

INTRODUCED: April 10, 2023

AN ORDINANCE No. 2023-121

As Amended

To authorize the special use of the property known as 3207 Hermitage Road for the purpose of an office and contractor warehouse with outdoor storage, upon certain terms and conditions, and to repeal Ord. No. 60-227-197, adopted Aug. 8, 1960, and Ord. No. 60-120-93, adopted May 9, 1960.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 8 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 3207 Hermitage Road, which is situated in a RO-1 Residential-Office District, desires to use such property for the purpose of an office and contractor warehouse with outdoor storage, which use, among other things, is not currently allowed by section 30-424.1, concerning permitted principal uses, 30-424.5, concerning yards, and 30-424.6, concerning usable open space, 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

AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 26 2023 REJECTED: _____ STRICKEN: _____

safety, health, morals and general welfare of the community involved, will not tend to create 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 3207 Hermitage Road and identified as Tax Parcel No. N000-1311/017 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Topographic Survey Showing Existing Improvements to #3207 Hermitage Road, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated August 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 an office and contractor warehouse with outdoor storage, hereinafter referred to as the “Special Use,” substantially as shown on the survey entitled “Topographic Survey Showing Existing Improvements to #3207 Hermitage Road, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated August 1, 2022, and the plans entitled “Hermitage Road Office[, 3701 Hermitage Road, Richmond, VA 23230] – Renovation & Addition,” prepared by Daniel & Company, Inc., and dated [~~August 25, 2022~~] May 15, 2023, [~~and the plans entitled “Sherwood Medical Center, 3201 Hermitage Road – Richmond, Virginia,” prepared by Budina & Freeman Architects, and dated June 20, 1960,~~] 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 an office and contractor warehouse with outdoor storage, substantially as shown on the Plans.

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

(c) All building materials, elevations, and site improvements, including an opaque perimeter fence of no more than eight feet in height shall be substantially as shown on the Plans.

(d) No more than 16 off-street parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

(e) Signs on the Property shall not be internally illuminated.

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

(g) Warehouse delivery hours shall be limited to 8:00 a.m. to 6:00 p.m., Monday through Saturday.

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

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

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the

drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

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

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

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

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

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

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

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

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto;

consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

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

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

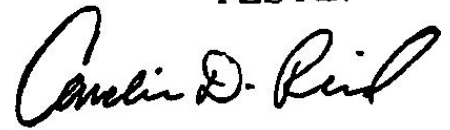
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days 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. **Repeal of Prior Ordinances.** That Ordinance No. 60-227-197, adopted August 8, 1960, and Ordinance No. 60-120-93, adopted May 9, 1960, be and are hereby repealed.

§ 8. **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 "Carolin D. Rind". The signature is written in a cursive, flowing style.

City Clerk



City of Richmond

Item Request File Number: PRE.2022.0573

RECEIVED
By City Attorney's Office at 3:16 pm, Mar 17, 2023

RECEIVED
By CAO Office at 4:34 pm, Feb 27, 2023

2023-096

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

O & R Request

DATE: February 27, 2023

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

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

THROUGH: Sharon L. Ebert, 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 3207 Hermitage Road for the purpose of an office and contractor warehouse with outdoor storage, upon certain terms and conditions, and to repeal Ord. No. 1960-227-197.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 3207 Hermitage Road for the purpose of an office and contractor warehouse with outdoor storage, upon certain terms and conditions, and to repeal Ord. No. 1960-227-197.

REASON: The subject property is located in the RO-1 Residential-Office District where a contractor warehouse with outdoor storage is not a permitted use. Therefore, a Special Use Permit is 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 .627 acre subject property is a triangular shaped property located on the east side of Hermitage Road. Alleys run along the northern and southern property lines. The property is improved with a commercial structure that serves as a doctor's office. The proposed special use will be to expand this building by 2,675 square feet for use as a contractor's office. Outside storage is also proposed and this area will be screened with an eight foot tall privacy fence.

The Richmond 300 Master Plan recommends Residential Uses for the subject property. These are neighborhoods primarily consisting of single-family homes on large or medium sized lots.

Also located in Greater Scott's Addition Priority Growth Node that targets growth in residents, jobs, and commercial activity for the next 20 years.

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

BUDGET AMENDMENT NECESSARY: None

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: \$2,400 application fee

REQUESTED INTRODUCTION DATE: March 27, 2023

CITY COUNCIL PUBLIC HEARING DATE: April 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
April 17, 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: David Watson, Senior Planner, Land Use Administration, 804-646-1036



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

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

Application is hereby submitted for: (check one)

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

Project Name/Location

Property Address: 3207 Hermitage Rd

Date: 09/28/2022

Tax Map #: N0001311017 Fee: \$2400

Total area of affected site in acres: .0627

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

Zoning

Current Zoning: RO-1

Existing Use: Office

Proposed Use

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

Expansion of Office and Contractor's Shop

Existing Use: Office

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: Ord. 1960-120-93, Ord. 1960-227-197,

Applicant/Contact Person: 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: 3207 Hermitage Associates LLC

If Business Entity, name and title of authorized signee: Samuel W. Daniel, Managing Member

(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: P.O. Box 6749

City: Richmond

State: VA

Zip Code: 23230.6749

Telephone: (804) 340.1902

Fax: ()

Email: dci@danielco.net

Property Owner Signature:

Samuel W. Daniel

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

September 28th, 2022

*Special Use Permit
3207 Hermitage Road, Richmond, Virginia
Map Reference Number: N000-1311/017*

Submitted to:

City of Richmond

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

Prepared by:

Baker Development Resources

530 East Main Street, Suite 730
Richmond, Virginia 23219

Introduction

The property owner is requesting a special use permit amendment (the "SUPA") for 3207 Hermitage Road (the "Property"). The SUPA would authorize the expansion and occupancy of the building as an office and contractor's shop. While the existing office on the Property, which was authorized by the current SUP, will be retained and continue to be the primary utilization of the Property, the applicant is proposing to construct a warehouse addition to the existing structure. As this represents a substantial change from the approved SUP, the SUPA is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the eastern line of Hermitage Road between Brookland Parkway and Wentbridge Road and is referenced by the City Assessor as N000-1311/017. The property is 240 feet in width and 395 feet deep and contains approximately 27,317 square feet of area. Access is provided along Hermitage Road and by two alleys located along the western and southern edges of the parcel.



This area is characterized by a range of uses with single family residential uses to the east of Hermitage Road and commercial uses of varying scales and intensities to the west of Hermitage Road, including a hotel immediately across Hermitage Road from the Property.

3207 Hermitage Rd

EXISTING ZONING

The Property is zoned RO-1 Residential Office District. The surrounding properties to the north, east, and west are zoned R-3 Single-Family Residential. Properties immediately to the east are zoned RO-3 Residential Office District and B-2 Community Business District. Beyond that, to the southwest properties are zoned TOD-1 Transit-Oriented Nodal District and to the northwest are properties zoned M-1 Light Industrial.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" for the Property.

The Property is also located within the "Greater Scott's Addition National/Regional Node." The Richmond 300 plan describes nodes generally as "places in Richmond where people and jobs are today and continue to grow into the future. Nodes are the places of convergence of many uses and include offices, shopping, housing, and/or public gathering places as well as access to multiple modes of transportation." National/Regional nodes, like Greater Scott's Addition, are further described as "a center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions"

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 100 (High Quality Places Chapter), Objective 4.1 "Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city"
 - f. Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment
- Page 109 (Equitable Transportation Chapter), Objective 6.1 "Increase the number of residents and jobs at Nodes and along enhanced transit corridors"
 - c. Support the retention, creation, and attraction of businesses in and near Nodes and major corridors

Proposal

PROJECT SUMMARY

The proposed occupancy of the building as an office and contractor's shop includes the utilization of the existing office structure on the Property as well as the construction of a new, one-story addition to the existing structure which will be utilized as additional office space and a warehouse.

PURPOSE OF REQUEST

The SUPA would permit the conversion of the existing structure from a doctor's office to an office and contractors' shop. This includes the construction of a roughly **2,675 square foot** addition on the eastern side of the existing structure. The existing doctor's office use was authorized by a previous SUP (60-227-197) and special use permit amendment in 1960. This request would permit the utilization of the existing structure while also allowing for the construction of additional office and warehouse space. While the Property abuts parcels which are zoned to allow the proposed contractors' shop use (B-2) and other properties in the vicinity along Hermitage Road and Arthur

3207 Hermitage Rd

Ashe Boulevard are also zoned to permit the proposed use (M-1, B-7), the underlying zoning here does not allow for the use and therefore, the SUPA is required.

PROJECT SUMMARY

The proposed design would include the approximately 4,263 square foot office building along with a new single-story addition which would be roughly 2,675 square feet. The proposed addition would be a triangular shape to fit the lot and would be clad in cementitious siding. The addition would include roughly 400 square feet of office space, three parking and loading bays, and warehouse storage. The three bays would face south and open onto an approximately 20-foot concrete apron which would allow access from the adjacent alley. Additionally, the enclosed yard at the rear of the Property would be used for outdoor storage. In order to provide additional screening from nearby residential properties an eight-foot privacy fence is proposed for the Property.

Findings of Fact

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

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

The proposed special use permit amendment will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed development would offer needed services to the community and a safe, convenient and economically viable pedestrian environment, thereby providing positive impacts in terms of safety, welfare, etc.

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

The proposed special use permit amendment will not result in significant traffic impacts to nearby residential neighborhoods.

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

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

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

The proposed special use permit amendment will not tend to overcrowd 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.***

3207 Hermitage Rd

The special use permit amendment 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 adjacent properties will not be affected.

Summary

In summary, the applicant is proposing to construct a new addition in order to adaptively re-utilize the existing structure as an office and contractors' shop. The proposed use does not represent a use that is significantly more intensive than was previously permitted on the site and is permitted by-right on nearby properties. This proposed addition and use represents an ideal, small-scale urban commercial use while limiting overall impact by retaining the existing structure. The proposed addition will be limited in scale and has been thoughtfully designed with quality materials, a limited height, and additional screening to remain compatible with the neighborhood while meeting the needs of a local business.

HERMITAGE ROAD OFFICE - RENOVATION & ADDITION

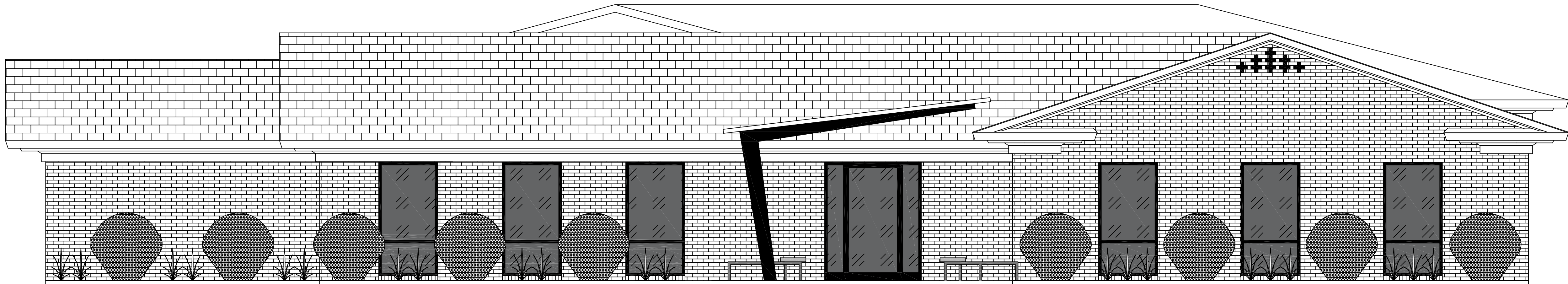
PROGRESS DRAWINGS - 5.15.2023



DANIEL & COMPANY, INC.
CONTRACTORS
...Building History

Drawing Table of Contents

- CS - Cover Sheet
- C1 - Original Site Plan (Mark Up)
- C2 - Copy of Current Topo Survey
- A1 - Overall Plan
- A2 - Office Layout
- A3 - Addition Plan
- A4 - Addition Roof Plan
- A5 - West & South Elevations
- A6 - East & North Elevations



General Notes

**PROGRESS
DRAWINGS FOR
REVIEW &
DISCUSSION**

**NOT FOR
CONSTRUCTION**

No.	Revision/Issue	Date

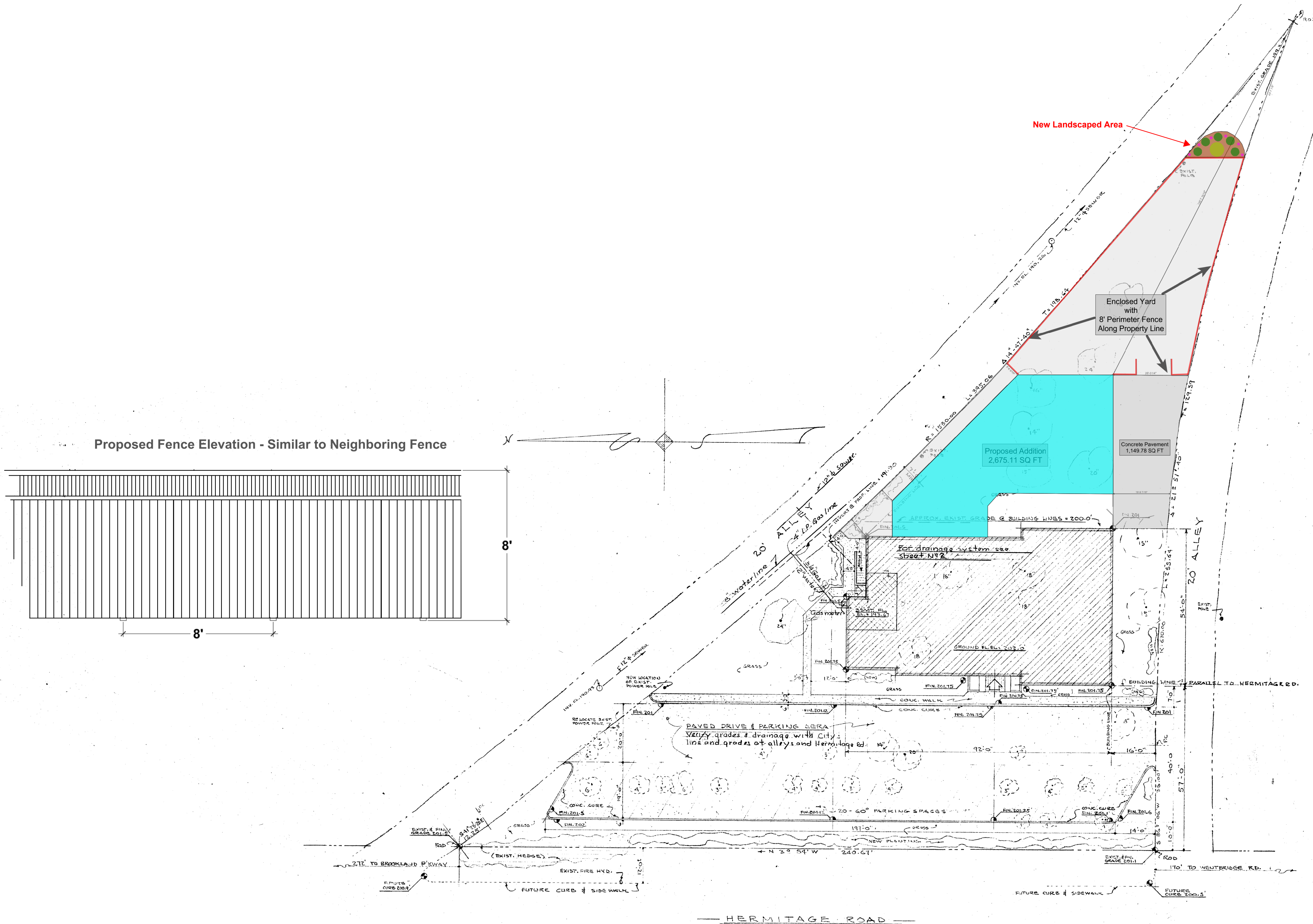
Firm Name and Address

Daniel & Company Inc.
P.O. Box 6749
Richmond, VA 23230

Project Name and Address

Hermitage Road Office
3701 Hermitage Road
Richmond, VA 23230

Sheet Name Cover Sheet	Sheet CS
Date 15 May 2023	
Scale None	



Plot Plan - 1/4" = 1'-0"
DATA TAKEN FROM FOSTER & MILLER SURVEY # RH 11582
DATED NOV. 4 1938 & D.W. CITY OF RICHMOND, VA.

- LEGEND-
- FIN GRADE, ONE EXISTING SLAB/SECTION
 - EXIST. TREE TO REMAIN (STUMP SITE)
 - EXIST. TREE TO BE REMOVED
 - NEW

General Notes

PROGRESS
DRAWINGS FOR
REVIEW &
DISCUSSION

NOT FOR
CONSTRUCTION

No.	Revision/Issue	Date

Firm Name and Address

Daniel & Company Inc.
P.O. Box 6749
Richmond, VA 23230

Project Name and Address

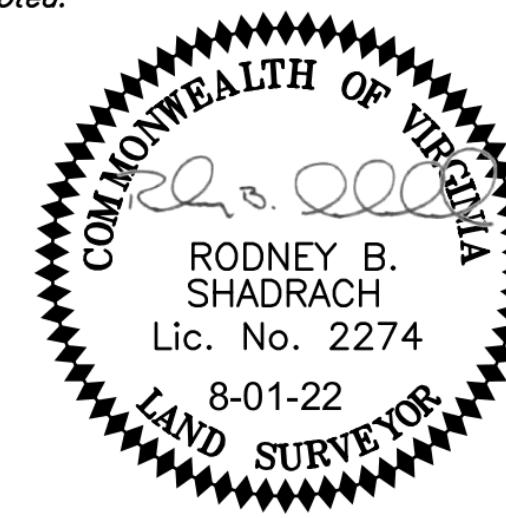
Hermitage Road Office
3701 Hermitage Road
Richmond, VA 23230

Sheet Name	Sheet
Original Site Plan	C1
Date	
15 May 2023	
Scale	None



*Hermitage Road
(Var. Width Public R/W)*

This Topographic survey was completed under the direct and responsible charge of Rodney B. Shadrach from an actual ☒ Ground or ☐ Remote Sensing survey made under my supervision; that the imagery and/or original data was obtained on July 26, 2022; and that this plat, map, or digital geospatial data including metadata meets minimum accuracy standards unless otherwise noted.



I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.

Legal Reference:

*Roseneath Associates, LLC &
Daniel Investments & Development, LLC
Instrument No. 2022-15265
Parcel ID: N000-1311/017
#3207 Hermitage Road*

TOPOGRAPHIC SURVEY
SHOWING EXISTING IMPROVEMENTS
TO #3207 HERMITAGE ROAD
CITY OF RICHMOND, VIRGINIA

DATE: AUGUST 1, 2022



Scale: 1"=20'



Shadrach & Associates LLC

LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-9301

General Notes

1. *This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: July 26, 2022.*
2. *This survey is the same property as described in Title Report issued by Fidelity National Title Insurance Company dated June 8, 2022. (Commitment No. B22-1956D)*
3. *The subject properties appear not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Panel #510129-0029-D, effective date: April 02, 2009 (Zone X).*
4. *Vertical Datum based upon City of Richmond GPS Monument #31 (NAVD '88).*

General Notes

PROGRESS DRAWINGS FOR REVIEW & DISCUSSION

**NOT FOR
CONSTRUCTION**

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address

Daniel & Company Inc.
P.O. Box 6749
Richmond, VA 23230

Project Name and Address

Hermitage Road Office
3701 Hermitage Road
Richmond, VA 23230

Sheet Name

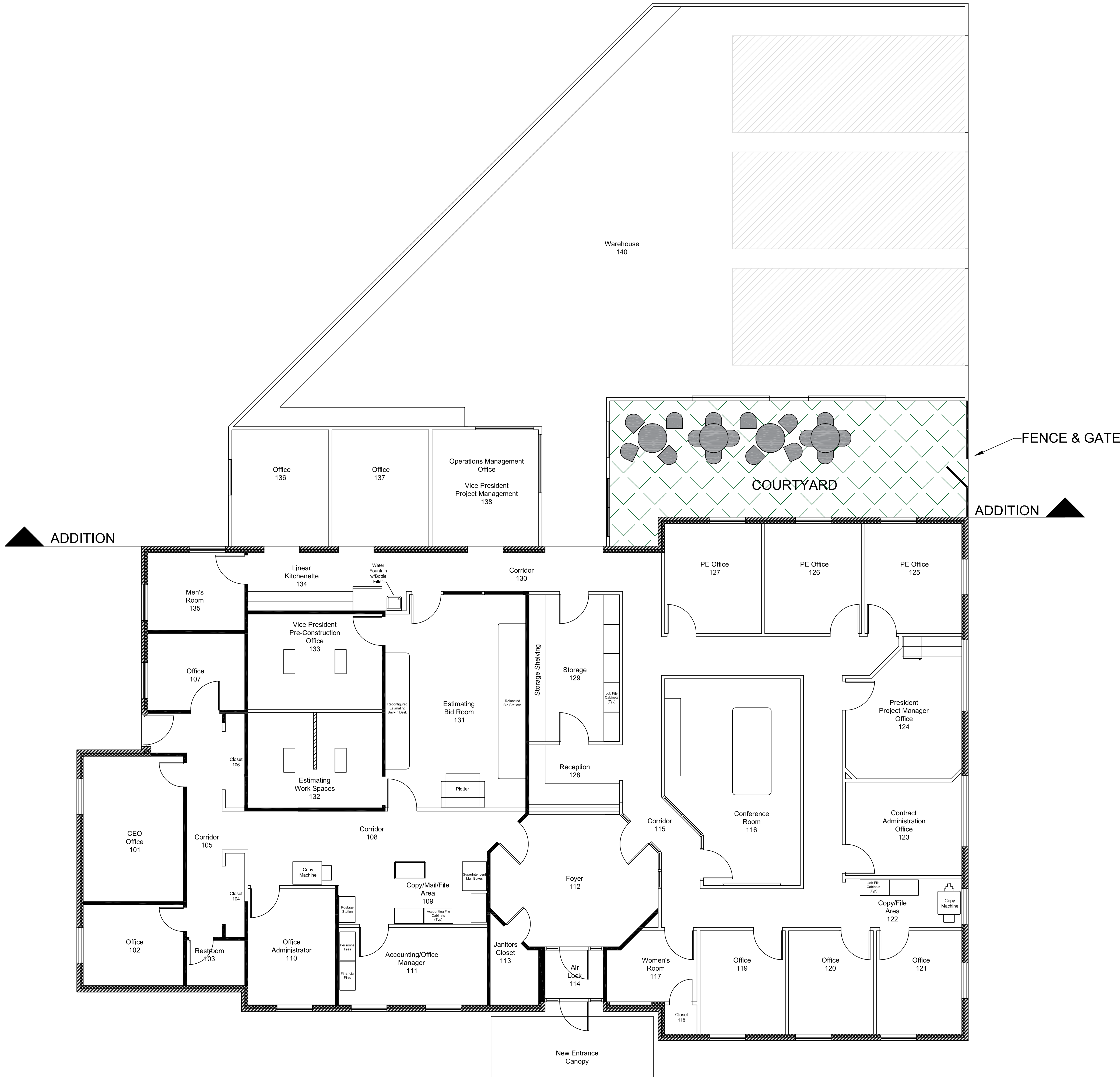
Current Topo Survey

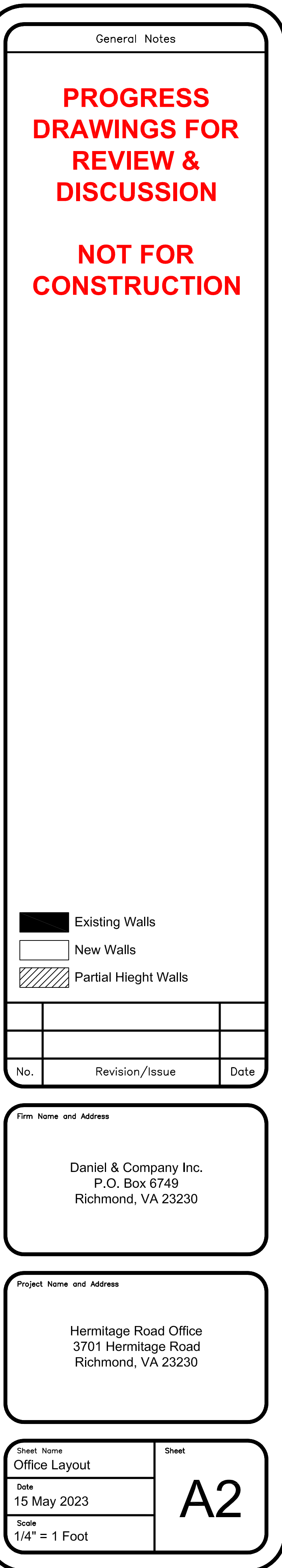
Date
15 May 2023

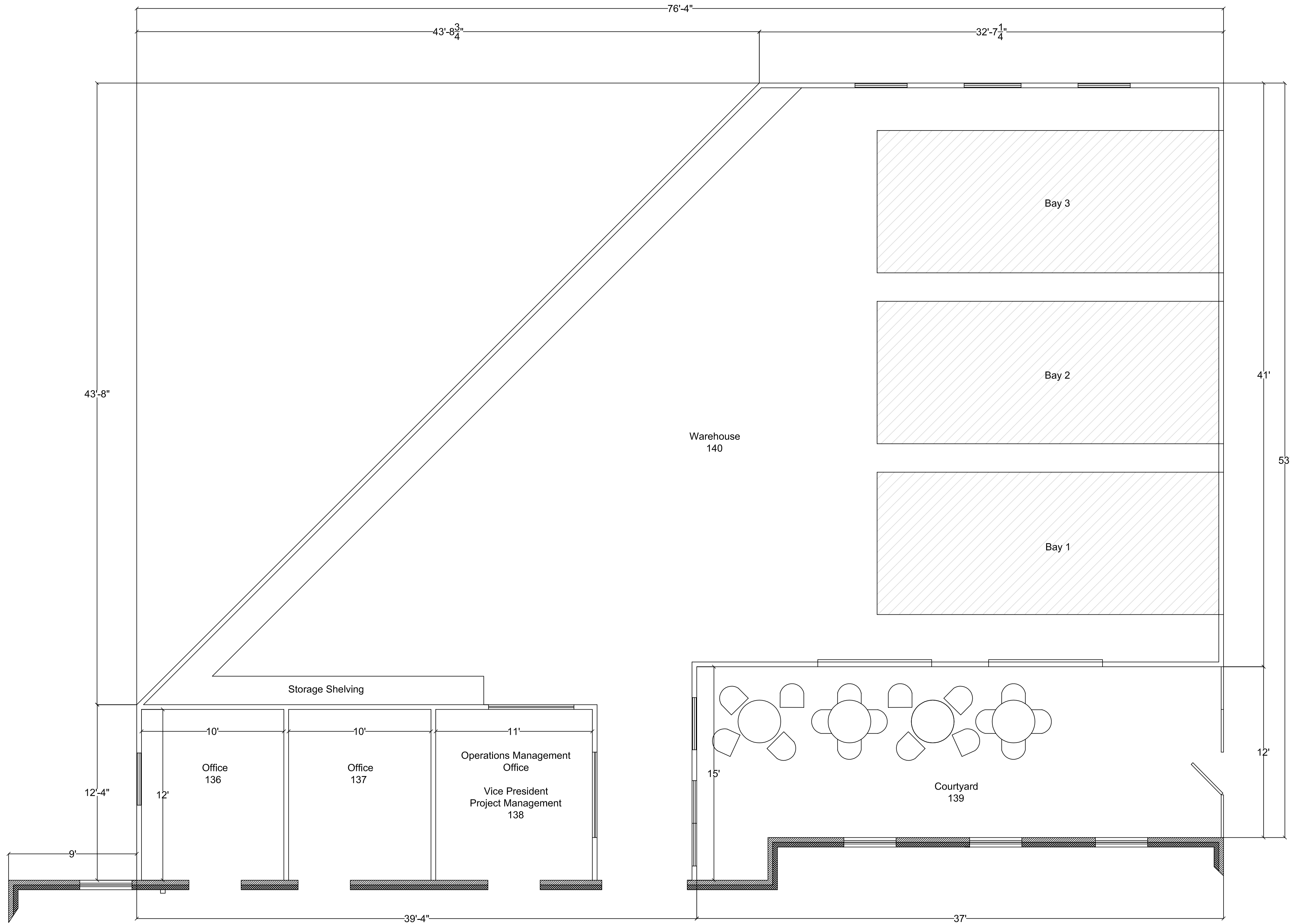
Scale
None

Sheet

C2







General Notes

PROGRESS
DRAWINGS FOR
REVIEW &
DISCUSSION

NOT FOR
CONSTRUCTION

No.	Revision/Issue	Date

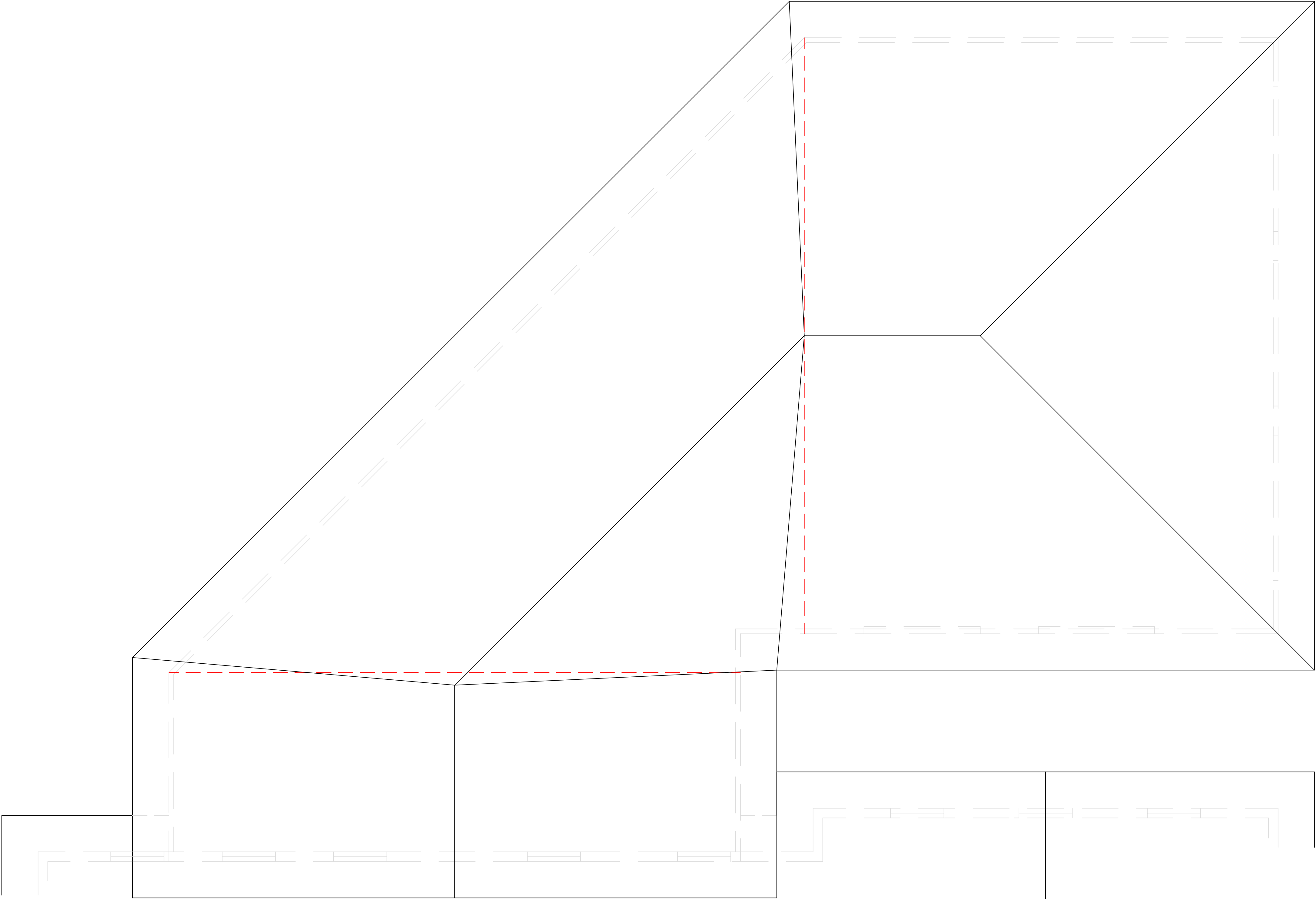
Firm Name and Address

Daniel & Company Inc.
P.O. Box 6749
Richmond, VA 23230

Project Name and Address

Hermitage Road Office
3701 Hermitage Road
Richmond, VA 23230

Sheet Name	A3
Addition Plan	
Date 15 May 2023	
Scale 1/4" = 1 Foot	



General Notes

**PROGRESS
DRAWINGS FOR
REVIEW &
DISCUSSION**

**NOT FOR
CONSTRUCTION**

No.	Revision/Issue	Date

Firm Name and Address

Daniel & Company Inc.
P.O. Box 6749
Richmond, VA 23230

Project Name and Address

Hermitage Road Office
3701 Hermitage Road
Richmond, VA 23230

Sheet Name

Addition Roof Plan

Date

15 May 2023

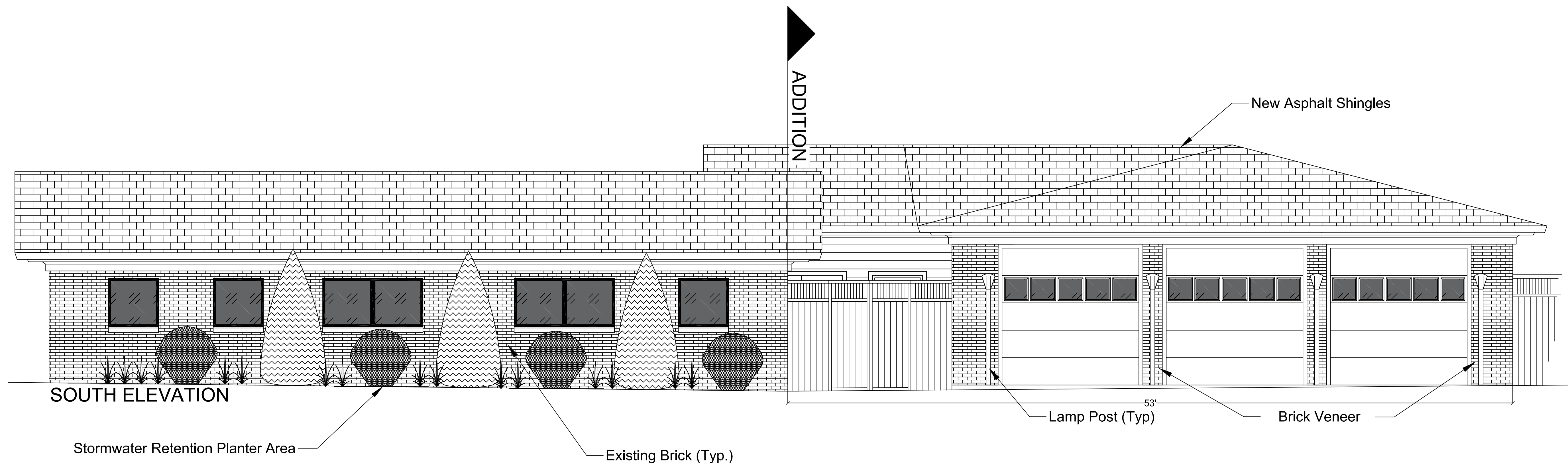
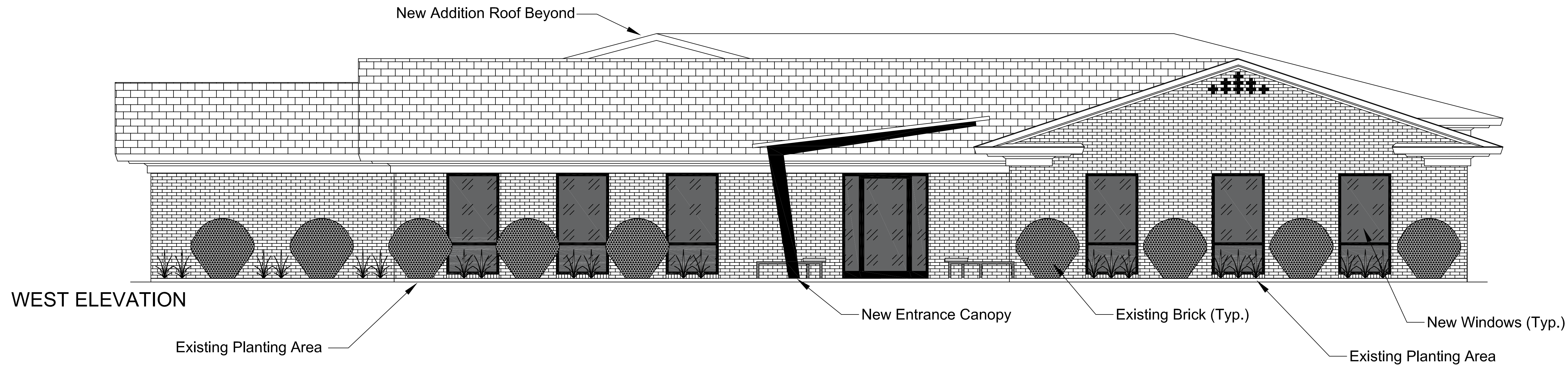
Scale

1/4" = 1 Foot

Sheet

A4

8297 5/15/2023 3207 Hermitage Road Office.dwg



General Notes

**PROGRESS
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DISCUSSION**

**NOT FOR
CONSTRUCTION**

No.	Revision/Issue	Date

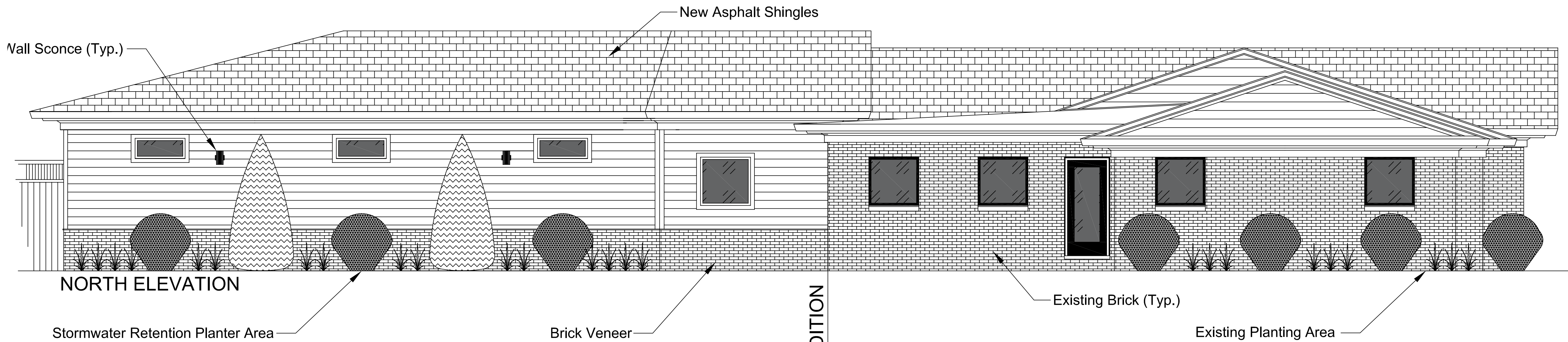
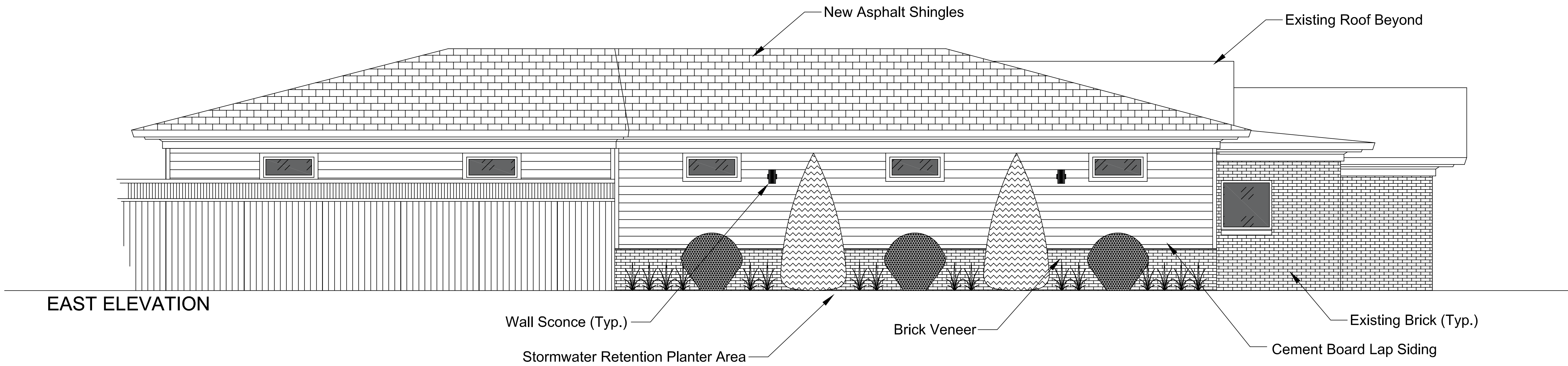
Firm Name and Address

Daniel & Company Inc.
P.O. Box 6749
Richmond, VA 23230

Project Name and Address

Hermitage Road Office
3701 Hermitage Road
Richmond, VA 23230

Sheet Name W & S Elevations	A5
Date 15 May 2023	
Scale 1/4" = 1 Foot	



General Notes

**PROGRESS
DRAWINGS FOR
REVIEW &
DISCUSSION**

**NOT FOR
CONSTRUCTION**

No.	Revision/Issue	Date

Firm Name and Address
Daniel & Company Inc. P.O. Box 6749 Richmond, VA 23230

Project Name and Address
Hermitage Road Office 3701 Hermitage Road Richmond, VA 23230

Sheet Name E & N Elevations	A6
Date 15 May 2023	
Scale 1/4" = 1 Foot	