



CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

July 8, 2020

Nelson Benavides, et al  
1720 Floyd Avenue  
Richmond, VA 23220

Nelson Benavides  
1620 Altamont Avenue Apt. 9  
Richmond, VA 23230

To Whom It May Concern:

RE: **BZA 31-2020**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, August 5, 2020 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2020-093 to consider an application for a building permit to construct an addition to a two-family attached dwelling at 3000½ Q STREET (Tax Parcel Number E000-0627/031), located in an R-6 (Single-Family Attached Residential District).

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 964 489 214# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2020 drop-down, click meeting details for August 5, 2020 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [William.Davidson@richmondgov.com](mailto:William.Davidson@richmondgov.com) for assistance. In accordance with Ordinance No. 2020-093, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

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Page 2  
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupinformation.aspx> . Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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

Very truly yours,



Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
Fax: (804) 646-5789  
E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

3007 Q St LLC  
1321 Porter St Apt C  
Richmond VA 23224

Drayton Jerome C  
1111 N 30th St  
Richmond VA 23223

Evolve Development Inc  
3420 Pump Rd Apt 169  
Richmond VA 23233

Evolve Hld LLC  
3420 Pump Rd #169  
Richmond VA 23233

Gaines Lee A & Betty J  
509 Meriwether Ave  
Richmond VA 23222

Greenberg Lenny & Christine  
1106 N 31st St  
Richmond VA 23223

Ibe Ikenna C  
11630 Hickory Lake Ter  
Glen Allen VA 23059

Krouse Joseph Michael And Ashlea Kay  
2218 Maplewood Ave  
Richmond VA 23220

Lawrence Alex & Lucas James &  
Johnson Brittany S Etals  
6301 Dawnfield Ln  
Henrico VA 23231

Lyell Matthew B And Emiline  
1110 N 30th St  
Richmond VA 23223

Opalak Charles F  
1105 N 30th St  
Richmond VA 23223

Parmoo LLC  
4275 Mcclain Hill Ct  
Fairfax VA 22033

Plummer Shelia  
1114 N 30th St  
Richmond VA 23223

Pond L Kent  
Po Box 864  
Colonial Heights VA 23834

Sabieh Properties LLC  
501 N 30th St  
Richmond VA 23223

Siedlarczyk Kaitlyn D & Dillon Daniel P  
Jr  
1102 N 31st St  
Richmond VA 23223

Smith Antoinette M  
1109 N 30th St  
Richmond VA 23223

Sukens Francis F J & C T Jones & Daisey  
And Ernest E Johnson  
1425 Garber Street  
Richmond VA 23231

Tartakovsky Steven  
Po Box 25989  
Richmond VA 23260

The Maggie Walker Community Land  
Trust  
203 N Robinson St  
Richmond VA 23220

Toscano Javier  
1107 N 30th St  
Richmond VA 23223

Property: 3000 1/2 Q St Parcel ID: E0000627031

**Parcel**

**Street Address:** 3000 1/2 Q St Richmond, VA 23223-  
**Owner:** BENAVIDES PAULO AND NELSON AND LEON MELQUIADES ORTIZ  
**Mailing Address:** 1720 FLOYD AVE, RICHMOND, VA 23220  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 332 - East End - Fairmont/Creighton  
**Property Class:** 161 - R Two Family Converted  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2020  
**Land Value:** \$30,000  
**Improvement Value:** \$8,000  
**Total Value:** \$38,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 972.6  
**Acreage:** 0.022  
**Property Description 1:** 0016.21X0060.00 0000.000  
**State Plane Coords( ?):** X= 11799688.500011 Y= 3720449.958937  
**Latitude:** 37.53568848 , **Longitude:** -77.40753672

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 16  
**Rear Size:** 60  
**Parcel Square Feet:** 972.6  
**Acreage:** 0.022  
**Property Description 1:** 0016.21X0060.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11799688.500011 Y= 3720449.958937  
**Latitude:** 37.53568848 , **Longitude:** -77.40753672

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$30,000	\$8,000	\$38,000	Reassessment
2019	\$20,000	\$8,000	\$28,000	Reassessment
2018	\$15,000	\$8,000	\$23,000	Reassessment
2017	\$15,000	\$5,000	\$20,000	Reassessment
2016	\$15,000	\$3,000	\$18,000	Reassessment
2015	\$15,000	\$16,000	\$31,000	Reassessment
2014	\$15,000	\$17,000	\$32,000	Reassessment
2013	\$15,000	\$26,000	\$41,000	Reassessment
2012	\$15,000	\$55,000	\$70,000	Reassessment
2011	\$15,000	\$61,000	\$76,000	CarryOver
2010	\$15,000	\$61,000	\$76,000	Reassessment
2009	\$14,700	\$60,500	\$75,200	Reassessment
2008	\$14,700	\$60,500	\$75,200	Reassessment
2007	\$14,700	\$60,500	\$75,200	Reassessment
2006	\$10,000	\$60,500	\$70,500	Reassessment
2005	\$10,000	\$57,600	\$67,600	Reassessment
2004	\$1,000	\$19,400	\$20,400	Reassessment
2003	\$1,000	\$19,400	\$20,400	Not Available
2002	\$1,000	\$19,000	\$20,000	Not Available
1998	\$1,000	\$19,000	\$20,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
12/04/2019	\$17,000	BENAVIDES NELSON AND PAULO	ID2019-25629	1 - VALID SALE-Relation Between Buyer/Seller
11/04/2019	\$56,100	CITY OF RICHMOND	ID2019-23036	2 - INVALID SALE-Foreclosure, Forced Sale etc.
11/01/2019	\$0	RVA PROPERTY 1 LLC	ID2019-22952	2 - INVALID SALE-Relation Between Buyer/Seller
07/08/2009	\$58,500	CLAYTON INVESTMENT GROUP LLC	ID2009-15140	2 - INVALID SALE-Foreclosure, Forced Sale etc.
09/20/2005	\$60,000	OLD RICHMOND PROPERTIES LLC	ID2005-32462	
07/21/2003	\$21,000	COOPER VERNELL	ID2003-26782	
09/22/1992	\$0	Not Available	00024-1835	

**Planning**

**Master Plan Future Land Use:** SF-MD  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** East  
**Traffic Zone:** 1059  
**City Neighborhood Code:** CHN  
**City Neighborhood Name:** Church Hill North  
**Civic Code:** 3000  
**Civic Association Name:** Church Hill Central Civic Association  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:** Church Hill North  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development****Care Area:** -**Enterprise Zone:****Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** N

**Census**

Census Year	Block	Block Group	Tract
2000	1011	0207001	020700
1990	104	0207001	020700

**Schools**

**Elementary School:** George Mason  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 11  
**Dispatch Zone:** 118A

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 703  
**State House District:** 70  
**State Senate District:** 16  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** R01 - Residential record #01  
**Year Built:** 1930  
**Stories:** 2  
**Units:** 0  
**Number Of Rooms:** 6  
**Number Of Bed Rooms:** 2  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** very poor for  
age

**Foundation Type:** Full Crawl  
**1st Predominant Exterior:** Alum/Vinyl  
**2nd Predominant Exterior:** N/A  
**Roof Style:** Flat or Shed  
**Roof Material:** Metal  
**Interior Wall:** Plaster  
**Floor Finish:** Softwood-standard  
**Heating Type:** No Heat  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :**

**Extension 1 Dimensions**

**Finished Living Area:** 1124 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 203 Sqft  
**Deck:** 0 Sqft

**Property Images**

Name:E0000627031 Desc:R01

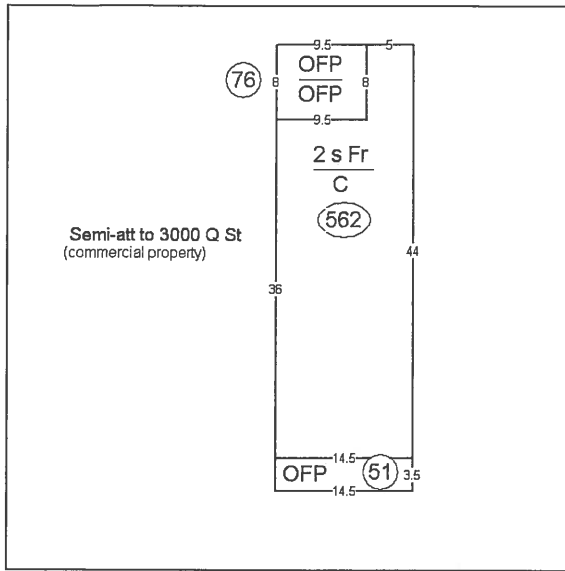


[Click here for Larger Image](#)



Sketch Images

Name:E0000627031 Desc:R01



**RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM**



THE RICHMOND ZONING ADMINISTRATION OFFICE  
 ROOM 110, CITY HALL, 900 EAST BROAD STREET  
 RICHMOND, VIRGINIA 23219  
 (804) 646-6340

**TO BE COMPLETED BY THE APPLICANT**

**PROPERTY**

OWNER: Nelson Benavides, et al PHONE: (Home) (804) 704-3600 (Mobile) (804) 704-3600  
 ADDRESS 1720 Floyd Avenue FAX: ( ) (Work) ( )  
Richmond, VA 23220 E-mail Address: nelsonbenavides84@gmail.com

**PROPERTY OWNER'S**

REPRESENTATIVE: Nelson Benavides PHONE: (Home) ( ) (Mobile) (804) 704-3600  
 (Name/Address) 1620 Altamont Avenue Apt. 9 FAX: ( ) (Work) ( )  
Richmond, VA 23220 E-mail Address: nelsonbenavides84@gmail.com

**TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE**

PROPERTY ADDRESS (ES) 3000 1/2 Q Street

TYPE OF APPLICATION:  VARIANCE  SPECIAL EXCEPTION  OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.6

APPLICATION REQUIRED FOR: A building permit to construct an addition to two-family attached dwelling.

TAX PARCEL NUMBER(S): E000-0627/031 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot coverage requirement is not met. A maximum lot coverage of fifty-five percent (55%) is permitted; 63.39% exists 67.89% ± is proposed.

DATE REQUEST DISAPPROVED: June 12, 2020 FEE WAIVER: YES  NO:

DATE FILED: June 12, 2020 TIME FILED: 10:00 a.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-074465-2020

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

**I BASE MY APPLICATION ON:**

SECTION 17.20 PARAGRAPH(S) \_\_\_\_\_ OF THE CHARTER OF THE CITY OF RICHMOND  
 SECTION 15.2 -2309.2  OF THE CODE OF VIRGINIA [OR]  
 SECTION 1040.3 PARAGRAPH(S) 1 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

**TO BE COMPLETED BY APPLICANT**

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

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

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 6/30/2020

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

CASE NUMBER: BZA 31-2020 HEARING DATE: August 5, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 31-2020  
150' Buffer

APPLICANT(S): Nelson Benavides, et al

PREMISES: 3000.5 Q Street  
(Tax Parcel Number E000-0627/031)

SUBJECT: A building permit to construct an addition to a two-family attached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.6  
of the Zoning Ordinance for the reason that:  
The lot coverage requirement is not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

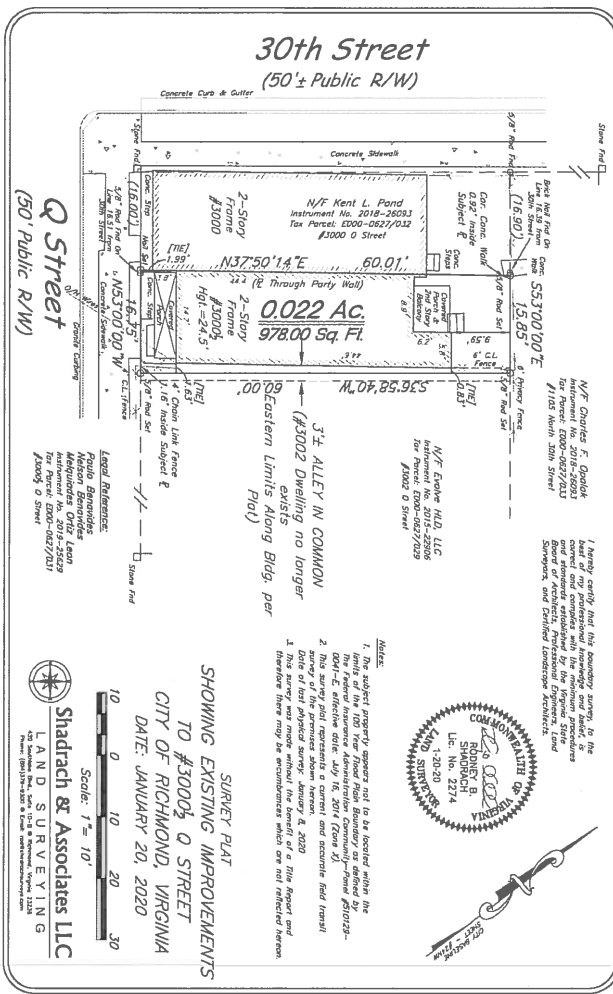
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340/6701). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it absolutely essential that you discuss your case with your neighbors (notification letters are sent to property owners within a 150-foot radius of your property) as well as your neighborhood association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained from the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civassocgroupinformation.aspx> Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
4. **Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board.** The Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).
4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow (804-240-2124) well before the hearing.** The Secretary can be helpful by explaining the BZA public hearing process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

(Revised: 4/28/16)

2002BEN.009 --- 20002-BN01.DWG



**Shadrach & Associates LLC**  
 LAND SURVEYING  
 No. 4000 Westhampton Blvd., Suite 200, Newport News, Virginia 23602  
 Phone: (757) 253-2200 or 800-451-9999

SHOWING EXISTING IMPROVEMENTS  
 TO #3000 1/2 Q STREET  
 CITY OF RICHMOND, VIRGINIA  
 DATE: JANUARY 20, 2020

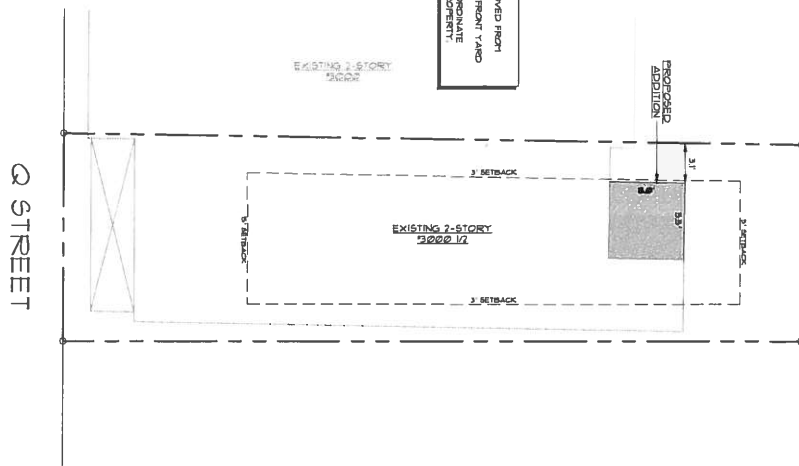
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 0 10 20 30



- NOTES:**
- The subject property appears not to be located within the limits of the 1922 New Power Plant Boundary as defined by Ordinance 1922-10.
  - This survey plot represents a current and accurate field transit survey.
  - Date of last physical survey: January 8, 2020
  - This survey was made without the benefit of a title report and therefore there may be encumbrances which are not reflected hereon.

**NOTE:**  
 INFORMATION ON THIS SITE PLAN WAS TAKEN FROM THE RECORDS OF THE CITY OF RICHMOND, VIRGINIA, DATED JANUARY 13, 2020. THE CITY OF RICHMOND, VIRGINIA, IS THE SOURCE OF THE INFORMATION PROVIDED BY THE OWNER. A LAND SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER, NOR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CITY OF RICHMOND, VIRGINIA, NOR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER LANDOWNER.

- GENERAL NOTES:**
- EXISTING IMPROVEMENTS TO BE REMOVED FROM FRONT YARD, BACKYARD AND FRONT YARD OVERLAP.
  - DEVELOPER TO PREPARE COORDINATE LAYOUT PLAN AROUND THE FRONT YARD.



SITE PLAN  
 SCALE: 3/32" = 1'-0"

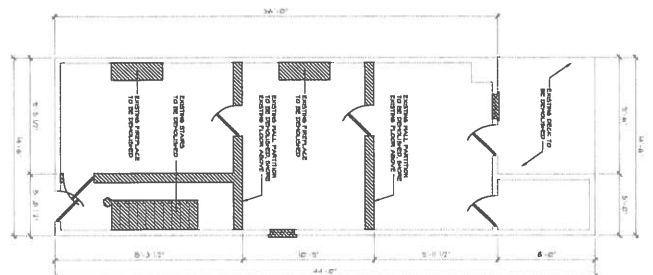
DATE: MAY 18, 2020  
 JOB NO.: P-4400-ADDITION  
 SHEET NO.: SP-1  
 SHEET 1 OF 2  
 P-4400.dwg (18-11)

# HOME RENOVATION

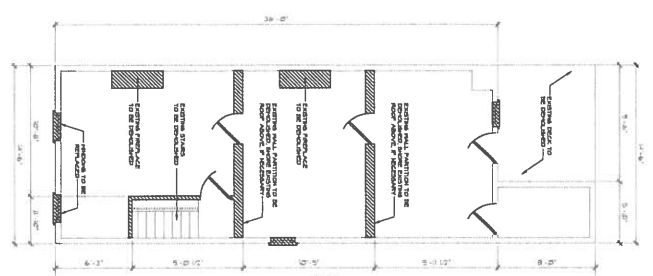
3000 1/2 Q STREET, RICHMOND, VA 23223

REVISIONS:		
DATE:	REV.:	DESCRIPTION:

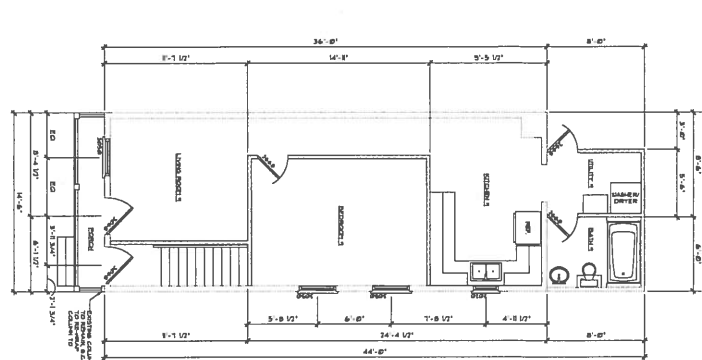
SITE PLAN



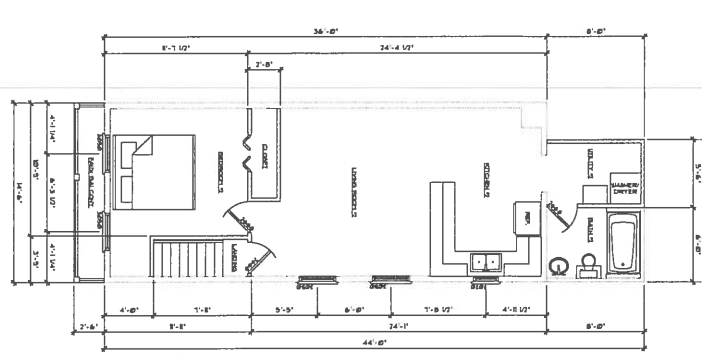
1st FLOOR DEMOLITION PLAN 1  
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2nd FLOOR DEMOLITION PLAN 2  
SCALE: 1/4" = 1'-0"

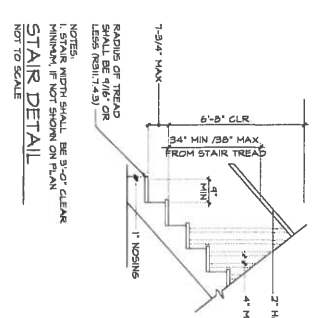


1st FLOOR PLAN 3  
SCALE: 1/4" = 1'-0"



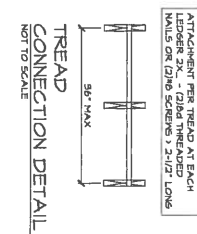
2nd FLOOR PLAN 4  
SCALE: 1/4" = 1'-0"

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
  2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
  3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
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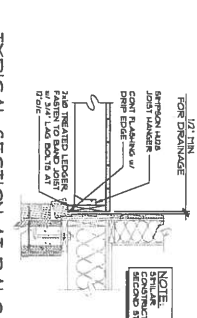
ATTACHMENT PER TREAD AT EACH MAJOR CHANGE IN DIRECTION SHALL BE 2-1/2\"/>

HEADERS  
SLOPED JOIST HANGER  
CAPACITY OF 625 LBS.  
2x3 GIR STRINGER

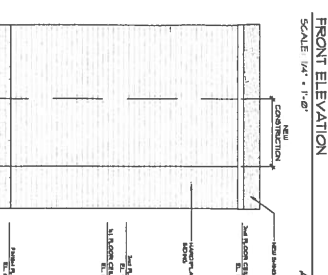


NOTE:  
CONSTRUCTION AT  
STAIR STRINGER

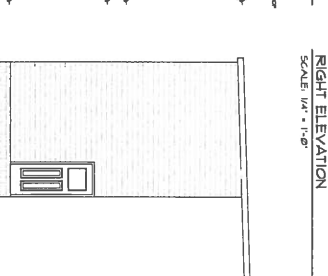
NOTE:  
CONSTRUCTION AT  
STAIR STRINGER



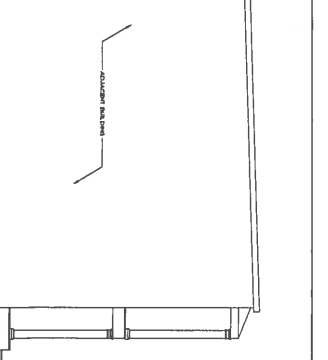
NOTE:  
CONSTRUCTION AT  
STAIR STRINGER



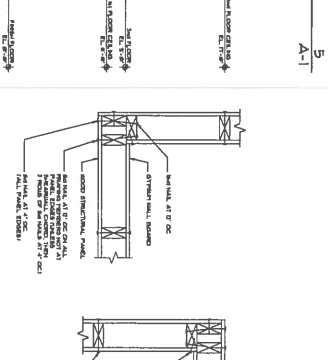
FRONT ELEVATION 4  
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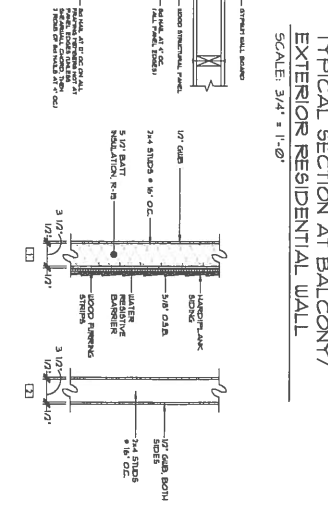
RIGHT ELEVATION 5  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION 7  
SCALE: 1/4" = 1'-0"



REAR ELEVATION 6  
SCALE: 1/4" = 1'-0"



WALL PARTITION TYPES  
SCALE: NOT TO SCALE

# HOME RENOVATION

3000 1/2 Q STREET, RICHMOND, VA 23223

PLANS, ELEVATIONS AND DETAILS

REVISIONS:		
DATE:	REV.:	DESCRIPTION:

DATE: JAN 18, 2025  
JOB NO.: P-1600-ADDITION  
SHEET NO.: A-1  
SHEET 2 OF 3  
DATE PLOTTED: 1/16/2025 10:40

# Google Maps 3000 Q St



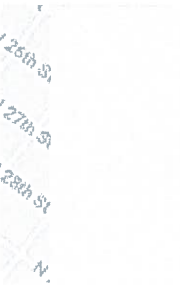
Google

Image capture: Jul 2015 © 2020 Google

Richmond, Virginia



Street View



Google Maps 1105 N 30th St



Image capture: Apr 2018 © 2020 Google

Richmond, Virginia



Street View

