INTRODUCED: December 15, 2025

#### AN ORDINANCE No. 2025-267

To authorize the special use of the property known as 1403 North 32<sup>nd</sup> Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality by the City Attorney

PUBLIC HEARING: JAN 12 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 1403 North 32<sup>nd</sup> Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a multifamily dwelling containing up to four dwelling units, 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:	NOES:	ABSTAIN:	
ADOPTED:	REJECTED:	STRICKEN:	
<del>-</del>	<del></del>		

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 1403 North 32<sup>nd</sup> Street and identified as Tax Parcel No. E000-0800/010 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled "Survey of Lot and Improvements Thereon Located at #1403 N. 32<sup>nd</sup> Street, Richmond, Virginia," prepared by A.G. Harocopos & Associates, P.C., and dated December 14, 2023, 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 multifamily dwelling containing up to four dwelling units, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "1403 North 32<sup>nd</sup> Street," prepared by Gilliam Design, LLC, and dated July 28, 2025, and "Survey of Lot and Improvements Thereon Located at #1403 N. 32<sup>nd</sup> Street, Richmond, Virginia," prepared by A.G. Harocopos & Associates, P.C., and dated December 14, 2023, 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 a multifamily dwelling containing up to four dwelling units, substantially as shown on the Plans.
  - (b) All building elevations and site improvements shall be substantially as shown on

the Plans.

- (c) Vinyl siding shall not be permitted.
- (d) All mechanical equipment, including heating, ventilation, and air conditioning units, 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) The Owner shall make improvements within the right-of-way, including the installation of two street trees along North 32<sup>nd</sup> Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public

Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

- (f) 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, 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.

# City of Richmond

# Intracity Correspondence

#### **O&R** Transmittal

**DATE:** October 17, 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: Odie Donald II, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, DCAO for Economic Development and Planning

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

**RE:** To authorize the special use of the property known as 1403 N 32<sup>th</sup> Street, for the

purpose of a multi-family dwelling, upon certain terms and conditions.

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize the construction of a new four-unit multi-family dwelling. Multi-family dwellings are not permitted uses in the R-5 Single-Family Residential district where the property is located.

**BACKGROUND:** The property is located on the east side of North 32nd Street near the intersection with T Street. The property is irregularly shaped with 65 feet of street frontage and approximately 34 feet along the rear alley. The parcel is 6,336 square feet in area. 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." (p. 56)

Intensity: Buildings heights are generally two to four stories. (p. 56)

The current zoning for this property is R-5 Single-Family Residential District. Adjacent and surrounding properties are also located within this district. The area is generally single-family detached residential. The density of the proposed is two units upon .1722 acres or 11 units per acre.

**COMMUNITY ENGAGEMENT:** Church Hill Central Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** December 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: January 12, 2026

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission January 6, 2026

**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, Map **STAFF:** 

David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036



#### 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
<a href="http://www.richmondgov.com/">http://www.richmondgov.com/</a>

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		
Description of the state of the		Date <u>:</u>
Tax Map #: E0000800010 Fee: \$300		
Total area of affected site in acres: 0.145		
(See page 6 for fee schedule, please make check payable to the "City	of Richmond")	)
Zoning		
Current Zoning: R-5		
Existing Use: Single-family detached		
Proposed Use		
(Please include a detailed description of the proposed use in the require	ed applicant's repo	nt)
Contruction of two (2) new two-family dwellings  Existing Use: Single-family detached		
EXISTING USE, origin-taming detaction		
Is this property subject to any previous land use cases?		
Yes No		
If Yes, please list the Ordinance Number:_		
A LI A CO A LE SAURORA A Maria Dales		
Applicant/Contact Person: Will Gillette / Mark Baker		
Company: Baker Development Resources Mailing Address: 530 East Main Street, Sulte 730		
City: Richmond	State: VA	Zip Code: 23219
Telephone; (804) 874-6275		)
Email:		
Property Owner: BILLIE ERICA CHENILLE AND JOYCE		
If Business Entity, name and title of authorized signee:		
(The person or persons executing or attesting the execution of this Ap, she has or have been duly authorized and empowered to so execute or		of the Company certifies that he or
, , , , , , , , , , , , , , , , , , , ,	,	
Mailing Address: 14430 Old Bond Street		
City: Chesterfield	State: <u>VA</u>	Zip Code: <u>23832</u>
Telephone: ( 804) 60(-0850	Fax: _(	)
Email:_		***************************************
Property Owner Signature:	and the second s	
The name oddwards telephone numbers and dispatures of the	of the present :	e required. Diagon obtach additional
The names, addresses, telephone numbers and signatures of all owners sheets as needed. If a legal representative signs for a property owner, 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 16, 2024

Rev: July 29, 2025

Special Use Permit Request 1403 N 32nd Street, Richmond, Virginia Map Reference Number: E000-0800/010

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 1403 N 32<sup>nd</sup> Street (the "Property"). The SUP would authorize the construction of four (4) dwelling units, configured as single-family attached on the Property. The multifamily use is not 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 on the western line of N  $32^{nd}$  Street between T Street and U Street. The parcel is roughly 70 feet wide, 128 feet deep and contains approximately 6,336 square feet of lot area. It is referenced by the City Assessor with tax parcel numbers E000-0800/010 and is currently improved with a one-story single-family dwelling. The Property is accessible by a north-south alley to the rear.



The properties in the vicinity are developed with a mix of single-family, two-family, and multifamily residential uses. The dwellings in the area consist of a wide range of forms but are primarily of frame construction with horizontal lap siding. The newer multifamily dwellings in the Armstrong Renaissance neighborhood include some brick facades as well.

#### **EXISTING ZONING**

The Property and the surrounding properties, including the subject block and the adjacent block to the east, are zoned R-5 Single-Family Residential. Further east and in the next block to the south across T Street are properties zoned R-6 Single-Family Attached Residential, which permits the proposed two-family detached dwelling use. To the west, there are properties zoned R-53 Multi-Family Residential. Additionally, to the north are properties zoned R-5 Single-Family but with a substantial collection of properties within a Community Unit Plan that is denser than what is permitted by the underlying zoning.

#### **TRANSPORTATION**

The Property is located less than a quarter mile from N 31<sup>st</sup> Street which is serviced by the 12 bus line and provides connection to the south towards Shockoe Bottom and Downtown towards the Transfer Station, which provides connection to the rest of the City.

#### 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."
  - o 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. "
  - o 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 applicant is proposing to construct four dwelling units, configured as single-family attached on the Property.

#### **PURPOSE OF REQUEST**

The Property is irregularly shaped with approximately 65 feet of frontage along N 32<sup>nd</sup> Street, 33.76 feet of frontage along the rear alley, a depth of 124.15 feet, and containing roughly 6,132 square feet of lot area. The owner is proposing to remove the existing dwelling and construct four new dwelling units, configured as four attached single-family dwellings on the Property. The proposed dwellings are configured in a town-home style with separate entrances for each unit and would present as two single-family attached dwellings from the street. While the multifamily use is recommended as a primary use by the Richmond 300 Master Plan and is commonly found in the area, it is not permitted by

the underlying R-5 Single Family Residential zoning district, and therefore, the SUP is required.

In exchange for the SUP, the intent of this request is to ensure the development of two high-quality two-family dwellings. Furthermore, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by-right development.

#### PROJECT DETAILS/DESIGN

When complete, the proposed dwellings would each be two stories in height and configured as townhomes with two, two story dwellings fronting the street and two one-story dwellings attached at the rear of the parcel. The two-story units would include three bedrooms and two and a half bathrooms in approximately 1620 square feet of finished floor area. The rear one-story units would include one bedroom and one bathroom in approximately 342 square feet of finished floor area. All of the proposed plans are modern and open and have been designed to meet the needs of the market.

The new dwellings would be of frame construction and clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width front porch would engage the street and provide usable outdoor living space. Furthermore, the proposed dwellings massing, and architectural styles are designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood. Lastly, two parking spaces would be provided to the rear.

# **Findings of Fact**

The following are factors included 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 will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

• 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 traffic generation for the additional dwelling units would be negligible, especially with the provision of two off-street parking spaces. As such, the SUP will not create 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 SUP will not tend to overcrowd 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 SUP 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 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 four new dwellings, configured as single-family attach on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality housing opportunities consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block though the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.







SQUARE FOOT	<u>AGE</u>
Name	Area
TWO STORY UNITS SECOND LEVEL	810 SF
TWO STORY UNITS FIRST LEVEL	810 SF
SINGLE LEVEL ONE BEDROOM UNITS	342 SF

Sheet List							
Sheet Number Sheet Name							
A0	COVER						
<b>A</b> 1	FOUNDATION & FRAMING						
A2	FIRST FLOOR & FRAMING						
A3	SECOND FLOOR, FRAMING, & ROOF						
A4	ELEVATIONS						
A5.1	SECTION AND DETAILS						
A5.2	DETAILS						
A6.1	BRACED WALLS FIRST FLOOR						
A6.2	BRACED WALLS SECOND FLOOR						

# GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IRC 2021 VA STATE CONSTRUCTION CODE AND ANY LOCAL CODES (IF APPLICABLE). THE CONTRACTOR SHALL ASSUME FULL RESPONSEBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES. - OWNER AND CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES, AND GRADE REQUIREMENTS

- CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. - WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER / DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)

- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF THESE SYSTEMS THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUR WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECTS DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THE DESIGNER TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

- WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE DESIGNER - ALL STUDS & PLATES TO USE #2 SPF FRAMING LUMBER
- ALL TRUSSES & HEADERS TO USE #2 SYF FRAMING LUMBER - ALL DIMENSIONS ARE TO BE ROUGH FRAMING
- ALL EXTERIOR WALLS ARE 3 1/2" AND ALL INTERIOR WALLS ARE 3 1/2" UNO ON PLAN
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED - ALL EXTERIOR DECK LUMBER SHALL BE PRESSURE TREATED

- WINDOW HEAD HEIGHTS ARE TO BE AS FOLLOWS: -FLOORS WITH 9'-0" CEILING - WINDOWS: 7'-11 3/8" AFF - FLOORS WITH 8'-0" CEILING - WINDOWS: 7'-0 7/8" AFF

- POCKET DOORS - HEADER MUST BE SQUARE & PLUMB WITH STUDS & LEVEL. RO HEIGHT IS 84 1/2", RO WIDTH IS 2X DOOR + 1"

- ALL STUDS & PLATES TO USE #2 SPF FRAMING LUMBER - ALL TRUSSES & HEADERS TO USE #2 SYP FRAMING LUMBER

- PROVIDE (1) layer of 1/2" gyp bd on all walls. Provide (1) layer of 1/2" gyp bd on all ceilings - PROVIDE HANDRAILS AT EXTERIOR STEPS WHEN THERE ARE 4 OR MORE RISERS

-IN ACCORDANCE WITH VRC-2021 R330 A FIRE EXTINGUISHER HAVING A RATING OF 2-A:10-B:C OR AN APPROVED EQUIVALENT TYPE OF FIRE EXTINGUISHER SHALL BE INSTALLED IN THE KITCHEN AREA -IN ACCORDANCE WITH VRC-2021 R315 A COMBINATION CARBON MONOXIDE & SMOKE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

### **EROSION CONTROL NOTES:**

NO SITE DISTURBANCE BELOW TRENCHES.

- INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION. - MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
 ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000#ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND.

# BRICK LINTEL SCHEDULF

יום	IOI LII	ILL OOI ILDOLL
NO.	OPENING SIZE	STEEL ANGLE SIZE
L1	UP TO 3'-6"	3 1/2" x 3 1/2" x 1/4"
L2	UP TO 6'-0"	5" x 3 1/2" x 5/16" L.L.V.
L3	UP TO 8'-0"	6" x 3 1/2" x 3/8" L.L.V.

# OVER 8'-0" - CONSULT ARCHITECT

1. STEEL LINTELS SHALL BE ASTM A36 2. ALL LINTELS SHALL HAVE A MIN 8" BEARING UNO

3. ALL LINTELS SHOULD BE HOT DIPPED GALV

INSTALLATION OF FRAMING SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES

WHERE DRAWINGS ARE IN CONFLICT WITH OTHER DRAWINGS, CONTRACTOR SHALL NOTIFY THE DESIGNER PROVIDE SOLID WOOD BLOCKING BETWEEN JOISTS TO MATCH POST SIZE ABOVE

| INDICATES BEARING WALL | INDICATES BEARING WALL ABOVE

**GENERAL STRUCTURAL NOTES** 

- DRAFT STOPPING SHALL BE PROVIDED IN THE CONCEALED SPACE OF FLOORING/CEILING ASSEMBLY. AREA OF THE CONCEALED SPACE SHALL NOT EXCEED 1,000 SQ. FT. PER IRC 2021 SECTION R502.12

FIREBLOCKING: SHALL BE PROVIDED AS REQUIRED BY IRC 2021 SECTION R502.12

LATERAL RESTRAINT AT SUPPORTS: JOISTS SHALL BE SUPPORTED LATERALLY PER IRC 2021 SECTION R502.7

DESIGN PARAMETERS:

STRUCTURAL DESIGN IS BASED ON 2021 IRC

WOOD FRAME DESIGN IS BASED ON NDS "NATIONAL DESIGN SPECIFICATION" FOR WOOD CONSTRUCTION LATEST EDITION

- DESIGN LOADS ROOFS: LIVE = 18psf (25psf GROUND SNOW) DEAD = 17psf (10psf @ RAFTERS)
ATTIC: LIVE = 20psf @ HT > 42' DEAD = 10psf FLOORS: LIVE = 40psf (SLEEPING = 30psf) DEAD = 10psf (20psf @ TILE) WIND: 115mph. EXP. B SOIL: 1500 psf ALLOWABLE BEARING PRESSURE

FROST DEPTH: 2'-0"

-CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
-CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
-FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD INLETS, ROCK CHANNELS OR DISPERSION TRENCHES
-AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE
MATERIAL AND STRIPPED OF TOPSOIL
-PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8", AND MAKE SURE EACH LIFT IF
PROPERLY COMPACTED.

DESIGN PARAMETERS:

EXTERIOR WALLS SHALL BE 2X4/2X6 @ 16" O.C. SPF "#2 GRADE" LUMBER OR BETTER

- INTERIOR BEARING WALLS SHALL BE 2X4/2X6 @ 16" O.C. SPF "#2 GRADE" LUMBER OR BETTER (UNO ON PLANS)

- ALL HEADERS SHALL BE SUPPORTED BY (1) 2X JACK STUD & (1) 2X KING STUD MIN. THE NUMBER OF STUDS SPECIFIED AT SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED UNO

- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER

- FASTEN EACH ROOF TRUSS TO THE TOP PLATE W/ SIMPSON H2.5a CLIPS (OR APPROVED EQUAL) AT EACH BEARING POINT. PROVIDE (2) H2.5a CLIPS AT 2-PLY GIRDERS AND FLUSH BEAMS AND (3) H2.5a CLIPS AT 3-PLY GIRDERS

- TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND DELIVERY

- ALL HEADERS, BEAMS, JOISTS, AND OTHER STRUCTURAL MEMBERS SHALL BE HEM-FIR #2 LUMBER OR BETTER

- PROVIDE SOLID BLOCKING UNDER ALL POSTS - CONTINUOUS TO FOUNDATION / BEARING

- FASTEN 2X WOOD PLATES TO TOP FLANGE OF STEEL BEAMS WITH (2) ROWS PAF ("HILTI" DNI47P8 PINS OR EQUAL) @ 32"

O.C. OR 1/2" DIA BOLTS @ 48" O.C.

- FASTEN 2X WOOD PLATES TO TOF FLANGE OF STELL DESIGN OF THE CONTROL OF STELL DESIGN OF THE CONTROL OF THE CONT CLIPS AT FLUSH BEAM IN THE ROOF

- BUILDER TO VERIFY CORROSION RESISTANCE COMPATIBILITY OF ALL HARDWARE & FASTENERS IN CONTACT W/
PRESERVATIVE TREATED WOOD, BASED ON TYPE OF PRESERVATIVE USED

ROOF FRAMING / TRUSS NOTES:

- TRUSS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER DRAWINGS & SPECIFICATIONS. - ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP
- ALL TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT APPROVAL OF ENGINEERING

CALCULATION.

- ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

- ALL ROOF FRAMING 24" O.C.

- ALL OVERHANGS 12"

- ATTIC VENTILATION REQUIRED.

FOUNDATION: - ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED - ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES
- CONCRETE DESIGN BASED ON ACI-318-02 -FOOTINGS SHALL BE PLAIN CONCRETE UNO (f' = 3000psi @ 28 DAYS)
- ALL FOOTINGS SUPPORTING STRUCTURE SHALL BEAR BELOW FROST LINE - CONSULT BUILDING DEPARTMENT FOR MIN DEPTH
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESSURE TREATED SOUTHERN PINE #2
- FASTEN SILL PLATES TO FOUNDATION WALLS W/ 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. (OR SIMPSON MAB-23, "Z-MAX" COATED STRAPS @ 2'-9" 0.C.) W/ A MIN OF 2 PER PLATE, 12" MAXIMUM FROM PLATE ENDS.
- CONCRETE MASONRY UNITS SHALL BE ASTM C270, TYPE S CMA DESIGN BASED ON ACI 530-99 & ACI 530.1-99

- SLAB ON GRADE - 4" CONC. SLAB, STRAIGHT PORTLAND CEMENT, 3500psi W/ FIBERMESH ON 6 MIL VAPOR BARRIER ON 4"

ATTIC VENTILATION:

AREA/300

BRACED WALL NOTE:

TO COMPLY WITH VRC 2021 SECTION R101.1, THESE PLANS ARE DESIGNED W/ CS/WSP CONTINUOUS SHEATHING WOOD STRUCTURAL PANELS FOR BRACED WALL PANELS **INTERIOR BRACED WALLS:** 

INTERIOR BRACED WALLS (IBW) SHALL BE METAL CROSS BRACING STRAPS PER R602.10.2.1 INTERMITTENT BRACED WALL METHOD "LIB", INSTALL PER MFGR. INSTRUCTIONS

ALL INTERIOR AND EXTERIOR BEARING HEADERS ARE (2)2X8 MIN UNO ON THE FIRST FLOOR ALL INTERIOR AND EXTERIOR BEARING HEADERS ARE (2)2X6 MIN UNO ON THE SECOND FLOOR

INSULATION

- WOOD FRAMED WALLS TO BE R-15 MIN. - FLOORS TO BE R-19 BATT MIN - CEILINGS TO BE R-60 MIN - SLAB TO BE R-10 FOR 24" MIN BASEMENT WALLS TO BE R-10 CONT. OR R-15 CAVITY ONLY MIN

STAIR & RAIL NOTES

- STAIR TREADS SHALL BE 9" MIN PLUS 1" NOSING (TYP) STAIR RISERS SHALL BE 7 3/4" MAX - ALL HANDRAILS SHALL BE 34" MIN TO 38" MAX ABOVE NOSING (TYP)

- ALL HANDRAIL GRIP SIZES SHALL BE 1.25" DIA MIN TO 2" DIA MAX - ALL GUARDRAILS SHALL BE 36" MIN ABOVE FLOOR (TYP) - ALL BALUSTERS SHALL BE CONSTRUCTED TO NOT PERMIT A 4" DIA SPHERE TO PASS (TYP)

- ALL HANDRAILS, GUARDRAILS, & BALUSTERS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED PROVIDE EXTERIOR GUARDRAILS FOR PORCHES AND/OR STOOPS WHEN PORCH HEIGHT IS 30"
 OR GREATER
 PROVIDE HANDRAILS AT EXTERIOR STEPS WHEN THERE ARE 4 OR MORE RISERS NOTE: ALL NOTES TYPICAL UNO BY CODE

### DOOR & WINDOW NOTES

- ALL DOORS SHALL BE HOLLOW CORE UNO ON PLANS - ALL DOORS SHALL BE HOLLOW CORE UNO ON PLANS
- ALL INTERIOR DOORS SHALL BE PAINTED. BARN DOORS SHALL BE STAINED. ENTRY DOOR TO
BE DEFINED BY OWNER/DESIGNER PRIOR TO ORDERING.
- EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL
BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR
EFFORT. GLAZING SHALL BE DUAL PANE SAFETY GLASS WITH MIN U-VALUE OF 0.60

# ELECTRICAL, DATA, & AUDIO NOTES:

ELECTRICAL:

- OWNER/DESIGNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL RECEPTACLES IN BATHROOMS AND KITCHEN SHALL BE G.F.I. ORG. F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BATHROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKIUP FOR ALL INITS. BACKUP FOR ALL UNITS.

- CIRCUITS SHALL BE VERIFIED WITH OWNER/DESIGNER PRIOR TO WIRE INSTALLATION.

- FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH OWNER/DESIGNER.

- FIXTURES TO BE SELECTED BY OWNER/DESIGNER. DATA / CABLE / AUDIO:

- IF REQUIRED, LOCATE SPEAKERS AND AUDIO CONTROLS AS DIRECTED BY OWNER; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL LOCATED IN MEDIA CLOSET.
- AUDIO SPEAKERS TO BE APPROVED BY OWNER.
- LOCATE JACKS AS INDICATED BY OWNER; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY OWNER.

# TRUSS NOTES:

ELECTRICAL:

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP. 2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS. 3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF

4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL. 6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.

7. ALL ROOF FRAMING 24" O.C. 9. SCISSORS TRUSS CEILING PITCH 2:12.

10. TRUSSES MANUFACTURED BY

1. ALL OVERHANGS 12". PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.

PROVIDE GABLE VENTS ALL GABLE ENDS.

PROVIDE GALV. ROOF VENTS ON BACKSIDE OF ROOFLINE ABOVE CONDITIONED

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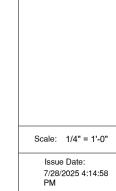


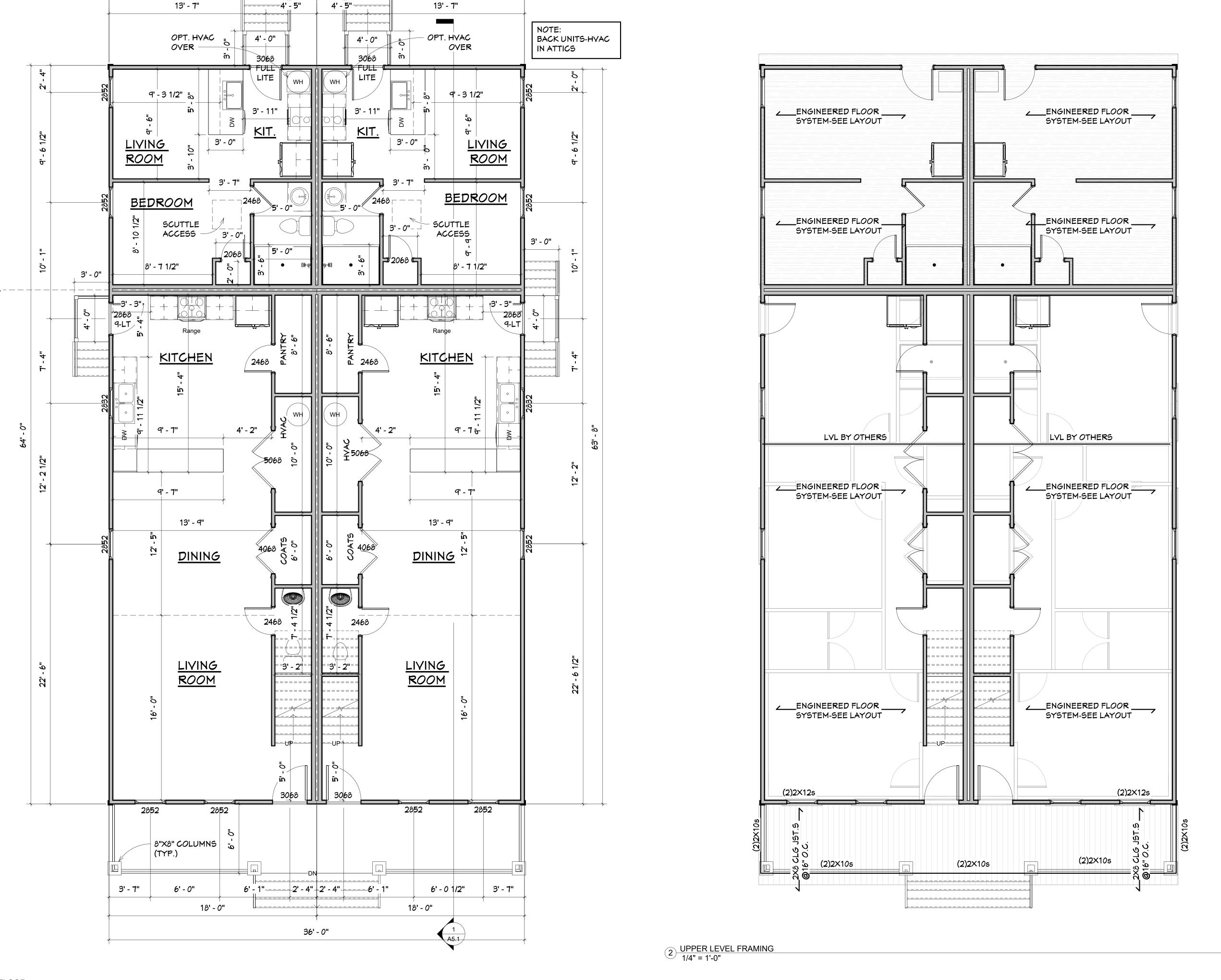
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A1

Gilliam Design, LLC.





PL

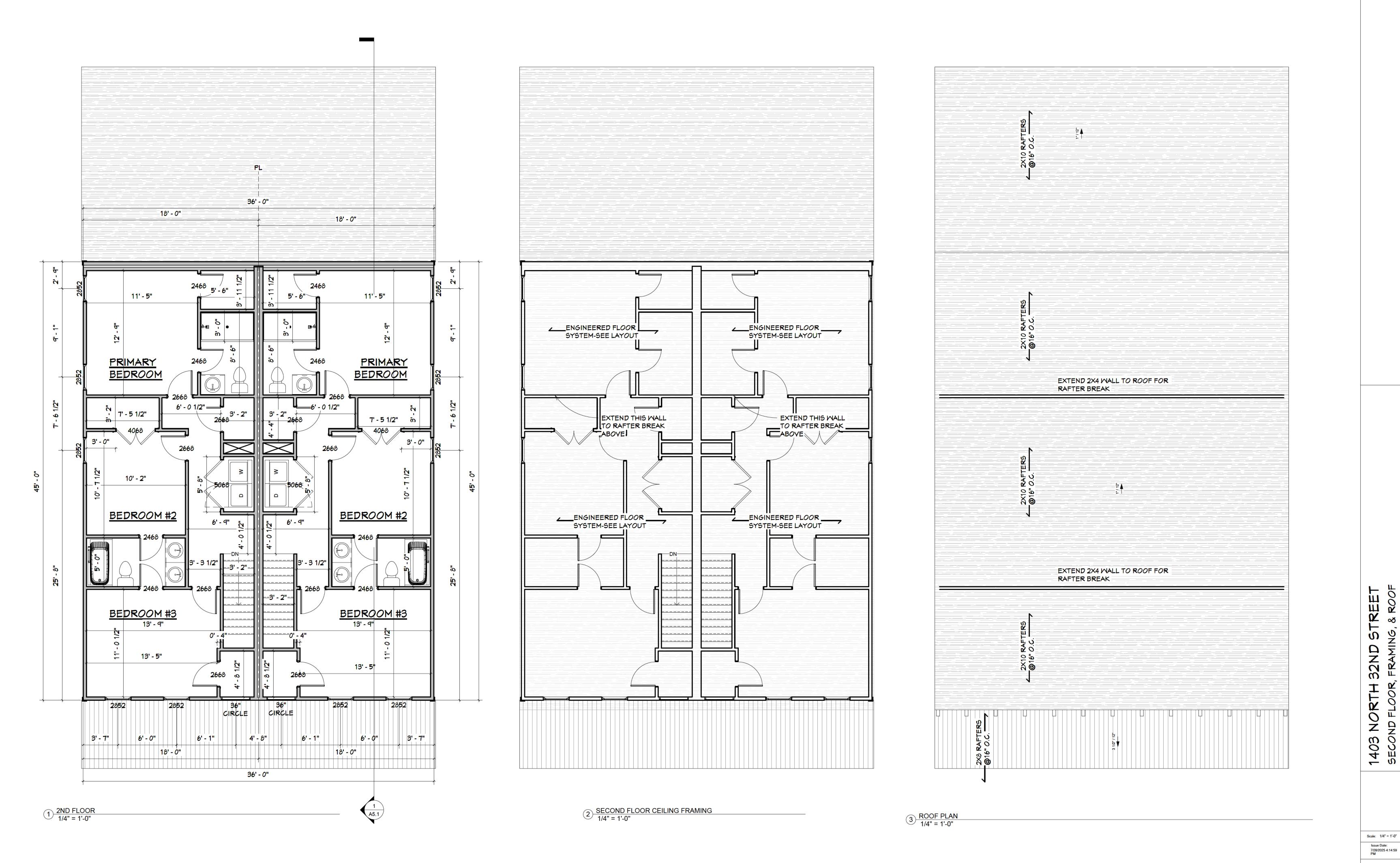
36' - 0"

18' - 0"

18' - 0"

1 1ST FLOOR 1/4" = 1'-0"

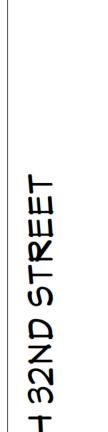
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Gilliam Design, LIC.

A3

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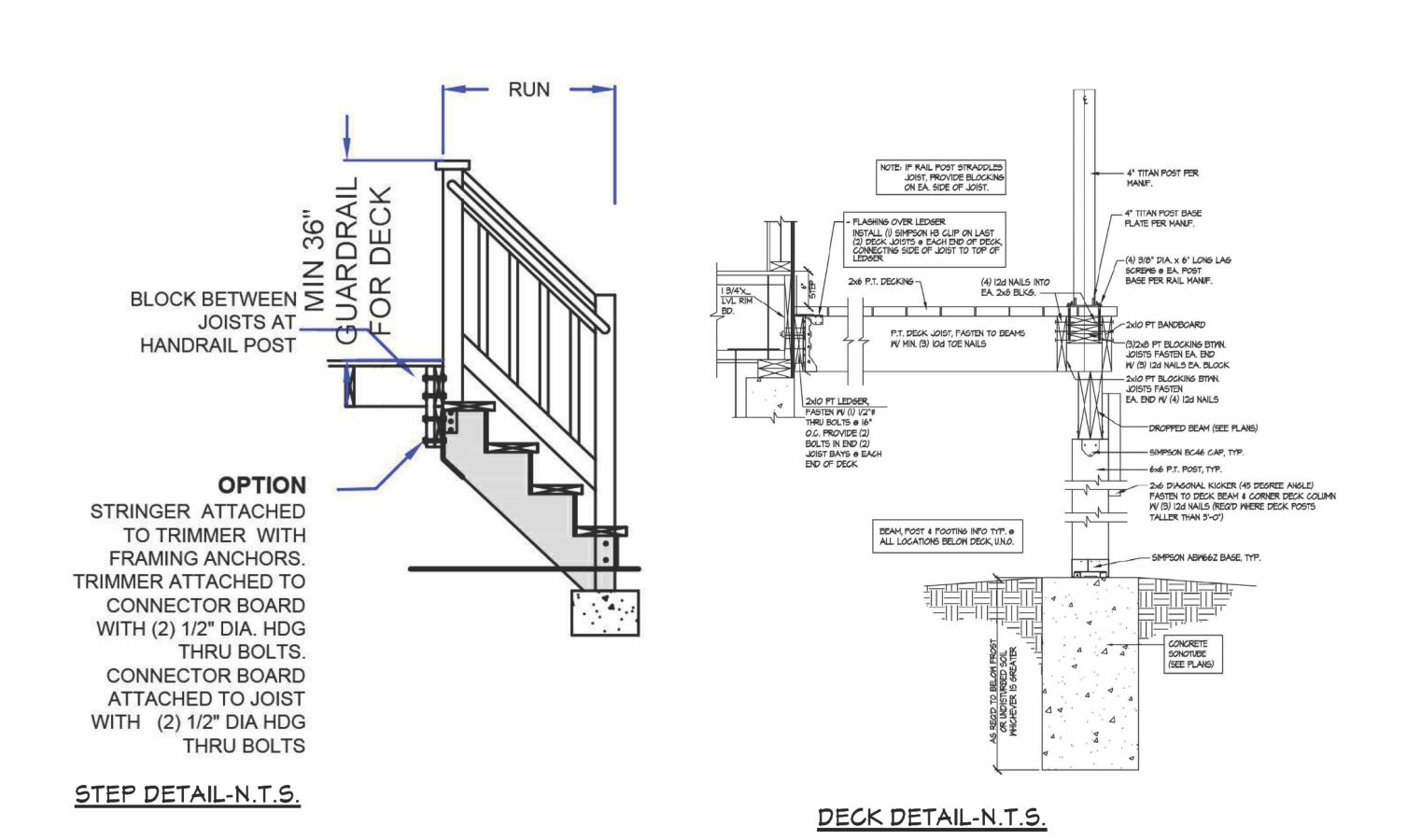


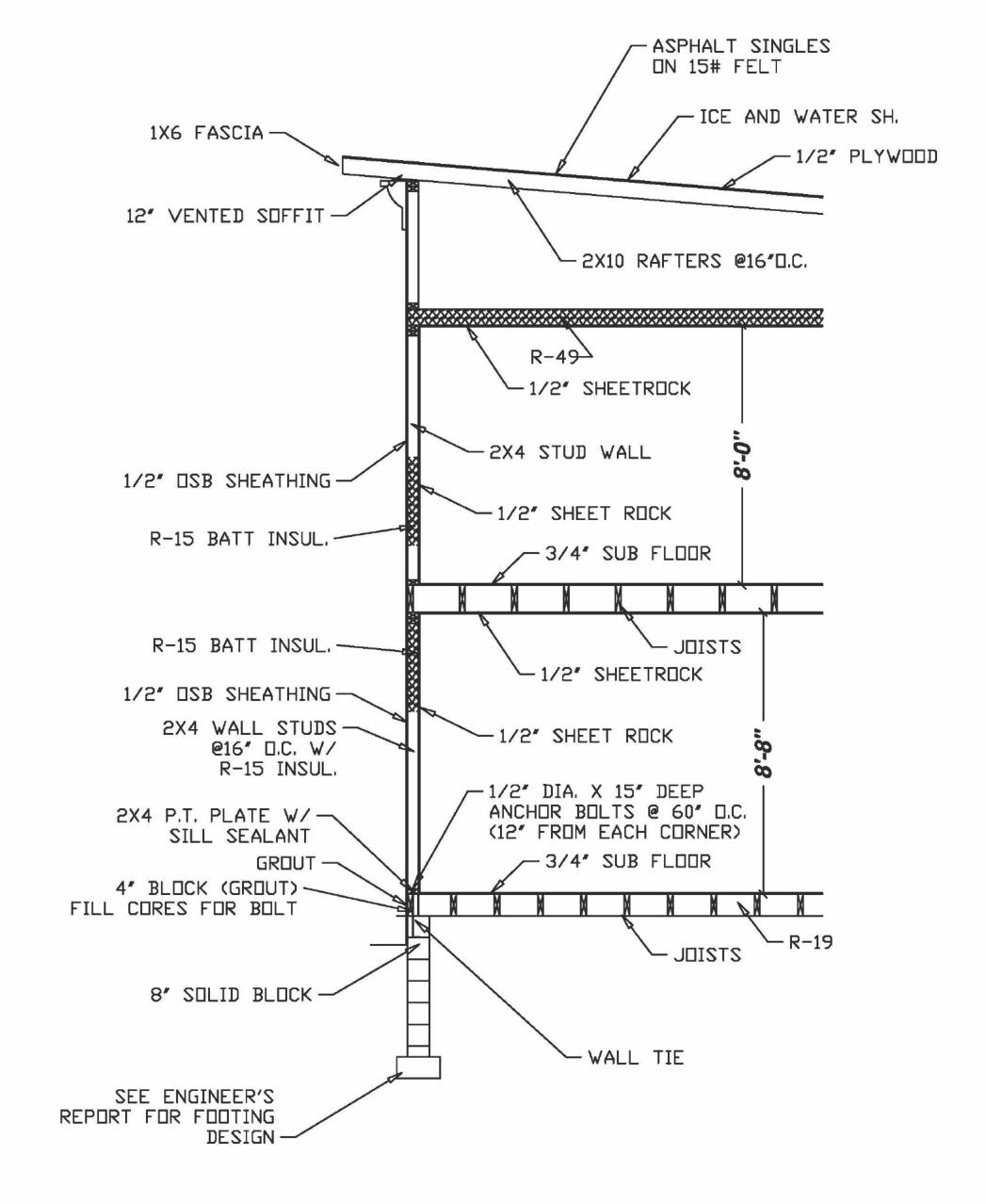
Gilliam Design, LIC.





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





# WALL SECTION

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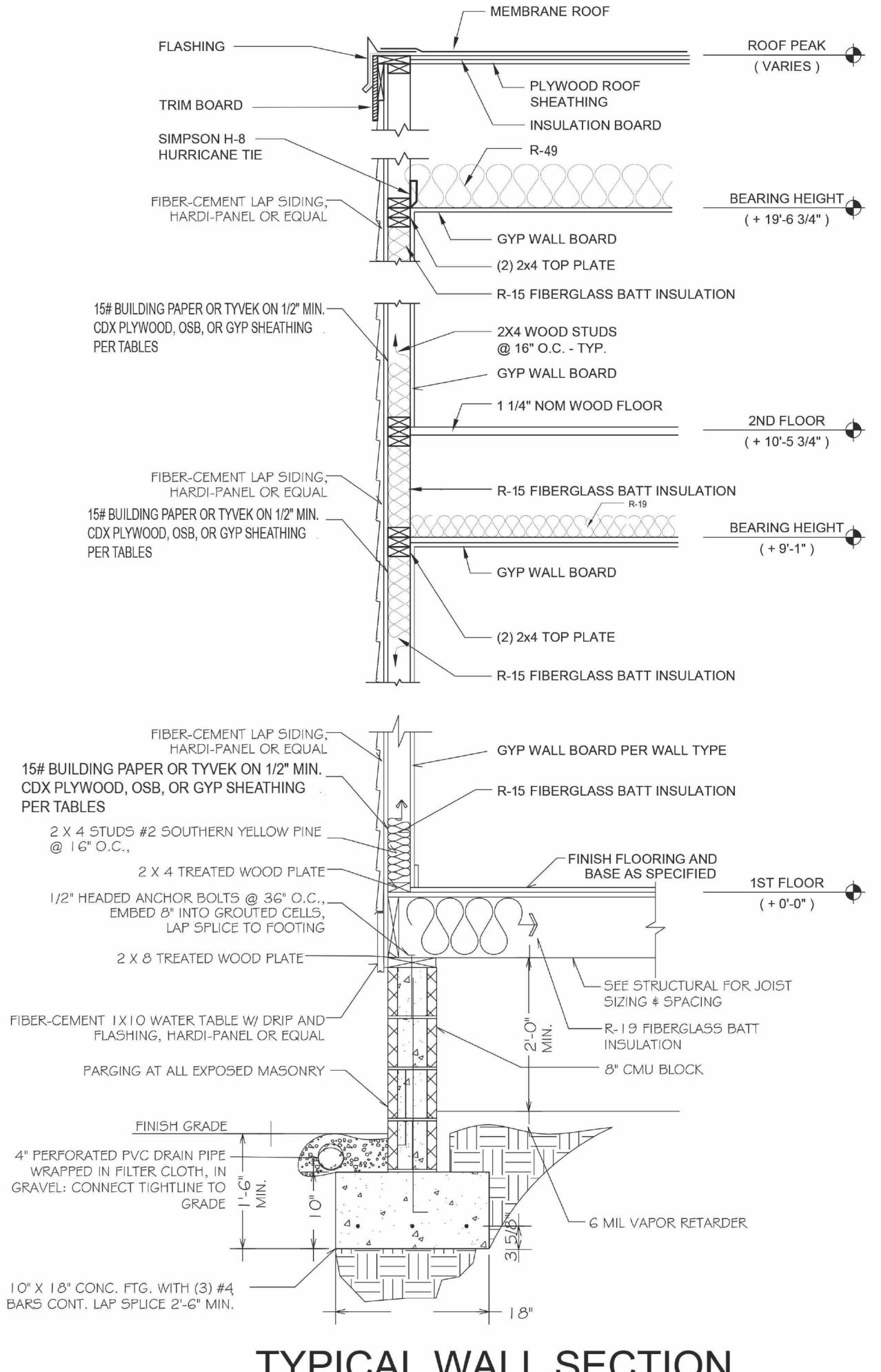
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32ND

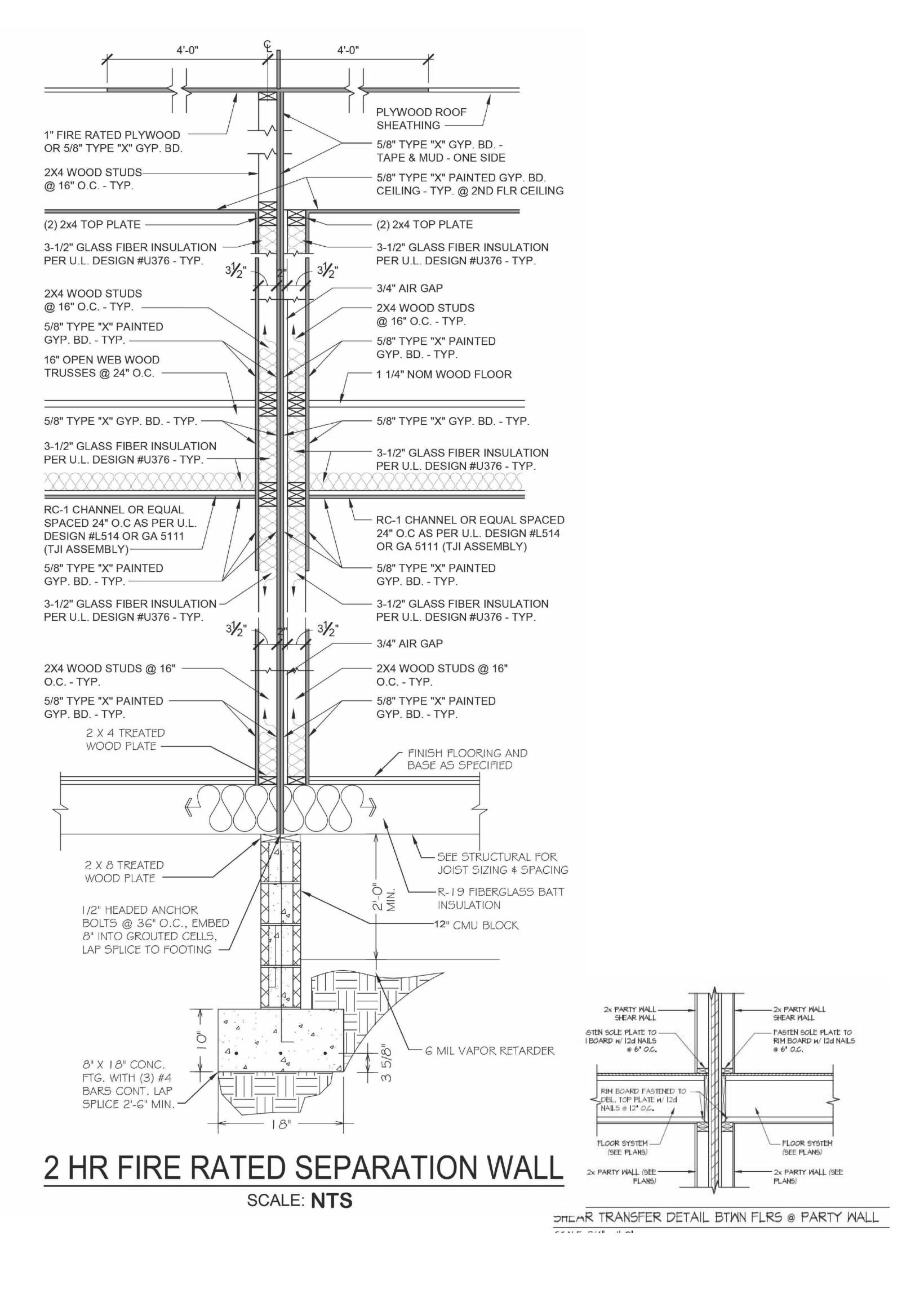
1403 NORTH SECTION AND DE

A5.1



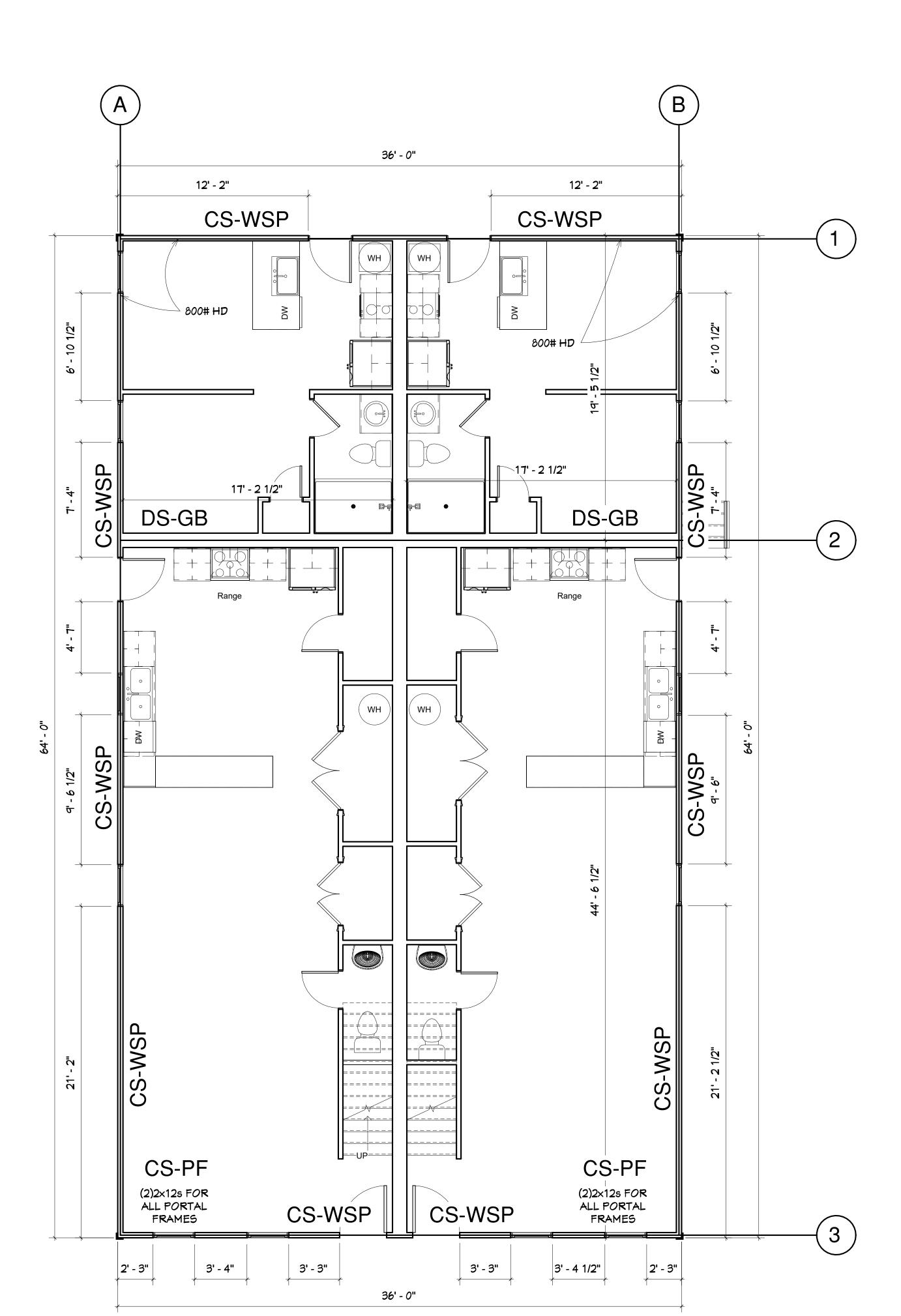
# TYPICAL WALL SECTION

SCALE: NTS



A5.2

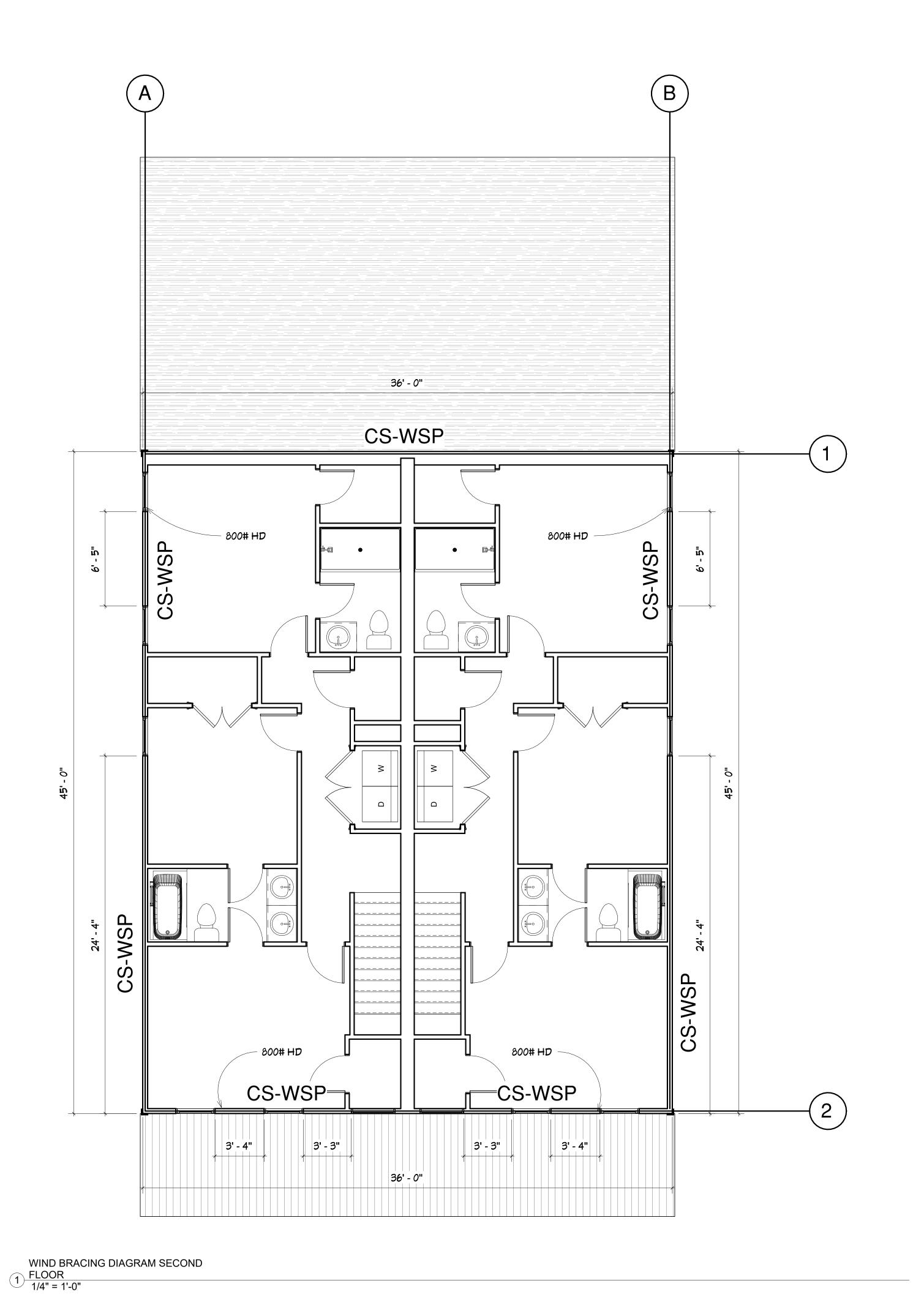
Gilliam Design, ILC.



# Classic Wall Bracing Worksheet

Q.													
Ult	imate Wind Speed	(mph)	13	130									
BWL Designation		1		2		3		A		В			
No. of Floors above BWL		0		1		<u>1</u>		1		1			
	BWP Method		CS-V	CS-WSP		GB		CS-WSP		CS-WSP		CS-WSP	
A۱	erage BWL Spacin	g (ft)	19.41		31.95		44.5		36		36		
Tabular Requirement (ft)		3.91		24.37		16.35		13.60		13.60			
	Exposure		В	1.00	В	1.00	В	1.00	В	1.00	В	1.00	
	Eave-to-Ridge H	t. (ft)	3.91	0.70	3.91	0.85	3.91	0.85	3.91	0.85	3.91	0.85	
	Max. Wall Ht. (	(ft)	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90	
nents	No. of BWLs		3	1.30	3	1.30	3	1.30	2	1.00	2	1.00	
Adjustments	Omit Interior Fin	ish?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	
A	Added Hold-dow	/ns?	No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	
	Joints Blocked?		Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	
	Fasteners @ 4" o.c.?		No	1.00	No	1.00	No	1.00	No	1.00	No	1.00	
Re	equired BWP Lengt	h (ft)	3.20		24.23		16.26		10.40		10.40		
		BWP	Method	Length	Method	Length	Method	Length	Method	Length	Method	Length	
	Contributing	1	CS-WSP	12.16	GB (ds)	17.16	GB (ds)	5.58	CS-WSP	6.83	CS-WSP	6.83	
	Length (ft)	2	CS-WSP	12.16	GB (ds)	17.16	CS-WSP	3.25	CS-WSP	7.33	CS-WSP	7.33	
BWPs	WSP=actual SFB=actual	3					CS-WSP	3.25	CS-WSP	4.58	CS-WSP	4.58	
Actual I	GB(ss)=0.5xactual GB(ds)=actual	4					GB (ds)	5.58	CS-WSP	9.50	CS-WSP	9.50	
A	CS-PF=1.5xactual PFG=1.5xactual	5							CS-WSP	21.16	CS-WSP	21.16	
	PFH=4' ABW=4'	6											
		7											
	Actual BWP Length	(ft)	24.	32	34.32		17.66		49.40		49.40		
	Actual ≥ Required	?	PA	SS	PASS		PASS		PASS		PASS		
	BWPs ≤ 20' Apart	:?	Ye	es	Y	es	Ye	Yes		Yes		Yes	
≥ 2 Panels in BWL?		Ye	es	Y	Yes		Yes		Yes		Yes		
BWP 10' from Ends?		Ye	es	Y	es	Yes		Yes		Yes			
)	Continuous Sheathi	ing	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	
End Conditions			3	3	3	3	1	1	4 3		4 3		
BWL Compliance		PASS		PASS		PASS		PASS		PASS			

Gilliam Design, LLC.



# Classic Wall Bracing Worksheet

Ulti	mate Wind Speed	(mph)	13	30						
BWL Designation			1		2		A		В	
No. of Floors above BWL			0		0		0		0	
BWP Method			CS-WSP		CS-WSP		CS-WSP		CS-WSP	
Av	erage BWL Spacin	g (ft)	45		45		36		36	
Tabular Requirement (ft)		8.50		8.50		6.90		6.90		
Exposure		В	1.00	В	1.00	В	1.00	В	1.00	
	Eave-to-Ridge H	t. (ft)	3.91	0.70	3.91	0.70	3.91	0.70	3.91	0.70
920	Max. Wall Ht.	(ft)	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90
ments	No. of BWLs	6	2	1.00	2	1.00	2	1.00	2	1.00
Adjustments	Omit Interior Fin	ish?	No	1.00	No	1.00	No	1.00	No	1.00
	Added Hold-dow	/ns?	No	1.00	No	1.00	No	1.00	No	1.00
	Joints Blocked?		Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00
	Fasteners @ 4" o.c.?		No	1.00	No	1.00	No	1.00	No	1.00
Re	equired BWP Lengt	h (ft)	5.36		5.36		4.35		4.35	
	Contributing Length (ft) WSP=actual SFB=actual	BWP	Method	Length	Method	Length	Method	Length	Method	Length
		1	CS-WSP	36.00	CS-WSP	3.33	CS-WSP	7.00	CS-WSP	7.00
S		2			CS-WSP	3.25	CS-WSP	24.33	CS-WSP	24.33
BWPs		3			CS-WSP	3.25				
Actual	GB(ss)=0.5xactual GB(ds)=actual	4			CS-WSP	3.33				
•	CS-PF=1.5xactual PFG=1.5xactual	5								
	PFH=4' ABW=4'	6								
		7								
F	ctual BWP Length	(ft)	36.	.00	13.16		31.33		31.33	
Actual ≥ Required?		PASS		PASS		PASS		PASS		
BWPs ≤ 20' Apart?		Yes		Yes		Yes		Yes		
≥ 2 Panels in BWL?		Yes		Yes		Yes		Yes		
BWP 10' from Ends?		Ye	es	Ye	es	Yes		Yes		
Continuous Sheathing			End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2
End Conditions  BWI Compliance			3 PA	SS S	5 PA	SS	5 3 PASS		5 3	
BWL Compliance		PASS		PASS				PASS		

This is to certify that on 12/14/23

GEORGE A. HAROCOPOS

I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290042D

NOTE:

This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumberances on the property.

Subject Parcel Information E0000800010

> 6131.61 Sq. Feet 0.141 Acres

#1403 Area

2609.40 Sq. Feet 0.060 Acres

#1403 1/2 Area

3522.47 Sq. Feet 0.081 Acres

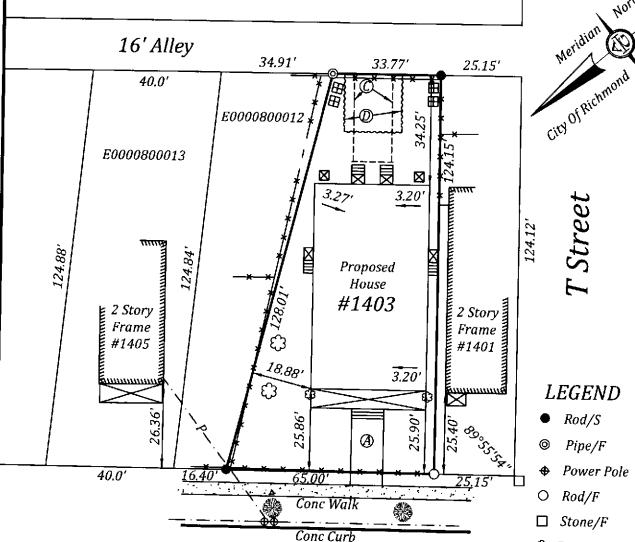
(A) Proposed Concrete Walk

(C) Construction Entrance 12' X 27'

Baseline

(D) Proposed Gravel Drive 18' X 18" ( 2 Spaces )

Meridian



N. 32nd STREET

LEGEND

Rod/S

Pipe/F

Power Pole

O Rod/F

□ Stone/F

O Proposed Native Shrubs

Cans W/Screening

☑ Proposed HVAC W/Screening

Proposed Tree To Meet Urban Forestry Standards

<u>in 53197</u>

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E.MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112 Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

SURVEY OF

LOT AND IMPROVEMENTS THEREON LOCATED AT

#1403 N. 32nd STREET

RICHMOND, VIRGINIA

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF E HOLDINGS LLC

Scale <u>1"=</u>30'

Date <u>12/14/23</u> Drawn by <u>GAH</u>



## City of Richmond Department of Planning & Development Review

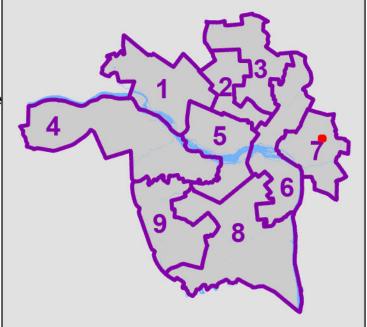
**Special Use Permit** 

LOCATION: 1403 North 32nd Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the property known as 1403 N 32nd Street, for the purpose of a multi-family dwelling, upon certain terms and conditions.



For questions, please contact David Watson at 804-646-1036 or David Watson@rva.gov

