

INTRODUCED: November 8, 2021

AN ORDINANCE No. 2021-327

To authorize the special use of the properties known as 509 Lincoln Avenue and 511 Lincoln Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: DEC 13 2021 AT 6 P.M.

WHEREAS, the owner of the properties known as 509 Lincoln Avenue and 511 Lincoln Avenue, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of three single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot area and width, and 30-410.5, concerning yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    DEC 13 2021    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 509 Lincoln Avenue and 511 Lincoln Avenue and identified as Tax Parcel Nos. N018-0455/003 and N018-0455/002, respectively, in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Three Parcels of Land Known as Lot 1, 2, 3 &4, Block ‘19’, Plan of ‘Washington Park,’ in the City of Richmond, Virginia.,” prepared by McKnight and Associates, P.C., and dated February 5, 2021, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of three single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the survey entitled “Plat Showing Three Parcels of Land Known as Lot 1, 2, 3 &4, Block ‘19’, Plan of ‘Washington Park,’ in the City of Richmond, Virginia.,” prepared by McKnight and Associates, P.C., and dated February 5, 2021, and the plans entitled “511 Lincoln Ave, New Construction,” prepared by Pinnacle Design, and dated March 8, 2021, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as three single-family detached dwellings, substantially as shown on the Plans.

(b) No less than one off-street parking space per dwelling unit shall be provided for the Special Use. Each such parking space shall be accessible from the rear alley.

(c) All building materials, elevations and site improvements, including landscaping, substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(e) Prior to the issuance of any certificate of occupancy for the second single-family detached dwelling, the subdivision of the Property into three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final,

non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

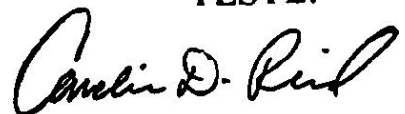
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:  
TESTE:**



**City Clerk**

# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Item Request File Number: PRE.2021.863

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### O & R Request

**DATE:** October 8, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)



**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer



**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning



**FROM:** Kevin Vonck, Director, Department of Planning and Development Review



**RE:** To authorize the special use of the properties known as 509 and 511 Lincoln Avenue for the purpose of three single-family detached dwelling on new lots.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize the special use of the properties known as 509 and 511 Lincoln Avenue for the purpose of three single-family detached dwelling on new lots.

**REASON:** The subject properties are located in the R-5 Single-Family Residential zoning district and contain a single-family dwelling. The proposal calls for the subdivision of the property in order to construct two single-family dwellings on new lots that do not conform to the lot feature requirements of the zoning district where they are located. The existing Therefore a special use permit is requested.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its December, 6 2021 meeting.

**BACKGROUND:** The subject properties are located on the corner of Lincoln Avenue and Moss Side Avenue. The each property is 100 feet wide, a depth of 115 feet for a total area of 5,749 square feet. The property known as 509 Lincoln Avenue was recently created by means of a legal one time lot spit. The result

this split caused the single-family dwelling located on the parent tract known as 511 Lincoln Avenue to be non-conforming because it does not meet the side yard setback of the R-5 Single-Family Residential District.

The proposed subdivision will split 509 Lincoln Avenue into two parcels that are 25 feet in width and containing 2,815 square feet of area. Sec. 30-410.4 of the zoning ordinances states that single-family dwellings shall be located on lots of not less than 6,000 square feet and 50 feet in width. Sec. 30-410.5(2) states that there shall be side yards shall be at least five feet in width.

The Richmond 300 Master Plan recommends Residential uses for the Property. Single-family dwellings are noted as primary uses.

All properties surrounding the subject property are located within the same R-5 Single-Family Residential Zoning District. Within the area of the subject property, properties are improved with single-family dwellings.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No.

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** November 8, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** December 13, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
December 6, 2021

**AFFECTED AGENCIES:** Office of Chief Administration Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application and Narrative, Plans, Survey, Map

**STAFF:** David Watson, Senior Planner, Land Use Administration, 804-646-1036





Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: 511 Lincoln Avenue Date: 4/23/2021  
 Tax Map #: N0180455002 Fee: \$300.00  
 Total area of affected site in acres: 0.264 Acres

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-5 Single-Family Residential

Existing Use: Single-family detached dwelling

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Split lot in order to permit the construction of two new Single-family attached dwellings on the vacant portion of the lot.

Existing Use: Single-family detached dwelling

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Robert Stamper

If Business Entity, name and title of authorized signee: N/A

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 11621 Chickahominy Branch Drive

City: Glen Allen State: VA Zip Code: 23259

Telephone: (804) 928-1799 Fax: ( )

Email: RSTAMPER@HOTMAIL.COM

**Property Owner Signature:** [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

# APPLICANT'S REPORT

*April 23<sup>rd</sup>, 2021*

*Revised October 5<sup>th</sup>, 2021*

*Special Use Permit Request*

*511, 509 Lincoln Avenue, Richmond, Virginia*

*Map Reference Numbers: N018-0455/002, N018-0455/003*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23219

## Introduction

The applicant is requesting a special use permit (the "SUP") for the properties known as 511 and 509 Lincoln Avenue (the "Property"). The SUP would authorize the division of the Property and construction of two (2) single-family detached dwellings. While that use is permitted by the underlying R-5 Single Family Residential zoning district, a number of the applicable feature requirements cannot be met. Therefore, the SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southeastern intersection of Moss Side Avenue and Lincoln Avenue. From a deed perspective, the property at 511 Lincoln Avenue has been divided into two separate parcels, known as 511 and 509 Lincoln Avenue. 511 Lincoln Avenue is referenced by the City Assessor with a tax parcel number of N018-0455/002, is 50 feet in width and 115 feet in depth and is currently improved by one (1) single-family detached dwelling. 509 Lincoln Avenue is referenced by the City Assessor with a tax parcel number of N018-0455/003, is 50 feet in width and 115 feet in depth and is currently vacant. According to its deed history, the Property is itself comprised of four original subdivision lots, being Lots 1, 2, 3, and 4 of Block 19 of the original Washington Park subdivision (the "Subdivision") from the early 1900s. Being originally platted when the Property was in Henrico County, these lots were 25 feet in width and fronted onto Lincoln Avenue. For a general depiction of the Property, please reference Figure 1 (below) as well as the surveys attached hereto.

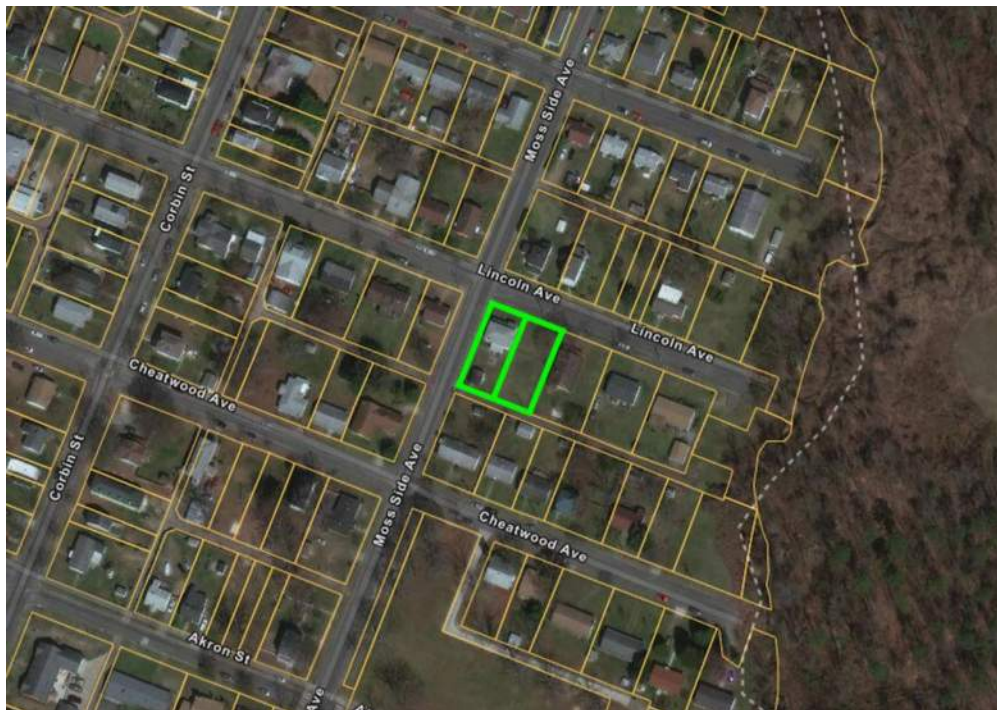


Figure 1.

The lot pattern in the vicinity features a variety of property sizes. Historically the Washington Park neighborhood appears to have been developed slowly over different time periods, wherein homes were built on one or a combination of up to four lots from the Subdivision. As a result, some homes have been constructed on single 25' wide Subdivision lots while others were built on larger properties. In many cases, on larger properties consisting of multiple Subdivision lots, dwellings were intentionally built on the property such that original subdivision lots were unincumbered. This is the case with the Property. Unfortunately, due to the passage of time and subsequent City-wide rezonings, many of these properties consisting of more than one Subdivision lots have been combined for zoning purposes resulting in the varied lot pattern. In this block, that has resulted in lot widths that range from 25' to 100' in width, with the Property being the largest in the block. Overall, the neighborhood is predominantly single-family residential in character.

### **EXISTING ZONING**

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which permits single-family detached dwellings. A considerable number of properties in the immediate vicinity do not conform to the R-5 feature requirements such as lot area, lot width, and setbacks. This is owing to the fact that the Subdivision was platted with 25' wide lots.

### **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the "Master Plan"), suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request. In the High-Quality Places chapter, there are number of supporting objectives, such as (generally):

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond's residential districts.

## **Proposal**

### **PURPOSE OF REQUEST**

The SUP would authorize the division of 511 and 509 Lincoln Avenue and would permit the division of the Property known as 509 Lincoln Avenue into two lots and the construction of two

single-family detached dwellings. Consistent with the existing dwelling, the two new dwellings would front onto Lincoln Avenue. The existing dwelling is located on a new lot that is 50 feet in width and includes approximately 5,749 square feet of lot area. The two new dwellings would be located on original Subdivision lots that would be 25 feet in width and contain approximately 2,875 square feet of lot area. As a result, the R-5 District lot area would not be met for the existing dwelling lot and the R-5 District lot area and width requirements would not be met for the two new dwelling lots. While this configuration is consistent with the Subdivision layout, the deed and zoning history applicable to this parcel make the SUP the required process to restore this configuration. It should also be noted that the eastern side yard setback requirement for the existing dwelling, which is internal to the site, would also require the SUP for approval. All other aspects of the underlying zoning requirements, including the requirement that a minimum of one (1) off-street parking space be provided per each dwelling unit, will be met.

## PROJECT DETAILS/DESIGN

The proposed dwellings would each be approximately eighteen feet in width, 46 feet in depth, and two stories in height. They would include approximately 1,656 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The dwellings would be of a traditional urban design that is consistent with the architectural character found in the older homes of the Washington Park neighborhood. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market. The floor plans include master bedrooms with en-suite master bathrooms and walk-in closets. Full-width front porches are also proposed for each dwelling.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur in a manner that is both of quality as well as consistent with the Subdivision. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for two additional dwelling units will be

negligible, especially within the context of a walkable neighborhood. In addition, the Property lies within a one-minute walk to the "2" GRTC bus routes along Moss Side and North Avenues, and a fifteen-minute walk to the "1" GRTC bus routes along Chamberlayne Avenue. It also lies within walking distance to the Laburnum Avenue connector "91" route that connects the Property to Willow Lawn and White Oak shopping centers. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUP will not tend to overcrowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development. The Property is within walking distance to two elementary schools, one middle school, one high school, and the Northside Family YMCA.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

## Summary

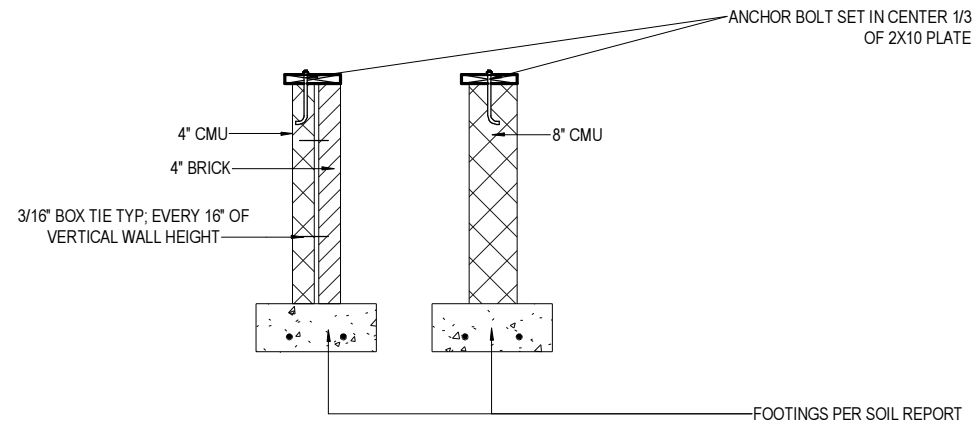
In summary we are enthusiastically seeking approval for the construction of two additional single-family detached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of two quality residences consistent with Master Plan guidance.

# QLOV

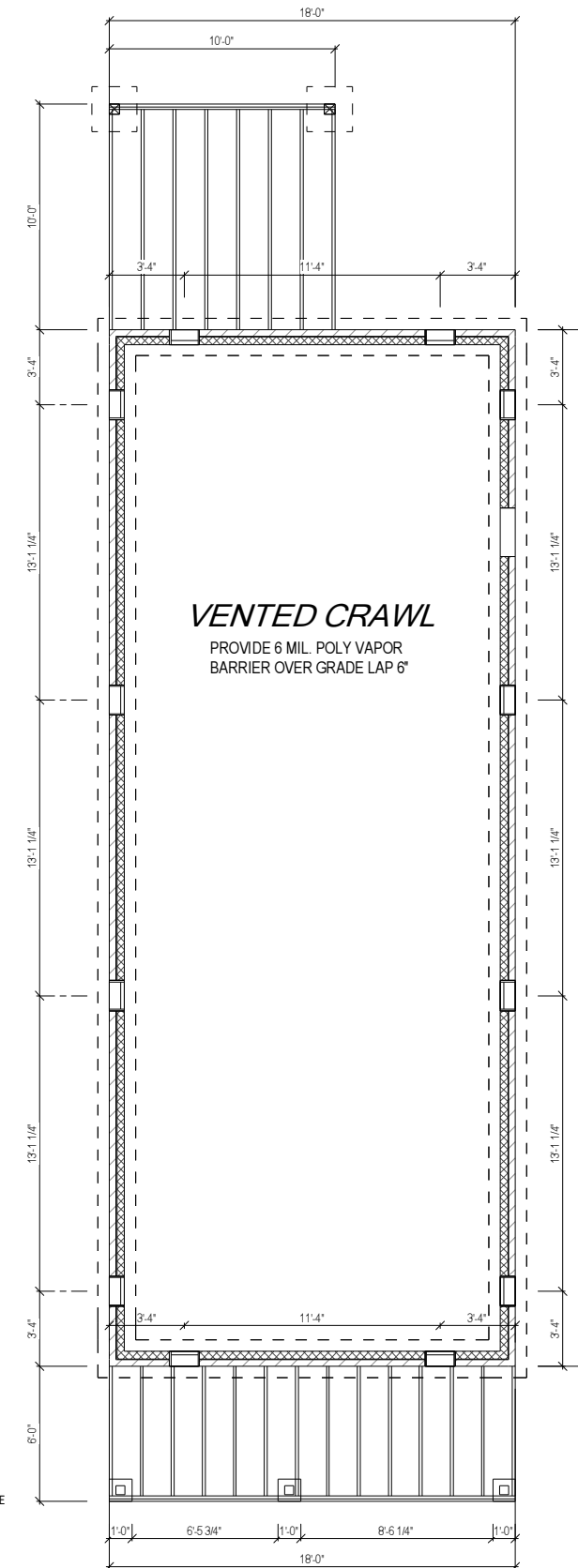
## AREA CALCULATIONS

Heated Area	
1st Floor Livable	828 SF
2nd Floor Livable	831 SF
	1659 SF
Total	1659 SF





**2 WALL TYPES FD**  
A-1.00 3/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**1 CRAWL SPACE PLAN**  
A-1.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT **QLOV**  
 PROJECT **NEW CONSTRUCTION**

ADDRESS **511 LINCOLN AVE**  
 SHEET **Foundation Plan**

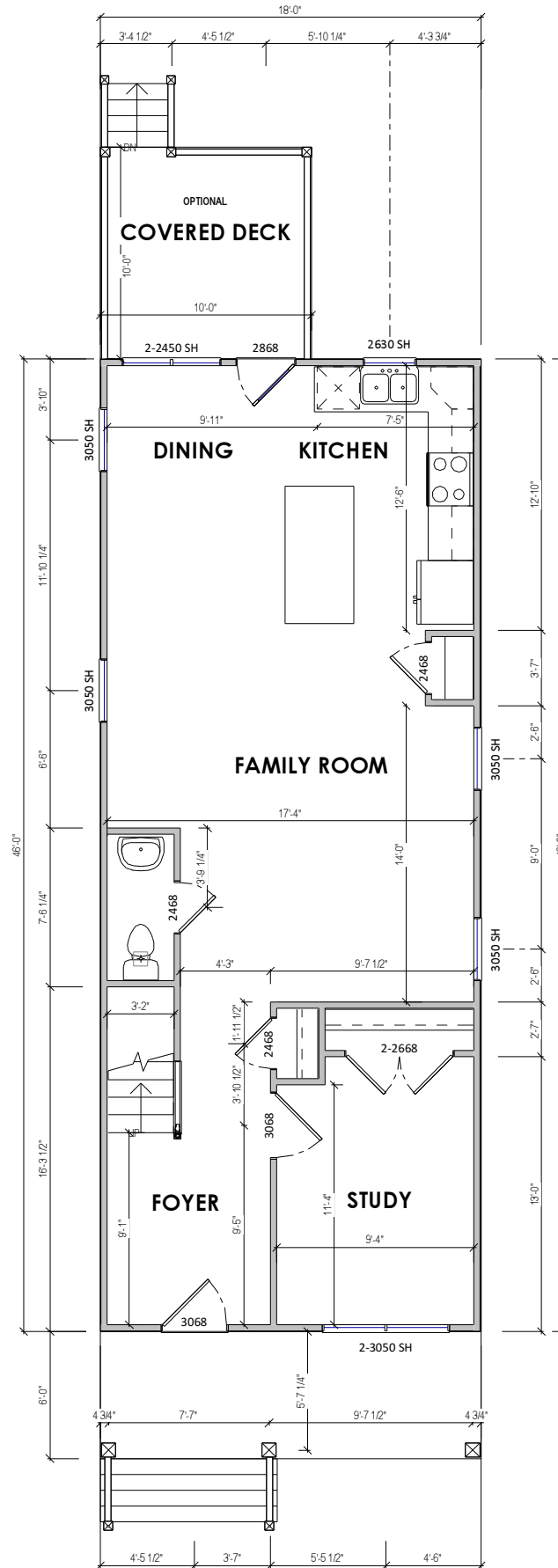
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 SHEET NUMBER  
**A-1.00**



- NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
  2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
  3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
  4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

## AREA CALCULATIONS

<b>Heated Area</b>	
1st Floor Livable	828 SF
2nd Floor Livable	831 SF
<b>Total</b>	<b>1659 SF</b>



**1 1ST FLOOR PLAN**  
 A-2.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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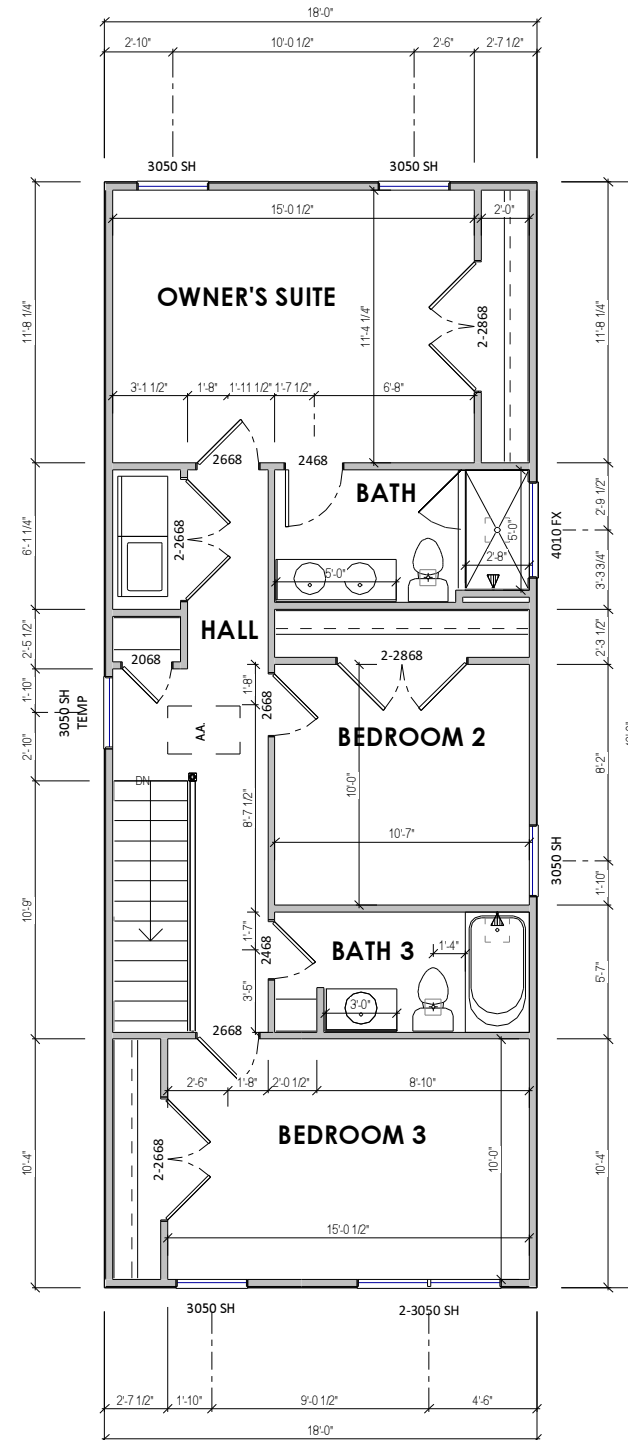
CLIENT **QLOV**  
 PROJECT **NEW CONSTRUCTION**

ADDRESS **511 LINCOLN AVE**  
 SHEET **1st Floor Plan**

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**PINNACLE DESIGN**  
 SHEET NUMBER  
**A-2.00**

**NOTE:**

1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.



**1 2ND FLOOR PLAN**  
A-2.60 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

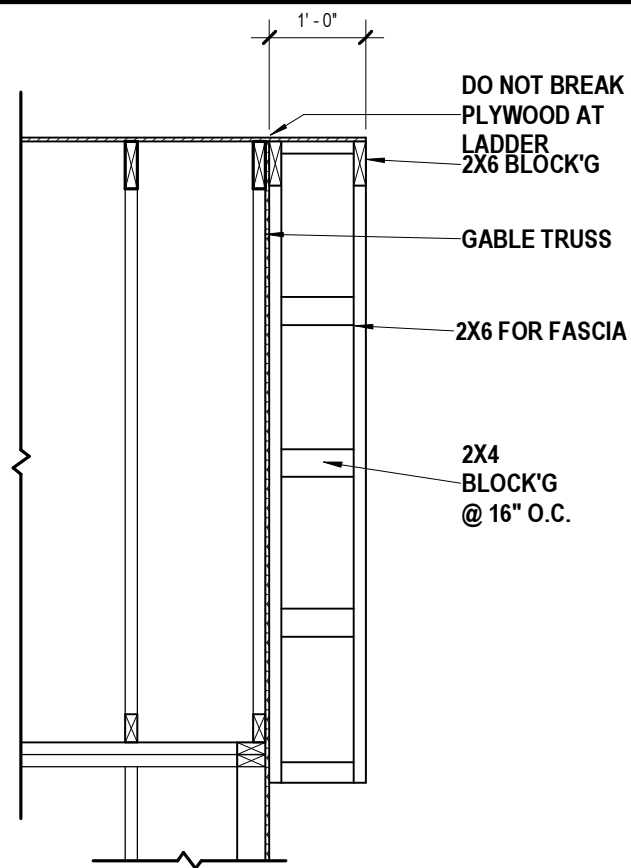
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CLIENT **QLOV**  
 PROJECT **NEW CONSTRUCTION**

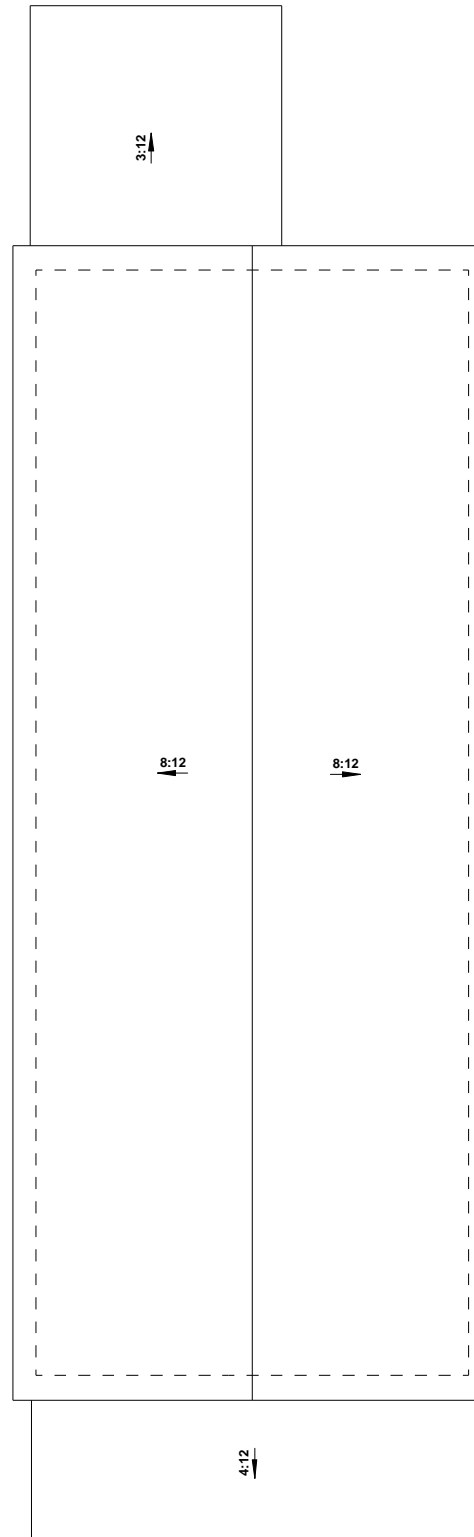
ADDRESS **511 LINCOLN AVE**  
 SHEET **2nd Floor Plan**

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**PINNACLE DESIGN**  
 SHEET NUMBER  
**A-2.60**

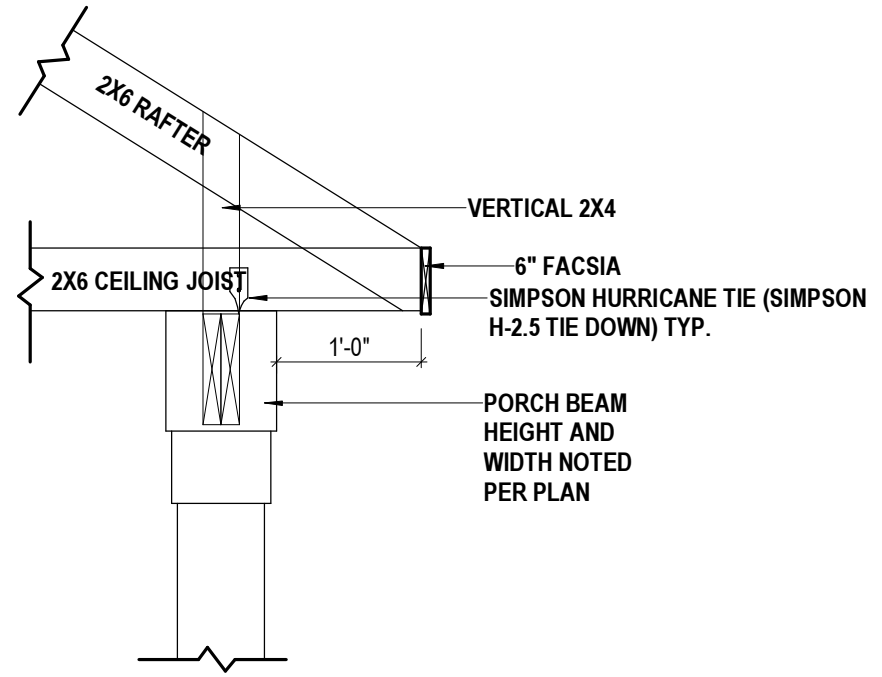


**GENERAL ROOF PLAN NOTES:**

- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING, U.N.O.. TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER TO VERIFY THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.



**2 ROOF OVERHANG DETAIL**  
A-2.70 1/2" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**3 PORCH BEAM ROOF DETAIL**  
A-2.70 3/4" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

**1 ROOF PLAN**  
A-2.70 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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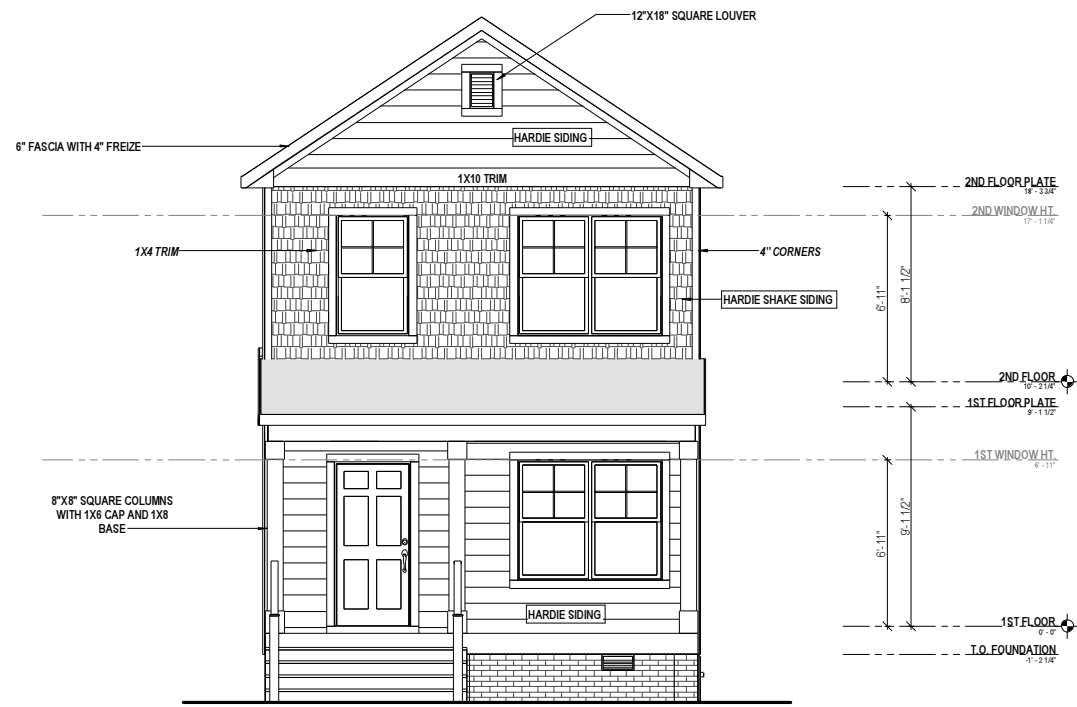
CLIENT **QLOV**  
 PROJECT **NEW CONSTRUCTION**

ADDRESS **511 LINCOLN AVE**  
 SHEET **Roof Plan**

ISSUE DATE  
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**PINNACLE DESIGN**

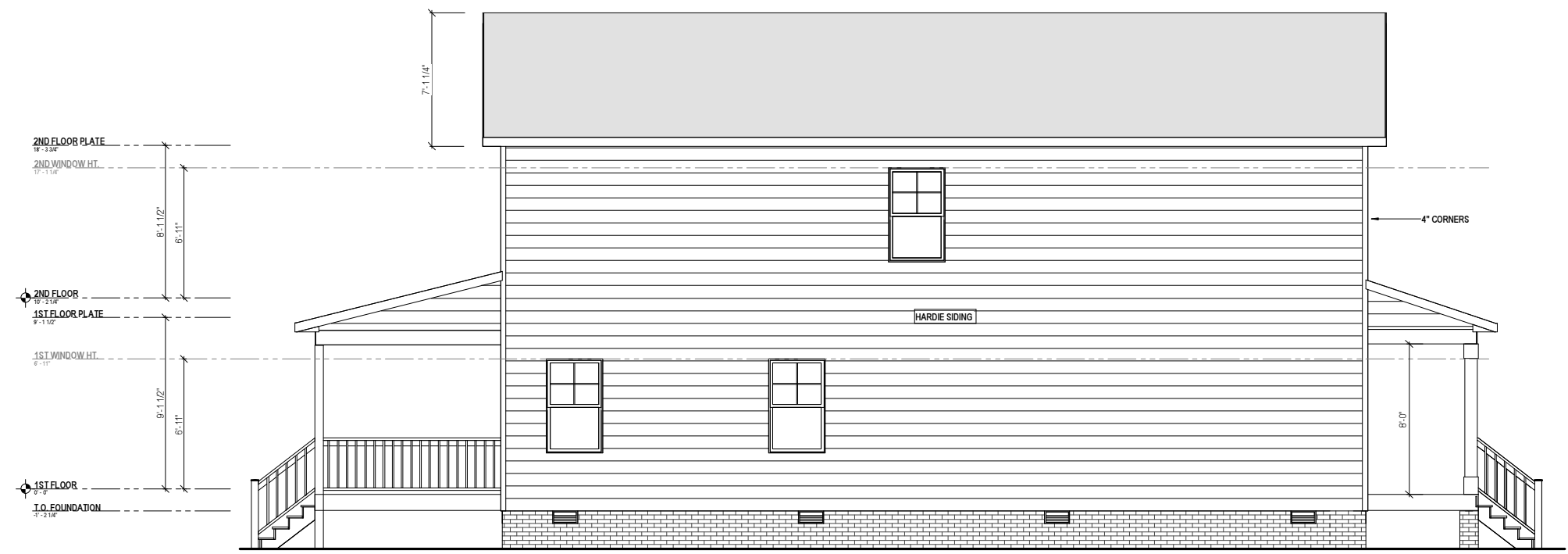
SHEET NUMBER  
**A-2.70**



**1 FRONT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**3 FRONT VIEW - ELEVATION B**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



**2 LEFT VIEW**  
A-3.00 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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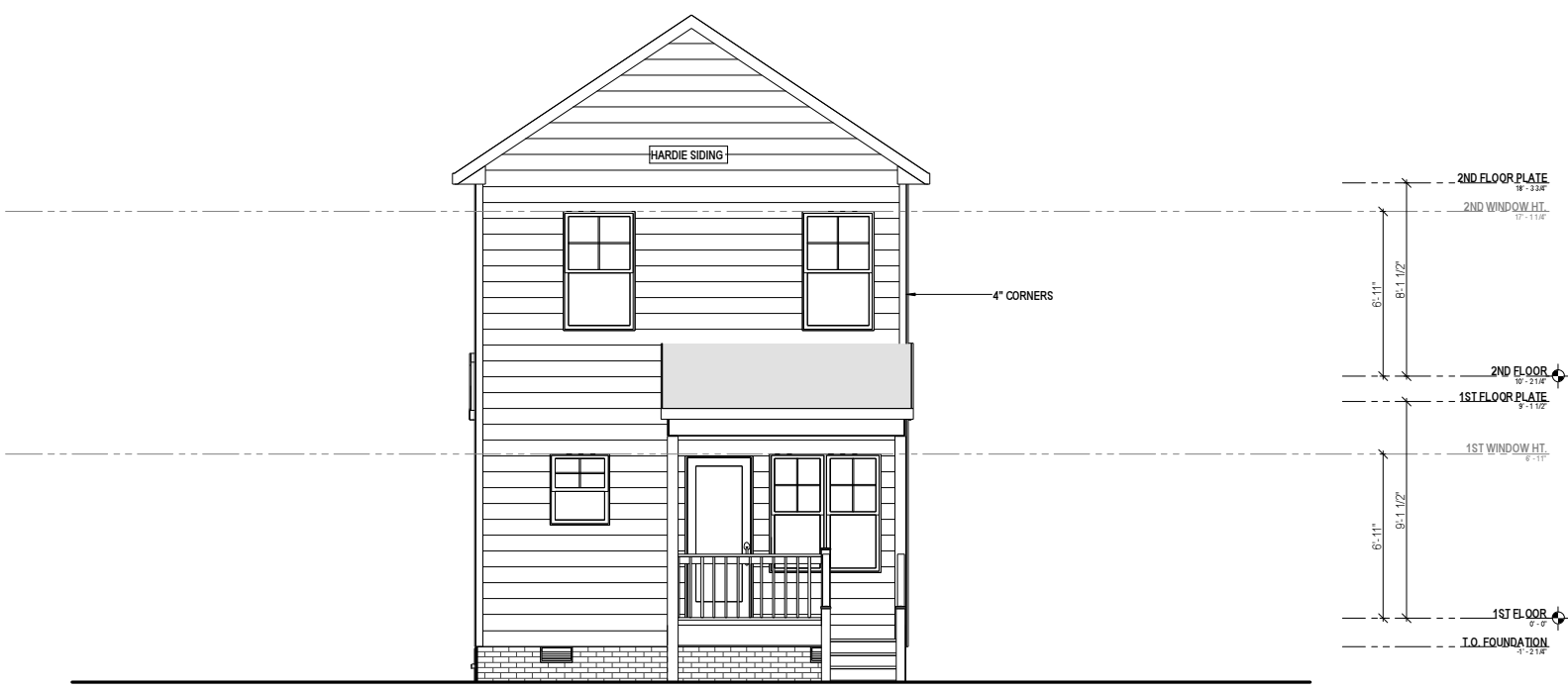
CLIENT **QLOV**  
PROJECT **NEW CONSTRUCTION**

ADDRESS **511 LINCOLN AVE**  
SHEET **Elevations**

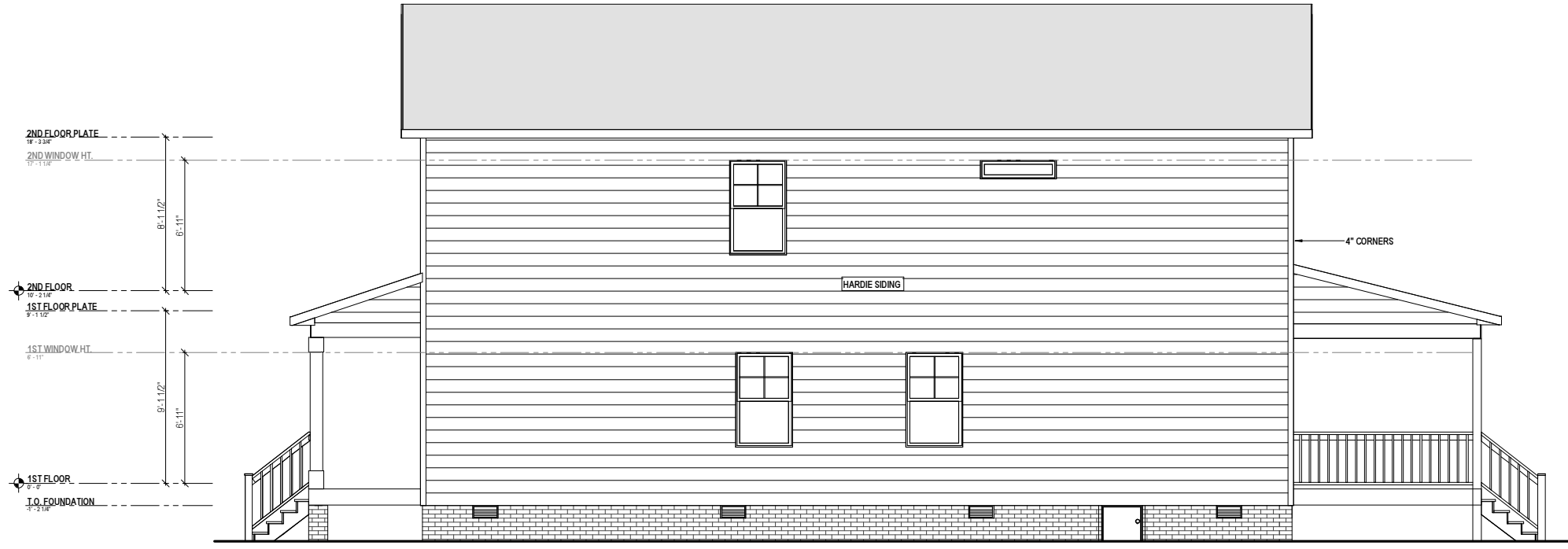
ISSUE DATE  
3/8/2021 9:12:38 AM

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**PINNACLE DESIGN**

SHEET NUMBER  
**A-3.00**



**1 REAR VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

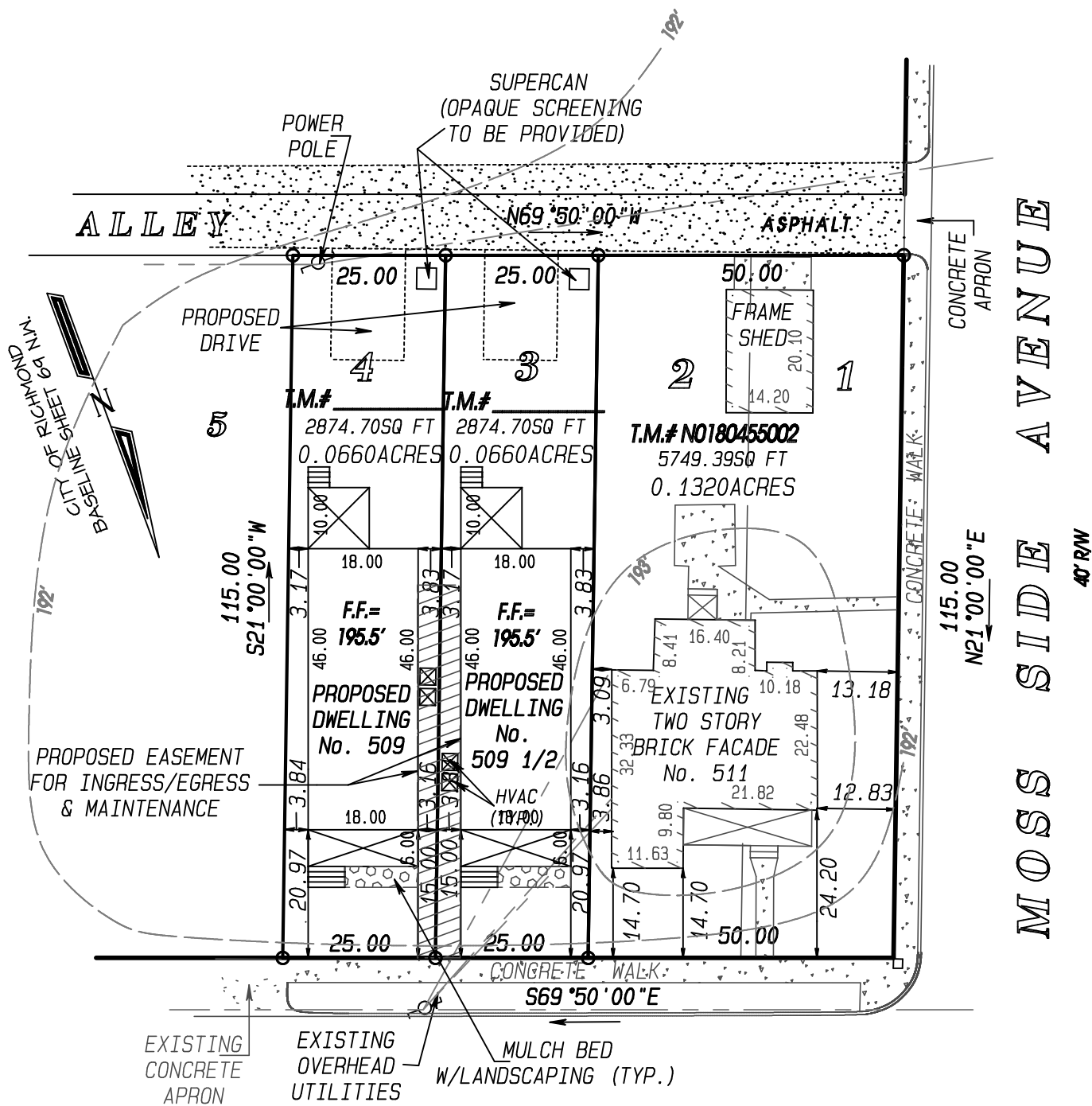


**2 RIGHT VIEW**  
 A-3.10 1/8" = 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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CLIENT	<b>QLOV</b>
PROJECT	<b>NEW CONSTRUCTION</b>
ADDRESS	<b>511 LINCOLN AVE</b>
SHEET	<b>Elevations</b>
ISSUE DATE	3/8/2021 9:12:38 AM
DRAWN BY	<b>PINNACLE DESIGN</b>
SHEET NUMBER	<b>A-3.10</b>

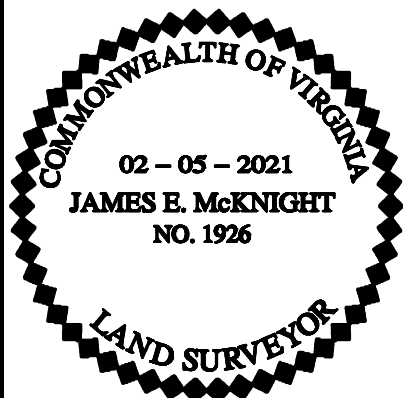
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
 CURRENT OWNER: ROBERT L STAMPER II ID 2020-24476



# LINCOLN AVENUE

45' RW

PLAT SHOWING THREE PARCELS OF LAND  
 KNOWN AS LOT 1, 2, 3 & 4, BLOCK "19",  
 PLAN OF "WASHINGTON PARK"  
 IN THE CITY OF RICHMOND, VIRGINIA.



**McKNIGHT & ASSOCIATES, P.C.**

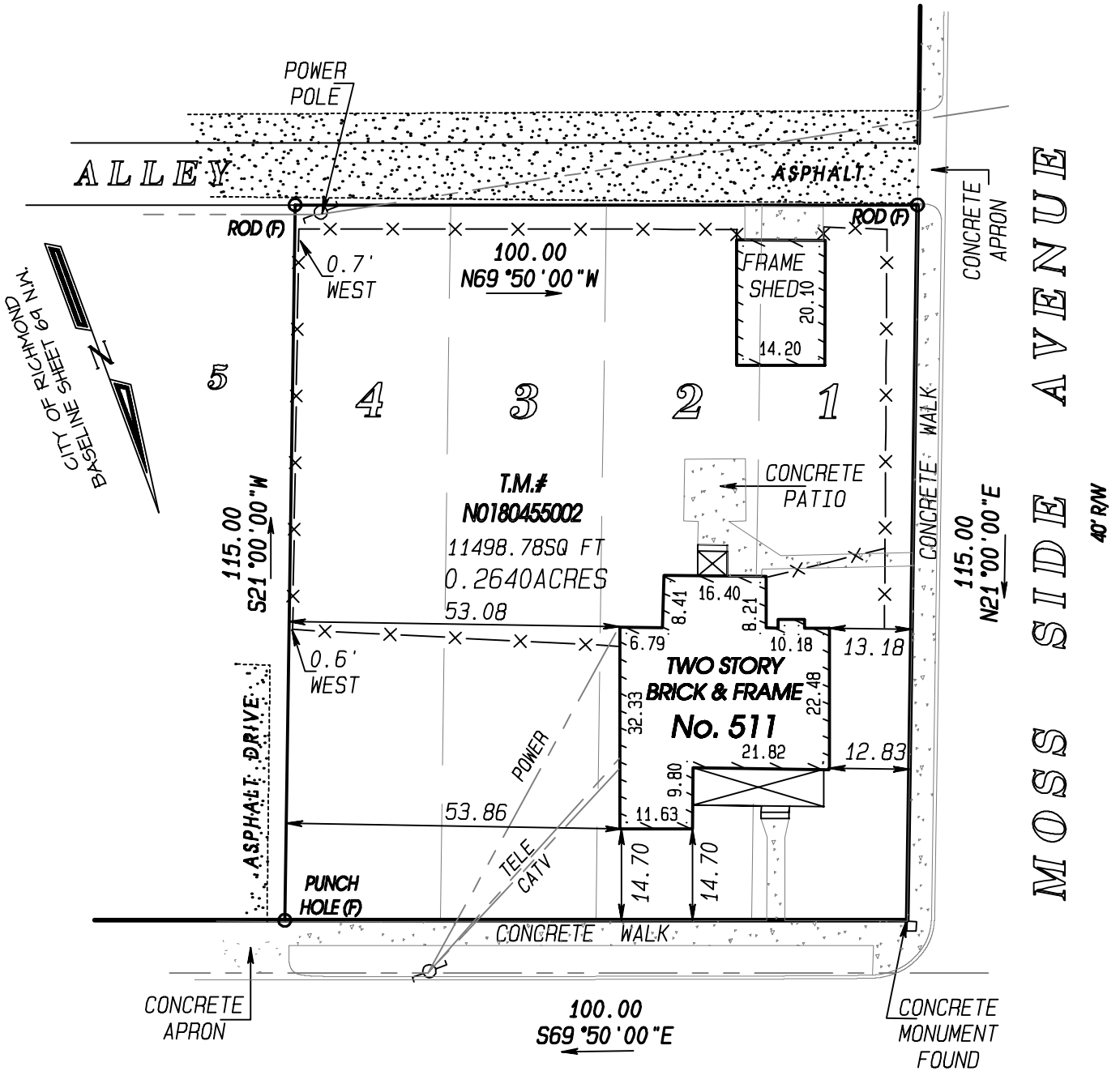
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE  
 RICHMOND, VIRGINIA 23235  
 TELEPHONE (804) 320-2646

JOB NUMBER: 88076311

SCALE: 1" = 25'

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
 CURRENT OWNER: ROBERT L STAMPER II ID 2020-24476



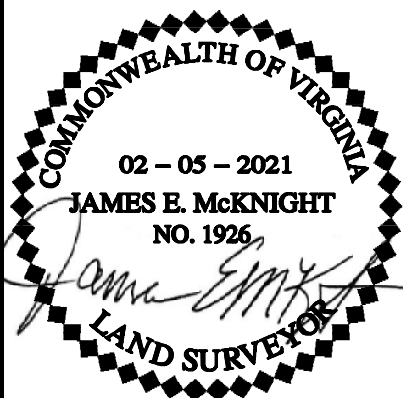
**LINCOLN AVENUE**

45' R/W

PLAT SHOWING IMPROVEMENTS ON LOT 1, 2, 3 & 4,  
 BLOCK "19", PLAN OF "WASHINGTON PARK"  
 IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON FEBRUARY 05, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 25'



**McKNIGHT & ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE  
 RICHMOND, VIRGINIA 23235  
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