

INTRODUCED: February 10, 2020

AN ORDINANCE No. 2020-043

To authorize the special use of the property known as 1320 North 31<sup>st</sup> Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

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

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

PUBLIC HEARING: MAR 9 2020      AT 6 P.M.

WHEREAS, the owner of the property known as 1320 North 31<sup>st</sup> Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of two single-family attached dwellings, which use, among other things, is not currently allowed by section 30-412.4, concerning lot area and width, density, and unit width, 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 (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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

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

ADOPTED:        MAR 09 2020        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 1320 North 31st Street and identified as Tax Parcel No. E000-0625/003 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Proposed Improvements and Division of 1320 N. 31<sup>st</sup> Street in the City of Richmond, Virginia,” prepared by Frederick A. Gibson & Associates, P.C., dated June 10, 2019, and last revised October 9, 2019, provided as an inset on the plans entitled “1320 – 1322 N. 31<sup>st</sup> Street, New Construction,” prepared by an unknown preparer, and dated May 27, 2019, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of two single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1320 – 1322 North 31<sup>st</sup> Street, New Construction,” prepared by an unknown preparer, and dated May 27, 2019, 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 Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed 35 feet.
- (c) Off-street parking shall not be required for 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) All building materials and elevations shall be substantially as shown on the Plans.

(f) Prior to the issuance of any certificate of occupancy for the Special Use, the Property shall be subdivided into two new parcels, substantially as shown on the Plans, by obtaining any necessary approvals from the City and by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

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

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of two new street trees and a sidewalk along North 31<sup>st</sup> Street, 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 (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.

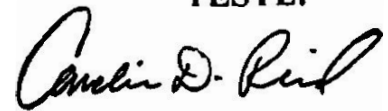
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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:**

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

**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.2019.569

O & R REQUEST

4-9540

RECEIVED

RECEIVED

DEC 31 2019

JAN 15 2020

JAN 15 2020

Office of the  
Chief Administrative Officer

OFFICE OF THE CITY ATTORNEY

O & R Request OF THE CITY ATTORNEY

**DATE:** December 20, 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)

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

**THROUGH:** Sharon L. Ebert, 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 1320 N. 31<sup>st</sup> Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

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

**PURPOSE:** To authorize the special use of the property known as 1320 N. 31<sup>st</sup> Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

**REASON:** Two-family detached homes are allowed in the R-6 Single-Family Attached residential district provided that a minimum lot area of 6,000 square feet and a minimum of 50 feet of width is met. The subject property is a lot that is 43 feet wide and 140 feet deep, for a total area of 5,780 square feet.

**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 February 18, 2020, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 5,780 SF parcel of land and is vacant. It is located in the Church Hill North Neighborhood within the City's East Planning District, midblock of North 31<sup>st</sup> Street between S and T Streets.



The City of Richmond's Master Plan designates the subject property for Single-Family (Medium Density) uses. Primary uses in this category are "single-family detached dwellings at densities between 8 and 20 units per acre." (See page 133, Richmond Master Plan.) The density of the parcel if developed as proposed would be a ratio of approximately 23 units per acre. There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for the continued creation of market rate rental housing and a desire for neighborhoods to provide a variety of housing choices.

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential zoning district. Within the area of the subject property, three properties to the south and two properties to the north are vacant. Those properties in the vicinity with improvements contain a mixture of single-family detached and single-family attached structures.

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

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No.

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

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 27, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** February 24, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
February 18, 2020

**AFFECTED AGENCIES:** Office of Chief Administration 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:** Draft Ordinance; Application; The Property; The Plans; 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/>

SUP-052364-2019

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: 1320 - 1322 N. 31 Street

Date: 03/29/2019

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: 0.133

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

RECEIVED

APR 08 2019

**Zoning**

Current Zoning: R-6

Existing Use: EMPTY SITE

LAND USE ADMINISTRATION

**Proposed Use**

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

TWO FAMILY ATTACHED DWELLING

Existing Use: EMPTY SITE

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Ihab Aramin

Company: Aramin Real Estate, LLC

Mailing Address: 2840 Braidwood Road

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 874-2197

Fax: ( )

Email: [ihab.aramin@yahoo.com](mailto:ihab.aramin@yahoo.com)

**Property Owner:** Aramin Real Estate, LLC

If Business Entity, name and title of authorized signee: Ihab Aramin

(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: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Telephone: ( )

Fax: ( )

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

**Property Owner Signature:** \_\_\_\_\_

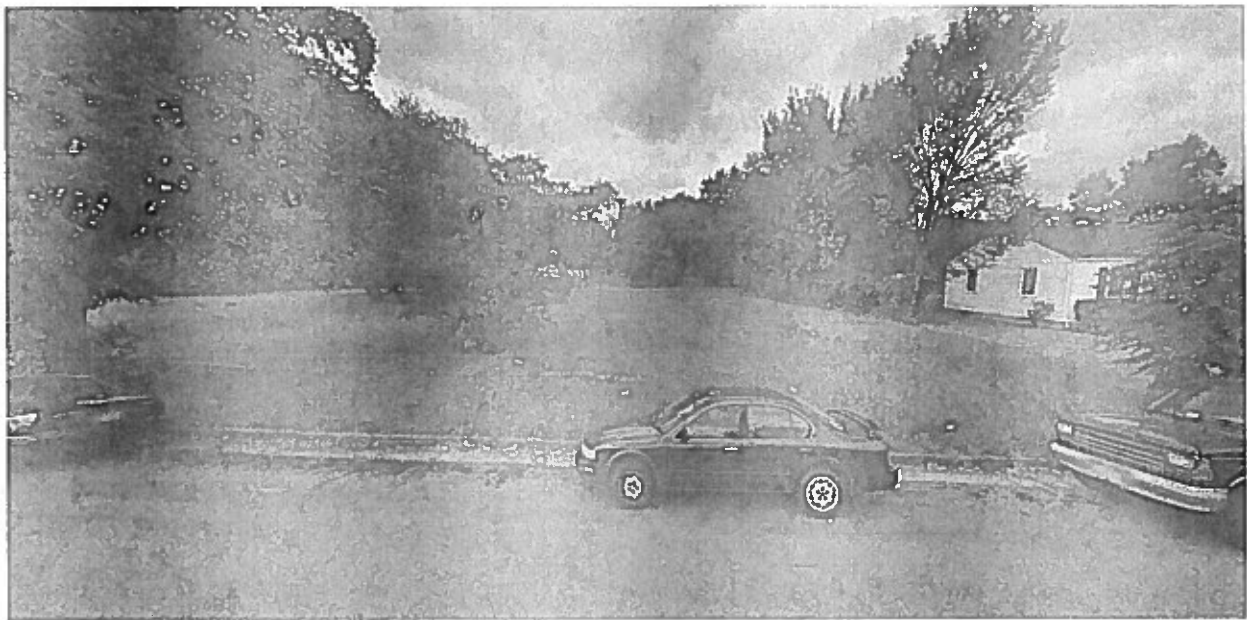
The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

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

March 29, 2019

To whom it may concern,

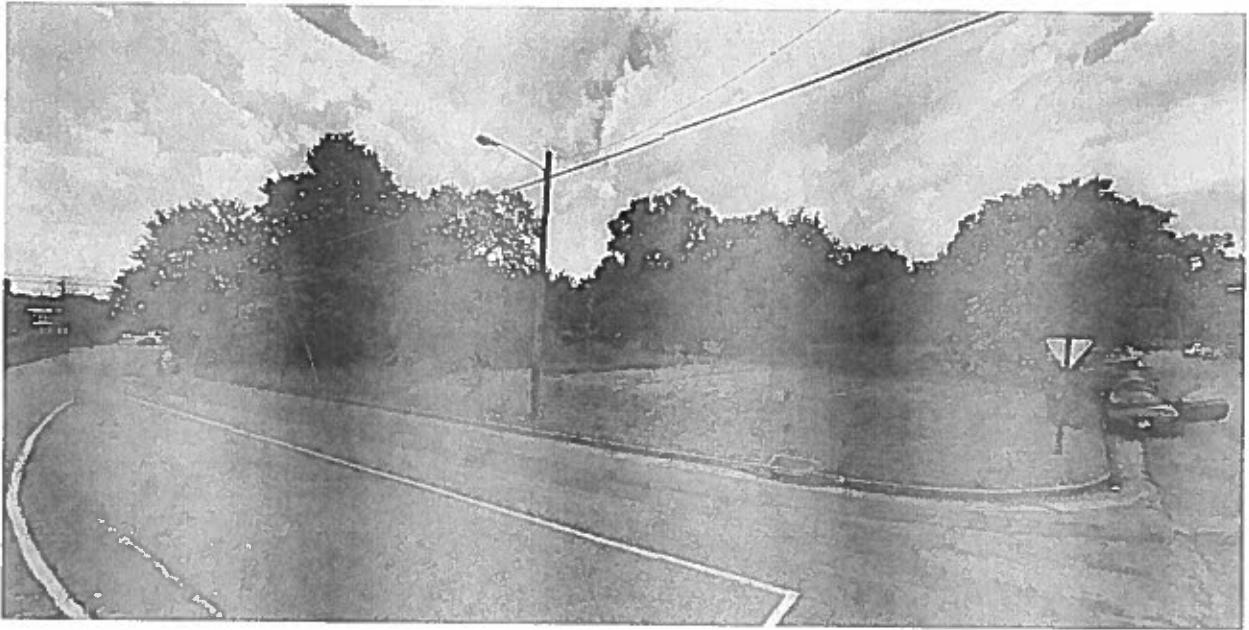
The property at 1320 – 1322 N. 31<sup>st</sup> Street exists as a vacant lot. The property east of the proposed lot is aged. Multiple areas west of the proposed lot is also vacant. Across the street, the properties are also aged or in states of disrepair. The proposed lot is irregularly shaped and has an encroachment from the property to the east. The lots over time have collected debris and garbage from pedestrians and vehicular traffic.



*Figure 1: The proposed lot facing north*

The proposed use is a two-family attached dwelling constructed using durable, quality materials. The construction mimics traditional Richmond features and incorporates a few modern characteristics. The new construction will help to revitalize the area, adding care and making use of a derelict lot.

The current challenge involves setbacks. This narrative serves as a request for exception. The width of the structure leaves slighter smaller setbacks, but the lot west of the structure is currently vacant with no signs of development. The proposed structure will not encroach on the adjacent lots or violate any other building code or zoning requirements.



*Figure 2: The proposed lot facing west*

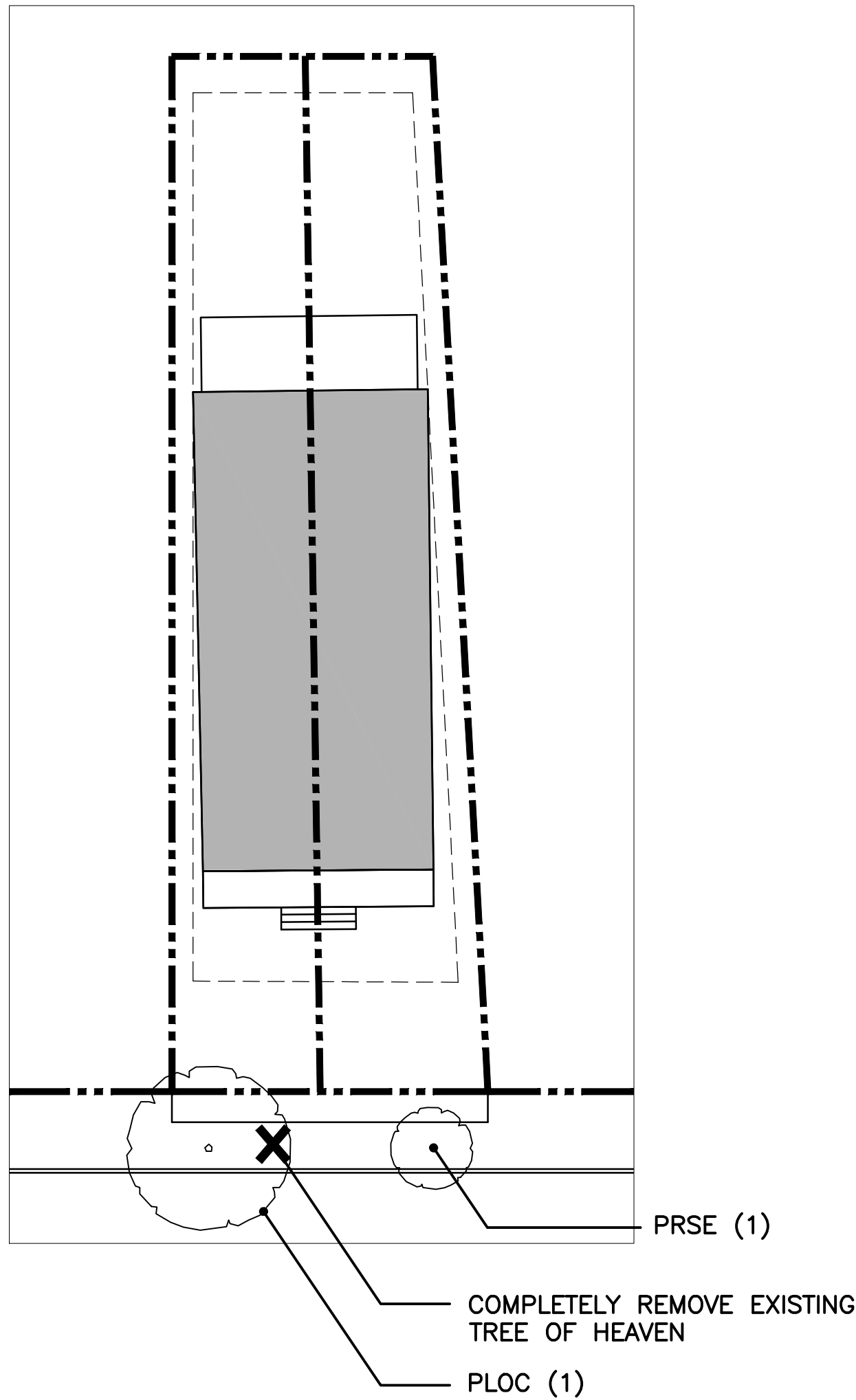
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The current challenge involves setbacks. This narrative serves as a request for exception. The width of the structure leaves slighter smaller setbacks, but the lot west of the structure is currently vacant with no signs of development. The proposed structure will not encroach on the adjacent lots or violate any other building code or zoning requirements. The intent is to place a structure that assists in future development for this area of the City. We ask permission to make this development a reality.

Thank you for your time and consideration.

# 1320 - 1322 N. 31ST

## NEW CONSTRUCTION

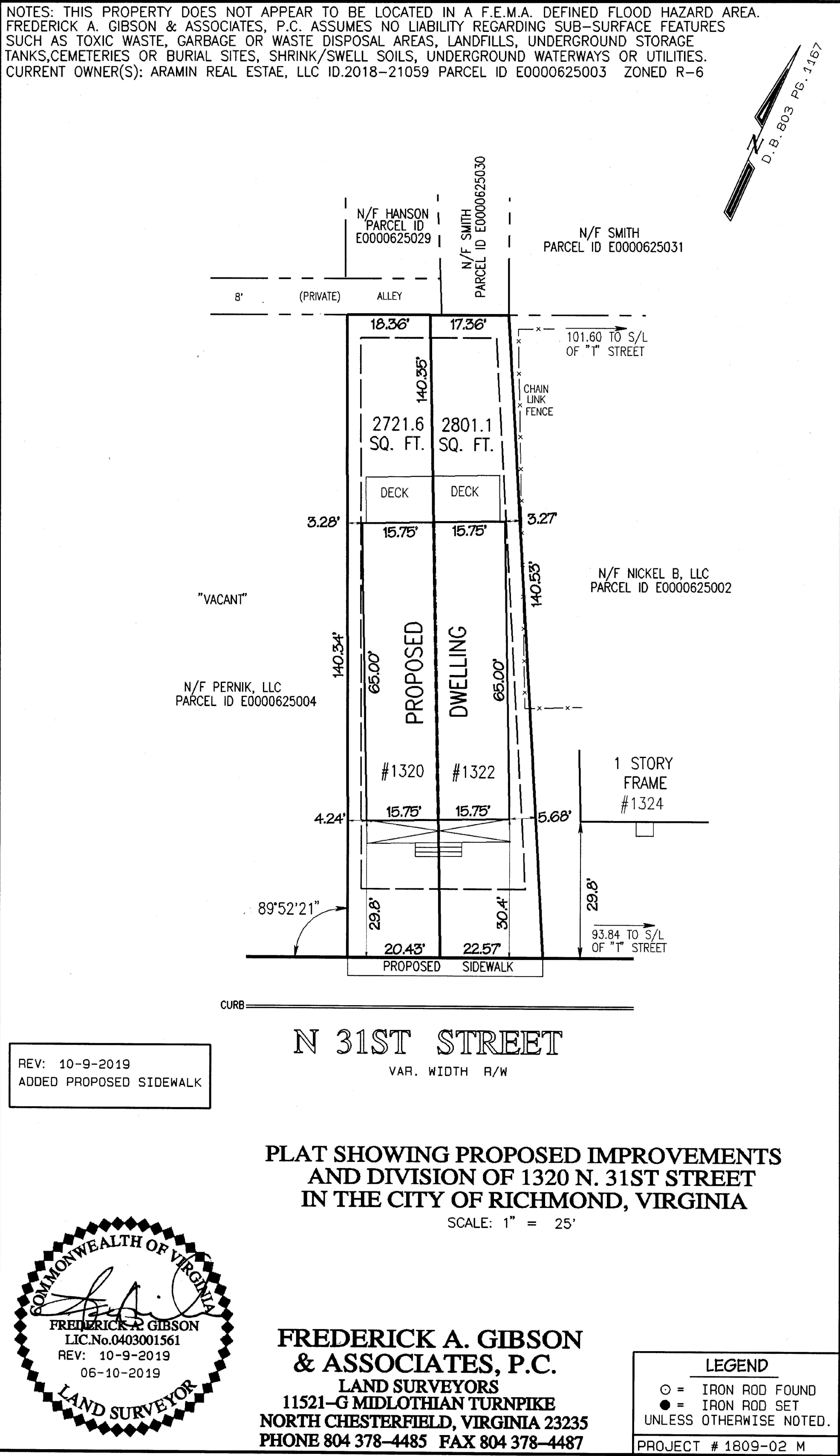


### PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
PRSE	1	Prunus serotina	Black Cherry	2" Caliper
PLOC	1	Platanus occidentalis	American Sycamore	2" Caliper

- THE PLANTING HOLE SHALL BE THREE TIMES AS WIDE AS THE ROOT BALL. THE TREE ROOT BALL SHALL REST ON EXISTING SOIL.
- ONE QUARTER OF THE TREE ROOT BALL SURFACE SHALL BE POSITIONED ABOVE FINISHED GRADE.
- PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

### SITE PLAN AND LANDSCAPE DETAILS



### SURVEY

### BUILDING INFORMATION

PARCEL ID:	E0000625003
RICHMOND ZONING DISTRICT:	R-6
USE GROUP:	R-5
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	(2) 3168 SF (BUILDING)
	(2) 80 SF (PORCH)
	(2) 96 SF (DECK)

### GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, INSTALLATION REQUIREMENTS AND ORDINANCES.

SITE:  
1320 - 1322 N. 31ST STREET  
RICHMOND, VA 23223

TITLE:  
COVER SHEET

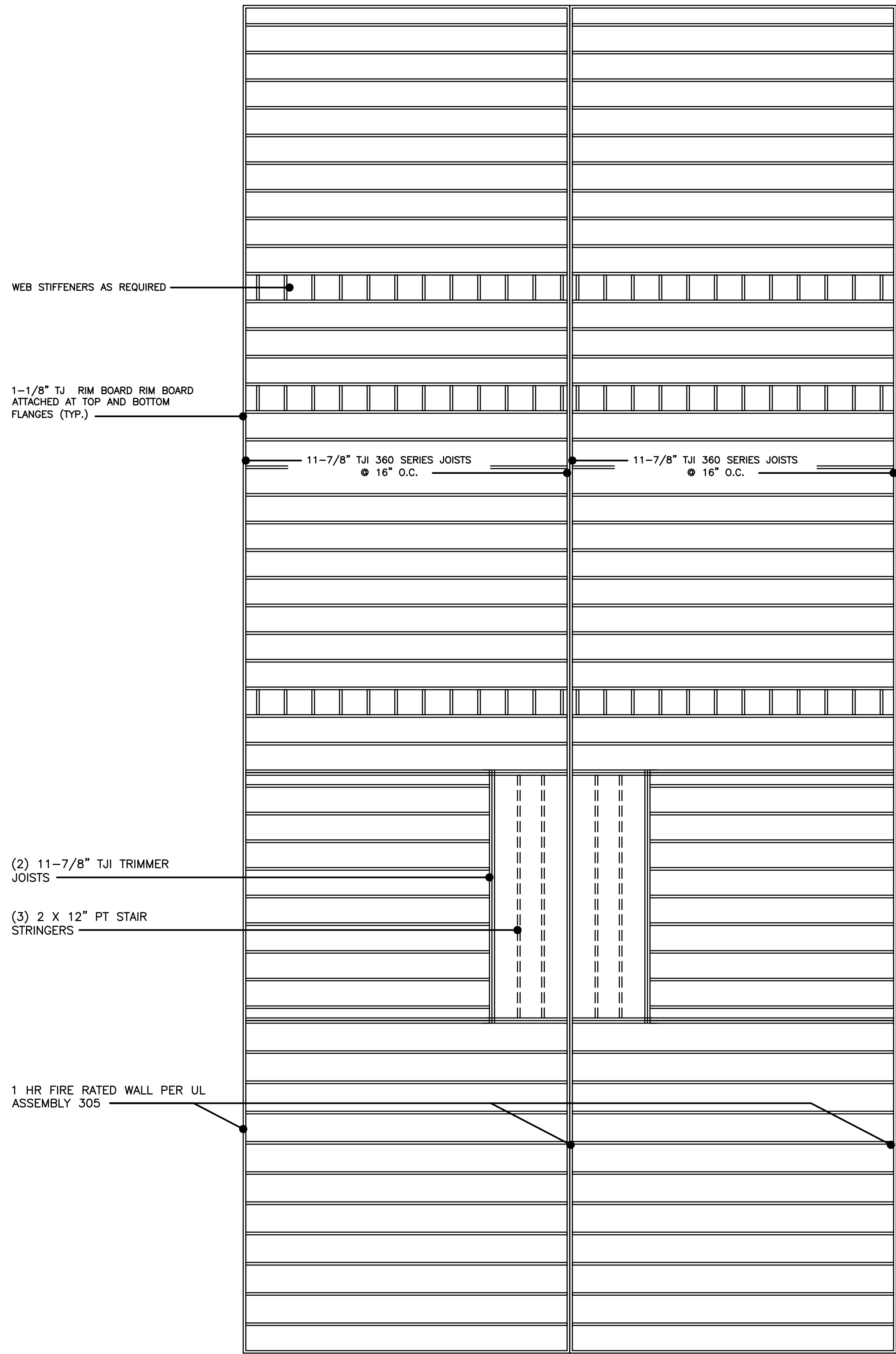
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PROJECT NO: 18076	DRAWING NO: T101	REVISION: --	



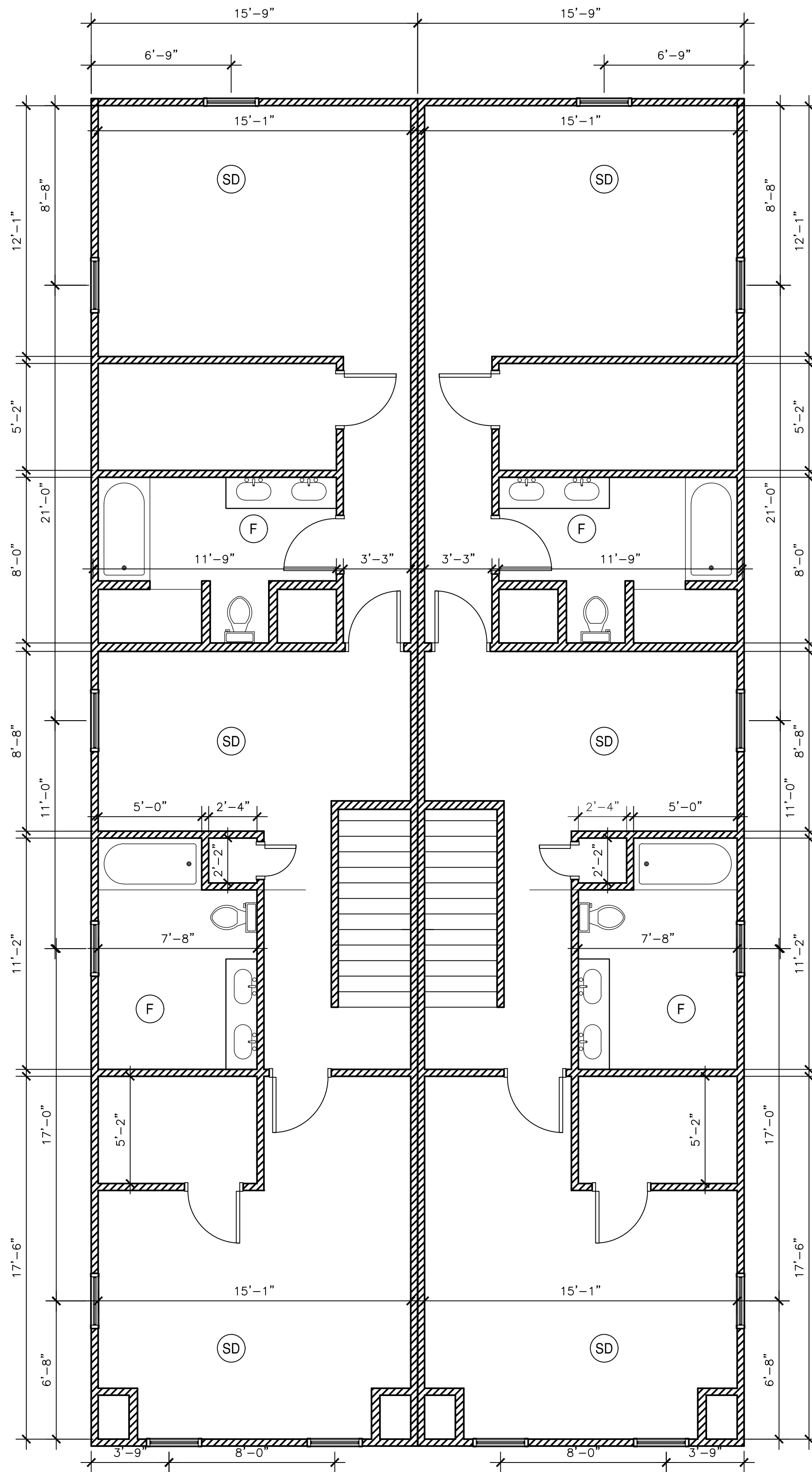
PARCEL ID:	E0000625003
RICHMOND ZONING DISTRICT:	R-6
USE GROUP:	R-5
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	(2) 3168 SF (BUILDING) (2) 80 SF (PORCH) (2) 96 SF (DECK)

- A. ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA  
UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER  
APPLICABLE CODES, STANDARDS, AND REGULATIONS OF  
THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE  
BUILDING PROJECT IS PROVIDED.
- C. NOT SCALE THESE DRAWINGS. VERIFY ALL  
DIMENSIONS AND CONDITIONS IN THE FIELD. ANY  
DISCREPANCIES IN THESE DRAWINGS SHALL BE  
BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR  
TO STARTING WORK.
- D. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE  
AGENCY-PERMITTED SET OF CONSTRUCTION  
DOCUMENTS AT TIME OF CONSTRUCTION.
- E. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS  
SHALL BE COORDINATED WITH ALL TRADES PRIOR TO  
INSTALLATION.
- F. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE  
WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY  
REQUIREMENTS, INSTALLATION REQUIREMENTS AND  
ORDINANCES.

SITE:			
1320 - 1322 N. 31ST STREET RICHMOND, VA 23223			
TITLE:			
FIRST FLOOR AND FRAMING PLANS			
SCALE:	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:	
18076	A101	--	



SECOND FLOOR FRAMING PLAN



SECOND FLOOR PLAN

## BUILDING INFORMATION

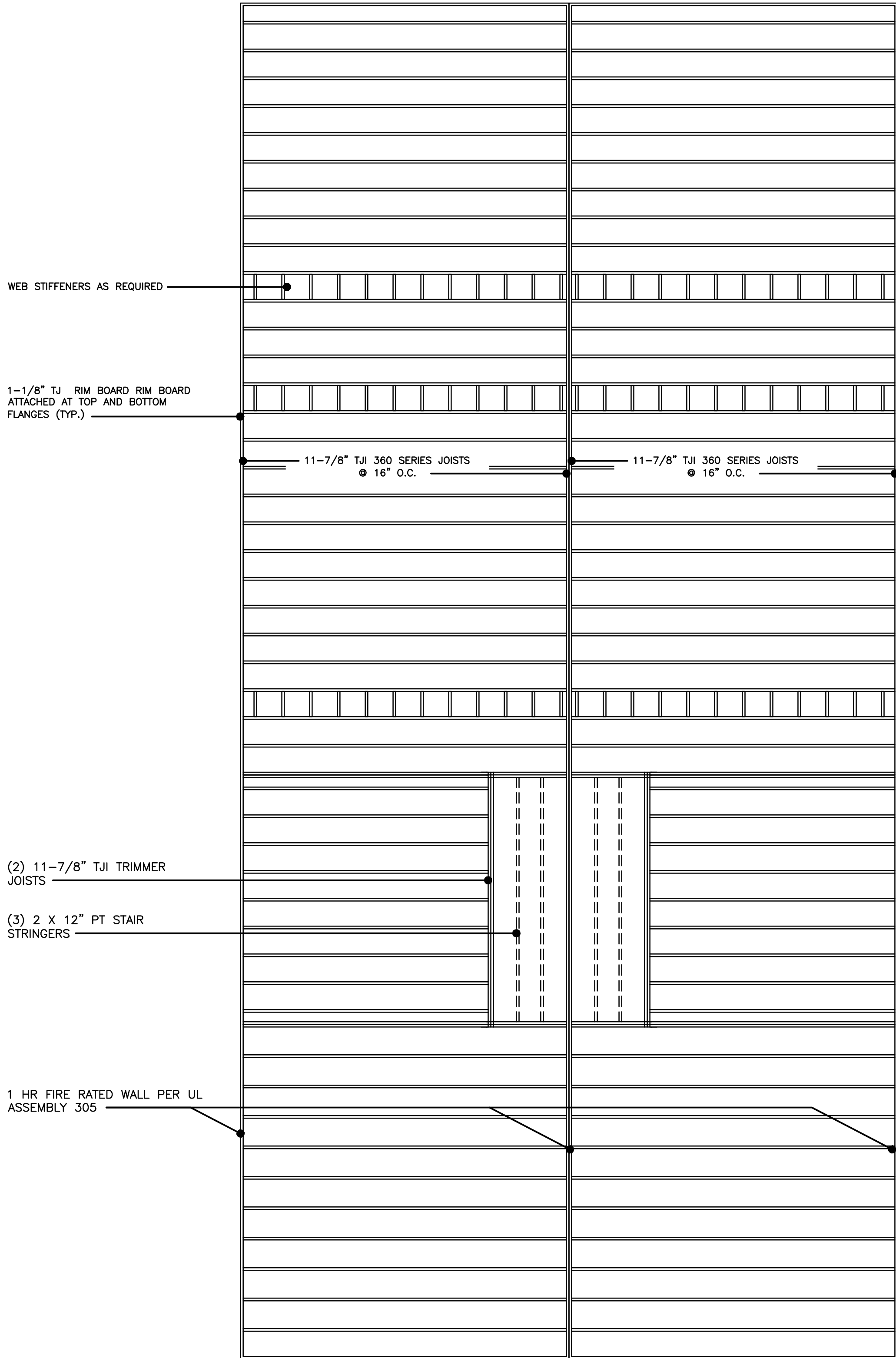
PARCEL ID:	E0000625003
RICHMOND ZONING DISTRICT:	R-6
USE GROUP:	R-5
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	(2) 3168 SF (BUILDING) (2) 80 SF (PORCH) (2) 96 SF (DECK)

## GENERAL NOTES

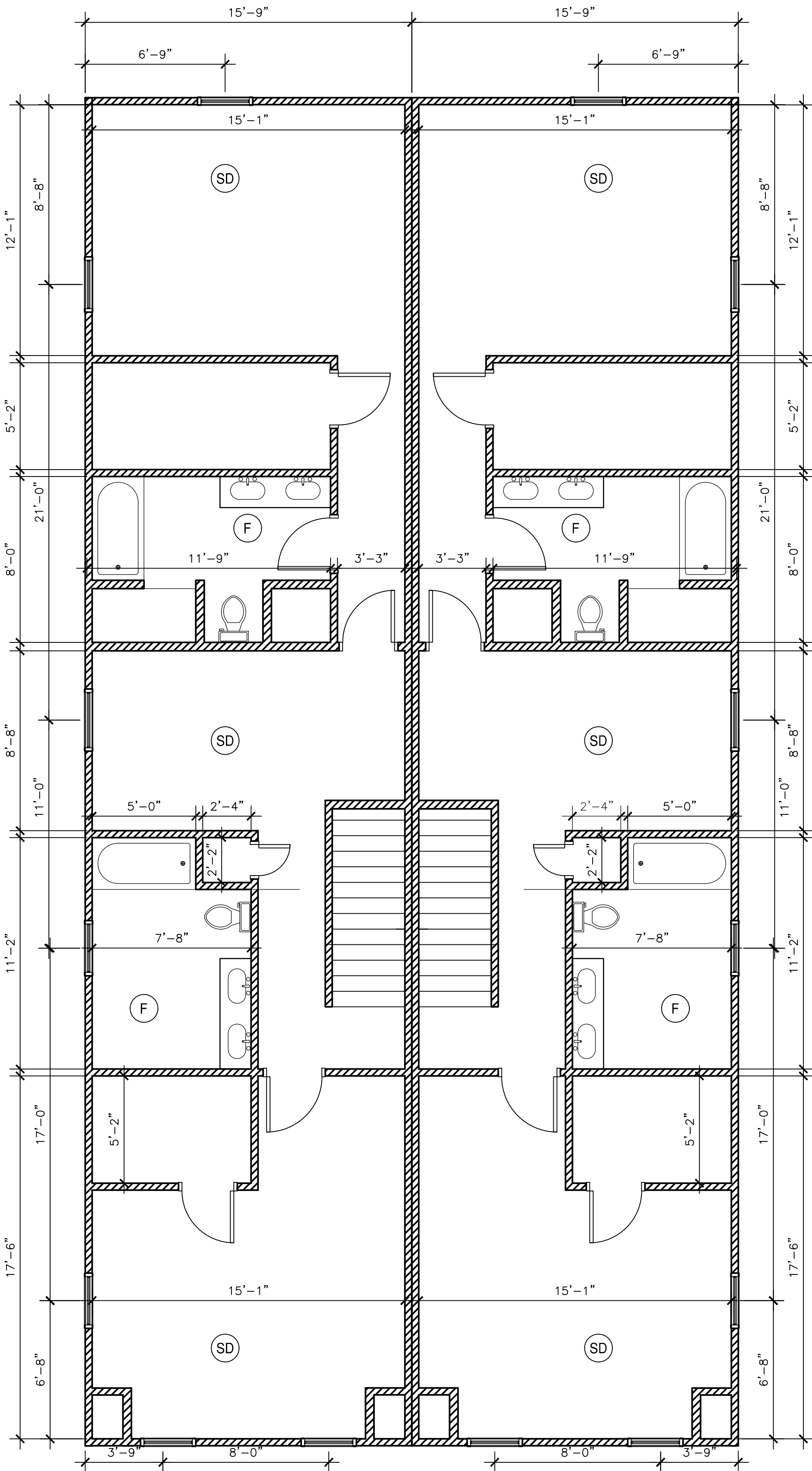
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- PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, INSTALLATION REQUIREMENTS AND ORDINANCES.

SITE: 1320 - 1322 N. 31ST STREET RICHMOND, VA 23223			
TITLE: SECOND FLOOR AND FRAMING PLANS			
SCALE: 1/4" = 1'-0"	DATE: 05/27/2019	DRAWN: DDM	CHECKED: DDM
PROJECT NO: 18076	DRAWING NO: A102	REVISION: --	





THIRD FLOOR FRAMING PLAN



THIRD FLOOR PLAN

BUILDING INFORMATION

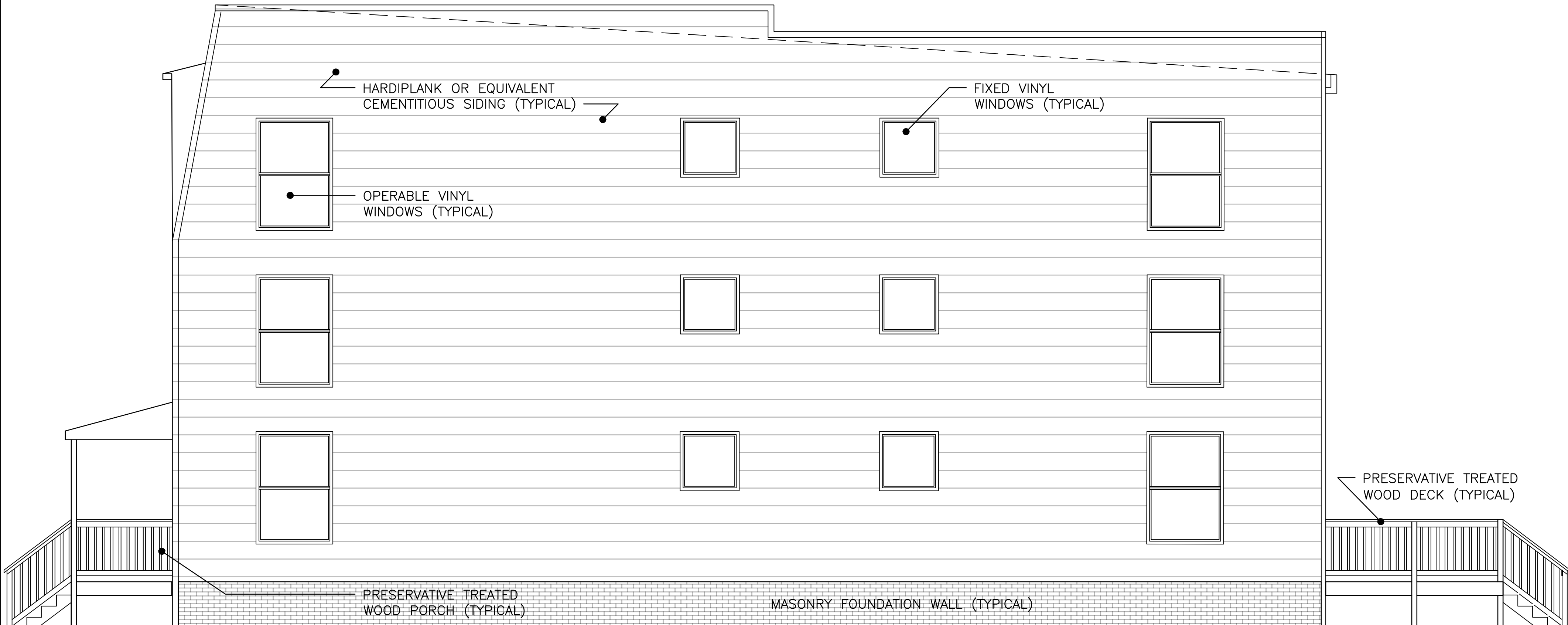
PARCEL ID:	E0000625003
RICHMOND ZONING DISTRICT:	R-6
USE GROUP:	R-5
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	(2) 3168 SF (BUILDING)
	(2) 80 SF (PORCH)
	(2) 96 SF (DECK)

GENERAL NOTES

- A. ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
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- E. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- F. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, INSTALLATION REQUIREMENTS AND ORDINANCES.

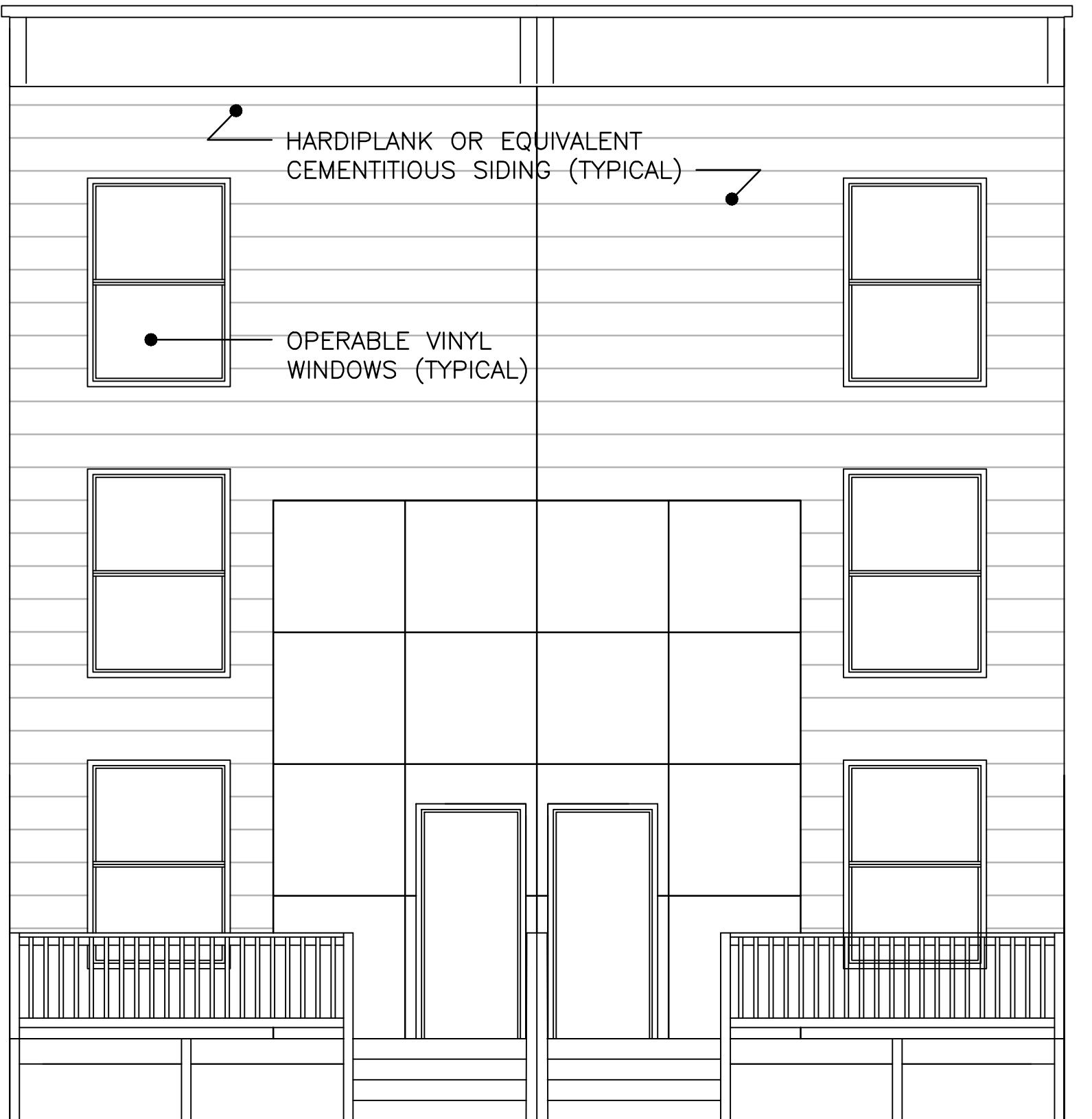
SITE: 1320 - 1322 N. 31ST STREET RICHMOND, VA 23223			
TITLE: THIRD FLOOR AND FRAMING PLANS			
SCALE: 1/4" = 1'-0"	DATE: 05/27/2019	DRAWN: DDM	CHECKED: DDM
PROJECT NO: 18076	DRAWING NO: A103	REVISION: --	





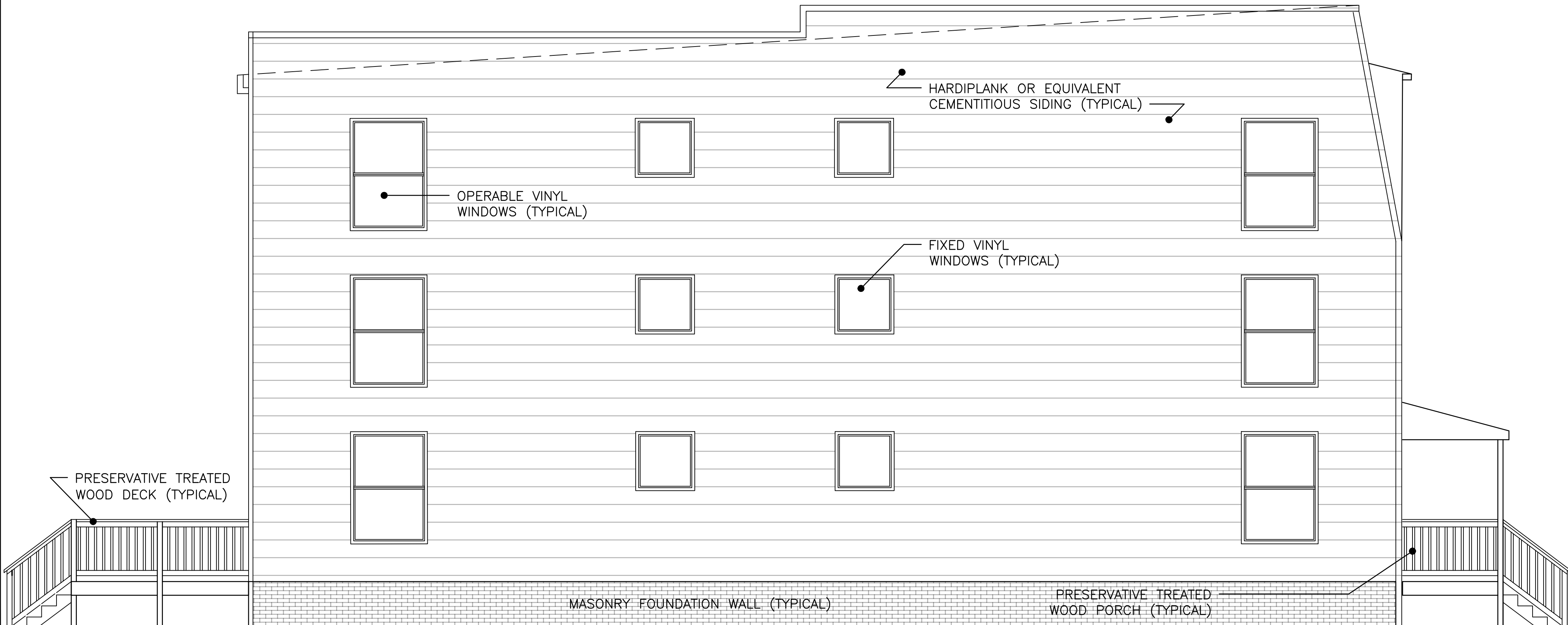
SIDE ELEVATION

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



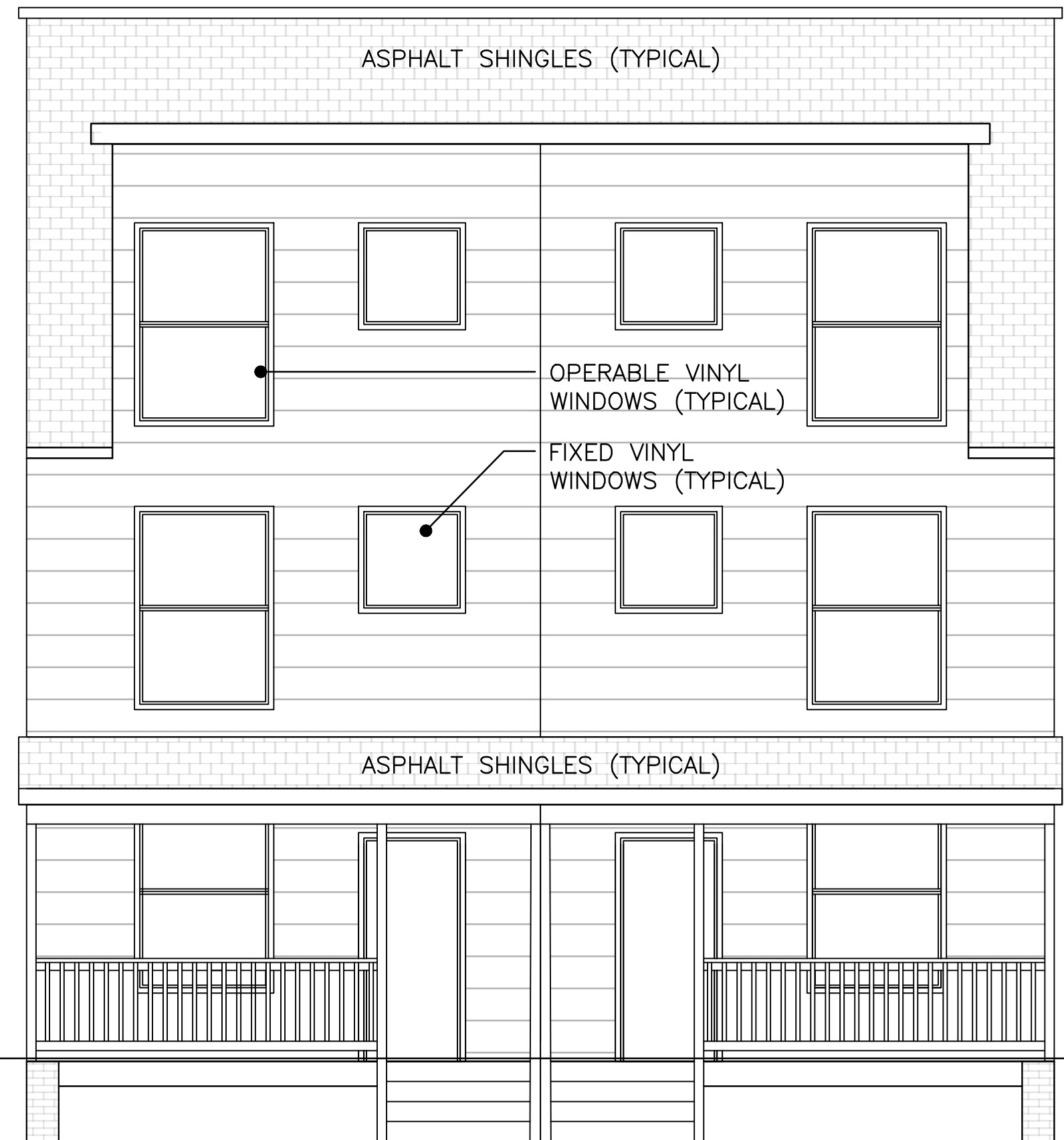
REAR ELEVATION

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



SIDE ELEVATION

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



FRONT ELEVATION

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

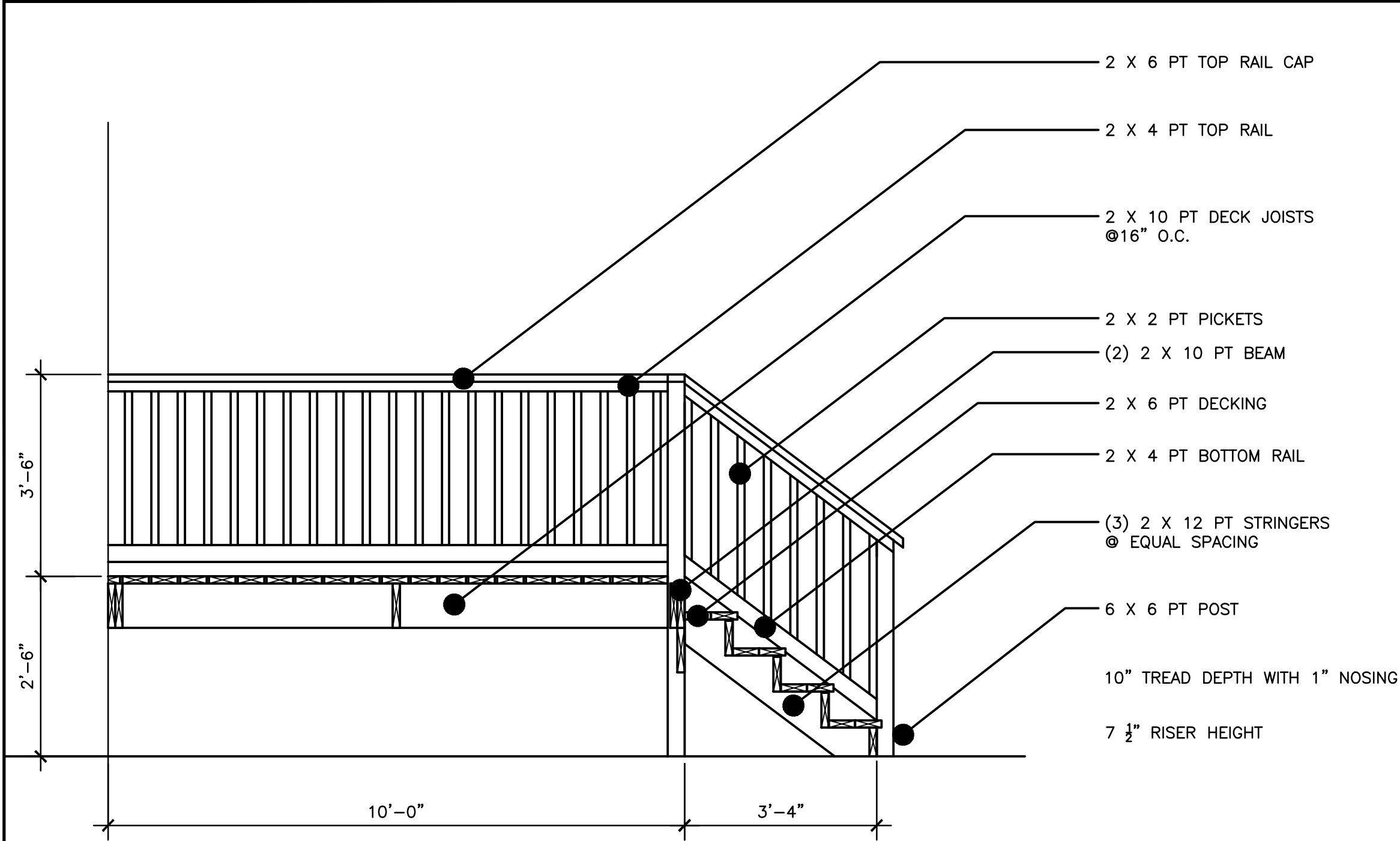
BUILDING INFORMATION

PARCEL ID:	E0000625003
RICHMOND ZONING DISTRICT:	R-6
USE GROUP:	R-5
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	(2) 3168 SF (BUILDING)
	(2) 80 SF (PORCH)
	(2) 96 SF (DECK)

GENERAL NOTES

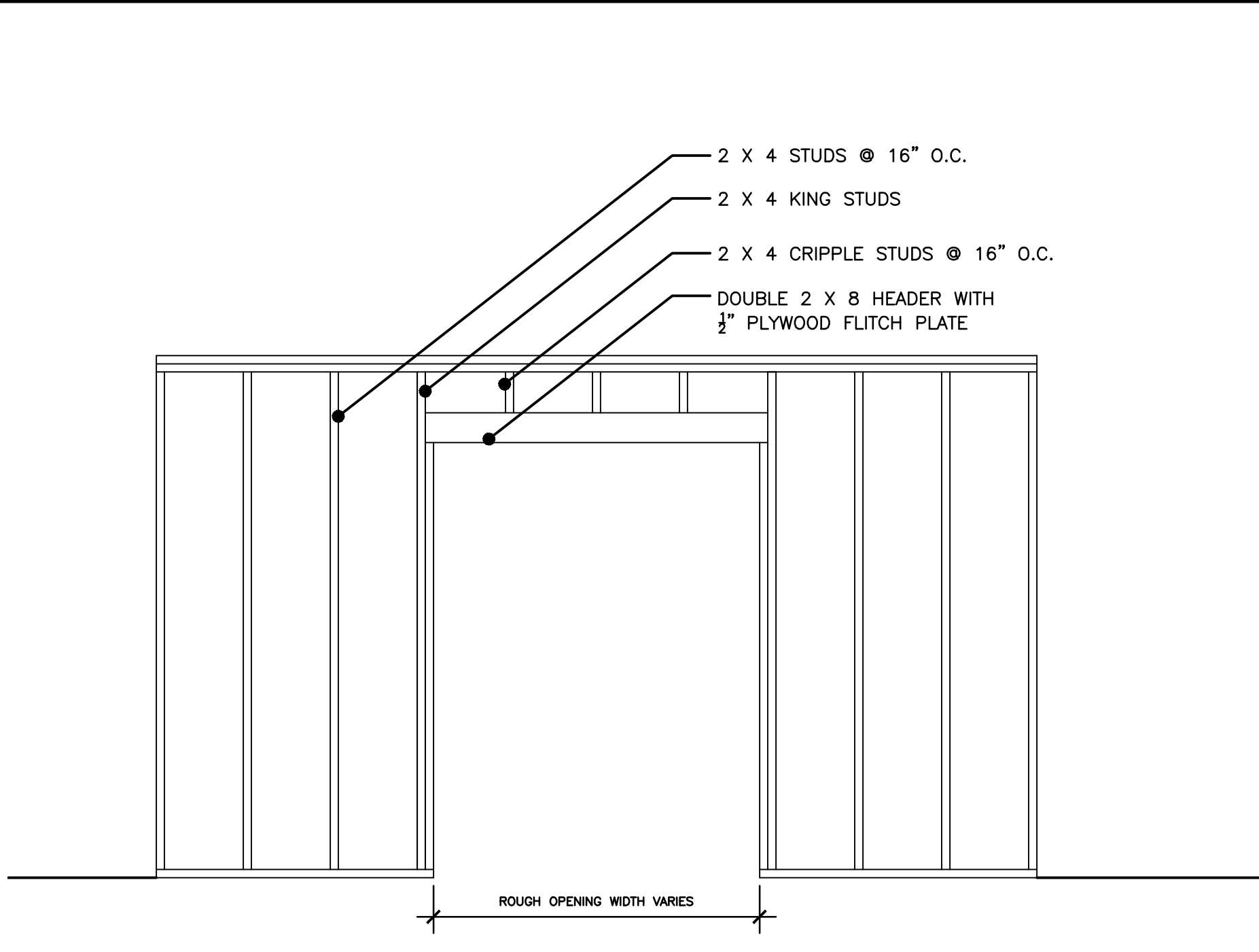
- A. ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- D. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- E. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- F. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH CITY, STATE AND FEDERAL PERMITS, JOB SAFETY REQUIREMENTS, INSTALLATION REQUIREMENTS AND ORDINANCES.

SITE:			
1320 - 1322 N. 31ST STREET RICHMOND, VA 23223			
TITLE:			
ELEVATIONS			
SCALE:	DATE:	DRAWN:	CHECKED:
1/4" = 1'-0"	05/27/2019	DDM	DDM
PROJECT NO:	DRAWING NO:	REVISION:	
18076	A201	--	



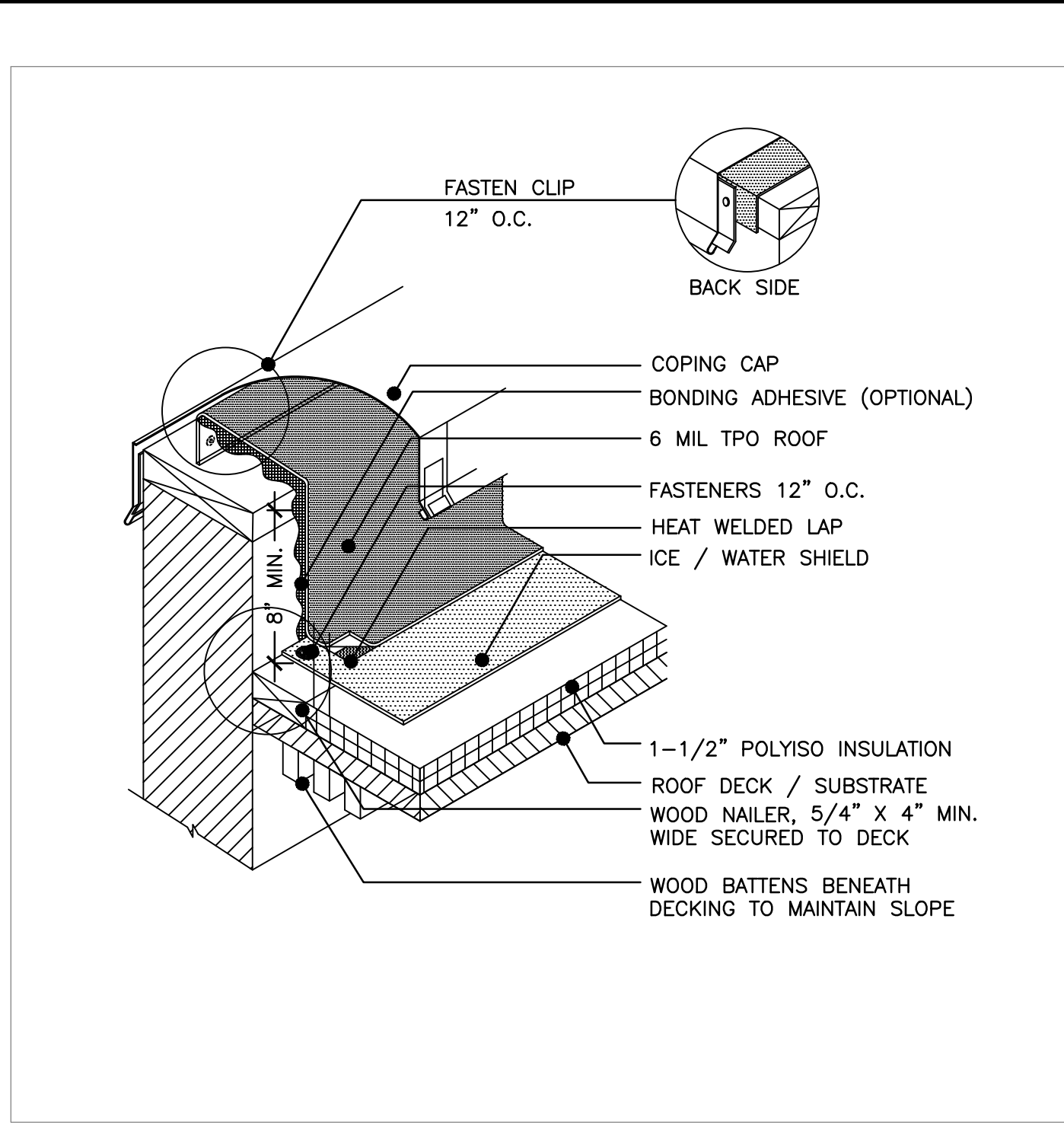
### DECK FRAMING DETAIL

SCALE: 1/2" = 1'-0"



### TYPICAL OPENING FRAMING

SCALE: 1/2" = 1'-0"



### TYPICAL FLAT ROOF WITH COPING DETAIL

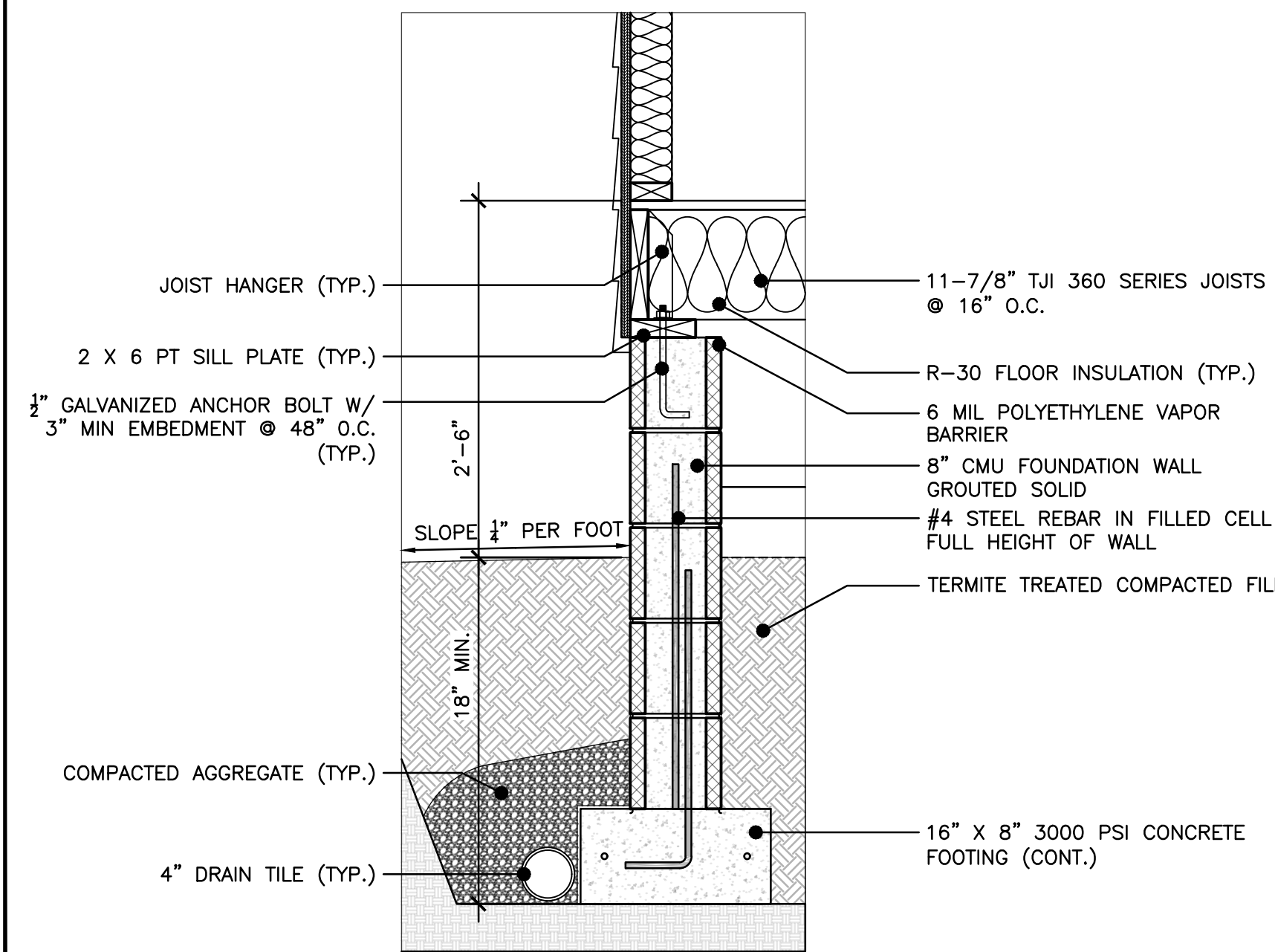
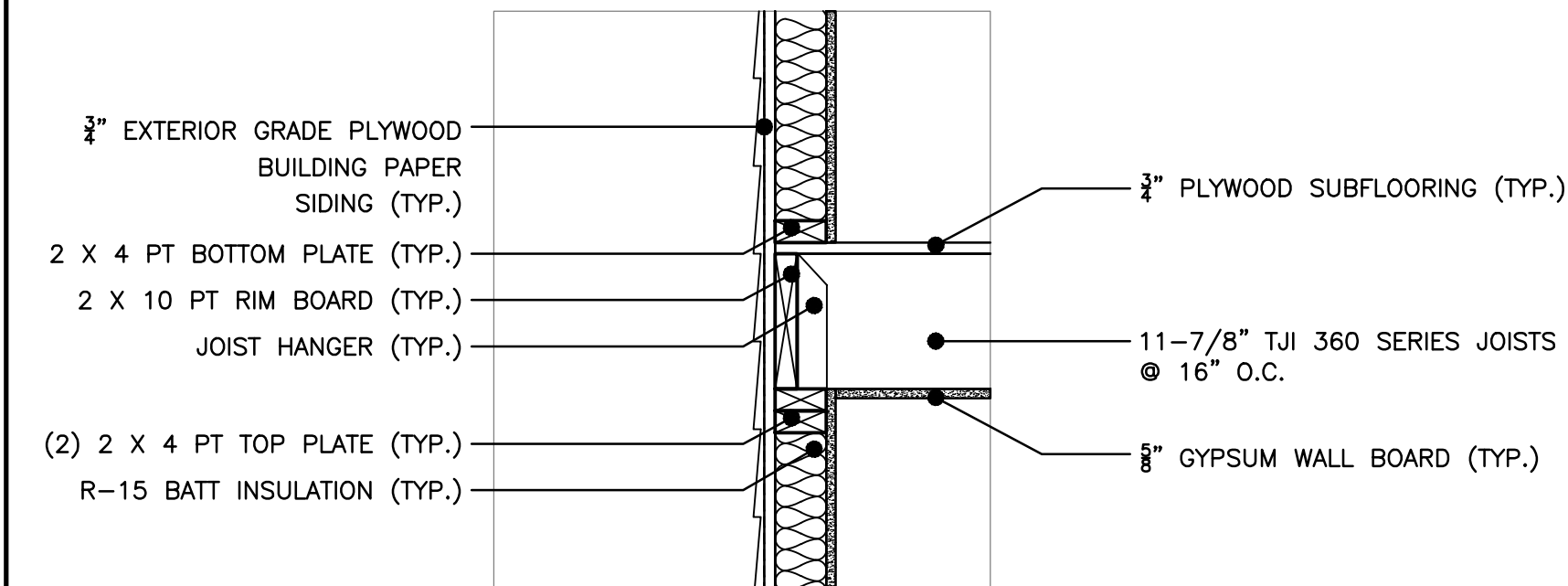
SCALE: 1" = 1'-0"

## BUILDING INFORMATION

PARCEL ID:	E0000625003
RICHMOND ZONING DISTRICT:	R-6
USE GROUP:	R-5
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	(2) 3168 SF (BUILDING) (2) 80 SF (PORCH) (2) 96 SF (DECK)

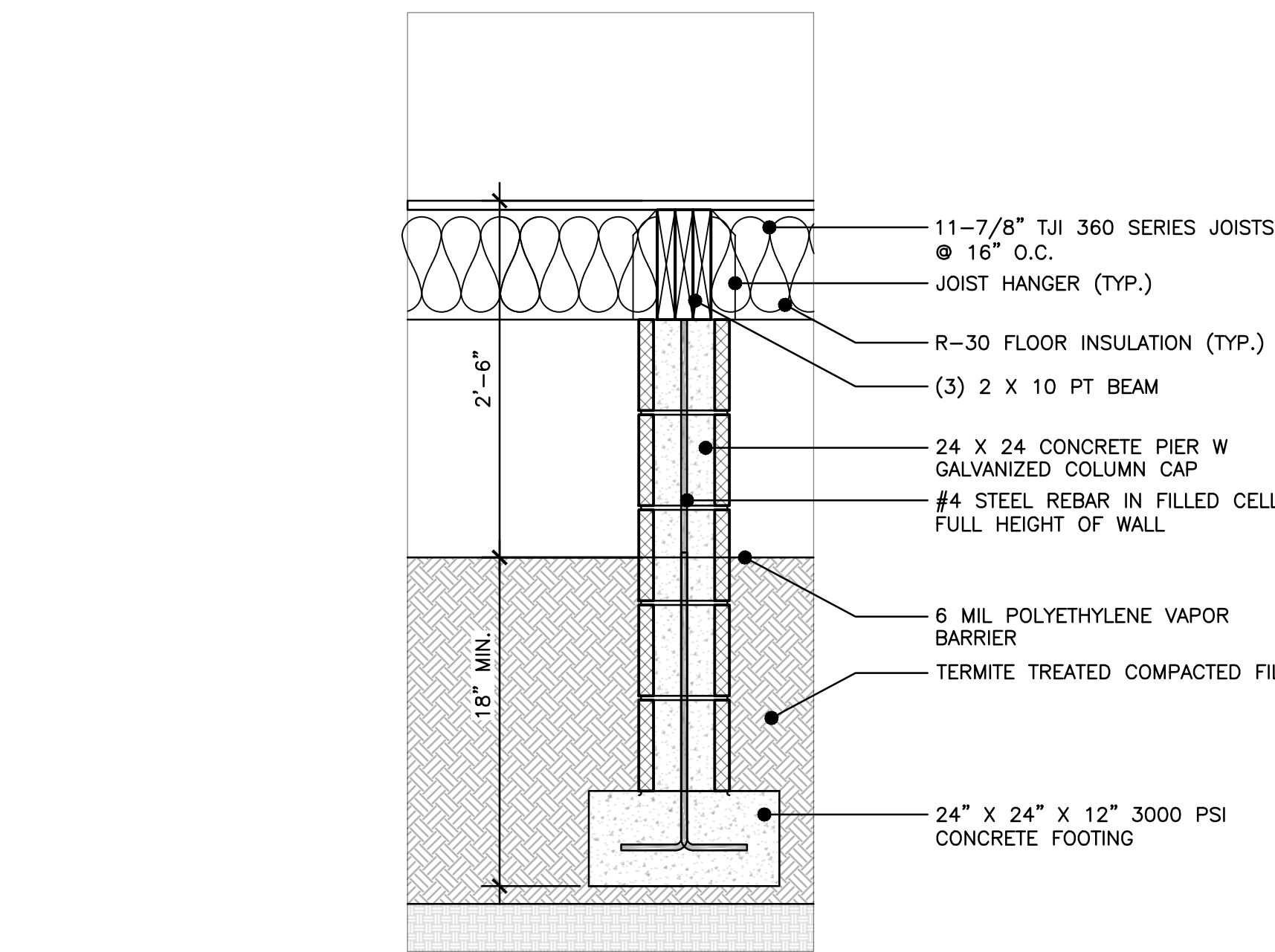
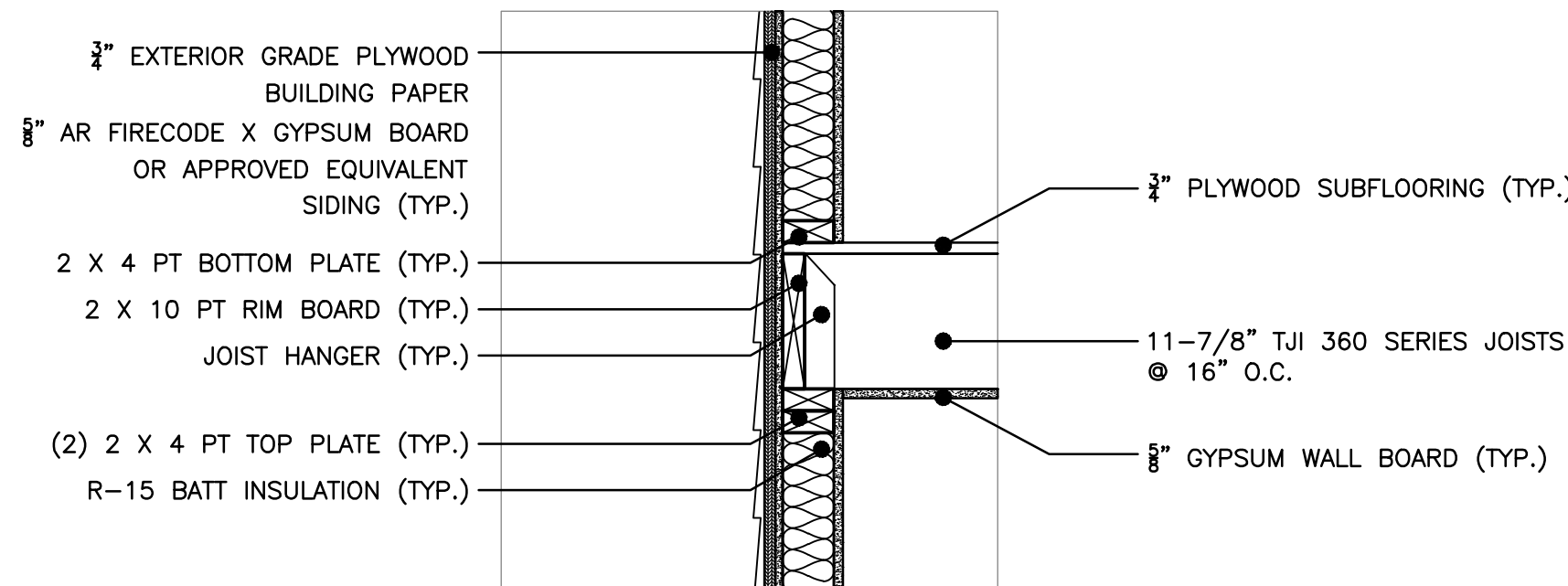
## GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RICHMOND, VIRGINIA.
- IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO STARTING WORK.
- ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER IN WRITING, PRIOR TO INSTALLATION.
- PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED SET OF CONSTRUCTION DOCUMENTS AT TIME OF CONSTRUCTION.
- GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.



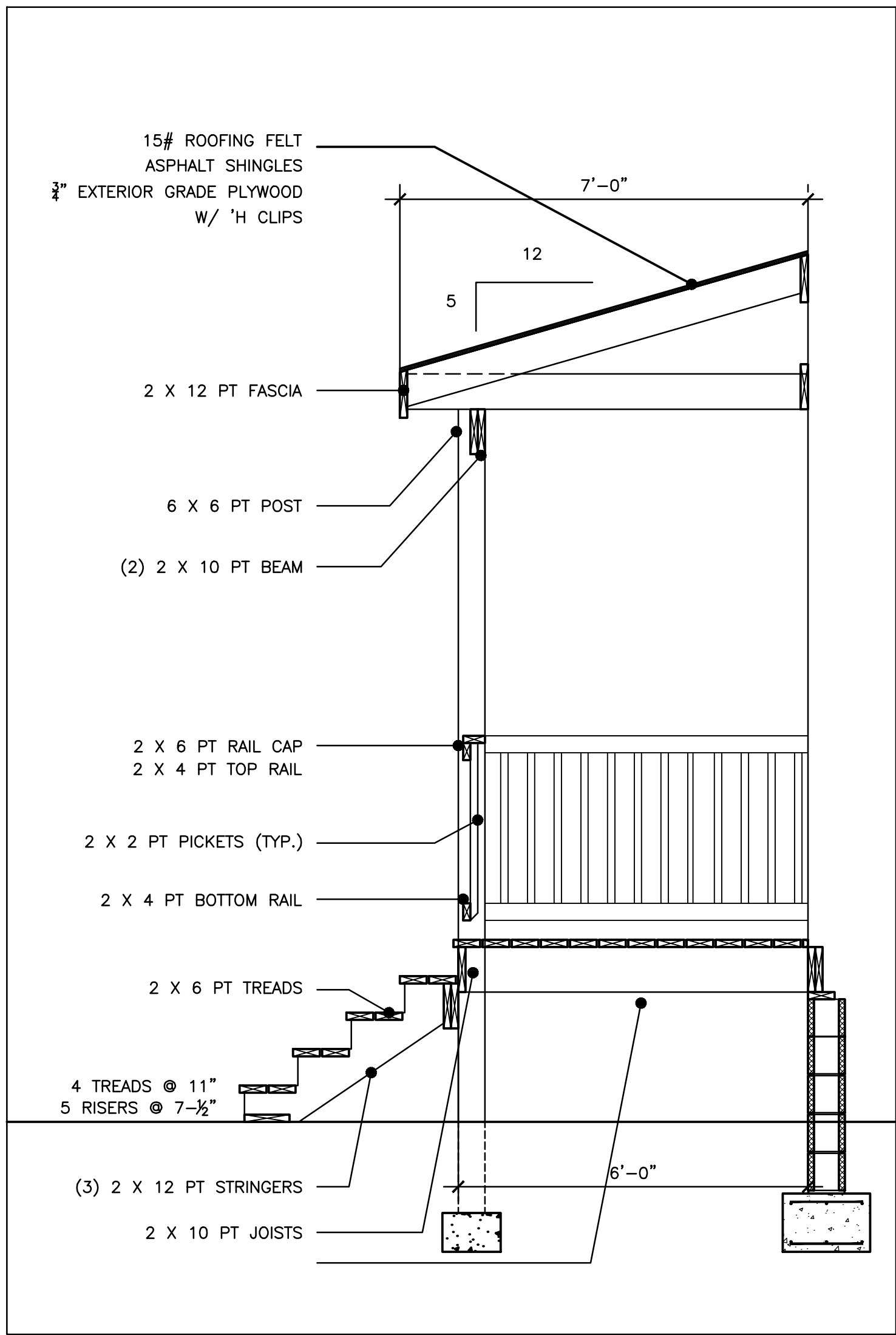
### TYPICAL DETAILS

SCALE: 1" = 1'-0"



### TYPICAL DETAILS

SCALE: 1" = 1'-0"



### PORCH FRAMING DETAIL

SCALE: 1" = 1'-0"

SITE: 1320 - 1322 N. 31ST STREET RICHMOND, VA 23223			
TITLE: SECTIONS AND DETAILS			
SCALE: 1/4" = 1'-0"	DATE: 05/27/2019	DRAWN: DDM	CHECKED: DDM
PROJECT NO: 18076	DRAWING NO: A301	REVISION: --	