

INTRODUCED: July 26, 2021

AN ORDINANCE No. 2021-218

To authorize the special use of the property known as 2320 East Marshall 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: SEP 13 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 2320 East Marshall 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, is not currently allowed by section 30-419.5, concerning lot area and width, and section 30-419.6, 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 8 NOES: 0 AB0STAIN: _____

ADOPTED: SEPT 13 2021 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 2320 East Marshall Street and identified as Tax Parcel No. E000-0296/013 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Survey & Plat of # 2320 E. Marshall Street in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., and dated March 20, 2020, 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 “2320 E. Marshall St., Renovation, Richmond, Virginia,” prepared by BOB Architecture, with sheets A201 and A301 dated March 10, 2021, and sheet A101 dated April 6, 2021, and “2318 E. Marshall St., Richmond, VA 23223,” prepared by BOB Architecture, and dated March 10, 2021, 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 attached dwellings, substantially as shown on the Plans.

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

(c) All building materials and elevations shall be substantially as shown on the Plans or as approved through the issuance of a Certificate of Appropriateness by the Commission of Architectural Review.

(d) A minimum of one off-street parking space shall be required for each dwelling.

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

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

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

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

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

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

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

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

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

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

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

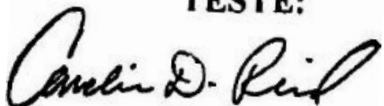
(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of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

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

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, 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.

A TRUE COPY:
TESTE:

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.2021.631

O & R Request

DATE: May 14, 2021

EDITION: 1

TO: The Honorable Members of City Council

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



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



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



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



RE: To authorize the special use of the property known as 2320 East Marshall 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 2320 East Marshall Street for the purpose of two single family attached dwellings, upon certain terms and conditions.

REASON: The applicant is proposing to create a new lot and construct a single-family attached dwelling. The proposed new lot and dwelling do not meet the lot area, unit width and yard requirements of the R-63 Multifamily Urban Residential District. 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 July 6, 2021, meeting.

BACKGROUND: The subject property consists of a 8,121 SF, or .19 acre, and is currently improved with a single-family attached dwelling. The property is a part of the Church Hill neighborhood. The owner wishes to split the existing lot into two lots, maintain an existing single-family attached dwelling, and construct one new single-family attached dwelling.

The Richmond 300 master plan recommends a future land use of “Neighborhood Mixed-Use” for the property. The primary uses recommended for Neighborhood Mixed-Use are single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units) and open space. Secondary uses include large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural and government. The intensity recommended for Neighborhood mixed-use is typically two to four stories, which more height permissible along major streets. The development style should be compatible with the existing context. Setbacks, plazas and parks can help create a sense of place and community gathering areas. New developments on larger parcels should continue or introduce a gridded street pattern. In historic neighborhoods, small-scale commercial buildings should be introduced. Ground floors should engage the street with features such as street-oriented facades. Appropriate setbacks, open space, front porches, elevated ground floors and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access must be accommodated, and bike parking must be provided. The property is also located within the “Jefferson, Marshall & 25th” neighborhood node. This area is envisioned as being strengthened by new development on vacant parcels, increased connectivity, and re-imaged institutional and park uses. New development should be in keeping with the existing character of the area.

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: June 14, 2021

CITY COUNCIL PUBLIC HEARING DATE: July 26, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 6, 2021

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: Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646-5648



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: 2320 E. Marshall St Date: 3/12/21
 Tax Map #: E0000296013 Fee: \$ 830
 Total area of affected site in acres: 0.186

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

Zoning

Current Zoning: R-63

Existing Use: Single Family - vacant

Proposed Use

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

See attached report - Renovate existing SFH + new attached SF, subdivided lot
 Existing Use: Vacant Single-Family Attached, uninhabitable

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Thomas Grillo

Company: Porchlight Homes LLC
 Mailing Address: 3126 W. Cary St #213
 City: Richmond State: VA Zip Code: 23221
 Telephone: (347) 675-0406 Fax: ()
 Email: tom@porchlightva.com

Property Owner: Porchlight Homes LLC

If Business Entity, name and title of authorized signee: Thomas Grillo / owner

(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.)

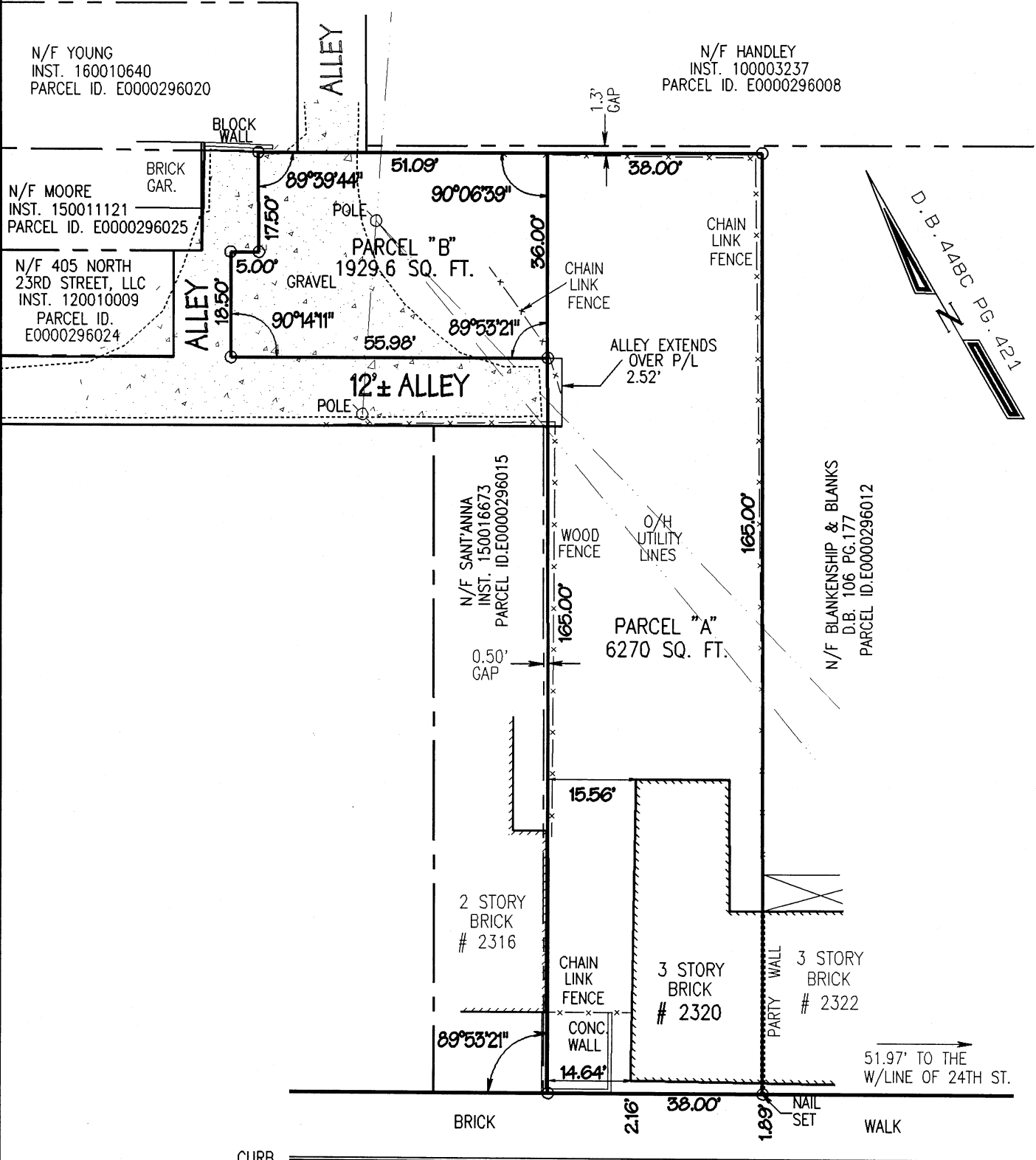
Mailing Address: SAME AS ABOVE
 City: _____ State: _____ Zip Code: _____
 Telephone: () Fax: ()
 Email: _____

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)

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): TUCKAHOE FUNDING, LLC INST. 200003276 PARCEL ID E0000296013



E. MARSHALL STREET
 VARIABLE WIDTH R/W
 (PHYSICAL SURVEY)
SURVEY & PLAT OF # 2320 E. MARSHALL STREET
IN THE CITY OF RICHMOND, VIRGINIA
 SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON MARCH 20, 2020, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



FREDERICK A. GIBSON & ASSOCIATES, P.C.
 LAND SURVEYORS
 11521-G MIDLOTHIAN TURNPIKE
 NORTH CHESTERFIELD, VIRGINIA 23235
 PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 8810-51	

ABBREVIATIONS

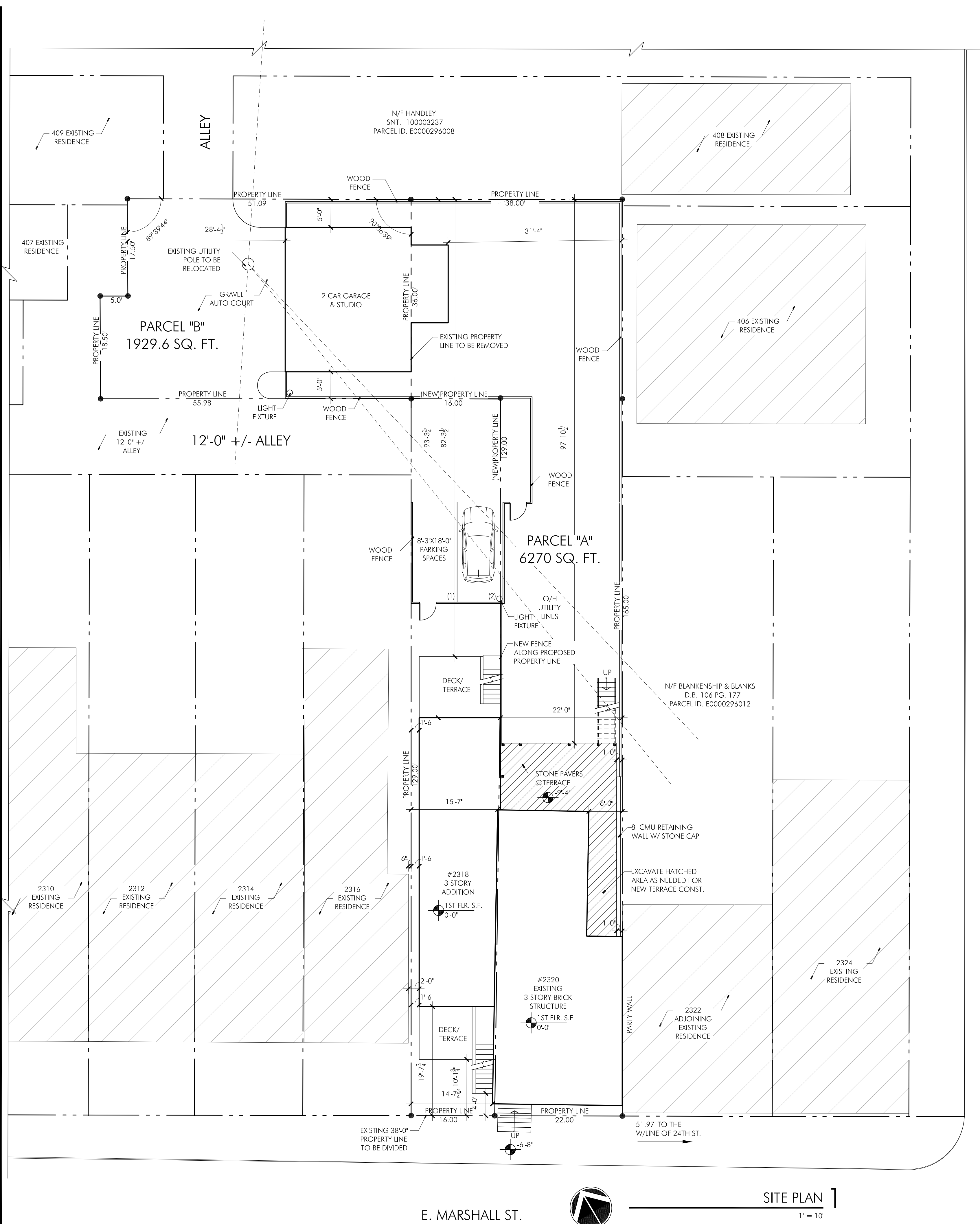
A.B.	ANCHOR BOLT	MECH.	MECHANICAL
ACCUS.	ACOUSTICAL	MTL.	METAL
ACC.	ACCESSORY	MFR.	MANUFACTURER
A.C.T.	ACOUSTICAL CEILING TILE	MIN.	MINIMUM
A.D.	AREA DRAIN/ACCESS DOOR	MISC.	MISCELLANEOUS
ADJ.	ADJACENT	M.C.O.	MASONRY OPENING
A.F.F.	ABOVE FINISH FLOOR	M.O.D.	MODULE, (AR)
AL.	ALUMINUM	MUL.	MULLION
ALT.	ALTERNATE	N.	NORTH
APPROX.	APPROXIMATE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECTURAL	No.	NUMBER
AUTO.	AUTOMATIC/ AUTOMOBILE	N.T.S.	NOT TO SCALE
BD.	BOARD	O.C.	ON CENTER
BLDG.	BUILDING	O.D.	OUTSIDE DIAMETER
BM.	BEAM	OFF.	OFFICE
BOT.	BOTTOM	OH.	OVERHEAD
BRK.	BRICK	OPG.	OPENING
BRDM.	BEDROOM	PERP.	PERPENDICULAR
BRG.	BEARING	PL.	PLATE
BSMT.	BASEMENT	PLAM.	PLASTIC LAMINATE
CAB.	CABINET	PLAS.	PLASTER/PLASTIC
C.C.	CENTER TO CENTER	PLB.	PLUMBING
CLG.	CEILING	PLYWD.	PLYWOOD
CEM.	CEMENT	PNT.	PAINT
CER.	CERAMIC	PTD.	PAINTED
C.F.	CUBIC FEET	PTN.	PARTITION
C.F.M.	CUBIC FEET PER MINUTE	PREFAB.	PREFABRICATED
C.Y.	CUBIC YARD	PROJ.	PROJECT
C.I.	CAST IRON	P.S.F.	POUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	P.S.I.	POUNDS PER SQUARE INCH
C.L.	CENTER LINE	PT.	POINT
CLR.	CLEAR	P.T.D.	PAPER TOWEL DISPENSER
C.M.U.	CONCRETE MASONRY UNIT	Q.T.	QUARRY TILE
COL.	COLUMN	QTR.	QUARTER
CONC.	CONCRETE	R.	RADIUS/RISER
CONT.	CONTINUOUS	R.D.	ROOF DRAIN
CORR.	CORRIDOR	REF.	REFERENCE
C.T.	CERAMIC TILE	REFR.	REFRIGERATOR
CTR.	CENTER	REINF.	REINFORCE
DBL.	DOUBLE	REQD.	REQUIRED
D.F.	DRINKING FOUNTAIN	RES.	RESILIENT
DIA.	DIAMETER	REV.	REVISED/REVERSE
DIAG.	DIAGONAL	RIM.	ROOM
DIM.	DIMENSION	R.O.	ROUGH OPENING
DN.	DOWN	R.O.W.	RIGHT OF WAY
DR.	DOOR	S.C.	SOLID CORE
DS.	DOWNSPOUT	SCH.	SCHEDULE(D)
DTL.	DETAIL	SEAL.	SEALANT
DWG.	DRAWING	SECT.	SECTION
EA.	EACH	S.A.	SOAP DISPENSER
E.J.	EXPANSION JOINT	S.F.	SQUARE FEET
EL.	ELEVATION	SH.	SHelf
ELEV.	ELEVATOR	SHR.	SHelf & ROD
ELEC.	ELECTRICAL	SHT.	SHEET
ENGR.	ENGINEER	SIM.	SIMILAR
EQ.	EQUAL	S.M.	SHEET METAL
EQUIP.	EQUIPMENT	SPEC.	SPECIFICATION
EXH.	EXHAUST	SQ.	SQUARE
EXIST.	EXISTING	S.S.	STAINLESS STEEL
EXP.	EXPANSION	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
F.B.O.	FINISHED BY OWNER	STO.	STORAGE
F.D.	FLOOR DRAIN	SUP.	SUPPLY
FDN.	FOUNDATION	SUSP.	SUSPENDED
F.A.	FIRE EXTINGUISHER	SW.	SWITCH
F.A.C.	FIRE EXTINGUISHER CABINET	SYM.	SYMMETRICAL
FIN.	FINISH	SYS.	SYSTEM
FKT.	FIXTURE	T.	TREAD
FLR.	FLOOR	T&B	TOP & BOTTOM
FLUOR.	FLUORESCENT	T&G	TONGUE & GROOVE
F.P.M.	FEET PER MINUTE	T.B.	TOWEL BAR
FR.	FRAME	T.C.	TOP OF CURB
FT.	FOOT/FEET	TEL.	TELEPHONE
FTG.	FOOTING	TEMP.	TEMPERED
FUR.	FURRING	THK.	THICKNESS
FURN.	FURNITURE	T.O.B.	TOP OF BLOCK
GA.	GALVE	T.O.F.	TOP OF FOOTING
GAL.	GALLON	T.O.S.	TOP OF SLAB
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
G.A.	GRAB BAR	TYP.	TYPICAL
G.B.	GENERAL CONTRACTOR	U.H.	UNIT HEAT
GEN.	GENERAL	UL.	UNDERWRITERS LABORATORIES
GL.	GLASS	V.	VOLT/MINYL
GR.	GRADE	VAR.	VARNISH/VARIES
GYP.	GYPsum	V.C.T.	VINYL COMPOSITION TILE
H.	HANDICAP	VERT.	VERTICAL
H.B.	HOSE BIB	VEST.	VESTIBULE
HD.BD.	HARD BOARD	V.S.	VENT STACK
HDWR.	HARDWARE	W/	WITH
H.M.	HOLLOW METAL	W/O	WITHOUT
HOR.	HORIZONTAL	W.C.	WOOD CLOSET
H.P.	HIGH POINT	WD.	WOOD
HT.	HEIGHT	W.DW.	WINDOW
HTR.	HEATER	W.H.	WATER HEATER
H.W.	HOT WATER	W.W.F.	WELDED WIRE FABRIC
I.D.	INSIDE DIAMETER	YD.	YARD
IN.	INCH	@	AT
INC.	INCLUDED, (ING)	#	NUMBER
INST.	INSTALLED	/	PER
INSUL.	INSULATE, (ING), (ION)		
INT.	INTERIOR		
J.C.	JANITOR CLOSET		
JT.	JOINT		
JST.	JOIST		
KIT.	KITCHEN		
LAM.	LAMINATE(D)		
LAV.	LAVATORY		
LB.	POUND		
LOC.	LOCATION		
LT.	LIGHT		
L.W.	LIGHT WEIGHT		
MIR.	MIRROR		
MAS.	MASONRY		
MAT.	MATERIAL		
MAX.	MAXIMUM		

SYMBOLS

	DETAIL MARK
	BUILDING SECTION MARK
	WALL SECTION MARK
	BUILDING ELEVATION MARK
	INTERIOR ELEVATION MARK
	ROOM IDENTIFICATION MARK
	DOOR IDENTIFICATION MARK
	WINDOW IDENTIFICATION MARK
	ELEVATION HEIGHT DATUM
	PARTITION/WALL MARK
	GRID IDENTIFICATION MARK & CENTERLINE

MATERIALS

	EARTH
	GRAVEL
	CONCRETE
	C.M.U.
	BRICK
	SAND, MORTAR OR GYPSUM
	STEEL
	ALUMINUM
	RIGID INSULATION
	PLYWOOD
	FINISH WOOD
	CONTINUOUS WOOD BLOCKING
	INTERMITTENT WOOD BLOCKING
	GLASS (ENLARGED)
	BATT INSULATION



SITE PLAN 1
1" = 10'

DRAWING INDEX

Sheet Number	Sheet Title
CS	COVER SHEET
A101	PROJECT INFORMATION & SITE PLAN
A102	SCHEDULES & DETAILS
D201	DEMOLITION FLOOR PLANS
D301	DEMOLITION ELEVATIONS
A201	FLOOR PLANS
A301	ELEVATIONS
A401	BUILDING SECTIONS
A402	WALL SECTIONS
A501	INTERIOR ELEVATIONS
A502	INTERIOR ELEVATIONS
A601	DETAILS
A801	STRUCTURAL PLANS
A802	STRUCTURAL NOTES

LOCATION

2320 EAST MARSHALL STREET
RICHMOND, VA 23223
RICHMOND CITY

BUILDING DATA

CODE	VIRGINIA RESIDENTIAL CODE 2015
ZONING	RICHMOND CITY R-63 - RESIDENTIAL (MULTI-FAMILY URBAN)
SETBACKS	
FRONT YARD	REQUIRED 0'-0"
	PROVIDED 0'-0"
SIDE YARD	REQUIRED 0'-0" IF ATTACHED
	PROVIDED 0'-0"
REAR YARD	REQUIRED 5'-0"
	PROVIDED 21'-5"

BUILDING AREA

EXISTING:		
LOWER LEVEL AREA-	1,082 SQ. FT.	
1ST FLOOR AREA-	1,043 SQ. FT.	
2ND FLOOR AREA-	1,043 SQ. FT.	
TOTAL-	3,168 SQ. FT.	
ADDITION:		
TOTAL-	2,092 SQ. FT.	

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO SUB FLR AND TOP OF FRAMING UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTS AND CONSULTING ENGINEERS DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE, CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT. ELECTRICAL CONTRACTOR TO VERIFY EXISTING ELECTRICAL CAPACITY PRIOR TO SUBMITTING BID, AND TO FURNISH NECESSARY DRAWINGS TO BUILDING DEPARTMENT AND PAY FOR ALL NECESSARY INCOMING SERVICE AND PAY FOR ANY RELATED FEES NECESSARY FOR HOOK-UP. ALL ELECTRICAL WORK IS TO CONFORM WITH FIRE UNDERWRITERS CODES AND ALL LOCAL CODES IN JURISDICTION.

2320 E. MARSHALL ST.
RENOVATION
RICHMOND, VIRGINIA

ROBERT A. STEELE
No. 006351
ARCHITECT

108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

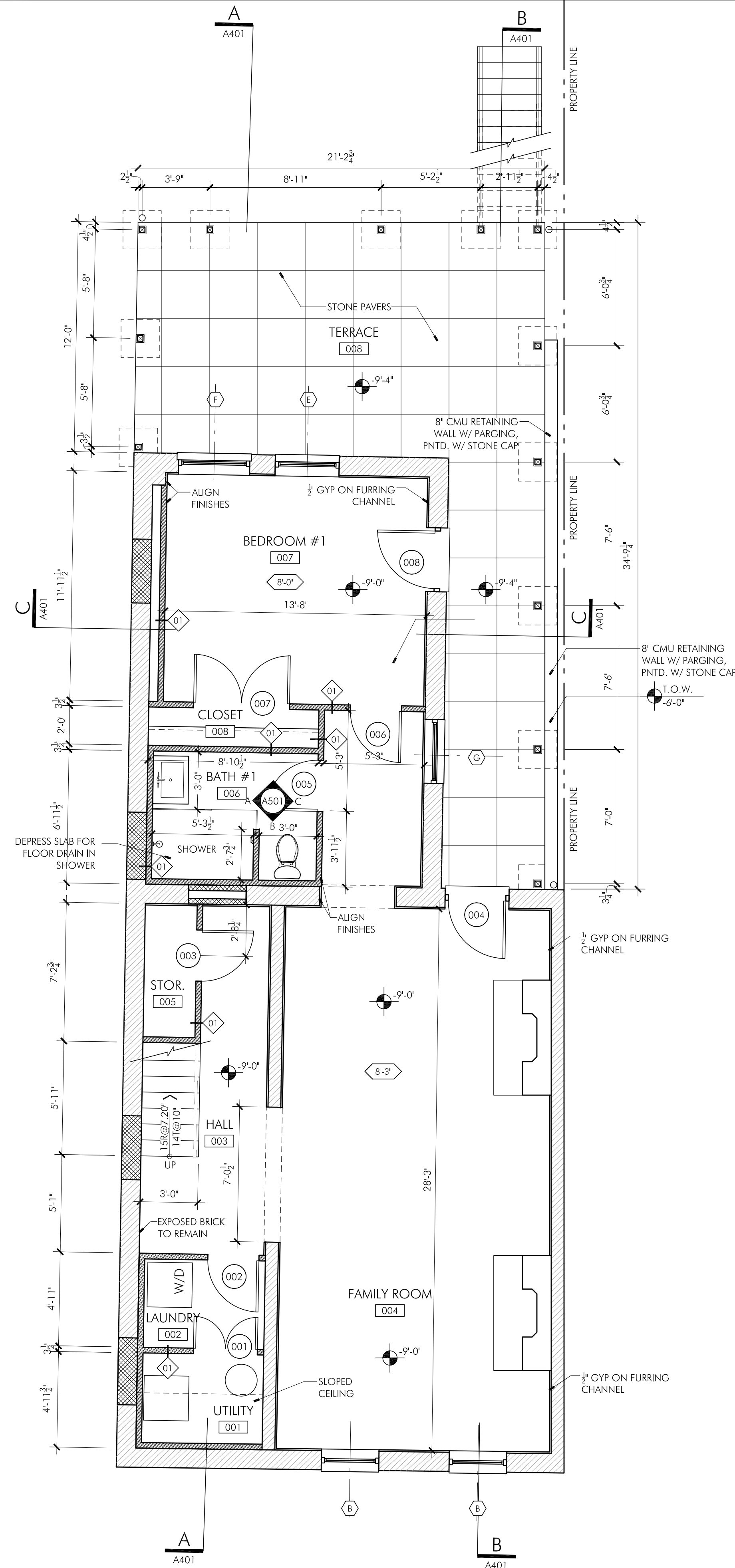
ORDINARY BOB ARCHITECTURE

NO.	DATE	REVISIONS
△	---	---
△	---	---
△	---	---
△	---	---
△	---	---

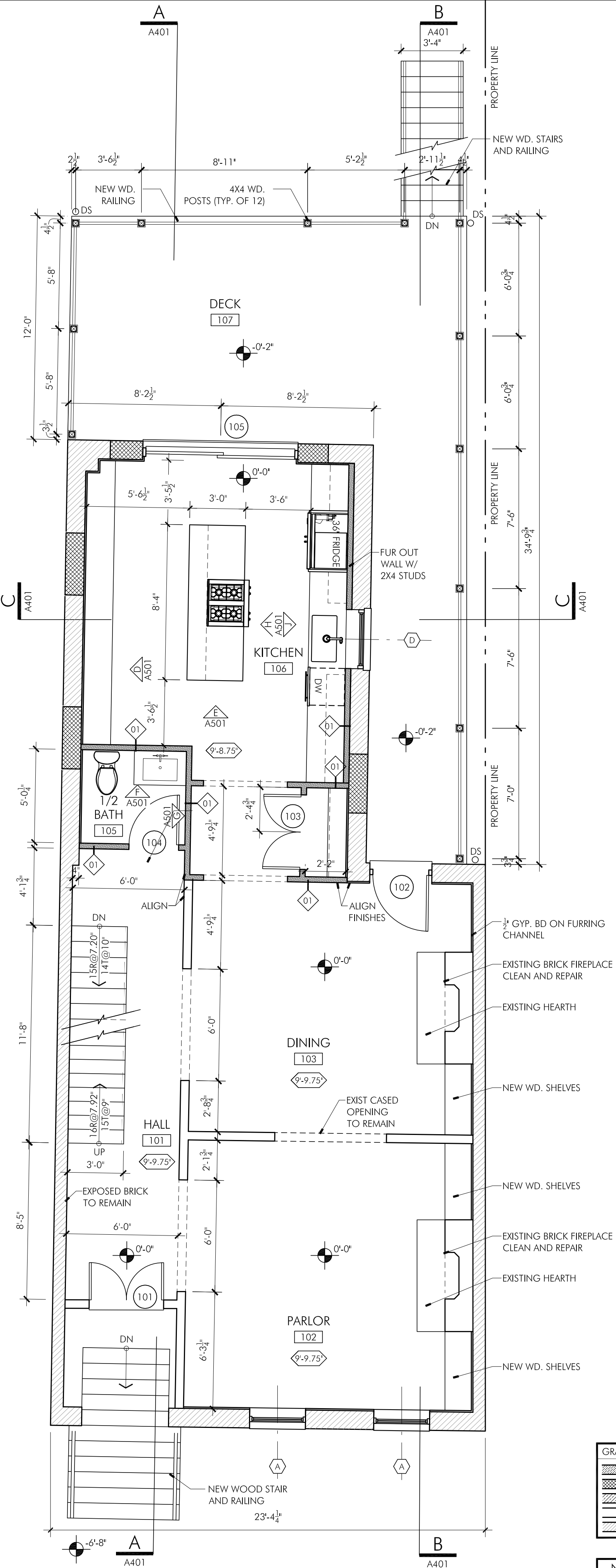
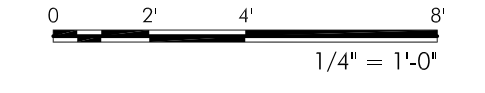
JOB NO: 20.012
DATE: 04.06.2021

SITE PLAN

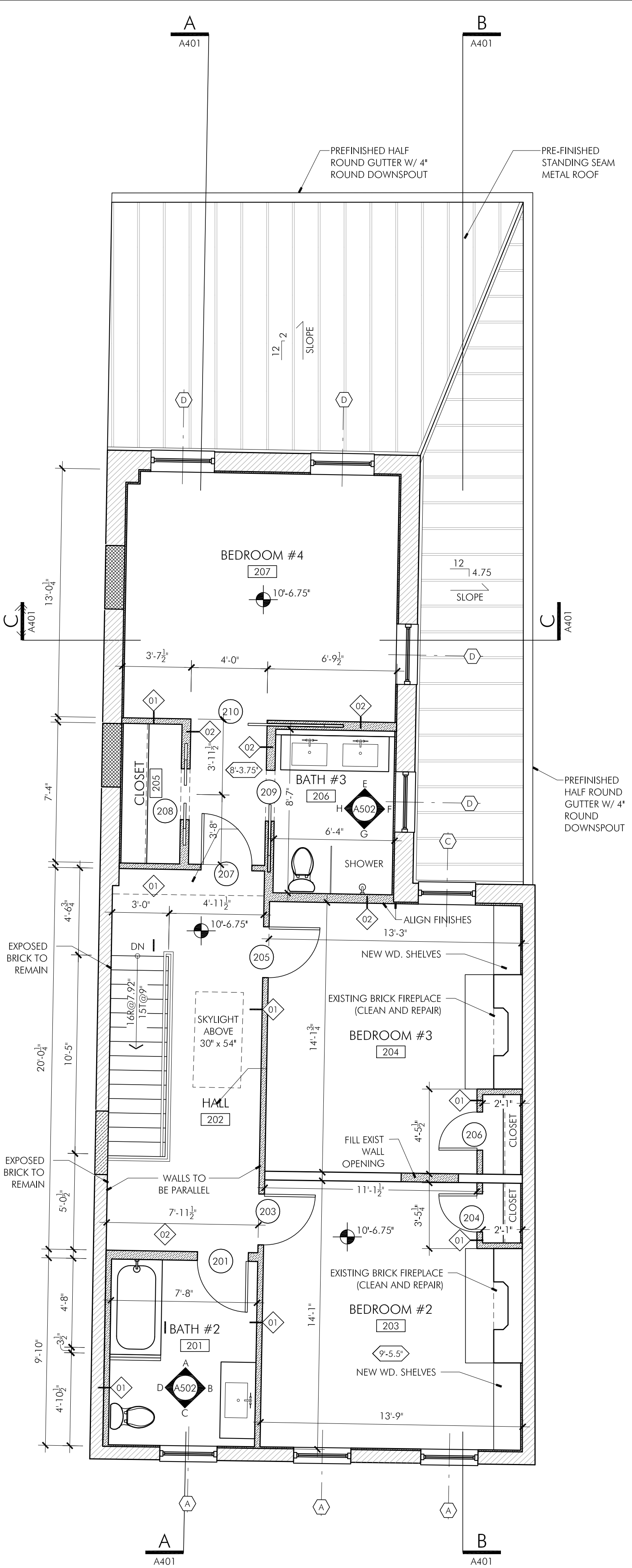
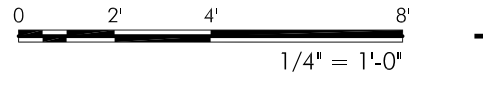
A101



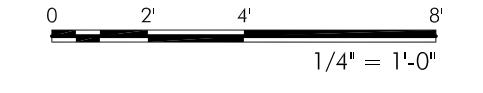
BASEMENT FLOOR PLAN 3



FIRST FLOOR PLAN 2



SECOND FLOOR PLAN 1



GRAPHIC KEY:

- NEW STUD WALL
- NEW CMU WALL
- NEW BRICK WALL
- EXIST. STUD WALL
- EXIST. BRICK WALL

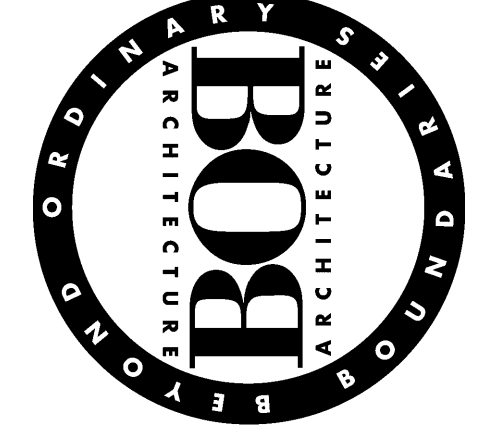
NOTES

- ALL INTERIOR BRICK WALLS, UNLESS OTHERWISE NOTED, ARE TO HAVE 1/2\"/>

2320 E. MARSHALL ST.
 RENOVATION
 RICHMOND, VIRGINIA



Fon 804.344.0060
 email: bobstudio@bobarchitecture.net



108 NORTH FIRST STREET
 RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS

JOB NO: 20.012
 DATE: 03.10.2021

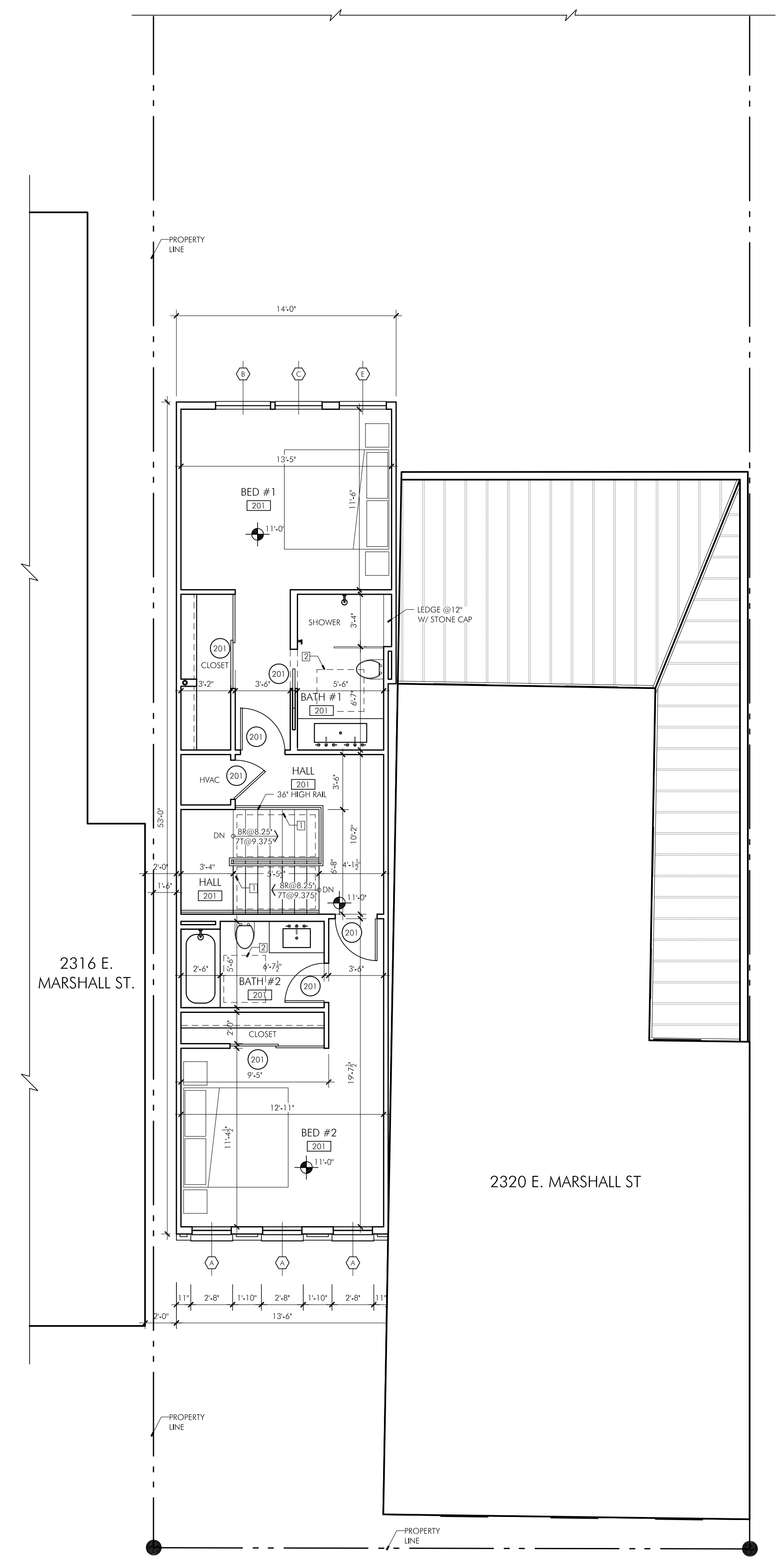
FLOOR PLANS

A201

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

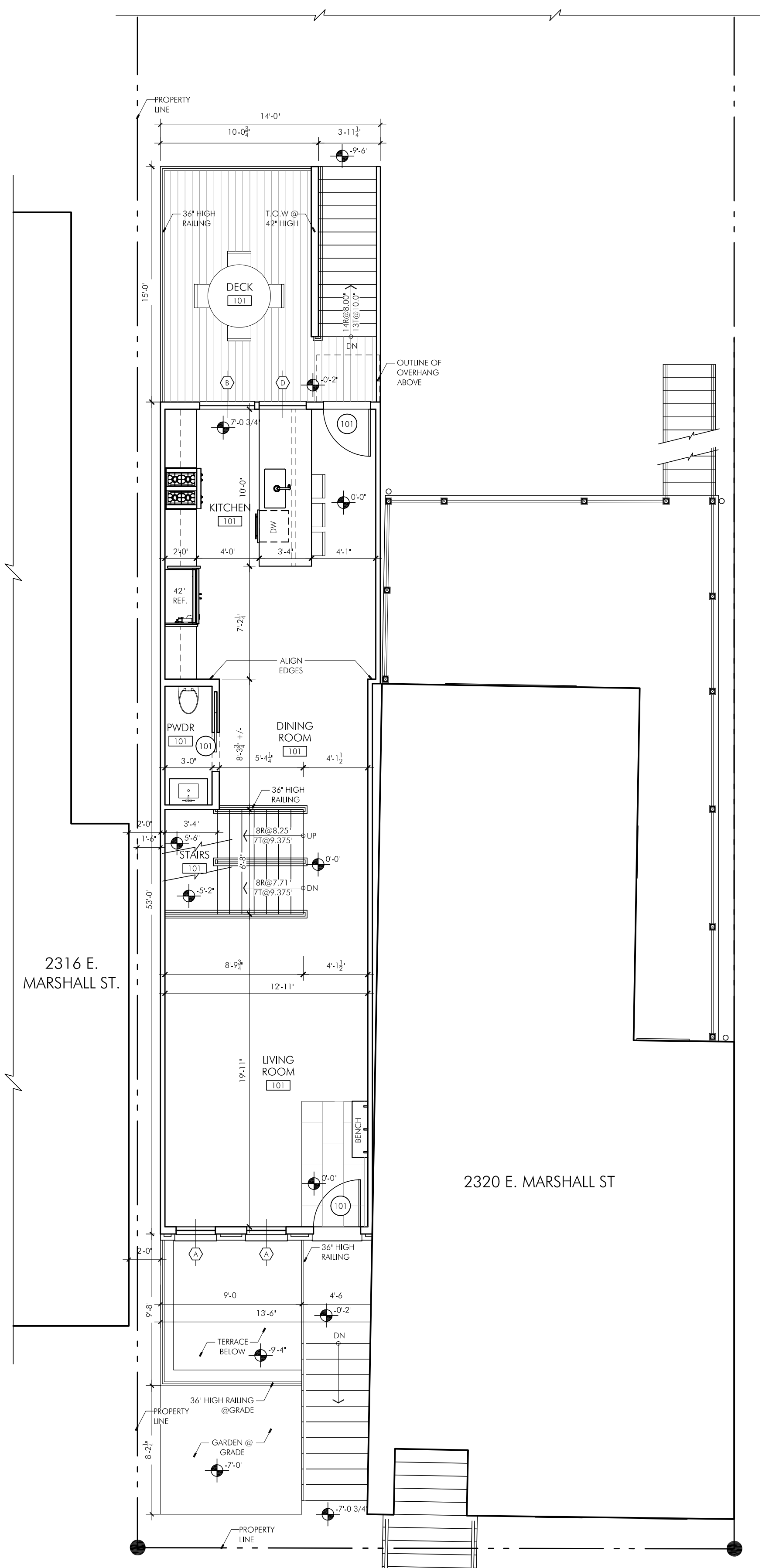
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O

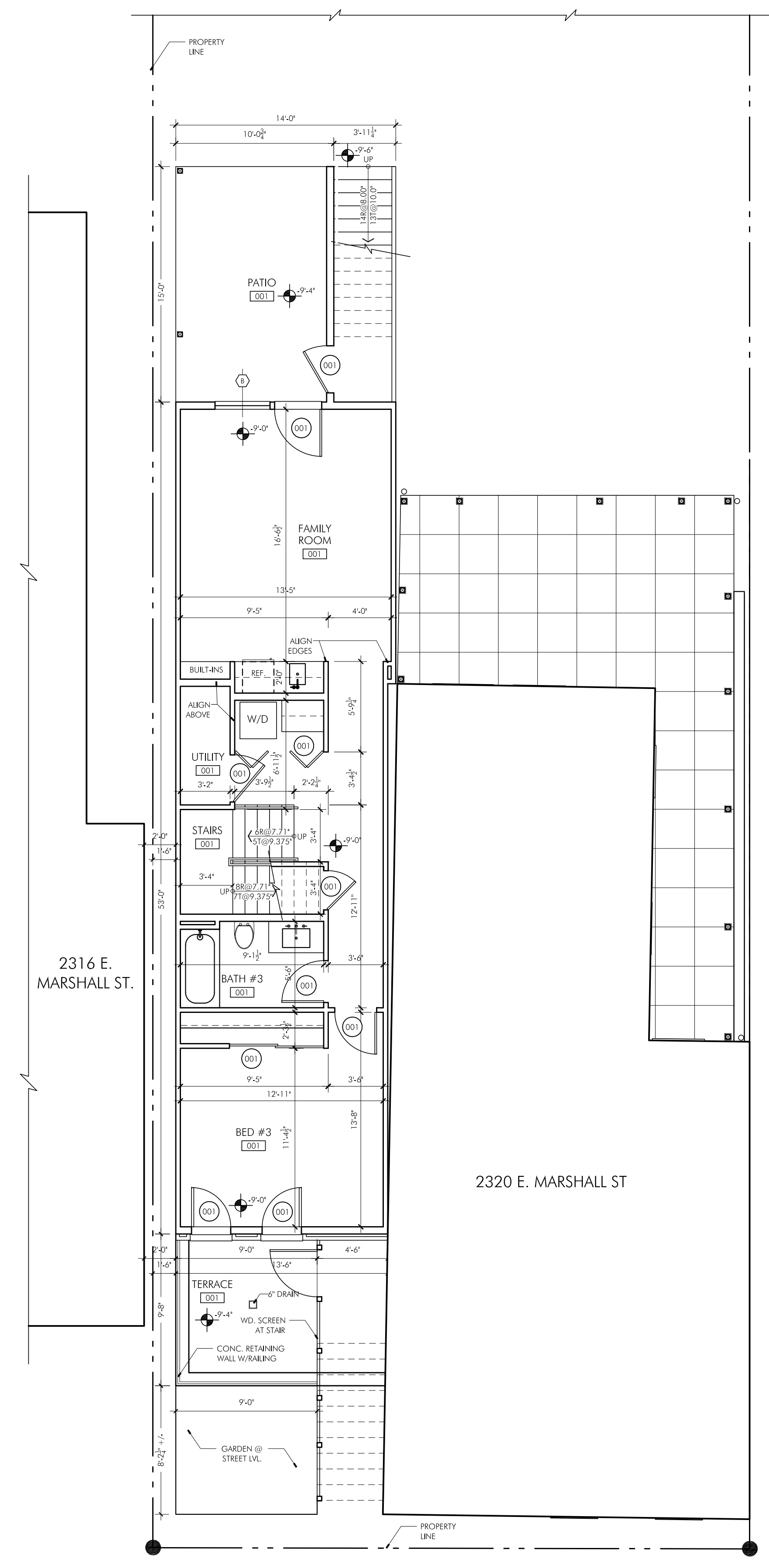


PLAN NOTES
 1 2'-8 1/2" SKYLIGHT ABOVE, CENTERED ON STAR STRINGER
 2 2'-8 1/2" SKYLIGHT ABOVE

SECOND FLOOR PLAN 3
 3/16" = 1'-0"



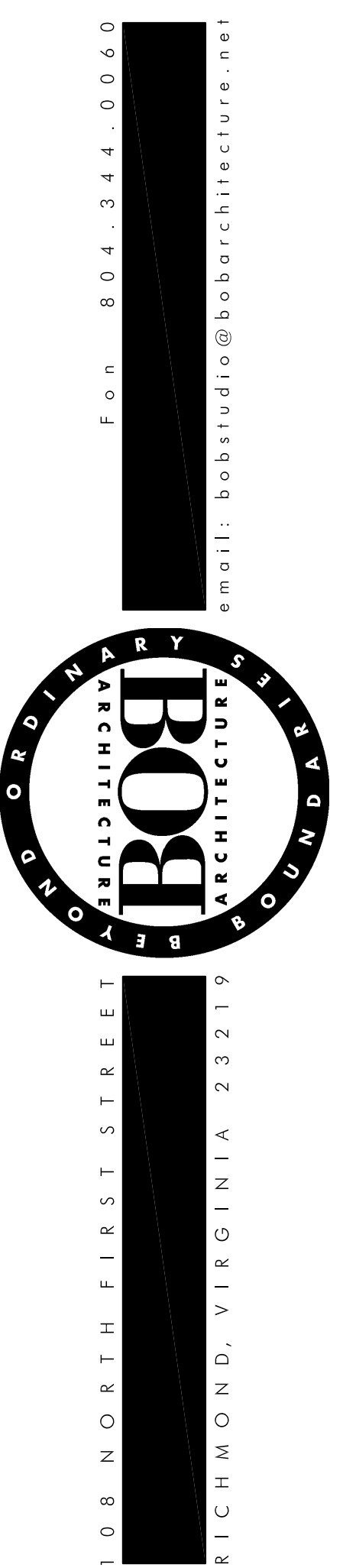
FIRST FLOOR PLAN 2
 3/16" = 1'-0"



GROUND FLOOR PLAN 1
 3/16" = 1'-0"

2318 E. MARSHALL ST.

RICHMOND, VA 23223



NO.	DATE	REVISIONS
△	---	---
△	---	---
△	---	---
△	---	---
△	---	---

JOB NO: 20.012.2
 DATE: 03.10.2021

FLOOR PLANS

A201

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O



NORTH ELEVATION 2
1/4" = 1'-0"



SOUTH ELEVATION 1
1/4" = 1'-0"

2320 E. MARSHALL ST.
RENOVATION
RICHMOND, VIRGINIA



Fon 804.344.0060
email: bobstudio@bobarchitecture.net



108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

NO.	DATE	REVISIONS
△	---	---
△	---	---
△	---	---
△	---	---
△	---	---

JOB NO: 20.012
DATE: 03.10.2021

ELEVATIONS

A301

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22