

INTRODUCED: January 13, 2025

AN ORDINANCE No. 2025-018

To authorize the special use of the property known as 3316 Q Street for the purpose of two two-family detached dwellings and one single family attached dwelling, upon certain terms and conditions. (7<sup>th</sup> District)

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

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

PUBLIC HEARING: FEB 10 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 3316 Q Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of two two-family detached dwellings and one single family attached dwelling, which use, among other things, is not currently allowed by sections 30-410.1, concerning permitted principal uses, and 30-410.4, 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:    FEB 10 2025    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 property known as 3316 Q Street and identified as Tax Parcel No. E000-0877/011 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on #3316 & #3318 Q Street in the City of Richmond, Virginia,” prepared by Harvey L. Parks Inc., and dated July 21, 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 two two-family detached dwellings and one single-family attached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3316 Q Street, 3316 Q Street, Richmond, Va. 23223,” prepared by ArcDev Studio, dated June 12, 2024, and last revised August 26, 2024, hereinafter referred 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 up to two two-family detached dwellings and one single-family attached dwelling, as substantially as shown on the Plans.

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

(c) All building materials, elevations, and site improvements, including landscaping,

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.

(e) Unambiguous signs that show the number and location of each unit shall be placed on the building.

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

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

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

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

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of a new sidewalk along Q Street, as substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in



accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

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

(d) Notwithstanding any other provision of law, this special use permit is being

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

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

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

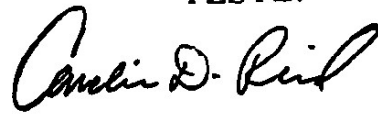
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days 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.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE

**A TRUE COPY:  
TESTE:**

A handwritten signature in cursive script, appearing to read "Carole D. Reed".

**City Clerk**



# City of Richmond

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

## Master

File Number: Admin-2024-1333

File ID: Admin-2024-1333	Type: Request for Ordinance or Resolution	Status: Regular Agenda
Version: 4	Reference:	In Control: City Clerk
Department:	Cost:	File Created: 10/17/2024
Subject:		Final Action:

Title:
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Internal Notes:

Code Sections:	Agenda Date: 01/13/2025
Indexes:	Agenda Number:
Patron(s):	Enactment Date:
Attachments: Admin-2024-1333 - AATF, Admin-2024-1333 - Application Documents	Enactment Number:
Contact:	Introduction Date:
Drafter:	Effective Date:
Related Files:	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
4	1	12/17/2024	Matthew Ebinger	Approve	12/19/2024
4	2	12/17/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
4	3	12/17/2024	Kevin Vonck	Approve	12/24/2024
4	4	12/17/2024	Alecia Blackwell - FYI	Notified - FYI	
4	5	12/18/2024	Sharon Ebert	Approve	12/19/2024
4	6	12/18/2024	Caitlin Sedano - FYI	Notified - FYI	
4	7	12/19/2024	Jeff Gray	Approve	12/20/2024
4	8	12/19/2024	Lincoln Saunders	Approve	12/23/2024
4	9	01/06/2025	Mayor Avula	Approve	12/23/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

**Text of Legislative File Admin-2024-1333**

**DATE:** December 17, 2024

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Dr. Danny Avula, Mayor (By request)  
(This in no way reflects a recommendation on behalf of the Mayor)

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

**THROUGH:** Sharon L. Ebert, DCAO for Planning & Economic Development

**FROM:** Kevin J. Vonck, Director of Planning & Development Review

**RE:** To authorize the special use of the property known as 3316 Q Street for the purpose of two two-family detached dwellings and one single family attached dwelling, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize the construction of two two-family detached dwellings and one single family attached dwelling, which is currently not permitted due to the lot size. Therefore, an SUP is required.

**BACKGROUND:** The property is located on the norther line of Q Street, mid-block, between N 33rd and N 34th Streets in the Church Hill North neighborhood. The property is currently a 8564.64sq. ft. (.197 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined 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 (p. 82).

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

The current zoning for this property is R-5 Single-Family Residential. Adjacent properties are located within a mix of zones including R-5 and R-6. The area is generally multifamily residential, with some single family residential and small, neighborhood commercial uses present

in the vicinity. The density of the proposed is four units upon .197 acre, or 20 units per acre.

**COMMUNITY ENGAGEMENT:** Church Hill Central Civic Association was notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan

**FISCAL IMPACT:** \$300 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 13, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** February 10, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission February 4, 2025

**AFFECTED AGENCIES:** Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

**STAFF:** Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308

Madison Wilson, Land Use Administration (Room 511) 646-7436



## 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: 3316 Q Street Date: \_\_\_\_\_

Parcel I.D. #: E0000877011 Fee: \$300

Total area of affected site in acres: 0.197

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

### Zoning

Current Zoning: R-5

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

### Proposed Use

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

Construction of two (2) abutting two-family detached dwellings

Existing Use: Single-family attached residential

Is this property subject to any previous land use cases?

Yes

No

☐☒

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

### Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: ( 864 ) 377-9140 Fax: ( )

Email: will@bakerdevelopmentresources.com

### Property Owner: VERITAS REAL ESTATE HOLDINGS LLC

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 405 W 26TH ST

City: RICHMOND State: VA Zip Code: 23225

Telephone: ( ) Fax: ( )

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

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

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

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

# APPLICANT'S REPORT

*June 17<sup>th</sup>, 2024*

*Special Use Permit Request*

*3316 Q Street, Richmond, Virginia*

*Map Reference Number: E000-0877/011*

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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:

**Mark Baker**

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23219



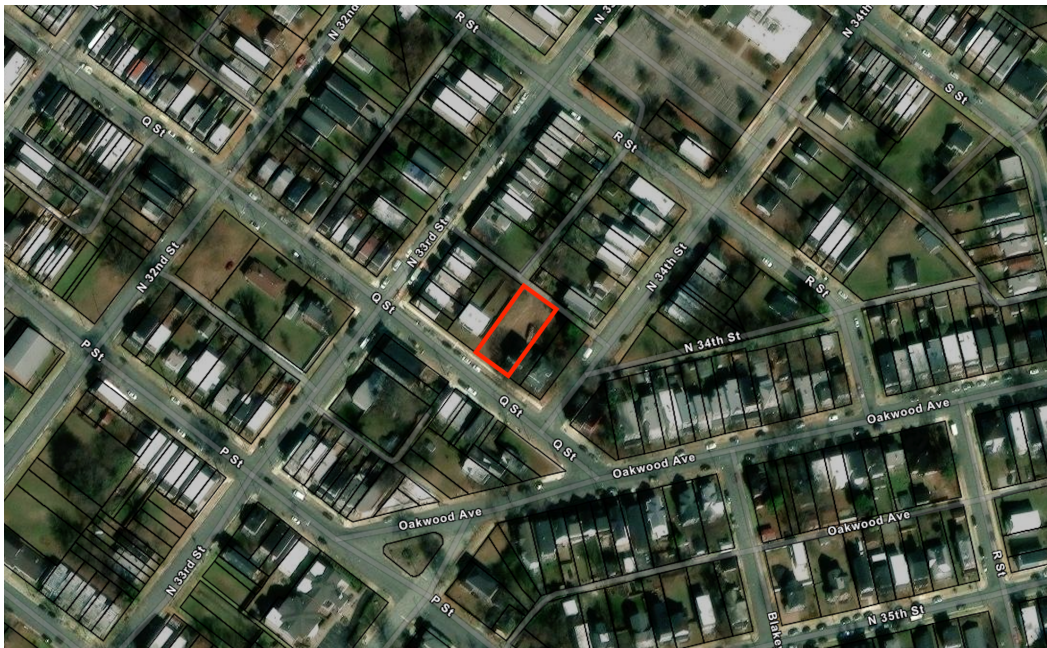
## Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 3316 Q Street (the "Property"). The SUP would authorize the division of the parcel and construction of two abutting two-family detached dwellings. While the two-family detached use is commonly found in the area (including on the abutting property at 3310 Q Street) it is not permitted by the underlying R-5 Single Family Residential zoning district, and therefore, the SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the northern line of Q Street, mid-block, between N 33<sup>rd</sup> and N 34<sup>th</sup> Streets. It is referenced by the City Assessor with a tax parcel number of E000-0877/011 and is approximately 65 feet in width and 131 feet in depth containing roughly 8,564 square feet of lot area. The Property is currently occupied with a two story, single-family attached dwelling located on the eastern lot line which would be retained. Access is provided at the rear by means of an east-west alley.



The properties in the vicinity are primarily developed with single and two-family attached and detached dwellings though multi-family dwellings and mixed-use buildings can also be found nearby.

### EXISTING ZONING

The Property and the surrounding properties to the north and east are zoned R-5 Single-Family Residential. The abutting parcel to the west and those north and south are zoned R-6 Single-Family

Attached which would permit the proposed two-family dwelling use. To the south, at the intersection of Oakwood Avenue and P Street are 8 parcels zoned as B-1 Neighborhood Business District.

## MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation 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." Recommended development styles are described as featuring "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. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request.

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards."
- Page 100 (High Quality Places Chapter), Objective 4.1, to "create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City," as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

# Proposal

## PURPOSE OF REQUEST

The SUP would permit the division of the Property into three total lots and the construction of two abutting two-family detached dwellings while the existing dwelling would be located on the third parcel. The two-family dwellings would be located on lots that would each be 22.48 feet in width and contain approximately 2,954 square feet of lot area while the existing dwelling would be located on a lot which would be 20.18 feet in width and contain roughly 2,652 square feet of lot area. While this configuration is consistent with the historic development pattern of the block and the existing parcels within the neighborhood, the existing single-family attached and proposed two-family detached dwellings are not permitted by the underlying zoning and therefore, a SUP is required.

## PROJECT DETAILS/DESIGN

The two proposed two-family detached dwellings would be configured as flats and each would be approximately 19.25 feet in width, 68 feet in depth, and two stories in height. They would include approximately 1,200 square feet of finished floor area for each unit and would consist of two bedrooms and two bathrooms. The proposed floor plans are modern and efficient, and designed to be meet the needs of the market including with open floor plans and large closets. Six-foot deep porches are also proposed for each dwelling to address the street and provide additional living area. One off-street parking space is proposed for each dwelling.

## Findings of Fact

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

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

The proposed SUP 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. The negligible traffic generation and off-street parking space for the dwellings will create no congestion on streets, roads, alleys or any other public right of way.

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

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

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

The proposed SUP will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.***

The proposed SUP would not adversely affect the above referenced City services.

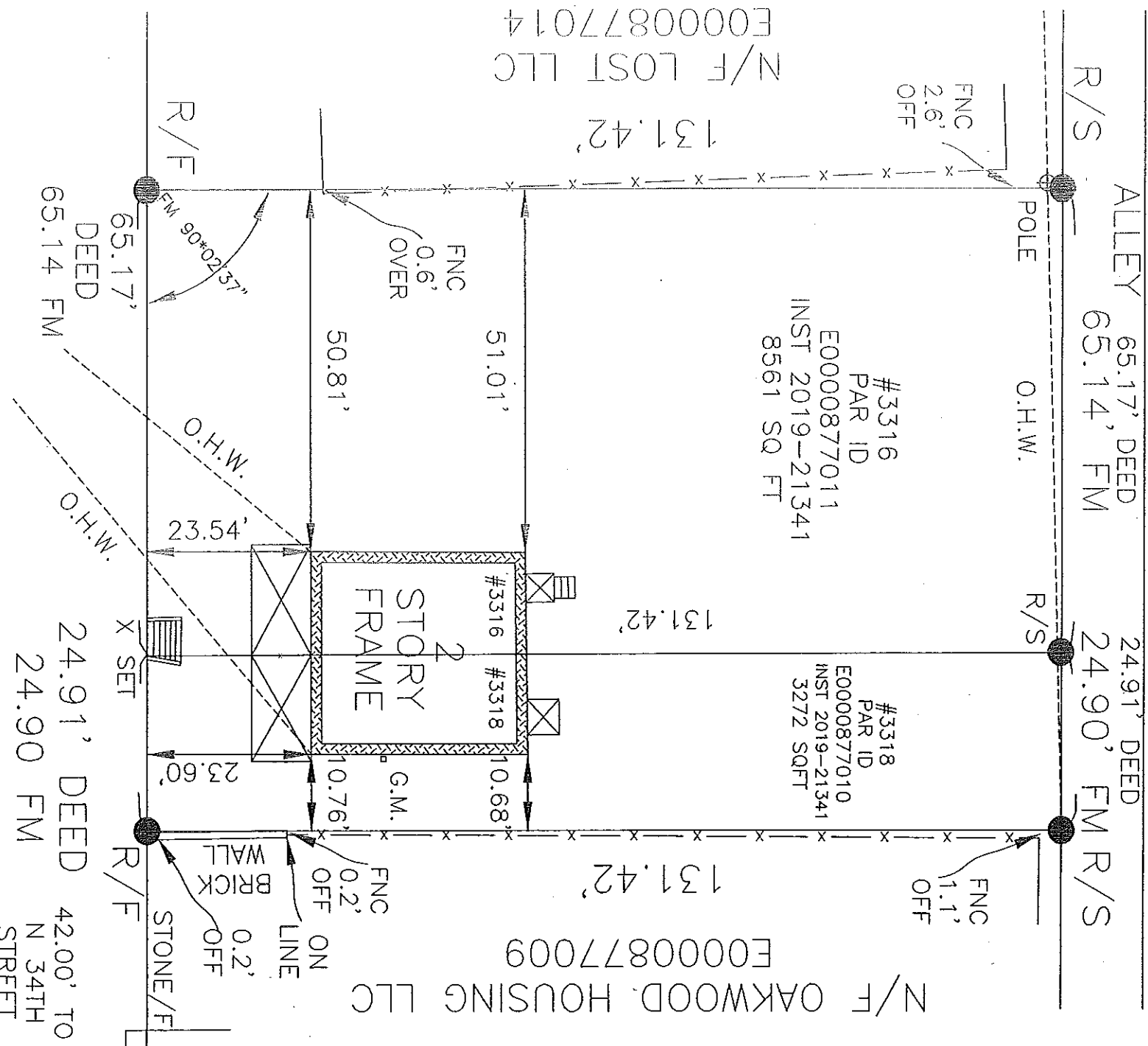
- ***Interfere with adequate light and air.***

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 and normal side yard setbacks would be met. 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 two two-family detached dwellings on the Property. The SUP represents an ideal, small-scale urban development for this location that would replace aging housing with new, modern dwellings which meet the needs of today's market. These dwellings provide updated housing opportunities for the neighborhood and are consistent with the goals of the Richmond 300 Master Plan. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of three quality residences consistent with Master Plan guidance.

THIS PROPERTY IS IN H.U.D. DEFINED FLOOD  
HAZARD AREA. ZONE: X, AS SHOWN ON FIRM  
COMMUNITY PANEL #51041C0126D, DATED 12/18/2012.



HARVEY L. PARKS, INC.  
4508 W. HUNDRED ROAD  
CHESTER, VA.  
PHONE: 804-748-6641  
EMAIL: [SALES@HARVELTPARKS.COM](mailto:SALES@HARVELTPARKS.COM)  
DATE: JULY 21, 2023 SCALE: 1"=20'  
DRAWN BY: H.T.J.  
CHECKED BY: R.L.O.  
ENCL: 237, PG. 31 63731.dwg

RICHMOND, VIRGINIA



SUP APPLICATION - NOT FOR CONSTRUCTION

**NOT FOR CONSTRUCTION**

# 3316 Q STREET

3316 Q Street  
Richmond, Va. 23223



6/12/2024

**REVISED 8.26.2024**



PROJECT TEAM		ZONING & CODE INFORMATION		DRAWING LIST																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
<div>PROJECT TEAM</div> <div>OWNER: VERITAS REAL ESTATE HOLDINGS Contact: Neil Schindel neilschindel@gmail.com 804-931-6413</div> <div>ARCHITECT: John Wilson ArcDev Studio jmwilson@arcdev.studio 718-541-7030</div> <div>CONSULTANT: Mark Baker Baker Development Resources markbaker@bakerdevelopmentresources.com (804)874-6275</div>		<div>PROJECT DESCRIPTION</div> <div>CONSTRUCT TWO NEW 2-STORY TWO-FAMILY HOUSES IN THE CHURCH HILL NORTH NEIGHBORHOOD</div> <div>CODE INFORMATION</div> <div>SITE ADDRESS: 3316 Q STREET RICHMOND, VA 23223</div> <div>ZONING DISTRICT: R-5</div> <div>SQUARE FOOTAGE: LEVEL 1: 2,402 SF LEVEL 2: 2,475 SF</div> <div>SETBACKS: FRONT: 23.60 FEET REAR: 39.34 FEET SIDE: 3.17 FEET</div>		<table><tr><th>#</th><th>DRAWING TITLE</th></tr><tr><td>A101</td><td>Unnamed</td></tr><tr><td colspan="2">GENERAL INFORMATION</td></tr><tr><td>A000</td><td>COVER</td></tr><tr><td>A001</td><td>INDEX</td></tr><tr><td>A002</td><td>SITE &amp; PERSPECTIVES</td></tr><tr><td colspan="2">ARCHITECTURAL</td></tr><tr><td>A100</td><td>PLANS</td></tr><tr><td>A200</td><td>EXTERIOR ELEVATIONS</td></tr></table>		#	DRAWING TITLE	A101	Unnamed	GENERAL INFORMATION		A000	COVER	A001	INDEX	A002	SITE & PERSPECTIVES	ARCHITECTURAL		A100	PLANS	A200	EXTERIOR ELEVATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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UNIT</td><td>LT</td><td>LIGHT</td><td>PLAS</td><td>PLASTER</td><td>STOR</td><td>STORAGE</td></tr><tr><td>AFF</td><td>ABOVE FINISH FLOOR</td><td>CRS</td><td>COURSE (S)</td><td>FE</td><td>FIRE EXTINGUISHER</td><td>LT WT</td><td>LIGHT WEIGHT</td><td>PLAM</td><td>PLASTIC LAMINATE</td><td>STRUCT</td><td>STRUCTURE</td></tr><tr><td>ACT</td><td>ACOUSTICAL TILE</td><td>CF</td><td>CUBIC FEET</td><td>FEC</td><td>FIRE EXTINGUISHER CABINET</td><td>LF</td><td>LINEAR FOOT</td><td>PL</td><td>PLATE</td><td>SYM</td><td>SYMMETRY (ICAL)</td></tr><tr><td>ACC</td><td>ACOUSTIC (AL)</td><td>CY</td><td>CUBIC YARD</td><td>FA</td><td>FIRE ALARM / FRESH AIR</td><td>LL</td><td>LIVE LOAD</td><td>PWD</td><td>PLYWOOD</td><td>SUSP</td><td>SUSPENDED</td></tr><tr><td>ADJ</td><td>ADJACENT</td><td>DEPT</td><td>DEPARTMENT</td><td>FLASH</td><td>FLASHING</td><td>MH</td><td>MANHOLE</td><td>PVC</td><td>POLYVINYL CHLORIDE</td><td>SYS</td><td>SYSTEM</td></tr><tr><td>AHU</td><td>AIR HANDLING UNIT</td><td>DTL</td><td>DETAIL</td><td>FLR</td><td>FLOOR (ING)</td><td>MFR</td><td>MANUFACTURER</td><td>PCF</td><td>POUNDS PER CUBIC FOOT</td><td>SSTL</td><td>STAINLESS STEEL</td></tr><tr><td>ALUM</td><td>ALUMINUM</td><td>DIA</td><td>DIAMETER</td><td>FD</td><td>FLOOR DRAIN</td><td>MAS</td><td>MASONRY</td><td>PFL</td><td>POUNDS PER LINEAL FOOT</td><td>TEL</td><td>TELEPHONE</td></tr><tr><td>AB</td><td>ANCHOR BOLT</td><td>DIM</td><td>DIMENSION</td><td>FLUOR</td><td>FLUORESCENT</td><td>MO</td><td>MASONRY OPENING</td><td>PSF</td><td>POUNDS PER SQUARE FOOT</td><td>TV</td><td>TELEVISION</td></tr><tr><td>APPROX</td><td>APPROXIMATE</td><td>DISP</td><td>DISPENSER</td><td>FT</td><td>FOOT OR FEET</td><td>MTL</td><td>METAL</td><td>PSI</td><td>POUNDS PER SQUARE INCH</td><td>TEMP</td><td>TEMPERED</td></tr><tr><td>AD</td><td>AREA DRAIN</td><td>DIV</td><td>DIVISION</td><td>FTG</td><td>FOOTING</td><td>MAX</td><td>MAXIMUM</td><td>PC</td><td>PRECAST</td><td>T.S.</td><td>TUBE STEEL</td></tr><tr><td>APC</td><td>ARCHITECTURAL PRECAST</td><td>DR</td><td>DOOR</td><td>FND</td><td>FOUNDATION</td><td>MECH</td><td>MECHANICAL</td><td>QT</td><td>QUARRY TILE</td><td>THK</td><td>THICK</td></tr><tr><td>BRG</td><td>CONCRETE</td><td>DRY</td><td>DRYER</td><td>GA</td><td>GAUGE</td><td>MED</td><td>MEDIUM</td><td>R</td><td>RUBBE</td><td>THR</td><td>THRESHOLD</td></tr><tr><td>BEARING</td><td></td><td>DBL</td><td>DOUBLE</td><td>GALV</td><td>GALVANIZED</td><td>MBR</td><td>MEMBER</td><td>RA</td><td>RETURN AIR</td><td>T&amp;G</td><td>TONGUE AND GROOVE</td></tr><tr><td>BLW</td><td>BELOW</td><td>DH</td><td>DOUBLE HUNG</td><td>GC</td><td>GENERAL CONTRACTOR</td><td>MATL</td><td>MATERIAL</td><td>RAD</td><td>RADIUS</td><td>TOC</td><td>TOP OF CURB</td></tr><tr><td>BLDG</td><td>BUILDING</td><td>DN</td><td>DOWN</td><td></td><td>(CONTRACTOR)</td><td>M</td><td>METER</td><td>RD</td><td>ROOF DRAIN</td><td>TP</td><td>TOP OF PAVEMENT</td></tr><tr><td>BLK</td><td>BLOCK</td><td>DS</td><td>DOWNSPOUT</td><td>GL</td><td>GLASS/GLAZING</td><td>MM</td><td>MILLIMETER</td><td>RCP</td><td>REINFORCED CONCRETE PIPE</td><td>T</td><td>TREAD</td></tr><tr><td>BLKG</td><td>BLOCKING</td><td>DWG</td><td>DRAWING</td><td>GLB</td><td>GLASS BLOCK</td><td>MIN</td><td>MINIMUM</td><td>REF</td><td>REFERENCE (REFER)</td><td>TOW</td><td>TOP OF WALL</td></tr><tr><td>BD</td><td>BOARD</td><td>DF</td><td>DRINKING FOUNTAIN</td><td>GCMU</td><td>GLAZED CONCRETE MASONRY UNIT</td><td>MIR</td><td>MIRROR</td><td>RECEP</td><td>RECEPTACLE</td><td>TJI</td><td>TRUSJOIST</td></tr><tr><td>BM</td><td>BEAM</td><td>EA</td><td>EACH</td><td></td><td></td><td>MISC</td><td>MISCELLANEOUS</td><td>RFL</td><td>REFLECT (ED)</td><td>TWF</td><td>THROUGH-WALL FLASHING</td></tr><tr><td>BO</td><td>BOTTOM OF</td><td>E</td><td>EAST</td><td>GR</td><td>GRADE</td><td>MOD</td><td>MODULAR</td><td>REFR</td><td>REFRIGERATOR</td><td>TYP</td><td>TYPICAL</td></tr><tr><td>BRK</td><td>BRICK</td><td>EJ</td><td>EXPANSION JOINT</td><td>GRNT</td><td>GRANITE</td><td>MTD</td><td>MOUNTED</td><td>REINF</td><td>REINFORCED</td><td>UC</td><td>UNDERCUT</td></tr><tr><td>BTW</td><td>BETWEEN</td><td>ELEC</td><td>ELECTRIC (AL)</td><td>GFCMU</td><td>GROUND FACE CMU</td><td>NAT</td><td>NATURAL</td><td>REQ</td><td>REQUIRED</td><td>UNF</td><td>UNFURNISHED</td></tr><tr><td>BUR</td><td>BUILT UP ROOFING</td><td>EWG</td><td>ELECTRIC WATER COOLER</td><td>GPDW</td><td>GYPSUM DRYWALL</td><td>NRC</td><td>NOISE REDUCTION</td><td>RESIL</td><td>RESILIENT</td><td>UNO</td><td>UNLESS NOTED OTHERWISE</td></tr><tr><td>BOW</td><td>BOTTOM OF WALL</td><td>ELEV</td><td>ELEVATION</td><td>HDW</td><td>HARDWARE</td><td>RH</td><td>RIGHT HAND</td><td>RH</td><td>RIGHT HAND</td><td>UR</td><td>URINAL</td></tr><tr><td>CPT</td><td>CARPET</td><td>EMER</td><td>EMERGENCY</td><td>HTG</td><td>HEATING</td><td>RND</td><td>ROUND</td><td>RND</td><td>ROUND</td><td>VB</td><td>VAPOR BARRIER</td></tr><tr><td>CI</td><td>CAST IRON</td><td>ENCL</td><td>ENCLOSURE</td><td>HVAC</td><td>HEATING VENTILATING AIR CONDITIONING</td><td>RM</td><td>ROOM</td><td>RM</td><td>ROOM</td><td>VERT</td><td>VERTICAL</td></tr><tr><td>CB</td><td>CEMENT BOARD</td><td>EP</td><td>EPOXY PAINT</td><td></td><td></td><td>RL</td><td>RAIN LEADER</td><td>RL</td><td>RAIN LEADER</td><td>VEST</td><td>VESTIBULE</td></tr><tr><td>CLG</td><td>CEILING</td><td>EQUIP</td><td>EQUIPMENT</td><td>HGT</td><td>HEIGHT</td><td>RO</td><td>ROUGH OPENING</td><td>RO</td><td>ROUGH OPENING</td><td>VCT</td><td>VINYL COMPOSITE TILE</td></tr><tr><td>CTR</td><td>CENTER</td><td>HM</td><td>HOLLOW METAL</td><td>NO</td><td>NOT IN CONTRACT</td><td>SAF</td><td>SELF ADHERED FLASHING</td><td>SAF</td><td>SELF ADHERED FLASHING</td><td>VSG</td><td>VINYL SHEET GOODS</td></tr><tr><td>CT</td><td>CERAMIC TILE</td><td>INT</td><td>INTERIOR</td><td>HORZ</td><td>HORIZONTAL</td><td>O/</td><td>OVER</td><td>SCHED</td><td>SCHEDULE</td><td>VP</td><td>VENEER PLASTER</td></tr><tr><td>CIR</td><td>CIRCLE</td><td>EXT'G</td><td>EXISTING</td><td>HB</td><td>HOSE</td><td>OC</td><td>ON CENTER</td><td>SFCMU</td><td>SPLIT FACE CMU</td><td>VWC</td><td>VINYL WALL COVERING</td></tr><tr><td>CLR</td><td>CLEAR (ANCE)</td><td>(E)</td><td>EXISTING DIMENSION</td><td>HR</td><td>HUB</td><td>OFF</td><td>OFFICE</td><td>SLNT</td><td>SEALANT</td><td>WA</td><td>WASHER</td></tr><tr><td>CLOS</td><td>CLOSET</td><td>EXP</td><td>EXPOSED (EXPOSURE)</td><td>INCL</td><td>INCLUDE</td><td>SECT</td><td>SECTION</td><td>SECT</td><td>SECTION</td><td>W.F.</td><td>STL WIDE FLANGE/WALL HYDRANT</td></tr><tr><td>COL</td><td>CLEAN OUT</td><td>EXT</td><td>EXTERIOR</td><td>ID</td><td>INSIDE DIAMETER</td><td>SHT</td><td>SHEET</td><td>SHT</td><td>SHEET</td><td>WP</td><td>WATERPROOFING</td></tr><tr><td>COL</td><td>COLUMN</td><td>EIFS</td><td>EXTERIOR INSULATION FINISH SYSTEM</td><td>INSUL</td><td>INSULATION</td><td>SIM</td><td>SIMILAR</td><td>SIM</td><td>SIMILAR</td><td>WWF</td><td>WELDED WIRE FABRIC</td></tr><tr><td>COMP</td><td>COMPOSITION</td><td></td><td></td><td>INTPH</td><td>INTERIOR</td><td>OD</td><td>OUTSIDE DIAMETER</td><td>S</td><td>SOUTH</td><td>W</td><td>WEST</td></tr><tr><td>CONC</td><td>CONCRETE</td><td>FOC</td><td>FACE OF CONCRETE</td><td>JAN</td><td>JANITOR CLOSET</td><td>SC</td><td>SOLID CORE</td><td>SC</td><td>SOLID CORE</td><td>WT</td><td>WEIGHT</td></tr><tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>FOM</td><td>FACE OF MASONRY</td><td>JT</td><td>JOINT</td><td>SD</td><td>SMOKE DETECTOR</td><td>SD</td><td>SMOKE DETECTOR</td><td>WN</td><td>WINDOW</td></tr><tr><td>CONST</td><td>CONSTRUCTION</td><td>FOS</td><td>FACE OF STUDS</td><td>J</td><td>JOIST</td><td>SPEC</td><td>SPECIFICATION</td><td>SPEC</td><td>SPECIFICATION</td><td>W/</td><td>WITH</td></tr><tr><td>CONT</td><td>CONTINUOUS OR CONTINUE</td><td>FFE</td><td>FINISH FLOOR ELEVATION</td><td>KIT</td><td>KITCHEN</td><td>SQ</td><td>SQUARE</td><td>SQ</td><td>SQUARE</td><td>W/O</td><td>WITHOUT</td></tr><tr><td>CLL</td><td>CONTRACT LIMIT LINE</td><td>FIN</td><td>FINISH (EDI)</td><td>LBL</td><td>LABEL</td><td>STD</td><td>STANDARD</td><td>STD</td><td>STANDARD</td><td>WD</td><td>WOOD</td></tr><tr><td>CIP</td><td>CAST IN PLACE</td><td>F.O.I.O.</td><td>FURNISH BY OWN'R, INSTL BY OWNER</td><td>LAM</td><td>LAMINATE</td><td>STC</td><td>SOUND TRANSMISSION CLASS</td><td>STC</td><td>SOUND TRANSMISSION CLASS</td><td></td><td></td></tr><tr><td>CJ</td><td>CONTROL JOINT</td><td>F.O.I.C.</td><td>FURNISH BY OWN'R, INSTL BY OWNER</td><td>LAV</td><td>LAVATORY</td><td>STG</td><td>STORAGE</td><td>STG</td><td>STORAGE</td><td></td><td></td></tr><tr><td>CG</td><td>CORNER GUARD</td><td>FIXT</td><td>FIXTURE</td><td>LH</td><td>LEFT HAND</td><td>STL</td><td>STEEL</td><td>STL</td><td>STEEL</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td>L</td><td>STEEL ANGLE</td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>		ABV	ABOVE	CORR	CORRIDOR	FCU	FAN COIL UNIT	LT	LIGHT	PLAS	PLASTER	STOR	STORAGE	AFF	ABOVE FINISH FLOOR	CRS	COURSE (S)	FE	FIRE EXTINGUISHER	LT WT	LIGHT WEIGHT	PLAM	PLASTIC LAMINATE	STRUCT	STRUCTURE	ACT	ACOUSTICAL TILE	CF	CUBIC FEET	FEC	FIRE EXTINGUISHER CABINET	LF	LINEAR FOOT	PL	PLATE	SYM	SYMMETRY (ICAL)	ACC	ACOUSTIC (AL)	CY	CUBIC YARD	FA	FIRE ALARM / FRESH AIR	LL	LIVE LOAD	PWD	PLYWOOD	SUSP	SUSPENDED	ADJ	ADJACENT	DEPT	DEPARTMENT	FLASH	FLASHING	MH	MANHOLE	PVC	POLYVINYL CHLORIDE	SYS	SYSTEM	AHU	AIR HANDLING UNIT	DTL	DETAIL	FLR	FLOOR (ING)	MFR	MANUFACTURER	PCF	POUNDS PER CUBIC FOOT	SSTL	STAINLESS STEEL	ALUM	ALUMINUM	DIA	DIAMETER	FD	FLOOR DRAIN	MAS	MASONRY	PFL	POUNDS PER LINEAL FOOT	TEL	TELEPHONE	AB	ANCHOR BOLT	DIM	DIMENSION	FLUOR	FLUORESCENT	MO	MASONRY OPENING	PSF	POUNDS PER SQUARE FOOT	TV	TELEVISION	APPROX	APPROXIMATE	DISP	DISPENSER	FT	FOOT OR FEET	MTL	METAL	PSI	POUNDS PER SQUARE INCH	TEMP	TEMPERED	AD	AREA DRAIN	DIV	DIVISION	FTG	FOOTING	MAX	MAXIMUM	PC	PRECAST	T.S.	TUBE STEEL	APC	ARCHITECTURAL PRECAST	DR	DOOR	FND	FOUNDATION	MECH	MECHANICAL	QT	QUARRY TILE	THK	THICK	BRG	CONCRETE	DRY	DRYER	GA	GAUGE	MED	MEDIUM	R	RUBBE	THR	THRESHOLD	BEARING		DBL	DOUBLE	GALV	GALVANIZED	MBR	MEMBER	RA	RETURN AIR	T&G	TONGUE AND GROOVE	BLW	BELOW	DH	DOUBLE HUNG	GC	GENERAL CONTRACTOR	MATL	MATERIAL	RAD	RADIUS	TOC	TOP OF CURB	BLDG	BUILDING	DN	DOWN		(CONTRACTOR)	M	METER	RD	ROOF DRAIN	TP	TOP OF PAVEMENT	BLK	BLOCK	DS	DOWNSPOUT	GL	GLASS/GLAZING	MM	MILLIMETER	RCP	REINFORCED CONCRETE PIPE	T	TREAD	BLKG	BLOCKING	DWG	DRAWING	GLB	GLASS BLOCK	MIN	MINIMUM	REF	REFERENCE (REFER)	TOW	TOP OF WALL	BD	BOARD	DF	DRINKING FOUNTAIN	GCMU	GLAZED CONCRETE MASONRY UNIT	MIR	MIRROR	RECEP	RECEPTACLE	TJI	TRUSJOIST	BM	BEAM	EA	EACH			MISC	MISCELLANEOUS	RFL	REFLECT (ED)	TWF	THROUGH-WALL FLASHING	BO	BOTTOM OF	E	EAST	GR	GRADE	MOD	MODULAR	REFR	REFRIGERATOR	TYP	TYPICAL	BRK	BRICK	EJ	EXPANSION JOINT	GRNT	GRANITE	MTD	MOUNTED	REINF	REINFORCED	UC	UNDERCUT	BTW	BETWEEN	ELEC	ELECTRIC (AL)	GFCMU	GROUND FACE CMU	NAT	NATURAL	REQ	REQUIRED	UNF	UNFURNISHED	BUR	BUILT UP ROOFING	EWG	ELECTRIC WATER COOLER	GPDW	GYPSUM DRYWALL	NRC	NOISE REDUCTION	RESIL	RESILIENT	UNO	UNLESS NOTED OTHERWISE	BOW	BOTTOM OF WALL	ELEV	ELEVATION	HDW	HARDWARE	RH	RIGHT HAND	RH	RIGHT HAND	UR	URINAL	CPT	CARPET	EMER	EMERGENCY	HTG	HEATING	RND	ROUND	RND	ROUND	VB	VAPOR BARRIER	CI	CAST IRON	ENCL	ENCLOSURE	HVAC	HEATING VENTILATING AIR CONDITIONING	RM	ROOM	RM	ROOM	VERT	VERTICAL	CB	CEMENT BOARD	EP	EPOXY PAINT			RL	RAIN LEADER	RL	RAIN LEADER	VEST	VESTIBULE	CLG	CEILING	EQUIP	EQUIPMENT	HGT	HEIGHT	RO	ROUGH OPENING	RO	ROUGH OPENING	VCT	VINYL COMPOSITE TILE	CTR	CENTER	HM	HOLLOW METAL	NO	NOT IN CONTRACT	SAF	SELF ADHERED FLASHING	SAF	SELF ADHERED FLASHING	VSG	VINYL SHEET GOODS	CT	CERAMIC TILE	INT	INTERIOR	HORZ	HORIZONTAL	O/	OVER	SCHED	SCHEDULE	VP	VENEER PLASTER	CIR	CIRCLE	EXT'G	EXISTING	HB	HOSE	OC	ON CENTER	SFCMU	SPLIT FACE CMU	VWC	VINYL WALL COVERING	CLR	CLEAR (ANCE)	(E)	EXISTING DIMENSION	HR	HUB	OFF	OFFICE	SLNT	SEALANT	WA	WASHER	CLOS	CLOSET	EXP	EXPOSED (EXPOSURE)	INCL	INCLUDE	SECT	SECTION	SECT	SECTION	W.F.	STL WIDE FLANGE/WALL HYDRANT	COL	CLEAN OUT	EXT	EXTERIOR	ID	INSIDE DIAMETER	SHT	SHEET	SHT	SHEET	WP	WATERPROOFING	COL	COLUMN	EIFS	EXTERIOR INSULATION FINISH SYSTEM	INSUL	INSULATION	SIM	SIMILAR	SIM	SIMILAR	WWF	WELDED WIRE FABRIC	COMP	COMPOSITION			INTPH	INTERIOR	OD	OUTSIDE DIAMETER	S	SOUTH	W	WEST	CONC	CONCRETE	FOC	FACE OF CONCRETE	JAN	JANITOR CLOSET	SC	SOLID CORE	SC	SOLID CORE	WT	WEIGHT	CMU	CONCRETE MASONRY UNIT	FOM	FACE OF MASONRY	JT	JOINT	SD	SMOKE DETECTOR	SD	SMOKE DETECTOR	WN	WINDOW	CONST	CONSTRUCTION	FOS	FACE OF STUDS	J	JOIST	SPEC	SPECIFICATION	SPEC	SPECIFICATION	W/	WITH	CONT	CONTINUOUS OR CONTINUE	FFE	FINISH FLOOR ELEVATION	KIT	KITCHEN	SQ	SQUARE	SQ	SQUARE	W/O	WITHOUT	CLL	CONTRACT LIMIT LINE	FIN	FINISH (EDI)	LBL	LABEL	STD	STANDARD	STD	STANDARD	WD	WOOD	CIP	CAST IN PLACE	F.O.I.O.	FURNISH BY OWN'R, INSTL BY OWNER	LAM	LAMINATE	STC	SOUND TRANSMISSION CLASS	STC	SOUND TRANSMISSION CLASS			CJ	CONTROL JOINT	F.O.I.C.	FURNISH BY OWN'R, INSTL BY OWNER	LAV	LAVATORY	STG	STORAGE	STG	STORAGE			CG	CORNER GUARD	FIXT	FIXTURE	LH	LEFT HAND	STL	STEEL	STL	STEEL							L	STEEL ANGLE							<div>GENERAL NOTES</div> <div>1. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.</div> <div>2. ALL WORK SHALL CONFORM WITH ALL GOVERNING LAWS, CODES &amp; ORDINANCES INCLUDING, BUT NOT LIMITED TO, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE. IF POTENTIAL CONFLICTS ARISE, THE CONTRACTOR SHALL NOT PROCEED WITH THE EFFECTED WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY.</div> <div>3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. THIS SHALL SPECIFICALLY INCLUDE ON-SITE PROCEDURES AS THEY RELATE TO THE SAFETY OF THE CONSTRUCTION CREW AND THE GENERAL PUBLIC. IN ADDITION, IT SHALL SPECIFICALLY INCLUDE THE PROTECTION OF ANY EXISTING STRUCTURES TO AVOID DAMAGE RELATING TO OR ARISING FROM WORK WITHIN THIS CONTRACT.</div> <div>4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR AMBIGUITIES DISCOVERED IN THE CONTRACT DOCUMENTS DURING BIDDING, DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL ALSO PROVIDE A PROFESSIONAL CLEANING AT PROJECT COMPLETION. SEE SPECIFICATIONS FOR REQUIREMENTS.</div> <div>5. THE CONTRACTOR SHALL PROVIDE CLEAN-UP OF DEBRIS AND TRASH AT INTERVALS REQUIRED TO KEEP THE SITE AND WORK AREAS REASONABLY CLEAN OF UNSAFE AND UNSIGHTLY ACCUMULATION. THE CONTRACTOR SHALL ALSO PROVIDE A PROFESSIONAL CLEANING AT PROJECT COMPLETION. SEE SPECIFICATIONS FOR REQUIREMENTS.</div> <div>6. WHERE POTENTIAL HAZARDOUS MATERIALS ARE ENCOUNTERED DURING WORK WITHIN THIS CONTRACT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR USING NECESSARY PRECAUTIONS DURING WORK AND / OR DISPOSAL. IF UNFORSEEN SUSPECT MATERIALS ARE UNCOVERED DURING WORK WITHIN THIS CONTRACT, THE CONTRACTOR SHALL STOP WORK IN THE AREA IMMEDIATELY AND NOTIFY THE ARCHITECT.</div>	
ABV	ABOVE	CORR	CORRIDOR	FCU	FAN COIL UNIT	LT	LIGHT	PLAS	PLASTER	STOR	STORAGE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
AFF	ABOVE FINISH FLOOR	CRS	COURSE (S)	FE	FIRE EXTINGUISHER	LT WT	LIGHT WEIGHT	PLAM	PLASTIC LAMINATE	STRUCT	STRUCTURE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
ACT	ACOUSTICAL TILE	CF	CUBIC FEET	FEC	FIRE EXTINGUISHER CABINET	LF	LINEAR FOOT	PL	PLATE	SYM	SYMMETRY (ICAL)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
ACC	ACOUSTIC (AL)	CY	CUBIC YARD	FA	FIRE ALARM / FRESH AIR	LL	LIVE LOAD	PWD	PLYWOOD	SUSP	SUSPENDED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
ADJ	ADJACENT	DEPT	DEPARTMENT	FLASH	FLASHING	MH	MANHOLE	PVC	POLYVINYL CHLORIDE	SYS	SYSTEM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
AHU	AIR HANDLING UNIT	DTL	DETAIL	FLR	FLOOR (ING)	MFR	MANUFACTURER	PCF	POUNDS PER CUBIC FOOT	SSTL	STAINLESS STEEL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
ALUM	ALUMINUM	DIA	DIAMETER	FD	FLOOR DRAIN	MAS	MASONRY	PFL	POUNDS PER LINEAL FOOT	TEL	TELEPHONE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
AB	ANCHOR BOLT	DIM	DIMENSION	FLUOR	FLUORESCENT	MO	MASONRY OPENING	PSF	POUNDS PER SQUARE FOOT	TV	TELEVISION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
APPROX	APPROXIMATE	DISP	DISPENSER	FT	FOOT OR FEET	MTL	METAL	PSI	POUNDS PER SQUARE INCH	TEMP	TEMPERED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
AD	AREA DRAIN	DIV	DIVISION	FTG	FOOTING	MAX	MAXIMUM	PC	PRECAST	T.S.	TUBE STEEL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
APC	ARCHITECTURAL PRECAST	DR	DOOR	FND	FOUNDATION	MECH	MECHANICAL	QT	QUARRY TILE	THK	THICK																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BRG	CONCRETE	DRY	DRYER	GA	GAUGE	MED	MEDIUM	R	RUBBE	THR	THRESHOLD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BEARING		DBL	DOUBLE	GALV	GALVANIZED	MBR	MEMBER	RA	RETURN AIR	T&G	TONGUE AND GROOVE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BLW	BELOW	DH	DOUBLE HUNG	GC	GENERAL CONTRACTOR	MATL	MATERIAL	RAD	RADIUS	TOC	TOP OF CURB																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BLDG	BUILDING	DN	DOWN		(CONTRACTOR)	M	METER	RD	ROOF DRAIN	TP	TOP OF PAVEMENT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BLK	BLOCK	DS	DOWNSPOUT	GL	GLASS/GLAZING	MM	MILLIMETER	RCP	REINFORCED CONCRETE PIPE	T	TREAD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BLKG	BLOCKING	DWG	DRAWING	GLB	GLASS BLOCK	MIN	MINIMUM	REF	REFERENCE (REFER)	TOW	TOP OF WALL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BD	BOARD	DF	DRINKING FOUNTAIN	GCMU	GLAZED CONCRETE MASONRY UNIT	MIR	MIRROR	RECEP	RECEPTACLE	TJI	TRUSJOIST																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BM	BEAM	EA	EACH			MISC	MISCELLANEOUS	RFL	REFLECT (ED)	TWF	THROUGH-WALL FLASHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BO	BOTTOM OF	E	EAST	GR	GRADE	MOD	MODULAR	REFR	REFRIGERATOR	TYP	TYPICAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BRK	BRICK	EJ	EXPANSION JOINT	GRNT	GRANITE	MTD	MOUNTED	REINF	REINFORCED	UC	UNDERCUT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BTW	BETWEEN	ELEC	ELECTRIC (AL)	GFCMU	GROUND FACE CMU	NAT	NATURAL	REQ	REQUIRED	UNF	UNFURNISHED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BUR	BUILT UP ROOFING	EWG	ELECTRIC WATER COOLER	GPDW	GYPSUM DRYWALL	NRC	NOISE REDUCTION	RESIL	RESILIENT	UNO	UNLESS NOTED OTHERWISE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BOW	BOTTOM OF WALL	ELEV	ELEVATION	HDW	HARDWARE	RH	RIGHT HAND	RH	RIGHT HAND	UR	URINAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CPT	CARPET	EMER	EMERGENCY	HTG	HEATING	RND	ROUND	RND	ROUND	VB	VAPOR BARRIER																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CI	CAST IRON	ENCL	ENCLOSURE	HVAC	HEATING VENTILATING AIR CONDITIONING	RM	ROOM	RM	ROOM	VERT	VERTICAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CB	CEMENT BOARD	EP	EPOXY PAINT			RL	RAIN LEADER	RL	RAIN LEADER	VEST	VESTIBULE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CLG	CEILING	EQUIP	EQUIPMENT	HGT	HEIGHT	RO	ROUGH OPENING	RO	ROUGH OPENING	VCT	VINYL COMPOSITE TILE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CTR	CENTER	HM	HOLLOW METAL	NO	NOT IN CONTRACT	SAF	SELF ADHERED FLASHING	SAF	SELF ADHERED FLASHING	VSG	VINYL SHEET GOODS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CT	CERAMIC TILE	INT	INTERIOR	HORZ	HORIZONTAL	O/	OVER	SCHED	SCHEDULE	VP	VENEER PLASTER																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CIR	CIRCLE	EXT'G	EXISTING	HB	HOSE	OC	ON CENTER	SFCMU	SPLIT FACE CMU	VWC	VINYL WALL COVERING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CLR	CLEAR (ANCE)	(E)	EXISTING DIMENSION	HR	HUB	OFF	OFFICE	SLNT	SEALANT	WA	WASHER																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CLOS	CLOSET	EXP	EXPOSED (EXPOSURE)	INCL	INCLUDE	SECT	SECTION	SECT	SECTION	W.F.	STL WIDE FLANGE/WALL HYDRANT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
COL	CLEAN OUT	EXT	EXTERIOR	ID	INSIDE DIAMETER	SHT	SHEET	SHT	SHEET	WP	WATERPROOFING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
COL	COLUMN	EIFS	EXTERIOR INSULATION FINISH SYSTEM	INSUL	INSULATION	SIM	SIMILAR	SIM	SIMILAR	WWF	WELDED WIRE FABRIC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
COMP	COMPOSITION			INTPH	INTERIOR	OD	OUTSIDE DIAMETER	S	SOUTH	W	WEST																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CONC	CONCRETE	FOC	FACE OF CONCRETE	JAN	JANITOR CLOSET	SC	SOLID CORE	SC	SOLID CORE	WT	WEIGHT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CMU	CONCRETE MASONRY UNIT	FOM	FACE OF MASONRY	JT	JOINT	SD	SMOKE DETECTOR	SD	SMOKE DETECTOR	WN	WINDOW																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CONST	CONSTRUCTION	FOS	FACE OF STUDS	J	JOIST	SPEC	SPECIFICATION	SPEC	SPECIFICATION	W/	WITH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CONT	CONTINUOUS OR CONTINUE	FFE	FINISH FLOOR ELEVATION	KIT	KITCHEN	SQ	SQUARE	SQ	SQUARE	W/O	WITHOUT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CLL	CONTRACT LIMIT LINE	FIN	FINISH (EDI)	LBL	LABEL	STD	STANDARD	STD	STANDARD	WD	WOOD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
CIP	CAST IN PLACE	F.O.I.O.	FURNISH BY OWN'R, INSTL BY OWNER	LAM	LAMINATE	STC	SOUND TRANSMISSION CLASS	STC	SOUND TRANSMISSION CLASS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
CJ	CONTROL JOINT	F.O.I.C.	FURNISH BY OWN'R, INSTL BY OWNER	LAV	LAVATORY	STG	STORAGE	STG	STORAGE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
CG	CORNER GUARD	FIXT	FIXTURE	LH	LEFT HAND	STL	STEEL	STL	STEEL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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REVISIONS

3316 Q STREET

3316 Q Street  
Richmond, Va. 23223

SUP APPLICATION - NOT FOR CONSTRUCTION

6/12/2024

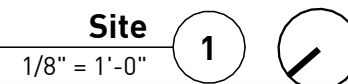
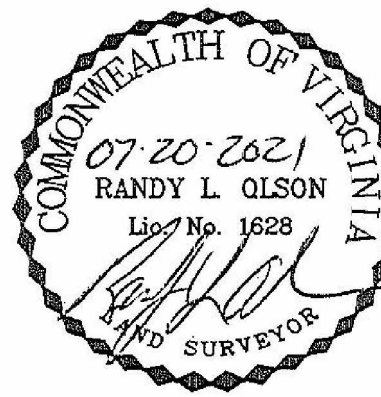
A001

INDEX



718-541-7030





## REVISIONS

1 SUP COMMENTS 8.26.2024

3316 Q STREET

3316 Q Street

Richmond, Va. 23223

6/12/2024

SUP APPLICATION - NOT FOR CONSTRUCTION

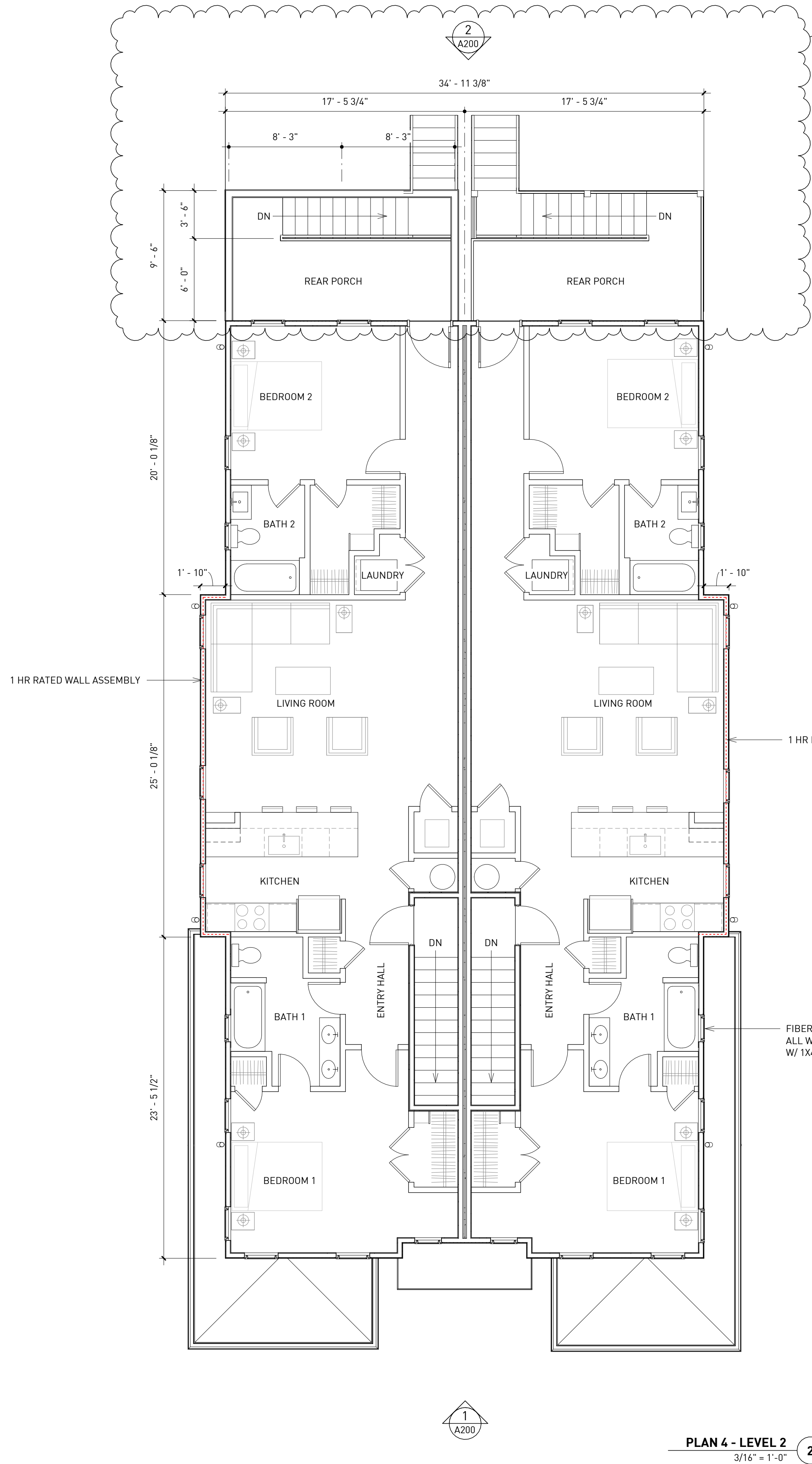
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## SITE & PERSPECTIVES

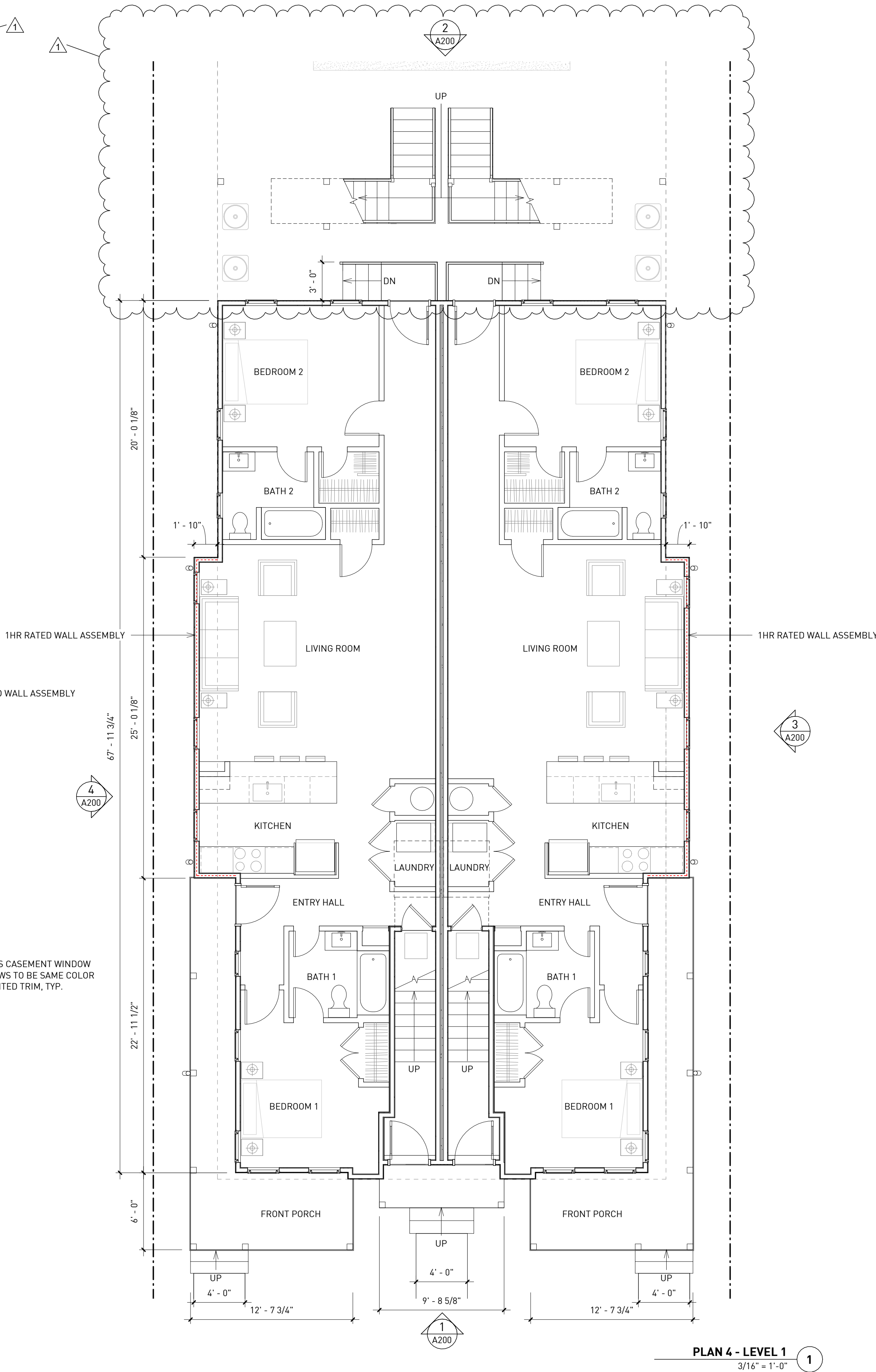


718-541-7030





PLAN 4 - LEVEL 2  
3/16" = 1'-0" 2



PLAN 4 - LEVEL 1  
3/16" = 1'-0" 1



REVISIONS	
1	SUP COMMENTS 8.26.2024

3316 Q STREET	3316 Q Street Richmond, Va. 23223	SUP APPLICATION - NOT FOR CONSTRUCTION