

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-182

To authorize the special use of the property known as 1501 Brookland Parkway for the purpose of one single-family detached dwelling and one dwelling unit within an accessory structure, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 1501 Brookland Parkway, which is situated in a R-3 Single-Family Residential District, desires to use such property for the purpose of one single-family detached dwelling and one dwelling unit within an accessory structure, which use, among other things, is not currently allowed by section 30-406.5, 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 safety, health, morals and general welfare of the community involved, will not tend to create

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1501 Brookland Parkway and identified as Tax Parcel No. N000-1223/001 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Survey of 1501 Brookland Parkway, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated June 25, 2019, and provided as an inset on sheet V1.1 of the plans entitled “1501 Brookland Parkway, ADU Building Permit Plans,” prepared by Obsidian, dated October 18, 2023, and last revised February 20, 2024, 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 one single-family detached dwelling and one dwelling unit within an accessory structure, hereinafter referred to as “the Special Use,” substantially as shown on of the plans entitled “1501 Brookland Parkway, ADU Building Permit Plans,” prepared by Obsidian, dated October 18, 2023, and last revised February 20, 2024, and “Plat Showing Physical Improvements of Lot 1, Block F, Section B, Sherwood Park Subdivision for Gregg Johnson, City of Richmond, Virginia,” prepared by Townes, and dated December 29, 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 one single-family detached dwelling and one dwelling unit within an accessory structure, substantially as shown on the Plans.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 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: March 17, 2026

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 1501 Brookland Parkway for the purpose of one single-family detached dwelling and one dwelling unit within an accessory structure, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant build a by-right ADU, however, the construction company accidentally built the structure within the side-yard setback. Therefore, an Special Use Permit is required.

BACKGROUND: The property is located in the Sherwood Park neighborhood on the corner of Endicott Road and Brookland Parkway. The property is currently a 10,251 sq. ft. (.26 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Ground Floor: Not applicable. Mobility: Bicycle and pedestrian access are prioritized and

accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

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 (see Street Typologies Map).

The current zoning for this property is R-3 Single-Family Residential. Adjacent properties are located within the same R-3 district. The area is single-family residential. The density of the proposed is 2 units upon .26 acres or 7.7 units per acre.

COMMUNITY ENGAGEMENT: Sherwood Park Civic Association 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: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 18, 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, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



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: 1501 Brookland Parkway APARTMENT NO/SUITE
APPLICANT'S NAME: Tyler Walters EMAIL ADDRESS:
BUSINESS NAME (IF APPLICABLE): Tower 3
SUBJECT PROPERTY OR PROPERTIES: 1501 Brookland Parkway

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: Gregg Johnson
PROPERTY OWNER ADDRESS: 1501 Brookland Parkway
PROPERTY OWNER EMAIL ADDRESS:
PROPERTY OWNER PHONE NUMBER: 804-405-3568
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.

To Richmond Zoning,

We acknowledge that a recently completed accessory dwelling unit (ADU) located at 1501 Brookland Pkwy was built that encroaches into the required setbacks by a few inches. The primary use of the ADU is as a single-family residential unit, with an attached garage to accommodate one or two vehicles. The encroachment is limited to the beginning portion of the structure and does not affect the overall livability of the unit or was done out of disregard for neighbors or city requirements. It was an honest mistake.

We are submitting this notice to explain the situation and to seek guidance from the city on the appropriate remedy. Our intent is to work with the city to bring the project into compliance, whether through SUP, variance, or other approved corrective steps, while preserving the ADU's residential function.

Regards
Tyler Walters
Tower 3 LLC

1501 Brookland Parkway

ADU Building Permit Plans

Gregg Johnson and Craig McElroy
1501 Brookland Parkway
Richmond, VA 23227
804-644-1248
gregginrva@gmail.com

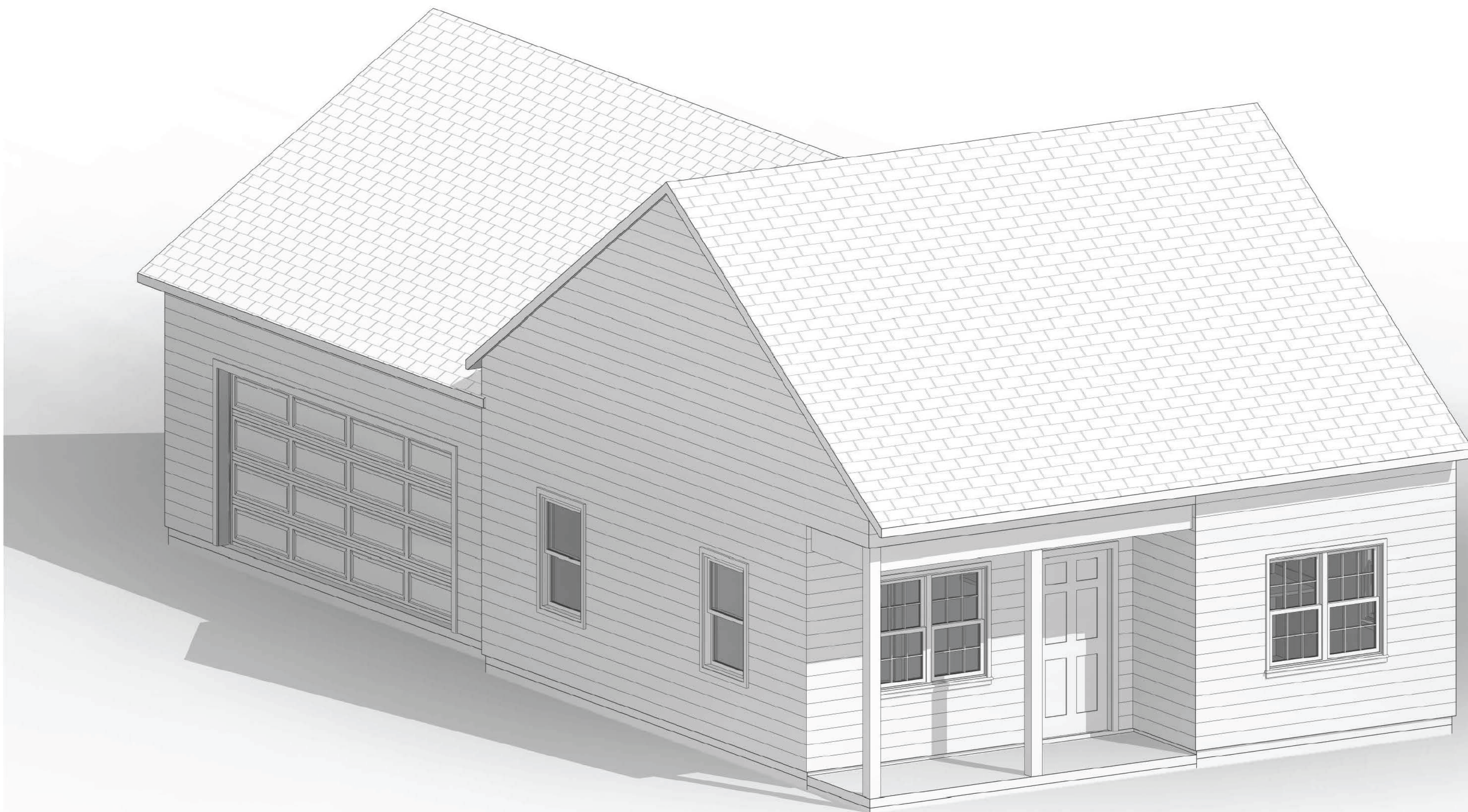
Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Parcel ID	N0001223001
Zoning	R-3
Use	Residential
Setbacks	Front Yard = 25 feet Side Yard = 7 1/2 feet Rear Yard = 7 1/2 feet
Lot Coverage	< 25%

G0.1	Cover Sheet
G0.2	Notes
V1.1	Site Plan
A1.1	Floor Plan
A2.1	Elevations
A3.1	Sections
A5.1	Details
S7.1	Calculations

Name	Area
First Floor	
Closet	8 SF
Dining Room/Kitchen	182 SF
Living Room	143 SF
Bedroom	113 SF
Garage	496 SF
Closet	11 SF
Bathroom	56 SF
	1008 SF
Grand total	1008 SF

Discipline Designators	Sheet Type Designator
<i>G</i> General -Sheet list, symbols, code summary	<i>0</i> General: Symbol legend, abbreviations, general notes
<i>H</i> Hazardous Materials Abatement, handling, etc.	<i>1</i> Plans
<i>V</i> Survey / Mapping	<i>2</i> Elevations
<i>B</i> Geotechnical	<i>3</i> Sections
<i>C</i> Civil	<i>4</i> Large Scale Drawings: plans, elevations, sections
<i>L</i> Landscape	<i>5</i> Details
<i>S</i> Structural	<i>6</i> Schedules and Diagrams
<i>A</i> Architectural	<i>7</i> User Defined (Calculations for Obsidian, Inc.)
<i>I</i> Interiors	<i>8</i> User Defined
<i>Q</i> Equipment	<i>9</i> 3D drawings: isometric, perspective, photos
<i>F</i> Fire Protection	
<i>P</i> Plumbing	
<i>D</i> Process	
<i>M</i> Mechanical	
<i>E</i> Electrical	
<i>W</i> Distributed Energy	
<i>T</i> Telecommunications	
<i>R</i> Resource Existing conditions / buildings	
<i>X</i> Other Disciplines	
<i>Z</i> Contractor / Shop Drawings	
<i>O</i> Operations	

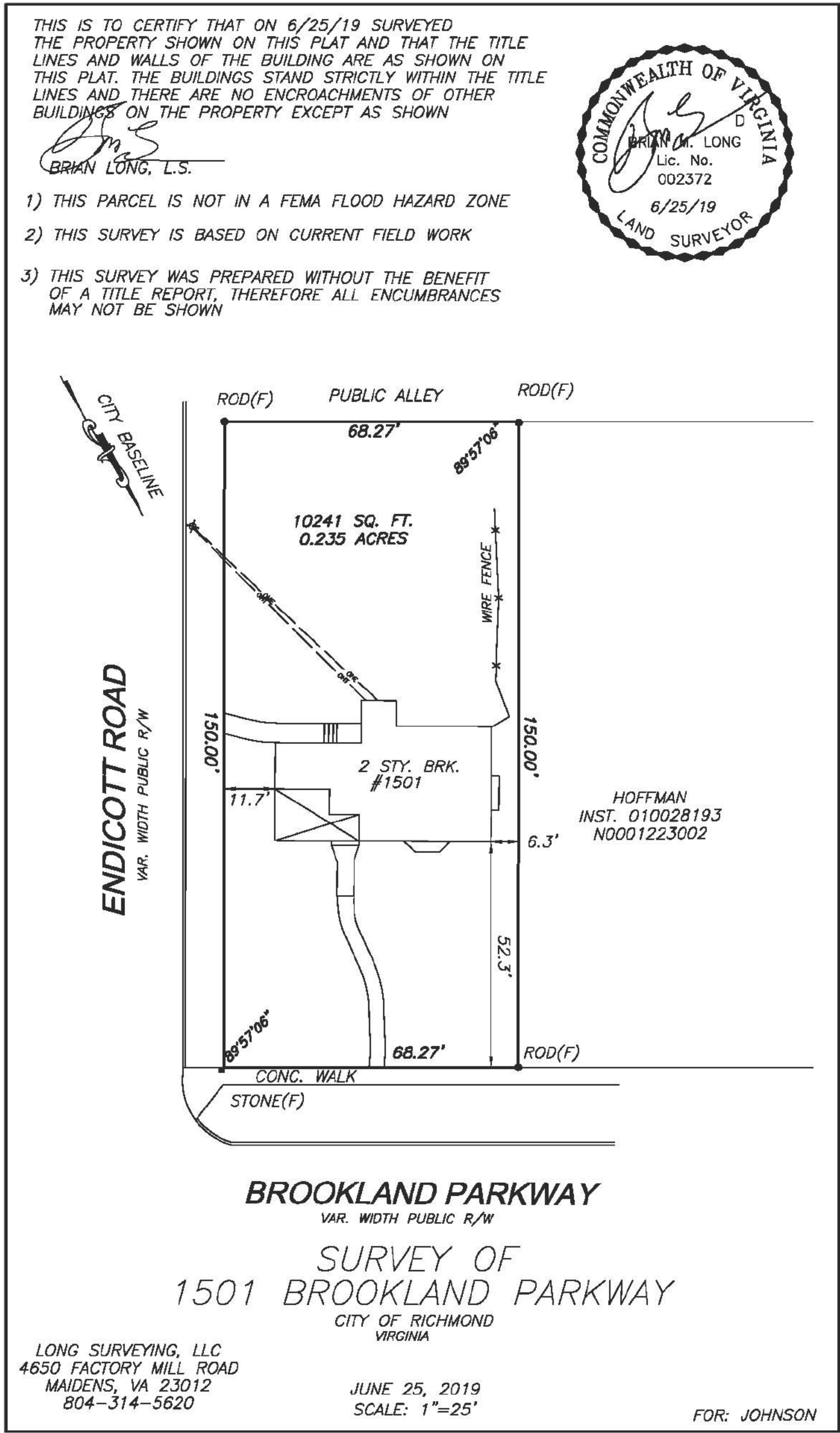


Scope of work will generally consist of the construction of a new structure to act as an auxiliary dwelling unit in accordance with these plans and the Virginia Residential Code, 2018.

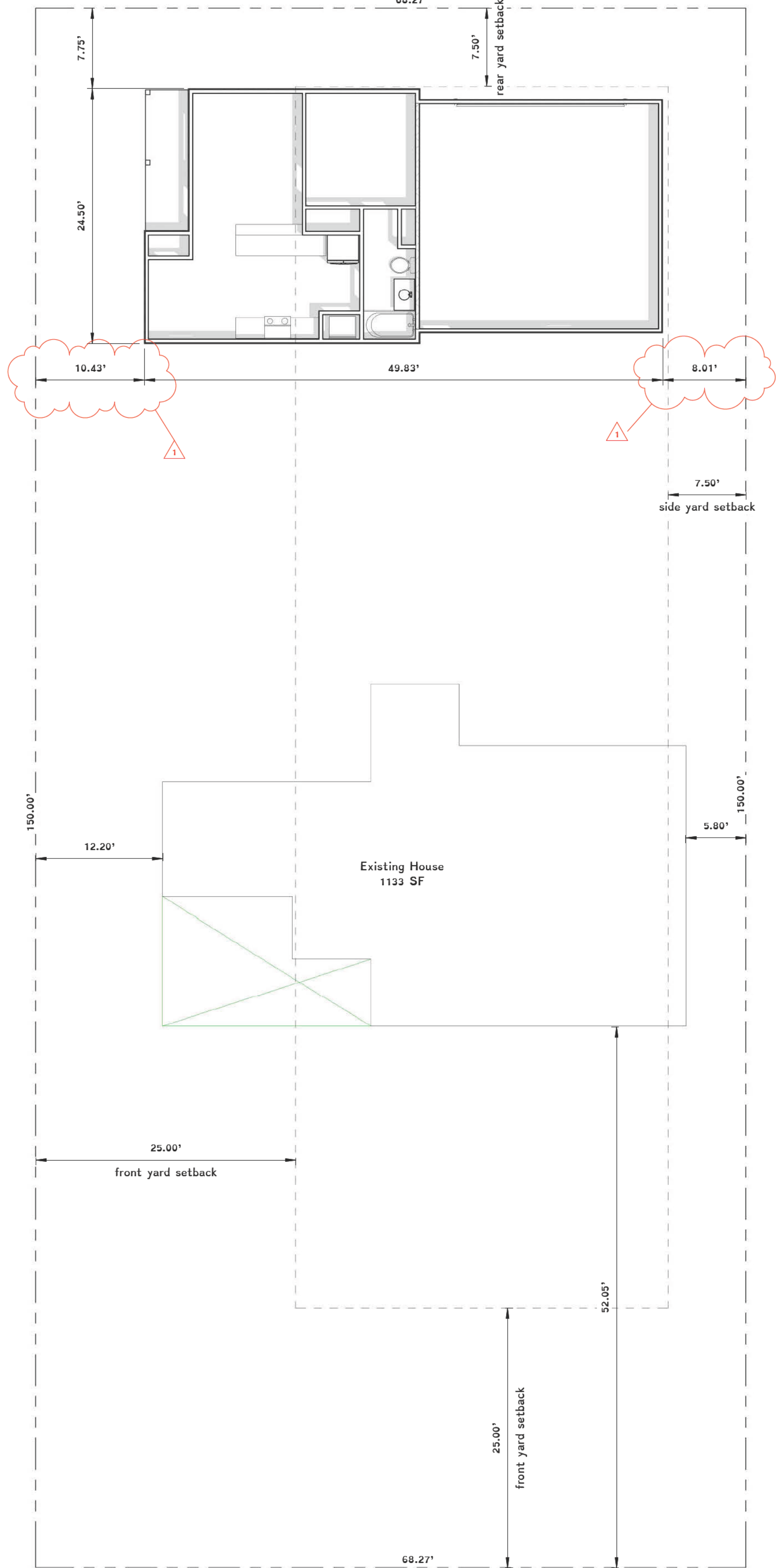
1. The structure will be constructed in accordance with the 2018 edition of the "Virginia Residential Code", the Virginia Statewide Uniform Building Code and the applicable City of Richmond ordinances.
2. The contractor is responsible for compliance with City, State and Federal job site safety requirements.
3. These plans are being provided without the benefit of external review by a third party. The client accepts responsibility for plans as drawn and will notify designer of any deficiencies that may be encountered during plan review or construction. If the contractor or contractors agent discovers missing or in complete details or conflicting items of work, they are obliged to call these items to the attention of the designer. Failure to do so may result in the designer disallowing any claims for cost incurred due to these deficiencies.
4. The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will immediately be brought to the attention of the engineer.
5. Plans and specifications in some instances, do not contain specific instructions for installation or preparation methods. Contractor and their subs are responsible for following ASTM standards and applicable codes.
6. All decorative elements and finishes are to be selected by owner and/or interior designer and contractor to verify with owner and/or interior designer pertaining to any special requirements for ordering and installation prior to ordering and installation.
7. Glazing in windows shall be tempered if the bottom edge is less than 18" above floor, in walls enclosing bathtub or showers, within 24" of arc of either vertical edge of a door, or less than 36" above the plane of stairways or landings. Glazing in all fixed and operable panels of swinging, sliding and bifold doors shall be tempered.
8. Carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. The carbon monoxide detector shall comply with NFPA 720 and UL 2075.
9. Enclosed accessible space under stairs shall have walls, under-stair surface, and any soffits protected on the enclosed side with 1/2" gypsum board.
10. Bathrooms and water closet compartments shall be provided with not less than 3 sf of glazing area (one-half must be operable) or an exhaust fan in compliance with Section M1507 of the code.
11. Provide a fire extinguisher (2-A-10-B-C) in the kitchen area if the home does not contain an approved sprinkler system.
12. Smoke alarms shall be installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including *basements and habitable attics* and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
13. The structure shall be protected from subterranean termites by one of the following methods or a combination of these methods:
 - Chemical termiticide treatment, as provided in Section R318.2.
 - Termite baiting system installed and maintained according to the label.
 - Pressure-preservative-treated wood in accordance with the provisions of Section R317.1.
 - Naturally durable termite-resistant wood.
 - Physical barriers as provided in Section R318.3 and used in locations as specified in Section R317.1.
14. Basements, habitable attics, and every sleeping room shall 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 or below 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".
15. Attic access shall be provide with a minimum size of 22" x 30"
16. All lumber unless otherwise noted is to be Southern Pine No. 2.
17. Each bedroom shall have at a minimum one egressable window
18. There will not be a fire sprinkler system.
19. There is no proposed fire detection system or alarm.
20. The occupancy is Residential Group R-3.
21. The construction type is V-B.
22. There is one story.
23. The house is located in Climate Zone 4.
24. VRC 2018 minimum insulation and fenestration requirements:
 - Fenestration U-factor : 0.32
 - Skylight U-factor : 0.59
 - Ceiling R-value : 49
 - Wood frame wall R-value : 15 cavity or 13 + 1 continuous
 - Mass wall R-value : 8/13
 - Floor R-value : 19
 - Basement wall R-value : 10/13
 - Slab R-value & depth : 10, 2ft
 - Crawlspace wall R-value : 10/13
25. Load criteria:
 - Bearing soil capacity = 1500 psf*
 - Floor live load = 40 psf
 - Floor dead load = 10 psf
 - Roof live load = 20 psf
 - Roof dead load = 10 psf
 - Snow loads = 20 psf
 - Basic Wind speed = 115 mph
 - Seismic Category: B.
 - Exposure: B.
- * In lieu of a complete geotechnical evaluation, the load-bearing values in Table R401.4.1 has been assumed

NOTICE
This approval does not include any review of the mechanical, electrical, plumbing or other trade plans. This approval does not authorize any MEP work to begin.

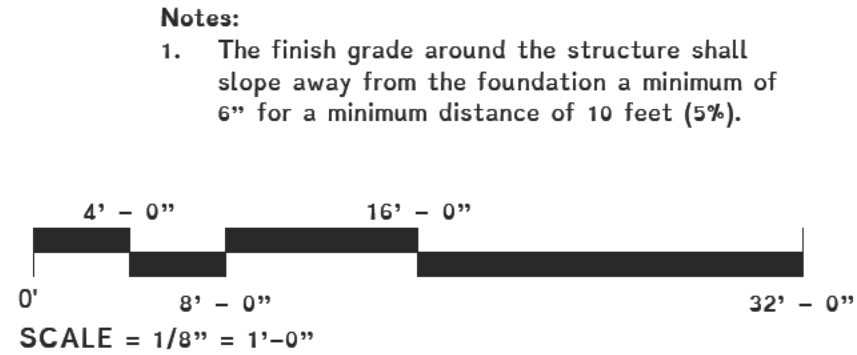
Building Permit - Approved Construction Documents:
Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.
07/09/2024 5:15:06 PM
Plans Approved: 20240404-1501 Brookland Pkwy-BLDR-135671-2094



2 Survey Plat
1" = 1'-0"



1 Site Plan
1/8" = 1'-0"



Site Plan

1501 Brookland Parkway – ADU Permit Plans
Gregg Johnson

City of Richmond, VA

rev. 2/20/2024
October 18, 2023

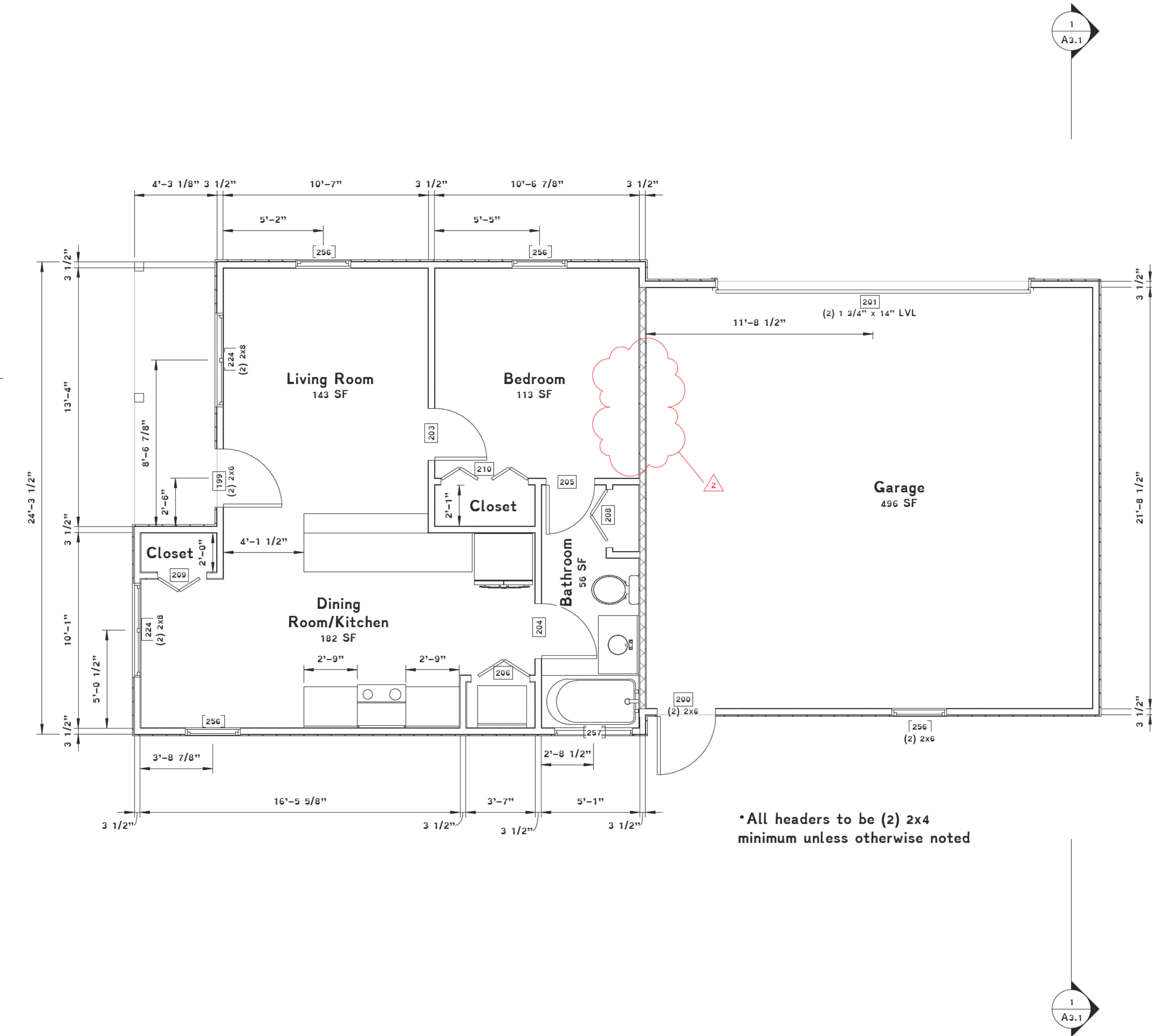


Obsidian
A Professional Engineering Practice
417 North 22nd Street
Richmond, VA 23223
804.647.1589

Reviewed per the 2019 Virginia Construction Code.
The code can be read at the link below:
<https://codes.iccsafe.org/content/VCC2018P3>

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Building Permit - Approved Construction Documents
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Plans-Approved-20240404-1501 Brookland Pkwy-BLDR-135671-2096



1st Floor - Proposed
1/4" = 1'-0"

Window Schedule

Type Mark	Family	Count	Width	Height	Sill Height	Header	Casing Quantity	Sill Quantity
First Floor								
256	Window-Double-Hung	1	2'-10"	4'-2"	2'-6"	(2) 2x4	11'-2"	3'-6"
256	Window-Double-Hung	1	2'-10"	4'-2"	2'-6"	(2) 2x6	11'-2"	3'-6"
256	Window-Double-Hung	1	2'-10"	4'-2"	2'-6"	(2) 2x4	11'-2"	3'-6"
256	Window-Double-Hung	1	2'-10"	4'-2"	2'-6"	(2) 2x4	11'-2"	3'-6"
224	Window-Double-Hung-Dou ble	1	4'-10"	4'-1"	2'-7"	(2) 2x8	13'-0"	5'-6"
224	Window-Double-Hung-Dou ble	1	4'-10"	4'-1"	2'-7"	(2) 2x8	13'-0"	5'-6"
257	Window-Fixed	1	4'-0"	1'-4"	5'-4 1/4"	(2) 2x4	6'-8" 77'-4"	4'-8" 29'-8"

Door Schedule

Mark	Family	Width	Height	Header	Casing Quantity
First Floor					
199	Single-Panel 6	3'-0"	6'-8"	(2) 2x6	22'-8"
200	Single-Panel 6	3'-0"	6'-8"	(2) 2x6	22'-8"
201	Garage - Overhead Sectional Paneled	16'-0"	6'-6"	(2) 1 3/4" x 14" LVL	59'-0"
203	Single-Panel 6	2'-8"	6'-8"	(2) 2x4	32'-0"
204	Single-Panel 6	2'-10"	6'-8"	(2) 2x4	32'-4"
205	Single-Panel 6	2'-0"	6'-8"	(2) 2x4	31'-8"
206	Bifold-2 Panel	3'-0"	6'-8"	(2) 2 x 4	22'-8"
208	Bifold-2 Panel	3'-0"	6'-8"	(2) 2 x 4	22'-8"
209	Bifold-2 Panel	2'-6"	6'-8"	(2) 2 x 4	21'-8"
210	Bifold-4 Panel	4'-6"	6'-8"	(2) 2x4	25'-8" 292'-0"

- Foundation Notes:
- Ventilation openings through foundation walls shall be provided and shall have the minimum net area opening of not less than 1 square foot for each 150 square feet of under-floor space area. One such ventilation opening shall be within 3 feet of each corner of the building.
 - All wood sill plates shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet on center. Bolts shall be at least 1/2" inch in diameter and shall extend a minimum of 7 inches into concrete or grouted cells of concrete masonry units. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches or less than seven bolt diameters from each end of the plate section.



A1.1

Floor Plan
1501 Brookland Parkway - ADU Permit Plans
Gregg Johnson

rev. 2/20/2024
October 18, 2023

City of Richmond, VA



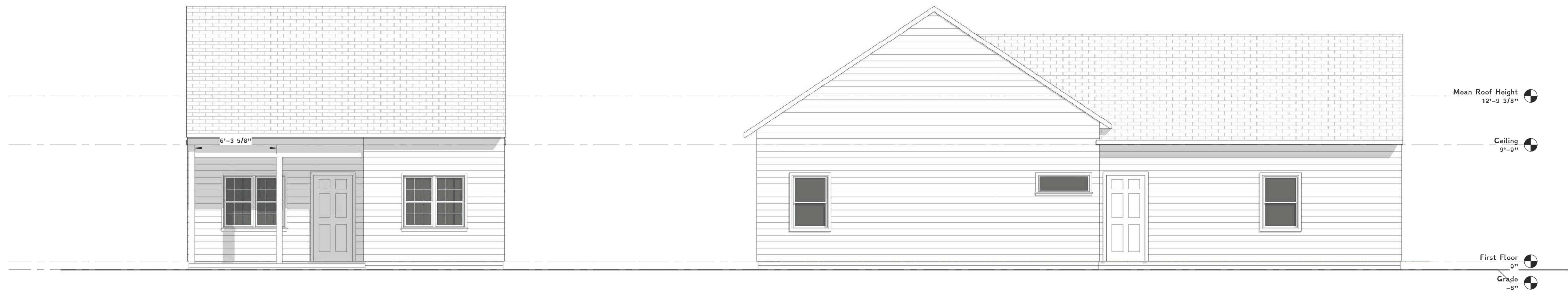
obsidian
A Professional Engineering Practice
417 North 22nd Street
Richmond, VA 23223
804.647.1589

Reviewed per the 2018 Virginia Construction Code.
The code can be read at the link below.
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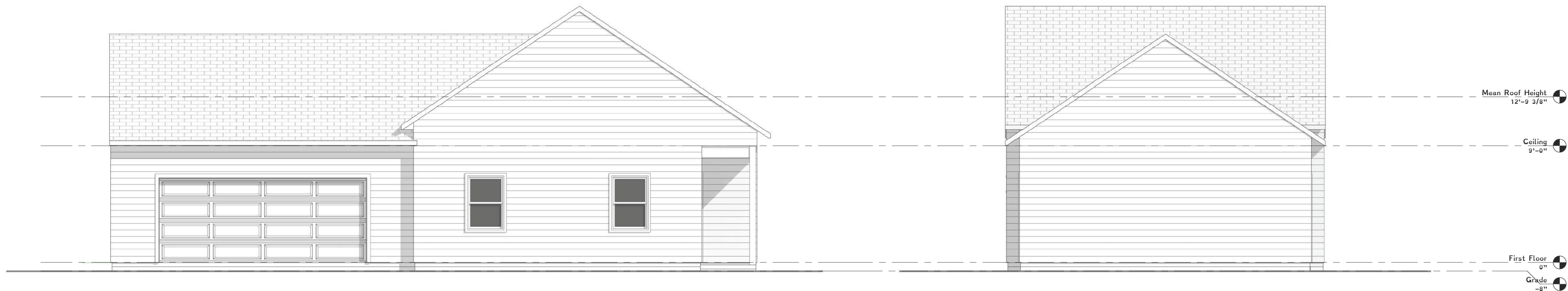
Building Permit - Approved Construction Documents
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07/09/2024 5:15:20 PM
Plans-Approved-20240404-1501 Brookland Pkwy-BLDR-135671-2024



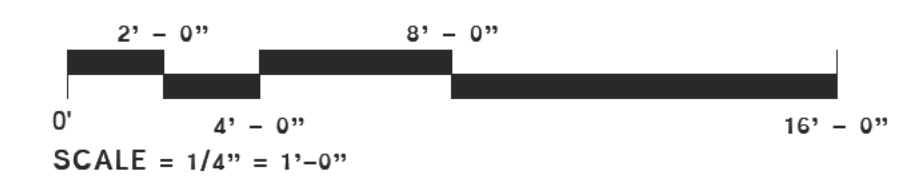
1 Proposed East
1/4" = 1'-0"

2 Proposed North
1/4" = 1'-0"



3 Proposed South
1/4" = 1'-0"

④ Proposed West
1/4" = 1'-0"



A2.1

[illegible]

Elevations

1501 Brookland Parkway – ADU Permit Plans
Gregg Johnson

rev. 2/20/2024
October 18, 2023

City of Richmond, VA



AM

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Richmond, VA 23223
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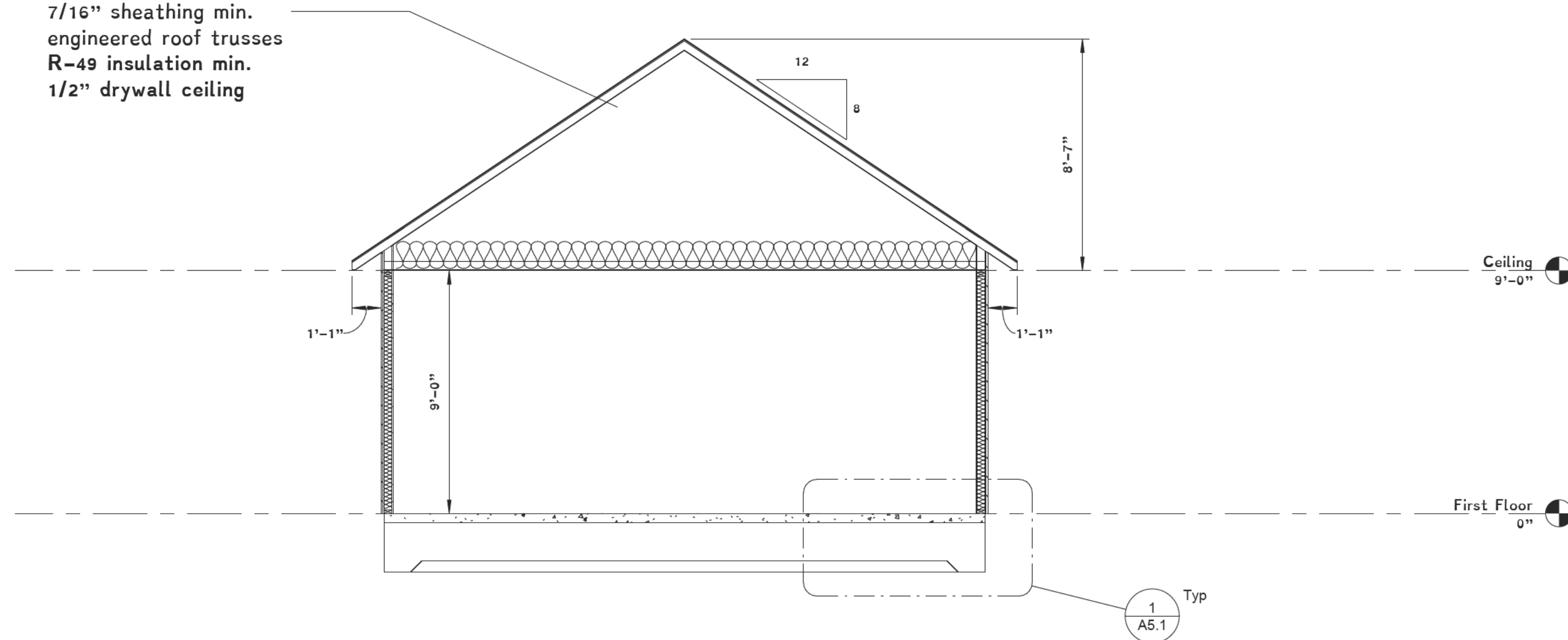
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NOTICE
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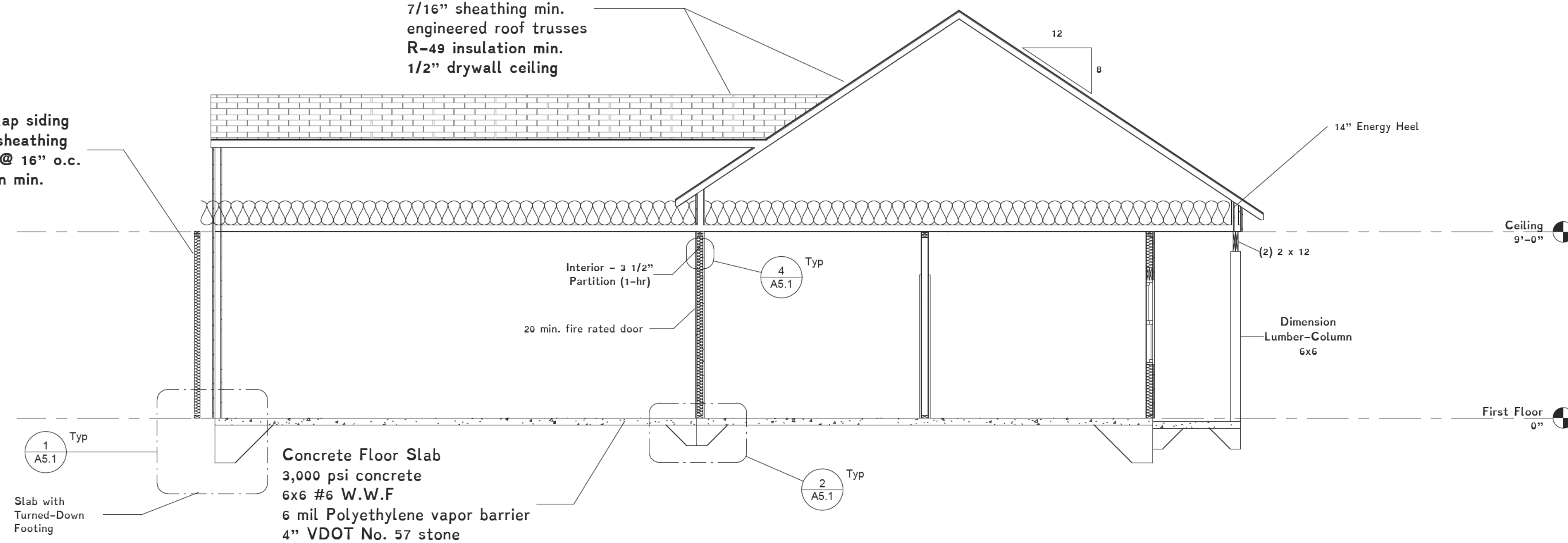
Roof System
Asphalt shingle roofing
#15 building paper
7/16" sheathing min.
engineered roof trusses
R-49 insulation min.
1/2" drywall ceiling



1 Section 1
1/4" = 1'-0"

Roof System
Asphalt shingle roofing
#15 building paper
7/16" sheathing min.
engineered roof trusses
R-49 insulation min.
1/2" drywall ceiling

Wall System
6" hardiplank lap siding
5/8" plywood sheathing
2x4 stud wall @ 16" o.c.
R-15 insulation min.
1/2" drywall



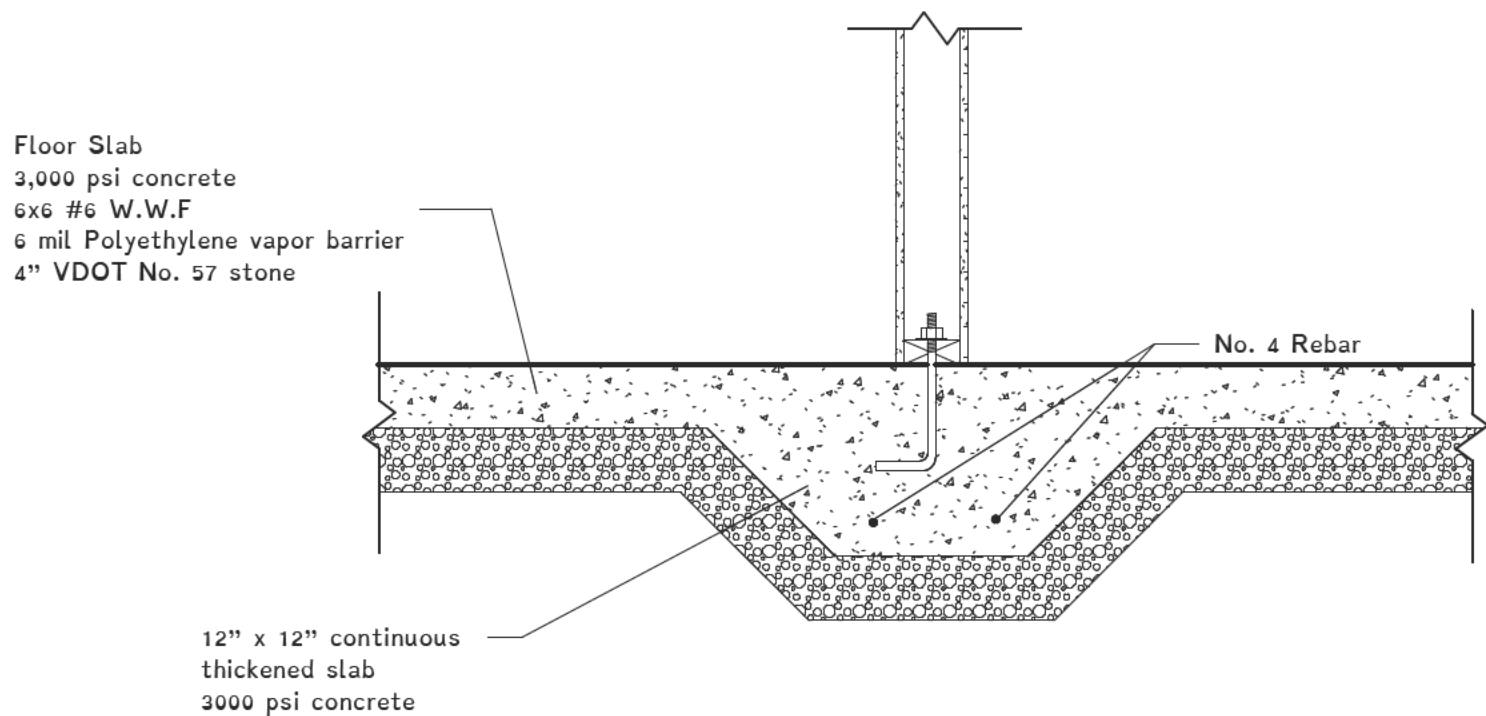
2 Section 2
1/4" = 1'-0"

Profile view of the road showing elevations and distances. The profile consists of a series of connected line segments representing the road's surface. The elevations at the start of each segment are labeled as 2' - 0", 8' - 0", and 16' - 0". The distances between the start of each segment are labeled as 4' - 0" and 16' - 0". The scale is given as 1/4" = 1' - 0".

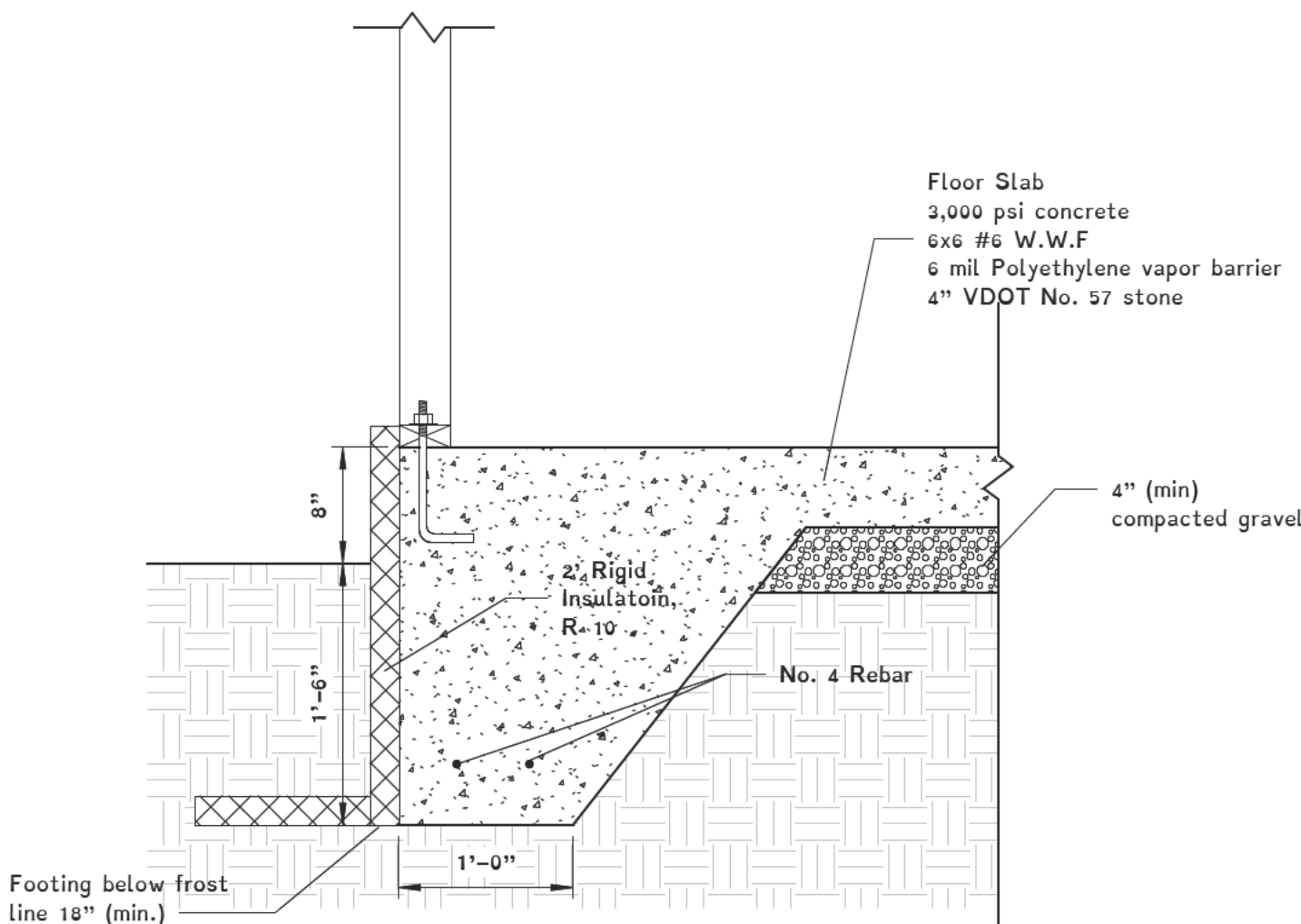
Print plans at 24" x 36", Arch D

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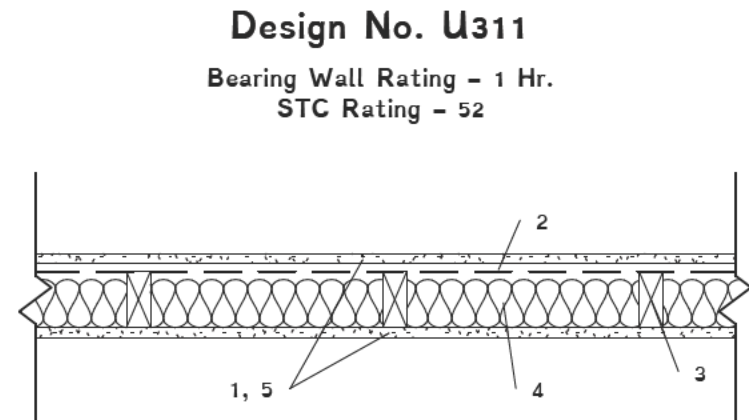
Building Permit - Approved Construction Documents
Under general authority of the Building Code, the approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from complying with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.
07/09/2024 5:15:34 PM
Plans Approved: 20240404-1501 Brookland Pkwy BLDR-135671-2024



2 Slab - Thickened Slab Detail
1" = 1'-0"

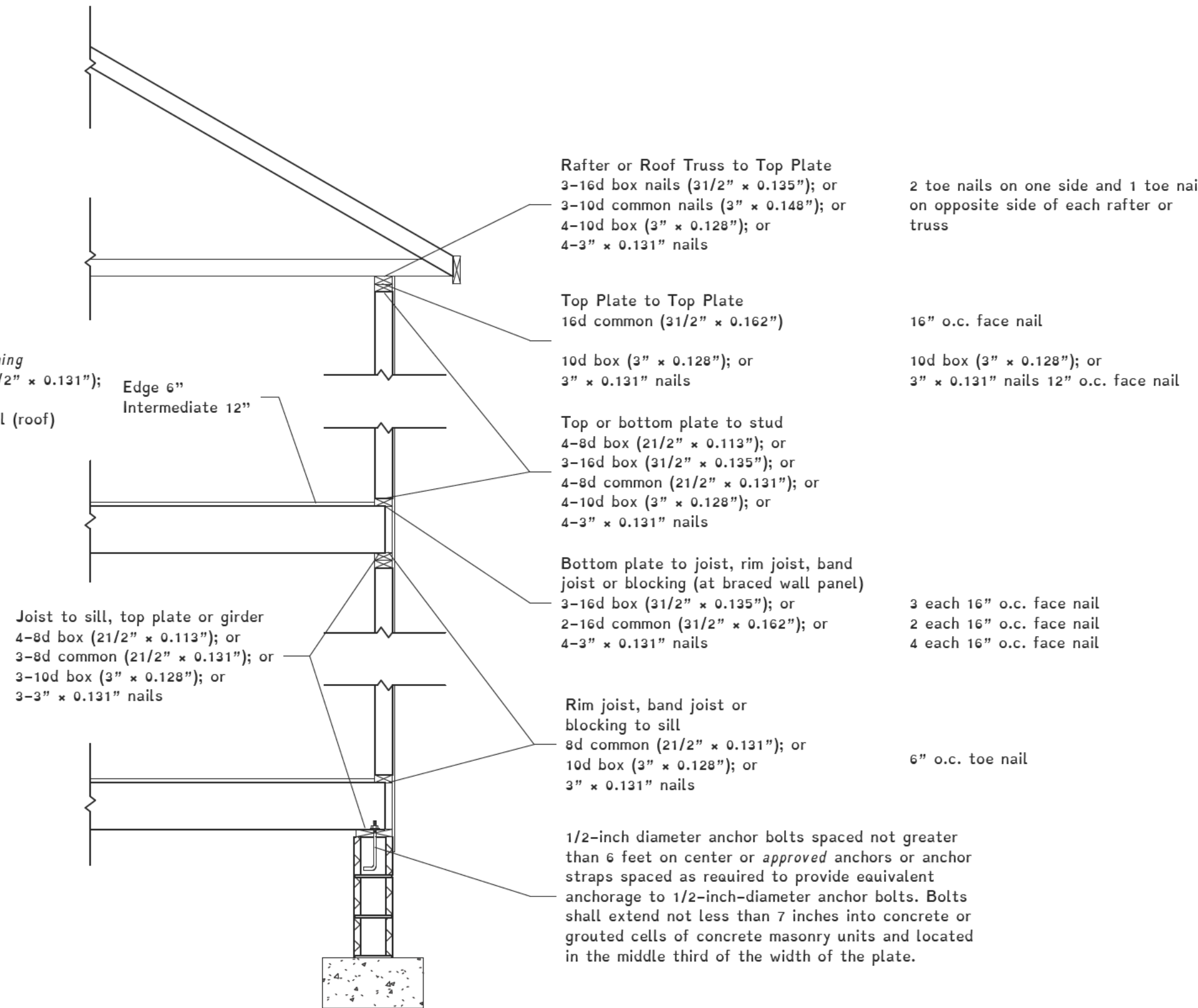


1 Slab - Turned-Down Footing Detail
1" = 1'-0"



- Design No. U311**
Bearing Wall Rating - 1 Hr.
STC Rating - 52
- Gypsum Board - 5/8 in. thick gypsum board applied horizontally or vertically
 - Resilient Channel -25 ga. furring channels installed horizontally spaced 24 in. OC
 - Wood Studs -2 in. x 4 in. wood studs spaced max. 16 in. OC
 - Batts and Blankets -Min. 3 in. thick mineral wool batts or glass fiber insulation
 - Gypsum Board -5/8 in. thick gypsum board applied horizontally or vertically

4 1 Hr Wall - Stud, U311
1" = 1'-0"



10 Fastening Detail
1/2" = 1'-0"

A5.1

Details

1501 Brookland Parkway - ADU Permit Plans
Gregg Johnson

rev. 2/20/2024

October 18, 2023

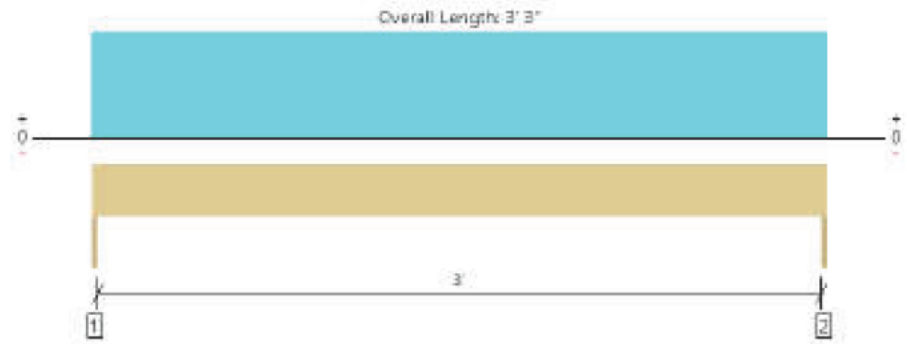
City of Richmond, VA



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Richmond, VA 23223
804.647.1589

MEMBER REPORT
First Floor, H-1 Garage Window
2 piece(s) 2 x 6 SP No.2

PASSED



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LOF	Load Combination (Pattern)
Member Reaction (Rn)	1066 @ 0'	2543 (1,307)	Passed (42%)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)
Shear (Vu)	567 @ 7"	1925	Passed (29%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-Bn)	719 @ 1' 7 1/2"	1260	Passed (57%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (In)	0.015 @ 1' 7 1/2"	0.108	Passed (1,999+)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)
Total Load Defl. (In)	0.025 @ 1' 7 1/2"	0.162	Passed (1,999+)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)

- Deflection criteria: LL (L/500) and TL (L/400).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Total	Available	Required	Dead	Floor Live	Roof Live	Factored	Accessories
1 - Trimmer - SIP	1.50"	1.50"	1.50"	519	365	366	1068	None
2 - Trimmer - SIP	1.50"	1.50"	1.50"	519	365	366	1068	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	3' 2" o/c	
Bottom Edge (Lx)	3' 2" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.60)	Roof Live (non-snow: 1.25)	Comments
0 - Self Weight (PLF)	0 to 3' 3"	N/A	4.2	--	--	
1 - Uniform (PSF)	0 to 3' 3"	11' 3"	18.0	--	20.0	Default Load
2 - Uniform (PSF)	0 to 3' 3"	11' 3"	10.0	20.0	--	Allow With Storage

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The product application, input design loads, dimensions and support information have been provided by FortiWEB Software Operator

FortiWEB Software Operator	Job Notes
Angie Mathies Chadler Inc. (410) 300-9645 angie.mathies@gmail.com	



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FortiWEB v3.6, Engine: V8.3.1.5, Data: V8.1.4.1
File Name: Brookland Parkway, 1501
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Reviewed per the 2018 Virginia Construction Code.
The code can be read at the link below.
<https://codes.iccsafe.org/content/VCC2018P3>

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07/09/2024 5:15:40 PM
Plans-Approved-20240404-1501 Brookland Pkwy-BLDR-135671-2094

MEMBER REPORT
First Floor, H-3 Garage Door
2 piece(s) 1 3/4" x 14" 2.0E Microlam® LVL

PASSED



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LOF	Load Combination (Pattern)
Member Reaction (Rn)	5504 @ 1 1/2"	7875 (3,207)	Passed (70%)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)
Shear (Vu)	3700 @ 1' 5"	9310	Passed (41%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-Bn)	18306 @ 8' 3"	24258	Passed (75%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (In)	0.257 @ 8' 3"	0.542	Passed (1,746)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)
Total Load Defl. (In)	0.708 @ 8' 3"	0.813	Passed (1,276)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)

- Deflection criteria: LL (L/500) and TL (L/400).
- Allowed moment does not reflect the adjustment for the beam stability factor.

Supports	Total	Available	Required	Dead	Floor Live	Roof Live	Factored	Accessories
1 - Trimmer - SIP	3.00"	3.00"	2.10"	2719	1856	1856	5504	None
2 - Trimmer - SIP	3.00"	3.00"	2.10"	2719	1856	1856	5504	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	8' 5" o/c	
Bottom Edge (Lx)	16' 9" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.60)	Roof Live (non-snow: 1.25)	Comments
0 - Self Weight (PLF)	0 to 16' 6"	N/A	14.3	--	--	
1 - Uniform (PSF)	0 to 16' 6"	11' 3"	18.0	--	20.0	Default Load
2 - Uniform (PSF)	0 to 16' 6"	11' 3"	10.0	20.0	--	Allow With Storage

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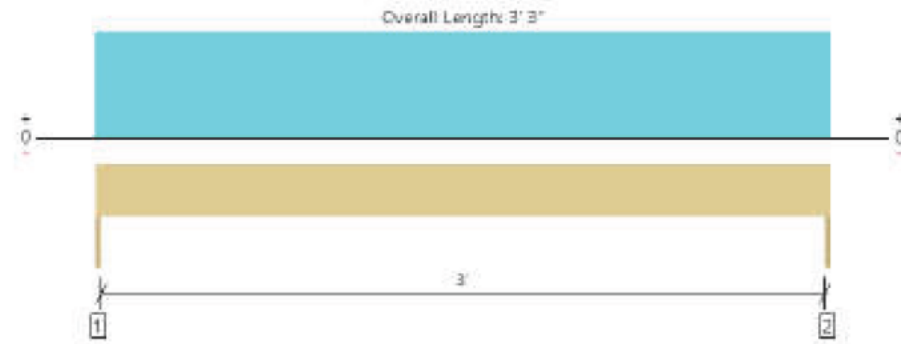
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Angie Mathies Chadler Inc. (410) 300-9645 angie.mathies@gmail.com	



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File Name: Brookland Parkway, 1501
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MEMBER REPORT
First Floor, H-4 Front Door
2 piece(s) 2 x 6 SP No.2

PASSED



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LOF	Load Combination (Pattern)
Member Reaction (Rn)	1302 @ 0'	2543 (1,307)	Passed (51%)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)
Shear (Vu)	692 @ 7"	1925	Passed (36%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-Bn)	877 @ 1' 7 1/2"	1260	Passed (70%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (In)	0.018 @ 1' 7 1/2"	0.108	Passed (1,999+)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)
Total Load Defl. (In)	0.035 @ 1' 7 1/2"	0.162	Passed (1,999+)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)

- Deflection criteria: LL (L/500) and TL (L/400).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Total	Available	Required	Dead	Floor Live	Roof Live	Factored	Accessories
1 - Trimmer - SIP	1.50"	1.50"	1.50"	633	447	447	1303	None
2 - Trimmer - SIP	1.50"	1.50"	1.50"	633	447	447	1303	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	3' 2" o/c	
Bottom Edge (Lx)	3' 2" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.60)	Roof Live (non-snow: 1.25)	Comments
0 - Self Weight (PLF)	0 to 3' 3"	N/A	4.2	--	--	
1 - Uniform (PSF)	0 to 3' 3"	12' 9"	18.0	--	20.0	Default Load
2 - Uniform (PSF)	0 to 3' 3"	12' 9"	10.0	20.0	--	Allow With Storage

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File Name: Brookland Parkway, 1501
Page 5 / 5

MEMBER REPORT
First Floor, H-5 Front Window
2 piece(s) 2 x 10 SP No.2

PASSED



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LOF	Load Combination (Pattern)
Member Reaction (Rn)	2046 @ 0'	2543 (1,307)	Passed (80%)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)
Shear (Vu)	1098 @ 10 3/4"	3238	Passed (34%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-Bn)	2156 @ 2' 6 1/2"	2833	Passed (76%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (In)	0.022 @ 2' 6 1/2"	0.169	Passed (1,999+)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)
Total Load Defl. (In)	0.044 @ 2' 6 1/2"	0.254	Passed (1,999+)	---	1.0 D + 0.75 L + 0.75 Lr (All Spans)

- Deflection criteria: LL (L/500) and TL (L/400).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Total	Available	Required	Dead	Floor Live	Roof Live	Factored	Accessories
1 - Trimmer - SIP	1.50"	1.50"	1.50"	967	699	699	2046	None
2 - Trimmer - SIP	1.50"	1.50"	1.50"	967	699	699	2046	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lx)	3' 1" o/c	
Bottom Edge (Lx)	3' 1" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.60)	Roof Live (non-snow: 1.25)	Comments
0 - Self Weight (PLF)	0 to 5' 1"	N/A	7.0	--	--	
1 - Uniform (PSF)	0 to 5' 1"	12' 9"	18.0	--	20.0	Default Load
2 - Uniform (PSF)	0 to 5' 1"	12' 9"	10.0	20.0	--	Allow With Storage

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File Name: Brookland Parkway, 1501
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Calculations

1501 Brookland Parkway - ADU Permit Plans

Gregg Johnson

City of Richmond, VA

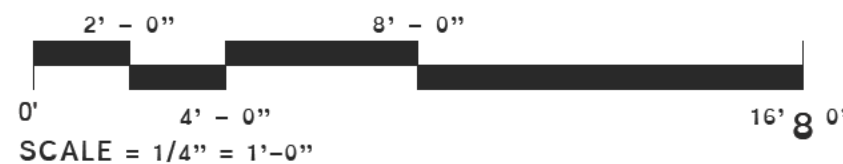
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October 18, 2023



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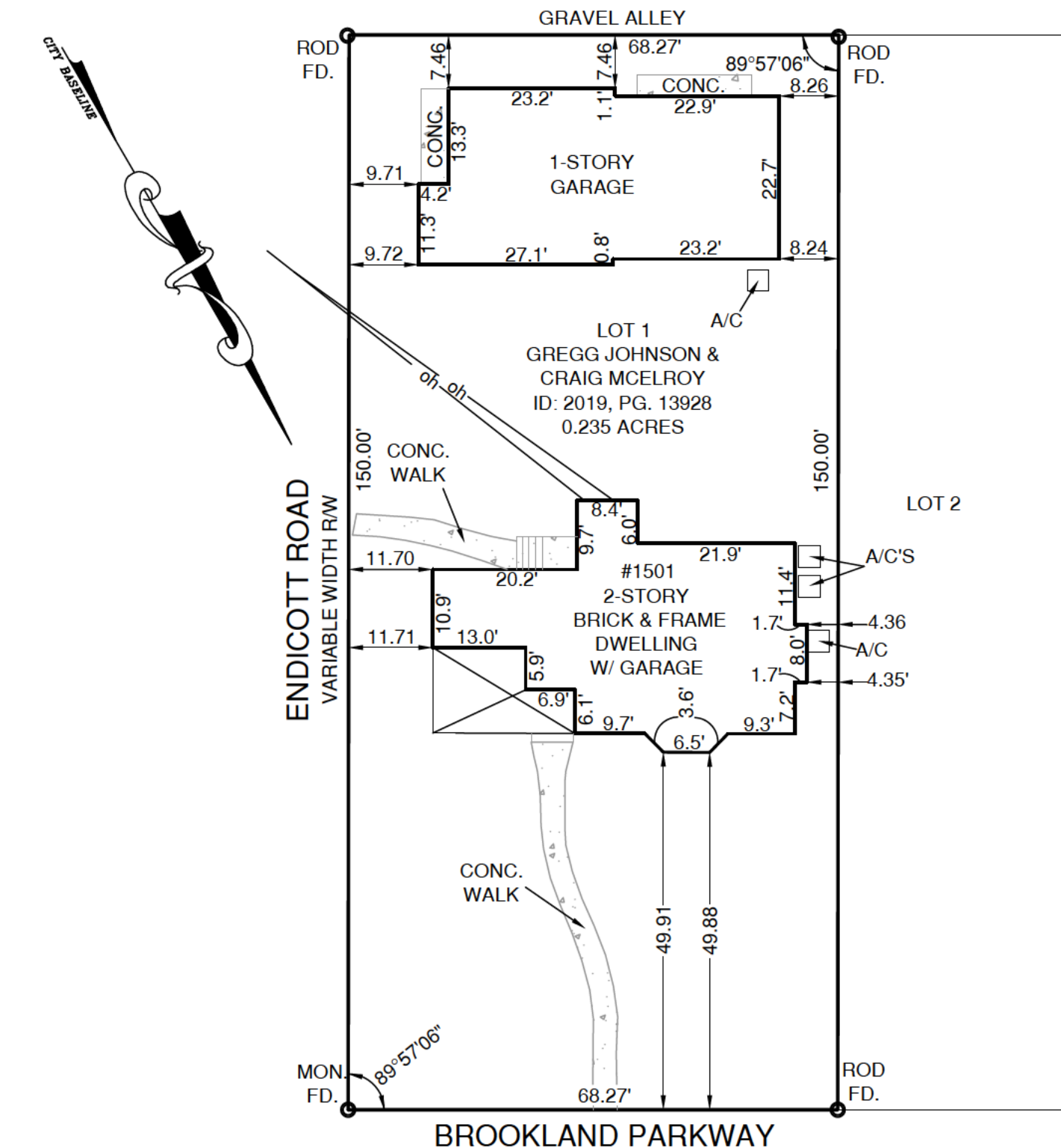


THIS PROPERTY IS NOT LOCATED IN A FEMA DEFINED FLOOD PLAIN, ZONE X , COMMUNITY PANEL # 5101290029E, EFFECTIVE DATE: JULY 8, 2025.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

REFERENCE PLAT: SURVEY OF 1501 BROOKLAND PARKWAY. SURVEYED BY LONG SURVEYING, LLC ON JUNE 25, 2019.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON DECEMBER 21, 2025. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

CHARLES C. TOWNES, II
Lic. No. 2803
12/31/2025
LAND SURVEYOR

GRAPHIC SCALE

1 inch = 20 feet

ATTN: GREGG JOHNSON

PLAT
SHOWING
PHYSICAL IMPROVEMENTS OF
LOT 1, BLOCK F, SECTION B
SHERWOOD PARK SUBDIVISION
FOR
GREGG JOHNSON
CITY OF RICHMOND, VIRGINIA
DATE: DECEMBER 29, 2025 SCALE: 1" = 20'

townes
consulting engineers, planners, and land surveyors

2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com

DRAWN BY: C.R.M. CHECKED BY: _____