

INTRODUCED: July 24, 2023

AN ORDINANCE No. 2023-232

To amend and reordain Ord. No. 2022-232, adopted Dec. 12, 2022, which authorized the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, to modify the plans, 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.

I. That Ordinance No. 2022-232, adopted December 12, 2022, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the properties known as 3301 Park Avenue and 3303 Park Avenue, which are situated in a R-6 Single-Family Attached Residential District, desires to use such properties for the purpose of four single-family attached dwellings, with off-street parking, which use, among other things, is not currently allowed by sections 30-412.4(2)(a), concerning density, 30-412.4(2)(b), concerning lot area, 30-412.5(2)(a), concerning front yards, 30-412.5(2)(b), concerning side yards, 30-412.5(2)(c), concerning rear yards, 30-412.6, concerning

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

ADOPTED:   SEP 11 2023   REJECTED: \_\_\_\_\_   STRICKEN: \_\_\_\_\_

lot coverage, and 30-412.7, concerning driveways from streets, [~~and 30-412.8, concerning height,~~] 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 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 amendatory ordinance, the properties known as 3301 Park Avenue and 3303 Park Avenue and identified as Tax Parcel Nos. W000-1518/017 and W000-1518/016, respectively, in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Physical Survey of Property Located at the Southwest Corner of Park Avenue and Tilden Street, Also Known as Lots 1 and 2, Block 12, in the Plan of Lee Annex, 3301 and 3303 Park Avenue, City of Richmond, Virginia,” prepared by ThomaSurveying, PC, dated September 1, 2021, and revised December 9, 2021, a copy of which is attached to and made a part of this ~~[ordinance]~~ Ordinance No. 2022-232, adopted December 12, 2022, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of four single-family attached dwellings, with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled [~~“Park & Tilden Row Houses, New Construction, 3301 Park Avenue, Richmond, VA 23221,”~~] “3301-3303 Park Ave,” prepared by [~~510 Architects~~] Eric Bootsma, Architect, and Serliana Architecture, and dated [~~October 28, 2022~~] May 11, 2023, “3301-3303 Park Avenue, Permit Drawings, 3301 & 3303 Park Avenue, Richmond, VA 23221,” prepared by Eric Bootsma, Architect, and Serliana Architecture, sheet A12, dated May 10, 2023, and sheets A13 through A18, dated May 12, 2023, and [~~entitled~~] “Park & Tilden

Row Houses, Special Use Permit Plan, City of Richmond, Virginia,” prepared by Sekivolutions, dated December 17, 2021, and last revised [~~November 1, 2022~~] September 22, 2022, and hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this amendatory 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 four single-family attached dwellings, with off-street parking, substantially as shown on the Plans.

(b) No fewer than six on-site parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements, shall be substantially as shown on the Plans, subject to the applicable regulations of the West of the Boulevard Design Overlay District, pursuant to sections 30-940 through 30-940.9 of the Code of the City of Richmond (2020), as amended. Vinyl siding shall not be permitted.

§ 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 public right-of-way, including new street trees along Tilden Street and Park Avenue, 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.

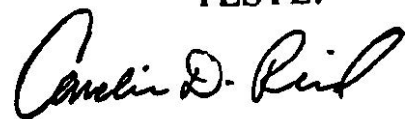
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days 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.

II. This amendatory ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**

**TESTE:**

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

**City Clerk**



# City of Richmond

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

## Master

**File Number: Admin-2023-0376**

**File ID:** Admin-2023-0376

**Type:** Request for Ordinance or Resolution

**Status:** Approval Review

**Version:** 1

**Reference:**

**In Control:** Planning Commission

**Department:** Richmond Dept of Planning & Development. Review

**Cost:**

**File Created:** 05/19/2023

**Subject:**

**Final Action:**

**Title:** To amend and reordain Ord. No. 2022-232, adopted December 12, 2022, which authorized the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, to modify the plans, upon certain terms and conditions.

**Internal Notes:**

**Code Sections:**

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

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2023-0376 - Application Documents,  
Admin-2023-0376 - Ordinance Draft

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com

**Effective Date:**



## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/26/2023	Matthew Ebinger	Approve	5/30/2023
1	2	5/29/2023	Kevin Vonck	Approve	6/2/2023
1	4	5/30/2023	Sharon Ebert	Approve	6/6/2023
1	8	6/1/2023	Lincoln Saunders	Approve	6/1/2023
1	9	6/8/2023	Mayor Stoney (By Request)	Approve	6/5/2023
<b>Notes:</b> Wrong Stoney account -- Kit Hagen					
1	10		Mayor Stoney		6/15/2023

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File Admin-2023-0376**

**Title**

To amend and reordain Ord. No. 2022-232, adopted December 12, 2022, which authorized the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, to modify the plans, upon certain terms and conditions.

**Body**

**O & R Request**

**DATE:** May 26, 2023

**EDITION:** 1

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

**THROUGH:** The Honorable Levar M. Stoney, 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 amend and reordain Ord. No. 2022-232, adopted December 12, 2022, which authorized the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, to modify the plans, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To amend and reordain Ord. No. 2022-232, adopted December 12, 2022, which authorized the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, to modify the plans, upon certain terms and conditions.

**REASON:** The applicant is proposing to amend an existing Special Use Permit which allowed for the construction of (4) single family attached dwellings, with off street parking, upon two individual lots. This use, among other things, does not meet the requirements of sections 30 412.4(2)a, 30 412.4(2)b, 30 412.5(2)a, 30 412.5(2)b, 30 412.5(2)c, 30 412.6, and 30 412.7, regarding density, lot area, front yards, side yards, rear yards, lot coverage, and driveways, respectively, of the Code of the City of Richmond (2020), as amended. The amendment includes changes to the architectural plans.

**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 subject properties are currently zoned R 4 Single Family Residential. The property consists of two contiguous parcels that are a total of 6,969 sq. ft., or .16 acres, improved with a 1,770 sq. ft. vacant, 2 story dwelling constructed, per tax assessment records, in 1917. The ordinance would allow for four (4) single family attached dwellings, with off street parking. The property is within the Museum District neighborhood.

The City's Richmond 300 Master Plan designates this property as Neighborhood Mixed Use. This use is comprised of 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 multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

Adjacent and nearby properties are all zoned R-6 Single Family Residential. The density of the proposed development would be 50 units per acre.

**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:** \$200 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, Map

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

**..Recommended Action**

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike      Withdrawn      --- Continue to:

**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: 3301 Park Avenue and 3303 Park Avenue

Date: 05/12/2023

Tax Map #: W0001518016 & W0001518017 Fee: \$200.00

Total area of affected site in acres: 0.16 Acres

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

**Zoning**

Current Zoning: R-6 Single Family Residential

Existing Use: Residential

**Proposed Use**

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

See Attached

Existing Use: Residential

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: 2022-232

**Applicant/Contact Person:** Tim Hayes

Company: Serliana Architecture Plc

Mailing Address: 3303 Kensington Ave

City: Richmond

State: VA

Zip Code: 23221

Telephone: (610) 574-0223

Fax: ( )

Email: \_\_\_\_\_

**Property Owner:** Park Tilden, LLC

If Business Entity, name and title of authorized signee: Robert (Bob) Englander

(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: 2756 E Brigstock Rd.

City: Midlothian

State: VA

Zip Code: 23113

Telephone: (804) 405-8787

Fax: ( )

Email: bob@cathfordconsulting.com

**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)

# SERLIANA

ARCHITECTURE

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May 12<sup>th</sup>, 2023

Matthew Ebinger

Land Use Administration Division, Room 511

City Hall, 900 East Broad Street

Richmond, Virginia 23219

Re: 3301-3303 Park Avenue – Special Use Permit Amendment

Matthew,

I am pleased to serve as Architect for Park-Tilden LLC's Special Use Permit Amendment. Working within the existing SUP for 3301-3303 Park Avenue, adopted December 12<sup>th</sup>, 2022, the amended design meets all written conditions of the existing ordinance. It also uses the same site plan, off-street parking layout, setbacks, heights, and adjacent architectural alignments (porches, cornices, etc.) identified in the ordinance drawings. Additionally, the materials are intended to be consistent from the previous iteration; notably brick on the primary facades and horizontal siding for the rear of the buildings. The revised drawing submission includes the original civil plans which were only modified in a non-material way to accurately portray the new interior layout within the units themselves. The perspectives, plans, and elevations are presented in the same format as the existing ordinance drawings to facilitate a comparative understanding of the revised design.

The motivation for the compositional changes in the design stems from an effort to reflect and extend the character of the Museum District neighborhood. The primary exterior change to the front façades was replacing third floor balconies with dormers that are appropriately scaled for the massing. Additionally, the side façades were simplified and flattened using brick to match the few neighborhood homes that have had a full third floor buildout. Optional chimneys have been added for gas fireplaces, and the optional elevator roof access penthouses remain unchanged from the original ordinance. The architectural detailing of columns, entablatures, jack arches, brick corbels, etc., have been inspired by various homes in the neighborhood. The revised design, while adhering to the existing ordinance, massing, and project development goals, intends to fit contextually within the existing urban fabric of the Museum District.

Sincerely,

Timothy Hayes, AIA



GENERAL NOTES

1.

OWNER/DEVELOPER:

PARK TILDEN, LLC

2756 E. BRIGSTOCK RD

MIDLOTHIAN, VA 23113

ATTN: ROBERT ENGLANDER

EMAIL: BOB@CATHFORDCONSULTING.COM

PHONE: 804.405.8787
2.

ENGINEER:

SEKIV SOLUTIONS

14207 POND CHASE PLACE

MIDLOTHIAN, VA 23113

ATTN: KEITH STANLEY

EMAIL: KSTANLEY@SEKIVSOLUTIONS.COM

PHONE: 804.363.0394
3.

PROPERTY ADDRESS:

3301 & 3303 PARK AVENUE

RICHMOND, VA 23221
4.

PROPERTY ZONING:

R-6 - SINGLE FAMILY ATTACHED RESIDENTIAL
5.

MAP REFERENCE NUMBER:

W0001518016 & W0001518017
6.

PROJECT SUMMARY:

THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF A 4-UNIT SINGLE FAMILY ATTACHED DEVELOPMENT WITH A IN GARAGE PARKING
7.

EXISTING USE:

SINGLE FAMILY
8.

PROPOSED USE:

SINGLE FAMILY ATTACHED DWELLINGS
9.

ACREAGE:

TOTAL PARCEL ACREAGE: 0.16± ACRES

DISTURBED ACREAGE: 0.16± ACRES
10.

BUILDINGS:

4 - SINGLE FAMILY ATTACHED DWELLINGS

SQUARE FOOTAGE: TBD BY BUILDING PERMIT

HEIGHT: 45± FEET
11.

PARKING:

SINGLE FAMILY ATTACHED:

1 SPACE PER DWELLING UNIT

4 SPACES REQUIRED

TOTAL PROVIDED:

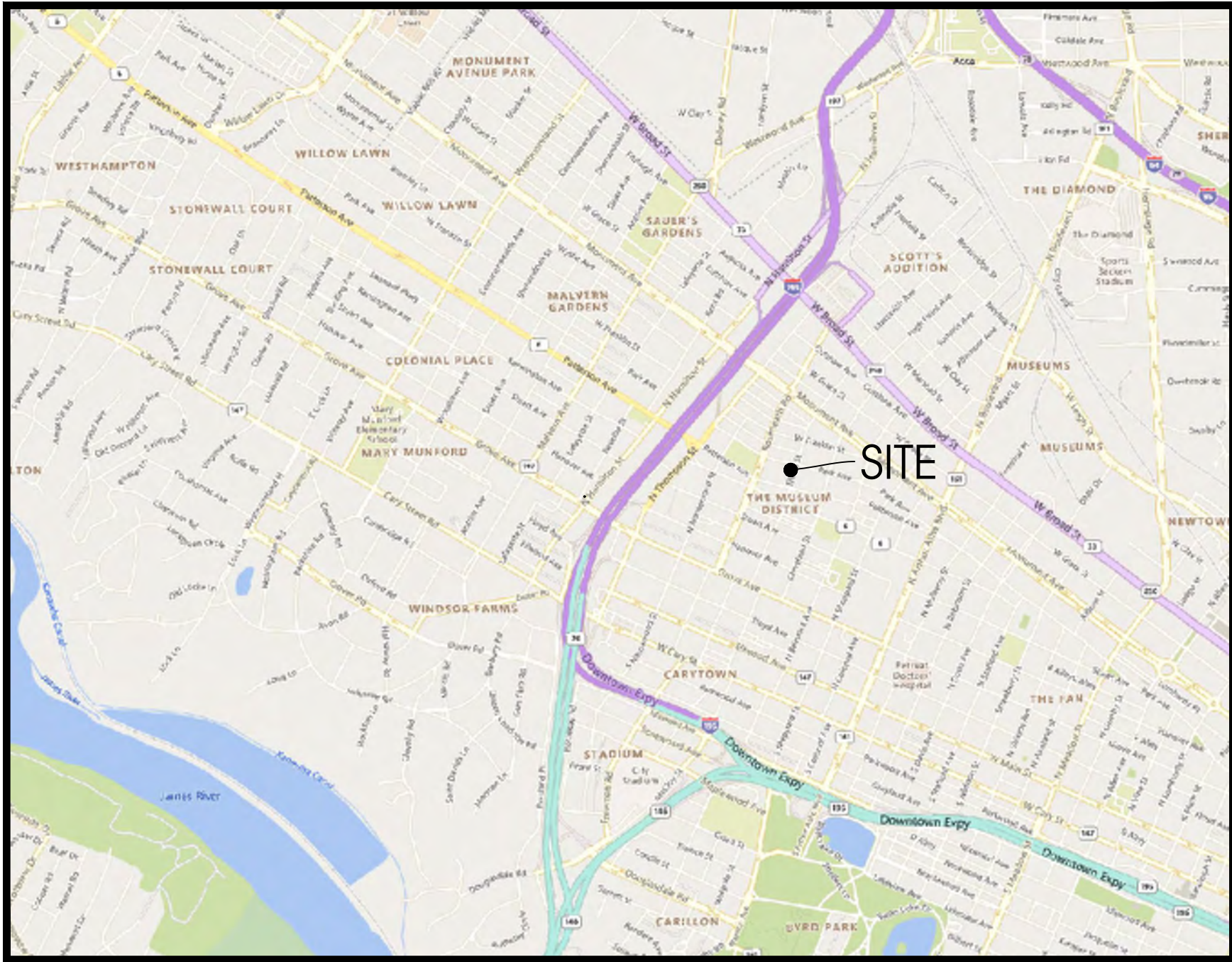
8 SPACES WITHIN RESIDENTIAL UNITS

BICYCLE PARKING

WITHIN RESIDENTIAL UNITS

PARK & TILDEN ROW HOUSES  
SPECIAL USE PERMIT PLAN

CITY OF RICHMOND, VIRGINIA

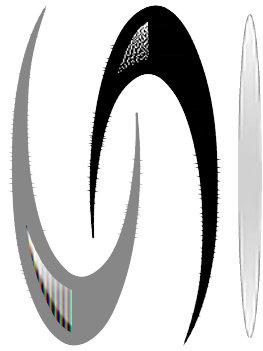


VICINITY MAP  
SCALE: 1" = 2000'

- REQUIRED PERMITS
- BUILDING PERMIT
- UTILITIES PERMIT
- LAND DISTURBANCE PERMIT
- TRADE PERMITS
- WORK IN STREET PERMIT

Sheet List Table	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-101	EXISTING CONDITIONS AND DEMOLITION PLAN
C-102	LAYOUT AND UTILITY PLAN

**sekiv**solutions  
OPTIMIZING YOUR DEVELOPMENT WORLD  
14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113  
TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com



DATE : DECEMBER 17, 2021

REVISION BLOCK	
DATE	DESCRIPTION
MAR. 29, 2022	PER CITY COMMENT
SEPT. 1, 2022	PER CITY COMMENT
SEPT. 22, 2022	PER CITY PC RECOMMENDATION

Robert P. Englander Jr.  
CathFord Consulting, LLC  
2756 E. Bridgestock Rd.  
Midlothian, VA 23113  
804.405.8787  
bob@cathfordconsulting.com

**PARK & TILDEN  
ROW HOUSES**  
CITY OF RICHMOND, VA

COVER SHEET

SHEET NO.

C-001

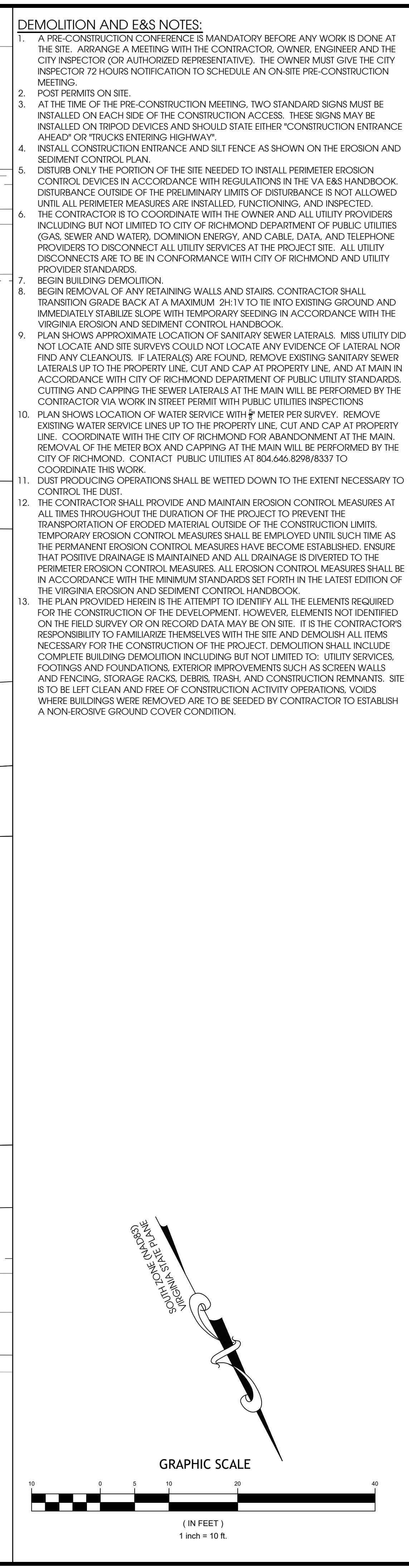
QUALITY ASSURANCE : S. OWENS

PROJECT MANAGER : K. STANLEY

PROJECT NO. : 10548

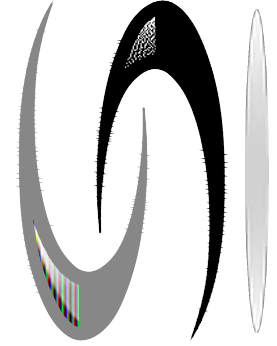
SCALE : AS SHOWN





## **DEMOLITION AND E&S NOTES:**

1. A PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A MEETING WITH THE CONTRACTOR, OWNER, ENGINEER AND THE CITY INSPECTOR (OR AUTHORIZED REPRESENTATIVE). THE OWNER MUST GIVE THE CITY INSPECTOR 72 HOURS NOTIFICATION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
2. POST PERMITS ON SITE.
3. AT THE TIME OF THE PRE-CONSTRUCTION MEETING, TWO STANDARD SIGNS MUST BE INSTALLED ON EACH SIDE OF THE CONSTRUCTION ACCESS. THESE SIGNS MAY BE INSTALLED ON TRIPOD DEVICES AND SHOULD STATE EITHER "CONSTRUCTION ENTRANCE AHEAD" OR "TRUCKS ENTERING HIGHWAY".
4. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
5. DISTURB ONLY THE PORTION OF THE SITE NEEDED TO INSTALL PERIMETER EROSION CONTROL DEVICES IN ACCORDANCE WITH REGULATIONS IN THE VA E&S HANDBOOK. DISTURBANCE OUTSIDE OF THE PRELIMINARY LIMITS OF DISTURBANCE IS NOT ALLOWED UNTIL ALL PERIMETER MEASURES ARE INSTALLED, FUNCTIONING, AND INSPECTED.
6. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ALL UTILITY PROVIDERS TO IDENTIFY BUT NOT RELATED TO CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (GAS, SEWER AND WATER), DOMINION ENERGY, AND CABLE, DATA, AND TELEPHONE PROVIDERS TO DISCONNECT ALL UTILITY SERVICES AT THE PROJECT SITE. ALL UTILITY DISCONNECTS ARE TO BE IN CONFORMANCE WITH CITY OF RICHMOND AND UTILITY PROVIDER STANDARDS.
7. BEGIN BUILDING DEMOLITION.
8. BEGIN REMOVAL OF ANY RETAINING WALLS AND STAIRS. CONTRACTOR SHALL TRACK DOWN GRABBLACK AT A MAXIMUM 2H TO THE TIE INTO EXISTING GROUND AND IMMEDIATELY STABILIZE SLOPE WITH TEMPORARY SEEDING IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
9. PLAN SHOWS APPROXIMATE LOCATION OF SANITARY SEWER LATERALS. MUST UTILITY DID NOT LOCATE AND SITE SURVEYS COULD NOT LOCATE ANY EVIDENCE OF LATERAL NOR FIND ANY CLEANOUTS. (IF LATERALS) ARE FOUND, REMOVE EXISTING SANITARY SEWER LATERAL UP TO THE PROPERTY LINE AND CAP AT PROPERTY LINE IN ACCORDANCE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITY STANDARDS. CUTTING AND CAPPING THE SEWER LATERALS AT THE MAIN WILL BE PERFORMED BY THE CONTRACTOR VIA WORK IN STREET PERMIT WITH PUBLIC UTILITIES INSPECTIONS
10. PLAN SHOWS LOCATION OF WATER SERVICE WITH 1/2 METER PER SURVEY. REMOVE EXISTING WATER SERVICE LINES UP TO THE PROPERTY LINE. CUT AND CAP AT PROPERTY LINE. COORDINATE WITH THE CITY OF RICHMOND FOR ABANDONMENT AT THE MAIN. REMOVAL OF THE METER BOX AND CAPPING AT THE MAIN WILL BE PERFORMED BY THE CITY OF RICHMOND. CONTACT PUBLIC UTILITIES AT 804.646.8299/8537 TO COORDINATE THIS WORK.
11. DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT TO PREVENT THE ACCUMULATION OF ERODED MATERIAL OUTSIDE OF THE CONSTRUCTION LIMITS. TEMPORARY EROSION CONTROL MEASURES SHALL BE EMPLOYED UNTIL SUCH TIME AS THE PERMANENT EROSION CONTROL MEASURES HAVE BECOME ESTABLISHED. ENSURE THAT POSITIVE DRAINAGE IS MAINTAINED AND ALL DRAINAGE IS DIVERTED TO THE PERIMETER EROSION CONTROL MEASURES. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MINIMUM STANDARDS SET FORTH IN THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
13. THE CONTRACTOR SHALL IDENTIFY AND REMOVE ALL HAZARDOUS ELEMENTS REQUIRED FOR THE CONSTRUCTION OF THE DEVELOPMENT. HOWEVER, ELEMENTS NOT IDENTIFIED ON THE FIELD SURVEY OR ON RECORD DATA MAY BE ON SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND DEMOLISH ALL ITEMS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. DEMOLITION SHALL INCLUDE COMPLETE BUILDING DEMOLITION INCLUDING BUT NOT LIMITED TO: UTILITY SERVICES, FOOTINGS AND FOUNDATIONS, EXTERIOR IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCING, STAIRS, DRIVEWAYS, DRIVEWAYS, GRASS, AND CONSTRUCTION REMNANTS. SITE IS TO BE LEFT CLEAN AND FREE OF CONSTRUCTION ACTIVITY OPERATIONS, VOIDS WHERE BUILDINGS WERE REMOVED ARE TO BE SEED BY CONTRACTOR TO ESTABLISH A NON-ERODING GROUND COVER CONDITION.



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SCALE : AS SHOWN	PROJECT NO. : 10548	PROJECT MANAGER : K. STANLEY	QUALITY ASSURANCE : S. OWENS
------------------	---------------------	------------------------------	------------------------------



DATE : DECEMBER 17, 2021

REVISION BLOCK	
DATE	DESCRIPTION
MAR. 29, 2022	PER CITY COMMENT
SEPT. 1, 2022	PER CITY COMMENT
SEPT. 22, 2022	PER CITY PC RECOMMENDATION

Robert P. Englander Jr.  
CathFord Consulting, LLC  
2756 E. Bridgestock Rd.  
Midlothian, VA 23113  
804.405.8787  
bob@cathfordconsulting.com

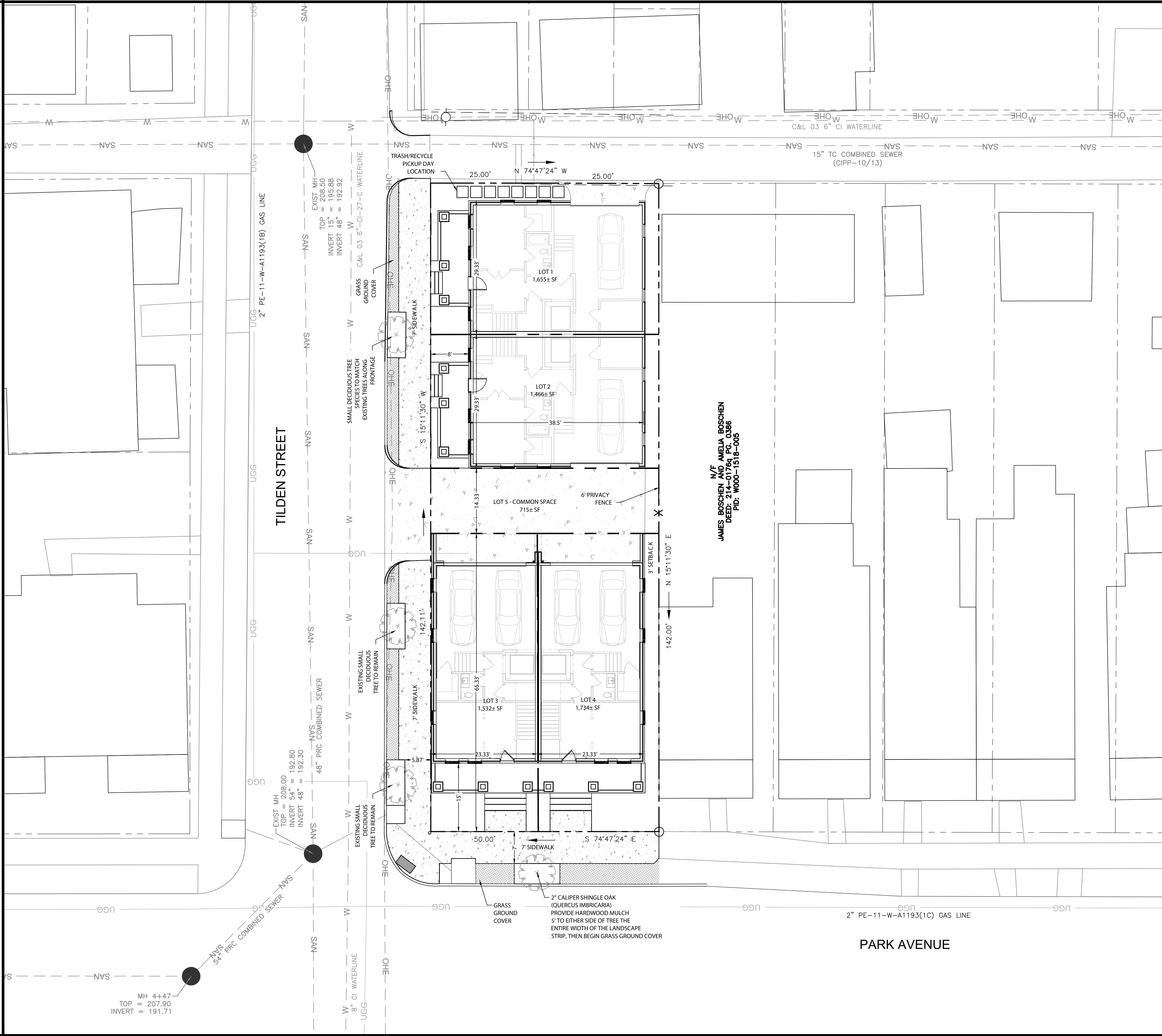
**PARK & TILDEN  
ROW HOUSES**  
CITY OF RICHMOND, VA

## EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NO.

**C-101**





NOTES

1. BUILDING DIMENSIONS AND LOT SIZES ARE APPROXIMATE. DIMENSIONS MAY VARY AT TIME OF BUILDING PERMIT AND SUBDIVISION SUBMISSION
2. WATER AND SEWER CONNECTION(S) WILL BE MADE IN TILDEN STREET AND BE DESIGNED IN ACCORDANCE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
3. REMEDIATION WILL BE REQUIRED FOR ALL TREES REMOVED WITHIN THE RIGHT OF WAY AT THE TIME OF BUILDING PERMIT SUBMISSION.
4. NO AREA LIGHTING IS PROPOSED, ADJACENT STREET LIGHT PROVIDE ADEQUATE LIGHTING. POST LIGHTS MAY BE INSTALLED IN FRONT OF INDIVIDUAL UNITS AT TIME OF BUILDING PERMIT.
5. BIKE STORAGE WILL BE WITHIN INDIVIDUAL UNITS
6. WASTE/RECYCLING CONTAINER STORAGE WILL BE PROVIDED WITHIN GARAGE OF INDIVIDUAL UNITS AND PLACED IN ALLEY FOR PICK-UP
7. ENTIRE SIDEWALK ALONG PROJECT FRONTAGE IS TO BE REPAIRED AND REPLACED TO SUPPORT STREETSCAPE.

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QUALITY ASSURANCE : S. OWENS

PROJECT MANAGER : K. STANLEY

PROJECT NO. : 10548

SCALE : AS SHOWN

THIS DOCUMENT HAS BEEN MODIFIED BY OTHERS, AND THE SEAL HAS BEEN REMOVED.

DATE : DECEMBER 17, 2021

REVISION BLOCK	
DATE	DESCRIPTION
MAR. 29, 2022	PER CITY COMMENT
SEPT. 1, 2022	PER CITY COMMENT
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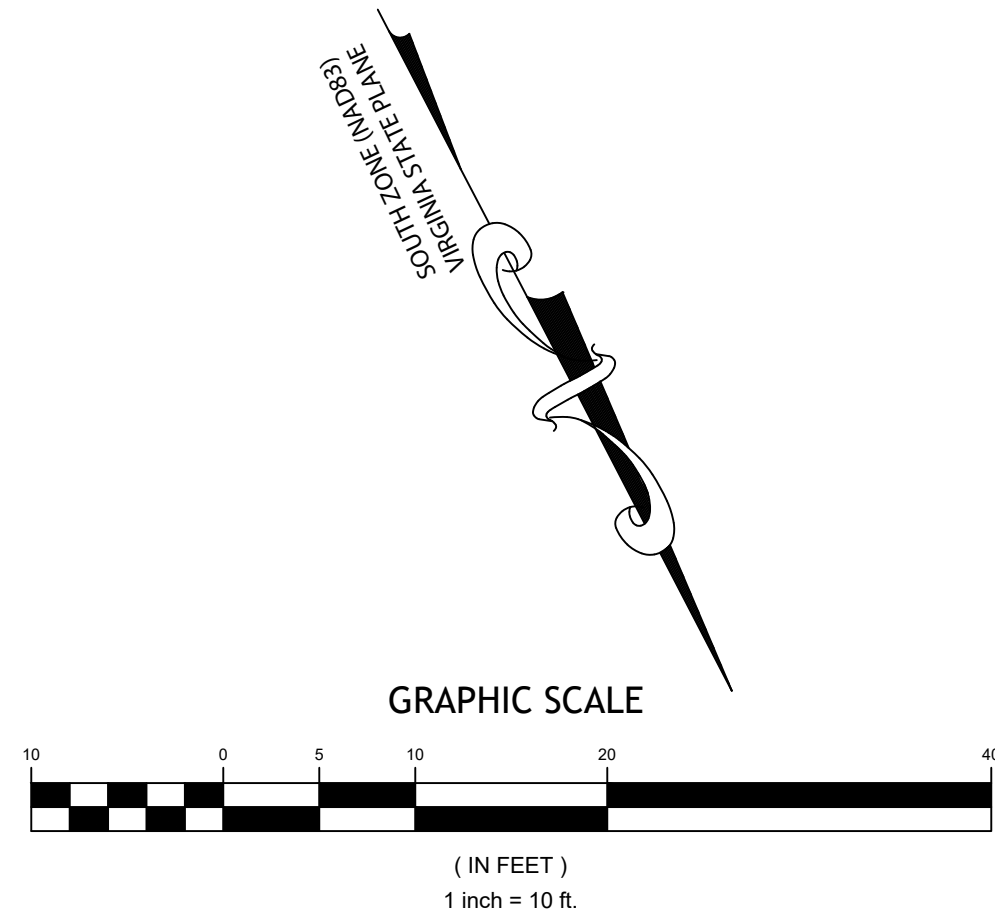
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bob@cathfordconsulting.com

**PARK & TILDEN  
ROW HOUSES**  
CITY OF RICHMOND, VA

LAYOUT AND  
UTILITY PLAN

SHEET NO.

C-102











PERSPECTIVES

ERIK BOOTSMA, ARCHITECT

SERLIANA  
ARCHITECTURE

11 MAY 2023

3301-3303 PARK AVE









PERSPECTIVES

ERIK BOOTSMA, ARCHITECT

SERLIANA  
ARCHITECTURE

11 MAY 2023

3301-3303 PARK AVE









PERSPECTIVES

ERIK BOOTSMA, ARCHITECT

SERLIANA  
ARCHITECTURE

11 MAY 2023

3301-3303 PARK AVE





PERSPECTIVES

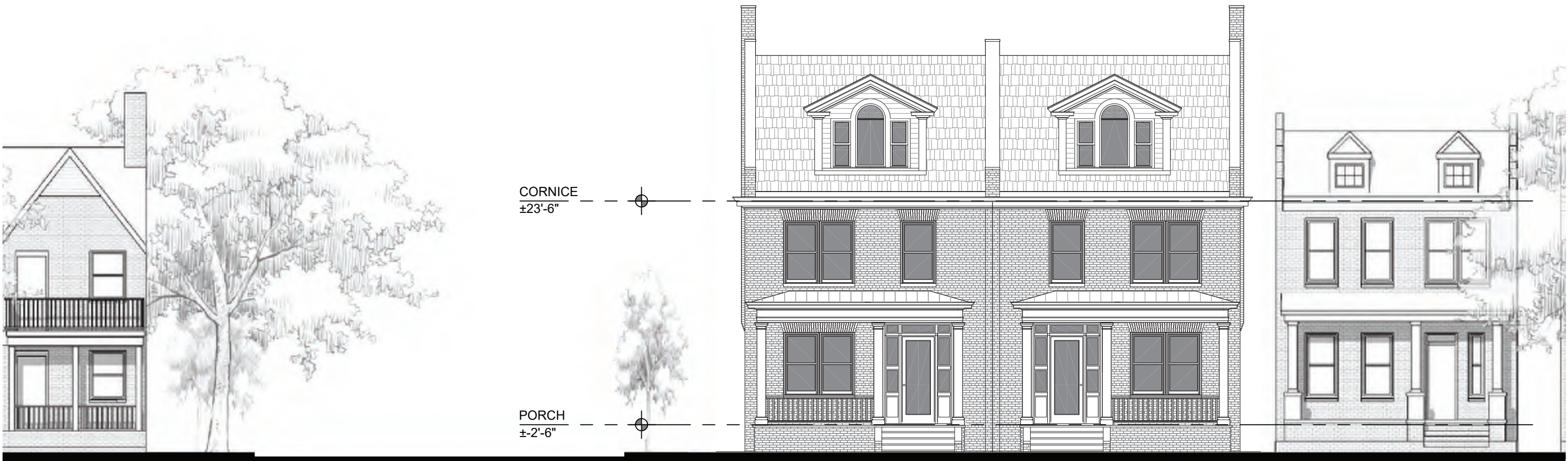
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SERLIANA  
ARCHITECTURE

11 MAY 2023

3301-3303 PARK AVE





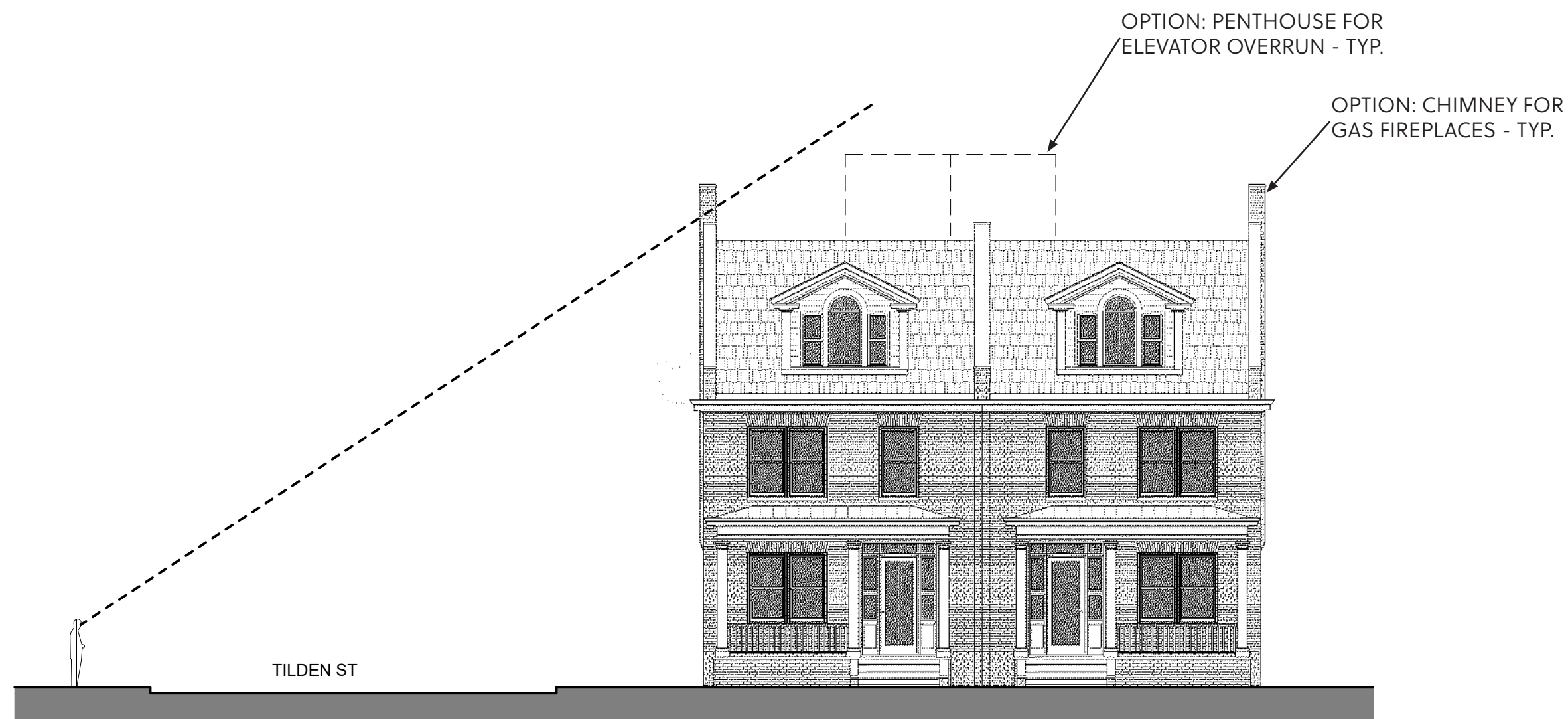
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ERIK BOOTSMA, ARCHITECT

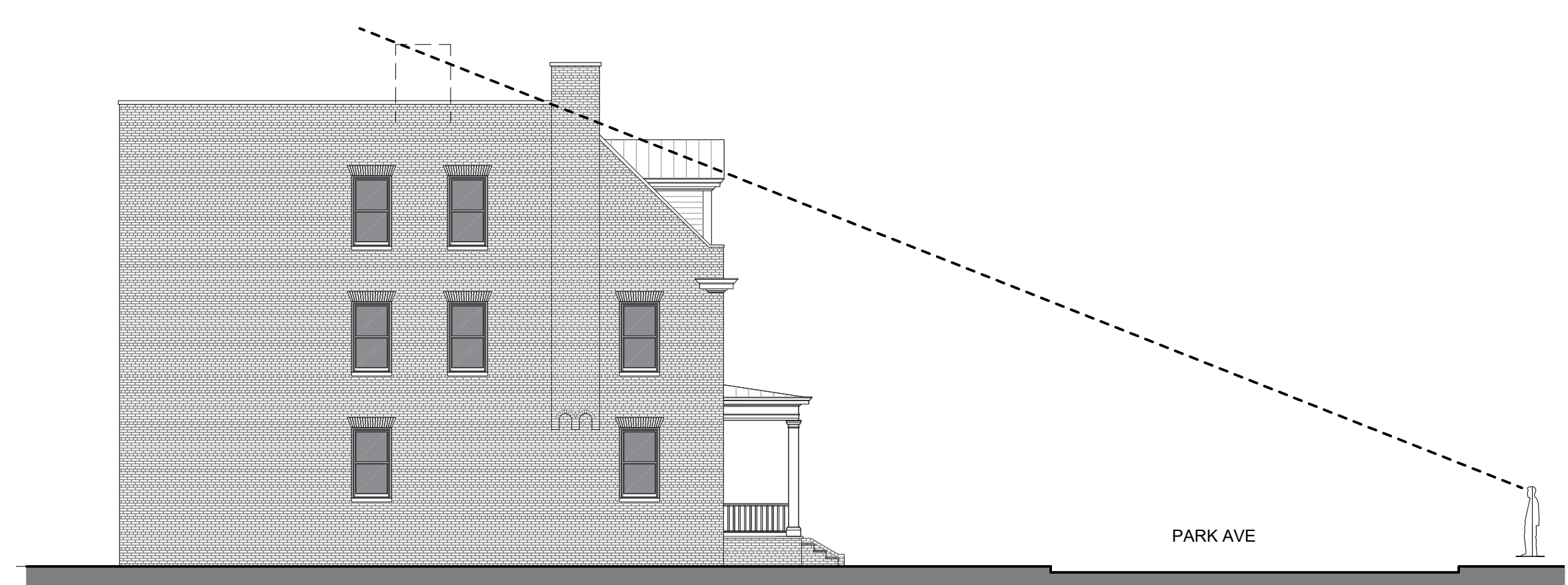
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ARCHITECTURE

11 MAY 2023

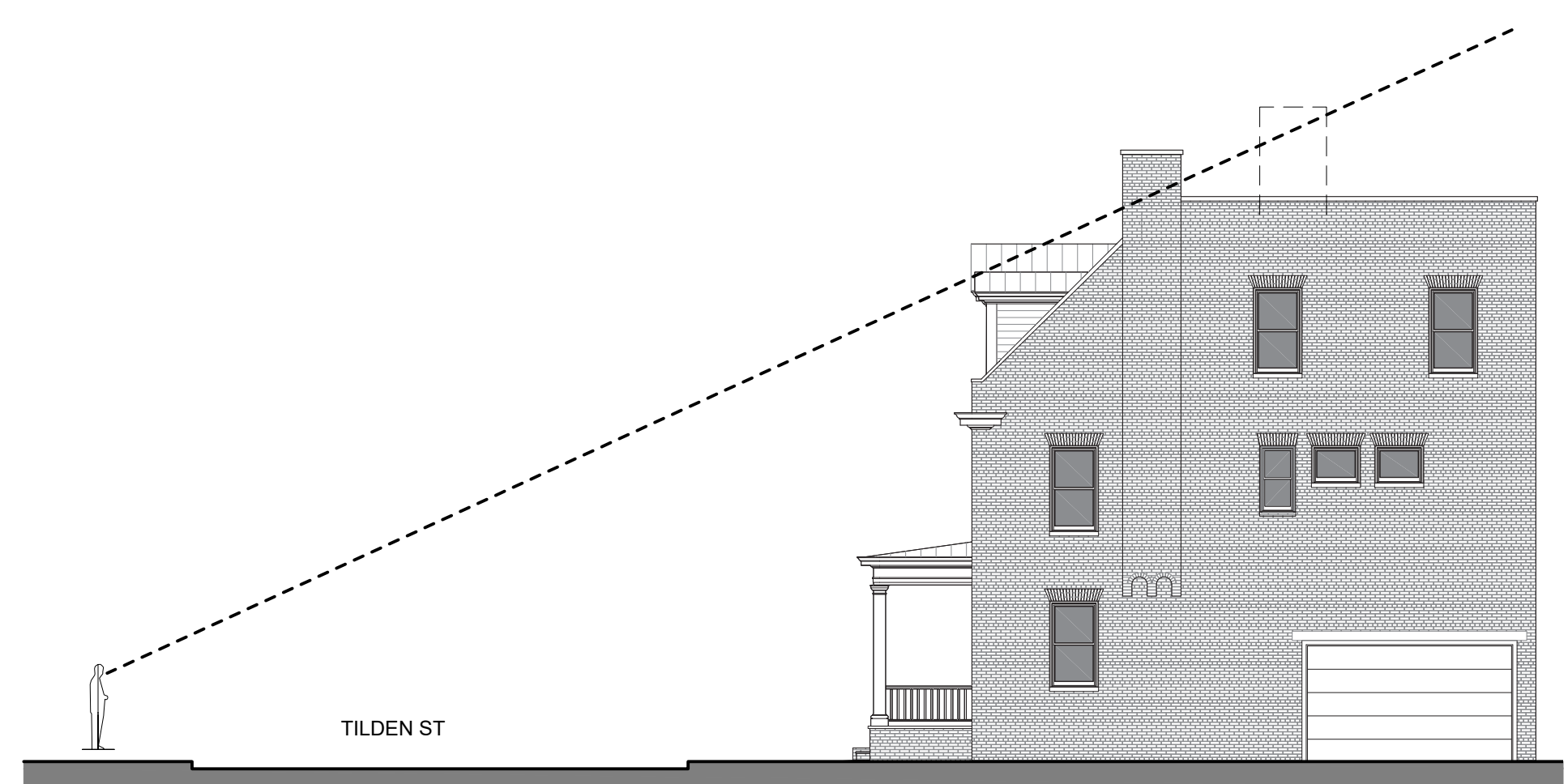
3301-3303 PARK AVE



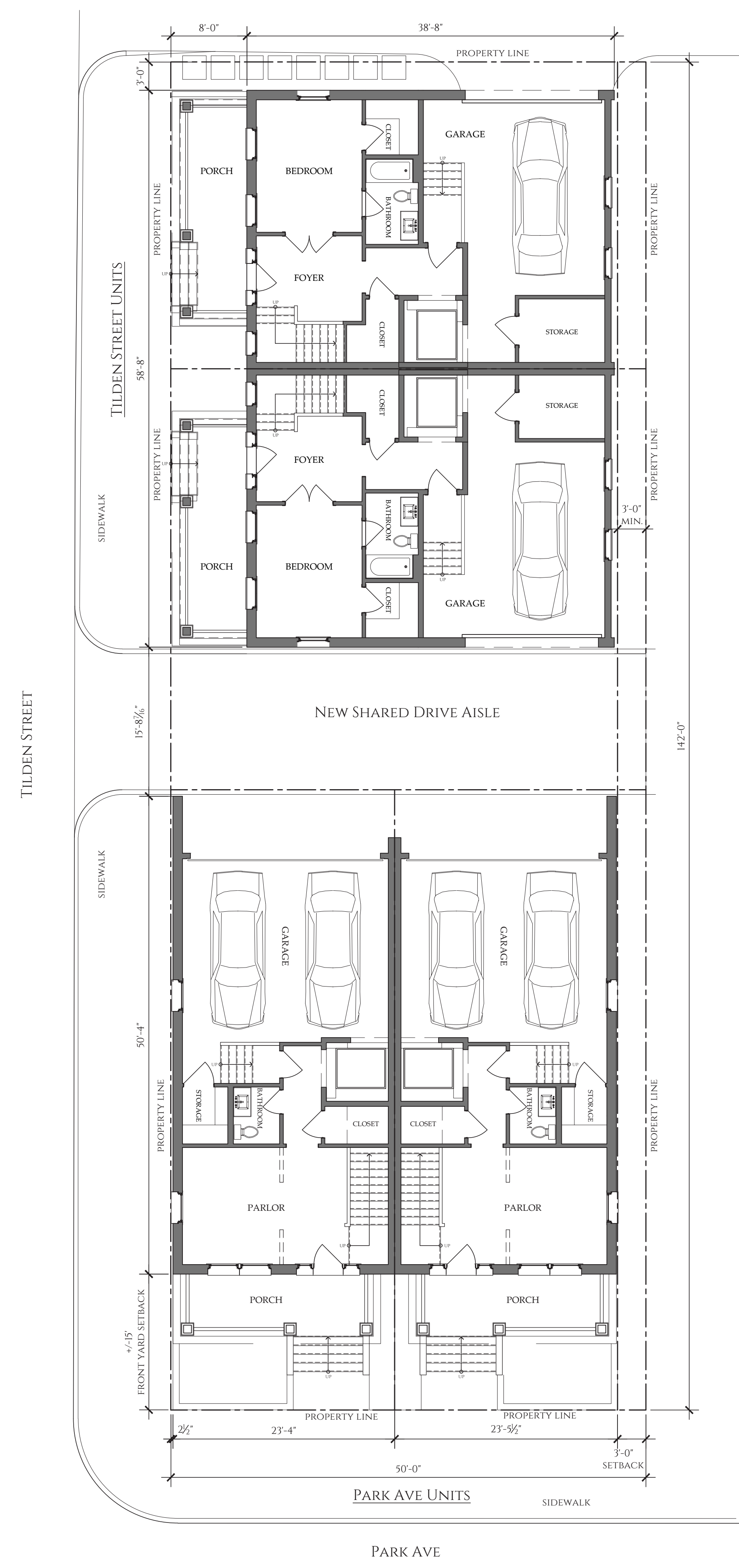
4 NORTH ELEVATION - PARK - SIGHT LINE  
A12 3/32" = 1'-0"  
0 1' 4' 8' 16'



3 EAST ELEVATION - PARK - SIGHT LINE  
A12 3/32" = 1'-0"  
0 1' 4' 8' 16'



2 NORTH ELEVATION - TILDEN - SIGHT LINE  
A12 3/32" = 1'-0"  
0 1' 4' 8' 16'



1 ARCHITECTURAL SITE PLAN  
A12 1/8" = 1'-0"  
0 1' 2' 4' 8' 16'

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PARK AVENUE  
PERMIT DRAWINGS  
3301 & 3303 PARK AVENUE  
RICHMOND VA 23221

NOT FOR  
CONSTRUCTION

ARCHITECTURAL  
SITE PLAN

DATE: 5/10/2023

SCALE: 1/4" = 1' - 0"

DRAWN BY: EB

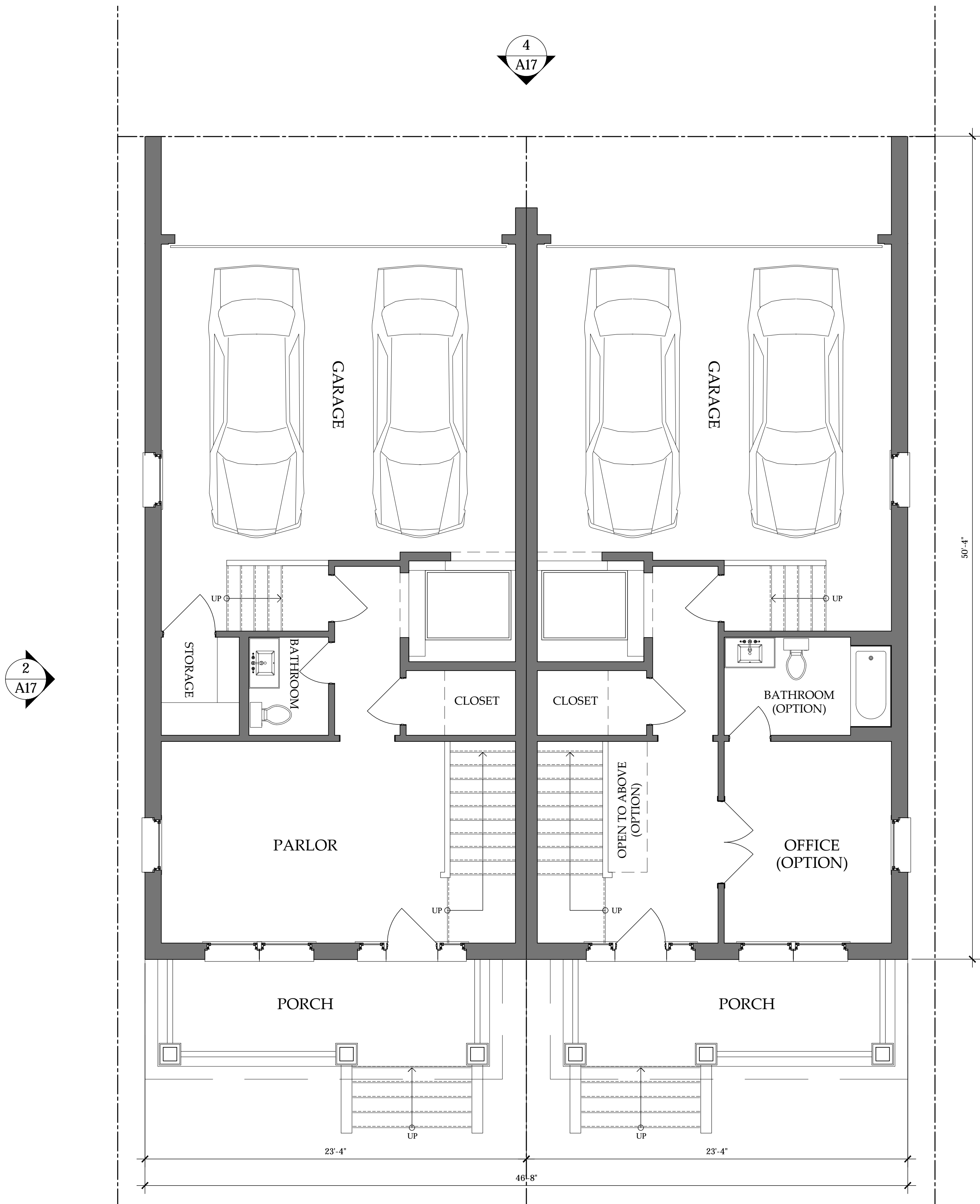
JOB #: 2023-07

SHEET:

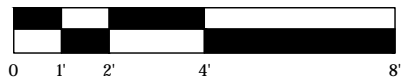
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OF: X SHEETS

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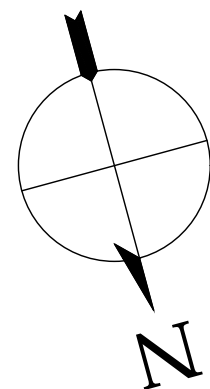
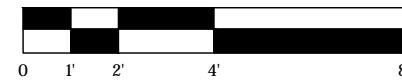




1 LEVEL 1 - Construction Plan - Park  
1/4" = 1'-0"



2 LEVEL 2 - Construction Plan - Park  
1/4" = 1'-0"



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Richmond VA 23221

NOT FOR  
CONSTRUCTION

Park Avenue  
First and Second  
Floor Plans

Date: 5/12/2023

Scale: 1/4" = 1' - 0"

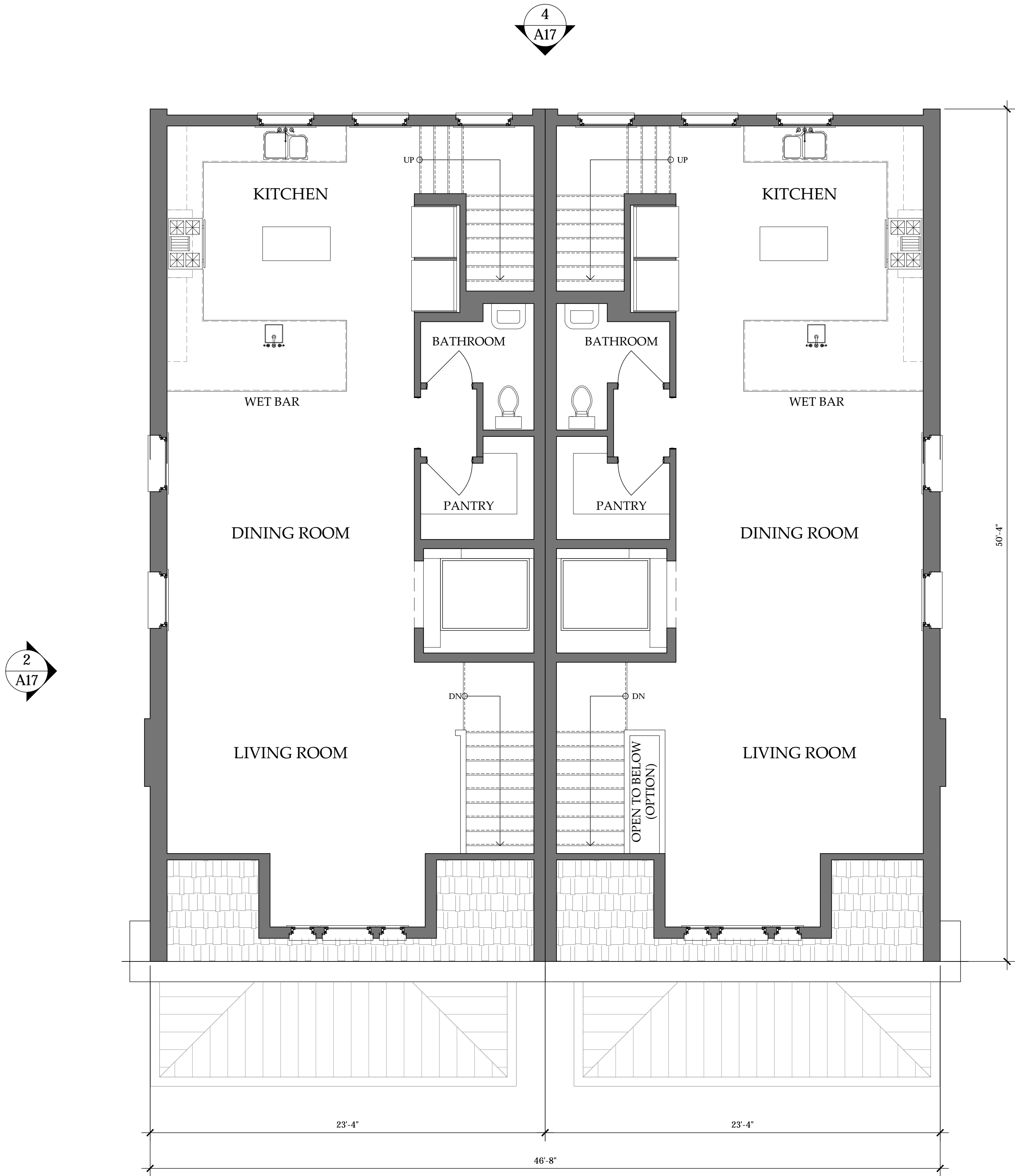
Drawn by: EB

Job #: 2023-07

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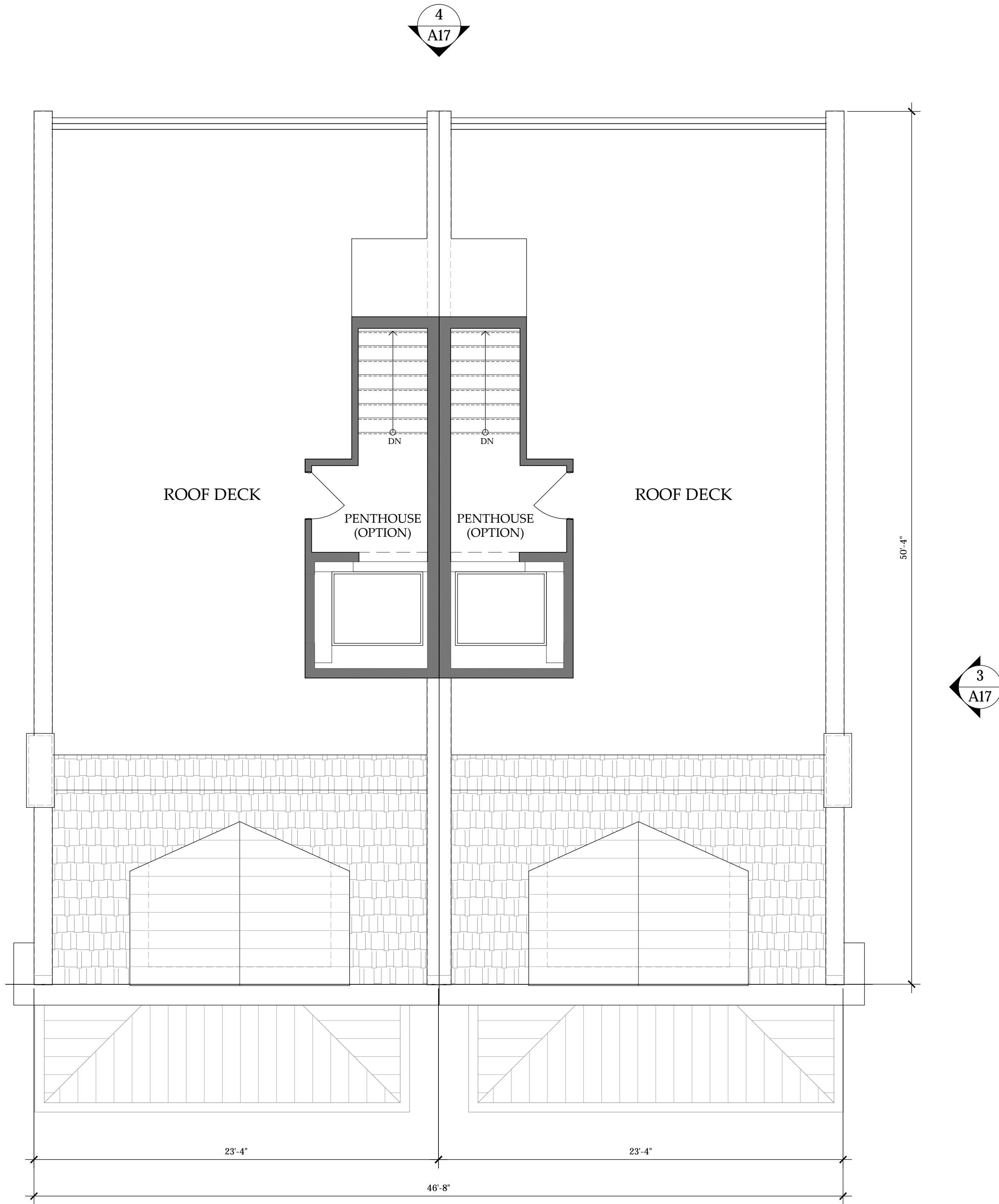


1  
A14

LEVEL 3 - Construction Plan - Park

1/4" = 1'-0"

0 1 2 4 8

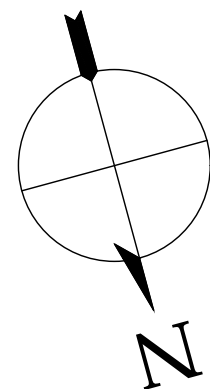


2  
A14

Roof Plan - Construction Plan - Park

1/4" = 1'-0"

0 1 2 4 8



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NOT FOR  
CONSTRUCTION

Park Avenue  
Third and Roof  
Floor Plans

Date: 5/12/2023

Scale: 1/4" = 1' - 0"

Drawn by: EB

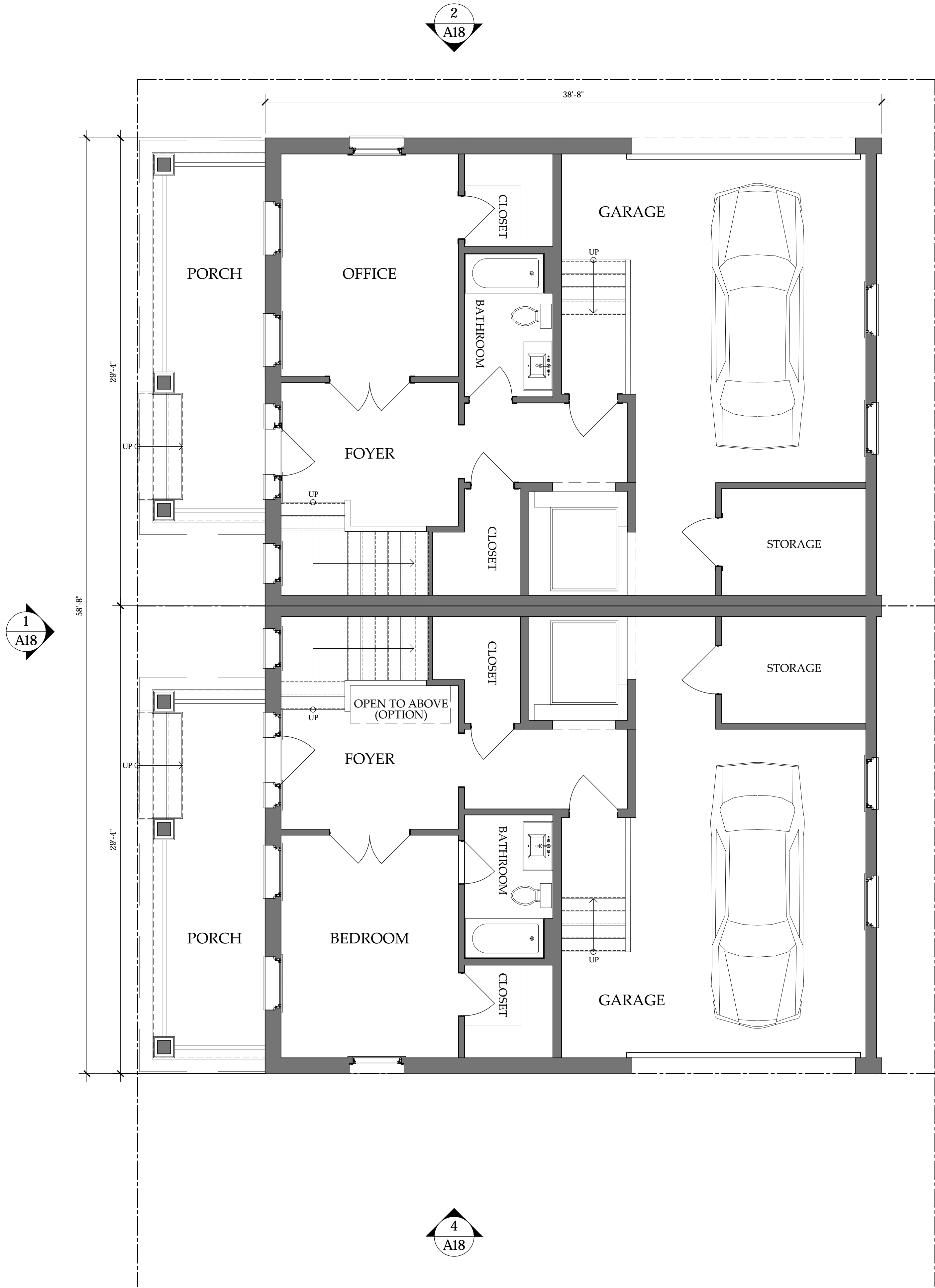
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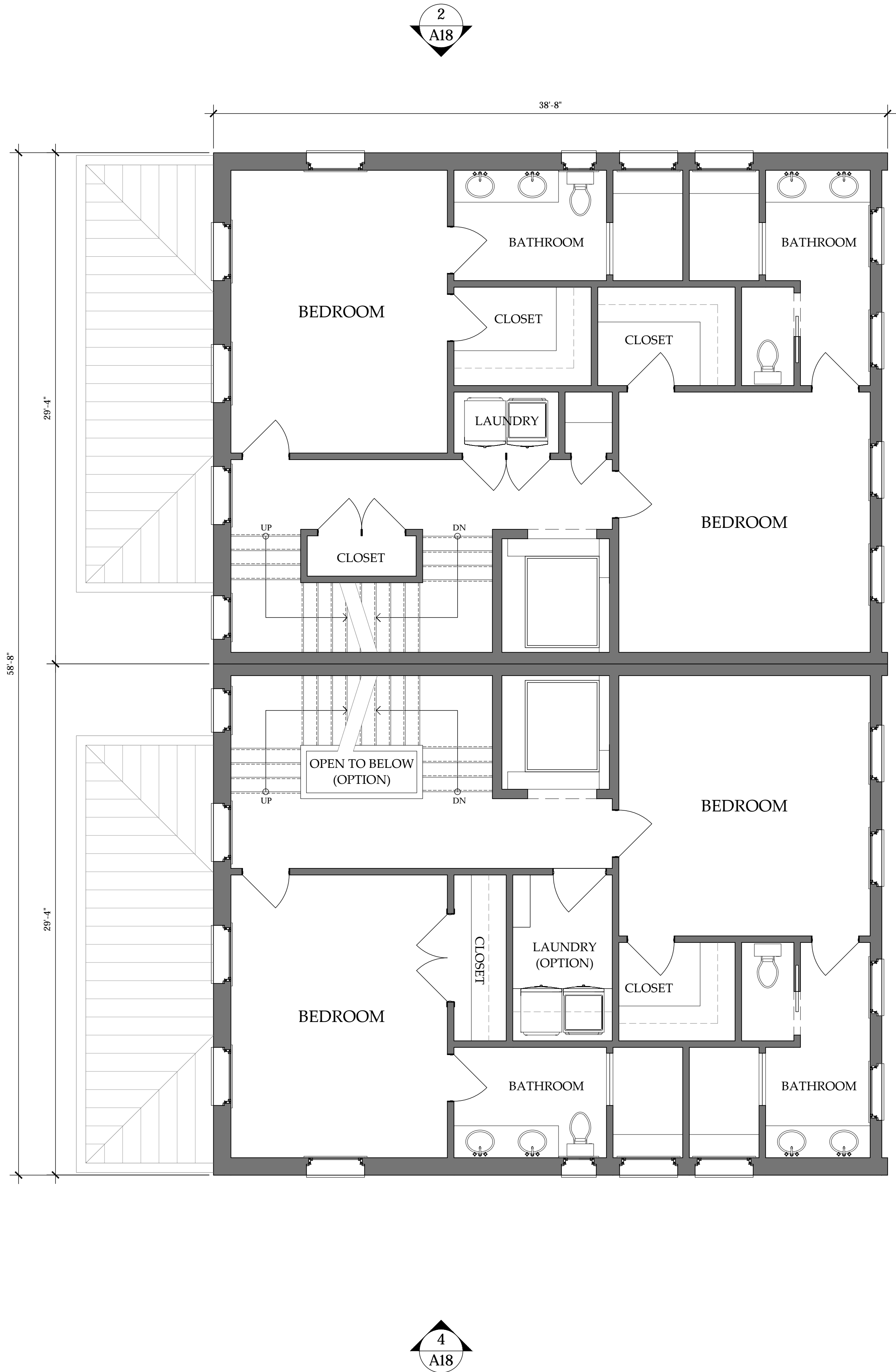
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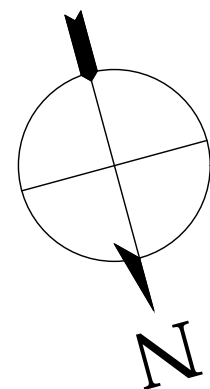
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1 Level 1 - Construction Plan - Til den  
A15 1/4" = 1'-0"



2 Level 2 - Construction Plan - Til den  
A15 1/4" = 1'-0"



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Richmond VA 23221

NOT FOR  
CONSTRUCTION

Tilden Street  
First and Second  
Floor Plans

Date: 5/12/2023

Scale: 1/4" = 1' - 0"

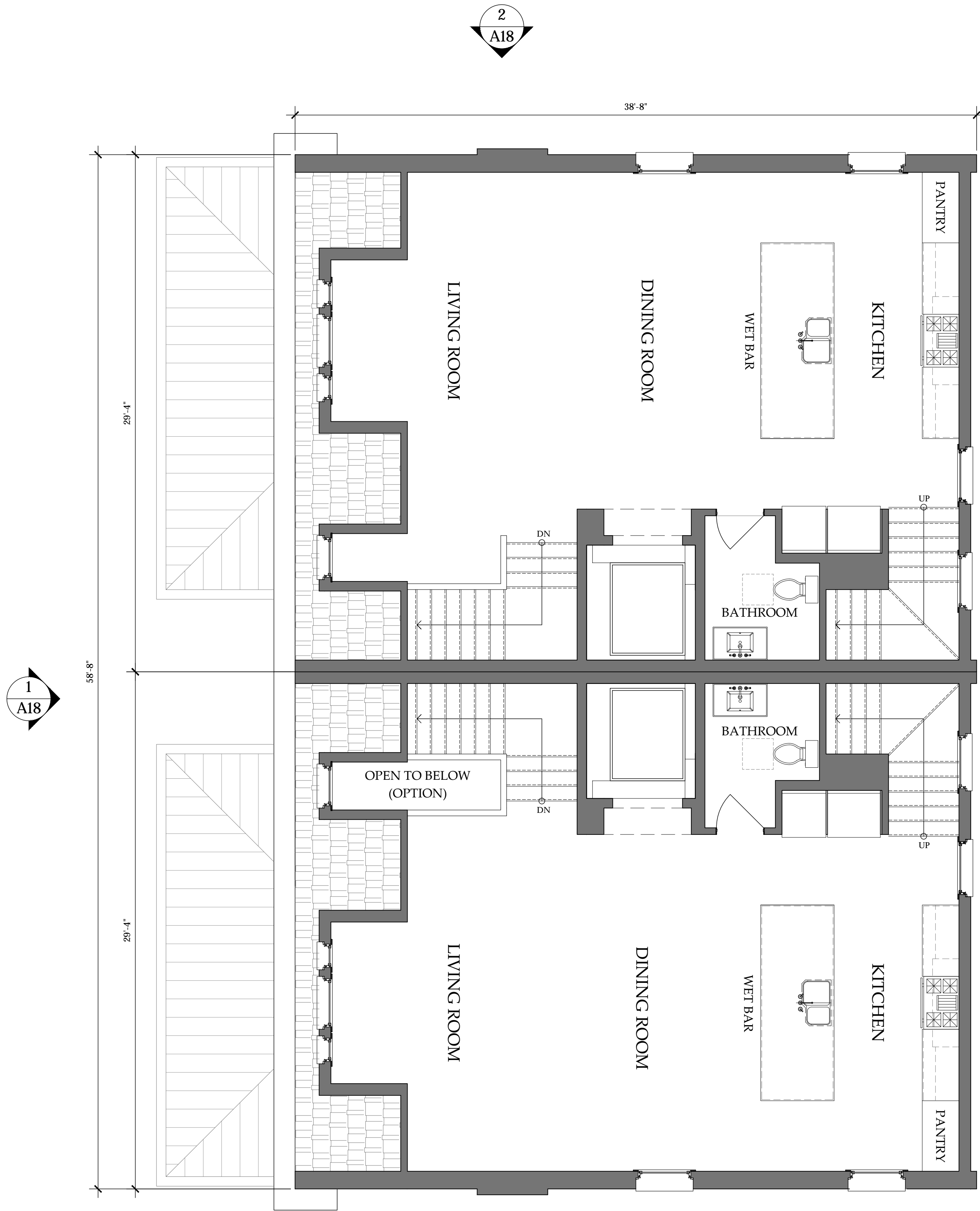
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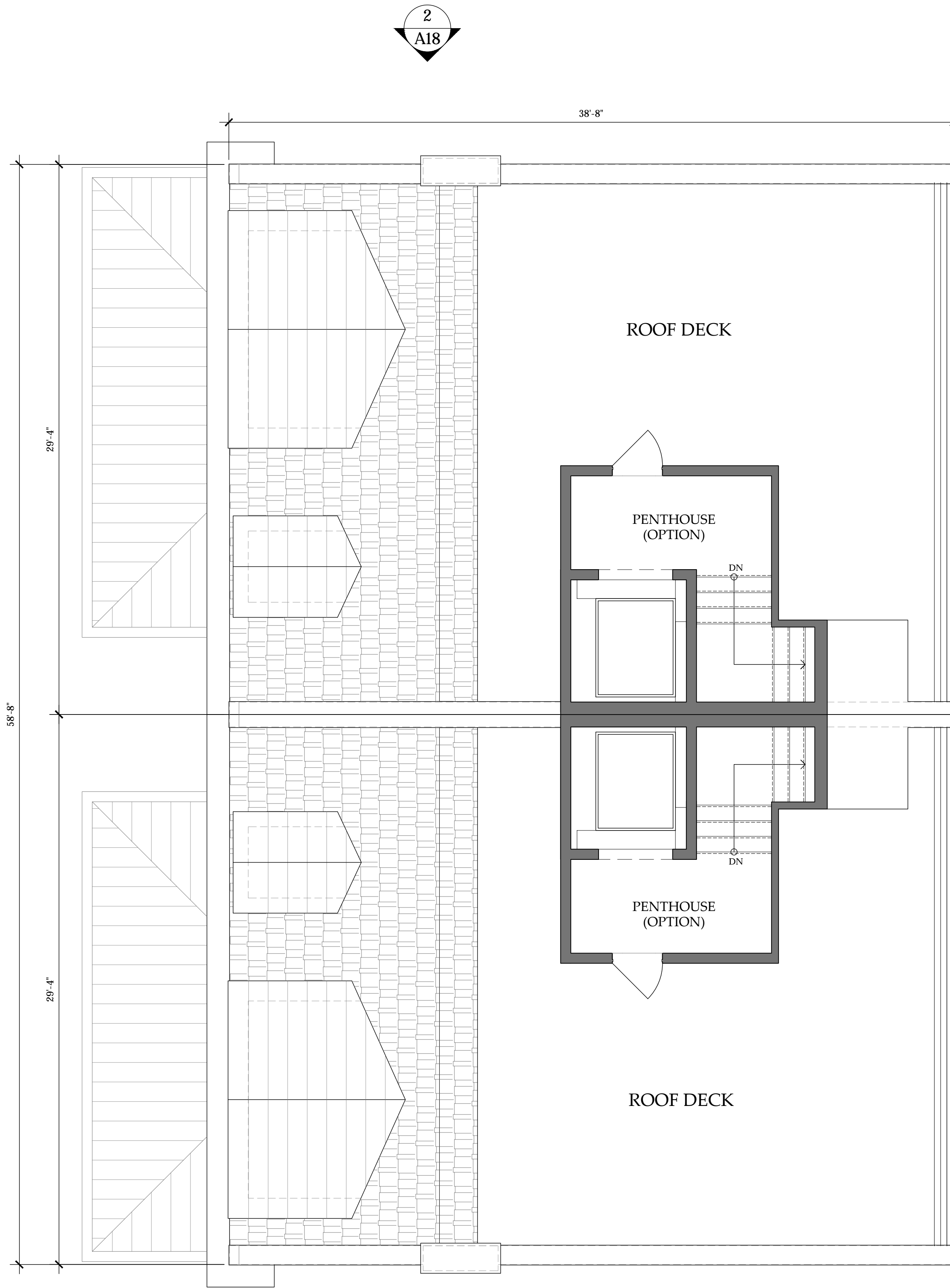
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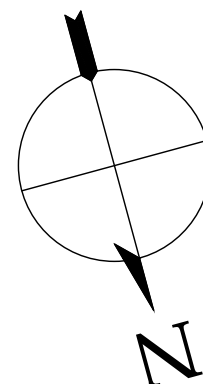
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1 LEVEL 3 - Construction Plan - Til den  
A16 1/4" = 1'-0"



2 Roof Plan - Construction Plan - Til den  
A16 1/4" = 1'-0"



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NOT FOR  
CONSTRUCTION

Tilden Street  
Third and Roof  
Floor Plans

Date: 5/12/2023

Scale: 1/4" = 1' - 0"

Drawn by: EB

Job #: 2023-07

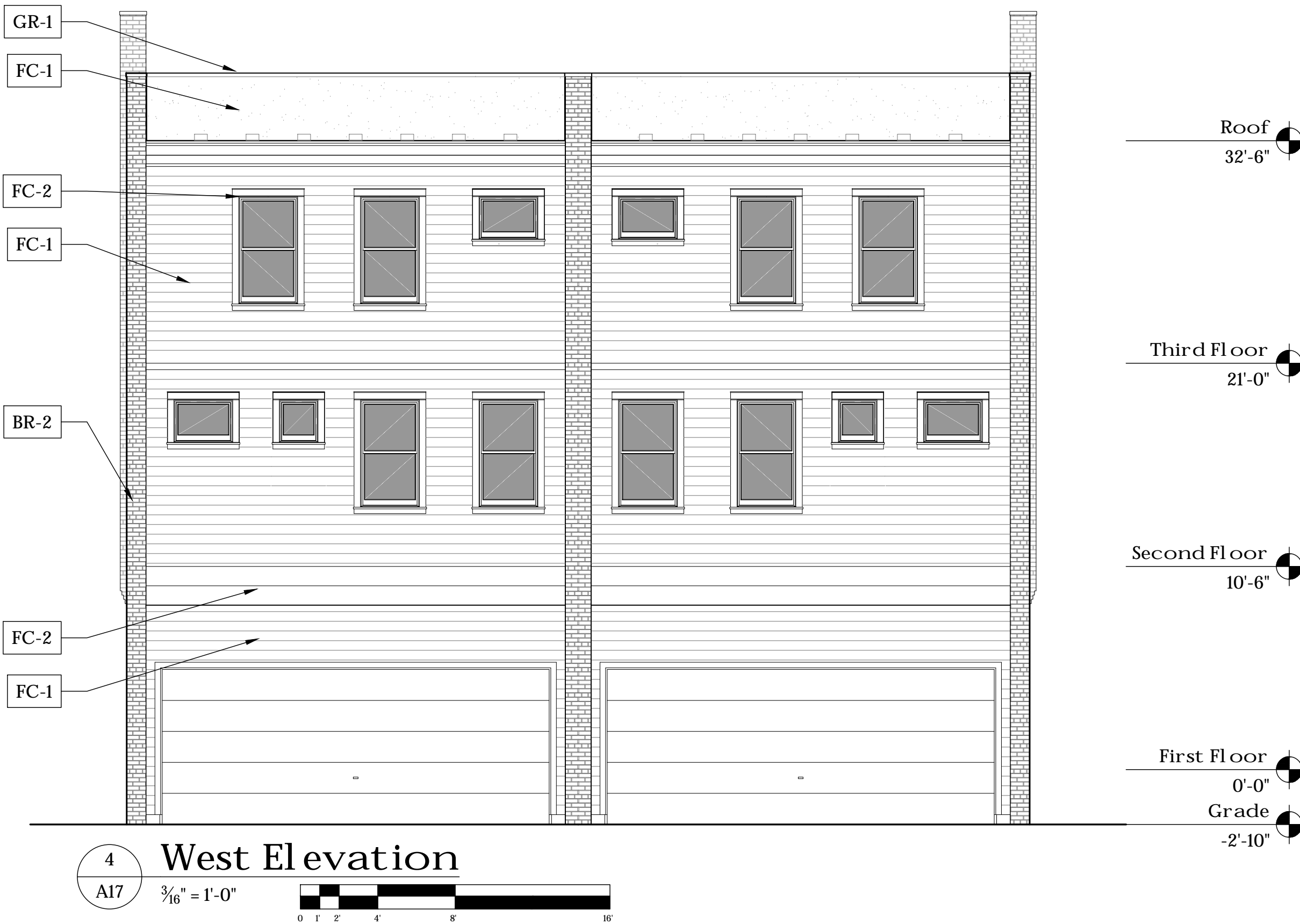
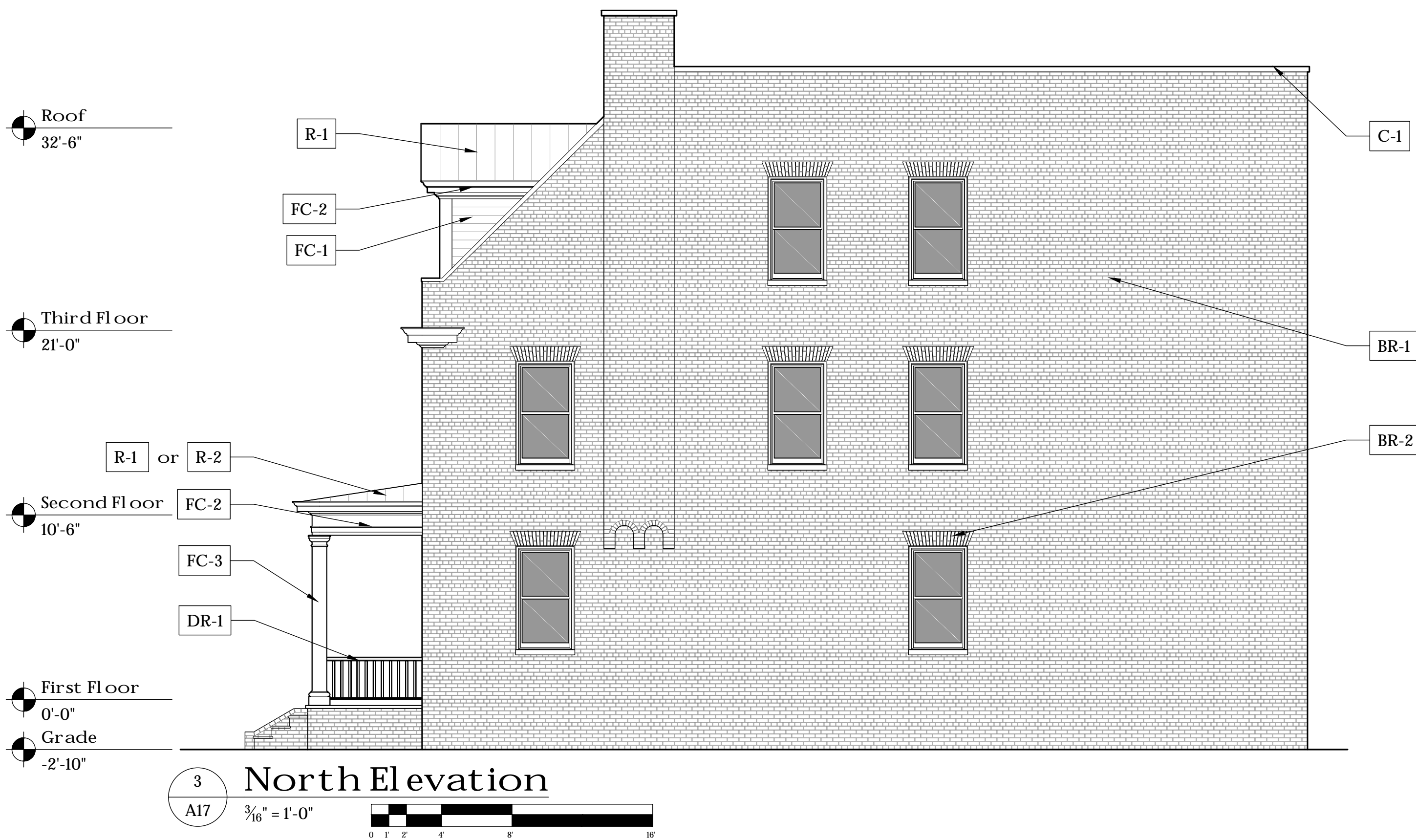
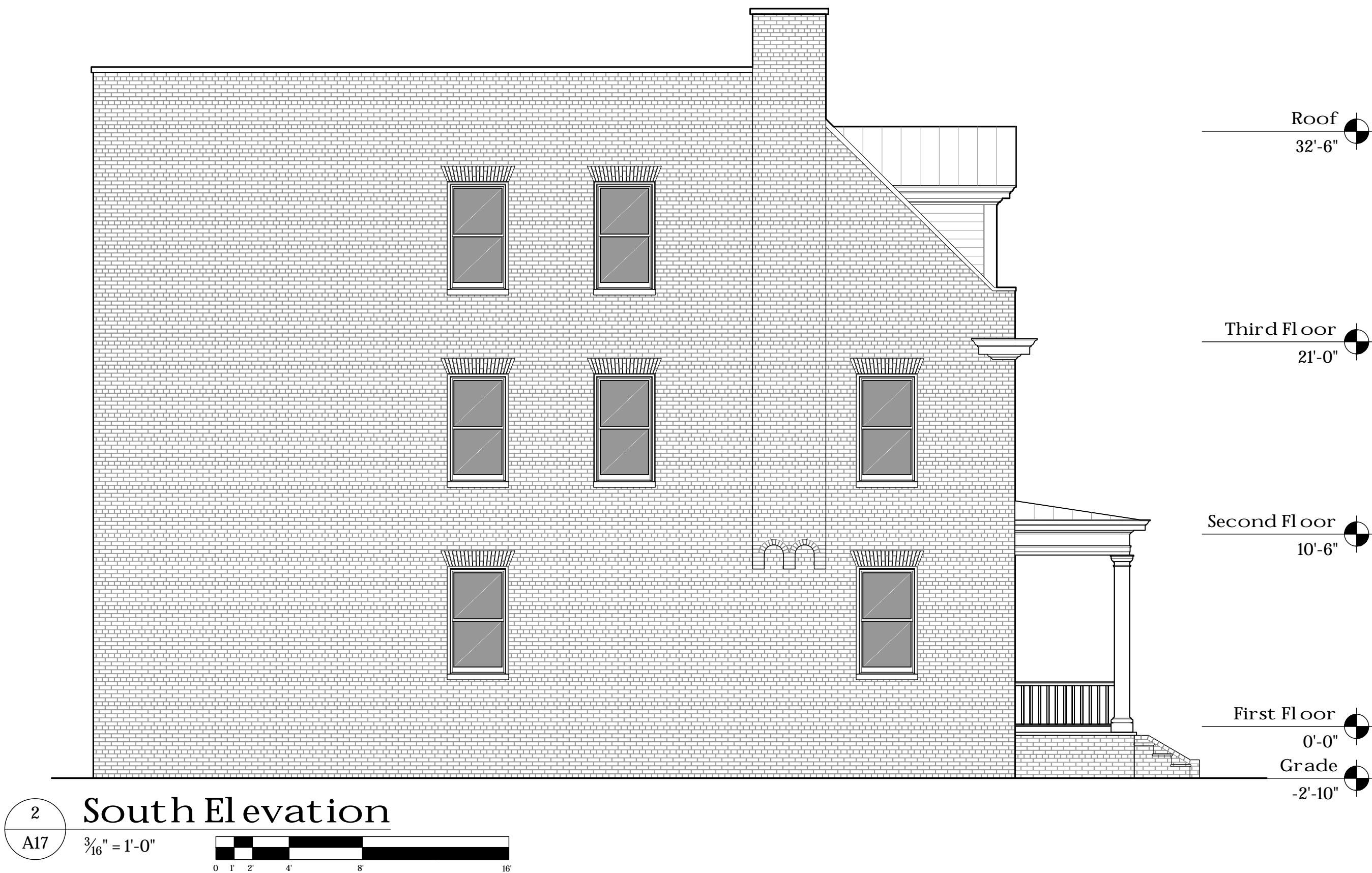
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EXTERIOR FINISHES SCHEDULE			
Tag	Description	Basis of Design	Remarks
BR-1	FACE BRICK	Modular brick, Common Bond with header courses every 8 courses	final color tbd
BR-2	Brick jack arch	brick jackarch system	color tbd
FC-1	FIBER CEMENT SIDING	fiber cement lapping siding with fiber cement trim	see details, final color tbd
FC-2	Fiber cement trim	Fiber cement trim and details mouldings	see details for profiles, color tbd
FC-3	Columns	Fiberglass reinforced Precast architectural columns	see details for profiles, color tbd
DR-1	Decorative Railing System	wood decorative railing system	see details, final color tbd
GR-1	Guardrail	metal guardrail atop parapet wall	see details for profiles color tbd
C-1	Coping	aluminum coping cap flashing	final color tbd
R-1	Roofing	slate, synthetic slate or Standing seam metal roofing	final color tbd
R-2	Metal Roofing	Standing Seam Roofing or Thermoplastic Polyolefin (TPO) Roofing	final color tbd
st-1	STEEL LINTEL	PAINTED STEEL LINTEL	COLOR TBD



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NOT FOR  
CONSTRUCTION

Park Avenue  
Elevations  
Date: 5/12/2023  
Scale: 1/4" = 1' - 0"  
Drawn by: EB  
Job #: 2023-07  
Sheet:  
**A17**  
Of: X Sheets

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EXTERIOR FINISHES SCHEDULE			
Tag	Description	Basis of Design	Remarks
BR-1	FACE BRICK	Modular brick, Common Bond with header courses every 6 courses	final color tbd
BR-2	Brick jack arch	brick jack arch system	color tbd
FC-1	FIBER CEMENT SIDING	fiber cement lap siding with fiber cement trim	see details, final color tbd
FC-2	Fiber cement trim	Fiber cement trim and details mouldings	see details for profiles, color tbd
FC-3	Columns	Fiberglass reinforced Precast architectural columns	see details for profiles, color tbd
DR-1	Decorative Railing System	wood decorative railing system	see details, final color tbd
GR-1	Guardrail	metal guardrail atop parapet wall	see details for profiles color tbd
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st-1	STEEL LINTEL	PAINTED STEEL LINTEL	COLOR TBD

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NOT FOR  
CONSTRUCTION

Tilden Street  
First and Second  
floor plans

Date: 5/12/2023  
Scale: 3/16" = 1' - 0"  
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