

INTRODUCED: February 10, 2020

AN ORDINANCE No. 2020-044

To authorize the special use of the property known as 5616 Kendall Road for the purpose of two single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 9 2020 AT 6 P.M.

WHEREAS, the owner of the property known as 5616 Kendall Road, which is situated in a R-4 Single-Family Residential District, desires to use such property for the purpose of two single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-408.4, concerning lot area and width, and 30-408.5(1), concerning front yard requirements, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2019), 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 09 2020 REJECTED: _____ STRICKEN: _____

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 (2015), 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 5616 Kendall Road and identified as Tax Parcel No. C008-0694/066 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Plat of Property Situated on the Southeast Corner of Kendall Road and Clearfield Street, City of Richmond, Virginia,” prepared by Steven B. Kent & Associates, P.C., and dated January 18, 2019, 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 two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the untitled plans, prepared by Palm Harbor Homes, dated June 13, 2016, and last revised June 14, 2016, and the survey entitled “Lot Split, Plat of Property Situated on the Southeast Corner of Kendall Road and Clearfield Street, City of Richmond, Virginia,” prepared by Steven B. Kent & Associates, P.C., dated February 12, 2019, and last revised May 28, 2019, 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 two single-family detached dwellings, substantially as shown on the Plans.

(b) No less than one off-street parking space per dwelling unit shall be provided on the Property.

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

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(e) All elevations shall be substantially as shown on the Plans.

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approvals from the City and recording the appropriate plats 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 (2015), 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 (2015), 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 (2015), 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 (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

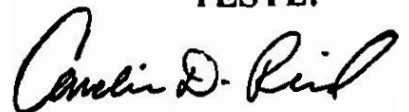
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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:



City Clerk

City of Richmond

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

Item Request

File Number: PRE.2019.250

O & R REQUEST

RECEIVED

FEB 05 2020

JAN 14 2020

2020-004

Office of the

Chief Administrative Officer

OFFICE OF THE CITY ATTORNEY

O & R Request

DATE: January 10, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer *LS*

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

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MO*

RE: To authorize the special use of the property known as 5616 Kendall Road for the purpose of permitting two single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 5616 Kendall Road for the purpose of permitting two single-family detached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a special use permit to authorize a lot-split and construction of a new house which does not meet the minimum requirements for lot area and front yard set-back. The minimum lot area for the R-4 zone is 7,500 square feet. As a result of the proposed lot split, the areas for the two lots are approximately 6,545 and 6,486 square feet. Current zoning requires the front yard of the newly created lot to be equal that of the existing lot. The proposed front yard of 28.88 feet does not align with the existing front yard of 35 feet. For these reasons, a special use permit is 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 March 2, 2020, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 13,465 SF, or .31 acre improved parcel of land, and is a part of the Piney Knolls neighborhood in the City's Broad Rock Planning District.

The City of Richmond's current Master Plan designates the subject property for Single Family Low Density (SF-LD) uses which includes, "...single-family detached dwellings at densities up to seven units per acre... (as well as) ...residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, p.133) The current zoning for this property is R-4, Single Family Residential, as are much of the adjacent and nearby properties.

Currently, adjacent properties are similar in size. The typology and massing of the existing single-family detached dwellings in the community are similar to that of the proposed.

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: February 10, 2020

CITY COUNCIL PUBLIC HEARING DATE: March 9, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 2, 2020.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

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

PDR File No. 19-32



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: 5616 Kendall Road Richmond, VA 23224 Date: 12/03/2018
 Tax Map #: C0080684068 Fee: \$300
 Total area of affected site in acres: .309

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

Zoning

Current Zoning: R-4 - Residential (Single Family)

Existing Use: R-4 - Residential (Single Family)

Proposed Use

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

Requesting to split the current lot into two separate lots, keep the current home in current configuration and location, and build another home to the left of the current home on current property.

Existing Use: Current use is a lot with one home built on the lot, which is located to the far left of the lot.

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: LeQuan Hyton

Company: Hylon & Company
 Mailing Address: 400 Southlake Boulevard, Suite J
 City: North Chesterfield State: VA Zip Code: 23238
 Telephone: (804) 4263 763 Fax: ()
 Email: hylon@hylonandcompany.com

Property Owner: _____

If Business Entity, name and title of authorized signer: Laurele Revokable Trust, Daniel Tudahl Trustee

(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: 400 Southlake Boulevard Suite J
 City: Chesterfield State: VA Zip Code: 23238
 Telephone: (804) 4 263 763 Fax: ()
 Email: hylon@hylonandcompany.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)



Hylton & Company
400 Southlake Boulevard, Suite J
North Chesterfield, Virginia 23236

Office phone: (804) 592-1415 Website: www.hyltonandcompany.com

February 4, 2019

To: Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219

Subject: Special Use Permit for 5616 Kendal Road, Richmond, Virginia 23224-5922

To Whom This May Concern,

Hylton & Company and the owner of 5616 Kendal Road, Richmond, Virginia 23224-5922, are requesting to split the current lot into two separate lots, keep the current home in current configuration and location, and build another home to the left of the current home on current property. The home will be used as a rental home. Hylton & Company has researched and reviewed the proposal for 5616 Kendal Road, Richmond, Virginia 23224-5922 and determined the following:

- a. This proposed plan will have no detrimental to the safety, health, morals and general welfare of the community involved because the proposed plan is for a single-family home built in similar fashion of the neighborhood. The intended purpose for the home will be for rental similar to that of 5616 Kendal Road, Richmond, Virginia 23224.
- b. Will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved because this is a single-family home.
- c. Will not create hazards from fire, panic or other dangers; tend to cause overcrowding of land and an undue concentration of population.
- d. 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.
- e. Will not interfere with adequate light and air.

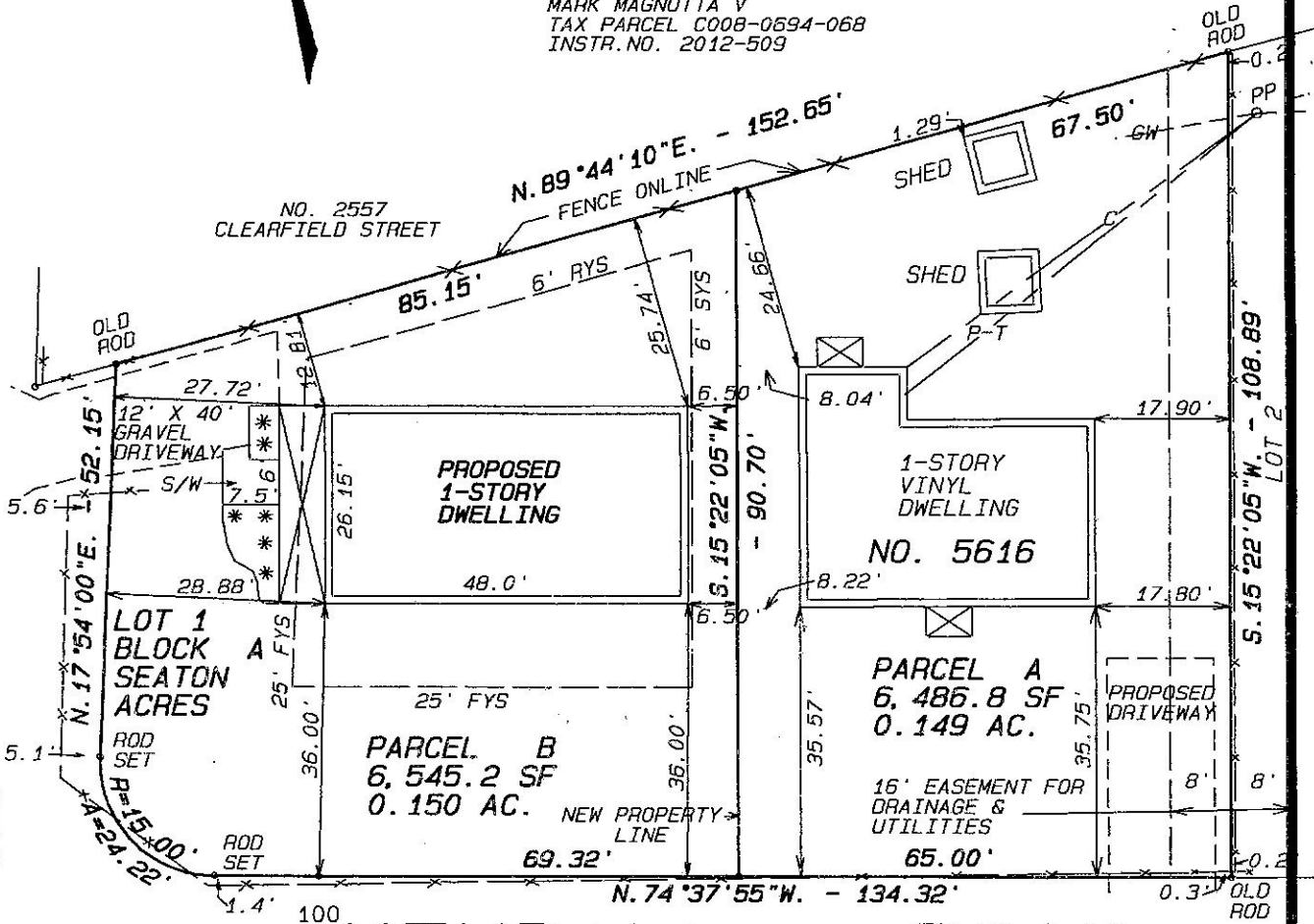
For additional information, please contact LeQuan Hylton by phone at (804) 592-1415 ext 703 or by email at lhylton@hyltonandcompany.com.

Sincerely,

NOTE:
PLANTINGS IN FRONT OF HOUSE
TO BE HOSTAS AND LILYS

MARK MAGNOTTA V
TAX PARCEL C008-0694-068
INSTR. NO. 2012-509

CLEARFIELD STREET



KENDALL ROAD

LAURIELLE REVOCABLE TRUST
TAX PARCEL C-008-0694-066
INSTR. NO. 2017-22754

PP = POWER POLE
P= OVERHEAD POWER
T= OVERHEAD TELEPHONE
C= OVERHEAD CABLEVISION
GW = GUY WIRE

NOTE:
THIS SURVEY HAS BEEN
PREPARED WITHOUT THE
BENEFIT OF A TITLE REPORT,
AND DOES NOT, THEREFORE,
NECESSARILY INDICATE ALL
ENCUMBRANCES ON
THE PROPERTY.

LOT SPLIT

PLAT OF PROPERTY SITUATED
ON THE SOUTHEAST CORNER
OF KENDALL ROAD AND
CLEARFIELD STREET
CITY OF RICHMOND, VIRGINIA
FEB. 12, 2019 SCALE: 1"=25'
REVISED MAY 28, 2019



STEVEN B. KENT & ASSOCIATES, P.C.
LAND SURVEYORS
1521 Brook Road
Richmond, VA 23220
PH. 804-643-6113

CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD
SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL
IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN
HEREON, THAT THERE ARE NO ENCROACHMENTS BY
IMPROVEMENTS EITHER FROM ADJOINING PREMISES,
OR FROM SUBJECT PREMISES, OTHER THAN SHOWN
HEREON.

[Handwritten signature]

FILE C8-094

DESIGN INFORMATION

USE GROUP	R-5
CONSTRUCTION	TYPE V-B
FLOOR LOAD(S)	40/10
ROOF LOAD	30/10
SNOW LOAD	30
WIND LOAD (FOR UNIT DESIGN)	90 MPH (3-SEC. GUST)
EXPOSURE	C
SEISMIC DESIGN	C



TYPICAL FOUNDATION NOTES

FOOTING NOTES:

- FOOTING DESIGN BASED ON AN ALLOWABLE SOIL BEARING VALUE OF 2000 PSI & MUST BE REVISED IF SITE CONDITIONS INDICATE A LOWER VALUE.
- BOTTOM OF ALL FOOTINGS TO BE BELOW FROST LINE AS DETERMINED BY LOCAL BUILDING CODES
- CONCRETE TO DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI

TYPICAL TERRACE NOTES:

- EXTERIOR CONCRETE TO BE AIR ENTRAINED WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI (OR LOCAL REQUIREMENT)
- 4" CONC. OVER 6"x6" #8 WIRE MESH.
- OFFSET CAP TO CARRY SLAB.
- INSTALL METAL FLASHING BETWEEN CONC. & WOOD MEMBERS.
- TERRACES TO BE CONSTRUCTED AFTER HOUSE IS SET ON FOUNDATION.
- PURCHASER RESPONSIBLE FOR ACCESSIBILITY INTO LIVING UNIT PER STATE & LOCAL CODE.

OPTIONAL BASEMENT NOTES:

- ALL BASEMENT DOORS & WINDOWS ARE SUPPLIED & INSTALLED BY PURCHASER.
- DOOR & WINDOW SIZE & LOCATION SUBJECT TO CHANGE ACCORDING TO SITE CONDITIONS.
- BACKFILL TO BE IN & TAMPED PRIOR TO ARRIVAL OF HOUSE.
- FOUNDATION DRAINAGE & DAMPROOFING TO CONFORM TO CURRENT BUILDING CODE.
- ALL ELECTRICAL, PLUMBING & MECHANICAL INSTALLATION WITHIN THE BASEMENT ARE THE RESPONSIBILITY OF THE PURCHASER & SUBJECT TO APPROVAL & INSPECTION BY THE LOCAL JURISDICTION.

UNIT FASTENING REQUIREMENTS:

90 MPH (3-SEC. GUST) AREAS & LESS:

- PURCHASER TO TOENAIL PERIMETER OF FLOOR RIM TO SILL PLATE W/ 16D NAILS (NON-CORROSIVE TYPE) @ 16" O.C. FOR THE ENTIRE PERIMETER OF HOUSE.
- NATIONWIDE SET CREW TO BOLT MATING WALL GIRDER TOGETHER W/ 1/2" DIA. BOLTS @ 4'-0" +- SPACING. WHEN CONDITIONS DO NOT PERMIT SET CREW TO INSTALL BOLTS DUE TO HEIGHT OR CRAWLSPACE CLEARANCE, PURCHASER IS RESPONSIBLE FOR INSTALLATION OF BOLTS.
- SECOND LEVEL OF 2 STORY MODELS TO BE TOENAILED TO THE FIRST LEVEL CEILING PREMIER PLATE W/ 16D NAILS @ 16" O.C. FOR THE ENTIRE PERIMETER OF HOUSE.
- PURCHASER TO REFER TO THE "BUILDER RESPONSIBILITY BULLETIN" FOR INSTRUCTION ON JOG SITE PREPARATION & EQUIPMENT NEEDS FOR UNIT SETTING.

AREAS W/ WIND ZONE GREATER THAN 90 MPH (3-SEC. GUST):

- PURCHASER RESPONSIBLE TO SUPPLY & INSTALL ALL FOUNDATION TO UNIT, PILING TO UNIT & UNIT TO UNIT WITH TIE DOWN STRAPS.
- COMPLETION OF ROOF COMPONENT TIE DOWN PER "HIGH WIND CONST." DETAILS IS THE RESPONSIBILITY OF THE PURCHASER.
- PURCHASER RESPONSIBLE FOR ALL PILING TYPE FOUNDATION CONST. DESIGN & ENGINEERING & SUBJECT TO APPROVAL & INSPECTION BY LOCAL JURISDICTION.

GENERAL FOUNDATION NOTES:

- PURCHASER TO USE MORTAR TYPE "S" OR "M" FOR FOUNDATION CONSTRUCTION AS REQUIRED BY STATE & LOCAL CODES.
- GROUND SURFACE WITHIN CRAWLSPACE AREAS TO BE COVERED WITH APPROVED VAPOR BARRIER TO ALLOW 1/1500 VENT REDUCTION AS CALCULATED. VENTS MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER.
- ALL FOUNDATION PLANS ARE SUGGESTIVE ONLY & MUST BE CONST. IN ACCORDANCE WITH STATE & LOCAL CODE REQUIREMENTS.

BRICK CASED DIMENSION NOTES: (IMPORTANT)

- AN ALLOWANCE OF 5" MUST BE INCORPORATED TO EACH SIDE OF THE FOUNDATION DIMENSIONS IF BRICK CASED EXTERIOR IS SELECTED. NOTE THAT LIVING UNIT SIZES ARE NOT ADJUSTED. VERIFY DIMENSIONS W/ NATIONWIDE ENGINEERING DEPARTMENT OF CLARIFICATION OF DIMENSIONS ARE NEEDED PRIOR TO CONSTRUCTION.

CODE CONFORMANCE

VIRGINIA

- 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2011 NATIONAL ELECTRIC CODE (NEC)
- 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE



Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

- PLANS MAY BE REVERSED
- PLANS MAY BE MASTERED

REQUIREMENT FOR INTERIOR FINISHES	
FLAME SPREAD	
- MAXIMUM FLAME SPREAD RATING FOR WALL AND CEILING FINISHES SHALL NOT EXCEED 200	
- MAXIMUM FLAME SPREAD RATING FOR INSULATION SHALL NOT EXCEED 25	
SMOKE DEVELOPMENT	
- MAXIMUM SMOKE DEVELOPED INDEX FOR WALL AND CEILING FINISHES SHALL NOT EXCEED 450	
- MAXIMUM SMOKE DEVELOPED RATING FOR INSULATION SHALL NOT EXCEED 250 PER ASTM E 84 OR UL 723	

FLOOR, WALL, & ROOF SHEATHING		
LOCATION	TYPE	SPAN RATING
FLOOR	- 19/32" T&G OSB	40/20
	- 23/32" T&G OSB	48/24
WALL	- 7/16" SE OSB	24/16
	- 19/32" SE OSB	40/20
	- 7/16" ZIP PANEL	24/16
ROOF	- 7/16" SE OSB	24/16
	- 7/16" SE OSB (TECH SHEED RADIANT BARRIER)	24/16

VAPOR BARRIER		
LOCATION	R-VALUE	PAPER
FLOOR	R-19	WRFT-FACED
	R-30	WRFT-FACED
WALL	R-13	WRFT-FACED
	R-15	WRFT-FACED
	R-19	WRFT-FACED
	R-21	WRFT-FACED
ROOF	R-30	WRFT-FACED
	R-38	WRFT-FACED

TYPICAL PLAN AND GENERAL NOTES

- PLANS ARE EXTRACTED FROM APPROVED SYSTEM DOCUMENTATION AND CAN NOT BE MODIFIED OUTSIDE THE PARAMETERS SET FORTH. ANY CHANGES TO PLANS MUST BE APPROVED BY NATIONWIDE CUSTOM HOMES ENGINEERING DEPARTMENT. MINOR CHANGES OR MODIFICATIONS SUBJECT TO THIRD PARTY INSPECTION. PLANS MAY BE REVERSED.
- IT IS THE PURCHASERS RESPONSIBILITY TO INSURE THE ATTACHED PLANS CONFORM TO LOCAL ORDINANCES IN RESPECT TO BUILDING SIZE, HEIGHT, SETBACK, OR AESTHETICS WHICH IS ENFORCED BY LOCAL JURISDICTIONS.
- HOUSE MUST BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE SYSTEMS ARE AVAILABLE.
- IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER TO ENSURE ANY SITE COMPLETION OF AN UNFINISHED AREA MEET LIGHT/VENTILATION, EGRESS, PLUMBING & ELECTRICAL REQUIREMENTS WHICH ARE SUBJECT TO INSPECTION BY LOCAL & OR STATE JURISDICTION.
- HVAC SYSTEM WILL BE DESIGNED & INSTALLED ON SITE BY OTHERS PER STATE & LOCAL CODES & ENERGY CODES. SUBJECT TO INSPECTION BY LOCAL JURISDICTION.
- IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER TO INSTALL INSECT SCREENS. (EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING REQUIRED FOR VENTILATION PURPOSES SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTED SCREENS OF NOT LESS THAN 16 MESH PER INCH (16 MESH PER 25 MM) AND EVERY SCREEN DOOR USED FOR INSECT CONTROL SHALL HAVE A SELF-CLOSING DEVICE.)

IF HVAC SYSTEM INSTALLED IN ATTIC AREA THE BUILDER IS RESPONSIBLE FOR INSTALLING UNIT TO COINCIDE WITH WEIGHT LIMITATIONS IMPOSED BY FACTORY INSTALLED RAFTERS.
BUILDER RESPONSIBLE FOR ENGINEERING RAFTER SYSTEM FOR ANY ADDITIONAL LOADS AND IF NEEDED BRACING RAFTERS TO ALLOW FOR ADDITIONAL LOADS IMPOSED BY MECHANICAL EQUIPMENT.

ATTIC LIVE LOAD: 20 LBS.

TYPICAL ELECTRICAL NOTES

- ALL BRANCH CIRCUITS SUPPLYING 15 & 20 AMPERE OUTLETS IN BEDROOMS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
- BASEMENT PLANS: SMOKE DETECTOR WIRE COILED UNDER FLOOR FOR SITE INSTALLATION OF SMOKE DETECTOR BY PURCHASER IN THE BASEMENT AREA. SMOKE DETECTORS WIRED FOR SIMULTANEOUS OPERATION.
- GROUNDING ELCTRODE SYSTEM SITE INSTALLED BY PURCHASER PER STATE & LOCAL CODES SUBJECT TO INSPECTION BY THE LOCAL JURISDICTION.

TYPICAL PLUMBING NOTES

- ALL SUPPLY, DRAIN, WASTE & VENT LINES TO BE SUPPORTED AT 4'-0" O.C.
- PURCHASER TO SUPPLY & INSTALL ALL DWV & SUPPLY LINE MATERIALS FOR SITE COMPLETION OF PLUMBING CONNECTIONS UNDER FLOOR & BETWEEN 2 STORY STACK-ON SECTIONS. CONNECTIONS TO BE MADE AT WALL ACCESS ON 2 STORIES AS NOTED ON THE FLOOR PLAN. ALL CONNECTIONS SUBJECT TO INSPECTION BY LOCAL JURISDICTION.
- ALL VENTS SHALL TERMINATE MINIMUM 12" ABOVE THE ROOF.
- ALL FITTINGS, DRAIN WASTE & VENT PIPES SHALL BE PVC/DWV PIPE w/ SOLVENT WELDED JOINTS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL PLUMBING (ON 1st LEVEL) WILL BE FACTORY INSTALLED TO BOTTOM OF FLOOR JOISTS. PURCHASER RESPONSIBLE FOR PLUMBING COMPLETION TO CONFORM TO CURRENT PLUMBING CODE.
- ALL CLEAN OUTS BY PURCHASER PER CURRENT PLUMBING CODE.
- ALL PVC/DWV TO CONFORM TO CURRENT PLUMBING CODE.
- ANTI-SCALD FAUCETS INSTALLED ON ALL SHOWER FAUCETS.
- PURCHASER RESPONSIBLE FOR FIRESTOPPING ALL FLOOR CUTOUTS AT TUB TRAPS.
- HEATED WATER TO BATHTUBS/WHIRLPOOL TUBS LIMITED TO 120 DEGREES F. BY WATER TEMPERATURE LIMITING DEVICE CONFORMING TO CURRENT BLDG. CODE.

CERTIFICATION INFORMATION

REFER TO "NOTE-1" ON FLOOR PLAN	REFER TO "NOTE-2" ON FLOOR PLAN:
CERTIFICATION INFORMATION LOCATED UNDER THE KITCHEN SINK:	CERTIFICATION INFORMATION LOCATED IN ADJACENT SECTIONS ON CLOSET WALL:
A) DATA PLATE	A) 3rd PARTY INSPECTION LABEL
B) 3rd PARTY INSPECTION LABEL	
C) STATE LABELS (ALL MODULES)	

PURCHASER: HORIZON LAND & HOME
 JOB NO.: NS1-16
 CONTRACT NO.: 194115
 DESIGN DATE: _____
 CHECK BY: _____
 DWG. BY: _____
 PLAN REVISION DATE: 6.13.2016BKW01
 PLOTTED: 6/13/2016 1:41 PM
 PRODUCTION DATE: _____
 DWG. BY: _____

PLAN NAME: _____
 COLLECTION/SERIES: _____
 DESIGN DATE: _____
 CHECK BY: _____
 DWG. BY: _____
 REV. DATE: _____
 REV. BY: _____
 REV. DATE: _____

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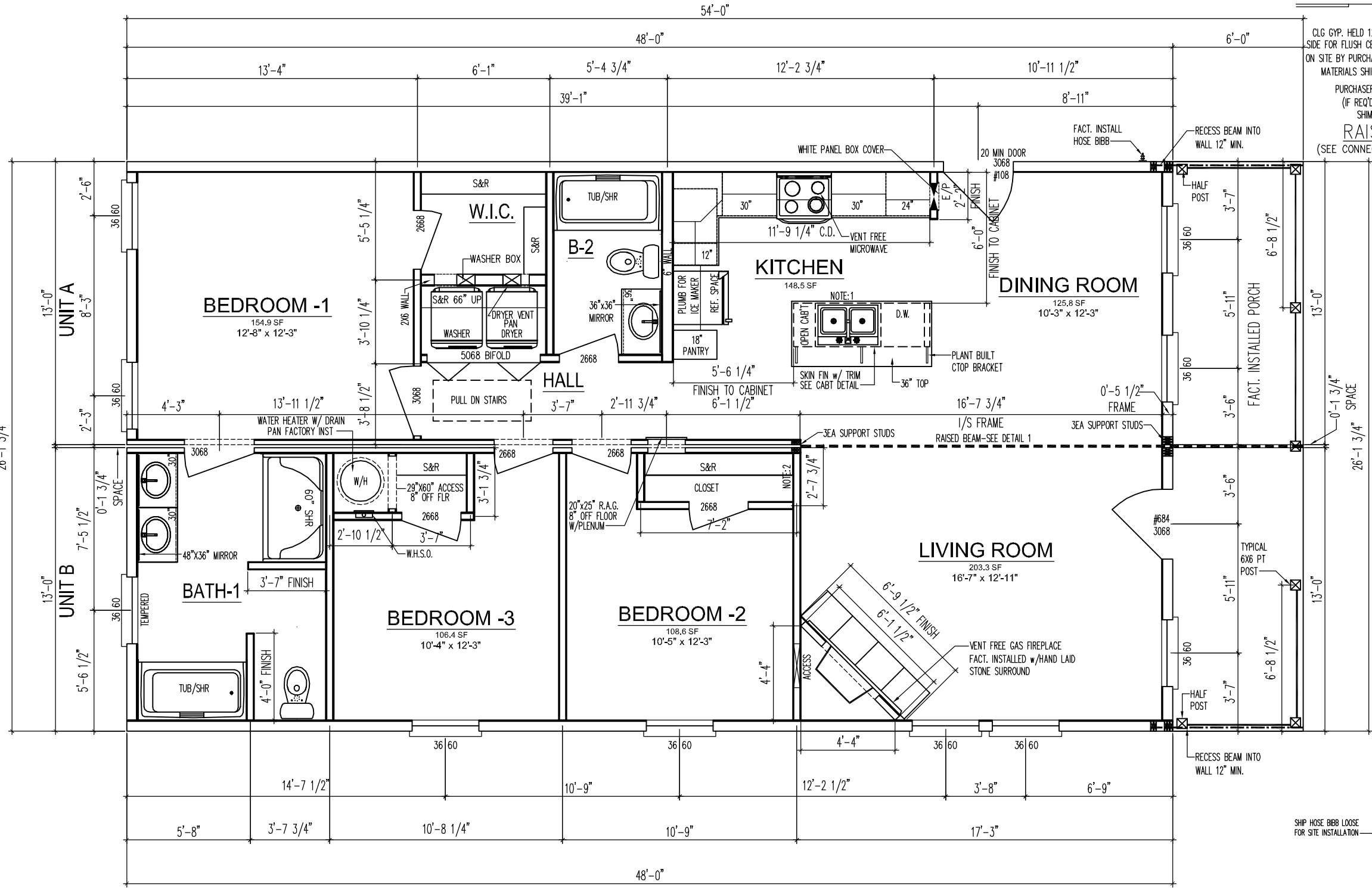
NOTE: ONLY ONE HOUSE
 MAY BE BUILT UTILIZING
 THE PLANS THAT ARE
 DESIGNATED FOR THIS
 CONTRACT JOB

PAGE NO. **1**

MATING WALL OPENING HEADER CHART:		
CONDITION	HEADER SIZE	SPAN
1 STORY	(1) 2x10 #2 SYP	10'-3"
1 STORY	(2) 2x10 #2 SYP	14'-6"
1 STORY	(2) 2x12 #2 SYP	16'-0"
2 STORY	(1) 2x10 #2 SYP	4'-11"
2 STORY	(2) 2x10 #2 SYP	6'-11"
2 STORY	(2) 2x12 #2 SYP	8'-0"
2.1/2 or 3 STORY	(2) 2x10 #2 SYP	6'-1"
2.1/2 or 3 STORY	(2) 2x12 #2 SYP	7'-0"

SEE SECTION-36 OF THE CALCULATIONS MANUAL FOR BACKUP

PULL END
26'-1 3/4"



FIRST LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

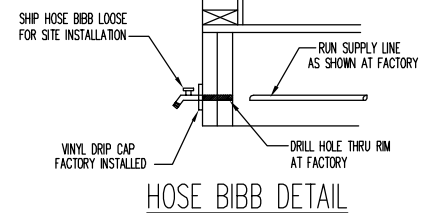
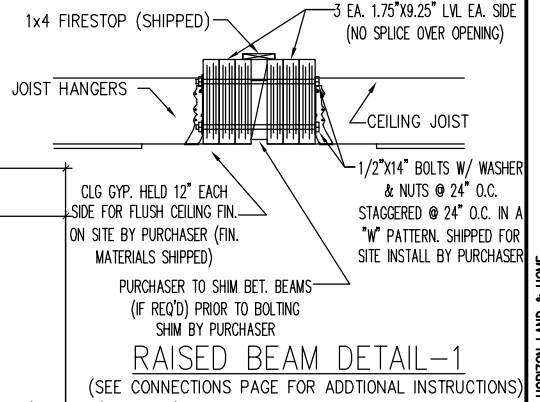
- PLAN NOTES:**
- 8'-0.1/2" CEILINGS
 - 2X6 EXTERIOR WALLS @ 16" O.C. W/R-19 INSULATION
 - 2X10 FLOOR JOISTS @ 16" O.C. W/R-30 INSULATION
 - R-38 ATTIC INSULATION
 - INTERIOR WALLS @ 24" OC
 - 2X3 MATING WALLS @ 16" O.C.
 - KINRO DP 50 WINDOWS
 - 2" MINI BLINDS FACTORY INSTALLED
 - THIS HOUSE DESIGNED FOR 90 MPH (3-SEC GUST) HIGH WIND ZONE CONSTRUCTION AS DETAILED IN THE BUILDING SECTION



NOTE:
KITCHEN AREA TO HAVE A FIRE EXTINGUISHER, HAVING A RATING OF 2-A:10-B:C OR BY AN APPROVED EQUIVALENT TYPE, AND SHALL BE SUPPLIED AND SITE INSTALLED BY PURCHASER AS REQUIRED PER 2012 VUSBC SECTION R328.1. COMPLIANCE IS SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.

NOTE TO BUILDER/PURCHASER:
CHILD SAFETY LOCKS WILL BE FACTORY INSTALLED AT ALL FLOORS ABOVE THE FIRST FLOOR. WHEN SITE CONDITIONS RESULT IN MORE THAN 6 FT. FROM GRADE TO THE BOTTOM OF ANY FIRST FLOOR WINDOW AND THE SILL IS LESS THAN 18" ABOVE THE FINISH FLOOR, BUILDER MUST ORDER FROM NATIONWIDE HOMES, THE CHILD SAFETY LOCKS FOR THESE WINDOWS. SINCE NATIONWIDE HOMES IS UNAWARE OF ANY SITE CONDITIONS, IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER TO ENSURE THIS REQUIREMENT IS MET.

SQUARE FOOTAGE	
TOTAL AVAILABLE SQ. FT.	= 1,255



CERTIFICATION INFORMATION	
REFER TO "NOTE-1" ON FLOOR PLAN	REFER TO "NOTE-2" ON FLOOR PLAN:
CERTIFICATION INFORMATION LOCATED UNDER THE KITCHEN SINK: A) DATA PLATE B) 3rd PARTY INSPECTION LABEL C) STATE LABELS (ALL MODULES)	CERTIFICATION INFORMATION LOCATED IN ADJACENT SECTIONS ON CLOSET WALL: A) 3rd PARTY INSPECTION LABEL

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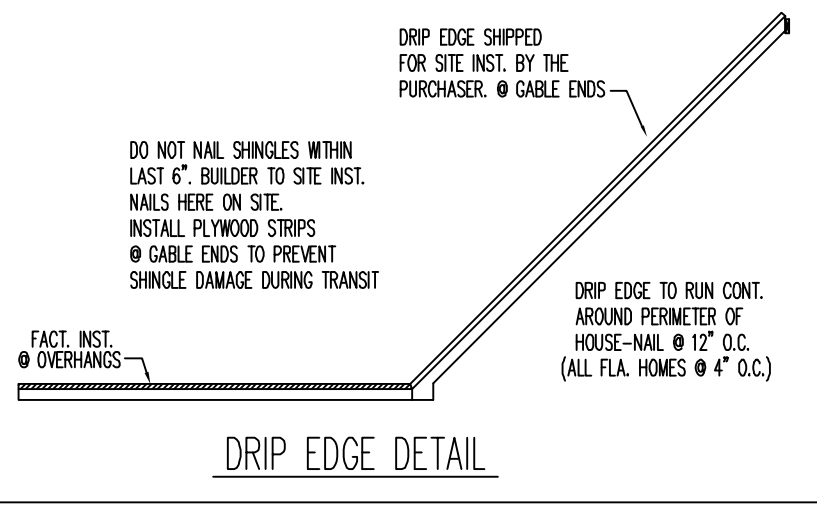
Palmer Homes

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CONTRACT NO.: 194115	CHK. BY:
DESIGN DATE:	DWG. BY:
REV. DATE:	REV. BY:
PLAN REVISION DATE: 6.13.2016	PLOTTED: 6/13/2016 1:46 PM
PRODUCTION DATE:	DWG. BY:

PURCHASER: HORIZON LAND & HOME
JOB NO.: NS1-16
PROCESS DATE:

PAGE NO. **3**

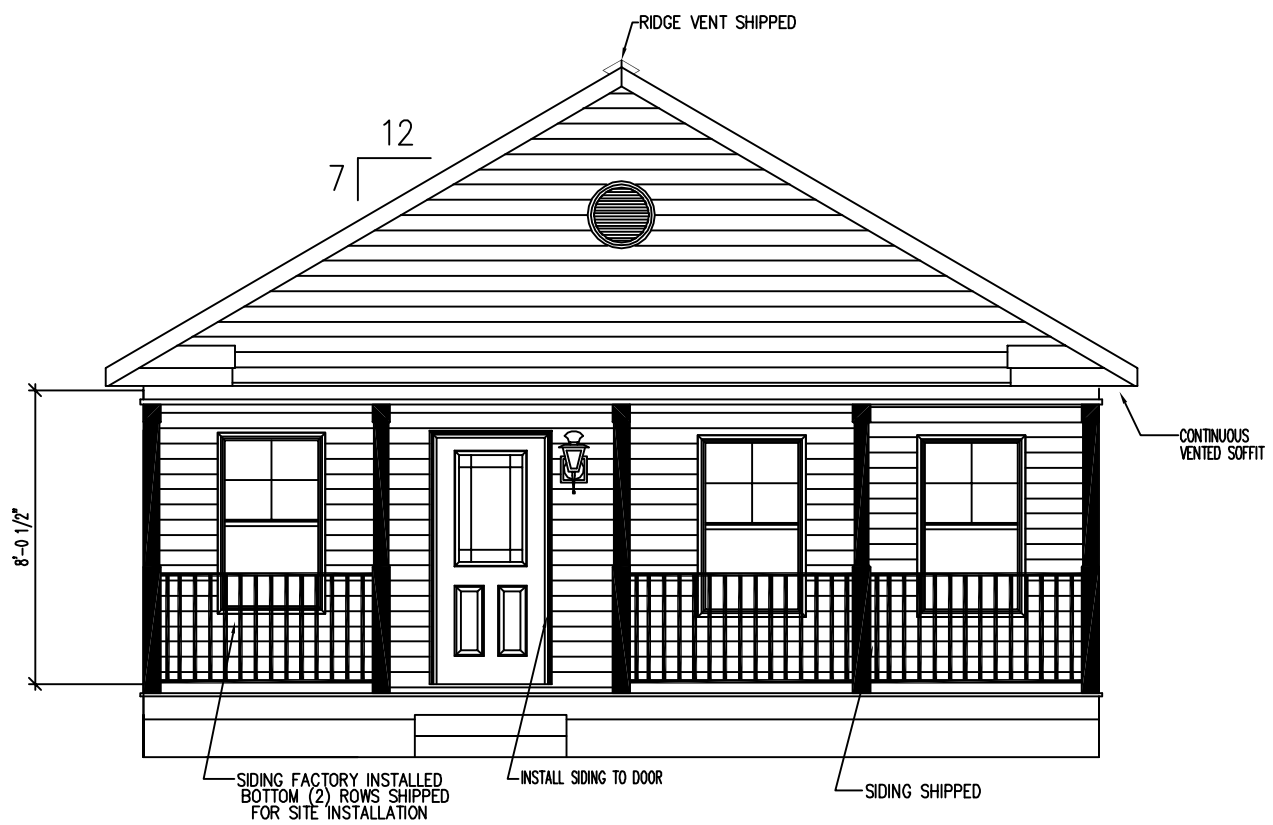


VENTILATION CALCULATIONS

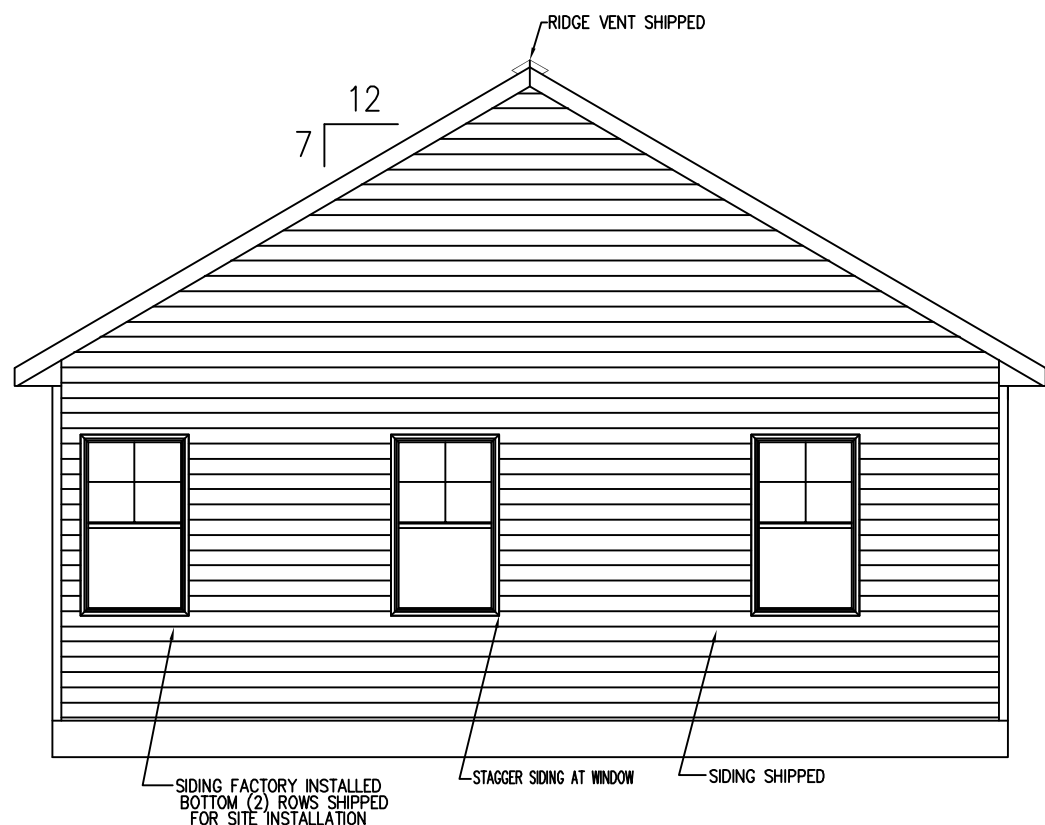
RIDGE VENT:	0.139 NET FREE AIR PER SQ.FT.
52 LF =	7.23 SQFT. NET FREE AIR
VENTILATED SOFFIT:	0.041 NET FREE AIR PER SQ.FT.
104 LF =	4.26 SQFT. NET FREE AIR

APPROVED BY
NIA INC. 6/15/2016
 Approval of this document does not authorize or approve any deviation or deviations from the requirements of applicable State Laws.

PURCHASER:	JOB NO.:	CONTRACT NO.:	CHK. BY:
PLAN NAME:	DESIGN DATE:	DWG. BY:	DWG. BY:
COLLECTION/SERIES:	REV. DATE:	REV. BY:	REV. BY:
DESIGN DATE:	REV. DATE:	REV. BY:	REV. BY:
PLAN REVISION DATE: 6.13.2016 8:40 PM	PRODUCTION DATE:		DWG. BY:



FRONT ELEVATION
 SCALE : 3/16" = 1'-0"



REAR ELEVATION
 SCALE : 3/16" = 1'-0"

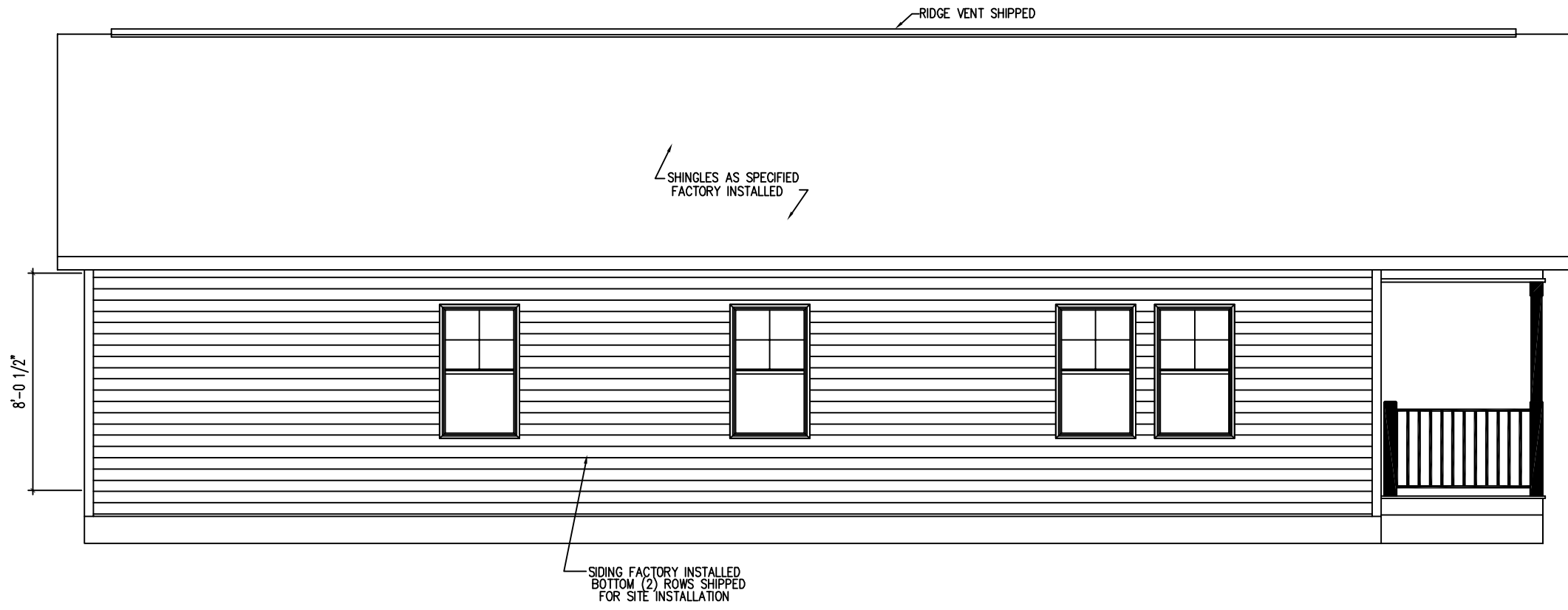
PLAN NAME:	CHK. BY:
COLLECTION/SERIES:	DWG. BY:
DESIGN DATE:	REV. BY:
REV. DATE:	REV. BY:

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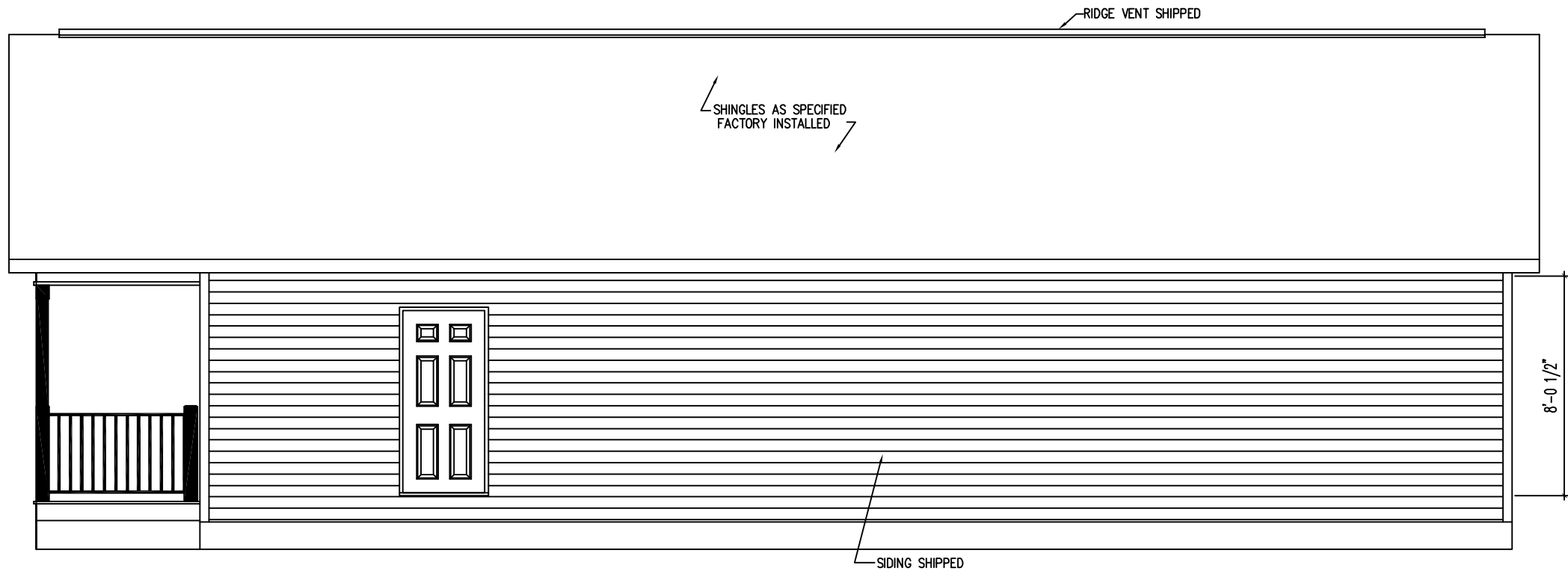
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LEFT ELEVATION
 SCALE : 3/16" = 1'-0"

PAGE NO. 6	NOTE: ONLY ONE HOUSE MAY BE BUILT UTILIZING THE PLANS THAT ARE DESIGNATED FOR THIS CONTRACT JOB		Palm Harbor Homes 1100 RIVES ROAD, MARTINSVILLE, VA. 24112 (776) 632-7100 FAX (776) 632-1181 WWW.PALMHARBOR.COM © COPYRIGHT 2016 PAM PALM HARBOR HOMES ALL RIGHTS RESERVED	PURCHASER: HORIZON LAND & HOME JOB NO.: MSI-16 CONTRACT NO.: 194115
	PLAN NAME: COLLECTION/SERIES: DESIGN DATE: REV. DATE:	DWG. BY: REV. BY:		CHK. BY: REV. BY:
				PLAN REVISION DATE: 6.14.2016BKW01 PRODUCTION DATE: PLOTTED: 6/14/2016 5:28 PM DWG. BY:

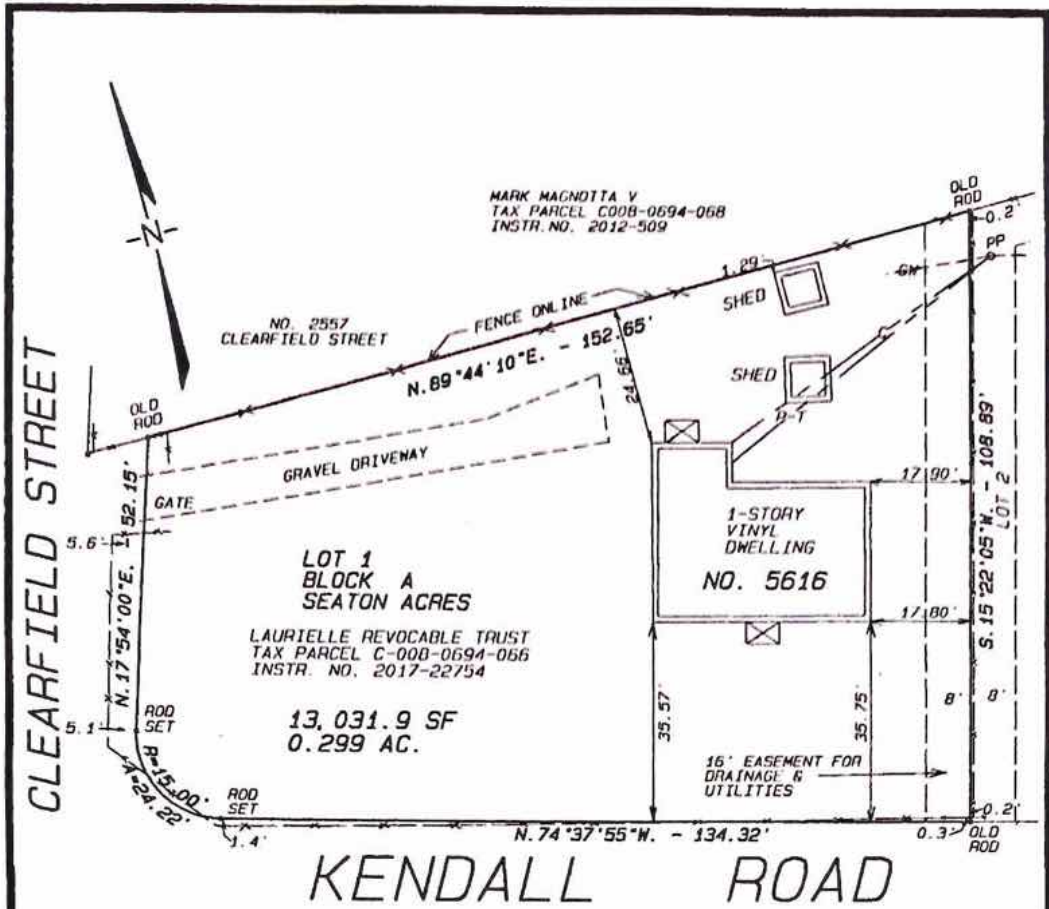
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RIGHT ELEVATION
 SCALE : 3/16" = 1'-0"

PAGE NO. 7	NOTE: ONLY ONE HOUSE MAY BE BUILT UTILIZING THE PLANS THAT ARE DESIGNATED FOR THIS CONTRACT JOB		Palm Harbor Homes <small>1100 RIVES ROAD, MARTINSVILLE, VA. 24112 (776) 632-7100 FAX (776) 632-1181 WWW.PALMHARBOR.COM © COPYRIGHT 2016 PAM HARBOUR HOMES ALL RIGHTS RESERVED</small>	PURCHASER: HORIZON LAND & HOME JOB NO.: MSI-16 CONTRACT NO.: 194115
	PLAN NAME: COLLECTION/SERIES: DESIGN DATE: REV. DATE:	DWG. BY: REV. BY:		CHK. BY: REV. BY:

Current



CLEARFIELD STREET

KENDALL ROAD

PP = POWER POLE
 P= OVERHEAD POWER
 T= OVERHEAD TELEPHONE
 C= OVERHEAD CABLEVISION
 GW = GUY WIRE

NOTE:
 THIS SURVEY HAS BEEN
 PREPARED WITHOUT THE
 BENEFIT OF A TITLE REPORT,
 AND DOES NOT, THEREFORE,
 NECESSARILY INDICATE ALL
 ENCUMBRANCES ON
 THE PROPERTY.

PLAT OF PROPERTY SITUATED
 ON THE SOUTHEAST CORNER
 OF KENDALL ROAD AND
 CLEARFIELD STREET
 CITY OF RICHMOND, VIRGINIA
 JAN. 18, 2019 SCALE: 1"=25'



STEVEN B. KENT & ASSOCIATES, P.C.
 LAND SURVEYORS
 1521 Brook Road
 Richmond, VA 23220
 PH. 804-643-6113

CERTIFICATION
 THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD
 SURVEY OF THE PREMISES SHOWN HEREON THAT ALL
 IMPROVEMENTS AND UTILITY EASEMENTS ARE SHOWN
 HEREON THAT THERE ARE NO ENCROACHMENTS BY
 IMPROVEMENTS EITHER FROM ADJACENT PREMISES,
 OR FROM SUBJECT PREMISES, OTHER THAN SHOWN
 HEREON.
 [Signature]

FILE CB-694