

INTRODUCED: October 10, 2022

AN ORDINANCE No. 2022-293

To authorize the special use of the property known as 1308 North 38th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 14 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 1308 North 38th Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, 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: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 14 2022 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 1308 North 38th Street and identified as Tax Parcel No. E000-1766/038 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Sketch Showing the Proposed Improvements on No. 1308 N 38th Street in the City of Richmond, VA.,” prepared by Virginia Surveys, dated February 4, 2022, and last revised April 20, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on a survey entitled “Sketch Showing the Proposed Improvements on No. 1308 N 38th Street in the City of Richmond, VA.,” prepared by Virginia Surveys, dated February 4, 2022, and last revised April 20, 2022, and the plans entitled “1308 N 38th St., (New Detached Single Family), Location: Richmond, VA,” prepared by River Mill Development, and dated January 13, 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 two single-family detached dwellings, substantially as shown on the Plans.

(b) No less than one parking space per dwelling shall be provided on the Property, located to the rear of the dwellings and accessed by the alley.

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

(d) Prior to the issuance of any building permits for the Special Use, the division of the Property into two 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, including the installation of one street tree along North 38th Street, substantially as shown 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 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 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.

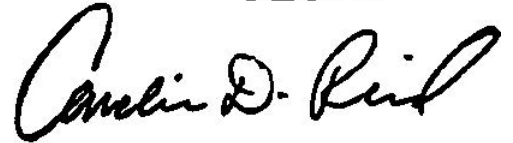
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 730 calendar days following the date on which this ordinance becomes effective. If 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 "Carolin D. Reil". 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.2022.0245

O & R Request

DATE: August 29, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

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

RE: To authorize the special use of the property known as 1308 N 38th for the purpose of two
single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. 2022-

PURPOSE: To authorize the special use of the property known as 1308 N 38th Street to subdivide the
existing lot and allow the construction of an additional single family detached dwelling, upon certain terms
and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for the construction of a
single family detached dwelling within an R-5 Residential (Single Family) zone on a lot with an overall size
smaller than 6,000 square feet, lot width of less than 50 feet, and front yard less than 25 feet; whereas,
dwelling units within the R-5 Residential zone are required to meet such requirements. A Special Use Permit
is therefore requested.

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 property is located in the Oakwood neighborhood at 1308 North 38th Street, east of Canepa Street. The property will be 3600 sqft. (0.082 acres) parcel of land after subdivision from the existing property which currently contains a single family home. The application requests to allow the construction of a single family detached dwelling that does not meet zoning code requirements for lot size and setback.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use. This designation is defined as a "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is R-5 Residential (Single Family). Adjacent properties are generally the same R-5 Zone. The surrounding land uses include primarily residential. The density of the proposed development is approximately 12 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, Survey, Map

STAFF: Ray Roakes, Planner, Land Use Administration, 804-646-5467



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: 1308 North 38th Street Date: 2/10/22
Tax Map #: E0001766038 Fee: \$300
Total area of affected site in acres: .165

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

Zoning

Current Zoning: R-5
Existing Use: SFD

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Lot division to construct detached single family home

Existing Use: SFD

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Neil Nordheim
Company: N/A
Mailing Address: 619 W. 26th St.
City: Richmond State: VA Zip Code: 23225
Telephone: (804) 677-9474 Fax: ()
Email: nordhend@hotmail.com

Property Owner: Neil Nordheim
If Business Entity, name and title of authorized signee: _____

(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: 619 W. 26th St
City: Richmond State: VA Zip Code: 23225
Telephone: (804) 677-9474 Fax: ()
Email: nordhend@hotmail.com

Property Owner Signature: _____

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

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

APPLICANT'S REPORT

February 10th, 2022

(Revised April 19th 2022)

Special Use Permit Request
1308 North 38th Street, Richmond, Virginia
Map Reference Number: E0001766038

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:

Neil Nordheim
619 West 26th Street.
Richmond, Virginia 23225

INTRODUCTION:

Neil Nordheim is requesting a special use permit (“SUP”) for 1308 North 38th Street (the “Property”). The SUP would authorize the 60’ wide lot to be split into two 30’ wide lots (creating 1306 North 38th Street), and to build a detached single-family home on the newly created lot. Due to lot area and width minimums not being met under the R-5 zoning, the SUP will be required.

EXISTING CONDITIONS:

The Property is located on the North side of North 38th Street and is located on the last block before the dead end, just past the cross street, Canepa Street. The Property is referenced by the City Assessor as tax parcel E0001766038 and is 60’ wide by 120’ deep. The Property currently has a detached single family home on the eastern portion of the lot, which lies within the easternmost 30’ of the 60’ wide lot, leaving 30’ for what would become 1306 North 38th Street. There is rear access through the alley between North 37th Street and North 38th Street.



The properties in immediate vicinity are all residential detached single-family homes. Most of the homes were built in the early to mid 20th century, with a mix of single story and two story homes. On the North side of the 1300 Block of 38th

Street there are a total 7 single family homes, and a total of 8 separate lots. Of the 8 separate lots, 4 of them are 30' wide. The creation of two 30' wide lots is consistent with this block, and others within the vicinity of the Property.

EXISTING ZONING:

The Property is zoned R-5 Single-Family Residential which generally permits the proposed single family detached dwelling use. All of surrounding properties are also zone R-5.

MASTER PLAN DESIGNATION:

The Richmond 300 Master plan suggests "Neighborhood Mixed-Use" for the Property. The Master Plan suggests this future land use designation allow for existing or new highly-walk able urban neighborhoods that are predominately residential with a small but critical, percentage of parcels providing retail, office, personal service, and institutional uses (pg. 56) One of the primary uses under the "Neighborhood Mixed-Use" designation is single-family houses (pg. 56). Goal 14 of the Master Plan is to preserve, expand, and create mixed income communities, by preserving existing housing units and developing news ones- both renter- and owner occupied-throughout the city (pg. 23)

FINDINGS OF FACT:

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the zoning ordinance relative to the approval of special use permits by city council. The proposed special use permit will not:

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

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

- ***Tend to create congestion in the 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. The negligible traffic generation on the existing dead end street will create no congestion on the streets, roads, alleys or any public right of way. The approval of this SUP will instead help offset congestion by the creation of 4 off street parking spots in the rear of the newly created lots.

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

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

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

The SUP will not lead 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 SUP will not adversely affect or interfere the above referenced city services. To the contrary, the proposal will provide positive fiscal (tax) benefits that will enhance the City's ability to provide these services.

- ***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 SUP will not interfere with the provision of adequate light and air to the adjacent buildings.

LANDSCAPE PLAN:

The property will be properly landscaped according to standards set forth by the Land Disturbance Department. The back yard and side yards will be seeded and strawed. Sod will be installed in the front yard on both sides of the sidewalk leading to the street. A small mulch bed will be installed along the front porch that will contain native flowers and plants. A Magnolia Virginiana will be planted in front of the dwelling within the right-of-way.

SUMMARY:

In summary, I am enthusiastically seeking approval to create the proposed new building lot and to construct the proposed single-family dwelling. This SUP is compatible with the City's master plan in that it creates appropriate, high quality infill, which will in turn provide additional tax benefits for our City. The proposed new construction has been thoughtfully designed, both on the interior, with flexible workspaces to accommodate teleworking, and the exterior, with a full width open front porch, and rear deck. The current home on the property has

fallen into severe disrepair, and as part of the overall scope of this project, this home will also be renovated, providing additional housing and off street parking.

As a resident of Richmond and as a father of two children in the Richmond City Public School system, I look forward to being part of the positive change and growth that this city is poised for. As part of the Richmond 300 plan the vision for Richmond as a “welcoming, inclusive, diverse, innovative, sustainable, and equitable city of thriving neighborhood”, is possible and it starts with our citizens. Providing inclusive housing is just one of the many ways that we can help keep moving that ball forward. Thank you for your consideration.

GENERAL NOTES AND DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2015

DESIGN LOADS (MIN.):

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

SOIL BEARING ASSUMED CAPACITY: ASSUMED 1500 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.

1308 N 38th ST. (NEW DETACHED SINGLE FAMILY)

LOCATION:
RICHMOND, VA

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

DRAWING INDEX

COVER PAGE	C1.0
FLOOR PLANS	A1.1
ELEVATIONS	A2.1
FRAMING PLANS	A3.1
WALL BRACING	A3.2
SECTIONS / DETAILS	D1.0

BUILDING INFORMATION

1ST FL. HEATED S.F.	912
2ND FL. HEATED S.F.	912

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.

1308 N 38TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

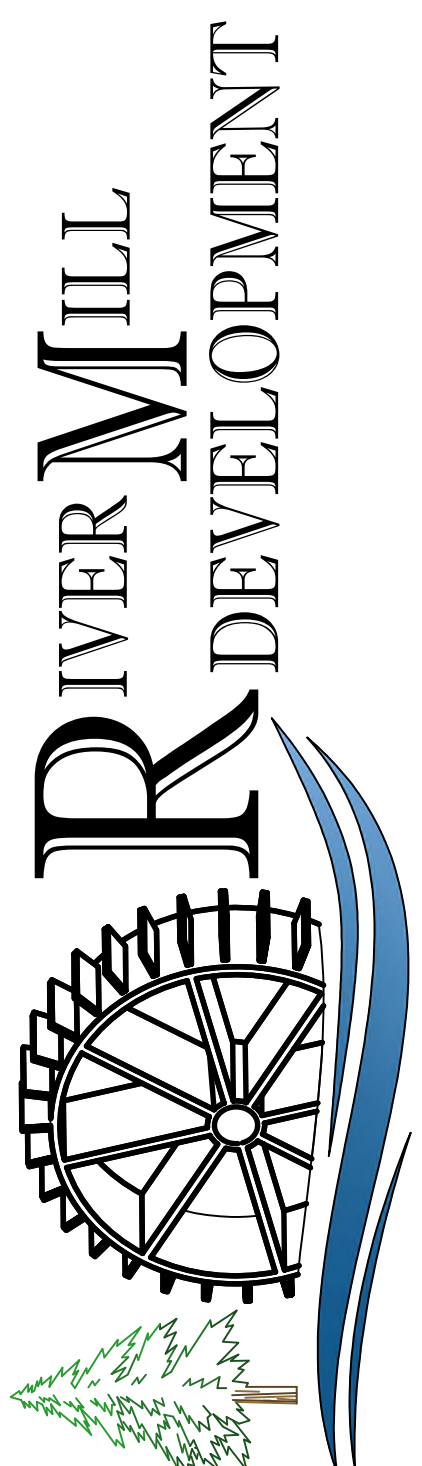
REVISION NOTES

DATE	START

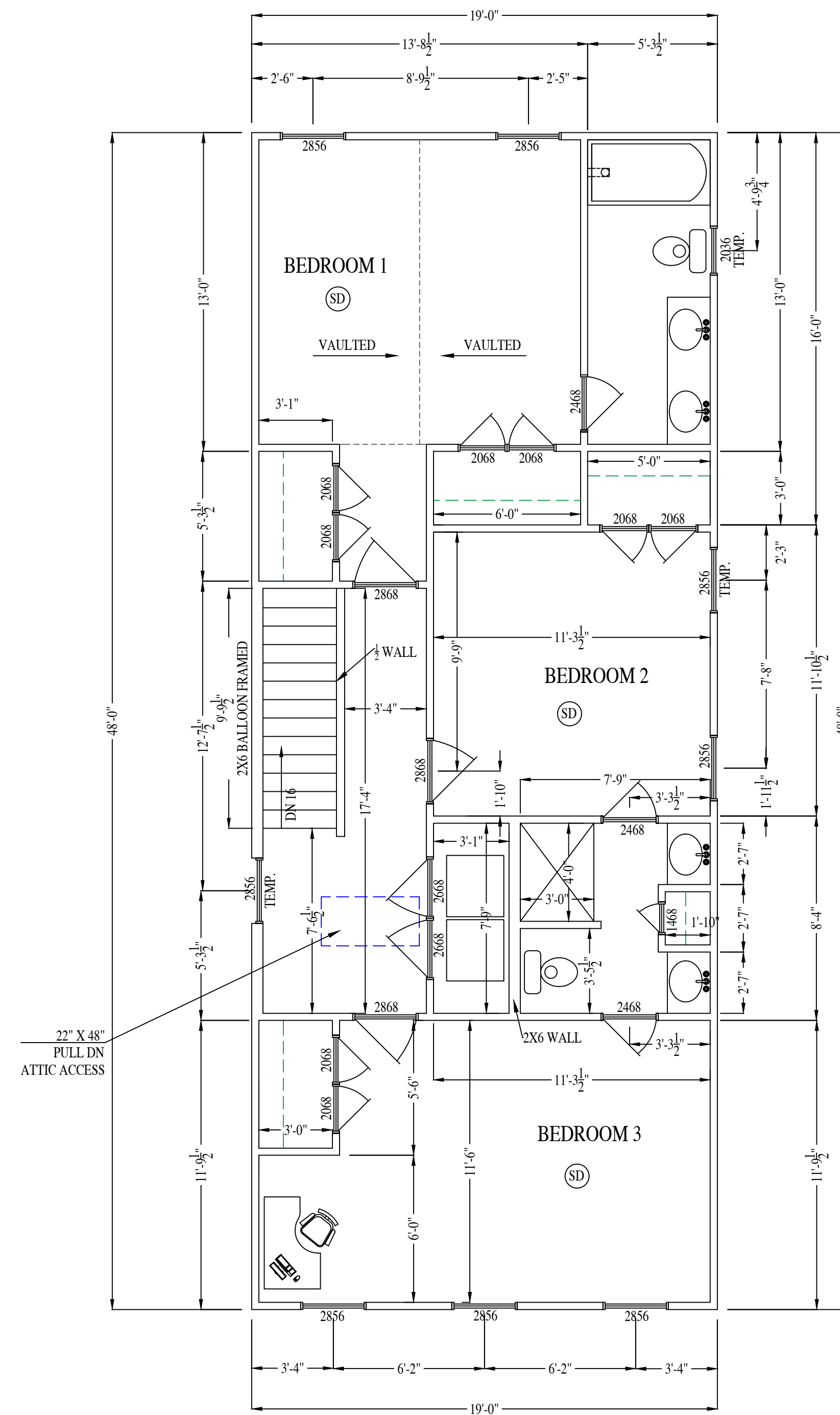
SCALE:
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DATE:
1-13-2022

SHEET:
C1.0

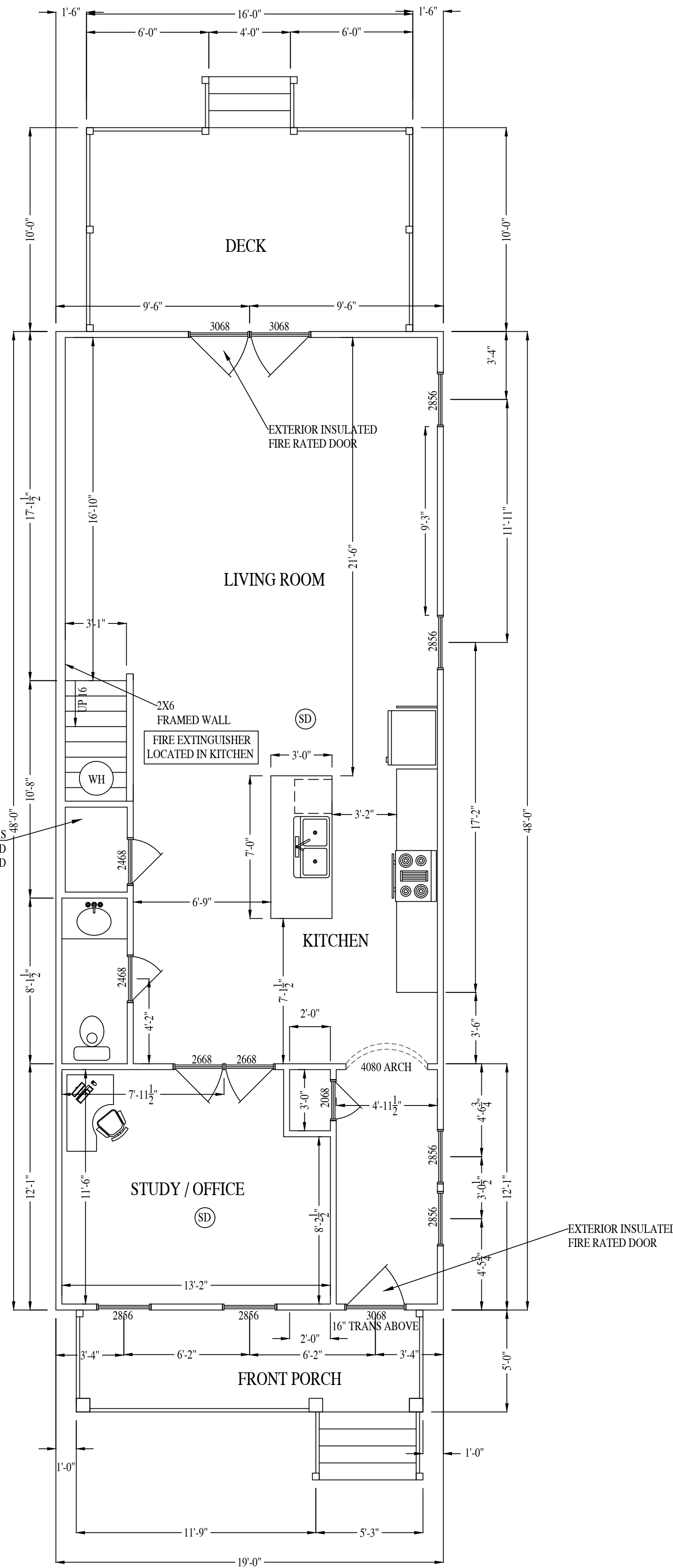


NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.35
 NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



SECOND FLOOR PLAN

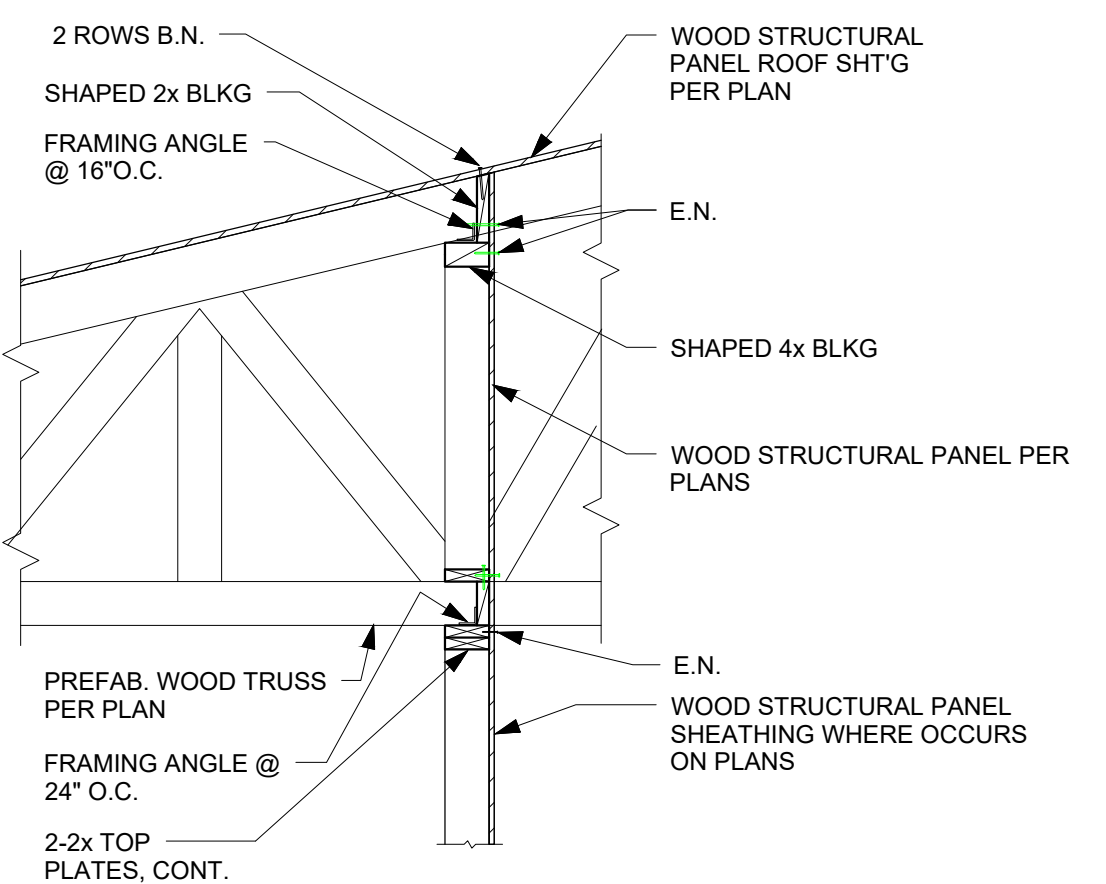
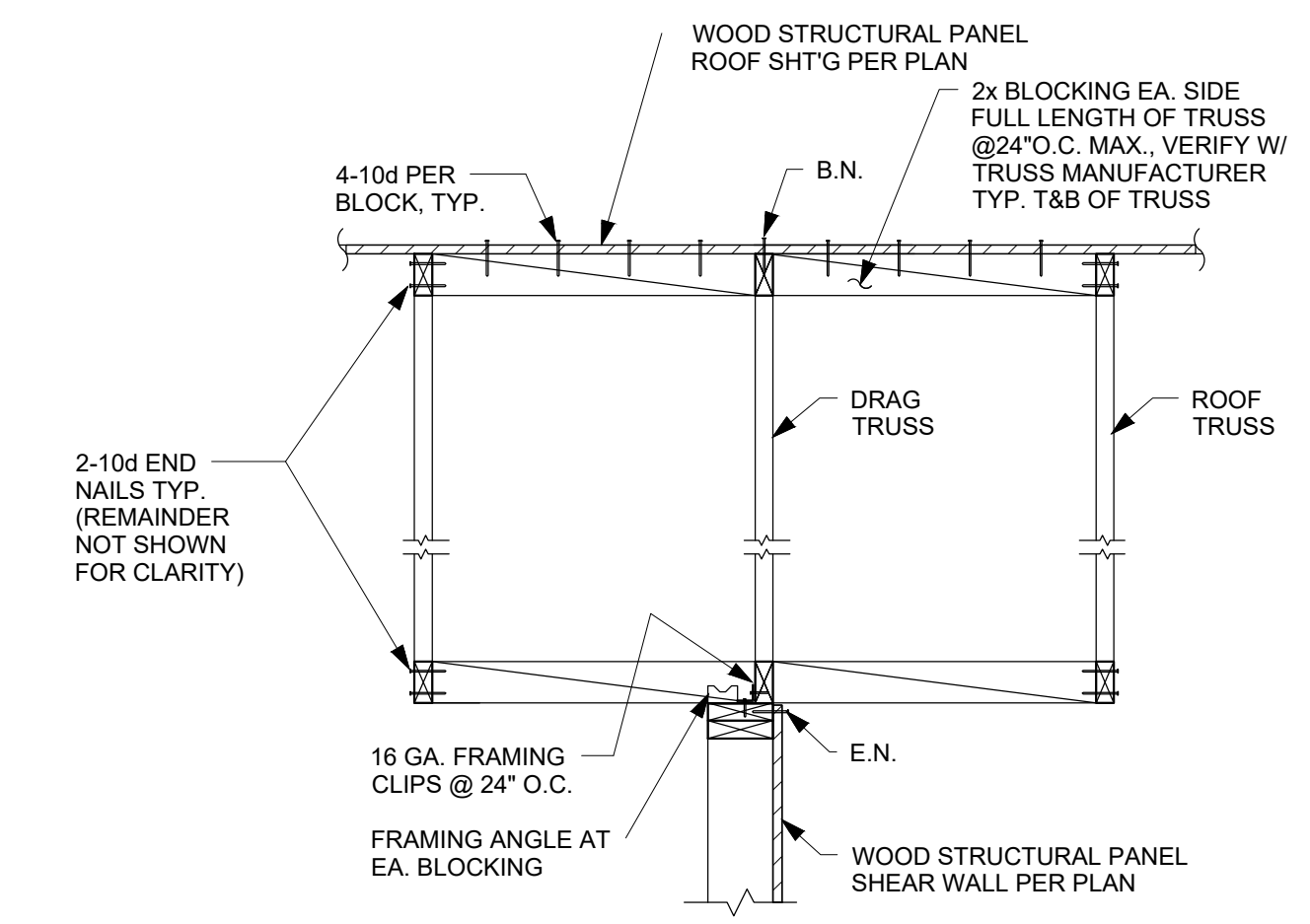
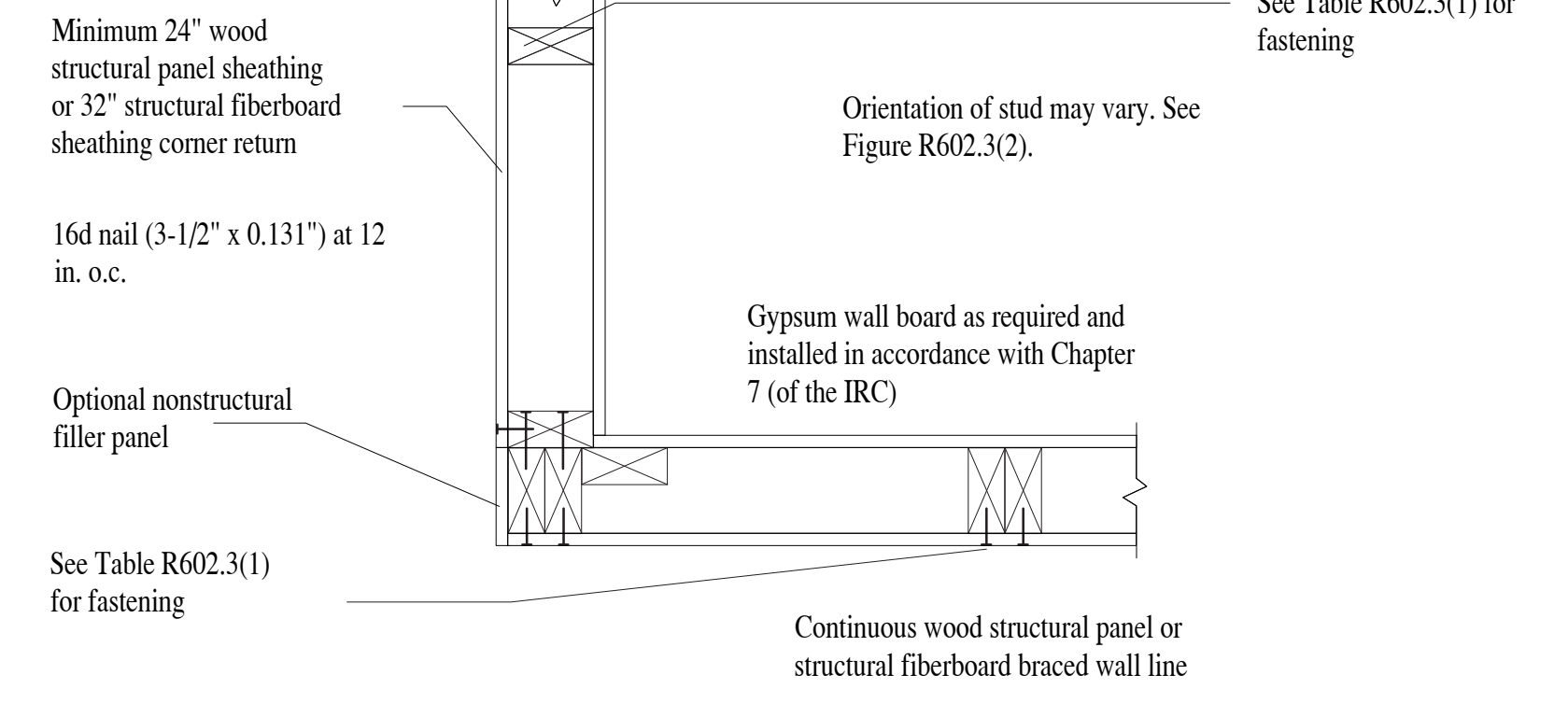
2ND FL. HEATED S.F.: 912



FIRST FLOOR PLAN

1ST FL. HEATED S.F.: 912

CORNER DETAIL



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REVISION NOTES

DATE	START

SCALE:

1/4" = 1'-0"

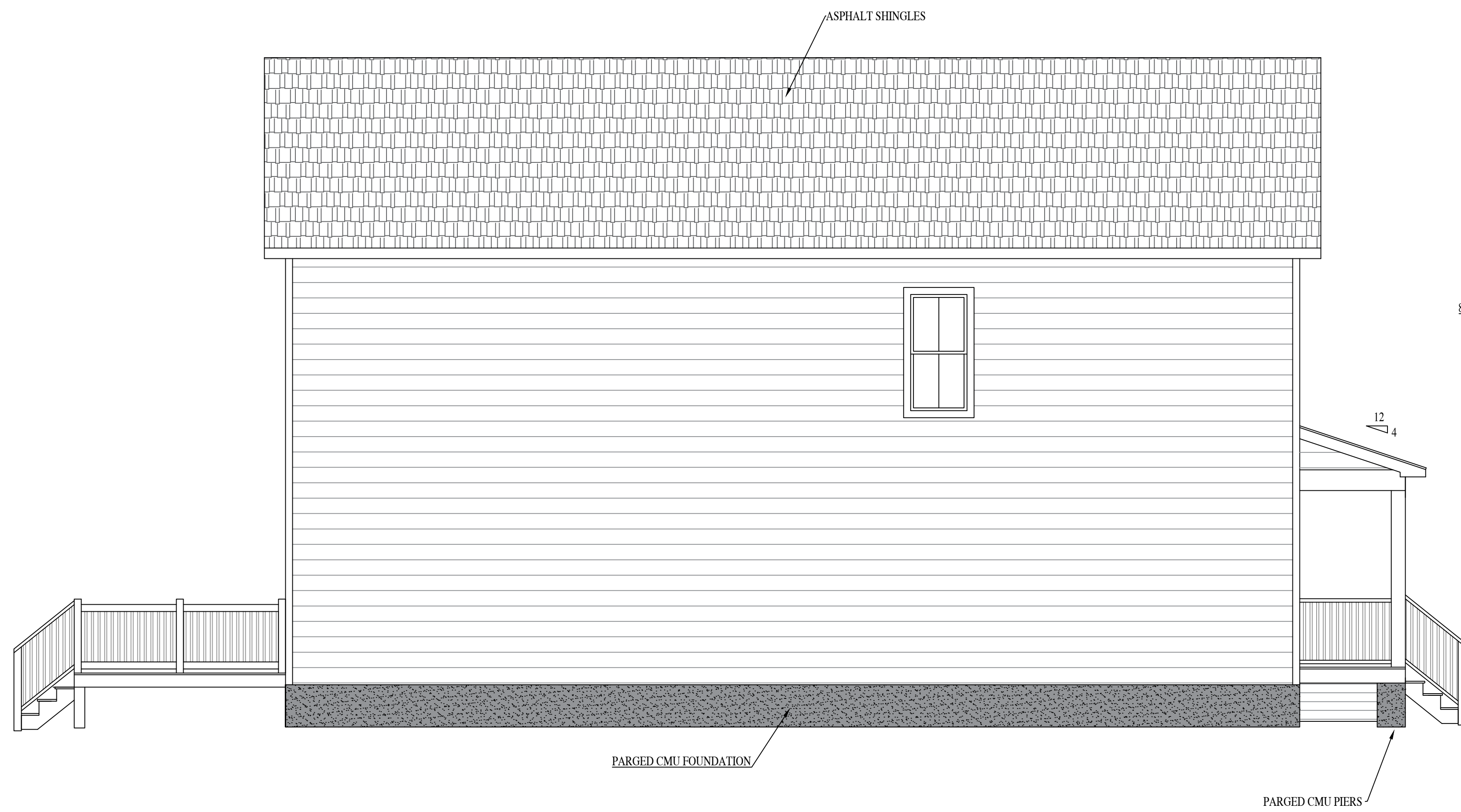
DATE:

1-13-2022

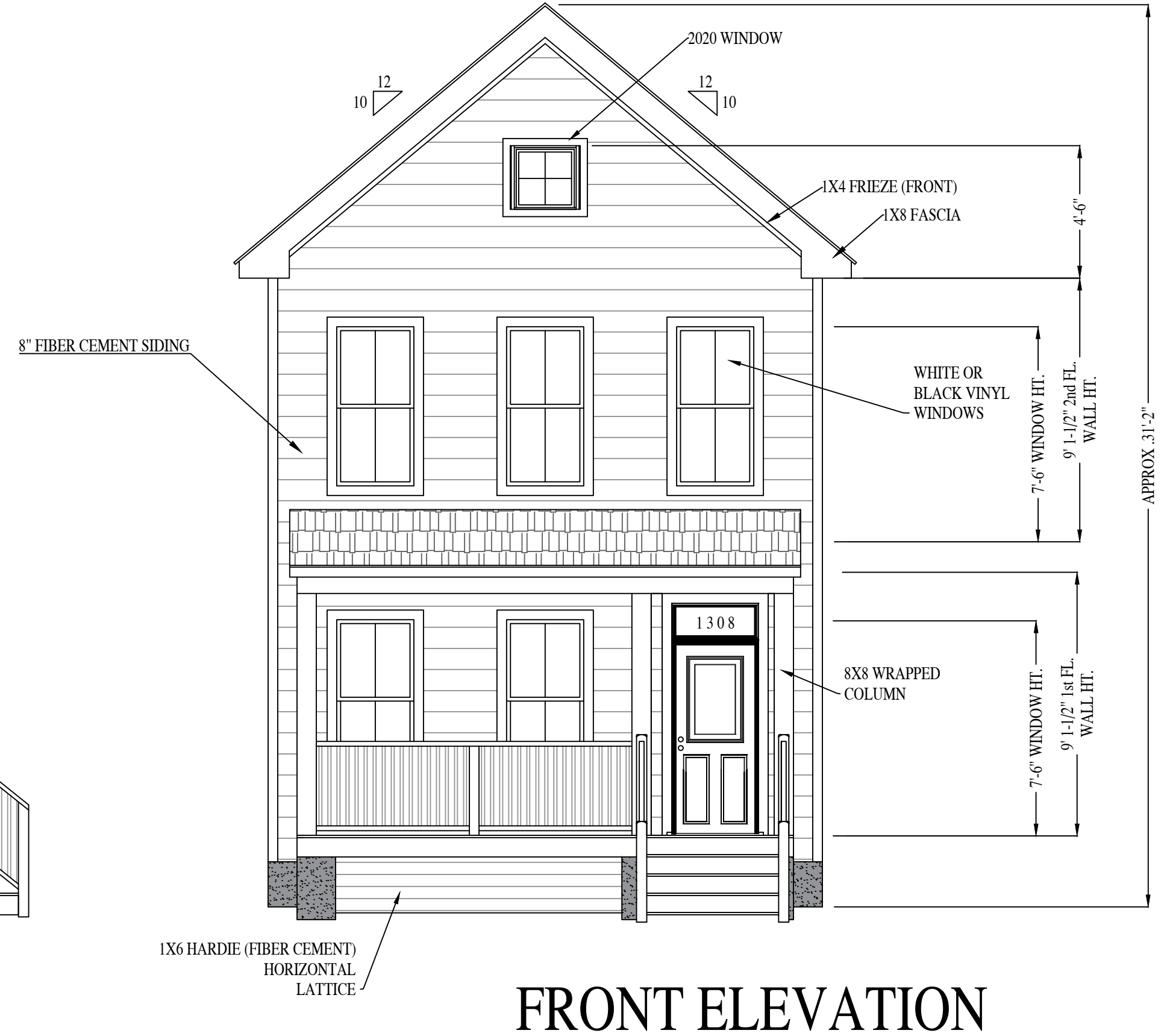
SHEET:

A1.1

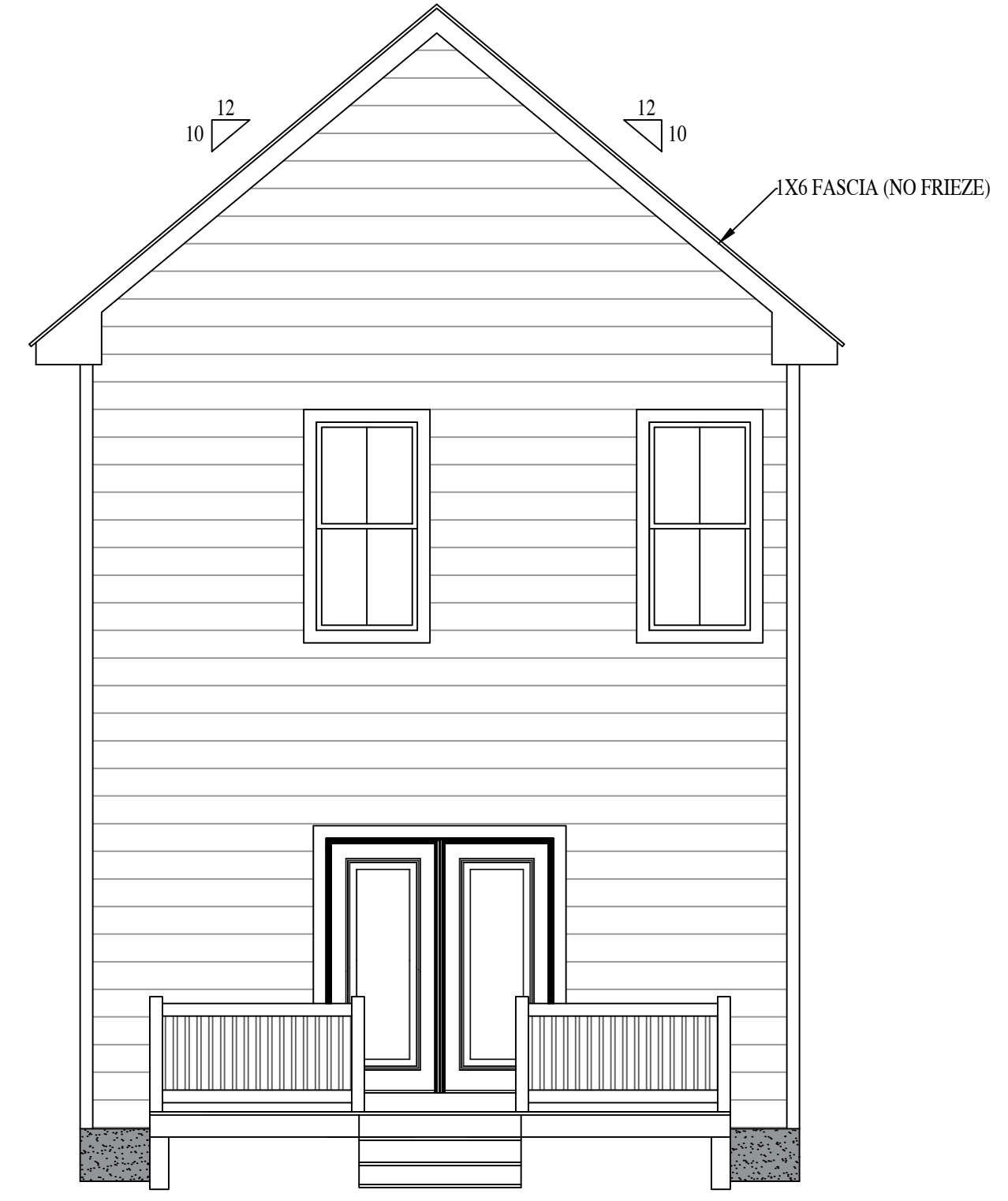




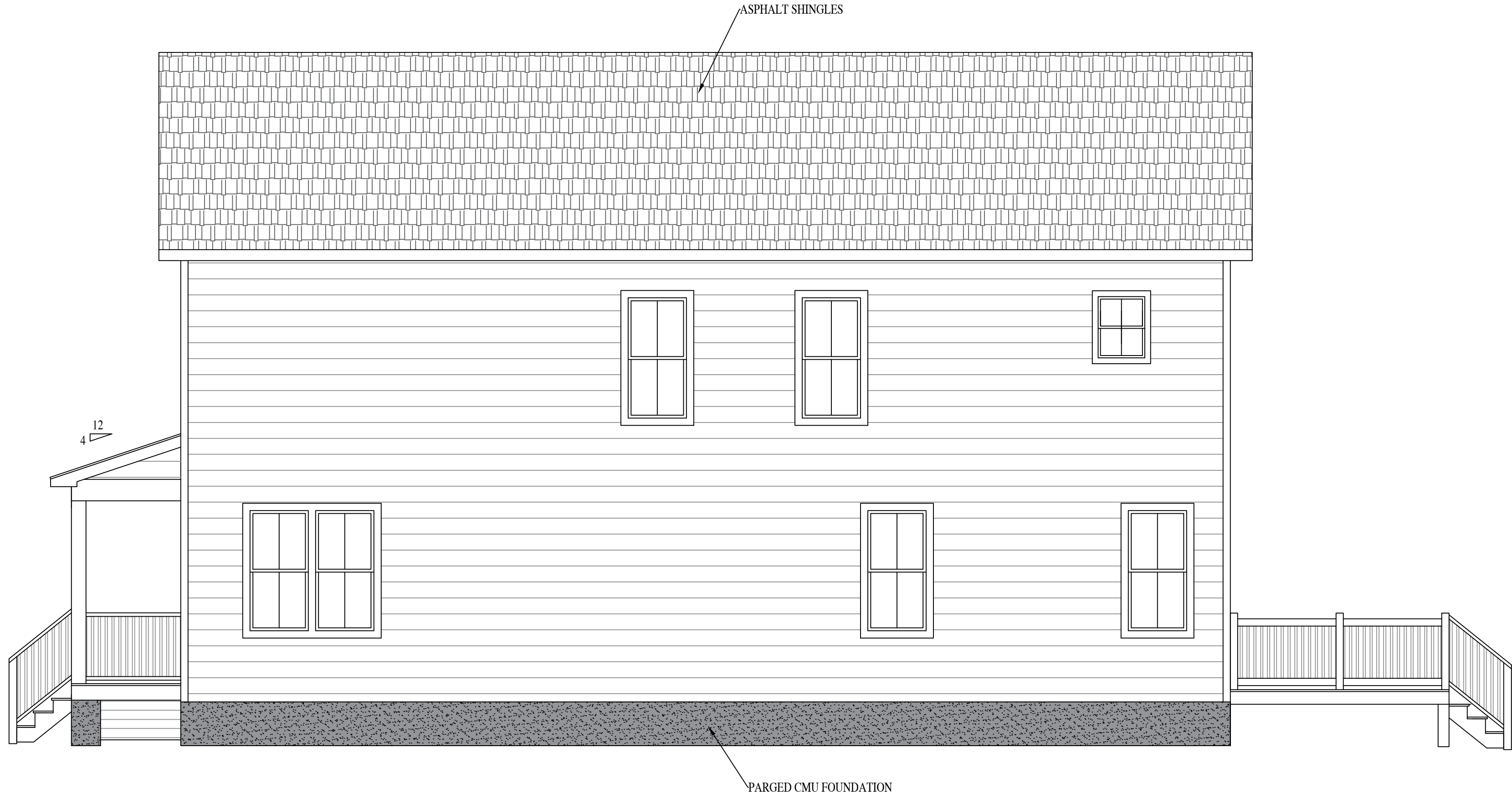
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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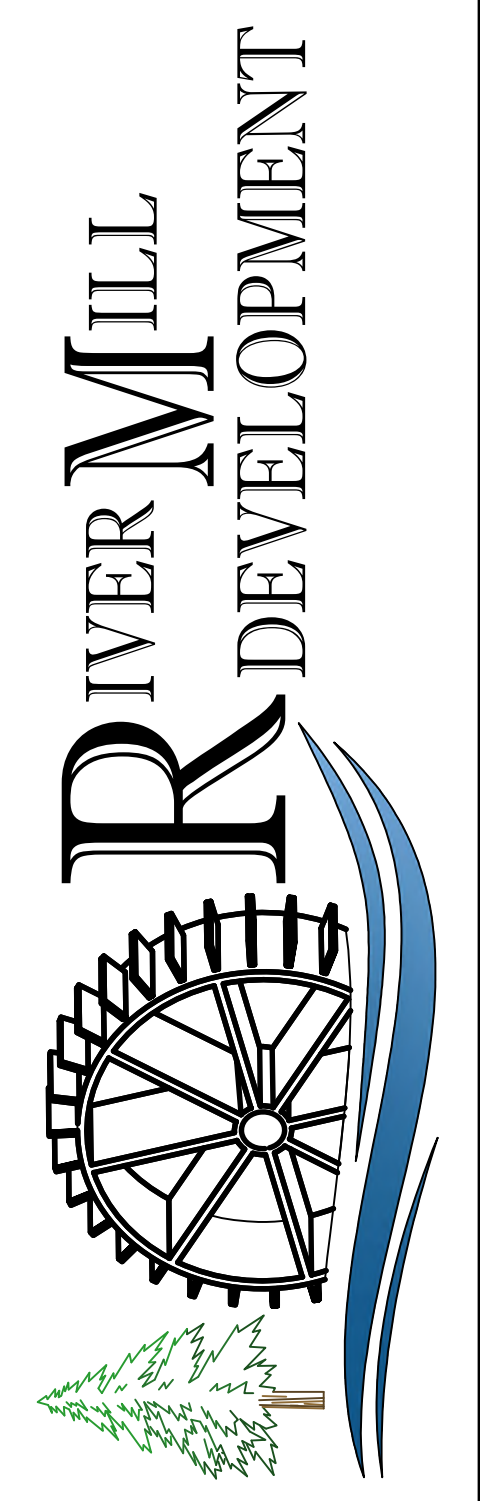
REVISION NOTES

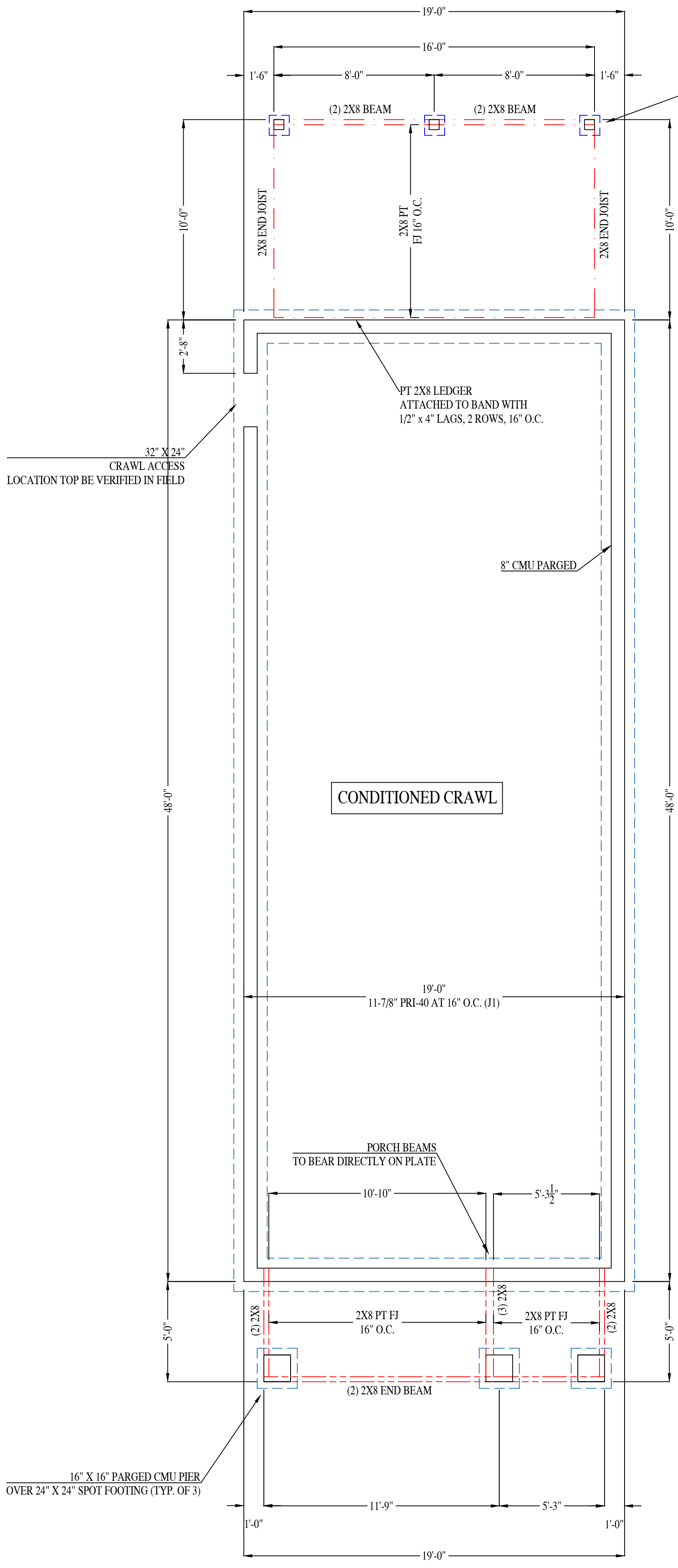
DATE	START

SCALE:
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DATE:
 1-13-2022

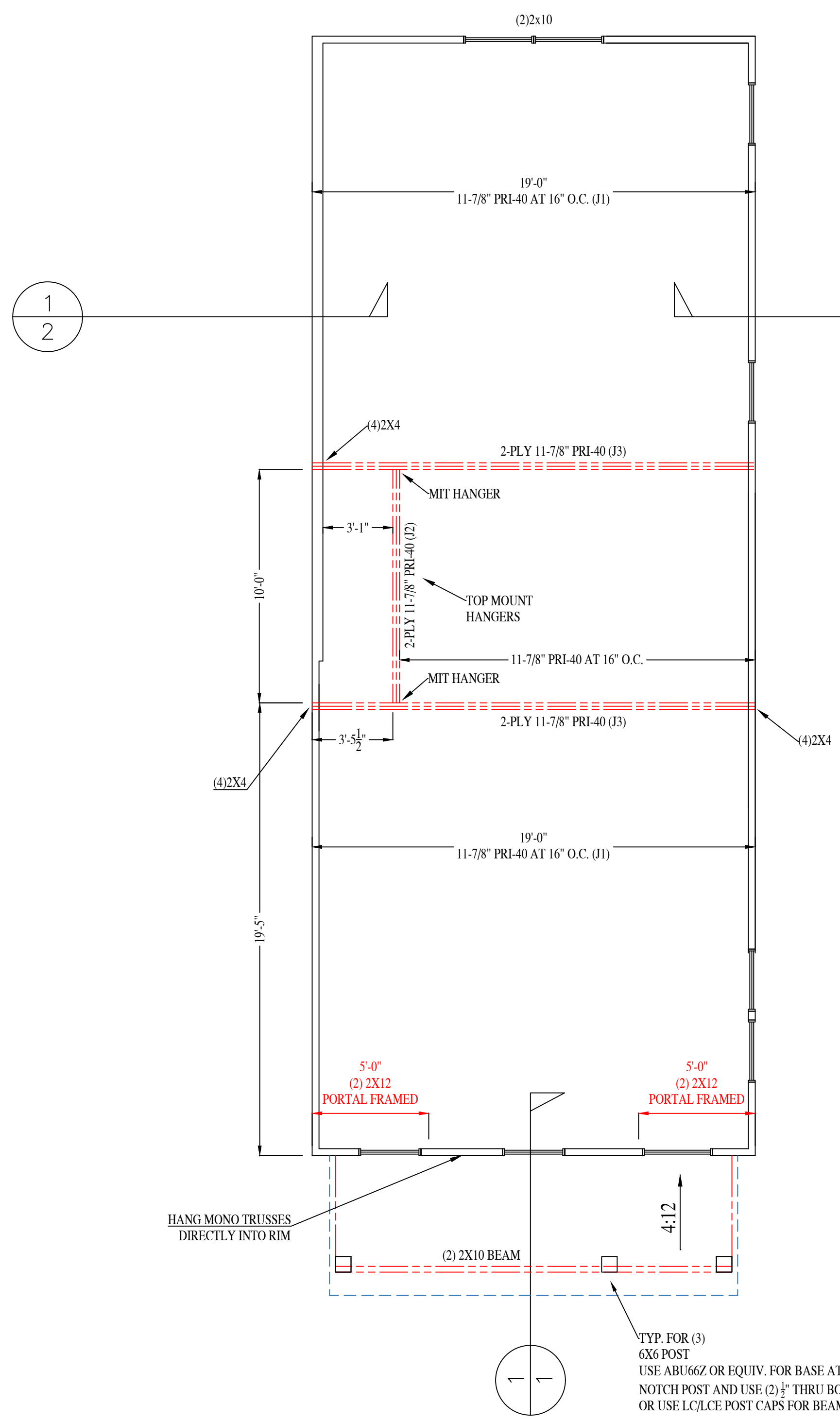
SHEET:
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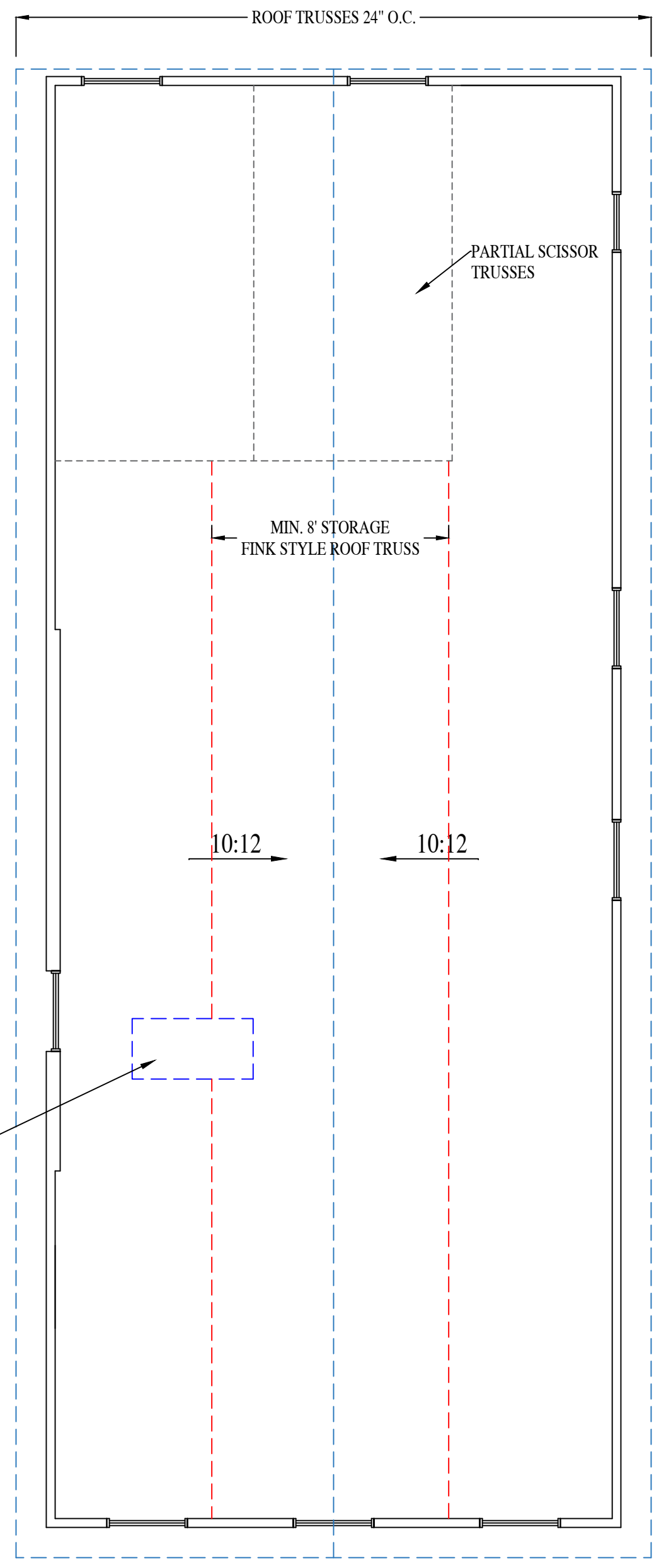
FOUNDATION PLAN
VERIFY SOIL BEARING CAPACITY.

TYP. FOR (3)
6X6 POST
NOTCH POST AND USE (2) 1/2" THRU BOLTS PER DETAIL
OR USE L/C/LCE POST CAPS FOR BEAM/POST ATTACHMENT.



SECOND FLOOR FRAMING

TYP. FOR (3)
6X6 POST
USE ABU66Z OR EQUIV. FOR BASE ATTACHMENT
NOTCH POST AND USE (2) 1/2" THRU BOLTS PER DETAIL
OR USE L/C/LCE POST CAPS FOR BEAM/POST ATTACHMENT.



ROOF PLAN

UPPER ROOF VENTING:
836 S.F. TOTAL - 1/150 REQUIRED
803 S. INCHES REQUIRED

ALL SINGLE WINDOW AND DOOR HEADERS
TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.

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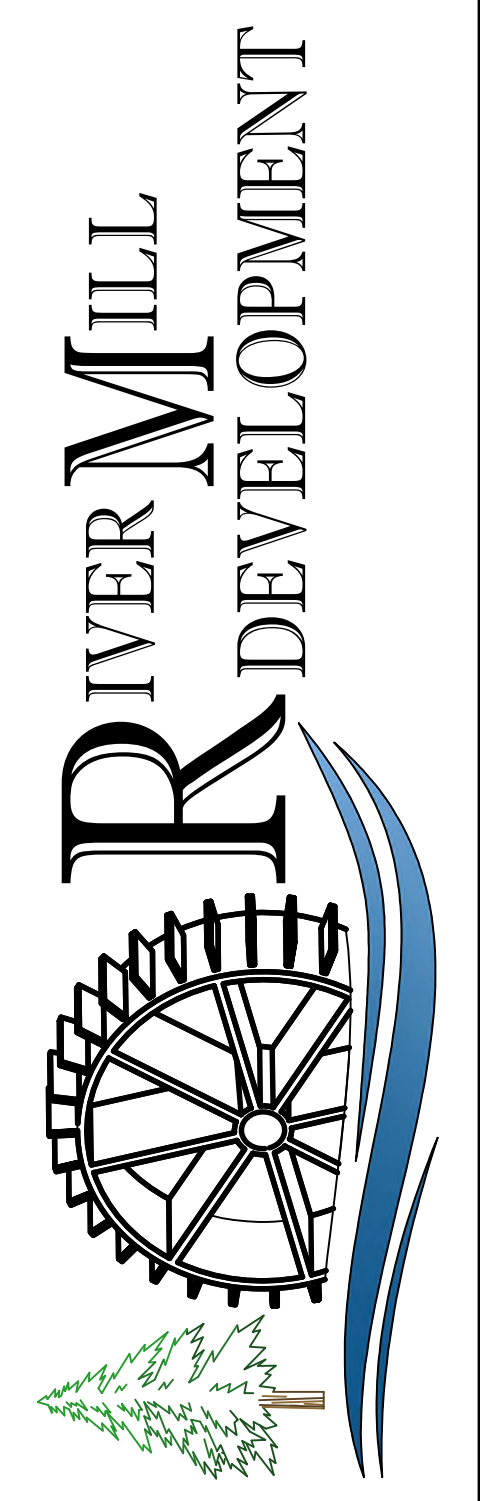
REVISION NOTES

DATE	START

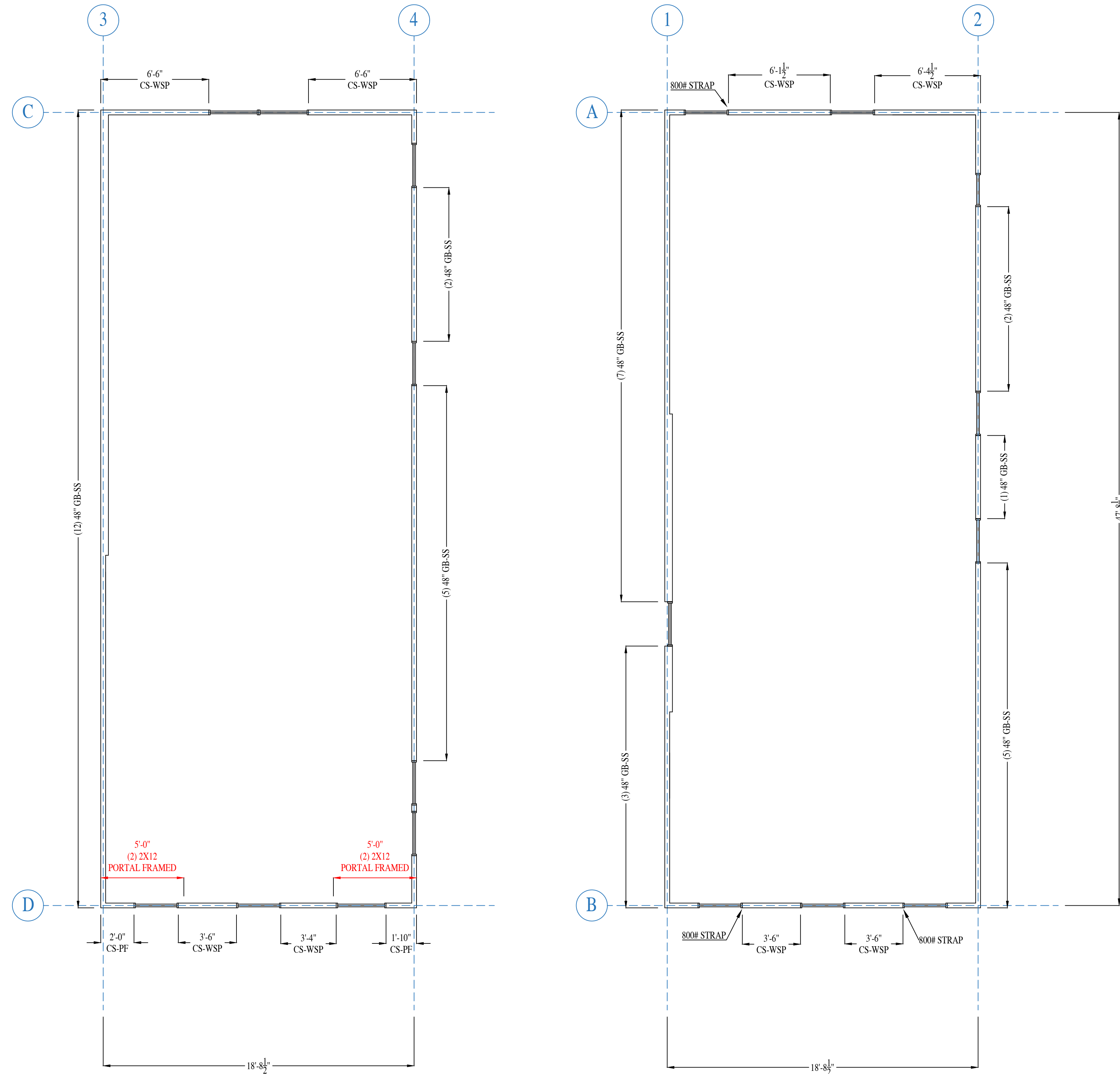
SCALE:
1/4" = 1'-0"

DATE:
1-13-2022

SHEET:
A3.1



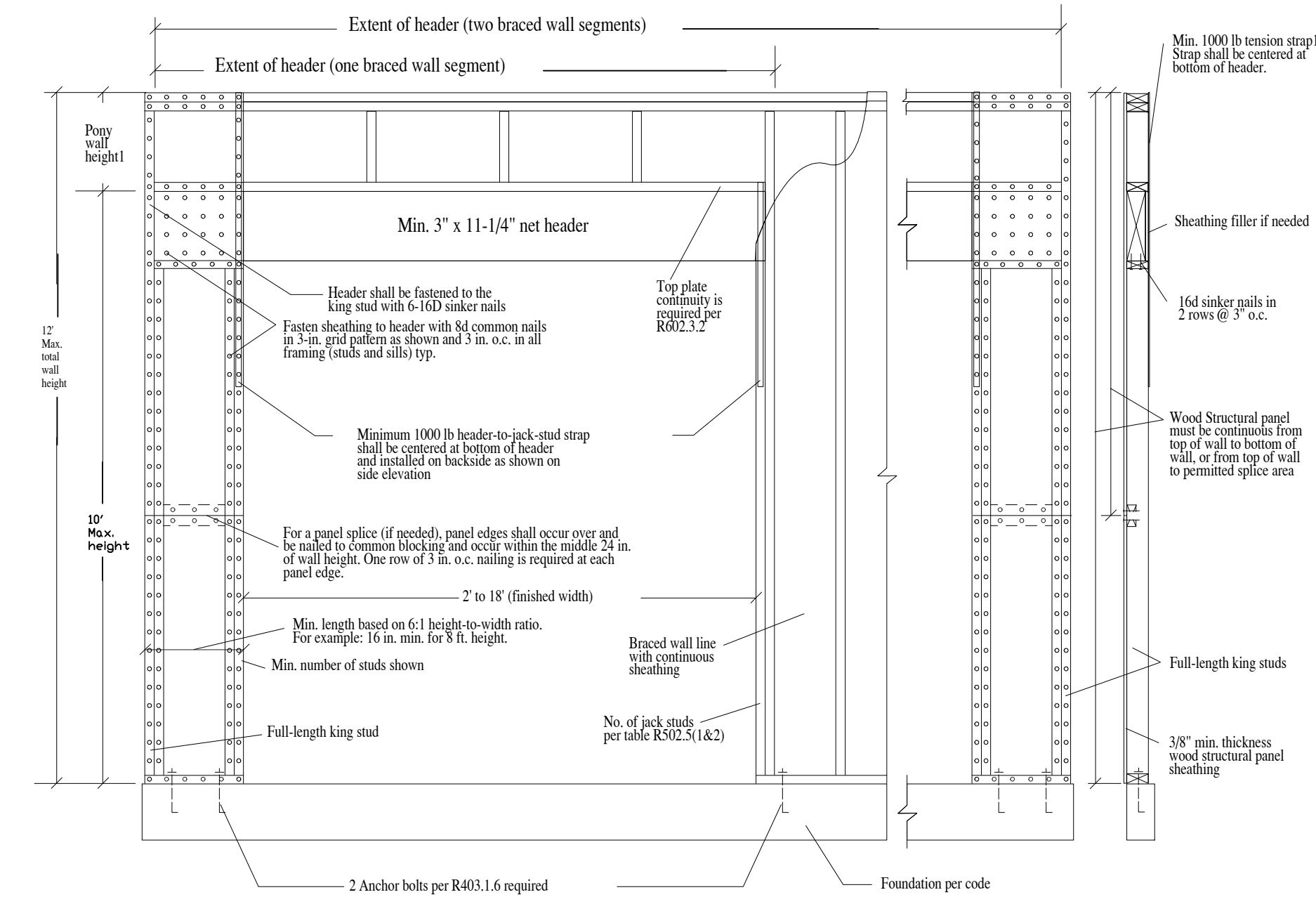
NARROW WALL BRACING SECTION



1ST FL. WALL BRACING

2ND FL. WALL BRACING

ALL WALL BRACING IS CS-WSP UNLESS NOTED OTHERWISE.
CS-PF IS 1.5X ACTUAL PER IRC 2015



Ultimate Wind Speed (mph)	115																	
BWL Designation	1		2		A		B		C		D		3		4			
No. of Floors above BWL	0		0		0		0		1		1		1		1			
BWP Method	GB		GB		CS-WSP		CS-WSP		CS-WSP		CS-WSP		GB		GB			
Average BWL Spacing (ft)	19		19		48		48		48		48		19		19			
Tabular Requirement (ft)	6.20		6.20		7.20		7.20		13.50		13.50		11.95		11.95			
Exposure	B		B		B		B		B		B		B		B			
Eave-to-Ridge Ht. (ft)	9.00	0.94	9.00	0.94	9.00	0.94	9.00	0.94	9.00	0.97	9.00	0.97	9.00	0.97	9.00	0.97		
Max. Wall Ht. (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95		
No. of BWLs	2		2		2		2		2		2		2		2			
Omit Interior Finish?	No		No		No		No		No		No		No		No			
Added Hold-downs?	No		No		No		No		No		No		No		No			
Joints Blocked?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
Fasteners @ 4' o.c.?	No		No		No		No		No		No		No		No			
Required BWP Length (ft)	5.54		5.54		6.43		6.43		12.44		12.44		11.01		11.01			
Actual BWPs	Contributing Length (ft)	1	GB (ss)	14.00	GB (ss)	4.00	CS-WSP	6.10	CS-WSP	3.50	CS-WSP	6.50	CS-PF	3.00	GB (ss)	24.00	GB (ss)	4.00
		2	GB (ss)	6.00	GB (ss)	2.00	CS-WSP	6.33	CS-WSP	3.50	CS-WSP	6.50	CS-WSP	3.50			GB (ss)	10.00
		3				GB (ss)	10.00					CS-WSP	3.33					
		4											CS-PF	2.75				
		5																
		6																
		7																
Actual BWP Length (ft)	20.00		16.00		12.43		7.00		13.00		12.58		24.00		14.00			
Actual ≥ Required?	PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS			
BWPs ≤ 20' Apart?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
≥ 2 Panels in BWL?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
BWP 10' from Ends?	Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes			
Continuous Sheathing	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2		
End Conditions	1	1	1	1	5	1	5	5	1	1	1	1	1	1	1	1		
BWL Compliance	PASS		PASS		PASS		PASS		PASS		PASS		PASS		PASS			

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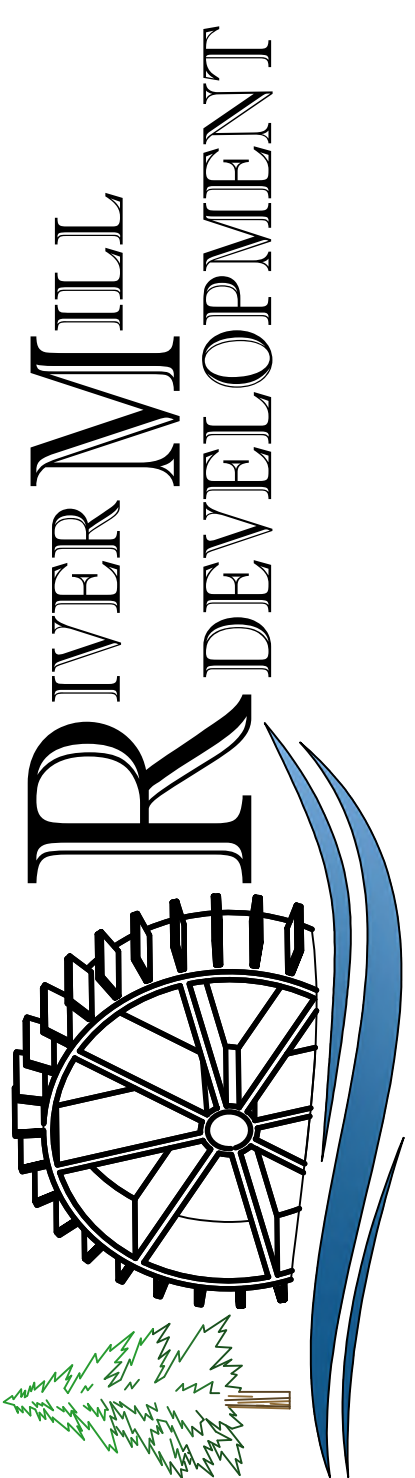
REVISION NOTES

DATE	START

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

DATE:
1-13-2022

SHEET:
A3.2



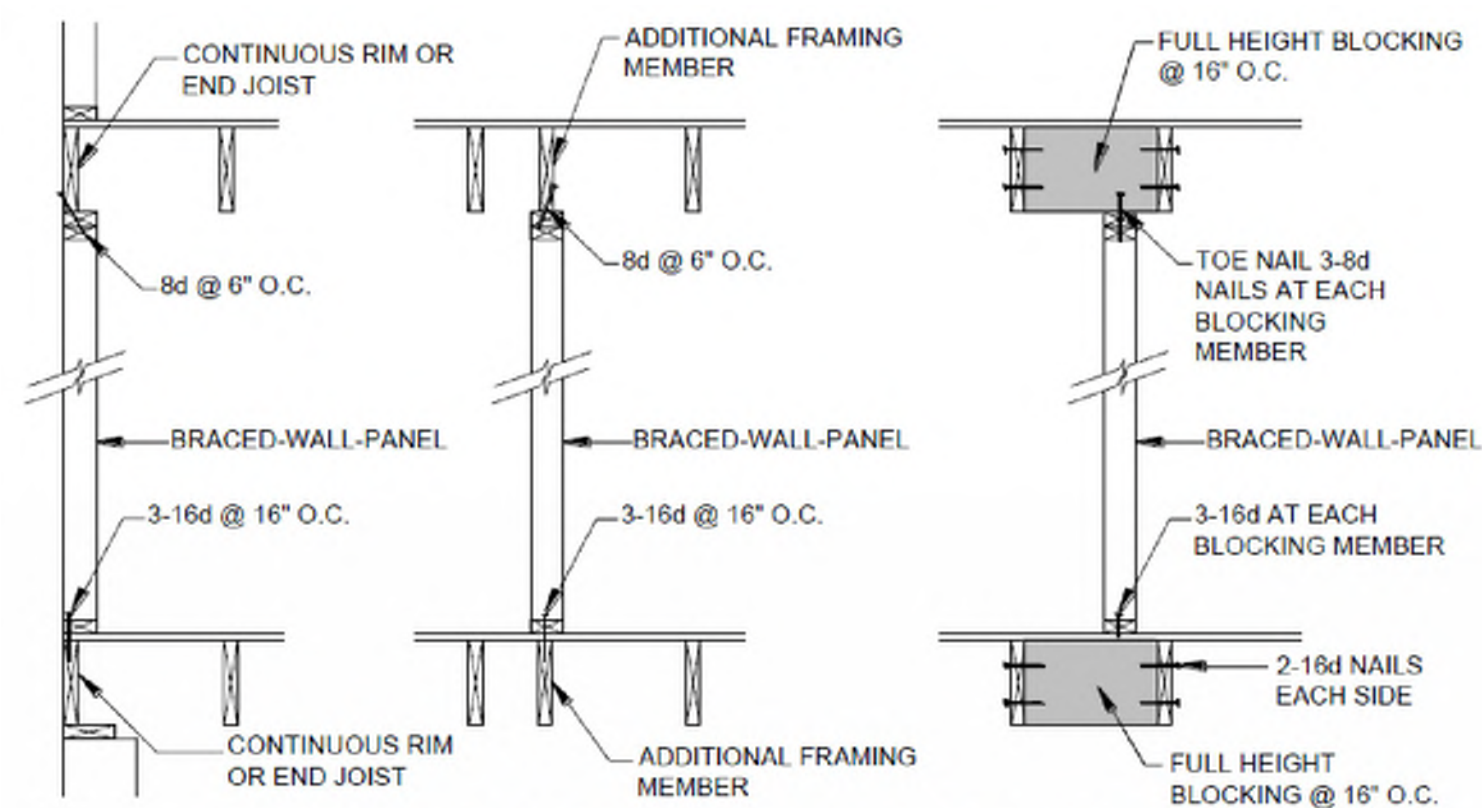


FIGURE 23: BRACED-WALL-PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

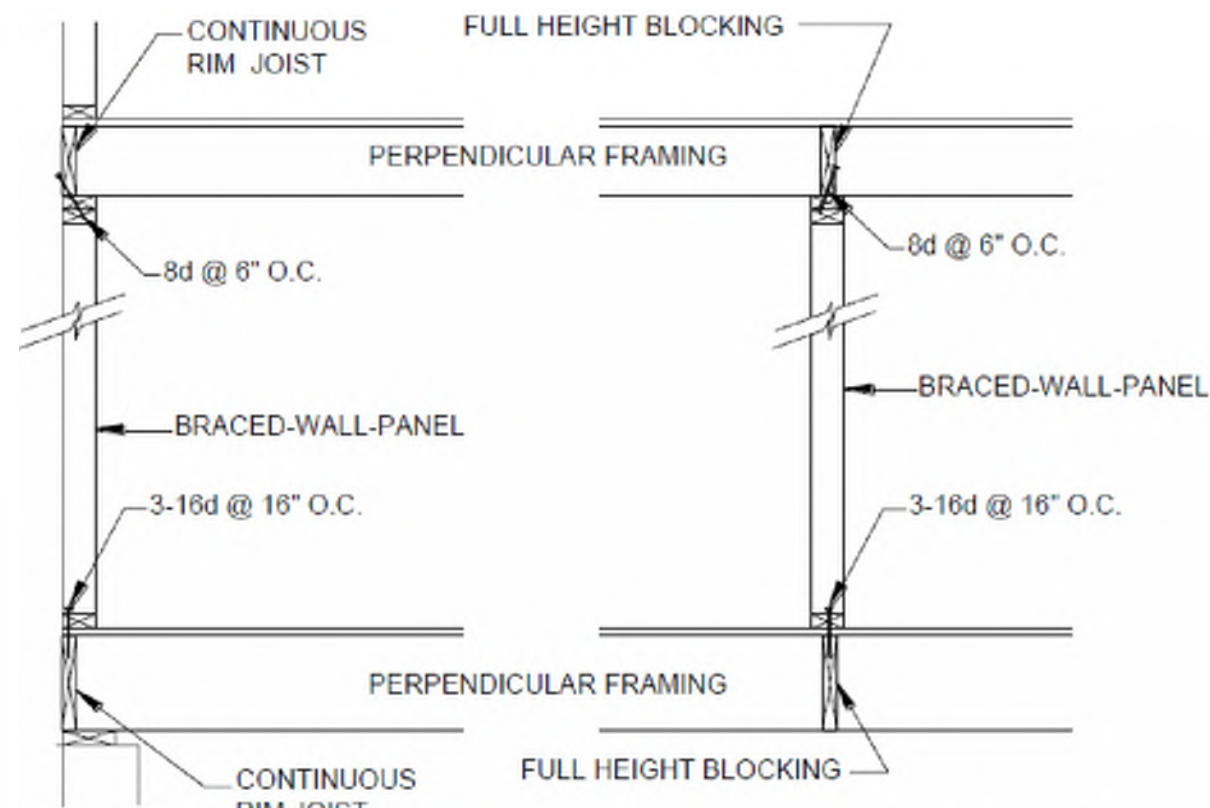
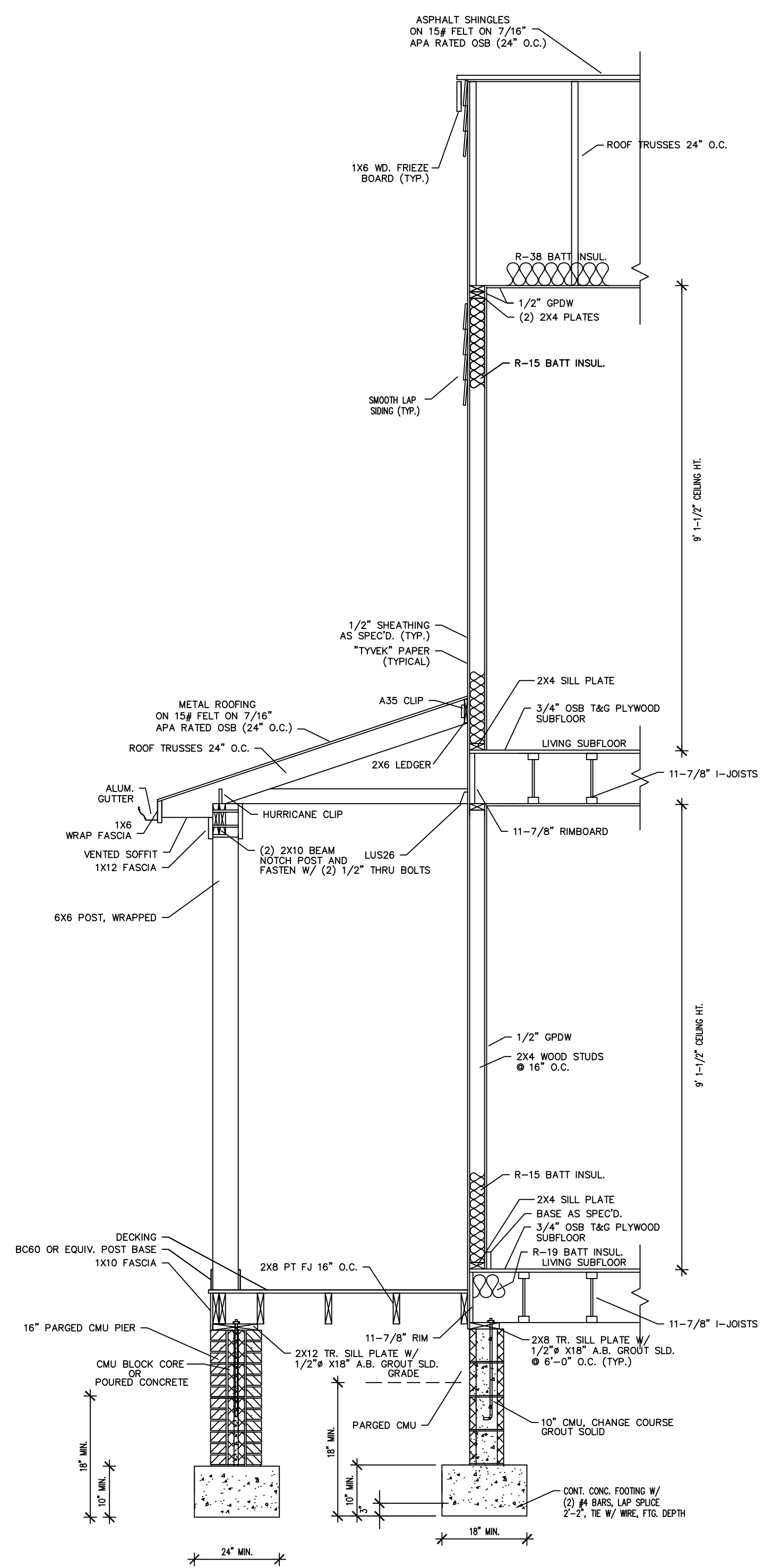
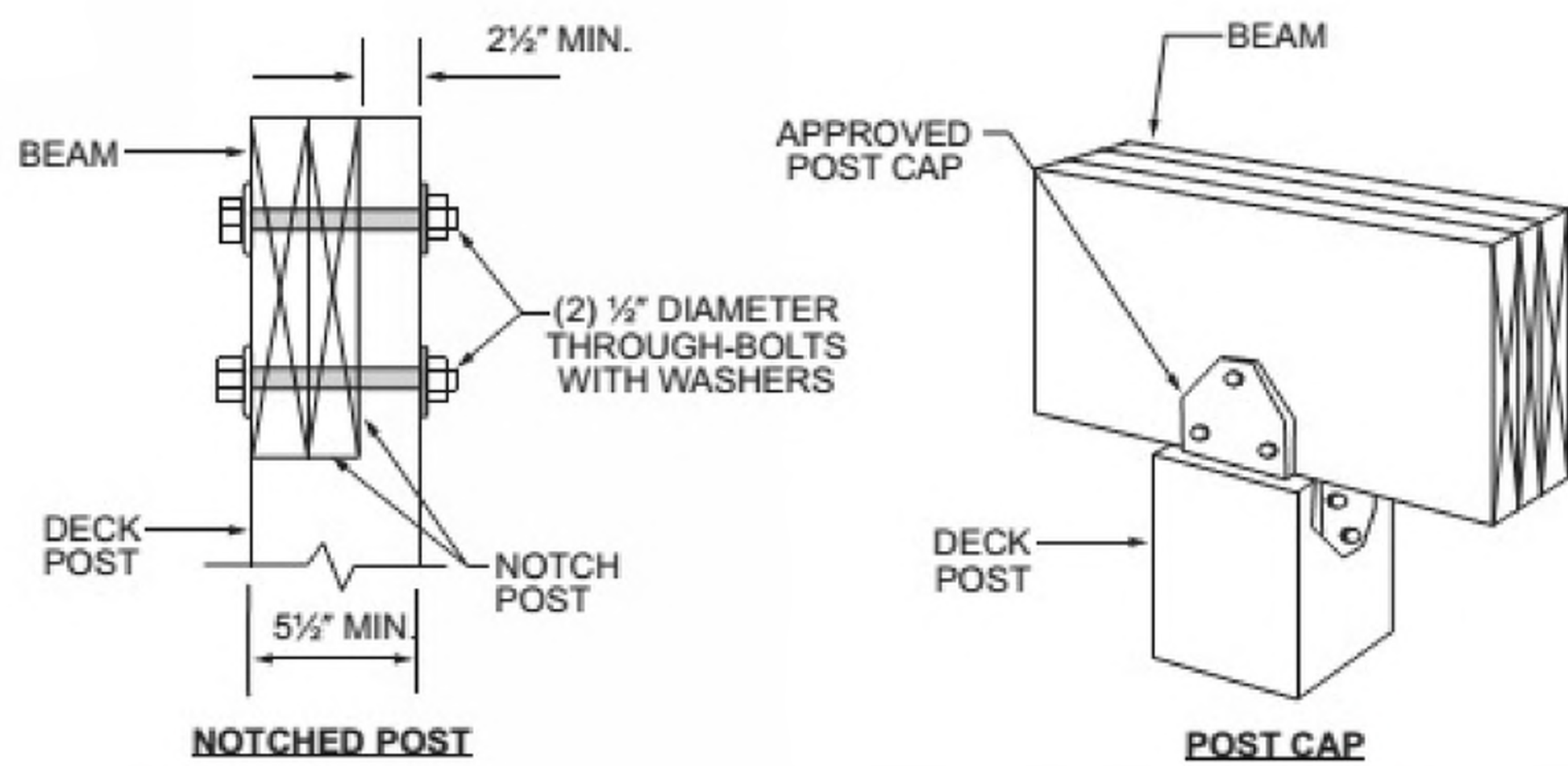
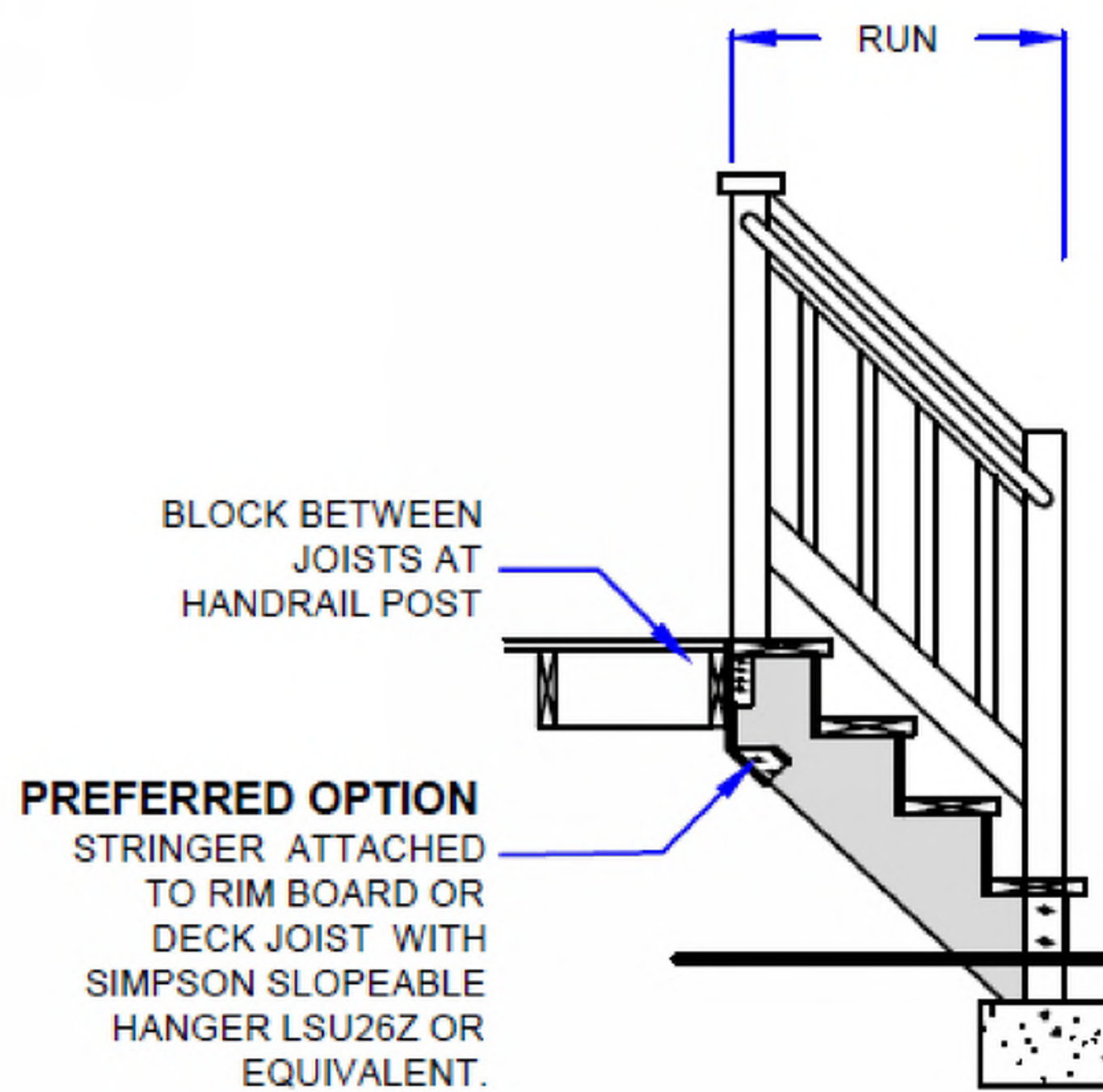
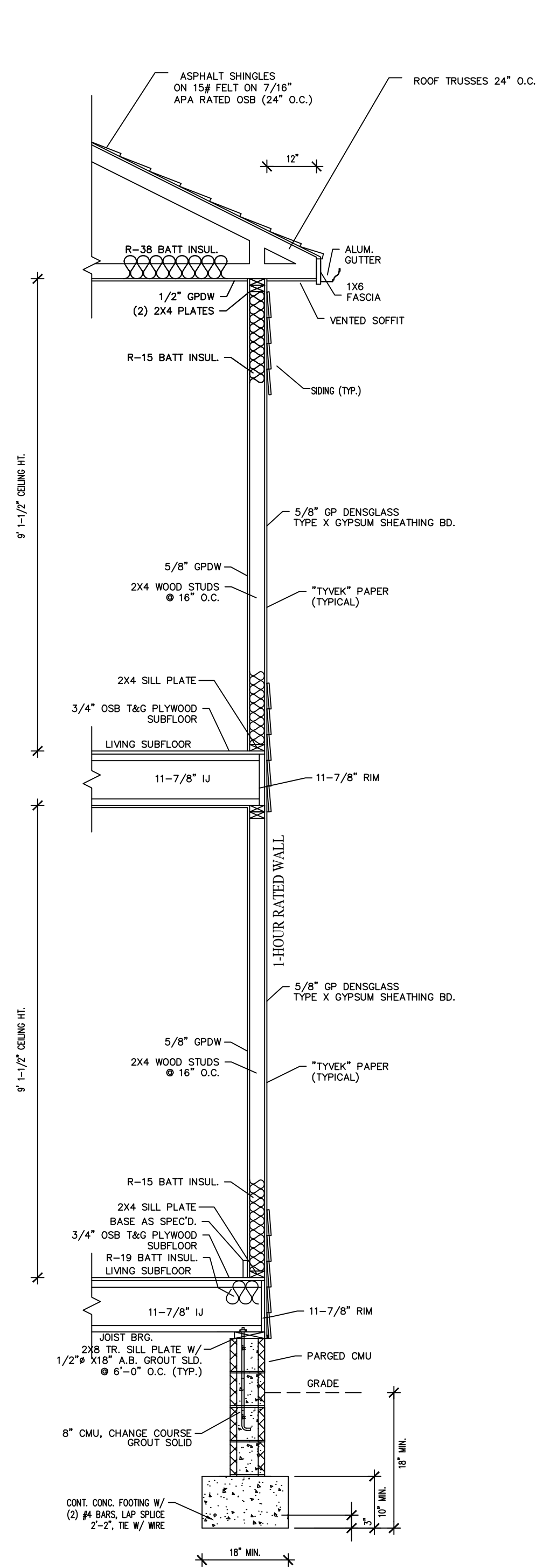


FIGURE 22: BRACED-WALL-PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



TYP. WALL SECTION FRONT WALL



TYP. WALL SECTION 1 HR. RATED SIDE WALL

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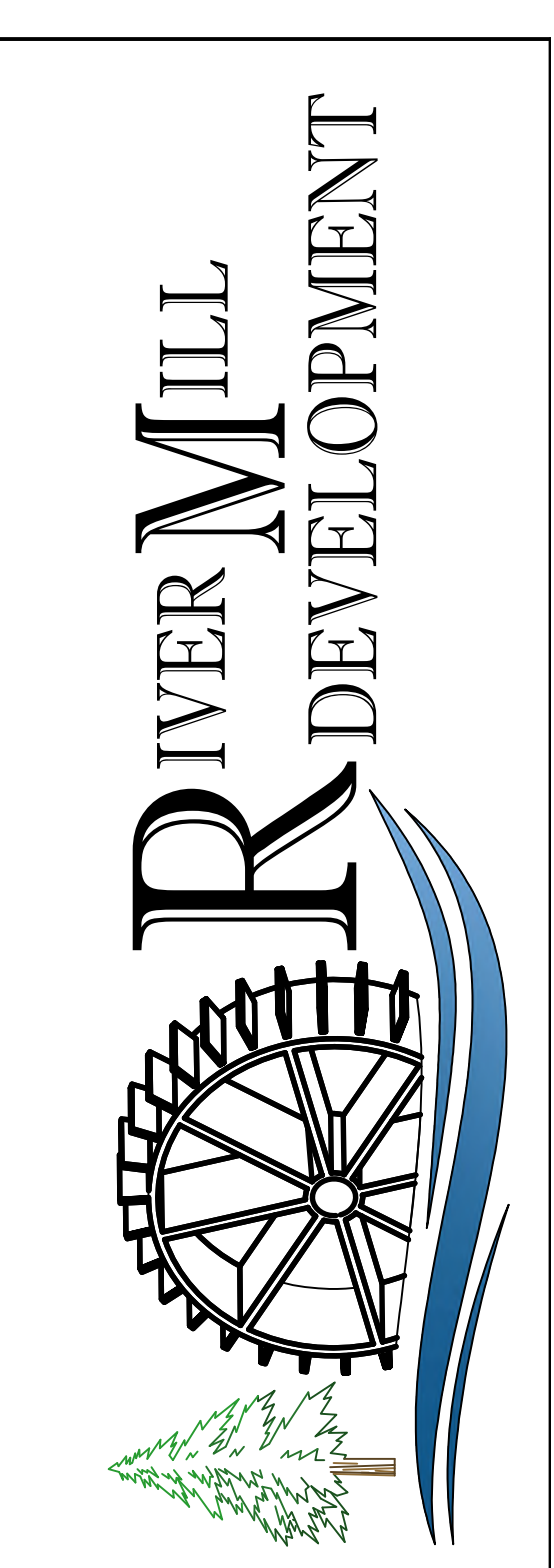
REVISION NOTES

DATE	START

SCALE:
 1/2" = 1'-0"

DATE:
 1-13-2022

SHEET:
 D1.0

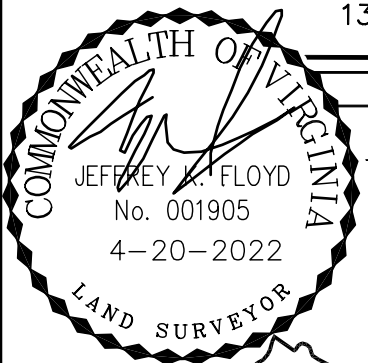
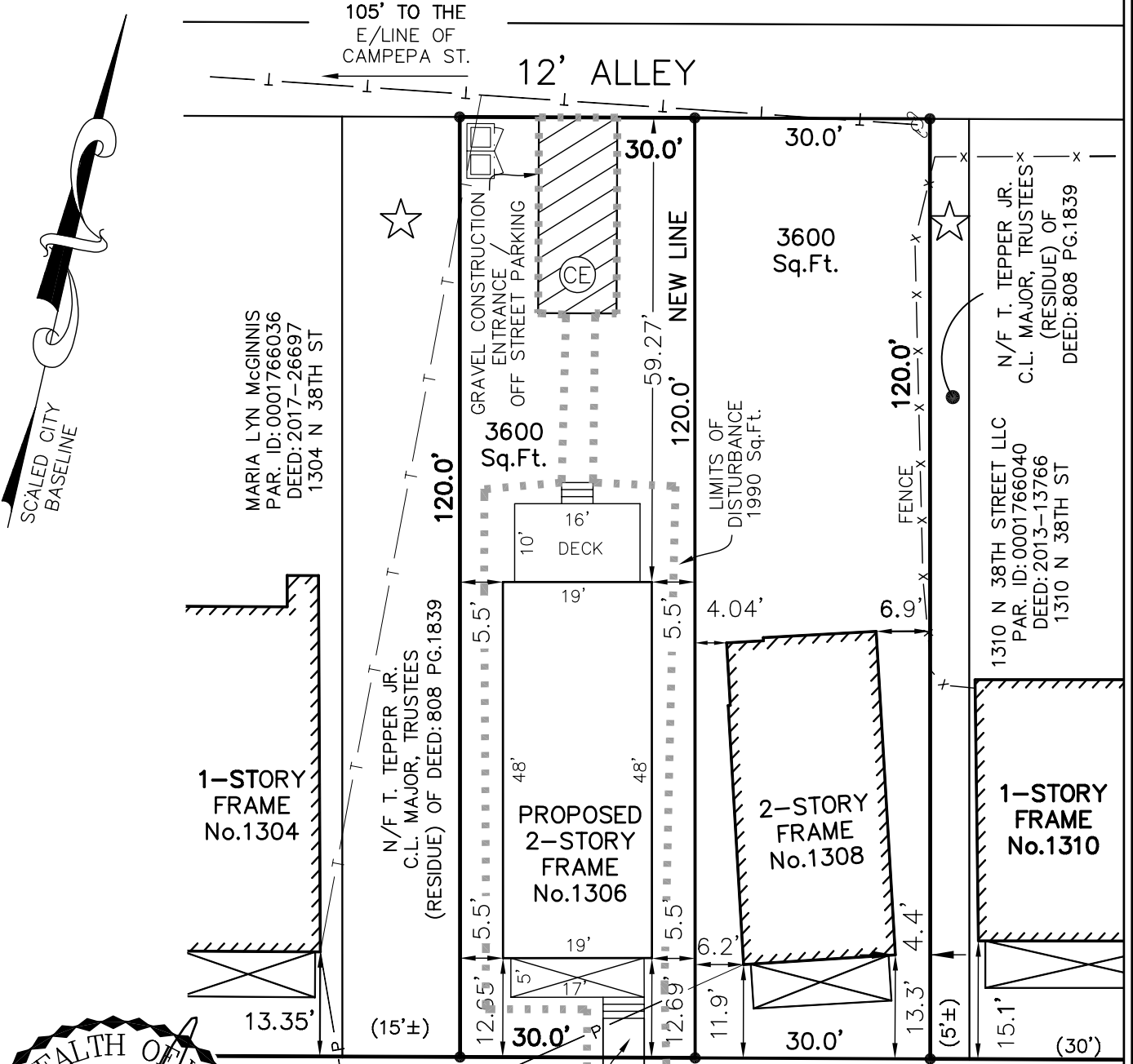


SUPER CANS
WITH SCREENING
< 5' TALL



NOTE:
STAIRS ON FRONT
SIDEWALK TO BE
DETERMINED IN FIELD
BASED ON
TOPOGRAPHY

☆ ~ INDICATES THE
RESIDUE PORTIONS
OF LAND FROM
DEED: 808 PG.1839



105' TO THE E/LINE OF CAMPEPA ST.
CONC. WALK
TREE ID: 34147
MAGNOLIA VIRGINIANA
CURB
N 38th Street
50' R/W

SKETCH SHOWING THE PROPOSED
IMPROVEMENTS ON
No.1308 N 38th STREET
IN THE CITY OF RICHMOND, VA.

Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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REVISED: 4-20-2022
DATE: 2-4-2022
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=20'
JOB NO. 211214711