



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

December 10, 2021

Justin Navas & Addisanne Hall
1509 North 22nd Street
Richmond, Virginia 23223

Altadonna Properties LLC
4230 Kingsland Road
North Chesterfield, VA 23237

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

To Whom It May Concern:

RE: **BZA 01-2022**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, January 5, 2022 at **1:00 PM** to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 1509 & 1511 NORTH 22nd STREET (Tax Parcel Numbers E000-0778/018 & 029, 7th District), located in an R-6 (Single-Family Attached Residential) District. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19 and pursuant to the current ongoing declaration of a local emergency confirmed by Res. No. 2020-R025, adopted March 16, 2020 and as permitted by §2.2-3708.2(A)(3) of the Virginia Freedom of Information Act, the meeting will be closed to in person participation but 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. In order to ensure your teleconference/videoconference participation it will be necessary for you to access the meeting as described below at 1 PM and stay connected until such time as your case is called. For teleconference participation call 804-316-9457 and enter code 559 459 007#. 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 2022 drop-down, click meeting details for January 5, 2022 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 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.

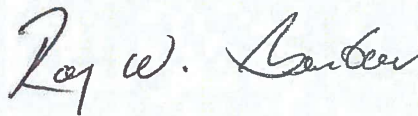
Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 01-2022
Page 2
December 10, 2021

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 name "Roy" being the most prominent.

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.

1502 N 23rd Land Trust Trustee
9176 Cudlipp Ave
Mechanicsville, VA 23116

Andrews Willie M & Ruth M
1525 N 23rd St
Richmond, VA 23223

Atkinson Rodney N
1508 N 22nd St
Richmond, VA 23223

Bradley Development Llc And George Owen
3 Glinhurst Rd
Richmond, VA 23223

Burchette Milton Jr & Linwood & Larry D
And Donald S
1506 N 22nd St
Richmond, VA 23223

Church Hill Fairmount Apartments Limited
Partnership
6 Fanieul Hall Marketplace
Boston, MA 2109

Hermes Jessica L
1507 N 22nd St
Richmond, VA 23223

Holick Andrew J
8907 Royal Birkdale Dr
Chesterfield, VA 23832

Holscher Courtney B And Andrew B
1516 N 22nd St
Richmond, VA 23223

Incta Llc
11504 Country Oaks Way
Glen Allen, VA 23059

Middough Annie Marie
194 W Graham Ave
Hempstead, NY 11550

Moreau Seth C
1501 22nd St
Richmond, VA 23223

Perks Stephen H
1500 N 23rd St
Richmond, VA 23223

Pucci Joshua M
1502 N 22nd St
Richmond, VA 23223

Redmond Max And Clinton Adrianna
1514 N 22nd St
Richmond, VA 23223

Richardson Mikaela D
1518 N 22nd St
Richmond, VA 23223

Robinson Darrell Q
Po Box 11445
Richmond, VA 23230

Simmonds Alexander L And Rebekah C
1514 N 23rd St
Richmond, VA 23223

Smith Delvin L
1518 N 23rd St
Richmond, VA 23223

Solutions Investments Llc
2613 North Ave
Richmond, VA 23222

Thornton James E Jr
1516 N 23rd St
Richmond, VA 23223

Velasquez Holdings Llc
2907 West Strathmore Rd
N Chesterfield, VA 23237

Wadley Mandy Marie
1503 N 22nd St
Richmond, VA 23223

Walton Diamond Valentina B And Nathan
Ivan
1524 N 23rd St
Richmond, VA 23223

Williams Clarence Jr
5270 Sheridan Ln
Richmond, VA 23225

Property: 1509 N 22nd St Parcel ID: E0000778018**Parcel**

Street Address: 1509 N 22nd St Richmond, VA 23223-
Owner: NAVAS JUSTIN ALEXANDER AND HALL ADDISANNE MICHELE
Mailing Address: 1509 N 22ND ST, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 332 - East End - Fairmont/Creighton
Property Class: 120 - R Two Story
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$40,000
Improvement Value: \$92,000
Total Value: \$132,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4030
Acreage: 0.0925
Property Description 1: 0032.14X0125.39 0000.093 AC
State Plane Coords(?): X= 11798649.441875 Y= 3723424.697231
Latitude: 37.54399010 , **Longitude:** -77.41104172

Description

Land Type: Residential Lot A
Topology:
Front Size: 32
Rear Size: 125
Parcel Square Feet: 4030
Acreage: 0.0925
Property Description 1: 0032.14X0125.39 0000.093 AC
Subdivision Name : NONE
State Plane Coords(?): X= 11798649.441875 Y= 3723424.697231
Latitude: 37.54399010 , **Longitude:** -77.41104172

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$52,000	\$262,000	\$314,000	Reassessment
2021	\$40,000	\$92,000	\$132,000	AdminCorrect
2020	\$45,000	\$89,000	\$134,000	Reassessment
2019	\$38,000	\$41,000	\$79,000	Reassessment
2018	\$30,000	\$74,000	\$104,000	Reassessment
2017	\$30,000	\$74,000	\$104,000	Reassessment
2016	\$30,000	\$74,000	\$104,000	Reassessment
2015	\$30,000	\$23,000	\$53,000	Reassessment
2014	\$30,000	\$36,000	\$66,000	Reassessment
2013	\$30,000	\$36,000	\$66,000	Reassessment
2012	\$26,000	\$61,000	\$87,000	Reassessment
2011	\$26,000	\$65,000	\$91,000	CarryOver
2010	\$26,000	\$65,000	\$91,000	Reassessment
2009	\$26,400	\$67,700	\$94,100	Reassessment
2008	\$26,400	\$67,700	\$94,100	Reassessment
2007	\$26,400	\$67,700	\$94,100	Correction
2006	\$10,000	\$72,800	\$82,800	Reassessment
2005	\$10,000	\$72,800	\$82,800	Correction
2004	\$5,300	\$26,300	\$31,600	Reassessment
2003	\$5,300	\$26,300	\$31,600	Reassessment
2002	\$5,200	\$25,800	\$31,000	Reassessment
1998	\$5,000	\$25,000	\$30,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/22/2021	\$325,000	ALTADONNA PROPERTIES LLC	ID2021-21114	1 - VALID SALE-Valid, Use in Ratio Analysis
04/30/2019	\$70,000	RIVER CITY ONE LLC	ID2019-7992	2 - INVALID SALE-Foreclosure, Forced Sale etc.
07/12/2017	\$77,000	BOWLER ALONZO	ID2017-14309	1 - VALID SALE-Valid, Use in Ratio Analysis
05/24/2017	\$20,500	GRAY EARL H	ID2017-10457	2 - INVALID SALE-DO NOT USE
02/25/2010	\$0	GRAY WILLIAM J SR & RICHARD M &	IW2010-138	2 - INVALID SALE-Relation Between Buyer/Seller
02/25/2010	\$0	GRAY ANNIE B	IW2010-137	2 - INVALID SALE-Relation Between Buyer/Seller
02/25/2010	\$0	GRAY WILLIAM J & RICHARD M &	IW2010-139	2 - INVALID SALE-Relation Between Buyer/Seller
03/19/1956	\$8,500	Not Available	00000-0000	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1038
City Neighborhood Code: FRMT
City Neighborhood Name: Fairmount
Civic Code: 1190
Civic Association Name: Unity Civic League
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fairmount
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	2016	0203002	020300
1990	410	0203004	020300

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 113
Fire District: 11
Dispatch Zone: 107A

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 702
State House District: 70
State Senate District: 16
Congressional District: 4

Extension 1 Details

age

Extension Name: R01 - Residential record #01**Year Built:** 1911**Stories:** 2**Units:** 0**Number Of Rooms:** 8**Number Of Bed Rooms:** 3**Number Of Full Baths:** 2**Number Of Half Baths:** 1**Condition:** very good for**Foundation Type:** Full Crawl**1st Predominant Exterior:** Alum/Vinyl**2nd Predominant Exterior:** N/A**Roof Style:** Gable**Roof Material:** Comp sh to 235#**Interior Wall:** Drywall**Floor Finish:** Softwood-standard**Heating Type:** Forced hot air**Central Air:** Y**Basement Garage Car #:** 0**Fireplace:** N**Building Description (Out Building and
Yard Items) :****Extension 1 Dimensions****Finished Living Area:** 1776 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:** 110 Sqft**Deck:** 160 Sqft

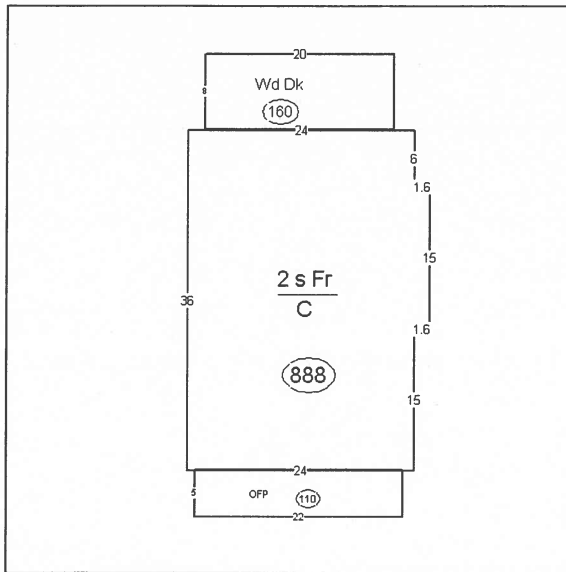
Property Images

Name:E0000778018 Desc:R01



[Click here for Larger Image](#)

Name:E0000778018 Desc:R01



Property: 1511 N 22nd St Parcel ID: E0000778029**Parcel**

Street Address: 1511 N 22nd St Richmond, VA 23223-
Owner: ALTADONNA PROPERTIES LLC
Mailing Address: 4230 KINGSLAND RD, N CHESTERFIELD, VA 23237
Subdivision Name : NONE
Parent Parcel ID: E0000778018
Assessment Area: 332 - East End - Fairmont/Creighton
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-6 - Residential (Single Family Attached)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$35,000
Improvement Value:
Total Value: \$35,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2866
Acreage: 0.0658
Property Description 1: 0022.86X0125.40 0000.066 AC
State Plane Coords(?): X= 11798664.711858 Y= 3723449.699806
Latitude: 37.54404350 , **Longitude:** -77.41097582

Description

Land Type: Residential Lot A
Topology:
Front Size: 22
Rear Size: 125
Parcel Square Feet: 2866
Acreage: 0.0658
Property Description 1: 0022.86X0125.40 0000.066 AC
Subdivision Name : NONE
State Plane Coords(?): X= 11798664.711858 Y= 3723449.699806
Latitude: 37.54404350 , **Longitude:** -77.41097582

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$46,000	\$0	\$46,000	Reassessment
2021	\$35,000	\$0	\$35,000	AdminCorrect

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
10/26/2020	\$0	ALTADONNA PROPERTIES LLC	ID2020-25212	2 - INVALID SALE-Relation Between Buyer/Seller

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-6 - Residential (Single Family Attached)
Planning District: East
Traffic Zone: 1038
City Neighborhood Code: FRMT
City Neighborhood Name: Fairmount
Civic Code: 1190
Civic Association Name: Unity Civic League
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fairmount
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	2016	0203002	020300
1990	410	0203004	020300

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 113
Fire District: 11
Dispatch Zone: 107A

Public Works Schedules

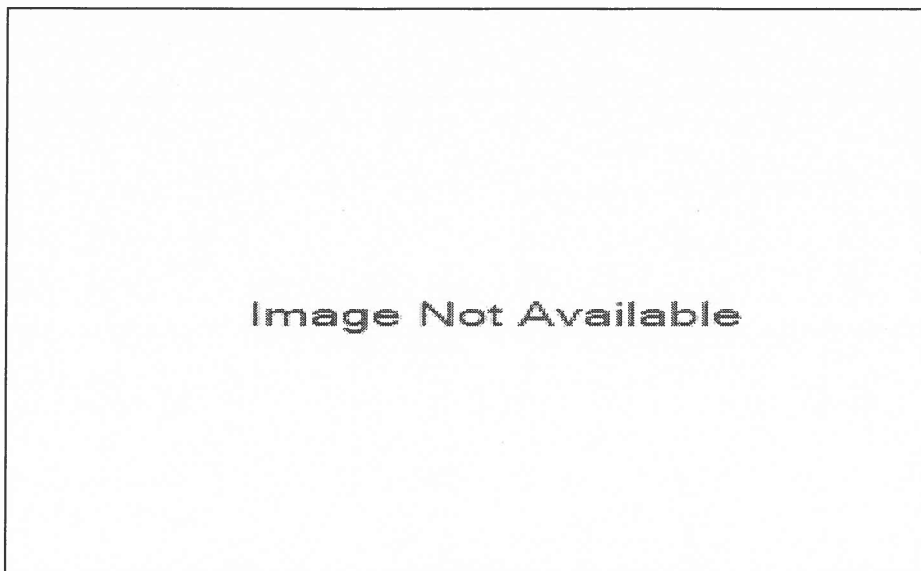
Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Thursday
Bulk Collection: TBD

Government Districts

Council District: 7
Voter Precinct: 702
State House District: 70
State Senate District: 16
Congressional District: 4

Property Images

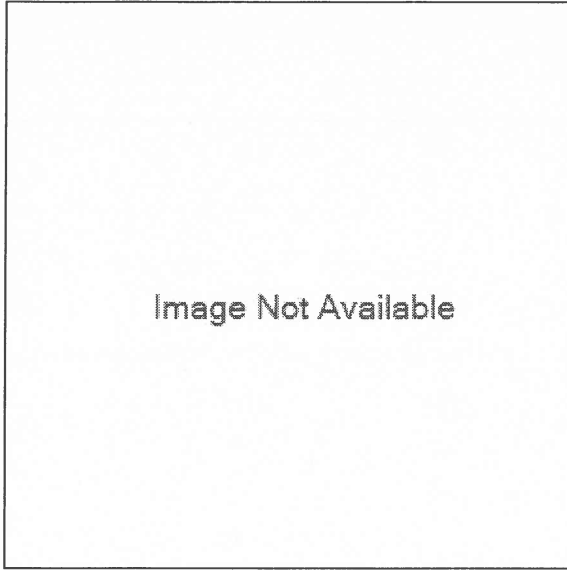
Name: Desc:



[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: Justin Nava & Adeline Hall (1509) Altadena Properties LLC (1511) **PHONE: (Home) ()** _____
ADDRESS: 1509 North 22nd Street 4230 Kinsland Road **FAX: () (Work) ()** _____
Richmond, Virginia 23213 North Chesterfield, VA 23237 **E-mail Address:** _____

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources **PHONE: (Home) () (Mobile) (804) 674-6273**
(Name/Address) 530 East Main Street, Suite 730 **FAX: () (Work) ()** _____
Richmond, VA 23219 **E-mail Address:** markbaker@bakerdevelopmentresources.com
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1509 & 1511 North 22nd Street

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4(1)

APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family detached dwelling.

TAX PARCEL NUMBER(S): E000-0778/018 & E000-0778/029 **ZONING DISTRICT:** R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area and lot width requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 6,896 square feet and a lot width of fifty-five feet (55') currently exists. A lot area of 4,030 square feet and width of 32.14 feet is proposed for No. 1509. A lot area of 2,866 square feet and width of 22.86 feet is proposed for No. 1511.

DATE REQUEST DISAPPROVED: October 13, 2021

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: October 13, 2021 **TIME FILED:** 2:51 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-100829-2021

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:** 11/4/21

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

CASE NUMBER: BZA 01-2022 **HEARING DATE:** January 5, 2022 **AT** 1:00 **P.M.**

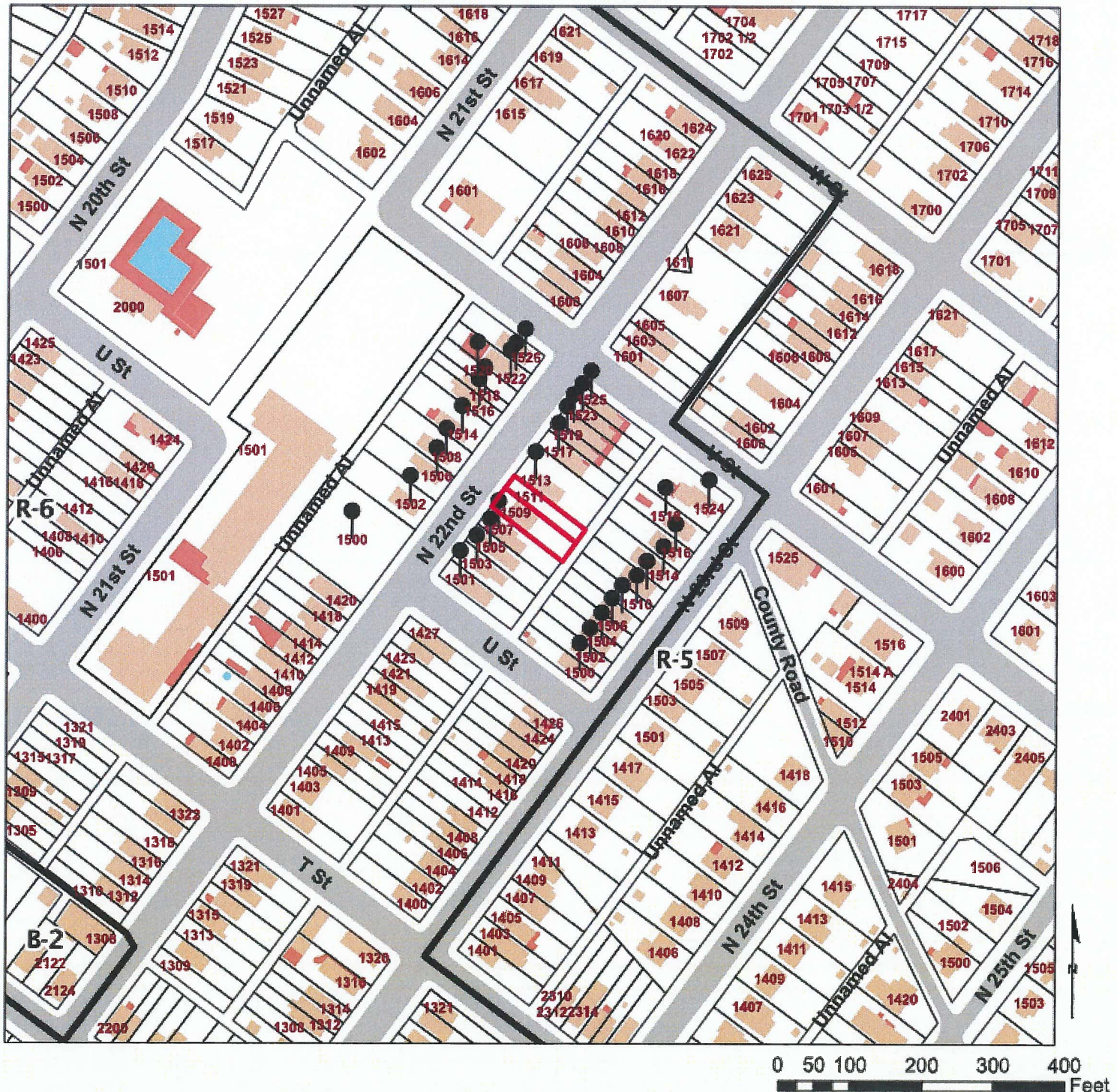
BOARD OF ZONING APPEALS CASE BZA 01-2022
150' Buffer

APPLICANT(S): Justin Navas & Addisanne and Altadonna Properties LLC

PREMISES: 1509 & 1511 North 22nd Street
(Tax Parcel Numbers E000-0778/018 & 029)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4(1)
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 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)

Mercer, Brian P. - PDR

From: Justin Navas <navas594@gmail.com>
Sent: Sunday, December 5, 2021 8:27 PM
To: Mercer, Brian P. - PDR
Subject: Fwd: Reauthorization of BZA Approval - 1509 & 1511 N 22nd Street

Categories: BZA

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

My apologies, I accidentally sent the original email to the wrong address.

----- Forwarded message -----

From: Justin Navas <navas594@gmail.com>
Date: Sun, Dec 5, 2021 at 8:24 PM
Subject: Reauthorization of BZA Approval - 1509 & 1511 N 22nd Street
To: <Brian.Mercer@richmond.gov>
CC: markbaker@bakerdevelopmentresources.com <markbaker@bakerdevelopmentresources.com>

Brian,

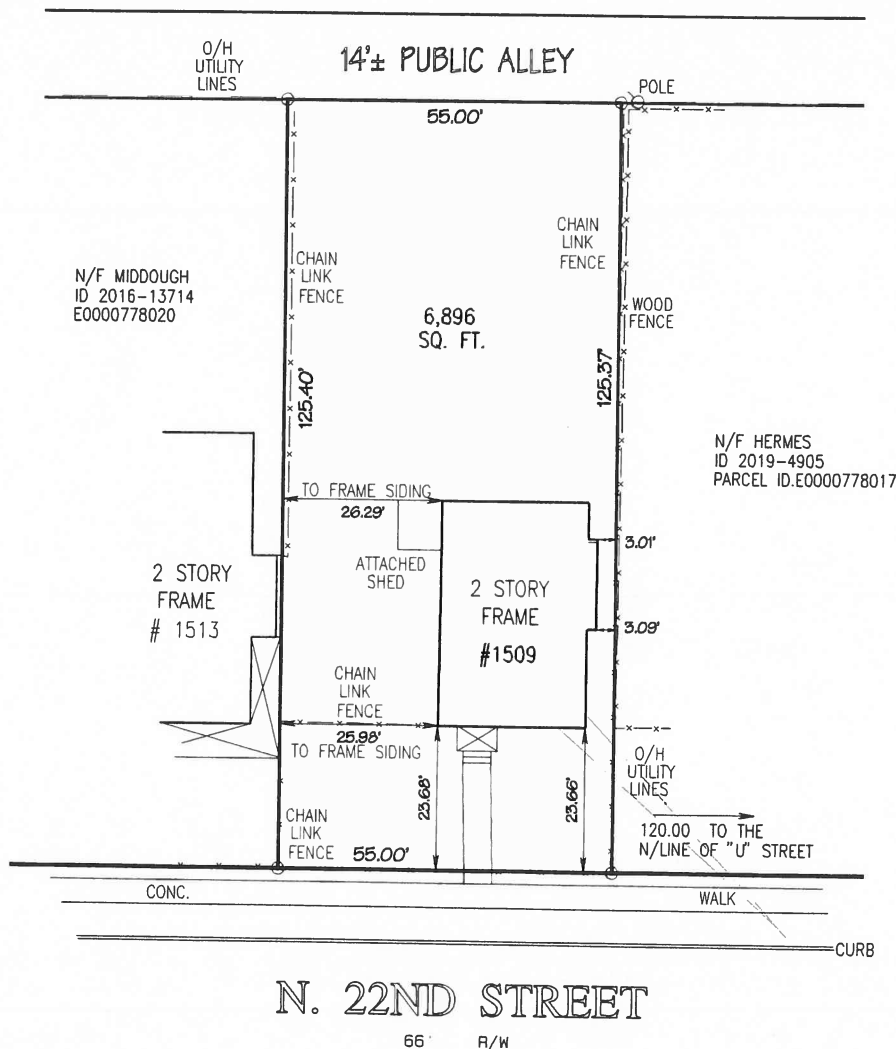
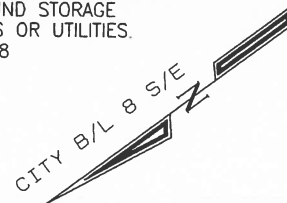
I am sending this to inform you that I understand this new case is needed based on the discrepancy at 1511 N 22nd Street, that nothing would change in relation to 1509 N 22nd Street and that I am party to the request as the owner of one of the two impacted lots.

Thank you for taking the time to help correct this issue. I apologize for the delayed response.

Thank you,

Justin Navas

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): RIVER CITY ONE, LLC. INST.#170014309 PARCEL ID E0000778018



N. 22ND STREET

66' R/W

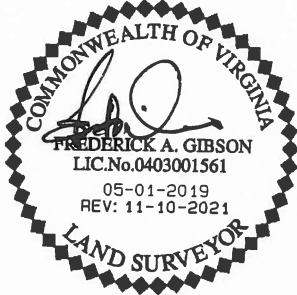
(PHYSICAL SURVEY)

PLAT SHOWING IMPROVEMENTS ON # 1509 N. 22nd STREET,
IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'

REV: 11-10-2021

ADDED NOTATION THAT OFFSETS
ARE TO THE FRAME SIDING



THIS IS TO CERTIFY THAT ON MAY 1, 2019, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT 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 PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

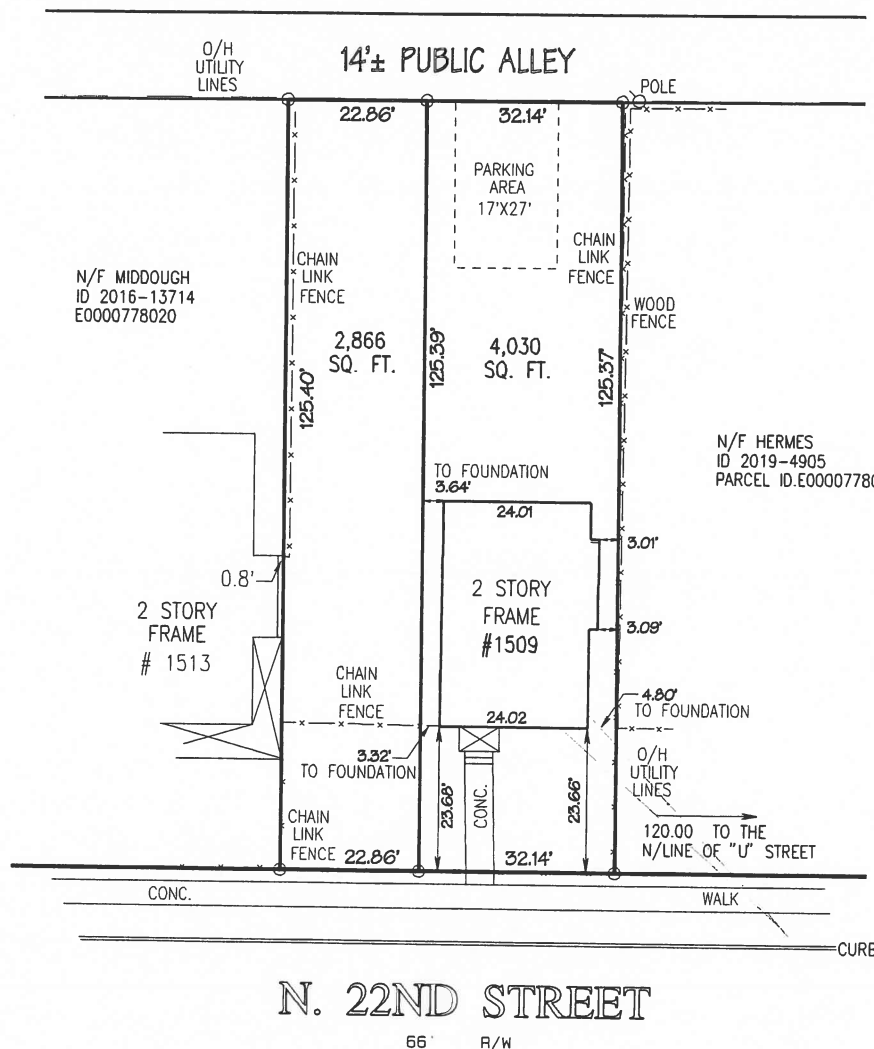
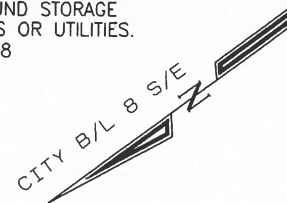
**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

LEGEND

○ = IRON ROD FOUND
● = IRON ROD SET
UNLESS OTHERWISE NOTED.

PROJECT # 1904-04 M

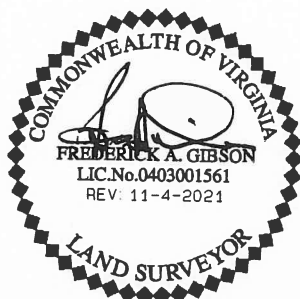
FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): RIVER CITY ONE, LLC. INST. #170014309 PARCEL ID E0000778018



**PLAT SHOWING PROPOSED DIVISION OF # 1509 N. 22nd STREET,
IN THE CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 25'

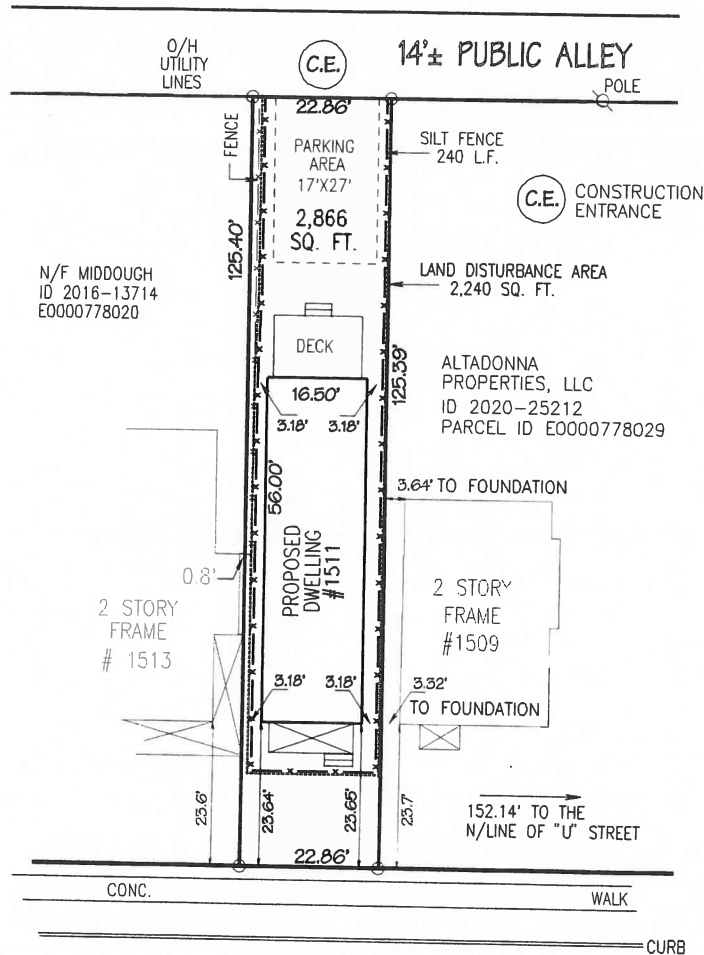
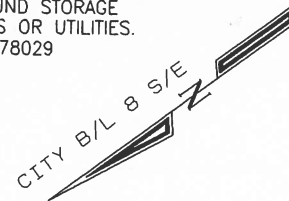
THIS IS TO CERTIFY THAT ON MAY 1, 2019, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT 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 PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

PROJECT # 1904-04 LS

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): ALTADONNA PROPERTIES, LLC ID 2020-25212 PARCEL ID E0000778029



N. 22ND STREET

66' R/W

**PLAT SHOWING PROPOSED
IMPROVEMENTS AT 1511 N. 22nd STREET,
IN THE CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 25'



**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

REV: 10-28-2021
REVISED OFFSETS TO ADJACENT DWELLING @ 1509
OFFSETS SHOWN ARE TO FOUNDATION WALL

PROJECT # 1904-04 SP

GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2015

DESIGN LOADS (MIN.):

FLOOR:	40 PSF LIVE LOAD	CEILING:	20 PSF LIVE LOAD
	10 PSF DEAD LOAD		10 PSF DEAD LOAD
ROOF:	20 PSF LIVE LOAD	ROOF DESIGN WIND SPEED:	115 MPH
	10 PSF DEAD LOAD	(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)	
SLEEPING AREAS:	30 PSF LIVE LOAD		

SOIL BEARING ASSUMED CAPACITY: ASSUMED 1500 PSF
LIVE LOADS, DEAD LOADS, WIND LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:

UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE #2 OR BETTER.
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.
TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:

ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. PLOTETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:

ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.

PER CODE, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.

COMPLIANCE TO SECTION R313 FOR SMOKE & CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.
GARAGE WALLS ARE TO BE COVERED PER CODE. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

DRAWING INDEX

COVER PAGE	C1.0
SITE PLAN	A1.0
FLOOR PLANS	A1.1
ELEVATIONS	A2.1
FRAMING PLANS	A3.1
WALL BRACING	A3.2
SECTIONS / DETAILS	D1.0

1511 N 22ND ST.

LOCATION:
RICHMOND, VA

BUILDING INFORMATION

1ST FL. HEATED S.F.	924
2ND FL. HEATED S.F.	882

DESIGNER: NICK MEDLIN
POSITION: OWNER / OPERATOR
3713 WHITEWOOD RD. RICHMOND VA 23235

COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

COMPLIANCE IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT LESS THAN 4".

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

FIRE-BLOCKING IS REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

1511 N 22ND ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES	
00-01-10	PERMIT

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

DATE:
10-17-18

SHEET:
C1.0

RIVER MILL
DEVELOPMENT



1ST FLOOR HEATED SQ. FOOTAGE: 924 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 882 S.F.

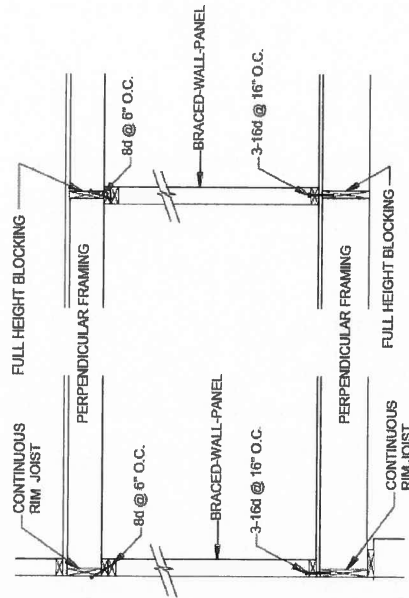


FIGURE 22: BRACED-WALL-PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

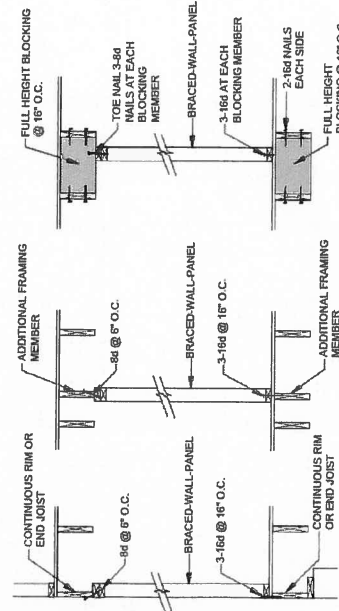
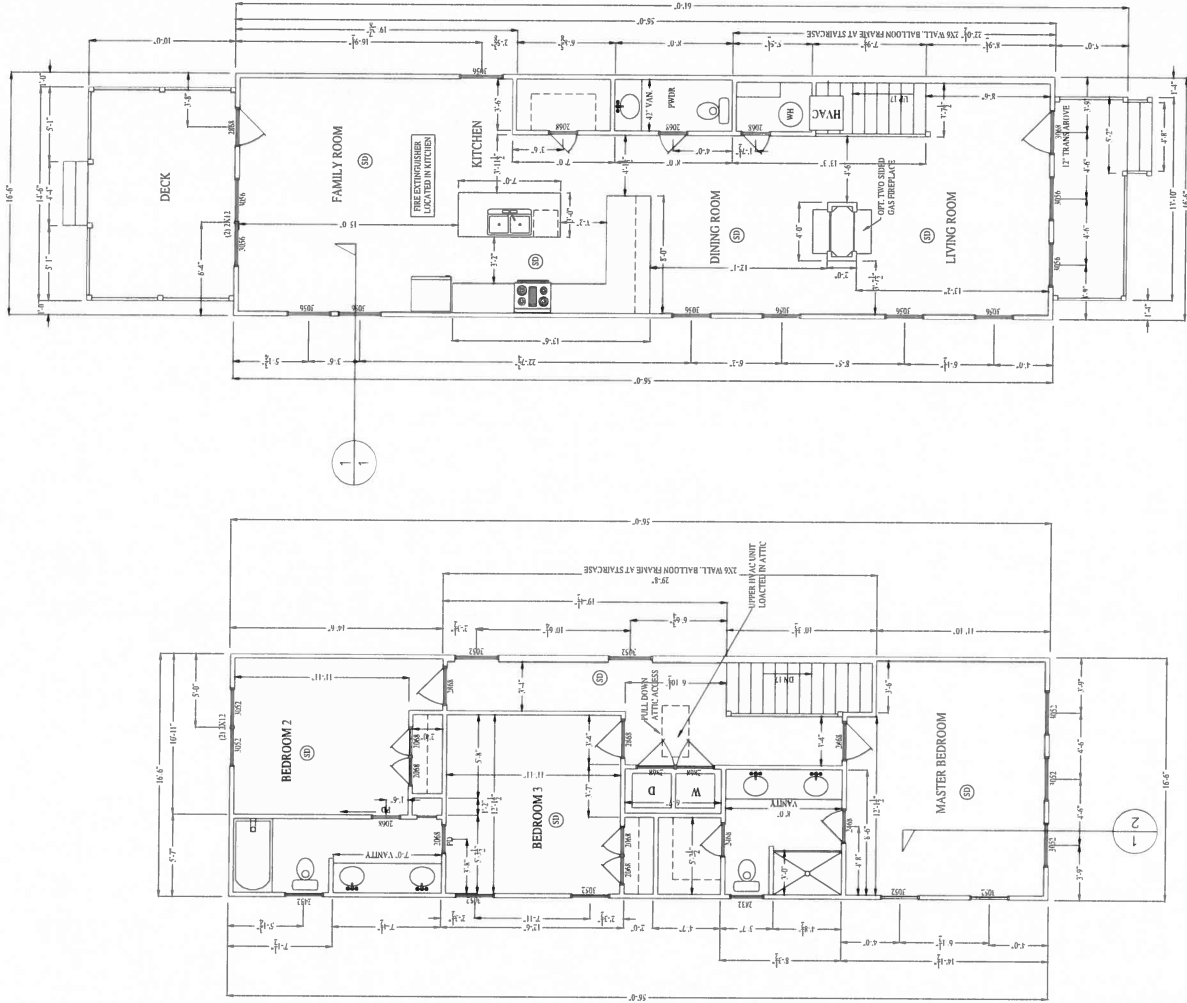


FIGURE 23: BRACED-WALL-PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



FIRST FLOOR PLAN

SECOND FLOOR PLAN

REVISION NOTES
10.17.18 START

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

DATE:
10-17-18

SHEET:
A1.1



ER MILL
EVELOPMENT

DATE: 8-01-19

[illegible]

1511 N 22ND ST.



PREMISES: 205 BEAUMONT AVENUE
(Tax Parcel Number W000-1449/022)

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

DISAPPROVED by the Zoning Administrator on August 14, 2019, based on Sections 30-300, 30-410.5(1), 30-410.5(2), 30-410.6 & 30-710.1(a)(1) of the zoning ordinance for the reason that: In an R-5 (Single-Family Residential District), the front yard, side yards (setbacks), lot coverage and the parking requirements are not met. A front yard of 3.05' is required; 2.99'± is proposed. A side yard of three (3') feet is required; 1.19' is proposed along the northern property line and 0.5' is proposed along the southern property line. A maximum lot coverage of 35% of the area of the lot is permitted; 72.3% is proposed. One (1) parking space is required; none is proposed.

APPLICATION was filed with the Board on August 14, 2019, based on Section 1040.3(1) & (11) of the City of Richmond Zoning Ordinance.

BZA 44-2019

APPLICANT: Altadonna Properties LLC

PREMISES: 1509 NORTH 22nd STREET
(Tax Parcel Number E000-0778/018)

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

DISAPPROVED by the Zoning Administrator on August 14, 2019, based on Sections 30-300, 30-410.5(1), 30-410.5(2), 30-410.6 & 30-710.1(a)(1) of the zoning ordinance for the reason that: In an R-6 (Single-Family Attached Residential District), the lot area, lot width, and side yard (setback) requirements are not met. Lot areas of five thousand square feet (5,000 SF) and lot widths of fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of 6,896 square feet and a lot width of fifty-five feet (55') currently exists. A lot area of 3,950 square feet and width of 31.5 feet is proposed for No. 1509. A lot area of 2,947 square feet and width of 23.5 feet is proposed for the newly created lot No. 1511. A side yard of five (5) feet is required; 3.12' is proposed along the northern property line for the existing dwelling (No. 1509), and side yards of 3.08' are proposed for proposed dwelling (No. 1511).

APPLICATION was filed with the Board on August 14, 2019, based on Section 1040.3(2) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Mark Baker

Against Applicant: None

FINDINGS OF FACT: The Board finds from sworn testimony and exhibits offered in this case that the applicant, Altadonna Properties LLC, has requested a special exception to construct a new single-family detached dwelling for property located at 1509 N. 22nd Street. Mr. Mark Baker, representing the applicant, testified that the request is being made under Special Exception 2 Lot divisions to create buildable lots. Mr. Baker noted that the existing lot dimensions are 55' x 125' and the lot currently includes an existing single-family dwelling. The lot encompasses 6896 ft.². Mr. Baker stated that the lot is located on the East side of North 22nd Street. Mr. Baker indicated that the proposed lot split will result in one lot of 23.5 feet in width and approximately 2947 ft.² on which is proposed to be constructed the new single-family dwelling and a second lot of approximately 31.5 feet in width and 3950 ft.² which includes the existing single-family dwelling. Mr. Baker stated that the dwelling will include three bedrooms and 2 1/2 baths. Mr. Baker noted that the subject lot previously existed as to legal lots of record as required by the special exception criteria. Mr. Baker indicated that off-street parking will be provided at the rear of both lots and accessed by an existing alley. Mr. Baker noted that the lots are consistent with the predominant lot areas and lot widths in the vicinity. Mr. Baker indicated that the average neighborhood lot width is 22.47 feet and the average lot area is 2817 ft.² both of which being consistent with the newly proposed lot. Mr. Baker stated that the new dwelling will be compatible with dwellings in the vicinity which are in general two stories in height and having front porches. Mr. Baker further stated that there was no opposition from the Unity Civic League Civic Association and there was no opposition in response to letters sent to property owners within 150 feet of the subject lot. Mr. Baker concluded by stating that the subject special exception is consistent with applicable provisions of the Intent Statement.

The Board is satisfied that the property was acquired in good faith and pursuant to Section 114-1040.3(1) of the City Code, the intended purpose and use of the proposed dwelling is consistent with the zoning district regulations; departure from the yard requirements is the minimum necessary to accommodate the intended purpose of the dwelling; the dwelling or similar construction serving the

same purpose cannot reasonably be located elsewhere on the lot in compliance with the zoning ordinance; and the dwelling will be in keeping with the architectural character of development within the neighborhood..

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that a request for a special exception from the lot area, lot width, and side yard (setback) requirements be granted to Altadonna Properties LLC for a building permit to construct a new single-family detached dwelling, subject to substantial compliance with the plans submitted to the Board and provision of cementitious siding.

ACTION OF THE BOARD: (5-0)

Vote to Grant Conditionally

affirmative: York, Poole, Samuels, Winks, Sadid

negative: None

BZA 45-2019

APPLICANT: Elliot and Kristine Becker

PREMISES: 4401 STUART AVENUE
(Tax Parcel Number W019-0265/001)

SUBJECT: A building permit to construct an addition and porch on the rear of an existing single-family detached dwelling.

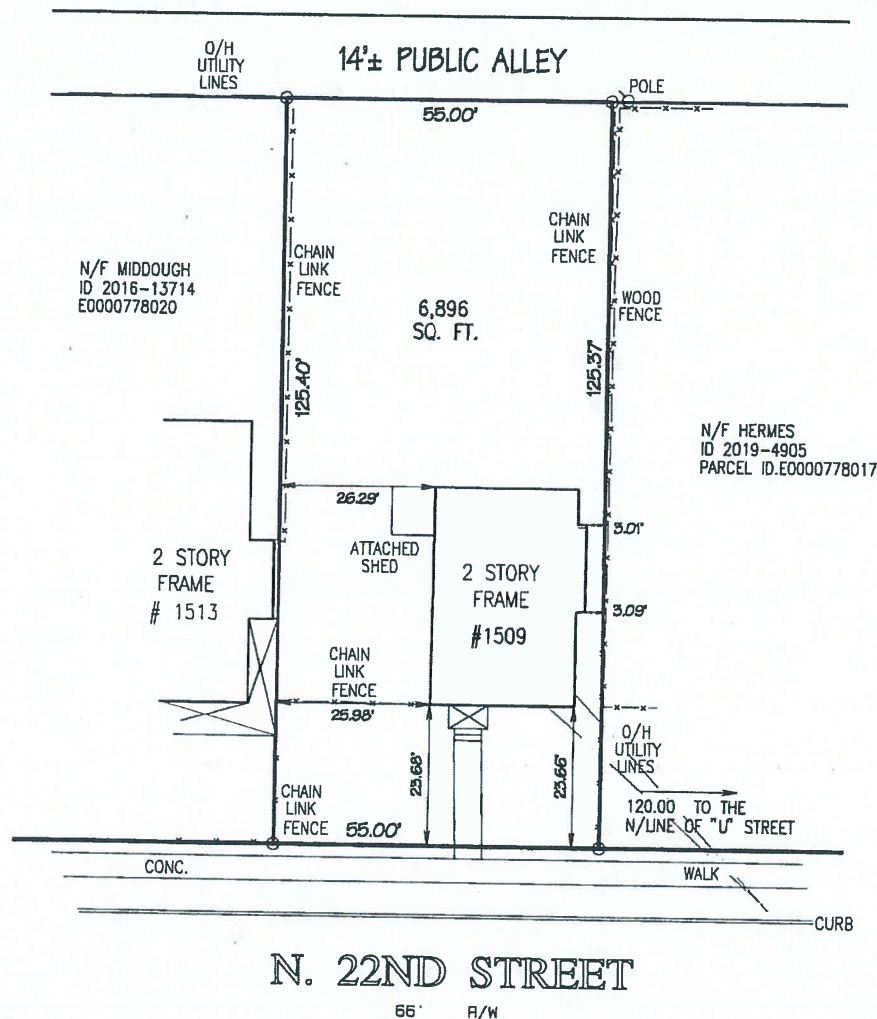
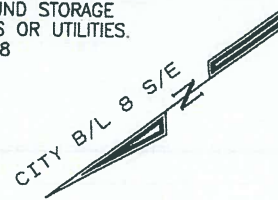
DISAPPROVED by the Zoning Administrator on August 15, 2019, based on Sections 30-300, 30-410.5(1) & 30-630.1(a)(1) of the zoning ordinance for the reason that: In an R-5 (Single-Family Residential District), the front yard (setback) requirement is not met. A front yard of twenty-five feet (25') is required along Woodlawn Avenue; 16.9 feet ± is proposed. A nonconforming front yard of 16.3 feet exists for the dwelling and 16.9 feet ± is proposed for the addition.

APPLICATION was filed with the Board on August 16, 2019, based on Section 1040.3(1) of the City of Richmond Zoning Ordinance.

APPEARANCES:

For Applicant: Elliot Becker

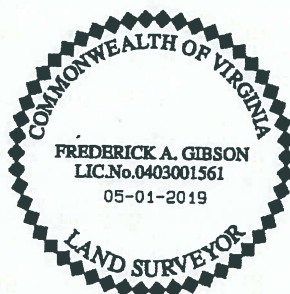
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(PHYSICAL SURVEY)

**PLAT SHOWING IMPROVEMENTS ON # 1509 N. 22nd STREET,
IN THE CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 25'



**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

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LEGEND

○ = IRON ROD FOUND
● = IRON ROD SET
UNLESS OTHERWISE NOTED.

PROJECT # 1904-04 M

14' ALLEY

PARKING TO BE CENTERED
ON EACH LOT.

LIMIT OF DISTURBANCE
& SILT FENCE

1513 N. 22ND ST.

1507 N. 22ND ST.

LIMIT OF DISTURBANCE
& SILT FENCE

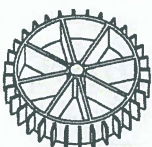
32.9% LOT COVERAGE
(HOUSE ONLY)

22.9% LOT COVERAGE

1511 N. 22ND ST.
2,947 SQ. FT.

1509 N. 22ND ST.
3,950 SQ. FT.

N. 22ND ST.



RIVER MILL
DEVELOPMENT

SHEET:
1 OF 3

DATE:
8-01-19

SCALE:
3/16" = 1'-0"

NO.	REVISION

REVISION NOTES

1511 N 22ND ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

1ST FLOOR HEATED SQ. FOOTAGE: 970 S.F.
2ND FLOOR HEATED SQ. FOOTAGE: 928 S.F.

CONNECTION DETAIL

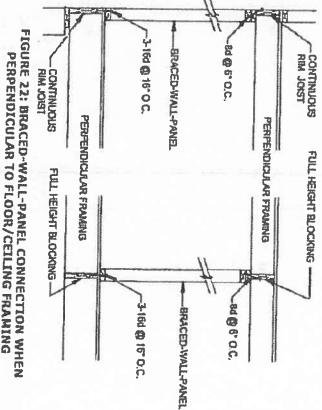
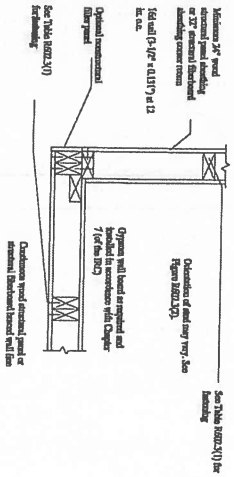


FIGURE 22: BRACED-WALL-PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

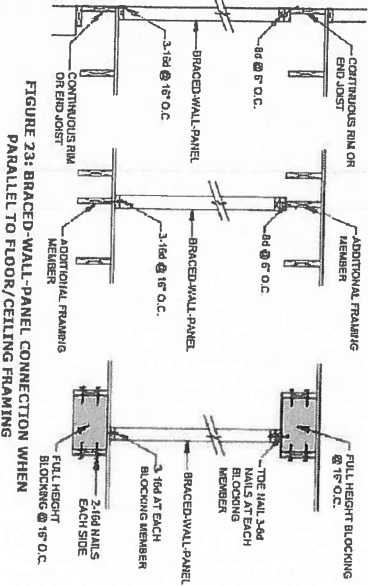
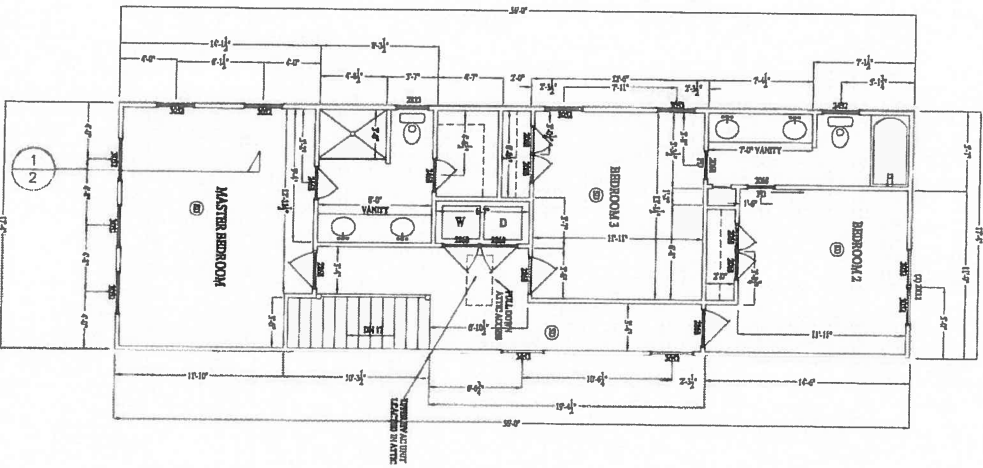
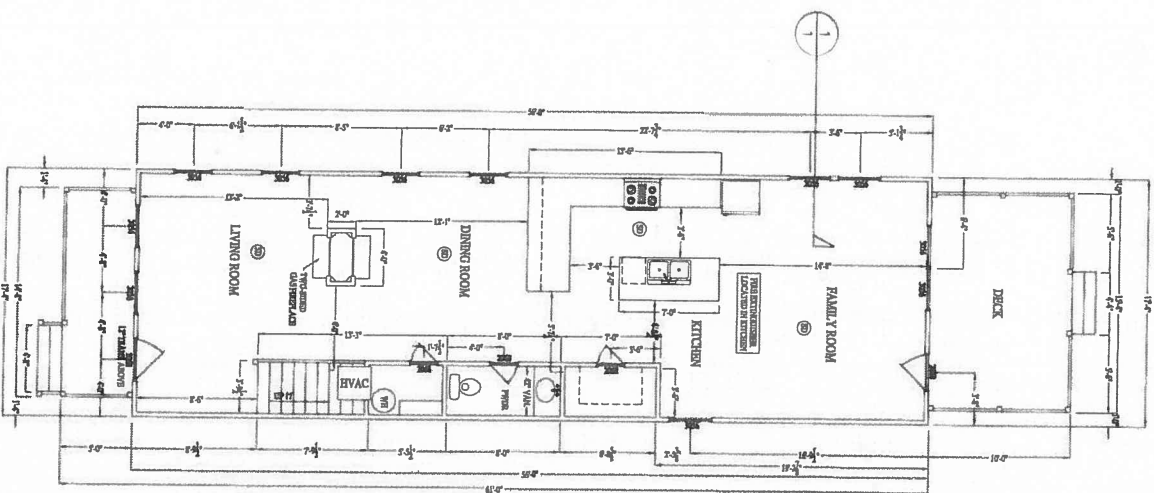


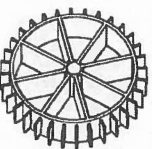
FIGURE 23: BRACED-WALL-PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



SECOND FLOOR PLAN



FIRST FLOOR PLAN



RIVER MILL
DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

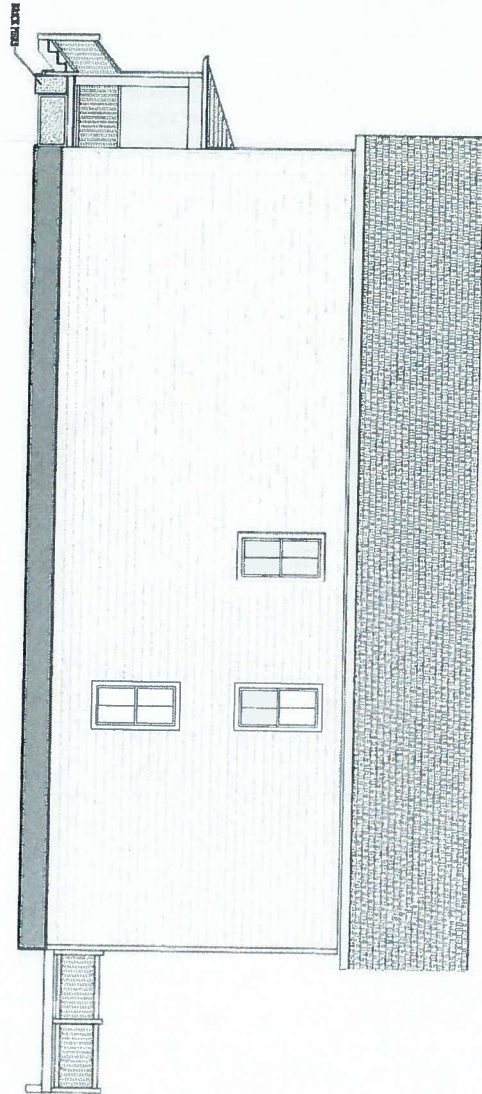
SHEET:
2 OF 3

DATE:
10-17-18

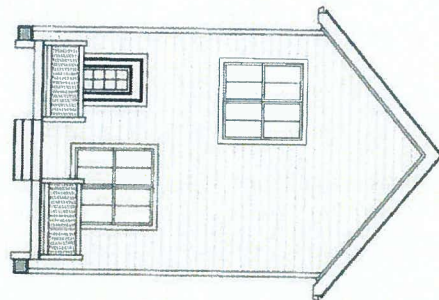
SCALE:
1/4" = 1'-0"

REVISION NOTES

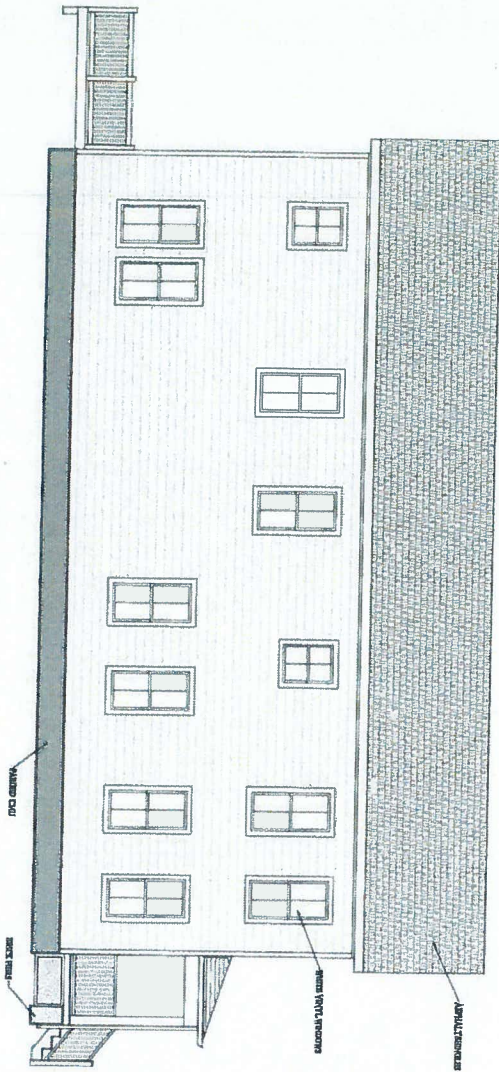
1511 N 22ND ST.
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM



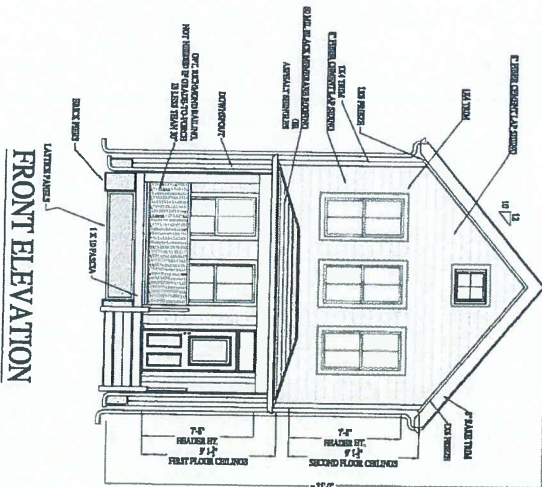
RIGHT ELEVATION



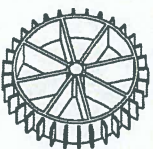
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



**RIVER MILL
DEVELOPMENT**
RIVERMILLDEVELOPMENT@GMAIL.COM

SHEET:
3 OF 3

DATE:
8-01-19

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

NO.	REVISION

REVISION NOTES

1511 N 22ND ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM