

INTRODUCED: February 24, 2025

AN ORDINANCE No. 2025-035

To authorize the special use of the property known as 3000 Q Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 24 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 3000 Q Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a multifamily dwelling containing up to three dwelling units, which use, among other things, is not currently allowed by section 30-412.1, concerning permitted principal uses, 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 24 2025 REJECTED: _____ STRICKEN: _____

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 3000 Q Street and identified as Tax Parcel No. E000-0627/032 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on No. 3000 ‘Q’ Street in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated November 3, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a multifamily dwelling containing up to three dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3000 Q Street Residences, 3000 Q Street, Richmond, Virginia 23222,” prepared by Mario Di Marco Architects, dated May 23, 2024, and last revised October 10, 2024, and hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a multifamily dwelling containing up to three dwelling units, substantially as shown on the Plans

(b) No off-street parking shall be required for the Special Use.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and

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

CITY ATTORNEY'S OFFICE

Carlin D. Rind
City Clerk



City of Richmond

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

Master

File Number: Admin-2025-0074

File ID: Admin-2025-0074

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Attorney

Department:

File Created: 01/27/2025

Subject:

Final Action:

Title:

Internal Notes:

Agenda Date: 02/24/2025

Patron(s):

Enactment Date:

Attachments: Admin-2025-0074 - AATF, Admin-2025-0074 - Packet

Enactment Number:

Contact:

Introduction Date:

Drafter:

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	1/27/2025	Matthew Ebinger	Approve	1/29/2025
2	3	1/27/2025	Kevin Vonck	Approve	2/3/2025
2	5	1/28/2025	Sharon Ebert	Approve	1/29/2025
2	7	2/5/2025	Jeff Gray	Approve	1/30/2025
2	8	2/6/2025	Sabrina Joy-Hogg	Approve	2/7/2025
2	9	2/12/2025	Mayor Avula	Approve	2/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2025-0074

DATE: January 27, 2025

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: Sabrina Joy-Hogg, Interim Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 3000 Q Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize the construction of a multifamily dwelling, which use, among other things, is not currently allowed in the permitted principal uses of the R-6 zoning designation.

BACKGROUND: The property is located on the northeast corner of the intersection of Q and North 30th Streets. The property is currently a 990 square foot (.023) 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-6 Single-Family Residential. Adjacent properties are located within a mix of zones including R-6 and B-2. 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 three units upon .023 acre, or 130.4 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: \$2400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 24, 2025

CITY COUNCIL PUBLIC HEARING DATE: March 24, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission March 18, 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: 3000 Q Street

Date: _____

Tax Map #: E000-0627/032 Fee: \$800

Total area of affected site in acres: 0.023

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

Zoning

Current Zoning: R-6

Existing Use: Vacant

Proposed Use

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

New construction of multi-family building with three dwelling units, including one live/work unit

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: BZA-2021-019

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 874-6275

Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: EVOLVE HLD 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: 3420 Pump RD #169

City: Richmond

State: VA

Zip Code: 23233

Telephone: ()

Fax: ()

Email: _____

Property Owner Signature: Deird V. Weym

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

July 25, 2024

REV: October 23, 2024

Special Use Permit

3000 Q Street, Richmond, Virginia

Map Reference Number: E000-0627/032

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Prepared by:

Baker Development Resources

530 East Main Street

Suite 730

Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit (the "SUP") for 3000 Q Street (the "Property"). The SUP would authorize the construction of a small multifamily building with three dwelling units. While the proposal is supported by the Richmond 300 Master Plan and multifamily dwellings exist in the vicinity, the underlying R-6 Single-Family Attached Residential District does not permit the multifamily use and, therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property occupies the northeast corner of the intersection of Q and N 30th Streets and is referenced by the City Assessor as tax map number E000-0627/032. The Property consists of 16 feet of frontage along Q Street, 60 feet of frontage along 30th Street, and contains approximately 990 square feet of lot area.



The immediate vicinity is characterized by a variety of commercial, institutional, and residential uses of varying intensities and scales. Properties along Q Street between N 30th and N 29th Streets include a 13-unit mixed-use building built in 2020 as well as a range of commercial uses. Surrounding this commercial node is primarily one- and two-family dwellings interspersed with commercial and institutional uses.

EXISTING ZONING

The Property and properties to the east and north are zoned R-6 Single-Family Attached Residential. Two blocks south, across P Street, are properties zoned R-48 Multifamily Residential. To the west, directly across N 30th Street, lie a cluster of properties that are zoned B-2 Commercial Business, which permits small, neighborhood serving businesses in conjunction with multi-family dwellings.

TRANSPORTATION

Located less than 0.2 miles from the Property, less than a five-minute walk, are bus stops served by the 12 Church Hill bus line which runs every 30 minutes and provides connection south to Shockoe Bottom and West to the Downtown Transfer Station which provides connectivity throughout the City.

MASTER PLAN DESIGNATION

The Richmond 300 plan establishes a “Neighborhood Mixed-Use” land use designation for the Property. This land use is described as “existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional use.” The development style for the Neighborhood Mixed-Use designation suggests that “in historic neighborhoods, small-scale commercial uses...should be allowed to reestablish” and “these areas feature a variety of building types that are close to one another and create a unified street wall.” Small multi-family buildings (typically 3-10 units) are considered a primary use in this land use classification.

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 112 (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 126 (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.
- Page 135 (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. “
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- 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).

Proposal

PROJECT SUMMARY

The owner is proposing to construct one small multifamily building with three dwelling units.

PURPOSE OF REQUEST

The subject Property consists of roughly 990 square feet of lot area at the northeast corner of Q and N 30th Streets. The property was historically improved with a commercial building but is currently vacant. The owner is proposing to construct a small, three-unit multi-family dwelling on the vacant site. While the multifamily use is supported by the Master Plan and in keeping with the historic and contemporary development pattern, it is not permitted by the underlying R-6 zoning and, therefore, a SUP is required.

PROJECT DETAILS

When complete, the proposed building would be three stories in height. Each unit would include one bedroom and one bathroom. The proposed floor plans are modern and open and have been designed to meet the needs of the market. On the exterior, the building would be clad in a high-quality brick façade and cementitious lap siding in order to ensure durability.

Findings of Fact

The following are factors indicted 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 special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed development would offer needed housing to the community and a safe, convenient and economically viable pedestrian environment, thereby providing positive impacts in terms of safety, welfare, etc.

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposal is designed be consistent with the Property's master-plan recommendation for pedestrian-oriented development which is designed for walkability. The existing street grid will tend to minimize any traffic impacts.

- ***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 special use permit will not tend to over crowd the land or create an undue concentration of population. The proposed density and urban form is appropriate to the Property's location and consistent with the recommendations of the Master Plan and ongoing planning guidance.

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

The special use permit 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.***

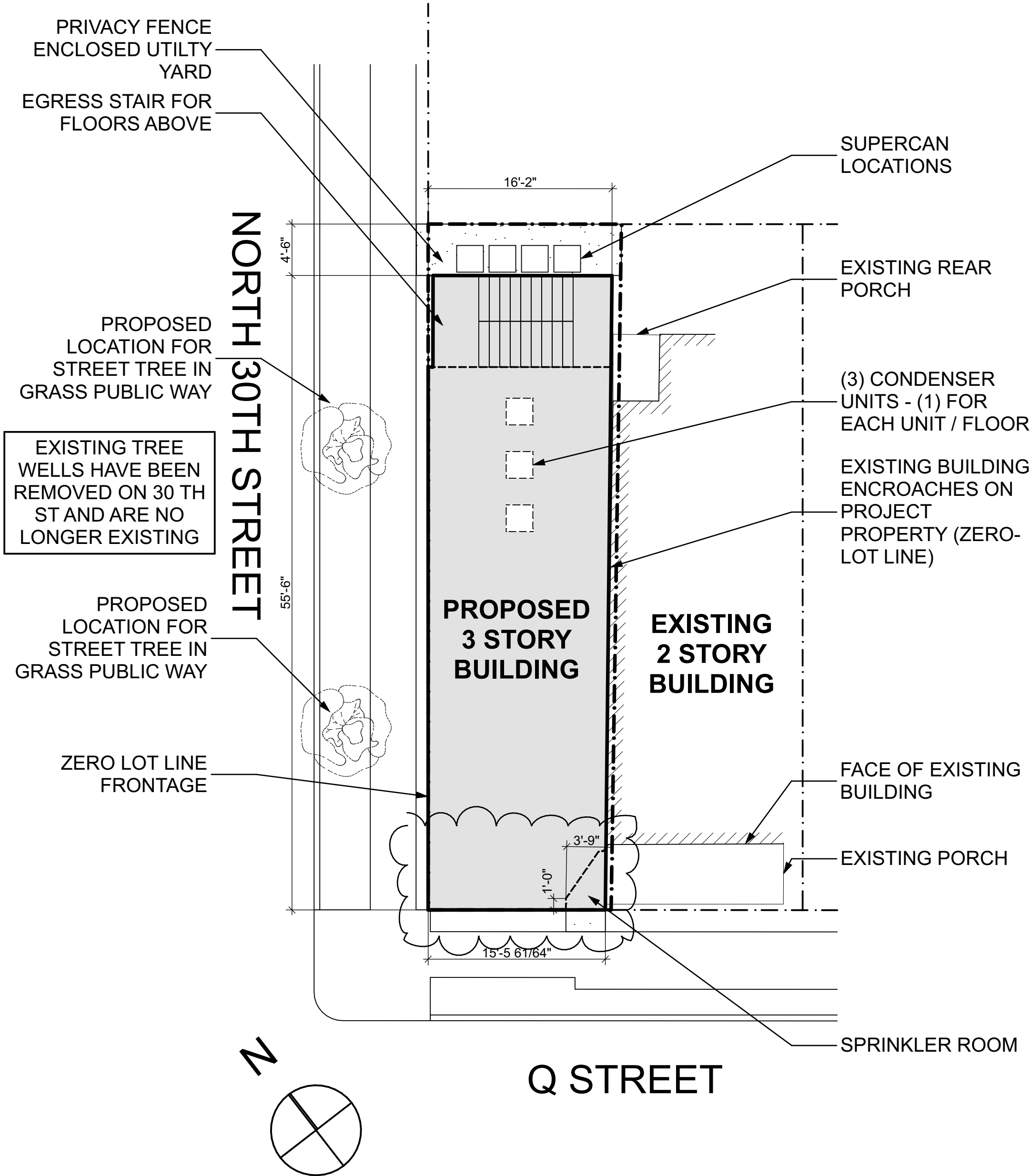
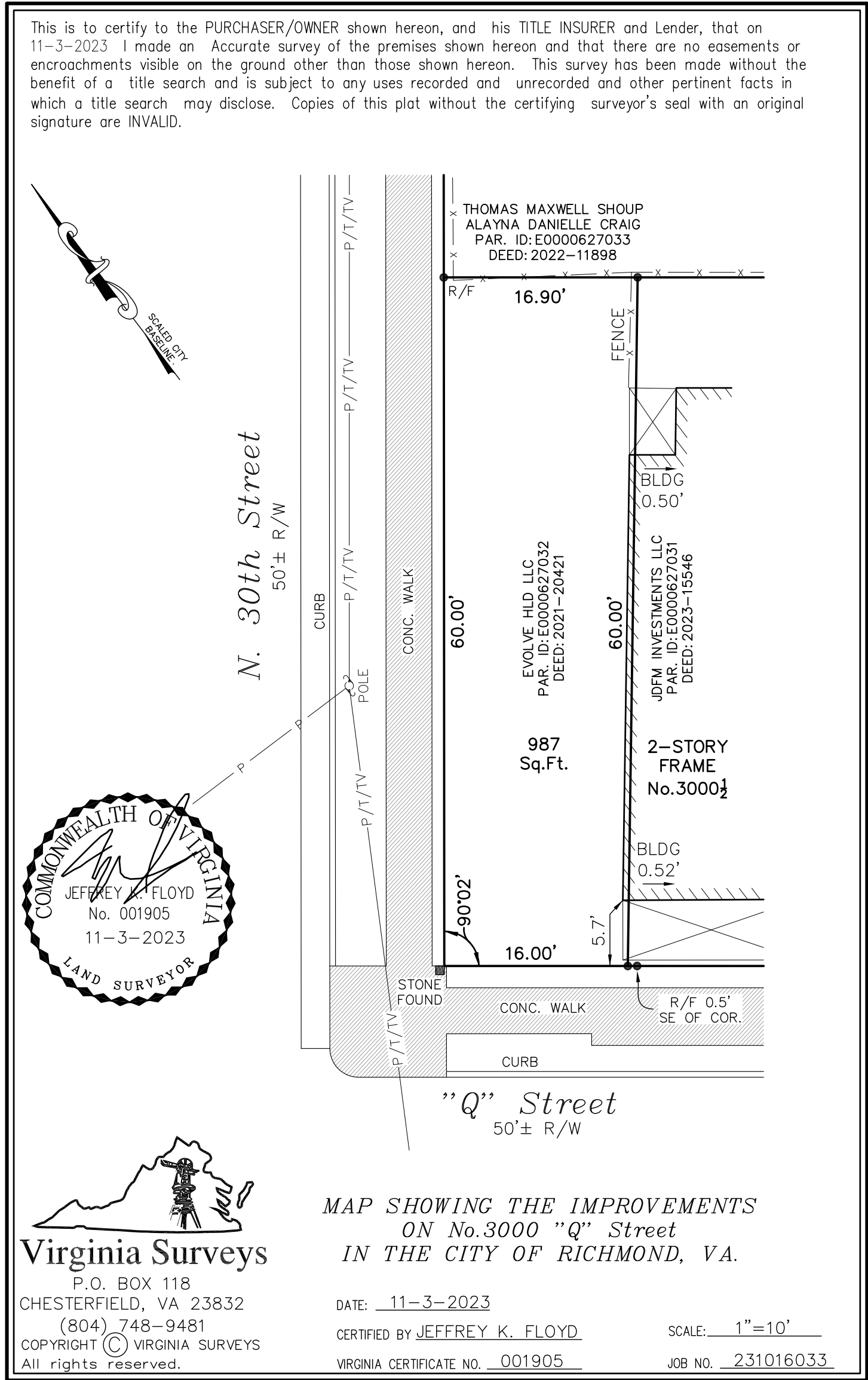
The light and air available to adjacent properties will not be affected.

Summary

In summary we are enthusiastically seeking approval for the construction of a small, three-unit multifamily dwelling. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of quality housing opportunities consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block though the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.

SEAL

NOT FOR
CONSTRUCTION



3000 Q STREET RESIDENCES

3000 Q STREET
RICHMOND, VIRGINIA 23222

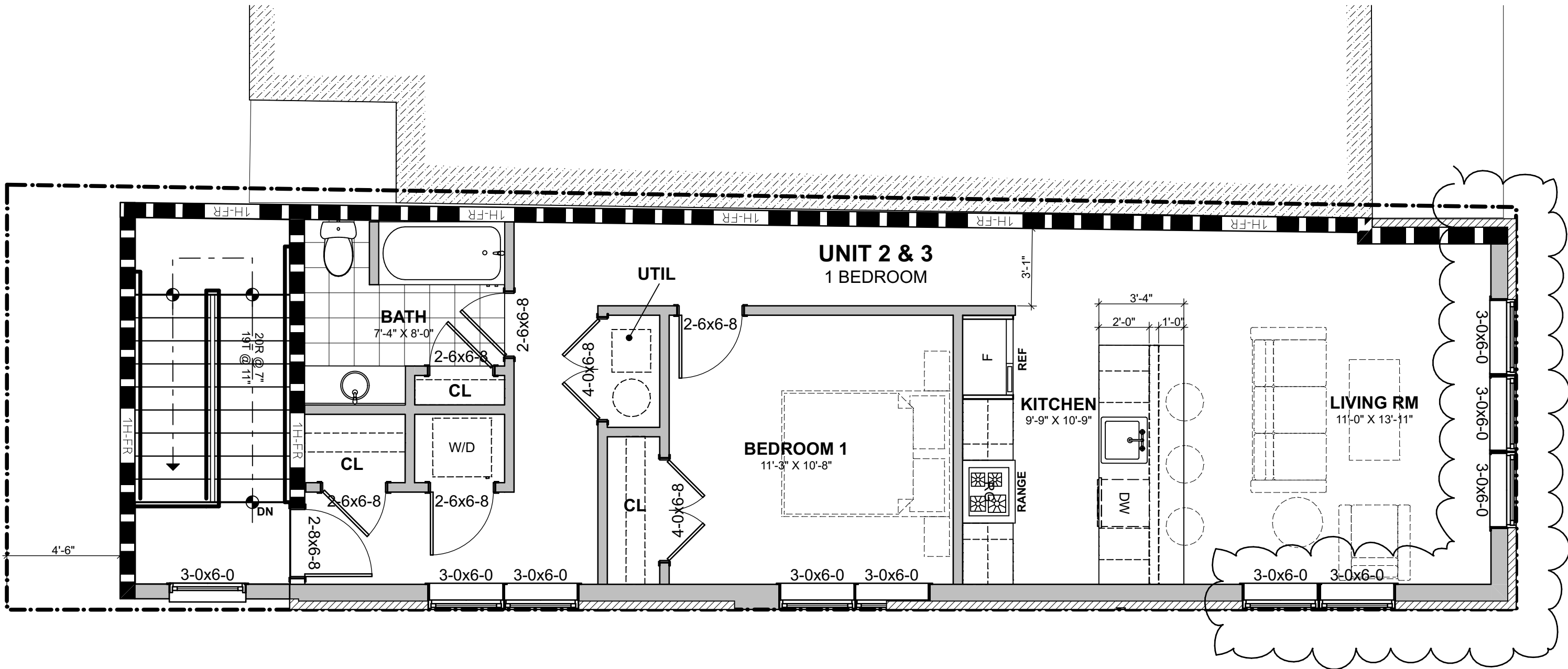
MARK	DATE	DESCRIPTION
	10-10-24	SUP REVIEW COMMENTS
	09-17-24	SUP REVIEW COMMENTS
	07-26-24	SUP REVIEW

PROJECT NO: 24007
START DATE: 05/23/2024
DRAWN BY: MAD
CHECKED BY: MAD

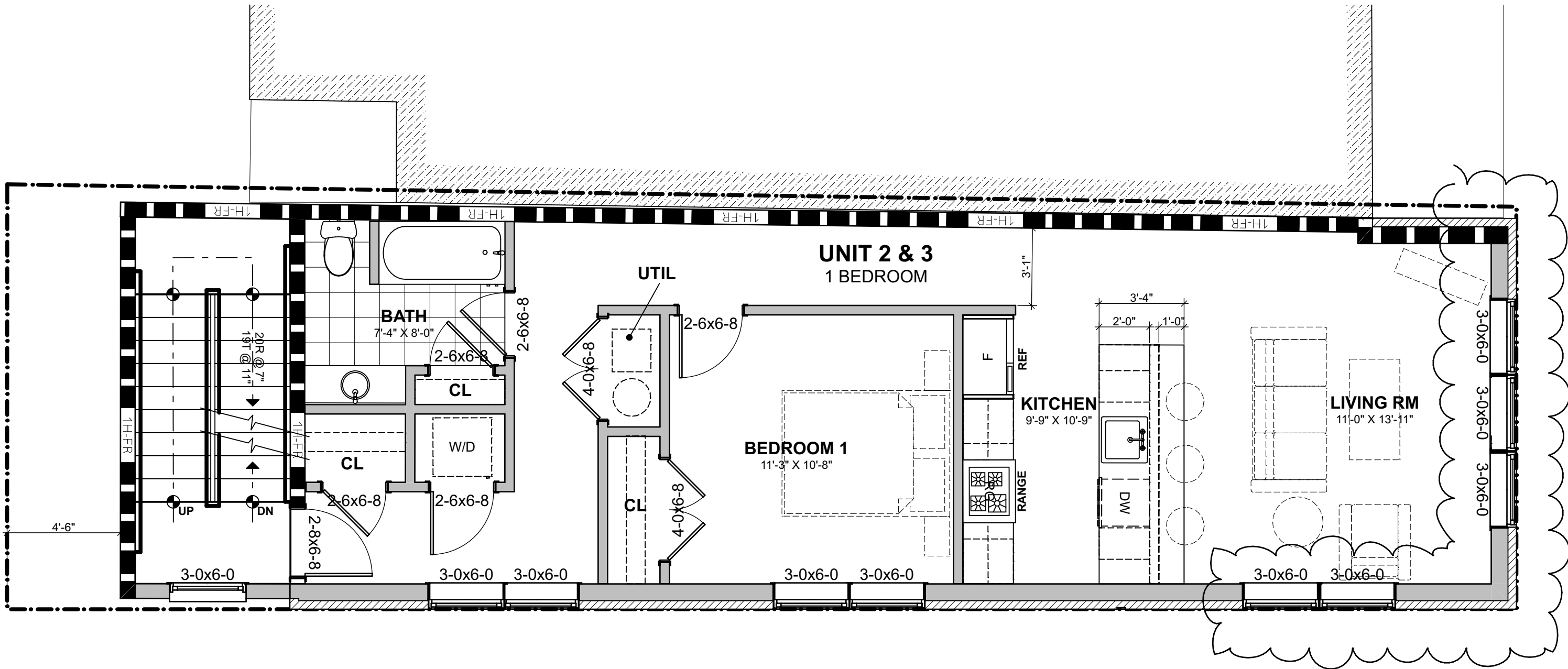
ARCHITECTURAL SITE PLAN

A-101

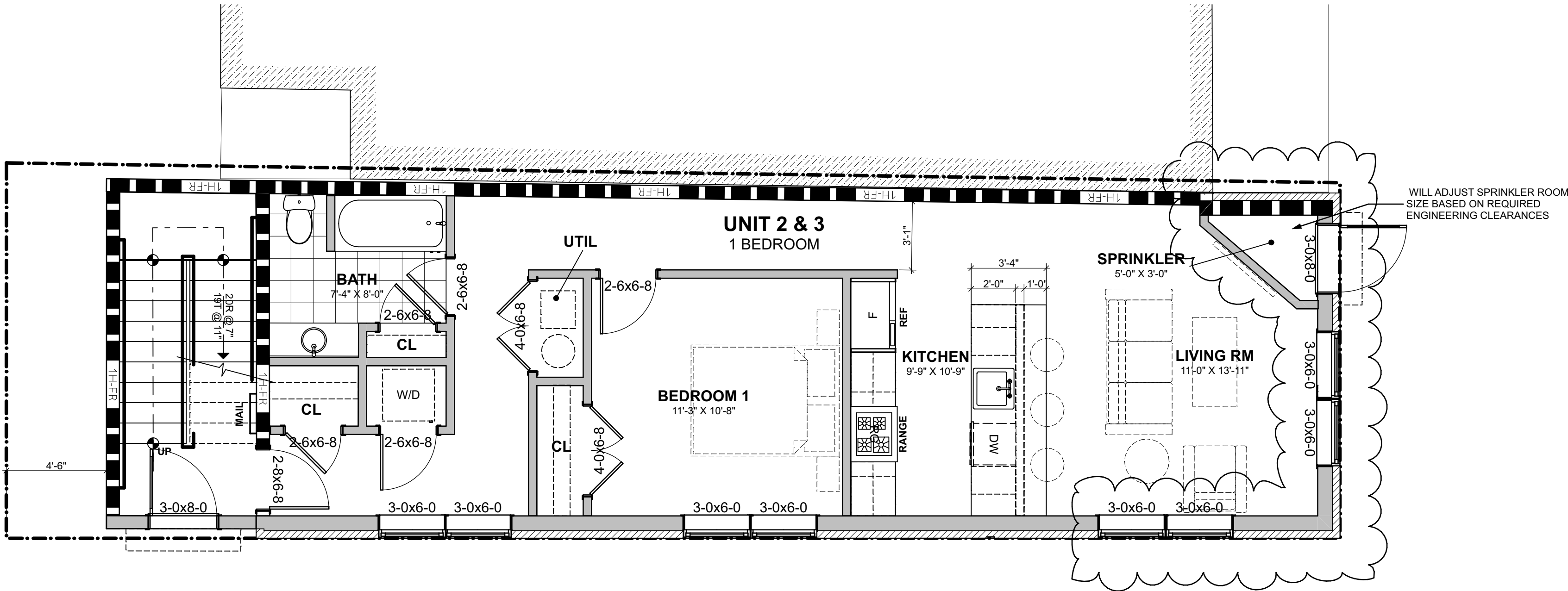
/Users/mariodimarco/Library/CloudStorage/Dropbox/Projects/24005 - Bryan - Sale S/Drawings/PLN/3000 Q St 2 - 27.pln - Friday, October 18, 2024 - 3:35 PM - Mario DiMarco



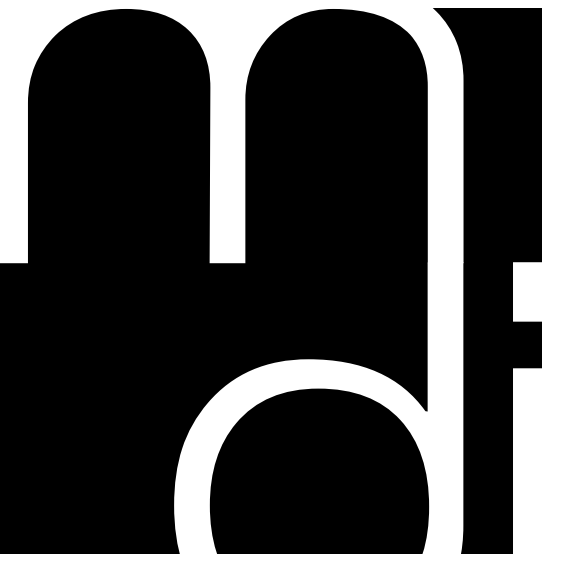
24 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



22 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



21 FIRST FLOOR OPTION 1
SCALE: 1/4" = 1'-0"



mario di marco
ARCHITECTS

4020 CLINTON AVENUE
RICHMOND, VIRGINIA 23227
TELEPHONE: 804.564.6307

SEAL

NOT FOR
CONSTRUCTION

3000 Q STREET
RESIDENCES

3000 Q STREET
RICHMOND, VIRGINIA 23222

MARK	DATE	DESCRIPTION
	10-10-24	SUP REVIEW COMMENTS
	09-17-24	SUP REVIEW COMMENTS
	07-26-24	SUP REVIEW

PROJECT NO: 24007
START DATE: 05/23/2024
DRAWN BY: MAD
CHECKED BY: MAD

FLOOR PLANS

A-102

/Users/mariodimarco/Library/CloudStorage/Dropbox/Projects/24005 - Bryan - Sale S/Drawings/PLN/3000 Q St 2 - 27.pln - Friday, October 18, 2024 - 3:35 PM - Mario DiMarco



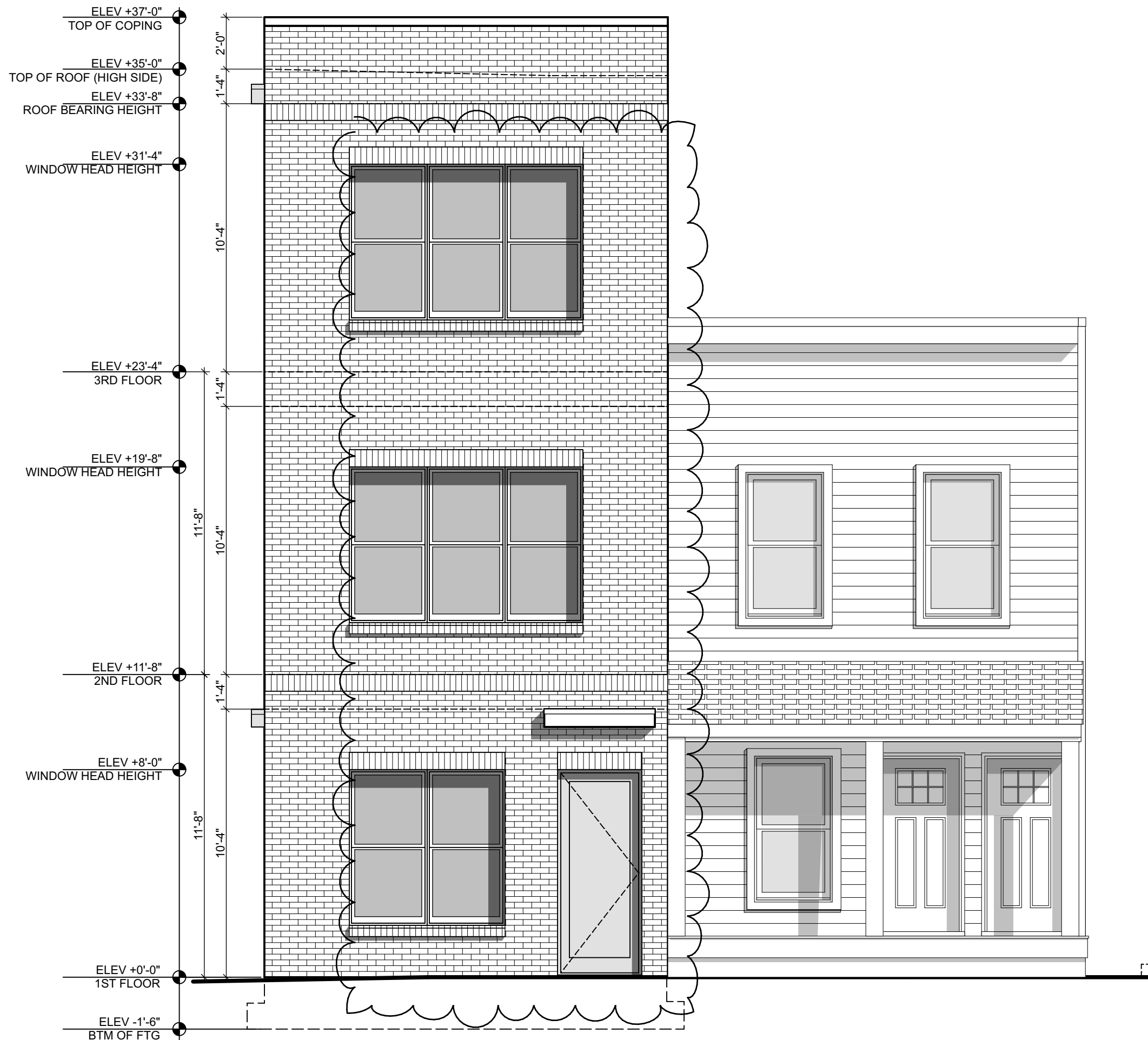
28 SIDE ELEVATION (N 30TH STREET)

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



26 REAR VIEW ELEVATION

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



21 FRONT VIEW ELEVATION (Q ST)

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

ELEVATION GENERAL NOTES

1. PROVIDE CAULK JOINT BETWEEN ALL DISSIMILAR TOUCHING ADJACENT SURFACES.
2. PROVIDE 6" MEMBRANE FLASHING @ EACH ROOF TERMINATION TO EXTERIOR WALL.
3. BUILDING SIDE WALLS THAT ARE LESS THAN 10' FROM PROPERTY LINE MUST BE ONE HOUR RATED ASSEMBLY U/IF V340 OR EQUAL. OPENINGS DO NOT NEED TO BE PROTECTED BECAUSE THE PERCENTAGE OF WALL OPENINGS IN WALL IS LESS THAN 25%.

PRODUCT SPECIFICATION

1. WINDOWS: "DOUBLE-HUNG WINDOWS" - VINYL
2. PUBLIC ENTRY DOORS: STOREFRONT - FULL LITE
3. ROOF: 060 CARLISLE OR FIRESTONE TPO OR EQUAL
5. EXTERIOR SIDING: "JAMES HARDI" 7" EXPOSURE PRE-FINISHED HARDIPLANK SIDING (SMOOTH)
6. FASCIAS: PRE-FINISHED HARDI-TRIM
8. BRICK: TBD
9. VENTED SOFFIT: PERFORATED PRE-FINISHED METAL

REGLET TRIM SPEC

SPECIFICATIONS:
TYPICAL OUTSIDE CORNER: OC-22 OUTSIDE CORNER LAP
TYPICAL INSIDE CORNER: IC-20 INTEGRAL INSIDE CORNER LAP

GENERAL NOTES:
1. FACTORY POWDER-COAT FINISH OR PREPARE AND PRE-PAINT OFF SITE UNDER CONTROLLED CONDITIONS.



mario di marco
ARCHITECTS

4020 CLINTON AVENUE
RICHMOND, VIRGINIA 23227

TELEPHONE: 804.564.6307

SEAL

NOT FOR
CONSTRUCTION

3000 Q STREET
RESIDENCES

3000 Q STREET
RICHMOND, VIRGINIA 23222

MARK	DATE	DESCRIPTION
	10-10-24	SUP REVIEW COMMENTS
	09-17-24	SUP REVIEW COMMENTS
	07-26-24	SUP REVIEW

PROJECT NO: 24007
START DATE: 05/23/2024
DRAWN BY: MAD
CHECKED BY: MAD

EXTERIOR ELEVATIONS

A-201