

INTRODUCED: December 9, 2019

AN ORDINANCE No. 2019-346

To authorize the special use of the property known as 18 West Franklin Street for the purpose of a tourist home with up to five rooms or groups of rooms, upon certain terms and conditions.

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

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

PUBLIC HEARING: JAN 13 2020 AT 6 P.M.

WHEREAS, the owner of the property known as 18 West Franklin Street, which is situated in a RO-3 Residential-Office District, desires to use such property for a tourist home with up to five rooms or groups of rooms, which use, among other things, is not currently allowed by section 30-710.1 of the Code of the City of Richmond (2015), as amended, concerning the number of off-street parking spaces required for uses located in the RO-3 Residential Office District.

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2019), 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

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    JAN 13 2020    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

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 (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 18 West Franklin Street and identified as Tax Parcel No. W000-0104/022 in the 2019 records of the City Assessor, being more particularly shown on a plat entitled “Plat of Property Situated on the Northern Line of Franklin Street and East of Adams Street. Richmond, Va.,” prepared by Chas. H. Fleet & Assocs., and dated March 11, 1985, 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 a tourist home with up to five rooms or groups of rooms, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “18 West Franklin Street, Richmond, Virginia,” prepared by Johannas Design Group, and dated September 26, 2007, and revised August 7, 2019, and the plans entitled “18 West Franklin Street, Site Plan for 5 Units,” prepared by an unknown preparer, and dated November 16, 2018, hereinafter referred to collectively as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as a tourist home with up to five rooms or groups of rooms, which rooms or groups of rooms may be accessible from the exterior of the building, substantially as shown on the Plans.

(b) No rooms or groups of rooms within the tourist home shall be rented to more than two adult persons per bedroom at any given time.

(c) The owner shall ensure that the Zoning Administrator is furnished with contact information for the operator of the Special Use.

(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) No fewer than two on-site parking spaces shall be provided on the Property, substantially as shown on the Plans.

§ 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.

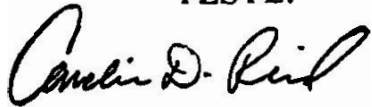
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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 building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

**A TRUE COPY:**  
**TESTE:**  
  
**City Clerk**

# City of Richmond

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

## Item Request

File Number: PRE.2019.364

RECEIVED

DEC 02 2019

O & R REQUEST

4-9392

NOV 12 2019

OFFICE OF THE CITY ATTORNEY

### O & R Request

Office of the  
Chief Administrative Officer

DATE: November 8, 2019

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)

*JS* 12/2/19

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer *lgr*

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

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MO*

RE: To authorize the use of the property known as 18 West Franklin Street for the purpose of permitting up to five rooms or groups of rooms for short-term rental, upon certain terms and conditions.

ORD. OR RES. No. \_\_\_\_\_

**PURPOSE:** To authorize the use of the property known as 18 West Franklin Street for the purpose of permitting up to five rooms or groups of rooms for short-term rental, upon certain terms and conditions.

**REASON:** The subject property is located in the Residential Office (RO-3) Residential District. Tourist homes are not permitted by right nor with a conditional use permit in this district. Therefore a special use permit is required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its January 6, 2020, meeting.

**BACKGROUND:** The subject property is a .092 acre property with improvements. City records note that the structure was built in 1895 and has 5,030 square feet of living area with an additional 2,045 square feet of unfinished basement area. Though built originally as a single-family dwelling, the most recent use has been for offices. The property is located on West Franklin Street between North Adams and North Foushee Streets, in the Monroe Ward Neighborhood of the Downtown Planning District. The property is also located within the Zero Blocks East and West Franklin Street City Old & Historic District.

The City of Richmond's Pulse Corridor Plan designates a future land use category for the subject property as Downtown Mixed Use. Specifically, the plan notes that the *Central business district of the Richmond region features high-density development with office buildings, apartments, and a mix of complementary uses, including regional destinations. Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites.* The Plan also states that "the future land use for Monroe Ward builds on the incredibly dynamic and diverse existing building stock, creating a truly eclectic urban neighborhood." (P.84, Pulse Corridor Plan).

Properties abutting to the east, west and north are owned by the Downtown YMCA, with the western and northern properties containing parking lots. The Jefferson Hotel is located across West Franklin Street to the south. The properties located to the south, east and west of the subject property are located in the RO-3 Residential Office District and the property located to the north is in the B-4 Central Business District.

**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:** None

**BUDGET AMENDMENT NECESSARY:** None

**REVENUE TO CITY:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** December 9, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** January 13, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
January 6, 2020

**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





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: 18 West Franklin Street Date: 04/18/2019  
 Tax Map #: W000/0104-022 Fee: \_\_\_\_\_  
 Total area of affected site in acres: .092

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

**Zoning**

Current Zoning: RO-3 Residential Office

Existing Use: Office

**Proposed Use**

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

Five unit multi-family dwelling with short term occupancy

Existing Use: Office

Is this property subject to any previous land use cases?

- Yes  No  If Yes, please list the Ordinance Number: BZA 19-01

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources

Mailing Address: 11 South 12th Street, Suite 500

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** 18 W Franklin Street, LLC

If Business Entity, name and title of authorized signee: Mark Kittrell, 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: 414 Strawberry Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 399-8234 Fax: ( )

Email: mark.s.kittrell@gmail.com

Property Owner Signature: *Michael*

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

*April 22, 2019*

*Special Use Permit Request  
18 West Franklin Street, Richmond, Virginia  
Map Reference Number: W000-0104/022*

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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: **Baker Development Resources**  
11 South 12<sup>th</sup> Street, Suite 500  
Richmond, Virginia 23219

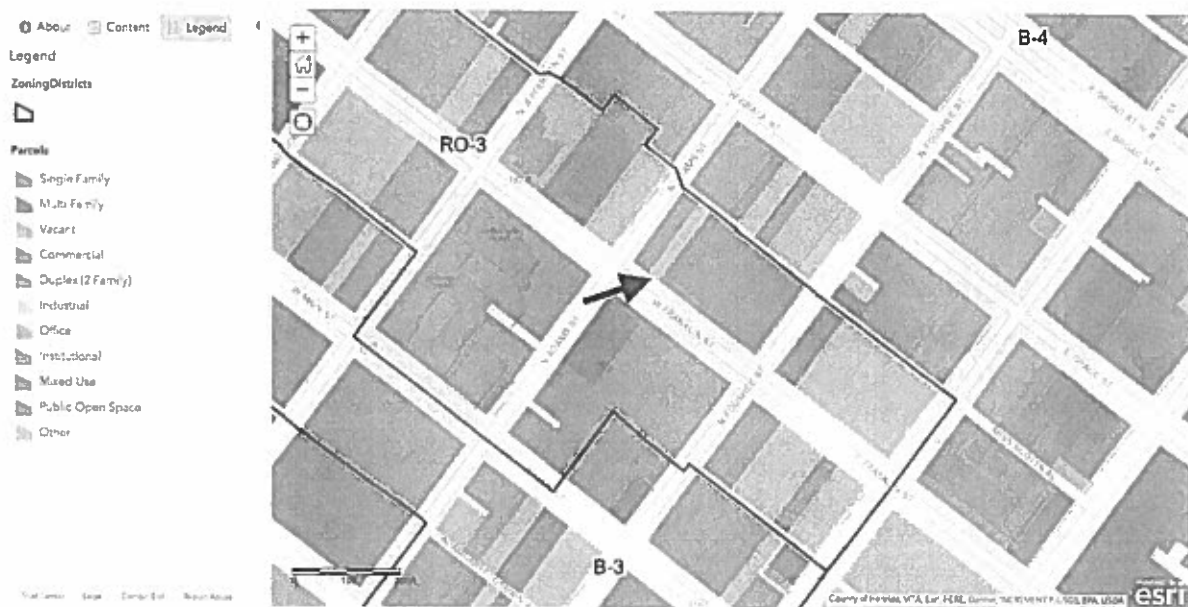
## Introduction

The property owner is requesting a special use permit ("SUP") for 18 West Franklin Street ("the Property"). The SUP would authorize the use of an existing building for a five-unit multi-family dwelling for short term rental that does not conform to the underlying RO-3 Residential Office district zoning requirements applicable to the Property.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on West Franklin Street near the intersection with North Adams Street. The Property is referenced by the City Assessor as tax parcel W000-0104/022. Per assessment, The Property is roughly 24.74' wide by 161.75' in depth, with a jog 3.3' in the north side boundary near the alley at the rear. The Property contains approximately 3,986 square feet of lot area, and has alley access to an improved alley.



The Property is improved with a historic three-story brick building built in 1895. The building was constructed as a single-family dwelling but has most recently been used as an office building. According to City Assessor's records, the building includes 5,132 square feet of finished floor area. The Board of Zoning Appeals approved a variance from the side yard requirements to permit conversion of the building from office to a five-unit multifamily dwelling in 2018 (BZA 01-2019). That approval is substantially the same as this request in terms of the building configuration and only differs where terms (length) of occupancy are concerned. The building has not yet been converted to the multifamily dwelling use.



Figure 1: 18 W Franklin and adjoining YMCA



Figure 2: 18 West Franklin, rear view

The downtown YMCA (circa 1930 with later additions) abuts the Property to the east. A surface parking lot owned by the YMCA abuts the Property to the west. The Jefferson Hotel (circa 1895) is located to the southwest across the intersection of West Franklin and North Adams street. Properties in the vicinity and within two blocks include multiple uses, including residential, office, cultural, social and hospitality uses.

## EXISTING ZONING

The Property is zoned RO-3 Residential Office. The surrounding properties on West Franklin and North Adams are also zoned RO-3, while other more intense zoning districts, such as B-4 (Central Business) and B-3 (General Business), are found nearby to the north and to the south.

## POLICY GUIDANCE FOR MONROE WARD LAND USE

Supporting policy with regard to future land use in Monroe Ward is included in the Downtown Plan (2007) and the Pulse Corridor Plan (2017).

The Downtown Plan concludes about Monroe Ward: “The neighborhood represents one of the greatest opportunities to expand the housing market and types of residential building types available Downtown. It also contains numerous sites and buildings that present opportunities for development and adaptive use.” The plan noted the Monroe Ward is only 2 blocks from the City Center area and is “truly mixed use” with “a unique identity and scale created by a high concentration of civic and institutional uses.” (*Downtown Plan*, p. 1.10)

The Pulse Corridor Plan is intended to support a walkable urban environment around Pulse stations. In this case the Property is located within the walkshed of the Pulse Corridor with the nearby Arts District Station. The Arts District Station Area Vision is stated: “Historic buildings are preserved and complemented by denser development on vacant lots that generates more activity through a greater concentration of residents, shoppers, workers, and tourists who are attracted to the residential options, retail and restaurant destinations, jobs, and cultural attractions....” The Plan’s Future Land Use statement includes “The future land use for

Monroe Ward builds on the incredibly dynamic and diverse existing building stock, creating a truly eclectic urban neighborhood." (*Pulse Corridor Plan*, p. 84).

As with existing policy guidance, the Richmond 300 city-wide planning project now underway includes illustrative materials that underscore the vibrant mixed-use character of Monroe Ward. The Richmond 300 documents and the other cited plans support continuing diversity of uses in an area that is rated a "Walkers Paradise."

## **Proposal**

### **PROJECT SUMMARY**

The applicant wishes to convert the historic building from office to a five-unit multi-family dwelling for short-term rental. This use is more consistent with the original residential use than the more recent office use. The short-term rental would allow the multi-family dwelling to serve as a hospitality use with dwelling units available for occupancy by guests for periods of less than one month. This would provide for unique guest accommodations for members of the traveling public, including those with families, who are desirous of the ability to reside at a property that is residential in scale and character during their stay in the City.

### **PURPOSE OF REQUEST**

The current RO-3 zoning permits multi-family dwellings with the condition that lease terms run at least thirty days. As noted above, the proposed 5 unit-multi-family Dwelling is a permitted use for the Property. However, in conjunction with the conversion/rehabilitation of the building, the owner now proposes to rent the dwellings as guest accommodations for the traveling public and similar transient guests on a less-than monthly basis. This use would be permitted in the RO-3 district as a tourist home with the condition that the use is only permitted on properties located on federal highways. Because the dwelling units would be occupied for periods of less than one month and because the Property is not located on a federal highway, a special use permit is required.

In exchange for the SUP, the intent of this request is to accommodate a use that is beneficial to the neighborhood while also preserving and rehabilitating a structure that was originally intended for residential use. More specifically, this request would provide five high-quality, unique guest accommodations for use by the traveling public, in an area of the downtown best suited to it, due to the proximity to restaurants, retail, destinations/cultural attractions, transit, pedestrian infrastructure, and bicycle facilities.

### **PROJECT DETAILS**

The existing three-story structure would be sensitively converted from office to five high-quality, one-bedroom dwelling units which would be available for short-term occupancy. Two dwellings would be located on each of the first two floors with a third dwelling located on the third floor. Each dwelling would be luxuriously furnished and would be designed to provide for the needs of the traveling public. The proposed dwellings would compare favorably with other multi-family dwelling projects in the vicinity that are available for long term rental.

Two off-street parking spaces would be provided on the site accessed from the alley at the rear of the Property. The office use of the Property required fourteen (14) parking spaces of which twelve (12) were nonconforming spaces. The proposed multifamily use would only require five (5) parking spaces which

represents closer conformance with the parking requirements than the former office use. The provision of two off street parking spaces along with the availability of on-street parking and numerous off-street parking resources in the vicinity will more than adequately address the parking needs of the Property.

The appropriately scaled multi-family dwelling in the existing historic building is compatible with and complementary to the surrounding neighborhood in terms of use and architectural character. The proposed rehabilitation would preserve the existing while establishing a use that is more in line with the original use of the Property. This proposal for a hospitality use by virtue of permitting short term rental would open the rehabilitated final product for the greater enjoyment of the public at large.

## Findings of Fact

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

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

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

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation associated with these uses. The proposed five unit multi-family dwelling would be limited in size, type and scale and would be intended to provide for the convenience of occupants within walking distance of downtown destinations and would avoid any traffic or parking concerns by nature of the scale of the use.

- *Create hazards from fire, panic or other dangers.*

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- *Tend to overcrowding of land and cause an undue concentration of population.*

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

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

The proposed special use permit would not adversely affect the above referenced private operations or City services. To the contrary, the proposal could provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the area.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The building is existing and this request does not relate to future expansions of the building.

## Summary

In summary we are enthusiastically seeking approval for this SUP, which would authorize the reuse of a historic residence for a five-unit multi-family dwelling including occupancy terms less than thirty days in the attractive Monroe Ward area of the city. We believe that this proposal provides an excellent opportunity for this significant structure to be repurposed for a use that is most compatible with the neighborhood in terms of use and character. From a policy perspective, the multi-family dwelling for short term rental is consistent with the mix of uses envisioned for the vicinity and will add to the overall vibrancy of the area. The proposed use would also be complementary to the many cultural attractions, retail and restaurant destinations in the vicinity, which would benefit from the patronage of travelers who would occupy the individual dwelling units.

# 18 WEST FRANKLIN STREET

## RICHMOND, VIRGINIA

### PROJECT INFORMATION

#### SCOPE OF WORK

CONVERSION OF EXISTING WHOLE FAMILY RESIDENCE INTO (2) FIVE ONE-BEDROOM SHORT-TERM RENTAL APARTMENT UNITS

#### ZONING & LAND USE

DISTRICT R-3  
PROPOSED USE R-1 TOURIST HOME

#### BUILDING CODE DATA - VA/UBSC 2015 edition

##### 1) CONSTRUCTION TYPE III-B

2) OCCUPANCY GROUP R-1 TREATED AS R-2 PER CODE SECTION 103.3 EXCEPT FOR 1 AND SUBMITTED CODE MODIFICATION REQUEST

3) BUILDING AREA	NET FLOOR	2,064 SF
	2ND FLOOR	2,064 SF
	3RD FLOOR	1,032 SF
	TOTAL	3,096 SF

APARTMENT 1	794 SF
APARTMENT 2	810 SF
APARTMENT 3	608 SF
APARTMENT 4	608 SF
APARTMENT 5	608 SF

4) BUILDING TO BE FULLY SPRINKLERED NFPA 13B SYSTEM

5) DWELING SEPARATION EXISTING AND NEW 1-HOUR WALLS & EXISTING 1-HOUR FLOORS

6) CORRIDORS & EXIT STAIRS 1 HOUR WALLS W/ 20 MIN DOORS

7) EXIT ACCESS TRAVEL DISTANCE MAX 112 PROVIDED

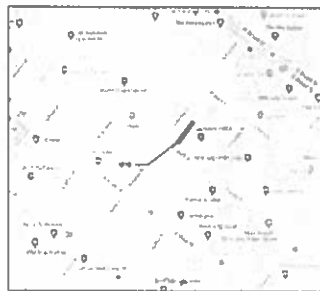
8) COMMON PATH OF TRAVEL MAX 60 PROVIDED

9) SMOKE ALARMS PROVIDED IN EACH BEDROOM AND OUTSIDE EACH BEDROOM PER INT 2.11.2

10) MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED. PULL STATIONS TO BE LOCATED AT EXIT ENTRANCE TO STAIRS AND AT MAIN ENTRANCE.

### CONSTRUCTION NOTES

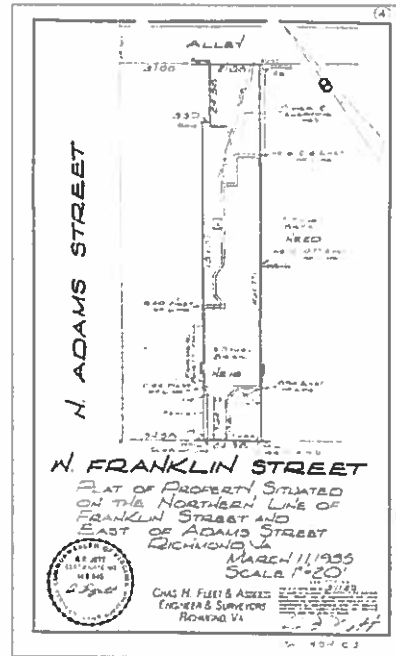
- 1) All work shall comply with all local and national building code requirements.
- 2) Contractor shall verify all dimensions in the field prior to commencing with construction. Use mixed dimensions only, do not scale. Notify Architect immediately of any discrepancies.
- 3) All work shall be done in accordance with industry standards.
- 4) All materials shall be properly protected from weather conditions or potential problems on site.
- 5) All products shall be used in accordance with manufacturers' specifications.
- 6) Contractor is responsible for verifying actual manufacturers' dimensions for any rough openings or actual installation dimensions.
- 7) Contractor shall guarantee all materials and workmanship for one year from date of acceptance.
- 8) Contractor shall verify all eave and soffit dimensions in field and coordinate shop drawings.
- 9) Contractor to provide design build mechanical, electrical and plumbing drawings for Owner and Architect to review.
- 10) Contractor shall provide wood blocking for covers and bath hardware.
- 11) Contractor shall provide Owner with all manuals, guides, warranties, etc. for all equipment.
- 12) Contractor shall verify and provide tempered glass where required.
- 13) Contractor shall review and coordinate all equipment/appliance requirements with owner.
- 14) All dimensions to face of framing typ. Exterior dimensions to face of sheathing.



1) LOCATION MAP

### DRAWING LIST

- T1 TITLE SHEET
- D100 DEMOLITION PLAN
- A100 NEWWORK PLAN
- A101 FIRE SAFETY PLAN



1) SITE PLAN

07.10.2015

REVISIONS

CDDP CONSULTING  
P.C.

18 WEST FRANKLIN STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP 18 WEST FRANKLIN STREET RICHMOND, VA 23220

18 WEST FRANKLIN STREET

SHEET TITLE

TITLE

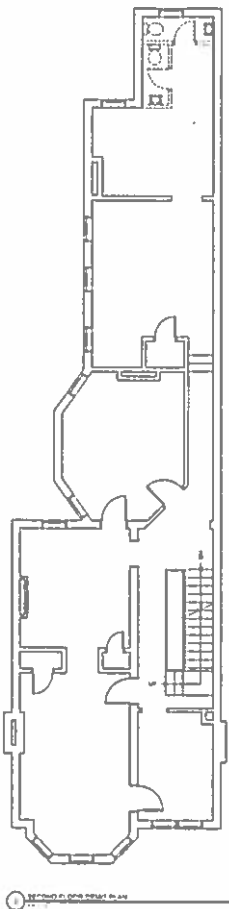
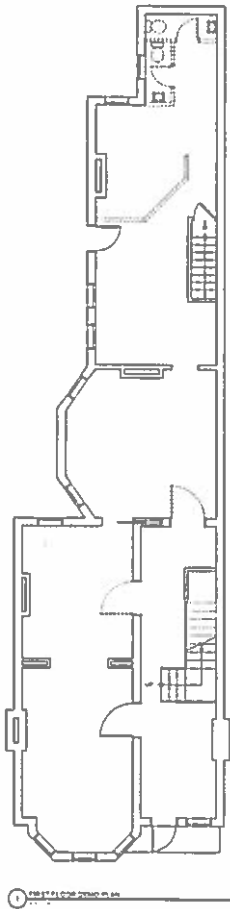
Version: 00

PROJECT NO. 1800

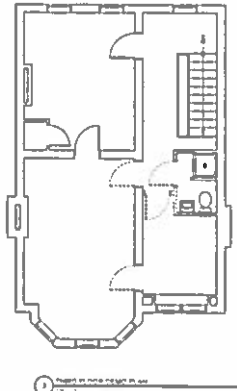
DATE 9.26.2017

SHEET NO. T1

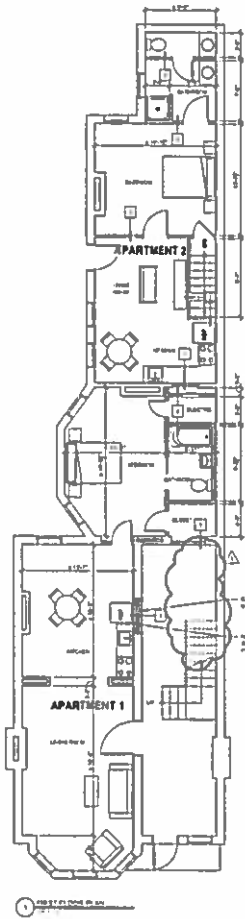




LEGEND	
[Symbol]	EXISTING TO REMAIN
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[Symbol]	NEW WORK

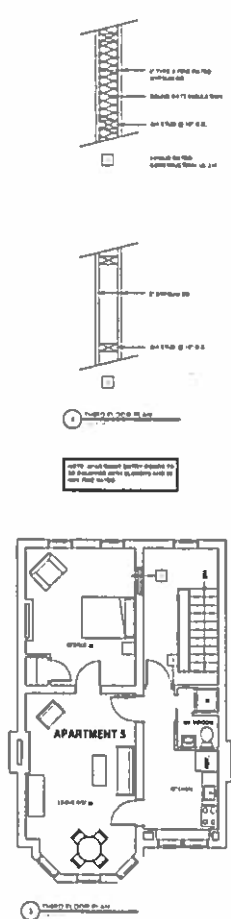
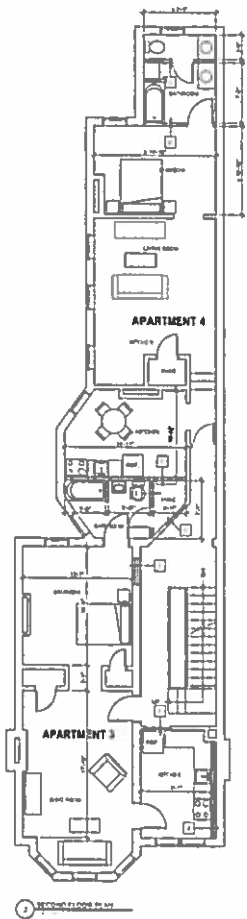


JOHANNAS DESIGN GROUP 1941 WEST CHASE STREET RICHMOND, VA 23220  
 804.250.4837 804.556.2211  
 07.10.2010  
 REVISIONS  
 18 W FRANKLIN STREET  
 DEMO PLAN  
 D100



1. 1/8" = 1'-0" (SEE PLAN)

2. 1/8" = 1'-0" (SEE PLAN)



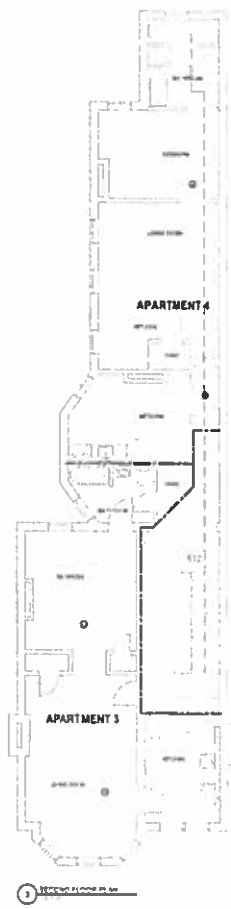
  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 No. 100,000,000  
 EXPIRES 12/31/2010

**JOHANNAS DESIGN GROUP**  
 1801 WEST CARY STREET, SUITE 200, SAN JOSE, CA 95128  
 TEL: 415.735.4300  
 WWW.JDGROUP.COM

**18 W FRANKLIN ST**

**NEW WORK PLAN**

**A100**



**LEGEND**

- 1-HOUR RATED WALLS (EXISTING)
- - - 1-HOUR RATED PLASTER/ATH CONSTRUCTION AND NEW RATED WALLS (SEE A100)
- SHOCK DETECTOR
- - - EGRESS PATH

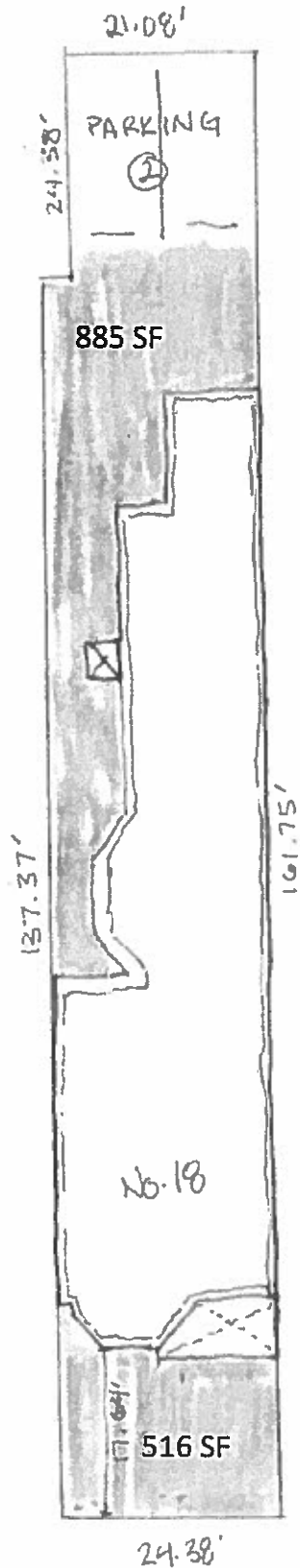
JOHANNAS DESIGN GROUP 18 W FRANKLIN ST RICHMOND, VA 23220 P 804 378 4527 F 804 356 3611
<b>FIRE SAFETY PLAN</b>
SHEET NO. 1101
DATE 7/18/2018
PROJECT NO. A101

ALLEY

# 18 WEST FRANKLIN STREET

## Site Plan for 5 Units

November 16, 2018



Parking Required: 5

Parking Provided: 2 on-site, 3 non-conforming

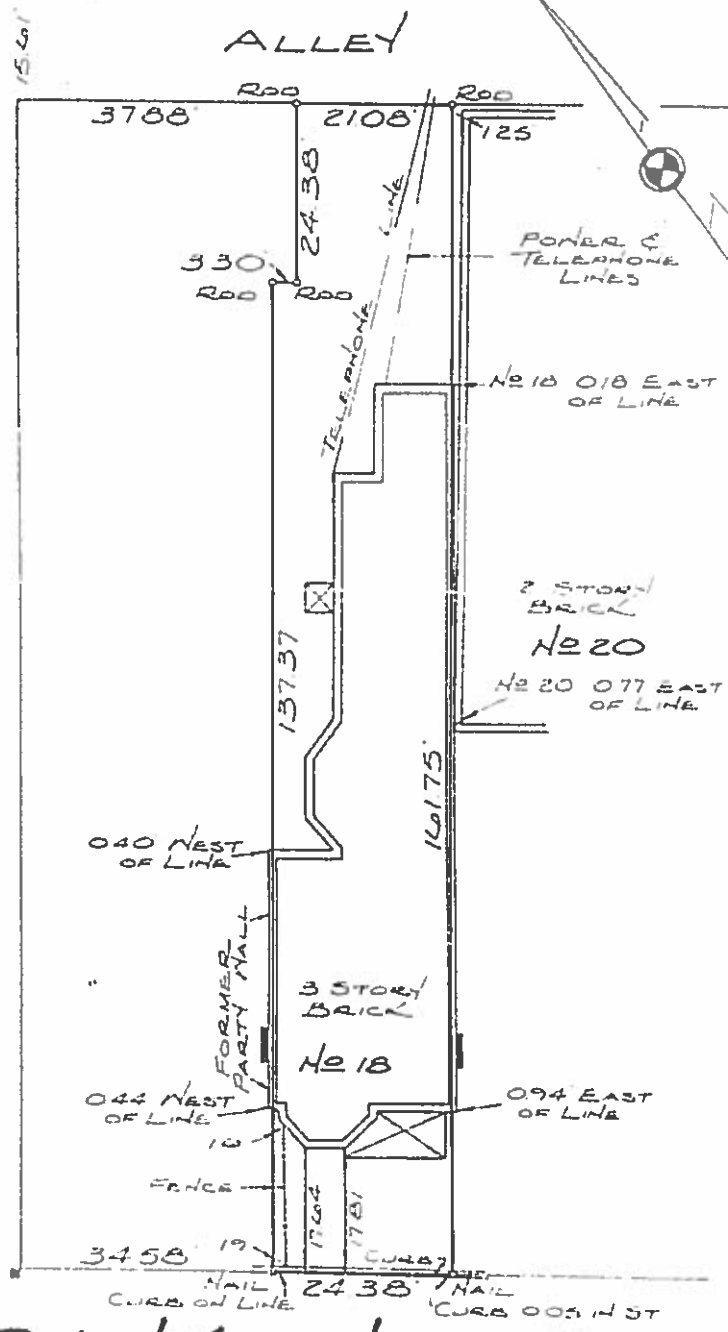
Floor Area: 5,132 SF

Useable Open Space: 1,401 SF

Useable Open Space Ratio: 0.27

FRANKLIN STREET

N. ADAMS STREET



# W. FRANKLIN STREET

PLAT OF PROPERTY SITUATED ON THE NORTHERN LINE OF FRANKLIN STREET AND EAST OF ADAMS STREET. RICHMOND, VA.

MARCH 11, 1985  
SCALE 1" = 20'



CHAS H. FLEET & ASSOCS  
ENGINEER & SURVEYORS  
RICHMOND, VA

CERTIFICATION  
 This is to certify that on 3/11/85  
 we made an accurate land survey of the premises  
 shown herein. All of improvements and other  
 easements are shown hereon. But there is no  
 liability for improvements other than subject's  
 premises or from subject's premises upon adjoining  
 premises other than as shown hereon.

*R.F. Jett*