Interior
1 1/2" = 1'-0"



⑦ INTERIOR FOOTING SECTION
1" = 1'-0"



Designer Ink LLC
934 Chartwell Drive
Newport News, Va. 23606
757-921-7176
office@designers-ink.com

REVISIONS:

DRAWING:
DETAILS

scale: As indicated
date: 1.19.20
drawn by: MT
checked by: AK

PROJECT NAME
THE ALAYA MODEL

PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

SHEET
A5

preliminary drawing

final drawing

1/16/2020 11:17:46 PM E:\000000 TIER 1 CONSTRUCTION\20_ Wide_ALAYA MODEL MAIN_SLAB.rvt
THESE DRAWINGS AND DETAILS ARE, BY THEIR VERY NATURE, SCHEMATIC AND TO NOT DEPICT EVERY CONDITION, DETAIL, CONNECTION, ETC. WHICH WILL OCCUR. KNOWLEDGEABLE, PROPERLY LICENSED CONTRACTORS MUST BE RELIED UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, FLASHING, WEATHER SEALING, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR IS TO VERIFY ALL DIMENSION IN THE FIELD.

§ 15.2-2309 - Powers and duties of boards of zoning appeals

Boards of zoning appeals shall have the following powers and duties:

1. To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of this article or of any ordinance adopted pursuant thereto. The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for his determination after which the appellant has the burden of proof to rebut such presumption of correctness by a preponderance of the evidence. The board shall consider any applicable ordinances, laws, and regulations in making its decision. For purposes of this section, determination means any order, requirement, decision or determination made by an administrative officer. Any appeal of a determination to the board shall be in compliance with this section, notwithstanding any other provision of law, general or special.

2. Notwithstanding any other provision of law, general or special, to grant upon appeal or original application in specific cases a variance as defined in § 15.2-2201, provided that the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that his application meets the standard for a variance as defined in § 15.2-2201 and the criteria set out in this section. Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application. No variance shall be considered except after notice and hearing as required by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. In granting a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under

state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.

3. To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

4. To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

5. No provision of this section shall be construed as granting any board the power to rezone property or to base board decisions on the merits of the purpose and intent of local ordinances duly adopted by the governing body.

6. To hear and decide applications for special exceptions as may be authorized in the ordinance. The board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.No special exception may be granted except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

7. To revoke a special exception previously granted by the board of zoning appeals if the board determines that there has not been compliance with the terms or conditions of the permit. No special exception may be revoked except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. If a governing body reserves unto itself the right to issue special exceptions pursuant to § 15.2-2286, and, if the governing body determines that there has not been compliance with the terms and conditions of the permit, then it may also revoke special exceptions in the manner provided by this subdivision.

8. The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.

BZA 09-2026

STAFF REPORT
APPLICATION BZA 09-2026

Applicant: Q & B LLC

Location: **117 N 8th ST**
Tax Map and Parcel Number: 35F*LE*11
Account# 052394000

Zoning Category: RM, Residential Medium Density

Adjacent Zoning: *North:* RM, Residential Medium Density
South: RM, Residential Medium Density
East: RM, Residential Medium Density
West: RM, Residential Medium Density

Application: Request for a variance to reduce the required side yard setbacks from 10 feet to 5 feet and increase impervious surface ratio from 40% to 48.5% to construct a new single-family dwelling.

Hearing Date: May 12, 2026

Background Information:

The applicant, Q & B LLC, is requesting a variance from the Unified Development Ordinance (UDO) Article 4, Section 31-407(C) Table 407-1 Dimensional Standards (L) and (E) to reduce the required side yard setbacks from 10 feet to 5 feet and to increase the impervious surface ratio from 40% to 48.5% to construct a new single-family dwelling. The property is identified as Tax Map and Parcel 35F*LE*11 located at 117 N 8th St Suffolk, Virginia, Whaleyville voting borough, zoning classification RM, Residential Medium Density.

This variance request was advertised in the *Suffolk News Herald*, and a notice was mailed to adjacent property owners in accordance with Section 15.2-2204 of the Code of Virginia. The public notice sign was posted on the property pursuant to the request of the Zoning Administrator.

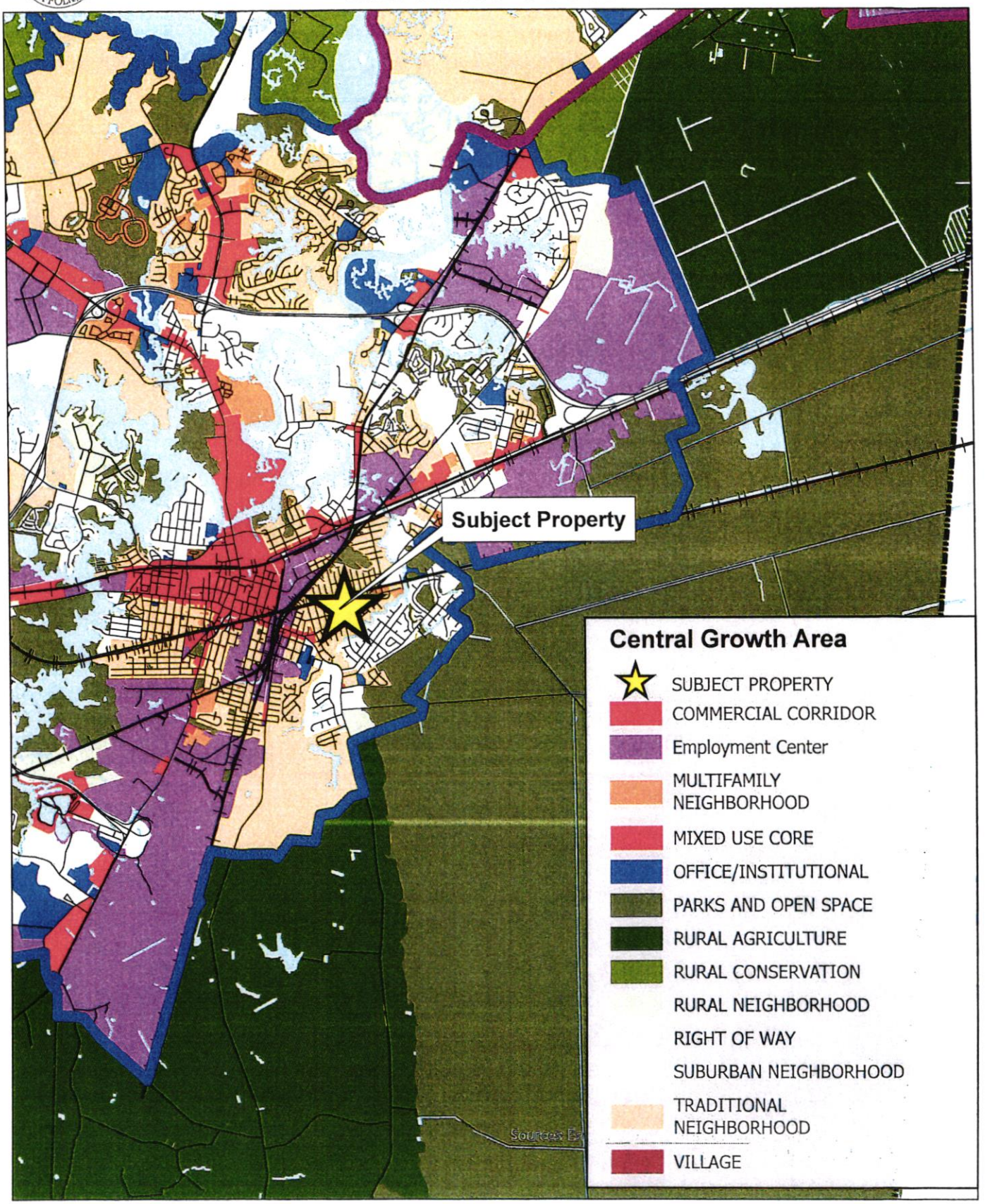
Staff Analysis and Recommendation:

In accordance with Section 31-309(c)(2) of the UDO, a variance may be granted by the Board only if the applicant establishes compliance with the hardship criteria established in Section 15.2-2309 of the Code of Virginia. An excerpt from the State Code which outlines the established criteria is attached at the end of this report.

In approving a variance, the Board must find, conditioned upon the applicant having acquired the property in good faith, that the applicant's situation is unique due to the particular physical surroundings, size, shape, topographical condition or other extraordinary situation and not shared by other properties in the same zoning district and vicinity. The Board must also find that the denial of the variance would result in undue hardship rather than an inconvenience, that the character of the district would not be changed as a result of the granting of the variance, and that the situation is not such of a general nature that it would require a text amendment to the Zoning Ordinance to achieve compliance.

The applicant is requesting a variance to reduce the required side yard setbacks from 10 feet to 5 feet and to increase the impervious surface ratio from 40% to 48.5% to construct a new-single family dwelling. The dimensional requirements for newly platted lots in the RM zoning district require lots to have a total land area of 10,000 square feet with a minimum street frontage of 60 feet, and a lot width of 80 feet measured at the front setback line. This lot pre-dates our ordinance and is approximately 3300 square feet in land area making the lot legally non-conforming. The width of any newly constructed home must be a minimum of 20 feet wide. Due to the inability to construct a 20-foot-wide dwelling while meeting the required setbacks, combined with the size and shape constraints of the lot and strict compliance with impervious surface limitations, staff recommends approval.

GENERAL LOCATION MAP
BZA2026-00009



Author: KOSSAI
Date: 04-27-2026

0 0.5 1 2 3 4 Miles

N

ZONING / LAND USE MAP
BZA2026-00009

Image: Suffolk Pictometry 2024

Author: KOSSAI
Date: 04-27-2026

0 65 130 260 390 520 Feet

N

PROPERTY MAP
BZA2026-00009

EXHIBIT B

Author: KOSSAI
Date: 04-27-2026

City of Suffolk

Department of Zoning

BOARD OF ZONING APPEALS APPLICATION

PART 1 - OFFICE INFORMATION: To be completed by staff			
Application Number:		Project Name:	
Project Address:		Date Submitted:	

1. Name of Applicant: Q & B LLC
   Address: 1103 Pitchkettle Farm Lane
   Phone Number: [redacted]
   Email: [redacted]

2. Name of property owner if different from applicant:

   Owner: SAME
   Address: _____
   Phone Number: _____

3. Property Specifics:

   Address: 117 N. 8th Street
   Location/Neighborhood: Lloyd Place
   Tax Map: 35F*LE Parcel Number: 11

4. A check for $551.00, payable to "City of Suffolk", is attached to this application for the filing fee. ☐ Yes ☒ No, explain: SEND INVOICE

5. I/we have had a pre-application conference with the Secretary of the Board to confirm the type of application. ☒ Yes ☐ No
   If no, explain: _____

6. I/We have provided plats, plan or other documents needed for this application.
   ☒ Yes ☐ No, explain: _____

7. I/we request that a hearing be scheduled before the Board of Zoning Appeals to hear a request for (check all that apply)

- [x] Variance Request
- [ ] Chesapeake Bay Exception Request
- [ ] Special Exception
- [ ] Appeal of the Zoning Administrator's decision/violation letter dated_____ (attach copy of correspondence)

8. The following Ordinance section(s) apply to this application: Zoning Ordinance Section(s)

_____

9. In the section(s) mentioned in item 8 above, what do you need relief from (example - side yard setback)

Side yard setback 10 Ft to 5 Ft on each side
Impervious From 40% to 48.5 percent

10. Current use of the property (residential, commercial, etc) Number of structures on site

_____

_____

11. Describe in detail the nature of your appeal and/or request for a variance. Include in your explanation how your request reflects the 5 elements of a hardship as listed in **§ 15.2-2309 of the Code of Virginia:**

Not buildable without set backs
These Homes Already pre sold with This Design

(i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;

Yes

(ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;

No

(iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;

No

(iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property;

No

(v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A4 of § 15.2-2286 at the time of the filing of the variance application.

SIDEYARD SETBACK FROM 10ft to 5ft

12. When did you acquire the property and from whom?
Whitaker Estates JAN. 2026

13. Has an appeal been filed for this property within the last year?

☐ Yes ☒ No

14. Is this property currently under any legal action (i.e., violation notice for non-compliance with construction codes, zoning regulations, court order, etc.)?

☐ Yes ☒ No

If yes, explain_____

15. I/we certify that, to the best of my/our knowledge, the information above is complete and accurate.

I/we hereby grant the right of trespass to any party essential to the review of this application.

Applicant's Signature Brandon Ev Date 3/9/2026
Applicant's Signature _____ Date_____

Property Owner Brandon Ev Date 3/9/2026
Property Owner _____ Date_____

BE ADVISED: There is a $90 fee for signs which are not returned and signed in at the Planning Department front desk.

City of Suffolk

Department of Planning and Community Development

DISCLOSURE STATEMENT FORM

PART 1 - OFFICE INFORMATION: To be completed by staff			
Application Number:		Project Name:	
Project Address:		Date Submitted:	

The disclosures contained in this Form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. The completion and submission of this Form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Suffolk requiring action by the City Council or a City board, commission or other body.

PART 2 - APPLICANT DISCLOSURE: To be completed by Applicant

Important Notice: Only complete, hard-copy application forms with original signatures or other approved written consent from all property owners are accepted.

APPLICANT INFORMATION

Applicant Name: Q & B LLC

Property Address(es): 117 N 8th Street

Tax Map Number(s): 35F*LE*11

Account Number(s): 052394000

Is Applicant the owner of the subject property? [X] YES [ ] NO

Does the Applicant have a Representative? [ ] YES [X] NO

If yes, name of Representative: _____

Is Applicant a corporation, partnership, firm, business, trust, or unincorporated business? [ ] YES [X] NO

If yes, list the names of all officers, directors, members, trustees, etc. below AND businesses that have a parent-subsidiary or affliated business entity relationship (see definitions below) with the applicant (attach list if necessary):

_____

_____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contigent on the subject public action? ☐ YES ☒ NO

If yes, name of the official or employee, and description of the nature of their interest:

_____

_____

APPLICANT SERVICES DISCLOSURE

The Applicant must certify whether the following services are being provided in connection to the applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☐	☒	_____
Real Estate Broker/Agent/Realtor	☐	☒	_____
Accounting/Tax Preparation	☐	☒	_____
Architect/Designer/Landscape Architect/Land Planner	☐	☒	_____
Construction Contractor	☐	☒	_____
Engineer/Surveyor/Agent	☐	☒	_____
Legal Services	☐	☒	_____

PART 3 – PROPERTY OWNER DISCLOSURE

PROPERTY OWNER DISCLOSURE

Property Owner Name: Q&B LLC
(as listed on application)

Is the Owner a corporation, partnership, firm, business, trust or an unincorporated business? [X] YES [ ] NO

If yes, the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary or affliated business entity relationship (see definitions below) with the Applicant (attach list if necessary): BRANDON KERR

Does the subject property have a proposed or pending purchaser? [ ] YES [X] NO
If yes, name of the proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contigent on the subject public action? [ ] YES [X] NO
If yes, name of the official or employee, and descripton of the nature of their interest:

PROPERTY OWNER SERVICES DISCLOSURE

The Owner must certify whether the following services are being provided in connection to the Applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	[ ]	[X]	
Real Estate Broker/Agent/Realtor	[ ]	[X]	
Accounting/Tax Preparation	[ ]	[X]	
Architect/Designer/Landscape Architect/Land Planner	[ ]	[X]	
Construction Contractor	[ ]	[X]	
Engineer/Surveyor/Agent	[ ]	[X]	
Legal Services	[ ]	[X]	

APPLICANT CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Applicant Name (Print)	**Applicant Signature**	**Date**
Brandon Kerr	Brandon Kerr	3/9/2024

PROPERTY OWNER CERTIFICATION

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Property Owner Name (Print)	**Property Owner Signature**	**Date**
Brandon Kerr	Brandon Kerr	3/9/2024

"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

CITY OF SUFFOLK

442 W. WASHINGTON ST., POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4150 FAX: (757) 538-1306

Board of Zoning Appeals

April 23, 2026

ADJACENT PROPERTY OWNER LETTER
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised the following request has been filed with the City of Suffolk's Board of Zoning Appeals (BZA) and will be considered at a **PUBLIC HEARING** to be held in the City Council Chambers, Municipal Building, 442 W. Washington Street, Suffolk, Virginia. The Public Hearing will be held before the Suffolk Board of Zoning Appeals on **Tuesday, May 12, 2026, at 2:00 p.m.** or as soon thereafter as the matter may be heard.

BZA 09-2026- Q & B, LLC, applicant and owner, is requesting a variance to reduce the required side yard setbacks from 10 ft to 5 ft and to increase the impervious surface ratio from 40% to 48.5% for the construction of a single-family dwelling. The property is identified as tax and map parcel 35F*LE*11, located at 117 N 8th ST, zoning classification Residential Medium district (RM).

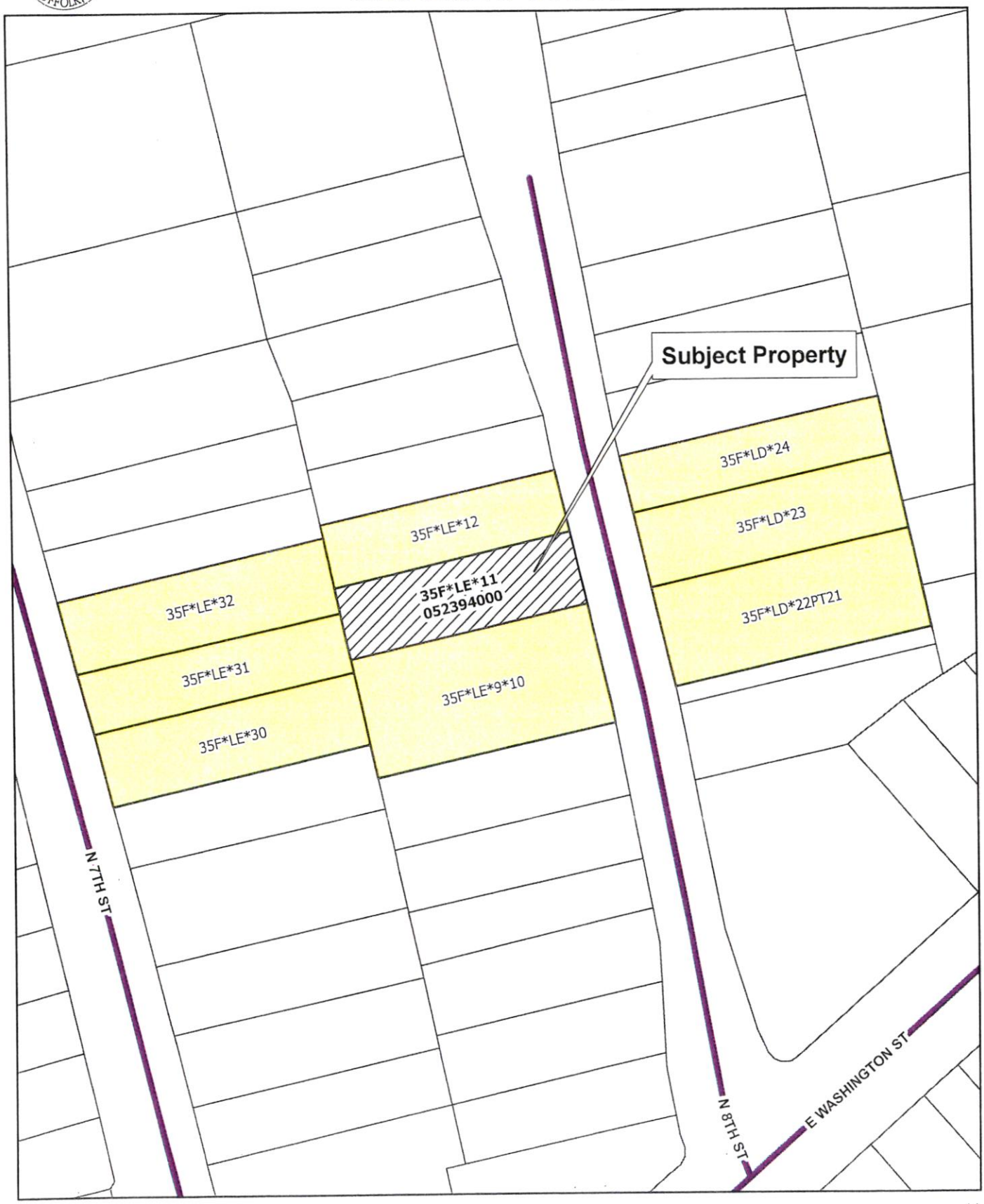
Should you have any interest in this matter, you are invited to attend this public hearing. **THIS IS THE ONLY NOTICE YOU WILL RECEIVE NOTIFYING YOU OF THIS PUBLIC HEARING.** Please feel free to contact this office should you have any questions pertaining to the above request. You are receiving this notification as a requirement of Section 31-309 et seq. of the City of Suffolk's Unified Development Ordinance and Section 15.2-2204 of the Code of Virginia. As our records indicate, you own property adjacent to the location of the variance or appeal. All of the property owners within this area may not have received a notice. Please feel free to share this notice with other property owners. If you have any questions, please contact me at (757) 514-4152.

Sincerely,

William Mellon

Williiam Mellon, CZA, CTM
Zoning Administrator

APO MAP
BZA2026-00009



Author: KOSSAI
Date: 04-27-2026

0 30 60 120 180 240 Feet

N

CITY OF SUFFOLK

442 W. WASHINGTON STREET, POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858

PHONE: (757) 514-4060 FAX. (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

APPLICATION #: BZA 09-2026

STAFF: LISA MARSHALL

NUMBER OF SIGNS: 1

DATE OF BOARD OF ZONING APPEALS: MAY 12, 2026

POSTING OF SIGNS

I take full responsibility for the care and maintenance of the Board of Zoning Appeals sign(s). I understand that the sign(s) shall be posted on the property at least fifteen (15) days prior to the Public Hearings and shall be removed within five (5) days after the Public Hearing. I understand that all signs and stakes shall be picked up and returned to the Department of Planning and Community Development and shall be signed in and out at the time of pickup/drop-off. I understand that all signs and stakes must be returned to the Planning Department within ten (10) business days of the final Public Hearing or I will be responsible for the replacement costs of each sign at $90.00/per sign.

PLACEMENT OF SIGNS

- ✓ One (1) sign shall be erected so as to be visible and eligible to each abutting public street.
- ✓ Corner Lot – Sign to be posted on each abutting street.
- ✓ Extensive Road Frontage – One sign shall be posted for each 2,000 feet.
- ✓ No Frontage on Public Street – A sign shall be posted adjacent to the nearest public street from which future access is contemplated.

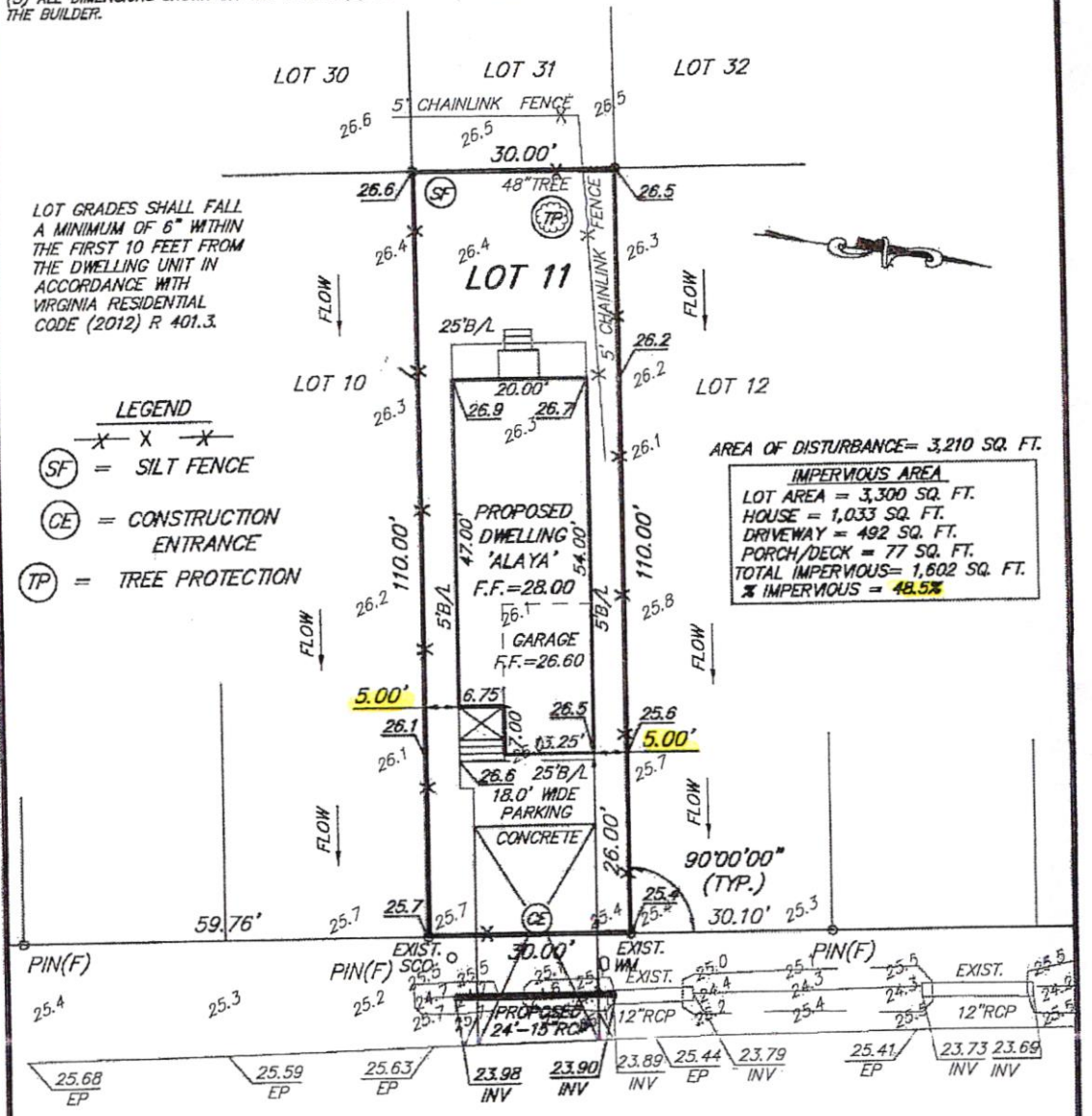
If the sign(s) has not been posted in accordance with City regulations, the application may be removed from the applicable agenda. The applicant shall be responsible for all reprocessing costs, including but not limited to, advertising costs.

4-27-26
Date Sign(s) Picked Up

Brooke Lee
Signature of Applicant

NOTICE OF APPLICATION FOR
PUBLIC HEARING
BZA09-2026
Side Yard Setback Reduction
Impervious Surface Ratio Increase
A PUBLIC HEARING
WILL BE HELD
May 12, 2026
2:00 PM
IN CITY COUNCIL CHAMBERS
SUFFOLK PLANNING DEPARTMENT
(757) 514-4060

(1) HASSELL & FOLKES IS NOT RESPONSIBLE FOR PLACING A PROPOSED BUILDING IN AN EXISTING EASEMENT DUE TO THE FOLLOWING CRITERIA:
(A) HASSELL & FOLKES HAS NOT BEEN FURNISHED, BY THE CLIENT, WITH A CURRENT TITLE REPORT SHOWING EASEMENTS ON THE SITE.
(B) HASSELL & FOLKES HAS NOT PERFORMED RESEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS ON THE SITE.
(2) AFTER BUILDING PERMIT IS ISSUED, HASSELL & FOLKES ASSUMES THAT THE BUILDER APPROVES THE LOCATIONS OF THE BUILDING SHOWN.
(3) LOT IS SERVED BY CITY SEWER, LOT IS SERVED BY CITY WATER.
(4) LOT GRADING SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEY PERFORMED MARCH 16, 2026. (NAVD 88 DATUM)
(5) ALL DIMENSIONS SHOWN ON THE BUILDING(S) ON THIS PLAN ARE FIELD STAKE-OUT DIMENSIONS AND HAVE BEEN VERIFIED BY THE BUILDER.



N. 8TH STREET
(50' R/W)

THE PROPERTY APPEARS TO LIE IN ZONE 'X' AS SCALED FROM COMMUNITY PANEL #510156 0227 E, EFFECTIVE 08/03/2015. THIS IS TO CERTIFY THAT THIS PLAN REFERS TO THE SAME LOT AS SET FORTH BY PLAT ENTITLED "LLOYD PLACE" RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SUFFOLK, VIRGINIA IN D.B. 64, PG. 570.

PLOT PLAN
OF
LOT 11, BLOCK E
LLOYD PLACE
(D.B. 64, PG. 570)
SUFFOLK, VIRGINIA
T.M. 35F*LE*11

COMMONWEALTH OF VIRGINIA
LYNN D. EVANS
Lic. No. 001279
03/17/2026
LAND SURVEYOR

ZONED: RM
W.O. #53680
DATE: 03/17/2026

ADDRESS: 117 N. 8TH STREET

0' 10' 20' 40'
GRAPHIC SCALE: 1"=20'

HASSELL & FOLKES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
870 GREENBRIER CIRCLE, SUITE 100
CHESAPEAKE, VIRGINIA 23320
PHONE: (757) 361-5212 FAX: (757) 366-9481

THE ALAYA MODEL

CODE COMPLIANCE:
USE GROUP: R-3 RESIDENTIAL

2021 VIRGINIA RESIDENTIAL CODE

TYPE CONSTRUCTION: V-B (UNPROTECTED)
WIND SPEED (3SEC GUST) 115 VAULT, 93 VAND.
EXPOSURE B, SUFFOLK
WINDOWS SHALL HAVE A MIN. OF 30 RATING.
FENESTRATION U FACTOR: 0.32 MAX.
EXTERIOR DOORS SHALL HAVE A DP45 MAX. RATING.

GENERAL DESIGN & CODE INFO:

DESIGN LOADS FOR ROOF:
20 PSF LIVE LOAD
10 PSF DEAD LOAD
30 PSF TOTAL LOAD
DESIGN LOAD FOR ATTIC FLOOR:
A
40 PSF LIVE LOAD
10 PSF DEAD LOAD
50 PSF TOTAL LOAD GROUND SHOWLOAD
GUARDS & HAND RAILS 200 LL
STAIRS 40LL
DECKS 60LL
EXTERIOR BALCONIES: 60 LL
NOTE: SOUTHERN YELLOW PINE NO. 2 SHALL BE USED FOR CONVENTIONAL HEADERS AND BEAMS. ENGINEERED LUMBER AS PER MANUFACTURER AND/OR P.E. INSTRUCTIONS.
SOIL BEARING (UNDISTURBED SOLID GROUND) - 1500 P.S.F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CAPACITY IN FIELD PRIOR TO CONSTRUCTION.
WEATHER AREA AS PER FIG R301.2(1) MODERATE
FROST DEPTH LINE - SURFACE
TERMITE AREA -MODERATE TO HEAVY
DECAY AREA -MODERATE TO SEVERE
WINTER DESIGN TEMPERATURE- 22 DEGREES
ICE SHIELD UNDERLAYMENT REQUIRED - ROOF SLOPES AT 4 ON 12 OR LESS
WIND SPEED 115-(3SEC VULTIMATE AND 91 MG VASD 3 SEC GUST

Sheet List	
Sheet Number	Sheet Name
A0	TITLE SHEET
A1	GENERAL INFORMATION
A2	FOUNDATION PLAN, ROOF PLANS AND NOTES
A3	FLOOR PLANS AND NOTES
A4	ELEVATIONS AND NOTES
A5	DETAILS

ABBREVIATIONS

CONSULTANT STATEMENT AND DISCLAIMER

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. DESIGNERS INK LLC. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

The contractor shall not scale these drawings. Dimensions indicated on these drawings shall be used. The contractor shall read and field verify all and shall notify the consultant of any discrepancies prior to construction.

These drawings and designs shown hereon are property of DESIGNERS INK LLC, and have been developed for the construction of this project only. The reproduction, copying, or use of these drawings without written consent of DESIGNERS INK LLC, is strictly prohibited and any infringement will be subject to legal action.

Unless otherwise noted, these design illustrations have been developed without the benefit of a completed topographic survey and soil boring investigation report although both have been recommended by DESIGNERS INK LLC, for this project site. Unless otherwise contracted, DESIGNERS INK LLC, assumes no contractual responsibility for the securing of such information and therefore assumes no liability for the lack thereof.

Contractor will be required to submit a detailed "Description of Materials" with contractor bid documents for all building materials, including plumbing, electrical and hvac fixtures, equipment and apparatuses.

The owner and the professional encourages barrier free design and construction regarding individuals with physical disability. The owner and design professional will ensure that requirements of the Commonwealth of Virginia 2021 Residential Code complied with.

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The owner and the professional encourages barrier free design and construction regarding individuals with physical disability. The owner and design professional will ensure that requirements of the Commonwealth of Virginia 2021 Residential Code complied with.

Some adjustments may be required depending on site conditions. All work shall be done to the be done to the best practices of the trades and according to the established standards and in accordance with the latest municipality, state or national building codes.

Your city or state may require that you have a certified architect or engineer approve your plans and affidavits/her seal to the plans for safety reasons or particular regulation.

Drawing prepared by Designers Ink LLC (Design Consultant) 934 Chartwell Drive, Newport News, Va. 23606.) Reviewed by DESIGNERS INK LLC.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL LOCAL BUILDING CODES AND SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION PRACTICES.
2. ALL EXTERIOR DOORS AND WINDOW UNITS SHALL BE IN ACCORDANCE WITH THE LATESTVRC CODE CONCERNING INGRESS AND EGRESS AND THE CURRENT ENERGY CODE SPECIFICATIONS.
3. ALL ELECTRICAL AND MECHANICAL WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING CODES AND SPECIFICATIONS AND SHALL CONFORM TO STANDARD PRACTICES IN THE TRADE AND WILL BE SUPPLIED BY OTHERS.
4. MECHANICAL HVAC PLAN IS NOT INCLUDED IN THIS SET OF PLANS. THE MECHANICAL CONTRACTOR SHALL PROVIDE SUCH PLANS AND SPECIFICATIONS AS REQUIRED TO OBTAIN THE REQUIRED PERMITS FOR HVAC WORK.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THESE PLANS PRIOR TO CONSTRUCTION WORK BEGINNING.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE CONSTRUCTION WORK ON THIS PROJECT PRIOR TO ANY CONSTRUCTION WORK BEING DONE. A PERMIT SHALL BE ISSUED BY THE BUILDING INSPECTIONS DEPARTMENT OF THE CITY OR COUNTY OF THE CONSTRUCTION PROJECT.
7. ALL APPLICABLE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE VIRGINIA RESIDENTIAL CODE 2021.
8. CODES GOVERN OVER DRAWINGS IN THIS SET OF PLANS, VERIFY WITH ALL LOCAL CODES AND SPECIFICATIONS.
9. VERIFY ALL MECHANICAL REQUIREMENTS PRIOR TO FRAMING TO AVOID POSSIBLE CONFLICTS WITH FRAMING.
10. NAILING SCHEDULE OF VIRGINIA RESIDENTIAL CODE 2021, FASTENING SCHEDULE SHALL BE FOLLOWED.
11. ALL MECHANICAL AND ELECTRICAL DRAWINGS NOT INCLUDED IN CONTRACT AND TO BE SUPPLIED BY OTHERS.
12. ALL DIMENSIONS, ELEVATIONS, AND HEIGHTS TO BE VERIFIED BEFORE PROCEEDING WITH WORK.
13. ALL DIMENSIONS TO FACE OF FRAME OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
14. CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR CONTROLLED FILL WITH A MINIMUM BEARING CAPACITY OF 2000 P.S.I TO BE VERIFIED BY THE CONTRACTOR. ANY APPRECIABLE AMOUNTS OF GROUND WATER ENCOUNTERED DURING EXCAVATION FOR FOOTING MY REQUIRED ADDITIONAL SOIL AND FOUNDATION ANALYSIS.
15. ALL CONCRETE SHALL BE3000 P.S.I @ 28 DAYS MIN. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 40-LAP ALL SPICES 12'-0" MIN.
16. ALL FRAMING LUMBER SHALL BESOUTHERN YELLOW PINE #2 OR EQUAL FB MIN 15000 P.S.I MIN. ALL WALL AND ROOF SHEATHING SHALL BE EXPOSED 1 APA RATED. ALL FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATIONS SPECIFICATIONS.
17. ROOFING SHALL BE MINERAL SURFACED ASPHALT SHINGLE CLASS A CONFORMING TO ASTM C3018 AND WEIGHING NOT LESS THAN 235LBS/SQ, COLOR AND PROFILE TO BE SELECTED BY OWNER. UNDERLAYMENT SHALL BE 15 LB ASPHALT SATURATED FELT CONFORMING TO ASTM D226.
18. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VIRGINIA STATE APPROVED "VRC 2021" AND THE CURRENT ENERGY CODE.
19. WINDOWS SHALL BE DOUBLE HUNG SOLID VINYL OR VINYL CAD WITH DUAL PANEL INSULATED GLASS AND INTEGRAL THERMAL BREAK AS BUILDERS CHOICE OF MANUFACTURER TO FOLLOW SIZES AND TYPES INDICATED ON PLANS.
20. THESE PLANS ARE FOR PERMIT USE ONLY AND TO BE USED AS A GUIDE ONLY. ANY RECEPTACLES BETWEEN CODE OR LOCAL STANDARDS THE HIGHER STANDARDS SHALL ALWAYS APPLY. THESE PLANS ARE NOT ENGINEERED.
21. SOME ADJUSTMENTS MAY BE REQUIRED DEPENDING ON SITE CONDITIONS. ALL WORK SHALL BE DON TO THE BEST PRACTICES OF THE TRADES AND ACCORDING TO THE ESTABLISHED STANDARDS AND IN ACCORDANCE WITH THE LATEST MUNICIPALITY, STATE OR NATIONAL BUILDING CODES.
22. THE STRUCTURE HAS BEEN DESIGNED ACCORDING TO CURRENT STANDARDS USING A COMBINATION OF ENGINEERED WOOD MEMBERS AND CONVENTIONAL DIMENSION WOOD MEMBERS. ENGINEERED WOOD SUPPLIERS MAY PROPOSED COMPARABLE FRAMING SYSTEMS REQUIRING MODIFICATIONS TO THE FRAMING DESIGN SHOWN ON THESE DRAWINGS. THE SUPPLIER OR MANUFACTURER MUST SUPPLY THE BUILDER WITH ALL DESIGN CRITERIA FOR PROPER MODIFICATIONS REGARDING OTHER TRADES INVOLVED IN THE CONSTRUCTION. ALL STRUCTUAL DESIGN MUST BE REVIEWED BY A LICENSED PROFESSIONAL.
23. DESIGNERS WILL NOT ASSUME LIABILITY FOR MISHAPS BEFORE, DURNING OR AFTER THE USE OF THESE PLANS FOR CONSTRUCTION.
24. ALL WOOD TRUSSES, IF ANY, SHALL BE CERTIFIED BY THE TRUSS MANUFACTURER TO HAVE THE CAPABILITY TO SUPPORT LIVE AND DEAD LOADS SPECIFIED BY THE APPLICABLE CODES. CONTRACTOR WILL BE REQ'D TO SUBMIT BEFORE PERMIT ISSUE DETAILS, SHOP DRAWINGS AND LOAD DATA SHEETS PREPARED AND STAMPED BY REGISTERED DESIGN PROFESSIONAL FOR ALL ENGINEERED PRODUCTS.
25. GAS APPLIANCES WILL BE USED CARBON MONOXIDE DETECTORS WILL NEED TO BE INSTALLED PER R315

ADDITIONAL NOTES:

1. CONTRACTOR TO NOTIFY APPLICABLE STATE UTILITY LOCATION SERVICES PRIOR TO EXCAVATION.
2. PER SECTION R312.1.2, GUARDRAILS ARE REQUIRED ON PORCHES BALCONIES AND RAISED FLOOR SURFACESMORE THAT 30" ABOVE GRADE OR FLOOR BELOW. ALL INTERIOR AND EXTERIOR RAILING ARE TO BE MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS. OF FORCE AND NOT ALLOW A SPHERE GREATER THAN 3 7/8" DIA. TO PASS THROUGH. NO RAILING DESIGN W/ LADDER EFFECT IS ALLOWED. HANDRAIL GRIP SIZE AS PER SECTION R312.1.3IN THE VRC.
3. PER SECTION R308.4 AND CPSC 16-CFR PART 1201, ALL GLAZING IN HAZARDOUS AREAS SHALL BE SAFETY, TYPED. THEREFORE, ALL SIDELITES NEAR ENTRY DOORS OR ANY WINDOWS THAT ARE IMPACTED BY DOOR SWING SHALL HAVE THEIR GLASS TEMPERED.
4. ALL DOORS WINDOWS AND SKYLIGHT AND WINDOW PRESSURE LOADS PER VRC.
5. PER SECTION R310, EGRESS WINDOWS SHALL MET THE FOLLOWING THE REQUIREMENTS, MIN. (1) 5.7 SQ.FT. CLEAR OPENING PER BEDROOM IS REQUIRED AT THE SECOND LEVEL AND ABOVE. MIN. (1) 5.0 SQ.FT. CLEAR OPENING PER BEDROOM IS REQUIRED AT THE FIRST LEVEL. WINDOW SILL SHALL BE NO HIGHER THAN 44 INCHES ABOVE FLOOR.MIN. OPENG HEIGHT IS 24 INCHES . WINDOW SILL MIN HGT.FOR ALL SECOND AND THIRD FLOOR WINDOWS IN DWELLING UNES WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW. THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LOCATED GLAZING BETWEEN THE FLOOR AND 18 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH 4 INCH DIAMER SPHERE CANNOT PASS EXCEPTIONS:
   1. WINDOW WHOSE OPENINGS WILL NOT ALL A 4 INCH DIAMETER SPHERE TO PASS THOUGH THE OPENING WHEN THE OPENING IS IN ITS LARGES OPENED POSITION.
   2. OPENINGS THAT ARE L PROVIDED WITH WINDOWS GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090.
6. PER SECTION R314.3 SMOKE DETECTORS SHALL BE INTER CONNECTED, RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND HAVE BACKUP.
7. ALL GLASS BATH TUB ENCLOSURES ARE TO BE TEMPERED.
8. ALL WINDOW AT STAIR LANDING LESS THAN 60" ABOVE THE FLOOR S REQUIRED TO HAVE SAFETY GLAZING.
9. GARAGE TO LIVING SPACES ENTRY DOOR TO ME M.I.T. 1 5/8" WITH FIRE RATING OF N.I.T. 20 MIN.
10. INTERIOR GARAGE WALL & CEILING FINISH TO HAVE N.I.T. 5/8" GWB. ADJACENT OF ALL LIVING AREAS.
11. ALL BATH VENTILATION FANS MUST DISCHARGED TO OUTSIDE SPACES.
12. ALL SMOKE DETECTORS MUST BE INTERCONNECTED AS DIRECTED BY CODE.
13. ALL ELECTRICAL WORK SHALL BE ACCORDING TO THE APPLICABLE CODES.
14. CORROSION RESISTIVE FLASHING SHALL BE PROVIDE AT ALL VALLEYS AND ROOF WALL INTERSECTION.
15. PER SECTION R308.4 PROVIDE SPECIALTY GLAZING REQUIRED AT "HAZARDOUS LOCATIONS"
16. ALL BATH AND SHOWER WALLS WITH SHOWERS HEADS SHALL HAVE NONABSORBENT SURFACES UP TO 6'-0" IN HGT. AS PER SECTION R307.2 INSTALLED PER MANUFACTURERS INSTURCTION PROVIDE BLOCKING AS REQUIRED.
17. ALL STAIRWAYS SHALL BE ILLUMINATED AS PER SECTION R303.7 AND HAVE CONTROLS AS PER SECTION R303.8
18. ENERGY EFFICIENCY CALCULATIONS SHALL BE IN ACCORDANCE WITH N1 101.2.1 IF REQUIRED BY CITY OFFICIALS.
19. OUTDOOR RETURN AIR FOR FORCED AIR SYSTEMS ARE PROHIBITED FROM GARAGE.
20. ALL WALL COVERINGS SHALL BE SECURELY FASTENED IN ACCORDANCE WITH SECTION R703.4.1
21. PROVIDE MECHANICAL VENTILATION AT TOILET ROOMS IN ACCORDANCE W/SECTION M1507.
22. ALL OUTLETS IN WET LOCATIONS SHALL BE PROVIDE AS REQUIRED PER SECTION E3801.4, E3802.4, E3802.1 AND E3802.3
23. AS PER N1 101.9 A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL.
24. AS PER N1 102.1 FENESTRATION REQUIREMENTS FOR EXTERIOR WINDOWS AND DOORS SHALL BE U0.35 OR LOWER, ONE OPAQUE DOOR IS EXEMPT FORM THEU FACTOR PER N1 102.3.4 UP TO 15 SQ. FEET OF WINDOW AREA IS ALSO EXEMPT FROM MEETING 0.35 , WINDOW SILL HEIGHT FOR ALL SECOND FLOOR WINDOW SHALL BE AS PER SECTION 310.2.3 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) ABOVE THE FLOOR.
25. PROVIDE CARBON MONOXIDE DETECTORS.
26. PROVIDE FIRE EXTINGUISHER AT KITCHEN.
27. PER VRC ATTIC ACCESSES ARE TO BE INSTALLED WITH R VALUE EQUAL TO CEILING FRAMINGTHAT PENETRATES ALL PULL DOWN LADDERS REQUIRE AN INSULATED HATCH AND GASKET.
28. AS PER VRC PROVIDE A MIN. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIALS AND NO OPENINGS TO GARAGE.
29. ALL FIREPLACES FIRE BOX OPENINGS ARE TO BE SEALED, GASKETED AND ARE TO RECEIVE COMUSTION AIR DIRECTLY FOR THE OUTSIDE.
30. PER VRC ADDITIONAL ENERGY PACKAGE IS TO COMPLIE WITH N1 108.2.2.
    1.GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER.
    2.GREATER THAN OR EQUAL TO 10 HSPF/16 SEER AIR SOURCE HEAT PUMP.
    3. GREATER THAN OR EQUAL TO 3.5 COP GROUND SOURCE HEAT PUMP, FOR MULTIPLE COOLING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE COOLING DESIGN LOAD. FOR MULTIPLE HEATING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE HEATING DESIGN LOAD.

NOT ALL NOTES ARE APPLICABLE

Designer Ink LLC
934 Chartwell Drive
Newport News, Va. 23606
757-921-7178
office@designers-ink.com

REVISIONS:

DRAWING:
TITLE SHEET

scale: date: 1.19.26

drawn by: MT checked by: AK

PROJECT NAME
THE ALAYA MODEL

PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

SHEET
A0

preliminary drawing

final drawing

1/19/2026 11:17:37 PM E:\00000 TIER 1 CONSTRUCTION\20_ Work_ALAYA MODEL_MAIN_SLAB.rvt
THESE DRAWINGS AND DETAILS ARE, BY THEIR VERY NATURE, SCHEMATIC AND TO NOT DEPICT EVERY CONDITION, DETAIL, CONNECTION, ETC., WHICH WILL OCCUR. KNOWLEDGEABLE, PROPERLY LICENSED CONTRACTORS MUST BE RELIED UPON TO ACHIEVE PROPER INSTALLATION OF MATERIALS, FLASHING, WEATHER SEALANT, MATERIAL TRANSITIONS, SEPARATIONS, CONNECTIONS, AND HARDWARE, ETC. CONTRACTOR IS TO VERIFY ALL GIVEN DIMENSION IN THE FIELD

5/15/2025 11:17:38 PM E:\000000 TIER 1 CONSTRUCTION\2020_ WASA_ALAYA MODEL_MAIN_SLAB.rvt

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FOOTING & FOUNDATION :

1. ALL EXTERIOR WALL FOOTINGS ARE MIN 24" X 10" MIN. CONT. WITH (2) #5 REBARS CONT., AND TIED OR AS PER REQUIRED FOR SHRINK SWELL CONDITIONS, SEE WALL SECTION AND DETAILS FOR ADDITION EXTERIOR WALL FOOTING AND FOUNDATION WALL REQ.
2. CONCRETE SLABS ARE TO BE 4" FIBER REINFORCED CONCRETE OVER 6 MIL POLY OVER COMPACTED SOIL/FILL. PROVIDE CONTROL JOINTS AS REQUIRED. PROVIDE 8-10 RIGID INSULATION 2'-0" DEEP AROUND PERIMETER, PROVIDE 8-10 RIGID INSULATION ON VERTICAL INSIDE FACE OF C.M.U. ALONG ENTIRE PERIMETER
3. THICKENED SLAB ARE TO BE MIN. 10" DEEP AND HAVE A WIDTH AS SHOWN ON FOUNDATION PLAN, ANGLE SIDES OF THICKENED SLAB NO MORE THAN 45 DEGREES.
4. FOOTING FOR EXTERIOR RAISED CONCRETE SLAB ARE MIN. 8" X24" CONTINUOUS. SEE WALL SECTIONS & DETAILS FOR ADDITIONAL EXTERIOR WALL FOOTING AND FOUNDATION WALL REQUIREMENTS.
5. CONCRETE SLAB SHALL BE 2000 P.S.I IN 28 DAYS UNLESS OTHERWISE NOTED, AND PLACED AS PER A.C.I. 318-83, ON STRUCTURAL FILL COMPACTED ON A MINIMUM DENSITY OF 93% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE PROCEDURES OUTLINED IN ASTM D-698.
6. ALL REBAR LAP SPLICE (IF REBAR SHOWN) SHALL BE PARRICADED AS PER ASTM A-615 GRAD 60.
7. CHIMNEY FOOTINGS FOR MASONRY CHIMNEYS SHALL BE 12" OR LARGER THAN FOOT PRINT X 12" THICK (MIN.)
8. WALL BACKFILLED WITH DIRT:

   A. FOR EARTH FILL UP TO 4' MAXIMUM HEIGHT- USE 8" C.M.U. OR 8" BRICK WITH MEMBRANE OR SPRAY ON WATERPROOFING ON EXTERIOR. FOOTING MIN. SIZE OF 12" X 24" OR AS NOTED PLAN FOR SHRINK SWELL CONDITIONS, 18"X36" MIN. 3'-0" BELOW GRADE.

   B. FOR EARTH FILLED 4' AND HIGHER UP TO MAX OF 9' USE 12"X24" FOOTING WITH # 4 @ 16" DOWELS HOOKED INTO FOOTING, USE 12" C.M.U. WALL WITH #4 @ 16" VERTICAL BARS LOCATED 4" FROM NON DIRT FILL FACE, LAP ALL SPLICES 12" AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8" IN C.M.U. JOINTS
   FILL ALL OPEN CELLS OF C.M.U. WITH EITHER TYPE M MORS MORTAR OR EQUAL AND ERECT ALL FRAMING BEFORE BACKFILLING FOR SHRINK SWELL CONDITIONS, 18"X36" MIN. 3'-0" BELOW GRADE.
9. ALL UNITED WHICH CROSS FOOTING MUST PAST ABOVE FOOTINGS.
10. CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C-90 MORTAR TO CONFORM TO ASTM C-270, TYPE "S" BELOW GRADE, TYPE "N" ABOVE GRADE

FRAMING CONSTRUCTION- OTHER THAN ROOF :

1. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE -PINE-FIR #2 OR BETTER FRAMING UNLESS OTHERWISE NOTED. UTILITY GRADE LUMBER UNACCEPTABLE
2. STEEL BEAMS MUST HAVE (4) 2 X 4 STUD JACKS UNDER EACH END SUPPORT UNLESS OTHER WISE NOTED.
3. MICRO-LAM BEAMS MUST HAVE (3) 2 X 4 STUD JACKS UNDER EACH END SUPPORT UNLESS OTHERWISE NOTED.
4. MASONRY LINTELS
   A. FOR SPANS UP TO 6' USE 3- 1/2" X 3-1/2" X 1/4" STEEL ANGLES MAY BE USED FOR FIREPLACE OPENINGS AS FOLLOWS.
      1. 10" OF BRICK OR STONE MAX SPAN 36"
      2. 8" OF BRICK OR STONE MAX SPAN 48"
      3. 20" OF BRICK OR STONE MAX SPAN 72"
   B. FOR SPAN FORM 6' TO 9' USE 3" X 3 1/2" X 5/16" STEEL ANGLES.
5. ALL BRICK OVER LOWER ROOFS MUST HAVE ANGLE SECURELY SUPPORTED FROM BELOW.
6. ALL WOOD I JOIST AND OPEN JOIST MUST BE BRACED IN ACCORDANCE W/ MANUFACTURER'S DIRECTIONS PLUS DETAILS SHOWN ON PLANS
7. ALL RAFTER BRACES MUST HAVE (2) STUDS FROM PLATE TO FOUNDATION OR BEAM BELOW THEM AT ALL FLOORS.
8. WHERE PARTITIONS FALL BETWEEN FLOOR TRUSSES 2 X 4 LADDERS @ 16" O.C. MUST BE PLACED PERPENDICULAR TO THE TRUSSES FOR SUPPORT THE PLYWOOD DECKING.
9. ON ALL OPEN WEB FLOOR TRUSSES OVER 10' SPAN A MINIMUM SINGLE LINE OF 2 X 4'S SHALL BE NAILED TO DIAGONAL MEMBERS OR VERTICAL MEMBERS IN THE APPROXIMATE MID-SPAN AS A LOAD DISTRIBUTION MEMBER.
10. WHERE CEILING JOIST ARE PARALLEL TO EXTERIOR WALL AND RAFTERS BEAR ON STUD WALL TOP PLATES ADJACENT TO CEILING JOISTS, PROVIDE STUB JOIST AS REQUIRED TO BRACE WALL TO CEILING JOIST.
11. HEADERS ARE TO BE DESIGNED AS PER TABLE R602.7(1), R602.7(2) R602.7(3) OF 2021 IRC.
12. ALL SHEATHING TO BE AS RATED WOOD STRUCTURAL PANELS (R602.10) AS FOLLOWS

	GRADE	THICKNESS(NOMINAL)
ROOF	0.&S	1/2"
WALL	0.&S	1/2"
FLOOR	0.&S	3/4"

    INSTALL ALL SHEATHING IN ACCORDANCE W/TABLE R602.10.3 AND R602(3)
13. FLOOR AND WALL FRAMING SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED AND TRANSMITTING THE RESULTING LOADS SUPPORTING ELEMENTS DOWN TO THE FOUNDATION.
14. PROVIDE 2 X 6 STUD FRAMING SPACED @ 16" O.C. @ ALL UNBRACED GABLE END WALL.
15. PER SECTION R602.3.1, THE SIZE HEIGHT AND SPACING OF ALL STUD MEMBERS SHALLBE IN ACCORDANCE WITH TABLE R602.3(A) BALLOON FRAMED WALLS ARE DESIGNED AND SEALED BY RDP AND NOT PRESCRIPTIVE.
16. ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED, FRAMED AND FIRE BLOCKED AS REQUIRED FOR EXTERIOR WALL R602.4
17. PROVIDE FIRE BLOCKING IN ALL AREAS AS MANDATED IN CODE, PROVIDE DRAFTSTOPPING IN ALL ATTICS AND FLOORS AS PER R302.12
18. ALL FASTENERS IN PRESSURE TREATED WOOD ARE TO BE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER AS PER SECTION R2304.10.5.1
19. ALL FLOOR JOIST AND GIRDER SPANS SHALL BE IN ACCORDANCE WITH SECTION 502 WOOD FLOOR FRAMING.
20. PER SECTION R502.6 ALL JOIST, BEAM OR GIRDER ENDS SHALL BEAR NOT LESS THAN 1 1/2" ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1" X 4" MINIMUM STRIP AND NAILED TO ADJ. STUD OR APPROVED.
21. ALL FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH TABLE R602.3 (3 &5) JOIST HANGERS
22. JACK AND KING STUDS HEADERS MUST BE SUPPORTED ON EACH END BY ONE OR MORE JACK STUDS AS PER TABLE 602.7.1 A KING STUD MUST BE ADJACENT TO JACK STUD ON EACH END OF THE HEADER NAILED TO THE HEADER WITH 4-10d NAILS.
23. ANCHOR BOLTS PROVIDE 1/2 INCH DIAMETER ANCHOR BOLTS IN SILL AND BOTTOM PLATES SPACED MIN. OF 6 FEET ON CENTER AND MAX. OF 1 FOOT FROM THE END OF SILL PLATES. ANCHOR BOLTS MUST BE EMBEDDED A MIN OF 7" INCHES INTO MASONRY CELLS AND CONCRETE.

R302.11 FIREBLOCKING.
IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

R302.11.1 BATTS OR BLANKETS OF MINERAL OR GLASSFIBER.
BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

R302.11.1.2 UNFACED FIBERGLASS.
UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

R302.11.1.3 LOOSE-FILL INSULATION MATERIAL.
LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

R302.11.2 FIREBLOCKING INTEGRITY.
THE INTEGRITY OF FIRE-BLOCKS SHALL BE MAINTAINED.

R602.10 WALL BRACING.
BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR SECTION R602.12. WHERE A BUILDING, OR PORTION THEREOF, DOES NOT COMPLY WITH ONE OR MORE OF THE BRACING REQUIREMENTS IN THIS SECTION, THOSE PORTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION R301.1.

R602.10.2.2 LOCATIONS OF BRACED WALL PANELS.
A BRACED WALL PANEL SHALL BE ON WITHIN 10 FEET (3810 MM) FROM EACH END OF A BRACED WALL LINE AS DETERMINED IN SECTION R602.10.1.1. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS ALONG A BRACED WALL LINE SHALL BE NOT GREATER THAN 20 FEET (6096 MM), AS SHOWN IN FIGURE R602.10.2.2.

R602.10.1.3 SPACING OF BRACED WALL LINES.
THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.2). INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED.

ROOF PLAN NOTES:

1. NO OBSTACLES SHALL PREVENT WATER FLOW.
2. ALL VENTILATION OPENINGS SHALL BE COVERED W/ CORROSION - RESISTANT METAL MESH W/ MESH OPENING OF 1/4"
3. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE- PINE #2 OR SETTER FRAMING UNLESS NOTED OTHERWISE. STUDS OR UTILITY GRADE LUMBER IS UNACCEPTABLE.
4. RAFTERS 2 X 8 @ 16" O.C. UNLESS OTHER WISE NOTED. THEY ARE CUT IN TO HIPS, RIDGES, ETC. UNLESS OTHERWISE NOTED.
   A. T&G, SLATE AND OTHER BEARING ROOF COVERINGS SHALL USE 2 X 10 @ 16" RAFTERS UNLESS OTHERWISE NOTED.
5. COLLAR TIES- 2X4 @ 32" AT ALL RIDGES AND AS REQUIRED BY TABLE R 802.3.A
6. (2) COLLAR TIES MIN. @ ALL ROOFS EVERY 3' TIES MUST BE PUT ON (1) SET OF RAFTERS.
7. ALL HIPS AND RIDGES ARE TO BE SIZED SO THAT ALL RAFTERS BEAR FULLY ON THE RIDGE BOARD.
8. ALL BRACES ARE (2) 2 X 4 NAILED W/ 16d @ 8" O.C. VERTICALLY FROM TOP TO BOTTOM.
9. MAXIMUM SPACE OF RAFTER BRACES RAFTERS CAN BE SPLICED OVER HOGS.
   FOR 2 X 4 HOG 4' O.C.
   FOR 2 X 6 HOG 7'-6" O.C.
10. ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE W/ TRUSS MANUFACTURERS DIRECTIONS
11. PROVIDE RUNNING ARE STRAPS AT ALL ROOF RAFTERS WHERE REQUIRED BY APPLICABLE CODES
12. ROOF SHEATHING SHALL BE MINIMUM OF 1/2" OSB SHEATHING AND SHALL CONFORM TO TABLE R 602.3).
13. WITH NO ROOF PLAN
   A. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR SPRUCE-PINE-FIR#2 OR BETTER FRAMING, UNLESS SHOWN OTHERWISE.
   B. RAFTERS 2 X 8 @ 16" O.C. UNLESS SHOWN OTHERWISE.
   C. MAX. ALLOWABLE SPANS AS PER APPLICABLE CODE.
   D. USE (2) 2 X 6 HOGS PAT RAFTER WITH (2) 2 X 6 SPACES AT 8' MAX SPACING. CARRY BRACES TO PARTITIONS/BEAMS OR MIN. OF (2) 2 X 6 HOGS ON CEILING JOIST, CUT IN ALL RAFTERS USING RIDGES, VALLEY ETC. ONE SIZE LARGER THAN RAFTER SIZE. CEILING JOIST.
   E. ALL BRACED LOADS MUST GO TO FOUNDATION.
14. PER SECTION R602.4 ALL CEILING JOIST SPANS SHALL BE IN ACCORDANCE WITH TABLE R602.3(2) and R602.3(3).
15. PER SECTION R602.3 ALL RAFTERS SPANS SHALL BE IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3.(5).
16. ACCORDING TO SECTION R802.3.1 ALL RAFTER AND CEILING JOIST SHALL BEAR NOT LESS THAN 1 1/2" ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

R802.4.6 COLLAR TIES.
WHERE COLLAR TIES ARE USED TO CONNECT OPPOSING RAFTERS, THEY SHALL BE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE AND FASTENED IN ACCORDANCE WITH TABLE R602.3(1). COLLAR TIES SHALL BE NOT LESS THAN 1 INCH BY 4 INCHES (25 MM × 102 MM) NOMINAL SPACED NOT MORE THAN 4 FEET (1220 MM) ON CENTER. RIDGE STRAPS IN ACCORDANCE WITH TABLE R602.3(2) SHALL BE PERMITTED TO REPLACE COLLAR TIE

NOT ALL NOTES ARE APPLICABLE

Classic Wall Bracing Worksheet

Ultimate Wind Speed (mph)	130															
BWL Designation	1	2	3	A	B	C	D	1	2	3	A	B				
No. of Floors above BWL	1	1	1	-	1	1	1	1	1	1	1	1				
BWP Method	CS-SFB	SFB	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP				
Average BWL Spacing (ft)	12	15	15	22	22	15	15	12	12	20	20	22				
Tabular Requirement (ft)	6.30	12.10	6.90	7.00	7.00	3.20	3.20	3.20	3.20	3.50	3.50	3.50				
Adjustments: Exposure	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00	B 1.00				
Eave-to-Ridge Ht. (ft)	8.00 0.94	7.00 0.94	8.00 0.94	8.00 0.94	8.00 0.94	8.00 0.88	8.00 0.88	8.00 0.88	8.00 0.88	8.00 0.88	8.00 0.88	8.00 0.88				
Max. Wall Ht. (ft)	9.00 0.95	8.00 0.95	9.00 0.95	9.00 0.95	9.00 0.95	9.00 0.90	9.00 0.90	9.00 0.90	9.00 0.90	9.00 0.90	9.00 0.90	9.00 0.90				
No. of BWLs	2 1.00	2 1.00	2 1.00	4 1.45	4 1.45	2 1.00	2 1.00	2 1.00	2 1.00	2 1.00	4 1.45	4 1.45				
One Interior Finish?	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00				
Added Hold-downs?	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00	No 1.00				
Joists Blocked?	Yes 1.00	Yes 1.00	Yes 1.00	Yes 1.00	Yes 1.00	Yes 1.00	Yes 1.00	Yes 1.00	Yes 1.00	Yes 1.00	Yes 1.00	Yes 1.00				
Fasteners @ 4"o.c.?	Yes 0.83	Yes 0.70	Yes 0.83	Yes 0.83	Yes 0.83	Yes 0.83	Yes 0.83	Yes 0.83	Yes 0.83	Yes 0.83	Yes 0.83	Yes 0.83				
Required BWP Length (ft)	4.57	7.94	4.57	7.53	7.52	2.16	2.16	2.10	2.10	3.34	3.34					
Actual BWPs: Conventional Length (ft)	BWP	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length
	1	CS-SFB	4.00	GB (ON)	4.00	CS-FF	2.00	CS-WSP	4.00	CS-WSP	3.00	CS-WSP	4.00	GB (ON)	6.00	CS-WSP	2.60	CS-WSP	4.00	CS-WSP	3.00
	2	CS-SFB	4.00	GB (ON)	8.00	CS-FF	2.00	CS-WSP	4.00	CS-WSP	3.00	CS-WSP	4.00	GB (ON)	6.00	CS-WSP	2.60	CS-WSP	4.00	CS-WSP	3.00
	3					CS-WSP	2.00	CS-WSP	4.00	CS-WSP	4.00					CS-WSP	2.60	CS-WSP	4.00	CS-WSP	4.00
	4							CS-WSP	3.00	CS-WSP	3.00							CS-WSP	3.00	CS-WSP	3.00
	5							CS-WSP	3.00	CS-WSP	1.60							CS-WSP	3.00	CS-WSP	1.60
	6																				
	7																				
Actual BWP Length (ft)	8.00	12.00	7.00	16.00	14.20	8.00	12.00	7.80	18.00	14.60						
Actual ≥ Required?	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS						
BWPs ≥ 20' Apart?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes						
> 2 Panels in BWL?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes						
BWP 10' from End?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes						
Continuous Sheathing End Conditions	End 1 End 2	End 1 End 2	End 1 End 2	End 1 End 2	End 1 End 2	End 1 End 2	End 1 End 2	End 1 End 2	End 1 End 2	End 1 End 2	End 1 End 2	End 1 End 2				
	1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1	1 1				
BWL Compliance	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS	PASS				

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REVISIONS:

DRAWING:
GENERAL INFORMATION

scale: date: 1.16.26

drawn by: MT checked by: AK

PROJECT NAME
THE ALAYA MODEL

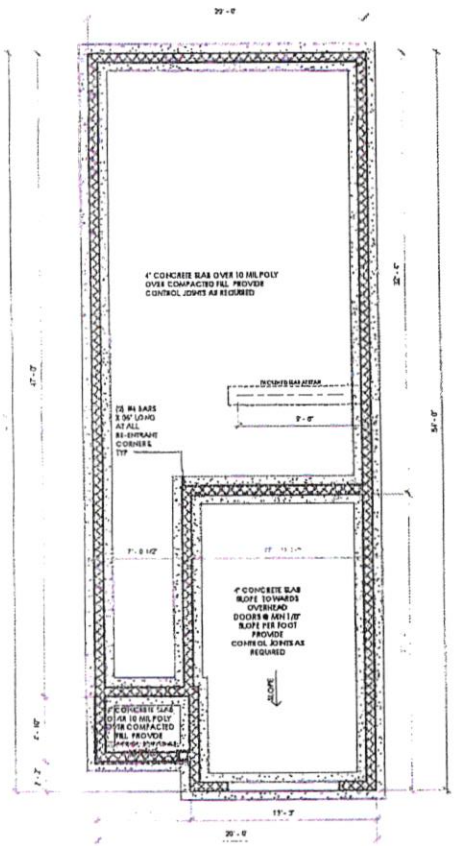
PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

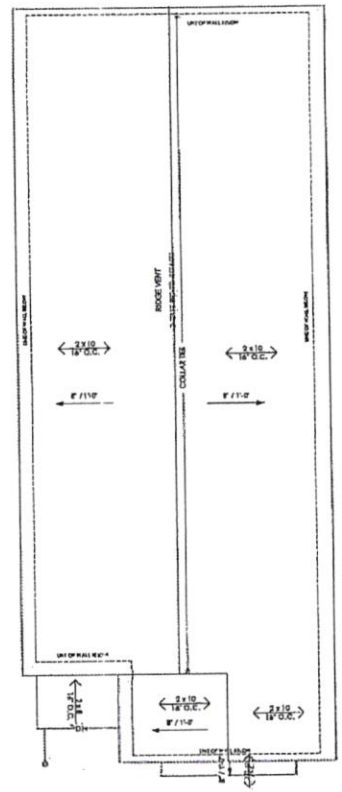
SHEET
A1

preliminary drawing
- ☐ 30% review
- ☐ 60% review
- ☐ 75% review
- ☐ 90% review

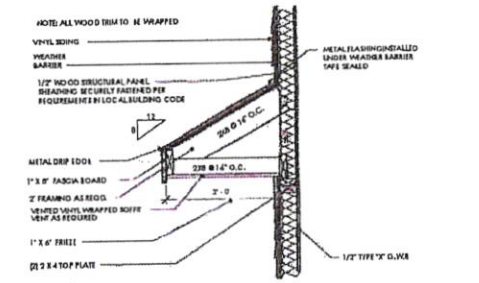
final drawing
- ☐ 100% review
- ☐ permit set
- ☐ bid set
- ☐ issue date



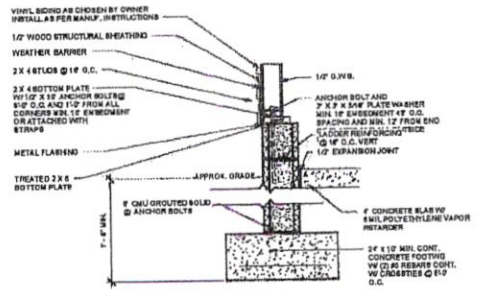
1 FOUNDATION PLAN SLAB
1/4" = 1'-0"



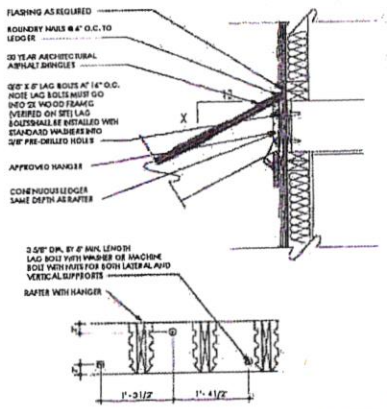
2 ROOF PLAN
1/4" = 1'-0"



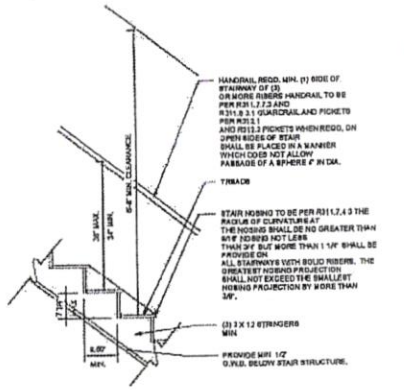
3 ROOF ABOVE GARAGE DETAIL
1" = 1'-0"



5 FOUNDATION SECTION @ GARAGE
1" = 1'-0"



4 ROOF TO WALL CONNECTION
1" = 1'-0"



6 Typical Stair Detail
1 1/2" = 1'-0"

FOUNDATION NOTES

1. 1. MIN. REF DATUM ELEVATION TO BE DETERMINED BY CIVIL ENGINEER
2. SLOPE ALL EXTERIOR SLABS AWAY FROM HOUSE @ MIN 1/4" PER FT. MIN.
3. DIMENSIONS ARE TO FACE OF CMU WHERE SIDING IS APPLIED ABOVE.
4. (AT ALL INTERIOR SLABS) 4" CONCRETE OVER 10 MIL POLY OVER COMPACTED SOLID FILL PROVIDE CONTROL JOINTS AS REQ. PROVIDE HORIZONTAL R-10 RIGID INSULATION 24" WIDE UNDER SLAB ALONG WALL PERIMETER.
4. ANGLED WALLS ARE AT 45 DEGREES U.O.N.
5. FOUNDATION WALLS TO BE 8" CMU BLOCK U.O.N. OPTIONAL PAINTED OR PARGED ON EXTERIOR.
6. SLABS AT LIVING AREA ARE TO HAVE FIBER REINFORCING
7. PROVIDE GRADING UP TO SLAB OR STEPS AT ALL EXTERIOR PATIOS. TO VERIFY IN FIELD.
8. ALL LIVING SPACES ARE TO BE AT OR ABOVE 10.0'. ALL EXTERIOR MECH. EQUIP. AND ANY GARAGE OR UNINHABITED SPACE IS TO FOLLOW FEMA GUIDELINES FOR FLOOR PROOF DESIGN.

ROOF PLAN NOTES:

1. ALL RIDGE, VALLEY AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD
2. VENTILATION SHALL COMPLY WITH SECTION 806.1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH 1/8" (3.2MM) MINIMUM TO 1/4" (6.4MM) MAX. OPENINGS.
3. VERIFY ALL BEARING HEIGHTS.
4. ALL ROOF SLOPES OF 4 ON 12 OR LESS ARE REQUIRED TO HAVE ICE & WATER SHIELD INSTALLED OVER ENTIRE ROOF SURFACE.
5. ROOF FRAMING PREFAB TRUSSES AS REQUIRED INSTALL PER MANUFACTURERS INSTRUCTIONS
6. PROVIDE RIDGE VENTS AT ALL ROOF PROJECTION OR VENT TO MAIN.
7. PROVIDE WATER AND ICE SHIELD AT ALL VALLEYS.
8. PROVIDE FIRE/DRAFTSTOPPING AS PER SECTIONS R602B AND R502 MAXIMUM AREA OF CONCEALED SPACE IS 1000 SQ. FT. PROVIDE FIREBLOCKING IN CONCEALED SPACES OF STUDS VERTICALLY AT CEILING AND FLOOR LEVELS. FIBER-CEMENTLY AT INTERVALS NOT EXCEEDING 10'-0" AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND FIBER-CEMENT SPACES IN SPACES BETWEEN STAIRS STRINGERS AT TOP AND BOTTOM OF RUN AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVELS.

ROOF ATTIC CALC.	ROOF ATTIC CALC. LARGER
AREA UNDER ROOF /300 = A	1425/300 = 4.75
A X 144= B	4.75 X 144= 684
B/2=C	684/2=342
C/16.9= (LINEAL FEET)	342/16.9=21

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REVISIONS:

DRAWING:
FOUNDATION PLAN, ROOF PLANS AND NOTES

scale: As indicated
date: 1.16.26
drawn by: MT
checked by: AK

PROJECT NAME
THE ALAYA MODEL

PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

SHEET
A2

preliminary drawing
final drawing

1/16/2026 11:17:39 PM E:\000000 TIER 1 CONSTRUCTION\2D_ Wide_ALAYA MODEL MAIN_SLAB.rvt
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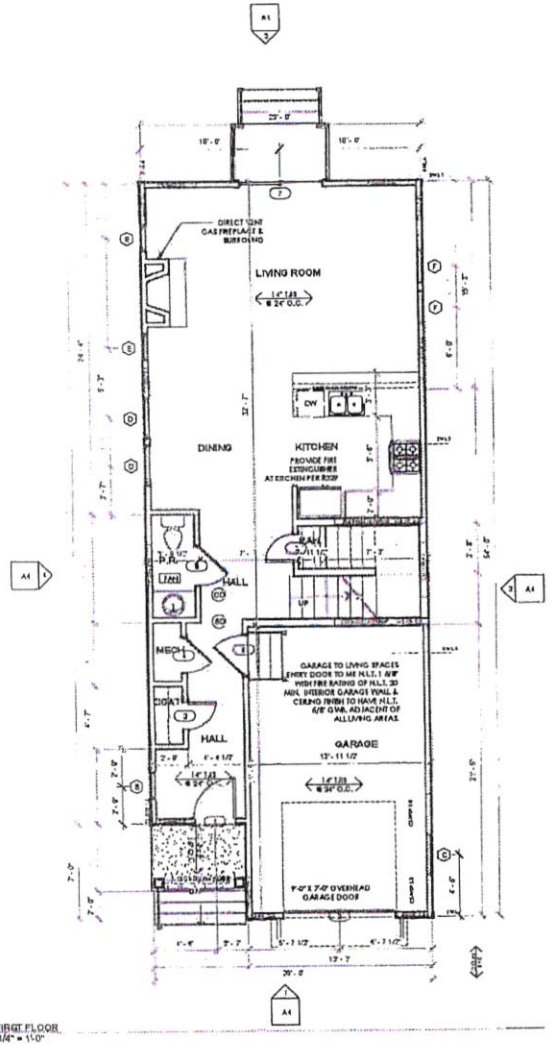
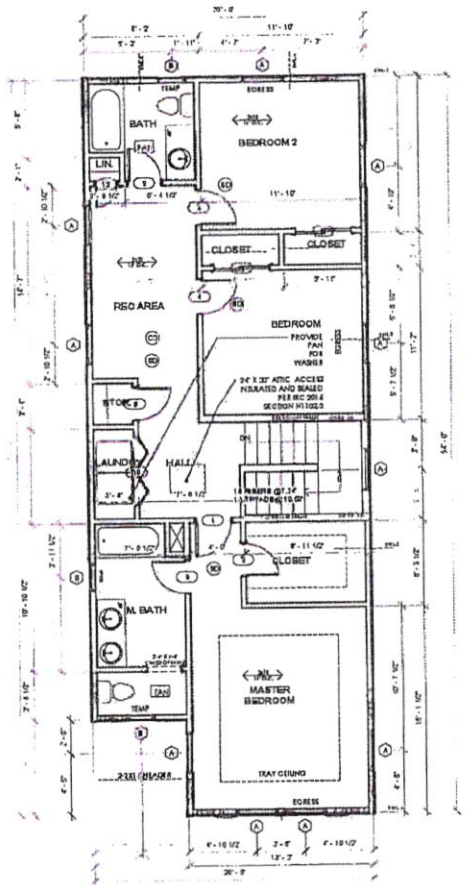


1 FIRST FLOOR
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"

AREA	
Name	Area
1-FIRST FLOOR	769 SF
2-SECOND FLOOR	977 SF
3-GARAGE	269 SF
TOTAL	2025

NOTES:

1. ALL 10'-0" WALL ARE TO HAVE PURLIN BLOCKING AS REQUIRED BY GOVERNING BUILDING CODES.
2. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET MAXIMUM DESIGN PRESSURE OF +25 PSF AND -25 PSF R301.2.1
3. ALL HEADERS ARE TO BE DESIGNED AS PER THE 2021 VIRGINIA RESIDENTIAL CODE.
4. SET SECOND FLOOR WINDOW HEADERS AT 6'-8" A.F.F UNLESS OTHERWISE NOTED.
5. PROVIDE DRAIN PANS AT WASHER LOCATIONS.
6. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS. JOINTS AND SEAMS, SHALL BE SEALED PER VRC SECTION M1601.4.1 AND VERIFIED IN COMPLIANCE PER TESTING FOUND IN N1103.2.2.1 AND/OR VISUAL INSPECTIONS PER N1103.2.2.2.
7. ALL CONCENTRATED LOADS TO BEAR ON WALL DESIGNED TO CARRY LOAD THROUGH ALL LEVELS BELOW AND TERMINATE AT THE FOUNDATION DESIGNED TO CARRY THE LOAD.
8. ALL EXTERIOR WALLS TO BE 2X4 NO 2, S.Y.P. STUD WALL @16" O.C.
9. ALL EXTERIOR WALLS TO BE 2X4 NO 2, S.Y.P. STUD WALL @16" O.C. EXCEPT AT STAIR LOCATION WALL ARE TO BE 2X6 NO 2 S.Y.P. @ 16" O.C.
10. SC- INDICATES SMOKE DETECTOR AND CARBON MONOXIDE LOCATIONS. CONTRACTOR TO HARDWIRE AND INTERCONNECT ALL SMOKE DETECTORS.
    SD -SMOKE DETECTOR CO - CARBON MONOXIDE DETECTOR
11. PROVIDE 6 MIL VAPOR BARRIER WITH 6" LAPPED JOINTS.
12. THE UNDER-FLOOR GRADE SHALL BE CLEAN OF ALL VEGETATION AND ORGANIC MATERIAL.
13. THE DOOR AND WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER CONTRACTOR MUS VERIFY & MEET EGRESS REQUIREMENTS
14. SUSTERRANEAN TERMITE TREATMENT SHALL BE FOR NEW CONSTRUCTION WITH APPLICATION FOR WOOD TREATMENT IN ACCORDANCE WITH FEDERAL AND VRC 2021 ONE AND TWO FAMILY DWELLING CODE ALONG WITH THE FHA / VA REQUIREMENTS.
15. PROVIDE 4" DIAMETER PERIMETER FOOTING DRAINS TO SUMP BED IN GRAVEL.
16. CONTRACTOR TO PROVIDE SAFETY GLASS AT THE FOLLOWING LOCATIONS
    SWINGING DOORS
    BATHTUB AND SHOWER DOORS
    GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 2'-0" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM IS WITHIN 5'-0" ABOVE FINISH FLOOR GLAZING IN INDIVIDUAL FIXED OPERABLE PANEL LESS THAN 18" ABOVE FINISH FLOOR
17. CONTRACTOR SHALL PROVIDE 6'-8" HEAD HEIGHT CLEARANCE AT ALL STAIRWAYS PER CODE
18. ALL NEW CONSTRUCTION WALLS ARE DIMENSIONED TO THE FACE OF STUD
19. CONTRACTOR TO PROVIDE OPERABLE GLAZING IN ALL BATHROOMS. IF OPERABLE GLAZING IS NOT PROVIDED, CONTRACTOR TO INSTALL MECHANICAL VENTILATION SYSTEM THAT SHALL BE EXHAUSTED OUTDOORS WITH A CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS.
20. ALL BATHTUBS AND SHOWER FLOORS, ALL WALLS ABOVE BATHTUBS SHOWER (WITH INSTALLED SHOWER HEADS) AND IN ALL SHOWER COMPARTMENTS, SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO HEIGHT OF NOT LESS THAN 6'-0" ABOVE FLOOR.
21. CONTRACTOR TO PROVIDE GLAZING THAT COMPLIES WITH N1102.3 AND TABLE N1102.1.2 WITH A U-FACTOR OF .35 FOR CLIMATE ZONE 4A.
22. CONTRACTOR TO COMPLY WITH N1103.2.2. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF THE VRC. PROVIDE VERIFICATION ON COMPLIANCE WITH EITHER:
    1. POST CONSTRUCTION TEST OR ROUGH-IN TEST- N1103.2.2.1
    2. VISUAL INSPECTION- N1103.2.2.2

FIRE BLOCKING
PROVIDE FIRE/DRAFTSTOPPING AS REQUIRED MAXIMUM AREA OF CONCEALED SPACE IS 1000 SQ. FT. PROVIDE FIREBLOCKING IN CONCEALED SPACES OF STUDS VERTICALLY AT CEILING AND FLOOR LEVELS HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0" AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN SPACES BETWEEN STAIRS STRINGERS AT TOP AND BOTTOM OF RUN AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVELS

Door Schedule				
Mark	Width	Height	Description	Comments
1	3' - 0"	6' - 8"	FRONT DOOR	2 2X8 HEADER
2	8' - 0"	7' - 0"	OVERHEAD GARAGE DOOR	HEADER BY OTHERS
3	2' - 0"	6' - 8"	SINGLE DOOR	2 2X8 HEADER
4	2' - 6"	6' - 8"	SINGLE DOOR	2 2X8 HEADER
5	3' - 0"	6' - 8"	FIRE RATED SINGLE DOOR	2 2X8 HEADER
6	2' - 10"	6' - 8"	SINGLE DOOR	2 2X8 HEADER
7	6' - 0"	6' - 8"	SLIDING DOOR	2 2X8 HEADER
8	2' - 4"	6' - 8"	SINGLE DOOR	2 2X8 HEADER
9	3' - 0"	6' - 8"	SINGLE DOOR	2 2X8 HEADER
10	5' - 0"	6' - 8"	SINGLE DOOR	2 2X8 HEADER
11	4' - 0"	6' - 8"	DOUBLE DOOR	2 2X8 HEADER
12	1' - 8"	6' - 8"	SINGLE DOOR	2 2X8 HEADER

Window Schedule				
Mark	Width	Height	Description	Comments
A	3' - 0"	5' - 2"	SINGLE	2-2X8 HEADER
B	2' - 0"	5' - 2"	SINGLE	2-2X8 HEADER
C	3' - 0"	3' - 2"	SINGLE	2-2X8 HEADER
D	3' - 0"	3' - 8"	SINGLE	2-2X8 HEADER
E	2' - 0"	5' - 2"	SINGLE	2-2X8 HEADER
F	2' - 8"	5' - 2"	SINGLE	2-2X8 HEADER
G	3' - 0"	5' - 2"	SINGLE	2-2X8 HEADER

1/4" = 1'-0"
0 2' 4' 8' 16'
Graphic Scale

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REVISIONS:

DRAWING:
FLOOR PLANS AND NOTES

scale: As indicated
date: 1.19.26
drawn by: MT
checked by: AK

PROJECT NAME
THE ALAYA MODEL

PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

SHEET
A3

preliminary drawing
- 25% review
- 50% review
- 75% review
- 95% review

final drawing
- 25% review
- 50% review
- 75% review
- 100% permit

1/16/2026 11:17:40 PM E:\000000 TIER 1 CONSTRUCTION\28)_White_ALAYA MODEL MAIN_SLAB.rvt
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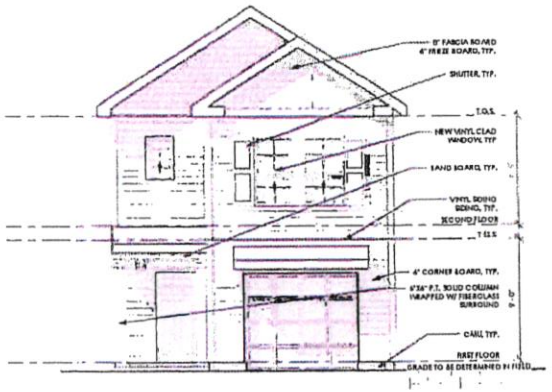
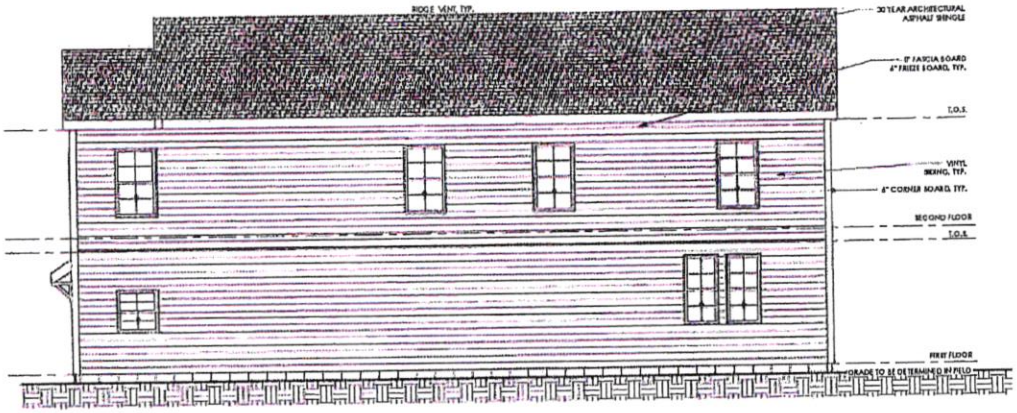
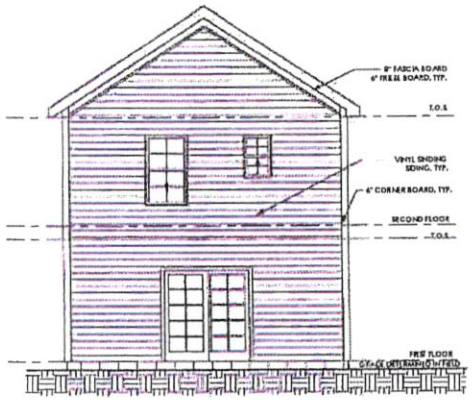


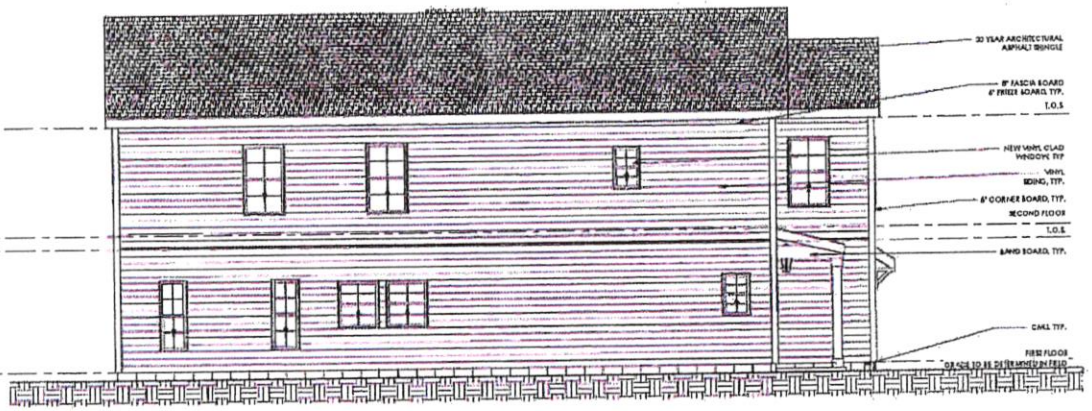
1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



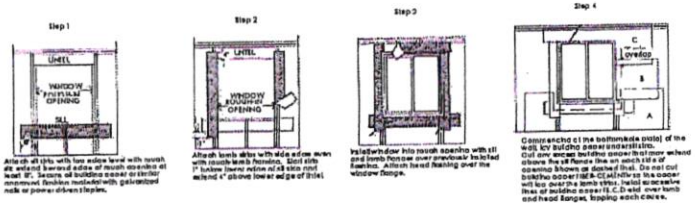
3 NORTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

NOTES:

1. ALL RIDGE, VALLEY AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD.
2. ROOF MAXIMUM HEIGHT OF 35' ADJUST PITCH AS REQUIRED TO STAY AT OR BELOW 35' LIMIT. MEASURED FROM LOWER POINT OF FINISHED GRADE WITHIN 6' OF THE HOUSE EXTERIOR. FIELD VERIFY ALL BEARING HEIGHTS.
3. TYPICAL ROOF OVERHANG IS 1'-0"
4. ALL DOORS INTO STORAGE AND GARAGE TO BE FIRE TREATED - SEE INDICATED ON PLAN
5. ALL EXTERIOR WINDOWS AND DOORS SHALL MEET MAXIMUM DESIGN PRESSURES OF +25 PSF AND -25 PSF R301.2.1
6. ALL HEADERS ARE TO BE DESIGNED AS PER TABLE R602.7 (1) OF THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE "USBC" (2015 EDITION)
7. 1ST FIRST FLOOR WINDOW HEADERS AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE
8. 9'1 SECOND FLOOR WINDOW HEADERS AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE
9. PROVIDE RIDGE VENTS AT ALL ROOF PROJECTIONS OR VENT TO MAIN
10. ALL WALL HEIGHTS IN SLEEPING AREAS SHALL COMPLY WITH SECTION R310.1.1
11. ALL ROOF SLOPES OF 4 ON 12 OR LESS ARE REQUIRED TO HAVE ICE & WATER SHIELD INSTALLED OVER ENTIRE ROOF SURFACE.
12. PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS



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REVISIONS:

DRAWING:
ELEVATIONS AND NOTES

scale:	date:
1/4" = 1'-0"	1.15.25
drawn by:	checked by:
MT	AK

PROJECT NAME
THE ALAYA MODEL

PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

SHEET
A4

preliminary drawing
- ☐ 30% review
- ☐ 60% review
- ☐ 75% review
- ☐ 100% review

final drawing
- ☐ 30% review
- ☐ 60% review
- ☐ 75% review
- ☐ 100% review

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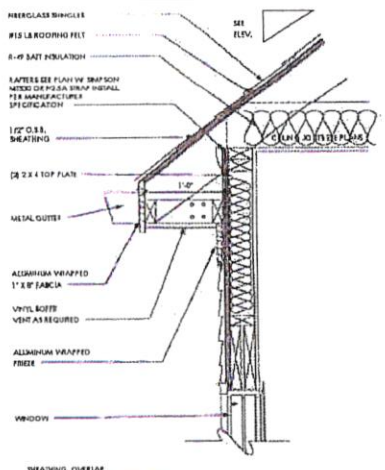
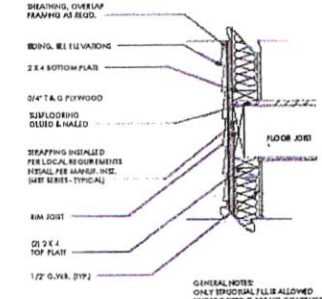
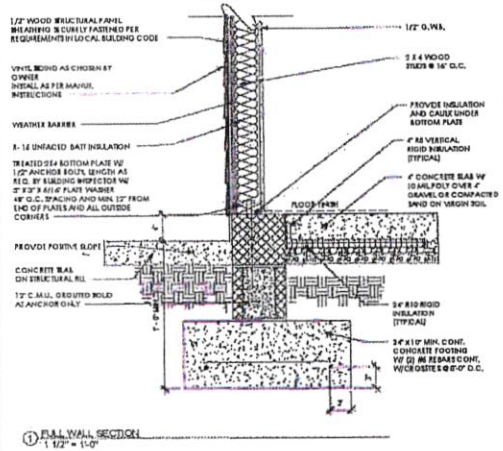
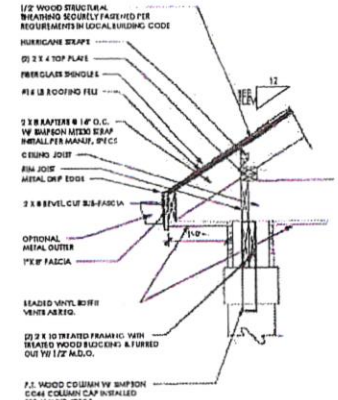




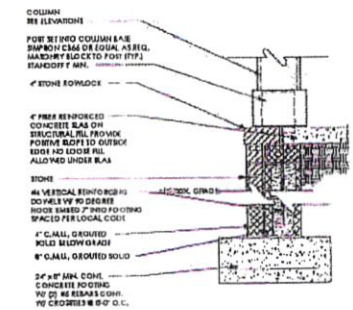
GENERAL NOTES:
ONLY STRUCTURAL FILL IS ALLOWED UNDER RAISED SLABS NO CONSTRUCTION DEBRIS IS ALLOWED TO BE USED AS FILL



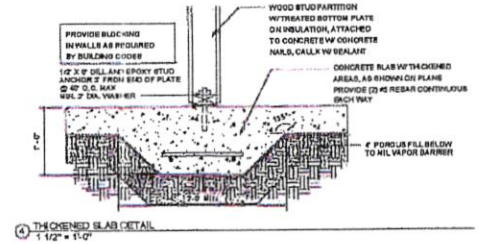
1 FULL WALL SECTION
1 1/2" = 1'-0"



2A PORCH DETAIL AT TOP OF COLUMN1
1" = 1'-0"

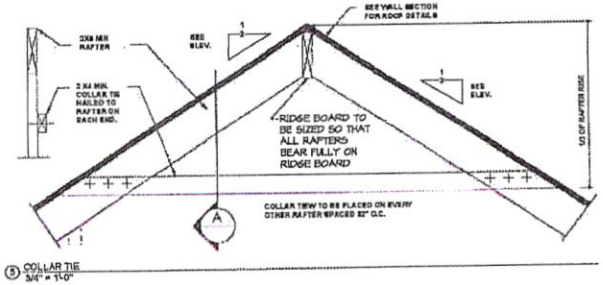


3 PORCH DETAIL @ SLAB1
1" = 1'-0"

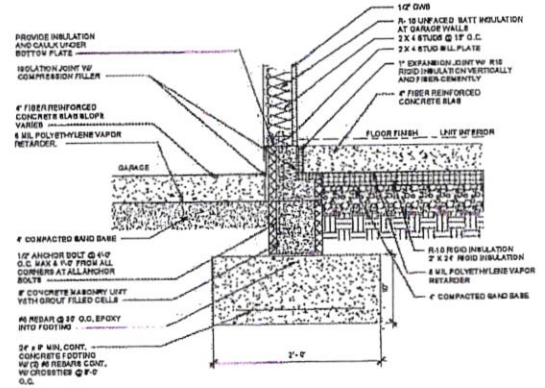


4 THICKENED SLAB DETAIL
1 1/2" = 1'-0"

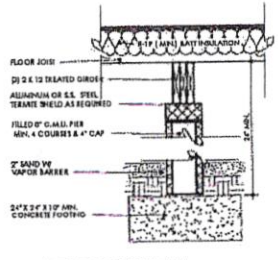
SECTION A



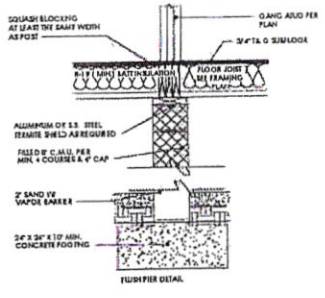
5 COLLAR TIE
3/4" = 1'-0"



6 Section @ Garage Unit Interior
1 1/2" = 1'-0"



7 INTERIOR FOOTING SECTION
1" = 1'-0"



FLUSH PIER DETAIL

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REVISIONS:

DRAWING:
DETAILS

scale: As Indicated
date: 1.16.26
drawn by: MT
checked by: AK

PROJECT NAME
THE ALAYA MODEL

PROJECT ADDRESS
THE ALAYA MODEL

PROJECT NUMBER
Project Number

SHEET
A5

preliminary drawing
- 50% review
- 90% review
- 75% review
- 100% review

final drawing
- 50% review
- 90% review
- 75% review
- 100% review

1/15/2026 11:17:46 PM E:\000000 TIER 1 CONSTRUCTION\DD_ Work_ALAYA MODEL_MAIN_SLAB.rvt
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§ 15.2-2309 - Powers and duties of boards of zoning appeals

Boards of zoning appeals shall have the following powers and duties:

1. To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of this article or of any ordinance adopted pursuant thereto. The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for his determination after which the appellant has the burden of proof to rebut such presumption of correctness by a preponderance of the evidence. The board shall consider any applicable ordinances, laws, and regulations in making its decision. For purposes of this section, determination means any order, requirement, decision or determination made by an administrative officer. Any appeal of a determination to the board shall be in compliance with this section, notwithstanding any other provision of law, general or special.

2. Notwithstanding any other provision of law, general or special, to grant upon appeal or original application in specific cases a variance as defined in § 15.2-2201, provided that the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that his application meets the standard for a variance as defined in § 15.2-2201 and the criteria set out in this section. Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application. No variance shall be considered except after notice and hearing as required by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. In granting a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under

state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.

3. To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

4. To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

5. No provision of this section shall be construed as granting any board the power to rezone property or to base board decisions on the merits of the purpose and intent of local ordinances duly adopted by the governing body.

6. To hear and decide applications for special exceptions as may be authorized in the ordinance. The board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.No special exception may be granted except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

7. To revoke a special exception previously granted by the board of zoning appeals if the board determines that there has not been compliance with the terms or conditions of the permit. No special exception may be revoked except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. If a governing body reserves unto itself the right to issue special exceptions pursuant to § 15.2-2286, and, if the governing body determines that there has not been compliance with the terms and conditions of the permit, then it may also revoke special exceptions in the manner provided by this subdivision.

8. The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.

BZA 10-2026

STAFF REPORT
APPLICATION BZA10-2026

Applicant: Brenda Taylor
Property Owner

Location: **1002 Silver Charm Circle**
Tax Map and Parcel Number: 12Q*91
Account # 306000175

Zoning Category: PD, Planned Development Overlay

Adjacent Zoning: *North:* RU, Residential Urban
South: PD, Planned Development Overlay
East: PD, Planned Development Overlay
West: PD, Planned Development Overlay

Application: Request for a variance to reduce the required rear yard setback from 20 feet to 8 feet to construct an attached sunroom addition.

Hearing Date: May 12, 2026

Background Information:

The applicant, Brenda Taylor, property owner, is requesting a variance from the Unified Development Ordinance (UDO) Article 4, Section 31-407(C) Table 407-1 Dimensional Standards (M), to reduce the required rear yard setback from 20 feet to 8 feet to construct a new attached sunroom addition. The property is identified as Tax Map and Parcel 12Q*91 located at 1002 Silver Charm Circle, Suffolk, Virginia, Cypress voting borough, zoning classification PD, Planned Development Overlay.

This variance request was advertised in the *Suffolk News Herald*, and a notice was mailed to adjacent property owners in accordance with Section 15.2-2204 of the Code of Virginia. The public notice sign was posted on the property pursuant to the request of the Zoning Administrator.

Staff Analysis and Recommendation:

In accordance with Section 31-309(c)(2) of the UDO, a variance may be granted by the Board only if the applicant establishes compliance with the hardship criteria established in Section 15.2-2309 of the Code of Virginia. An excerpt from the State Code which outlines the established criteria is attached at the end of this report.

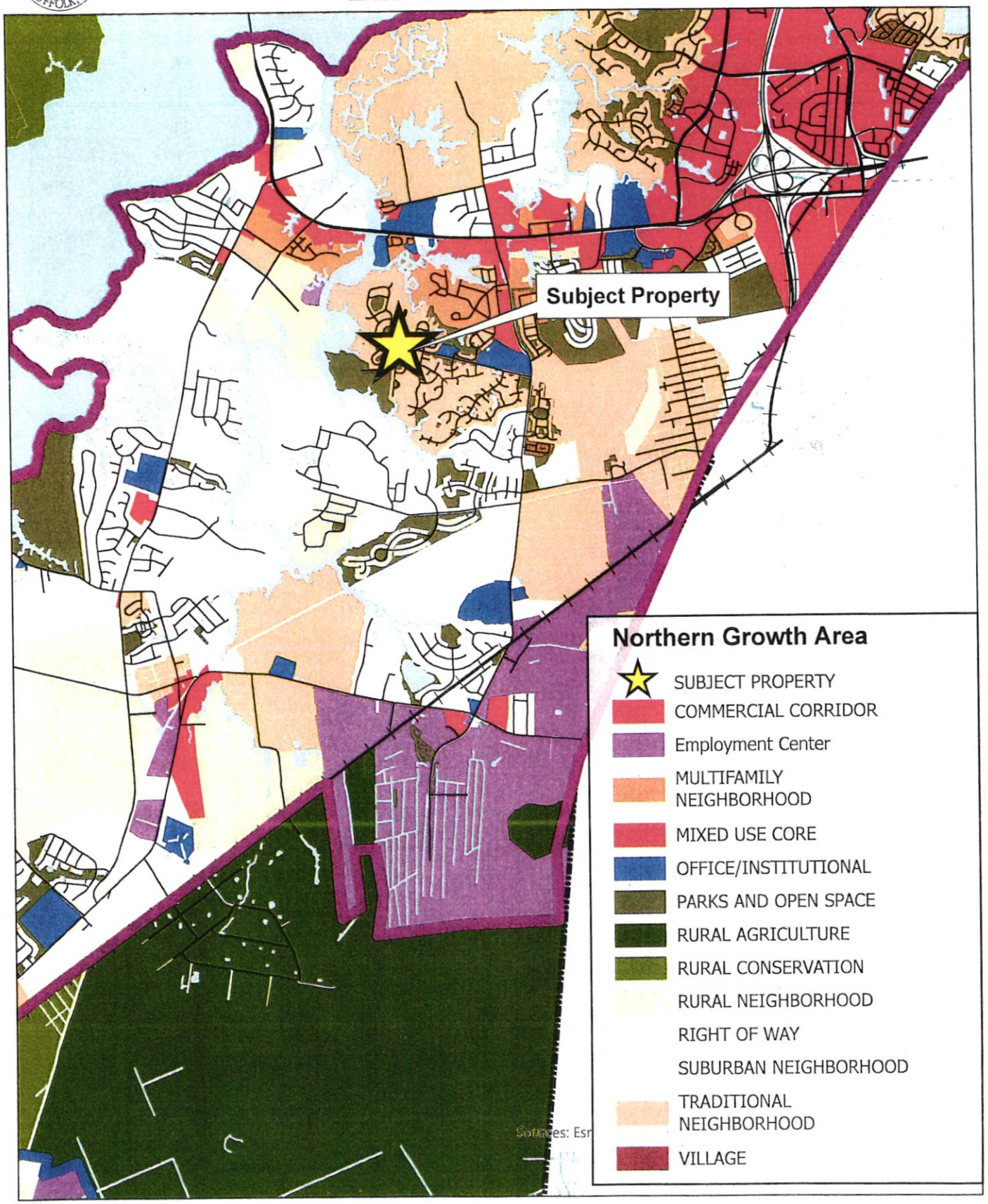
In approving a variance, the Board must find, conditioned upon the applicant having acquired the property in good faith, that the applicant's situation is unique due to the particular physical surroundings, size, shape, topographical condition or other extraordinary situation and not shared by other properties in the same zoning district and vicinity. The Board must also find that the denial of the variance would result in undue hardship rather than an inconvenience, that the character of the district would not be changed as a result of the granting of the variance, and that the situation is not such of a general nature that it would require a text amendment to the Zoning Ordinance to achieve compliance.

The applicant is requesting a variance to reduce the required rear yard setback from 20 feet to 8 feet in order to construct a new attached sunroom addition. The applicant notes that the 20-foot rear yard setback, as established in the Highland Green Subdivision Phase I plat, restricts the ability to construct the proposed addition.

Given the existing placement of the dwelling, the current rear setback leaves insufficient buildable area to accommodate a reasonably sized attached addition. As a result, strict application of the setback requirement would effectively preclude any attached expansion of the home.

Due to these constraints, and considering that the proposed addition represents a reasonable improvement to the property, staff recommends approval of the requested variance.

GENERAL LOCATION MAP
BZA2026-00010



Author: KOSSAI
Date: 04-27-2026

0 0.47 0.95 1.9 2.85 3.8 Miles

N

ZONING / LAND USE MAP
BZA2026-00010

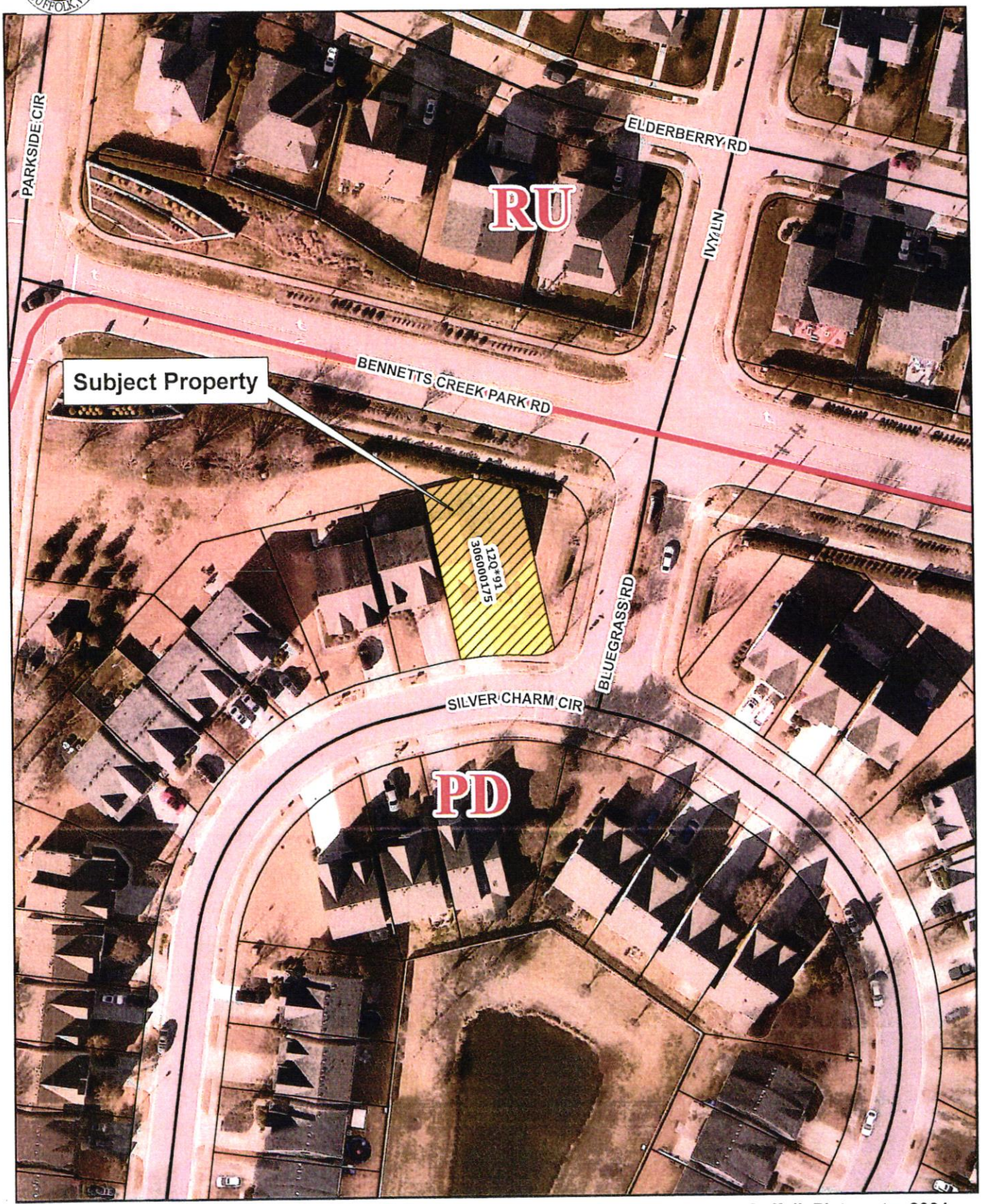


Image: Suffolk Pictometry 2024

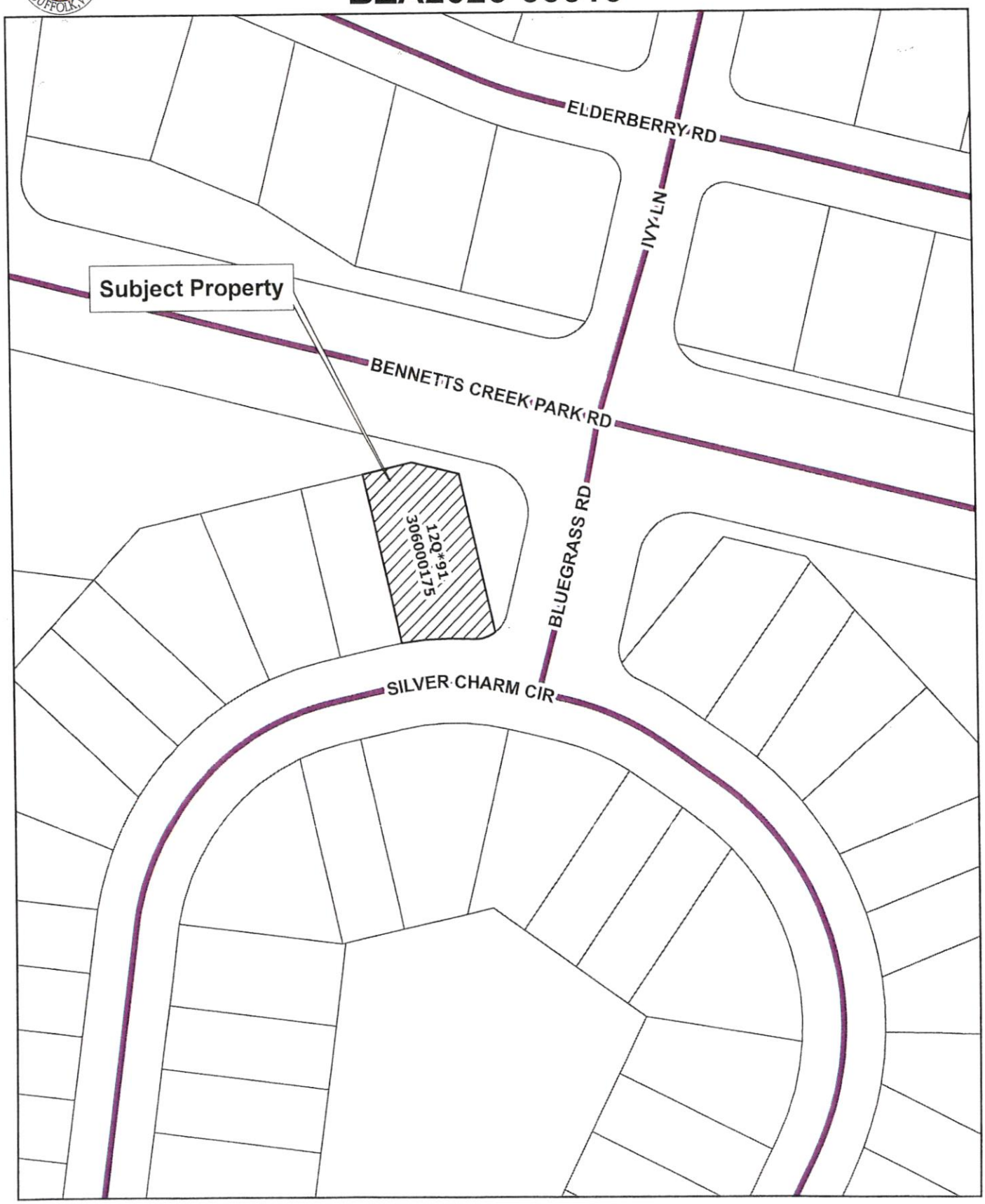
Author: KOSSAI
Date: 04-27-2026

0 40 80 160 240 320 Feet

N

PROPERTY MAP
BZA2026-00010

EXHIBIT B



Author: KOSSAI
Date: 04-27-2026

0 40 80 160 240 320 Feet

N

RECEIVED
MAR 23 2026
By

City of Suffolk
Department of Zoning
BOARD OF ZONING APPEALS APPLICATION

PART 1 - OFFICE INFORMATION: To be completed by staff			
Application Number:		Project Name:	
Project Address:		Date Submitted:	

1. Name of Applicant: Brenda Taylor
   Address: 1002 Silver Charm Circle, Suffolk, VA 23435
   Phone Number: [redacted]
   Email: [redacted]

2. Name of property owner if different from applicant:

   Owner: Brenda Taylor
   Address: 1002 Silver Charm Circle, Suffolk, VA 23435
   Phone Number: [redacted]

3. Property Specifics:

   Address: 1002 Silver Charm Circle
   Location/Neighborhood: Highland Green
   Tax Map: 12Q*91 Parcel Number: 306000175

4. A check for $551.00, payable to "City of Suffolk", is attached to this application for the filing fee. ☑ Yes ☐ No, explain: _____

5. I/we have had a pre-application conference with the Secretary of the Board to confirm the type of application. ☑ Yes ☐ No
   If no, explain: _____

6. I/We have provided plats, plan or other documents needed for this application.
   ☑ Yes ☐ No, explain: _____

7. I/we request that a hearing be scheduled before the Board of Zoning Appeals to hear a request for (check all that apply)

- [x] Variance Request
- [ ] Chesapeake Bay Exception Request
- [ ] Special Exception
- [ ] Appeal of the Zoning Administrator's decision/violation letter dated_____ (attach copy of correspondence)

8. The following Ordinance section(s) apply to this application: Zoning Ordinance Section(s)

_____

9. In the section(s) mentioned in item 8 above, what do you need relief from (example - side yard setback)

Back corner set back would be 8' from Rear property line off Sunroom

10. Current use of the property (residential, commercial, etc.) Number of structures on site

Residential / dwelling

11. Describe in detail the nature of your appeal and/or request for a variance. Include in your explanation how your request reflects the 5 elements of a hardship as listed in **§ 15.2-2309 of the Code of Virginia:**

The sunroom was approved by HOA and the plans so prematurely the sunroom enclosure was purchased not Knowing the zoning was not. I have a gazebo now but wanting to enclose so I can enjoy without my Allergies taking me to hospital.

(i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;

My property line cut at a hard slant right at back corner and thats what is effecting zoning.

(ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;

The sunroom is permitted by the HOA Approval was granted. It is a residential structure not a business. The construction will not damage neighbors propert value or create noise. It will in fact increase aesthetics of the neighborhood.

(iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;

The hardship is unique to this lot and the specific timing of the pre ordering of materials based upon intial approval. It is not a wide spread issue that calls for city wide amendment to zoning code

(iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property;

The requested variance does not change the zoning classifications. The property remains residential.

(v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A4 of § 15.2-2286 at the time of the filing of the variance application.

The relief required is specific to the dimensional set back constraint for this project which can only be remedied by a variance

12. When did you acquire the property and from whom?

August 31, 2015
Legacy Highland Green, LLC

13. Has an appeal been filed for this property within the last year?

☐ Yes ☑ No

14. Is this property currently under any legal action (i.e., violation notice for non-compliance with construction codes, zoning regulations, court order, etc.)?

☐ Yes ☑ No

If yes, explain_____

15. I/we certify that, to the best of my/our knowledge, the information above is complete and accurate.

I/we hereby grant the right of trespass to any party essential to the review of this application.

Applicant's Signature Brenda Taylor Date 3/17/26
Applicant's Signature _____ Date_____

Property Owner Brenda Taylor Date 3/17/26
Property Owner _____ Date_____

BE ADVISED: There is a $90 fee for signs which are not returned and signed in at the Planning Department front desk.

BOARD OF ZONING APPEALS APPLICATION
CONTINUATION SHEET

1. Name of applicant: Brenda Taylor
Address: 1002 Silver Chalice Circle, Suffolk, VA
Phone Number: 540-915-5208

2. Please state the item number(s) and continue your information below:

BE ADVISED: There is a $90 fee for signs which are not returned and signed in at the Planning Department front desk.

Applicant's Signature Brenda Taylor Date 3-17-24

Applicant's Signature _____ Date _____

Property Owner _____ Date _____

Property Owner Brenda Taylor Date 3-17-24

City of Suffolk

Department of Planning and Community Development

DISCLOSURE STATEMENT FORM

PART 1 - OFFICE INFORMATION: To be completed by staff			
Application Number:		Project Name:	
Project Address:		Date Submitted:	

The disclosures contained in this Form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. The completion and submission of this Form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Suffolk requiring action by the City Council or a City board, commission or other body.

PART 2 - APPLICANT DISCLOSURE: To be completed by Applicant

Important Notice: Only complete, hard-copy application forms with original signatures or other approved written consent from all property owners are accepted.

APPLICANT INFORMATION

Applicant Name: Brenda Taylor

Property Address(es): 1002 Silver Charm Circle, Suffolk, VA

Tax Map Number(s): _____

Account Number(s): _____

Is Applicant the owner of the subject property? ☑ YES ☐ NO

Does the Applicant have a Representative? ☐ YES ☐ NO

If yes, name of Representative: _____

Is Applicant a corporation, partnership, firm, business, trust, or unincorporated business? ☐ YES ☑ NO

If yes, list the names of all officers, directors, members, trustees, etc. below AND businesses that have a parent-subsidiary or affliated business entity relationship (see definitions below) with the applicant (attach list if necessary):

_____

_____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contigent on the subject public action? ☐ YES ☑ NO

If yes, name of the official or employee, and description of the nature of their interest:

_____

_____

APPLICANT SERVICES DISCLOSURE

The Applicant must certify whether the following services are being provided in connection to the applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☑	☐	Pennymac
Real Estate Broker/Agent/Realtor	☐	☑	
Accounting/Tax Preparation	☐	☑	
Architect/Designer/Landscape Architect/Land Planner	☐	☑	
Construction Contractor	☑	☐	ENS Home Solutions
Engineer/Surveyor/Agent	☐	☑	
Legal Services	☐	☑	

PART 3 – PROPERTY OWNER DISCLOSURE

PROPERTY OWNER DISCLOSURE

Property Owner Name: Brenda Taylor
(as listed on application)

Is the Owner a corporation, partnership, firm, business, trust or an unincorporated business? ☐ YES ☑ NO

If yes, the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary or affliated business entity relationship (see definitions below) with the Applicant (attach list if necessary):

Does the subject property have a proposed or pending purchaser? ☐ YES ☑ NO
If yes, name of the proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contigent on the subject public action? ☐ YES ☑ NO
If yes, name of the official or employee, and descripton of the nature of their interest:

PROPERTY OWNER SERVICES DISCLOSURE

The Owner must certify whether the following services are being provided in connection to the Applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☑	☐	Pennymac
Real Estate Broker/Agent/Realtor	☐	☑	
Accounting/Tax Preparation	☐	☑	
Architect/Designer/Landscape Architect/Land Planner	☐	☑	
Construction Contractor	☑	☐	ENS Home Solutions
Engineer/Surveyor/Agent	☐	☑	
Legal Services	☐	☑	

APPLICANT CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Applicant Name (Print)	Applicant Signature	Date
Brenda Taylor	Brenda Taylor	3/12/26

PROPERTY OWNER CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Property Owner Name (Print)	Property Owner Signature	Date
Brenda Taylor	Brenda Taylor	3/12/26

"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

CITY OF SUFFOLK

442 W. WASHINGTON ST., POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4150 FAX: (757) 538-1306

Board of Zoning Appeals

April 23, 2026

ADJACENT PROPERTY OWNER LETTER
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised the following request has been filed with the City of Suffolk's Board of Zoning Appeals (BZA) and will be considered at a **PUBLIC HEARING** to be held in the City Council Chambers, Municipal Building, 442 W. Washington Street, Suffolk, Virginia. The Public Hearing will be held before the Suffolk Board of Zoning Appeals on **Tuesday, May 12, 2026, at 2:00 p.m.** or as soon thereafter as the matter may be heard.

BZA 10-2026- Brenda Taylor, applicant and owner, is requesting a variance to reduce the required rear yard setback from 20 feet to 8 feet for the construction of a sunroom addition. The property is identified as tax map and parcel 12Q*91, located at 1002 Silver Charm Cir, zoning classification Planned Development Overlay District (PD).

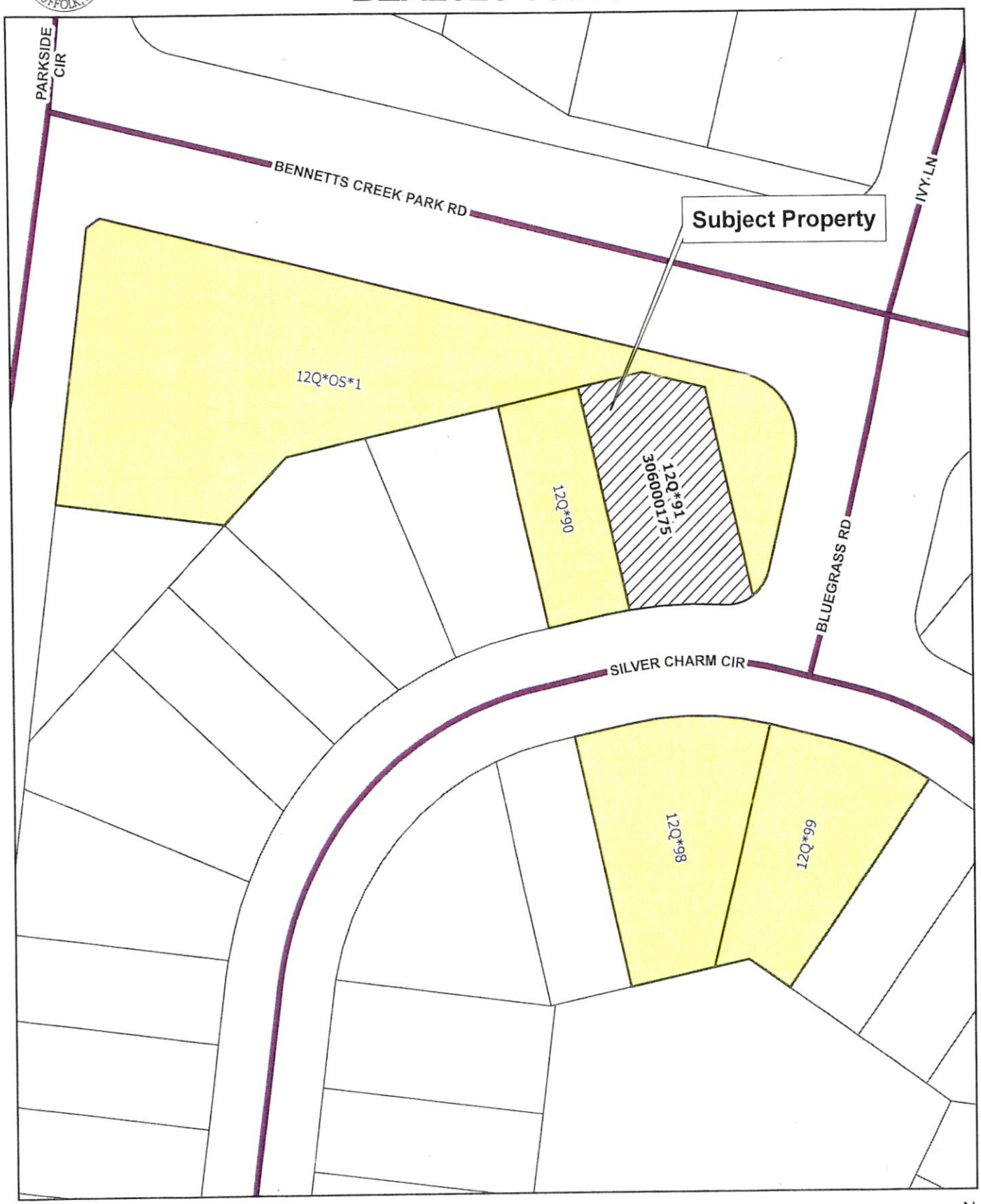
Should you have any interest in this matter, you are invited to attend this public hearing. **THIS IS THE ONLY NOTICE YOU WILL RECEIVE NOTIFYING YOU OF THIS PUBLIC HEARING.** Please feel free to contact this office should you have any questions pertaining to the above request. You are receiving this notification as a requirement of Section 31-309 et seq. of the City of Suffolk's Unified Development Ordinance and Section 15.2-2204 of the Code of Virginia. As our records indicate, you own property adjacent to the location of the variance or appeal. All of the property owners within this area may not have received a notice. Please feel free to share this notice with other property owners. If you have any questions, please contact me at (757) 514-4152.

Sincerely,

William Mellon

Williiam Mellon, CZA, CTM
Zoning Administrator

APO MAP
BZA2026-00010



Author: KOSSAI
Date: 04-27-2026

0 30 60 120 180 240 Feet

N

CITY OF SUFFOLK

442 W WASHINGTON STREET, POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858

PHONE (757) 514-4060 FAX· (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

APPLICATION #: BZA 10-2026

STAFF: COURTNEY HALE

NUMBER OF SIGNS: 1

DATE OF BOARD OF ZONING APPEALS: MAY 12, 2026

POSTING OF SIGNS

I take full responsibility for the care and maintenance of the Board of Zoning Appeals sign(s). I understand that the sign(s) shall be posted on the property at least fifteen (15) days prior to the Public Hearings and shall be removed within five (5) days after the Public Hearing. I understand that all signs and stakes shall be picked up and returned to the Department of Planning and Community Development and shall be signed in and out at the time of pickup/drop-off. I understand that all signs and stakes must be returned to the Planning Department within ten (10) business days of the final Public Hearing or I will be responsible for the replacement costs of each sign at $90.00/per sign.

PLACEMENT OF SIGNS

- ✓ One (1) sign shall be erected so as to be visible and eligible to each abutting public street.
- ✓ Corner Lot – Sign to be posted on each abutting street.
- ✓ Extensive Road Frontage – One sign shall be posted for each 2,000 feet.
- ✓ No Frontage on Public Street – A sign shall be posted adjacent to the nearest public street from which future access is contemplated.

If the sign(s) has not been posted in accordance with City regulations, the application may be removed from the applicable agenda. The applicant shall be responsible for all reprocessing costs, including but not limited to, advertising costs.

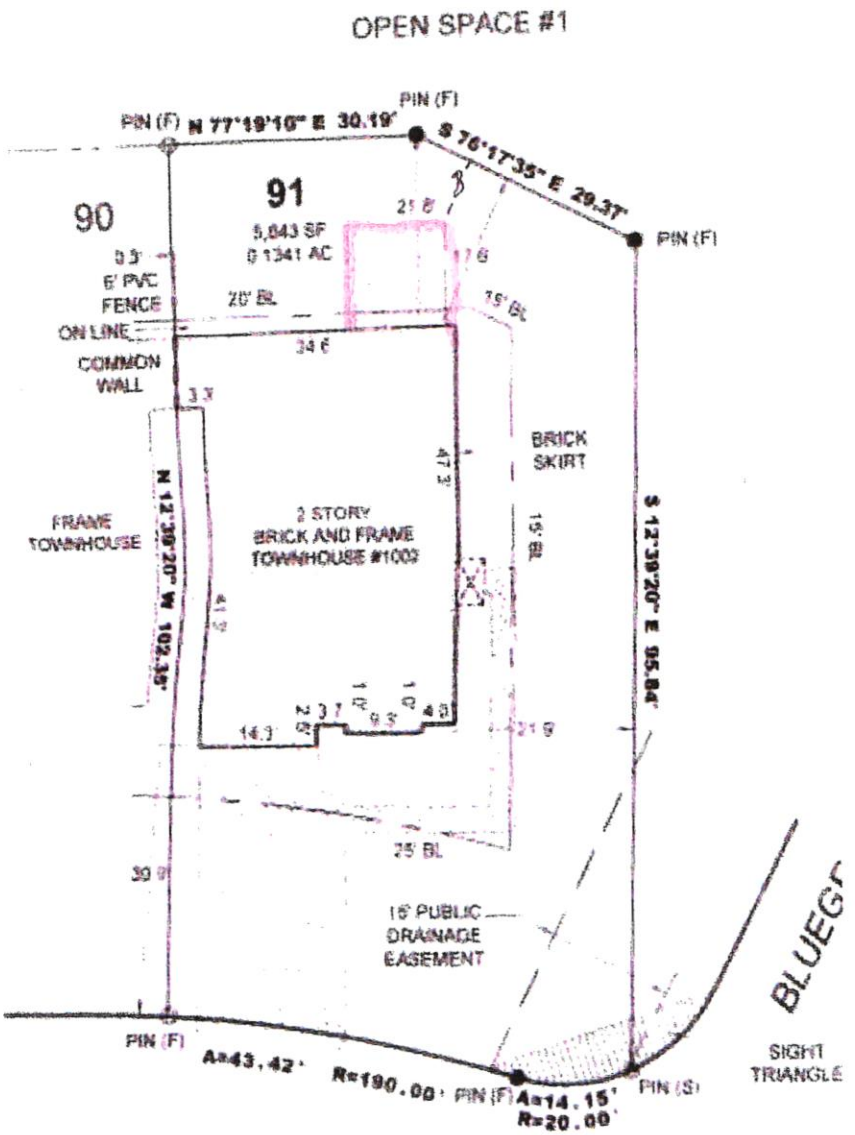
April 27, 2026
Date Sign(s) Picked Up

Signature of Applicant

NOTICE OF APPLICATION FOR
PUBLIC HEARING
BZA10-2026
Rear Yard Setback Reduction
A PUBLIC HEARING
WILL BE HELD
May 12, 2026
2:00 PM
IN CITY COUNCIL CHAMBERS
www.suffolkva.us/1690/Rezonings-Conditional-Uses-Public-Hearing
SUFFOLK PLANNING DEPARTMENT
(757) 514-4060
PlanningEmail@suffolkva.us

7:27

DKT Associates Land Survey...

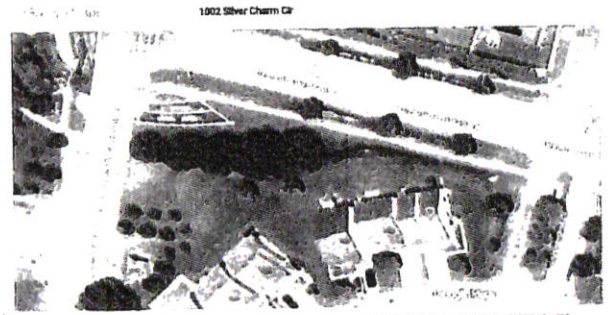


KT Associates

PHYSICAL SURVEY OF

LOT 91
HIGHLAND GREEN, PHA

1002 SILVER CHARM CIRCLE
SUFFOLK, VIRGINIA



EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER, OR ANYONE ASSOCIATED WITH THE DESIGNER WILL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS

JOB NO. 182

Diligent/Property\Design

(T) 757-295-8881

E-Diligentpropertydesign@gmail.com

CODE DATA

DESCRIPTION

CATEGORY IS SUNROOM NON-HABITABLE AND UNCONDITIONED for ACE

Accessibility Requirements: NOT APPLICABLE

VIRGINIA RESIDENTIAL CODE (VRC)-2021 EDITION

JURISDICTION		CITY OF SUFFOLK
BUILDING CODE:	2021	VIRGINIA STATEWIDE BUILDING CODE
FIRE ALARM	2021	NFPA 72 NATIONAL FIRE ALARM CODE
MECHANICAL CODE:	2021	INTERNATIONAL MECHANICAL CODE (IMC)
ELECTRICAL CODE :	2020	NATIONAL ELECTRICAL CODE (NEC)
PLUMBING CODE:	2021	INTERNATIONAL PLUMBING CODE (IPC)
ENERGY CODE :	2021	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
FIRE CODE:	2021	VIRGINIA STATEWIDE FIRE PREVENTION CODE
ACCESSIBILITY CODE:	2018	ICC/ ANSI A117.1

CONSTRUCTION TYPE: VB

BUILDING HEIGHT: 1 STORY

DESIGN FLOOR LOAD: 3000 PSI CONCRETE, 30 PSF LIVE LOAD/ 10 PSF DEAD LOAD SECOND STORY

SPRINKLER: NOT APPLICABLE

USE GROUP PER VUSBC: R3 RESIDENTIAL USE

SETBACKS: FRONT- 25ft REAR- 25ft SIDE- 10ft

FLOOD ZONE: ZONE X

SQUARE FEET- 256 SQ FT AT REAR

FLOOD LOADING: NO STRUCTURAL CHANGES MADE

ROOF LIVE LOAD: 20 PSF LIVE LOAD/ 10 PSF DEAD LOAD

WIND LOADS: 139 MPH

SOIL BEARING CAPACITY: 1000 PSI (ASSUMED)

THIS DOCUMENT, DETAILS, PLANS, AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF DILIGENT PROPERTY DESIGN LLC AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER EITHER A.L. OR PART WITHOUT FIRST SECURING WRITTEN PERMISSION OF DILIGENT PROPERTY DESIGN, LLC AND/OR ITS BRANDING UNDER PENALTY OF LAW. IF UNAUTHORIZED USE IS REVEALED, IT WILL BE ASSUMED AS ACCEPTANCE OF RESPONSIBILITY FOR APPROPRIATE COMPENSATION.

REVISIONS

NO.	DESCRIPTION

GRAPHIC SCALES :

DRAWN BY: IS

CHECKED BY: CCD

APPROVED BY: CCD

SHEET: G1

Title Sheet

GENERAL NOTES

1. UNLESS INDICATED OTHERWISE ALL DIMENSIONS INDICATED ARE FROM FACE OF STUD TO FACE OF STUD.
2. CONTRACTOR SHALL REMOVE ALL DAMAGED STUDS. SUBFLORING, WOOD PLATES, AND SHEATHING UNCOVERED DURING DEMOLITION OPERATIONS.
3. THE DRAWINGS ARE ONLY PERMIT DRAWINGS, CONTRACTOR TO VERIFY ALL FIELD CONDITIONS.
4. ALL BUILDING ELEMENTS ARE TO REMAIN IN PLACE UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO ORDERING ANY MATERIALS.
6. THE CONTRACTOR TO MATCH EXISTING LEVELS AND MAKE ALL ADJUSTMENTS FOR UNFORESEEN CONDITIONS.
7. THIS DOCUMENT, DETAILS, PLANS, AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF DILIGENT PROPERTY DESIGN LLC AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER EITHER ALL OR PART WITHOUT FIRST SECURING WRITTEN PERMISSION OF DILIGENT PROPERTY DESIGN LLC AND/OR ITS MANAGERS UNDER PENALTY OF LAW. IF UNAUTHORIZED USE IS REALIZED, IT WILL BE ASSUMED AS ACCEPTANCE OF RESPONSIBILITY FOR APPROPRIATE COMPENSATION.

BUILDING PLANNING

1. KITCHEN FIRE EXTINGUISHERS RATING SHALL BE EQUIVALENT TO 2-A:10-B:C
2. MINIMUM ROOM AREAS SHALL BE NO LESS THAN 70 SQUARE FEET.
3. EGRESS DOOR SHALL HAVE A CLEAR WIDTH NO LESS THAN 32" WIDTH AND 78" IN HEIGHT MEASURE FROM TOP OF THRESHOLD.
4. ALL EXTERIOR DOORS MEASURE 8 ¼" ABOVE GRADE SHALL HAVE A LANDING WIDTH NO LESS THAN DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION NO LESS THAN 36" IN THE DIRECTION OF TRAVEL.
5. CEILING HEIGHTS FOR HABITABLE SPACE SHALL BE NO LESS THAN 7'-0"; BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS, SHALL HAVE A CEILING HEIGHT NO LOWER THAN 6'-8".
6. HALL AND STAIR WIDTH SHALL HAVE A MINIMUM CLEARANCE OF 3'-0".
7. SMOKE DETECTORS SHALL BE INSTALLED PER R314.
8. EMERGENCY ESCAPE WINDOWS SHALL BE A MIN 5.7 NET SQ. FT NET CLEAR HEIGHT 24" X 20" NET CLEAR WIDTH.
9. SILL HEIGHT 18" MIN, MAX HEIGHT 44".
10. GLAZING IN WINDOWS SHALL HAVE A U.FACTOR 0.32 MIN.
11. WALL INSULATION SHALL BE R15, FLOOR INSULATION SHALL BE R19, ATTIC INSULATION TO BE R49.
12. ATTIC ACCESS SHALL BE INSULATED AND SEALED; MINIMUM SIZE OF ACCESS SHALL BE 22" BY 30".

FOUNDATION

1. POINT LOADS SHALL BE MARKED AND SUPPORTED.
2. FOR SLAB FOUNDATIONS, SHEATHINGS SHALL BE 6" BELOW GRADE.
3. CONTINUOUS FOOTER WILL PROVIDED AT ALL EXTERIOR WALLS, UNLESS AND ENGINEER DESIGN IS PROVIDED AND STAMPED/SEALED BY A REGISTERED DESIGN PROFESSIONAL.
4. FOOTING BOTTOM TO BE 12" BELOW GRADE.
5. PERIMETER FOOTING WIDTH AND DEPTH SHALL COMPLY WITH TABLE R403.1(1-3) 2021 IRC.
6. FOUNDATION ANCHORAGE SHALL COMPLY WITH TABLE R403.1.6. 2018 VRC.
7. PIER CAPS SHALL BE 4" GROUT OR FULLY GROUTED CMU.
8. CRAWLSPACE FOUNDATIONS SHALL HAVE FOUNDATION VENTS OR COMPLY WITH UNVENTED FOUNDATIONS PRESCRIPTIVE DESIGN REQUIREMENTS IN SECTION R408.3, 2021 IRC.
9. CRAWL SPACES SHALL HAVE ACCESS DOOR MIN 18" X 24".
10. THERE SHALL BE NO DEBRIS, VEGETATION, OR ORGANIC MATERIAL IN CRAWLSPACE.
11. MIN. SLAB THICKNESS SHALL BE 3.5".
12. A VAPOR BARRIER OF 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6". VAPOR BARRIER SHALL BE PLACED BETWEEN CONCRETE FLOOR AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXIST.

FRAMING

1. ALL JOIST AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
2. FRAMER IS TO INSTALL DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS PARALLEL TO JOIST DIRECTION.
3. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGEBOARD AND CEILING JOIST.
4. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
5. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSS ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF A REGISTERED DESIGN PROFESSIONAL.
6. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
7. FASTENERS FOR PRESSURE TREATED PRESERVATIVE AND FIRE RETARDANT-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL.
8. JOIST,BEAMS OR GIRDERS SHALL NOT HAVE LESS THAN 1.5 BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE.
9. FLOOR SHEATHING TO COMPLY WITH TABLE R503.1 2021 IRC.
10. STUD SIZE AND HEIGHT TO COMPLY WITH TABLE T R602.3(5) 2021 IRC.
11. SHEATHING TO COMPLY WITH TABLE T R602.3(3) 2021 IRC.
12. CEILING JOIST SPANS TO COMPLY R802.5.1 2021 IRC.
13. RAFTER SPANS TO COMPLY WITH TABLE R802.4.1 2021 IRC.
14. ROOF SHEATHING TO COMPLY WITH TABLE R803.1 2021 IRC.
15. HEADER INSULATION TO BE R-3.
16. DECKS TO COMPLY WITH SECTION R507 2021 IRC.
17. JOIST SHALL BE DOUBLED UNDER POINT LOADS AT HEADERS

ELECTRICAL

1. ALL ELECTRICAL ELEMENTS SHALL BE DESIGN-BUILD BY AN MASTER ELECTRICIAN. ALL WORK AND DESIGNS SHALL COMPLY WITH CHAPTERS 34 THROUGH 43, 2021 IRC.
2. INTERIOR STAIRWAY ILLUMINATION SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. LIGHT SOURCE SHALL BE CAPABLE OF 1 FOOT CANDLE MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL LIGHT SOURCE WHERE STAIRWAY HAS SIX OR MORE RISERS. SWITCH NOT REQUIRED WHERE REMOTE, OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.
3. EXTERIOR STAIRWAY ILLUMINATION SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS OF STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.

PLUMBING

1. ALL PLUMBING SYSTEMS SHALL BE DESIGN-BUILD BY A MASTER PLUMBER. ALL WORK AND DESIGNS SHALL COMPLY WITH CHAPTERS 25 THROUGH 33, 2021 IRC.
2. BATHTUB AND SHOWER WALLS AND FLOORS SHALL BE INSTALLED WITH SHOWER HEADS IN SHOWER COMPARTMENTS OF NON-ABSORBENT SURFACE. THE SURFACE SHALL EXTEND TO A HEIGHT NO LESS THAN 6'-0".
3. EACH DWELLING SHALL BE PROVIDED WITH KITCHEN AREA AND SINK.
4. EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, AND BATHTUB OR SHOWER.
5. WATER SUPPLY SERVICES AND SEWAGE DISPOSAL SYSTEMS SHALL BE CONNECTED TO A PUBLIC OR PRIVATE WATER SUPPLY AND A PUBLIC OR PRIVATE SEWAGE SYSTEM.

MECHANICAL

1. ALL MECHANICAL SYSTEMS SHALL BE DESIGN-BUILD BY A LICENSE TRADESMAN. ALL WORK AND DESIGNS SHALL COMPLY WITH CHAPTERS 12 THROUGH 24, 2021 IRC.
2. DWELLING UNITS SHALL BE PROVIDED WITH MECHANICAL VENTILATION.
3. OUTDOOR INTAKE AND EXHAUST OPENINGS SHALL BE LOCATED NOT LESS THAN 10'-0" FROM ANY HAZARDOUS OR NOXIOUS CONTAINMENT, SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREET ALLEYS, PARKING LOTS, AND LOADING DECKS.
4. EXHAUST OPENINGS SHALL NOT BE DIRECTED ONTO WALKWAYS.
5. REQUIRED HEATING IS REQUIRED WHERE WINTER DESIGN TEMPERATURE IN TABLE R301.2(2) IS BELOW 60 DEGREES, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE NOT LESS THAN 68 DEGREES . THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE.

GRAPHIC SCALES :

REVISIONS

NO.	DESCRIPTION

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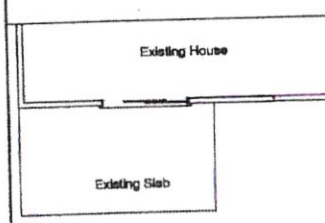
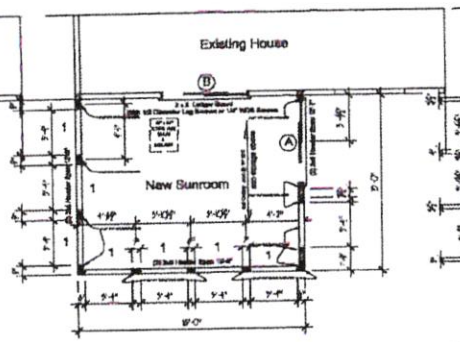
APPROVED BY: CCD

SHEET: G2

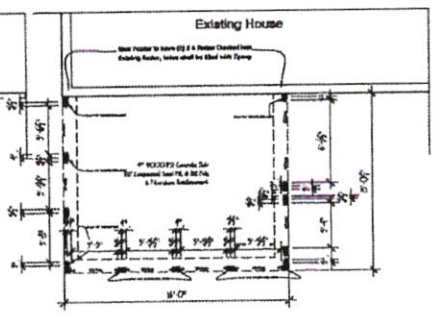
General Notes



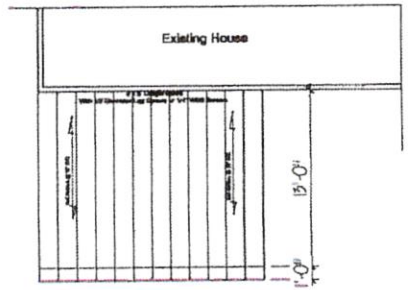
Existing Floor Plan
Scale: 1/4"= 1'-0"



Propsed Floor Plan
Scale: 1/4"= 1'-0"



Foundation/Anchor Bolt Plan
Scale: 1/4"= 1'-0"



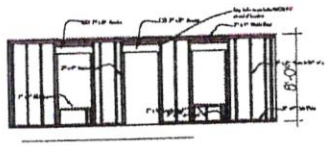
Roof Plan
Scale: 1/4"= 1'-0"

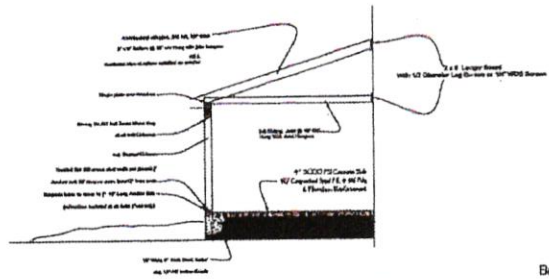
WINDOW SCHEDULE

1	40 x 81.5 Egress single hung	U.Factor .32 +50/-50 Pa Tempered

DOOR SCHEDULE

(A)	6'-0"x6'-8" EXTERIOR
(B)	Existing





Post to beam connection

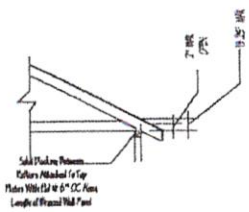
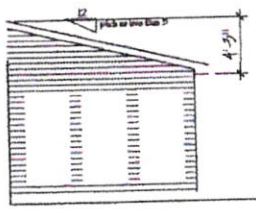
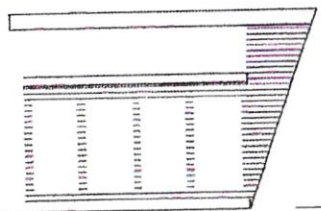


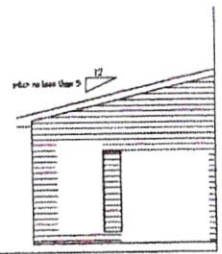
Figure R602.10.8.1(1)
Braced Wall Panel Connection To Perpendicular Rafters
Scale: 1/4"= 1'-0"



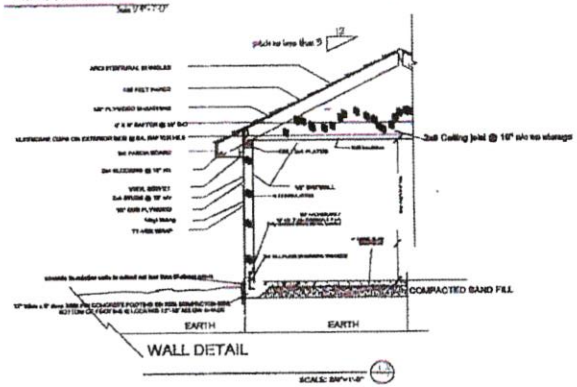
Right Side Elevation



Rear Elevation



Left Side Elevation



WALL DETAIL

GRAPHIC SCALES :

REVISIONS

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ABA/ABU/ABW

Adjustable and Standoff Post Bases

Additional standoff bases are on p. 345.

The AB series of retrofit adjustable post bases provide a 1" standoff for the post, are slotted for adjustability and can be installed with nails, Strong-Drive® SD Connector screws or bolts (ABU). Depending on the application needs, these adjustable standoff post bases are designed for versatility, cost-effectiveness and maximum uplift performance.

Features:

- The slot in the base enables flexible positioning around the anchor bolt, making precise post placement easier
- The 1" standoff helps prevent rot at the end of the post and meets code requirements for structural posts installed in basements or exposed to weather or water splash

Material: Varies (see table)

Finish: ZMAX® coating and some in stainless steel

Installation:

- Use all specified fasteners; see General Notes.
- See our *Anchoring, Fastening, Restoration and Strengthening Systems for Concrete and Masonry* catalog, or visit **strongtie.com** for retrofit anchor options, such as Titen HD®, Stainless-Steel Titen HD or SET-3G™.
- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non-top-supported installations (such as fences or unbraced carports).
- Place the base, cut washer(s) or load transfer plate(s) and nut(s) on the anchor bolt(s). Make any necessary adjustments to post placement and tighten the nut securely on the anchor bolt.
- See **strongtie.com** for information on hollow column installation.

ABW

Place the standoff base and then the post in the ABW and fasten on three vertical sides, using nails or Strong-Drive SD Connector screws

– Bend up the fourth side of the ABW and fasten using the correct fasteners

ABU

Place the standoff base and then the post in the ABU

– Fasten using nails or Strong-Drive SD Connector screws or bolts (ABU88Z, ABU1010Z, ABU1212Z – SDS optional)

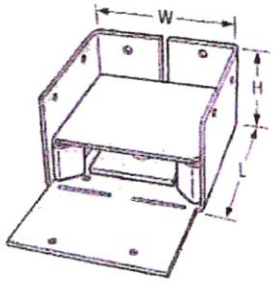
ABA

Place the post in the ABA

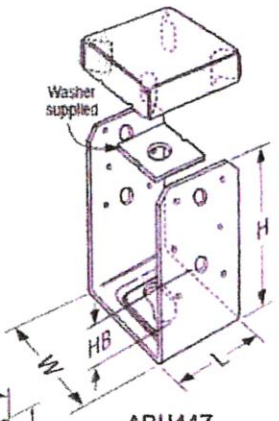
– Fasten using nails or Strong-Drive SD Connector screws

Codes: See p. 13 for Code Reference Key Chart

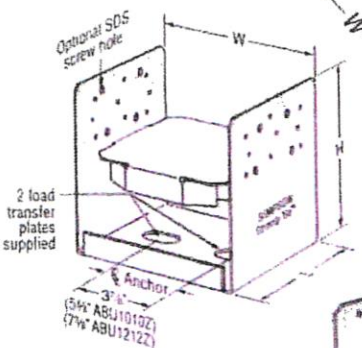
SD Many of these products are approved for installation with Strong-Drive SD Connector screws. See pp. 362–366 for more information.



ABWZ



ABU44Z
(other sizes similar)



ABU88Z
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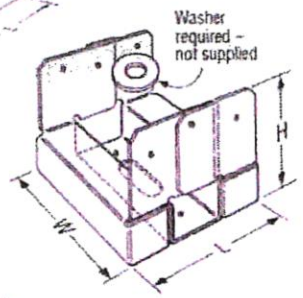

ABA44Z
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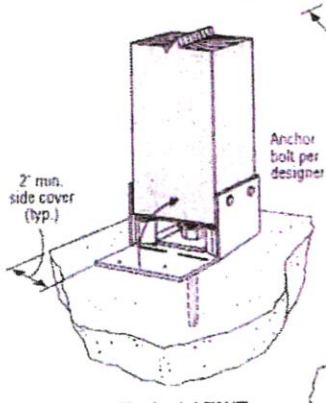
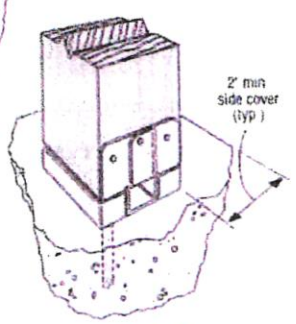


Typical ABWZ Installation

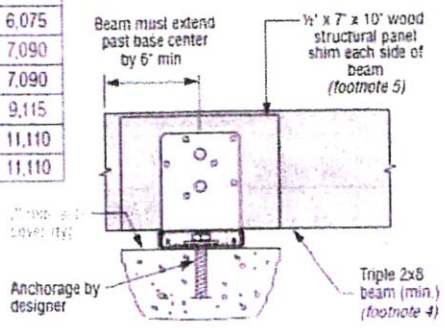


Typical ABA44Z Installation

Allowable Loads — Beam Installation

Model No.	Nominal Beam Size	Material (ga.)		Dimensions (in.)			Fasteners (in.)		DF/SP Allowable Loads		SPF/HF Allowable Loads	
		Base	Strap	W	L	H	Anchor Dia.	Nails	Uplift (160)	Down (100)	Uplift (160)	Down (100)
ABA[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
ABU46Z	Double 2x	12	12	3⁹⁄₁₆	5	7	⅝	(12) 0.162 x 3½	2,030	8,475	1,820	6,075
ABU46Z	4x	12	12	3⁹⁄₁₆	5	7	⅝	(12) 0.162 x 3½	2,155	9,890	1,850	7,090
ABU46RZ	Rough 4x	12	12	3⁹⁄₁₆	5	6¾	⅝	(12) 0.162 x 3½	2,155	9,890	1,850	7,090
ABU66Z	Triple 2x	12	10	5½	5	6⅛	⅝	(12) 0.162 x 3½	1,405	12,715	1,165	9,115
ABU66Z	6x	12	10	5½	5	6⅛	⅝	(12) 0.162 x 3½	1,905	12,920	1,640	11,110
ABU66RZ	Rough 6x	12	10	5½	5	5¹³⁄₁₆	⅝	(12) 0.162 x 3½	1,905	12,920	1,640	11,110

1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
2. Downloads may not be increased for short-term loading.
3. Specifier is to design concrete and anchorage for uplift capacity.
4. Beam depth must be a minimum of 7¼".
5. Shims are required for [illegible] double 2x (1 shim) and [illegible] triple 2x (2 shims) installations as shown in the illustration. Additional fastening of shim to beam is not required.
6. **Fasteners:** Nail dimensions are listed diameter by length. See pp. 23–24 for fastener information.



ABU66Z Beam Installation

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§ 15.2-2309 - Powers and duties of boards of zoning appeals

Boards of zoning appeals shall have the following powers and duties:

1. To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of this article or of any ordinance adopted pursuant thereto. The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for his determination after which the appellant has the burden of proof to rebut such presumption of correctness by a preponderance of the evidence. The board shall consider any applicable ordinances, laws, and regulations in making its decision. For purposes of this section, determination means any order, requirement, decision or determination made by an administrative officer. Any appeal of a determination to the board shall be in compliance with this section, notwithstanding any other provision of law, general or special.

2. Notwithstanding any other provision of law, general or special, to grant upon appeal or original application in specific cases a variance as defined in § 15.2-2201, provided that the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that his application meets the standard for a variance as defined in § 15.2-2201 and the criteria set out in this section. Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application. No variance shall be considered except after notice and hearing as required by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. In granting a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under

state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.

3. To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

4. To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

5. No provision of this section shall be construed as granting any board the power to rezone property or to base board decisions on the merits of the purpose and intent of local ordinances duly adopted by the governing body.

6. To hear and decide applications for special exceptions as may be authorized in the ordinance. The board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.No special exception may be granted except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

7. To revoke a special exception previously granted by the board of zoning appeals if the board determines that there has not been compliance with the terms or conditions of the permit. No special exception may be revoked except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. If a governing body reserves unto itself the right to issue special exceptions pursuant to § 15.2-2286, and, if the governing body determines that there has not been compliance with the terms and conditions of the permit, then it may also revoke special exceptions in the manner provided by this subdivision.

8. The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.

BZA 11-2026

STAFF REPORT
APPLICATION BZA 11-2026

Applicant: Robert Rodgers

Location: 0 N. 6th St
Tax Map and Parcel Number: 35F*LG*17
Account # 052372000

Zoning Category: RM, Residential Medium

Adjacent Zoning: *North:* RM, Residential Medium
South: RM, Residential Medium
East: RM, Residential Medium
West: RM, Residential Medium

Application: Request for a variance to reduce the side yard setbacks from 10 feet to 4.96 feet and to increase the maximum impervious surface ratio from 40% to 47.69% for the construction of a single-family dwelling.

Hearing Date: May 12, 2026

Background Information:

The applicant and property owner, Robert Rodgers, is requesting a variance from the Unified Development Ordinance (UDO) Article 4, Section 31-407(c), Table 407-1, Dimensional Standards (L) and (E) to reduce the minimum required side yard setback from 10 feet to 4.96 feet and to increase the maximum impervious surface ratio from 40% to 47.69% in order to construct a new single-family dwelling.

The property is identified as Tax Map and Parcel 35F*LG*17, located on N 6th St, Whaleyville voting borough, zoning classification RM, Residential Medium Density.

This variance request was advertised in the *Suffolk News Herald*, and a notice was mailed to adjacent property owners in accordance with Section 15.2-2204 of the Code of Virginia. The public notice sign was posted on the property pursuant to the request of the Zoning Administrator.

Staff Analysis and Recommendation:

In accordance with Section 31-309(c)(2) of the UDO, a variance may be granted by the Board only if the applicant establishes compliance with the hardship criteria established in Section 15.2-2309 of the Code of Virginia. An excerpt from the State Code which outlines the established criteria is attached at the end of this report.

In approving a variance, the Board must find, conditioned upon the applicant having acquired the property in good faith, that the applicant's situation is unique due to the particular physical surroundings, size, shape, topographical condition or other extraordinary situation and not shared by other properties in the same zoning district and vicinity. The Board must also find that the denial of the variance would result in undue hardship rather than an inconvenience, that the character of the district would not be changed as a result of the granting of the variance, and that the situation is not such of a general nature that it would require a text amendment to the Zoning Ordinance to achieve compliance.

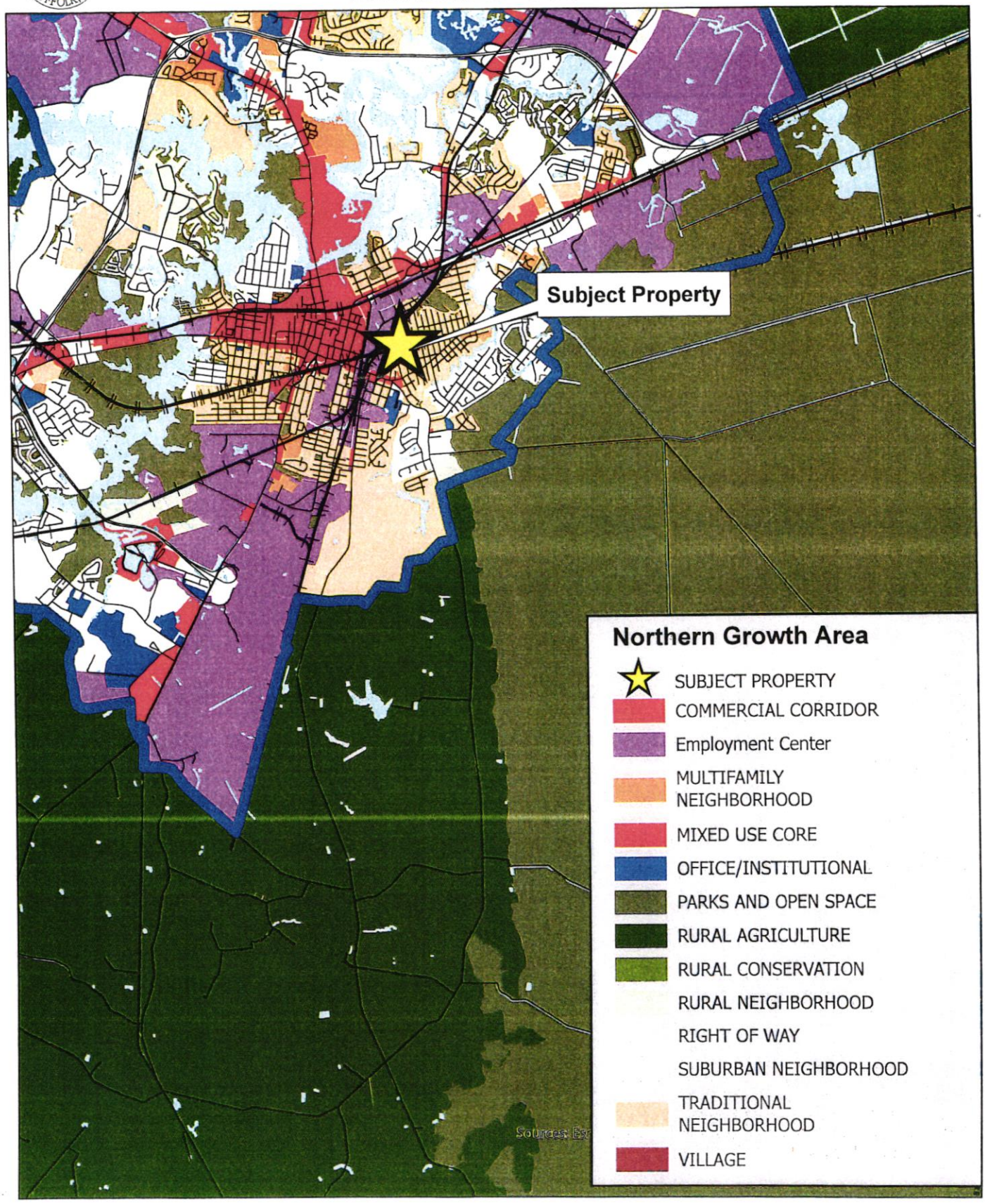
The applicant is requesting a reduction in the required side yard setbacks from 10 feet to 4.96 feet, as well as an increase in the maximum impervious surface ratio from 40% to 47.69%, in order to construct a new single-family dwelling.

The subject property is located within the RM zoning district, which requires a minimum lot area of 10,000 square feet, a minimum street frontage of 60 feet, and a minimum lot width of 80 feet measured at the front setback line. The lot is legally nonconforming, as it does not meet these dimensional standards. Specifically, the lot measures approximately 30 feet in width at both the front and rear property lines and contains a total area of 3,344 square feet.

Per the Unified Development Ordinance, any newly constructed dwelling must have a minimum width of 20 feet. Given the narrow width of the lot, compliance with both the minimum required dwelling width and the prescribed side yard setbacks is not feasible. Additionally, the limited lot size presents challenges in meeting the maximum allowable impervious surface ratio. The proposed two-story dwelling includes approximately 1,436 square feet of living area and a 139-square-foot rear patio. Even if the patio were eliminated, the total impervious surface coverage would be approximately 43.54%, which remains above the permitted maximum of 40%.

Due to the constraints associated with the lot's legal nonconforming status and limited dimensions, strict application of the ordinance would prevent reasonable use of the property. The requested variances represent the minimum necessary to allow construction of a compliant-width dwelling. Based on these considerations, staff recommends approval of the requested reductions in side yard setbacks and the increase in impervious surface ratio, as proposed.

GENERAL LOCATION MAP
BZA2026-00011



Author: KOSSAI
Date: 04-27-2026

0 0.5 1 2 3 4 Miles

N

ZONING / LAND USE MAP
BZA2026-00011

Image: Suffolk Pictometry 2024

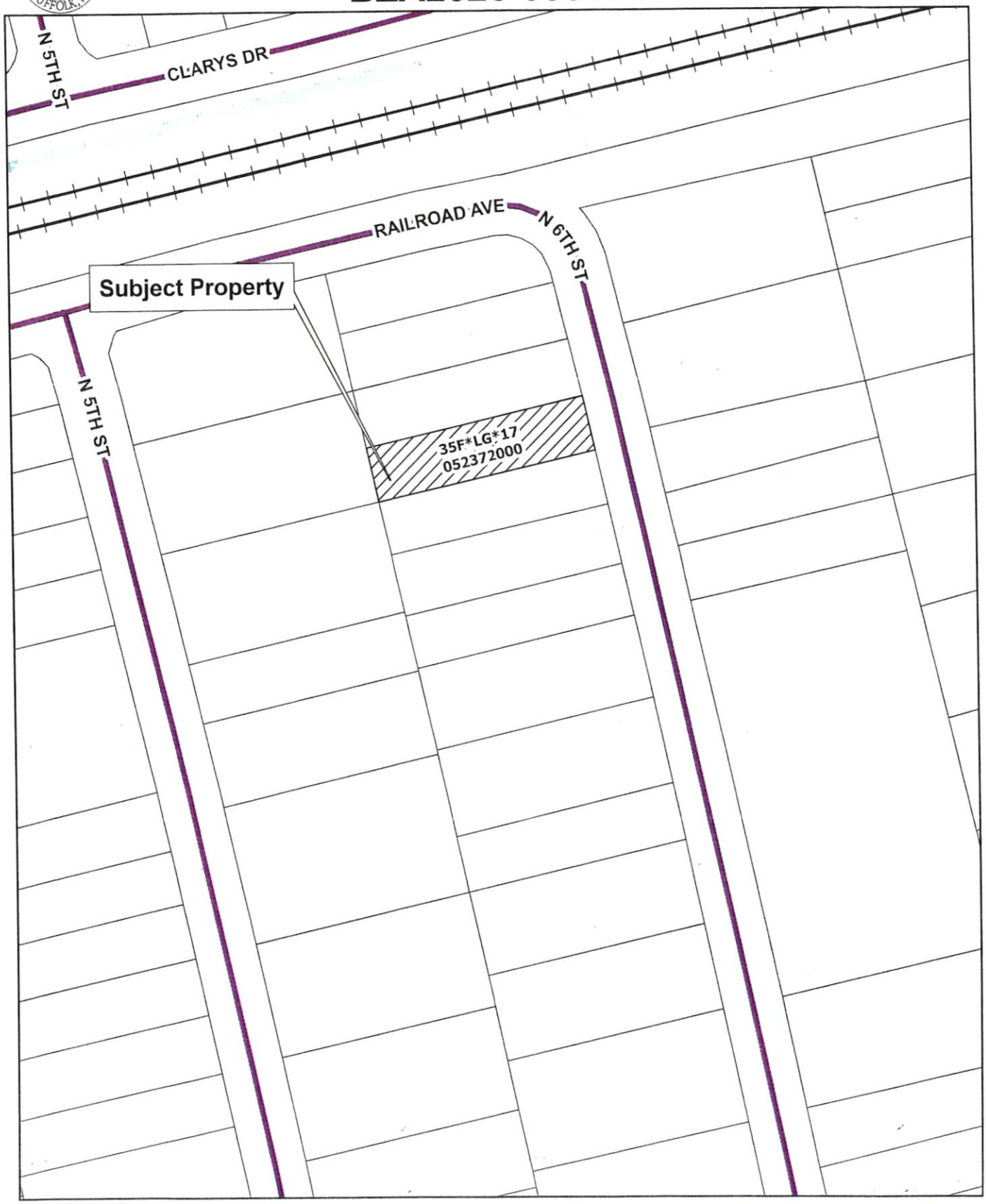
Author: KOSSAI
Date: 04-27-2026

0 55 110 220 330 440 Feet

N

PROPERTY MAP
BZA2026-00011

EXHIBIT B



Author: KOSSAI
Date: 04-27-2026

0 37.5 75 150 225 300 Feet

N

City of Suffolk

Department of Zoning

BOARD OF ZONING APPEALS APPLICATION

PART 1 - OFFICE INFORMATION: To be completed by staff			
Application Number:	BZA2024- 00011	Project Name:	
Project Address:		Date Submitted:	

1. Name of Applicant: Robert Rodgers
   Address: 233 n 6th street
   Phone Number: [redacted]
   Email: [redacted]

2. Name of property owner if different from applicant:

   Owner: _____
   Address: _____
   Phone Number: _____

3. Property Specifics:

   Address: 231 n 6th street
   Location/Neighborhood: Lloyd place
   Tax Map: 35 F Parcel Number: _____

4. A check for $551.00, payable to "City of Suffolk", is attached to this application for the filing fee. ☐ Yes ☐ No, explain: _____

5. I/we have had a pre-application conference with the Secretary of the Board to confirm the type of application. ☑ Yes ☐ No
   If no, explain: _____

6. I/We have provided plats, plan or other documents needed for this application.
   ☑ Yes ☐ No, explain: _____

7. I/we request that a hearing be scheduled before the Board of Zoning Appeals to hear a request for (check all that apply)

- [x] Variance Request
- [ ] Chesapeake Bay Exception Request
- [ ] Special Exception
- [ ] Appeal of the Zoning Administrator's decision/violation letter dated (attach copy of correspondence)

8. The following Ordinance section(s) apply to this application: Zoning Ordinance Section(s)
N/A

9. In the section(s) mentioned in item 8 above, what do you need relief from (example - side yard setback)
Side Set back - need 5' each side
Ratio Limit is 40% Need Variance for
Propose at 47.69

10. Current use of the property (residential, commercial, etc.) Number of structures on site
Vacant

11. Describe in detail the nature of your appeal and/or request for a variance. Include in your explanation how your request reflects the 5 elements of a hardship as listed in **§ 15.2-2309 of the Code of Virginia:**

The variance is being requested to constructed a new residence.
Currently the lot size is 30 feet wide, with a minimum house build of 20 ft.
that leaves a side set back of 5 feet instead of the normal 10 feet.
YES

(i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;
yes

(ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;

YES

(iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;

YES

(iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property;

YES

(v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § **15.2-2309** or the process for modification of a zoning ordinance pursuant to subdivision A4 of § **15.2-2286** at the time of the filing of the variance application.

YES

12. When did you acquire the property and from whom?
August 2024/auction

13. Has an appeal been filed for this property within the last year?

☐ Yes ☑ No

14. Is this property currently under any legal action (i.e., violation notice for non-compliance with construction codes, zoning regulations, court order, etc.)?

☐ Yes ☑ No

If yes, explain

15. I/we certify that, to the best of my/our knowledge, the information above is complete and accurate.

I/we hereby grant the right of trespass to any party essential to the review of this application.

Applicant's Signature Robert Rodgers Date 30 March 2026
Applicant's Signature _____ Date _____

Property Owner Robert Rodgers Date 03/24/2026
Property Owner _____ Date _____

BE ADVISED: There is a $90 fee for signs which are not returned and signed in at the Planning Department front desk.

BOARD OF ZONING APPEALS APPLICATION
CONTINUATION SHEET

1. Name of applicant: Robert Rodgers
   Address: 233 n 6th street
   Phone Number: 757-573-5089

2. Please state the item number(s) and continue your information below:
   N/A

BE ADVISED: There is a $90 fee for signs which are not returned and signed in at the Planning Department front desk.

Applicant's Signature _____ Date 30 March 2026

Applicant's Signature _____ Date _____

Property Owner Robert Rodgers Date 24 March 2026

Property Owner _____ Date _____

City of Suffolk

Department of Planning and Community Development

DISCLOSURE STATEMENT FORM

PART 1 - OFFICE INFORMATION: To be completed by staff			
Application Number:		Project Name:	
Project Address:		Date Submitted:	

The disclosures contained in this Form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. The completion and submission of this Form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Suffolk requiring action by the City Council or a City board, commission or other body.

PART 2 - APPLICANT DISCLOSURE: To be completed by Applicant

Important Notice: Only complete, hard-copy application forms with original signatures or other approved written consent from all property owners are accepted.

APPLICANT INFORMATION

Applicant Name: Robert Rodgers

Property Address(es): 231 n 6th street

Tax Map Number(s): 35f L G 17

Account Number(s): 052372000

Is Applicant the owner of the subject property? ☐ YES ☑ NO

Does the Applicant have a Representative? ☐ YES ☑ NO

If yes, name of Representative: _____

Is Applicant a corporation, partnership, firm, business, trust, or unincorporated business? ☑ YES ☐ NO

If yes, list the names of all officers, directors, members, trustees, etc. below AND businesses that have a parent-subsidiary or affliated business entity relationship (see definitions below) with the applicant (attach list if necessary):

Robert Rodgers

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contigent on the subject public action? ☐ YES ☑ NO

If yes, name of the official or employee, and description of the nature of their interest:

_____

_____

APPLICANT SERVICES DISCLOSURE

The Applicant must certify whether the following services are being provided in connection to the applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☐	☑	_____
Real Estate Broker/Agent/Realtor	☐	☑	_____
Accounting/Tax Preparation	☐	☑	_____
Architect/Designer/Landscape Architect/Land Planner	☐	☑	_____
Construction Contractor	☐	☑	_____
Engineer/Surveyor/Agent	☐	☑	_____
Legal Services	☐	☑	_____

PART 3 – PROPERTY OWNER DISCLOSURE

PROPERTY OWNER DISCLOSURE

Property Owner Name: Robert Rodgers
(as listed on application)

Is the Owner a corporation, partnership, firm, business, trust or an unincorporated business? ☑ YES ☐ NO

If yes, the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary or affliated business entity relationship (see definitions below) with the Applicant (attach list if necessary):

Robert Rodgers

Does the subject property have a proposed or pending purchaser? ☐ YES ☑ NO

If yes, name of the proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contigent on the subject public action? ☐ YES ☑ NO

If yes, name of the official or employee, and descripton of the nature of their interest:

_____

_____

PROPERTY OWNER SERVICES DISCLOSURE

The Owner must certify whether the following services are being provided in connection to the Applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☐	☑	
Real Estate Broker/Agent/Realtor	☐	☑	
Accounting/Tax Preparation	☐	☑	
Architect/Designer/Landscape Architect/Land Planner	☐	☑	
Construction Contractor	☐	☑	
Engineer/Surveyor/Agent	☐	☑	
Legal Services	☐	☑	

APPLICANT CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Applicant Name (Print)	Applicant Signature	Date
Robert L Rodgers		30 MAR 2026

PROPERTY OWNER CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Property Owner Name (Print)	Property Owner Signature	Date
Robert Rodgers		03/24/2026

"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

CITY OF SUFFOLK

442 W. WASHINGTON ST., POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4150 FAX: (757) 538-1306

Board of Zoning Appeals

April 23, 2026

ADJACENT PROPERTY OWNER LETTER
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised the following request has been filed with the City of Suffolk's Board of Zoning Appeals (BZA) and will be considered at a **PUBLIC HEARING** to be held in the City Council Chambers, Municipal Building, 442 W. Washington Street, Suffolk, Virginia. The Public Hearing will be held before the Suffolk Board of Zoning Appeals on **Tuesday, May 12, 2026, at 2:00 p.m.** or as soon thereafter as the matter may be heard.

BZA 11-2026- Robert Rodgers, applicant and owner, is requesting a variance to reduce the required side yard setbacks from 10 ft to 4.96 ft and to increase the impervious surface ratio from 40% to 47.69% for the construction of a single-family dwelling. The property is identified as tax and map parcel 35F*LG*17, located on N 6th St, zoning classification Residential Medium district (RM).

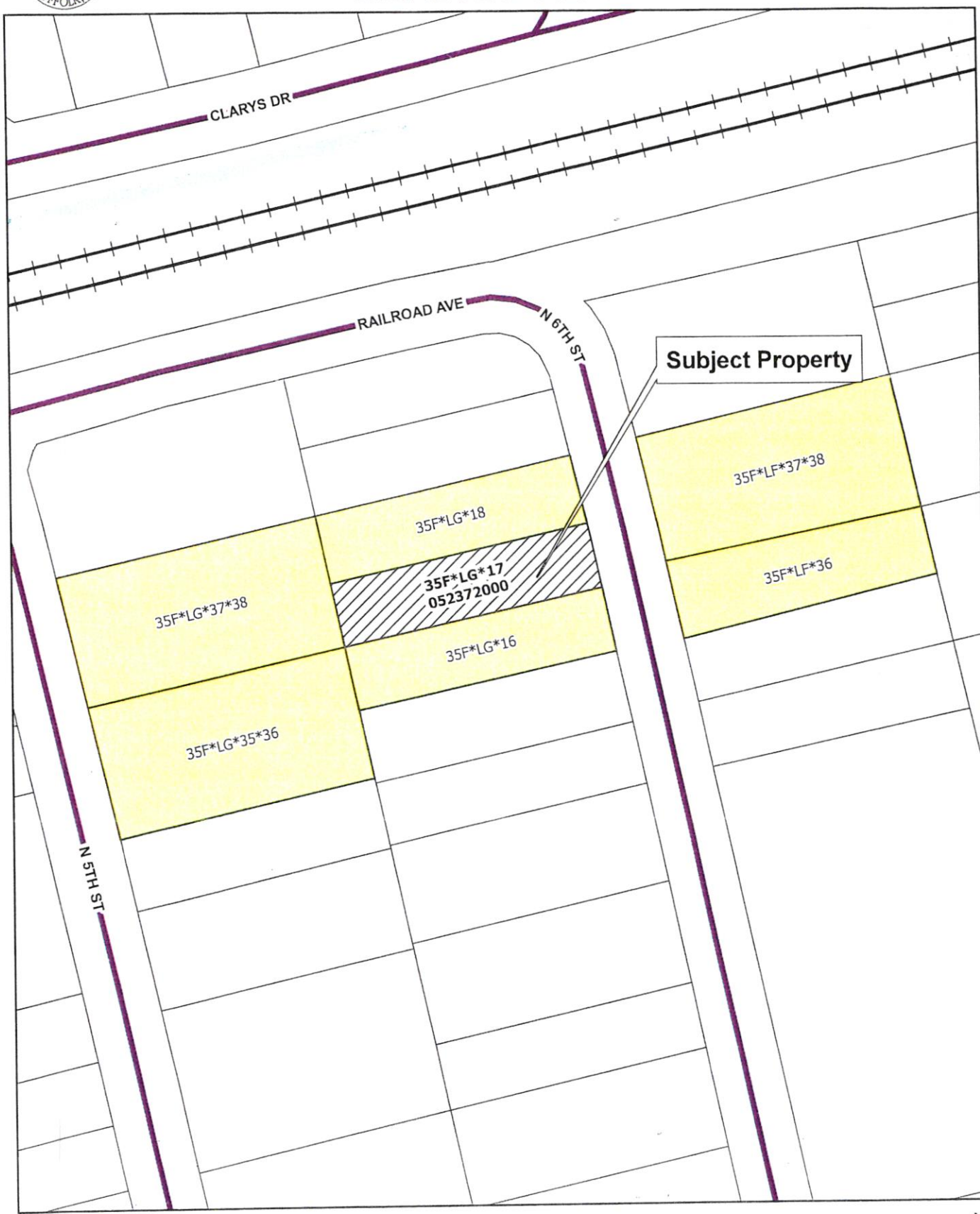
Should you have any interest in this matter, you are invited to attend this public hearing. **THIS IS THE ONLY NOTICE YOU WILL RECEIVE NOTIFYING YOU OF THIS PUBLIC HEARING.** Please feel free to contact this office should you have any questions pertaining to the above request. You are receiving this notification as a requirement of Section 31-309 et seq. of the City of Suffolk's Unified Development Ordinance and Section 15.2-2204 of the Code of Virginia. As our records indicate, you own property adjacent to the location of the variance or appeal. All of the property owners within this area may not have received a notice. Please feel free to share this notice with other property owners. If you have any questions, please contact me at (757) 514-4152.

Sincerely,

William Mellon

Williiam Mellon, CZA, CTM
Zoning Administrator

APO MAP
BZA2026-00011



Author: KOSSAI
Date: 04-27-2026

0 30 60 120 180 240 Feet

N

CITY OF SUFFOLK

442 W. WASHINGTON STREET, POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858

PHONE: (757) 514-4060 FAX (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

APPLICATION #: BZA 11-2026

STAFF: WILLIAM MELLON

NUMBER OF SIGNS: 1

DATE OF BOARD OF ZONING APPEALS: MAY 12, 2026

POSTING OF SIGNS

I take full responsibility for the care and maintenance of the Board of Zoning Appeals sign(s). I understand that the sign(s) shall be posted on the property at least fifteen (15) days prior to the Public Hearings and shall be removed within five (5) days after the Public Hearing. I understand that all signs and stakes shall be picked up and returned to the Department of Planning and Community Development and shall be signed in and out at the time of pickup/drop-off. I understand that all signs and stakes must be returned to the Planning Department within ten (10) business days of the final Public Hearing or I will be responsible for the replacement costs of each sign at $90.00/per sign.

PLACEMENT OF SIGNS

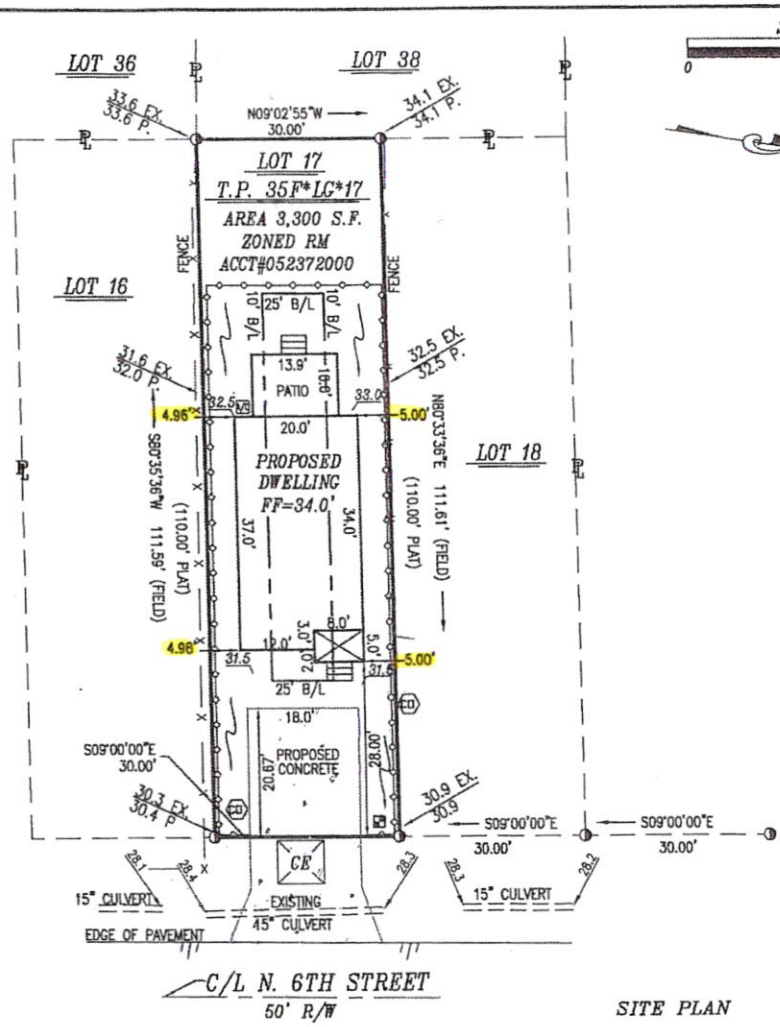
- ✓ One (1) sign shall be erected so as to be visible and eligible to each abutting public street.
- ✓ Corner Lot – Sign to be posted on each abutting street.
- ✓ Extensive Road Frontage – One sign shall be posted for each 2,000 feet.
- ✓ No Frontage on Public Street – A sign shall be posted adjacent to the nearest public street from which future access is contemplated.

If the sign(s) has not been posted in accordance with City regulations, the application may be removed from the applicable agenda. The applicant shall be responsible for all reprocessing costs, including but not limited to, advertising costs.

04/29/2026
Date Sign(s) Picked Up

Signature of Applicant

NOTICE OF APPLICATION FOR
PUBLIC HEARING
BZA11-2026
Side Yard Setback Reduction
Impervious Surface Ratio Increase
A PUBLIC HEARING
WILL BE HELD
May 12, 2026
2:00 PM
IN CITY COUNCIL CHAMBERS
www.suffolkva.us/1690/Rezonings-Conditional-UsesPublic-Hearing
SUFFOLK PLANNING DEPARTMENT
(757) 514-4060
PlanningEmail@suffolkva.us



SITE PLAN
FOR
ROBERT RODGERS
LOCATED ON N. 6TH STREET
LLOYD PLACE, LOT 17, BLOCK C
CITY OF SUFFOLK, VIRGINIA
SCALE 1"= 20' *FEB. 18, 2026*

DWELLING TO BE SERVICED BY CITY WATER AND SEWER.

CONTRACTOR TO VERIFY LOCATION OF DWELLING AS STAKED BY SURVEYOR ON THE GROUND PRIOR TO DIGGING THE FOOTING.

ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM.

THE BUILDER/CONTRACTOR SHALL PROVIDE FOR POSITIVE "A" DRAINAGE OF THE SITE WITHOUT NEGATIVELY IMPACTING ADJACENT PROPERTIES.

THE BUILDER/CONTRACTOR SHALL VERIFY GRADES ON SITE PRIOR TO CONSTRUCTION.

CONTRACTOR TO VERIFY DWELLING DIMENSIONS, INCLUDING CHANGES AUTHORIZED BY CONTRACTOR OR OWNERS, AS STAKED BY SURVEYOR ON THE GROUND. CONTRACTOR TO VERIFY ALL GRADES.

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. THEREFORE, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD, LAND TRANSACTIONS AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY – PANEL NUMBER 510156 0227 E, DATED 8-3-2015.

SETBACKS:
FRONT = 25'
SIDE = 10'
REAR = 25'

OWNER –
ROBERT RODGERS
400 N. 5TH STREET
SUFFOLK VA 23434
757-573-5089

REFERENCE – IN#240004693, DB 64 PG 570, PB 6 PG 17

LEGEND:
- *PL – DENOTES ADJOINING PROPERTY LINE*
- *– DENOTES IRON FOUND*
- *– DENOTES SILT FENCE/LIMITS OF CLEARING*
- *CE – DENOTES CONSTRUCTION ENTRANCE*
- *60.0 – DENOTES EXISTING ELEVATION*
- *72.7 – DENOTES PROPOSED GRADE ELEVATION*
- *SD – DENOTES PROPOSED SEWER CLEANOUT*
- *VG – DENOTES H.V.A.C. UNIT*
- *EX. – DENOTES EXISTING GRADE*
- *P. – DENOTES PROPOSED GRADE*
- *– DENOTES PROPOSED WATER METER*

IMPERMEABLE SURFACE AREA

PROPOSED DWELLING	*895 S.F.*
PROPOSED CONCRETE	*+700 S.F.*
TOTAL IMPERVIOUS	*1,595 S.F.*
TOTAL AREA	*÷ 3,344 S.F.*
TOTAL PERCENTAGE	*47.69%*

47.69% OF LOT COVERED BY IMPERVIOUS AREA.

2,494 S.F. LIMITS OF CLEARING/DISTURBANCE.

COMMONWEALTH OF VIRGINIA
EDWARD C. CANADA, III
Lic. No. 002846
3-18-26
LAND SURVEYOR

CANADA LAND & MARINE SURVEYING
1212 S. Church Street Smithfield, VA 23430
PHONE : 757-357-2911

DRAWN BY: ECC | JOB #S26-29-N

FOUNDATION NOTES

1. PRIOR TO CONSTRUCTION ALL ORGANIC MATERIAL. TOPSOIL AND DEBRIS SHALL BE REMOVED FROM THE BUILDING AREA.
2. ALL FOOTINGS. INCLUDING SLAB ON GRADE, SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL WITH AN ALLOWABLE BEARING CAPACITY OF 1,500 PSF.
3. ALL FOUNDATION CONCRETE FOR FOOTINGS AND INTERIOR SLABS SHALL OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
4. BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM 12" BELOW FINISH GRADE.
5. PIER FOOTING THICKNESS SHALL BE ONE-HALF (MINIMUM) THE WIDTH OF THE FOOTING.

BUILDING CLASSIFICATION

USE GROUP:	R-5 RESIDENTIAL
TYPE CONSTRUCTION:	5-B
CODE &EDITION EMPLOYED:	THE VIRGINIA RESIDENTIAL CODE 2021

BUILDING AREA

1st Floor Heated	718 Sq Ft
2nd Floor Heated	718 Sq Ft
Total Heated	1,436 Sq Ft
Storage	24 Sq Ft
Covered Front Porch	36 Sq Ft

BUILDING DESIGN LOADS

LIVING AREAS:	40 PSF (LIVE)	10 PSF (DEAD)
SLEEPING AREAS:	30 PSF (LIVE)	10 PSF (DEAD)
CEILING JOIST:	20 PSF (LIVE)	10 PSF (DEAD)
ROOF AREAS:	20 PSF (LIVE)	10 PSF
WIND LOAD:		130 PSF EXP. B

TABLE OF CONTENTS

1	Title Page
2	1st Floor Plan
3	1st Floor Plan
4	Foundation/Roof Plan
5	Elevation
6	Elevation
7	Wind Bracing
8	Wind Bracing
9	Details

Lot shall be graded to drain surface water away from foundation wall. The grade shall fall a minimumof 6 inches within the first 10 feet perimeter surrounding the structure. If perimeteris less than 10 feet, drains or swales shall be constructed and shall not negatively effect adjacent property. Drainage shall comply with the PFM, approved site plan and subdivision drainage plan.

Wind speed to 130 MPH

Minimum glazing U-factor fenestration .30 or better

Draftstoping: Where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane below, draftstopping shall be provided.

Fireblocking: Fireblocking shall be provided to cut-off all concealed draft openings (both vertical and horizontal) and form an effective fire barrier between stories

Wind Loads are to be 130 Vult and 93 Vasd mph per ASCE 7

BUILDING CLASSIFICATION

1. ALL APPLICABLE CONSTRUCTION SHALL CONFORM TO THE I.R.C. (INTERNATIONAL RESIDENTIAL BUILDING CODE) 2021, AND U.S.B.C. (THE VIRGINIA UNIFORM STATEWIDE CODE) 2021.
2. CODES GOVERN OVER DRAWING PLANS, VERIFY ALL LOCAL CODES AND SPECIFICATIONS.
3. BUILDING PERMITS SHALL BE PROMPTLY AND CONSPICUOUSLY POSTED AT THE BUILDING SITE A T ALL TIMES DURING CONSTRUCTION.
4. ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL BELOW LOCAL FROST LINES AS PER ALL LOCAL BUILDING CODES.
5. ALL CONCRETE SHALL BE A MIN. OF 3,000 PSI FOR INTERIOR SLABS AND FOOTINGS, AND 3,000 PSI FOR DRIVEWAYS, EXTERIOR AND GARAGE SLABS
6. ALL LUMBER USED SHALL BE SOUTHERN YELLOW PINE MIN. NO. 2 STRUCTURAL GRADE; ALL WOOD TRUSSES, T.J.I.'S & ENGINEERED LUMBER SHALL BE CERTIFIED BY THE MANUFACTURER. TRUSSES AND FRAMING MEMBERS SHALL HAVE A CAPACITY TO SUPPORT LIVE AND DEAD LOADS AS SPECIFIED BY ALL APPLICABLE CODES, AND/OR AS FOLLOWS:

DESIGN LOADS	LIVE LOADS	DEAD LOADS
LIVING AREAS	40 PSF	10 PSF
SLEEPING AREAS	30 PSF	10 PSF
CEILING JOIST	20 PSF	10 PSF
ROOF AREAS	20 PSF	7 PSF

7. CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING SHALL BE INSTALLED IN ACCORDANCE WITH METHOD 3 OF THE SECTION R-602.10.3 FOR BRACED WALLS & IN ACCORDANCE WITH SECTION R-602.10.5 & TABLE R-602.10.5 OF THE I.R.C. 2021.
8. ALL HEATING, VENTILATING AND AIR CONDITIONING AND/OR ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES AND SHALL CONFIRM TO STANDARD TRADE PRACTICES. REQUIRED BUILDING PERMITS SHALL BE OBTAINED AND PAID FOR BY THE RESPECTIVE TRADES.
9. ELECTRICAL AND PLUMBING SHALL BE ROUGHED-IN BEFORE THE FRAMING INSPECTION IS MADE.
10. ALL POTABLE WATER OUTLETS SHALL BE PROTECTED FROM CROSS CONNECTIONS.
11. ALL INTERIOR ROOM FINISHES INCLUDING WALL AND CEILING COVERINGS FOR THE ROOMS OR ENCLOSED SPACES SHALL HAVE A FLAME SPREAD RATING OF 200 OR LESS
12. SINGLE AND MULTIPLE SMOKE DETECTORS (S.D) SHALL BE INSTALLED IN THE DWELLING IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY. THE SMOKE DETECTORS SHALL BE HARD WIRED AND SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE I.R.C. 2021 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF N.F.P.A. 72.
13. PROVIDE A SOLID/20 MIN. FIRE RATED DOOR BETWEEN THE GARAGE AND THE RESIDENCE. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN $\frac{1}{2}$" GYPSUM BOARD. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED HABITABLE ROOMS ABOVE BY NOT LESS $\frac{5}{8}$" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN $\frac{1}{2}$" GYPSUM BOARD OR EQUIVALENT.
14. ALL REQUIRED EMERGENCY EGRESS WINDOWS ARE TO COMPLY WITH SECTION 310 OF THE I.R.C. 2021. THESE WINDOW UNITS ARE TO MEET OR EXCEED THE FOLLOWING DIMENSIONS: CLEAR OPENING AREA OF 5.7 SQ. FT. (5.0 SQ. FT. FOR GRADE LEVEL WINDOW UNITS), CLEAR OPENING WIDTH OF 20", CLEAR OPENING HEIGHT OF 24", AND HAVE A SILL HEIGHT OF NOT MORE 44" ABOVE FINISHED FLOOR.
15. THE CONTRACTOR MUST VERIFY THAT THE SELECTED WINDOW UNITS FOR BEDROOMS MEET THE EGRESS MINIMUMS FOR THE WIDTH AND OPENING SIZE, UNIT SIZES SHOWN ON THE PLANS MAY NOT MEET THE EGRESS REQUIREMENTS FOR ALL WINDOW MANUFACTURES.
16. SAFETY GLAZING SHALL BE INSTALLED IN ALL HAZARDOUS LOCATIONS AS DEFINED BY SECTION R-308.4 OF THE I.R.C. 2021, INCLUDING NUT NOT LIMITED TO ALL GLAZING NINE (9) SQ. FT. OR LARGER, WITHIN 18" OF A FLOOR, WITHIN 24" OF A DOOR, IN WALLS ENCLOSING A STAIRWAY LANDING OR WITHIN 60" OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE, AND ANY GLAZING WITHIN 60" OF A BATHING TUB.
17. PROVIDE EXHAUST FANS, VENTED DIRECTLY TO THE OUTSIDE, IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS WITHOUT THE MINIMUM REQUIRED OPERABLE WINDOWS.

Owner: Robert Rogers

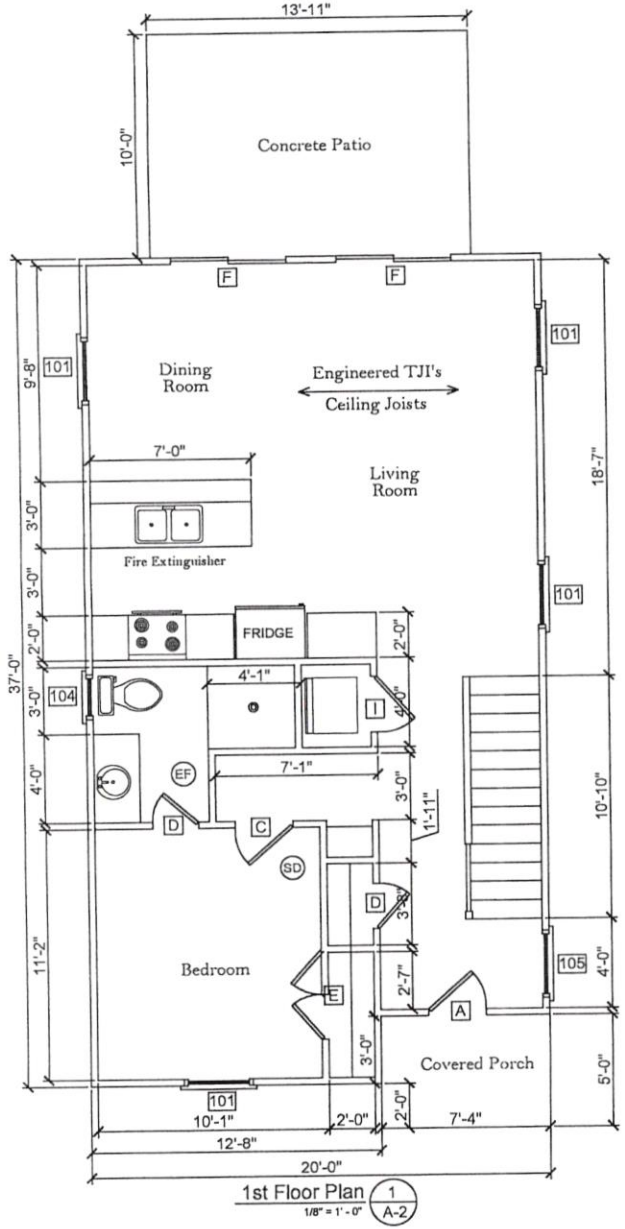
Drawn By: Andy Brock Class A Contractor 757-560-6561

Date: Mar 2026

Project:

Drawings: TITLE

Sheet 1



5' fiberglass shower/tub to be installed in both bathrooms

DOOR SCHEDULE			
ITEM	WIDTH	TYPE	HEADERS
A	3'-0"	Exterior	2-2X6
B	16'-0"	Overhead	2-LVL's
C	2'-6"	Interior	2-2X6
D	2'-0"	Interior	2-2X6
E	4'-0"	Interior (BiSwing)	2-2X8
F	5'-0"	Exterior (Slider)	2-2X8
G	2'-0"	Interior (Pocket)	2-2X8
H	2'-8"	Interior (Pocket)	2-2X6
I	2'-8"	Interior	2-2X6

Fenestration U factor of .30 or less
Solar heat gain coificient of .40

WINDOW SCHEDULE					
NO.	HT.	WIDTH	STYLE		HEADERS
101	5'2"	3'-0"	Egress	Single	2 - 2" X 6"
102	5'2"	3'-0"	Egress	Twin	2 - 2" X 6"
103	1'0"	5'-0"	Tempered	Fixed	2 - 2" X 8"
104	2'0"	3'-0"		Single	2 - 2" X 6"
105	5'2"	3'-0"	Tempered	Single	2 - 2" X 6"
106	3'0"	2'-0"		Single	2 - 2" X 6"
107	5'2"	3'-0"	Tempered	Single	2 - 2" X 6"

(SD) Smoke Detector

(SD/CM) Carbon Monoxide Detector

(EF) Exhaust Fan

(AA) Attic Access 30"x30"

Headers for windows will have full 1/2" OSB between framing members and doors will have a design
Windows and doors will have a DP greater than 100 MPH
DP shall be rated for 120 Vult wind loads

Max. Stud Spacing (Inches)		Header Span (feet)
24	16	
1	1	< 3'
1	2	4'
2	3	8'
3	5	12'
4	6	16'

Owner: Robert Rodgers

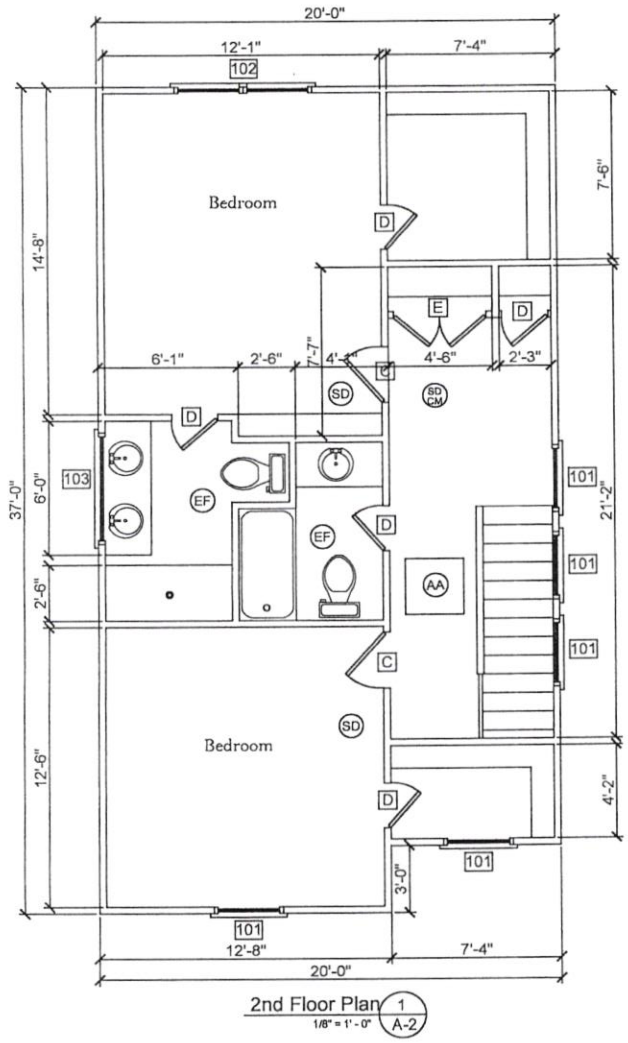
Drawn By: Andy Brock
Class A Contractor
757-560-6561

Date: Mar 2026

Project:

Drawings: 1STFLR

Sheet 2



2nd Floor Plan 1 / A-2

1/8" = 1' - 0"

5' fiberglass shower/tub to be installed in both bathrooms

DOOR SCHEDULE			
ITEM	WIDTH	TYPE	HEADERS
A	3'-0"	Exterior	2-2X6
B	16'-0"	Overhead	2-LVL's
C	2'-6"	Interior	2-2X6
D	2'-0"	Interior	2-2X6
E	4'-0"	Interior (BiSwing)	2-2X8
F	5'-0"	Exterior (Slider)	2-2X8
G	2'-0"	Interior (Pocket)	2-2X8
H	2'-8"	Interior (Pocket)	2-2X6
I	2'-8"	Interior	2-2X6

Fenestration U factor of .30 or less

Solar heat gain coificient of .40

WINDOW SCHEDULE					
NO.	HT.	WIDTH	STYLE		HEADERS
101	5'2"	3'-0"	Egress	Single	2 - 2" X 6"
102	5'2"	3'-0"	Egress	Twin	2 - 2" X 6"
103	1'0"	5'-0"	Tempered	Fixed	2 - 2" X 8"
104	2'0"	3'-0"		Single	2 - 2" X 6"
105	5'2"	3'-0"	Tempered	Single	2 - 2" X 6"
106	3'0"	2'-0"		Single	2 - 2" X 6"
107	5'2"	3'-0"	Tempered	Single	2 - 2" X 6"

(SD) Smoke Detector

(SD CM) Carbon Monoxide Detector

(EF) Exhaust Fan

(AA) Attic Access 30"x30"

Headers for windows will have full 1/2" OSB between framing members and doors will have a design

Windows and doors will have a DP greater than 100 MPH

DP shall be rated for 120 Vult wind loads

Max. Stud Spacing (Inches)		Header Span (feet)
24	16	
1	1	≤ 3'
1	2	4'
2	3	8'
3	5	12'
4	6	16'

Owner: Robert Rodgers

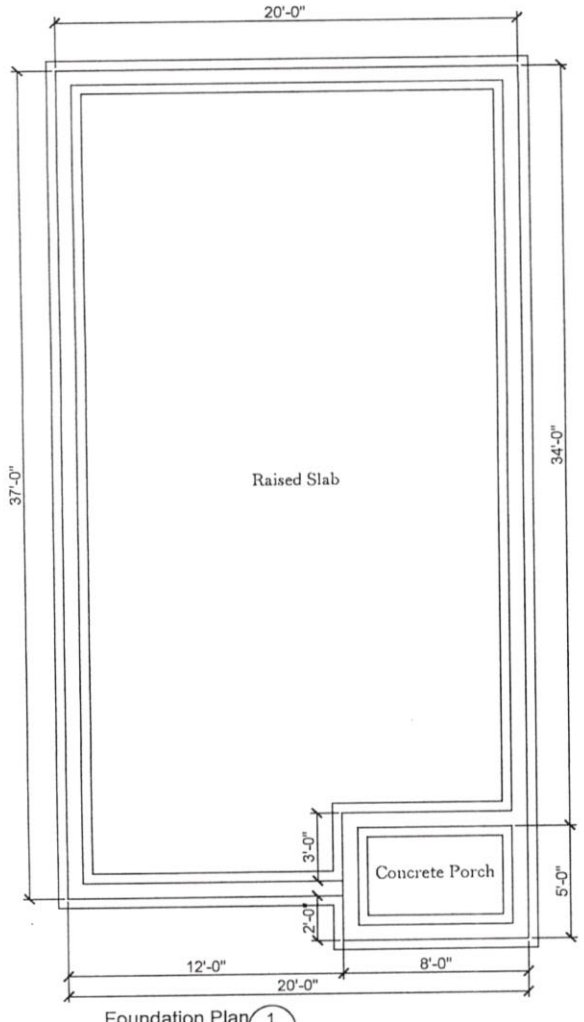
Drawn By: Andy Brock Class A Contractor 757-560-6561

Date: Mar 2026

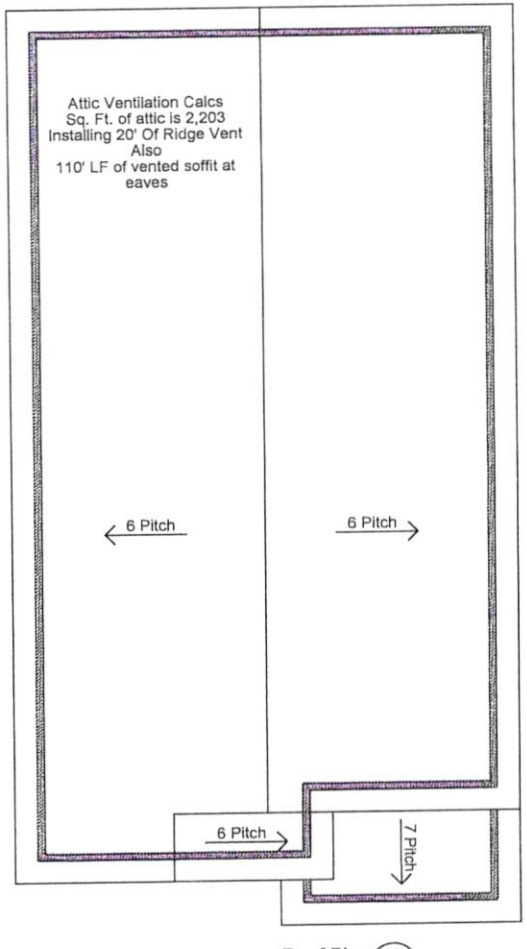
Project:

Drawings: 2NDFLR

Sheet 3



Foundation Plan 1 A-2
1/8" = 1' - 0"



Roof Plan 1 A-2
1/8" = 1' - 0"

Owner:
Robert Rodgers

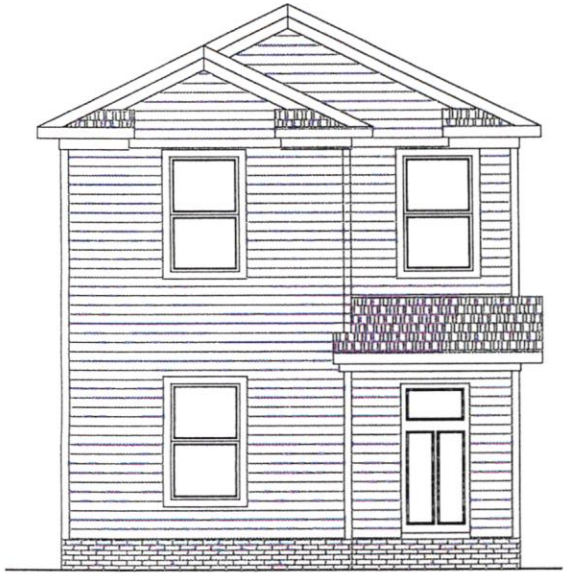
Drawn By:
Andy Brock
Class A Contractor
757-560-6561

Date:
Mar 2026

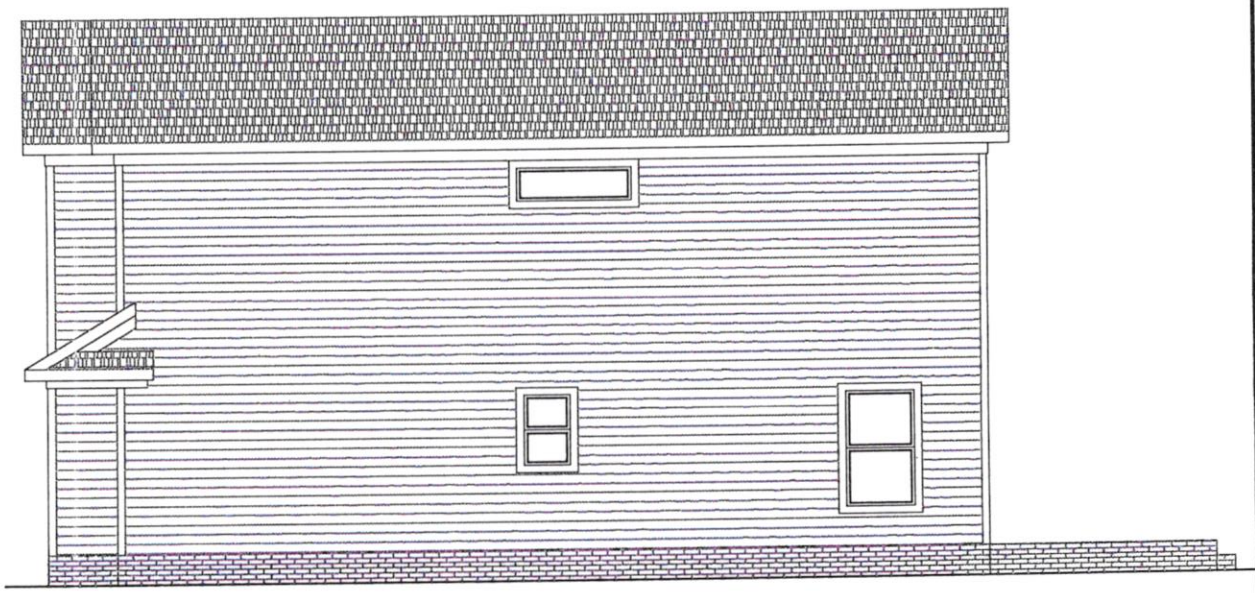
Project:

Drawings:
FOUNDATION
ROOF

Sheet
4



Front Elevation 1 / A-2
1/8" = 1' - 0"



Right Elevation 1 / A-2
1/8" = 1' - 0"

Owner:
Robert Rodgers

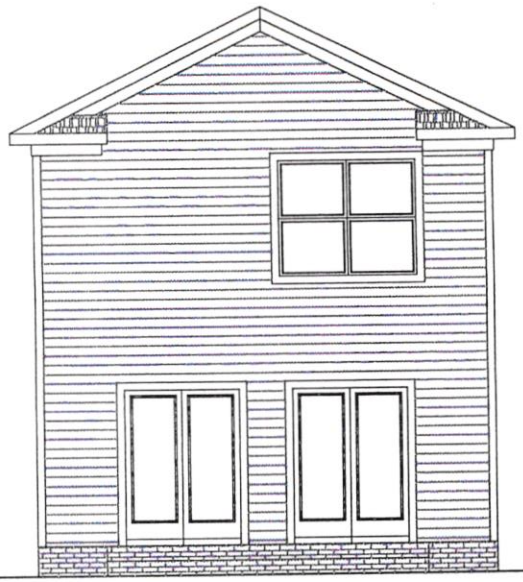
Drawn By:
Andy Brock
Class A Contractor
757-560-6561

Date:
Mar 2026

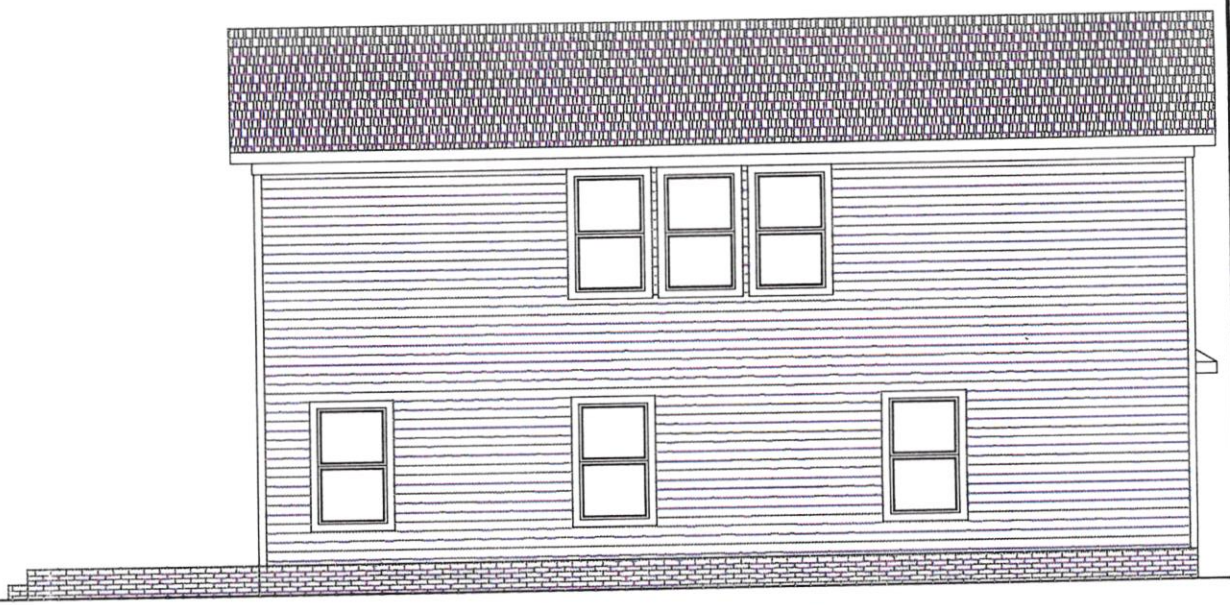
Project:

Drawings:
ELEVATIONS

Sheet
5



Rear Elevation 1 / A-2
1/8" = 1' - 0"



Left Elevation 1 / A-2
1/8" = 1' - 0"

Owner:
Robert Rodgers

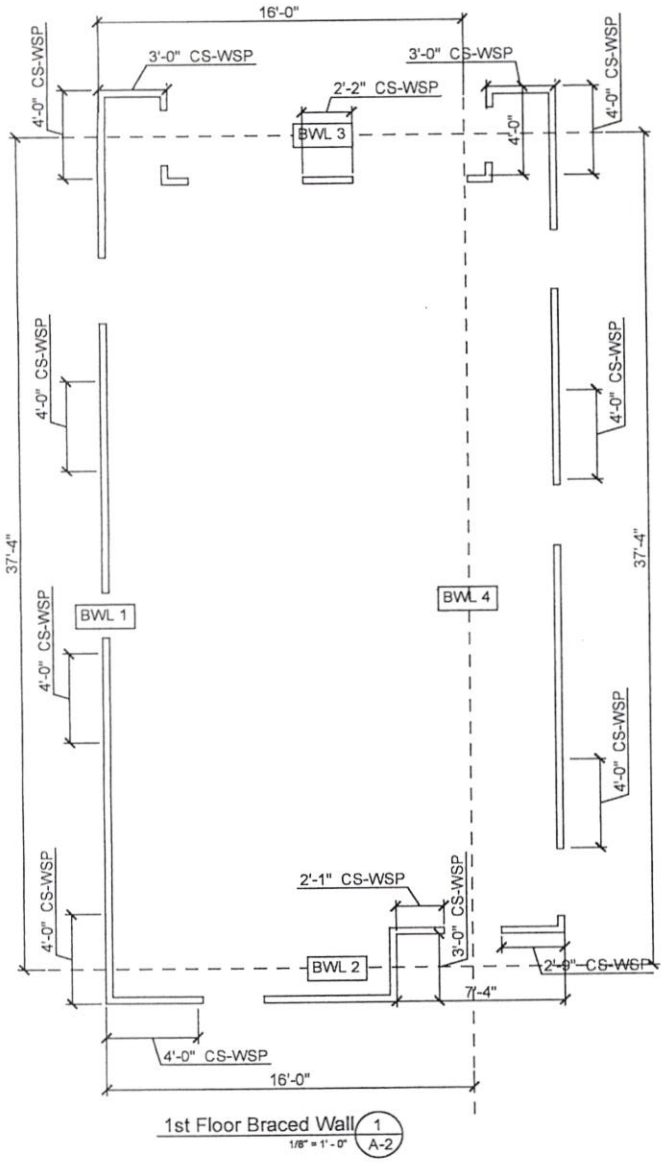
Drawn By:
Andy Brock
Class A Contractor
757-560-6561

Date:
Mar 2026

Project:

Drawings:
ELEVATIONS

Sheet
6



1st Floor Braced Wall (1 / A-2)
1/8" = 1'-0"

Wind Speed (MPH)		< 120 MPH		< 120 MPH		< 120 MPH		< 120 MPH	
Story									
BWL Name / Identifier		BWL 1		BWL 2		BWL 3		BWL 4	
AVG BWL Spacing (ft)		37'-4"		16'-0"		16'-0"		37'-4"	
Braced Wall Method		CS-WSP		CS-WSP		CS-WSP		CS-WSP	
Tabular Required		10'-7"		5'-5"		5'-5"		10'-7"	
Adjustment	Exposure	B		B		B		B	
	Eave-Ridge Height	7'		7'		7'		7'	
	Wall Height	9'		8'		8'		9'	
	# BWLs	4		3		3			
	Omit Interior GB	No		No		No		No	
	Add Pair 800# Hold Downs	No		No		No		No	
	Horizontally Blocked	Yes		Yes		Yes		Yes	
	Method GB Fasten @ 4" O.C.	No		No		No		No	
Required BWP Length (ft)		8'-4"		4'-3"		4'-3"		8'-4"	

Actual BWP — Contributing Length: CS-WSP = Actual; CS-PSF = 1.5x Actual; SS-GB = ½ Actual; DS-GB = Actual	BWL	Method	Ft.	Method	Ft.	Method	Ft.	Method	Ft.
	1	CS-WSP	4'0"	CS-WSP	4'0"	CS-WSP	3'0"	CS-WSP	3'0"
	2	CS-WSP	4'0"	CS-WSP	2'1"	CS-WSP	2'2"	CS-WSP	4'0"
	3	CS-WSP	4'0"	CS-WSP	2'9"	CS-WSP	3'0"	CS-WSP	4'0"
	4	CS-WSP	4'0"					CS-WSP	4'0"
	5								
	6								
Actual BWP Length (ft)		16'-0"		8'-10"		15'-0"		15'-0"	
Actual > Required		7'-8"		4'-7"		6'-8"		6'-8"	
BWL Compliance (Pass-Fail)		Pass		Pass		Pass		Pass	

Owner: Robert Rodgers

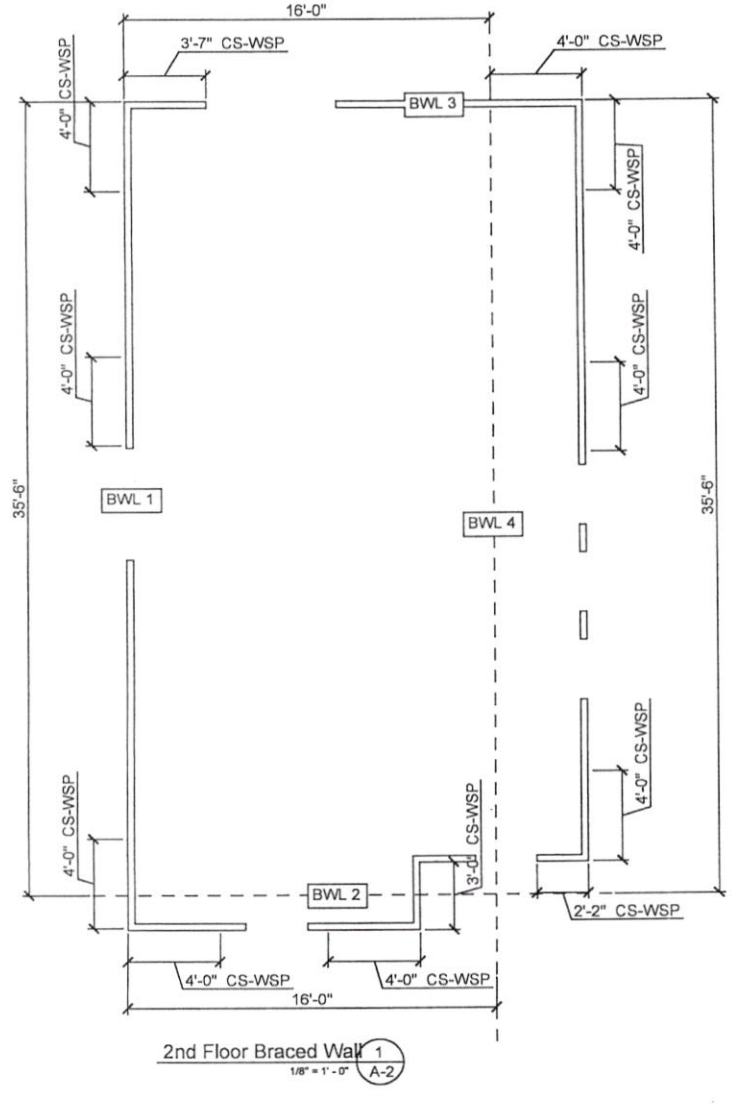
Drawn By: Andy Brock, Class A Contractor, 757-560-6561

Date: Mar 2026

Project:

Drawings: WALL BRACING

Sheet 7



2nd Floor Braced Wall 1/A-2
1/8" = 1' - 0"

Wind Speed (MPH)		< 120 MPH		< 120 MPH		< 120 MPH		< 120 MPH	
Story									
BWL Name / Identifier		BWL 1		BWL 2		BWL 3		BWL 4	
AVG BWL Spacing (ft)		35'-0"		16'-0"		16'-0"		37'-4"	
Braced Wall Method		CS-WSP		CS-WSP		CS-WSP		CS-WSP	
Tabular Required		9'-9"		5'-5"		5'-5"		9'-9"	
Adjustment	Exposure	B		B		B		B	
	Eave-Ridge Height	7'		7'		7'		7'	
	Wall Height	8'		8'		8'		8'	
	# BWLs	3		3		2		4	
	Omit Interior GB	No		No		No		No	
	Add Pair 800# Hold Downs	No		No		No		No	
	Horizontally Blocked	Yes		Yes		Yes		Yes	
	Method GB Fasten @ 4" O.C.	No		No		No		No	
Required BWP Length (ft)		7'-8"		4'-3"		4'-3"		7'-8"	
Actual BWP — Contributing Length: CS-WSP = Actual; CS-PSF = 1.5x Actual; SS-GB = ½ Actual; DS-GB = Actual	BWL	Method	Ft.	Method	Ft.	Method	Ft.	Method	Ft.
	1	CS-WSP	4'0"	CS-WSP	4'0"	CS-WSP	3'7"	CS-WSP	3'0"
	2	CS-WSP	4'0"	CS-WSP	4'0"	CS-WSP	4'0"	CS-WSP	4'0"
	3	CS-WSP	4'0"	CS-WSP	2'2"			CS-WSP	4'0"
	4							CS-WSP	4'0"
	5								
	6								
Actual BWP Length (ft)		12'-0"		10'-2"		7'-7"		15'-0"	
Actual > Required		11'-4"		5'-9"		3'-4"		7'-4"	
BWL Compliance (Pass-Fail)		Pass		Pass		Pass		Pass	

Owner:
Robert Rodgers

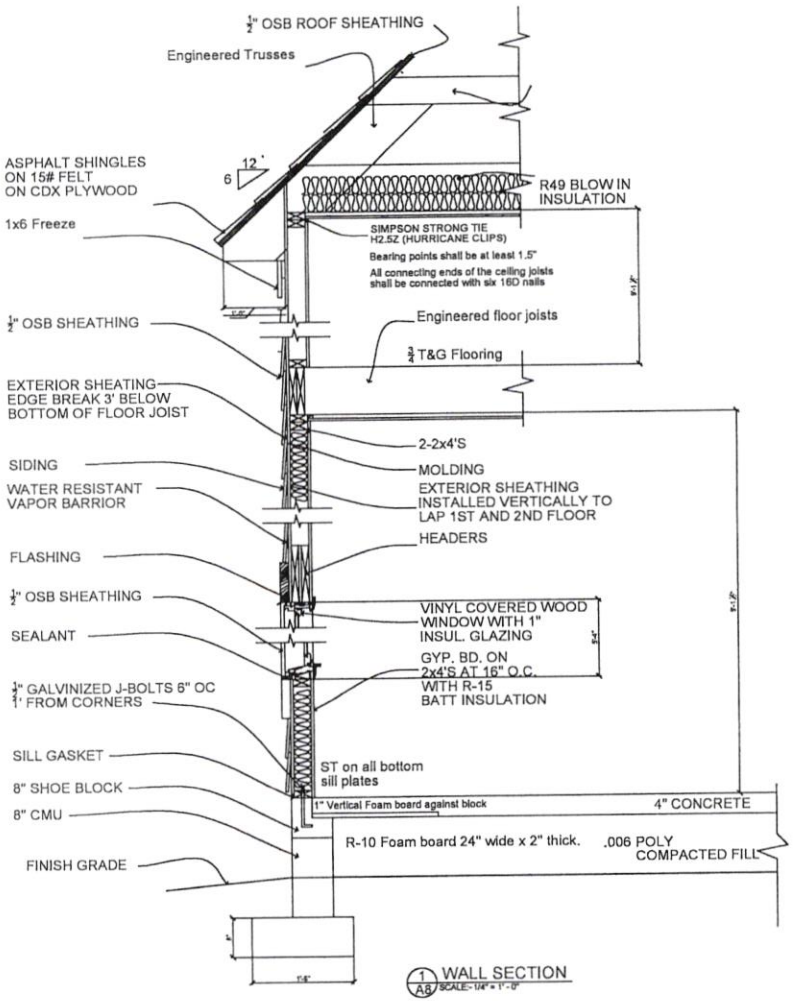
Drawn By:
Andy Brock
Class A Contractor
757-560-6561

Date:
Mar 2026

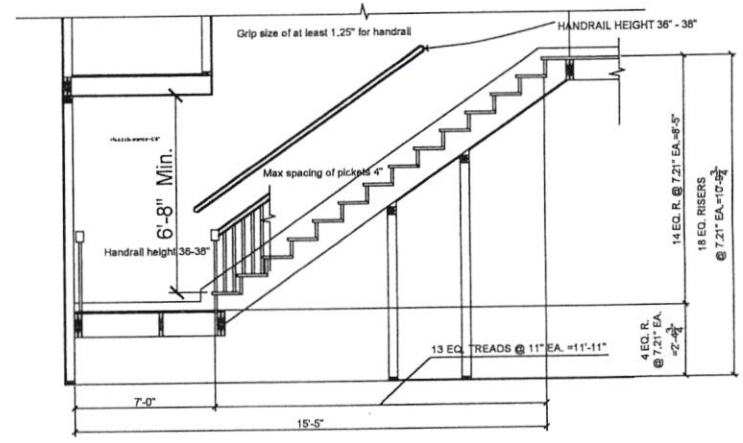
Project:

Drawings:
WALL BRACING

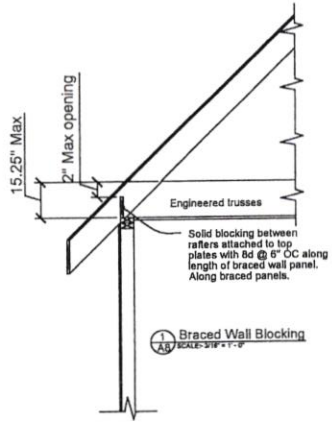
Sheet
8



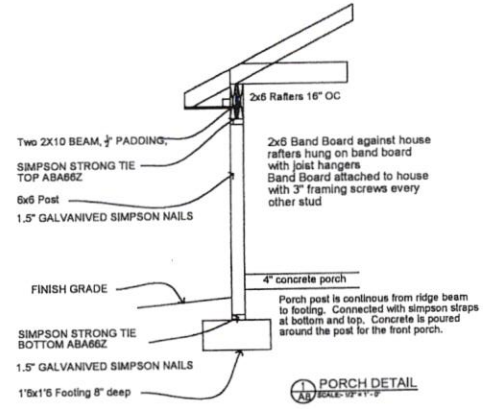
1 A8 WALL SECTION
SCALE: 1/4" = 1'-0"



1 A8 STAIR SECTION
SCALE: 3/16" = 1'-0"



1 A8 Braced Wall Blocking
SCALE: 3/16" = 1'-0"



1 A8 PORCH DETAIL
SCALE: 1/2" = 1'-0"

Owner:
Robert Rodgers

Drawn By:
Andy Brock
Class A Contractor
757-560-6561

Date:
Mar 2026

Project:

Drawings:
DETAILS

Sheet
9

§ 15.2-2309 - Powers and duties of boards of zoning appeals

Boards of zoning appeals shall have the following powers and duties:

1. To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of this article or of any ordinance adopted pursuant thereto. The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for his determination after which the appellant has the burden of proof to rebut such presumption of correctness by a preponderance of the evidence. The board shall consider any applicable ordinances, laws, and regulations in making its decision. For purposes of this section, determination means any order, requirement, decision or determination made by an administrative officer. Any appeal of a determination to the board shall be in compliance with this section, notwithstanding any other provision of law, general or special.

2. Notwithstanding any other provision of law, general or special, to grant upon appeal or original application in specific cases a variance as defined in § 15.2-2201, provided that the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that his application meets the standard for a variance as defined in § 15.2-2201 and the criteria set out in this section. Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application. No variance shall be considered except after notice and hearing as required by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. In granting a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under

state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.

3. To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

4. To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

5. No provision of this section shall be construed as granting any board the power to rezone property or to base board decisions on the merits of the purpose and intent of local ordinances duly adopted by the governing body.

6. To hear and decide applications for special exceptions as may be authorized in the ordinance. The board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.No special exception may be granted except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

7. To revoke a special exception previously granted by the board of zoning appeals if the board determines that there has not been compliance with the terms or conditions of the permit. No special exception may be revoked except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. If a governing body reserves unto itself the right to issue special exceptions pursuant to § 15.2-2286, and, if the governing body determines that there has not been compliance with the terms and conditions of the permit, then it may also revoke special exceptions in the manner provided by this subdivision.

8. The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.

BZA 12-2026

STAFF REPORT
APPLICATION BZA 12-2026

Applicant: Battaglia Properties, LLC

Location: 719 Brook Ave
Tax Map and Parcel Number: 34C*S14*9*PT10
Account # 100408000

Zoning Category: RC, Residential Compact

Adjacent Zoning: *North:* RC, Residential Compact
South: RC, Residential Compact
East: RC, Residential Compact
West: RC, Residential Compact

Application: Request for a variance to increase the building floor area ratio from the permitted 35% to 57% for the construction of a single-family dwelling.

Hearing Date: May 12, 2026

Background Information:

The applicant, Battaglia Properties, LLC, is requesting a variance from the Unified Development Ordinance (UDO) Article 4, Section 31-407(c), Table 407-1, Dimensional Standards (D) to increase the building floor area ratio from the permitted 35% to 57% for the construction of a single-family dwelling. The property is identified as Tax Map and Parcel 34C*S14*9*PT10, located at 719 Brook Ave, Whaleyville voting borough, zoning classification RC, Residential Compact Density.

This variance request was advertised in the *Suffolk News Herald*, and a notice was mailed to adjacent property owners in accordance with Section 15.2-2204 of the Code of Virginia. The public notice sign was posted on the property pursuant to the request of the Zoning Administrator.

Staff Analysis and Recommendation:

In accordance with Section 31-309(c)(2) of the UDO, a variance may be granted by the Board only if the applicant establishes compliance with the hardship criteria established in Section 15.2-2309 of the Code of Virginia. An excerpt from the State Code which outlines the established criteria is attached at the end of this report.

In approving a variance, the Board must find, conditioned upon the applicant having acquired the property in good faith, that the applicant's situation is unique due to the particular physical surroundings, size, shape, topographical condition or other extraordinary situation and not shared by other properties in the same zoning district and vicinity. The Board must also find that the denial of the variance would result in undue hardship rather than an inconvenience, that the character of the district would not be changed as a result of the granting of the variance, and that the situation is not such of a general nature that it would require a text amendment to the Zoning Ordinance to achieve compliance.

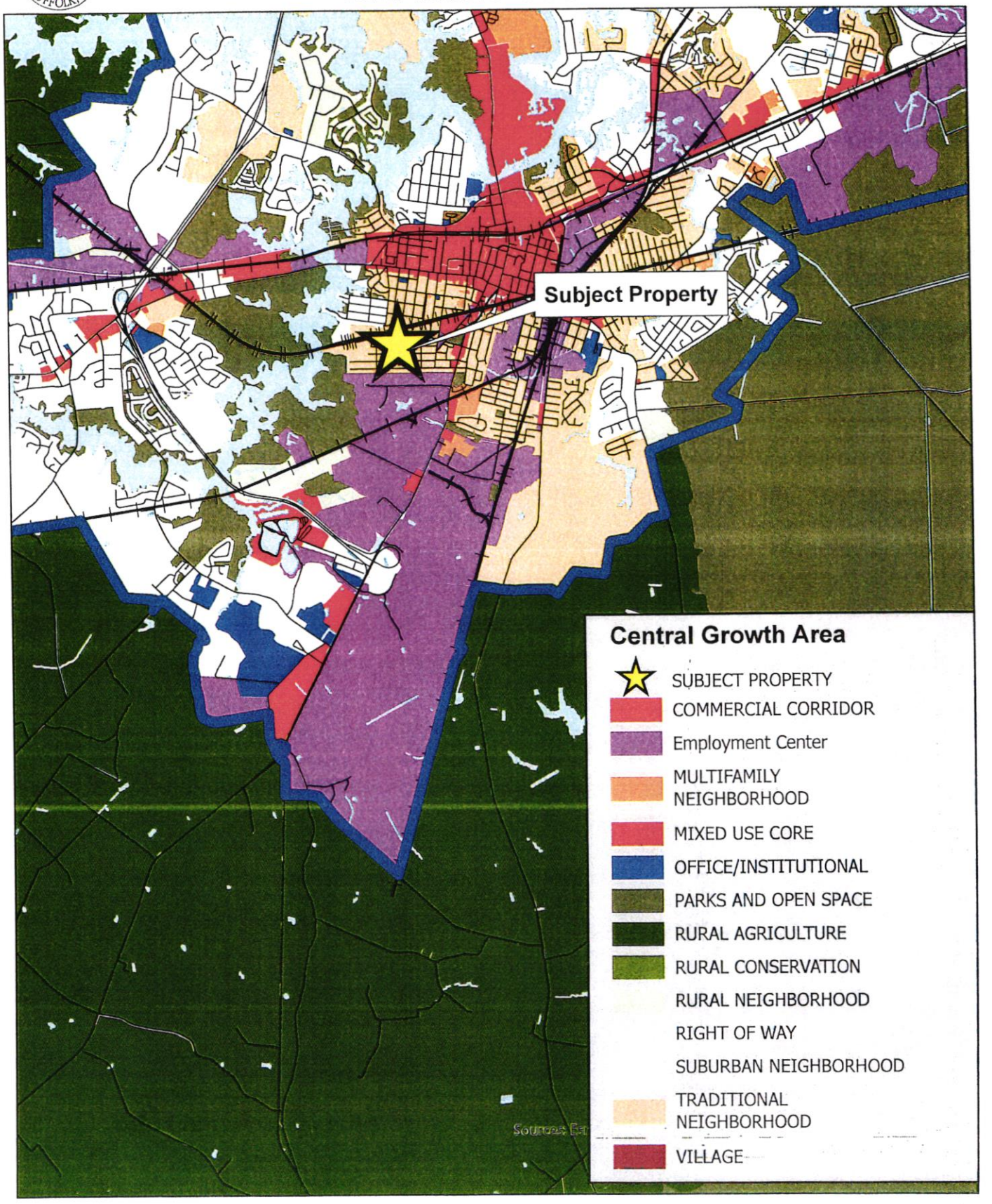
The applicant is requesting an increase in the maximum building floor area ratio (FAR) from the permitted 35% to 57% to allow for the construction of a new single-family dwelling. Appendix A of the Unified Development Ordinance (UDO) defines FAR as "the ratio of the gross floor area of all structures on a parcel to the gross area of the parcel on which such structures are located."

The subject property was purchased in good faith in 2005 and functioned as a rental unit until 2025. At that time, the structure had deteriorated to such an extent that demolition and new construction were determined to be the most practical and reasonable course of action.

The previous dwelling had a footprint measuring approximately 14.5 feet in width by 34.3 feet in length. The proposed new dwelling will have a footprint of 21.83 feet by 50.67 feet. While the proposed FAR exceeds the standard limit, the impervious surface ratio will be 41.9%, which complies with the maximum allowable under the UDO.

With a proposed net floor area of 1,777 square feet, the dwelling complies with current dimensional standards, including required side yard setbacks and maximum impervious surface limits. Based on these considerations, staff recommends approval of the requested increase in floor area ratio.

GENERAL LOCATION MAP
BZA2026-00012



Author: KOSSAI
Date: 04-27-2026

0 0.5 1 2 3 4 Miles

N

ZONING / LAND USE MAP
BZA2026-00012

Image: Suffolk Pictometry 2024

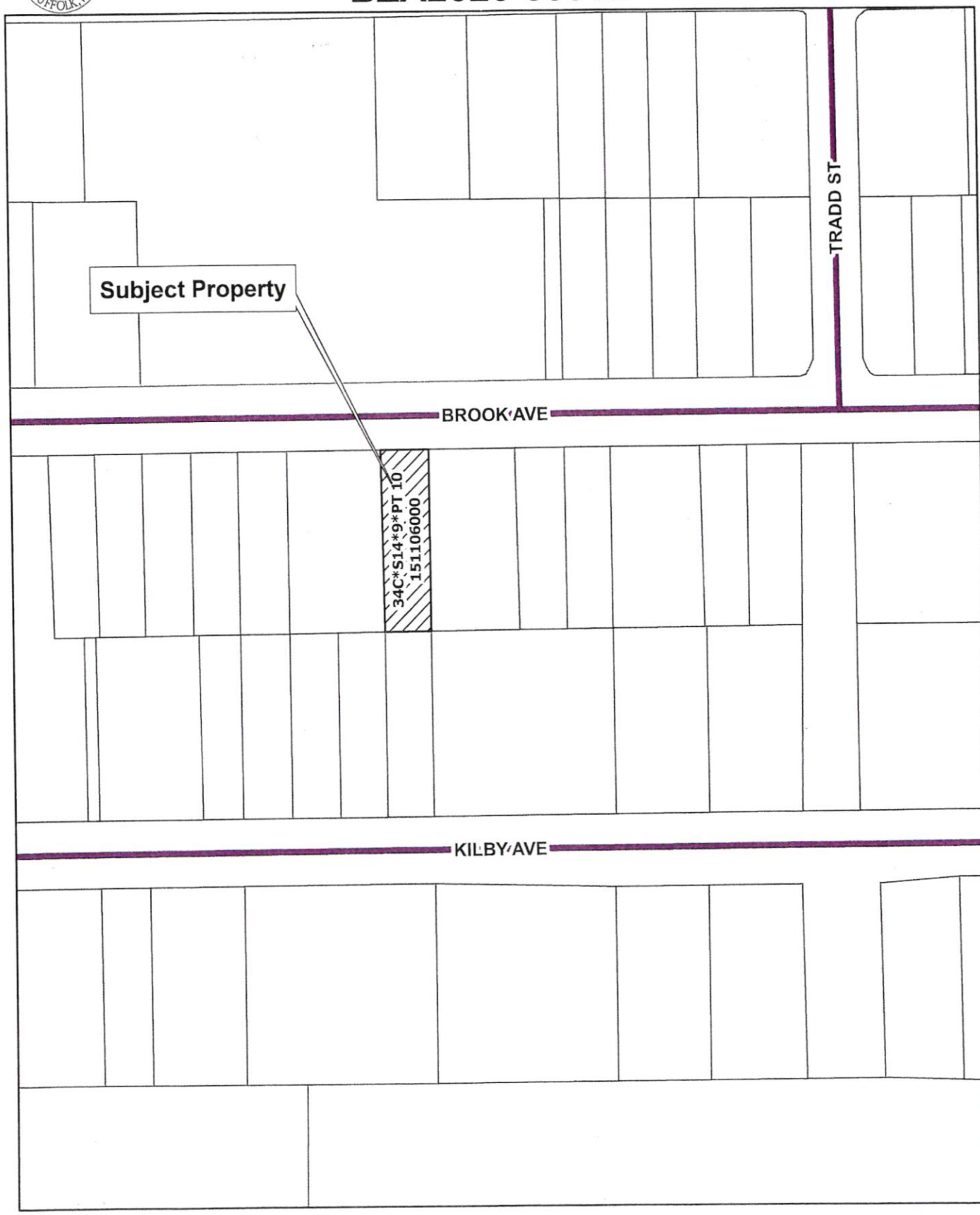
Author: KOSSAI
Date: 04-27-2026

0 45 90 180 270 360 Feet

N

PROPERTY MAP
BZA2026-00012

EXHIBIT B



Author: KOSSAI
Date: 04-27-2026

0 45 90 180 270 360 Feet

N

RECEIVED
APR 03 2026
By

City of Suffolk

Department of Zoning

BOARD OF ZONING APPEALS APPLICATION

PART 1 - OFFICE INFORMATION: To be completed by staff			
Application Number:		Project Name:	
Project Address:		Date Submitted:	

1. Name of Applicant: BATTAGLIA PROPERTIES LLC
   Address: 8810 OCEAN FRONT AVE VB VA 23451
   Phone Number: [redacted]
   Email: [redacted]

2. Name of property owner if different from applicant:

   Owner: RWB PROPERTIES LLC
   Address: 4607 ATLANTIC AVE VB VA 23451
   Phone Number: [redacted]

3. Property Specifics:

   Address: 719 BROOK AVE SUFFOLK VA 23434
   Location/Neighborhood: SARATOGA PLACE
   Tax Map 34C 5/1426 Parcel Number: _____

4. A check for $551.00 payable to "City of Suffolk", is attached to this application for the filing fee. ☒ Yes ☐ No, explain: _____

5. I/we have had a pre-application conference with the Secretary of the Board to confirm the type of application. ☐ Yes ☒ No
   If no, explain: WE DISCUSSED WITH JENNIFER COBB AND WILLIAM MERON

6. I/We have provided plats, plan or other documents needed for this application.
   ☒ Yes ☐ No, explain: _____

7. I/we request that a hearing be scheduled before the Board of Zoning Appeals to hear a request for (check all that apply)

- [x] Variance Request
- [ ] Chesapeake Bay Exception Request
- [ ] Special Exception
- [ ] Appeal of the Zoning Administrator's decision/violation letter dated_____ (attach copy of correspondence)

8. The following Ordinance section(s) apply to this application: Zoning Ordinance Section(s)

_____

9. In the section(s) mentioned in item 8 above, what do you need relief from (example - side yard setback)

ALLOWABLE GROSS FLOOR AREA IN ZONE RC

57% PER

10. Current use of the property (residential, commercial, etc.) Number of structures on site

RESIDENTIAL

11. Describe in detail the nature of your appeal and/or request for a variance. Include in your explanation how your request reflects the 5 elements of a hardship as listed in **§ 15.2-2309 of the Code of Virginia:**

SEE ATTACHED

(i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;

YES

(ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;

(iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;

(iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property;

(v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § **15.2-2309** or the process for modification of a zoning ordinance pursuant to subdivision A4 of § **15.2-2286** at the time of the filing of the variance application.

12. When did you acquire the property and from whom?

2005 ; JACK EURE

13. Has an appeal been filed for this property within the last year?

☐ Yes ☒ No

14. Is this property currently under any legal action (i.e., violation notice for non-compliance with construction codes, zoning regulations, court order, etc.)?

☐ Yes ☒ No

If yes, explain_____

15. I/we certify that, to the best of my/our knowledge, the information above is complete and accurate.

I/we hereby grant the right of trespass to any party essential to the review of this application.

Applicant's Signature _____ Date 4/3/2026

Applicant's Signature _____ Date _____

Property Owner _____ Date 4/3/26

Property Owner _____ Date _____

BE ADVISED: There is a $90 fee for signs which are not returned and signed in at the Planning Department front desk.

City of Suffolk

Department of Planning and Community Development

DISCLOSURE STATEMENT FORM

PART 1 - OFFICE INFORMATION: To be completed by staff			
Application Number:		Project Name:	
Project Address:	719 BROOK AVE	Date Submitted:	4/3/26

The disclosures contained in this Form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. The completion and submission of this Form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Suffolk requiring action by the City Council or a City board, commission or other body.

PART 2 - APPLICANT DISCLOSURE: To be completed by Applicant

Important Notice: Only complete, hard-copy application forms with original signatures or other approved written consent from all property owners are accepted.

APPLICANT INFORMATION

Applicant Name: BATTAGLIA PROPERTIES LLC

Property Address(es): 719 BROOK AVE

Tax Map Number(s): 34C 5 14 26

Account Number(s): _____

Is Applicant the owner of the subject property? ☐ YES ☒ NO

Does the Applicant have a Representative? ☐ YES ☐ NO

If yes, name of Representative: _____

Is Applicant a corporation, partnership, firm, business, trust, or unincorporated business? ☒ YES ☐ NO

If yes, list the names of all officers, directors, members, trustees, etc. below AND businesses that have a parent-subsidiary or affliated business entity relationship (see definitions below) with the applicant (attach list if necessary):

PAUL V BATTAGLIA

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contigent on the subject public action? ☐ YES ☒ NO

If yes, name of the official or employee, and description of the nature of their interest:

_____

_____

APPLICANT SERVICES DISCLOSURE

The Applicant must certify whether the following services are being provided in connection to the applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☐	☒	
Real Estate Broker/Agent/Realtor	☒	☐	ROSEMARY CAULEY COASTAL REALTY
Accounting/Tax Preparation	☐	☒	
Architect/Designer/Landscape Architect/Land Planner	☒	☐	BATTAGLIA DESIGN
Construction Contractor	☒	☐	BATTAGLIA PROPERTIES LLC
Engineer/Surveyor/Agent	☒	☐	HOGGARD - EURE
Legal Services	☐	☒	

PART 3 – PROPERTY OWNER DISCLOSURE

PROPERTY OWNER DISCLOSURE

Property Owner Name: RNB PROPERTIES LLC
(as listed on application)

Is the Owner a corporation, partnership, firm, business, trust or an unincorporated business? ☒ YES ☐ NO

If yes, the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary or affliated business entity relationship (see definitions below) with the Applicant (attach list if necessary):

ROBERT G BATTAGLIA, JOANNE BATTAGLIA

Does the subject property have a proposed or pending purchaser? ☐ YES ☒ NO

If yes, name of the proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contigent on the subject public action? ☐ YES ☒ NO

If yes, name of the official or employee, and descripton of the nature of their interest:

PROPERTY OWNER SERVICES DISCLOSURE

The Owner must certify whether the following services are being provided in connection to the Applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☐	☒	
Real Estate Broker/Agent/Realtor	☒	☒	ROSEMARY CAULEY / COASTAL REALTY
Accounting/Tax Preparation	☐	☒	
Architect/Designer/Landscape Architect/Land Planner	☒	☐	BATTAGLIA DESIGN / VBCADCO IRVING HENDRICK
Construction Contractor	☒	☐	BATTAGLIA PROPERTIES LLC
Engineer/Surveyor/Agent	☒	☐	HODGKINS WHITE
Legal Services	☐	☒	

APPLICANT CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Applicant Name (Print)	Applicant Signature	Date
PAUL BATTAGLIA	Paul Battaglia	4/3/26

PROPERTY OWNER CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Property Owner Name (Print)	Property Owner Signature	Date
ROBERT G BATTAGLIA		4/3/26

"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

719 Brook Avenue, Saratoga Place

Hardship Statement:

The parcel is in the RC, Residential Compact Zone and is 33' wide x 110' deep and 3,630 square feet. The home designed has a footprint of 1,098 SF which is 30% of the lot area. Given this, we believe the following.

I. The property was purchased in good faith as an investment and was rented for many years. It entered into a state of significant deterioration and disrepair that the best solution was to raze the home and build new.

II. The granting of a variance will not be a detriment to the adjacent property but will in fact allow for the construction of a home that will complement and enhance the neighborhood

III. The condition of this parcel given the lot width of 33', is 60% of the required 6,000 SF in the RC zone. The neighbors to the immediate east and west are approximately 56' and 60' wide respectively. The request for a 21'-10" house is in keeping with the widths and setbacks generally observed throughout the RC zoning district, and contributes to the established fabric of 1 and 2 story similarly proportioned residences.

IV. The use remains residential in nature conforming to the intent and other provisions of the RC zone.

V. And that the relief sought by this variance is not available through a special exception process for modification of a zoning ordinance.

CITY OF SUFFOLK

442 W. WASHINGTON ST., POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4150 FAX: (757) 538-1306

Board of Zoning Appeals

April 23, 2026

ADJACENT PROPERTY OWNER LETTER
NOTICE OF PUBLIC HEARING

Dear Property Owner:

Please be advised the following request has been filed with the City of Suffolk's Board of Zoning Appeals (BZA) and will be considered at a **PUBLIC HEARING** to be held in the City Council Chambers, Municipal Building, 442 W. Washington Street, Suffolk, Virginia. The Public Hearing will be held before the Suffolk Board of Zoning Appeals on **Tuesday, May 12, 2026, at 2:00 p.m.** or as soon thereafter as the matter may be heard.

BZA 12-2026- Battaglia Properties, LLC, applicant, on behalf of owner RWB Properties, LLC, is requesting a variance to increase the building floor area ratio from the permitted 35% to 57% for the construction of a new single-family dwelling. The property is identified as tax and map parcel 34C*S14*9*PT10, located at 719 Brook Ave, zoning classification Residential Compact (RC).

Should you have any interest in this matter, you are invited to attend this public hearing. **THIS IS THE ONLY NOTICE YOU WILL RECEIVE NOTIFYING YOU OF THIS PUBLIC HEARING.** Please feel free to contact this office should you have any questions pertaining to the above request. You are receiving this notification as a requirement of Section 31-309 et seq. of the City of Suffolk's Unified Development Ordinance and Section 15.2-2204 of the Code of Virginia. As our records indicate, you own property adjacent to the location of the variance or appeal. All of the property owners within this area may not have received a notice. Please feel free to share this notice with other property owners. If you have any questions, please contact me at (757) 514-4152.

Sincerely,

William Mellon

Williiam Mellon, CZA, CTM
Zoning Administrator

APO MAP
BZA2026-00012

Author: KOSSAI
Date: 04-27-2026

0 30 60 120 180 240 Feet

N

CITY OF SUFFOLK

442 W. WASHINGTON STREET, POST OFFICE BOX 1858, SUFFOLK, VIRGINIA 23439-1858

PHONE· (757) 514-4060 FAX. (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

Division of Planning

APPLICATION #: BZA 12-2026

STAFF: WILLIAM MELLON

NUMBER OF SIGNS: 1

DATE OF BOARD OF ZONING APPEALS: MAY 12, 2026

POSTING OF SIGNS

I take full responsibility for the care and maintenance of the Board of Zoning Appeals sign(s). I understand that the sign(s) shall be posted on the property at least fifteen (15) days prior to the Public Hearings and shall be removed within five (5) days after the Public Hearing. I understand that all signs and stakes shall be picked up and returned to the Department of Planning and Community Development and shall be signed in and out at the time of pickup/drop-off. I understand that all signs and stakes must be returned to the Planning Department within ten (10) business days of the final Public Hearing or I will be responsible for the replacement costs of each sign at $90.00/per sign.

PLACEMENT OF SIGNS

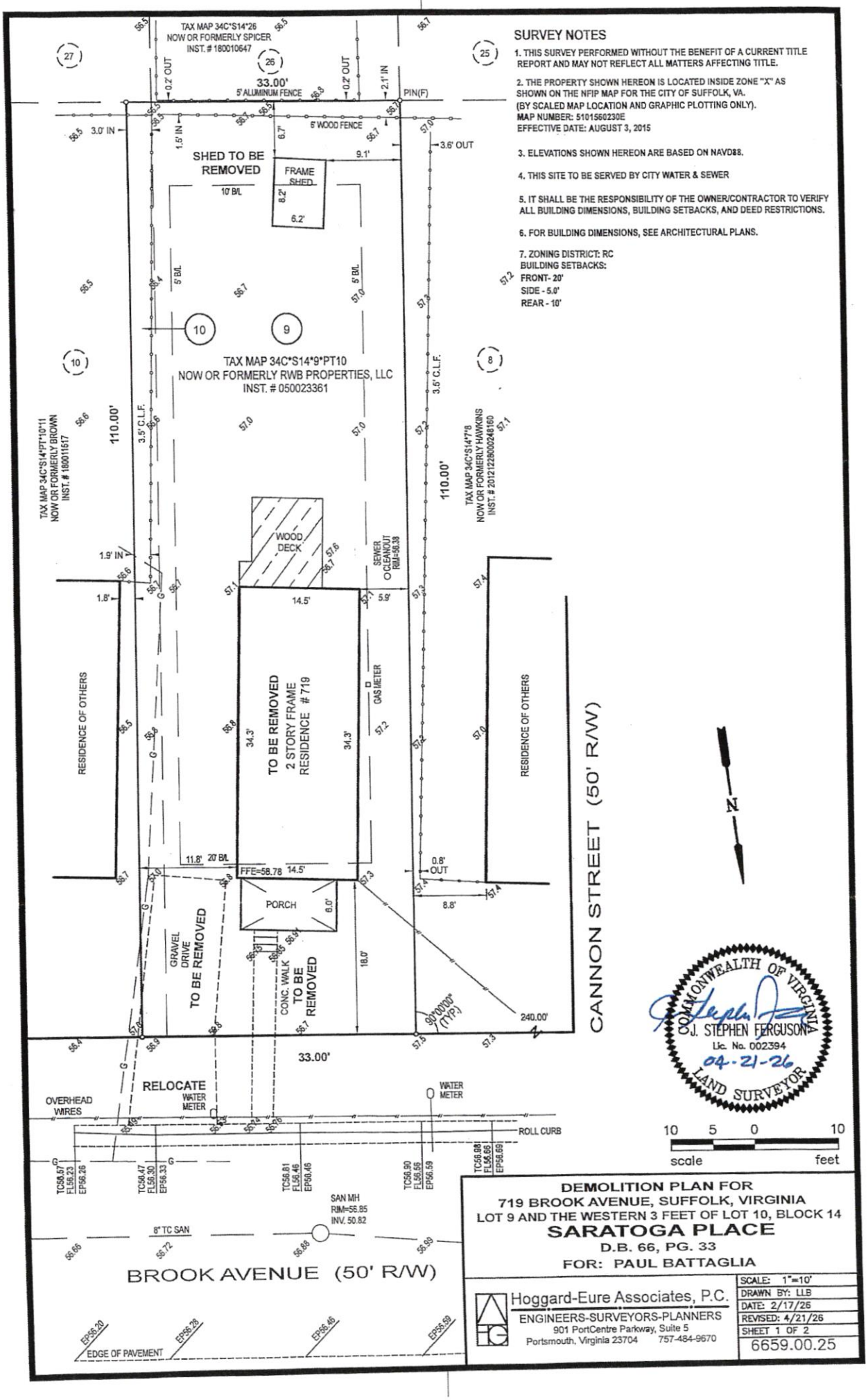
- ✓ One (1) sign shall be erected so as to be visible and eligible to each abutting public street.
- ✓ Corner Lot – Sign to be posted on each abutting street.
- ✓ Extensive Road Frontage – One sign shall be posted for each 2,000 feet.
- ✓ No Frontage on Public Street – A sign shall be posted adjacent to the nearest public street from which future access is contemplated.

If the sign(s) has not been posted in accordance with City regulations, the application may be removed from the applicable agenda. The applicant shall be responsible for all reprocessing costs, including but not limited to, advertising costs.

Date Sign(s) Picked Up

Signature of Applicant

NOTICE OF APPLICATION FOR
PUBLIC HEARING
BZA12-2026
Building Floor Area Ratio Increase
A PUBLIC HEARING
WILL BE HELD
May 12, 2025
2:00 PM
IN CITY COUNCIL CHAMBERS
SUFFOLK PLANNING DEPARTMENT
(757) 514-4060
PlanningEmail@suffolkva.us



SURVEY NOTES

1. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT REFLECT ALL MATTERS AFFECTING TITLE.
2. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE ZONE "X" AS SHOWN ON THE NFIP MAP FOR THE CITY OF SUFFOLK, VA. (BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY).
   MAP NUMBER: 5101560230E
   EFFECTIVE DATE: AUGUST 3, 2015
3. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
4. THIS SITE TO BE SERVED BY CITY WATER & SEWER
5. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS, BUILDING SETBACKS, AND DEED RESTRICTIONS.
6. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
7. ZONING DISTRICT: RC
   BUILDING SETBACKS:
   FRONT- 20'
   SIDE - 5.0'
   REAR - 10'

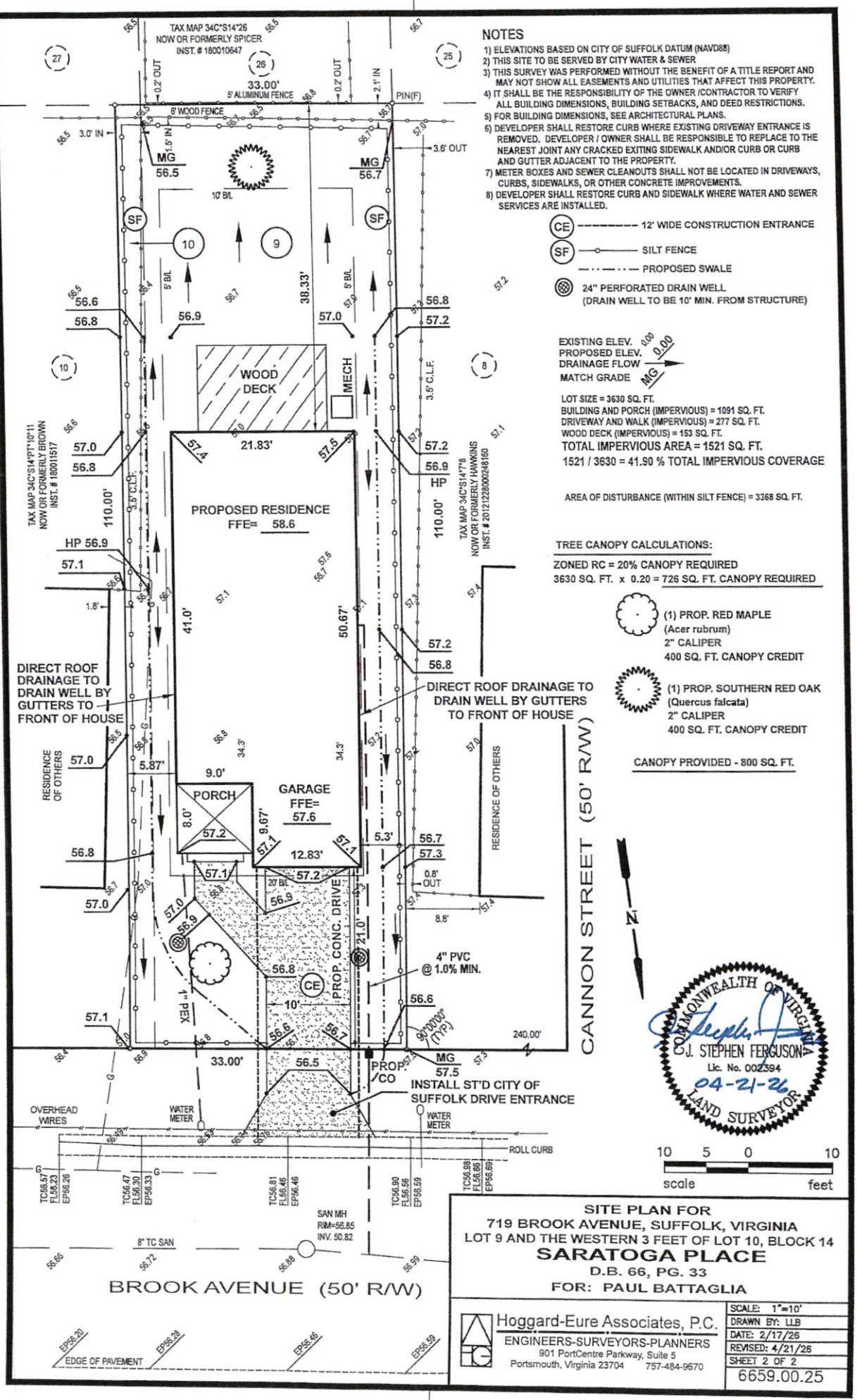
COMMONWEALTH OF VIRGINIA
J. STEPHEN FERGUSON
Lic. No. 002394
04-21-26
LAND SURVEYOR

10 5 0 10
scale feet

DEMOLITION PLAN FOR
719 BROOK AVENUE, SUFFOLK, VIRGINIA
LOT 9 AND THE WESTERN 3 FEET OF LOT 10, BLOCK 14
SARATOGA PLACE
D.B. 66, PG. 33
FOR: PAUL BATTAGLIA

Hoggard-Eure Associates, P.C.
ENGINEERS-SURVEYORS-PLANNERS
901 PortCentre Parkway, Suite 5
Portsmouth, Virginia 23704 757-484-9670

SCALE:	1"=10'
DRAWN BY:	LLB
DATE:	2/17/26
REVISED:	4/21/26
SHEET	1 OF 2
	6659.00.25



NOTES

1) ELEVATIONS BASED ON CITY OF SUFFOLK DATUM (NAVD88)
2) THIS SITE TO BE SERVED BY CITY WATER & SEWER
3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS AND UTILITIES THAT AFFECT THIS PROPERTY.
4) IT SHALL BE THE RESPONSIBILITY OF THE OWNER /CONTRACTOR TO VERIFY ALL BUILDING DIMENSIONS, BUILDING SETBACKS, AND DEED RESTRICTIONS.
5) FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
6) DEVELOPER SHALL RESTORE CURB WHERE EXISTING DRIVEWAY ENTRANCE IS REMOVED. DEVELOPER / OWNER SHALL BE RESPONSIBLE TO REPLACE TO THE NEAREST JOINT ANY CRACKED EXITING SIDEWALK AND/OR CURB OR CURB AND GUTTER ADJACENT TO THE PROPERTY.
7) METER BOXES AND SEWER CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS, CURBS, SIDEWALKS, OR OTHER CONCRETE IMPROVEMENTS.
8) DEVELOPER SHALL RESTORE CURB AND SIDEWALK WHERE WATER AND SEWER SERVICES ARE INSTALLED.

CE ---------- 12' WIDE CONSTRUCTION ENTRANCE
SF —o— SILT FENCE
—·—·— PROPOSED SWALE
24" PERFORATED DRAIN WELL (DRAIN WELL TO BE 10' MIN. FROM STRUCTURE)

EXISTING ELEV. 0.00
PROPOSED ELEV. 0.00
DRAINAGE FLOW →
MATCH GRADE MG

LOT SIZE = 3630 SQ. FT.
BUILDING AND PORCH (IMPERVIOUS) = 1091 SQ. FT.
DRIVEWAY AND WALK (IMPERVIOUS) = 277 SQ. FT.
WOOD DECK (IMPERVIOUS) = 153 SQ. FT.
TOTAL IMPERVIOUS AREA = 1521 SQ. FT.
1521 / 3630 = 41.90 % TOTAL IMPERVIOUS COVERAGE

AREA OF DISTURBANCE (WITHIN SILT FENCE) = 3368 SQ. FT.

TREE CANOPY CALCULATIONS:
ZONED RC = 20% CANOPY REQUIRED
3630 SQ. FT. x 0.20 = 726 SQ. FT. CANOPY REQUIRED

(1) PROP. RED MAPLE
(Acer rubrum)
2" CALIPER
400 SQ. FT. CANOPY CREDIT

(1) PROP. SOUTHERN RED OAK
(Quercus falcata)
2" CALIPER
400 SQ. FT. CANOPY CREDIT

CANOPY PROVIDED - 800 SQ. FT.

COMMONWEALTH OF VIRGINIA
C.J. STEPHEN FERGUSON
Lic. No. 002394
04-21-26
LAND SURVEYOR

10 5 0 10
scale feet

SITE PLAN FOR
719 BROOK AVENUE, SUFFOLK, VIRGINIA
LOT 9 AND THE WESTERN 3 FEET OF LOT 10, BLOCK 14
SARATOGA PLACE
D.B. 66, PG. 33
FOR: PAUL BATTAGLIA

Hoggard-Eure Associates, P.C.
ENGINEERS-SURVEYORS-PLANNERS
901 PortCentre Parkway, Suite 5
Portsmouth, Virginia 23704 757-484-9670

SCALE:	1"=10'
DRAWN BY:	LLB
DATE:	2/17/26
REVISED:	4/21/26
SHEET	2 OF 2
	6659.00.25

ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR:

719 BROOK AVENUE, SUFFOLK, VA 23434

PROJECT'S SCOPE-OF-WORK

NEW TWO-STORY, SINGLE-FAMILY DETACHED HOME WITH ATTACHED GARAGE. FRAMED BUILT, WITH TRUSS ROOF FRAMING ON A RAISED SLAB. FOUR BEDROOMS, 2 1/2 BATHROOMS, OFFICE, LAUNDRY ROOM, OPENED LIVING AND DINNING ROOM. TWO ZONED HVAC SYSTEM.

APPLICABLE BUILDING CODES AND STANDARDS:

2021 USBC
2021 VIRGINIA RESIDENTIAL CODES
ASCE 7-16

SITE SPECIFIC INFORMATION:

ZONE CLASS: RC
TAX MAP #: 34C*S14*9*PT10
ACCOUNT NUMBER: 151106000

BUILDING DATA:

USE AND OCCUPANCY CLASSIFICATION: R5 SINGLE FAMILY
CONSTRUCTION TYPE: VB
FIRST STORY LIVING AREA: 751 SQ FT
SECOND STORY LIVING AREA: 1,026 SQ FT
TOTAL LIVING AREA: 1,777 SQ FT
GARAGE AREA: 274 SQ FT
REAR DECK AREA: 134 SQ FT
FRONT PORCH AREA: 153 SQ FT

CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA:

EXPOSURE B
CLIMATE AREA: ZONE 3A
RISK CATEGORY: II
WIND SPEED: 120 MPH

DESIGN CRITERIA:

RESIDENTIAL LIVING SPACE LIVE LOAD: 40 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE: 20 PSF
ROOF LIVE LOAD: 20 PSF
GARAGE LOAD: 50 PSF
GROUND SNOW LOAD: 20 PSF
SOIL CAPACITY: ASSUME 1500 PSF

TABLE OF CONTENTS:

COVER SHEET	A1.1
FLOOR PLANS / SCHEDULES	A2.1
EXTERIOR ELEVATIONS	A3.1
ROOF PLAN & CROSS SECTIONS	A3.2
3D ELEVATIONS	A3.3
FOUNDATION	S1.1
FRAMING & CONS. DETAILS	S1.2
WALL BRACING	S2.1

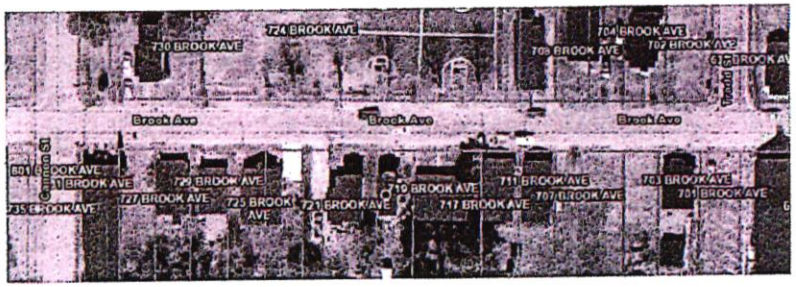
DISCLAIMER:

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. VBCADCO LLC IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

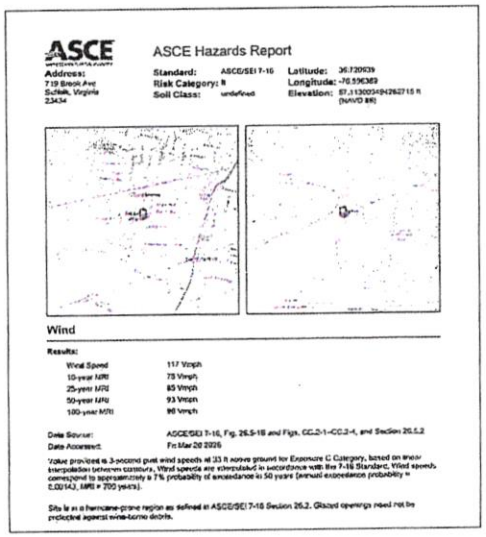
FRONT

REAR

VICINITY MAP



ASCE



ASCE Hazards Report

Address: 719 Brook Ave Suffolk, Virginia 23434
Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: undefined
Latitude: 36.720939
Longitude: -76.59E383
Elevation: 87.113003492962715 ft (NAVD 88)

Wind

Results:

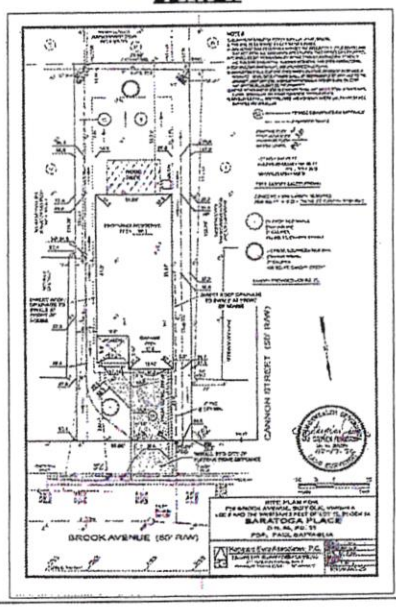
Wind Speed	117 Vmph
10-year MRI	75 Vmph
25-year MRI	85 Vmph
50-year MRI	93 Vmph
100-year MRI	98 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1-CC.2-4, and Section 26.5.2
Date Accessed: Fri Mar 20 2026

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.0014, MRI = 700 years).

Site is in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2. Glazed openings need not be protected against wind-borne debris.

SURVEY



DESIGN COMPANY:

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OWNER'S NAME
GREG BATTAGLIA

ADDRESS

PROJECT'S NAME
NEW DETACHED SFH WITH GARAGE

ADDRESS
719 S BROOK STREET
SUFFOLK, VA, 23434

DRAWING'S NAME
COVER SHEET

SPECIFICATION / DIVISION
ARCHITECTURAL & STRUCTURAL

SUBMISSION DATE
03-20-2026

REVISION DATES:

SHEET: 1 OF 8
A1.1

ELECTRICAL SCHEDULE:

SMOKE DETECTOR - (SD)

CARBON MONOXIDE DETECTORS - (CM)

EXHAUST FAN - (E)

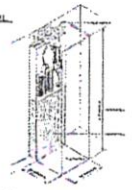
PLAN SCHEDULE:

FIRE EXTINGUISHER - (FE)

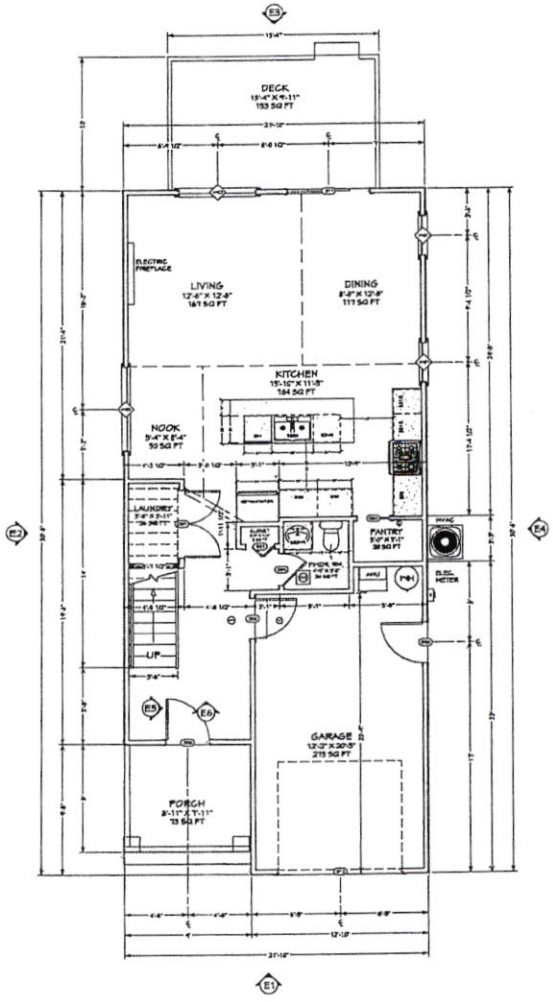
SMOKE ALARMS POWER SOURCE:

ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. PANELS WHICH AN ALARM SIGNAL MAY ORIGINATE SHALL BE PROVIDED IN ALL ELECTRICAL AREAS. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

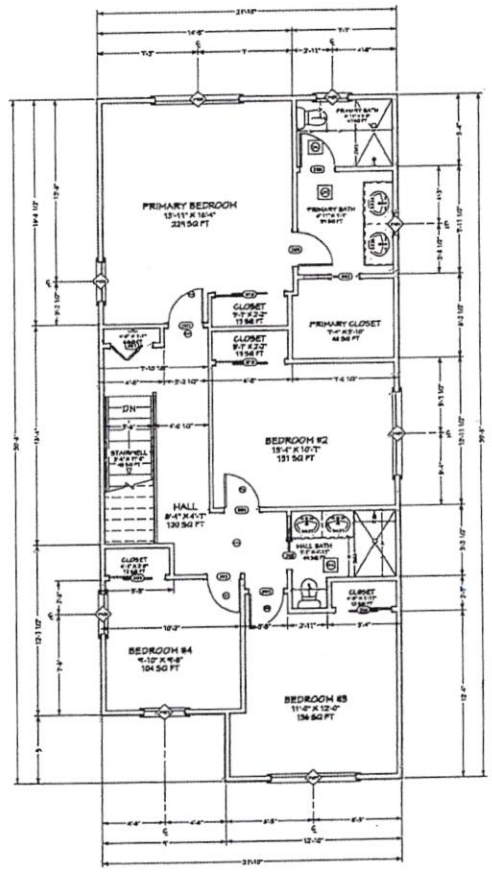
ELECTRICAL PANEL CLEARANCE



R302.5.1 Opening protection.
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) thick, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.



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



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

TABLE R302.6 DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2" GYPSUM OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2" GYPSUM OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	RO	DESCRIPTION	HEADER	HARDWARE	COMMENTS
D01	7068	1	1	3'-0"	6'-8"	3'-2"X6'-2 1/2"	2 PR. BIFOLD-LOUVERED	2'-0"X6'-10" (2)	82 1/2"	
D02	2068	2	2	2'-0"	6'-8"	2'-4 1/4"X6'-2 1/2"	POCKET DOOR PDH	2'-0"X83 1/4" (2)	82 1/2"	
D03	2468	1	1	2'-4"	6'-8"	2'-8"X6'-2 1/2"	HINGED DOOR PDH	2'-4"X83" (2)	82 1/2"	
D04	2468	1	1	2'-4"	6'-8"	2'-8 1/4"X6'-2 1/2"	POCKET DOOR PDH	2'-4"X83 1/4" (2)	82 1/2"	
D05	2868	6	2	2'-8"	6'-8"	3'-0"X6'-2 1/2"	HINGED DOOR PDH	2'-8"X83" (2)	82 1/2"	
D06	3068	1	1	3'-0"	6'-8"	3'-2"X6'-2 1/2"	EXT. HINGED DOOR 231	3'-0"X83" (2)	82 1/2"	
D07	3068	3	2	3'-0"	6'-8"	3'-4"X6'-2 1/2"	2 PR. BIFOLD-LOUVERED	4'-0"X83" (2)	82 1/2"	
D08	4068	2	2	4'-0"	6'-8"	4'-2"X6'-2 1/2"	SLIDER DOOR PDH	4'-0"X83" (2)	82 1/2"	
D09	5068	1	1	5'-0"	6'-8"	5'-2"X6'-2 1/2"	DOUBLE HINGED-DOOR PDH	5'-0"X83" (2)	82 1/2"	
D10	5068	2	2	5'-0"	6'-8"	5'-2"X6'-2 1/2"	SLIDER DOOR PDH	5'-0"X83" (2)	82 1/2"	
D11	8068	1	1	8'-0"	6'-8"	8'-2"X6'-2 1/2"	2 PR. 8' PDH GLASS PANEL	8'-0"X83" (2)	82"	
D12	8068	1	1	16'-0"	6'-8"	16'-2"X6'-2 1/2"	GARAGE-GARAGE DOOR CHDDS	2'-8"X 11'-8" (6)	44"	
D13	9068	1	1	108"	96"	110"X99"				
TOTALS:		33								

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	HEADER HEIGHT	RO	E.E.R.	SAFETY GLAZING	DESCRIPTION	HEADER
W01	2	1	36"	60"	80 1/2"	37"X61"			DOUBLE HUNG	2"X6"(2"X11"-(2)
W02	1	1	48"	60"	80 1/2"	49"X61"			HEALED UNIT	2"X6"(2"X11"-(2)
W03	1	1	96"	60"	80 1/2"	98"X61"			HEALED UNIT	2"X10"(2"X14" (2)
W04	1	2	30"	30"	80 1/2"	31"X31"			FIXED WINDOW	2"X6"(2"X8" (2)
W05	1	2	30"	30"	80 1/2"	31"X31"	YES		DOUBLE HUNG	2"X6"(2"X8" (2)
W06	2	2	36"	54"	80 1/2"	37"X55"			DOUBLE HUNG	2"X6"(2"X8" (2)
W07	1	2	36"	60"	80 1/2"	37"X61"			DOUBLE HUNG	2"X6"(2"X8" (2)
W08	1	2	48"	54"	80 1/2"	49"X55"			HEALED UNIT	2"X10"(2"X14" (2)
W09	1	2	96"	60"	80 1/2"	98"X61"			HEALED UNIT	2"X10"(2"X14" (2)
W04	2	2	30"	30"	80 1/2"	31"X31"				
TOTALS:	12									

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GREG BATTAGLIA

ADDRESS

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NEW DETACHED SFH WITH GARAGE

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7195 BROOK STREET
SUFFOLK, VA, 23434

DRAWING'S NAME
FLOOR PLANS & SCHEDULES

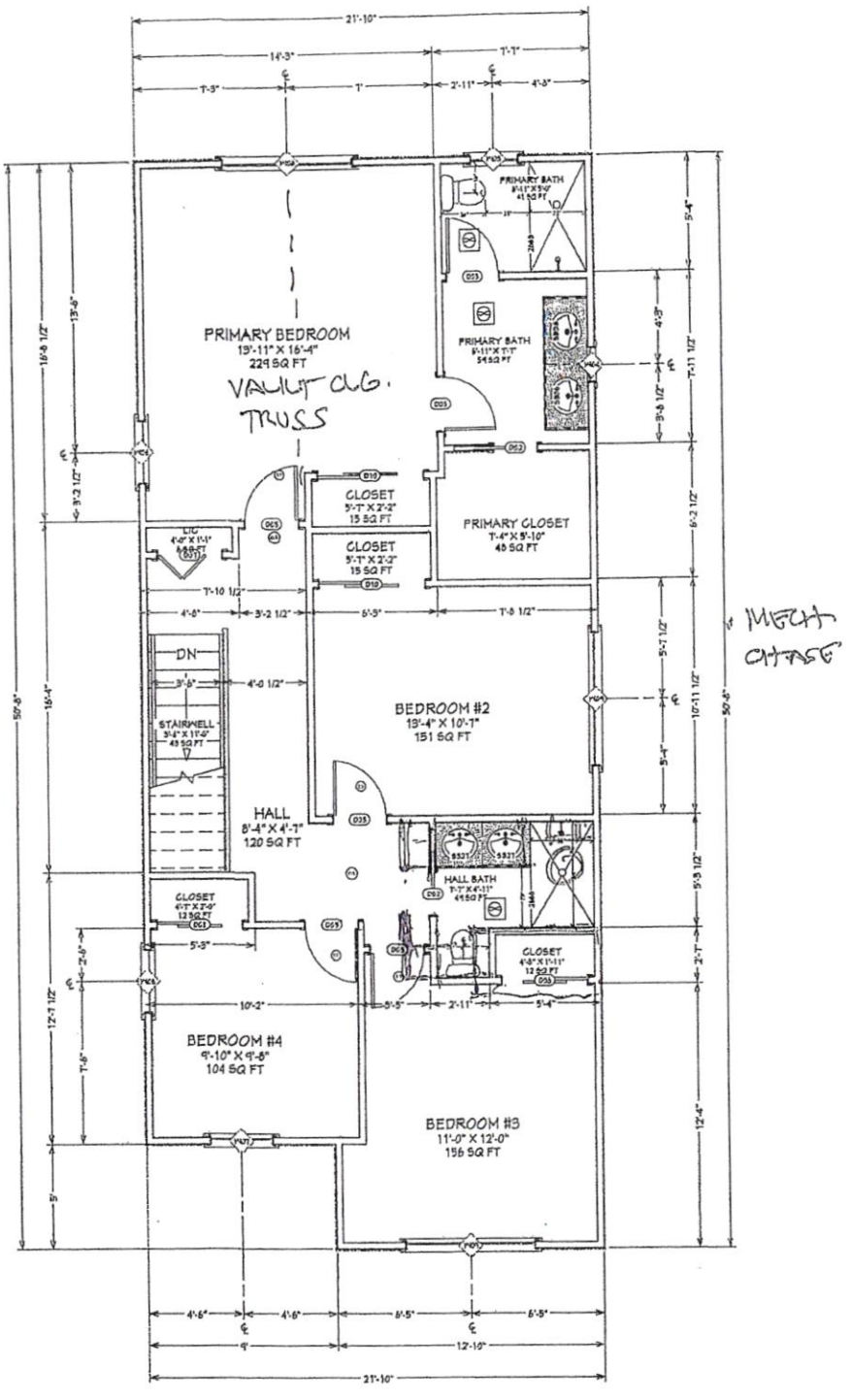
SPECIFICATION / DIVISION
ARCHITECTURAL & STRUCTURAL

SUBMISSION DATE
03-20-2026

REVISION DATES:

SHEET: 2 OF 8 - A

A2.1



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

	HEADER HEIGHT	COMMENTS
(29" (2)	82 1/2"	
(52 1/4" (2)	82 1/2"	
(33" (2)	82 1/2"	
(60 1/4" (2)	82 1/2"	
(35" (2)	82 1/2"	
(41" (2)	83"	
(41" (2)	82 1/2"	
(59" (2)	82 1/2"	
(69" (2)	82 1/2"	
(65" (2)	82 1/2"	
X77" (2)	83"	
X116" (3)	99"	

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	HEADER HEIGHT	R/O	E.E.O.R.	SAFETY GLAZING	DESCRIPTION	HEADER
W01	2	1	36"	60"	80 1/2"	37"X61"			DOUBLE HUNG	2"X6"X40" (2)
W02	1	1	67"	60"	80 1/2"	68"X61"			MULLED UNIT	2"X8"X11" (2)
W03	1	1	75"	60"	80 1/2"	76"X61"			MULLED UNIT	2"X10"X19" (2)
W04	1	2	20"	20"	80 1/2"	21"X21"			FIXED GLASS	2"X6"X24" (2)
W05	1	2	28"	54"	80 1/2"	29"X55"		YES	DOUBLE HUNG	2"X6"X32" (2)
W06	2	2	36"	54"	80 1/2"	37"X55"			DOUBLE HUNG	2"X8"X40" (2)
W07	1	2	36"	60"	80 1/2"	37"X61"			DOUBLE HUNG	2"X6"X40" (2)
W08	1	2	75"	54"	80 1/2"	76"X55"			MULLED UNIT	2"X10"X19" (2)
W09	2	2	75"	60"	80 1/2"	76"X61"			MULLED UNIT	2"X10"X19" (2)
TOTALS:	12									

DESIGN COMPANY:

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PROJECT'S NAME
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WITH GARAGE

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DRAWING'S NAME
FLOOR PLANS
& SCHEDULES

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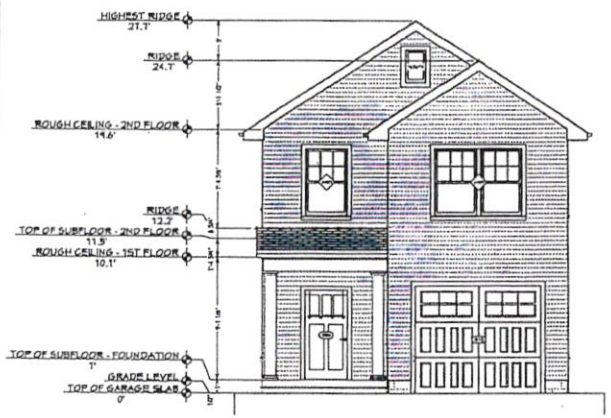
/ DIVISION
ARCHITECTURAL
& STRUCTURAL

SUBMISSION DATE
03-20-2026

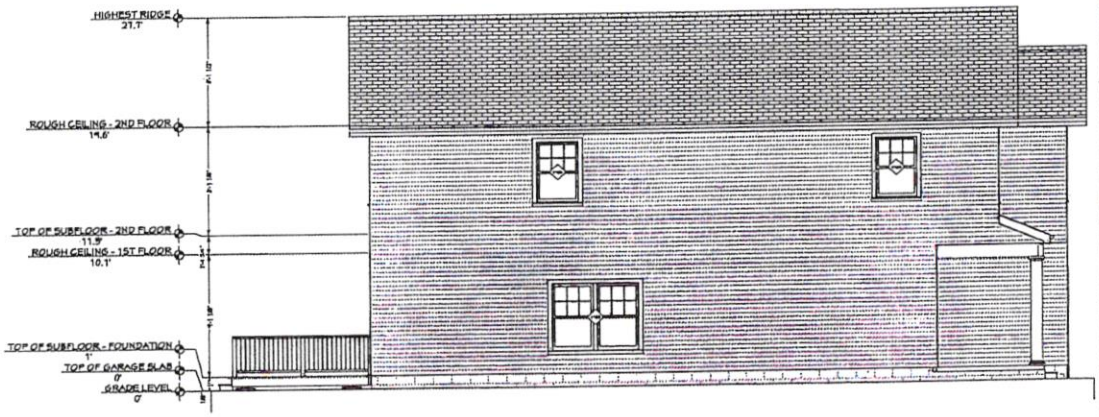
REVISION DATES:

SHEET: 2 OF 8 - B
A2.1



E1 A2.1 FRONT ELEVATION

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

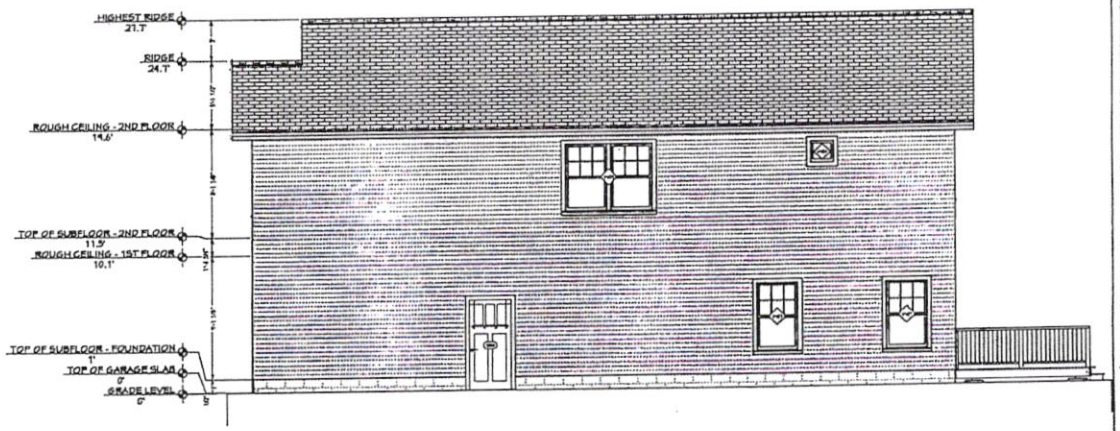


E2 A2.1 LEFT SIDE ELEVATION

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

E3 A2.1 REAR ELEVATION

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



E4 A2.1 RIGHT SIDE ELEVATION

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

DESIGN COMPANY:

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GREG BATTAGLIA

ADDRESS

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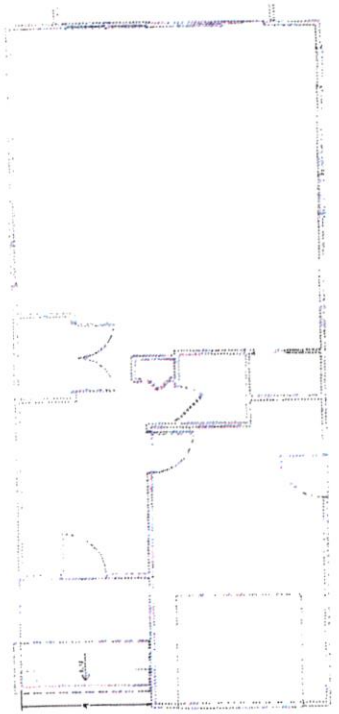
DRAWING'S NAME
EXTERIOR ELEVATIONS

SPECIFICATION / DIVISION
ARCHITECTURAL & STRUCTURAL

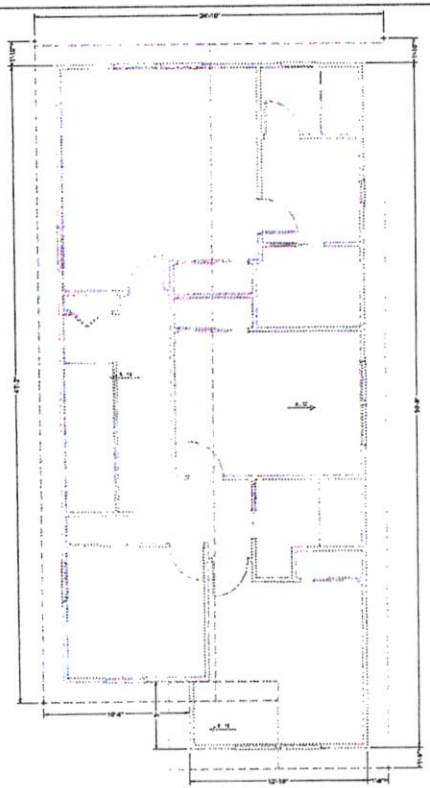
SUBMISSION DATE
03-20-2026

REVISION DATES:

SHEET: 3 OF 8
A3.1

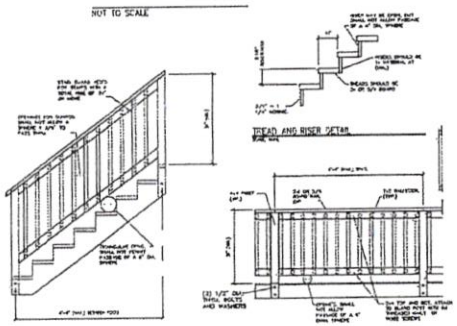


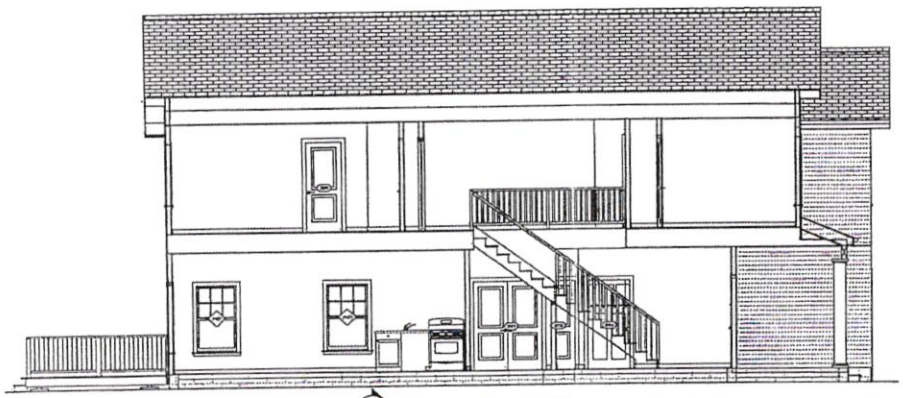
FIRST-STORY ROOF PLAN SCALE: 1/4" = 1' - 0"



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

INTERIOR STAIR DETAILS





E3 / A2.1 CROSS SECTION SCALE: 1/4" = 1' - 0"

E6 / A2.1 CROSS SECTION SCALE: 1/4" = 1' - 0"

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ROOF PLAN &
CROSS SECTIONS

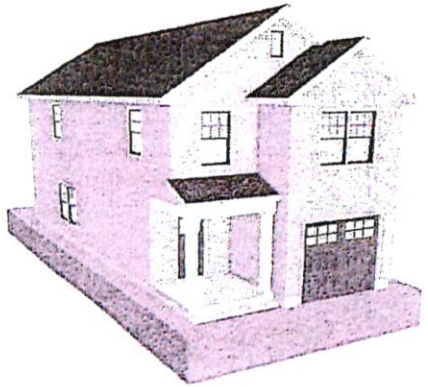
SPECIFICATION
/ DIVISION

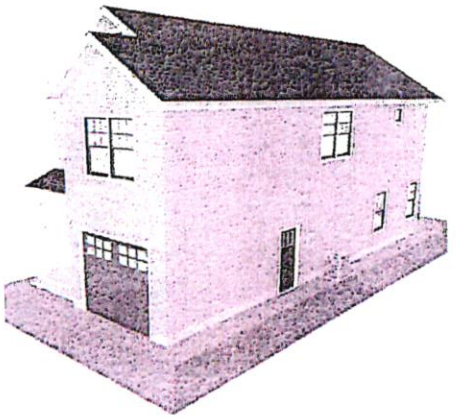
ARCHITECTURAL
& STRUCTURAL

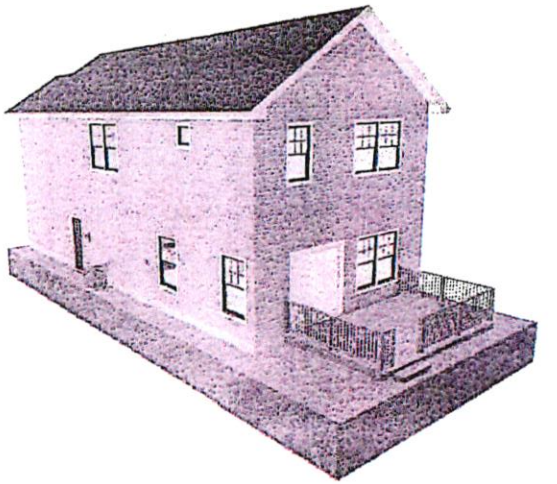
SUBMISSION DATE
03-20-2026

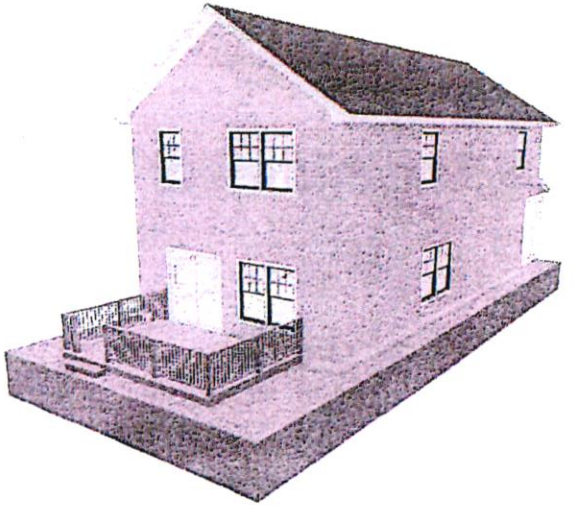
REVISION DATES:

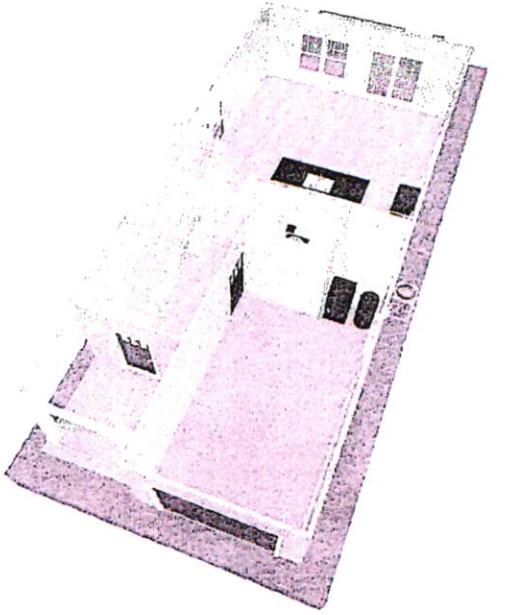
SHEET: 4 OF 8
A3.2

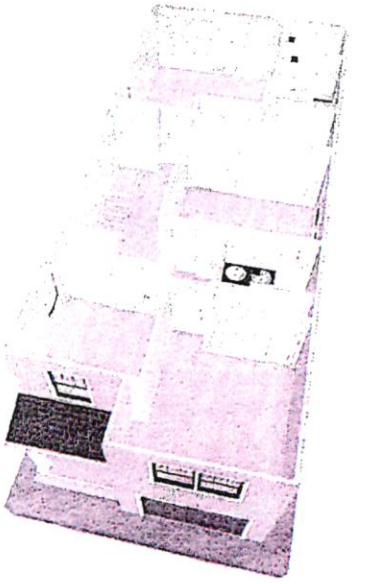












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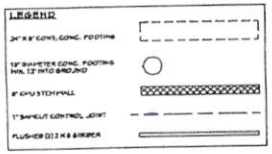
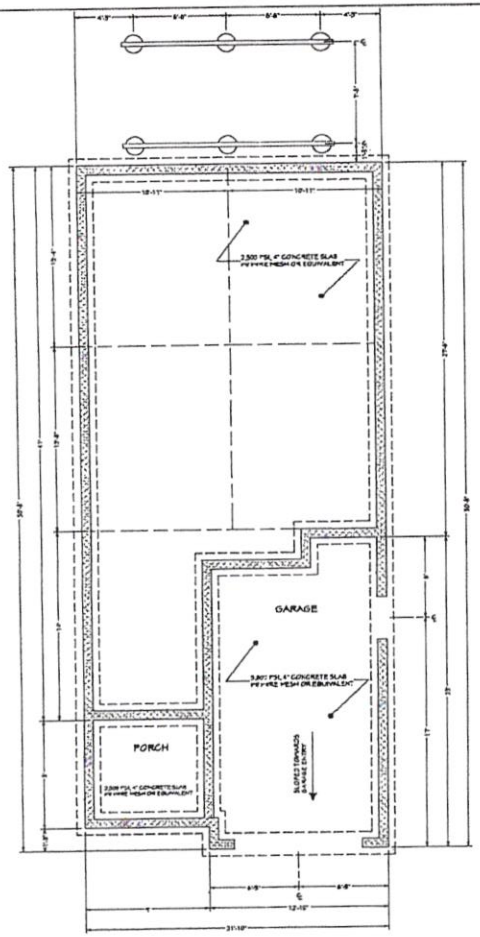
SHEET: 5 OF 8
A3.3





R403.1 FOOTINGS.
ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINUOUS SOLID OR FULLY GROUTED MASONRY OR CONCRETE FOOTING, GROUTED STONE FOOTINGS, ENGINEERED WOOD FOUNDATIONS, OR OTHER APPROVED STRUCTURAL SYSTEMS THAT TRANSMIT FOUNDATIONS. ALL FOOTINGS SHALL BE BY SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301 AND TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS AS DETERMINED FROM THE CHARACTER OF THE SOIL. ALL FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL. CONCRETE FOOTING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS R402.2 OR IN ACCORDANCE WITH ACI 332.

NOTE:
SOIL CAPACITY ASSUMED @ 1,500 PSF

DECK DETAILS

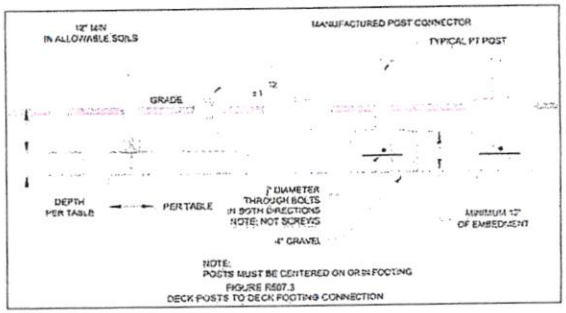


FIGURE R507.3
DECK POSTS TO DECK FOOTING CONNECTION

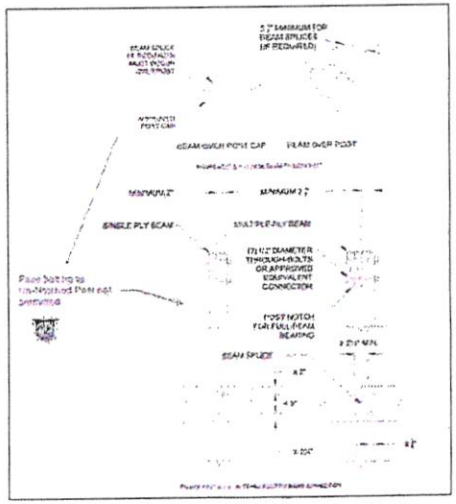


TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH f'_c (psi)		
	Weathering Potential[a]		
	Negligible	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500[b]
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500[b]
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	2,500[c]	2,500[b]
Porches, carport slabs and slabs exposed to the weather, and garage floor slabs	2,500	2,500[c,d]	2,500[b,d]

For 1 inch = 25.4 mm, 1 psi = 6.89 kPa

a. The weathering potential of concrete for various locations in the United States or in a specific locality shall be established by the building official based on local records or experience.
b. Concrete in these locations where the weathering potential is severe should be air-entrained as specified in Table R402.2.
c. Concrete shall be air-entrained. Total air content (percent by volume) shall be as specified in Table R402.2 for severe exposure.
d. See Section R402.2 for minimum cementitious materials for concrete.

TABLE R403.1(1)
MINIMUM WIDTH AND THICKNESS FOR CONCRETE FOOTINGS FOR LIGHT-FRAME CONSTRUCTION (inches)[a, b]

SNOW LOAD OR ROOF LIVE LOAD	STORY AND TYPE OF STRUCTURE WITH LIGHT FRAME	LOAD-BEARING VALUE OF SOIL (psf)					
		1500	2000	2500	3000	3500	4000
20 psf	1 story—crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	1 story—slab-on-grade	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—slab-on-grade	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	1 story—basement	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—basement	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—slab-on-grade	15 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—basement/crawl space	15 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	1 story—crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	1 story—slab-on-grade	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	1 story—basement	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—slab-on-grade	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—basement/crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
30 psf	1 story—crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	1 story—slab-on-grade	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—slab-on-grade	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	1 story—basement	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—basement	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—basement/crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
50 psf	1 story—crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	1 story—slab-on-grade	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—slab-on-grade	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	1 story—basement	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—basement	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6
	2 story—basement/crawl space	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6	12 × 6

DESIGN COMPANY:

VBCAD CO
1851 W. EHRINGHAUS ST
SUITE 151
ELIZABETH CITY, NC
27909

IRVING HENDERSON
MOBILE: (757) 797-8202
IRVING@VBCADCO.COM
WWW.VBCADCO.COM

OWNER'S NAME
GREG BATTAGLIA

ADDRESS

PROJECT'S NAME
NEW DETACHED SFH WITH GARAGE

ADDRESS
719 S BROOK STREET
SUFFOLK, VA, 23434

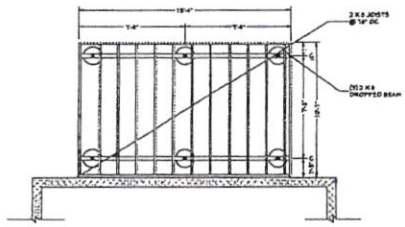
DRAWING'S NAME
FOUNDATION

SPECIFICATION / DIVISION
ARCHITECTURAL & STRUCTURAL

SUBMISSION DATE
03-20-2026

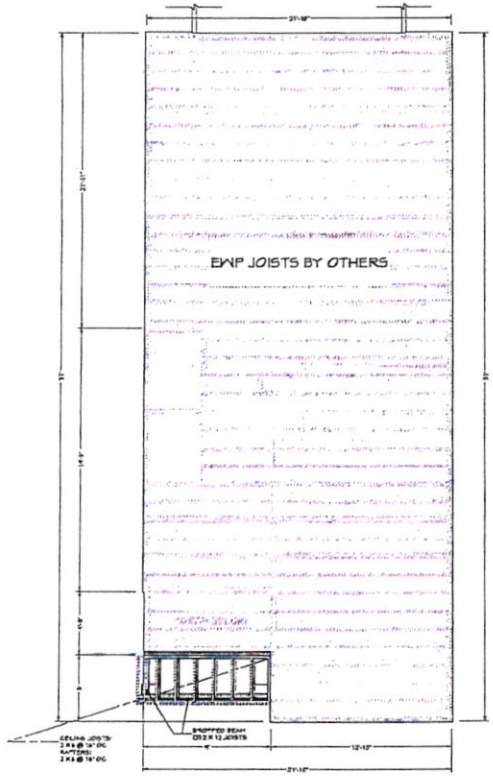
REVISION DATES:

SHEET: 6 OF 8
S1.1



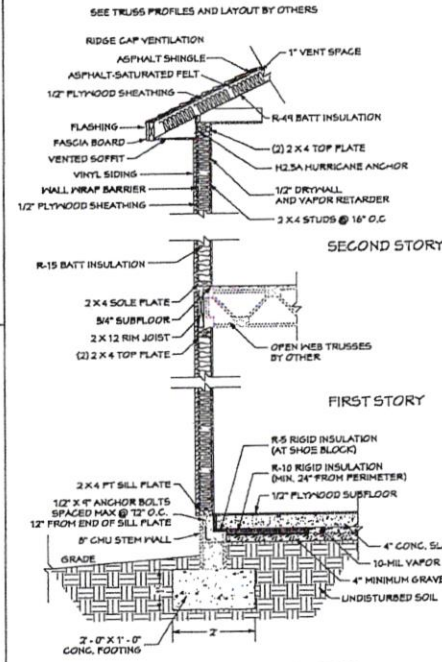
FIRST-STORY DECK FRAMING

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



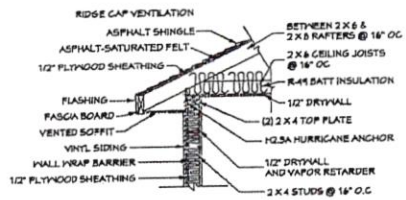
SECOND-STORY FLOOR FRAMING BY OTHERS
FRONT PORCH CEILING JOISTS AND RAFTER PLAN

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



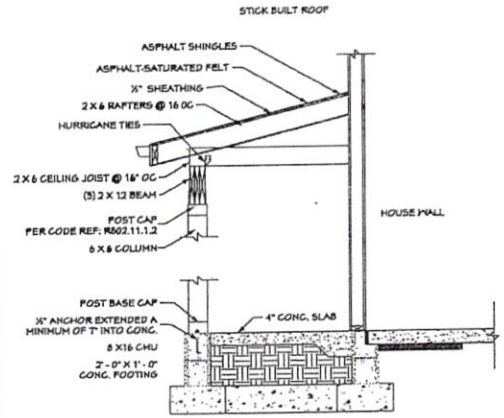
TWO-STORY WALL SECTION

SCALE: 3/4" = 1' - 0"



ONE-STORY WALL SECTION

SCALE: 3/4" = 1' - 0"



PORCH DETAIL

SCALE: 3/4" = 1' - 0"

DESIGN COMPANY:

VB CAD

1851 W. EHRINGHAUS ST
SUITE 151
ELIZABETH CITY, NC
27909

IRVING HENDERSON
MOBILE: (757) 797-8202
IRVING@VBCADCO.COM
WWW.VBCADCO.COM

OWNER'S NAME
GREG BATTAGLIA

ADDRESS

PROJECT'S NAME
NEW DETACHED SFH WITH GARAGE

ADDRESS
7195 BROOK STREET
SUFFOLK, VA, 23434

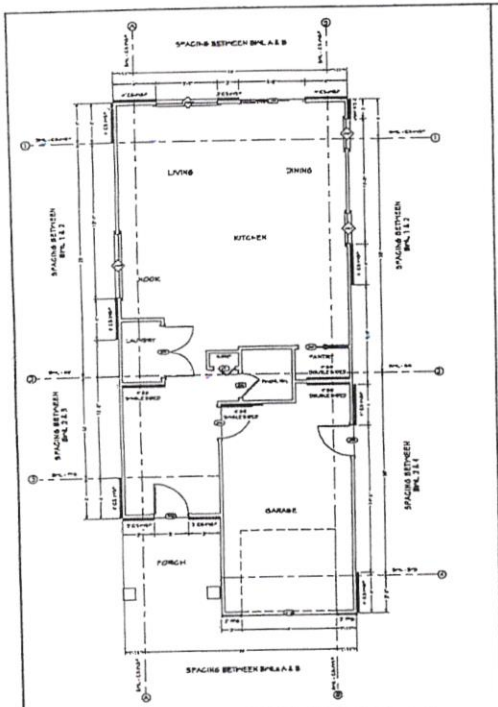
DRAWING'S NAME
FRAMING & CONS. DETAILS

SPECIFICATION / DIVISION
ARCHITECTURAL & STRUCTURAL

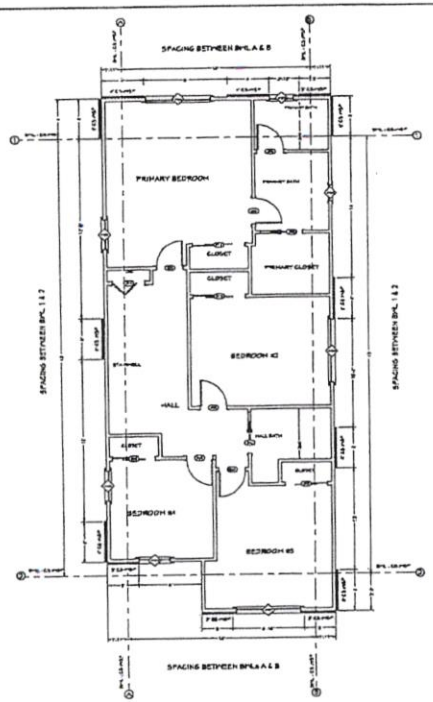
SUBMISSION DATE
03-20-2026

REVISION DATES:

SHEET: 7 OF 8
S1.2



FIRST-STORY WALL BRACING PLAN SCALE: 3/16" = 1' - 0"



FIRST-STORY WALL BRACING PLAN SCALE: 3/16" = 1' - 0"

FIGURE R602.10.6.3 METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

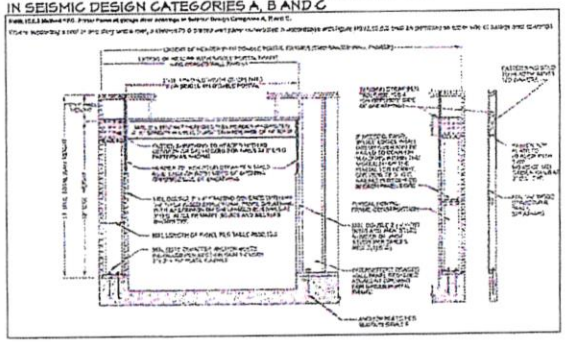


TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS

TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (See Table R602.10.4)		Minimum Length[a] (inches) Wall Height 8 feet	9 feet	10 feet	11 feet	12 feet	Contributing Length (inches)
GWB, WSP, SFB, PBS, PCP, HPS, CS-WSP		48	48	48	53	58	Actual[e]
GB		96	96	96	106	116	Structural panel = Actual Single Side x 2.0 + Actual
LIB		96	96	96	106	116	Actual[e]
ABW	DOC A, B and C, seismic design wind speed ≤ 130 mph	26	29	32	35	38	48
	DOC D_0, D_1 and D_2, seismic design wind speed ≤ 140 mph	32	36	40	44	48	
CS-G		24	27	30	33	36	Actual[e]
Adjustment factor applying height (inches)							
	5:12	24	27	30	33	36	
	6:12	24	27	30	33	36	
	7:12	27	29	30	33	36	
	8:12	30	29	32	33	36	
	9:12	32	30	30	33	36	
	10:12	35	33	32	33	36	
	11:12	38	36	33	33	36	
	12:12	43	37	34	33	33	
	13:12	48	41	35	36	36	
CS-WSP, CS-SFB	10d	—	44	40	33	36	Actual[e]
	10d	—	49	45	40	36	

METHOD (See Table R602.10.4)		Portal header height 8 feet	9 feet	10 feet	11 feet	12 feet	
PFH	Supporting roof only	18	18	18	Note c	Note c	48
	Supporting one story and roof	24	24	24	Note c	Note c	
PFG		24	27	30	Note c	Note c	1.5 × Actual[e]
CS-PF	DOC A, B and C	16	16	24	Note c	Note c	1.5 × Actual[e]
	DOC D_0, D_1 and D_2	18	18	24	Note c	Note c	Actual[e]

a. See Table R602.10.3(4) for additional requirements.
b. Interpolation shall be permitted for intermediate wall heights.
c. Header height shall be as shown in accordance with Table R602.7(1), or as required for wall supporting roof only.
d. Adjustment factor for 10d at 6 inches on center spacing shall be 1.5 and shall not be permitted to be reduced.
e. Structural sheathing shall be 7/16 inch minimum wood structural panel sheathing or 1/2 inch minimum structural fiberboard sheathing.

NOTE:
FIRST-STORY STUD HEIGHT: 8'
FIRST-STORY WALL HEIGHT: 9'
GARAGE HEIGHT: 10'
GARAGE DOOR HEADER HEIGHT: 8'
SECOND-STORY STUD AND WALL HEIGHT: 8'

GB (ds) GYPSUM BOARD (DOUBLE SIDED)

FIRST STORY WALL BRACING
PER 2021 VRC SECTION R602.10

CLASSIC WORKSHEET
BRACING METHODS: CS-WSP, PFG, GB

| Wall Segment | | | | | | |

§ 15.2-2309 - Powers and duties of boards of zoning appeals

Boards of zoning appeals shall have the following powers and duties:

1. To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of this article or of any ordinance adopted pursuant thereto. The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for his determination after which the appellant has the burden of proof to rebut such presumption of correctness by a preponderance of the evidence. The board shall consider any applicable ordinances, laws, and regulations in making its decision. For purposes of this section, determination means any order, requirement, decision or determination made by an administrative officer. Any appeal of a determination to the board shall be in compliance with this section, notwithstanding any other provision of law, general or special.

2. Notwithstanding any other provision of law, general or special, to grant upon appeal or original application in specific cases a variance as defined in § 15.2-2201, provided that the burden of proof shall be on the applicant for a variance to prove by a preponderance of the evidence that his application meets the standard for a variance as defined in § 15.2-2201 and the criteria set out in this section. Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application. No variance shall be considered except after notice and hearing as required by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. In granting a variance, the board may impose such conditions regarding the location, character, and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with. Notwithstanding any other provision of law, general or special, the property upon which a property owner has been granted a variance shall be treated as conforming for all purposes under

state law and local ordinance; however, the structure permitted by the variance may not be expanded unless the expansion is within an area of the site or part of the structure for which no variance is required under the ordinance. Where the expansion is proposed within an area of the site or part of the structure for which a variance is required, the approval of an additional variance shall be required.

3. To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

4. To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

5. No provision of this section shall be construed as granting any board the power to rezone property or to base board decisions on the merits of the purpose and intent of local ordinances duly adopted by the governing body.

6. To hear and decide applications for special exceptions as may be authorized in the ordinance. The board may impose such conditions relating to the use for which a permit is granted as it may deem necessary in the public interest, including limiting the duration of a permit, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.No special exception may be granted except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

7. To revoke a special exception previously granted by the board of zoning appeals if the board determines that there has not been compliance with the terms or conditions of the permit. No special exception may be revoked except after notice and hearing as provided by § 15.2-2204. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. If a governing body reserves unto itself the right to issue special exceptions pursuant to § 15.2-2286, and, if the governing body determines that there has not been compliance with the terms and conditions of the permit, then it may also revoke special exceptions in the manner provided by this subdivision.

8. The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.