

Dear Board of Supervisors,

We are respectfully asking for you to grant a special exception approval to allow us to host a homestay in a to be built accessory structure. The military moved our family to Charlottesville in 2019, and we have since decided to stay and raise our family here because it is such a wonderful place to live. Since we are not from here, we often host extended family for prolonged periods of time. Additionally, as our parents age, they will eventually move-in with us. For both reasons, we felt it was best to construct an accessory structure on our property. By right we can build this structure. However, to help offset this cost, we are looking to rent this out to guests on a short-term basis when family will not be around. Since we are building after 2019, and because we are sitting on over 5 acres, we are asking for the special exception to allow this to be used as a homestay.

When we bought our land, there was already an existing shed on the lot. That shed was constructed prior to 2019, and potentially could have been used with proper upgrades, thus not requiring an exception. However, for safety reasons, to allow for modern amenities, and a more uniform architectural theme, it made more sense to build a new structure consistent with the home we built. The new structure will be located where the shed stands.

Per Sec. 5.1.48, among other relevant factors, in granting homestay special exception(s), the Board of Supervisors may consider whether:

- i. There would be any adverse impact(s) to the surrounding neighborhood;
- ii. There would be any adverse impact(s) to the public health, safety, or welfare;
- iii. The proposed special exception would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and
- iv. The proposed special exception would be consistent in size and scale with the surrounding neighborhood.

This structure is over 380 ft from our neighbor to the west, 290 ft from the neighbor to east, and over 500 ft from Woodlands Road (see proposed location on approved septic plan), with dense vegetation between all neighboring properties (structure cannot be seen from neighboring properties) so as not to have an adverse impact on the area both from a visual or noise standpoint. We have our own (not shared) driveway so the traffic coming to and from Woodlands Road will have no impact on the adjacent properties.

We are constructing an additional septic field (see approved plan), will use strict 3rd party standards to vet those who stay, and have ample parking (to include garaged parking) to ensure there is no adverse impact to the public health, safety or welfare. We are using an experienced General Contractor, Blue Ridge Custom Homes (<https://www.blueridgecustomhomesofva.com/>), to lead this project to ensure this is

build safely, and with crews who will respect, not disrupt, our neighbors. We will also be offering electric car charging for guests, to help encourage the use of sustainable vehicles for people travelling from out of town. Finally, we will be creating a specialty sign to put at the end of the driveway to ensure we have a distinctive marker for guests to know where to turn.

This proposed exception would be consistent with previous exceptions granted for the same purposes throughout the county.

Finally, the size and scale of this is consistent with the neighborhood (see attached plans). This building is the same footprint and architectural design as our garage, so as not to be of a scale larger than our home or the surrounding properties.

In conclusion, we are respectfully asking for you to grant a special exception approval to allow for us to host a homestay in a to be built accessory structure.

Thank you for your time.

Best,
David and Alexandra Marold
Owners, 1030 Woodlands Rd



Albemarle County Health Department
1138 Rose Hill Drive
Charlottesville, VA 22903
(434) 972-6219 Voice
(434) 972-4310 Fax

OSE Construction Permit

December 18, 2023

David and Alexandra Marold
1030 Woodlands Road
Charlottesville, VA 22901

APPROVED

BY: _____ DATE: _____

RE: TBD Woodlands Road, Charlottesville, VA 22901

Tax Map #: 44-4B1

HDID: 101-23-0380 **Reserve:** 100% reserve area provided

System Capacity: Residential; 3 Bedrooms, 450 gallons per day.

Dear David and Alexandra Marold:

This letter and the attached drawings, specifications, and calculations (**8 pages**) submitted on November 29, 2023, constitute your permit to install a sewage disposal system on the property referenced above. Your application for a permit was submitted pursuant to §32.1-163.5 of the Code of Virginia, which requires the Health Department to accept private soil evaluations and designs from an Onsite Soil Evaluator (OSE) or a Professional Engineer working in consultation with an OSE for residential development. VDH is not required to perform a field check to verify the private evaluations of OSEs or PEs and such a field check may not have been conducted for the issuance of this permit.

The soil absorption area ("site") and sewage system design were certified by Barrett Hoffman, OSE as substantially complying with the Board of Health's regulations (and local ordinances if the locality has authorized the local health department to accept private evaluations for compliance with local ordinances). This permit is issued in reliance upon that certification. VDH hereby recognizes that the soil and site conditions acknowledged by this permit are suitable for the installation of an onsite sewage system. The attached plat shows the approved area for the sewage disposal system; there are additional records on file with the Albemarle County Health Department pertaining to this permit, including the Site and Soil Evaluation Report. This construction permit is null and void if any substantial physical change in the soil or site conditions occurs where a sewage disposal system is to be located.

If modifications or revisions are necessary between now and when you construct your dwelling, please contact the OSE/PE who performed the evaluation and design on which this permit is based. Should revisions be necessary during construction, your contractor should consult with the OSE/PE that submitted the site evaluation or site evaluation and design. The OSE/PE is authorized to make minor adjustments in the location or design of the system at the time of construction provided adequate documentation is provided to the Albemarle County Health Department.

The OSE/PE that submitted the certified design for this permit is required to conduct a final inspection of this sewage system when it is installed and to submit an inspection report and completion statement. As the owner, you are responsible for giving reasonable notice to the OSE/PE of the need for a final inspection. If the designer is unable to perform the required inspection, you may provide an

inspection report and completion statement executed by another OSE/PE. The Albemarle County Health Department is not required to inspect the installation but may perform an inspection at its sole discretion. No part of this installation shall be covered until it has been inspected by the OSE/PE as noted herein. The sewage system may not be placed into operation until you have obtained an Operation Permit from the Albemarle County Health Department.

This Construction Permit is null and void if conditions are changed from those shown on your application or if conditions are changed from those shown on the Site and Soil Evaluation Report and the attached construction drawings, specifications, and calculations. VDH may revoke or modify any permit if, at a later date, it finds that the site and soil conditions and/or design do not substantially comply with the Sewage Handling and Disposal Regulations, 12 VAC 5-610-20 et seq., or if the system would threaten public health or the environment.

This permit approval has been issued in accordance with applicable regulations based on the information and materials provided at the time of application. There may be other local, state, or federal laws or regulations that apply to the proposed construction of this onsite sewage system. The owner is responsible at all times for complying with all applicable local, state, and federal laws and regulations. This construction permit is transferrable until expired or deemed null and void. A permit transfer form may be found on the VDH website at <http://www.vdh.virginia.gov/environmental-health/gmp-2015-01-forms/>.

If you have any questions, please contact me.

This permit expires: **June 18, 2025.**

Sincerely,



Travis T. Davis
Environmental Health Specialist, Sr.
Albemarle County Health Department

CC: Barrett Hoffman

WHAT YOU WILL NEED TO GET YOUR SEPTIC SYSTEM OPERATION PERMIT

- Your system must have a **satisfactory inspection** at the time of installation. This will be done by either a representative of the local Health Department, a private OSE, or a PE, depending on the designer of your permitted system. If your system is designed/inspected by an OSE or PE, they must submit a copy of the inspection results, complete with an as-built diagram, to the Health Department.
- Please ensure that your contractor turns in a **Completion Statement** to the local Health Department after installation.

Allow 5 business days after the last piece of documentation is received for the Operation Permit to be issued. To avoid delays, clearly label each piece of documentation with the property Tax Map/GPIN number and HDID number shown above and on your construction permit. *Please note that due to the individual circumstances of your permit there may be additional required items not covered by this checklist.*

If you have any questions about any of the items on this list, please do not hesitate to contact the Albemarle County Health Department at (434) 972-6219.

Commonwealth of Virginia

Application for: ☒ Sewage System ☒ Water Supply

VDH Use only
Health Department ID# 101-23-0380
Due Date _____

Owner David and Alexandra Marold

Mailing Address 1030 Woodlands Road
Charlottesville, VA 22901

Agent Blue Ridge Custom Homes

Mailing Address 2958 River Road West
Goochland, VA 23063

Site Address 1030 Woodlands Road
Charlottesville, VA 22901

Phone 804-614-4556

Phone _____

Fax _____

Phone 804-385-5045

Phone _____

Fax _____

Email productionbrch@gmail.com

Directions to Property: _____

Subdivision _____ Section _____ Block _____ Lot _____

Tax Map 04400-00-00-004B1 Other Property Identification 1030 Woodlands Rd Dimension/Acreage of Property 5.350

Sewage System

Type of Approval: Applicants for new construction are advised to apply for a certification letter to determine if land is suitable for a sewage system and to apply for a construction permit (valid for 18 months) **only when ready to build.**

☐ Certification Letter ☒ Construction Permit ☐ Voluntary Upgrade ☐ Repair Permit ☐ Minor Modification

Proposed Use:

Single Family Home (Number of Bedrooms 3) Multi-Family Dwelling (Total Number of Bedrooms _____)

Other (describe) _____

Basement? ☐ Yes ☒ No

Walk-out Basement? ☐ Yes ☒ No

Fixtures in Basement ☐ Yes ☒ No

Conditional permit desired? ☐ Yes ☒ No

If yes, which conditions do you want?

☐ Reduced water flow ☐ Limited Occupancy ☐ Intermittent or seasonal use ☐ Temporary use not to exceed 1 year

Do you wish to apply for a betterment loan eligibility letter? ☐ Yes ☒ No *There is a \$50 fee for determination of eligibility.

Water Supply

Will the water supply be ☐ Public or ☒ Private?

Is the water supply ☒ Existing or ☐ Proposed?

If proposed, is this a replacement well? ☐ Yes ☒ No

If yes, will the old well be abandoned? ☐ Yes ☒ No

Will any buildings within 50' of the proposed well be termite treated? ☒ Yes ☐ No

Well Type (e.g. domestic use, agricultural, irrigation, etc.) domestic

All Applicants

Is this property intended to serve as your (owners) principal place of residence? ☒ Yes ☐ No

All applications must be accompanied by private sector evaluations and designs, unless a petition for VDH services is approved. Is a Petition for Service form attached? ☐ Yes ☒ No

In order for VDH to process your application for a sewage system you must attach a plat of the property and a site sketch. For water supplies, a plat of the property is recommended and a site sketch is required. The site sketch should show your property lines, actual and/or proposed buildings and the desired location of your well and/or sewage system. When the site evaluation is conducted the property lines, building location and the proposed well and sewage sites must be clearly marked and the property sufficiently visible to see the topography. I give permission to the Virginia Department of Health to enter onto the property described during normal business hours for the purpose of processing this application and to perform quality assurance checks of evaluations and designs certified by a private sector Onsite Soil Evaluator or Professional Engineer as necessary until the sewage disposal system and/or private water supply has been constructed and approved.

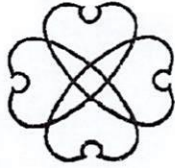
Hannah Pierce

Signature of Owner/ Agent

11/28/23

Date

This form contains personal information subject to disclosure under the Freedom of Information Act. Revised 7/1/2019



DOGWOOD ENVIRONMENTAL

1 of 8

Alternative Onsite Soil Evaluator /Professional Engineer Report for Construction Permit

Property Location:

Subdivision: _____ Section: _____ Lot: _____
Map Reference: 04400-00-00-004B1 Acreage: 5.350 County: Albemarle
Other Property ID: 1030 Woodlands Road

Applicant / Client and Address:

Blue Ridge Custom Homes
2958 River Road West
Goochland, VA 23063

Prepared by:

Barrett Hoffman AOSE#1940001205
Dogwood Environmental
PO Box 13606
Richmond, VA 23225
barrett@dogwoodenvironmental.com
(804) 836-7488

Date of Report: 11/27/2023

Job Number: 23130

Revisions:

Health Dept. ID No.: 101-23-0380

Contents/Index of this Report

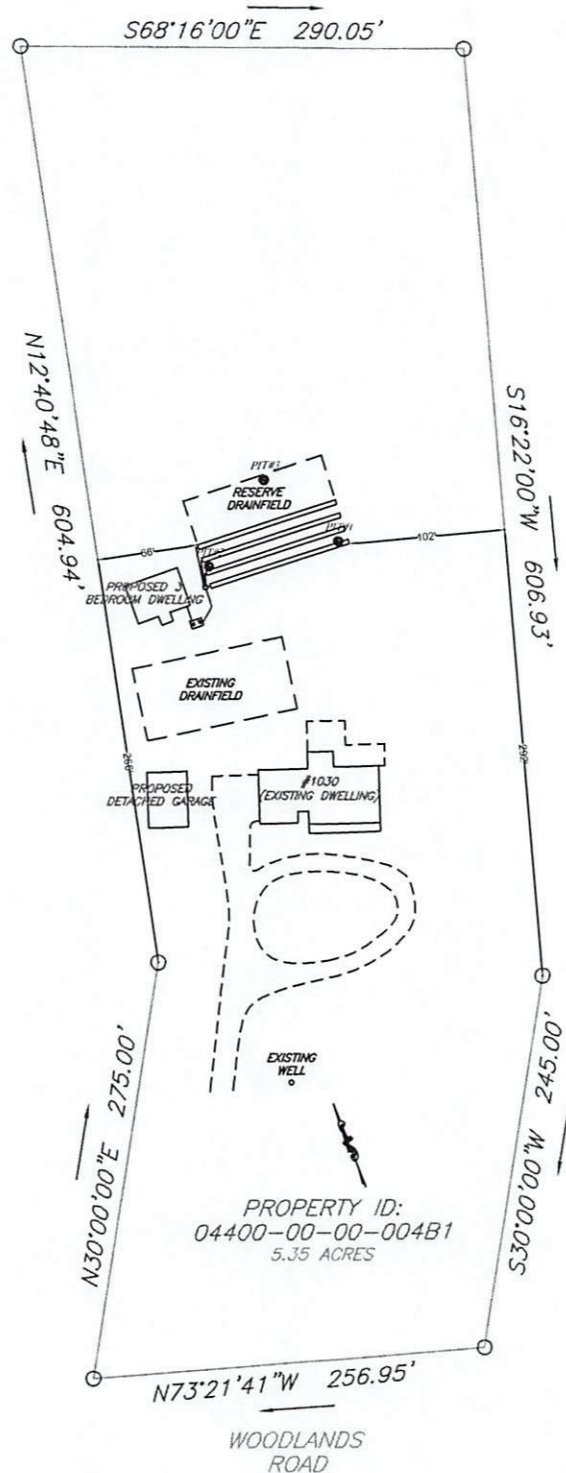
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Page(s):</u>
Site Layout/Construction Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>2-3</u>
Soil Summary Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>4</u>
Soil Profile Descriptions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>5</u>
Construction Specifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>6</u>
Pump Specifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>-</u>
Abbreviated Design Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>7</u>
Septic Care and Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>8</u>
Water Supply Design Specs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>-</u>

Certification Statement:

I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-630), the Regulations for Alternative Onsite Sewage Systems (12VAC5-613) and all other applicable laws, regulations and policies implemented by the Virginia Department of Health. I further certify that I currently possess any professional license required by the laws and regulations of the Commonwealth that have been duly issued by the applicable agency charged with licensure to perform the work contained herein. The work attached to this cover page has been conducted under an exemption to the practice of engineering, specifically the exemption in The Code of Virginia Section 54.1-402.A.11.

I recommend a Construction Permit be approved

AOSE #1205
11/27/2023



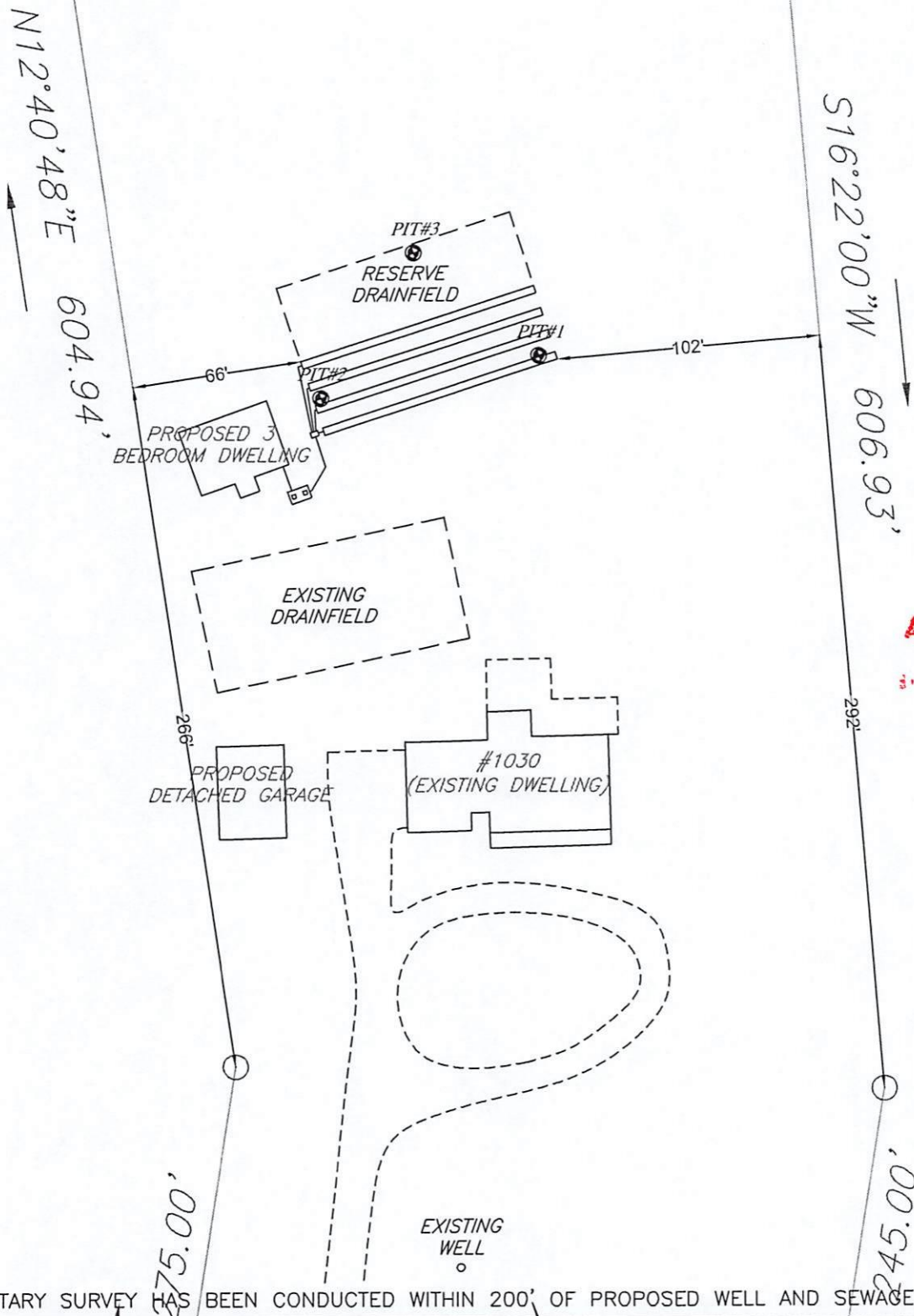
APPROVED
DATE: _____

A SANITARY SURVEY HAS BEEN CONDUCTED WITHIN 200' OF PROPOSED WELL AND SEWAGE DISPOSAL SYSTEM

DATE: 11/27/2023
SCALE: 1"=120'
CLIENT: BRCH
JOB NO.: 23130
DRAWN BY: BSH

1030 Woodlands Road
Property ID:
04400-00-00-004B1
ALBEMARLE COUNTY, VIRGINIA



**APPROVED**

DATE: _____

A SANITARY SURVEY HAS BEEN CONDUCTED WITHIN 200' OF PROPOSED WELL AND SEWAGE DISPOSAL SYSTEM

DATE: 11/27/2023

SCALE: 1"=60'

CLIENT: BRCH

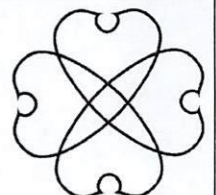
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DRAWN BY: BSH

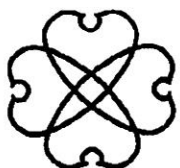
1030 Woodlands Road
Property ID:

04400-00-00-004B1

ALBEMARLE COUNTY, VIRGINIA



DOGWOOD
ENVIRONMENTAL



DOGWOOD ENVIRONMENTAL

Soil Summary Report

General Information

Date: 11/27/2023 Submitted to: Albemarle Health Department
 AOSE: Barrett Hoffman, AOSE Dogwood Environmental Phone: (804) 836-7488
 Address: 1010 W 49th Street, Richmond, VA 23225
 Owner: Blue Ridge Custom Homes
 Address: 2958 River Road West City, State Zip: Goochland, VA 23063
 Location: 1030 Woodlands Road Tax Map: 04400-00-00-004B1
 Subdivision: _____ Section: _____ Lot: _____

Soil Information Summary

1. Position in landscape satisfactory: ☒ Yes ☐ No
Describe: sideslope
2. Slope: 5%
3. Depth to rock or impervious strata: Min. Max. None x
4. Depth to seasonal water table (gray mottling or gray color): ☒ No ☐ Yes inches
5. Free water present: ☒ No ☐ Yes inches
6. Soil Percolation rate estimated: ☒ Yes Texture group III
☐ No Estimated rate of 50 min/inch
7. Permeability test performed: ☐ Yes
☒ No
If yes, note type of test performed and attach _____

☒ Site Approved: Drainfield to be placed at a depth of 54 inches at site designated on permit

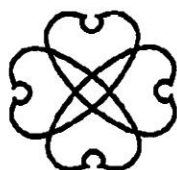
☐ Site Disapproved:

Reasons for rejection:

1. ☐ Position in Landscape subject to flooding or periodic saturation
2. ☐ Insufficient depth of suitable soil over hard rock.
3. ☐ Insufficient depth of suitable soil to seasonable water table.
4. ☐ Rates of absorption too slow.
5. ☐ Insufficient area of acceptable soil for required drainfield, and/or Reserve Area.
6. ☐ Proposed system too close to well.
7. ☐ (attach additional pages if necessary)

SOIL PROFILE DESCRIPTION REPORT

[illegible]



DOGWOOD ENVIRONMENTAL

Sewage Disposal System Construction Specifications

General Information

Use:

- ☒ Residential ☐ Commercial
☒ New ☐ Repair ☐ Modified
☒ Gravity Conventional ☐ Pump Conventional
☐ Alternative:

Number of Bedrooms: 3

Termite Treatment: ☒ Yes ☐ No

Basement: ☐ Yes ☒ No

Fixtures in Basement: ☐ Yes ☒ No

Owner: Blue Ridge Custom Homes

Address: 2958 River Road West

City, State Zip: Goochland, VA 23063

Subdivision: _____

Section: _____

Lot: _____

Actual or estimated water use: 450 GPD

Design

Water Supply: ☐ Public ☒ Private ☐ New ☒ Existing

☐ Borate Termit Treatment

To be installed:

Class:

Cased:

Grouted:

Building Sewer:

4" I.D. PVC 40 or equivalent

Slope 1.25" per 10' (minimum)

☐ Other:

Septic Tank:

Capacity:

1000

gallons (minimum)

☒ With inspection port or filter

☐ Other:

Inlet-outlet structure:

PVC 40, 4" tees or equivalent

☐ Other:

Pump and pump station:

☒ No ☐ Yes describe and show design

If Yes:

Gravity Mains: 3" or larger I.D., minimum 6" fall per 100', 1500 lb. crush strength or equivalent

☐ Other:

Distribution Box:

Pre-cast concrete with 8 ports

Header Lines:

Material: 4" I.D. 1500 lb. crush strength plastic or equivalent from distribution box to 2' into absorption trench

Slope: 2"/100' minimum

☐ Other:

Percolation Lines:

Gravity 4" plastic 1000 lb. per foot bearing load or equivalent, slope 2"-4" (min.-max.) per 100'

☐ Other:

Absorption Trenches:

Square feet required:

1140 ft²

Depth to bottom of trench:

54 inches

Trench width:

3 feet

Depth of Aggregate:

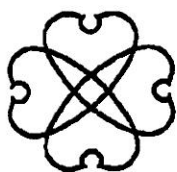
13"

Trench length:

95 feet

Number of trenches:

4



DOGWOOD ENVIRONMENTAL

Abbreviated Design Form

For use with gravity and pump drainfields, enhanced flow systems and low-pressure distribution systems when applying for a certification letter or subdivision approval.

Design Basis: TL-1

A. Estimated Percolation Rate: 50 min/inch

B. Area required per bedroom: 376 ft²
(Table 5.4 Sewage Handling and Disposal Regulations)

C. Number of Bedrooms: 3

Area Calculations

D. Length of trench: 95 feet

E. Width of trench: 3 feet

F. Number of trenches: 4

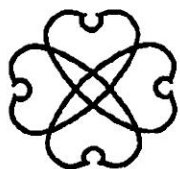
G. Center spacing: 9 feet

H. Width required: 30 feet
 $G(F-1)+E$

I. Total square footage required: 1128 ft²
(line B times line C)

J. Square footage design: 1140 ft²
(D*E*F)

K. Is reserve area required? ☒ Yes ☐ No



DOGWOOD ENVIRONMENTAL

Important Factors to Consider When Installing and Maintaining Onsite Sewage Disposal Systems

DRAINFIELD DISTURBANCE: The designated drainfield area (primary and reserve), must remain undisturbed until installation. The client is responsible for all parties that are involved in the home construction process and any destruction to the restricted area. The drainfield area is not to be driven on, parked on, or disturbed in anyway (i.e. soil compaction). Vehicles (trucks, tractors, and heavy equipment) especially should avoid this area. Our design package is final and cannot be deviated from without permission from our department. If the area is disturbed to a point where the area is no longer feasible as a drainfield site, the additional costs will fall on the client for our company or another AOSE to find another appropriate drainfield area.

LOGGING AND CLEARING: The clearing of a drainfield area is sometimes necessary, but must be followed according to the AOSE's specifications. The area must be hand-cleared when an engineered or alternative system has been specified with an install depth of 24 inches or less. Logging on or around the drainfield area is prohibited without permission from the AOSE. Heavy logging traffic and logging decks must be kept at least 50' feet away from the designated area (primary and reserve). If the area is disturbed to a point where the area is no longer feasible as a drainfield site, the additional costs will fall on the client for our company or another AOSE to find another appropriate drainfield area.

MULCH / IRRIGATION: We do not recommend the use of bark, sawdust, or plastic sheeting on drainfield sites. The purpose of these mulch beds is to prevent evaporation and retain water, while the primary function of a drainfield is to percolate water through the soil system with evapo-transpiration being an integral part of that process. Mulch can lead to an early failing of your septic system. Yard irrigation systems are not recommended for use on or within 25 feet of the drainfield trenches. Additional water added to the drainfield area can increase the likelihood of premature drainfield failure. The drainfield should be graded and seeded and maintained as a lawn for optimal performance. Consult your local Extension Service office for seed, lime, and fertilizer recommendations.

GARBAGE DISPOSERS AND KITCHEN WASTE: If a garbage disposal unit is installed within a home, the kitchen plumbing should be plumbed to a separate outlet and a 1250/1500-gallon septic tank/grease trap installed to receive only kitchen effluent. This effluent can then flow to the primary or a separate drainfield site. We do not recommend garbage disposal units with conventional drainfields that do not have a dedicated septic tank/grease trap. Grease/kitchen waste build-up can lead to premature failure of your septic system.

The client is responsible for maintaining the drainfield site and minimizing the disturbance on or around our designated area. It is also the responsibility of the client to ensure that the installer is supplied with the most updated version of all drawings and specifications, including a current Health Department approval letter. It is also your responsibility to pass care and maintenance information on to the eventual homeowner. We assume no liability outside of our specifications and design package. If any questions arise, do not hesitate to call for any advice or consultation.

AOSE/PE Completion Statement: As-Built Drawing

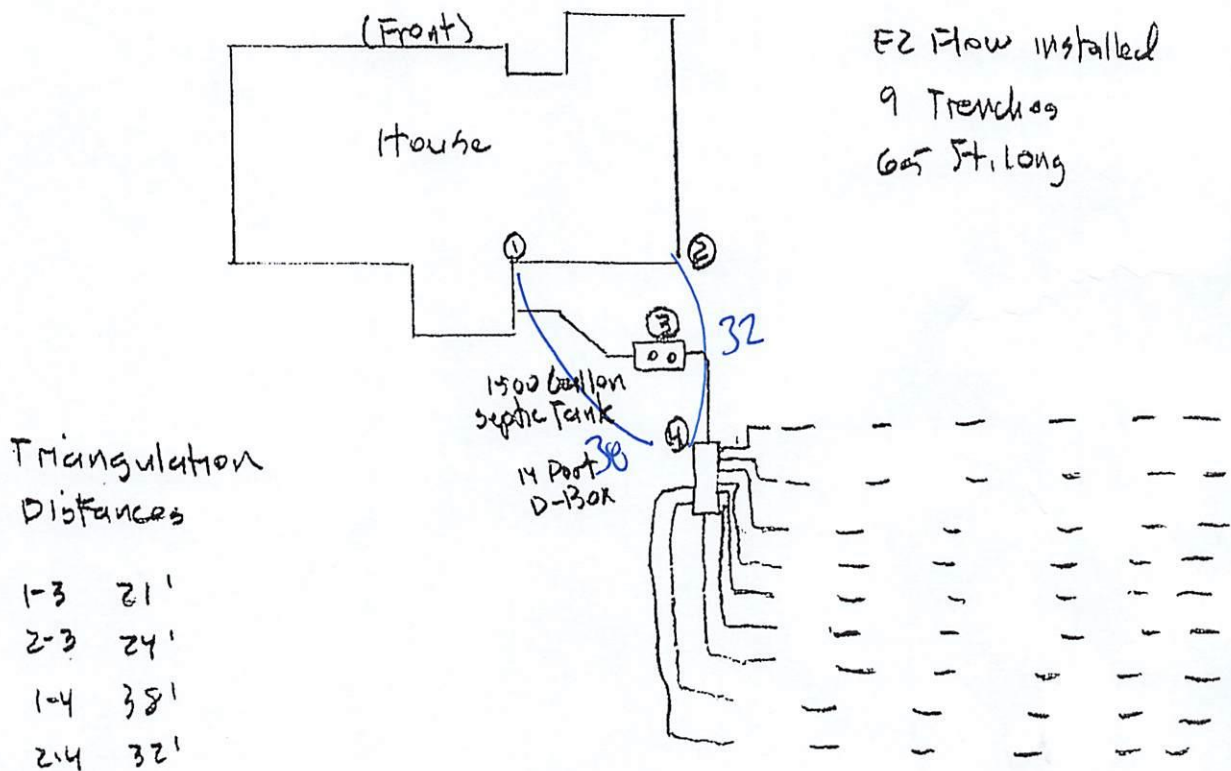
Commonwealth of Virginia
State Department of Health

Health Department Identification Number: 101-20-0279

Tax Map: 44-4B1

Triangulate critical system components to fixed reference points.

Not to scale



Triangulation
Distances

1-3 21'

2-3 24'

1-4 38'

2-4 32'

☐ Check here if as-built drawing is on a separate page attached to this form
(Attachment must display Health Dept. Identification Number, tax map number, and must be signed and dated by AOSE/PE).

I hereby certify that on 6/10/21 (date), I, or an employee under my direct supervision, inspected this sewage system's construction. The onsite sewage system has been installed and completed in accordance with the construction permit issued on 9/9/20 (date) and is in compliance with the *Sewage Handling and Disposal Regulations* (12 VAC 5-610 et seq), *Private Well Regulations* (12 VAC 5-630 et seq), when applicable, and the plans and specifications for the project.

AOSE/PE Signature: Steve Gooch Date: 6/11/21

Print Name: Steve Gooch

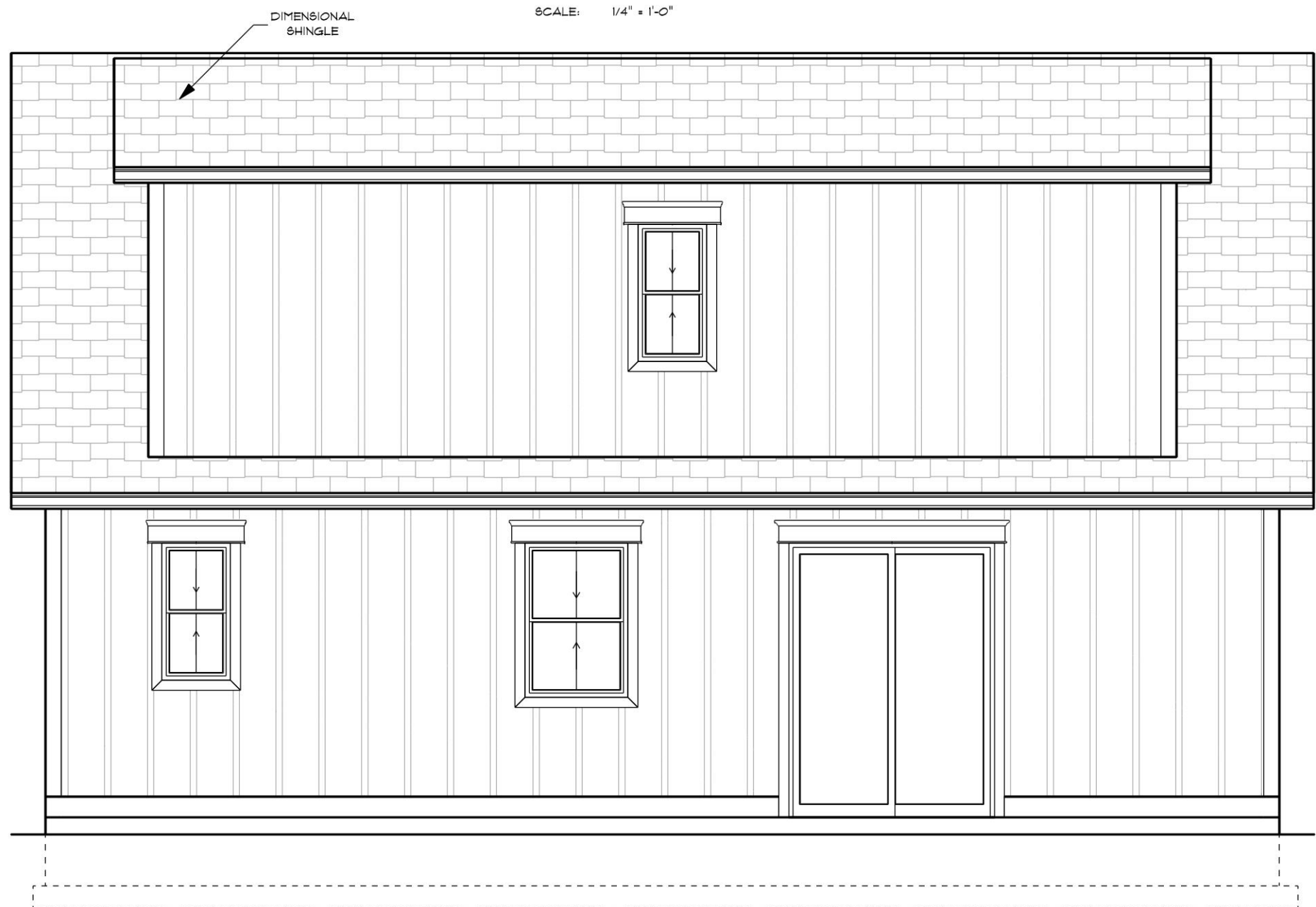
FRONT ELEVATION

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



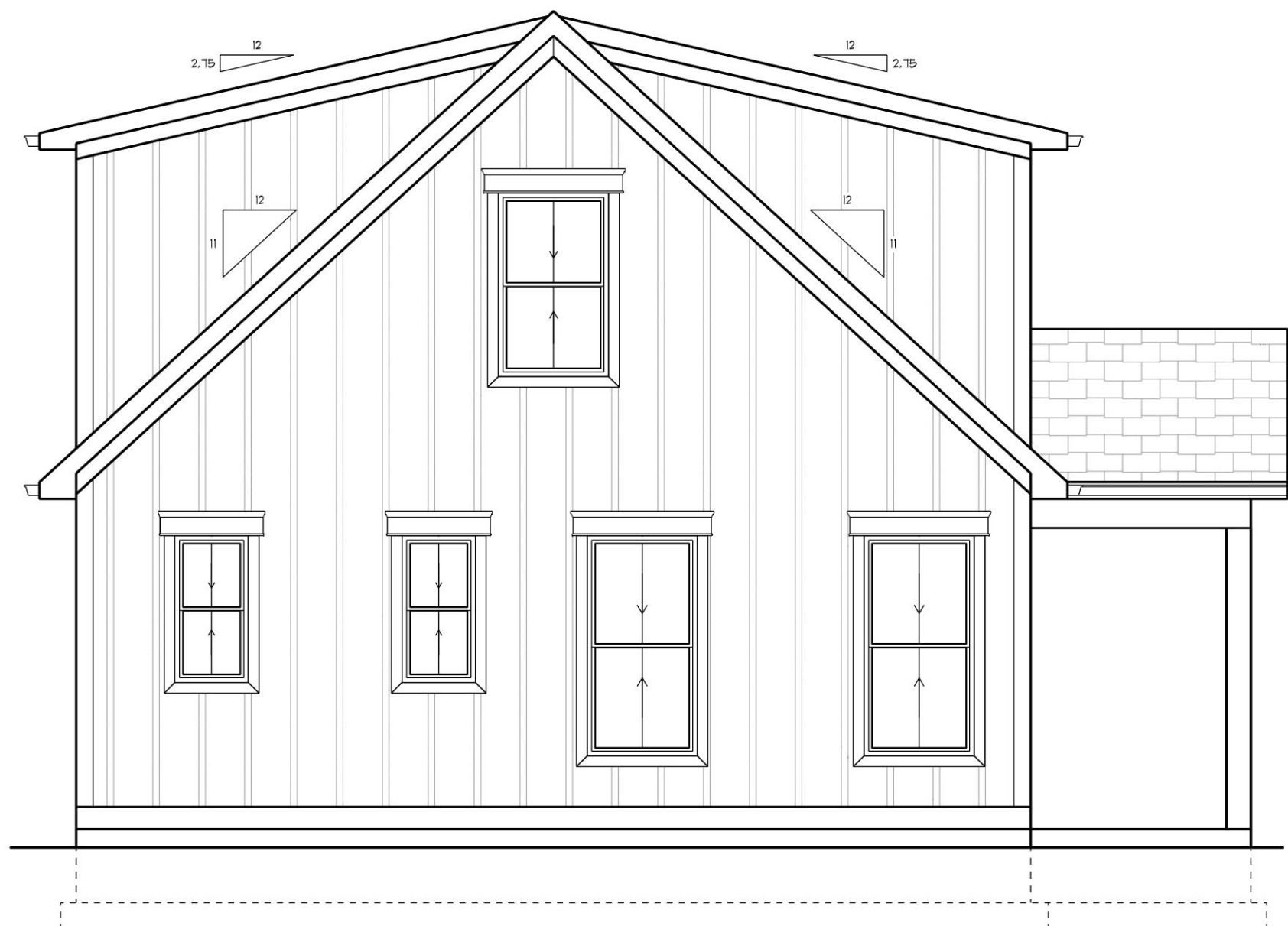
REAR ELEVATION

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



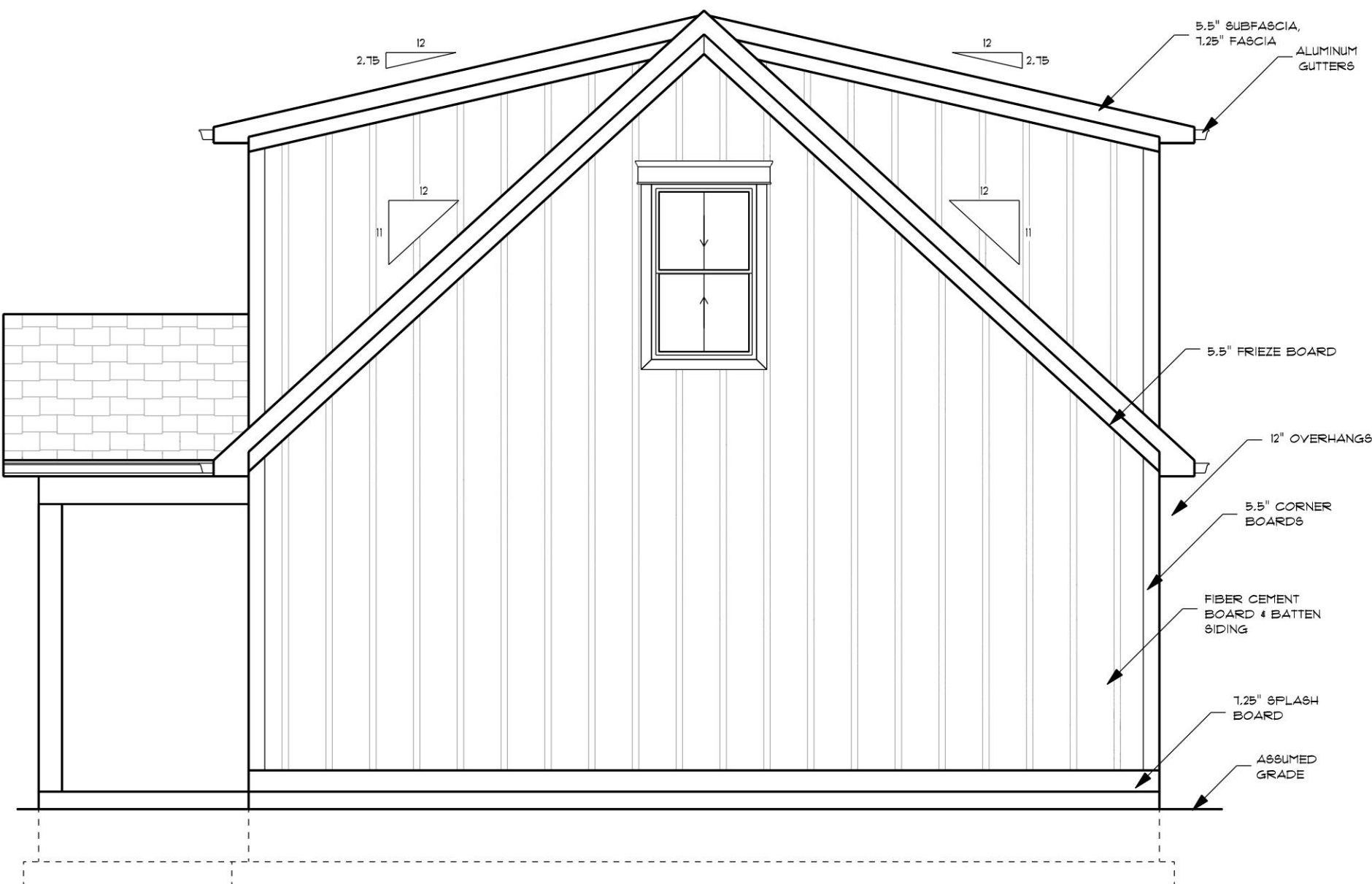
LEFT ELEVATION

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



RIGHT ELEVATION

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



HEATH WILLS
HOME DESIGNS

CHARLOTTEVILLE, VA
(434) 293-1184
HEATH.WILLS@YAHOO.COM
WWW.HEATHWILLSHOMES.COM

© COPYRIGHT 2022
HEATH WILLS HOME DESIGNS, LLC
ALL RIGHTS RESERVED

DAVID MAROLD
COTTAGE

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

SQUARE FOOTAGE:
TOTAL HEATED SPACE: 1716 SQ FT
1ST FLOOR: 936 SQ FT
2ND FLOOR: 780 SQ FT

INDEX:
PAGE A1: ELEVATIONS
PAGE A2: FLOOR PLAN
PAGE A3: 1ST FLOOR & 2ND FLOOR
PAGE A4: BIRD'S EYE VIEW & CROSS SECTION

1/17/2023

PAGE A1



HEATH WILLS
HOME DESIGNS

CHARLOTTESVILLE, VA
(434) 293-1184

HEATH.WILLS@YAHOO.COM
WWW.HEATHWILLSHOMES.COM

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DAVID MAROLD
COTTAGE

SLAB FOUNDATION

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

SQUARE FOOTAGE:

TOTAL HEATED SPACE: 1716 SQ FT
1ST FLOOR: 936 SQ FT
2ND FLOOR: 780 SQ FT

INDEX:

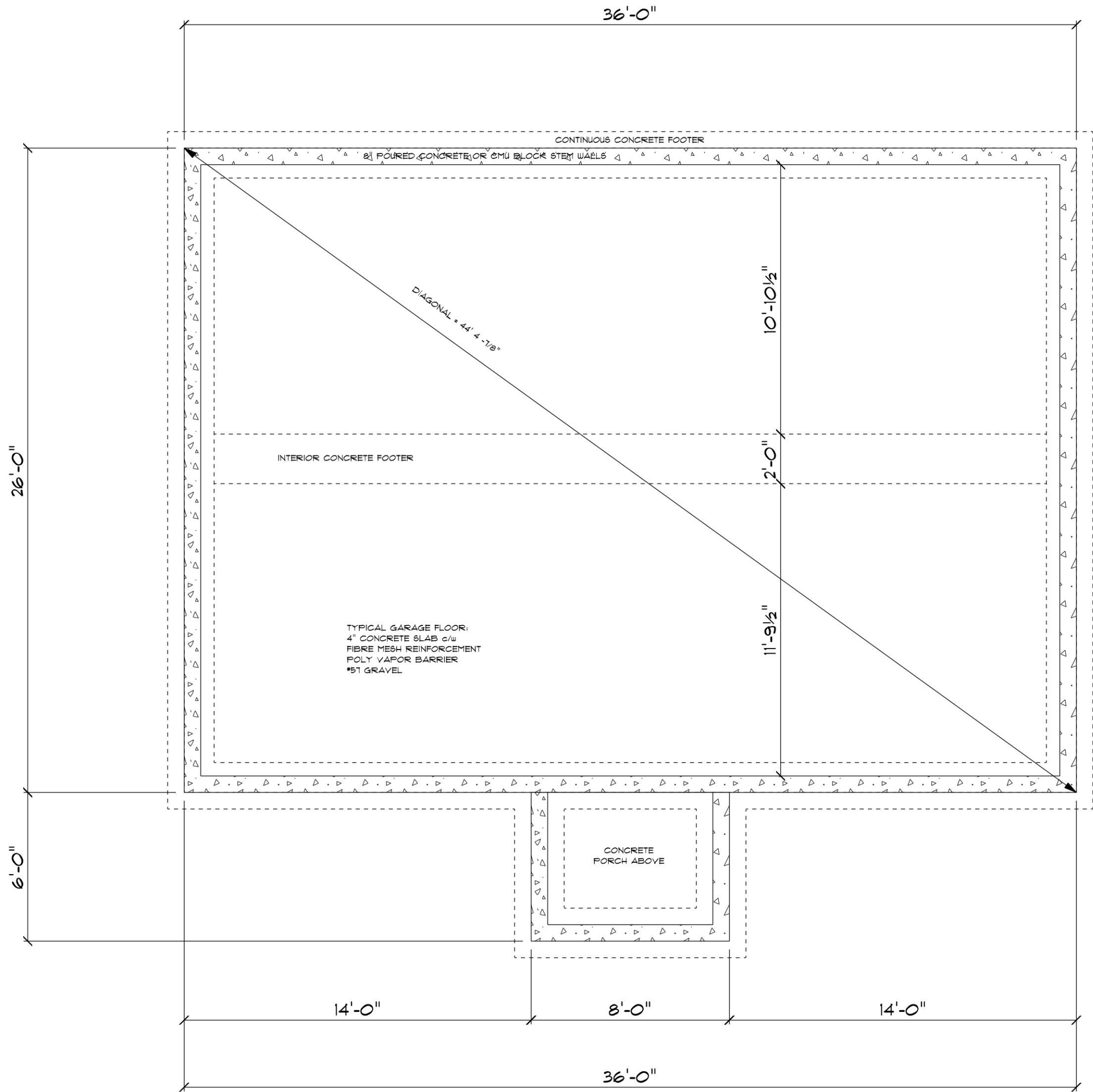
PAGE A1: ELEVATIONS
PAGE A2: FOUNDATION
PAGE A3: 1ST FLOOR & 2ND FLOOR
PAGE A4: BIRD'S EYE ROOF & CROSS SECTION

1/17/2023

PAGE A2

FOUNDATION PLAN

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





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WWW.HEATHWILLSHOMES.COM

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DAVID MAROLD
COTTAGE

FOUNDATION,
1ST FLOOR & 2ND FLOOR
SCALE: 1/4" = 1'-0"

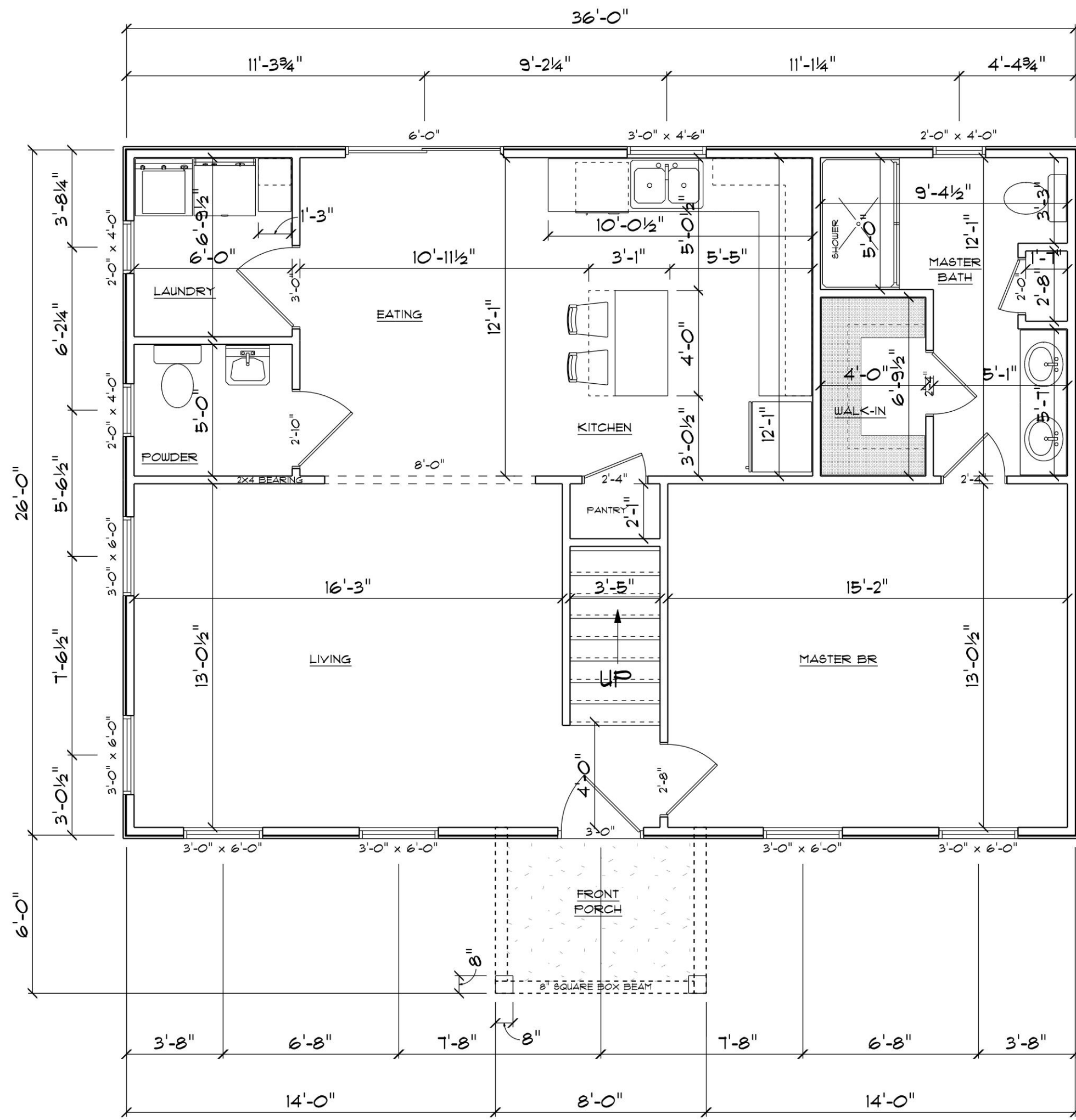
SQUARE FOOTAGE:
TOTAL HEATED SPACE: 1716 SQ FT
1ST FLOOR: 936 SQ FT
2ND FLOOR: 780 SQ FT

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PAGE A3: 1ST FLOOR & 2ND FLOOR
PAGE A4: BIRD'S EYE ROOF & CROSS SECTION

1/11/2023
PAGE A3

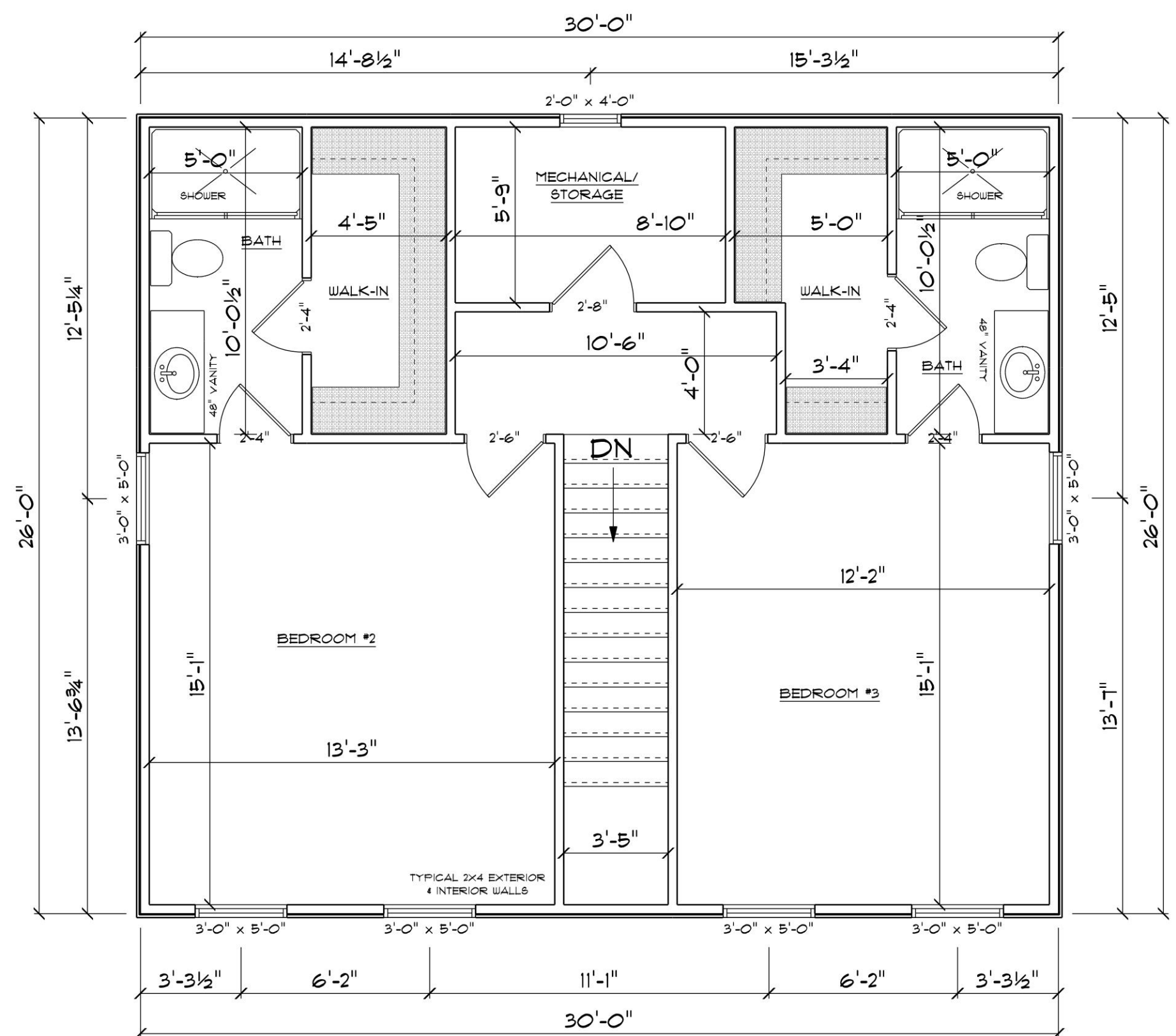
1ST FLOOR LAYOUT

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



2ND FLOOR LAYOUT

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



DAVID MAROLD
COTTAGE

BIRD'S EYE ROOF
& CROSS SECTION

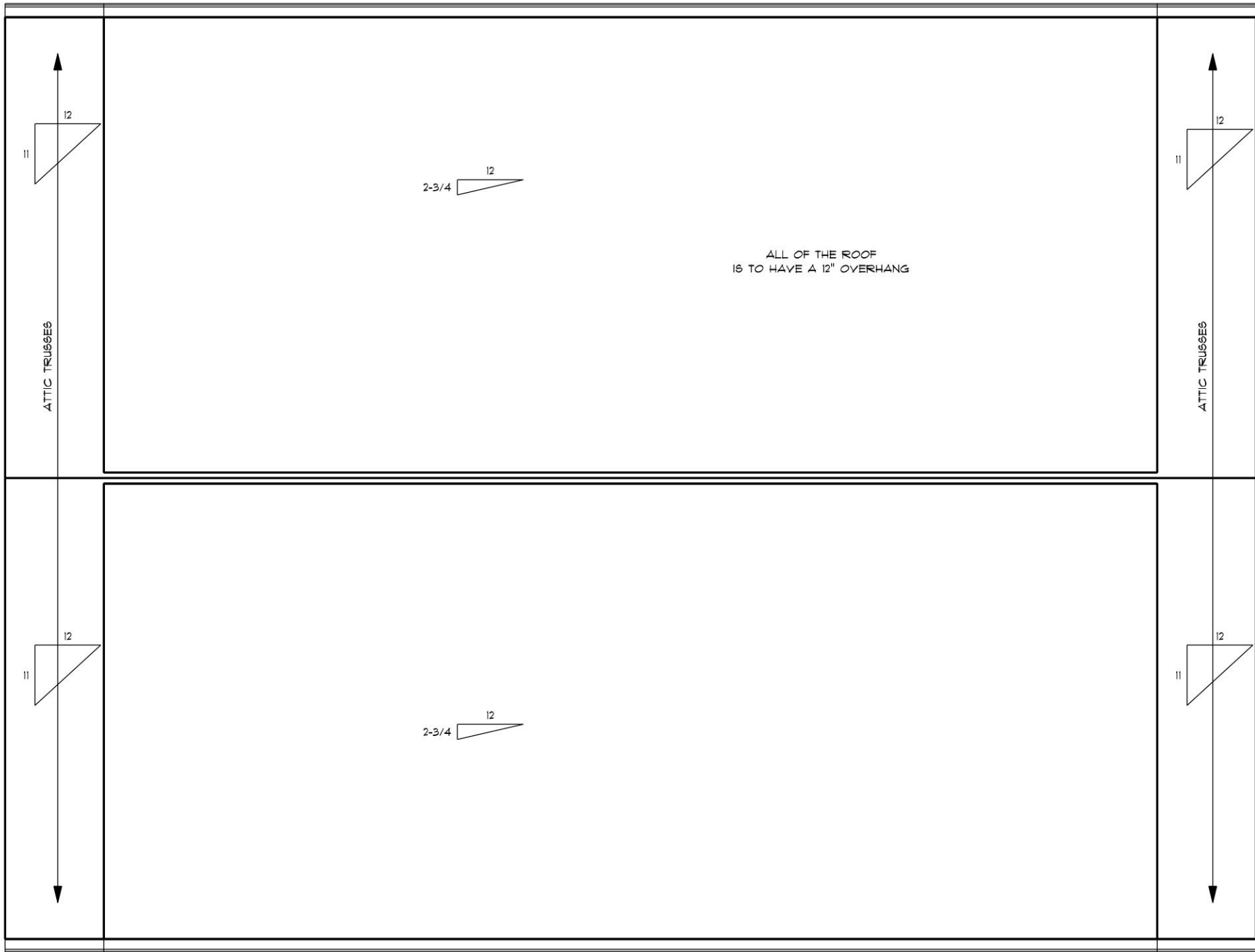
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:
TOTAL HEATED SPACE: 1116 SQ FT
1ST FLOOR: 936 SQ FT
2ND FLOOR: 180 SQ FT

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BIRD'S EYE PLAN

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



CROSS SECTION

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

