



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

May 6, 2019

Elderhomes Corporation
88 Carnation Street
Richmond, Virginia 23225
Attn: Marion Cake

To Whom It May Concern:

RE: **BZA 26-2019**

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 a building permit to construct a new single-family attached dwelling and to adjust the property line at 807 NORTH 24th STREET (Tax Parcel Number E000-0379/024), 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

BZA 26-2019

Page 2

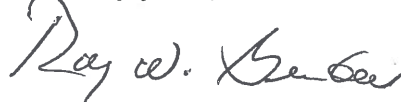
May 6, 2019

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.

Aaron Ogburn LLC
615 N 28th St
Richmond VA 23223

Baber Marshall B
817 N 24th St
Richmond VA 23223

Baylor Leona L
7733 Marshall Arch Drive
Mechanicsville VA 23111

Blowe Kenneth
5712 Calendonia Ct
Fredericksburg VA 22407

Cain William Jr & Barbara C Fleming
804 N 25th St
Richmond VA 23223

Church Hill Rentals LLC
3420 Pump Rd #169
Richmond VA 23233

Conkle William J
801 N 24th St
Richmond VA 23223

Conmy John Jr & Shelton Justin
800 N 25th St
Richmond VA 23223

Donohue Mayme Beth F
815 N 24th St
Richmond VA 23223

Elderhomes Corp T/a Project Homes
88 Carnation St
Richmond VA 23225

Hardy William B
819 N 24th St
Richmond VA 23223

Jones Heather M
806 N 25th St
Richmond VA 23223

Kaufman Cara E
803 N 24th St
Richmond VA 23223

Mcginnis Maria Lyn
818 N 24 Th St
Richmond VA 23223

Mills Ana Lindsey
820 N 24th St
Richmond VA 23223

Monroe James E & Denise
2315 Harvie Rd
Richmond VA 23223

Mount Sinai Baptist Church Tr
812 N 25th St
Richmond VA 23223

Prg Portfolio LLC
409 E Main St Ste 100
Richmond VA 23219

Reinoso Nerea Latorre & Marco Ignacio
Calera
811 N 24th St
Richmond VA 23223

Richmond Virginia Seminary
801 N 23rd St
Richmond VA 23223

Ricks Rentals LLC
109 Windsor Way
Richmond VA 23221

Snider Joshua F & Anne H
802 N 25th St
Richmond VA 23223

Trowbridge Kyle & Fiorella R
814 N 24th St
Richmond VA 23223

Property: 807 N 24th St **Parcel ID:** E0000379024**Parcel**

Street Address: 807 N 24th St Richmond, VA 23223-6409
Owner: ELDERHOMES CORPORATION
Mailing Address: 88 CARNATION ST, RICHMOND, VA 23225
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 338 - East End
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: \$50,000
Improvement Value:
Total Value: \$50,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 2068.44
Acreage: 0.0475
Property Description 1: 0016.50X0125.00 0000.048 AC
State Plane Coords(?<#>): X= 11797508.242714 Y= 3720769.252083
Latitude: 37.53675002 , **Longitude:** -77.41511477

Description

Land Type: Residential Lot B
Topology:
Front Size: 16
Rear Size: 125
Parcel Square Feet: 2068.44
Acreage: 0.0475
Property Description 1: 0016.50X0125.00 0000.048 AC
Subdivision Name : NONE
State Plane Coords(?<#>): X= 11797508.242714 Y= 3720769.252083
Latitude: 37.53675002 , **Longitude:** -77.41511477

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2019	\$50,000	\$0	\$50,000	Reassessment
2018	\$50,000	\$3,000	\$53,000	Reassessment
2017	\$35,000	\$4,000	\$39,000	Reassessment
2016	\$30,000	\$2,000	\$32,000	Reassessment
2015	\$30,000	\$2,000	\$32,000	Reassessment
2014	\$30,000	\$7,000	\$37,000	Reassessment
2013	\$39,000	\$5,000	\$44,000	Reassessment
2012	\$39,000	\$31,000	\$70,000	Reassessment
2011	\$39,000	\$34,000	\$73,000	CarryOver
2010	\$39,000	\$34,000	\$73,000	Reassessment
2009	\$38,500	\$35,200	\$73,700	Reassessment
2008	\$38,500	\$35,200	\$73,700	Reassessment
2007	\$38,500	\$35,200	\$73,700	Reassessment
2006	\$17,400	\$35,200	\$52,600	Reassessment
2005	\$10,300	\$17,100	\$27,400	Reassessment
2004	\$10,000	\$16,600	\$26,600	Reassessment
2003	\$9,100	\$15,100	\$24,200	Reassessment
2002	\$8,900	\$14,800	\$23,700	Reassessment
2001	\$7,200	\$12,000	\$19,200	Reassessment
1998	\$6,000	\$12,000	\$18,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
10/31/2016	\$0	TAYLOR WILLIE & ESTELLE B &	ID2016-21334	
10/31/2016	\$1,750	CITY OF RICHMOND	ID2016-21335	2 - INVALID SALE-DO NOT USE

Planning

Master Plan Future Land Use: MUR
Zoning District: R-63 - Residential (Multi-family Urban)
Planning District: East
Traffic Zone: 1058
City Neighborhood Code: UNHL
City Neighborhood Name: Union Hill
Civic Code: 0820
Civic Association Name: Union Hill Civic Association
Subdivision Name: NONE
City Old and Historic District: Union Hill
National historic District: Union Hill
Neighborhoods in Bloom: Church Hill Central
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

C nsus Year	Block	Block Group	Tr
2000	2014	0207002	020700
1990	401	0207004	020700

Schools

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

Public Safety

Police Precinct: 1
Police Sector: 111
Fire District: 11
Dispatch Zone: 119B

Public Works Schedules

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

Government Districts

Council District: 7
Voter Precinct: 707
State House District: 71
State Senate District: 16
Congressional District: 4

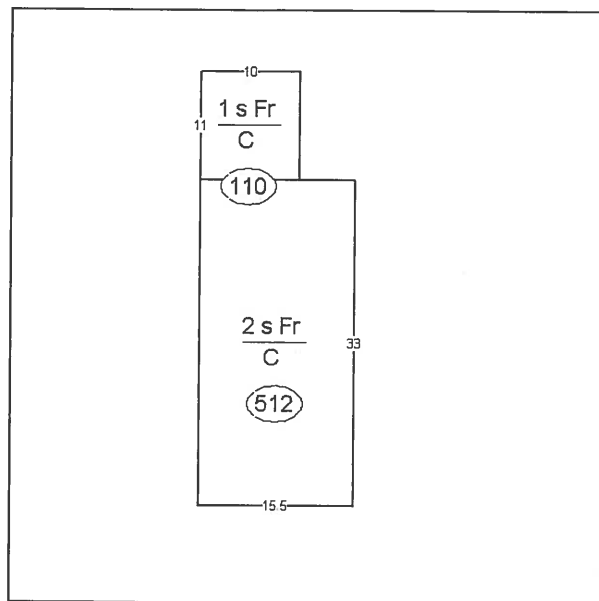
[<#>](#)**Property Images**

Name:E0000379024 Desc:R01

[Click here for Larger Image](#)

Sketch Images

Name:E0000379024 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

PROPERTY		TO BE COMPLETED BY THE APPLICANT	
OWNER: <u>Elderhomes Corporation</u> ADDRESS: <u>88 Carnation Street</u> <u>Richmond, Virginia 23225</u> Attn: <u>Marion Cake</u>	PHONE: (Home) () _____ (Mobile) <u>(804) 837-7702</u> FAX: <u>(804) 230-8778</u> (Work) <u>(804) 233-0911</u> E-mail Address: <u>marion.cake@projecthomes.org</u>		
PROPERTY OWNER'S REPRESENTATIVE: _____ (Name/Address) _____ _____		PHONE: (Home) () _____ (Mobile) () _____ FAX: () _____ (Work) () _____ E-mail Address: _____	

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 807 North 24th Street

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-320 & 30-419.5(2)

APPLICATION REQUIRED FOR: A building permit to construct a new single-family attached dwelling and to adjust the property line.

TAX PARCEL NUMBER(S): E000-0379/024 **ZONING DISTRICT:** R-63 (Multi-Family Urban Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The proposed reduction in the lot area is not in conformity with the regulations. A lot area of two thousand two hundred square feet (2,200 SF) is required. A lot area of 2,235.91 square feet exists; 2,068.44 square feet is proposed.

DATE REQUEST DISAPPROVED: March 15, 2019 **FEE WAIVER:** YES ☐ NO: ☒

DATE FILED: April 23, 2019 **TIME FILED:** 7:50 a.m. **REPAIRED BY:** David Duckhardt **RECEIPT NO.** BZAC-053091-2019

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON: SECTION 17.20 PARAGRAPH(S) <u>(b)</u> 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	
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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: <u>[Signature]</u>	DATE: <u>4/24/2019</u>

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

CASE NUMBER: BZA 26-2019 **HEARING DATE:** June 5, 2019 **AT** _____ **1:00** _____ **P.M.**

BOARD OF ZONING APPEALS CASE BZA 26-2019
150' Buffer

APPLICANT(S): Elderhomes Corporation

PREMISES: 807 North 24th Street

(Tax Parcel Number E000-0379/024)

SUBJECT: A building permit to construct a new single-family attached dwelling and to adjust the property line.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-320 & 30-419.5(2) of the Zoning Ordinance for the reason that:

The proposed reduction in the lot area is not in conformity with the regulations.





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.

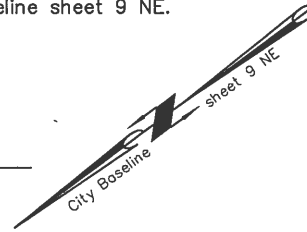
1. The powers and duties of the Board of Zoning Appeals are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (646-6340). 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/civicasassociationgroupinformation.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: *[Signature]* (Revised 8/8/14)

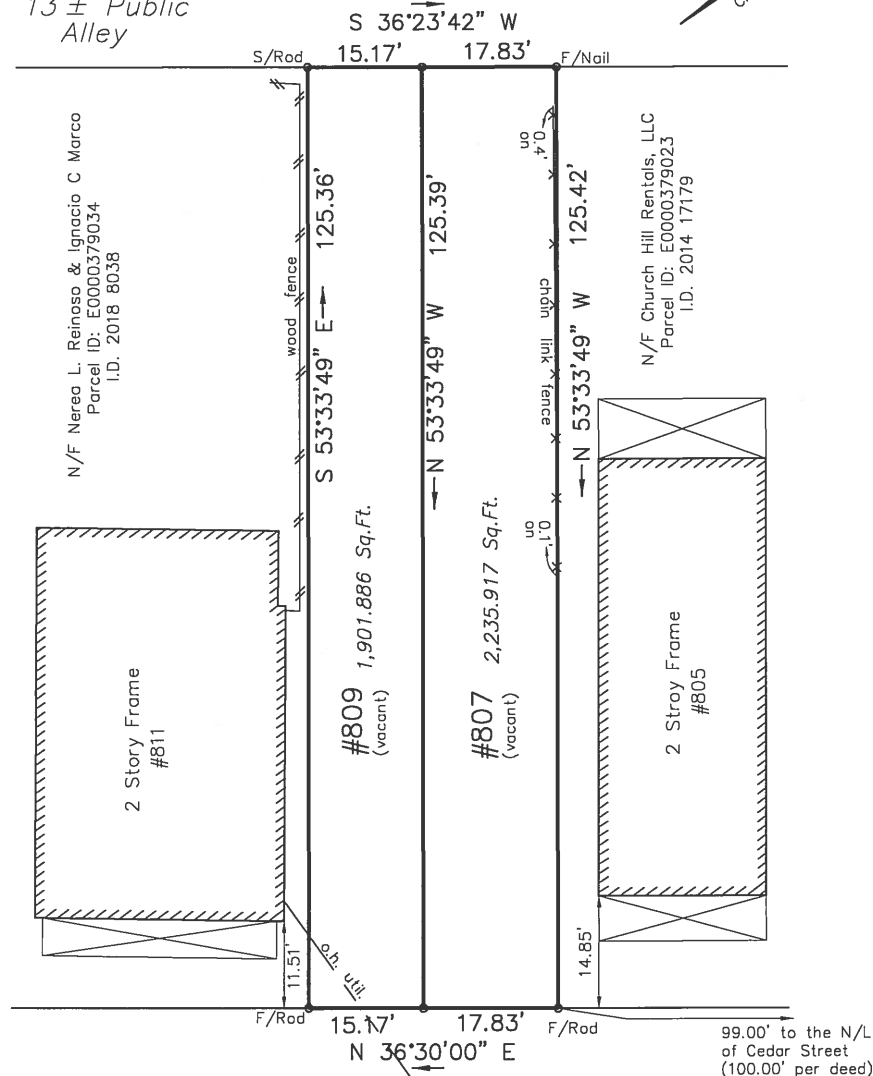
Address: #809 N. 24th Street
Current Owner: Elderhomes Corp. T/A Project Homes
Parcel ID: E0000379025
I.D. 2017 22043

Address: #807 N. 24th Street
Current Owner: Elderhomes Corp. T/A Project Homes
Parcel ID: E0000379024
I.D. 2016 21334

Note: Bearings protracted from City
Baseline sheet 9 NE.



13'± Public
Alley



N. 24th STREET



Survey and Plat of

*The Properties Known as
#809 & #807 N. 24th Street in
the City of Richmond, VA*

This is to certify that on 09/28/18 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290042D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
Richmond, Virginia, 23230
Phone (804) 673-9666
Fax (804) 673-9990

Scale: 1"=20'
Drawn: TCJ
Job: 1555-18

Date: 10/01/18
Checked: JAL

Address: #809 N. 24th Street
 Current Owner: Elderhomes Corp. T/A Project Homes
 Parcel ID: E0000379025
 I.D. 2017 22043

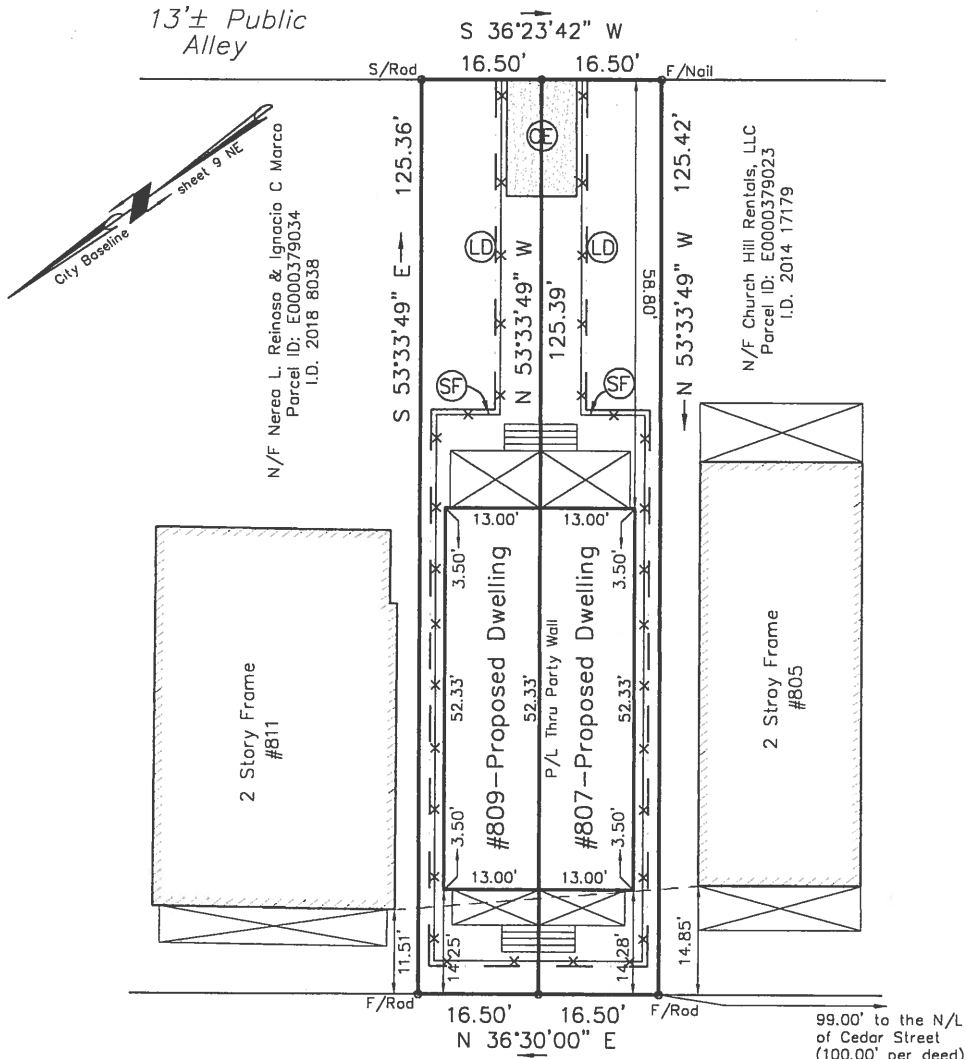
Address: #807 N. 24th Street
 Current Owner: Elderhomes Corp. T/A Project Homes
 Parcel ID: E0000379024
 I.D. 2016 21334

Code Section 30-360.2 "Exception to Required Front Yard" allows for a non-conforming front yard to match front yard of adjacent buildings.

Note: Bearings protracted from City Baseline sheet 9 NE.

Total Area = 0.095 Ac. (4137.80 Sq.Ft.)

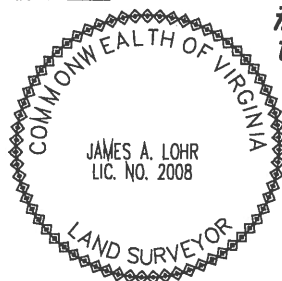
Area of Disturbance is 0.065 ac. (2852.84 sq.ft.)



N. 24th STREET

- (CE) Construction Entrance
- (SF) Silt Fence
- (LD) Limits of Disturbance

Building Permit Plat for
**The Properties Known as
 #809 & #807 N. 24th Street in
 the City of Richmond, VA**



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290042D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Scale: 1"=20'
 Drawn: TCJ
 Job: 1555-18

Date: 10/25/18
 Revised: 10/26/18
 Checked: JAL

DAVID R. WINN, LLC
residential design
10132 BERRYMEADE PLACE
ALEN ALLEN, VIRGINIA 23060
(804) 252-0948

DAVID R. WINN, LLC
residential design
10132 BERRYMEADE PLACE
HULEN ALLEN, VIRGINIA 23060
(804) 252-0948

NO.	TITLE	E-101	ELECTRICAL POWER AND LIGHTING PLANS
A-301	COVER SHEET / BUILDING DATA		
A-101	FOUNDATION / FLOOR FRAMING PLAN		
A-101	FIRST FLOOR PLAN		
A-102	SECOND FLOOR PLAN / 2ND FLOOR		
A-103	BRACED WALL PANEL DIAGRAMS		
A-104	BRACED WALL PANEL DETAILS / STRUCTURAL NOTES		
A-201	BUILDING ELEVATIONS		
A-202	BUILDING ELEVATIONS / DOOR & WINDOW SCHEDULES		
A-301	WALL SECTIONS / U.L. DESIGN		
A-302	DEMISING WALL U.L. DESIGN		

SCOPE OF WORK:	CONSTRUCTION OF A NEW TWO-FAMILY, ATTACHED, TWO-STORY RESIDENCE
APPLICABLE CODES:	2012 VIRGINIA RESIDENTIAL CODE
ZONING DISTRICT:	R-63
SETBACKS - FRONT:	15 FEET (NON-CONFORMING)
SIDE:	3 FEET
REAR:	3 FEET
CONSTRUCTION TYPE:	VB (WOOD FRAME, UNPROTECTED)
USE GROUP:	R-3, TWO FAMILY RESIDENCE
BUILDING AREAS:	1ST FLOOR: 660.29 SQ FT (32.88% OF LOT AREA) 2ND FLOOR: 660.29 SQ FT TOTAL: 1320.58 SQ FT
LOT AREA:	2,086.69 SQ FT +/-
FIRE RATED ASSEMBLIES:	EXTERIOR SIDE WALLS WITH FIRE SEPARATION DISTANCE < 5'-0" - ONE HOUR FIRE RATING REQUIRED
	CENTER MECHANICAL WALL = 2 HOUR FIRE RATING REQUIRED
	ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE 2012 VIRGINIA CONSTRUCTION CODE, CURRENT EDITION. PERMIT DRAWINGS FOR THOSE AREAS OF WORK SHALL BE SUBMITTED BY THE SUBMITTER

[illegible]

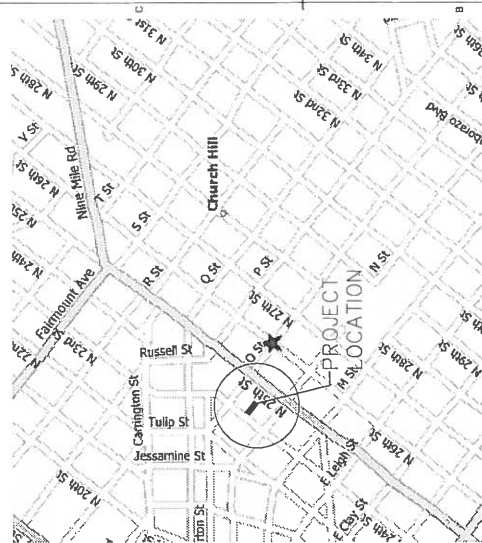
1" = 10'

NOTE: DATA FOR THIS SCHEMATIC SITE PLAN WAS DERIVED FROM A DRAWING TITLED "BUILDING PERMIT PLAN FOR THE PROPERTIES KNOWN AS #809 & #807 N. 24TH STREET IN THE CITY OF RICHMOND, VA." DATED 10/26/18 BY EDWARDS, KRETZ, LOHR &



NOT TO SCALE

	DOOR NUMBER		LUMBER (N SECTION)
	WINDOW TYPE		PLYWOOD
	SECTION		CONCRETE (N SECTION)
		N. I. C.	NOT IN CONTRACT
		U. N. O.	UNLESS NOTED OTHERWISE
	BATT INSULATION	O/O	OUT TO OUT
	BRICK (IN SECTION)		
	C. M. U. (PLAN/SECTION)		



807 NORTH 24TH STREET
a new two-family residence

mark	date	PERMIT SET	description
	11.10.18		

job #:	2018-0020
drawn:	drrw
ch'kd:	drrw
cod #:	A001.DWG

Sheet title
COVER SHEET /
BUILDING DATA /
SITE PLAN

A-001

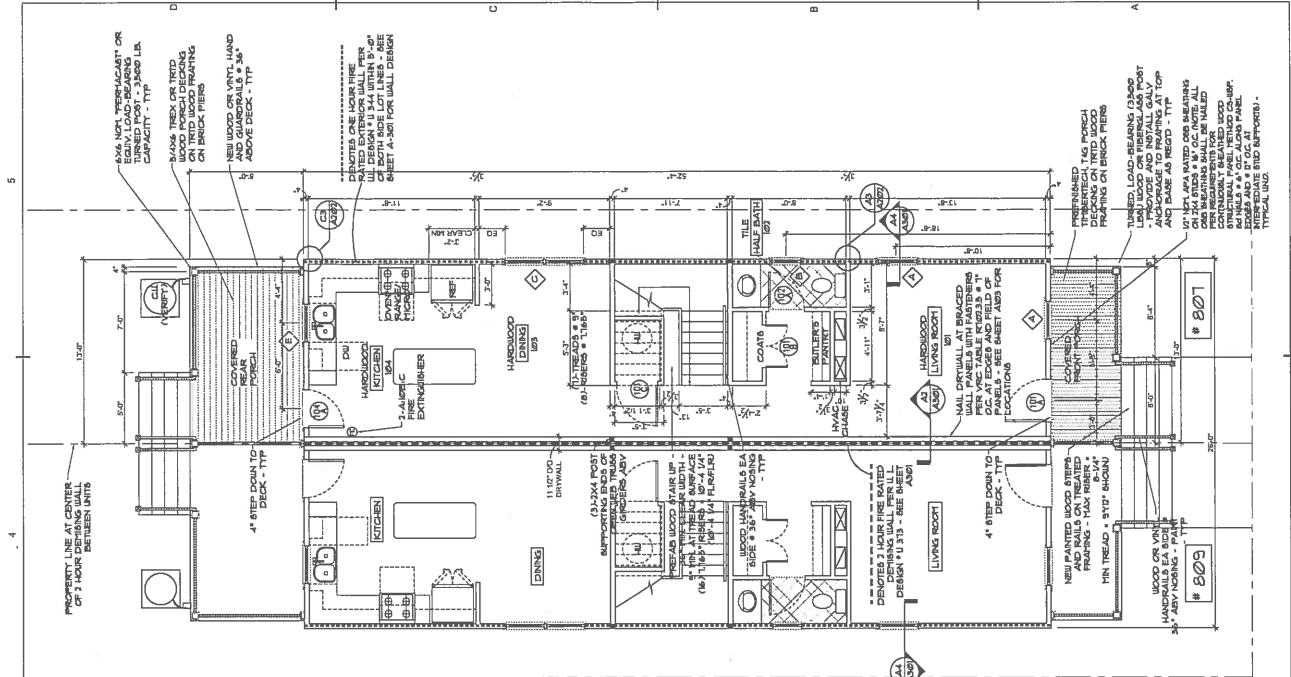
DAVID R. WINN, LLC
residential design
10132 BERRYMEADE PLACE
GLEN ALLEN, VIRGINIA 23060
(804) 222-0940

a new two-family residence
807 NORTH 24TH STREET
RICHMOND, VIRGINIA
PREPARED FOR PROJECT: HOMES

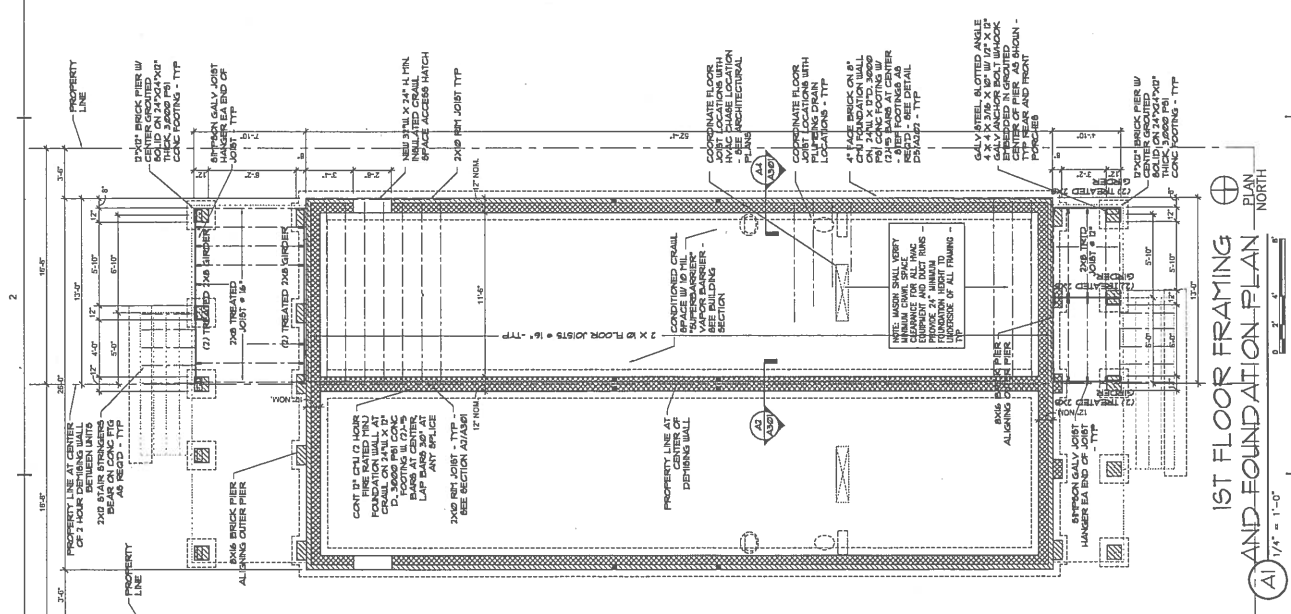
NO.	DATE	DESCRIPTION
1	11.10.18	PERMIT SET
2	02.01.19	REVISED

PROJECT: 1101
FLR AND 1ST FLR
FRAMING PLANS

A-101
Sheet 2 of 9
© Copyright 2018

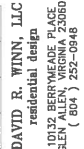


1ST FLOOR PLAN
1/4" = 1'-0"



1ST FLOOR FRAMING AND FOUNDATION PLAN
1/4" = 1'-0"





DAVID R. WINN, LLC
residential design
10132 BERRYMEADE PLACE
GLENN ALLEN, VIRGINIA 23060
(804) 252-0948

**RICHMOND, VIRGINIA
PREPARED FOR PROJECT: HOMES**

mark	date	description
	11.10.18	PERMIT SET

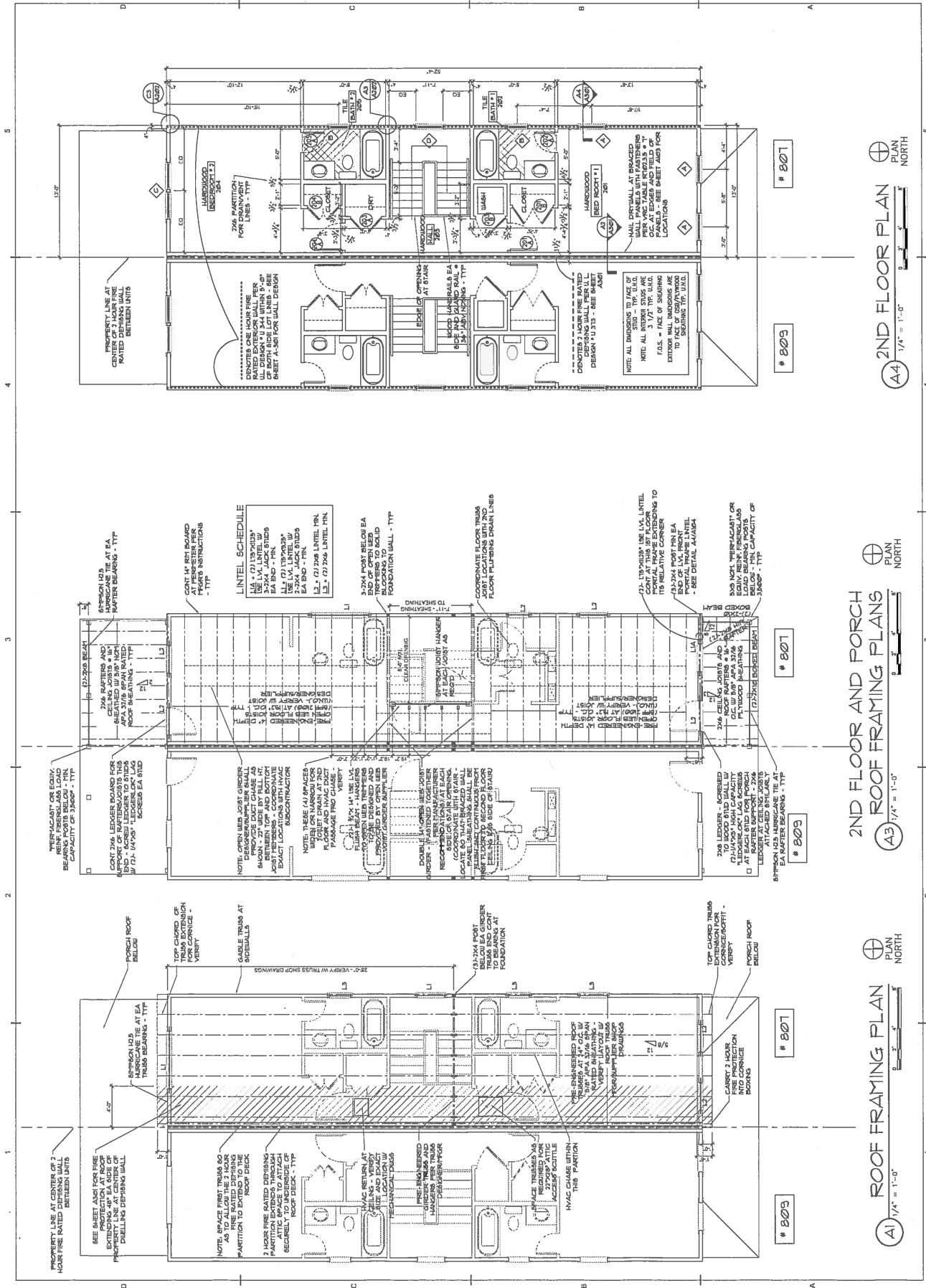
job #: 2018-0020
drawn: dfrw
ch'kd: dfrw
cod #: A102.DWG

sheet title

2ND FLOOR PLAN
2ND FLR AND ROOF
FRAMING PLANS

A-102

sheet 3 of 9



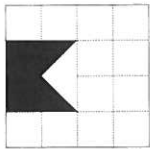
2ND FLOOR AND PORCH
ROOF FRAMING PLANS

2ND FLOOR PLAN

 PLAN NORTH
$$As)_{1/4} = 1'-0"$$

(A4)

FLA
NORTH



DAVID R. WINN, LLC
residential design
10132 BERRYMEAD PLACE
GLEN ALLEN, VA 22060
(804) 252-0948

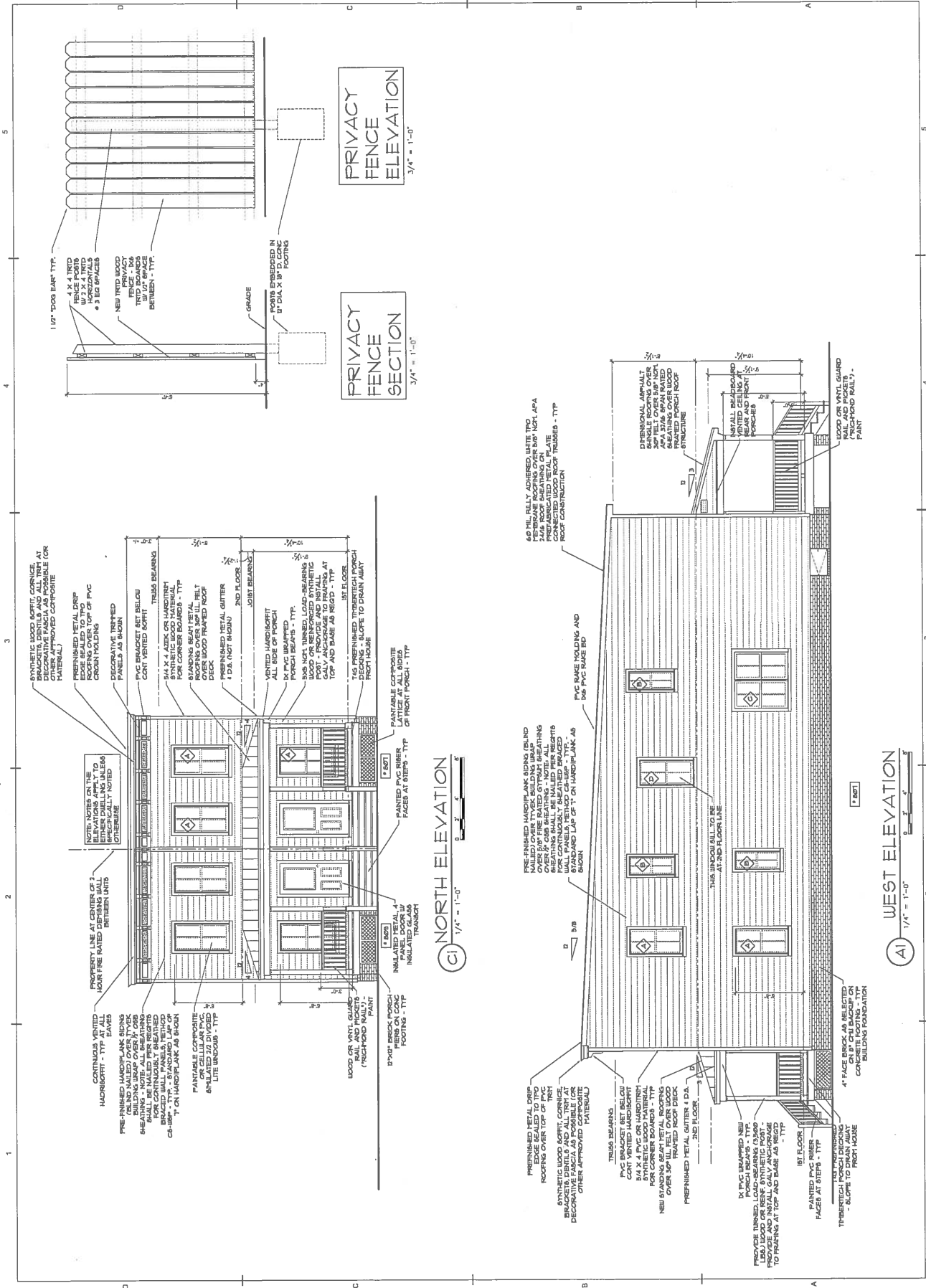
a new two-family residence
807 NORTH 24TH STREET
RICHMOND, VIRGINIA
PREPARED FOR PROJECT/HOMES

mark	date	description
11.10.18		PERMIT SET
job #	2018-0009	
drawn by	DRW	
checked by	CHK	
date	4/22/2019	

sheet title
BUILDING
ELEVATIONS

A-201

sheet 6 of 9
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1 2 3 4 5

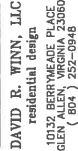
5 4 3 2 1

(C) NORTH ELEVATION
1/4" = 1'-0"

(A) WEST ELEVATION
1/4" = 1'-0"

PRIVACY FENCE SECTION
3/4" = 1'-0"

PRIVACY FENCE ELEVATION
3/4" = 1'-0"



DAVID R. WINN, LLC
residential design
10132 BERRYMEADE PLACE
GLEN ALLEN, VIRGINIA 23060
(804) 252-0948

**RICHMOND, VIRGINIA
PREPARED FOR PROJECT: HOMES**

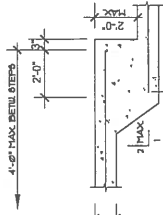
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	11.10.18	PERMIT SET

2018-0020
 draw
 draw
 A202.DWG

job #:
 drawing:
 client:
 code #:

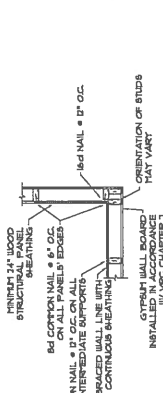
sheet title
BUILDING
ELEVATIONS /
DOOR & WINDOW
SCHEDULES

Sheet 7 of 9



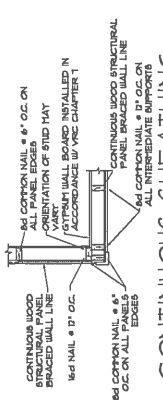
STEPPED FOOTING

DETAIL
NOT TO SCALE

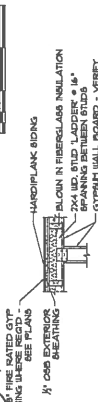


CONTINUOUS SHEATHING INSIDE CORNER DETAIL

3/4" = 1'-0"

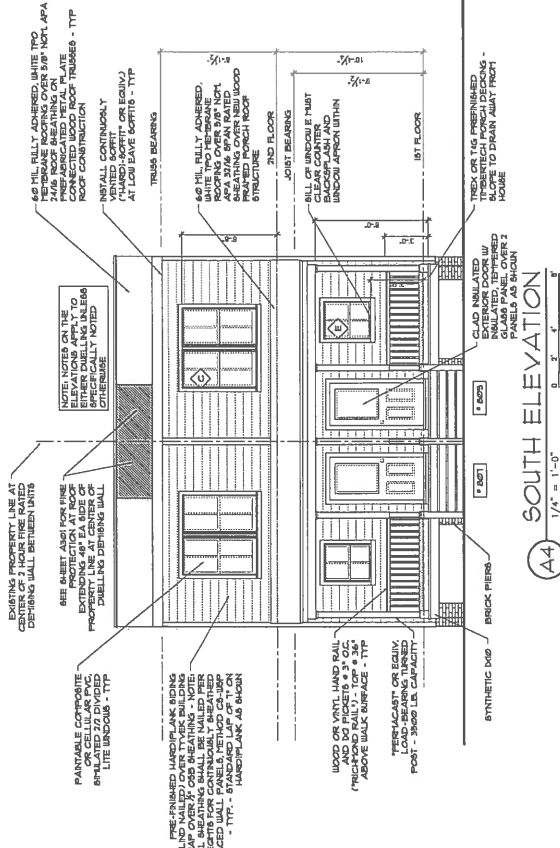


CONTINUOUS SHEATHING OUTSIDE CORNER DETAIL

$$\frac{3}{4}'' = 1'-0''$$


INSULATED "T"
WALL DETAIL

WAL	WAL
-----	-----



PANELS A5 5A
SOUTH ELEVATION

A4

WINDOW										NOTES	
MARK	NO.	UNIT	CONTRACTOR TO VERIFY			MATERIAL	DETAIL		TYPE	JAMB	SELL
			W	H	D		HEAD				
A	4	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
B	3	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
C	2	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
D	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
E	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
F	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
G	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
H	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
I	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
J	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
K	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
L	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
M	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
N	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
O	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
P	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
Q	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
R	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
S	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
T	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
U	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
V	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
W	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
X	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
Y	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED
Z	1	2' 0" X 2' 0"	63.25"	W	THICK GLAZ				DRN. 10/802		REGULAR - LOW E, ARGON FILLED

WINDOW NOTES:

1. ALL WINDOW UNITS SHALL BE PROVIDED WITH INSECT SCREENS
2. PROVIDE WEATHERSTRIP TO PREVENT AIR AND WATER PENETRATION
3. PROVIDE TYPICAL BATTERY GLAZING IN ALL WINDOWS LOCATED IN HAZARDOUS LOCATIONS PER VUE 2012 SECTION 0604. PROVIDE TEMPERED GLAZING IN ALL BATHROOMS SEE PLANE.
4. COLORED PAINTABLE CELLULOSIC PAPER GLASS FINISH. SHADINGS 27 DOUBLE LUNG TILT SASH UNITS, SPRINGER BAR BETWEEN THE GLASS AND CURTAINS

DOOR	FRAME				FIRE		NOTES
	SIZE	DOOR	TYPE	DETAIL	MARKING	LABEL	
101A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	ALUM.	1/2" ALUM. PANEL, 1/2" LINE CORN. IN TUNED PANEL
101B	3'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	ALUM.	PASSAGE - CORN. CLOSET
102A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	PASSAGE - MECHANICAL
102B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	1/2" ALUM. PANEL, 1/2" LINE CORN. IN TUNED PANEL
103A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	ALUM.	-
103B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
104A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
104B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
105A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
105B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
106A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
106B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
107A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
107B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
108A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
108B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
109A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
109B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
110A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
110B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
111A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
111B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
112A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
112B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
113A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
113B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
114A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
114B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
115A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
115B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
116A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
116B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
117A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
117B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
118A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
118B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
119A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
119B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
120A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
120B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
121A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
121B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
122A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
122B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
123A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
123B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
124A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
124B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
125A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
125B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
126A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
126B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
127A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
127B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
128A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
128B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
129A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
129B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
130A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
130B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
131A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
131B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
132A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
132B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
133A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
133B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
134A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
134B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
135A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
135B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
136A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
136B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
137A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
137B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
138A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
138B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
139A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
139B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
140A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
140B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
141A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
141B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
142A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
142B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
143A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
143B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
144A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
144B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
145A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
145B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
146A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
146B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
147A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
147B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
148A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
148B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
149A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
149B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
150A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
150B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
151A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
151B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
152A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
152B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
153A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
153B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
154A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
154B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
155A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
155B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
156A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
156B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
157A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
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158A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
158B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
159A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
159B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
160A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
160B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
161A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
161B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
162A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
162B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
163A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
163B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
164A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
164B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
165A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
165B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
166A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
166B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
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168B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
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170A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
170B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
171A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
171B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
172A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
172B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
173A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
173B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
174A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
174B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
175A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
175B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
176A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
176B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
177A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
177B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
178A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
178B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
179A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
179B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
180A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
180B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
181A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
181B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
182A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
182B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
183A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
183B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
184A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
184B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
185A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
185B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
186A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
186B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
187A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
187B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
188A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
188B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
189A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
189B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
190A	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	-
190B	2'-0"	0'-6"	1/2" ALUM. PANEL	WD	4 1/2"	-	

DOOR NOTES

1. ALL DOORS W/INCHABLE TO HAVE 1 FIXED OPERATOR ON ADA COMPLIANT

NOTES

1. ALL CODES HAVE TO HAVE EIGHT OPERATORS OR A CONSTANT









CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
COMMISSION OF ARCHITECTURAL REVIEW

March 27, 2019

Marion Cake
88 Carnation Street
Richmond, va 23225

RE: 807-809 N 24TH ST
Application No. COA-050176-2019

Dear Applicant:

At the March 26, 2019 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **approved with conditions**. Specifically, the Commission approved the application as submitted for the reasons cited in the staff report provided that the following conditions are met: the bracket locations be revised on the building permit plans; and the applicant submit the following: a specification sheet for a window that meets the Commission Guidelines; revised porch detail materials; and revised plans that match the submitted elevations.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact me at (804) 646-7550 or by e-mail at Carey.Jones@richmondgov.com.

Sincerely,

Carey L. Jones, Secretary
Commission of Architectural Review

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
PLANS

PERMIT NO
BLDP-052213
-2019

TRACK 1 TRACK 2
01
06
07
08
12

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/PROJECT ADDRESS (STREET & NUMBER) 807 N 24th St		2 FLOOR/ROOM NO	
	3 CONTRACTOR NAME Elderhomes Corporation		4 LICENSE TYPE	
BUILDING INFORMATION	5 CONTRACTOR STREET ADDRESS 88 Carnation St		6 CONTRACTOR TELEPHONE NO / EMAIL ADDRESS 804-233-0911	
	7 CITY Richmond		8 STATE VA	
WORK DESCRIPTION	9 PROPERTY OWNER NAME Elderhomes Corporation		10 CONTRACTOR FAX NO. 804 230 0778	
	11 PROPERTY OWNER ADDRESS/ZIP 88 Carnation St Richmond 23225		12 OWNER DAYTIME TELEPHONE NO. 804-233-0911	
LIEN INFORMATION	13 DESCRIBE CURRENT STRUCTURE USE Vacant lot		14 DESCRIBE PROPOSED STRUCTURE USE Attached Single Family	
	15 OFFICE USE ONLY		16 NEW BUILDING	
CONTACT INFORMATION	17 IF 1 OR 2 FAMILY ☒ 1 FAMILY ☐ 2 FAMILY		18 CHECK ONE (IF APPLICABLE) ☐ 1 LODGING HOUSE ☐ 2 NURSING HOME ☐ 3 ADULT CARE RESIDENCE	
	19 INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, C, D, E, F, G. SUBTRACT THIS TOTAL FROM X TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTORS OVERHEAD & PROFIT.		20 TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$106,000	
NEIGHBORHOOD	21 DESCRIBE SCOPE OF WORK Construct new single family attached home		22 TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$106,000	
	23 LIEN AGENT NAME Keth Harvey - Harvey & Associates		24 PHONE NO 804-396-3580	
WEBSITE	25 ADDRESS 7516 Right Plank Rd Mechanicsville VA		26 ZIP CODE 23116	
	27 CONTACT PERSON Joan Marshall		28 CONTACT PHONE NO 804 445 4985	
LOT & BUILDING SIZE	29 CONTACT ADDRESS 88 Carnation St Richmond VA		30 ZIP CODE 23225	
	31 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? ☐ YES ☐ NO		32 EMAIL joan.marshall@elderhomes.org	
PAVING	33 ENGINEER/ARCHITECT NAME David B. Winn LLC		34 ENGINEER/ARCHITECT PHONE NO 804 252 0949	
	35 ENGINEER/ARCHITECT FAX NO		36 EMAIL dwinn1@aol.com	
SITE WORK	37 ROOF TYPE 1 (SEE BACK FOR LIST)		38 NO. OF SQUARES	
	39 ROOF TYPE 2 (SEE BACK FOR LIST)		40 NO. OF SQUARES	
OWNERS AFFIDAVIT	41 NOT REQUIRED FOR 1 & 2 FAMILY ☒ YES ☐ NO		42 FIRE ALARM SYSTEM ☐ YES ☐ NO	
	43 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.) 1380		44 GARAGE AREA (SQ. FT.) 0	
ASBESTOS CERTIFICATION	45 BUILDING UNFINISHED AREA (SQ. FT.)		46 OPEN PORCH AREA (SQ. FT.) 134	
	47 DECK AREA (SQ. FT.)		48 ENCLOSED PORCH AREA (SQ. FT.) 0	
ARTIS DISTRICT	49 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		50 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR) 680	
	51 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT) 1		52 TOTAL BUILDING HEIGHT 23	
OFFICE USE ONLY	53 NO. OF SPACES AT ANOTHER LOCATION 2		54 LOCATION Street	
	55 WILL THERE BE A NEW CURB ☐ YES ☐ NO		56 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? ☒ YES ☐ NO	
FLOOD PLAIN	57 TOTAL AREA TO BE DISTURBED (SQ. FT.) 1426		58 IS SURVEY OR SITE PLAN ATTACHED? ☒ YES ☐ NO	
	59 I 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.		60 PRINTED NAME Matt Morgan	
FLOOD PLAIN	61 SIGNATURE Matt Morgan		62 CERTIFY THAT THE BUILDING AT 807 N 24th St (ADDRESS, FLOOR OR SUITE) HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NEHAPS) AND OSHA "STANDARD FOR CONSTRUCTION WORKERS"	
	63 HISTORICAL DISTRICT ☐ YES ☐ NO		64 VIOLATION ON PROPERTY ☐ YES ☐ NO	
FLOOD PLAIN	65 DELINQUENT TAXES DUE? ☐ YES ☐ NO		66 ICC TYPE OF CONSTRUCTION	
	67 EXISTING USE GROUP PSA		68 FEE CALC. TYPE ☐ S ☐ U ☐ B ☐ C	
FLOOD PLAIN	69 PERMIT FEE		70 FEE RECEIVED RECEIPT NO	
	71 IS PROPERTY IN 100 YR FLOOD PLAIN? ☐ YES ☐ NO		72 CHESAPEAKE BAY PROTECTION AREA? ☐ YES ☐ NO	
FLOOD PLAIN	73 CHESAPEAKE BAY MANAGEMENT AREA? ☐ YES ☐ NO		74 APPLICATION APPROVED BY	
	75 APPLICATION DISAPPROVED BY		76 DATE	

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