

INTRODUCED: June 13, 2022

AN ORDINANCE No. 2022-194

To authorize the special use of the property known as 1207 Porter Street for the purpose of a dwelling unit within an accessory building to a single-family dwelling, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JUL 25 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 1207 Porter Street, which is situated in a R-8 Urban Residential District, desires to use such property for the purpose of a dwelling unit within an accessory building to a single-family dwelling, which use, among other things, is not currently allowed by section 30-413.11 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:            8            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:      JUL 25 2022      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 1207 Porter Street and identified as Tax Parcel No. S000-0087/013 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Boundary Line Adjustment Between #1205 & #1207 Porter Street, City of Richmond, Virginia,” prepared by Shadrach & Associates, LLC, and dated July 31, 2017, 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 dwelling unit within an accessory building to a single-family dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1207 Porter Street, Manchester, Richmond, Virginia,” prepared by Ratio, dated December 23, 2020, and last revised September 13, 2021, 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 a dwelling unit within an accessory building to a single-family dwelling, substantially as shown on the Plans.

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

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

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

(e) 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.

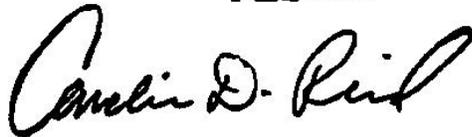
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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 Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:  
TESTE:**

A handwritten signature in black ink, appearing to read "Carol D. Reil". The signature is written in a cursive style with a large initial 'C'.

**City Clerk**



# City of Richmond

## Item Request File Number: PRE.2022.0183

RECEIVED  
By City Attorney's Office at 1:54 pm, Jun 09, 2022

RECEIVED  
By CAO Office at 9:52 am, May 17, 2022

2022-121

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

### O & R Request

**DATE:** May 9, 2022 **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 1207 Porter Street for the purpose of a dwelling unit accessory to a single-family dwelling, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 1207 Porter Street for the purpose of a dwelling unit accessory to a single-family dwelling, upon certain terms and conditions.

**REASON:** The subject property is located in the R-8 Urban Residential zoning district. Accessory dwelling units are not permitted uses in this zoning district. Therefore a Special Use Permit is requested in order to complete this project.

**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 July 5, 2022 meeting.

**BACKGROUND:** The subject property is located on the west side of Porter Street near midblock between West 12th and West 13th Streets. Access to the rear of the property is provided via alley. The parcel is a vacant lot measuring 165 feet deep and 27 feet wide, for a total of 4,525 square feet. The applicant proposes to build a single-family detached dwelling with a detached two story garage in the rear. These are both permitted uses in the zoning district. The accessory dwelling unit is proposed to occupy the second floor area.

The Richmond 300 Master Plan recommends Neighborhood Mixed-Use land use for the property, which is described as “Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses. Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The surrounding block contains single- and two-family dwellings as well as a church.

**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 13, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** July 25, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** Planning Commission  
July 5, 2022

**AFFECTED AGENCIES:** Office of Chief Administration 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:** 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: 1207 Porter Street Date: 2/3/2022  
 Tax Map #: S0000087013 Fee: \$300.00  
 Total area of affected site in acres: .1039

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

**Zoning**

Current Zoning: R-8

Existing Use: Vacant Lot

**Proposed Use**

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

Build a Single family residence with a detached garage and an efficiency apartment on the 2nd floor of the garage

Existing Use: Vacant Lot

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** C Samuel McDonald

Company: Results, LLC

Mailing Address: 201 Hull Street, Suite A

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 467-2020 Fax: ( )

Email: sam@propresults.com

**Property Owner:** Results, LLC

If Business Entity, name and title of authorized signee: C Samuel McDonald

(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: 201 Hull St, Suite A

City: Richmond State: VA Zip Code: 23224

Telephone: (804) 467-2020 Fax: ( )

Email: sam@propresults.com

**Property Owner Signature:** *C Samuel McDonald, Results, LLC manager*

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 Report**

1207 Porter Street

Plan Number: BLDR-084053-2020

Permit Number: BLDR-094589-2021

### **SUP for Accessory Dwelling Unit Above Detached Garage**

The owners of 1207 Porter Street applied for a building permit to construct a single-family dwelling with a detached garage and efficiency living unit above the garage. The current R-8 Zoning does not allow for a detached accessory dwelling unit.

Most new construction in this Manchester neighborhood, on similar size parcels, are duplexes that sell to either owner-occupants who rent out the smaller unit for an income, or investors, who rent out both units as an income property. The plan for 1207 Porter is a 4-bedroom stand-along home, most suitable for a family, much like the adjacent properties on either side at 1205 Porter and at 1209 Porter. The intention of the accessory dwelling unit is to provide rental income to the home-owner and to provide an affordable living space in a neighborhood that has increasing rents for larger spaces. This will likely be one of the most affordable living spaces in the area.

The design of this efficiency space complements and improves on the neighborhood architecture, fitting nicely between the historic structures and the newer modern architecture that has become so prevalent.

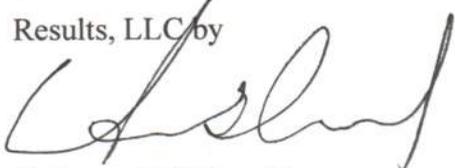
This unattached efficiency dwelling unit:

- a. Will not be detrimental to the safety, health, morals and general welfare of the community involved. In fact, it provides much-needed affordable housing in an efficiently designed living space as an option to the larger rental units immediately surrounding this block.
- b. Will not create congestion in streets, roads, alleys and other public ways and places. I will most likely rent to a single or couple because of the layout and square footage. There is off-street parking available.
- c. Will not create hazards from fire, panic or other dangers.
- d. Will not tend to cause overcrowding of land and an undue concentration of population since it is a small efficiency unit.
- e. 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. This efficiency unit will appeal to a smaller household that does not have many rental choices in Manchester for quality, affordable housing.
- f. Will not interfere with adequate light and air because it has plentiful light and operable windows, particularly on the SW exposures.

Thank you for your consideration of this request.

Sincerely,

Results, LLC by



C. Samuel McDonald  
Manager

Manchester Alliance  
Manchester, Richmond, Virginia

March 11, 2022

Rich Saunders  
City of Richmond  
Department of Planning and Development Review  
900 East Broad Street  
Richmond, VA 23219

RE: Support for 1207 Porter Street SUP Application

Mr. Saunders:

As the President of Manchester Alliance, myself and my entire board voted unanimously in approval and support for Mr. McDonald's Special Use Permit request for the property at 1207 Porter Street.

The plan to build a single-family home with an accessory dwelling unit above the garage is in our view, a wonderful addition to the neighborhood. We wish for the City of Richmond to consider the change to the zoning ordinance for the neighborhood. It is the board's goal to have more residents move into Manchester to enable a sense of community and we believe this plan allows that.

If you need to reach out to me, feel free to contact me at 804-399-7897 for more information and support.

Maria Beall  
President, Manchester Alliance  
President, Manchester Green  
Property Owner of 1213, 1215 Bainbridge Street

**BAM DEVELOPMENT, LLC**

116 EAST FRANKLIN STREET  
RICHMOND, VA 23219

February 21, 2022

Roy Benbow  
City of Richmond  
Department of Planning and Development Review  
900 East Broad Street  
Richmond, VA 23219

RE: Support for 1207 Porter Street SUP Application

Mr. Benbow:

As the owner of 1216 Perry Street and several other properties throughout the Manchester neighborhood, I want to express my strong support for Mr. McDonald's Special Use Permit request for the property at 1207 Porter Street.

The plan to build a single-family home with an accessory dwelling unit above the garage is a great idea and one that, I believe, should be considered by the City of Richmond as a permanent change to the zoning ordinance for this neighborhood. High quality plans such as the one that has been proposed will provide more suitable housing options for families in the neighborhood while also providing rental units that are more affordable.

If there is anything else I can do to express my support for this Special Use Permit request, please do not hesitate to contact me at (804) 363-9177.

Sincerely,



Christopher F. Blake  
BAM Development, LLC

**URBAN DEVELOPMENT ASSOCIATES, LLC**

116 EAST FRANKLIN STREET  
RICHMOND, VA 23219

February 21, 2022

Sam McDonald  
1205 Porter Street  
Richmond, VA 23224

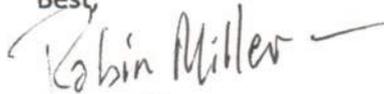
RE: Support for SUP Plan at 1207 Porter Street

Dear Sam:

Urban Development Associates, LLC has reviewed your Special Use Permit application for the property at 1207 Porter Street and we want to express our FULL SUPPORT for your plan. High quality projects such as the one proposed are great for the Manchester neighborhood and could also benefit the City of Richmond on a much wider scale if allowed, by right, under the zoning ordinance. More housing options for families and more affordable rental housing is truly a win-win for everyone.

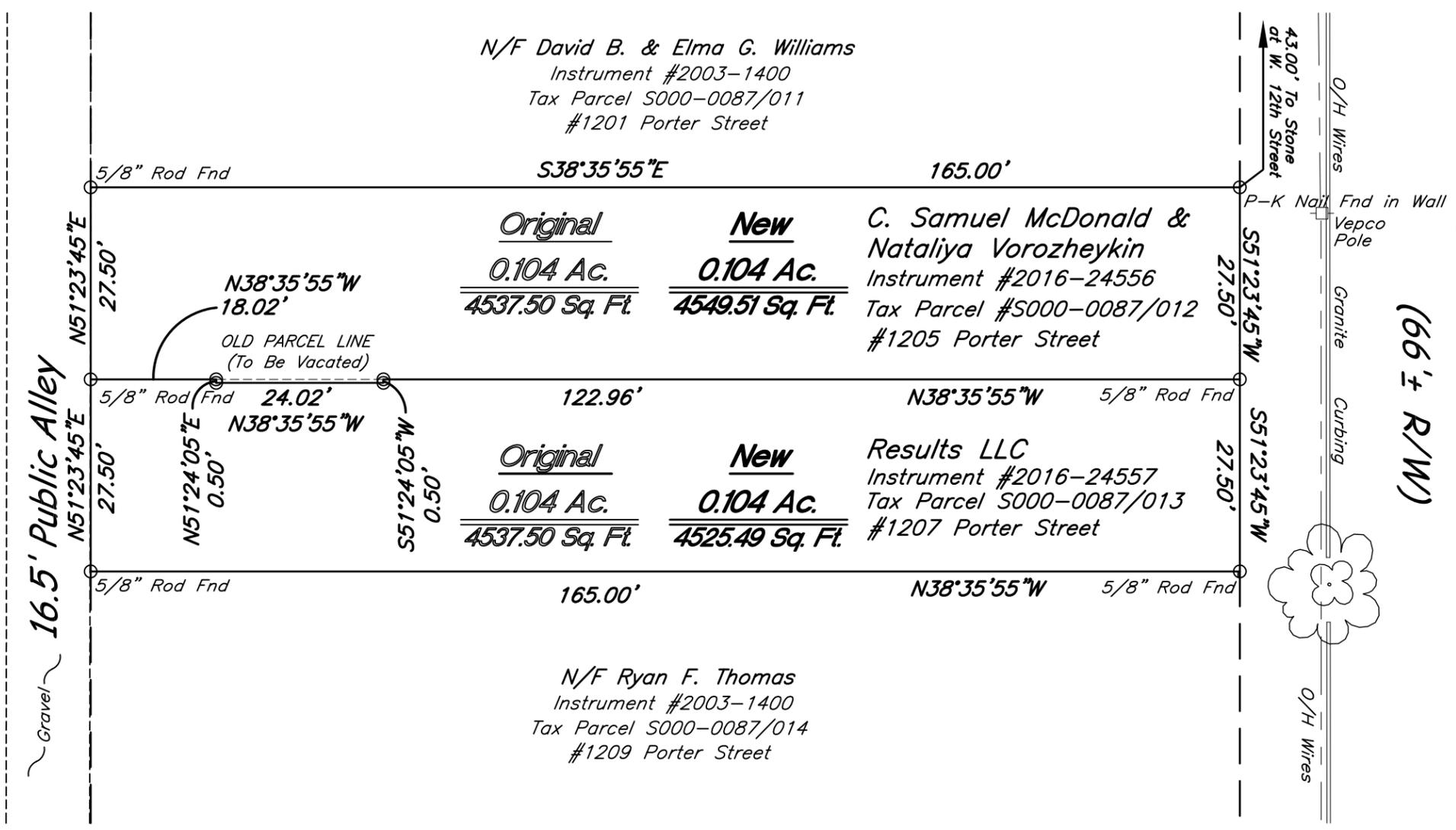
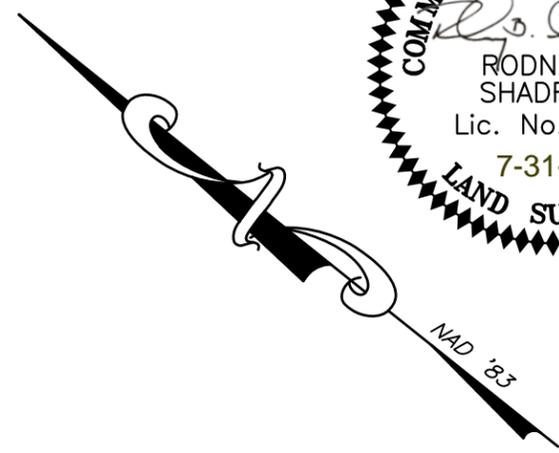
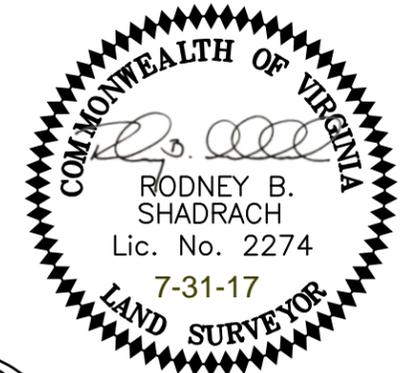
If anyone from the planning department or the BZA would like to speak to us, please have him/her reach out to me at 804-321-2471.

Best,

A handwritten signature in black ink that reads "Robin Miller" with a horizontal line extending to the right.

Robin Miller  
Owner/Manager  
Urban Development Associates, LLC

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



Porter Street  
(66'± R/W)

THE PURPOSE OF THIS PLAT IS TO  
ADJUST THE BOUNDARY LINES OF  
#1205 & #1207 PORTER STREET

BOUNDARY LINE ADJUSTMENT  
BETWEEN #1205 &  
#1207 PORTER STREET  
CITY OF RICHMOND, VIRGINIA  
DATE: JULY 31, 2017



Scale: 1" = 20'



**Shadrach & Associates LLC**  
LAND SURVEYING  
430 Southlake Blvd., Suite 10-B Richmond, Virginia 23236  
Phone: (804)379-9300 Email: rod@shadrachsveys.com

- Notes:**
1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0039-D, effective date: April 2, 2009 (Zone X).
  2. This survey plat represents a current and accurate field transit survey of the premises shown hereon.  
Date of last physical survey: May 22, 2017.
  3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which are not reflected hereon.

## OWNER

Sam McDonald  
201 Hull Street, Suite A  
Richmond, VA 23224

## ARCHITECT

Ratio, PC  
1406 Confederate Avenue  
Richmond, VA 23227

## MEP ENGINEER

To be Design-Build under the General Contractor's scope of work

## DRAWING INDEX

CS1.01	Cover Sheet, Partition Types & Notes
CS1.02	Door Schedule & Details
A5.01	Architectural Site Plan
A1.00	Foundation Plan & Notes
A1.01	First Floor Plan & Notes
A1.02	Second Floor Plan & Notes
A3.01	Building Section
A4.01	Exterior Elevations
A4.02	Exterior Elevations
A7.01	Garage Floor Plans
A7.02	Garage Elevations and Section

## GENERAL NOTES

- The General Contractor and subcontractor(s) shall inspect premises prior to bid submittal and work commencement to verify existing and indicated conditions. Should a Contractor find conditions which he believes would impede his work, he shall report such conditions immediately to the Owner. Failure to so advise will constitute notice that the Contractor accepts the existing conditions and that he intends to perform his obligations with no allowance either in time or money for any impediments to his work.
- Each Contractor shall verify all dimensions and conditions in field. The drawings reflect conditions reasonably interpreted from the existing visible conditions, or from drawings or information furnished by the Owner, but cannot be guaranteed by the Architect. If dimensional errors occur or conditions not covered in the drawings are encountered, the Contractor shall notify the Owner before commencing that portion of the work.
- All work shall comply with the 2015 Virginia Residential Code.
- All manufactured articles, materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the manufacturers' written specifications of instructions.
- The General Contractor shall supervise and direct the work, using his best skill and attention. He shall be solely responsible for all construction and/or installation means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract.
- Dimensions take precedence over scale on construction documents. Drawings may be rough scaled for estimating and general reference. Field verify all conditions prior to construction and/or fabrication.
- All dimensions are given Face of stud (or masonry) unless noted otherwise. Exterior dimensions include exterior sheathing.
- All work shall be executed in a neat and workmanlike manner. Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of work, the entire construction area shall be completely cleaned to Owner's satisfaction.
- When work not specifically called out is required to complete the project, the appropriate Contractor shall provide same and it shall be of the best materials and workmanship. If additional costs are required to complete the work, the Contractor shall notify the Owner prior to bid submittal and prior to starting the work, allowing a reasonable period of time for response and approval. No claims for extra compensation based on ignorance of visible or implied conditions or assumptions or disclaimers after the fact shall be considered.
- The General Contractor and Sub-contractors shall guarantee in writing all workmanship and materials for a period of one year from the date of substantial completion and approval. Materials and/or equipment carrying a manufacturer's guarantee shall be covered by the maximum term offered by the manufacturer but in no case less than one year. All defects discovered during construction shall be repaired to the Owner's satisfaction, at the Contractor's and/ or Sub-contractor's expense, at no cost to the Owner.
- Unless otherwise specifically noted, the General Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, transportation, and other facilities and services necessary for proper execution and completion of the work.
- The General Contractor shall obtain and pay fees for all required permits, schedule all required inspections, obtain all code approvals, etc. necessary for proper completion of the work.
- Contractor shall coordinate all work procedures with local authorities, planning, civic commissions, neighborhood associations, or building management or Board of Directors' requirements.
- Contractor shall be responsible for the protection of all existing and new conditions and materials within the proposed construction area. Any damage caused by or during the execution of the work is the responsibility of the Contractor and shall be repaired or replaced to the Owner's satisfaction at the expense of the Contractor or Sub-contractor.
- All penetrations through floor slabs and/ or roof systems, such as piping, conduit, ducts, etc., shall be packed and sealed off with fire-rated material and sealed against water penetration as appropriate to the assembly being penetrated.
- All MEP scope of work is to be performed on a Design-Build method. Owner & Contractor to coordinate. Notify Architect of any conflicts.
- All interior finishes are to be installed per manufactures recommendations. Coordinate with Owner.

## CODE INFORMATION

Designed under 2015 Virginia Residential Code

Building Use is: "R5" - Single Family  
(Project is a new 2 story detached dwelling.)

A sprinkler system is not required or installed.

Table 503 Area Limitation for "R5" use  
and 5B construction is **unlimited**

Area Calculations (Gross SF)

Actual Building Area:

First Floor = 1,230 Gross SF  
Second Floor = 970 Gross SF + 260 Gross SF Roof Deck

**Total Finished Area = 2,200 Gross SF**

(One building per lot)

Building Occupancy = 13

Allowable Building height = 40' & 3 stories

Actual Building height = ±30'-0" & 2 stories

Number of exits Required Provided

First Floor 2 1

Second Floor 1 2

All bedroom windows to meet egress requirements.

### Required Fire Ratings:

Exterior walls - load bearing: 0 hour

Exterior walls - nonloadbearing: 0 hour

Exit enclosures: 0 hour

**Other shafts:** 1 hour

(2- hour where connecting 4 stories)

**(0- hour where fully inside R5 use)**

Exit access corridors: 1 hour

(not applicable)

Tenant separations: 1 hour

(not applicable)

Dwelling Unit separation: 1 hour

(not applicable)

**Fire Barrier Separation:** 0 hour

(not applicable)

**Fire & Party walls:** 1 & 0 hour

**(See separation distance below)**

Smoke partitions: 1 hour

(not applicable)

Roof construction: 0 hour

Floor construction: 0 hour

Interior load bearing and

supporting construction: 0 hour

(but not less than the required rating of the

structure to be supported)

### Exterior wall rating due to separation distance:

Main House Front & Back exterior walls are NOT rated and are over 15' from all property lines or adjacent structures.

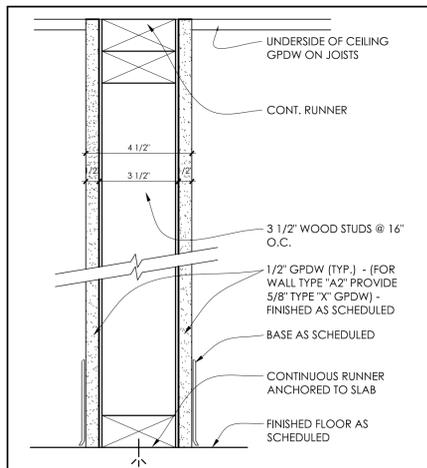
Side walls are between 3' and 5' from property lines and therefore need to be 1 - Hour rated (from both sides)

### Openings allowed in Exterior Walls:

25% allowable with 3' - 5' separation distance

Both walls are under the allowable percentage

(See elevations)



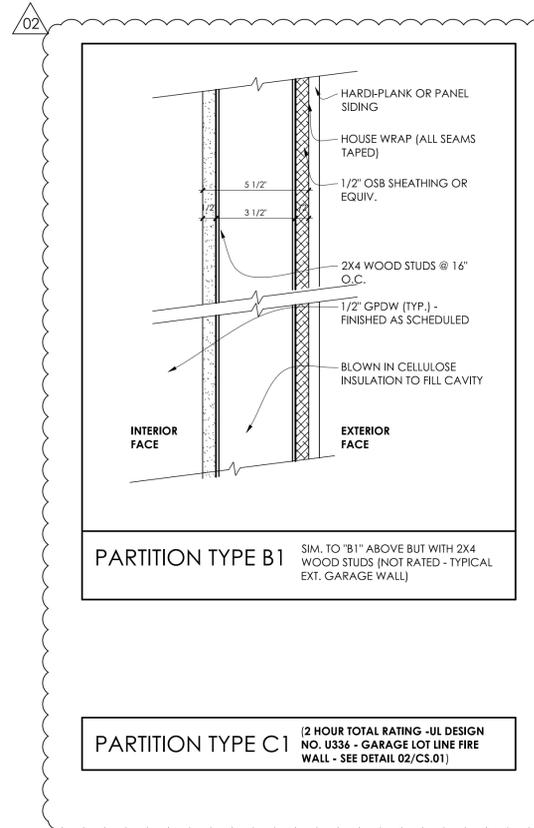
PARTITION TYPE A1 (SHOWN ABOVE)

PARTITION TYPE A2 SIM. TO "A1" ABOVE (BEARING WALL)

PARTITION TYPE A3 SIM. TO "A1" ABOVE BUT WITH 2X6 STUDS 1/2" EXT. SHEATHING, HOUSE WRAP AND PAINTED HARDI-PLANK SIDING AT EXTERIOR FACE & ONE (1) LAYER GPDW @ INTERIOR

PARTITION TYPE A4 SIM. TO "A3" ABOVE BUT WITH EXT. SHEATHING, EXT. TYPE "X" GPDW, HOUSE WRAP AND PAINTED HARDI-PLANK SIDING AT EXT. FACE, 2X6 STUDS & ONE (1) LAYER 5/8" TYPE "X" GPDW @ INTERIOR - UL DES. U344 - 1-HOUR RATED FROM BOTH SIDES

PARTITION TYPE A5 SIM. TO "A1" ABOVE BUT WITH 2X6 STUDS



PARTITION TYPE B1 SIM. TO "B1" ABOVE BUT WITH 2X4 WOOD STUDS (NOT RATED - TYPICAL EXT. GARAGE WALL)

PARTITION TYPE C1 (2 HOUR TOTAL RATING - UL DESIGN NO. U336 - GARAGE LOT LINE FIRE WALL - SEE DETAIL 02/CS.01)

## GENERAL PARTITION NOTES

- Alignment of door heads and other critical horizontal elements shall be maintained at a constant level relative to the ceiling plane, and shall not follow variations in floor plane.
- General contractor to notify Owner of date for partition layout. Layout to be approved by Owner before beginning construction.
- Partition types above door are to be same as the adjacent partitions UNO.
- All partitions joints shall be spackled, taped and sanded smooth with no visible joints.
- All outside corners of gypsum board shall have metal corner beads (screwed type), UNO.
- All dimensions are shown from face of stud, UNO. Exterior dimensions include exterior sheathing.
- Dimensions indicated to be "clear" or "clr" shall be maintained. Any discrepancies or variations in these dimensions shall be reviewed with the Owner before beginning construction.
- Walls are partition type A1 UNO.
- Any dimension noted "Verify" or "VIF" must be reviewed with the Owner before beginning construction.
- Provide and install wood blocking as required in partitions at door stops, wall hung shelving, cabinets, etc. Verify shop standard with millwork contractor and review with the Owner for acceptance prior to installation.
- All partitions and millwork abutting to existing walls shall align with finished face of finished wall surface UNO.
- Provide additional studs as required to achieve outlet groupings. Coordinate with Owner.
- Coordinate blocking requirements for millwork with plans and details.
- Contractor to identify existing areas to receive access panels. Coordinate exact locations and quantity with Owner. Access doors to be provided by Contractor and approved by Owner.

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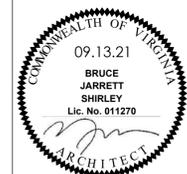
Revisions:

01. 01.29.21

02. 06.07.21

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04. 09.13.21

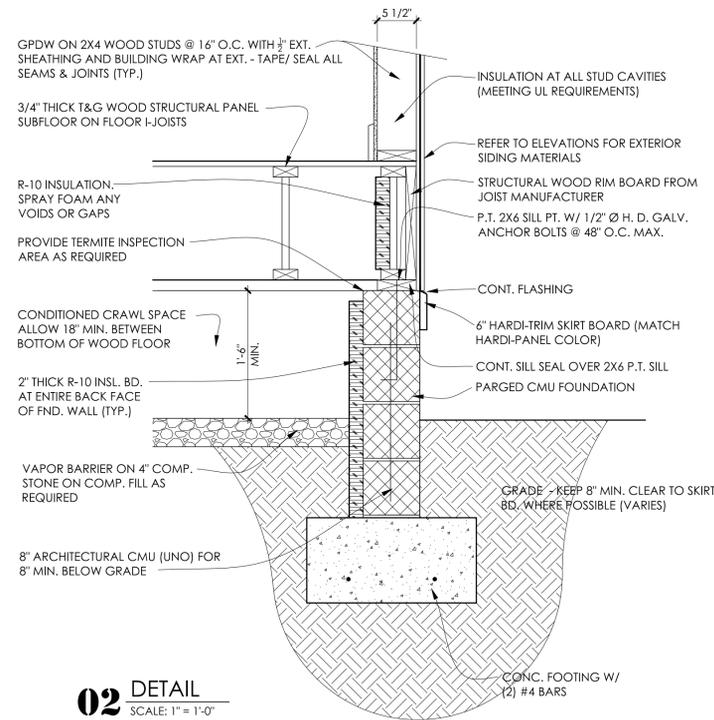


COVER SHEET,  
NOTES &  
FOUNDATION PLAN

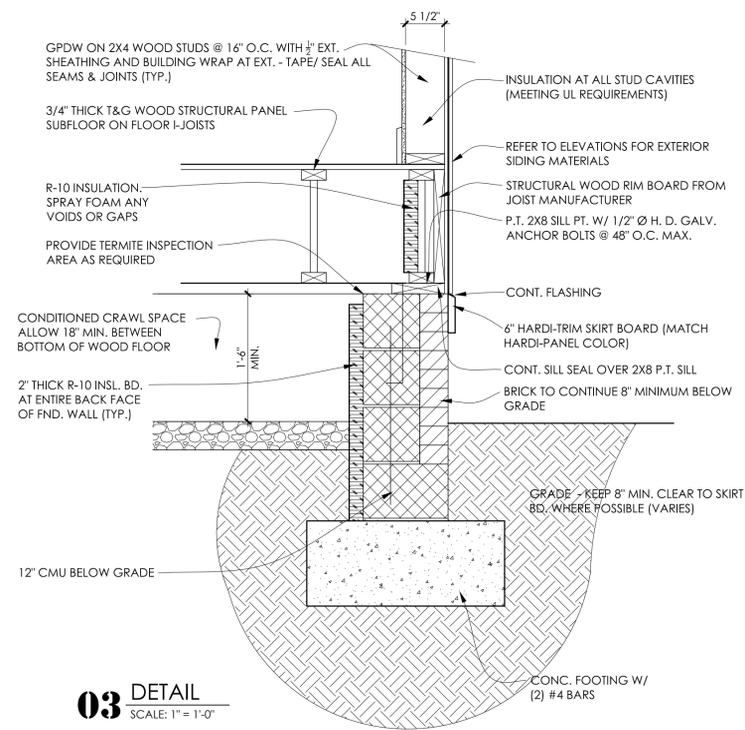
CS1 01

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**02** DETAIL  
SCALE: 1" = 1'-0"



**03** DETAIL  
SCALE: 1" = 1'-0"

**HARDWARE SCHEDULE**

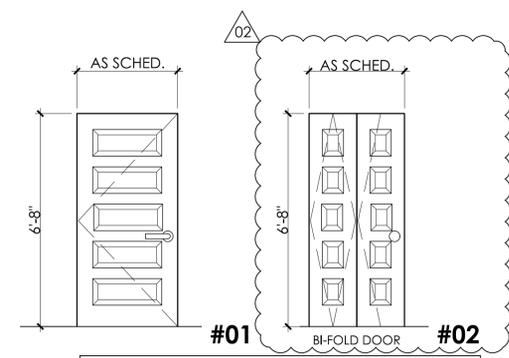
SET #	DESCRIPTION	MANUF.	STYLE	FINISH	HINGES	REMARKS
01	ENTRANCE TYPE			Brass (V.I.F.)	NOTE #01	NOTE #01, #02 & #03
02	PASSAGE TYPE			Brass (V.I.F.)	NOTE #01	NOTE #01 & #02
03	PRIVACY TYPE			Brass (V.I.F.)	NOTE #01	NOTE #01 & #02
04	CLOSET TYPE			Brass (V.I.F.)	NOTE #01	NOTE #01 & #02

**HARDWARE NOTES:**  
 01. Provide (3) hinges per door installed per manufacturer recommendations.  
 02. All doors are to receive wall stops. Coordinate final selection and locations with Owner. Where wall stops are not feasible, provide floor stops.  
 03. Coordinate exterior locksets to be keyed the same for each dwelling unit. Provide three (3) minimum keys to Owner. Locksets are to have changable cores for future replacement.

**DOOR SCHEDULE**

MARK	DESCRIPTION	ELEV.	WIDTH	HEIGHT	THK.	MATERIAL	FRAME	HDWR.	REMARKS
01	1/2 LITE ENTRANCE DOOR WITH TRANSOM	02/A4.01	3'-0"	6'-8"	1 3/4"	F.G. & GL.	WOOD	01	NOTE 01 & 02
02	1/2 LITE ENTRANCE DOOR WITH TRANSOM	02/A4.01	3'-0"	6'-8"	1 3/4"	F.G. & GL.	WOOD	01	NOTE 01 & 02
03	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	04	NOTE 01
04	INT. DOOR	01	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	04	NOTE 01
05	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	04	NOTE 01
06	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
07	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
08	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	04	NOTE 01
09	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
10	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
11	INT. DOOR		2'-4"	6'-8"					NOTE 04
12	1/2 LITE ENTRANCE DOOR	01/A4.01	3'-0"	6'-8"	1 3/4"	F.G. & GL.	WOOD	01	NOTE 01
10	POCKET DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01 & 02
21	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
22	INT. DOOR	(2)-02	(2) 2'-6"	6'-8"	1 3/8"	WOOD	WOOD	04	NOTE 01 & 05
23	INT. DOOR	01	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
24	INT. DOOR	01	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
25	INT. DOOR	(2)-01	(2) 2'-6"	6'-8"	1 3/8"	WOOD	WOOD	04	NOTE 01
26	INT. DOOR	01	2'-0"	6'-8"	1 3/8"	WOOD	WOOD	04	NOTE 01
27	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
28	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
29	INT. DOOR	01	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
30	INT. DOOR	(2)-01	(2) 2'-6"	6'-8"	1 3/8"	WOOD	WOOD	04	NOTE 01
31	1/2 LITE ENTRANCE DOOR	01/A4.01	3'-0"	6'-8"	1 3/4"	F.G. & GL.	WOOD	01	NOTE 01 & 07
41	GARAGE OH	02/A7.02	16'-0"	7'-0"	1 1/2"	MTL. OH	WD/MTL	-	PROVIDE GARAGE DOOR OPENER
42	1/2 LITE ENTRANCE DOOR	01/A7.02	3'-0"	6'-8"	1 3/8"	WOOD	WOOD	01	NOTE 01
43	1/2 LITE ENTRANCE DOOR	03/A7.02	3'-0"	6'-8"	1 3/8"	WOOD	WOOD	01	NOTE 01
44	BARN	-	3'-0"	6'-8"	1 3/8"	WOOD	WOOD	-	NOTE 06
45	BARN	-	3'-0"	6'-8"	1 3/8"	WOOD	WOOD	-	NOTE 06

**DOOR NOTES:**  
 01. CONFIRM ALL TRIM AND CASING PROFILES WITH OWNER.  
 02. PROVIDE FOR NEW GLASS TRANSOM ABOVE. VERIFY SIZE WITH MANUF. TO MATCH HEAD HEIGHT PER ELEVATION.  
 03. DOOR SHOULD BE LOUVERED FOR MECHANICAL EQUIPMENT OR APPLIANCES AS REQUIRED.  
 04. PROVIDE BARN DOOR AND ALL ASSOCIATED HARDWARE AS SELECTED BY OWNER.  
 05. BI-FOLD CLOSET DOORS.  
 06. COORDINATE BARN DOOR SELECTION WITH OWNER INCLUDING ALL ASSOCIATED HARDWARE.  
 07. RAISE DOOR SO THAT DOOR SILL IS 2" ABOVE FINISHED FLOOR.



NOTE: REVIEW FINAL DOOR FINISH SELECTION WITH OWNER PRIOR TO ORDERING AND INSTALLATION VIA SHOP DRAWING/ SAMPLE SUBMITTAL.

**01** DOOR ELEVATIONS  
SCALE: 3/8" = 1'-0"

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ARCHITECT

DOOR SCHEDULE & PARTITION TYPES

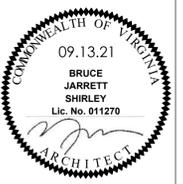
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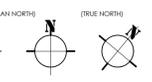
ARCHITECTURAL  
 SITE PLAN

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**01 ARCHITECTURAL SITE PLAN**  
 SCALE: 1/8"=1'-0"



# NEW CONSTRUCTION KEYED NOTES

- A. 8" CMU FOUNDATION WALL, PARGED, ON 24" X 12" CONT. CONC. FOOTING W/ (2) #4 BARS. SEE 02/CS1.02. FOUNDATION WALLS ARE ASSUMED TO BE NO MORE THAN 4'-0" IN HEIGHT. IF GRADES WILL CAUSE WALLS TO BE TALLER, COORDINATE WITH ARCHITECT POSSIBLE ADDITIONAL VERTICAL REINFORCING
- B. CONDITIONED CRAWL SPACE. ALLOW 18" MIN. BETWEEN BOTTOM OF WOOD FLOOR.
- C. 12 X 12 MASONRY PIER ON 24" X 12" CONTINUOUS CONC. FOOTING WITH (3) #4 BARS.
- D. FRONT PORCH. PROVIDE WOOD DECKING WITH RAILING AS SELECTED BY OWNER.
- E. 2X12 LEDGER BOARD BOLTED TO STRUCTURAL RIM BOARD SUPPLIED BY JOIST MANUFACTURER. INSTALL ANCHOR BOLTS PER MANUFACTURER STANDARD DETAILS.
- F. 6X6 P.T. WOOD POST ON CONCRETE FOOTING. CONCRETE FOOTING TO BE 24" X 24" X 12" WITH (3) #4 BARS EACH WAY.
- G. PORCH COLUMNS ON MASONRY PIER. FOOTING PIERS TO BE 16" SQUARE WITH BRICK TO 8" BELOW GRADE. CONCRETE FOOTING TO BE 32" X 32" X 12" WITH (3) #4 BARS EACH WAY.
- H. COORDINATE BRACED WALL LOCATIONS AND REQUIREMENTS WITH STRUCTURAL. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DETAILS.
- I. PROVIDE WOOD DECKING AND RAILING AT DECK. COORDINATE DECK SIZE AND LOCATION WITH OWNER IN THE FIELD.
- J. COORDINATE ALL FINISHES WITH OWNER IN FIELD.
- K. THIS EXTERIOR WALL TO BE ONE HOUR RATED FROM BOTH SIDES WHEN LESS THAN 5'-0" TO SIDE PROPERTY LINE. WALL TO BE TYPICAL EXTERIOR WALL WITH HARDI-PLANK SIDING, EXTERIOR SHEATHING AND 5/8" EXTERIOR TYPE "X" GPDW TO THE EXTERIOR AND 5/8" GPDW TYPE "X" GPDW TO THE INTERIOR. COORDINATE ANY DISCREPANCIES WITH OWNER. 1/2" GPDW WHERE NOT RATED.
- L. PROVIDE CANTILEVERED BAR TOP COUNTER. COORDINATE HEIGHT AND FINISHES WITH OWNER.
- M. DOUBLE BOWL STAINLESS DROP IN KITCHEN SINK WITH DISPOSAL.
- N. DISHWASHER.
- O. REFRIGERATOR.
- P. OVEN/ RANGE WITH MICROWAVE/ HOOD ABOVE. OWNER'S OPTION TO VENT TO EXTERIOR.
- Q. PROVIDE CONCRETE PAD AS REQUIRED FOR STAIRS ABOVE. COORDINATE NUMBERS OF RISERS WITH GRADES IN THE FIELD.
- R. COORDINATE FINAL HVAC CONDENSER LOCATION WITH OWNER IN FIELD.
- S. PROVIDE COATED WIRE SHELVING SYSTEM IN CLOSETS (TYP).
- T. COORDINATE WITH OWNER FINAL LOCATION OF HVAC UNIT AND LOW BOY HWH. HVAC PROPOSED TO BE LOCATED IN CRAWLSPACE WITH LOW BOY HWH PROPOSED UNDER STAIRS. COORDINATE REQUIRED CLEARANCES AND DUCT LOCATIONS WITH OWNER IN FIELD.
- U. SIDE BY SIDE WASHER AND DRYER. PROVIDE 30" DEEP COUNTER AND 18" UPPER CABINETS. COORDINATE FINAL SELECTIONS WITH OWNER.
- V. PROVIDE CERAMIC TILE FLOOR, BASE AND TUB SURROUND IN BATHROOMS. TOILET TO BE ELONGATED BOWL TYPICAL RESIDENTIAL TOILET. TUB AND VANITY(S) TO BE SELECTED BY OWNER. COORDINATE ALL FINAL FINISHED WITH OWNER.
- W. NOT USED.
- X. NOT USED.
- Y. PROVIDE CERAMIC TILE FLOOR AND BASE IN BATHROOM. TOILET TO BE ELONGATED BOWL TYPICAL RESIDENTIAL TOILET. VANITY TO BE SELECTED BY OWNER. COORDINATE ALL FINAL FINISHED WITH OWNER.
- Z. ROOF PAVER DECK OVER SINGLE PLY MEMBRANE ROOFING ON EXTERIOR SHEATHING - SLOPED TO SCUPPER. COORDINATE DETAILING WITH ARCHITECT AND OWNER.
- AA. NOT USED.
- BB. DECORATIVE STAINED WOOD STAIR, RAIL & PICKETS PER PLAN.
- CC. PROVIDE 5 EQUALLY SPACED PAINTED WOOD SHELVES IN LINEN CLOSET.
- DD. 2'-8" X 5'-6" VINYL WINDOW. SEE ELEVATIONS FOR HEAD HEIGHT INFORMATION.
- EE. 3'-0" X 5'-6" VINYL WINDOW. SEE ELEVATIONS FOR HEAD HEIGHT INFORMATION.
- FF. 3'-0" X 1'-6" VINYL WINDOW. SEE ELEVATIONS FOR HEAD HEIGHT INFORMATION.
- GG. NOT USED.
- HH. PROVIDE 2'-0" X 4'-0" PULL DOWN ATTIC ACCESS PROVIDE HEADER JOISTS AS REQUIRED FOR ATTIC ACCESS. PROVIDE PLYWOOD FLOORING IN ATTIC AREA
- II. ELECTRICAL METER LOCATION TO BE COORDINATED WITH OWNER. VERIFY WITH INTERIOR PANEL LOCATION FOR UNITS PANEL LOCATIONS COORDINATE ANY DISCREPANCIES WITH ARCHITECT.
- JJ. PROVIDE ROOF CRICKETS AS REQUIRED TO SLOPE WATER TOWARD GUTTERS AND THRU-WALL SCUPPERS.
- KK. PROVIDE CRAWL SPACE ACCESS AS REQUIRED (24X36" MIN.)
- LL. PREFINISHED WHITE ALUM. DOWN SPOUTS, COLLECTION BOXES, SCUPPERS AND GUTTERS AS REQUIRED. COORDINATE LOCATIONS WITH OWNER AND ARCHITECT IN FIELD.
- MM. FREEZE PROOF HOSE BIB.
- NN. PROVIDE 40" MINIMUM HEIGHT PARAPET WALL FROM HIGH SIDE OF ROOF. PARAPET WALL TO ACT AS GUARDRAIL AT ROOF DECK.
- OO. 8" CMU FOUNDATION WALL WITH 4" BRICK ON 28" X 12" CONT. CONC. FOOTING W/ (2) #4 BARS. BRICK TO CONTINUE 8" BELOW GRADE MINIMUM WITH 12" CMU BELOW GRADE. SEE CS1.02. FOUNDATION WALLS ARE ASSUMED TO BE NO MORE THAN 4'-0" IN HEIGHT. IF GRADES WILL CAUSE WALLS TO BE TALLER, COORDINATE WITH ARCHITECT POSSIBLE ADDITIONAL VERTICAL REINFORCING. BRICK OCCURS AT FRONT ELEVATION.
- PP. FUTURE LIBRARY WITH BOOKCASES AND STORAGE SHELVES. COORDINATE REQUIREMENTS WITH OWNER.
- QQ. INSET TUB AS SELECTED BY OWNER.
- RR. NEW FOUNDATION TO MATCH EXISTING ADJACENT FOUNDATION. DOWEL NEW FOOTING INTO EXISTING FOOTING.
- SS. SLOPE CONCRETE GARAGE FLOOR TO OPENING. PROVIDE PAINTED GPDW AT ALL WALLS AND CEILING.
- TT. PROVIDE MINI SPLIT HVAC SYSTEM. COORDINATE EQUIPMENT LOCATIONS WITH OWNER IN THE FIELD.
- UU. EXTERIOR WALL ABOVE.
- VV. PROVIDE BUILT IN DESK AND ENTERTAINMENT CENTER AS DIRECTED BY OWNER.
- WW. 2'-8" X 4'-2" VINYL WINDOW. SEE ELEVATIONS FOR HEAD HEIGHT INFORMATION.
- YY. 2'-8" X 2'-3" VINYL WINDOW. SEE ELEVATIONS FOR HEAD HEIGHT INFORMATION.
- ZZ. 2'-8" X 4'-0" VINYL WINDOW. SEE ELEVATIONS FOR HEAD HEIGHT INFORMATION.

02 PROVIDE COATED WIRE SHELVING SYSTEM IN CLOSETS (TYP).

04 VANITY(S) TO BE SELECTED BY OWNER. COORDINATE ALL FINAL FINISHED WITH OWNER.

02 PROVIDE COATED WIRE SHELVING SYSTEM IN CLOSETS (TYP).

02 COORDINATE WITH ARCHITECT POSSIBLE ADDITIONAL VERTICAL REINFORCING. BRICK OCCURS AT FRONT ELEVATION.

02 RR. NEW FOUNDATION TO MATCH EXISTING ADJACENT FOUNDATION. DOWEL NEW FOOTING INTO EXISTING FOOTING.

**LEGEND:**

- NEW WALL (SEE BELOW)
- PARTITION TYPE (SEE BELOW)
- KEYED NOTE
- ALIGN WALLS AS SHOWN
- ROOM NAME
- DOOR KEY (SEE CS.02)
- ELECT. RECEPTACLE
- INTERCONNECTED SMOKE DETECTOR

INTERIOR NEW WALLS ARE PARTITION TYPE A1 U.N.O. (SEE PARTITION TYPES ON SHEET CS.01)

**NOTE:**  
THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ENGINEERED DRAWINGS FROM OPEN WEB TRUSS MANUFACTURER. DIRECTION AND HEIGHT AS NOTED ON DRAWINGS.

GIRDER TRUSS LOCATION AND LOADING AS NOTED ON PLANS. TRUSS DESIGNER TO CONFIRM AND COORDINATE WITH ARCH. AND DISCREPANCIES.

LVL BEAMS SHOWN ON PLANS ARE PER TRUSS-JOIST MANUFACTURER (E=1.9 TYP. - BEAM SIZES ON PLANS)

ALL CONVENTIONAL FRAMING TO BE SYP #2 OR BETTER - SIZES AS NOTED ON PLANS.

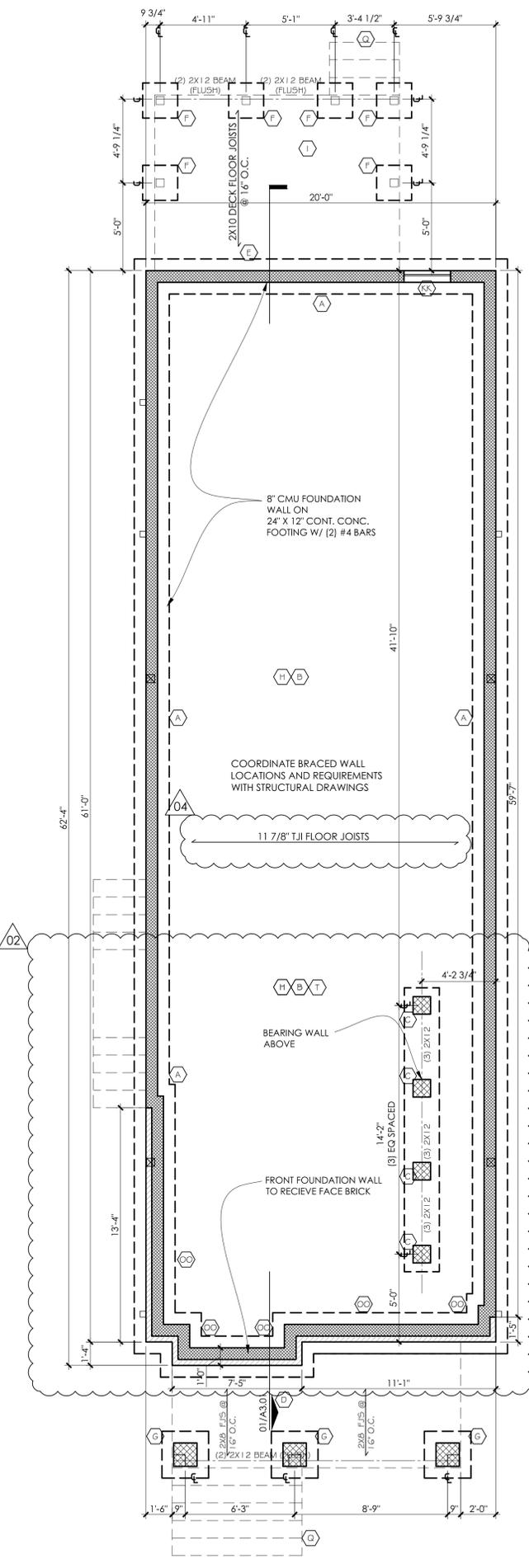
ALL EXTERIOR FRAMING HEADERS ARE TO BE (2) 2X8'S (UNO). ALL INTERIOR HEADERS TO BE (2) 2X4'S (UNO). POSTS ARE TO BE (2) 2X4'S (UNO). POSTS NOTED OTHERWISE CARRY THE MAXIMUM LOAD NOTED AND ARE PARALAM COLUMNS (E=1.8) BY TRUSS JOIST MANUFACTURER

POST LOADS NOTED ARE FROM TRUSS DESIGNER AND ARE DIRECTLY RELATED TO THEIR RESPECTIVE DRAWINGS.

SEE A.01 FOR GENERAL NOTES AND A.02 FOR PARTITION NOTES.

**LOADS:**

ROOF	(20 PSF)
ROOF / WALKABLE	(100 PSF)
FLOORS	(40 PSF)
WALLS	(20 PSF)

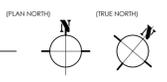


**NOTES:**

- SEE SHEET A1.01 FOR PLAN NOTES AND LEGEND.
- GC TO HAVE ENGINEER CERTIFY SOIL COMPACTION PRIOR TO FOOTING PLACEMENT.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS.

NOTE: STRUCTURAL MEMBERS HAVE BEEN REVISED AS PART OF REVISION 02. COORDINATE WITH TRUSS MANUFACTURER.

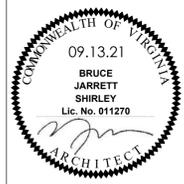
**01 FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"



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**FOUNDATION PLAN & NOTES**

**A1 00**

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