

INTRODUCED: July 24, 2023

AN ORDINANCE No. 2023-228

To authorize the special use of the property known as 2216 Keswick Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

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

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

PUBLIC HEARING: SEPT 11 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 2216 Keswick Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES:           8                    NOES:           0                    ABSTAIN: \_\_\_\_\_

ADOPTED:    SEP 11 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 2216 Keswick Avenue and identified as Tax Parcel No. S007-1081/001 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Site Plan, 2214-2216 Keswick Ave, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated November 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 two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Site Plan, 2214-2216 Keswick Ave, City of Richmond, Virginia,” prepared by Long Surveying, LLC, and dated November 9, 2022, and “Remodeling,” prepared by Jose Zepeda, Infinity Wise, LLC, and dated August 14, 2022, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

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

(b) 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.

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

(e) Prior to the issuance of a building permit for the Special Use, the establishment of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

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

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

(e) 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.

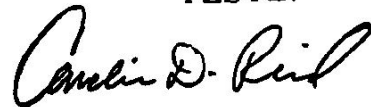
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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

§ 6. **Implementation.** The Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made with the time period stated in the previous sentence, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reed".

**City Clerk**



# City of Richmond

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

## Master

**File Number: Admin-2023-0270**

**File ID:** Admin-2023-0270

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 2

**Reference:**

**In Control:** Planning Commission

**Department:**

**Cost:**

**File Created:** 05/04/2023

**Subject:**

**Final Action:**

**Title:** To authorize the special use of the property known as 2216 Keswick Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

### Internal Notes:

### Code Sections:

**Agenda Date:** 06/26/2023

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2023-0270\_Application Documents.pdf,  
Admin-2023-0270 - Draft Ordinance

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** David.Watson@rva.gov

**Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	5/30/2023	Matthew Ebinger	Approve	6/1/2023
2	2	5/31/2023	Kevin Vonck	Approve	6/6/2023
2	3	5/31/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
2	4	5/31/2023	Sharon Ebert	Approve	6/7/2023
2	5	5/31/2023	Alecia Blackwell - FYI	Notified - FYI	
2	6	5/31/2023	Caitlin Sedano - FYI	Notified - FYI	
2	7	5/31/2023	Jeff Gray - FYI	Notified - FYI	
2	8	6/1/2023	Lincoln Saunders	Approve	6/2/2023
2	9	6/21/2023	Mayor Stoney (By Request)	Approve	6/5/2023
2	10	6/21/2023	Mayor Stoney	Approve	6/28/2023

### History of Legislative File

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<b>Ver- sion:</b>	<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>	<b>Sent To:</b>	<b>Due Date:</b>	<b>Return Date:</b>	<b>Result:</b>
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**Text of Legislative File Admin-2023-0270**

**Title**

To authorize the special use of the property known as 2216 Keswick Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

**Body**

**O & R Request**

**DATE:** May 30, 2023

**EDITION:** 1

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in 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 2216 Keswick Avenue for the purposes of two single-family detached dwellings, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 2216 Keswick Avenue for the purposes of two single-family detached dwellings, upon certain terms and conditions.

**REASON:** The subject property is located in the R-5 Single-Family Residential zoning district. The current use of the property is as a single-family dwelling and a former commercial structure. The proposal calls for dividing the property and renovating the former commercial structure for use as a single-family dwelling. The proposed lots cannot meet the lot feature requirements of the zoning district. Therefore, a Special Use Permit is 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 5,963 square foot subject property is located on a triangle shaped lot at the intersection of Harwood Street and Keswick Avenue. The wider section of the property contains a 1,306 square foot single-family dwelling. The area closer to the intersection contains a 1,300 square foot masonry building formally used for commercial purposes. One off-street parking space shall be

provided for each dwelling unit.

The City's Richmond 300 Master Plan designates the property for Residential uses which consists primarily of single-family dwellings and accessory dwelling units.

**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:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**BUDGET AMENDMENT NECESSARY:** None

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** June 26, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** July 24, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, July 17, 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:** David Watson, Senior Planner, Land Use Administration, 804-646-1036

**..Recommended Action**

Key Issues:

- Retain on Consent Agenda
- Move to Regular Agenda
- Refer Back to Committee
- Remove from Council Agenda



## 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: 2216 Keswick Avenue Date: 12/1/2022  
Tax Map #: S0071081001 Fee: \$300  
Total area of affected site in acres: 0.136

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

### Zoning

Current Zoning: R-5 Residential

Existing Use: single-family residential and commercial shell

### Proposed Use

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

Authorize the division of the lot and the rehabilitation of the existing vacant commercial building as a single-family dwelling.

Existing Use: One (1) single-family detached residential building and one (1) vacant commercial shell

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: SUP-2014-194

### Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140 Fax: ( )

Email: will@bakerdevelopmentresources.com

### Property Owner: RANDOLPH HOMES LLC

If Business Entity, name and title of authorized signee: Alex Lugovoy, Manager

(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: 107 S First Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 385-1675 Fax: ( )

Email: walker@dobrinproperties.com

Property Owner Signature: Alex Lugovoy

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

*December 8<sup>th</sup>, 2022*

*Special Use Permit Request  
2216 Keswick Avenue, Richmond, Virginia  
Map Reference Number: S007-1081/001*

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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:

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



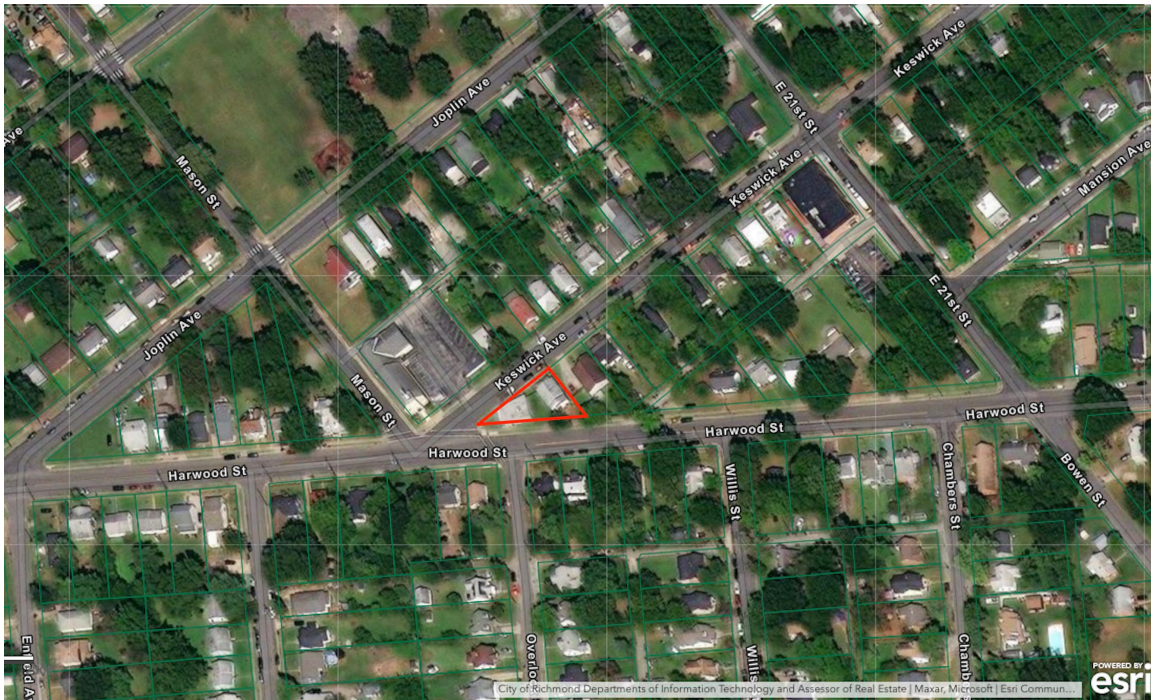
## Introduction

The applicant is requesting a special use permit (the “SUP”) for the property known as 2216 Keswick Avenue (the “Property”). The SUP would authorize the division of the parcel and the rehabilitation of the existing vacant commercial shell as a single-family dwelling. While the single-family use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the district feature requirements cannot be met and therefore, the SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on a triangular lot at the intersection of Harwood Street and Keswick Avenue. It is referenced by the City Assessor with a tax parcel number of S007-1081/001. The irregularly shaped Property has approximately 162' of frontage on Harwood Street, 131' of frontage on Keswick Avenue, and contains approximately 5,963 square feet of lot area. The Property is currently improved with a single-family detached dwelling on the eastern portion of the lot which fronts onto Keswick Avenue and a vacant masonry commercial building which addressed the corner of Harwood and Keswick.



The properties in the vicinity are primarily developed with single- and two-family detached dwellings. The dwellings in the area consist of a wide range of forms and materials though one-story frame structures make up the majority of dwellings. To the west, at the intersection of Harwood and US Route 1 lie several commercial and industrial uses.

## EXISTING ZONING

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which permits single-family detached dwellings. Parcels in the area differ in size and frontage with a large number of parcels in the vicinity unable to conform to the underlying R-5 feature requirements. West of the Property, at the intersection of Harwood Street and US Route 1, there exist B-2, B-3, and M-1 zoning districts.

## MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” use for the Property. 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. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

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:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- Page 100 (High Quality Places Chapter), 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.

# Proposal

## PURPOSE OF REQUEST

The SUP would permit the division of the existing parcel which contains a single-family dwelling and vacant commercial structure and the rehabilitation of the vacant commercial shell on the Property as a single-family detached dwelling. The existing dwelling would continue to front onto Keswick Avenue while the newly rehabilitated dwelling would front onto Harwood Street. One (1) off-street parking space, accessible from the existing curb-cut off Keswick Avenue would be provided for the new dwelling. As the Property is uniquely situated and irregularly shaped, the proposed lots would not meet the underlying R-5 lot area, lot width, and lot coverage requirements. Furthermore, due to the siting of the existing commercial structure, the front and side yard setbacks cannot be met. Finally, as the existing curb cuts do not allow for off-street parking for the existing single-family dwelling, parking cannot be provided for that unit.

## PROJECT DETAILS/DESIGN

The new dwelling would utilize the existing structure, be one story in height, and contain 1,300 square feet of finished area. The proposed floor plans are modern and efficient, and designed to meet the needs of the market. The design will contain an open kitchen and living area along with three bedrooms and two bathrooms including a primary suite with en-suite master bathroom. No changes to the building's exterior brick façade are contemplated. One off-street parking space, accessible from Keswick Avenue, would be provided for the new dwelling.

## Findings of Fact

The following are factors included 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 neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for the rehabilitation of an existing building. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***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 one additional dwelling unit will be negligible, especially within the context of a walkable neighborhood. 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 SUP will not tend to overcrowd the land or create an undue concentration of population.

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

The SUP 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 massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

## Summary

In summary we are enthusiastically seeking approval for the division of the existing parcel and the rehabilitation of the existing vacant commercial shell as a single-family dwelling on the Property. The SUP represents an ideal, small-scale urban development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality home ownership opportunity consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form, the removal of a vacant structure, and a use that is consistent with the development pattern and surrounding neighborhood.



FOLLOW LATEST BUILDING CODE: IRC 2018

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

SOIL BEARING ASSUMED CAPACITY: ASSUMED 1500 PSF  
LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING, ARE PER VA CODE.

CONCRETE AND FOUNDATIONS:  
ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.  
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).  
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. POLYETHYLENE VAPOR BARRIER UNDERNEATH.  
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.  
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.  
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.  
VERIFY DEPTH OF FOOTINGS TO MAKE SURE IT IS BELOW FROST LINE.

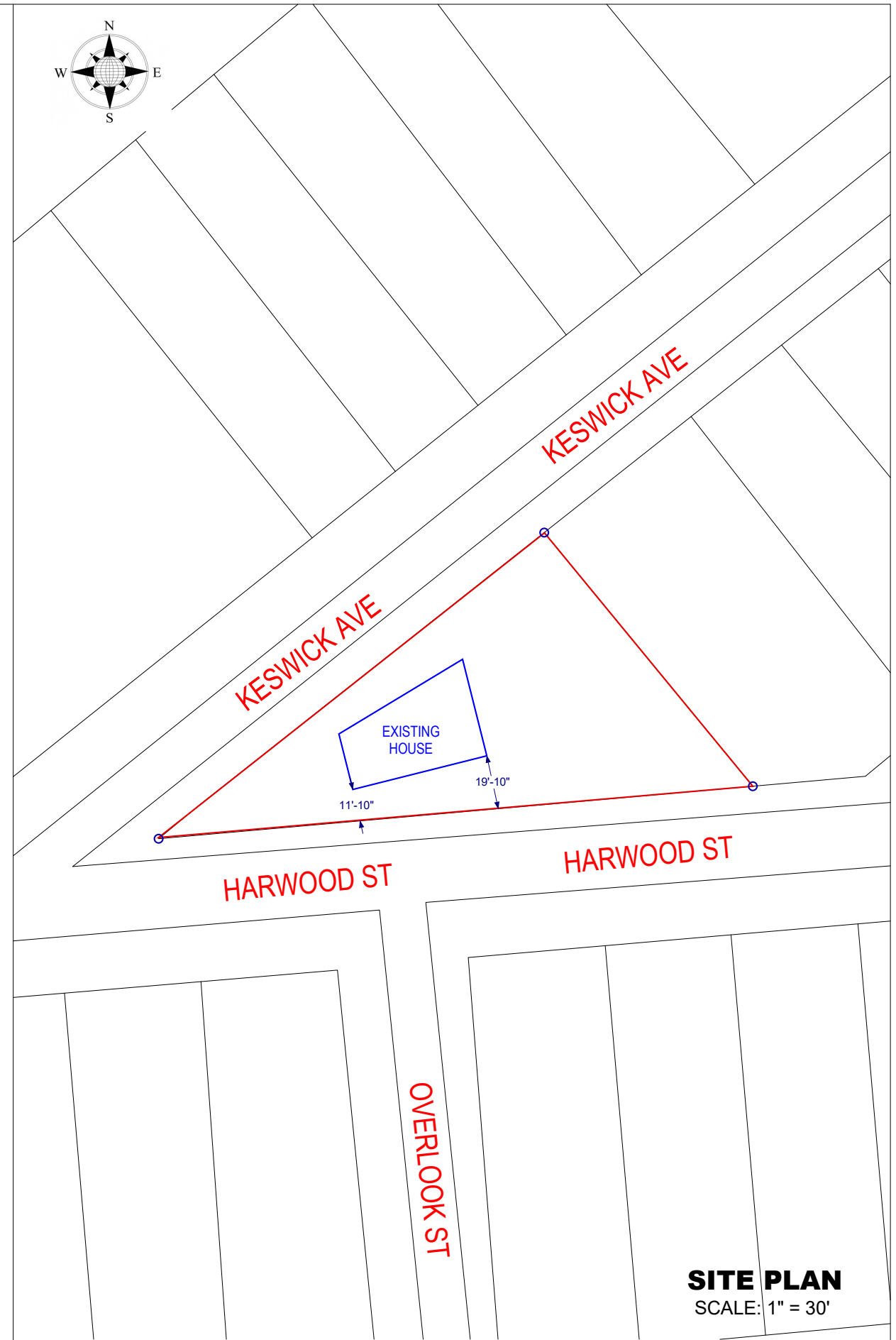
SAFETY GLAZING IS REQUIRED PER CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL UN-FRAMED DOORS, GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE, GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR, GLAZING LESS THAN 18" ABOVE THE FLOOR, GLAZING IN RAILINGS, GLAZING IN FENCES OR WALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMPS, GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.

COMPLIANCE IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXT. DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL.

DRAFT-STOPPING IS REQUIRED PER CODE. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

## INDEX

GENERAL NOTES & SITE PLAN	A01
DEMOLITION PLAN	A02
PROPOSED FLOOR PLAN	A03



# SITE PLAN

SCALE: 1" = 30'



DATE 08/14/20

## PROJECT REMODELING

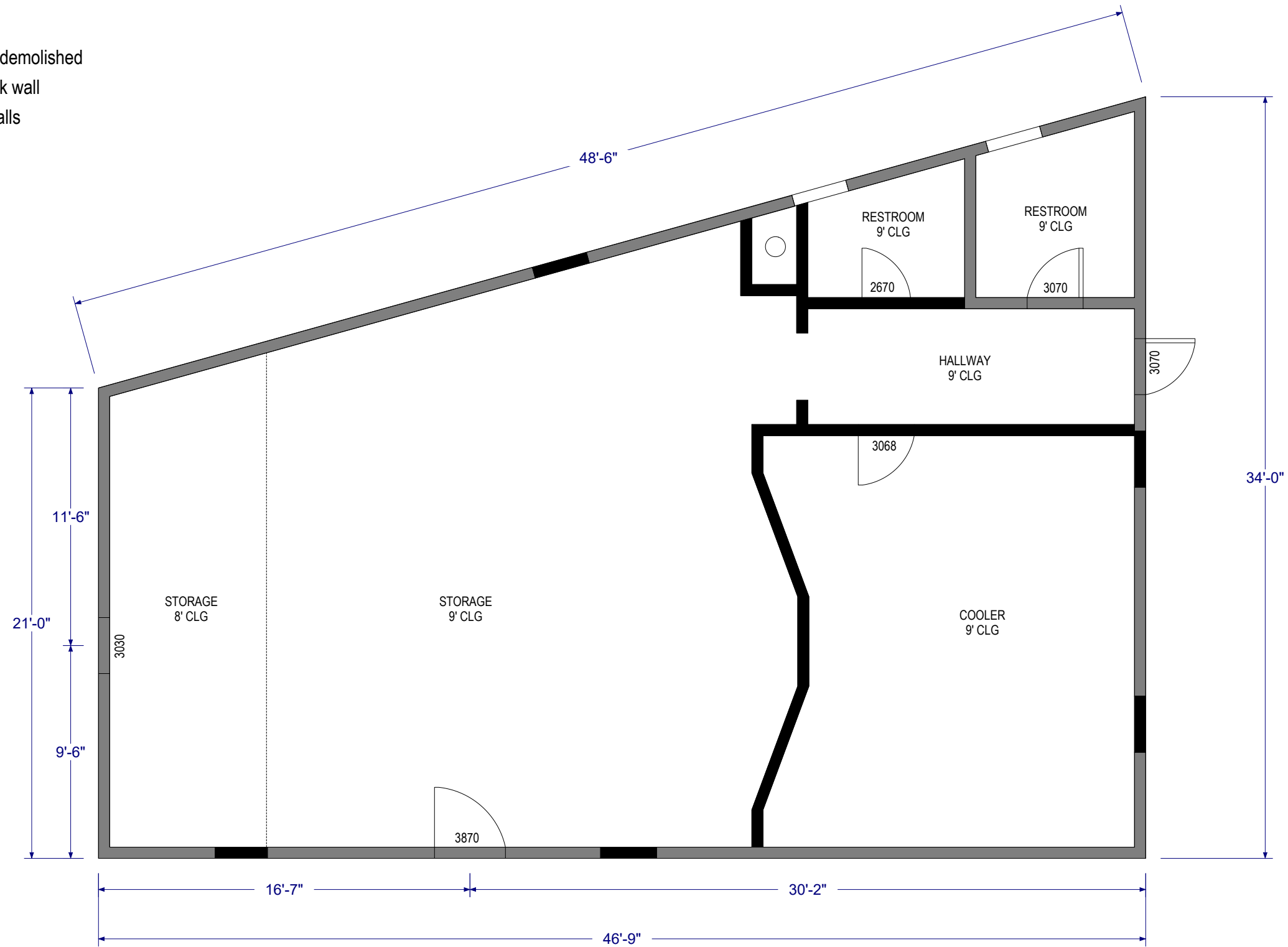
OWNER	DOBRIN PROPERTY MANAGEMENT	DESCRIPTION	GENERAL NOTES
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01

# LEYEND

- Walls to be demolished
- Existing brick wall
- New 2x4 Walls



FLOOR PLAN  
SCALE: 3/16" = 1'-0"

DRAWN BY  
JOSE ZEPEDA  
INFINITY WISE LLC  
5016 WHETSTONE RD,  
RICHMOND, VA  
JOSE.ZEPEDA@INFINITYWISE.NET



ADDRESS  
2216 Keswick Ave,  
Richmond, VA 23224

LIVING AREA  
1,306 SF  
DATE  
08/14/2022

PROJECT  
REMODELING

OWNER  
DOBRIN PROPERTY  
MANAGEMENT  
DESCRIPTION  
DEMOLITION PLAN

A

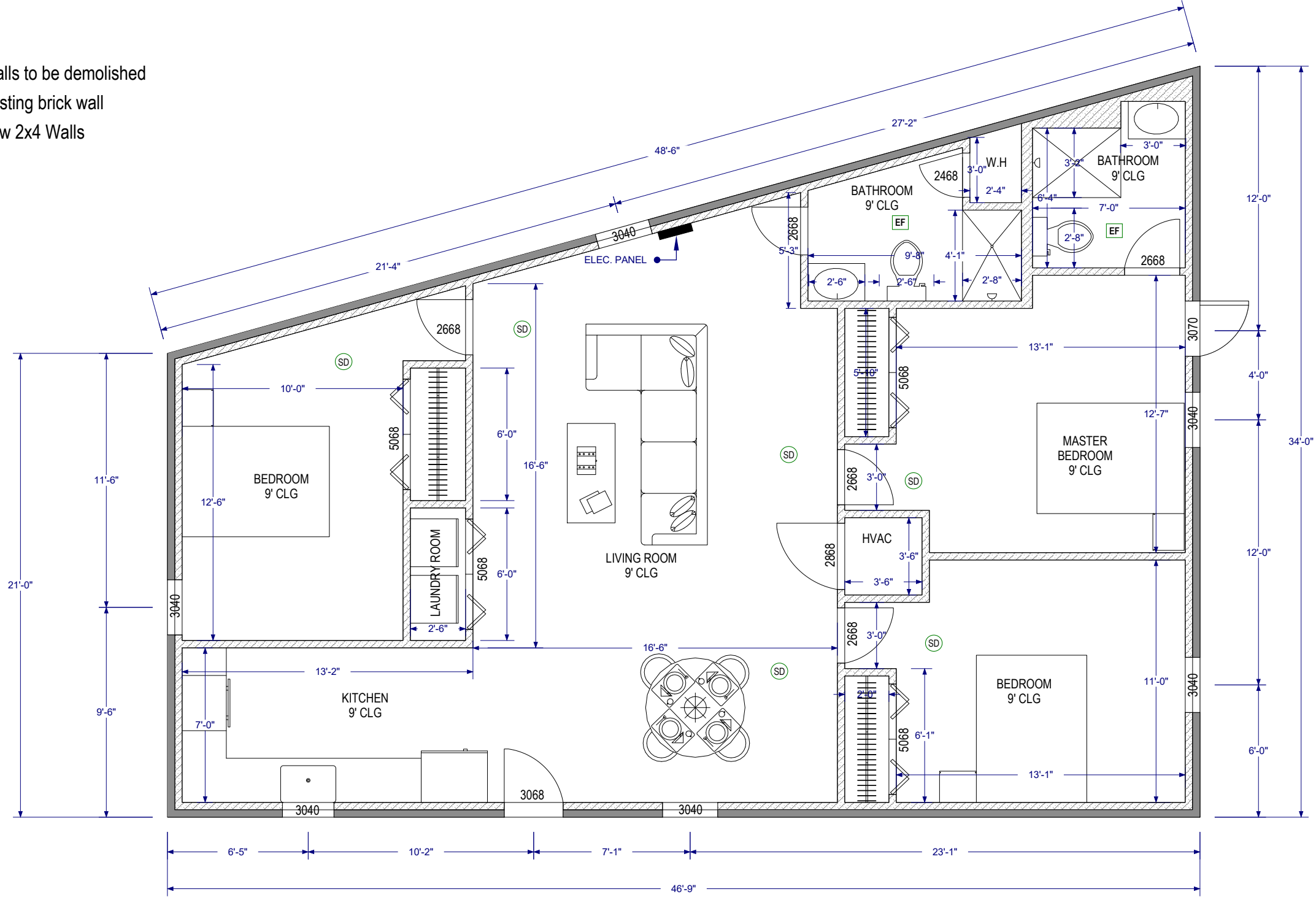
02

LEYEND

- Walls to be demolished
- Existing brick wall
- New 2x4 Walls

SYMBOLS

- SD SMOKE DETECTOR
- EF EXHAUST FAN



FLOOR PLAN  
SCALE: 3/16" = 1'-0"

DRAWN BY  
JOSE ZEPEDA  
INFINITY WISE LLC  
5016 WHETSTONE RD,  
RICHMOND, VA  
JOSE.ZEPEDA@INFINITYWISE.NET



ADDRESS  
2216 Keswick Ave,  
Richmond, VA 23224

LIVING AREA  
1,306 SF  
DATE  
08/14/2022

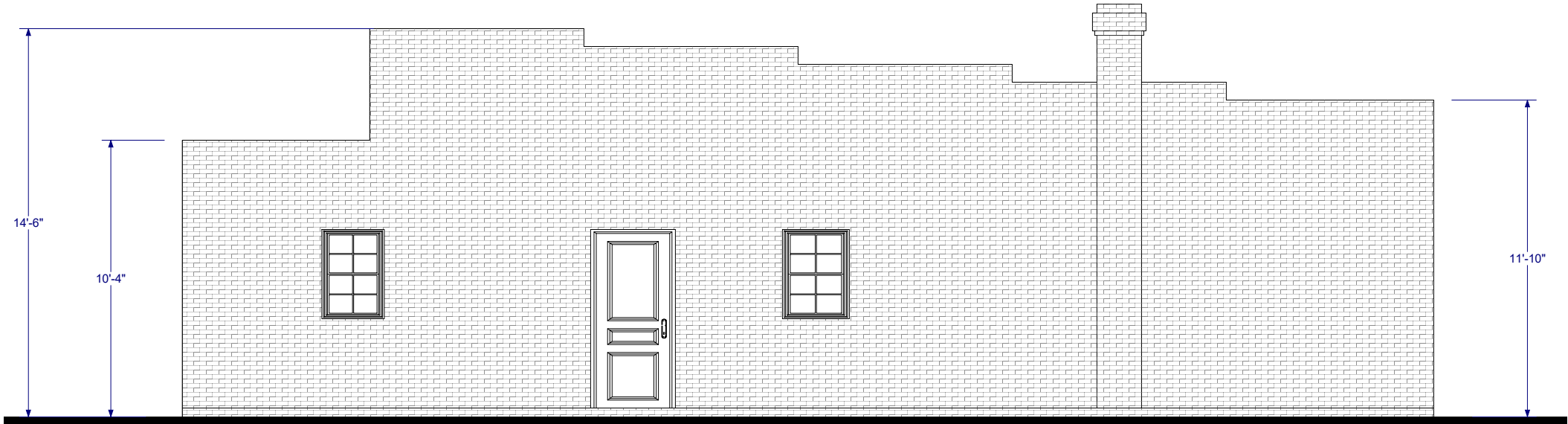
PROJECT  
REMODELING

OWNER  
DOBRIN PROPERTY  
MANAGEMENT  
DESCRIPTION  
PROPOSED FLOOR PLAN

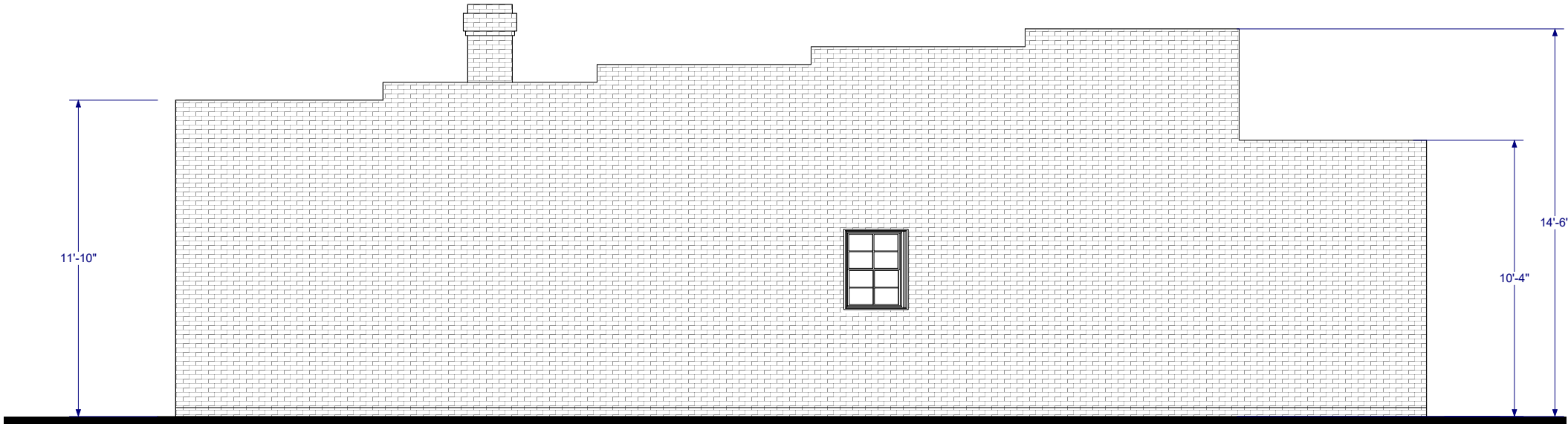
A

03

FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



REAR ELEVATION  
SCALE: 3/16" = 1'-0"



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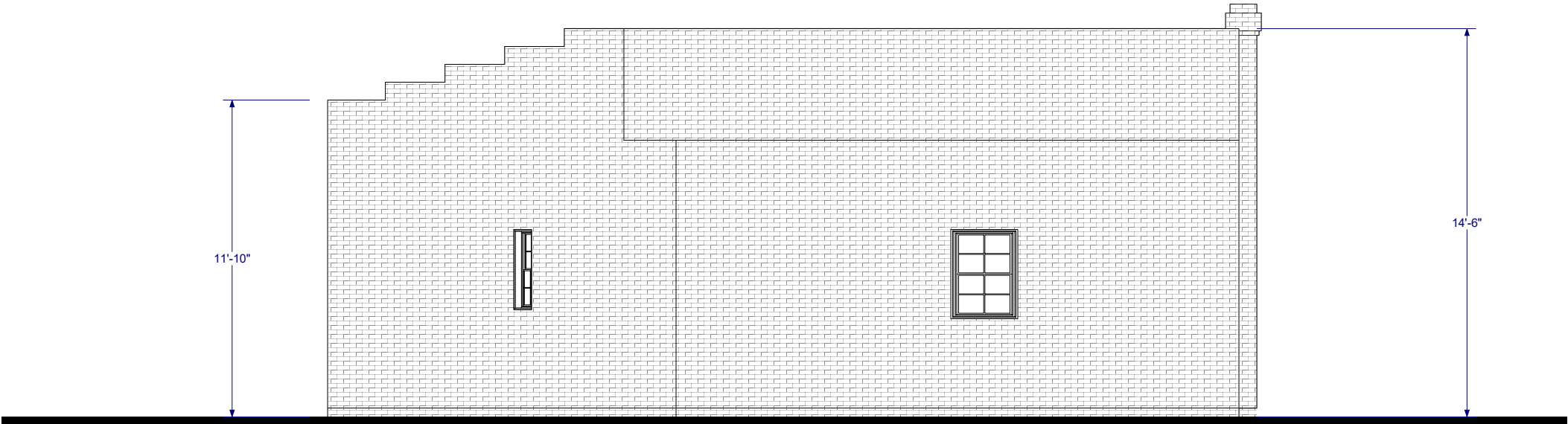
PROJECT  
REMODELING

OWNER  
DOBRIN PROPERTY  
MANAGEMENT  
DESCRIPTION  
ELEVATIONS

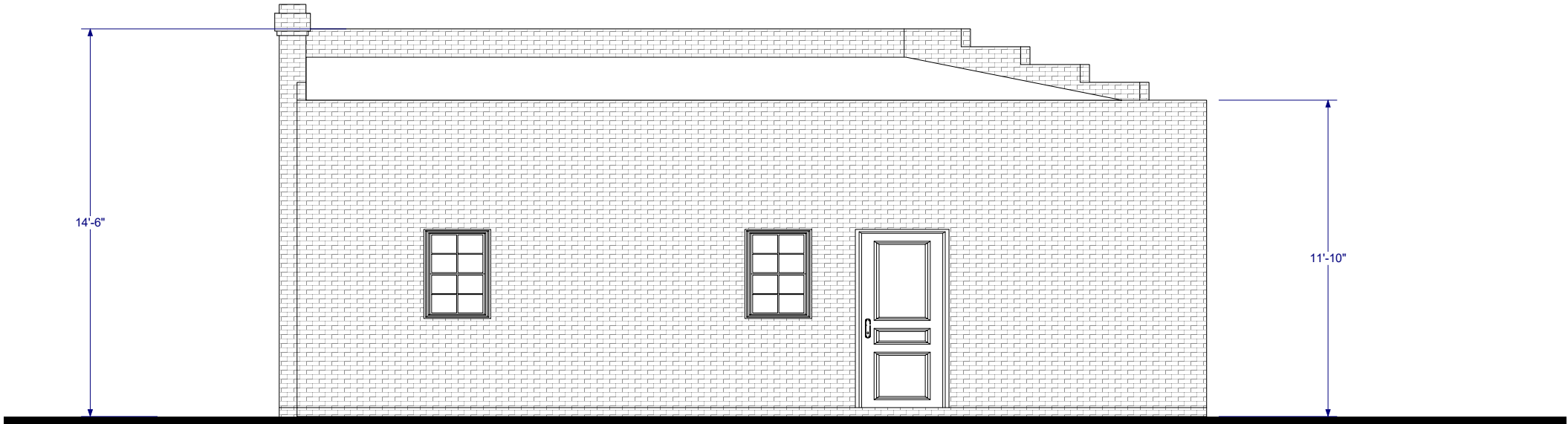
A

04

LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



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08/14/2022

PROJECT  
REMODELING

OWNER  
DOBRIN PROPERTY  
MANAGEMENT  
DESCRIPTION  
ELEVATIONS

A

05

ADDRESS: 2216 KESWICK AVE  
PARCEL: S0071081001  
ZONED R-5  
SETBACKS  
FRONT: 25'  
SIDE: 5'  
REAR: 5'  
LOT SIZE: 5963 SQ. FT.

AREA OF DISTURBANCE: 255 Sq. Feet  
ONCE CONSTRUCTION IS COMPLETE SITE  
IS TO BE PERMANENTLY SEEDDED.

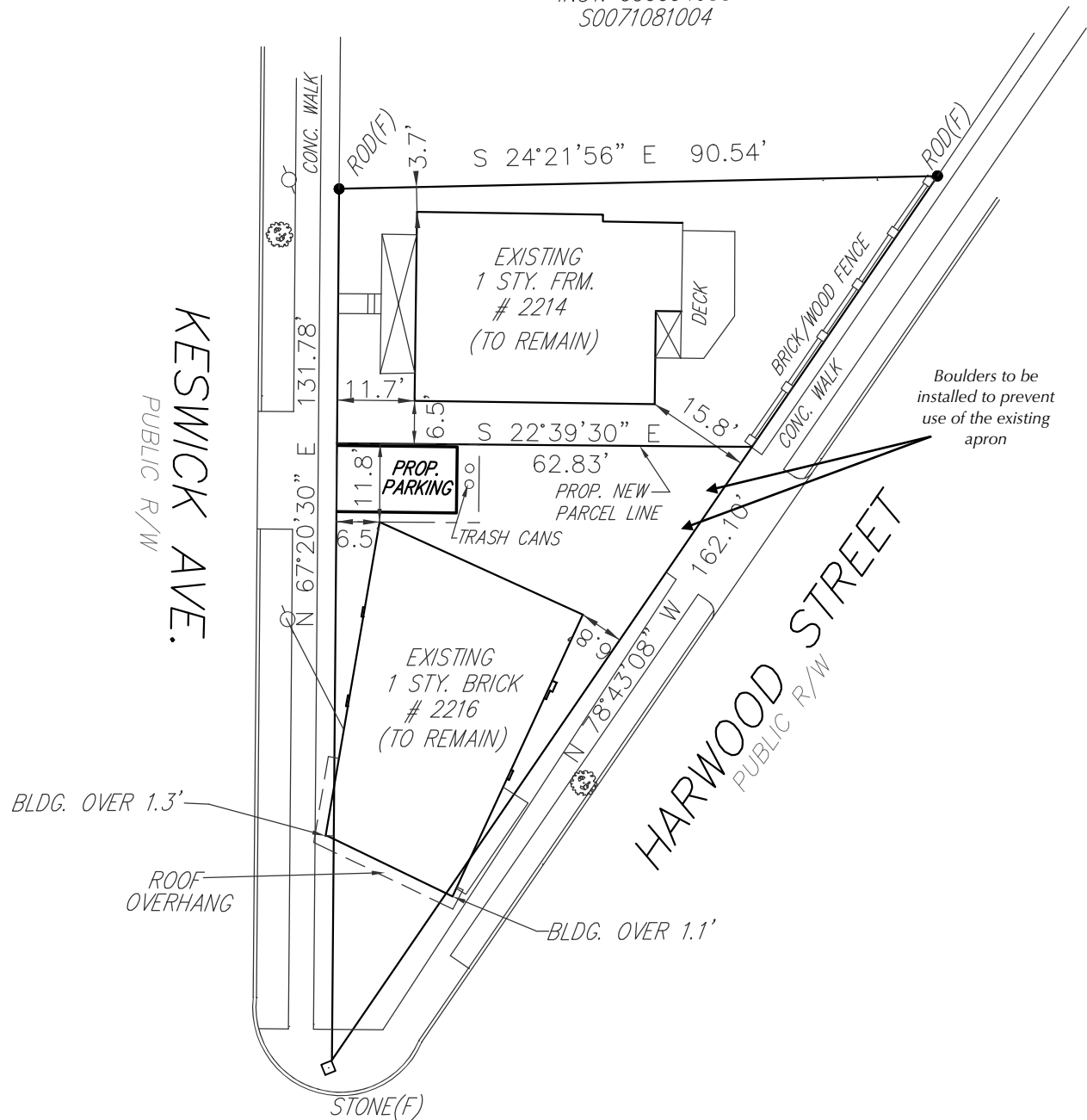
----- LIMITS OF DISTURBANCE



TO BE POPULATED PER CITY OF  
RICHMOND URBAN FORESTRY DIVISION STANDARDS



COX  
INST. 050034088  
S0071081004



# SITE PLAN 2214-2216 KESWICK AVE

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

CITY OF RICHMOND  
VIRGINIA  
NOV. 9, 2022  
SCALE: 1"=25'