



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

September 6, 2019

Nordrow Investments LLC
8600 Quioccasin Road, Suite 200
Henrico, Virginia 23229

Lory Markham
23 West Broad Street, #304
Richmond, Virginia 23220

To Whom It May Concern:

RE: BZA 41-2019 (CONTINUED FROM SEPTEMBER 4, 2019 MEETING)

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, October 2, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a single-family detached dwelling at 1901 GEORGIA AVENUE (Tax Parcel Number W000-0781/010), located in an R-5 (Single-Family Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. 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.

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

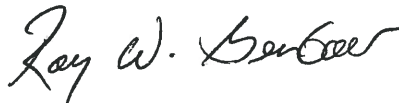
BZA 41-2019
Page 2
September 6, 2019

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.

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. Please note that 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 neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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.

Campbell Denise M
1815 Georgia Ave
Richmond VA 23220

Dobbins Pamela T
1808 Greenville Ave
Richmond VA 23220

Fadl Kinan Y
1918 Liesfield Pkwy
Glen Allen VA 23060

Kennedy Pat Winston
1512 Boxthorne Ln
Winston Salem NC 27106

Liesfeld Christopher A & Jody
819 Roseneath Rd
Richmond VA 23221

Mackenzie Evan T & Thompson
Christina H
1903 Georgia Ave
Richmond VA 23220

Nicholson Agnes W
1804 Georgia Ave
Richmond VA 23220

Wilson Tracy K & Close Kenneth J
1806 Georgia Ave
Richmond VA 23220

Winston Violet W
115 Chinkapin Ln
Williamsburg VA 23188

Wise Craig A
1900 Georgia Ave
Richmond VA 23220

Property: 1901 Georgia Ave **Parcel ID:** W0000781010**Parcel**

Street Address: 1901 Georgia Ave Richmond, VA 23220-
Owner: NORDROW INVESTMENTS LLC
Mailing Address: 8600 QUIOCCASIN RD #200, HENRICO, VA 23229
Subdivision Name : RIVERVIEW
Parent Parcel ID:
Assessment Area: 234 - Riverview/Maymount Terrace
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$45,000
Improvement Value:
Total Value: \$45,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 5950
Acreage: 0.137
Property Description 1: RIVERVIEW L12 B24
Property Description 2: 0050.00X0119.00 0000.000
State Plane Coords(?): X= 11780854.500103 Y= 3718777.673717
Latitude: 37.53171932 , **Longitude:** -77.47250773

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 50
Rear Size: 119
Parcel Square Feet: 5950
Acreage: 0.137
Property Description 1: RIVERVIEW L12 B24
Property Description 2: 0050.00X0119.00 0000.000
Subdivision Name : RIVERVIEW
State Plane Coords(?): X= 11780854.500103 Y= 3718777.673717
Latitude: 37.53171932 , **Longitude:** -77.47250773

Other

Street improvement: Paved
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$50,000	\$0	\$50,000	Reassessment
2019	\$45,000	\$0	\$45,000	Reassessment
2018	\$35,000	\$0	\$35,000	Reassessment
2017	\$32,000	\$0	\$32,000	Reassessment
2016	\$32,000	\$0	\$32,000	Reassessment
2015	\$32,000	\$0	\$32,000	Reassessment
2014	\$32,000	\$0	\$32,000	Reassessment
2013	\$32,000	\$0	\$32,000	Reassessment
2012	\$31,000	\$0	\$31,000	Reassessment
2011	\$26,000	\$0	\$26,000	CarryOver
2010	\$26,000	\$0	\$26,000	Reassessment
2009	\$26,000	\$0	\$26,000	Reassessment
2008	\$26,000	\$0	\$26,000	Reassessment
2007	\$26,000	\$0	\$26,000	Reassessment
2006	\$19,600	\$0	\$19,600	Reassessment
2005	\$16,200	\$0	\$16,200	Reassessment
2004	\$13,200	\$0	\$13,200	Reassessment
2003	\$13,200	\$0	\$13,200	Reassessment
2002	\$12,000	\$0	\$12,000	Reassessment
2000	\$12,000	\$0	\$12,000	Reassessment
1998	\$12,000	\$0	\$12,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/17/2019	\$95,000	TUCK JEFFREY W	ID2019-1070	1 - VALID SALE-Valid, Use in Ratio Analysis
12/14/2018	\$0	WOODIE INVESTMENTS LLC	ID2018-25453	2 - INVALID SALE-Relation Between Buyer/Seller
09/02/2015	\$35,000	MORRIS CHARLES A AND	ID2015-16716	1 - VALID SALE-DO NOT USE
11/24/2014	\$0	MORRIS HENRIETTA A	IW2014-936	2 - INVALID SALE-Relation Between Buyer/Seller
01/28/1981	\$0	Not Available	00777-1580	
10/20/1958	\$900	Not Available	000000-00000	

Planning

Master Plan Future Land Use: SF-LD
Zoning District: R-5 - Residential (Single Family)
Planning District: Near West
Traffic Zone: 1134
City Neighborhood Code: MAY
City Neighborhood Name: Maymont
Civic Code: 4011
Civic Association Name: Maymont Civic League
Subdivision Name: RIVERVIEW
City Old and Historic District:
National historic District:
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

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

Census

Census Year	Block	Block Group	Tract
2000	1012	0413001	041300
1990	212	0415002	041500

Schools

Elementary School: Cary
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 12
Dispatch Zone: 041A

Public Works Schedules

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

Government Districts

Council District: 5
Voter Precinct: 503
State House District: 69
State Senate District: 10
Congressional District: 4

Property Images

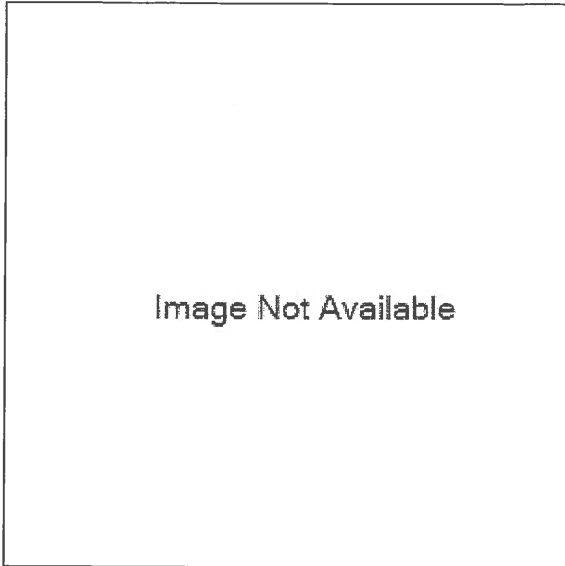
Name:W0000781010 Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



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: Nordrow Investments LLC
ADDRESS: 8600 Quioccasin Road, Suite 200
Henrico, Virginia 23229
PHONE: (Home) () (Mobile) (804) 332-1398
E-mail Address: atuck@olrealty.com
PROPERTY OWNER'S REPRESENTATIVE: Lory Markham
PHONE: (Home) () (Mobile) (804) 248-2561
(Name/Address) 23 West Broad Street, # 304
Richmond, Virginia 23220
FAX: ()
E-mail Address: lory@markhamplanning.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE
PROPERTY ADDRESS (ES) 1901 Georgia Avenue
TYPE OF APPLICATION: [] VARIANCE [X] SPECIAL EXCEPTION [] OTHER
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.5(1)
APPLICATION REQUIRED FOR: A building permit to construct a single-family detached dwelling.
TAX PARCEL NUMBER(S): W000-0781/010 ZONING DISTRICT: R-5 (Single-Family Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The front yard requirement is not met. A front yard of twenty-five feet (25') is required; 17.06' is proposed along Kansas Avenue.
DATE REQUEST DISAPPROVED: July 19, 2019 FEE WAIVER: YES [] NO: [X]
DATE FILED: July 19, 2019 TIME FILED: 3:00 p.m. PREPARED BY: Rich Saunders RECEIPT NO. BZAC-057883-2019
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 [X]
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: 9/11/2019

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

BOARD OF ZONING APPEALS CASE BZA 41-2019
(CONTINUED FROM SEPTEMBER 4, 2019 MEETING)
150' Buffer

APPLICANT(S): Nordrow Investments LLC

PREMISES: 1901 Georgia Avenue

(Tax Parcel Number W000-0781/010)

SUBJECT: A building permit to construct a single-family detached dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.5(1)
of the Zoning Ordinance for the reason that:
The front yard requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

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

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

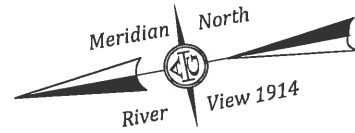
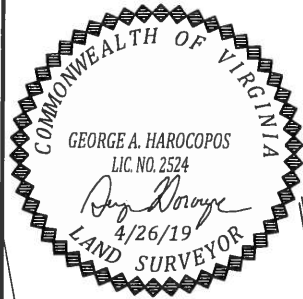
Acknowledgement of Receipt by Applicant or Authorized Agent:

(Revised: 4/28/16)

This is to certify that on 4/26/19
 I made an accurate field survey of the known premises
 shown hereon; that all improvements known or visible
 are shown hereon; that there are no encroachments by
 improvements either from adjoining premises, or from
 subject premises upon adjoining premises, other than
 shown hereon.

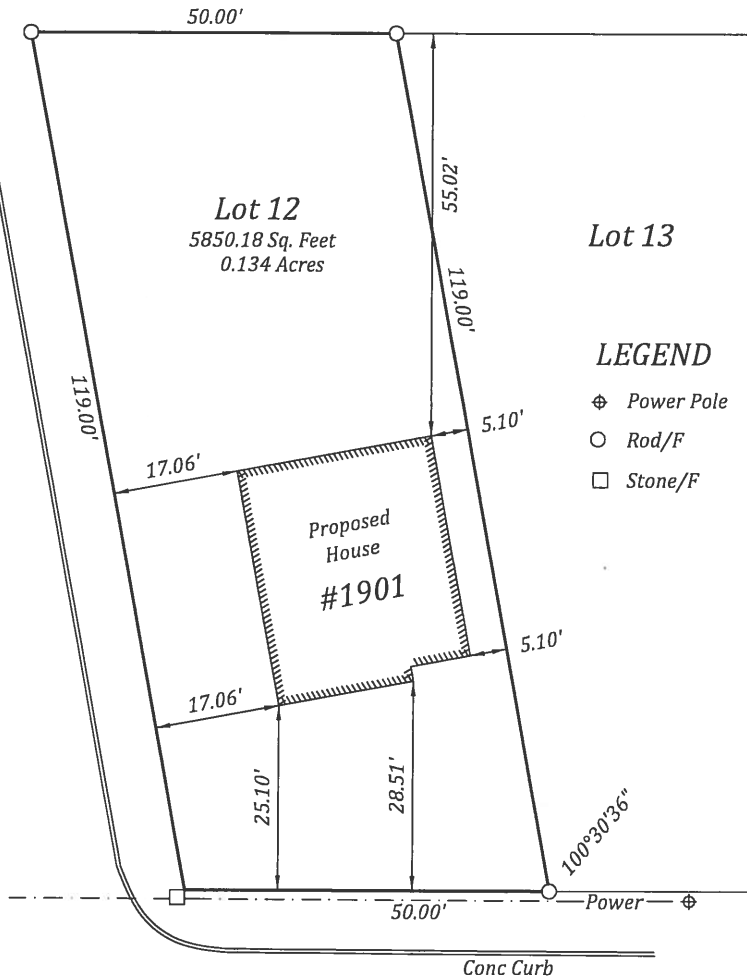
NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
5101290036D

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



KANSAS AVENUE

ALLEY



Lot 13

LEGEND

- ⊕ Power Pole
- Rod/F
- Stone/F

B.M. Man Hole
 Top=170.28'
 City Utility Sheet ⊙

GEORGIA AVENUE

SURVEY SHOWING
 A PROPOSED HOUSE ON
 LOT 12 BLOCK 24
RIVER VIEW
 RICHMOND, VIRGINIA

JN 48443

A. G. HAROCOPOS & ASSOCIATES, P.C.	
CERTIFIED LAND SURVEYOR AND CONSULTANT	
4920 E MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA 23112 Office 804 744 2630 FAX 804 744 2632 E-MAIL AGHAROCOPOS72@GMAIL.COM	
Scale <u>1"=20'</u>	Date <u>4/26/19</u> Drawn by <u>GAH</u>

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF JEFF TUCK

PROJECT DATA

LIST OF DRAWINGS

- 1.0 CODE NOTES, LEGEND, SCHEDULES, FRONT ELEVATION
- 2.0 FOUNDATION & ROOF PLANS AND DETAILS
- 3.0 FIRST AND SECOND FLOOR PLANS AND DETAILS
- 4.0 THIRD FLOOR AND MEZZANINE PLANS & SECTIONS
- 5.0 ELEVATIONS
- 6.0 BRACED WALL PLANS AND CALCULATIONS

CODE NOTES

- 1.0 2015 VIRGINIA UNIFORM BUILDING CODE
- 2.0 2015 IRC
- 2.0 BUILDING USE GROUP - RESIDENTIAL - R2 SINGLE FAMILY DETACHED
- 3.0 FIRST FLOOR
- 3.0 SECOND FLOOR
- 3.0 THIRD FLOOR
- MEZZANINE
- CEILING
- WALL
- 1,249 SQ FT
- 1,249 SQ FT

DESIGN LOADS

- SNOW LOAD 20 PSF
 WIND 15 PSF
 SEISMIC 0.50 S.F.
 LIVE (EXCEPT BEDROOMS) 40 PSF S.F.
 LIVE (BEDROOMS) 30 PSF S.F.
 GARAGE 50 PSF S.F.
 STAIRS 40 PSF S.F.

NOTE

THESE DRAWINGS ARE INTENDED TO FACILITATE THE WORK SHOWN. THEY DO NOT SHOW EVERY CONSTRUCTION DETAIL. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER CONSTRUCTION AND COMPLETION IN A TIMELY MANNER.

LEGEND

- BRICK VENEER
- C.M.U.
- NON-LOAD BEARING INTERIOR WALLS - 2X4 STUDS @ 24" O.C.
- EXTERIOR BRICK VENEER WITH 2X4 STUDS @ 16" O.C.
- * C.M.U. WALL AND FOOTING
- SECTION DESIGNATION
- DOOR DESIGNATION
- WINDOW DESIGNATION
- LIGHT FIXTURE
- WALL MTD LIGHT FIXTURE
- LIGHT FIXTURE
- EXTERIOR DBL. FLOOD LIGHT WITH MOTION SENSOR SURFACE MTD FLORESCENT NO. INDICATES LENGTH
- RECESSED CAN LIGHT
- EXHAUST FAN
- GARBAGE DISPOSAL
- GROUND FAULT INTERRUPTION
- WEATHER PROOF
- GROUND FAULT INTERRUPTION
- DRYER RECEPTACLE
- RANGE RECEPTACLE
- TELEPHONE
- CABLE TELEVISION
- SWITCH @ 50" A.F.F.
- 3-WAY SWITCH @ 50" A.F.F.
- SMOKE DETECTOR
- DOOR BELL TRANSFORMER
- RECESSED ELECTRICAL PANEL
- CEILING FAN - WHEN DASHED, ROUGH IN AND PROVIDE BLANK ROUGH IN FOR FUTURE USE, OTHER WISE, INSTALL WHERE SHOWN

STRUCTURAL SCHEDULE

NO.	DESCRIPTION	STATUS	DETAILS
1	REAR DECK BEAM	PASSED	(2) PIECES) 2 X 8 SOUTHERN PINE NO. 2
2	REAR DECK JOISTS	PASSED	(1) PIECE(S) 2X8 SOUTHERN PINE NO. 2
3	REAR DECK FOOTINGS	PASSED	1'4" X 1'4" X 12"
4	FRONT PORCH BEAM	PASSED	(2) PIECE(S) 2 X 10 SOUTHERN PINE NO. 2
5	FRONT PORCH JOISTS	PASSED	(1) PIECE(S) 2X8 SOUTHERN PINE NO. 2
6	FRONT PORCH COLUMNS	PASSED	4" X 4" X 1 X 10.0 / ASTM A500-GR-B-46
7	FRONT PORCH FOOTINGS	PASSED	2'4" X 2'4" X 12"
8	FLOOR JOISTS	PASSED	1/16 SERIES 55 OPEN WEB FLOOR JOISTS @ 16" O.C.
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

SCHEDULES

WINDOW SCHEDULE

NO.	DESCRIPTION	STATUS	DETAILS
1	24X36/0	VINYL TILTING	0/0
2	10X40/0	VINYL	0/0
3	10X60/0	VINYL	0/0
4	34X30/0	VINYL	TRANSOM
5	20X32/2	VINYL TILTING	0/0
6	30X32/2	VINYL TILTING	0/0
7			
8			
9			
10			

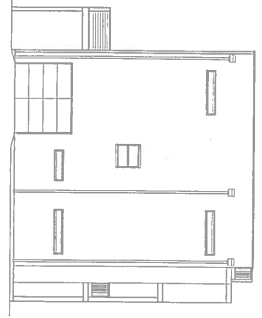
ALL WINDOW HEADERS ARE (2) 2 X 10 SOUTHERN PINE NO. 2

DOOR SCHEDULE

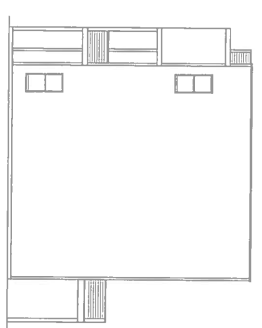
NO.	DESCRIPTION	STATUS	DETAILS
1	3/0X6/8	EXTERIOR METAL INSULATED	
2	2/8X6/8	EXTERIOR METAL INSULATED 9 LT	
3			
4	(2)2/8X6/8	INTERIOR FIVE PANEL	
5	2/8X6/8	INTERIOR FIVE PANEL	
6	3/0X6/8	INTERIOR FIVE PANEL, POCKET	
7	2/8X6/8	INTERIOR FIVE PANEL	
8	3/0X6/8	EXTERIOR METAL INSULATED 15 LT	
9	2/4X6/8	INTERIOR FIVE PANEL	
10	(2)2/8X6/8	INTERIOR FIVE PANEL	
11	1/6X6/8	INTERIOR FIVE PANEL	
12	1/4X6/8	INTERIOR FIVE PANEL	
13	3/6X7/0	GLASS ROOF TO ACCESS DOOR	
14	10/0X6/0	VINYL INSULATED GARAGE	
15			

ALL DOOR HEADERS ARE (2) 2 X 10 SOUTHERN PINE NO. 2

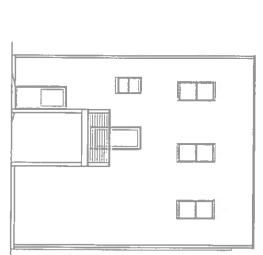
1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



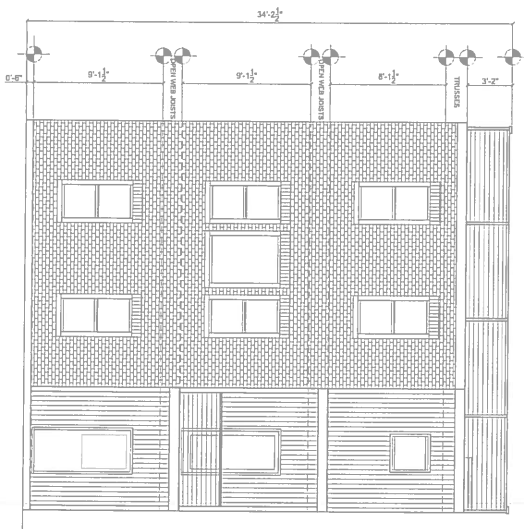
2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



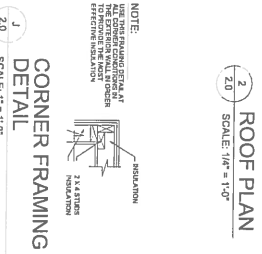
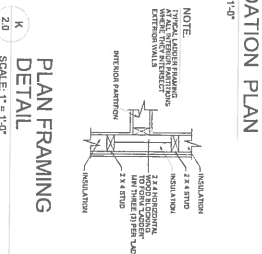
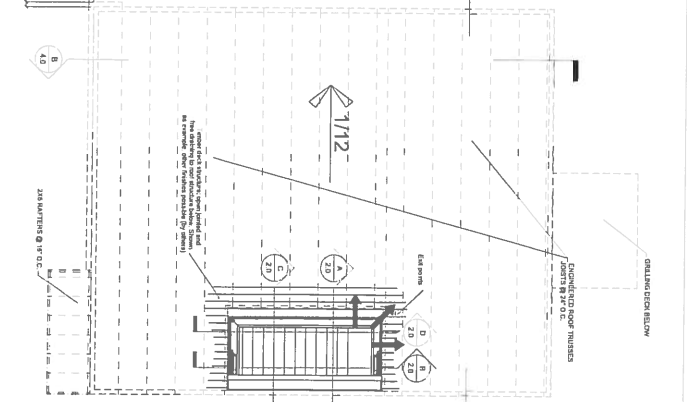
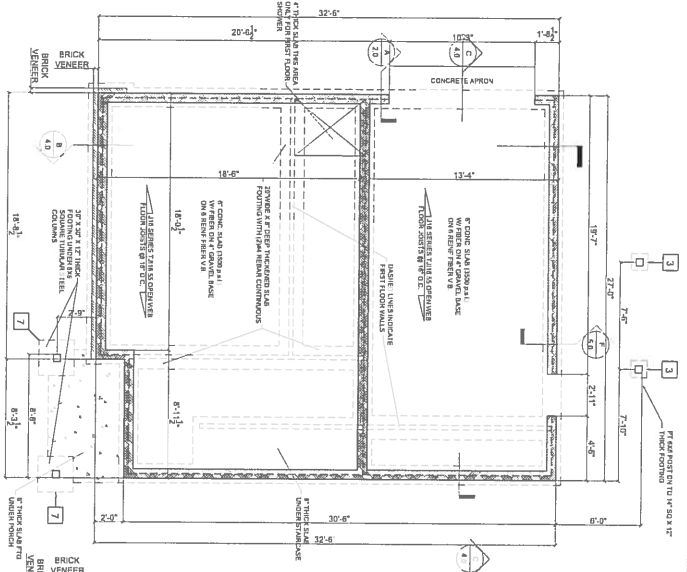
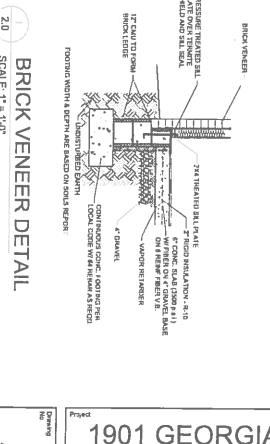
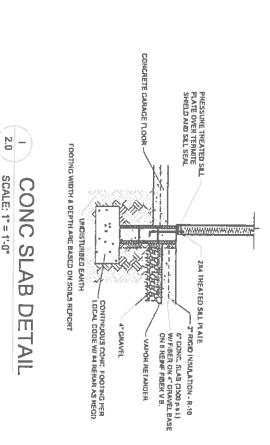
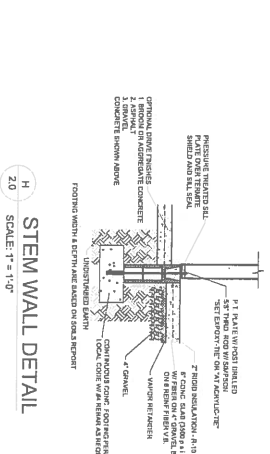
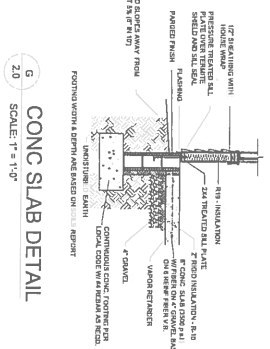
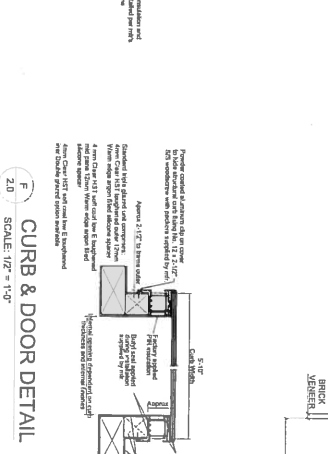
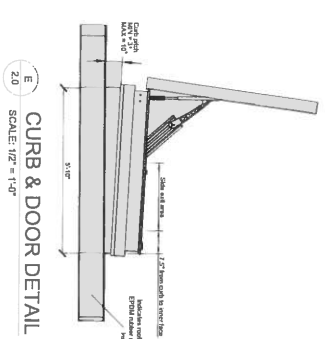
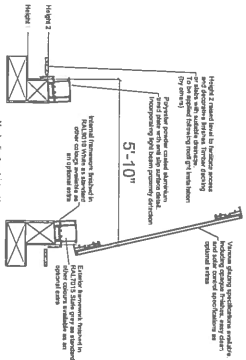
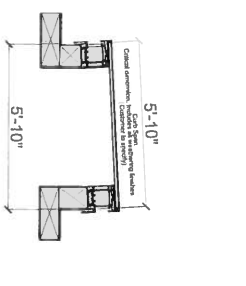
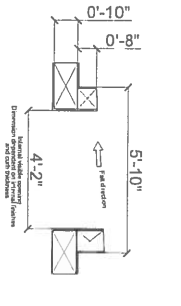
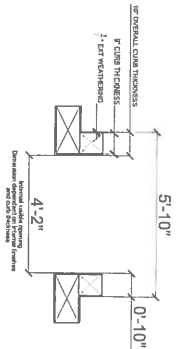
1901 GEORGIA AVE
RICHMOND, VIRGINIA 23228

SITE PLAN, CODE NOTES AND FRONT ELEVATION

ABLE AND DONE RIGHT, LLC
SUITE 200
8600 QUIOCASIN ROAD
HENRICO, VIRGINIA 23229

DATE: 10/26/2018
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT: 1901 GEORGIA AVENUE

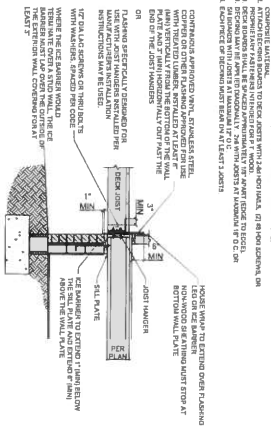
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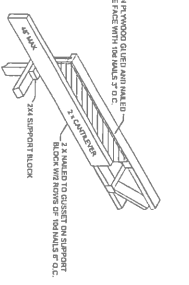
	1901 GEORGIA AVE RICHMOND, VIRGINIA 23228	ABLE AND DONE RIGHT, LLC SUITE 200 8600 QUIOCCASIN ROAD HENRICO, VIRGINIA 23229	Project 2.0
	FOUNDATION AND ROOF PLAN	Revision 01	Date 10/26/2018

MAXIMUM JOIST SPAN			
SP. S.C.	1" S.C.	2" S.C.	3" S.C.
2x4	10'-0"	8'-0"	6'-0"
2x6	12'-0"	10'-0"	8'-0"
2x8	14'-0"	12'-0"	10'-0"
2x10	16'-0"	14'-0"	12'-0"
2x12	18'-0"	16'-0"	14'-0"

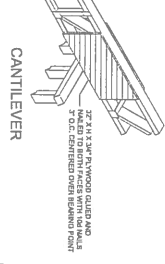
1. JOIST SPAN SHALL BE TYPICALLY 24" P. SPACING UNLESS OTHERWISE NOTED.
2. JOIST SPAN SHALL BE TYPICALLY 24" P. SPACING UNLESS OTHERWISE NOTED.
3. JOIST SPAN SHALL BE TYPICALLY 24" P. SPACING UNLESS OTHERWISE NOTED.
4. JOIST SPAN SHALL BE TYPICALLY 24" P. SPACING UNLESS OTHERWISE NOTED.
5. JOIST SPAN SHALL BE TYPICALLY 24" P. SPACING UNLESS OTHERWISE NOTED.
6. JOIST SPAN SHALL BE TYPICALLY 24" P. SPACING UNLESS OTHERWISE NOTED.
7. JOIST SPAN SHALL BE TYPICALLY 24" P. SPACING UNLESS OTHERWISE NOTED.
8. JOIST SPAN SHALL BE TYPICALLY 24" P. SPACING UNLESS OTHERWISE NOTED.



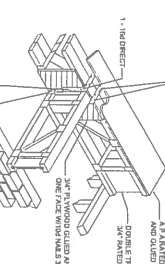
A DECK LEDGER DETAIL
SCALE: NONE



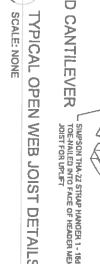
DECK CANTILEVER



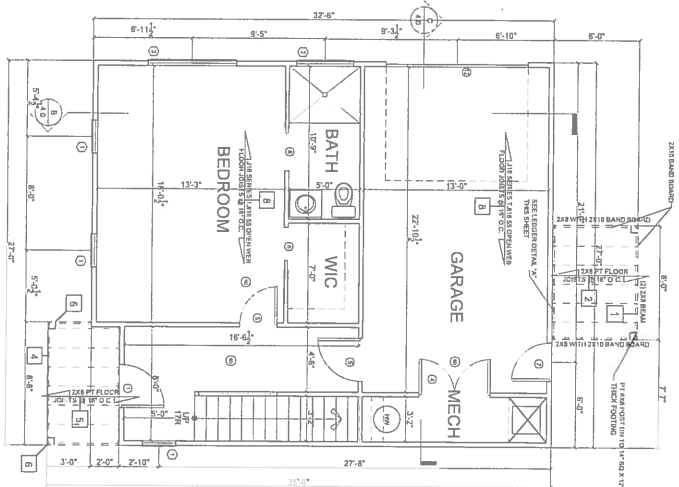
CANTILEVER



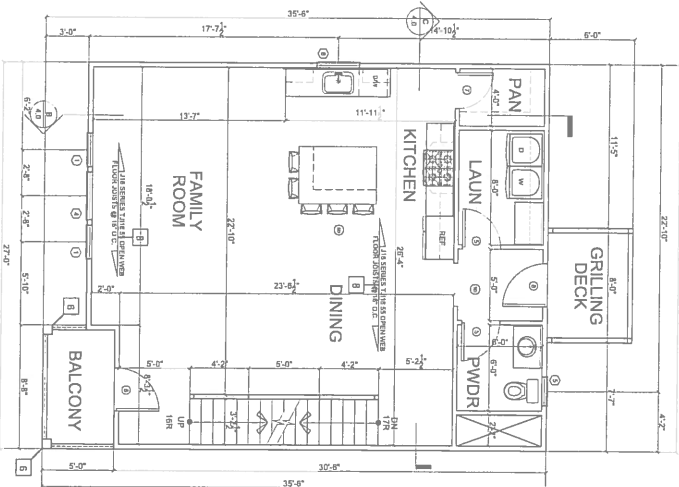
EXTERIOR KNEE WALL



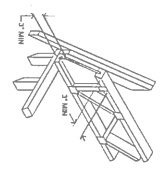
HANGER CANTILEVER



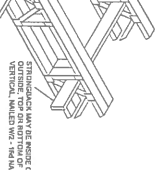
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



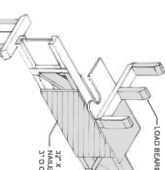
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



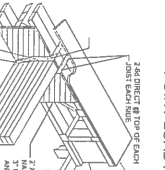
RAFTER / FIRE CUT



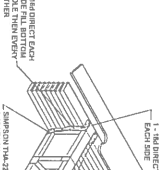
STRONGBACK APPLICATION



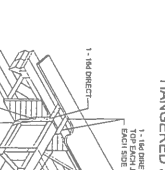
POINT LOAD APPLICATION



HANGER BEAM TO JOIST



HANGER JOIST TO BEAM



HANGER JOIST TO JOIST

1901 GEORGIA AVE
RICHMOND, VIRGINIA 23226

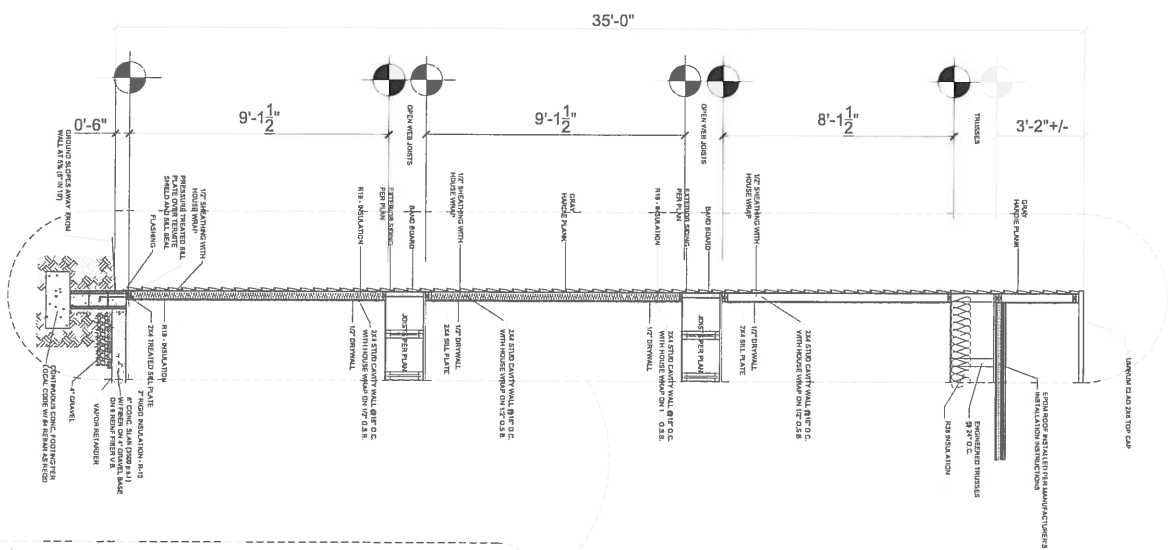
3.0

ABLE AND DONE RIGHT, LLC
SUITE 200
8600 QUIOCCASIN ROAD
HENRICO, VIRGINIA 23229

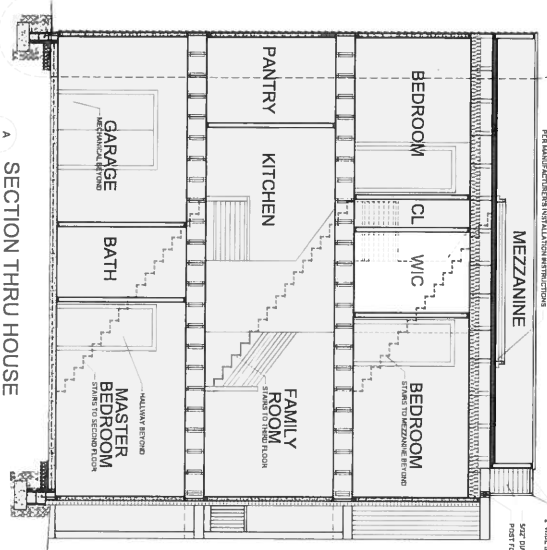


DATE	DESCRIPTION
1/11/2012	1st Revision
1/11/2012	2nd Revision
1/11/2012	3rd Revision
1/11/2012	4th Revision
1/11/2012	5th Revision

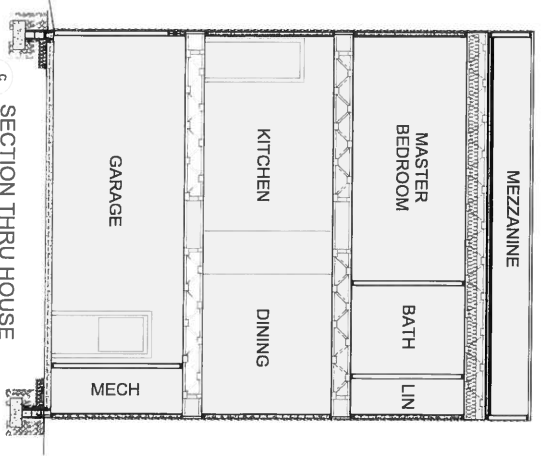
WALL SECTION AND FOUNDATION DETAIL
SCALE: 1" = 1'-0"



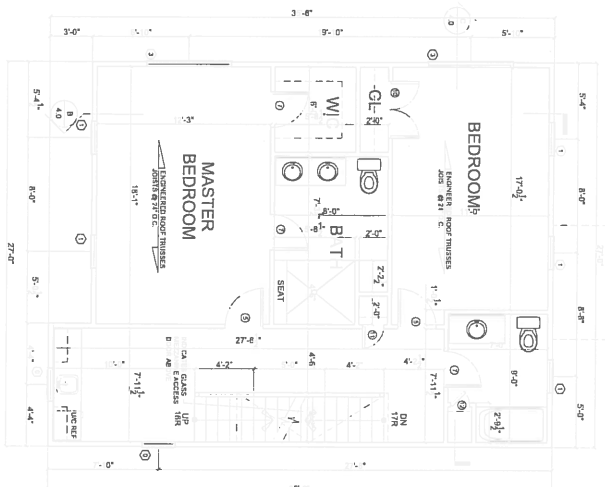
SECTION THRU HOUSE
SCALE: 1/4" = 1'-0"



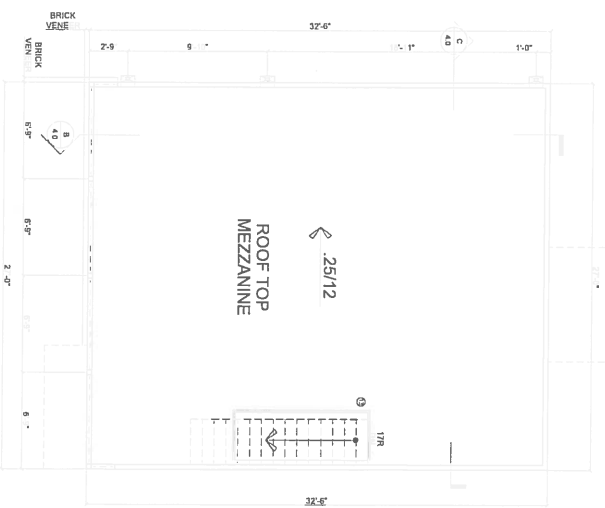
SECTION THRU HOUSE
SCALE: 1/4" = 1'-0"



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



ROOF TOP MEZZANINE
SCALE: 1/4" = 1'-0"



Project
1901 GEORGIA AVE
RICHMOND, VIRGINIA 23228
THIRD FLOOR & MEZZANINE PLAN
HOUSE & WALL SECTIONS

ABLE AND DONE RIGHT, LLC
SUITE 200
8600 QUIOCASIN ROAD
HENRICO, VIRGINIA 23229



DRAWING INFORMATION	
Date	1/15/2010
Drawn	J. Williams
Checked	Able and Done Right, LLC
Project No.	2010-001
Sheet No.	4.0

4.0

