



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

Request to Withdraw Legislation

Paper Number: Ord. 2022-228

Chief Patron: Mayor Stoney – By Request

Introduction Date: July 25, 2022

Chief Patron Signature:  11/10/2022

For Office Use Only

Attestation: _____

Effective Date: November 10, 2022

INTRODUCED: July 25, 2022

AN ORDINANCE No. 2022-228

To authorize the special use of the property known as 109 East 17th Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 12 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 109 East 17th Street, which is situated in a R-7 Single- and Two-Family Urban Residential District, desires to use such property for the purpose of a two two-family attached dwellings, which use, among other things, is not currently allowed by sections 30-413.2(4), concerning permitted principal uses, 30-413.5(4), concerning lot area and lot width, and 30-413.6, 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 109 East 17th Street and identified as Tax Parcel No. S000-0236/009 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Division of Lot 85, Block ‘E’, ‘Marx Addition’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated February 11, 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 two two-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “109 E. 17th Street Duplexes, 109 East 17th Street, Richmond, Virginia 23224,” prepared by Chris Wolf Architecture, PLLC, and dated March 30, 2022, and 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 two two-family attached dwellings, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

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

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

(e) All mechanical equipment, including heating, ventilation, and air conditioning units, 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 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

Item Request File Number: PRE.2022.0223

O & R Request

DATE: June 27, 2022

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 109 East 17th Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 109 East 17th Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for two two-family attached dwellings within an R-7 Single- and Two-Family Urban Residential zoning district. The proposed use does not meet the requirements within the R-7 District for lot area and lot width and front yards. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its August 15, 2022 meeting.

BACKGROUND: The property is located in the Blackwell neighborhood on East 17th Street, between Decatur and Stockton Streets. The property is currently an unimproved 5,310 sq. ft. (.12 acre) parcel of land.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use. This designation is defined as a "Residential land use is defined as a "Cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions."

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.
Secondary Uses: Single-family houses, institutional, and government. (p. 58)

The current zoning for this property is R-7 Single- and Two-Family Urban Residential as are the majority of properties in the area. The surrounding land uses include primarily residential with some commercial uses to the west along U.S. Route 1. The proposed density of the parcel is 4 units upon .12 acres, or 33 units per acre.

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

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 25, 2022

CITY COUNCIL PUBLIC HEARING DATE: September 12, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
August 15, 2022

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondva.gov/>

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: 109 E 17th Street Date: March 5, 2022

Tax Map #: S0000236009 Fee: \$300

Total area of affected site in acres: 0.122

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

Zoning

Current Zoning: R-7 Residential

Existing Use: Vacant

Proposed Use

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

Two (2) new two-family attached dwellings on the currently vacant parcel.

Existing Use: Vacant

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Nest Builders LLC

If Business Entity, name and title of authorized signee: Amanda Seibert

(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: 2317 Carrington Street

City: Richmond State: VA Zip Code: 23223

Telephone: () Fax: ()

Email: _____

Property Owner Signature: _____

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

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

APPLICANT'S REPORT

April 5th, 2022

*Special Use Permit Request
109 E 17th Street, Richmond, Virginia
Map Reference Number: S000-0236/009*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Baker Development Resources 530 East Main Street, Suite 730 Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 109 E 17th Street (the "Property"). The SUP would authorize the construction of two, two-family attached dwellings on the currently unimproved Property. While the two-family detached use is permitted by the underlying R-7 Single- and Two-Family Residential zoning district, the two-family attached use is not, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of E 17th Street between Decatur and Stockton Streets. The Property is referenced by the City Assessor as tax parcel S000-0236/009. The Property is relatively large for the area at 45' wide by 118' in depth, contains approximately 5,310 square feet of lot area, and is currently vacant. Similar to the adjacent blocks to the east and west, no alley access is afforded to the Property.



The properties in the immediate vicinity are developed with a range of uses and building forms. Single-family detached dwellings are the most common uses found in the area;

however, two-family units can be found throughout the neighborhood, including nearby at the corner of 17th and Decatur. Extensive commercial uses can be found to the west and north, along Richmond Highway and Hull Street. Further to the east lies JH Blackwell Elementary School.

EXISTING ZONING

The Property and those in the immediate area are zoned R-7. To the west, along the Richmond Highway corridor lies a B-3 zoning district. Properties to the north, along the Hull Street corridor, are zoned B-5 business.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") designates the Property as "Community Mixed-Use". This future land use category is described as "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities..." and recommends two-family dwellings as a secondary use which can "complement existing context" while "prioritizing pedestrian, bike and transit access."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.4 to "Increase the number of mixed-income communities along enhanced transit corridors."

- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to “Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

TRANSPORTATION

The Property is located near Hull Street and Richmond Highway which are serviced by the 1 and 3 bus lines, both of which are considered “high-frequency” lines with busses arriving approximately every 15 minutes.

Proposal

PROJECT SUMMARY

The applicant is proposing to construct two, new two-family attached dwellings on the Property.

PURPOSE OF REQUEST

The Property consists of a single lot (Lot 85) of the original Marx Addition Subdivision. The Property is comparable to or larger than, both in width and lot area, many other lots within the block. While the two-family use is found throughout the area, including nearby

the subject Property, the two-family attached use not permitted by the underlying zoning and therefore, a SUP is required to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure the development of a high-quality infill dwelling. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. At the same time, it will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development than might otherwise be guaranteed with a by right development.

PROJECT DETAILS

The new two-family attached dwellings would be two stories in height and are intended to be consistent in design with the historic dwellings found throughout the neighborhood. The units would be configured as flats and each would contain two bedrooms and two bathrooms, totaling approximately 1,000 square feet of floor area. The dwellings have been designed with open living/kitchen areas and spacious bedrooms with en suite bathrooms to ensure a quality living experience for residents. The exterior design would be traditional in style and would be consistent with the character of the area. The building would be designed with a single entrance to have the appearance of a single-family attached dwelling from the street.

The new dwelling would be clad in quality building materials including cementitious lap siding in order to ensure durability. A covered two-story, full-width front porch would engage the street and provide usable outdoor living space. The building's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the architectural styles of existing homes found in the neighborhood.

Findings of Fact

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

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

The proposed special use permit for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will create no congestion on streets, roads, alleys or any other public right of way.

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

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

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

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

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

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

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

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

Summary

In summary, we are enthusiastically seeking approval for the construction of the proposed two-family attached dwellings. The dwellings have been thoughtfully designed in order to provide appropriate, high-quality, infill residential development. The request offers compatibility with the City's Master Plan in terms of use. The request would upgrade the Property while maintaining a desirable variation in housing style and type in the vicinity.

The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented full width front porch along E 17th Street. The traditional building form would provide the much-desired traditional neighborhood design which is appropriate to this area of the City. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

SPECIAL USE PERMIT FOR TWO NEW 2-STORY ATTACHED TWO-FAMILY HOUSES
IN RICHMOND'S BLACKWELL NEIGHBORHOOD

109 E. 17TH STREET DUPLEXES

109 EAST 17TH STREET
RICHMOND, VIRGINIA 23224

S.U.P. FOR TWO NEW 2-STORY ATTACHED TWO-FAMILY HOUSES
IN RICHMOND'S BLACKWELL NEIGHBORHOOD

109 E. 17TH STREET DUPLEXES

109 EAST 17TH STREET
RICHMOND, VIRGINIA 23224

DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
AI.1	FIRST FLOOR PLANS
AI.2	SECOND FLOOR PLANS
AI.3	ROOF PLANS
A2.1	FRONT ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	SIDE & REAR ELEVATIONS

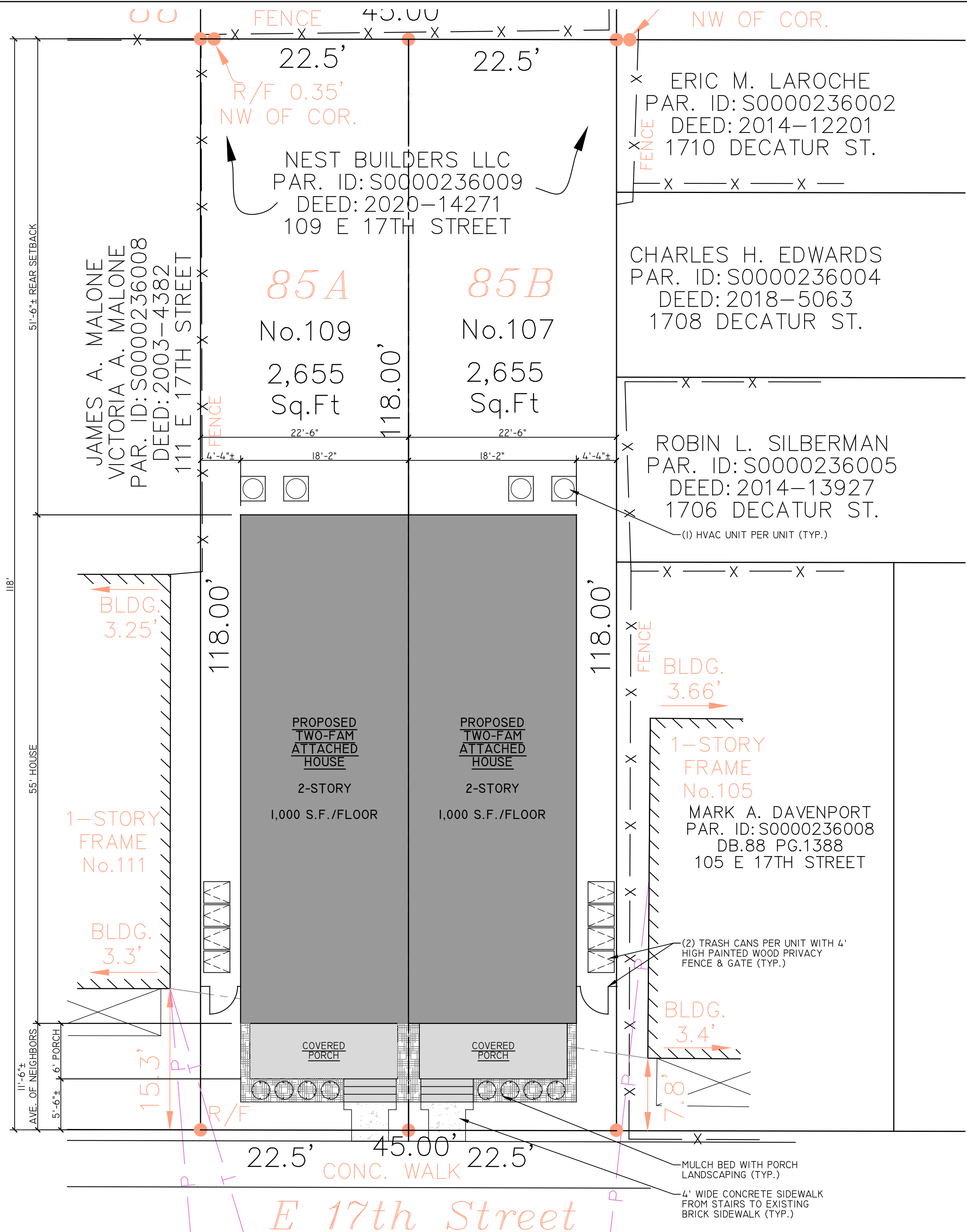


SET/REVISION:
INITIAL S.U.P. SUBMITTAL

DATE/MARK:
03.30.2022

COVER SHEET

CS



JAMES A. MALONE
VICTORIA A. MALONE
PAR. ID: S0000236008
DEED: 2003-4382
111 E 17TH STREET

85A
No.109
2,655
Sq.Ft

85B
No.107
2,655
Sq.Ft

CHARLES H. EDWARDS
PAR. ID: S0000236004
DEED: 2018-5063
1708 DECATUR ST.

ROBIN L. SILBERMAN
PAR. ID: S0000236005
DEED: 2014-13927
1706 DECATUR ST.

MARK A. DAVENPORT
PAR. ID: S0000236008
DB.88 PG.1388
105 E 17TH STREET

NEST BUILDERS LLC
PAR. ID: S0000236009
DEED: 2020-14271
109 E 17TH STREET

ERIC M. LAROCHE
PAR. ID: S0000236002
DEED: 2014-12201
1710 DECATUR ST.

22.5' 45.00' 22.5'
CONC. WALK

E 17th Street

01 ARCHITECTURAL SITE PLAN
1/8" = 1'

PROJECT CONTACTS:
DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY ATTACHED TWO-FAMILY HOUSES
IN RICHMOND'S BLACKWELL NEIGHBORHOOD
109 E. 17TH STREET DUPLEXES
109 EAST 17TH STREET
RICHMOND, VIRGINIA 23224

NOT FOR CONSTRUCTION

SET/REVISION:
INITIAL S.U.P. SUBMITTAL

DATE/MARK:
03.30.2022

ARCHITECTURAL
SITE PLAN

CI.I



GENERAL FLOOR PLAN NOTES:

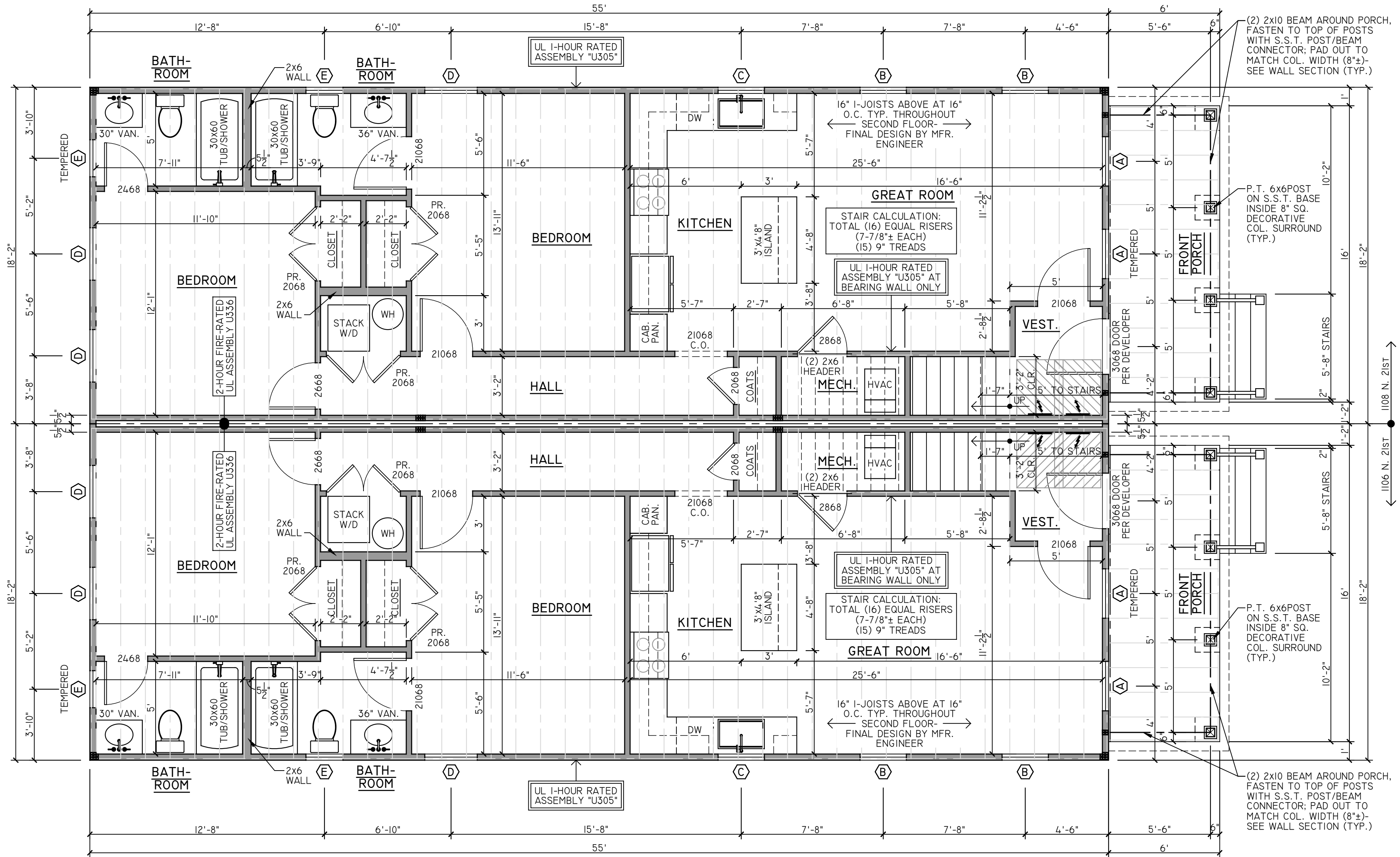
- SEE SPECIFICATIONS AND GENERAL STRUCTURAL REQUIREMENTS ON COVER SHEET (CS) FOR FURTHER INFORMATION.
- EXTERIOR DIMENSIONS TO OUTSIDE OF FOUNDATION/SHEATHING OR CENTER UNLESS NOTED OTHERWISE.
- INTERIOR DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
- EXTERIOR STUD WALLS DRAWN/DIMENSIONED AS 4" (STUD+SHEATHING). INTERIOR WALLS DRAWN/DIMENSIONED AS 3-1/2" THICK (STUD ONLY).
- ALL WALLS SHALL BE 2x4 STUDS AT 16" O.C. WITH (1) 2x4 BOTTOM PLATE & (2) 2x4 TOP PLATES UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING FOR PLUMBING FIXTURES, CABINETS, MECHANICAL SYSTEMS, ETC. AS REQUIRED. G.C. COORDINATE.
- INTERIOR DOOR LOCATIONS GENERALLY CENTERED. DOORS LOCATED AGAINST ADJACENT WALL NOT DIMENSIONED G.C. COORDINATE WITH SELECTED CASING.
- ALL WINDOWS & DOORS IN BEARING WALLS (ALL EXT. WALLS) SHALL HAVE MIN. (2) JACK STUDS & (2) 2x6 HEADER UNLESS NOTED OTHERWISE ON FLOOR PLANS.
- FIRE RATED EXTERIOR WALLS SHALL BE 1-HR RATED FROM FIRE EXPOSURE TO EITHER SIDE. CONSTRUCT PER UL ASSEMBLY. EXTERIOR SHEATHING SHALL BE 5/8" DENSGLASS GOLD OR SIMILAR.

WINDOW SCHEDULE (EACH HOUSE)

NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
A	02	2'8"x6'	S.H.	* (01) UNIT TEMPERED- SEE FLOOR PLANS FOR LOCATIONS
B	04	2'6"x2'6"	FIXED	
C	02	2'6"x4'	S.H.	VERIFY SIZE WITH COUNTER/CABINETS
D	06	2'10"x5'6"	S.H.	EGRESS WINDOW
E	04	2'x4'	S.H.	* (02) UNITS TEMPERED- SEE FLOOR PLANS FOR LOCATIONS
F	02	2'8"x5'6"	S.H.	

WINDOW NOTES:

- G.C. SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS OR FRAMING.
- SEE CONSTRUCTION NOTES FOR ADDITIONAL SPECIFICATIONS.
- ALL WINDOW SIZES NOMINAL. G.C. VERIFY ACTUAL SIZES & FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
- HEAD HEIGHTS NOMINAL. G.C. COORDINATE ACTUAL HEADER HEIGHT WITH WINDOW ROUGH OPENING & INSTALLATION REQUIREMENTS.
- ALL WINDOWS & DOORS SHALL BE INSTALLED PER TYVEK STANDARD INSTALLATION INSTRUCTIONS.
- FLASH TOPS OF ALL WINDOWS & DOORS.
- WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, & MIN. 5.7 S.F. NET CLEAR OPENING. G.C. VERIFY WITH MANUFACTURER & NOTIFY ARCHITECTS OF DISCREPANCIES PRIOR TO ORDERING OR FRAMING.
- NO SECOND FLOOR WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.
- G.C. CONSULT DEVELOPER FOR WINDOW COLOR.



01 | FIRST FLOOR PLAN

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY ATTACHED TWO-FAMILY HOUSES
IN RICHMOND'S BLACKWELL NEIGHBORHOOD

109 E. 17TH STREET DUPLEXES

109 EAST 17TH STREET
RICHMOND, VIRGINIA 23224

NOT FOR
CONSTRUCTION

SET/REVISION:
INITIAL S.U.P. SUBMITTAL

DATE/MARK:
03.30.2022

FIRST FLOOR PLANS

AI.I

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

S.U.P. FOR TWO NEW 2-STORY ATTACHED TWO-FAMILY HOUSES
IN RICHMOND'S BLACKWELL NEIGHBORHOOD

109 E. 17TH STREET DUPLEXES

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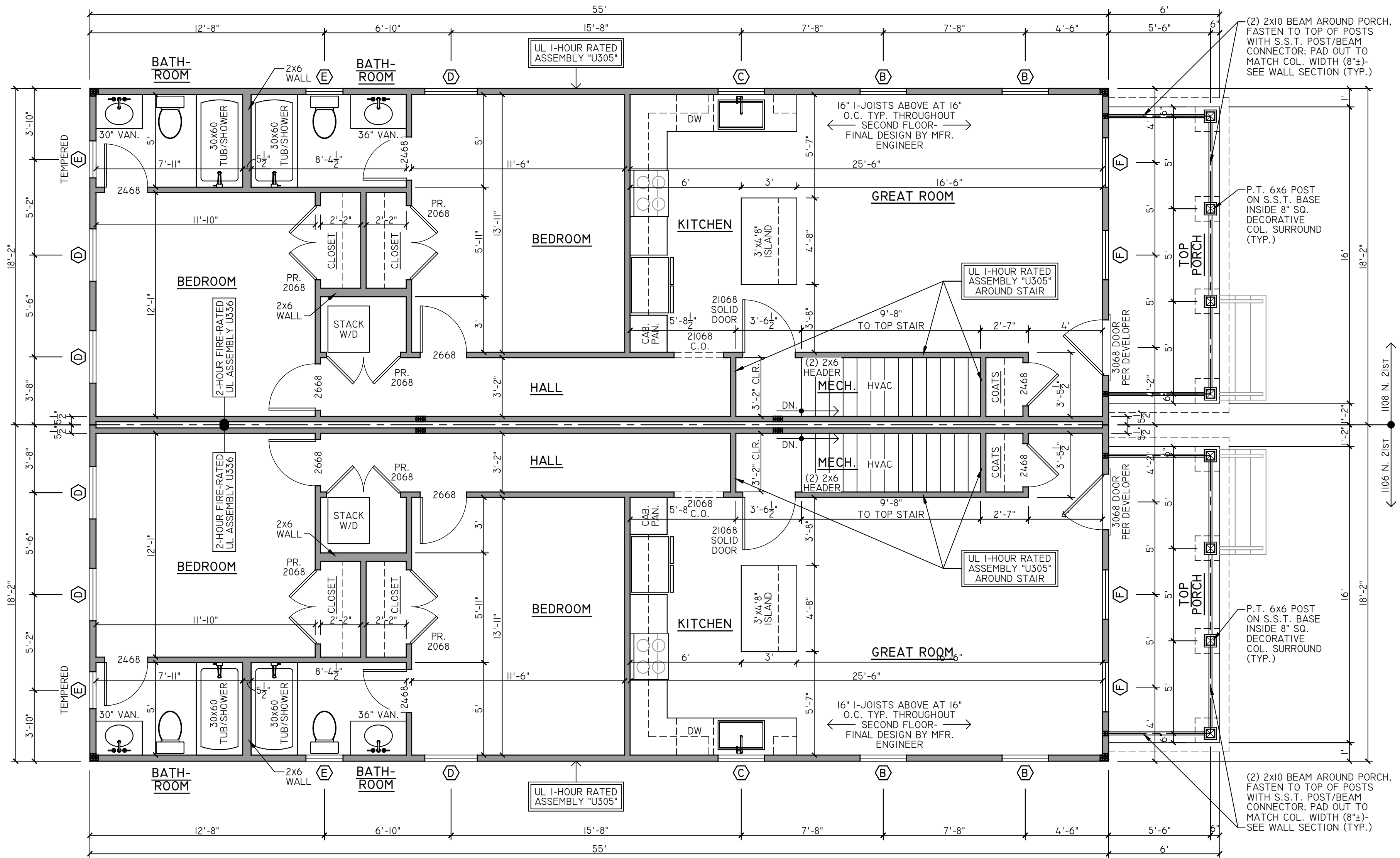
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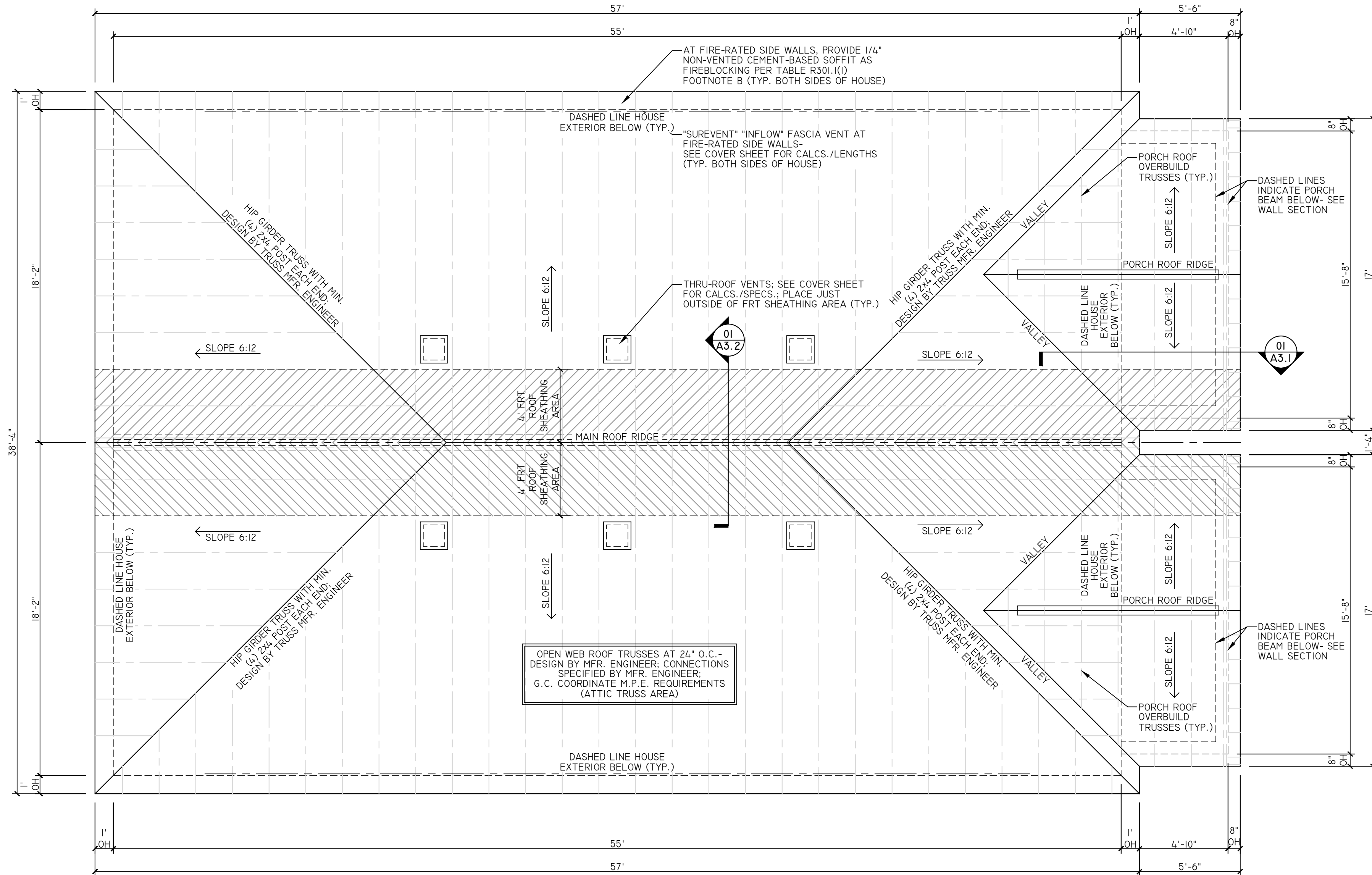
SECOND FLOOR PLANS

AI.2



01 | SECOND FLOOR PLANS
1/4" = 1"

- GENERAL ROOF PLAN NOTES:
1. SEE COVER SHEET FOR ATTIC VENTING REQUIREMENTS.
 2. PLACE ROOF PENETRATIONS (EXHAUSTS, VENT STACKS, ETC.) IN LEAST VISIBLE AREAS PRACTICAL.
 3. ALL ROOFS SHINGLES OVER ROOFING FELT PER DEVELOPER SPECIFICATION.
 4. INSTALL ROOFING, UNDERLAYMENT, EDGING, AND PENETRATIONS PER THESE DRAWINGS AND MANUFACTURER INSTALLATION DETAILS.
 5. PROVIDE MIN. 36" ICE/WATER SHIELD AT ALL ROOF EDGES & VALLEYS & ALUMINUM DRIP EDGE AT ALL EDGES.
 6. PROVIDE ALUMINUM GUTTERS & DOWNSPOUTS TO COLLECT & REMOVE ALL ROOF WATER AND DISPERSE OUT AWAY FROM HOUSE FOUNDATION; SEE ELEVATIONS FOR LOCATIONS.
 7. ROOF DIMENSIONS GENERALLY INCLUDE 2x SUB-FASCIA.
 8. FINAL TRUSS DESIGN BY TRUSS MFR. ENGINEER, TO BE APPROVED BY ARCHITECT.



01 | ROOF PLAN
1/4" = 1'

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ROOF PLAN
A1.3



01 FRONT ELEVATION
1/4" = 1'

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FOUNDATION & PORCH PIERS - PARGED BLOCK	GRAY/BLACK
02	HARDIEPLANK LAP SIDING	1106 GRAY, 1108 ARCTIC WHITE
03	SHINGLE SIDING	1106 ARCTIC WHITE, 1108 GRAY
04	SYNTHETIC TRIM	SMOOTH, PAINTED WHITE
05	SYNTHETIC-WRAPPED DROPPED BEAMS	PAINTED WHITE
06	VINYL SOFFIT	FACTORY WHITE
07	PARTIAL GLASS ENTRY DOOR	PAINT COLOR DIAGRAMMATIC ONLY, FINAL SELECTION PER DEVELOPER
08	VINYL WINDOWS	WHITE
09	8" SQUARE PORCH COLUMNS	PAINTED WHITE
10	FRONT PORCH- SYNTH. WRAP STAIRS, COMP. DECKING	PAINTED- WHITE WRAP; GRAY DECKING
11	PORCH RAILINGS - WOOD "RICHMOND" RAIL	PAINTED WHITE
12	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
13	MAIN ROOF- TPO	FACTORY WHITE
14	ASPHALT SHINGLE ROOFS	CHARCOAL GRAY

- EXTERIOR FINISH NOTES:
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
 2. GRADES SHOWN APPROXIMATE. V.I.F.
 3. G.C. COORDINATE ALL MATERIALS/PRODUCT SELECTIONS WITH DEVELOPER.

PROJECT CONTACTS:

DEVELOPER:
 NEST BUILDERS
 CONTACT- AMANDA SEIBERT
 804-698-9142

ARCHITECT:
 CHRIS WOLF
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 804-514-7644

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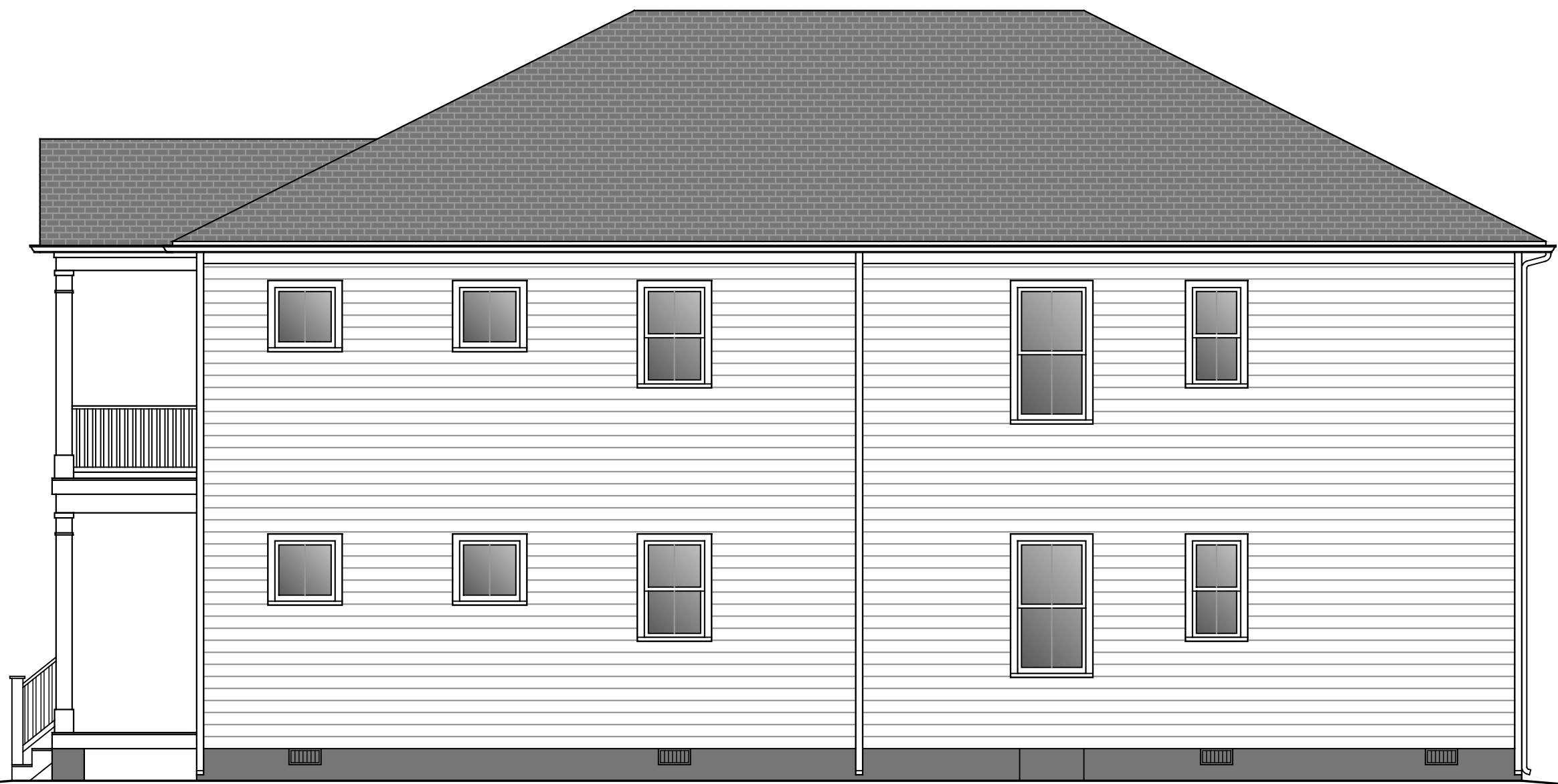
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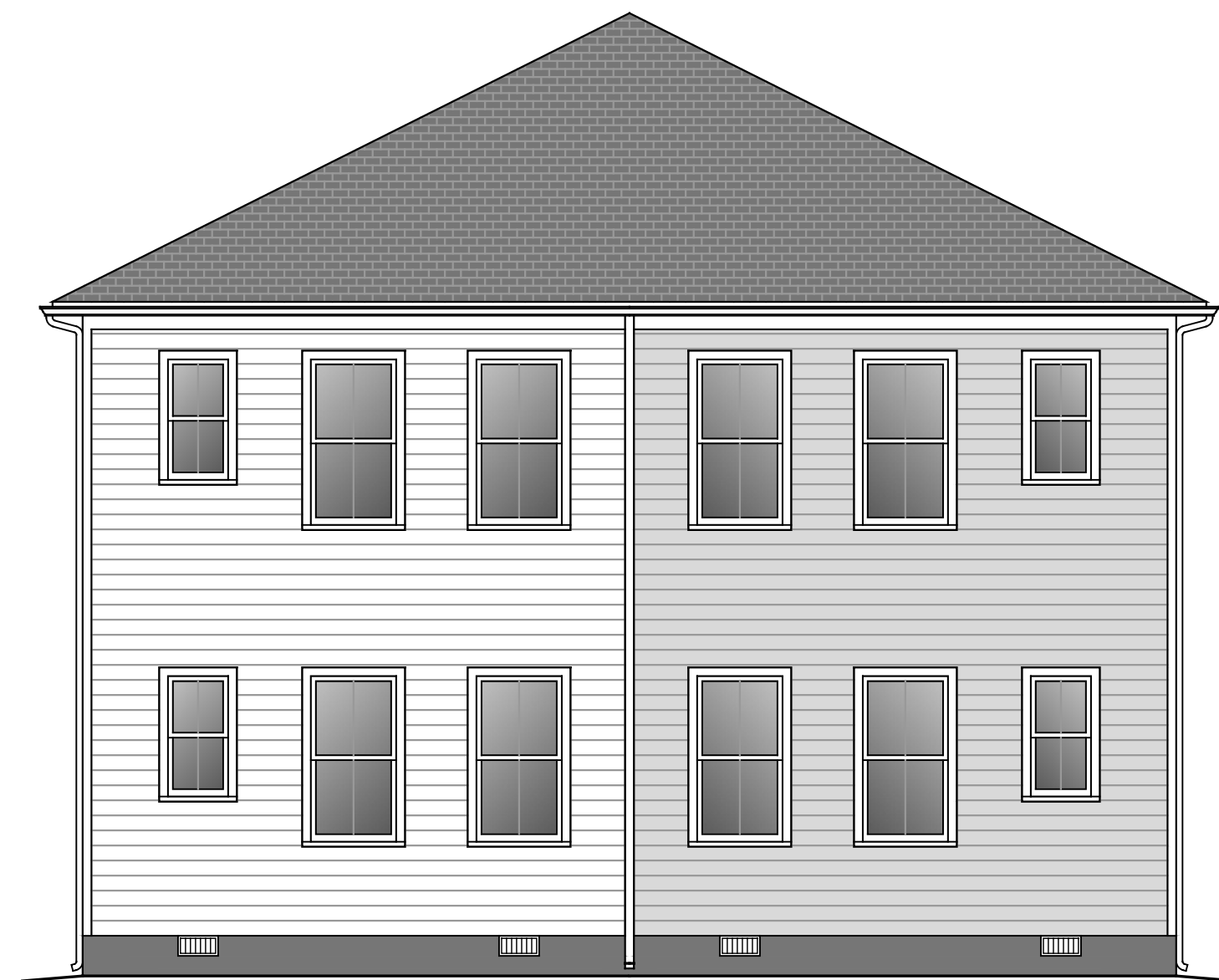
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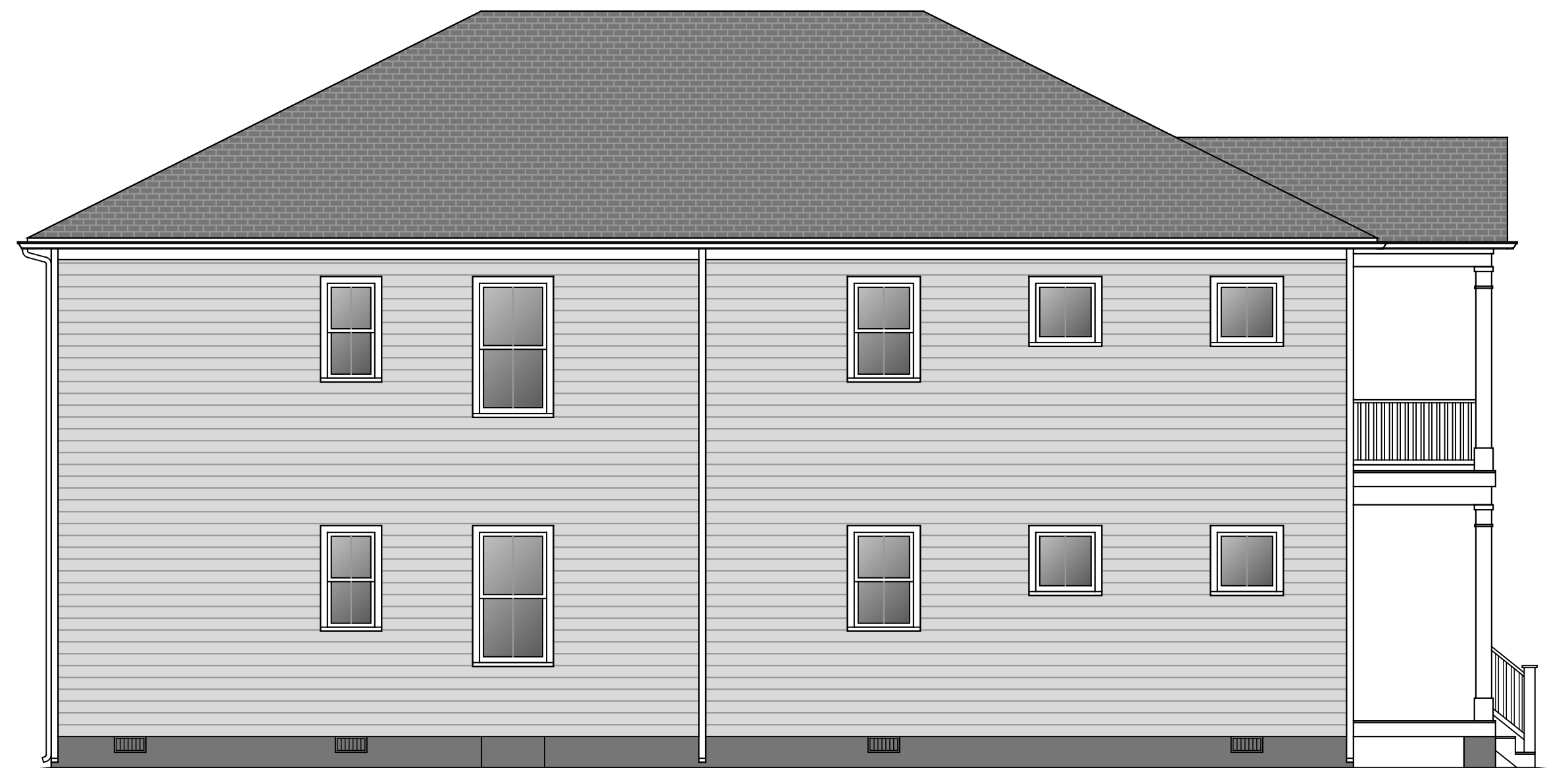
FRONT ELEVATION
A2.1



02 | RIGHT SIDE ELEVATION
3/16" = 1'



01 | REAR ELEVATION
3/16" = 1'



03 | LEFT SIDE ELEVATION
3/16" = 1'

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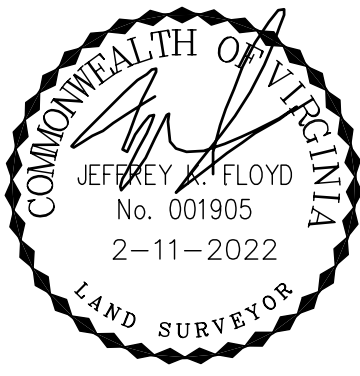
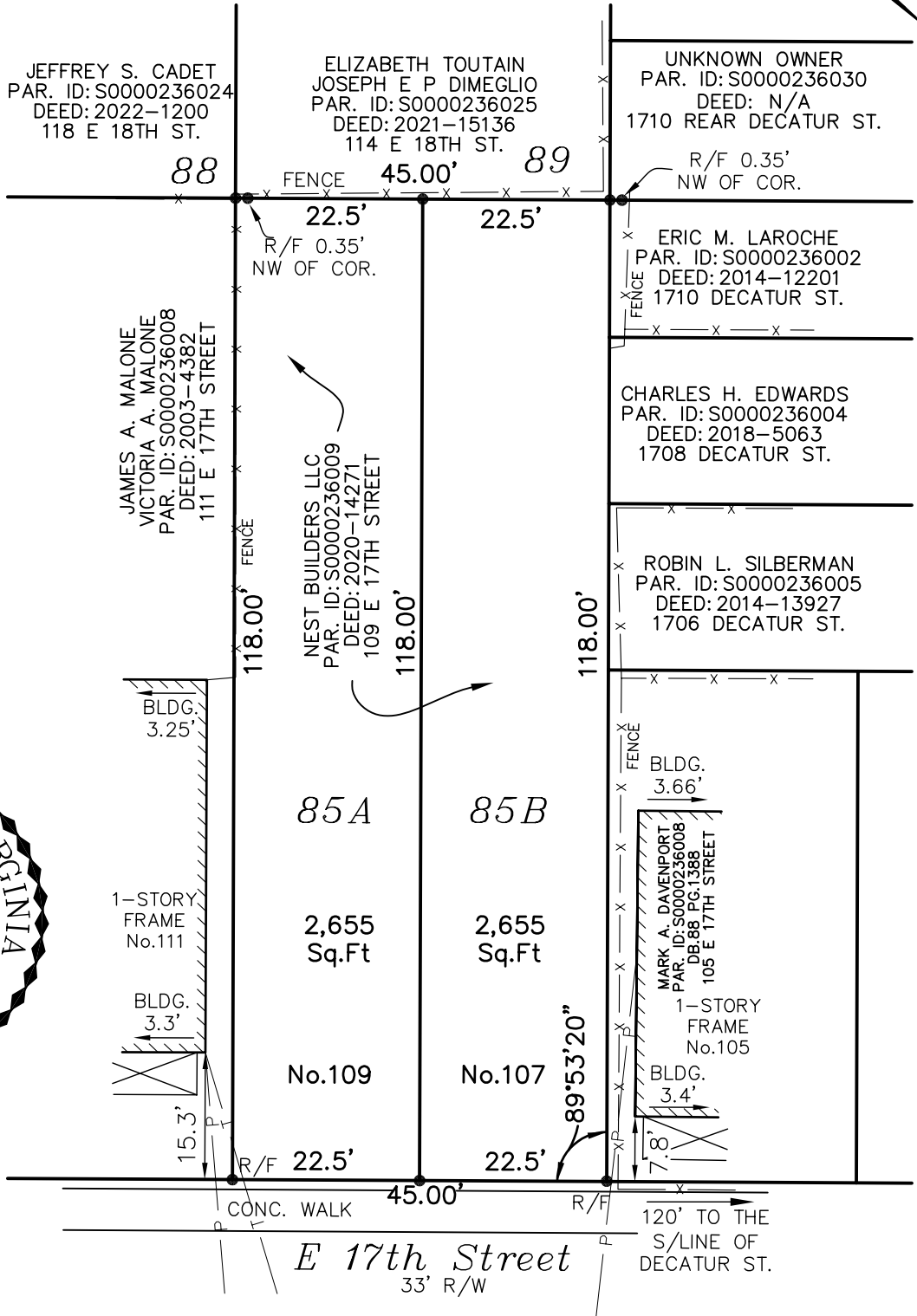
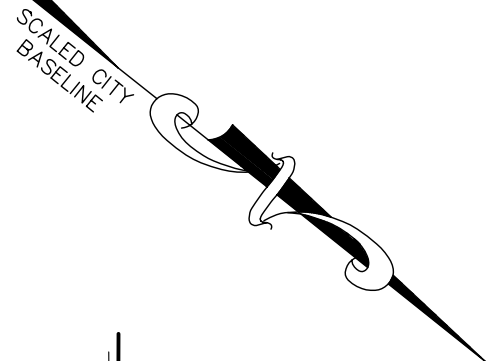
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REAR, LEFT, & RIGHT
EXTERIOR ELEVATIONS

A2.2

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 2-11-2022 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.



MAP SHOWING THE DIVISION OF LOT 85, BLOCK "E", "MARX ADDITION" IN THE CITY OF RICHMOND, VA.

Virginia Surveys
 P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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DATE: 2-11-2022
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905
 SCALE: 1"=20'
 JOB NO. 220114784