

INTRODUCED: April 24, 2023

AN ORDINANCE No. 2023-137

To authorize the special use of the property known as 1700 West Cary Street for the purpose of one two-family detached dwelling and three two-family attached dwellings, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAY 22 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 1700 West Cary Street, which is situated in a R-7 Single- and Two-Family Urban Residential District, desires to use such property for the purpose of one two-family detached dwelling and three two-family attached dwellings, which use, among other things, is not currently allowed by section 30-413.2 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

AYES: 8 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: MAY 22 2023 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

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 1700 West Cary Street and identified as Tax Parcel No. W000-0728/023 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Plot Plan Showing Proposed Improvements on No. 1700 W. Cary Street, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated June 10, 2022, 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 one two-family detached dwelling and three two-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Plot Plan Showing Proposed Division of Lots at the Intersection of W. Cary Street & S. Vine Street in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated November 30, 2022, “1700 W Cary St.,” prepared by River Mill Development, and dated November 10, 2021, and “14 S. Vine St.,” prepared by River Mill Development, and dated May 2, 2022, hereinafter referred to, collectively, 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 one two-family detached dwelling and three two-family attached dwellings, substantially as shown on the Plans.

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

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

(d) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(e) All facilities for the storage of eight bicycles shall be substantially 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 (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.

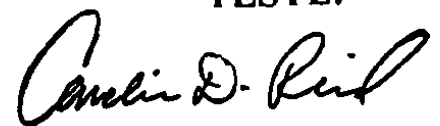
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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

**City Clerk**



RECEIVED  
By B L Fore at 3:13 pm, Apr 05, 2023

RECEIVED  
By CAO Office at 8:43 am, Mar 13, 2023

2023-108

# City of Richmond

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

## Item Request File Number: PRE.2022.0921

### O & R Request

**DATE:** March 8, 2023

**EDITION:** 1

**TO:** The Honorable Members of City Council

**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, Chief Administrative Officer

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

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

**RE:** To authorize the special use of the property known as 1700 West Cary Street, for the purpose of a two-family detached dwelling, and three, two-family attached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 1700 West Cary Street, for the purpose of a two-family detached dwelling, and three, two-family attached dwellings, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit to authorize a two-family detached dwelling, and three two-family attached dwellings, which use, among other things, is not currently allowed by section 30-413.2, regarding permitted principal uses, of the Code of the City of Richmond (2020), as amended. 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.

**BACKGROUND:** The property is located in the Fan neighborhood on the corner of West Cary and South Vine Streets. The property is currently a 6,432 sq. ft. (.15 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use, which is defined as a cluster of "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions."

Intensity: Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build-to-line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government. (p. 58)

The current zoning for this property is R-7 Single- and Two-Family Urban Residential District. All adjacent properties are located primarily within the same R-7 Zone with R-63 Multi-family Urban Residential zones immediately to the west of the property. The area is generally mixed residential, with several small, neighborhood commercial uses present in the vicinity. The density of the proposed is 8 units upon .15 acres or 53 units per acre.

**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 adoption

**REQUESTED INTRODUCTION DATE:** April 10, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** May 8, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** Planning Commission  
May 1, 2023

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





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: 1700 W Cary Street Date: \_\_\_\_\_  
 Tax Map #: W0000728023 Fee: \$1,800  
 Total area of affected site in acres: 0.148

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

**Zoning**

Current Zoning: R-7 Residential  
 Existing Use: Vacant

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
Construct a new multifamily dwelling configured as three (3) attached and one (1) detached two-family dwellings  
 Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Will Gillette / Mark Baker

Company: Baker Development Resources  
 Mailing Address: 530 E Main Street, Suite 730  
 City: Richmond State: VA Zip Code: 23219  
 Telephone: (804) 874-6275 Fax: ( )  
 Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** TELFIAN BROTHERS LLC

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: 1621 W Cary Street  
 City: Richmond State: VA Zip Code: 23220  
 Telephone: ( ) Fax: ( )  
 Email: \_\_\_\_\_

**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

*July 11<sup>th</sup>, 2022*

Revised: February 2, 2023

*Special Use Permit Request*

*1700 W Cary Street, Richmond, Virginia*

*Map Reference Number: W000-0728/023*

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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**

530 East Main Street, Suite 730

Richmond, Virginia 23219

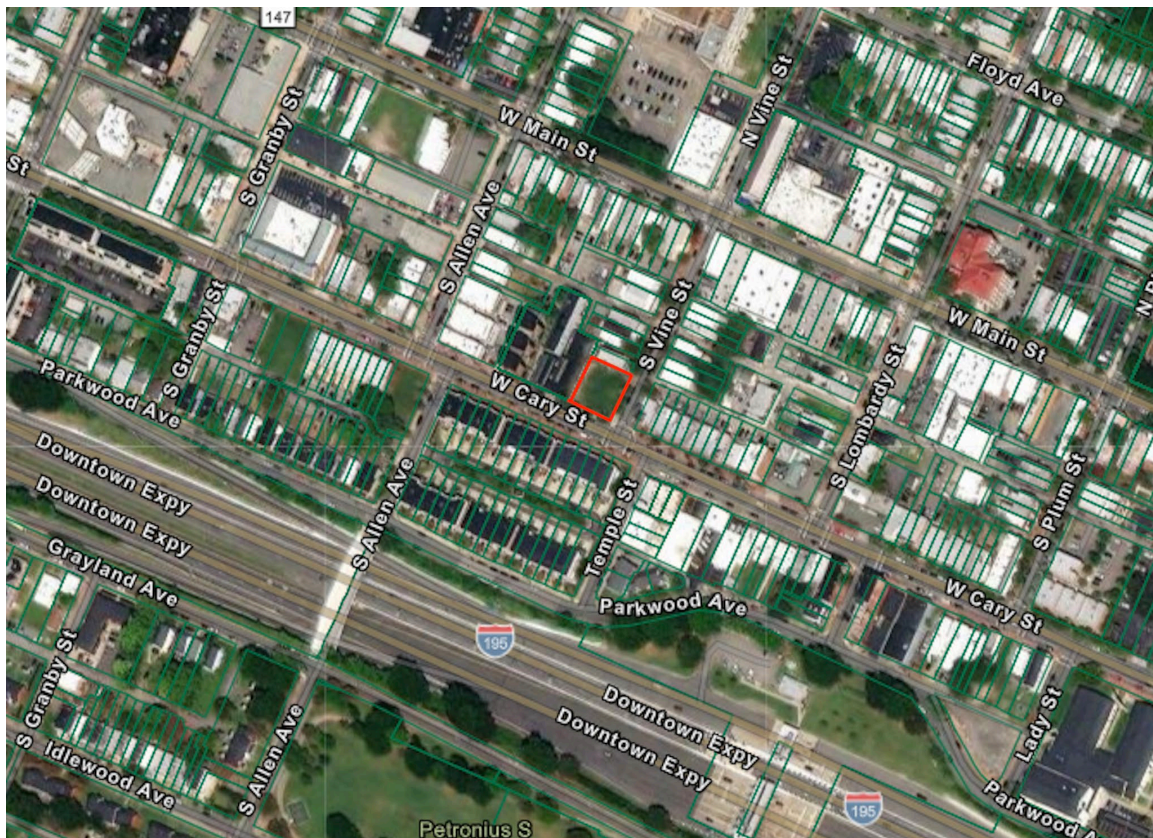
## Introduction

The property owner is requesting a special use permit (the "SUP") for 1700 West Cary Street (the "Property"). The SUP would authorize the division of the Property and the construction of three (3), two-family attached dwellings, and one (1) two-family detached dwelling on the Property. While the two-family use is permitted by the underlying R-7 Single- and Two-Family Urban Residential zoning district under certain conditions, some of the applicable feature requirements are not met and therefore a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northwest corner of W Cary and S Vine Streets and is referenced by the City Assessor as tax parcel W000-0728/023. The Property consists of an unimproved lot that is roughly 77' wide by 83' in depth and contains approximately 6,432 square feet of lot area. The Property is relatively flat and is afforded access via its frontage along W Cary and S Vine Streets. There is no public alley access.



The properties in immediate vicinity are developed with a range of uses, including multi-family dwellings, mixed-use buildings, and single- and two-family dwellings. To the west, along the northern line of West Cary Street are condominiums and a mixed-use development. To the east and to the west along the southern line of W Cary Street lie primarily single-family dwellings. Residential dwellings are generally attached, though detached dwellings can be found nearby.

## EXISTING ZONING

The Property is zoned R-7 Single- and Two-Family Urban Residential, which permits the two-family attached and detached uses contingent on certain feature requirements. The properties to the north, east, and south are also zoned R-7. Properties immediately to the west, on the northern line of W Cary Street, are zoned R-63 Multifamily Urban Residential District. Further to the east, at Lombardy Street, and to the west, at S Granby Street, lie properties located within the UB-PO3 Main Street/Uptown Parking Overlay District.

## MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") designates the Property as "Community Mixed-Use". This future land use category is described as "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities..." and recommends multifamily dwellings as a primary use and two-family dwellings as a secondary use which can "complement existing context" while "prioritizing pedestrian, bike and transit access."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
  - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to "Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement."



- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

# Proposal

## PROJECT SUMMARY

The proposed development includes the construction of four two-family dwellings configured as three two-family attached dwellings fronting onto W Cary Street and one two-family detached dwelling fronting onto S Vine Street on the currently vacant Property.

## PURPOSE OF REQUEST

The Property is roughly 77.5 feet wide, 83 feet deep, and contains approximately 6,432 square feet of lot area making it large for the vicinity. The owner would now like to divide the parcel into four separate lots and construct three attached two-family dwellings fronting onto W Cary Street and one two-family detached dwelling fronting onto S Vine Street. While the two-family attached use is noted as a principal use and is present in the vicinity, R-7 district regulations require that two-family attached dwellings exist prior to the effective date of the ordinance. Furthermore, while the R-7 district permits the two-family detached dwelling use, in order to better replicate the prevailing lot pattern, certain feature requirements such as lot area, lot width, and front yard setback would not be met. Finally, in order to provide more housing units, and based off the recommendations of the Richmond 300 Master Plan for properties located within the Community Mixed-Use land use designation and along major transit routes, on-site parking is not provided. Therefore, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure a high-quality, market rate infill development. The overall project would be appropriately dense and efficient. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

## PROJECT DETAILS

The proposed buildings are urban row homes in configuration and are intended to be consistent with other residential buildings in the vicinity. The buildings would be three stories in height and configured as three two-family attached dwellings fronting W Cary Street and the two-family detached dwelling fronting S Vine Street. The buildings would be clad with brick on all sides in order to ensure quality and durability. The dwellings would have front entry for each pair of units,

configured as flats, through offset side-by-side double front doors as is the case with other two-family dwellings in the vicinity.

Each dwelling unit would include between approximately 1,400 and 1,700 square feet of floor area with three bedrooms and two- and one-half bathrooms. The dwelling unit layouts are modern with open living areas and large functional kitchens. Bedrooms are decidedly large, and each unit would include a stacked washer and dryer and a master bedroom complete with en suite master bath. Full width covered front porches and a rear patio are proposed for the use of the future residents.

## Findings of Fact

The following are factors indicated 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 of the 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. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

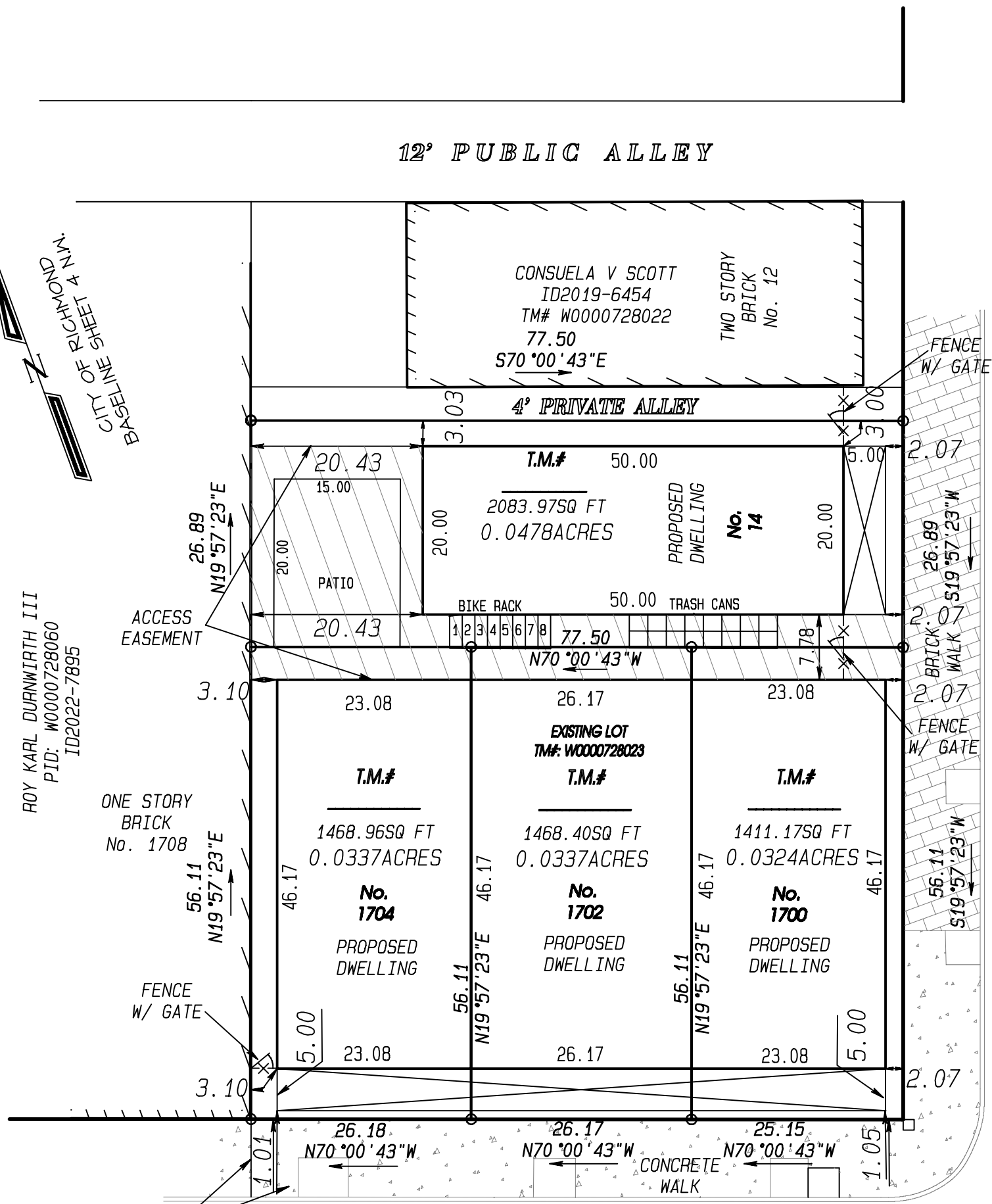
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing those the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for the construction of the proposed two-family dwelling units. The buildings have been thoughtfully designed in order to provide appropriate, high-quality, market-rate 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, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would respectfully help restore an appropriate urban fabric in a block face in which several lots are vacant or underutilized. It would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition street life in the form of a street-oriented full width front porch. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
 CURRENT OWNER: TELFAN BROTHERS LLC ID2021-20390



EXISTING CONCRETE WALK  
 TO BE REPLACED WITH BRICK  
 SUBJECT TO DPW PROVIDING BRICKS

11-30-2022

11 - 30 - 2022  
 JAMES E. McKNIGHT  
 NO. 1926

COMMONWEALTH OF VIRGINIA  
 LAND SURVEYOR

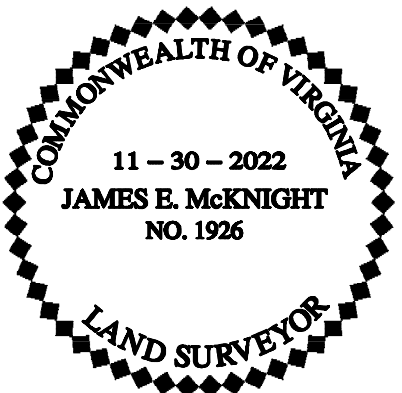
SCALE: 1" = 20'

McKNIGHT & ASSOCIATES, P.C.  
 201 TWIN RIDGE LANE  
 RICHMOND, VIRGINIA 23235  
 TELEPHONE (804) 320-2646

LAND SURVEYORS PLANNERS

JOB NUMBER: 92011600SUP

PLOT PLAN SHOWING PROPOSED DIVISION  
 OF LOTS AT THE INTERSECTION OF  
 W. CARY STREET & S. VINE STREET  
 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: 92011600SUP



# GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IBC 2015

DESIGN LOADS (MIN.):

FLOOR: 40 PSF LIVE LOAD  
10 PSF DEAD LOAD  
CEILING: 20 PSF LIVE LOAD  
10 PSF DEAD LOAD  
ROOF: 20 PSF LIVE LOAD  
10 PSF DEAD LOAD  
SLEEPING AREAS: 30 PSF LIVE LOAD  
ROOF DESIGN WIND SPEED: 115 MPH  
(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)

SOIL BEARING ASSUMED CAPACITY: ASSUMED 1500 PSF  
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:  
UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE #2 OR BETTER.  
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.  
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.  
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.  
TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.  
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:  
ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.  
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).  
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. PLOTETHYLENE VAPOR BARRIER UNDERNEATH.  
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.  
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.  
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.  
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:  
ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.

PER CODE, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.

COMPLIANCE TO SECTION R313 FOR SMOKE & CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.

GARAGE WALLS ARE TO BE COVERED PER CODE. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

# 1700 W CARY ST.

LOCATION:  
RICHMOND, VA

## BUILDING INFORMATION

UNIT 1/3 1ST FL. S.F.	1010
UNIT 1/3 2ND FL. S.F.	392
UNIT 2/4 2ND FL. S.F.	713
UNIT 2/4 3RD FL. S.F.	1058
UNIT 5 1ST FL. S.F.	1149
UNIT 5 2ND FL. S.F.	443
UNIT 6 2ND FL. S.F.	800
UNIT 6 3RD FL. S.F.	1196

DESIGNER: NICK MEDLIN
POSITION: OWNER / OPERATOR
179 MURIEL DR. HEATHSVILLE VA 22473

## DRAWING INDEX

COVER PAGE	C1.0
FIRST FOOR	A1.1
SECOND FLOOR	A1.2
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ELEVATIONS	A2.1
ELEVATIONS	A2.2
ELEVATIONS	A3.1
ELEVATIONS	A4.1

1700 W CARY ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

SCALE:  
N/A

DATE:  
11-10-2021

SHEET:  
C1.0



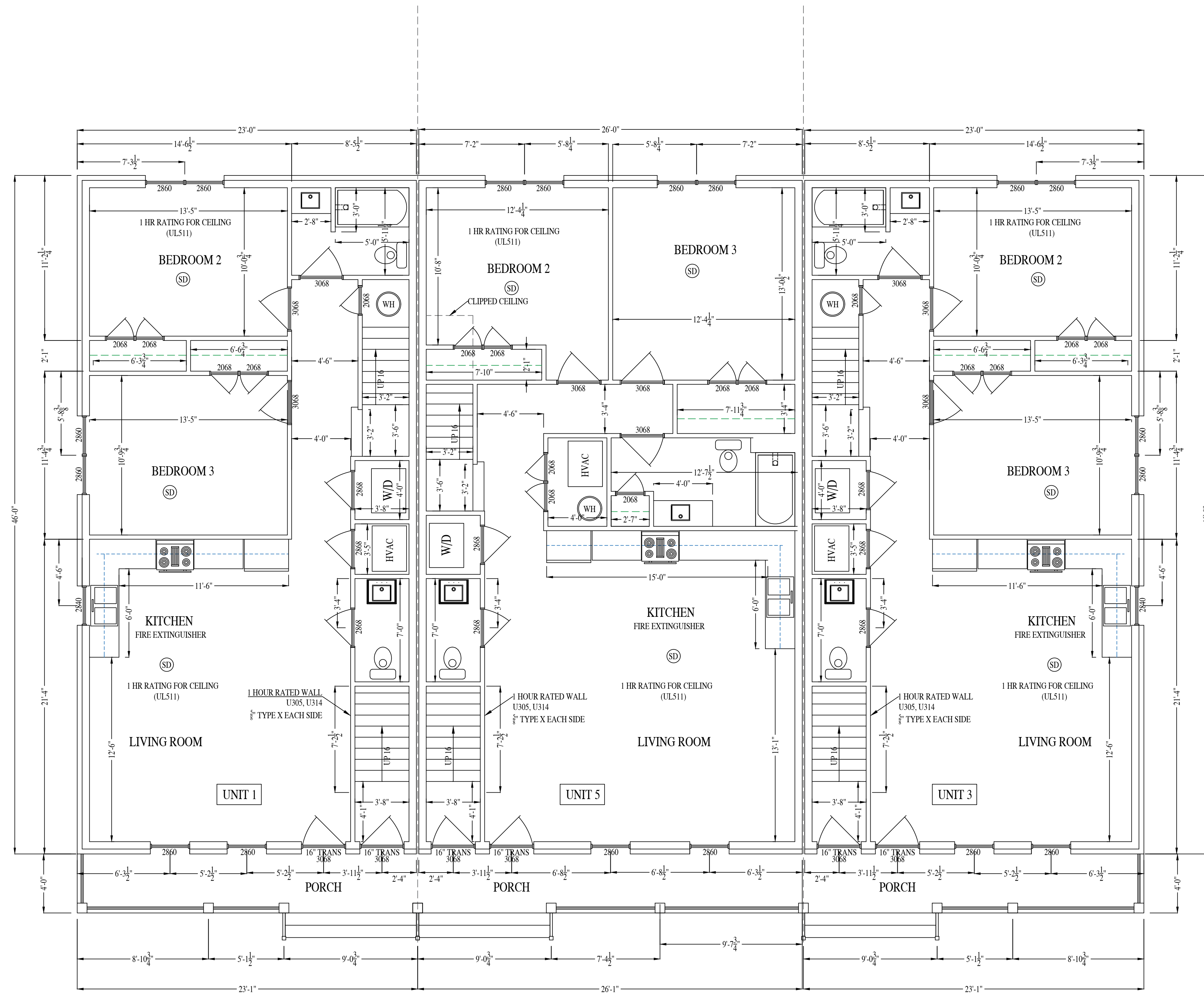
COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

COMPLIANCE IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4' IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT LESS THAN 4".

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

FIRE-BLOCKING IS REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.





# FIRST FLOOR PLAN

NOTE FOR SOUND TRANSMISSION B/T UNITS:  
 PARTITION WALLS TO HAVE 3-1/2" (R15) BATT FOR STC RATING OF 45 MIN.  
 FLOOR/CEILING ASSEMBLIES (U511) TO HAVE 3-1/2" BATT FOR STC RATING OF 45 MIN.  
 OR OPT. 3/4" GYPCRETE OVERLAYMENT WITH STC RATING OF 45 MIN.

1700 W CARY ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

### REVISION NOTES

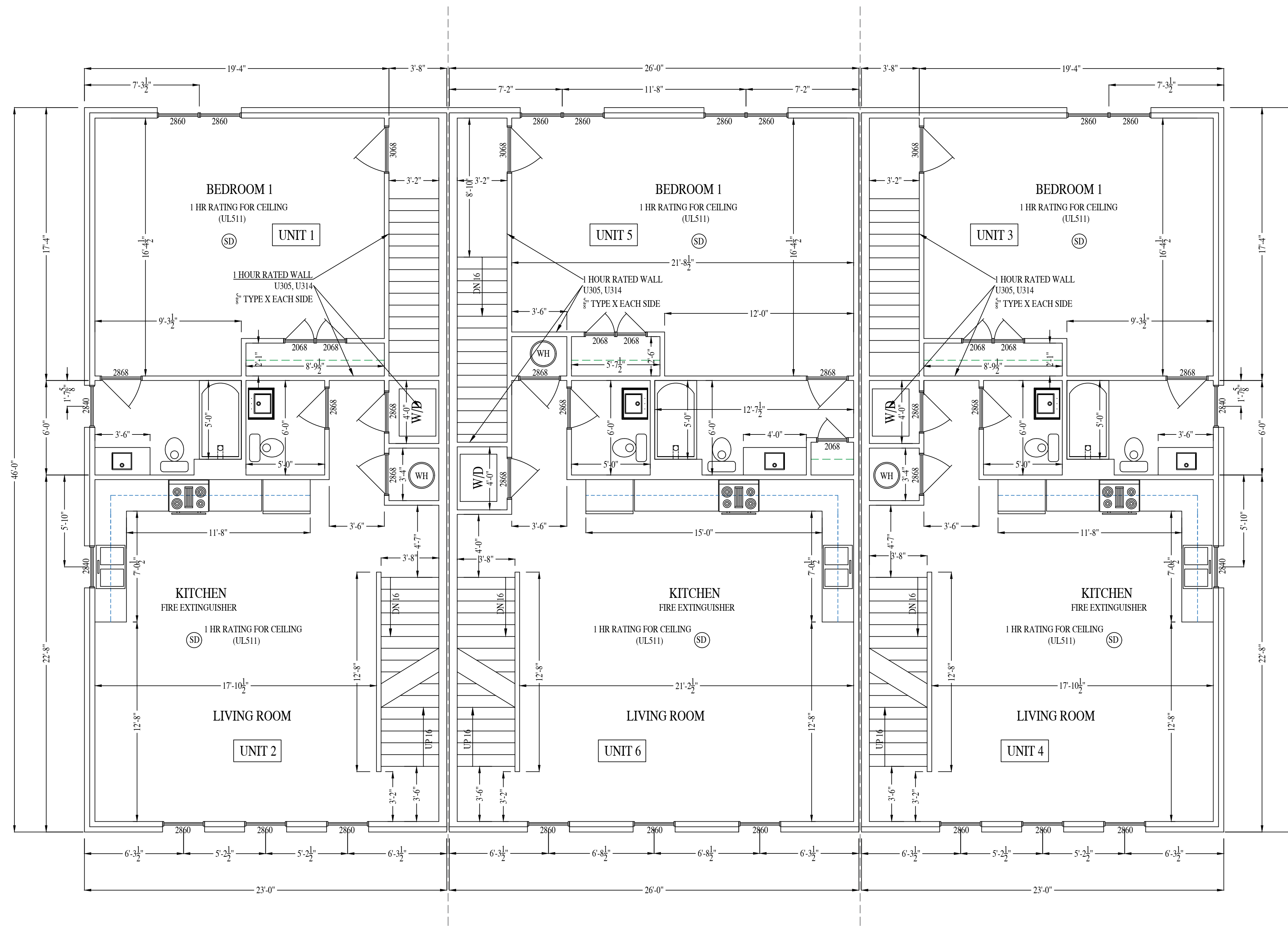
DATE	START

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

DATE:  
 11-10-2021

SHEET:  
 A1.1





# SECOND FLOOR PLAN

NOTE FOR SOUND TRANSMISSION B/T UNITS:  
 PARTITION WALLS TO HAVE 3-1/2" (R15) BATT FOR STC RATING OF 45 MIN.  
 FLOOR/CEILING ASSEMBLIES (U511) TO HAVE 3-1/2" BATT FOR STC RATING OF 45 MIN.  
 OR OPT. 3/4" GYPCRETE OVERLAYMENT WITH STC RATING OF 45 MIN.

1700 W CARY ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

### REVISION NOTES

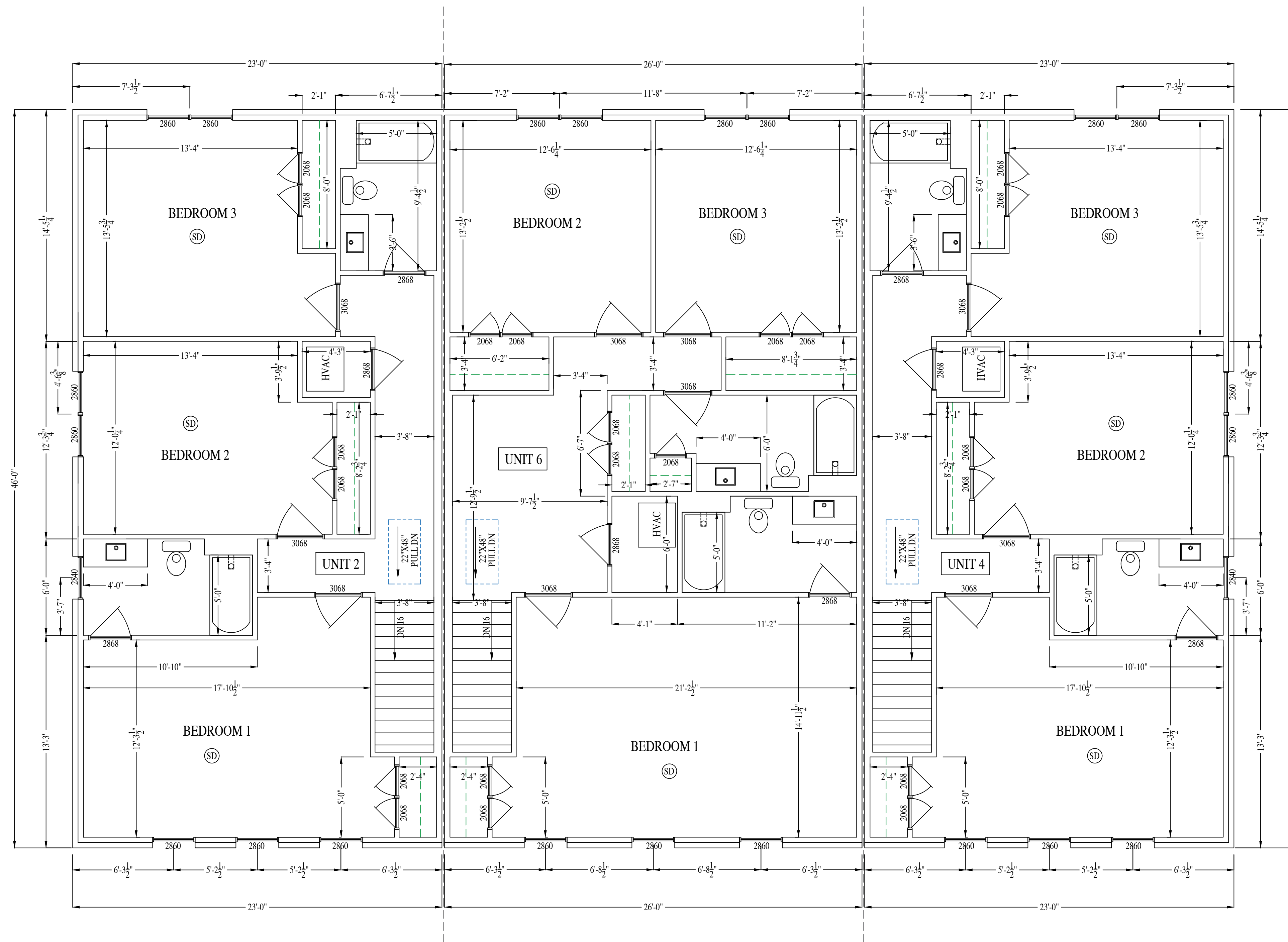
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DATE:  
 11-10-2021

SHEET:  
 A1.2





# THIRD FLOOR PLAN

NOTE FOR SOUND TRANSMISSION B/T UNITS:  
 PARTITION WALLS TO HAVE 3-1/2" (R15) BATT FOR STC RATING OF 45 MIN.  
 FLOOR/CEILING ASSEMBLIES (U511) TO HAVE 3-1/2" BATT FOR STC RATING OF 45 MIN.  
 OR OPT. 3/4" GYPCRETE OVERLAYMENT WITH STC RATING OF 45 MIN.

1700 W CARY ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

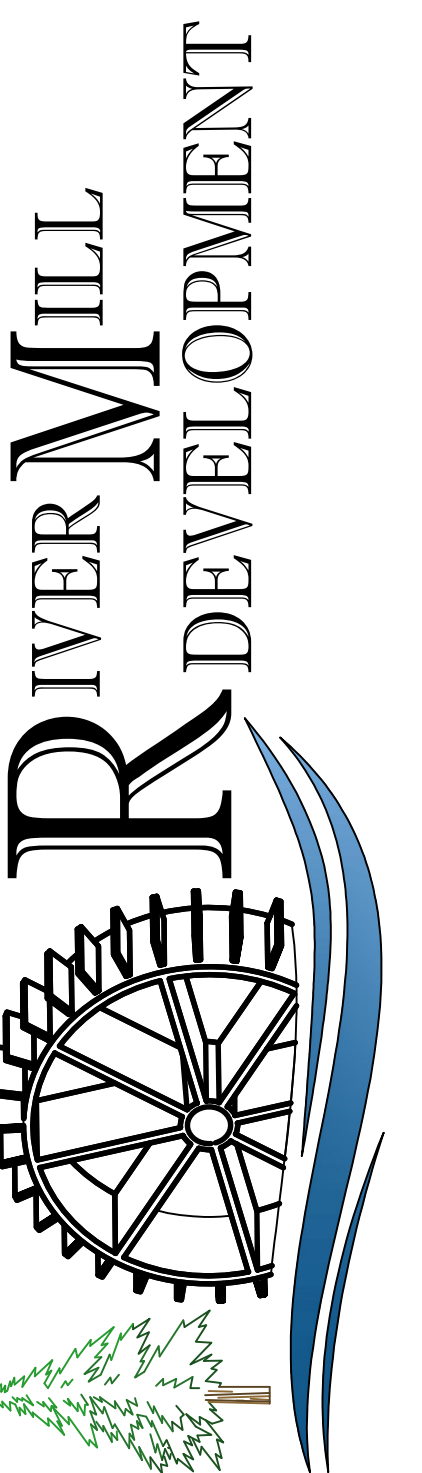
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DATE:  
 11-10-2021

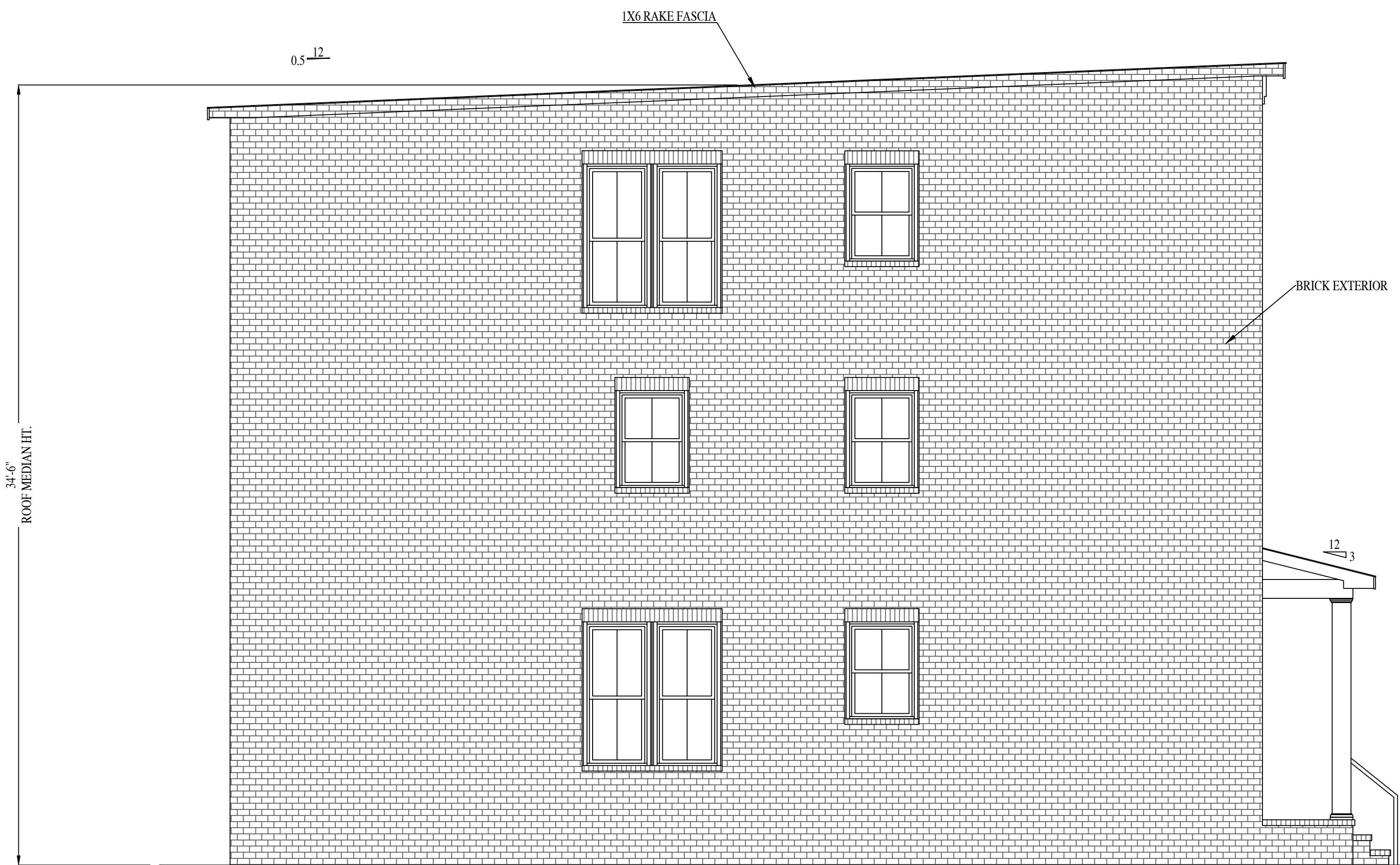
SHEET:  
 A1.3







**FRONT ELEVATION**



**LEFT ELEVATION**

1700 W CARY ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

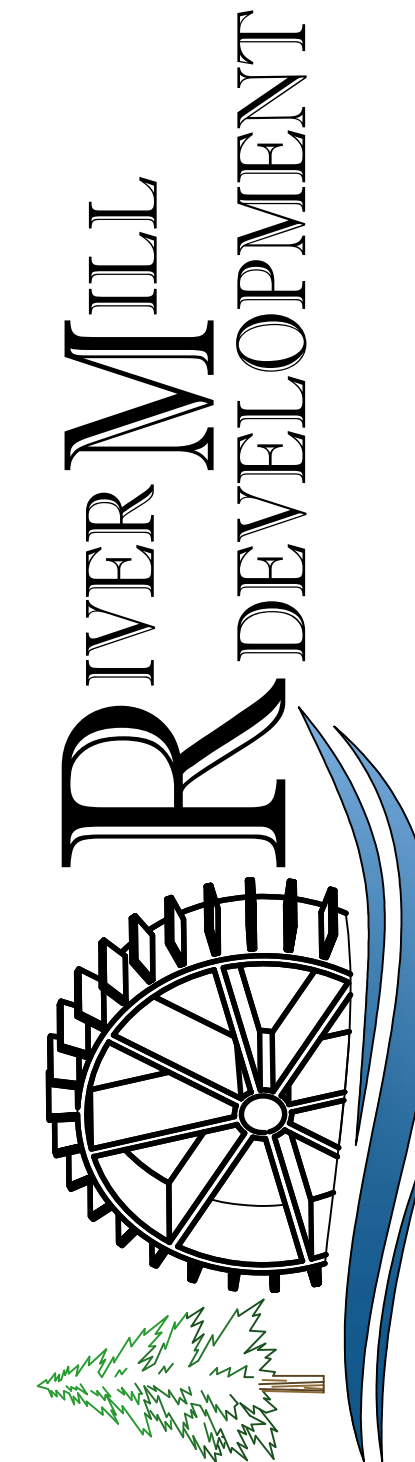
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DATE	START

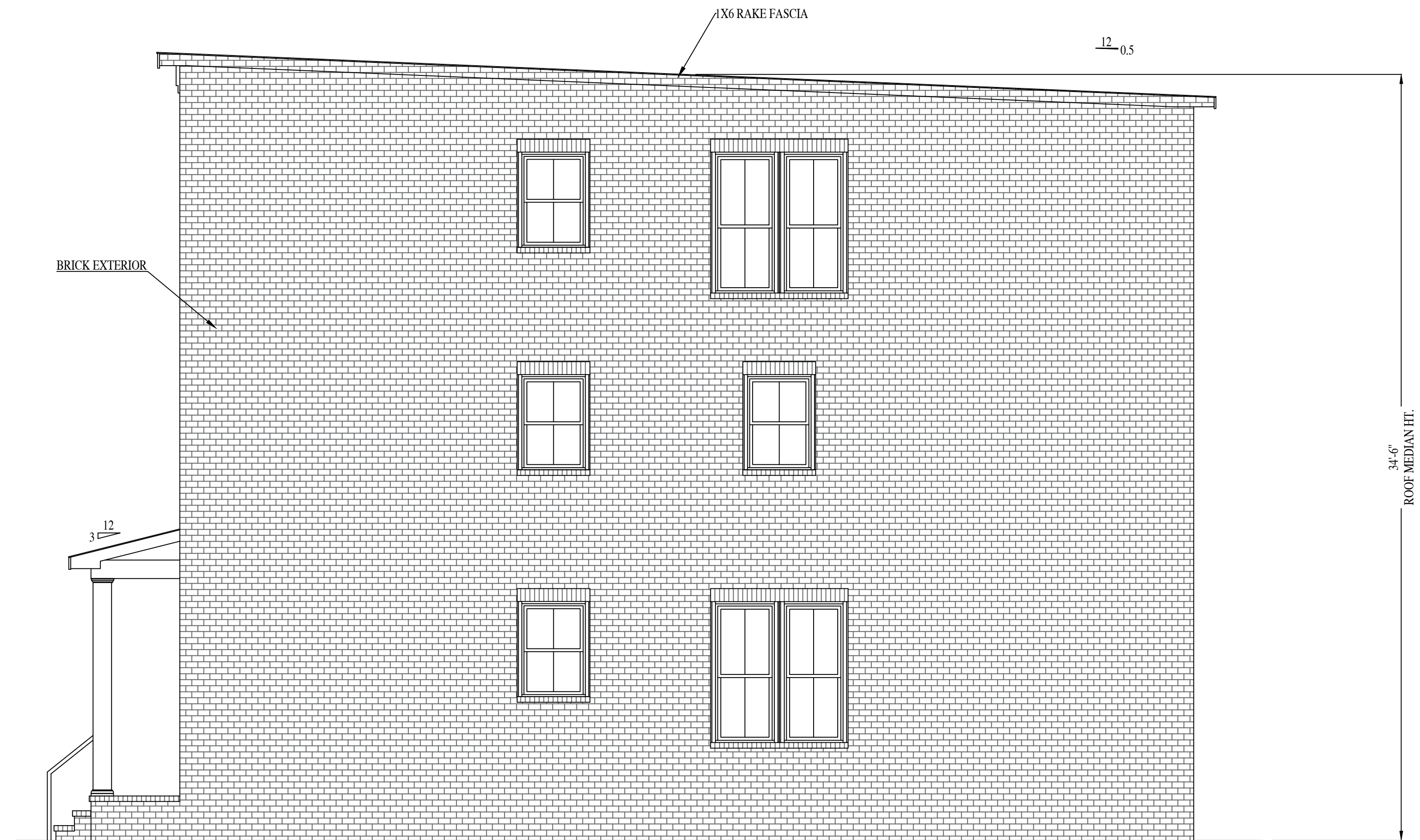
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DATE:  
 11-10-2021

SHEET:  
 A2.1



# RIGHT ELEVATION



# REAR ELEVATION

1700 W CARY ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

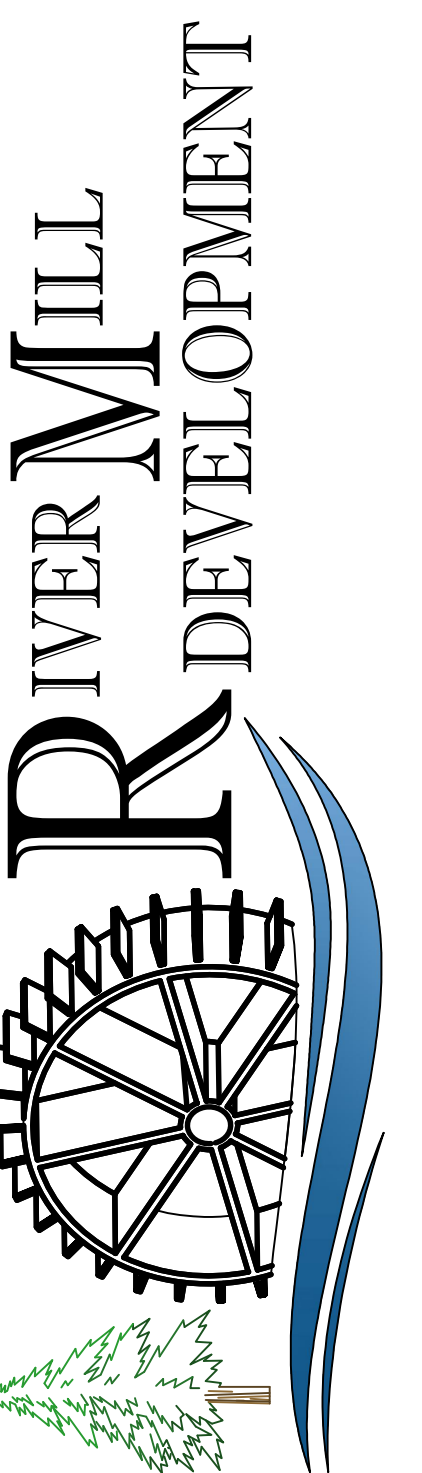
### REVISION NOTES

DATE	START

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 1/4" = 1'-0"

DATE:  
 11-10-2021

SHEET:  
 A2.2

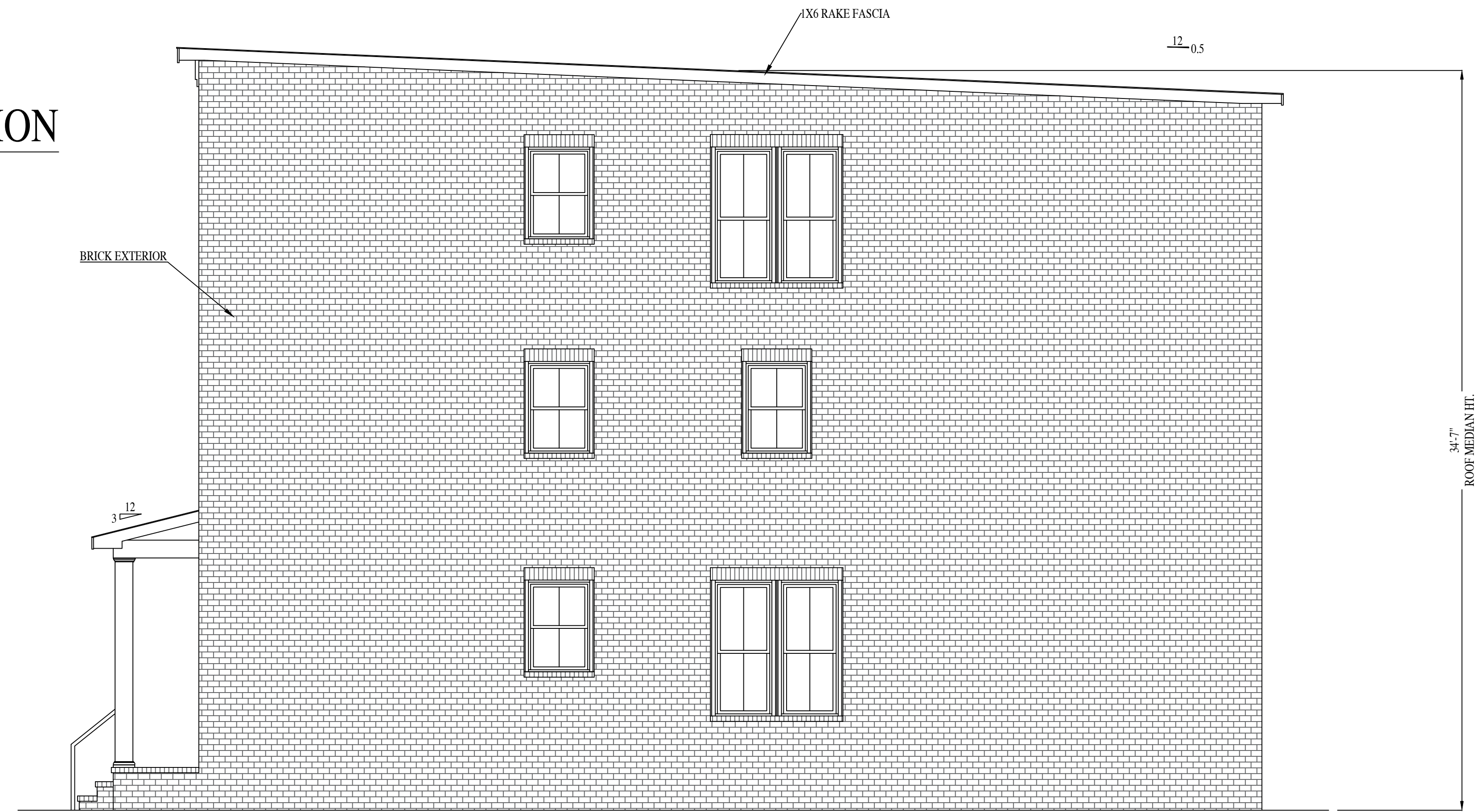




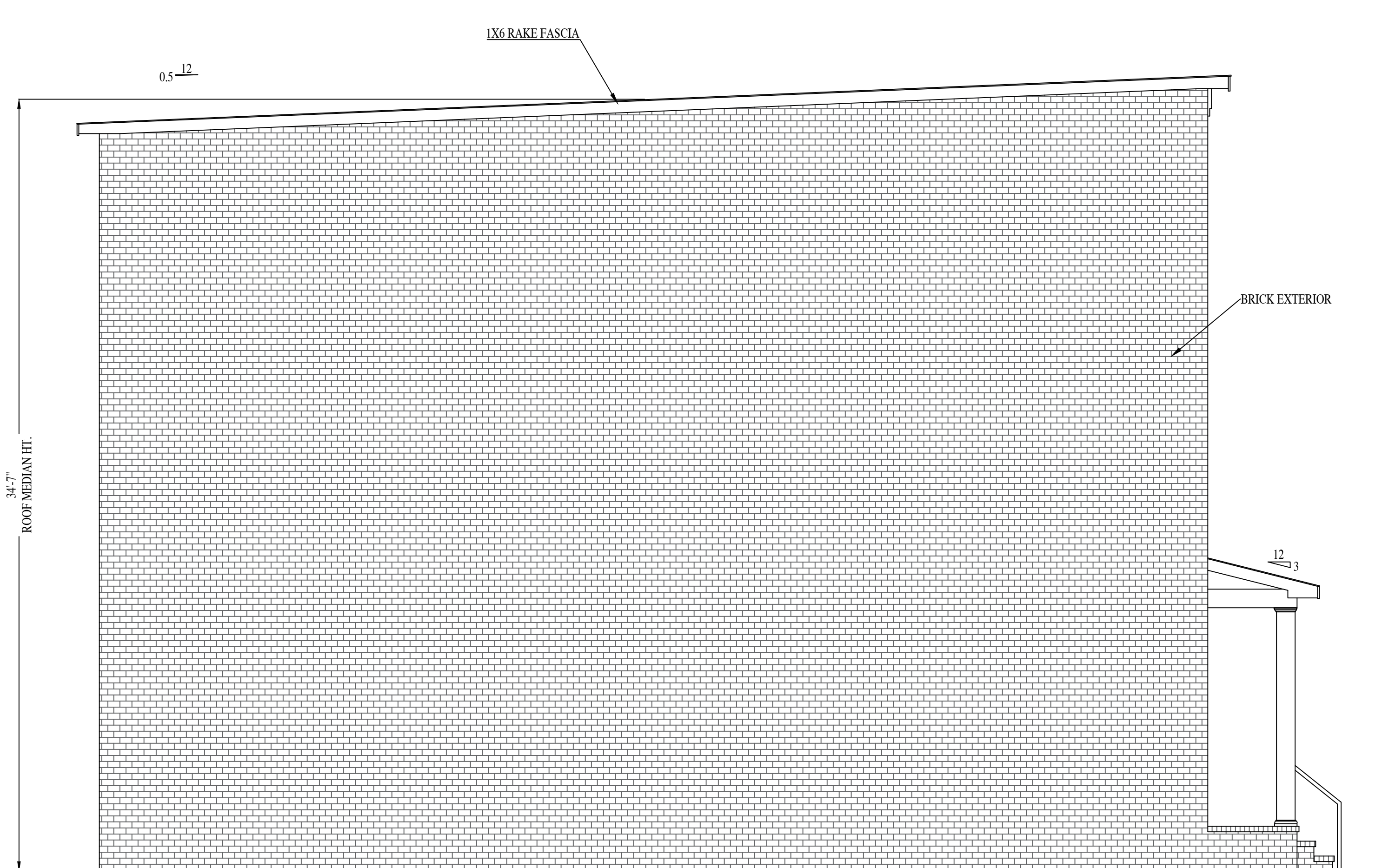




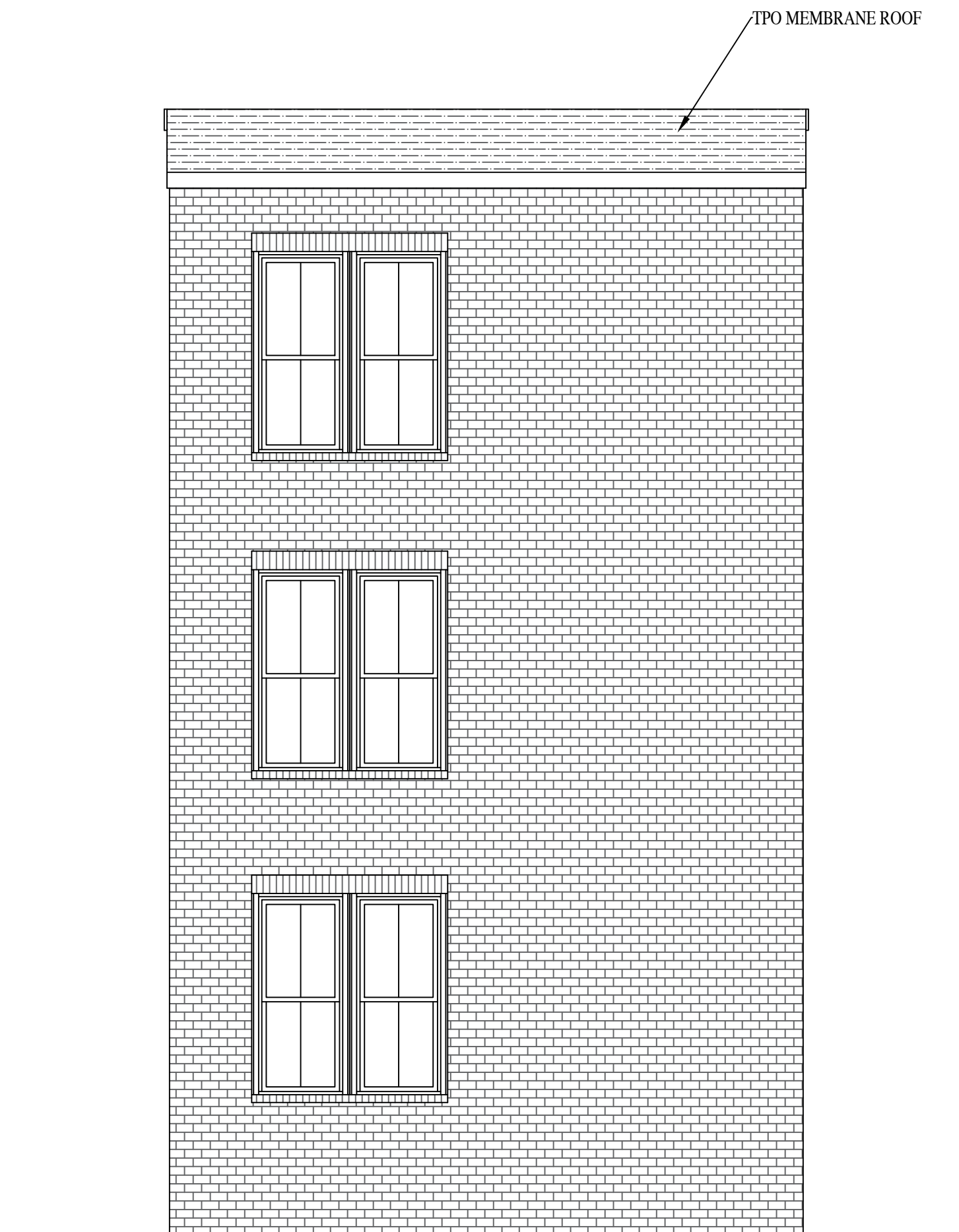
**FRONT ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**



**REAR ELEVATION**

14 S. VINE ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

**REVISION NOTES**

DATE	START

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

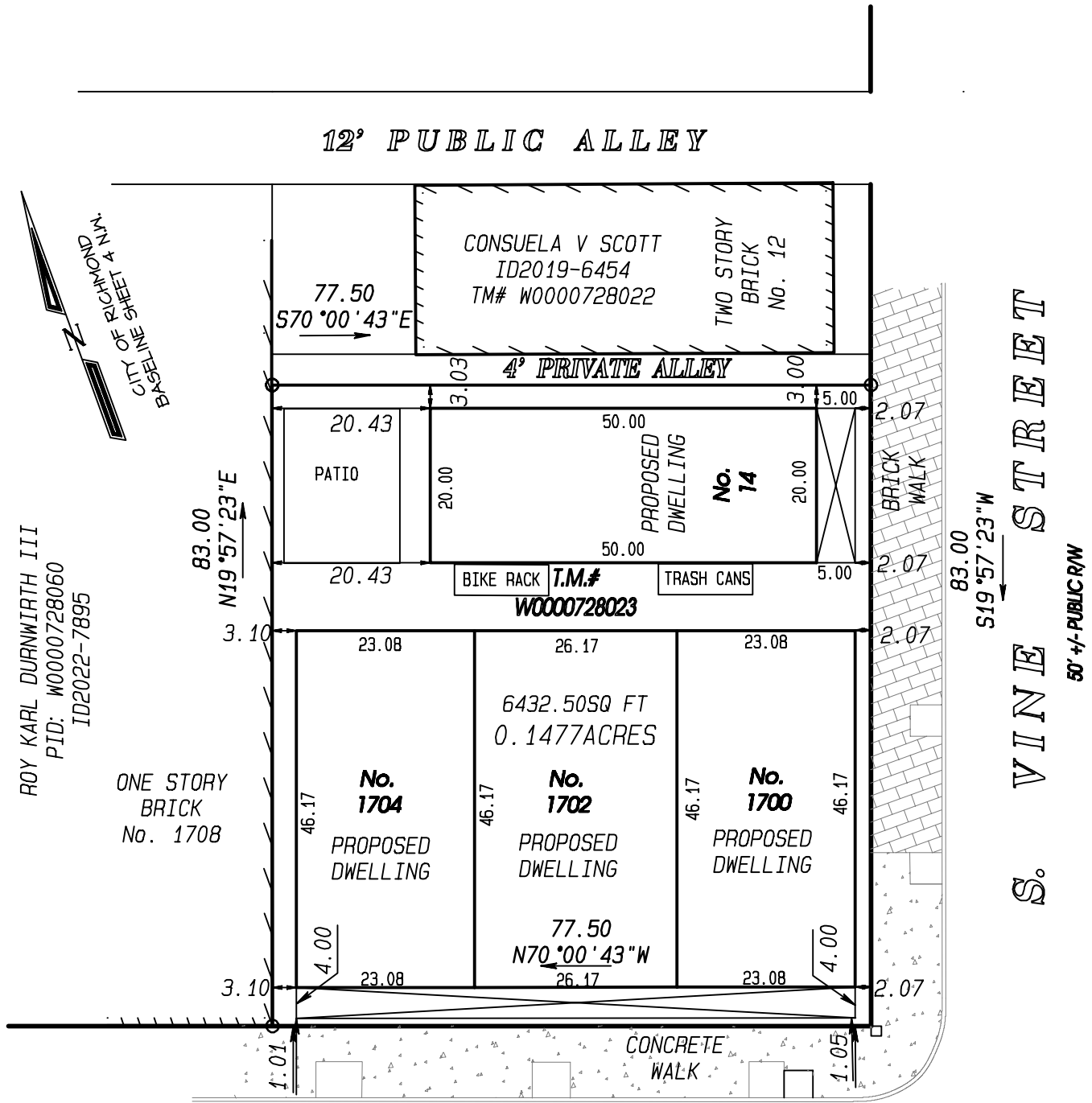
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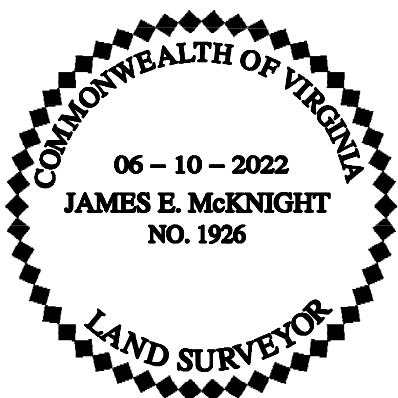
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
 CURRENT OWNER: TELFIAN BROTHERS LLC ID2021-20390



**W. CARY STREET**

66' +/- PUBLIC R/W

*PLOT PLAN SHOWING PROPOSED IMPROVEMENTS  
 ON No. 1700 W. CARY STREET,  
 IN THE CITY OF RICHMOND, VIRGINIA.*



SCALE: 1" = 20'



**McKNIGHT**  
 & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

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

JOB NUMBER: 92011600