



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

December 6, 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 03-2020**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Thursday, January 2, 2020 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

BZA 03-2020
Page 2
December 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/civicasociationgroupinformation.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 And Jody
819 Roseneath Rd
Richmond VA 23221

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

Nicholson Agnes W
1804 Georgia Ave
Richmond VA 23220

Wilson Tracy K And 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

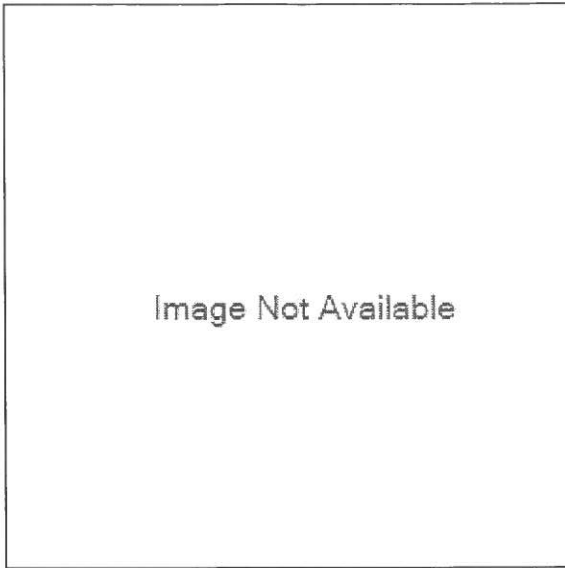
Property Images

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@o1realtv.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; 16.06' is proposed along Kansas Avenue.

DATE REQUEST DISAPPROVED: November 14, 2019

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: November 14, 2019 TIME FILED: 3:00 p.m. PREPARED BY: Rich Saunders RECEIPT NO. BZA 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: 11/26/2019

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

CASE NUMBER: BZA 03-2020 HEARING DATE: January 2, 2020 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 03-2020
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 (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

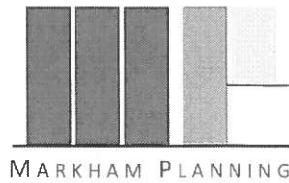
CITY OF RICHMOND, VIRGINIA

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)



November 15, 2019

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

Re: 1901 Georgia Avenue Special Exception Request from Yard Setback Requirements in R-5

Dear Mr. Benbow,

Please accept this letter as the Applicant's Report for the property located at 1901 Georgia Avenue. With this application, the property owner, Nordrow Investment LLC, 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 they cannot meet applicable yard and/or lot coverage requirements.

Existing Site Conditions

The property is currently an unimproved vacant lot. It is located on the southeast corner of the Kansas and Georgia Avenues intersection. The neighborhood is comprised of single-family detached homes. Most front on the north-south running streets e.g. Hampton, South Meadow, Georgia, Greenville, Carter, Texas Avenue. However, between Hampton Street and Carter Street, the properties along the southside of Georgia Avenue maintain street number off of it as with the subject property. The property diagonally across from the property has a chamfered presentation.



MARKHAM PLANNING
23 West Broad Street #304 · Richmond, Virginia 23220
(804) 248-2561

Current Zoning

The subject property is located within the R-5 Single-Family Residential District and the Zoning Administrator has determined that a front yard requirement of 25 feet exists along both Georgia and Kansas Avenues. 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 detached home is approximately 28 feet wide with an approximately 16 feet wide yard along Kansas Avenue

- c. Any newly constructed dwelling will be in keeping with the development pattern of the neighborhood.*

The neighborhood has developed over time and is a unique mix of architecture styles and ages. The neighborhood has six streets that run north/south. The vast majority of the homes face these north/south streets, including Georgia Avenue. Most of the homes that border Kansas Avenue, do so as a side street with their sides very close to the property line along Kansas Avenue and do not adhere to the 25 feet front yard requirements. The proposed home and 16 feet yard along Kansas Avenue is in keeping with the surrounding development pattern of the neighborhood by fronting on Georgia Avenue and will be a normal width for a detached home.

Strict application of the terms of the ordinance are unreasonable with its current use and configuration of the existing lot. There is a need for flexibility in the application of restrictions on the Sec. 30-630.1 (a, 1) and Sec. 30-410.5 (1), and a special exception under 30-1040.3(1) should be granted.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosures: BZA application form, BZA submittal checklist, survey, floor plans, \$175 payment

cc:

Adam Tuck,

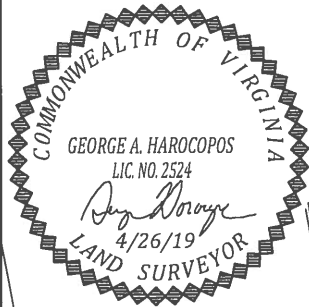
Chris Bazemore,

Gabi Syska, Markham Planning

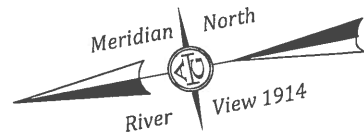
This is to certify that on 4/26/19
I made an accurate field survey of the known premises
shown hereon; that all improvements known or visible
are shown hereon; that there are no encroachments by
improvements either from adjoining premises, or from
subject premises upon adjoining premises, other than
shown hereon.

NOTE: THIS LOT APPEARS
TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
5101290036D

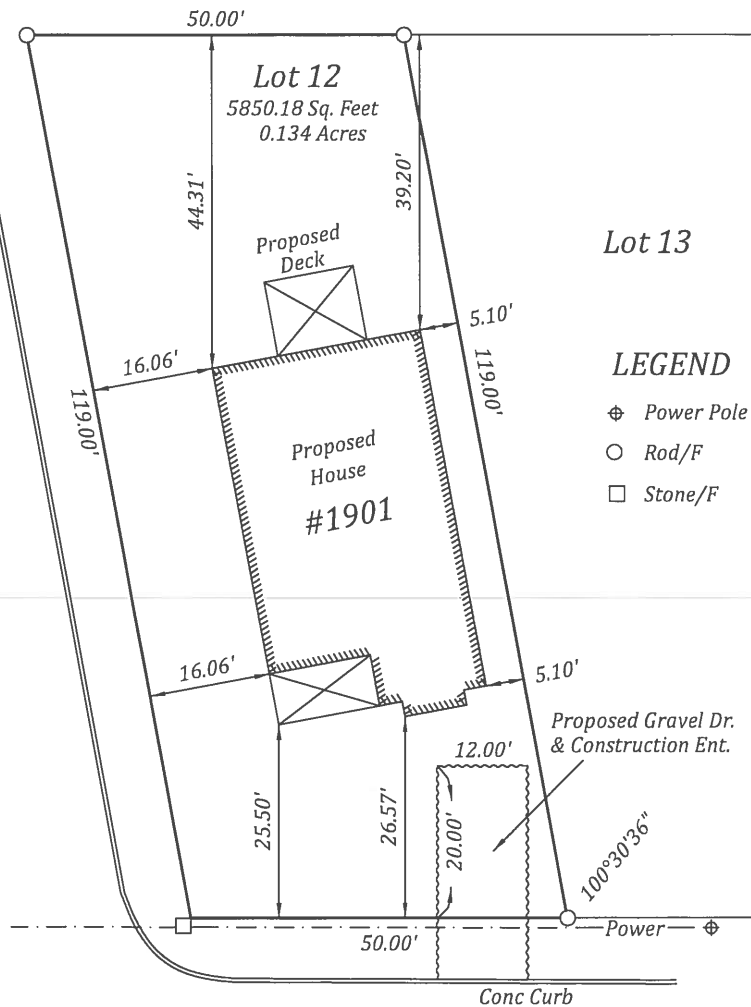
NOTE:
This survey has been prepared without
the benefit of a title report and does
not therefore necessarily indicate all
encumbrances on the property.



KANSAS AVENUE



ALLEY



Lot 13

LEGEND

- ⊕ Power Pole
- Rod/F
- Stone/F

B.M. Man Hole
Top=170.28'
City Utility Sheet

GEORGIA AVENUE

SURVEY SHOWING
A PROPOSED HOUSE ON
LOT 12 BLOCK 24
RIVER VIEW
RICHMOND, VIRGINIA

JN 48443

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGIAROCOPOS72@GMAIL.COM

Scale 1"=20' Date 4/26/19 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF JEFF TUCK

PROJECT DATA

LIST OF DRAWINGS

- 1.0 CODE NOTES, LEGEND, SCHEDULES, FRONT ELEVATION
- 2.0 FOUNDATION PLAN AND DETAILS
- 3.0 FIRST, SECOND AND THIRD FLOOR PLANS
- 4.0 SECTIONS AND DETAILS
- 5.0 ELEVATIONS
- 6.0 ROOF PLAN, BRACED WALL PLANS AND CALCULATIONS

CODE NOTES

- 1.0 2015 VIRGINIA UNIFORM BUILDING CODE
- 2.0 2015 IRC
- 3.0 BUILDING USE GROUP - RESIDENTIAL - R5 SINGLE FAMILY DETACHED
- 4.0 FOUNDATION AREA - 1,286.0 SQ. FT.
- 5.0 FIRST FLOOR AREA - 1,286.0 SQ. FT.
- 6.0 UNF. THIRD FLOOR AREA - 700.0 SQ. FT.
- 7.0 FRONT PORCH AREA - 93.0 SQ. FT.
- 8.0 TOTAL HTD. 50 FT. - 2,449.0 SQ. FT.

DESIGN LOADS

- SHOW
- DEAD LOAD 25P S.F.
 - WIND 0.9P S.F.
 - WIND 0.9P S.F.
 - LIVE (EXCEPT BEDROOMS) 90P S.F.
 - DEAD 10P S.F.
 - LIVE (BEDROOMS) 30P S.F.
 - STAIRS 40P S.F.

NOTE

THESE DRAWINGS ARE INTENDED TO PORTRAY THE WORK SHOWN. THEY DO NOT SHOW EVERY CONSTRUCTION DETAIL. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER CONSTRUCTION OF THIS TYPE AND IS FULLY CAPABLE OF IMPLEMENTING SUCH WORK SO AS TO IMPLEMENT ITS CONSTRUCTION AND COMPLETION IN A TIMELY MANNER.

LEGEND

- BRICK VENEER
- C.M.U.
- NON-LOAD BEARING INTERIOR WALLS - 2X4 STUDS @ 24" O.C.
- EXTERIOR BRICK VENEER WITH 2X6 STUDS @ 16" O.C.
- 8" C.M.U. WALL AND FOOTING
- SECTION DESIGNATION
- DOOR DESIGNATION
- WINDOW DESIGNATION
- LIGHT FIXTURE
- WALL MTD LIGHT FIXTURE
- LIGHT FIXTURE
- EXTERIOR DBL. FLOOD LIGHT WITH MOTION SENSOR SURFACE MTD FLORESCENT NO. INDICATES LENGTH
- RECESSED CAN LIGHT
- EXHAUST FAN
- GARBAGE DISPOSAL
- GROUND-FAULT INTERRUPTION
- WEATHER PROOF
- GROUND-FAULT INTERRUPTION
- DRYER RECEPTACLE
- RANGE RECEPTACLE
- TELEPHONE
- CABLE TELEVISION SWITCH @ 50" A.F.F.
- 3-WAY SWITCH @ 50" A.F.F.
- SMOKE DETECTOR
- DOOR BELL TRANSFORMER
- RECESSED ELECTRICAL PANEL
- CEILING FAN - WHEN DESIRED, PROVIDE REMOTE CONTROL SWITCH COVER FOR FUTURE USE. OTHER WISE INSTALL WHERE SHOWN

STRUCTURAL SCHEDULE

ITEM	DESCRIPTION	STATUS	DETAILS
1	REAR DECK BEAM	PASSED	(2) PIECES 2 X 10 SOUTHERN PINE NO. 2
2	REAR DECK JOISTS	PASSED	(1) PIECES 2X8 SOUTHERN PINE NO. 2
3	MAIN HOUSE GIRDER	PASSED	(3) PIECES 2 X 10 SOUTHERN PINE NO. 2
4	1ST FLOOR FLOOR JOISTS	PASSED	(1) PIECES 2 X 10 SOUTHERN PINE NO. 2
5	FRONT PORCH JOISTS	PASSED	(1) PIECES 2X10 SOUTHERN PINE NO. 2
6	FRONT PORCH GIRDERS	PASSED	(3) PIECES 2 X 10 SOUTHERN PINE NO. 2
7	2ND FLOOR FLOOR JOISTS	PASSED	J16 SERIES 55 OPEN WEB FLOOR JOISTS @ 16" O.C.
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

SCHEDULES

WINDOW SCHEDULE

ITEM	DESCRIPTION	STATUS	DETAILS
1	(2) 2/4X5/2 VINYL	20	TILT-IN
2	2/4X5/2 VINYL	20	TILT-IN
3	3/0X3/2 VINYL	20	TILT-IN
4	2/4X2/4 VINYL	2	FIXED
5	(2) 2/4X4/6 VINYL	20	TILT-IN
6	2/4X4/6 VINYL	20	TILT-IN
7	(3) 2/4X4/6 VINYL	20	TILT-IN
8	4/0X4/0 VINYL	16	TILT-IN
9	(2) 2/4X2/4 VINYL	2	FIXED
10			

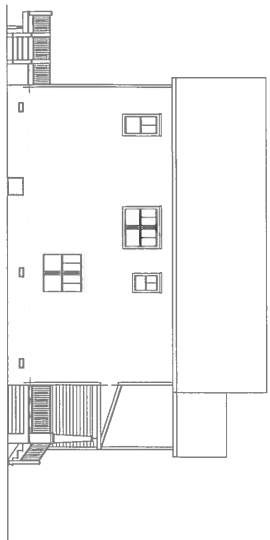
ALL WINDOW HEADERS ARE (2) 2 X 10 SOUTHERN PINE NO. 2

DOOR SCHEDULE

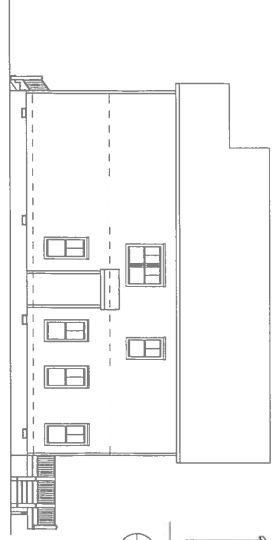
ITEM	DESCRIPTION	STATUS	DETAILS
1	3/0X6/8		EXTERIOR MET. INS. CRAFTSMAN
2	5/0X6/8		EXTERIOR MET. INS. FRENCH 15 LT
3	2/0X6/8		INTERIOR FIVE PANEL
4	(2) 2/0X6/8		INTERIOR FIVE PANEL
5	2/6X6/8		INTERIOR FIVE PANEL
6	2/4X6/8		INTERIOR FIVE PANEL
7	1/10X6/8		INTERIOR FIVE PANEL
8	2/8X6/8		INTERIOR FIVE PANEL
9			
10			
11			
12			
13			
14			
15			

ALL DOOR HEADERS ARE (2) 2 X 10 SOUTHERN PINE NO. 2

1.0 LEFT SIDE ELEVATION



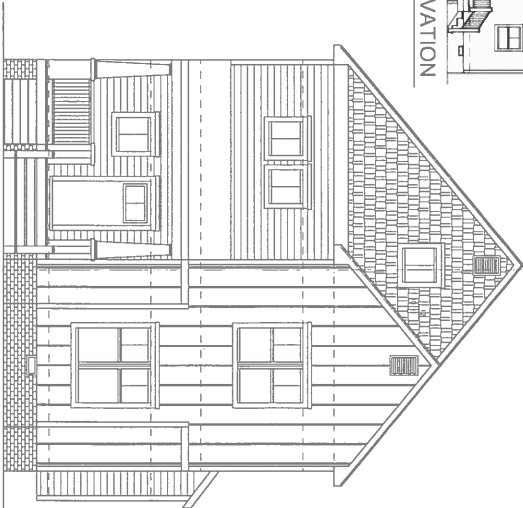
2.0 RIGHT SIDE ELEVATION



4.0 REAR ELEVATION



1.0 FRONT ELEVATION



1901 GEORGIA AVE
RICHMOND, VIRGINIA 23228

SITE PLAN, CODE NOTES AND FRONT ELEVATION

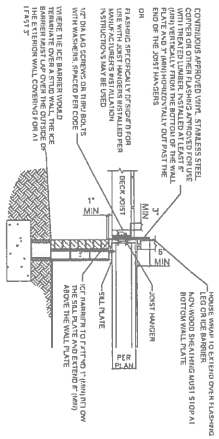
ABLE AND DONE RIGHT, INC
SUITE 200
8600 QUIOCASIN ROAD
HENRICO, VIRGINIA 23229



Registered Design-George
Madden, Virginia 23117
676-320-1113

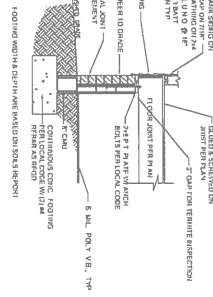
DATE: 11/17/2013
DRAWN BY: ADR
CHECKED BY: ADR
PROJECT: 1901 Georgia Avenue

1.0



A DECK LEDGER DETAIL
SCALE: NONE

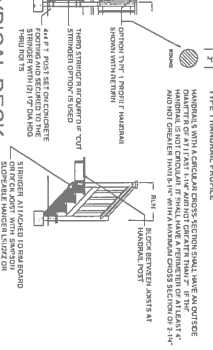
B CRAWL SPACE DETAIL
SCALE: NONE



D CORNER FRAMING DETAIL
SCALE: 1" = 1'-0"

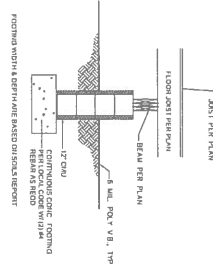


E PLAN FRAMING DETAIL
SCALE: 1" = 1'-0"



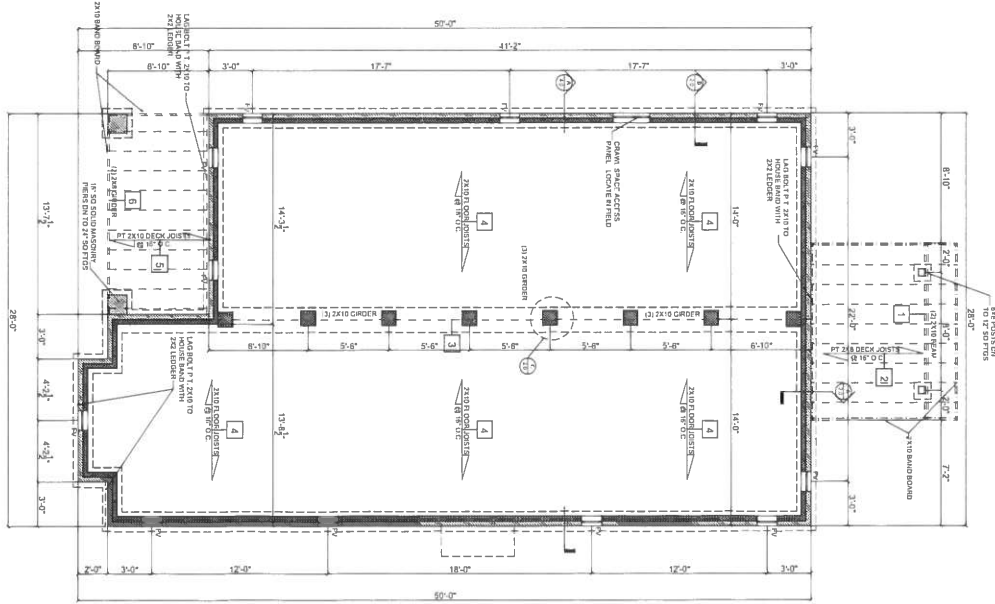
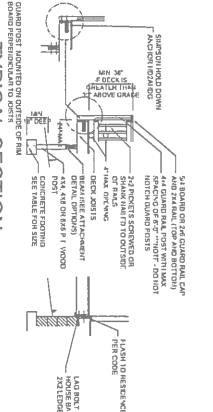
MAXIMUM JOIST SPAN (in)									
JOIST	SPACING	DECKING	SPACING	DECKING	SPACING	DECKING	SPACING	DECKING	SPACING
2x8	16"	2x8	16"	2x8	16"	2x8	16"	2x8	16"
2x10	16"	2x10	16"	2x10	16"	2x10	16"	2x10	16"
2x12	16"	2x12	16"	2x12	16"	2x12	16"	2x12	16"
2x14	16"	2x14	16"	2x14	16"	2x14	16"	2x14	16"
2x16	16"	2x16	16"	2x16	16"	2x16	16"	2x16	16"
2x18	16"	2x18	16"	2x18	16"	2x18	16"	2x18	16"
2x20	16"	2x20	16"	2x20	16"	2x20	16"	2x20	16"
2x22	16"	2x22	16"	2x22	16"	2x22	16"	2x22	16"
2x24	16"	2x24	16"	2x24	16"	2x24	16"	2x24	16"

C PIER DETAIL
SCALE: NONE



E PLAN FRAMING DETAIL
SCALE: 1" = 1'-0"

AA TYPICAL SECTION @ FREE STANDING DECK
SCALE: 1/2" = 1'-0"



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

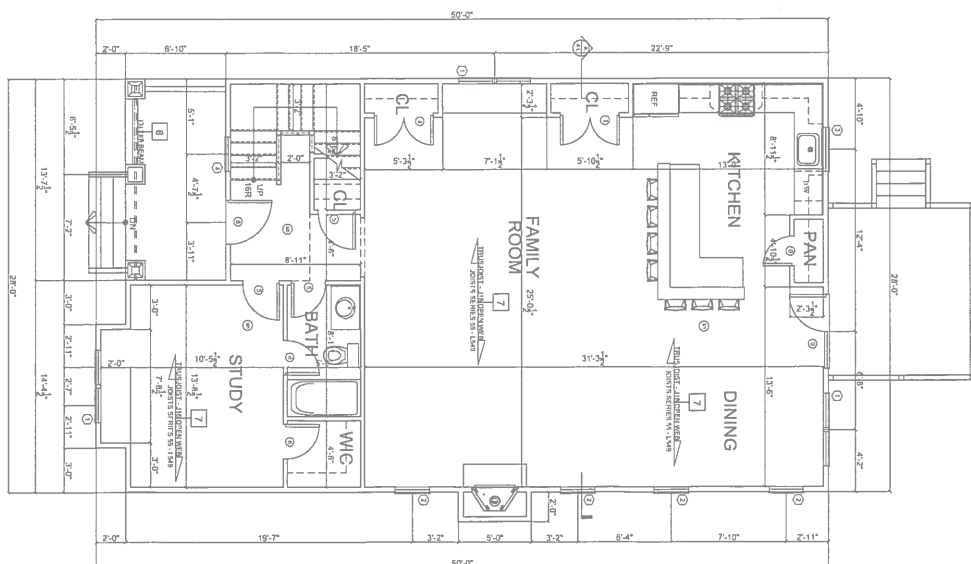
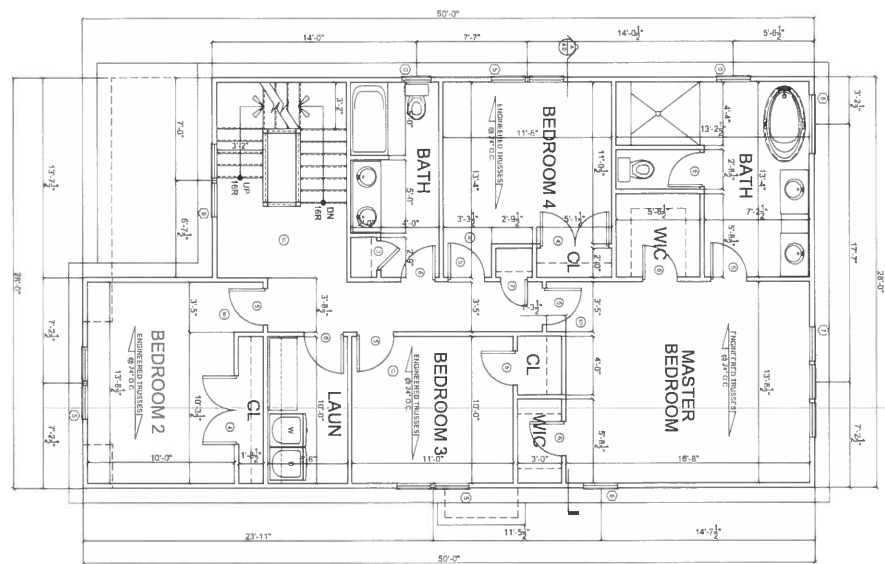
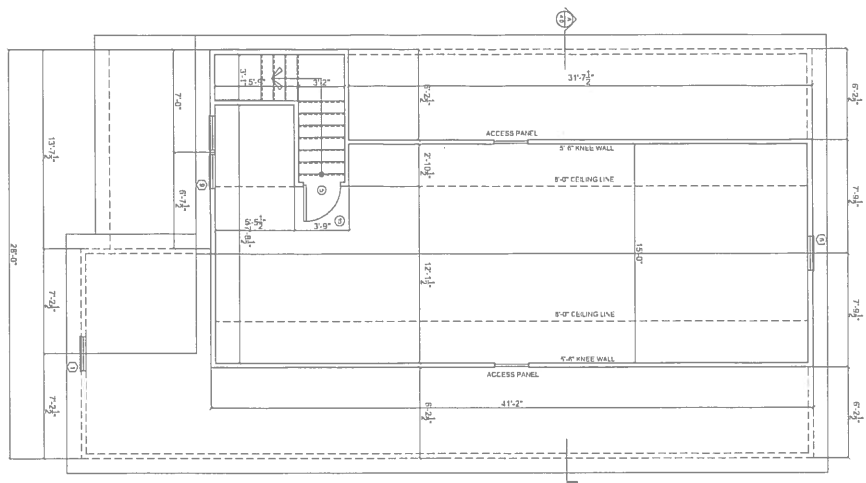


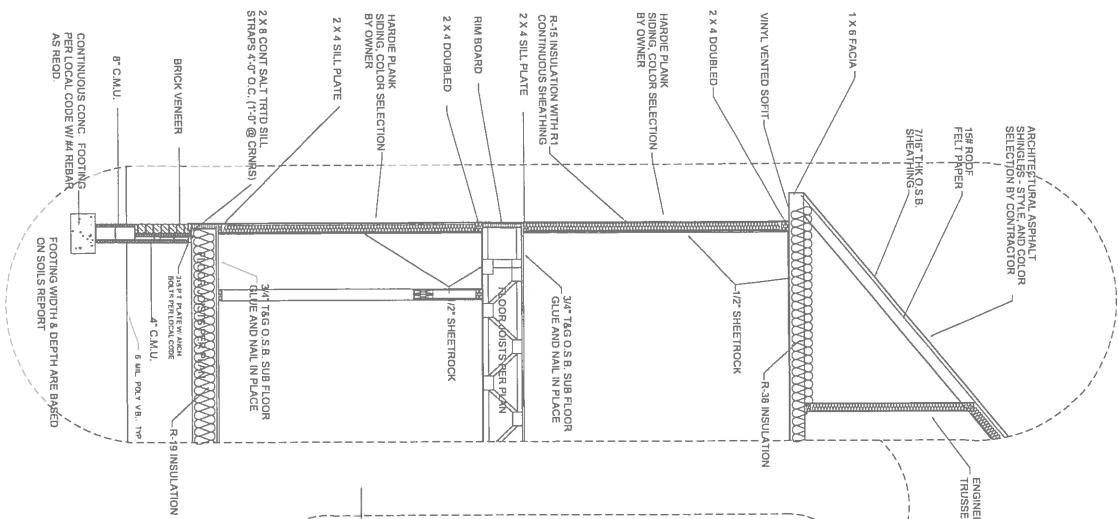
ABLE AND DONE RIGHT, INC
SUITE 200
8600 QUIOCASIN ROAD
HENRICO, VIRGINIA 23229

1901 GEORGIA AVE
RICHMOND, VIRGINIA 23228

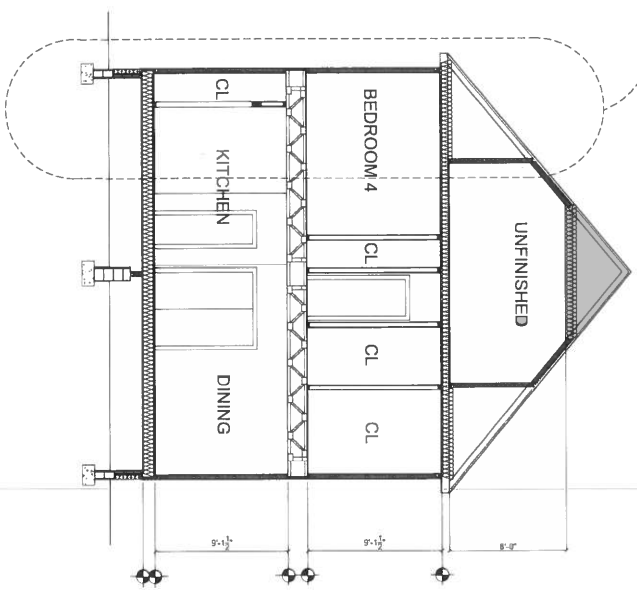
FOUNDATION PLAN
AND DETAILS

2.0

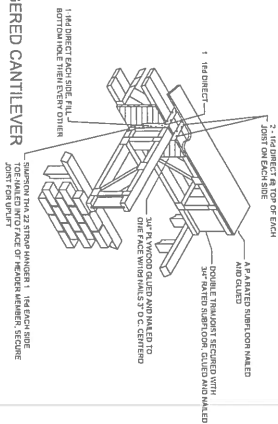




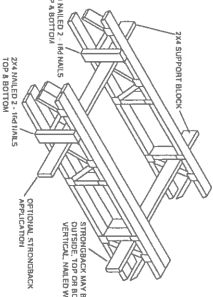
WALL SECTION
SCALE: 1/2" = 1'-0"



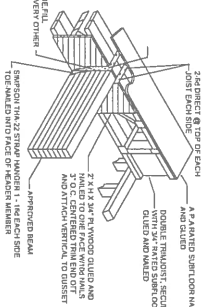
HANGERED CANTILEVER
SCALE: NONE



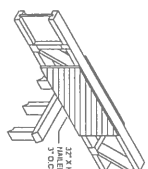
STRONGBACK APPLICATION



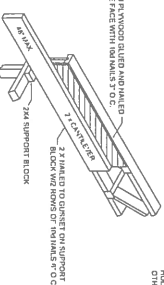
HANGERED BEAM TO JOIST



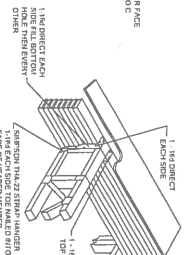
CANTILEVER



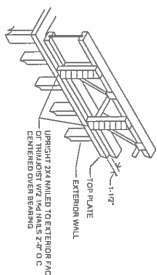
DECK CANTILEVER



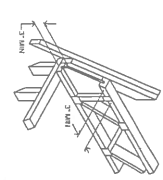
HANGERED JOIST TO BEAM



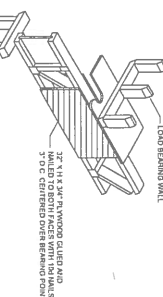
EXTERIOR KNEE WALL



RAFTER / FIRE CUT



POINT LOAD APPLICATION



ABLE AND DONE RIGHT, INC
11251 N. RICHMOND AVE
RICHMOND, VA 23228

1901 GEORGIA AVE
RICHMOND, VIRGINIA 23228

SECTIONS THRU HOUSE
AND OPEN WEB DETAILS

ABLE AND DONE RIGHT, INC
11251 N. RICHMOND AVE
RICHMOND, VA 23228

ABLE AND DONE RIGHT, INC
SUITE 200
8600 QUIOCASIN ROAD
HENRICO, VIRGINIA 23229

ABLE AND DONE RIGHT, INC
11251 N. RICHMOND AVE
RICHMOND, VA 23228

ABLE AND DONE RIGHT, INC
SUITE 200
8600 QUIOCASIN ROAD
HENRICO, VIRGINIA 23229

DATE	BY	APP	REV
11/14/2013	JD	JD	1
11/14/2013	JD	JD	2
11/14/2013	JD	JD	3

DATE	BY	APP	REV
11/14/2013	JD	JD	1
11/14/2013	JD	JD	2
11/14/2013	JD	JD	3

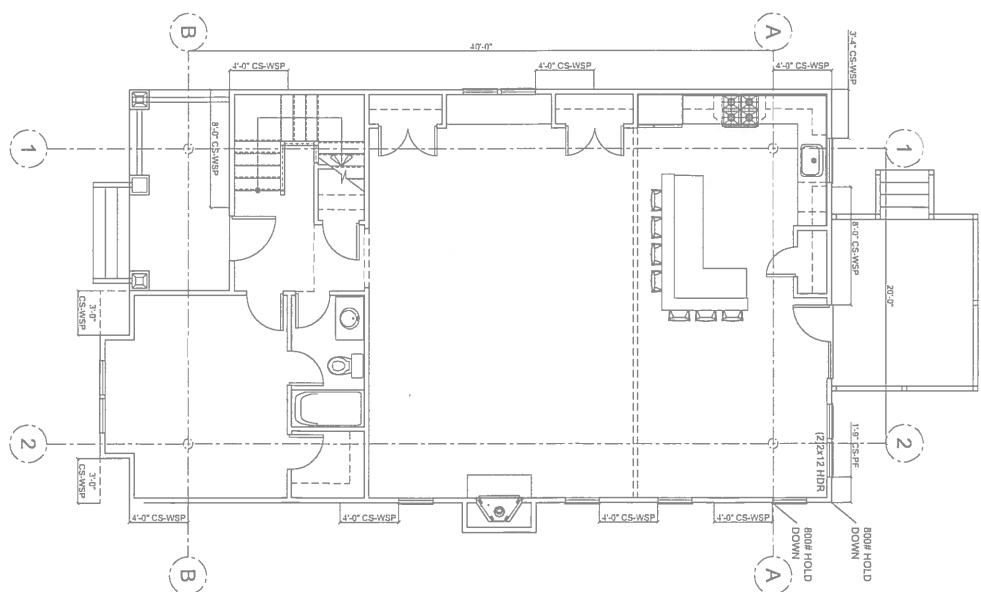
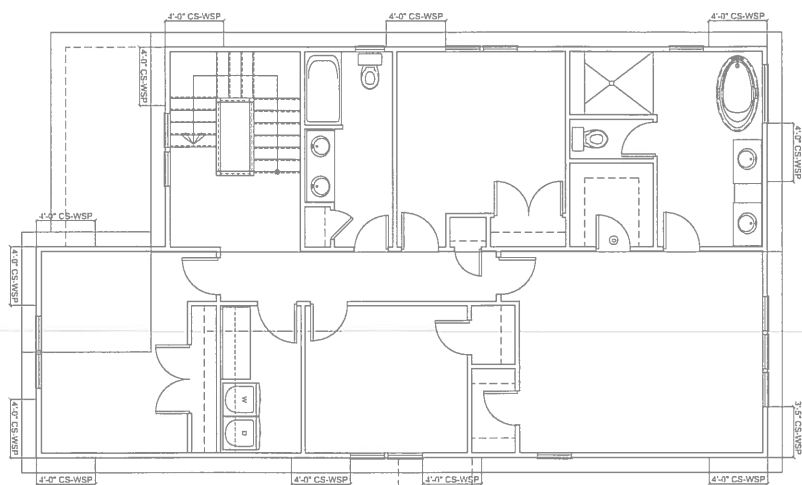
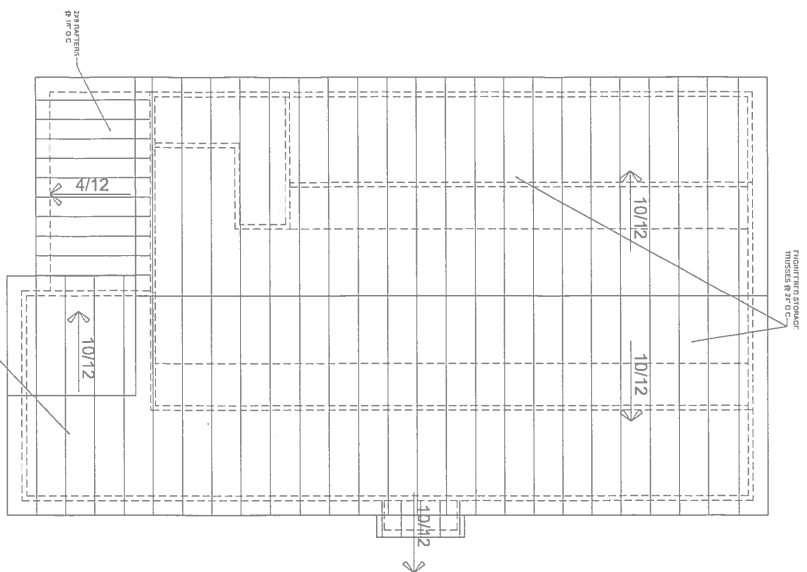


ELEVATIONS

Residential Design Service
11524 Longview Drive
Middleton Virginia 23112
804 334 7413



UPWARD	for CROOKING
Son n	Nedol
Dinner	L.P. Hemman
Checked	Alex and Eone Negle, LLC
Cook/Garner	1-800-999-9999 1-877-9999
Date	11/25/2019
Project	WY1 Georgia Avenue

[illegible]