

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-170

To authorize the special use of the property known as 1813 ½ North 28th Street for the purpose of one two-family detached dwelling and one dwelling unit within an accessory structure, upon certain terms and conditions. (7th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 8 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 1813 ½ North 28th Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of one two-family detached dwelling and one dwelling unit within an accessory structure, which use, among other things, is not currently allowed by section 30-410.1 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: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 8 2025 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 1813 ½ North 28th Street and identified as Tax Parcel No. E012-0427/006 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing a Survey of a Portion of Lot 6, Block B, Plan of McCurdy, Known as 1813 ½ N. 28th Street, City of Richmond, Virginia,” prepared by Lang Land Surveying, LLC, and dated March 7, 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 one dwelling unit within an accessory structure, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New Two-Story Two-Family Detached House & A.D.U. in Richmond’s Woodville Neighborhood, 1813 ½ N. 28th St. House, 1813 ½ N. 28th Street, Richmond, Virginia 23223,” prepared by Chris Wolf Architecture, PLLC, and dated January 20, 2025, 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 one two-family detached dwelling and one dwelling unit within an accessory structure, substantially as shown on the Plans.

- (b) No off-street parking shall be required for the Special Use.
- (c) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- (d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- (e) 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.

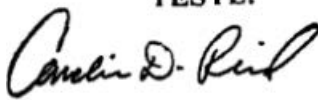
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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 1,096 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:

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 3, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sharon L. Ebert, Interim Chief Administrative Officer

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

RE: To authorize the special use of the property known as 1813 ½ North 28th Street for the purpose of one two-family detached dwelling and one dwelling unit within an accessory structure, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize one two-family detached dwelling and one dwelling unit within an accessory structure in a R-5 – Single-Family Residential district. In addition to certain lot feature requirements, the two-family dwelling use is not permitted within the district. A Special Use Permit is therefore required to proceed with this request.

BACKGROUND: The property is located in the Woodville neighborhood on North 28th Street between Tate Street and Y Street. The property is currently a 2,290 square foot (0.05 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined 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.”

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is R-5 Single-Family Residential. The density of the proposed is 60 units per acre.

COMMUNITY ENGAGEMENT: Applicant is responsible for initial community outreach. Additional community notification will take place by staff after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 19, 2025

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF: Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: _____ APARTMENT NO/SUITE _____

APPLICANT'S NAME: _____ EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): _____

SUBJECT PROPERTY OR PROPERTIES: _____

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☐ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: _____

PROPERTY OWNER ADDRESS: _____

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: _____

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.

APPLICANT'S REPORT

January 21st, 2024

*Special Use Permit Request
1813.5 N 28th Street, Richmond, Virginia
Map Reference Number: E012-0427/006*

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:

Mark Baker

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219

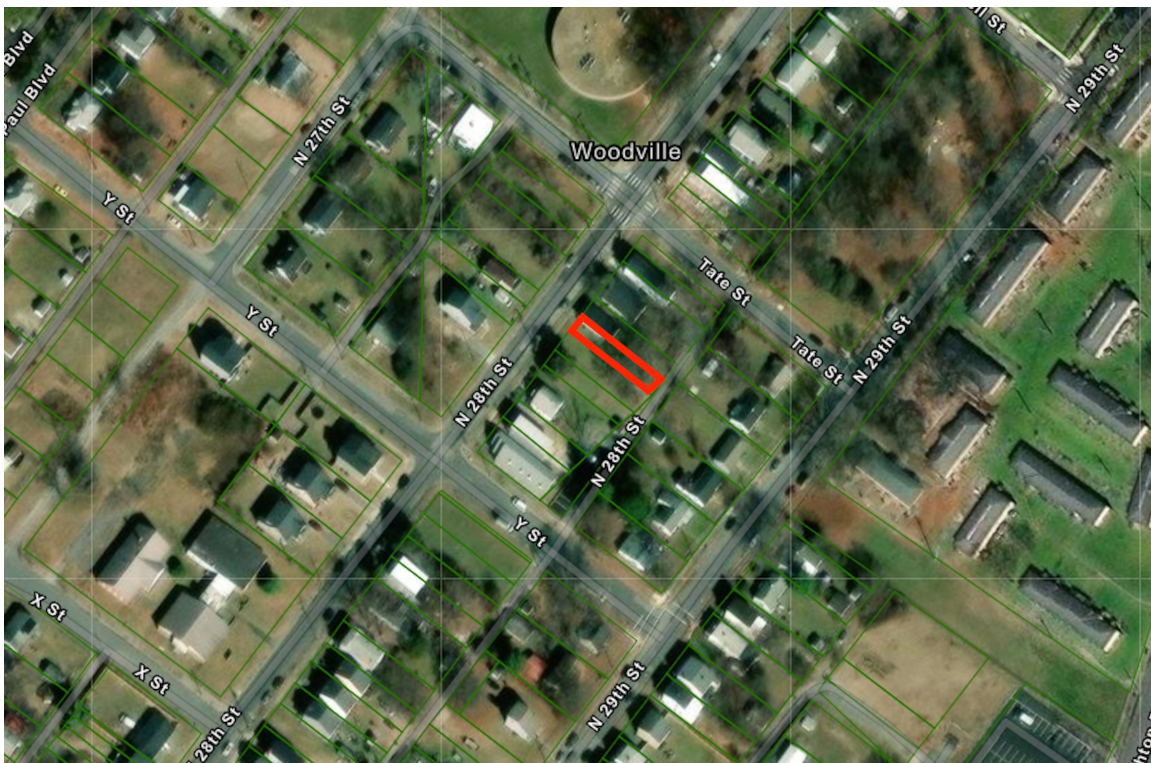
Introduction

The applicant is requesting a special use permit (the “SUP”) for the property known as 1813.5 N 28th Street (the “Property”). The SUP would authorize the construction of a two-family detached dwelling with an accessory dwelling unit (the “ADU”) in the rear. While the proposed two-family use is recommended as a “Primary Use” for the area by the Richmond 300 Master Plan, it is not currently permitted by the underlying R-5 Single Family Residential zoning district, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located along the eastern line of N 28th Street between Y and Tate Streets. It is referenced by the City Assessor with a tax parcel number of E012-0427/006. The parcel is part of the original Woodville Subdivision and is approximately 25 feet in width and 130 feet in depth containing roughly 2,280 square feet of lot area. The Property is irregularly shaped with all but 7' of the rear of the parcel separated from the alley by the triangular parcel known as 2801 Y Street.



The developed properties in the vicinity are primarily residential dwellings of a range of forms and ranging from one to two stories in height but also include commercial and institutional uses. Immediately to the north across Tate Street lies Woodville Elementary School. To the west are more dense residential uses while a range of commercial uses can be found along the Nine Mile Road and Fairfield Avenue corridors to the south and north respectively.

EXISTING ZONING

The Property and the surrounding properties are zoned R-5 Single-Family Residential. Parcels in the block differ in size and frontage with angular property lines creating several irregular parcels in the subject block and adjacent block to the east. Properties in the block range from 167 to 21 feet in width with most parcels in the vicinity are unable to conform to the underlying R-5 lot width (50') and/or lot area (6,000 sq. feet) requirements. Further to the west of the subject Property lies a R-53 Multifamily Residential zoning district which also fall under the Creighton Court Redevelopment Community Unit Plan.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation 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." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

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 14.5 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."
- 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

PURPOSE OF REQUEST

The SUP would permit the construction of a two-family detached dwelling and ADU on the currently vacant parcel. While the dwelling would be constructed to appear as a single-family dwelling from the street with a single entrance and full width front porch and the two-family and ADU uses are recommended as a “Primary Use” for the area by the Richmond 300 Master Plan, it is not currently permitted by the underlying R-5 Single Family Residential zoning district, and therefore, the SUP is required.

PROJECT DETAILS/DESIGN

The proposed two-family detached dwelling would be two stories tall and configured to appear as a single-family home from the street with one front entrance, a full width front porch, and a traditional three-bay design. The units would be configured as flats and unit would each consist of two bedrooms and two bathrooms in 1,152 square feet of living area. Each unit would have a modern and efficient floor plan designed to be meet the needs of the market with an open kitchen/living area at the front of the unit and bedrooms to the rear that would include en-suite baths and walk-in closets.

The proposed ADU would be two stories in height and located at the rear of the parcel. It would be accessed by a 3' wide walkway off N 28th Street as the Property only connects to the alley for 7' in the rear. It would contain one bedroom, one bathroom with a first-floor kitchen and living area and bedroom on the second floor. All buildings would be clad in cementitious lap siding to ensure quality and durability.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 30-1050.1 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 SUP 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 SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and off-street parking spaces for the dwellings 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 SUP 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 proposed SUP would not adversely affect the above referenced City services.

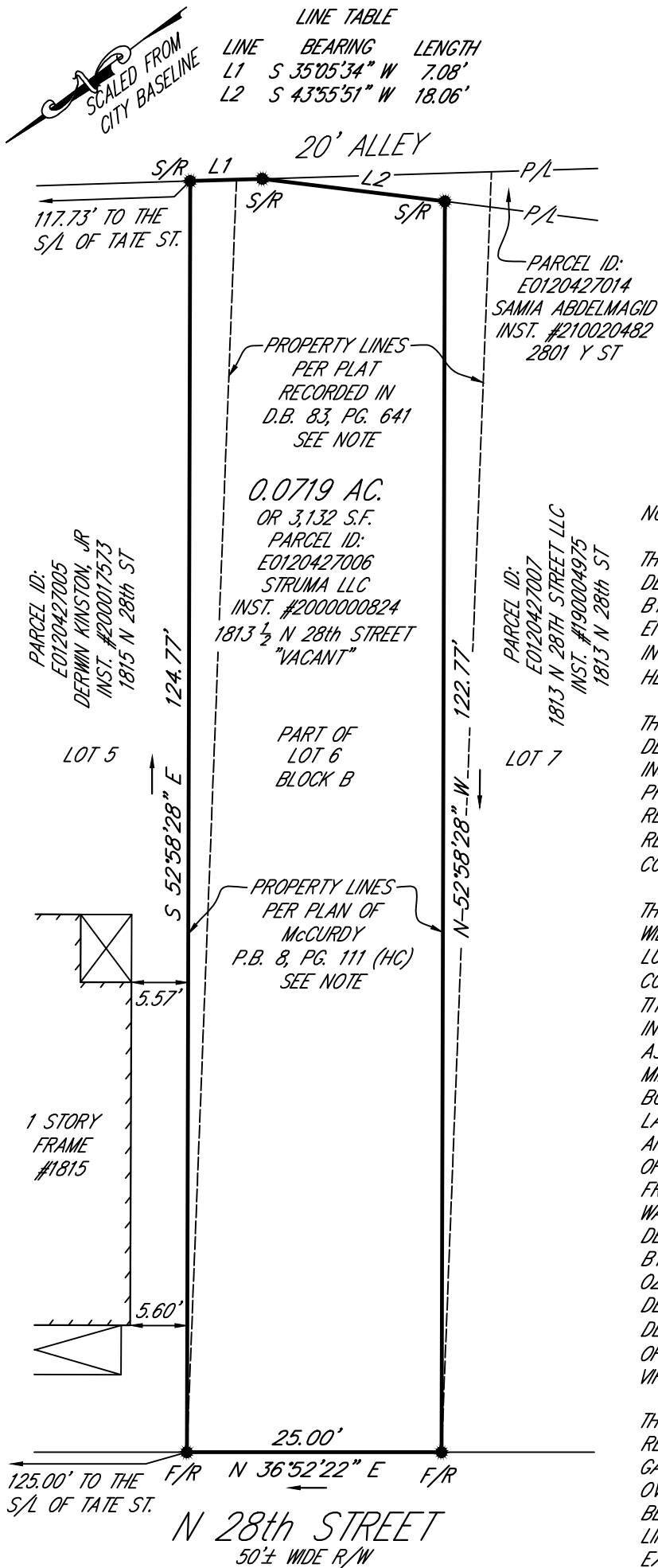
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity and normal side yard setbacks would be met. 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 a two-family detached dwelling and ADU on the Property. The SUP represents an ideal, small-scale urban development for this location that would fill a "missing tooth" in the neighborhood and allow for the construction of new dwellings which meet the needs of today's market and provide a range of housing styles and levels of affordability. These dwellings provide updated housing opportunities for the neighborhood and are consistent with the goals of the Richmond 300 Master Plan. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of high-quality residences consistent with Master Plan guidance.

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X"
AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.)
PANEL NUMBER: 5101290042D EFFECTIVE DATE: 04/02/2009.



THIS IS TO CERTIFY THAT ON MARCH 2, 2022, I
MADE AN ACCURATE SURVEY OF THE PREMISES
SHOWN HEREON AND THAT THERE ARE NO
EASEMENTS OR ENCROACHMENTS VISIBLE ON THE
GROUND OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF
RECORD AND OTHER PERTINENT FACTS WHICH A
TITLE SEARCH MIGHT DISCLOSE.



NOTE:
THIS SURVEY CORRESPONDS TO PROPERTY LINES AS
DEFINED IN THE PLAN OF McCURDY ON A PLAT MADE
BY T. CRAWFORD REDD & BRO. SURVEYORS &
ENGINEERS, DATED JANUARY 19, 1906 AND RECORDED
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
HENRICO COUNTY, VIRGINIA PLAT BOOK 8, PAGE 111.

THIS SURVEY ALSO CORRESPONDS TO THE PROPERTY
DESCRIBED IN THE DEED FOR LOT 5, RECORDED IN
INSTRUMENT #200017573, AND CORRESPONDS TO THE
PROPERTY DESCRIBED IN THE DEED FOR LOT 7,
RECORDED IN INSTRUMENT #190004975, BOTH DEEDS
RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT, CITY OF RICHMOND, VIRGINIA.

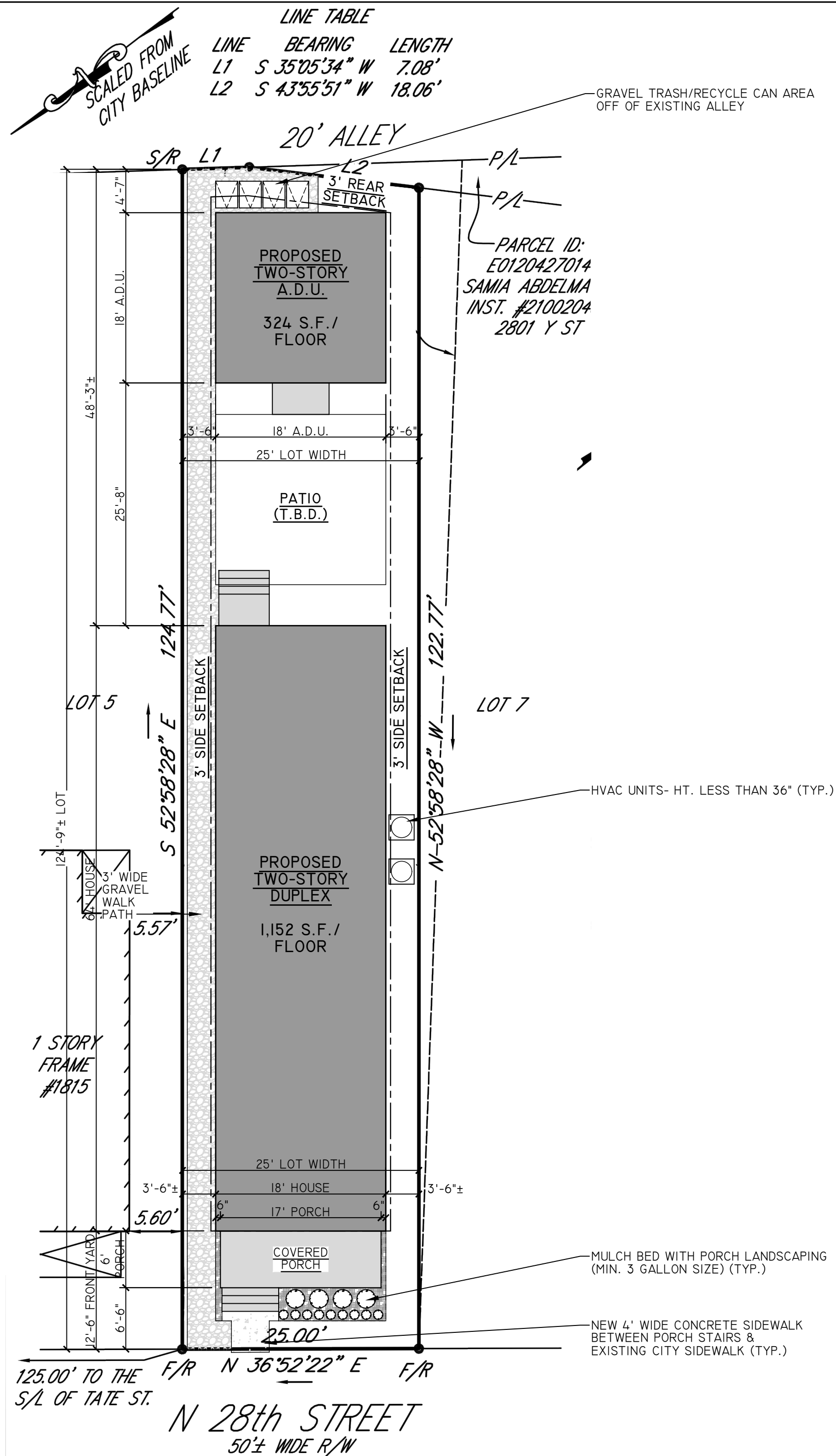
THE PROPERTY CONVEYED TO STRUMA, LLC FROM
WILLIAM T. PITTS, OWNER OF RECORD AND GREGORY A.
LUKANUSKI, SPECIAL COMMISSIONER, BY SPECIAL
COMMISSIONER'S DEED WITH SPECIAL WARRANTY OF
TITLE, DATED JANUARY 13, 2020, RECORDED IN
INSTRUMENT #200000824, DESCRIBES THE PROPERTY
AS SHOWN ON A PLAT OF SURVEY BY FOSTER AND
MILLER, CERTIFIED SURVEYORS RECORDED IN DEED
BOOK 83, PAGE 641, CITY OF RICHMOND, VIRGINIA
LAND RECORDS. THE PLAT OF SURVEY BY FOSTER
AND MILLER APPEARS TO BE AN INACCURATE SURVEY
OF THE PROPERTY CONVEYED TO WILLIAM T. PITTS
FROM HOWARD A. OZMON, JR., BY GENERAL
WARRANTY DEED DATED JUNE 16, 1986, RECORDED IN
DEED BOOK 83, PAGE 639. AND FURTHER REFERENCED
BY A GRANT OF ESCHEATED PROPERTY TO HOWARD
OZMON BY THE COMMONWEALTH OF VIRGINIA BY
DEED RECORDED IN DEED BOOK 83, PAGE 41, ALL
DEEDS AFOREMENTIONED RECORDED IN THE CLERK'S
OFFICE OF THE CIRCUIT COURT, CITY OF RICHMOND,
VIRGINIA.

THE PLAT OF SURVEY BY FOSTER AND MILLER
RECORDED IN DEED BOOK 83, PAGE 641 CREATES A
GAP BETWEEN LOT 5 AND LOT 6 AND CREATES AN
OVERLAP BETWEEN LOT 6 & LOT 7 AND AN OVERLAP
BETWEEN LOT 6 AND PARCEL ID: E0120427014. NO
LINES OF POSSESSION OR LINES OF OCCUPATION
EXIST AT TIME OF SURVEY.

PLAT SHOWING A SURVEY OF
A PORTION OF
LOT 6, BLOCK B
PLAN OF McCURDY
KNOWN AS
1813 1/2 N. 28th STREET
CITY OF RICHMOND, VIRGINIA

LANG
LAND SURVEYING, LLC
4413 LITTLE RIDGE LN, CHESTERFIELD, VA 23832
OFFICE: 804-350-7011
EMAIL: ronlang@anglandsurveying.com

DATE: MARCH 7, 2022	SCALE: 1"=15'
DRAWN BY: RLL	
CHECKED BY: RLL	
DWG NAME: 1813 1/2 N 28TH ST	



PROJECT CONTACTS:

DEVELOPER:
US2BG CONTRACTING, LLC
CONTACT: GEORGI GEORGIEV
804-873-9134

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW TWO-STORY TWO-FAMILY DETACHED HOUSE & A.D.U.
IN RICHMOND'S WOODVILLE NEIGHBORHOOD

1813½ N. 28TH ST. HOUSE

1813½ N. 28TH STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
INITIAL S.U.P. SUBMITTAL

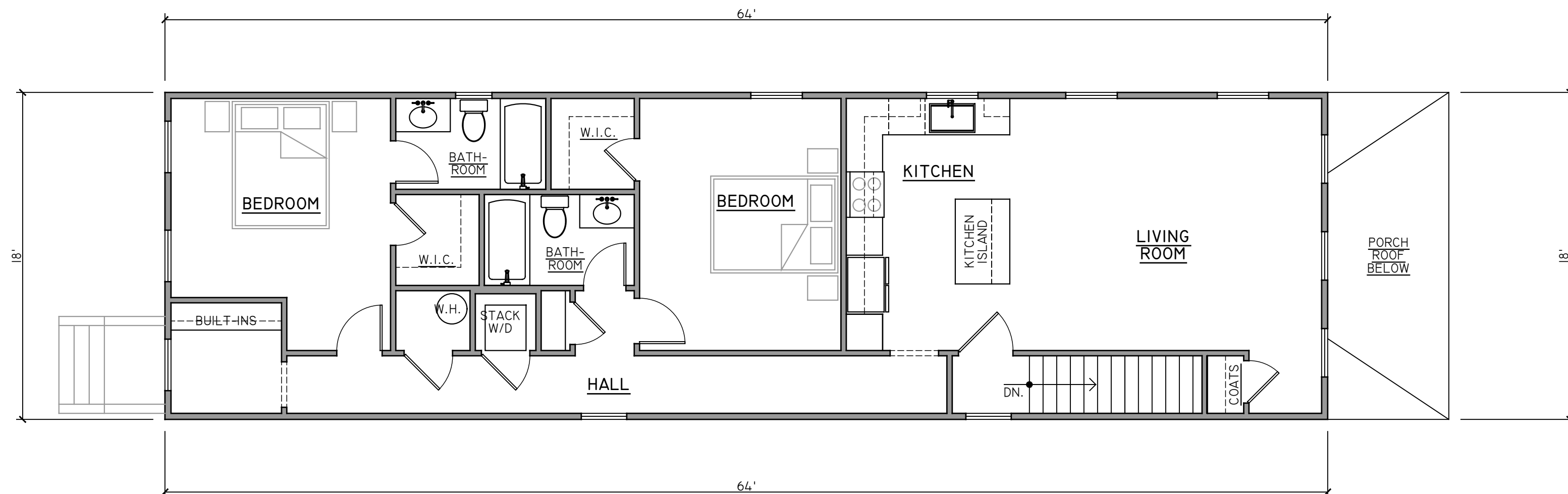
DATE/MARK:
01.20.2025

ARCHITECTURAL
SITE PLAN

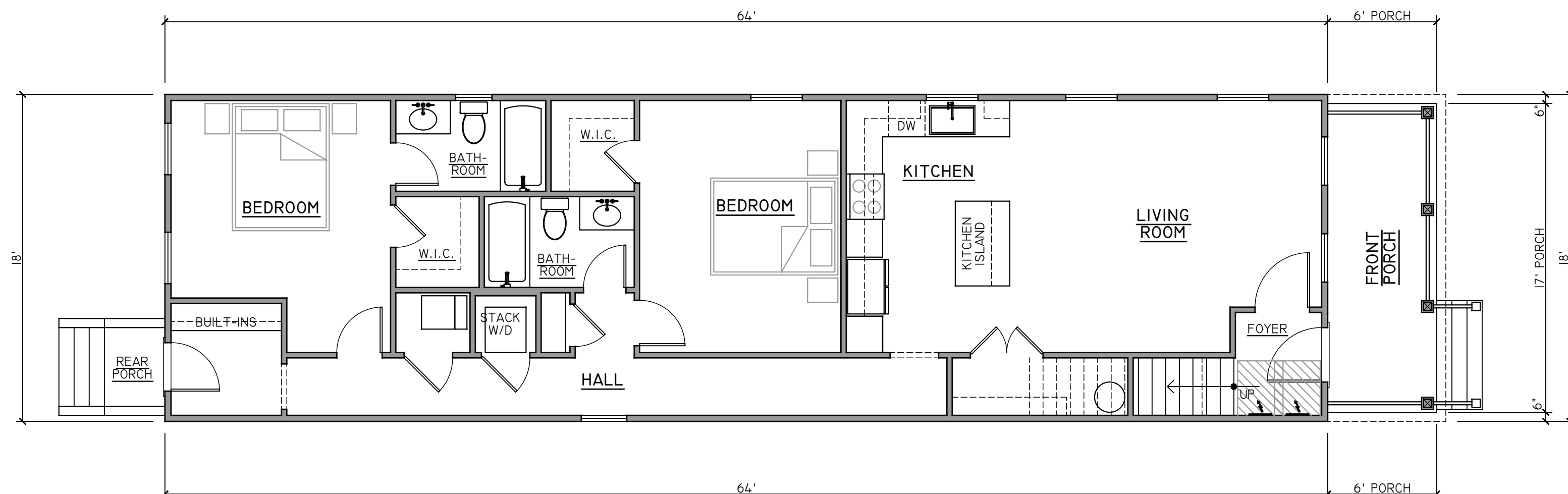
CI.1

01 | ARCHITECTURAL SITE PLAN

1" = 10'



02 | 2ND FLOOR PLAN
1/4" = 1'



01 | 1ST FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:
DEVELOPER:
US2BG CONTRACTING, LLC
CONTACT: GEORGI GEORGIEV
804-873-9134
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

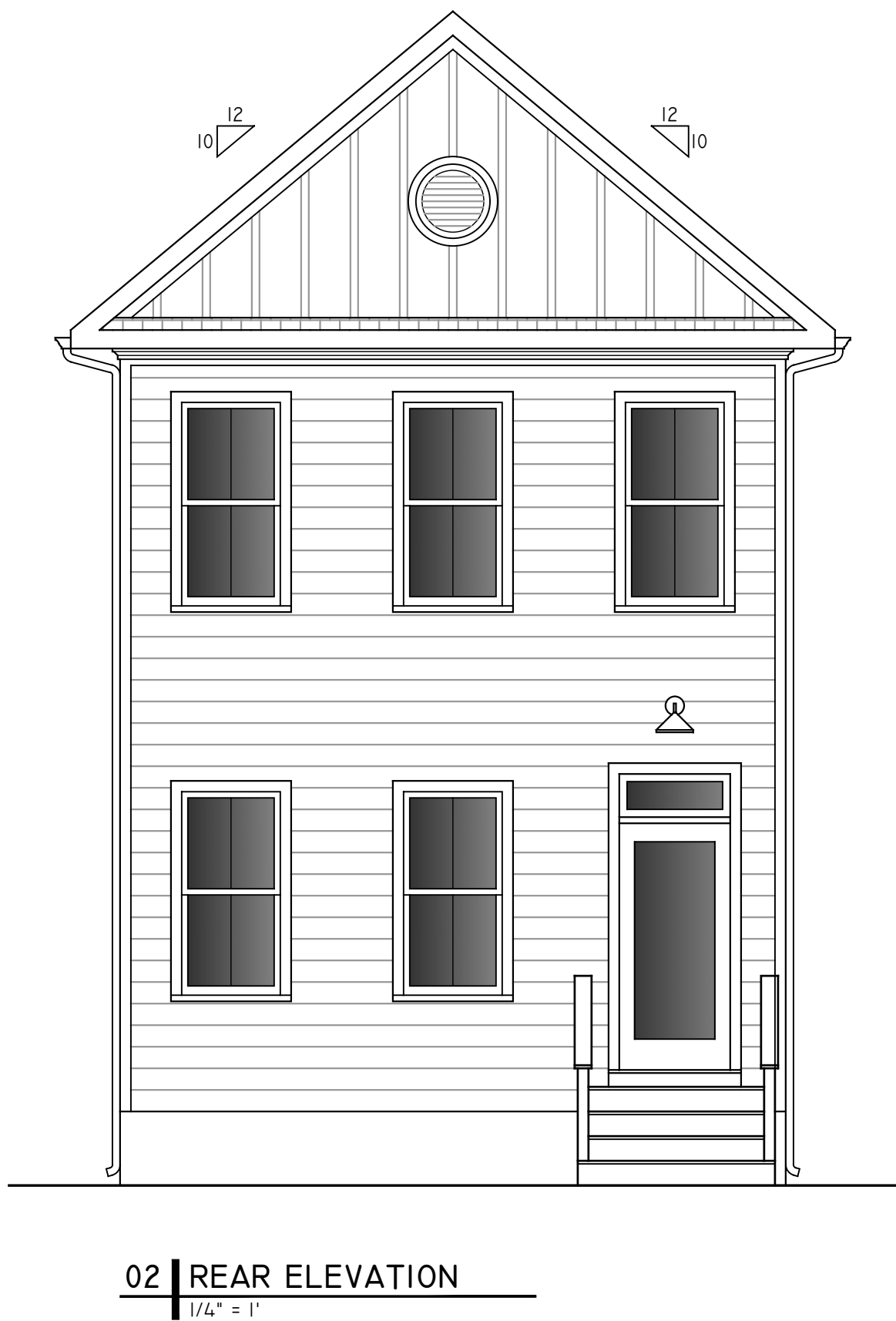
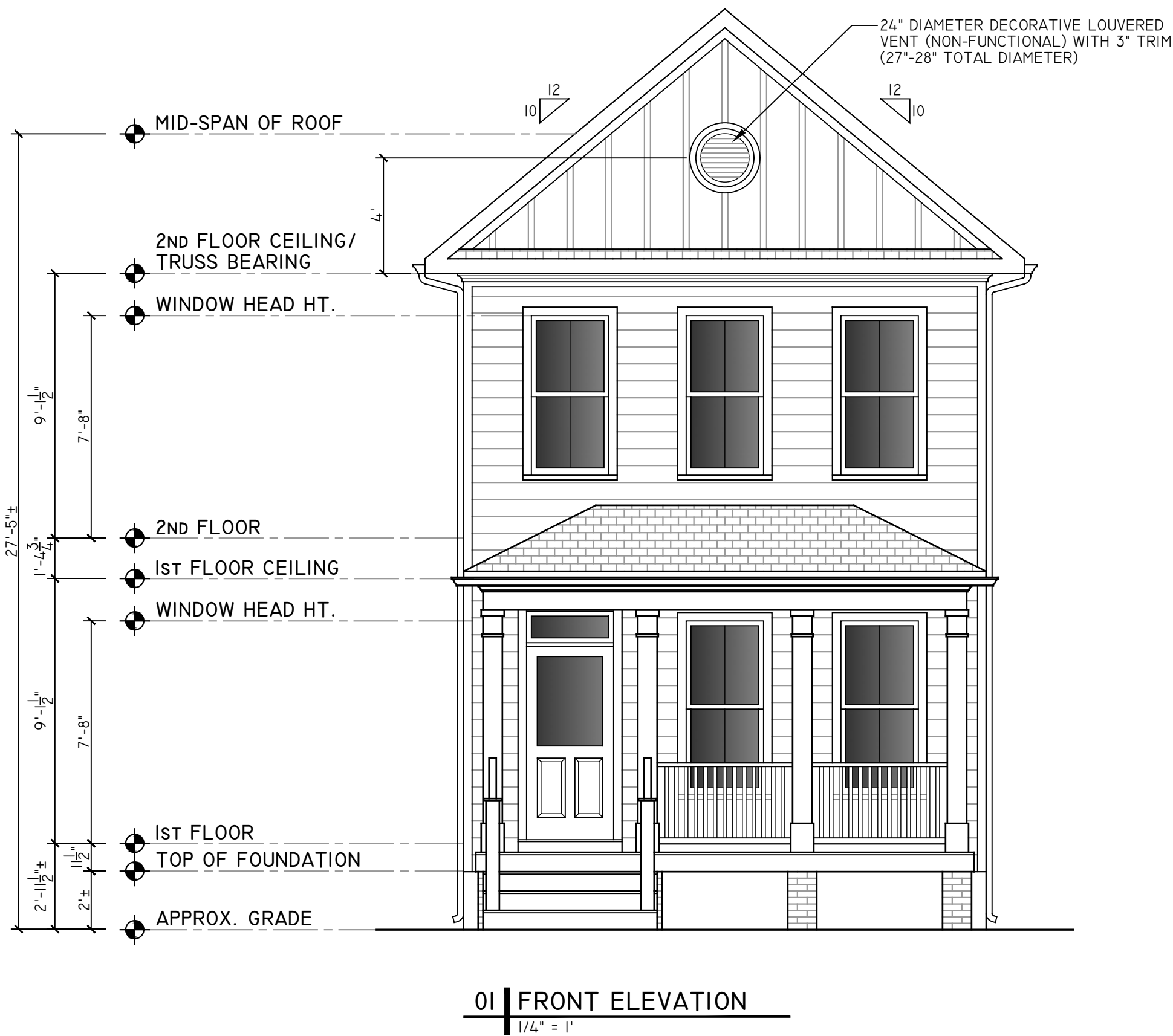
NEW TWO-STORY TWO-FAMILY DETACHED HOUSE & A.D.U.
IN RICHMOND'S WOODVILLE NEIGHBORHOOD
1813 1/2 N. 28TH ST. HOUSE
1813 1/2 N. 28TH STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
INITIAL S.U.P. SUBMITTAL
DATE/MARK:
01.20.2025
FIRST & SECOND
FLOOR PLANS
AI.1

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK PIERS	RICHMOND RED
02	PARGED FOUNDATION	THRU-COLOR TAN/GRAY
03	FIBER-CEMENT LAP SIDING	COLOR TBD
04	GABLES - FIBER-CEMENT BOARD & BATTEN SIDING	COLOR TBD
05	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE
06	FIBER-CEMENT OR VINYL SOFFIT	FACTORY WHITE
07	VINYL BEADBOARD PORCH CEILING	NON-VENTED, FACTORY WHITE
08	ENTRY DOOR	PAINTED, COLOR DBD
09	5/4x4 COMPOSITE DOOR/WINDOW TRIM	PAINTED WHITE
10	VINYL WINDOWS - SEE FLOOR PLANS FOR SIZES	PREFINISHED WHITE
11	8" SQUARE DECORATIVE PORCH COLUMN	PAINTED WHITE
12	COMPOSITE STAIRS/TRIM WITH P.T. WOOD DECKING	PAINTED WHITE FRAME
13	METAL FRONT PORCH RAILING/ HANDRAIL	FACTORY WHITE
14	TREATED WOOD REAR DECK/STAIRS/RAILING	NATURAL TREATED WOOD
15	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
16	ASPHALT SHINGLE ROOF	TBD
17	ADDITIONAL MOULDING- SEE WALL SECTION	PROFILE TBD, PAINTED WHITE

EXTERIOR FINISH NOTES:
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
2. GRADES SHOWN APPROXIMATE. V.I.F.
3. SEE SPECIFICATIONS BY OWNER
4. G.C. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER PRIOR TO CONSTRUCTION



PROJECT CONTACTS:
DEVELOPER:
US2BG CONTRACTING, LLC
CONTACT: GEORGI GEORGIEV
804-873-9134
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

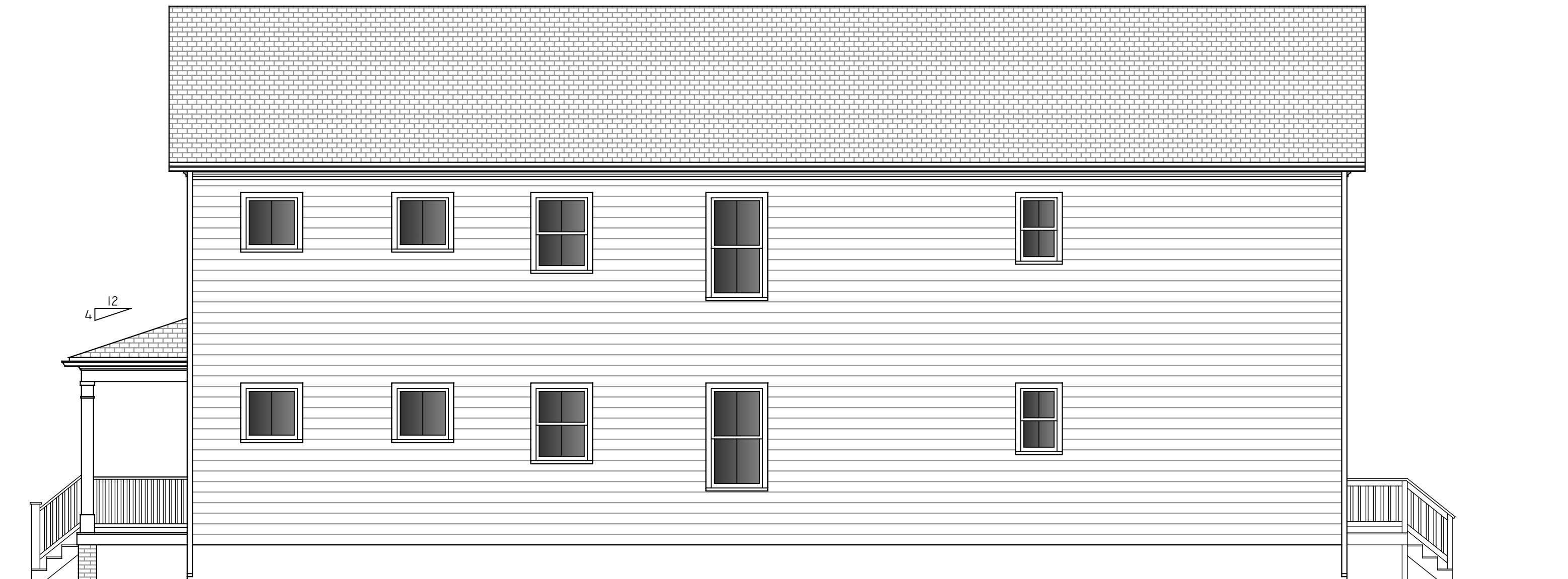
NEW TWO-STORY TWO-FAMILY DETACHED HOUSE & A.D.U.
IN RICHMOND'S WOODVILLE NEIGHBORHOOD
1813 1/2 N. 28TH ST. HOUSE
1813 1/2 N. 28TH STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
INITIAL S.U.P. SUBMITTAL
DATE/MARK:
01.20.2025
FRONT EXTERIOR
ELEVATION
A2.1



02 | LEFT SIDE ELEVATION
3/16" = 1'



01 | RIGHT SIDE ELEVATION
3/16" = 1'

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NEW TWO-STORY TWO-FAMILY DETACHED HOUSE & A.D.U.
IN RICHMOND'S WOODVILLE NEIGHBORHOOD

1813½ N. 28TH ST. HOUSE

1813½ N. 28TH STREET
RICHMOND, VIRGINIA 23223

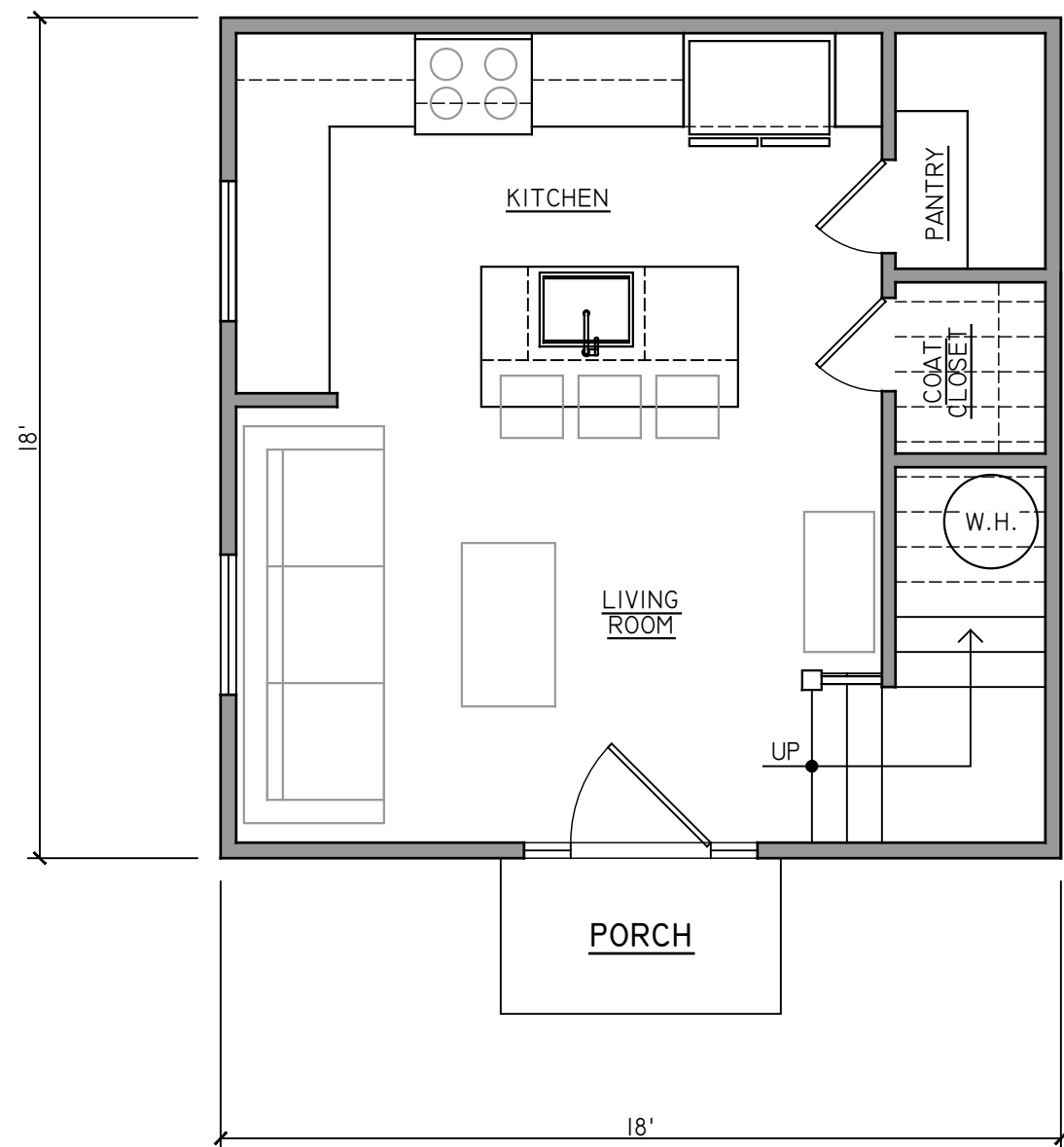
NOT FOR
CONSTRUCTION

SET/REVISION:
INITIAL S.U.P. SUBMITTAL

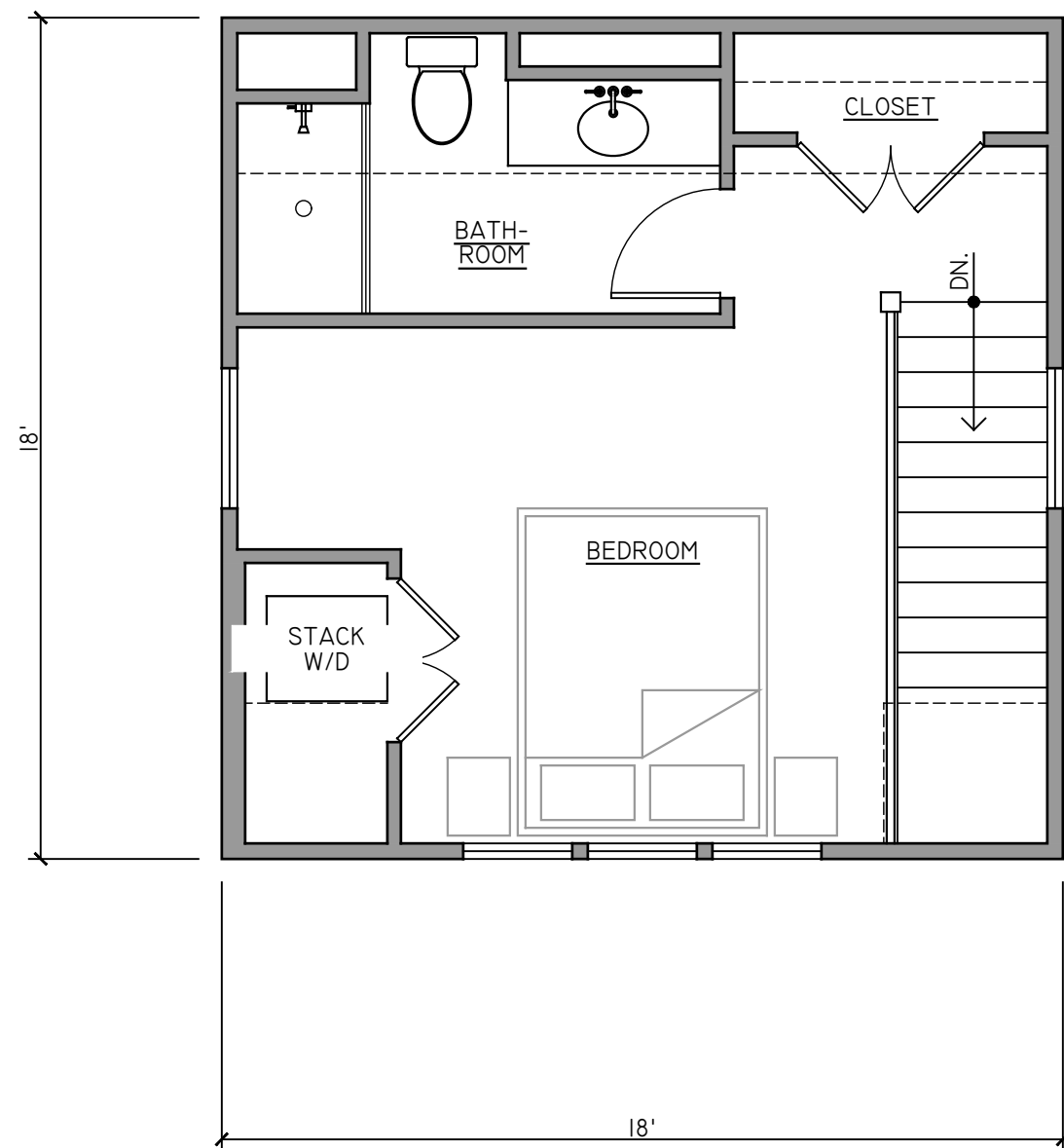
DATE/MARK:
01.20.2025

LEFT & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.2



01 | 1ST FLOOR PLAN
1/4" = 1'



02 | 2ND FLOOR PLAN
1/4" = 1'

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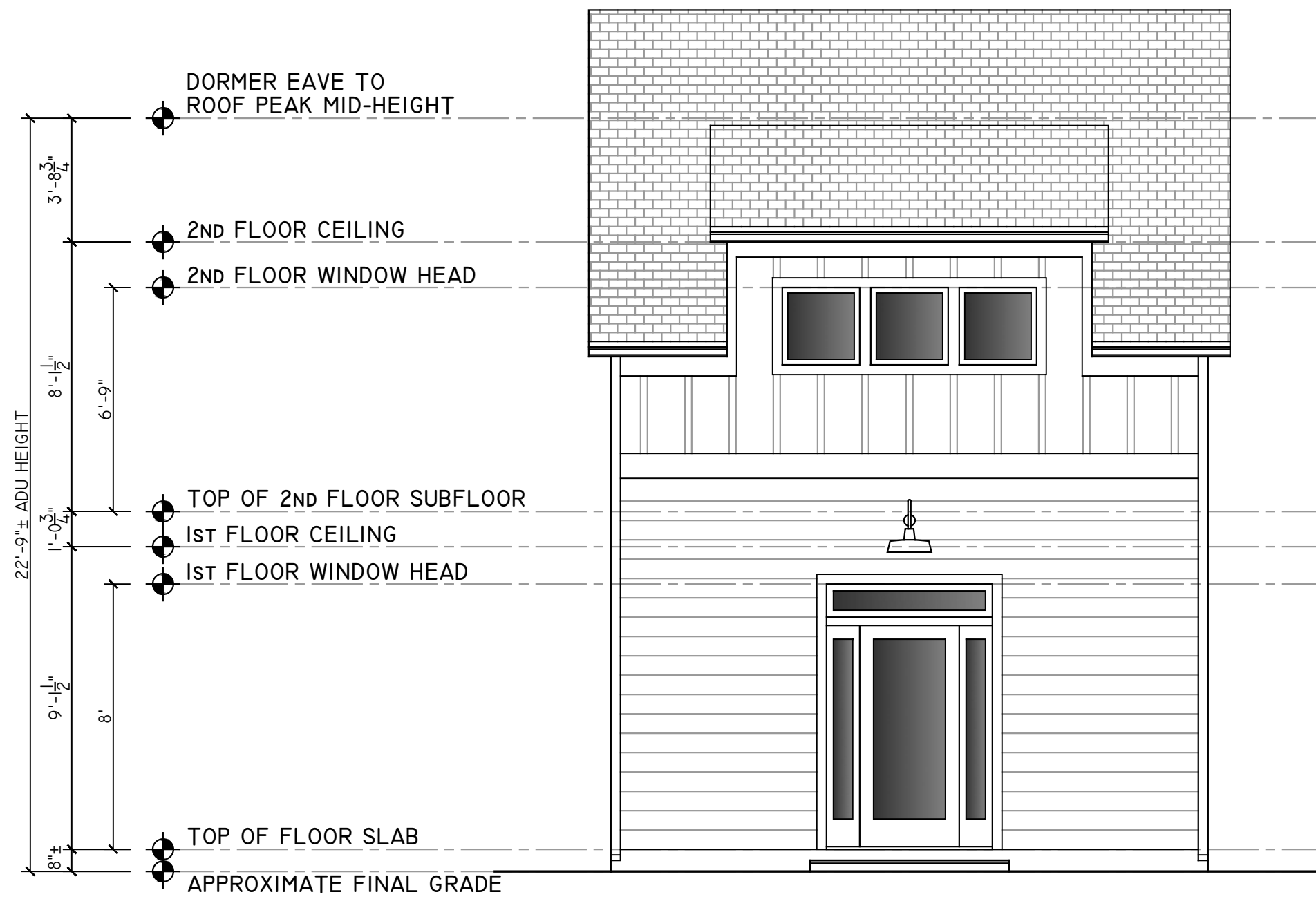
NOT FOR
CONSTRUCTION

SET/REVISION:
INITIAL S.U.P. SUBMITTAL

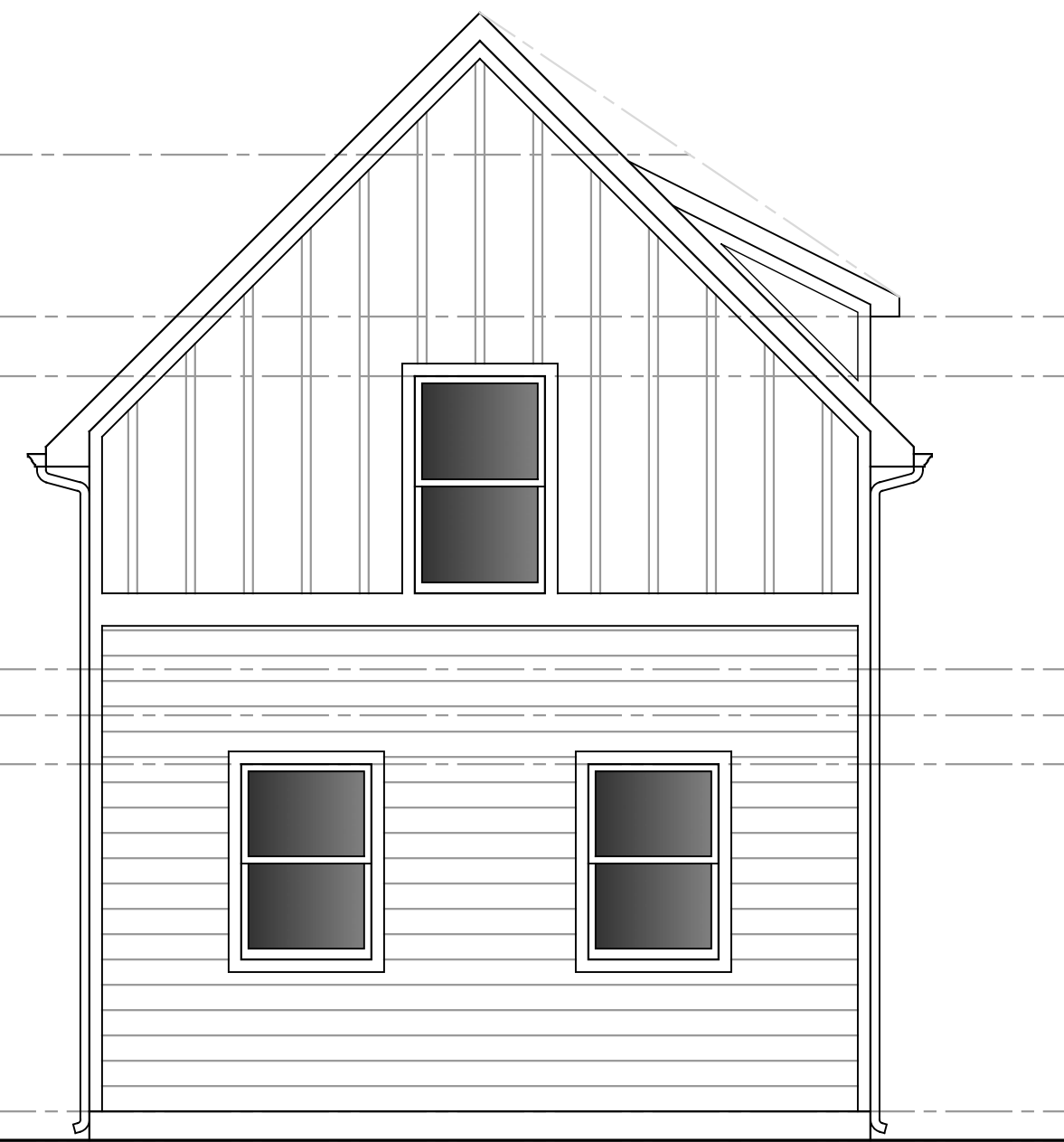
DATE/MARK:
01.20.2025

A.D.U. FLOOR PLANS

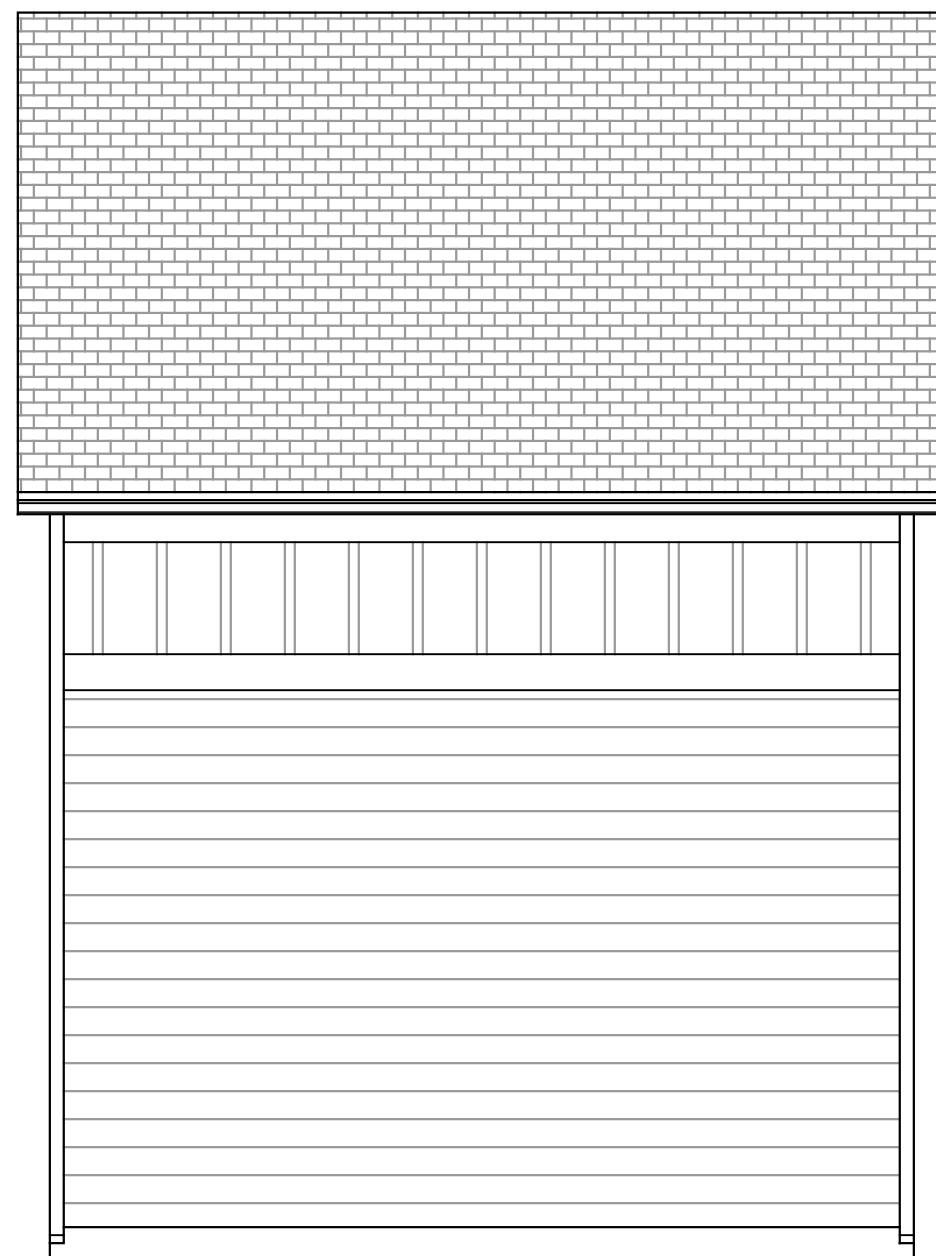
BI.1



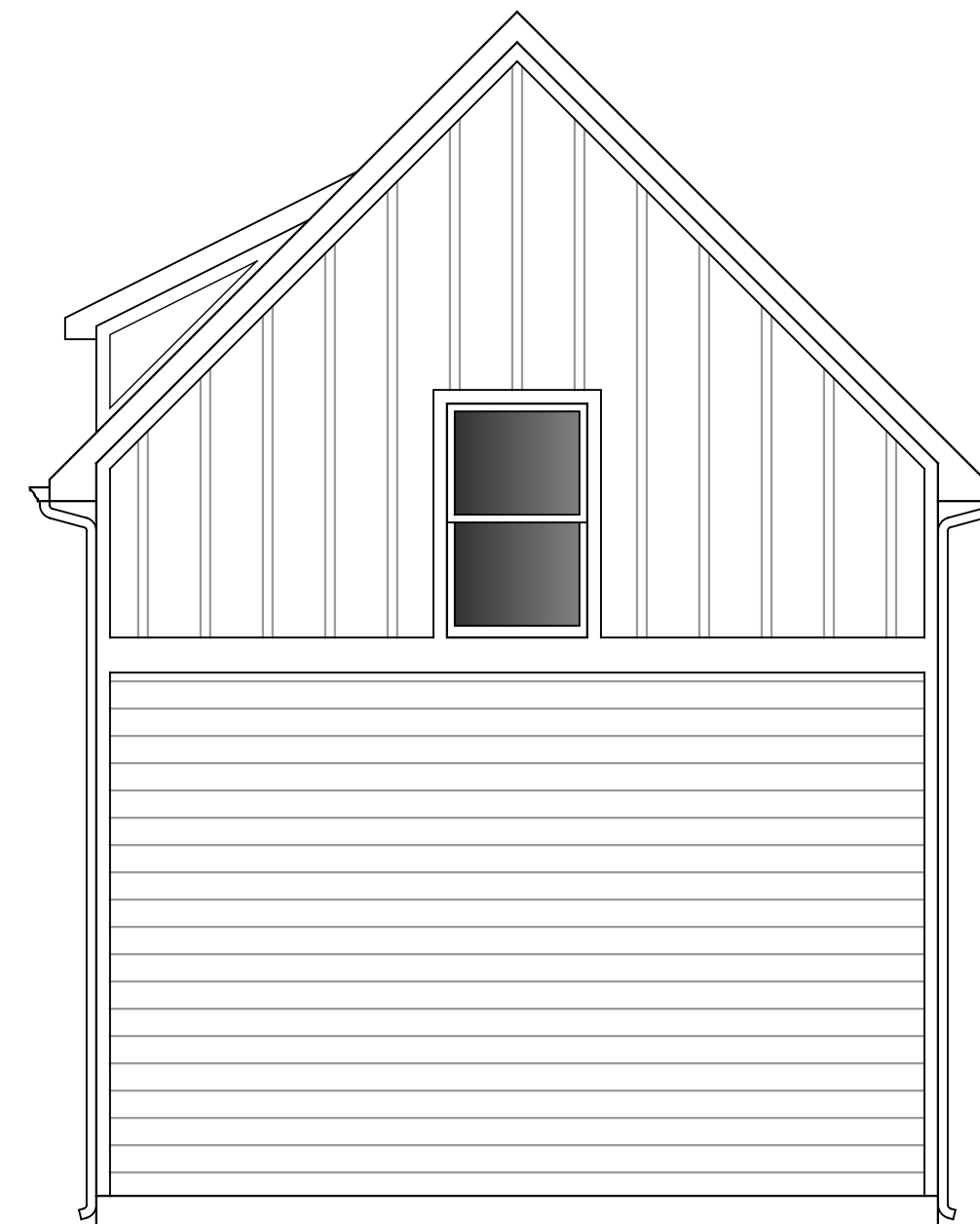
01 | FRONT ELEVATION
1/4" = 1'



02 | LEFT SIDE ELEVATION
1/4" = 1'



03 | REAR ELEVATION
1/4" = 1'



04 | RIGHT SIDE ELEVATION
1/4" = 1'

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INITIAL S.U.P. SUBMITTAL

DATE/MARK:
01.20.2025

A.D.U. EXT. ELEVATIONS

B2.1