INTRODUCED: December 12, 2022

AN ORDINANCE No. 2022-367

To authorize the special use of the property known as 1219 North 31st Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 9 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 1219 North 31st Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a single-family detached dwelling, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, and 30-412.5, 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES:	8	NOES:	0	ABSTAIN:	
ADOPTED:	JAN 9 2023	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 1219 North 31st Street and identified as Tax Parcel No. E000-0721/029 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled "Plot Plan Showing Proposed Improvements on No. 1219 North 31st Street, in the City of Richmond, Virginia.," prepared by McKnight & Associates, P.C., and dated June 9, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as "the Property," is hereby permitted to be used for the purpose of a single-family detached dwelling, hereinafter referred to as "the Special Use," substantially as shown on a survey entitled "Plot Plan Showing Proposed Improvements on No. 1219 North 31st Street, in the City of Richmond, Virginia.," prepared by McKnight & Associates, P.C., and dated June 9, 2022, and on the plans entitled "1219 N 31st St. House, 1219 N 31st Street, Richmond, Virginia 23223," prepared by Chris Wolf Architecture, PLLC, and dated June 10, 2022, hereinafter referred to, collectively, as "the Plans," copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as "the Owner." The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.

(b) One off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Vinyl siding shall not be permitted.

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

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including installation of one street tree, 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 (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:

Camelia D. Reid

City Clerk

RECEIVED
By City Attorney's Office at 9:45 am, Dec 09, 2022
RECEIVED
By CAO Office at 8:43 am, Nov 16, 2022

City of Richmond

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

Item Request

File Number: PRE.2022.0347

O & R Request

DATE: November 14, 2022 **EDITION:1**

TO: The Honorable Members of City Council

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

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

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

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

RE: To authorize the special use of the property known as 1219 North 31st Street to construct a single-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. ___

PURPOSE: To authorize the special use of the property known as 1219 North 31st Street to construct a single-family detached dwelling, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for the construction of a new single-family detached dwelling, within the R-6 - Residential (Single Family Attached) zone, which do not meet the required minimum setbacks and lot size. A Special Use Permit is therefore requested.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

BACKGROUND: The property is located in the Churchill North neighborhood at 1219 North 31st Street, between "S" and "Q" Streets. The property is 2703 sq. ft. (0.062 acre) in size. The application requests to allow for the construction of a new single-family detached dwelling.

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

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.
Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The property is located in the R-6 - Residential (Single Family Attached) zone. Adjacent properties are zoned the same R-6 zone. Surrounding land uses include single family detached dwellings.

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: December 12, 2022

CITY COUNCIL PUBLIC HEARING DATE: January 9, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
January 3, 2023

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Ray Roakes, Planner, Land Use Administration (Room 511) 804-646 5467

Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
http://www.richmondgov.com/

Application is hereby submitted for: (check one)

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

Project Name/Location

Property Address: 1219 N 31st Street Date: 6/7/2022
Tax Map #: E0000721029 Fee: $300
Total area of affected site in acres: 0.0626

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

Zoning

Current Zoning: R-6 Residential

Existing Use: Vacant

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
One (1) new, single-family detached dwelling on the currently vacant parcel.
Existing Use: Vacant

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Will Gillette / Mark Baker
Company: Baker Development Resources
Mailing Address: 530 East Main Street, Suite 730
City: Richmond State: VA Zip Code: 23219
Telephone: _(804) 874-6275 Fax: _( )
Email: markbaker@bakerdevelopmentresources.com

Property Owner: CCR3 HOLDINGS LLC
If Business Entity, name and title of authorized signee: Josh Bosler

(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: 11 S 12TH ST #115
City: Richmond State: VA Zip Code: 23219
Telephone: _( ) Fax: _( )
Email:

Property Owner Signature: 06/06/2022

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

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

APPLICANT'S REPORT

June 7th, 2022

Special Use Permit Request
1219 N 31st Street, Richmond, Virginia
Map Reference Number: E000-0721/029

Submitted to:

City of Richmond
Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by:

Baker Development Resources
530 East Main Street, Suite 730
Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 1219 N 31st Street (the "Property"). The SUP would authorize the construction of one (1) single-family detached dwelling, some of the features of which do not conform to the underlying R-6 Single-Family Attached Residential district zoning requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the eastern side of North 31st Street between Q and S Streets. The Property is referenced by the City Assessor as tax parcel E000-0721/029. The Property is roughly 22 feet wide by 124 feet in depth and contains approximately 2,727 square feet of lot area. Access is provided at the rear of the Property by means of a north-south alley.

Properties in the area consist of a range of uses. Along with single- and two-family dwellings, within two blocks of the Property multifamily, commercial, institutional, and government uses can be found.

EXISTING ZONING

The Property and those surrounding it are currently zoned R-6 Single-Family Attached. To the north, across T Street, and east, across N 33rd Street can be found properties within the R-5 District. Southwest of

the Property, at the intersection of Q and N 30th Streets are properties located within the B-2 Business District.

TRANSPORTATION

The Property is located within a half mile of GRTC bus stops which serve the 7, 12, and 13 bus routes providing access to Church Hill and connections to the GRTC bus system. Two blocks to the west, N 29th Street is described as a "Bike-Walk Street" and provides north-south connection from Libby Hill Park to the Peter-Paul Neighborhood.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. This land use category is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential." The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are a primary use in the Neighborhood Mixed-Use designations which also encourages that developments reinforce a gridded street pattern to increase connectivity.

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request, including:

- Equitable Transportation, Objective 6.1, which is to "increase the number of residents…at nodes and along enhanced transit corridors"
- High-Quality Places, Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to…corridors…and maintaining high-quality design standards"
- High Quality Places, Objective 4.1, to "create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City," as the request introduces thoughtfully-designed new construction in a manner not otherwise assured by-right.
- Inclusive Housing chapter, Objective 14.5, to "encourage more housing types throughout the City and greater density…at nodes…", as the request is a more efficient use of the Property than could be achieved by-right in the R-6 zoning district.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of one (1) new, single-family detached dwelling on the vacant Property.

PURPOSE OF REQUEST

The SUP would permit the construction of a new, single-family detached dwelling. The new dwelling would be located on the existing parcel which is 22 feet in width and contains roughly 2,727 square feet of lot area. While it is a legal lot of record, it does not meet the current R-6 lot area and width requirements. All other aspects of the underlying zoning requirements, including the requirement that off-street parking be provided, would be met.

PROJECT DETAILS

The proposed dwelling would be three stories in height and is consistent with the historic development pattern, which includes a variety of architectural styles. The third floor would be set back and the building design would utilize a false mansard roof at the second story in order to achieve the appearance of a two-story building from the street. This design has been utilized elsewhere in the vicinity and is planned for the abutting by-right construction at 1221 and 1221 ½ N 31st Street. The dwelling would include approximately 2,068 square feet of finished floor area and consist of three bedrooms and two-and-one half bathrooms. The proposed floor plans are modern and efficient and designed to meet the needs of families in today's market. The dwelling has been designed with a floorplan which offers a modern and open living area and kitchen on the first floor. Two bedrooms and a full bathroom will be located on the second floor. The third floor is stepped back to allow for a forward-facing outdoor terrace which is accessible from an interior loft. The primary bedroom will be located at the rear of the third floor and will contain a large closet and en-suite bathroom.

The new dwelling would be clad in cementitious lap siding in order to ensure quality and consistency in appearance with many other dwellings in the vicinity. A full width front porch and a roof deck is included in the design and would provide additional outdoor living space for the occupants. An off-street parking space is proposed for the dwelling which will be accessible from the rear alley.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

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

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

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

  The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposed residential use would be limited in size, type and scale to avoid any traffic or parking concerns.

- ***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 special use permit will not tend to over crowd the land or create an undue concentration of population.

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

  The proposed special use permit 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.

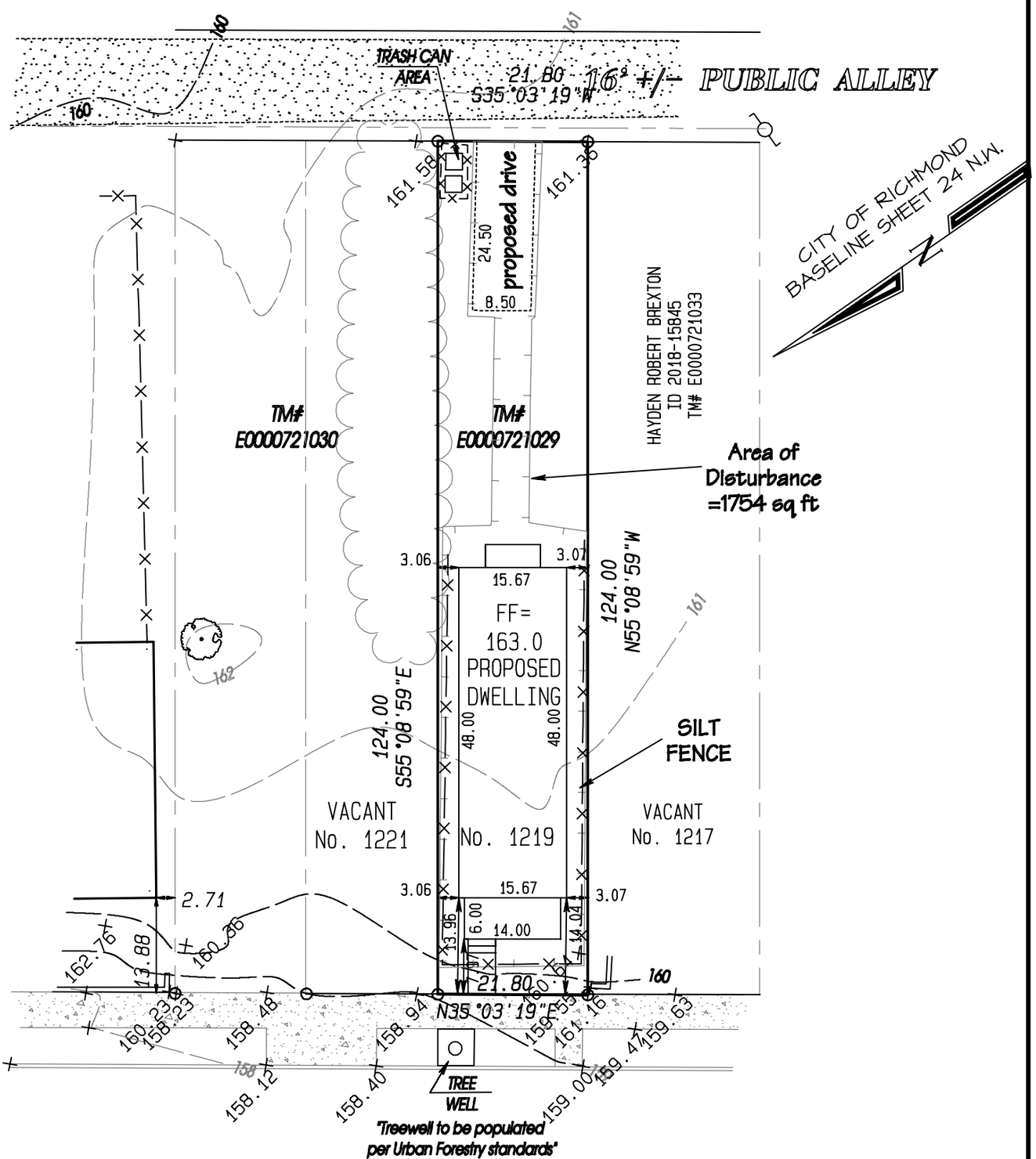
- ***Interfere with adequate light and air.***

  The light and air available to the subject and adjacent properties will not be affected.

Summary

In summary we are enthusiastically seeking approval for the construction of a new, single-family detached dwelling on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality residence consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the existing dwellings in the surrounding neighborhood.

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: CCRII HOLDINGS LLC ID 2020-20946
VERTICAL DATUM REFERENCED FROM CITY OF RICHMOND GIS.
"Treewell to be populated per Urban Forestry standards



N 31ST STREET

68' +/- R/W

PLOT PLAN SHOWING PROPOSED IMPROVEMENTS ON No. 1219 NORTH 31ST STREET, IN THE CITY OF RICHMOND, VIRGINIA.

COMMONWEALTH OF VIRGINIA
8 – 1 – 2022
JAMES E. McKNIGHT
NO. 1926
LAND SURVEYOR

06 – 09 – 2022

McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS
201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 92052419PP

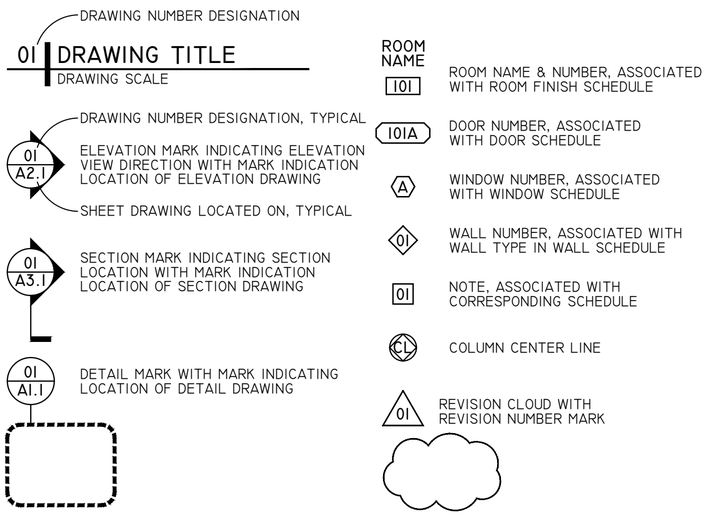
NEW SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

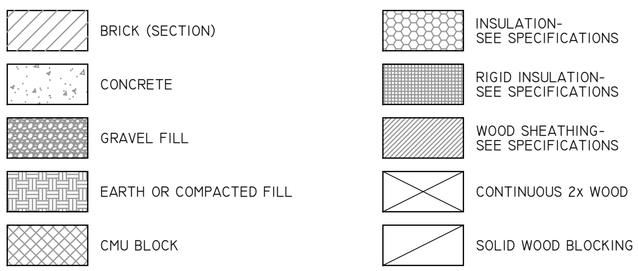
1219 N 31ST ST. HOUSE

1219 N 31st STREET
RICHMOND, VIRGINIA 23223

DRAWING SYMBOLS

MATERIAL PATTERNS SCALED FOR CLARITY





DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
A1.0	FOUNDATION PLAN & ROOF PLAN
A1.1	FIRST, SECOND, & THIRD FLOOR PLANS
A2.1	FRONT & REAR EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE
A2.2	RIGHT SIDE EXTERIOR ELEVATION
A2.3	LEFT SIDE EXTERIOR ELEVATION
A3.1	FRONT SECTION
A4.1	MISCELLANEOUS DETAILS
A4.2	ROOF TERRACE DETAILS

DRAWING REVISIONS:
INITIAL BUILDING PERMIT SUBMITTAL SET - NO REVISIONS

GENERAL NOTES & SPECIFICATIONS

GENERAL CONTRACTOR NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES BETWEEN DRAWING SET AND FIELD CONDITIONS, OWNER-SUPPLIED SPECIFICATION, APPLICABLE CODES, OR STRUCTURAL ASPECTS DESIGNED BY OTHERS (TRUSSES, GEOTECHNICAL, ETC.)

PROVIDE INTERCONNECTED SMOKE & CARBON MONOXIDE ALARMS IN ACCORDANCE WITH IRC R314.

PROVIDE IFC-COMPLIANT FIRE EXTINGUISHER IN KITCHEN.

BUILDING ENVELOPE SHALL BE INSULATED PER MINIMUM R-VALUES FOR CLIMATE ZONE 4 (NOT MARINE) IN IRC TABLE N1101.1.2.. PER 2015 VUSBC, R-15 WALL INSULATION PERMITTED, & R-38 ROOF INSULATION PERMITTED (R-30 WHERE FULL DEPTH INSULATION CONTINUES OVER EXTERIOR WALL).

SEE FOUNDATION PLAN & ROOF PLAN FOR CRAWLSPACE & ATTIC VENTILATION CALCULATIONS & SPECIFICATIONS.

SEE ADDITIONAL NOTES THROUGHOUT DRAWING SET.

BUILDING CODE:
PROJECT SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2015 IRC)

BUILDING AREA:
FIRST FLOOR CONDITIONED AREA: 752 S.F.
SECOND FLOOR CONDITIONED AREA: 752 S.F.
THIRD FLOOR CONDITIONED AREA: 564 S.F.
TOTAL CONDITIONED AREA: 2,068 S.F.

COVERED FRONT PORCH: 84 S.F.
THIRD FLOOR ROOF TERRACE: 188 S.F.

RICHMOND CITY ORDINANCE:
LOT ZONED R-6
LOT RECORDED PRIOR TO ORDINANCE EFFECTIVE DATE WITH NON-CONFORMING LOT AREA & WIDTH.
SEE SITE PLAN BY OTHERS.

ALLOWABLE LOT SIZE & COVERAGE:

REQUIRED MIN. LOT AREA:	5,000 S.F.	LOT AREA:	2,707 S.F. (NON-CONFORMING)
REQUIRED MIN. LOT WIDTH:	50'	LOT WIDTH:	21'-10" (NON-CONFORMING)
LOT COVERAGE (MAX. 55%):	MAX. 1,488 S.F.	LOT COVERAGE:	752 S.F. (27.8%)
PERMITTED HEIGHT:	MAX. 35'	DESIGNED HEIGHT:	35'

YARDS (SETBACKS):

REQUIRED MIN. FRONT YARD:	15'	DESIGNED FRONT YARD:	13.88' (MATCH NEIGHBOR)
REQUIRED MIN. SIDE YARDS:	3'	DESIGNED SIDE YARDS:	3' EACH SIDE
REQUIRED MIN. REAR YARD:	5'	DESIGNED REAR YARD:	62.12'±

STRUCTURAL

SEISMIC DESIGN CATEGORY: B
DESIGN WIND SPEED: 115 MPH, 3 SECOND GUST
FROST DEPTH: 18"
SNOW LOAD: 20 PSF

SEE SHEET A1.0 FOR DESIGN LOAD TABLES.

MAXIMUM ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS SHALL BE PER IRC R301.7.

FOUNDATION- SEE SOIL REPORT BY OTHERS. FOUNDATION DESIGN BASED ON MIN. 2,000 P.S.F. SOIL BEARING CAPACITY. FOOTING DEPTHS ARE CONSIDERED MINIMUM. ALL FOOTINGS SHALL BE PLACED ON FIRM, SUITABLE SOILS PER REPORT.

HOUSE SHALL BE LATERALLY BRACED PER IRC R602.10.

SEISMIC, LATERAL, & FINAL FOOTING DESIGNS PROVIDED BY PROFESSIONAL ENGINEER (P.E.). SEE CERTIFICATION LETTER BY P.E..

CENTER CREEK HOMES

PROJECT CONTACTS:

DEVELOPER:
CCRII HOLDINGS LLC
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

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

NEW SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

1219 N 31ST ST. HOUSE

1219 N 31st STREET
RICHMOND, VIRGINIA 23223

COMMONWEALTH OF VIRGINIA
CHRISTOPHER J. WOLF
Lic. No. 0401013730
Christopher Wolf
ARCHITECT

SET/REVISION:
S.U.P. SET

DATE/MARK:
06.10.2022

COVER SHEET

CS

UNIFORMLY DISTRIBUTED LIVE LOADS (P.S.F.)	
USE	LOAD
UNINHABITED ATTICS WITHOUT STORAGE	10
UNINHABITED ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS	30
EXTERIOR BALCONIES, DECKS, & ROOF DECKS	40
GUARDS & HANDRAILS	200
GUARD IN-FILL COMPONENTS	50
UN-ELEVATED PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

1. SEE ADDITIONAL INFORMATION IN IRC R301.5.
2. ALL FLOOR TRUSSES SHALL BE DESIGNED WITH MIN. 40 PSF LIVE LOAD, 15 P.S.F. DEAD LOAD ON TOP CORDS, 5 P.S.F. DEAD LOAD ON BOTTOM CORD.

GENERAL FOUNDATION PLAN NOTES:
1. SEE SPECIFICATIONS AND GENERAL STRUCTURAL REQUIREMENTS ON COVER SHEET (CS) FOR FURTHER INFORMATION.
2. NOTES GENERALLY APPLY TO BOTH HOUSES UNLESS NOTED OTHERWISE.
3. EXTERIOR DIMENSIONS TO OUTSIDE OF FOUNDATION OR CENTER OF OBJECT UNLESS NOTED OTHERWISE.
4. BOTTOM OF FOOTINGS SHALL BE MIN 18" BELOW FINAL GRADE. SEE SOILS REPORT FOR FURTHER INFORMATION (MAY REQUIRE GREATER DEPTH). SEE WALL SECTION.
5. FOOTING SIZES SHALL BE CONSIDERED MINIMUM & BASED ON 2,000 P.S.F. SOIL BEARING CAPACITY. NOTIFY ARCHITECT IF FIELD CONDITIONS OR SOIL REPORT CONTRADICT DRAWINGS.
6. ALL STRUCTURAL WOOD FRAMING SHALL BE #2 SOUTHERN YELLOW PINE OR BETTER.
7. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
8. SEE COVER SHEET FOR ADDITIONAL STRUCTURAL & FOUNDATION SPECIFICATIONS.
9. PROVIDE SEALED 12MIL VAPOR BARRIER OVER ENTIRE CRAWLSPACE FLOOR & MIN. 8" UP WALLS (& ABOVE EXTERIOR GRADE HEIGHT), OVERLAP MIN. 6" & TAPE ALL SEAMS, IN NEW & EXISTING HOUSE CRAWLSPACE.

CRAWLSPACE VENTILATION REQUIREMENTS:
PROVIDE CRAWLSPACE VENTILATION PER IRC R408.1 AND R408.2
PROVIDE 12MIL SEALED VAPOR BARRIER OVER ENTIRE CRAWLSPACE FLOOR

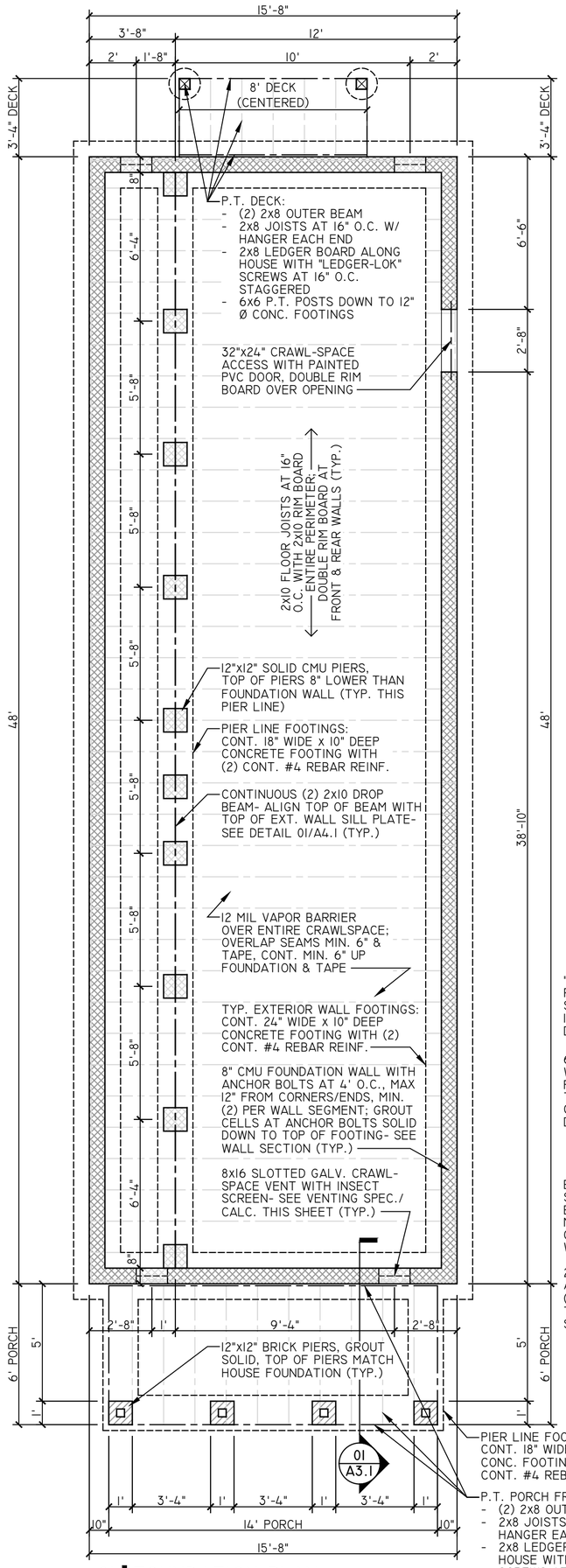
CALCULATION:
CRAWLSPACE AREA = 752 S.F.
VENTILATE AT 1/1500 = 0.501 S.F. = 73 S.I. NET FREE AREA
TYPICAL SLOTTED VENT 36 S.I. NET FREE AREA- MIN. (3) VENTS REQUIRED, EXCEPT
PROVIDE MIN. ONE VENT WITHIN 3' OF ALL CORNERS- SEE FOUNDATION PLAN FOR LOCATIONS

GENERAL ROOF PLAN NOTES:
1. MAIN ROOF TPO- SEE SECTIONS & ELEVATIONS. INSTALL PER MFR. SPECS.
2. ALL ROOF SLOPES SHALL BE AS NOTED. MAINTAIN POSITIVE DRAINAGE TO EDGE.
3. PLACE ROOF PENETRATIONS (EXHAUSTS, VENT STACKS, ETC.) IN LEAST VISIBLE AREAS PRACTICAL.
4. INSTALL ROOFING, UNDERLAYMENT, EDGING, AND PENETRATIONS PER THESE DRAWINGS AND MANUFACTURER INSTALLATION DETAILS.
5. PROVIDE GUTTERS/DOWNSPOUTS TO COLLECT ALL ROOF WATER AND DRAIN TO GRADE, OUT AWAY FROM FOUNDATION.
6. ATTIC SHALL BE NON-VENTED- SEE WALL SECTION.

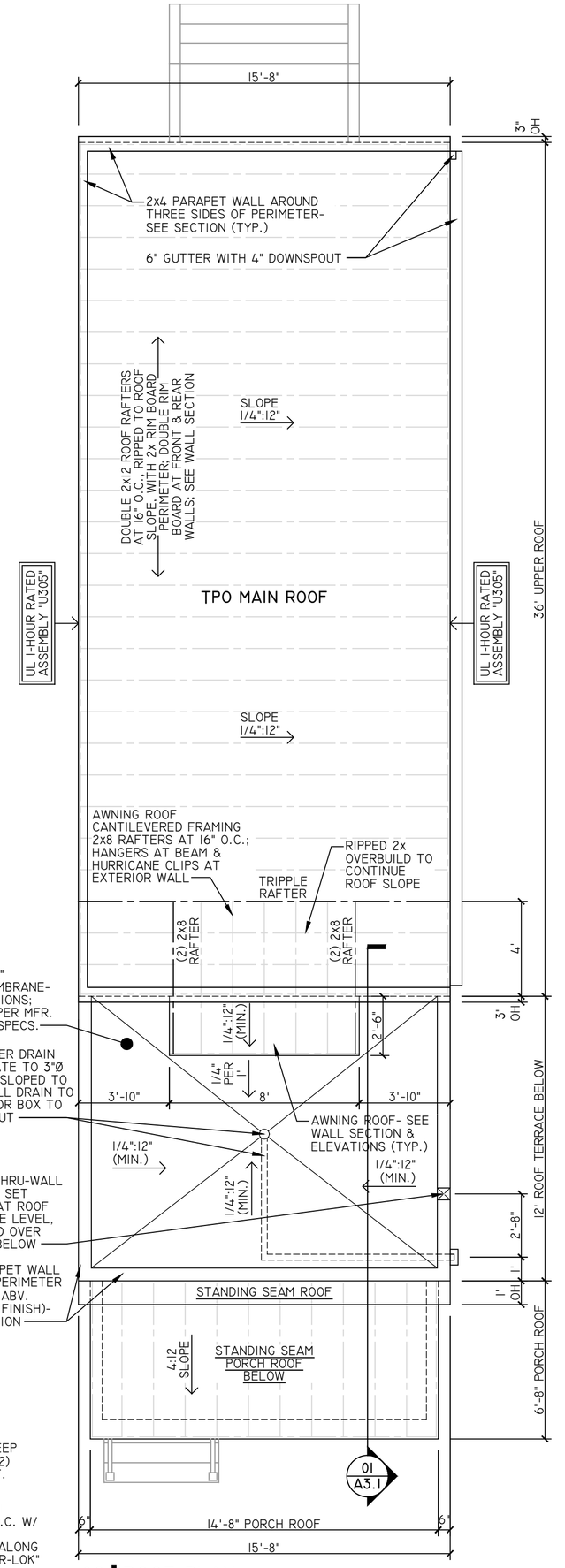
GENERAL FLOOR PLAN NOTES:
1. SEE SPECIFICATIONS AND GENERAL STRUCTURAL REQUIREMENTS ON COVER SHEET (CS) FOR FURTHER INFORMATION.
2. EXTERIOR DIMENSIONS TO OUTSIDE OF FOUNDATION/SHEATHING OR CENTER UNLESS NOTED OTHERWISE.
3. INTERIOR DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
4. EXTERIOR STUD WALLS DRAWN/DIMENSIONED AS 4" (STUD+SHEATHING). INTERIOR WALLS DRAWN/DIMENSIONED AS 3-1/2" THICK (STUD ONLY).
5. ALL STRUCTURAL WOOD FRAMING SHALL BE #2 SOUTHERN YELLOW PINE OR BETTER.
6. ALL WALLS SHALL BE 2x4 STUDS AT 16" O.C. WITH (1) 2x4 BOTTOM PLATE & (2) 2x4 TOP PLATES UNLESS NOTED OTHERWISE.
7. PROVIDE BLOCKING FOR PLUMBING FIXTURES, CABINETS, MECHANICAL SYSTEMS, ETC. AS REQUIRED. G.C. COORDINATE.
8. INTERIOR DOOR LOCATIONS GENERALLY CENTERED. DOORS LOCATED AGAINST ADJACENT WALL NOT DIMENSIONED G.C. COORDINATE WITH SELECTED CASING.
9. ALL WINDOWS & DOORS IN BEARING WALLS (ALL EXT. WALLS) SHALL HAVE MIN. (2) JACK STUDS & (2) 2x6 HEADER UNLESS NOTED OTHERWISE ON FLOOR PLANS.
10. FIRE RATED EXTERIOR WALLS SHALL BE 1-HR RATED FROM FIRE EXPOSURE TO EITHER SIDE. CONSTRUCT PER UL ASSEMBLY. EXTERIOR SHEATHING SHALL BE 5/8" DENSGLASS GOLD OR SIMILAR, APPROVED LISTED BY UL ASSEMBLY.
11. CONTINUE ALL POSTS DOWN TO FOUNDATION (PROVIDE SOLID BLOCKING AT FLOORS)
12. FLOOR TRUSSES, SUPPORTING STRUCTURE, & ALL CONNECTIONS SHALL BE DESIGNED BY PROFESSIONAL ENGINEER. G.C. COORINDATE WITH H.V.A.C. REQUIREMENTS.

EXTERIOR DOOR / WINDOW SCHEDULE				
ENTRY DOORS				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	01	3'x6'8" + 16" TRANSOM (8' TOTAL)	FULL GLASS	
102	01	PR. 3'x6'8" + 16" TRANSOM (8' TOTAL)	FULL GLASS	CENTER OPENING
201	01	PR. 3'x6'8"	FULL GLASS	
WINDOWS				
A	01	PAIR 2'10"x6'	DOUBLE HUNG	
B	03	2'10"x6'	DOUBLE HUNG	
C	01	PAIR 2'4"x6'	DOUBLE HUNG	VERIFY W/ KITCHEN CABS.
D	01	2'10"x4'6"	DOUBLE HUNG	
E	02	2'10"x5'8"	DOUBLE HUNG	EGRESS COMPATIBLE
F	01	PAIR 2'10"x5'8"	DOUBLE HUNG	
G	02	PAIR 3'x5'8"	DOUBLE HUNG	
H	05	2'8"x2'8"	FIXED	
I	02	2'4"x4'6"	DOUBLE HUNG	TEMPERED GLASS

ENTRY DOOR & WINDOW NOTES:
1. G.C. SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS OR FRAMING.
2. SEE CONSTRUCTION NOTES FOR ADDITIONAL SPECIFICATIONS.
3. ALL WINDOW SIZES NOMINAL. G.C. VERIFY ACTUAL SIZES & FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
4. HEAD HEIGHTS NOMINAL. G.C. COORDINATE ACTUAL HEADER HEIGHT WITH WINDOW ROUGH OPENING & INSTALLATION REQUIREMENTS.
5. ALL WINDOWS & DOORS SHALL BE INSTALLED PER TYVEK STANDARD INSTALLATION INSTRUCTIONS.
6. FLASH TOPS OF ALL WINDOWS & DOORS.
7. 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. G.C. VERIFY WITH MANUFACTURER & NOTIFY ARCHITECTS OF DISCREPANCIES PRIOR TO ORDERING OR FRAMING.
8. NO SECOND FLOOR WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.
9. ALL DOOR & DOOR TRANSOM/SIDE LITE GLAZING SHALL BE SAFETY GLAZING (TEMPERED).
10. DOOR & WINDOW GLAZING SHALL HAVE A MAX. U-FACTOR OF 0.35.
11. DOOR & WINDOW GLAZING SHALL HAVE A MAX. SOLAR HEAT GAIN COEFFICIENT (SHGC).
12. ENTRY DOORS SHALL MEET INSULATION U-FACTOR REQUIREMENTS OF IRC TABLE N1101.10.3(2).



01 FOUNDATION PLAN
1/4" = 1'



02 ROOF PLAN
1/4" = 1'

CENTER CREEK HOMES

PROJECT CONTACTS:

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C/O CENTER CREEK HOMES
GREG SHRON
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ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

1219 N 31ST ST. HOUSE

1219 N 31ST STREET
RICHMOND, VIRGINIA 23223

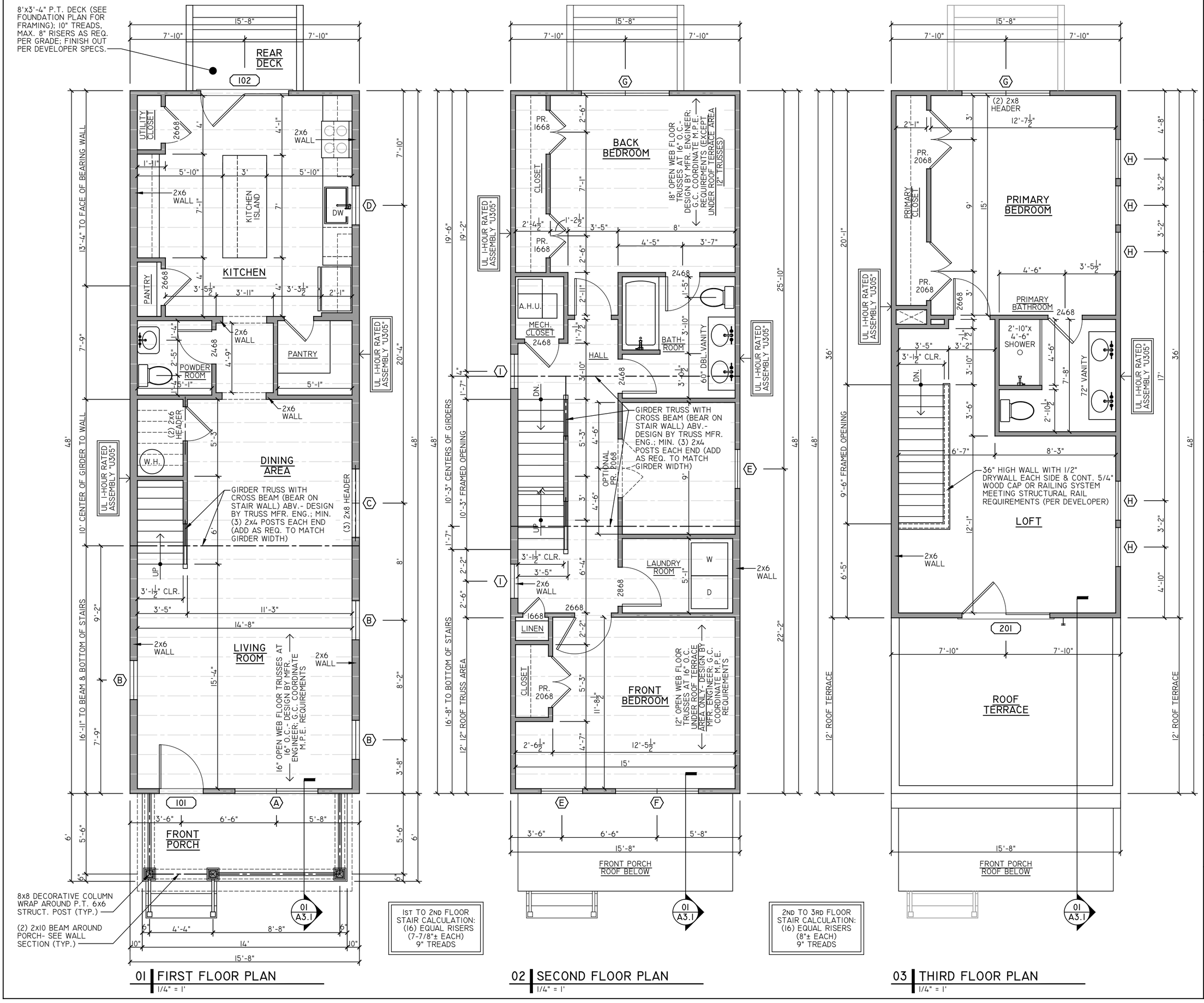
COMMONWEALTH OF VIRGINIA
CHRISTOPHER J. WOLF
Lic. No. 0401013730
ARCHITECT

SET/REVISION:
S.U.P. SET

DATE/MARK:
06.10.2022

FOUNDATION PLAN & ROOF PLAN

A1.0



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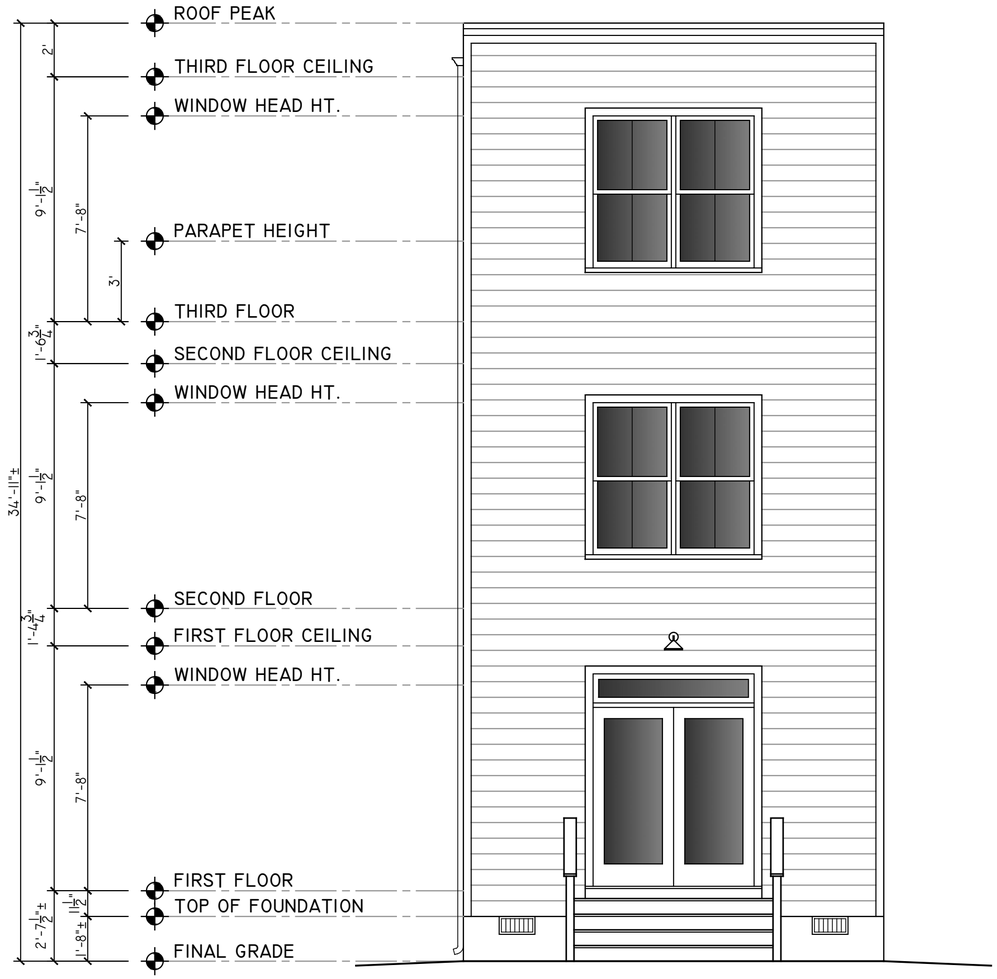
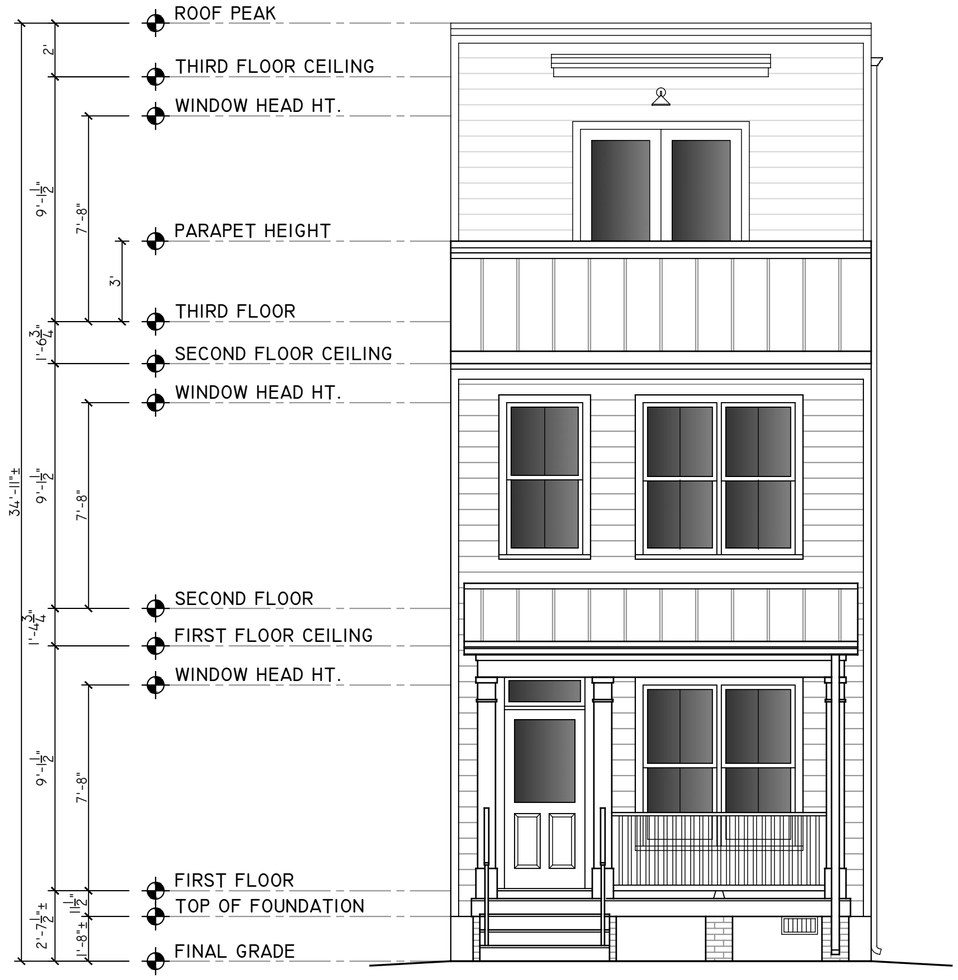
FIRST, SECOND, & THIRD FLOOR PLANS

A1.1



02 REAR ELEVATION
1/4" = 1'



01 FRONT ELEVATION
1/4" = 1'

CENTER CREEK
—HOMES—

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FRONT & REAR
EXTERIOR ELEVATIONS

A2.1

01 RIGHT SIDE ELEVATION
1/4" = 1'

CENTER CREEK
—HOMES—

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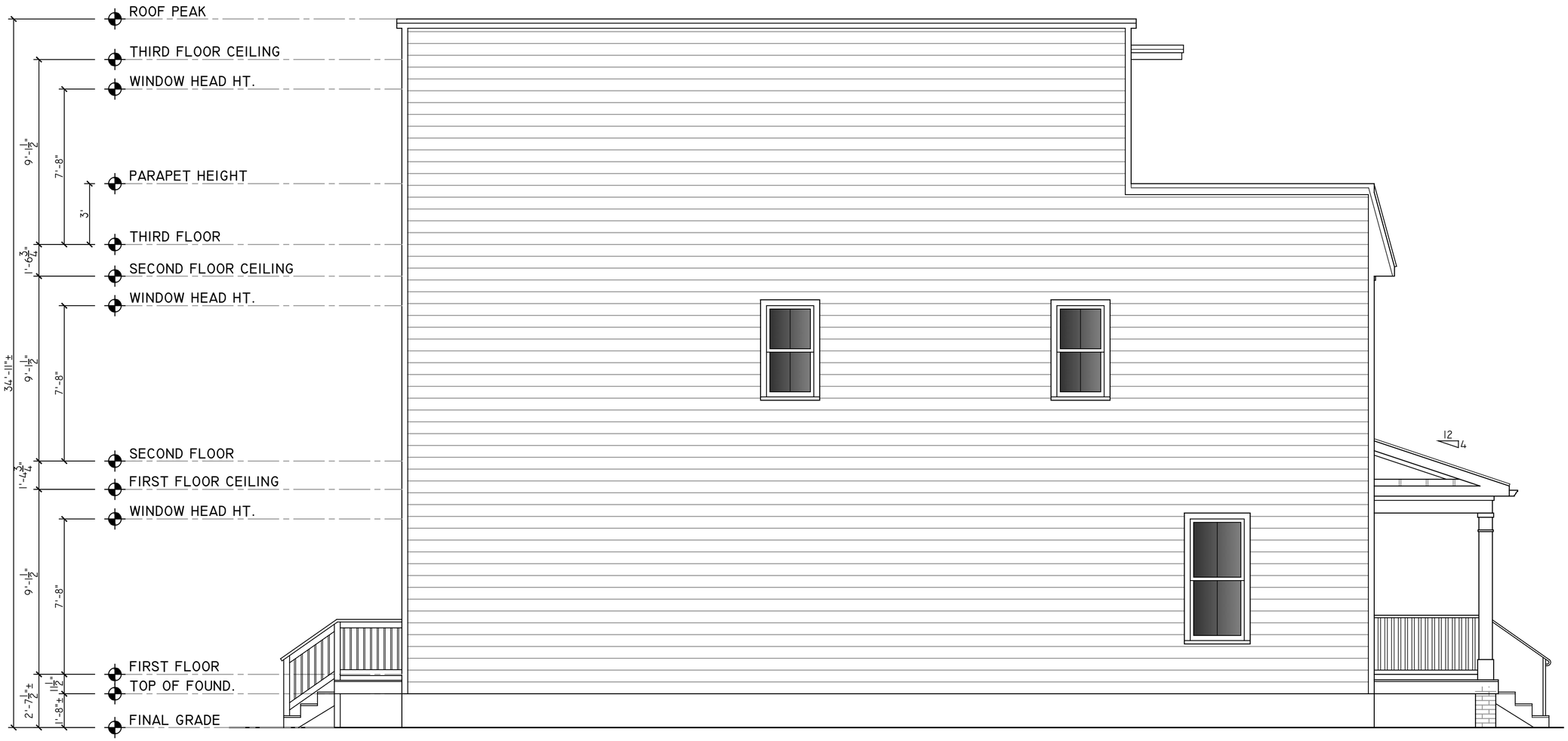
RIGHT SIDE
EXTERIOR ELEVATION

A2.2



01 LEFT SIDE ELEVATION
1/4" = 1'

CENTER CREEK
HOMES

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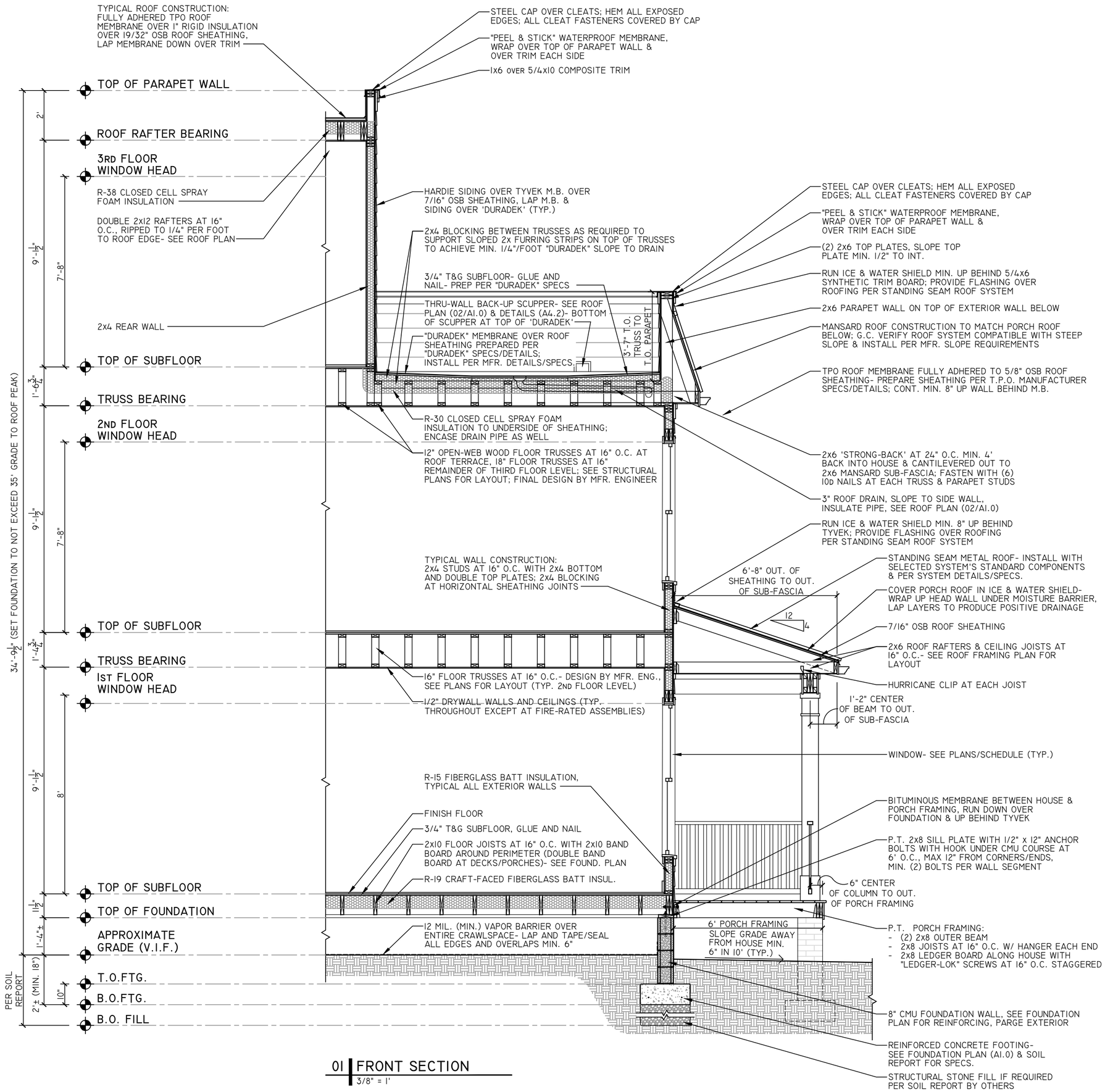
LEFT SIDE
EXTERIOR ELEVATION

A2.3



01 FRONT SECTION
3/8" = 1'

CENTER CREEK
— HOMES —

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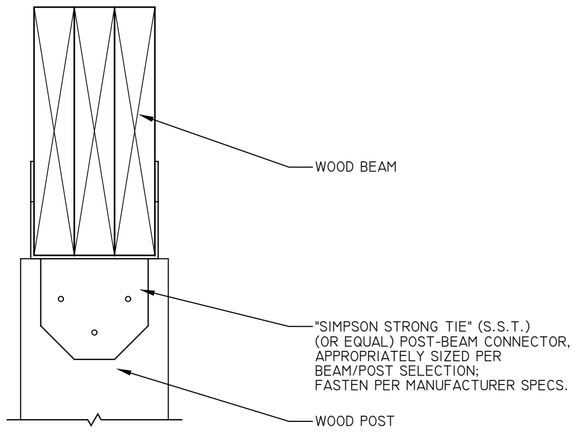
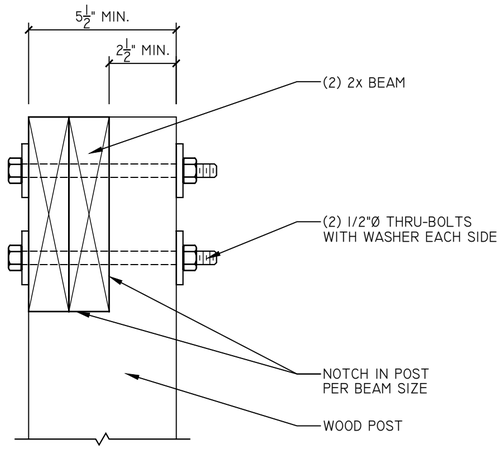
PRIMARY WALL SECTION

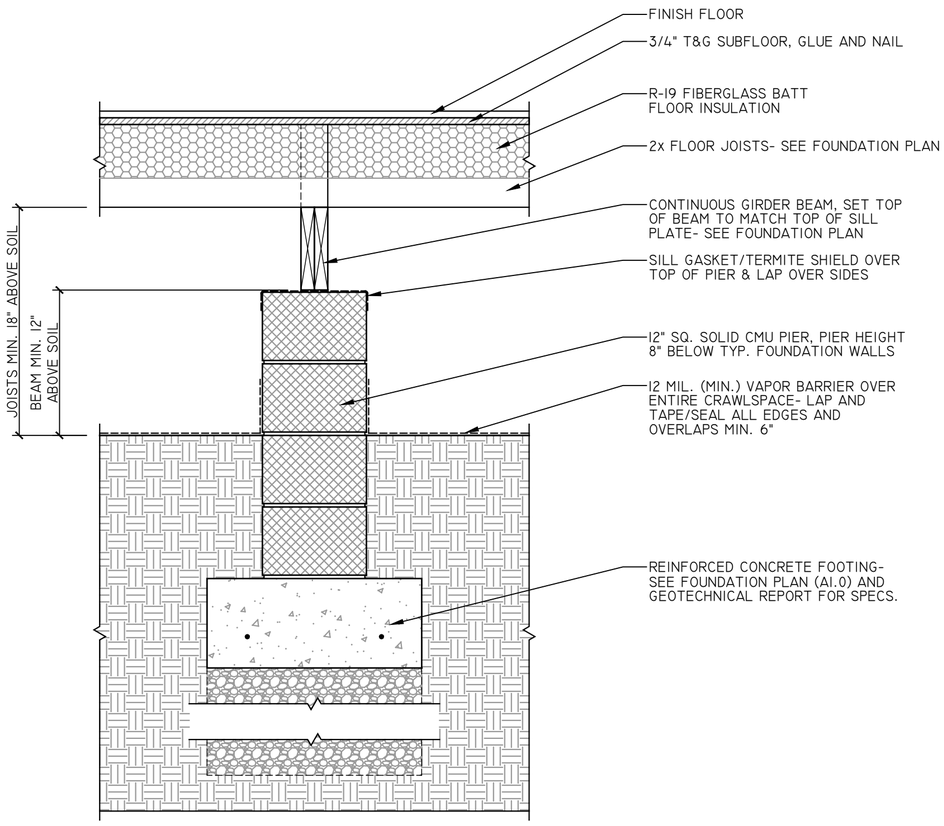
A3.1



01 POST CAP DETAIL
3" = 1'



01 NOTCHED BEAM DETAIL
3" = 1'



01 INTERIOR PIER DETAIL
1" = 1'

CENTER CREEK
HOMES

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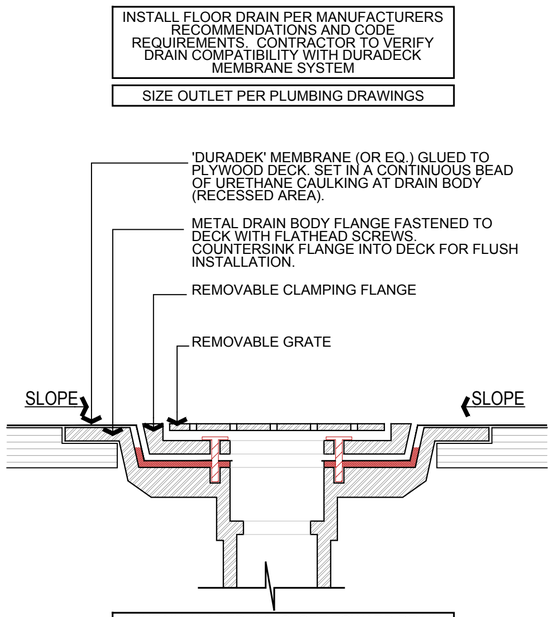
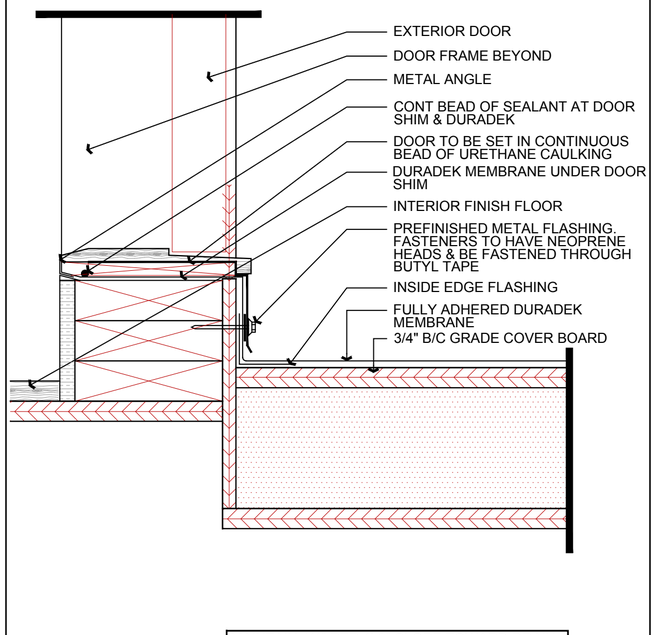
MISC. DETAILS

A4.1



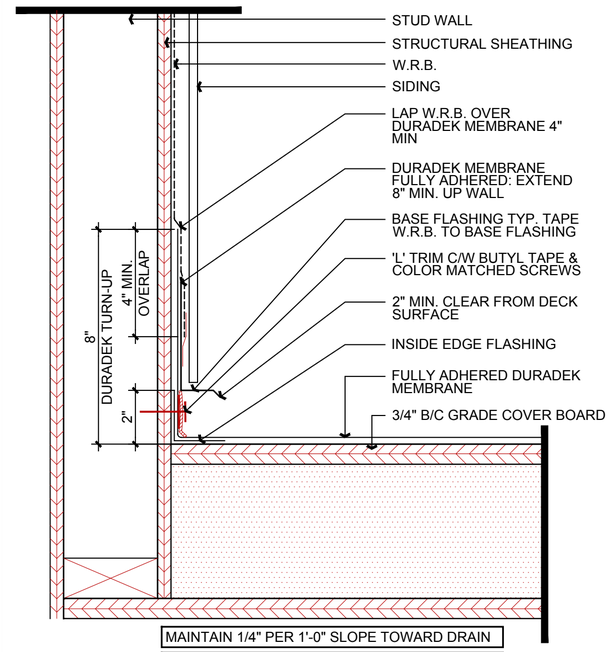
03 FLOOR DRAIN DETAIL

N.T.S. DURADEK



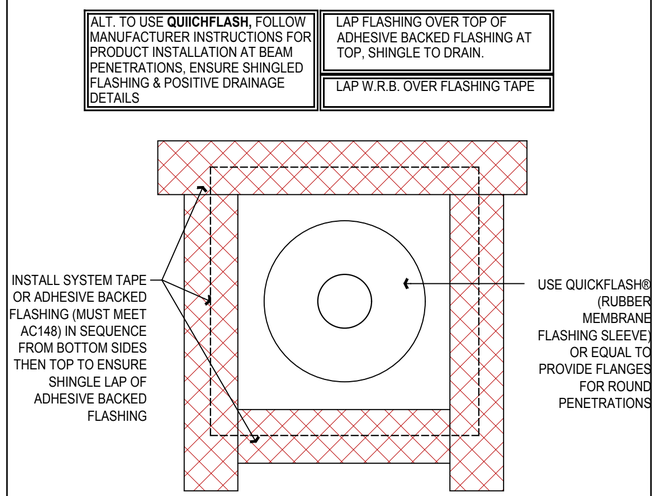
02 INSIDE PERIMETER DETAIL

SCALE: 3" : 1'-0" DOOR



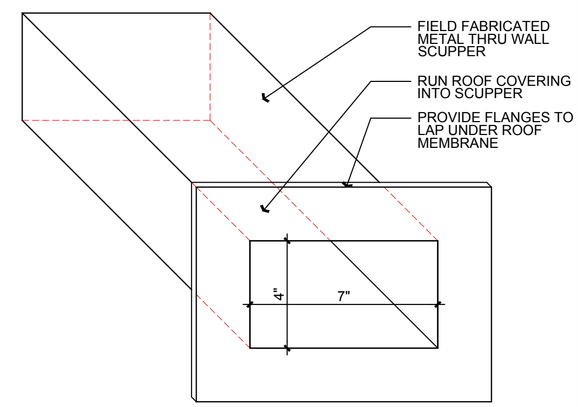
01 INSIDE PERIMETER DETAIL

SCALE: 3" : 1'-0" L-TRIM SHOWN @ F.C.P.



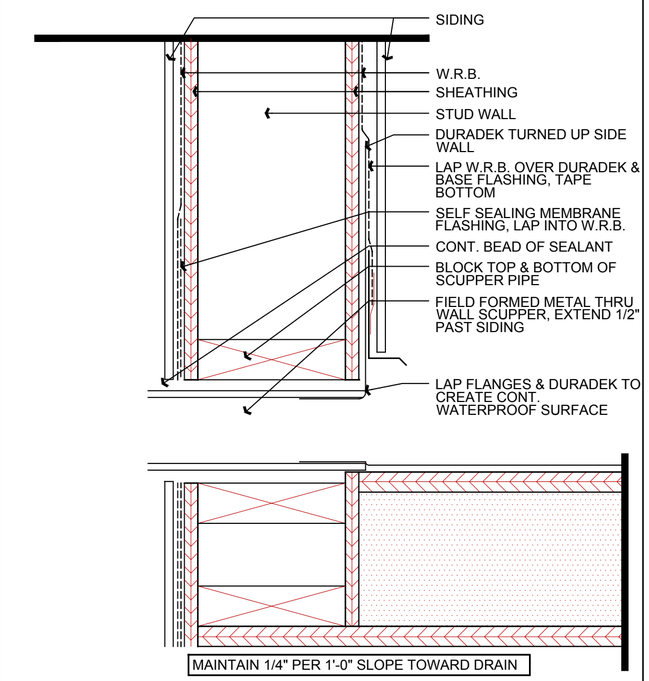
06 ROUND PENETRATION

SCALE: 3" : 1'-0"



05 SCUPPER INLET (FIELD FAB.)

SCALE: 3" : 1'-0" METAL



04 INSIDE PERIMETER DETAIL

SCALE: 3" : 1'-0" TERRACE - BASE TIE-IN SHOWN @ F.C.P.

CENTER CREEK HOMES

PROJECT CONTACTS:

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ROOF TERRACE DETAILS

A4.2