INTRODUCED: February 26, 2018

AN ORDINANCE No. 2018-050

To authorize the special use of the property known as 101 North 29th Street for the purpose of a single-family attached dwelling with a carriage house, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 26 2018 AT 6 P.M.

WHEREAS, the owner of the property known as 101 North 29th Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a single-family attached dwelling with a carriage house, which use, among other things, is not currently allowed by sections 30-412.5(2)(a) and 30-412.5(2)(b), concerning yard depth, and 30-412.6, concerning lot coverage requirements, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES:	9	NOES:	0	ABSTAIN:	
ADOPTED:	MAR 26 2018	REJECTED:		STRICKEN:	

safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 101 North 29th Street and identified as Tax Parcel No. E000-0578/011 in the 2018 records of the City Assessor, being more particularly shown on a survey entitled "Improvements on Premises Known as #101 North 29th Street in Richmond, Virginia," prepared by Joliffe & Associates, Inc., and dated April 14, 2008, provided as an inset on sheet CS01 of the plans entitled "Rehabilitation & Addition at 101 N 29th St, Richmond, VA 23223," prepared by ADO/Architecture Design Office, PLLC, and dated January 4, 2018, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as "the Property," is hereby permitted to be used for the purpose of a single-family attached dwelling with a carriage house, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "Rehabilitation & Addition at 101 N 29th St, Richmond, VA 23223," prepared by ADO/Architecture Design Office, PLLC, and dated January 4, 2018, hereinafter referred to as "the Plans," copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as "the Owner." The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a single-family attached dwelling and a carriage house containing up to two dwelling units, substantially as shown on the Plans.

(b) Two on-site parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) Signage on the Property shall meet the requirements of the underlying zoning district in which the Property is situated.

(d) All building materials and material colors shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for the Property.

(e) The height of the Special Use shall not exceed the height as shown on the Plans.

(f) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final,

non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE. 2018.036

RECEIVED
FEB 07 2018
OFFICE OF CITY ATTORNEY

O & R REQUEST
4-7465
JAN 26 2018
Office of the
Chief Administrative Officer

O & R Request

DATE: January 26, 2018 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor JS 2/7/18
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer SCG

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 101 North 29th Street, for the purpose of allowing for the conversion of a two-unit attached dwelling to single-family attached as well as the reconstruction of a carriage house, upon certain terms and conditions.

ORD. OR RES. No. ___

PURPOSE: To authorize the special use of the property known as 101 North 29th Street, for the purpose of allowing for the conversion of a two-unit attached dwelling to single-family attached as well as the reconstruction of a carriage house, upon certain terms and conditions.

REASON: The applicant has proposed to convert the existing two-family dwelling to a single-family attached dwelling to include a carriage house. The addition of the carriage house exceeds the current lot coverage and the existing dwelling exceeds the current front and side yard set-back requirements permitted within the R-6 zone. The proposal, therefore, requires a Special Use Permit.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its March 5th, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The proposed development is located in the Church Hill neighborhood in the City's East Planning District. The subject property consists of a 2,480 SF, .06 acres of land and is currently with at two (2) story, 2,768 SF duplex constructed, per tax assessment records, in 1880. The density of the parcel if developed as proposed would be approximately 33 units per acre.

The City of Richmond's current Master Plan designates the subject property as Single Family Medium Density (SF-MD), which is characterized by primary uses such as "...single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7. (City of Richmond, Downtown Master Plan, p. 133)

The current zoning designation for this property is R-6 (Single Family Attached). The property was granted a variance in 1980 allowing for the use, lot coverage, and off-street parking requirements to be changed on the property in order to convert the two-family dwelling to a three-family dwelling. Adjacent properties are the same R-6 zoning designation. Under the current zoning Section 30-412.6 the allowable lot coverage is 55%. The application calls for lot coverage of 91%. Front yard setbacks are required to be no less than 15 feet, side yards no less than three (3) feet, and rear yards no less than five (5) feet. The application calls for approximately twelve (12), zero (0), and five (5) feet respectively. The front and side yard setbacks are recognized as not changing from existing conditions.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: $300 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: February 12, 2018

CITY COUNCIL PUBLIC HEARING DATE: March 12, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 5th, 2018

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No.18-09

Application for **SPECIAL USE PERMIT**
Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
http://www.richmondgov.com/

SUP-024779-2017

Application is hereby submitted for: (check one)

- ☑ **special use permit, new**
- ☐ **special use permit, plan amendment**
- ☐ **special use permit, text only amendment**

Project Name/Location

Property Adress: 101 N 29th Street Date: 09/29/2017

Tax Map #: _____ Fee: $300

Total area of affected site in acres: _____

(See ***page 6*** for fee schedule, please make check payable to the "**City of Richmond**")

Zoning

Current Zoning: R-6

Existing Use: 2-unit attached residence

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Single-family attached

Existing Use: 2-unit attached residence

Is this property subject to any previous land use cases?

Yes ☐ No ☑ If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Todd Dykshorn for ADO,PLLC

Company: Architecture Design Office

Mailing Address: 105 E Broad St

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 3.431.212 Fax: ( )

Email: todd@ado design

Property Owner: Ms. Margaret Freund

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: [owner] 1000 Carlisle Ave

City: Richmond State: VA Zip Code: _____

Telephone: (804) _____ Fax: ( )

Email: info@fultonhillproperties.com

Property Owner Signature: _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist and a check for the application fee (see Filing Procedures for special use permits)

ROTH JACKSON
ROTH JACKSON GIBBONS CONDLIN, PLC

Jennifer D. Mullen

Richmond Office
(804) 977-3374
jmullen@rothjackson.com

BY HAND DELIVERY
Matthew J. Ebinger, AICP
Planning and Development Review
900 E. Broad St., Room 511
Richmond, VA 23219

October 10, 2017

RE: Special Use Permit: 101 N. 29th Street

Dear Matthew:

This letter shall serve as the Applicant's Report for the accompanying application for a Special Use Permit ("SUP") for the property located at 101 N. 29th Street (the "Property") to authorize increased lot coverage in order to rebuilt a carriage house on the Property. The applicant is renovating the Property to restore the dwelling to a single family dwelling and reconstruct the carriage house. The Property is located within the St. John's Old & Historic District and the applicant did receive the approval of the Commission of Architectural Review ("CAR") to rebuild the carriage house to the rear of the Property subject to certain conditions.

The Property is located on the corner of E. Franklin Street and N. 29th Street and is within the R-6 zoning district. The E. Franklin Street grade drops approximately 20' from the front entrance to the dwelling on 29th Street to the alley. The existing primary structure currently exceeds the lot area coverage required by the R-6. The Property has been used at least since the 1980s as a duplex, when the Board of Zoning Appeals authorized a variance to permit the use of then-existing carriage house as a third dwelling unit to the existing duplex without off-street parking and specifically authorized the increased lot coverage. In 1982, the CAR approved the demolition of then-existing carriage house with the condition that it be rebuilt when it became economically feasible. The owner and applicant of this SUP proposes to reconstruct the carriage house pursuant to the attached plans contemporaneously with the renovation of the existing dwelling from a duplex to a single family dwelling.

The carriage house steps down the hill with the topography, consistent with the district. The carriage house connects the dwelling via a roof deck as well as an exterior door directly onto E. Franklin Street. As a companion to this SUP, the applicant is requesting authorization for the brick of the carriage house to extend as a parapet above the roof deck on the rear portion instead of a metal railing for the full enclosure. The metal rail connects the brick of the carriage house to

the brick dwelling providing a visual break in the façade, as well as maintaining the rhythm of a visual break between the primary dwelling and the carriage house. The applicant is also requesting authorization via the companion paper for the second story rear door and balcony facing the alley. The balcony is 8' wide by 5' deep, which is compatible in scale to the existing structure and is located on a secondary façade.

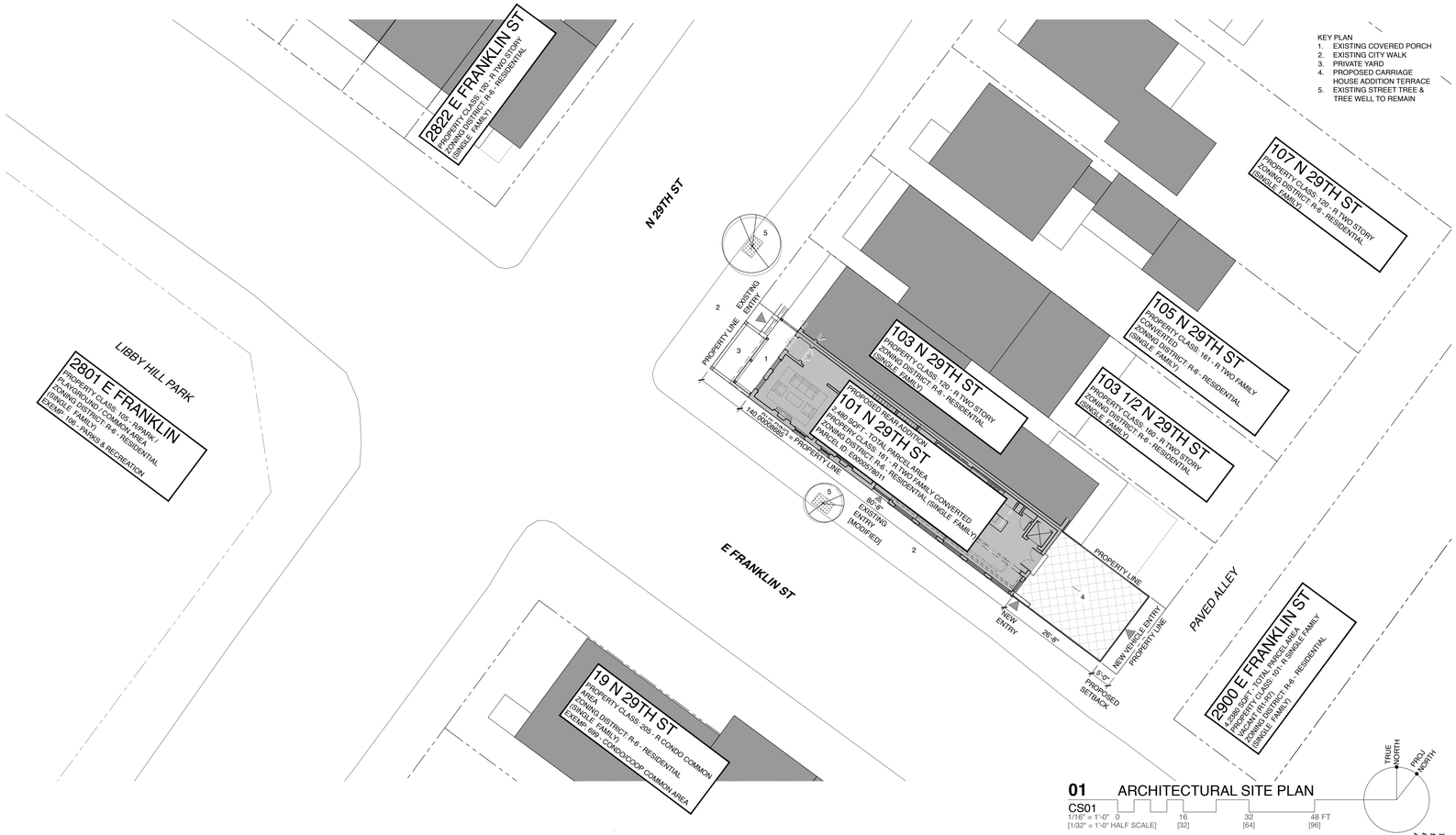
The Special Use Permit is required to authorize the waiver of a feature of the R-6 district for increased lot coverage. The additional lot coverage permits the carriage house to be reconstructed. The massing and siting of the carriage house has been approved by the CAR. The carriage house is an appropriate improvement, utilizing the steep slope of the Property while maintaining outdoor space and connection to E. Franklin Street.

The proposed revisions as with the original Ordinance meet the requirements set forth in the City Charter that the use will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Sincerely

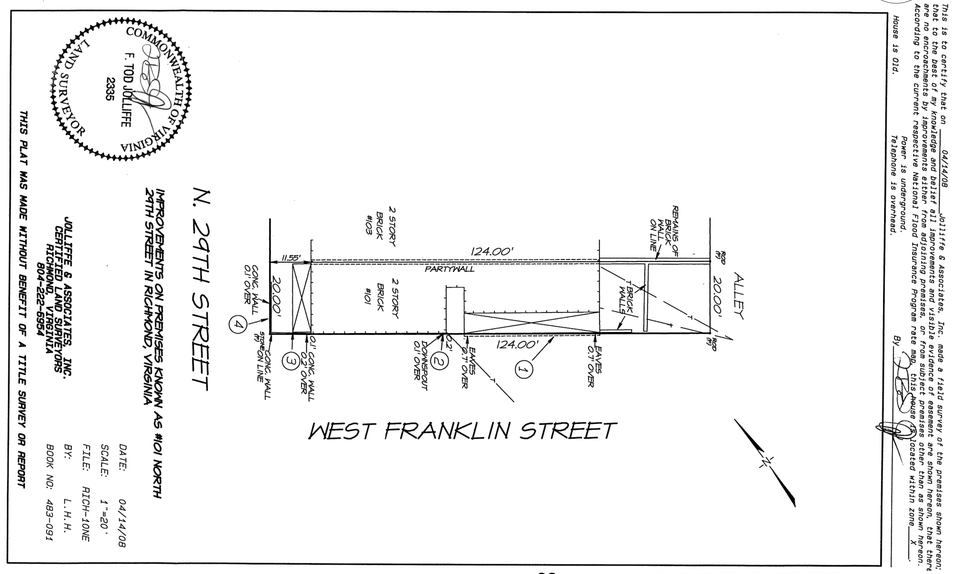
Jennifer D. Mullen

Jennifer D. Mullen



KEY PLAN
1. EXISTING COVERED PORCH
2. EXISTING CITY WALK
3. PRIVATE YARD
4. PROPOSED CARRIAGE HOUSE ADDITION TERRACE
5. EXISTING STREET TREE & TREE WELL TO REMAIN

01 ARCHITECTURAL SITE PLAN
CS01
1/16" = 1'-0" [1/32" = 1'-0" HALF SCALE]
0 16 [32] 32 [64] 48 FT [96]



02 PROPERTY SURVEY (BY OTHERS)
CS01
NOT TO SCALE

PROJECT DESCRIPTION

REHABILITATION OF EXISTING ATTACHED RESIDENCE WITH CONVERSION FROM CURRENT 2-FAMILY RENTAL OCCUPANCY BACK TO SINGLE-FAMILY ATTACHED AND WITH RECONSTRUCTION OF CARRIAGE HOUSE NOW DEMOLISHED. THIS SPECIAL USE APPLICATION SEEKS REMEDY FOR LOT COVERAGE INSTITUTED UNDER CURRENT R-6 REQUIREMENTS THAT DO NOT ALLOW RECONSTRUCTION OF THE HISTORIC SECTION OF THE STRUCTURE.

CODE INFORMATION

APPLICABLE CODES:	VIRGINIA CONSTRUCTION CODE 2012 [BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2012] AND THE VIRGINIA REHABILITATION CODE 2012
CONSTRUCTION TYPE:	V-B
USE GROUP:	R-3 RESIDENTIAL
BUILDING AREA:	EXISTING: 1715 SF, PROPOSED: 2,251 SF

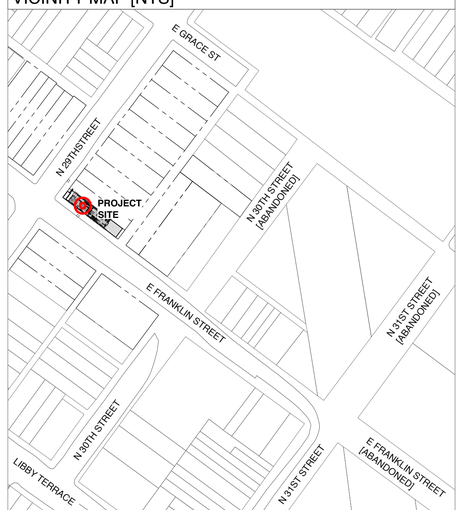
ZONING INFORMATION

ZONING DISTRICT:	R-6 RESIDENTIAL
OCCUPANCY:	EXISTING: 2-FAMILY ATTACHED RESIDENTIAL PROPOSED: SINGLE FAMILY ATTACHED RESIDENTIAL
AREA OF SITE	2,480 SQFT / .057 ACRES
SETBACKS: [BY ZOINING VARIANCE PER NOTE BELOW]	EXISTING FRONT YARD : ±11'-8" NO CHANGE EXISTING & PROPOSED SIDE YARD: 0'-0" REQUIRED / PROPOSED REAR YARD [ALLEY]: 5'-0" / 5'-0"
COVERAGE:	91% PROPOSED / 55% ALLOWED EXISTING STRUCTURE W/ COVERED PORCHES & FOUNDATIONS: 1,715 SF = 69% W/ PROPOSED CARRIAGE HOUSE ADDITION: 1715 + 536 = 2,251 SF = 91% COVERAGE
HEIGHT:	EXISTING: VARIES - NO CHANGE PROPOSED CARRIAGE ADDITION: ±23'-2" FROM PROPOSED GARAGE LEVEL
PARKING:	ON STREET PARKING / GARAGE
ECONOMIC ZONES:	ST JOHNS CHURCH OLD & HISTORICAL DISTRICT
COMMISSION OF ARCHITECTURAL REVIEW [CAR]	PLANS HEREIN REFLECT DRAWINGS SUBMITTED TO THE RICHMOND CITY COMMISSION OF ARCHITECTURAL REVIEW, APPLICATION #COA-023280-2017 APPROVED ON SEPTEMBER 26, 2017
BOARD OF ZONING APPEALS [BZA]	N/A

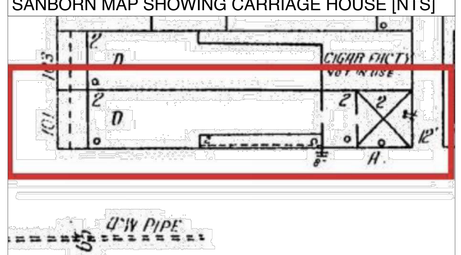
DRAWING INDEX

		SUP 01-04-18			
ARCHITECTURAL					
CS01	COVER SHEET / PROJECT INFORMATION & ARCHITECTURAL SITE PLAN	X			
CS02	PROPERTY DIAGRAMS: HISTORIC, EXISTING AND PROPOSED	X			
H101	DEMOLITION/ALTERATION PLANS	X			
A101	FLOOR PLANS	X			
A301	EXTERIOR ELEVATIONS	X			
A302	EXTERIOR ELEVATIONS	X			
A401	BUILDING SECTION				

VICINITY MAP [NTS]



SANBORN MAP SHOWING CARRIAGE HOUSE [NTS]



REVISED SPECIAL USE PERMIT - RESPONSE TO COMMENTS
01/04/2018

ARCHITECT:
ADO/Architecture Design Office
105 E Broad Street
Richmond, Virginia 23219
804 343 1212

REHABILITATION & ADDITION AT
101 N 29TH ST
RICHMOND, VA 23223

COVER SHEET
PROJECT INFORMATION

PROJ NUMBER
101.2016

AUTHOR(S)

CS01

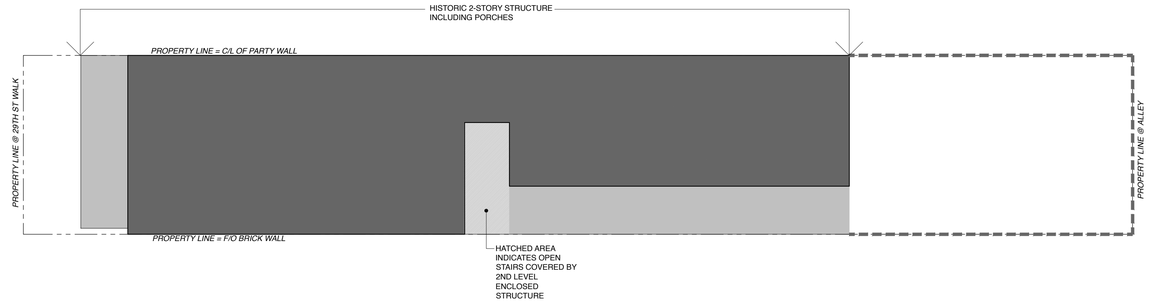


DIAGRAM KEY

BUILDING STRUCTURE

COVERED PORCH

PROPERTY COVERAGE SUMMARIES

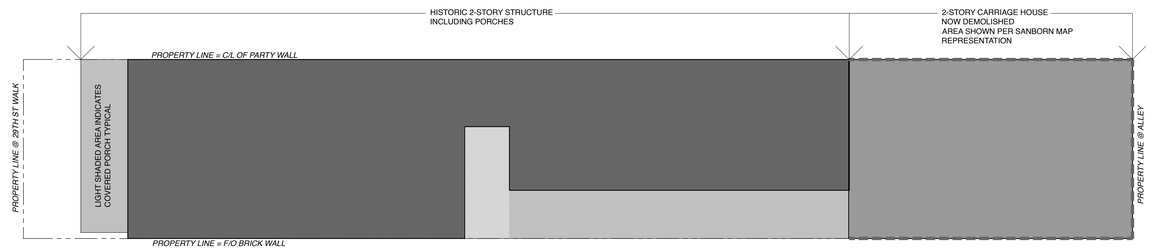
PROPERTY 20' X 124' = 2,480 SF

EXISTING 2-STORY MASONRY RESIDENCE [2-STORY/PER FLOOR]	1,346 SF
EXISTING FRONT COVERED PORCH	101 SF
EXISTING SIDE COVERED PORCH	204 SF
EXISTING COVERED STAIRS	63 SF
TOTAL COVERAGE EXISTING	**1,714 SF 69%**

01 STRUCTURE ON PROPERTY - EXISTING

CS02
1/8" = 1'-0" 0 8 16 24 FT

REVISED SPECIAL USE PERMIT - RESPONSE TO COMMENTS
01/04/2018

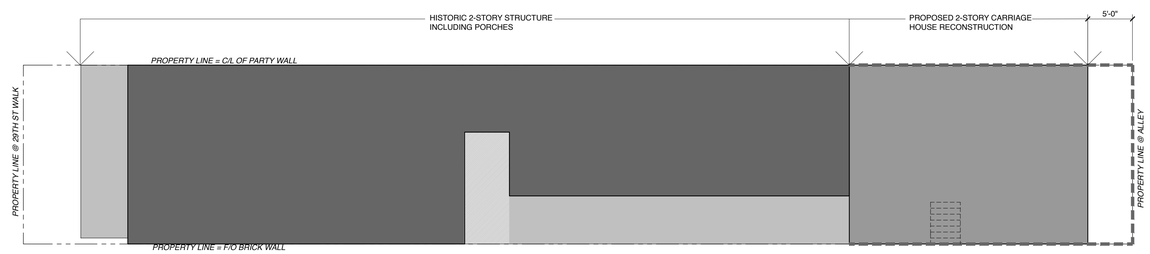


PROPERTY 20' X 124' = 2,480 SF

EXISTING 2-STORY MASONRY RESIDENCE [2-STORY/PER FLOOR]	1,346 SF
EXISTING FRONT COVERED PORCH	101 SF
EXISTING SIDE COVERED PORCH	204 SF
EXISTING COVERED STAIRS	63 SF
DEMOLISHED CARRIAGE HOUSE [AS SHOWN IN SANBORN MAPS, 2 SECTIONS]	633 SF
TOTAL COVERAGE HISTORICALLY	**2,347 SF 95%**

02 STRUCTURE ON PROPERTY - W HISTORIC CARRIAGE HOUSE

CS02
1/8" = 1'-0" 0 8 16 24 FT



PROPERTY 20' X 124' = 2,480 SF

EXISTING 2-STORY MASONRY RESIDENCE [2-STORY/PER FLOOR]	1,346 SF
EXISTING FRONT COVERED PORCH	101 SF
EXISTING SIDE COVERED PORCH	204 SF
EXISTING COVERED STAIRS	63 SF
REBUILT CARRIAGE HOUSE [2-STORY/PER FLOOR]	534 SF
TOTAL COVERAGE HISTORICALLY	**2,248 SF 91%**

03 STRUCTURE ON PROPERTY - W PROPOSED CARRIAGE HOUSE RECONSTRUCTION

CS02
1/8" = 1'-0" 0 8 16 24 FT

ARCHITECT:
ADO/Architecture Design Office
105 E Broad Street
Richmond, Virginia 23219
804 343 1212

REHABILITATION & ADDITION AT
101 N 29TH ST
RICHMOND, VA 23223

PROPERTY DIAGRAMS: HISTORIC, EXISTING, AND PROPOSED

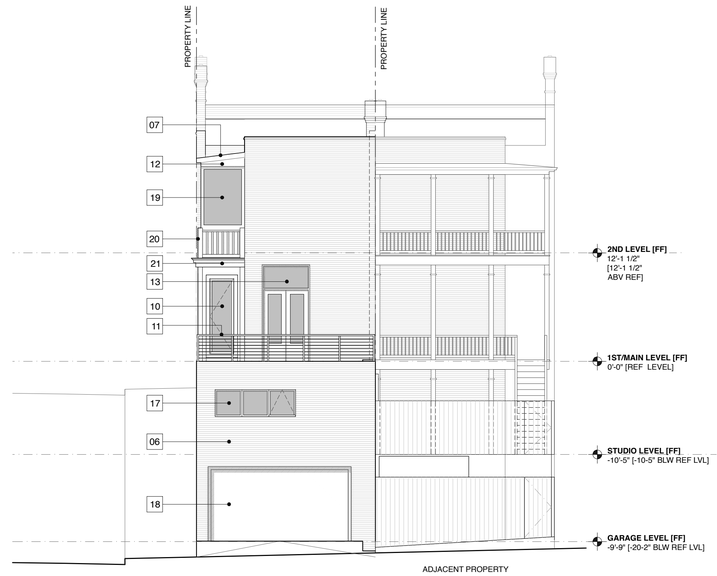
PROJ NUMBER
101.2016

AUTHOR(S)

CS02

02P PROPOSED EAST 29TH ST ELEVATION

A301
1/8" = 1'-0" 0 8 16 24 FT
[1/16" = 1'-0" HALF SCALE] [16] [32] [48]

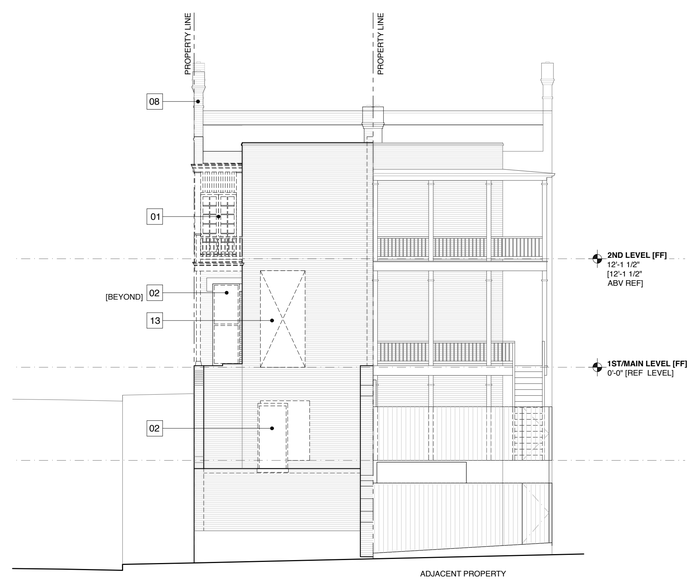


01P PROPOSED WEST ALLEY ELEVATION

A301
1/8" = 1'-0" 0 8 16 24 FT
[1/16" = 1'-0" HALF SCALE] [16] [32] [48]

02E EXISTING EAST 29TH ST ELEVATION

A301
1/8" = 1'-0" 0 8 16 24 FT
[1/16" = 1'-0" HALF SCALE] [16] [32] [48]



01E EXISTING WEST ALLEY ELEVATION

A301
1/8" = 1'-0" 0 8 16 24 FT
[1/16" = 1'-0" HALF SCALE] [16] [32] [48]

INSTRUCTIONS FOR EXTERIOR WORK WITH HISTORIC PROPERTIES:

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GENERAL ELEVATION NOTES:

1/ EXISTING BRICK WALLS AND PARAPETS TO BE CLEANED AND RE-POINTED AS NECESSARY, FOR CONTINUED USE & SERVICEABILITY.

2/ WINDOWS AND DOORS ARE GENERALLY IN GOOD CONDITION THROUGHOUT, UNLESS OTHERWISE NOTED. ALL DOORS AND WINDOWS TO BE REPAIRED AS NECESSARY AND REPAINTED, COLOR TBD. WINDOWS AND DOORS TO BE PHOTOGRAPHED AND DOCUMENTED IN A SEPARATE AND FORTHCOMING EXTERIOR OPENING SURVEY WITH NOTES PERTAINING TO CORRECTIVE MEASURES.

3/ ALL EXISTING METAL FLASHING AND PARAPET COPING TO BE COORDINATED WITH INSTALLATION OF NEW ROOF AND REPAIRED/REPLACED IN KIND AS NECESSARY.

4/ ALL VEGETATION ON AND AROUND PERIMETER OF BUILDING TO BE REMOVED IN ITS ENTIRETY, AND BUILDING TO BE REPAIRED AS NECESSARY WHERE VEGETATION DAMAGED STRUCTURE. COORDINATE WITH CLIENT BEFORE REMOVING VEGETATION.

ELEVATION KEY NOTES

01 **024119-DEMO** REMOVE EXISTING PORCH, DECK & UPPER LEVEL VINYL SIDING ADDITION.

02 **024119-DEMO** REMOVE EXISTING DOOR/WINDOWS AND CREATE NEW OPENING IN EXISTING MASONRY WALL.

03 **024119-DEMO** REMOVE BRICK AND WOOD STEPS. REPAIR EXISTING BRICK.

04 **024119-DEMO** REMOVE EXISTING WINDOW, SILL AND BRICK BELOW. PREPARE BRICK FOR INTERIOR FRAMED DOORWAY OPENING.

05 **024119-DEMO** REMOVE EXISTING WINDOW AND PREPARE BRICK FOR INTERIOR FRAMED OPENING.

06 **042000-BRK1** NEW BRICK TO MATCH ADJACENT EXISTING STRUCTURE, RUNNING BOND.

07 EXPAND EXISTING SLOPED ROOF & REPLACE EXISTING DOWNSPOUT AND GUTTER LINING WITH NEW **076200-6GL** GUTTER LINING WITH AND **077100-DS1** PRE-FINISHED ALUMINUM DOWNSPOUT.

08 **040120.63-EXST** EXISTING BRICK CHIMNEY TO REMAIN AND BE REPAIRED AS NECESSARY FOR CONTINUED STABILITY. REPAIR OR REPLACE FLASHING AND PROVIDE CAPS FOR CONTINUED USE.

09 **084113** NEW STOREFRONT FULL-LITE DOOR IN STOREFRONT SYSTEM WITH BRAKE METAL CLOSURE PANELS AT FLOOR LEVELS. VARIED INSULATED METAL AND GLASS PANELS, PATTERN TBD.

10 **085113-W1** NEW ALUMINUM CLAD CASEMENT WINDOW WITH **064613** PAINTED TRIM MOULDING.

11 **057300-RAIL1** METAL HORIZONTAL CABLE RAILING

12 **074213-MTL** METAL WALL PANELS

13 **084113-** NEW STOREFRONT DOOR & TRANSOM IN NEW MASONRY OPENING.

14 **061500** NEW WOOD T&G TERRACE DECKING AT NEW CARRIAGE HOUSE ADDITION.

15 NEW STAIR BEYOND.

16 **085113-W2** NEW ALUMINUM CLAD CASEMENT WINDOW.

17 **085113-W3** NEW ALUMINUM CLAD COMBINATION FIXED/AWNING WINDOW.

18 **083613-OH1** SECTIONAL GARAGE DOOR

19 **084113** NEW ALUMINUM FRAMED INSULATED GLAZING SYSTEM

20 **062000** PAINTED WOOD VERTICAL TRIM

21 **062000** NEW PAINTED CORNICE & PORCH RAIL MOULDING.

22 NO WORK, REPAIR BRICK & PAINT AS NECESSARY.

23 **084113-** NEW STOREFRONT DOOR IN NEW MASONRY OPENING

24 **084113-** NEW FIXED STOREFRONT WINDOW IN EXISTING MASONRY OPENING.

25 **024119-DEMO** DEMOLISH PORTION OF EXISTING CARRIAGE HOUSE RUINS AND EXCAVATE FOR NEW GARAGE/ CARRIAGE HOUSE ADDITION.

26 REMOVE EXISTING EXTERIOR DOOR AND PREPARE OPENING FOR NEW INTERIOR DOUBLE DOOR

27 EXISTING ADJACENT PROPERTY'S PORCH

28 REPAIR EXISTING BRICK AS NECESSARY FOR CONTINUED STABILITY AND TIE INTO NEW CARRIAGE HOUSE BRICK IF STRUCTURALLY POSSIBLE. REFER TO STRUCTURAL.

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01/04/2018

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REHABILITATION & ADDITION AT
101 N 29TH ST
RICHMOND, VA 23223

ELEVATIONS

PROJ NUMBER
101.2016

AUTHOR(S)

SOCIAL

A301

02P PROPOSED NORTH / ADJ BLDG ELEVATION

A302
1/8" = 1'-0" 0 8 16 24 FT
[1/16" = 1'-0" HALF SCALE] [16] [32] [48]

01P PROPOSED SOUTH / FRANKLIN ST ELEVATION

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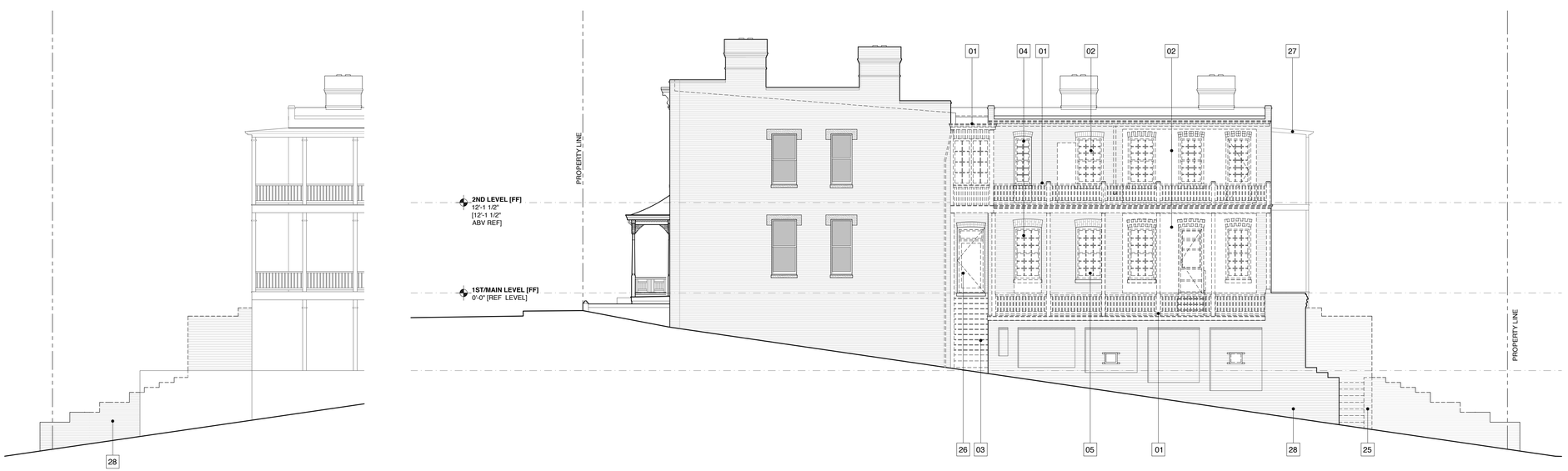

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FRAMING AND DIMENSIONS

1/ DIMENSIONS PROVIDED WITHIN INTERIOR SPACES ARE TO FINISHED FACE OF WALL, UON. COORDINATE FRAMING WITH FINISH WALL SHEATHING THICKNESS INCLUDING, WHERE SPECIFIED, RC CHANNEL AND OTHER WALL ASSEMBLY COMPONENTS AT REQUIRED CLEAR PASSAGES, EQUIPMENT, FIXTURES AND ACCESSORIES.

2/ UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE ARE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.

3/ UNLESS DIMENSIONED OTHERWISE, CLOSET DOORS [SINGLE AND DOUBLE TYPES] ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.

4/ DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/ INSTALLER'S REQUIREMENTS AND CLEARANCES.

5/ COORDINATE FRAMED CHASES AND FURRED WALLS WITH PLUMBING FIXTURES AND APPLIANCES ASSOCIATED WITH THEM. PARTICULARLY AT TUB/SHOWER ENCLOSURES, COORDINATE FRAMING WITH OWNER'S SELECTED ITEMS.

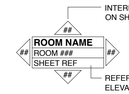
6/ PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETRY LOCATIONS, REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.

STAIRS

1/ STAIR MANUFACTURER/PROVIDER TO CONFIRM AS BUILT DIMENSIONS AND TO COORDINATE WITH FINISH FLOORING

PLAN SHEET NOTES

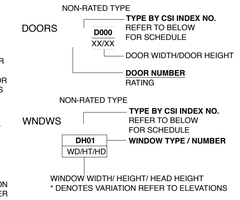
ROOM INFORMATION



PARTITION & FLOOR/CEILING ASSEMBLIES

DOORS & WINDOWS:

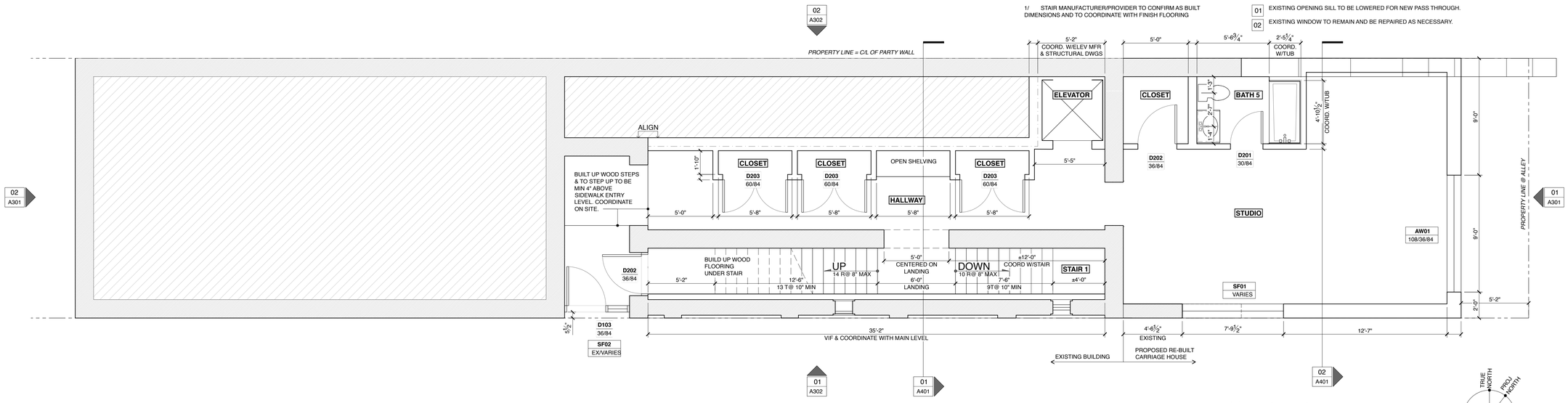
NEW DOORS ARE TAGGED IN EITHER OVERALL OR ENLARGED PLANS



KEY PLAN NOTES:

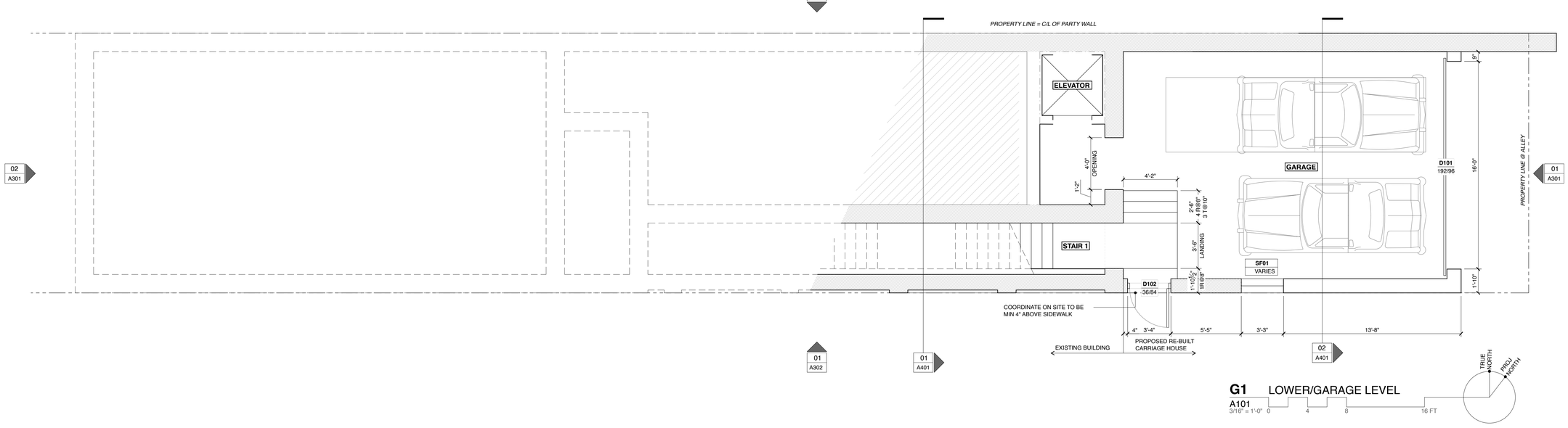
01 EXISTING OPENING SILL TO BE LOWERED FOR NEW PASS THROUGH.

02 EXISTING WINDOW TO REMAIN AND BE REPAIRED AS NECESSARY.



LL STUDIO LEVEL

A101
3/16" = 1'-0"



G1 LOWER/GARAGE LEVEL

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