INTRODUCED: May 29, 2018

AN ORDINANCE No. 2018-162

To authorize the special use of the property known as 526 North Boulevard for the purpose of office uses, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality by the City Attorney

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

WHEREAS, the owner of the property known as 526 North Boulevard, which is situated in a R-48 Multifamily Residential District, desires to use such property for the purpose of office uses, which use, among other things, is not currently allowed by section 30-416.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES:	8	NOES:	0	ABSTAIN:
_		-		
ADOPTED:	JUNE 25 2018	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 (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

- (a) Subject to the terms and conditions set forth in this ordinance, the property known as 526 North Boulevard and identified as Tax Parcel No. W000-1249/009 in the 2018 records of the City Assessor, being more particularly shown on a survey entitled "Plat Showing Survey of 526 N. Boulevard, City of Richmond, Virginia," prepared by Halder Surveys, P.C., dated September 1, 2017, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as "the Property," is hereby permitted to be used for the purpose of office uses, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "526 N Boulevard, No. 1706," prepared by ArchitectureAF, dated September 6, 2017, hereinafter referred to as "the Plans," copies of which are attached to and made a part of this ordinance.
- (b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as "the Owner." The conditions contained in this ordinance shall be binding on the Owner.
- § 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:
- (a) The use of the Property shall be as office uses, including business, professional, and administrative offices, and studios of writers, designers, and artists engaged in the graphic arts, substantially as shown on the Plans and the survey attached to and made a part of this ordinance. The second and third floors of the Property may be used for residential use. No more than three dwelling units shall be permitted on the Property.
- (b) No fewer than ten on-site parking spaces shall be provided on the Property for the Special Use, substantially as shown on the survey attached to and made a part of this ordinance.

- (c) Signage pertaining to the Special Use shall not exceed 12 square feet in area and shall not be freestanding. Signage pertaining to the Special Use shall also comply with the requirements of the Commission of Architectural Review.
 - (d) No fewer than eight bicycle parking spaces shall be provided on the Property.
- § 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:
- (a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.
- (b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.
- (c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.
- (d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.
- (e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.
- § 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

- (a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.
- (b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.
- (c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.
- (d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.
- (e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.
- (f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

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

- § 6. **Implementation.** The Commissioner of Buildings is authorized to issue a certificate of occupancy for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of occupancy shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of occupancy 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.

City of Richmond

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

MAY 0 3 2018

Item Request

File Number: PRE.2018.024 OFFICE OF CITY ATTORNEY

O & R REQUEST

Office of the Chief Administrative Officer

O & R Request

DATE:

April 17, 2018

EDITION: 1

TO:

The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor'

(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic

Development and Planning

FROM:

Mark A. Olinger, Director, Department of Planning and Development Review -

RE:

To authorize the special use of the property known as 526 North Boulevard, for the purpose

of office use, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 526 North Boulevard, for the purpose of office use, upon certain terms and conditions.

REASON: The applicant has requested a special use permit to allow the property to continue to be used for office use, which is not a permitted use in the R-48 Multifamily Residential District.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its June 4, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The property is located in the Museum District neighborhood in the City's Near West Planning District. The property is also located in the Boulevard City Old & Historic District. The subject property consists of 6,675 SF (.15 acres) of land and is currently improved with a three-story, 5,627 SF

building constructed, per tax assessment records, in 1910.

A 1976 Certificate of Occupancy allowed for three medical offices on the first floor, two apartments on the second floor, and two apartments on the third floor. The first floor currently contains a legal non-conforming office use. The upper floors also contain office uses. The proposed special use permit would provide authorization for all office uses within the building. No external changes to the building are proposed as part of the special use permit approval.

The City of Richmond's Master Plan designates the subject property for Multi-Family Medium Density land use, which is characterized by primary uses such as, "...multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-43 and R-48." (City of Richmond, Downtown Master Plan, p. 133)

The property is adjacent to a Neighborhood Commercial land use area, as designated by the Master Plan. "Primary uses include office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses."

The property is currently zoned R-48 Multifamily Residential, as are properties to the north, east, and south. Properties to the west are located in the B-2 Community Business District. A mix of institutional, commercial, office, single- and multifamily land uses are present in the vicinity.

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: \$2,400

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: May 14, 2018

CITY COUNCIL PUBLIC HEARING DATE: June 11, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

File Number: PRE.2018.024

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

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Jonathan Brown, Senior Planner

Land Use Administration (Room 511) 646-5734

PDR O&R 18-05



photocopied signatures will not be accepted.

Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E Broad Street, Room 5tt
Richmond, Virginia 23219
(804) 646-6304
http://www.ichmondoov.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 Adress 526 N. BOWLEVARD _Date AUCUST 31, 2017 \$ 2,400.00 Tax Map #:\\\\0001249009 _Fee: Total area of affected site in acres: 0.153 Ac (See page 6 for fee schedule, please make check payable to the "City of Richmond") Zoning Current Zoning R-48 Existing Use OFFICE Proposed Use (Please include a detailed description of the proposed use in the required applicant's report) SEE ATTACHED APPLICANT'S REPORT Existing Use: LEGAL OFFICE Is this property subject to any previous land use cases? Yes If Yes, please list the Ordinance Number: Applicant/Contact Person: ROB . LANPHEAR Company: Mailing Address: P.O. Box City: RICHMOND, State: Telephone: (804) (041-4947) Email: ROBLANPHEAR @ GMAIL. COM Property Owner: EMBASSY **YROPERTIES** If Business Entity, name and title of authorized signee: (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: City RICHADUD State: Zip Code: 23270 Telephone: (804) EXT. Email COLANLAW @ ADL 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

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

Special Use Permit - Applicants Report 526 North Boulevard, Richmond VA September 8, 2017

The property located at 526 North Boulevard is a three-story structure built in 1910 and on the National Historic Registry. It contains approximately 5,627 finished square feet, is located on a 0.153 acre lot and is currently zoned as R-48 including approval for commercial use on the first floor. The 1976 Certificate of Occupancy allowed for the operation of three (3) medical offices on the first floor, two (2) apartments on the second floor and two (2) apartments on the third floor. Building ownership transferred in 1980 and again in 1994. When the current owners purchased the property in 1994 the upper floors had been converted to professional office space. Since the current owners purchase in 1994, the space has been occupied and used as professional offices (three legal firms occupying all three floors).

This special use permit <u>request</u> is to continue the existing professional office use on the property. Further details are below:

Anticipated number of employees: we anticipate approximately 13 occupants of the building based on the existing office layout.

Hours of operation: Standard business hours of 8am-6pm, Monday – Saturday are anticipated.

Vehicular traffic generated: We anticipate the vehicular traffic to remain consistent with the existing professional office use. There are currently 5 onsite parking spaces accessed from the rear alley. Ample street parking exists in the area to satisfy and exceed code parking requirements.

Compatibility with the surrounding area: The requested use is consistent with the use that has existed for over twenty years.

Special features of the special use permit: This special use permit does not change the use of the site and continues the current use of the building.

In summary, this special use permit will not:

- Be detrimental to the safety, health, morals and general welfare of the community involved
- Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved
- Create hazards from fire, panic or other dangers
- Tend to cause overcrowding of land and 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, or
- Interfere with adequate light and air.

For over twenty years the property at 526 N Boulevard has been in use in the manner as requested by this special use permit. There has not been a history of adverse conditions attributed to the property. Future improvements made to the property will be in conformance with applicable building and zoning codes.

ABBREVIATIONS FURNISHED BY OWNER INSTALLED BY PUSH PLATE ANCHOR BOLT PENNY (NAILS) FOIC I FFT/I FNGTH CTANDARD ACCORDING/ACCORDIAN DECIBEL CONTRACTOR LABORATORY PAIR STEEL FURNISHED BY TENANT INSTALLED BY CLOTHES DRYER PRE FAB PREFABRICATE STOR STORAGE ACOUSTICAL LAMINATED STRUCT POUND PER SQUARE FOOT STRUCTURF/STRUCTURAL ACOUSTICAL CEILING TILE DOUBLE CONTRACTOR LAVATORY AREA DRAIN DECID DECIDUOUS FURNISHED BY OWNER INSTALLED BY VENDOR LB POUND POUND PER SQUARE INCH SUBFL SUBFLOOR ADDENDUM DEPARTMENT FACE OF MASONRY PRESERVATIVE TREATED/ POINT/ SURFACE AD JUSTABI F/AD JACENT FACE FO STUDS LEFT-HAND REVERSE TENSIONED SUSP SUSPENDED DFTAIL PAPER TOWEL DISPENSER ABOVE FINISH FLOOR DRINKING FOUNTAIN/DOUGLAS FIR FIRPROOF(ING) LOCKER PTD SWC SPECIAL WALL COATING FREEZER/FIRE RETARDANT LIVE LOAD PAPER TOWEL DISPENSER & WASTE SYM AGGREGATE PTDW SYMMETRICAL DIAGONAL LOW POINT AIR-HANDLING UNIT FULL-SIZE/FLOOR SINK RECEPTACLE TOP/THRESHOLD/TREAD/TOILET ALLIMINI IM DICA DRILLED IN CONCRETE ANCHOR FOOT OR FEET LSG LAMINATED SAFETY GLASS PARTITION ALTERNATE/ALTERATION **FOOTING** POLYVINYL CHLORIDE TOP & BOTTOM ANOD DIMENSION FURN FUNACE/FURNISH LTWT LIGHTWEIGHT PVMT PAVEMENT TONGUE AND GROOVE ANODIZED FURR ACCESS PANEL/APRON PANEL DISPOSAL FURRING TOWEL BAR/TACK BOARD FUT APPROX APPROXIMATE DEAD LOAD FUTURE MIRROR WITH SHELF QUARRY TILE TILE BACKER BOARD **APARTMENT** DOWN FWP FLAT WALL PAINT MACHINE QTR QUARTER TERRACOTTA ARCHITECT/ARCHITECTURAL DOOR/DRAIN MAINTENANCE/MAINTAIN TOP OF CURB/TOP OF CONCRETE ARCH ASPH DOWNSPOLL MASONRY TOWEL DISPENSER AVE AVENUE DRY STAND PIPI MATERIAL BACKER ROD AND SEALANT TOWEL DISPENSER & WASTE DISHWASHER MAXIMUM AVFRAGE GAI VANI7FD DW GALV RFTURN AIR AWP ACOUSTIC WALL PANEL DWG DRAWING GRAB BAR MACHINE BOLT/MARKER BOARD RAD PADIIIS TEMPERED / TEMPORARY DRAWER GENERAL CONTRACTOR MEDICINE CABINET RUBBER-BASE TEMPERATURE BOTTOM OF CURB GARBAGE DISPOSAL MINERAL CORE WOOD REFLECTED CEILING PLAN TERRAZZO BOARD GROUND-FAULT INTERRUPTOR MFDIUM-DENSITY FIBERBOARD ROOF DRAIN TOP OF FOOTING BI-FOLD DOOR EACH GLASS FIBER REINFORCED CONCRETE MEDIUM-DENSITY OVERLAY REBAR REINFORCING BAR TEMPERED GLASS BITUM EXPANSION BOLT GLASS FIBER REINFORCED GYPSUM MECH MECHANICAL RECEPTION BITUMINOU MEMB RECEPTACLE THRESHOLD RI III DING I INF EXPANSION JOINT GLASS FIBER REINFORCED PLASTER MEMBRANE BLDG BUILDING ELEVATION GLASS/GLAZING/GLAZED METAL RECTANGULAR TOENAIL BLOCKING ELECTRICAL GLUE-LAMINATED WOOD MEZZANINE REFERENCE/REFRIGERATOR TOP OF DECK BLVD MANUFACTURER/MANUFACTURING REG REGRISTRATION/REGISTER ROHI FVARI ELEVATOR GROUND TOILET BEAM/BENCH MARK EMERG EMERGENCY GWB GYPSUM WALLBOARD MIRROR GLASS REINF REINFORCED TOLERANCE TOP OF PAVEMENT BOTTOM ENAMEL GYPSUM MANHOLE REQUIRED ENTR FNTRANCE MINIMUM/MINUT RESILIENT TOP OF STEEL BFARING HINGE/HIGH ELECTRICAL PANELBOARD/END PANEL BSMT BASEMENT MIRROR RETAINING/RETURN TOP OF WALL BTWN BETWEEN EQUAL/EARTHQUAKE MISCELLANEOUS TOILET PAPER DISPENSER HOSE BIB REVISION EARTHQUAKE JOINT BUR BUILT-UP ROOF HANDICAP/HOLLOW CORF MASONRY OPENING ROBE HOOK / ROUND HEAD. TYPICAL EQUIP BOTTOM OF WALL EQUIPMENT HOLLOW CLAY TILE MODULE/MODIF\ RIGHT-HAND EXISTING TO REMAIN HOT ADN COLD WATER, MACHINE SCREW R00M UNIFORM BUILDING CODE CELSIUS/CENTIGRADE ELECTRIC WATER COOLER HOLLOW-CORE WOOD MTD MOUNTED ROUGH OPENING UNDER COUNTER/UNDERCUT UNDERWRITERS LABORATORIES, INC. CABINET FXCAVATE/FXCAVATION HARDBOARD MUL MULLION ROW RIGHT OF WAY CAPACITY HDNR HARDENER RADIUS POINT UNFINISHED CARP HDR CARPET EXPANSION HEADER NORTH RUB RAIL UN0 UNLESS NOTED OTHERWISE CATCH BASIN/CHALKBOARD EXST NUMBER ROUGH-SAWN HDWD NO./# EXISTING HARDWOOD UR URINAL CEILING DIFFUSER EXTERIOR HDWE HARDWARF NOM RAINWATER LEADER UTILITY HOLLOW METAL NTS NOT TO SCALE UNIT VENTILATOR/ULTRAVIOLET CEMENT PLASTER FAHRENHEIT SOUTH/SHELF CEM PL HORIZ HORI7ONTAI CERAMIC FIRE ALARM/FORCED AIR HORSEPOWER / HIGH POINT / SHELF AND ROD CORNER GUARD FABRICATE ON-CENTER STAIN & VARNISH VARIABLE/VARNISH/VARIES HOUR/HANDRAIL OUTSIDE DIAMETER FLAT BAR VINYL-COMPOSITION TILE COAT HOOK SANITARY CHAIR RAIL FIBER BOARD HOOK STRIP OVERFLOW DRAIN SOLID CORE VERT VERTICAL CAST IRON FLOOR DRAIN HEIGHT SEAT COVE DISPENSER VEST VESTIBULE CAST IN PLACE FIRE DEPARTMENT CONNECTION OVAL HEAD SCHED VERTICAL GRAIN SCHEDULE HFATING CONTROL IOIN FOUNDATION HOT WATER OVAL-HEAD WOOD SCREW SHOWER CURTAIN ROD VOLUME CENTER LINE FIRE EXSTINGUISHER HWR HOT-WATER RETURN OPNG OPENING SOLID CORE WOOD VENEER PLASTER CEILING FIRE EXTINGUISHER CAB OPPOSITE SOAP DISH/SOAP DISPENSER VINYL TILE INSIDE DIAMETER/ INSIDE DIMENSION CLKG OSB ORIENTED STRAND BOARD CALII KING FACTORY FINISH SECOND VINYL WALL COVERING CLOSET FLOAT GLASS INVERT ELEVATION OUNCE SECTION WEST/WATER/CLOTHES WASHER/WATT FLATHEAD INSULATING GLASS SQUARE FEET WITHOUT CLOSER FIRE HOSE CABINET PAINT/POWFR SPECIAL FLOOR COATING WITH CLSR INCHES FHMS CONCRETE MASONRY UNIT FLATHEAD MACHINE SCREW INDICATED PUBLIC ADDRESS SEMIGLOSS ENAMEL WAIN WAINSCOT CLEAN OUT FLATHEAD WOOD SCREW INFORMATION PEGBOARD WATER CLOSET COLUMN FURNISHED AND INSTALLED BY INSPECTION PLASTER BASEBOARD WOOD COMP COMOSITE/COMPOSITION CONTRACTOR INSTALLATION PARTICLEBOARD SHEATHING WDW WINDOW INSULATION SHEET VINYL WIDE FLANGE CONCRETE COND FURNISHED AND INSTALLED BY OWNER CONDITION INTERIOR PAPER CUP DISPENSE SFALER WIRF GLASS/WIRF GLIAGE SHEET-METAL RACEWAY CONN CONNECT/CONNECTION FURNISHED AND INSTALLED BY TENANT JANITOR PERFORATED WATER HEATER CONST CONSTRUCTION PERPENDICULAR SHEET-METAL SCREWS WOODWORK INSTITIUTE OF CONT CONTINUOUS FLASH FLASHING JOINT SANITARY NAPKIN DISPENSER PLATE GLASS FLUOR WORK POINT/WATERPROOF COORD COORDINATE FLUORESCENT PHASE SANITARY NAPKIN WASTE RECETACLE CORR CORRIDOR FROM/FACTORY MUTUAL RESEARCH CORP. KILN-DRIED SPECIFICATION WASTE RECEPTACLE COLD ROLLED FACE OF BRICK 1000 POUNDS PLAM PLASTIC LAMINATE WEATHERSTRIPPING SQUARE FACE OF CONCRETI KITCHENETTE PI ASTER CERAMIC TILE/CURTAIN TRACK FOC. PLAS SERVICE SINK WFIGHT CENTER F0F FACE OF FINISH KNOCK OUT PLYW PLYW00D STAINLESS STEEL WELDED WIRE FABRIC CTSK COUNTERSUNK KICK PLATE PNL PANEL STONE WWM WELDED WIRE MESH PAINT STATION CUBIC KNEE SPACE CW WATER POL POLISH SOUND-TRANSMISSION CLASS YD YARD DRAIN/YARD **ACCESSIBLE REQUIREMENTS** NOTE: ALL REFERENCES TO FIGURE NUMBER REFER TO ANSI 117.1-2009; ALL DIMENSIONS SHOWN ARE MINIMUM PERMITTED UNLESS NOTED OTHERWISE

GENERAL NOTES

- . <u>Involved Parties</u>: In these documents, "owner" shall refer to deworth restorations LLC or their authorized representatives; and "architect" shall refer to architecture af, pllc.
- UNDERSTANDING OF PROJECT: THE CONTRACTOR SHALL THOROUGHLY REVIEW ALL CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, DRAWINGS, NOTES, DIMENSIONS AND SCHEDULES. THE CONTRACTOR SHALL MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID OR INITIATION OF WORK. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
- DOCUMENT PROPERTIES: THESE DRAWINGS ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS. DRAWINGS AND NOTES TO DRAWINGS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL SEEK CLARIFICATION FROM
- COPYRIGHT: THESE DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER BUILDINGS OR PURPOSES SPECIFICALLY APPROVED BY ARCHITECT.
- 5. SCALING: DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING
- 6. <u>Cross reference:</u> General contractor and all tradesmen shall cross reference all drawings, schedules, notes, dimensions, etc. No single element within these documents are intended to be used as an isolated component.
- 7. TRADE COORDINATION: CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS.
- 8. INSTALLATIONS: ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT TO BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT. NOTIFY THE ARCHITECT OF ANY VARIATION REQUIRED FOR INSTALLATION OF ANY EQUIPMENT BEFORE PROCEEDING WITH INSTALLATION.
- 9. SITE SAFETY: CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, ACTIONS AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTORS' FMPI OYFFS WHILF IN THE PROJECT AREA. AD IACENT AREAS AND IN THE BUILDING AND ITS VICINITY.
- O. INDEMNIFICATION: THE CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS THE OWNER/RESIDENT, AND ITS RESPECTIVE OFFICERS, EMPLOYEES AND AGENTS AND THEIR AFFILIATES, SUBSIDIARIES, AND PARTNERS, AND EACH OF THEM, FROM AND WITH RESPECT TO ANY CLAIMS, DEMANDS, SUITS, LIABILITIES, LOSSES, AND EXPENSES, INCLUDING BUT NOT LIMITED TO REASONABLE LEGAL FEES, ARISING OUT OF OR IN CONNECTION WITH THE WORK (AND/OR IMPOSED BY LAW UPON ANY OR ALL OF THEM) BECAUSE OF PERSONAL INJURIES, INCLUDING DEATH AT ANY TIME RESULTING THERE FROM, AND LOSS OF OR DAMAGE TO PROPERTY, INCLUDING CONSEQUENTIAL DAMAGES, WHETHER SUCH INJURIES TO PERSONS OR PROPERTY ARE CLAIMED TO BE DUE TO NEGLIGENCE OF THE CONTRACTOR, OWNER OR ANY OTHER PARTY ENTITLED TO BE INDEMNIFIED EXCEPT TO THE EXTENT SPECIFICALLY PROHIBITED BY LAW (AND ANY SUCH PROHIBITION SHALL NOT VOID THIS AGREEMENT BUT SHALL BE APPLIED ONLY TO THE MINIMUM EXTENT REQUIRED BY LAW).
- 11. WORK PERMITS: THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS PRIOR TO WORK.
- GOVER<u>NING CODES</u>: ALL WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE
- VERIFICATION: EVERY EFFORT HAS BEEN MADE BY THE ARCHITECT TO ENSURE CODE COMPLIANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE WORK CONFORMS TO ALL APPLICABLE CODES, AND IF DISCREPANCIES ARE OBSERVED, TO NOTIFY THE ARCHITECT PRIOR TO WORK.
- 4. PROJECT DATA-PHASING: THIS PROJECT IS TO BE PHASED. THE PHASES GENERALLY ARE TO BE AS FOLLOWS:'LIST OF PHASES'. CONTRACTOR SHALL PROVIDE A TIME SCHEDULE OF WORK FOR THE WORK, SEQUENCED BY TRADES, AS PART OF THE SUBMISSION OF HIS BID.
- 5. <u>Project access</u>: contractor shall provide access to building and project site for architect's designated project representative(s).
- MATERIALS: CONTRACTOR SHALL SUPPLY ALL ITEMS, MATERIALS, AND PRODUCTS AS SPECIFIED, IMPLIED, OR REQUIRED TO COMPLETE
- 17. SUBSTITUTIONS: REQUESTS TO SUBSTITUTE ANY PRODUCT, TECHNIQUE, OR MATERIAL SHALL BE SUBMITTED IN WRITING TO ARCHITECT FOR APPROVAL. SAMPLES, PRODUCT INFORMATION, AND DRAWINGS SHALL BE REQUIRED PRIOR TO SUBSTITUTION APPROVAL. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.
- 18. CHANGES: THE OWNER RESERVES THE RIGHT TO MAKE CHANGES IN THE DRAWINGS AND SPECIFICATIONS AS THE WORK PROGRESSES.
 BULLETINS, CHANGE ORDERS, DRAWINGS, SPECIFICATIONS, OR ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS COVERING SUCH CHANGES WILL
 BE ISSUED TO THE CONTRACTOR WHOSE RESPONSIBILITY IT WILL BE TO DISTRIBUTE THESE IMMEDIATELY TO ALL SUBCONTRACTORS AFFECTED
 TO TAKE MEASURES AS NECESSARY TO AVOID ERRORS OR DELAY OF PROJECT.
- 19. CHANGE ORDERS: WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR OTHER DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNTIL CHANGES ARE REVIEWED AND APPROVED AND A SIGNED CHANGE ORDER, IF REQUIRED, BY ARCHITECT AND OWNER IS SUBMITTED TO CONTRACTOR. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY CHANGES REQUIRES ESTIMATES OF COST INVOLVED, SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY SO AS NOT TO UNDULY DELAY THE PROGRESS OF WORK.
- D. EXTRAS: NO EXTRAS WILL BE PERMITTED UNLESS SUBMITTED IN WRITING BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT AND
- . OVERTIME: WHEN SO DIRECTED, AND UPON WRITTEN APPROVAL, ALL CONTRACTORS SHALL PERFORM WORK IN OVERTIME AND THE ADDITIONAL COST TO THE OWNER SHALL BE THE ACTUAL DIFFERENCE BETWEEN OVERTIME WAGE COSTS AND REGULAR TIME WAGE COSTS.
- 2. ORDERLY SITE: CONTRACTOR SHALL MAINTAIN CLEANLINESS AND PROTECTION OF ALL AREAS. CONTRACTOR SHALL AT ALL TIMES KEEP PREMISE FREE FROM ACCUMULATION OF WASTE CONSTRUCTION MATERIALS AND RUBBISH. THE CONTRACTOR TO CONTROL CLEANING TO PREVENT DIRT OR DUST FROM LEAVING THE JOB SITE AND INFILTRATING AREAS OUTSIDE THE JOB SITE. UPON COMPLETION ALL DEBRIS SHALL BE REMOVED AND THE PREMISES LEFT IN A 'BROOM CLEAN' CONDITION. ALL RUBBISH SHALL BE DISPOSED OF IN A LEGAL MANNER.
- WEATHER PROTECTION: CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY WEATHER PROTECTION FOR PORTIONS OF THE WORK THAT BECOME EXPOSED TO THE EXTERIOR AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE THAT OCCURS DUE TO INSUFFICIENT PROTECTION.
- 4. SUPERVISION: THE CONTRACTOR SHALL HAVE A FULL TIME, ENGLISH-SPEAKING SUPERINTENDENT OR FOREMAN ON THE PREMISES, POLICE THE JOB AT ALL TIMES, CONTINUALLY KEEPING PREMISES ORDERLY AND SECURED.
- 25. CONSIDERATE NEIGHBOR: CONTRACTOR SHALL BE MINDFUL OF NEIGHBORS, TAKING CARE TO AVOID DISTURBANCE. THE CONTRACTOR SHALL MAKE GOOD, AT HIS OWN EXPENSE, ANY DAMAGES TO EXISTING AREAS NOT DESIGNATED FOR REFURBISHMENT. THE CONTRACTOR SHALL COORDINATE ALL SPECIAL CONSIDERATIONS OF THE CONSTRUCTION (I.E. NOISY OPERATIONS, INTERRUPTIONS OF ANY MECHANICAL AND/OR ELECTRICAL SERVICES, MATERIAL DELIVERIES AND OR STORAGE) WITH THE OWNER AND ARCHITECT PRIOR TO THE START OF WORK.
- 6. WARRANTY: ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER ACCEPTANCE. ANY FAILURE OR DETERIORATION WITHIN THIS PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- 27. <u>LICENSURE</u>: ALL WORK TO BE PERFORMED BY CONTRACTORS LICENSED IN THE COMMONWEALTH OF VIRGINIA.
- CLEARANCES: MINIMUM CLEARANCE DIMENSIONS INDICATED SHALL BE MAINTAINED, PARTICULARLY AT STAIRS, CORRIDORS, AND
- 29. ORDERING: VERIFY ALL DIMENSIONS BEFORE ORDERING AND INSTALLING MATERIALS
- 30. MINOR DETAILS: MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR THE PROPER CONSTRUCTION FOR ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.

(B) FIGURE 308.3.2(b) SIDE

(A) FIGURE 307.2 LIMITS OF

PROTRUDING OBJECTS

SWING DOORS IN SERIES

PROTRUSION LIMITS

- 31. <u>BLOCKING:</u> PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
- 32. <u>Galvanic action</u>: Dissimilar metals to remain separate to avoid galvanic action

(A) FIGURE 308.3.2(a) SIDE

OBSTRUCTED HIGH SIDE REACHES

(B) FIGURE 308.2.2(b) SIDE

(A) FIGURE 308.2.2(a)

UNOBSTRUCTED HIGH FORWARD REACHES

PROJECT INFORMATION

PROJECT DESCRIPTION: HISTORIC RENOVATION

SITE ADDRESS: 526 N BOULEVARD, RICHMOND, VA 23220

LEGAL DESCRIPTION: W0001249009

70NIN

ZONING DISTRICT: R-48 FORMER USE: PROFESSIONAL OFFICE / RESIDENTIAL NEW USE: LOT SIZE: FRONT YARD SETBACK: SIDE SETBACK: REAR SETBACK: REQ'D BLDG SEPARATION: USABLE OPEN SPACE REQ'D: COVERAGE: HEIGHT: PARKING: CITY OLD AND HISTORIC DISTRICT: BOULEVARD NATIONAL HISTORIC DISTRICT: BOULFVARD

CODE INFORMATION

NEIGHBORHOODS IN BLOOM:

APPLICABLE CODES:

VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2012) VIRGINIA CONSTRUCTION CODE (2012) VIRGINIA REHABILITATION CODE (2012)

ANSI A117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES (2009)

CONSTRUCTION TYPE: III-B (EXISTING BUILDING)

USE: MIXED USE: COMMERCIAL OFFICE & MULTIFAMILY OCCUPANCY LOAD:

EXIST FIRE SUPRESSION SYSTEM: NONE

NEW FIRE SUPRESSION SYSTEM:
ENERGY REQUIREMENTS: EXEMPT (SECTION **707** VIRGINIA REHABILITATION CODE)

ANNOTATION

PARTITION TAG

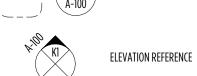
WINDOW TAG

DOOR TAG

LT100 SPECIFICATION REFERENCE, SEE PROJECT SPECS

KI
A-100 SECTION DRAWING REFERENCE

DETAIL DRAWING REFERENCE



SHEET INDEX						
SHEET NO.	SHEET NAME	SHEET NAME				
Architecture						
A-000	Cover Sheet					
A-100	Existing Plans					

WALL ELECTRICAL LIGHT SWITCH

OUTLETS AND SWITCH LOCATIONS

OUTLET

KITCHEN OR BATHROOM

CABINETS

(B) PROTRUDING OBJECTS LESS

THAN 27" ABOVE WALKING

SURFACE

ARCHITECTURE**AF**

526 N BOULEVARD

Embassy Properties

Architecture:
Forrest Frazier, AIA

No: **1706**

Forrest Frazier, AIA Architecture AF 311 N 2nd St Richmond, VA 23219 (804) 774-7180 info@architecture.af

NOT FOR CONSTRUCTION

KEY PLAN

No. Issue:

Initial Filing 09.06.2017

Cover Sheet

A-000

(24" PREFERRED) Y = 42" IF WITHIN A DWELLING UNIT (IBC X = 36" MIN IF Y = 60" Y = 48" IF DOOR HAS A CLOSER X = 12" IF DOOR HAS BOTH A CLOSER & A Y = 48" IF DOOR HAS A CLOSER X = 42'' MIN IF Y = 54''1107.2.1 EX 1) Y = 54" IF DOOR HAS A CLOSER (B) PULL SIDE (A) PUSH SIDE (A) PUSH SIDE (B) PULL SIDE (A) POCKET OR HINGE APPROACH (B) STOP OR LATCH APPROACH (C) FRONT APPROACH (A) PUSH SIDE (B) PULL SIDE SWING DOOR - FRONTAL APPROACH SWING DOOR - LATCH SIDE APPROACH **SWING DOOR - HINGE APPROACH** MANUEVERING AT SLIDING AND FOLDING DOORS

(C) FIGURE 304.3(c)

CLEAR FLOOR SPACE

(A) FIGURE 308.2.1

FORWARD REACH

UNOBSTRUCTED REACHES

(A) FIGURE 304.3(a)

CIRCULAR TURNING

TURNING & CLEAR FLOOR SPACE

(A) FIGURE 304.3(b) T-

SHAPED TURNING

MAX OBSTRUCTION

(B) FIGURE 308.3.1 SIDE

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