



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: 2057-2069 Moore Street Date: 9-5-2023
 Tax Map #: See List --> Fee: _____
 Total area of affected site in acres: .2375

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

- List:**
 N00-010-04/004
 N00-010-04/003
 N00-010-04/002
 N00-010-04/001

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)

Four (4) New Two-Family Attached Dwelling
 Existing Use: Vacant

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Will Gillette / Mark Baker

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

Property Owner: Carver Homes LLC

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 107 S 1st Street
 City: Richmond State: VA Zip Code: 23219
 Telephone: () Fax: ()
 Email: _____

Property Owner Signature: *Allen Luyonay*

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

September 6th, 2023

Special Use Permit Request

2057-2069 Moore Street, Richmond, Virginia

Map Reference Numbers: N000-1004/004,003,002,001

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 2057-2069 W Moore Street (the "Property"). The SUP would authorize the construction of four (4) two-family attached dwellings, configured as two attached pairs of dwellings. While the two-family dwelling use is permitted by the underlying R-7 Single- and Two-Family Urban Residential District, the two-family attached dwelling use is not and therefore a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the southeast corner of the intersection between Middlesex and W Moore Streets. The Property is referenced by the City Assessor as tax parcels N000-1004/004,003,002,001 and is currently vacant. The parcel is roughly 104' wide by 100' deep, containing approximately 10,348 square feet of lot area. The Property is accessible by an east-west alley to the rear of the Property.



Properties in the vicinity are mostly developed with residential uses. Single-family dwellings are the most common use, though a large multi-family complex is located across from the Property on the west side of Middlesex Street. Further across Leigh Street lies a distribution warehouse.

EXISTING ZONING

The Property, and nearby properties to the east are zoned R-7 Single- And Two-Family Urban Residential. To the immediate north and west are properties zoned B-7 Mixed-Use Business. To the South, there is a large TOD-1 Transit Oriented Nodal District.

TRANSPORTATION

The Property is located less than a half mile from the Allison Street bus stop which is served by the Pulse BRT and provides access from Willow Lawn to Rocketts Landing.

MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan (“the Master Plan”), which recommends “Neighborhood Mixed-Use” for the Property. This use is described 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.” The Master Plan also recommends a development style to “feature 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.” Two-family dwellings are a contemplated primary use in the Neighborhood Mixed-Use land use designation.

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, including:

- 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.”
- 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 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

PROJECT SUMMARY

The applicant is proposing to build four (4) two-family attached dwellings, configured as two pairs, on the vacant parcels.

PURPOSE OF REQUEST

The Property is 104 feet wide, contains 10,348 square feet of lot area, and is currently vacant. The owner is proposing to construct four (4) new two-family attached dwellings, configured as two pairs. While the two-family dwelling use is permitted by the underlying R-7 zoning district, the two-family attached dwelling use is not and, therefore, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure the development of four high-quality two-family dwellings. Also, 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

When complete, the proposed dwellings would each be two stories in height and configured as two pairs of attached two-family dwellings. To remain consistent with the existing buildings in the area, the dwellings have been designed with front and rear units which will present as attached single-family dwellings from the street. The new buildings would be of frame construction and clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width first floor porch across the front and rear façades would engage the street and provide usable outdoor living space.

The dwellings would be configured as front and rear units, with each dwelling unit occupying two floors and including approximately 1,154 square feet of finished floor area. Entry to each unit would be provided from the first floor and accessed from a private, covered front porch. Each dwelling unit would include three bedrooms and three bathrooms. The dwelling unit layouts are modern with open kitchen and living areas on the first floor. 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. Six parking spaces, accessible from the rear alley, would be provided for the dwellings.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposed residential use would be limited in size, type and scale to avoid any traffic or parking concerns.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

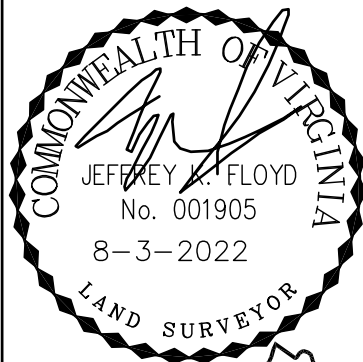
The proposed special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

The light and air available to the subject and adjacent properties will not be affected.

Summary

In summary we are enthusiastically seeking approval for the construction of four new, two-family attached dwellings 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 opportunity consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.



Virginia Surveys

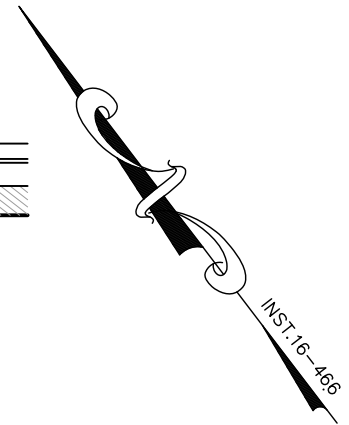
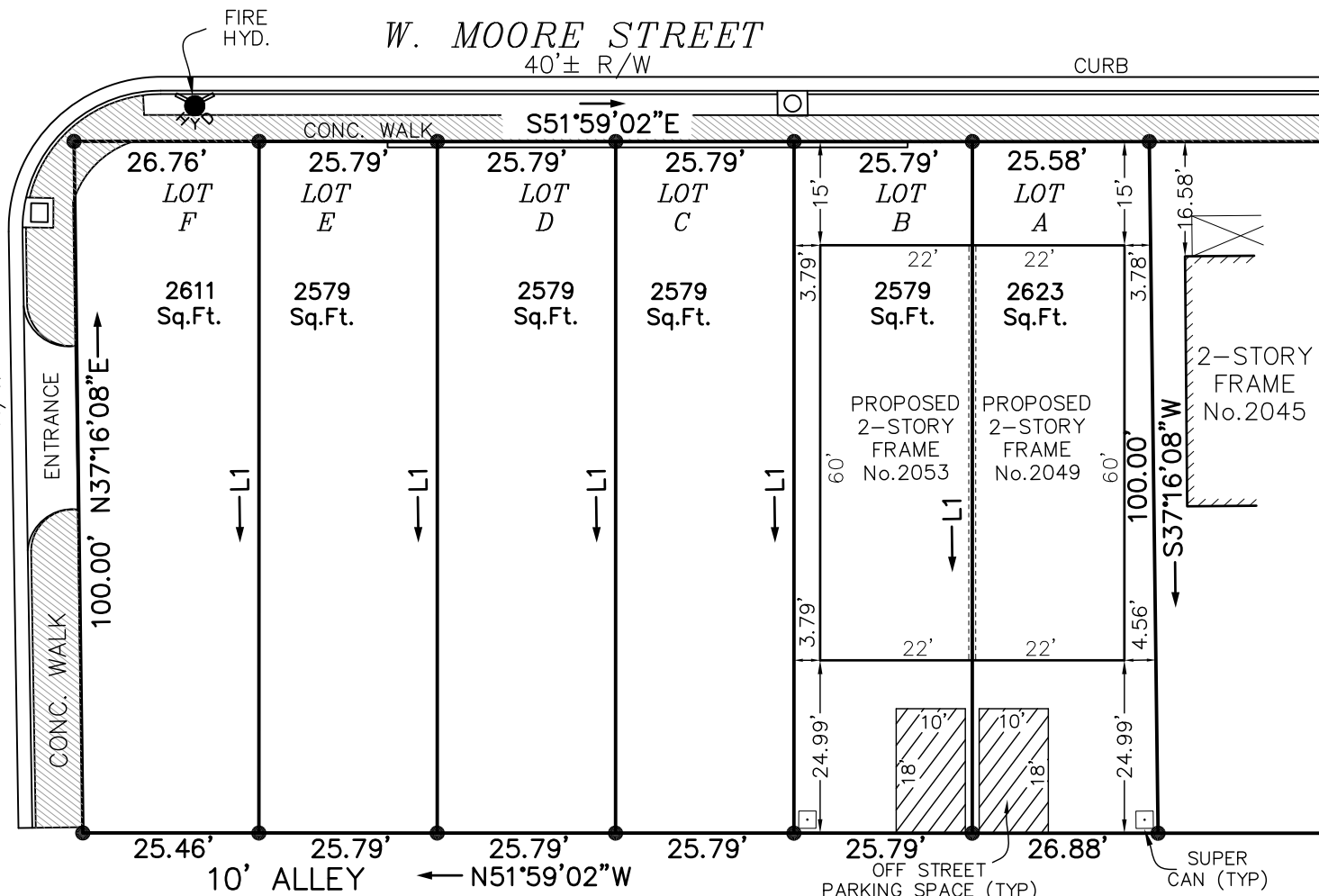
P.O. BOX 118
CHESTERFIELD, VA 23832

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REVISED: 8-3-2022
REVISED: 1-10-2022
DATE: 12-22-2021

CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'
JOB NO. 211014586



*SKETCH SHOWING THE DIVISION OF
LOTS 21, 22, 23, 24, 25, 26, 27 AND
A PORTION OF LOT 28, SQUARE "A",
"RAVENSWOOD"
No. 2057 W. MOORE STREET
IN THE CITY OF RICHMOND, VA.*

- Ⓐ 16' EASEMENT FOR INGRESS-EGRESS AND PARKING
- Ⓑ 3' EASEMENT FOR INGRESS-EGRESS CENTERED ON PROPERTY LINE (3' x 81')
- Ⓒ YARDS TO BE STRAW AND SEEDED
- Ⓓ 3' SIDEYARD BUILDING SETBACK
- Ⓜ CONCRETE WALK

PROPOSED TREE WELL TO BE POPULATED WITH DECIDUOUS TREE PER APPROVED URBAN FORESTRY LIST (TYPICAL)

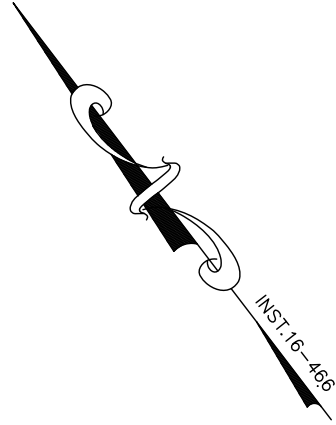
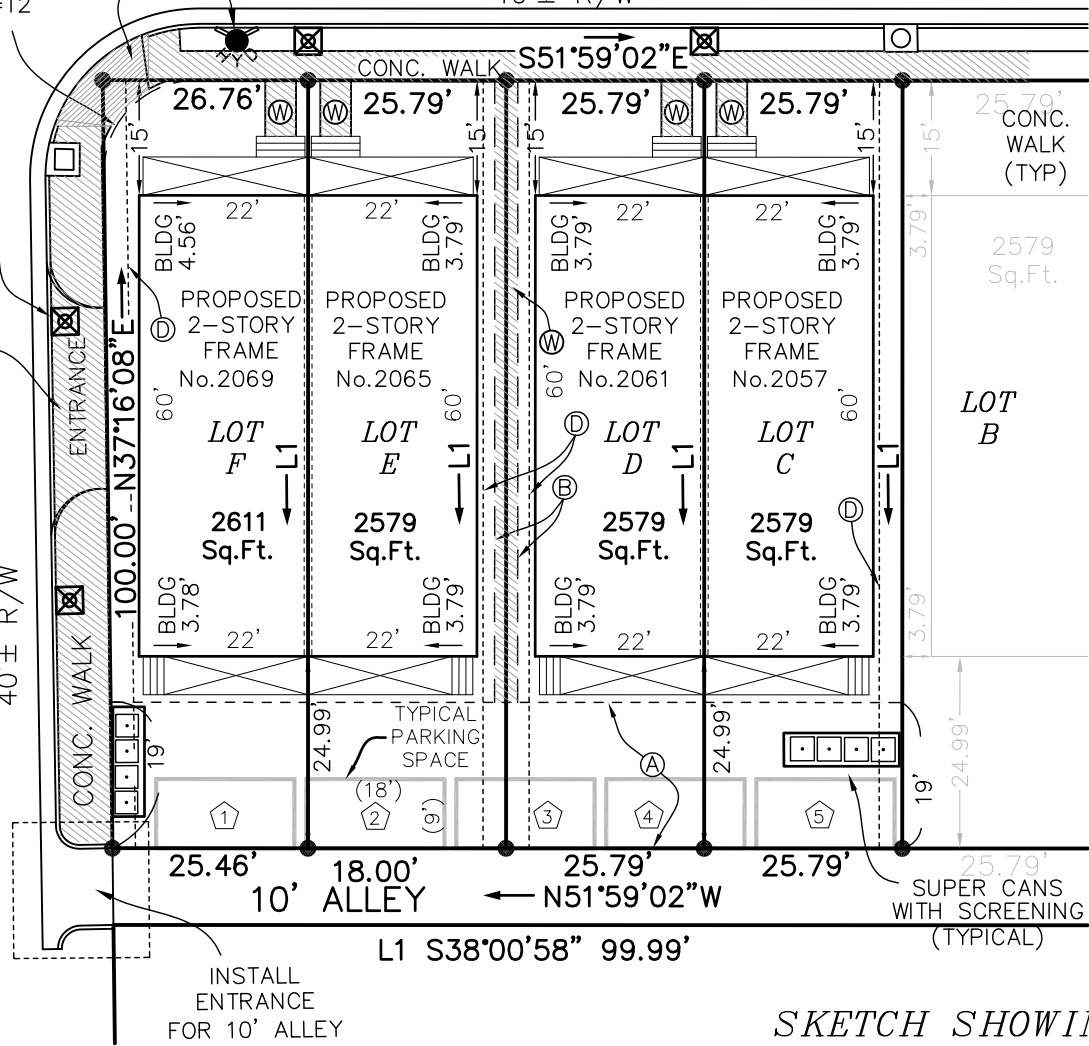
REMOVE ENTRANCE REPLACE CURB

EASEMENT FOR SIDEWALK L=19.01' R=12'

ADA RAMP

FIRE HYD.

W. MOORE STREET
40'± R/W



Virginia Surveys
 P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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REVISED 1-30-2024
 DATE: 8-23-2023
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=25'
 JOB NO. 211014586

SKETCH SHOWING THE DIVISION OF LOTS C, D, E AND F, SQUARE "A", "RAVENSWOOD" No.2057, 2061, 2065 & 2069 W. MOORE STREET IN THE CITY OF RICHMOND, VA.

2057, 2061, 2065 & 2069 West Moore Street

Building Permit Plans

Owner Dobrin Property Management 107 South 1st St Richmond, VA, 23219	Engineer Obsidian, Inc. Charles R. Field, P.E. 417 North 22nd Street Richmond, VA 23223 804.647.1589 obsidianrva@gmail.com	Property Information Parcel ID N0001005047 Zoning R-7 Use Residential Setbacks Front Yard = 15 feet Side Yard = 3 feet Rear Yard = 5 feet Lot Coverage 55%
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Table of Contents

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S1.3	Braced Wall Line Plan
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Room Area Tabulation

Level	Name
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NCS Sheet Identification Standards

Discipline Designators C General: <i>Sheet list, symbols, code summary</i> H Hazardous Materials <i>Abatement, handling, etc.</i> V Survey / Mapping B Geotechnical C Civil L Landscape S Structural A Architectural I Interiors Q Equipment F Fire Protection P Plumbing D Process M Mechanical E Electrical W Distributed Energy T Telecommunications R Resource Existing conditions / buildings X Other Disciplines Z Contractor / Shop Drawings O Operations	Sheet Type Designator 0 General: <i>Symbol legend, abbreviations, general notes</i> 1 Plans 2 Elevations 3 Sections 4 Large Scale Drawings: <i>plans, elevations, sections</i> 5 Details 6 Schedules and Diagrams 7 User Defined (<i>Calculations for Obsidian, Inc.</i>) 8 User Defined 9 3D drawings: <i>isometric, perspective, photos</i>
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N-##-###
 Sheet Sequence Number
 Sheet Type Designator
 Discipline Designator

Go.1

Rev.	Date	Description

Scope of Work

Scope of work will generally consist of the renovation to an existing structure in accordance with these plans and the Virginia Residential Code, 2018.

General Notes

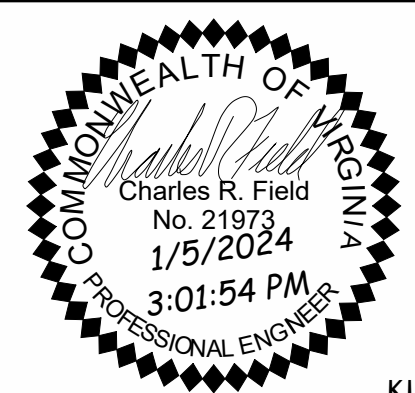
1. The structure will be constructed in accordance with the 2018 edition of the "Virginia Residential Code", the Virginia Statewide Uniform Building Code and the applicable City of Richmond ordinances.
 2. The contractor is responsible for compliance with City, State and Federal job site safety requirements.
 3. These plans are being provided without the benefit of external review by a third party. The client accepts responsibility for plans as drawn and will notify designer of any deficiencies that may be encountered during plan review or construction. If the contractor or contractors agent discovers missing or in complete details or conflicting items of work, they are obliged to call these items to the attention of the designer. Failure to do so may result in the designer disallowing any claims for cost incurred due to these deficiencies.
 4. The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will immediately be brought to the attention of the engineer.
 5. Plans and specifications in some instances, do not contain specific instructions for installation or preparation methods. Contractor and their subs are responsible for following ASTM standards and applicable codes.
 6. All decorative elements and finishes are to be selected by owner and/or interior designer and contractor to verify with owner and/or interior designer pertaining to any special requirements for ordering and installation prior to ordering and installation.
 7. Glazing in windows shall be tempered if the bottom edge is less than 18" above floor, in walls enclosing bathtub or showers, within 24" of arc of either vertical edge of a door, or less than 36" above the plane of stairways or landings. Glazing in all fixed and operable panels of swinging, sliding and bifold doors shall be tempered.
 8. Carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. The carbon monoxide detector shall comply with NFPA 720 and UL 2075.
 9. Enclosed accessible space under stairs shall have walls, under-stair surface, and any soffits protected on the enclosed side with 1/2" gypsum board.
 10. Bathrooms and water closet compartments shall be provided with not less than 3 sf of glazing area (one-half must be operable) or an exhaust fan in compliance with Section M1507 of the code.
 11. Provide a fire extinguisher (2-A:10-B:C) in the kitchen area if the home does not contain an approved sprinkler system.
 12. Smoke alarms shall be installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
 13. The structure shall be protected from subterranean termites by one of the following methods or a combination of these methods:
 - Chemical termiticide treatment, as provided in Section R318.2.
 - Termite baiting system installed and maintained according to the label.
 - Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.
 - Naturally durable termite-resistant wood.
 - Physical barriers as provided in Section R318.3 and used in locations as specified in Section R317.1.
 14. Basements, habitable attics, and every sleeping room shall have at least one operable emergency escape and rescue opening. The sill height shall be not more than 44" to the bottom of the clear opening. Openings not on grade level shall have a min net clear opening of 5.7 sf. Openings on grade level or below shall have a min net clear opening of 5 sf. The min clear opening height shall be 24". The min clear opening width shall be 20".
 15. Attic access shall be provide with a minimum size of 22" x 30"
 16. All lumber unless otherwise noted is to be Southern Pine No. 2.
 17. Each bedroom shall have at a minimum one egressible window
 18. There will not be a fire sprinkler system.
 19. There is no proposed fire detection system or alarm.
 20. The occupancy is Residential Group R-3.
 21. The construction type is V-B.
 22. There are 2 stories.
 23. The house is located in Climate Zone 4.
 24. VRC 2018 minimum insulation and fenestration requirements:
 - Fenestration U-factor : 0.32
 - Skylight U-factor : 0.55
 - Ceiling R-value : 49
 - Wood frame wall R-value : 15 cavity or 13 + 1 continuous
 - Mass wall R-value : 8/13
 - Floor R-value : 19
 - Basement wall R-value : 10/13
 - Slab R-value & depth: 10, 2ft
 - Crawlspace wall R-value : 10/13
 25. Load criteria:
 - Bearing soil capacity = 1500 psf*
 - Floor live load = 40 psf
 - Floor dead load = 10 psf
 - Roof live load = 20 psf
 - Roof dead load = 10 psf
 - Snow loads = 20 psf
 - Basic Wind speed = 115 mph
 - Seismic Category: B.
 - Exposure: B.
- * In lieu of a complete geotechnical evaluation, the load-bearing values in Table R401.4.1 has been assumed.

Cover Sheet

2057, 2061, 2065, 2069 West Moore Street
 Dobrin Property Management

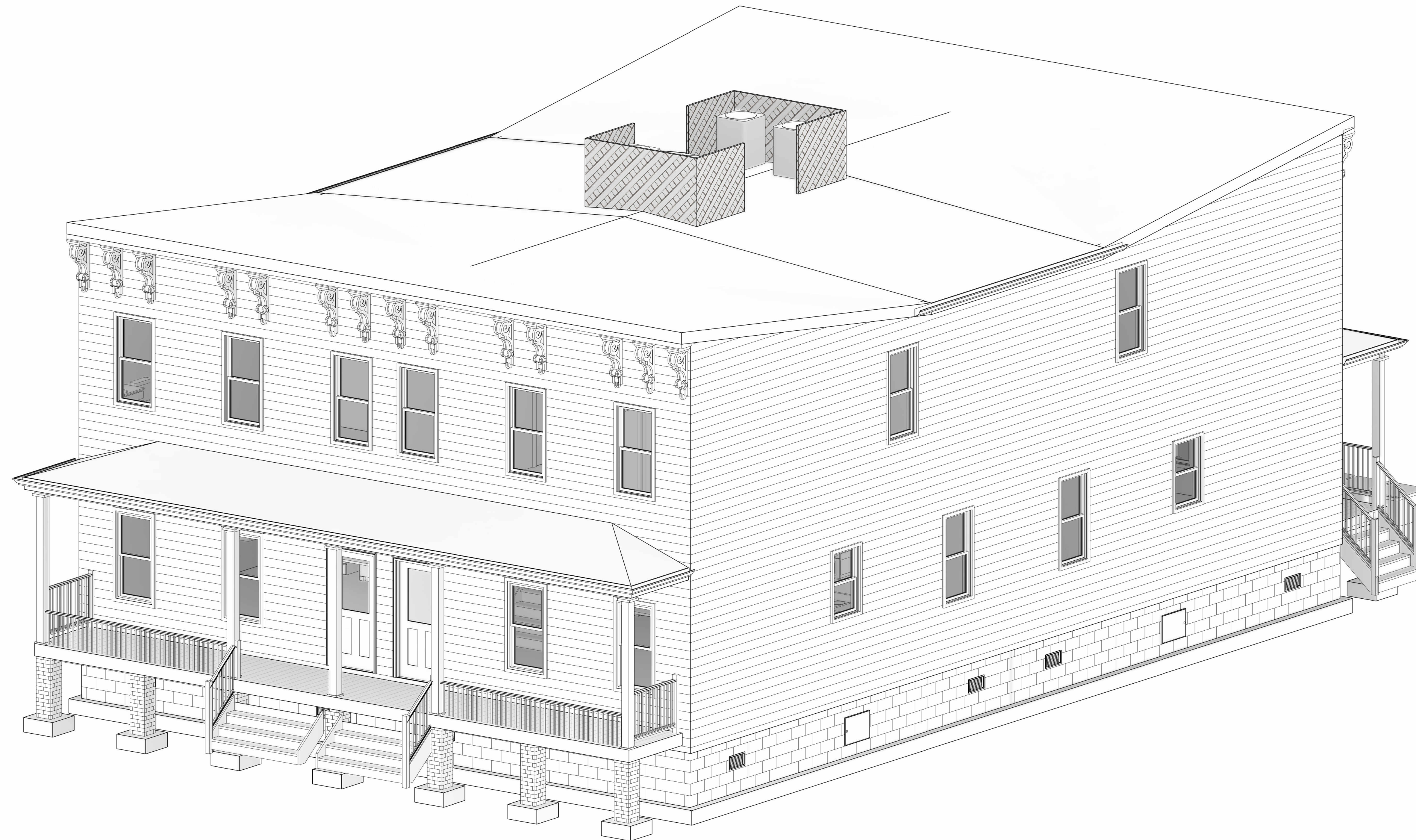
November 7, 2023

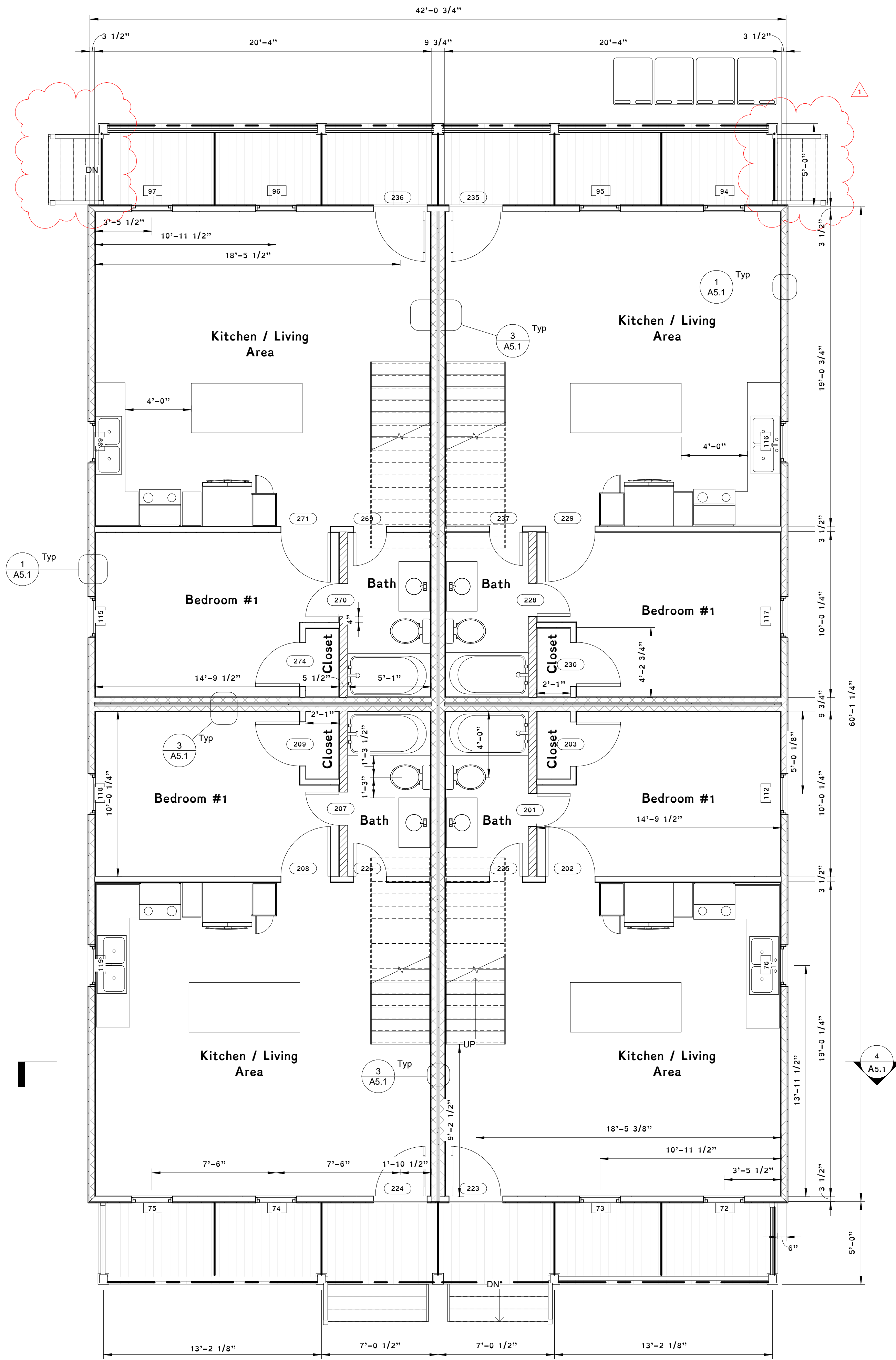
City of Richmond, VA



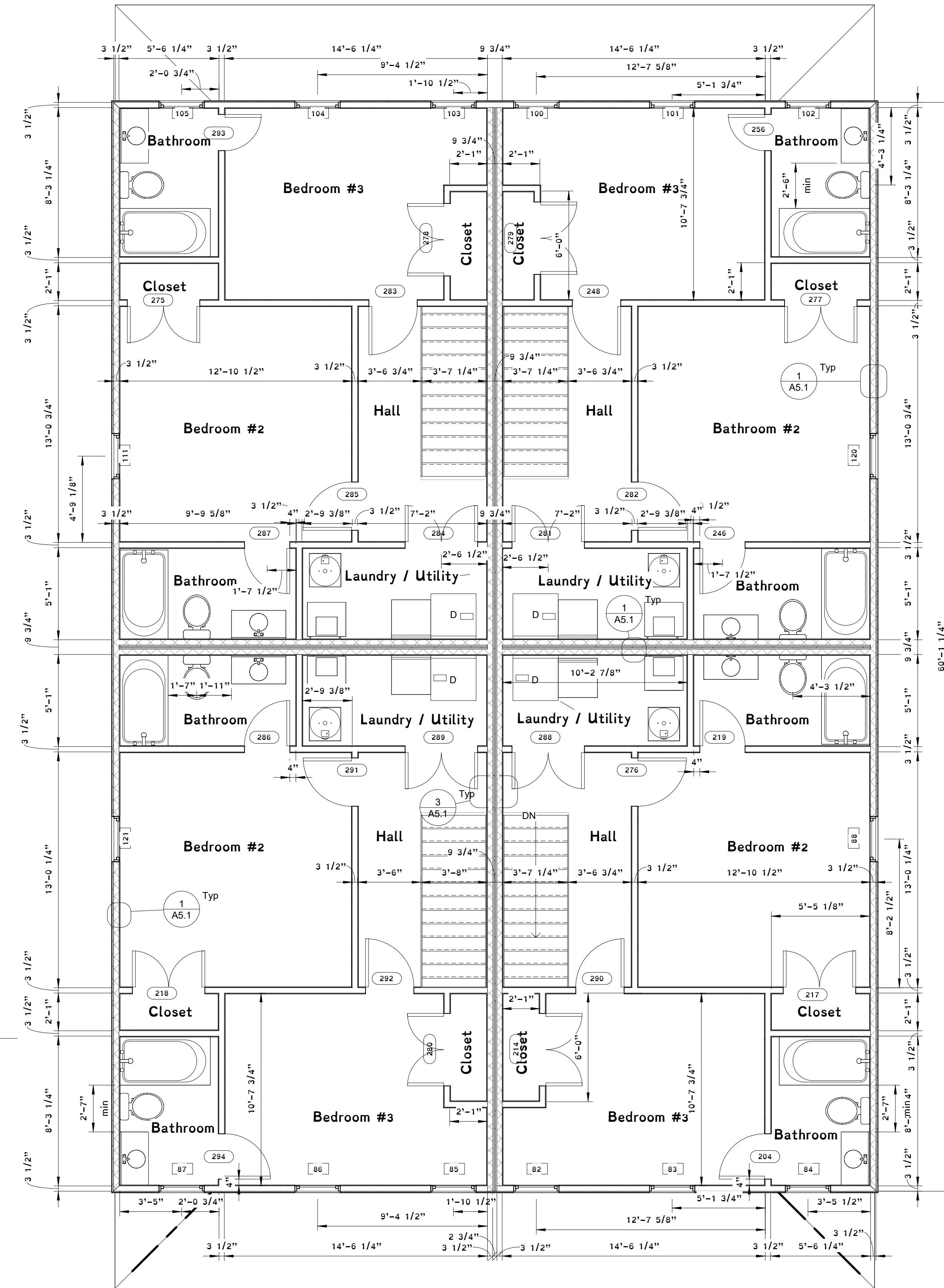
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Obsidian
 A Professional Engineering Practice
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589

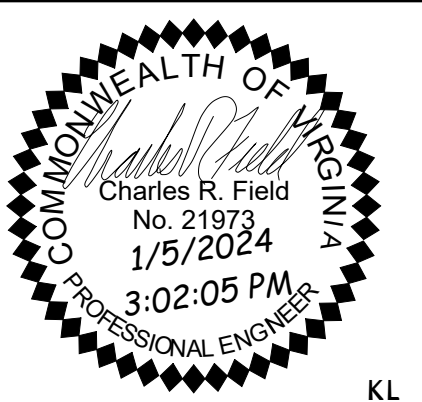
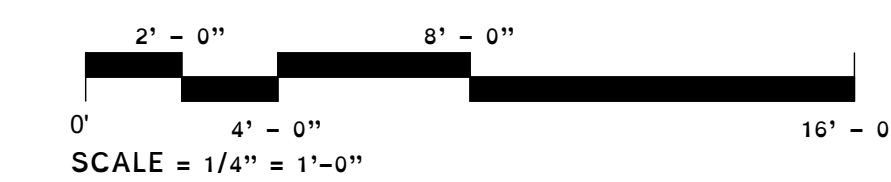




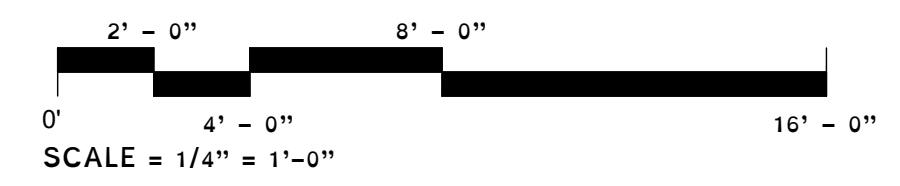
1 1st Floor - Proposed
1/4" = 1'-0"



2 2nd Floor - Proposed
1/4" = 1'-0"



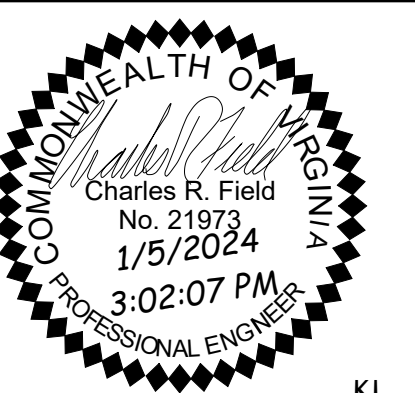
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Rev.	Date	Description
2	1/2/24	showing roof HVAC, and proposed screening
1	1/2/24	moved rear porch entry for side access

Elevations
 2057, 2061, 2065, 2069 West Moore Street
 Dobrin Property Management
 City of Richmond, VA

November 7, 2023

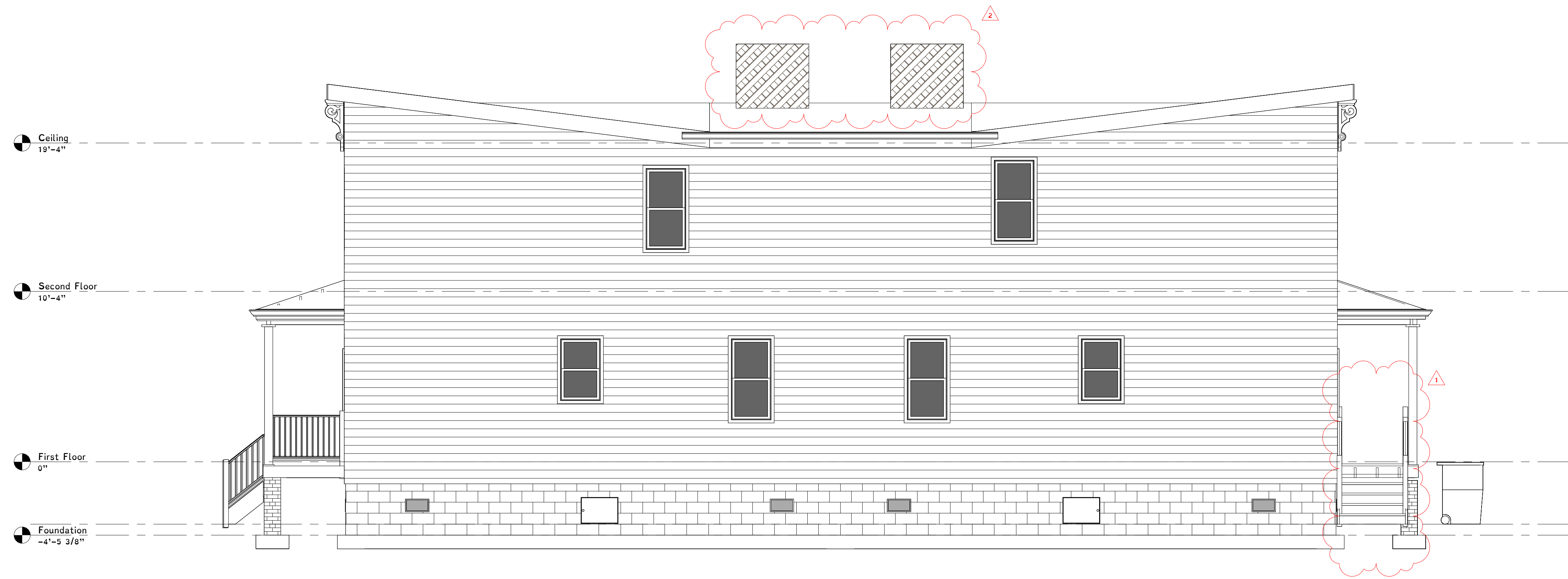


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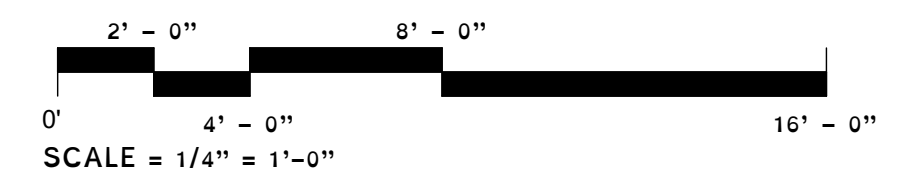
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1 Proposed North
1/4" = 1'-0"



2 Proposed West
1/4" = 1'-0"



Rev.	Date	Description
2	1/2/24	showing roof HVAC, and proposed screening
1	1/2/24	moved rear porch entry for side access

Elevations
 2057, 2061, 2065, 2069 West Moore Street
 Dobrin Property Management
 City of Richmond, VA

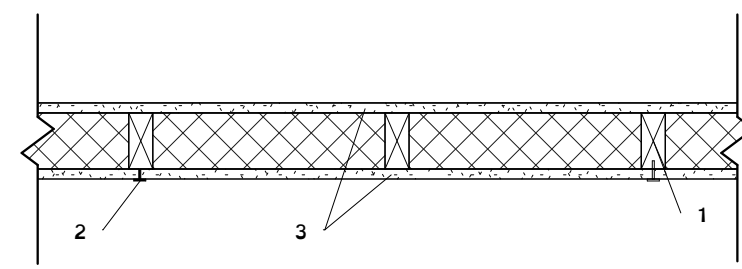
November 7, 2023



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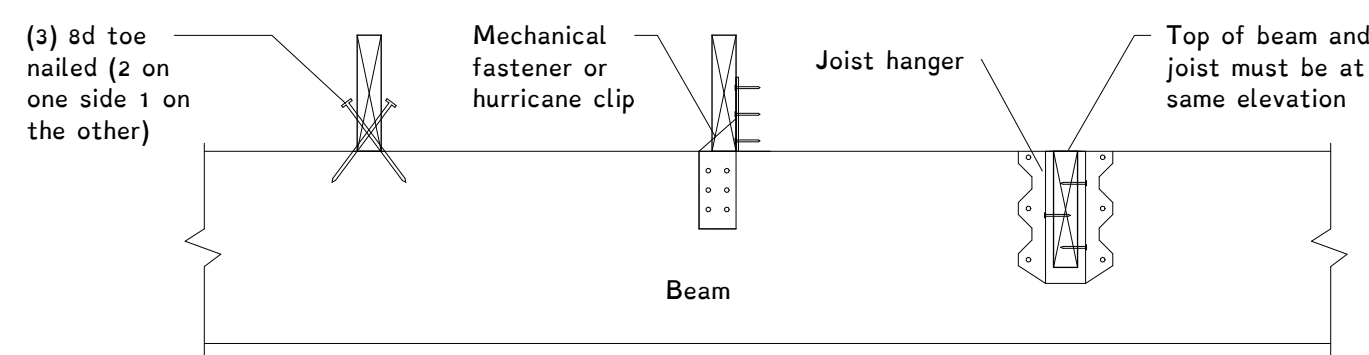
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Design No. U305
Bearing Wall Rating - 1 Hr.



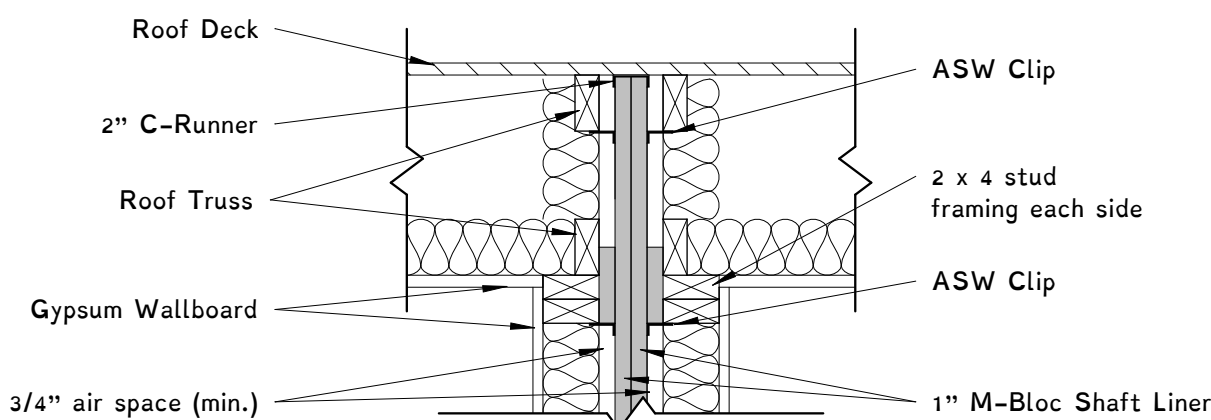
1. Wood Studs - Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.
 2. Joints and Nail-Heads - Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.
 3. Gypsum Board* - 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 8d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
- Exterior grade drywall to be used on exterior walls.

1 Hr Wall - Stud, U305
1" = 1'-0"

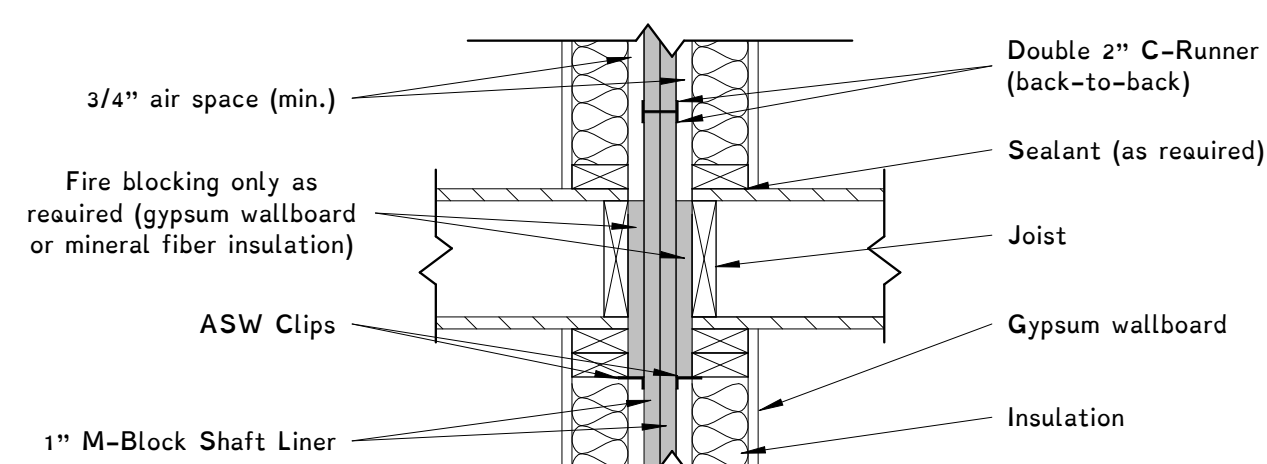


Joist to Beam Connection
1" = 1'-0"

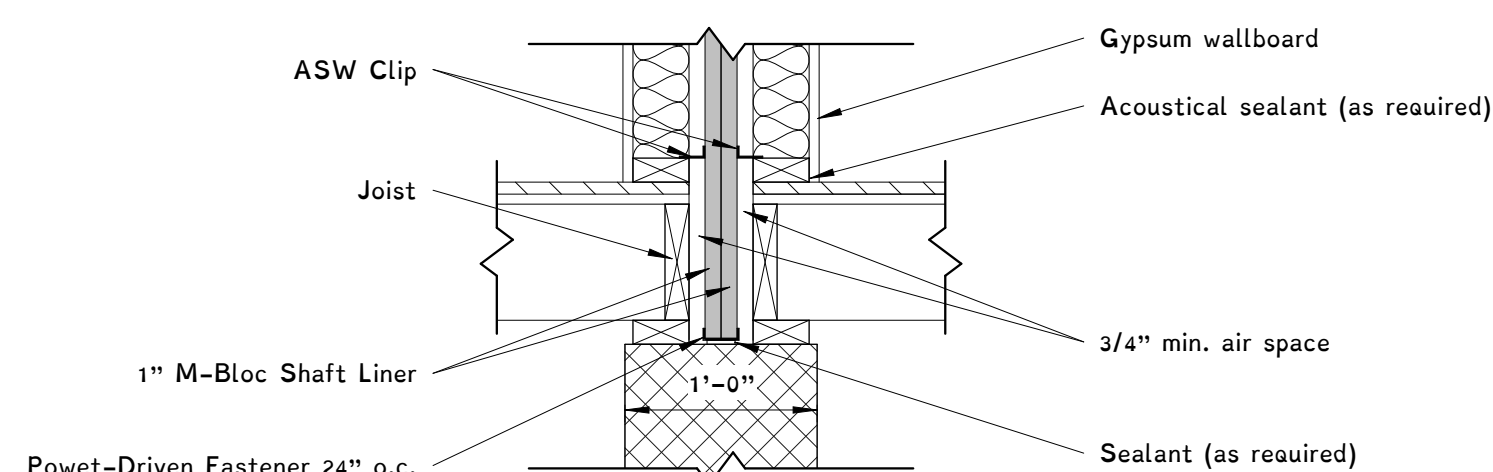
Design No. U336
2 Hr Fire Rated Wall
STC Rating - 61



Intersection at Roof



Intermediate Floor Intersection



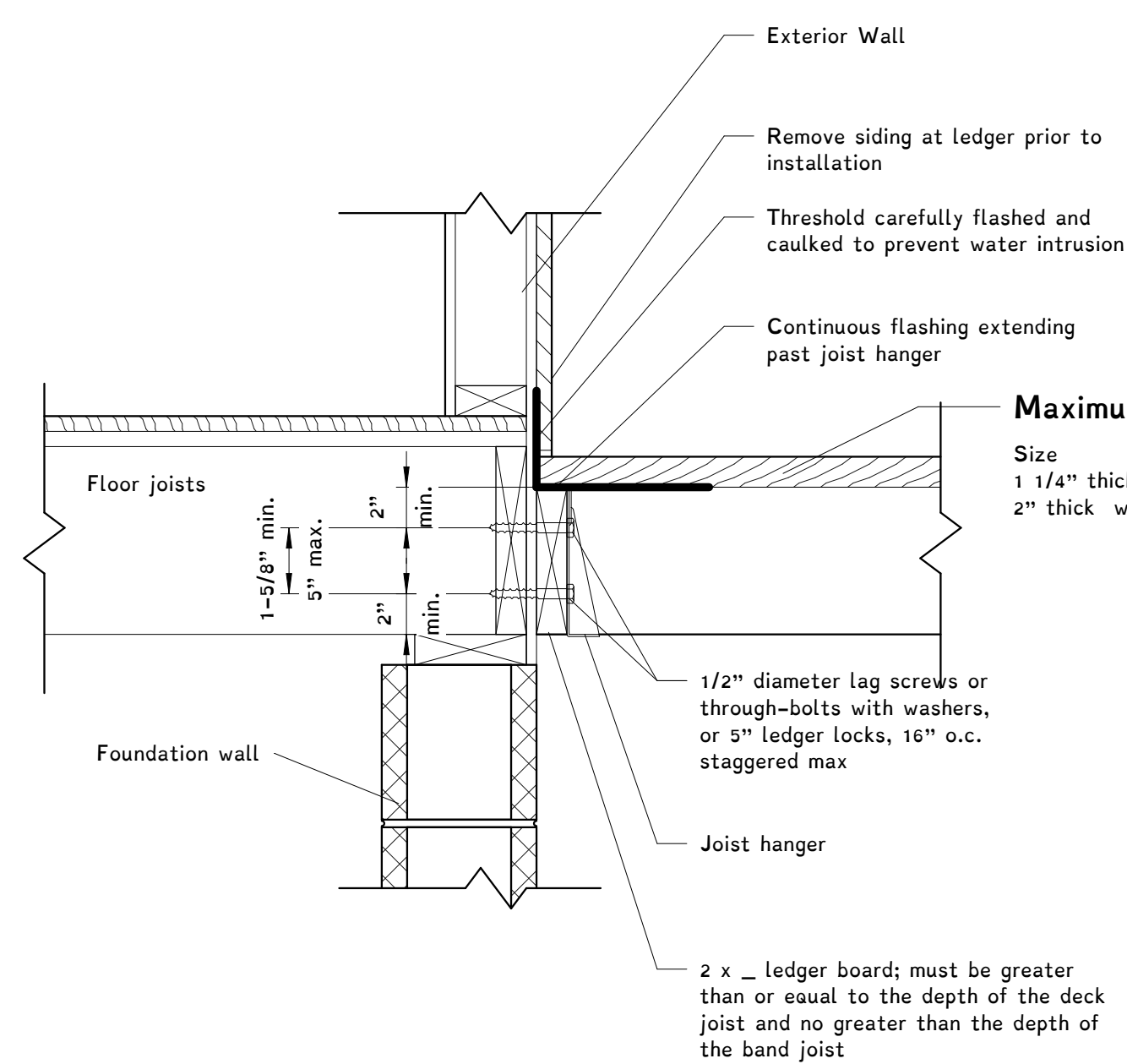
Foundation

UL 336 - 2 hr Fire Rated Wall (Townhouse)
1" = 1'-0"

Print plans at 24" x 36", Arch D



Section 3
1/4" = 1'-0"

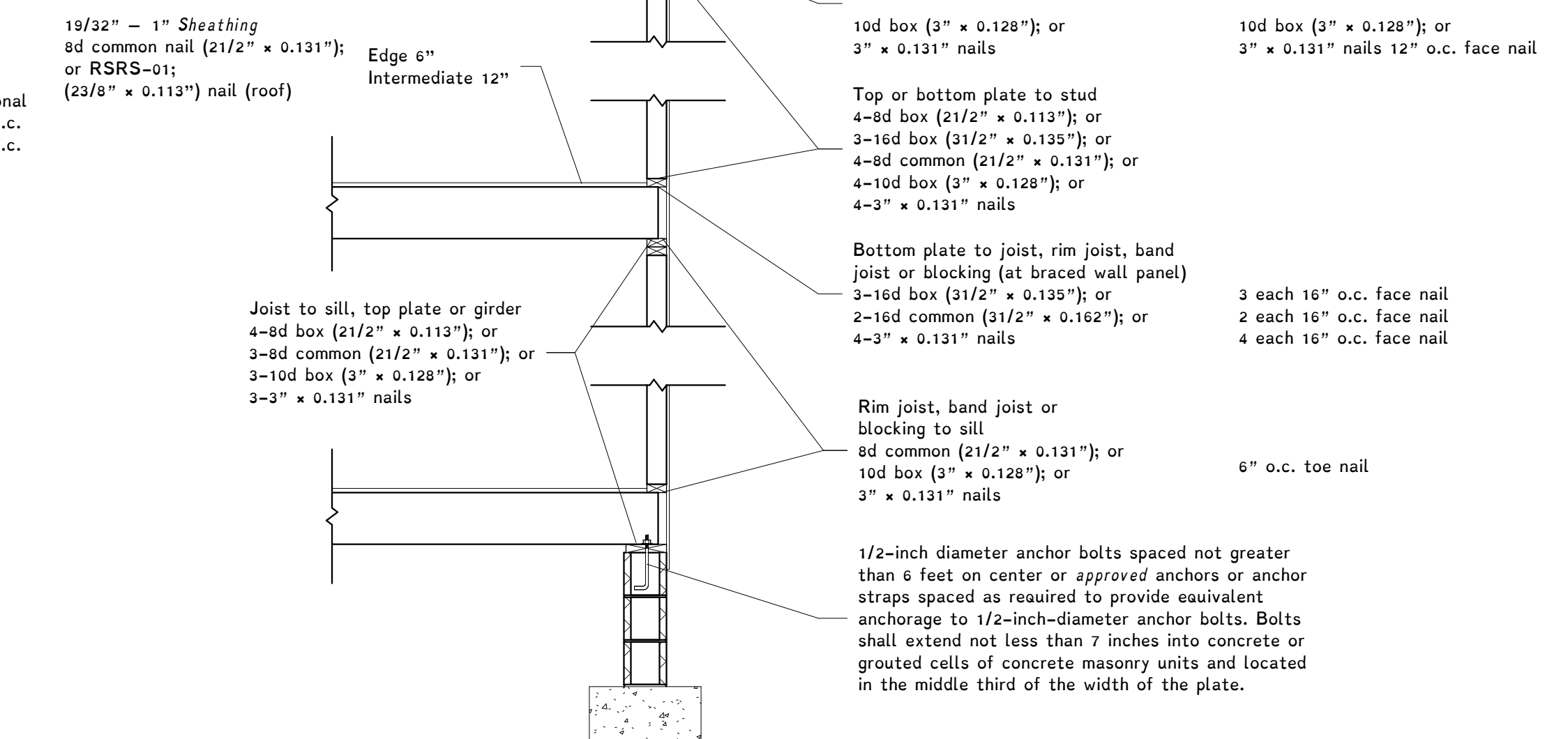


Note:
Ledger attachments to exterior veneers (brick, masonry, stone), hollow masonry, and to cantilevered floor overhangs or bay windows are prohibited.

Ledger Attachment - deck to rim board
1 1/2" = 1'-0"

Maximum Joist Spacing

Size	Perpendicular	Diagonal
1 1/4" thick wood	16" o.c.	12" o.c.
2" thick wood	24" o.c.	16" o.c.



Fastening Detail
1/2" = 1'-0"

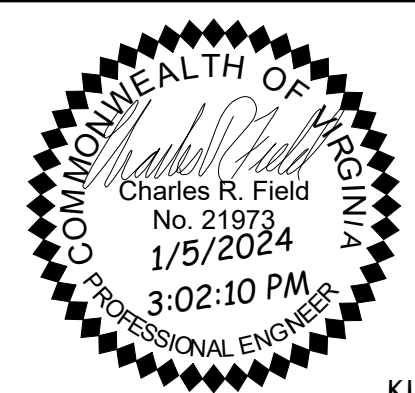
A5.1

Rev.	Date	Description

Details

2057, 2061, 2065, 2069 West Moore Street
Dobrin Property Management
City of Richmond, VA

November 7, 2023



obsidian
A Professional Engineering Practice
417 North 22nd Street
Richmond, VA 23223
804.647.1589

Door Schedule

Table with columns: Mark, Level, Family, Width, Height, Casing Quantity. Rows include Foundation, Grade, First Floor, and Second Floor door entries.

Window Schedule

Table with columns: Mark, Family, Width, Height, Sill Height, Header, Jack Studs, King Studs, Casing Quantity, Sill Quantity. Rows include Foundation, Grade, First Floor, and Second Floor window entries.

Beam Schedule

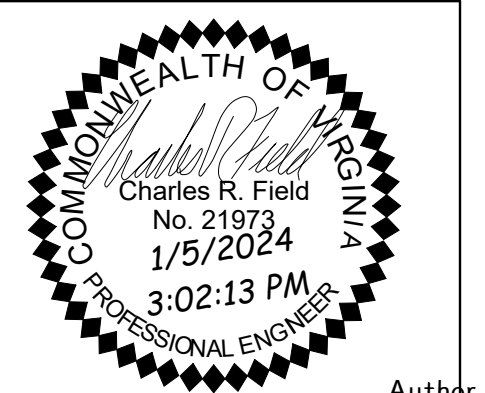
Table with columns: Mark, Type, Comments. Rows include Porch Support Beams and Porch Roof Support Beams.

Revision table with columns: Rev., Date, Description.

Schedules

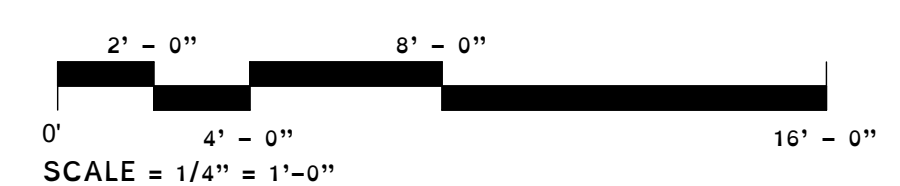
2057, 2061, 2065, 2069 West Moore Street
Dobrin Property Management
City of Richmond, VA

November 7, 2023



Author

Obsidian A Professional Engineering Practice
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Richmond, VA 23223
804.647.1589



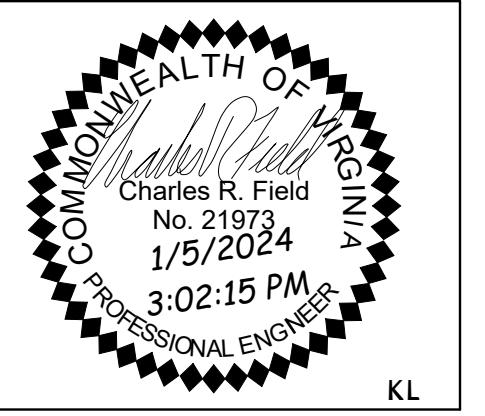
Rev.	Date	Description

Structure

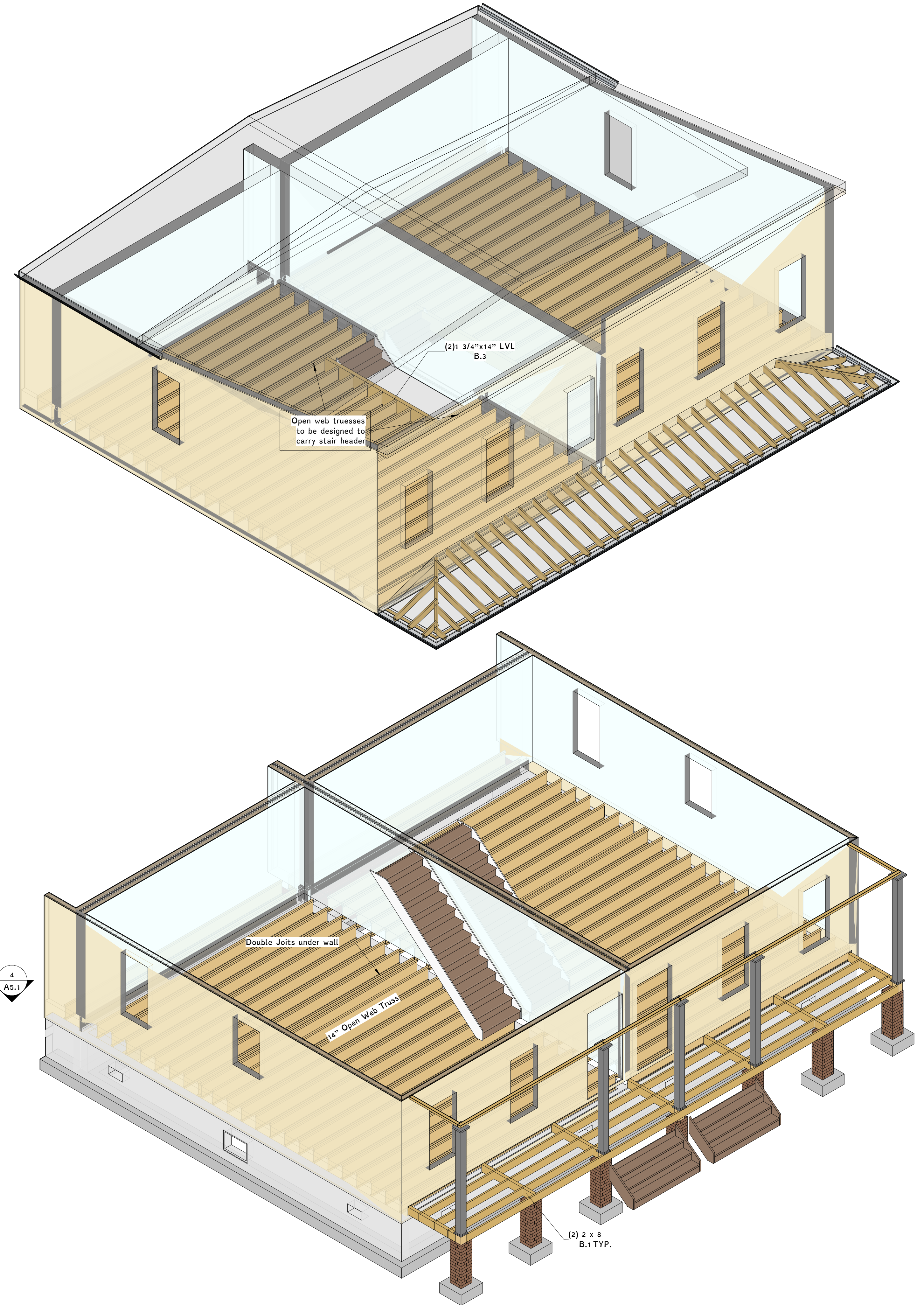
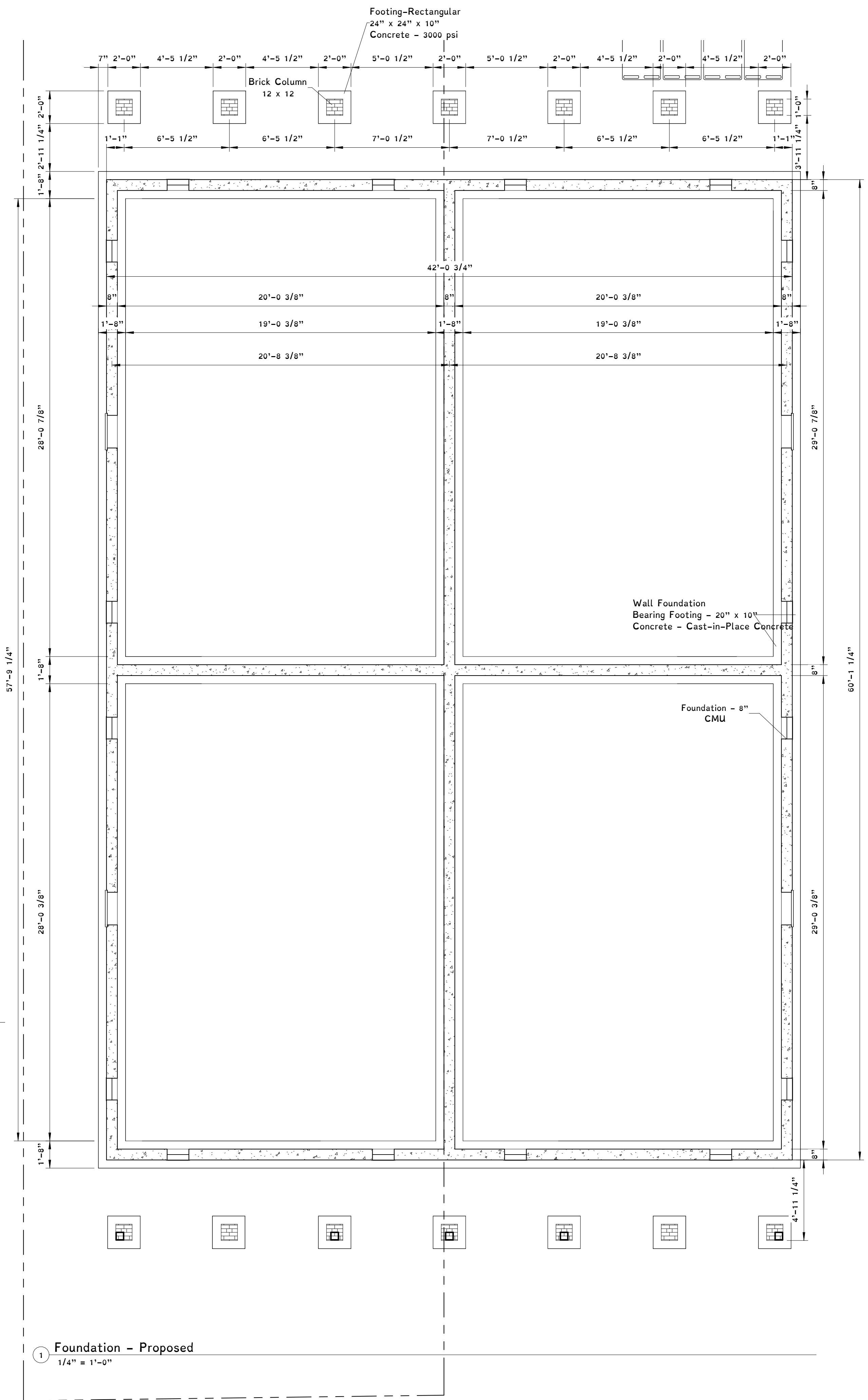
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City of Richmond, VA

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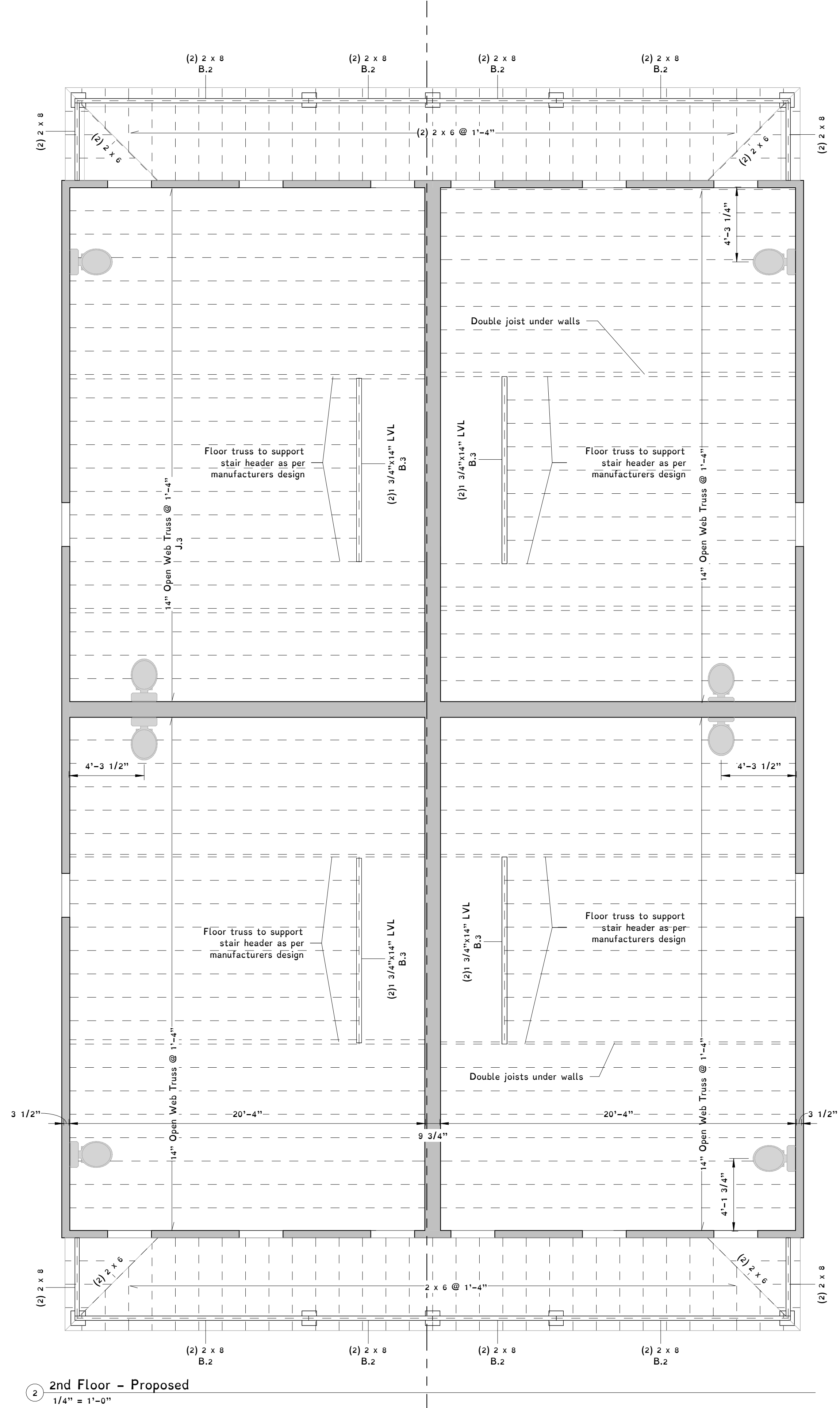
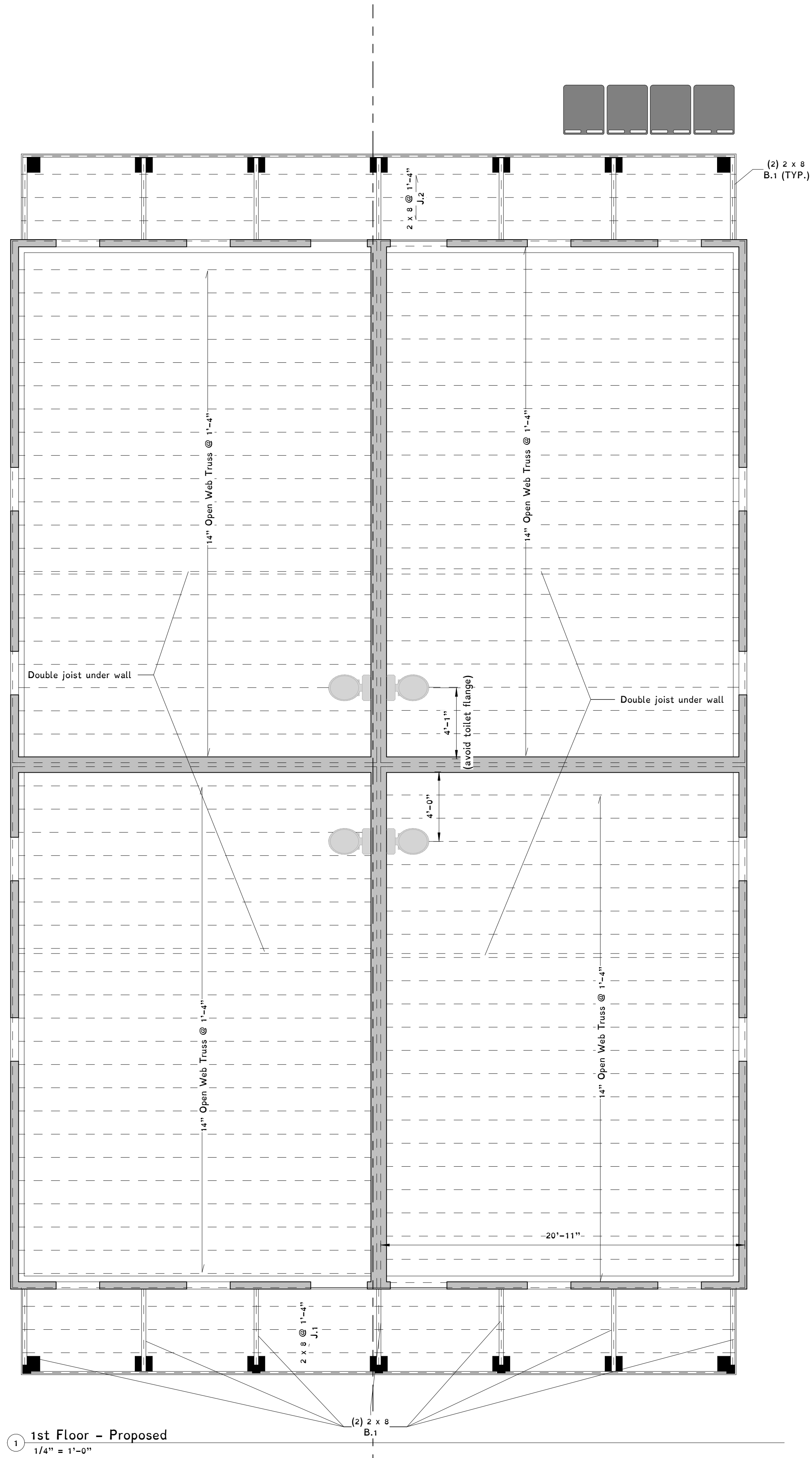
Structure

2057, 2061, 2065, 2069 West Moore Street
Dobrin Property Management

City of Richmond, VA November 7, 2023

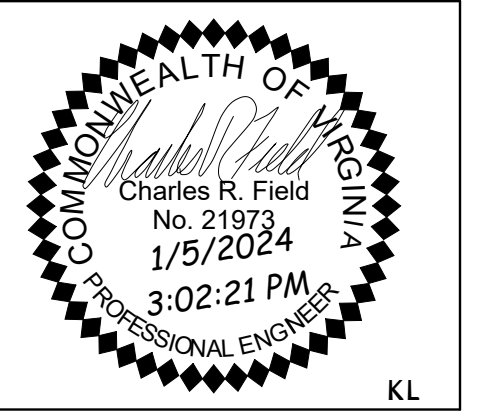


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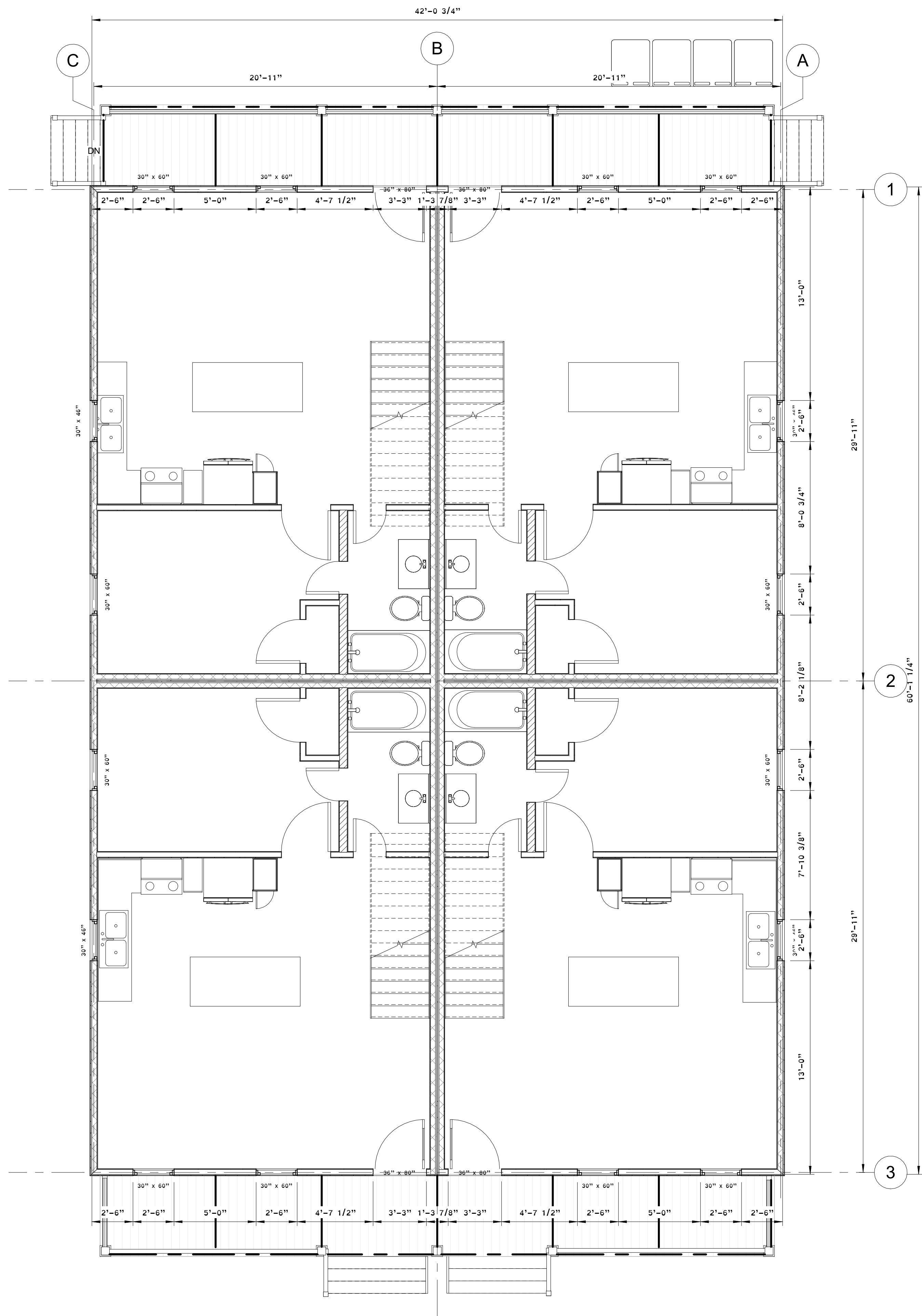


Rev.	Date	Description

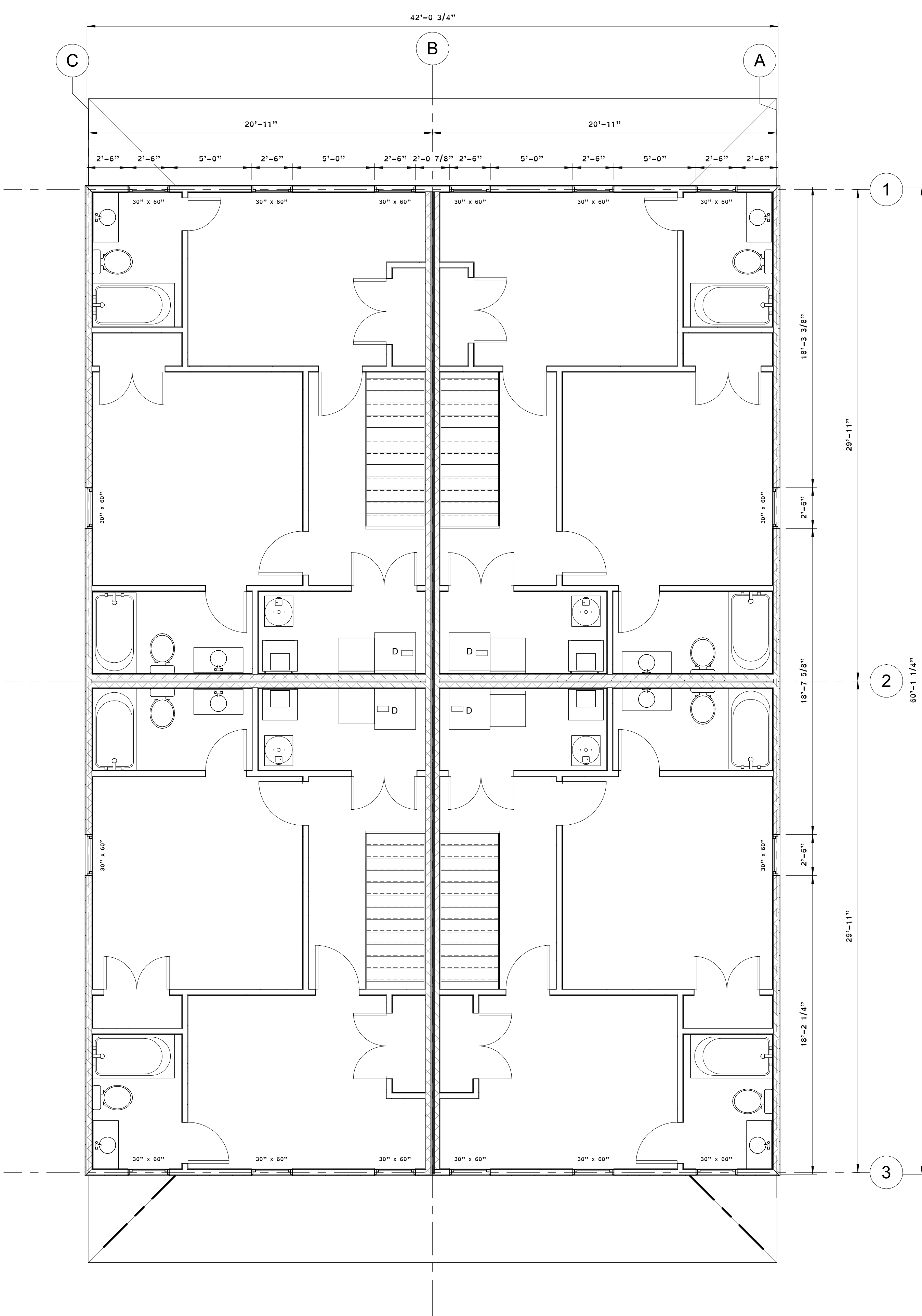
Braced Wall Line Plan
 2057, 2061, 2065, 2069 West Moore Street
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 City of Richmond, VA
 November 7, 2023



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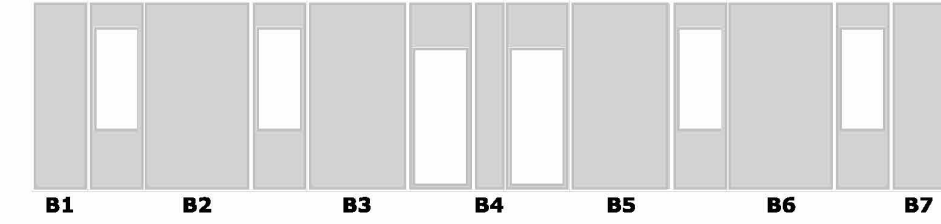


1 1st Floor - Proposed
 1/4" = 1'-0"



2 2nd Floor - Proposed
 1/4" = 1'-0"

WALL LINE ELEVATION VIEW



Total Wall Line Length: 42' 1"

WALL LINE PLAN VIEW

Table with columns: Story, Wall Line, Bracing Method, Wind Factors, Wind Bracing Amount, Seismic Factors, Seismic Bracing Amount, Required Bracing, Qualified Bracing, Bracing Status. Row 1: 1st Story, 1, CS-WSP, 1.16, 10.42, 1.1, 11.79, 11.79, 24.34, Compliant.

Furthest Distance to Adjacent BWL 29' 11" Stone or Masonry Veneer Omitted
Roof Eave to Ridge Height 5 feet Wall Dead Load > 8 psf but <= 15 psf
Wall Line Length 42' 1" Roof/Ceiling Dead Loads <= 15 psf
Gypsum Included
Blocking Included

Table with columns: Wall Line Segment, Wall Height, Story Height, Bracing Method, Segment Length, Adjacent Opening Height, Qualified Segment, Nails, Tension Tie, Hold Down. Rows B1 through B7.

When SDC C Townhouse and D0-D2 are selected, check that irregularities in R301.2.2.2.5 are evaluated.

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1

WALL LINE ELEVATION VIEW



Total Wall Line Length: 60' 1"

WALL LINE PLAN VIEW

Table with columns: Story, Wall Line, Bracing Method, Wind Factors, Wind Bracing Amount, Seismic Factors, Seismic Bracing Amount, Required Bracing, Qualified Bracing, Bracing Status. Row 1: 2nd Story, B, CS-WSP, 0.86, 3.09, 1, 8.2, 8.2, 60.08, Compliant.

Furthest Distance to Adjacent BWL 20' 11" Stone or Masonry Veneer Omitted
Roof Eave to Ridge Height 5 feet Wall Dead Load > 8 psf but <= 15 psf
Wall Line Length 60' 1" Roof/Ceiling Dead Loads <= 15 psf
Gypsum Included
Blocking Included

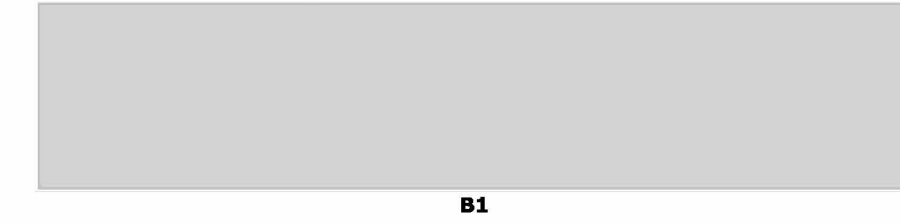
Table with columns: Wall Line Segment, Wall Height, Story Height, Bracing Method, Segment Length, Adjacent Opening Height, Qualified Segment, Nails, Tension Tie, Hold Down. Row B1.

When SDC C Townhouse and D0-D2 are selected, check that irregularities in R301.2.2.2.5 are evaluated.

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5

WALL LINE ELEVATION VIEW



Total Wall Line Length: 42' 1"

WALL LINE PLAN VIEW

Table with columns: Story, Wall Line, Bracing Method, Wind Factors, Wind Bracing Amount, Seismic Factors, Seismic Bracing Amount, Required Bracing, Qualified Bracing, Bracing Status. Row 1: 1st Story, 2, CS-WSP, 1.16, 10.42, 1.1, 11.79, 11.79, 42.08, Compliant.

Furthest Distance to Adjacent BWL 29' 11" Stone or Masonry Veneer Omitted
Roof Eave to Ridge Height 5 feet Wall Dead Load > 8 psf but <= 15 psf
Wall Line Length 42' 1" Roof/Ceiling Dead Loads <= 15 psf
Gypsum Included
Blocking Included

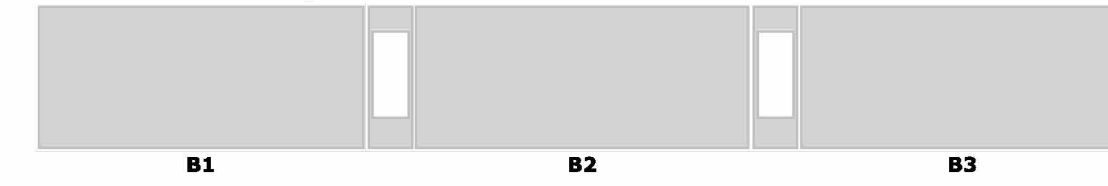
Table with columns: Wall Line Segment, Wall Height, Story Height, Bracing Method, Segment Length, Adjacent Opening Height, Qualified Segment, Nails, Tension Tie, Hold Down. Row B1.

When SDC C Townhouse and D0-D2 are selected, check that irregularities in R301.2.2.2.5 are evaluated.

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2

WALL LINE ELEVATION VIEW



Total Wall Line Length: 60' 1"

WALL LINE PLAN VIEW

Table with columns: Story, Wall Line, Bracing Method, Wind Factors, Wind Bracing Amount, Seismic Factors, Seismic Bracing Amount, Required Bracing, Qualified Bracing, Bracing Status. Row 1: 2nd Story, C, CS-WSP, 0.86, 3.09, 1, 8.2, 8.2, 55.09, Compliant.

Furthest Distance to Adjacent BWL 20' 11" Stone or Masonry Veneer Omitted
Roof Eave to Ridge Height 5 feet Wall Dead Load > 8 psf but <= 15 psf
Wall Line Length 60' 1" Roof/Ceiling Dead Loads <= 15 psf
Gypsum Included
Blocking Included

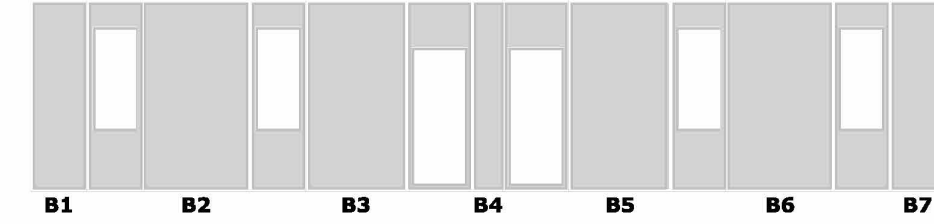
Table with columns: Wall Line Segment, Wall Height, Story Height, Bracing Method, Segment Length, Adjacent Opening Height, Qualified Segment, Nails, Tension Tie, Hold Down. Rows B1, B2, B3.

When SDC C Townhouse and D0-D2 are selected, check that irregularities in R301.2.2.2.5 are evaluated.

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6

WALL LINE ELEVATION VIEW



Total Wall Line Length: 42' 1"

WALL LINE PLAN VIEW

Table with columns: Story, Wall Line, Bracing Method, Wind Factors, Wind Bracing Amount, Seismic Factors, Seismic Bracing Amount, Required Bracing, Qualified Bracing, Bracing Status. Row 1: 1st Story, 3, CS-WSP, 1.16, 10.42, 1.1, 11.79, 11.79, 24.34, Compliant.

Furthest Distance to Adjacent BWL 29' 11" Stone or Masonry Veneer Omitted
Roof Eave to Ridge Height 5 feet Wall Dead Load > 8 psf but <= 15 psf
Wall Line Length 42' 1" Roof/Ceiling Dead Loads <= 15 psf
Gypsum Included
Blocking Included

Table with columns: Wall Line Segment, Wall Height, Story Height, Bracing Method, Segment Length, Adjacent Opening Height, Qualified Segment, Nails, Tension Tie, Hold Down. Rows B1 through B7.

When SDC C Townhouse and D0-D2 are selected, check that irregularities in R301.2.2.2.5 are evaluated.

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3

WALL LINE ELEVATION VIEW



Total Wall Line Length: 42' 1"

WALL LINE PLAN VIEW

Table with columns: Story, Wall Line, Bracing Method, Wind Factors, Wind Bracing Amount, Seismic Factors, Seismic Bracing Amount, Required Bracing, Qualified Bracing, Bracing Status. Row 1: 2nd Story, 1, CS-WSP, 0.86, 3.86, 1, 5.68, 27.08, Compliant.

Furthest Distance to Adjacent BWL 29' 11" Stone or Masonry Veneer Omitted
Roof Eave to Ridge Height 5 feet Wall Dead Load > 8 psf but <= 15 psf
Wall Line Length 42' 1" Roof/Ceiling Dead Loads <= 15 psf
Gypsum Included
Blocking Included

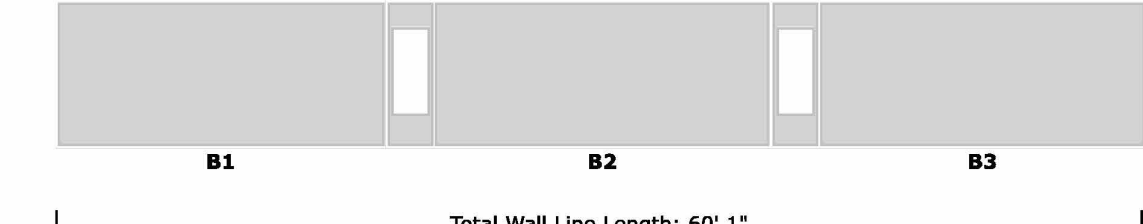
Table with columns: Wall Line Segment, Wall Height, Story Height, Bracing Method, Segment Length, Adjacent Opening Height, Qualified Segment, Nails, Tension Tie, Hold Down. Rows B1 through B7.

When SDC C Townhouse and D0-D2 are selected, check that irregularities in R301.2.2.2.5 are evaluated.

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7

WALL LINE ELEVATION VIEW



Total Wall Line Length: 60' 1"

WALL LINE PLAN VIEW

Table with columns: Story, Wall Line, Bracing Method, Wind Factors, Wind Bracing Amount, Seismic Factors, Seismic Bracing Amount, Required Bracing, Qualified Bracing, Bracing Status. Row 1: 2nd Story, A, CS-WSP, 0.86, 3.09, 1, 8.2, 8.2, 55.09, Compliant.

Furthest Distance to Adjacent BWL 20' 11" Stone or Masonry Veneer Omitted
Roof Eave to Ridge Height 5 feet Wall Dead Load > 8 psf but <= 15 psf
Wall Line Length 60' 1" Roof/Ceiling Dead Loads <= 15 psf
Gypsum Included
Blocking Included

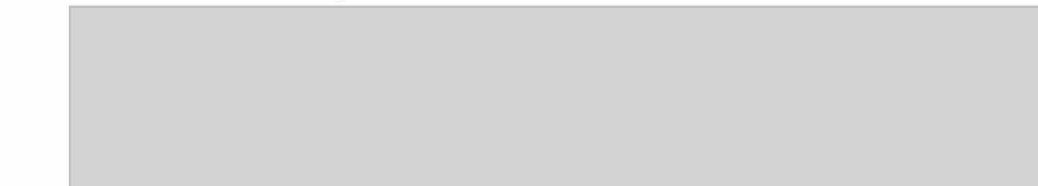
Table with columns: Wall Line Segment, Wall Height, Story Height, Bracing Method, Segment Length, Adjacent Opening Height, Qualified Segment, Nails, Tension Tie, Hold Down. Rows B1, B2, B3.

When SDC C Townhouse and D0-D2 are selected, check that irregularities in R301.2.2.2.5 are evaluated.

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WALL LINE ELEVATION VIEW



Total Wall Line Length: 42' 1"

WALL LINE PLAN VIEW

Table with columns: Story, Wall Line, Bracing Method, Wind Factors, Wind Bracing Amount, Seismic Factors, Seismic Bracing Amount, Required Bracing, Qualified Bracing, Bracing Status. Row 1: 2nd Story, 2, CS-WSP, 0.86, 3.86, 1, 5.68, 42.08, Compliant.

Furthest Distance to Adjacent BWL 29' 11" Stone or Masonry Veneer Omitted
Roof Eave to Ridge Height 5 feet Wall Dead Load > 8 psf but <= 15 psf
Wall Line Length 42' 1" Roof/Ceiling Dead Loads <= 15 psf
Gypsum Included
Blocking Included

Table with columns: Wall Line Segment, Wall Height, Story Height, Bracing Method, Segment Length, Adjacent Opening Height, Qualified Segment, Nails, Tension Tie, Hold Down. Row B1.

When SDC C Townhouse and D0-D2 are selected, check that irregularities in R301.2.2.2.5 are evaluated.

about:blank 12/14

8

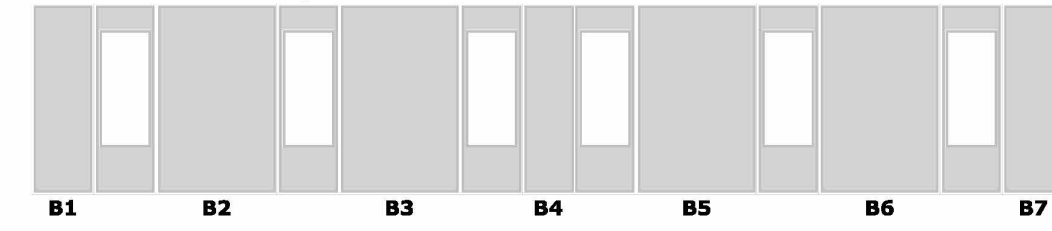
S7.2

Calculations
2057, 2061, 2065, 2069 West Moore Street
Dobrin Property Management
November 7, 2023



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WALL LINE ELEVATION VIEW



Total Wall Line Length: 42' 1"

WALL LINE PLAN VIEW



Story	Wall Line	Bracing Method	Wind Factors	Wind Bracing Amount	Seismic Factors	Seismic Bracing Amount	Required Bracing	Qualified Bracing	Bracing Status
2nd Story	3	CS-WSP	0.86	3.86	1	5.68	5.68	27.08	Compliant

Furthest Distance to Adjacent BWL 29' 11" Stone or Masonry Veneer Omitted
 Roof Eave to Ridge Height 5 feet Wall Dead Load > 8 psf but <= 15 psf
 Wall Line Length 42' 1" Roof/Ceiling Dead Loads <= 15 psf
 Gypsum Included
 Blocking Included

Wall Line Segment	Wall Height	Story Height	Bracing Method	Segment Length	Adjacent Opening Height	Qualified Segment	Nails	Tension Tie	Hold Down
B1	8'	9'	CS-WSP	2' 6"	5' 0"	2.5	6"/12"		
B2	8'	9'	CS-WSP	5' 0"	5' 0"	5	6"/12"		
B3	8'	9'	CS-WSP	5' 0"	5' 0"	5	6"/12"		
B4	8'	9'	CS-WSP	2' 1"	5' 0"	2.08	6"/12"		
B5	8'	9'	CS-WSP	5' 0"	5' 0"	5	6"/12"		
B6	8'	9'	CS-WSP	5' 0"	5' 0"	5	6"/12"		
B7	8'	9'	CS-WSP	2' 6"	5' 0"	2.5	6"/12"		

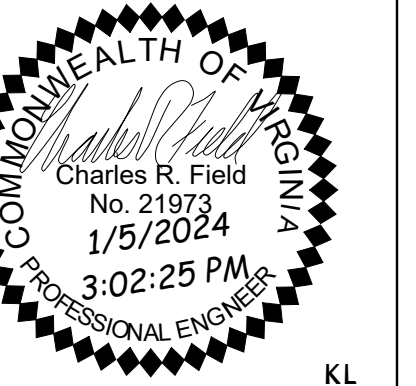
When SDC C Townhouse and D0-D2 are selected, check that irregularities in R301.2.2.2.5 are evaluated.

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Rev.	Date	Description

Calculations
 2057, 2061, 2065, 2069 West Moore Street
 Dobrin Property Management
 City of Richmond, VA
 November 7, 2023



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 Richmond, VA 23223
 804.647.1589



FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
201 East Franklin Street
Richmond, VA 23219



FD LETTERHEAD
FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project?
Four (4) New Two-Family Attached Dwellings
2. What is the height of the building(s)? How many stories?
Two (2) story
3. Is there an accessory parking garage or parking garage levels?
No
4. Are any levels below street level or below grade?
No

Building Occupant Egress

5. Provide locations of roof access points on the plans.
N/A
6. If there is a basement or floors below street level, provide locations for egress on the plans.
N/A
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number.
N/A
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued.
N/A

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans.
N/A
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans.
N/A
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans.
N/A
12. Fire pump(s). Provide the location on the plans.
N/A
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans.
N/A
14. Sprinkler shut off valve. Provide the location on the plans.
N/A
15. Sprinkler connections. There should be two on either side of the building. Provide the location on the plans.
N/A



FD LETTERHEAD

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans.
N/A
17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code.
N/A
18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system.
N/A
19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet.
N/A

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features.
This site is accessible by public streets; as such, these public roads satisfy Chapter 5 of the Statewide Virginia Fire Prevention Code Fire Service Features.
21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs.
This site is accessible by public streets; as such, these public roads will support the minimum weight.
22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required.
This site is accessible by public streets; as such, these public roads are of sufficient width.
23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside.
This site is accessible by public streets.
24. New construction projects may require *access to all sides of the building* for emergency vehicles.
N/A

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office.
Noted. The owner is not currently aware of any such tanks.
26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.?
No, The owner is not currently aware of any environmental concerns.
27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office.
No, this project will not involve any rock blasting.