

INTRODUCED: May 29, 2018

AN ORDINANCE No. 2018-160

To authorize the special use of the property known as 2825 M Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

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

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

PUBLIC HEARING: JUNE 25 2018 AT 6 P.M.

WHEREAS, the owner of the property known as 2825 M Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of two single-family attached dwellings, which use, among other things, does not meet the requirements of section 30-419.5(2) of the Code of the City of Richmond (2015), as amended, regarding minimum lot area; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), 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:            8            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    JUNE 25 2018    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 (2015), 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 2825 M Street and identified as Tax Parcel No. E000-0527/007 in the 2018 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on 2825 ‘M’ Street in the City of Richmond, Va.,” prepared by Virginia Surveys, and dated September 13, 2017, 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 attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Two New 2-Story, Attached Single-Family Residences, in Historic Church Hill, 2825 M Street, 2825 M Street, Richmond, Virginia 23223,” prepared by Chris Wolf Architecture, PLLC, and dated March 1, 2018, hereinafter referred to 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 attached dwellings, substantially as shown on the Plans.

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

(c) No off-street parking shall be required for the Special Use.

(d) Prior to the issuance of any final certificate of occupancy for the Special Use, two lots shall be established on the Property, substantially as shown on the Plans, by obtaining any necessary approvals from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

(f) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review in accordance with Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2015), as amended, prior to the issuance of a building permit for the Property.

§ 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 (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the public right-of-way, including new curbing and sidewalk, 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 the 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 (2015), 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 (2015), 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 (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

# City of Richmond

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

**Item Request**  
File Number: PRE.2018.148

**RECEIVED**

MAY 03 2018

**O & R REQUEST**

OFFICE OF CITY ATTORNEY

**O & R Request**


APR 19 2018

4-7734  
Office of the  
Chief Administrative Officer

EDITION:1

**DATE:** April 17, 2018

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

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

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer 

**THROUGH:** Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning 

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review 

**RE:** To authorize the special use of the property known as 2825 M Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 2825 M Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

**REASON:** The applicant is proposing to construct two single-family attached dwellings at 2825 M Street. The property is located in the R-63 Multi-Family Urban Residential Zoning District, which permits single-family attached dwellings. However, the proposal would not meet the minim lot area requirement or off-street parking requirements of the Zoning Ordinance. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 4th, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a vacant parcel totaling 3,570 SF, or .82 acres, of



unimproved land. The property is a part of the Church Hill neighborhood in the East Planning District, and the Church Hill North City Old and Historic District. The development will consist of two newly-constructed single-family attached dwellings located on lots approximately 1,785 SF in area. The R-63 minimum lot size for single-family attached dwellings is 2,200 SF. Due to the configuration of the lot, no on-site parking would be provided for the development.

The City of Richmond's Master Plan designates the subject property for Mixed Use Residential land uses which include, "...single-, two-, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8. (City of Richmond, Master Plan).

Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (p. 166).

The current zoning for the subject property and properties to the east, south, and west, is R-63 Multifamily Urban Residential. Properties to the north are zoned R-6 Single-Family Attached Residential. Residential (single-, two-, and some multifamily) land use predominates the area, with institutional and utility land uses present as well.

**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:** May 14, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** June 11, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, June 4, 2018.

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**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:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646-5734

*PDR O&R No. 18-24*



SUP-027513-2017

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)

- [x] special use permit, new
[] special use permit, plan amendment
[] special use permit, text only amendment

Project Name/Location

Property Address 2825 M Street Date: December 8, 2017
Tax Map #: E0000527007 Fee: \$300.00
Total area of affected site in acres: 0.082 acres

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

Zoning

Current Zoning: R-63

Existing Use: Vacant Land

Proposed Use

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

Construct two single-family attached dwellings
Existing Use: Vacant Land

Is this property subject to any previous land use cases?

Yes No
[] [x] If Yes, please list the Ordinance Number: N/A

Applicant/Contact Person: Mark Baker
Company: Baker Development Resources, LLC
Mailing Address: 919 East Main Street, Suite 2110
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 874-6275 Fax: ( )
Email: markbaker@bakerdevelopmentresources.com

Property Owner: Jarreau Matthew P, LLC
If Business Entity, name and title of authorized signee: Matt Jarreau

(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: 409 East Main Street, Suite 204
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 762-8092 Fax: (804) 747-7393
Email: mattj@htrsi.com

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. 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)



December 8, 2017

BY HAND DELIVERY

Mr, Matthew Ebinger  
City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

**Re: Special Use Permit: 2825 M Street**

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a special use permit (the "SUP") for the property known as 2825 M Street, identified as Tax Parcel E000-0527/007 (the "Property"). The Property is generally located at the southwest corner of North 29<sup>th</sup> and M Streets and contains 0.082 acres of land area. The property is currently vacant. The SUP would authorize the division of the lot and the construction of two single-family attached dwellings

The Property is zoned R-63 Multifamily Urban Residential and is located in the Church Hill North Old and Historic District. The R-63 district permits single-family attached dwellings, provided that the dwellings are located on lots containing at least 2,200 square feet of lot area. The Property contains 3,570 square feet of lot area, resulting in lot areas of approximately 1,785 square feet for each proposed dwelling. As the two proposed lots do not meet the R-63 lot area requirements, a special use permit is required.

Properties to the west, south and east are also zoned R-63 and are predominantly occupied by single-family dwellings. To the north, across M Street lies the George Mason Elementary School, the Ethel Bailey Furman Park and a City water tower on land that is zoned R-6. The Master Plan recommends Mixed-Use Residential for the Property and surrounding land to the west, south and east. The properties to the north are recommended for Public and Open Space and Single-Family (low density).

The proposed single-family attached dwellings would be three stories in height with a side-gabled style roof with dormers. The primary building material would be cementitious horizontal lap siding with parged foundation. Each of the new dwellings would contain approximately 2,048 square

feet of finished floor area with an option for a third floor bonus room containing an additional 448 square feet of floor area. Each dwelling would include 3 bedrooms and 2 ½ baths. The dwelling floor plans would be modern and would address the expectations for quality in today's market by including an open floor plan, spacious bedrooms and living areas, en suite master baths, walk-in closets, and sizable porch areas.

In exchange for the SUP, the intent of this request is to allow for the development and sale of as high quality, single-family attached dwelling units as home ownership opportunities, thereby addressing objectives of the Master Plan. The project's exterior was designed with careful consideration of the historic district guidelines and application has been made for a certificate of appropriateness from the Commission of Architecture Review (CAR). CAR review and the quality assurances conditioned through the SUP would guarantee a higher quality development than would otherwise be afforded for the Property by normal zoning and nonconforming use regulations.

The project would be consistent with the existing neighborhood character and the urban scale, density and pedestrian orientation that are suggested by the R-63 district statement of intent. Located on a corner lot, the proposed use of the Property would be less intense than the nonresidential corner-commercial uses which could otherwise be developed by-right on the Property. This includes restaurants, grocery stores, and personal service uses of up to 1,500 square feet in floor area. The proposed residential density would also be less than that of multi-family dwellings which are permitted within the R-63 district at a density of 1,000 square feet of lot area per dwelling unit.

The following are factors indicted 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 will not impact the safety, health, morals and general welfare of the nearby community. The redevelopment of this underutilized property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- *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 traffic generation for two single-family attached dwellings will be negligible and will be substantially less than that associated with corner commercial uses which would be permitted by right for the Property under the R-63 guidelines. As such, the SUP will not create 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. The R-63 intent is to provide for this type of density in an urban setting. The proposed residential density be less than that of multi-family dwellings which are permitted within the R-63 district by-right at a density of 1,000 square feet of lot area per dwelling unit.

- *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The special use permit amendment would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The proposed development pattern is consistent with the historic development pattern and the desired urban form for the area.

In summary, the applicant is enthusiastically seeking approval for the construction of two single-family attached dwellings. This proposal represents an ideal, small-scale urban infill development for this location. In exchange for the approval, the quality assurances conditioned through the SUP would guarantee the construction of higher quality dwellings than might otherwise be developed by right in the vicinity. This would contribute to the overall vibrancy of the block though the provision of an appropriate urban form that is consistent with the historic development pattern of the surrounding neighborhood.

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,

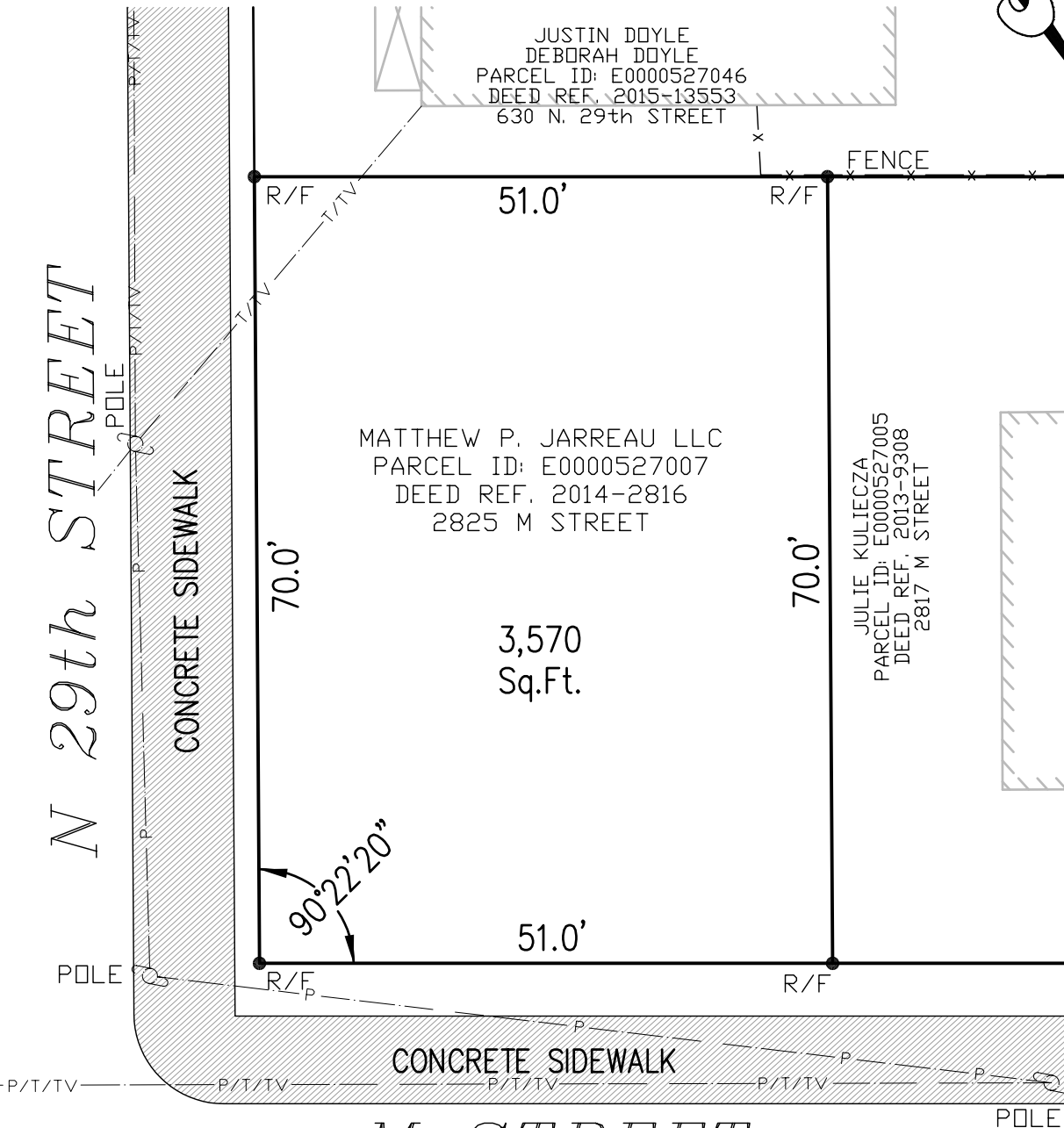
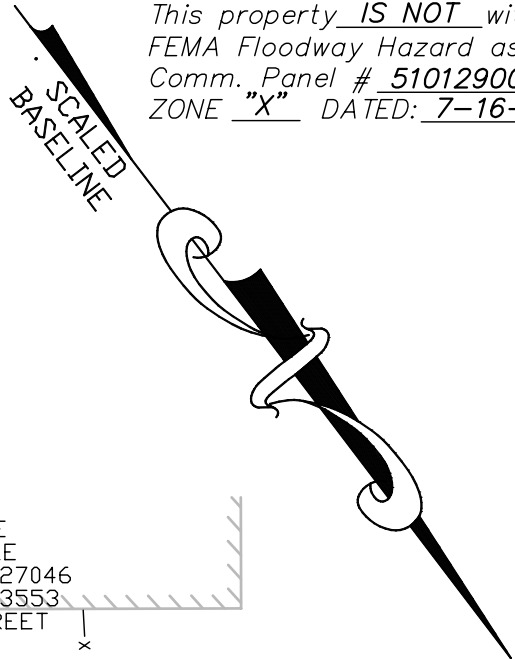
Mark R. Baker

Enclosures

cc: The Honorable Cynthia I. Newbille

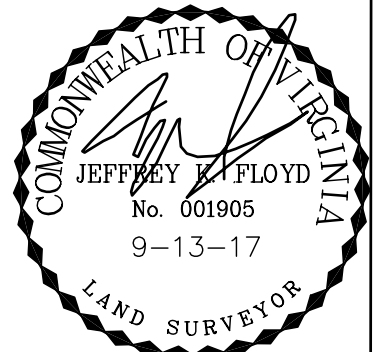
This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 9-13-17 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown Comm. Panel # 5101290041E ZONE "X" DATED: 7-16-2014



# M STREET

MAP SHOWING THE IMPROVEMENTS ON 2825 "M" STREET IN THE CITY OF RICHMOND, VA.

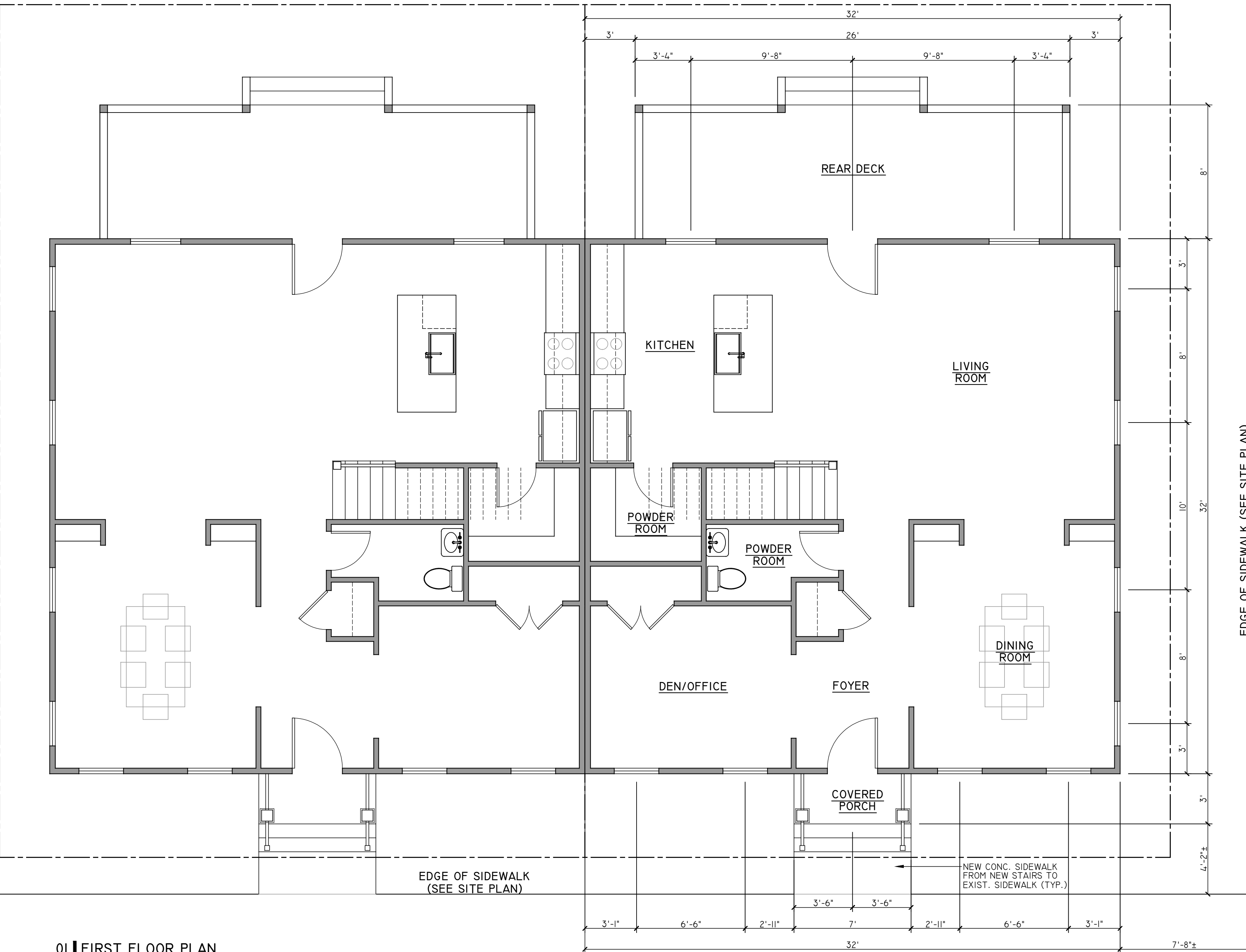


Virginia Surveys  
 P.O. BOX 118  
 CHESTERFIELD, VA 23832  
 (804) 748-9481

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DATE: 9-13-17  
 CERTIFIED BY JEFFREY K. FLOYD  
 VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'  
 JOB NO. 170911710



01 | FIRST FLOOR PLAN  
1/4" = 1'

PROJECT CONTACTS:  
ARCHITECT:  
CHRIS WOLF  
ARCHITECTURE, PLLC  
804-514-7644

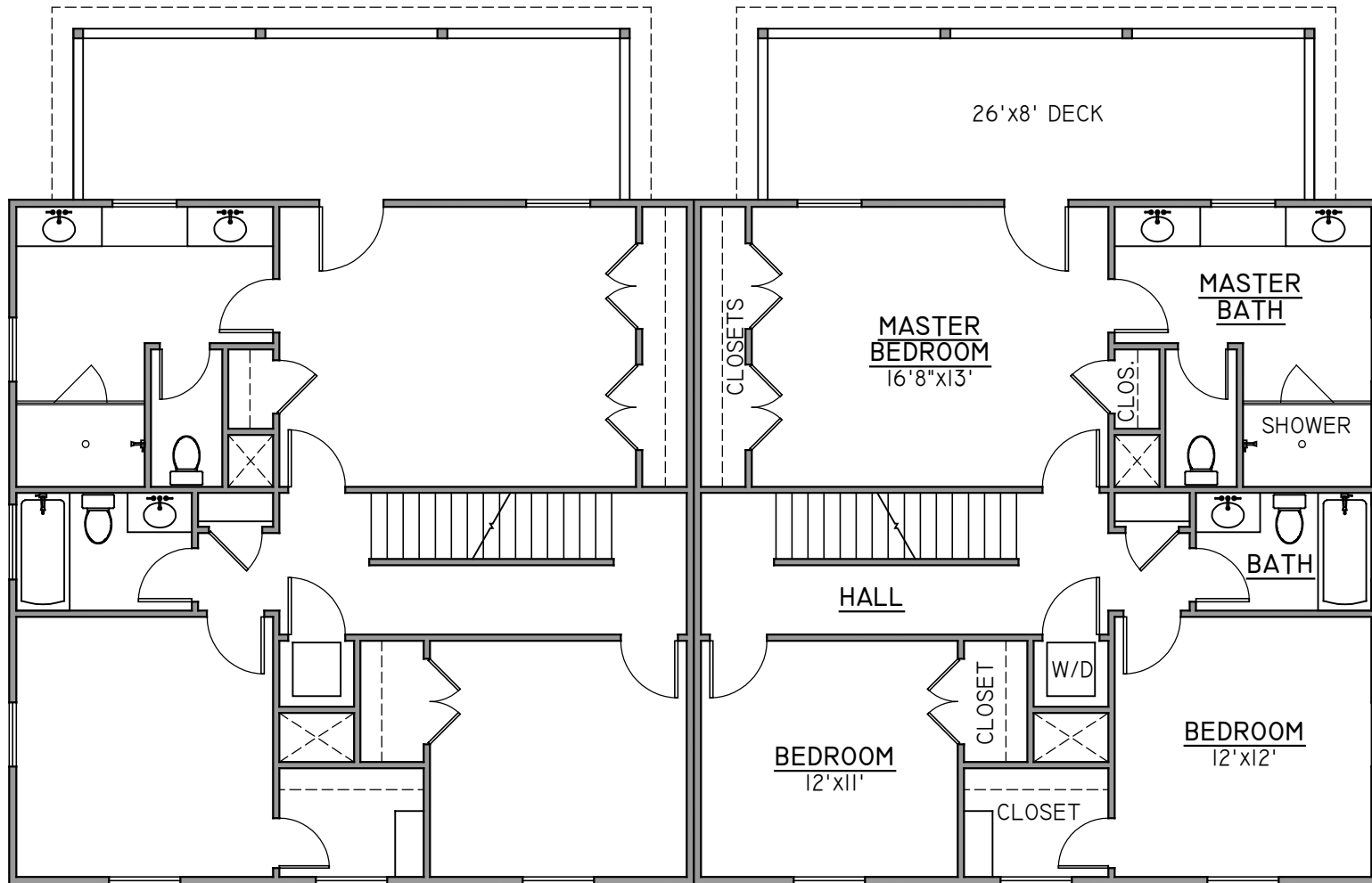
TWO NEW 2-STORY, ATTACHED SINGLE-FAMILY  
RESIDENCES IN HISTORIC CHURCH HILL  
**2825 M STREET**  
2825 M STREET  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
S.U.P. REVISIONS  
DATE/MARK:  
03.01.2018

FIRST FLOOR PLANS  
**AI.I**





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**2825 M STREET**  
SCHEMATIC SECOND FLOOR PLANS | 1/8"=1' | 11-27-2017



01 FRONT ELEVATION (N. 29TH ST.)  
3/16" = 1"

**EXTERIOR FINISH SCHEDULE**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	TBD
02	HARDIEPLANK LAP SIDING	TBD
03	HARDIE/PVC TRIM	WHITE
04	ROOF- STANDING SEAM METAL	PAINTED, COLOR TBD
05	TPO ROOF	WHITE
06	SOLID WOOD DOOR	PAINTED- COLOR TBD
07	WINDOW	JEFFERSON 300 , WHITE
08	WOOD PORCH WITH T&G DECKING & RICHMOND RAIL	PAINTED- COLOR TBD
09	WOOD DECK, DECKING, & RAILING	NATURAL TREATED WOOD
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

**EXTERIOR FINISH NOTES:**

- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.

**WINDOW TYPE SCHEDULE**

DOORS (FULL GLASS)					
NO.	QTY.	SIZE (NOM.)	HEAD	TYPE	REMARKS
A	-	2'8"x6'2"	-	DOUBLE HUNG	
B	-	2'8"x5'6"	-	DOUBLE HUNG	
C	-	2'8"x5'2"	-	DOUBLE HUNG	
D	-	2'8"x4'6"	-	DOUBLE HUNG	

**WINDOW NOTES:**

- G.C. SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS OR FRAMING.
- SEE CONSTRUCTION NOTES FOR ADDITIONAL SPECIFICATIONS.
- ALL WINDOW SIZES NOMINAL. G.C. VERIFY ACTUAL SIZES & FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
- 2ND FLOOR WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, & MIN. 5.7 S.F. NET CLEAR OPENING.
- NO SECOND FLOOR WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.



02 RIGHT SIDE ELEVATION (M ST.)  
3/16" = 1"

**PROJECT CONTACTS:**

ARCHITECT:  
CHRIS WOLF  
ARCHITECTURE, PLLC  
804-514-7644

TWO NEW 2-STORY, ATTACHED SINGLE-FAMILY  
RESIDENCES IN HISTORIC CHURCH HILL

**2825 M STREET**

2825 M STREET  
RICHMOND, VIRGINIA 23223

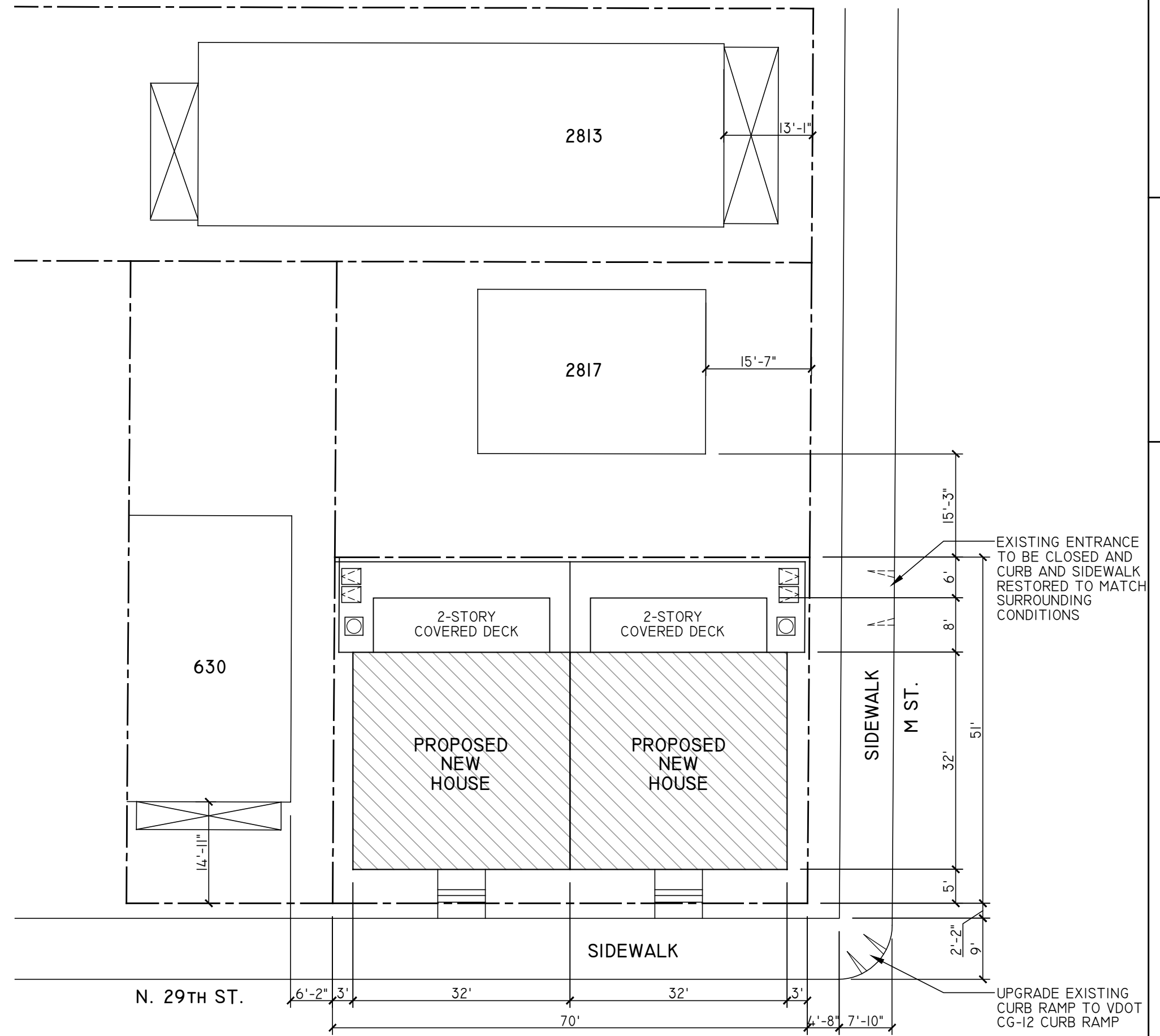
**NOT FOR  
CONSTRUCTION**

SET/REVISION:  
S.U.P. REVISIONS

DATE/MARK:  
03.01.2018

FRONT & LEFT SIDE  
EXTERIOR ELEVATIONS

**A2.1**



01 | SITE PLAN  
1/16" = 1'



02 | N 29TH ST. CONTEXT ELEVATION  
1/16" = 1'



03 | M ST. CONTEXT ELEVATION  
1/16" = 1'

PROJECT CONTACTS:  
ARCHITECT:  
CHRIS WOLF  
ARCHITECTURE, PLLC  
804-514-7644

TWO NEW 2-STORY, ATTACHED SINGLE-FAMILY  
RESIDENCES IN HISTORIC CHURCH HILL

# 2825 M STREET

2825 M STREET  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
S.U.P. REVISIONS

DATE/MARK:  
03.01.2018

SITE PLAN/PLAT  
**CI.1**