



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

April 8, 2019

Catherine & Samuel Jones
2214 Carrington Street
Richmond, VA 23223

Baker Development Resources
11 S. 12th Street, Suite 500
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 20-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, May 1, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for a building permit to construct a new single-family detached dwelling at 2214 CARRINGTON STREET (Tax Parcel Number E000-0469/018), located in an R-63 (Multi-family Urban Residential District).

Please be advised that the applicant or the applicant's representative must be present at the hearing. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations.

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

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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasociationgroupin formation.aspx>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each.

Please be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. Please note that the Board's Rules of Procedure require payment of a \$150.00 continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbors and neighborhood association(s). Please contact your neighborhood association to determine their meeting schedule. Be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. For your convenience a list of the property owner(s) which have been identified based on the City Assessor's records as being located within a 150' radius of subject property is being provided to you (see attachment).

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

Very truly yours,



Roy W. Benbow, Secretary

Phone: (804) 240-2124

Fax: (804) 646-5789

E-mail: Roy.Benbow@richmondgov.com

cc: Zoning Administrator

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

2209 Carrington Street Rva LLC
2209 Carrington St
Richmond VA 23223

Bolling Freda G
2215 Q St
Richmond VA 23223

Bright Louise & James
2205 Carrington St
Richmond VA 23223

Chalmers Melvin R & Jackson K &
Richardson Elsie M
2201 Q St
Richmond VA 23223

Dominion Area Development Group LLC
615 Albemarle St
Richmond VA 23220

Evolve Hld LLC
3420 Pump Rd #169
Richmond VA 23233

Forcastle LLC
615 Albemarle St
Richmond VA 23220

Hudson Lucy
976 Pink St
Richmond VA 23223

Kplf Holdings LLC
106 Kennondale Rd
Richmond VA 23226

Kramer Samuel
7122 Hazel Avenue
Upper Darby PA 19082

Mcclain Shawn F
2207 Q St
Richmond VA 23223

Odwyer Caitlin C & Johnson Josephine P
2203 Q Street
Richmond VA 23223

Roane Rodney R
403 Mansfield Dr
Richmond VA 23223

Robinson Kenecko A
2209 Q St
Richmond VA 23223

Seibert David
2317 Carrington St
Richmond VA 23223

Shepherd Joyce H & Stephen Randolph Jr
2327 Phaup St
Richmond VA 23223

Simms Brenda J & Tillman Jr
7001 Walmsley Blvd
Richmond VA 23235

Starook Dean E
424 N 33rd St
Richmond VA 23223

Streetcar Properties LLC C/o Sam Tuttle
615 N 25th St
Richmond VA 23223

Traylor Bryan C
615 Albemarle St
Richmond VA 23220

Tuttle Samuel S
978 Pink St
Richmond VA 23223

Unlimited Renovations LLC
615 Albemarle St
Richmond VA 23220

Property: 2214 Carrington St **Parcel ID:** E0000469018**Parcel**

Street Address: 2214 Carrington St Richmond, VA 23223-0
Owner: JONES SAMUEL I & CATHERINE W
Mailing Address: 2214 CARRINGTON ST, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 332 - East End - Fairmont/Creighton
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-63 - Residential (Multi-family Urban)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$20,000
Improvement Value:
Total Value: \$20,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 1200
Acreage: 0.028
Property Description 1: 0020.00X0060.00 0000.000
State Plane Coords(?<#>): X= 11797546.216064 Y= 3721817.380892
Latitude: 37.53955991 , **Longitude:** -77.41483190

Description

Land Type: Residential Lot A
Topology:
Front Size: 20
Rear Size: 60
Parcel Square Feet: 1200
Acreage: 0.028
Property Description 1: 0020.00X0060.00 0000.000
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11797546.216064 Y= 3721817.380892
Latitude: 37.53955991 , **Longitude:** -77.41483190

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$20,000	\$0	\$20,000	Reassessment
2018	\$15,000	\$0	\$15,000	Reassessment
2017	\$15,000	\$0	\$15,000	Reassessment
2016	\$15,000	\$0	\$15,000	Reassessment
2015	\$15,000	\$0	\$15,000	Reassessment
2014	\$15,000	\$0	\$15,000	Reassessment
2013	\$15,000	\$0	\$15,000	Reassessment
2012	\$11,000	\$0	\$11,000	Reassessment
2011	\$11,000	\$0	\$11,000	CarryOver
2010	\$11,000	\$0	\$11,000	Reassessment
2009	\$11,000	\$0	\$11,000	Reassessment
2008	\$11,000	\$0	\$11,000	Reassessment
2007	\$11,000	\$0	\$11,000	Reassessment
2006	\$10,000	\$0	\$10,000	Reassessment
2005	\$10,000	\$0	\$10,000	Reassessment
2004	\$1,500	\$0	\$1,500	Reassessment
2003	\$1,500	\$0	\$1,500	Reassessment
2002	\$1,500	\$0	\$1,500	Reassessment
1998	\$1,500	\$0	\$1,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
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Planning

Master Plan Future Land Use: MUR
Zoning District: R-63 - Residential (Multi-family Urban)
Planning District: East
Traffic Zone: 1038
City Neighborhood Code: FRMT
City Neighborhood Name: Fairmount
Civic Code: 0830
Civic Association Name: New Visions Civic League of East End
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fairmount
Neighborhoods in Bloom: Church Hill Central
Redevelopment Conservation Area: New Visions

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	2036	0203002	020300
1990	308	0203003	020300

Schools

Elementary School: George Mason
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:

Government Districts

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

<#>

Property Images

Name:E0000469018 Desc:

[Click here for Larger Image](#)

Sketch Images

Name: Desc:

A rectangular box with a black border containing the text "Image Not Available".

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: Catherine & Samuel Jones

PHONE: (Home) () _____ (Mobile) () _____

ADDRESS 2214 Carrington Street

FAX: () _____ (Work) () _____

Richmond, VA 23223

E-mail Address: _____

PROPERTY OWNER'S

REPRESENTATIVE: Mark BakerPHONE: (Home) (804) 874-6275 (Mobile) () _____(Name/Address) Baker Development Resources

FAX: () _____ (Work) () _____

11 South 12th Street, Suite 500E-mail Address: markbaker@bakerdevelopmentresources.comRichmond, Virginia 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2214 Carrington StreetTYPE OF APPLICATION: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER _____ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-419.6(2)a & 30-710.1(a)(1)APPLICATION REQUIRED FOR: A building permit to construct a new single-family detached dwelling.TAX PARCEL NUMBER(S): E000-0469/018 ZONING DISTRICT: R-63 (Multi-family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The side yard (setback) requirement is not met. A side yard of three (3') feet is required; 1.39' is proposed along the western property line. The off-street parking requirement is not met. One (1) space is required; none is proposed.

DATE REQUEST DISAPPROVED: March 15, 2019FEE WAIVER: YES ☐ NO: ☒DATE FILED: March 15, 2019 TIME FILED: 9:00 a.m. PREPARED BY: Josh Young RECEIPT NO. BZAR-051001-2019AS 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) _____ 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: 3/27/19

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

CASE NUMBER: BZA 20-2019 HEARING DATE: May 1, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 20-2019
150' Buffer

APPLICANT(S): Catherine & Samuel Jones

PREMISES: 2214 Carrington Street

(Tax Parcel Number E000-0469/018)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-419.6(2)a & 30-710.1(a)(1)
of the Zoning Ordinance for the reason that:

The side yard (setback) and off-street parking requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

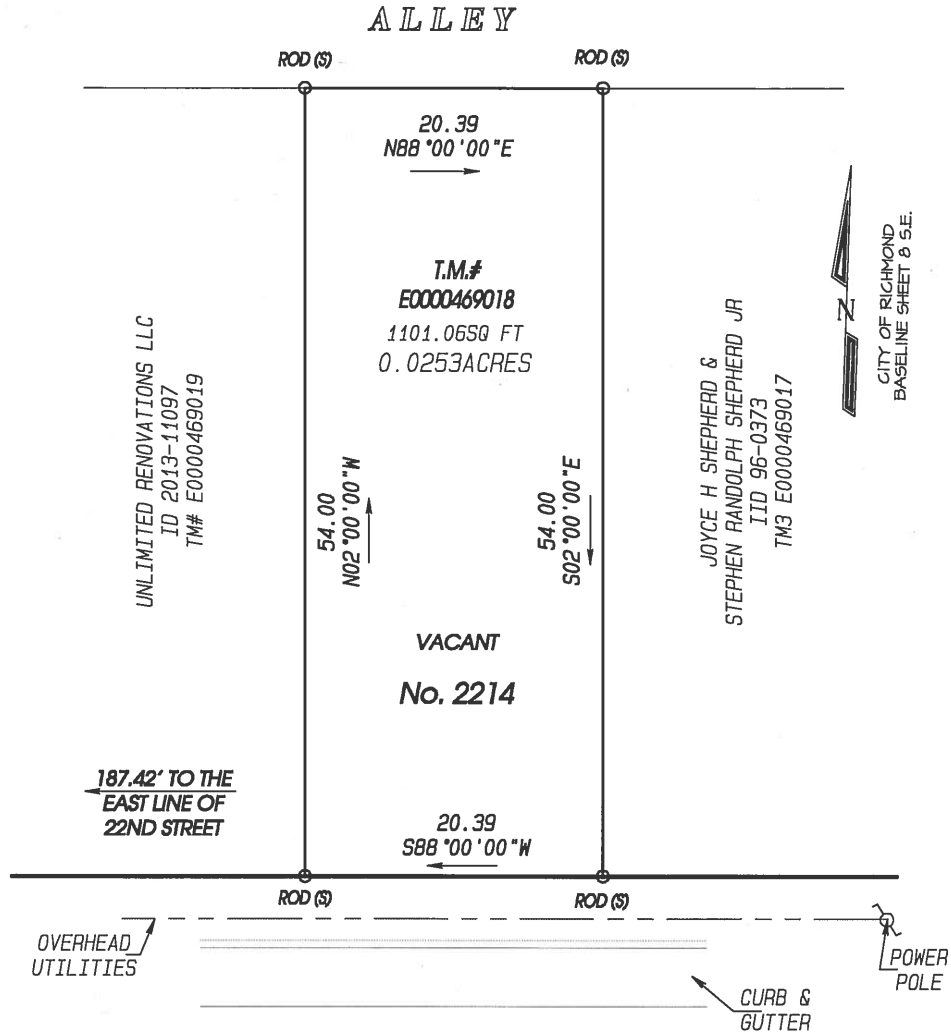
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together 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)

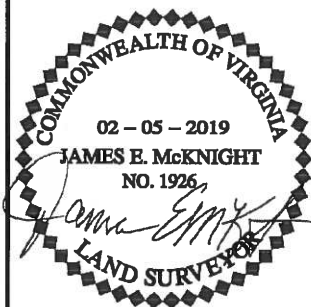
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: SAMUEL I & CATHERIN W JONES



CARRINGTON STREET

50' +/- R/W

PLAT SHOWING IMPROVEMENTS ON
No. 2214 CARRINGTON STREET, IN
THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON FEBRUARY 05, 2019, 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" = 10'



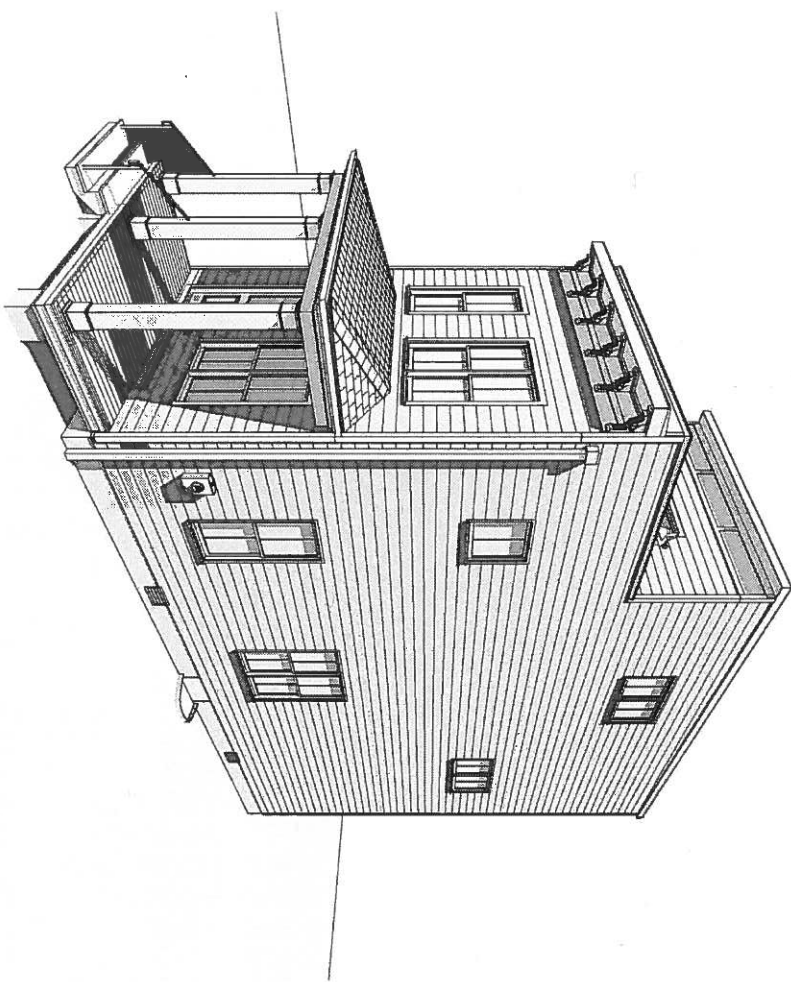
McKNIGHT
& ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

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

JOB NUMBER: 90045314

3-STORY 3-BEDROOM, 2-1/2 BATH, NEW CONSTRUCTION SINGLE-FAMILY DETACHED RESIDENCE 2214 CARRINGTON ST. RICHMOND, VA 23223



#	DATE	REVISION TABLE	DESCRIPTION
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PAGE #	TITLE
1	COVER SHEET
2	GENERAL INFORMATION & SITE PLAN
3	FOUNDATION & 1ST FLOOR PLAN
4	2ND FLOOR PLAN
5	ROOF PLAN
6	EXTERIOR ELEVATIONS
7	INTERIOR ELEVATIONS
8	BUILDING SECTIONS
9	ENLARGED SECTIONS
10	SCREENING PLANS
11	BRACED WALL DESIGN TABLES
12	BRACED WALL DESIGN TABLES

BUILDER NOTICE:

IT IS THE INTENT OF THE DESIGNER / DRAFTER LISTED IN THE TITLE BLOCK OF THESE DOCUMENTS THAT THESE DOCUMENTS ARE ACCURATE, PROVIDED LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL THE INFORMATION CONTAINED IN THESE DOCUMENTS, PRIOR TO COMMENCEMENT OF ANY WORK. THE DESIGNER / DRAFTER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE DESIGNER / DRAFTER PRIOR TO CONSTRUCTION.

ANY QUESTIONS CONCERNING THESE DOCUMENTS SHALL BE DIRECTED TO DUSTIN HETRICK AT NVISIONTEK, LLC, CELL: (804) 372-0991, EMAIL: DHETRICK@NVISIONTEKLLC.COM

2214 CARRINGTON ST
 PERMIT SET
 3/21/2019
 CENTER CREEK HOMES
 11 S 12TH ST, STE 108
 RICHMOND, VA, 23219

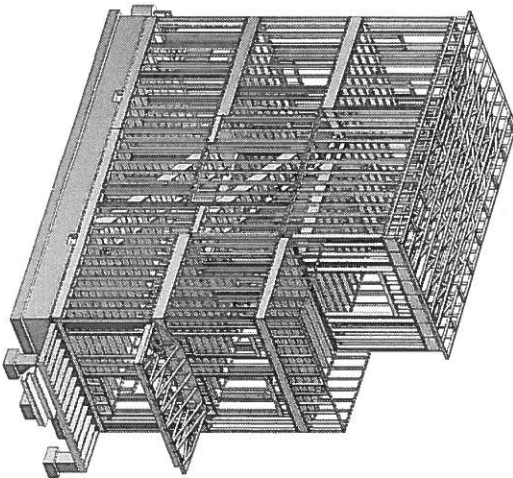


THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY

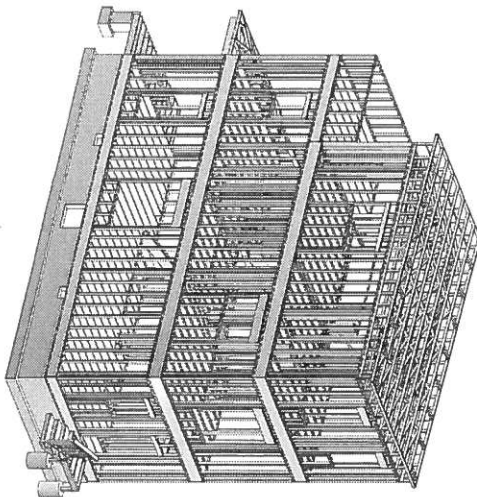
WEBSITE: WWW.NVISIONTEKLLC.COM

ABBREVIATIONS LEGEND

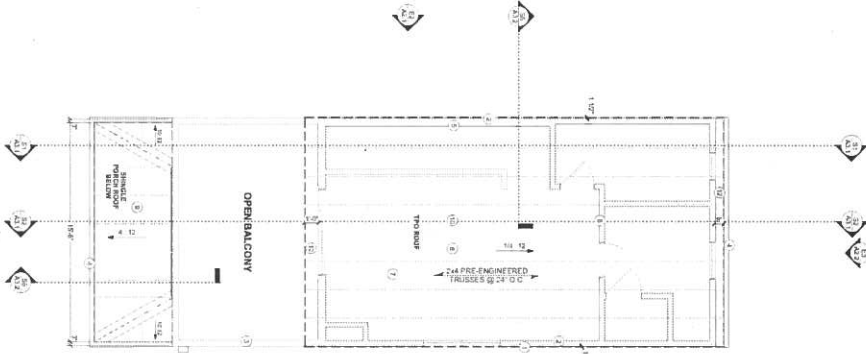
AB	ABOVE
AD	ADDITIONAL
AL	ALTERNATE
AN	ANALOG
AR	ARCHITECTURAL
AS	AS SHOWN
AT	AT THE
AV	AVOID
AW	AWAY FROM
AX	AXIS
BA	BALANCE
BB	BEST
BC	BEST CASE
BD	BEST DIRECTION
BE	BEST ESTIMATE
BF	BEST FIT
BH	BEST HYPOTHESIS
BI	BEST INTEREST
BJ	BEST JUDGMENT
BK	BEST KNOWLEDGE
BL	BEST LAYOUT
BM	BEST METHOD
BN	BEST NUMBER
BO	BEST OFFER
BP	BEST PRACTICE
BQ	BEST QUALITY
BR	BEST RESULT
BS	BEST SCENARIO
BT	BEST TIME
BU	BEST USE
BV	BEST VALUE
BW	BEST WAY
BY	BEST YIELD
BZ	BEST ZONE
CA	CALCULATE
CB	CALCULATED
CC	CALCULATED VALUE
CD	CALCULATED DISTANCE
CE	CALCULATED ERROR
CF	CALCULATED FACTOR
CG	CALCULATED GRADE
CH	CALCULATED HEAD
CI	CALCULATED INCH
CJ	CALCULATED JUNCTION
CK	CALCULATED KNOT
CL	CALCULATED LENGTH
CM	CALCULATED MILE
CN	CALCULATED NUMBER
CO	CALCULATED OUNCE
CP	CALCULATED POUND
CQ	CALCULATED QUART
CR	CALCULATED RADIUS
CS	CALCULATED SCALE
CT	CALCULATED TON
CU	CALCULATED CUBIC
CV	CALCULATED VOLUME
CW	CALCULATED WEIGHT
CX	CALCULATED X
CY	CALCULATED Y
CZ	CALCULATED Z
DA	DRAWN
DB	DRAWN BY
DC	DRAWN DATE
DD	DRAWN DESCRIPTION
DE	DRAWN DETAILS
DF	DRAWN DIMENSIONS
DG	DRAWN DISTANCE
DH	DRAWN DIRECTION
DI	DRAWN DISTANCE
DJ	DRAWN DISTANCE
DK	DRAWN DISTANCE
DL	DRAWN DISTANCE
DM	DRAWN DISTANCE
DN	DRAWN DISTANCE
DO	DRAWN DISTANCE
DP	DRAWN DISTANCE
DQ	DRAWN DISTANCE
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DT	DRAWN DISTANCE
DU	DRAWN DISTANCE
DV	DRAWN DISTANCE
DW	DRAWN DISTANCE
DX	DRAWN DISTANCE
DY	DRAWN DISTANCE
DZ	DRAWN DISTANCE
EA	EARTH
EB	EARTHEN
EC	EARTHEN WALL
ED	EARTHEN WALL
EE	EARTHEN WALL
EF	EARTHEN WALL
EG	EARTHEN WALL
EH	EARTHEN WALL
EI	EARTHEN WALL
EJ	EARTHEN WALL
EK	EARTHEN WALL
EL	EARTHEN WALL
EM	EARTHEN WALL
EN	EARTHEN WALL
EO	EARTHEN WALL
EP	EARTHEN WALL
EQ	EARTHEN WALL
ER	EARTHEN WALL
ES	EARTHEN WALL
ET	EARTHEN WALL
EU	EARTHEN WALL
EV	EARTHEN WALL
EW	EARTHEN WALL
EX	EARTHEN WALL
EY	EARTHEN WALL
EZ	EARTHEN WALL
FA	FACE
FB	FACE
FC	FACE
FD	FACE
FE	FACE
FF	FACE
FG	FACE
FH	FACE
FI	FACE
FJ	FACE
FK	FACE
FL	FACE
FM	FACE
FN	FACE
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FQ	FACE
FR	FACE
FS	FACE
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FV	FACE
FW	FACE
FX	FACE
FY	FACE
FZ	FACE
GA	GALVANIZED
GB	GALVANIZED
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JD	JACK
JE	JACK
JF	JACK
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JK	JACK
JL	JACK
JM	JACK
JN	JACK
JO	JACK
JP	JACK
JQ	JACK
JR	JACK
JS	JACK
JT	JACK
JU	JACK
JV	JACK
JW	JACK
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JY	JACK
JZ	JACK
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KE	KAYAK
KF	KAYAK
KG	KAYAK
KH	KAYAK
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KJ	KAYAK
KL	KAYAK
KM	KAYAK
KN	KAYAK
KO	KAYAK
KP	KAYAK
KQ	KAYAK
KR	KAYAK
KS	KAYAK
KT	KAYAK
KU	KAYAK
KV	KAYAK
KW	KAYAK
KX	KAYAK
KY	KAYAK
KZ	KAYAK
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LB	LAMP
LC	LAMP
LD	LAMP
LE	LAMP
LF	LAMP
LG	LAMP
LH	LAMP
LI	LAMP
LJ	LAMP
LK	LAMP
LL	LAMP
LM	LAMP
LN	LAMP
LO	LAMP
LP	LAMP
LQ	LAMP
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LS	LAMP
LT	LAMP
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LV	LAMP
LW	LAMP
LX	LAMP
LY	LAMP
LZ	LAMP
MA	MATERIAL
MB	MATERIAL
MC	MATERIAL
MD	MATERIAL
ME	MATERIAL
MF	MATERIAL
MG	MATERIAL
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3D FRAMING OVERVIEW #1
NOT TO SCALE - FOR REFERENCE ONLY



3D FRAMING OVERVIEW #2
NOT TO SCALE - FOR REFERENCE ONLY



ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTE	SCALE: 1/8" = 1'-0"
1. 1/4" PRE-ENGINEERED TRUSSES	
2. 1/4" PRE-ENGINEERED TRUSSES	
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11. 1/4" PRE-ENGINEERED TRUSSES	
12. 1/4" PRE-ENGINEERED TRUSSES	

ROOF VENT NOTES

1. ROOF VENTS SHALL BE INSTALLED IN THE CENTER OF EACH ROOF SPACE.
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ROOF PLAN NOTES

1. ROOF PLAN SHALL BE INSTALLED IN THE CENTER OF EACH ROOF SPACE.
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12. ROOF PLAN SHALL BE INSTALLED IN THE CENTER OF EACH ROOF SPACE.

PROJECT NAME:
2214 CARRINGTON ST
CLIENT:
CENTER CREEK HOMES
11 S 12TH ST, STE 108
RICHMOND, VA, 23219

TITLE
ROOF PLAN

DOCUMENT PHASE:
PERMIT SET

DATE:
3/21/2019
3:59:48 PM

DRAWN BY:
DUSTIN HETTRICK

SCALE: 1/8" = 1'-0"

SHEET

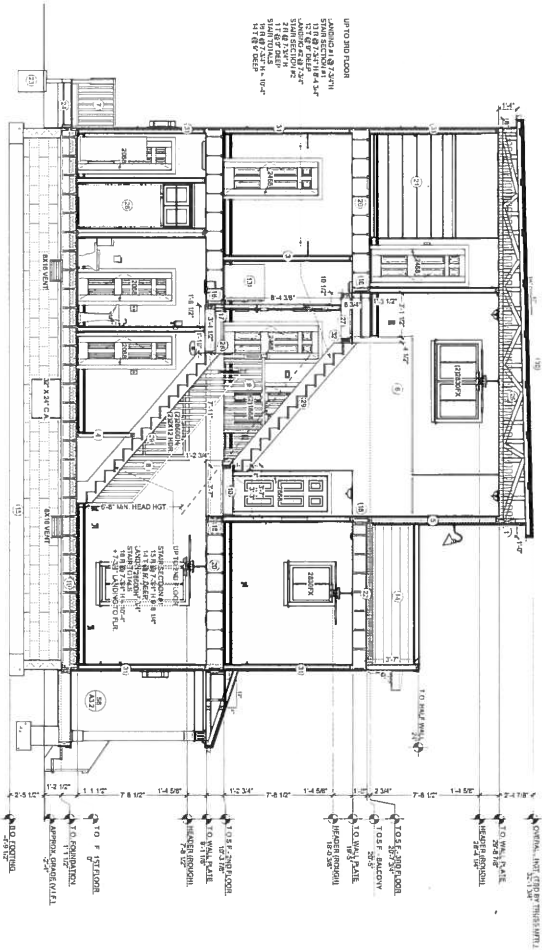
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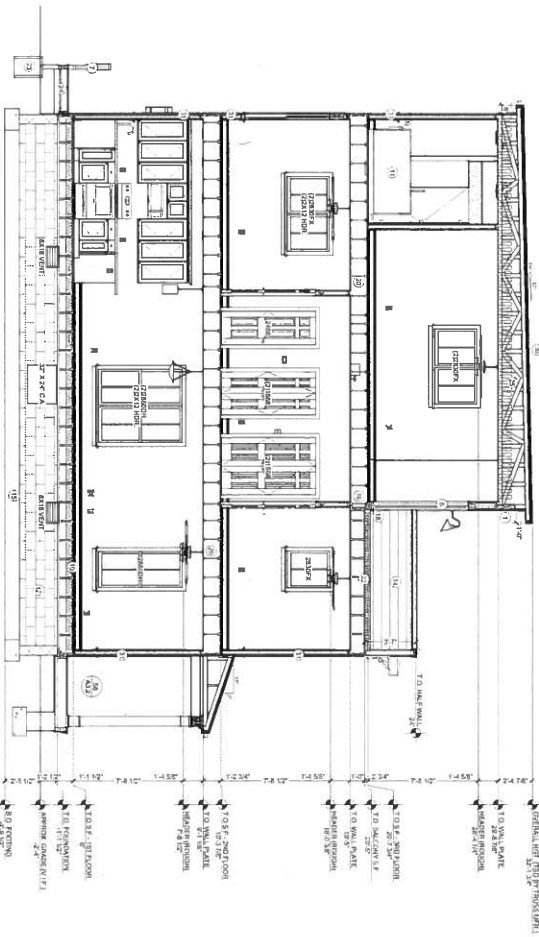
REVISIONS
DATE DESCRIPTION

nvisionTEK
PROFESSIONAL SERVICES
ARCHITECTURAL & ENGINEERING
11111 N. 11TH AVE., SUITE 100
RICHMOND, VA 23238
INFO@VISIONTEKVA.COM
WWW.VISIONTEKVA.COM

1	214' C.C. WALLS - FINISH INTERIOR, EXTERIOR FINISHED PER NOTES AND
2	214' C.C. WALLS - FINISH INTERIOR, EXTERIOR FINISHED PER NOTES AND
3	214' C.C. WALLS - FINISH INTERIOR, EXTERIOR FINISHED PER NOTES AND
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34	214' C.C. WALLS - FINISH INTERIOR, EXTERIOR FINISHED PER NOTES AND



S1 BUILDING SECTION 1
SCALE: 1/4" = 1'-0"



S2 BUILDING SECTION 2
SCALE: 1/4" = 1'-0"

SECTION NOTES	
1.	ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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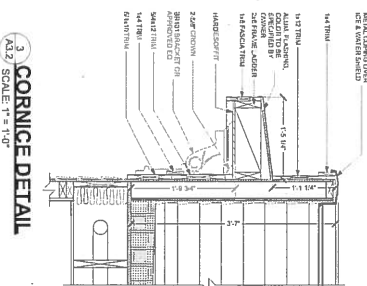
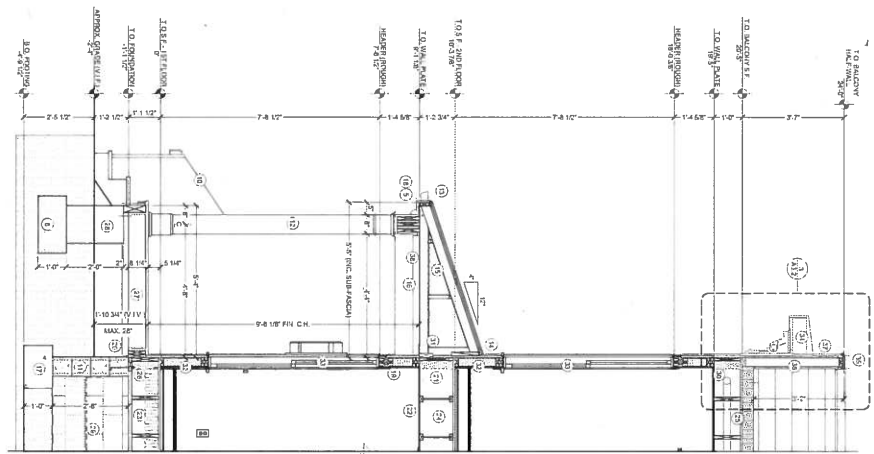
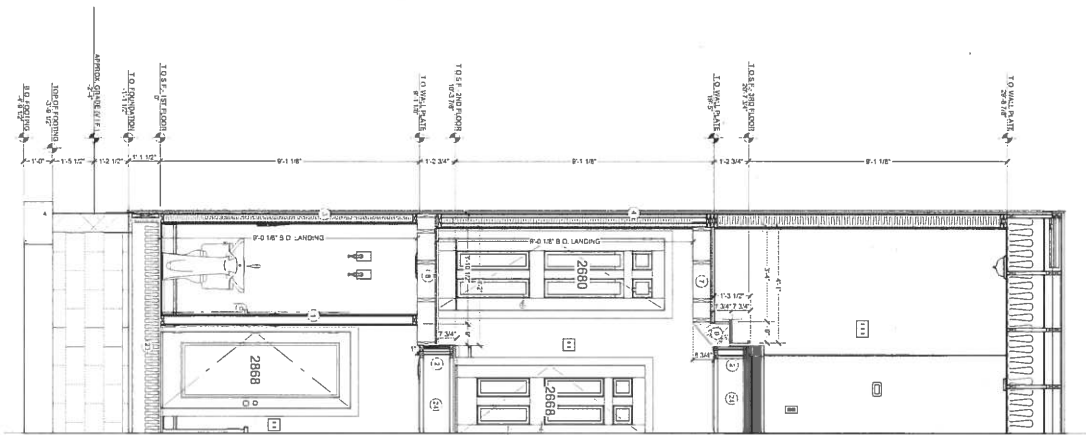
PROJECT NAME:	
2214 CARRINGTON ST	
CLIENT:	
CENTER CREEK HOMES	
11 S 12TH ST, STE 108	
RICHMOND, VA 23219	

REVISIONS	
#	DESCRIPTION



nvisiontek
 BUILDING SERVICES
 11 S 12TH ST, STE 108
 RICHMOND, VA 23219
 (804) 771-1111
 INFO@NVISIONTEK.COM
 WWW.NVISIONTEK.COM

1	2nd FLOOR INTERIOR WALL, TYP
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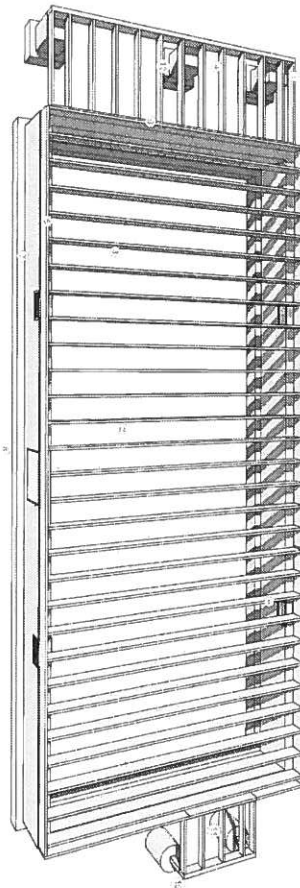
nvisionTEK
 R I C H M O N D
 A R C H I T E C T S
 1115 CARRINGTON ST
 RICHMOND, VA 23220
 804.647.1111
 INFO@NVISIONTEK.COM
 NVISIONTEK.COM

REVISIONS
 # DATE DESCRIPTION

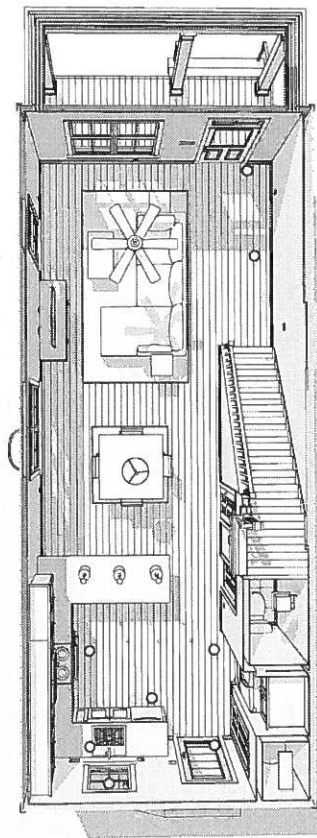
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 DUSTIN HETRICK
 SCALE: SEE PLAN
A3.2
 9 OF 13

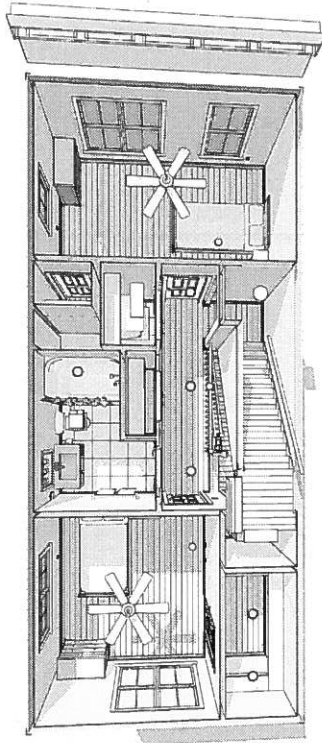
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 PROJECT NAME:
 2214 CARRINGTON ST
 CLIENT:
 CENTER CREEK HOMES
 11 S 12TH ST, STE 108
 RICHMOND, VA, 23219



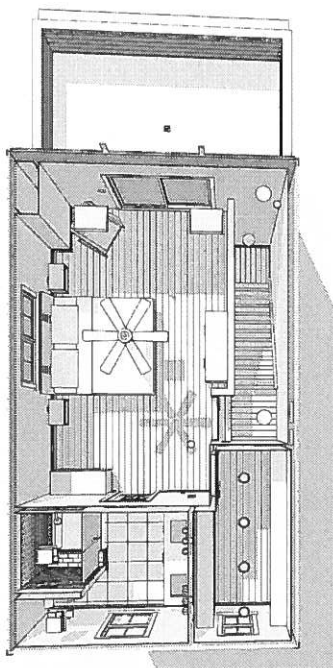
3D FOUNDATION OVERVIEW
NOT TO SCALE



3D 1ST FLOOR OVERVIEW
NOT TO SCALE



3D 2ND FLOOR OVERVIEW
NOT TO SCALE



3D 3RD FLOOR OVERVIEW
NOT TO SCALE

ELEVATION & PERSPECTIVE NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES (F' & I').
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



nvisiontek
ARCHITECTURAL
DRAWING & DESIGN SERVICES
11111 CARRINGTON ST, STE 108
RICHMOND, VA 23238
WWW.NVISIONTEK.COM

REVISIONS

#	DATE	DESCRIPTION

BUILDER NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

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PROJECT NAME:
2214 CARRINGTON ST

CLIENT:
CENTER CREEK HOMES
11 S 12TH ST, STE 108
RICHMOND, VA, 23219

TITLE
3D OVERVIEWS

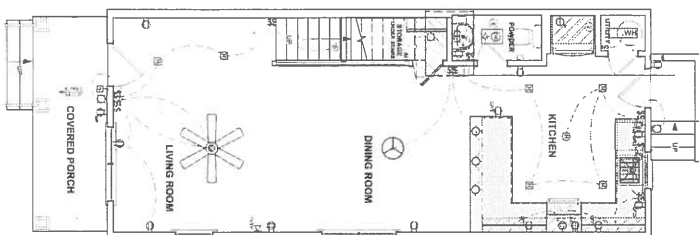
DOCUMENT PHASE:
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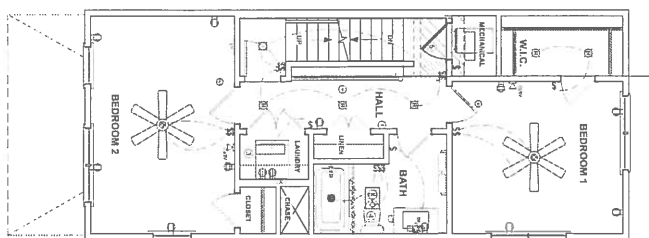
DRAWN BY:
DUSTIN HETRICK

SCALE: SEE PLAN

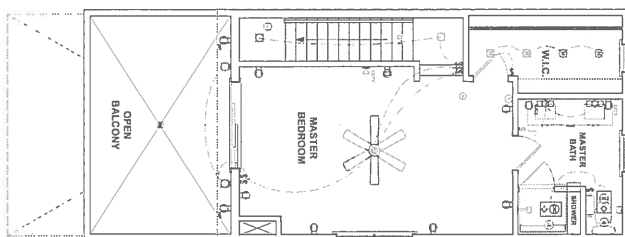
SHEET
A4.1
10 OF 13



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



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



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

1. PAINTED WOOD STUDS TO GRADE - PER CODE
2. PROVIDE PEK WATER LINE FOR REFRIGERATOR
3. VENT DRYER THRU FLUE ROOM BELOW AND OUT THRU AIR JOIST AT SIDE OF HOUSE
4. VENT FAN THRU AIR JOIST ABOVE WALL BOARD PIPE
5. TO LIGHT ABOVE (SEE AND PROVIDE ELECTRICAL PLAN)

ELECTRICAL LEGEND	
SWITCHES	<p>1 SINGLE POLE SWITCH</p> <p>2 3-WAY SWITCH</p> <p>3 4-WAY SWITCH</p> <p>4 DIMMER SWITCH</p> <p>5 FLOOR DOWN/UP AND REVERSE</p> <p>6 MOUNTING BRACKET</p> <p>7 3-PRONG GROUNDING PLUG</p> <p>8 2-PRONG NON-GROUNDING PLUG</p> <p>9 RECESSED LIGHT</p> <p>10 DOWN LIGHT</p> <p>11 DOWN LIGHT WITH DIMMER</p> <p>12 PENDANT LIGHT</p> <p>13 CHANSELED RECESSED LIGHT</p> <p>14 CHANSELED RECESSED LIGHT WITH DIMMER</p> <p>15 UNDERCAB LED LIGHT - DIM</p> <p>16 WALL LIGHT WITH DIMMER</p> <p>17 WALL LIGHT TO DIMMER SWITCH</p> <p>18 DIMMER</p> <p>19 DIMMER</p> <p>20 DIMMER</p> <p>21 DIMMER</p> <p>22 DIMMER</p> <p>23 DIMMER</p> <p>24 DIMMER</p> <p>25 DIMMER</p> <p>26 DIMMER</p> <p>27 DIMMER</p> <p>28 DIMMER</p> <p>29 DIMMER</p> <p>30 DIMMER</p> <p>31 DIMMER</p> <p>32 DIMMER</p> <p>33 DIMMER</p> <p>34 DIMMER</p> <p>35 DIMMER</p> <p>36 DIMMER</p> <p>37 DIMMER</p> <p>38 DIMMER</p> <p>39 DIMMER</p> <p>40 DIMMER</p> <p>41 DIMMER</p> <p>42 DIMMER</p> <p>43 DIMMER</p> <p>44 DIMMER</p> <p>45 DIMMER</p> 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	REVISIONS
	DATE DESCRIPTION

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CLIMBING & HVAC NOTES

1. IF THE PROJECT HAS A RAMP, REEFER, OR OTHER SPECIALIZED EQUIPMENT, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION TO THE CLIENT:
 - a. EQUIPMENT TO BE USED TO CLIMB THE RAMP, REEFER, OR OTHER SPECIALIZED EQUIPMENT.
 - b. EQUIPMENT TO BE USED TO CLIMB THE RAMP, REEFER, OR OTHER SPECIALIZED EQUIPMENT.
 - c. EQUIPMENT TO BE USED TO CLIMB THE RAMP, REEFER, OR OTHER SPECIALIZED EQUIPMENT.
2. IF THE CLIENT REQUESTS THAT THE CONTRACTOR PROVIDE THE FOLLOWING INFORMATION, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION TO THE CLIENT:
 - a. EQUIPMENT TO BE USED TO CLIMB THE RAMP, REEFER, OR OTHER SPECIALIZED EQUIPMENT.
 - b. EQUIPMENT TO BE USED TO CLIMB THE RAMP, REEFER, OR OTHER SPECIALIZED EQUIPMENT.
 - c. EQUIPMENT TO BE USED TO CLIMB THE RAMP, REEFER, OR OTHER SPECIALIZED EQUIPMENT.
3. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - a. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS.
 - b. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS.
 - c. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS.
4. WHEN ACCESSING THE RAMP, REEFER, OR OTHER SPECIALIZED EQUIPMENT, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION TO THE CLIENT:
 - a. EQUIPMENT TO BE USED TO CLIMB THE RAMP, REEFER, OR OTHER SPECIALIZED EQUIPMENT.
 - b. EQUIPMENT TO BE USED TO CLIMB THE RAMP, REEFER, OR OTHER SPECIALIZED EQUIPMENT.
 - c. EQUIPMENT TO BE USED TO CLIMB THE RAMP, REEFER, OR OTHER SPECIALIZED EQUIPMENT.

ELECTRICAL NOTES

- 1 IF ALTERNATES ARE USED, REFER TO ALTERNATE LOCATION ON THIS SHEET FOR DISCREPANCY.
- 2 HOUSING/ENCLOSURE SHALL BE A MAX. THICK WITH RELEVANT NOTATIONS TO IDENTIFY THE CABLE LOCATION AND TYPE FOR CABLES, LIGHTS, SWITCHES, DATA, PHONE, AUDIO, ETC.
- 3 PARTS/ITEMS TO BE SELECTED BY MPOC OWNER.
- 4 CONTRACTOR TO VERIFY LOCATION OF ELECTRICAL SERVICE PANEL PRIOR TO CONSTRUCTION. IF SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY METER LOCATION, CASE TYPES, ETC.

[illegible]



DATE	DESCRIPTION
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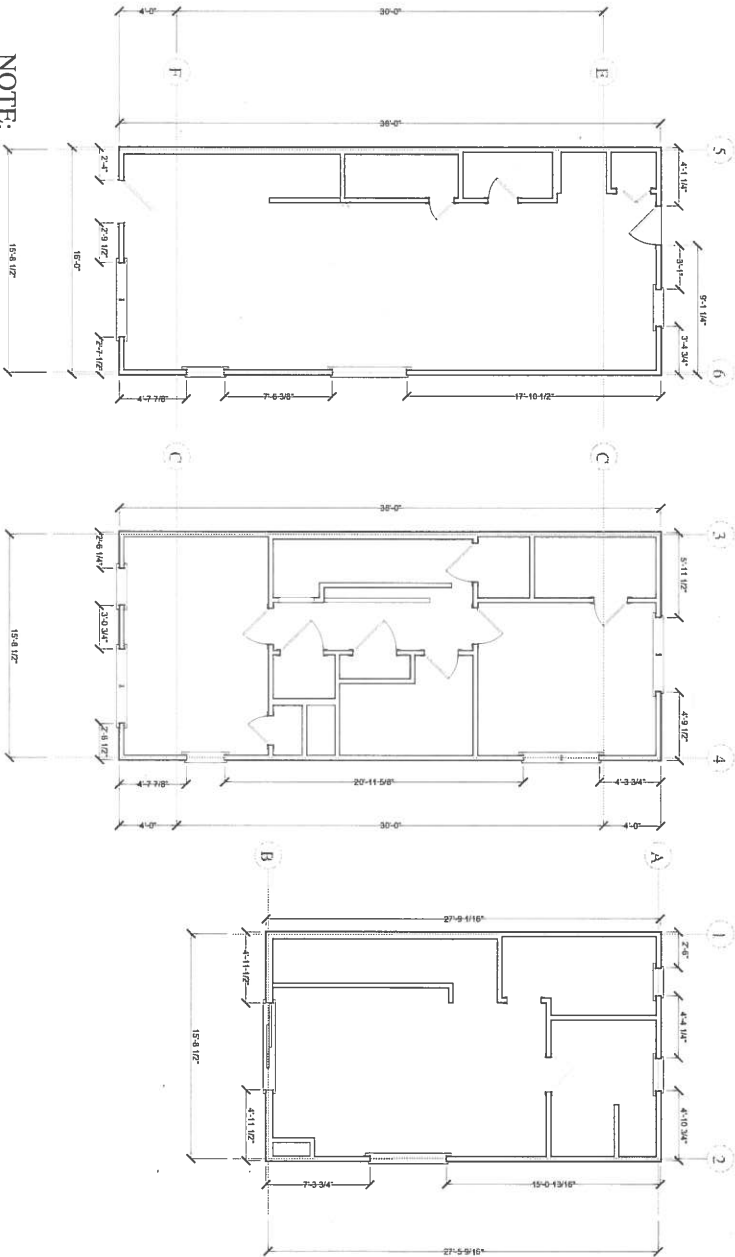
BUILDING NOTICE:
THIS SET OF PLANS IS THE PROPERTY OF nvisionTEK, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF nvisionTEK, INC. THE USER OF THESE PLANS AGREES TO HOLD nvisionTEK, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY nvisionTEK, INC. OR ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS, IN CONNECTION WITH THE USE OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO nvisionTEK, INC. AND FOR THE RESULTS OF THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANS AND FOR THE RETURN OF THE PLANS TO nvisionTEK, INC. UPON COMPLETION OF THE PROJECT. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANS AND FOR THE RETURN OF THE PLANS TO nvisionTEK, INC. UPON COMPLETION OF THE PROJECT.

PROJECT NAME:
2214 CARRINGTON ST
CLIENT:
CENTER CREEK HOMES
11 S 12TH ST, STE 108
RICHMOND, VA, 23219

TITLE
**BRACED WALL
DESIGN PLANS**

DOCUMENT PHASE:
PERMIT SET
PLOT DATE:
3/21/2019
3:58:52 PM
DRAWN BY:
DUSTIN HETRICK
SCALE: SEE PLAN

SHEET
BW1.1
12 OF 13



NOTE:
PER IRC 2012, CS-PF IS 1.5X ACTUAL
1ST FLOOR BRACED WALL PLAN
SCALE: 1/4" = 1'-0"

2ND FLOOR BRACED WALL PLAN
SCALE: 1/4" = 1'-0"

3RD FLOOR BRACED WALL PLAN
SCALE: 1/4" = 1'-0"

THE PAPER SIZE NEEDS TO BE 24" X 36" TO SCALE PROPERLY.

WEBSITE: WWW.NVISIONTEK.COM



REVISIONS	
#	DATE DESCRIPTION

BUILDER NOTICE

[illegible]

PROJECT NAME:
2214 CARRINGTON ST

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RICHMOND, VA, 23219

TITLE
BRACED WALL DESIGN TABLES

DOCUMENT PHASE
PERMIT SET

PLOT DATE:
3/21/2019
3:59:54 PM

DRAWN BY:
DUSTIN HETRICK

SCALE: SEE PLAN

SHEET
BW1.2
13 OF 13

WEBSITE: WWW.NVISIONTEKBIM.COM

WEBSITE: WWW.NVISIONTEKBIM.COM

[illegible]

created by Chuck Bayne, phone (804) 717-6426

Version 7/23/2012

[illegible]

created by Chuck Bajaj, phone (804) 717-6428

Version 7/23/2011

[illegible]

created by Chuck Bajnal, phone (NCA) 717-6428

Version 7/23/2012

INSTRUCTIONS:
DO NOT
DETACH THIS STUB

COMPLETE ALL ITEMS ON THIS SIDE OF FORM
NOTE: FAILURE TO FOLLOW THESE INSTRUCTIONS
WILL VOID APPLICATION.



DEPARTMENT OF PLANNING AND DEVELOPMENT REVIEW
BUREAU OF PERMITS AND INSPECTION
ROOM 110 CITY HALL
900 E. BROAD STREET
RICHMOND, VIRGINIA 23219
PHONE (804) 646-4169
FAX (804) 646-1569

**BUILDING
PERMIT/CERTIFICATE
APPLICATION**

PERMIT NO

B

TRACK 1 TRACK 2

**THIS IS AN APPLICATION ONLY. IT IS NOT AUTHORIZATION TO START ANY WORK.
NO WORK SHALL START UNTIL A PERMIT IS POSTED ON THE JOB SITE.**

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 2214 Carrington Street				2 FLOOR/ROOM NO			
	3 CONTRACTOR NAME		4 LICENSE TYPE		5 CLASS <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C		6 STATE LICENSE NO.	
	7 CONTRACTOR STREET ADDRESS				8 CONTRACTOR TELEPHONE NO / EMAIL ADDRESS			
BUILDING INFORMATION	9 CITY		STATE		ZIP CODE		10 CONTRACTOR FAX NO.	
	11 PROPERTY OWNER NAME Samuel & Catherine Jones		12 PROPERTY OWNER ADDRESS/ZIP 2214 Carrington Street Richmond, VA 23223				13 OWNER DAYTIME TELEPHONE NO	
	14 DESCRIBE CURRENT STRUCTURE USE				15 DESCRIBE PROPOSED STRUCTURE USE			
CONSTRUCTION COST	16 NEW ACCESSORY BLDG. <input type="checkbox"/> ACC		17 ADDITION <input type="checkbox"/> ADD		18 RESIDENTIAL GARAGE <input type="checkbox"/> AD1		19 RESIDENTIAL DECK <input type="checkbox"/> AD2	
	20 OPEN PORCH <input type="checkbox"/> AD3		21 ENCLOSED PORCH <input type="checkbox"/> AD4		22 ALTER/REMODEL LIGHT <input type="checkbox"/> AL1		23 ALTER/REMODEL HEAVY <input type="checkbox"/> AL2	
	24 DEMOLITION <input type="checkbox"/> DEM		25 TENANT FITUP <input type="checkbox"/> FUP		26 FOUNDATION ONLY <input type="checkbox"/> FCU		27 NEW BUILDING <input type="checkbox"/> NB	
WORK DESCRIPTION	28 MOVING/RELOCATION <input type="checkbox"/> REL		29 REPAIR/REPLACEMENT <input type="checkbox"/> REP		30 IF 1 OR 2 FAMILY <input checked="" type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY			
	31 ATTACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		32 DETACHED <input type="checkbox"/> 1 FAMILY <input type="checkbox"/> 2 FAMILY		33 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE		34 CHECK ONE (IF APPLICABLE) <input type="checkbox"/> 1. LODGING HOUSE <input type="checkbox"/> 2. NURSING HOME <input type="checkbox"/> 3. ADULT CARE RESIDENCE	
	35 INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL A, B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.		A. TOTAL CONST COST OF ENTIRE JOB \$		C. MECH COST \$		E. SPRINKLER COST \$	
LIEN INFORMATION	B. ELEC COST \$		D. PLUMB COST \$		F. ELEVATOR COST \$		G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$	
	36 DESCRIBE SCOPE OF WORK Construct a new single-family dwelling							
	37 LIEN AGENT NAME							
CONTACT INFORMATION	38 CONTACT PERSON Mark Baker				39 CONTACT PHONE NO. 804-874-6275		40 CONTACT FAX NO.	
	41 CONTACT ADDRESS 11 South 12th Street, Suite 500 Richmond, VA				ZIP CODE 23219		42 EMAIL markbaker@bakerdevelopmentresources.com	
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO							
PERMIT/REVIEW	44 ENGINEER/ARCHITECT NAME		45 ENGINEER/ARCHITECT PHONE NO.		46 ENGINEER/ARCHITECT FAX NO.		47 EMAIL	
	48 ROOF TYPE 1 (SEE BACK FOR LIST)		49 NO. OF SQUARES		50 ROOF TYPE 2 (SEE BACK FOR LIST)		51 NO. OF SQUARES	
	52 NOT REQUIRED FOR 1 & 2 FAMILY <input checked="" type="checkbox"/>		53 AUTOMATIC SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO		54 FIRE ALARM SYSTEM <input type="checkbox"/> YES <input type="checkbox"/> NO		55 ENCLOSED PORCH AREA (SQ. FT.)	
SPECIAL REQUIREMENTS	56 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		57 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		58 GARAGE AREA (SQ. FT.)		59 OPEN PORCH AREA (SQ. FT.)	
	60 DECK AREA (SQ. FT.)		61 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		62 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		63 TOTAL BUILDING HEIGHT	
	64 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		65 NO. OF SPACES AT ANOTHER LOCATION		66 LOCATION		67 LEASE ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
OWNER/PERMIT	68 WILL THERE BE A <input type="checkbox"/> NEW CURB <input type="checkbox"/> RELOCATED CURB <input type="checkbox"/> DRIVEWAY		69 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? <input type="checkbox"/> YES <input type="checkbox"/> NO		70 TOTAL AREA TO BE DISTURBED (SQ. FT.)		71 IS SURVEY OR SITE PLAN ATTACHED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
	72 HEREBY AFFIRM THAT UNDER THE PROVISIONS OF TITLE 54.1-1101 OF THE CODE OF VIRGINIA, I AM NOT SUBJECT TO LICENSURE AS A CONTRACTOR OR SUBCONTRACTOR. BY THIS AFFIDAVIT I ASSUME FULL RESPONSIBILITY FOR COMPLETION OF THE PROPOSED WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LAW. I ALSO UNDERSTAND IT IS A VIOLATION OF STATE LAW TO KNOWINGLY HIRE AN UNLICENSED CONTRACTOR.							
	PRINTED NAME				SIGNATURE			
OFFICE USE ONLY	73 A							
	74 HAD BEEN INSPECTED OR MEETS THE EXCEPTIO STANDARD FOR THE HAZARDOUS AIR POLLUTANT							
	75							

A COPY OF YOUR STATE CONTRACTOR'S LICENSE AND BUSINESS LICENSE MUST BE ON FILE BEFORE A PERMIT WILL BE ISSUED.