

INTRODUCED: September 13, 2021

AN ORDINANCE No. 2021-261

As Amended

To authorize the special use of the property known as 105 South Laurel Street for the purpose of up to three single-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: OCT 11 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 105 South Laurel Street, which is situated in a R-7 Single- and Two-Family Urban Residential District, desires to use such property for the purpose of up to three single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-413.2(4), concerning permitted principal uses, 30-413.5(2), concerning lot area and lot width, 30-413.6(1), concerning yards, 30-413.7, concerning lot coverage, and 30-413.9, concerning height, 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 8 2021 REJECTED: _____ STRICKEN: _____

set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 105 South Laurel Street and identified as Tax Parcel No.W000-0255/037 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Proposed Improvements on #105 S. Laurel Street in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., dated May 7, 2021, and last revised June 5, 2021, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to three single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New (3) Story, Side by Side, Triplexes: 105 S. Laurel St., Richmond, VA 23220,” prepared by Michael Pellis Architecture, with sheet A1.0 dated May 10, 2021, sheets A1.1 and A1.2 dated April 30, 2021, and sheets A2.0 and A2.1 dated June 7, 2021, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to three single-family attached dwellings with off-street parking, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

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

(d) No fewer than four off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(e) Each dwelling unit may be occupied by up to four unrelated persons or a combination of related and unrelated persons.

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the Property shall be subdivided into up to three residential lots, substantially as shown on a survey entitled “Plat Showing Proposed Improvements on #105 S. Laurel Street in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., dated May 7, 2021, and last revised June 5, 2021, a copy of which is attached to and made a part of this ordinance, shall be accomplished by obtaining any necessary subdivision approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

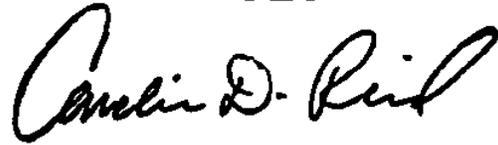
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building

Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Amelia D. Reed". The signature is written in a cursive style with a large initial 'A'.

City Clerk

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

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

Item Request File Number: PRE.2021.713

O & R Request

DATE: August 12, 2021

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, Acting Chief Administrative Officer



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



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



RE: To authorize the special use of the property known as 105 South Laurel Street for the purpose of three single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 105 South Laurel Street for the purpose of three single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize the construction of three single-family attached dwellings, with off-street parking, within an R-7 Single- and Two-Family Urban Residential District. The proposed new dwellings, among other things, are not permitted by Sections 30-413.5(2), 30-413.6(1), 30-413.7, and 30-413.9, lot area and width, front yards, lot coverage, and height, respectively, 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. This item will be scheduled for consideration by the Commission at its October 4, 2021, meeting.

BACKGROUND: The property is located in the VCU neighborhood within a block that is bounded by West Cary Street to the north and Cumberland Street to the south. The property is currently a 3,750 sq. ft. (.086 acre) unimproved 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." (p. 58)

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.
Secondary Uses: Single-family houses, institutional, and government.

The current zoning for this property is R-7 Single- and Two-Family Urban Residential. Adjacent properties located to south are within the same R 7 Residential Zone with large zones of B-3 General Business and R-63 Multifamily Urban Residential to the north and west respectively. The area is a mix of single- two- and multi-family residential, with some commercial, and institutional uses present in the vicinity. The density of the proposed development would be approximately 34 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: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 13, 2021

CITY COUNCIL PUBLIC HEARING DATE: October 11, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
October 4, 2021

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 105 S Laurel Street Date: 8/17/2020
 Tax Map #: W000025503 Fee: \$300
 Total area of affected site in acres: 0.086

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

Zoning

Current Zoning: R-7

Existing Use: Vacant

Proposed Use

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

Three (3) Single-family attached 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: Mark Baker

Company: Baker Development Resources
 Mailing Address: 1519 Summit Ave., Suite 102
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: Kyle Johnston

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: PO Box 7075
 City: Richmond State: VA Zip Code: 23221
 Telephone: (270) 779-8468 Fax: ()
 Email: kylejohnston@gmail.com

Property Owner Signature: _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

November 18, 2020

*Special Use Permit Request
105 South Laurel Street, Richmond, Virginia
Map Reference Number: W000-0255/037*

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

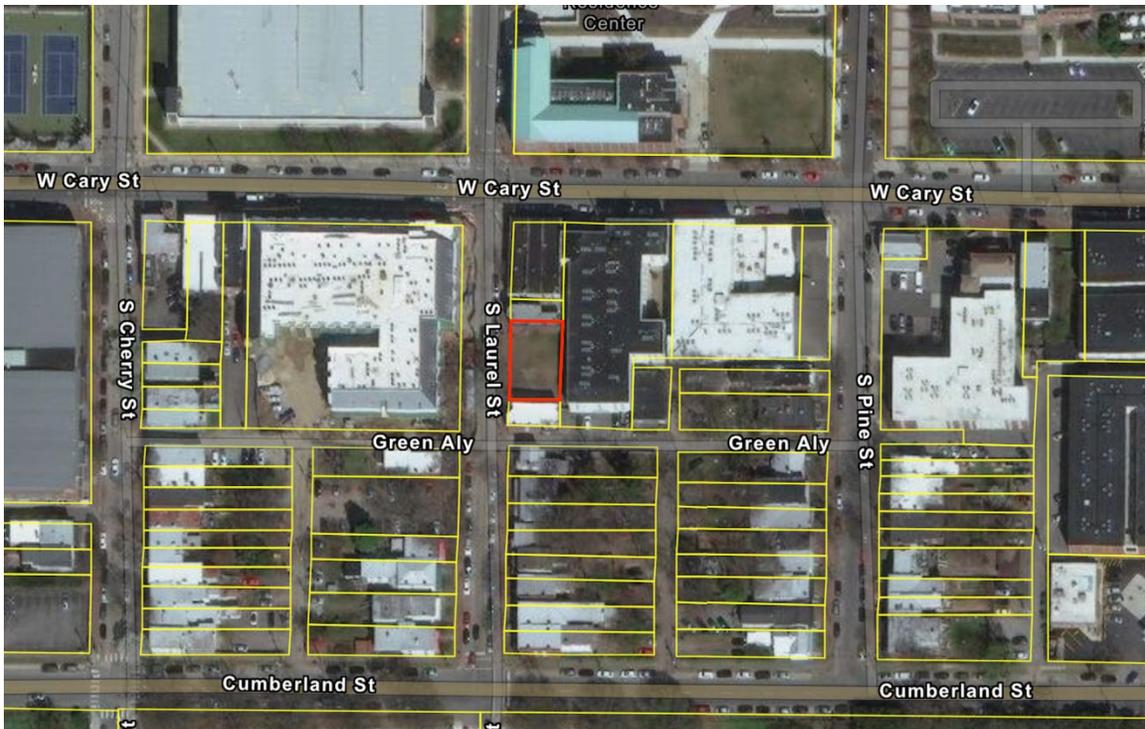
Introduction

The property owner is requesting a special use permit (the "SUP") for 105 South Laurel Street (the "Property"). The SUP would authorize the construction of three single-family attached dwellings on the vacant Property. As proposed, some of the features do not conform to the underlying R-7 feature requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of S. Laurel Street between Cary Street and Cumberland Street. The Property is referenced by the City Assessor as tax parcel W000-0255/037. The Property is vacant, roughly 75 feet wide by 50 feet in depth, and contains approximately 3,750 square feet of lot area.



The properties in the block include a wide variety of housing types. Abutting the Property to the South and fronting on S. Laurel Street is a single-family detached dwelling on a lot that results in a density comparable to the proposed. Further south, across Green Aly, properties fronting on both sides of S. Laurel Street, are single and two-family dwellings. To the west, located at the intersection of W Cary and S Laurel, is a large, four-story multi-family dwelling complex including 103 dwelling units per the Assessor's records. Immediately to the north is a two-family dwelling

on a lot that is similar to the size of the lots proposed as well as a mixed-use building with restaurant and dwelling units. Further to the north, across West Cary Street, lies the Virginia Commonwealth University and associated uses including, but not limited to, residential dormitories and a parking deck. Directly to the east lies a four-story multi-family dwelling complex including approximately 67 dwelling units per the Assessor's records. Rounding out the West Cary Street frontage in the block are several mixed-use buildings, which are predominantly occupied as multi-family dwellings.

EXISTING ZONING

The Property is zoned R-7 Single- and Two-Family Urban Residential, which permits the proposed single-family attached dwelling use provided that a lot area of not less than 2,200 square feet is provided. The surrounding properties to the south are also zoned R-7. To the north, west, and east properties are zoned B-3 General Business.

MASTER PLAN DESIGNATION

The Master Plan recommends "Downtown General Urban Area" for the Property. The Master Plan describes this land use category as follows: "The General Urban Area is characterized by medium-density, mixed-use development, distributed along medium-sized blocks. Old Manchester is an example of the general urban condition in Richmond. This district is characterized by single-family homes, sideyard houses, rowhouses, and small multifamily buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses." There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for the continued creation of market rate housing and a desire for neighborhoods to provide a variety of housing choices while remaining culturally and economically diverse.

The Richmond 300 Master Plan recommends "Community Mixed-Use" for the Property. This use is described as "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities..." and recommends single-family uses like the proposed dwellings which "complement existing context" while "prioritizing pedestrian, bike and transit access."

Proposal

PROJECT SUMMARY

The proposed development includes the construction of three (3) new single-family attached dwellings on the currently vacant Property.

PURPOSE OF REQUEST

Some more recent developments in the area have tended toward the consolidation of lots for the purpose of increasing the scale of the permitted development. The purpose of this request is to do the opposite. The Property consists of a single lot of record that is wider than similarly situated properties in the vicinity. The Property has a lot width of roughly 75.00 feet and contains approximately 3,750 square feet of lot area. Similarly situated properties in the 100 block of South Cherry, Laurel and Pine are characteristically narrow and developed with row homes, both attached and detached. Based on the historic lot pattern, many lots in the vicinity are nonconforming with regard to lot area and lot width. Consistent with that lot pattern, this request would divide the Property into three lots in order to allow the construction of three single-family attached dwellings. These lots would be larger than the existing abutting lots at 103 and 107 S. Laurel Street.

The R-7 district permits attached single-family dwellings. However, while the lots would be consistent with the lot pattern in the area, the required lot area would not be met. Therefore, a SUP is required in order to permit the proposed development.

The proposed dwellings would be located on individual lots of record and, as such, would be single-family dwellings that could be offered for sale for homeownership. However, given the context – the intensity of surrounding multi-family dwelling uses and the proximity to the Virginia Commonwealth University – the dwellings have been designed with the idea that, whether sold individually or not, they could alternatively be occupied as units for rent. With that in mind, this proposal includes a request to permit each dwelling unit to be occupied by not more than four unrelated persons or a combination of related and unrelated persons. The zoning ordinance currently restricts this occupancy to three individuals. As a result, the SUP is also required to authorize this proposed occupancy. This would not preclude the sale of the individual dwellings but would permit flexibility in their occupancy. The dwellings would still be designed and arranged as single-family attached dwellings with the expectation that, if rented, the occupants would live together as a single housekeeping unit.

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 and would offer an appropriate transition from more intense uses in the West Cary Street corridor to the existing neighborhood to the south. The request would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area and. 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 single-family attached dwellings would be three stories in height and of a modern design. The exterior would be clad in high quality and durable materials including, brick veneer, horizontal cementitious (hardieplank) lap siding, and cementitious panels. The overall design is intended to be compatible with the existing environment and surrounding buildings, which transition from more intense, generally larger-scale uses to the north, east and west to row homes to the south. The design references the siting and massing of existing row homes in the area while incorporating more modern design details. The intent is to recognize the traditional lot pattern while enhancing the overall architectural character of the area, which is diverse.

The two northernmost dwellings would each be approximately 16'5" in width and contain approximately 1,968 and 1,976 square feet of finished floor area while the southernmost dwelling would be 23'9" in width and contain 1,966 square feet of floor area. The two northern units would consist of three floors of living area. The first floor would contain a modern and open living area and kitchen. The second and third floors would each consist of two bedrooms with en suite bathrooms. The southern unit would consist of two finished floors of living area above a shared parking area. The first floor of the dwelling would contain a modern and open living area and kitchen. The second floor would consist of 4 bedrooms, each with en suite bathrooms. Each unit would include four bedrooms, and 4 ½ bathrooms.

Four parking spaces would be provided on the Property. The parking would be located within a covered parking area on the ground floor of the southernmost dwelling. The parking would be screened from public view by a wall that would be clad in brick veneer. The parking would be accessed by an existing curb cut located at the southern end of the Laurel Street frontage. Appropriate easements or agreements would be recorded in order to permit the use of the parking for the three dwellings with the Property being split into three lots.

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 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 four off street parking spaces 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.***

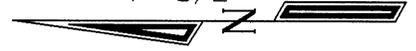
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of three single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality, market-rate infill development. The request would contribute to the character of the neighborhood by upgrading the currently vacant Property with a compatible development. The proposal would contribute to the vibrancy of the block through a design that is consistent with the historic development pattern and respectful to the surrounding neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

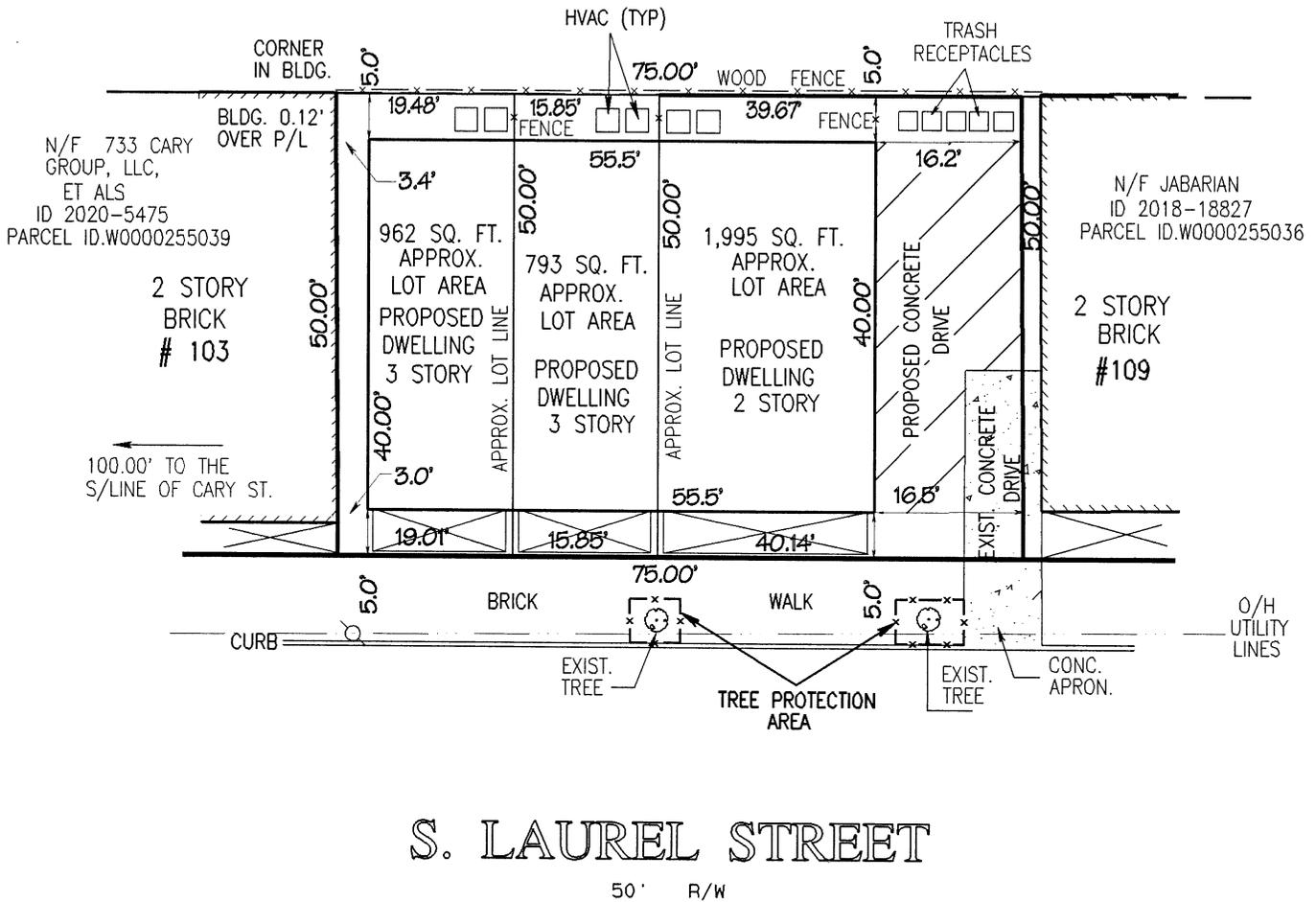
NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): KYLE H. JOHNSTON INST.# 200011494 PARCEL ID W000-0255-037

BASELINE SHEET
4 S/E



INTERIOR LOT LINES AND LOT SIZE ARE APPROXIMATE AND WILL BE ADJUSTED BASED ON FINAL APPROVED HOUSE CONSTRUCTION PLANS.

N/F 725 WEST CARY, LLC
ID 2006-1378
PARCEL ID.W0000255004



**PLAT SHOWING PROPOSED IMPROVEMENTS ON
#105 S. LAUREL STREET
IN THE CITY OF RICHMOND, VIRGINIA**

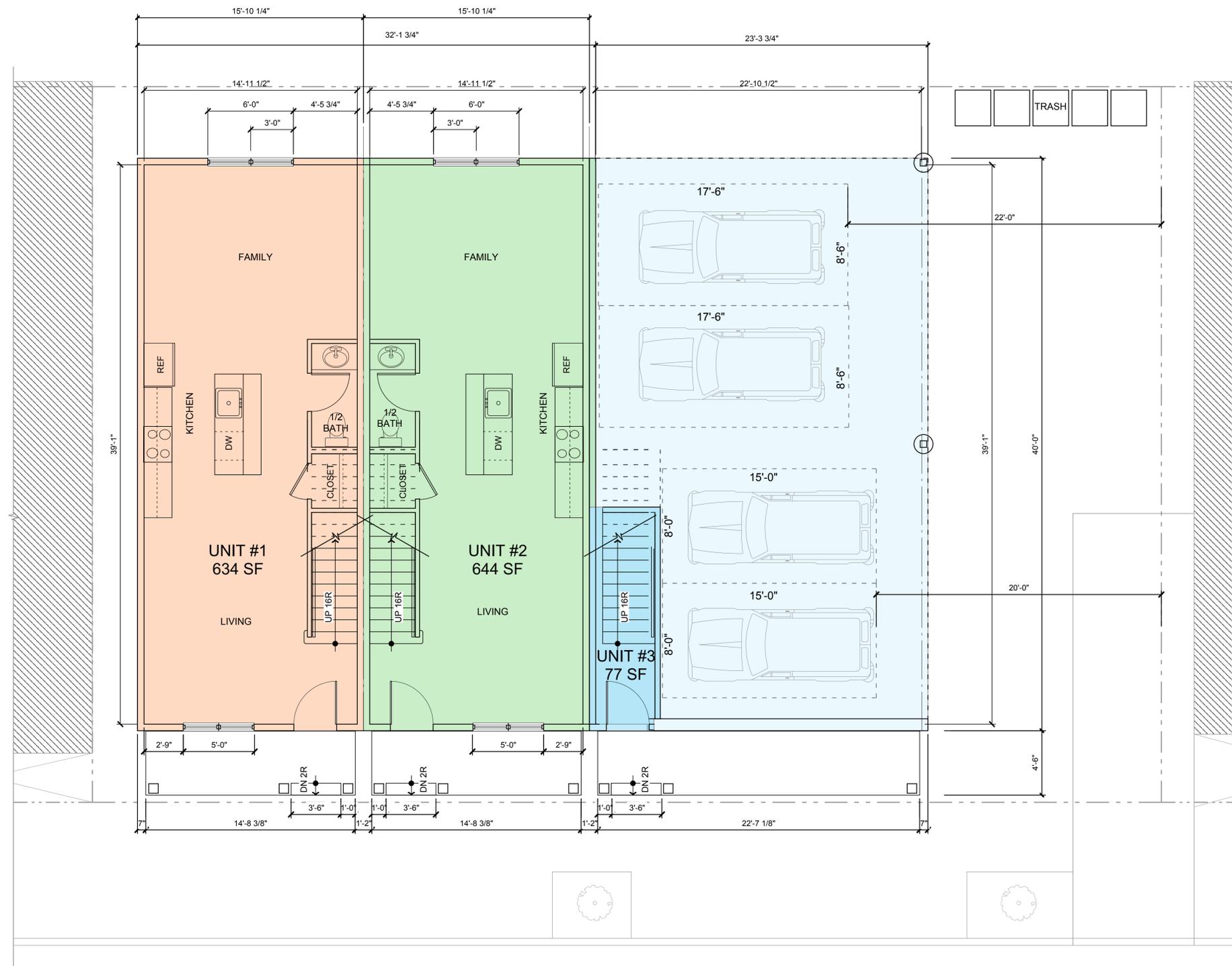
SCALE: 1" = 20'

REV: 06-05-2021
ADDED TREE PROTECTION AREA



**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

PROJECT # 2007-11 SP1



PROPOSED PLAN

1/4" = 1' - 0"

1

1ST FLOOR PLAN

REVISIONS

N/A

PROJECT:
NEW (3) STORY, SIDE BY SIDE, TRIPLEXES:
 105 S. LAUREL ST., RICHMOND, VA 23220

OWNER:
IDLEWOOD SHIELDS LLC
 PO BOX 7075, RICHMOND, VA 23221

MICHAEL PELLIS ARCHITECTURE
 www.michaelpellis.com
 804.212.9024
 michael@michaelpellis.com

A1.0

DATE
 MAY 10, 2021



PROPOSED PLAN

1/4" = 1' - 0"

1

2ND FLOOR PLAN

REVISIONS

- N/A
- N/A
- N/A
- N/A
- N/A

A1.1

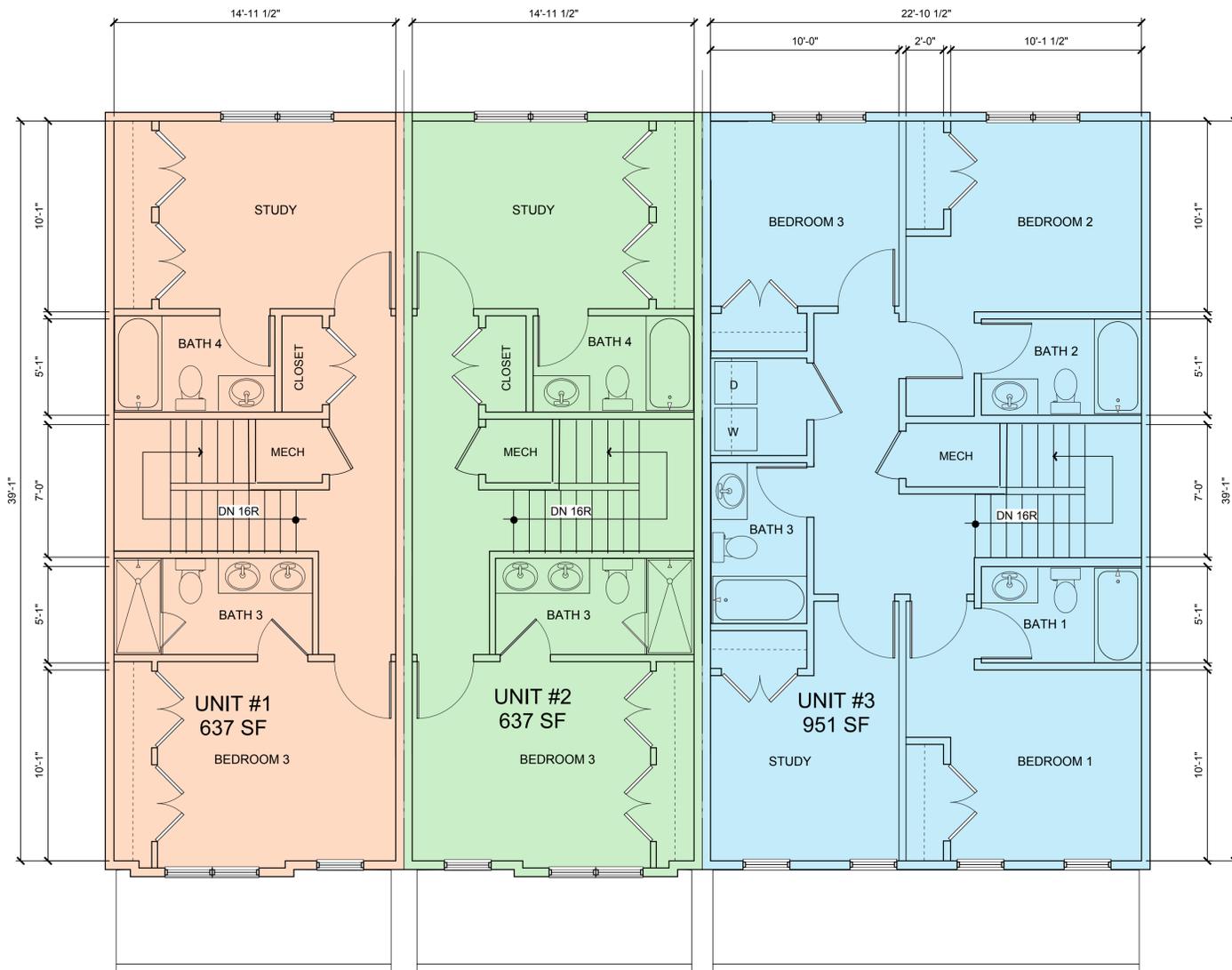
DATE: APRIL 30, 2021

PROJECT:
NEW (3) STORY, SIDE BY SIDE, TRIPLEXES:
 105 S. LAUREL ST., RICHMOND, VA 23220

OWNER:
IDLEWOOD SHIELDS LLC
 PO BOX 7075, RICHMOND, VA 23221



MICHAEL PELLIS ARCHITECTURE
 www.michaelpellis.com
 804.212.9024
 michael@michaelpellis.com



PROPOSED PLAN

1/4" = 1' - 0"

1

3RD FLOOR PLAN

REVISIONS

- N/A
- N/A
- N/A
- N/A
- N/A

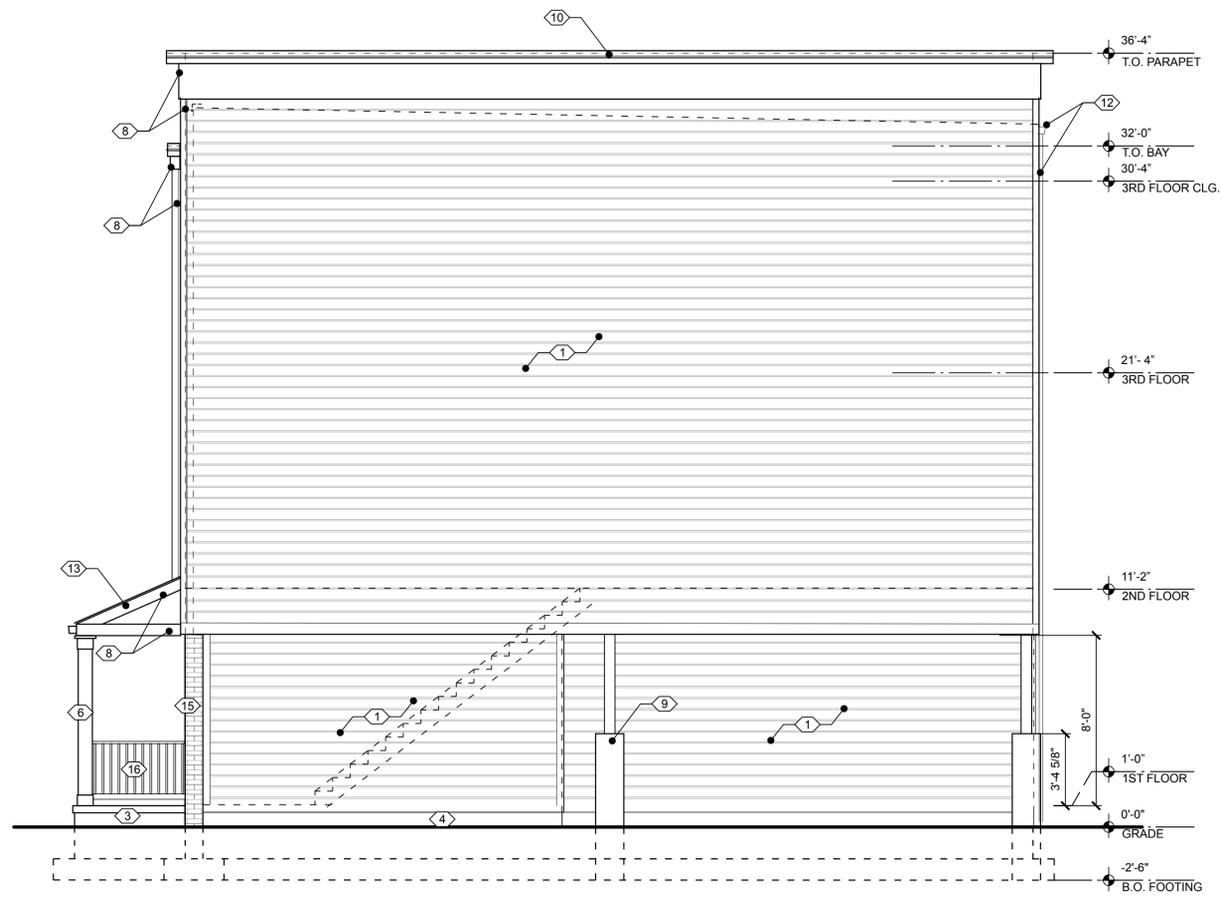
A1.2

DATE APRIL 30, 2021

PROJECT:
NEW (3) STORY, SIDE BY SIDE, TRIPLEXES:
 105 S. LAUREL ST., RICHMOND, VA 23220

OWNER:
IDLEWOOD SHIELDS LLC
 PO BOX 7075, RICHMOND, VA 23221





SOUTH ELEVATION

1/4" = 1' - 0"

2

ELEVATION KEYNOTES

- 1 HORIZONTAL HARDIEPLANK LAP SIDING - SMOOTH - COLOR 1
- 2 HORIZONTAL HARDIEPLANK LAP SIDING - SMOOTH - COLOR 2
- 3 BRICK VENEER - LANDINGS AND STEPS WITH ROWLOCK TREADS AND LANDING EDGING.
- 4 PARGED CONCRETE - PAINTED TO MATCH BRICK
- 5 36" X 80" FIBERGLASS WOODTONE OR PAINTED DOORS W/ 8" WIDE FULL LITE - PROVIDE SAMPLES TO OWNER FOR APPROVAL.
- 6 PRESSURE TREATED 8" SQUARE COLUMNS WRAPPED WITH ROT RESISTANT TRIM. SEE STRUCTURAL
- 7 WINDOWS - VINYL OR ALUM. CLAD. WOOD - EXTERIOR COLOR DARK BRONZE OR BLACK. - ALL UNITS TO BE 30" WIDE TYP. - PROVIDE SAMPLES TO OWNER FOR APPROVAL.
- 8 CEMENTITIOUS FIBER-CEMENT TRIM (HARDIE, CERTAINTEED OR BORAL TRIM) WITH A SMOOTH FINISH
- 9 CONCRETE SONATUBE COLUMN BASE. SEE STRUCTURAL.
- 10 ALUM. COPING. PAINTED BLACK.
- 11 WHITE OR GREY MEMBRANE ROOF - SLOPE 1/4" PER FOOT MIN.
- 12 ALUM. GUTTERS & DOWNSPOUTS. PAINTED BLACK
- 13 STANDING SEAM METAL ROOF
- 14 PARAPET 30" HT. MIN.
- 15 PAINTED BRICK WALL WITH WINDOW NICHES & ROWLOCK SILLS
- 16 RICHMOND RAIL STYLE RAILINGS



WEST ELEVATION

1/4" = 1' - 0"

1

PROJECT: **NEW (3) STORY, SIDE BY SIDE, TRIPLEXES:**
105 S. LAUREL ST., RICHMOND, VA 23220

OWNER: **IDLEWOOD SHIELDS LLC**
PO BOX 7075, RICHMOND, VA 23221

ELEVATIONS

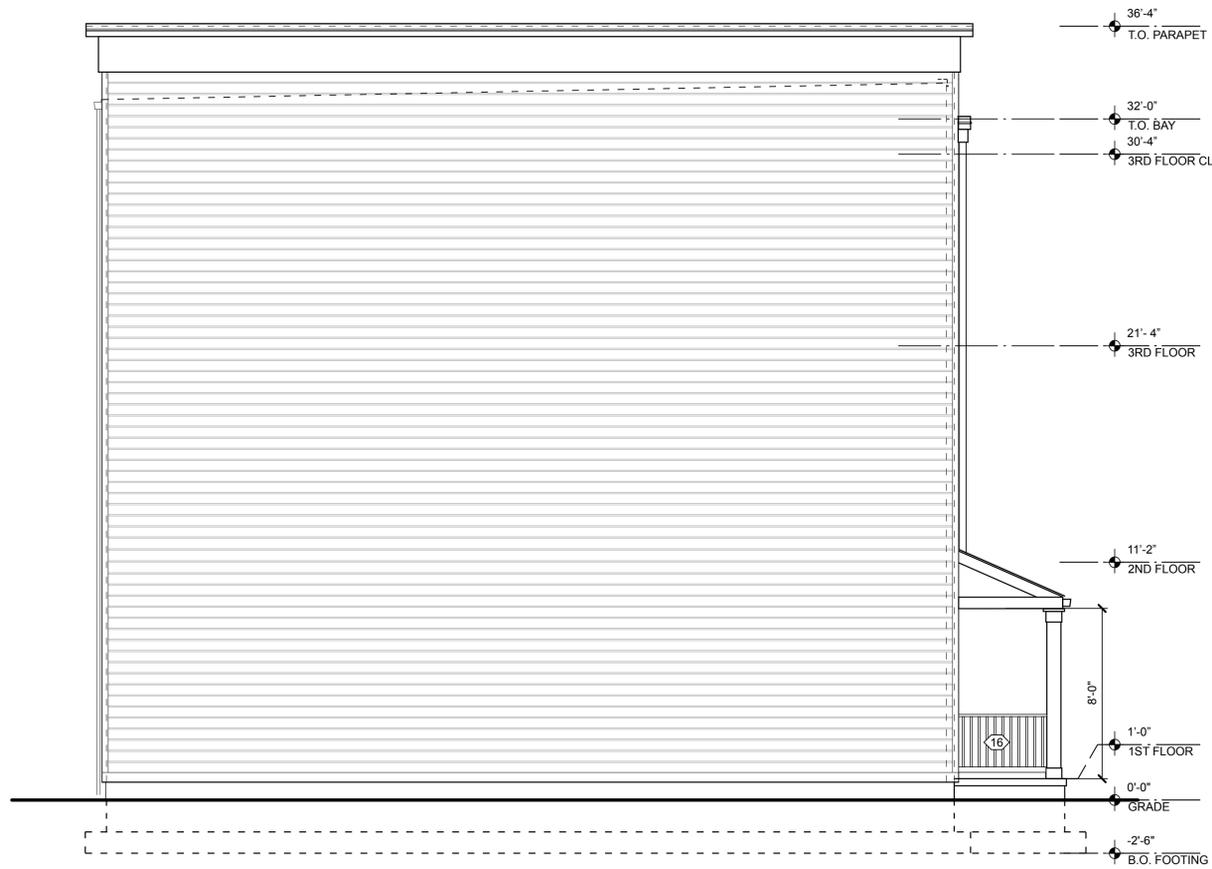
REVISIONS

N/A

A2.0

DATE: JUNE 7, 2021

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com



NORTH ELEVATION

1/4" = 1' - 0"

2

ELEVATION KEYNOTES

- 1 HORIZONTAL HARDIEPLANK LAP SIDING - SMOOTH - COLOR 1
- 2 HORIZONTAL HARDIEPLANK LAP SIDING - SMOOTH - COLOR 2
- 3 BRICK VENEER - LANDINGS AND STEPS WITH ROWLOCK TREADS AND LANDING EDGING.
- 4 PARGED CONCRETE - PAINTED TO MATCH BRICK
- 5 36" X 80" FIBERGLASS WOODTONE OR PAINTED DOORS W/ 8" WIDE FULL LITE - PROVIDE SAMPLES TO OWNER FOR APPROVAL.
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EAST ELEVATION

1/4" = 1' - 0"

1

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ELEVATIONS

REVISIONS

N/A

A2.1

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