



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 13, 2025

Watchtower Homes and Construction LLC
3912 Seminary Avenue
Richmond, VA 23227

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: BZA 19-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 4, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 1203 NORTH 38th STREET (Tax Parcel Number E000-1768/002), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **757 783 363#**. 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 2025 drop-down, click meeting details for June 4, 2025 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 Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

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

BZA 19-2025
Page 2
May 13, 2025

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 <https://www.rva.gov/planning-development-review/civic-groups>. 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,

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

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

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.

38th Legacy Trust C/o Lori Eubanks
9176 Cudlipp Ave
Mechanicsville, VA 23116

Abila John E Jr And Nancy L Trustees Trust
1108 N 35th St
Richmond, VA 23223

Boyett Adam Stewart
913 N 38th St
Richmond, VA 23223

City Of Richmond Public Works
900 E Broad St Rm 701
Richmond, VA 23279

City Of Richmond Recreation & Parks
1209 Admiral St
Richmond, VA 23220

Clack Deborah Regina
909 N 38th St
Richmond, VA 23219

Clark John A
1214 N 38th St
Richmond, VA 23223

Crawford Jeryl J & Logan Deborah J
1213 N 38th St
Richmond, VA 23223

Durdan James W
Nma
Richmond, VA 23219

Enrichmond Foundation
Po Box 25609
Richmond, VA 23260

Fay Christopher M And Cartwright
Erin Margaret
1200 North 38th St
Richmond, VA 23223

Folks Holly R & Jessie M
809 N 29th St
Richmond, VA 23223

Fuller Earl B& Elizabeth T
1315 Garber St
Richmond, VA 23223

Jones Berkley L & Malinda S
1213 N 38th St
Richmond, VA 23223

Kizzie Lamont
5531 Germain Rd
Richmond, VA 23224

Nexus Land Management Llc
8003 Franklin Farms Dr Ste 233
Henrico, VA 23229

Richmond Homes And Land Llc
16413 Old Castle Road
Midlothian, VA 23113

Rva Rental Group Llc
Po Box 25989
Richmond, VA 23260

Scott Allison
1202 N 38th St
Richmond, VA 23223

Singleteary Gwendolyn L & Gertrude
Anderson
1210 N 38th St
Richmond, VA 23223

Talon Protection Group Llc
63 Wolftrap Ct
Bumpass, VA 23024

Thacker William Larry
1207 N 38th St
Richmond, VA 23223

Watson Joyce M
1205 N 38th St
Richmond, VA 23223

Property: 1203 N 38th St **Parcel ID:** E0001768002**Parcel**

Street Address: 1203 N 38th St Richmond, VA 23223-
Owner: WATCHTOWER HOMES AND CONSTRUCTION LLC
Mailing Address: 2912 SEMINARY AVE, RICHMOND, VA 23227
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 342 - Oakwood
Property Class: 110 - R One Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$75,000
Improvement Value: \$84,000
Total Value: \$159,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 6032.5
Acreage: 0.1385
Property Description 1: LS 16-17; 0063.50X0095.00 0000.000
State Plane Coords(?): X= 11801733.103633 Y= 3718451.878867
Latitude: 37.53024735 , **Longitude:** -77.40047459

Description

Land Type: Residential Lot A
Topology:
Front Size: 63
Rear Size: 95
Parcel Square Feet: 6032.5
Acreage: 0.1385
Property Description 1: LS 16-17; 0063.50X0095.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11801733.103633 Y= 3718451.878867
Latitude: 37.53024735 , **Longitude:** -77.40047459

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$75,000	\$84,000	\$159,000	Not Available
2024	\$75,000	\$82,000	\$157,000	Not Available
2023	\$75,000	\$79,000	\$154,000	Not Available
2022	\$60,000	\$75,000	\$135,000	Not Available
2021	\$45,000	\$63,000	\$108,000	Not Available
2020	\$40,000	\$62,000	\$102,000	Reassessment
2019	\$35,000	\$56,000	\$91,000	Reassessment
2018	\$30,000	\$52,000	\$82,000	Reassessment
2017	\$30,000	\$51,000	\$81,000	Reassessment
2016	\$30,000	\$46,000	\$76,000	Reassessment
2015	\$28,000	\$47,000	\$75,000	Reassessment
2014	\$28,000	\$47,000	\$75,000	Reassessment
2013	\$28,000	\$47,000	\$75,000	Reassessment
2012	\$28,000	\$47,000	\$75,000	Reassessment
2011	\$28,000	\$49,000	\$77,000	CarryOver
2010	\$28,000	\$49,000	\$77,000	Reassessment
2009	\$28,000	\$49,000	\$77,000	Reassessment
2008	\$28,000	\$49,000	\$77,000	Reassessment
2007	\$25,000	\$48,500	\$73,500	Reassessment
2006	\$14,500	\$48,500	\$63,000	Reassessment
2005	\$8,900	\$48,500	\$57,400	Reassessment
2004	\$7,700	\$42,200	\$49,900	Reassessment
2003	\$7,100	\$39,100	\$46,200	Reassessment
2002	\$7,000	\$38,700	\$45,700	Reassessment
2001	\$6,840	\$37,620	\$44,460	Reassessment
1998	\$6,000	\$33,000	\$39,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
04/18/2025	\$215,000	Not Available	ID2025-6018	
01/27/1998	\$0	Not Available	09800-2375	
04/01/1996	\$28,000	Not Available	009600-06317	
06/21/1995	\$35,844	Not Available	000443-00449	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-5 - Residential (Single Family)
Planning District: East
Traffic Zone: 1061
City Neighborhood Code: OKW
City Neighborhood Name: Oakwood
Civic Code: 3000
Civic Association Name: Church Hill Central Civic Association
Subdivision Name: NONE
City Old and Historic District:
National historic District: Oakwood-Chimborazo
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	0209001	020900
1990	103	0209001	020900

Schools

Elementary School: Chimborazo
Middle School: Martin Luther King Jr
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 110A

Public Works Schedules

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

Government Districts

Council District: 7
Council District for 2025 (Current Election): 7
Voter Precinct: 703
State House District: 79
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: 001 -
Year Built: 1925
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 2
Number Of Full Baths: 1
Number Of Half Baths: 0
Condition: FAIR
Foundation Type:
1st Predominant Exterior: Metal or Vinyl Siding
2nd Predominant Exterior: N/A
Roof Style: Gable
Roof Material: Metal, preformed corrugat
Interior Wall: Drywall, Paneling
Floor Finish: Carpet, Vinyl Composition ti
Heating Type: Forced Air
Central Air: Y
Basement Garage Car #: 0
Fireplace: N

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1004 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: 0 Sqft
Deck: 0 Sqft

Property Images

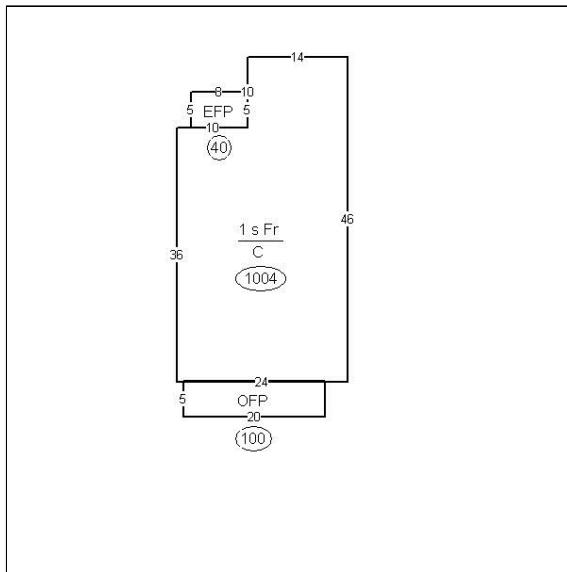
Name:E0001768002 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:E0001768002 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 1203 N 38th Street PHONE: (Home) _____ (Mobile) _____
OWNER: Watchtower Homes And Construction LLC FAX: (Home) _____
(Name/Address) 3912 Seminary Avenue E-mail: _____
Richmond, VA 23227
OWNER'S Baker Development Resources PHONE: (Home) _____ (Mobile) (804) 874-6275
REPRESENTATIVE Attn: Mark Baker FAX: (Home) _____ (Mobile) _____
(Name/Address) 530 East Main Street, Ste 730 E-mail: markbaker@bakerdevelopmentresources.com
Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 1203 N 38th Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.4
APPLICATION REQUIRED FOR: A lot split and building permit to construct one (1) new single family detached dwelling
TAX PARCEL NUMBER(S): E000-176/8002 ZONING DISTRICT: R-5 - (Single Family Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of six thousand square feet (6,000 SF) and lot widths of fifty feet (50') are required. For Zoning purposes, one (1) lot having a lot area of 5,889 square feet and a lot width of 63.3 feet currently exists. A lot area of 2,709 square feet and a lot width of 30.41 feet is proposed for No. 1201½. A lot area of 3,180 square feet and a lot width of 32.89 feet is proposed for No. 1203.
DATE REQUEST DISAPPROVED: 4/11/2025 FEE WAIVER: ☐ YES ☒ NO
DATE FILED: 4/11/2025 TIME FILED: 01:35pm PREPARED BY: Delva Daley RECEIPT NO. BZAR-165995-2025
AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) (2) 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: 5/2/25

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

CASE NUMBER: BZA 19-2025 HEARING DATE: June 4, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 19-2025
150' Buffer

APPLICANT(S): Watchtower Homes and Construction LLC

PREMISES: 1203 North 38th Street
(Tax Parcel Number E000-1768/002)

SUBJECT: A lot split and building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
of the Zoning Ordinance for the reason that:
The lot area and lot width requirements are 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 (BZA) 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 (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. 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 essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). 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.

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 one-hundred fifty dollar (\$150) 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 at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and 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: *Alisa*

[illegible]

JOB NO. 250316684



SCALED CITY
BASELINE

543.6' TO THE
W/LINE OF
CANEPA ST.

15'± ALLEY
GRAVEL

58.73

NAIL/F

LOT

LOT
16

LOT
18

17 R
3180
Sq.Ft.

16 R
2709
Sq.Ft.

PROPOSED
7.92% USABLE
SPACE

LOT COVERAGE:
35.4%

1-1/2 STORY
FRAME
No.1203

PROPOSED
2-STORY
FRAME
No.1201₂

No.1205

543.6' TO THE
W/LINE OF
CANEPA ST.

33.16'

3

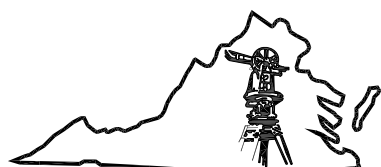
CONC. WALK

TREE ID: 22910
ACER SACCHARUM

N 38th Street
50'± R/W

TREE ID: 37731
VACANT SITE

SKETCH SHOWING THE
PROPOSED DIVISION & IMPROVEMENTS
ON No.1203 N 38th Street
IN THE CITY OF RICHMOND, VA.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481

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REVISÉD: 5-14-2025

REVISÉ: 4-30-2025

REVISÉ: 4-15-2025

DATE: 4-3-2025

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

JOB NO. 250316684

1201 N 38TH STREET

RICHMOND, VA



CONSTRUCTION NOTES:

PLANS DESIGNED BY THE - 2021 VRC
FROST DEPTH - 18"
SOIL REPORT FTG DEPTH - SEE SOIL REPORT
DESIGN WIND SPEED - 90MPH, 3 SECOND GUST
ULTIMATE DESIGN WIND SPEED FOR RISK
CATEGORY II BUILDINGS - 115 MPH
SNOW LOAD - 20 PSF
SEISMIC DESIGN CATEGORY - B

OCCUPANCY GROUP - R5
TYPE OF CONSTRUCTION - VB
SQUARE FOOTAGE - 960 1ST FLR,
855 2ND FLR
- TOTAL 1,815 SF

SPRINKLERS: NO
STORIES AND HEIGHT - 2 STORY, 24'-9"

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20FT TOWNHOME

DATE: 4/17/2025
DRAWN BY: FNN

SCALE: NTS

COVER

RH

DOOR SCHEDULE						
NUMBER	FLOOR	QTY	WIDTH	HEIGHT	DESCRIPTION	HEADER
D01	1	3	34"	80"	HINGED-DOOR P04	2"x8"x39" (2)
D03	1	1	32"	80"	EXT. HINGED-DOOR E21	2"x8"x37" (2)
D04	1	1	36"	80"	DOUBLE HINGED-DOOR P04	2"x8"x41" (2)
D05	1	1	36"	80"	EXT. HINGED-DOOR E21	2"x8"x41" (2)
D06	2	1	36"	80"	HINGED-DOOR P04	2"x8"x41" (2)
D07	2	3	30"	80"	HINGED-DOOR P04	2"x8"x35" (2)
D08	2	1	24"	80"	HINGED-DOOR P04	2"x8"x24" (2)
D09	2	1	60"	80"	DOUBLE HINGED-DOOR P04	2"x8"x65" (2)
D10	1	3	30"	80"	HINGED-DOOR P04	2"x8"x35" (2)

WINDOW SCHEDULE						
NUMBER	FLOOR	QTY	WIDTH	HEIGHT	DESCRIPTION	HEADER
W01	1	1	24"	40"	DOUBLE HUNG	2"x8"x28" (2)
W02	1	3	30"	56"	DOUBLE HUNG	2"x8"x34" (2)
W03	1	2	30"	72"	DOUBLE HUNG	2"x8"x34" (2)
W04	2	4	30"	56"	DOUBLE HUNG	2"x8"x34" (2)
W05	1	4	30"	56"	DOUBLE HUNG	2"x8"x34" (2)
W07	1	1	24"	24"	FIXED GLASS	2"x8"x28" (2)

U-FACTOR = 30
SHGC = 40%

CONSTRUCTION NOTES:

THE FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS, A MINIMUM OF 5% WITHIN THE FIRST 10 FT. FROM THE FOUNDATION. [R401.3 VRC]

SMOKE ALARMS SHALL COMPLY WITH NFPA 72 [R314 VRC]

CARBON MONOXIDE ALARMS SHALL COMPLY WITH [R315 VRC]

WINDOW NOTES:

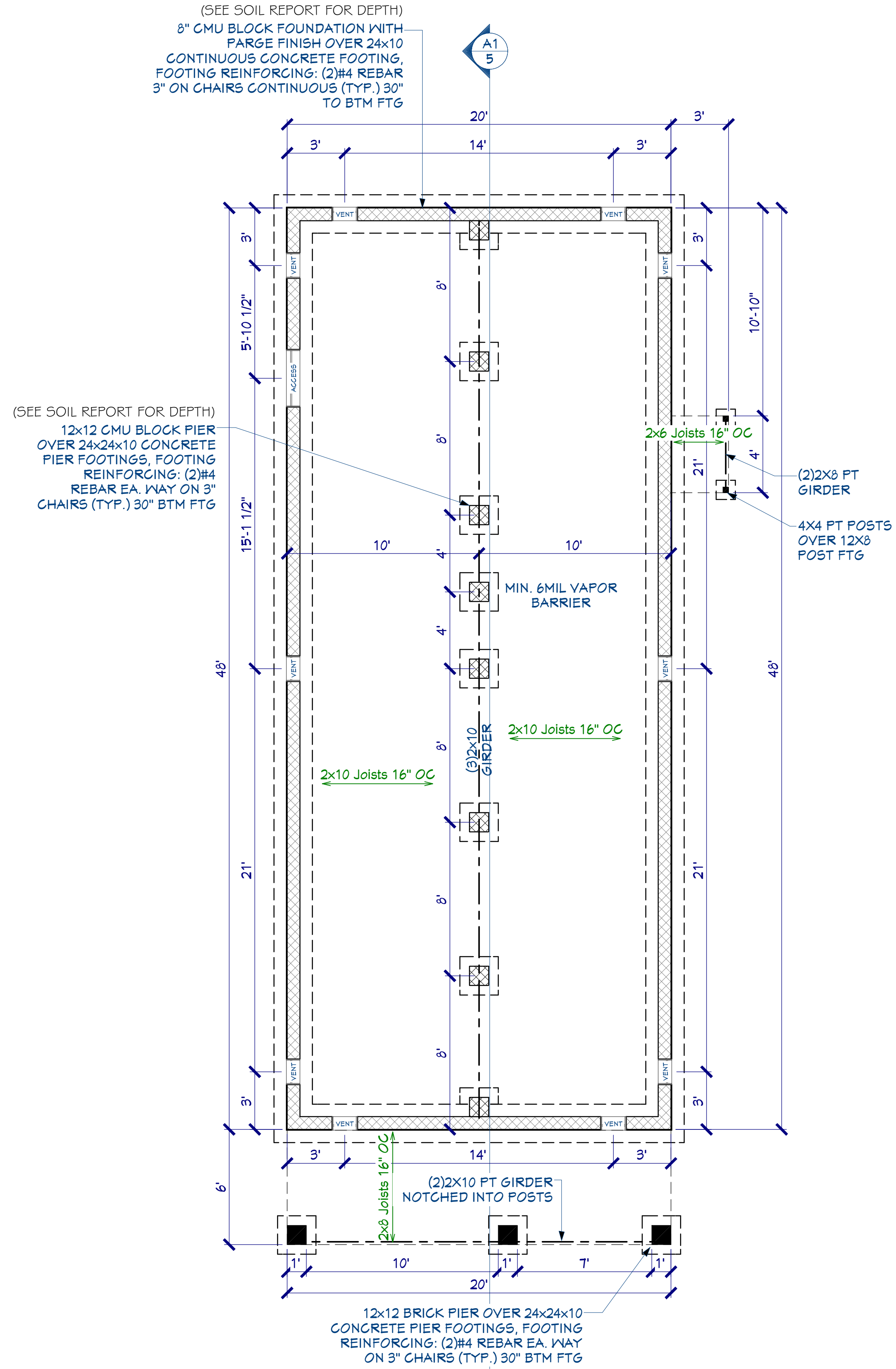
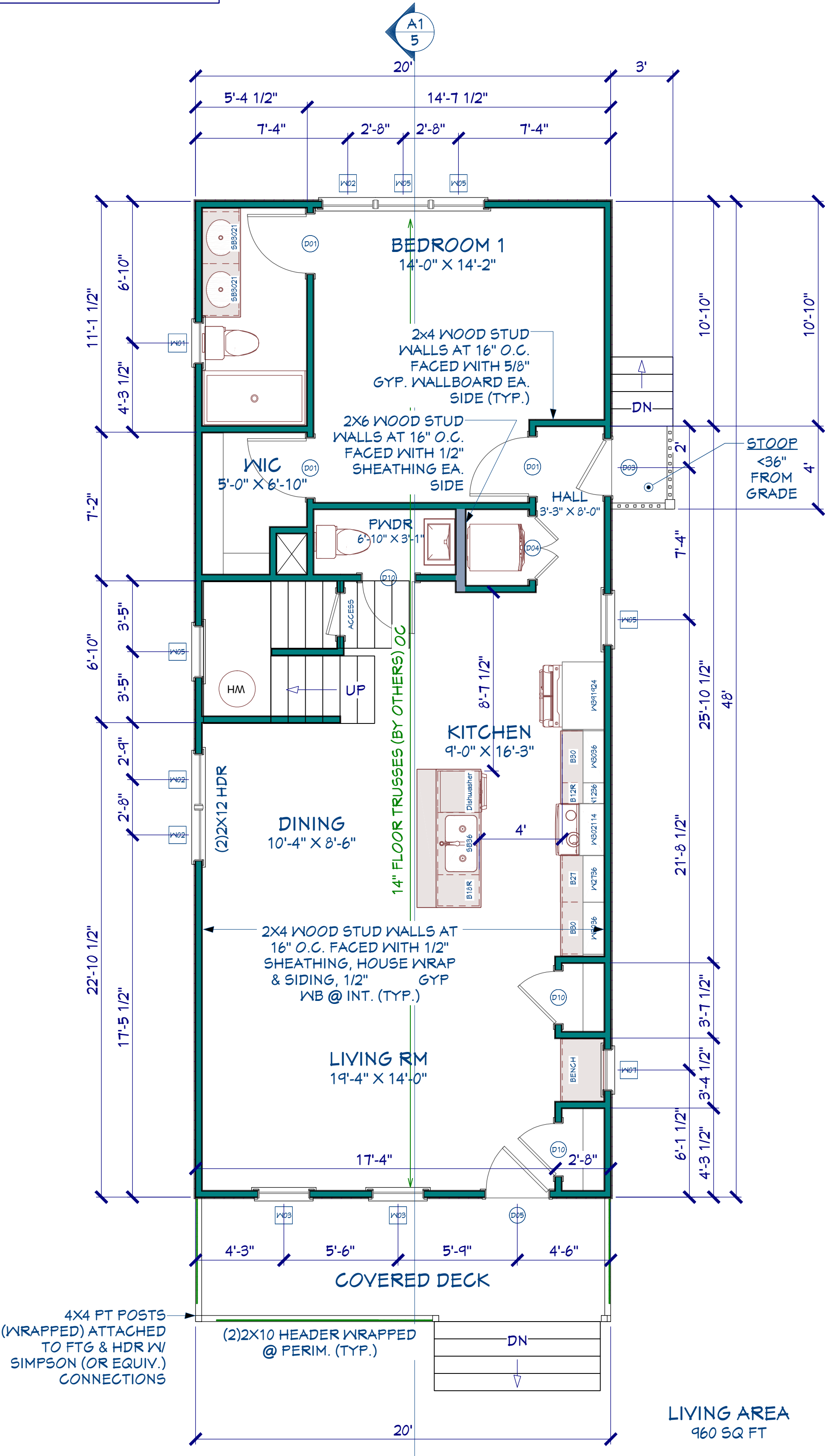
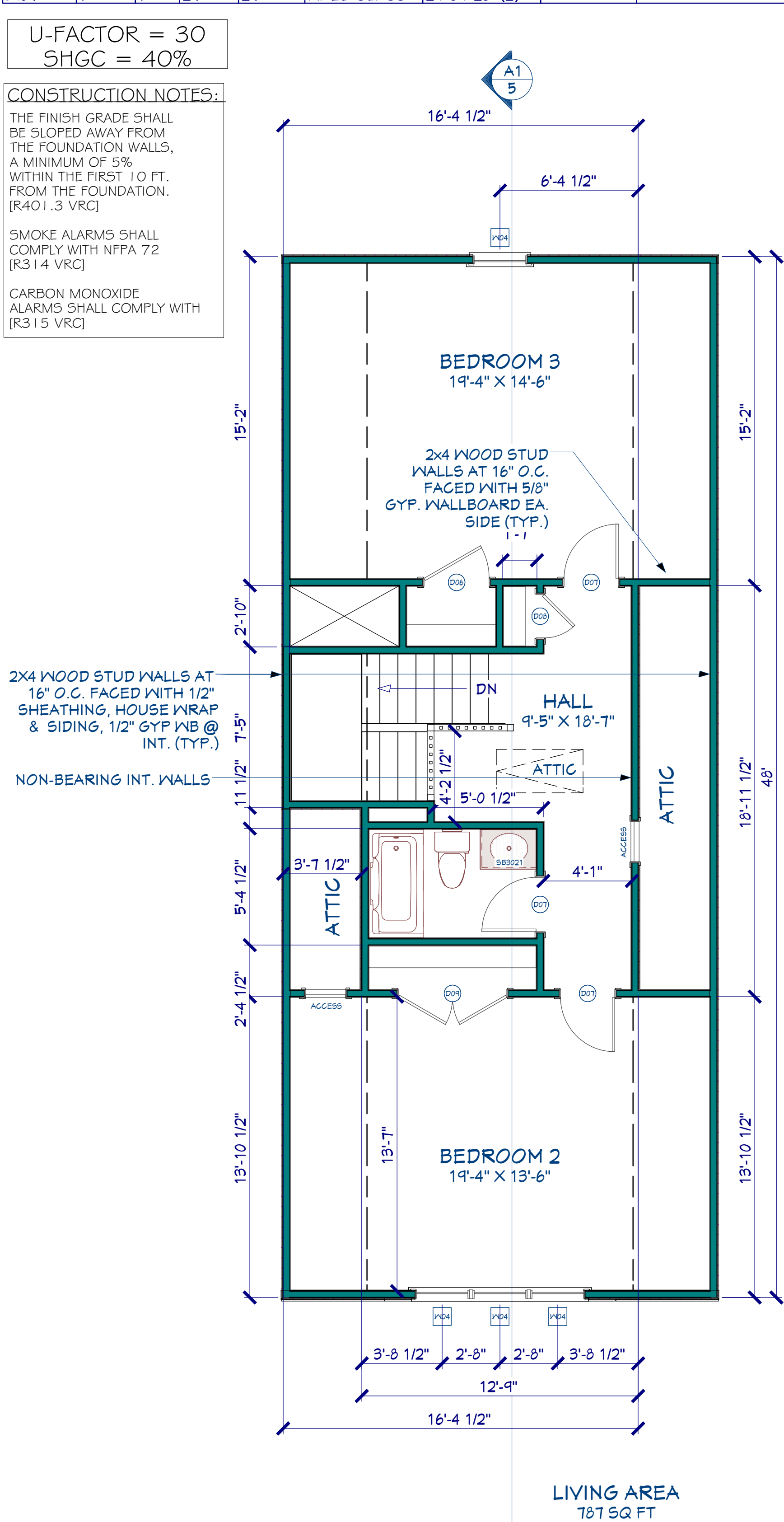
- GENERAL CONTRACTOR SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS AND FRAMES.
- ALL WINDOWS NOMINAL. GENERAL CONTRACTOR TO VERIFY ACTUAL SIZES AND FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
- SECOND FLOOR WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, AND 5.7 SQUARE FEET NET CLEAR OPENING.
- NO WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.
- SAFETY GLAZING SHALL BE TEMPERED.

DOOR NOTES:

- GENERAL CONTRACTOR SHALL VERIFY ALL DOOR SCHEDULE INFORMATION PRIOR TO ORDERING DOORS AND FRAMES.
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHERSTRIPPING AND THRESHOLD.
- ALL SWING DOORS SHALL BE PROVIDED WITH HINGE-OR WALL-MOUNTED DOOR STOPS.
- ALL GLASS IN DOORS AND TRANSOMS SHALL BE TEMPERED.

DOOR HARDWARE SETS:

- (3) HINGES, ENTRY HANDLE LOCK SET, DEAD BOLT.



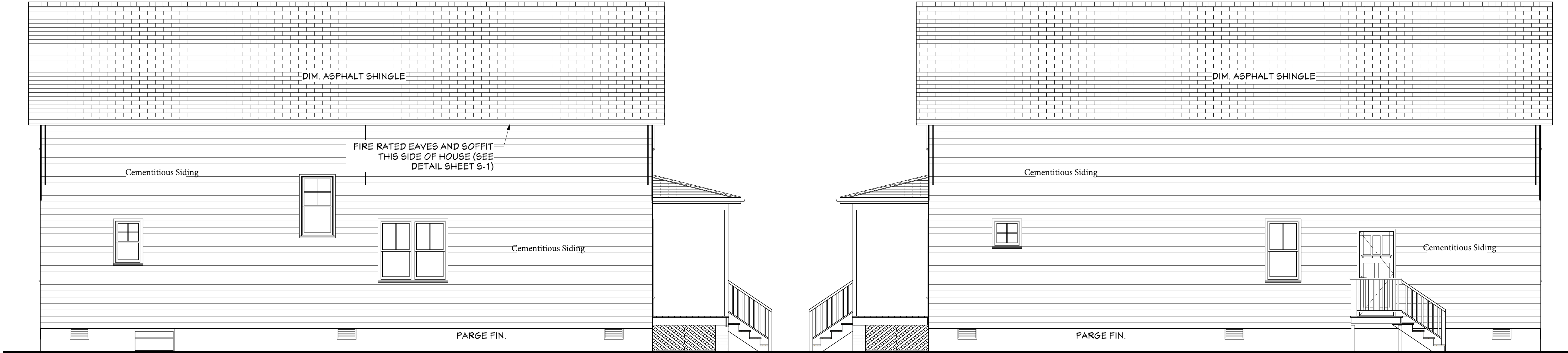
20FT TOWNHOME

DATE: 4/17/2025
DRAWN BY: FNH

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

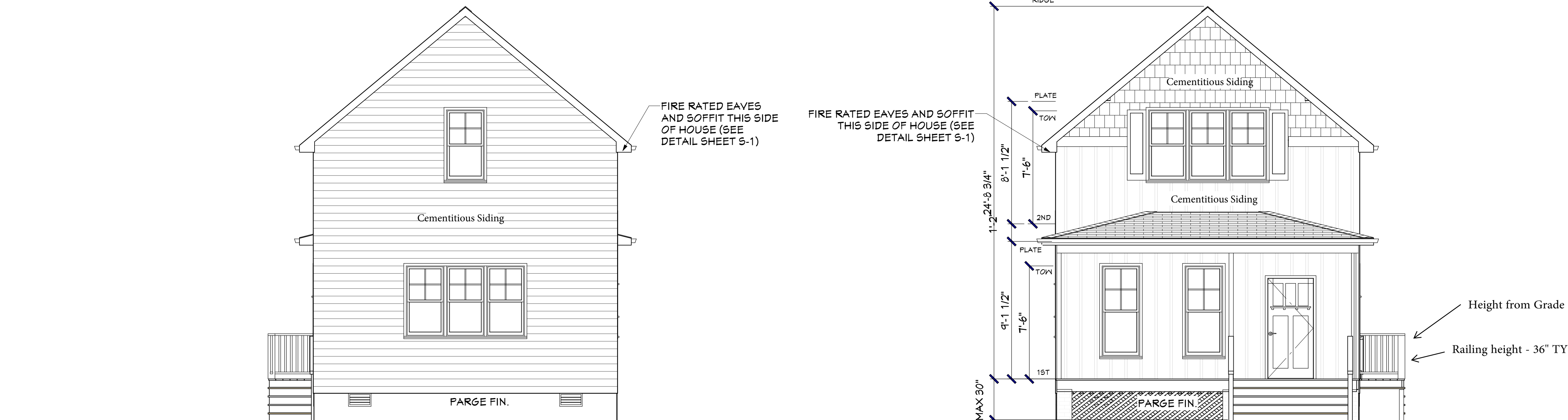
FLOOR PLANS

A-1



LEFT
1/4" = 1'-0"

RIGHT
1/4" = 1'-0"



REAR
1/2" = 1'-0"

FRONT
1/2" = 1'-0"

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20FT TOWNHOME

DATE: 4/17/2025
DRAWN BY: FNH

SCALE: AS SHOWN

ELEVATIONS

A-2