AN ORDINANCE No. 2022-369

As Amended

To authorize the special use of the property known as 3206 Delaware Avenue for the purpose of two single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality by the City Attorney

PUBLIC HEARING: JAN 9 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 3206 Delaware Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of two single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, and 30-710.1(2), concerning the number of spaces required for particular uses, of the Code of the City of Richmond (2020), as amended; and

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

AYES:	9	NOES:	0	ABSTAIN:	
ADOPTED:	JAN 23 2023	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 3206 Delaware Avenue and identified as Tax Parcel No. N000-1263/004 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled "Sketch Showing the Division of a Portion of Lots 2 & 3, Block 11, 'Highland Park,' in the City of Richmond, VA.," prepared by Virginia Surveys, dated May 9, 2022, and last revised June 1, 2022, 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 single-family attached dwellings, hereinafter referred to as "the Special Use," substantially as shown on the survey entitled "Sketch Showing the Division of a Portion of Lots 2 & 3, Block 11, 'Highland Park,' in the City of Richmond, VA.," prepared by Virginia Surveys, dated May 9, 2022, and last revised June 1, 2022, and the plans entitled "Preliminary Set Drawings of 3206 Delaware Ave," prepared by nVisionTEK, and dated May 27, 2022, 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 two single-family attached dwellings, substantially as shown on the Plans.

- (b) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- (c) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.
- (d) 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 public right-of-way.
- (e) Prior to the issuance of any certificate of occupancy for either one of the dwellings of the Special Use, the establishment of two residential lots on the Property, 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.
 - (f) No off-street parking shall be required for the Special Use.
- § 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.
- The Owner shall make improvements within the right-of-way, including the (e) installation of one street tree, 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 that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, 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

730 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

7



2022-303



City of Richmond

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

Item Request

File Number: PRE.2022.0366

O & R Request

DATE: November 14, 2022 **EDITION:**1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Mayor, by Request)

(This is no way reflects a recommendation on behalf of the Mayor.)

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

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic

Development and Planning

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

RE: To authorize the special use of the property known as 3206 Delaware Avenue, for the

purpose of two single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 3206 Delaware Avenue, for the purpose of two single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize two single-family attached dwellings, which use, among other things, is not currently allowed by the City's current zoning regulations sections 30-412.4(2)a, 30-412.4(2)b, 30-412.4(2)c, and 30-710.1(2) regarding density, lot area, unit width, and off-street parking, respectively. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

BACKGROUND: The property is located in the North Highland Park neighborhood on Delaware Avenue between Meadowbridge Road and Pollock Street. The property is currently a 3,690 sq. ft. (.09 acre) parcel of land.

File Number: PRE.2022.0366

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

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 include single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural." (54)

The current zoning for this property is R 6 Single Family Attached Residential District. All adjacent properties are located within the same R 6 Residential Zone. The area is primarily single family residential, with some multi-family residential and small, neighborhood commercial uses present in the vicinity. The density of the proposed is approximately 22 units per acre.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 12, 2022

CITY COUNCIL PUBLIC HEARING DATE: January 9, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission

January 3, 2023

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



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/

oject Name/Location		
roperty Address: 3206 Delaware Avenue	<u></u>	Date:
operty Address. 3230 Page 14 Page 14 Page 14 Page 15 Page 15 Page 15 Page 16 P		
otal area of affected site in acres: 0.085		
iee page 6 for fee schedule, please make check payable to	the "City of Richmond")	
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Applicant/Contact Person: Will Gillette / Mark Baker Company: Baker Development Resources Mailing Address: 530 E Main Street, Suite 730	e cases? Number: State: VA Fax: _(c signee: Kyle Hoffer on of this Application on behalf of so execute or attest.)	Zip Code: 23219

photocopied signatures will not be accepted.
NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filling Procedures for special use permits)

sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or

APPLICANT'S REPORT

June 28th, 2022

Special Use Permit Request 3206 Delaware Avenue, Richmond, Virginia Map Reference Number: N000-1263/004

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 730 Richmond, Virginia 23219

Introduction

The property owner is requesting a Special Use Permit (the "SUP") for the property known as 3206 Delaware Avenue (the "Property"). The SUP would authorize the construction of two single-family attached dwellings on the Property. While the single-family attached dwelling use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, some of the underlying feature and requirements cannot be met and, therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on a triangular block bordered by Delaware Avenue, Pollock Street, and Meadowbridge Road and is referenced by the City Assessor as tax parcel N000-1263/004. The irregularly shaped Property is roughly 35' wide by 131' in depth and contains approximately 3,690 square feet of lot area. The Property is currently improved with a single-family attached dwelling which is in very poor condition as a result of a fire in the dwelling in 2021. The lot is relatively flat and has frontage on both Meadowbridge Road and Delaware Avenue.



The properties in the immediate vicinity are developed with a wide range of residential densities and uses. The predominant use is single-family detached, but there are also a fair number of two-family detached dwellings and even some smaller multi-family buildings within a couple blocks of the Property.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached, which permits the single-family attached dwelling use. The surrounding properties to the east and south are also zoned R-6. To the west, across Meadowbridge Road, and north, across Florida Avenue, properties are zoned R-5

residential. Further to the south along Meadowbridge Road is a commercial corridor consisting of RO-2 and UB districts.

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. This designation also encourages developments to reinforce a gridded street pattern in order to increase connectivity. 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 at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - o 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. "
 - o e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to "Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards"
- Page 100 (High Quality Places Chapter), Objective 4.1, to "create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City," as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PURPOSE OF REQUEST

The applicant would like to divide the parcel and redevelop the Property with two single-family attached dwellings which represent an appropriately desirable and dense use of the Property and also provide consistency with the newly constructed single-family attached dwellings located on the adjacent property at 3208 and 3210 Delaware. Given the lot's width and unique siting, a SUP is needed as the underlying R-6 feature requirements of dwelling width and lot area cannot be met. Furthermore, like the other properties located in the subject block, off-street parking cannot be provided. The proposal would meet all other applicable R-6 district requirements

The proposed lot width and area are compatible with other lots in the vicinity, which are all characteristically smaller urban lots. In the subject block, a majority of the lots are developed with dwellings that do not comply with the current R-6 requirements. Based on this historic lot pattern, the majority of lots in the vicinity are nonconforming with regard to a combination of lot width and area. Furthermore, all properties located within the triangular block bound by Delaware Ave, Pollock St, and Meadowbridge Rd do not have alley access and therefore cannot provide off-street parking.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development. The overall project would be appropriately dense and efficient as defined by the Richmond 300 Master Plan. It would also be consistent with the uses permitted by-right by the underlying zoning. At the same time, it would remain 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.

PROJECT DETAILS

The two new single-family attached dwellings would each be approximately 14 feet in width and three stories in height and are consistent with historic development pattern found throughout the neighborhood. The third floors would be set back and the building design would utilize an Italianate style cornice line at the second story in order to achieve the appearance of a two-story building from the street. This design has been utilized elsewhere in the vicinity.

Each dwelling would contain three bedrooms and two-and-one-half bathrooms and approximately 1,680 square feet of floor area. The dwelling floor plans are spacious and modern with an open kitchen, living, and dining areas on the first floor. The second-floor features two bedrooms, each with walk-in closets, and a laundry room. A primary bedroom, which contains an en suite bathroom and walk-in closet, along with a southern facing terrace are located on the third floor.

The new dwellings would be clad in cementitious lap siding in order to ensure quality and consistency in appearance with many other dwellings in the vicinity. A full-width front porch and front facing balcony on the third floor allow for additional outdoor living space and, potentially, views of the City of Richmond. Finally, the proposed buildings' massing and architectural styles

were designed in order to remain consistent with other dwellings found in the vicinity including the newly constructed attached dwellings at the adjacent property to the east.

Findings of Fact

The following are factors indicated 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 for high-quality 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 special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will create no congestion on streets, roads, alleys or any other public right of way. Furthermore, the Property lies within a 1-minute walk to a bus station serving the "3" routes, which operates at 15-minute intervals and connects the Property to Jackson Ward, Downtown, VCU, Manchester, and greater Southside. As such, the SUP will not create 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 special use permit 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 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 proposed buildings are of compatible massing and spacing to the existing in the vicinity. More importantly, the proposed massing is largely consistent with the underlying R-6

zoning district requirements. 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 the proposed single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high-quality residential development. The request offers compatibility with the City's Master Plan in terms of use and is consistent with the density otherwise permitted by the underlying zoning regulations while having a more desirable layout. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 4-25-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID. Existing apron to be removed and replaced with like sidewalk 10 LOT LOT D С 2,137 m 1,814 Sq.Ft. 5 S56**·**59'26' Sg.Ft. 25.43 94.43 "**" SUPER CANS ITH SCREENING < 5' TALL LOT В 00 MULCH BED WITH ,44 44, LANDSCAPING EXISTING 3-STORY FRAME No3208 PROPOSED 3-STORY FRAME PROPOSED 3-STORY FRAME No3204 No3206 12.63 14 17 **O O** (D) (D) WALK WALK Ô 25 40' TO THE CONC. S/L OF POLĹOCK SŢ FLOYD. ∞ 17.5 No. 001905 S33'00'00"W CONC. WALK 6-1-2022 35.00° VACANT SITE LARGE TREE ID: 19793 Tree well to be populated per UF standards SURVEY DELAWARE AVENUE 60'± R/W SKETCH SHOWING THE DIVISION OF A PORTION OF LOTS 2 & 3, BLOCK 11, "HIGHLAND PARK" IN THE CITY OF RICHMOND, VA. Virginia Surveys REVISED: 6-1-2022 P.O. BOX 118 DATE: <u>5-9-202</u>2 CHESTERFIELD, VA 23832 (804) 748-9481 1"=20'CERTIFIED BY JEFFREY K. FLOYD SCALE: COPYRIGHT (C) VIRGINIA SURVEYS

001905

VIRGINIA CERTIFICATE NO. _

All rights reserved.

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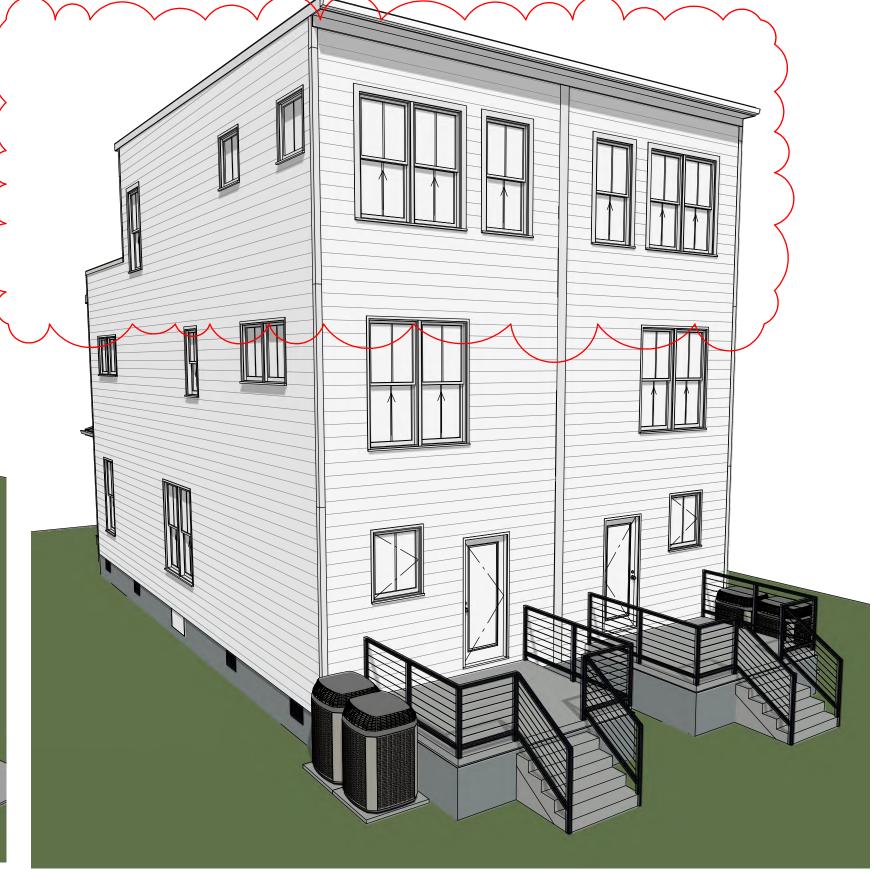
JOB NO.

PRELIMINARY SET DRAWINGS OF 3206 DELAWARE AVE

COVER SHEET AREA PLANS, SITE PLAN, & SCHEDULES FOUNDATION & ROOF PLANS 1ST & 2ND LEVEL CONSTRUCTION PLANS 3RD LEVEL CONSTRUCTION PLAN **EXTERIOR ELEVATIONS**

PROJECT ADDRESS: 3206 DELAWARE AVE, RICHMOND, VA 23222 3-STORY 3-BEDROOM, 2-1/2 BATH, NEW CONSTRUCTION 2-FAMILY ATTACHED (DUPLEX) RESIDENCE





ABBREVIATIONS LEGEND

ANCHOR BOLT ABV ADJ AFF ABOVE MECHANICAL **ADJUSTABLE** MFR MANUFACTURER ABOVE FINISHED FLOOR MIN MINIMUM ALUM ALUMINUM MLDG MOLDING APPROX **APPROXIMATE** MASONRY OPENING BLDG BLK BUILDING NTS NOT TO SCALE BLOCK BLKG BLOCKING ON CENTER **BOTTOM OF** OH OSB OVERHEAD **CONTROL JOINT** ORIENTED STRAND BOARD CENTER LINE PERF PGM PERFORATED CLG CLR CMU CEILING PLATE GLASS MIRROR CLEAR PROPERTY LINE CONCRETE MASONRY UNIT PLYWOOD COL COLUMN POUNDS PER SQUARE INCH CONCRETE PRESSURE TREATED CONT CPT CONTINUOUS OR CONTINUE PWD RM POWDER ROOM QTY REF **CERAMIC TILE** REFRIGERATOR COLD WATER REINF REQ'D RM REINFORCED DBL REQUIRED DIAMETER ROOM DIM DIMENSION ROUGH OPENING SMOKE DETECTOR DOWN SPOUT SQUARE FEET DISHWASHER SHEATHING DWG DRAWING SIM STD T&G TBS SIMII AR DRY DRYER STANDARD **TONGUE & GROOVE EXPANSION JOINT** TO BE SELECTED ELV EQ ELEVATION TELEPHONE EQUAL TEMPERED EQUIP **EQUIPMENT** TOP OF **EXPOSED** TOB TOS TOP OF BEAM

TOP OF SILL

TOP PLATE

VENTILATION

WALK-IN-CLOSET

WATER PROOFING

WATER RESISTANT

IF AN ABBREVIATION IS FOUND IN THE SET

INTENDED MEANING, NOTIFY NVISIONTEK,

OF PLANS, IS NOT LISTED ABOVE, AND

THERE IS ANY QUESTIONS AS TO IT'S

LLC IMMEDIATELY.

VERTICAL

WITHOUT

WASHER

WOOD

WINDOW

WITH

UNLESS NOTED OTHERWISE

TYPICAL

UNO VB VENT VERT

EXT

FLR FND

FO FOC FOF FTG

GWB HB

HDR HGT

HVAC

INSUL

EXTERIOR

FINISH

FACE OF

FOOTING

GYPSUM

HOSE BIB

HEADER

HANDRAIL

HOT WATER

INSULATION

INTERIOR

LAVATORY

LAMINATED VENEER LUMBER

JOIST

JOINT

HEIGHT

FLOOR DRAIN

FINISH FLOOR

FOUNDATION

FLOOR (OR FLOORING)

FACE OF CONCRETE

HEATING / VENTILATING / AIR CONDITIONING

FACE OF FRAMING

PROJECT INFORMATION 3206 DELAWARE AVE

PROJECT DESCRIPTION: 3-STORY 3-BEDROOM, 2-1/2 BATH, NEW CONSTRUCTION 2-FAMILY ATTACHED (DUPLEX)

OWNER / CLIENT: KYLE HOFFER

3912 SEMINARY AVE RICHMOND, VA 23237 T: 804.486.0386 E: KYLE@WATCHTOWERHOMES.COM

PROJECT ADDRESS: 3206 DELAWARE AVE RICHMOND, VA 23222

DRAWN BY: NVISIONTEK. LLC CONTACT: DUSTIN HETRICK NORTH CHESTERFIELD, VA 23236

E: DHETRICK@NVISIONTEKBIM.COM **ARCHITECT:**

GENERAL CONTRACTOR / DEVELOPER:

3912 SEMINARY AVE T: 804.486.0386 E: KYLE@WATCHTOWERHOMES.COM

BUILDING AREA: OVERALL CONSTRUCTION SQUARE FOOTAGE MEASURED TO OUTSIDE SURFACE OF EXTERIOR

REFER TO AREA PLANS FOR AREA CALCULATIONS

WALLS, DECKS, PORCHES, OR PATIO SLAB

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL BUILDING AND OCCUPATIONAL SAFETY CODES PERTAINING TO THIS

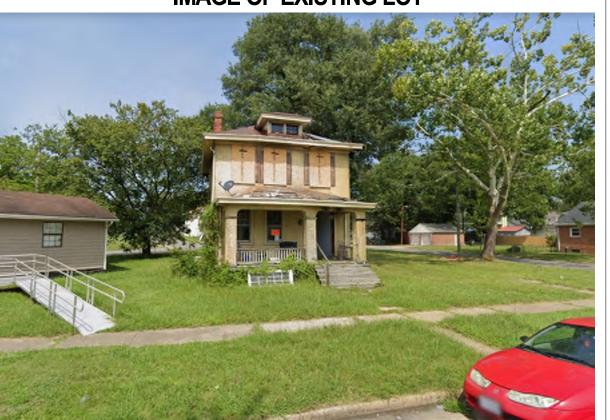
- 2. PRIOR TO ANY SITE ACTIVITIES, THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES.
- 3. PLANS AND SPECIFICATIONS IN SOME INSTANCES, DO NOT CONTAIN SPECIFIC INSTRUCTIONS FOR INSTALLATION OR PREPREPATION METHODS. CONTRACTOR AND SUBS ARE RESPONSIBLE FOR FOLLOWING ASTM STANDARDS AND APPLICABLE CODES.
- 4. INTERIOR WALLS AT POCKET DOORS TO BE 2x6 STUD FRAMING. ALL OTHER INTERIOR WALLS TO BE 2x4 STUD FRAMING, U.N.O.. REFER TO WALL TAGS AND LEGEND.
- 5. ALL EXTERIOR WALLS TO BE 2x4 STUDS WITH 7/16" OSB, R-15 (MIN.) INSULATION, HOUSE WRAP, AND EXTERIOR FINISH, U.N.O..
- 6. EXTERIOR DOORS TO HAVE MIN. 3'-0" X 3'-0" LANDING IF MORE THAN (3) RISERS ARE NEEDED TO REACH FINISHED GRADE, U.N.O.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. 8. ALL EXTERIOR FRAMING DIMENSIONS ARE SHOWN TO FACE OF STUDS. ALL INTERIOR FRAMING DIMENSIONS ARE TO FACE OF STUDS, U.N.O. WALL FINISHES ARE EXCLUDED UNLESS NOTED AS "FIN.".

REFER TO WALL LEGEND, IF SHOWN, FOR ADDITIONAL WALL INFORMATION.

- 9. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER LINE, AS-BUILT ONLY PLANS SHOW ALL WINDOW AND DOOR DIMENSIONS TO OPENING WIDTHS. ALL STRUCTURAL MEMBERS (FLOOR AND CEILING JOIST, RAFTERS, HEADERS, BEAMS) MUST NOT BE CHANGED WITHOUT VERIFICATION & APPROVAL, UNLESS TO MEET ENGINEERING REQUIREMENTS.
- 10. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 11. ALL INTERIOR OPENINGS 48" AND LARGER REQUIRE DOUBLE JACK STUDS. ALL HEADERS AT INTERIOR AND EXTERIOR LOAD-BEARING WALLS TO BE MIN. (2)2x8, U.N.O.. ALL HEADERS AT INTERIOR DOORS TO BE (2)2x6, U.N.O.. REFERENCE R602.7 AND/OR VERIFY w/LICENSED STRUCTURAL ENGINEER.
- 12. ALL LUMBER TO BE S.P.F. #2 OR BETTER U.N.O..
- 13. INCREASE ENTRY DOOR ROUGH OPENING HEIGHT +3/4" WHEN THE FINISHED FLOOR IS 3/4" HARDWOOD
- 14. ALL INTERIOR WALLS TO BE FRAMED AT 16" O.C. WITH WALLS PERPENDICULAR TO FLOOR JOISTS TO HAVE STUDS STACKED OVER JOISTS. ALL FRAMED WALLS TO HAVE DOUBLE TOP PLATES AND SINGLE
- 15. DOUBLE UP ALL FLOOR JOISTS OR PROVIDE SOLID BLOCKING BETWEEN ALL JOISTS BELOW ALL BEARING WALLS, TUBS, AND APPLIANCES.
- 16. ALL DECORATIVE ELEMENTS AND FINISHES ARE TO BE SELECTED BY OWNER, CONTRACTOR TO VERIFY WITH OWNER PRIOR TO ORDERING AND INSTALLATION, TYP. FOR ENTIRE PROJECT.
- 17. HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
- 18. INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. U.N.O. ON PLANS.
- 19. REFER TO STRUCTURAL DRAWINGS (IF APPLICABLE) FOR ANY STRUCTURAL INFORMATION NOT INDICATED. VERIFY ALL STRUCTURAL ITEMS SHOWN THROUGHOUT DRAWINGS WITH LICENSED STRUCTURAL ENGINEER.

VICINITY MAP LOCATION

IMAGE OF EXISTING LOT



DRAWING SYMBOL LEGEND - SECTION/ELEVATION/DETAIL# -PLAN # ON SHEET REVISION CLOUD (REFERENCE SCALE: 1/4 IN = 1 FT SCALE: 1/4 IN = 1 F7 REVISION SCHEDULE) /- DETAIL# ELEVATION / SECTION MARKER REFERENCING PITCH / SLOPE INDICATOR REFERENCING SHEFT# DETAIL CALLOUT MARKER CENTER LINE CONSTRUCTION LINE E1 DETAIL# REFERENCING SHEET# FRAMING / BLOCKING PLAN NORTH DETAIL CALLOUT MARKER WITH AREA BOUNDARY BATT / CELLULOSE GRAVEL FILL, U.N.O. INSULATION RIGID INSULATION, EARTH OR COMPACTED INTERIOR ELEVATION MARKER FILL, U.N.O. CLOSED-CELL FOAM TILE FLOOR INSULATION, U.N.O. (GENERIC), U.N.O. ROOM NAME, ASSOCIATED w/ROOM SCHEDULE X'-X" x X'-X" DROPPED CEILING DOOR NUMBER, ASSOCIATED CMU BLOCKS, U.N.O OR SOFFIT, U.N.O. w/DOOR SCHEDULE WINDOW NUMBER, ASSOCIATED ASPHALT SHINGLE w/WINDOW SCHEDULE BRICKS, U.N.O. ROOFING, U.N.O. NOTE, ASSOCIATED w/ CORRESPONDING SCHEDULE DECK/PORCH PLANKING CONCRETE, U.N.O. OR SIDING, U.N.O. LEVEL NAME ELEVATION MARKER w/HEIGHT

BUILDING CODE & ZONING PROJECT SHALL CONFORM TO THE 2015 VIRGINIA UNIFORM

STATEWIDE BUILDING CODE AND 2015 VIRGINIA INTERNATIONAL RESIDENTIAL CODE. RICHMOND COUNTY ZONING, LOT ZONED R-3 CONSTRUCTION TYPE V-B

- STRUCTURAL REQUIREMENTS (VERIFY w/LICENSED ENGINEER): • FROST DEPTH: 18", OR PER SOIL REPORT AND/OR ENGINEER • ULTIMATE DESIGN WIND SPEED: 115 MPH, EXPOSURE B
- SNOW LOAD: 20 PSF SEISMIC DESIGN CATEGORY: B
- MAXIMUM BUILDING HEIGHT: 35'-0" • FOUNDATION: SEE GEOTECHNICAL REPORT BY OTHERS EXTERIOR WALL BRACING PER IRC R602.10

MINIMUM INSULATION REQUIREMENTS

- REFER TO TABLE N1102.1.2 (R402.1.2) CLIMATE ZONE: 4 • FENESTRATION U-FACTOR: 0.35
- SKYLIGHT U-FACTOR: 0.55 GLAZED FENESTRATION SHGC: 0.40
- CEILING R-VALUE: 38 • WOOD FRAME WALL R-VALUE: 13 MASS WALL R-VALUE: 8 (CONTINUOUS)/13 (CAVITY) • FLOOR R-VALUE: 19
- UNHEATED SLAB R-VALUE & DEPTH: NOT REQUIRED • HEATED SLAB R-VALUE: R-5 • CRAWL SPACE WALL R-VALUE: 10 (CONTINUOUS)/13 (CAVITY)

BASEMENT WALL R-VALUE: 10 (CONTINUOUS)/13 (CAVITY)



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REVISIONS

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3RD LEVEL DESIGN 5/27/2022

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**VERIFY ALL STRUCTURAL ITEMS ON PLAN WITH LICENSED STRUCTURAL ENGINEER

SHEET, PLEASE USE THEM AS YOUR FIRS POINT OF CONTACT BEFORE CONTACTING NVISIONTEK, LLC. OTHERWISE, ANY QUESTIONS CONCERNING THESE DOCUMENTS SHALL BE DIRECTED TO DUSTIN HETRICK AT NVISIONTEK, LLC, CELI DHETRICK@NVISIONTEKBIM.COM.

PROJECT NAME

3206 DELAWARE AVE

CLIENT(S)

KYLE HOFFER 3912 SEMINARY AVE RICHMOND, VA. 23237 T: 804.486.0386

PROJECT ADDRESS

3206 DELAWARE AVE RICHMOND, VA 23222

COVER SHEET

DOCUMENT PHASE: PRELIMINARY SET

PLOT DATE: 3:09:47 PM

DRAWN BY: **DUSTIN HETRICK**

SCALE: SEE PLAN

SHEET

KEYNOTE LEGEND - SITE PLAN

GENERAL WINDOW & DOOR NOTES

. BEDROOM WINDOW SILL FINISHED HEIGHT MUST BE NO MORE THAN 44" A.F.F AND

MUST PROVIDE MINIMUM EGRESS OPENINGS OF 5.7 SF WITH HEIGHT DIMENSION

NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20". REFERENCE

3. OWNER AND/OR CONTRACTOR TO SELECT EXACT CLADDING AND INTERIOR

4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" THICK TIGHT FITTING SOLID CORE WITH A 60-MINUTE MIN. FIRE RATING. DOOR SHALL BE SELF-

5. EXTERIOR EXIT DOORS SHALL BE 36" MIN., NET CLEAR OPENING SHALL BE 32"

6. MAXIMUM FENESTRATION U-FACTOR OF 0.35 (DOORS & WINDOWS) WITH ONE

7. ALL GLAZING WITHIN 18" OF THE FLOOR AND/OR WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.

8. ALL TUB AND SHOWER ENCLOSURES & GARAGE DOOR GLAZING ARE TO BE

9. DOOR AND WINDOW SIZES AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR AND DOORWINDOW SALES REPRESENTATIVE PRIOR TO ORDERING AND

10. THE "LABEL" COLUMN OF THE WINDOW SCHEDULE INDICATES THE SIZE AND TYPE

INCH HEIGHT/WINDOW TYPE.FOR EXAMPLE, A WINDOW LABEL OF 2840DH IS A 2'-8"

IN THE FOLLOWING FORMAT: "WIDTH/HEIGHT/TYPE" = FEET-INCH WIDTH/FEET-

. THE FOLLOWING WINDOW TYPES INDICATE THE FOLLOWING: "AW" = SINGLE-

12. THE "LABEL" COLUMN OF THE DOOR SCHEDULE INDICATES THE FOLLOWING: "WIDTH/HEIGHT/HINGE SIDE/INTERIOR OR EXTERIOR" = FEET-INCH WIDTH/FEET-INCH HEIGHT, "L" = LEFT SWING, "R" = RIGHT SWING, "IN" = INTERIOR DOOR, "EX" =

GENERAL SITE PLAN & GRADING NOTES

2. CALL BEFORE YOU DIG: 811 OR 1-800-522-7001. CONTRACTOR TO VERIFY

3. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM. PROVIDE POSITIVE

I. SITE PLAN SHOWN IS BASED ON SITE SURVEY CONDUCTED BY OTHERS. PURPOSE IS TO SHOW HOUSE LOCATION RELATIVE TO THE PROPERTY. REFER TO SITE

5. PROPERTY LINES, IF SHOWN, ARE DUPLICATED FROM SITE SURVEY, BUT MAY

GENERAL EROSION CONTROL NOTES

MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS

4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF

2,000#/ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER

5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND

6. ELEVATION GRADE MARKERS ARE RELATIVELY ACCURATE, BUT MAY VARY

2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.

3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO

SLIGHTLY FROM TRUE EXISTING OR PROPOSED CONDITIONS.

MATERIAL ON SITE FOR QUICK APPLICATION.

NO SITE DISTURBANCE BELOW TRENCHES.

AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.

AWNING, "FA" = DOUBLE-AWNING, "TA" = TRIPLE-AWNING, "SH" = SINGLE-HUNG, "DH" = DOUBLE-HUNG. "SC" = SINGLE-CASEMENT. "DC" = DOUBLE-CASEMENT. "TC" = TRIPLE CASEMENT, "FX" = FIXED, "LS" = LEFT SLIDING, "RS" = RIGHT SLIDING, "TS"

= TRIPLE SLIDING, "HO" = SINGLE-HOPPER, "FH" = DOUBLE-HOPPER, "TH" = TRIPLE HOPPER, "LV" = SINGLE-LOUVER, "GL" = GLASS LOUVER, "PT" = PASS-THROUGH.

DOOR & WINDOW EXCEPTION. MAXIMUM FENESTRATION U-FACTOR OF 0.60 FOR

2. VERIFY WINDOW ROUGH OPENINGS WITH MANUFACTURER.

CASING STYLE AND FINISHES, AND HARDWARE.

MIN.. DOOR SHALL BE OPERABLE FROM INSIDE.

GLAZED WITH SAFETY GLAZING.

WIDE x 4'-0" TALL DOUBLE HUNG WINDOW.

LOCATION OF ALL EXISTING UTILITIES.

DRAINAGE AWAY FROM BUILDING

VARY SLIGHTLY.

R310.1-R310.4.

nVisionTEK ARCHITECTURAL SERVICES

NVISIONTEKBIM.COM INFO@NVISIONTEKBIM.COM CELL: 804.966.0074 NORTH CHESTERFIELD, VA 23236

REVISIONS # DATE DESCRIPTION 3RD LEVEL DESIGN 1 5/27/2022 CHANGES

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PROJECT NAME

DHETRICK@NVISIONTEKBIM.COM.

3206 DELAWARE AVE

CLIENT(S)

KYLE HOFFER 3912 SEMINARY AVE RICHMOND, VA, 23237 T: 804.486.0386

PROJECT ADDRESS

3206 DELAWARE AVE RICHMOND, VA 23222

TITLE

AREA PLANS, SITE PLAN, & SCHEDULES

DOCUMENT PHASE:

PRELIMINARY SET

PLOT DATE: 3:09:47 PM

DRAWN BY:

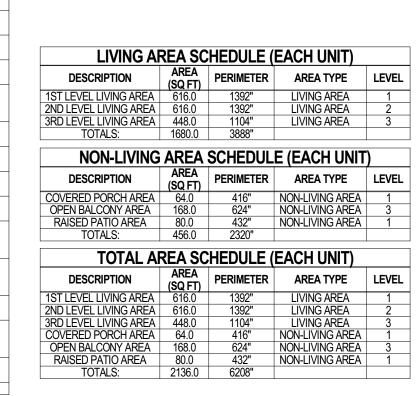
DUSTIN HETRICK

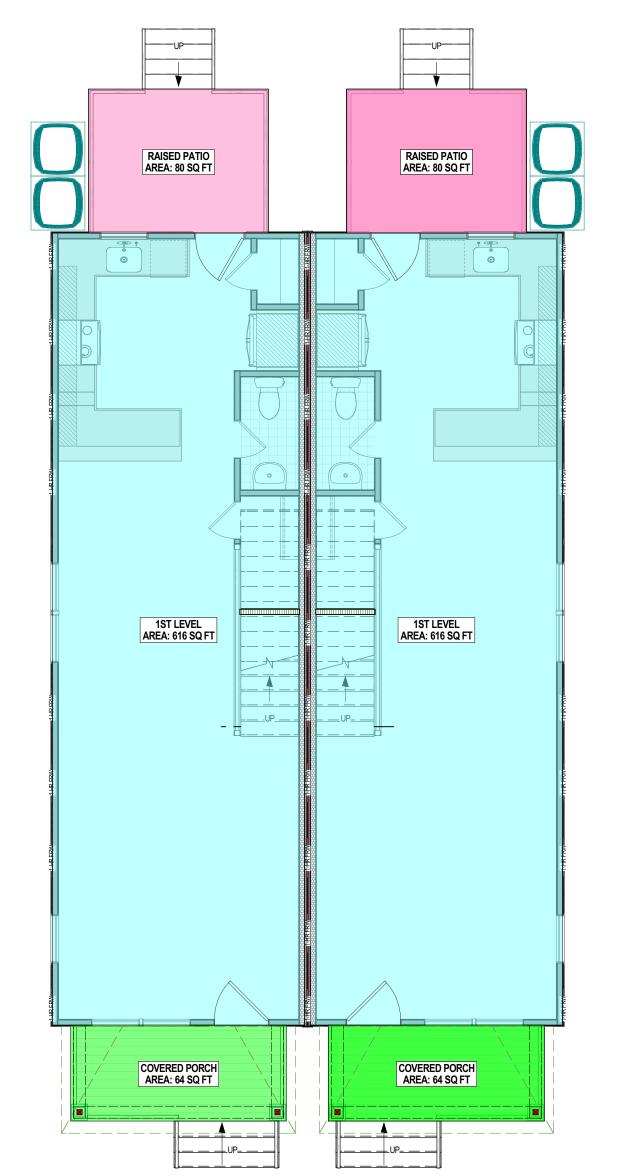
SCALE: SEE PLAN

SHEET

2 OF 12

	ROOM FINISH SCHEDULE - ALL LEVELS									
NUMBER	ROOM NAME	FLOOR	AREA, INTERIOR (SQ FT)	DIMENSIONS	CEILING ROUGH HEIGHT	CEILING FINISH HEIGHT	FLOOR FINISH	CEILING FINISH	WALL MATERIAL	
R01	CRAWL SPACE	0	557	13'-1" X 42'-9"	N/A	N/A	6-MIL. VAPOR BARRIOR		GREY-BLOCKS RUNNING BOND	
R02	CLOSET	1	8	2'-4" X 3'-7"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD	
R03	DINING ROOM	1	129	9'-9" X 13'-4"	109 1/4", 119 1/4"	108", 118"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, 5/8" FIRE-RATED DRYWALL W/PAINT, COLOR TBD	
R04	COVERED PORCH	1	63	12'-0" X 5'-3"	113 1/4"	113"	5/4X6 P.T. PINE DECKING	1/4" BEADBOARD CEILING, STYLE & COLOR TBD	HORIZONTAL LAP SIDING, COLOR TBD	
R05	KITCHEN	1	153	13'-4" X 14'-1"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, 5/8" FIRE-RATED DRYWALL W/PAINT, COLOR TBD	
R06	LIVING ROOM	1	212	13'-4" X 15'-11"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, 5/8" FIRE-RATED DRYWALL W/PAINT, COLOR TBD	
R07	UTILITY	1	20	3'-3" X 6'-3"	109 1/4", 119 1/4"	108", 118"	3/4" TILE FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD	
R08	STAIRS	1	21	3'-3" X 6'-7"	119 1/4"	118"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, FIR STUD 16" OC	
R09	POWDER	1	20	3'-3" X 6'-3"	109 1/4"	108"	IVORY TILES, THINSET MORTAR, BACKERBOARD 1/4"	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD	
R10	RAISED CONCRETE PATIO	1	81	10'-2" X 8'-0"	N/A	N/A		1/4" BEADBOARD CEILING, STYLE & COLOR TBD	HORIZONTAL LAP SIDING, COLOR TBD	
R11	BATH	2	46	4'-11" X 9'-5"	109 1/4"	108"	3/4" TILE FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, 5/8" FIRE-RATED DRYWALL W/PAINT, COLOR TBD	
R12	BEDROOM 1	2	115	9'-10" X 11'-8"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, 5/8" FIRE-RATED DRYWALL W/PAINT, COLOR TBD	
R13	BEDROOM 2	2	153	13'-4" X 11'-6"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, 5/8" FIRE-RATED DRYWALL W/PAINT, COLOR TBD	
R15	LAUNDRY	2	25	4'-11" X 5'-0"	109 1/4"	108"	3/4" TILE FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, 5/8" FIRE-RATED DRYWALL W/PAINT, COLOR TBD	
R17	MECHANICAL	2	9	3'-1" X 2'-11"	109 1/4"	108"	3/4" TILE FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD	
R18	OPEN BELOW	2	8	0'-9" X 11'-4"	228 1/2"	227 1/4"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD	
R19	STAIRWELL	2	19	4'-4" X 4'-5"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD	
R20	W.I.C.	2	21	4'-11" X 4'-4"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, 5/8" FIRE-RATED DRYWALL W/PAINT, COLOR TBD	
R21	W.I.C.	2	22	3'-1" X 7'-1"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, COLOR - NEUTRAL WHITE	
R22	OPEN BELOW	2	36	3'-3" X 11'-4"	228 1/2", 238 1/2"	227 1/4", 237 1/4"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD	
R23	HALL	2	88	8'-1" X 3'-10"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD	
R24	OPEN BALCONY	3	153	13'-3" X 11'-7"	N/A	N/A	DURADECK EPDM MEMBRANE, PLYWOOD HORIZONTAL, FIR FRAMING 1	1/4" BEADBOARD CEILING, STYLE & COLOR TBD	HORIZONTAL LAP SIDING, COLOR TBD	
R25	CLOSET	3	12	5'-10" X 2'-0"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, 5/8" FIRE-RATED DRYWALL W/PAINT, COLOR TBD	
R26	OWNER BEDROOM	3	274	13'-4" X 31'-4"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, 5/8" FIRE-RATED DRYWALL W/PAINT, COLOR TBD	
R27	CLOSET	3	15	3'-3" X 4'-7"	109 1/4"	108"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD	
R28	OWNER BATH	3	60	5'-10" X 10'-9"	109 1/4"	108"	3/4" TILE FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD, 5/8" FIRE-RATED DRYWALL W/PAINT, COLOR TBD	
R30	OPEN BELOW	3	34	3'-3" X 10'-7"	228 1/2"	227 1/4"	3/4" HARDWOOD FLOORING, STYLE TBD	1/2" DRYWALL W/PAINT, COLOR TBD	1/2" DRYWALL W/PAINT, COLOR TBD	
TOTALS:			4708							





1 1ST LEVEL AREA PLAN

DOOR SCHEDULE - ALL LEVELS / BOTH UNITS

DOORS

0

0.35

0.35

0

DOOR

REAR ENTRY DOOR

PAINTED PLYWOOD

DOOR

REAR ENTRY DOOR

DOORS

PLY GEM

YES 2X1/2X1 PLY-GEM 0.4 0.35

2X1 / 2X1 PLY GEM

YES | YES | 2X1 / 2X1 | PLY GEM | 0.4 | 0.35

2X1 PLY GEM 0.4 0.35

2X1 / 2X1 PLY GEM 0.4 0.35

2X1 PLY GEM 0.4 0.35

2X1 / 2X1 PLY GEM 0.4 0.35

2X1 / 2X1 PLY GEM 0.4 0.35

MANUFACTURER SHGC U-FACTOR COMMENTS

0.4 0.35

0.4 0.35

0

0.4

0

0

WINDOW SCHEDULE - ALL LEVELS / BOTH UNITS

SERIES FIXED GLASS

SERIES SINGLE HUNG

1100 SERIES VINYL

SERIES SINGLE HUNG

SERIES SINGLE HUNG

SERIES SINGLE HUNG

NUMBER LABEL QTY WIDTH HEIGHT DESCRIPTION MANUFACTURER SHGC U-FACTOR

HINGED INTERIOR DOOR

HINGED INTERIOR DOOR INT. HINGED DOOR

HINGED INTERIOR DOOR

HINGED INTERIOR DOOR

NUMBER LABEL QTY FLOOR WIDTH HEIGHT TOP BOTTOM DESCRIPTION EGRESS TEMPERED DIVIDED

D01 | 2814 L EX | 1 | 32 " | 16 " | CRAWLSPACE ACCESS

D14 | 2814 R EX | 1 | 32 " | 16 " | CRAWLSPACE ACCESS

W02 | 2828FX | 4 | 3 | 32 " | 32 " | 92" | 60"

W03 | 2834SC | 2 | 1 | 32 " | 40 " | 92" | 52"

W04 | 2860SH | 10 | 1 | 32 " | 72 " | 92" | 20"

W06 | 2830FX | 8 | 2 | 32 " | 36 " | 92" | 56"

W07 | 2040SH | 2 | 2 | 24 " | 48 " | 92" | 44"

W08 | 2856SH | 6 | 2 | 32 " | 66 " | 92" | 26"

W09 | 2856SH | 6 | 3 | 32 " | 66 " | 92" | 26"

D08

2468 R IN

D02 3068 R EX 1 36 " 80 " HINGED EXTERIOR HALF- THERMA TRU

4068 L/R 4 48" 80" DOUBLE HINGED INTERIOR

D17 3068 L EX 1 36 " 80 " HINGED EXTERIOR HALF- THERMA TRU

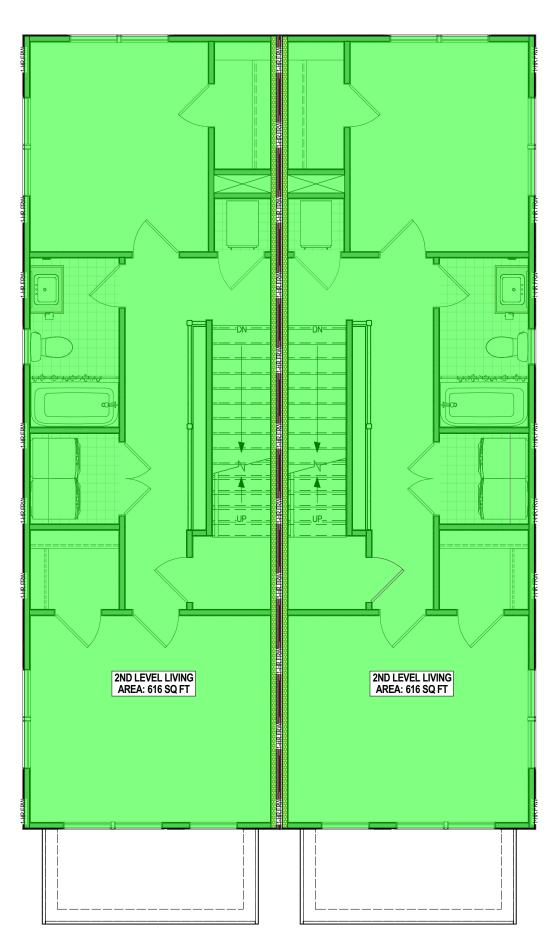
 D17
 3068 L EX
 1
 36 "
 80 "
 LITE ENTRY
 DOORS

 D18
 2668 R IN
 1
 30 "
 80 "
 INT. HINGED DOOR

 D19
 5068 L EX
 2
 60 "
 80 "
 SLIDER EXTERIOR DOOR
 PLY GEM

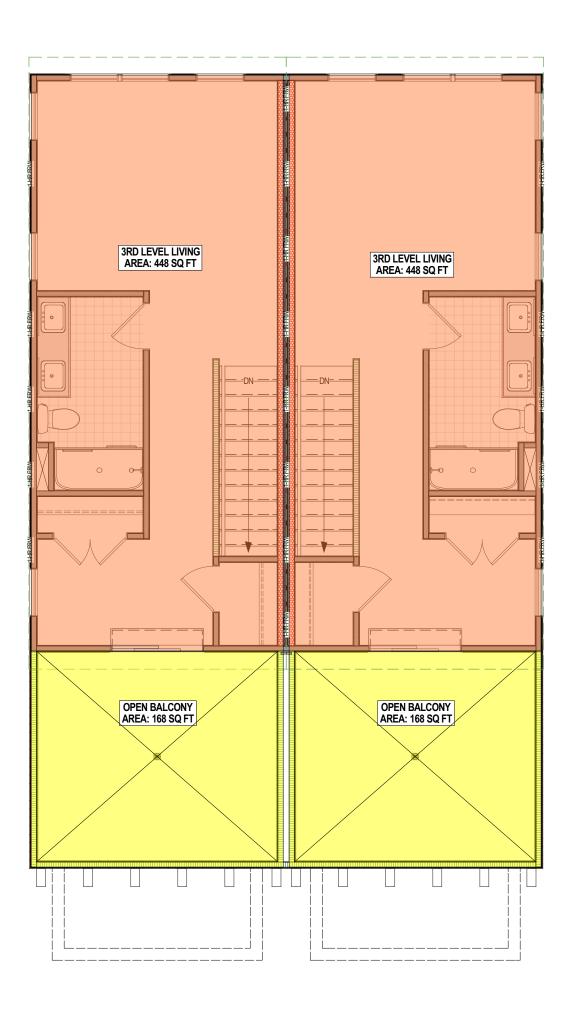
W01 | 3014TR | 2 | 1 | 36 " | 16 " | 97" | 81" | FIXED GLASS TRANSOM |

W10 | 2856SH | 2 | 3 | 32 " | 66 " | 92" | 26" | TIUU SERIES VINTL SERIES SINGLE HUNG



2 2ND LEVEL AREA PLAN

SCALE: 3/16 IN = 1 FT



3 3RD LEVEL AREA PLAN

SCALE: 3/16 IN = 1 FT

PENDING SURVEYOR SURVING DRAMAG

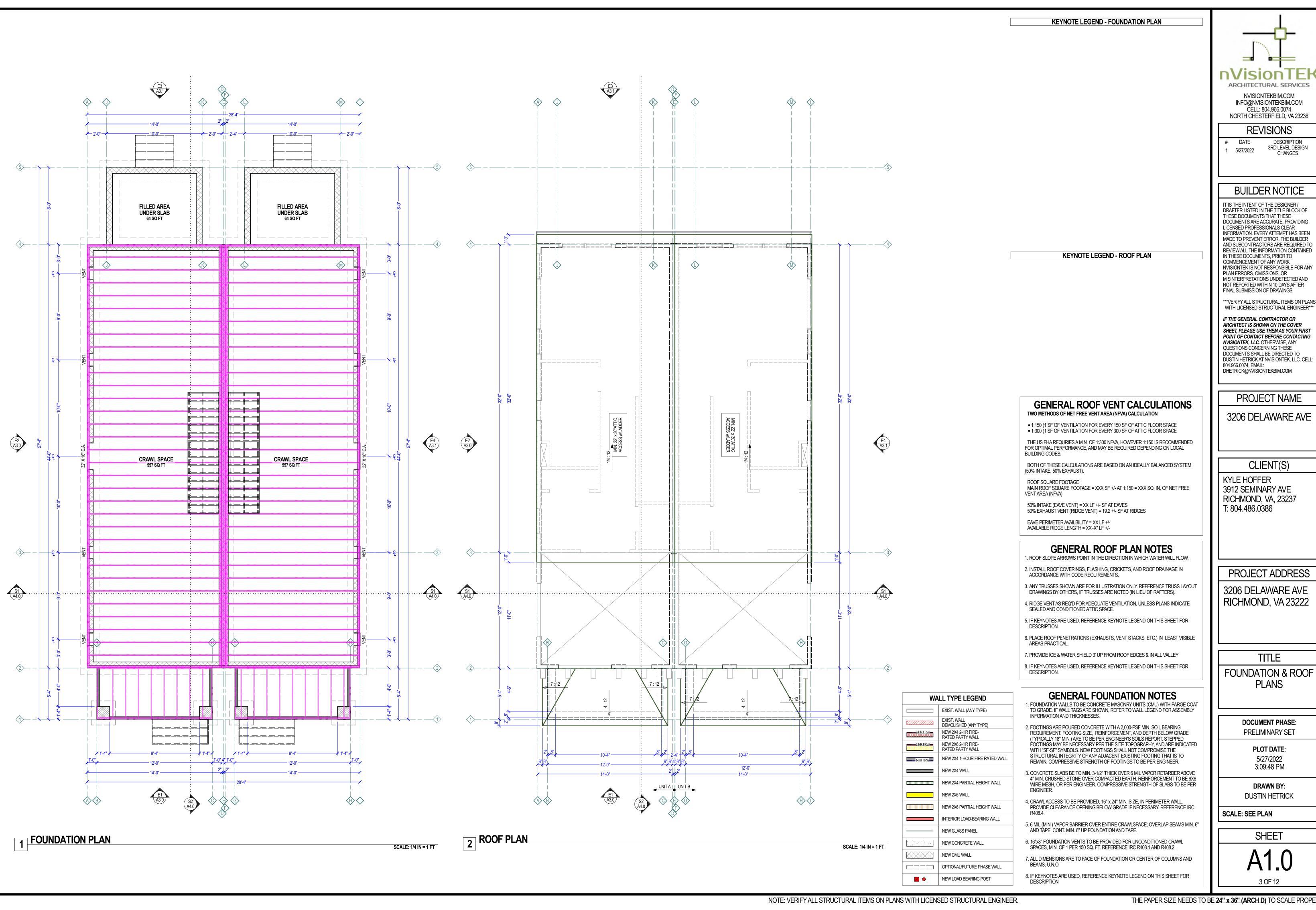
4 SITE PLAN

SCALE: 3/16 IN = 1 FT

SCALE: AS NOTED ON PLAN

NOTE: VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER.

THE PAPER SIZE NEEDS TO BE 24" x 36" (ARCH D) TO SCALE PROPERLY



3'-0" 4'-0" 3'-0" 3'-0" 4'-0" 3'-0" — 28'-4" ||| RAISED CONCRETE PATIO **CONCRETE PATIO** 2860SH 2860SH 2860SH W.I.C. : 22 SQ FT || 22 SQ FT CLOSET -- CLOSET **KITCHEN KITCHEN BEDROOM 1 BEDROOM 1** 153 SQ FT POWDER -**MECHANICAL** -**MECHANICAL** BATH 46 SQ FT 46 SQ FT UTILITY 20 SQ FT UTILITY 20 SQ FT BELOW BELOW 36 SQ FT 88 SQ FT DINING ROOM DINING ROOM 129 SQ FT 129 SQ FT STAIRWELL 8 19 SQ FT 19 SQ FT 21 SQ FT 21 SQ FT BEDROOM 2 BEDROOM 2 LIVING ROOM 212 SQ FT 2856SH 2856SH WALL TYPE LEGEND COVERED PORCH COVERED PORCH 63 SQ FT 2 2ND LEVEL CONSTRUCTION PLAN 1 1ST LEVEL CONSTRUCTION PLAN

SCALE: 1/4 IN = 1 FT

KEYNOTE LEGEND - CONSTRUCTION PLANS

1 FLOOR PLAN NOTE



ARCHITECTURAL SERVICES

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NVISIONTEKBIM.COM

REVISIONS

1 5/27/2022

3RD LEVEL DESIGN

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PROJECT NAME

3206 DELAWARE AVE

CLIENT(S)

KYLE HOFFER 3912 SEMINARY AVE RICHMOND, VA, 23237 T: 804.486.0386

PROJECT ADDRESS

3206 DELAWARE AVE RICHMOND, VA 23222

1ST & 2ND LEVEL CONSTRUCTION **PLANS**

DOCUMENT PHASE:

PRELIMINARY SET

PLOT DATE: 3:09:48 PM

DUSTIN HETRICK

SCALE: SEE PLAN

SHEET

AND SCHEDULE FOR ASSEMBLY INFORMATION AND THICKNESSES.

7. DOORS TO BE CENTERED IN CLOSETS OR HALLWAYS, U.N.O.

8. IF I-JOISTS OR FLOOR TRUSSES ARE SPECIFIED, REFER TO LAYOUT AND DETAILS PROVIDED BY MANUFACTURER. IF I-JOISTS OR FLOOR TRUSSES ARE SHOWN ON PLAN, THE LAYOUT IS "ASSUMED" U.N.O..

GENERAL FLOOR PLAN NOTES

FOUNDATION. INTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O. THICKNESS OF 2x6 WALLS = 5-1/2", AND 2x4 WALLS = 3-1/2".

2. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING,

U.N.O. REFER TO EXTERIOR ELEVATIONS FOR WINDOW TOP HEIGHTS. ALL

BY CODE. REFERENCE SECTIONS R308.

TAGS TO WINDOW AND DOOR SCHEDULES.

COMPLY WITH ALL APPLICABLE CODES.

DESCRIPTION.

WINDOWS AT BEDROOMS TO MEET EGRESS SIZE REQUIREMENTS. TEMPERED

GLAZING SHALL BE USED AT ALL WINDOW AND DOOR LOCATIONS AS REQUIRED

3. ALL WINDOWS & ALL DOORS IN BEARING WALLS SHALL HAVE MIN. (2) JACK STUDS & (2)2x6 HEADERS, U.N.O. BY ENGINEER REVIEW. REFERENCE WINDOW & DOOR

 ${\tt 4.~CONTRACTOR~SHALL~VERIFY~ALL~DIMENSIONS~AND~IS~RESPONSIBLE~FOR~ALL}\\$

DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL WORK TO BE DONE SHALL

5. ALL EXTERIOR WALL FRAMING TO BE 2x4 STUDS AT 16" O.C. WITH R-13 (MIN.) BATT INSULATION, AND 7/16" OSB SHEATHING, U.N.O.. BOTTOM PLATE TO BE FLUSH

WITH FOUNDATION, AND SHEATHING TO OVERLAP 1" BELOW. ALL INTERIOR WALLS TO BE 2x4, U.N.O. IF WALL TAGS ARE SHOWN, REFER TO WALL LEGEND

1. ALL EXTERIOR FRAMING DIMENSIONS ARE TO FACE OF STUD / FACE OF

9. PROVIDE BLOCKING FOR PLUMBING FIXTURES, CABINETS, SHELVING, MECHANICAL SYSTEMS, ECT. AS REQUIRED. G.C. TO COORDINATE. 10. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR

SCALE: 1/4 IN = 1 FT

EXIST. WALL (ANY TYPE)

DEMOLISHED (ANY TYPE)

RATED PARTY WALL

NEW 2X6 2-HR FIRE-

RATED PARTY WALL

NEW 2X4 1-HOUR FIRE RATED WALL

NEW 2X4 PARTIAL HEIGHT WALL

NEW 2X6 PARTIAL HEIGHT WALL

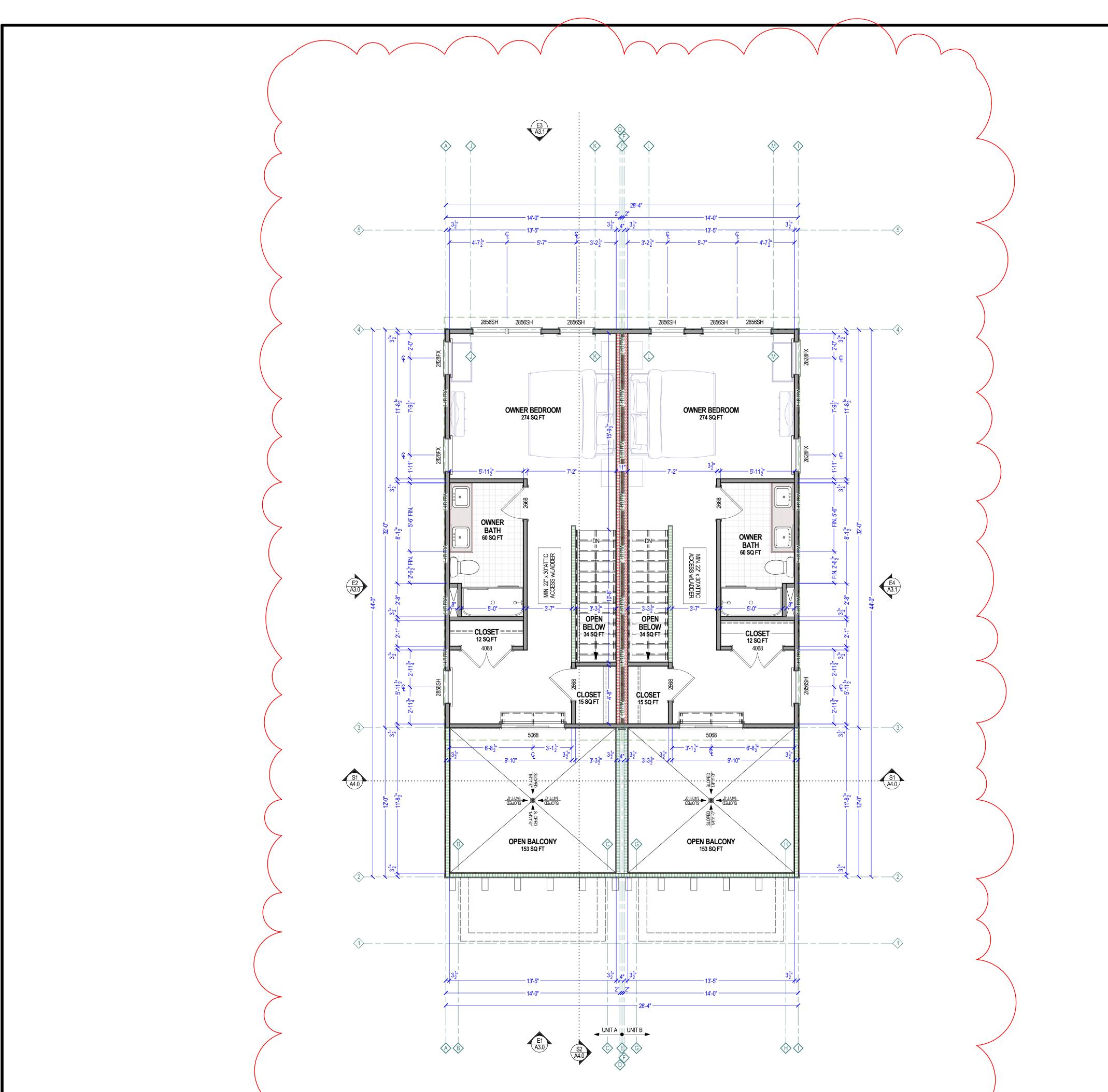
INTERIOR LOAD-BEARING WALL

OPTIONAL/FUTURE PHASE WALL

NEW LOAD BEARING POST

NEW GLASS PANEL

NEW CMU WALL



KEYNOTE LEGEND - CONSTRUCTION PLANS

1 FLOOR PLAN NOTE



NVISIONTEKBIM.COM INFO@NVISIONTEKBIM.COM CELL: 804.966.0074 NORTH CHESTERFIELD, VA 23236

REVISIONS

DATE DESCRIPTION
1 5/27/2022 3RD LEVEL DESIGN

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VERIFY ALL STRUCTURAL ITEMS ON PLANS WITH LICENSED STRUCTURAL ENGINEER

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ARCHITECT IS SHOWN ON THE COVER
SHEET, PLEASE USE THEM AS YOUR FIRST
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NVISIONTEK, LLC. OTHERWISE, ANY
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DUSTIN HETRICK AT NVISIONTEK, LLC, CELL:
804.966.0074, EMAIL:
DHETRICK@NVISIONTEKBIM.COM.

PROJECT NAME

3206 DELAWARE AVE

CLIENT(S)

KYLE HOFFER 3912 SEMINARY AVE RICHMOND, VA, 23237 T: 804.486.0386

PROJECT ADDRESS

3206 DELAWARE AVE RICHMOND, VA 23222

GENERAL FLOOR PLAN NOTES

1. ALL EXTERIOR FRAMING DIMENSIONS ARE TO FACE OF STUD / FACE OF FOUNDATION. INTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O. THICKNESS OF 2x6 WALLS = 5-1/2", AND 2x4 WALLS = 3-1/2".

2. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF ROUGH OPENING, U.N.O. REFER TO EXTERIOR ELEVATIONS FOR WINDOW TOP HEIGHTS. ALL WINDOWS AT BEDROOMS TO MEET EGRESS SIZE REQUIREMENTS. TEMPERED GLAZING SHALL BE USED AT ALL WINDOW AND DOOR LOCATIONS AS REQUIRED BY CODE. REFERENCE SECTIONS R308.

3. ALL WINDOWS & ALL DOORS IN BEARING WALLS SHALL HAVE MIN. (2) JACK STUDS & (2)2x6 HEADERS, U.N.O. BY ENGINEER REVIEW. REFERENCE WINDOW & DOOR TAGS TO WINDOW AND DOOR SCHEDULES.

4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL WORK TO BE DONE SHALL COMPLY WITH ALL APPLICABLE CODES.

5. ALL EXTERIOR WALL FRAMING TO BE 2x4 STUDS AT 16" O.C. WITH R-13 (MIN.) BATT INSULATION, AND 7/16" OSB SHEATHING, U.N.O.. BOTTOM PLATE TO BE FLUSH WITH FOUNDATION, AND SHEATHING TO OVERLAP 1" BELOW. ALL INTERIOR WALLS TO BE 2x4, U.N.O. IF WALL TAGS ARE SHOWN, REFER TO WALL LEGEND AND SCHEDULE FOR ASSEMBLY INFORMATION AND THICKNESSES.

6. HATCHED AREAS INDICATE DROPPED CEILINGS, SOFFITS, OR WALL CABINETS, U.N.O..

7. DOORS TO BE CENTERED IN CLOSETS OR HALLWAYS, U.N.O.

DESCRIPTION.

8. IF I-JOISTS OR FLOOR TRUSSES ARE SPECIFIED, REFER TO LAYOUT AND DETAILS PROVIDED BY MANUFACTURER. IF I-JOISTS OR FLOOR TRUSSES ARE SHOWN ON PLAN, THE LAYOUT IS "ASSUMED" U.N.O..

 PROVIDE BLOCKING FOR PLUMBING FIXTURES, CABINETS, SHELVING, MECHANICAL SYSTEMS, ECT. AS REQUIRED. G.C. TO COORDINATE.
 IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR 3RD LEVEL CONSTRUCTION PLAN

DOCUMENT PHASE:

PRELIMINARY SET

PLOT DATE:

DRAWN BY:

DUSTIN HETRICK

3:09:49 PM

SCALE: SEE PLAN

SHEET

A1.2

SCALE: 1/4 IN = 1 FT

WALL TYPE LEGEND

RATED PARTY WALL

NEW 2X6 2-HR FIRE-RATED PARTY WALL

NEW 2X4 1-HOUR FIRE RATED WALL

------ NEW GLASS PANEL

NEW 2X4 PARTIAL HEIGHT WALL

NEW 2X6 PARTIAL HEIGHT WALL

INTERIOR LOAD-BEARING WALL

OPTIONAL/FUTURE PHASE WALL

NEW LOAD BEARING POST

NEW CONCRETE WALL

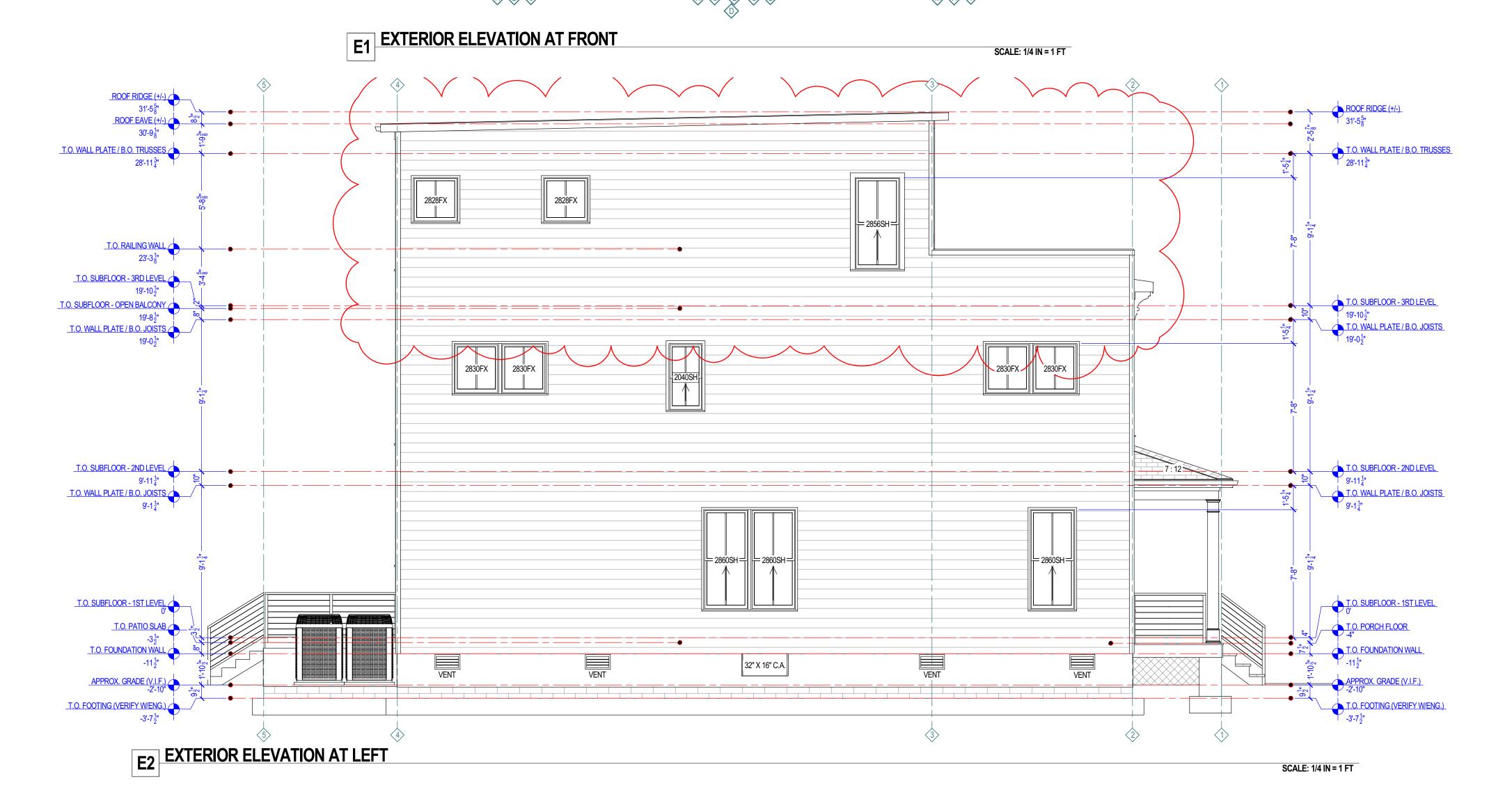
NEW CMU WALL

EXIST. WALL (ANY TYPE)

EXIST. WALL DEMOLISHED (ANY TYPE)



NOTE: HARDIPLANK SIDING, TYP. U.N.O.



GENERAL ELEVATION & 3D NOTES

- 1. REFERENCE WINDOW, DOOR, OR ANY OTHER TAGS TO LEGENDS AND SCHEDULES, SHOWN THROUGHOUT SET.
- 2. ANY FURNITURE SHOWN IS GENERIC AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER (IF APPLICABLE) FOR SPACE PLANNING.
- 3. ALL MATERIALS, PATTERNS, TRIM, WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER FIXTURES SHOWN DO NOT REPRESENT EXACT SELECTIONS. GENERIC STYLES SHOWN, UNLESS OTHERWISE INDICATED.
- 4. TOPOGRAPHY SHOWN IS RELATIVELY ACCURATE, BUT NOT EXACT. REFER TO SURVEY PHOTOS OR SITE PLAN (BY OTHERS).
- 5. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

ARCHITECTURAL SERVICES

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REVISIONS

3RD LEVEL DESIGN 1 5/27/2022

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PROJECT NAME

3206 DELAWARE AVE

CLIENT(S)

KYLE HOFFER 3912 SEMINARY AVE RICHMOND, VA, 23237 T: 804.486.0386

PROJECT ADDRESS

3206 DELAWARE AVE RICHMOND, VA 23222

EXTERIOR

ELEVATIONS

DOCUMENT PHASE: PRELIMINARY SET

PLOT DATE:

3:09:49 PM

DUSTIN HETRICK

SCALE: SEE PLAN

SHEET

6 OF 12





REVISIONS DESCRIPTION

3RD LEVEL DESIGN 1 5/27/2022 CHANGES

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PROJECT ADDRESS

3206 DELAWARE AVE RICHMOND, VA 23222

EXTERIOR

ELEVATIONS

DOCUMENT PHASE: PRELIMINARY SET

PLOT DATE:

3:09:50 PM

DUSTIN HETRICK

SCALE: SEE PLAN

GENERAL ELEVATION & 3D NOTES

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SHEET

7 OF 12



T.O. WALL PLATE / B.O. TRUSSES

T.O. SUBFLOOR - 3RD LEVEL

T.O. WALL PLATE / B.O. JOISTS

T.O. SUBFLOOR - 2ND LEVEL

T.O. WALL PLATE / B.O. JOISTS 9'-1¹/₄"

T.O. SUBFLOOR - 1ST LEVEL

T.O. FOUNDATION WALL

APPROX. GRADE (V.I.F.)--2'-10"

T.O. FOOTING (VERIFY W/ENG.)

SCALE: 1/4 IN = 1 FT