

INTRODUCED: November 10, 2025

AN ORDINANCE No. 2025-257

To authorize the special use of the property known as 813 Catherine Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 8 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 813 Catherine Street, which is situated in a R-8 Urban Residential District, desires to use such property for the purpose of a two-family detached dwelling, which use, among other things, is not currently allowed by section 30-413.14, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 15 2025 REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 813 Catherine Street and identified as Tax Parcel No. N000-0352/001 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plot Plan Showing Proposed Improvements on No. 813 Catherine Street, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated May 22, 2025, 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 two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “813 Catherine,” prepared by Pinnacle Design Consulting, and dated May 8, 2025, and “Plot Plan Showing Proposed Improvements on No. 813 Catherine Street, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated May 22, 2025, 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 two-family detached dwelling, substantially as shown on the Plans.

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

(c) Vinyl siding shall not be permitted.

(d) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

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

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

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

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

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

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

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

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

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

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

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

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

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of

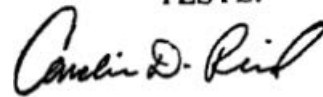
the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 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.

A TRUE COPY:

TESTE:

A handwritten signature in cursive script, appearing to read "Camille D. Reed".

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 7, 2025

TO: The Honorable Members of City Council

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

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

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

RE: To authorize the special use of the property known as 813 Catherine Street, for the purpose of a two-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize the construction of a two-family detached dwelling. The proposed two-family dwelling is a permitted uses in the R-8 Urban Residential district where the property is located. However, the lot area requirement is not met. Therefore, a special use permit is requested.

BACKGROUND: The property is located on the south side of Catherine Street in between Gilmer and Goshen Streets. The parcel is 32 feet wide and 94 feet in depth, for a total lot area of 3,007 square feet. Alley access is provided to the rear of the property. The now vacant property recently contained a dilapidated single-family dwelling. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "existing or new highly walkable urban neighborhoods that are predominantly residential." (p. 56)

Intensity: Buildings heights are generally two to four stories. (p. 56)

The current zoning for this property is R-8 Urban Residential District. Adjacent and surrounding properties are also located within this district. The area is generally single-family and two-family residential. The density of the proposed is two units upon .069 acres is 29 units per acre.

COMMUNITY ENGAGEMENT: The Carver Area Civic Improvement League was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 10, 2025

CITY COUNCIL PUBLIC HEARING DATE: December 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission December 2, 2025

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:

David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street APARTMENT NO/SUITE Suite 730
APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: [REDACTED]
BUSINESS NAME (IF APPLICABLE): Baker Development Resources
SUBJECT PROPERTY OR PROPERTIES: 813 Catherine Street

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: CANVAS DEVELOPMENT LLC
PROPERTY OWNER ADDRESS: PO BOX 7075, RICHMOND, VA 23221
PROPERTY OWNER EMAIL ADDRESS: [REDACTED]
PROPERTY OWNER PHONE NUMBER: _____
Property Owner Signature: [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

APPLICANT'S REPORT

May 12th, 2025

*Special Use Permit Request
813 Catherine Street, Richmond, Virginia
Map Reference Number: N000-0352/001*

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 600
Richmond, VA 23219

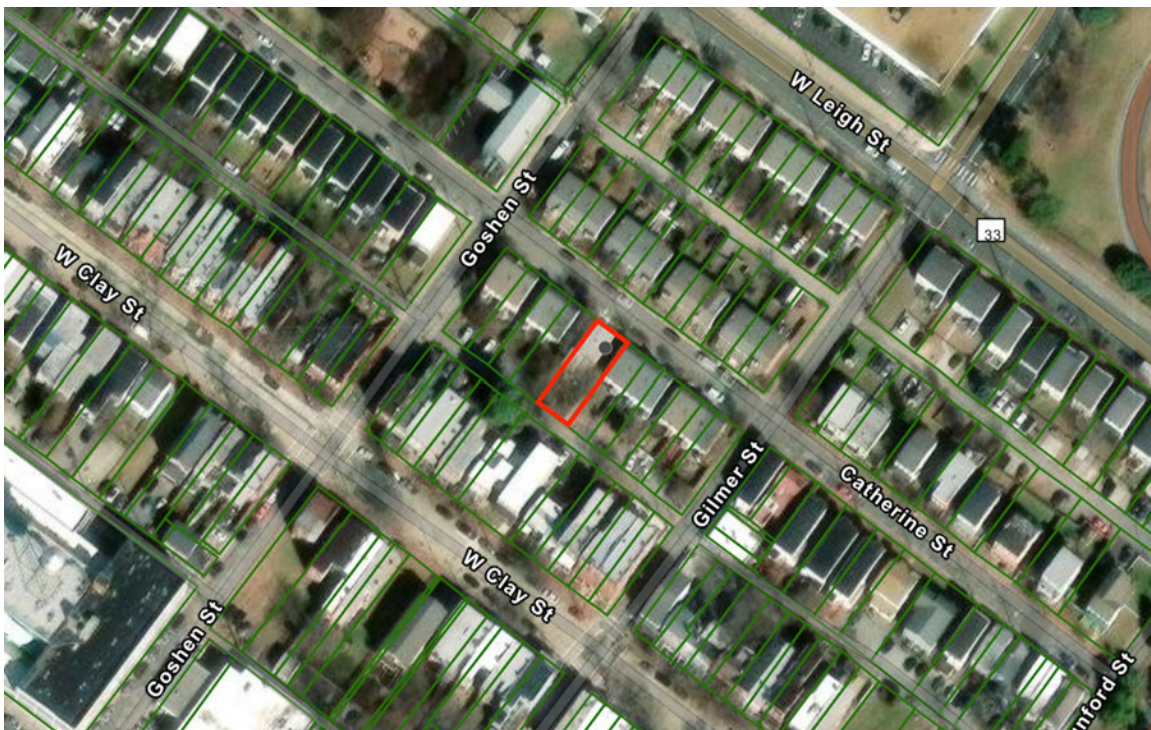
Introduction

The applicant is requesting a special use permit (the “SUP”) for the property known as 813 Catherine Street (the “Property”). The SUP would authorize the construction of one two-family detached dwelling (a “duplex”). While the proposed two-family use is permitted by the underlying R-8 Urban Residential Zoning District and is recommended as “Primary Use” by the Richmond 300 Master Plan for the Neighborhood Mixed-Use land use classification, one of the underlying feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Catherine Street between Gilmer and Goshen Streets and is referenced by the City Assessor with a tax parcel number of N000-0352/001. It is approximately 32 feet in width and 94 feet in depth and contains roughly 3,007 square feet of lot area. The Property is currently vacant and was previously occupied with a single-family dwelling. Access is provided at the rear by means of an east-west alley.



The properties in the vicinity are developed with a range of residential uses, most of which are two stories in height. Single- and two-family dwellings, both attached and detached, can be found nearby. Many nearby properties are subject to a Special Use Permit initially approved in 1990 and most recently amended in 1994. Large multifamily dwellings can also be found in the vicinity. To the north lies the Leigh Street corridor which is occupied with a range of residential, commercial, and institutional uses.

EXISTING ZONING

The Property and the surrounding properties are zoned R-8 Urban Residential, which permits the proposed two-family dwelling use. Other residential zoning parcels can be found to the east, across Belvidere Street (R-6 and R-73 zoned parcels) and to the south where buildings fronting W Marshall Street are zoned R-63. To the north, across Leigh Street, lie parcels zoned for B-2 and B-7 business districts.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Neighborhood Mixed-Use” for the Property. The Master Plan describes this land use designation 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. Single-family, two-family, and small multi-family buildings are contemplated as the 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 14.5 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.

Proposal

PURPOSE OF REQUEST

The SUP would permit the construction of a two-family detached dwelling on the vacant parcel. The dwelling would be two-stories in height with a brick façade with double front porches. While two-family dwellings are permitted by the underlying R-8 zoning district, the requirement for 3,400 square feet of lot area is not met as 3,007 square feet of lot area are provided. In all other regards, including lot width, the proposed dwelling meets the underlying R-8 requirements for two-family dwellings.

PROJECT DETAILS/DESIGN

The proposed two-family dwelling would be two-stories in height and roughly 26' wide, 62' long and would be configured as flats. Each unit would consist of three bedrooms and two bathrooms with modern and efficient floor plans designed to be meet the needs of the market. One bedroom would include an ensuite bath and walk-in closet while the other two bedrooms would each have large closets and share a bathroom. A desirable open kitchen/living/dining area would allow for ample room for circulation for future residents. The first floor would contain a total of 1,627 square feet of finished living area while the second floor would contain 1,664 square feet of living area. A two-story full-width front porch would allow for additional outdoor living area as well as engage the street and create a pedestrian friendly streetscape. Three off-street parking spaces are provided at the rear of the dwelling and would be accessed via the east-west alley.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 30-1050.1 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 SUP for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and three off-street parking spaces for the dwelling 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 SUP 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 proposed SUP would not adversely affect the above referenced City services.

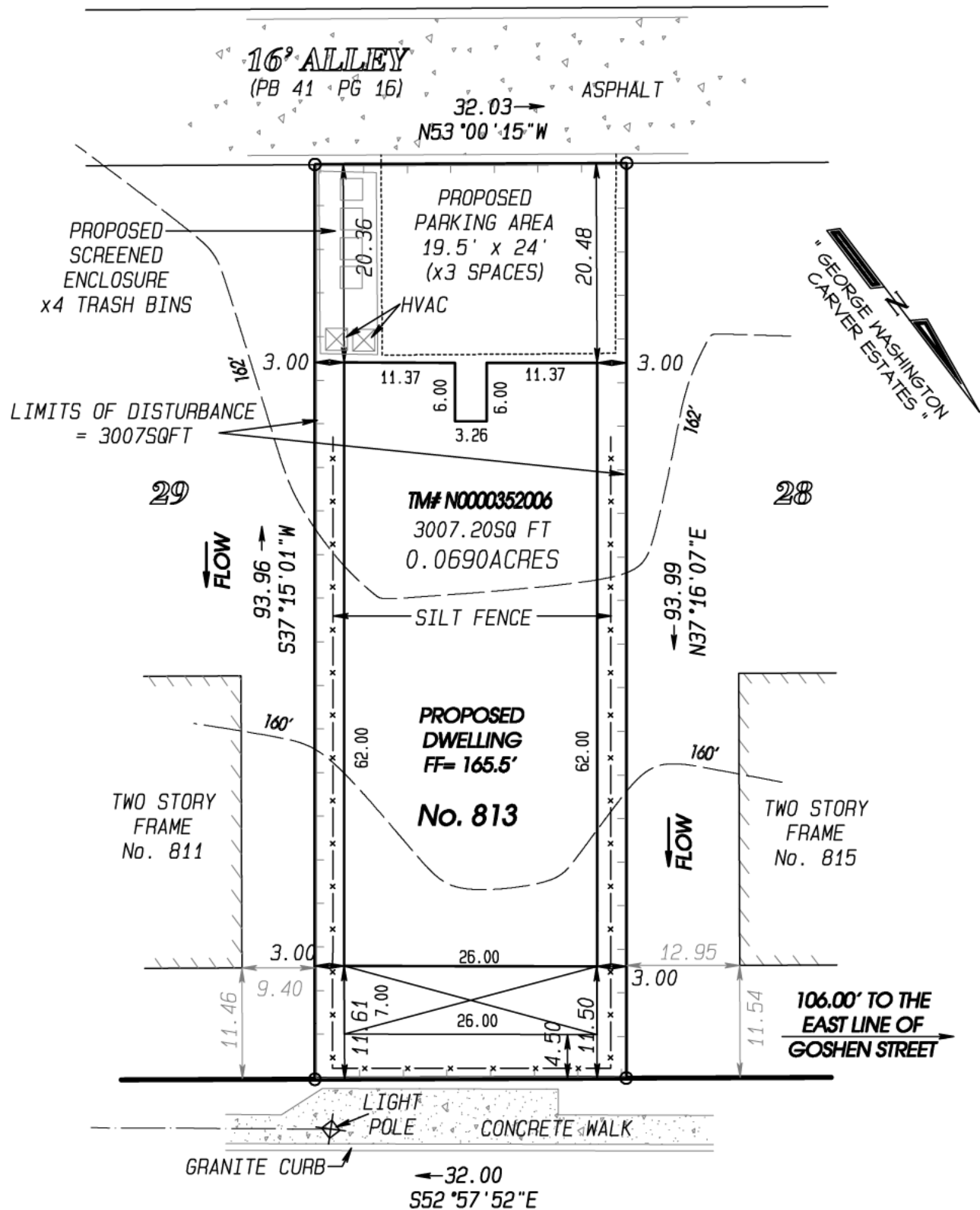
- ***Interfere with adequate light and air.***

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 and normal side yard setbacks would be met. 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 one two-family detached dwelling on the Property. The SUP represents an ideal, small-scale urban development for this location which is compatible with the existing homes and meets the needs of today's market. This dwelling provides updated housing opportunities for the neighborhood and is consistent with the goals of the Richmond 300 Master Plan. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of high-quality residences consistent with Master Plan guidance.

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: CANVAS DEVELOPMENT LLC INST.# 2024-15598
CONTOURS PROJECTED FROM CITY OF RICHMOND GIS



CATHERINE STREET

38' +/- R/W

PLOT PLAN SHOWING PROPOSED IMPROVEMENTS
ON No. 813 CATHERINE STREET, IN THE
CITY OF RICHMOND, VIRGINIA.



McKNIGHT
& ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

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

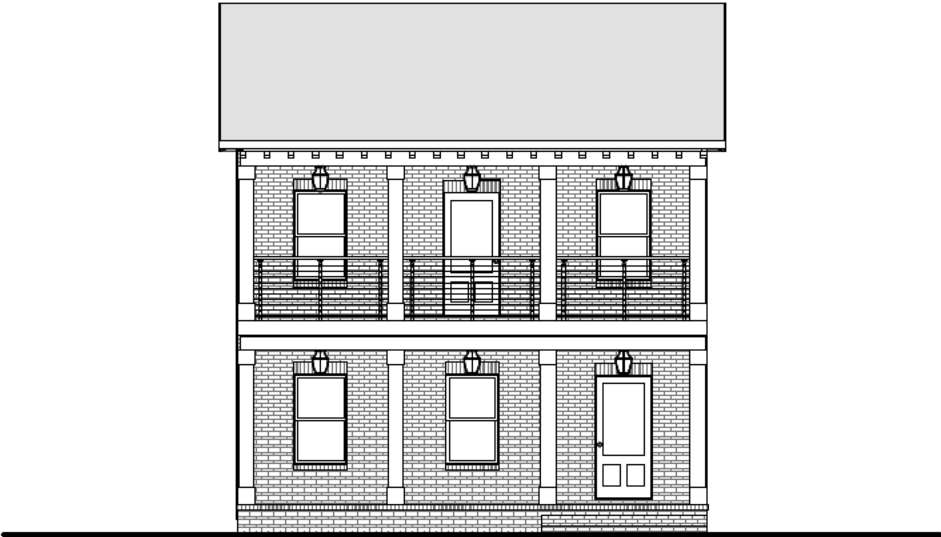
JOB NUMBER: 92011913

SCALE: 1" = 15'

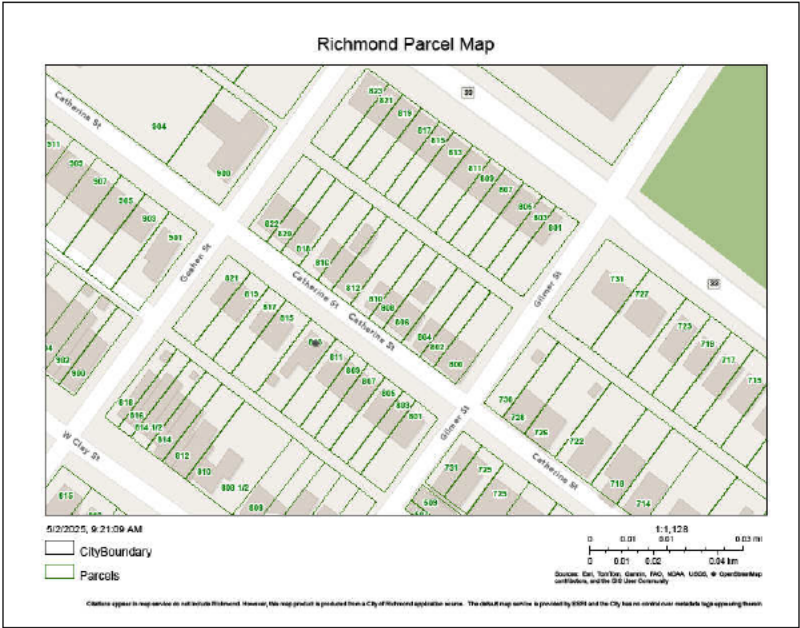
CANVAS DESIGN GROUP

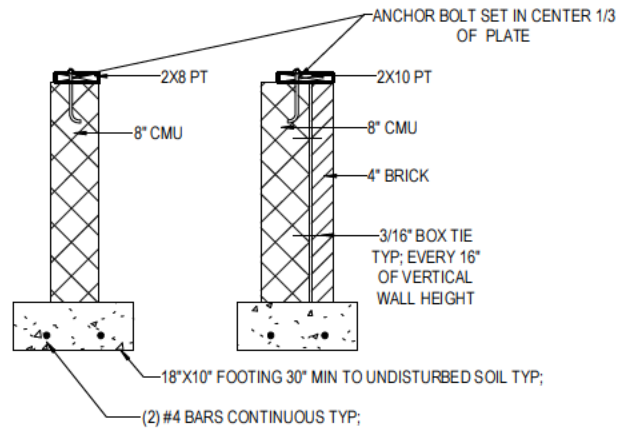
AREA CALCULATIONS

Heated Area	
1st Floor Livable	1627 SF
2nd Floor Livable	1664 SF
	3291 SF
Unheated Area	
Front Porch	381 SF
Rear Porch	11 SF
	393 SF
Total	3683 SF



813 CATHERINE ST

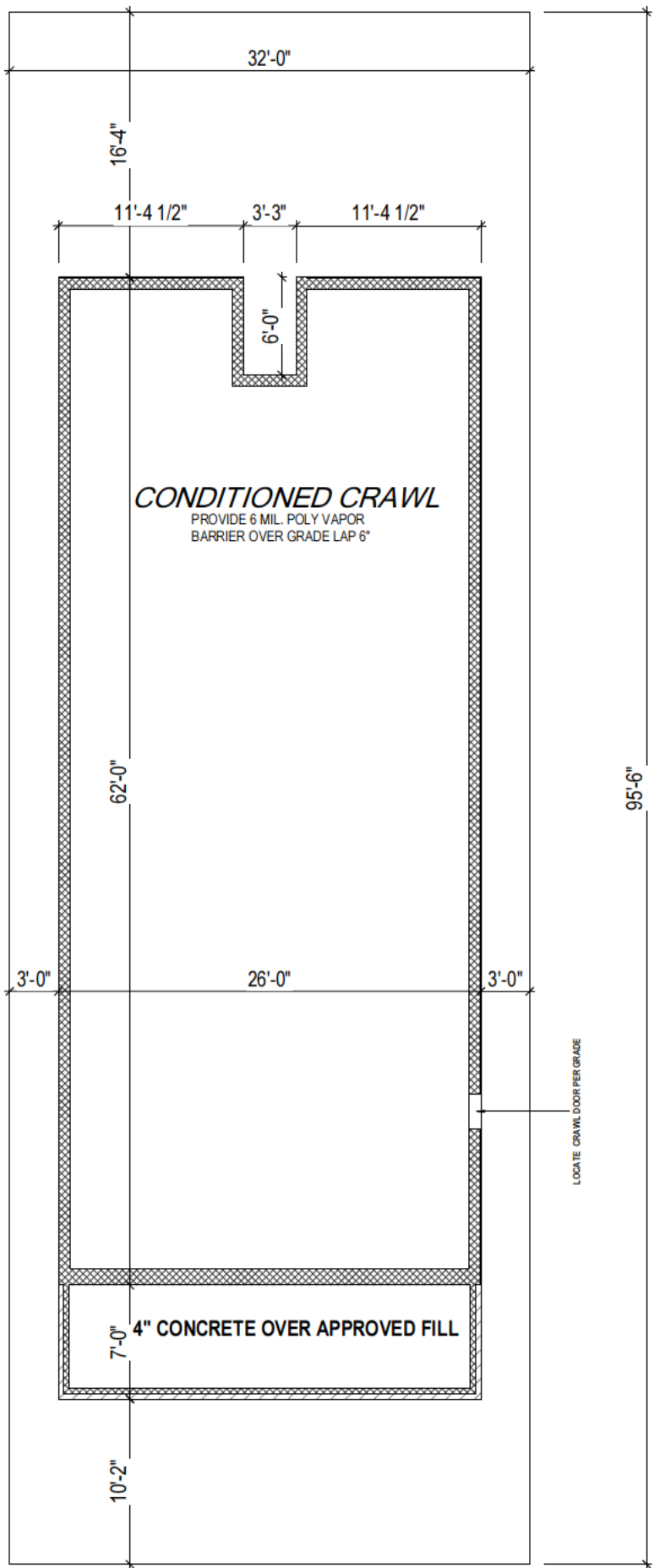




2 WALL TYPES FD
A-1.50 3/8" 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

NOTE:
CRAWL DOOR ACCESS TO
BE MIN.
24"x16" [R408.4]
WITH MECHANICAL
EQUIPMENT MIN. OPENING
TO BE 30"x22"
M1305.1.4

1 CRAWL SPACE PLAN
A-1.50 1" 10'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



- NOTE:
1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

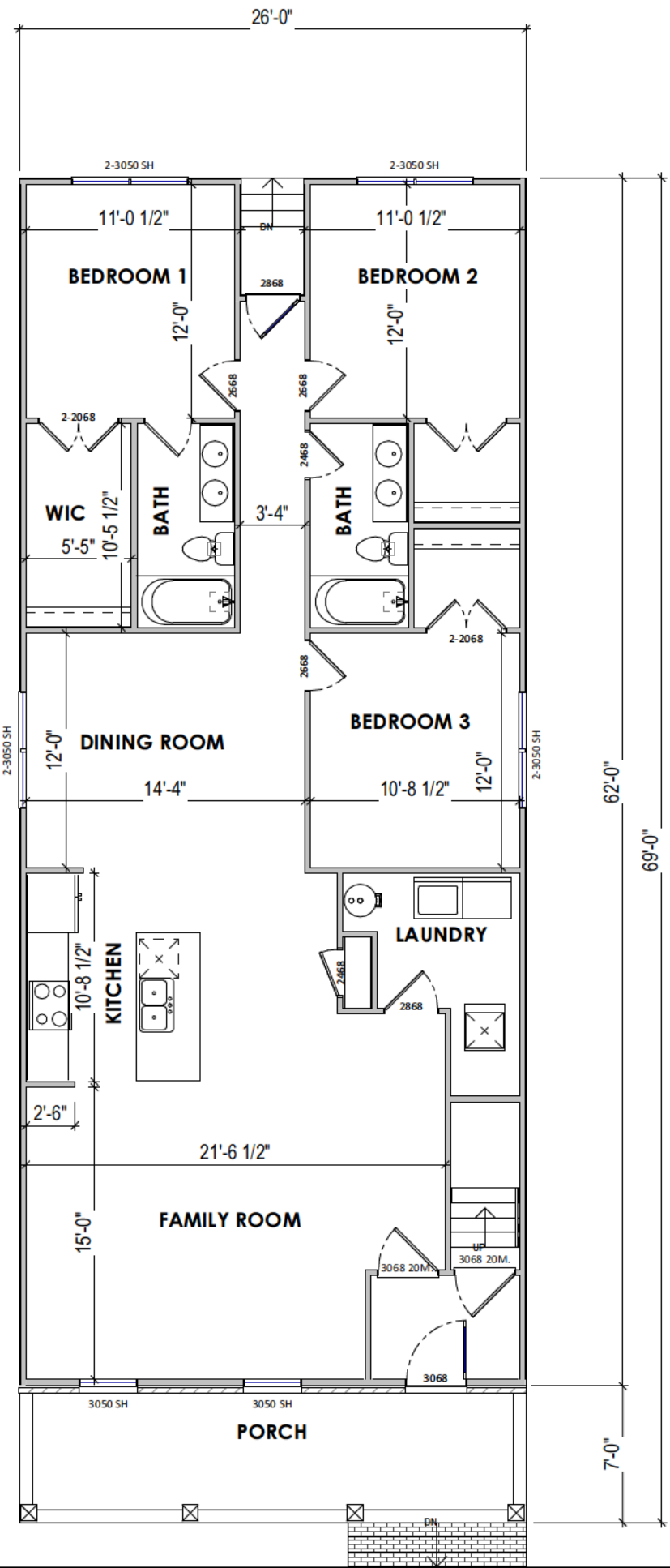
NOTE:
THE FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 5% WITHIN THE FIRST 10 FT FROM THE FOUNDATION
[R401.3 VRC]

NOTE:
EXTERIOR RISER HEIGHT
MAX 8 1/4" AND MIN TREAD
DEPTH 9"
[R311.7.5 VRC]

NOTE;
DOOR AND WINDOW SIZE NOTATION
EXAMPLE: 3068 DOOR

3=WIDTH IN ADDITIONAL FEET (3 FEET)
0=ADDITIONAL WIDTH IN INCHES (0 INCHES, TOTAL= 3 FEET)
6=HEIGHT IN FEET (6 FEET)
8=ADDITIONAL HEIGHT IN INCHES(8 INCHES , TOTAL HEIGHT= 6 FEET 8 INCHES)

THIS FORMAT APPLIES TO DOOR AND WINDOW SIZE LABELS
FOR DOOR ROUGH OPENINGS ADD 2" EACH WAY

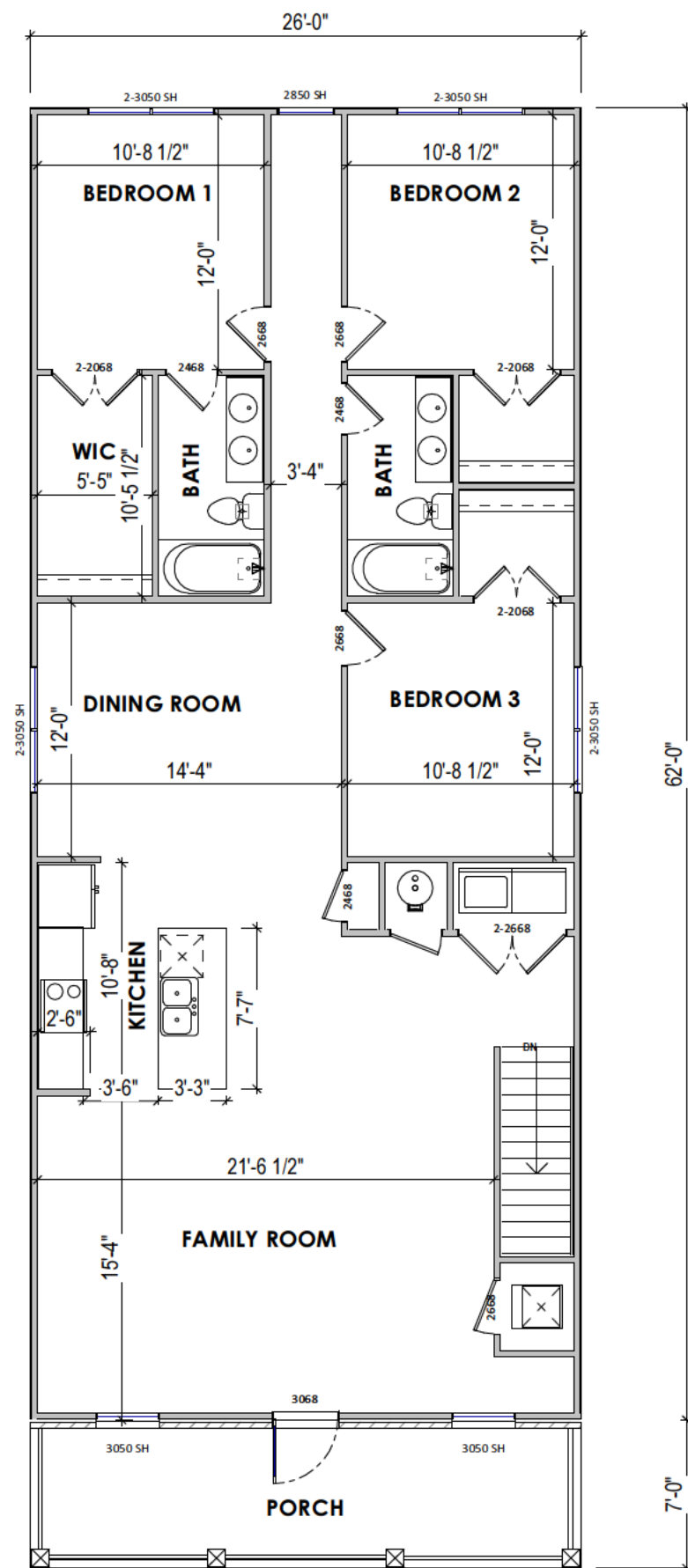


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reproduced or copied

1 1ST FLOOR PLAN
A-2.20 1/8" 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD, U.N.O.
2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 U.N.O.
3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4, U.N.O.
4. PROVIDE PRESSURE TREATED LUMBER @ HOUSE BAND WHERE ALL DECK, PORCH & APPURTENANCES ARE CONNECTED.

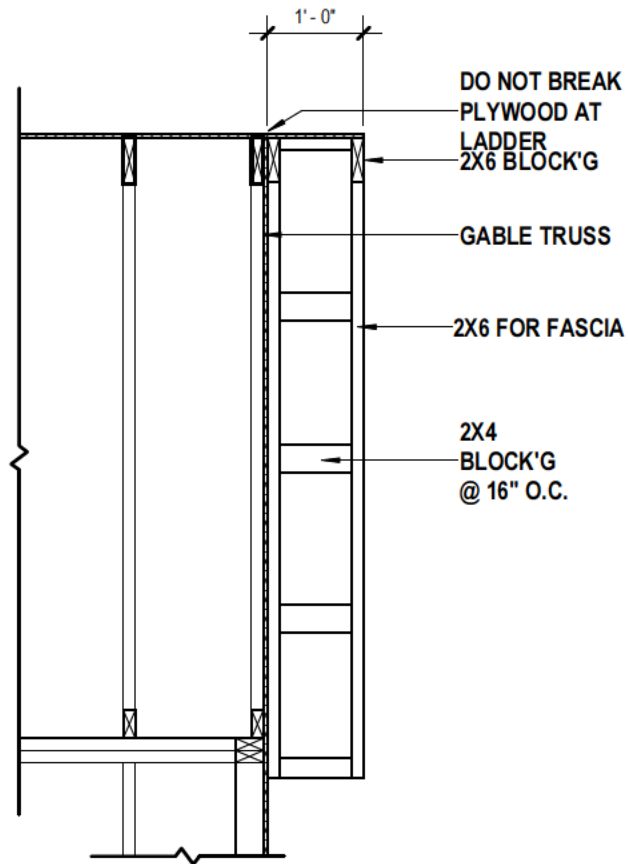
Per Section R310 of the 2021 VA Residential Code, basements, habitable attics, and every sleeping room must have at least one operable emergency escape and rescue opening. The sill height shall be not more than 44" to the bottom of the clear opening. Openings not on grade level shall have a min. net clear opening of 5.7sf. The min clear opening height shall be 24". The min clear opening width shall be 20".



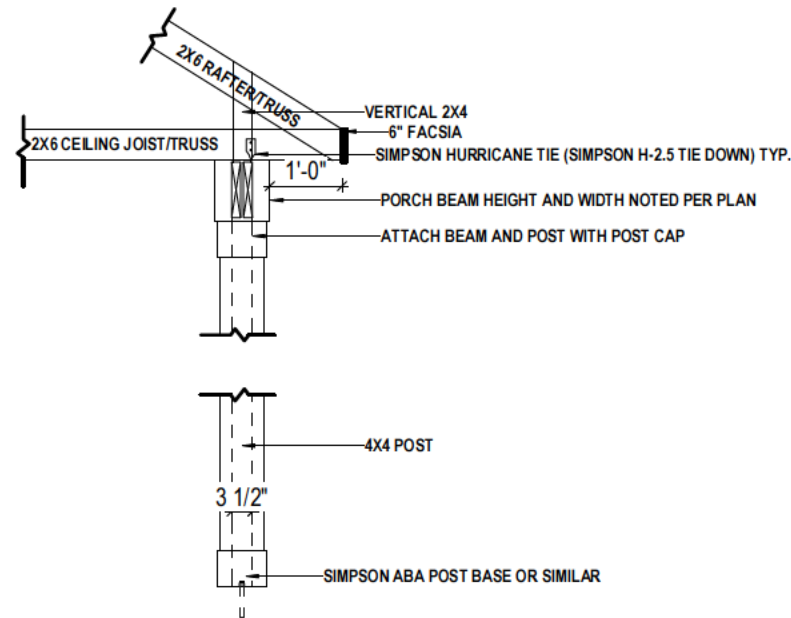
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reproduced or copied

1 2ND FLOOR PLAN
A-2.60 1/8" 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

ADDRESS		813 CATHERINE		CLIENT	CANVAS DESIGN GROUP
SHEET		2nd Floor Plan		PROJECT	NEW CONSTRUCTION DUPLEX STACK
ISSUE DATE 5/8/2025 7:58:53 PM					
DRAWN BY PINNACLE DESIGN					
SHEET NUMBER A-2.60					



2 ROOF OVERHANG DETAIL
A-2.70 1/2" 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



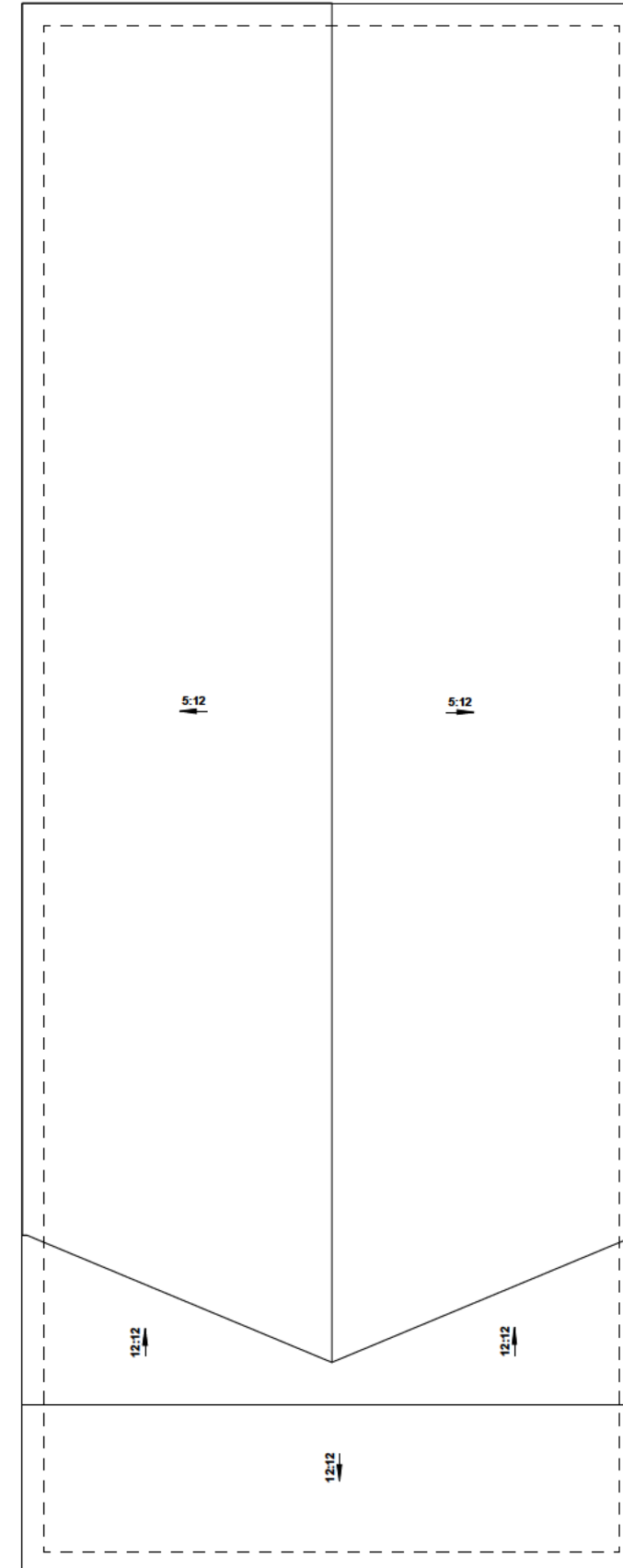
3 PORCH BEAM ROOF DETAIL
A-2.70 3/8" 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE
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This Drawings and Design in-
whole or in-part shall not be
reproduced or copied

GENERAL ROOF PLAN NOTES:

- 1) FINISHED OVERHANG TO BE 1'-0" PAST EXTERIOR WALL SHEATHING, U.N.O.. TRUSS FRAMING TO BE 10 1/2" PAST WALL SHEATHING TO ACCOMMODATE BLOCKING AND FINISH TRIM. SEE "TYPICAL WALL SECTION".
- 2) ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
- 3) DO NOT CUT OR ALTER ENGINEERED ROOF TRUSSES. IF A TRUSS IS BROKEN OR CUT, NOTIFY FIELD MANAGER.
- 4) BRACE TRUSSES PER MANUFACTURERS SPECIFICATIONS. BRACING DIAGRAMS TO BE PROVIDED BY TRUSS MANUFACTURER. FRAMER TO VERIFY THAT TRUSS BEARING POINTS ALIGN W/ SUPPORTING MEMBERS.
- 5) ALL TRUSS HANGERS TO BE INSTALLED PER HANGER MANUFACTURERS SPECIFICATIONS.

1 ROOF PLAN
A-2.70 1/8" 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE





1 FRONT VIEW
A-3.00 1/8" 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

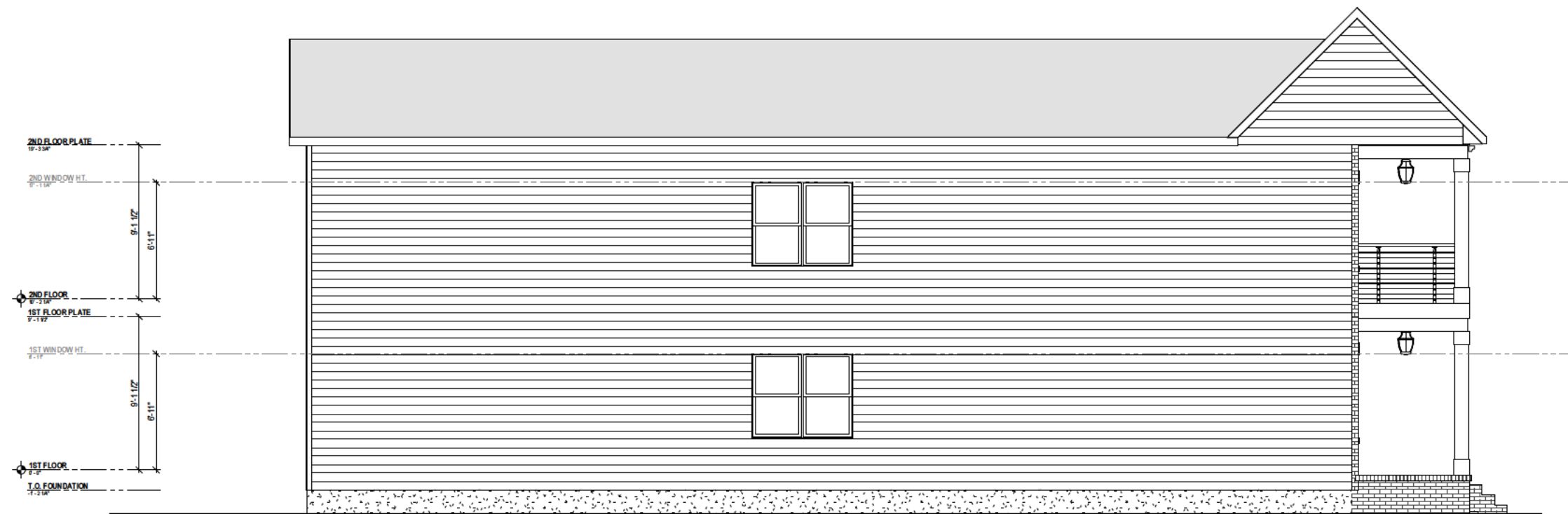
NOTE:
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS [R311.7.8 VRC]

NOTE:
HANDRAIL HEIGHT TO BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING TREAD NOSING OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" [R311.7.8.1 VRC]

NOTE:
GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.

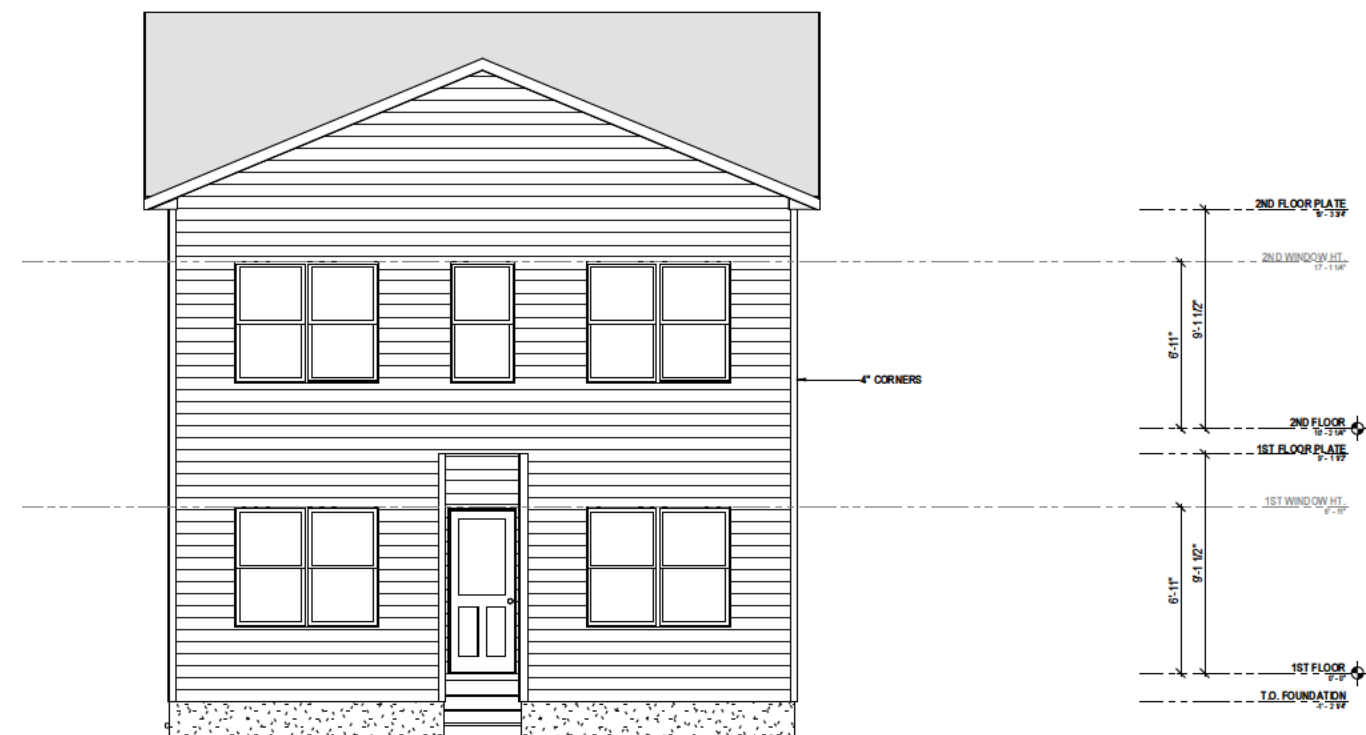
NOTE:
REQUIRED GUARDS AT OPEN SIDED WALKING SURFACE, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS SHALL NOT BE LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGE OF TREADS. [R312.1.2 VRC]

NOTE:
THE FINISHED GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 5% WITHIN THE FIRST 10 FT FROM THE FOUNDATION [R401.3 VRC]

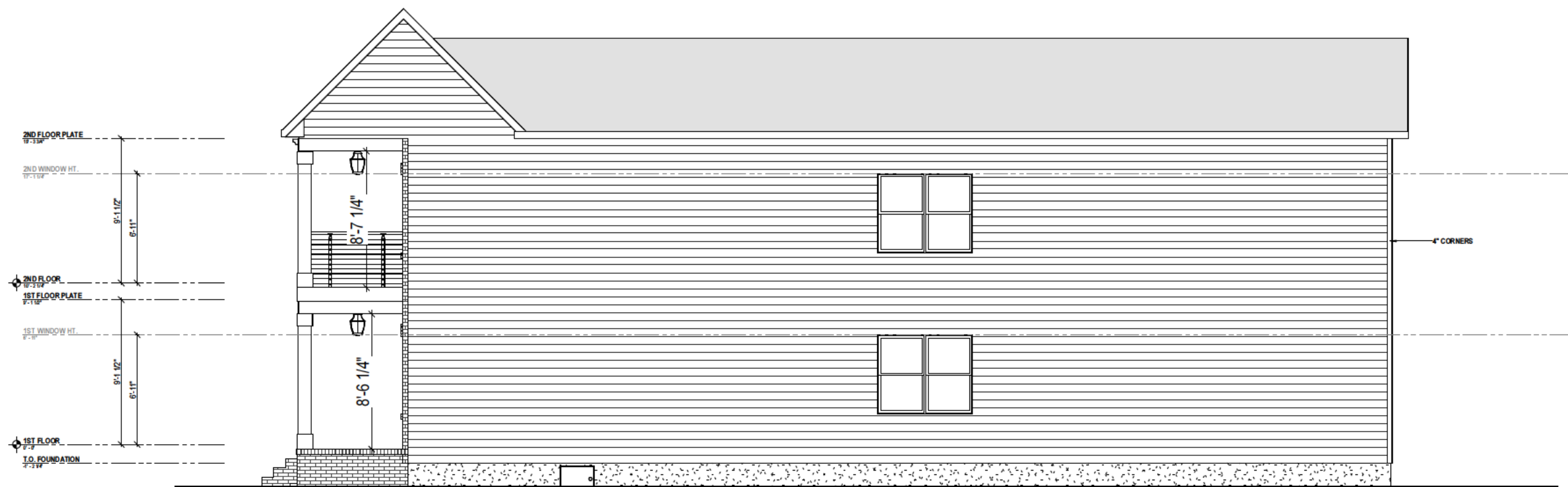


2 LEFT VIEW
A-3.00 1/8" 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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1 REAR VIEW
A-3.10 1/8" 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE



2 RIGHT VIEW
A-3.10 1/8" 1'-0" WHEN PRINTED ON 11"x17" / ANSI B PAPER SIZE

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**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 813 Catherine Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 2

PROPOSAL: To authorize the special use of the property known as 813 Catherine Street, for the purpose of a two-family detached dwelling, upon certain terms and conditions.

*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*

