

INTRODUCED: April 12, 2021

AN ORDINANCE No. 2021-099

To authorize the special use of the property known as 3008 Garland Avenue for the purpose of a single-family detached dwelling and a two-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 10 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 3008 Garland Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a single-family detached dwelling and a two-family detached dwelling, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width; density; and unit width, and 30-412.5, concerning yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 10 2021 REJECTED: _____ STRICKEN: _____

detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water

supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3008 Garland Avenue and identified as Tax Parcel N000-0973/011 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on Lot 4 & 5, Block ‘15’, Plan of ‘Brookland Park’, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated May 26, 2020, 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 a single-family detached dwelling and a two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “S.U.P. for New 2-Story Detached Two-Family House in Richmond’s Brookland Park Neighborhood, 3006 Garland Ave. Houses,” prepared by Chris Wolf Architecture, PLLC, and dated February 17, 2021, 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 a single-family detached dwelling and a two-family detached dwelling, substantially as shown on the Plans.

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

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

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(e) Three off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(f) Prior to the issuance of any certificate of occupancy for the two-family detached dwelling, the subdivision of the Property into two lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and 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 (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including two new street trees, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

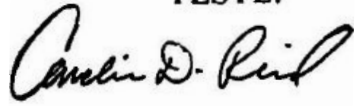
(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

A TRUE COPY:
TESTE:

City Clerk

City of Richmond

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

Item Request

File Number: PRE.2021.536

O & R Request

DATE: March 15, 2021

EDITION: 1

THROUGH: The Honorable Levar M. Stoney, Mayor (By Request)
(This in no way reflects a recommendation on behalf of the Mayor.)




THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer



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

FROM: Kevin J. Vonck, Acting Director, Department of Planning and Development Review



RE: To authorize the special use of the property known as 3008 Garland Avenue for the purpose of a single-family detached dwelling and 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 3008 Garland Avenue for the purpose of a single-family detached dwelling and a two-family detached dwelling, upon certain terms and conditions.

REASON: The applicant is proposing to split an existing lot and construct a new two-family dwelling and maintain one single-family dwelling. The lot for the newly created two-family dwelling, under current R-6 zoning, would not meet lot area, width, or side-yard requirements, while the existing dwelling, as a result of the lot split, would not meet the required lot area and width requirements. A Special Use Permit is therefore 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 May 3, 2021 meeting.

BACKGROUND: The subject property is currently zoned R-6 Single Family Attached Residential. The

property consists of an 8,100 sq. ft., .186 acre improved parcel including a 2,082 sq. ft. single family detached dwelling constructed, per tax assessment records, in 1916. The ordinance would allow for a lot split creating two individual parcels. The new parcel would be 2,970 sq. ft. reducing the area of the original parcel at 5,130 sq. ft. The property is a part of the Brookland Park neighborhood.

The City's Richmond 300 Master Plan designates a Residential land use for this property. The Residential consists "...primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." The development style includes "...houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present. Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft.. This land use typically has a density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

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: April 12, 2021

CITY COUNCIL PUBLIC HEARING DATE: May 10, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
May 3, 2021

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



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: 3008 Garland Ave Date: 10/14/2020
 Tax Map #: N0000973001 Fee: 300
 Total area of affected site in acres: 0.186

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

Zoning

Current Zoning: R6

Existing Use: One (1) Single Family Detached

Proposed Use

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

construct a new two-family detached dwelling on the southern vacant portion of the property
 Existing Use: One (1) Single Family Detached Dwelling

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources
 Mailing Address: 1519 Summit Ave., Suite 102
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 874-6275 Fax: ()
 Email: markbaker@bakerdevelopmentresources.com

Property Owner: Xu Wang

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: 12452 Fremont Drive

City: Glen Allen State: VA Zip Code: 23059
 Telephone: (804) 719-1898 Fax: ()
 Email: sophiarva@gmail.com

Property Owner Signature:

Authentisign

 10/14/2020 9:32:54 PM EDT

10/14/2020

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

October 15th, 2020

*Special Use Permit Request
3008 Garland Ave, Richmond, Virginia
Map Reference Numbers: N-000-0973/011*

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**
1519 Summit Avenue, Suite 102
Richmond, VA 23230

For:
Sophia Wang, PhD
12452 Fremont Drive
Glen Allen, Virginia 23059

Introduction

Xu Wang (the "Owner") is requesting a special use permit (the "SUP") for 3008 Garland Avenue (the "Property"), which would authorize the construction of one (1) two-family detached dwelling. The new two-family dwelling would be located on the currently vacant portion of the Property, the northern portion of which is already improved by an existing single-family detached dwelling. While the two-family use is permitted in the R-6 Single-Family Attached zoning district, some of the feature requirements applicable to this proposal cannot be met.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the west side of Garland Avenue between West Brookland Park Boulevard and West Crawford Avenue, as depicted on Figure 1 (below). The Property is referenced by the City Assessor as one parcel, being N-000-0973/011. The Property is 60.00' in width and 135.00' in depth, and is currently improved with a single-family detached dwelling that is generally located on its northern half. For a more detailed depiction of the Property, please refer to the Survey herein attached as Exhibit A, titled "Plat Showing Improvements on Lot 4 & 5, Block '15', Plan of 'Brookland Park', in the City of Richmond, Virginia," completed by McKnight and Associates, and dated May, 26 2020.



Figure 1

The properties on the western side of Garland Avenue are generally single-family detached dwellings, and the properties on the eastern side of Garland Avenue are also predominately single-family detached dwellings except for a two-family dwelling directly across from the Property. Immediately to the south along West Brookland Park Boulevard are a variety of uses, such as mixed-use, commercial, office, cultural, and residential uses. The residentially-oriented streets in the general vicinity include a mixture of residential densities, as well as some institutional and office uses. The Brookland Park Boulevard corridor is a vibrant mixed-use district that is pedestrian friendly and suitable for supporting residential density in the immediate vicinity.

EXISTING ZONING

The Property and the surrounding properties to the north, east, and west are zoned R-6 Single-Family Attached Residential, which generally permits single-family detached, single-family attached, two-family detached, and in some instances two-family attached dwellings, subject to certain feature requirements. The properties to the south are zoned UB Urban Business with a PE7 Brookland Park Boulevard/North Avenue Parking Exempt Overlay District, which permits a variety of commercial, residential, entertainment and office uses, and does so with alleviated parking requirements as regulated by the PE7 Parking Overlay District.

MASTER PLAN DESIGNATION

The Master Plan recommends "Single-Family (medium density)" for the Property. The Master Plan describes this land use category as: "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre...Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7."

The draft Richmond 300 plan recommends "Residential" for the Property. Within this designation, two-family dwellings are listed as appropriate secondary uses (p. 52). Within the "Inclusive Housing" chapter of the draft plan, the objective "to encourage more housing types throughout the City," suggests that two-family dwellings are appropriate on a case-by-case basis (p. 144-145). Furthermore, this request is consistent with other goals of the Richmond 300 draft such as: to create and preserve high-quality, distinctive, and well-designed neighborhoods; to create a lasting addition to the built environment; and that for the Brookland Park "Node" in the Northside Appendix, neighborhood businesses are supported with residential development and redevelopment.

Proposal

PURPOSE OF REQUEST

The Property was originally platted as two separate lots, as previously described and depicted in Exhibit A. The existing dwelling was constructed generally on the northern "lot" (lot 5) so as to preserve the southern "lot" (lot 4) for future development. The Owner would now like to construct one (1) two-family detached dwelling on the southern portion of the Property. The two-family use, while permitted as of right, would not be able to meet the applicable lot area, width, and setback regulations that would ordinarily be applicable in the underlying R-6 zoning district. Because of that, a special use permit is required. All other aspects of the underlying zoning, including the off-street parking requirement of one (1) space per dwelling unit, will be met.

PROJECT DETAILS/DESIGN

The two-family detached dwelling would be two stories in height. From the street, the proposed building would read as a single-family dwelling, and is thereby consistent with other residential buildings in the vicinity in terms of scale and character. The building would contain approximately 2,304 square feet of floor area. Each unit would contain approximately 1,150 square feet, and would consist of two bedrooms and two bathrooms. The dwelling floor plans are spacious and modern with open living areas and kitchens.

The building would be clad in cementitious lap siding in order to ensure quality and consistency with many other dwellings in the vicinity. A full-width front porch and full width upper and lower rear porches are proposed and would provide ample usable outdoor area. Two (2) parking spaces are proposed for the two (2) dwellings. Parking spaces would be located to the rear of the dwellings and accessed by the rear alley.

In exchange for the SUP, the intent of this request is to ensure a thoughtful infill development in a manner that is historically consistent with the historic lot pattern in the vicinity. It would add residential density immediately adjacent to a mixed-use corridor that will help support the existing neighborhood-serving businesses, as well as promote the revitalization of the corridor. The overall project would be appropriately dense and efficient. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining respectful of the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

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

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed development is compatible with existing development in the vicinity. The request would simply permit the construction of a two-family dwelling on the vacant portion of the Property. The quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. Off-street parking would be provided at the rear of the Property. Furthermore, the Property lies within walking distance to three different bus routes, two of which offer high-frequency service to downtown along North Avenue and

Chamberlayne Avenue, and one of which offers orbital service along Brookland Park Boulevard to connect riders to Scott's Addition, Carytown, Westover Hills, and Southside Plaza. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

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

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

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

The proposed SUP 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.***

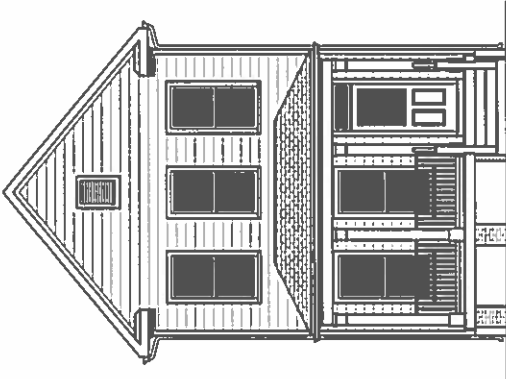
The proposed SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed building is of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

The Owner is enthusiastically seeking approval for the construction of one (1) two-family dwelling on the vacant portion of the Property. This proposal represents an ideal, small-scale urban infill development for this location that is reflective of the neighborhood character and the anticipated future development of the Property. In exchange for the special approval, the quality assurances conditioned through the SUP would guarantee higher quality new development than might otherwise be developed by right. This would contribute to the vibrancy of the block through the provision of a much-desired traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.



S.U.P. FOR NEW 2-STORY DETACHED TWO-FAMILY HOUSE
 IN RICHMOND'S BROOKLAND PARK NEIGHBORHOOD

3006 GARLAND AVE. HOUSE

3006 GARLAND AVENUE
 RICHMOND, VIRGINIA 23222

DRAWING INDEX

DRAWINGS NO	SHEET TITLE
CS	COVER SHEET
01	ARCHITECTURAL SITE PLAN
02	FIRST & SECOND FLOOR PLANS
03	FRONT ELEVATION & REAR ELEVATION
04	LEFT & RIGHT SIDE ELEVATIONS

PROJECT CONTACTS:
 DEVELOPER
 SOPHIA WANG
 300. 719-1898
 ARCHITECT
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 800. 316. 7624

S.U.P. FOR NEW 2-STORY DETACHED TWO-FAMILY HOUSE
 IN RICHMOND'S BROOKLAND PARK NEIGHBORHOOD
 3006 GARLAND AVENUE
 RICHMOND, VIRGINIA 23222



SETBACK 04/11/21
 S.U.P. GABLE REVISION
 DATE/USER
 02/17/2021
 COVER SHEET
CS

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: WANG XU ID 2019-6121
 POWER SERVICES LOCATED UNDERGROUND



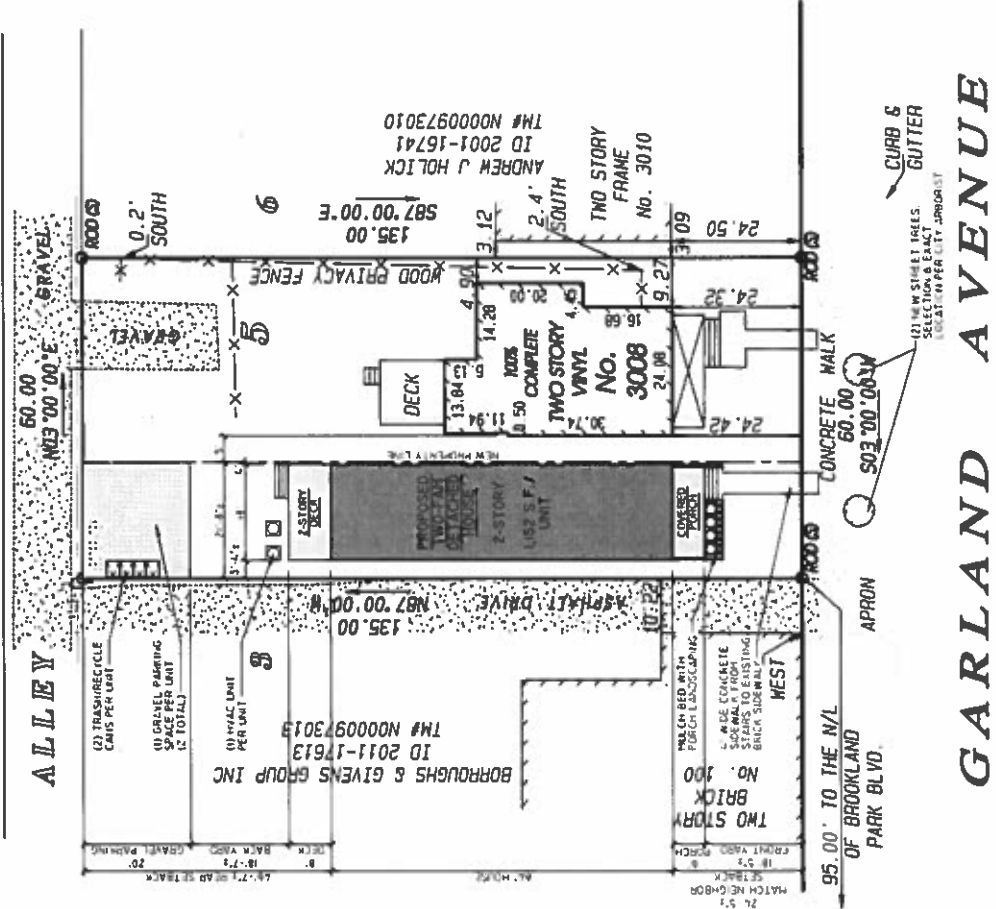
CITY OF RICHMOND
 BASELINE SHEET 14 N.E.

PROJECT CONTACTS:
 DEVELOPER:
 SOPHIA WANG
 804.770.1891
 ARCHITECT
 CHRIS WOLF
 ARCHITECTURE PLLC
 CHRIS WOLF, ARCHITECTURE PLLC
 804.316.7882

S.U.P. FOR NEW 2-STORY DETACHED TWO-FAMILY HOUSE
 IN RICHMOND'S BROOKLAND PARK NEIGHBORHOOD
 3006 GARLAND AVENUE
 RICHMOND, VIRGINIA 23222

NOT FOR CONSTRUCTION

DATE: 02.17.2021
 SHEET: 01
 SUP: CABLE REVISION
 ARCHITECTURAL SITE PLAN
 C.I.I.



60' +/- ROW

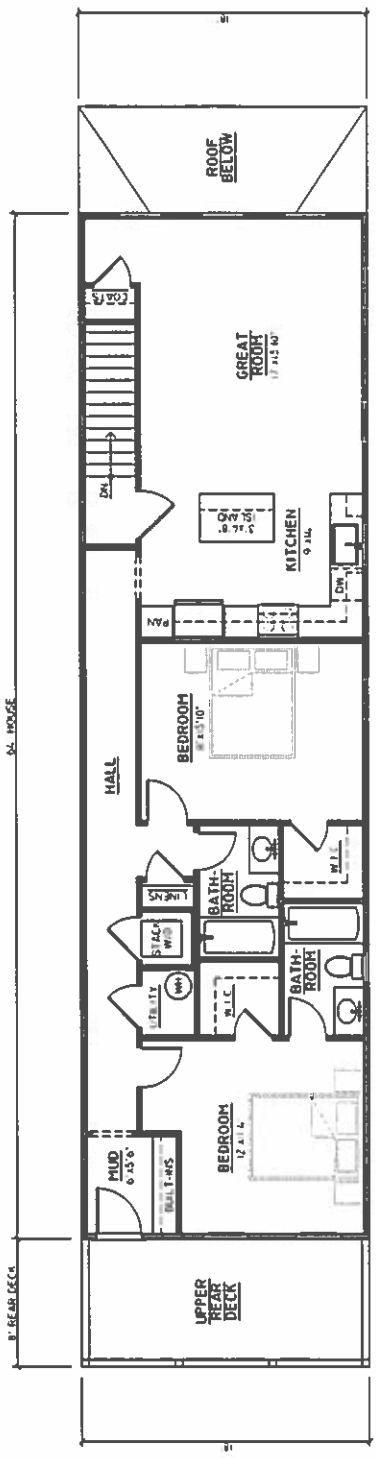
01 | ARCHITECTURAL SITE PLAN

PROJECT CONTACTS:
 DEVELOPER
 SOPHIA WANG
 804.779.1808
 ARCHITECT
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE PLLC
 88-31-1944

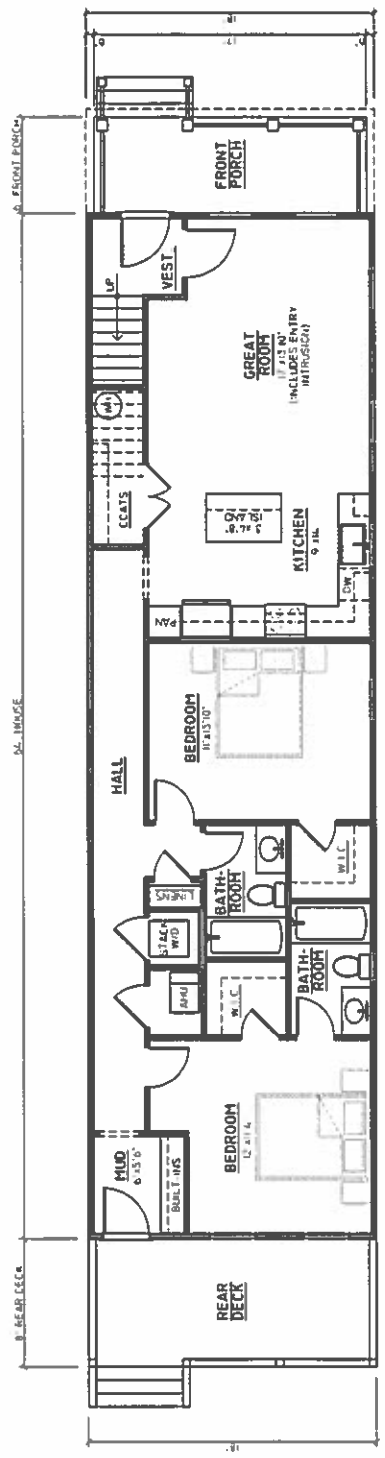
3006 GARLAND AVE. HOUSE
 S.U.P. FOR NEW 2-STORY DETACHED TWO-FAMILY HOUSE
 IN RICHMOND'S BROOKLAND PARK NEIGHBORHOOD
 RICHMOND, VIRGINIA 23222

NOT FOR CONSTRUCTION

SELECTIONS
 S.U.P. CABLE REVISION
 DATE/NUMBER
 02/17/2024
 FIRST & SECOND FLOOR PLANS
AI.I



02 | SECOND FLOOR PLAN
 1/16" = 1'-0"

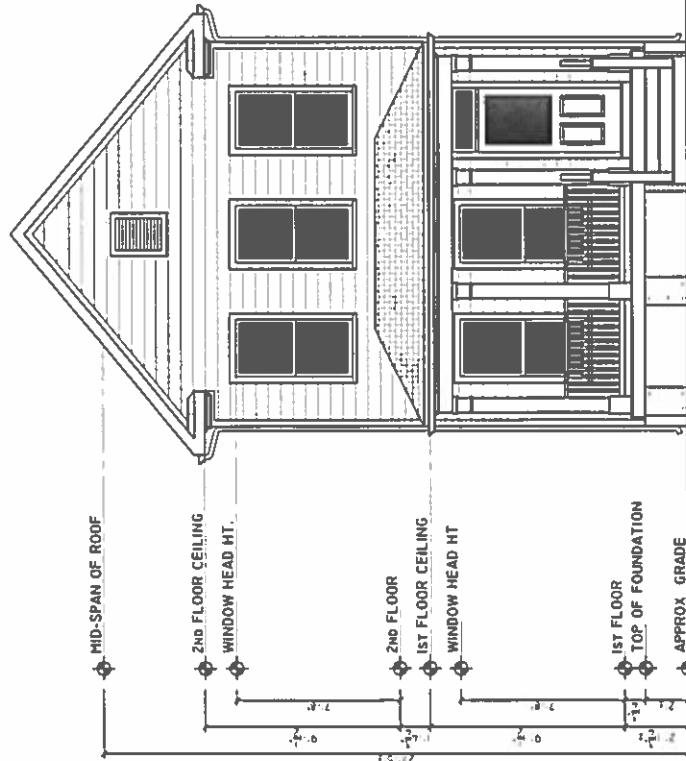


01 | FIRST FLOOR PLAN
 1/16" = 1'-0"

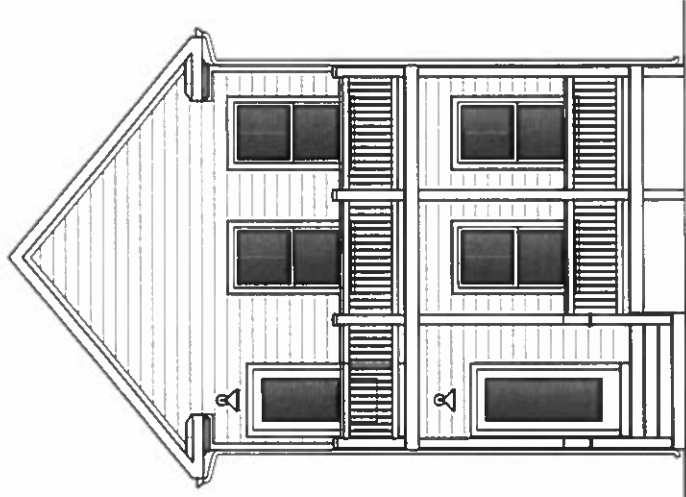
EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICKWORK	RECONCRETE
02	CEILING	PAINTED WHITE
03	CEILING	PAINTED WHITE
04	CEILING	PAINTED WHITE
05	CEILING	PAINTED WHITE
06	CEILING	PAINTED WHITE
07	CEILING	PAINTED WHITE
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1. EXTERIOR FINISH SCHEDULE NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE V.I.F.
 2. GRADES SHOWN APPROXIMATE V.I.F.
 3. SEE SPECIFICATIONS BY OWNER
 4. C.C. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER PRIOR TO CONSTRUCTION



01 FRONT ELEVATION



02 REAR ELEVATION

PROJECT CONTACTS
 DEVELOPER
 SUPHIA WANG
 100.719.490
 ARCHITECT
 CARIS WOLF ARCHITECTURE PLLC
 800.7th.1000

S.U.P. FOR NEW 2-STORY DETACHED TWO-FAMILY HOUSE
 IN RICHMOND'S BROOKLAND PARK NEIGHBORHOOD
 3006 GARLAND AVENUE
 RICHMOND, VIRGINIA 23222

NOT FOR CONSTRUCTION

SET/REV. 44
 S.U.P. GABLE REVISION
 DATE/ISSUE
 02.17.2021

FRONT ELEVATION
A2.1

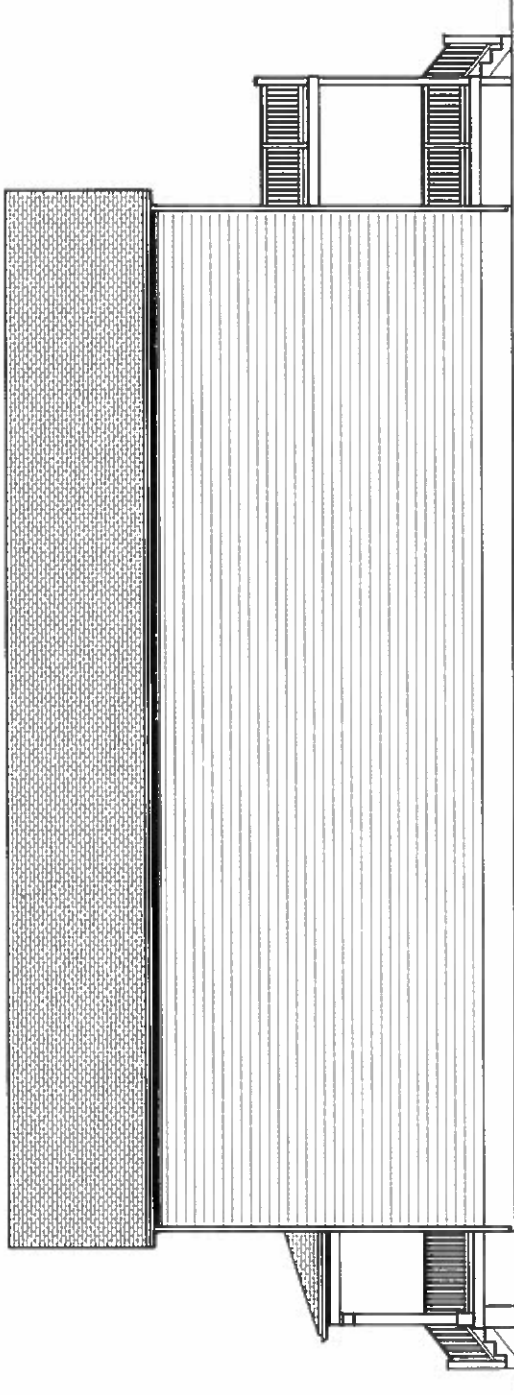
PROJECT CONTACTS
DEVELOPER:
SOPHIA WANG
804.790.4898
ARCHITECT:
EMERIS WOLF
ARCHITECTURE PLLC
804.511.1622

S U P F O R N E W 2 - S T O R Y D E T A C H E D T W O - F A M I L Y H O U S E
I N R I C H M O N D ' S B R O O K L A N D P A R K N E I G H B O R H O O D
3006 GARLAND AVE. HOUSE
3006 GARLAND AVENUE
RICHMOND, VIRGINIA 23222

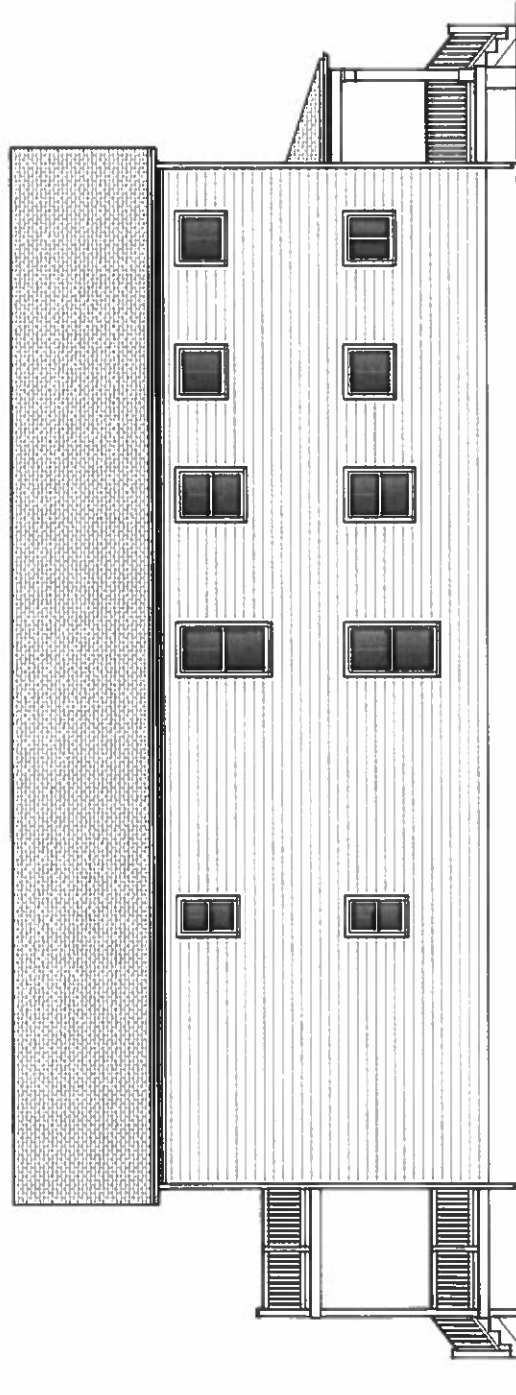
NOT FOR CONSTRUCTION

SET LINES: SAKI
S U P G A B L E R E W I S I O N
DATE: MAR
02 17 2021

LEFT & RIGHT SIDE
EXTERIOR ELEVATIONS
A2.2



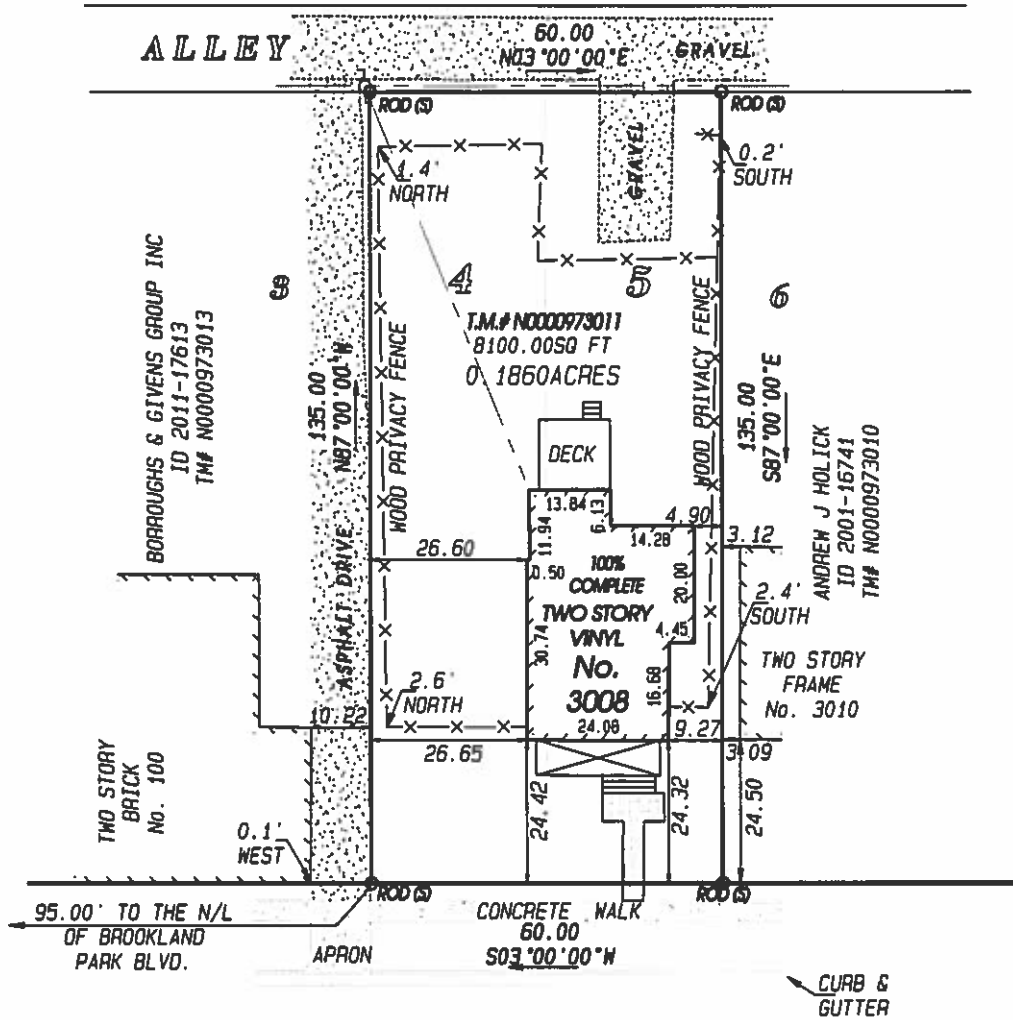
02 | RIGHT SIDE ELEVATION
3/16/21



01 | LEFT SIDE ELEVATION
3/16/21

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: WANG XU ID 2019-6121
 POWER SERVICES LOCATED UNDERGROUND

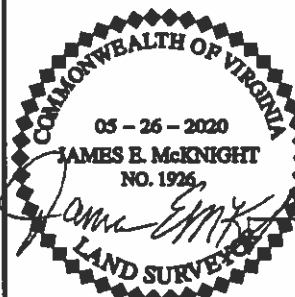
CITY OF RICHMOND
 BASELINE SHEET 19 N.E.



GARLAND AVENUE

60' +/- RW

**PLAT SHOWING IMPROVEMENTS ON LOT 4 & 5, BLOCK "15",
 PLAN OF "BROOKLAND PARK", IN THE
 CITY OF RICHMOND, VIRGINIA.**



THIS IS TO CERTIFY THAT ON MAY 28, 2020 I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 25'

McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646
 JOB NUMBER: 87100408