



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 Street APARTMENT NO/SUITE Suite 730
APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: will@bakerdevelopmentresources.com
BUSINESS NAME (IF APPLICABLE): Baker Development Resources
SUBJECT PROPERTY OR PROPERTIES: 3316 Q Street

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: VERITAS REAL ESTATE HOLDINGS LLC
PROPERTY OWNER ADDRESS: 405 W 26TH ST, RICHMOND, VA 23225
PROPERTY OWNER EMAIL ADDRESS: Neilschindel@gmail.com
PROPERTY OWNER PHONE NUMBER: (804) 931-6413
Property Owner Signature: *Neil Schindel*

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.



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: _____ Date: _____

Parcel I.D. #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Richmond 300 Land Use Designation: _____

Proposed Use

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

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner: _____

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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner Signature: _____

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

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

APPLICANT'S REPORT

June 17th, 2024

*Special Use Permit Request
3316 Q Street, Richmond, Virginia
Map Reference Number: E000-0877/011*

Submitted to:

City of Richmond

Department of Planning and Development Review
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219

Introduction

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

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

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



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

EXISTING ZONING

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

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

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

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

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

Proposal

PURPOSE OF REQUEST

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

PROJECT DETAILS/DESIGN

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

Findings of Fact

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

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

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

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and off-street parking space for the dwellings will create no congestion on streets, roads, alleys or any other public right of way.

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

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

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

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

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

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

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

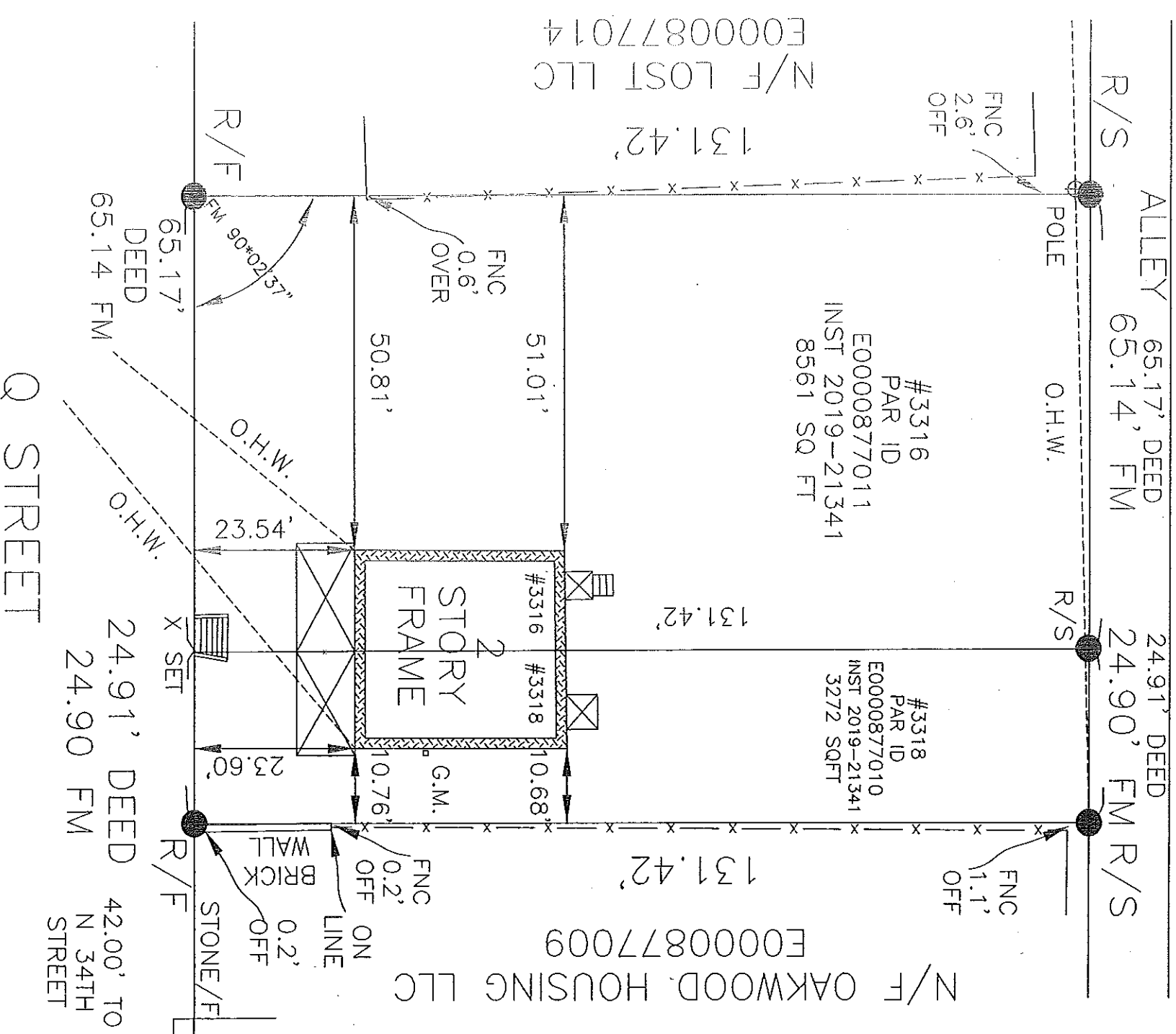
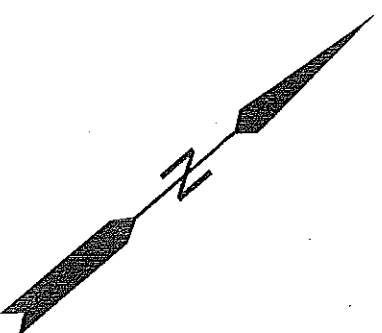
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity and normal side yard setbacks would be met. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

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

THIS IS TO CERTIFY THAT ON 7-20-2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS IN FLOOD DEFINED FLOOD HAZARD AREA. ZONE: X, AS SHOWN ON FIRM/ COMMUNITY PANEL #51041001260, DATED 12/19/2012.



THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

HARVEY L. PARKS, INC.

4508 W. HUNDRED ROAD

CHESTER, VA.

PHONE: 804-748-8641

EMAIL: SURVEYS@HARVEYPARKS.COM

DATE: JULY 21, 2021

SCALE: 1"=20'

DRAWN BY: R.T.L.

CHECKED BY: R.L.O.

FBK: 337, PG. 31

63731.dwg

PLAT SHOWING IMPROVEMENTS ON #3316 & #3318 Q STREET IN THE CITY OF RICHMOND, VIRGINIA



SUP APPLICATION - NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

3316 Q STREET

3316 Q Street
Richmond, Va. 23223



6/12/2024

REVISED 8.26.2024

PROJECT TEAM

PROJECT TEAM

OWNER: VERITAS REAL ESTATE HOLDINGS
 Contact:
 Neil Schindel
 neilschindel@gmail.com
 804-931-6413

ARCHITECT: John Wilson
 ArcDev Studio
 jmwilson@arcdev.studio
 718-541-7030

CONSULTANT: Mark Baker
 Baker Development Resources
 markbaker@bakerdevelopmentresources.com
 (804)874-6275

ZONING & CODE INFORMATION

PROJECT DESCRIPTION

CONSTRUCT TWO NEW 2-STORY TWO-FAMILY HOUSES IN THE CHURCH HILL NORTH NEIGHBORHOOD

CODE INFORMATION

SITE ADDRESS: 3316 Q STREET
 RICHMOND, VA 23223

ZONING DISTRICT: R-5

SQUARE FOOTAGE: LEVEL 1: 2,402 SF
 LEVEL 2: 2,475 SF

SETBACKS: FRONT: 23.40 FEET
 REAR: 39.34 FEET
 SIDE: 3.17 FEET

DRAWING LIST

#	DRAWING TITLE
A101	Unnamed
GENERAL INFORMATION	
A000	COVER
A001	INDEX
A002	SITE & PERSPECTIVES
ARCHITECTURAL	
A100	PLANS
A200	EXTERIOR ELEVATIONS



HATCH LEGEND

LEGEND

NEW CONSTRUCTION

EXISTING TO REMAIN

SYMBOLS

DRAWING TITLE: DRAWING NAME 1
 SCALE: 1/4" = 1'-0"

FINISH FLOOR HEIGHT: 200'-0" LEVEL 1 F.F.E.

ELEVATION KEY: 1/XXX

SECTION KEY: 1/XXX

DETAIL KEY: 1/XXX

INTERIOR ELEVATION KEY: 1/XXX

ROOM NAME, NUMBER: ROOM NAME 100

KEYED NOTE: XX

WINDOW TAG: XXX-WX

DOOR TAG: XXX-DX

CENTER LINE: &

BREAK INDICATOR: //

ABBREVIATIONS

ABV	ABOVE	CORR	CORRIDOR	FCU	FAN COIL UNIT	LT	LIGHT	PLAS	PLASTER	STOR	STORAGE
AFF	ABOVE FINISH FLOOR	CRS	COURSE (S)	FE	FIRE EXTINGUISHER	LT WT	LIGHT WEIGHT	PLAM	PLASTIC LAMINATE	STRUCT	STRUCTURE
ACT	ACOUSTICAL TILE	CF	CUBIC FEET	FEC	FIRE EXTINGUISHER CABINET	LF	LINEAR FOOT	PL	PLYWOOD	SYM	SYMMETRY (ICAL)
ACC	ACOUSTIC (AL)	CY	CUBIC YARD	FA	FIRE ALARM / FRESH AIR	LL	LIVE LOAD	PWD	PLYWOOD	SUSP	SUSPENDED
ADJ	ADJACENT	DEPT	DEPARTMENT	FLASH	FLASHING	MH	MANHOLE	PVC	POLYVINYL CHLORIDE	SYS	SYSTEM
AHU	AIR HANDLING UNIT	DTL	DETAIL	FLR	FLOOR (ING)	MFR	MANUFACTURER	PCF	POUNDS PER CUBIC FOOT	SSTL	STAINLESS STEEL
ALUM	ALUMINUM	DIA	DIAMETER	FD	FLOOR DRAIN	MAS	MASONRY	PFL	POUNDS PER LINEAL FOOT	TEL	TELEPHONE
AB	ANCHOR BOLT	DIM	DIMENSION	FLUOR	FLUORESCENT	MO	MASONRY OPENING	PSF	POUNDS PER SQUARE FOOT	TV	TELEVISION
APPROX	APPROXIMATE	DISP	DISPENSER	FT	FOOT OR FEET	MTL	METAL	PSI	POUNDS PER SQUARE INCH	TEMP	TEMPERED
AD	AREA DRAIN	DIV	DIVISION	FTG	FOOTING	MAX	MAXIMUM	PC	PRECAST	T.S.	TUBE STEEL
APC	ARCHITECTURAL PRECAST	DR	DOOR	FND	FOUNDATION	MECH	MECHANICAL	QT	QUARRY TILE	THK	THICK
CONCRETE		DRY	DRYER	GA	GAUGE	MED	MEDIUM	R	RUBBER	THR	THRESHOLD
BRG	BEARING	DBL	DOUBLE	GALV	GALVANIZED	MBR	MEMBER	RA	RETURN AIR	T&G	TONGUE AND GROOVE
BLW	BELOW	DH	DOUBLE HUNG	GC	GENERAL CONTRACTOR	MATL	MATERIAL	RAD	RADIUS	TOC	TOP OF CURB
BLDG	BUILDING	DN	DOWN	(CONTRACTOR)		M	METER	RD	ROOF DRAIN	IP	TOP OF PAVEMENT
BLK	BLOCK	DS	DOWNSPOUT	GL	GLASS (GLAZING)	MM	MILLIMETER	RCP	REINFORCED CONCRETE PIPE	T	TREAD
BLKG	BLOCKING	DWG	DRAWING	GLB	GLASS BLOCK	MIN	MINIMUM	REF	REFERENCE (REFER)	TOW	TOP OF WALL
BD	BOARD	DF	DRINKING FOUNTAIN	GCMU	GLAZED CONCRETE MASONRY UNIT	MIR	MIRROR	RECEP	RECEPTACLE	TJI	TRUS/JOIST
BM	BEAM	EA	EACH	MISC	MISCELLANEOUS	MOD	MODULAR	RFL	REFLECT (IED)	TWF	THROUGH-WALL FLASHING
BO	BOTTOM OF	E	EAST	MOD	MODULAR	REFR	REFRIGERATOR	REFR	REFRIGERATOR	TYP	TYPICAL
BRK	BRICK	EJ	EXPANSION JOINT	MTD	MOUNTED	REIN	REINFORCED	REIN	REINFORCED	UC	UNDERCUT
BTW	BETWEEN	ELEC	ELECTRIC (AL)	GRNT	GRANITE	REQ	REQUIRED	REQ	REQUIRED	UNF	UNFURNISHED
BUR	BUILT UP ROOFING	ELEV	ELEVATION	GFCMU	GROUND FACE CMU	NAT	NATURAL	RESIL	RESILIENT	UNO	UNLESS NOTED OTHERWISE
BOW	BOTTOM OF WALL	EW	ELECTRIC WATER COOLER	GPDW	GYPSUM DRYWALL	NRC	NOISE REDUCTION COEFFICIENT	RH	RIGHT HAND	UR	URINAL
CPT	CARPET	EMER	EMERGENCY	HDW	HARDWARE	NOM	NOMINAL	RND	ROUND	VB	VAPOR BARRIER
CI	CAST IRON	ENCL	ENCLOSURE	HVAC	HEATING VENTILATING AIR CONDITIONING	NORTH	NORTH	RM	ROOM	VERT	VERTICAL
CB	CEMENT BOARD	EP	EPOXY PAINT	INSUL	INSULATION	NIC	NOT IN CONTRACT	RL	RAIN LEADER	VEST	VESTIBULE
CLG	CEILING	EQUIP	EQUIPMENT	INT	INTERIOR	NTS	NOT TO SCALE	RO	ROUGH OPENING	VCT	VINYL COMPOSITE TILE
COL	COLUMN	EST	ESTIMATE	INSUL	INSULATION	NO	NUMBER	RO	ROUGH OPENING	VSG	VINYL SHEET GOODS
CTR	CENTER	EWC	ELECTRIC WATER COOLER	INT	INTERIOR	O	OVER	SAF	SELF ADHERED FLASHING	VP	VENEER PLASTER
CT	CERAMIC TILE	EXH	EXHAUST	HB	HOSE	OC	ON CENTER	SCHED	SCHEDULE	WV	VINYL WALL COVERING
CIR	CIRCLE	EXTG	EXISTING	HR	HOSE	OFF	OFFICE	SFCMU	SPLIT FACE CMU	WVC	WASHER
CLR	CLEAR (ANCE)	(E)	EXISTING DIMENSION	HR	HOSE	OPNG	OPENING	SLNT	SEALANT	WA	WASHER
CLOS	CLOSET	EXP	EXPOSED (EXPOSURE)	INCL	INCLUDE	OPP	OPPOSITE	SECT	SECTION	W.F.	WIDE FLANGE/WALL HYDRANT
CO	CLEAN OUT	EXT	EXTERIOR	ID	INSIDE DIAMETER	OPN	OPEN WEB STEEL JOIST	SHT	SHEET	WP	WATERPROOFING
COL	COLUMN	EST	ESTIMATE	INSUL	INSULATION	OPHSJ	OPPOSITE HAND	SIM	SIMILAR	WWF	WELDED WIRE FABRIC
COMP	COMPOSITION	EIFS	EXTERIOR FINISH SYSTEM	INT	INTERIOR	OD	OUTSIDE DIAMETER	S	SOUTH	W	WEST
CONC	CONCRETE	FOC	FACE OF CONCRETE	JAN	JANITOR CLOSET	OA	OVERALL	SC	SOLID CORE	WT	WEIGHT
CMU	CONCRETE MASONRY UNIT	FOM	FACE OF MASONRY	JT	JOINT	OH	OVERHEAD	SD	SMOKE DETECTOR	WN	WINDOW
CONST	CONSTRUCTION	FOS	FACE OF STUDS	J	JOIST	PT	PRESSURE TREATED	SPEC	SPECIFICATION	W/	WITH
CONT	CONTINUOUS OR CONTINUE	FFE	FINISH FLOOR ELEVATION	KIT	KITCHEN	PNT	PAINT(ED)	SQ	SQUARE	W/O	WITHOUT
CLL	CONTRACT LIMIT LINE	FIN	FINISH (ED)	LBL	LABEL	PVMT	PAVEMENT	STD	STANDARD	WD	WOOD
CIP	CAST IN PLACE	F.O.I.O.	FURNISH BY OWNR, INSTL BY OWNER	LAM	LAMINATE	PR	PAIR	STC	SOUND TRANSMISSION CLASS		
CJ	CONTROL JOINT	F.O.I.C.	FURNISH BY OWNR, INSTL BY OWNER	LAV	LAVATORY	PERM	PERIMETER	STG	STORAGE		
CG	CORNER GUARD	FIXT	FIXTURE	LH	LEFT HAND			STL	STEEL		
				L	STEEL ANGLE						

GENERAL NOTES

- SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ALL WORK SHALL CONFORM WITH ALL GOVERNING LAWS, CODES & ORDINANCES INCLUDING, BUT NOT LIMITED TO, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE. IF POTENTIAL CONFLICTS ARISE, THE CONTRACTOR SHALL NOT PROCEED WITH THE EFFECTED WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. THIS SHALL SPECIFICALLY INCLUDE ON-SITE PROCEDURES AS THEY RELATE TO THE SAFETY OF THE CONSTRUCTION CREW AND THE GENERAL PUBLIC. IN ADDITION, IT SHALL SPECIFICALLY INCLUDE THE PROTECTION OF ANY EXISTING STRUCTURES TO AVOID DAMAGE RELATING TO OR ARISING FROM WORK WITHIN THIS CONTRACT.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR AMBIGUITIES DISCOVERED IN THE CONTRACT DOCUMENTS DURING BIDDING, DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IN ANY AREA OF CONFLICT UNTIL THE ISSUE HAS BEEN RESOLVED.
- THE CONTRACTOR SHALL PROVIDE CLEAN-UP OF DEBRIS AND TRASH AT INTERVALS REQUIRED TO KEEP THE SITE AND WORK AREAS REASONABLY CLEAN OF UNSAFE AND UNSIGHTLY ACCUMULATION. THE CONTRACTOR SHALL ALSO PROVIDE A PROFESSIONAL CLEANING AT PROJECT COMPLETION. SEE SPECIFICATIONS FOR REQUIREMENTS.
- WHERE POTENTIAL HAZARDOUS MATERIALS ARE ENCOUNTERED DURING WORK WITHIN THIS CONTRACT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR USING NECESSARY PRECAUTIONS DURING WORK AND / OR DISPOSAL. IF UNFORSEEN SUSPECT MATERIALS ARE UNCOVERED DURING WORK WITHIN THIS CONTRACT, THE CONTRACTOR SHALL STOP WORK IN THE AREA IMMEDIATELY AND NOTIFY THE ARCHITECT.

REVISIONS

3316 Q STREET

3316 Q Street
 Richmond, Va. 23223

SUP APPLICATION - NOT FOR CONSTRUCTION

A001

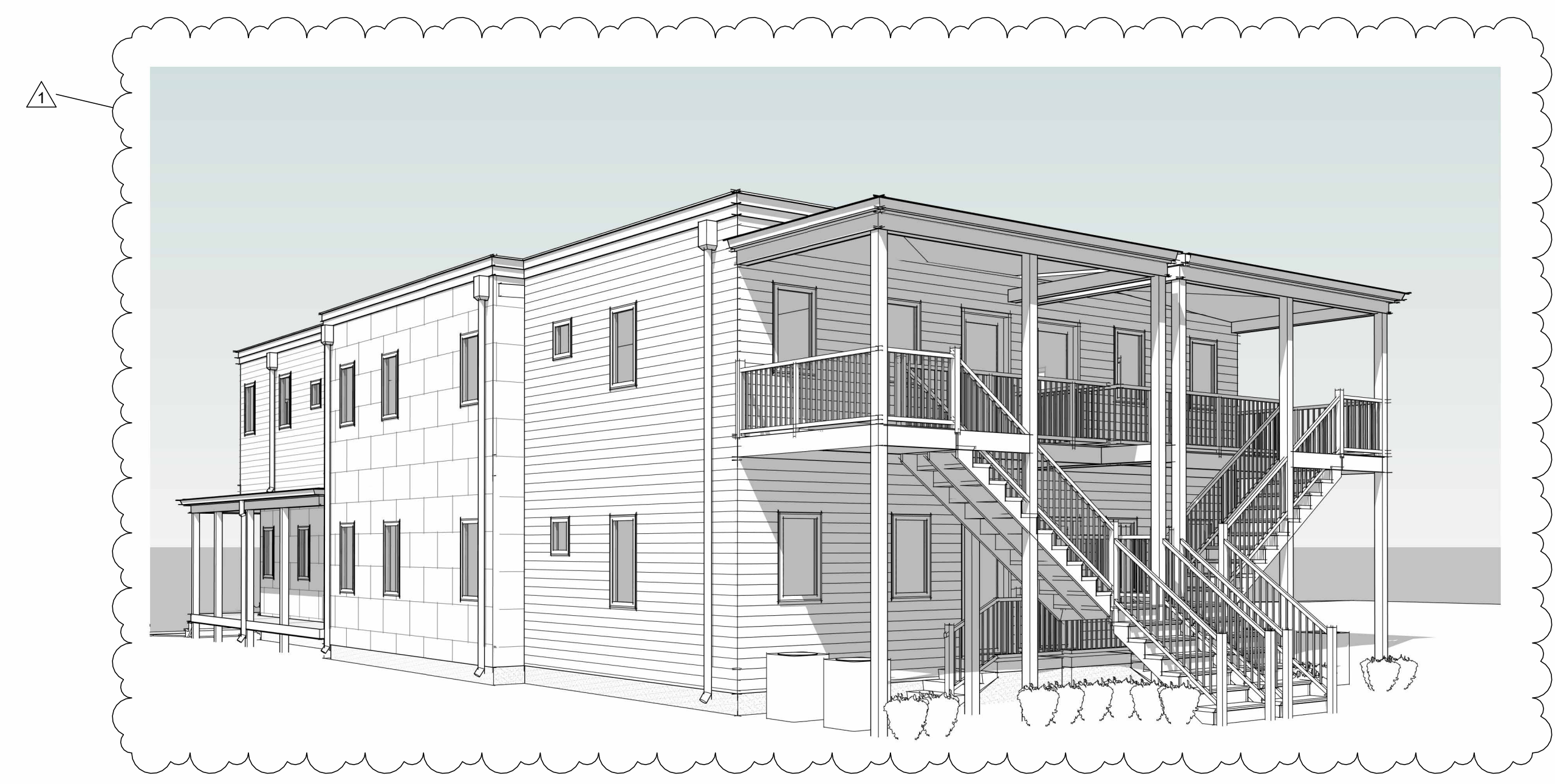
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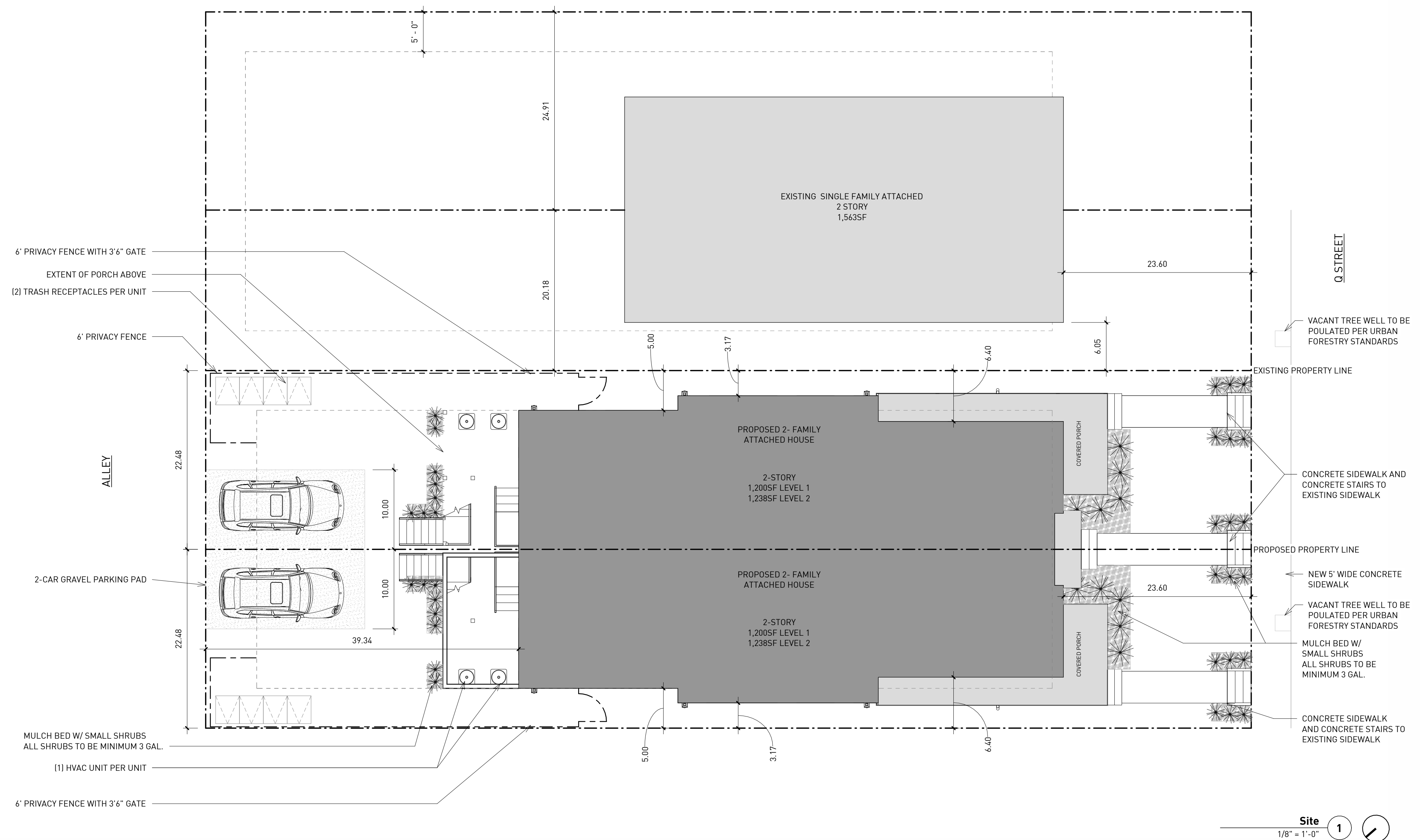
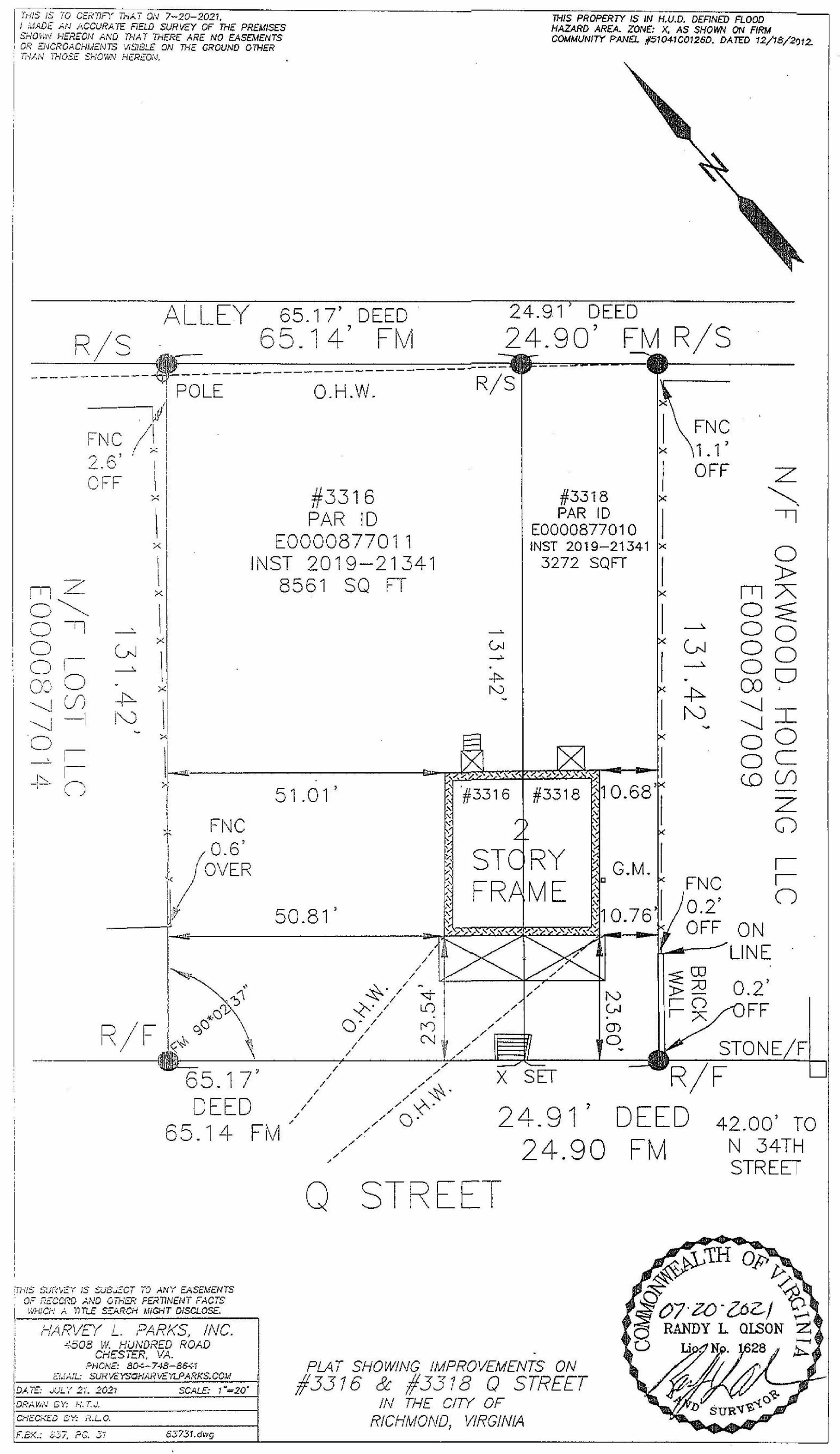
718-541-7030



PERSPECTIVE - FRONT 2



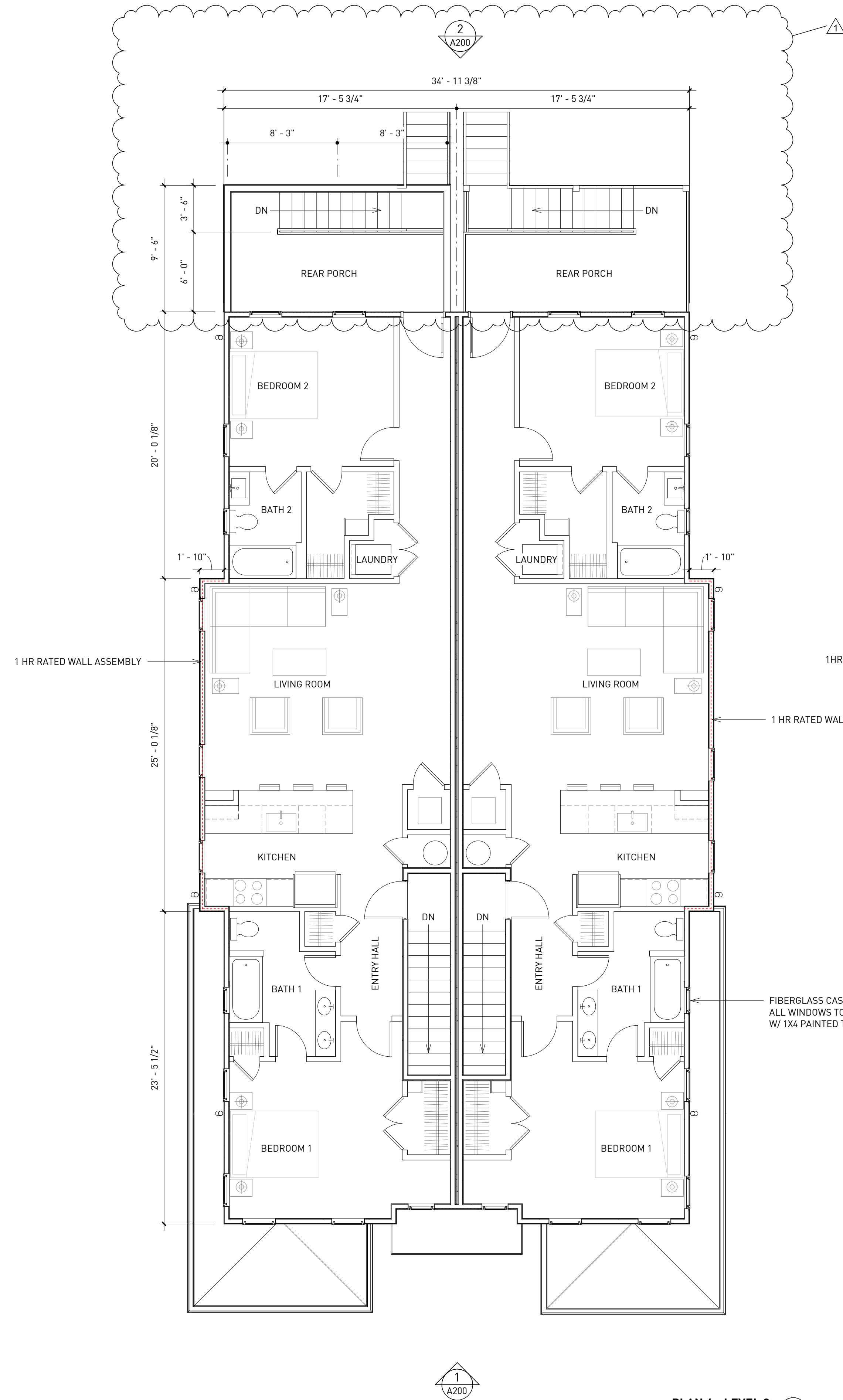
PERSPECTIVE - REAR 3



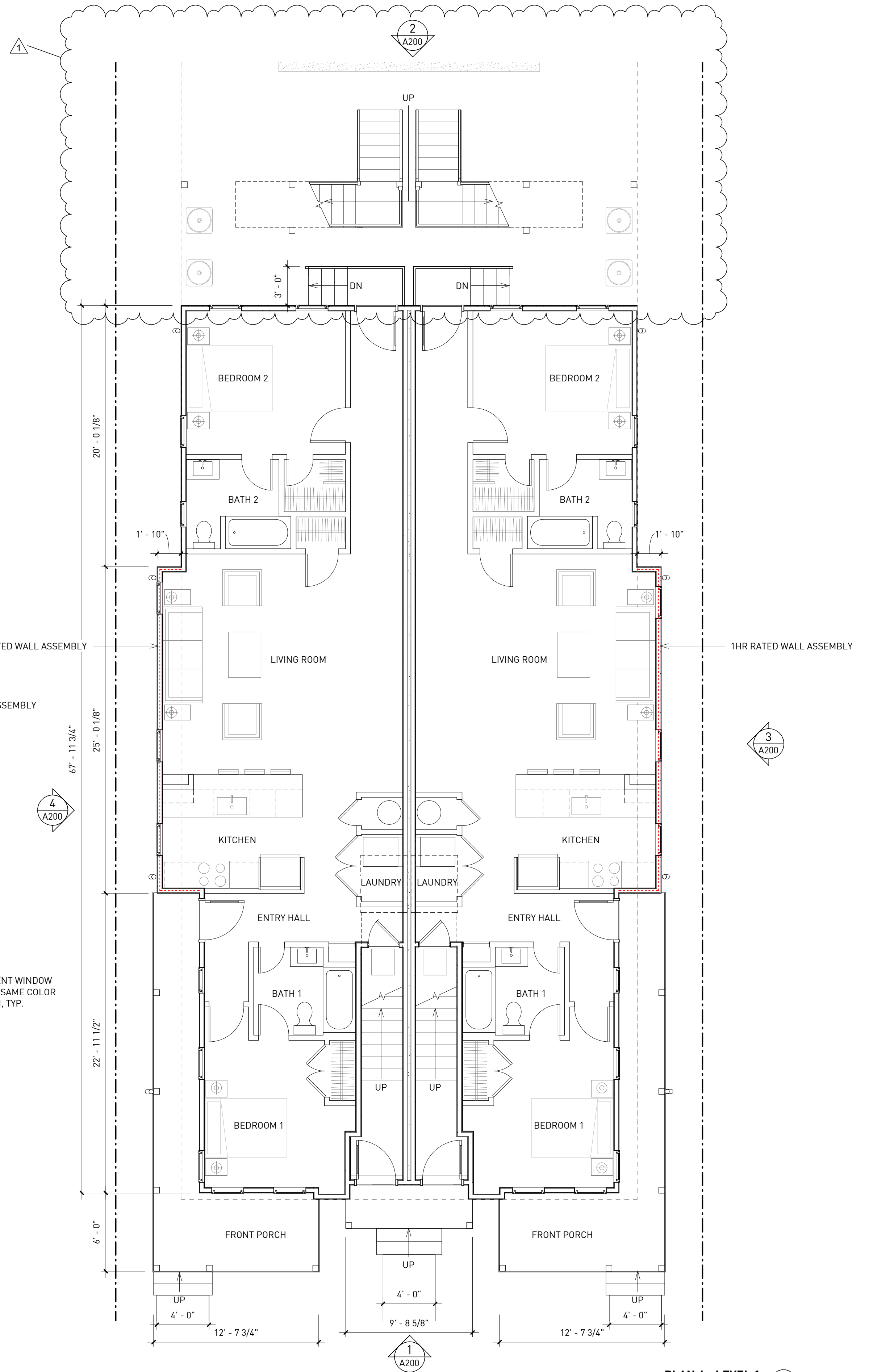
REVISIONS
1 SUP COMMENTS 8.26.2024

3316 Q STREET
3316 Q Street
Richmond, Va. 23223
6/12/2024
SUP APPLICATION - NOT FOR CONSTRUCTION

A002
SITE & PERSPECTIVES
ARCDEV
STUDIO
718-541-7030



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

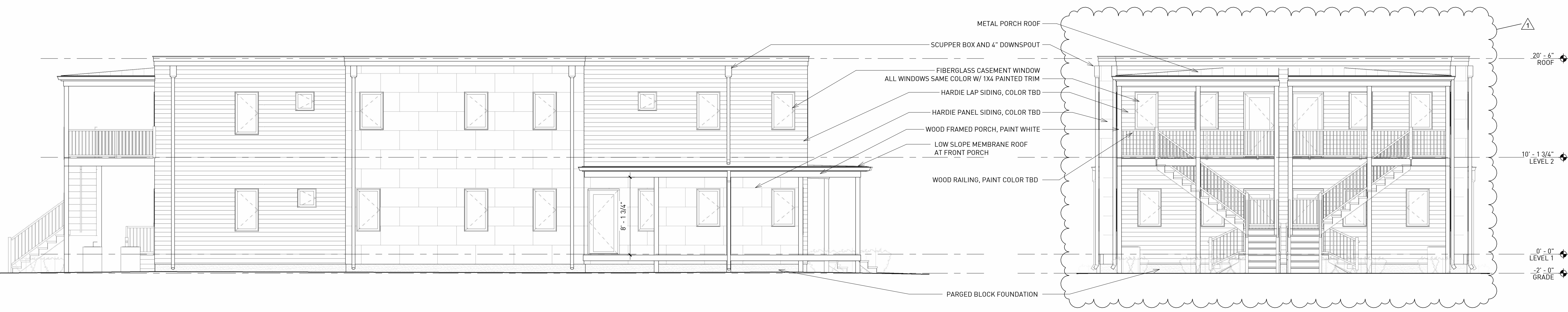


PLAN 4 - LEVEL 1
3/16" = 1'-0" 1

REVISIONS
1 SUP COMMENTS 8.26.2024

3316 Q STREET
3316 Q Street
Richmond, Va. 23223
6/12/2024

SUP APPLICATION - NOT FOR CONSTRUCTION



SIDE ELEVATION - WEST
3/16" = 1'-0" **4**

REAR ELEVATION - NORTH
3/16" = 1'-0" **2**



SIDE ELEVATION - EAST
3/16" = 1'-0" **3**

FRONT ELEVATION - SOUTH
3/16" = 1'-0" **1**

REVISIONS
1 SUP COMMENTS 8.26.2024

3316 Q STREET
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