

INTRODUCED: April 13, 2026

AN ORDINANCE No. 2026-095

To authorize the special use of the properties known as 3401 Rosewood Avenue and 3405 Rosewood Avenue for the purpose of up to three single-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: MAY 11 2026 AT 6 P.M

WHEREAS, the owner of the properties known as 3401 Rosewood Avenue and 3405 Rosewood Avenue, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of up to three single-family detached dwellings, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot area and width, and 30-410.5, concerning yards, 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: 7 NOES: 0 ABSTAIN:

ADOPTED: MAY 11 2026 REJECTED: STRICKEN:

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 3401 Rosewood Avenue and 3405 Rosewood Avenue and identified as Tax Parcel Nos. W000-1587/017 and W000-1587/016, respectively, in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Survey of 3401, 3402 & 3408 Rosewood Ave.,” prepared by Long Surveying, LLC, and dated May 25, 2024, 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 three single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “S.U.P Exhibit of 3403 & 3405 Rosewood Ave.,” prepared by Long Surveying, LLC, and dated November 18, 2025, “New Construction House, Framework Homes, 3403 Rosewood Ave, Richmond, VA 23221,” prepared by Slate Drafting, and dated November 19, 2025, and “New Construction House, Framework Homes, 3405 Rosewood Ave, Richmond, VA 23221,” prepared by Slate Drafting, and dated November 19, 2025, 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 three single-family detached dwellings, 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 two 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 adjoining public right-of-way.

(f) Prior to the issuance of a building permit for the Special Use, the establishment of up to three 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, including without limitation the installation of two street trees along Rosewood Avenue and the installation of sidewalk along Freeman Road, 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 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.

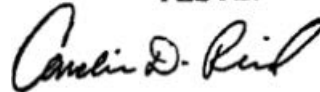
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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

A TRUE COPY:

TESTE:

A handwritten signature in black ink that reads "Carlin D. Reed". The signature is written in a cursive style with a large initial "C".

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: March 2, 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 properties known as 3401 Rosewood Avenue and 3405 Rosewood Avenue for the purpose of up to three single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to construct two new single-family detached dwellings in a R-5 Single-Family Residential District. Lot feature requirements outlined in sections 30-410.4, concerning lot area and width, and 30-410.5, concerning yards cannot be met. A Special Use Permit is therefore necessary to proceed with this request.

BACKGROUND: The properties are located in the Stadium neighborhood on the corner of Rosewood Avenue and Freeman Street. Both 3401 Rosewood Avenue and 3405 Rosewood Avenue are improved with a one-story single-family detached dwelling. The dwelling at 3401 Rosewood Avenue is planned to be retained and the dwelling at 3405 is planned to be demolished. Combined, the properties total 9,671 square feet (0.22 acres). The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

The current zoning for both properties is R-5 Single-Family Residential. The Stadium neighborhood is just south of I-195 near Carytown, and outside of the City Stadium itself, is generally residential. The proposed density is 3 units upon 0.22 acres or 13.6 units per acre.

COMMUNITY ENGAGEMENT: Stadium 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: April 13, 2026

CITY COUNCIL PUBLIC HEARING DATE: May 11, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission May 5, 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, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

O&R Request

Page 3 of 3

Alyson Oliver, Program and Operations Supervisor, Land Use Administration (Room 511) 646-3709

Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration (Room 511) 646-7319



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: 530 E Main St, Richmond, VA 23219 APARTMENT NO/SUITE Suite 600

APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Baker Development Resources

SUBJECT PROPERTY OR PROPERTIES: 3401 & 3405 Rosewood Avenue

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- 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.

PROPERTY OWNER: HICKS PROPERTIES LLC

PROPERTY OWNER ADDRESS: 413 STUART CIR #200A, RICHMOND, VA 23220

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: 804 873 6963

Property Owner Signature: Daniel Hicks 06/17/25

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

July 2, 2025

Special Use Permit Request

3401 & 3405 Rosewood Avenue, Richmond, Virginia

Map Reference Number: W000-1587/017 & W000-1587/017

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Baker Development Resources

530 East Main Street, Suite 600

Richmond, Virginia 23219

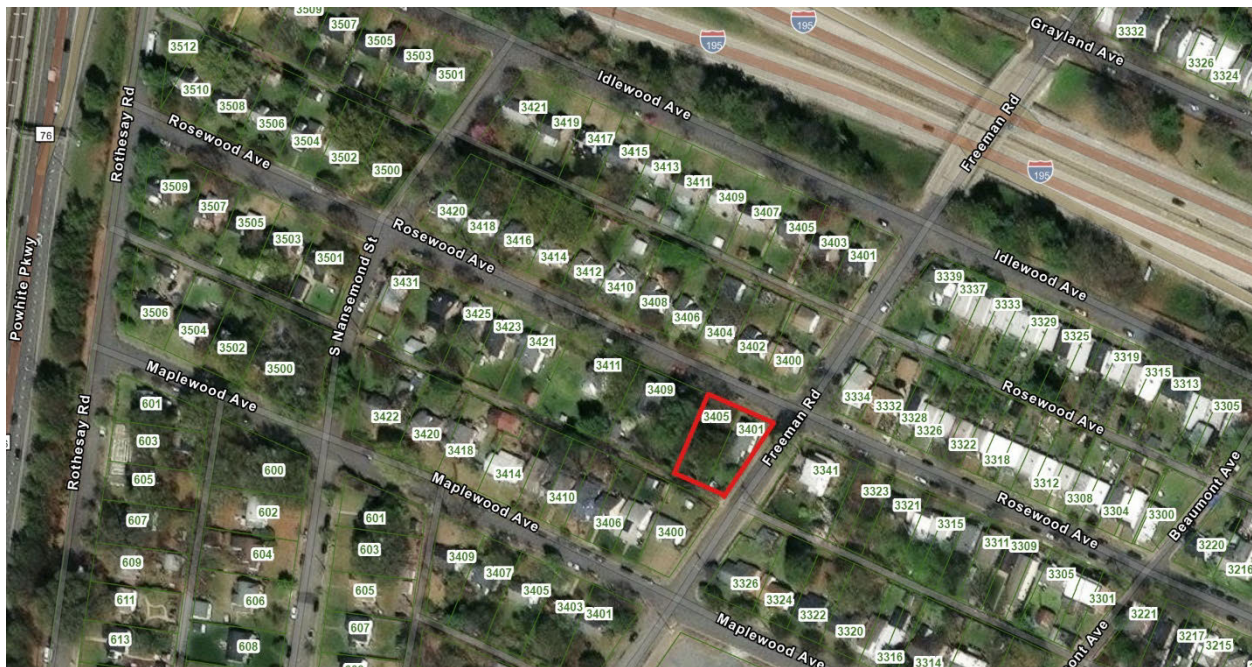
Introduction

The property owner is requesting a special use permit (the "SUP") for 3401 & 3405 Rosewood Avenue (the "Property"). The SUP would authorize the division of the Property and the construction of two single-family detached dwellings while retaining the dwelling at 3401 Rosewood. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the R-5 feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southwestern corner at the intersection of Freeman Road and Rosewood Avenue and is currently improved with two single family detached dwellings. The Property is referenced by the City Assessor as tax parcels W000-1587/016 and W000-1587/017 and has a total 95' of frontage along Rosewood Avenue, approximately 114' of frontage along Freeman Street and contains approximately 9,671 square feet of lot area. Access is provided at the rear by means of an east-west alley.



The properties in the immediate vicinity are primarily developed as single-family dwellings. Single-family dwellings are the most common use though attached dwellings can also be found nearby. To the north lies the Carytown commercial node.

EXISTING ZONING

The properties in the vicinity are zoned R-5 Single-Family Residential. A range of commercial uses can be found to the north of the Property in the UB Urban Business District zoning and B-3 General Business District zoning. To the south lies an R-4 Single-Family Residential District.

TRANSPORTATION

The Property is located near GRTC bus stops which serve the 5, 20 and 78 bus routes providing high-frequency access to throughout the City and connections to the larger GRTC bus system.

MASTER PLAN DESIGNATION

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54). In addition, the property is located near the Carytown National/Regional Node.

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 155 (Inclusive Housing Chapter), Objective 14.8 to "Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement."
- 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

PROJECT SUMMARY

The proposed development includes the division of the Property, the removal of the existing dwelling at 3405 Rosewood which is in a state of neglect and the construction of two new single-family detached dwellings on the newly created lots while retaining the dwelling on the 3401 Rosewood parcel.

PURPOSE OF REQUEST

The Property consists of two lots and is a total of 95 feet wide and contains roughly 9,671 square feet of lot area. The owner is proposing to remove the existing dwelling at 3405 Rosewood and divide the lot in order to build two new single-family detached dwellings. The dwelling at 3405 Rosewood is in a state of serious disrepair which has led to a failing floor system and extensive mold damage.

While the proposed 30-foot lot widths for the new dwellings and 35-foot width for the existing home at 3401 Rosewood are consistent with existing lots in the area and the historic subdivision lots in the neighborhood, they do not meet the lot area and width requirements prescribed by the underlying R-5 zoning district and therefore, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure the development of two new high-quality single-family dwellings while retaining one of the existing dwellings. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, 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

When complete, the new single family detached dwellings would be two stories in height, contain roughly 2,300 square feet of living area, and are intended to be consistent with the historic development pattern found throughout the neighborhood. The first floor would have a living area,

office, and kitchen and dining area at the rear of the dwelling. The second floor would contain a primary bedroom, with en suite bath and walk-in closet, two bedrooms and one bathroom.

The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood. The exteriors would be clad in quality building materials including cementitious lap siding and brick in order to ensure durability. A covered front porch would engage the street and provide usable outdoor living space for future occupants.

Findings of Fact

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

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

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed development will create dwelling units at a range of sizes and price points allowing for a diverse group of residents while the quality assurances guaranteed through the SUP ensure the quality of the proposed building.

- ***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.

- ***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 single-family dwelling use and lot sizes are consistent with other residential properties in the neighborhood.

- ***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 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.

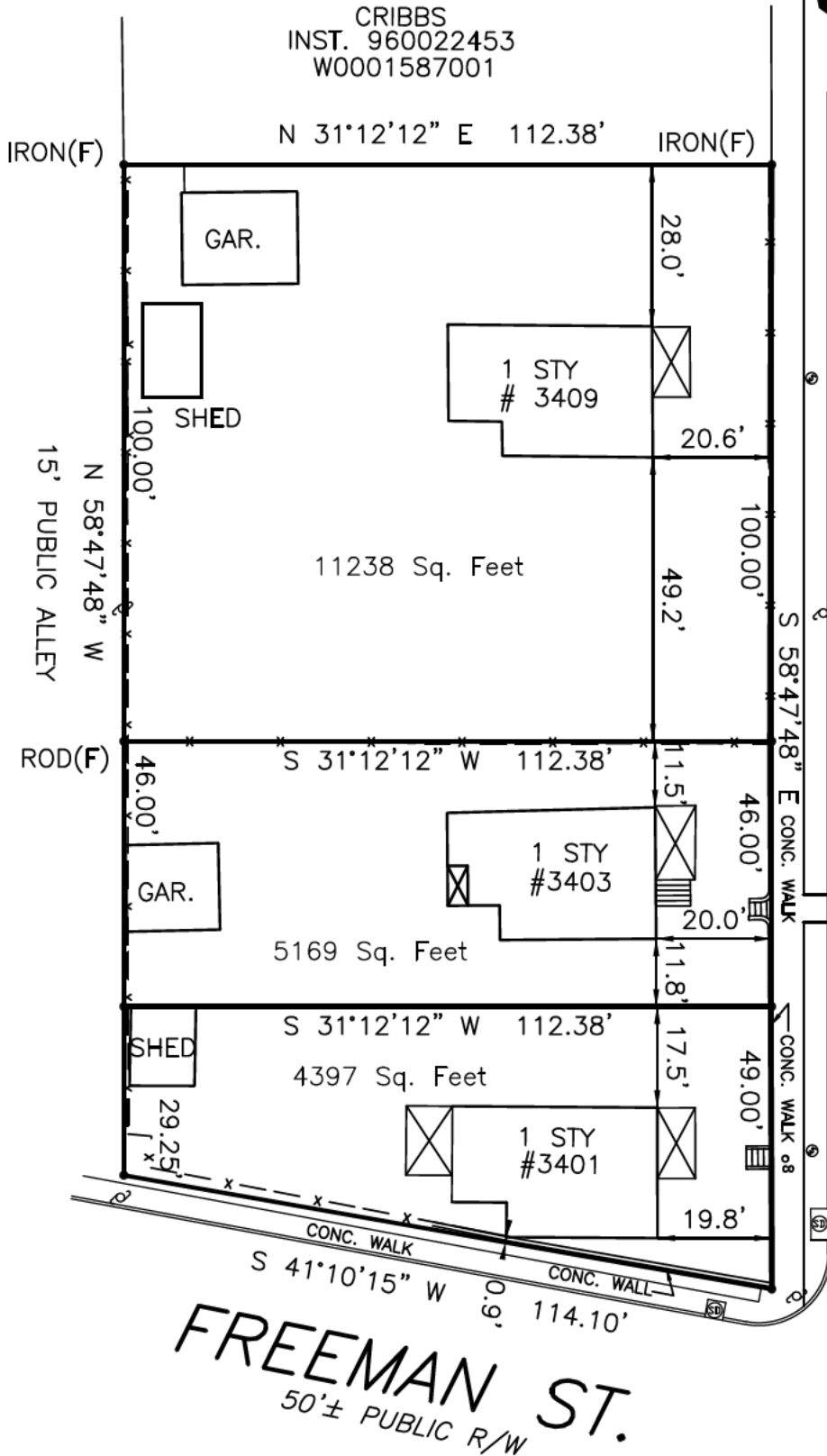
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. the building code at the time of building permit application.

Summary

In summary we are enthusiastically seeking approval for the construction of the proposed single-family detached dwellings. The buildings have been thoughtfully designed to provide an appropriate, high-quality residence in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use while remaining respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

- 1) THIS PARCEL IS NOT IN A FEMA DEFINED FLOOD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MIGHT NOT BE SHOWN.



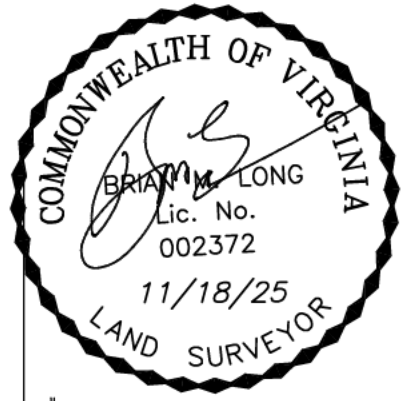
CITY BASELINE
ASSUMED

SURVEY OF 3401, 3402 & 3408 ROSEWOOD AVE.

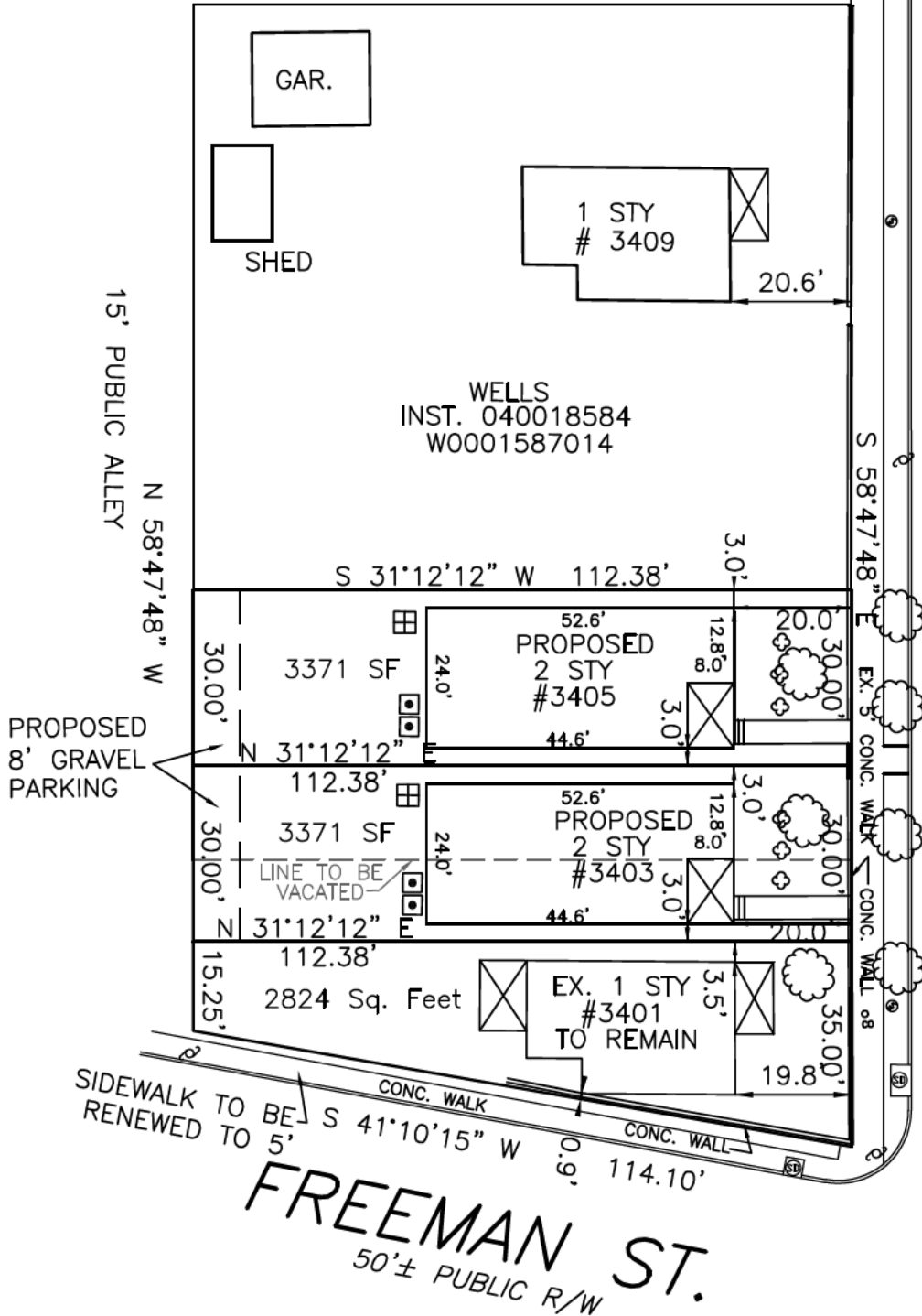
LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
MAY 25, 2024
SCALE: 1"=30'

ADDRESS: 3401 & 3405 ROSEWOOD AVE
 PARCEL: W0001587017 & W0001587016
 ZONED R-5



- ⊕ PROPOSED NATIVE / NON-INVASIVE BUSH
 - ▣ PROPOSED TRASH/RECYCLE W/SCREENING
 - ▩ PROPOSED AC W/SCREENING
 - ☁ PROPOSED DICIDUOUS TREE PER APPROVED URBAN FORESTRY LIST
- SIDEWALK TO BE RENEWED TO 5'
- TWO(2) NEW STREET TREES TO BE INSTALLED PER CITY STANDARDS



FREEMAN ST.
 50'± PUBLIC R/W

S.U.P. EXHIBIT OF
 3403 & 3405
 ROSEWOOD AVE.

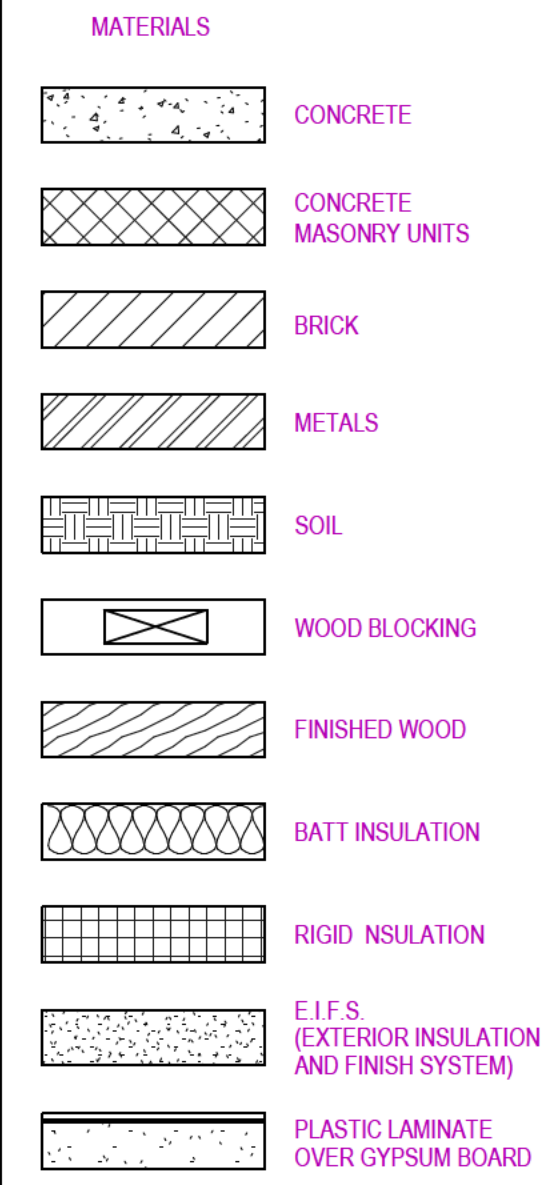
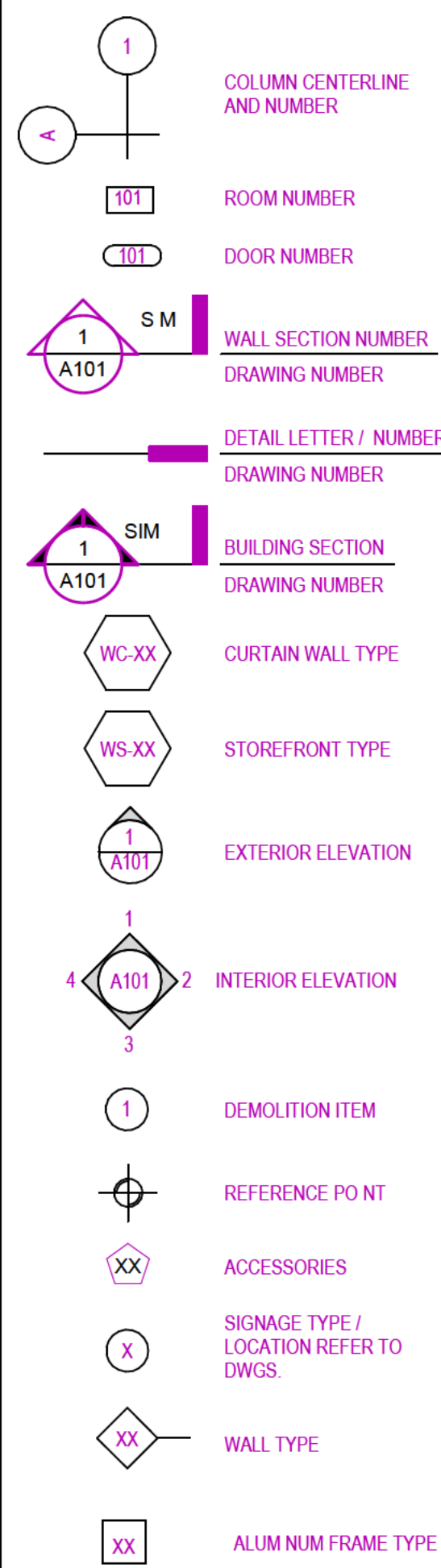
LONG SURVEYING, LLC
 4650 FACTORY MILL ROAD
 MAIDENS, VA 23012
 804-314-5620

CITY OF RICHMOND
 VIRGINIA
 NOVEMBER 18, 2025
 SCALE: 1"=30'

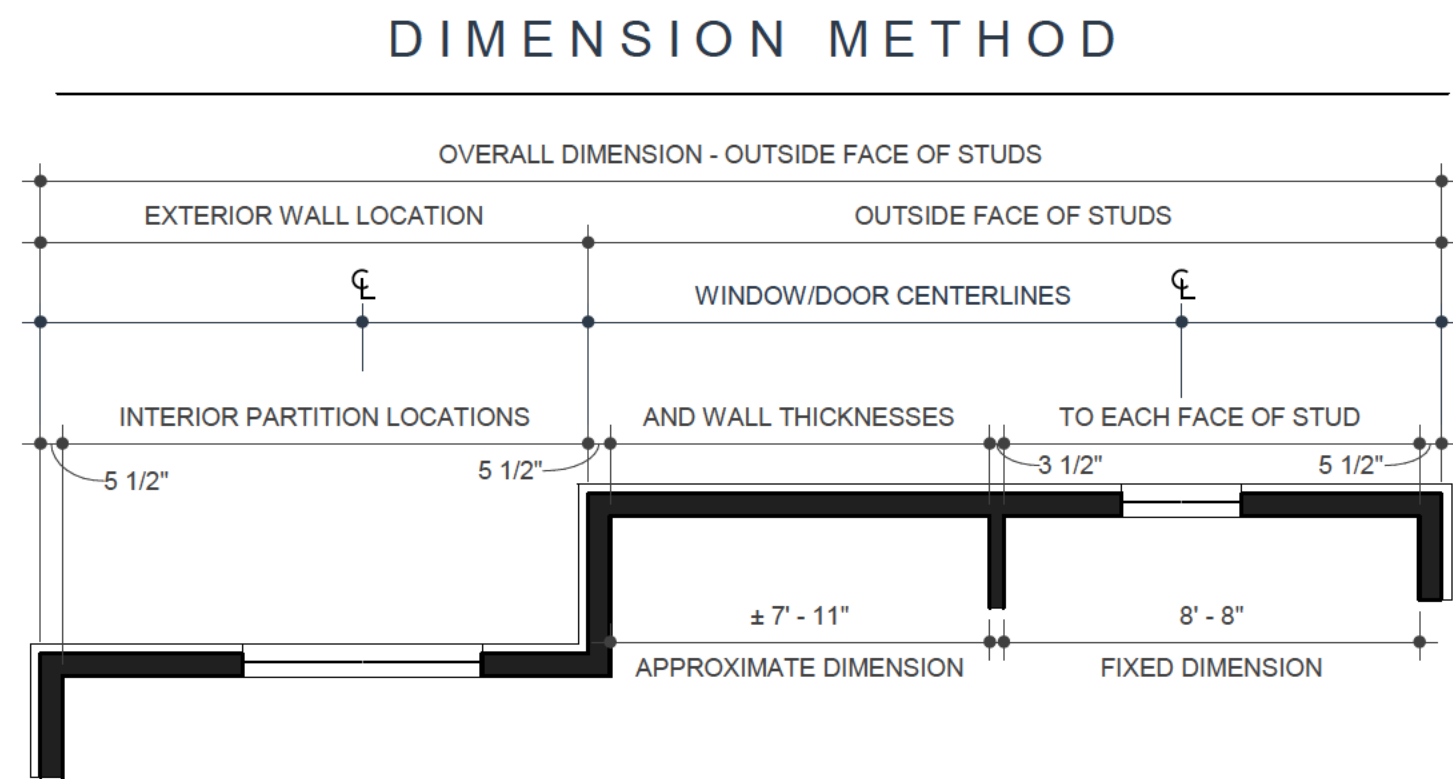
ABBREVIATIONS

| | | | |
|------------|------------------------------------------|------------|------------------------------|
| A.D.R. | ACCESS DOOR | K.E.C. | KITCHEN EQUIPMENT CONTRACTOR |
| A.F.F. | ABOVE FINISH FLOOR | L.P. | LOW POINT |
| A.F.R. | ABOVE FINISH ROOF | LAB. | LABORATORY |
| A.P. | ACCESS PANEL | LAD. | LADDER |
| A.S. | ALUMINUM SADDLE | LAM. | LAMINATED |
| A.V. | AUDIO VISUAL | LANG. | LANGUAGE |
| AC. | ACOUSTIC, ACOUSTICAL | L.A.S.S. | LAND, AIR, SEA AND SPACE |
| AC.BD. | ACOUSTICAL BOARD | LAV. | LAVATORY |
| AC.T. | ACOUSTICAL TILE | LDR. | LEADER |
| ADD. | ADDITIONAL | L.F. | LINEAR FEET |
| ADJ. | ADJUSTABLE | LKR. | LOCKER |
| AL.T. | ALTERNATE | LOC. | LOCATION |
| ALUM. | ALUMINUM | LT. | LIGHT |
| APPROX. | APPROXIMATE | LT.WT. | LIGHTWEIGHT |
| ARCH. | ARCHITECTURAL | M.B. | MARKERBOARD |
| ASST. | ASSISTANT | M.E.R. | MECHANICAL EQUIPMENT ROOM |
| & | AND | M.O. | MASONRY OPENING |
| @ | AT | MACH. RM. | MACHINE ROOM |
| B. | B LABEL DOOR | MAS. | MASONRY |
| B.M. | BENCH MARK | MAX. | MAXIMUM |
| B.U.R. | BUILT UP ROOF | MATL. | MATERIAL |
| BD. | BOARD | MECH. | MECHANICAL |
| BIT. | BITUMINOUS | MET. | METAL |
| BLD. | BUILDING | MEZZ. | MEZZANINE |
| BLK. | BLOCK | MFR. | MANUFACTURER |
| BLKG. | BLOCKING | MIN. | MINIMUM |
| BM. | BEAM | MISC. | MISCELLANEOUS |
| BOT. | BOTTOM | MLDG. | MOUNTED |
| BRK. | BRICK | MTD. | MOUNTED |
| C.T.C. | CENTER TO CENTER | N. | NORTH |
| C.B. | CHALKBOARD | N.I.C. | NOT IN CONTRACT |
| C.J. | CONTROL JOINT | N.T.S. | NOT TO SCALE |
| C.L. OR C. | CENTER LINE | N.A. | NOT APPLICABLE |
| C.M.U. | CONCRETE MASONRY UNIT | NO. OR # | NUMBER |
| CAB. | CABINET | NOM. | NOMINAL |
| CEM. | CEMENT | OA | OVERALL |
| C.F.R.C. | CEMENTITIOUS FIBER REINFORCED CONCRETE | OBSERV. | OBSERVATION |
| C.F.R.G. | CEMENTITIOUS FIBER REINFORCED GYPSUM | O.D. | OUTSIDE DIAMETER |
| CHG. | CHANGE | O.H. | OPPOSITE HAND |
| CLG. | CEILING | OFF. | OFFICE |
| CLO. | CLOSET | OPNG. | OPENING |
| CNTR. | COUNTER | OPP. | OPPOSITE |
| COL. | COLUMN | PASS. | PASSAGE |
| COMM. | COMMUNICATIONS | P.L. | PROPERTY LINE |
| CONC. | CONCRETE | P.LAM. | PLASTIC LAMINATE |
| CONF. | CONFERENCE | PH. | PENTHOUSE |
| CONN. | CONNECTION | PLAS. | PLASTER |
| CONST. | CONSTRUCTION | PLYWD. | PLYWOOD |
| CONT. | CONTINUOUS, CONTINUE | PNL. | PANEL |
| CONTR. | CONTRACTOR | PREFAB. | PREFABRICATED |
| CORR. | CORRIDOR | PRM. | PRINCIPAL |
| CPT. | CARPET | PROD. | PRODUCTION |
| CTND. | CONTAINED | PROP. | PROPERTY |
| CTR. | CENTER | PRTN. | PARTITION |
| CUST. | CUSTOMER | PTD. | PAINTED |
| DEPT. | DEPARTMENT | QTR. | QUARTER |
| DET. | DETAIL | QTY. | QUANTITY |
| DIA. | DIAMETER | R. | RADIUS |
| DN. | DOWN | R.C.P. | REFLECTED CEILING PLAN |
| DNSPT. | DOWNSPOUT | RCPT. | RECEPTION |
| DR. | DOOR | R.D. | ROOF DRAIN |
| DWG. | DRAWING | R.L. | RAIN LEADER |
| E. | EAST | R.O. | ROUGH OPENING |
| EA. | EACH | REC. | RECESS |
| EDUC. | EDUCATION | REF. | REFRIGERATOR |
| E.I.F.S. | EXTERIOR INSULATION AND FINISH SYSTEM | RENF. | REINFORCEMENT |
| E.F.S. | EXTERIOR FINISH SYSTEM | RELOC. | RELOCATED |
| ELEV. | ELEVATION | REQD. | REQUIRED |
| ELEC. | ELECTRIC | RES.L. | RESILIENT |
| ELEV. | ELEVATOR | REV. | REVISION |
| ENCL. | ENCLOSURE | RIS. | RISER |
| ENT. | ENTRANCE | RM. | ROOM |
| EQ. | EQUIPMENT | RUB. | RUBBER |
| EQUIP. | EQUIPMENT | S. | SOUTH |
| EXIST. | EXISTING | S.S. | STAINLESS STEEL |
| EXP. | EXPANSION | S.F. | SQUARE FEET |
| EXP. JT. | EXPANSION JOINT | SOHED. | SCHEDULED |
| EXT. | EXTERIOR | SEC. | SECRETARIAL |
| F.E. | FIRE EXTINGUISHER | SECT. | SECTION |
| F.E.C. | FIRE EXTINGUISHER WITH CABINET | SH. MT. | SHEET METAL |
| F.H.C. | FIRE HOSE CABINET | SHWR. | SHOWER |
| F.SP. | FIRE STANDPIPE | SIM. | SIMILAR |
| F.D. | FLOOR DRAIN | SK. | SKETCH |
| FDN. | FOUNDATION | SPCL. | SPECIAL |
| F.N. | FINISH, FINISHED | SPEC. | SPECIFICATIONS |
| FIXT. | FIXTURE | ST. | STREET |
| FL. | FLOOR | STD. | STANDARD |
| FLUOR. | FLUORESCENT | STL. | STEEL |
| FT. OR F. | FEET OR FOOT | STOR. | STORAGE |
| FTG. | FOOTING | STRUCT. | STRUCTURAL |
| FLURR. | FURRING | SUPP. | SUPPORT |
| FUT. | FUTURE | SUSP. | SUSPENDED, SUSPENSION |
| FVC. | FIRE VALVE CABINET | T. & G. | TONGUE AND GROOVE |
| G.C. | GENERAL CONTRACTOR | T.B. | TACKBOARD |
| GA. | GAGE | T.O.S. | TOP OF STEEL |
| GALV. | GALVANIZED | T.O.W. | TOP OF WALL |
| GEN. | GENERAL | T.D. | TREAD |
| G.F.R.C. | GLASS FIBER REINFORCED CONCRETE | TELE. CAB. | TELEPHONE CABINET |
| G.F.R.G. | GLASS FIBER REINFORCED GYPSUM | TELE. | TELEPHONE |
| G. | GLASS, GLAZE | THK. | THICKNESS |
| GR. | GRADE | THRES. | THRESHOLD |
| GUID. | GUIDANCE | THRU. | THROUGH |
| GYP. | GYPSUM | T.L.T. | TO LET ROOM |
| GYP. BD. | GYPSUM BOARD | TRANS. | TRANSFER |
| H.C. | HANDICAP, HANDICAPPED | TV. | TELEVISION |
| H.M. | HOLLOW METAL | TYP. | TYPICAL |
| H.P. | HIGH POINT | U.N.O. | UNLESS NOTED OTHERWISE |
| HDWD. | HARDWOOD | U.L. | UNDERWRITERS LABORATORY |
| HDWR. | HARDWARE | URNAL. | URNAL HANDICAPPED |
| HGT. | HEIGHT | V.C.T. | VINYL COMPOSITION TILE |
| HORIZ. | HORIZONTAL, HORIZONTALLY | V.I.F. | VERIFY IN FIELD |
| H.V.A.C. | HEATING VENTILATING AND AIR CONDITIONING | V.W.C. | VINYL WALL COVERING |
| I.D. | INSIDE DIAMETER | VIT. | VITREOUS |
| I.P.S. | IRON PIPE SIZE | W. | WEST |
| IN. OR I. | INCH OR INCHES | W.GL. | WIRE GLASS |
| INCL. | INCLUSIVE, INCLUDE, INCLUDING | W.M. | WIRE MESH |
| INSTR. | INSTRUCTION | W. | WITH |
| INSUL. | INSULATION | W.NSCOT. | WAINSCOT |
| INT. | INTERIOR | WD. | WOOD |
| INTER. | INTERMEDIATE | WKRM. | WORKROOM |
| JAN. | JANITOR | WC.XX | CURTAIN WALL SYSTEM |
| JT. | JOINT | WS.XX | STOREFRONT SYSTEM |

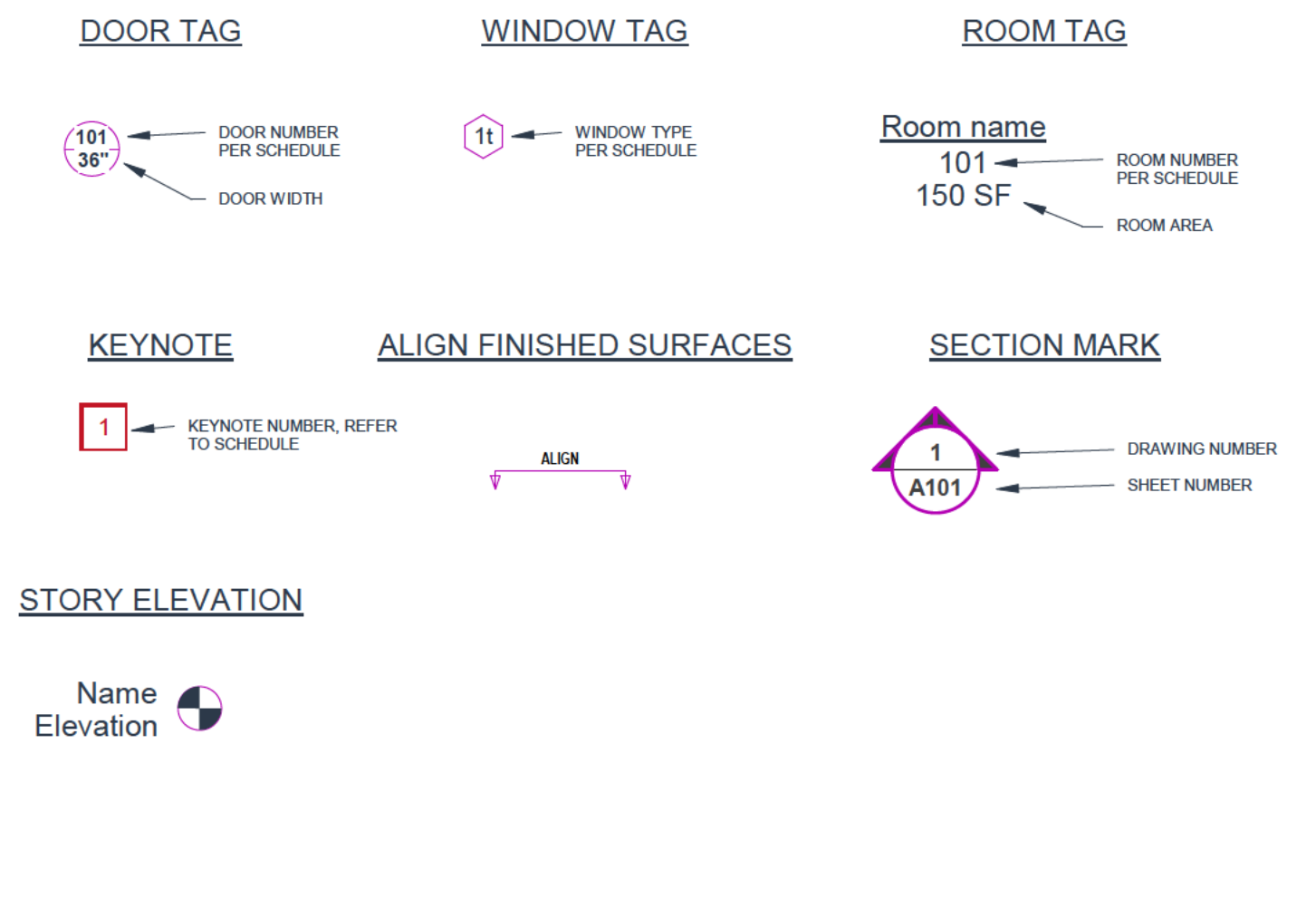
SYMBOLS



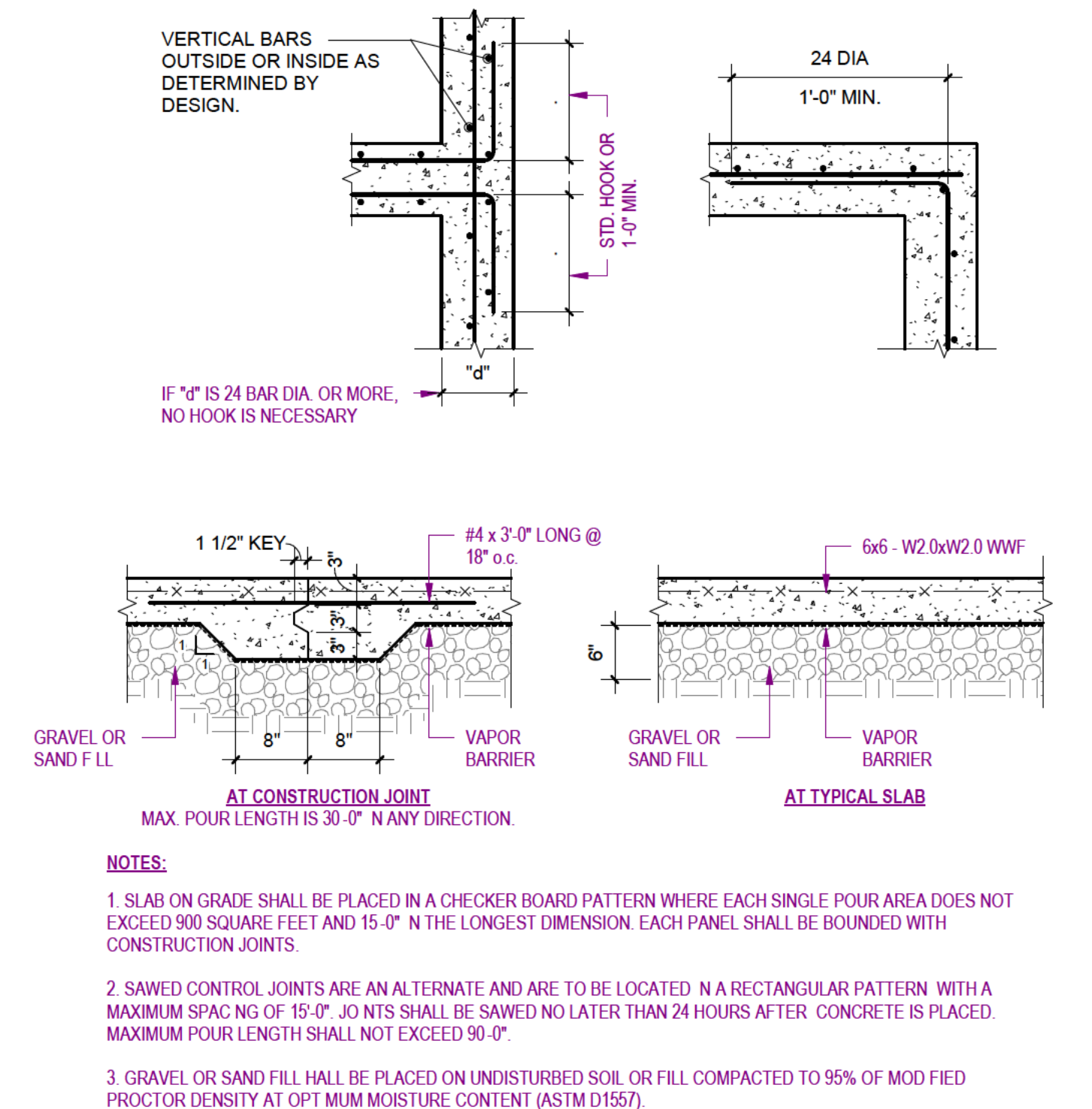
DRAWING STANDARDS



DRAWING SYMBOLS



TYPICAL CONCRETE REINFORCEMENT



SCOPE OF WORK

NEW CONSTRUCTION OF A SINGLE-STORY SINGLE-FAMILY HOUSE. WORK INCLUDES ALL NEW FOUNDATION, FLOOR, WALL, AND ROOF FRAMING SYSTEMS. PLANS TO SHOW SITE LAYOUT, FLOOR PLAN, EXTERIOR ELEVATIONS, ROOF PLAN, SECTIONS, AND CONSTRUCTION DETAILS.



SLATE DRAFTING

Slate Drafting
5806 Grove Ave
Suite 145
Richmond, VA 23226

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New Construction House
Framework Homes
3403 Rosewood Ave
Richmond, VA 23221

CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 ENERGY CONSERVATION CODE
- 2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
- 2021 VIRGINIA CONSTRUCTION CODE
- 2021 VIRGINIA EXISTING BUILDING CODE
- 2021 VIRGINIA RESIDENTIAL CODE

DRAWING INDEX

| Sheet No. | Sheet Name | CONTRACTOR REVIEW (xx/xx/xxxx) |
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| G001 | COVER | . |
| 2001 | SITE AND ZONING | . |
| A101 | PROPOSED FLOOR PLAN | . |
| A200 | PROPOSED RENDERINGS | . |
| A201 | PROPOSED EXTERIOR ELEVATIONS | . |

PROJECT TEAM

| | |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| OWNER NAMES | STRUCTURAL ENGINEER |
| OWNER ADDRESS | ENGINEER ADDRESS |
| OWNERS | STRUCTURAL ENGINEER |
| SLATE DRAFTING | OTHER CONSULTANT |
| 5806 GROVE AVE SUITE 145 RICHMOND, VA 23226 (E): HELLO@SLATEDRAFTING.COM (P): 804.839.1515 CONTACT: MATTHEW R. JONES | DRAFTSMAN |
| BUILDER | OTHER CONSULTANT |
| BUILDER ADDRESS | BUILDER |

Key Plan

| Rev | Description | Date |
|-----|------------------------|------------|
| | CONSTRUCTION DOCUMENTS | |
| | | 11/19/2025 |

ARCHITECTURE

COVER

Drawn By: Matthew R. Jones
Checked By: Checker
Scale: As indicated
Project #: 267

G001

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Richmond, VA 23221

Key Plan

| Rev | Description | Date |
|------------------------|-------------|------|
| CONSTRUCTION DOCUMENTS | | |
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ARCHITECTURE

SITE AND ZONING

Drawn By: Matthew R. Jones

Checked By: Checker

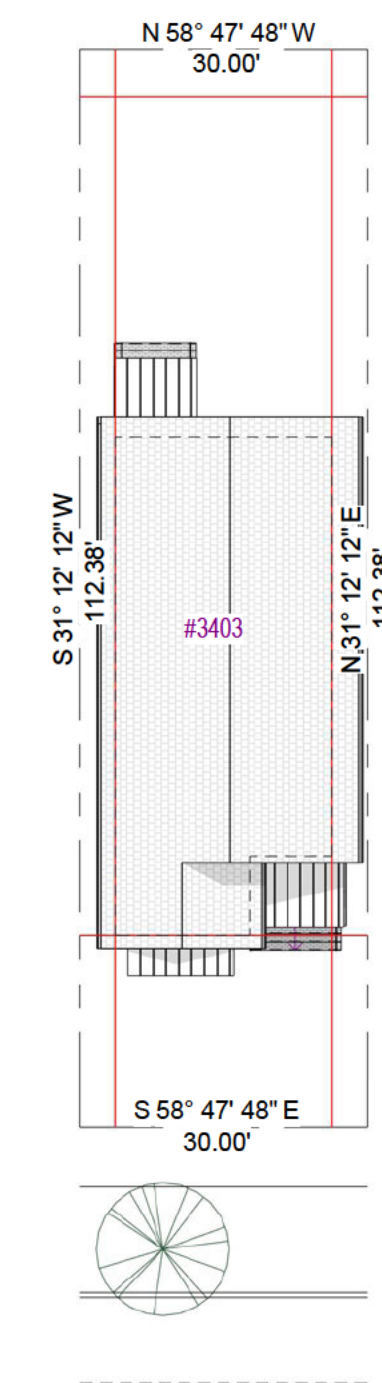
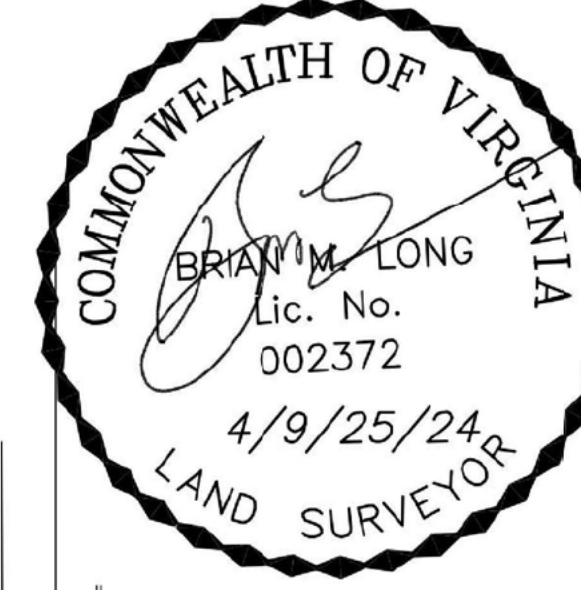
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Project #: 267

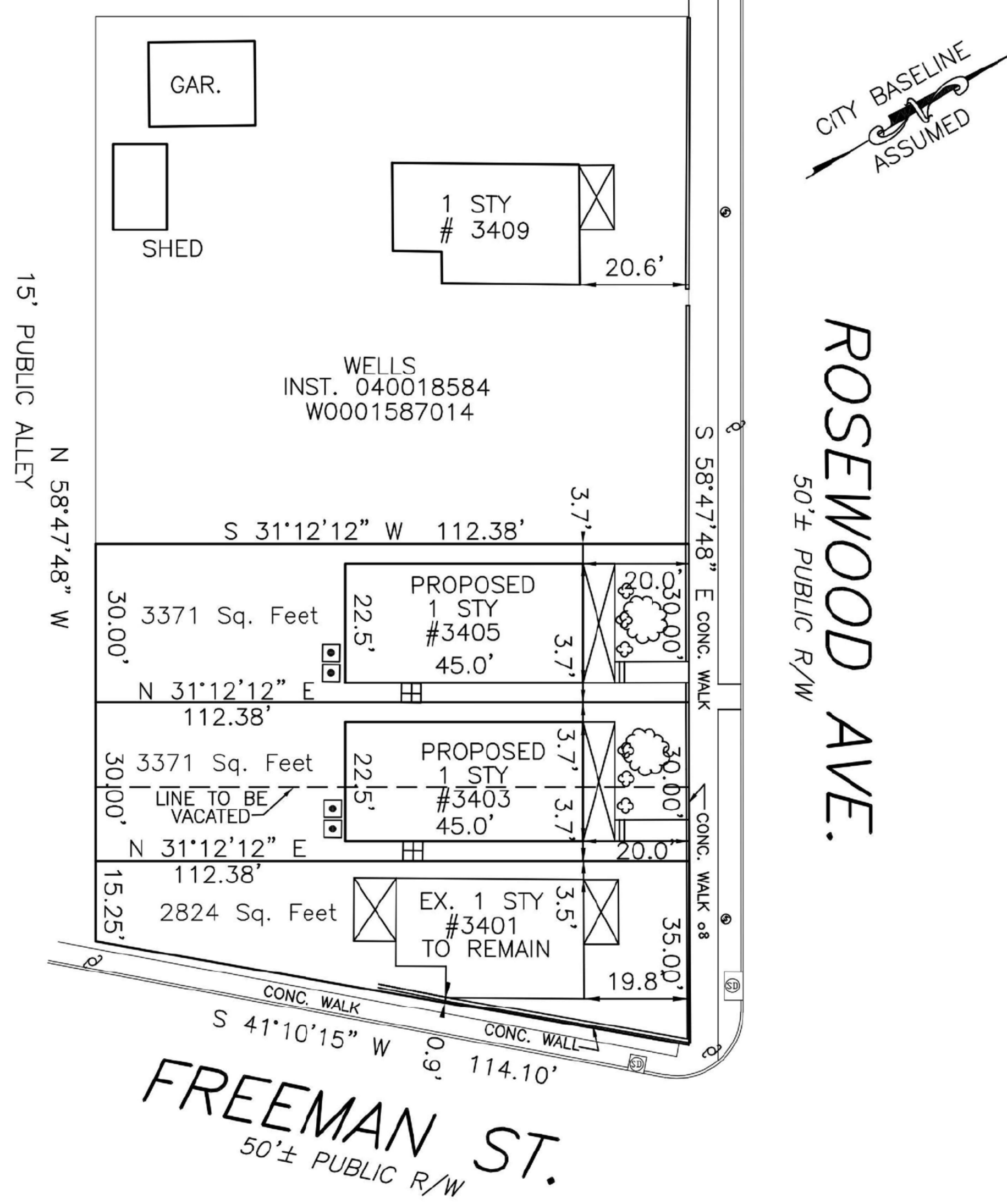
Z001

ADDRESS: 3401 & 3405 ROSEWOOD AVE
PARCEL: W0001587017 & W0001587016
ZONED R-5

- ⊕ PROPOSED NATIVE / NON-INVASIVE BUSH
- ▣ PROPOSED TRASH/RECYCLE W/SCREENING
- ⊞ PROPOSED AC W/SCREENING
- ☁ PROPOSED DICIDUOUS TREE PER APPROVED URBAN FORESTRY LIST



1 Site Plan - New Construction
1" = 20'-0"



**S.U.P. EXHIBIT OF
3403 & 3405
ROSEWOOD AVE.**

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
APRIL 9, 2025
SCALE: 1"=30'

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**New Construction House
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Richmond, VA 23221

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| Rev | Description | Date |
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ARCHITECTURE

PROPOSED FLOOR PLAN

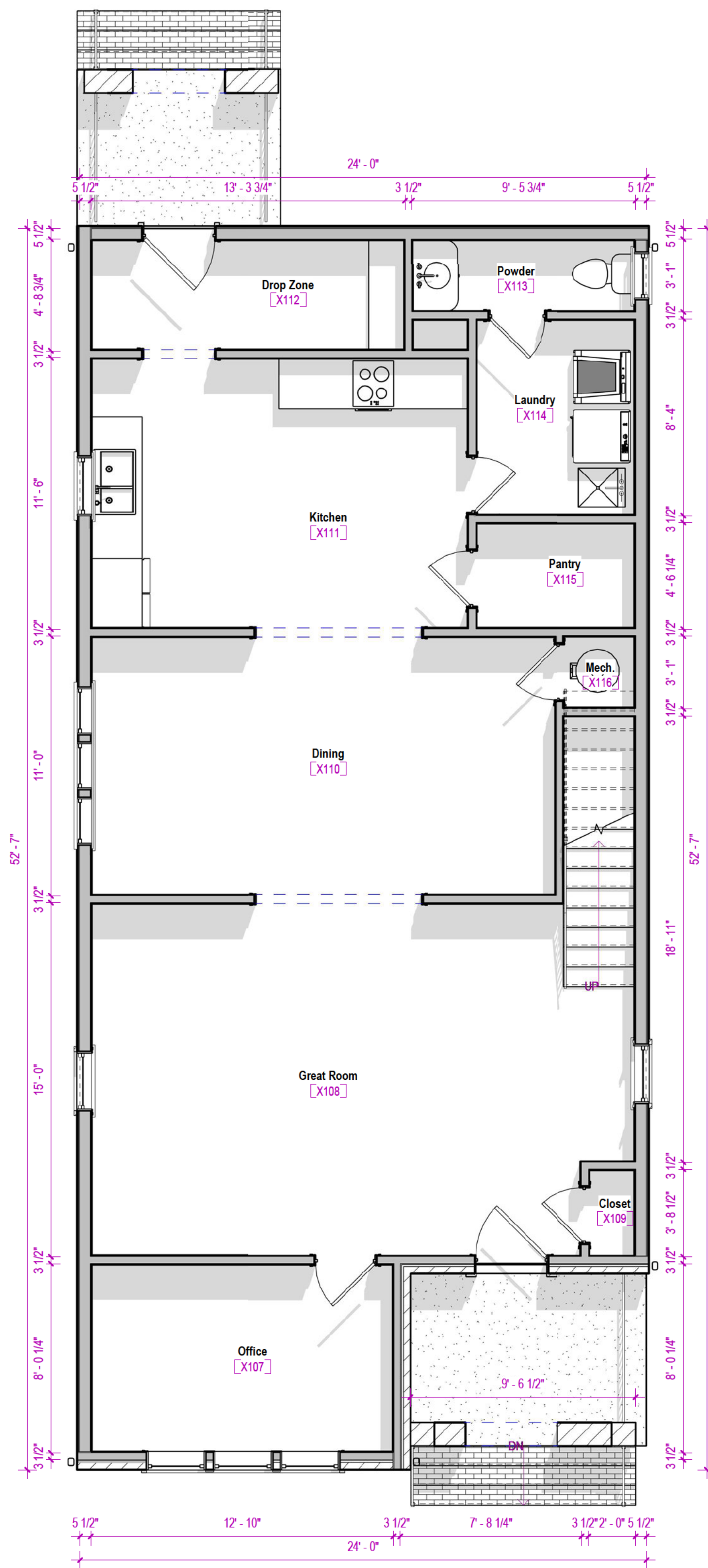
Drawn By: Matthew R. Jones

Checked By: Checker

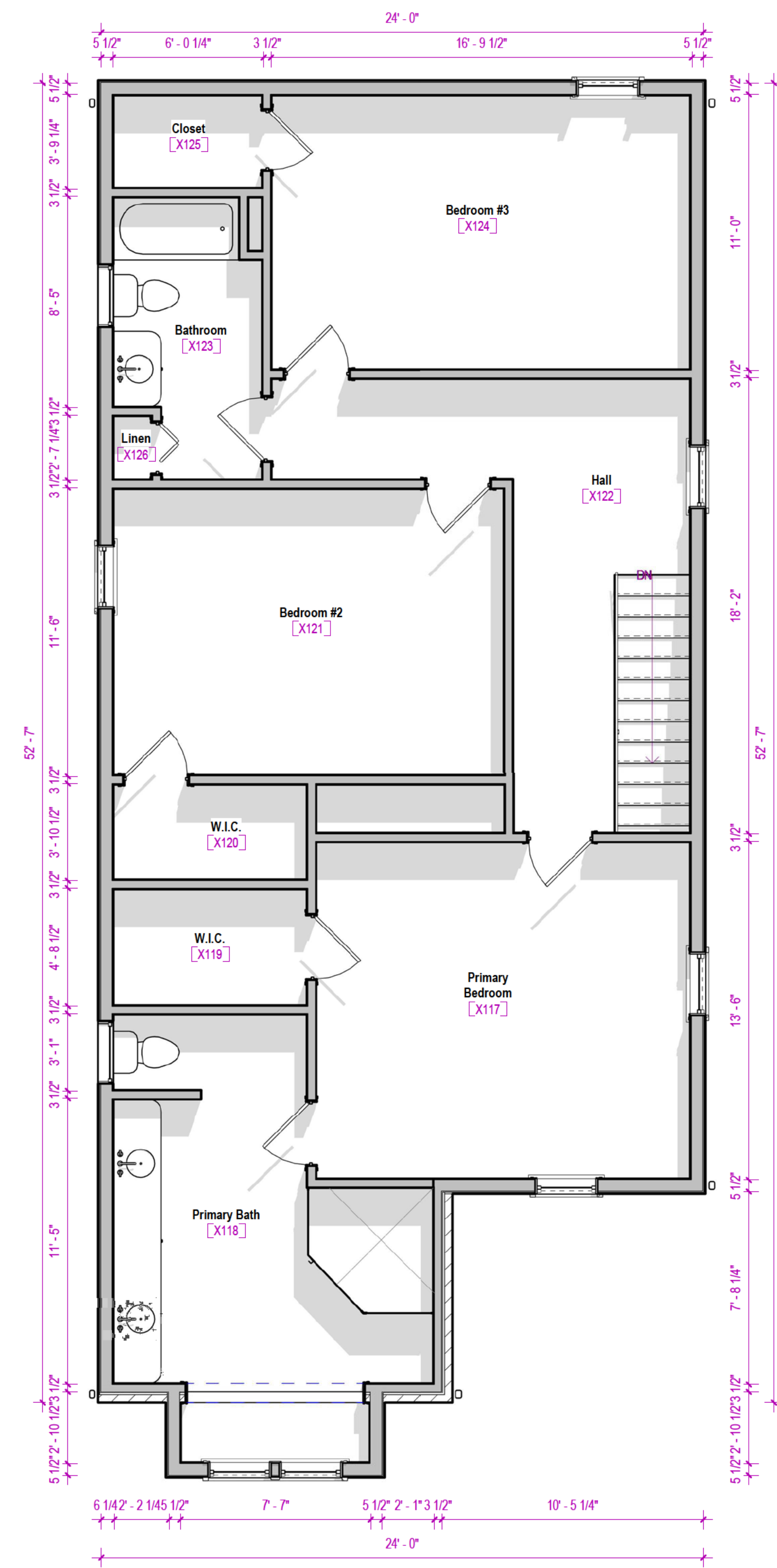
Scale: 1/4" = 1'-0"

Project #: 267

A101



1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

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**New Construction House
Framework Homes**

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ARCHITECTURE

PROPOSED RENDERINGS

Drawn By: Matthew R. Jones
Checked By: Checker
Scale: 3/16" = 1'-0"
Project #: 267

A200



1 3D Rendering
3/16" = 1'-0"



2 3D Rendering
3/16" = 1'-0"



3 3D Rendering
3/16" = 1'-0"



4 3D Rendering
3/16" = 1'-0"

ABBREVIATIONS

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| A.D.R. | ACCESS DOOR | K.E.C. | KITCHEN EQUIPMENT CONTRACTOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.F.F. | ABOVE FINISH FLOOR | L.P. | LOW POINT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.F.R. | ABOVE FINISH ROOF | LAB. | LABORATORY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.P. | ACCESS PANEL | LAD. | LADDER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.S. | ALUMINUM SADDLE | LAM. | LAMINATED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A.V. | AUDIO VISUAL | LANG. | LANGUAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AC. | ACOUSTIC, ACOUSTICAL | L.A.S.S. | LAND, AIR, SEA AND SPACE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AC.BD. | ACOUSTICAL BOARD | LAV. | LAVATORY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AC.T. | ACOUSTICAL TILE | LDR. | LEADER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ADD. | ADDITIONAL | L.F. | LINEAR FEET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ADJ. | ADJUSTABLE | LKR. | LOCKER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AL.T. | ALTERNATE | LOC. | LOCATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ALUM. | ALUMINUM | LT. | LIGHT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| APPROX. | APPROXIMATE | LT.WT. | LIGHTWEIGHT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ARCH. | ARCHITECTURAL | M.B. | MARKERBOARD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ASST. | ASSISTANT | M.E.R. | MECHANICAL EQUIPMENT ROOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| & | AND | M.O. | MASONRY OPENING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| @ | AT | MACH. RM. | MACHINE ROOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | MAS. | MASONRY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | MAX. | MAXIMUM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B. | B LABEL DOOR | MATL. | MATERIAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B.M. | BENCH MARK | MECH. | MECHANICAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B.U.R. | BUILT UP ROOF | MET. | METAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BD. | BOARD | MEZZ. | MEZZANINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BIT. | BITUMINOUS | MFR. | MANUFACTURER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BLD. | BUILDING | MIN. | MINIMUM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BLK. | BLOCK | MISC. | MISCELLANEOUS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BLKG. | BLOCKING | MLDG. | MOUNTED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BM. | BEAM | MTD. | MOUNTED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BOT. | BOTTOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BRK. | BRICK | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | N. | NORTH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.T.O.C. | CENTER TO CENTER | N.I.C. | NOT IN CONTRACT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.B. | CHALKBOARD | N.T.S. | NOT TO SCALE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.J. | CONTROL JOINT | N.A. | NOT APPLICABLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.L. OR C. | CENTER LINE | NO. OR # | NUMBER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.M.U. | CONCRETE MASONRY UNIT | NOM. | NOMINAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CAB. | CABINET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CEM. | CEMENT | OA. | OVERALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.F.R.C. | CEMENTITIOUS FIBER REINFORCED CONCRETE | OBSERV. | OBSERVATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.F.R.G. | CEMENTITIOUS FIBER REINFORCED GYPSUM | O.D. | OUTSIDE DIAMETER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CHG. | CHANGE | O.H. | OPPOSITE HAND | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLG. | CEILING | OFF. | OFFICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLO. | CLOSET | OPNG. | OPENING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CNTR. | COUNTER | OPP. | OPPOSITE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COL. | COLUMN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COMM. | COMMUNICATIONS | PASS. | PASSAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONC. | CONCRETE | P.L. | PROPERTY LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONF. | CONFERENCE | P.LAM. | PLASTIC LAMINATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONN. | CONNECTION | PH. | PENTHOUSE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONST. | CONSTRUCTION | PLAS. | PLASTER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONT. | CONTINUOUS, CONTINUE | PLYWD. | PLYWOOD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CONTR. | CONTRACTOR | PNL. | PANEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CORR. | CORRIDOR | PREFAB. | PREFABRICATED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CPT. | CARPET | PRIN. | PRINCIPAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CTND. | CONTAINED | PROD. | PRODUCTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CTR. | CENTER | PROP. | PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CUST. | CUSTOMER | PRTN. | PARTITION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | PTD. | PAINTED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | QTR. | QUARTER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPT. | DEPARTMENT | QTY. | QUANTITY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DET. | DETAIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DIA. | DIAMETER | R. | RADIUS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DN. | DOWN | R.C.P. | REFLECTED CEILING PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DN.SPT. | DOWNSPOUT | RCPT. | RECEPTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DR. | DOOR | R.D. | ROOF DRAIN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DWG. | DRAWING | R.L. | RAIN LEADER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | R.O. | ROUGH OPENING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E. | EAST | REC. | RECESS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EA. | EACH | REF. | REFRIGERATOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDUC. | EDUCATION | RENF. | REINFORCEMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E.I.F.S. | EXTERIOR INSULATION AND FINISH SYSTEM | RELOC. | RELOCATED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | REQD. | REQUIRED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E.F.S. | EXTERIOR FINISH SYSTEM | RES.L. | RESILIENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELEV. | ELEVATION | REV. | REVISION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELEC. | ELECTRIC | RIS. | RISER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELEV. | ELEVATOR | RM. | ROOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ENCL. | ENCLOSURE | RUB. | RUBBER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ENT. | ENTRANCE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EQ. | EQUIPMENT | S. | SOUTH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EQUIP. | EQUIPMENT | S.S. | STAINLESS STEEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXIST. | EXISTING | S.F. | SQUARE FEET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXP. | EXPANSION | SOHED. | SCHEDULED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXP. JT. | EXPANSION JOINT | SEC. | SECRETARIAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXT. | EXTERIOR | SECT. | SECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | SH. MT. | SHEET METAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F.E. | FIRE EXTINGUISHER | SHWR. | SHOWER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F.E.C. | FIRE EXTINGUISHER WITH CABINET | SM. | SIMILAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F.H.C. | FIRE HOSE CABINET | SK. | SKETCH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F.SP. | FIRE STANDPIPE | SPCL. | SPECIAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F.D. | FLOOR DRAIN | SPEC. | SPECIFICATIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FDN. | FOUNDATION | ST. | STREET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F.N. | FINISH, FINISHED | STD. | STANDARD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FIXT. | FIXTURE | STL. | STEEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FL. | FLOOR | STOR. | STORAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FLOOR. | FLOOR | STRUCT. | STRUCTURAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FT. OR' | FEET OR FOOT | SUPP. | SUPPORT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FTG. | FOOTING | SUSP. | SUSPENDED, SUSPENSION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FLRR. | FURRING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUT. | FUTURE | T. & G. | TONGUE AND GROOVE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FVC. | FIRE VALVE CABINET | T.B. | TACKBOARD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | T.O.S. | TOP OF STEEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| G.C. | GENERAL CONTRACTOR | T.O.W. | TOP OF WALL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GA. | GAGE | T.D. | TREAD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GALV. | GALVANIZED | TELE. CAB. | TELEPHONE CABINET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GEN. | GENERAL | TELE. | TELEPHONE </tr <tr> <td>G.F.R.C.</td><td>GLASS FIBER REINFORCED CONCRETE</td><td>THK.</td><td>THICKNESS</td></tr> <tr> <td>G.F.R.G.</td><td>GLASS FIBER REINFORCED GYPSUM</td><td>THRES.</td><td>THRESHOLD</td></tr> <tr> <td>G.L.</td><td>GLASS, GLAZE</td><td>THRU.</td><td>THROUGH</td></tr> <tr> <td>GR.</td><td>GRADE</td><td>T.L.T.</td><td>TO LET ROOM</td></tr> <tr> <td>GUID.</td><td>GUIDANCE</td><td>TRANS.</td><td>TRANSFER</td></tr> <tr> <td>GYP.</td><td>GYPSUM</td><td>TV.</td><td>TELEVISION</td></tr> <tr> <td>GYP. BD.</td><td>GYPSUM BOARD</td><td>TYP.</td><td>TYPICAL</td></tr> <tr> <td></td><td></td><td>U.N.O.</td><td>UNLESS NOTED OTHERWISE</td></tr> <tr> <td>H.C.</td><td>HANDICAP, HANDICAPPED</td><td>U.L.</td><td>UNDERWRITERS LABORATORY</td></tr> <tr> <td>H.M.</td><td>HOLLOW METAL</td><td>URNAL.</td><td>URNAL HANDICAPPED</td></tr> <tr> <td>H.P.</td><td>HIGH POINT</td><td></td><td></td></tr> <tr> <td>HDWD.</td><td>HARDWOOD</td><td>V.C.T.</td><td>VINYL COMPOSITION TILE</td></tr> <tr> <td>HDWR.</td><td>HARDWARE</td><td>V.I.F.</td><td>VERIFY IN FIELD</td></tr> <tr> <td>HGT.</td><td>HEIGHT</td><td>V.W.C.</td><td>VINYL WALL COVERING</td></tr> <tr> <td>HORIZ.</td><td>HORIZONTAL, HORIZONTALLY</td><td>VEST.</td><td>VESTIBULE</td></tr> <tr> <td>H.V.A.C.</td><td>HEATING VENTILATING AND AIR CONDITIONING</td><td>VIT.</td><td>VITREOUS</td></tr> <tr> <td></td><td></td><td>W.</td><td>WEST</td></tr> <tr> <td>I.D.</td><td>INSIDE DIAMETER</td><td>W.GL.</td><td>WIRE GLASS</td></tr> <tr> <td>I.P.S.</td><td>IRON PIPE SIZE</td><td>W.M.</td><td>WIRE MESH</td></tr> <tr> <td>IN. OR"</td><td>INCH OR INCHES</td><td>W.</td><td>WITH</td></tr> <tr> <td>INCL.</td><td>INCLUSIVE, INCLUDE, INCLUDING</td><td>W.N.SCOT.</td><td>WAINSCOT</td></tr> <tr> <td>INSTR.</td><td>INSTRUCTION</td><td>WD.</td><td>WOOD</td></tr> <tr> <td>INSUL.</td><td>INSULATION</td><td>WKRM.</td><td>WORKROOM</td></tr> <tr> <td>INT.</td><td>INTERIOR</td><td></td><td></td></tr> <tr> <td>INTER.</td><td>INTERMEDIATE</td><td></td><td></td></tr> <tr> <td>JAN.</td><td>JANITOR</td><td>WC.XX</td><td>CURTAIN WALL SYSTEM</td></tr> <tr> <td>JT.</td><td>JOINT</td><td>WS.XX</td><td>STOREFRONT SYSTEM</td></tr> | G.F.R.C. | GLASS FIBER REINFORCED CONCRETE | THK. | THICKNESS | G.F.R.G. | GLASS FIBER REINFORCED GYPSUM | THRES. | THRESHOLD | G.L. | GLASS, GLAZE | THRU. | THROUGH | GR. | GRADE | T.L.T. | TO LET ROOM | GUID. | GUIDANCE | TRANS. | TRANSFER | GYP. | GYPSUM | TV. | TELEVISION | GYP. BD. | GYPSUM BOARD | TYP. | TYPICAL | | | U.N.O. | UNLESS NOTED OTHERWISE | H.C. | HANDICAP, HANDICAPPED | U.L. | UNDERWRITERS LABORATORY | H.M. | HOLLOW METAL | URNAL. | URNAL HANDICAPPED | H.P. | HIGH POINT | | | HDWD. | HARDWOOD | V.C.T. | VINYL COMPOSITION TILE | HDWR. | HARDWARE | V.I.F. | VERIFY IN FIELD | HGT. | HEIGHT | V.W.C. | VINYL WALL COVERING | HORIZ. | HORIZONTAL, HORIZONTALLY | VEST. | VESTIBULE | H.V.A.C. | HEATING VENTILATING AND AIR CONDITIONING | VIT. | VITREOUS | | | W. | WEST | I.D. | INSIDE DIAMETER | W.GL. | WIRE GLASS | I.P.S. | IRON PIPE SIZE | W.M. | WIRE MESH | IN. OR" | INCH OR INCHES | W. | WITH | INCL. | INCLUSIVE, INCLUDE, INCLUDING | W.N.SCOT. | WAINSCOT | INSTR. | INSTRUCTION | WD. | WOOD | INSUL. | INSULATION | WKRM. | WORKROOM | INT. | INTERIOR | | | INTER. | INTERMEDIATE | | | JAN. | JANITOR | WC.XX | CURTAIN WALL SYSTEM | JT. | JOINT | WS.XX | STOREFRONT SYSTEM |
| G.F.R.C. | GLASS FIBER REINFORCED CONCRETE | THK. | THICKNESS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| G.F.R.G. | GLASS FIBER REINFORCED GYPSUM | THRES. | THRESHOLD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| G.L. | GLASS, GLAZE | THRU. | THROUGH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GR. | GRADE | T.L.T. | TO LET ROOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GUID. | GUIDANCE | TRANS. | TRANSFER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GYP. | GYPSUM | TV. | TELEVISION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GYP. BD. | GYPSUM BOARD | TYP. | TYPICAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | U.N.O. | UNLESS NOTED OTHERWISE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H.C. | HANDICAP, HANDICAPPED | U.L. | UNDERWRITERS LABORATORY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H.M. | HOLLOW METAL | URNAL. | URNAL HANDICAPPED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H.P. | HIGH POINT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HDWD. | HARDWOOD | V.C.T. | VINYL COMPOSITION TILE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HDWR. | HARDWARE | V.I.F. | VERIFY IN FIELD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HGT. | HEIGHT | V.W.C. | VINYL WALL COVERING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HORIZ. | HORIZONTAL, HORIZONTALLY | VEST. | VESTIBULE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H.V.A.C. | HEATING VENTILATING AND AIR CONDITIONING | VIT. | VITREOUS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | W. | WEST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| I.D. | INSIDE DIAMETER | W.GL. | WIRE GLASS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| I.P.S. | IRON PIPE SIZE | W.M. | WIRE MESH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| IN. OR" | INCH OR INCHES | W. | WITH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INCL. | INCLUSIVE, INCLUDE, INCLUDING | W.N.SCOT. | WAINSCOT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INSTR. | INSTRUCTION | WD. | WOOD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INSUL. | INSULATION | WKRM. | WORKROOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INT. | INTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTER. | INTERMEDIATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| JAN. | JANITOR | WC.XX | CURTAIN WALL SYSTEM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| JT. | JOINT | WS.XX | STOREFRONT SYSTEM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

SYMBOLS

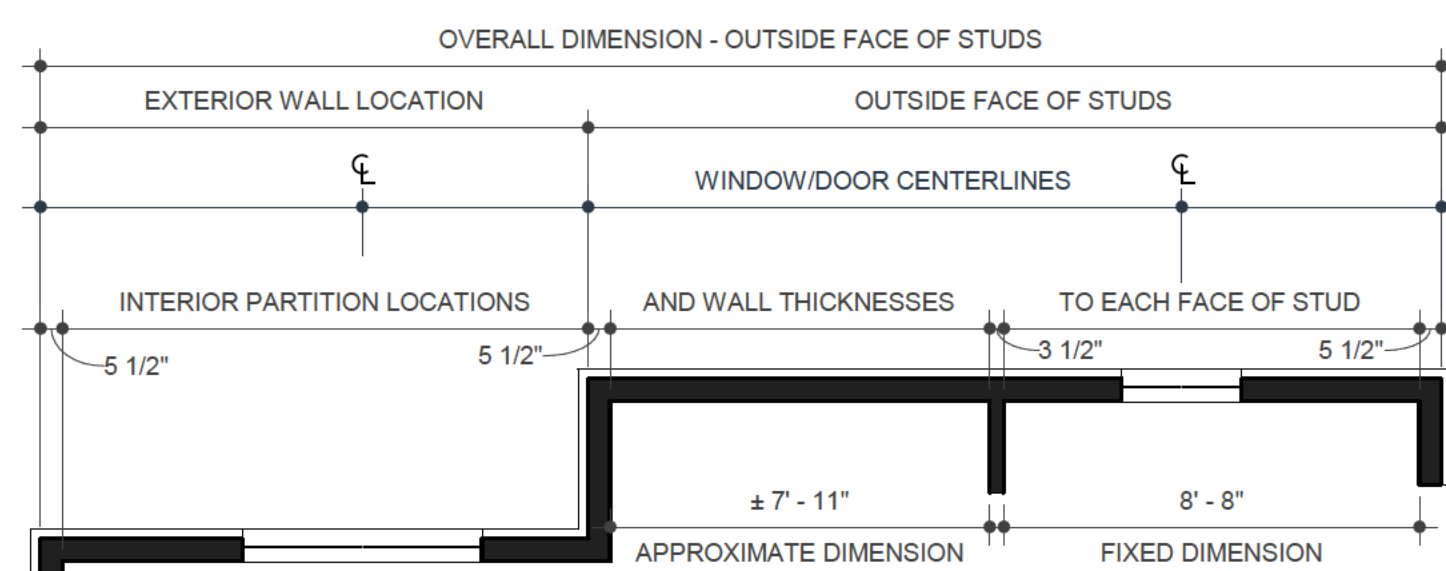
| | |
|--|---------------------------------------|
| | COLUMN CENTERLINE AND NUMBER |
| | ROOM NUMBER |
| | DOOR NUMBER |
| | WALL SECTION NUMBER DRAWING NUMBER |
| | DETAIL LETTER / NUMBER |
| | BUILDING SECTION DRAWING NUMBER |
| | CURTAIN WALL TYPE |
| | STOREFRONT TYPE |
| | EXTERIOR ELEVATION |
| | INTERIOR ELEVATION |
| | DEMOLITION ITEM |
| | REFERENCE POINT |
| | ACCESSORIES |
| | SIGNAGE TYPE / LOCATION REFER TO DWGS |
| | WALL TYPE |
| | ALUMINUM FRAME TYPE |

MATERIALS

| | |
|--|--------------------------------------------------|
| | CONCRETE |
| | CONCRETE MASONRY UNITS |
| | BRICK |
| | METALS |
| | SOIL |
| | WOOD BLOCKING |
| | FINISHED WOOD |
| | BATT INSULATION |
| | RIGID INSULATION |
| | E.I.F.S. (EXTERIOR INSULATION AND FINISH SYSTEM) |
| | PLASTIC LAMINATE OVER GYPSUM BOARD |

DRAWING STANDARDS

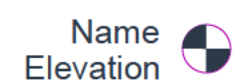
DIMENSION METHOD



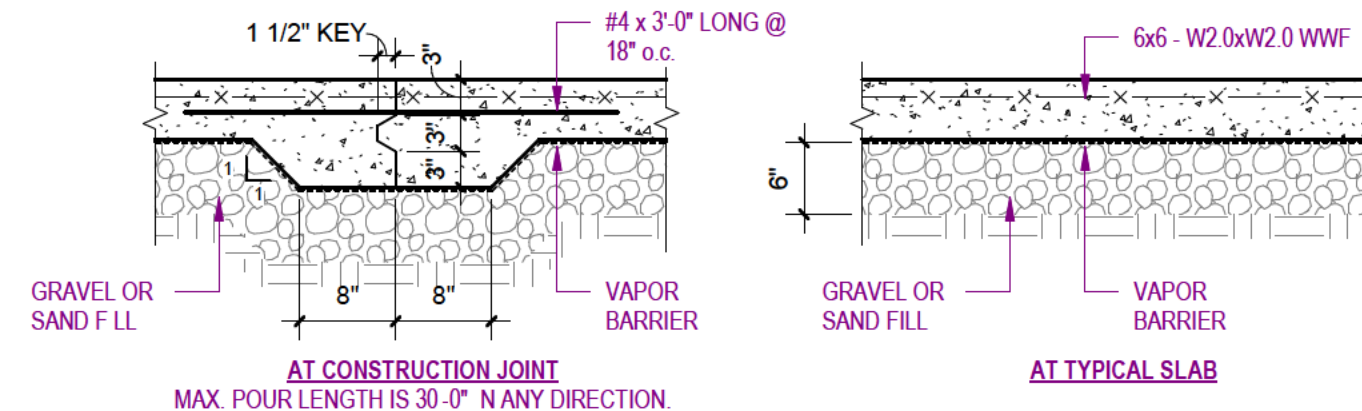
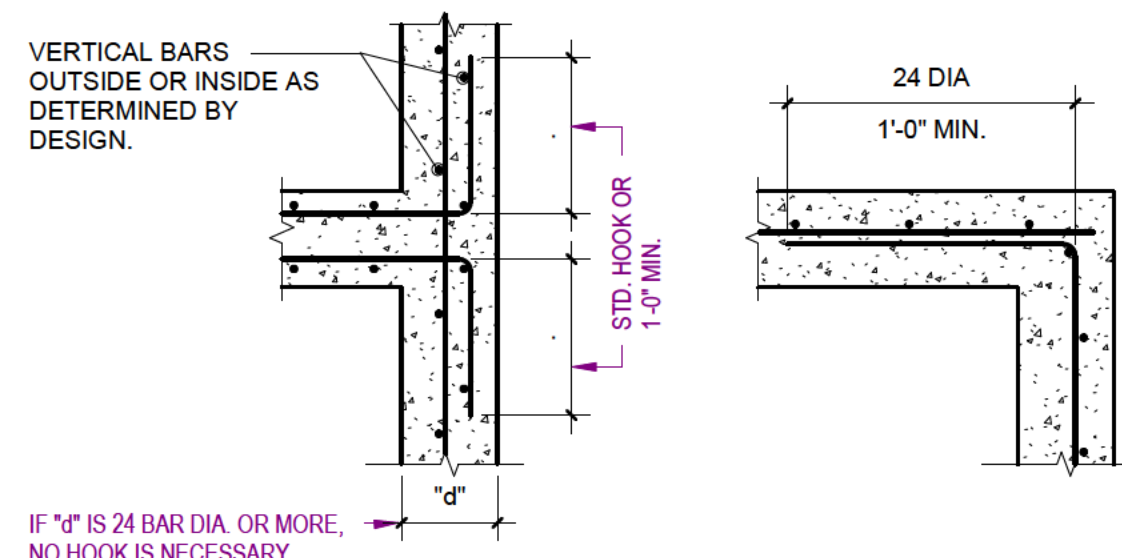
DRAWING SYMBOLS

| | | | | | |
|--|----------|--|-------------------------|--|--------------|
| | DOOR TAG | | WINDOW TAG | | ROOM TAG |
| | KEYNOTE | | ALIGN FINISHED SURFACES | | SECTION MARK |

STORY ELEVATION



TYPICAL CONCRETE REINFORCEMENT



NOTES:

- SLAB ON GRADE SHALL BE PLACED IN A CHECKER BOARD PATTERN WHERE EACH SINGLE POUR AREA DOES NOT EXCEED 900 SQUARE FEET AND 15'-0" IN THE LONGEST DIMENSION. EACH PANEL SHALL BE BOUNDED WITH CONSTRUCTION JOINTS.
- SAWED CONTROL JOINTS ARE AN ALTERNATE AND ARE TO BE LOCATED IN A RECTANGULAR PATTERN WITH A MAXIMUM SPACING OF 15'-0". JOINTS SHALL BE SAWED NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. MAXIMUM POUR LENGTH SHALL NOT EXCEED 90'-0".
- GRAVEL OR SAND FILL SHALL BE PLACED ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT (ASTM D1557).

SCOPE OF WORK

NEW CONSTRUCTION OF A TWO-STORY SINGLE-FAMILY HOUSE. WORK INCLUDES ALL NEW FOUNDATION, FLOOR, WALL, AND ROOF FRAMING SYSTEMS. PLANS TO SHOW SITE LAYOUT, FLOOR PLAN, EXTERIOR ELEVATIONS, ROOF PLAN, SECTIONS, AND CONSTRUCTION DETAILS.



CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 ENERGY CONSERVATION CODE
- 2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
- 2021 VIRGINIA CONSTRUCTION CODE
- 2021 VIRGINIA EXISTING BUILDING CODE
- 2021 VIRGINIA RESIDENTIAL CODE

DRAWING INDEX

| Sheet No. | Sheet Name | CONTRACTOR REVIEW (xx/xx/xxxx) |
|-----------|------------------------------|--------------------------------|
| G001 | COVER | . |
| 2001 | SITE AND ZONING | . |
| A101 | PROPOSED FLOOR PLAN | . |
| A201 | PROPOSED EXTERIOR ELEVATIONS | . |

PROJECT TEAM

| | |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| OWNER NAMES | STRUCTURAL ENGINEER |
| OWNER ADDRESS | ENGINEER ADDRESS |
| OWNERS | STRUCTURAL ENGINEER |
| SLATE DRAFTING | OTHER CONSULTANT |
| 5806 GROVE AVE SUITE 145 RICHMOND, VA 23226 (E): HELLO@SLATEDRAFTING.COM (P): 804.839.1515 CONTACT: MATTHEW R. JONES | DRAFTSMAN |
| OTHER CONSULTANT | OTHER CONSULTANT |
| BUILDER | BUILDER |
| BUILDER ADDRESS | BUILDER |

SLATE DRAFTING

Slate Drafting
5806 Grove Ave
Suite 145
Richmond, VA 23226

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New Construction House
Framework Homes
3405 Rosewood Ave
Richmond, VA 23221

Key Plan

| Rev | Description | Date |
|-----|------------------------|------------|
| | CONSTRUCTION DOCUMENTS | |
| | | 11/19/2025 |

ARCHITECTURE

COVER

Drawn By: Matthew R. Jones

Checked By: Checker

Scale: As indicated

Project #: 285

G001

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**New Construction House
Framework Homes**

3405 Rosewood Ave
Richmond, VA 23221

Key Plan

| Rev | Description | Date |
|------------------------|-------------|------|
| CONSTRUCTION DOCUMENTS | | |
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ARCHITECTURE

SITE AND ZONING

Drawn By: Matthew R. Jones

Checked By: Checker

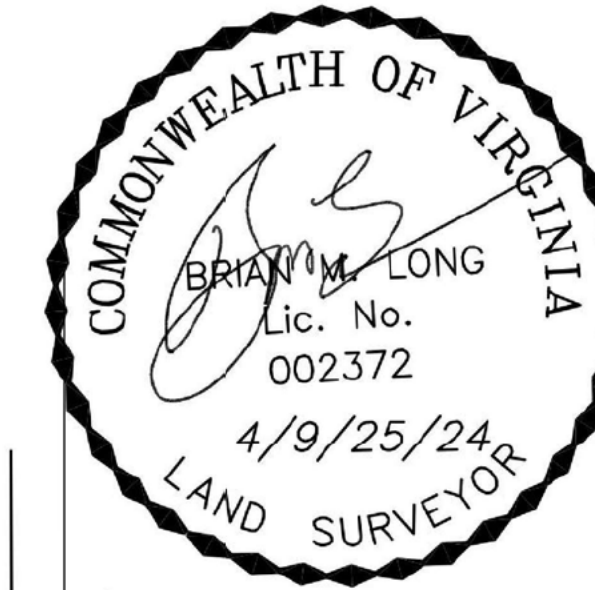
Scale: 1" = 20'-0"

Project #: 285

Z001

ADDRESS: 3401 & 3405 ROSEWOOD AVE
PARCEL: W0001587017 & W0001587016
ZONED R-5

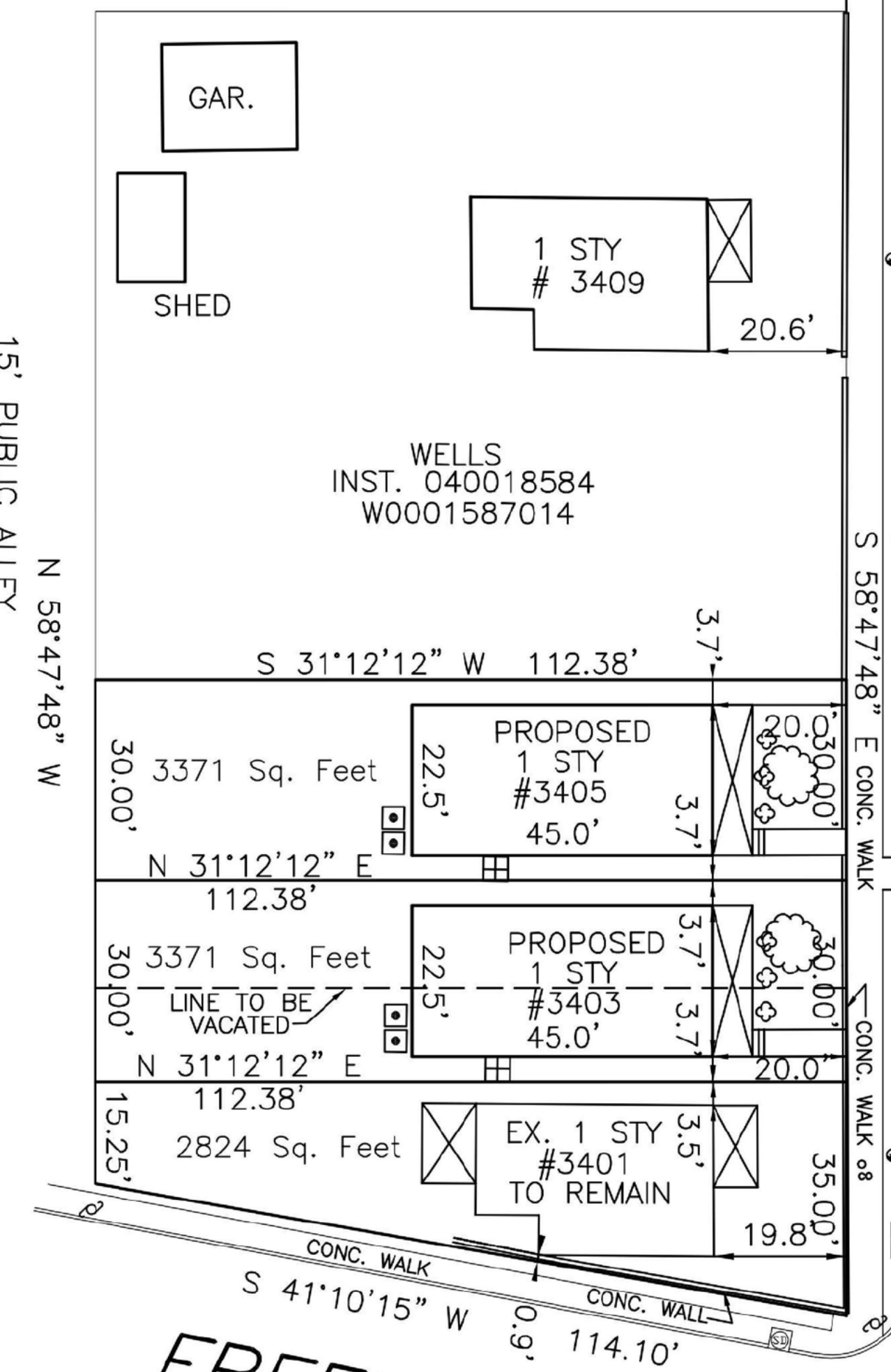
- ◇ PROPOSED NATIVE / NON-INVASIVE BUSH
- ▣ PROPOSED TRASH/RECYCLE W/SCREENING
- ▤ PROPOSED AC W/SCREENING
- ☁ PROPOSED DICIDUOUS TREE PER APPROVED URBAN FORESTRY LIST



CITY BASELINE
ASSUMED

ROSEWOOD AVE.
50'± PUBLIC R/W

15' PUBLIC ALLEY
N 58°47'48" W

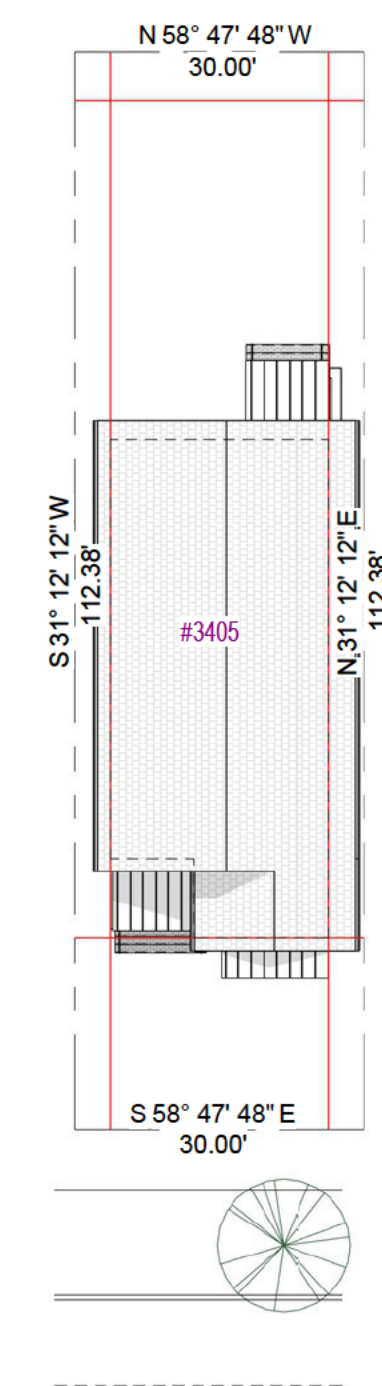
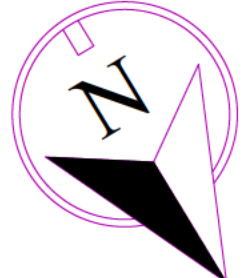


FREEMAN ST.
50'± PUBLIC R/W

**S.U.P. EXHIBIT OF
3403 & 3405
ROSEWOOD AVE.**

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

CITY OF RICHMOND
VIRGINIA
APRIL 9, 2025
SCALE: 1"=30'



1 Site Plan - New Construction
1" = 20'-0"

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**New Construction House
Framework Homes**

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Richmond, VA 23221

Key Plan

| Rev | Description | Date |
|------------------------|-------------|------|
| CONSTRUCTION DOCUMENTS | | |
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ARCHITECTURE

PROPOSED FLOOR PLAN

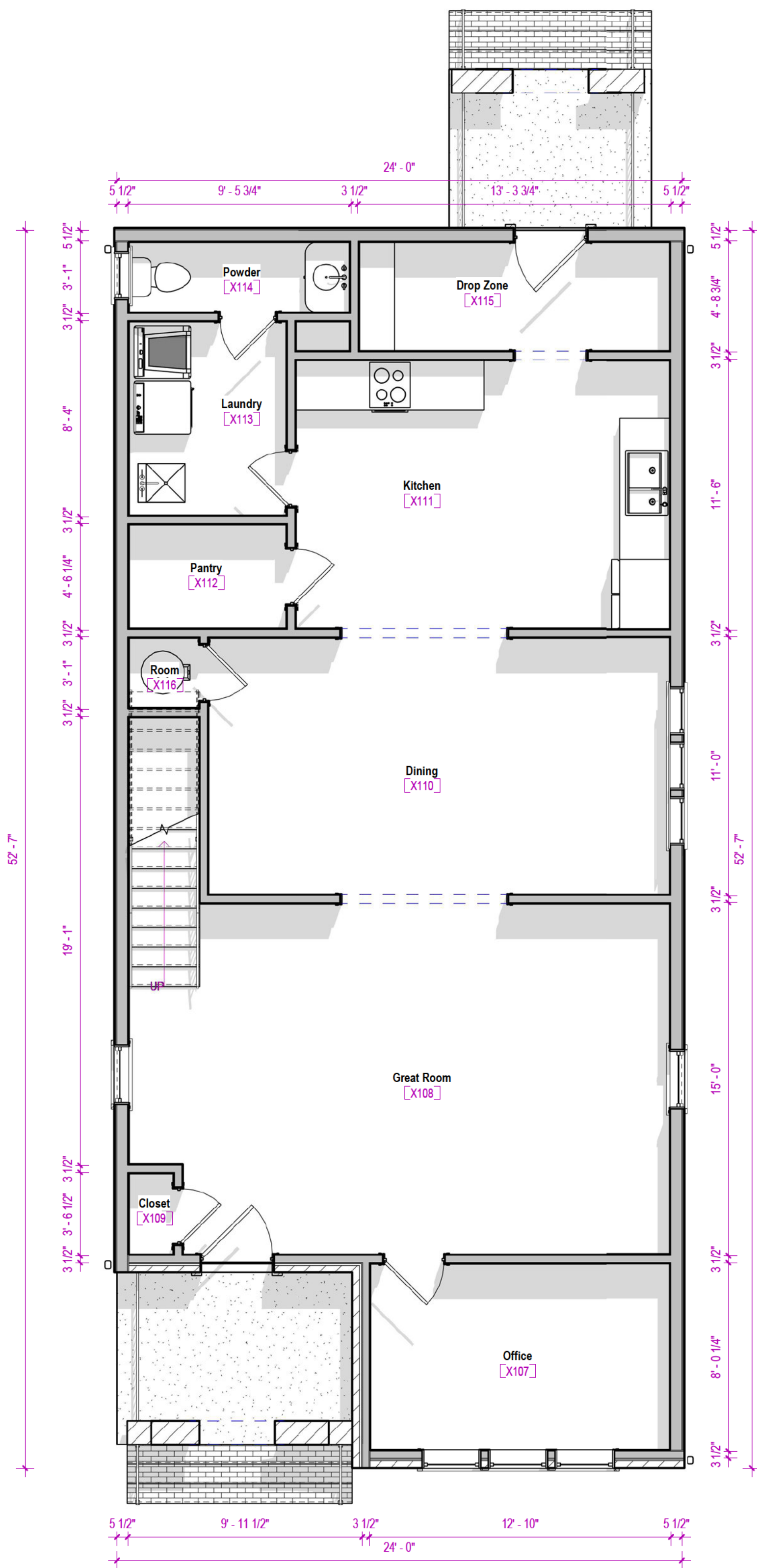
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Checked By: Checker

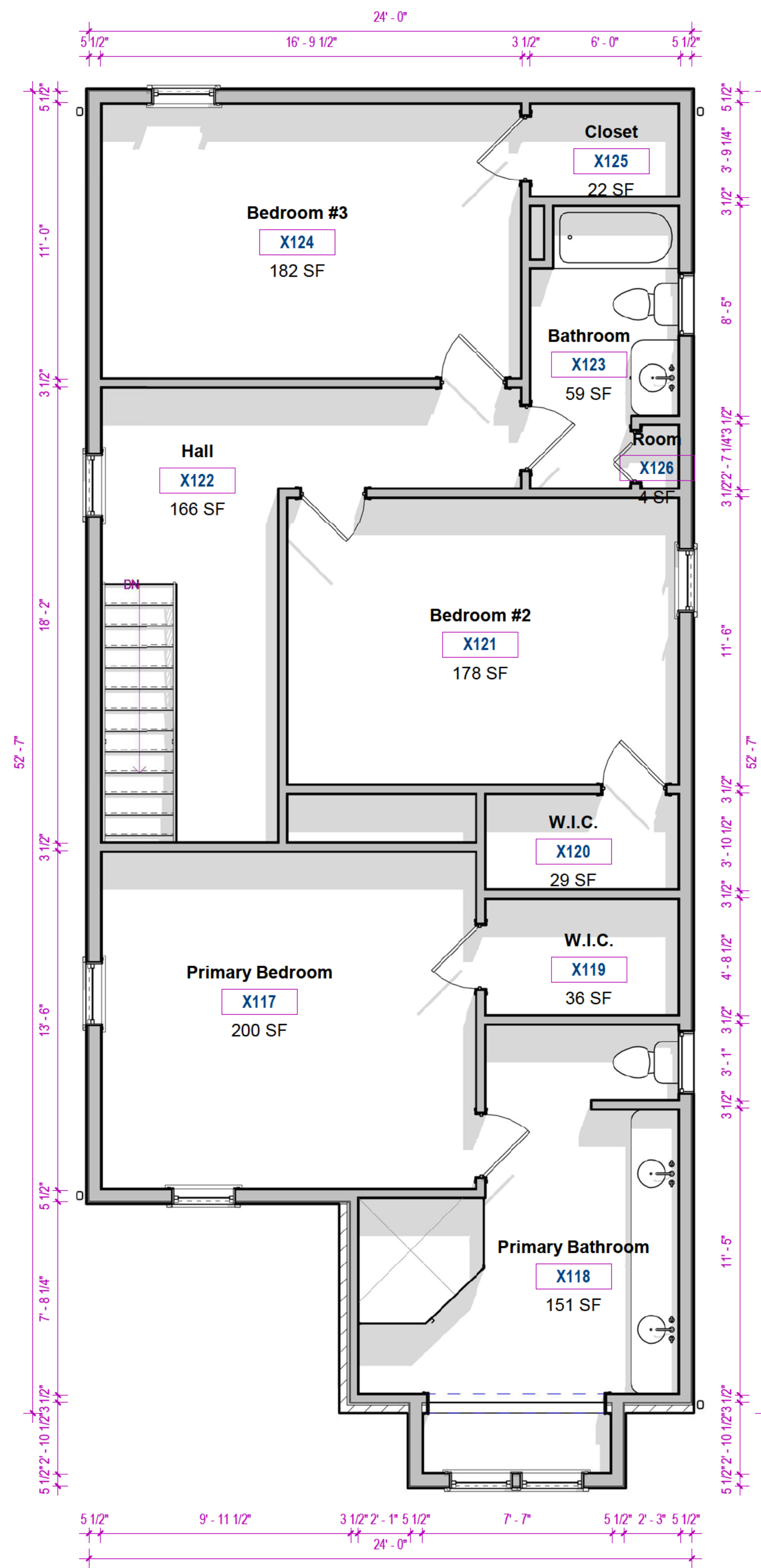
Scale: 1/4" = 1'-0"

Project #: 285

A101



1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

