

INTRODUCED: June 8, 2026

AN ORDINANCE No. 2026-156

To authorize the special use of the properties known as 5219 Euclid Avenue, 5221 Euclid Avenue, and 5221 ½ Euclid Avenue for the purpose of up to six single-family detached dwellings, upon certain terms and conditions.

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

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

PUBLIC HEARING: JUL 27 2026 AT 6 P.M.

WHEREAS, the owner of the properties known as 5219 Euclid Avenue, 5221 Euclid Avenue, and 5221 ½ Euclid Avenue, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to six single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot areas and widths, and 30-410.5, concerning yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not 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 properties known as 5219 Euclid Avenue, 5221 Euclid Avenue, and 5221 ½ Euclid Avenue and identified as Tax Parcel Nos. E010-0134/007, E010-0134/009, and E010-0134/010, respectively, in the 2026 records of the City Assessor, being more particularly shown on the survey entitled “Parcel Line Modification of Three Parcels Containing Lot 7, 8, 9, 10 & 11, Block ‘B’, Plan of ‘Alton Heights’, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated December 23, 2021, 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 up to six single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Site Plan Exhibit, 5215, 5217, 5220 Euclid Ave, RSMP Plan,” prepared by Bowman, and dated August 8, 2024, and “New Two Story Single Family Detached,” prepared by Lawrence Ellis Williams Consulting LLC, with sheets A1, A2, A3, A4, and A5 dated August 5, 2024, and sheet A6 dated September 12, 2024, 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 up to six single-family detached dwellings, 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, and site improvements shall be substantially as shown on the Plans.

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

(e) Prior to the issuance of any building permit for the Special Use, the establishment of up to six residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not

to be visible from adjacent properties and public streets.

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

(e) The Owner shall make improvements within the right-of-way substantially as shown on the Plans, including without limitation the installation of (i) new pavement and curb and gutter along that portion of Euclid Avenue shown and labeled as “EUCLID AVE CONNECTION” on the Plans, (ii) a new sidewalk on the west side of Euclid Avenue, (iii) six street trees along the west side of Euclid Avenue, and (iv) gravel on that portion of the public alley shown and labeled as “PUBLIC ALLEY GRAVEL EX. +/-26’ R/W” on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following such written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the

applicable underlying zoning regulations.

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

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

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

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

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

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

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 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

## Intracity Correspondence

### O&R Transmittal

**DATE:** May 6, 2026

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Dr. Danny Avula, Mayor (by request)  
(This is no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Odie Donald II, Chief Administrative Officer

**FROM:** Kevin J. Vonck, Director of Planning & Development Review

**RE:** To authorize the special use of the properties known as 5219 Euclid Avenue, 5221 Euclid Avenue, and 5221 ½ Euclid Avenue for the purpose of up to six single-family detached dwellings, upon certain terms and conditions.

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

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize six single-family detached dwellings within an R-5 Single-Family Residential District which use, among other things, is not currently allowed by sections 30-410.4, concerning lot areas and widths, and 30-410.5, concerning yards, of the Code of the City of Richmond (2020). A Special Use Permit is therefore required.

**BACKGROUND:** The properties are located in the Fulton neighborhood on Euclid Avenue between Nelson and Ashley Streets. The properties are currently a collection of 3, unimproved, contiguous parcels totaling 15,000 sq. ft. (.33 acres). The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary

Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The current zoning for this property is R-5 Single-Family Residential. All adjacent properties are located within the same R-5 zone. The area is primarily single family residential. The proposed density of the parcels is 6 units upon .33 acres, or 18 units per acre.

**COMMUNITY ENGAGEMENT:** The Greater Fulton Civic Association was notified. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** None

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

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** June 8, 2026

**CITY COUNCIL PUBLIC HEARING DATE:** July 27, 2026

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** City Planning Commission, July 7, 2026

**AFFECTED AGENCIES:** Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

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

**STAFF:** Jonathan Brown, Principal 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: 5219, 5221, & 5221.5 Euclid Avenue Date: \_\_\_\_\_

Parcel I.D. #: E0100134007, 009, 010 Fee: \$300

Total area of affected site in acres: 0.344 AC

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

**Zoning**

Current Zoning: R-5 Residential

Richmond 300 Land Use Designation: Residential

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicants report)

Lot division and construction of six (6) single-family detached dwellings.

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:** 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: [REDACTED]

**Property Owner:** TRINITY DEVELOPMENT GROUP INC

If Business Entity, name and title of authorized signee: Alfred Brown CFO

(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: 261 SCOTCH PINE DR

City: SANDSTON State: VA Zip Code: 23150

Telephone: (804) 248-3674 Fax: ( )

Email: [REDACTED]

**Property Owner Signature:** AlfredBrown



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

*October 18<sup>th</sup>, 2023*  
Revised June 24<sup>th</sup>, 2024

*Special Use Permit Request*  
*5219, 5221, & 5221.5 Euclid Avenue, Richmond, Virginia*  
*Map Reference Numbers: E010-0134/007, E010-0134/009, E010-0134/010*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 600 Richmond, Virginia 23219

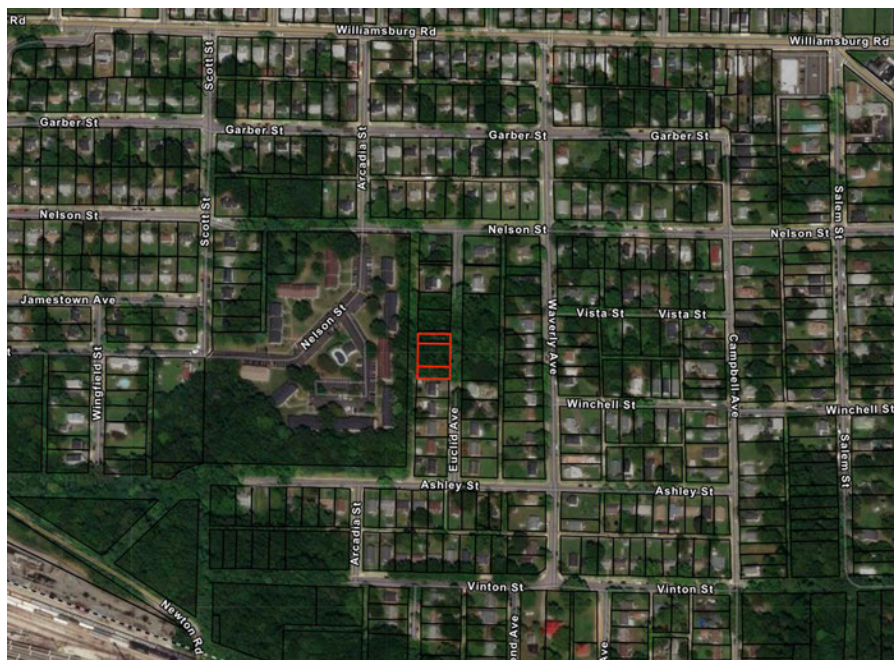
## Introduction

The property owner is requesting a special use permit (the "SUP") for the parcels known as 5219, 5221, & 5221.5 Euclid Avenue (the "Property"). The SUP would authorize the division of the currently unimproved Property in order to construct six single-family detached dwellings. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the R-5 feature requirements cannot be met, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The subject Property is located on the western line of Euclid Avenue between Nelson Street to the north and Ashley Street to the south. The Property is referenced by the City Assessor as tax parcels E010-0134/007, E010-0134/009, and E010-0134/010, is currently unimproved. The three parcels were originally five original lots (Lots 7-11 of Block B) of the Alton Heights subdivision and have a total of 150' of frontage along Euclid Avenue containing 15,000 square feet of lot area. To the rear of the Property is an unimproved right-of-way for a north-south alley which will be improved along the length of the Property. Euclid Avenue, which is incomplete along the Property frontage, would be completed as part of the SUP, connecting the north and south sections of the roadway.



The properties in the immediate vicinity are primarily developed with single-family detached dwellings. The adjacent parcels along Euclid Avenue at 5215 and 5217 are currently vacant and are planned to be divided, by-right, and to be improved with a total of four single-family detached dwellings on 30' wide lots, consistent with those proposed in this SUP. Across the street at 5220 Euclid Avenue, an application has been filed to construct eleven new single-family detached dwellings on the vacant parcel in a manner which is compatible with the original subdivision lots. Also located nearby, behind the parcels on the western line of Euclid Avenue is the large (100+ units) Wynwood Apartments. To the north lies the Williamsburg Road corridor while to the south is Henrico County.

## **EXISTING ZONING**

The Property and those in the immediate vicinity are zoned R-5 Single-Family Residential.

## **MASTER PLAN DESIGNATION**

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

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 14.5 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 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 Williamsburg Road which is serviced by the high frequency 4B bus line and provides connection to the west toward Downtown and on to the VCU Medical Center and to the southeast toward Darbytown Road.

# **Proposal**

## **PROJECT SUMMARY**

The proposed development includes the division of the Property and the construction of up to six single-family detached dwellings. Two different floor plans are proposed to provide flexibility in living arrangements for the future owners. The applicant is requesting flexibility in which design is located on each site based on the preference of future owners.

## **PURPOSE OF REQUEST**

The Property consists of three parcels which are described as Lots 7-11 of Block B of the original Alton Heights subdivision and are a total of 150 feet wide and contain roughly 15,000 square feet of lot area. The owner is proposing to divide the Property into 25' wide lots, similar to the original subdivision lots, in order to build six new single-family detached dwellings.

In exchange for the SUP, the intent of this request is to ensure the development of six high-quality single-family detached dwellings. The proposed lot sizes are compatible with the other properties in the area including the by-right construction of four single-family detached dwellings on 30' wide lots at 5215 and 5217 Euclid Ave. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, the quality assurances

conditioned through the SUP will guarantee a higher quality development and the completion of the Euclid Avenue right of way.

## **PROJECT DETAILS**

The applicant has provided two designs and is requesting flexibility in the specific design used on each parcel. The proposed dwellings are generally designed as two-story dwellings to be built using quality materials including cementitious siding. The floor plans have been designed to meet the needs of the current homebuyer with three bedrooms and two-and-one-half bathrooms as well as open living and kitchen areas and a primary bedroom suite with en suite bath and walk-in closet.

The proposed dwellings massing and architectural styles are designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood. The exteriors would be clad in quality building materials including cementitious lap siding in order to ensure durability. Covered full-width front porches would engage the street and provide usable outdoor living space for future occupants.

## **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 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 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.

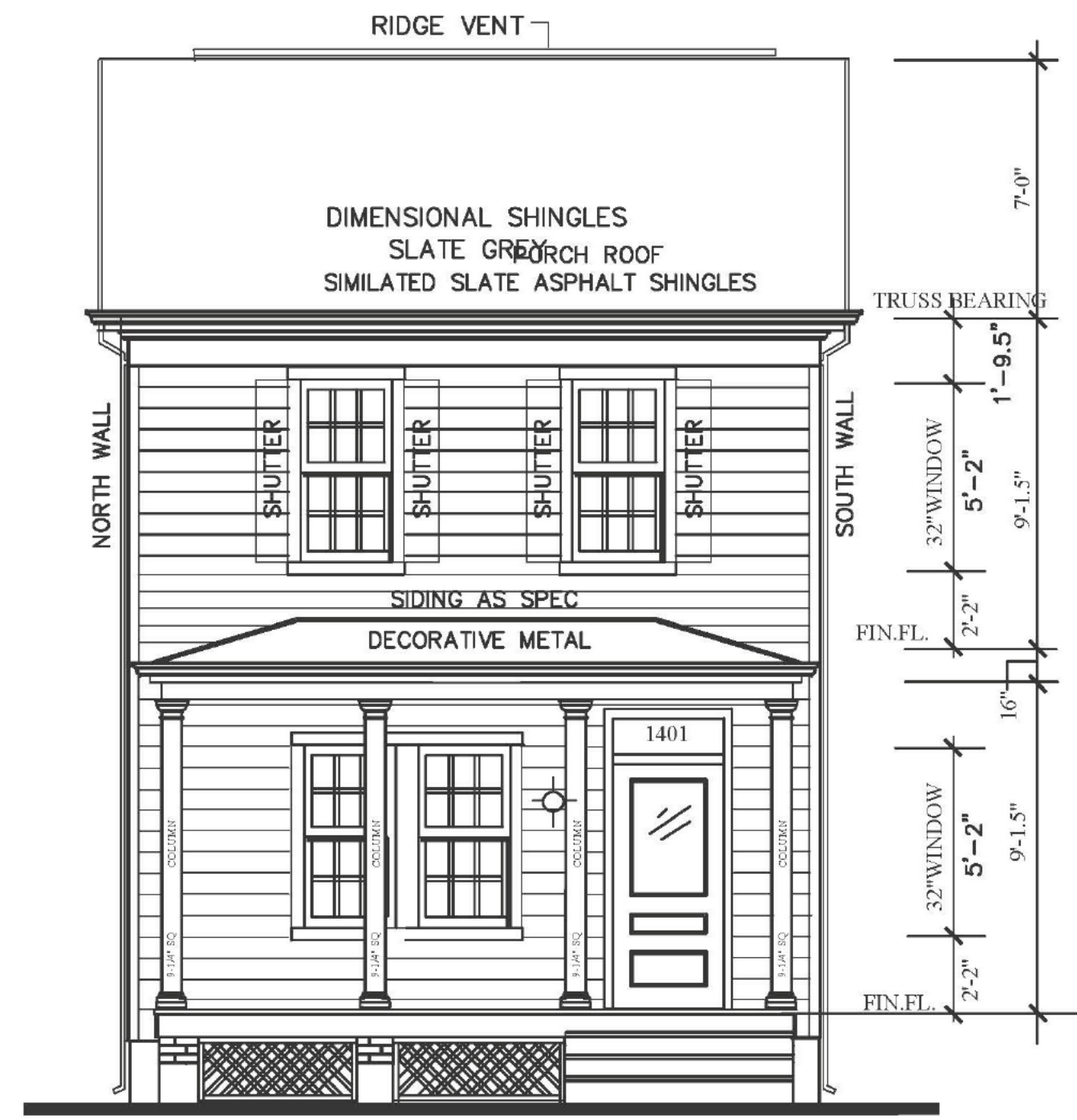
- ***Interfere with adequate light and air.***

The proposed buildings are of compatible massing and spacing to the existing in the vicinity and are compatible with the by-right construction of four single-family detached dwellings on 30' wide lots at 5215 and 5217 Euclid Avenue. Furthermore, the provision of a full-width front porches will provide additional usable outdoor space. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

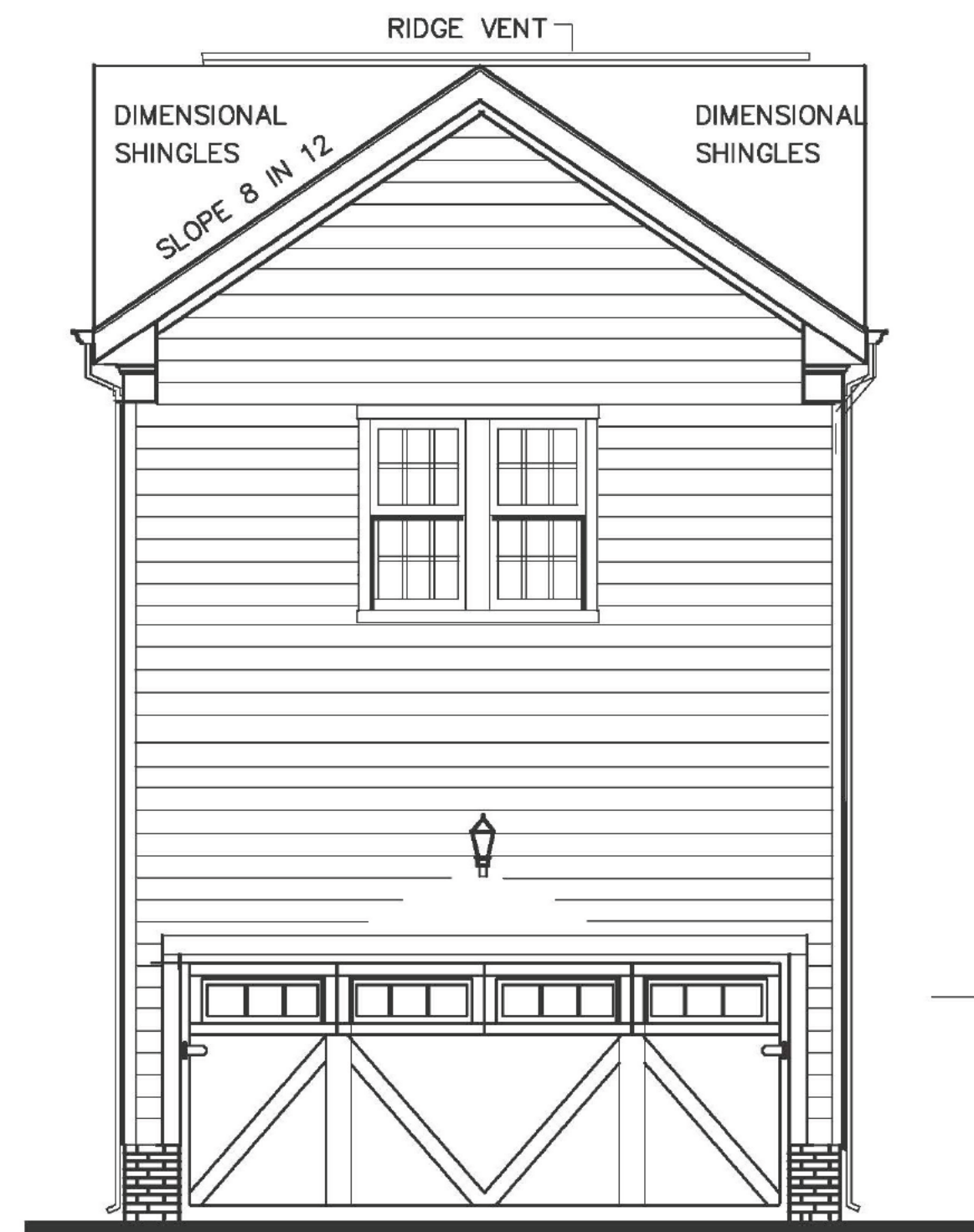
## Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family detached dwellings. The buildings have been thoughtfully designed to provide an appropriate, high-quality residence in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity as shown by the similar by-right development of the nearby properties at 5215 and 5217 Euclid Avenue thereby remaining consistent with the predominant character of the area. 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 street life in the form of a street-oriented front porches. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



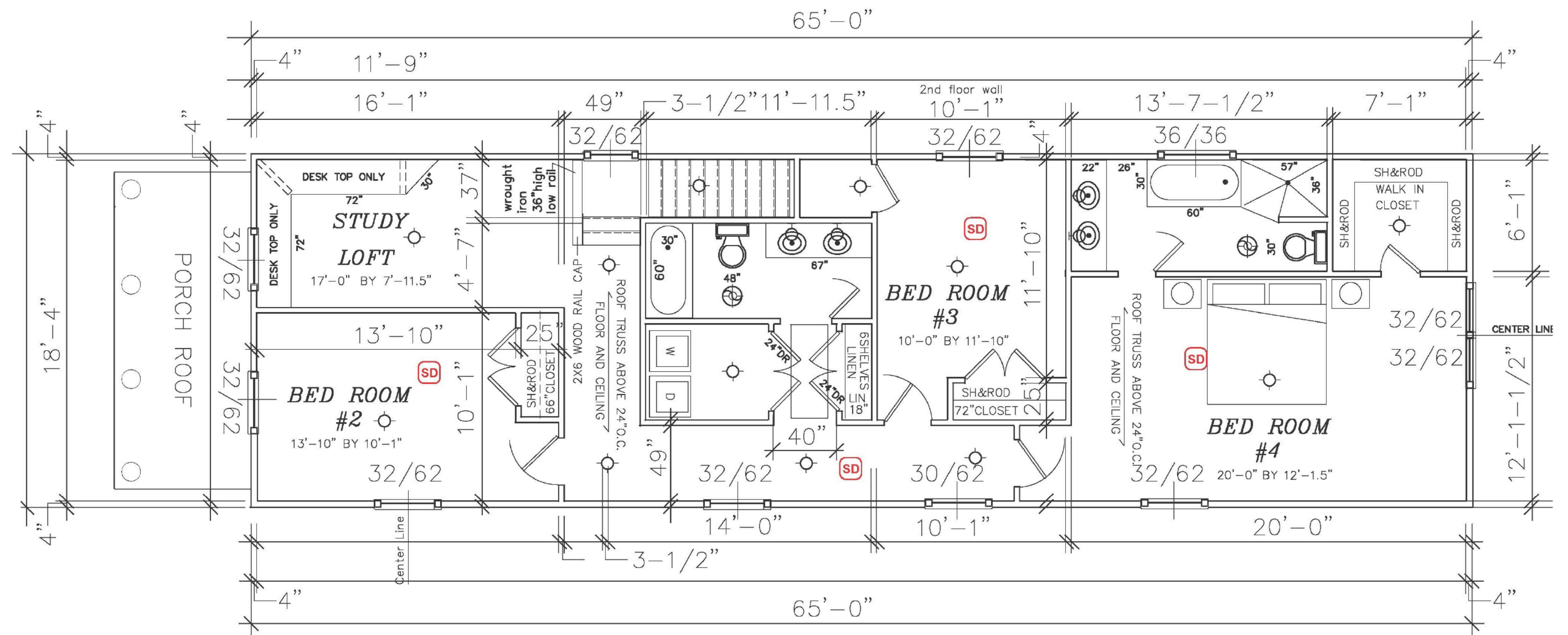


**PROPOSED FRONT A**  
PREFERRED FRONT DESIGN FOR THIS SITE  
RAILING PER CODE  
MATCH NEIGHBORHOOD STANDARD



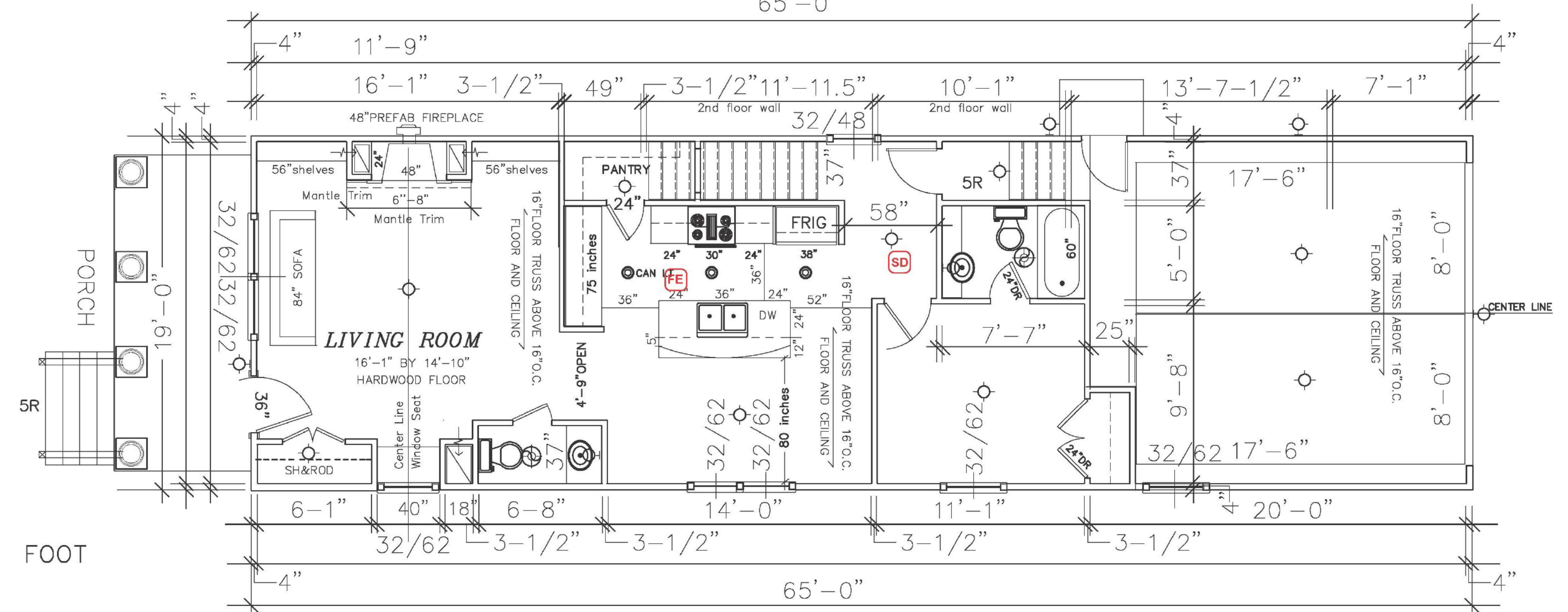
**REAR ELEVATION**  
PREFERRED FRONT DESIGN FOR THIS SITE

**Legend**  
SD - Smoke Alarm  
CO - Carbon Monoxide Alarm  
FE - Fire Extinguisher  
EF - Exhaust Fan



FIRST FLOOR	855 SQ FEET
SECOND FLOOR	1,235 SQ FEET
TOTAL	2,090 SQ FEET

SECOND FLOOR 0 10 20 30FT  
PLUS 371 SQ FEET GARAGE  
65'-0"  
SCALE 1/4 INCH = 1 FOOT



Per Section R310.1 of the 2012 VA Residential Code, every sleeping room must have at least one operable emergency escape and rescue opening. The sill height shall be not more than 44" to the bottom of the clear opening. Openings not on grade level shall have a min net clear opening of 5.7 sf. Openings on grade level shall have a min net clear opening of 5 sf. The min clear opening height shall be 24". The min clear opening width shall be 20".

FIRST FLOOR 0 10 20 30FT  
SCALE 1/4 INCH = 1 FOOT

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LAWRENCE ELLIS WILLIAMS CONSULTING LLC

ENVIRONMENTAL PLANNERS  
FACILITY MANAGERS

ARCHITECTS ENGINEERS  
CONSTRUCTION MANAGERS

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NEW TWO STORY SINGLE FAMILY DETACHED

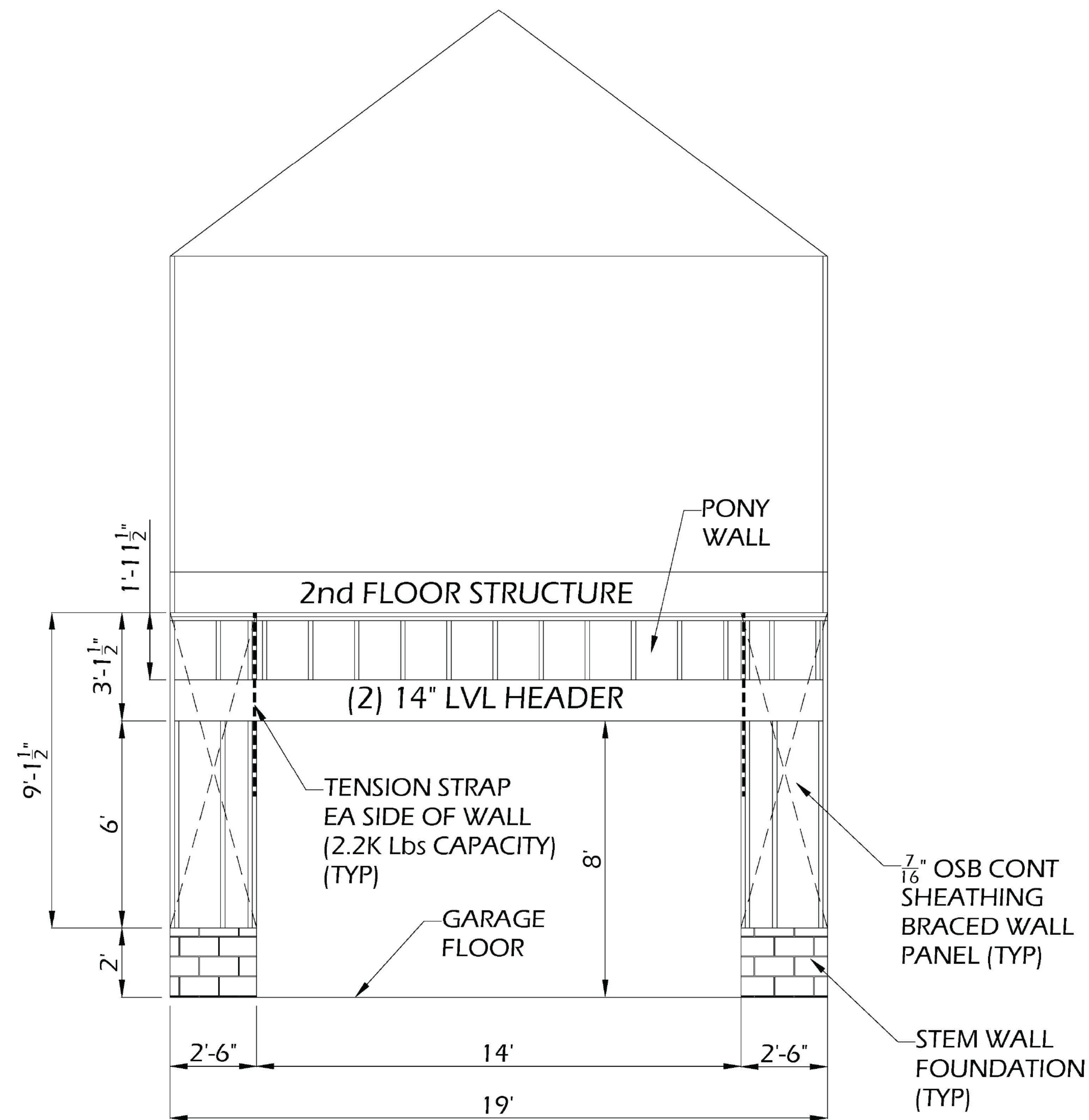
CLIENT: BRIAN K REID  
ADDRESS: 5215-5221.5 EUCLID AVENUE RICHMOND, VIRGINIA  
BUILDER: CAPITAL BUILDING SERVICES

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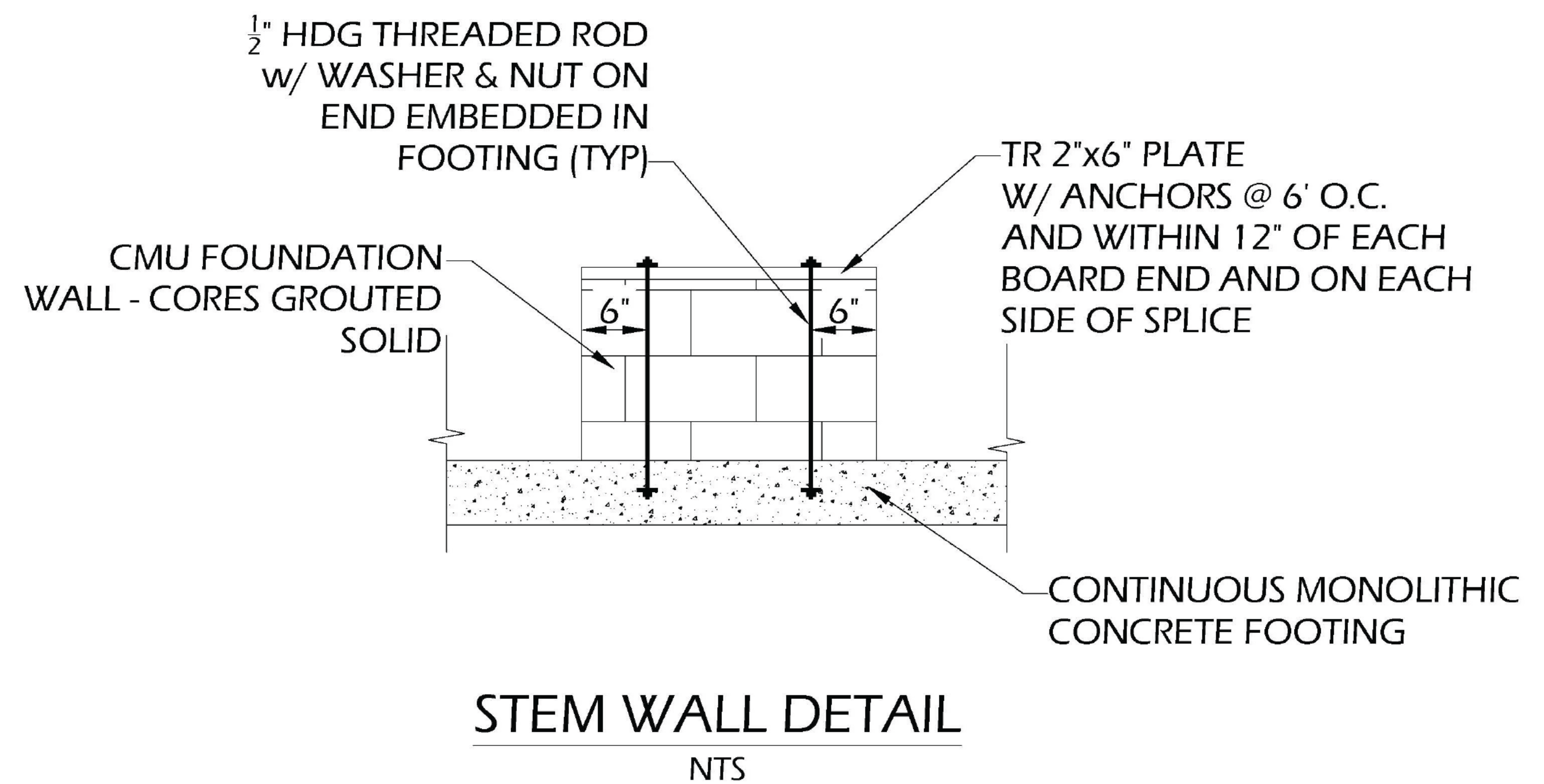
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Drawn By LW  
Issue Date  
08/05/24



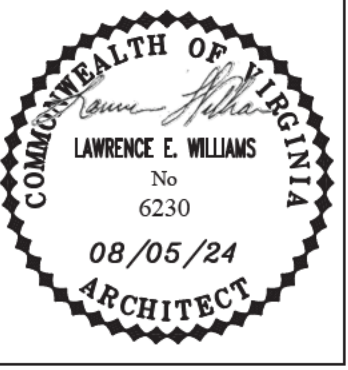




**PORTAL FRAME  
GARAGE WALL FRAMING DETAIL**  
NTS



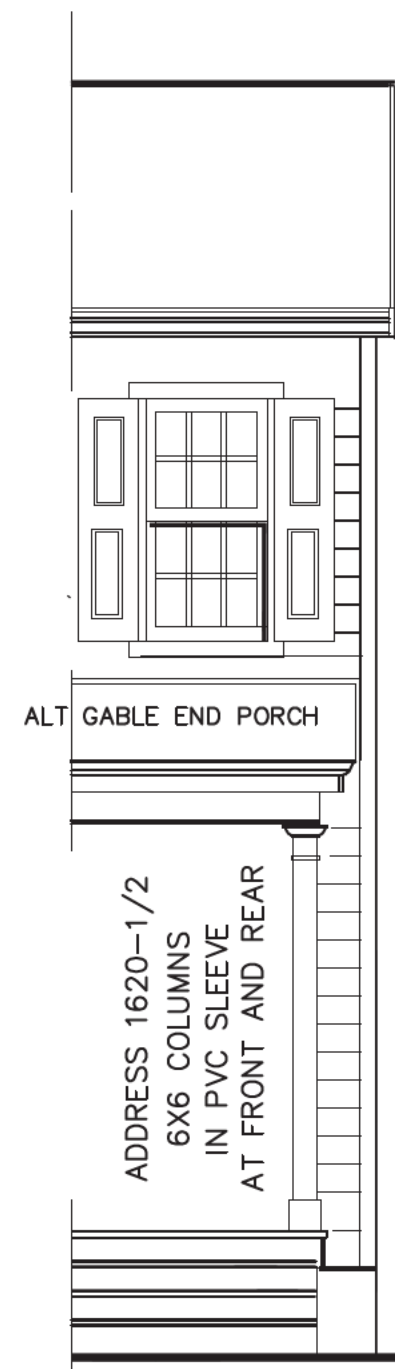
	NO.	DATE	BY	REVISION
<p>PROJECT TITLE: GARAGE DOOR FRAMING</p> <p>PROJECT: NEW RESIDENCE 1401 NORTH 29th STREET RICHMOND, VA 23223</p> <p>Advanced Engineering, LLC P.O.Box 72692 Richmond, VA. 23235 (804) 909-3633 E-Mail: AdvEngineering@aol.com</p>				
<p>PROJECT NO. 907</p> <p>SCALE: AS SHOWN DATE: 7/31/19</p> <p>DRAWN BY: JK CHECKED BY: FJK</p> <p>DRAWING NO. 1 OF 1 SHEETS</p>				



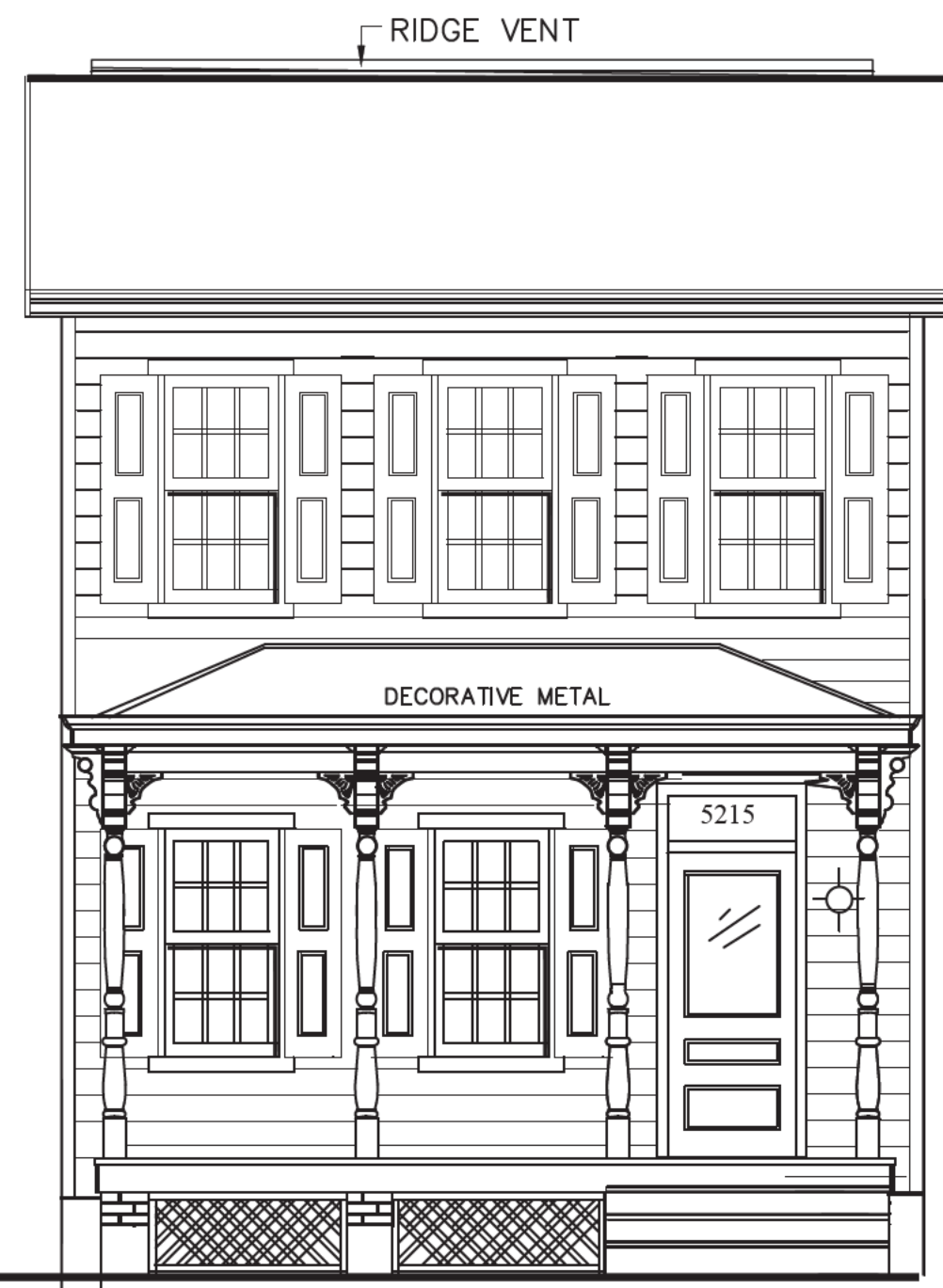
LAWRENCE ELLIS WILLIAMS CONSULTING LLC  
ENVIRONMENTAL PLANNERS  
FACILITY MANAGERS  
ARCHITECTS ENGINEERS  
CONSTRUCTION MANAGERS  
2518 FORD AVENUE RICHMOND, VIRGINIA. 23223 TEL.(804) 437-5360

NEW TWO STORY SINGLE FAMILY DETACHED  
CLIENT: BRIAN K REID  
ADDRESS: 5215-5221.5 EUCLID AVENUE RICHMOND, VIRGINIA  
BUILDER: CAPITAL BUILDING SERVICES

A4  
Drawn By LW  
Issue Date  
08/05/24

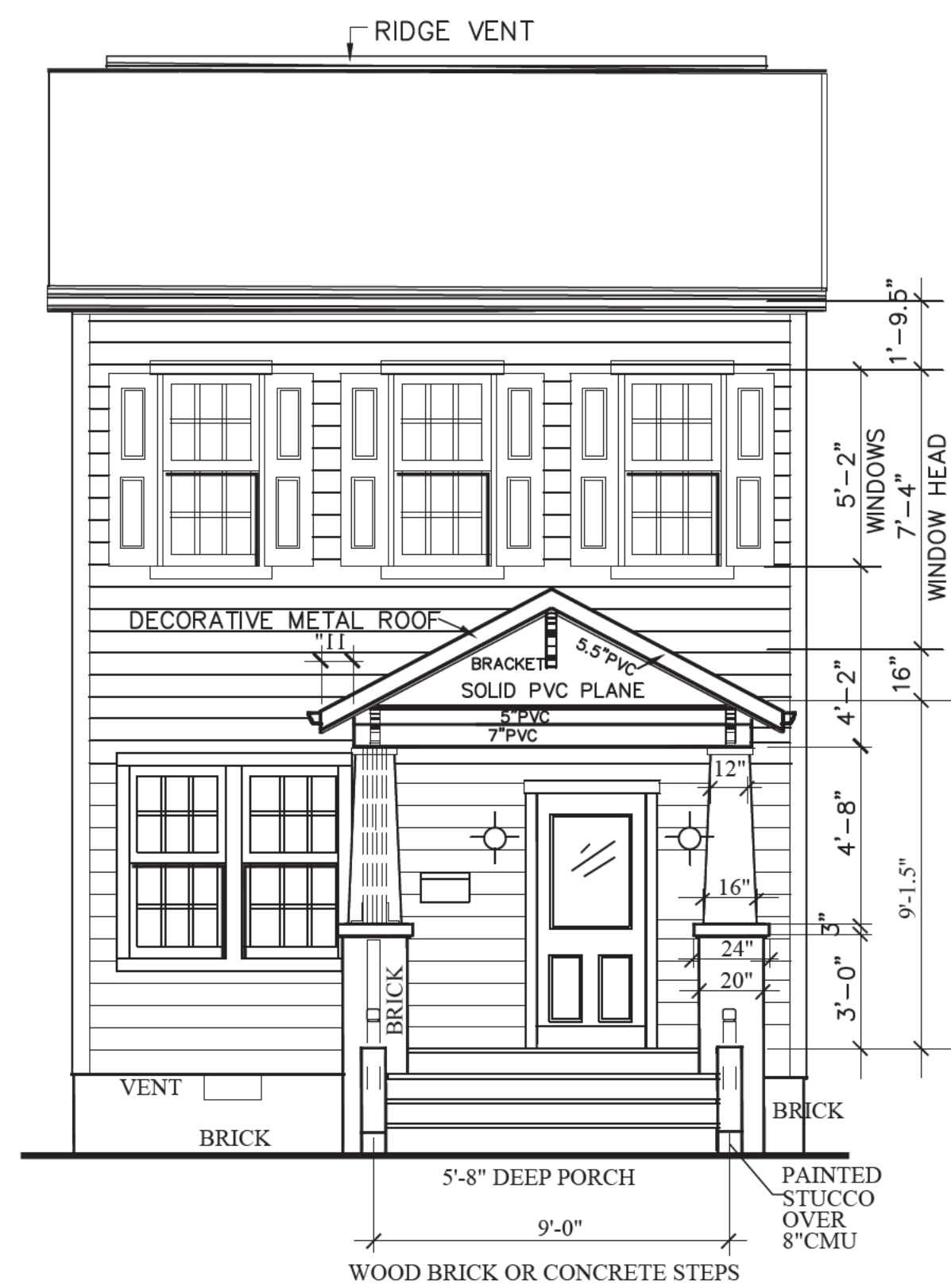


FRONT B

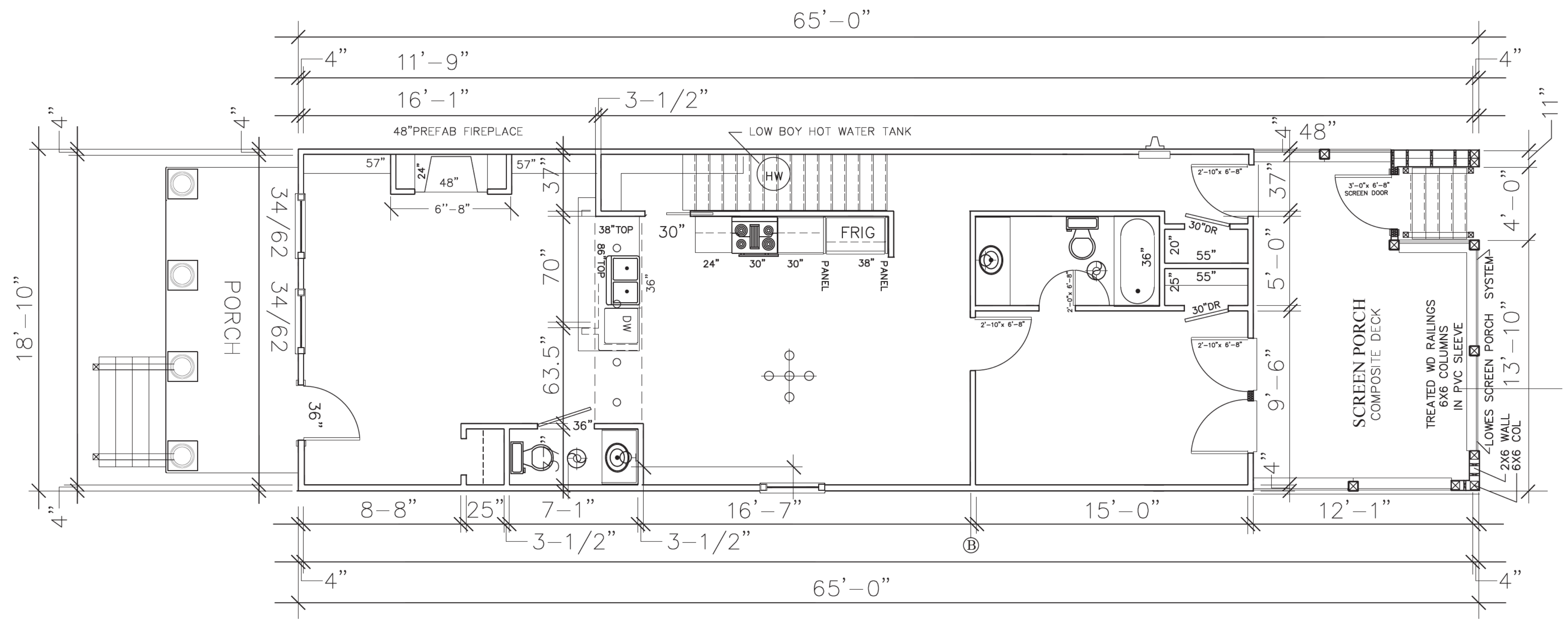
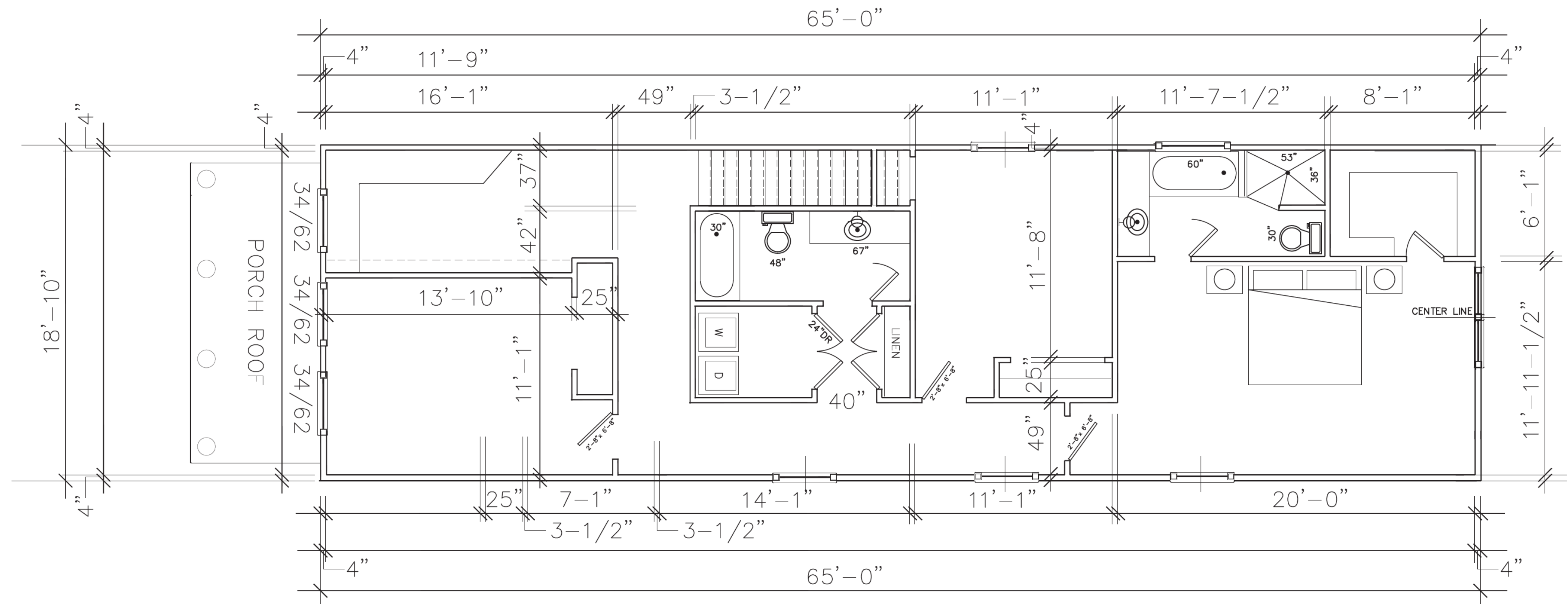


FRONT A  
AT DUPLEX HOUSE PARCELS  
WITH PARTY WALL  
PREFERRED FRONT DESIGN

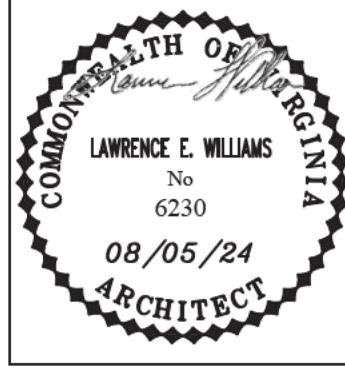
19'-0" WIDTH FRONT FOUNDATION WALL



ALTERNATE FRONT C  
AT SINGLE HOUSE PARCELS



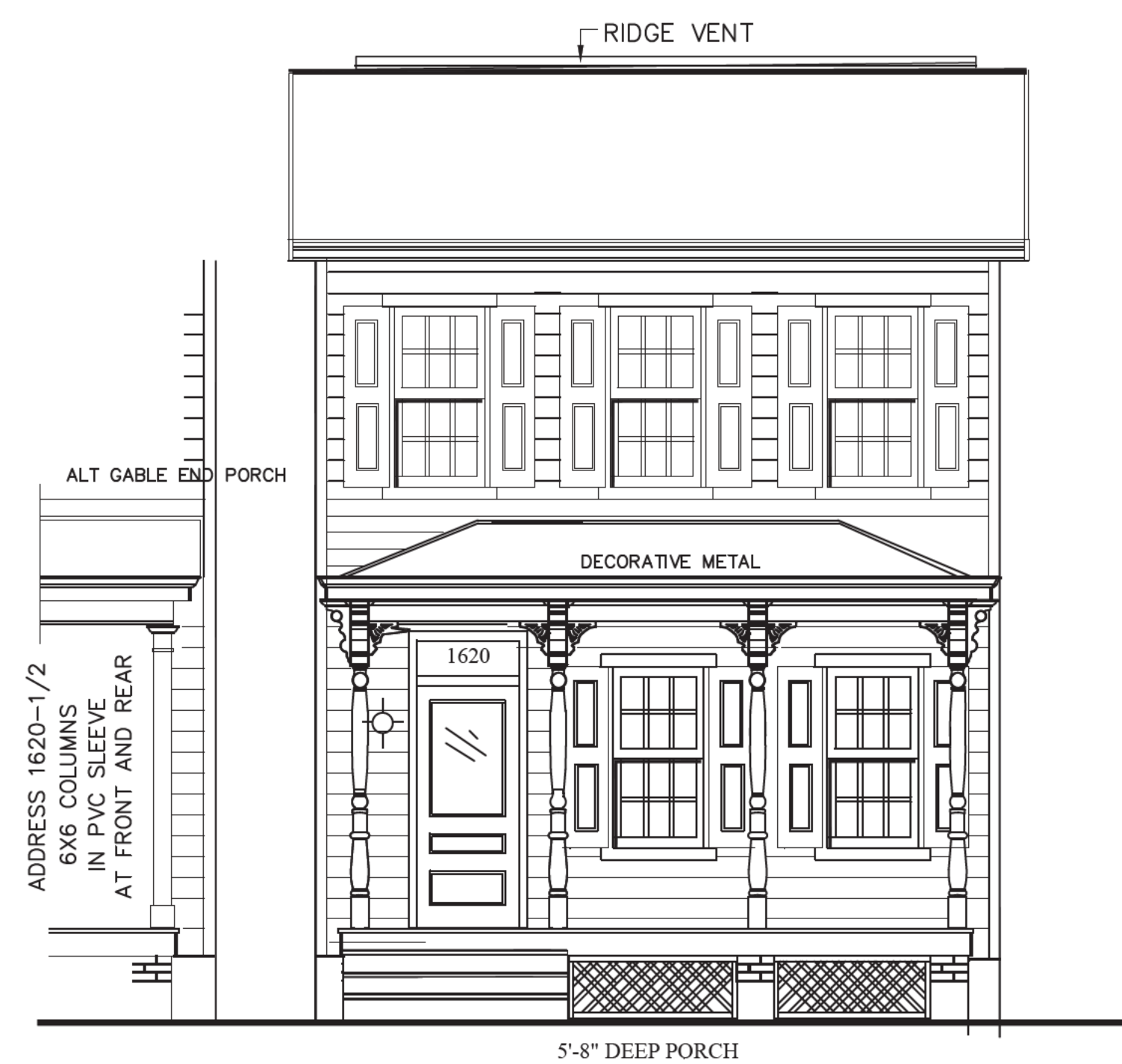
LOT 25.50 FEET BY 130.00 FEET



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CONSTRUCTION MANAGERS  
ENVIRONMENTAL PLANNERS  
FACILITY MANAGERS  
2518 FORD AVENUE RICHMOND, VIRGINIA. 23223 TEL.(804) 437-5360

NEW TWO STORY SINGLE FAMILY DETACHED  
CLIENT: BRIAN K REID  
ADDRESS: 5215-5221.5 EUCLID AVENUE RICHMOND, VIRGINIA  
BUILDER: CAPITAL BUILDING SERVICES

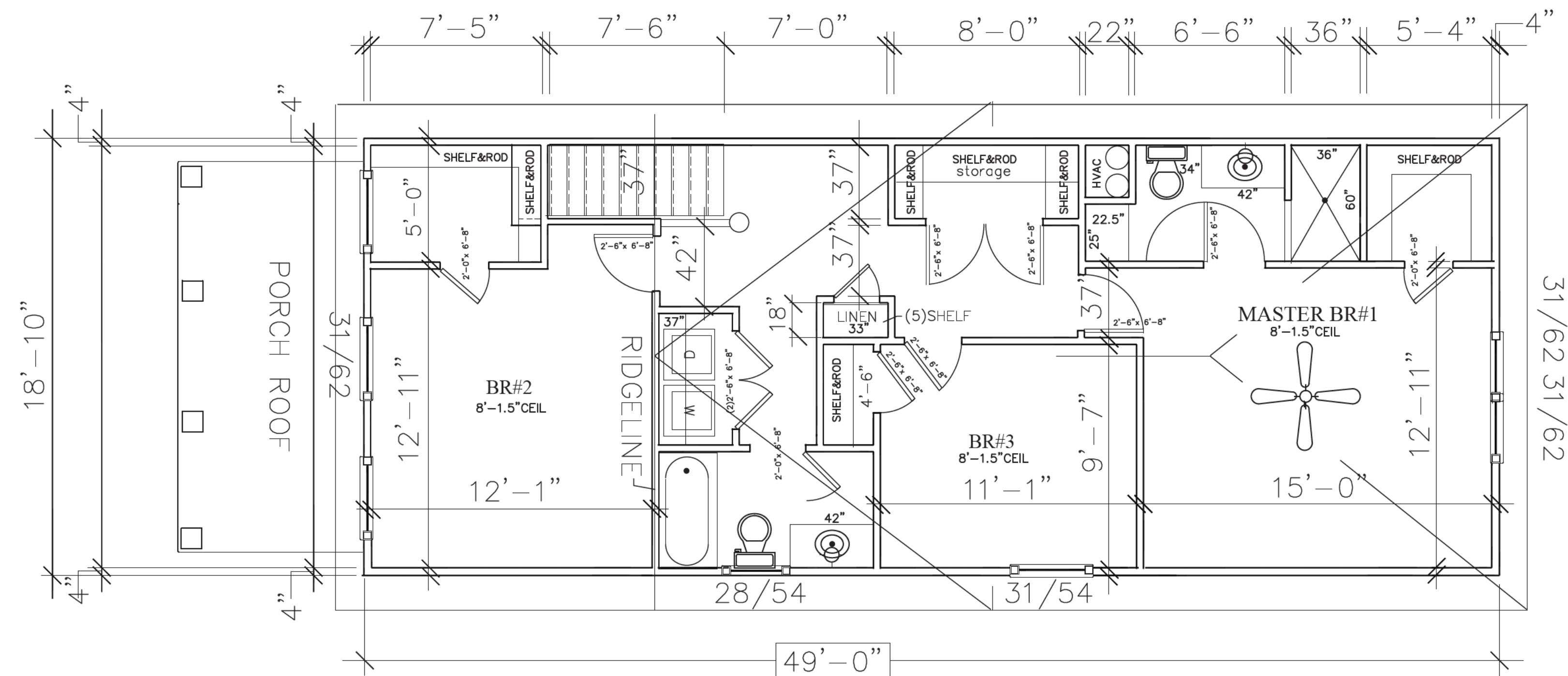
A5  
Drawn By LW  
Issue Date  
08/05/24



FRONT B FRONT A  
AT DUPLEX HOUSE PARCELS  
WITH PARTY WALL



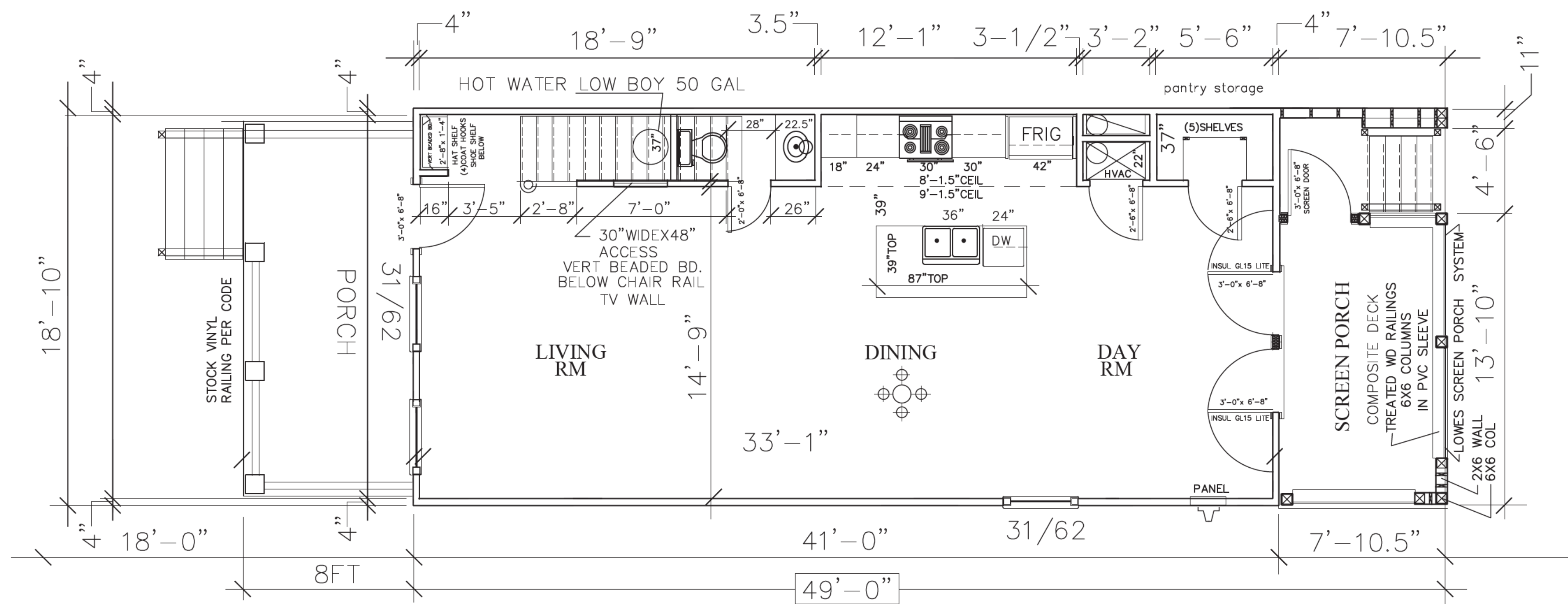
ALTERNATE FRONT C  
AT SINGLE HOUSE PARCELS



Single

SECOND FLOOR  
SCALE: 0 5ft 10ft

931 square feet

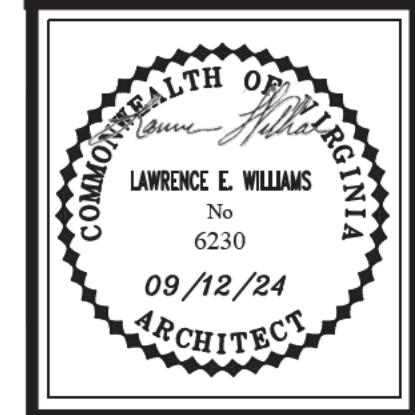


SCALE 1/4" = 1'-0"

FIRST FLOOR  
SCALE: 0 5ft 10ft

779 square feet

TOTAL 1,710 square feet

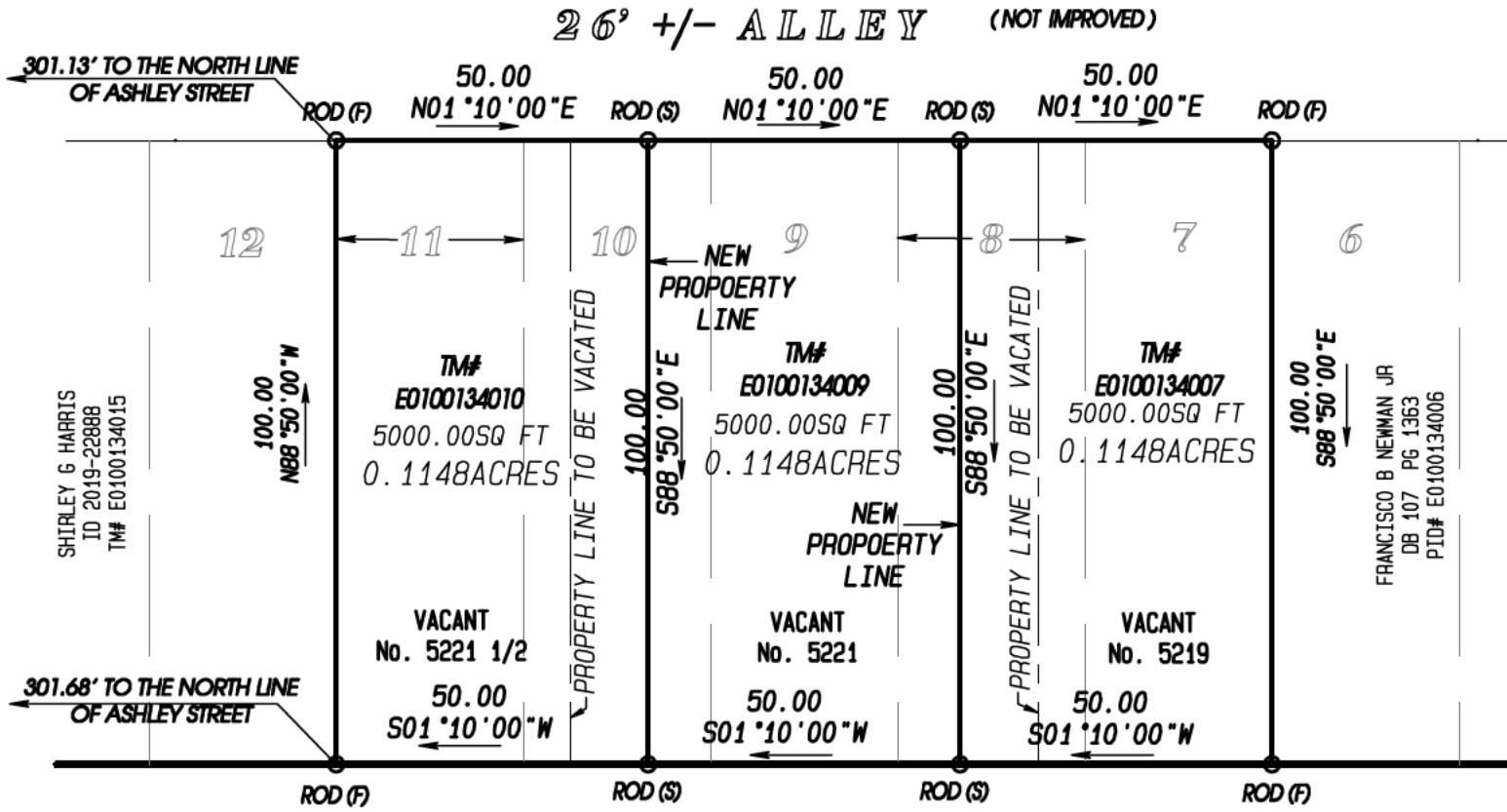


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BUILDER: CAPITAL BUILDING SERVICES

A6  
Drawn By LW  
Issue Date  
09/12/24

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
 CURRENT OWNER: FIRST CHOICE PROPERTIES LLC ID 2021-18187



**PARCEL LINE MODIFICATION OF  
 THREE PARCELS CONTAINING  
 LOT 7, 8, 9, 10 & 11, BLOCK "B",  
 PLAN OF "ALTON HEIGHTS",  
 IN THE CITY OF RICHMOND, VIRGINIA.**

**EUCLID  
 AVENUE**

44' R/W



**McKNIGHT  
 & ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE  
 RICHMOND, VIRGINIA 23235  
 TELEPHONE (804) 320-2646

SCALE: 1" = 30'

JOB NUMBER: 96032421DIV