

INTRODUCED: September 27, 2021

AN ORDINANCE No. 2021-273

To authorize the special use of the property known as 419 Brook Road for the purpose of a (i) mixed-use building containing uses permitted in the B-1 Neighborhood Business District on the ground floor and one dwelling unit on the second floor or (ii) two-family dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 8 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 419 Brook Road, which is situated in a R-6 Single-Family Attached Residential District and a B-1 Neighborhood Business District, desires to use such property for the purpose of a (i) mixed-use building containing uses permitted in the B-1 Neighborhood Business District on the ground floor and one dwelling unit on the second floor or (ii) two-family dwelling, which use, among other things, is not currently allowed by sections 30-412.1, concerning permitted principal uses in the R-6 Single-Family attached Residential District, and 30-434.1, concerning permitted principal and accessory uses in the B-1 Neighborhood Business District, of the Code of the City of Richmond (2020), as amended; and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 8 2021 REJECTED: _____ STRICKEN: _____

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 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 419 Brook Road and identified as Tax Parcel No. N000-0120/045 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Parcel Line Modification Between Two Parcels Situated on the East Line of Brook Road, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated March 18, 2021, 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 (i) mixed-use building containing uses permitted in the B-1 Neighborhood Business District on the ground floor and one dwelling unit on the second floor or (ii) two-family dwelling, hereinafter referred to together or individually as “the Special Use,” substantially as shown on the plans entitled “419-421 Brook Rd, 419 Brook Rd, Richmond, VA 23220,” prepared by Walter Parks Architecture, with sheets A. 101, A.201, and D.201 dated November 20, 2017, and sheets A.301, A.302, and D.202 dated March 26, 2021, 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 (i) a mixed-use building containing uses permitted in the B-1 Neighborhood Business District on the ground floor and one dwelling unit on the second floor, or as (ii) a two-family dwelling, substantially as shown on the Plans.

(b) No parking shall be required for the Special Use.

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

(d) All building materials shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review.

(e) Prior to issuance of any certificate of occupancy for the Special Use, the boundary line between the Property and the property known as 207-A West Clay Street and identified as Tax Parcel No. N000-0120/047 shall be adjusted as shown on the survey entitled “Parcel Line Modification Between Two Parcels Situated on the East Line of Brook Road, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated March 18, 2021, a copy of which is attached to and made a part of this ordinance, and shall be accomplished by obtaining subdivision or other appropriate 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.

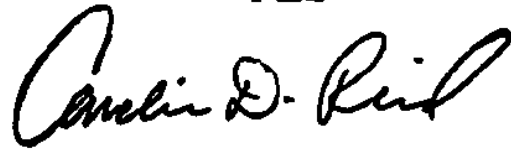
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 "Carol D. Reil". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

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

Item Request File Number: PRE.2021.789

O & R Request

DATE: August 26, 2021

TO: The Honorable Members of City Council

EDITION: 1

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is 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, Acting Director, Dept. of Planning and Development Review

RE: To authorize the special use of the property known as 419 Brook Road for the purpose of a mixed-use building or two-family dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 419 Brook Road for the purpose of a mixed-use building or two-family dwelling, upon certain terms and conditions.

REASON: The applicant is requesting to authorize the special use of the property known as 419 Brook Road for the purpose of a mixed-use building or two-family dwelling, upon certain terms and conditions. The property is located in both an R-6 Single-Family Attached Residential District and a B-1 Neighborhood Business District, as well as the Jackson Ward City Old & Historic District. The proposed commercial use is not permitted within the portion of the property zoned R-6, while the proposed dwelling use is not permitted on the ground floor in the portion of the property zoned B-1. A special use permit is therefore necessary to authorize either of the proposed uses. 27.02 square feet of the subject property are proposed to be deeded to the adjacent property with an address of 207-A W Clay Street through a boundary line adjustment. The boundary line adjustment is necessary to align the property line with the center line of the masonry wall between the subject building and the building at 207-A W Clay Street.

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 October 18, 2021, meeting.

BACKGROUND: The subject property consists of a single parcel of land that has a lot area of 1,783 square feet (0.041 acres) and is currently improved with a single-story building containing approximately 1,500 square feet of floor area that previously housed a dry cleaning building. 27.02 square feet of the subject property are proposed to be deeded to the adjacent property with an address of 207-A W Clay Street through a boundary line adjustment. The boundary line adjustment is necessary to align the property line with the center line of the masonry wall between the subject building and the building at 207-A W Clay Street. The property is located in the Jackson Ward neighborhood on the west side of Brook Road, midblock between W Marshall Street and W Clay Street, and a half block away from the recently renovated Abner Clay Park.

The subject property is located within both the R-6 Single-Family Attached Residential District and the B-1 Neighborhood Business District, as well as the Jackson Ward City Old & Historic District. The proposed commercial use is not permitted within the portion of the property zoned R-6, while the proposed dwelling use is not permitted on the ground floor in the portion of the property zoned B-1. The yard (setback) requirements are also not being met for the proposed second story addition.

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 located within the Downtown-Jackson Ward Priority Growth Node, which envisions that Jackson Ward “continues to be a residential neighborhood with non-residential uses scattered throughout at corners and along major roads...new infill developments incorporate high-quality architecture and complement the character of historic buildings.”

Other buildings that front Brook Road within the block house a variety of uses, including warehouse, mixed-use and residential. To the north of the property are predominantly single- and two-family residential uses that front on W Clay Street. Properties to the north and east are located within the R-6 Single-Family Attached Residential District. Properties to the east are located within the B-1 Neighborhood Business District. Properties to the south are located within the RO-2 Residential Office District.

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon

REQUESTED INTRODUCTION DATE: September 27, 2021

CITY COUNCIL PUBLIC HEARING DATE: November 8, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
October 18, 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: 419 Brook Rd Date: May 3, 2012
 Tax Map #: N0000120045 Fee: \$1,800
 Total area of affected site in acres: 0.04

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

Zoning

Current Zoning: B-1/R-6

Existing Use: Vacant (former dry cleaning)

Proposed Use

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

Office/Dwelling
 Existing Use: Vacant (former dry cleaning)

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Lory Markham

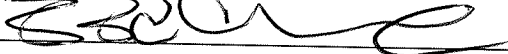
Company: Markham Planning
 Mailing Address: 23 W Broad St, Suite 304
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 248-2561 Fax: ()
 Email: lory@markhamplanning.com

Property Owner: PROJECT 421 LLC

If Business Entity, name and title of authorized signee: Sid DelCardayre

(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: 1832 PARK AVE
 City: RICHMOND State: VA Zip Code: 23220
 Telephone: (804) 387-1600 Fax: ()
 Email: sid@vangorichmond.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)



May 6, 2021

Kevin Vonck, Acting Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

Re: 419-421 Brook Rd Special Use Permit

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report along with the Special Use Permit application for the property located at 419-421 Brook Rd. With this application the property owner, Project 421 LLC, is petitioning City Council for a SUP to authorize the renovation of the existing building for commercial and residential use. The property is also in the Jackson Ward City Old and Historic District and this proposal was recently granted conceptual approval from the Commission of Architectural Review.

Most recently, the building was being used as a dry cleaner. The property is split zoned with the western portion of the parcel in the B-1 Community Business district and the eastern portion in the R-6 Residential district. The building has nonconforming yard features in each zoning district and the dry cleaning use was a nonconforming use.

The property owner proposes to convert the dry cleaner to an office or a dwelling unit and add a second level to the building to accommodate one dwelling unit. The second-floor dwelling unit will be 1,248 SF in size with a 264 SF terrace overlooking Brook Rd. Because the expansion of a building with nonconforming features is not permitted, a Special Use Permit is required even though the uses would be conforming uses.

Existing Site Conditions

The subject property is one parcel containing 1,783 SF of land area located on Brook Road between W Marshall and W Clay Streets. This parcel is improved with a one-story masonry building constructed in 1920 with approximately 1,500 SF of floor area.

Current Zoning

The property is split zoned with the western portion of the parcel in the B-1 Community Business district and the eastern portion in the R-6 Residential district. The B-1 district permits a variety of commercial uses and dwelling use. The B-1 district also requires a minimum 10 feet side and 20 feet rear yards when a lot abuts a property in an R or RO district. The R-6 district permits dwelling uses only and requires a front yard of 15 feet and side and rear yards of 5 feet.

The portion of building located in the B-1 district has nonconforming yard features. The portion of the building in the R-6 district also contains nonconforming yard features. Because the expansion of a

building with nonconforming features is not permitted, a Special Use Permit is being requested for the proposal to add the dwelling unit.

City's Master Plan for Future Land Use

The Richmond 300 Master Plan recommends Neighborhood Mixed-Use development for the property. These areas are 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.

Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

Neighborhood Outreach

The owner met with the Historic Jackson Ward Association to discuss and receive feedback for the proposal at their March 2021 meeting and receive positive feedback.

City Charter Conditions

We trust that you will agree with us that this proposed Special Use Permits meets the City Charter criteria for the granting of SUPs as the project 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 be 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.

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

Very Truly Yours,

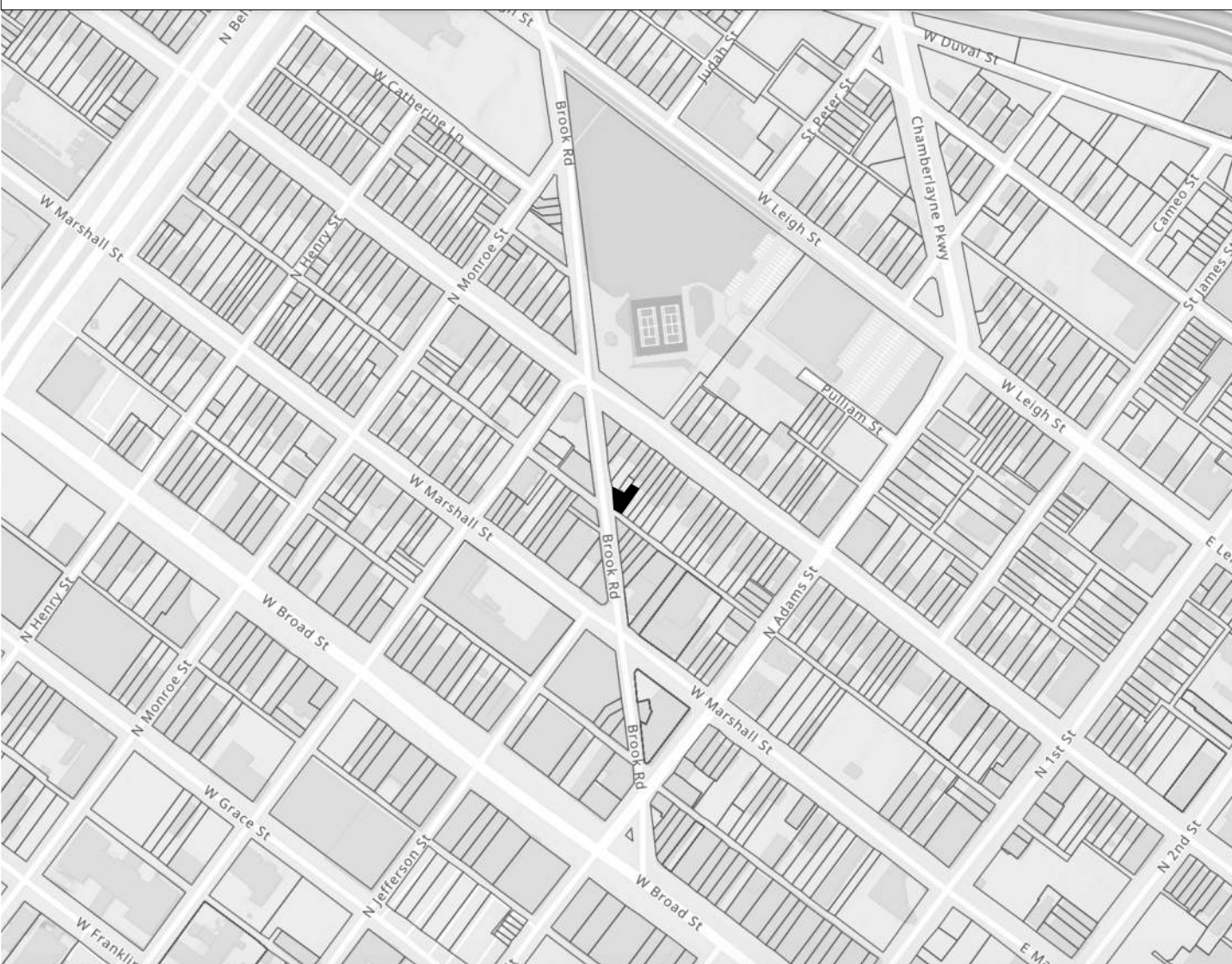


Lory Markham

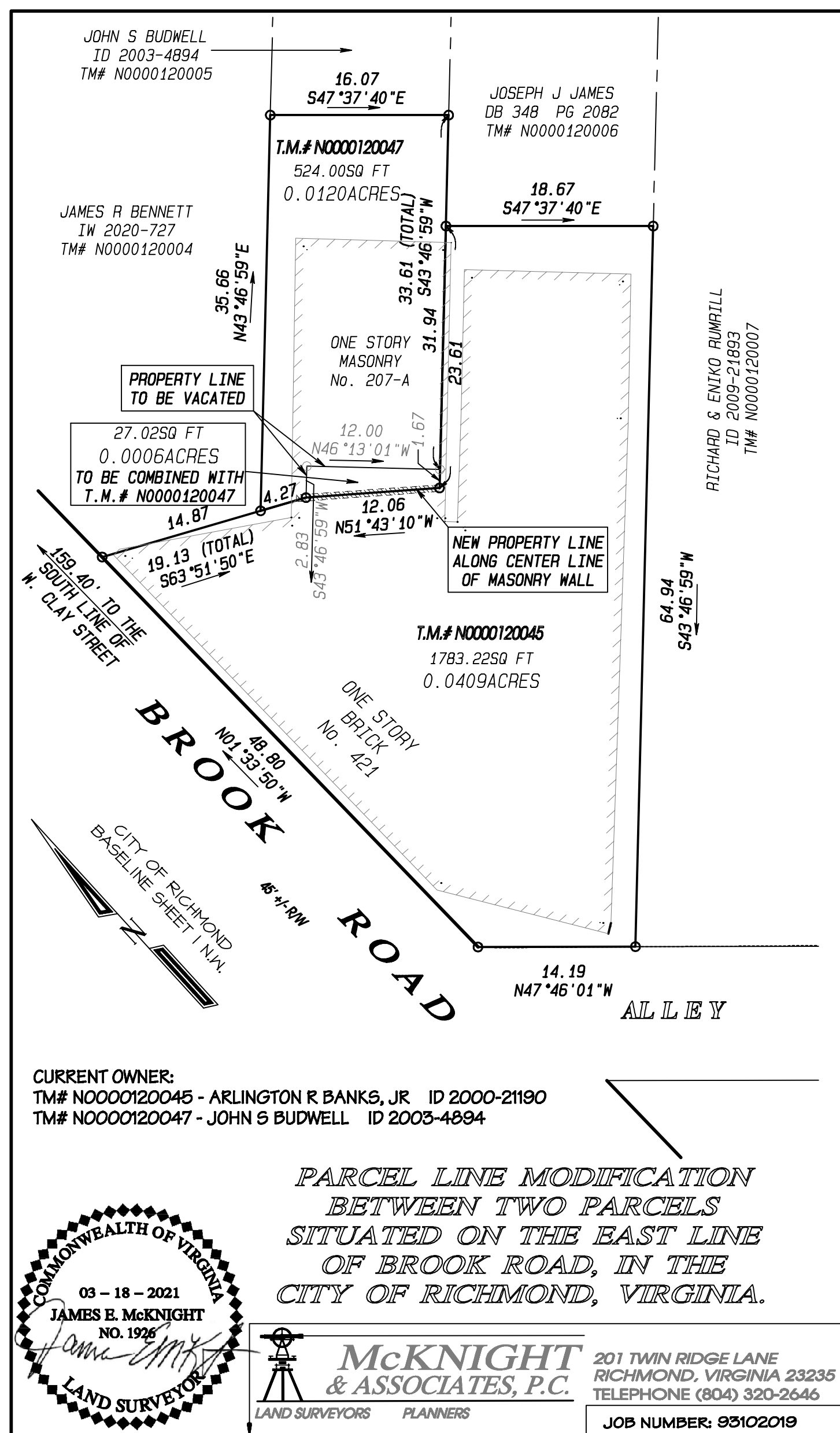
Enc: Application form, fee payment, existing survey, conceptual plans

cc: Matthew Ebinger, Secretary to the City Planning Commission
The Honorable Katherine Jordan, 2nd Voter District

VICINITY MAP



SURVEY PLAT



GENERAL NOTES

- PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE CODES.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ON DRAWINGS SHALL GOVERN. ALL DIMENSIONS ARE TAKEN TO FACE OF STUDS OR EXISTING MASONRY/ CONCRETE OR OTHER EXISTING CONSTRUCTION, UNLESS OTHERWISE INDICATED.
- OBTAIN AND PAY FOR ALL PERMITS, PROCESS AND COMPLETE ALL INSPECTIONS AND REPORTS. SECURE FINAL BUILDING CODE OFFICIAL SIGN-OFFS AND OBTAIN A CERTIFICATE OF OCCUPANCY. PROVIDE THE OWNER WITH A BONA FIDE RELEASE OF ALL LIENS WITH EACH SUBCONTRACTOR'S SIGNATURE.
- INSTALL ARCHITECT'S SIGN WITHIN 30 DAYS OF NOTICE TO PROCEED, ADJACENT TO CONTRACTOR'S SIGN OR AS APPROVED BY THE OWNER. ARCHITECT'S SIGN SHALL BE FURNISHED BY THE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN SIGN IN NEAT APPEARANCE THROUGHOUT DURATION OF THE CONTRACT. REMOVE AND TURN OVER SIGN TO THE ARCHITECT AT PROJECT COMPLETION.
- SCHEDULE A KICK OFF MEETING WITH ARCHITECT, CONTRACTOR AND MAJOR SUBCONTRACTORS TO COORDINATE ALL BUILDING SYSTEMS.
- PROVIDE ALL TEMPORARY FACILITIES AND UTILITIES REQUIRED FOR COMPLETION OF THE PROJECT.
- IF LEAD PAINT IS ENCOUNTERED, COMPLY WITH OSHA 29CFR 1926.62
- ISOLATE CONSTRUCTION ACTIVITIES FROM OCCUPIED AREAS, PARKED VEHICLES, ADJACENT BUILDINGS OR PROPERTY FOR NOISE, DUST, HEAT LOSS AND GENERAL ACCESS.
- KEEP CONSTRUCTION SITE CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PROVIDE A SUBMITTAL/ SHOP DRAWING LOG WITHIN 30 DAYS OF NOTICE TO PROCEED TO THE ARCHITECT. LOG MUST INDICATE ANTICIPATED DATES FOR DESIGN PROFESSIONAL REVIEW. PROVIDE SHOP DRAWINGS AND / OR SUBMITTALS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION OF ALL ITEMS. PRIOR TO SUBMITTING SHOP DRAWINGS AND SUBMITTALS, REVIEW EACH ITEM FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. ALL SUBMITTALS SHALL BE FOR PRODUCTS SPECIFIED OR INDICATED. SUBSTITUTIONS MUST BE SO IDENTIFIED AND MAY REQUIRE ADDITIONAL REVIEW TIME BY THE ARCHITECT OR ENGINEER.

- ALL ITEMS FOR CONSTRUCTION SHALL BE NEW, UNUSED AND OF HIGHEST QUALITY. INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY OR IN ROOF APPLICATIONS (CURBS, BLOCKING ETC.) SHALL BE PRESSURE PRESERVATIVE TREATED.
- ALL GLAZING SHALL COMPLY WITH HAZARDOUS LOCATION REQUIREMENTS AS INDICATED IN BUILDING CODE.
- PROVIDE CAULKING BETWEEN DISSIMILAR MATERIALS IN ORDER TO INSURE WEATHER TIGHTNESS AND / OR CONTINUITY OF FINISHES.
- PROVIDE ADEQUATE FRAMING / BLOCKING OR CONCEALED SUPPORTS AND FASTENING DEVICES FOR ALL ITEMS TO BE MOUNTED TO THE CEILINGS OR WALLS.
- EXTEND ALL FLOOR, WALL, AND CEILING FINISHES UNDER OR BEHIND ANY ITEM OF EQUIPMENT, FURNITURE, ETC.
- SIGNAGE: ALL SIGNAGE FOR FIRE EQUIPMENT SHALL BE PERMANENTLY INSTALLED AND BE READILY VISIBLE ON THE ENTRANCE DOOR. LETTERS MUST CONTRAST WITH THE SIGN BACKGROUND. SIGNAGE MUST BE 4" IN HEIGHT AND SHALL READ "SPRINKLER CONTROL VALVES". PROVIDE TACTILE WARNING SIGNAGE STATING "EXIT" AT DOORS TO ENCLOSED STAIRWAYS, ADJACENT TO THE LATCH SIDE OF THE DOOR, 80 INCHES ABOVE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN.

- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF FIRE RATED ASSEMBLIES THAT ARE PENETRATED BY BUILDING SYSTEMS. REPAIR ALL VOIDS AND HOLES IN FLOORS, WALLS, CEILINGS, ROOFS WITH SOLID MATERIAL TO MATCH ADJACENT CONSTRUCTION, FIRE RATINGS AND PERFORMANCE.
- WHERE NEW ROOFING IS INDICATED, PROVIDE FLASHING AT ADJOINING STRUCTURES AND PENETRATIONS TO ENSURE THEY ARE WATERTIGHT AND MAINTAIN REQUIRED WARRANTY. UNLESS OTHERWISE INDICATED, EXTEND ROOF MEMBRANE UP THE BACK OF PARAPETS AND UNDER COPINGS TO BUILDING EXTERIOR.
- BUILDING TO BE WATERTIGHT AGAINST ELEMENTS.
- PROVIDE 4" MINIMUM BETWEEN HINGE SIDE OF DOOR OPENINGS AND NEAREST ADJOINING WALL OR PARTITION, UNLESS OTHERWISE NOTED.
- EACH FINISH SUB-CONTRACTOR SHALL INSPECT THE SUBSTRATE AND DETERMINE THE SUITABILITY FOR THE TYPE OF MATERIAL TO BE INSTALLED. REPORT ALL UNSUITABLE CONDITIONS TO CONTRACTOR FOR CORRECTION. CARPET AND TILE CONTRACTORS SHALL PROVIDE FLASH PATCHING AS REQUIRED FOR A TRUE AND LEVEL FINISH. CLEAN ALL SURFACES TO RECEIVE NEW FINISHES OF FOREIGN MATERIAL THAT WOULD ADVERSELY AFFECT THE APPLICATION AND PERFORMANCE OF NEW FINISHES. COMMENCEMENT OF WORK IS ACKNOWLEDGEMENT OF THE CONTRACTOR'S ACCEPTANCE OF THE SUBSTRATE.
- COMPLY WITH CROSS CONNECTION AND BACKFLOW PROGRAM REQUIREMENTS. PROVIDE DETAIL DRAWINGS OF EXISTING UTILITIES AND NEW BACKFLOW AND SPRINKLER INSTALLATIONS TO THE DEPARTMENT OF UTILITIES FOR APPROVAL PRIOR TO INSTALLATION.
- PROVIDE ALL HOOKUPS AS REQUIRED FOR INDICATED EQUIPMENT.
- SPRINKLER SYSTEM SHALL BE PROVIDED ON A DESIGN-BUILD BASIS WITH SHOP DRAWINGS INCLUDING A PROFESSIONAL ENGINEER SEAL FOR APPROVAL BY BUILDING CODE OFFICIAL. SPRINKLER CONTRACTOR SHALL VERIFY THE OWNER'S SPRINKLER SUPERVISION METHOD SELECTION AND COORDINATE WITH THE FIRE ALARM SUB CONTRACTOR, COORDINATE ALL COMPONENTS WITH OTHER TRADES TO MINIMIZE CONFLICTS.
- PROVIDE PORTABLE FIRE EXTINGUISHER ON EACH COMPLETED FLOOR DURING CONSTRUCTION IN ACCORDANCE WITH NFPA 10 (STANDARDS FOR THE INSTALLATION OF PORTABLE FIRE EXTINGUISHERS).
- GUARANTEE ALL WORK FOR A MINIMUM PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION.

GENERAL HAZARD NOTES

- UNDERGROUND STORAGE TANKS (UST), IF FOUND, ARE TO BE "CLOSED IN PLACE". ANALYZE A MINIMUM OF 8 SOIL SAMPLES ADJACENT TO THE BOTTOM OF THE USTS FOR TOTAL PETROLEUM HYDROCARBON VIA EPA METHOD 8015B.
- ASBESTOS-CONTAINING MATERIALS, IF FOUND, ARE TO BE MANAGED UNDER A SITE-SPECIFIC OPERATIONS AND MAINTENANCE PROGRAM DEVELOPED IN ACCORDANCE WITH STATE AND FEDERAL GUIDELINES BY A LICENSED ASBESTOS PROJECT DESIGNER.
- LEAD-BASED PAINT, IF FOUND, SHALL BE ENCAPSULATED IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS UNLESS OTHERWISE NOTED. AREAS IDENTIFIED WITH LEAD PAINT SUBJECT TO PAINT REMOVAL SHALL BE PERFORMED IN A CONTROLLED MANNER PER OSHA 29 CFR 1926.62.
- POLYCHLORINATED BIPHENYLS - PCB CONTAINING LIGHT BALLASTS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL APPLICABLE REGULATIONS BY AN ELECTRICAL CONTRACTOR FAMILIAR WITH PCBs.

SCOPE OF WORK

419-421 Brook Road is a single story masonry structure in the Jackson Ward Old and Historic District. It is now a single parcel, but used to be two separate buildings with different uses. The property was most recently used as a laundromat. The structure that was 419 is zoned R-6, while the structure that was originally 421 is zoned B-1.

The current scope of work is a rehabilitation of the structure along with a new modern second story addition. The proposed use is an office within the former 421 structure and a dwelling unit at the 419 address. The second floor addition dedicated to the dwelling unit.

CODE INFORMATION	NO CHANGE OF USE SEPARATED MIXED USE OCCUPANCY	
APPLICABLE BUILDING CODE	2015 Virginia Construction Code (2015 VCC)	
CONSTRUCTION TYPE	TYPE VB	
AUTOMATIC SPRINKLER SYSTEM	NFPA 13	
USE GROUP	B	R-2
ALLOWABLE AREA (TABLE 506.2)	36,000 sf	21,000 SF
PROPOSED FIRST FLOOR AREA	1,886 sf	449 sf
PROPOSED SECOND FLOOR AREA	-	2,338 sf
ALLOWABLE HEIGHT (TABLE 504.3 & 504.4)	3 Stories 60 ft	3 Stories 60 ft
PROPOSED BUILDING HEIGHT	1 Story 12'	2 Stories 25 ft

ZONING REQUIREMENTS

ADDRESS	419	421
ZONING	B-1	R-6
PRINCIPAL USE	OFFICE	DWELLING
ACCESSORY USE	DWELLING	STORAGE
FRONT YARD	10" (EXISTING)	10" (EXISTING)
SIDE YARD	NONE (EXISTING)	2'-3" (EXISTING)
REAR YARD	NONE (EXISTING)	3'-9" (EXISTING)
HEIGHT EXISTING	15'	15'
HEIGHT PROPOSED	25'	25'
LOT COVERAGE	-	77.4% (EXISTING)

MEP NOTES

MECHANICAL

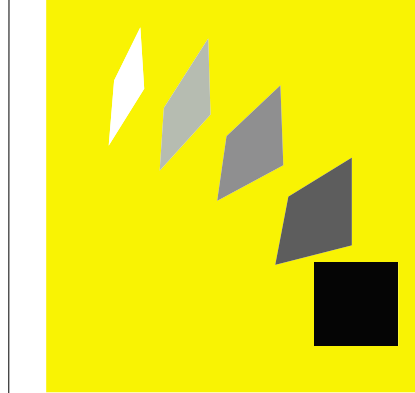
- All vents to be run through the roof, including fans, dryer vents & make-up air intakes. Where visible, penetrations to be painted to match roof color.
- Stacked corridors in each building to be conditioned with a single unit, using a transfer grille with fire damper between floors.
- Locate condensers on a roof unless otherwise specified.
- Return Air Grill to be a vent set into wall, see plan, (doors to HVAC closet will not be louvered). Filter to be readily accessible.
- No exposed duct.
- All refrigerant lines need to be enclosed in walls or ceilings.
- No CFC's in mechanical units.
- All units to use R-410A coolant.

ELECTRICAL

- Provide separate meters for each use group.
- All electrical feeders to be concealed.
- All wire is to be concealed in wall construction. No exposed "Romex" cable for electrical wiring. In cases where wiring cannot be concealed (solid masonry walls) it should be run in conduit (EMC). Conduit runs should be made as short as possible, co-ordinate with architect.
- Electrical panels should be located in a discrete location. Verify location with architect.
- Power connection should enter building underground.
- Emergency egress lighting should be either ballasted in corridor lights, or LED lights set as high as practical.
- Outlets and outlet covers should match the color of the adjacent surface. Check with architect to get approval on typical surfaces like backsplashes, wallscoots, and flooring.

PLUMBING

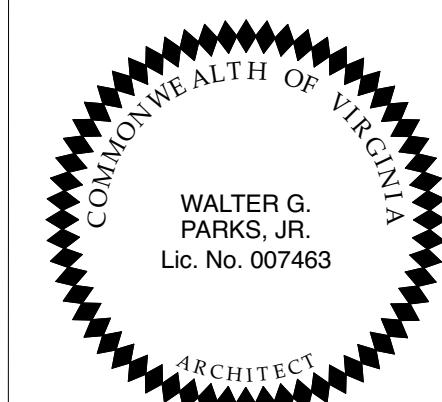
- Plumbing to be wet vented.
- Penetrations through the roof to be painted to match roof color.
- Provide water to refrigerator ice-makers.
- All plumbing lines should be run in concealed spaces.
- Supply shall be CPVC.
- Waste shall be PVC.
- Water supply for each unit will be sub-metered, provide adequate space for meter.
- Individual unit water shut off valves should be installed in consistent location within each mechanical closet. Valves should be labeled "Water Shut Off".
- Install back flow preventer above grade with drain, per city of Richmond requirements.
- Washer dryer to have pan and drain.
- Provide two hose bibbs.
- Where possible keep plumbing out of rated walls, utilize the floor assembly and or dropped ceilings below.



walter PARKS
ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN

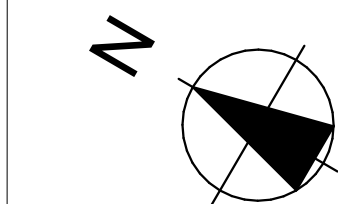
313 N. ADAMS STREET
 RICHMOND, VIRGINIA 23220
 t: 644-4761
 f: 644-4763
 wparks.com



419-421 Brook Rd

419 Brook Rd
 Richmond, VA 23220

DESIGN DEVELOPMENT



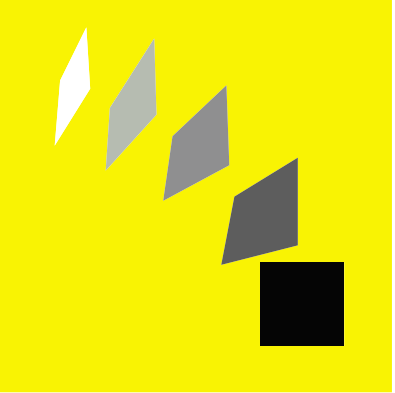
REVISIONS

TAG	DATE

PROJECT #: 21.01
 ISSUE DATE: 11/20/17

GENERAL INFO

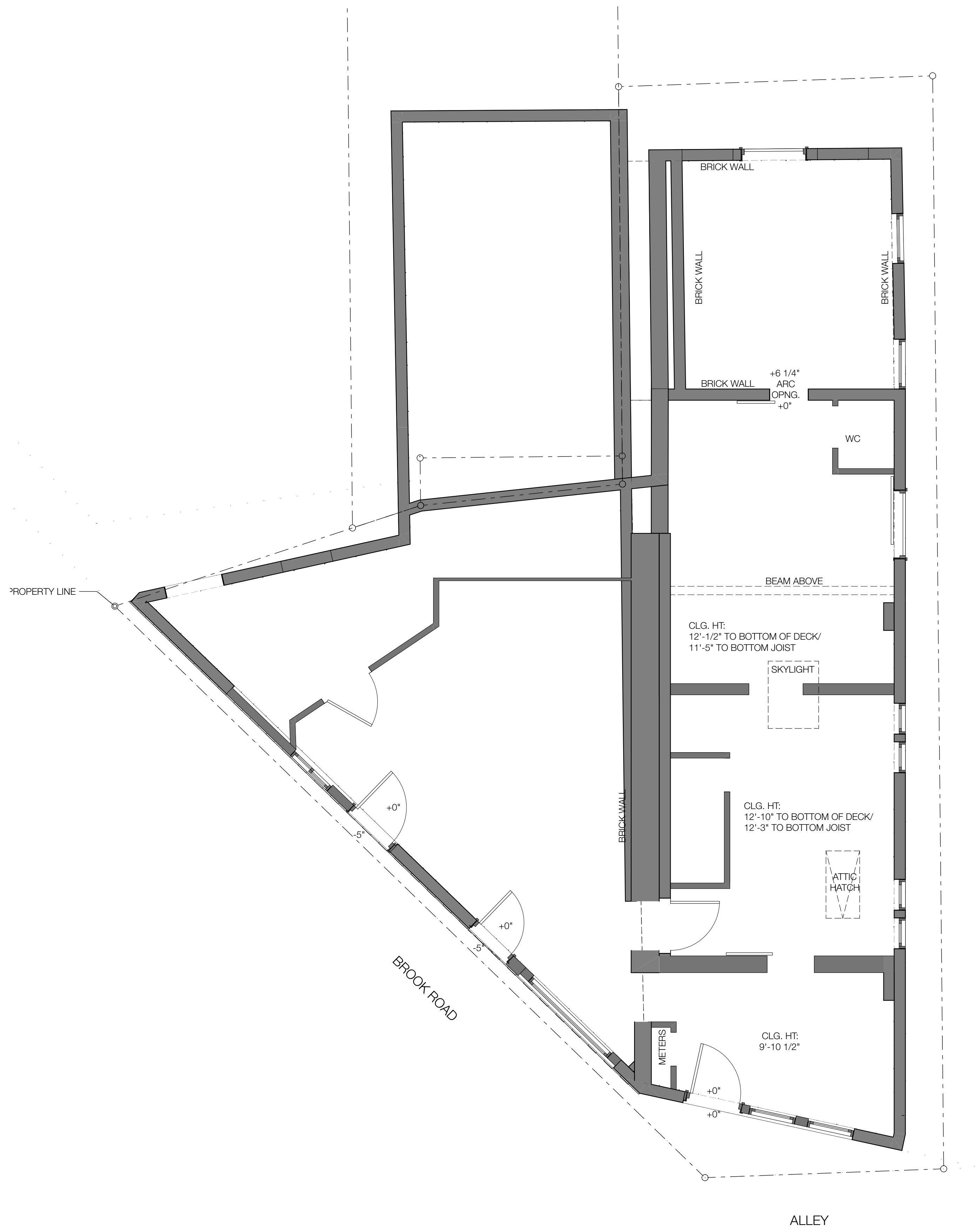
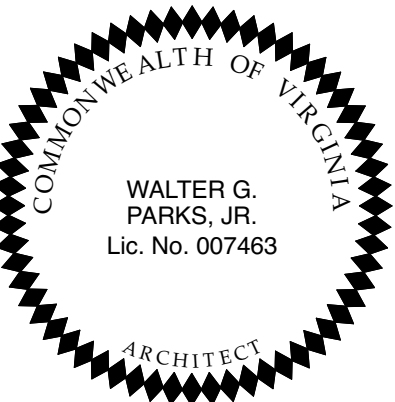
A.101



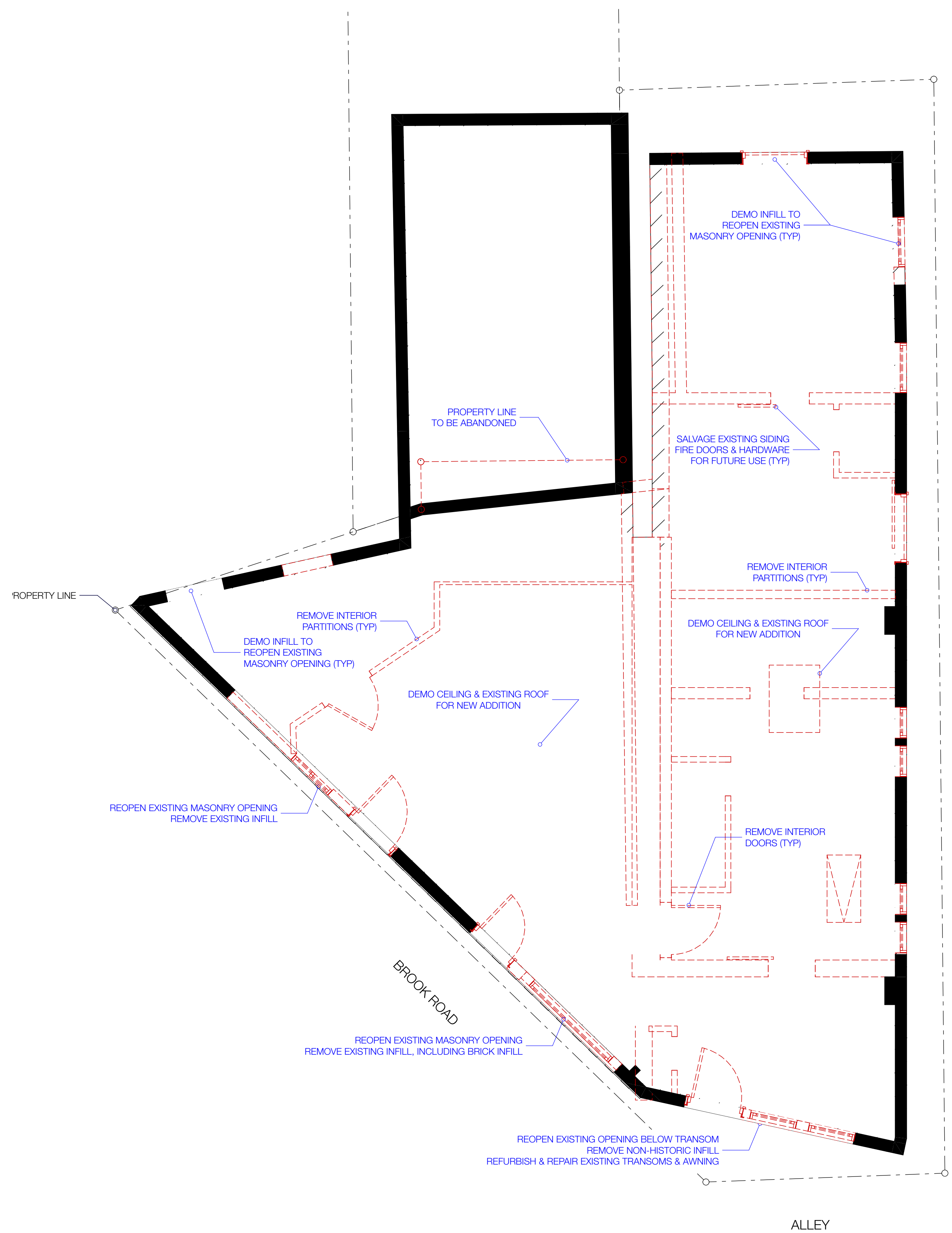
walter PARKS
ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com



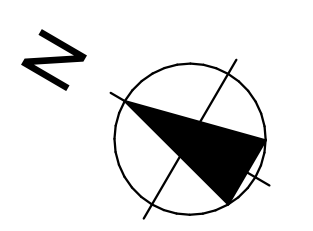
EXISTING 1ST FLOOR 1
SCALE: 1/4" = 1'-0"



DEMO 1ST FLOOR 2
SCALE: 1/4" = 1'-0"

419-421 Brook Rd
419 Brook Rd
Richmond, VA 23220

DESIGN DEVELOPMENT



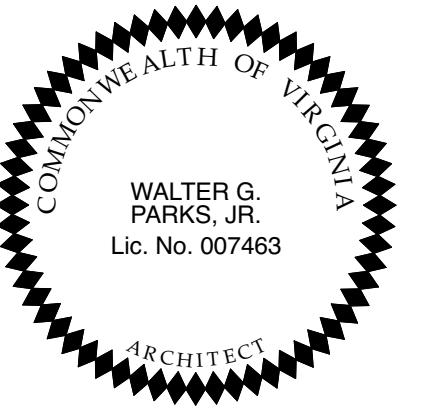
REVISIONS	
TAG	DATE

PROJECT #: 21.01
ISSUE DATE: 11/20/17

AS BUILT / DEMO PLANS

D.201

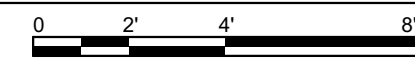
Printed on: Wednesday, May 5, 2021
Volume/Project/Sheet: 01/419-421 Brook Rd/01/ BIM/419-421 Brook Rd_caddown_1.pn



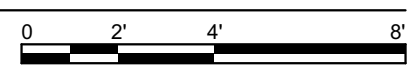
419-421 Brook Rd
 419 Brook Rd
 Richmond, VA



1 EXISTING / DEMO BROOK RD ELEVATION
 SCALE: 1/4" = 1'-0"



2 EXISTING / DEMO ALLEY ELEVATION
 SCALE: 1/4" = 1'-0"



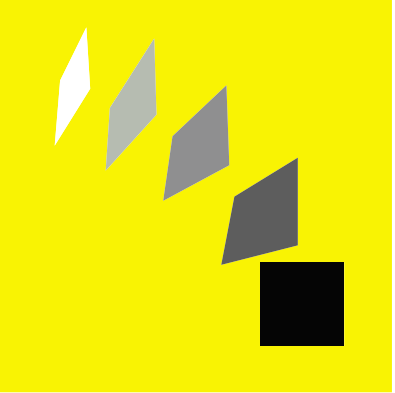
REVISIONS	
TAG	DATE

walter PARKS
 ARCHITECT

313 N. ADAMS STREET
 RICHMOND, VIRGINIA 23220
 t: 644-4761 / f: 644-4763

PROJECT #: 21.01
 DATE: 3/26/21

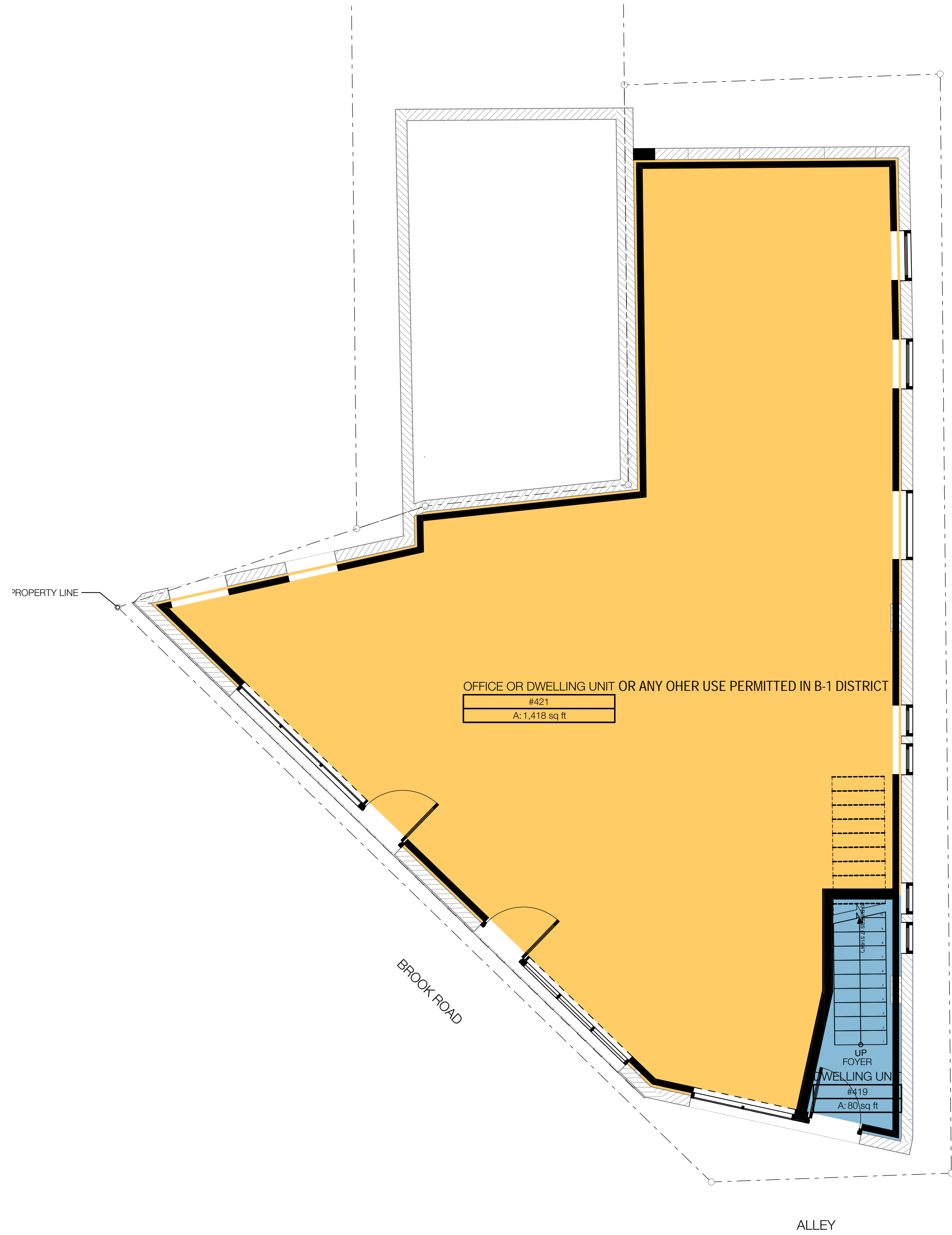
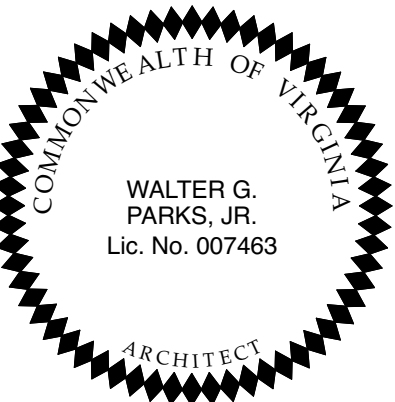
AS BUILT
 ELEVATIONS
D.202



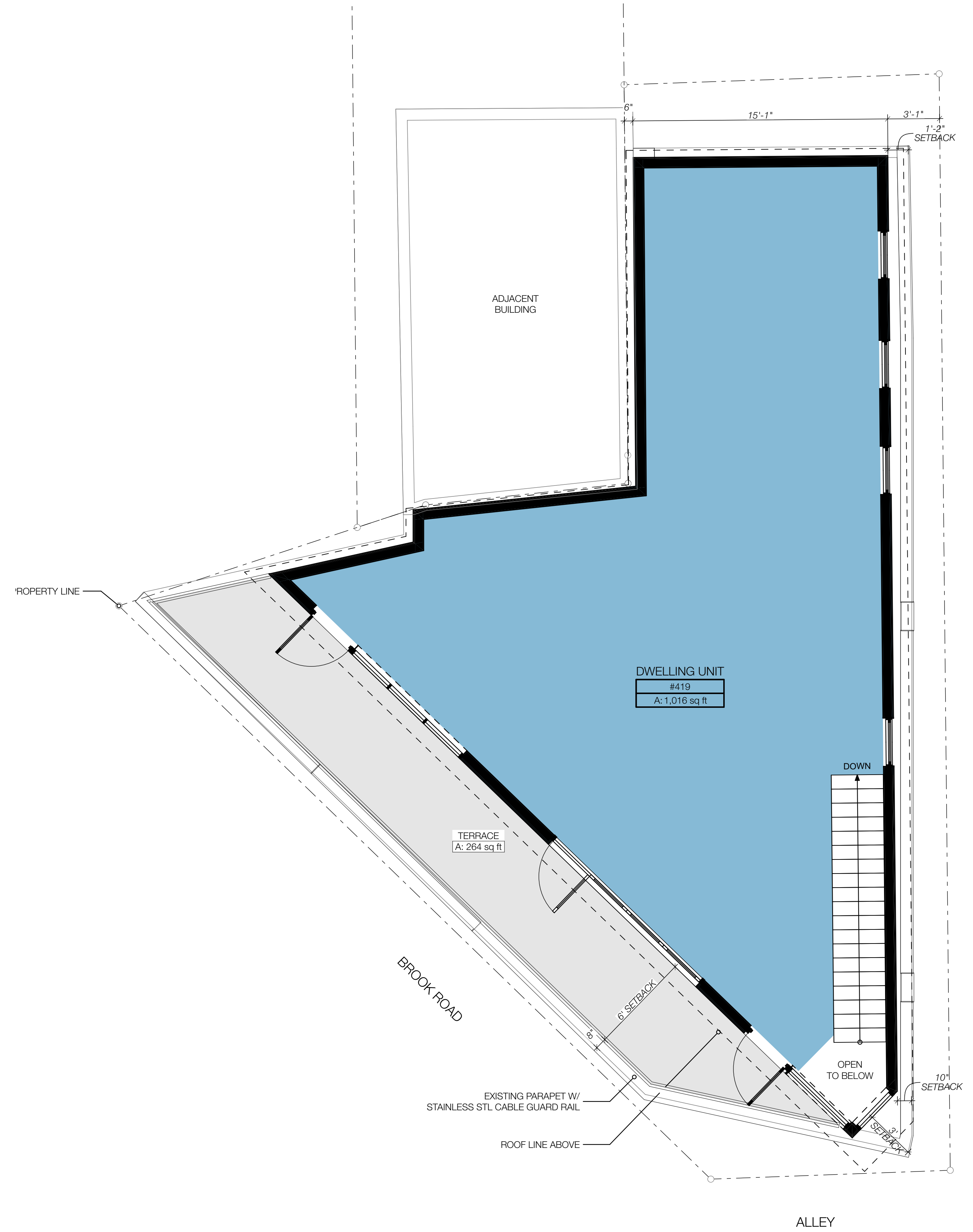
walter PARKS
ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com

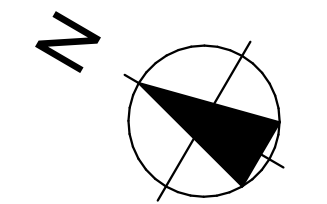


PROPOSED 1ST FLOOR 1
SCALE: 1/4" = 1'-0"



PROPOSED 2ND FLOOR 2
SCALE: 1/4" = 1'-0"

419-421 Brook Rd
419 Brook Rd
Richmond, VA 23220
DESIGN DEVELOPMENT

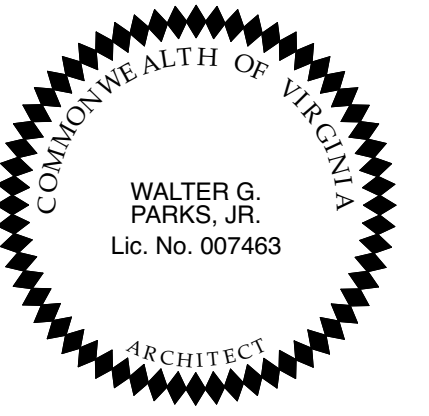


REVISIONS
TAG DATE

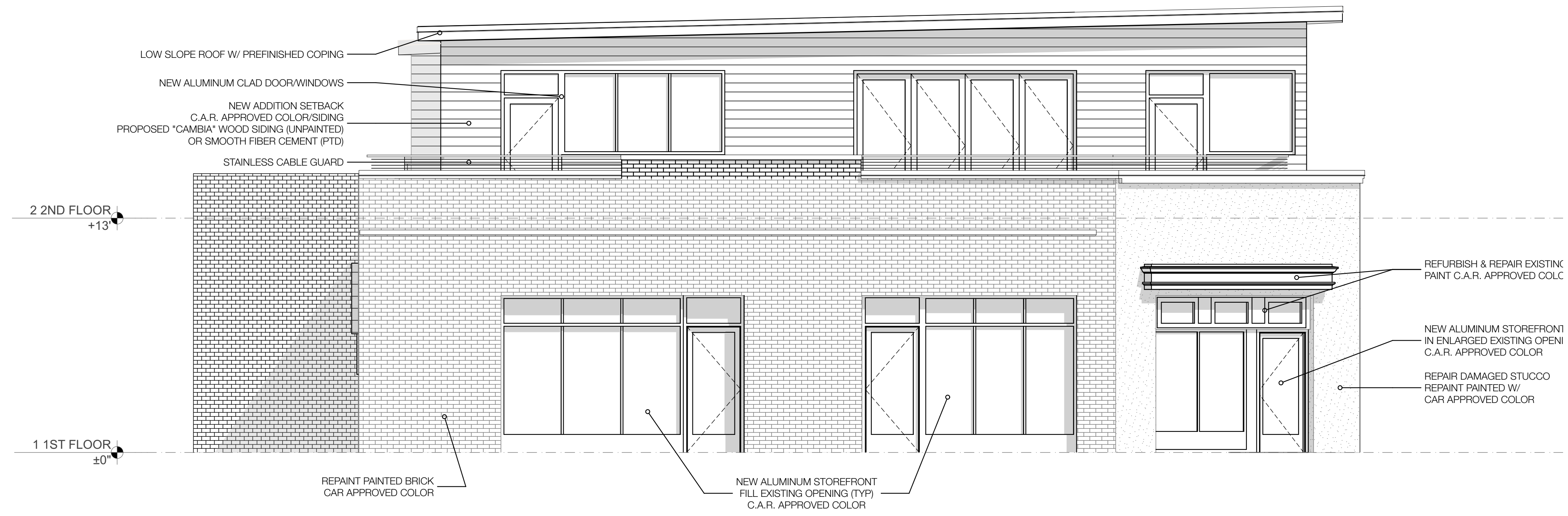
PROJECT #: 21.01
ISSUE DATE: 11/20/17

PROPOSED LAYOUTS
A.201

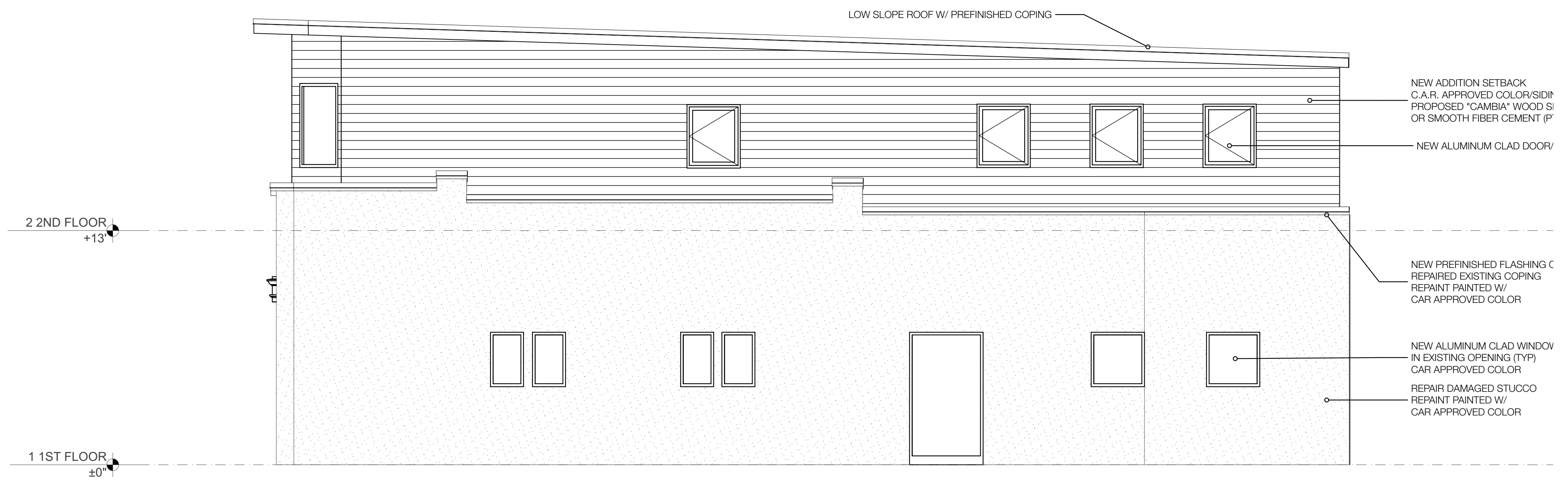
Printed on: Wednesday, May 5, 2021
Volume: Project: 21.01 419-421 Brook Rd\01 BIM\419-421 Brook Rd_cad.dwg 1.pn



419-421 Brook Rd
419 Brook Rd
Richmond, VA



1 BROOK RD ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



2 ALLEY ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'

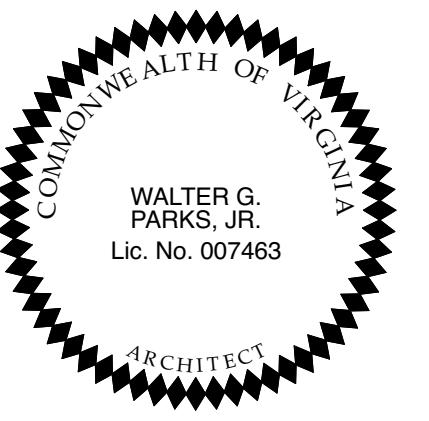
REVISIONS	
TAG	DATE

walter PARKS
ARCHITECT

313 N. ADAMS STREET
 RICHMOND, VIRGINIA 23220
 t: 644-4761 / f: 644-4763

PROJECT #: 21.01
 DATE: 3/26/21

ELEVATIONS
A.301



419-421 Brook Rd
 419 Brook Rd
 Richmond, VA

REVISIONS	
TAG	DATE

walter PARKS
 ARCHITECT

313 N. ADAMS STREET
 RICHMOND, VIRGINIA 23220
 T: 644-4761 / F: 644-4763

PROJECT #: 21.01
 DATE: 3/26/21

MASSING STUDIES
A.302

SURVEY PLAT

JOHN S BUDWELL
ID 2003-4894
TM# N0000120005

JAMES R BENNETT
IW 2020-727
TM# N0000120004

JOSEPH J JAMES
DB 348 PG 2082
TM# N0000120006

RICHARD & ENIKO RUMRILL
ID 2009-21893
TM# N0000120007

16.07
S47°37'40"E
T.M.# N0000120047
524.00SQ FT
0.0120ACRES

18.67
S47°37'40"E

35.66
N43°46'59"E

33.61 (TOTAL)
S43°46'59"W

ONE STORY
MASONRY
No. 207-A

PROPERTY LINE
TO BE VACATED

27.02SQ FT
0.0006ACRES
TO BE COMBINED WITH
T.M.# N0000120047

12.00
N46°13'01"W

NEW PROPERTY LINE
ALONG CENTER LINE
OF MASONRY WALL

159.40' TO THE
SOUTH LINE OF
W. CLAY STREET
19.13 (TOTAL)
S63°51'50"E

4.27
S43°46'59"W

T.M.# N0000120045
1783.22SQ FT
0.0409ACRES

64.94
S43°46'59"W

ONE STORY
BRICK
No. 421

BROOK ROAD
45'-R-RW

14.19
N47°46'01"W

ALLEY

CITY OF RICHMOND
BASELINE SHEET 1 N.W.

CURRENT OWNER:
TM# N0000120045 - ARLINGTON R BANKS, JR ID 2000-21190
TM# N0000120047 - JOHN S BUDWELL ID 2003-4894

*PARCEL LINE MODIFICATION
BETWEEN TWO PARCELS
SITUATED ON THE EAST LINE
OF BROOK ROAD, IN THE
CITY OF RICHMOND, VIRGINIA.*



McKNIGHT & ASSOCIATES, P.C.

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

LAND SURVEYORS PLANNERS

JOB NUMBER: 93102019