



## CITY OF RICHMOND

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
BOARD OF ZONING APPEALS

May 6, 2019

CC Richmond II LP  
11 South 12<sup>th</sup> Street #108  
Richmond, VA 23219

Baker Development Resources  
11 South 12<sup>th</sup> Street, Suite 500  
Richmond, Virginia 23219  
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 24-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, June 5, 2019 at 1:00 p.m. in the 5th floor conference room, City Hall, 900 East Broad Street, to consider an application for building permits to construct two (2) single-family attached dwellings at 1201 & 1201 ½ NORTH 31<sup>st</sup> STREET (Tax Parcel Number E000-0721/018 & 019), located in an R-6 (Single-Family Attached Residential District).

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

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

BZA 24-2019

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May 6, 2019

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <http://www.richmondgov.com/PlanningAndDevelopmentReview/civicasassociationgroupinformation.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.

Atkins Rosette  
1129 N 31st St  
Richmond VA 23220

Austera Rita G  
1128 N 31st St  
Richmond VA 23223

Biniam Alexander  
9308 Baylor Park Ct  
Bristow VA 20136

Calvin Horace Jr  
1212 N 31st St  
Richmond VA 23223

Canfield J Kevin  
8201 Osborne Tpke  
Henrico VA 23231

Carson Joseph Preston Iii  
Po Box 1009  
Matthews VA 23109

Cava Capital LLC  
5310 Markel Rd #104  
Richmond VA 23230

Cc Richmond Ii Lp  
11 S 12th Street Suite #108  
Richmond VA 23219

Edmunds G Berkeley  
6014 St Andrews La  
Richmond VA 23226

Greene Temecca  
1205 N 31st St  
Richmond VA 23223

Hassler Nicholas Ryan & Johnson Lindsey  
Christine  
1122 N 31st St  
Richmond VA 23223

James John W  
2409 Royal Ave  
Richmond VA 23224

Jones Kermit L & Virginia D  
1200 N 32nd St  
Richmond VA 23223

Leale Andre  
7900 Cobblewood Dr  
Richmond VA 23227

Lofty Janei L  
1120 N 31st St  
Richmond VA 23223

Nelson Dale E Jr  
1212 N 32nd St  
Richmond VA 23223

Sc Cliff Ave LLC  
3420 Pump Rd #148  
Richmond VA 23233

Sickels Floranne & Charles W  
13011 Bankfoot Ct  
Oak Hill VA 20171

Stanley George L & Bennie L Callaham Sr  
6212 Keaneland Dr  
Richmond VA 23225

Startt Michael E Estate C/o Susan Fisher &  
C Sithens  
1106 Sunset Avenue  
Richmond VA 23221

Staton Michael H  
1124 N 31st Street  
Richmond VA 23223

Staton Robert H  
1131 N 31st St  
Richmond VA 23223

Terry Belle Estate C/o Patricia D Eberhart  
1204 N 31st St  
Richmond VA 23223

The Complete Contractor LLC  
Po Box 25996  
Richmond VA 23260

Tyler Joyce A & Maurice L  
1206 N 31st St  
Richmond VA 23223

Universe LLC  
1208 North 31st St  
Richmond VA 23223

West Cornelius Jr  
1116 N 32nd St  
Richmond VA 23223

Wilson Yolanda R  
1126 N 31st St  
Richmond VA 23223

Wittel Anna  
1133 N 31st St  
Richmond VA 23223

Wright Carlton V  
1215 N 31st St  
Richmond VA 23223

**Property:** 1201 N 31st St **Parcel ID:** E0000721018**Parcel**

**Street Address:** 1201 N 31st St Richmond, VA 23223-6703  
**Owner:** CC RICHMOND II LP  
**Mailing Address:** 11 SOUTH 12TH ST #108, RICHMOND, VA 23219  
**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-6 - Residential (Single Family Attached)  
**Exemption Code:** -

**Current Assessment**

**Effective Date:** 01/01/2019  
**Land Value:** \$25,000  
**Improvement Value:**  
**Total Value:** \$25,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 2232  
**Acreage:** 0.051  
**Property Description 1:** 0018.00X0124.00 0000.000  
**State Plane Coords( ?<#>):** X= 11800220.936467 Y= 3720531.047633  
**Latitude:** 37.53598837 , **Longitude:** -77.40574005

**Description**

**Land Type:** Residential Lot A  
**Topology:**  
**Front Size:** 18  
**Rear Size:** 124  
**Parcel Square Feet:** 2232  
**Acreage:** 0.051  
**Property Description 1:** 0018.00X0124.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?<#>):** X= 11800220.936467 Y= 3720531.047633  
**Latitude:** 37.53598837 , **Longitude:** -77.40574005

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$25,000	\$0	\$25,000	Reassessment
2018	\$20,000	\$0	\$20,000	Reassessment
2017	\$20,000	\$0	\$20,000	Reassessment
2016	\$20,000	\$0	\$20,000	Reassessment
2015	\$20,000	\$0	\$20,000	Reassessment
2014	\$20,000	\$0	\$20,000	Reassessment
2013	\$20,000	\$0	\$20,000	Reassessment
2012	\$24,000	\$0	\$24,000	Reassessment
2011	\$24,000	\$0	\$24,000	CarryOver
2010	\$24,000	\$0	\$24,000	Reassessment
2009	\$24,200	\$0	\$24,200	Reassessment
2008	\$24,200	\$0	\$24,200	Reassessment
2007	\$24,200	\$0	\$24,200	Reassessment
2006	\$10,000	\$0	\$10,000	Reassessment
2005	\$10,000	\$0	\$10,000	Reassessment
2004	\$2,100	\$0	\$2,100	Reassessment
2003	\$2,100	\$0	\$2,100	Reassessment
2002	\$2,100	\$0	\$2,100	Reassessment
1998	\$2,000	\$0	\$2,000	Not Available

**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/22/2019	\$16,000	GREENE TEMECCA	ID2019-5384	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
03/27/2001	\$0	WRIGHT CARLTON V	ID2001-07204	
07/31/1998	\$350	Not Available	09800-20083	
09/15/1976	\$0	Not Available	000712-00181	

**Planning**

**Master Plan Future Land Use:** SF-MD  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** East  
**Traffic Zone:** 1061  
**City Neighborhood Code:** CHN  
**City Neighborhood Name:** Church Hill North  
**Civic Code:** 3000  
**Civic Association Name:** Church Hill Central Civic Association  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

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

**Census**

Census Year	Block	Block Group	Tract
2000	3005	0209003	020900
1990	405	0209004	020900

**Schools**

**Elementary School:** George Mason  
**Middle School:** Martin Luther King Jr  
**High School:** Armstrong

**Public Safety**

**Police Precinct:** 1  
**Police Sector:** 111  
**Fire District:** 11  
**Dispatch Zone:** 109A

**Public Works Schedules**

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

**Government Districts**

**Council District:** 7  
**Voter Precinct:** 703  
**State House District:** 70  
**State Senate District:** 16  
**Congressional District:** 4

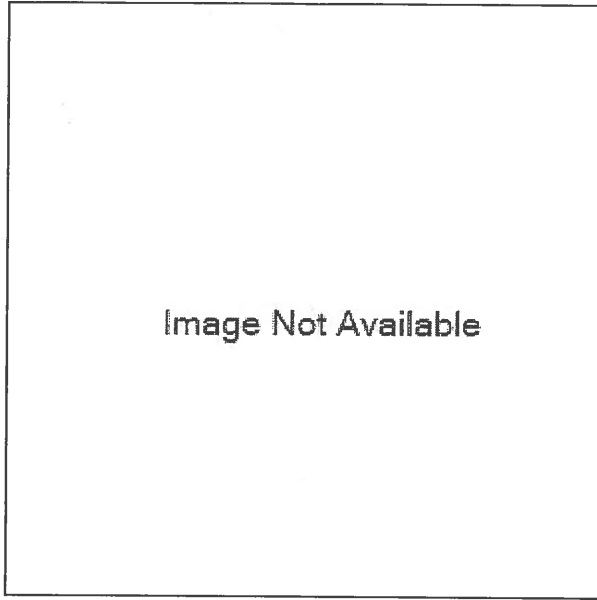
[<#>](#)**Property Images**

Name:E0000721018 Desc:

[Click here for Larger Image](#)

**Sketch Images**

Name: Desc:



**Property:** 1201 1/2 N 31st St **Parcel ID:** E0000721019**Parcel**

**Street Address:** 1201 1/2 N 31st St Richmond, VA 23223-0  
**Owner:** CC RICHMOND II LP  
**Mailing Address:** 11 S 12TH ST #108, RICHMOND, VA 23219  
**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-6 - Residential (Single Family Attached)  
**Exemption Code:** -

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**Land Value:** \$25,000  
**Improvement Value:**  
**Total Value:** \$25,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 2232  
**Acreage:** 0.051  
**Property Description 1:** 0018.00X0124.00 0000.000  
**State Plane Coords( ?<#>):** X= 11800231.7755 Y= 3720545.418267  
**Latitude:** 37.53602889 , **Longitude:** -77.40569808

**Description**

**Land Type:** Residential Lot A  
**Topology:** Level  
**Front Size:** 18  
**Rear Size:** 124  
**Parcel Square Feet:** 2232  
**Acreage:** 0.051  
**Property Description 1:** 0018.00X0124.00 0000.000  
**Subdivision Name :** NONE  
**State Plane Coords( ?<#>):** X= 11800231.7755 Y= 3720545.418267  
**Latitude:** 37.53602889 , **Longitude:** -77.40569808

**Other**

**Street improvement:** Paved  
**Sidewalk:** Yes

**Assessments**

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2019	\$25,000	\$0	\$25,000	Reassessment
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**Transfers**

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
03/22/2019	\$26,000	ARAMIN REAL ESTATE LLC	ID2019-5385	1 - VALID SALE-Valid, Use in Ratio Analysis
01/25/2019	\$12,100	BALL JAMES S & ELSIE M C	ID2019-1503	1 - VALID SALE-Asmnt/Sale Desc Doesn't Match
11/07/1963	\$300	Not Available	00000-0000	

**Planning**

**Master Plan Future Land Use:** SF-MD  
**Zoning District:** R-6 - Residential (Single Family Attached)  
**Planning District:** East  
**Traffic Zone:** 1061  
**City Neighborhood Code:** CHN  
**City Neighborhood Name:** Church Hill North  
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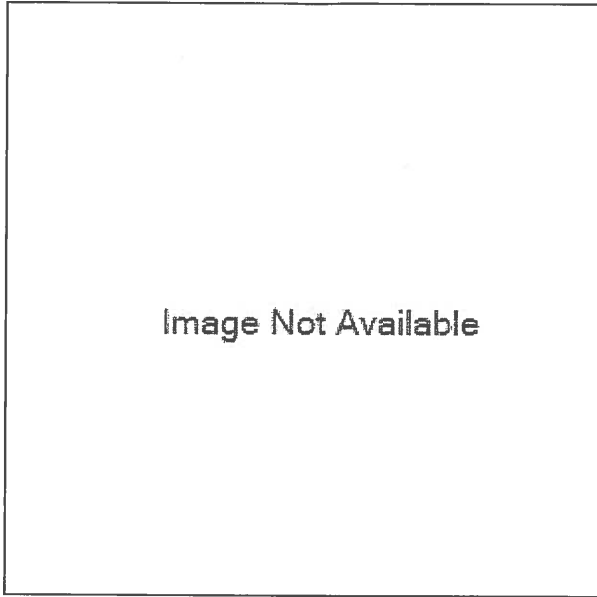
**Property Images**

Name: Desc:

A large rectangular box with a black border, centered within the 'Property Images' section. Inside the box, the text 'Image Not Available' is displayed in a bold, black, sans-serif font.[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: CC Richmond II LP PHONE: (Home) ( ) (Mobile) ( )  
ADDRESS 11 South 12<sup>th</sup> Street #108 FAX: ( ) (Work) ( )  
Richmond, VA 23219 E-mail: greg@centercreekhomes.com

### OWNER'S

REPRESENTATIVE: Baker Development Resources PHONE: (Home) ( ) (Mobile) (804)-874-6275  
(Name/Address) 11 South 12<sup>th</sup> Street, Suite 500 FAX: ( ) (Work) ( )  
Richmond, VA 23219 E-mail: markbaker@bakerdevelopmentresources.com  
Attn: Mark Baker

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS(ES): 1201 & 1201 1/2 North 31<sup>st</sup> Street

TYPE OF APPLICATION: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER \_\_\_\_\_

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-412.4 (2c)

APPLICATION REQUIRED FOR: Building permits to construct two (2) single-family attached dwellings.

TAX PARCEL NUMBER(S): E000-0721/018 & E000-0721/019 ZONING DISTRICT: R-6 (Single-Family Attached Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The unit width requirement is not met. No individual attached dwelling unit shall be less than sixteen feet (16') in width, 14.67' is proposed for each dwelling.

DATE REQUEST DISAPPROVED: April 12, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: April 12, 2019 TIME FILED: 11:30 AM PREPARED BY: Adam Chappell RECEIPT NO. BZAR-052656-2019

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) \_\_\_\_\_ OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

## TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 5/3/2019

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

CASE NUMBER: BZA 24-2019 HEARING DATE: June 5, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 24-2019  
150' Buffer

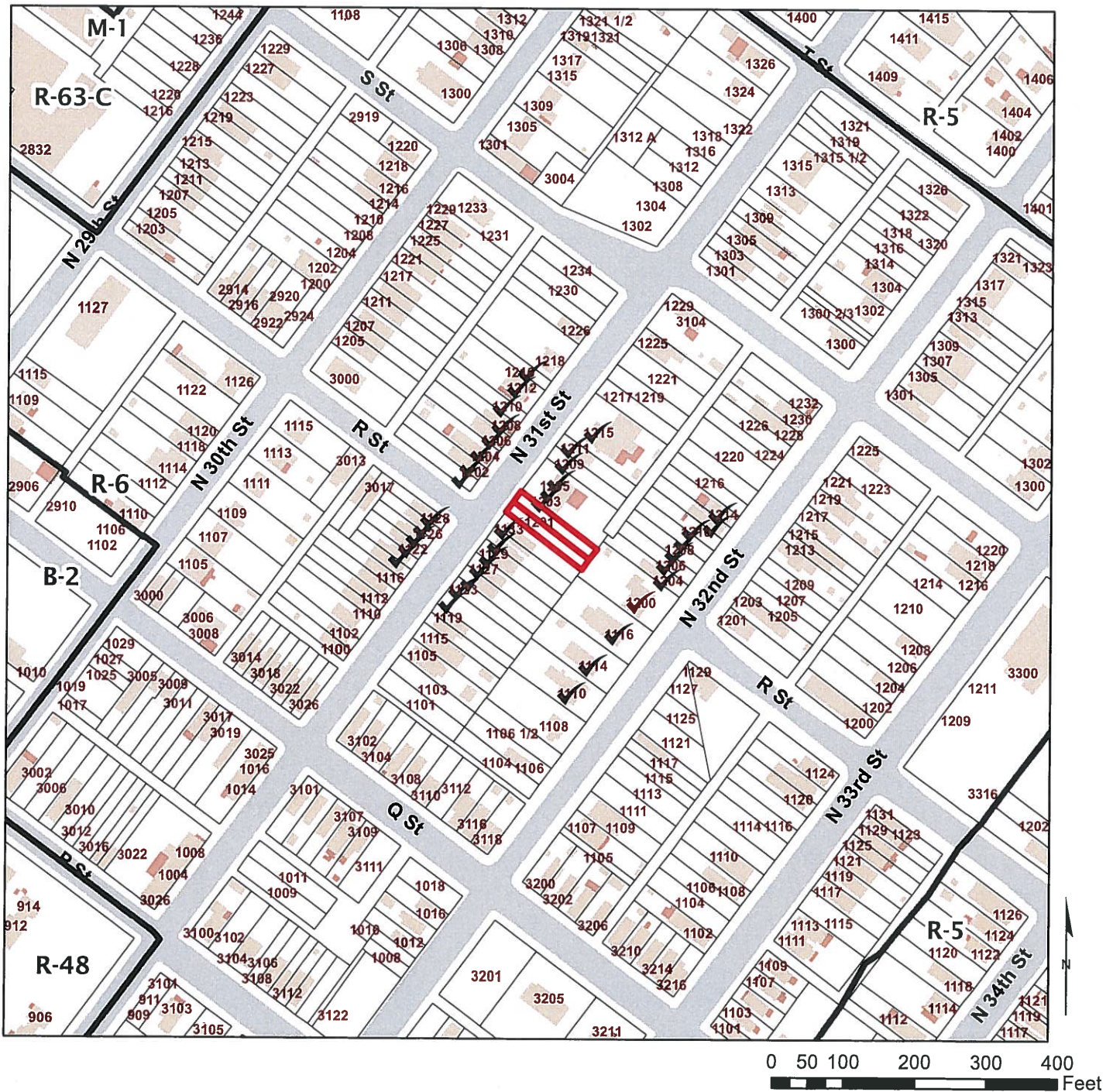
APPLICANT(S): CC Richmond II LP

PREMISES: 1201 & 1201 ½ North 31st Street

(Tax Parcel Number E000-0721/018 & 019)

SUBJECT: Building permits to construct two (2) single-family attached dwellings.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-412.4 (2c)  
of the Zoning Ordinance for the reason that:  
The unit width requirement is not met.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

### CITY OF RICHMOND, VIRGINIA

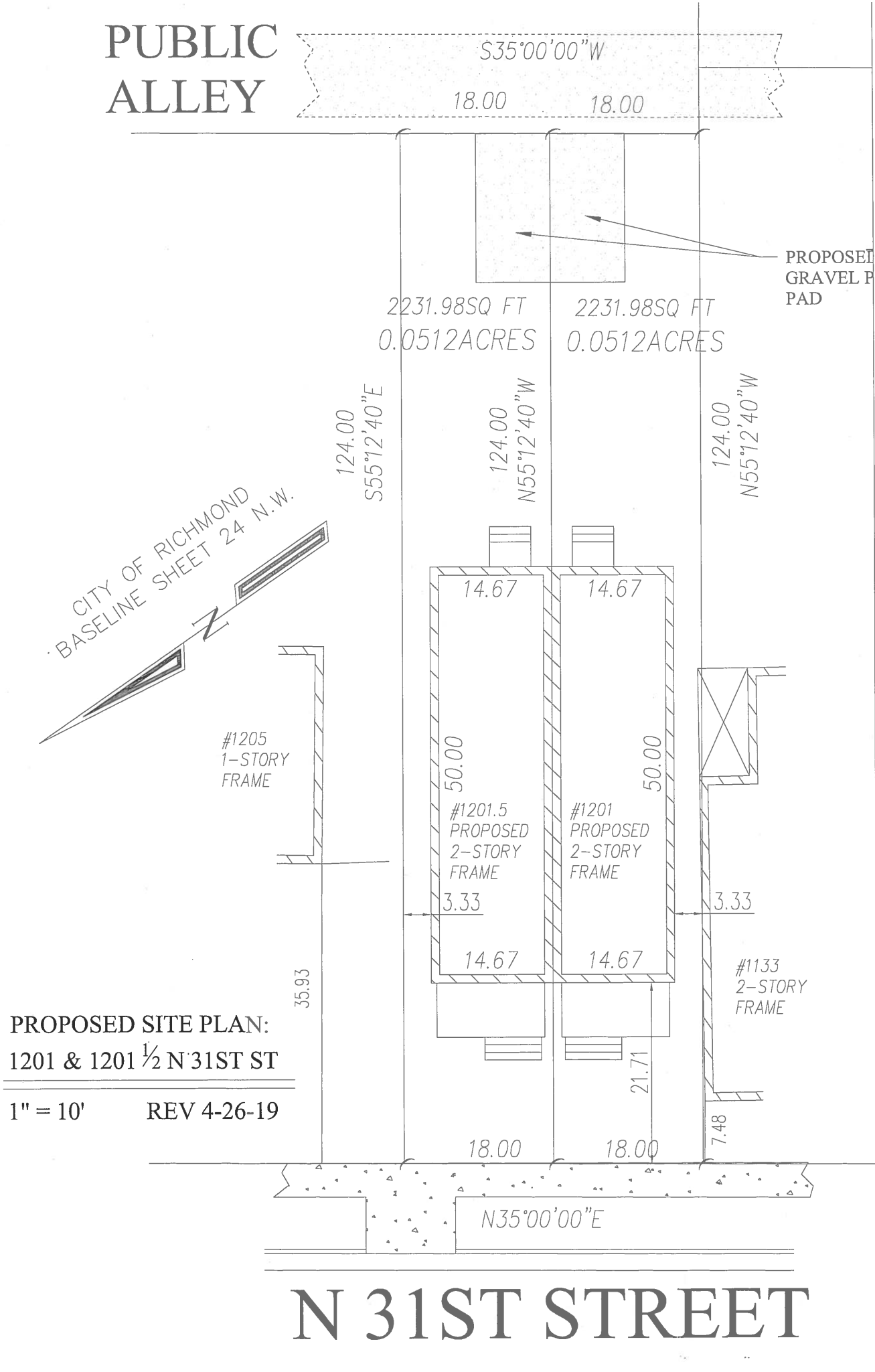
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together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

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

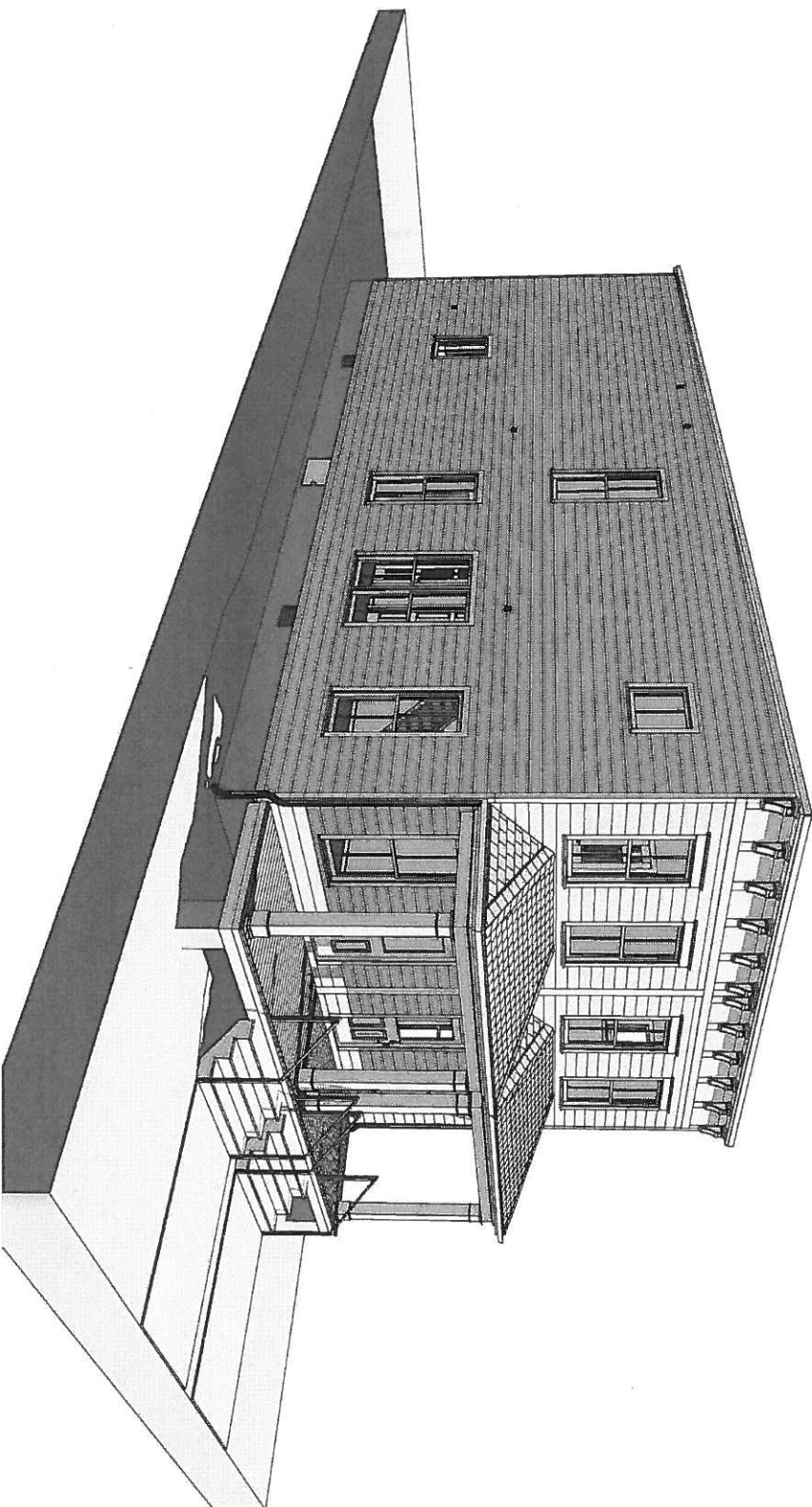
Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

(Revised: 4/28/16)

PUBLIC  
ALLEY



2-STORY 2-BEDROOM, 2-1/2 BATH, NEW CONSTRUCTION 2-FAMILY ATTACHED RESIDENCE




IT IS THE INTENT OF THE DESIGNER/DRAWER LISTED IN THE TITLE BLOCK OF THESE DOCUMENTS THAT THESE DOCUMENTS ARE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO AVOID ERROR, AND THE INFORMATION CONTAINED IN THESE DOCUMENTS, PRIOR TO COMMENCEMENT OF ANY WORK, THE DESIGNER/DRAWER IS NOT RESPONSIBLE FOR ANY PLAIN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE DESIGNER/DRAWER PRIOR TO CONSTRUCTION.

ANY QUESTIONS CONCERNING THESE DOCUMENTS SHALL BE DIRECTED TO DUSTIN HERNICK AT INNOVATIVE, LLC. CELL: 372-0991, EMAIL: [DH@INNOVATIVEENGINEERING.COM](mailto:DH@INNOVATIVEENGINEERING.COM)

REVISION TABLE		
#	DATE	DESCRIPTION

PAGE #	TITLE
A0.1	COVER SHEET
A0.2	GENERAL INFORMATION & SITE PLAN
A1.1	FOUNDATION PLAN
A1.2	1ST FLOOR PLAN
A2.1	2ND FLOOR PLAN
A3.1	ROOF PLAN
A3.2	EXTERIOR ELEVATIONS
A4.1	ENLARGED PORCH SECTION
A4.2	CROSS SECTION THROUGH STAIRS
A4.3	PARTY WALL SECTION
BW1.1	WIND BRACING PLANS
BW1.2	WIND BRACING SPREADSHEETS

DOCUMENT PHASE: PERMIT SET
PLANT DATE: 4/2/2019 1:39:15 PM
DRAWN BY: DUSTIN HETRICK
SCALE: SEE PLAN
 SHEET
A0.1
1 OF 13

TITLE
COVER SHEET

PROJECT NAME:  
1201-1201.5 N 31ST ST.

CLIENT:  
CENTER CREEK HOMES  
1201-1201.5 N 31ST ST.  
RICHMOND, VA, 23223

[illegible]

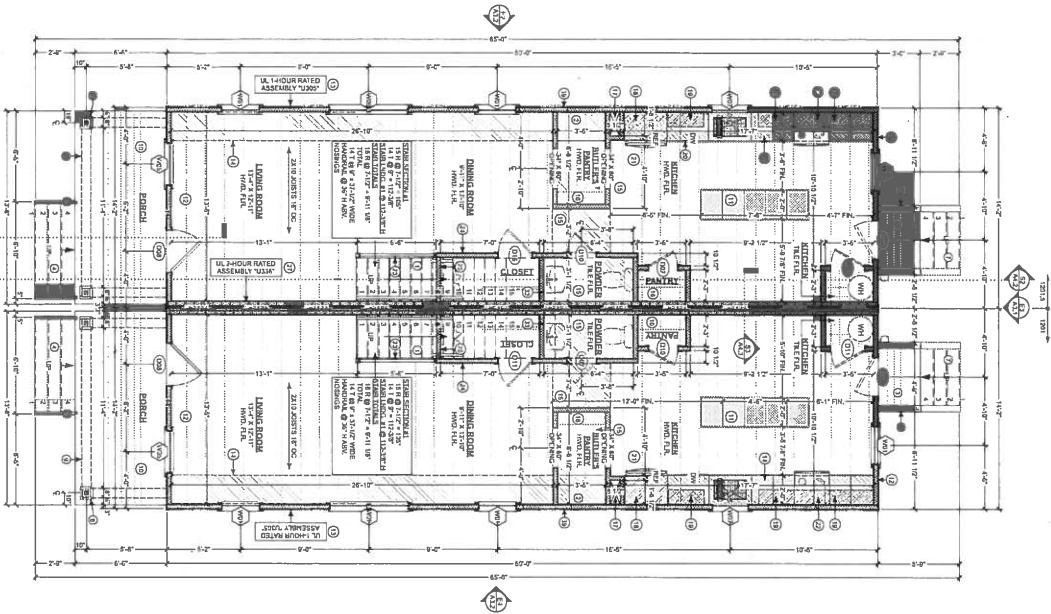
REVISIONS	
#	DATE DESCRIPTION



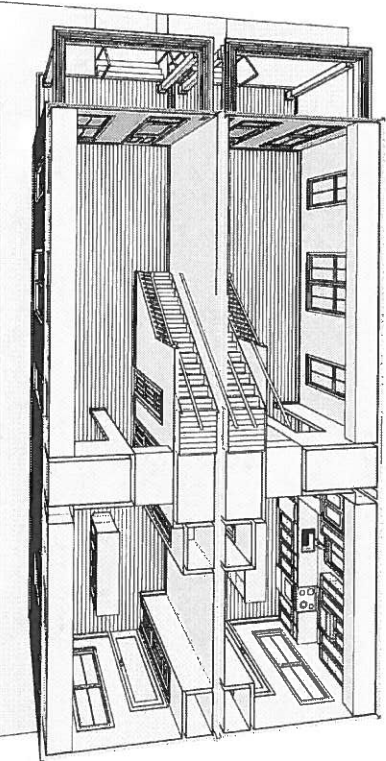
**nvisionTEK**  
C I M S I M U L A T I O N S  
HIGH-QUALITY BIM MODELING,  
DRAFTING, & DESIGN SERVICES

INVISI@NTEK.COM  
INFO@NVISIONTEK.COM  
CELL (804) 372-0091  
RICHMOND, VA 23238

1ST FLOOR PLAN



2D 1ST FLOOR OVERVIEW



NUMBER	DESCRIPTION	DATE	BY	CHKD	REV
1	1ST FLOOR PLAN	12/12/19	JM	JK	1
2	2D 1ST FLOOR OVERVIEW	12/12/19	JM	JK	1
3	WALL TYPE LEGEND	12/12/19	JM	JK	1
4	WINDOW & DOOR NOTES	12/12/19	JM	JK	1
5	FLOOR PLAN NOTES	12/12/19	JM	JK	1
6	REVISIONS	12/12/19	JM	JK	1
7	BLINDS NOTICE	12/12/19	JM	JK	1

WALL TYPE	LEGEND
1	CONCRETE WALL
2	CMU WALL
3	CMU WALL WITH GLASS
4	CMU WALL WITH GLASS AND ALUMINUM
5	CMU WALL WITH GLASS AND ALUMINUM AND GLASS
6	CMU WALL WITH GLASS AND ALUMINUM AND GLASS AND GLASS
7	CMU WALL WITH GLASS AND ALUMINUM AND GLASS AND GLASS AND GLASS
8	CMU WALL WITH GLASS AND ALUMINUM AND GLASS AND GLASS AND GLASS AND GLASS
9	CMU WALL WITH GLASS AND ALUMINUM AND GLASS AND GLASS AND GLASS AND GLASS AND GLASS
10	CMU WALL WITH GLASS AND ALUMINUM AND GLASS AND GLASS AND GLASS AND GLASS AND GLASS AND GLASS

**WINDOW & DOOR NOTES**

1. WINDOW & DOOR SIZES SHALL BE AS SHOWN ON THIS PLAN. ALL WINDOW & DOOR SIZES SHALL BE IN FEET AND INCHES.
2. WINDOW & DOOR SIZES SHALL BE AS SHOWN ON THIS PLAN. ALL WINDOW & DOOR SIZES SHALL BE IN FEET AND INCHES.
3. WINDOW & DOOR SIZES SHALL BE AS SHOWN ON THIS PLAN. ALL WINDOW & DOOR SIZES SHALL BE IN FEET AND INCHES.
4. WINDOW & DOOR SIZES SHALL BE AS SHOWN ON THIS PLAN. ALL WINDOW & DOOR SIZES SHALL BE IN FEET AND INCHES.
5. WINDOW & DOOR SIZES SHALL BE AS SHOWN ON THIS PLAN. ALL WINDOW & DOOR SIZES SHALL BE IN FEET AND INCHES.
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10. WINDOW & DOOR SIZES SHALL BE AS SHOWN ON THIS PLAN. ALL WINDOW & DOOR SIZES SHALL BE IN FEET AND INCHES.

**FLOOR PLAN NOTES**

1. ALL FLOOR FINISHES SHALL BE AS SHOWN ON THIS PLAN. ALL FLOOR FINISHES SHALL BE IN FEET AND INCHES.
2. ALL FLOOR FINISHES SHALL BE AS SHOWN ON THIS PLAN. ALL FLOOR FINISHES SHALL BE IN FEET AND INCHES.
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10. ALL FLOOR FINISHES SHALL BE AS SHOWN ON THIS PLAN. ALL FLOOR FINISHES SHALL BE IN FEET AND INCHES.

1. 1ST FLOOR PLAN
2. 2D 1ST FLOOR OVERVIEW
3. WALL TYPE LEGEND
4. WINDOW & DOOR NOTES
5. FLOOR PLAN NOTES
6. REVISIONS
7. BLINDS NOTICE

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

WEBSITE: WWW.VISIONTEK.COM

**SHEET**  
**A1.2**  
4 OF 13

**DOCUMENT PHASE**  
PERMIT SET

**PLOT DATE:**  
4/22/2019  
1:58:17 PM

**DRAWN BY:**  
DUSTIN HETTRICK

**SCALE:**  
SEE PLAN

**1ST FLOOR PLAN**

**PROJECT NAME:**  
1201-1201.5 N 31ST ST.

**CLIENT:**  
CENTER CREEK HOMES  
1201-1201.5 N 31ST ST.  
RICHMOND, VA, 23223

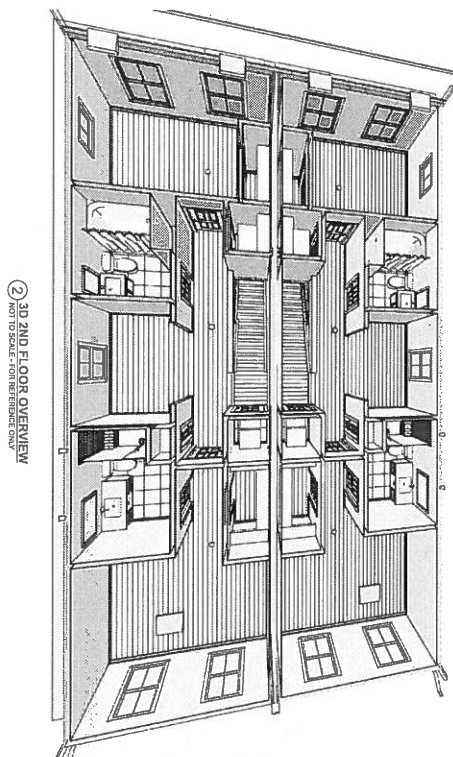
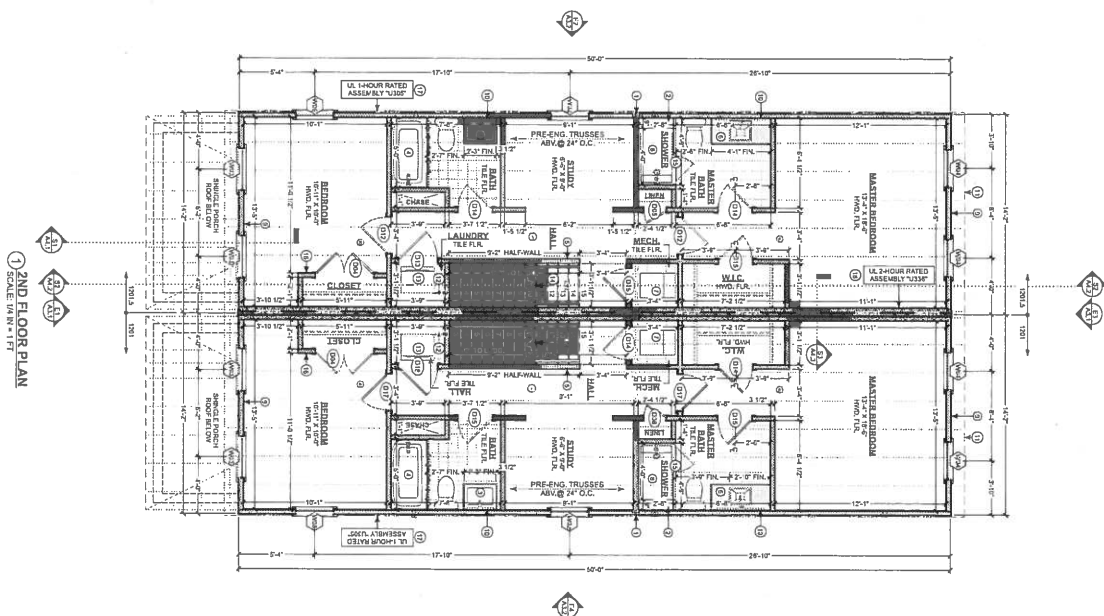
**REVISIONS**

DATE	DESCRIPTION

**VISIONTEK**

1201-1201.5 N 31ST ST.  
RICHMOND, VA 23223

1201-1201.5 N 31ST ST.  
RICHMOND, VA 23223



WEBSITE: [WWW.NVISIONONTEKBI.M.COM](http://WWW.NVISIONONTEKBI.M.COM)

