

INTRODUCED: January 13, 2025

AN ORDINANCE No. 2025-018

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

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

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

WHEREAS, the owner of the property known as 3316 Q Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of two two-family detached dwellings and one single family attached dwelling, which use, among other things, is not currently allowed by sections 30-410.1, concerning permitted principal uses, and 30-410.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3316 Q Street and identified as Tax Parcel No. E000-0877/011 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on #3316 & #3318 Q Street in the City of Richmond, Virginia,” prepared by Harvey L. Parks Inc., and dated July 21, 2021, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of two two-family detached dwellings and one single-family attached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “3316 Q Street, 3316 Q Street, Richmond, Va. 23223,” prepared by ArcDev Studio, dated June 12, 2024, and last revised August 26, 2024, hereinafter referred as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be as up to two two-family detached dwellings and one single-family attached dwelling, as substantially as shown on the Plans.

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

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

shall be substantially as shown on the Plans.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE



City of Richmond

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

Master

File Number: Admin-2024-1333

File ID: Admin-2024-1333

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 4

Reference:

In Control: City Clerk

Department:

Cost:

File Created: 10/17/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 01/13/2025

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-1333 - AATF, Admin-2024-1333 - Application Documents

Enactment Number:

Contact:

Introduction Date:

Drafter:

Effective Date:

Related Files:

Approval History

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

History of Legislative File

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

Text of Legislative File Admin-2024-1333

DATE: December 17, 2024

TO: The Honorable Members of City Council

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

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

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

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

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

ORD. OR RES. No.

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

BACKGROUND: The property is located on the norther line of Q Street, mid-block, between N 33rd and N 34th Streets in the Church Hill North neighborhood. The property is currently a 8564.64sq. ft. (.197 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as “Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses (p. 82).

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

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

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

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

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$300 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 13, 2025

CITY COUNCIL PUBLIC HEARING DATE: February 10, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission February 4, 2025

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

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

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



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 3316 Q Street Date: _____

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

Total area of affected site in acres: 0.197

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

Zoning

Current Zoning: R-5

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

Proposed Use

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

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

Existing Use: Single-family attached residential

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

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

Email: will@bakerdevelopmentresources.com

Property Owner: VERITAS REAL ESTATE HOLDINGS LLC

If Business Entity, name and title of authorized signee: _____

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

Mailing Address: 405 W 26TH ST

City: RICHMOND State: VA Zip Code: 23225

Telephone: () Fax: ()

Email: _____

Property Owner Signature: _____

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

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

APPLICANT'S REPORT

June 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.***

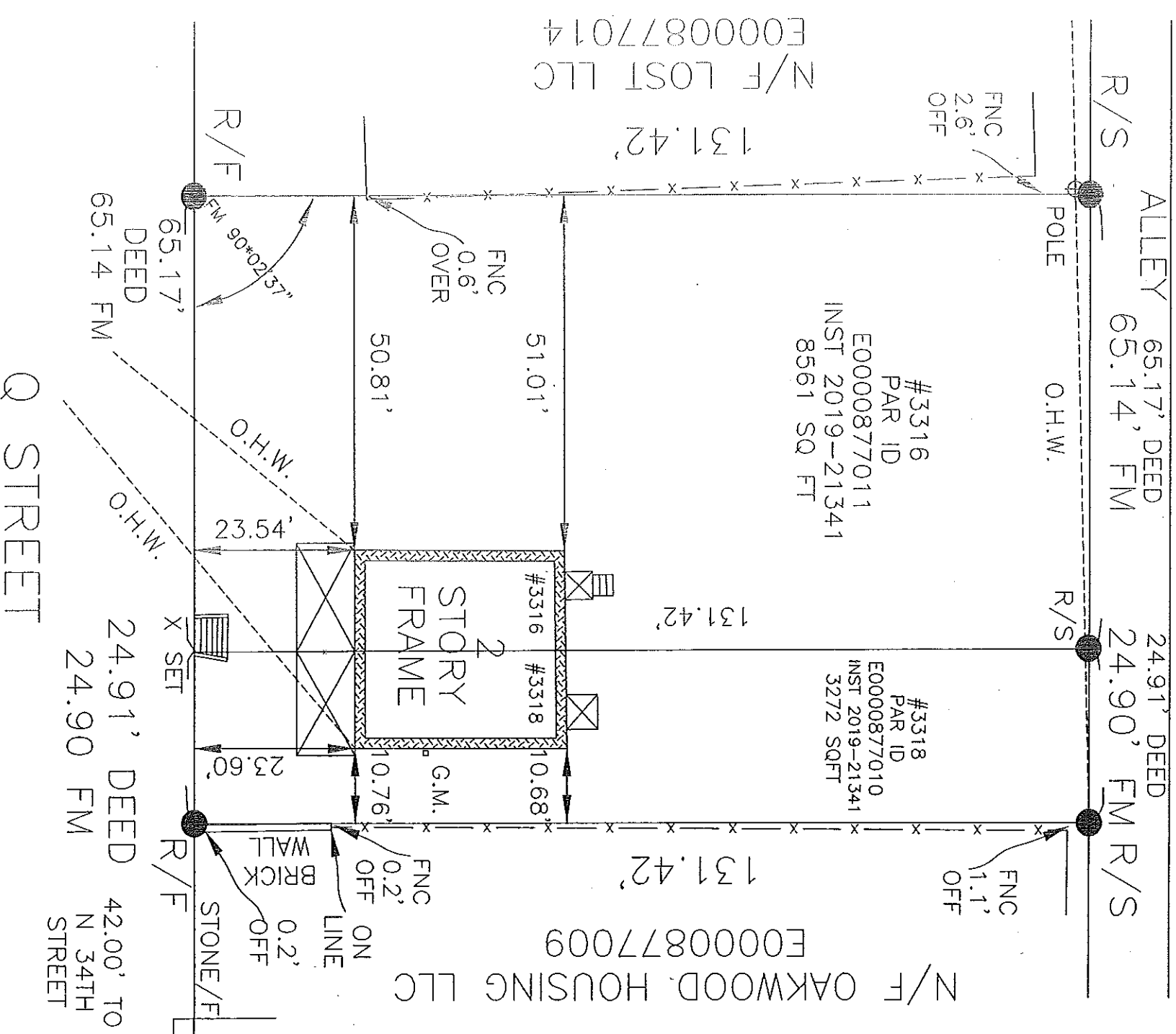
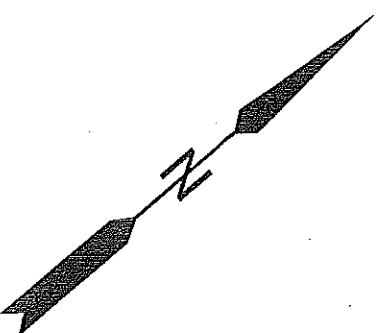
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity and normal side yard setbacks would be met. As a result, this request will not interfere with the provision of adequate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

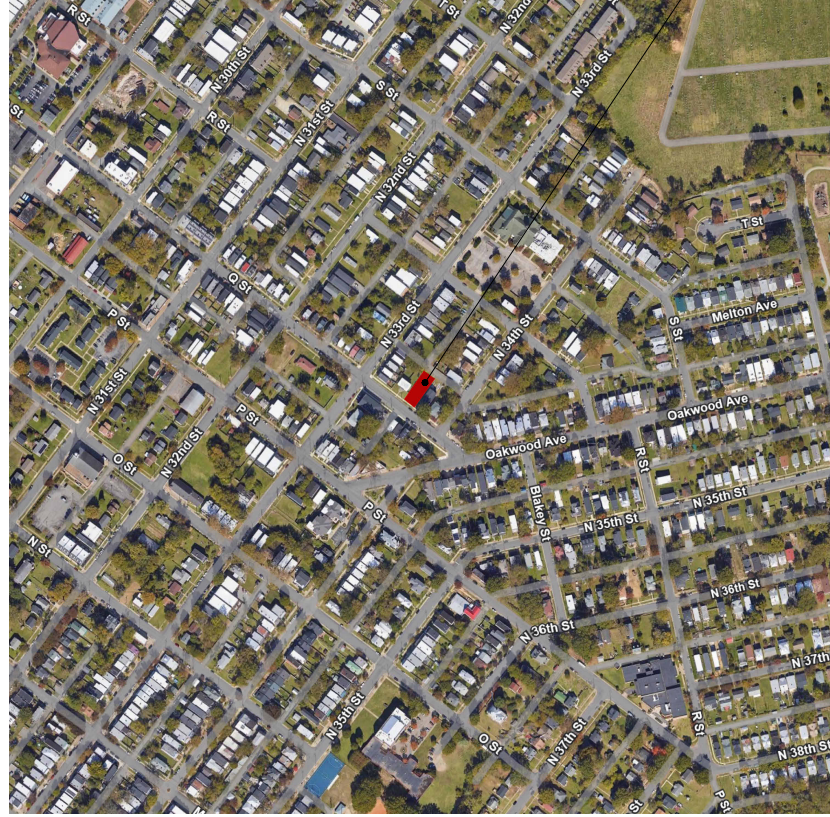

3316 Q STREET

3316 Q Street
Richmond, Va. 23223



6/12/2024

REVISED 8.26.2024

PROJECT TEAM	ZONING & CODE INFORMATION	DRAWING LIST																																																																																																																																																																																																																																																																					
<p>PROJECT TEAM</p> <p>OWNER: VERITAS REAL ESTATE HOLDINGS Contact: Neil Schindel neilschindel@gmail.com 804-931-6413</p> <p>ARCHITECT: John Wilson ArcDev Studio jmwilson@arcdev.studio 718-541-7030</p> <p>CONSULTANT: Mark Baker Baker Development Resources markbaker@bakerdevelopmentresources.com (804)874-6275</p>	<p>PROJECT DESCRIPTION</p> <p>CONSTRUCT TWO NEW 2-STORY TWO-FAMILY HOUSES IN THE CHURCH HILL NORTH NEIGHBORHOOD</p> <p>CODE INFORMATION</p> <p>SITE ADDRESS: 3316 Q STREET RICHMOND, VA 23223</p> <p>ZONING DISTRICT: R-5</p> <p>SQUARE FOOTAGE: LEVEL 1: 2,402 SF LEVEL 2: 2,475 SF</p> <p>SETBACKS: FRONT: 23.60 FEET REAR: 39.34 FEET SIDE: 3.17 FEET</p>	<table border="1"> <thead> <tr> <th>#</th> <th>DRAWING TITLE</th> </tr> </thead> <tbody> <tr> <td>A101</td> <td>Unnamed</td> </tr> <tr> <td colspan="2">GENERAL INFORMATION</td> </tr> <tr> <td>A000</td> <td>COVER</td> </tr> <tr> <td>A001</td> <td>INDEX</td> </tr> <tr> <td>A002</td> <td>SITE & PERSPECTIVES</td> </tr> <tr> <td colspan="2">ARCHITECTURAL</td> </tr> <tr> <td>A100</td> <td>PLANS</td> </tr> <tr> <td>A200</td> <td>EXTERIOR ELEVATIONS</td> </tr> </tbody> </table>	#	DRAWING TITLE	A101	Unnamed	GENERAL INFORMATION		A000	COVER	A001	INDEX	A002	SITE & PERSPECTIVES	ARCHITECTURAL		A100	PLANS	A200	EXTERIOR ELEVATIONS																																																																																																																																																																																																																																																			
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<p>SYMBOLS</p> <p>DRAWING TITLE: DRAWING NAME 1 SCALE: 1/4" = 1'-0"</p> <p>FINISH FLOOR HEIGHT: 200'-0" LEVEL 1 F.F.E.</p> <p>ELEVATION KEY: 1/AXXX</p> <p>SECTION KEY: 1/AXXX</p> <p>DETAIL KEY: 1/AXXX</p> <p>INTERIOR ELEVATION KEY: 1/AXXX</p> <p>ROOM NAME, NUMBER: ROOM NAME 100</p> <p>KEYED NOTE: XX</p> <p>WINDOW TAG: XXX-WX</p> <p>DOOR TAG: XXX-DX</p> <p>CENTER LINE: &</p> <p>BREAK INDICATOR: //</p>	<p>ABBREVIATIONS</p> <table border="0"> <tr> <td>ABV ABOVE</td> <td>ACT ABOVE FINISH FLOOR</td> <td>ACC ACOUSTICAL TILE</td> <td>ADJ ADJACENT</td> <td>AHU AIR HANDLING UNIT</td> <td>ALUM ALUMINUM</td> <td>AB ANCHOR BOLT</td> <td>APPROX APPROXIMATE</td> <td>AD AREA DRAIN</td> <td>APC ARCHITECTURAL PRECAST CONCRETE</td> <td>BRG BEARING</td> <td>BLW BELOW</td> <td>BLDG BUILDING</td> <td>BLK BLOCK</td> <td>BLKG BLOCKING</td> <td>BD BOARD</td> <td>BM BEAM</td> <td>BO BOTTOM OF</td> <td>BRK BRICK</td> <td>BTW BETWEEN</td> <td>BUR BUILT UP ROOFING</td> <td>BOW BOTTOM OF WALL</td> <td>CPT CARPET</td> <td>CI CAST IRON</td> <td>CB CEMENT BOARD</td> <td>CLG CEILING</td> <td>COL COLUMN</td> <td>CT CERAMIC TILE</td> <td>CIR CIRCLE</td> <td>CLR CLEAR (ANCE)</td> <td>CLOS CLOSET</td> <td>CO CLEAN OUT</td> <td>COL COLUMN</td> <td>COMP COMPOSITION</td> <td>CONC CONCRETE</td> <td>CMU CONCRETE MASONRY UNIT</td> <td>CONST CONSTRUCTION</td> <td>CONT CONTINUOUS OR CONTINUE</td> <td>CLL CONTRACT LIMIT LINE</td> <td>CIP CAST IN PLACE</td> <td>CJ CONTROL JOINT</td> <td>CG CORNER GUARD</td> <td>CORR CORRIDOR</td> <td>CRS COURSE (S)</td> <td>CF CUBIC FEET</td> <td>CY CUBIC YARD</td> <td>DEPT DEPARTMENT</td> <td>DTL DETAIL</td> <td>DIA DIAMETER</td> <td>DIM DIMENSION</td> <td>DISP DISPENSER</td> <td>DIV DIVISION</td> <td>DR DOOR</td> <td>DRY DRYER</td> <td>DBL DOUBLE</td> <td>DH DOUBLE HUNG</td> <td>DN DOWN</td> <td>DS DOWNSPOUT</td> <td>DWG DRAWING</td> <td>DF DRINKING FOUNTAIN</td> <td>EA EACH</td> <td>E EAST</td> <td>GR GRANT</td> <td>GRNT GRANITE</td> <td>GFCMU GYPSUM DRYWALL</td> <td>GLB GLASS BLOCK</td> <td>GCMU GLAZED CONCRETE MASONRY UNIT</td> <td>GR GRADE</td> <td>GRNT GRANITE</td> <td>GFCMU GYPSUM DRYWALL</td> <td>GFOW GYPSUM DRYWALL</td> <td>HDW HARDWARE</td> <td>HTG HEATING</td> <td>HVAC HEATING VENTILATING AIR CONDITIONING</td> <td>HGT HEIGHT</td> <td>HM HOLLOW METAL</td> <td>HRZ HORIZONTAL</td> <td>HB HOSE</td> <td>HR HUR</td> <td>INCL INCLUDE</td> <td>ID INSIDE DIAMETER</td> <td>INSUL INSULATION</td> <td>INT INTERIOR</td> <td>JAN JANITOR CLOSET</td> <td>JT JOINT</td> <td>J JOIST</td> <td>KIT KITCHEN</td> <td>LBL LABEL</td> <td>LAM LAMINATE</td> <td>LAV LAVATORY</td> <td>LH LEFT HAND</td> <td>L STEEL ANGLE</td> <td>FCU FAN COIL UNIT</td> <td>FE FIRE EXTINGUISHER</td> <td>FEC FIRE EXTINGUISHER CABINET</td> <td>FA FIRE ALARM / FRESH AIR</td> <td>FLASH FLASHING</td> <td>FLR FLOOR (ING)</td> <td>FD FLOOR DRAIN</td> <td>FLUOR FLUORESCENT</td> <td>FT FOOT OR FEET</td> <td>FTG FOOTING</td> <td>FND FOUNDATION</td> <td>GA GAUGE</td> <td>GALV GALVANIZED</td> <td>GC GENERAL CONTRACTOR</td> <td>GL (CONTRACTOR)</td> <td>GLB GLASS BLOCK</td> <td>GCMU GLAZED CONCRETE MASONRY UNIT</td> <td>GR GRADE</td> <td>GRNT GRANITE</td> <td>GFCMU GYPSUM DRYWALL</td> <td>GFOW GYPSUM DRYWALL</td> <td>HDW HARDWARE</td> <td>HTG HEATING</td> <td>HVAC HEATING VENTILATING AIR CONDITIONING</td> <td>HGT HEIGHT</td> <td>HM HOLLOW METAL</td> <td>HRZ HORIZONTAL</td> <td>HB HOSE</td> <td>HR HUR</td> <td>INCL INCLUDE</td> <td>ID INSIDE DIAMETER</td> <td>INSUL INSULATION</td> <td>INT INTERIOR</td> <td>JAN JANITOR CLOSET</td> <td>JT JOINT</td> <td>J JOIST</td> <td>KIT KITCHEN</td> <td>LBL LABEL</td> <td>LAM LAMINATE</td> <td>LAV LAVATORY</td> <td>LH LEFT HAND</td> <td>L STEEL ANGLE</td> <td>LT LIGHT</td> <td>LT WT LIGHT WEIGHT</td> <td>LF LINEAR FOOT</td> <td>LL LIVE LOAD</td> <td>MH MANHOLE</td> <td>MFR MANUFACTURER</td> <td>MAS MASONRY</td> <td>MO MASONRY OPENING</td> <td>MTL METAL</td> <td>MAX MAXIMUM</td> <td>MECH MECHANICAL</td> <td>MED MEDIUM</td> <td>MBR MEMBER</td> <td>MATL MATERIAL</td> <td>M METER</td> <td>MM MILLIMETER</td> <td>MIN MINIMUM</td> <td>MIR MIRROR</td> <td>MISC MISCELLANEOUS</td> <td>MOD MODULAR</td> <td>MTD MOUNTED</td> <td>NAT NATURAL</td> <td>NRC NOISE REDUCTION COEFFICIENT</td> <td>NOM NOMINAL</td> <td>NORTH NORTH</td> <td>NOT IN CONTRACT</td> <td>NTS NOT TO SCALE</td> <td>NO NUMBER</td> <td>OV OVER</td> <td>OC ON CENTER</td> <td>OFF OFFICE</td> <td>OPNG OPENING</td> <td>OPP OPPOSITE</td> <td>OWSJ OPEN WEB STEEL JOIST</td> <td>OPPH OPPOSITE HAND</td> <td>OD OUTSIDE DIAMETER</td> <td>OA OVERALL</td> <td>OH OVERHEAD</td> <td>PT PRESSURE TREATED</td> <td>PNT PAINT(ED)</td> <td>PVMT PAVEMENT</td> <td>PR PAIR</td> <td>PERIM PERIMETER</td> <td>PLAS PLASTER</td> <td>PLAM PLASTIC LAMINATE</td> <td>PL PLYWOOD</td> <td>PVC POLYVINYL CHLORIDE</td> <td>PCF POUNDS PER CUBIC FOOT</td> <td>PFL POUNDS PER LINEAL FOOT</td> <td>PSF POUNDS PER SQUARE FOOT</td> <td>PSI POUNDS PER SQUARE INCH</td> <td>PC PRECAST</td> <td>QT QUARRY TILE</td> <td>R RUBBER</td> <td>RA RETURN AIR</td> <td>RAD RADIUS</td> <td>RD ROOF DRAIN</td> <td>RCF REINFORCED CONCRETE PIPE</td> <td>REF REFERENCE (REFER)</td> <td>RECEP RECEPTACLE</td> <td>RFL REFLECT (ED)</td> <td>REFR REFRIGERATOR</td> <td>REINF REINFORCED</td> <td>REQ REQUIRED</td> <td>RESIL RESILIENT</td> <td>RH RIGHT HAND</td> <td>RND ROUND</td> <td>RM ROOM</td> <td>RL RAIN LEADER</td> <td>RO ROUGH OPENING</td> <td>SAF SELF ADHERED FLASHING</td> <td>SCHED SCHEDULE</td> <td>SFCMU SPLIT FACE CMU</td> <td>SLNT SEALANT</td> <td>SECT SECTION</td> <td>SHT SHEET</td> <td>SIM SIMILAR</td> <td>S SOUTH</td> <td>SC SOLID CORE</td> <td>SD SMOKE DETECTOR</td> <td>SPEC SPECIFICATION</td> <td>SQ SQUARE</td> <td>STD STANDARD</td> <td>STC SOUND TRANSMISSION CLASS</td> <td>STG STORAGE</td> <td>STL STEEL</td> <td>STOR STORAGE</td> <td>STRUCT STRUCTURE</td> <td>SYM SYMMETRY (ICAL)</td> <td>SUSP SUSPENDED</td> <td>SYS SYSTEM</td> <td>SSTL STAINLESS STEEL</td> <td>TEL TELEPHONE</td> <td>TV TELEVISION</td> <td>TEMP TEMPERED</td> <td>T.S. TUBE STEEL</td> <td>THK THICK</td> <td>THR THRESHOLD</td> <td>T&G TONGUE AND GROOVE</td> <td>TOC TOP OF CURB</td> <td>IP TOP OF PAVEMENT</td> <td>T TREAD</td> <td>TOW TOP OF WALL</td> <td>TJ TRUS/JOIST</td> <td>TWF THROUGH-WALL FLASHING</td> <td>TYP TYPICAL</td> <td>UC UNDERCUT</td> <td>UNF UNFURNISHED</td> <td>UNO UNLESS NOTED OTHERWISE</td> <td>UR URINAL</td> <td>VB VAPOR BARRIER</td> <td>VERT VERTICAL</td> <td>VEST VESTIBULE</td> <td>VCT VINYL COMPOSITE TILE</td> <td>VSG VINYL SHEET GOODS</td> <td>VP VENEER PLASTER</td> <td>VWC VINYL WALL COVERING</td> <td>WA WASHER</td> <td>W.W.F. STL WIDE FLANGE/WALL HYDRANT</td> <td>WP WATERPROOFING</td> <td>WWF WELDED WIRE FABRIC</td> <td>W WEST</td> <td>WT WEIGHT</td> <td>WN WINDOW</td> <td>W WITH</td> <td>W/O WITHOUT</td> <td>WD WOOD</td> </tr> </table>	ABV ABOVE	ACT ABOVE FINISH FLOOR	ACC ACOUSTICAL TILE	ADJ ADJACENT	AHU AIR HANDLING UNIT	ALUM ALUMINUM	AB ANCHOR BOLT	APPROX APPROXIMATE	AD AREA DRAIN	APC ARCHITECTURAL PRECAST CONCRETE	BRG BEARING	BLW BELOW	BLDG BUILDING	BLK BLOCK	BLKG BLOCKING	BD BOARD	BM BEAM	BO BOTTOM OF	BRK BRICK	BTW BETWEEN	BUR BUILT UP ROOFING	BOW BOTTOM OF WALL	CPT CARPET	CI CAST IRON	CB CEMENT BOARD	CLG CEILING	COL COLUMN	CT CERAMIC TILE	CIR CIRCLE	CLR CLEAR (ANCE)	CLOS CLOSET	CO CLEAN OUT	COL COLUMN	COMP COMPOSITION	CONC CONCRETE	CMU CONCRETE MASONRY UNIT	CONST CONSTRUCTION	CONT CONTINUOUS OR CONTINUE	CLL CONTRACT LIMIT LINE	CIP CAST IN PLACE	CJ CONTROL JOINT	CG CORNER GUARD	CORR CORRIDOR	CRS COURSE (S)	CF CUBIC FEET	CY CUBIC YARD	DEPT DEPARTMENT	DTL DETAIL	DIA DIAMETER	DIM DIMENSION	DISP DISPENSER	DIV DIVISION	DR DOOR	DRY DRYER	DBL DOUBLE	DH DOUBLE HUNG	DN DOWN	DS DOWNSPOUT	DWG DRAWING	DF DRINKING FOUNTAIN	EA EACH	E EAST	GR GRANT	GRNT GRANITE	GFCMU GYPSUM DRYWALL	GLB GLASS BLOCK	GCMU GLAZED CONCRETE MASONRY UNIT	GR GRADE	GRNT GRANITE	GFCMU GYPSUM DRYWALL	GFOW GYPSUM DRYWALL	HDW HARDWARE	HTG HEATING	HVAC HEATING VENTILATING AIR CONDITIONING	HGT HEIGHT	HM HOLLOW METAL	HRZ HORIZONTAL	HB HOSE	HR HUR	INCL INCLUDE	ID INSIDE DIAMETER	INSUL INSULATION	INT INTERIOR	JAN JANITOR CLOSET	JT JOINT	J JOIST	KIT KITCHEN	LBL LABEL	LAM LAMINATE	LAV LAVATORY	LH LEFT HAND	L STEEL ANGLE	FCU FAN COIL UNIT	FE FIRE EXTINGUISHER	FEC FIRE EXTINGUISHER CABINET	FA FIRE ALARM / FRESH AIR	FLASH FLASHING	FLR FLOOR (ING)	FD FLOOR DRAIN	FLUOR FLUORESCENT	FT FOOT OR FEET	FTG FOOTING	FND FOUNDATION	GA GAUGE	GALV GALVANIZED	GC GENERAL CONTRACTOR	GL (CONTRACTOR)	GLB GLASS BLOCK	GCMU GLAZED CONCRETE MASONRY UNIT	GR GRADE	GRNT GRANITE	GFCMU GYPSUM DRYWALL	GFOW GYPSUM DRYWALL	HDW HARDWARE	HTG HEATING	HVAC HEATING VENTILATING AIR CONDITIONING	HGT HEIGHT	HM HOLLOW METAL	HRZ HORIZONTAL	HB HOSE	HR HUR	INCL INCLUDE	ID INSIDE DIAMETER	INSUL INSULATION	INT INTERIOR	JAN JANITOR CLOSET	JT JOINT	J JOIST	KIT KITCHEN	LBL LABEL	LAM LAMINATE	LAV LAVATORY	LH LEFT HAND	L STEEL ANGLE	LT LIGHT	LT WT LIGHT WEIGHT	LF LINEAR FOOT	LL LIVE LOAD	MH MANHOLE	MFR MANUFACTURER	MAS MASONRY	MO MASONRY OPENING	MTL METAL	MAX MAXIMUM	MECH MECHANICAL	MED MEDIUM	MBR MEMBER	MATL MATERIAL	M METER	MM MILLIMETER	MIN MINIMUM	MIR MIRROR	MISC MISCELLANEOUS	MOD MODULAR	MTD MOUNTED	NAT NATURAL	NRC NOISE REDUCTION COEFFICIENT	NOM NOMINAL	NORTH NORTH	NOT IN CONTRACT	NTS NOT TO SCALE	NO NUMBER	OV OVER	OC ON CENTER	OFF OFFICE	OPNG OPENING	OPP OPPOSITE	OWSJ OPEN WEB STEEL JOIST	OPPH OPPOSITE HAND	OD OUTSIDE DIAMETER	OA OVERALL	OH OVERHEAD	PT PRESSURE TREATED	PNT PAINT(ED)	PVMT PAVEMENT	PR PAIR	PERIM PERIMETER	PLAS PLASTER	PLAM PLASTIC LAMINATE	PL PLYWOOD	PVC POLYVINYL CHLORIDE	PCF POUNDS PER CUBIC FOOT	PFL POUNDS PER LINEAL FOOT	PSF POUNDS PER SQUARE FOOT	PSI POUNDS PER SQUARE INCH	PC PRECAST	QT QUARRY TILE	R RUBBER	RA RETURN AIR	RAD RADIUS	RD ROOF DRAIN	RCF REINFORCED CONCRETE PIPE	REF REFERENCE (REFER)	RECEP RECEPTACLE	RFL REFLECT (ED)	REFR REFRIGERATOR	REINF REINFORCED	REQ REQUIRED	RESIL RESILIENT	RH RIGHT HAND	RND ROUND	RM ROOM	RL RAIN LEADER	RO ROUGH OPENING	SAF SELF ADHERED FLASHING	SCHED SCHEDULE	SFCMU SPLIT FACE CMU	SLNT SEALANT	SECT SECTION	SHT SHEET	SIM SIMILAR	S SOUTH	SC SOLID CORE	SD SMOKE DETECTOR	SPEC SPECIFICATION	SQ SQUARE	STD STANDARD	STC SOUND TRANSMISSION CLASS	STG STORAGE	STL STEEL	STOR STORAGE	STRUCT STRUCTURE	SYM SYMMETRY (ICAL)	SUSP SUSPENDED	SYS SYSTEM	SSTL STAINLESS STEEL	TEL TELEPHONE	TV TELEVISION	TEMP TEMPERED	T.S. TUBE STEEL	THK THICK	THR THRESHOLD	T&G TONGUE AND GROOVE	TOC TOP OF CURB	IP TOP OF PAVEMENT	T TREAD	TOW TOP OF WALL	TJ TRUS/JOIST	TWF THROUGH-WALL FLASHING	TYP TYPICAL	UC UNDERCUT	UNF UNFURNISHED	UNO UNLESS NOTED OTHERWISE	UR URINAL	VB VAPOR BARRIER	VERT VERTICAL	VEST VESTIBULE	VCT VINYL COMPOSITE TILE	VSG VINYL SHEET GOODS	VP VENEER PLASTER	VWC VINYL WALL COVERING	WA WASHER	W.W.F. STL WIDE FLANGE/WALL HYDRANT	WP WATERPROOFING	WWF WELDED WIRE FABRIC	W WEST	WT WEIGHT	WN WINDOW	W WITH	W/O WITHOUT	WD WOOD	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 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.
ABV ABOVE	ACT ABOVE FINISH FLOOR	ACC ACOUSTICAL TILE	ADJ ADJACENT	AHU AIR HANDLING UNIT	ALUM ALUMINUM	AB ANCHOR BOLT	APPROX APPROXIMATE	AD AREA DRAIN	APC ARCHITECTURAL PRECAST CONCRETE	BRG BEARING	BLW BELOW	BLDG BUILDING	BLK BLOCK	BLKG BLOCKING	BD BOARD	BM BEAM	BO BOTTOM OF	BRK BRICK	BTW BETWEEN	BUR BUILT UP ROOFING	BOW BOTTOM OF WALL	CPT CARPET	CI CAST IRON	CB CEMENT BOARD	CLG CEILING	COL COLUMN	CT CERAMIC TILE	CIR CIRCLE	CLR CLEAR (ANCE)	CLOS CLOSET	CO CLEAN OUT	COL COLUMN	COMP COMPOSITION	CONC CONCRETE	CMU CONCRETE MASONRY UNIT	CONST CONSTRUCTION	CONT CONTINUOUS OR CONTINUE	CLL CONTRACT LIMIT LINE	CIP CAST IN PLACE	CJ CONTROL JOINT	CG CORNER GUARD	CORR CORRIDOR	CRS COURSE (S)	CF CUBIC FEET	CY CUBIC YARD	DEPT DEPARTMENT	DTL DETAIL	DIA DIAMETER	DIM DIMENSION	DISP DISPENSER	DIV DIVISION	DR DOOR	DRY DRYER	DBL DOUBLE	DH DOUBLE HUNG	DN DOWN	DS DOWNSPOUT	DWG DRAWING	DF DRINKING FOUNTAIN	EA EACH	E EAST	GR GRANT	GRNT GRANITE	GFCMU GYPSUM DRYWALL	GLB GLASS BLOCK	GCMU GLAZED CONCRETE MASONRY UNIT	GR GRADE	GRNT GRANITE	GFCMU GYPSUM DRYWALL	GFOW GYPSUM DRYWALL	HDW HARDWARE	HTG HEATING	HVAC HEATING VENTILATING AIR CONDITIONING	HGT HEIGHT	HM HOLLOW METAL	HRZ HORIZONTAL	HB HOSE	HR HUR	INCL INCLUDE	ID INSIDE DIAMETER	INSUL INSULATION	INT INTERIOR	JAN JANITOR CLOSET	JT JOINT	J JOIST	KIT KITCHEN	LBL LABEL	LAM LAMINATE	LAV LAVATORY	LH LEFT HAND	L STEEL ANGLE	FCU FAN COIL UNIT	FE FIRE EXTINGUISHER	FEC FIRE EXTINGUISHER CABINET	FA FIRE ALARM / FRESH AIR	FLASH FLASHING	FLR FLOOR (ING)	FD FLOOR DRAIN	FLUOR FLUORESCENT	FT FOOT OR FEET	FTG FOOTING	FND FOUNDATION	GA GAUGE	GALV GALVANIZED	GC GENERAL CONTRACTOR	GL (CONTRACTOR)	GLB GLASS BLOCK	GCMU GLAZED CONCRETE MASONRY UNIT	GR GRADE	GRNT GRANITE	GFCMU GYPSUM DRYWALL	GFOW GYPSUM DRYWALL	HDW HARDWARE	HTG HEATING	HVAC HEATING VENTILATING AIR CONDITIONING	HGT HEIGHT	HM HOLLOW METAL	HRZ HORIZONTAL	HB HOSE	HR HUR	INCL INCLUDE	ID INSIDE DIAMETER	INSUL INSULATION	INT INTERIOR	JAN JANITOR CLOSET	JT JOINT	J JOIST	KIT KITCHEN	LBL LABEL	LAM LAMINATE	LAV LAVATORY	LH LEFT HAND	L STEEL ANGLE	LT LIGHT	LT WT LIGHT WEIGHT	LF LINEAR FOOT	LL LIVE LOAD	MH MANHOLE	MFR MANUFACTURER	MAS MASONRY	MO MASONRY OPENING	MTL METAL	MAX MAXIMUM	MECH MECHANICAL	MED MEDIUM	MBR MEMBER	MATL MATERIAL	M METER	MM MILLIMETER	MIN MINIMUM	MIR MIRROR	MISC MISCELLANEOUS	MOD MODULAR	MTD MOUNTED	NAT NATURAL	NRC NOISE REDUCTION COEFFICIENT	NOM NOMINAL	NORTH NORTH	NOT IN CONTRACT	NTS NOT TO SCALE	NO NUMBER	OV OVER	OC ON CENTER	OFF OFFICE	OPNG OPENING	OPP OPPOSITE	OWSJ OPEN WEB STEEL JOIST	OPPH OPPOSITE HAND	OD OUTSIDE DIAMETER	OA OVERALL	OH OVERHEAD	PT PRESSURE TREATED	PNT PAINT(ED)	PVMT PAVEMENT	PR PAIR	PERIM PERIMETER	PLAS PLASTER	PLAM PLASTIC LAMINATE	PL PLYWOOD	PVC POLYVINYL CHLORIDE	PCF POUNDS PER CUBIC FOOT	PFL POUNDS PER LINEAL FOOT	PSF POUNDS PER SQUARE FOOT	PSI POUNDS PER SQUARE INCH	PC PRECAST	QT QUARRY TILE	R RUBBER	RA RETURN AIR	RAD RADIUS	RD ROOF DRAIN	RCF REINFORCED CONCRETE PIPE	REF REFERENCE (REFER)	RECEP RECEPTACLE	RFL REFLECT (ED)	REFR REFRIGERATOR	REINF REINFORCED	REQ REQUIRED	RESIL RESILIENT	RH RIGHT HAND	RND ROUND	RM ROOM	RL RAIN LEADER	RO ROUGH OPENING	SAF SELF ADHERED FLASHING	SCHED SCHEDULE	SFCMU SPLIT FACE CMU	SLNT SEALANT	SECT SECTION	SHT SHEET	SIM SIMILAR	S SOUTH	SC SOLID CORE	SD SMOKE DETECTOR	SPEC SPECIFICATION	SQ SQUARE	STD STANDARD	STC SOUND TRANSMISSION CLASS	STG STORAGE	STL STEEL	STOR STORAGE	STRUCT STRUCTURE	SYM SYMMETRY (ICAL)	SUSP SUSPENDED	SYS SYSTEM	SSTL STAINLESS STEEL	TEL TELEPHONE	TV TELEVISION	TEMP TEMPERED	T.S. TUBE STEEL	THK THICK	THR THRESHOLD	T&G TONGUE AND GROOVE	TOC TOP OF CURB	IP TOP OF PAVEMENT	T TREAD	TOW TOP OF WALL	TJ TRUS/JOIST	TWF THROUGH-WALL FLASHING	TYP TYPICAL	UC UNDERCUT	UNF UNFURNISHED	UNO UNLESS NOTED OTHERWISE	UR URINAL	VB VAPOR BARRIER	VERT VERTICAL	VEST VESTIBULE	VCT VINYL COMPOSITE TILE	VSG VINYL SHEET GOODS	VP VENEER PLASTER	VWC VINYL WALL COVERING	WA WASHER	W.W.F. STL WIDE FLANGE/WALL HYDRANT	WP WATERPROOFING	WWF WELDED WIRE FABRIC	W WEST	WT WEIGHT	WN WINDOW	W WITH	W/O WITHOUT	WD WOOD			

REVISIONS

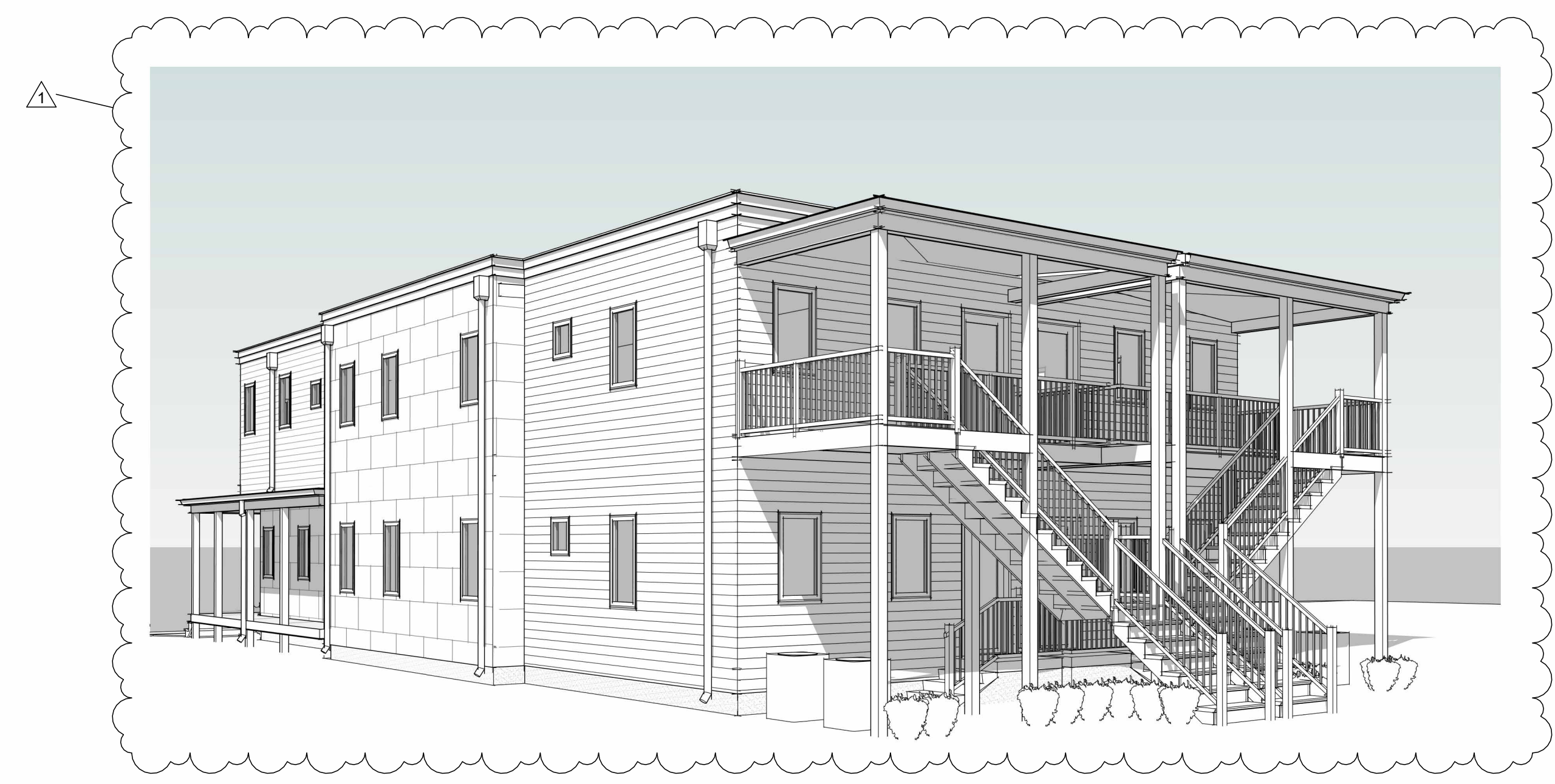
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3316 Q Street
Richmond, Va. 23223
6/12/2024

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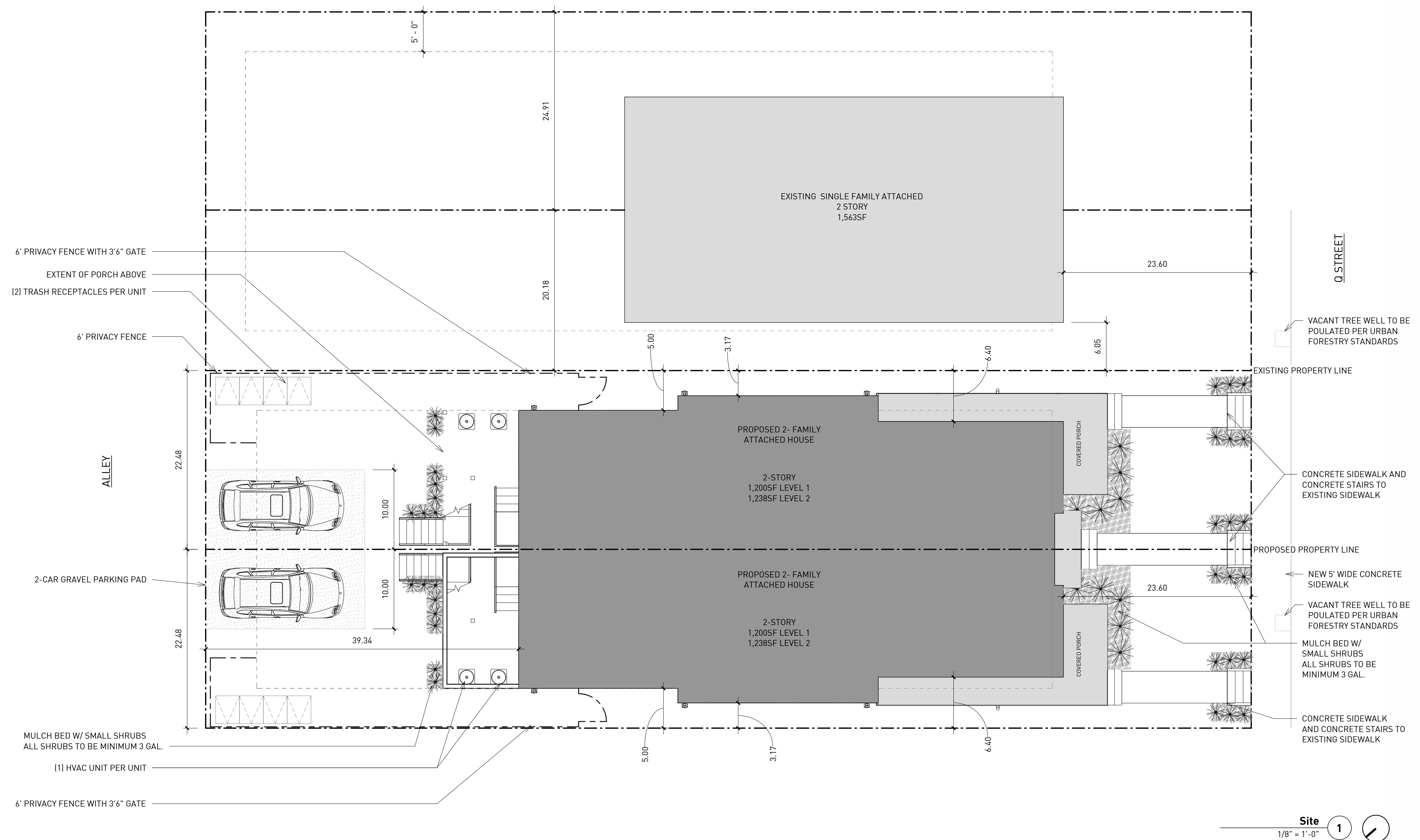
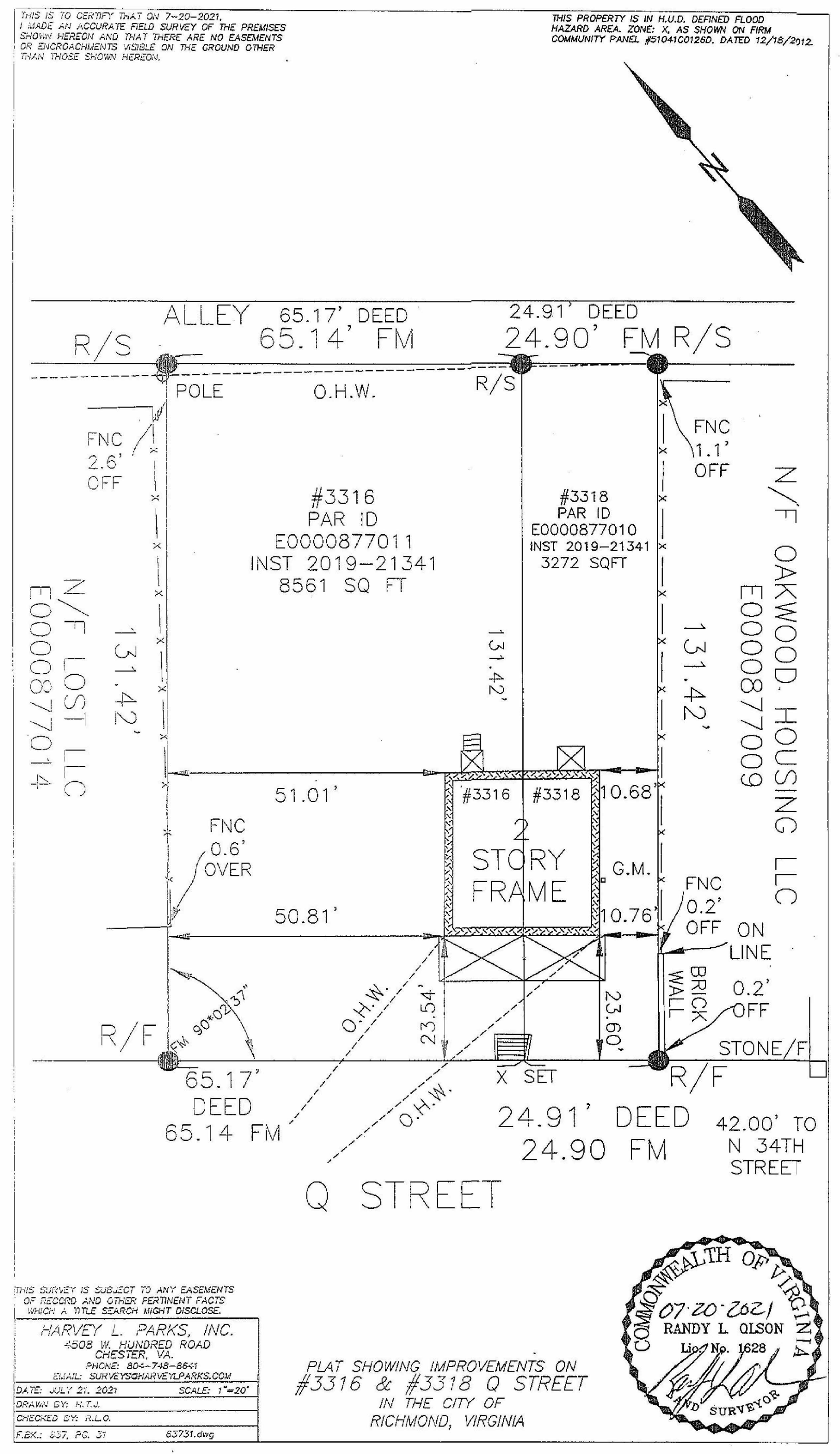
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PERSPECTIVE - FRONT 2



PERSPECTIVE - REAR 3



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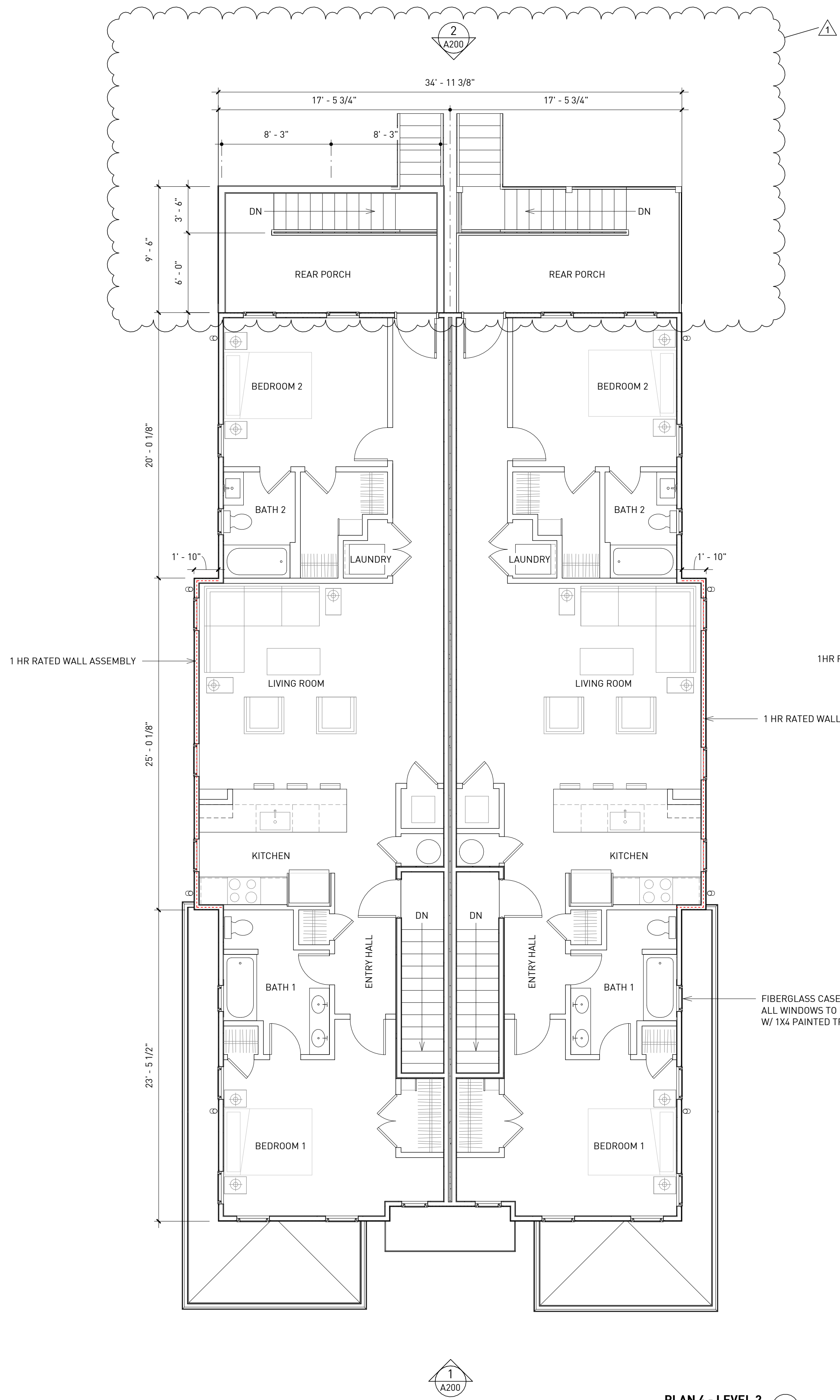
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Richmond, Va. 23223

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SITE & PERSPECTIVES

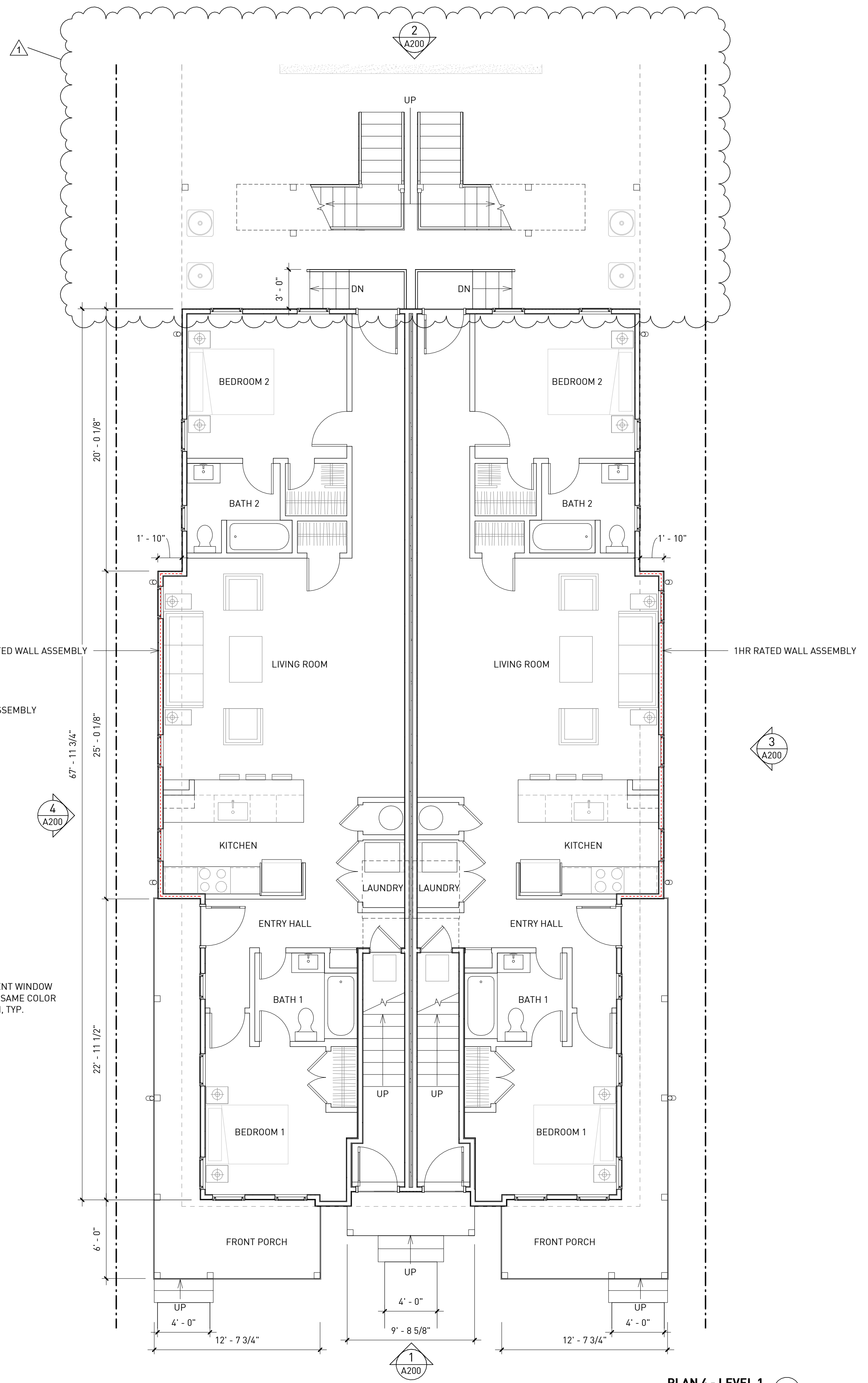
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6/12/2024



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



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

REVISIONS

- SUP COMMENTS 8.26.2024

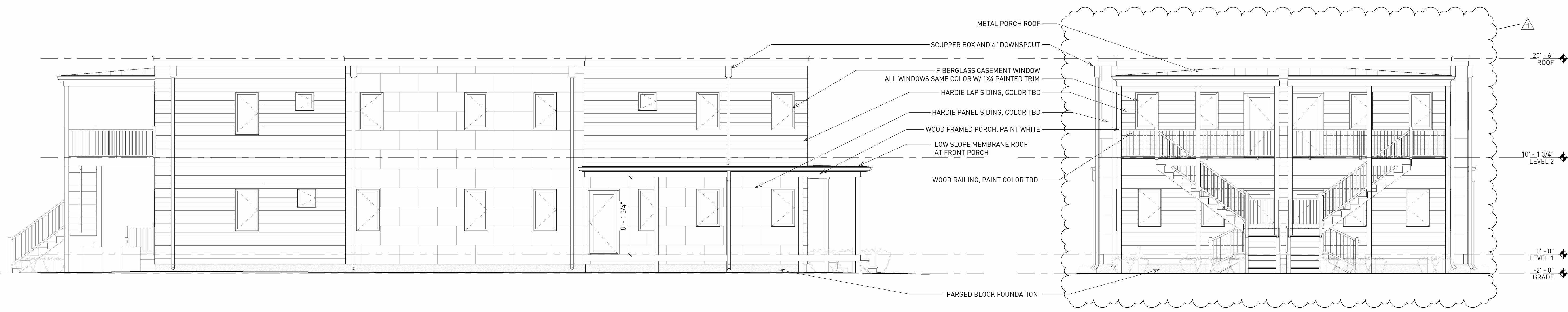
3316 Q STREET
3316 Q Street
Richmond, Va. 23223
6/12/2024

A100
PLANS

ARCDEV
STUDIO

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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

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A200
EXTERIOR ELEVATIONS

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