

INTRODUCED: November 8, 2021

AN ORDINANCE No. 2021-321

To authorize the special use of the property known as 918 North 35th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 13 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 918 North 35th Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of two single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot area and width, and 30-410.5(2), concerning side yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), 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 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 13 2021 REJECTED: _____ STRICKEN: _____

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 (2020), 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 918 North 35th Street and identified as Tax Parcel No. E000-0965/001 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Physical Improvements of 918 North 35th Street for Garrett Augustine, City of Richmond, Virginia,” prepared by townes, and dated September 1, 2020, 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 two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “918 North 35th Street – New Construction Plans, Garrett Augustine,” prepared by Obsidian, and dated June 24, 2021, and 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 two single-family detached dwellings, substantially as shown on the Plans.

(b) One parking space shall be required for each dwelling, substantially as shown on the Plans.

(c) All building materials and site improvements shall be substantially as shown on the Plans.

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

(e) Prior to the issuance of a certificate of occupancy for the Special Use, the division of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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 (2020), 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 (2020), 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 (2020), 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 (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

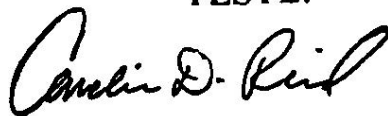
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Reil". The signature is fluid and cursive, written over the printed name "Carolin D. Reil".

City Clerk



City of Richmond

Item Request

File Number: PRE.2021.844

2021-463

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

O & R Request

DATE: October 8, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Director, Dept. of Planning and Development Review

RE: To authorize the special use of the property known as 918 North 35th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 918 North 35th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting split the existing lot, which contains one single-family detached dwelling, and construct a new single-family detached dwelling on the new lot. The two proposed lots do not meet the lot area and lot width requirements of the R-5 Single-Family Residential District. Additionally, the proposed dwellings do not meet the side yard (setback) requirement from the proposed property line. A special use permit is therefore required.

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 December 6, 2021 meeting.

BACKGROUND: The subject property consists a parcel containing a lot area of 7,516 square feet (0.173 acres) and is currently improved with one two-story single-family detached dwelling that has a floor area of

approximately 1,900 square feet. The property is located in the Chimborazo neighborhood at the southwest corner of North 35th Street and P Street.

The subject property is located within the R-5 Single-Family Residential District. While the proposed single-family dwellings are uses permitted in the R-5 District, the lot area and lot widths for the proposed lots do not meet the minimum requirements of 6,000 square feet and 50 feet, respectively, for the R-5 District. Additionally, the proposed side yard (setback) from the each dwelling to the new interior lot line do not meet the minimum requirement of five feet (5') for the R-5 District.

Richmond 300 recommends a future land use of “Neighborhood Mixed-Use” for the property. The primary uses recommended for Neighborhood Mixed-Use are single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units) and open space. Secondary uses include large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural and government. The intensity recommended for Neighborhood mixed-use is typically two to four stories, with more height permissible along major streets. The development style should be compatible with the existing context. Setbacks, plazas and parks can help create a sense of place and community gathering areas. New developments on larger parcels should continue or introduce a gridded street pattern. In historic neighborhoods, small-scale commercial buildings should be introduced. Ground floors should engage the street with features such as street-oriented facades. Appropriate setbacks, open space, front porches, elevated ground floors and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access must be accommodated, and bike parking must be provided.

The property is also in a location identified as a “micro node” on the Richmond 300 Nodes Map, which is a notable place in a neighborhood that provides goods and services primarily to the immediate residents but also may attract visitors.

The predominant land use in the vicinity is single-family dwellings, however the Oakwood Arts Center is located directly to the east, across N 35th Street, and a church is located one half block to the west.

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: November 8, 2021

CITY COUNCIL PUBLIC HEARING DATE: December 13, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
December 6, 2021

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646-5648

**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/>

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 Address: 918 N 35th Street Date: 1/6/2021
Tax Map #: E0000965001 Fee: \$300
Total area of affected site in acres: 0.173

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

Zoning

Current Zoning: R-5

Existing Use: Single-family residential

Proposed Use

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

Construct a new, single-family dwelling on the vacant southern portion of the property

Existing Use: Single-family residential

Is this property subject to any previous land use cases?

Yes

☐

No

☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 1519 Summit Ave., Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Sunflower Properties LLC

If Business Entity, name and title of authorized signee: Garrett Augustine

(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: 1107 N 35th Street

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 247-0566 Fax: ()

Email: gdabulls@gmail.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)

APPLICANT'S REPORT

January 6, 2021

*Special Use Permit Request
918 N 35th Street, Richmond, Virginia
Map Reference Number: E000-0965/001*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Baker Development Resources 1519 Summit Ave., Suite 102 Richmond, Virginia 23230

Introduction

The property owner is requesting a special use permit ("SUP") for 918 N 35th Street (the "Property") in order to authorize the construction of a single-family detached dwelling. The SUP is required as the lot width and area required by the R-5 Residential District are not met.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of N 28th Street between O and P Streets. The Property consists of one parcel, which is referenced by the City Assessor as tax parcel E000-0965/001. The Property is currently occupied with a single-family detached dwelling on the northern portion of the lot. The lot is 60 feet wide, contains approximately 7,516.2 square feet of lot area, is relatively flat and is afforded access in the rear by means of a north-south alley.



The majority of the lots surrounding the Property are generally developed with single-family dwellings. There are also several two-family dwellings in the block. The adjacent property to the east across N 35th Street is developed for commercial use.

The Property is zoned R-5 Single-Family Residential, which permits the proposed single-family detached dwelling use by-right provided that the applicable lot width, lot area, and setback requirements are met. The surrounding properties are also zoned R-5.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan land use plan recommends “Neighborhood Mixed-Use” for the Property which is described as “Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” Parcels of 1,500 to 5,000 square feet are suggested for the Neighborhood Mixed-Use land use category.

In addition to the site-specific recommendation for the Property there is additional text guidance in support of the request, including, but not limited to the following:

- Goal 4 - Urban Design: Establish a distinctive city comprising architecturally significant buildings connected by a network of walkable urban streets and open spaces to support an engaging built environment.
- Goal 14 - Housing: Preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones—both renter- and owner-occupied— throughout the city

Proposal

PROJECT SUMMARY

The proposed development includes the construction of a new single-family detached dwelling on the Property, in addition to the existing dwelling, which would be constructed on the currently vacant southern portion of the Property.

PURPOSE OF REQUEST

This request would permit the division of the Property into two lots in order to allow the construction of a single-family detached dwelling. The Property is large for the area and, while it is developed with a single-family dwelling, that dwelling is off set to the north, leaving the southern half of the property vacant. The proposed division would permit the construction of a new, high-quality single-family detached dwelling on the southern portion of the lot. While the R-5 district permits single-family dwellings, it requires a minimum of 6,000 square feet of lot area, a minimum lot width of 50 feet and a front yard setback of 25 feet. While the proposed development is consistent with the lot pattern in the area, these requirements would not be met. Therefore, a SUP is required.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development that is consistent with the objectives of the Master Plan. The overall project would be appropriately efficient and would be compatible with the existing development in the vicinity. The quality

assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right.

PROJECT DETAILS

The proposed lot split is consistent with the existing development pattern in the area. The Property is large for the area at approximately 60 feet wide and 125 deep and contains approximately 7,516 square feet of lot area. Other residential lots on this block vary from 24 to 45 feet in width and many are nonconforming with regard to lot area and lot width. At approximately 30 feet in width, the two proposed lots would be consistent with this existing lot pattern of the block and equal to or greater in width than 11 of the 15 residential lots in the block.

The existing dwelling would be retained on the northern lot at 918 N 35th Street. This dwelling was built in 1905 and contains 1,876 square feet of floor area. The building is frame construction with lap siding and is two stories in height. The proposed new single-family detached dwelling would be located on the proposed southern lot at 916 N 35th Street. It would be two stories in height, and would have design elements consistent with other urban rowhouses found in the vicinity. The primary building material would be cementitious horizontal lap siding in order to provide for a high-quality primary building material while ensuring consistency in appearance with many other dwellings in the vicinity. The new dwelling would contain approximately 2,400 square feet of floor area and would include 4 bedrooms and 3 ½ baths. The dwelling floor plans would include a modern layout and would address the expectations for quality in today's market by including an open floor plan, spacious bedrooms and living areas, an en suite master bath, walk-in closets, and full-width front and rear porches.

The proposed dwelling size is consistent with other dwellings in the block which are all two-story dwellings varying from 1,440 to 2,364 square feet of floor area with an average of 1,981 square feet. At 22' in width, the proposed dwelling would be sited with the existing dwelling in order to allow for setbacks which are consistent with and in many cases exceed the side yard setbacks provided by other dwellings in the vicinity. The proposed new dwelling's front yard setback would align with that of the existing dwelling on the Property and the dwelling on the adjacent lot to the south.

One off-street parking space would be provided for both the existing and proposed dwelling at the rear of the Property. The parking spaces would be accessed from the north-south alley.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and one off-street parking spaces for each of the two dwelling units will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

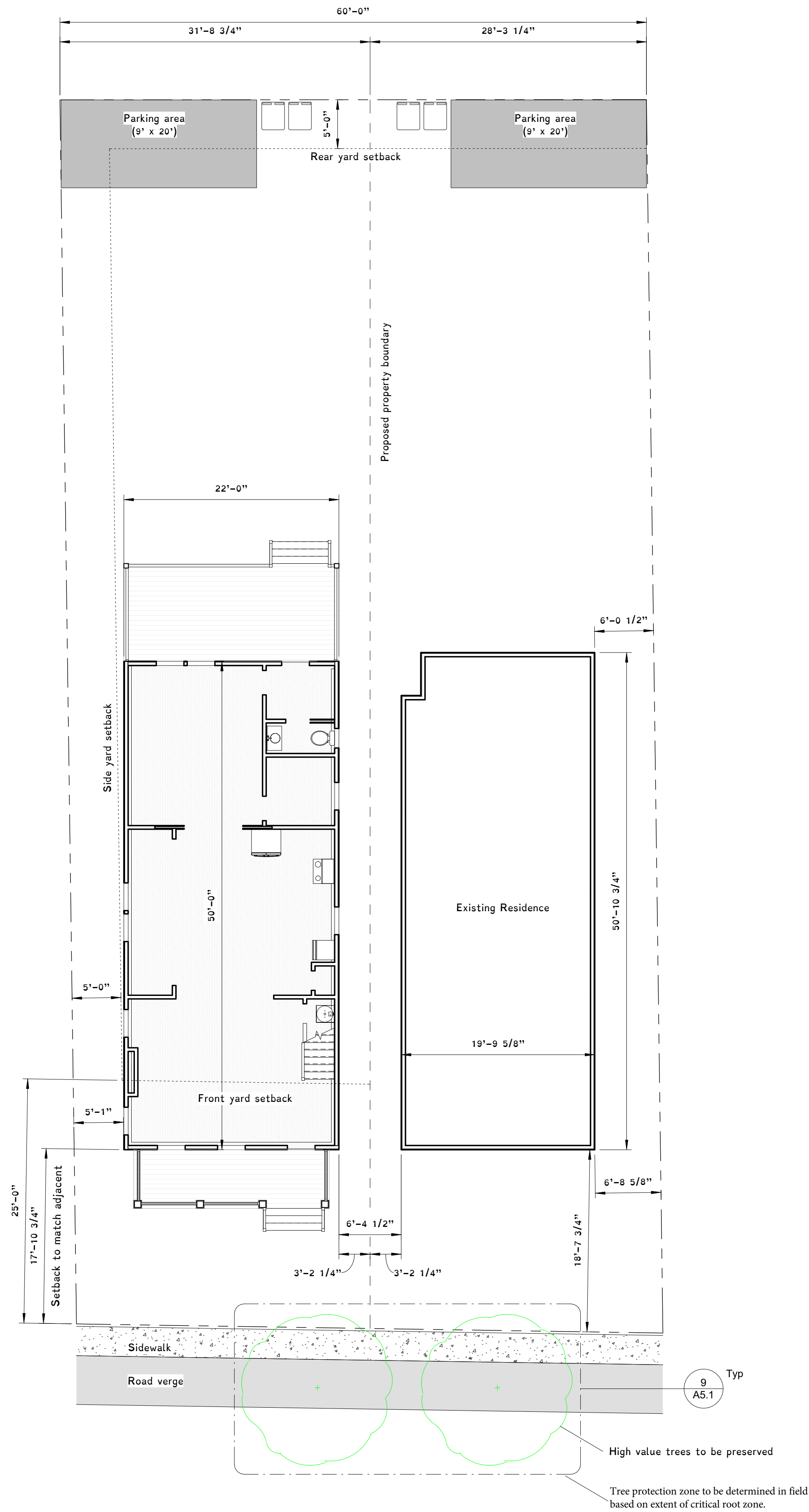
The special use permit would not adversely affect the above referenced City services.

- ***Interfere with adequate light and air.***

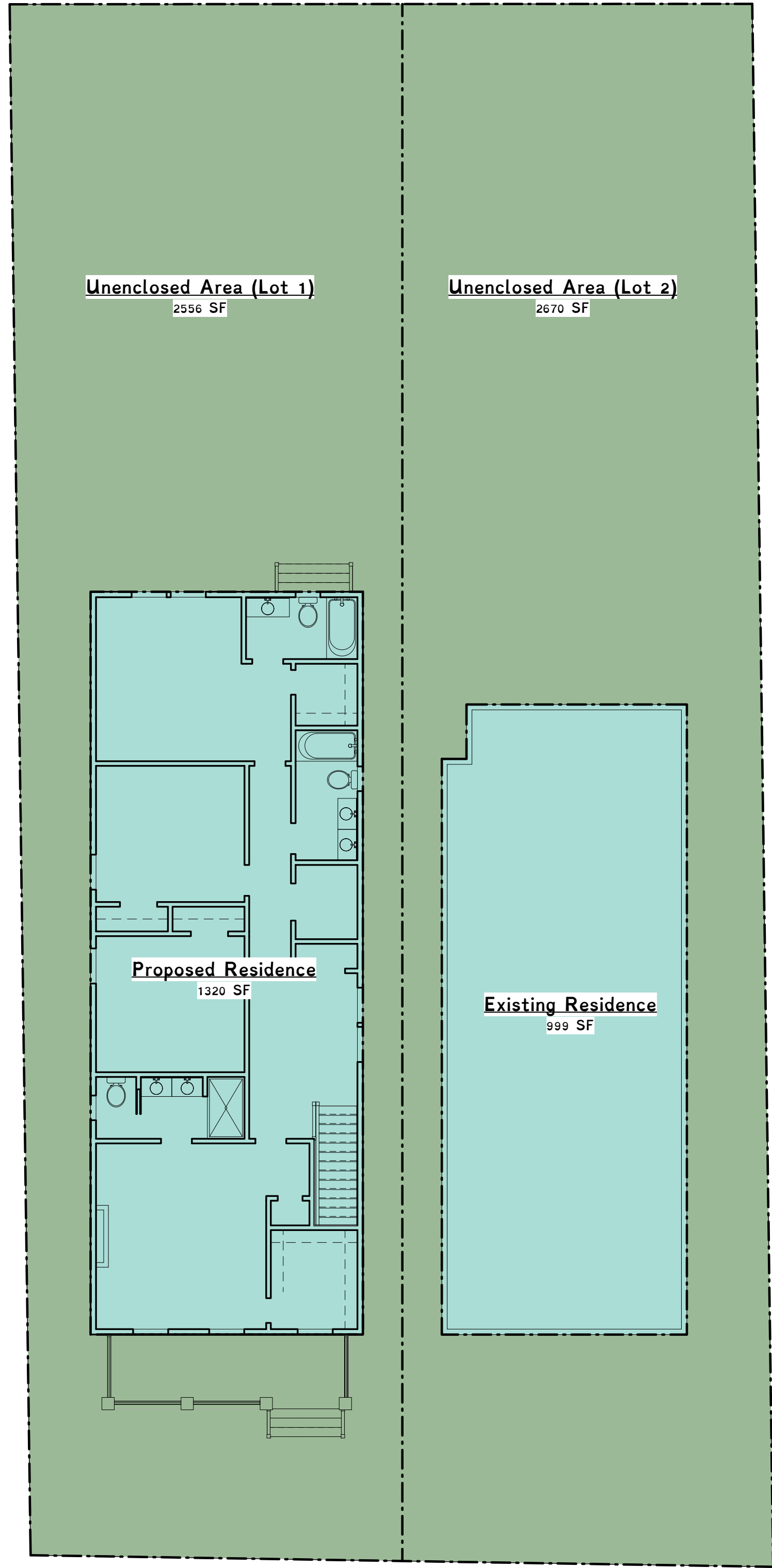
The light and air available to the subject and adjacent properties will not be affected. The proposed dwellings are of compatible massing and spacing to the existing dwellings throughout the neighborhood. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family detached dwelling. The building has been thoughtfully designed in order to provide appropriate, high quality infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, improving the Property while providing desirable new housing options. The proposed development would respectfully encourage a pedestrian-friendly traditional urban streetscape in the block. The proposed design is historically appropriate and would contribute to the vibrancy of the block with street-oriented full width front porches. An appropriate urban form coupled with the provision of accessory parking to the rear of the Property would give the Property the much-desired traditional neighborhood design which is appropriate to this area of the City. The provision of off-street parking spaces consistent with that required by zoning would help mitigate any impact on parking related to the development. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than what might otherwise be developed by right.



1 Site Plan
1/8" = 1'-0"



2 Area Plan
1/8" = 1'-0"

Building Area Legend	
<div></div>	Exterior Area
<div></div>	Gross Building Area
Total Lot Area: 7,545 sf (100%)	
Total Proposed Coverage: 2,319 sf (30.74%)	
Allowable Coverage: 2640.75 sf (35%)	

V1.1

Site Plan
918 North 35th Street – New Construction Plans
Garrett Augustine
City of Richmond, VA
June 24, 2021

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obsidian
A Professional Engineering Practice
515 North 22nd Street
Richmond, VA 23223
804.647.1589

918 North 35th Street
Building Permit Plans

Owner
Sunflower Properties LLC
8396 East Lord Botetourt Loop,
New Kent, VA 23124

Engineer
Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information
Parcel ID: E0000965001
Zoning: R-5
Use: Residential
Setbacks: Front Yard = 25 feet
Side Yard = 5 feet
Rear Yard = 5 feet
Lot Coverage: < 35%

Table of Contents

G0.1 Cover Sheet
V1.1 Site Plan
A1.1 Plans
A2.1 Elevations
A3.1 Sections
A5.1 Details
S1.1 Structure

NCS Sheet Identification Standards

Discipline Designators
G General -Sheet list, symbols, code summary
H Hazardous Materials Abatement, handling, etc.
V Survey / Mapping
B Geotechnical
C Civil
L Landscape
S Structural
A Architectural
I Interiors
Q Equipment
F Fire Protection
P Plumbing
D Process
M Mechanical
E Electrical
W Distributed Energy
T Telecommunications
R Resource Existing conditions / buildings
X Other Disciplines
Z Contractor / Shop Drawings
O Operations

Sheet Type Designator
0 General: Symbol legend, abbreviations, general notes
1 Plans
2 Elevations
3 Sections
4 Large Scale Drawings: plans, elevations, sections
5 Details
6 Schedules and Diagrams
7 User Defined (Calculations for Obsidian, Inc.)
8 User Defined
9 3D drawings: isometric, perspective, photos

N-#.##
Sheet Sequence Number
Sheet Type Designator
Discipline Designator

G0.1

Description

Date

Rev.

June 24, 2021

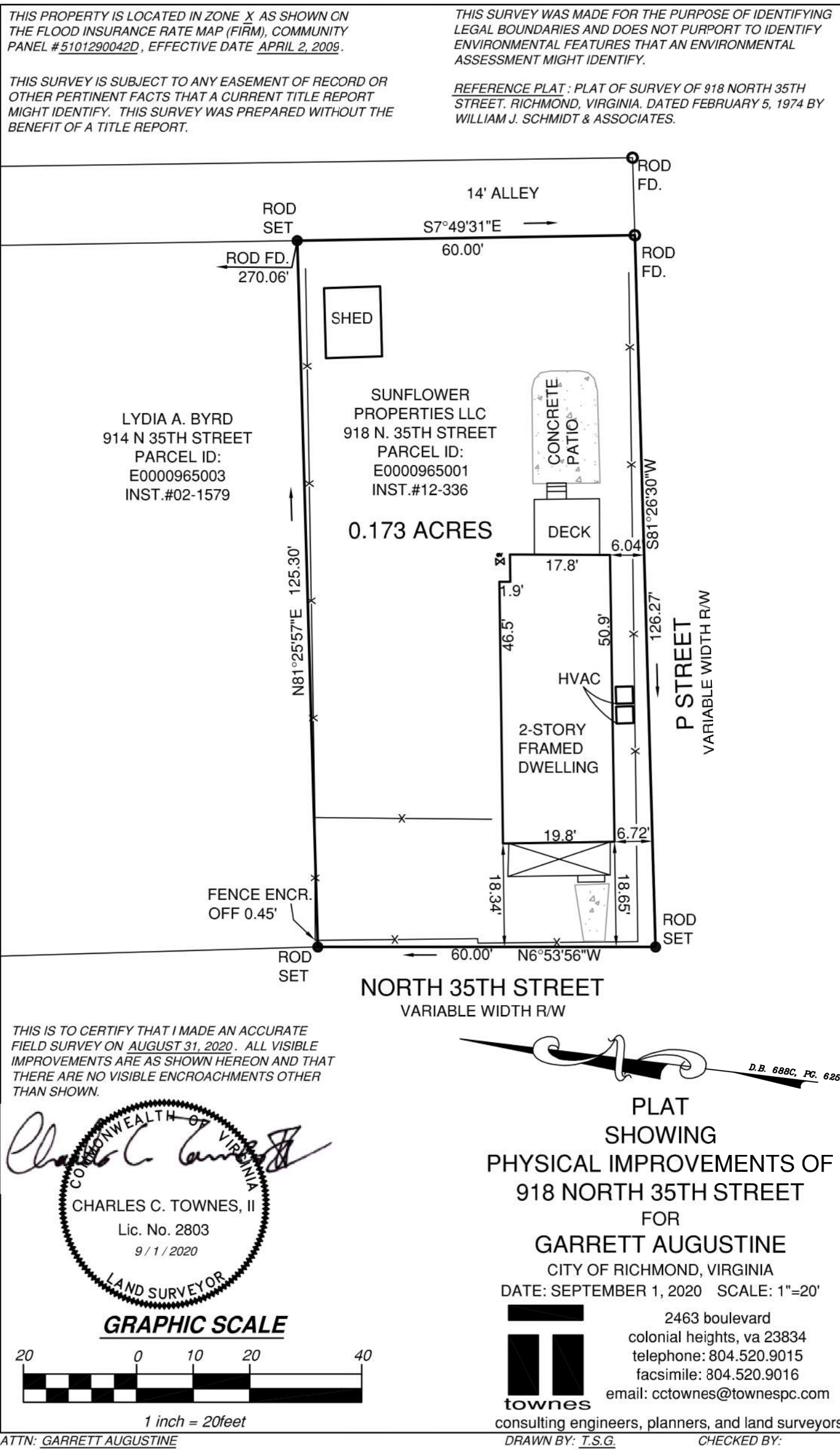
Cover Sheet
918 North 35th Street - New Construction Plans
Garrett Augustine
City of Richmond, VA

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6/24/2021
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Obsidian

A Professional Engineering Practice
515 North 22nd Street
Richmond, VA 23223
804.647.1589



General Notes

- The structure will be constructed in accordance with the 2015 edition of the "Virginia Residential Code", the Statewide Uniform Building Code and the applicable City of Richmond ordinances.
- The contractor is responsible for compliance with City, State and Federal job site safety requirements.
- The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will immediately be brought to the attention of the engineer.
- Glazing in windows shall be tempered if the bottom edge is less than 18" above floor, in walls enclosing bathtub or showers, within 24" of arc of either vertical edge of a door, or less than 36" above the plane of stairways or landings. Glazing in all fixed and operable panels of swinging, sliding and bifold doors shall be tempered.
- Carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. The carbon monoxide detector shall comply with NFPA 720 and UL 2075.
- Enclosed accessible space under stairs shall have walls, under-stair surface, and any soffits protected on the enclosed side with 1/2" gypsum board.
- The structure shall be protected from subterranean termites by one of the following methods or a combination of these methods:
 - Chemical termiticide treatment, as provided in Section R318.2.
 - Termite baiting system installed and maintained according to the label.
 - Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.
 - Naturally durable termite-resistant wood.
 - Physical barriers as provided in Section R318.3 and used in locations as specified in Section R317.1.
- All lumber unless otherwise noted is to be Southern Pine No. 2.
- There will not be a fire sprinkler system.
- There is no proposed fire detection system or alarm.
- The construction type is V-B.
- VRC 2015 minimum insulation and fenestration requirements:
 - Fenestration U-factor : 0.35
 - Ceiling R-value : 38
 - Wood frame wall R-value : 15 cavity or 13 + 1 continuous
 - Mass wall R-value : 8/13
 - Floor R-value : 19
 - Basement wall R-value : 10/13
 - Slab R-value & depth: 10, 2ft
 - Crawlspace wall R-value : 10/13
- Load criteria:
 - Bearing soil capacity = 2000 psf
 - Floor live load = 40 psf
 - Floor dead load = 10 psf
 - Roof live load = 20 psf
 - Roof dead load = 10 psf
 - Snow loads = 20 psf
 - Basic Wind speed = 90 mph
 - Seismic Category: B.
 - Exposure: B.

Scope of Work

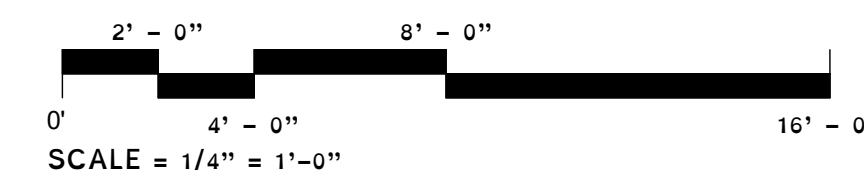
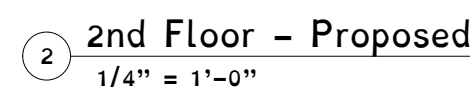
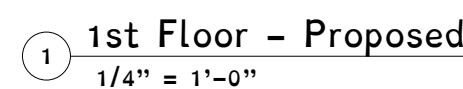
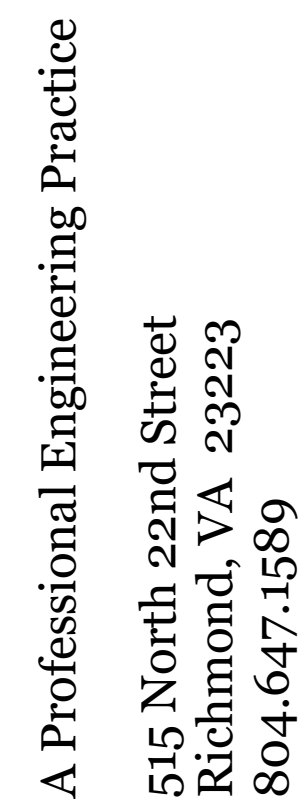
Scope of work will generally consist of the construction of a new residence in accordance with these plans and the Virginia Residential Code, 2015.

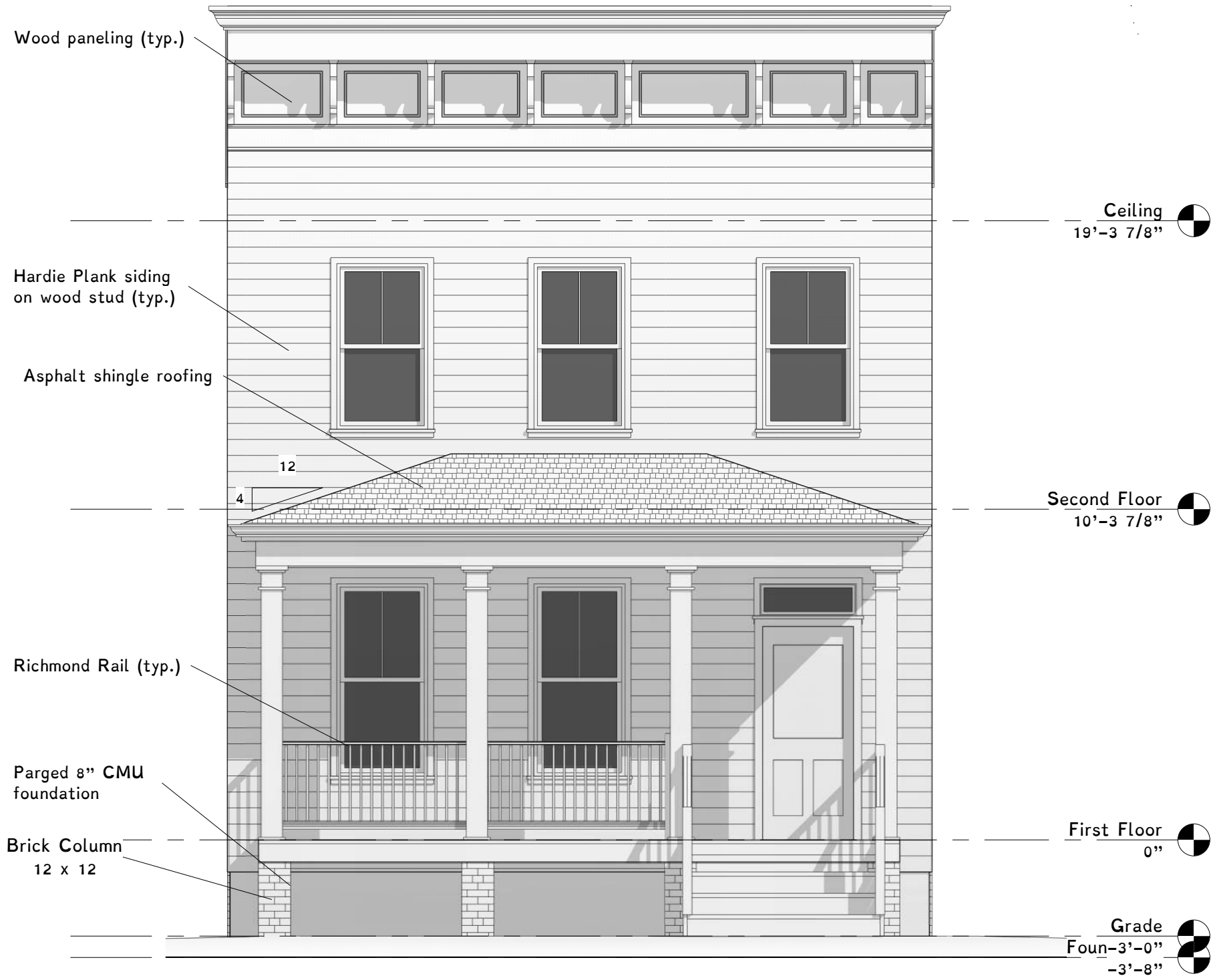
918 North 35th Street – New Construction Plans
Garrett Augustine

City of Richmond, VA

June 24, 2021

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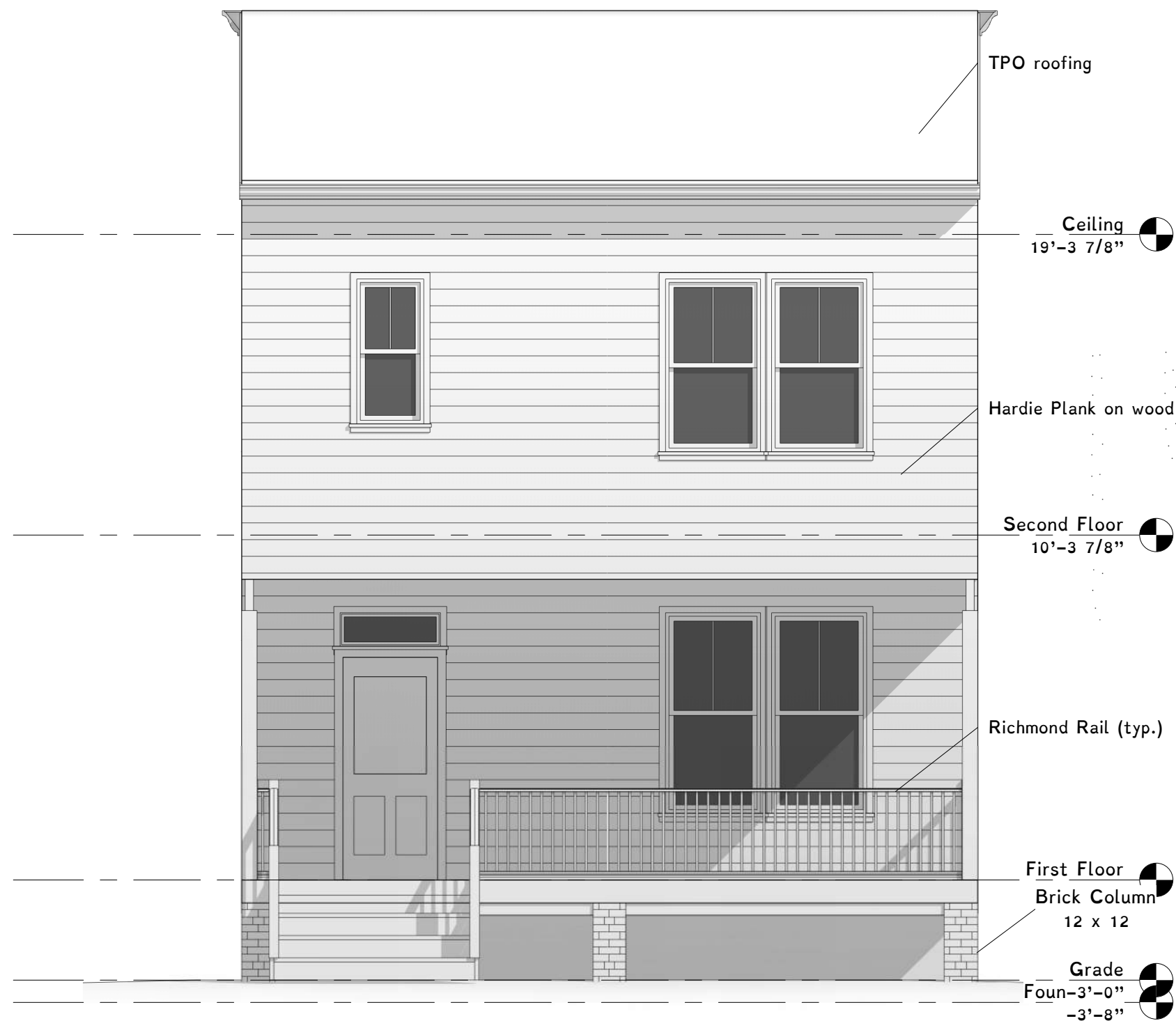




1 Proposed South
1/4" = 1'-0"



2 Proposed East
1/4" = 1'-0"



3 Proposed North
1/4" = 1'-0"

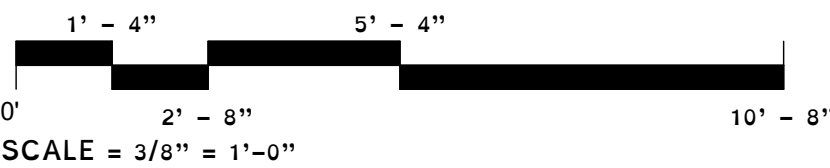


4 Proposed West
1/4" = 1'-0"





1 Section 1
3/8" = 1'-0"



A3.1

Sections
918 North 35th Street – New Construction Plans
Garrett Augustine
City of Richmond, VA

Draft

6/24/2021
3:40:12 PM

Obsidian
A Professional Engineering Practice
515 North 22nd Street
Richmond, VA 23223
804.647.1589

June 24, 2021

City of Richmond, VA

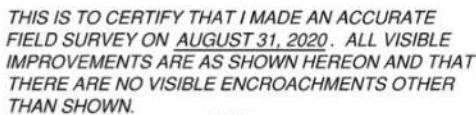
Description

Date

Rev.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING
LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY
ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL
ASSESSMENT MIGHT IDENTIFY.

REFERENCE PLAT: PLAT OF SURVEY OF 918 NORTH 35TH STREET, RICHMOND, VIRGINIA, DATED FEBRUARY 5, 1974 BY WILLIAM J. SCHMIDT & ASSOCIATES.



D.B. 688C, PG. 625

CITY OF RICHMOND, VIRGINIA
DATE: SEPTEMBER 1, 2020 SCALE: 1"=20'

consulting engineers, planners, and land surveyors

DRAWN BY: T.S.G.

CHECKED BY: