



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

October 8, 2021

Urban Development Associates, LLC
116 East Franklin Street
Richmond, Virginia 23219
Attn: Chris Blake

To Whom It May Concern:

RE: **BZA 53-2021**

You are hereby notified that the Board of Zoning Appeals will hold an electronic public hearing on Wednesday, November 3, 2021 due to the disaster represented by the spread of COVID-19 pursuant to and in compliance with Ordinance 2021-181 to consider an application for a building permit to construct a new two-family detached dwelling at 1501 PORTER STREET (Tax Parcel Number S000-0201/013), located in an R-8 (Urban Residential) District.

Please be advised that the applicant or applicant's representative is required to participate in the electronic public hearing by calling 804-316-9457 and entering code 394 283 349# beginning at 1:00 p.m. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2021 drop-down, click meeting details for November 3, 2021 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at William.Davidson@richmondgov.com for assistance. In accordance with Ordinance No. 2021-181, please be advised that an inability to access one of the enumerated public hearing through video means shall not be considered a prerequisite for participating in the subject public hearing. It will be necessary for you to stay on the line until such time as your case is called. 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. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

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

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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. 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. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

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,

A handwritten signature in dark ink, appearing to read "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

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.

Burr Nicholas And Bria Corprew-royster
Burr
212 W 15th St
Richmond, VA 23224

C F Q Llc
Po Box 71660
Henrico, VA 23255

Capocelli Dominic L
210 W 15th St
Richmond, VA 23224

Carasik Lane
1429 Porter St
Richmond, VA 23224

Cooper Cherie
204 W 15th Street
Richmond, VA 23224

Dalton Benjamin C
208 W 15th St
Richmond, VA 23224

Few Elizabeth Kendall
1503 Porter St
Richmond, VA 23224

Flack Jenna A
1512 B Porter St
Richmond, VA 23224

Foster Kasey A
1509 Porter St
Richmond, VA 23224

Fuselier Erin E And Grossman David A
1419 Porter St
Richmond, VA 23224

Hoyt Philip A Jr Irrevocable Trust Trs
306 Chinquapin Orchard
Yorktown, VA 23693

Jaff Raed And Esra
15833 Lee Carter Rd
Gainesville, VA 21155

Jhi Land Holding Llc
2101 Prenoman Ln
Midlothian, VA 23112

Johnson Brandon And Hyacintha Platon
7427 Porter St
Richmond, VA 23224

Lexline Development Llc
116 E Franklin St
Richmond, VA 23219

Lexline Development Llc C/o Galestown Inc
205 N 19th St 1st Floor
Richmond, VA 23223

Mcquown Michelle L
1514 A Porter St
Richmond, VA 23224

Mohan Piyush
1506 Porter St
Richmond, VA 23224

Mountcastle Russell C
1510 A Porter St
Richmond, VA 23224

Porter Street Flats Condo Unit Owners
Association
1514 Porter St
Richmond, VA 23224

Pulliam Herbert C Jr
1510 B Porter St
Richmond, VA 23224

Randolph Kevin L And Natalie W
8308 Brookfield Road
Richmond, VA 23227

Rosewood Properties
927 N 32nd St
Richmond, VA 23223

Scott Matthew H And Stephens Emily E
209 W 15th St
Richmond, VA 23225

Stamper Robert L Ii And Sarah
1420 Porter St
Richmond, VA 23224

Staysail Llc
615 Albermarle St
Richmond, VA 23220

Sullivan Walter F Bishop C/o Catholic
Diocese Of Richmond
7800 Carousel Ln
Richmond, VA 23294

Thompson Harvey K And Mary N
1514 B Porter St
Richmond, VA 23224

Urban Development Assoc Llc
205 N 19th St
Richmond, VA 23223

Vick Molly T
612 Holly St
Richmond, VA 23220

Property: 1501 Porter St Parcel ID: S0000201013**Parcel**

Street Address: 1501 Porter St Richmond, VA 23224-
Owner: URBAN DEVELOPMENT ASSOC LLC
Mailing Address: 205 N 19TH ST, RICHMOND, VA 23223
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 352 - Bainbridge/Manchester/Blackwell North
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-8 -
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$43,000
Improvement Value:
Total Value: \$43,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 3520
Acreage: 0.081
Property Description 1: 0032.00X0110.00 0000.000
State Plane Coords(?): X= 11787762.237272 Y= 3714962.881149
Latitude: 37.52103801 , **Longitude:** -77.44883780

Description

Land Type: Residential Lot A
Topology: Level
Front Size: 32
Rear Size: 110
Parcel Square Feet: 3520
Acreage: 0.081
Property Description 1: 0032.00X0110.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11787762.237272 Y= 3714962.881149
Latitude: 37.52103801 , **Longitude:** -77.44883780

Other

Street improvement: Paved
Sidewalk: Yes

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2022	\$79,000	\$0	\$79,000	Reassessment
2021	\$43,000	\$0	\$43,000	Reassessment
2020	\$31,000	\$0	\$31,000	Reassessment
2019	\$31,000	\$0	\$31,000	Reassessment
2018	\$25,000	\$0	\$25,000	Reassessment
2017	\$25,000	\$0	\$25,000	Reassessment
2016	\$25,000	\$0	\$25,000	Reassessment
2015	\$25,000	\$0	\$25,000	Reassessment
2014	\$25,000	\$0	\$25,000	Reassessment
2013	\$25,000	\$0	\$25,000	Reassessment
2012	\$25,000	\$0	\$25,000	Reassessment
2011	\$25,000	\$0	\$25,000	CarryOver
2010	\$25,000	\$0	\$25,000	Reassessment
2009	\$25,000	\$0	\$25,000	Reassessment
2008	\$25,000	\$0	\$25,000	Reassessment
2007	\$20,000	\$0	\$20,000	Reassessment
2006	\$15,000	\$0	\$15,000	Reassessment
2005	\$13,000	\$0	\$13,000	Reassessment
2004	\$10,000	\$0	\$10,000	Reassessment
2003	\$6,500	\$0	\$6,500	Reassessment
2002	\$6,500	\$0	\$6,500	Reassessment
1998	\$6,500	\$0	\$6,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/29/2005	\$4,774,500	VIRGINIA MUSEUM REAL ESTATE	ID2005-25331	2 - INVALID SALE-Sale Includes Multiple Parcels
09/08/1993	\$0	Not Available	00362-1228	
08/04/1992	\$0	Not Available	000312-01347	
12/28/1976	\$0	Not Available	000500-00271	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-8 -
Planning District: Old South
Traffic Zone: 1172
City Neighborhood Code: MNCH
City Neighborhood Name: Manchester
Civic Code: 3009
Civic Association Name: Manchester Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Manchester Residential and Commercial
Neighborhoods in Bloom:
Redevelopment Conservation Area: Old Manchester (Southern Gateway)

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	1011	0603001	060300
1990	219	0603002	060300

Schools

Elementary School: Blackwell
Middle School: River City
High School: Armstrong

Public Safety

Police Precinct: 1
Police Sector: 112
Fire District: 13
Dispatch Zone: 160A

Public Works Schedules

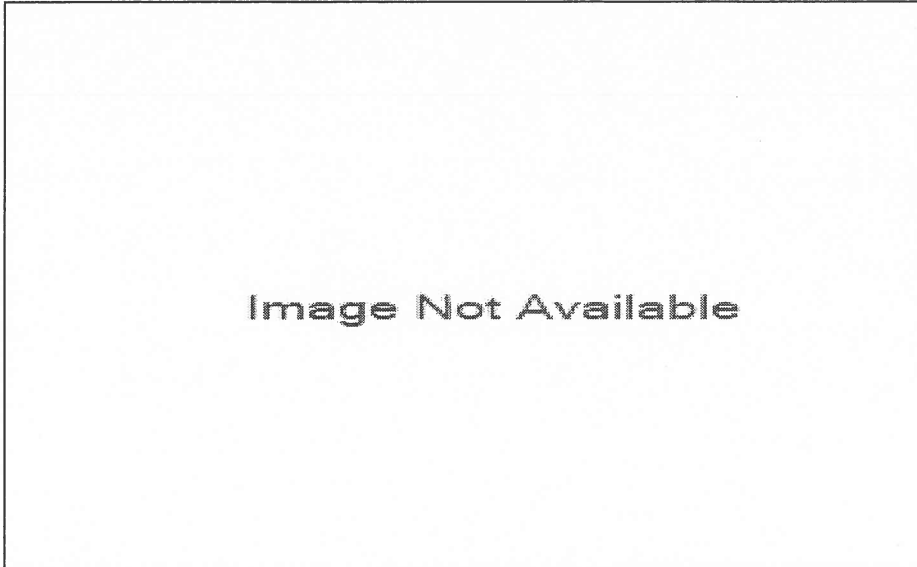
Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Tuesday
Bulk Collection: TBD

Government Districts

Council District: 6
Voter Precinct: 609
State House District: 71
State Senate District: 16
Congressional District: 4

Property Images

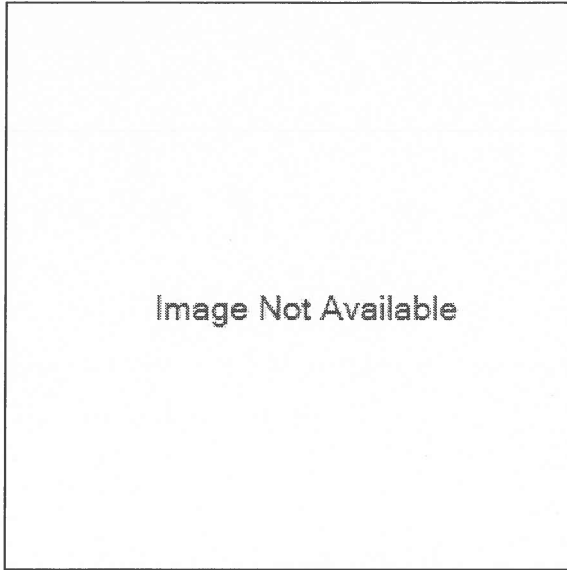
Name: Desc:



[Click here for Larger Image](#)

Sketch Images

Name: Desc:



BZA 53-2021

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: Urban Development Associates, LLC PHONE: (Home) () (Mobile) (804) 363-9177
ADDRESS 116 East Franklin Street FAX: () (Work) ()
Richmond, Virginia 23219 E-mail Address: chris.blake@robinmillerassociates.com
Attn: Chris Blake

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) 1501 Porter Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-413.15(1)b & 30-630.1(a)(1)
APPLICATION REQUIRED FOR: A building permit to construct a new two-family detached dwelling.
TAX PARCEL NUMBER(S): S000-0201/013 ZONING DISTRICT: R-8 (Urban Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. A front yard with a depth of not less than ten feet (10') and not greater than eighteen feet (18') is required; five feet (5') is proposed along West 15th Street.

DATE REQUEST DISAPPROVED: September 16, 2021 FEE WAIVER: YES ☐ NO: ☒
DATE FILED: September 13, 2021 TIME FILED: 05:25 p.m. PREPARED BY: David Duckhardt RECEIPT NO. BZAR-098942-2021
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: 09/29/2021

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

CASE NUMBER: BZA 53-2021 HEARING DATE: November 3, 2021 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 53-2021
150' Buffer

APPLICANT(S): Urban Development Associates, LLC

PREMISES: 1501 Porter Street
(Tax Parcel Number S000-0201/013)

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

REASON FOR THE REQUEST: Based on Sections 30-300, 30-413.15(1)b & 30-630.1(a)(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 (BZA) 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 (804-646-6340/6701). 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 essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). 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.

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 \$175.00 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 at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and 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: November 4, 2020

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



Legal Reference:

Urban Development Associates, LLC
P/O Inst. No. 2005-25331
Tax Parcel #S000-0201/013
#1501 Porter Street
Zone: R-8

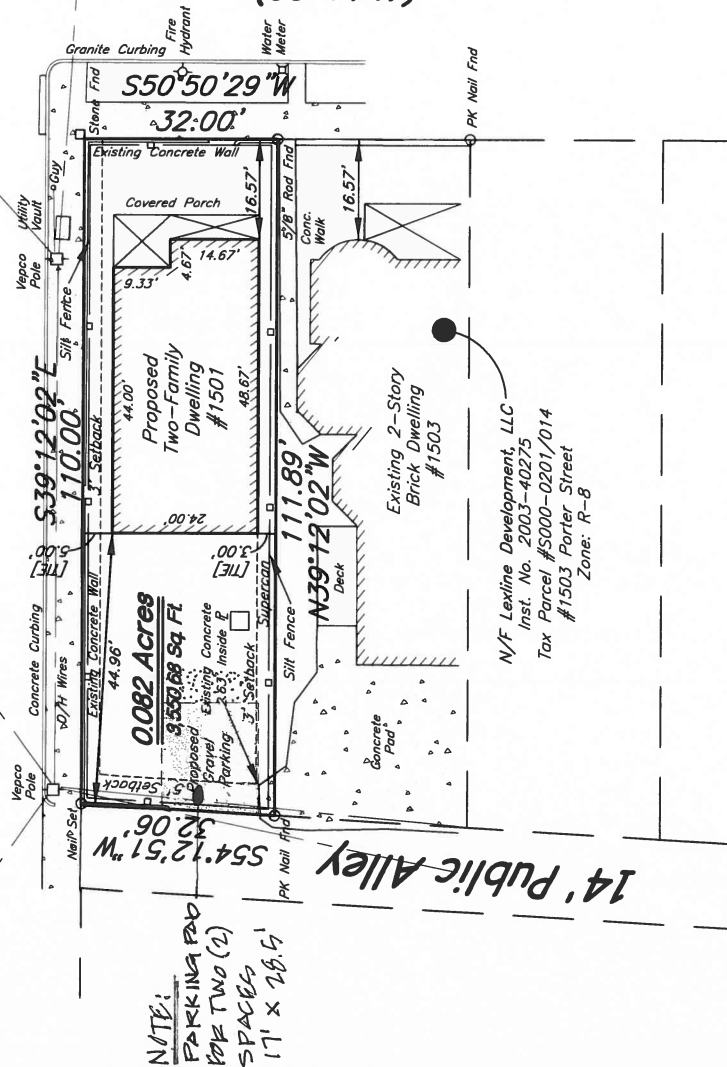
SURVEY PLAT
SHOWING PROPOSED IMPROVEMENTS
TO #1501 PORTER STREET
CITY OF RICHMOND, VIRGINIA
DATE: SEPTEMBER 13, 2021



Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-5300 • rod@shadrachs.com

West 15th Street
(33' Public R/W)

Porter Street
(66' R/W)



Notes:

1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0039-E, effective date: July 16, 2014 (Zone X).
2. This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: August 16, 2021.
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property and are not shown hereon.

A. 12" X 1" PARAPET PER ON 24" X 24" CONC. FOOTING WITH (2) #1 BARS EA. WAY. (TYP.)
 B. 8" CMU [PARAGERT ON 24" X 12" CONC. FOOTING WITH (2) #1 BARS EA. WAY. (TYP.)
 C. 4" CONC. SLAB (3,200 PSI) W/ 5/8" X 4 W/ 1 A W/ 6" COMP. UOST 157 STONE ON 6 MIL VAPOR BARRIER ON COMP. FLL AS REQUIRED.
 COORDINATE CONTING. JOINT PLAN IN FIELD WITH OWNER PRIOR TO INSTALLATION.
 D. 12" CMU (CENTERED ON PROPERTY LINE) ON 24" X 12" CONC. FOOTING W/ (2) #1 BARS.
 E. CONC. SLAB PAID. TOP OF SLAB 4" MIN. BELOW TOP OF MAIN HOUSE SLAB. TAKE CARE DURING CONCRETE FORMWORK AS THE CONCRETE WILL BE THE FINAL EXPOSED FINISH. COORDINATE FINAL SILE LOCATION AND FINISH WITH OWNER.
 F. CONCRETE FINISH AS REQUIRED. COORDINATE WITH FINAL GRADES.
 G. CONCRETE STAIRS AS REQUIRED. COORDINATE WITH FINAL GRADES.
 H. 6" TURNDOWN SLAB AT PORCH POSTS WITH 24" X 12" CONC. FOOTING W/ (2) #4 BARS. COORDINATE FOOTING ELEVATION WITH EXTERIOR GRADES.
 I. 1/4" FT WOOD POST WITH COMPOSITE TRIM SURROUND - LOAD BEARING. WRAPE POST IN PVC.
 J. TRANSOM WINDOW ABOVE BEDROOM DOOR.
 K. 3" X 5" SINGLE HUNG WINDOW. REFER TO ELEVATIONS FOR WINDOW ORIENTATION, CASEMENT OPERABILITY AND TEMPERED GLAZING LOCATIONS.
 L. PREHUNG ALUM. GUTTERS. DOWN SPOUTS COLLECTION BOXES AND THRU-WALL SCUPPERS AS REQUIRED. COORD. IN FIELD FINAL LOCATION OF DOWNSPUTS.
 M. 3" X 5" WINDOW - FACTORY GANGED. REFER TO ELEVATIONS FOR WINDOW ORIENTATION, CASEMENT OPERABILITY AND TEMPERED GLAZING LOCATIONS.
 N. STAIR & RAIL PER PLAN.
 O. 3" X 5" WINDOW. REFER TO ELEVATIONS FOR WINDOW ORIENTATION, CASEMENT OPERABILITY AND TEMPERED GLAZING LOCATIONS.
 P. COORDINATE WITH OWNER FIRST FLOOR HVAC UNIT.
 Q. STACKABLE WASHER AND DRYER CONNECTIONS INCLUDING INWALL "DRYERBOX". COORDINATE FINAL SELECTIONS WITH OWNER.
 R. REFRIGERATOR.
 S. PROVIDE FLOORING IN KITCHEN AND LAUNDRY AREA AS DIRECTED BY OWNER. COORDINATE TRANSITION TO FAMILY ROOM FLOOR WITH OWNER IN FIELD WITH OWNER.
 T. PROVIDE CABINETS (TYP.) WITH MATCHING 12" DEEP UPPER CABINETS ABOVE (WHERE APPLICABLE TYP.). COORDINATE COUNTERTOP AND FINISH SELECTIONS WITH OWNER.
 U. OVEN RANGE WITH MICROWAVE HOOD ABOVE.
 V. METAL GUARDRAIL. TOP OF RAIL AT 36" A.F.F. AT HIGH SIDE OF ROOF.
 W. DEEP DOUBLE BOWL STAINLESS DROPT IN KITCHEN SINK WITH DISPOSAL.
 X. DISHWASHER.
 Y. PROVIDE CANTILEVERED BAR TOP COUNTER AS SHOWN. COORDINATE HEIGHT AND FINISHES WITH OWNER.
 Z. PROVIDE DISPOSAL AT DOUBLE BOWL SINK. STL. KITCHEN SINK.
 AA. PROVIDE 1/2" THICK ALUM. FINISHES WITH OWNER.
 BB. FREEZE PROOF DOOR IN.
 CC. 3" X 5" FRIED WINDOW.
 DD. ELECTRICAL PANEL AND METER LOCATION. METER TO BE AT EXTERIOR SIDE OF HOUSE. IF NOT FEASIBLE AT THIS LOCATION COORDINATE PLACEMENT WITH OWNER.
 EE. HIGH PARAPET WALL WITH SCUPPERS IF APPLICABLE (REFER TO ELEVATIONS). TOP OF PARAPET TO BE 36" A.F.F. AT HIGH SIDE OF ROOF.
 FF. NOT USED.
 GG. PROVIDE COATED WIRE HESTING SYSTEM IN CLOSETS (TYP.). CONFORM WITH OWNER.
 HH. PROVIDE TUB/SHOWER SURROUND, VANITY CABINET WITH SINK AND TOILET IN BATHROOMS. TOILET TO BE ELONGATED BOWL TYPICAL. RESIDENTIAL TOILET WITH 12" X 12" TILES. COORDINATE WITH OWNER.
 II. METAL PLY SCREEN. COORDINATE FINAL DESIGN WITH OWNER IN FIELD.
 JJ. PROVIDE HANDRAIL AT SINGLE SIDE OF STAIR RUNS NOTED @ 36" AFF. PROVIDE TYPICAL GUARD INFIELD WHERE REQUIRED BY BUILDING CODE. CONFORM MATERIALS WITH OWNER.
 KK. COORDINATE WITH OWNER SECOND FLOOR HVAC UNIT AND LOW BOY HWH.
 LL. DROPPED CEILINGS SHOWN SHADED. COORDINATE FINAL LOCATIONS IN THE FIELD.
 MM. METAL OR CABLE STYLE GUARD RAIL. RAIL @ 36" AFF.
 NN. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 PP. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 QQ. COORDINATE WITH OWNER SECOND FLOOR HVAC UNIT AND LOW BOY HWH.
 RR. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 SS. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 TT. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 UU. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 VV. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 WW. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 XX. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 YY. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 ZZ. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 AAA. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 BBB. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 CCC. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 DDD. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 EEE. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 FFF. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 GGG. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 HHH. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 III. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 JJJ. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 KKK. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 LLL. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 MMM. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 NNN. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 OOO. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 PPP. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 QQQ. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 RRR. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 SSS. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 TTT. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 UUU. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 VVV. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 WWW. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 XXX. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 YYY. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 ZZZ. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 AAAA. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 BBBB. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 CCCC. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 DDDD. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 EEEE. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 FFFF. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 GGGG. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 HHHH. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 IIII. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 JJJJ. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 KKKK. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 LLLL. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 MMMM. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 NNNN. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 OOOO. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 PPPP. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 QQQQ. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 RRRR. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 SSSS. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 TTTT. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 UUUU. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 VVVV. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 WWWW. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 XXXX. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 YYYY. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 ZZZZ. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 AAAAA. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 BBBBB. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 CCCCC. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 DDDDD. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 EEEEE. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 FFFFF. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 GGGGG. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 HHHHH. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 IIIII. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 JJJJJ. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 KKKKK. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 LLLLL. PROVIDE 1/2" THICK PARAPET WALL WITH SCUPPERS P APPLICABLE (REFER TO ELEVATIONS)
 MMMMM. PROVID

NEW WALL (SEE BELOW) _____

PARTITION TYPE (SEE BELOW) _____

KEYED NOTE _____

ALIGN WALLS AS SHOWN _____

ROOM NAME _____

DOOR KEY (SEE CS 027) _____

ELECT. RECEPTACLE _____

INTERCONNECTED SMOKE DETECTOR _____

INTERIOR NEW WALLS ARE PARTITION TYPE A (1) OR B (2) _____

INTERIOR EXISTING WALLS ARE PARTITION TYPE A (1) OR B (2) _____

DOES THIS ROOM HAVE TWO TYPES OF SMOKE DETECTORS? (YES OR NO) _____

[illegible]

02 PORCH PLAN

A101

1501 Porter Street
Manchester
Richmond, VA 23224

Manchester
Richmond, VA 23224

A. 12 X 12 IN PARAPET FIRM ON 24" X 24" CONC. FOOTING WITH [2] #4 BARS EA. WY. [TYP.]

B. 8" CMU [PARSONS] PER 24" X 24" CONC. FOOTING WITH [2] #4 BARS. COORDINATE FOOTING ELEVATION WITH EXTERIOR GRADES.

C. 4" CONC. SLAB, [3.00 PSI] JOINT PLAN IN FIELD WITH OWNER PRIOR TO INSTALLATION.

D. 17' CMU (TEMPERED) ON PROPERTY LINE ON 24" X 24" CONC. FOOTING W/ [2] #4 BARS.

E. 12" CMU (CENTERED) TOP OF SLAB 9" MIN. BELOW TOP OF MAIN HOUSE SLAB. TAKE CARE DURING CONCRETE POURING THAT THE FINISH RAIL BE THE FINAL FINISH. PROVIDE FINISH SIZE LOCATION AND FINISH WITH OWNER.

F. 6" HIGH PARAPET WALL MEASURED TO FINISH.

G. CONCRETE FINDER AS REQUIRED. COORDINATE WITH FINAL GRADES.

H. 1/4 TURNDOWN SLAB AT PORCH POSTS WITH COMPOSITE IRON SUBIRROUND - LOADBEARING. WRAP POST IN PVC.

I. TRANSOM WINDOW ABOVE BEDROOM DOOR.

J. 3' X 5' S-5 SINGLE HUNG WINDOW. REFER TO ELEVATIONS FOR WINDOW ORIENTATION, CASEMENT OPERABILITY AND TEMPERED GLAZING LOCATIONS.

K. LAMPRENS ALUM. GUTTERS, DOWN SPOUTS COLLECTION BOXES AND THRU-WALL SCUPPERS AS REQUIRED. COORD. IN FIELD FINAL LOCATION OF DOWNSPOUTS.

L. PROVIDE 3'-5" WINDOW - FACTORY GANGED. REFER TO ELEVATIONS FOR WINDOW ORIENTATION, CASEMENT OPERABILITY AND TEMPERED GLAZING LOCATIONS.

M. STAIR & RAIL FURN. PLAN.

N. 3' X 5' S-5 WINDOW. REFER TO ELEVATIONS FOR WINDOW ORIENTATION, CASEMENT OPERABILITY AND TEMPERED GLAZING LOCATIONS.

O. COORDINATE WITH OWNER FIRST FLOOR HVAC UNIT.

P. STACKABLE WASHER AND DRYER CONNECTIONS INCLUDING INWALL "DRYERBOX". COORDINATE FINAL SELECTIONS WITH OWNER.

Q. PROVIDE KITCHEN IN FISHING AND LAUNDRY AREA AS DIRECTED BY OWNER. COORDINATE TRANSITION TO FAMILY ROOM FLOOR WITH OWNER IN FIELD.

R. COORDINATE CABINETS [TYP.] WITH MATCHING 12" DEEP UPPER CABINETS ABOVE [WHERE APPLICABLE TYP.], COORDINATE COUNTERTOP AND FINISH SELECTION WITH OWNER.

S. REFRIGERATOR.

T. UOVEN RANGE WITH MICROWAVE/HOOD ABOVE.

V. METAL GUARDRAIL, TOP OF RAIL AT 36" A.F.F. AT HIGH SIDE OF ROOF.

W. DEEP DOUBLE BOWL, STAINLESS DROP IN KITCHEN SINK WITH DISPOSAL.

X. DISHWASHER.

Y. PROVIDE CANTILEVERED BAR TOP COUNTERTOP AS SHOWN. COORDINATE HEIGHT AND FINISHES WITH OWNER.

Z. PROVIDE DISPOSAL AT DOUBLE BOWL ST. KIT. KITCHEN SINK.

AA. CONFIRM ALL FINAL FINISHES WITH OWNER.

CC. 3' X 7' S-5 FIXED WINDOW.

DD. ELECTRICAL PANEL AND METER LOCATION. METERS TO BE AT EXTERIOR SIDE OF HOUSE. IF NOT FEASIBLE AT THIS LOCATION COORDINATE PLACEMENT WITH OWNER.

EE. HIGH PARAPET WALL WITH SCUPPERS IF APPLICABLE [REFER TO ELEVATIONS]. TOP OF PARAPET TO BE 36" A.F.F. AT HIGH SIDE OF ROOF.

FF. NOT USED

GG. PROVIDE COATED WIRE SHELVING SYSTEM IN CLOSETS [TYP.] CONFORM WITH OWNER.

HH. PROVIDE TUB/SHOWER SURROUND, VANITY CABINET WITH SINK AND TOILET IN BATHROOMS. TOILET TO BE ELONGATED BOWL TYPICAL RESIDENTIAL TOILET.

II. PROVIDE TUB/SURROUND, VANITY CABINET AND SINK AS SELECTED BY OWNER. COORDINATE ALL FINAL FINISHES & FIXTURES WITH OWNER.

JJ. PROVIDE HANDRAIL AT SINGLE SIDE OF STAIR RUNS NOTED @ 36" AFF. PROVIDE TYPICAL GUARD INFILL WHERE REQUIRED BY BUILDING CODE. CONFIRM MATERIALS WITH OWNER.

KK. COORDINATE WITH OWNER SECOND FLOOR HVAC UNIT AND LOW BOY HWI.

LL. DROPPED CEILINGS SHOWN SHADED. COORDINATE FINAL LOCATIONS IN THE FIELD.

NN. PROVIDE ROOF CHIMNEYS AS REQUIRED TO SLOPE WATER TOWARD GUTTERS AND THRU-WALL SCUPPERS.

OO. MINIMUM 18" HIGH PARAPET WALL WITH SCUPPERS IF APPLICABLE [REFER TO ELEVATIONS]

PP. PROVIDE PROPOSED HVAC CONDENSER LOCATION. VERIFY WITH OWNER IN FIELD.

RR. PROVIDE 1' EASILY ACCESSIBLE PAINTER COAT VESTIBY WITH OWNER IN FIELD. ONE CONDENSER PER UNIT.

SS. COORDINATE SHUTTER, VALVE AND SHOWER HEAD LOCATION WITH CENTER OF TUB. 33" TUB SHOWN. COORDINATE FINAL TUB SIZE AND SELECTION WITH OWNER.

TT. HOLD DOWN. COORDINATE LOCATIONS WITH STRUCTURAL.

UU. POSTS FROM ABOVE.

VV. 3' X 4' S-5 WINDOW. REFER TO ELEVATIONS FOR WINDOW ORIENTATION, CASEMENT OPERABILITY AND TEMPERED GLAZING LOCATIONS.

XX. 3' X 7' S-5 WINDOW.

YY. TAVERN OPEN WEB JOISTS. MANUFACTURED TRUSS MANUFACTURER.

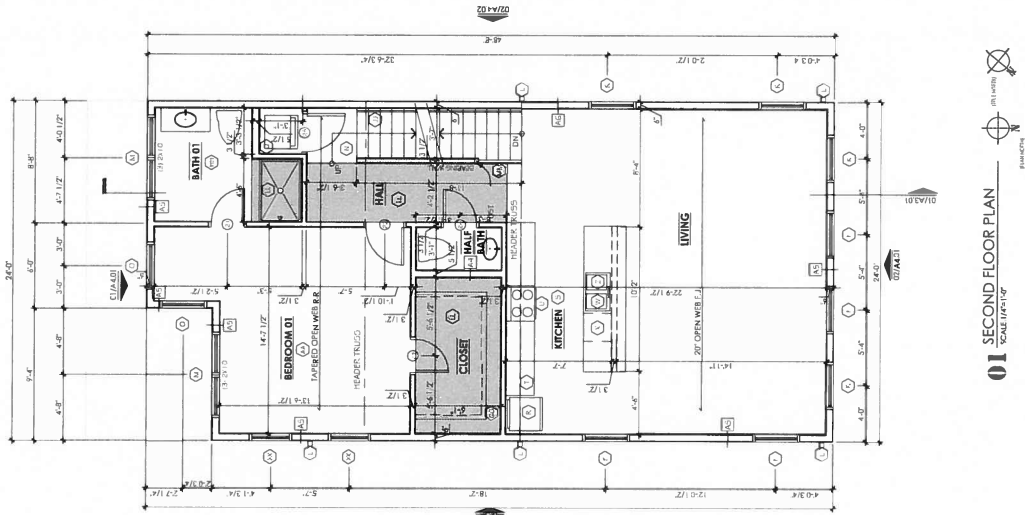
ZZ. 2' X 2' S-2 X 2' O-FIXED WINDOW - FACTORY GANGED.

NEW WALL (SEE BELOW) _____
 PARTITION TYPE (SEE BELOW) _____
 KEYED NOTE _____
 ALIGN WALL'S AS SHOWN _____
 ROOM NAME _____
 DOOR (KEY (SEE C3 C2)) _____
 ELECT. RECEPTACLE _____
 INTERCOMB. SMOKE DETECTOR _____
 INTERCOMB. NEW WALLS ARE "PARTITION TYPE A" U.N.G.
 INTERCOMB. NEW WALLS ARE "PARTITION TYPE A" U.N.G.
 USE PARTITION TYPE OR SHEET COLUMN _____

[illegible]

100

[20 PSF]
[100 PSF]
[40 PSF]
[20 PSF]



01 SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

SECOND FLOOR PLAN & NOTES

A102

1501 Porter Street
Monchester
Richmond, VA 23224

Manchester
Richmond, VA 23224

2700 Confederato Avenue

121 5012541729

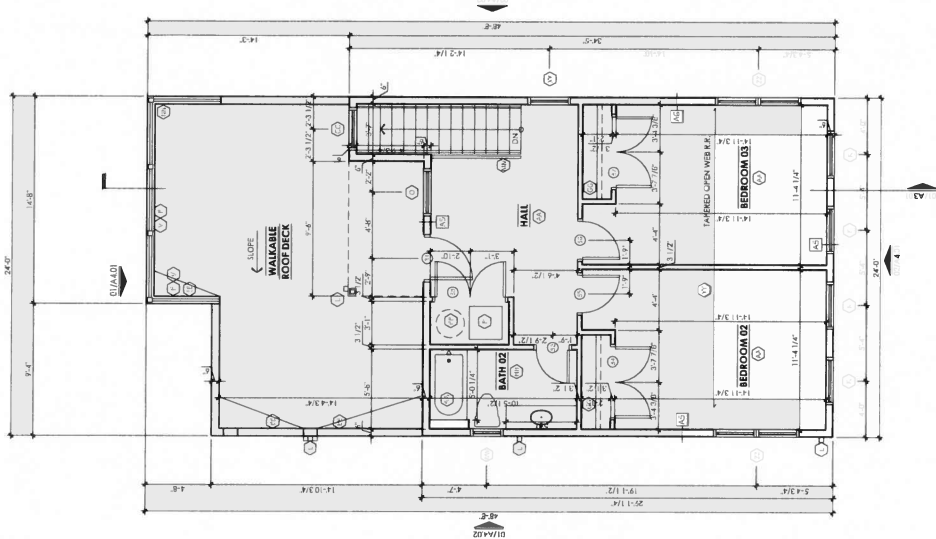
www.culturestudio.com

12.65 (c)

Products

A. 12 X 12 MASONRY PER ON 24" X 24" CONC. FOOTING WITH [2] #4 BARS EA. WAY. [70%]
B. 6 CMU (PIGDED) ON 12" X 12" CONC. FOOTING WITH [2] #4 BARS EA. WAY. WITH EXTERIOR GRADES.
C. CONCRETE COORDINATE POINT PLAN IN FIELD WITH OWNER PRIOR TO INSTALLATION.
D. 12" CMU (CENTERED ON JOINT LINE) ON 24" X 12" CONC. FOOTING WITH [2] #4 BARS.
E. CONCLAB PATT. TOP OF SLAB 4" MIN. BELOW TOP OF MAIN HOUSE SLAB. TAKE CARE DURING FINAL SETTING AS THE CONCRETE WILL BE THE FINAL EXPOSED FINISH. COORDINATE FINAL SIZE, LOCATION AND FINISH WITH OWNER.

- [illegible]

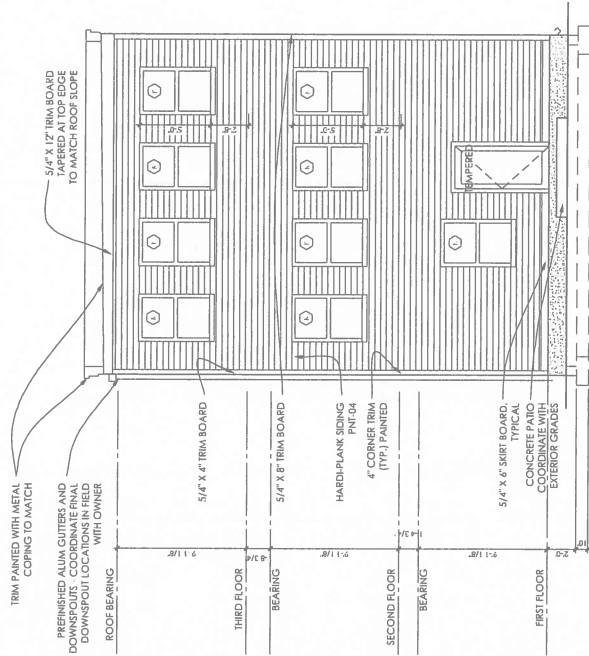


A103

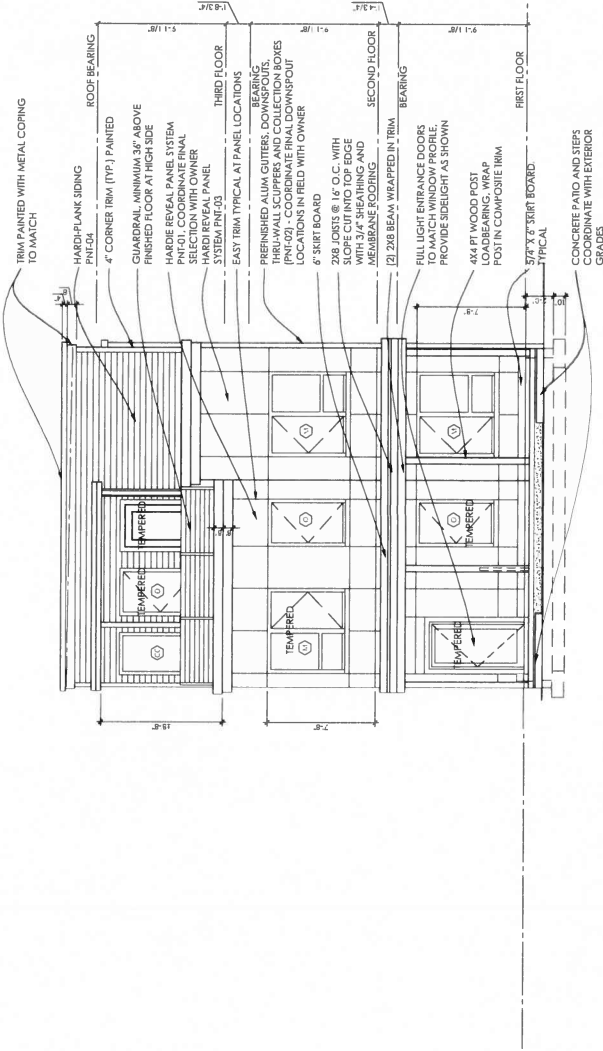
Manchester
Richmond VA 23224

1410 Confederates Avenue
Richmond VA 23227
Tel: 5042541729
www.rallstudio.com

09 09 21
Permit Set Draft
Revisions



02 REAR ELEVATION
SCALE: 1/8" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

FRONT AND REAR
ELEVATIONS

A4 01

1501 Porter Street

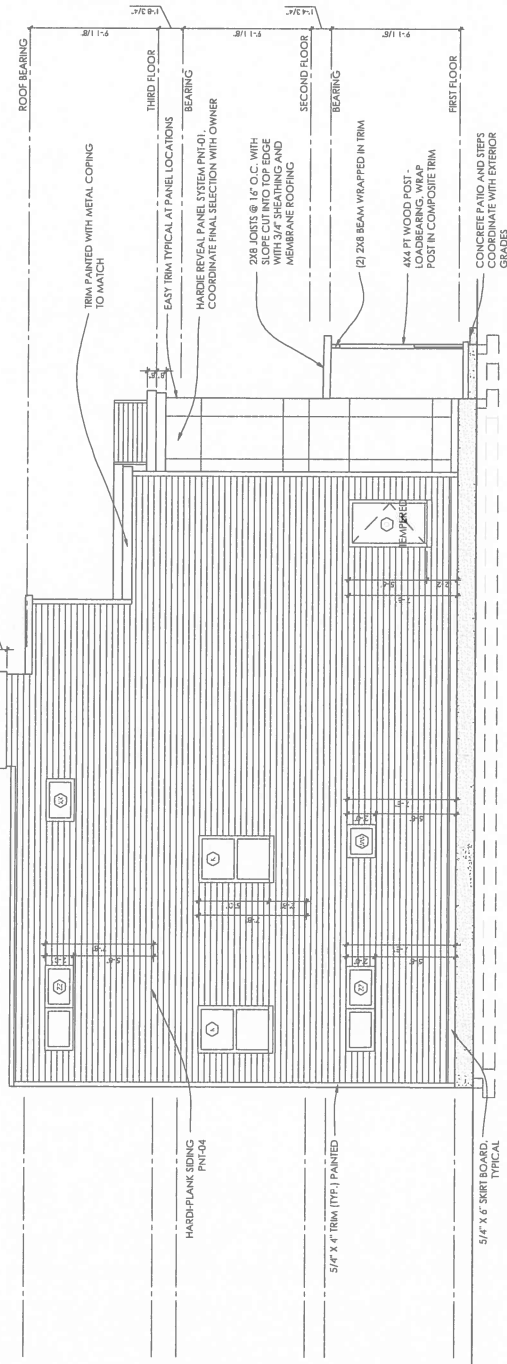
Richmond VA 23224

1936 Collaborative Architects
Richmond VA 23227
1.61.501.241729
www.collabco.com

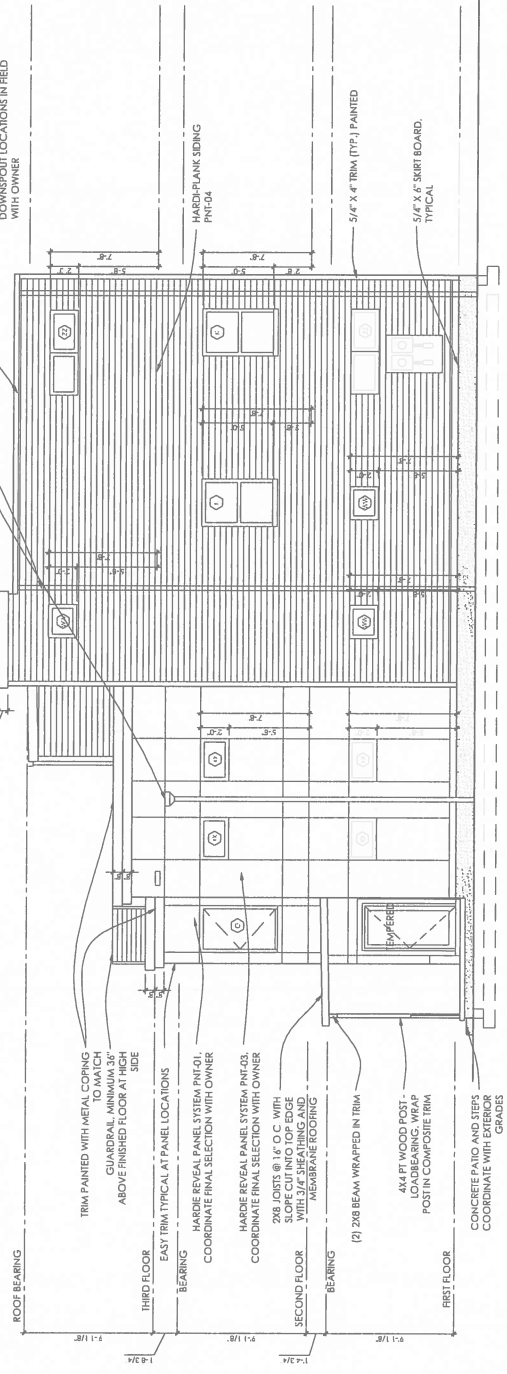
CP: 01, 21
Project Set Draft
Revisions

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TRIM PAINTED WITH METAL COPING
TO MATCH



02 SIDE ELEVATION
SCALE 1/4"=1'-0"



01 SIDE ELEVATION
SCALE 1/4"=1'-0"

ratio

1906 Goldenshoe Avenue
Richmond VA 23224
1-811-561-2179
www.ratio.com

07-07-21
Parent Set: 001
Revision

1501 Porter Street
Richmond VA 23224

SIDE ELEVATIONS

A4 02

**NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF THE CONVEYANCE TO
Unlimited Renovations**



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

BUILDING PERMIT/CERTIFICATE APPLICATION

PERMIT NO

B

TRACK 1 TRACK 2

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

CONTRACTOR/OWNER INFORMATION	1 JOB/PROPERTY ADDRESS (STREET & NUMBER) 1501 PORTER STREET.						2 FLOOR/ROOM NO.	
	3 CONTRACTOR NAME			4 LICENSE TYPE	5 CLASS ☐ A ☐ B ☐ C	6 STATE LICENSE NO.		
	7 CONTRACTOR STREET ADDRESS			8 CONTRACTOR TELEPHONE NO. / EMAIL ADDRESS				
	9 CITY		STATE	ZIP CODE		10 CONTRACTOR FAX NO.		
BUILDING INFORMATION	11 PROPERTY OWNER NAME URBAN DEVELOPMENT ASSOCIATES, LLC			12 PROPERTY OWNER ADDRESS/ZIP 116 E. FRANKLIN ST. RICHMOND		13 OWNER DAYTIME TELEPHONE NO.		
	14 DESCRIBE CURRENT STRUCTURE USE VACANT LOT			15 DESCRIBE PROPOSED STRUCTURE USE TWO-FAMILY DETACHED				
	16 NEW ACCESSORY BLDG. ☐ ACC		17 ADDITION ☐ ADD	18 RESIDENTIAL GARAGE ☐ AD1	19 RESIDENTIAL DECK ☐ AD2	20 OPEN PORCH ☐ AD3	21 ENCLOSED PORCH ☐ AD4	22 ALTER/REMODEL LIGHT ☐ AL1
	23 ALTER/REMODEL HEAVY ☐ AL2		24 DEMOLITION ☐ DEM	25 TENANT FITUP ☐ FUP	26 FOUNDATION ONLY ☐ FOU	27 NEW BUILDING ☐ NB	28 MOVING/RELOCATION ☐ REL	29 REPAIR/REPLACEMENT ☐ REP
CONSTRUCTION COST	30 IF 1 OR 2 FAMILY ☐ 1 FAMILY ☐ 2 FAMILY			ATTACHED ☐ 1 FAMILY ☐ 2 FAMILY		DETACHED ☐ 1 FAMILY ☐ 2 FAMILY		
	31 IF MULTIFAMILY, NUMBER OF UNITS PER STRUCTURE			32 CHECK ONE (IF APPLICABLE) ☐ 1. LODGING HOUSE ☐ 3. ADULT CARE RESIDENCE ☐ 2. NURSING HOME				
	INSTRUCTIONS: ENTER APPROPRIATE AMOUNTS FOR A, B, C, D, E & F. TOTAL A, B, C, D, E & F. SUBTRACT THIS TOTAL FROM A TO OBTAIN G. COSTS ARE TO INCLUDE MATERIAL, LABOR, SUBCONTRACTS OVERHEAD & PROFIT.			A. TOTAL CONST. COST OF ENTIRE JOB \$	C. MECH. COST \$	E. SPRINKLER COST \$	G. TOTAL CONSTRUCTION COST LESS TRADE PERMITS \$	
	B. ELEC. COST \$			D. PLUMB. COST \$	F. ELEVATOR COST \$			
WORK DESCRIPTION	34 DESCRIBE SCOPE OF WORK CONSTRUCT TWO-FAMILY DWELLING							
LIEN INFORMATION	35 LIEN AGENT NAME				36 PHONE NO.			
	37 ADDRESS				ZIP CODE			
CONTACT INFORMATION	38 CONTACT PERSON CHRIS BLAKE				39 CONTACT PHONE NO. 804-303-9177		40 CONTACT FAX NO.	
	41 CONTACT ADDRESS 116 E. FRANKLIN ST. RICHMOND, VA 23219				ZIP CODE 23219	42 EMAIL chris.blake@robinmilleraassociates.com		
	43 DO YOU WANT TO BE CALLED TO PICK UP PERMIT WHEN ISSUED? ☐ YES ☐ NO				NAME			
	44 ENGINEER/ARCHITECT NAME				45 ENGINEER/ARCHITECT PHONE NO.	46 ENGINEER/ARCHITECT FAX NO.	47 EMAIL	
RE-ROOF ONLY	48 ROOF TYPE 1 (SEE BACK FOR LIST)		49 NO. OF SQUARES		50 ROOF TYPE 2 (SEE BACK FOR LIST)		51 NO. OF SQUARES	
	NOT REQUIRED FOR 1 & 2 FAMILY ☒		52 AUTOMATIC SPRINKLERS ☐ YES ☐ NO		53 FIRE ALARM SYSTEM ☐ YES ☐ NO			
LOT & BUILDING SIZE	54 BUILDING FINISHED AREA NEW OR ADDITION (SQ. FT.)		55 BUILDING UNFINISHED AREA NEW OR ADDITION (SQ. FT.)		56 GARAGE AREA (SQ. FT.)		57 OPEN PORCH AREA (SQ. FT.)	
	58 BUILDING AREA (SQ. FT.)		59 BUILDING AREA EXISTING (SQ. FT.) (PER FLOOR)		60 TOTAL AREA AT COMPLETION (SQ. FT.) (PER FLOOR)		61 TOTAL BUILDING HEIGHT	
PARKING	62 NO. OF ON SITE PARKING SPACES (STREET SPACES DO NOT COUNT)		63 NO. OF SPACES AT ANOTHER LOCATION		64 LOCATION		LEASE ATTACHED? ☐ YES ☐ NO	
	65 WILL THERE BE A ☐ NEW CURB ☐ RELOCATED CURB ☐ DRIVEWAY		66 WILL THERE BE ANY SITE GRADING OR LAND DISTURBING ACTIVITY? ☐ YES ☐ NO		67 TOTAL AREA TO BE DISTURBED (SQ. FT.)		68 IS SURVEY OR SITE PLAN ATTACHED? ☐ YES ☐ NO	
OWNERS AFFIDAVIT	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.							
	PRINTED NAME			SIGNATURE			DATE	
ASEBESTOS CERTIFICATION	A (NAME OF APPLICANT)			B CERTIFY THAT THE BUILDING AT (ADDRESSES, FLOOR OR SUITE)				
	HAS BEEN INSPECTED OR MEETS THE EXCEPTIONS OF SECTION 110.3, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. THE ASBESTOS ABATEMENT WILL BE DONE AS PER REQUIREMENT OF THE "CLEAN AIR ACT" NATIONAL EMISSION STANDARD FOR THE HAZARDOUS AIR POLLUTANT (NESHAPS) AND OSHA "STANDARDS FOR CONSTRUCTION WORKERS".							
	C SIGNATURE							
	ARTS DISTRICT ☐ YES ☐ NO		HISTORICAL DISTRICT ☐ YES ☐ NO		VIOLATION ON PROPERTY ☐ YES ☐ NO		DELINQUENT TAXES DUE? ☐ YES ☐ NO	
OFFICE USE ONLY	EXISTING USE GROUP		PROPOSED USE GROUP		FEE CALC. TYPE ☐ S ☐ U ☐ B ☐ C		PERMIT FEE	
	IS PROPERTY IN 100 YR FLOOD PLAIN? ☐ YES ☐ NO		FLOOD ELEV.		SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? ☐ YES ☐ NO	
	APPLICATION APPROVED BY		DATE		APPLICATION DISAPPROVED BY		DATE	
	IS PROPERTY IN 100 YR FLOOD PLAIN? ☐ YES ☐ NO		FLOOD ELEV.		SITE ELEV.		CHESAPEAKE BAY PROTECTION AREA? ☐ YES ☐ NO	