

INTRODUCED: October 11, 2021

AN ORDINANCE No. 2021-295

To authorize the special use of the properties known as 2200 Carrington Street and 2202 Carrington Street for the purpose of a mixed-use building containing up to nine dwelling units and commercial uses, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 8 2021 AT 6 P.M.

WHEREAS, the owner of the properties known as 2200 Carrington Street and 2202 Carrington Street, which are situated in a R-63 Multifamily Urban Residential District, desires to use such properties for the purpose of a mixed-use building containing up to nine dwelling units and commercial uses, which use, among other things, is not currently allowed by section 30-419.5, concerning lot area and 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 safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 8 2021 REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (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 properties known as 2200 Carrington Street and 2202 Carrington Street and identified as Tax Parcel Nos. E000-0469/024, and E000-0469/023, respectively, in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Survey of Proposed Building w/ Demensions [sic] for Parking Design at #2200 and #2202 Carrington Street, Richmond, Virginia,” prepared by A. G. Harocopos & Associates, P.C., and dated May 22, 2015, 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 mixed-use building containing up to nine dwelling units and commercial uses, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “New Construction, 2200-2202 Carrington Street, Richmond, Virginia,” prepared by Michael Pellis Architecture, PLC, and dated July 28, 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 mixed-use building containing up to nine dwelling units and commercial uses, substantially as shown on the Plans.

(b) A minimum of three off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans. One of the required spaces may have dimensions for a compact vehicle.

(c) A minimum of two bicycle racks shall be provided for the Special Use, either on the Property or within the sidewalk of the adjacent rights-of-way as approved by the Director of Public Works in accordance with applicable laws and regulations.

(d) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

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

(f) All mechanical equipment, including heating, ventilation, and air conditioning units, 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.

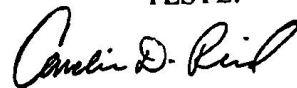
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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



City Clerk



City of Richmond

Item Request File Number: PRE.2021.825

RECEIVED
By City Attorney's Office at 5:52 pm, Oct 06, 2021

RECEIVED
By CAO Office at 11:05 am, Sep 15, 2021

2021-440

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

O & R Request

DATE: September 13, 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 J. Vonck, Acting Director, Dept. of Planning and Development Review

RE: To authorize the special use of the properties known as 2200 and 2202 Carrington Street for the purpose of a mixed-use building with up to nine dwelling units and commercial uses, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the properties known as 2200 and 2202 Carrington Street for the purpose of a mixed-use building with up to nine dwelling units and commercial uses, upon certain terms and conditions.

REASON: The applicant is requesting to properties known as 2200 and 2202 Carrington Street for the purpose of a mixed-use building with up to nine dwelling units and commercial uses, upon certain terms and conditions. The property is located in an R-63 Multifamily Urban Residential District. The proposed number of dwelling units exceeds what is permitted in the R-63 district based on the lot area requirement. Additionally, the side yard (setback) and parking requirements are not met with the proposal. Therefore, a special use permit is necessary to authorize the proposed mixed-use building.

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 November 1, 2021, meeting.

BACKGROUND: The subject property consists of two parcels of land that contain a combined lot area of 4,599 square feet (0.106 acres) and is currently unimproved. The property is located at the border of the Fairmount and Union Hill neighborhoods, at the northeast corner of the N 22nd Street and Carrington Street intersection.

The subject property is located within the R-63 Multifamily Urban Residential District. The proposed number of units (9) exceeds what is permitted in the R-63 District (4) based on the area of the lot. Additionally, the side yard setback of five feet is not met along the eastern property line and the off-street parking requirement of nine spaces is not met as only three off-street parking spaces are provided.

The City's Richmond 300 Master Plan designates the property as Neighborhood Mixed-Use. This land use category is described as existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: A variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Mobility: Bicycle, pedestrian, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Buildings heights are generally two to four stories. Buildings taller than four stories may be found along major streets.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural, and government.

The portion of Carrington Street that abuts the property to the south forms the border between the Union Hill and Fairmount neighborhoods. A recently constructed duplex is located directly to the north of the property, with mostly single-family dwellings located within that same block. A mixture of single-family and multi-family uses are located to the east and west of the property along Carrington Street, and a mixture of single-family, two-family, multi-family and corner commercial uses are located to the south along Venable Street in the Union Hill neighborhood.

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: October 11, 2021

CITY COUNCIL PUBLIC HEARING DATE: November 8, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
November 1, 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, Site Plan, Map

STAFF: Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646-5648

**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: 2200/2202 Carrington Street Date: 12/21/2020
Tax Map #: E0000469024 / E0000469023 Fee: \$1,800
Total area of affected site in acres: 1051

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

Zoning

Current Zoning: R-63

Existing Use: Vacant

Proposed Use

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

Mixed-Use residential with first floor commercial use.

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes
☒

No
☐

If Yes, please list the Ordinance Number: BZA-1999-108, BZA-1987-058

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: Unlimited Renovations, LLC

If Business Entity, name and title of authorized signee: Bryan Traylor

(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: 615 Albemarle Street

City: Richmond

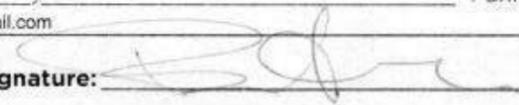
State: VA

Zip Code: 23220

Telephone: (804) 399-7495

Fax: ()

Email: bryantraylor@gmail.com

Property Owner Signature: 

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

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

APPLICANT'S REPORT

Originally submitted: December 21, 2020

As Revised: June 16, 2021

Special Use Permit Request

2200-2202 Carrington Street, Richmond, Virginia

Map Reference Number: E000-0469/024, E000-0469/023

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 Ave, Suite 102

Richmond, Virginia 23230

Introduction

The property owner is requesting a special use permit (the "SUP") for 2200 and 2202 Carrington Street (the "Property"). The SUP would authorize the construction of a mixed-use development with a ground floor corner commercial use and multifamily dwelling units on the Property. As proposed, some of the features do not conform to the underlying R-63 feature requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property consists of two contiguous parcels of land on the north side of Carrington Street between N 22nd and N 23rd Streets. The Property is referenced by the City Assessor as tax parcels E000-0469/024 and E000-0469/023. The irregularly shaped parcel at 2200 Carrington Street is approximately 65 feet in width and 110 feet in depth and contains roughly 3,100.7 square feet of lot area. The parcel at 2202 Carrington Street is approximately 22 feet wide and 82 feet in depth and contains roughly 1,486.1 square feet of lot area.



The properties in the vicinity include a wide variety of housing types. Properties in the subject block face consist of several vacant parcels along with two three-story single-family attached dwellings, a three-story single-family detached dwelling and a three-family multifamily dwelling. Across Carrington Street to the south are properties that are vacant or improved with single-family dwellings. The dwellings within the block to the north facing Q Street consist primarily of single-family dwellings along with one two-family dwelling. To the West are a number of vacant parcels, a four-unit multi-family dwelling, which is under construction, and a 52-unit reduced-income multifamily dwelling. Further to the east along Carrington Street, near its intersection with N 25th Street, are a mixture of residential and commercial uses.

EXISTING ZONING

The Property is zoned R-63 Multifamily Urban Residential. All of the adjacent properties are also zoned R-63. To the north, across Q Street the properties are zoned R-6 Single-Family Attached Residential and to the west along N 25th Street the properties are zoned UB Urban Business. Properties to the south, across Carrington Street are located within the Union Hill City Old and Historic District.

MASTER PLAN DESIGNATION

The proposed development is consistent with the Richmond 300 Master Plan ("the Master Plan"), which recommends "Neighborhood Mixed-Use" for the Property. This use is described as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." The Master Plan also recommends a development style that "feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics."

The Property also lies just outside the Neighborhood Node at 25th and Nine Mile for which the Master Plan recommends "Vacant residentially zoned parcels within proximity to the intersection of 25th and Nine Mile are developed into residential uses that are complementary to the existing residential neighborhood and increase the population of the area to help support future commercial uses in the area."

Proposal

PROJECT SUMMARY

The proposed development includes the construction of two attached structures consisting of a mixed-use building at 2200 Carrington Street and a multifamily dwelling at 2202 Carrington Street.

PURPOSE OF REQUEST

The existing R-63 zoning district would permit the development of the Property with a three-story development, consisting of a 1,500 square foot corner commercial space and 5 dwelling units by-

right. The SUP, would the permit the development of 1,290 square feet of corner commercial space and 9 dwelling units. The SUP would also provide a partial waiver of the parking required for the proposed use.

The goal of the SUP is consistency with the intent of the R-63 district, in the form of a medium density development with multi-family dwellings and a limited corner commercial use that is respectful to the scale of the surrounding urban development context. The SUP would promote a pedestrian-oriented environment that is primarily residential in character. The limited nonresidential use would serve the day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood.

There is significant undeveloped land in the vicinity that is incrementally being developed. In that context, this request would work toward contributing sufficient residential density to enable the establishment of a cohesive neighborhood. The proposed density would also help support the overall development proforma that includes a speculative corner commercial use. The potential uses of the corner commercial space would be limited in type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance. This would respect the primary residential character of the neighborhood and avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.

In exchange for the SUP, this request would ensure a high-quality market rate infill development. The overall project would be appropriately dense and efficient and would offer an appropriate transition from more intense uses along N 25th Street to the existing neighborhood to the north. The request would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with 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.

PROJECT DETAILS

The proposed buildings would each be three stories in height and are designed to reflect the character of the existing structures in the vicinity. The ground floor is designed with a brick exterior and large doors and windows opening onto both N 22nd and Carrington Streets. The upper stories are designed with balconies facing onto N 22nd Street and Juliet balconies with full light doors and transoms on the upper floors facing Carrington Street and the rear of the building. High quality finishes and cementitious siding are proposed for the upper levels of each building.

The mixed-use structure at 2200 Carrington is sited in order to address the unique geometry of the Property at the skewed intersection of N 22nd and Carrington Streets. The triangular shaped intersection and truncated corner of the structure create the potential for an open and active outdoor space at the corner that engages the streetscape. The mixed-use building would be three stories in height and would include a 1,290 square foot corner commercial space on the ground floor. Three stories of building height and up to 1,500 square feet of commercial space are permitted by right within the R-63 regulations.

The 1,290 square foot corner commercial area would be configured as one to three commercial spaces that would be up-fit based on the needs of the future tenant in order to meet the expectations of high-quality commercial tenants in today's market. To ensure compatibility, the commercial corner area would be occupied consistent with the underlying R-63 zoning district regulations. The

use of this space by up to three tenants would be limited to active neighborhood-serving commercial uses, including: retail; office; art galleries; barber shops and beauty salons, including manicure, spa, tanning and similar services; grocery, convenience and specialty food and beverage stores (including retail bakery); laundromats and laundry and dry-cleaning pick-up; and restaurants and other food and beverage establishments.

The two buildings would contain a total of 9 dwelling units. The mixed-use structure at 2200 Carrington would include a one-bedroom dwelling unit on the first floor which would be accessible from the rear of the building. The second and third floors would each include two, two-bedroom dwellings. The attached multifamily dwelling at 2202 Carrington Street would consist of two, one-bedroom units on the first floor. The second and third floor would each consist of a two-bedroom unit accessible from Carrington Street. All units have been designed with modern and desirable open living areas and quality finishes.

Under normal zoning, no parking would be required for corner commercial uses of up to 1,500 square feet on floor area. One parking space would be required for each dwelling units, for a total of seven parking spaces. Three parking spaces are proposed at the rear of the property and would be accessed by the existing alley.

Findings of Fact

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

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

The proposed SUP for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods.

- ***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.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are 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

In summary we are enthusiastically seeking approval for the construction of a mixed-use development with a ground floor corner commercial use and multifamily dwelling units on the Property. The buildings have been thoughtfully designed in order to provide appropriate, high quality, market-rate infill development. The request would contribute to the character of the neighborhood by upgrading the currently vacant Property with a compatible development, including neighborhood-serving uses. The proposal would contribute to the vibrancy of the block through a design that is consistent with the historic development pattern and respectful to the surrounding neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CODES OUTLINED IN THE "LOADING CODE DATA" SECTION ON THE COVER SHEET AND INCLUDING THE AIA A201 GENERAL CONDITIONS (LATEST EDITION).

- ALL DIMENSIONS SHALL BE FIELD VERIFIED AGAINST THE EXISTING CONDITIONS. PROCEEDING WITHOUT CONSULTATION FROM OWNER AND ARCHITECT MAY RESULT IN A COMPLETE RE-DO OF SUBMITTALS.

- ANY WORK THAT DEVIATES FROM THESE PLANS WITHOUT CONSULTATION FROM OWNER AND ARCHITECT MAY RESULT IN A COMPLETE RE-DO AT GC'S OR SUB'S EXPENSE.

- OWNERSHIP OF COPYRIGHT IN ALL WORK REMAINS THE PROPERTY OF THE ARCHITECT MICHAEL PELLIS ARCHITECTURE P.L.C. USE OF THESE DOCUMENTS WITHOUT WRITTEN CONSENT FROM THE ARCHITECT WILL RESULT IN A COPYRIGHT INFRINGEMENT.

FOR TANK TYPE TOILETS

55" MIN. X 28" MIN.

5'-0" MIN.

16'-18" 42" MIN.

15" MIN.

4'-0" 2'-6" 17" MIN.

8" MIN. (KNEE SPACE)

6" MIN. TOE CLEAR

17" min DEPTH

54" MIN. 3'-6" MIN. 39"-41" 1'-6" MIN. 39"-41" 7'-9" 16'-18"

1'-0" MAX. 3'-0" MIN. 12" MIN. 24" MIN.

4'-0" MAX. 4'-0" MAX. 1'-3" 4'-0" MAX. 1'-3" 4'-0" MAX.

40" MAX. 1'-3" 4'-0" MAX. 1'-3" 4'-0" MAX.

TOWEL DISP. / WASTE RECEPT RECESSED

SANITARY NAPKIN DISPOSAL RECESSED

MIRROR SURFACE MOUNTED

SOAP DISPENSER SURFACE MOUNTED

PAPER TOWEL / SOAP DISPENSER RECESSED

TOILET PAPER ROLL HOLDER

DUAL TOILET PAPER HOLDER SURFACE MTD

TOILET PAPER DISPENSER

DUAL TOILET PAPER ROLLER

SEMI-RECESSED PUBLIC ONLY

WALL TYPE

KEYNOTE SYMBOL

STANDARD DUPLEX W/ DATA & PHONE

0'-0" FLOOR HEIGHT

VERTICAL HEIGHT DATUM

PATH OF TRAVEL WITH LINEAR FOOT DISTANCE

EXTERIOR ELEVATION TAG

BUILDING SECTION TAG

DETAIL/WALL SECTION TAG

DRAWING REVISION

EXISTING WALLS TO REMAIN

EXISTING WALLS TO REMOVE

NEW WALLS

The site plan shows a triangular lot bounded by Carrington Street to the south and N. 22nd Street to the west. The lot is divided into three sections: a large triangular section on the left, a rectangular section in the middle, and a smaller triangular section on the right. The large triangular section is labeled 'PROPOSED 3-STORY, MIXED USE BUILDING' and contains lot #2200. The rectangular section is labeled 'PROPOSED 3-STORY, 4-APARTMENT HOME' and contains lot #2202. The smaller triangular section is labeled 'LOT DESIGNATED FOR #2206'. The plan includes various setbacks and dimensions, such as 12'-0" from Carrington Street, 8'-0" from N. 22nd Street, and 4'-0" and 6'-0" privacy fences. A 'VARIABLE WIDTH ALLEY' is shown on the right side of the lot. A 'COMPACT CAR' is indicated in the alley area. The plan also shows a 'WIND EMISSION' area on the right side of the lot.

$$2 \overline{) 1/16 = 1' - 0''}$$

ARCHITECT:
MICHAEL PELLIS ARCHITECTURE, PLO
1816 RED QUEEN COURT
N. CHESTERFIELD, VA 23235
CONTACT: MICHAEL PELLIS
michael@michaelpellis.com
804.212.9024

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ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com

N/A

N/A

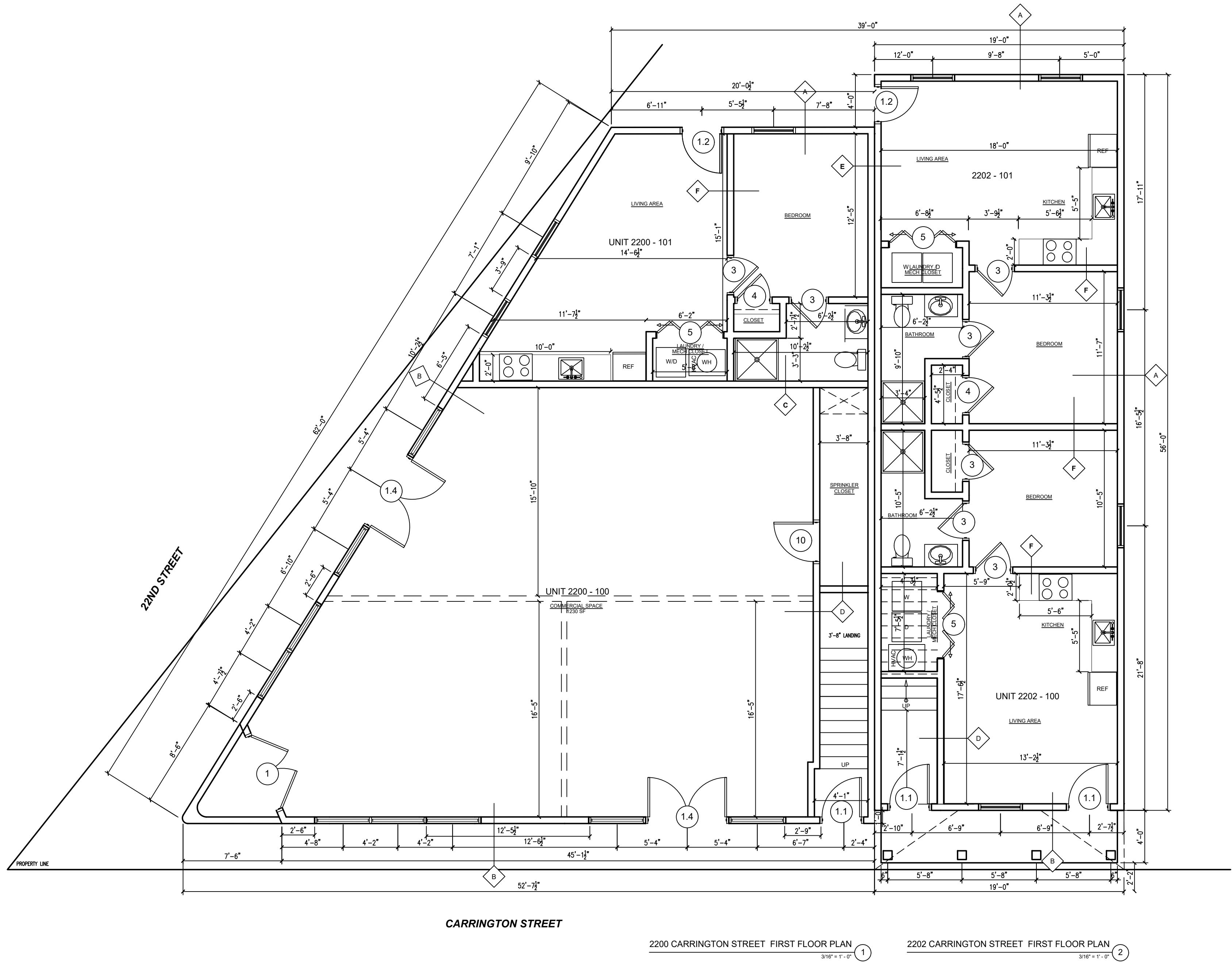
N/A

N/A

N/A

CS

DATE JULY 28, 2021



WALL TYPES

- A** TYPICAL EXTERIOR WALL WITH SIDING - HARDIE SIDING OVER WEATHER BARRIER OVER SHEATHING (SEE STRUCTURAL) OVER 2 X 6 STUDS @ 16" O.C. W/ R-19 BATTS & 1/2" GYP. INTERIOR FINISH.
- B** TYPICAL EXTERIOR WALL WITH BRICK - BRICK VENEER WITH TIES PER 2015 VCC OVER 1" AIR SPACE OVER WEATHER BARRIER OVER 2 X 6 STUDS @ 16" O.C. W/ R-19 BATTS & 1/2" GYP. INTERIOR FINISH.
- C** 1 HR SEPARATION WALLS PER U333, STC 54 W/ 2X4 STUDS @ 16" O.C. W/ SOUND BATTS. 5/8" TYPE 'X' GYP. BOTH SIDES WITH RESILIENT CHANNEL ONE SIDE ONLY.
- D** 1 HR. STAIRWELL SUPPORT WALLS PER UL311. 2 X 4STUDS @ 16" O.C. W/ SOUND BATTS AND 5/8" TYPE 'X' GYP. BOTH SIDES. (1) LAYER OF 5/8" TYPE 'X' GYP. UNDERSIDE OF STAIRS.
- E** 2HR. SEPARATION WALLS - 5/8" TYPE 'X' GYP. FINISH SIDE ONLY OVER 2 X 4 STUDS @ 16" O.C. WITH SOUND BATTS. W/ AN ADDITIONAL STUD WALL WITH (2) LAYERS OF 5/8" TYPE 'X' GYP. OVER 2 X4 STUDS @ 16" O.C. & (1) LAYER OF 5/8" TYPE 'X' GYP. INTERIOR FINISH.
- F** TYPICAL INTERIOR WALLS - 1/2" GYP. BOTH SIDES OVER 2 X 4 STUDS @ 16" O.C. WITH SOUND BATTS FOR BEDROOM AND BATHROOM WALLS.

NOTES:

- 1. BEDROOM WINDOWS TO MEET EMERGENCY AND RESCUE PER SECTION 1030
- 2. ALL OTHER WALLS NOT NOTED TO BE TYP., TYPE F

DOOR KEY NOTES

- 1 3/0 x 6/8 STOREFRONT DOUBLE DOOR AND TRANSOM CLOSER, THRESHOLD, ENTRY LOCKSET
- 1.1 3/0 x 6/8 EXTERIOR DOOR & TRANSOM FRAME, CLOSER, ENTRY LOCKSET
- 1.2 3/0 x 6/8 EXTERIOR DOOR & FRAME, CLOSER, ENTRY LOCKSET
- 1.3 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
- 1.4 3/0 x 7/6 FULL LIGHT COMMERCIAL DOUBLE DOOR AND 2/0 TRANSOM WITH CLOSER, THRESHOLD, ENTRY LOCKSET
- 1.5 2/8 x 6/8 FULL LIGHT EXTERIOR DOOR WITH TRANSOM, CLOSER, ENTRY LOCKSET
- 2 3/0 INTERIOR DOOR AND FRAME, CLOSER AND SMOKE SEALS - 60 MIN., ENTRY LOCKSET
- 3 2/8 X 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
- 4 2/6 x 6/8 INTERIOR DOOR AND FRAME
- 5 PAIR OF 2/6 x 6/8 BIFOLD DOOR AND FRAME
- 6 PAIR OF 2/0 x 6/8 BIFOLD DOOR AND FRAME
- 7 2/6 x 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
- 8 2/4 x 6/8 INTERIOR DOOR AND FRAME WITH PRIVACY LOCK
- 9 2/0 x 6/8 INTERIOR DOOR AND FRAME
- 10 3/0 x 6/8 45 MIN. METAL DOOR AND FRAME WITH STORAGE LOCKET, CLOSER AND SMOKE SEALS

ALL ENTRY DOORS TO BE FIRE RATED
ALL INTERIOR DOORS TO BE MASONITE SOLID CORE 2-PANEL, PRE-HUNG
ALL HARDWARE - BRUSHED NICKEL FINISH. GRADE 2
PASSAGE HARDWARE TYPICAL EXCEPT PRIVACY LOCKSETS FOR ALL BEDROOMS AND BATHROOMS
LEVER HARDWARE NOT REQUIRED ON 2ND FLOOR

PROJECT: NEW CONSTRUCTION

FIRST FLOOR PLANS

REVISIONS

N/A
N/A
N/A
N/A
N/A

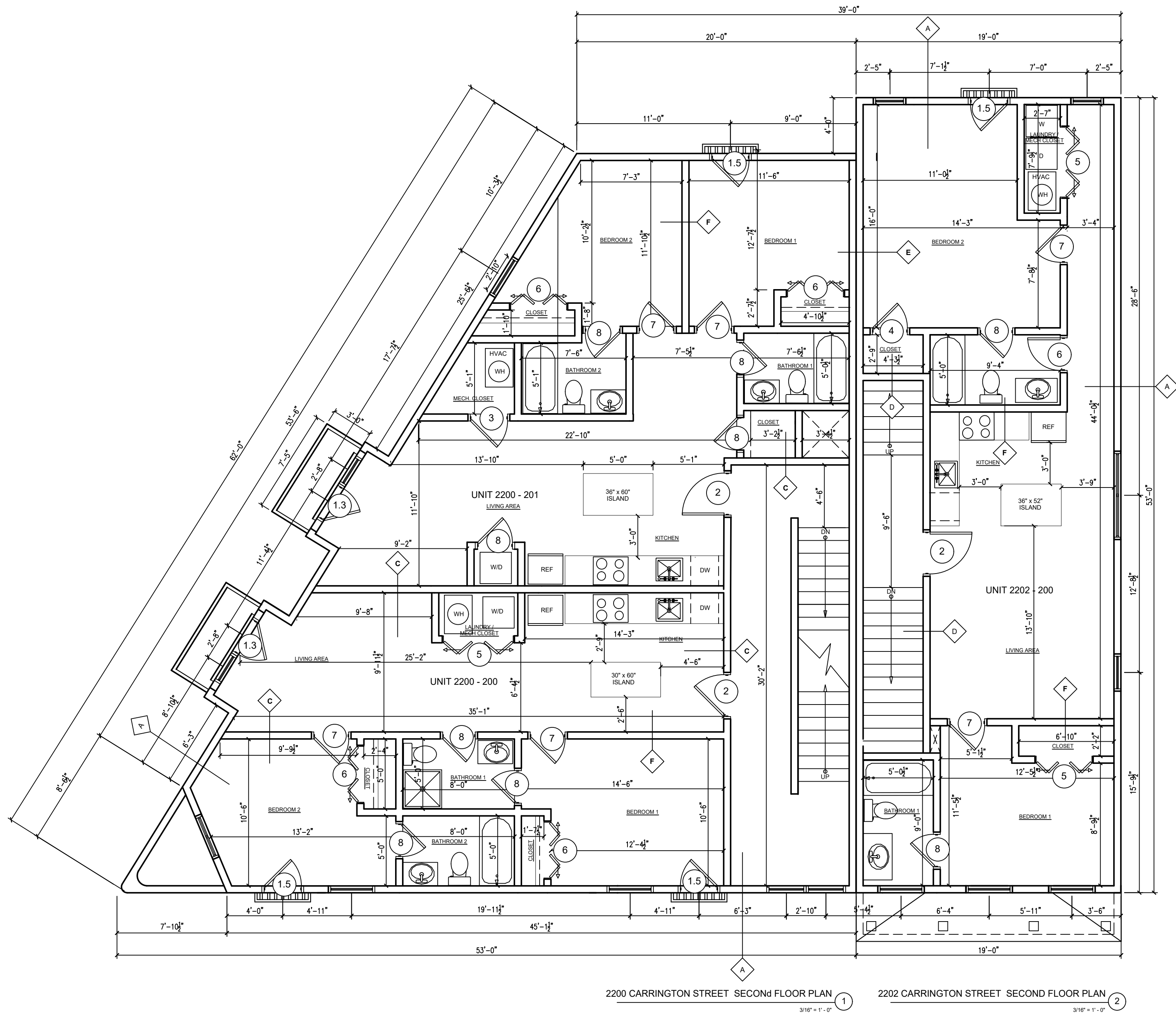
2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

OWNER: JONES CORNER, LLC
615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
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A1.0

DATE JULY 28, 2021



- WALL TYPES
- A** TYPICAL EXTERIOR WALL WITH SIDING - HARDIE SIDING OVER WEATHER BARRIER OVER SHEATHING (SEE STRUCTURAL) OVER 2 X 6 STUDS @ 16" O.C. W/ R-19 BATTS & 1/2" GYP. INTERIOR FINISH.
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 - ALL OTHER WALLS NOT NOTED TO BE TYP, TYPE F

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 - 1.3 2/8 x 6/8 EXTERIOR DOOR WITH TRANSOM & SIDELIGHT FRAME, CLOSER, ENTRY LOCKSET
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ALL ENTRY DOORS TO BE FIRE RATED

ALL INTERIOR DOORS TO BE MASONITE SOLID CORE 2-PANEL, PRE-HUNG

ALL HARDWARE - BRUSHED NICKEL FINISH. GRADE 2

PASSAGE HARDWARE TYPICAL EXCEPT PRIVACY LOCKSETS FOR ALL BEDROOMS AND BATHROOMS

LEVER HARDWARE NOT REQUIRED ON 2ND FLOOR

PROJECT:

NEW CONSTRUCTION

2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

OWNER:

JONES CORNER, LLC

615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

SECOND FLOOR PLANS

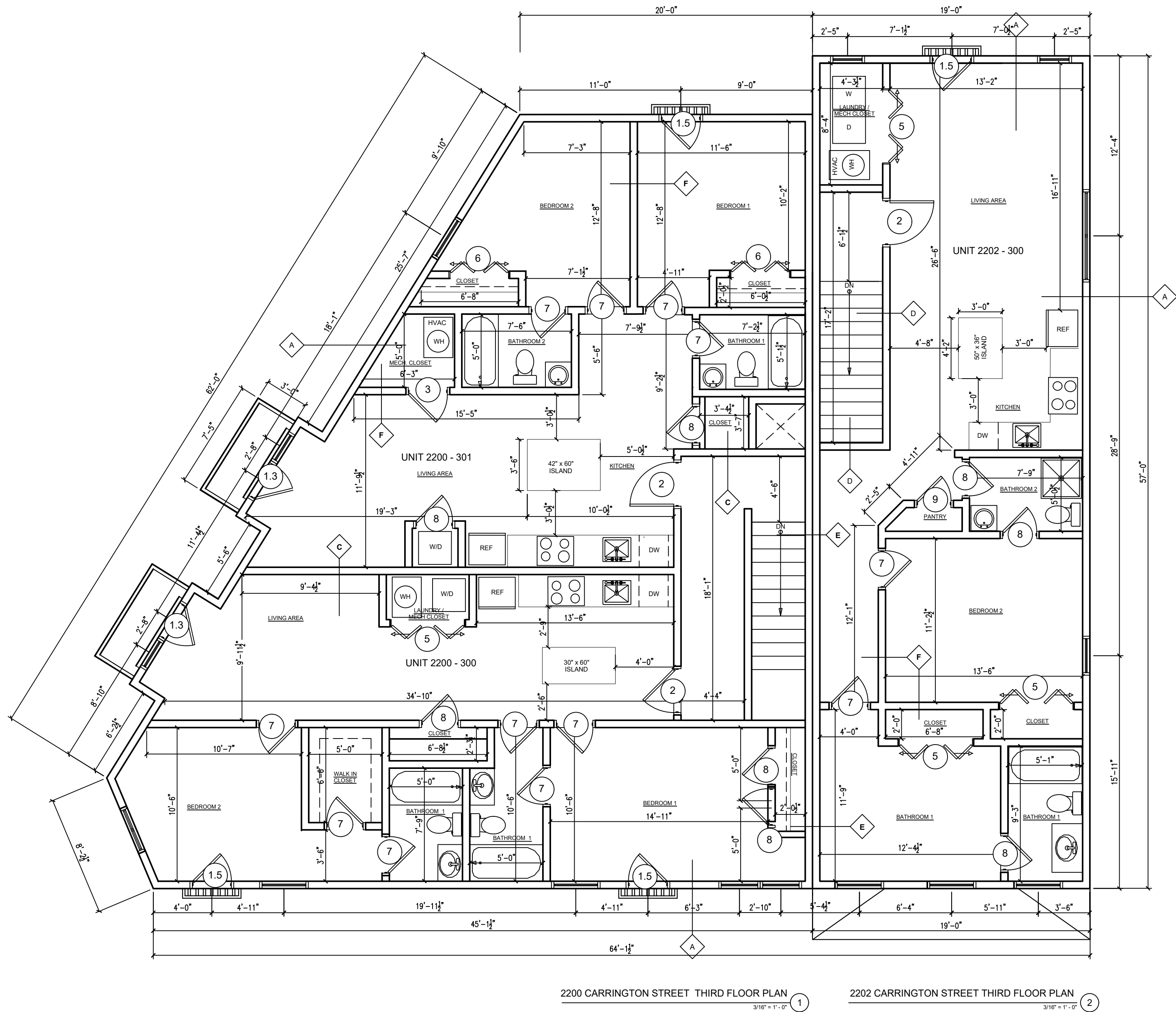
REVISIONS

N/A
N/A
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DATE

JULY 28, 2021



WALL TYPES

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LEVER HARDWARE NOT REQUIRED ON 2ND FLOOR

PROJECT:

NEW CONSTRUCTION

THIRD FLOOR PLANS

REVISIONS

N / A

N / A

N / A

N / A

N / A

DATE JULY 28, 2021

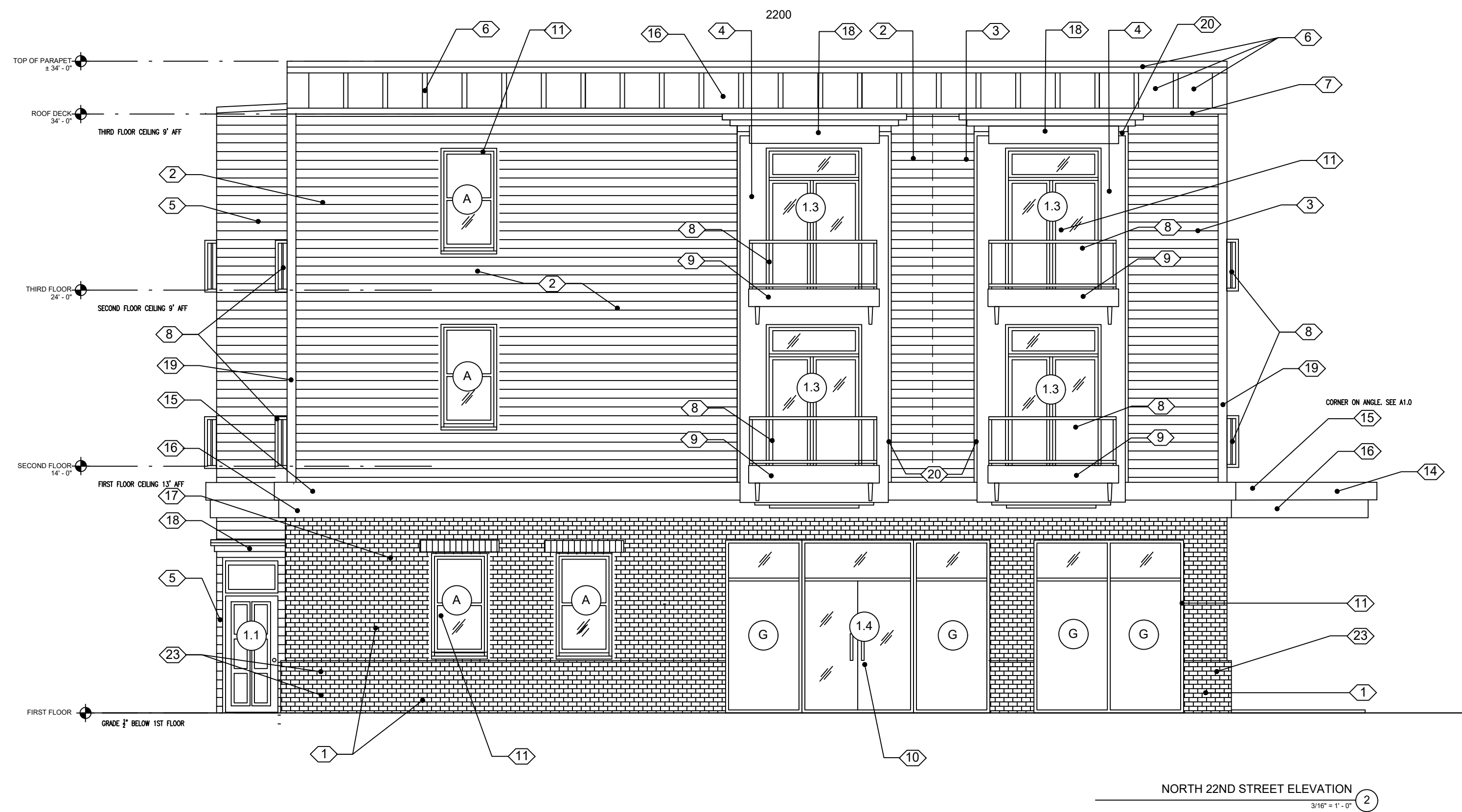
2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

JONES CORNER, LLC

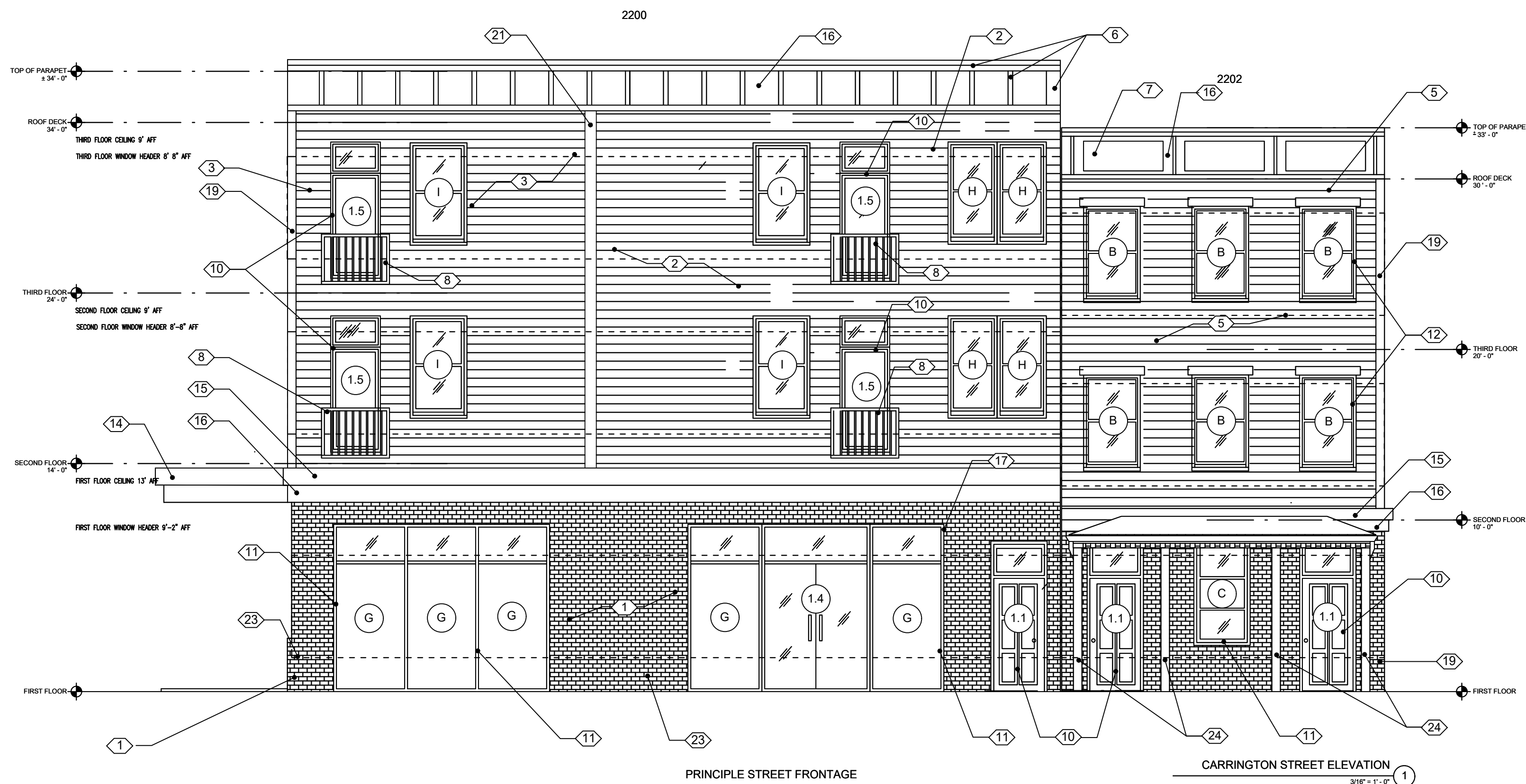
615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

MICHAEL PELLIS ARCHITECTURE

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NORTH 22ND STREET ELEVATION
3/16" = 1'-0"



PRINCIPLE STREET FRONTAGE

CARRINGTON STREET ELEVATION
3/16" = 1'-0"

EXTERIOR FINISHES

- 1 BRICK ROW LOCK TO BE PAINTED A COMPLIMENTARY COLOR, ROANOKE GRAY GROUT
- 2 HARDIEPLANK LAP SIDING, COLOR "EVENING BLUE" HS1986
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- 5 HARDYPLANK SIDING, COLOR: LIGHT MIST HS1993
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- 22 ALUMINUM GUTTER & DOWNSPOUT; WHITE
- 23 3' TALL 2" DEEP KNEE WALL
- 24 8" SQUARE COLUMNS; WHITE

DOOR & WINDOW KEY NOTES

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- D VINYL DOUBLE-HUNG WINDOW, 2'6" X 6'3"
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PROJECT:

NEW CONSTRUCTION

2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

OWNER:

JONES CORNER, LLC

615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

ELEVATIONS

REVISIONS

N/A

N/A

N/A

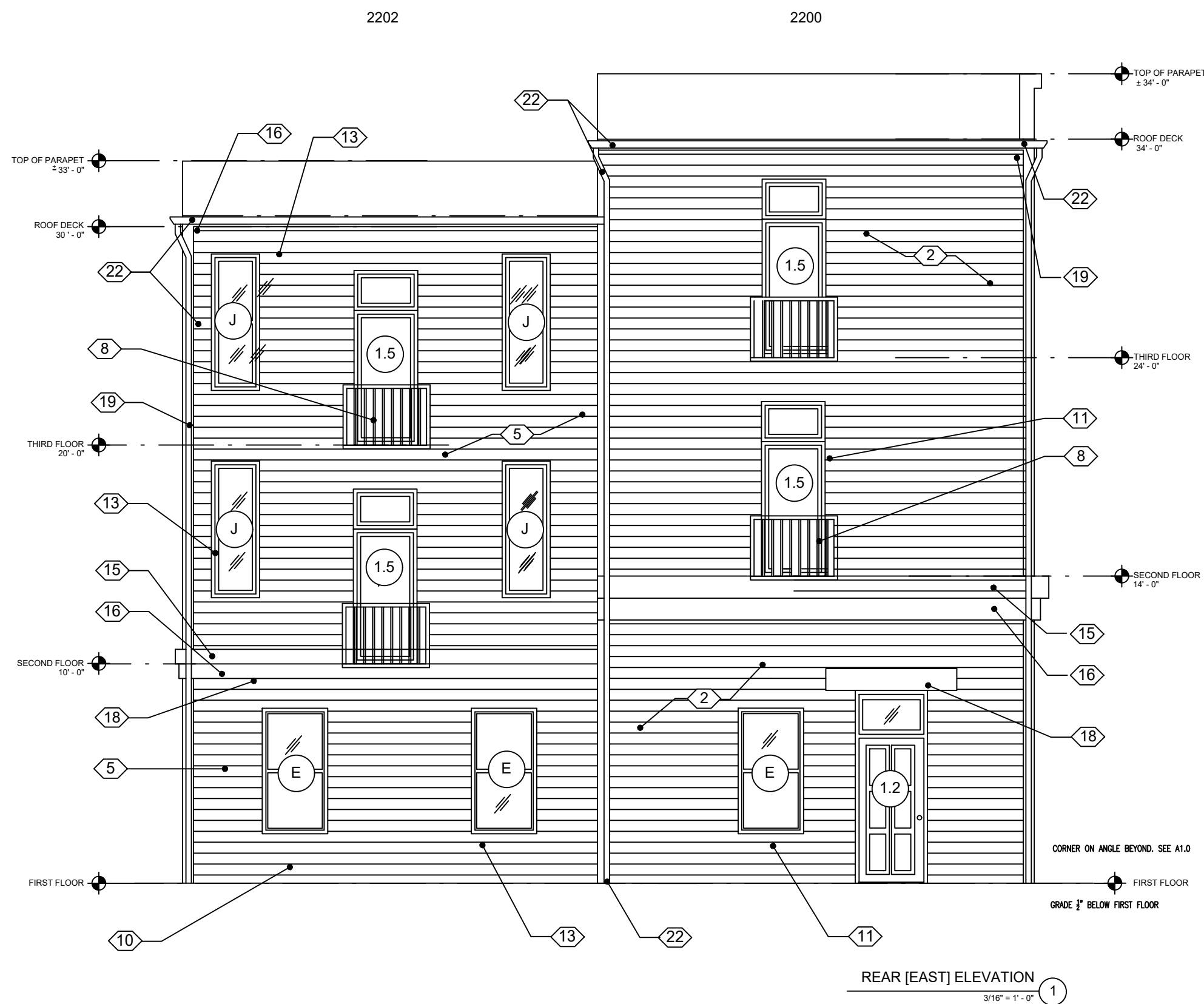
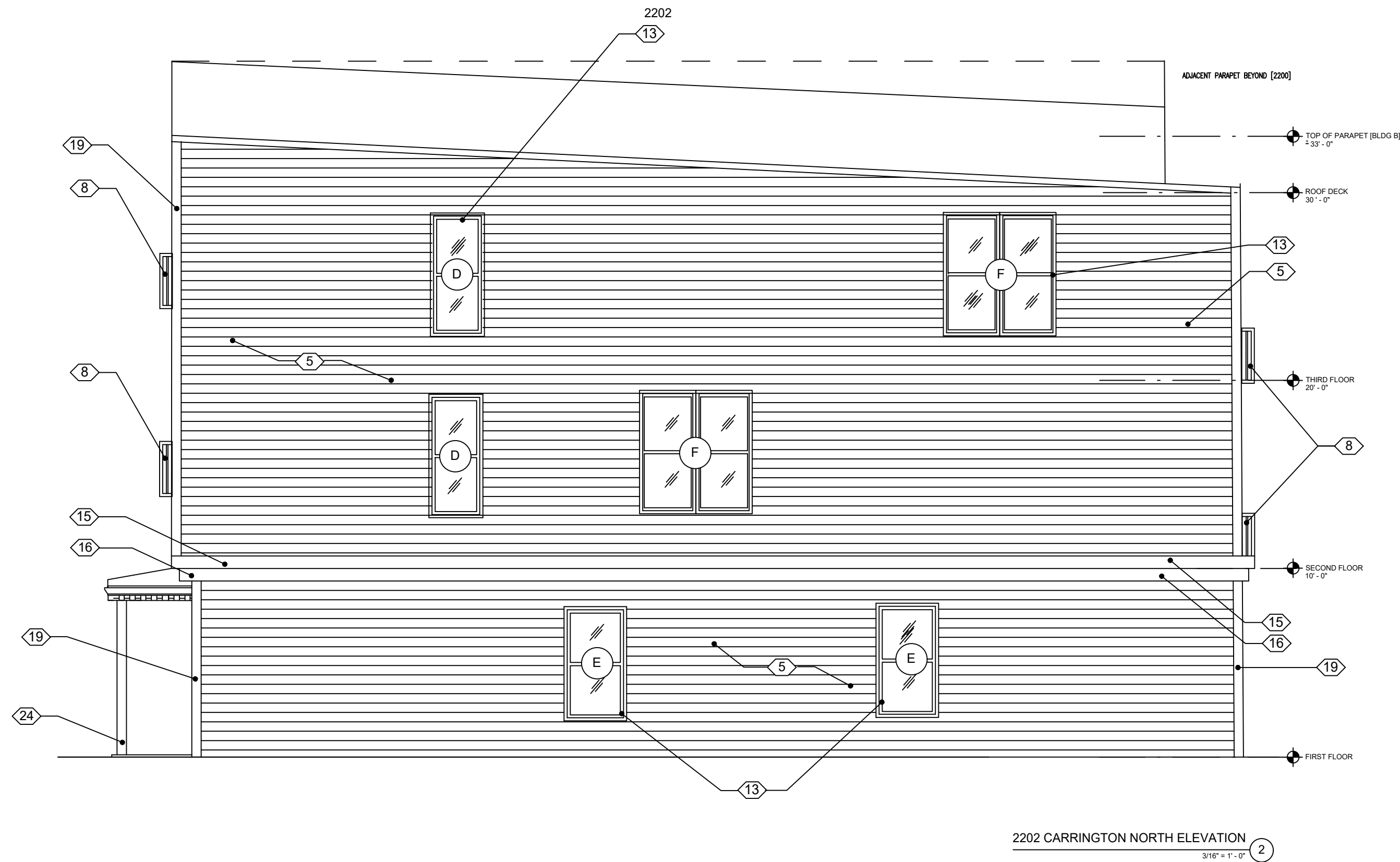
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DATE JULY 28, 2021

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com



EXTERIOR FINISHES

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DOOR & WINDOW KEY NOTES

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PROJECT: NEW CONSTRUCTION

2200 AND 2202 CARRINGTON STREET, RICHMOND VIRGINIA 23220

OWNER: JONES CORNER, LLC

615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

ELEVATIONS

REVISIONS

N/A
N/A
N/A
N/A
N/A

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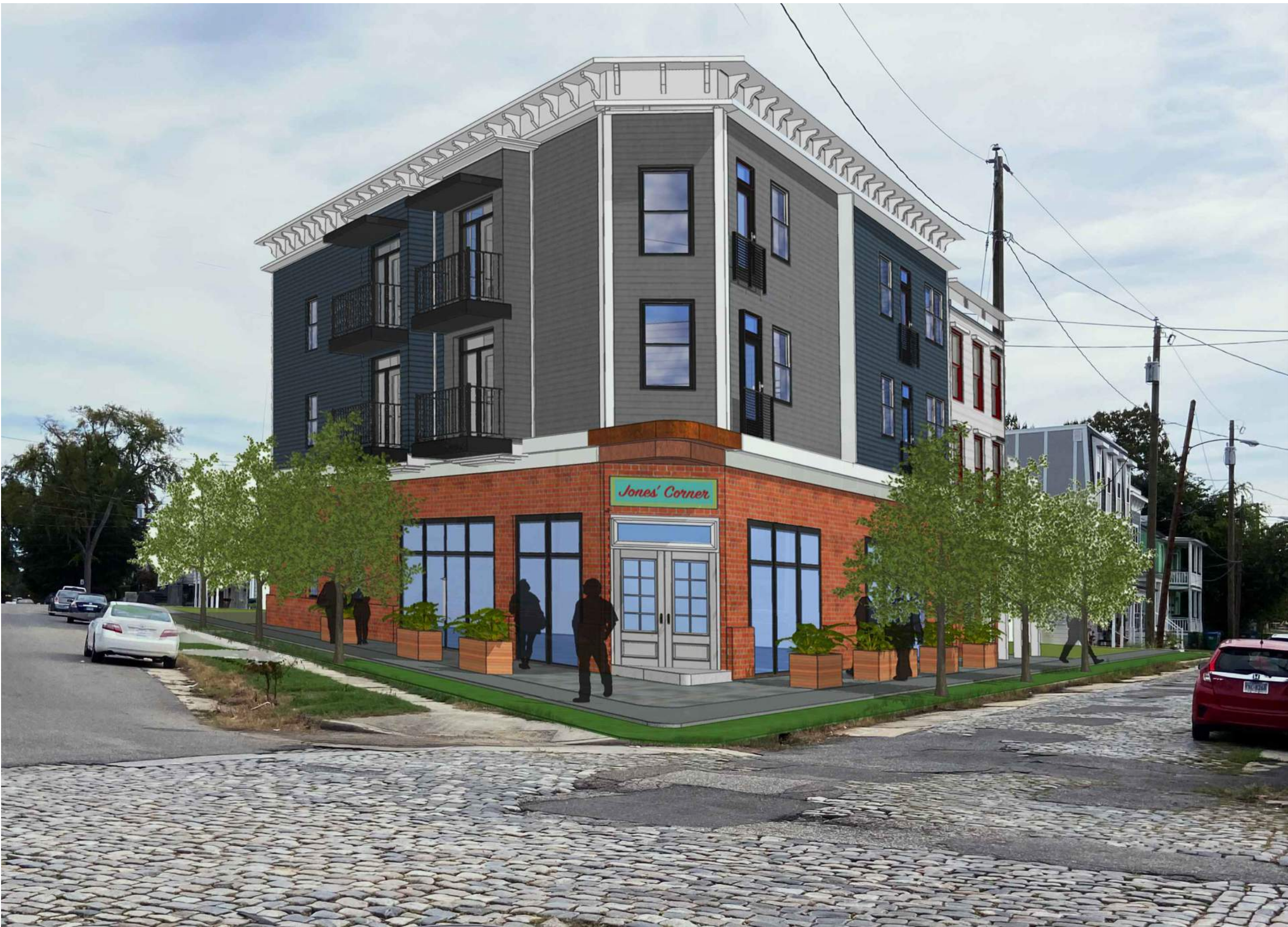
DATE JULY 28, 2021



22ND STREET, BACK VIEW
NTS 3



CARRINGTON STREET, SIDE VIEW
NTS 2



2200 CARRINGTON, CORNER VIEW
NTS 1

EXTERIOR FINISHES

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NEW CONSTRUCTION

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615 ALBEMARLE STREET, RICHMOND VIRGINIA 23220

STREET VIEWS AND RENDERINGS

REVISIONS

N/A

N/A

N/A

N/A

N/A

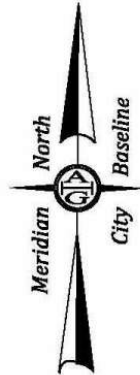
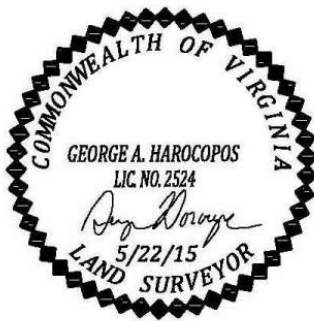
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DATE
JULY 28, 2021

This is to certify that on 5/22/15
 I made an accurate field survey of the known premises shown hereon; that all improvements 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.

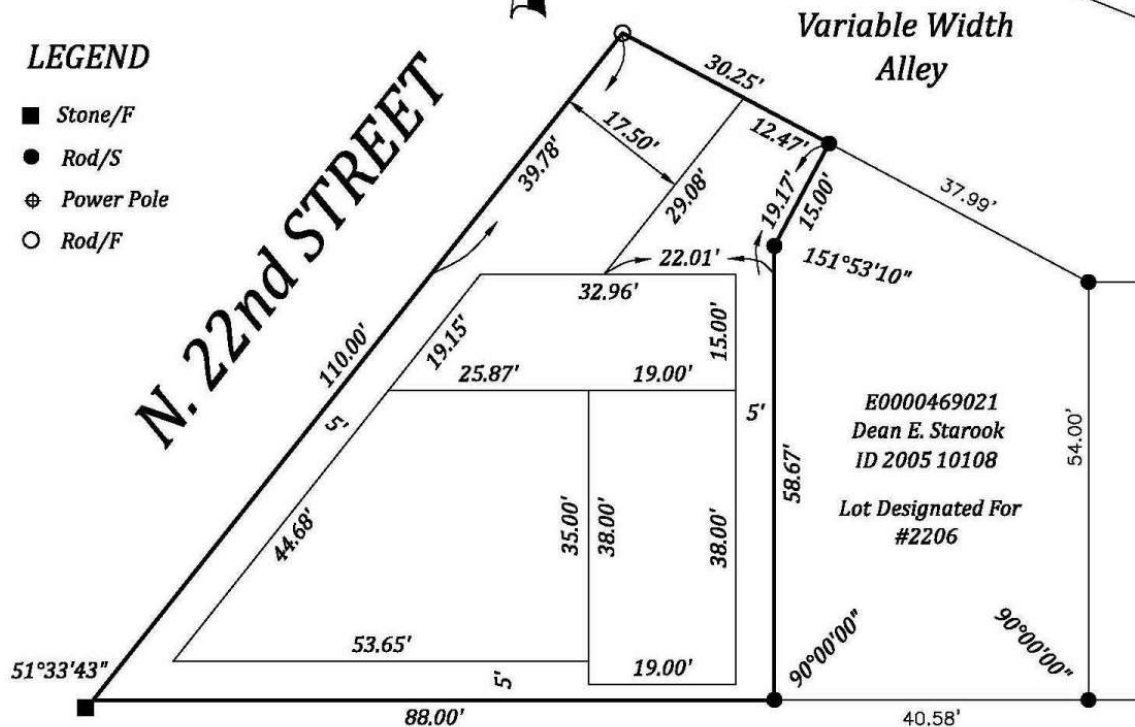
NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
5101290041D

NOTE:
 This survey has been prepared without
 the benefit of a title report and does
 not therefore necessarily indicate all
 encumbrances on the property.



LEGEND

- Stone/F
- Rod/S
- ⊕ Power Pole
- Rod/F



CARRINGTON STREET

SURVEY OF
 PROPOSED BUILDING
 W/DEMENSIONS FOR PARKING DESIGN
 AT #2200 & #2202 CARRINGTON STREET
 RICHMOND, VIRGINIA

JN 44583

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112

Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS@VERIZON.NET

Scale 1"=20' Date 5/22/15 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF THE CONVEYANCE TO
 Unlimited Renovations