

INTRODUCED: May 10, 2021

AN ORDINANCE No. 2021-134

To authorize the special use of the property known as 2015 North Avenue for the purpose of 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: JUN 14 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 2015 North Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a two-family detached dwelling, 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 (2020), as amended; and

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

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

ADOPTED:    JUN 14 2021    REJECTED:            \_\_\_\_\_    STRICKEN:            \_\_\_\_\_

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 2015 North Avenue and identified as Tax Parcel No. N000-0406/016 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Survey and Plat of Lot 4, Block 12, Barton Heights in the City of Richmond, VA,” prepared by Davison Land Surveying and Mapping, and dated January 5, 2021, 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 two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2015 North Avenue, Building Renovation Plans,” prepared by Obsidian, dated September 6, 2019, and last revised July 11, 2020, 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 two-family detached dwelling, substantially as shown on the Plans.

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

(c) Two off-street parking spaces shall be provided to the rear of the Property.

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

§ 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) 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.

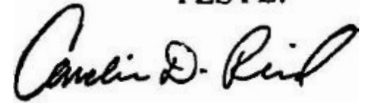
§ 6. **Implementation.** The Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this

ordinance. An application for the certificate of zoning compliance shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made within the time period stated in the previous sentence, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Amelia D. Reil". The signature is written in a cursive style with a large initial 'A'.

**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.2021.574


### O & R Request

**DATE:** April 12, 2021

**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.)



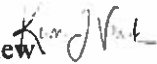
**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer



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



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



**RE:** To authorize the special use of the property known as 2015 North Avenue 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 2015 North Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

**REASON:** The subject property is located in the R-6 Single-Family Attached Residential zoning district. Two-family detached dwellings are permitted uses in this zoning provided that certain lot feature requirements are met. The lot containing the proposed two-family detached dwelling does not conform to these features. 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 June 7, 2021 meeting.

**BACKGROUND:** The .121 acre subject property is located midblock on the eastern side of North Avenue between East Roberts Street and Poe Street. The structure on the property was constructed in 1900 as a duplex. In 1974 a Certificate of Occupancy was issued designating the structure as a single-family dwelling.

This designation is still current. The applicant wishes to use the structure as a two-family detached dwelling however the lot features required in Sec.30-412.4 of the zoning ordinance cannot be met. Specifically, a parcel must have a minimum lot width of 50 feet and a total area of 6,000 square feet. The subject property is 44 feet wide, a depth of 120 feet for a total area of 5,280 square feet.

The Richmond 300 Master Plan recommends Residential uses for the Property. For this area, the plan states that 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. Single-family dwellings and accessory dwelling units are noted as primary uses and duplexes are noted as secondary uses.

**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:** May 10, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** June 14, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
June 7, 2021

**AFFECTED AGENCIES:** Office of Chief Administration 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/>

SUP 080 293  
2020

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: 2015 North Ave Richmond VA 23222 Date: 07/21/2020  
Tax Map #: N0000406016 Fee: \$300.00  
Total area of affected site in acres: 0.1212

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

**Zoning**

Current Zoning R-6

Existing Use R-6 Two Family Duplex

**Proposed Use**

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

Duplex  
Existing Use Duplex

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number \_\_\_\_\_

**Applicant/Contact Person:** Paul Clothier

Company New Life Homes REI, LLC

Mailing Address: 8600 Branchs Woods Ln

City: N Chesterfield State: VA Zip Code: 23237

Telephone: (804) 271-2211 Fax: (804) 207-8797

Email: paul@newlifehomesrei.com

**Property Owner:** New Life Homes REI, LLC

If Business Entity, name and title of authorized signee: Paul N. Clothier, 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: 8600 Branchs Woods Ln

City N Chesterfield State: VA Zip Code: 23237

Telephone: (804) 271-2211 Fax: (804) 207-8797

Email: paul@newlifehomesrei.com

Property Owner Signature: \_\_\_\_\_ 07/21/2020

Authentisign  
Paul N. Clothier, Manager  
7/21/2020 1:28:37 PM EDT

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)



A Real Estate Investment Company

2015 North Ave Applicant  
Report

# Proposed Use

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*New Life Homes REI* is proposing to continue the use of 2015 North Ave as two-family duplex. We are receiving historic tax credits from DHR and have followed all DHR guidelines during the renovation. We also have already received a permit for construction to remodel this property after purchasing it in late 2018. That permit was approved for the following:

- Complete cosmetic renovation to include new kitchens, bathrooms, trim, walls, etc
- Refinish historic wood floors
- Refurbish all historic windows to ensure functionality
- Install new wood siding (old wood was too rotted to repair) to maintain historical integrity
- Full upgrades to electrical, plumbing, and HVAC
- Repair front porch and back decks
- Install privacy fence in back yard

Once we had started renovating this property and inspected it even more thoroughly, we made the decision to re-build the back decks since they were not properly built and were held together with roofing nails. We have submitted for a permit revision to add that construction into the plans. We were notified in July of 2020 that the original permit (issued in 2019) never made it to zoning for review before being issued and that despite the property showing in the tax records as a duplex when we purchased it, that zoning had no record of it being a duplex. Therefore, we needed to get a special use permit for it to stay as a two-family dwelling since it did not meet the minimum lot requirements. As the attached plans show, We have no intention to change the layout of the property and have kept it the same as when we purchase it. In fact, the only layout changes made removal of a non-historic wall in the front living room and refurbished the existing pocket door in the first floor unit to bring back those original historic features. The project is close to completion with almost all finishing completed on the interior and the exterior nearing completion but needing the permit revision approved to move forward.

2015 North Ave is one of several properties in the area that is a converted duplex, including the house next door at 2017 North Ave. The lot size on both properties looks to be similar which would set a good precedence for us to use this as we purchased it, a two-family dwelling. In addition to that we will meet all requirements set forth by the city charter which are outlined below:

- A. This property will NOT be detrimental to the safety, health, morals, and general welfare of the community involved:** This property was originally built in 1900 and was uninhabitable when we purchased it. There was extensive water damage and it needed a complete gut renovation. We are restoring this historic gem back to its original glory to provide a safe and beautiful house both for the tenants and the surrounding neighborhood.
  - B. This property will NOT create congestion in streets, roads, alleys, and other public ways and places in the area involved:** 2015 North Ave will have parking spaces in the back behind the fence as well as on street parking in front of the property. The fence will split the back yard into
-

two individual back yards for the residents and will be short enough to ensure space for parking off the ally as not to inconvenience anyone around. There is also the option to park on the street in front of the house, ensuring that both tenants for unit 1 and 2 are able to park wherever is most convenient for them without disturbing anything around them.

- C. **This property will NOT create hazards from fire, panic, or other dangers:** The house has been fire proofed including fire rated drywall on the exterior of the house in compliance with current residential building code. It has also had rockwool fireproof insulation installed between the top and bottom units as an extra measure for fire safety and sound proofing.
- D. **This property will NOT tend to cause overcrowding of land and undue concentration of population:** This house is one of many duplexes in the area. As mentioned previously, the two back yards will be separated by a 6' privacy fence to ensure that both tenants have their own outdoor space in addition to a front porch for the bottom tenant and a balcony for the top tenant.
- E. **This property 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:** The house is within the same original floor plan as when it was built in 1900 and will have no effect on any of the aforementioned public amenities.
- F. **This property will NOT interfere with adequate light and air:** The house is within the same original floor plan as when it was built in 1900 and will have no adverse effect on light or air.

Since our inception, New Life Homes REI, LLC has worked to restore several historic properties within the Richmond area. We have taken severely outdated and distraught properties and have created highly desirable homes for new tenants and owners generating tax revenue for the city and ensuring that Richmond's amazing historical properties shine bright in the community. 2015 North Ave is no different and we would appreciate the opportunity to continue our work as planned. We would like to provide not just one but two families with the opportunity to experience all that Richmond's rich historic properties have to offer. Thank you for your time and consideration. I have included some photos of other historic houses that we have renovated in the area for your reference. Please let me know if you have any questions. You can contact me via email at [paul@newlifehomesrei.com](mailto:paul@newlifehomesrei.com) or by phone at (804) 271-2211.

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# Property Showcase-4017 Dunston Ave

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BEFORE



AFTER



# Property Showcase- 3127 Griffin Ave

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**BEFORE**



**AFTER**



# Property Showcase-727 N. 22<sup>nd</sup> ST

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**BEFORE**

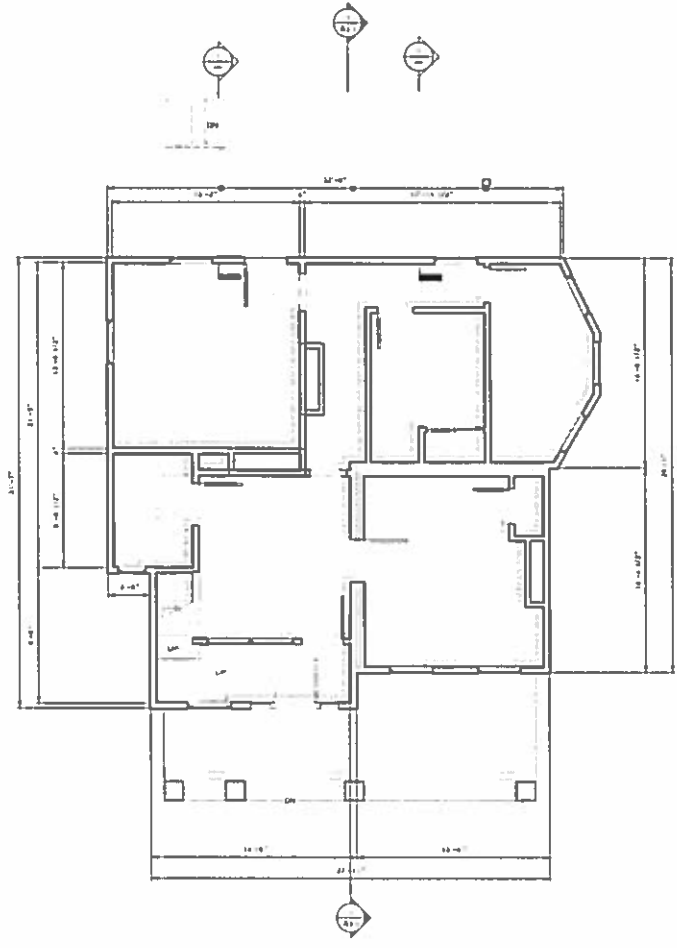


**AFTER**

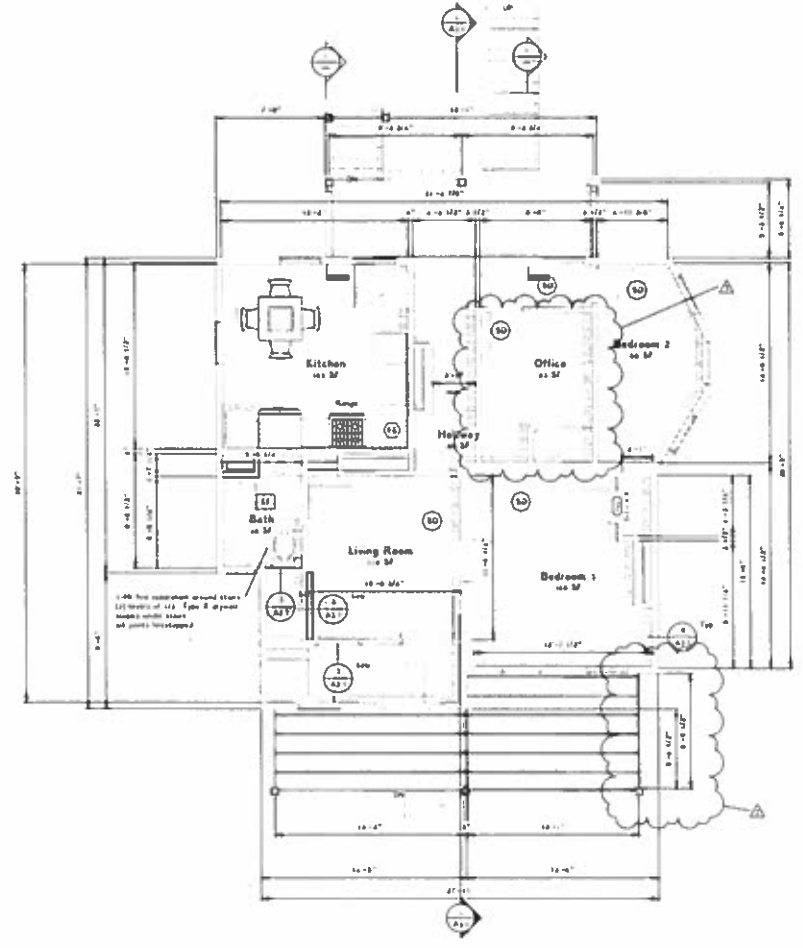








1st Floor - Existing



1st Floor - Proposed

A1.1

Rev.	Date	Description
1	10/10/2010	Initial
2	10/10/2010	Changes to kitchen and living room
3	10/10/2010	Changes to bedroom 1 and bedroom 2
4	10/10/2010	Changes to office and hallway
5	10/10/2010	Changes to bath and kitchen
6	10/10/2010	Changes to living room and bedroom 1
7	10/10/2010	Changes to bedroom 2 and office
8	10/10/2010	Changes to hallway and kitchen
9	10/10/2010	Changes to bath and living room
10	10/10/2010	Changes to bedroom 1 and bedroom 2
11	10/10/2010	Changes to office and hallway
12	10/10/2010	Changes to kitchen and living room
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95	10/10/2010	Changes to bath and kitchen
96	10/10/2010	Changes to living room and bedroom 1
97	10/10/2010	Changes to bedroom 2 and office
98	10/10/2010	Changes to hallway and kitchen
99	10/10/2010	Changes to bath and living room
100	10/10/2010	Changes to bedroom 1 and bedroom 2

First Floor Plan  
2015 North Avenue  
Paul Clothier



**Obsidian**  
A Professional Engineering Practice  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589

City of Richmond, VA  
September 6, 2010  
10/10/2010



A3.1

1	1/1/18	Revised Construction and Detailing drawings and specifications
2	1/1/18	Final

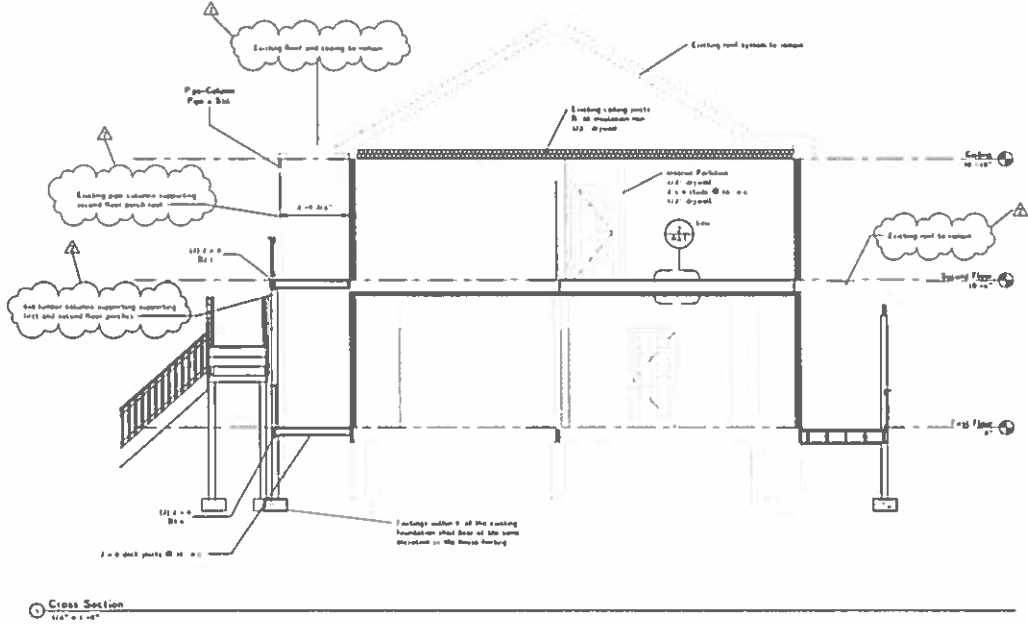
rev. 1/1/18  
September 6, 2018

**Section & Details**  
2015 North Avenue  
Paul Clothier

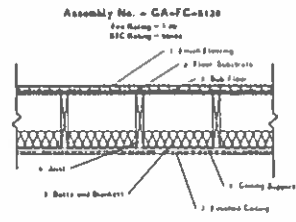
City of Richmond, VA



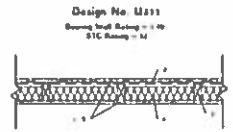
**Obsidian**  
A Professional Engineering Practice  
417 North 22nd Street  
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804.647.1589



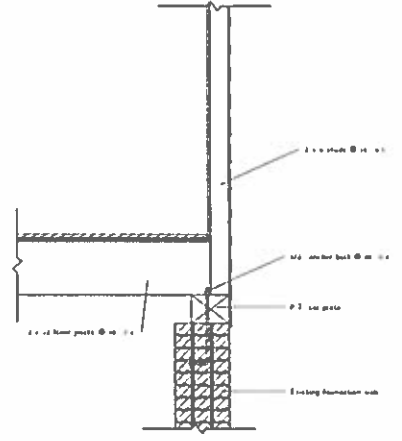
1 Cross Section  
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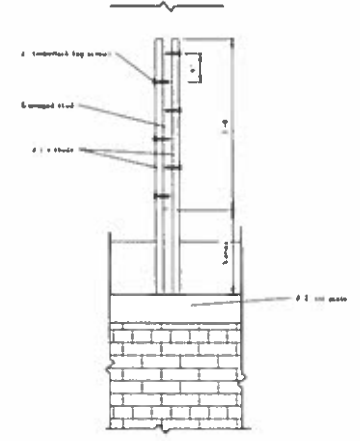
- 1 Finish Flooring - 1/2\"/>



- 1 Gypsum Board - 3/4\"/>

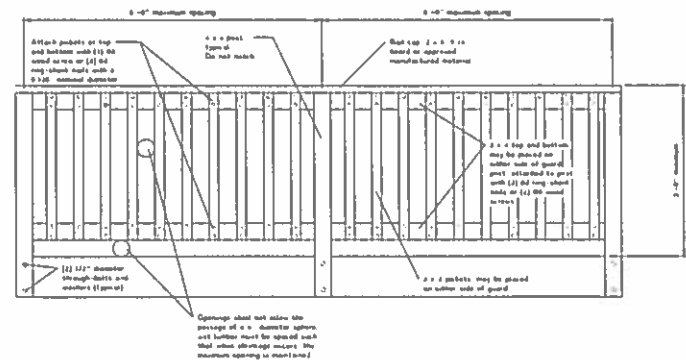


2 Stud & Sill Plate Repair Detail

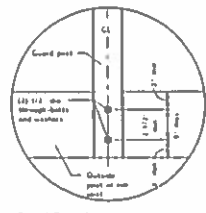


1 1st Floor - Wood Joist, GA-FC-8120

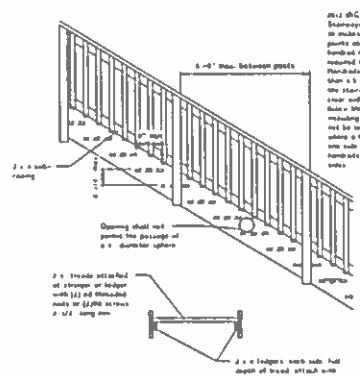
1 1st Wall - Stud, M211



1 Deck Railing Detail  
1/2" x 1-1/2"

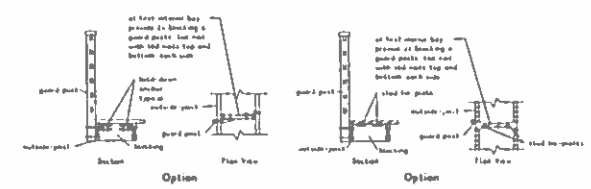


2 Guard Post Attachment  
1/2" x 1-1/2"

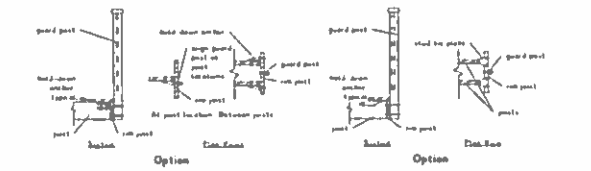


6192 DMC (2) 1/2" dia. spheres  
Spheres shall not be less than 1/2" in diameter with an as quantity within the permitted horizontal height and below the permitted maximum height.  
Handrails shall not project more than 1.5 meters on either side of the stairway and the handrail clear width of the stairway of and below the handrail height including treads and landings shall not be less than 1100 mm. A handrail is considered an open rail and 27 inches where handrails are provided on turn table

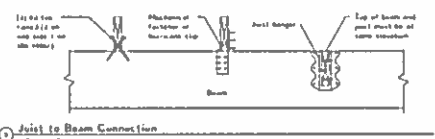
3 Stair Detail  
1/2" x 1-1/2"



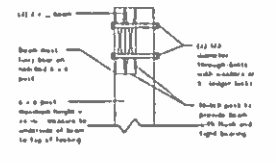
4 Guard Post to Outside Joint  
1/2" x 1-1/2"



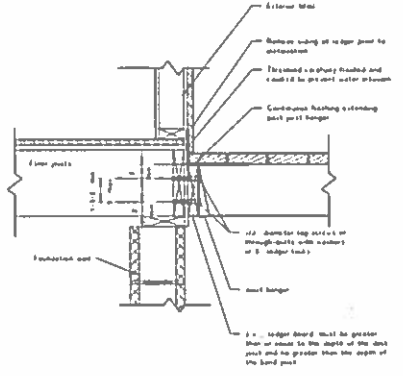
5 Guard Post to Rim Joint Detail  
1/2" x 1-1/2"



6 Joint to Beam Connection  
1/2" x 1-1/2"



7 Post to Beam Connection Detail  
1/2" x 1-1/2"



8 Ledger Attachment - Deck to rim board  
1/2" x 1-1/2"

Note  
Ledger attachment to exterior interior (deck doorway string) is necessary and to conductors their overhangs at bay windows are prohibited.

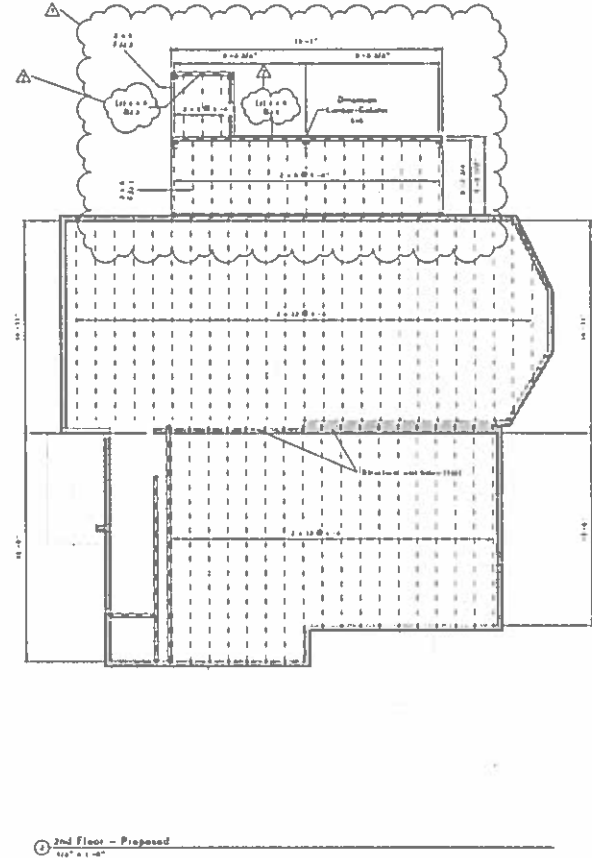
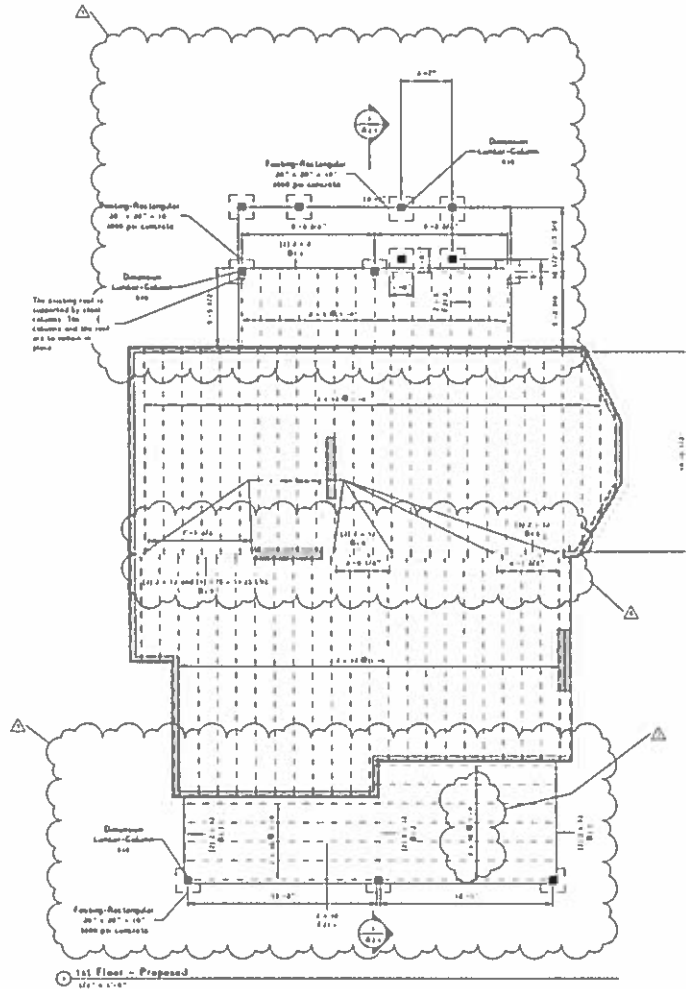
Rev.	Date	Description

**Deck Details**  
2015 North Avenue  
Paul Clothier  
City of Richmond, VA



**Obsidian**  
A Professional Engineering Practice  
417 North Sand Street  
Richmond, VA 23223  
804-647-1589

# S1.1



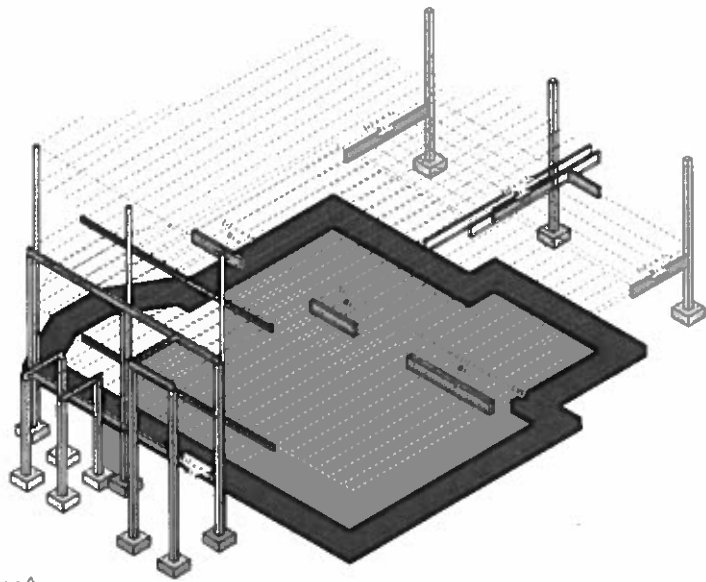
No.	Date	Description
1	11/10/10	Issued for construction
2	11/10/10	Revised for construction
3	11/10/10	Revised for construction
4	11/10/10	Revised for construction
5	11/10/10	Revised for construction
6	11/10/10	Revised for construction
7	11/10/10	Revised for construction
8	11/10/10	Revised for construction
9	11/10/10	Revised for construction
10	11/10/10	Revised for construction

**Framing Plan**  
2015 North Avenue  
Paul Clothier  
City of Richmond, VA

100% 11/10/20  
September 4, 2010



**Obsidian**  
A Professional Engineering Practice  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589



**#FORTE** **PASSED**

Project: 11/11/18  
 14 North 20th Street Foundation  
 2 columns & 1 beam foundation

14 North 20th Street

**Assumptions:**

Item	Description	Value
1	Concrete Strength	4000 psi
2	Steel Yield Strength	60,000 psi
3	Soil Bearing Capacity	10,000 psf
4	Groundwater Table	3.0 ft below ground
5	Wind Speed	100 mph
6	Seismic Risk	Low
7	Foundation Type	Beam and Column
8	Foundation Depth	4.0 ft
9	Foundation Width	12.0 ft
10	Foundation Length	12.0 ft
11	Foundation Area	144 sq ft
12	Foundation Volume	576 cu ft
13	Foundation Weight	11,520 lbs
14	Foundation Cost	\$115,200

**Design Summary:**

Item	Description	Value
1	Column Diameter	12.0 in
2	Column Height	4.0 ft
3	Column Area	113.1 sq in
4	Column Volume	452.4 cu in
5	Column Weight	9,048 lbs
6	Column Cost	\$90,480
7	Beam Width	12.0 in
8	Beam Height	4.0 ft
9	Beam Area	48.0 sq in
10	Beam Volume	192.0 cu in
11	Beam Weight	3,840 lbs
12	Beam Cost	\$38,400

**Reinforcement Details:**

Item	Description	Value
1	Column Reinforcement	4 #4
2	Beam Reinforcement	4 #4
3	Column Stirrups	#3 @ 12 in
4	Beam Stirrups	#3 @ 12 in

**Professional Engineer:** Paul Clothier, No. 11118

**#FORTE** **PASSED**

Project: 11/11/18  
 14 North 20th Street Foundation  
 2 columns & 1 beam foundation

14 North 20th Street

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**Professional Engineer:** Paul Clothier, No. 11118

**S7.1**

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**Professional Engineer:** Paul Clothier, No. 11118

**#FORTE** **PASSED**

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 14 North 20th Street Foundation  
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14 North 20th Street

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**Professional Engineer:** Paul Clothier, No. 11118

**#FORTE** **PASSED**

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**Professional Engineer:** Paul Clothier, No. 11118

**#FORTE** **PASSED**

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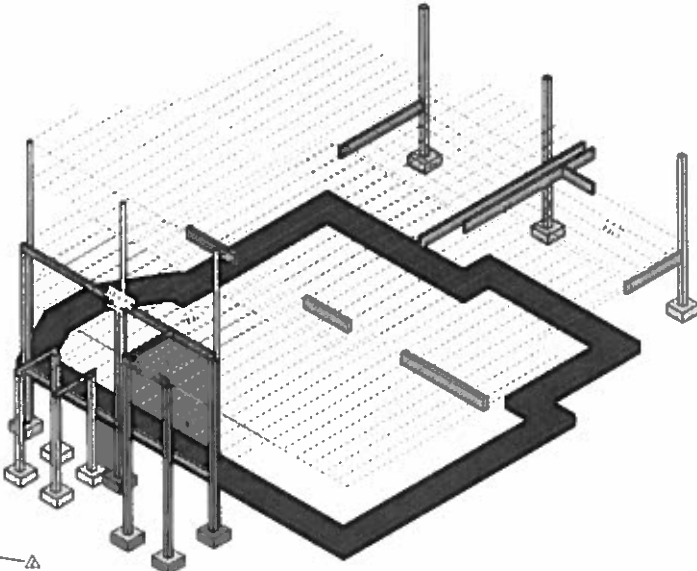
Item	Description	Value
1	Column Reinforcement	4 #4
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**Professional Engineer:** Paul Clothier, No. 11118

**Calculations**  
 2015 North Avenue  
 Paul Clothier



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 A Professional Engineering Practice  
 417 North 20th Street  
 Richmond, VA 23223  
 804-647-1589



**FORTE** **PASSED**

NO. 0000000000  
 1st Floor 02 2 Bay Steel Deck  
 2 Column 2 x 6 Beams Plan No. 0 0 0 0 0 0

Load case 1 1

4 Bay 02 2 Bay Steel Deck  
 2 Column 2 x 6 Beams Plan No. 0 0 0 0 0 0

Load case 1 1

NO. 0000000000  
 1st Floor 02 2 Bay Steel Deck  
 2 Column 2 x 6 Beams Plan No. 0 0 0 0 0 0

Load case 1 1

NO. 0000000000  
 1st Floor 02 2 Bay Steel Deck  
 2 Column 2 x 6 Beams Plan No. 0 0 0 0 0 0

Load case 1 1

**FORTE** **PASSED**

NO. 0000000000  
 1st Floor 02 2 Bay Steel Deck  
 2 Column 2 x 6 Beams Plan No. 0 0 0 0 0 0

Load case 1 1

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Load case 1 1

NO. 0000000000  
 1st Floor 02 2 Bay Steel Deck  
 2 Column 2 x 6 Beams Plan No. 0 0 0 0 0 0

Load case 1 1

S7.2

REV	DATE	DESCRIPTION
1	11/11/20	Initial Calculations and Steel Deck Framing and Decking
2		
3		
4		
5		
6		
7		
8		
9		
10		

REV 11/11/20  
 September 6, 2019

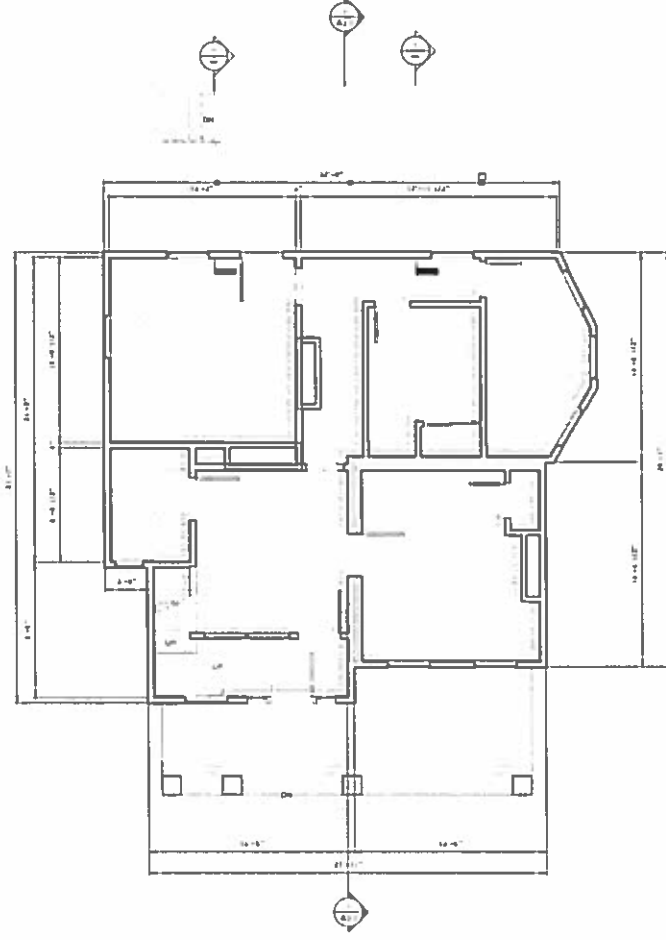
Calculations  
 2015 North Avenue  
 Paul Clothier  
 City of Richmond, VA



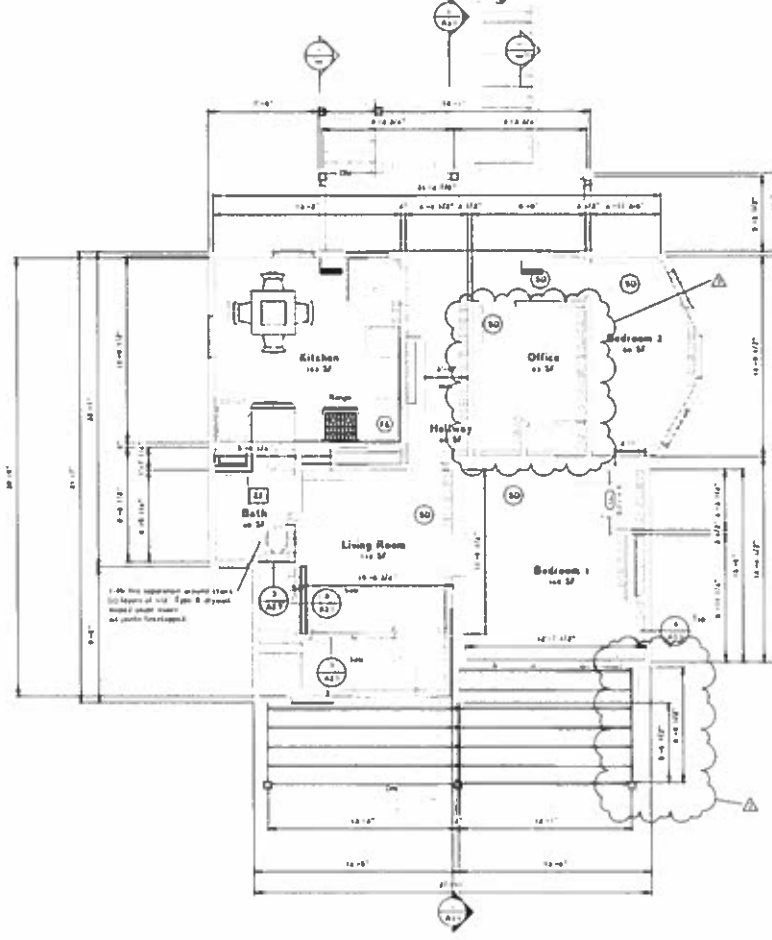
**obsidian**  
 A Professional Engineering Practice  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589







1st Floor - Existing



1st Floor - Proposed

A1.1

**First Floor Plan**  
 2015 North Avenue  
 Paul Clothier



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 A Professional Engineering Practice  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589

REV: 11/11/20  
 September 6, 2015

City of Richmond, VA

DATE: 11/11/20  
 DRAWN BY: Paul Clothier  
 CHECKED BY: [Blank]  
 PROJECT: 2015 North Avenue  
 SHEET: A1.1



Rev.	Date	Description
1	01/11/20	Revised Construction and Detailing notes per Mark Stiles
2	01/11/20	Revised Construction and Detailing notes per Mark Stiles

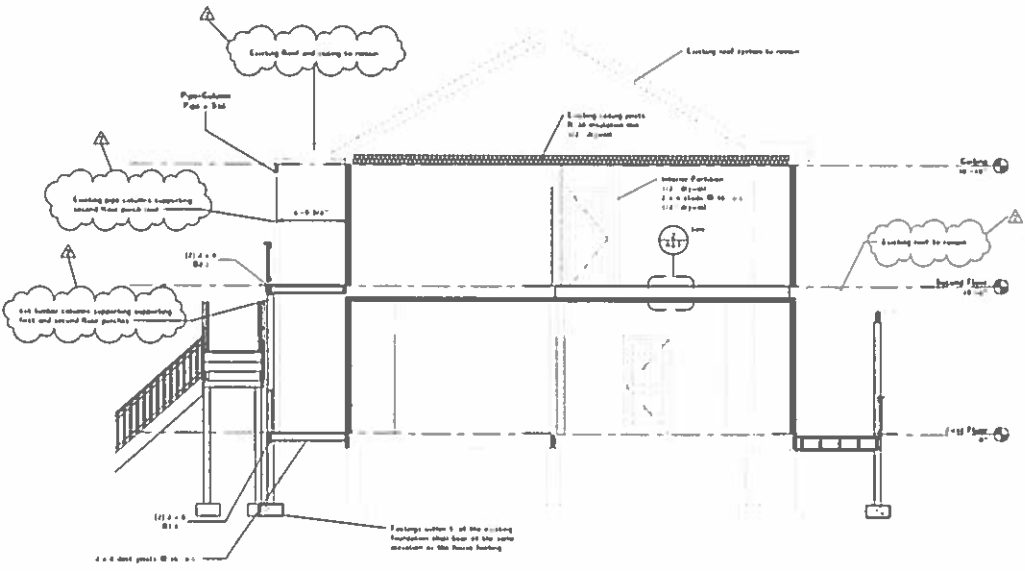
Rev. 01/11/20  
September 8, 2019

**Section & Details**  
2015 North Avenue  
Paul Clothier

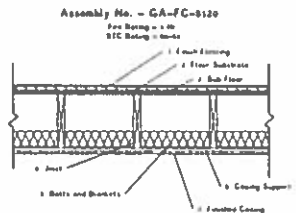
City of Richmond, VA



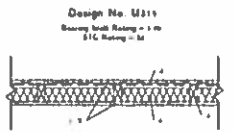
**Obsidian**  
A Professional Engineering Practice  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1569



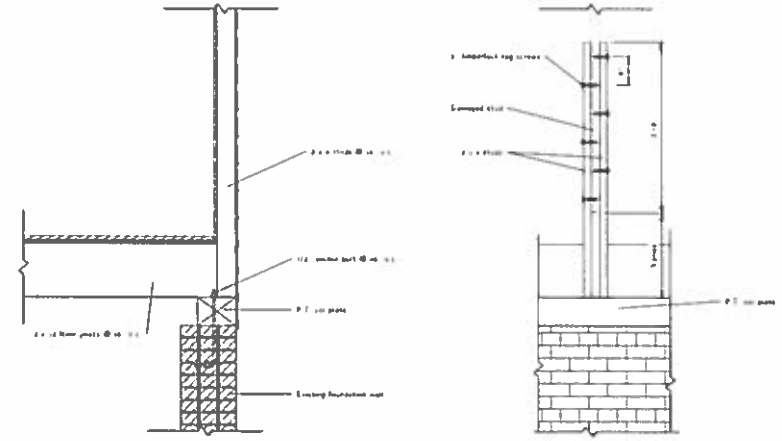
1 Cross Section  
1/4\"/>



- 1 Joist Finishing - 1/2\"/>



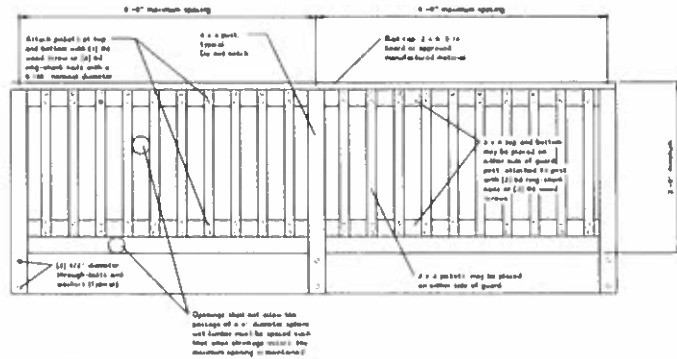
- 1 Gypsum Board - 5/8\"/>



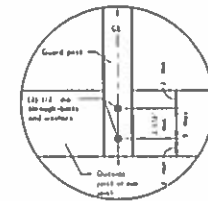
2 Steel & Sill Plate Repair Detail  
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3 1st Floor - Wood Joist, GA-FC-0120  
1\"/>

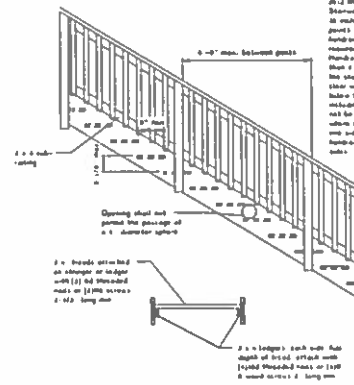
4 1st Wall - Stud, U311  
1\"/>



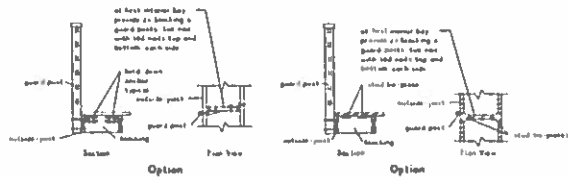
1 Deck Railing Detail  
1'-0" x 1'-0"



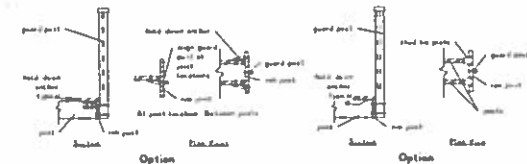
2 Guard Post Attachment  
1'-0" x 1'-0"



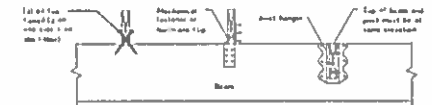
3 Stair Detail  
1'-0" x 1'-0"



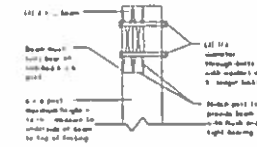
4 Guard Post in Outside Joint  
1'-0" x 1'-0"



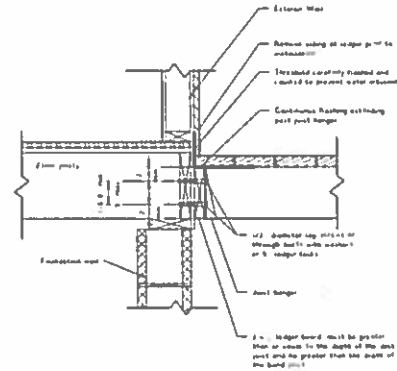
5 Guard Post to Rim Joint Detail  
1'-0" x 1'-0"



6 Joint to Beam Connection  
1'-0" x 1'-0"



7 Post to Beam Connection Detail  
1'-0" x 1'-0"



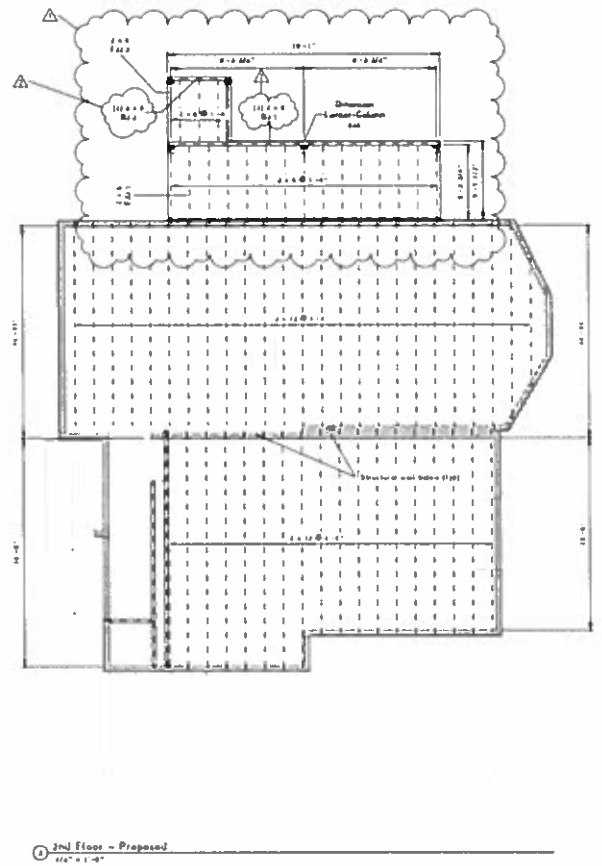
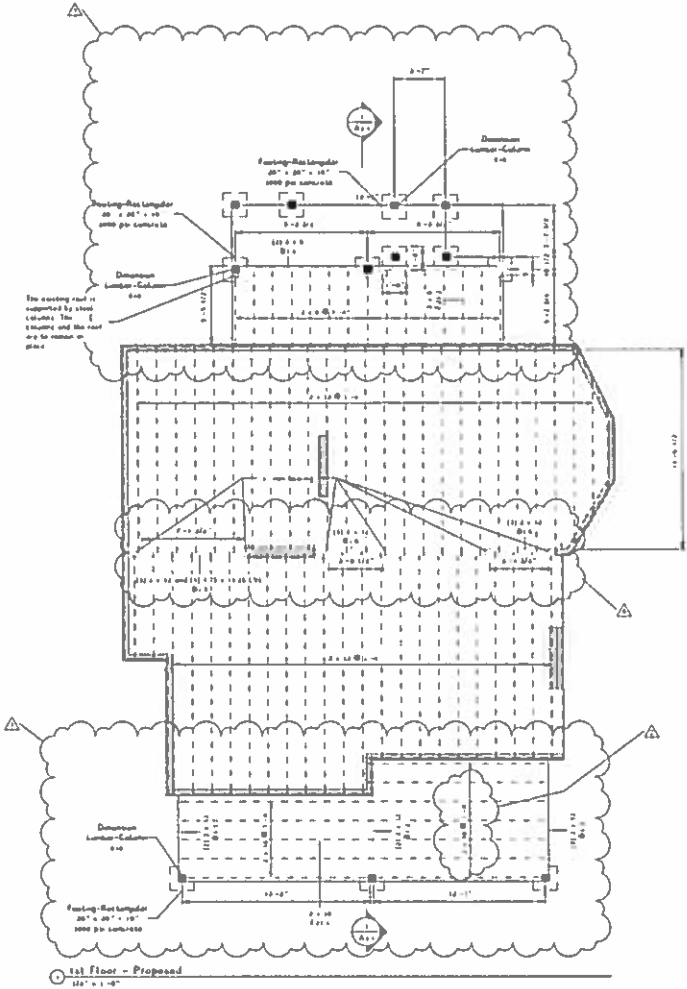
8 Ledger Attachment - deck to rim beam  
1'-0" x 1'-0"

Deck Details  
2015 North Avenue  
Paul Clothier



obsidian  
A Professional Engineering Practice  
417 North 22nd Street  
Richmond, VA 23253  
804.647-1589

# S1.1



Rev	Date	Description
1	09/11/20	Initial framing plan for Paul Clothier and site plan
2	09/11/20	Revised framing plan for Paul Clothier and site plan
3	09/11/20	Revised framing plan for Paul Clothier and site plan
4	09/11/20	Revised framing plan for Paul Clothier and site plan
5	09/11/20	Revised framing plan for Paul Clothier and site plan
6	09/11/20	Revised framing plan for Paul Clothier and site plan
7	09/11/20	Revised framing plan for Paul Clothier and site plan
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11	09/11/20	Revised framing plan for Paul Clothier and site plan
12	09/11/20	Revised framing plan for Paul Clothier and site plan
13	09/11/20	Revised framing plan for Paul Clothier and site plan
14	09/11/20	Revised framing plan for Paul Clothier and site plan
15	09/11/20	Revised framing plan for Paul Clothier and site plan
16	09/11/20	Revised framing plan for Paul Clothier and site plan
17	09/11/20	Revised framing plan for Paul Clothier and site plan
18	09/11/20	Revised framing plan for Paul Clothier and site plan
19	09/11/20	Revised framing plan for Paul Clothier and site plan
20	09/11/20	Revised framing plan for Paul Clothier and site plan

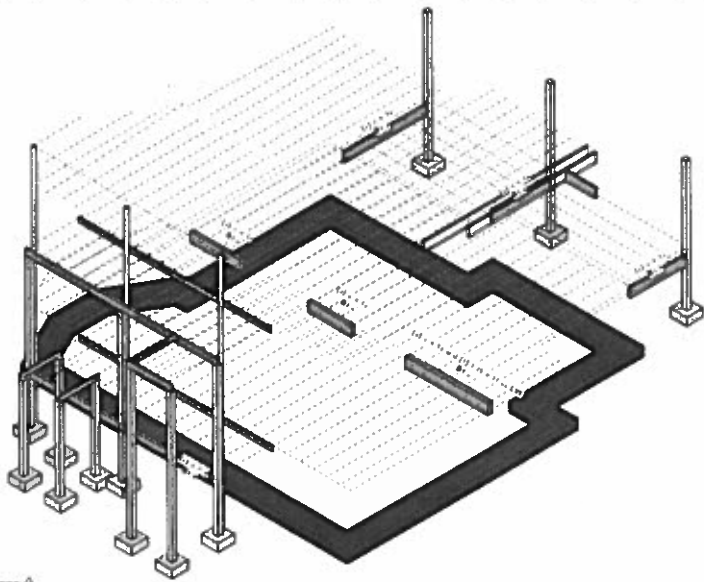
## Framing Plan

2015 North Avenue  
Paul Clothier



**Obsidian**  
 A Professional Engineering Practice  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1569

100% 7/11/20  
 September 6, 2018  
 City of Richmond, VA



**FORTE** **PASSED**

16 North Ave. (11/11/2010) (11/11/2010)  
 11/11/2010  
 11/11/2010

16 North Ave. (11/11/2010) (11/11/2010)  
 11/11/2010  
 11/11/2010

Member	Material	Section	Area	Depth	Width	Weight
Beam	A36	W12x14	4.16	12.19	12.19	120
Column	A36	W12x14	4.16	12.19	12.19	120

16 North Ave. (11/11/2010) (11/11/2010)  
 11/11/2010  
 11/11/2010

**FORTE** **PASSED**

16 North Ave. (11/11/2010) (11/11/2010)  
 11/11/2010  
 11/11/2010

16 North Ave. (11/11/2010) (11/11/2010)  
 11/11/2010  
 11/11/2010

Member	Material	Section	Area	Depth	Width	Weight
Beam	A36	W12x14	4.16	12.19	12.19	120
Column	A36	W12x14	4.16	12.19	12.19	120

16 North Ave. (11/11/2010) (11/11/2010)  
 11/11/2010  
 11/11/2010

**FORTE** **PASSED**

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16 North Ave. (11/11/2010) (11/11/2010)  
 11/11/2010  
 11/11/2010

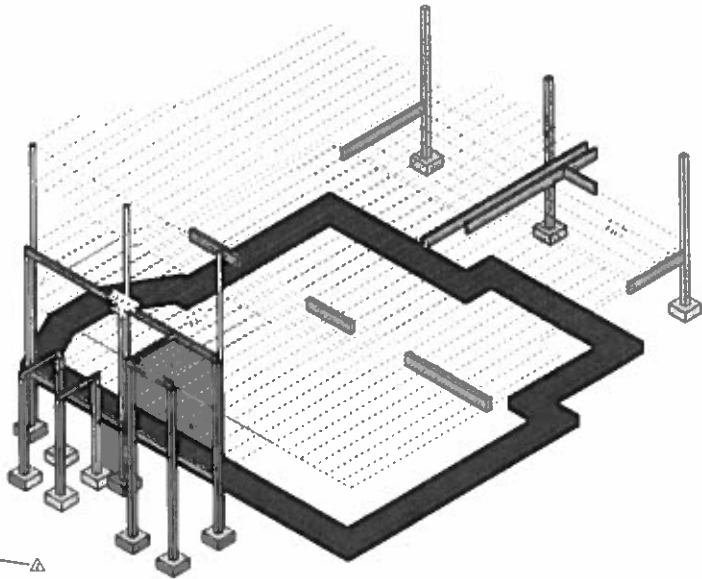
S7.1

No.	Date	Description
1	11/11/2010	Revised Calculations for S7.1
2	11/11/2010	Revised Calculations and Shear and Moment Diagrams
3		
4		
5		
6		
7		
8		
9		
10		

Calculations  
 2015 North Avenue  
 Paul Clothier



**Obsidian**  
 A Professional Engineering Practice  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589



**FORTE** PASSED

REVISIONS SHEET  
 1 of 10 Pages, 7/11/2006  
 1 of 10 Pages, 7/11/2006

Drawn: [Name]

REVISIONS SHEET

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	7/11/2006

FORTE PASSED

**FORTE** PASSED

REVISIONS SHEET  
 1 of 10 Pages, 7/11/2006  
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Drawn: [Name]

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REVISIONS SHEET  
 1 of 10 Pages, 7/11/2006  
 1 of 10 Pages, 7/11/2006

Drawn: [Name]

REVISIONS SHEET

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	7/11/2006

FORTE PASSED

S7.2

NO.	DATE	DESCRIPTION
1	7/11/2006	ISSUED FOR PERMIT

Calculations  
 2015 North Avenue  
 Paul Clothier



**Obsidian**  
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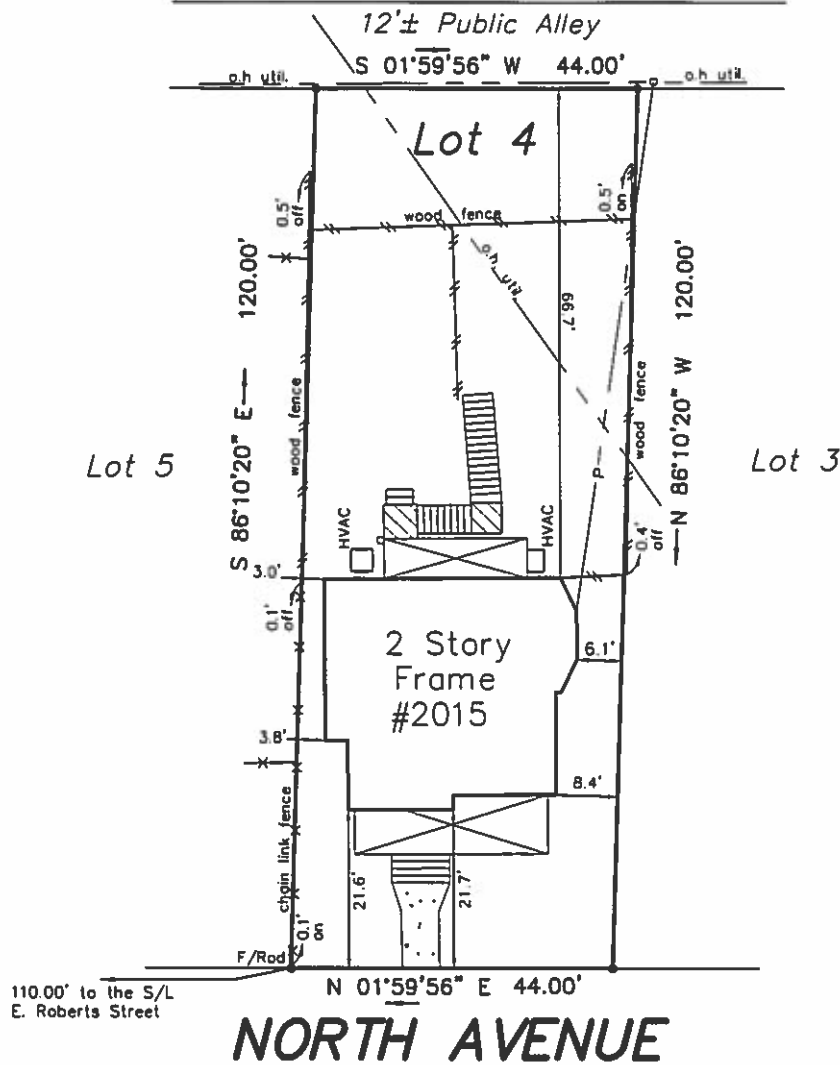
161-741126  
 September 6, 2010

City of Richmond, VA

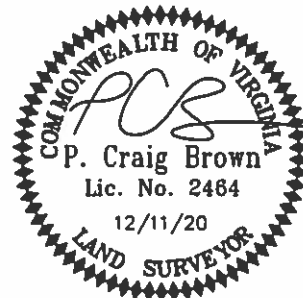
Address: #2015 North Avenue  
 Current Owner: New Life Homes REI, LLC  
 Parcel ID: N0000406016  
 I.D. 2018 20199

Note: Bearings protracted from City  
 Baseline sheet 6 NE.

City Baseline sheet 6 NE



Survey and Plat of  
 Lot 4, Block 12,  
 Barton Heights in the  
 City of Richmond, VA



This is to certify that on 12/11/20 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE C of the Flood Insurance Rate Map, Community Panel No. 510077 0025 B effective date of 02/04/81. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



DAVISON LAND SURVEYING  
 AND MAPPING

8306 Longlands Pl.  
 Chesterfield, Virginia 23832

(804)314-7441 [davisonlandsurveying@gmail.com](mailto:davisonlandsurveying@gmail.com)

DATE: 01/05/21

SCALE: 1"=20'

JN: 20-450