

INTRODUCED: June 26, 2023

AN ORDINANCE No. 2023-205

To authorize the special use of the property known as 2401 Rosewood Avenue for the purpose of a single-family detached dwelling and accessory building, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 24 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 2401 Rosewood Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a single-family detached dwelling and accessory building, which use, among other things, is not currently allowed by section 30-412.5, concerning yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 11 2023 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 (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 2401 Rosewood Avenue and identified as Tax Parcel No. W000-1070/011 in the 2023 records of the City Assessor, being more particularly shown on a plat entitled “Map Showing the Improvements on No. 2401 Rosewood Avenue in the City of Richmond, VA.,” prepared by Virginia Surveys, dated January 4, 2022, and last revised December 6, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a single-family detached dwelling and accessory building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2401 Rosewood Avenue, Building Permit Plans,” prepared by Obsidian, and dated April 12, 2022, 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 a single-family detached dwelling and accessory building, substantially as shown on the Plans.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

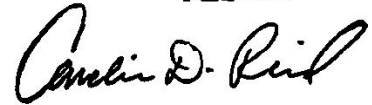
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made within the time period stated in the previous sentence, 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 "Carole D. Reed". The signature is written in a cursive, flowing style.

City Clerk



City of Richmond

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

Master

File Number: Admin-2023-0422

File ID: Admin-2023-0422

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 04/06/2023

Subject:

Final Action:

Title: To authorize the special use of the property known as 2401 Rosewood Avenue for the purpose of a single family dwelling, upon certain terms and conditions.

Internal Notes:

Code Sections:

Agenda Date: 06/26/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-0422 - Application Packet,
Admin-2023-0422 - Map, Admin-2023-0422 -Ordinance DRAFT

Enactment Number:

Contact:

Introduction Date:

Drafter: Raymond.Roakes@rva.gov

Effective Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/26/2023	Matthew Ebinger	Approve	5/30/2023
1	2	5/29/2023	Kevin Vonck	Approve	6/2/2023
1	3	5/29/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	4	5/30/2023	Sharon Ebert	Approve	6/6/2023
1	5	5/30/2023	Alecia Blackwell - FYI	Notified - FYI	
1	6	5/30/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	5/30/2023	Jeff Gray - FYI	Notified - FYI	
1	8	6/1/2023	Lincoln Saunders	Approve	6/1/2023
1	9	6/8/2023	Mayor Stoney (By Request)	Approve	6/5/2023
Notes: Wrong Stoney account -- Kit Hagen					
1	10	6/21/2023	Mayor Stoney	Approve	6/15/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-0422

Title

To authorize the special use of the property known as 2401 Rosewood Avenue for the purpose of a single family dwelling, upon certain terms and conditions.

Body

O & R Request

DATE: January 30, 2023

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, Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 2401 Rosewood Avenue for the
purpose of a single family dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 2401 Rosewood Avenue for the
purpose of a single family dwelling, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for a single family
dwelling within an R-5 Residential (Single-Family) zoning district. Recent addition to the dwelling and the
garage did not meet setback requirements within the R-5 District. 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.

BACKGROUND: The property is located in the Byrd Park neighborhood at 2401 Rosewood Avenue,
between South Stafford Avenue and South Davis Avenue. The property currently consists of an existing
Single-Family Dwelling on roughly 2970 sq. ft. (0.068 acre) of land. The application is to permit a recently
construct addition to both the existing dwelling and existing garage.

The City’s Richmond 300 Master Plan designates a future land use for the subject property as
Neighborhood Mixed-Use. This designation is defined as a “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.”

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

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

The current zoning for this property is R-6 - Residential (Single Family Attached). Surrounding properties are zoned the same R-6 Residential Zone and include primarily residential uses.

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: June 12, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 27, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 3, 2023

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: Ray Roakes, Planner, Land Use Administration, 804-646-5467

..Recommended Action

Key Issues:
Retain on Consent Agenda
Move to Regular Agenda



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: 2401 Rosewood Ave Date: 1/19/2023

Parcel I.D. #: W0001070011 Fee: \$300.00

Total area of affected site in acres: _____

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

Zoning

Current Zoning: R-6

Richmond 300 Land Use Designation: NH-MU

Proposed Use

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

Existing Use: Single family home

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Carmen Foster

Company: _____

Mailing Address: 2401 Rosewood Ave

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 503-5848 Fax: ()

Email: carmenfoster@gmail.com

Property Owner: Carmen Foster

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: _____

City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

Property Owner Signature: Carmen Foster

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)

February 6, 2023

Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, Virginia 23219
Telephone (804) 646-6304

Re: 2401 Rosewood Ave - Special Use Permit Plan Amendment

Carmen Foster (“Applicant”), property owner of 2401 Rosewood Avenue (“the property”), is applying for a special use permit plan amendment to move forward in the zoning approval process. A second floor bathroom addition was constructed (foundation, framing and veneer) between June and October 2022. Initial plans for this construction was to be 3’ (36 inches) from the property line.

After a post-plat survey was conducted in November 2022, it was revealed that this addition measured to be approximately 31 inches from the property line. Therefore, a request to have a side yard setback of at least 2’7” (31 inches) for the purposes of this post-construction addition is desired.

Zoning Ordinance Factors are addressed below:

A. Effect on Safety, Health, Morals and General Welfare of the Community.

The proposed changes will not have a negative effect on the neighborhood. The applicants have worked to design and build a structure that is compatible with the architectural integrity of the homes on this block. This property was the only home that did not have a rear addition. Now, it does. It is assumed this new addition will positively impact the property value on this, and other neighborhood, home(s).

B. Effect on the Streets, Roads, Alleys and Public Ways and Places.

There will be no adverse effect on the streets.

C. Effects on the Hazards from Fire, Panic and Other Dangers.

There will be no adverse effect hazards from fire, panic, or other dangers.

D. Effect of Crowding of Land and Concentration of Population.

The proposed improvements will not change the density of the underlying zoning.

E. Effect on Schools, Parks, Playgrounds, Water Supplies, Sewage Disposal, Transportation and Other Public Improvements.

The property is served by public water and sewer. The demands of the City services will not be affected as the property will remain for residential use.

F. Effect on Adequate Light and Air.

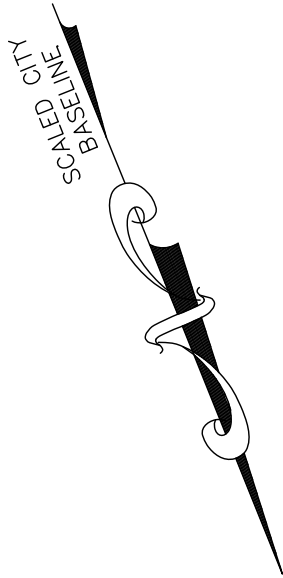
The proposed improvements will not adversely affect the light and air of the adjoining parcel.

Thank you for reviewing this request.

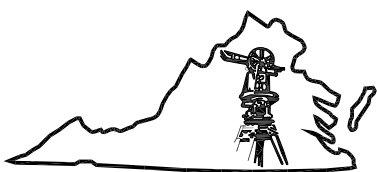
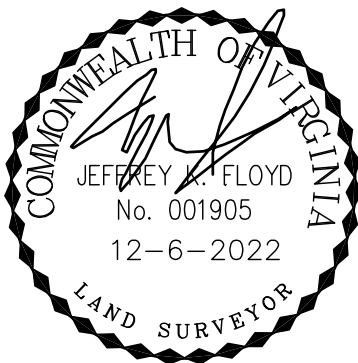
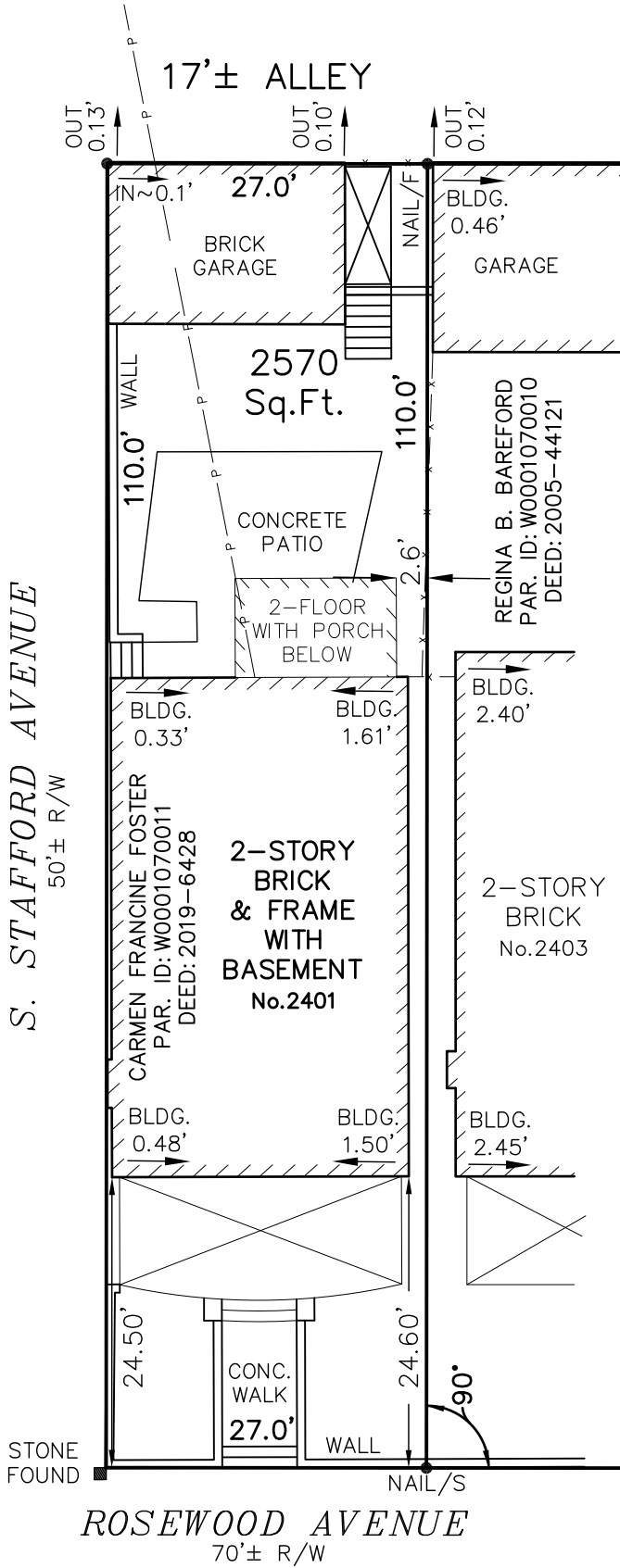
Sincerely,

Carmen Foster
Owner, 2401 Rosewood Ave

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 11-19-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



West wall of 2401 meets
1 hr fire rating



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

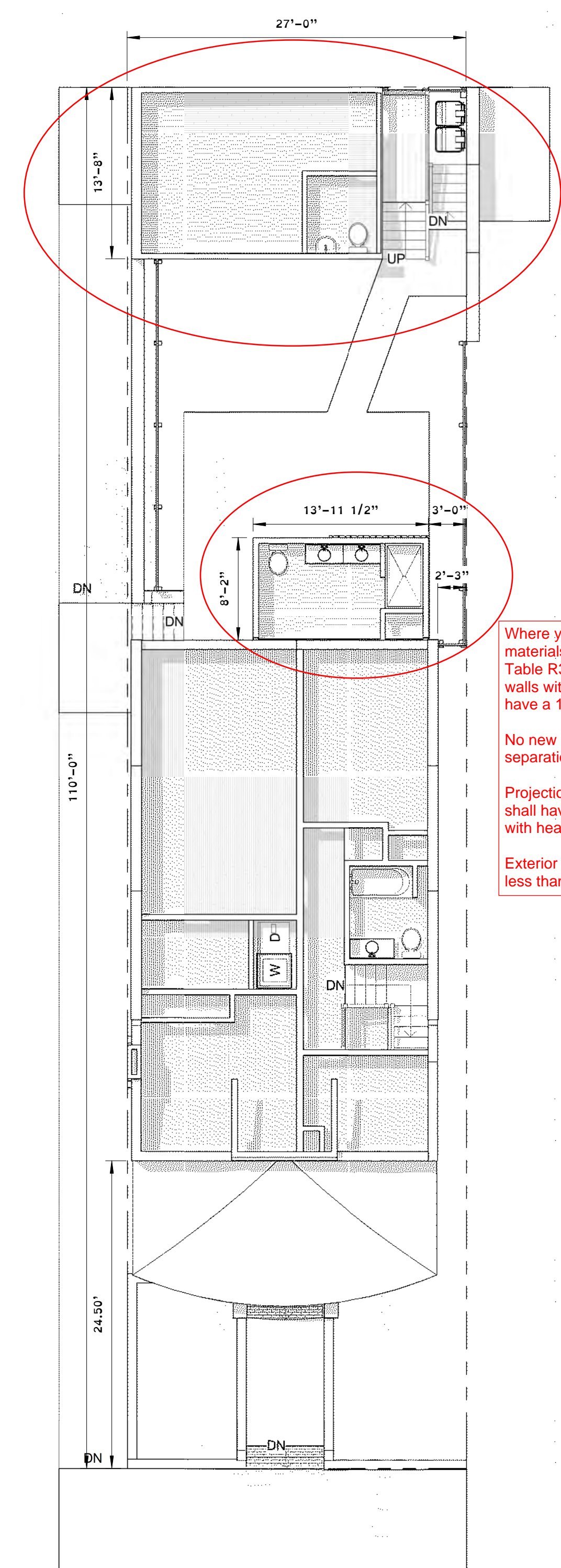
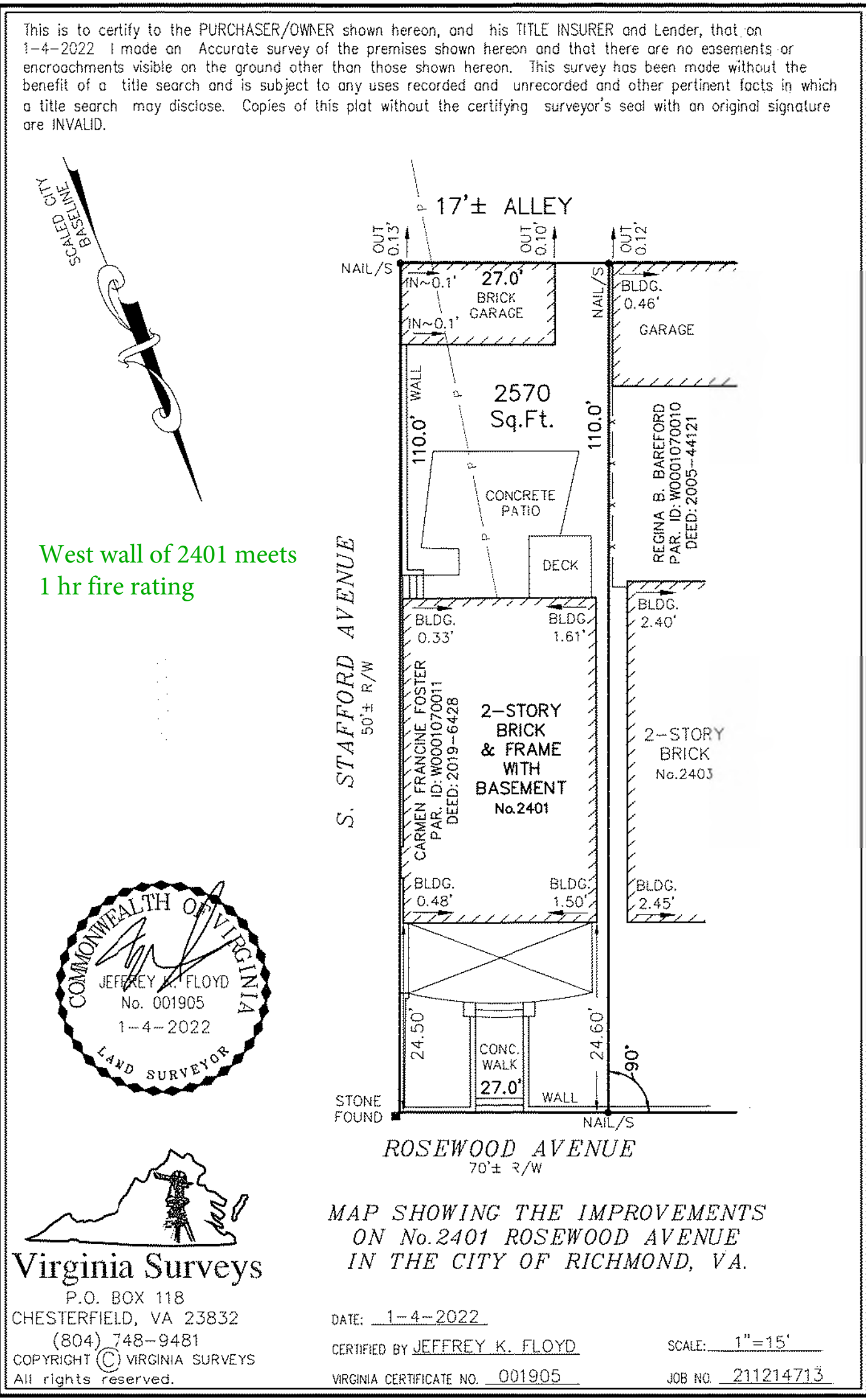
(804) 748-9481
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MAP SHOWING THE IMPROVEMENTS
ON No. 2401 ROSEWOOD AVENUE
IN THE CITY OF RICHMOND, VA.

REVISED: 12-6-2022
DATE: 1-4-2022

CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'
JOB NO. 211214713



LOT COVERAGE	
Total Lot:	2570 SF
Existing Lot Coverage:	1225.24 SF
Allowable Coverage:	1413.5 SF
Allowable Addition Space:	188.26 SF
Proposed Addition Space:	180.50 SF

Where you are installing new exterior walls or new materials on existing exterior walls, please be aware per Table R302.1(1) in the 2018 Virginia Residential Code, walls with a fire separation distance less than 5 feet shall have a 1hr rating.

No new openings are allowed in walls with a fire separation distance less than 3'.

Projections with a fire separation distance less than 5 feet shall have 1 hr rating on the underside or be constructed with heavy timber or fire-retardant-treated wood.

Exterior wall penetrations with a fire separation distance less than 3 feet shall be protected per Section R302.4.

1 Site Plan
1/8" = 1'-0"

Building Permit - Approved Construction Documents
Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not release the builder from complying with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.
Approved Plans: 20220506_2401 Rosewood Ave_BLD-103731-2022
06/13/2022 2:58:20 PM

Reviewed per the 2018 Virginia Residential Code.
The code can be read at the link below.
<https://codes.iccsafe.org/content/VRC2018P2>

Print plans at 24" x 36", Arch

V1.1

Rev.	Date	Description

Site Plan
2401 Rosewood Avenue
Carmen Foster

COMMONWEALTH OF VIRGINIA
Charles R. Field
No. 21973
4/12/2022
3:04:49 PM
PROFESSIONAL ENGINEER

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

April 12, 2022

City of Richmond, VA

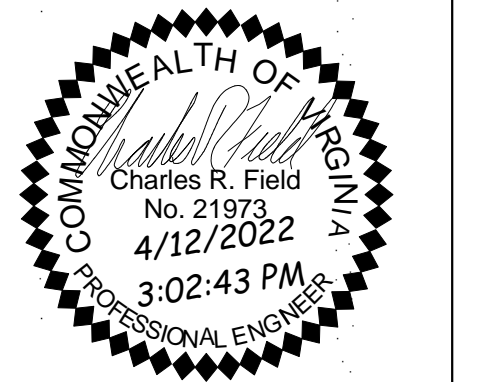
Notes:
1. The finish grade around the structure shall slope away from the foundation a minimum of 6" for a minimum distance of 10 feet (5%).

Rev.	Date	Description

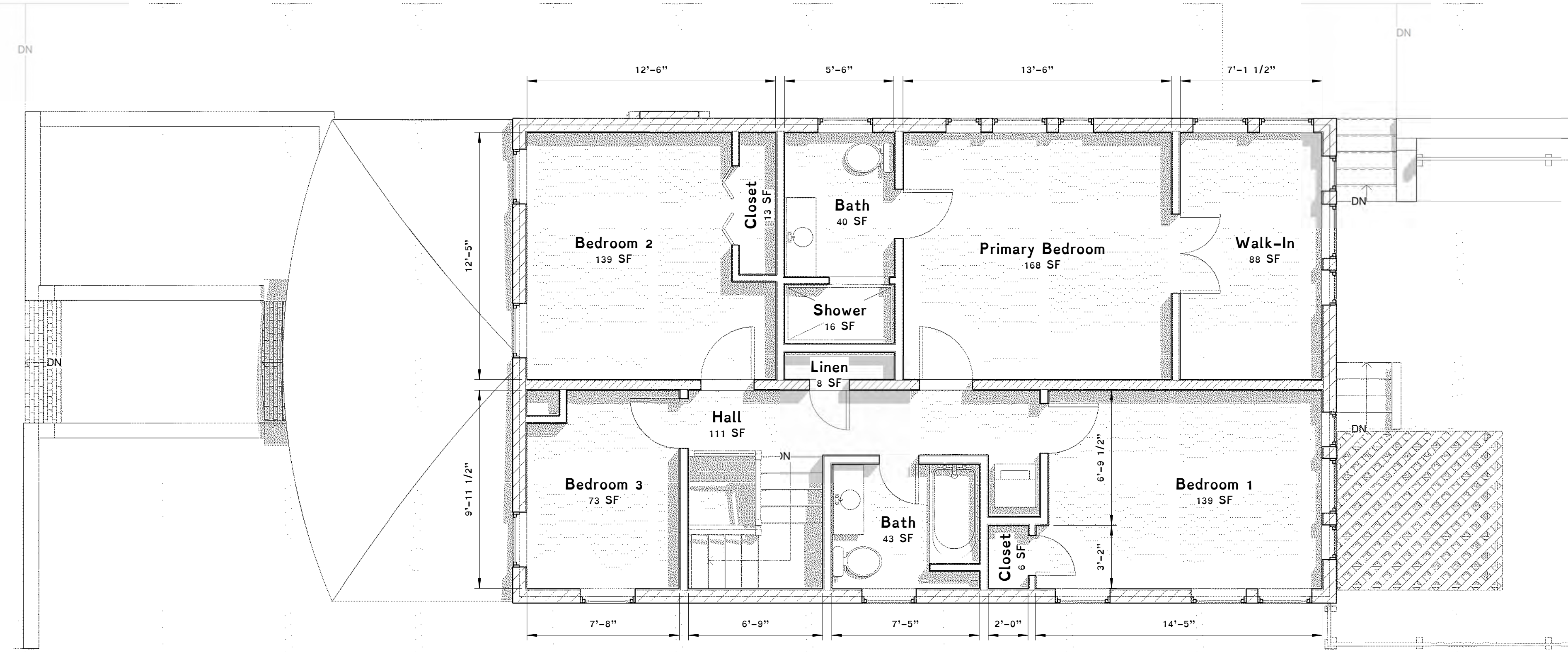
April 12, 2022

Plans
 2401 Rosewood Avenue
 Carmen Foster

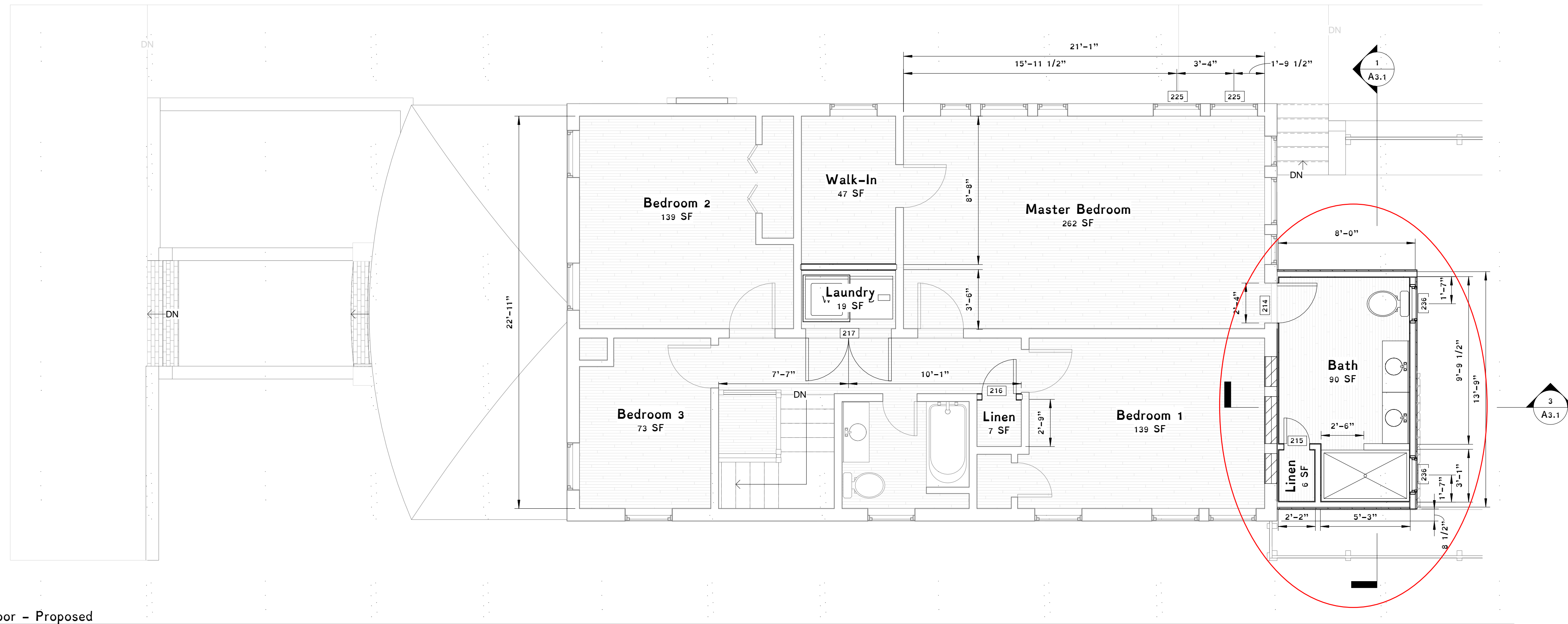
City of Richmond, VA



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



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



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

Reviewed per the 2018 Virginia Residential Code.
 The code can be read at the link below.
<https://codes.iccsafe.org/content/VRC2018P2>

Building Permit - Approved Construction Documents
 Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.
 Approved Plans_20220506_2401 Rosewood Ave_BDR-103731-2022
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SE



2401 Rosewood Avenue

Building Permit Plans

Owner

Carmen Foster
2401 Rosewood Avenue
Richmond, VA, 23220

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 W0001070011
Zoning R-6
Use Residential
Setbacks Front Yard = 15' maximum
Side Yard = 5 feet
Rear Yard = 5 feet
Lot Coverage < 55%

Table of Contents

Table of Contents

Go.1	Cover Sheet
Go.2	Notes
V1.1	Site Plan
A1.1	Plans
A1.2	Plans
A1.3	Plans
A2.1	Elevations
A2.2	Elevations
A2.3	Elevations
A3.1	Sections & Schedules
As.1	Details
S1.1	Structure

NCS Sheet Identification Standards

Discipline Designators

G General - Sheet list, symbols, code summary
H Hazardous Materials Abatement, handling, etc.
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

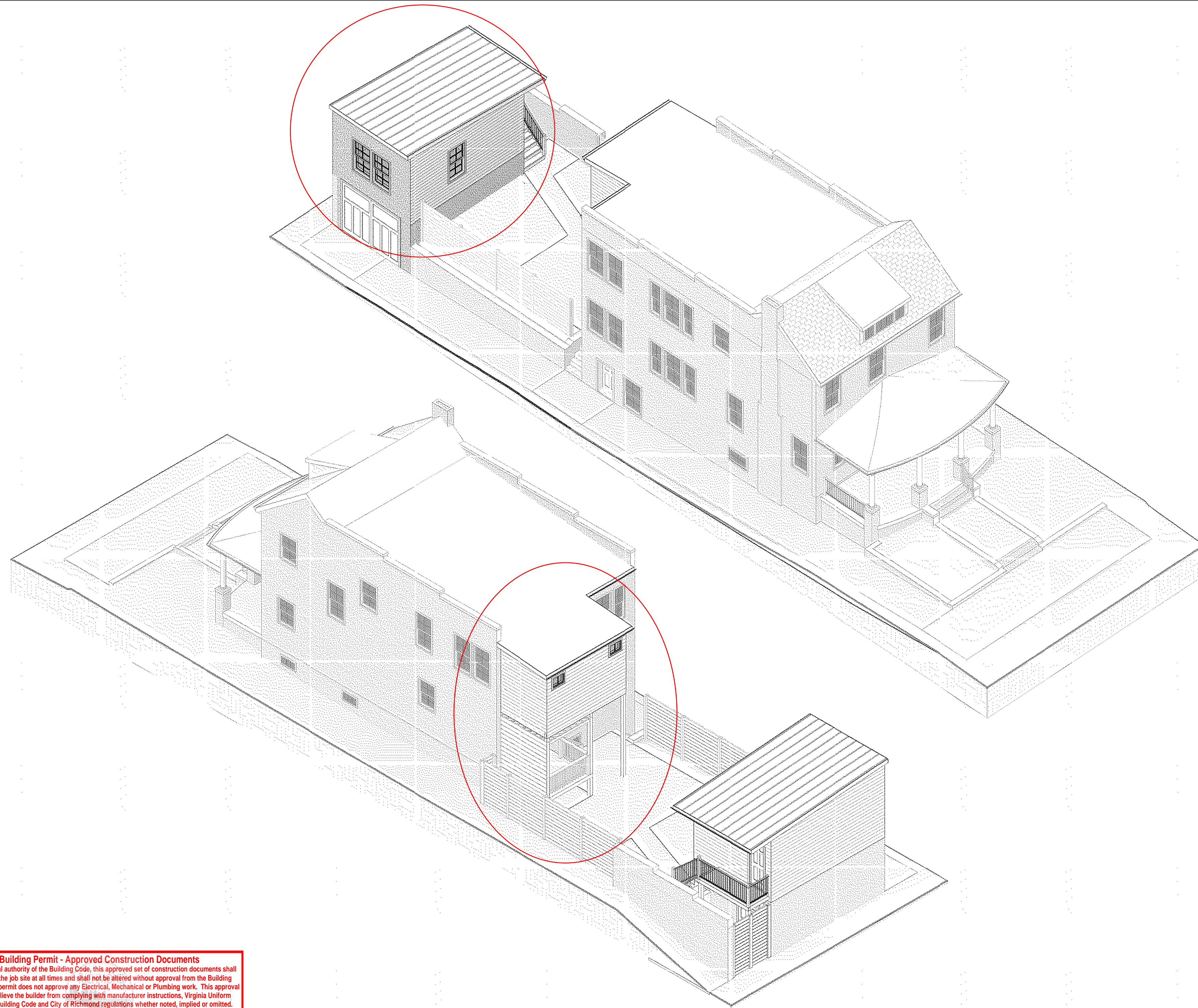
0 General: Symbol legend, abbreviations, general notes
1 Plans
2 Elevations
3 Sections
4 Large Scale Drawings: plans, elevations, sections
5 Details
6 Schedules and Diagrams
7 User Defined (Calculations for Obsidian, Inc.)
8 User Defined
9 3D drawings: isometric, perspective, photos

N-#.##

Sheet Sequence Number
Sheet Type Designator
Discipline Designator

Go.1

Description
Date
Rev.



General Notes

- 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.
 - The contractor is responsible for compliance with City, State and Federal job site safety requirements.
 - 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 contractor's agent discovers missing or incomplete 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.
 - 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.
 - 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.
 - 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.
 - Enclosed accessible space under stairs shall have walls, under-stair surface, and any soffits protected on the enclosed side with 1/2" gypsum board.
 - 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.
 - All lumber unless otherwise noted is to be Southern Pine No. 2.
 - There will not be a fire sprinkler system.
 - There is no proposed fire detection system or alarm.
 - The occupancy is Residential Group R-3.
 - The construction type is V-B.
 - There are 3 stories.
 - The house is located in Climate Zone 4.
 - VRC 2018 minimum insulation and fenestration requirements:
 - Fenestration U-factor : 0.35
 - 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
 - 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.

Room Area Table

Name	Area
Foundation	
Storage	500 SF
Gym/Media Room	192 SF
Hall	101 SF
Office	57 SF
Garage	217 SF
	1067 SF
First Floor	
Living Room	196 SF
Great Room	292 SF
Kitchen	151 SF
Foyer	187 SF
1/2 Bath	23 SF
Closet	5 SF
Stairwell	13 SF
Storage	217 SF
	1084 SF
Garage Second Floor	
Office	202 SF
1/2 Bath	34 SF
	236 SF
Second Floor	
Linen	6 SF
Bath	90 SF
Master Bedroom	262 SF
Walk-In	47 SF
Laundry	19 SF
Linen	7 SF
Bedroom 1	139 SF
Bedroom 2	139 SF
Bedroom 3	73 SF
	782 SF
Grand total	3170 SF

Building Permit - Approved Construction Documents
Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.
Approved Plans_20220506_2401 Rosewood Ave_BLD-103731-2022
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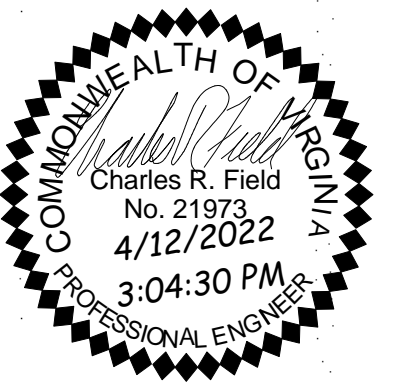
Reviewed per the 2018 Virginia Residential Code.
The code can be read at the link below.
<https://codes.iccsafe.org/content/VRC2018P2>

Print plans at 24" x 36", Arch

April 12, 2022

Cover Sheet
2401 Rosewood Avenue
Carmen Foster

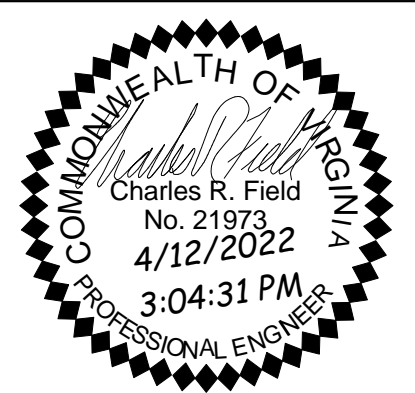
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Obsidian
A Professional Engineering Practice
417 North 22nd Street
Richmond, VA 23223
804.647.1589

Notes

2401 Rosewood Avenue
Carmen Foster



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417 North 22nd Street
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804.647.1589

General Notes

- 1. The general contractor and each trade contractor shall be required to check and be responsible for conformance of these plans with all requirements of the Virginia Uniform Statewide Building Code in force at the time of construction, local ordinances & construction requirements, and manufacturers recommendations prior to beginning work and during construction.
2. During construction the contractor may expose conditions that are unstable or unsafe. If the contractor finds such conditions, he shall take emergency action to stabilize the conditions and notify the owner and architect immediately.
3. The drawings are diagrammatic, intending to outline general design requirements only and are not intended to be complete in all details, specific implementation of the plans shall be the responsibility of the general contractor.
4. The general contractor and each trade contractor shall protect theirs and others work from damage due to their operation and shall repair or replace, as required, all damaged work to the satisfaction of the owner. Protect existing construction to remain. If existing construction to remain is damaged during construction, the contractor shall repair or replace damaged areas to match the original condition.
5. Measurements and working conditions for all work shall be taken at the site and coordinated with connecting work with each other trade contractor. All walls are drawn @ 4" width with dimension taken edge to edge. Adjust as needed for prefabricated tubs, stairs, and other appliances.
6. Each trade contractor shall verify these drawings before laying out or proceeding with work and shall be held responsible for any errors resulting from their failure to exercise such verification.
7. The general contractor is responsible for coordination of the design of the site, HVAC, plumbing, and electrical trade contractors. Any plumbing, HVAC, or electric diagrams included in this plan are only provided as a guide to placement, not necessarily the final placement.
8. Smoke detectors are required in each bedroom or sleeping space and in adjacent entry space and on each level of the dwelling.

Exterior

- 1. Exterior details (eg: columns, shutters, decorative items, etc.) Are shown for illustrative purposes only. Window and door grill patterns are illustrative only and will be determined by the manufacturer of the window specified or by the general contractor. The general contractor and trade contractor will determine final placement and materials for all exterior details as well as requirements for exposure of siding reveal and other items that may be fastened to the exterior cladding or veneer.
2. Exterior detail may vary as predicted in elevation drawings. Field conditions and material variabilities or selections may affect final feature considerations and design.

Framing

- 1. Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20.
2. Glued-laminated timbers shall be manufactured and identified as required in ANSI/AITC A190.1 and ASTM D 3737.
3. All framing lumber unless otherwise noted shall be SP #2 or better and have a minimum fb1,200 psi, fv900 psi, and em1,400,000 PSI. All laminated veneer lumber shall have minimum fb2,800 psi, fv285 psi, and em2,000,000 psi.
4. Wood structural panel sheathing shall conform to DOC PS 1, DOC PS 2, or, when manufactured in Canada, CSA O437 or CSA O325. Panels shall be identified for grade, bond classification, and performance category by a grade mark.
5. Truss drawings on architectural plans are intended to be diagrammatic only. Sealed manufacturer's truss drawings are required to be submitted with these drawings.
6. Braced wall panels to be placed in accordance with IRC R602.10 or engineer design as indicated on plan. Where IRC prescriptive methods are used and indicated on plan minimum dimension of panel will govern placement of rough openings for openings in exterior and interior walls and may override center dimension of opening shown.
7. Where access is provided to attic areas over two story homes where a future room may be constructed first floor walls to be framed in accordance with IRC sR603.2.1 and tables R602.3(5) and R602.3.1. Rafters framed to ridge members (ridge, hip, valley) labeled beam are required to be mechanically fastened with minimum Simpson A35 or equal.
8. Where applicable temporary truss bracing will be the responsibility of the general contractor and his agents and will follow recommendations of the truss plate institute's guide "BCSI 1-03 Guide to Good Practice for Handling, Installing, & Bracing of Metal Plate Connected Wood Trusses."
9. Exterior walls of woodframe construction shall be designed and constructed in accordance with the provisions of Chapter 6 and Figures R602.3(1) and R602.3(2), or in accordance with AWC NDS.
10. Components of exterior walls shall be fastened in accordance with Tables R602.3(1) through R602.3(4).
11. Wall sheathing shall be fastened directly to framing members and, where placed on the exterior side of an exterior wall, shall be capable of resisting the wind pressures listed in Table R301.2(2) adjusted for height and exposure using Table R301.2(4) and shall conform to the requirements of Table R602.3(3).
12. Wall sheathing used only for exterior wall covering purposes shall comply with Section R703.
13. Stud walls shall be continuous from support at the sole plate to a support at the top plate to resist loads perpendicular to the wall. The support shall be a foundation or floor, ceiling or roof diaphragm or shall be designed in accordance with accepted engineering practice.
14. Jack studs, trimmer studs and cripple studs at openings in walls that comply with Tables R602.7(1) and R602.7(2).
15. The size, height and spacing of studs shall be in accordance with Table R602.3(5).
16. Stud walls shall be minimum Southern Pine No. 2 grade lumber.
17. Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset not less than 24 inches.
18. Joints in plates need not occur over studs. Plates shall be not less than 2-inches nominal thickness and have a width not less than the width of the studs.
19. Stud walls shall have full bearing on a nominal 2-by or larger plate or sill having a width not less than to the width of the studs.

Footing

- 1. Since the house is not located in a shrink swell area, in lieu of a complete geotechnical evaluation, the load-bearing values shall be assumed to be 1500psi as per Table R401.4.1.
2. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:
a. Extended below the frost line specified in Table R301.2.(1), 18".
b. Constructed in accordance with Section R403.3.
c. Constructed in accordance with ASCE 32.
d. Erected on solid rock.
3. Exceptions:
a. Protection of freestanding accessory structures with an area of 600 square feet (56 m2) or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
b. Protection of freestanding accessory structures with an area of 400 square feet (37 m2) or less, of other than light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
c. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.
4. The footings shall be placed on clean undisturbed soil or compacted fill verified by an independent engineering firm.
5. The design does not allow for variation in bearing unless otherwise noted.
6. Concrete to be minimum compressive strength of 3000psi and shall comply with Section R608.5.1 concrete material requirements as referenced by IRC sR402.2
7. Concrete shall be placed with a slump of 4"
8. Concrete exposed to weather shall have 6% air entrainment.
9. Concrete shall be thoroughly compacted and vibrated during placement and around embedded items and into corners of forms.
10. All reinforcing bar placed in concrete shall have a minimum 3" cover to all edges.
11. Reinforcing bars shall be deformed conforming to ASTM A-615, grade 60 (fy=60 ksi)
12. Do not backfill against walls retaining earth until masonry or concrete has cured for 28 days.
13. Backfill shall be placed in 8" loose layers and compacted to 95% of dry density in accordance with ASTM D698.

Foundation

- 1. Grout collar joint solid in composite masonry foundation wall construction under all bearing points where indicated on plan.
2. In areas where columns or posts are shown on foundation plan the CMU cells shall be filled solid.
3. Brick columns supporting raised decks and porches shall be filled solid from footing to cap.
4. Foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the higher of (a) the top of the footing or (b) 6 inches below the top of the basement floor, to the finished grade. Masonry walls shall have not less than 3/8 inch portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:
a. Bituminous coating.
b. Three pounds per square yard of acrylic modified cement.
c. One-eighth-inch coat of surface-bonding cement complying with ASTM C 887.
d. Any material permitted for waterproofing in Section R406.2.
5. All sills in contact with masonry to be pressure treated (PT) material. Fasteners in contact with PT material to be hot dipped galvanized conforming to ASTM A153 except foundation bolts greater than 1/2"dia.
6. Wood sill plates shall be anchored to the foundation with minimum 1/2-inch diameter anchor bolts spaced a maximum of 6 feet on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to 1/2-inch-diameter (12.7 mm) anchor bolts. Bolts shall extend a minimum of 7 inches into concrete or grouted cells of concrete masonry units. The bolts shall be located in the middle third of the width of the plate. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches or less than seven bolt diameters from each end of the plate section.

Drainage

- 1. Foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the higher of (a) the top of the footing or (b) 6 inches below the top of the basement floor, to the finished grade. Masonry walls shall have not less than 3/8-inch Portland cement parging applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:
- Bituminous coating: three pounds per square yard (1.63 kg/m2) of acrylic modified cement.
- One-eighth-inch coat of surface-bonding cement complying with ASTM C887.
- Other approved methods or materials.
- Exception: Parging of unit masonry walls is not required where a material is approved for direct application to the masonry
2. Drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the top of the footing or below the bottom of the slab and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend not less than 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on not less than 2 inches of washed gravel or crushed rock not less than one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.
3. Window wells and bulkhead enclosures shall be designed for proper drainage by connecting to the building's foundation drainage system.
4. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.
- Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure.
5. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Ventilation

- Crawlspcace
1. The under-floor space between the bottom of the floor joists and the earth under the building shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall be not less than 1 square foot for each 150 square feet of under-floor space area. One such ventilating opening shall be within 3 feet of each corner of the building.
2. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed 1/4 inch (6.4 mm):
- Perforated sheet metal plates not less than 0.070 inch thick.
- Expanded sheet metal plates not less than 0.047 inch thick.
- Cast-iron grill or grating.
- Extruded load-bearing brick vents.
- Hardware cloth of 0.035 inch wire or heavier.
- Corrosion-resistant wire mesh, with the least dimension being 1/8 inch thick.

Roof

- 1. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow.
2. Ventilation openings shall have a least dimension of 1/16 inch minimum and 1/4 inch maximum.
3. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth or similar material with openings having a least dimension of 1/16 inch minimum and 1/4 inch maximum.
4. Required ventilation openings shall open directly to the outside air.
5. The minimum net free ventilating area shall be 1/150 of the area of the vented space.
6. Where eave or cornice vents are installed, insulation shall not block the free flow of air. Not less than a 1-inch space shall be provided between the insulation and the roof sheathing and at the location of the vent.
7. Ventilators shall be installed in accordance with manufacturer's instructions.
8. Installation of ventilators in roof systems shall be in accordance with the requirements of Section R903.
9. Installation of ventilators in wall systems shall be in accordance with the requirements of Section R703.1.

Roofing

- 1. The home shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface not less than 5 feet (1524 mm) from foundation walls or to an approved drainage system.
2. Ice and water shield shall be applied at the eaves to 24" inside the exterior wall line. All valleys to be lined with ice and water shield or equivalent.
3. Drip edge shall be installed on all roof edges. Install drip edge on eaves first with underlayment installed over the drip edge. Install drip edge on rakes after underlayment is installed, with the drip edge fastened over the underlayment. Joints in drip edge shall be lapped minimum 2 in with the upslope piece lapped over the down slope piece. Install fastener 8 in to 10 in on center, approximately 1-3/4 in (44 mm) from the outside edge of the drip edge
4. Rafters shall be framed not more than 11/2-inches offset from each other to ridge
5. board or directly opposite from each other with a gusset plate as a tie. Ridge board shall be not less than 1-inch nominal thickness and not less in depth than the cut end of the rafter.
6. At valleys and hips there shall be a valley or hip rafter not less than 2-inch nominal thickness and not less in depth than the cut end of the rafter.
7. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point.
8. Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.
9. Where ceiling joists are not connected to the rafters at the top wall plate, joists connected higher in the attic shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie.
10. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be not less than 2 inches by 4 inches (nominal), installed in accordance with the connection requirements in Table R802.5.1(f), or connections of equivalent capacities shall be provided.
11. Where ceiling joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or girder designed in accordance with accepted engineering practice.
12. Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space with 4-10d box (3" x 0.128"); or 3-10d common (3" x 0.148"); or 4-3" x 0.131" nails faced nailed to each rafter.
13. Collar ties shall be not less than 1 inch by 4 inches (nominal), spaced not more than 4 feet on center.
14. Ends of ceiling joists shall be lapped not less than 3 inches or butted over bearing partitions or beams and toenailed to the bearing member. Where ceiling joists are used to provide resistance to rafter thrust, lapped joists shall be nailed together in accordance with Table R802.5.(f) and butted joists shall be tied together in a manner to resist such thrust.
15. Joists that do not resist thrust shall be permitted to be nailed in accordance with Table R602.3(1).
16. Wood structural panels shall conform to DOC PS 1, DOC PS 2, CSA O437 or CSA O325, and shall be identified for grade, bond classification and performance category by a grade mark or certificate of inspection issued by an approved agency. Wood structural panels shall comply with the grades specified in Table R603.2.1.1.(1).
17. Roofing material dead loads based on:
40 yr composite shingle: 3.0 lbs/saft
unurried slate: 11 lbs/saft
concrete tile: 12.5 lbs/saft

Decks

- 1. Decks to be constructed in accordance with the IRC Section R507 in force at the issuance of the building permit as illustrated by the American Forest and Paper Associations Guide for Prescriptive Residential Wood Deck Construction (https://awc.org/codes-standards/publications/dcac)

Stairways

- 1. Width. Stairways shall be not less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 311/2 inches where a handrail is installed on one side and 27 inches where handrails are installed on both sides.
2. Headroom. The headroom in stairways shall be not less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
3. Vertical rise. A flight of stairs shall not have a vertical rise larger than 151 inches between floor levels or landings.
4. Risers. The riser height shall be not more than 8 1/4" inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees from the vertical. At open risers, openings located more than 30 inches, as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch-diameter sphere.
5. Treads. The tread depth shall be not less than 9 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.
6. Nosings. Nosings at treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch (14 mm) or a bevel not greater than 1/2 inch (12.7 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 11/4 inches (32 mm) shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) within a stairway.
7. Landings. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).
8. Handrails. Handrails shall be provided on not less than one side of each flight of stairs with four or more risers. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches. Handrails shall not project more than 41/2 inches on either side of the stairway. Handrails adjacent to a wall shall have a space of not less than 1 1/2" inches between the wall and the handrails. Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or self terminate in newel posts or safety terminals. Required handrails shall be of one of the following types or provide equivalent graspability.
a. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 11/4 inches and not greater than 2 inches. If the handrail is not circular, it shall have a perimeter of not less than 4 inches and not greater than 61/4 inches and a cross section of not more than 21/4 inches.
b. Type II. Handrails with a perimeter greater than 61/4 inches shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within 3/4 inch measured vertically from the tallest portion of the profile and have a depth of not less than 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch to a level that is not less than 13/4 inches below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 11/4 inches and not more than 23/4 inches.

Reviewed per the 2018 Virginia Residential Code. The code can be read at the link below. https://codes.iccsafe.org/content/VRC2018P2

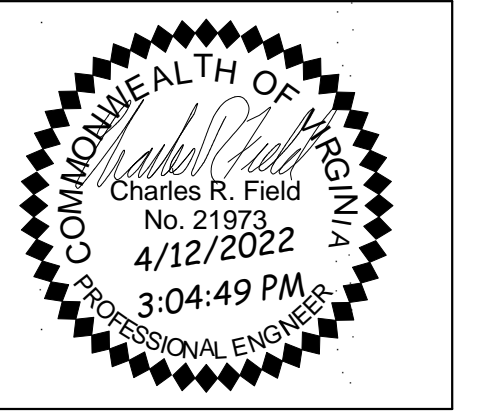
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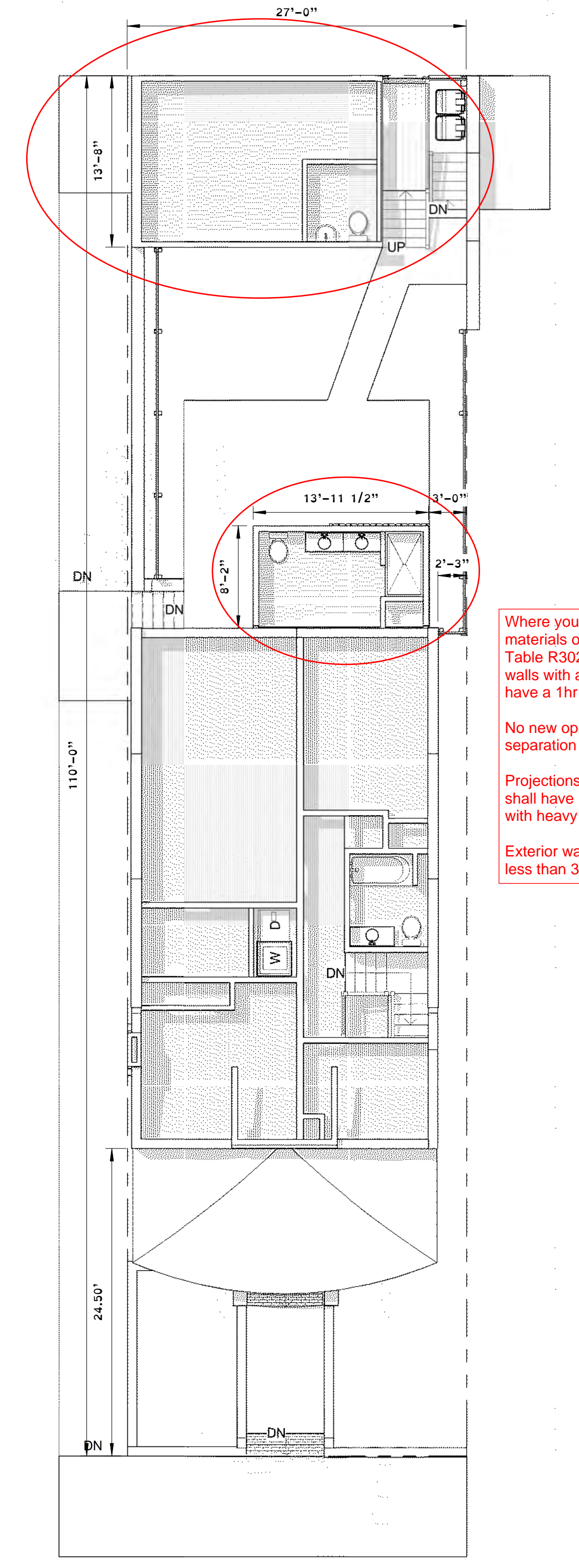
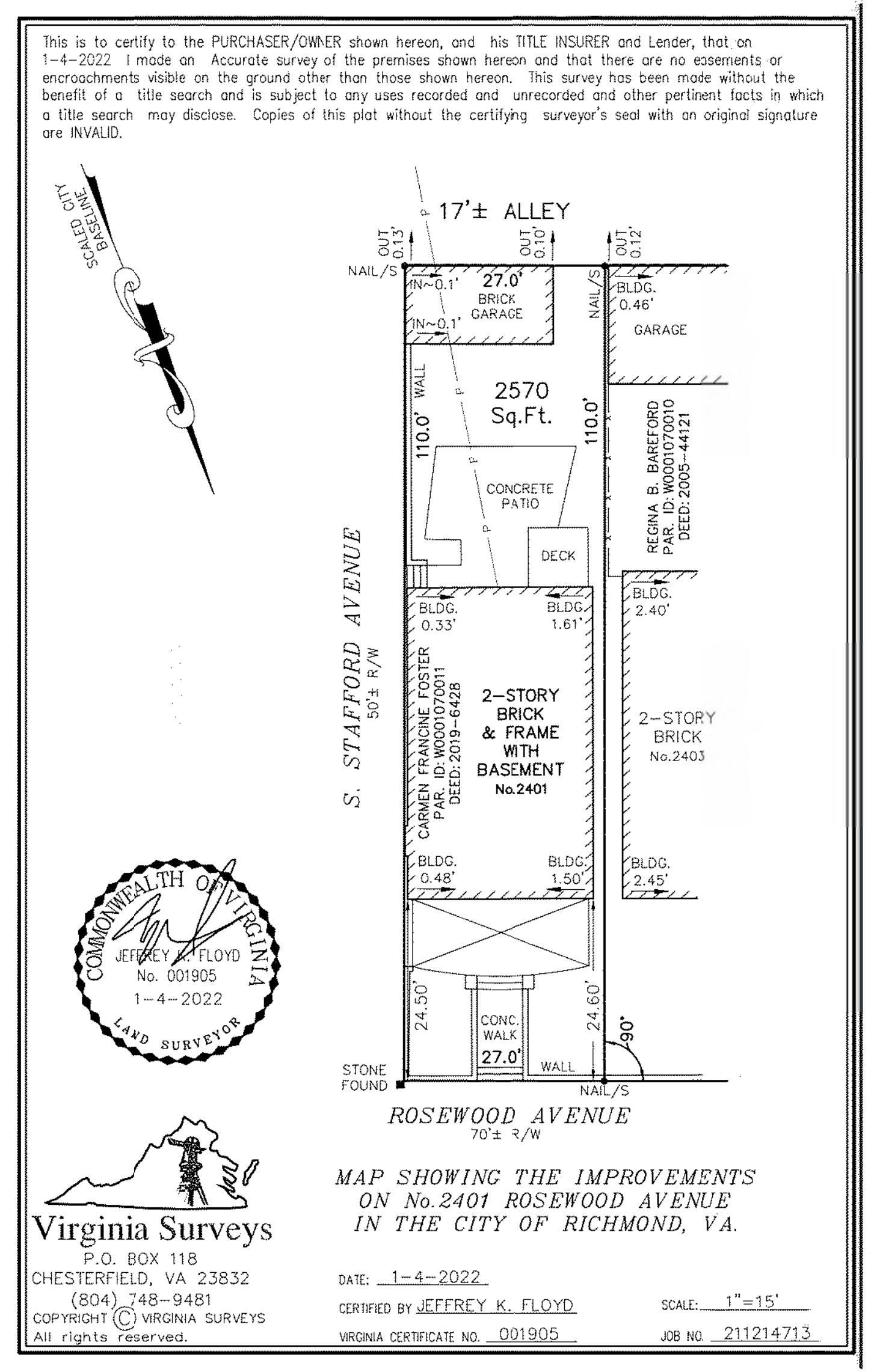
April 12, 2022

Site Plan
 2401 Rosewood Avenue
 Carmen Foster

City of Richmond, VA



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LOT COVERAGE

Total Lot:	2570 SF
Existing Lot Coverage:	1225.24 SF
Allowable Coverage:	1413.5 SF
Allowable Addition Space:	188.26 SF
Proposed Addition Space:	180.50 SF

Where you are installing new exterior walls or new materials on existing exterior walls, please be aware per Table R302.1(1) in the 2018 Virginia Residential Code, walls with a fire separation distance less than 5 feet shall have a 1hr rating.

No new openings are allowed in walls with a fire separation distance less than 3'.

Projections with a fire separation distance less than 5 feet shall have 1 hr rating on the underside or be constructed with heavy timber or fire-retardant-treated wood.

Exterior wall penetrations with a fire separation distance less than 3 feet shall be protected per Section R302.4.

1 Site Plan
 1/8" = 1'-0"

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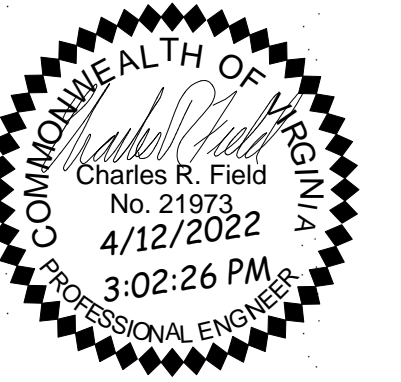
Notes:
 1. The finish grade around the structure shall slope away from the foundation a minimum of 6" for a minimum distance of 10 feet (5%).

Rev.	Date	Description

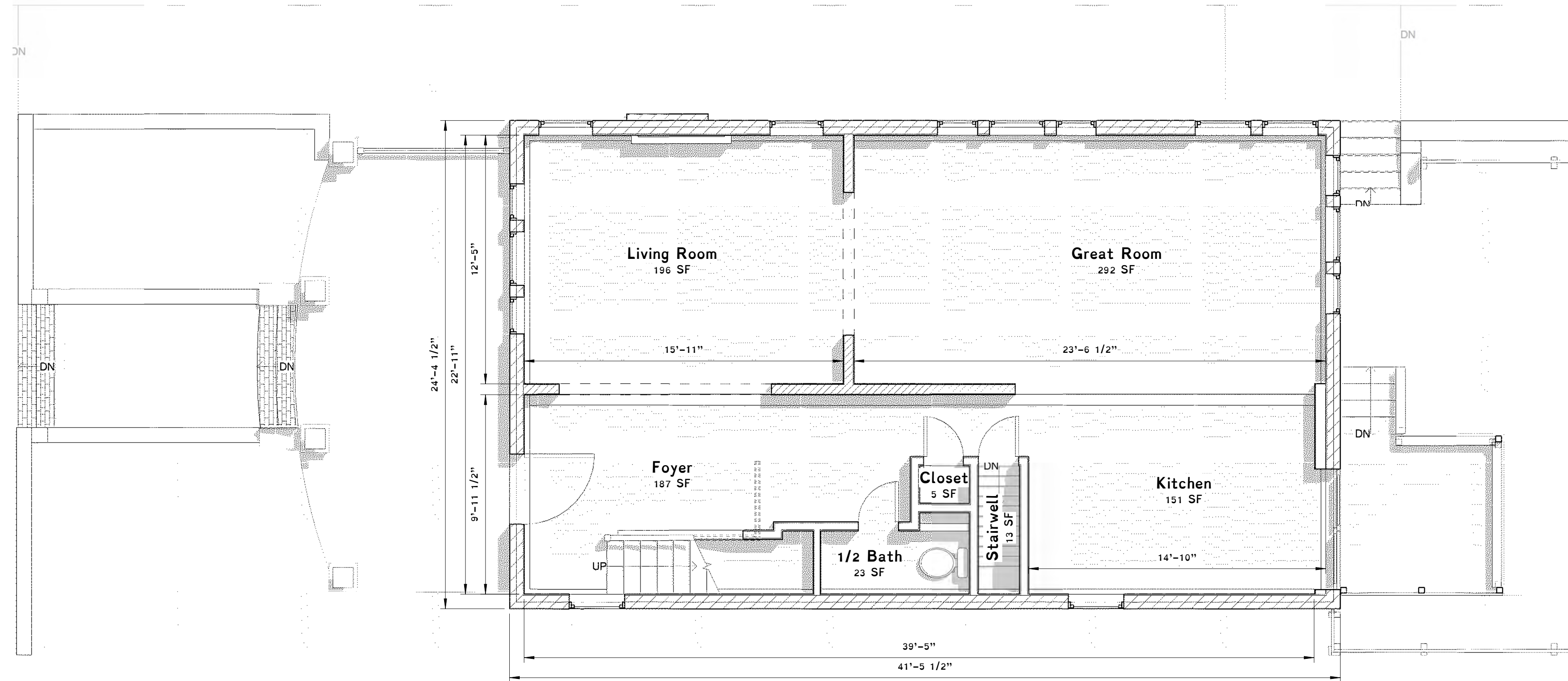
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Plans
 2401 Rosewood Avenue
 Carmen Foster

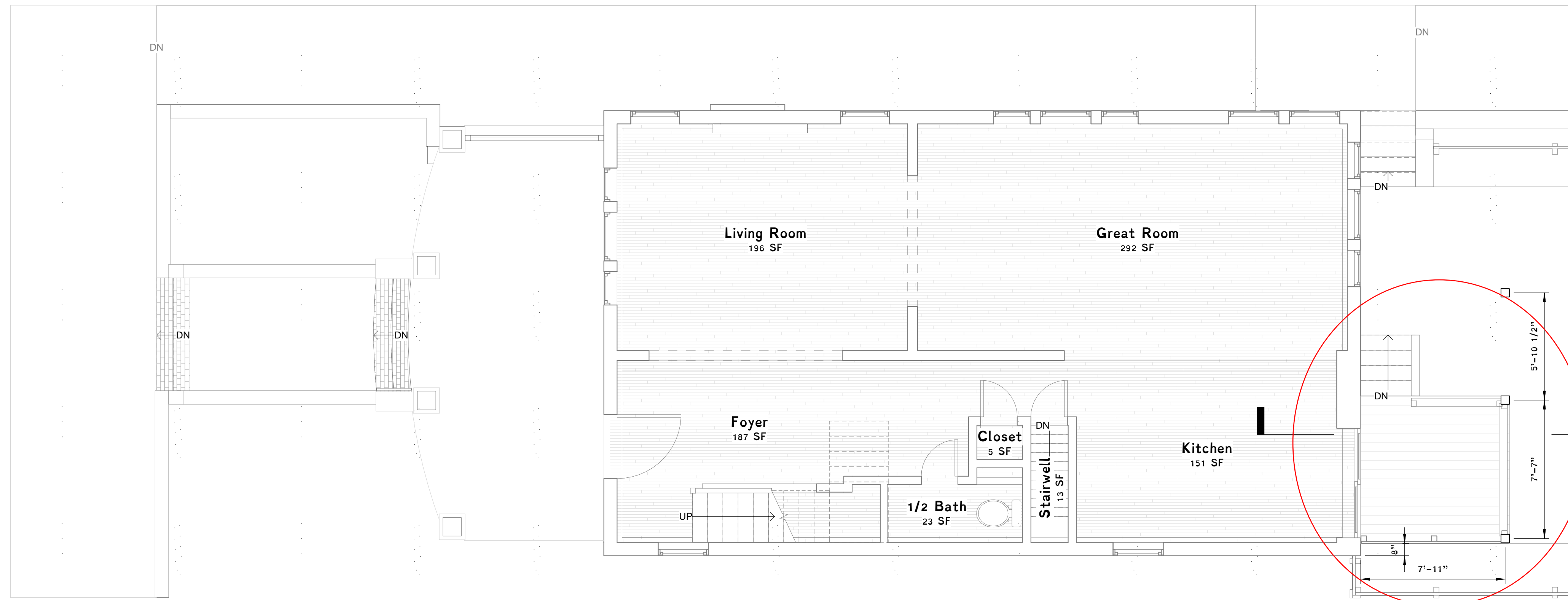
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1 1st Floor - Existing
 1/4" = 1'-0"



3 1st Floor - Proposed
 1/4" = 1'-0"



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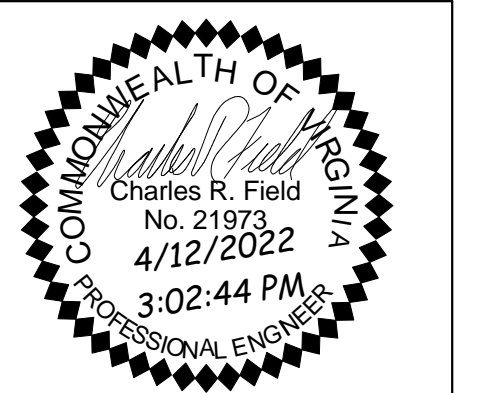
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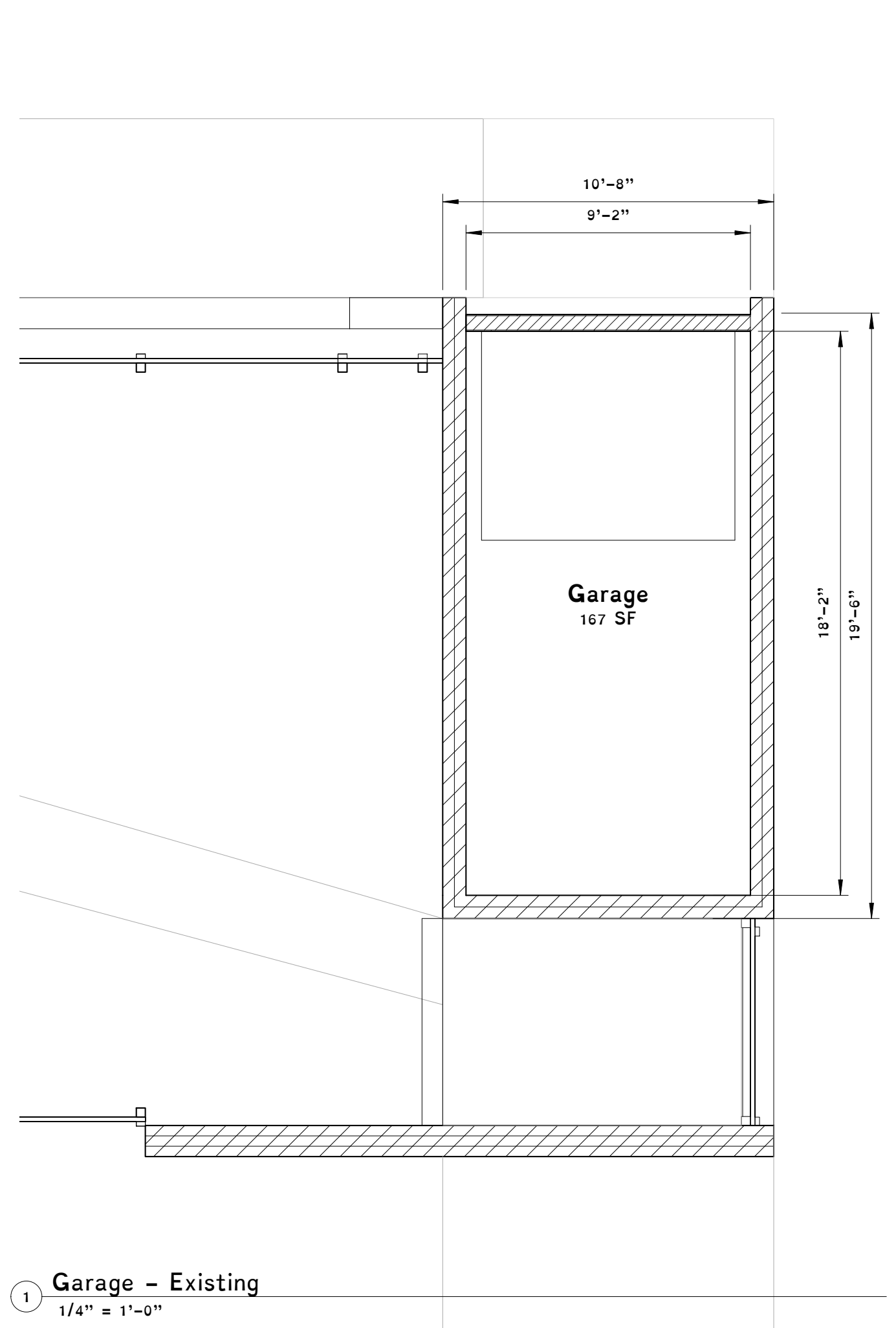
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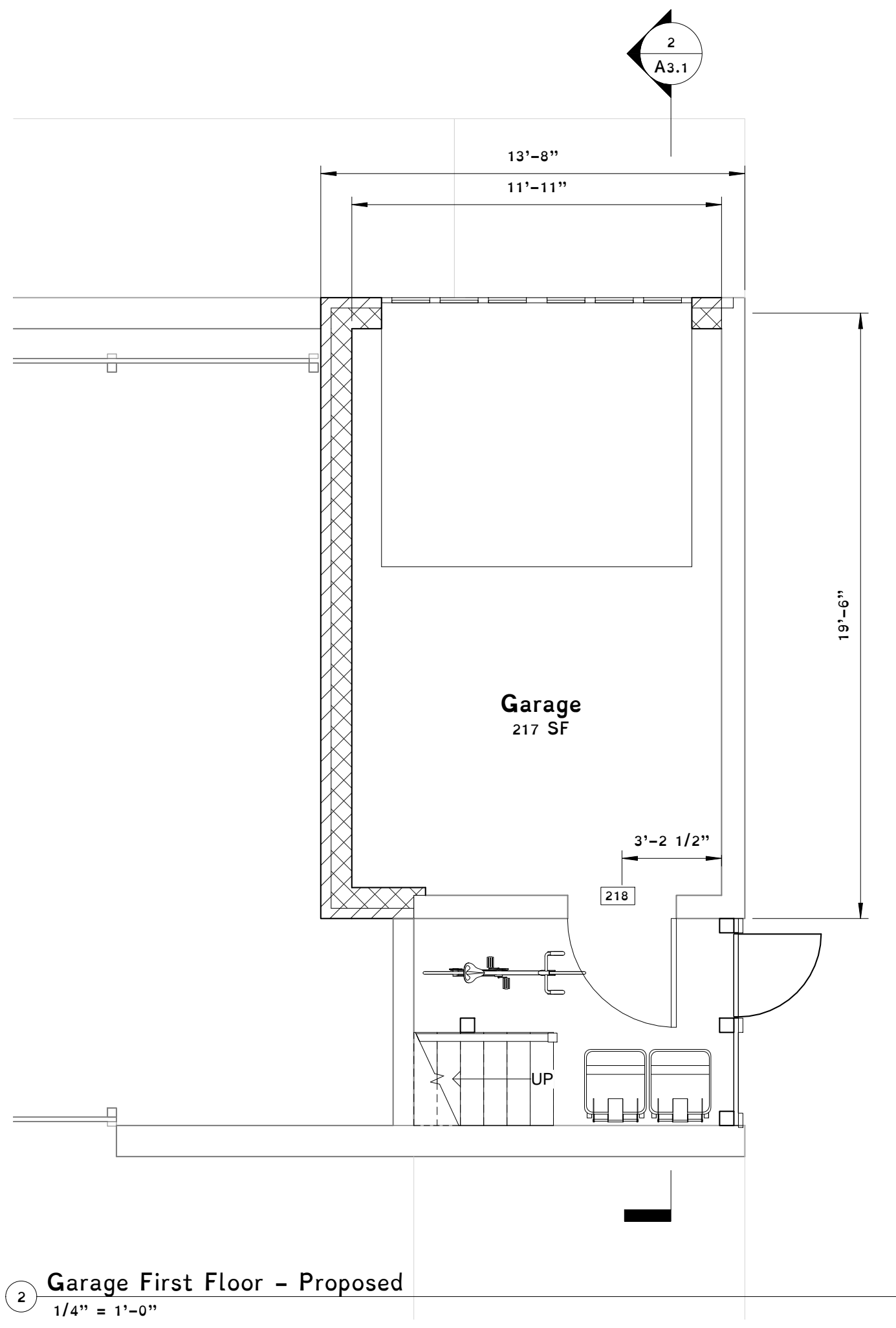
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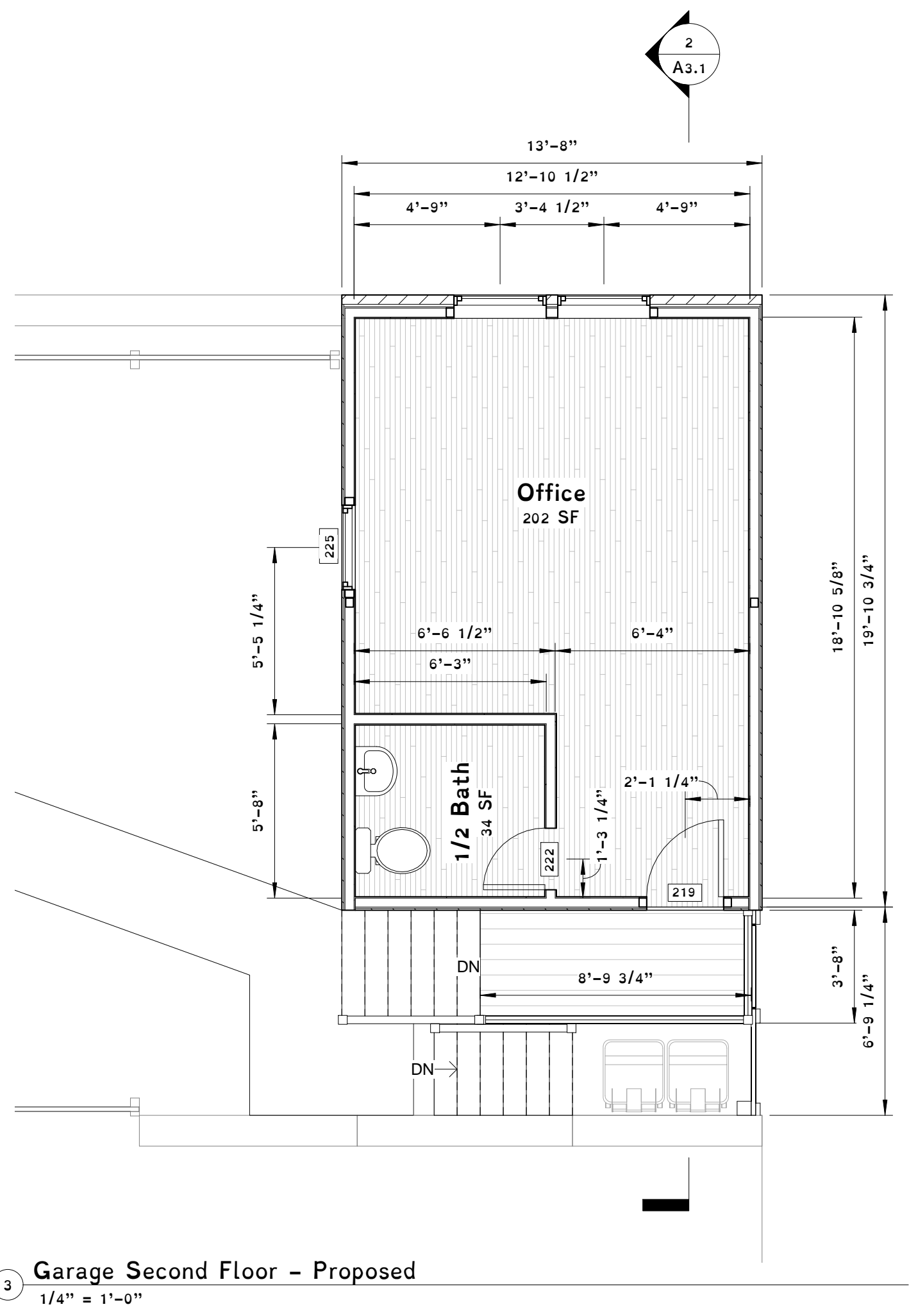
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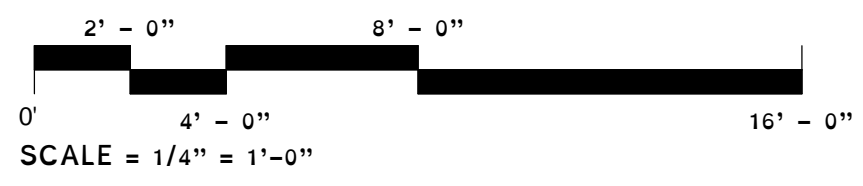
1 Garage - Existing
 1/4" = 1'-0"



2 Garage First Floor - Proposed
 1/4" = 1'-0"



3 Garage Second Floor - Proposed
 1/4" = 1'-0"



Building Permit - Approved Construction Documents
 Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.
 Approved Plans: 20220506_2401 Rosewood Ave_BLDR-103731-2022
 06/13/2022 2:58:37 PM SE

Reviewed per the 2018 Virginia Residential Code.
 The code can be read at the link below.
<https://codes.iccsafe.org/content/VRC2018P2>

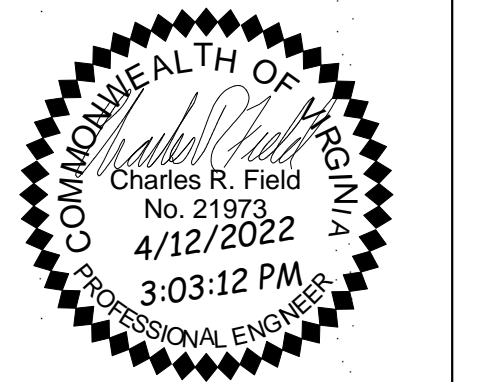
Rev.	Date	Description

Rev. Date Description

April 12, 2022

Elevations
 2401 Rosewood Avenue
 Carmen Foster

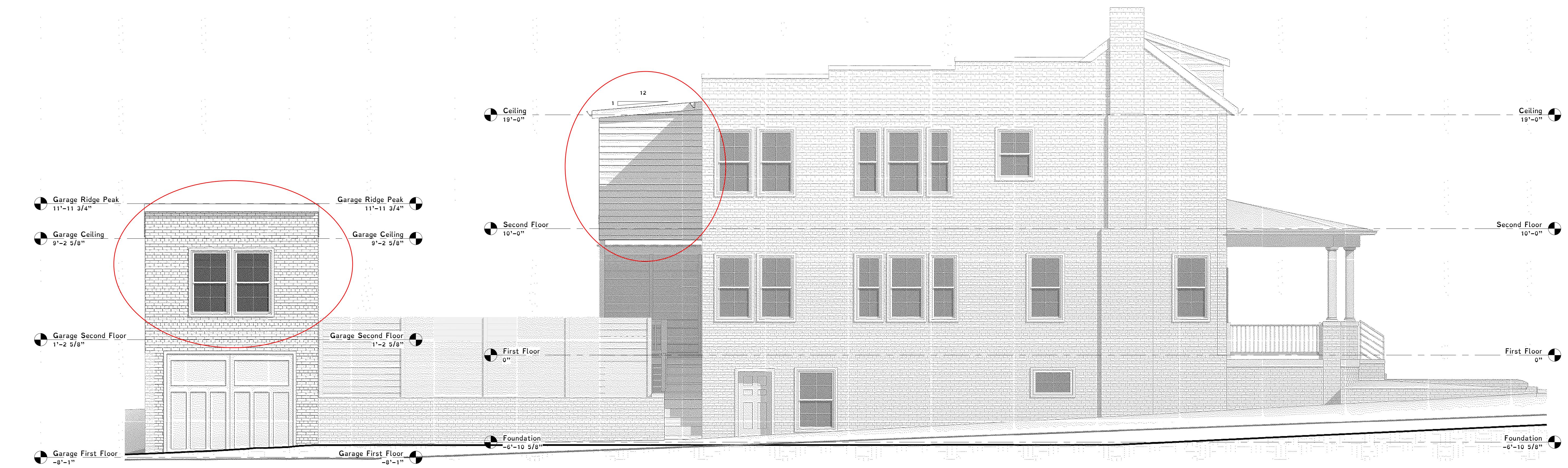
City of Richmond, VA



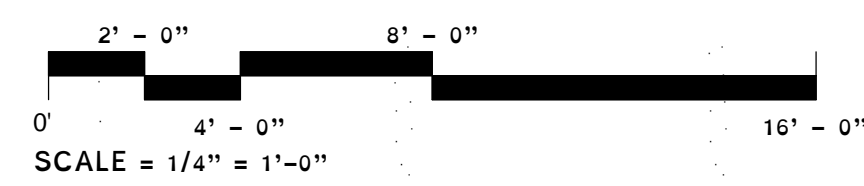
obsidian
 A Professional Engineering Practice
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589



1 Existing East
 1/4" = 1'-0"



3 Proposed East
 1/4" = 1'-0"



Reviewed per the 2018 Virginia Residential Code.
 The code can be read at the link below.
<https://codes.iccsafe.org/content/VRC2018P2>

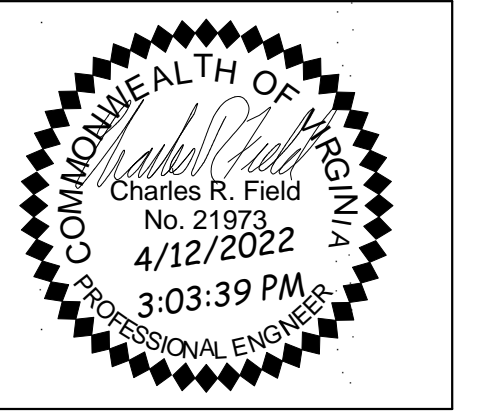
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 Approved Plans: 20220506_2401 Rosewood Ave_BLD-103751-2022
 06/13/2022 2:58:44 PM SE

Rev.	Date	Description

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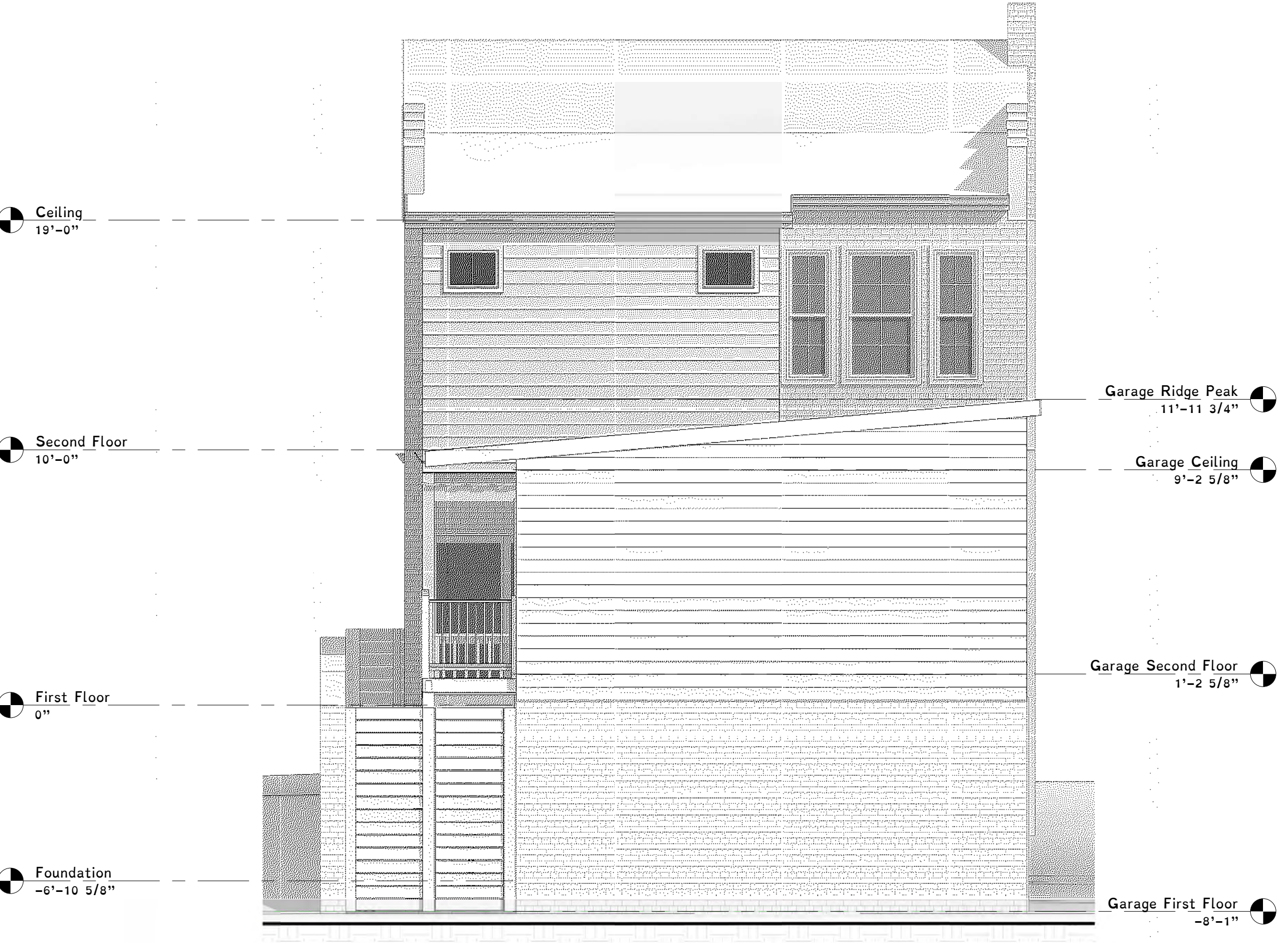
1 Existing North
 1/4" = 1'-0"



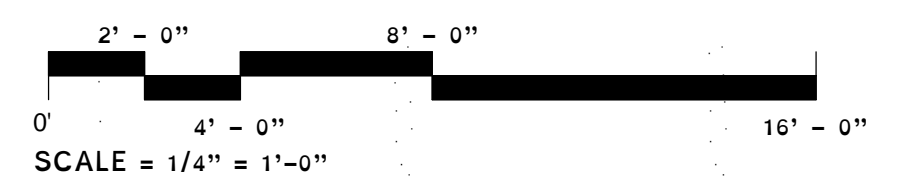
2 Existing South
 1/4" = 1'-0"



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



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



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 Approved Plans: 20220506_2401 Rosewood Ave_BLD-103731-2022
 06/13/2022 2:58:50 PM SE

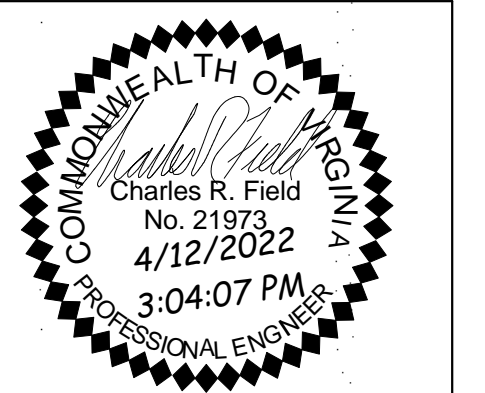
Reviewed per the 2018 Virginia Residential Code.
 The code can be read at the link below.
<https://codes.iccsafe.org/content/VRC2018P2>

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1 Existing West
 1/4" = 1'-0"



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

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 Approved Plans: 20220506_2401 Rosewood Ave_BLD-103731-2022
 06/13/2022 2:58:58 PM SE

