

INTRODUCED: September 13, 2021

AN ORDINANCE No. 2021-263

To authorize the special use of the property known as 518 West 26th Street for the purpose of a single-family dwelling and no more than one accessory dwelling unit, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 11 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 518 West 26th Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a single-family dwelling and no more than one accessory dwelling unit, which use, among other things, is not currently allowed by section 30-412.2(2), concerning permitted accessory uses and structures within existing accessory buildings, 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: OCT 11 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 518 West 26th Street and identified as Tax Parcel No. S000-0803/001 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Survey Plat Showing Existing Improvements to #516 & #518 West 26th Street, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated July 28, 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 dwelling and no more than one accessory dwelling unit, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “518 W. 26th Street Addition, 518 W. 26th Street, Richmond, VA 23225,” prepared by Kylan Shirley, AIA, dated December 4, 2020, and last revised June 7, 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 dwelling and no more than one accessory dwelling unit, substantially as shown on the Plans.

- (b) Parking for no less than one vehicle shall be provided on the Property.
- (c) All building materials and elevations shall be substantially as shown on the Plans.
- (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.

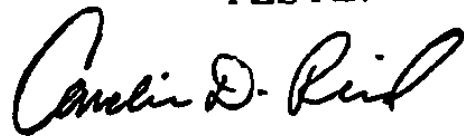
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

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 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 "Carolin D. Reed". The signature is fluid and cursive, written over a white background.

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.2021.728

O & R Request

DATE: August 16, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)
(This is 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 518 West 26th Street for the purpose of no more than one accessory dwelling unit, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 518 West 26th Street for the purpose of no more than one accessory dwelling unit, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize construction of a 1 story attached, accessory dwelling unit, within an R-6 Single Family Attached Residential District. Accessory dwelling units are not allowed in newly constructed buildings in the R-6 District. 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 October 4, 2021, meeting.

BACKGROUND: The property is located in the Woodland Heights neighborhood on West 26th Street between Spring Hill and Semmes Avenues. The property is currently improved with a 1,772 sq. ft. single family dwelling situated on a 9,176 sq. ft. (.21 acre) parcel of land.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Primary uses include single family houses, accessory dwelling units, and open space. Secondary uses include Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

The current zoning for this property is R-6 Single Family Attached Residential. All adjacent properties are located within the same R-6 Residential Zone. A mix of single, and two family residential land uses are present in the vicinity.

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

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

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 13, 2021

CITY COUNCIL PUBLIC HEARING DATE: October 11, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
October 4, 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: 518 W 26th Street

Date: 2/22/2021

Tax Map #: S0000803001 Fee: \$300.00

Revised: 6/14/21

Total area of affected site in acres: 626 square feet

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

Zoning

Current Zoning: R-6

Existing Use: Single family

Proposed Use

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

Build a 626 sq ft addition attached by conditioned breezeway. New space to be used as accessory dwelling by homeowners mother.

Existing Use: Single family dwelling

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number:

Applicant/Contact Person: Tim Meade

Company: Integrity One Contracting, Inc.

Mailing Address: 2900 Mountclair Road

City: Chester

State: Va

Zip Code: 23831

Telephone: (804) 901-9419

Fax: (804)

454-1756

Email: Integrityonecontracting@comcast.net

Property Owner: Jeremy Wustner-Brown

If Business Entity, name and title of authorized signer: N/A

(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: 518 W 26th Street

City: Richmond

State: Va

Zip Code: 23225

Telephone: (202) 417-5999

Fax: ()

Email:

Property Owner Signature:

2/22/2021

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)



2900 Mountclair Road
Chester, VA 23831
(804) 901-9419

Date: April 13, 2021

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond, Virginia 23219
Telephone (804) 646-6304

Attn: David Watson, Senior Planner
Re: Special Use Variance at 518 W 26th Street Richmond, VA 23225

The purpose of this letter is to provide clarification for the Special Use Variance Application submitted regarding an addition build at homeowners dwelling, located at 518 W 526th Street. This addition will be located on their own existing property. It currently consists of two different addresses (516 W 26th/518 W 26th), both of which are currently in the process of being joined as we speak. City of Richmond Assessor, William Simmons is aware of the current situation, and working with us to get this resolved. Homeowner wishes to apply for the Special Use Variation, and get this new structure approved as a dwelling unit for his mother.

Integrity One Contracting, Inc. plans to build and attach the structure, which would essentially be built on the "other lot for address." This new dwelling addition will have a full bath and full kitchen. It will be connected via breezeway to the existing home. There will be no change in parking as she already resides there. No business will be conducted out of this new property dwelling, it will remain residential. This will not be a commercial rental property. There is already an existing detached shed structure to the rear of the current address. No income will be received for this property, as homeowners mother already resides in the home with them.

As stated above, mother already lives at this address and no additional persons will be moving in. No additional water or sanitary demands will be needed. This structure will continue to use the same water meter, and no additional sewage taps will be necessary. This dwelling will have its own front door, but will remain attached to existing home at 518 W 26th Street Richmond, VA 23225. After the Special Use Variance, this addition will fall under the existing homeowners address.

Tim Meade, President/Owner
Integrity One Contracting, Inc.
2900 Mountclair Road
Chester, VA 23831
(804)901-9419
integrityone@icloud.com

518 W. 26TH STREET ADDITION

518 W. 26TH STREET RICHMOND, VA 23225



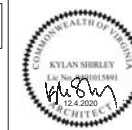
GENERAL NOTES

- DESIGN WAS PERFORMED IN ACCORDANCE WITH THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE.
- EXISTING CONDITIONS INDICATED WERE DETERMINED BY LIMITED FIELD OBSERVATIONS. NOTIFY ARCHITECT IF ACTUAL CONDITIONS VARY FROM THOSE INDICATED.
- PROJECT SUMMARY:
WORK DESCRIBED HEREIN GENERALLY CONSISTS OF THE CONSTRUCTION OF AN ADDITION TO AN EXISTING RESIDENCE. ADDED SPACES INCLUDE A FIRST-FLOOR MASTER SUITE WITH BEDROOM, BATHROOM, LIVING SPACE, KITCHENETTE AND SUNROOM CONNECTOR. CONSTRUCTION METHODS INCLUDE MASONRY FOUNDATIONS AND WOOD-FRAMED WALLS AND ROOFS. EXTERIOR MATERIALS INCLUDE FACE BRICK, FIBER-CEMENT SIDING AND TRIMWORK, INSULATED WINDOWS AND ASPHALT SHINGLES.
- BUILDING AREA:
EXISTING +/- 2,000 SF
NEW 628 SF
TOTAL +/- 3,100 SF
- PROJECT ADDRESS:
518 W. 26TH STREET
RICHMOND, VA 23225
- OWNER:
JESSICA RICHARDS AND JEREMY WUSTNER-BROWN
202-417-9999
- ARCHITECT:
KYLAN SHIRLEY, AIA
540-818-0043

DRAWING INDEX

NUMBER	SHEET NAME
A0	COVER SHEET
A1	FLOORPLANS
A2	ELEVATIONS
A3	ENLARGED PLANS
A4	SECTIONS AND DETAILS
A5	WINDOWS AND DOORS
A6	FRAMING PLANS
A7	BRACED WALL PLAN

REVISIONS:
1. 1/15/2021 - CODE REVIEW RESPONSE
2. 3/1/2021 - CODE REVIEW RESPONSE
3. 6/7/2021 - CODE REVIEW RESPONSE



518 W. 26TH ST. ADDITION

PERMIT DOCUMENTS

12.4.2020

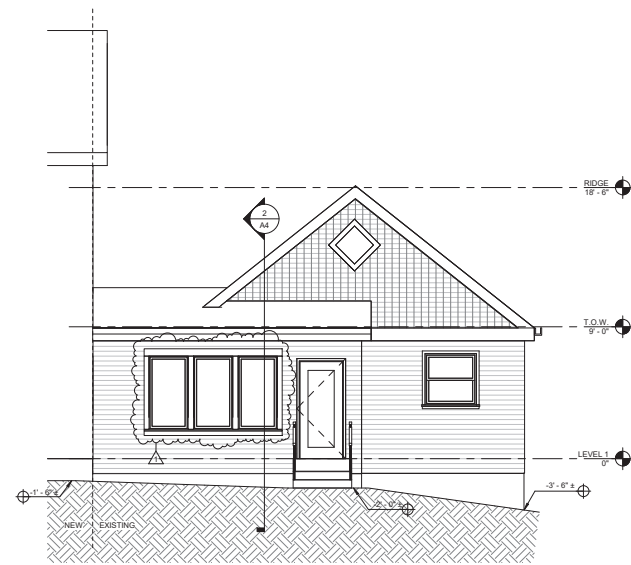
A0 - COVER SHEET

REVISIONS: 1. 1/18/2021 - CODE REVIEW RESPONSE 2. 3/12/2021 - CODE REVIEW RESPONSE 3. 9/7/2021 - CODE REVIEW RESPONSE	518 W. 26TH ST. ADDITION PERMIT DOCUMENTS 12.4.2020 A1 - SITE AND FLOORPLANS
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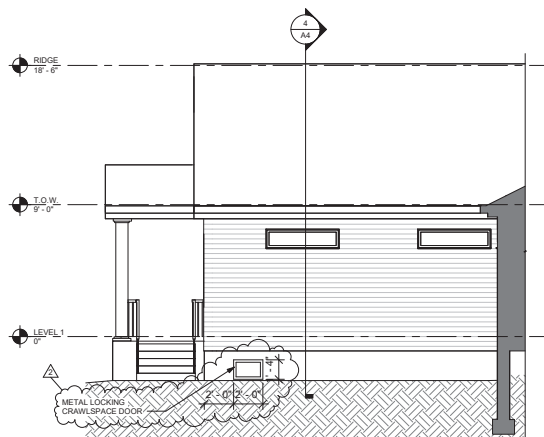


1 ELEVATION - EAST
1/4" = 1'-0"

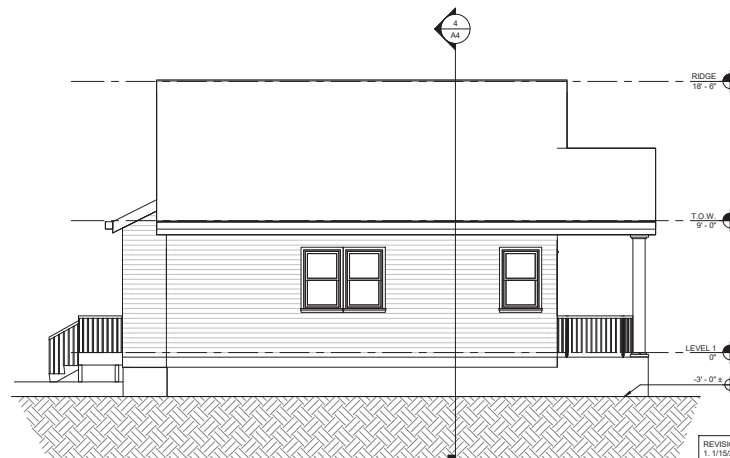
NOTE:
LINE OF FINISH GRADE SHOWN IS APPROXIMATE AND SHALL BE COORDINATED WITH EXISTING GRADES AND OWNER AT TIME OF FINE GRADING. REFER TO INCLUDED SURVEY AND SPOT ELEVATIONS FOR EXISTING GRADES. TYPICAL OF ALL ELEVATIONS THIS SHEET AND SHEET A4 SECTIONS.



2 ELEVATION - WEST
1/4" = 1'-0"

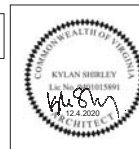


3 ELEVATION - NORTH
1/4" = 1'-0"



4 ELEVATION - SOUTH
1/4" = 1'-0"

REVISIONS:
 1. 1/15/2021 - CODE REVIEW RESPONSE
 2. 3/1/2021 - CODE REVIEW RESPONSE
 3. 6/7/2021 - CODE REVIEW RESPONSE

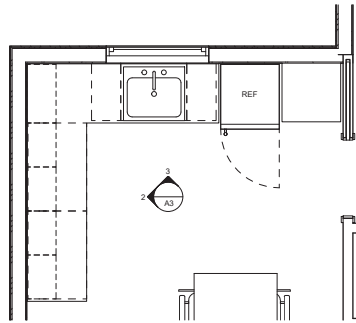


518 W. 26TH ST. ADDITION

PERMIT DOCUMENTS

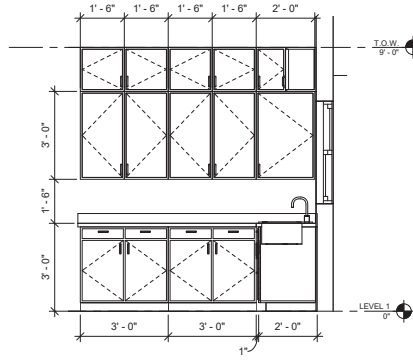
12.4.2020

A2-ELEVATIONS



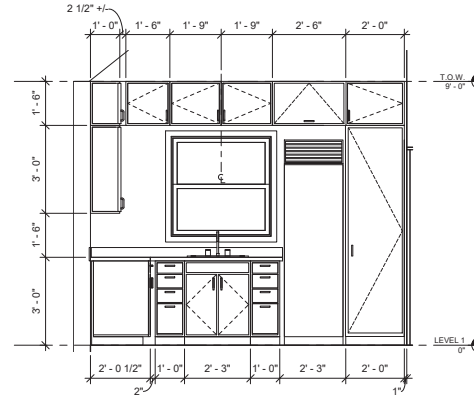
1
A3
1/2" = 1'-0"

ENLARGED PLAN - WET BAR



2
A3
1/2" = 1'-0"

ELEVATION - WET BAR



3
A3
1/2" = 1'-0"

ELEVATION - WET BAR

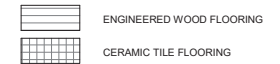
WET BAR NOTES

- CABINETS:
 - BASE AND WALL CABINETS SHALL HAVE FRAMED BOXES
 - W/ 3/4" SOLID WOOD FACE FRAMES
 - CABINET DOORS SHALL BE FULL OVERLAY STYLE. PANEL STYLE TO BE SELECTED BY OWNER
 - HARDWARE TO BE SELECTED BY OWNER
- COUNTERS:
 - BASIS-OF-DESIGN: LG HI-MACS SOLID SURFACE 'QUARTZ' COUNTERTOP OR EQUAL
 - THICKNESS: 3 CM
 - COLOR: TO BE SELECTED BY OWNER
 - STYLE: EASED EDGE
 - BACKSPLASH: 4" HIGH IN MATERIAL TO MATCH COUNTERTOP
- PLUMBING FIXTURES:
 - SINK:
 - BASIS-OF-DESIGN: MR DIRECT UNDERMOUNT STAINLESS STEEL SINGLE BOWL OR EQUAL
 - DIMENSIONS: 27W x 17 1/8" X 10 D
 - FAUCET: TO BE SELECTED BY OWNER
- APPLIANCES:
 - REFRIGERATOR:
 - BASIS-OF-DESIGN: WHIRLPOOL 12.7 CU. FT. COUNTER-DEPTH BOTTOM FREEZER REFRIGERATOR WITH ICE-MAKER
 - MODEL #WBS45002

BATHROOM NOTES

- TUB SHALL BE CLAW-FOOT STYLE. MAKE AND MODEL SELECTED BY OWNER. BASIS-OF-DESIGN IS 6'-0" L x 2'-6" W
- TOILET SHALL BE SELECTED BY OWNER
- VANITY: SHALL BE SELECTED BY OWNER. BASIS-OF-DESIGN IS 30" WIDE WASHER/DRYER CABINET SHALL BE FULL HEIGHT MILLWORK PIECE TO BE FABRICATED BY OWNER AND INSTALLATION COORDINATED WITH CONTRACTOR

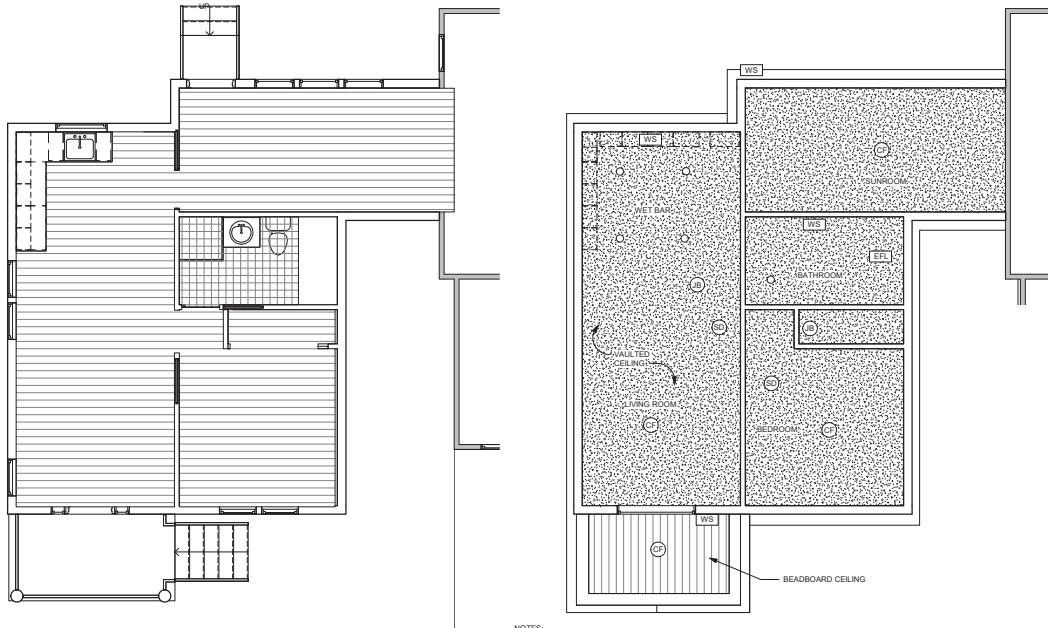
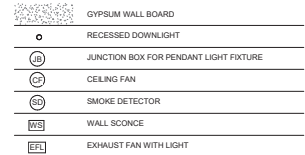
FINISH PLAN LEGEND



NOTES:

- ENGINEERED WOOD FLOORING BASIS-OF-DESIGN:
 - PERIO MAX 5/8" ENGINEERED HARDWOOD FLOORING
 - SPECIES TO BE SELECTED BY OWNER
- CERAMIC FLOOR TILE BASIS-OF-DESIGN:
 - 12"x12" CERAMIC FLOOR TILE
 - STYLE TO BE SELECTED BY OWNER
 - SUBSTRATE: SCHLUTER DITRA UNCOUPLING MEMBRANE OVER CEMENT BOARD
- CERAMIC WALL TILE BASIS-OF-DESIGN:
 - 4" x 4" CERAMIC WALL TILE
 - STYLE TO BE SELECTED BY OWNER
 - SUBSTRATE: SCHLUTER KERDI-BOARD WALL PANELS
- BASE TRIM BASIS-OF-DESIGN:
 - AT ENGINEERED HARDWOOD FLOORS PROVIDE:
 - 5 1/4" YELLOW PINE BASEBOARD
 - 1/2" x 3/4" PINE QUARTER-ROUND PINE MOULDING
 - AT CERAMIC TILE FLOORS PROVIDE:
 - 3 1/2" YELLOW PINE BASEBOARD
 - 1/2" x 3/4" PINE QUARTER-ROUND SHOE MOULDING
- PROVIDE MARBLE SADDLES AT DOORWAYS WHERE CERAMIC TILE TRANSITIONS TO OTHER FINISH MATERIAL
- PROVIDE WOOD SADDLES TO MATCH ENGINEERED HARDWOOD FLOORING FINISH AT ALL POCKETED DOORS BETWEEN ROOMS
- TILE FINISHES SHALL BE INSTALLED SCHLUTER KERDI-BOARD

CEILING LEGEND



- NOTES:
- CEILING PLAN SHOWS LIGHTING LAYOUT. FIXTURES AND FINAL LOCATIONS SHALL BE COORDINATED WITH OWNER.
 - ELECTRICAL RECEPTACLE AND OTHER ELECTRICAL WORK TO BE COORDINATED WITH OWNER.
 - PROVIDE (2) EXTERIOR DUAL-LAMP SPOTLIGHTS MOUNTED TO SOFFIT (NOT SHOWN), LOCATION TO BE COORDINATED WITH OWNER.

4
A3
1/4" = 1'-0"

LEVEL 1 - FINISH PLAN

5
A3
1/4" = 1'-0"

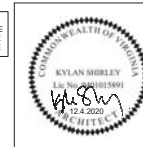
LEVEL 1 - REFLECTED CEILING PLAN

6
A3
1/2" = 1'-0"

ENLARGED PLAN - BATHROOM

REVISIONS:

- 1/15/2021 - CODE REVIEW RESPONSE
- 3/1/2021 - CODE REVIEW RESPONSE
- 6/7/2021 - CODE REVIEW RESPONSE

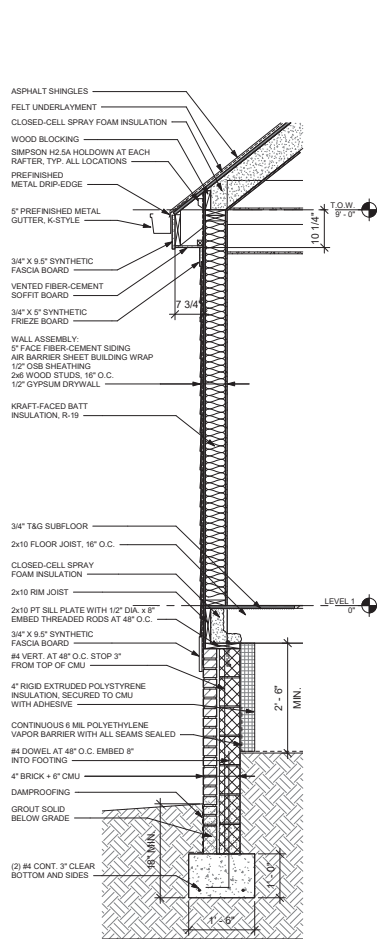


518 W. 26TH ST. ADDITION

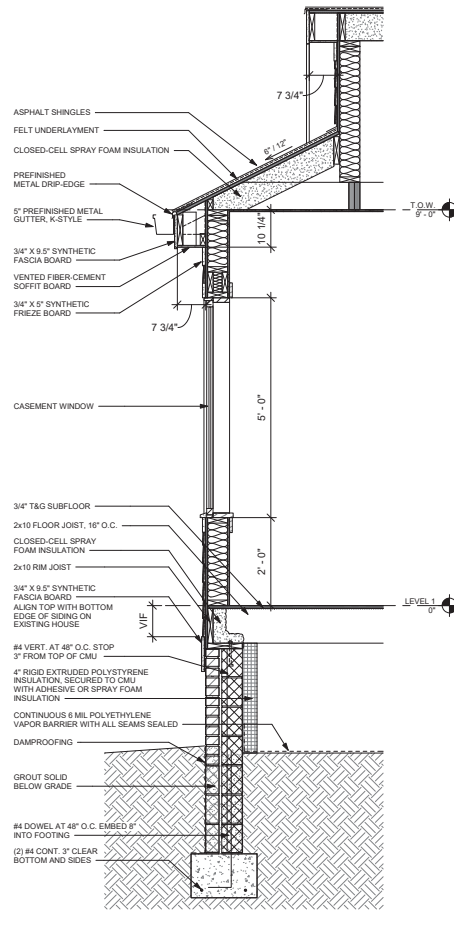
PERMIT DOCUMENTS

12.4.2020

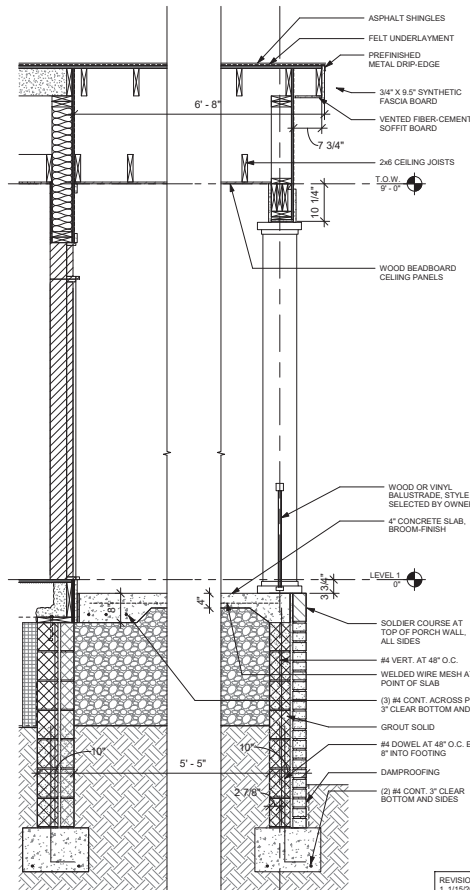
A3 - ENLARGED PLANS & DETAILS



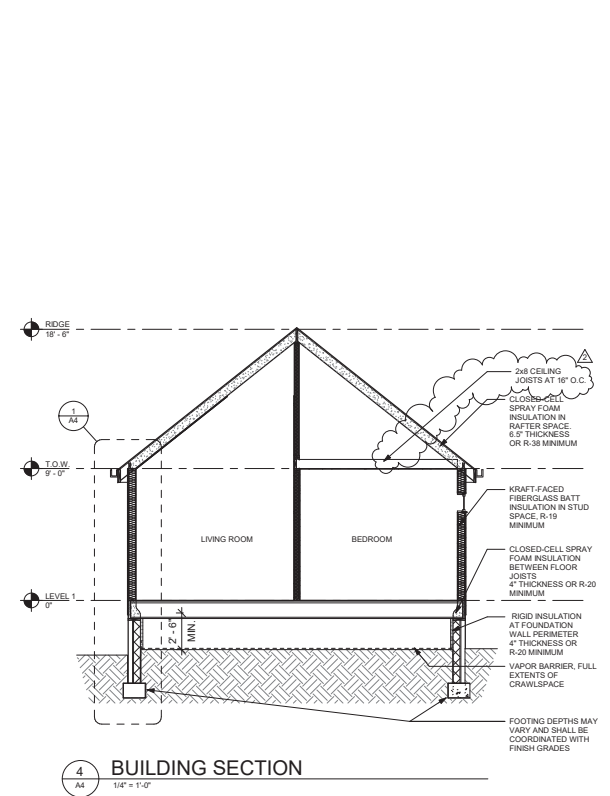
1 WALL SECTION
3/4" = 1'-0"



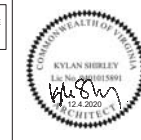
2 WALL SECTION
3/4" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"



REVISIONS:
1. 1/15/2021 - CODE REVIEW RESPONSE
2. 3/1/2021 - CODE REVIEW RESPONSE
3. 6/7/2021 - CODE REVIEW RESPONSE

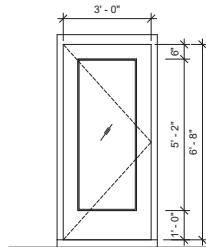
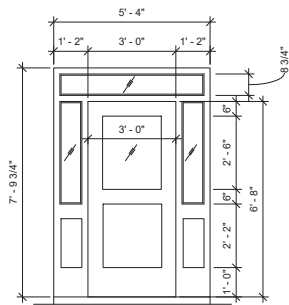
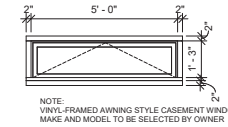
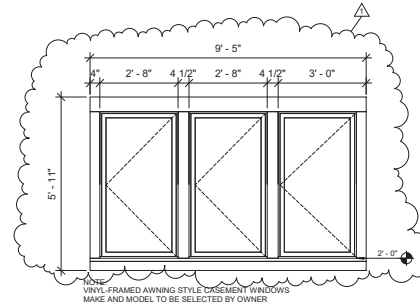
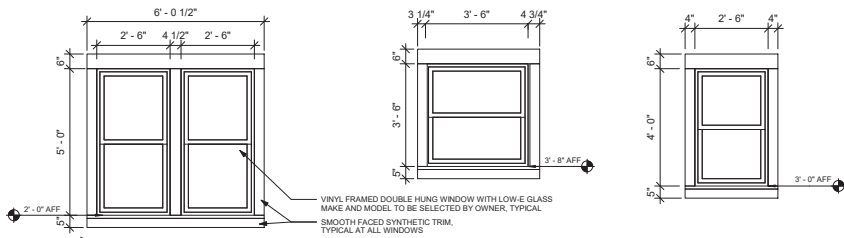


518 W. 26TH ST. ADDITION

PERMIT DOCUMENTS

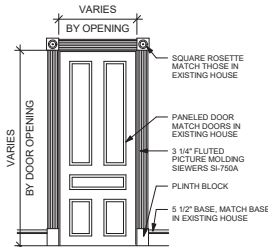
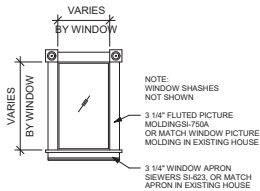
12.4.2020

A4 - SECTIONS & DETAILS



- NOTES:
- ENTRY DOOR SHALL BE A UNITIZED SYSTEM, INCLUDING DOOR, SIDELITES, TRANSOM AND FRAME
 - BASIS-OF-DESIGN: MASONITE VISTEGRANDE FIBERGLASS SERIES
 - DIMENSIONS PROVIDED ARE APPROXIMATE AND WILL VARY BASED ON FINAL DOOR STYLE SELECTED BY OWNER
 - LOCKSET TO BE SELECTED BY OWNER

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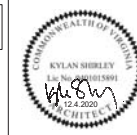
INTERIOR TRIM

1/2" = 1'-0" REFERRED FROM:

DOOR SCHEDULE

LOCATION DOOR NUMBER	DOOR SIZE		NOTES
	W	H	
D01	2' - 8"	6' - 8"	POCKET DOOR
D02	3' - 0"	6' - 8"	POCKET DOOR
D03	2' - 8"	6' - 8"	POCKET DOOR, FLUSH DOOR W/ FULL GLASS LITE W/ FROSTED FILM
D04	2' - 8"	7' - 0"	NEW DOOR IN MODIFIED EXIST. WINDOW OPENING. OWNER TO SELECT DOOR TYPE. DIMS TO BE V.I.F.
D05	3' - 0"	6' - 8"	FRONT ENTRY DOOR
D06	3' - 0"	6' - 8"	REAR ENTRY DOOR
Grand total: 6			

REVISIONS:
1. 1/15/2021 - CODE REVIEW RESPONSE
2. 3/1/2021 - CODE REVIEW RESPONSE
3. 6/7/2021 - CODE REVIEW RESPONSE

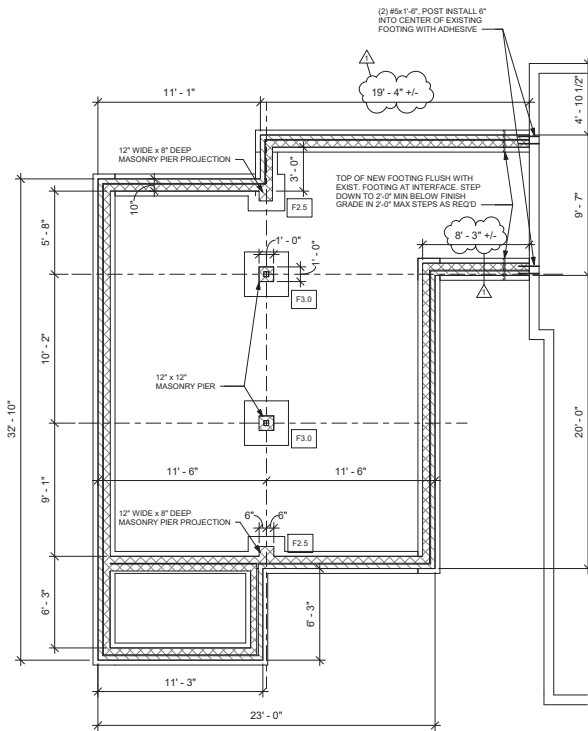


518 W. 26TH ST. ADDITION

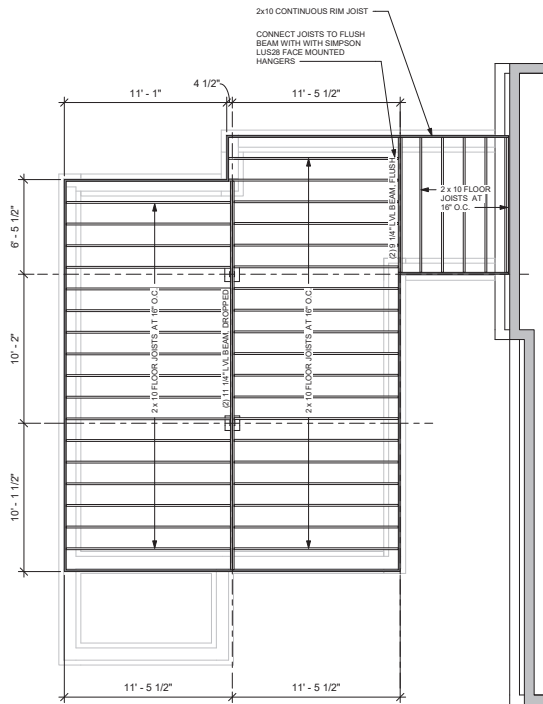
PERMIT DOCUMENTS

12.4.2020

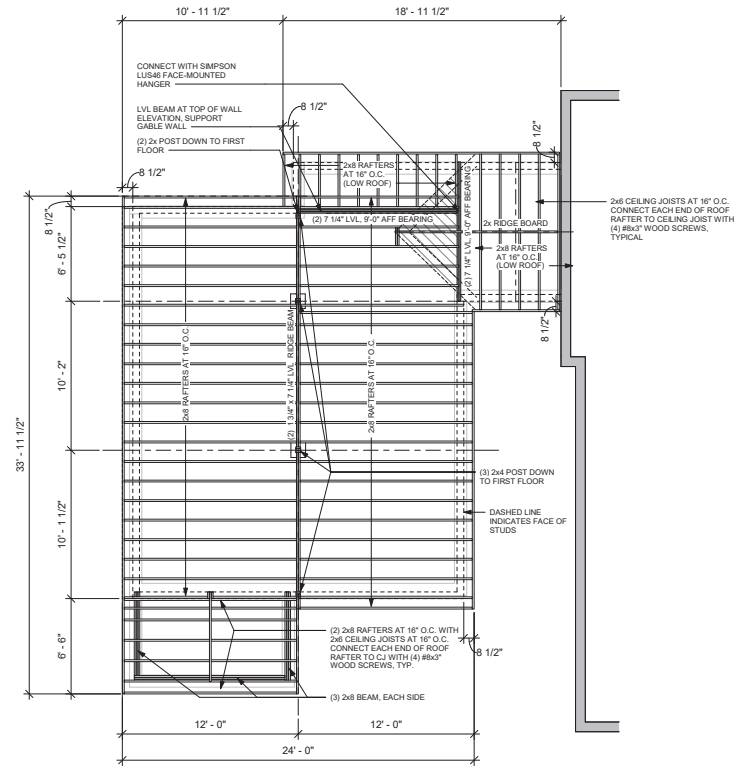
A5 - DOORS AND WINDOWS



1
A6
LEVEL 1 - FOUNDATION PLAN
1/4" = 1'-0" REFERRED FROM: A2



2
A6
LEVEL 1 - FRAMING PLAN
1/4" = 1'-0" REFERRED FROM: A2



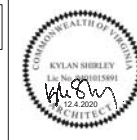
3
A6
ROOF FRAMING PLAN
1/4" = 1'-0"

GENERAL NOTES

- DESIGN WAS PERFORMED IN ACCORDANCE WITH THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
- EXISTING CONDITIONS INDICATED WERE DETERMINED BY LIMITED FIELD OBSERVATIONS. NOTIFY ARCHITECT IF ACTUAL CONDITIONS VARY FROM THOSE INDICATED.
- LOADS AND ASSUMPTIONS:

FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD P_g	20 PSF
CONCRETE	PER TABLE R402.2
MASONRY	$f_m = 1,900$ PSI
- ASTM F1554 fy=36 KSI (ANCHOR RODS)
- ASTM C90 BLOCK
- ASTM A615 GRADE 60 - TYPICAL REINFORCING BAR
- DO NOT DRILL, NOTCH, CUT (EXCEPT TO LENGTH), OR ALTER ENGINEERED LUMBER.
- ALL ROUGH CARPENTRY SHALL CONFORM TO THE REQUIREMENTS OF THE NDS 2015 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION WITH 2015 SUPPLEMENT. PROVIDE NO. 2 SOUTHERN PINE WITH MAXIMUM 19% MOISTURE CONTENT FOR ALL FRAMING LUMBER INCLUDING JOISTS, RAFTERS, LINTELS, AND BEAMS UNLESS NOTED OTHERWISE. WALL STUDS AND PLATES MAY BE SPF NO.1202
- ALL FRAMING CONNECTIONS NOT SPECIFICALLY INDICATED ON THESE DRAWINGS SHALL COMPLY WITH THE MINIMUM ESTABLISHED REQUIREMENTS PER THE IRC.
- ALL NAILED CONNECTIONS (OF 2X MEMBERS) SPECIFICALLY INDICATED ON THE DRAWINGS ARE ASSUMED TO BE DONE WITH A MINIMUM NAIL SIZE OF 0.131" DIAMETER X 3" LONG UNLESS NOTED OTHERWISE.
- ALL BEAMS SHALL BE Laterally SUPPORTED BY BLOCKING OR OTHER MEANS AT ALL POINTS OF BEARING.
- PROVIDE MICROLAM VENEER LUMBER (VLV) WITH 2 IE MANUFACTURED BY TRUS JOIST OR APPROVED EQUAL.
- ALL LIGHT GAUGE STEEL PRE-FORMED CONNECTORS SHALL BE INSTALLED USING THE NUMBER OF NAILS AND NAIL TYPE LISTED FOR THAT CONNECTOR BY SIMPSON. ALL NAILS LISTED AS 1 1/2" LONG SHALL BE MADE BY SIMPSON. HANGERS USED ON PRESSURE TREATED LUMBER SHALL HAVE G185 MINIMUM ZINC COATING (ZMAX G185).
- ALL LUMBER IN CONTACT WITH MASONRY OR EXPOSED TO THE ELEMENTS SHALL BE PRESSURE TREATED PER IRC.

REVISIONS:
1. 1/15/2021 - CODE REVIEW RESPONSE
2. 3/1/2021 - CODE REVIEW RESPONSE
3. 6/7/2021 - CODE REVIEW RESPONSE



518 W. 26TH ST. ADDITION

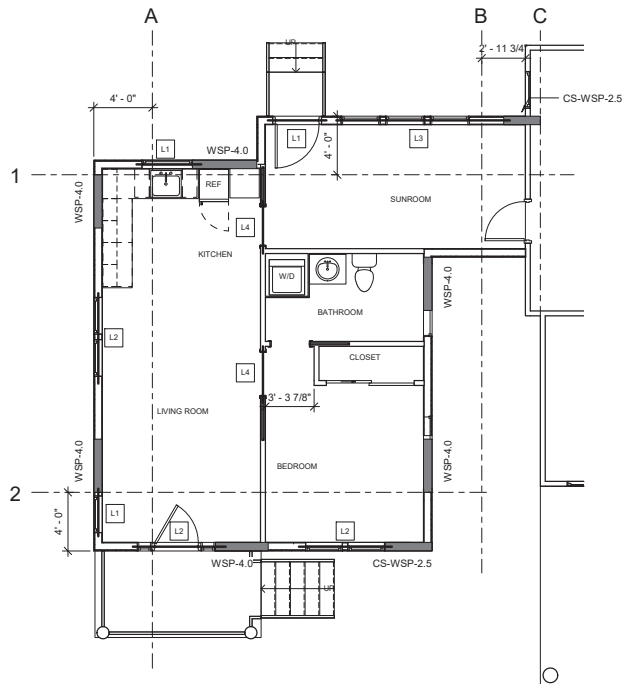
PERMIT DOCUMENTS

12.4.2020

A6 - FRAMING PLANS

FOOTING LEGEND

F2.6	2'-0" x 2'-0" x 1'-0" WITH (3) #4 x 2'-0" EACH WAY AT BOTTOM; 3" CLEAR AT BOTTOM AND SIDES
F3.0	3'-0" x 3'-0" x 1'-0" WITH (3) #4 x 2'-0" EACH WAY, BOTTOM; 3" CLEAR AT BOTTOM AND SIDES



1 BRACED WALL AND LINTEL PLAN
1/4" = 1'-0"

2015 CLASSIC WALL BRACING ANALYSIS

CONTRACTOR _____

PROJECT _____

WIND SPEED (MPH)	115		115		115		115		115	
STORY										
BWL NAME / IDENTIFIER	1		2		A		B		C	
AVG BWL SPACING (ft)	22		22		22.5		22.5			
BRACED WALL PANEL METHOD	CONTINUOUS		CONTINUOUS		INTERMITTENT		INTERMITTENT			
TABULAR REQUIRED (ft)	3.70		3.70		4.00		4.00			
ADJUSTMENT	EXPOSURE	B	1.00	B	1.00	B	1.00	B	1.00	B
	EAVE-RIDGE HEIGHT (ft)	10.50	1.03	10.50	1.03	10.50	1.03	10.50	1.03	
	WALL HEIGHT (ft)	9	0.95	9	0.95	9	0.95	9	0.95	
	# BWLs	2	1.00	2	1.00	2	1.00	2	1.00	
	OMIT INTERIOR GB	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
	ADD PAIR 800# HOLD DOWNS	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
	HORIZONTALLY BLOCKED	YES	1.00	YES	1.00	YES	1.00	YES	1.00	
	METHOD GB FASTEN @ 4" o.c.	NO	1.00	NO	1.00	NO	1.00	NO	1.00	
REQUIRED BWL LENGTH (ft)	3.62		3.62		3.91		3.91			
ACTUAL BWL	CONTRIBUTING LENGTH	BWL	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)	METHOD	LENGTH (ft)
	1	WSP	4.00	WSP	4.00	WSP	4.00	WSP	4.00	EXISTING BUILDING LINE
	2	CS-WSP	2.50	CS-WSP	3.00	WSP	4.00	WSP	4.00	
	3									
	4									
	5									
	6									
	7									
	SS-GB = 1/2 ACTUAL DS-GB = ACTUAL INTERMITTENT = ACTUAL CS-WSP = ACTUAL CS-PF = 1.5X ACTUAL (enter the contributing length)									
ACTUAL BWL LENGTH (ft)		6.50		7.00		8.00		8.00		0.00
ACTUAL ≥ REQUIRED		YES		YES		YES		YES		
BWLs ≤ 20' APART		YES		YES		YES		YES		
LENGTH OF BWL (ft)		>16'		>16'		>16'		>16'		
≥1 BWL ≤ 16', OR ≥ 2 BWL > 16'		YES		YES		YES		YES		
BWL ≤ 10' OF CORNERS		YES	YES	YES	YES	YES	YES	YES	YES	
CONTINUOUS END CONDITION		4	1	4	1					
BWL COMPLIANCE (PASS-FAIL)		PASS		PASS		PASS		PASS		

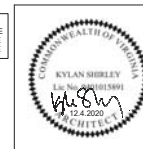
Chuck Bajral, phone (804) 301-4800

Version 8-22-2019

LINTEL LEGEND

L1	(3) 2x6 VERTICAL WITH 2x6 FLAT ON TOP WITH (1) JACK STUD AND (1) KING STUD
L2	(3) 2x6 VERTICAL WITH 2x6 FLAT ON TOP WITH (1) JACK STUD AND (2) KING STUDS
L3	(3) 1 3/4" x 8 1/4" LVL VERTICAL WITH (2) JACK STUDS AND (4) KING STUDS
L4	(3) 1 3/4" x 8 1/4" LVL VERTICAL WITH (2) JACK STUDS AND (1) KING STUD

REVISIONS:
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3. 6/7/2021 - CODE REVIEW RESPONSE



518 W. 26TH ST. ADDITION

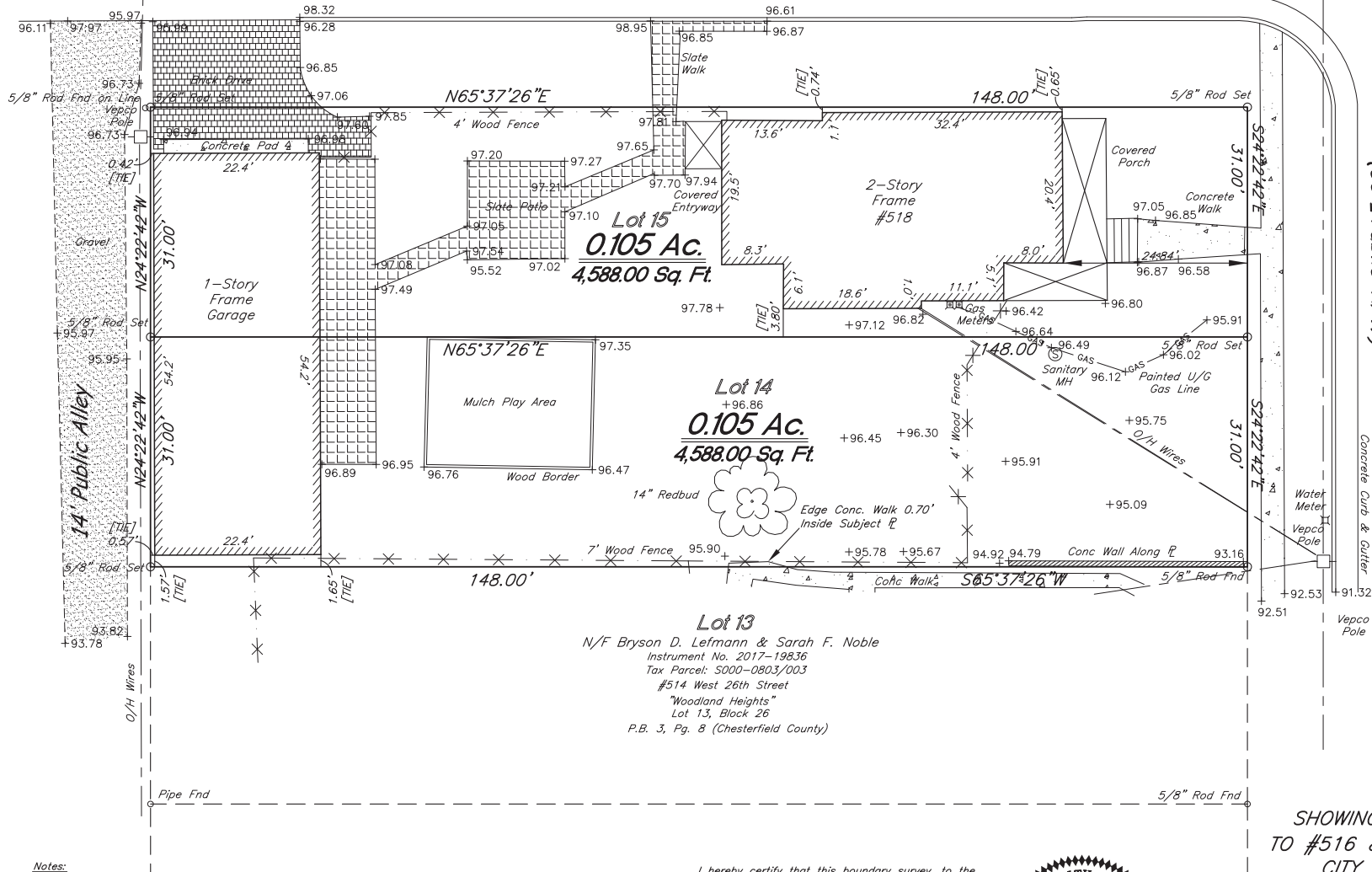
PERMIT DOCUMENTS

12.4.2020

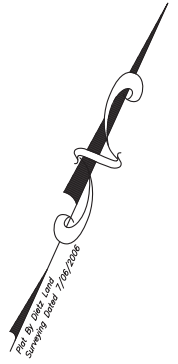
A7 - BRACED WALL PLAN

Springhill Avenue (50'± Public R/W)

Concrete Curb & Gutter



West 26th Street
(60'± Public R/W)



Legal References:

Lot 14:

Jeremy J. Wustner-Brown
& Jessica G. Richards
Instrument No. 2018-12831
Tax Parcel: S000-0803/002
#516 West 26th Street
"Woodland Heights" Lot 14, Block 26
P.B. 3, Pg. 8 (Chesterfield County)

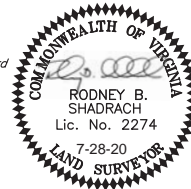
Lot 15:

Jeremy J. Wustner-Brown
& Jessica G. Richards
Instrument No. 2018-12831
Tax Parcel: S000-0803/001
#518 West 26th Street
"Woodland Heights" Lot 15, Block 26
P.B. 3, Pg. 8 (Chesterfield County)

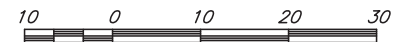
Notes:

- The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0039-E, effective date: July 16, 2014 (Zone X).
- This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: July 9, 2020
- This survey was made without the benefit of a Title Report and therefore there may be encumbrances which are not reflected hereon.
- Elevations shown hereon are based upon assumed FFE of #518 (100.00').

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



SURVEY PLAT
SHOWING EXISTING IMPROVEMENTS
TO #516 & #518 WEST 26TH STREET
CITY OF RICHMOND, VIRGINIA
DATE: JULY 28, 2020



Scale: 1"= 10'



Shadrach & Associates LLC

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Phone: (804)379-9300 • Email: rod@shadrachsveys.com