

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-184

To authorize the special use of the property known as 3407 Lawson Street, for the purpose of up to two two-family detached dwellings, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2028 AT 6 P.M.

WHEREAS, the owner of the property known as 3407 Lawson Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of up to two two-family detached dwellings, which use, among other things, is not currently allowed by sections 30-410.1 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

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

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3407 Lawson Street and identified as Tax Parcel No: S000-2455/011 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on Lot 4 and a Portion of Lot 3, Block ‘K’, ‘Burfoots Addition’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated February 10, 2026, 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 up to two two-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sketch Showing the Division of Lot 4 and a Portion of Lot 3, Block ‘K’, ‘Burfoots Addition’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated February 10, 2026, and “2-story Duplex Plans,” prepared by CASA Engineering., and dated March 23, 2026, hereinafter referred to, collectively, 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, substantially as shown on the Plans.

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

(c) 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 adjoining public right-of- way.

(d) Prior to the issuance of any building permit for the Special Use, the establishment of no more than two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way 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, and (iii) transferred to the City following such 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 733 consecutive calendar days, 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.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: March 25, 2026

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: Odie Donald II, Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 3407 Lawson Street, for the purpose of two two-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The proposal calls for the creation of two new lots from the parent tract and a two-family detached dwelling will be built on each new lot. The two-family detached dwellings are not permitted uses in the R-5 Single-Family Residential zoning district where the property is located. In addition, the subdivision will cause the creation of two lots that cannot meet the lot feature requirements of the R-5 Single-Family Residential zoning district. Therefore, a special use permit is requested.

BACKGROUND: The property is located on the north side of Lawson Street midblock between 34th and 35th Streets. The property is 59 feet wide and 161 feet in length, and 9,600 square feet in area. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "neighborhood consisting primarily of single-family houses on large or medium sized lots." (p. 56)

Intensity: Residential density ranges from 2 – 10 units per acre. (p. 56)

The current zoning for this property is R-5 Single-Family Residential District. Adjacent and surrounding properties are also located within this district. The area is generally single-family detached residential.

COMMUNITY ENGAGEMENT: Swansboro West 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: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission August 18, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

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:

David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 11401 Great Willow Dr Moseley Va 23120 APARTMENT NO/SUITE

APPLICANT'S NAME: Ricardo Javier Delgado Rivera

EMAIL ADDRESS:

3407 Lawson Development Llc

BUSINESS NAME (IF APPLICABLE):

SUBJECT PROPERTY OR PROPERTIES: 3407 Lawson St Richmond Va 23224

APPLICATION REQUESTED

- ☐ Site Plan (New or Amendment)
- ☐ Wireless Site Plan (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Conditional Use Permit
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

3407 Lawson Development Llc / Ricardo Javier Delgado Rivera

PROPERTY OWNER:

PROPERTY OWNER ADDRESS: 11401 Great Willow Dr Moseley Va 23120

PROPERTY OWNER EMAIL ADDRESS:

PROPERTY OWNER PHONE NUMBER: 804 298 5802

Property Owner Signature:

Ricardo Javier Delgado Rivera

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.

APPLICANT'S REPORT

December 1, 2025

Special Use Permit Request

3407 Lawson Street, Richmond, PID: S000-2455-011; Legal

*Description: BURFOOTS ADD L3-4 BK 0060.00X0160.00
0000.000*

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:

3407 Lawson Development Llc

11401 Great Willow Dr Moseley Va 23120

Introduction

The applicant is requesting a special use permit (the “SUP”) for the property known as 3407 Lawson Street (the “Property”). The SUP would authorize the division of the parcel and the construction of two duplexes, each with top and bottom units. While the single-family use is permitted by the underlying R-5 Single-Family Residential District, the attached use is not and, therefore, a SUP is required to permit the proposed development.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the northern line of Lawson Street between 34th and 35th Street. The Property is referenced by the City Assessor as tax parcel [S000-2455-011](#) and was previously improved by a single-family detached dwelling located on the western most side of the parcel. The Property is approximately 59 feet in width, 161 feet in length, and roughly 9,600 square feet of lot area. Access is provided to the rear of the Property by means of an east-west alley.

The properties in the immediate vicinity are developed primarily with residential uses and include a range of building forms and lot sizes. Single-family dwellings are the most common uses found in the area with existing duplexes and more currently being built on Lawson Street. Additionally, beyond the block, a range of other uses can also be found nearby including for commercial use and multifamily.

EXISTING ZONING

The Property as well as surrounding properties are zoned R-5 Single-Family Residential. Additionally, properties to the north and south are zoned Multifamily Residential.

. Proposal

PROJECT SUMMARY

The SUP would permit the division of the Property into two lots and the construction of two duplexes, each with top and bottom units.

PURPOSE OF REQUEST

The Property is approximately 59 feet in width, 161 feet in length, and contains roughly 9,600 square feet of lot area. The owner is proposing to split the lot into two lots and construct two new duplexes on the Property. The previously existing single-family detached dwelling has already been demolished and the new dwellings would be constructed on new lots approximately 29.5 feet in width and approximately 4800 square feet of lot area. While the new dwellings are consistent with the goals of the Richmond 300 Master Plan, single-family attached dwellings are not permitted by the underlying R-5 zoning and, therefore, a SUP is required to permit the proposed development.

In exchange for the SUP, the intent of this request is to ensure the development of high-quality infill dwellings. The overall project will be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan. It will also be compatible with the existing uses thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by-right development.

. PROJECT DETAILS/DESIGN

When complete, the proposed dwellings would be two stories in height. Each duplex will have a unit on top and one at the bottom. Each unit will contain two bedrooms and two full bathrooms, and include approximately 980 square feet of finished floor area. The proposed floor plans are modern and efficient, with an open kitchen and living area and a both bedrooms with their own full bathroom. The buildings would be of frame construction and clad in cementitious siding to ensure durability. Covered front and back porches would provide usable outdoor space for future residents.

Importantly, the proposed dwellings massing and architectural styles are designed to be compatible with nearby dwellings and consistent with the historical homes found in the neighborhood.

Findings of Fact

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

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

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***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. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

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

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

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

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

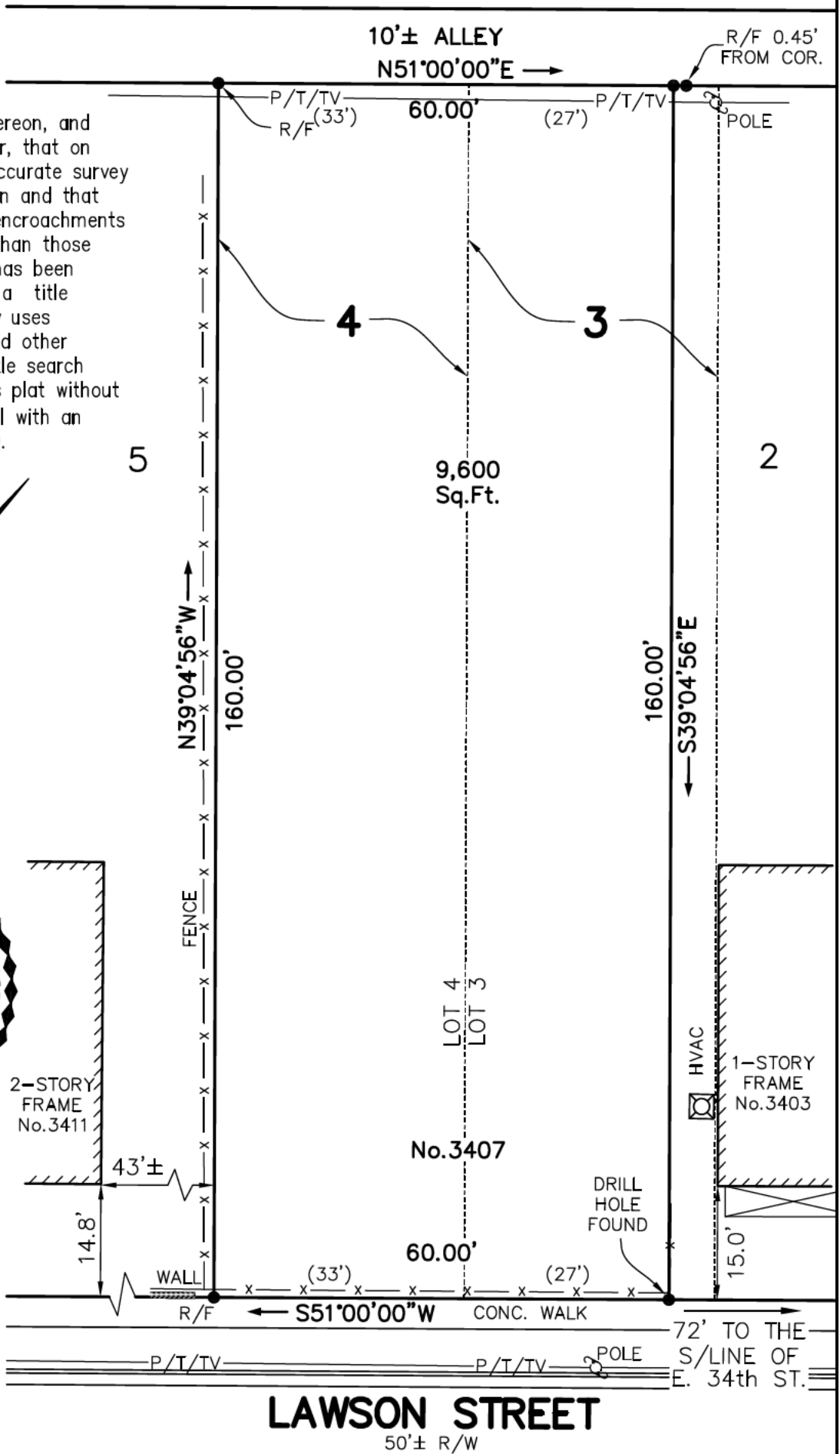
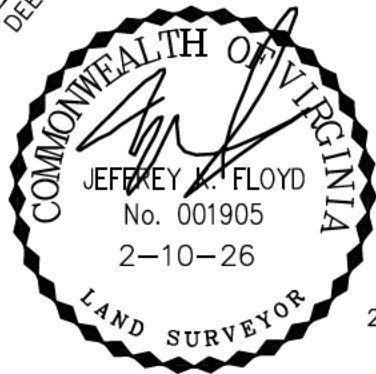
- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family dwellings allow for by-right. As it relates to adjacent properties, the side yard setbacks would be met.

Summary

In summary we are enthusiastically seeking approval for the proposed single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high- quality, infill residential development. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality home consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the development pattern while maintaining a desirable variation in housing style and density in the vicinity. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 2-10-2026 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



LAWSON STREET
50'± R/W

MAP SHOWING THE IMPROVEMENTS ON
LOT 4 AND A PORTION OF LOT 3,
BLOCK "K", "BURFOOTS ADDITION"
IN THE CITY OF RICHMOND, VA.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
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DATE: 2-10-26

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'

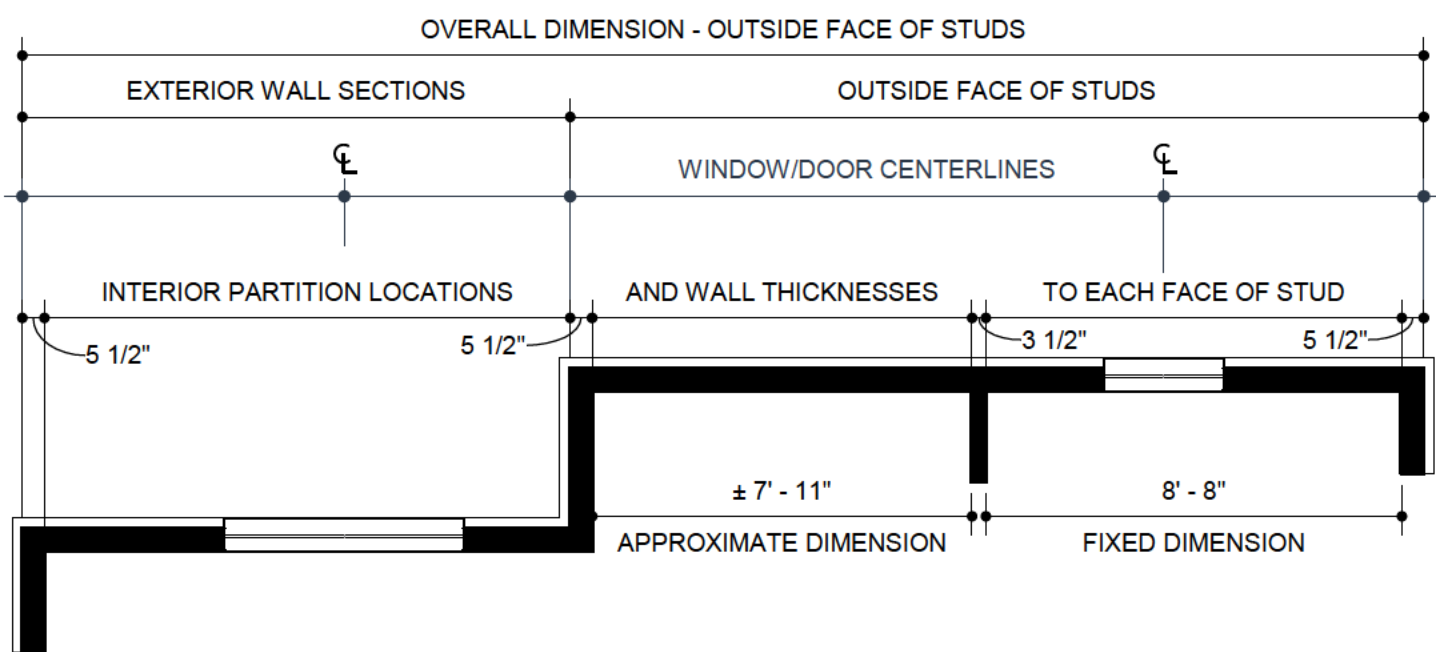
JOB NO. 260217143

ABBREVIATIONS

A	AND
AB	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
AD	AREA DRAIN
ADDL	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL
ARCH	ARCHITECTURAL
BD	BOARD
BLKG	BLOCKING
BLV	BELOW
B.O.	BOTTOM OF
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CU	CONDENSING UNIT
CD	CARBON MONOXIDE DETECTOR
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CTR	CENTER
D	DEEP
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
EJ	EXISTING
EA	EACH
EL	EXHAUST FAN
ELEV	ELEVATION
ELEC	ELECTRIC/ELECTRICAL
ELEV	ELEVATOR
EP	ELECTRIC PANEL
EQ	EQUAL
EW	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
F.F.	FINISHED FLOOR
FIN	FINISH
FLR	FLOOR
FND	FOUNDATION
F.O.	FACE OF
FT	FEET
FTG	FOOTING
G	GAS
GA	GAUGE
GALV	GALVANIZED
GND	GROUND
GPM	GALLONS PER MINUTE
GR	GRADE
GWB	GYP SUM WALL BOARD
H	HIGH
HB	HOSE BIBB
HD	HEAD
HDW	HARDWARE
HDWD	HARDWOOD
HH/H	HEEL HEIGHT OR HEAD HEIGHT
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HWH	HOT WATER HEATER
IRC	INTERNATIONAL RESIDENTIAL CODE
IN	INCHES
ID	INSIDE DIAMETER
INCL	INCLUDING
INSUL	INSULATION
INT	INTERIOR
J	JACK
JT	JOINT
L	LENGTH
LBS	POUNDS
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MDP	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
M.O.	MASONRY OPENING
MTL	METAL
N	NEW
N/A	NOT APPLICABLE
NC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
O'HD	OVERHEAD
PT/PTD	PAINT / PAINTED
PL	PLATE
PLUM	PLUMBING
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T	PRESSURE TREATED
R	RISER
RAD	RADIUS
REF	REFRIGERATOR
REINF	REINFORCED
REQ'D	REQUIRED
REVIS	REVISION
R.O.	ROUGH OPENING
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SLVG	SALVAGE
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
T	TREAD
TBD	TO BE DETERMINED
TEL	TELEPHONE
THK	THICK
THRESH	THRESHOLD
T.O.	TOP OF
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UL	UNDERWRITERS LABORATORIES
VAN	VANITY
V.B.	VAPOR BARRIER
VTR	VENT THROUGH ROOF
W	WIDE
W	WITH
WC	WATER CLOSET
WD	WOOD
WD	WASHER / DRYER
WDW	WINDOW
W/O	WITHOUT
WP	WATERPROOF

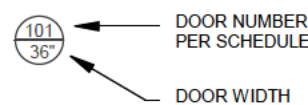
DRAWING STANDARDS

DIMENSION METHOD

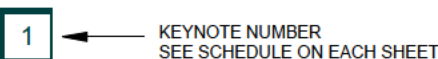


DRAWING SYMBOLS

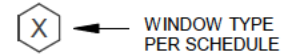
DOOR TAG



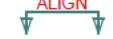
KEYNOTE



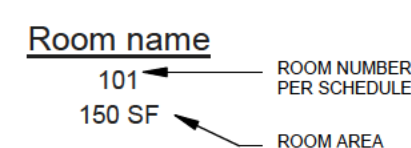
WINDOW TAG



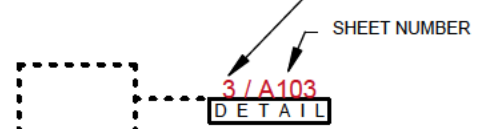
ALIGN FINISHED SURFACES



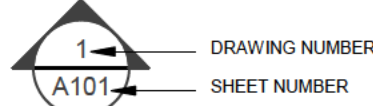
ROOM TAG



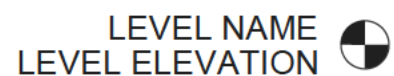
DETAIL CALLOUT



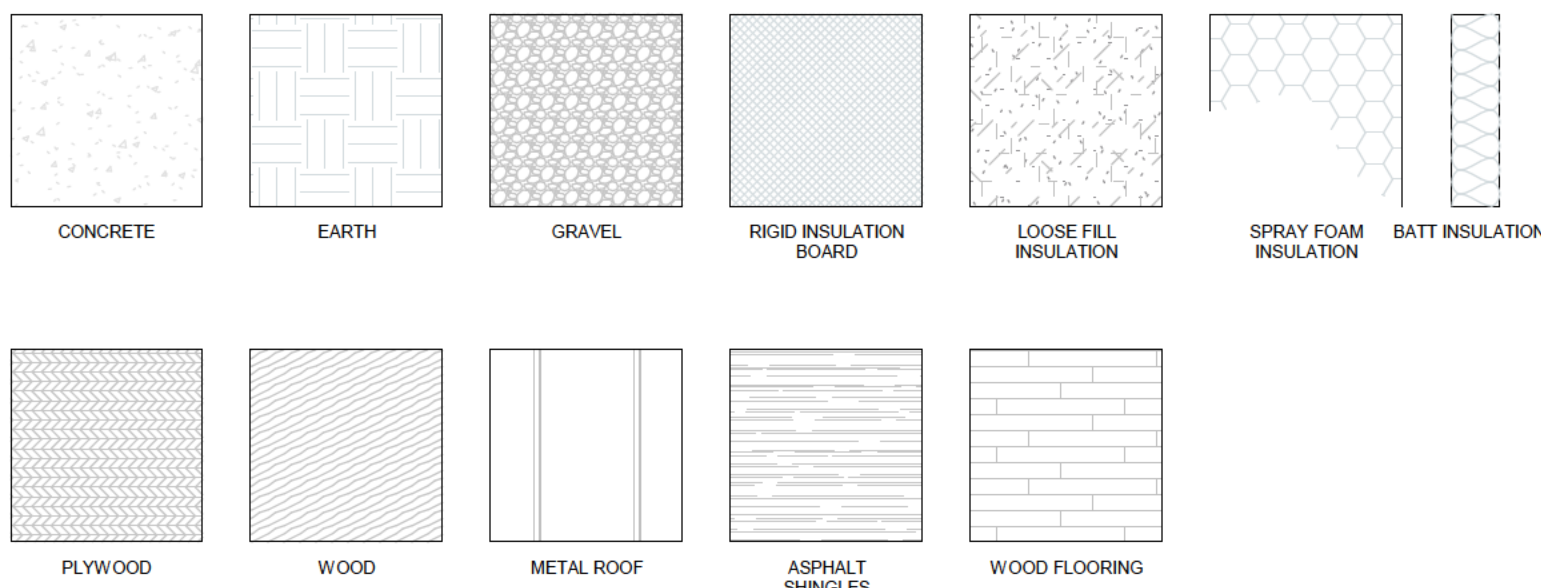
SECTION MARK



STORY ELEVATION



COMMON MATERIALS



APPLICABLE CODES

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 NATIONAL ELECTRIC CODE
2021 ENERGY CONSERVATION CODE

CODE ANALYSIS

CONSTRUCTION TYPE: 5B (NEW CONSTRUCTION)

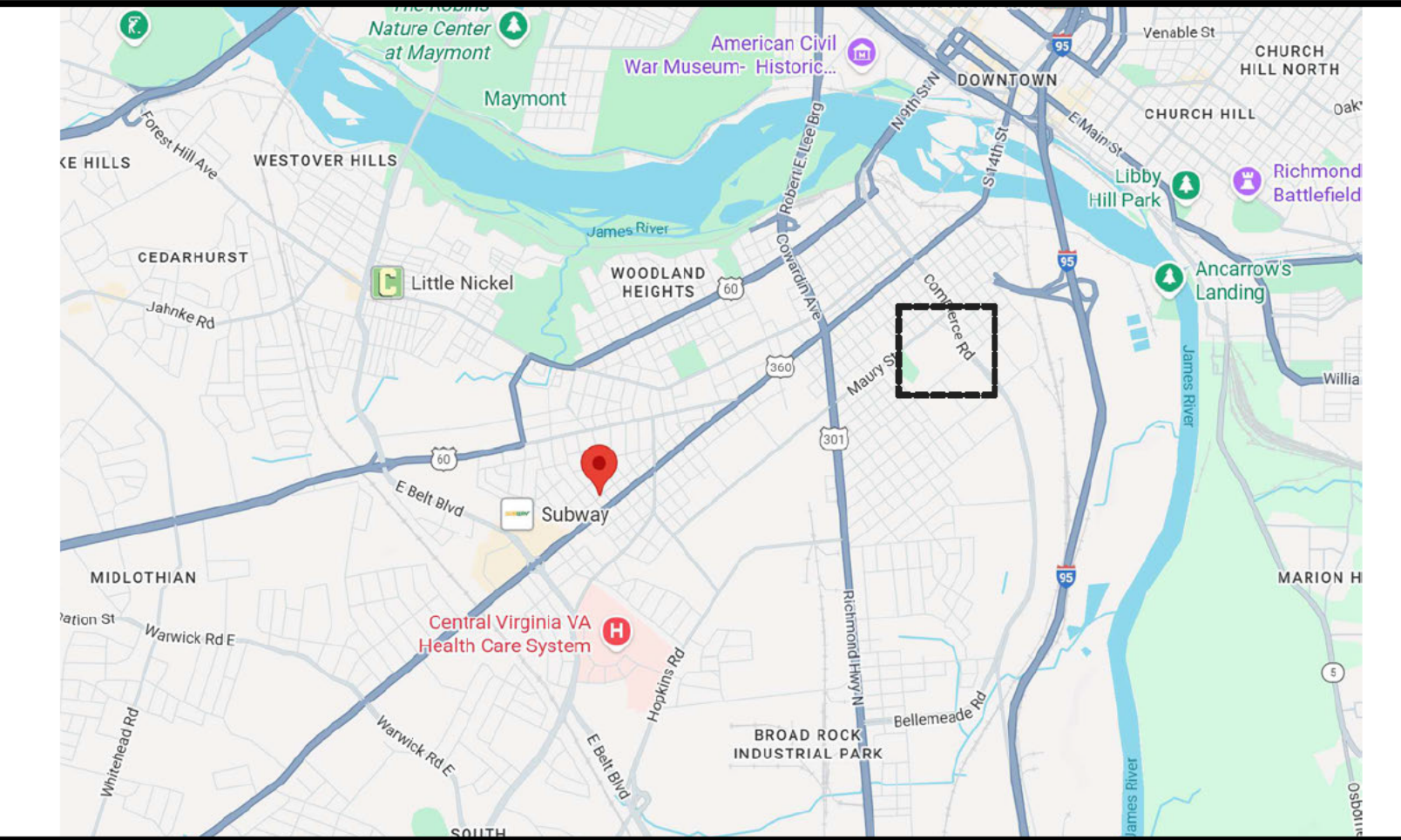
SCOPE OF WORK

DOUBLE DUPLEXES WILL BE BUILT ON THE LOT.

FLOOR FRAMING SHALL BE PRE-ENGINEERED TJI JOISTS AND ROOF FRAMING SHALL BE PRE-ENGINEERED OPEN-WEB TRUSSES.

THERE WILL BE A 1-HR FIRE-RATED ASSEMBLY WALL BETWEEN BOTH UNITS.

VICINITY LOCATION



DRAWING INDEX

SHEET NO.

SHEET NAME

G001	COVER SHEET
Z001	ZONING
A100	FIRST FLOOR PLANS
A101	SECOND FLOOR PLANS
A200	ELEVATIONS - UNIT A
A201	ELEVATIONS - UNIT B
A300	TYPICAL SECTIONS
A301	BUILDING SECTIONS
A600	SCHEDULES
S100	FOUNDATION PLANS
S101	SECOND FLOOR FRAMING PLANS
S102	ROOF FRAMING PLANS

CONTRACTOR REVIEW [01.13.2022]

AREAS

NEW WORK

FIRST FLOOR LIVING.....1,652 SQ. FT.
FIRST FLOOR FRONT PORCH.....52 SQ. FT.
FIRST FLOOR OUTDOOR GATHERING.....95 SQ. FT.
FIRST FLOOR REAR DECK.....135 SQ. FT.

SECOND FLOOR LIVING.....1,652 SQ. FT.
SECOND FLOOR FRONT PORCH.....52 SQ. FT.
SECOND FLOOR OUTDOOR GATHERING.....95 SQ. FT.
SECOND FLOOR REAR DECK.....135 SQ. FT.

TOTAL.....3,868 SQ. FT.

CASA ENGINEERING

RICHMOND, VA

FACEBOOK: CaSaEngineeringRVA
phone: (804) 845-8624
email: sam.alv@casaengine.com

2-STORY DUPLEX PLANS

BUILDER NAME

BUILDER CONTACT

OWNER
HOME SELLERS RVA LLC

PROJECT ADDRESS
3407 LAWSON ST
RICHMOND, VA

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PRELIMINARY

DPS PERMIT NUMBER:

CASA PROJECT NUMBER: 25-100

SHEET NAME

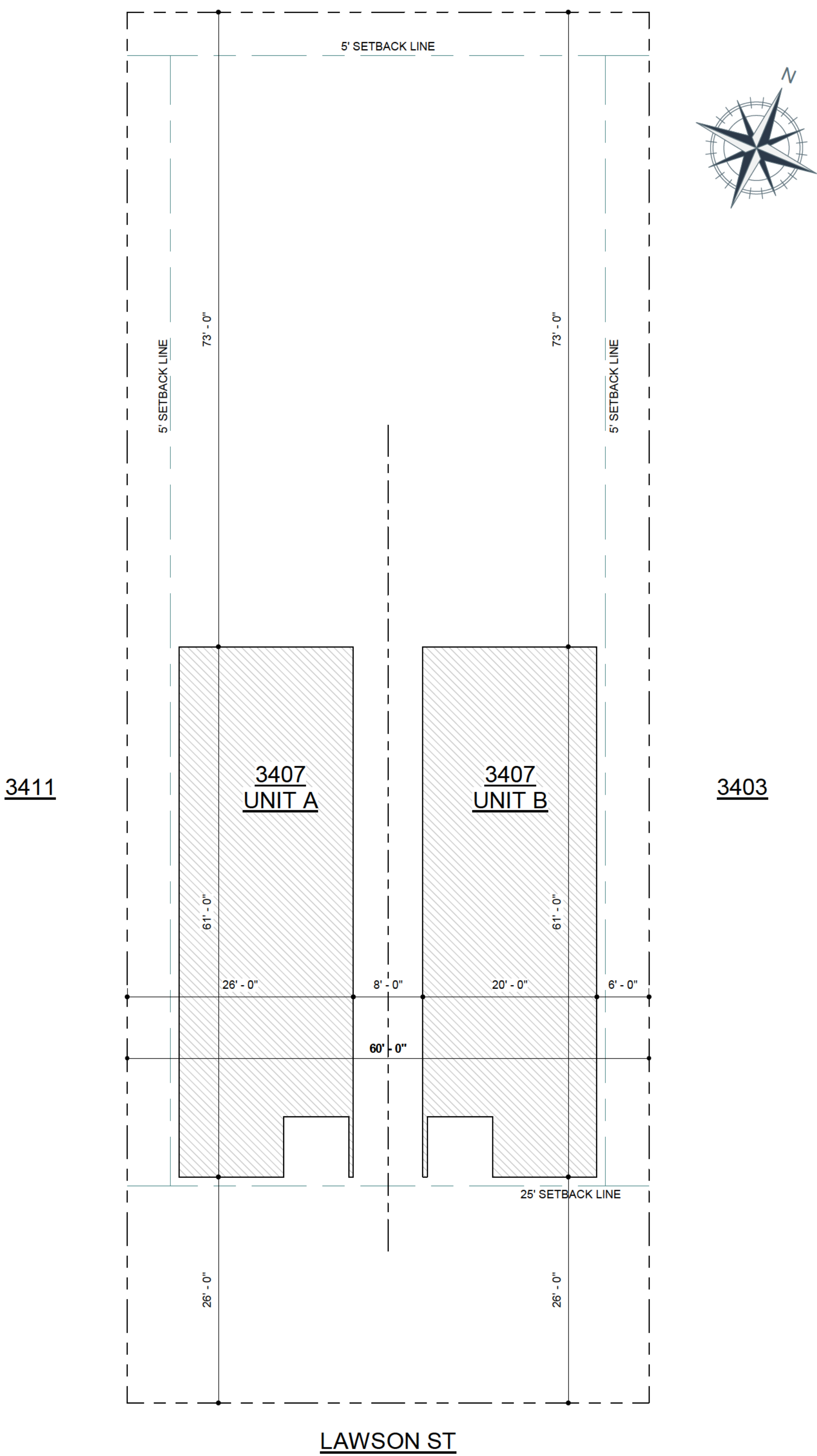
COVER SHEET

SHEET NO.

G001

SCALE

1/4" = 1'-0"



ZONING ANALYSIS

ADDRESS:	3407 LAWSON ST RICHMOND, VA 23224
PIN:	S0002455011
PROPERTY DESOR.:	BURFOOTS ADD L3-4 BK
ZONE:	R-5
LOT AREA:	9,600 FT² (0.220 ACRES)
ALLOWABLE LOT	35% (3,360 FT²)
OCCUPANCY:	30.4% (2,336 FT²)
REQUIRED FRONT SETBACK:	25 FT
REQUIRED SIDE SETBACK:	5 FT
REQUIRED REAR SETBACK:	5FT
ALLOWABLE HEIGHT:	35 FT

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SHEET NAME

ZONING

SHEET NO.

Z001

SCALE

1" = 10'-0"

1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

2-STORY DUPLEX PLANS

OWNER
HOME SELLERS RVA LLC

PROJECT ADDRESS
3407 LAWSON ST
RICHMOND, VA

BUILDER NAME

BUILDER CONTACT

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REV #	DATE	DESCRIPTION

STATUS: PRELIMINARY

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CASA PROJECT NUMBER: 25-100

SHEET NAME

FIRST FLOOR PLANS

SHEET NO.

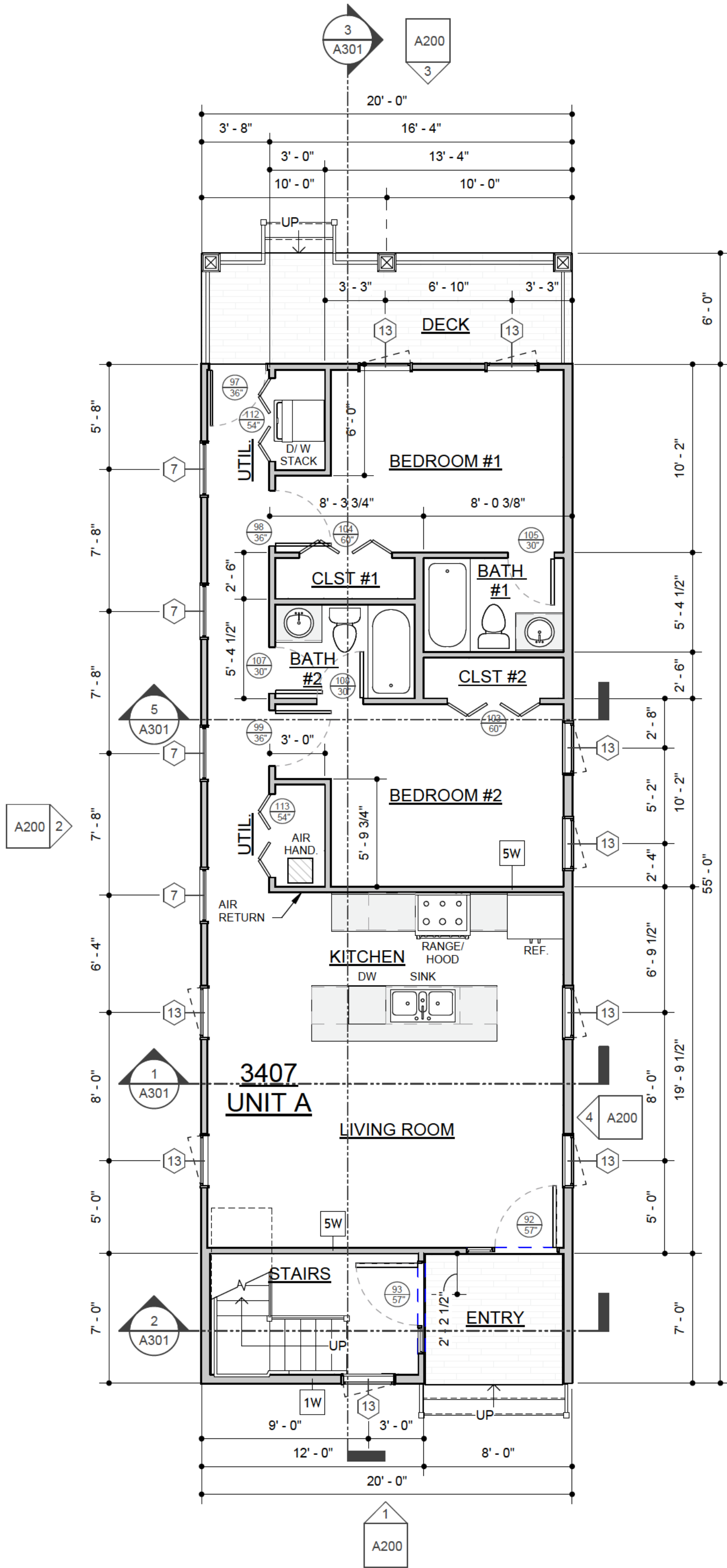
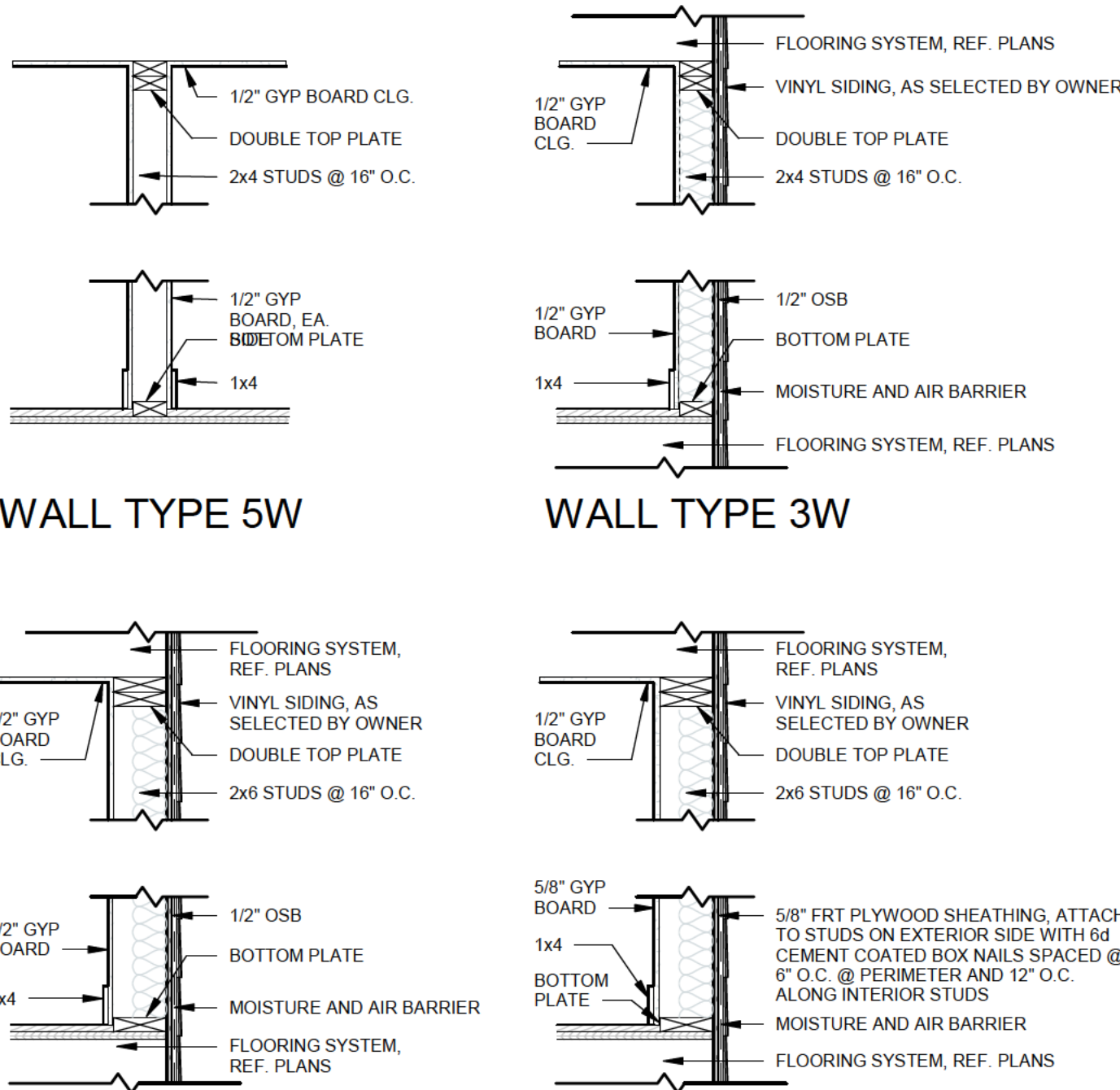
A100

SCALE: As indicated

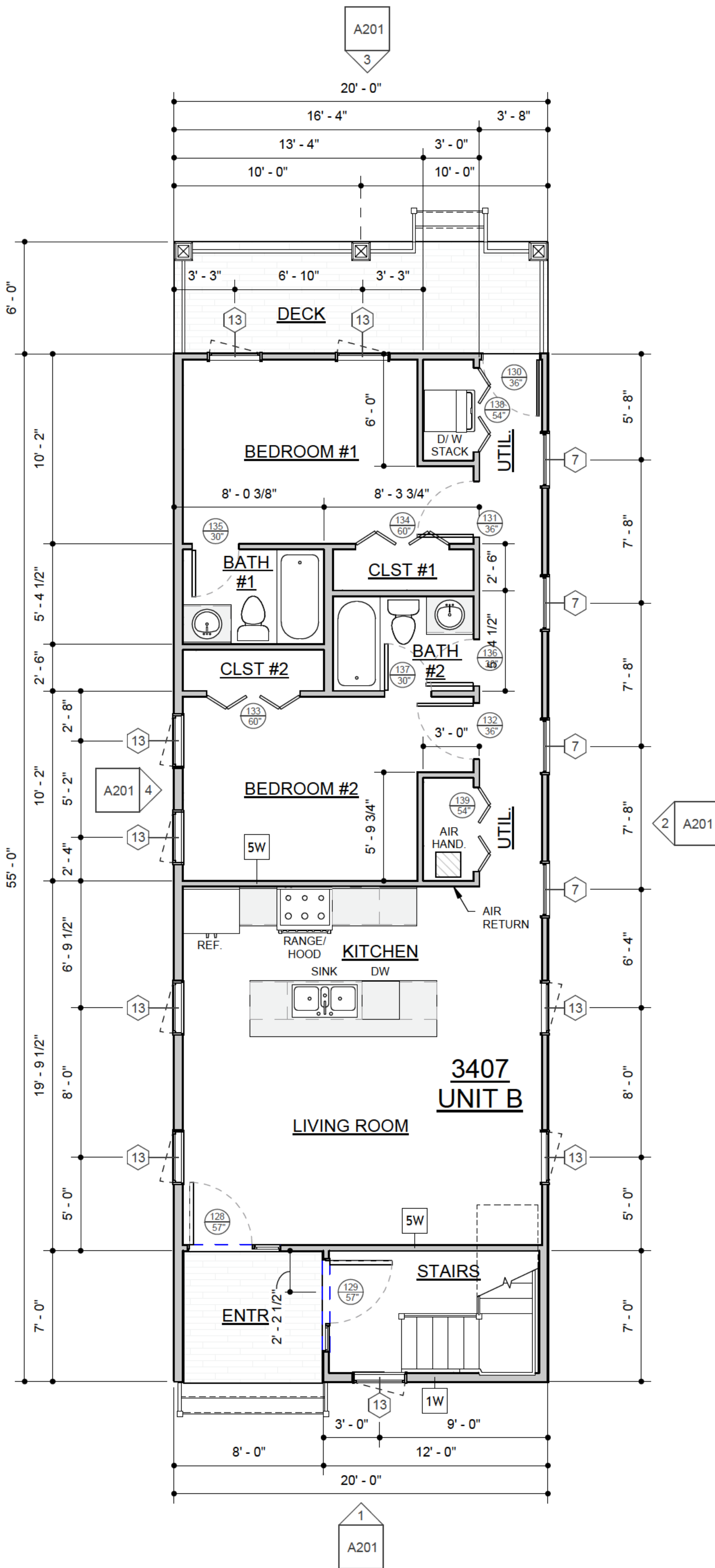
GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS NOTED OTHERWISE.
- TYPICAL INTERIOR PARTITION ARE 2x4 STUDS @ 16" O.C. WITH ONE LAYER OF 1/2" GYP BOARD ON EACH SIDE, EXCEPT WHERE NOTED ON PLANS.
- TYPICAL EXTERIOR WALL ARE 2x4 STUDS @ 16" O.C. w. 7/16" OSB SHEATHING. SEE TYPICAL WALL DETAIL.
- INSTALL INTERIOR DOORS 6" FROM SIDE WALL UNLESS NOTED OTHERWISE.
- THE OWNER IS RESPONSIBLE FOR THE SELECTION OF ALL PAINT, WOOD, STAIN AND CASEWORK FINISHES.
- THE CONTRACTOR SHALL ACQUIRE AND/OR COORDINATE ACQUISITION OF ALL PERMITS AND INSPECTIONS NECESSARY TO COMPLETE WORK OTHER THAN THE RESIDENTIAL BUILDING PERMIT REQUIRED BY THE COUNTY.
- CONTRACTOR SHALL REMOVE ALL TRASH/DEBRIS FROM PREMISES UPON COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL INFORM THE DESIGNER OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS BEFORE FRAMING INSTALLING ANY FRAMING OR STRUCTURE.
- CONTRACTOR SHALL COORDINATE ALL NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.
- ALL LUMBER SHALL BE NO. 2 GRADE PINE OR BETTER.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE FOR COMPLETE OPERATION OF ALL COMPONENTS (I.E. SCREWS, LATCHES, PULLS, HINGES, CLOSURES, LOCKS, ETC.)
- PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL-217 AND SHALL BE INTERCONNECTED
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE SLEEPING AREA AND LISTED IN ACCORDANCE WITH UL-2034.
- GAPS IN CORNERS AND HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-3 INSULATION.
- BATHROOM AND SHOWER FLOOR AND WALLS ABOVE BATHTUB WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER IRC R307.2.
- PROVIDE FIRE BLOCKING PER IRC R302.11:
 - FIREBLOCKING SHALL BE PROVIDED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN TOP STORY AND THE ROOF SPACE.
- PROVIDE DRAFTSTOPPING PER IRC R302.12:
 - IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. (92.9 m²). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
 - CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
 - FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.

NEW CONSTRUCTION
EXISTING TO REMAIN

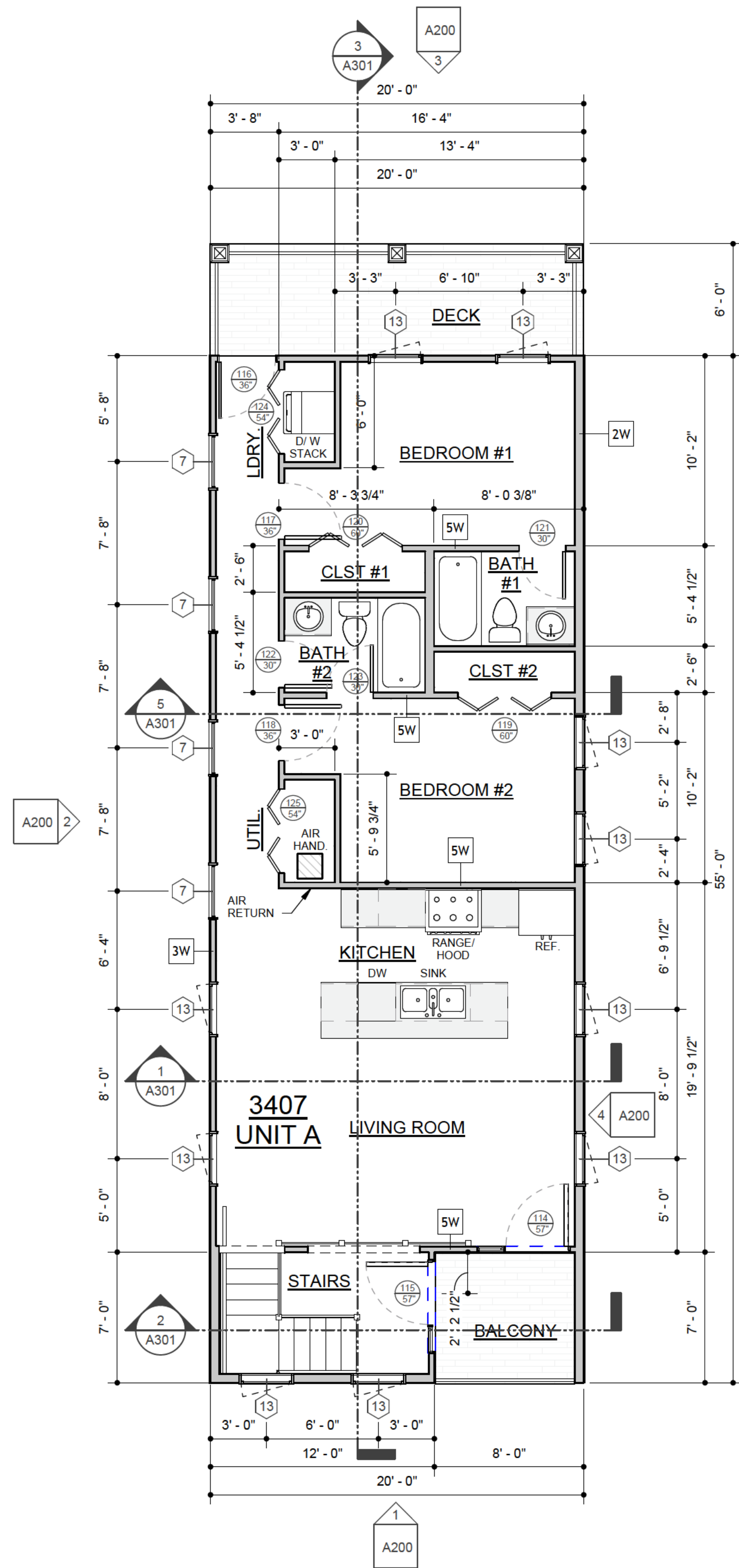


1 FIRST FLOOR PLAN - UNIT A
3/16" = 1'-0"

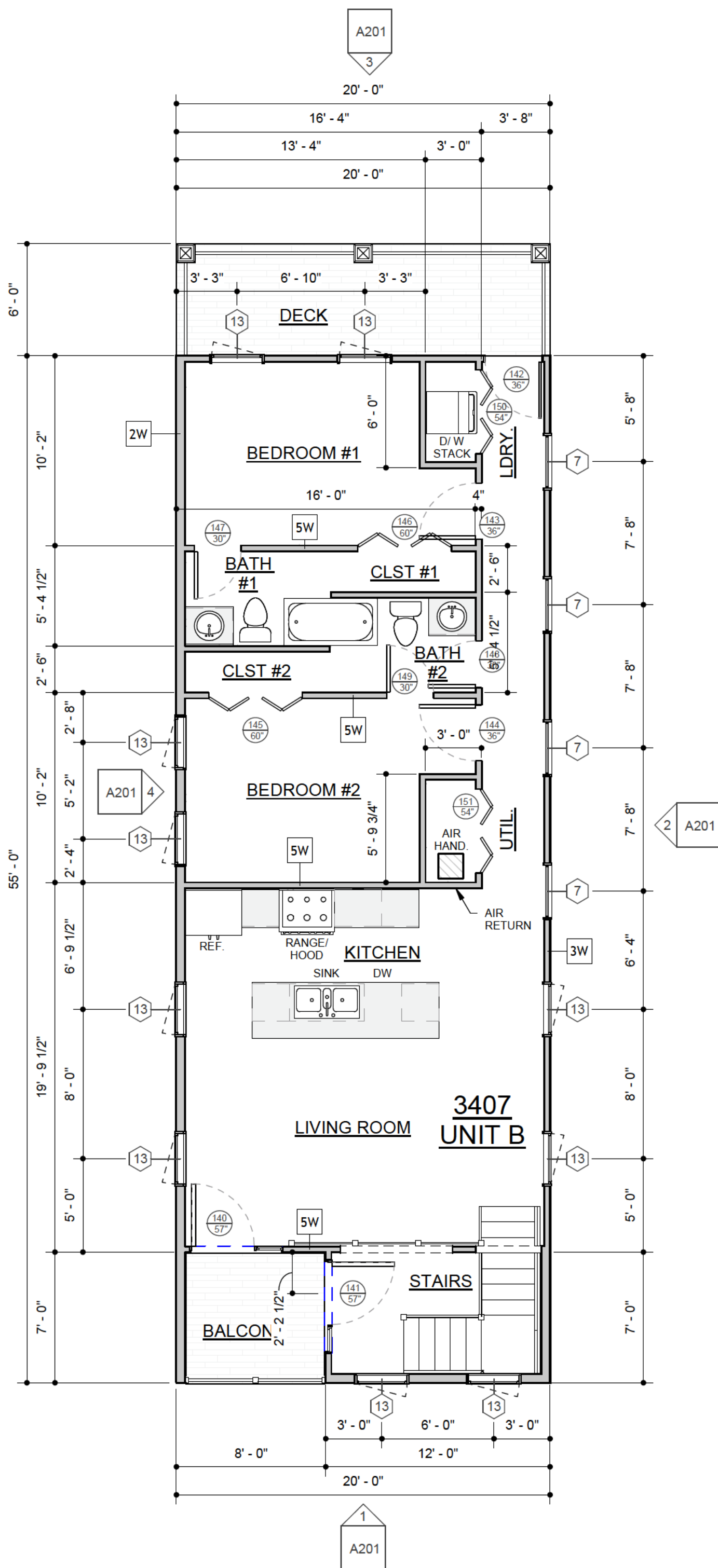


2 FIRST FLOOR PLAN - UNIT B
3/16" = 1'-0"

3 PARTITION TYPES
3/4" = 1'-0"



1 SECOND FLOOR PLAN - UNIT A
3/16" = 1'-0"



2 SECOND FLOOR PLAN - UNIT B
3/16" = 1'-0"

GENERAL NOTES

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NEW CONSTRUCTION
EXISTING TO REMAIN

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2-STORY DUPLEX PLANS

OWNER
HOME SELLERS RVA LLC
PROJECT ADDRESS
3407 LAWSON ST
RICHMOND, VA

BUILDER NAME
BUILDER CONTACT

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PRELIMINARY

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CASA PROJECT NUMBER: 25-100

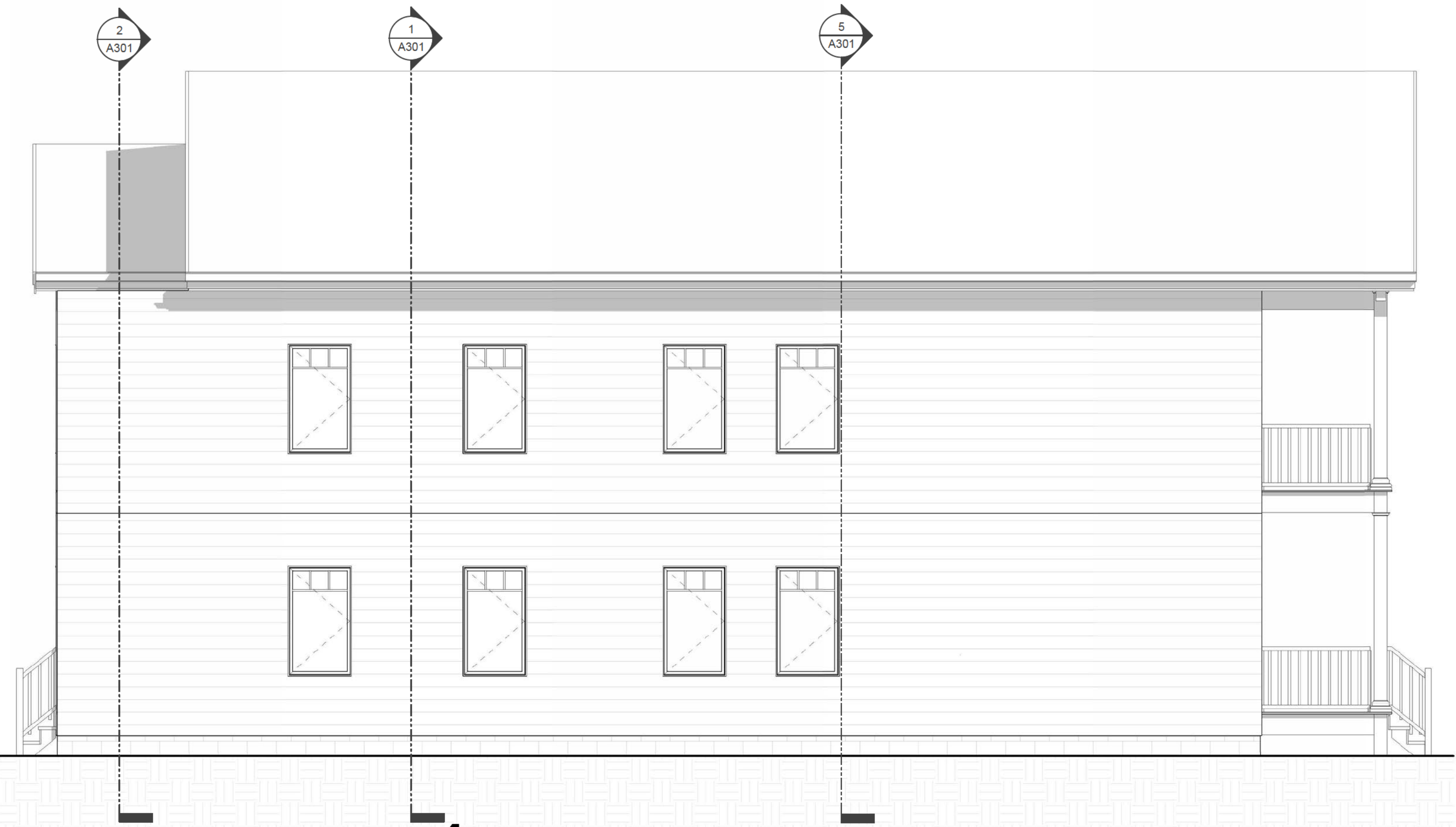
SHEET NAME

SECOND FLOOR PLANS

SHEET NO.

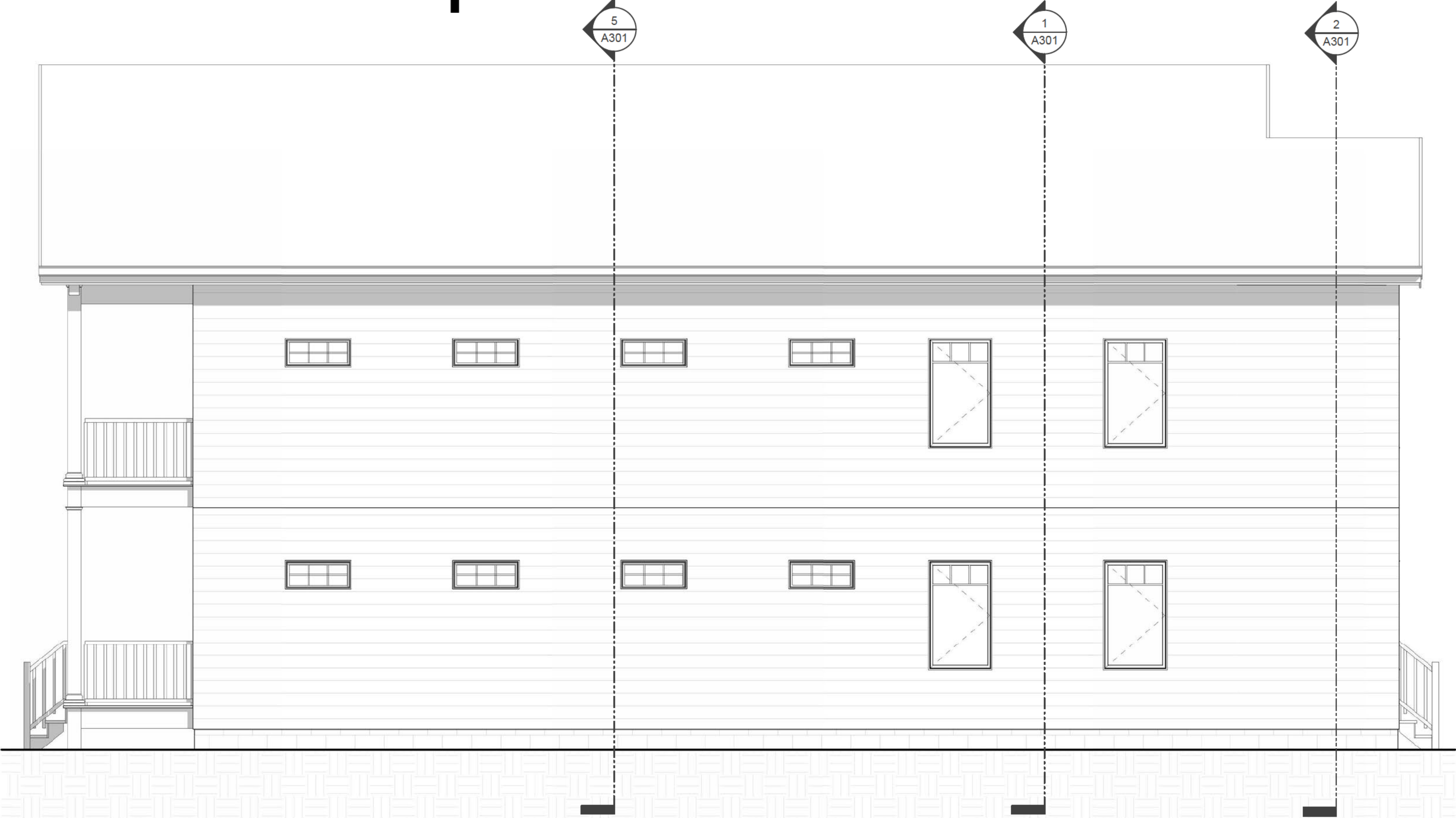
A101

SCALE: As indicated



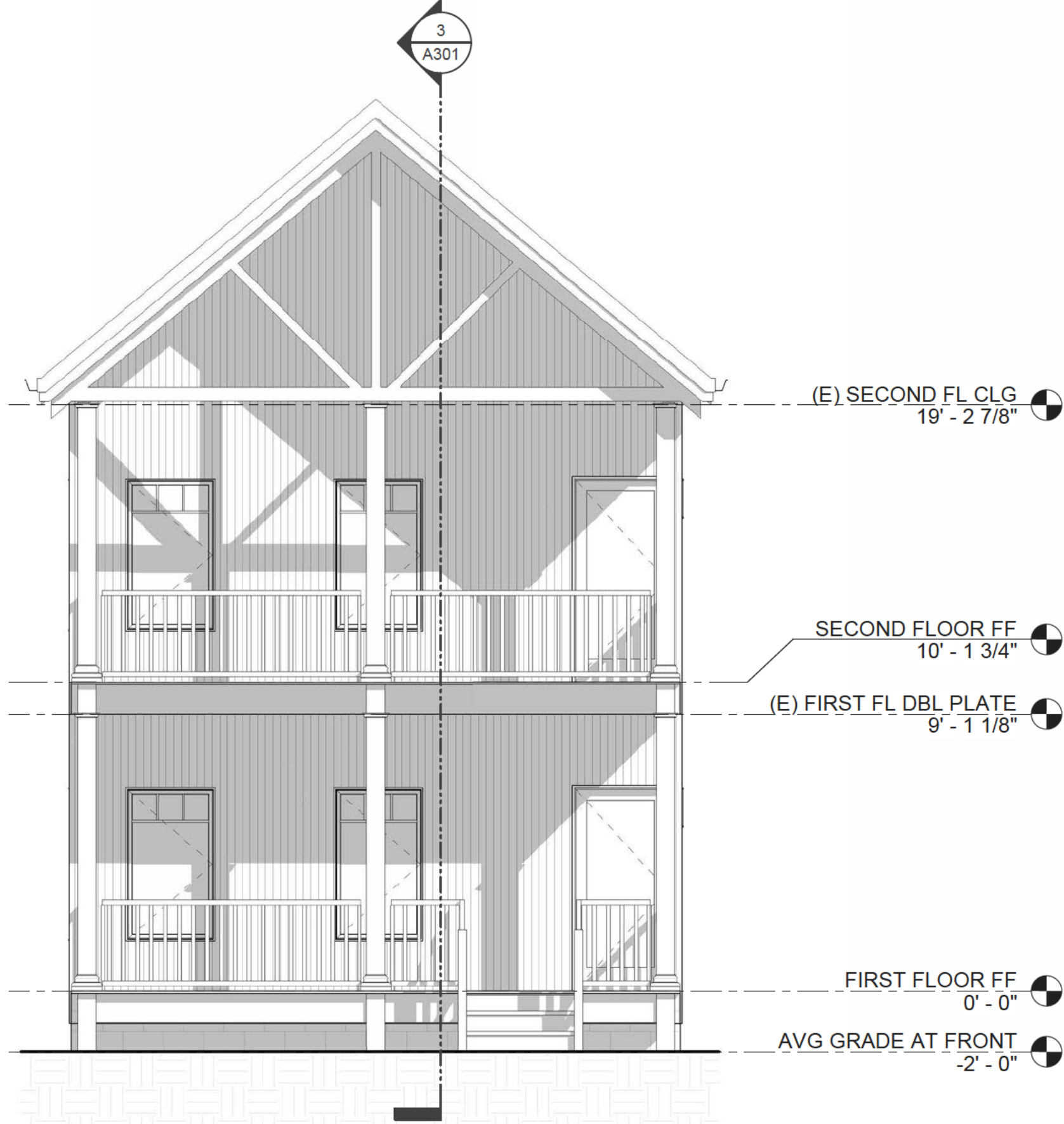
4 RIGHT SIDE ELEVATION - UNIT A

1/4" = 1'-0"



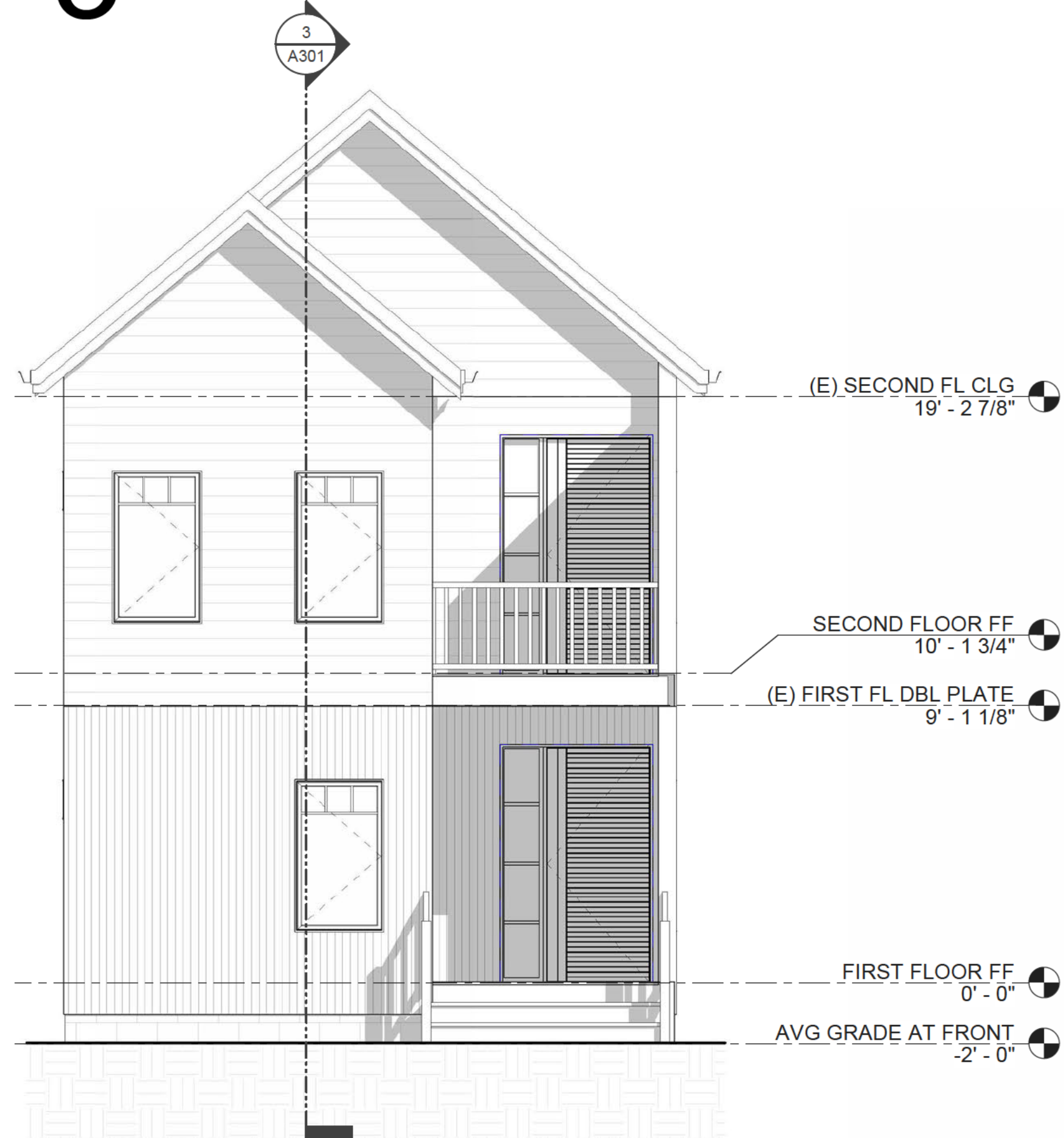
2 LEFT SIDE ELEVATION - UNIT A

1/4" = 1'-0"



3 REAR ELEVATION - UNIT A

1/4" = 1'-0"



1 FRONT ELEVATION - UNIT A

1/4" = 1'-0"

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2-STORY DUPLEX PLANS

BUILDER NAME

BUILDER CONTACT

OWNER
HOME SELLERS RVA LLC

PROJECT ADDRESS
3407 LAWSON ST
RICHMOND, VA

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PRELIMINARY

DPS PERMIT NUMBER:

CASA PROJECT NUMBER: 25-100

SHEET NAME

ELEVATIONS - UNIT A

SHEET NO.

A200

SCALE: 1/4" = 1'-0"

2-STORY DUPLEX PLANS

BUILDER NAME

BUILDER CONTACT

OWNER
HOME SELLERS RVA LLC

PROJECT ADDRESS
3407 LAWSON ST
RICHMOND, VA

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PRELIMINARY

DPS PERMIT NUMBER:

CASA PROJECT NUMBER: 25-100

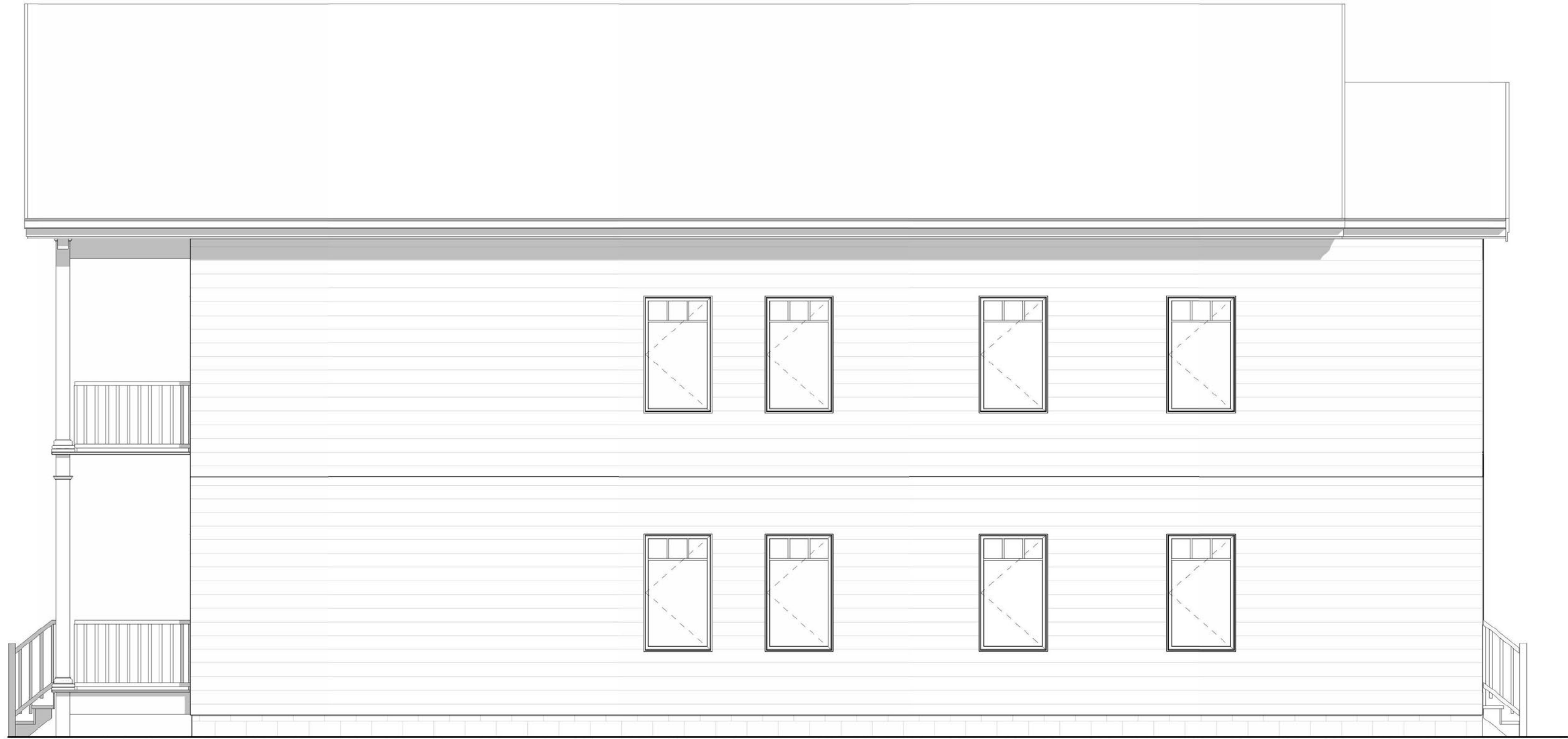
SHEET NAME

ELEVATIONS - UNIT B

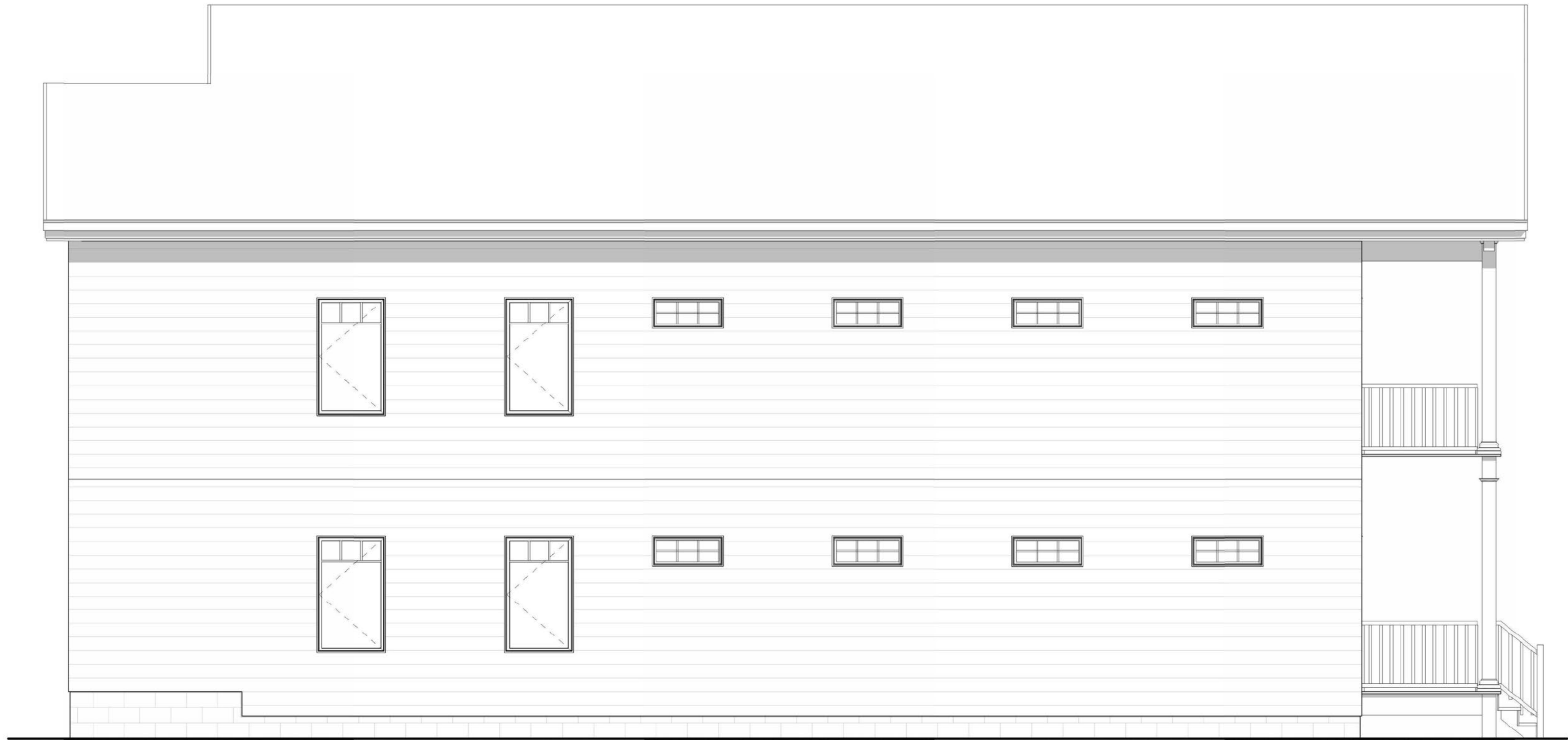
SHEET NO.

A201

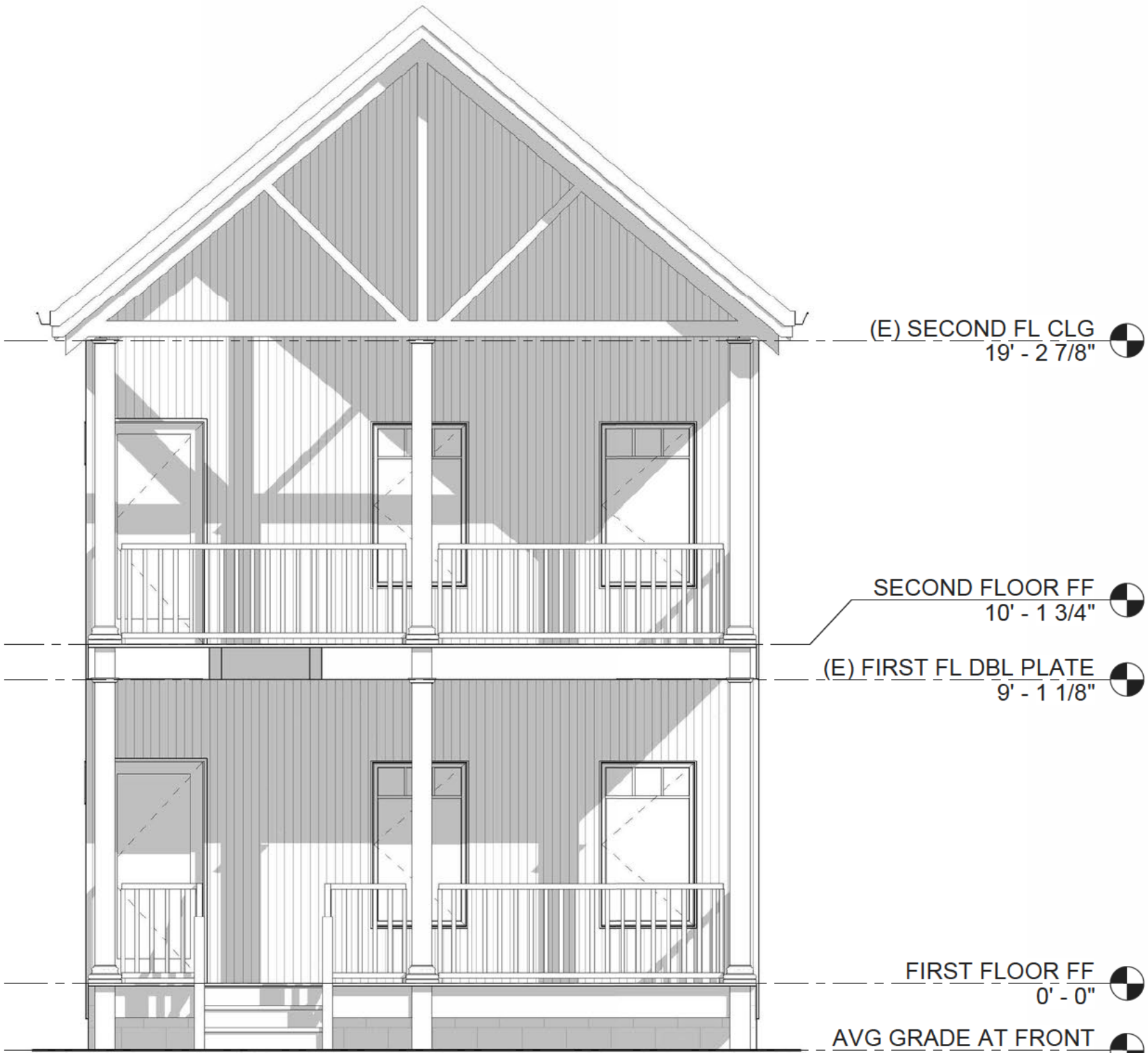
SCALE 1/4" = 1'-0"



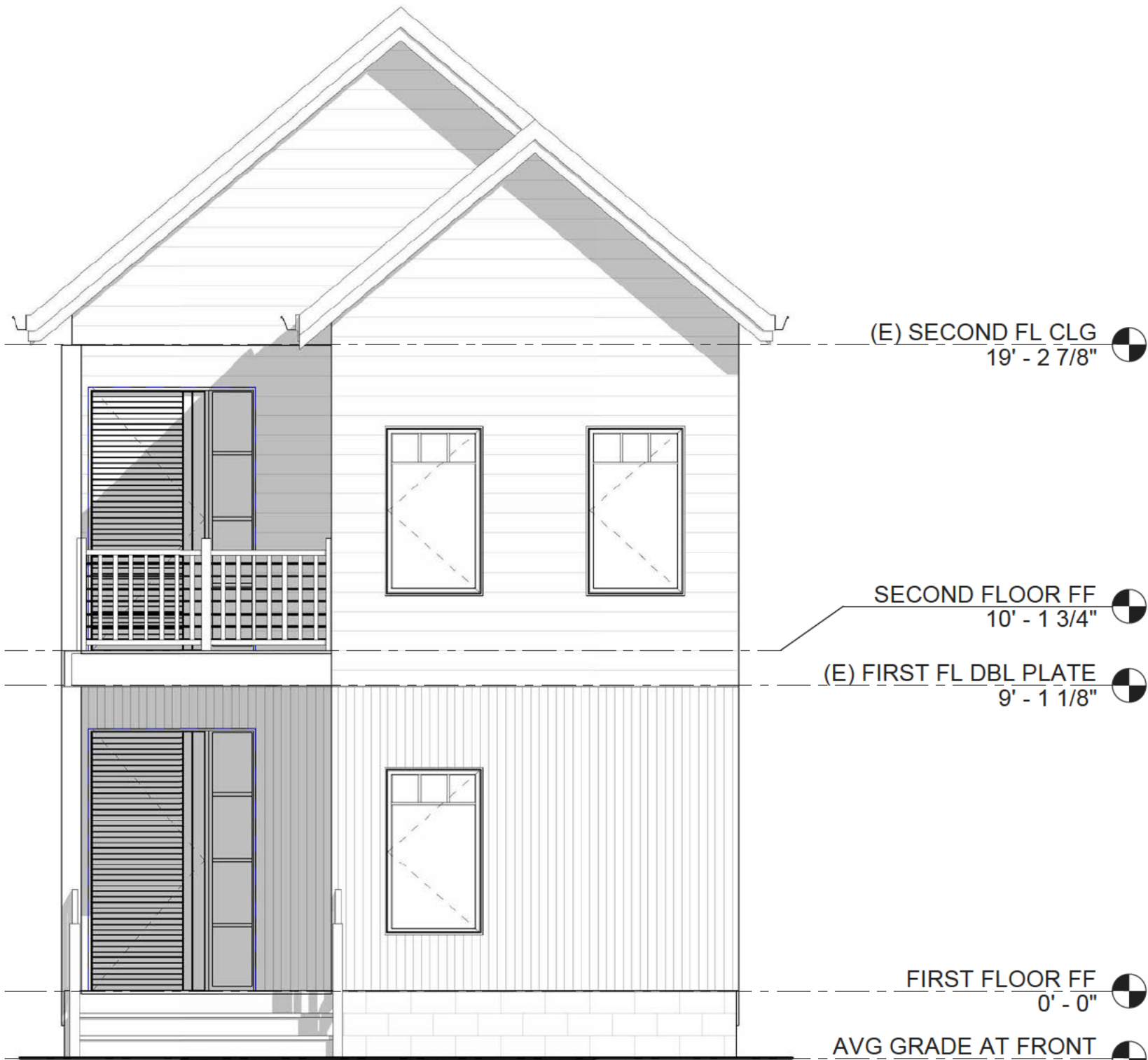
4 RIGHT SIDE ELEVATION - UNIT B
1/4" = 1'-0"



2 RIGHT ELEVATION - UNIT B
1/4" = 1'-0"



3 REAR ELEVATION - UNIT B
1/4" = 1'-0"



1 FRONT ELEVATION - UNIT B
1/4" = 1'-0"

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2-STORY DUPLEX PLANS

OWNER

PROJECT ADDRESS
3407 LAWSON ST
RICHMOND VA

REVISION LOG

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS:	PRELIMINARY
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DPS PERMIT NUMBER:

CASA PROJECT NUMBER: 25-100

SHEET NAME

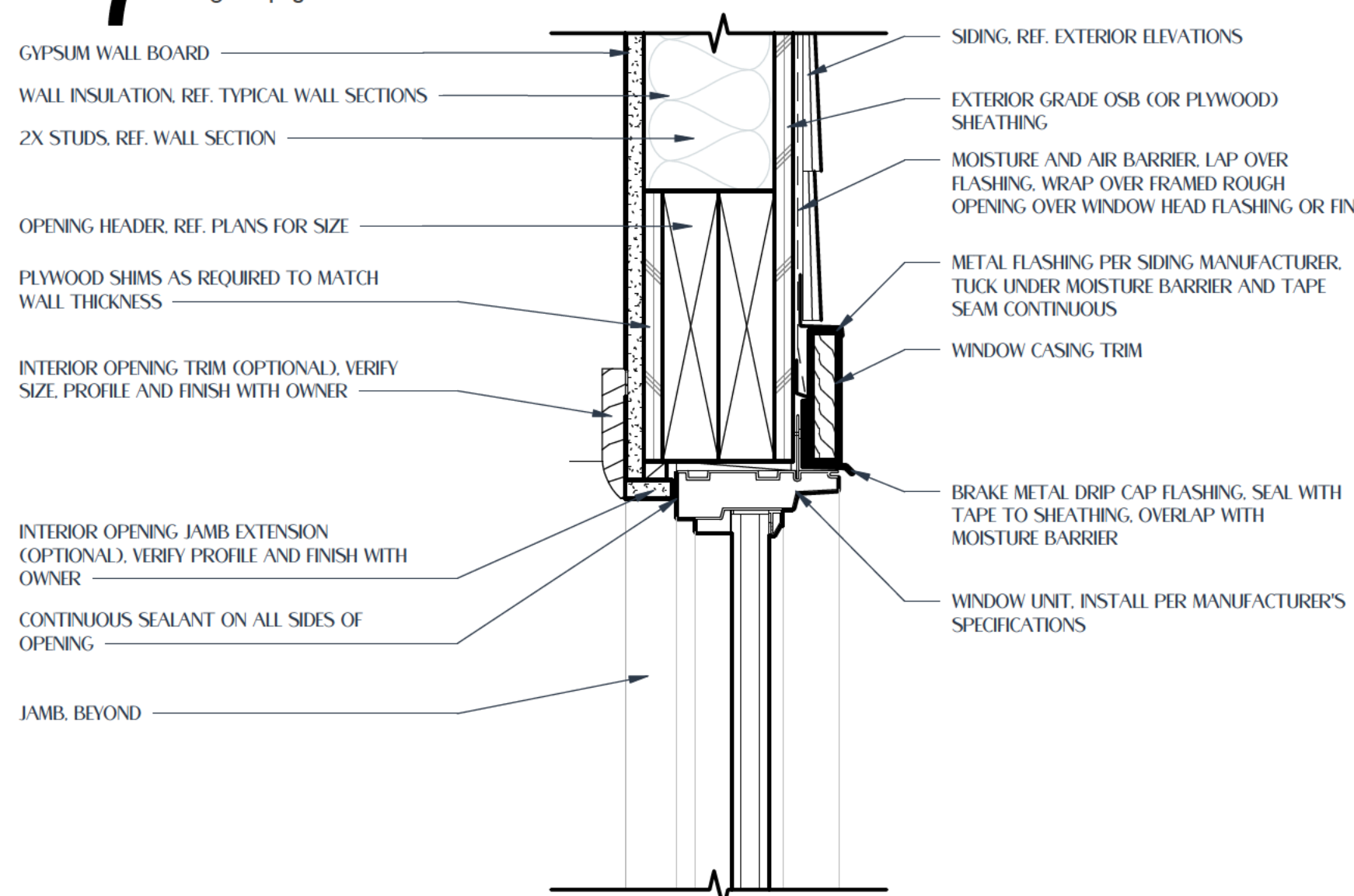
TYPICAL SECTIONS

SHEET NO. _____

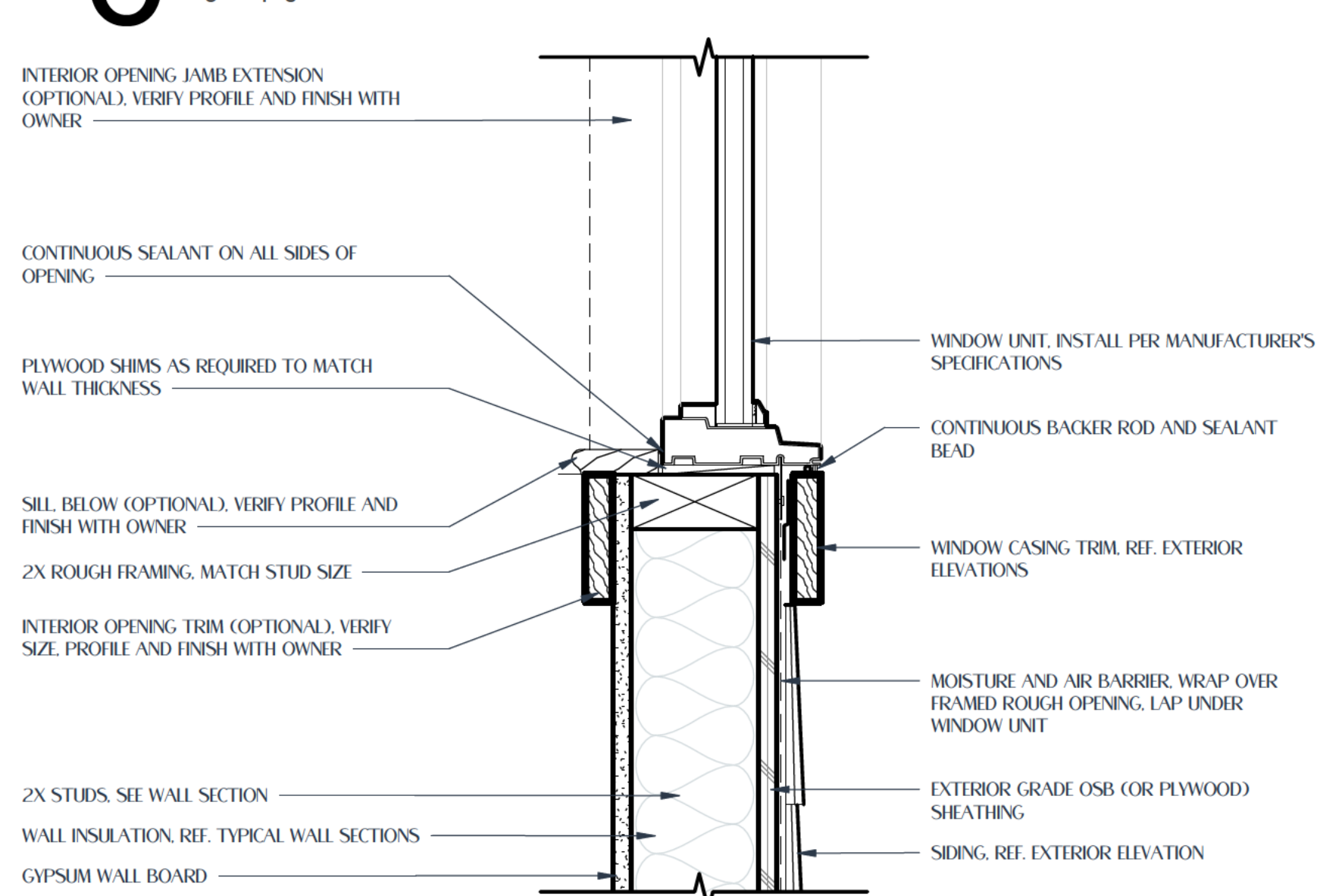
A300

SCALE	As indicated
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7 WINDOW JAMB DETAIL

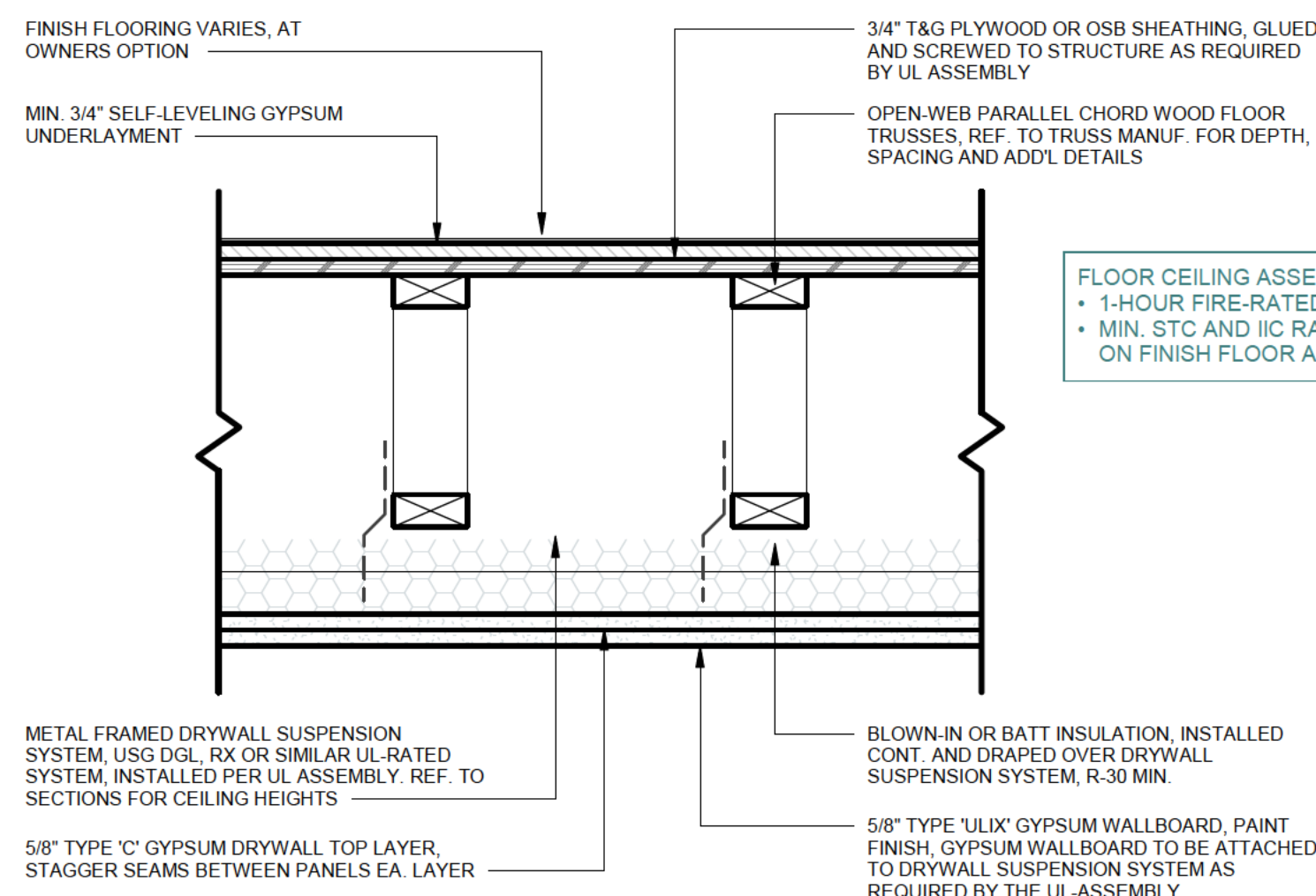
$$3'' = 1'-0''$$


6 WINDOW HEAD DETAIL

$$3'' = 1'-0''$$


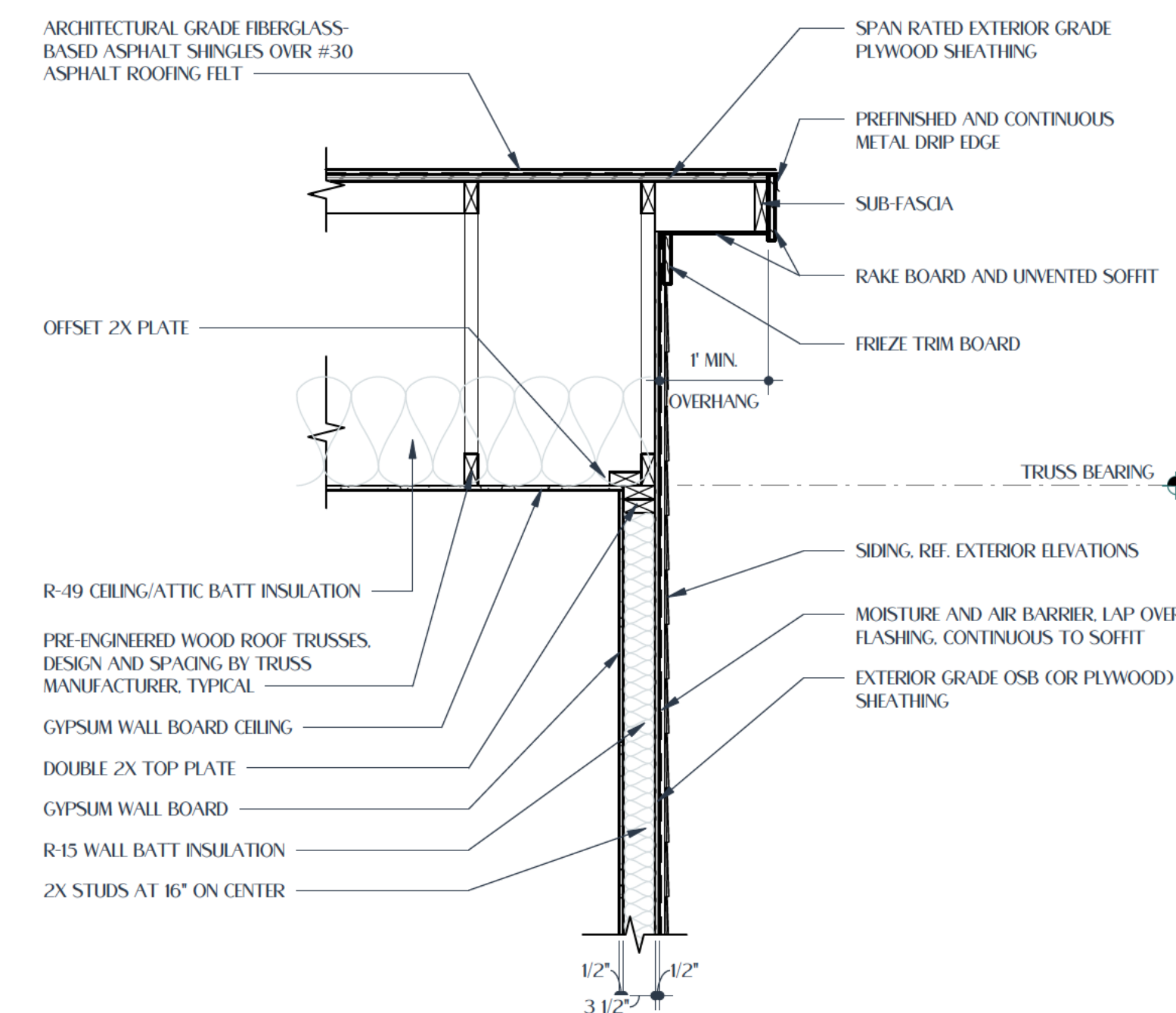
5 WINDOW SILL DETAIL

3" = 1'-0"

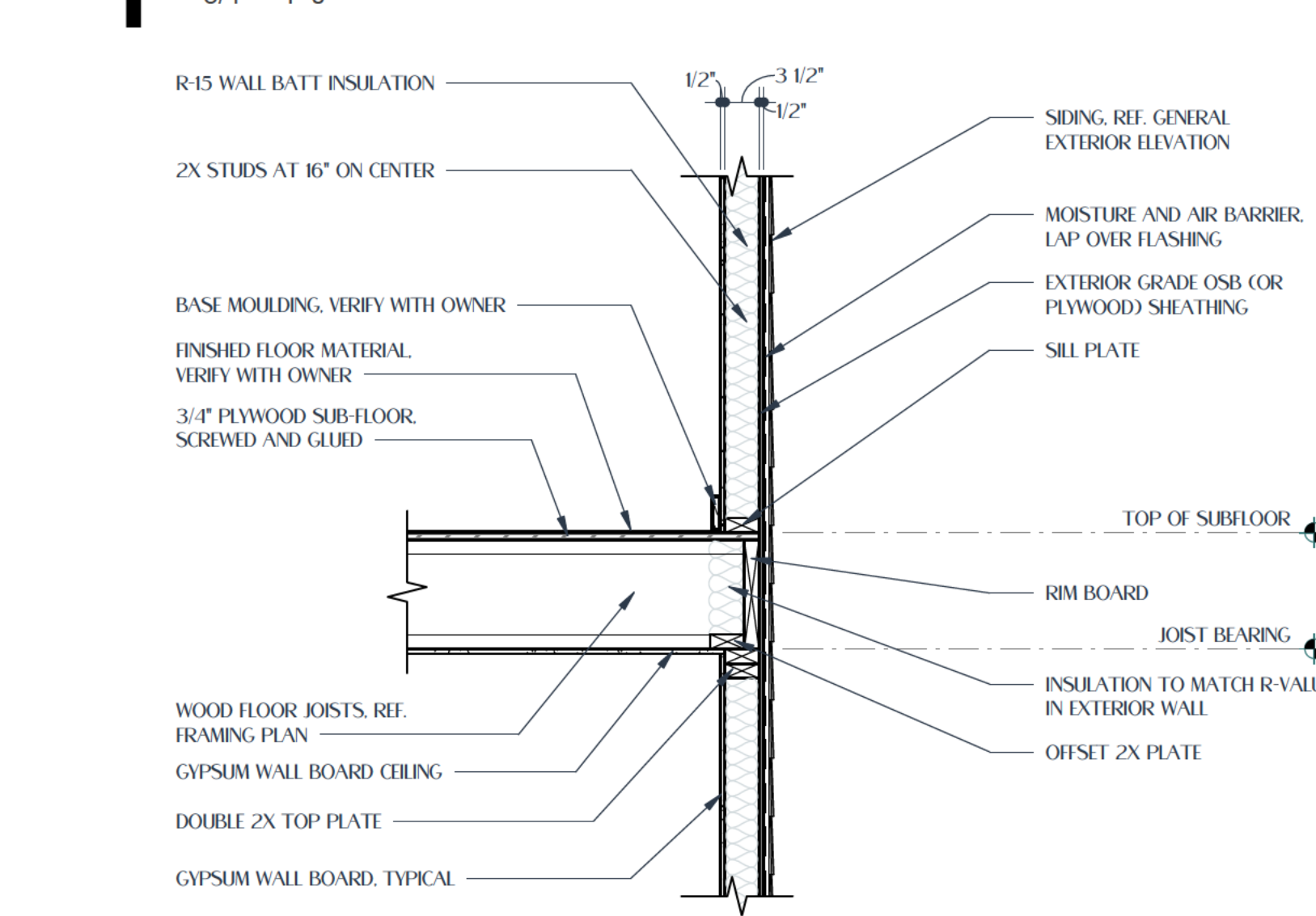


8 FLOOR CEILING ASSEMBLY

1 1/2" = 1'-0'



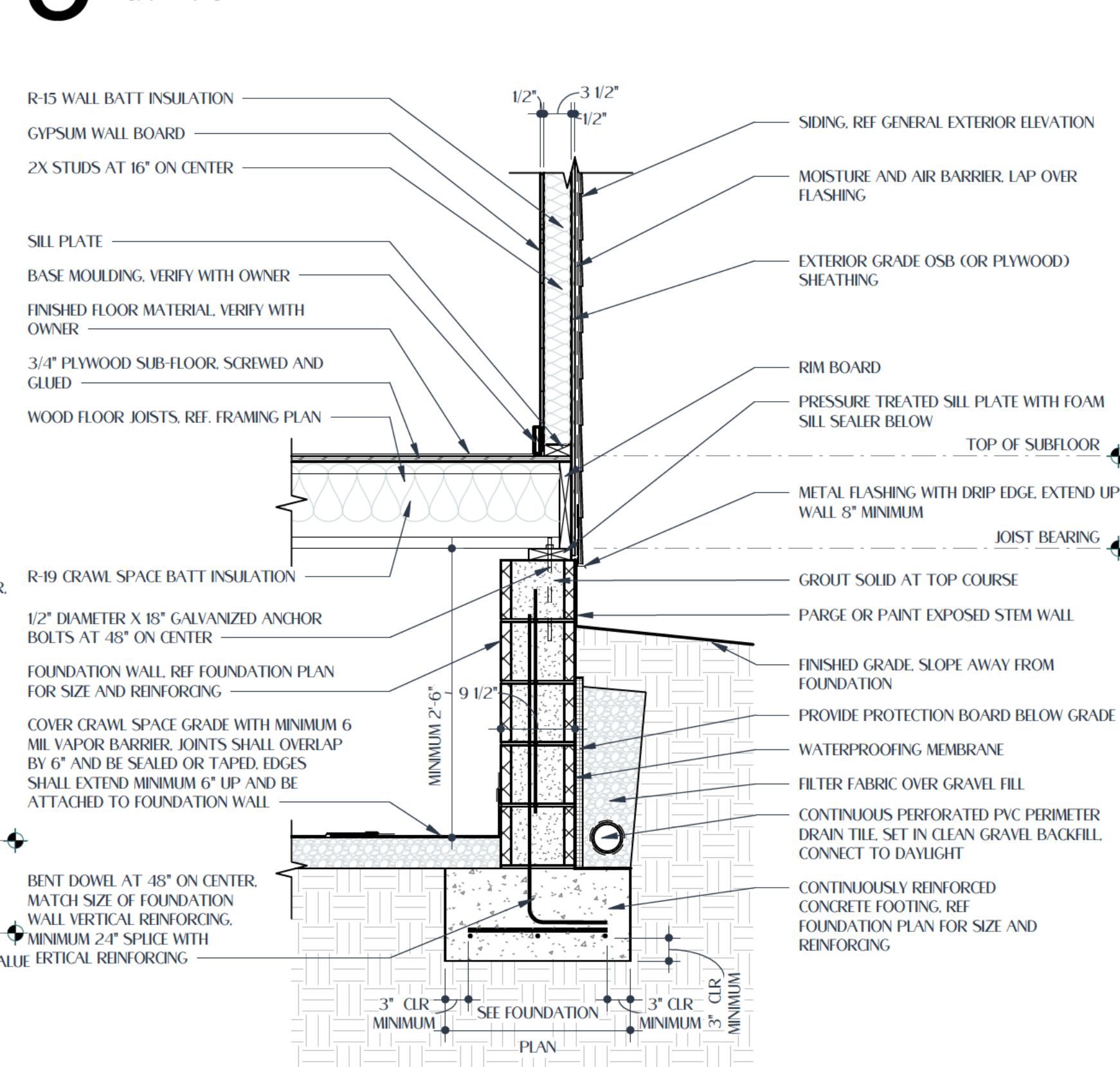
1 TYPICAL TRUSS BEARING @ GABLE

$$\frac{3}{4}'' = 1'-0''$$


2 TYP. SECOND FLOOR FRAMING

$$\frac{3}{4}'' = 1'-0''$$

3 TYPICAL TRUSS BEARING @ EAVE

$$\frac{3}{4}'' = 1'-0''$$


1 TYP. FOUNDATION SECTION

3/4" = 1'-0"

2-STORY DUPLEX PLANS

BUILDER NAME

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RICHMOND, VA

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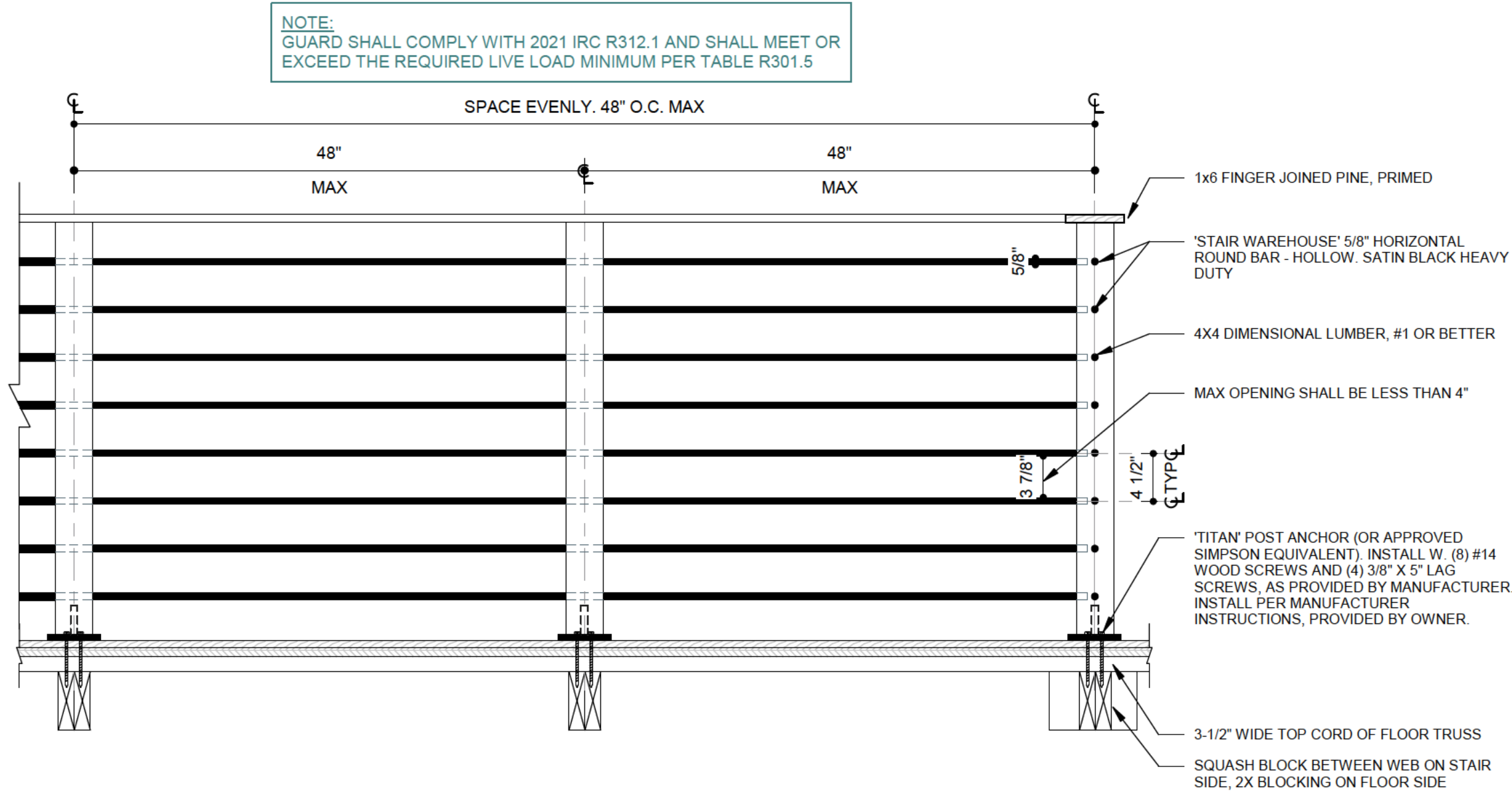
SHEET NAME

BUILDING SECTIONS

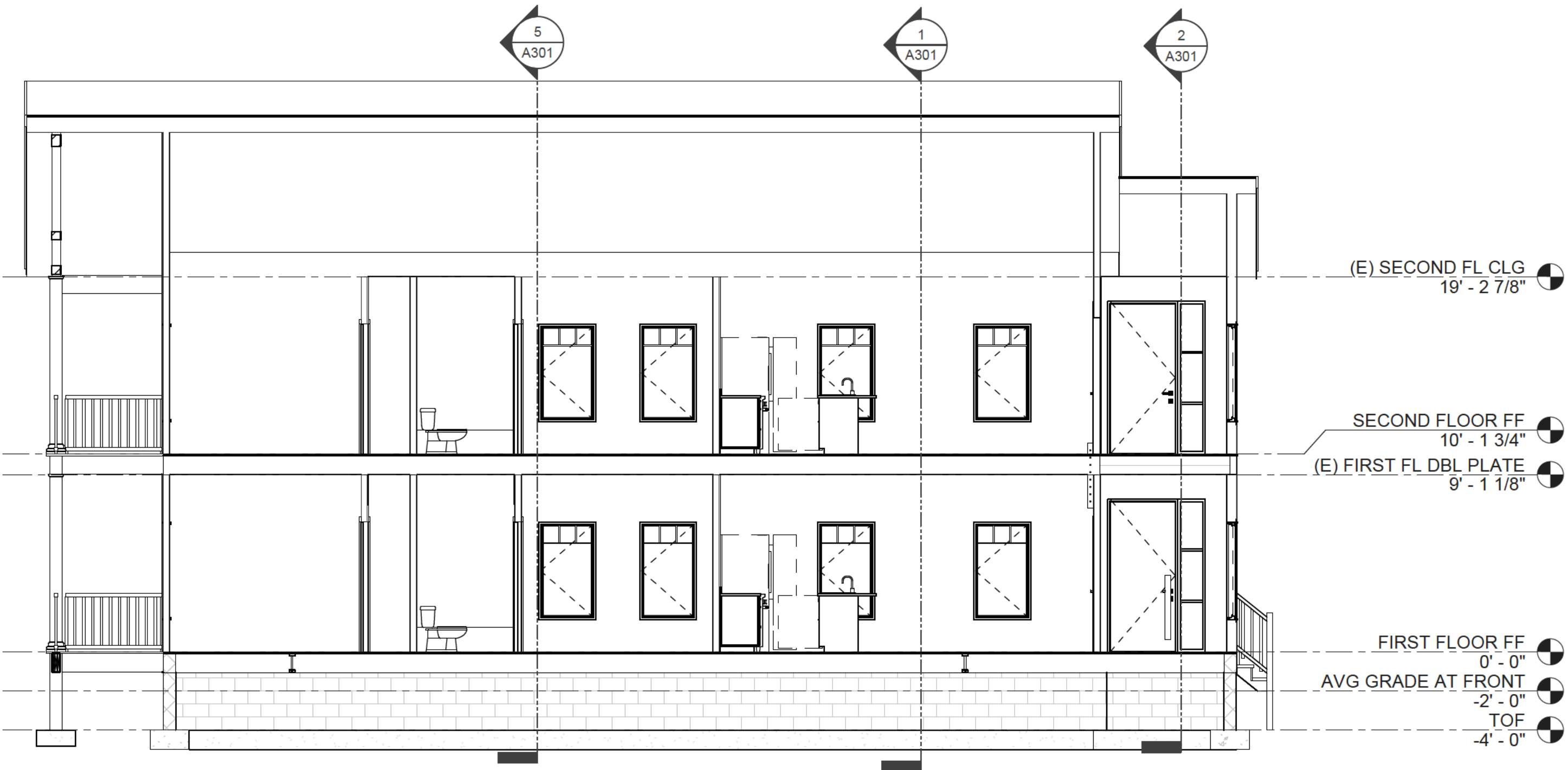
SHEET NO.

A301

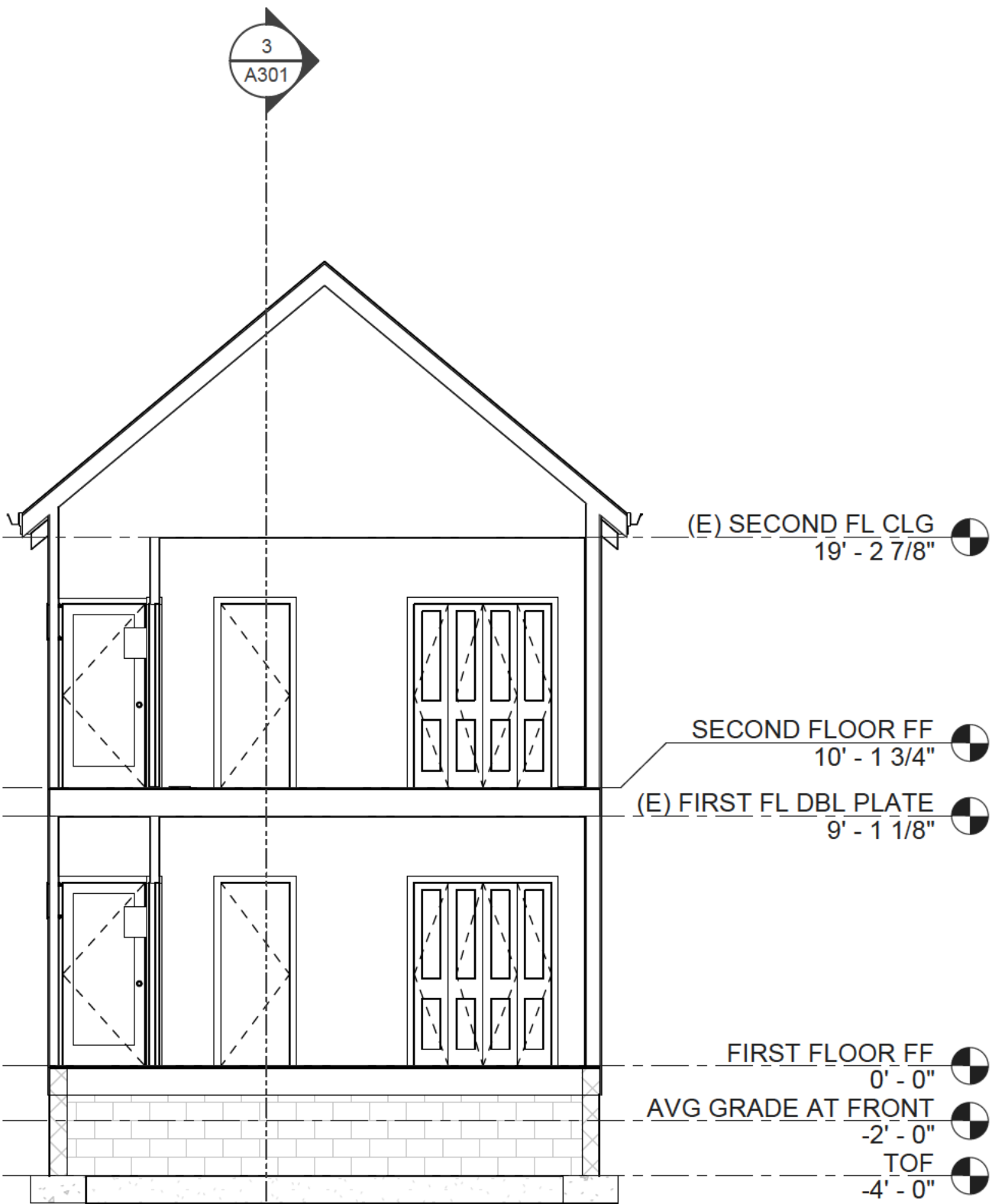
SCALE: As indicated



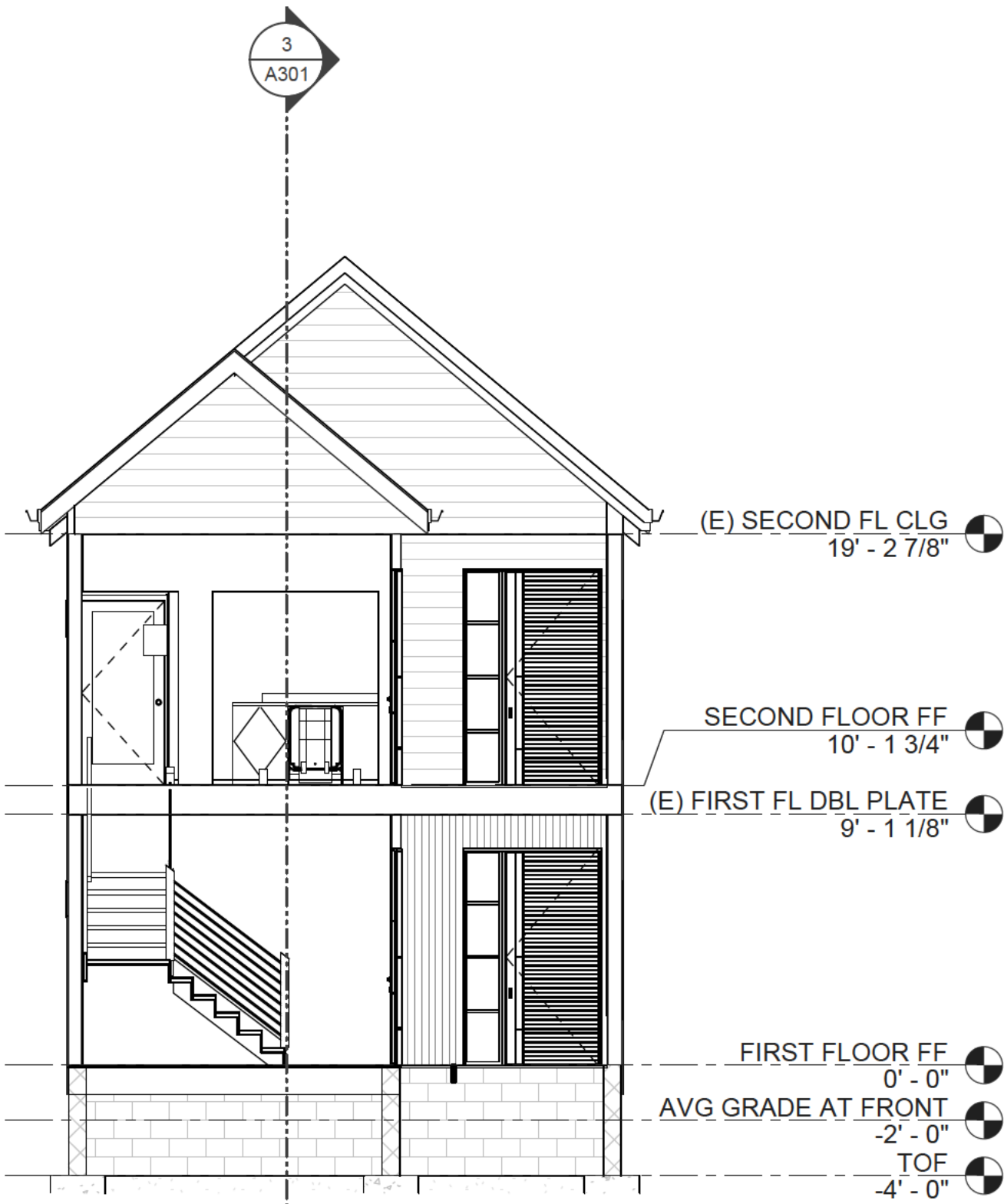
4 STEEL PIPE RAILING
1" = 1'-0"



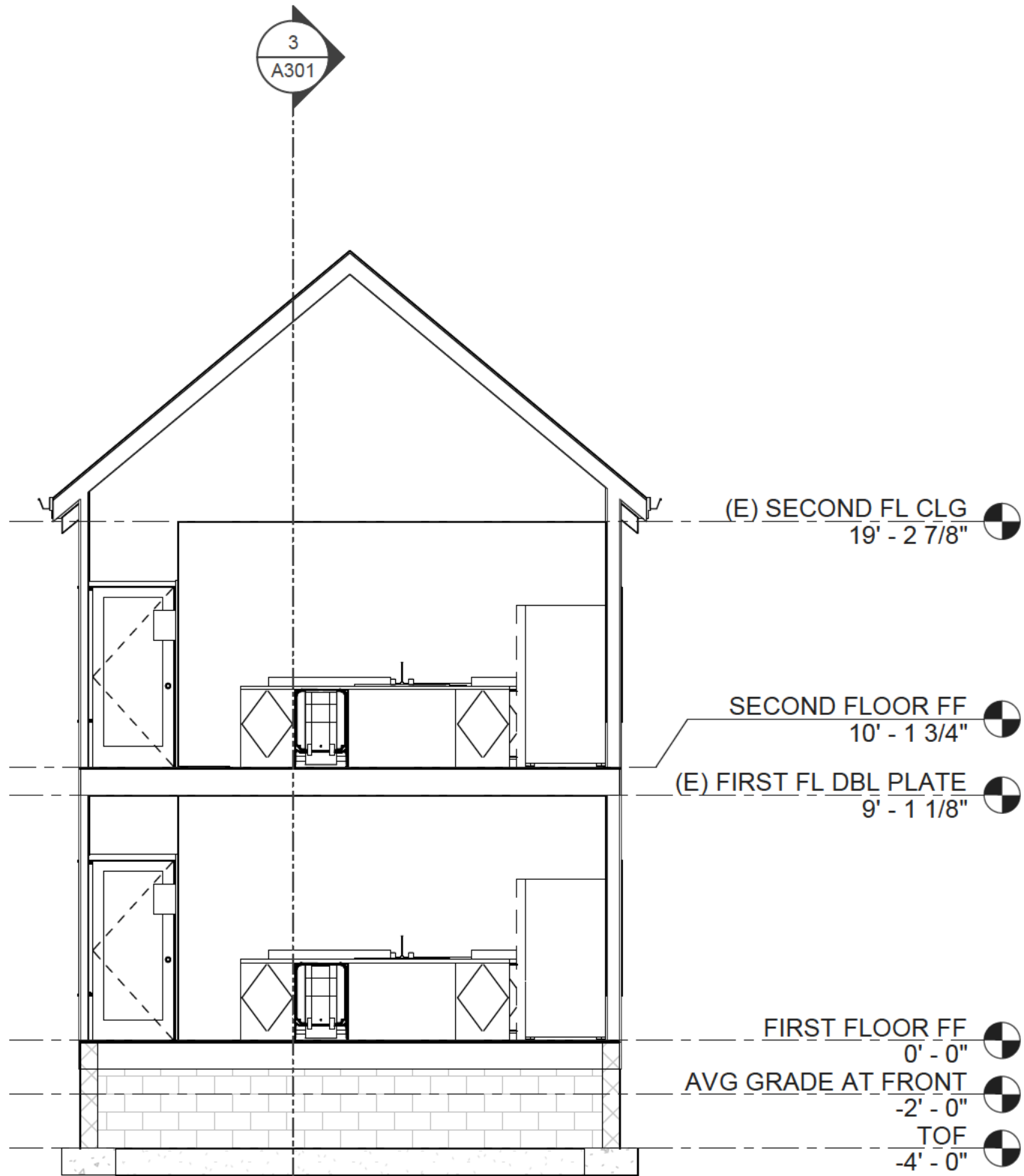
3 Section 3
3/16" = 1'-0"



5 Section 4
3/16" = 1'-0"



2 Section 2
3/16" = 1'-0"



1 Section 1
3/16" = 1'-0"

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	ELEVATION	COMMENTS
92	57"	92 1/2"		
93	57"	92 1/2"		
97	36"	80"		
98	36"	80"		
99	36"	80"		
103	60"	80"		
104	60"	80"		
105	30"	80"		
107	30"	80"		
108	30"	80"		
112	54"	80"		
113	54"	80"		
114	57"	92 1/2"		
115	57"	92 1/2"		
116	36"	80"		
117	36"	80"		
118	36"	80"		
119	60"	80"		
120	60"	80"		
121	30"	80"		
122	30"	80"		
123	30"	80"		
124	54"	80"		
125	54"	80"		
126	42"	84"		
127	72"	84"		
128	57"	92 1/2"		
129	57"	92 1/2"		
130	36"	80"		
131	36"	80"		
132	36"	80"		
133	60"	80"		
134	60"	80"		
135	30"	80"		
136	30"	80"		
137	30"	80"		
138	54"	80"		
139	54"	80"		
140	57"	92 1/2"		
141	57"	92 1/2"		
142	36"	80"		
143	36"	80"		
144	36"	80"		
145	60"	80"		
146	60"	80"		
147	30"	80"		
148	30"	80"		
149	30"	80"		
150	54"	80"		
151	54"	80"		
152	42"	84"		
153	72"	84"		

WINDOW SCHEDULE

MARK	QTY	TYPE	WIDTH	HEIGHT	TEMPERED	COMMENTS
7	16		36 5/16"	15 9/16"		
13	38		35"	60 1/8"		

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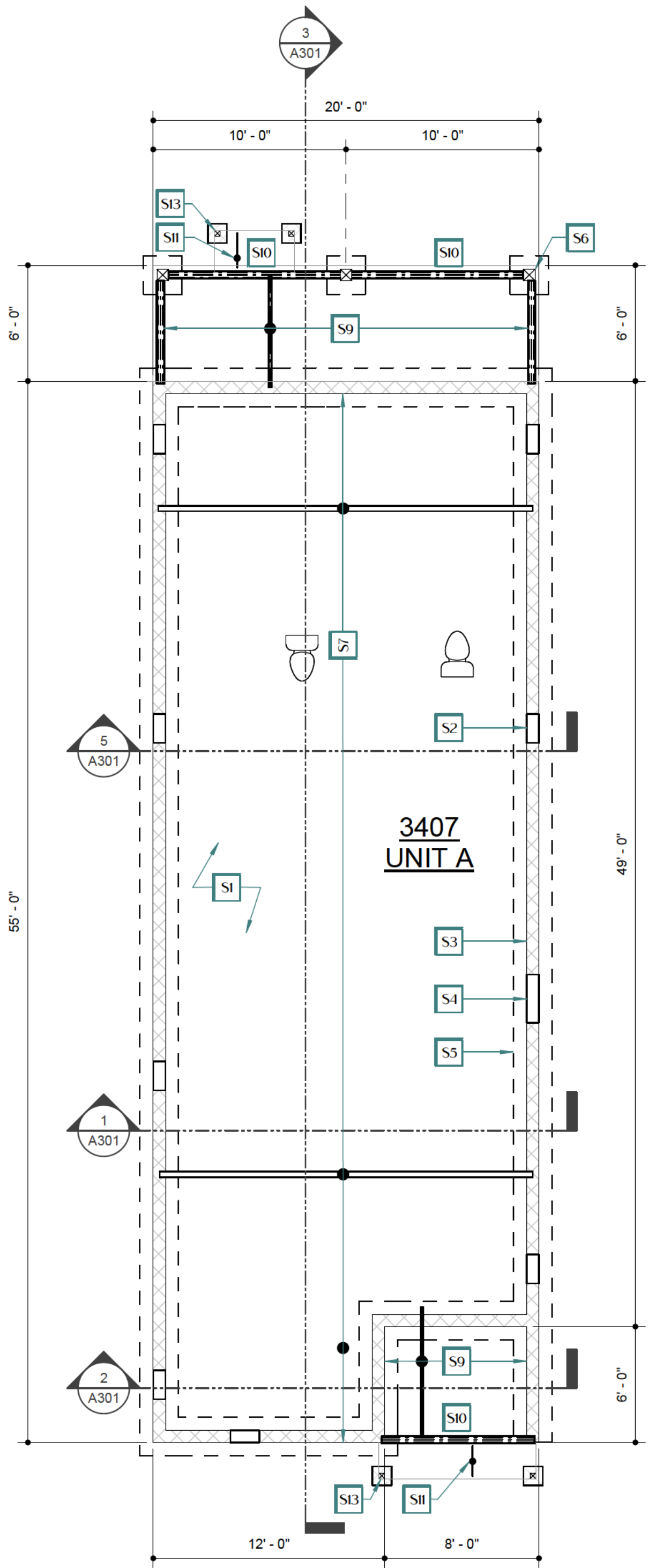
SHEET NAME

SCHEDULES

SHEET NO.

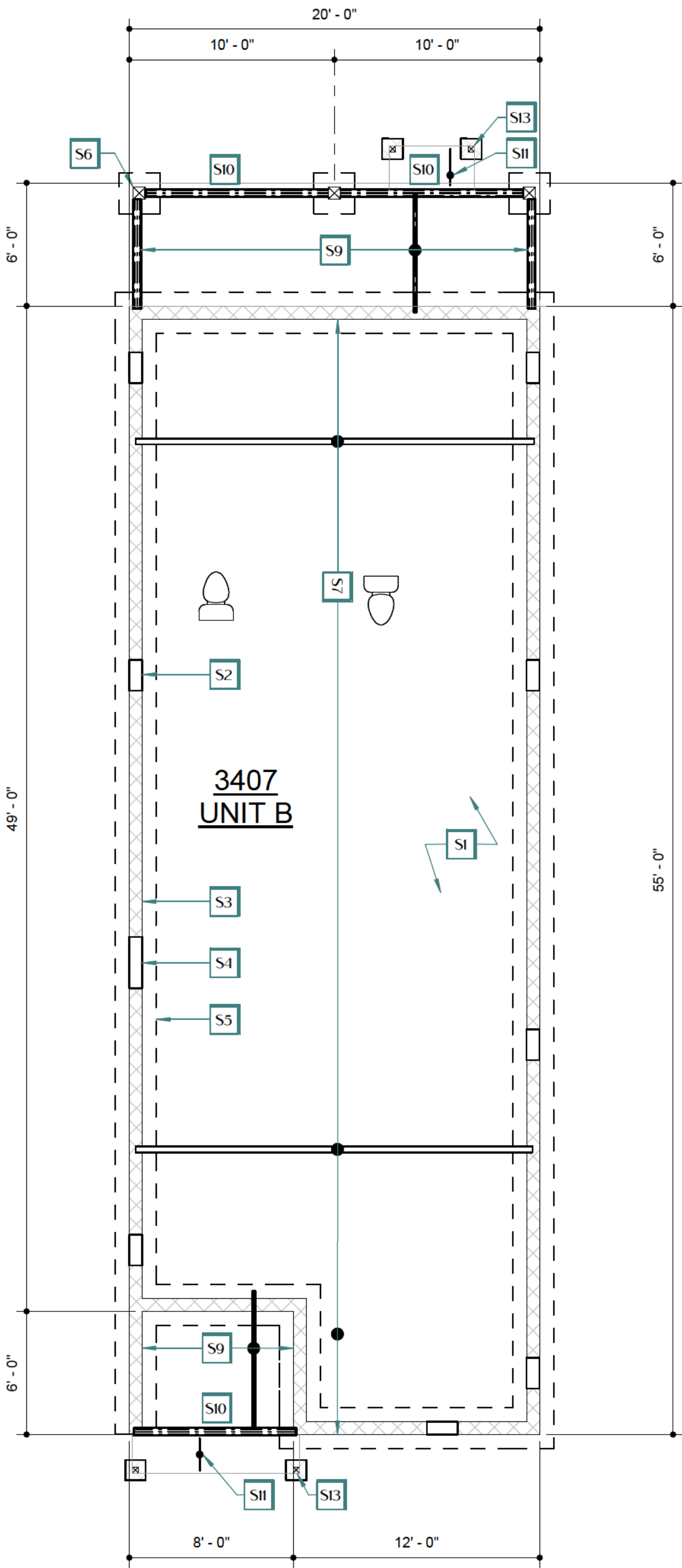
A600

SCALE



1 FOUNDATION PLAN - UNIT A

3/16" = 1'-0"



2 FOUNDATION PLAN - UNIT B

3/16" = 1'-0"

FOUNDATION GENERAL NOTES

1. TOP OF FOOTING ELEVATION SHALL BE [-2'-0"], UNLESS OTHERWISE NOTED. FOOTING ELEVATION REPRESENTS THE MINIMUM DEPTH TO WHICH FOOTINGS SHALL BE CARRIED AND SHALL BE LOWERED AS REQUIRED TO OBTAIN SUITABLE BEARING.
2. CENTER FOOTING UNDER WALLS AND COLUMNS.
3. IRC SECTION R408.1: WHEN CLASS 1 VAPOR RETARDER AT GROUND SURFACE OF CRAWL SPACE IS USED, PROVIDE 1 SQ. FT. OF VENTILATION TO 1,600 SQ. FT. OF THE UNDER-FLOOR AREA. MINIMUM (4) VENTS TO PROVIDE CROSS VENTILATION (WHEN NO VAPOR RETARDER IS USED, PROVIDE 1 SQ. FT. VENTILATION FOR 150 SQ. FT. AREA).
4. ALL DIMENSIONS SHOWN HEREIN ARE FROM FACE OF STUD TO FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.
5. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE DESIGNER.
6. INTRODUCE SOIL TREATMENT TO ALL AREAS AT SLAB AND PERIMETER FOUNDATION WALLS TO CONTROL TERMITES, OTHER VERMIN AND UNDESIRABLE PLANT GROWTH.
7. ALL CONCRETE SHALL BE 3000 PSI.
8. ASSUMED SOIL BEARING PRESSURE = 1,500 PSI (IRC 401.4.1).
9. CLEAR SITE AND REMOVE VEGETATION, TREES, ROOTS, DECAYING MATERIAL AND OTHER OBSTRUCTIONS FROM AREAS OCCUPIED BY UTILITIES AND STRUCTURES, ETC.; STRIP TOP SOIL TO A DEPTH OF 5" OR DEEPER AS REQUIRED. DEBRIS TO BE COMPLETELY REMOVED FROM SITE OR DISPOSED OF AND IS NOT TO BE DEPOSITED IN FILLS.
10. CRAWL SPACE VENT REQUIREMENTS WITH CLASS I VAPOR RETARDER ADDED (PER IRC R408.1):
1,787 SQ. FT. / 1,500 SQ. FT. = 1.191 SQ. FT.
1,191 SQ. FT. X 144 SQ. IN./SQ. FT. = 171.6 SQ. IN.

STRUCTURAL PLAN KEYNOTES

S1	6 MIL. VAPOR BARRIER OVER TAMPED AND TERMITE TREATED SOIL
S2	16" x 8" VENT, TYP.
S3	CONT. 8" CMU FOUNDATION WALL, GROUT SOLIS AT REINFORCING LOCATIONS
S4	32" x 24" CRAWL ACCESS
S5	CONT. 18"W x 10"D FTG. w/ CONT (2) #4 BOTT.
S6	P.T. 8X8 POSTS w/ 24"SQ. x 12"D CONC. FTG., TYP., MIN 24" COVER
S7	2x12 FJ @ 16" O.C. - PROVIDE 24/16 SPAN RATED 23/32" OSB T&G FLOOR SHEATHING
S9	P.T. 2x8 FJ @ 16" O.C.
S10	(3) 2x12 GIRDER
S11	2x12 STRINGER @ 16" O.C.
S13	P.T. 4x4 POST FOR STAIR RAILING
S14	PRE-ENGINEERED 11-7/8" TJI JOISTS @ 16" O.C., BY OTHERS
S15	DOWNSPOUT @ EA. END, BOTH SIDES
S16	CONT. GUTTER SYSTEM, REF. DETAIL
S18	P.T. (3) 2x12 BEAM
S19	PRE-ENGINEERED ROOF TRUSSES @ 16" O.C., BY OTHERS

CASA
ENGINEERING

RICHMOND, VA

FACEBOOK: CaSaEngineeringRVA
phone: (804) 845-8624
email: sam.alv@casaengine.com

2-STORY DUPLEX PLANS

OWNER
HOME SELLERS RVA LLC

BUILDER NAME

PROJECT ADDRESS
3407 LAWSON ST
RICHMOND, VA

BUILDER CONTACT

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PRELIMINARY

DPS PERMIT NUMBER:

CASA PROJECT NUMBER: 25-100

SHEET NAME

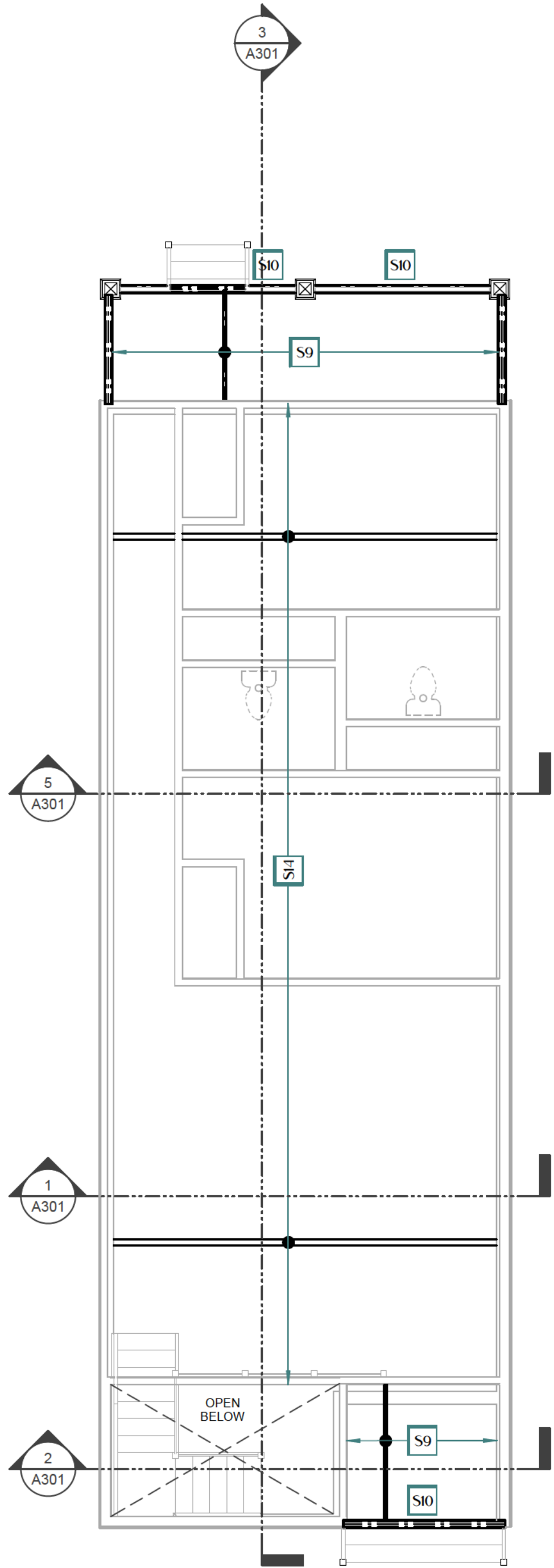
FOUNDATION PLANS

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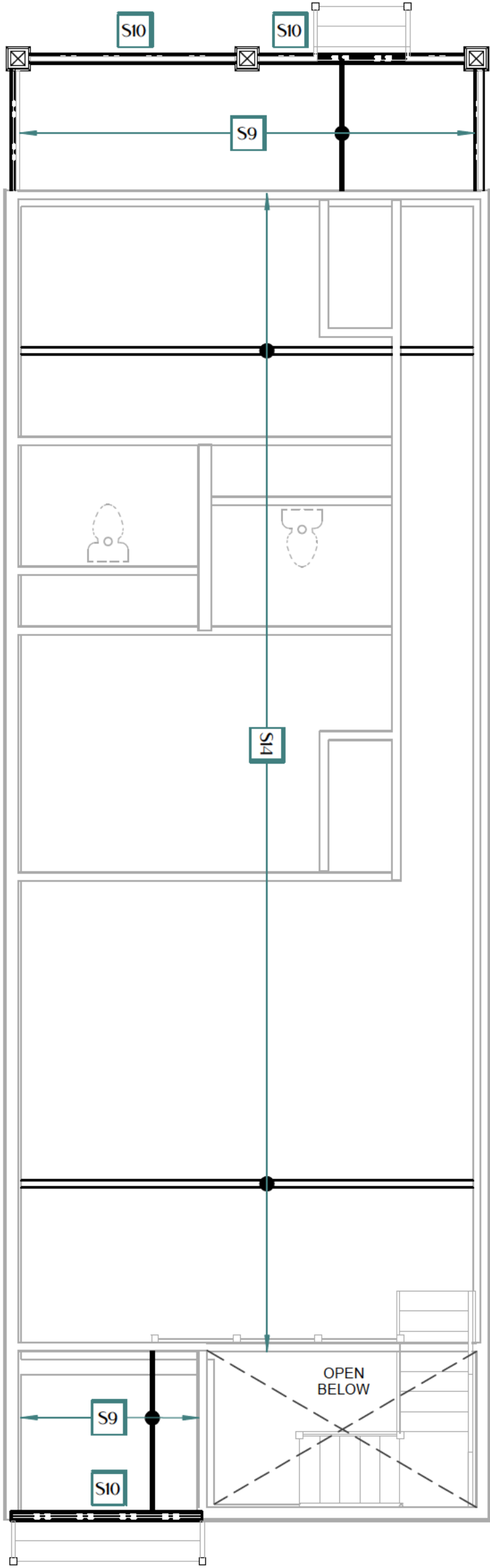
S100

SCALE

As indicated



1 SECOND FLOOR FRAMING PLAN - UNIT A
3/16" = 1'-0"



2 SECOND FLOOR FRAMING PLAN - UNIT B
3/16" = 1'-0"

FRAMING GENERAL NOTES

- ALL ENGINEERED WOOD PRODUCTS (EWP) SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERTIES:
A. LVL (1-3/4")
a. E = 2x10⁶ psi Fb = 3100 psi Fc = 750 psi (PERP) Fv = 285 psi
B. POST
a. E = 1.9x10⁶ psi Fb = 2100 psi Fc = 2300 psi Fv = 1825 psi
- FLOOR CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL BE PREFABRICATED METAL-PLATE-CONNECTED WOOD TRUSSES SPACED AT 16" O.C. WITH WOOD PANEL SHEATHING ON ALL TOP CHORD SURFACES. TRUSS DESIGN IS DELEGATED TO TRUSS MANUFACTURER.
- DESIGN PREFABRICATED FLOOR JOISTS FOR THE FOLLOWING SUPERIMPOSED DEAD LOADS IN ADDITION TO THE LOADS INDICATED ON THE COVER SHEET:
A. TOP CHORD DEAD LOAD: 10 psf
B. BOTTOM CHORD DEAD LOAD: 5 psf
- LIMIT MID-SPAN DEFLECTION OF THE TOP PF EACH FLOOR JOIST DUE TO LIVE LOAD TO SPAN/360. LIMIT MID-SPAN DEFLECTION OF THE TOP OF EACH FLOOR TRUSS DUE TO TOTAL LOAD TO SPAN/240.
- ROOF CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL BE PREFABRICATED METAL-PLATE-CONNECTED WOOD TRUSSES SPACED AT 24" O.C. WITH WOOD PANEL SHEATHING ON ALL TOP CHORD SURFACES. TRUSS DESIGN IS DELEGATED TO TRUSS MANUFACTURER.
- METAL-PLATE-CONNECTED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE IRC AND ANSI/TPI -2014, 'NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION'.
- HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL-PLATE-CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BCSI, 'BUILDING COMPONENT SAFETY INFORMATION' GUIDE.
- INCLUDE SECONDARY BENDING STRESSES DUE TO SUPERIMPOSED LOADS IN THE DESIGN OF CHORD MEMBERS.
- LIMIT MID-SPAN DEFLECTION OF THE BOTTOM CHORD OF EACH ROOF TRUSS DUE TO LIVE LOAD TO SPAN/240. LIMIT MID-SPAN DEFLECTION OF THE BOTTOM CHORD OF EACH ROOF TRUSS DUE TO DEAD LOAD TO SPAN/180.
- ALL METAL-PLATE-CONNECTORS AND OTHER FASTENERS SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 WHEN IN CONTACT WITH PRESSURE TREATED AND FIRE RETARDANT LUMBER AND WHEN TRUSSES ARE INSTALLED WITHIN ONE MILE OF A COASTAL EDGE.
- PERMANENTLY SUPPORT ALL CHORD AND WEB MEMBERS WITH CONTINUOUS LATERAL RESTRAINTS IN ACCORDANCE WITH INDUSTRY STANDARD DETAILS OR BCSI AT MEMBER LOCATIONS SPECIFIED BY THE TRUSS ENGINEER ON THE TRUSS SHOP DRAWINGS.
- ALL TRUSS-TO-TRUSS CONNECTIONS, INCLUDING CAP TRUSS CONNECTIONS, SHALL BE DESIGNED BY THE TRUSS ENGINEER FOR THE CONCENTRATED LOADS OR REACTIONS INDICATED ON THE TRUSS SHOP DRAWINGS.
- DESIGN OF PREFABRICATED METAL-PLATE-CONNECTED WOOD TRUSSES AND SUPPORTING STRUCTURAL BEAMS (LVL) ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. REFER TO TRUSS MANUFACTURER DRAWINGS AND FRAMING PLANS FOR TRUSS AND LVL DESIGN.
- ALL FLOOR JOISTS AND ROOF TRUSSES SHALL BE CONNECTED TO BEARING WALLS AND LVL's WITH SIMPSON STRONG-TIE PRODUCTS. INSTALL SIMPSON PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- ROOF VENTILATION CALCULATIONS:
A. ATTIC AREA: 832.56 sq. ft.
a. MIN. REQUIRED: 832.56 sq. ft. / 300 = 2.77 sq. ft.
b. NET FREE VENTILATION AREA: 2.77 sq. ft. * 144 sq. in. = 400 sq. in.
c. INTAKE VENT REQUIRED: 400 sq. in. / 2 = 200 sq. in.
• INTAKE VENT PROVIDED:
d. EXHAUST VENT REQUIRED: 400 sq. in. / 2 = 200 sq. in.
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- DESIGN METAL-PLATE-CONNECTED WOOD TRUSSES FOR THE FOLLOWING SUPERIMPOSED LOADS IN ADDITION TO THE LOADS NOTED ON THE COVER SHEET:
A. TOP CHORD DEAD LOAD.....10psf (6psf FOR NET UPLIFT)
B. BOTTOM CHORD DEAD LOAD.....10psf (6psf FOR NET UPLIFT)
C. BOTTOM CHORD LIVE LOAD.....20psf
a. APPLY LIVE LOAD ALONG BOTTOM CHORD WHERE A RECTANGULAR 42"H x 24"L (MIN.) CAN FIT BETWEEN THE BOTTOM CHORD AND OTHER MEMBERS WITHIN THE PLANE OF THE TRUSS
D. GABLE OR DRAG TRUSS DEAD LOAD.....2psf (EACH FACE)
E. GIRDER TRUSS DEAD LOAD.....2psf (PER CHORD PER PLY)

STRUCTURAL PLAN KEYNOTES

- | | |
|-----|--|
| S1 | 6 MIL. VAPOR BARRIER OVER TAMPED AND TERMITE TREATED SOIL |
| S2 | 16" x 8" VENT, TYP. |
| S3 | CONT. 8" CMU FOUNDATION WALL, GROUT SOLIS AT REINFORCING LOCATIONS |
| S4 | 32" x 24" CRAWL ACCESS |
| S5 | CONT. 18"W x 10"D FTG. w/ CONT (2) #4 BOTT. |
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2-STORY DUPLEX PLANS

BUILDER NAME

BUILDER CONTACT

OWNER
HOME SELLERS RVA LLC

PROJECT ADDRESS
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RICHMOND, VA

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PRELIMINARY

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CASA PROJECT NUMBER: 25-100

SHEET NAME

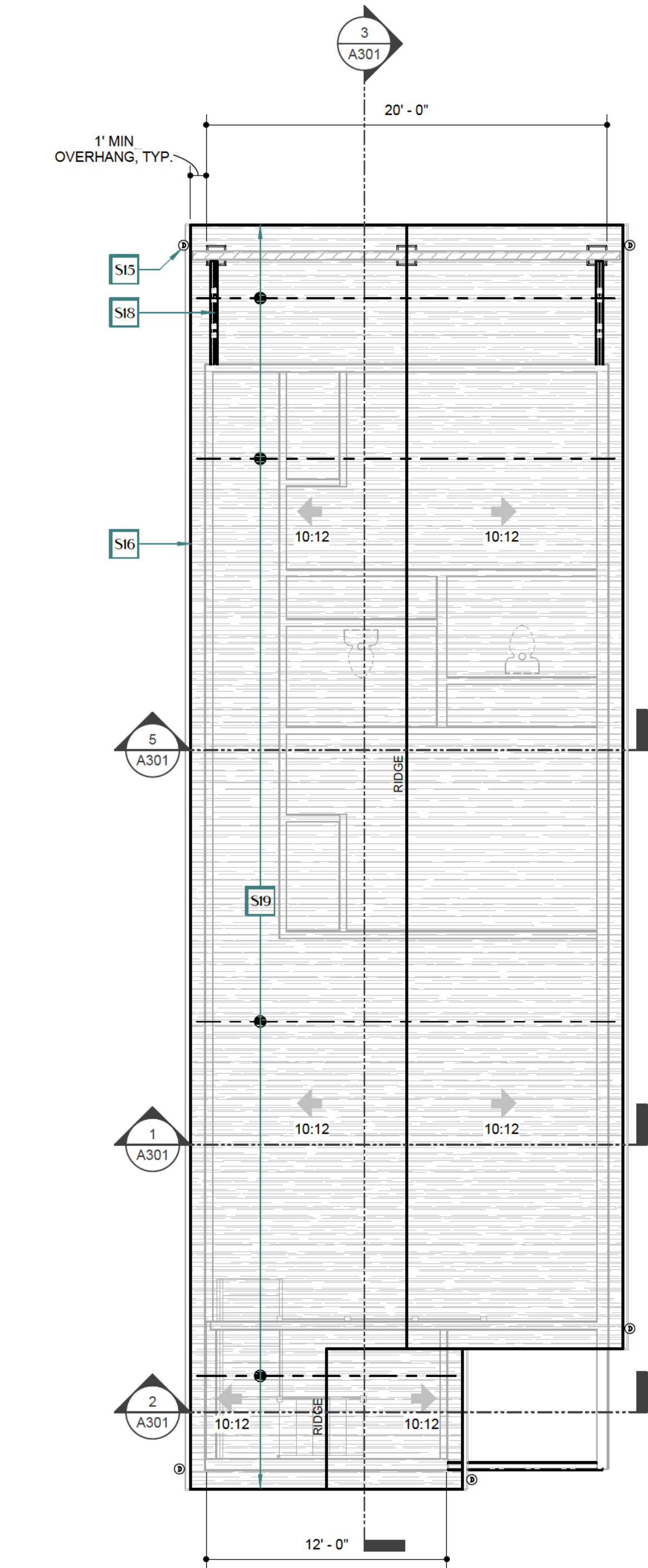
SECOND FLOOR FRAMING
PLANS

SHEET NO.

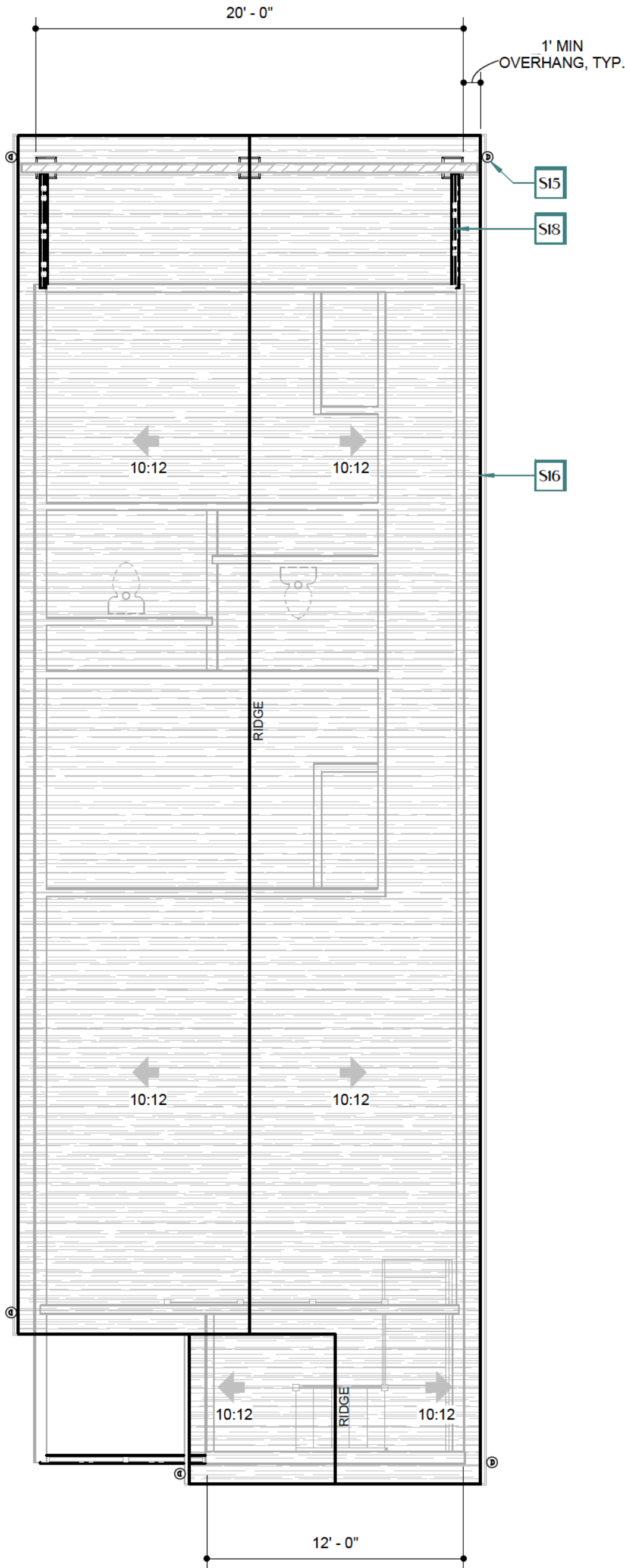
S101

SCALE

As indicated



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2 ROOF FRAMING - UNIT B
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2-STORY DUPLEX PLANS

BUILDER NAME

BUILDER CONTACT

OWNER
HOME SELLERS RVA LLC

PROJECT ADDRESS
3407 LAWSON ST
RICHMOND, VA

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: PRELIMINARY

DPS PERMIT NUMBER:

CASA PROJECT NUMBER: 25-100

SHEET NAME

ROOF FRAMING PLANS

SHEET NO.

S102

SCALE

As indicated



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 3407 Lawson Street

APPLICANT: Ricardo Javier Delgado Rivera

COUNCIL DISTRICT: 5

PROPOSAL: To authorize the special use of the property known as 3407 Lawson Street, for the purpose of two two-family detached dwellings, upon certain terms and conditions

*For questions, please contact David Watson
at 804-646-1036 or David.Watson@RVA.gov*

