

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 3401 Monument Avenue and identified as Tax Parcel No. W000-1622/009 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Survey Plat Showing Existing Improvements to #3401 Monument Avenue, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated May 10, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a dwelling unit within an accessory building to a two-family dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the survey entitled “Survey Plat Showing Proposed ADU at #3401 Monument Avenue, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated June 20, 2022, and the plans entitled “3401 Monument Ave (Garage to ADU Conversion), Location: Richmond, VA,” prepared by River Mill Development, and dated May 17, 2022, 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 dwelling unit within an accessory building to a two-family dwelling, substantially as shown on the Plans.

(b) The height of the accessory dwelling unit shall not exceed one story, substantially as shown on the Plans.

(c) No less than two off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable design guidelines of the West of the Boulevard Design Overlay District, pursuant to sections 30-940 through 30-940.9 of the Code of the City of Richmond (2020), as amended. Vinyl siding shall not be permitted.

(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

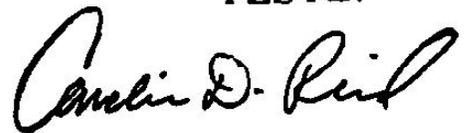
amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(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 "Camelin D. Reed". The signature is written in a cursive, flowing style.

City Clerk



City of Richmond

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

Item Request File Number: PRE.2022.0287

O & R Request

DATE: August 29, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, 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 3401 Monument Avenue for the purpose of a two-family dwelling with an accessory dwelling unit, with off-street parking, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 3401 Monument Avenue for the purpose of a two-family dwelling with an accessory dwelling unit, with off-street parking, upon certain terms and conditions.

REASON: The applicant is proposing to adapt an existing garage into a dwelling unit that will be accessory to an existing two-family dwelling. While accessory dwellings are permitted within the R-6 zoning district, they must exist at or prior to the adoption of section 30-412.2(2), and, they must be a minimum of two stories. The proposal does not meet current requirements within the zoning ordinance of the Code of the City of Richmond (2020), as amended. 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 October 17, 2022 meeting.

BACKGROUND: The subject properties are currently zoned R-6 Single-Family Attached Residential. The property consists of a parcel that is a total of 7,840 sq. ft., or .18 acres, improved with a 2,176 sq. ft. 2-story dwelling with a 460 sq. ft. detached garage, constructed, per tax assessment records, in 1948. The ordinance would allow for the detached garage to be converted into an accessory dwelling unit, with off-street parking. The property is within the Museum District neighborhood.

The City's Richmond 300 Master Plan designates this property as Neighborhood Mixed Use. This use is comprised of 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 to 10 units), and open space. Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Adjacent and nearby properties are all zoned R-6 Single Family Residential. The density of the proposed development would be approximately 17 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: September 26, 2022

CITY COUNCIL PUBLIC HEARING DATE: November 14, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
October 17, 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, 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.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: 3401 Monument Avenue Date: _____
 Tax Map #: W0001622009 Fee: \$300
 Total area of affected site in acres: 0.18

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

Zoning

Current Zoning: R-6

Existing Use: Two-family detached dwelling

Proposed Use

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

Renovate existing detached accessory structure to include and accessory dwelling unit
 Existing Use: Two-family detached dwelling with detached accessory structure

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: 3401 MONUMENT AVENUE LLC

If Business Entity, name and title of authorized signee: Jesse White, Manager

(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: 3401 MONUMENT AVENUE
 City: RICHMOND State: VA Zip Code: 23221
 Telephone: (804) 658 9311 Fax: () NA
 Email: jesse heron white@gms:l.com

Property Owner Signature: Jesse White

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

May 17th, 2022

*Special Use Permit Request
3401 Monument Ave, Richmond, Virginia
Map Reference Number: W000-1622/009*

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

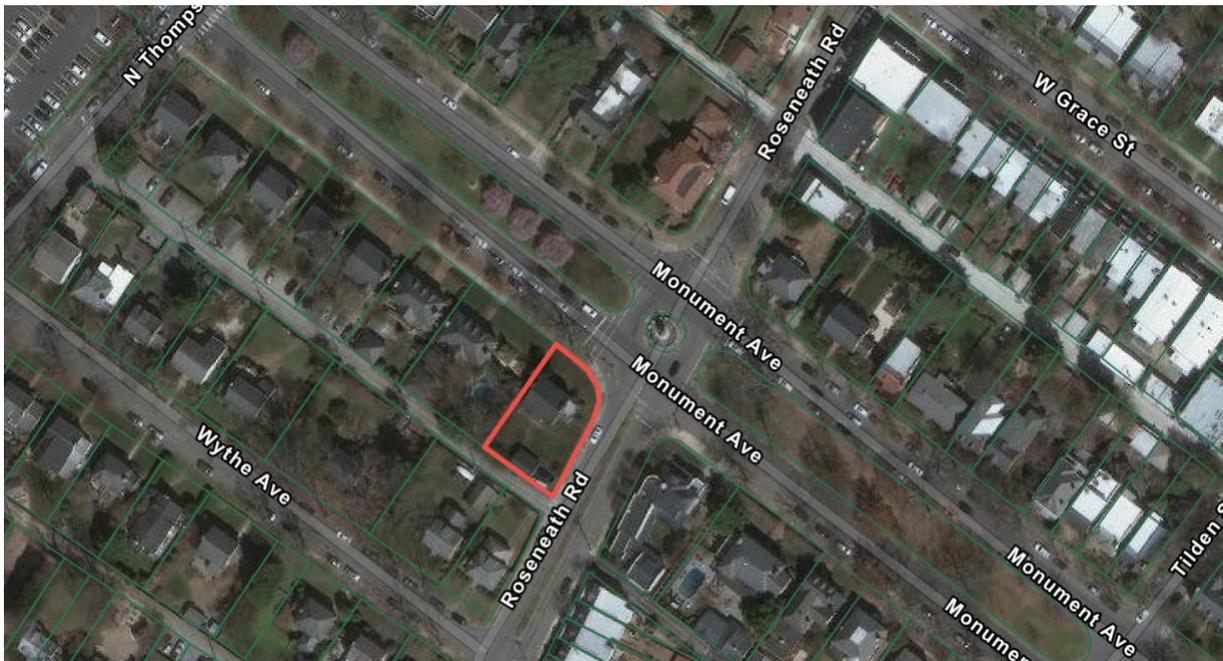
Introduction

The property owner is requesting a special use permit (the "SUP") for 3401 Monument Avenue (the "Property"). The SUP would authorize the conversion of an existing, single-story detached garage into an accessory dwelling unit. While the accessory structure is permitted by the underlying R-6 Single-Family Attached Residential District, the dwelling unit is not, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located at the southwest corner of the intersection of Monument Avenue and Roseneath Road. The Property is referenced by the City Assessor as tax parcel W000-162/2009 and is currently improved by a two-family detached masonry dwelling and a detached, one-story brick garage accessory structure. The two-family dwelling is owner-occupied. The Property is approximately 83 feet in width and contains roughly 7,828 square feet of lot area.



The properties in the immediate vicinity are developed primarily with residential uses though commercial and institutional uses can also be found nearby. Though single-family attached and detached dwellings are the most prevalent residential uses, two-family uses are commonly found as well. Specifically, along the subject block where six of the eight parcels contain two-family dwellings.

EXISTING ZONING

The Property and those immediately surrounding it are located within the R-6 Single Family Attached Residential District. Beyond that to the north and the southwest are properties located in the R-48 Multifamily Residential District. Further west, across I-195, properties are zoned TOD-1.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") designates the Property as "Neighborhood Mixed-Use". This future land use category 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." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Accessory dwelling units are contemplated as primary uses in these areas.

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. "

- 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 along Monument Ave which is serviced by the Pulse BRT route along Broad Street with the closest stop, Scotts Addition, located an 8minute walk (.4 miles) to the north. The Pulse provides connection west to Willow Lawn and east toward VCU and on to Rocketts Landing. Stops serving the 50 and 76 bus lines are also located within a half mile of the Property.

Proposal

PROJECT SUMMARY

The SUP would authorize the renovation of the existing one story detached garage at the rear of the Property as an accessory dwelling unit. The proposed use does not conform to the underlying R-6 Single-Family Attached Residential District zoning requirements applicable to the Property.

PURPOSE OF REQUEST

The Property consists of lot 9 and part of lot 8 of the original Forbes Tract Subdivision and is of a typical size and configuration for the area. The owner now proposes to renovate the interior of the existing detached garage to create an accessory dwelling unit. The use of accessory structures for small-scale dwelling units is consistent with the goals of the Richmond 300 Master Plan. As the proposed use is not permitted by the underlying R-6 zoning regulations, a SUP is required in order to permit the proposed development.

In exchange for the SUP, the intent of this request is to provide an additional housing unit within the City. The exterior of the existing structure will be retained, and the quality assurances conditioned through the SUP would guarantee a high-quality development and ensure an appropriately scaled use that is compatible with and complementary to the surrounding residential neighborhood.

PROJECT DETAILS

The proposed ADU would be located within the existing accessory garage structure. The footprint of the structure is approximately 20 feet by 23 feet. The ADU would be accessed by an existing door located along the northern façade while the existing garage door openings will be replaced with a low masonry wall, consistent with the existing structure, and large glass windows.

When complete, the ADU would be approximately 460 square feet in floor area and would be configured as a studio-style dwelling. Care was taken in designing it so as to include generous living space as well as a small, yet functional, kitchen. The existing masonry exterior is to be retained and ample sunlight will be allowed in the unit through the proposed glass windows in the existing garage door bays. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create an additional housing opportunity in the neighborhood for a future resident with a high-quality product that is in-line with future land use guidance.

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 an additional dwelling unit 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 accessory structure 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 would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would 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 buildings are 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 renovation of the existing detached garage at the rear of the Property as an accessory dwelling unit. This Special Use Permit proposal represents an ideal, small-scale urban development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances and conditions related to the renovation of the structure would guarantee the construction of a new housing type that furthers the realization of recent planning guidance.

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.



Monument Ave.
(140' ± Public R/W)
R=615.00'
Δ=3°09'26"
L=33.89'

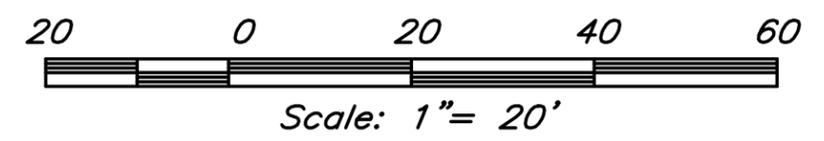
CHD=S53°35'13"E
@ 33.88'

R=38.00
Δ=74°20'15"
L=49.30'
CHD=S14°57'38"E
@ 45.92"

Roseneath Road
(60' ± Public R/W)

Legal Reference:
3401 MONUMENT AVENUE LLC
Instrument No. 2021-36503
Tax Parcel No. W000-1622/009
#3401 Monument Avenue
Part Lot of 8 & Lot 9
"FORBES TRACT"(PB. 9, Pg. 195)

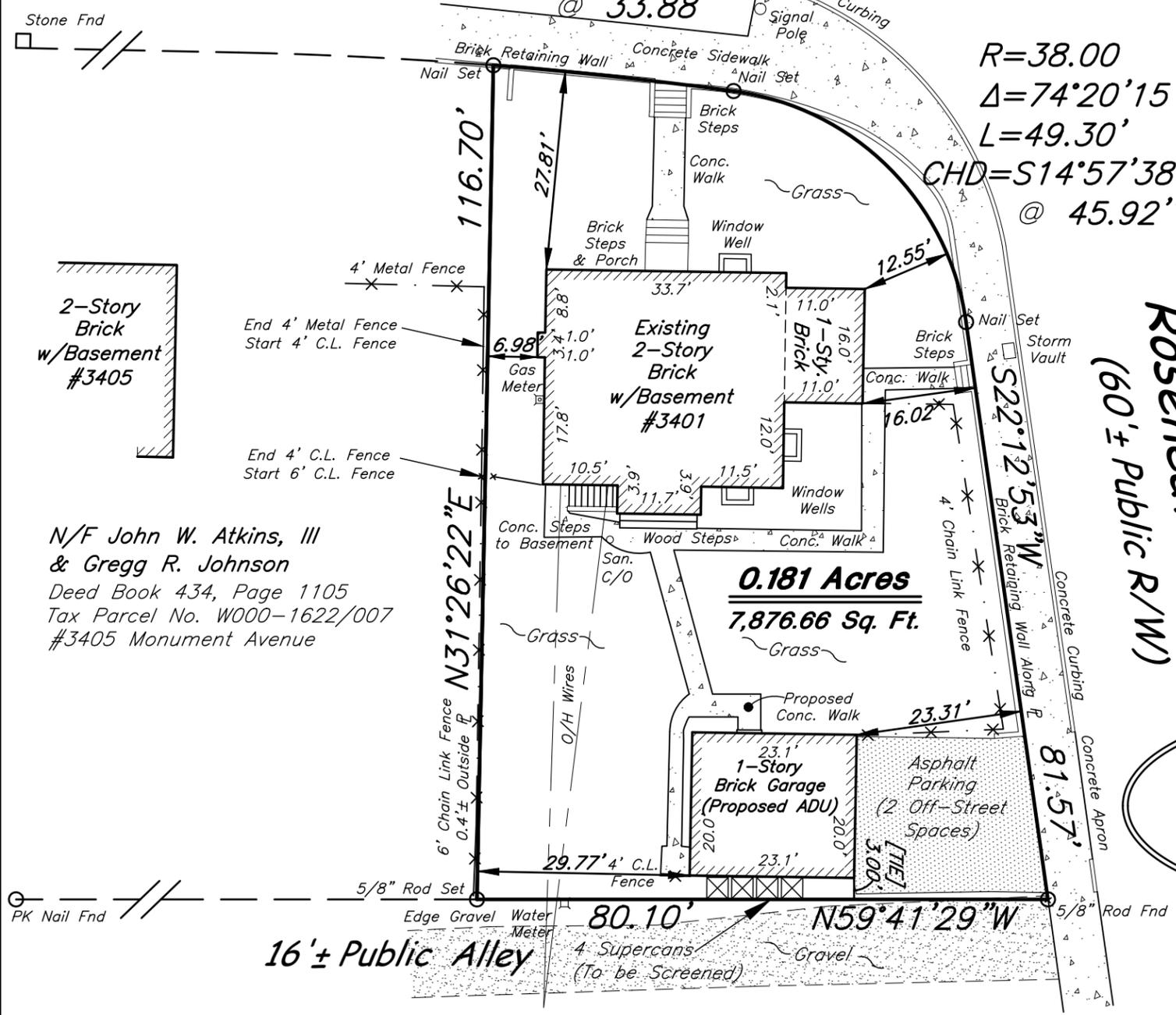
SURVEY PLAT
SHOWING PROPOSED ADU
AT #3401 MONUMENT AVENUE
CITY OF RICHMOND, VIRGINIA
DATE: JUNE 20, 2022



Shadrach & Associates LLC



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



The purpose of this plat is to show the location of the proposed ADU shown hereon for permit purposes only.

GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2015

DESIGN LOADS (MIN.):

FLOOR:	40 PSF LIVE LOAD	CEILING:	20 PSF LIVE LOAD
	10 PSF DEAD LOAD		10 PSF DEAD LOAD
ROOF:	20 PSF LIVE LOAD	ROOF DESIGN WIND SPEED:	115 MPH
	10 PSF DEAD LOAD	(TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)	
SLEEPING AREAS:	30 PSF LIVE LOAD	SEISMIC CATEGORY	B

SOIL BEARING CAPACITY: ASSUMED 2000 PSF
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:
UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE #2 OR BETTER.
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.
TRUSSES TO BE ENGINEERING BY TRUSS MANUFACTURER/SUPPLIER.
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:
ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. PLOTETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:
ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY. PER CODE, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THIS PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.
COMPLIANCE TO SECTION R313 FOR SMOKE & CO2 DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH CURRENT UL AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH A BATTERY BACKUP.
GARAGE WALLS ARE TO BE COVERED PER CODE. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 1/2" GYPSUM WALLBOARD. GARAGE RESIDENCE SEPARATION WALLS AND FLOOR/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE "X" GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE RATED OR SOLID WOOD, NOT LESS THAN 1-3/8" THICK.

3401 MONUMENT AVE (GARAGE TO ADU CONVERSION)

LOCATION:
RICHMOND, VA

DESIGNER: NICK MEDLIN
POSITION: OWNER / OPERATOR
179 MURIEL DR. HEATHSVILLE VA 22473

DRAWING INDEX

COVER PAGE	C1.0
EXISTING	A1.1
EXISTING	A2.1
ELEVATIONS	A2.2

BUILDING INFORMATION

ADU HEATED S.F.	462
OCCUPANCY GROUP	R-6
CONSTRUCTION TYPE:	VB
SPRINKLERS	NO
STORIES	1

COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

COMPLIANCE IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INT. AND EXT. RAILINGS ARE TO BE A CONTINUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200 LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT LESS THAN 4".

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

FIRE-BLOCKING IS REQUIRED. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES.

3401 MONUMENT AVE

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REVISION NOTES

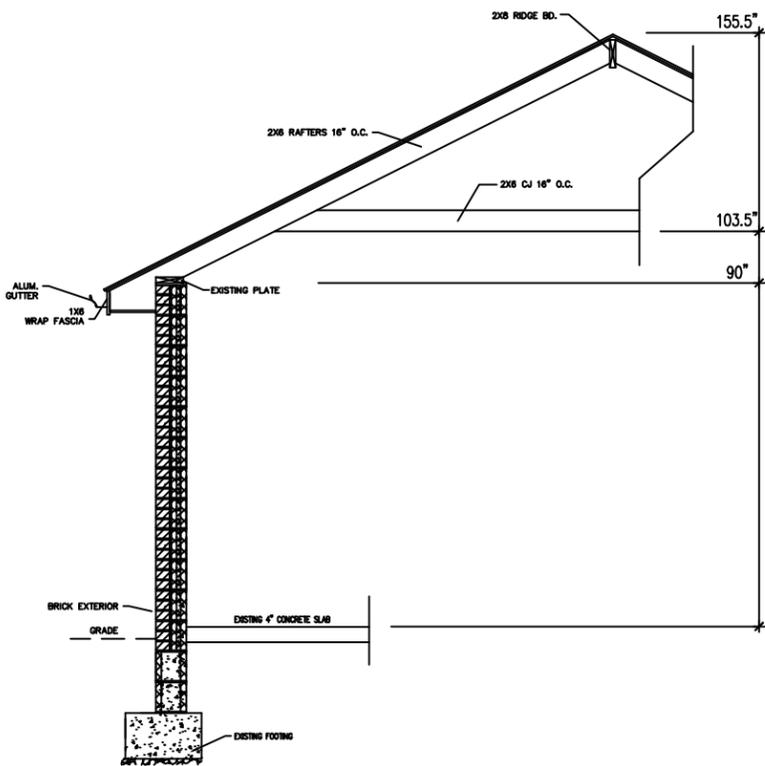
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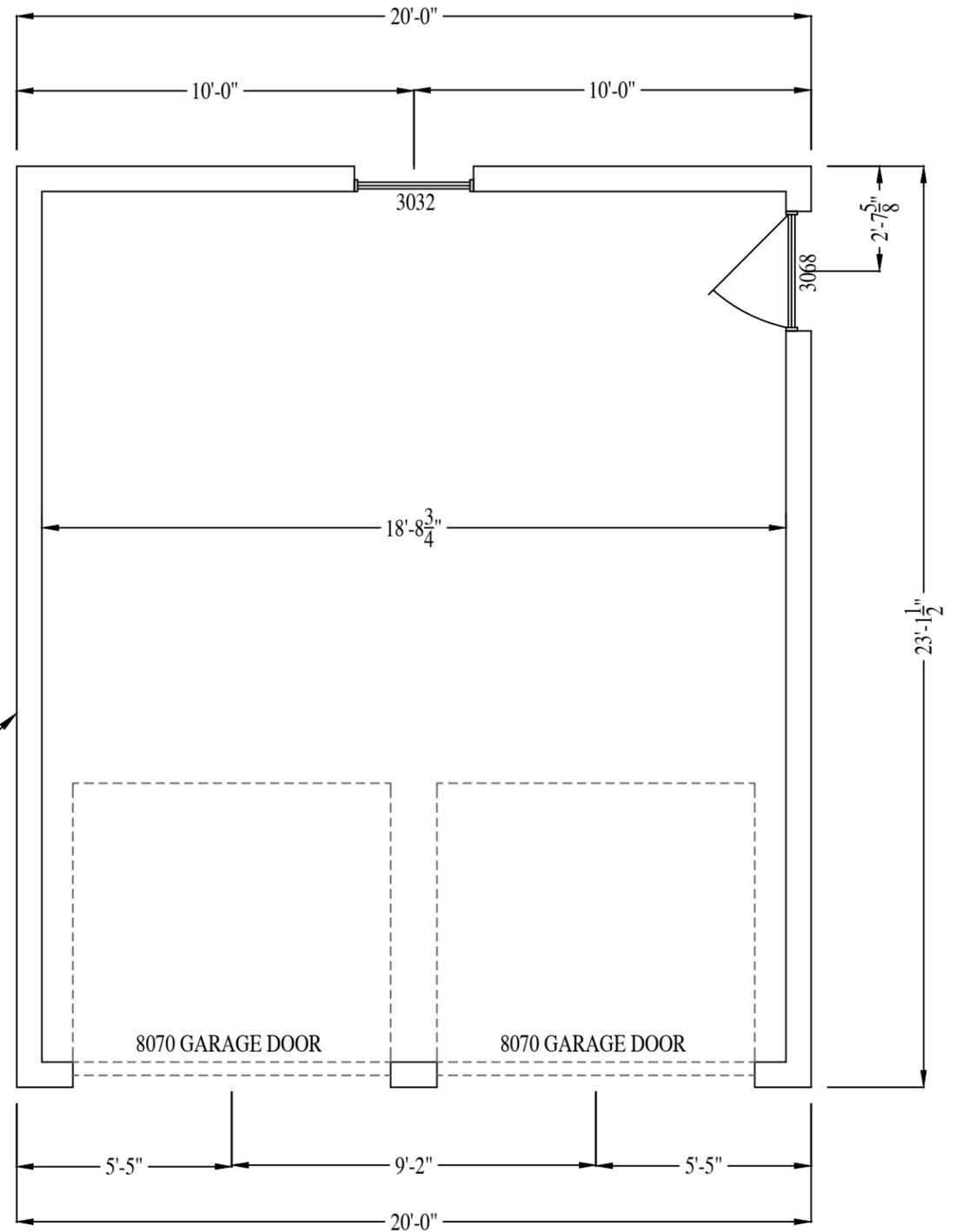
DATE:
5-17-2022

SHEET:
C1.0





EX. BRICK / CMU WALLS



EXISTING GARAGE

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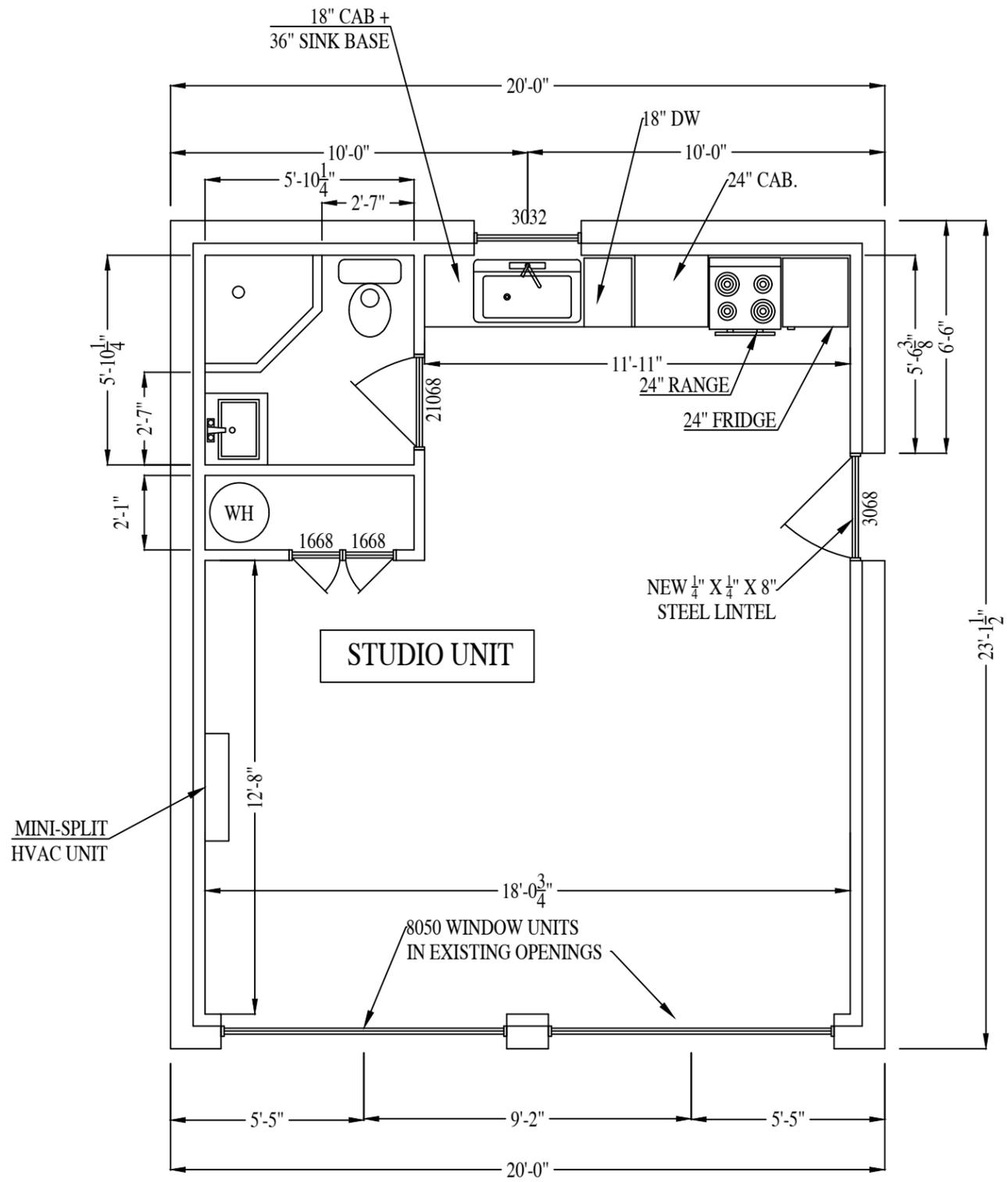
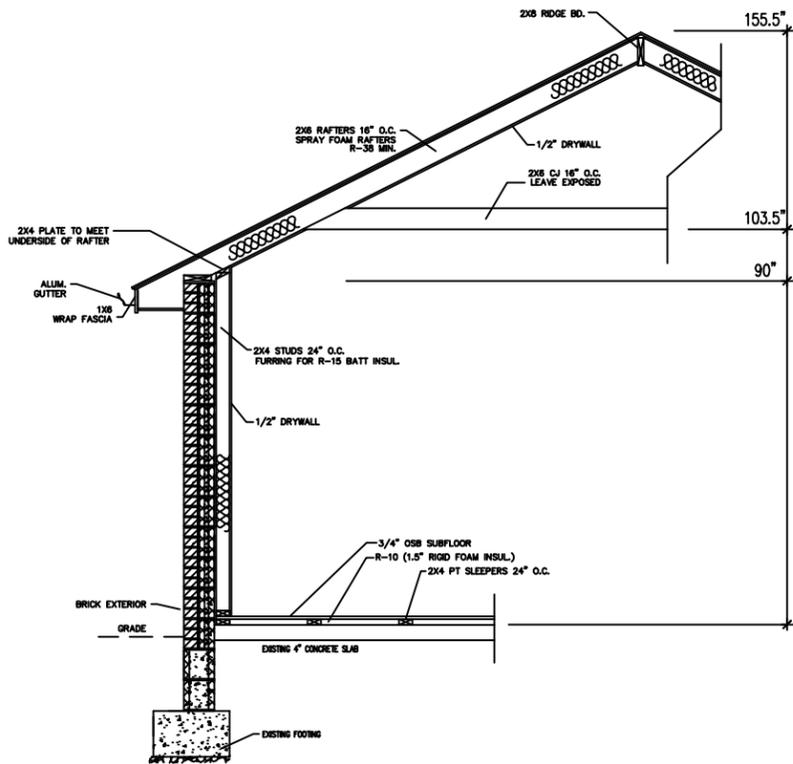
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1/4" = 1'-0"

DATE:
5-17-2022

SHEET:
A1.1





PROPOSED ADU

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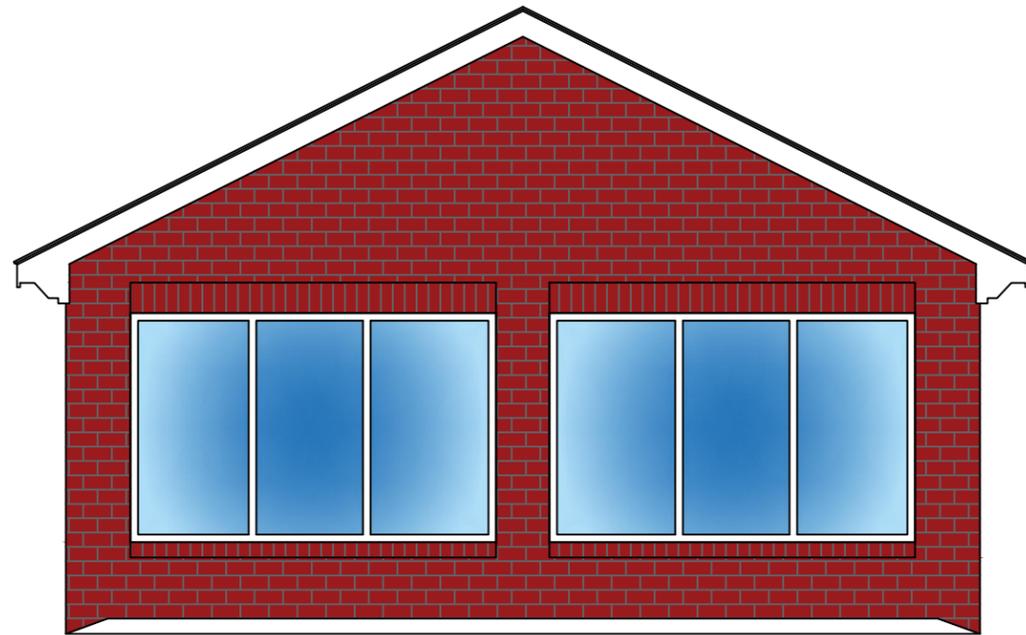
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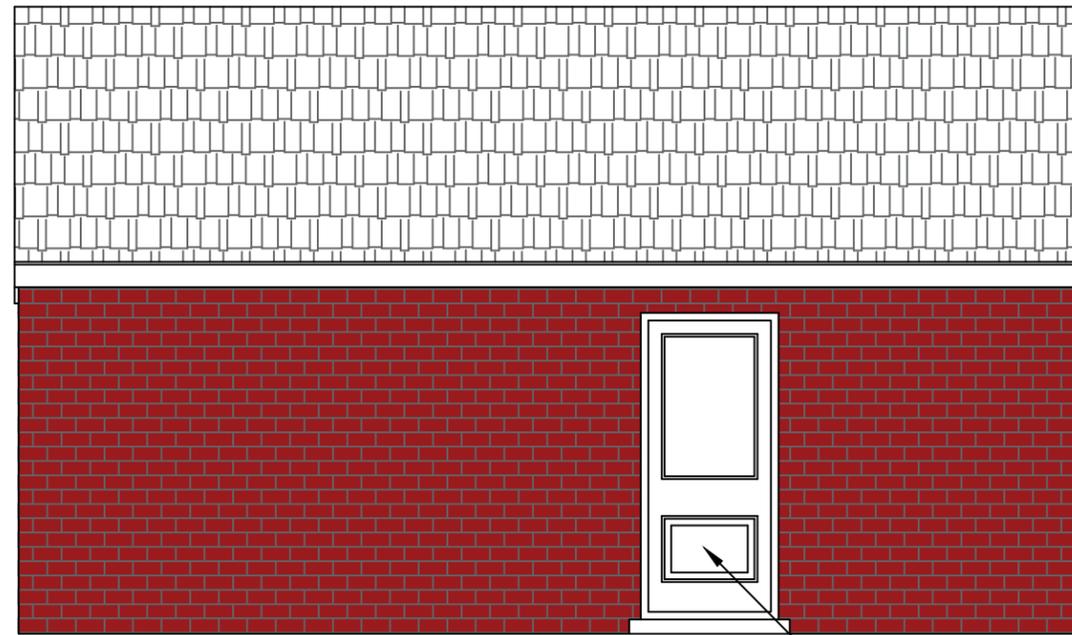
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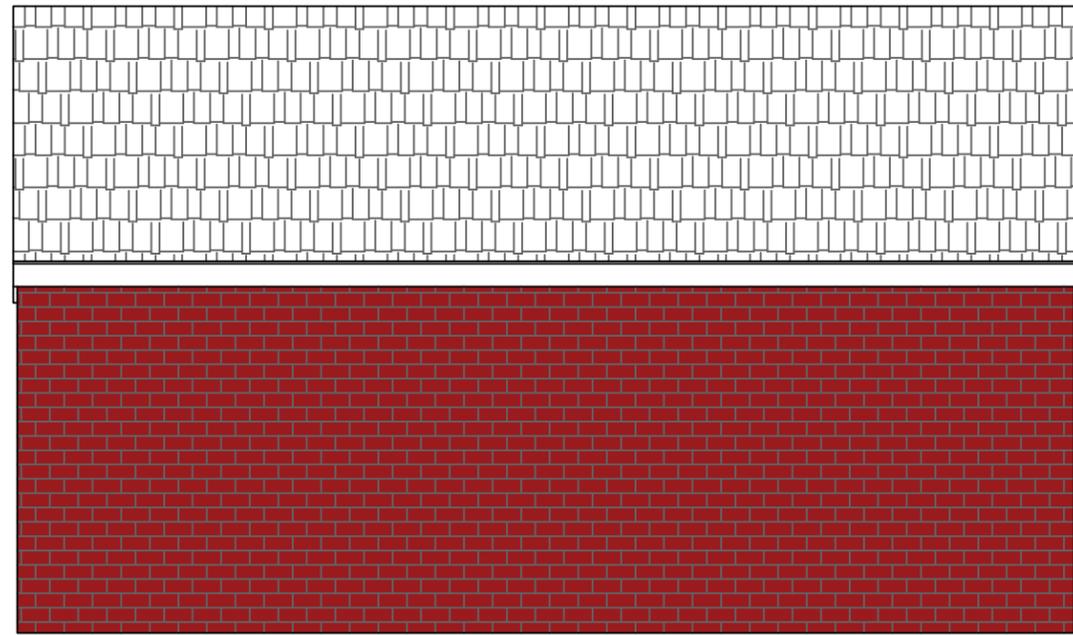


FRONT ELEVATION
(FACING ROSENEATH)

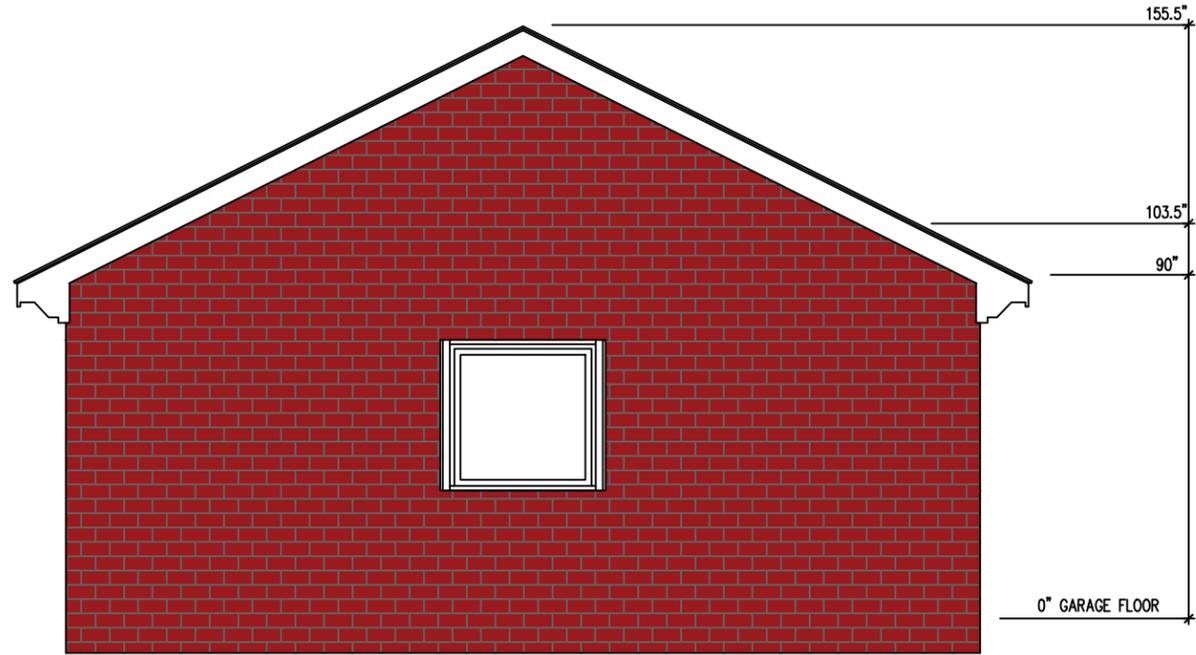


RIGHT ELEVATION
(FACING REAR OF EXISTING HOME)

DOOR TO BE RELOCATED



LEFT ELEVATION
(FACING REAR OF ALLEY)



REAR ELEVATION

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REVISION NOTES

DATE	START

SCALE:
1/4" = 1'-0"

DATE:
5-17-2022

SHEET:
A2.2



