



**City Of Richmond, Virginia
Office of the City Clerk**

Request to Withdraw Legislation

Paper Number: Ord. No. 2023-191

Chief Patron: Mayor Levar M. Stoney (By Request)

Introduction Date: June 12, 2023

Chief Patron Signature:  09/05/2023

For Office Use Only

Attestation: 

Effective Date: 9-6-2023

INTRODUCED: June 12, 2023

AN ORDINANCE No. 2023-191

To authorize the special use of the property known as 2615 Q Street for the purpose of a single-family detached dwelling, 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 2615 Q Street, 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, which use, among other things, is not currently allowed by section 30-412.4, concerning lot area and width, density, and unit width, 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: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ 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 2615 Q Street and identified as Tax Parcel No. E000-0475/008 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Proposed Improvements on #2615 Q Street, City of Richmond, Virginia,” prepared by Balzer & Associates, dated November 17, 2020, 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, hereinafter referred to as “the Special Use,” substantially as shown on the survey entitled “Proposed Improvements on #2615 Q Street, City of Richmond, Virginia,” prepared by Balzer & Associates, dated November 17, 2020, and “2615 Q Street, Building Permit Plans,” prepared by Obsidian, and dated November 9, 2020, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.

(b) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Any vinyl siding used on the Property shall have a minimum wall thickness of 0.044 inches.

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

(d) No less than one parking space shall be provided on the Property.

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including the installation of one street tree and repairs to the sidewalk and curb, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered

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

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

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

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

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

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

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

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

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, 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.



City of Richmond

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

Master

File Number: Admin-2023-0272

File ID: Admin-2023-0272

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 05/04/2023

Subject:

Final Action:

Title: To authorize the special use of the property known as 2615 Q Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

Internal Notes:

Code Sections:

Agenda Date: 06/12/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-0272_Application Documents,
Admin-2023-0272 - Draft Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: David.Watson@rva.gov

Effective Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	5/16/2023	Matthew Ebinger	Approve	5/18/2023
2	2	5/16/2023	Kevin Vonck	Approve	5/23/2023
2	3	5/16/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
2	4	5/17/2023	Sharon Ebert	Approve	5/23/2023
2	5	5/17/2023	Alecia Blackwell - FYI	Notified - FYI	
2	6	5/19/2023	Allison Beatty	Approve	5/19/2023
Notes: should have been a FYI hagensj					
2	7	5/19/2023	Jeff Gray - FYI	Notified - FYI	
2	8	5/19/2023	Lincoln Saunders	Approve	5/23/2023
2	9	5/24/2023	Mayor Stoney (By Request)	Approve	5/23/2023
Notes: bypassed to correct account Levar Stoney - Kit Hagen					
2	10	6/7/2023	Mayor Stoney	Approve	5/26/2023

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-2023-0272

Title

To authorize the special use of the property known as 2615 Q Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

Body

O & R Request

DATE: May 16, 2023 **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: 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 2615 Q Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 2615 Q Street for the purpose of a single-family detached dwelling, upon certain terms and conditions

REASON: The vacant subject property is located in the R-6 Single-Family Attached Residential District. Single-Family Dwellings are permitted uses in this district. However, the property does not meet the lot feature requirements of the zoning district. Therefore, 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.

BACKGROUND: The 1,950 square foot subject property is located midblock on the south side of Q Street between North 26th Street and North 27th Street. The minimum lot width for a single-family dwelling in the R-6 Single-Family Attached zoning district is 50 feet and minimum lot area is 5,000. The property is served by an alley running along the rear of the property and off-street parking can be accessed off this alley. The proposed dwelling will be twelve feet wide, leaving 1.5 feet of side yard setback.

The Richmond 300 Master Plan recommends Residential uses for the subject property. These neighborhood consist primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

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: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

BUDGET AMENDMENT NECESSARY: None

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: June 12, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: 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, Narrative, Survey, Plans, Map

STAFF: David Watson, Senior Planner, Land Use Administration, 804-646-1036



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<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: 2615 Q Street, 23223 Date: 12/22/2022

Tax Map #: E0000475008 Fee: \$300

Total area of affected site in acres: 0.045

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

Zoning

Current Zoning: R-6

Existing Use: Vacant lot

Proposed Use

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

Affordable homeownership - single-family detached residence - 2 bedroom, 2.5 bath

Existing Use: Vacant lot

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: City Council Ord. No. 2018-033

Applicant/Contact Person: Eric Mai, Director of Acquisitions

Company: Maggie Walker Community Land Trust

Mailing Address: 203 N. Robinson Street

City: Richmond State: VA Zip Code: 23220

Telephone: (757) 291-5587 Fax: ()

Email: eric@mwclt.org

Property Owner: Maggie Walker Community Land Trust

If Business Entity, name and title of authorized signee: Eric Mai, Director of Acquisitions

(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: 203 N. Robinson Street

City: Richmond State: VA Zip Code: 23220

Telephone: (757) 291-5587 Fax: ()

Email: eric@mwclt.org

Property Owner Signature: Eric Mai

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)

January 2, 2023

RE: 2615 Q Street Special Use Permit Application

To whom it may concern,

The property located at 2615 Q Street (Parcel ID E0000475008) was conveyed to the Maggie Walker Community Land Trust (MWCLT) by the City of Richmond in December 2018 through a special warranty deed for the expressed purpose of developing affordable homeownership. This conveyance was approved by City Council through Ord. 2018-033 earlier that year in February 2018.

The lot is currently vacant and zoned as R-6 Single-Family Attached Residential. This zoning permits the construction of single-family detached dwellings, but the lot does not meet the minimum requirements of 5,000 square feet in area and 50 feet in width. Instead, the lot area is roughly 1,950 square feet and 15 feet in width. In addition, zoning requires minimum front setbacks of 15' and minimum side setbacks of 5' for single-family detached dwellings. These requirements make it impossible to develop a single-family detached home on the conveyed lot.

However, MWCLT is seeking a Special Use Permit (SUP) to construct a home 12' wide home on this lot with 1.6' side setbacks and a front setback of 13'. This single-family detached, two-story home would be built in an Italianate style consistent with the Church Hill neighborhood and consist of two-bedrooms and two-and-a-half baths. Off-street parking is provided in the rear with a gravel parking space. With such small setbacks, no windows are provided on the sides of the home, but natural light is addressed with the use of large front and rear windows, as well as a skylights for the center-placed open stairwell.

Bedrooms are located at the front and rear of the home to ensure proper emergency and rescue egress. With narrow side setbacks, MWCLT will work to protect adjacent property owners from damage during construction. In addition, construction staging may be located off-site at a nearby vacant lot.

The home would be sold to a household making less than 80 percent of the Area Median Income (AMI) and would be permanently affordable through the community land trust model, wherein MWCLT retains ownership of the land through a 99-year renewable and inheritable ground lease. Sale equity would be restricted to a 3 percent annual increase rate to help ensure that resale of the home would also be affordable to an income qualifying household.

MWCLT has constructed many affordable homeownership opportunities in Richmond's East End and wishes to continue to provide individuals and families with homeownership in a sought after part of the

2615 Q Street

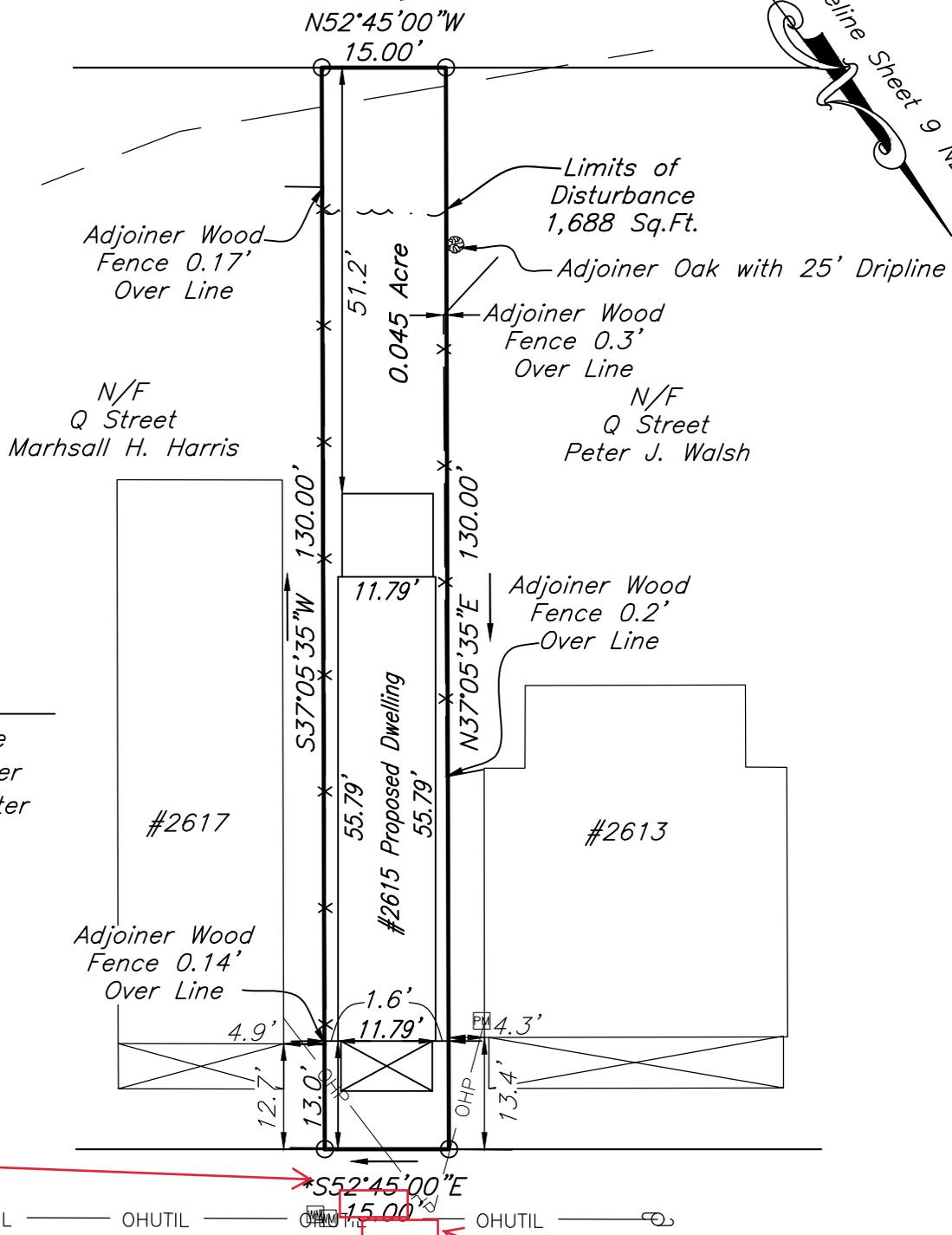


City of Richmond. The construction of this home is aligned with the City's goals of increasing affordable housing, as well as the future land use map wherein this area is designated as Neighborhood Mixed-Use (NH-MU). The addition of this home to the neighborhood is comparable to other infill development across the Church Hill community.

Survey plat and comprehensive architectural plans are submitted with this report.

Please direct all questions and concerns to Eric Mai, Director of Acquisitions for Maggie Walker Community Land Trust, eric@mwclt.org.

*City Baseline Sheet 9 NE



LEGEND

- Utility Pole
- Water Meter
- Power Meter

Applicant will install a small tree well with a low growing native tree.

Applicant will reset bricks at correct grade from curb and level granite curb to be continuous run after sewer/water later installed.

OHUTIL ——— OHUTIL ——— OHUTIL ——— OHUTIL ——— OHUTIL ——— OHUTIL

R-6 Zoning
 F=15'
 S=3' ?
 R=5'

Q STREET
 50' R/W

1. The intent of this plat is to show the location of a proposed dwelling for building permit purposes and is not intended to represent an actual field survey.
2. This plat is compiled from plats of record and without the benefit of a title report. No improvements and not all easements may be shown.
3. Contours and elevations are unregulated topographic information obtained from City GIS and is for general information only. Topographic information should be field verified and certified by an appropriate professional prior to its use in the design, modification or construction of improvements or flood plain determination.
4. Silt Fence, Limits of Clearing, Drive and Stone Construction Entrance as shown are approximate and should be adjusted per field conditions or as directed by the County Inspector.
5. Per 2012 Virginia Residential Code – Exterior Walls Table R302.1(1), there must be a minimum of 5' between face of building & property line & a minimum of 2' between face of eave & property line. If structures are closer, then fire wall rating must be altered in order to accommodate the close proximity.



REV DATE: 01/18/2021
 Add Adjoiner Location
 RE: Richmond Metro
 Habitat for Humanity
 DATE: 11/17/2020
 SCALE: 1"=20'
 JOB NO.: 55200958.HS
 DRAWN BY: BCW
 CHECKED BY: JAB

**PROPOSED
 IMPROVEMENTS ON
 #2615 Q STREET
 CITY OF RICHMOND, VIRGINIA**

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
 15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc



J:\2009\55200958\20H\55200958.HS\Drawings\55200958.HS.dwg

2615 Q Street Building Permit Plans

**Maggie Walker
Community Land Trust**

203 N. Robinson Street
Richmond VA 23220

Engineer

Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianva@gmail.com

Property Information

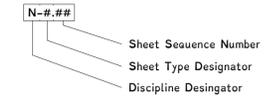
Parcel ID E0000475008
Zoning R-6
Use Residential
Setbacks Front Yard = 15 feet
Side Yard = 5 feet
Rear Yard = 5 feet
Lot Coverage < 55%

Table of Contents

Go.1	Cover Sheet
V1.1	Site Plan & Area Plan
A1.1	Plans
A2.1	Elevations
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S1.1	Structure
S1.2	Structure
S1.3	Structure
S7.1	Calculations
S7.2	Calculations
S7.3	Calculations
S7.4	Calculations
S7.5	Calculations

NCS Sheet Identification Standards

Discipline Designators	Sheet Type Designator
G General - Sheet list, symbols, code summary	0 General: Symbol legend, abbreviations, general notes
H Hazardous Materials Abatement, handling, etc.	1 Plans
V Survey / Mapping	2 Elevations
B Geotechnical	3 Sections
C Civil	4 Large Scale Drawings: plans, elevations, sections
L Landscape	5 Details
S Structural	6 Schedules and Diagrams
A Architectural	7 User Defined (Calculations for Obsidian, Inc.)
I Interiors	8 User Defined
Q Equipment	9 3D drawings: isometric, perspective, photos
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	



Go.1

Cover Sheet

2615 Q Street - New Building Plans
Maggie Walker Trust

City of Richmond, VA

November 9, 2020

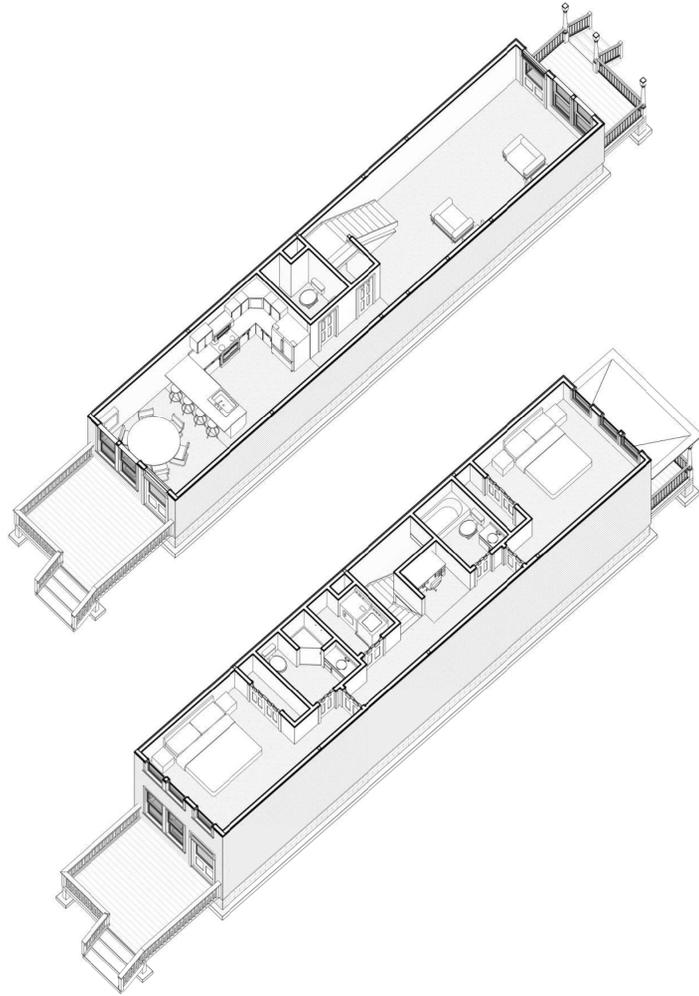
Description
Date
Rev.

General Notes

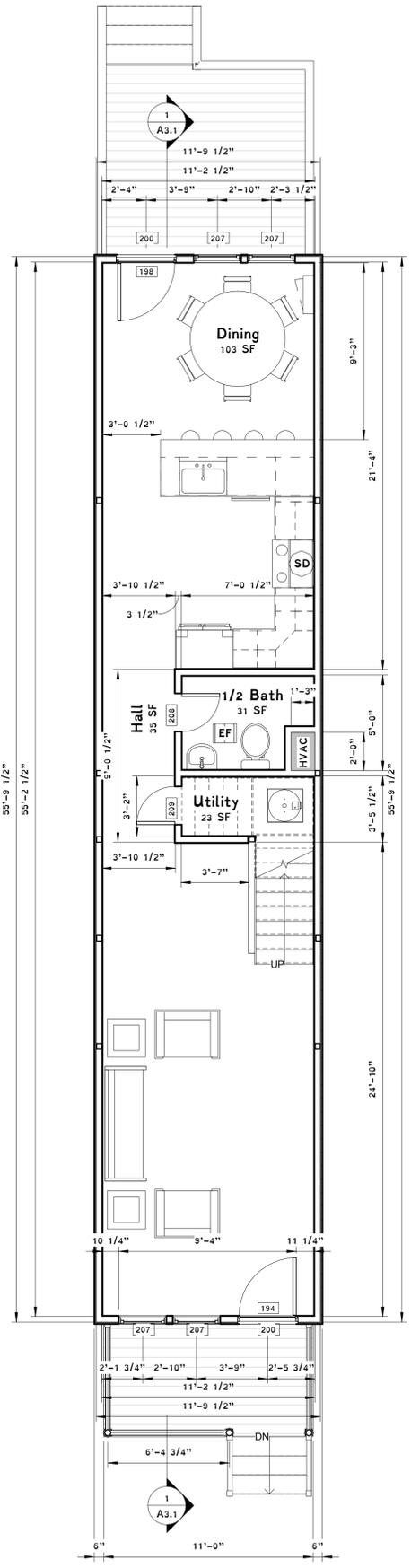
- The structure will be constructed in accordance with the 2015 edition of the "Virginia Residential Code", the Statewide Uniform Building Code and the applicable City of Richmond ordinances.
- The contractor is responsible for compliance with City, State and Federal job site safety requirements.
- The 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 construction type is V-B.
- There are two stories.
- VRC 2015 minimum insulation and fenestration requirements:
 - Fenestration U-factor : 0.35
 - Ceiling R-value : 38
 - 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 = 2000 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 = 90 mph
 - Seismic Category: B.
 - Exposure: B.

Scope of Work

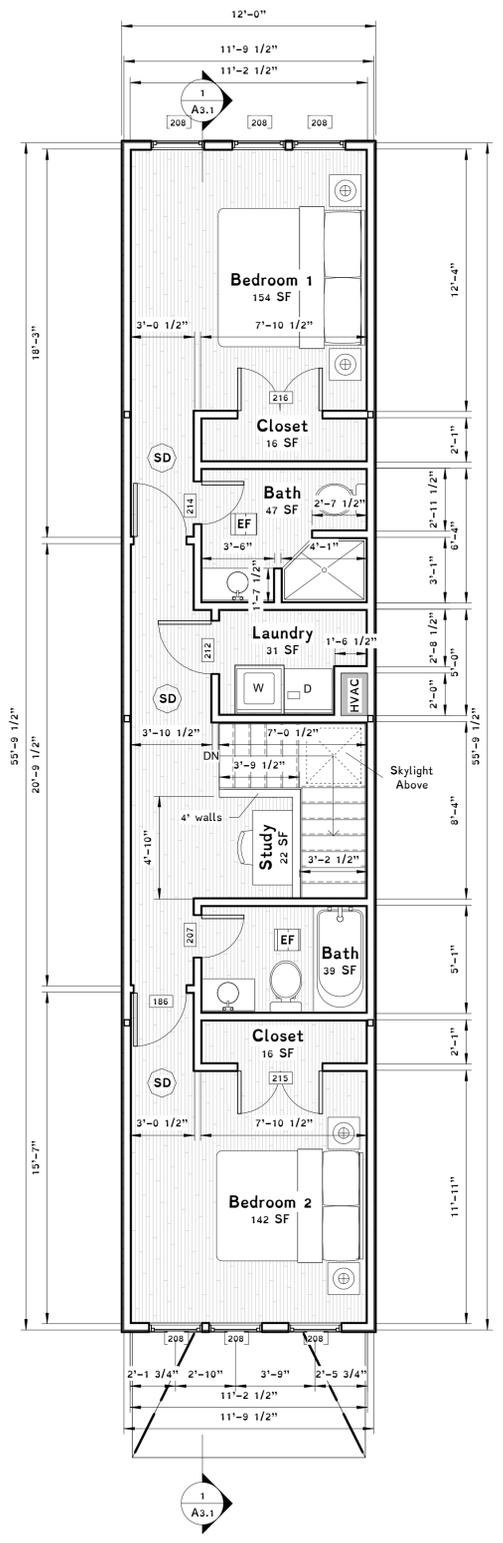
Scope of work will generally consist of the construction of a new residence in accordance with these plans and the Virginia Residential Code, 2015.



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



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



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

Door Schedule

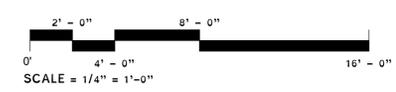
Mark	Type Mark	Count	Family	Width	Height	Casing Quantity	Header	Jack Studs	King Studs
First Floor									
194	233	1	Single- Exterior windowed door	3'-0"	6'-8"	32'-8"	(2) 2 x 4	1	1
196	179	1	Crawl Space Door	2'-0"	1'-6"	10'-0"			
198	233	1	Single- Exterior windowed door	3'-0"	6'-8"	32'-8"	(2) 2 x 4	1	1
208	196	1	Single-Panel 6	2'-0"	6'-8"	30'-8"	(2) 2 x 4	1	1
209	196	1	Single-Panel 6	2'-0"	6'-8"	30'-8"	(2) 2 x 4	1	1
Second Floor									
185	192	1	Single-Panel 6	2'-6"	6'-8"	31'-8"	(2) 2 x 4	1	1
186	192	1	Single-Panel 6	2'-6"	6'-8"	31'-8"	(2) 2 x 4	1	1
207	196	1	Single-Panel 6	2'-0"	6'-8"	30'-8"	(2) 2 x 4	1	1
212	192	1	Single-Panel 6	2'-6"	6'-8"	31'-8"	(2) 2 x 4	1	1
214	196	1	Single-Panel 6	2'-0"	6'-8"	30'-8"	(2) 2 x 4	1	1
215	99	1	Double-Panel 2	4'-0"	6'-8"	34'-8"	(2) 2 x 4	1	2
216	99	1	Double-Panel 2	4'-0"	6'-8"	34'-8"	(2) 2 x 4	1	2

Window Schedule

Type Mark	Family	Count	Width	Height	Sill Height	Header	Jack Studs	King Studs
First Floor								
200	Window-Fixed	1	3'-2"	1'-0"	7'-0"	(2) 2 x 4	1	1
200	Window-Fixed	1	3'-2"	1'-0"	7'-0"	(2) 2 x 4	1	1
207	Window-Double-Hung	1	2'-6"	6'-0"	2'-0"	(2) 2 x 4	1	1
207	Window-Double-Hung	1	2'-6"	6'-0"	2'-0"	(2) 2 x 4	1	1
207	Window-Double-Hung	1	2'-6"	6'-0"	2'-0"	(2) 2 x 4	1	1
207	Window-Double-Hung	1	2'-6"	6'-0"	2'-0"	(2) 2 x 4	1	1
Second Floor								
208	Window-Double-Hung	1	2'-6"	5'-6"	2'-0"	(2) 2 x 4	1	1
208	Window-Double-Hung	1	2'-6"	5'-6"	2'-0"	(2) 2 x 6	1	1
208	Window-Double-Hung	1	2'-6"	5'-6"	2'-0"	(2) 2 x 6	1	1
208	Window-Double-Hung	1	2'-6"	5'-6"	2'-0"	(2) 2 x 6	1	1
208	Window-Double-Hung	1	2'-6"	5'-6"	2'-0"	(2) 2 x 6	1	1
208	Window-Double-Hung	1	2'-6"	5'-6"	2'-0"	(2) 2 x 4	1	1
Ceiling								
140	Skylight-Flat	1	2'-6"	2'-6"				
140	Skylight-Flat	1	2'-6"	2'-6"				
140	Skylight-Flat	1	2'-6"	2'-6"				

Room Area Table

Name	Area	Perimeter
First Floor		
Dining	103 SF	40'-8 7/8"
Kitchen	134 SF	46'-3 1/8"
Hall	35 SF	25'-10"
1/2 Bath	31 SF	23'-9"
Utility	23 SF	20'-10"
	324 SF	157'-5"
Second Floor		
Bedroom 1	154 SF	58'-7"
Bedroom 2	142 SF	53'-3"
Closet	16 SF	19'-7"
Bath	47 SF	36'-5"
Laundry	31 SF	23'-9"
Closet	16 SF	19'-7"
Bath	39 SF	25'-7"
Study	22 SF	17'-11 7/8"
Grand total	791 SF	412'-1 7/8"



Rev.	Date	Description

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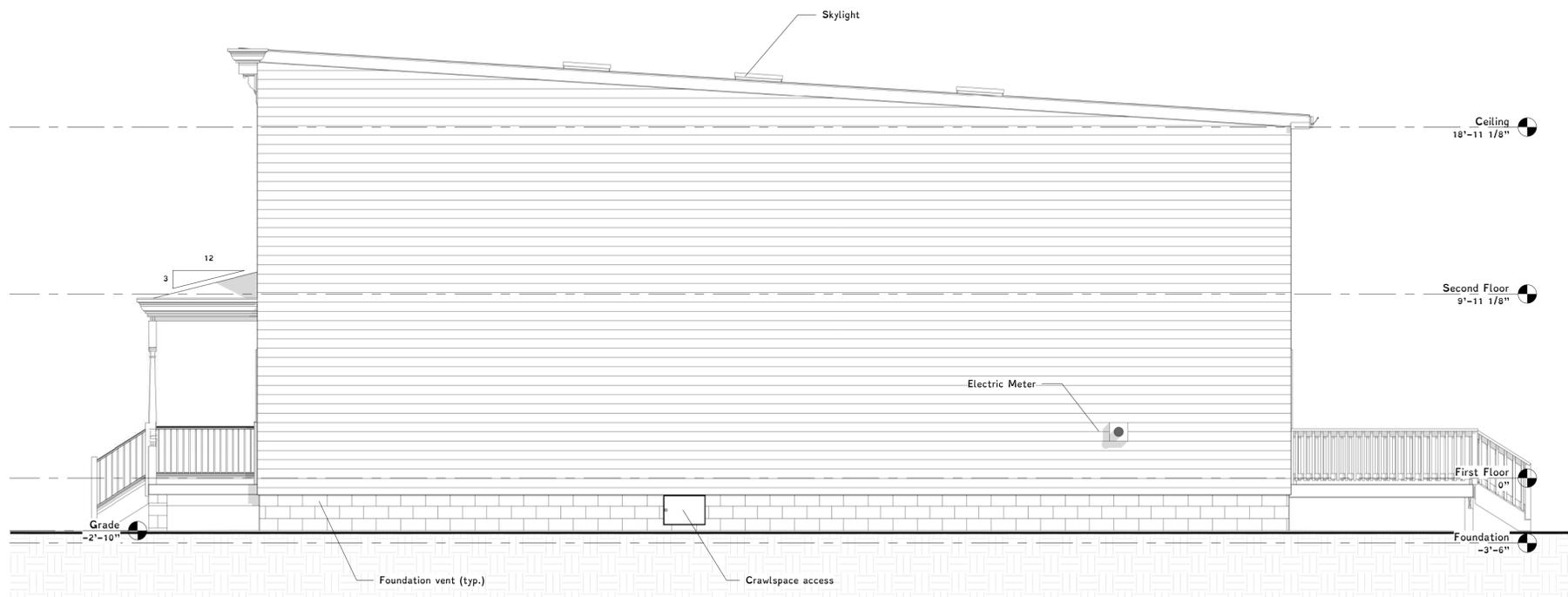
Elevations
2615 Q Street - New Building Plans
Maggie Walker Trust
 City of Richmond, VA



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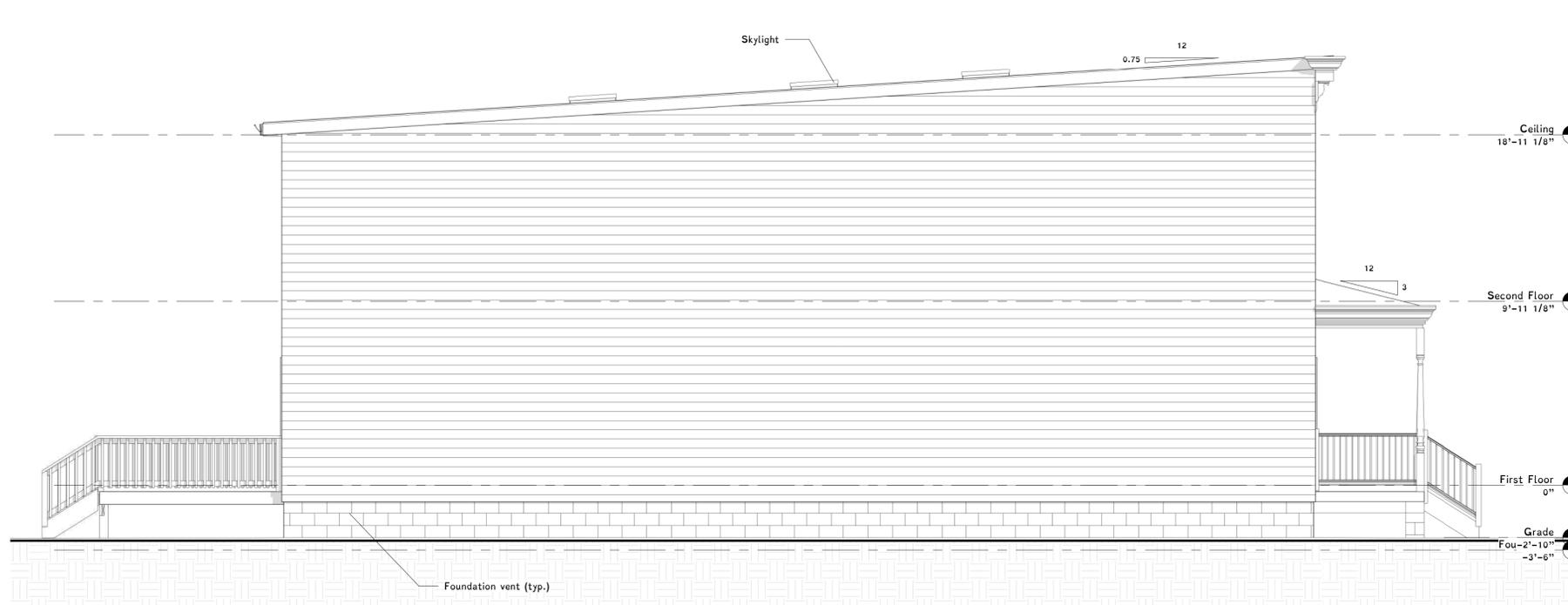
1 Proposed South
 1/4" = 1'-0"



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



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



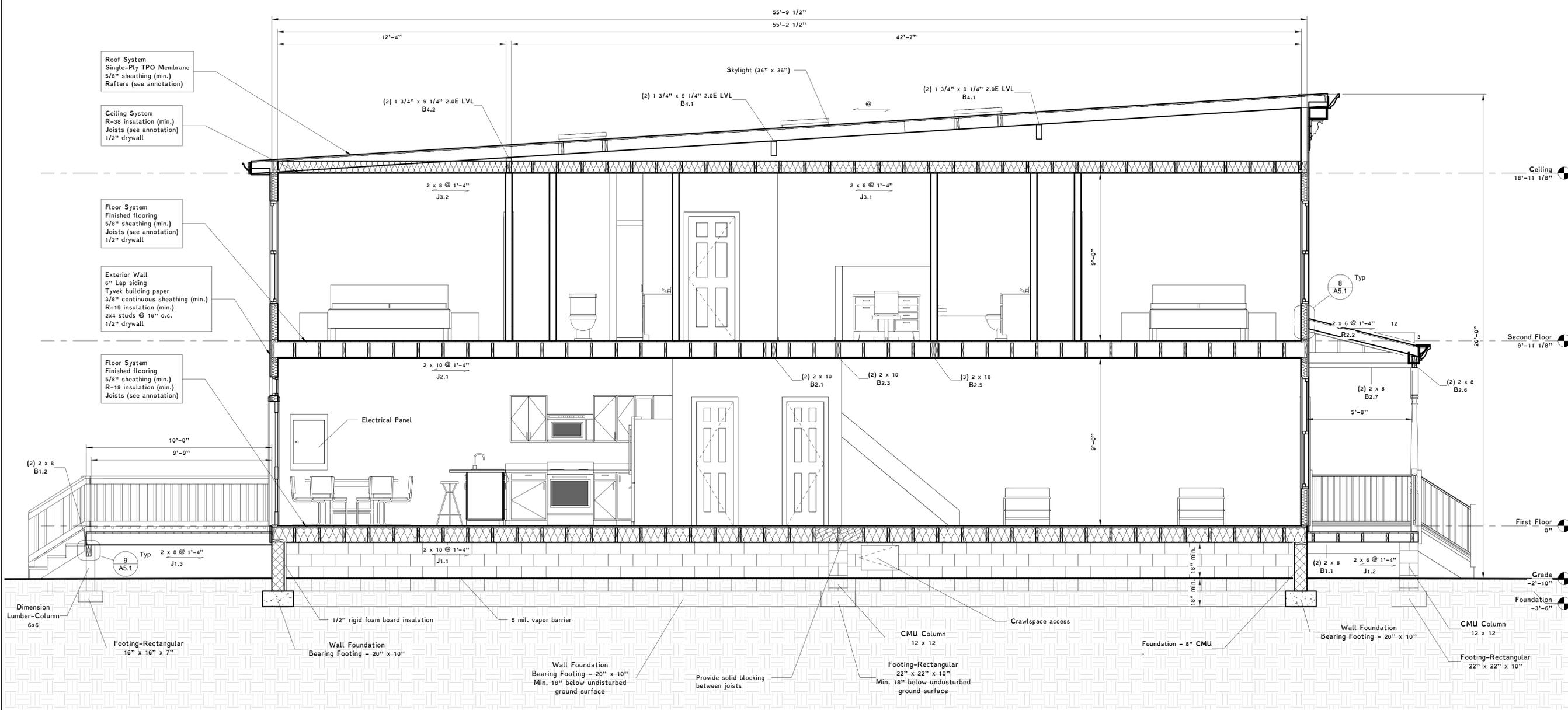
4 Proposed West
 1/4" = 1'-0"

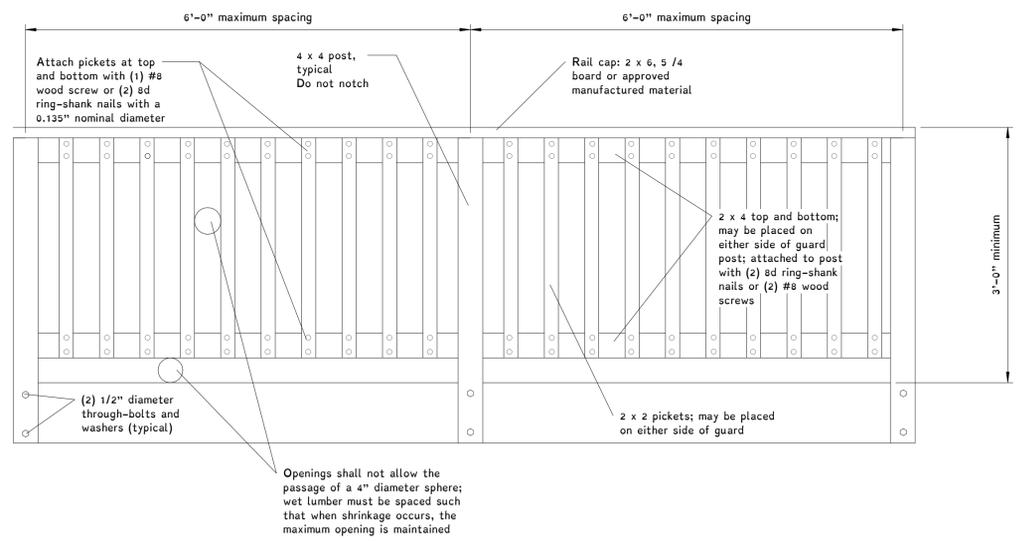


Section
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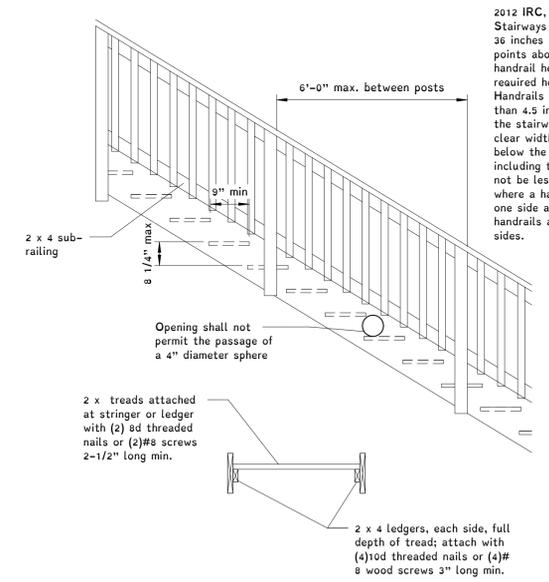


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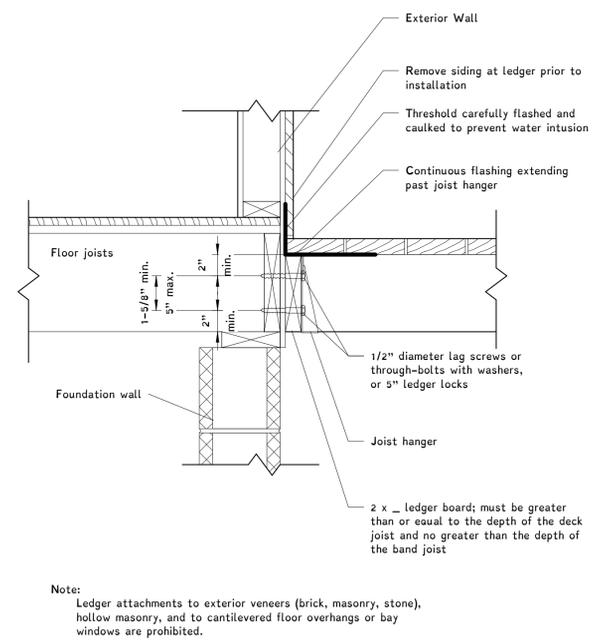




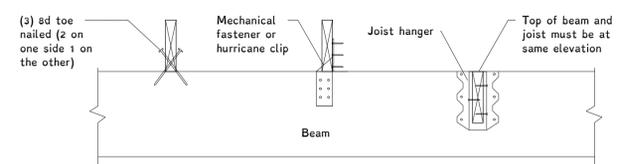
1 Deck Railing Detail
1" = 1'-0"



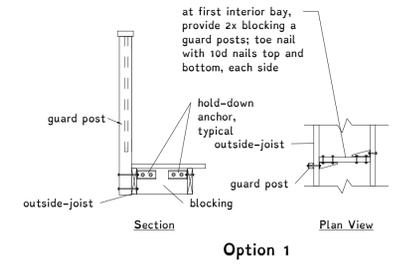
6 Stair Detail
1/2" = 1'-0"



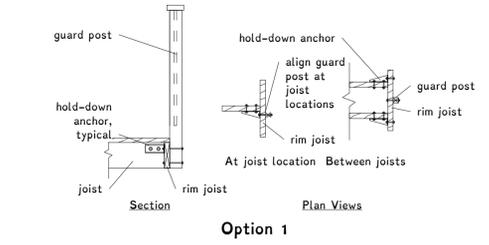
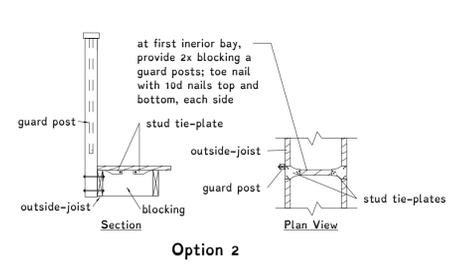
5 Ledger Attachment - deck to rim board
1 1/2" = 1'-0"



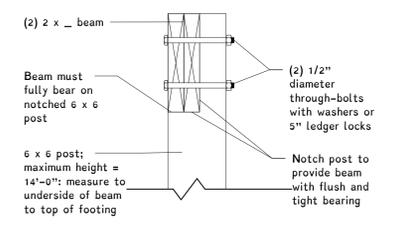
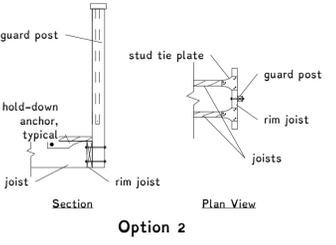
7 Joist to Beam Connection
1" = 1'-0"



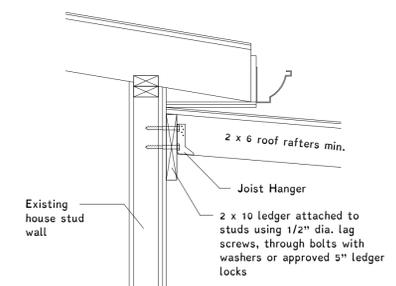
3 Guard Post to Outside Joist
1/2" = 1'-0"



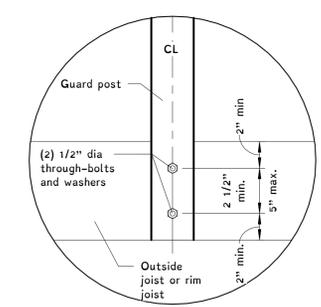
4 Guard Post to Rim Joist Detail
1/2" = 1'-0"



9 Post to Beam Connection Detail
1 1/2" = 1'-0"



8 Ledger Attachment - roof to studs
1" = 1'-0"



2 Guard Post Attachment
1 1/2" = 1'-0"

Details

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