



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

August 9, 2019

Nordrow Investments LLC
8600 Quioccasin Road, Suite 200
Henrico, Virginia 23229

Lory Markham
23 West Broad Street, # 304
Richmond, Virginia 23220

To Whom It May Concern:

RE: **BZA 41-2019**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, September 4, 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 single-family detached dwelling at 1901 GEORGIA AVENUE (Tax Parcel Number W000-0781/010), located in an R-5 (Single-Family 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

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/civicasociationgroupinformaton.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.

Campbell Denise M
1815 Georgia Ave
Richmond VA 23220

Dobbins Pamela T
1808 Greenville Ave
Richmond VA 23220

Fadl Kinan Y
1918 Liesfield Pkwy
Glen Allen VA 23060

Kennedy Pat Winston
1512 Boxthorne Ln
Winston Salem NC 27106

Liesfeld Christopher A & Jody
819 Roseneath Rd
Richmond VA 23221

Mackenzie Evan T & Thompson Christina H
1903 Georgia Ave
Richmond VA 23220

Nicholson Agnes W
1804 Georgia Ave
Richmond VA 23220

Wilson Tracy K & Close Kenneth J
1806 Georgia Ave
Richmond VA 23220

Winston Violet W
115 Chinkapin Ln
Williamsburg VA 23188

Wise Craig A
1900 Georgia Ave
Richmond VA 23220

Property: 1901 Georgia Ave **Parcel ID:** W0000781010**Parcel**

Street Address: 1901 Georgia Ave Richmond, VA 23220-
Owner: NORDROW INVESTMENTS LLC
Mailing Address: 8600 QUIOCCASIN RD #200, HENRICO, VA 23229
Subdivision Name : RIVERVIEW
Parent Parcel ID:
Assessment Area: 234 - Riverview/Maymount Terrace
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2019
Land Value: \$45,000
Improvement Value:
Total Value: \$45,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 5950
Acreage: 0.137
Property Description 1: RIVERVIEW L12 B24
Property Description 2: 0050.00X0119.00 0000.000
State Plane Coords(?): X= 11780854.500103 Y= 3718777.673717
Latitude: 37.53171932 , **Longitude:** -77.47250773

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 50
Rear Size: 119
Parcel Square Feet: 5950
Acreage: 0.137
Property Description 1: RIVERVIEW L12 B24
Property Description 2: 0050.00X0119.00 0000.000
Subdivision Name : RIVERVIEW
State Plane Coords(?): X= 11780854.500103 Y= 3718777.673717
Latitude: 37.53171932 , **Longitude:** -77.47250773

Other

Street improvement: Paved
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2020	\$50,000	\$0	\$50,000	Reassessment
2019	\$45,000	\$0	\$45,000	Reassessment
2018	\$35,000	\$0	\$35,000	Reassessment
2017	\$32,000	\$0	\$32,000	Reassessment
2016	\$32,000	\$0	\$32,000	Reassessment
2015	\$32,000	\$0	\$32,000	Reassessment
2014	\$32,000	\$0	\$32,000	Reassessment
2013	\$32,000	\$0	\$32,000	Reassessment
2012	\$31,000	\$0	\$31,000	Reassessment
2011	\$26,000	\$0	\$26,000	CarryOver
2010	\$26,000	\$0	\$26,000	Reassessment
2009	\$26,000	\$0	\$26,000	Reassessment
2008	\$26,000	\$0	\$26,000	Reassessment
2007	\$26,000	\$0	\$26,000	Reassessment
2006	\$19,600	\$0	\$19,600	Reassessment
2005	\$16,200	\$0	\$16,200	Reassessment
2004	\$13,200	\$0	\$13,200	Reassessment
2003	\$13,200	\$0	\$13,200	Reassessment
2002	\$12,000	\$0	\$12,000	Reassessment
2000	\$12,000	\$0	\$12,000	Reassessment
1998	\$12,000	\$0	\$12,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
01/17/2019	\$95,000	TUCK JEFFREY W	ID2019-1070	1 - VALID SALE-Valid, Use in Ratio Analysis
12/14/2018	\$0	WOODIE INVESTMENTS LLC	ID2018-25453	2 - INVALID SALE-Relation Between Buyer/Seller
09/02/2015	\$35,000	MORRIS CHARLES A AND	ID2015-16716	1 - VALID SALE-DO NOT USE
11/24/2014	\$0	MORRIS HENRIETTA A	IW2014-936	2 - INVALID SALE-Relation Between Buyer/Seller
01/28/1981	\$0	Not Available	00777-1580	
10/20/1958	\$900	Not Available	000000-00000	

Planning**Master Plan Future Land Use:** SF-LD**Zoning District:** R-5 - Residential (Single Family)**Planning District:** Near West**Traffic Zone:** 1134**City Neighborhood Code:** MAY**City Neighborhood Name:** Maymont**Civic Code:** 4011**Civic Association Name:** Maymont Civic League**Subdivision Name:** RIVERVIEW**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	1012	0413001	041300
1990	212	0415002	041500

Schools**Elementary School:** Cary**Middle School:** Binford**High School:** Jefferson**Public Safety****Police Precinct:** 3**Police Sector:** 313**Fire District:** 12**Dispatch Zone:** 041A**Public Works Schedules****Street Sweep:** TBD**Leaf Collection:** TBD**Refuse Collection:** Wednesday**Bulk Collection:** TBD**Government Districts****Council District:** 5**Voter Precinct:** 503**State House District:** 69**State Senate District:** 10**Congressional District:** 4

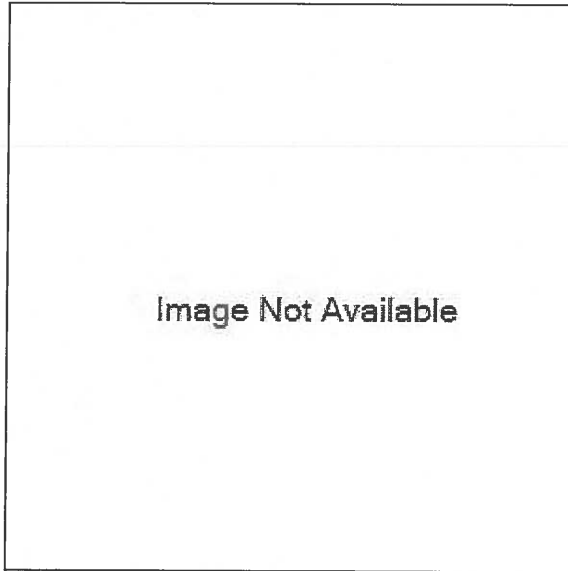
Property Images

Name:W0000781010 Desc:

[Click here for Larger Image](#)

Sketch Images

Name: Desc:



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



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

TO BE COMPLETED BY THE APPLICANT

PROPERTY

OWNER: Nordrow Investments LLC

PHONE: (Home) () (Mobile) (804) 332-1398

ADDRESS: 8600 Quioccasin Road, Suite 200

E-mail Address: atuck@olrealty.com

Henrico, Virginia 23229

PROPERTY OWNER'S

REPRESENTATIVE: Lory Markham

PHONE: (Home) () (Mobile) (804) 248-2561

(Name/Address) 23 West Broad Street, # 304

FAX: ()

Richmond, Virginia 23220

E-mail Address: lory@markhamplanning.com

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 1901 Georgia Avenue

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

ZONING ORDINANCE SECTION NUMBERS(S): 30-300 & 30-410.5(1)

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

TAX PARCEL NUMBER(S): W000-0781/010 ZONING DISTRICT: R-5 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard requirement is not met. A front yard of twenty-five feet (25') is required; 3.35' is proposed along Kansas Avenue.

DATE REQUEST DISAPPROVED: July 19, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: July 19, 2019 TIME FILED: 3:00 p.m. PREPARED BY: Rich Saunders RECEIPT NO. BZAC-057883-2019

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) (1) 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: 8/2/19

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

CASE NUMBER: BZA 41-2019 HEARING DATE: September 4, 2019 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 41-2019
150' Buffer

APPLICANT(S): Nordrow Investments LLC

PREMISES: 1901 Georgia Avenue

(Tax Parcel Number W000-0781/010)

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

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.5(1)
of the Zoning Ordinance for the reason that:
The front yard 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)



July 19, 2019

Mr. Roy Benbow, Secretary
Board of Zoning Appeals
900 East Broad Street, Suite 511
Richmond, VA 23219

Re: Special Exception from Yard Requirements

Dear Mr. Benbow,

Please accept this letter as the Applicant's Report for the application for a special exception for the property located at 1901 Georgia Avenue Richmond. With this application, the property owner is petitioning the Board of Zoning Appeals for a special exception under Section 30-1040.3(1) of the Zoning Ordinance, which allows the Board to grant relief from the limitation on the construction of single family detached dwellings when dwellings cannot meet applicable yard and/or lot coverage requirements.

The property is currently a vacant lot. There are single family detached homes in the neighborhood that front on the north/south streets and border the east/west streets. The applicant wishes to build a 2 story residential home that fronts on Georgia Avenue.

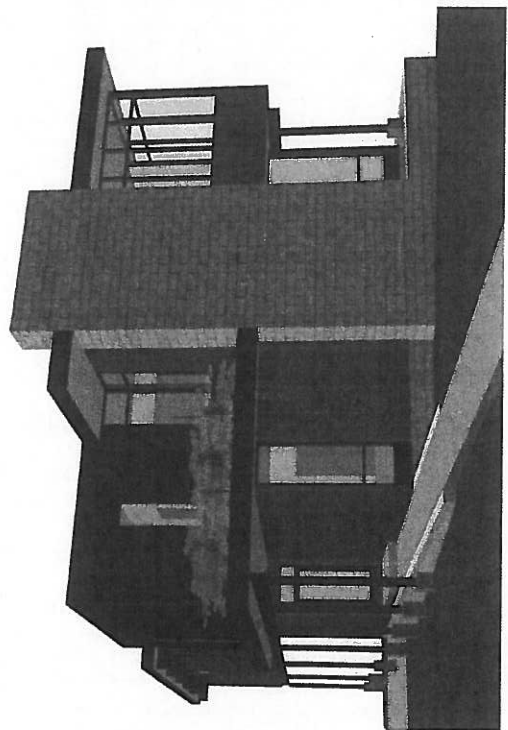
The property is located at the intersection of Kansas Avenue and Georgia Avenue. The property is located in the R-5 Single-Family Residential District. The Board is able to grant special exceptions to Sec. 30-410.5 Yards: Front Yard: There shall be a front yard with a depth of not less than 25 feet, and Sec. 30-630.1 Required yards on lots having more than one street frontage, subject to being satisfied with the following:

- a. *The intended purpose and use of the dwelling, addition or accessory structure is consistent with the use regulations applicable in the district in which the property is situated*

The proposed dwelling is a single-family, detached structure, which is a permitted use in the R-5 district and is consistent with the applicable use regulations.

- b. *The departure from the applicable yard and/or lot coverage requirements is the minimum necessary to accommodate the intended purpose of the dwelling and that the dwelling or a similar dwelling serving the same purpose and function cannot reasonably be located elsewhere on the lot in compliance with applicable requirements*

The 25' front yard requirement along Kansas Avenue would allow for a detached home that would only be 20' wide fronting on Georgia Avenue, which is not practical for a detached dwelling nor in keeping with the surrounding character of ranch, cape-code, farmhouse, and modern style homes in this neighborhood of detached homes. The proposed two-car garage to the home needs will be constructed along Kansas Avenue in order to provide more dwelling space for the home. The proposed plan keeps the driveway and garage to a length that is aesthetically pleasing and allows for usable living space within the home.

PERMIT SET[illegible][illegible]

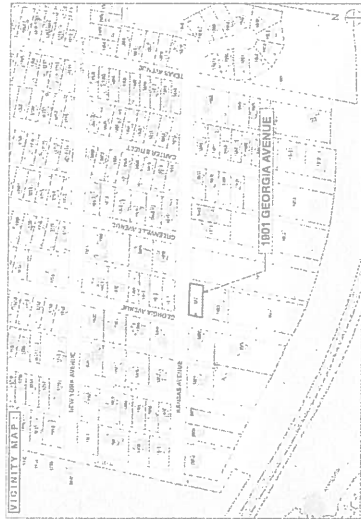
FLOOR AND WALL FRAMING NOTES :

- [illegible]

FOLLOW LATEST BUILDING CODES: IRC 703A.1

- | | | | | |
|----|------------|-------------------|------------|-------------------|
| 1 | CONCRETE | 40% OF TOTAL COST | CONCRETE | 30% OF TOTAL COST |
| 2 | STEEL | 25% OF TOTAL COST | STEEL | 25% OF TOTAL COST |
| 3 | WOOD | 15% OF TOTAL COST | WOOD | 15% OF TOTAL COST |
| 4 | GLASS | 10% OF TOTAL COST | GLASS | 10% OF TOTAL COST |
| 5 | INSULATION | 5% OF TOTAL COST | INSULATION | 5% OF TOTAL COST |
| 6 | MECHANICAL | 5% OF TOTAL COST | MECHANICAL | 5% OF TOTAL COST |
| 7 | ELECTRICAL | 5% OF TOTAL COST | ELECTRICAL | 5% OF TOTAL COST |
| 8 | PLUMBING | 5% OF TOTAL COST | PLUMBING | 5% OF TOTAL COST |
| 9 | PAINTS | 5% OF TOTAL COST | PAINTS | 5% OF TOTAL COST |
| 10 | LANDSCAPE | 5% OF TOTAL COST | LANDSCAPE | 5% OF TOTAL COST |
| 11 | INTERIORS | 5% OF TOTAL COST | INTERIORS | 5% OF TOTAL COST |
| 12 | EXTERIORS | 5% OF TOTAL COST | EXTERIORS | 5% OF TOTAL COST |
| 13 | FINISHES | 5% OF TOTAL COST | FINISHES | 5% OF TOTAL COST |
| 14 | FIXTURES | 5% OF TOTAL COST | FIXTURES | 5% OF TOTAL COST |
| 15 | APPLIANCES | 5% OF TOTAL COST | APPLIANCES | 5% OF TOTAL COST |
| 16 | SEATING | 5% OF TOTAL COST | SEATING | 5% OF TOTAL COST |
| 17 | STAIRS | 5% OF TOTAL COST | STAIRS | 5% OF TOTAL COST |
| 18 | ELEVATORS | 5% OF TOTAL COST | ELEVATORS | 5% OF TOTAL COST |
| 19 | MECHANICAL | 5% OF TOTAL COST | MECHANICAL | 5% OF TOTAL COST |
| 20 | ELECTRICAL | 5% OF TOTAL COST | ELECTRICAL | 5% OF TOTAL COST |
| 21 | PLUMBING | 5% OF TOTAL COST | PLUMBING | 5% OF TOTAL COST |
| 22 | PAINTS | 5% OF TOTAL COST | PAINTS | 5% OF TOTAL COST |
| 23 | LANDSCAPE | 5% OF TOTAL COST | LANDSCAPE | 5% OF TOTAL COST |
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| 27 | FIXTURES | 5% OF TOTAL COST | FIXTURES | 5% OF TOTAL COST |
| 28 | APPLIANCES | 5% OF TOTAL COST | APPLIANCES | 5% OF TOTAL COST |
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| 33 | ELECTRICAL | 5% OF TOTAL COST | ELECTRICAL | 5% OF TOTAL COST |
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| 36 | LANDSCAPE | 5% OF TOTAL COST | LANDSCAPE | 5% OF TOTAL COST |
| 37 | INTERIORS | 5% OF TOTAL COST | INTERIORS | 5% OF TOTAL COST |
| 38 | EXTERIORS | 5% OF TOTAL COST | EXTERIORS | 5% OF TOTAL COST |
| 39 | FINISHES | 5% OF TOTAL COST | FINISHES | 5% OF TOTAL COST |
| 40 | FIXTURES | 5% OF TOTAL COST | FIXTURES | 5% OF TOTAL COST |
| 41 | APPLIANCES | 5% OF TOTAL COST | APPLIANCES | 5% OF TOTAL COST |
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| 44 | ELEVATORS | 5% OF TOTAL COST | ELEVATORS | 5% OF TOTAL COST |
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| 46 | ELECTRICAL | 5% OF TOTAL COST | ELECTRICAL | 5% OF TOTAL COST |
| 47 | PLUMBING | 5% OF TOTAL COST | PLUMBING | 5% OF TOTAL COST |
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| 49 | LANDSCAPE | 5% OF TOTAL COST | LANDSCAPE | 5% OF TOTAL COST |
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| 51 | EXTERIORS | 5% OF TOTAL COST | EXTERIORS | 5% OF TOTAL COST |
| 52 | FINISHES | 5% OF TOTAL COST | FINISHES | 5% OF TOTAL COST |
| 53 | FIXTURES | 5% OF TOTAL COST | FIXTURES | 5% OF TOTAL COST |
| 54 | APPLIANCES | 5% OF TOTAL COST | APPLIANCES | 5% OF TOTAL COST |
| 55 | SEATING | 5% OF TOTAL COST | SEATING | 5% OF TOTAL COST |
| 56 | STAIRS | 5% OF TOTAL COST | STAIRS | 5% OF TOTAL COST |
| 57 | ELEVATORS | 5% OF TOTAL COST | ELEVATORS | 5% OF TOTAL COST |
| 58 | MECHANICAL | 5% OF TOTAL COST | MECHANICAL | 5% OF TOTAL COST |
| 59 | ELECTRICAL | 5% OF TOTAL COST | ELECTRICAL | 5% OF TOTAL COST |
| 60 | PLUMBING | 5% OF TOTAL COST | PLUMBING | 5% OF TOTAL COST |
| 61 | PAINTS | 5% OF TOTAL COST | PAINTS | 5% OF TOTAL COST |
| 62 | LANDSCAPE | 5% OF TOTAL COST | LANDSCAPE | 5% OF TOTAL COST |
| 63 | INTERIORS | 5% OF TOTAL COST | INTERIORS | 5% OF TOTAL COST |
| 64 | EXTERIORS | 5% OF TOTAL COST | EXTERIORS | 5% OF TOTAL COST |
| 65 | FINISHES | 5% OF TOTAL COST | FINISHES | 5% OF TOTAL COST |
| 66 | FIXTURES | 5% OF TOTAL COST | FIXTURES | 5% OF TOTAL COST |
| 67 | APPLIANCES | 5% OF TOTAL COST | APPLIANCES | 5% OF TOTAL COST |
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| 69 | STAIRS | 5% OF TOTAL COST | STAIRS | 5% OF TOTAL COST |
| 70 | ELEVATORS | 5% OF TOTAL COST | ELEVATORS | 5% OF TOTAL COST |
| 71 | MECHANICAL | 5% OF TOTAL COST | MECHANICAL | 5% OF TOTAL COST |
| 72 | ELECTRICAL | 5% OF TOTAL COST | ELECTRICAL | 5% OF TOTAL COST |
| 73 | PLUMBING | 5% OF TOTAL COST | PLUMBING | 5% OF TOTAL COST |
| 74 | PAINTS | 5% OF TOTAL COST | PAINTS | 5% OF TOTAL COST |
| 75 | LANDSCAPE | 5% OF TOTAL COST | | |

CODE INFORMATION:

[illegible]

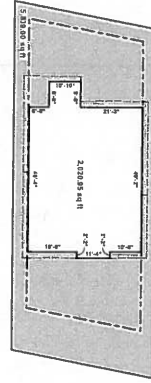
DRAWING INDEX:

[illegible]

- [illegible]

ENUE

Lot Coverage = 34.6%



Lot Coverage Site Plan
Scale: 1" = 20'-0"

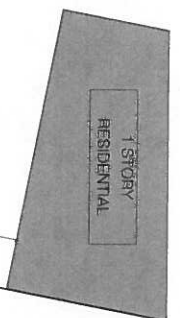
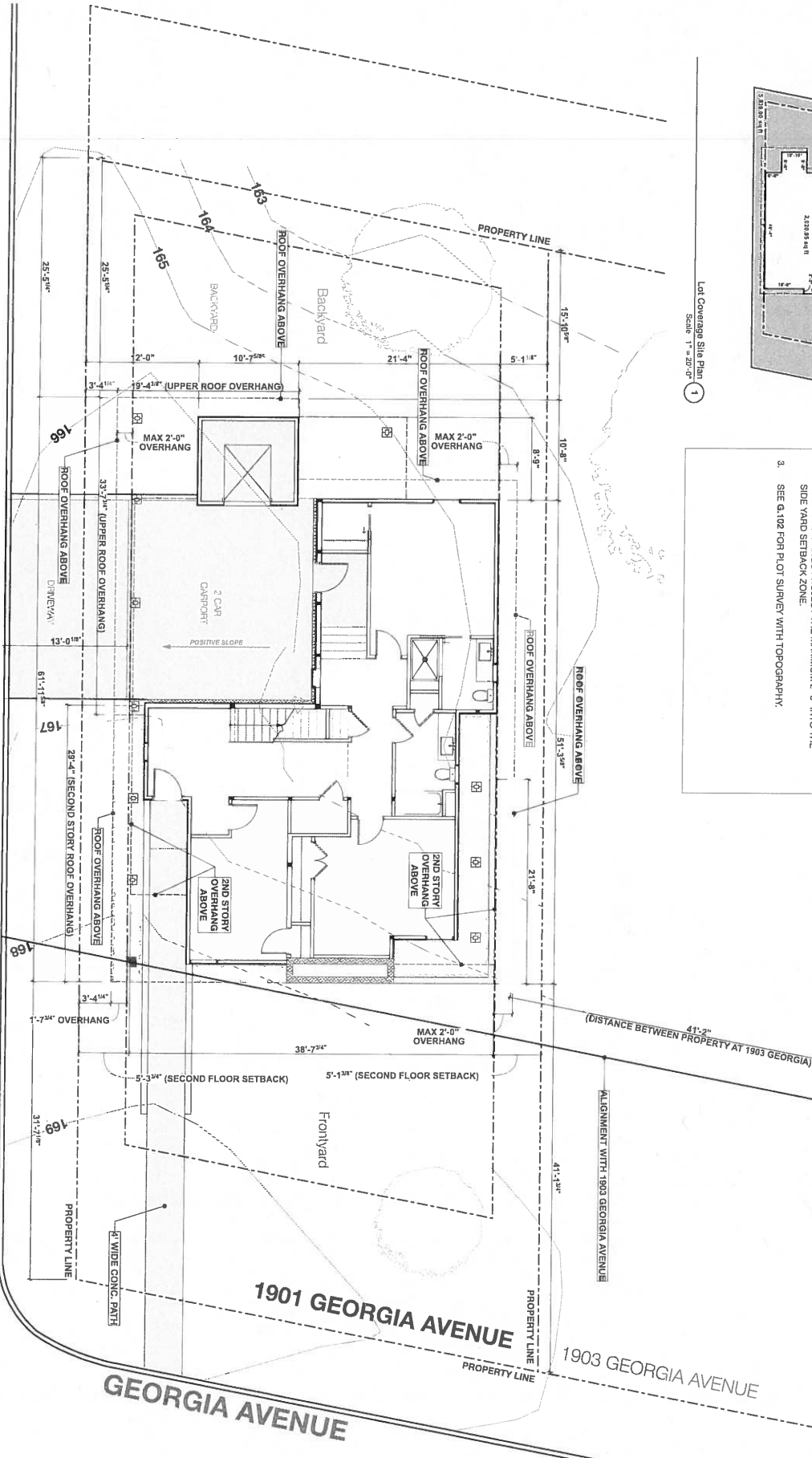
ZONING INFORMATION:

ZONING DISTRICT		R-8 SINGLE-FAMILY RESIDENTIAL	
SETBACKS:		FRONT YARD	REAR YARD
		25'-0"	5'-0"
COVERAGES:		ALLOWED	PROPOSED
		75%	34.6%
HEIGHT:		ALLOWED	PROPOSED
		25'-0"	47'-00"

SITE PLAN NOTES:

1. ALL BLOCK FOUNDATIONS ARE LOCATED WITHIN THE BUILDABLE AREA PRESCRIBED BY THE SETBACKS.
2. SEE ROOF OUTLINES INDICATED BY DASHED LINES ABOVE. SEE ROOF PLAN ON A.294 AND E/W ELEVATIONS ON A.301. ROOF OVERHANGS PROJECT THE MAXIMUM 2'-0" INTO THE SIDE YARD SETBACK ZONE.
3. SEE A.102 FOR PLOT SURVEY WITH TOPOGRAPHY.

KANSAS AVENUE



1 STORY
RESIDENTIAL

CHRISTIAN
SNOWDEN
DESIGN

100% PERMIT SET

1901 Georgia Avenue - New Construction Residence

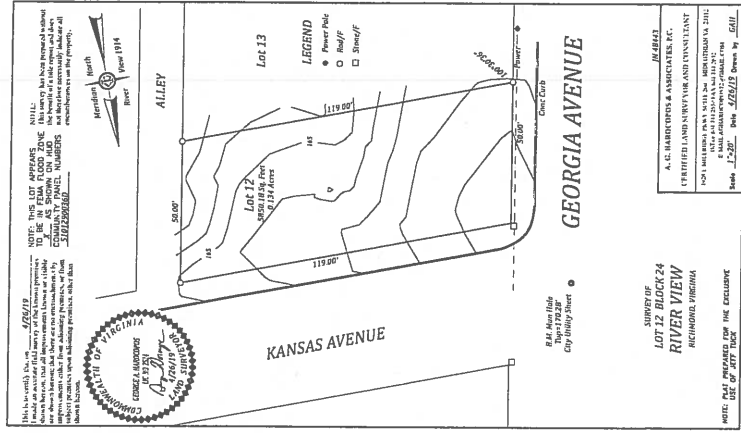
1901 Georgia Avenue
Richmond, Va 23223

NO.	DATE
1	

PROJECT # 1901
DATE 05/27/15

Site Plan 1

G.101



Typical Foundation Step Detail



FOOTING SIZES			REMARKS
MARK	SIZE (W x L x D)	REINFORCEMENTS	
F1	18" x CONE x 10"	(2) CONT. # 4 @ BOTTOM	SPREAD FOOTING
F2	24" x CONE x 12"	(2) CONT. # 2 @ BOTTOM	SPREAD FOOTING
F3	18" x 18" x 10"	(2) CONT. # 4 @ BOTTOM	BLOCK PER FOOTING
F4	3" x 3" x 12"	(2) CONT. # 4 @ BOTTOM	BLOCK PER FOOTING
F5	2" x 2" x 12"	(2) CONT. # 4 @ TURNED	CONC. PER FOOTING
F6	8" x CONE x 12"	(2) CONT. # 2 @ BOTTOM	CONC. PER FOOTING

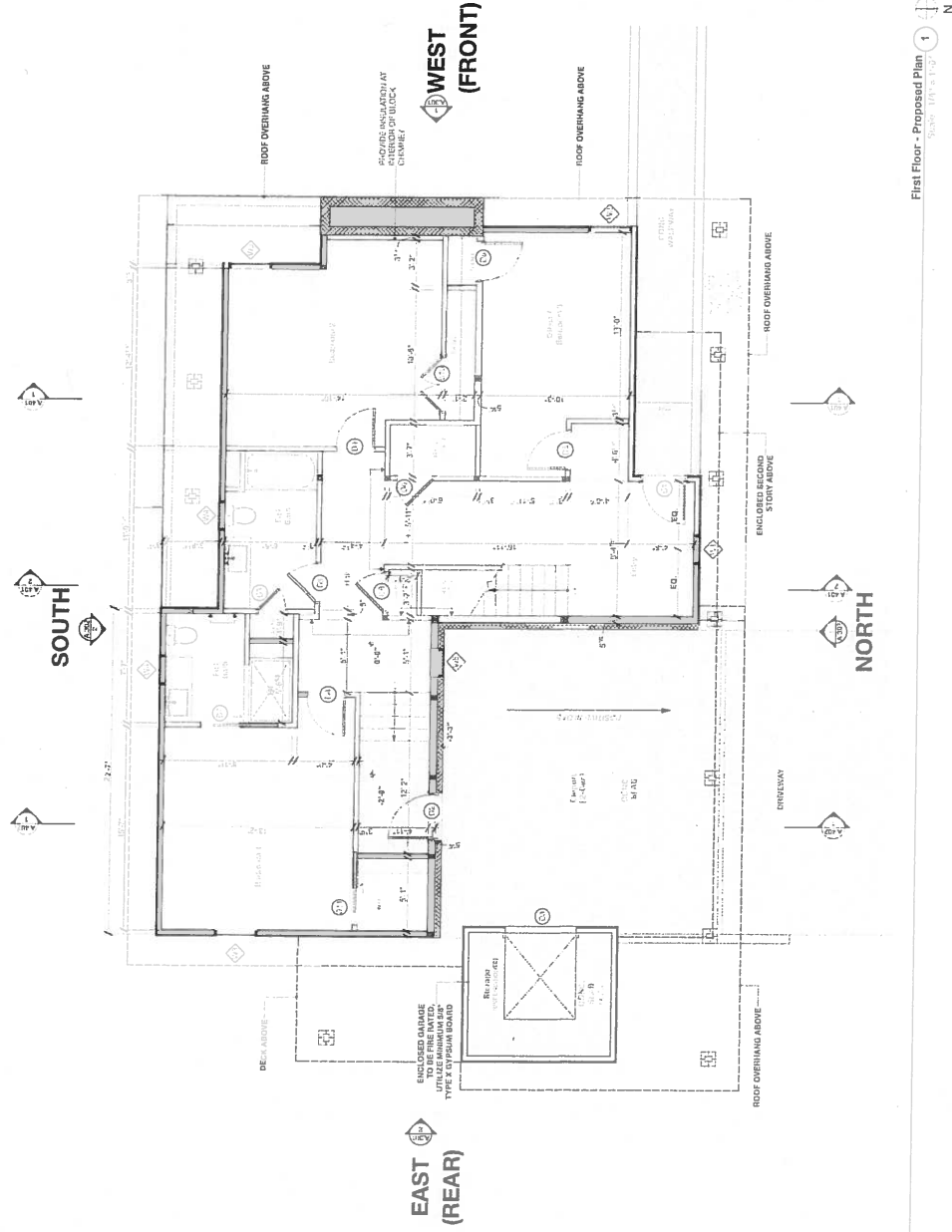
[illegible]

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE WALL OR TO THE FACE OF THE WALL, UNLESS OTHERWISE NOTED.
2. THIS PLAN SHOWS THE PROPOSED LAYOUT OF THE FIRST FLOOR. THE LAYOUT OF THE SECOND FLOOR IS SHOWN ON PLAN A.203.
3. THE EXTERIOR WALLS ARE TO BE CONSTRUCTED OF 8" CMU WITH A 1/2" GYPSUM BOARD FINISH. THE INTERIOR WALLS ARE TO BE CONSTRUCTED OF 5/8" GYPSUM BOARD.
4. THE CEILING IS TO BE 9'0" HIGH. THE FLOOR IS TO BE 1" ABOVE FINISH GRADE. THE ROOF IS TO BE 12" ABOVE FINISH GRADE.
5. ALL WINDOWS ARE TO BE 6'0" HIGH AND 3'0" WIDE. ALL DOORS ARE TO BE 6'8" HIGH AND 3'0" WIDE.
6. THE KITCHEN IS TO BE 10'0" WIDE AND 12'0" DEEP. THE BATHROOM IS TO BE 8'0" WIDE AND 6'0" DEEP. THE BEDROOM IS TO BE 12'0" WIDE AND 12'0" DEEP.
7. THE LIVING ROOM IS TO BE 18'0" WIDE AND 12'0" DEEP. THE DINING ROOM IS TO BE 12'0" WIDE AND 12'0" DEEP.
8. THE HALLWAY IS TO BE 6'0" WIDE. THE CLOSET IS TO BE 6'0" WIDE AND 8'0" DEEP.
9. THE PORCH IS TO BE 12'0" WIDE AND 12'0" DEEP. THE PATIO IS TO BE 12'0" WIDE AND 12'0" DEEP.
10. THE GARAGE IS TO BE 12'0" WIDE AND 24'0" DEEP.

- REVISIONS**
1. REVISION 1: ADDITION OF PORCH AND PATIO.
 2. REVISION 2: ADDITION OF GARAGE.
 3. REVISION 3: ADDITION OF BEDROOM.
 4. REVISION 4: ADDITION OF BATHROOM.
 5. REVISION 5: ADDITION OF KITCHEN.
 6. REVISION 6: ADDITION OF DINING ROOM.
 7. REVISION 7: ADDITION OF LIVING ROOM.
 8. REVISION 8: ADDITION OF HALLWAY.
 9. REVISION 9: ADDITION OF CLOSET.
 10. REVISION 10: ADDITION OF STAIRS.

MARK	SIZE (W x H)	TYPE	REMARKS
D1	3'-0" x 5'-0"	EXTERIOR HALLWAY	TRANSOM
D2	3'-0" x 5'-0"	EXTERIOR HALLWAY	TRANSOM
D3	3'-0" x 5'-0"	EXTERIOR HALLWAY	TRANSOM
D4	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D5	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D6	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D7	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D8	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D9	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D10	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D11	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D12	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D13	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D14	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D15	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D16	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D17	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D18	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D19	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D20	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D21	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D22	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D23	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D24	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D25	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D26	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D27	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D28	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D29	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D30	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D31	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D32	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D33	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D34	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D35	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D36	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D37	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D38	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D39	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D40	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D41	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D42	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D43	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D44	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D45	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D46	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D47	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D48	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D49	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D50	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D51	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D52	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D53	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D54	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D55	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D56	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D57	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D58	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D59	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D60	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D61	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D62	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D63	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D64	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D65	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D66	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D67	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D68	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D69	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D70	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D71	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D72	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D73	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D74	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D75	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D76	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D77	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D78	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D79	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D80	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D81	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D82	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D83	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D84	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D85	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D86	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D87	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D88	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D89	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D90	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D91	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D92	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D93	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D94	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D95	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D96	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D97	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D98	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D99	2'-10" x 6'-8"	INTERIOR WOOD	N/A
D100	2'-10" x 6'-8"	INTERIOR WOOD	N/A

MARK	SIZE (W x H)	TYPE	REMARKS
W1	2'-0" x 6'-0"	FIXED	N/A
W2	2'-0" x 6'-0"	FIXED	N/A
W3	2'-0" x 6'-0"	FIXED	N/A
W4	2'-0" x 6'-0"	FIXED	N/A
W5	2'-0" x 6'-0"	FIXED	N/A
W6	2'-0" x 6'-0"	FIXED	N/A
W7	2'-0" x 6'-0"	FIXED	N/A
W8	2'-0" x 6'-0"	FIXED	N/A
W9	2'-0" x 6'-0"	FIXED	N/A
W10	2'-0" x 6'-0"	FIXED	N/A
W11	2'-0" x 6'-0"	FIXED	N/A
W12	2'-0" x 6'-0"	FIXED	N/A
W13	2'-0" x 6'-0"	FIXED	N/A
W14	2'-0" x 6'-0"	FIXED	N/A
W15	2'-0" x 6'-0"	FIXED	N/A
W16	2'-0" x 6'-0"	FIXED	N/A
W17	2'-0" x 6'-0"	FIXED	N/A
W18	2'-0" x 6'-0"	FIXED	N/A
W19	2'-0" x 6'-0"	FIXED	N/A
W20	2'-0" x 6'-0"	FIXED	N/A
W21	2'-0" x 6'-0"	FIXED	N/A
W22	2'-0" x 6'-0"	FIXED	N/A
W23	2'-0" x 6'-0"	FIXED	N/A
W24	2'-0" x 6'-0"	FIXED	N/A
W25	2'-0" x 6'-0"	FIXED	N/A
W26	2'-0" x 6'-0"	FIXED	N/A
W27	2'-0" x 6'-0"	FIXED	N/A
W28	2'-0" x 6'-0"	FIXED	N/A
W29	2'-0" x 6'-0"	FIXED	N/A
W30	2'-0" x 6'-0"	FIXED	N/A
W31	2'-0" x 6'-0"	FIXED	N/A
W32	2'-0" x 6'-0"	FIXED	N/A
W33	2'-0" x 6'-0"	FIXED	N/A
W34	2'-0" x 6'-0"	FIXED	N/A
W35	2'-0" x 6'-0"	FIXED	N/A
W36	2'-0" x 6'-0"	FIXED	N/A
W37	2'-0" x 6'-0"	FIXED	N/A
W38	2'-0" x 6'-0"	FIXED	N/A
W39	2'-0" x 6'-0"	FIXED	N/A
W40	2'-0" x 6'-0"	FIXED	N/A
W41	2'-0" x 6'-0"	FIXED	N/A
W42	2'-0" x 6'-0"	FIXED	N/A
W43	2'-0" x 6'-0"	FIXED	N/A
W44	2'-0" x 6'-0"	FIXED	N/A
W45	2'-0" x 6'-0"	FIXED	N/A
W46	2'-0" x 6'-0"	FIXED	N/A
W47	2'-0" x 6'-0"	FIXED	N/A
W48	2'-0" x 6'-0"	FIXED	N/A
W49	2'-0" x 6'-0"	FIXED	N/A
W50	2'-0" x 6'-0"	FIXED	N/A
W51	2'-0" x 6'-0"	FIXED	N/A
W52	2'-0" x 6'-0"	FIXED	N/A
W53	2'-0" x 6'-0"	FIXED	N/A
W54	2'-0" x 6'-0"	FIXED	N/A
W55	2'-0" x 6'-0"	FIXED	N/A
W56	2'-0" x 6'-0"	FIXED	N/A
W57	2'-0" x 6'-0"	FIXED	N/A
W58	2'-0" x 6'-0"	FIXED	N/A
W59	2'-0" x 6'-0"	FIXED	N/A
W60	2'-0" x 6'-0"	FIXED	N/A
W61	2'-0" x 6'-0"	FIXED	N/A
W62	2'-0" x 6'-0"	FIXED	N/A
W63	2'-0" x 6'-0"	FIXED	N/A
W64	2'-0" x 6'-0"	FIXED	N/A
W65	2'-0" x 6'-0"	FIXED	N/A
W66	2'-0" x 6'-0"	FIXED	N/A
W67	2'-0" x 6'-0"	FIXED	N/A
W68	2'-0" x 6'-0"	FIXED	N/A
W69	2'-0" x 6'-0"	FIXED	N/A
W70	2'-0" x 6'-0"	FIXED	N/A
W71	2'-0" x 6'-0"	FIXED	N/A
W72	2'-0" x 6'-0"	FIXED	N/A
W73	2'-0" x 6'-0"	FIXED	N/A
W74	2'-0" x 6'-0"	FIXED	N/A
W75	2'-0" x 6'-0"	FIXED	N/A
W76	2'-0" x 6'-0"	FIXED	N/A
W77	2'-0" x 6'-0"	FIXED	N/A
W78	2'-0" x 6'-0"	FIXED	N/A
W79	2'-0" x 6'-0"	FIXED	N/A
W80	2'-0" x 6'-0"	FIXED	N/A
W81	2'-0" x 6'-0"	FIXED	N/A
W82	2'-0" x 6'-0"	FIXED	N/A
W83	2'-0" x 6'-0"	FIXED	N/A
W84	2'-0" x 6'-0"	FIXED	N/A
W85	2'-0" x 6'-0"	FIXED	N/A
W86	2'-0" x 6'-0"	FIXED	N/A
W87	2'-0" x 6'-0"	FIXED	N/A
W88	2'-0" x 6'-0"	FIXED	N/A
W89	2'-0" x 6'-0"	FIXED	N/A
W90	2'-0" x 6'-0"	FIXED	N/A
W91	2'-0" x 6'-0"	FIXED	N/A
W92	2'-0" x 6'-0"	FIXED	N/A
W93	2'-0" x 6'-0"	FIXED	N/A
W94	2'-0" x 6'-0"	FIXED	N/A
W95	2'-0" x 6'-0"	FIXED	N/A
W96	2'-0" x 6'-0"	FIXED	N/A
W97	2'-0" x 6'-0"	FIXED	N/A
W98	2'-0" x 6'-0"	FIXED	N/A
W99	2'-0" x 6'-0"	FIXED	N/A
W100	2'-0" x 6'-0"	FIXED	N/A



First Floor - Proposed Plan
Scale: 1/8" = 1'-0"

ALL WATER SHALL COMPLY WITH GOVERNMENT AND CODE AND FAD-NATIVE REGULATIONS THE WINDWARD UHONG STATEWIDE SUBSIDY CODE AND THE NATIONAL BUILDING CODE.

THE CONTRACT IS NEGOTIABLE FOR UPDATES AND ALL THE SUBSEQUENT WORKS IN ORDER TO BE TAKEN TO ACTION THE WORK IS CHARGED OUT

ALL OTHERS PATTERNS TO BE EX-12
10" C. MAX WOOD STRUCTURE 17" 12"
IN PULP BOARD, 2014 2015 1955
OPEN WISE 17112, 17112 1712
PURPLE BOND AT ALL NET
17112 17112

... PINEVALE WOODS BLOCKING AT ALL
OUR 107 GOLFSET LOCATIONS.

IMMERSION NOTES:

- DECEASED, HE REMAINED WITH THE COMPANY FOR 10 YEARS, DURING WHICH TIME HE WAS PROMOTED TO THE POSITION OF SENIOR MANAGER. HE WAS A MEMBER OF THE COMPANY'S SENIOR MANAGEMENT TEAM AND WAS RESPONSIBLE FOR THE COMPANY'S FINANCIAL AND OPERATIONAL PERFORMANCE. HE WAS A MEMBER OF THE COMPANY'S BOARD OF DIRECTORS AND WAS RESPONSIBLE FOR THE COMPANY'S STRATEGIC DIRECTION. HE WAS A MEMBER OF THE COMPANY'S EXECUTIVE COMMITTEE AND WAS RESPONSIBLE FOR THE COMPANY'S OPERATIONAL PERFORMANCE. HE WAS A MEMBER OF THE COMPANY'S SENIOR MANAGEMENT TEAM AND WAS RESPONSIBLE FOR THE COMPANY'S FINANCIAL AND OPERATIONAL PERFORMANCE. HE WAS A MEMBER OF THE COMPANY'S BOARD OF DIRECTORS AND WAS RESPONSIBLE FOR THE COMPANY'S STRATEGIC DIRECTION. HE WAS A MEMBER OF THE COMPANY'S EXECUTIVE COMMITTEE AND WAS RESPONSIBLE FOR THE COMPANY'S OPERATIONAL PERFORMANCE.

ALL ROOF FRAMING TO BE
LEVEL UNLESS OTHERWISE
NOTED. TAPERED RIGID
INSULATION TO BE BUILT UP
TO A MINIMUM OF 4" AT THE
LOWEST POINT AND
SLOPE AT 1/4"/1'-0"

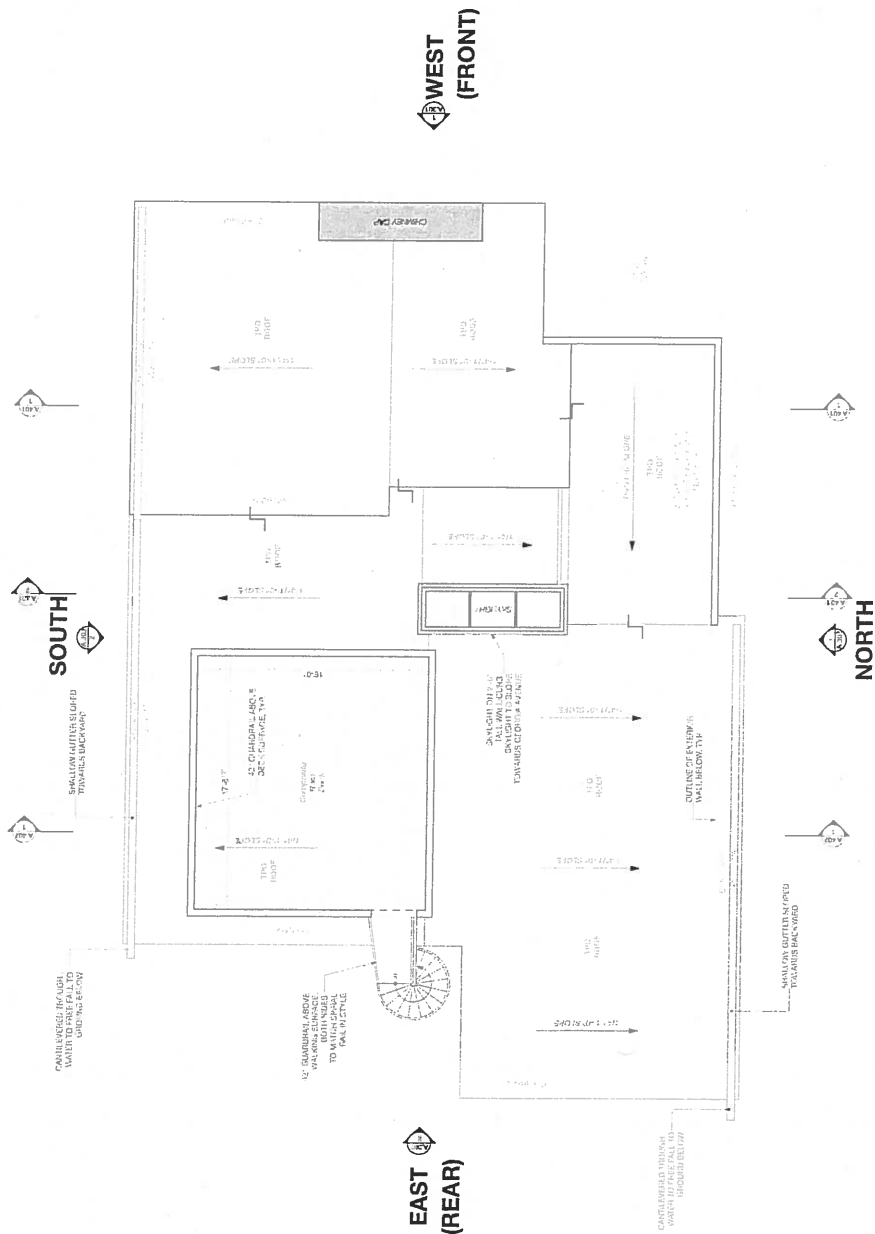
1901 Georgia Avenue - New Construction Residence

1501 Lago Vista Avenue
Richmond, Va 23229

REVISION	DATE

NAME	DATE	1971	1972
...

ROOF PLAN
A.204



Roof - Proposed Plan

 \mathbb{Z}

WINDOW NOTES:

[illegible]

REVISIONS
A/S DATE

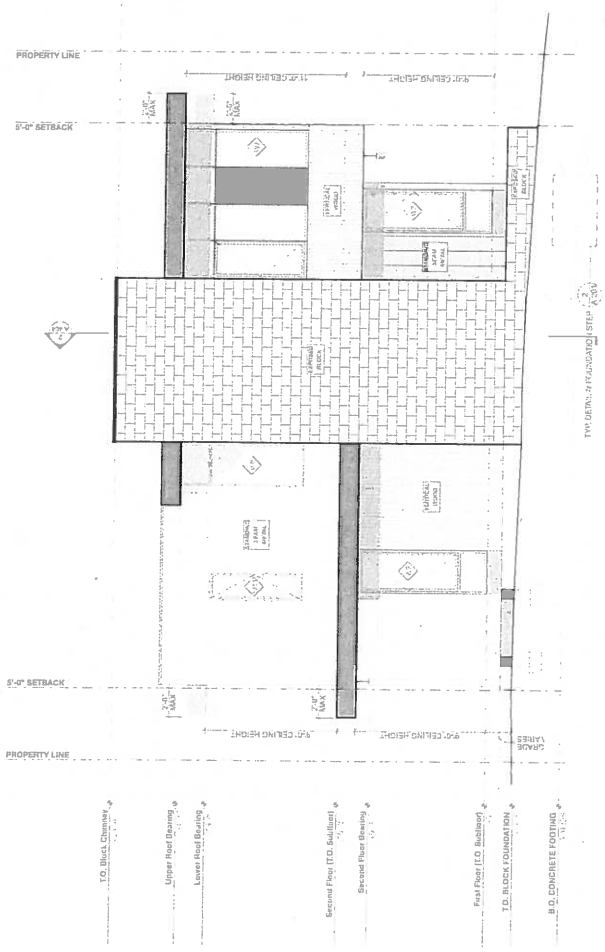
REVISIONS
A/S DATE

THE
DATE
1972
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1271

PROPOSED
ELEVATIONS -
EAST & WEST

A.301

East Elevation - Proposed



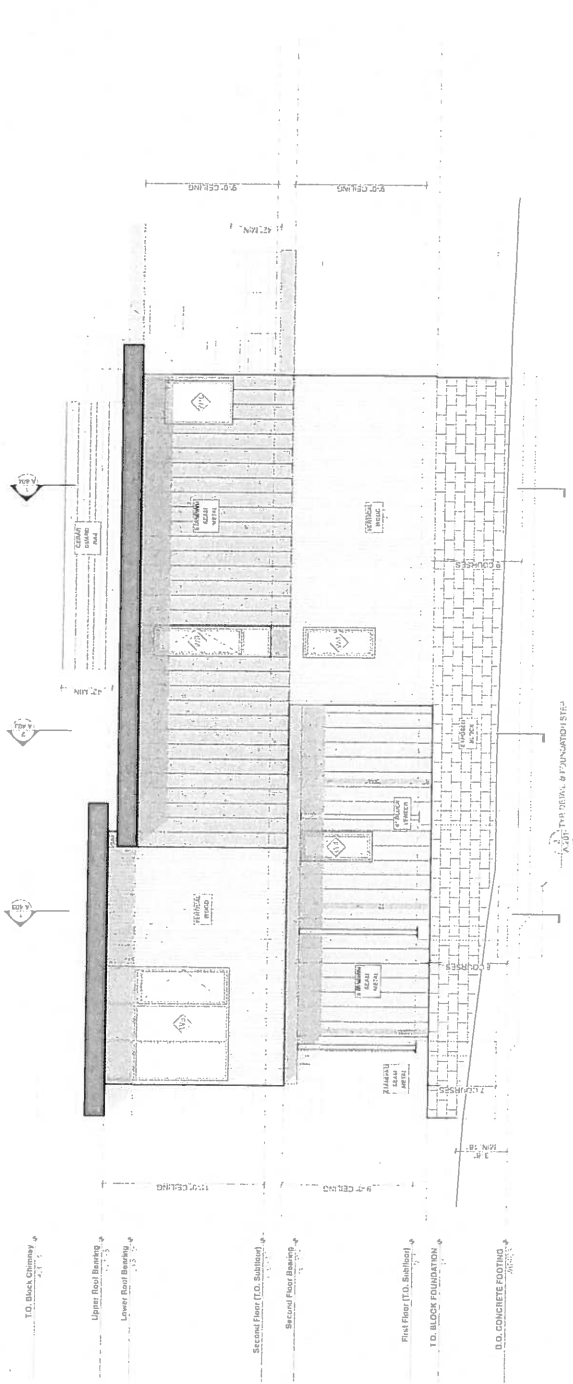
1
Stair 1.4' in 1"=11"

1. ALL OTHERS SHALL COMPLY WITH THE CITY OF ATLANTA'S ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS AND STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND ANY OTHER APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND ANY OTHER APPLICABLE AGENCIES.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY OF ATLANTA AND ANY OTHER APPLICABLE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND ANY OTHER APPLICABLE AGENCIES.
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8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY OF ATLANTA AND ANY OTHER APPLICABLE AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND ANY OTHER APPLICABLE AGENCIES.
10. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY OF ATLANTA AND ANY OTHER APPLICABLE AGENCIES.

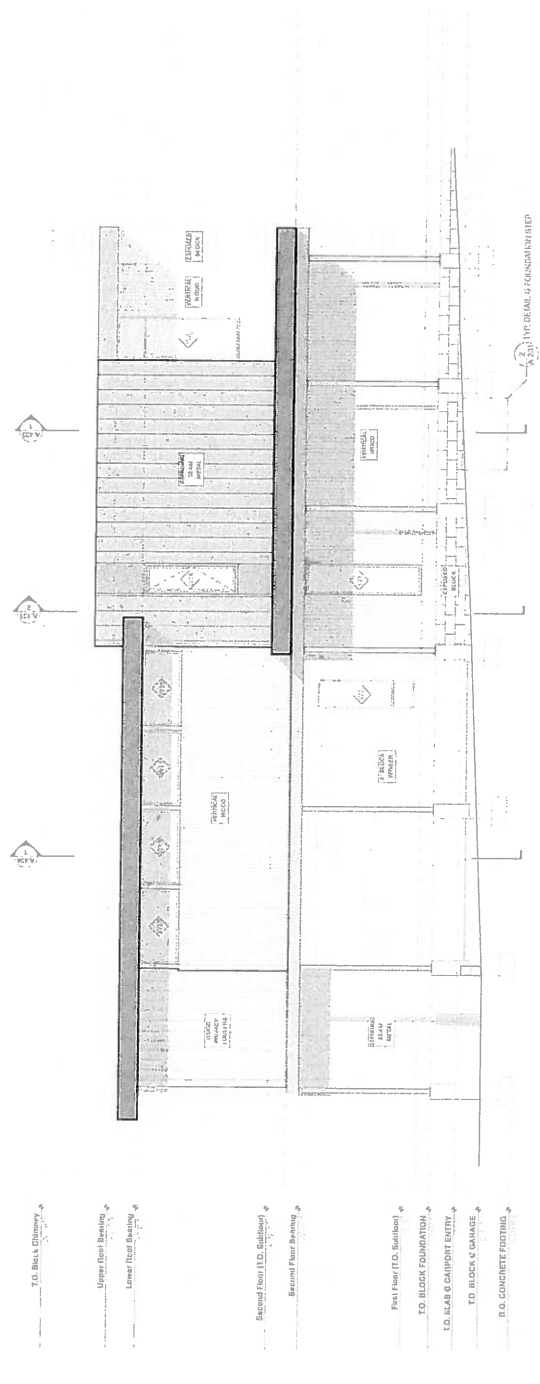
WINDOW NOTES:

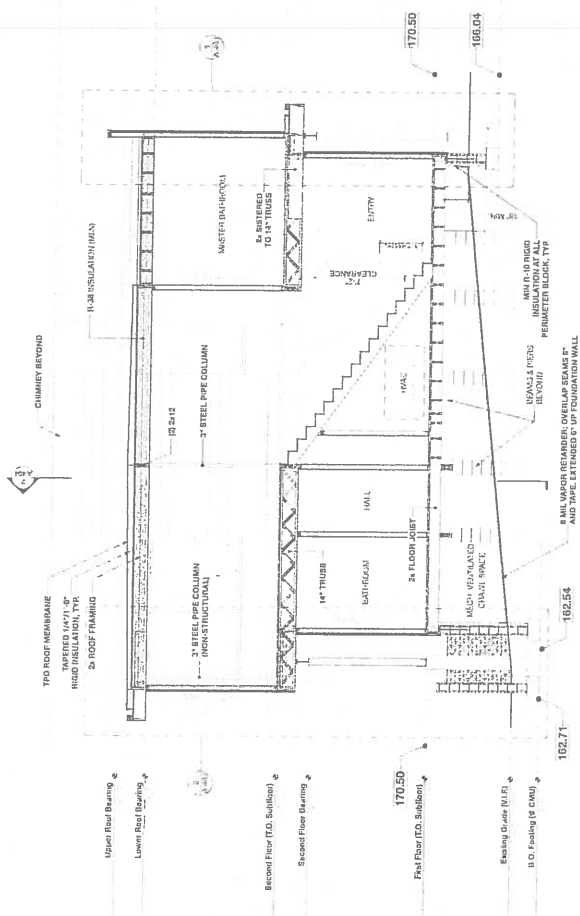
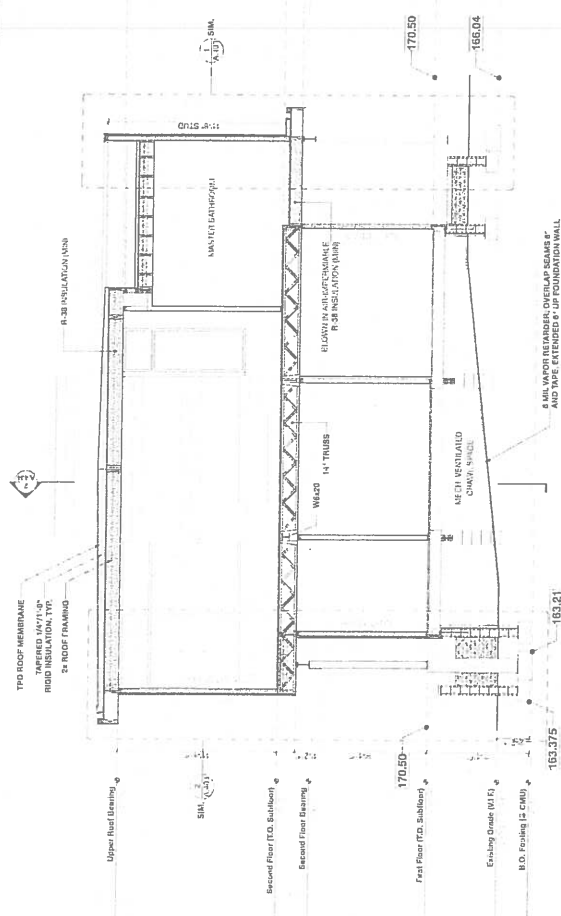
1. ALL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ATLANTA'S ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS AND STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND ANY OTHER APPLICABLE AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND ANY OTHER APPLICABLE AGENCIES.

South Elevation - Proposed
Scale: 1/4" = 1'-0"

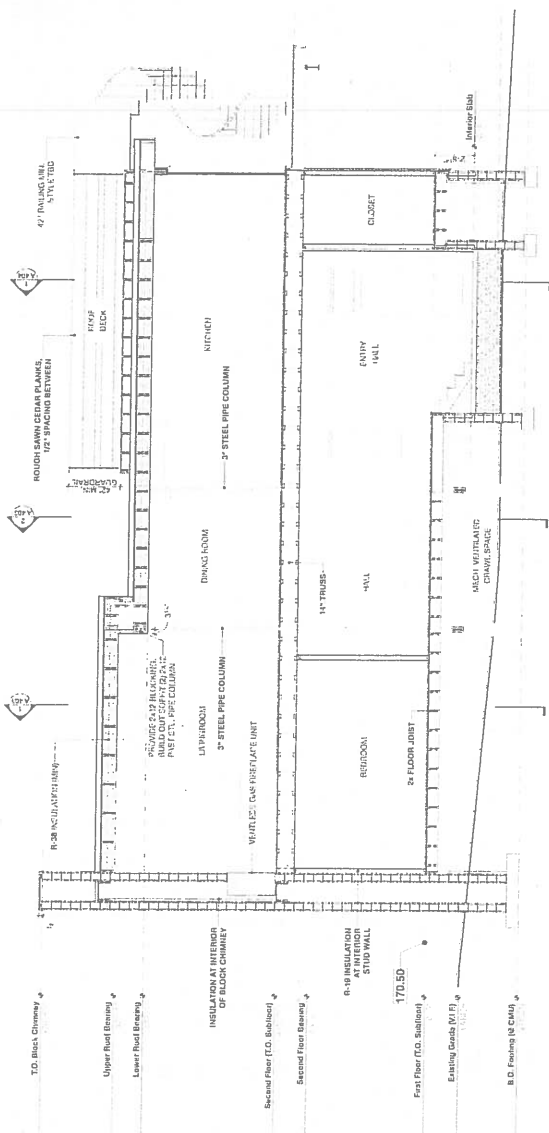


North Elevation - Proposed
Scale: 1/4" = 1'-0"

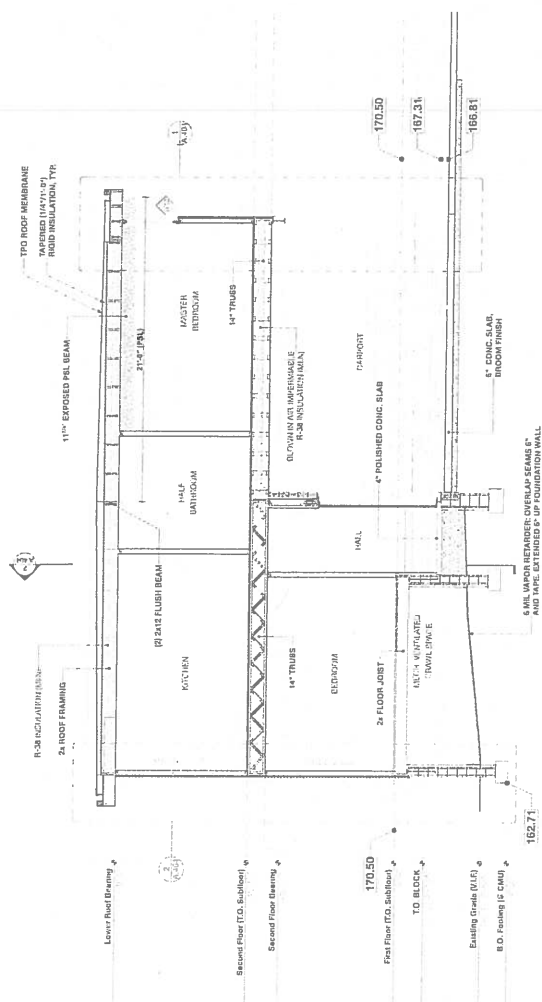


Section B 2

Section A 1



Section D 2



Section C 1

