

INTRODUCED: April 27, 2026

AN ORDINANCE No. 2026-103

To authorize the special use of the property known as 3300 Delano Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (8th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 26 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 3300 Delano Street, which is situated in a R-4 Single-Family Residential District, desires to use such property for the purpose of up to two single-family detached dwellings, which use, among other things, is not currently allowed by section 30-408.4, 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: 9 NOES: 0 ABSTAIN:

ADOPTED: JUN 8 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 property known as 3300 Delano Street and identified as Tax Parcel No. C009-0537/008 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Map Showing the Improvements on Lot 6, Block ‘I’, ‘Cherry Gardens Addition’ in the City of Richmond, VA.,” prepared by Virginia Surveys, and dated September 4, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to two single-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Sketch Showing the Proposed Improvements on Lots 6A & 6B, Block ‘I’, ‘Cherry Gardens Addition’ in the City of Richmond, VA.,” prepared by Virginia Surveys, dated October 27, 2025, and last revised December 10, 2025, and “SUP – Two Houses, Project: 3300 Delano St., RVA 23234,” prepared by RH Designs LLC, dated August 2, 2023, and last revised August 20, 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 two single-family detached dwellings, substantially as shown on the Plans.

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

(c) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.

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

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

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

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

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

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

(e) 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.

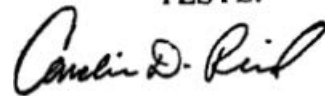
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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



City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: January 15, 2026

TO: The Honorable Members of City Council

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

THROUGH: Odie Donald II, Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 3300 Delano Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant proposes to divide an unimproved lot in the R-4 zoning district. The proposed lot division does not meet the lot area and width standards of the underlying zoning district; therefore, a Special Use Permit is required.

BACKGROUND: The property is located in the Cherry Gardens neighborhood on the corner of Delano Street and Hill Street. The property is currently a 12,500 sq. ft. (.287 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as “Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature... 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 (see Street Typologies Map).

The current zoning for this property is R-4 Single-Family Residential. Adjacent properties are located within the same R-4 zone and the area is primarily single-family detached homes. The density of the proposed use is two units upon .287 acres or 17.4 units per acre.

COMMUNITY ENGAGEMENT: Applicant is responsible for initial community outreach. Additional community notification will take place by staff 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 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: May 26, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission May 19, 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:

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

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



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 600
APPLICANT'S NAME: Marisa Perez EMAIL ADDRESS: [REDACTED]
BUSINESS NAME (IF APPLICABLE): Baker Development Resources
SUBJECT PROPERTY OR PROPERTIES: 3300 Delano

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: WATCHTOWER HOMES AND CONSTRUCTION LLC
PROPERTY OWNER ADDRESS: 3912 SEMINARY AVE RICHMOND, VA 23227
PROPERTY OWNER EMAIL ADDRESS: [REDACTED]
PROPERTY OWNER PHONE NUMBER: 804-486-0386

Property Owner Signature: [Handwritten 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.

APPLICANT'S REPORT

November 3, 2025

*Special Use Permit Request
3300 Delano Avenue, Richmond, Virginia
Map Reference Number: C009-0537/008*

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 3300 Delano Street (the "Property"). The SUP would authorize the division of the Property and the construction of two single-family detached dwellings on the currently vacant lot. While the single-family detached dwelling use is permitted by the underlying R-4 Single-Family Residential District zoning, some of the R-4 feature requirements cannot be met, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION

The Property is located on the northwest corner at the intersection of Delano and Hill Street and is currently vacant. The Property is referenced by the City Assessor as tax parcel C009-0537/008 and has a total 100' of frontage along Delano Street, a lot depth of 125' and contains approximately 12,500 square feet of lot area.



EXISTING ZONING AND EXISTING LAND USE

The properties in the immediate vicinity are zoned R-4 Single-Family Residential and are primarily developed as single-family dwellings though vacant lots can also be found nearby. Industrial zoning and uses are prevalent to the north and south of the property. To the north, within the M-1 Light Industrial zoning district lies an industrial park predominately owned by Philip Morris Inc and other industrial corporations. To the south, lies another M-1 Light Industrial zoning district housing warehouses and Smith Iron & Metal Co Inc.'s operations. To the east, a variety of zoning districts can be found including R-5 Single-Family Residential, R-MH Mobile Home, R-48 Multifamily Residential, and R-4 Single-Family Residential with a variety of uses. Predominantly, uses to the east consist of mobile homes, storage warehouses, single-family detached homes, and commercial buildings along Richmond Highway. To the west, properties are zoned R-4 Single-Family Residential and are primarily developed as single-family dwellings.

TRANSPORTATION

The Property is located near GRTC bus stops which serve the 3B and 88 bus routes providing access 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 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 in a land development pattern that prioritizes multi-modal transportation options."
- 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), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes 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 throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The SUP would authorize the division of the Property and the construction of two new single-family detached dwellings on the currently vacant lot

PURPOSE OF REQUEST

The Property consists of one 100 feet wide lot containing roughly 12,500 square feet of lot area. The owner is proposing to divide the vacant lot in order to build two new single-family detached dwellings. While the proposed 50-foot lot widths for the new dwellings and the proposed 35-foot width for the new dwellings are consistent with existing lots in the area, they do not meet the lot area and width requirements prescribed by the underlying R-4 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. The overall project will remain respectful to the 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 one story in height, contain roughly 1,550 square feet of living area, and are intended to be consistent with the development pattern found throughout the neighborhood. The floor plans are appropriately modern and efficient with an open living room and kitchen. Each dwelling would include 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 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 and back porch would engage the street and provide usable outdoor living space for future occupants. Additionally, each dwelling would provide off-street parking similar to nearby homes.

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 that are compatible with the surrounding dwellings while the quality assurances guaranteed through the SUP ensure the quality of the proposed buildings.

- ***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.

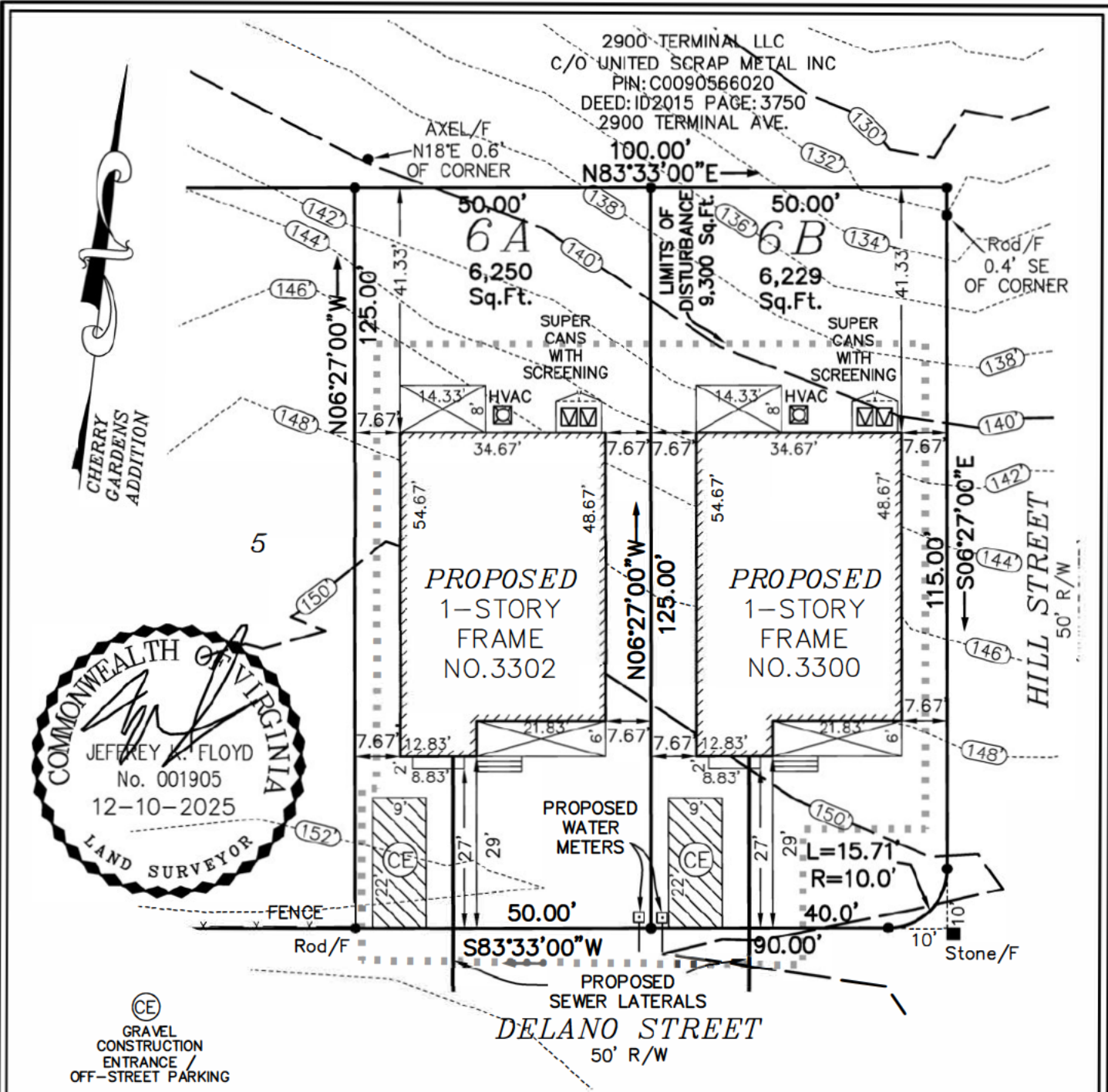
- *Interfere with adequate light and air.*

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. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

2900 TERMINAL LLC
 C/O UNITED SCRAP METAL INC
 PIN: C0090566020
 DEED: ID2015 PAGE: 3750
 2900 TERMINAL AVE.



SKETCH SHOWING THE PROPOSED
 IMPROVEMENTS ON
 LOTS 6A & 6B, BLOCK "I",
 "CHERRY GARDENS' ADDITION"
 IN THE CITY OF RICHMOND, VA.

Virginia Surveys
 P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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REVISED: 12-10-2025
 DATE: 10-27-2025
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905
 SCALE: 1"=25'
 JOB NO. 250816940

STRUCTURAL SCHEDULE

NO.	DESCRIPTION	STATUS	DETAILS
1	MAIN GIRDER	PASSED	3 PIECE(S) 2X10 SOUTHERN PINE NO. 2
2	FIRST FLOOR FLOOR JOISTS	PASSED	1 PIECE(S) 2X10 SOUTHERN PINE NO. 2
3	-	-	-
4	DECK GIRDER	PASSED	2 PIECE(S) 2X10 P.T. SOUTHERN PINE NO. 2
5	DECK JOISTS	PASSED	1 PIECE(S) 2X8 P.T. SOUTHERN PINE NO. 2
6	PORCH JOISTS	PASSED	1 PIECE(S) 2X8 P.T. SOUTHERN PINE NO. 2
7	PORCH GIRDER	PASSED	2 PIECE(S) 2X8 P.T. SOUTHERN PINE NO. 2
8	PORCH BEAM	PASSED	2 PIECE(S) 2X8 SOUTHERN PINE NO. 2
9	FRONT GIRDER	PASSED	3 PIECE(S) 2X10 SOUTHERN PINE NO. 2
10	FOOTINGS	PASSED	2'-0" X 2'-0" X 12"
11	-	-	-
12	-	-	-

DOOR SCHEDULE

DOOR	SIZE	TYPE
①	3/0X6/8	INSUL EXT METAL
②	3/0X6/8	INSUL EXT METAL 9 LT
③	3/0X6/8	INSUL EXT METAL
④	2/6X6/8	INTERIOR 5 PANEL
⑤	2/4X6/8	INTERIOR 5 PANEL
⑥	(2)2/6X6/8	INTERIOR 5 PANEL
⑦	(2)2/0X6/8	INTERIOR 5 PANEL
⑧	2/0X6/8	INTERIOR 5 PANEL

LEGEND

	BRICK VENEER
	C.M.U.
	NON-LOAD BEARING INTERIOR WALLS - 2X4 STUDS @ 24" O.C.
	EXTERIOR BRICK VENEER WITH 2X6 STUDS @ 16" O.C.
	"8C.M.U. WALL AND FOOTING
	SECTION DESIGNATION
	DOOR DESIGNATION
	WINDOW DESIGNATION
	LIGHT FIXTURE
	WALL MTD LIGHT FIXTURE
	LIGHT FIXTURE
	EXTERIOR DBL FLOOD LIGHT WITH MOTION SENSOR
	SURFACE MTD FLORESCENT NO. INDICATES LENGTH
	RECESSED CAN LIGHT
	EXHAUST FAN
	GARBAGE DISPOSAL
	110VOLT RECEPTACLE
	GROUND FAULT INTERRUPTION
	WEATHER PROOF GROUND FAULT INTERRUPTION
	DRYER RECEPTACLE
	RANGE RECEPTACLE
	TELEPHONE
	CABLE TELEVISION
	SWITCH @ 50" A.F.F.
	3-WAY SWITCH @ 50" A.F.F.
	SMOKE DETECTOR
	DOOR BELL TRANSFORMER
	RECESSED ELECTRICAL PANEL
	CEILING FAN - WHEN DASHED, ROUGH-IN AND PROVIDE BLANK COVER FOR FUTURE USE, OTHERWISE INSTALL WHERE SHOWN

PROJECT DATA LIST OF DRAWINGS

- 1.0 ELEVATIONS, NOTES AND DATA SHEET
- 2.0 FOUNDATION PLAN AND DETAILS
- 3.0 FIRST FLOOR PLAN AND DETAILS
- 4.0 SECOND FLOOR PLAN AND DETAILS
- 5.0 ROOF PLAN AND DETAILS
- 6.0 SECTIONS AND WALL SECTIONS
- 7.0 ELEVATIONS
- 8.0 BRACED WALL PLANS AND STRUCTURAL SCHEDULE

CODE NOTES

- 1.0 2021 VIRGINIA BUILDING CODE
- 2.0 BUILDING USE GROUP: RESIDENTIAL - R3 SINGLE FAMILY DETACHED
- 3.0 BUILDING AREA:

FIRST FLOOR	1,565 SQ FT
HEATED SQ. FT	1,565 SQ FT
SHED	33 SQ FT
PORCH	130 SQ FT
DECK	109 SQ FT

DESIGN LOADS

SNOW	25P.S.F.
DEAD LOAD	10P.S.F.
SEISMIC	0.5P.S.F.
WIND	90P.S.F.
LIVE (EXCEPT BEDROOMS)	40P.S.F.
DEAD	10P.S.F.
LIVE (BEDROOMS)	30P.S.F.
GARAGE	50P.S.F.
STAIRS	40P.S.F.

NOTE

THESE DRAWINGS ARE INTENDED TO PORTRAY THE WORK SHOWN. THEY DO NOT SHOW EVERY CONSTRUCTION DETAIL. THE GENERAL CONTRACTOR BY TAKING ON THIS PROJECT, IS RESPONSIBLE FOR ALL CONSTRUCTION. THE G.C. ACKNOWLEDGES THAT HE IS EXPERIENCED WITH CONSTRUCTION OF THIS TYPE AND IS FULLY CAPABLE OF IMPLEMENTING SUCH WORK SO AS TO IMPLEMENT IT'S CONSTRUCTION AND COMPLETION IN A TIMELY MANNER.



1
5.0
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

DOOR	SIZE	MATERIAL	GRILLE	MODEL
①	(2)2/4X5/2	VINYL	6/6	SINGLE
②	3/0X3/2	VINYL	6/6	SINGLE
③	2/0X3/2	VINYL	6/6	SINGLE
④	1/0X4/0	VINYL	4	TRANSOM
⑤	2/4X5/2	VINYL	6/6	SINGLE
⑥	2/4X2/4	VINYL	4	FIXED

GENERAL NOTES

- 1 ALL INTERIOR DIMENSIONS ARE TO FINISHED FACE OF WALL STUDS. ALL INTERIOR WALLS TO BE 4-1/2" WIDE UNLESS NOTED OTHERWISE.
- 2 ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF THE FOUNDATION OR CENTER OF WINDOW / DOOR OPG.
- 3 ALL CLOSETS TO HAVE A 12" DEEP SHELF AND A ROD FOR HANGING CLOTHES MOUNTED 60" A.F.F.
- 4 ALL PANTRY AND LINEN CLOSETS TO HAVE FIVE 16" DEEP WOOD SHELVES, SPACED EQUALLY.
- 5 ALL LAUNDRY AREAS ARE TO HAVE A 16" DEEP SHELF OVER THE WASHER AND DRYER MOUNTED 60" A.F.F.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF RH DESIGNS. DEVELOPED FOR THE EXCLUSIVE USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT WRITTEN PERMISSION IS PROHIBITED. © RH DESIGNS, LLC, ALL RIGHTS RESERVED.

SUP - Two Houses

Project:
 3300 Delano St.
 RVA 23234

REV. 8.20.2025

DATE: 8/2/2023
 DRAWN BY: FNH

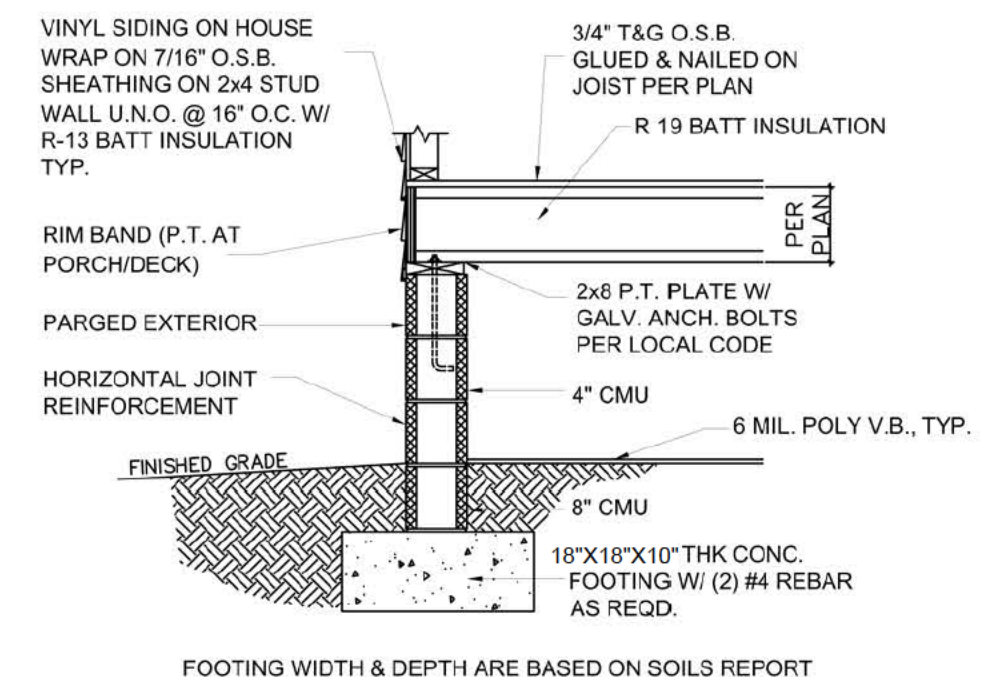
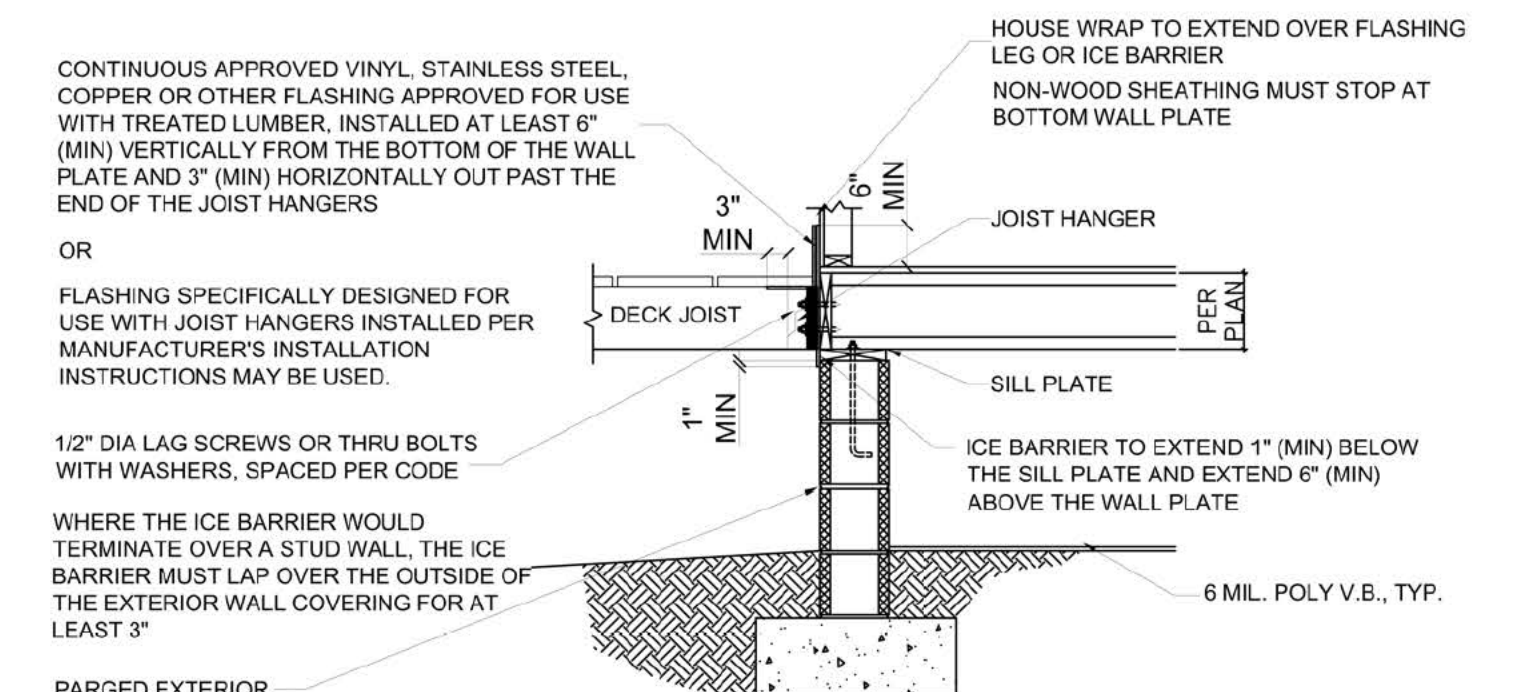
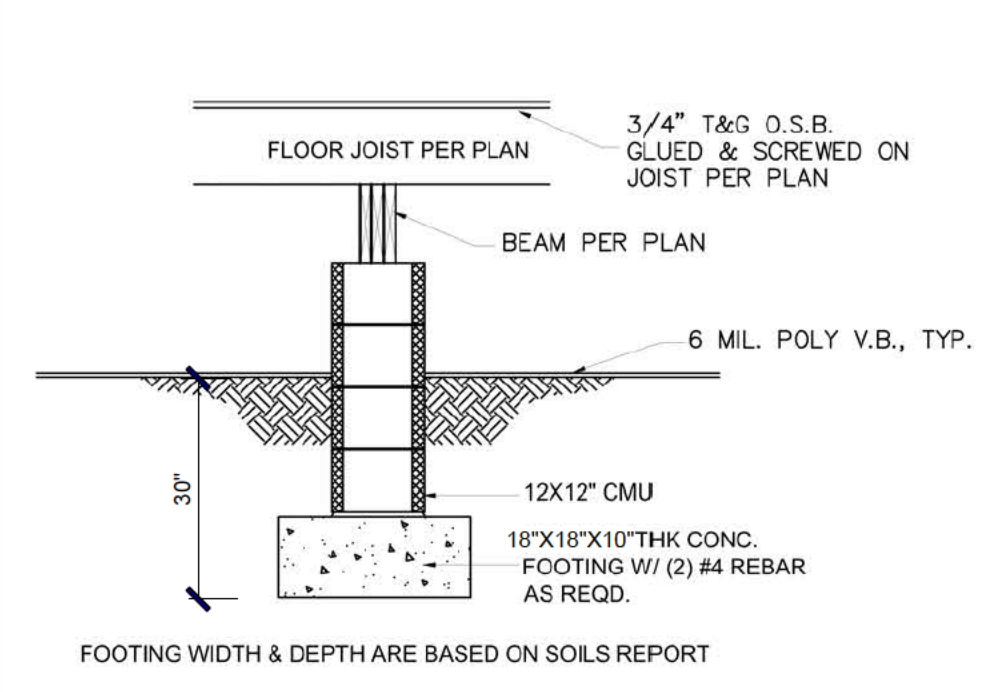
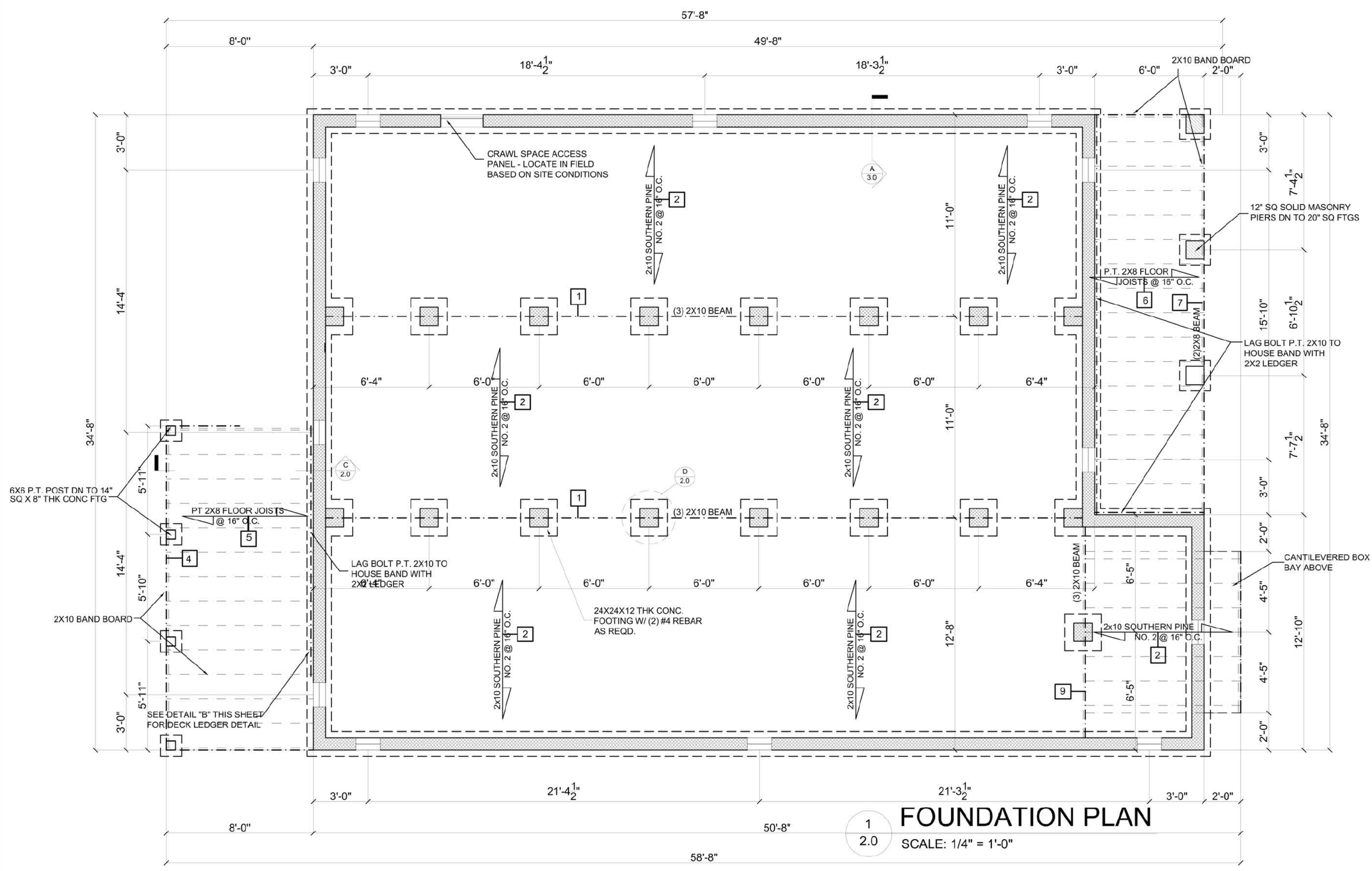
SCALE: 1:50

COVER

RH

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 RVA 23234



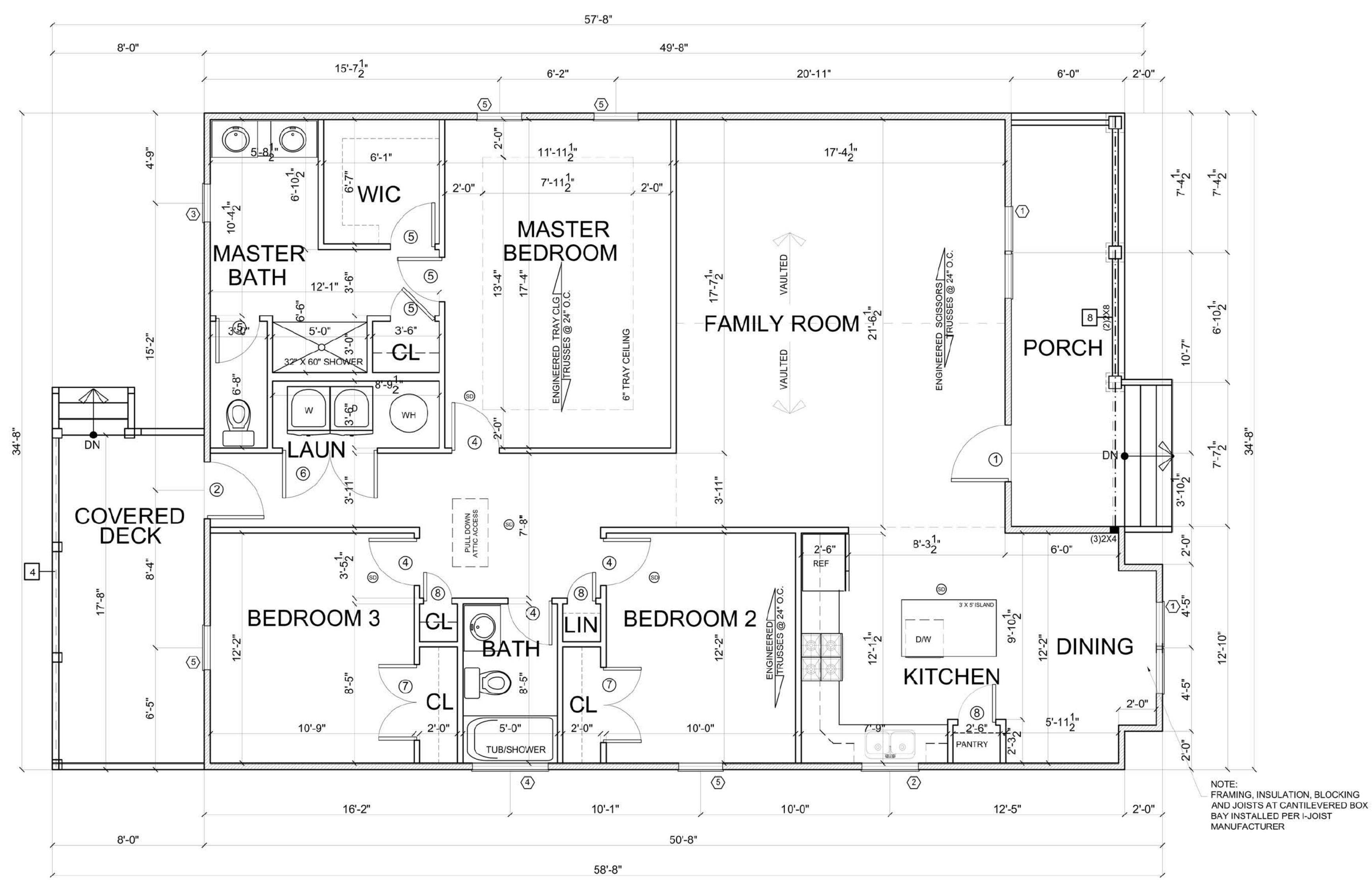
DATE: 8/2/2023
 DRAWN BY: FNH

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

FOUNDATION

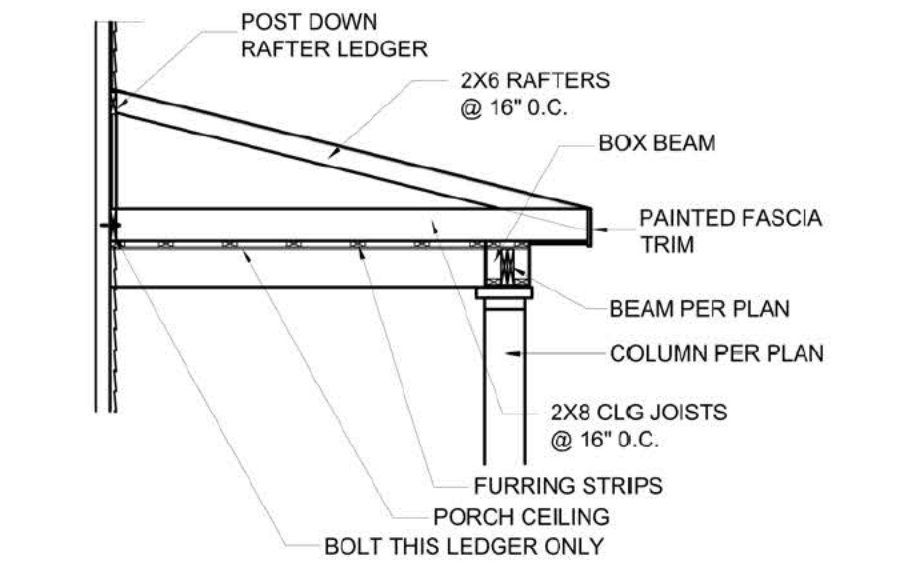
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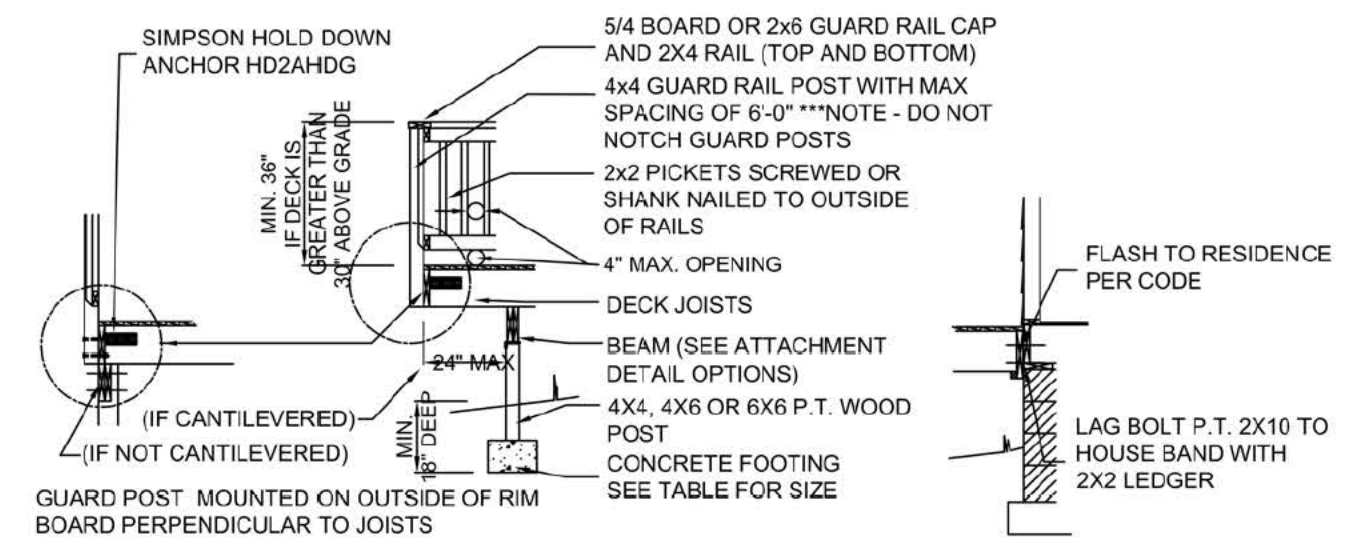


NOTE: FRAMING, INSULATION, BLOCKING AND JOISTS AT CANTILEVERED BOX BAY INSTALLED PER I-JOIST MANUFACTURER

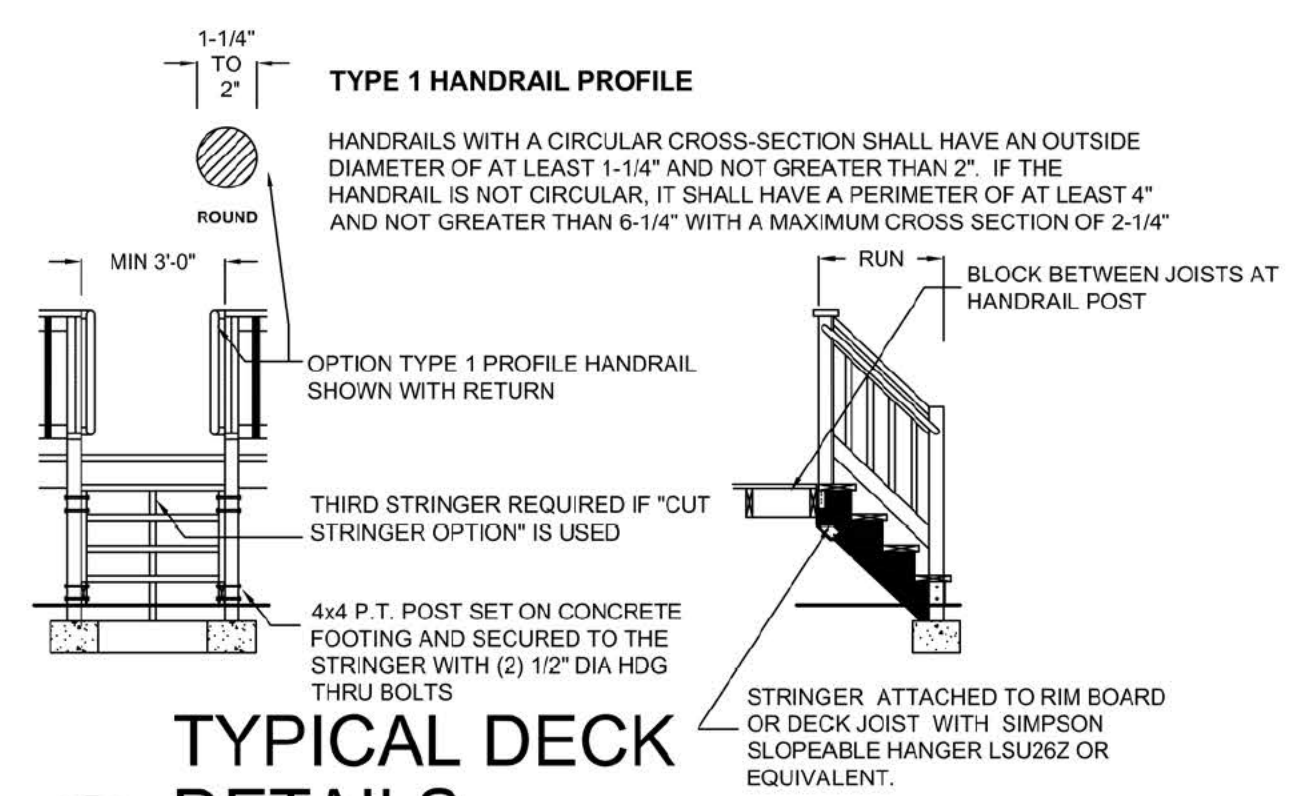
1 FIRST FLOOR PLAN
 3.0 SCALE: 1/4" = 1'-0"



B PORCH ROOF DETAIL
 3.0 SCALE: NONE



C TYPICAL SECTION @ FREE STANDING DECK
 2.0 SCALE: 1/2" = 1'-0"



B TYPICAL DECK DETAILS
 2.0 SCALE: 1/2" = 1'-0"

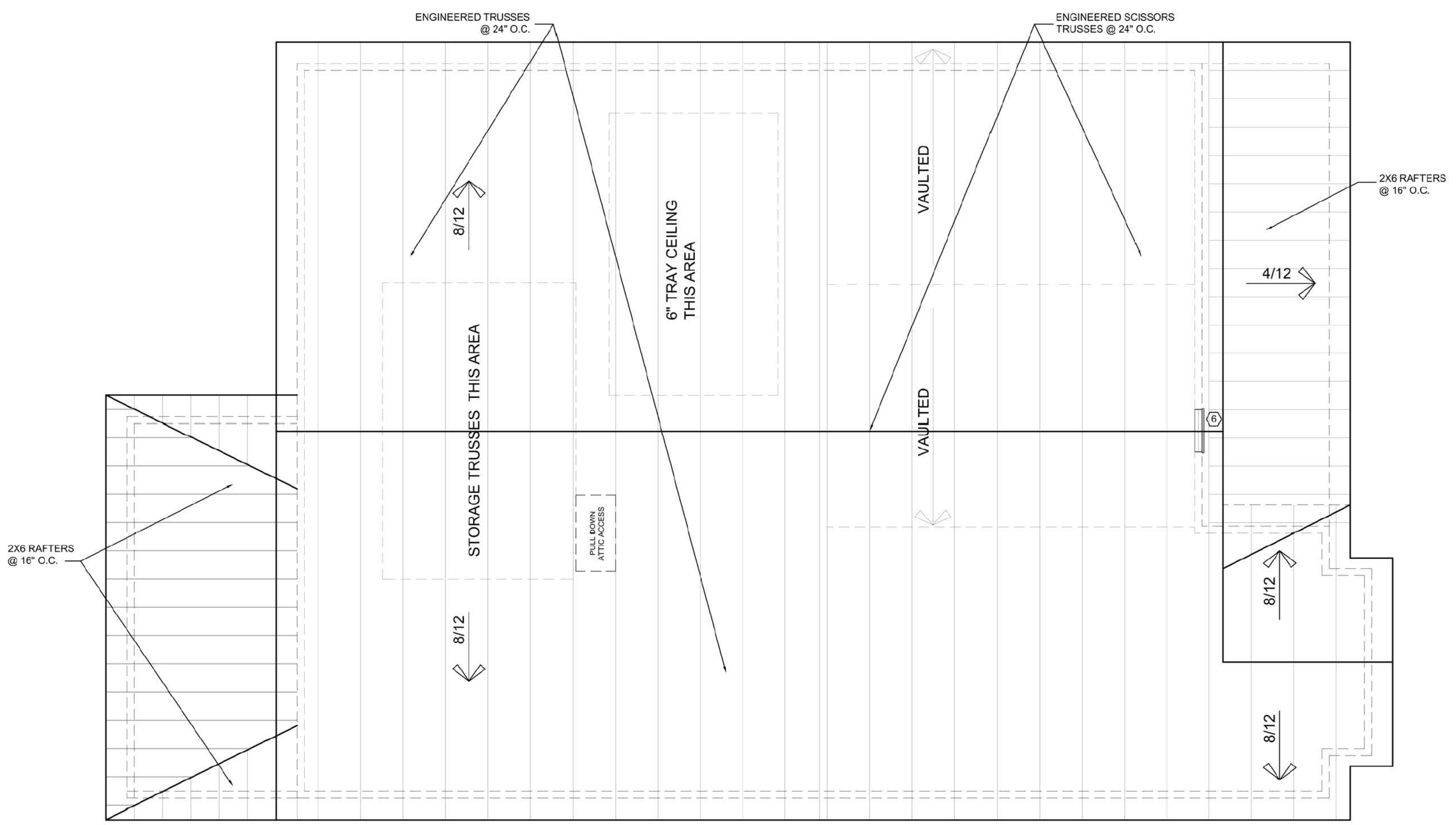
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FLOOR PLANS

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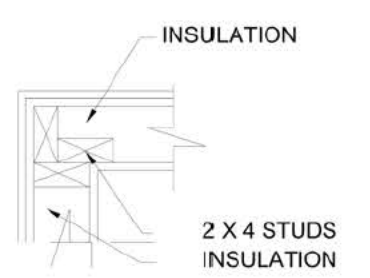
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1 ROOF PLAN
 4.0 SCALE: 1/4" = 1'-0"

NOTE:

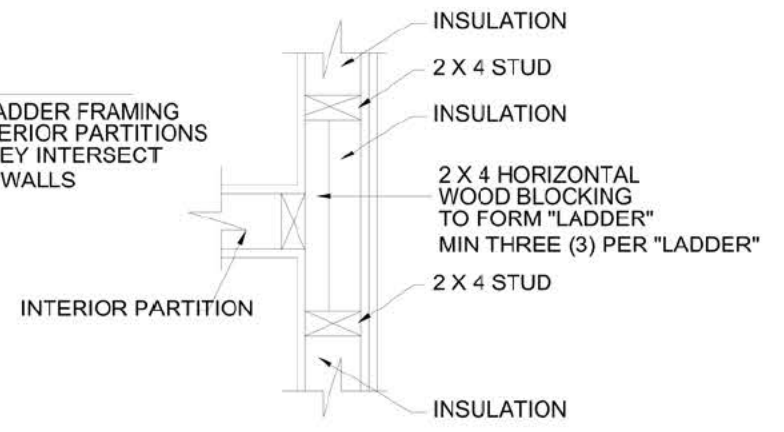
USE THIS FRAMING DETAIL AT ALL CORNER CONDITIONS IN THE EXTERIOR WALL IN ORDER TO PROVIDE THE MOST EFFECTIVE INSULATION



A CORNER FRAMING DETAIL
 4.0 SCALE: 1" = 1'-0"

NOTE:

TYPICAL LADDER FRAMING AT ALL INTERIOR PARTITIONS WHERE THEY INTERSECT EXTERIOR WALLS



B PLAN FRAMING DETAIL
 4.0 SCALE: 1" = 1'-0"

SIZE	MAXIMUM JOIST SPAN (a) (c)					
	12" O.C.		16" O.C.		24" O.C.	
	MAXIMUM SPAN	MAXIMUM CANTILEVER (b)	MAXIMUM SPAN	MAXIMUM CANTILEVER (b)	MAXIMUM SPAN	MAXIMUM CANTILEVER (b)
2X6	9'-11"	1'-3"	9'-0"	1'-4"	7'-7"	1'-6"
2X8	13'-1"	2'-1"	11'-10"	2'-3"	9'-8"	2'-5"
2X10	16'-2"	3'-4"	14'-0"	3'-6"	11'-5"	2'-10"
2X12	18'-0"	4'-6"	16'-6"	4'-2"	13'-6"	3'-4"

(a) BASED ON THE 2012 VA-IRC TABLE R507.5 FOR SOUTHERN PINE #2. FOR OTHER SPECIES, REFER TO TABLE.
 ALL LUMBER IS ASSUMED TO BE P.T. INCLUDING HOUSE BAND BOARDS THAT SUPPORT AN ATTACHED DECK.
 (b) CANTILEVER LENGTH IS BASED ON JOIST SPAN + 4 OR DEFLECTION, WHICHEVER IS SHORTER.
 (c) BASED ON 40 PSF LIVE LOAD AND 10 PSF DEAD LOAD.

DECKING BOARDS

1. DECKING BOARDS ARE TYPICALLY 2x6, 5/4 P.T. BOARDS, OR MANUFACTURED OF COMPOSITE MATERIAL.
2. ATTACH DECKING BOARDS TO DECK JOISTS WITH 2-8d HDG NAILS, (2) #8 HDG SCREWS, OR PROPRIETARY FASTENERS INTENDED FOR P.T. WOOD.
3. DECK BOARDS SHALL BE SPACED APPROXIMATELY 1/8" APART (EDGE TO EDGE).
4. DECKING MAY BE APPLIED DIAGONALLY, 2x6 WITH JOISTS AT MAXIMUM 16" O.C. OR 5/4 BOARDS WITH JOISTS AT MAXIMUM 12" O.C..
5. EACH PIECE OF DECKING MUST BEAR ON AT LEAST 3 JOISTS.

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

ROOF PLAN

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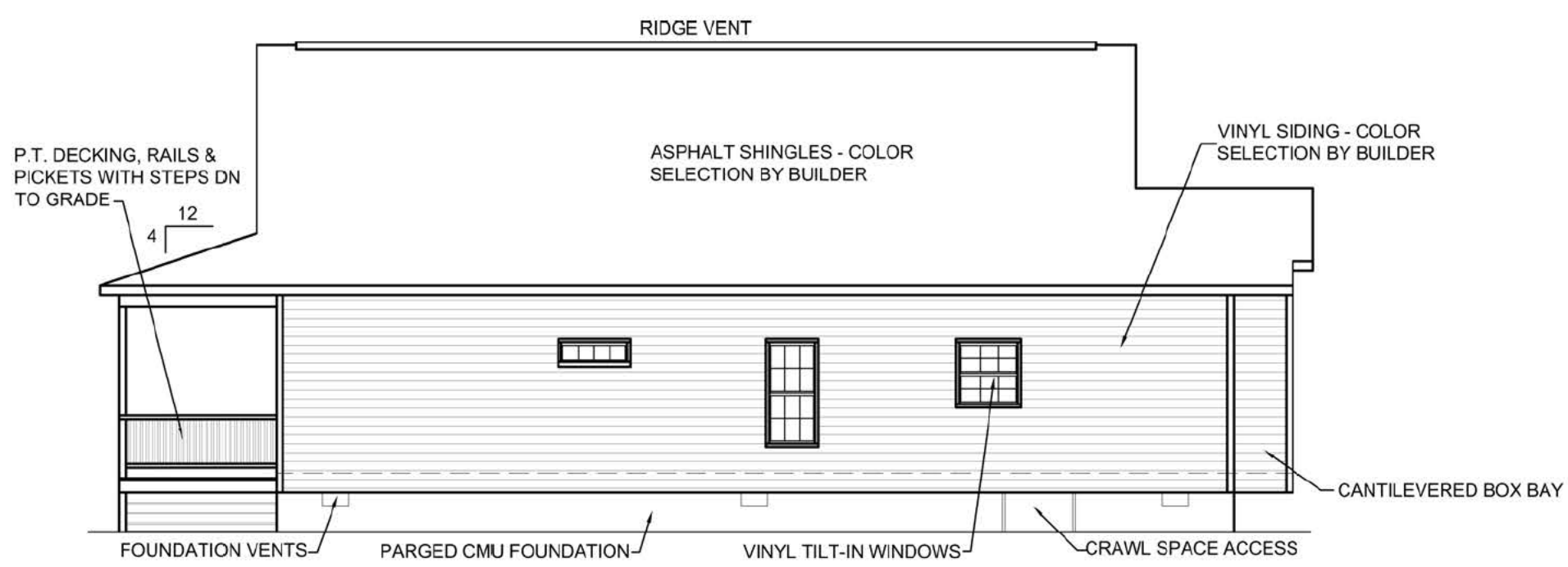
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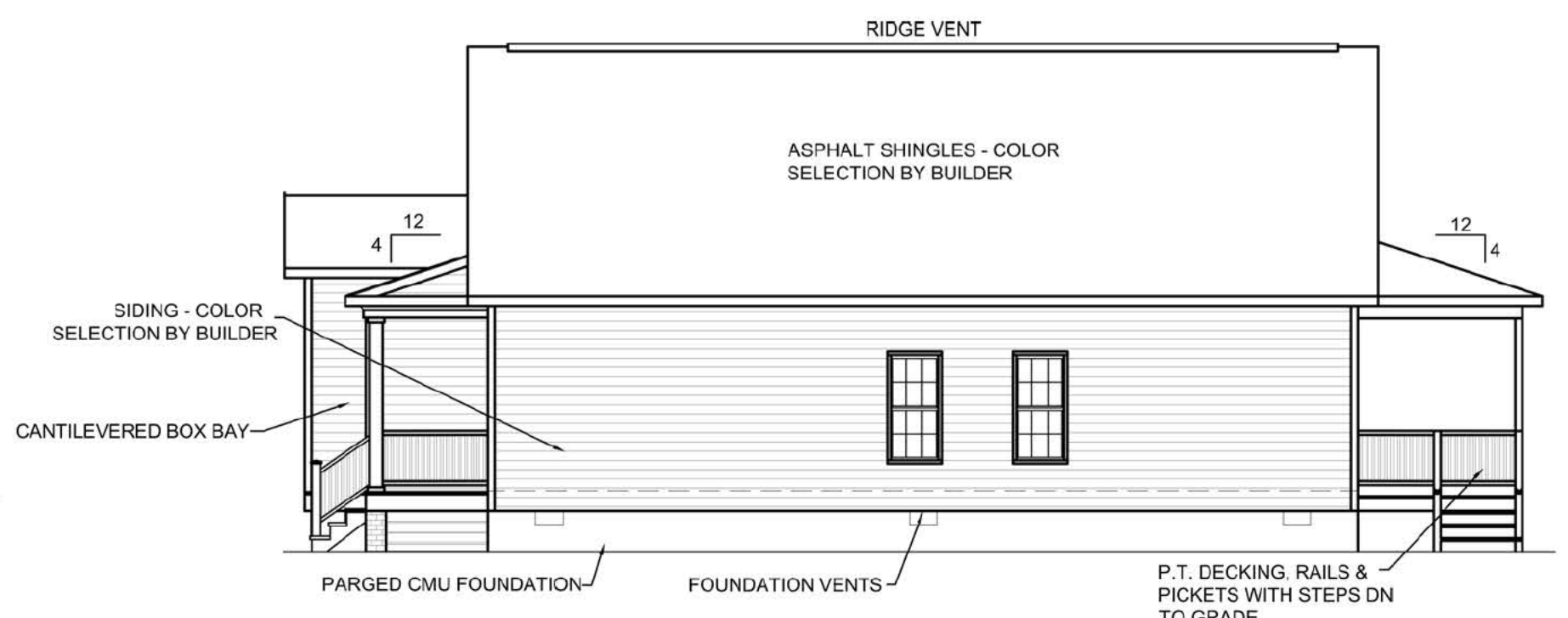
SCALE: 1/4" = 1'-0"

ELEVATIONS

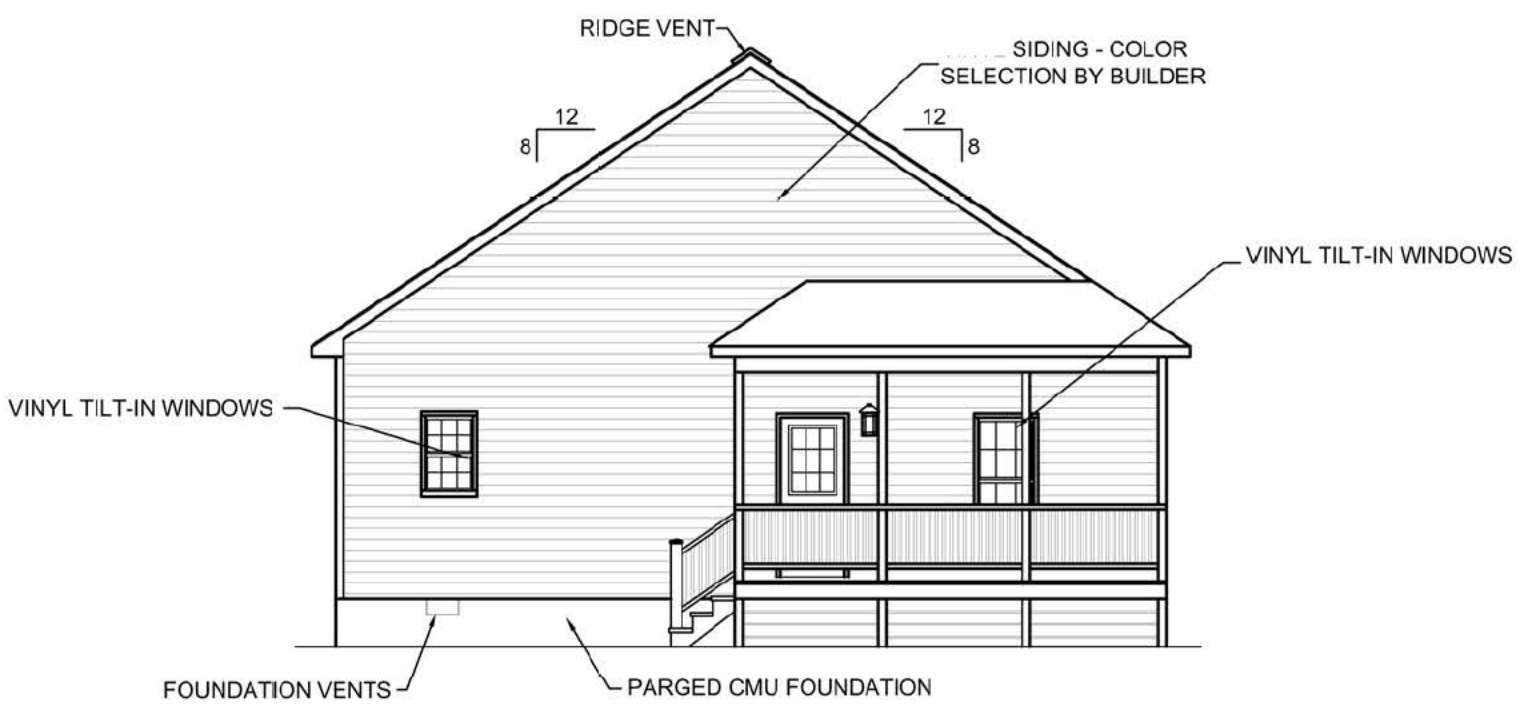
A-4



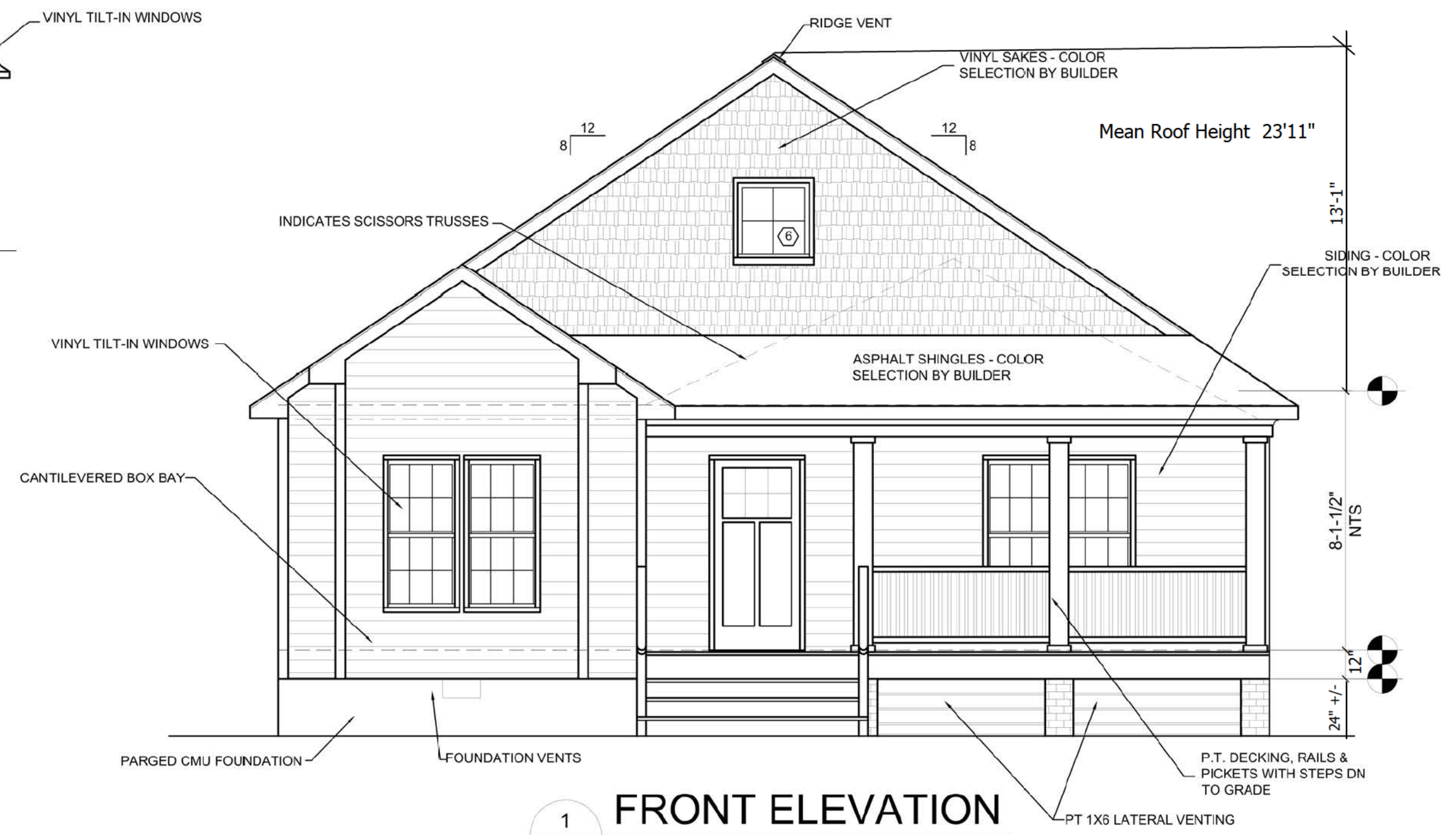
1
 5.0
LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



1
 5.0
RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



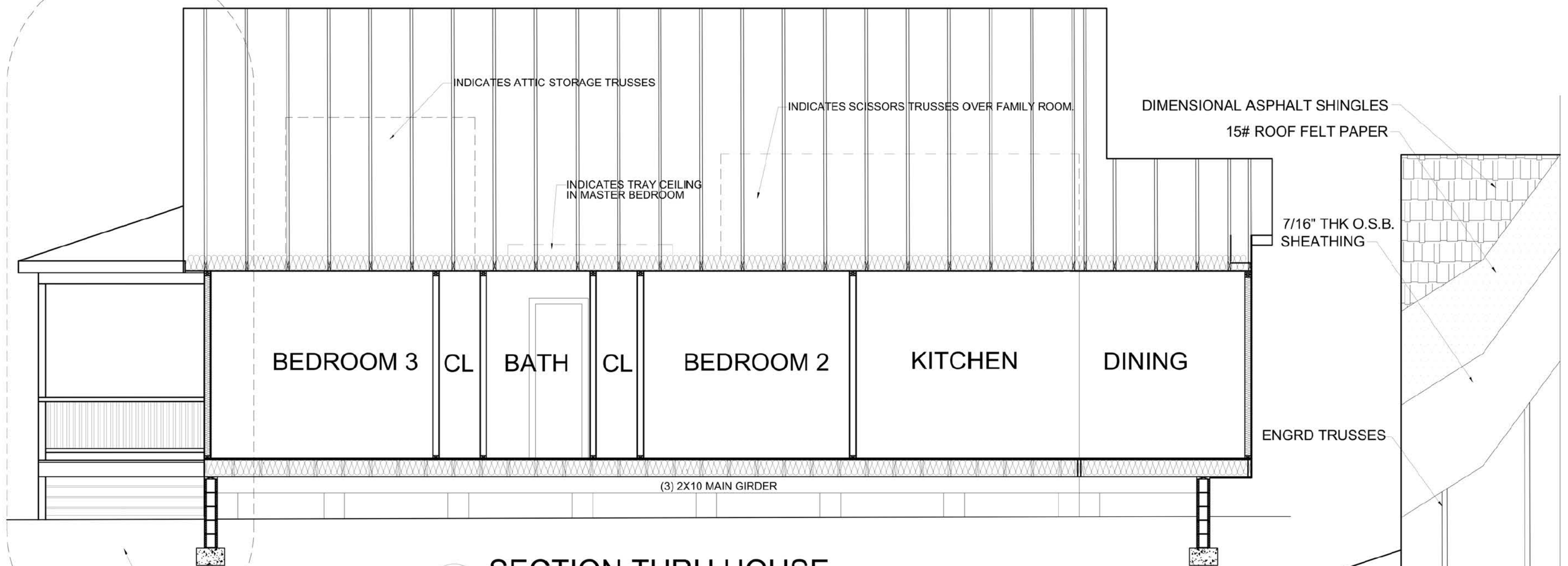
1
 5.0
REAR ELEVATION
 SCALE: 1/8" = 1'-0"



1
 5.0
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

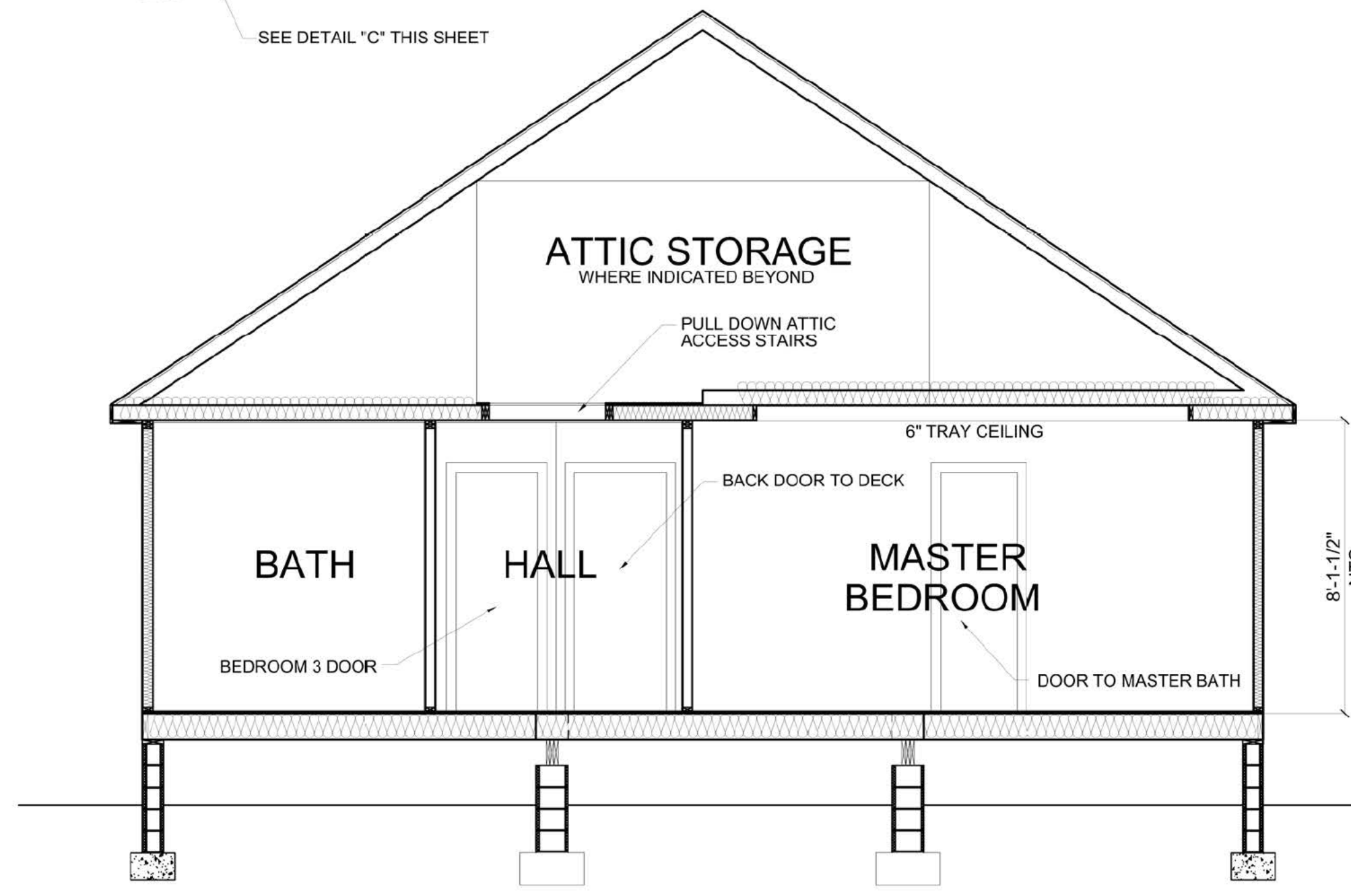
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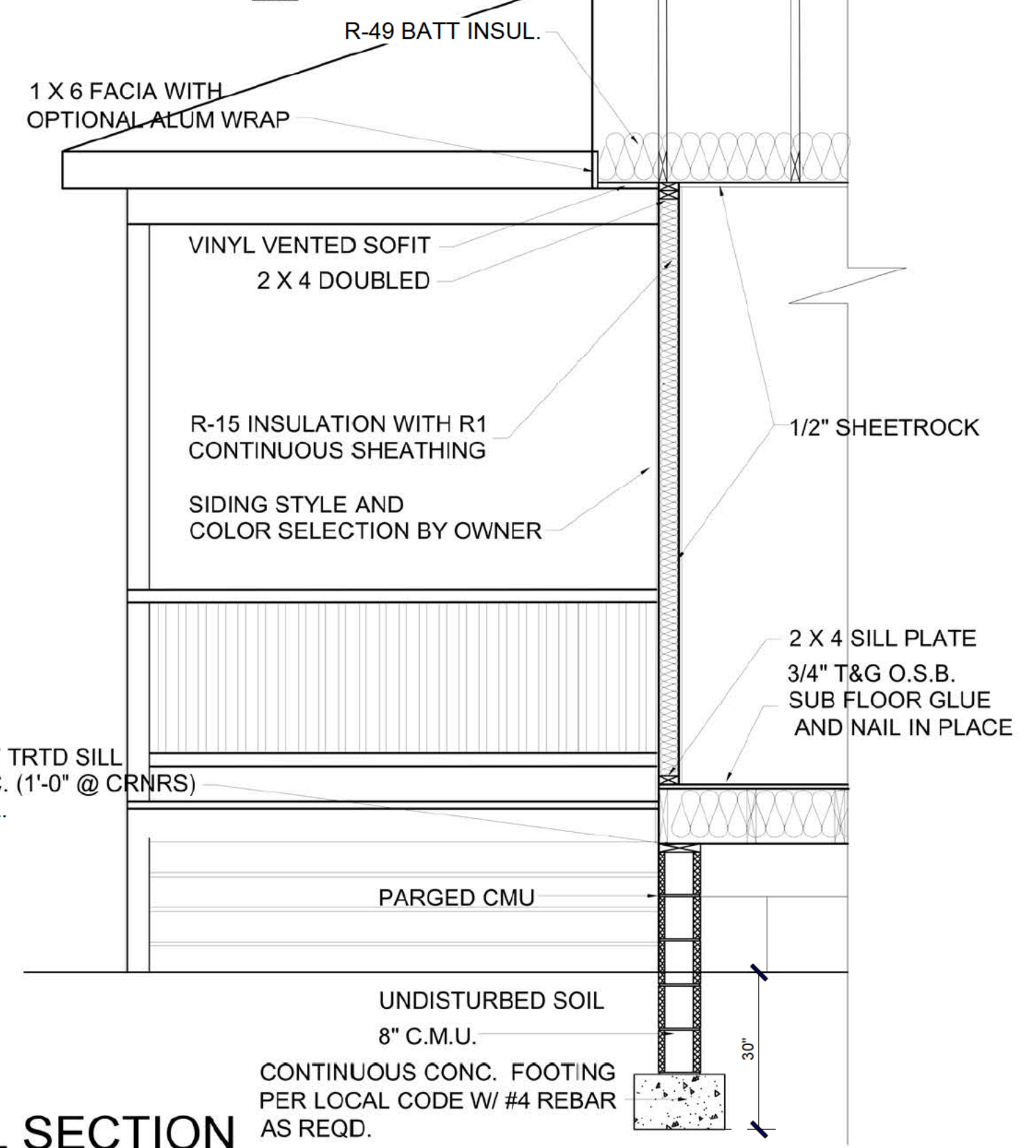


A SECTION THRU HOUSE
 6.0 SCALE: 1/4" = 1'-0"

SEE DETAIL "C" THIS SHEET



B SECTION THRU HOUSE
 6.0 SCALE: 1/4" = 1'-0"



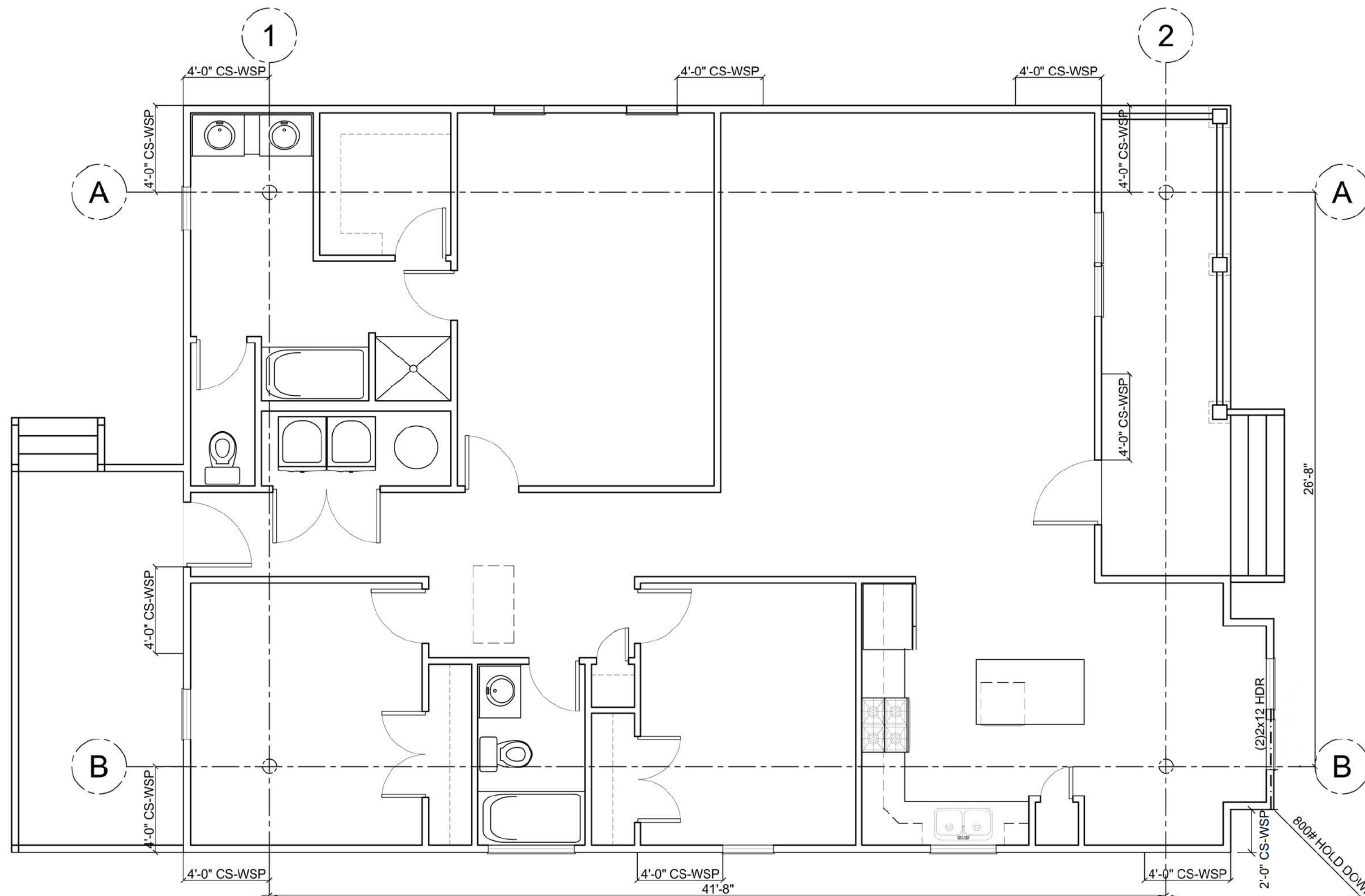
C WALL SECTION
 6.0 SCALE: 1/4" = 1'-0"

FOOTING WIDTH & DEPTH ARE BASED ON SOILS REPORT

DATE: 8/2/2023
 DRAWN BY: FNH

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

SECTIONS



1
7.0
FIRST FLOOR BWP
SCALE: 1/4" = 1'-0"



Virginia Practical Wall Bracing Worksheet
per 2018 Virginia Residential Code R602.12

Ultimate Wind Speed (mph)	115 (90)				
Rectangle Size (ft)	Front/Rear: 35	Left/Right: 51	Aspect Ratio: PASS		
Rectangle Side	Front	Rear	Left	Right	
Number of Floors Above	0	0	0	0	
Eave-to-Ridge Height (ft)	12	12	12	12	
Exterior BWP Material	Wood Structural Panels	Wood Structural Panels	Wood Structural Panels	Wood Structural Panels	
Tabular Requirement (ft)	8.59	8.59	6.16	6.16	
Adjustments	Exposure	B 1.00	B 1.00	B 1.00	B 1.00
	Wall Ht. (ft)	8.00 0.90	8.00 0.90	8.00 0.90	8.00 0.90
	Omit Interior Finish?	No 1.00	No 1.00	No 1.00	No 1.00
	Fasteners @ 4" o.c.?	Yes 0.83	Yes 0.83	Yes 0.83	Yes 0.83
Required BWP Length (ft)	6.41	6.41	4.60	4.60	
Required BWP Length from Common Rectangle Side					
Total Required BWP Length (ft)	6.41	6.41	4.60	4.60	
Actual BWPs	Contributing Length (ft)	BWP Location Length	Location Length	Location Length	Location Length
	1	Exterior 4.00	Exterior 4.00	Exterior 4.00	Exterior 4.00
	2	Exterior 4.00	Exterior 4.00	Exterior 4.00	Exterior 4.00
	3	Exterior 2.00	Exterior 4.00	Exterior 4.00	Exterior 4.00
	4				
	5				
	6				
Actual BWP Length (ft)	10.00	12.00	12.00	12.00	
Actual ≥ Required?	Pass	Pass	Pass	Pass	
BWPs ≤ 20' Apart?	Yes	Yes	Yes	Yes	
BWP within 12' of Corners?	Yes	Yes	Yes	Yes	
Compliant Number of BWPs	Yes	Yes	Yes	Yes	
BWL Compliance	Pass	Pass	Pass	Pass	

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WALL BRACING

A-6