

INTRODUCED: December 12, 2022

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.

(e) The Owner shall make improvements within the right-of-way, including the 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.

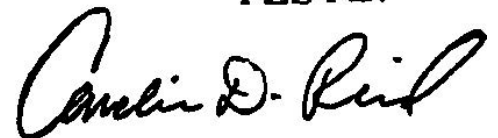
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute 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:**

A handwritten signature in black ink, appearing to read "Carlin D. Reed". The signature is written in a cursive, flowing style.

**City Clerk**



# 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.



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.richmondva.gov/>

Application is hereby submitted for: (check one)

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

## Project Name/Location

Property Address: 3206 Delaware Avenue

Date: \_\_\_\_\_

Tax Map #: N0001263004 Fee: \$300

Total area of affected site in acres: 0.085

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

## Zoning

Current Zoning: R-6 Residential

Existing Use: One (1) Single-family detached dwelling

## Proposed Use

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

Replace the fire-damaged existing dwelling with two (2) single-family attached dwellings

Existing Use: One (1) Single-family detached dwelling

Is this property subject to any previous land use cases?

Yes  
☐

No  
☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 874-6275

Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Watchtower Homes and Construction, llc

If Business Entity, name and title of authorized signee: Kyle Hoffer

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

Mailing Address: 1302 N 33rd Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: ( )

Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** \_\_\_\_\_

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

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

# APPLICANT'S REPORT

*June 28<sup>th</sup>, 2022*

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

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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.”
  - 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.”
  - 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

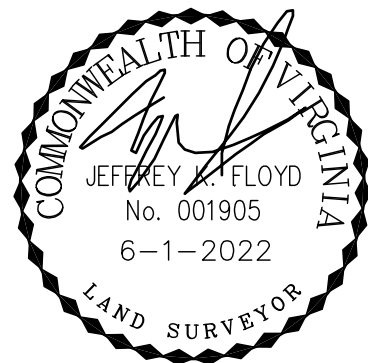
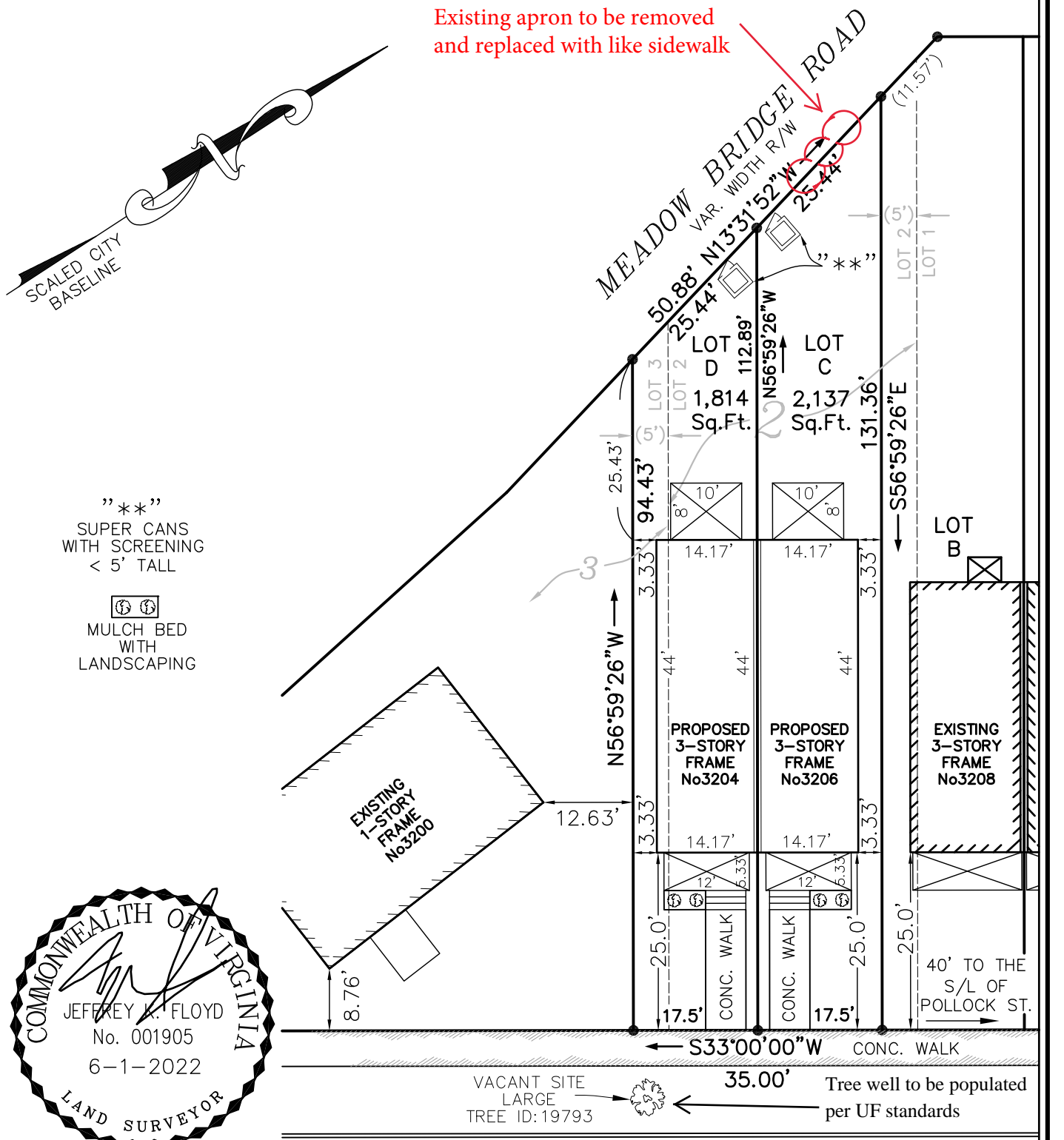
zoning district requirements. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## 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.



  
**Virginia Surveys**  
P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
COPYRIGHT © VIRGINIA SURVEYS  
All rights reserved.

*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.*

REVISED: 6-1-2022  
DATE: 5-9-2022  
CERTIFIED BY JEFFREY K. FLOYD  
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=20'  
JOB NO. 220314932







DOOR SCHEDULE - ALL LEVELS / BOTH UNITS									
NUMBER	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	SHGC	U-FACTOR	COMMENTS
D01	2814 L EX	1	32"	16"	CRAWLSPACE ACCESS		0	0	PAINTED PLYWOOD DOOR
D02	3068 R EX	1	36"	80"	HINGED EXTERIOR HALF-LITE ENTRY	THERMA TRU DOORS	0.4	0.35	
D03	2868 L EX	1	32"	80"	HINGED EXTERIOR FULL-LITE DOOR	THERMA TRU	0.4	0.35	REAR ENTRY DOOR
D05	2068 R IN	2	24"	80"	HINGED INTERIOR DOOR		0	0	
D06	2068 L IN	1	24"	80"	HINGED INTERIOR DOOR		0	0	
D07	2068 L IN	2	24"	80"	HINGED INTERIOR DOOR		0	0	
D08	4068 L R	4	48"	80"	DOUBLE HINGED INTERIOR DOOR		0	0	
D09	2668 L IN	6	30"	80"	HINGED INTERIOR DOOR		0	0	
D10	2668 L IN	1	30"	80"	INT. HINGED DOOR		0	0	
D11	2668 R IN	6	30"	80"	HINGED INTERIOR DOOR		0	0	
D12	2468 R IN	2	28"	80"	HINGED INTERIOR DOOR		0	0	
D13	2468 L IN	2	28"	80"	HINGED INTERIOR DOOR		0	0	
D14	2814 R EX	1	32"	16"	CRAWLSPACE ACCESS		0	0	PAINTED PLYWOOD DOOR
D15	2068 R IN	1	24"	80"	HINGED INTERIOR DOOR		0	0	
D16	2868 R EX	1	32"	80"	HINGED EXTERIOR FULL-LITE DOOR	THERMA TRU	0.4	0.35	REAR ENTRY DOOR
D17	3068 L EX	1	36"	80"	HINGED EXTERIOR HALF-LITE ENTRY	THERMA TRU DOORS	0.4	0.35	
D18	2668 R IN	1	30"	80"	INT. HINGED DOOR		0	0	
D19	5068 L EX	2	60"	80"	SLIDER EXTERIOR DOOR	PLY GEM	0.4	0.35	

WINDOW SCHEDULE - ALL LEVELS / BOTH UNITS															
NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	TOP	BOTTOM	DESCRIPTION	EGRESS	TEMPERED	DIVIDED LITES	MANUFACTURER	SHGC	U-FACTOR	COMMENTS
W01	3014TR	2	1	36"	16"	97"	81"	FIXED GLASS TRANSCOM			LX1	THERMA TRU DOORS	0.4	0.35	OVER FRONT ENTRY DOOR
W02	2828FX	4	3	32"	32"	92"	60"	1100 SERIES VINYL SERIES FIXED GLASS	YES		2X1	PLY GEM	0.4	0.35	
W03	2834SC	2	1	32"	40"	92"	52"	1100 SERIES VINYL SERIES SINGLE CASEMENT-HR			2X1	PLY GEM	0.4	0.35	
W04	2860SH	10	1	32"	72"	92"	20"	1100 SERIES VINYL SERIES SINGLE HUNG			2X1 / 2X1	PLY GEM	0.4	0.35	
W05	2860SH	4	2	32"	72"	92"	20"	1100 SERIES VINYL SERIES SINGLE HUNG	YES		2X1 / 2X1	PLY GEM	0.4	0.35	
W06	2830FX	8	2	32"	36"	92"	56"	1100 SERIES VINYL SERIES FIXED GLASS			2X1	PLY GEM	0.4	0.35	
W07	2040SH	2	2	24"	48"	92"	44"	1100 SERIES VINYL SERIES SINGLE HUNG		YES	2X1 / 2X1	PLY GEM	0.4	0.35	
W08	2856SH	6	2	32"	66"	92"	26"	1100 SERIES VINYL SERIES SINGLE HUNG	YES		2X1 / 2X1	PLY GEM	0.4	0.35	
W09	2856SH	6	3	32"	66"	92"	26"	1100 SERIES VINYL SERIES SINGLE HUNG			2X1 / 2X1	PLY GEM	0.4	0.35	
W10	2856SH	2	3	32"	66"	92"	26"	1100 SERIES VINYL SERIES SINGLE HUNG	YES	YES	2X1 / 2X1	PLY GEM	0.4	0.35	

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 BARRIER		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"	5/4X8 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, BACKERSBOARD 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						

LIVING AREA SCHEDULE (EACH UNIT)				
DESCRIPTION	AREA (SQ FT)	PERIMETER	AREA TYPE	LEVEL
1ST LEVEL LIVING AREA	616.0	1392"	LIVING AREA	1
2ND LEVEL LIVING AREA	616.0	1392"	LIVING AREA	2
3RD LEVEL LIVING AREA	448.0	1104"	LIVING AREA	3
TOTALS:	1680.0	3888"		

NON-LIVING AREA SCHEDULE (EACH UNIT)				
DESCRIPTION	AREA (SQ FT)	PERIMETER	AREA TYPE	LEVEL
COVERED PORCH AREA	64.0	416"	NON-LIVING AREA	1
OPEN BALCONY AREA	168.0	624"	NON-LIVING AREA	3
RAISED PATIO AREA	80.0	432"	NON-LIVING AREA	1
TOTALS:	456.0	2320"		

#### 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 R310.1-4;R310.4.
- VERIFY WINDOW ROUGH OPENINGS WITH MANUFACTURER.
- OWNER AND/OR CONTRACTOR TO SELECT EXACT CLADDING AND INTERIOR CASING STYLE AND FINISHES, AND HARDWARE.
- 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-CLOSING.
- EXTERIOR EXIT DOORS SHALL BE 36" MIN., NET CLEAR OPENING SHALL BE 32" MIN. DOOR SHALL BE OPERABLE FROM INSIDE.
- MAXIMUM FENESTRATION U-FACTOR OF 0.35 (DOORS & WINDOWS) WITH ONE DOOR & WINDOW EXCEPTION. MAXIMUM FENESTRATION U-FACTOR OF 0.60 FOR SKYLIGHTS.
- ALL GLAZING WITHIN 18" OF THE FLOOR AND/OR WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
- ALL TUB AND SHOWER ENCLOSURES & GARAGE DOOR GLAZING ARE TO BE GLAZED WITH SAFETY GLAZING.
- DOOR AND WINDOW SIZES AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR AND DOOR/WINDOW SALES REPRESENTATIVE PRIOR TO ORDERING AND INSTALLING.
- THE "LABEL" COLUMN OF THE WINDOW SCHEDULE INDICATES THE SIZE AND TYPE IN THE FOLLOWING FORMAT: "WIDTHxHEIGHT(TYPE)" = FEET-INCH WIDTH/FEET-INCH HEIGHT/WINDOW TYPE. FOR EXAMPLE, A WINDOW LABEL OF 2840DH IS A 2'-8" WIDE x 4'-0" TALL DOUBLE HUNG WINDOW.
- THE FOLLOWING WINDOW TYPES INDICATE THE FOLLOWING: "AW" = SINGLE-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, "RH" = DOUBLE-HOPPER, "TH" = TRIPLE HOPPER, "LV" = SINGLE-LOUVER, "GL" = GLASS LOUVER, "PT" = PASS-THROUGH.
- THE "LABEL" COLUMN OF THE DOOR SCHEDULE INDICATES THE FOLLOWING: "WIDTHxHEIGHTxHINGE SIDE/INTERIOR OR EXTERIOR" = FEET-INCH WIDTH/FEET-INCH HEIGHT, "L" = LEFT SWING, "R" = RIGHT SWING, "IN" = INTERIOR DOOR, "EX" = EXTERIOR DOOR. FOR EXAMPLE, A DOOR SIZE OF 2868 R IS 2'-8" WIDE AND 6'-8" TALL.

#### GENERAL SITE PLAN & GRADING NOTES

- SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
- CALL BEFORE YOU DIG: 811 OR 1-800-522-7001. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- SITE PLAN SHOWN IS BASED ON SITE SURVEY CONDUCTED BY OTHERS. PURPOSE IS TO SHOW HOUSE LOCATION RELATIVE TO THE PROPERTY. REFER TO SITE SURVEY (BY OTHERS) TO VERIFY INFORMATION SHOWN IS ACCURATE.
- PROPERTY LINES, IF SHOWN, ARE DUPLICATED FROM SITE SURVEY, BUT MAY VARY SLIGHTLY.
- ELEVATION GRADE MARKERS ARE RELATIVELY ACCURATE, BUT MAY VARY SLIGHTLY FROM TRUE EXISTING OR PROPOSED CONDITIONS.

#### GENERAL EROSION CONTROL NOTES

- INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
- ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
- 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 MANUFACTURER'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
- DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

#### KEYNOTE LEGEND - SITE PLAN



#### REVISIONS

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

#### BUILDER NOTICE

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#### PROJECT ADDRESS

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RICHMOND, VA 23222

#### TITLE

AREA PLANS, SITE  
PLAN, & SCHEDULES

DOCUMENT PHASE:  
PRELIMINARY SET

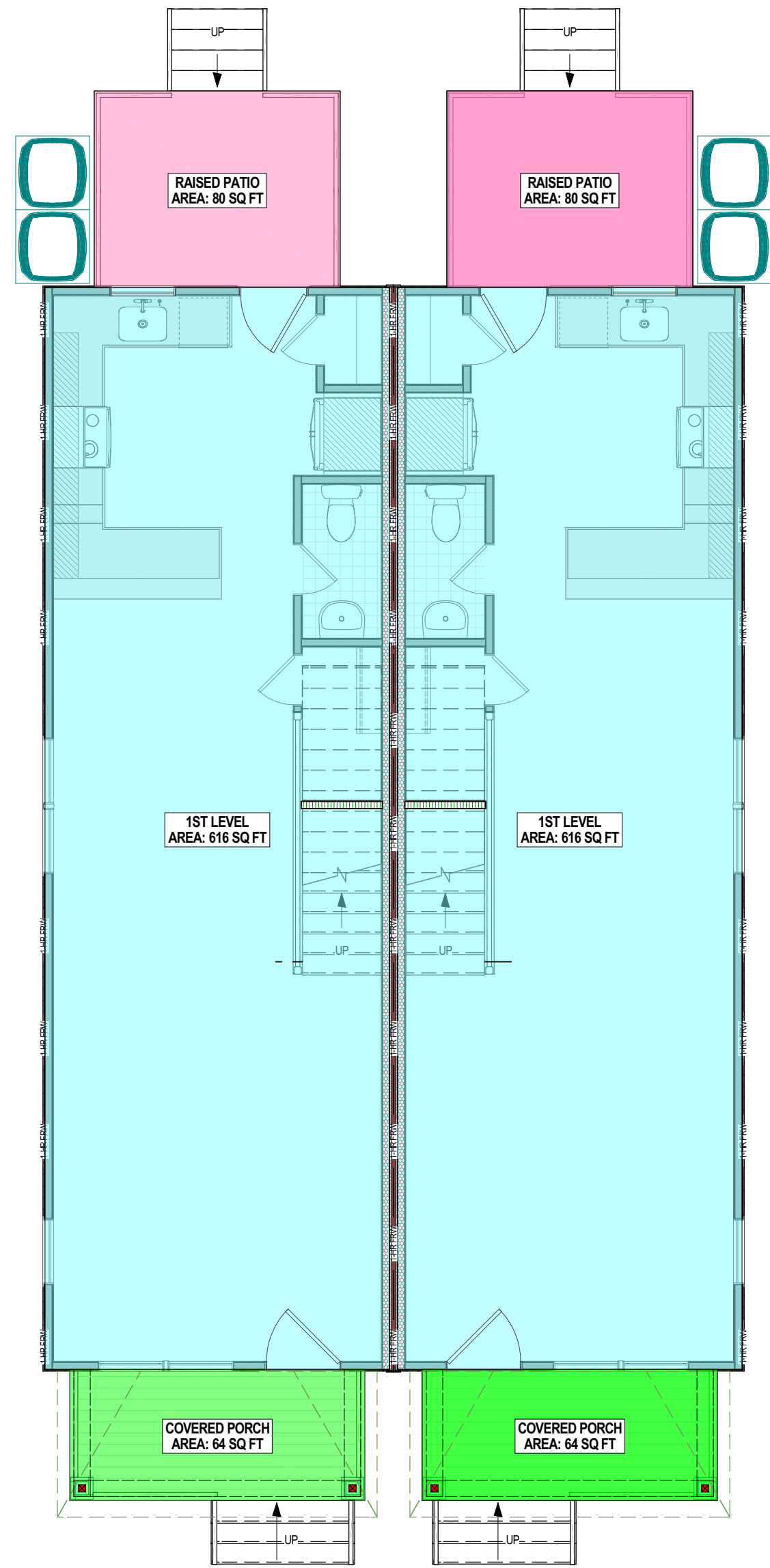
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5/27/2022  
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DRAWN BY:  
DUSTIN HETRICK

SCALE: SEE PLAN

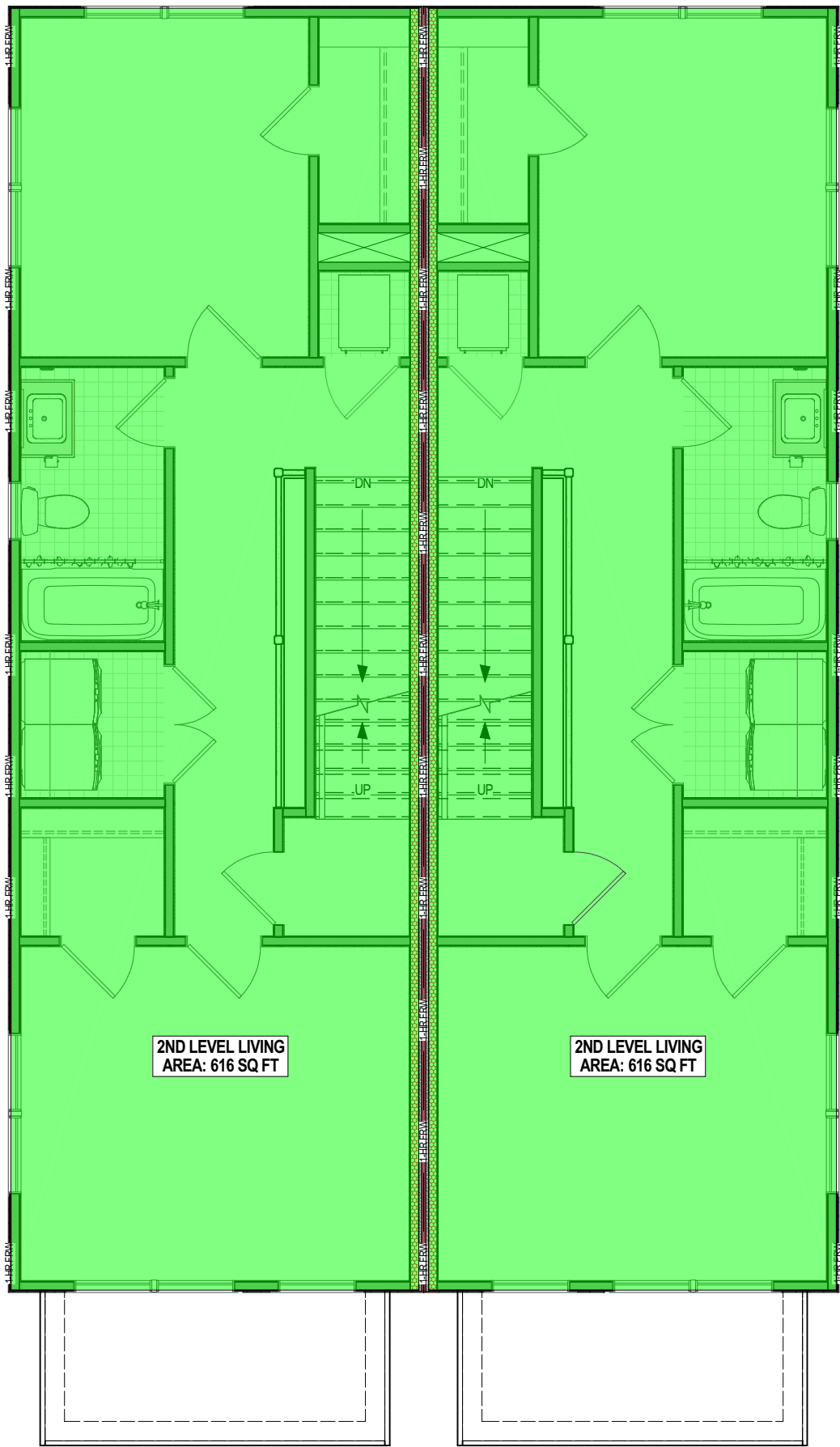
#### SHEET

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2 OF 12



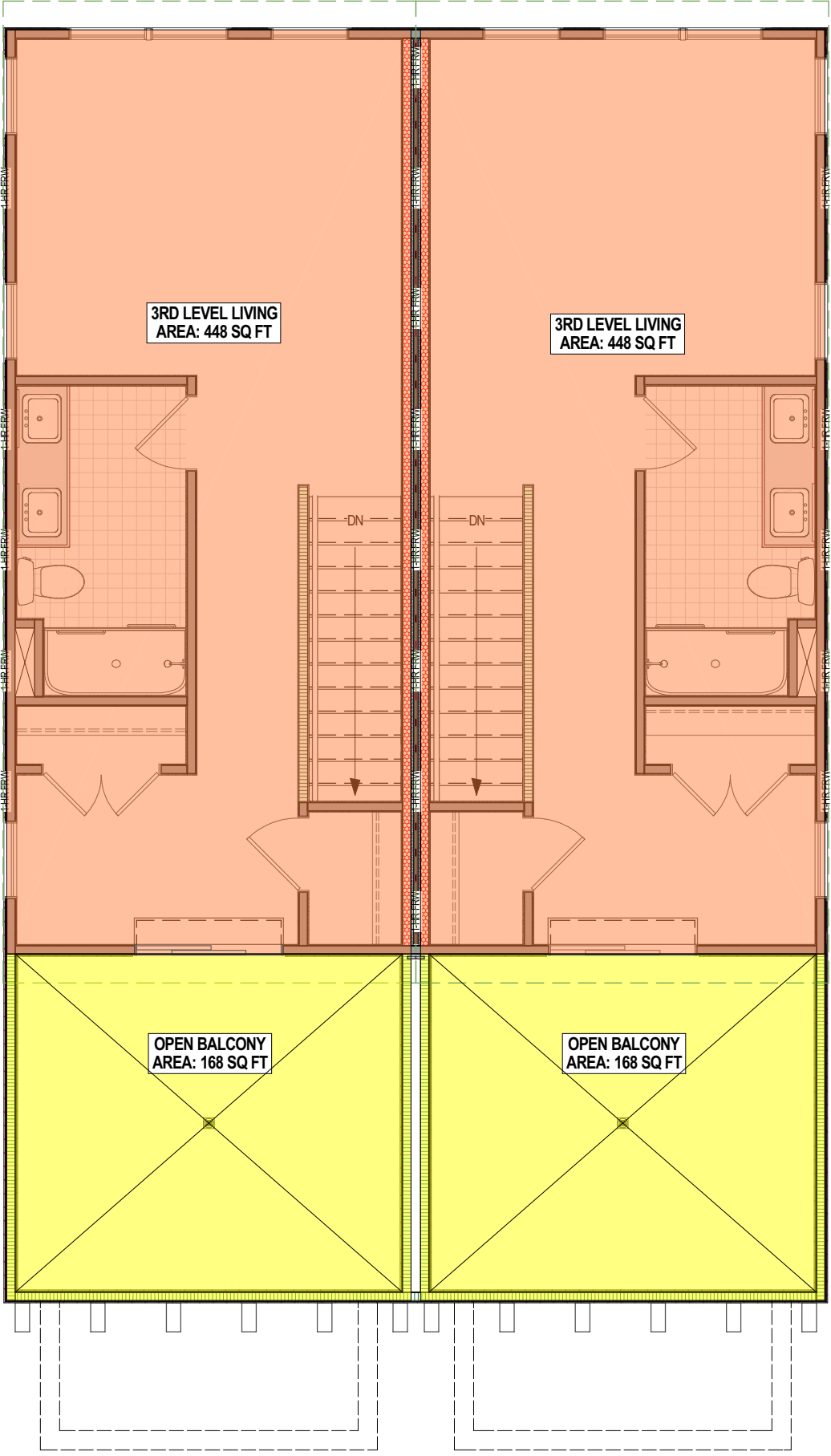
1 1ST LEVEL AREA PLAN

SCALE: 3/16 IN = 1 FT



2 2ND LEVEL AREA PLAN

SCALE: 3/16 IN = 1 FT



3 3RD LEVEL AREA PLAN

SCALE: 3/16 IN = 1 FT

PENDING  
SURVEYOR  
DRAWING

4 SITE PLAN

SCALE: AS NOTED ON PLAN



REVISIONS

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

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RICHMOND, VA 23222

TITLE

FOUNDATION & ROOF PLANS

DOCUMENT PHASE:  
PRELIMINARY SET

PLOT DATE:  
5/27/2022  
3:09:48 PM

DRAWN BY:  
DUSTIN HETRICK

SCALE: SEE PLAN

SHEET

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3 OF 12

KEYNOTE LEGEND - FOUNDATION PLAN

KEYNOTE LEGEND - ROOF PLAN

GENERAL ROOF VENT CALCULATIONS

TWO METHODS OF NET FREE VENT AREA (NFVA) CALCULATION

- 1:150 (1 SF OF VENTILATION FOR EVERY 150 SF OF ATTIC FLOOR SPACE)
- 1:300 (1 SF OF VENTILATION FOR EVERY 300 SF OF ATTIC FLOOR SPACE)

THE US FHA REQUIRES A MIN. OF 1:300 NFVA, HOWEVER 1:150 IS RECOMMENDED FOR OPTIMAL PERFORMANCE, AND MAY BE REQUIRED DEPENDING ON LOCAL BUILDING CODES.

BOTH OF THESE CALCULATIONS ARE BASED ON AN IDEALLY BALANCED SYSTEM (50% INTAKE, 50% EXHAUST).

ROOF SQUARE FOOTAGE:  
MAIN ROOF SQUARE FOOTAGE = XXX SF +/- AT 1:150 = XXX SQ. IN. OF NET FREE VENT AREA (NFVA)

50% INTAKE (EAVE VENT) = XX LF +/- SF AT EAVES  
50% EXHAUST VENT (RIDGE VENT) = 19.2 +/- SF AT RIDGES

EAVE PERIMETER AVAILABILITY = XX'X" LF +/-  
AVAILABLE RIDGE LENGTH = XX'X" LF +/-

GENERAL ROOF PLAN NOTES

1. ROOF SLOPE ARROWS POINT IN THE DIRECTION IN WHICH WATER WILL FLOW.
2. INSTALL ROOF COVERINGS, FLASHING, CRICKETS, AND ROOF DRAINAGE IN ACCORDANCE WITH CODE REQUIREMENTS.
3. ANY TRUSSES SHOWN ARE FOR ILLUSTRATION ONLY. REFERENCE TRUSS LAYOUT DRAWINGS BY OTHERS, IF TRUSSES ARE NOTED (IN LIEU OF RAFTERS).
4. RIDGE VENT AS READ FOR ADEQUATE VENTILATION, UNLESS PLANS INDICATE SEALED AND CONDITIONED ATTIC SPACE.
5. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.
6. PLACE ROOF PENETRATIONS (EXHAUSTS, VENT STACKS, ETC.) IN LEAST VISIBLE AREAS PRACTICAL.
7. PROVIDE ICE & WATER SHIELD 3' UP FROM ROOF EDGES & IN ALL VALLEY.
8. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

GENERAL FOUNDATION NOTES

1. FOUNDATION WALLS TO BE CONCRETE MASONRY UNITS (CMU) WITH PARGE COAT TO GRADE. IF WALL TAGS ARE SHOWN, REFER TO WALL LEGEND FOR ASSEMBLY INFORMATION AND THICKNESSES.
2. FOOTINGS ARE POURED CONCRETE WITH A2.00A-PFSF MIN. SOIL BEARING REQUIREMENT. FOOTING SIZE, REINFORCEMENT, AND DEPTH BELOW GRADE (TYPICALLY 18" MIN.) ARE TO BE PER ENGINEER'S SOILS REPORT. STEPPED FOOTINGS MAY BE NECESSARY PER THE SITE TOPOGRAPHY, AND ARE INDICATED WITH "SF-SF" SYMBOLS. NEW FOOTINGS SHALL NOT COMPROMISE THE STRUCTURAL INTEGRITY OF ANY ADJACENT EXISTING FOOTING THAT IS TO REMAIN. COMPRESSIVE STRENGTH OF FOOTINGS TO BE PER ENGINEER.
3. CONCRETE SLABS BE TO MIN. 3-1/2" THICK OVER 6 MIL VAPOR RETARDER ABOVE 4" MIN. CRUSHED STONE OVER COMPACTED EARTH. REINFORCEMENT TO BE 6X6 WIRE MESH, OR PER ENGINEER. COMPRESSIVE STRENGTH OF SLABS TO BE PER ENGINEER.
4. CRAWL ACCESS TO BE PROVIDED, 16" x 24" MIN. SIZE, IN PERIMETER WALL. PROVIDE CLEARANCE OPENING BELOW GRADE IF NECESSARY. REFERENCE IRC R408.4.
5. 6 MIL (MIN.) VAPOR BARRIER OVER ENTIRE CRAWLSPACE; OVERLAP SEAMS MIN. 6" AND TAPE, CONT. MIN. 6" UP FOUNDATION AND TAPE.
6. 16"x8" FOUNDATION VENTS TO BE PROVIDED FOR UNCONDITIONED CRAWL SPACES, MIN. OF 1 PER 150 SQ. FT. REFERENCE IRC R408.1 AND R408.2.
7. ALL DIMENSIONS ARE TO FACE OF FOUNDATION OR CENTER OF COLUMNS AND BEAMS, U.N.O.
8. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

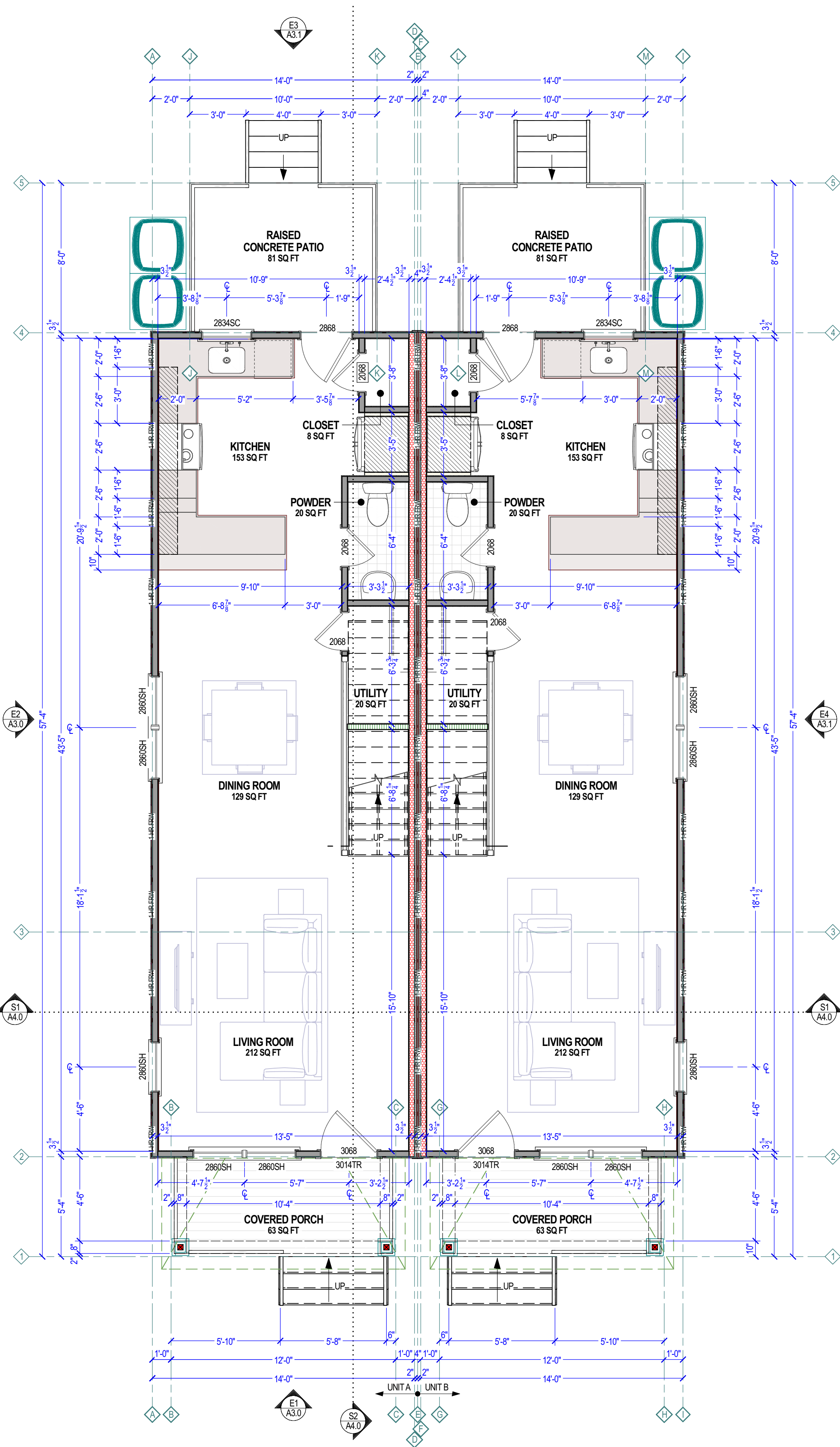
WALL TYPE LEGEND

	EXIST. WALL (ANY TYPE)
	EXIST. WALL DEMOLISHED (ANY TYPE)
	NEW 2X4 2-HR FIRE-RATED PARTY WALL
	NEW 2X6 2-HR FIRE-RATED PARTY WALL
	NEW 2X4 1-HOUR FIRE RATED WALL
	NEW 2X4 WALL
	NEW 2X4 PARTIAL HEIGHT WALL
	NEW 2X6 WALL
	NEW 2X6 PARTIAL HEIGHT WALL
	INTERIOR LOAD-BEARING WALL
	NEW GLASS PANEL
	NEW CONCRETE WALL
	NEW CMU WALL
	OPTIONAL/FUTURE PHASE WALL
	NEW LOAD BEARING POST

SCALE: 1/4 IN = 1 FT

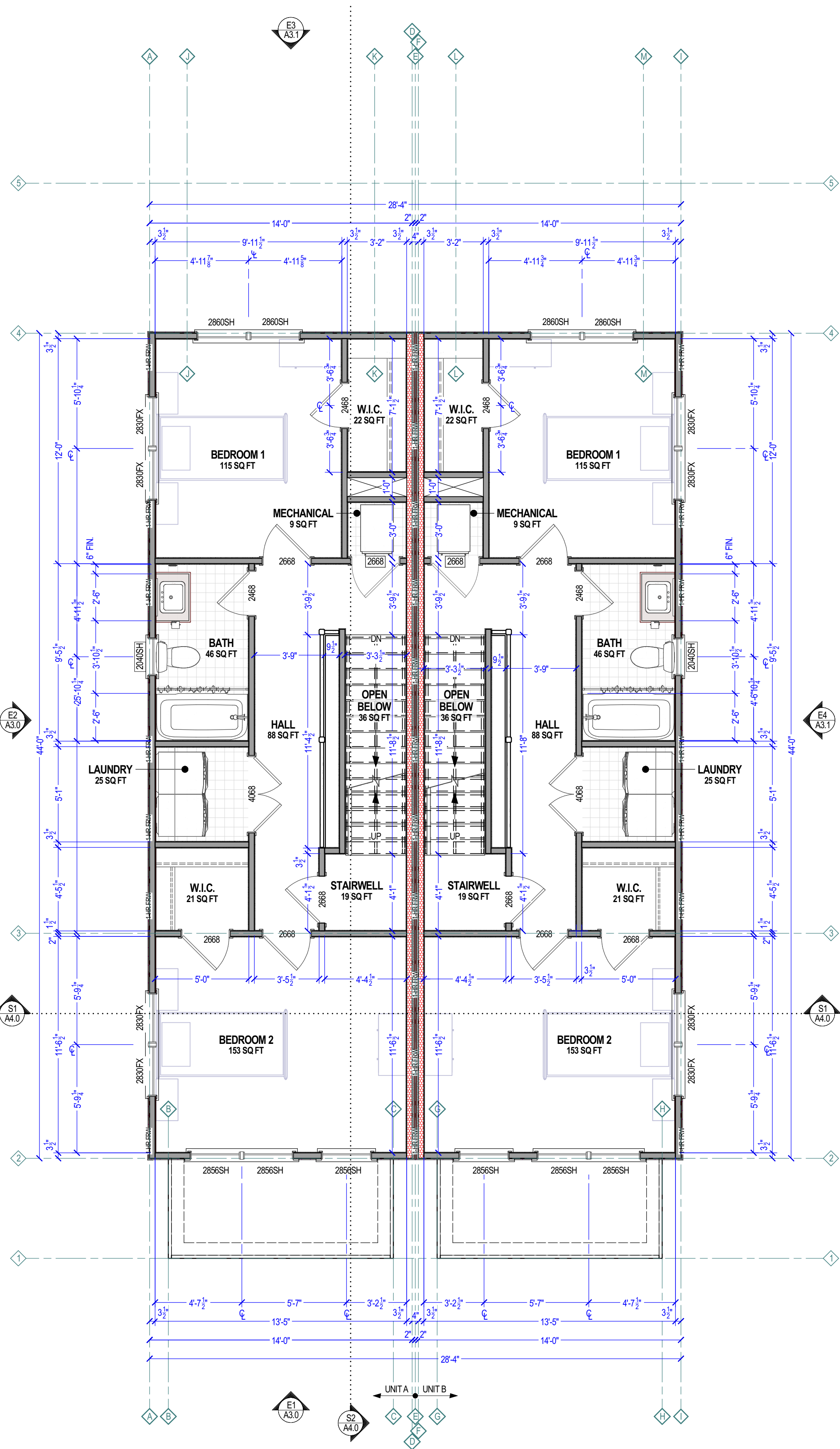
SCALE: 1/4 IN = 1 FT





1 1ST LEVEL CONSTRUCTION PLAN

SCALE: 1/4 IN = 1 FT



2 2ND LEVEL CONSTRUCTION PLAN

SCALE: 1/4 IN = 1 FT

WALL TYPE LEGEND	
	EXIST. WALL (ANY TYPE)
	EXIST. WALL DEMOLISHED (ANY TYPE)
	NEW 2X4 2-HR FIRE-RATED PARTY WALL
	NEW 2X6 2-HR FIRE-RATED PARTY WALL
	NEW 2X4 1-HOUR FIRE RATED WALL
	NEW 2X4 WALL
	NEW 2X4 PARTIAL HEIGHT WALL
	NEW 2X6 WALL
	NEW 2X6 PARTIAL HEIGHT WALL
	INTERIOR LOAD-BEARING WALL
	NEW GLASS PANEL
	NEW CONCRETE WALL
	NEW CMU WALL
	OPTIONAL/FUTURE PHASE WALL
	NEW LOAD BEARING POST

- GENERAL FLOOR PLAN NOTES**
- 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".
  - 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.
  - 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.
  - 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.
  - 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.
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  - IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

KEYNOTE LEGEND - CONSTRUCTION PLANS		
1	FLOOR PLAN NOTE	

**nVisionTEK**  
ARCHITECTURAL SERVICES

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

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

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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

**TITLE**

1ST & 2ND LEVEL  
CONSTRUCTION  
PLANS

**DOCUMENT PHASE:**

PRELIMINARY SET

**PLOT DATE:**

5/27/2022  
3:09:48 PM

**DRAWN BY:**

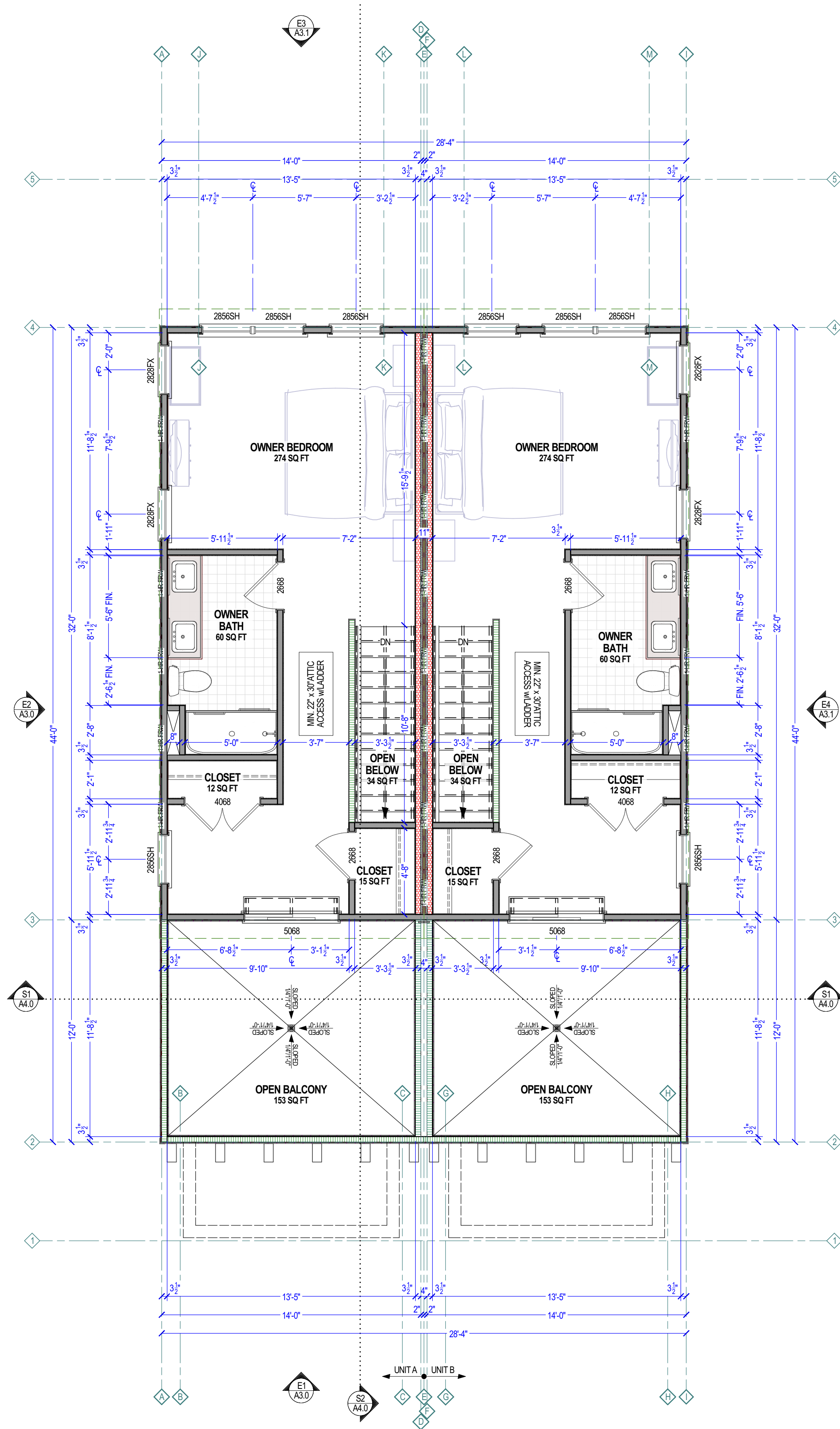
DUSTIN HETRICK

**SCALE: SEE PLAN**

**SHEET**

A1.1  
4 OF 12





1 3RD LEVEL CONSTRUCTION PLAN

SCALE: 1/4" IN = 1' FT

KEYNOTE LEGEND - CONSTRUCTION PLANS	
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WALL TYPE LEGEND	
	EXIST. WALL (ANY TYPE)
	EXIST. WALL DEMOLISHED (ANY TYPE)
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	NEW 2X4 PARTIAL HEIGHT WALL
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	NEW 2X6 PARTIAL HEIGHT WALL
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3206 DELAWARE AVE

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T: 804.486.0386

## PROJECT ADDRESS

3206 DELAWARE AVE  
RICHMOND, VA 23222

## TITLE

3RD LEVEL  
CONSTRUCTION PLAN

DOCUMENT PHASE:  
PRELIMINARY SET

PLOT DATE:  
5/27/2022  
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DUSTIN HETRICK

SCALE: SEE PLAN

## SHEET

A1.2

5 OF 12



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TITLE

EXTERIOR  
ELEVATIONS

DOCUMENT PHASE:  
PRELIMINARY SET

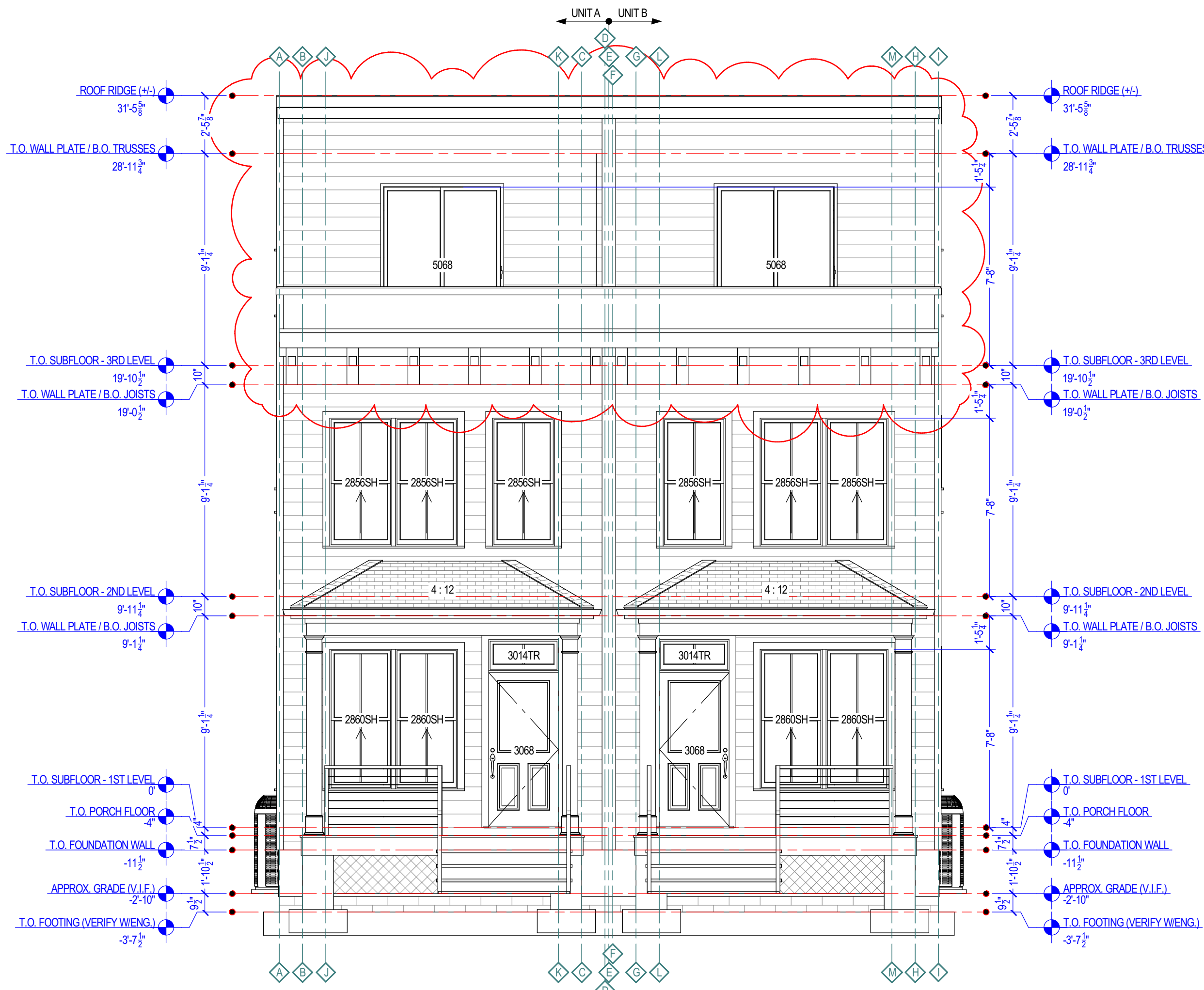
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5/27/2022  
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SCALE: SEE PLAN

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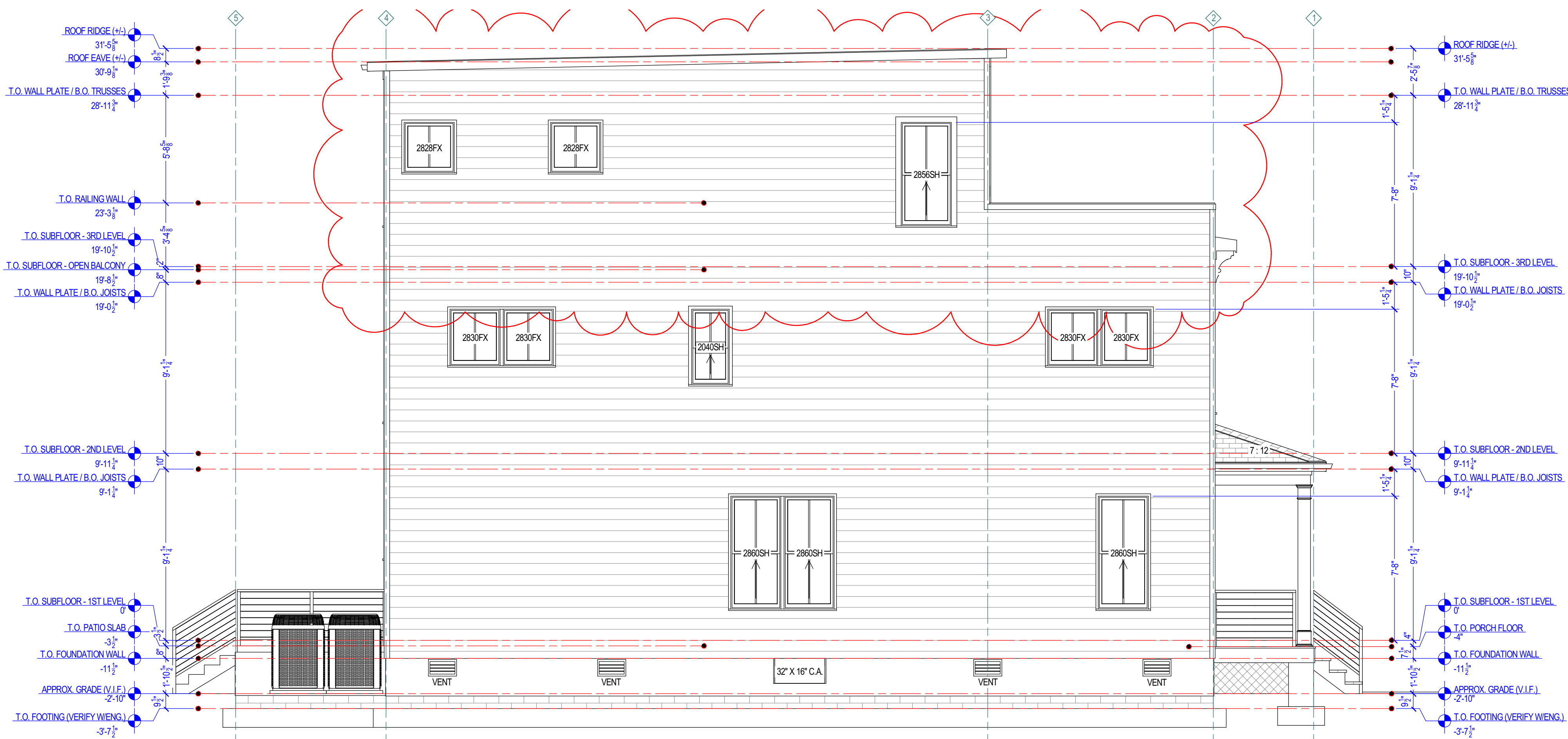
A3.0  
6 OF 12



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

E1 EXTERIOR ELEVATION AT FRONT

SCALE: 1/4 IN = 1 FT



E2 EXTERIOR ELEVATION AT LEFT

SCALE: 1/4 IN = 1 FT

GENERAL ELEVATION & 3D NOTES

- REFERENCE WINDOW, DOOR, OR ANY OTHER TAGS TO LEGENDS AND SCHEDULES, SHOWN THROUGHOUT SET.
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- ALL MATERIALS, PATTERNS, TRIM, WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER FIXTURES SHOWN DO NOT REPRESENT EXACT SELECTIONS. GENERIC STYLES SHOWN, UNLESS OTHERWISE INDICATED.
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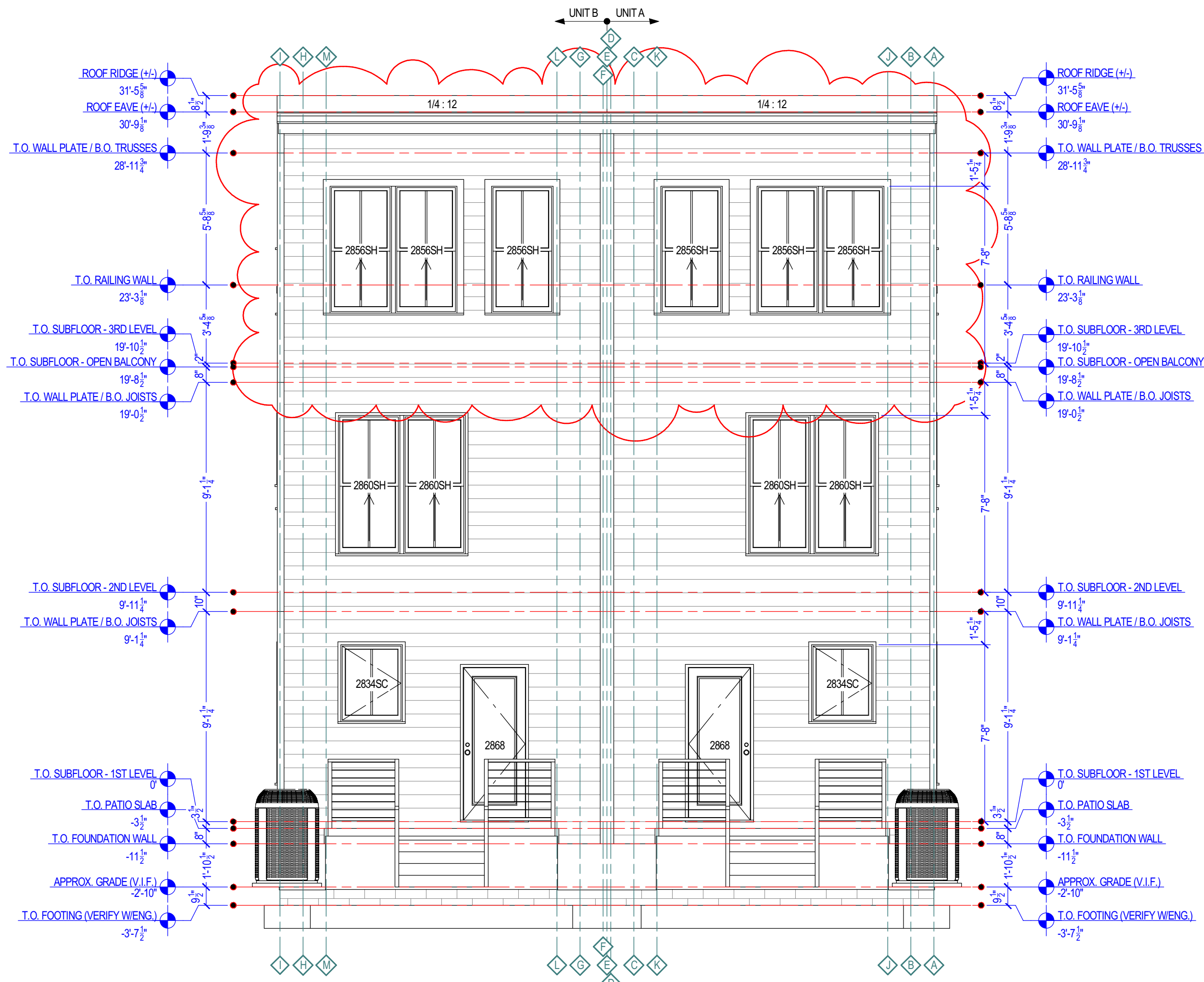
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DUSTIN HETRICK

SCALE: SEE PLAN

SHEET

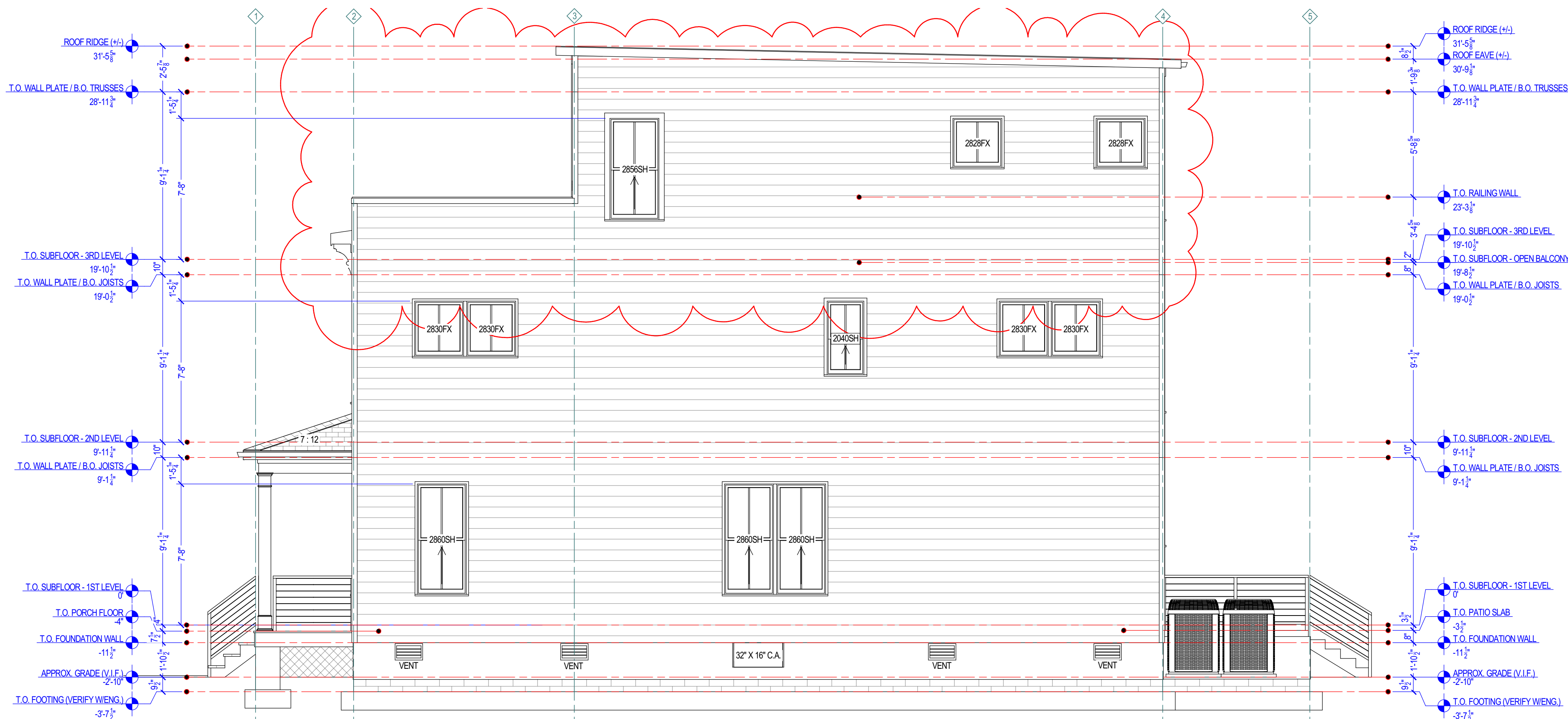
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E3 EXTERIOR ELEVATION AT REAR

SCALE: 1/4" IN = 1' FT

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



E4 EXTERIOR ELEVATION AT RIGHT

SCALE: 1/4" IN = 1' FT

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