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)

- [x] **special use permit, new**
- [ ] **special use permit, plan amendment**
- [ ] **special use permit, text only amendment**

Project Name/Location

Property Address: 3500 Hanover Ave, Richmond, VA 23221 Date: 11/17/22
Tax Map #: N0001608007 Fee: 300.00
Total area of affected site in acres: .048

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

Zoning

Current Zoning: R-48

Existing Use: Residential

Proposed Use

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

Residential - Single Family
Existing Use: Residential - Single Family

Is this property subject to any previous land use cases?

Yes [ ] No [x] If Yes, please list the Ordinance Number _____

Applicant/Contact Person: Melissa Vaughan
Company: Melissa Vaughan Architecture PC
Mailing Address: 131 Hanover Ave
City: Ashland State: VA Zip Code: 23005
Telephone: (804) 387-8780 Fax: ( )
Email: melissa@mvaughanarchitect.com

Property Owner: Angharad Waite
If Business Entity, name and title of authorized signee _____

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

Mailing Address: 3500 Hanover Ave
City: Richmond State: VA Zip Code: 23221
Telephone: (202) 744-1523 Fax: ( )
Email: angharad.waite@gmail.com

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).

MVA
Melissa Vaughan Architecture

21 November 2022

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219

re: 3500 Hanover Avenue – Special Use Permit Plan Amendment

I. INTRODUCTION

Angharad Waite ("Applicant"), owner of 3500 Hanover Ave (the "Property") is applying for a special use permit plan amendment to provide an addition to the existing house on the basement level, first and second floor level with a loft area from the second floor to expand the current living space so that her parents to age in place with her.

The property is located on the Northeast side of Hanover Avenue, on the corner of Nansemond Street and Hanover Avenue. The property is zoned as R-48 Single Family Residential and the proposed improvements are permitted according to zoning restrictions including, lot coverage limits, height limits and setback requirements with residence having two fronts (corner lot).

II. PROPOSED DEVELOPMENT

The addition to the rear of the property will include extending the existing basement and adding a two-story addition with a loft open to the second floor. The egress from the basement to the back yard will be maintained. The secondary entrance to the residence from Nansemond Street will be moved to the rear of the property. The addition will mirror the zero-lot line of the front portion of the house. A 3'-0" setback will be introduced at the property line of the adjacent property to comply with existing zoning setbacks. The rear yard will be maintained per the 15'-0" setback requirement. The addition provides additional space for the owner to have her family age in place while also complementing the existing residence's architectural style.

III. FACTORS IN SECTION 17.11 OF THE CHARTER AND SECTION 32.1-1050.1 OF THE ZONING ORDINANCE

A. Effect on Safety, Health, Morals and General Welfare of the Community.

The proposed changes will have a positive effect on the neighborhood by adding to the character of the street. Bringing the addition façade to the street and adding the decorative English Tutor detailing to the side and back of the house will create an appealing view as one moves Southwest on Nansemond Street. The cornice height and building height adhere to the West of Boulevard guidelines and, in this sense, it will have a positive effect on the neighborhood and property values.

B. Effect on the Streets, Roads, Alleys and Public Ways and Places.

Access to the existing residence will not change. The existing primary façade on Hanover Ave will not change and the second-floor loft addition will not be able to be seen from the existing front facade because it is set back on the lot. There will be access from the alley to the backyard.

C. Effects on the Hazards from Fire, Panic and Other Dangers.

The access for emergency vehicles will be unchanged, therefore there will be no adverse effects.

D. Effect of Crowding of Land and Concentration of Population.

The proposed improvements are within the max lot coverage area. The existing façade has a zero-lot line on Nansemond Street and the proposed addition also has a zero-lot line on Nansemond Street which will maintain the street façade feeling. An open porch on the first floor and balcony on the second floor provide open air access and architectural interest and relief on the back elevation.

E. Effect on Schools, Parks, Playgrounds, Water Supplies, Sewage Disposal, Transportation and Other Public Improvements.

The property is served by public water and sewer. The demands of the City services will not be affected as the property will remain for residential use.

F. Effect on Adequate Light and Air.

The proposed improvements will not adversely affect the light and air of the adjoining parcels as required side and rear yards will be maintained allowing ample light and air to the adjacent residents.

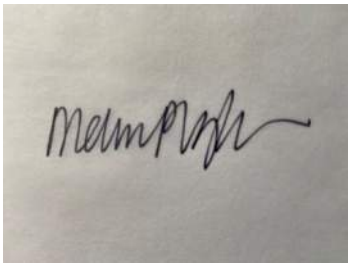
IV. WEST OF BOULEVARD DESIGN GUIDELINES

A. The proposed addition follows the cornice height of the adjacent building, same floor elevation of the adjacent building and has sloping roof forms. The proposed addition matches the window heights of the existing and adjacent building. The small loft of the addition meets the character of the English Tudor and does not extend beyond the 35’-0” max height. Standard size brick to match the existing English bond pattern, standard size cementitious horizontal siding and cementitious paneling with English Tudor detailing will be specified and are indicated on the drawings.

V. CONCLUSION

Permitting the proposed addition adds to the character of the neighborhood as the addition extends the English Tudor style of the existing house around the corner to Nansemond Street. English Tudor column details, wood detailing, porches and roofing forms are compatible with the existing architecture of the historic house. The interior setback and rear yard setbacks are maintained and the setback on Nansemond street matches the existing setback of the front portion of the house.

Sincerely,



Melissa Vaughan, AIA
President, Melissa Vaughan Architecture PC

Escrow File No.: **14296341**

EXHIBIT "A"

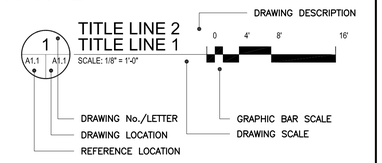
ALL that certain lot of land with all improvements thereon known as No. 3500 Hanover Avenue, lying and being and situated in the City of Richmond, Virginia, on the northern line of Hanover Avenue, and more particularly described as follows:

BEGINNING at a point marking the intersection of the northern line of Hanover Avenue with the western line of Nansemond Street, thence extending westwardly along the northern line of Hanover Avenue and fronting thereon 71.66 feet; thence extending back northwardly from said front, between converging lines, the western line of passing through center of a party wall between the dwelling hereby conveyed and to dwelling adjoining it immediately on west no. 3502, and the eastern line being the western line of Nansemond Street, 117.37 feet to an alley in the rear 15 feet wide on which said lot abuts 16.43 feet, according to plat of survey made by William M. Lewis, Certified Land Surveyor, dated October 15, 1942.

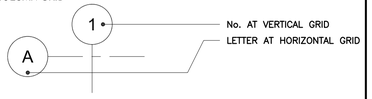
TAX ID: W0001608007

SYMBOLS

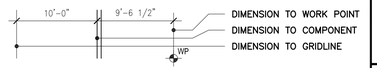
DRAWING TITLE



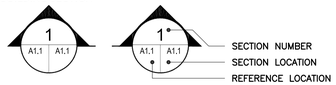
COLUMN GRID



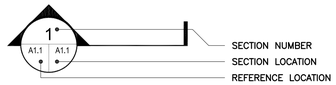
DIMENSIONS



BUILDING SECTION

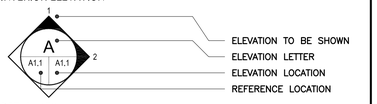


WALL SECTION

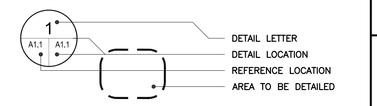


EXTERIOR ELEVATION

INTERIOR ELEVATION



DETAIL KEY



ROOM NAME & No.

DOOR NUMBER

WINDOW TYPE

PARTITION TYPE

ELEVATION DATUM

PLAN DATUM

CEILING HEIGHT

KEYNOTE

DATUM WORKPOINT

NORTH ARROW

REVISION

MATCHLINE

MISC. SYMBOLS

℄	CENTERLINE	⊥	PERPENDICULAR
℞	PROPERTYLINE	⌀	DIAMETER
∠	ANGLE		

PROJECT DATA

OWNER/APPLICANT

ANGHARAD WAITE
GC: TBD

APPLICABLE CODES

VaUSBC VIRGINIA UNIFORM BUILDING COSE 2018 EDITION INCLUDING:
- VIRGINIA RESIDENTIAL CODE (VRC)
- VIRGINIA ENERGY CONSERVATION CODE
- VIRGINIA FUEL GAS CODE
- VIRGINIA MECHANICAL CODE (VMC)
- VIRGINIA PLUMBING CODE (VPC)
- NATIONAL ELECTRIC CODE (NEC)

USE GROUP

R-1

BUILDING AREA

EXISTING BASEMENT: 636 SQFT
EXISTING FIRST FLOOR: 636 SQFT
EXISTING SECOND FLOOR: 728 SQFT
EXISTING FRONT PORCH: 135 SQFT
EXISTING BACK PORCH: 56 SQFT
EXISTING BASEMENT STOOP: 114 SQFT

PROPOSED BASEMENT: 979 SQFT
PROPOSED FIRST FLOOR: 979 SQFT
PROPOSED SECOND FLOOR: 988 SQFT
FRONT PORCH: 135 SQFT UNCHANGED
BACK PORCH: 57 SQFT
BASEMENT STOOP: 43 SQFT

BUILDING HEIGHT

EXISTING HEIGHT : APPROX 30'-0"

LOT COVERAGE

LOT SIZE: 1989 SQFT X .50 = 994.50 SQFT ALLOWABLE; PROPOSED 979 SQFT< ALLOWABLE.

DESIGN LOAD CRITERIA

LIVE LOADS- UNIFORM	
SLAB ON GRADE	100 PSF
DWELLING	40 PSF
WIND LOADS:	
BASIC SPEED:	90 MPH
EXPOSURE CATEGORY:	B
SEISMIC LOADS:	
SEISMIC DESIGN CATEGORY:	B
SNOW LOADS:	
GROUND SNOW LOAD:	20 PSF

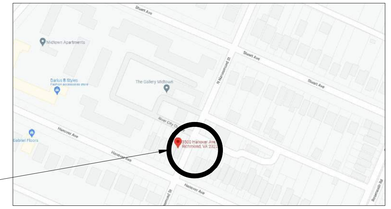
PROJECT TITLE

WAITE RESIDENCE

3500 HANOVER AVE
RICHMOND, VA 23221

N

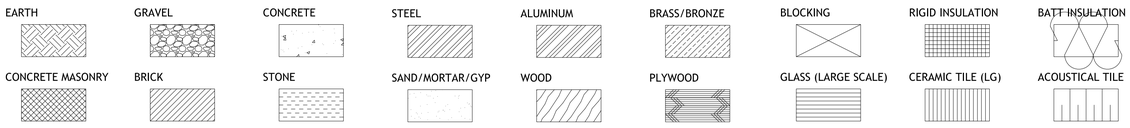
PROJECT LOCATION



ABBREVIATION LIST

A	A/C	AIR CONDITIONING	
	APC	ACOUSTICAL PANEL CEILING	
	ATC	ACOUSTICAL TILE CEILING	
	ADJ	ADJACENT, ADJUSTABLE	
	AFF	ABOVE FINISH FLOOR	
	ALT	ALTERNATE	
	ALUM	ALUMINUM	
	APPROX	APPROXIMATE	
	AR	AREA OF REFUGE	
	ARCH	ARCHITECT(URAL)	
	AWC	ACOUSTICAL WALLCOVERING	
	AWP	ACOUSTICAL WALL PANEL	
B	BD	BOARD	
	BLDG	BUILDING	
	BLKG	BLOCKING	
	BRK	BRICK	
	BOT	BOTTOM	
C	CAB	CABINET	
	CEM	CEMENT	
	CIP	CAST IN PLACE	
	CJ	CONTROL JOINT	
	CLG	CEILING	
	CLO	CLOSET	
	CMU	CONCRETE MASONRY UNIT	
	CO	CASED OPENING	
	COL	COLUMN	
	CONC	CONCRETE	
	CORR	CORRIDOR, CORRUGATED	
	CPT	CARPET(ED)	
	CT	CERAMIC TILE	
	CU FT	CUBIC FEET	
D	DD	DECK DRAIN	
	DIA	DIAMETER	
	DIAG	DIAGONAL	
	DIM	DIMENSION	
	DN	DOWN	
	DS	DOWN SPOUT	
	DWG(S)	DRAWING(S)	
E	E	EAST	
	EA	EACH	
	EJ	EXPANSION JOINT	
	EL	ELEVATION	
	ELEC	ELECTRIC(AL)	
	ELEV	ELEVATOR	
	EMER	EMERGENCY	
	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	
	EQ	EQUAL	
	EQUIP	EQUIPMENT	
	EXP	EXPOSED	
	EXIST	EXISTING	
	EXT	EXTERIOR	
F	FA	FIRE ALARM	
	FAB	FABRIC	
	FD	FLOOR DRAIN, FIRE DAMPER	
	FE	FIRE EXTINGUISHER	
	FEC	FIRE EXTINGUISHER CABINET	
	FHC	FIRE HOSE CABINET	
	FIN	FINISH	
	FLR	FLOOR	
	FRT	FIRE RETARDENT TREATED	
	FT	FOOT, FEET	
	FTG	FOOTING	
G	GA	GUAGE	
	GALV	GALVANIZED	
	GC	GENERAL CONTRACTOR	
	GYP	GYPSUM	
	GWB	GYPSUM WALL BOARD	
H	HC	HOLLOW CORE	
	HDW	HARDWARE	
	HDWD	HARDWOOD	
	HM	HOLLOW METAL	
	HOR	HORIZONTAL	
	HT	HEIGHT	
	HTG	HEATING	
	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	
I	ID	INSIDE DIAMETER	
	INCL	INCLUD(E), (ED), (ING)	
	INSUL	INSULAT(E), (ED), (ING), (ION)	
	INT	INTERIOR	
J	JAN	JANITOR	
	JT	JOINT	
K	KIT	KITCHEN	
	KO	KNOCK OUT	
L	L	LENGTH	
	LAB	LABORATORY	
	LAM	LAMINAT(E), (ED), (ION)	
	LAV	LAVATORY	
	LINO	LINOLEUM	
	LT	LIGHT	
M	MAS	MASONRY	
	MATL	MATERIAL	
	MAX	MAXIMUM	
	MECH	MECHANICAL	
	MED	MEDIUM	
	MFR	MANUFACTURER	
	MIN	MINIMUM	
	MIR	MIRROR	
	MISC	MISCELLANEOUS	
	MLDG	MOLDING	
	MO	MASONRY OPENING	
	MTL	METAL	
N	N	NORTH	
	NIC	NOT IN CONTRACT	
	No., #	NUMBER	
	NOM	NOMINAL	
	NTS	NOT TO SCALE	
O	OC	ON CENTER	
	OD	OUTSIDE DIAMETER	
	OPNG	OPENING	
	OPP	OPPOSITE	
P	PERF	PERFORAT(E), (ED), (ION)	
	PL	PLATE	
	PLAM	PLASTIC LAMINATE	
	PLAS	PLASTER	
	PLYWD	PLYWOOD	
	PNL	PANEL	
	AFF	ABOVE FINISH FLOOR	
	PNT	PAINT(ED)	
	PSF	POUNDS PER SQUARE FOOT	
	PSI	POUNDS PER SQUARE INCH	
	PT	POINT	
	PTN	PARTITION	
	PVC	POLYVINYL CHLORIDE	
R	RAD	RADIUS	
	RB	RUBBER BASE	
	RD	ROOF DRAIN	
	RE:	REFER TO	
	REF	REFRIGERA(NT), (TOR)	
	REINF	REINFORC(E), (ED), (ING)	
	REQD	REQUIRED	
	RES	RESILIANT	
	REV	REVISION	
	RL	RAIN LEADER	
	RM	ROOM	
	RO	ROUGH OPENING	
	RT	RUBBER TILE	
	R	RIDGE	
S	S	SOUTH	
	SCHED	SCHEDUL(E), (ED)	
	SD	STORM DRAIN	
	SHT	SHEET	
	SIM	SIMILAR	
	SQ	SQUARE	
	SS	STAINLESS STEEL, SOLID SURFACE	
	STD	STANDARD	
	STL	STEEL	
	STN	STAIN(ED)	
	SUSP	SUSPEND(ED)	
T	T&G	TONGUE & GROOVE	
	TBD	TO BE DECIDED	
	TEL	TELEPHONE	
	TERR	TERRAZZO	
	THK	THICK(NESS)	
	TOM	TOP OF MASONRY	
	TOS	TOP OF STEEL	
	TOW	TOP OF WALL	
	TV	TELEVISION	
	TYP	TYPICAL	
U	UNO	UNLESS NOTED OTHERWISE	
V	VCT	VINYL COMPOSITION TILE	
	VERT	VERTICAL	
	VIF	VERIFY IN FIELD	
	VIN	VINYL	
	V	VALLEY	
W	W	WEST, WIDE, WIDTH	
	W/	WITH	
	W/O	WITHOUT	
	WC	WALLCOVERING, WATER-CLOSET	
	WD	WOOD	
	WT	WEIGHT	

MATERIALS



GENERAL NOTES:

1. PROVIDE ALL WORK TO CONFORM WITH ALL GOVERNING LAWS CODES & ORDINANCES INCLUDING BUT NOT LIMITED TO THE VIRGINIA CONSTRUCTION CODE 2015 . IF POTENTIAL CONFLICTS ARISE, THE CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY REGARDING THE EFFECTED WORK.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MEANS AND METHODS OF CONSTRUCTION. THIS INCLUDES ON SITE PROCEDURES AS THEY RELATE TO THE SAFETY OF THE CONSTRUCTION CREW AND THE GENERAL PUBLIC. IN ADDITION, THIS INCLUDES THE PROTECTION OF EXISTING STRUCTURES TO AVOID DAMAGE RELATING TO OR ARISING FROM WORK WITHIN THIS CONTRACT.
3. THE CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR AMBIGUITIES DISCOVERED IN THE CONTRACT DOCUMENTS DURING BIDDING, DEMOLITION OR NEW CONSTRUCTION. THE CONTRACT WILL NOT PROCEED WITH WORK IN THE AREA OF CONFLICT UNTIL THE ISSUE HAS BEEN RESOLVED.
4. THE CONTRACTOR WILL PROVIDE CLEAN- UP OF DEBRIS AND TRASH AT INTERVALS REQUIRED TO KEEP THE SITE AND WORK AREAS REASONABLY CLEAN OF UNSAFE AND UNSIGHTLY ACCUMULATION. THE CONTRACTOR WILL PROVIDE A PROFESSIONAL CLEANING AT THE PROJECT COMPLETION.
5. WHERE POTENTIAL HAZARDOUS MATERIALS ARE ENCOUNTERED DURING WORK WITHIN THIS CONTRACT, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR USING THE NECESSARY PRECAUTIONS DURING WORK AND/OR DISPOSAL. PROVIDE DOCUMENTATION REPORT OF HAZARDOUS MATERIAL AND ABATEMENT PROCEDURES GOVERNED BY THE STATE LAWS. IF UNFORESEEN MATERIALS ARE UNCOVERED DURING THE WORK WITHIN THIS CONTRACT, THE CONTRACTOR WILL STOP WORK IN THAT AREA AND NOTIFY THE ARCHITECT IMMEDIATELY.
6. COORDINATE ARCHITECTURAL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, & OTHER TRADES AND NOTIFY THE ARCHITECT IN THE EVENT OF DISCREPANCIES.
7. WHERE PATCH WORK IS NECESSARY; PATCH ALL WORK TO MATCH EXISTING FINISHES; REROUTE ANY PIPING AS NECESSARY FOR WORK; REPLACE ALL OUTLETS AND SWITCHES TO COORDINATE WITH NEW WORK & REPLACE INSULATION WHERE INSULATION WAS REMOVED FOR WORK.
8. NOTES ARE INTENDED TO REPRESENT THE DESIGN INTENT. GC IS RESPONSIBLE FOR INSTALLATION OF MATERIALS AND BUILDING ASSEMBLIES PER NATIONAL INDUSTRY STANDARDS & BEST PRACTICES.

CONTRACT & CONTRACT NEGOTIATIONS:

1. OWNER/ CONTRACTOR CONTRACT WILL BE AIA A-SERIES CONTRACTS SUCH AS A101-2017, A102-2017, A104-2017 OR A105-2017. CONTRACT TYPE TO BE DETERMINED AT THE ONSET OF BIDDING AND REVIEWED BY ARCHITECT
2. CHANGES IN THE SCOPE OF WORK MUST BE INDICATED TO THE OWNER PRIOR TO INSTALLATION OF WORK- REFER TO AIA CONTRACT
3. PAY APPLICATIONS OR DRAWS ARE TO BE REVIEWED BY ARCHITECT PRIOR TO PAYMENT. REVIEW WILL INCLUDE WORK INSTALLED, WORK INSTALL ACCORDING TO INTENT OF CONTRACT DOCUMENTS, MATERIALS ON SITE AND MATERIALS IN STORAGE (DOCUMENTATION OF STORED MATERIALS REQUIRED) REFER TO AIA CONTRACT
4. FEE SCHEDULE IS AT THE DISCRETION OF THE OWNER AND WILL FOLLOW THE APPROXIMATE PERCENTAGES BASED ON GMP OR ESTIMATED GMP DEPENDING ON CONTRACT TYPE: 10% DEPOSIT; 15% AT FRAMING ROUGH IN FINAL; 20% AT FINISHED EXTERIOR; 35% DIVIDED PER FINISHES INSTALLATION; 20% AT COMPLETION OF WORK.
5. CHANGE ORDERS FEES TO BE REVIEWED PRIOR TO INSTALL AND PAID AT TIME OF INSTALL OR PROVIDE A FEE SCHEDULE FOR EACH CHANGE ORDER.

DRAWING INDEX

T1.1 PROJECT INFORMATION

ARCHITECTURAL

A0.1 SITE PLAN & ZONING DIAGRAM

STRUCTURAL

A1.1 BASEMENT FLOOR PLAN
A1.2 FIRST FLOOR PLAN
A1.3 SECOND FLOOR PLAN
A1.4 PROPOSED LOFT FLOOR PLAN
A2.1 FRONT & REAR ELEVATIONS
A2.2 SIDE ELEVATIONS
A2.3 SIDE ELEVATIONS
A9.1 EXT PERSPECTIVE RENDERINGS

GENERAL NOTES:

1. PROVIDE ALL WORK TO CONFORM WITH ALL GOVERNING LAWS CODES & ORDINANCES INCLUDING BUT NOT LIMITED TO THE VIRGINIA CONSTRUCTION CODE 2018 . IF POTENTIAL CONFLICTS ARISE, THE CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY REGARDING THE EFFECTED WORK.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MEANS AND METHODS OF CONSTRUCTION. THIS INCLUDES ON SITE PROCEDURES AS THEY RELATE TO THE SAFETY OF THE CONSTRUCTION CREW AND THE GENERAL PUBLIC. IN ADDITION, THIS INCLUDES THE PROTECTION OF EXISTING STRUCTURES TO AVOID DAMAGE RELATING TO OR ARISING FROM WORK WITHIN THIS CONTRACT.
3. THE CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR AMBIGUITIES DISCOVERED IN THE CONTRACT DOCUMENTS DURING BIDDING, DEMOLITION OR NEW CONSTRUCTION. THE CONTRACT WILL NOT PROCEED WITH WORK IN THE AREA OF CONFLICT UNTIL THE ISSUE HAS BEEN RESOLVED.
4. THE CONTRACTOR WILL PROVIDE CLEAN- UP OF DEBRIS AND TRASH AT INTERVALS REQUIRED TO KEEP THE SITE AND WORK AREAS REASONABLY CLEAN OF UNSAFE AND UNSIGHTLY ACCUMULATION. THE CONTRACTOR WILL PROVIDE A PROFESSIONAL CLEANING AT THE PROJECT COMPLETION.
5. WHERE POTENTIAL HAZARDOUS MATERIALS ARE ENCOUNTERED DURING WORK WITHIN THIS CONTRACT, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR USING THE NECESSARY PRECAUTIONS DURING WORK AND/OR DISPOSAL. PROVIDE DOCUMENTATION REPORT OF HAZARDOUS MATERIAL AND ABATEMENT PROCEDURES GOVERNED BY THE STATE LAWS. IF UNFORESEEN MATERIALS ARE UNCOVERED DURING THE WORK WITHIN THIS CONTRACT, THE CONTRACTOR WILL STOP WORK IN THAT AREA AND NOTIFY THE ARCHITECT IMMEDIATELY.
6. COORDINATE ARCHITECTURAL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, & OTHER TRADES AND NOTIFY THE ARCHITECT IN THE EVENT OF DISCREPANCIES.
7. WHERE PATCH WORK IS NECESSARY; PATCH ALL WORK TO MATCH EXISTING FINISHES; REROUTE ANY PIPING AS NECESSARY FOR WORK; REPLACE ALL OUTLETS AND SWITCHES TO COORDINATE WITH NEW WORK & REPLACE INSULATION WHERE INSULATION WAS REMOVED FOR WORK.

GENERAL STRUCTURAL NOTES:

1. PROVIDE STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THE VIRGINIA CONSTRUCTION CODE 2018.
2. STRUCTURAL NOTES ARE ON THE ARCHITECTURAL DRAWINGS.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.

CAST IN PLACE CONCRETE NOTES:

1. CONCRETE SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) 301, 305 AND 318.
2. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:SLAB ON GRADE 3,500 PSI
CONCRETE NOT OTHERWISE NOTED: 3,000 PSI
3. REINFORCING MATERIALS SHALL BE AS FOLLOWS:REINFORCING BARS- ASTM A 615, GRADE 60, DEFORMED WELDED WIRE REINFORCEMENT- ASTM A 185, WELDED STEEL WIRE REINFORCEMENT; PROVIDE SHEET TYPE, ROLL TYPE IS NOT ACCEPTABLE. ALL REINFORCING BARS AND EMBEDDED ITEMS SUCH AS ANCHOR RODS AND WELD PLATES SHALL BE ACCURATELY PLACE AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.
4. CONCRETE COVER TO REINFORCING BARS ALL CONFORM TO THE MINIMUM COVER RECOMMENDATIONS IN ACI 318, UNLESS THE DRAWINGS SHOW GREATER COVER REQUIREMENTS.

ROUGH CARPENTRY NOTES:

1. ROUGH CARPENTRY SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOC (AF&PA) " NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2. UNLESS OTHERWISE NOTED, ALL NAILING SHALL CONFORM TO THE ' FASTENING SCHEDULE" OF THE VIRGINIA CONSTRUCTION CODE 2018. WOOD FRAMING MEMBERS SHALL COMPLY WITH PS 20 " AMERICAN SOFTWOOD LUMBER STANDARDS" AND THE FOLLOWING REQUIREMENT MOISTURE CONTENT - SEASONED WITH 19 PERCENT MAX MOISTURE CONTENT GRADE 2 OR BETTER UNO; SPECIES: SOUTHERN PINE GRADED UNDER SPIB RULES
3. CONSTRUCTION PANELS SHALL COMPLY WITH PS 1 " US PRODUCT STANDARDS FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD CONSTRUCTION PANELS AND THE FOLLOWING REQUIREMENTS:
   - EXT WALL SHEATHING: ½" APA RATED SHEATHING, EXPOSURE 1 DURABILITY CLASSIFICATION
   - FLOOR SHEATHING: ¾" TONGUE AND GROOVE, APA RATED SHEATHING, EXPOSURE 1 DURABILITY CLASSIFICATION
   - ROOF SHEATHING: ½" TONGUE AND GROOVE, APA RATED SHEATHING, EXPOSURE 1 DURABILITY CLASSIFICATION. PROVIDE TONGUE AND GROOVE EDGES AND USE PLY CLIPS AT MIDSPAN BETWEEN EACH SUPPORT
4. ALL WOOD FRAMING MEMBERS PERMANENTLY EXPOSED TO THE WEATHER AND ALL SILL PLATES AROUND THE PERIMETER SHALL BE PRESERVATIVE TREATED LUMBER IN ACCORDANCE WITH TGE SPECS
5. ALL CONNECTION HARDWARE IN CONTACT WITH PRESERVATIVE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.
6. METAL FRAMING ANCHORS, HOLD DOWNS, HURRICANE TIES, HANGERS, ETC SHALL COMPLY WITH ASTM A 653 AND BE CAPABLE OF SUPPORTING THE REACTION SHOW. WHERE PRODUCTS OF A SPECIFIC MANUFACTURER ARE SHOWN, EQUAL PRODUCTS OF ANOTHER MANUFACTURER MAY BE USED.
7. STEEL PLATE CONNECTORS SHALL COMPLY WITH ASTM A36 SPECS. BOLTS CONNECTING WOOD SHALL COMPLY WITH ASTM 307 COMMON STEEL BOLTS AND SHALL BE ¾" IN DIAMETER, UNO

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Architect / Engineers Seal

Issued / Revised

No.	Date	Description
01	05/12/2022	SCHEMATIC REVIEW
02	10/30/2022	PRELIM REVIEW

Project Title

WAITE RESIDENCE
RESIDENCE & ADDITION

Scale	AS NOTED
Date	05 12 2022
Drawn By:	MV
Check By:	MV
Project No.	2022017

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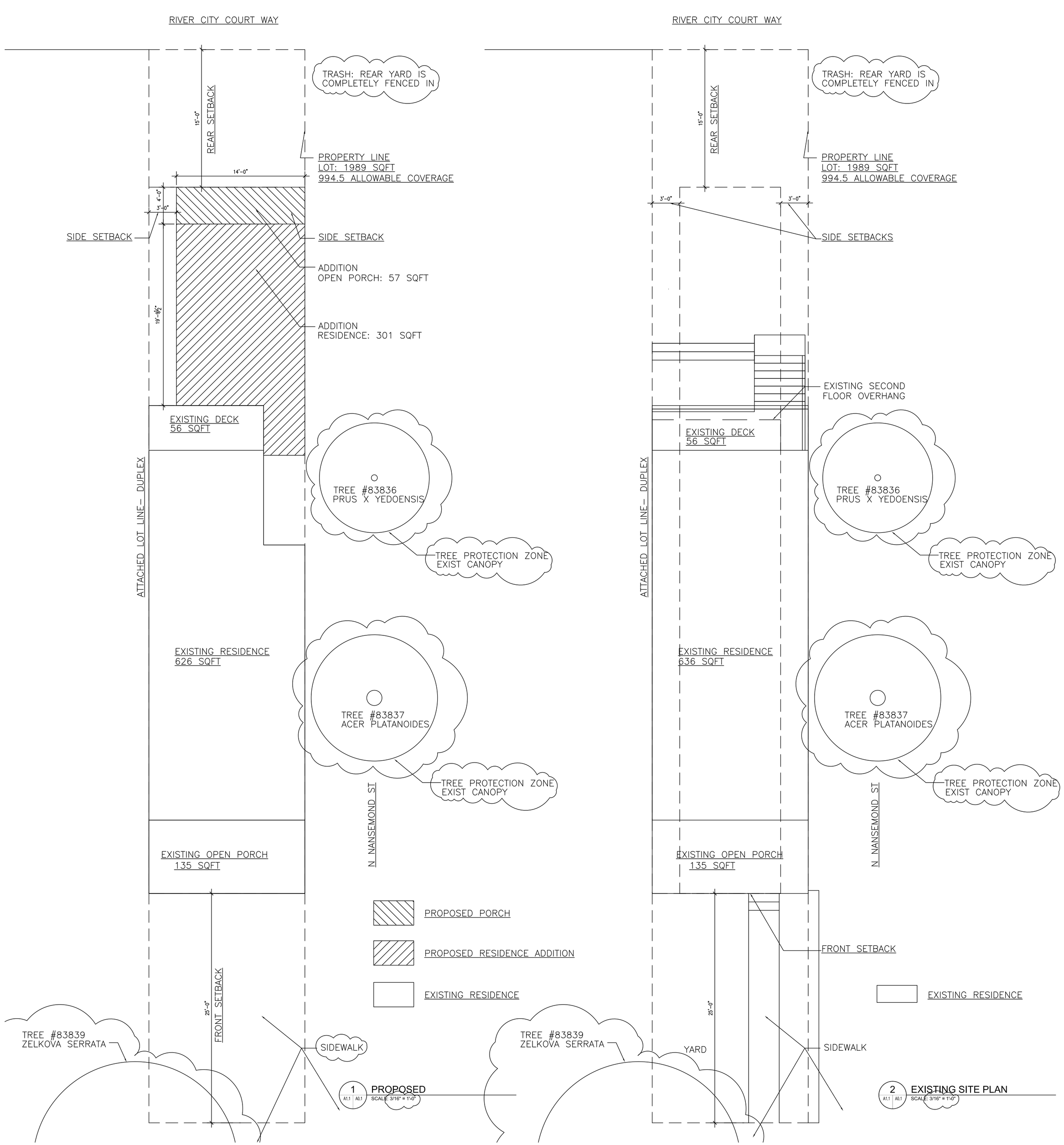
Drawing Title

PROJECT INFORMATION

Drawing No.

T1.1



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No.	Date	Description
01	05/12/2022	SCHEMATIC REVIEW
02	10/30/2022	PRELIM REVIEW
03	01/23/2023	NOTES
04	02/17/2023	RESUBMISSION

Project Title

WAITE RESIDENCE RESIDENCE & ADDITION

Scale	AS NOTED
Date	AS NOTED 05 12 2022
Drawn By:	MVA MV
Check By:	MVA MV
Project No.	2022017

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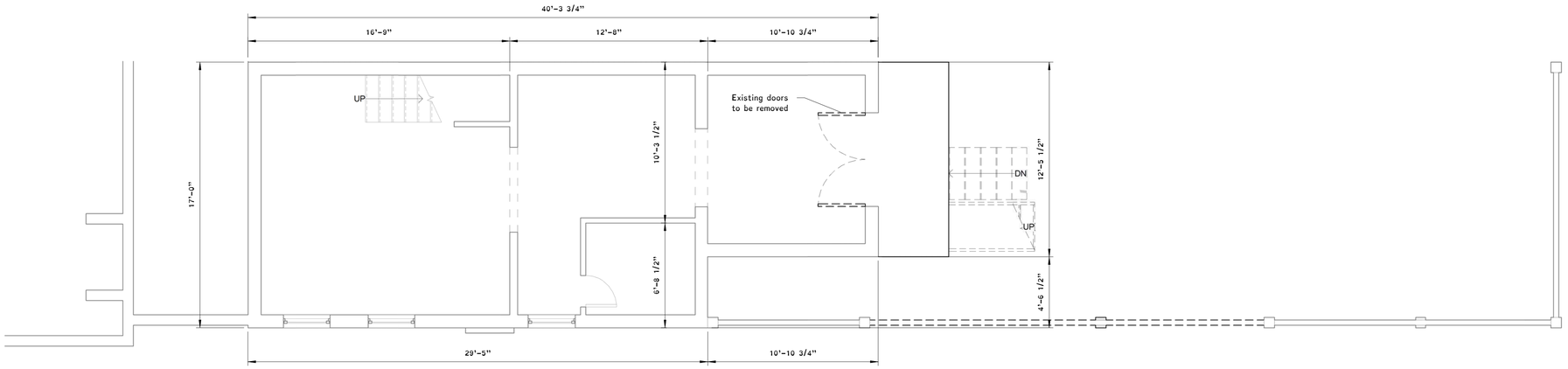
Drawing Title

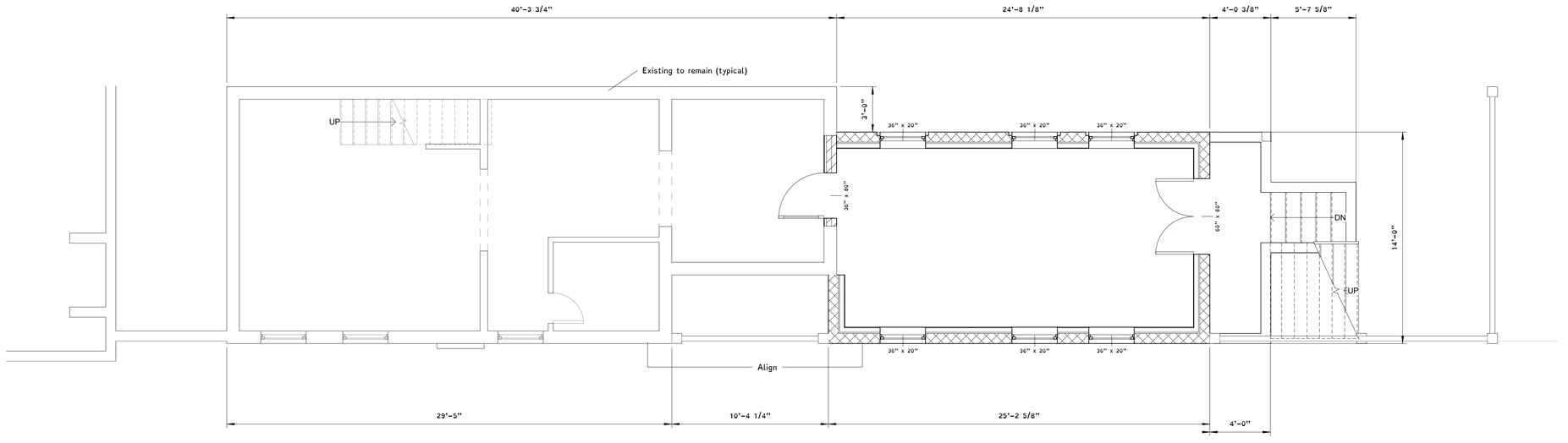
SITE PLAN & ZONING DIAGRAM

Drawing No.

A0.1



1 Basement - Existing
1/4" = 1'-0"



2 Basement - Proposed
1/4" = 1'-0"

6" 2'-0"
0" 1'-0" 4'-0"
SCALE = 1" = 1'-0"

Print plans at 24" x 36", Arch D

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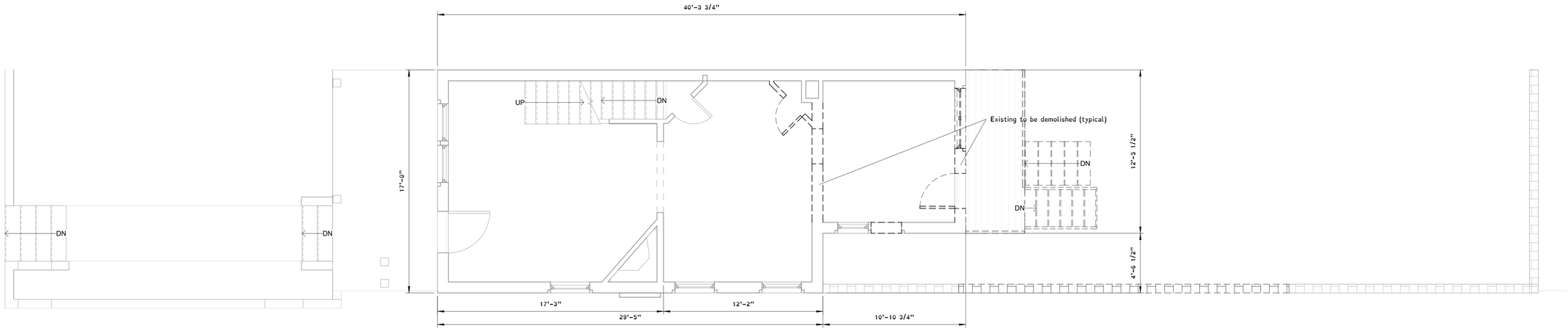
Drawing Title

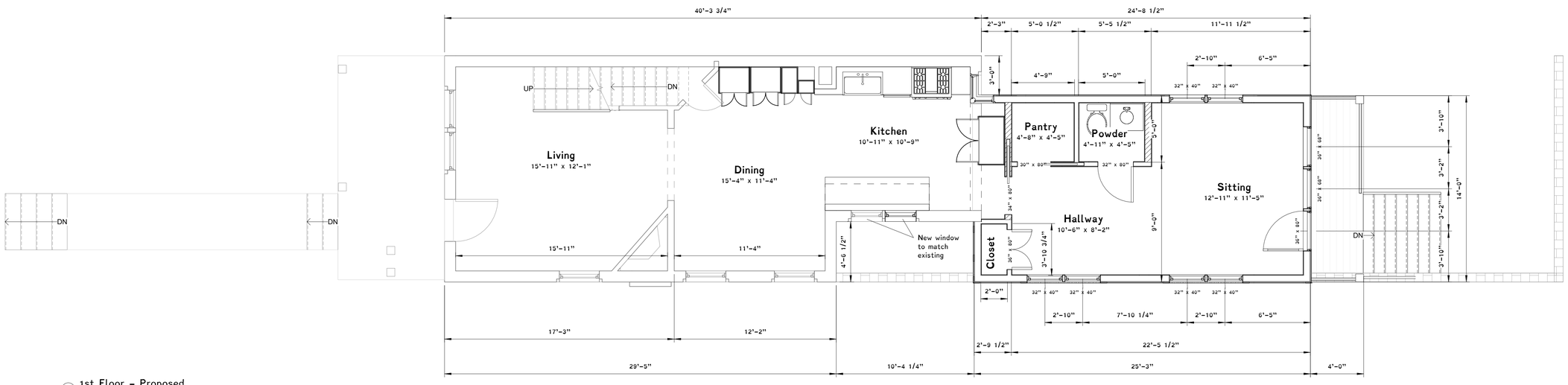
Basement Floor Plan

Drawing No.

A1.1



1 1st Floor - Existing
1/4" = 1'-0"



2 1st Floor - Proposed
1/4" = 1'-0"

SCALE = 1" = 1'-0"

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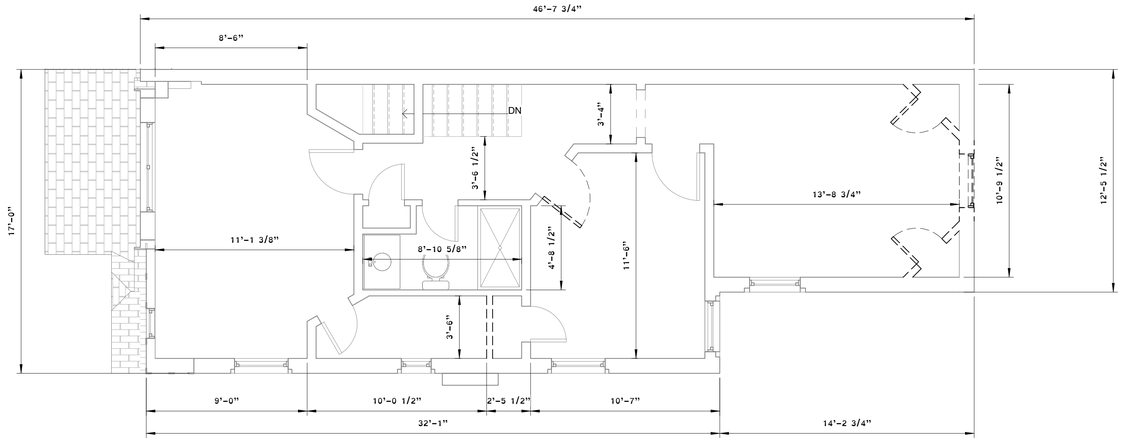
Drawing Title

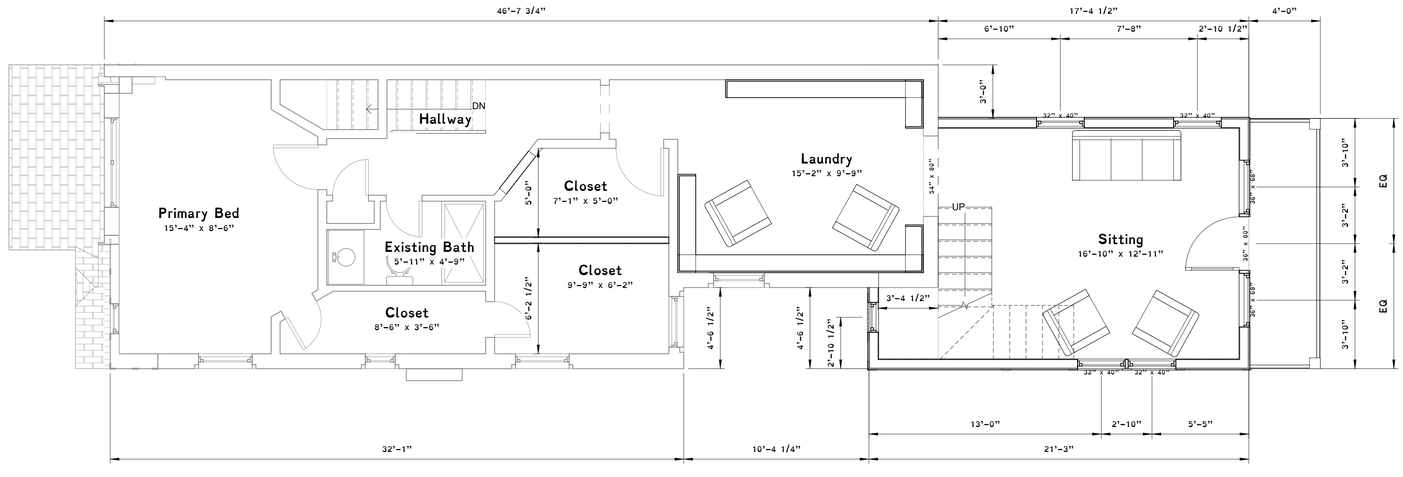
First Floor Plan

Drawing No.

A1.2



1 2nd Floor - Existing
1/4" = 1'-0"



2 2nd Floor - Proposed
1/4" = 1'-0"

SCALE = 1" = 1'-0"

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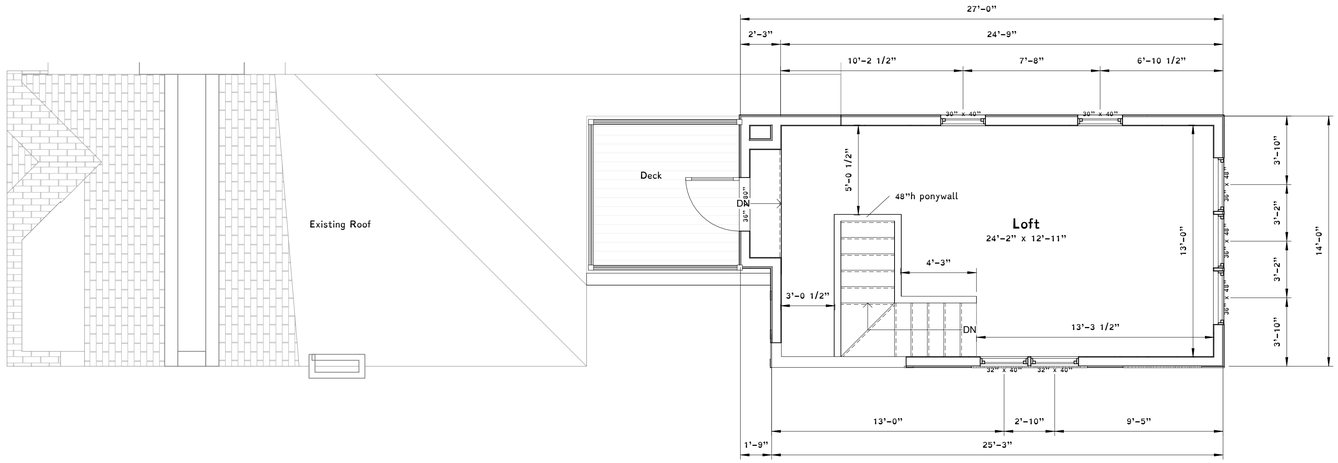
Drawing Title

Second Floor Plan

Drawing No.

A1.3



1 Loft
1/4" = 1'-0"

Print plans at 24" x 36", Arch D

6" 2'-0"
0' 1'-0" 4'-0"
SCALE = 1" = 1'-0"

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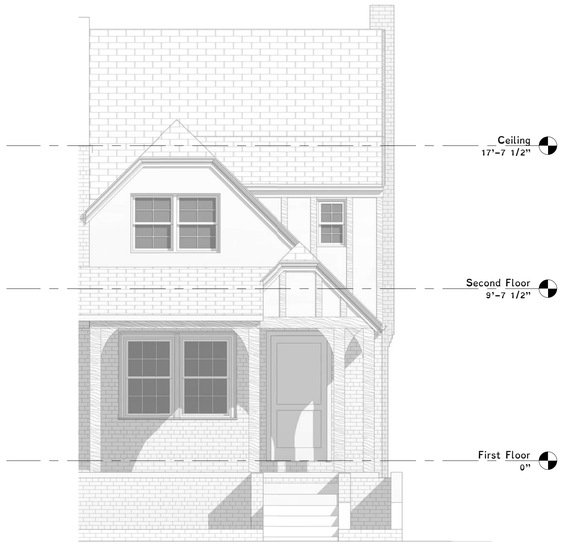
Drawing Title

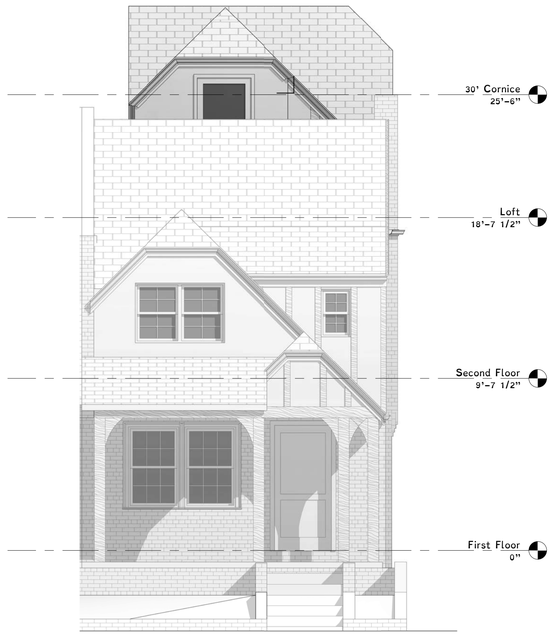
Proposed Loft Floor Plan

Drawing No.

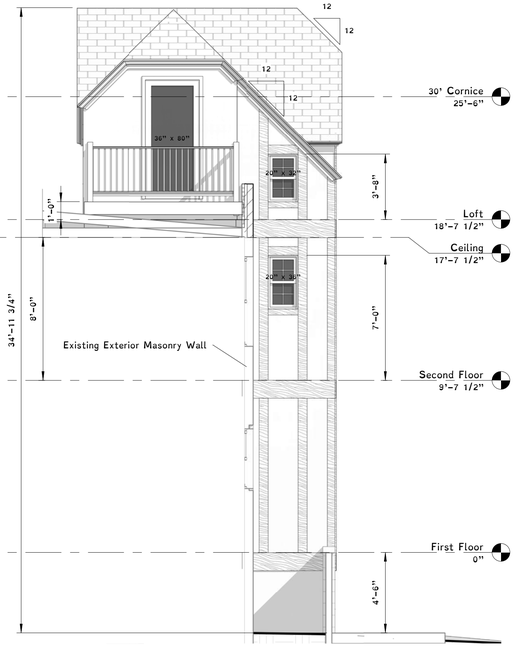
A1.4



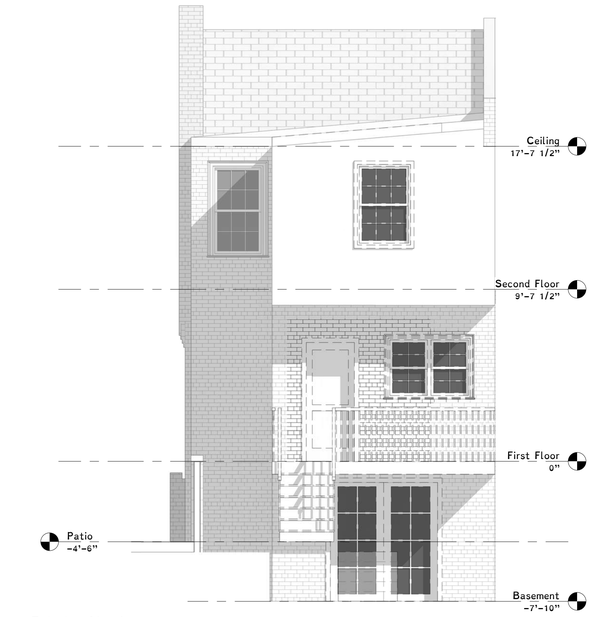
1 Existing South
1/4" = 1'-0"



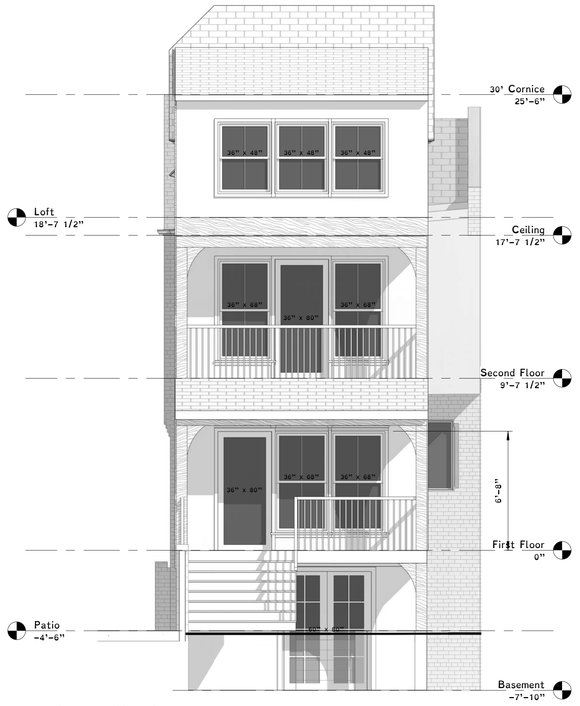
2 Proposed South
1/4" = 1'-0"



5 Proposed North - Loft Deck
1/4" = 1'-0"



3 Existing North
1/4" = 1'-0"



4 Proposed North
1/4" = 1'-0"

6" 2'-0"
0' 1'-0" 4'-0"
SCALE = 1" = 1'-0"

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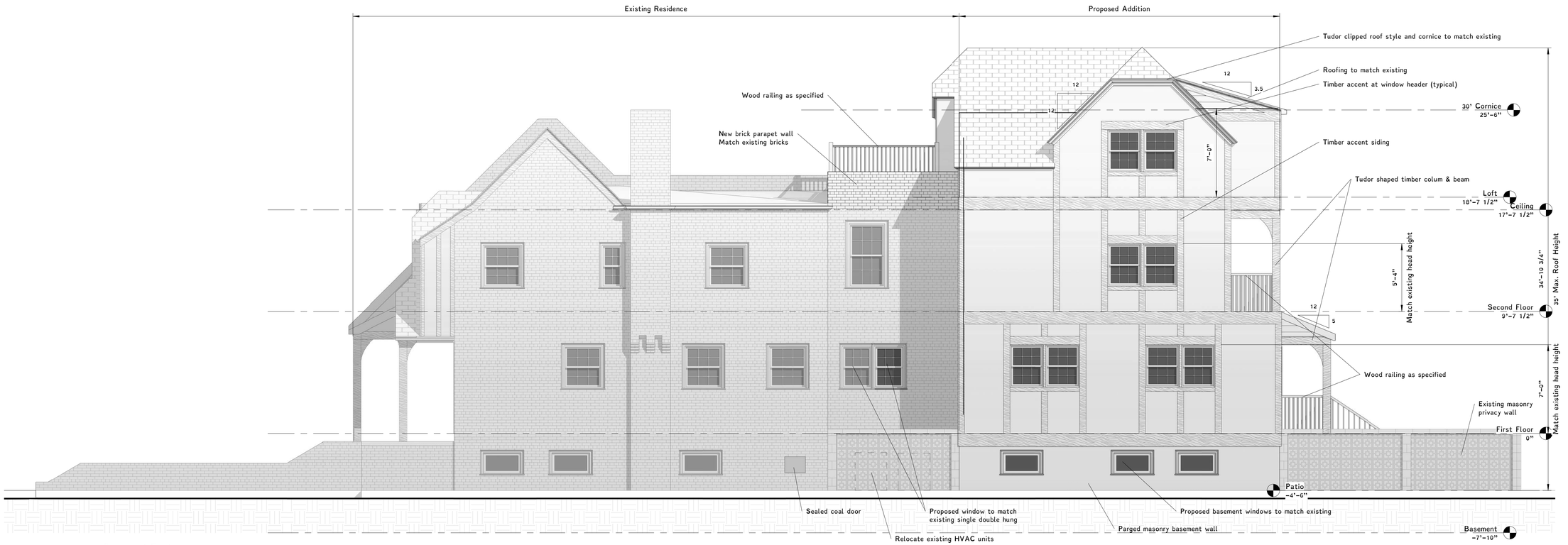
Drawing Title

Front & Rear Elevations

Drawing No.

A2.1

1 Existing East
1/4" = 1'-0"



2 Proposed East
1/4" = 1'-0"

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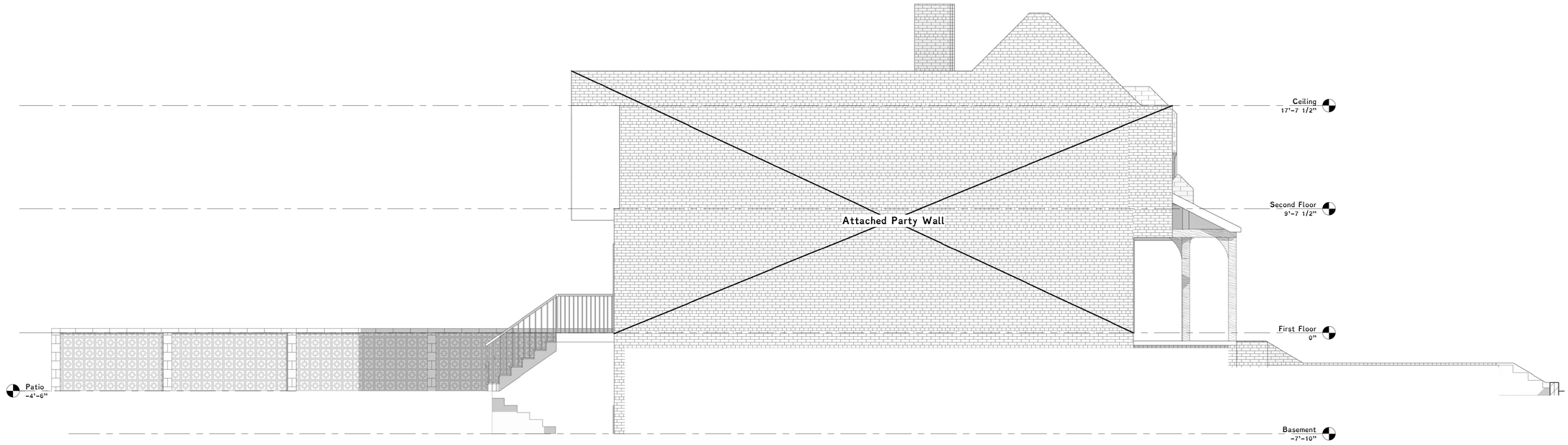
Drawing Title

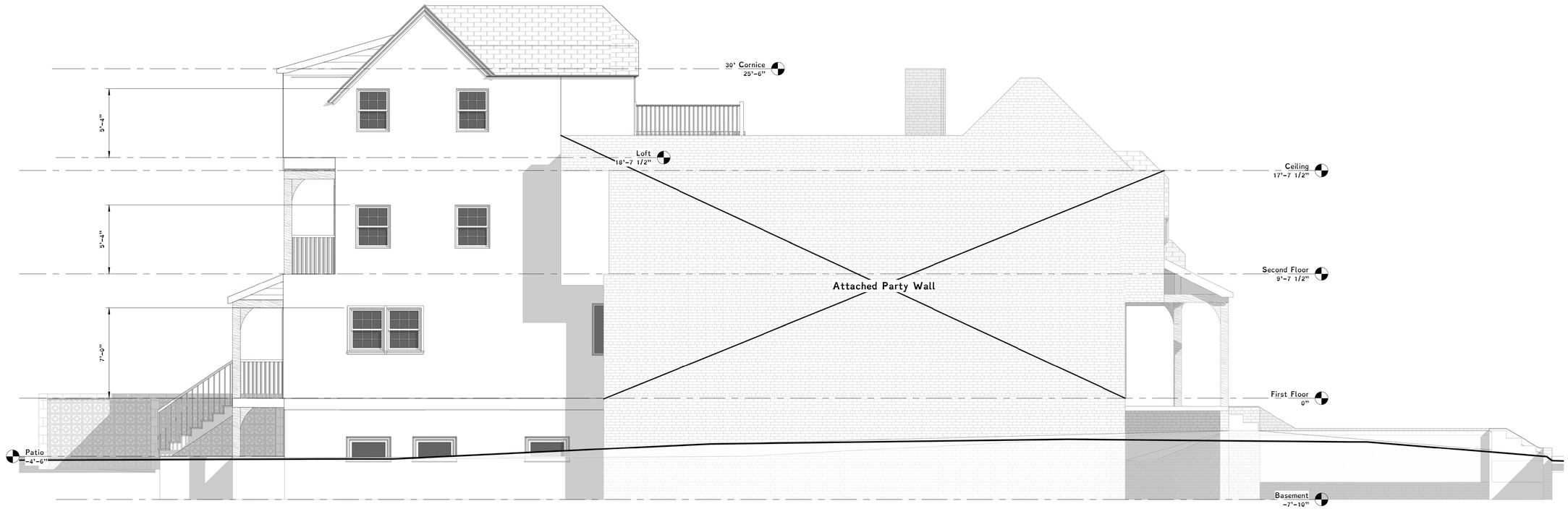
Side Elevations

Drawing No.

A2.2



1 Existing West
1/4" = 1'-0"



2 Proposed West
1/4" = 1'-0"

0" 6" 1'-0" 2'-0" 4'-0"
SCALE = 1" = 1'-0"

Print plans at 24" x 36", Arch D

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Drawing Title

Side Elevations

Drawing No.

A2.3

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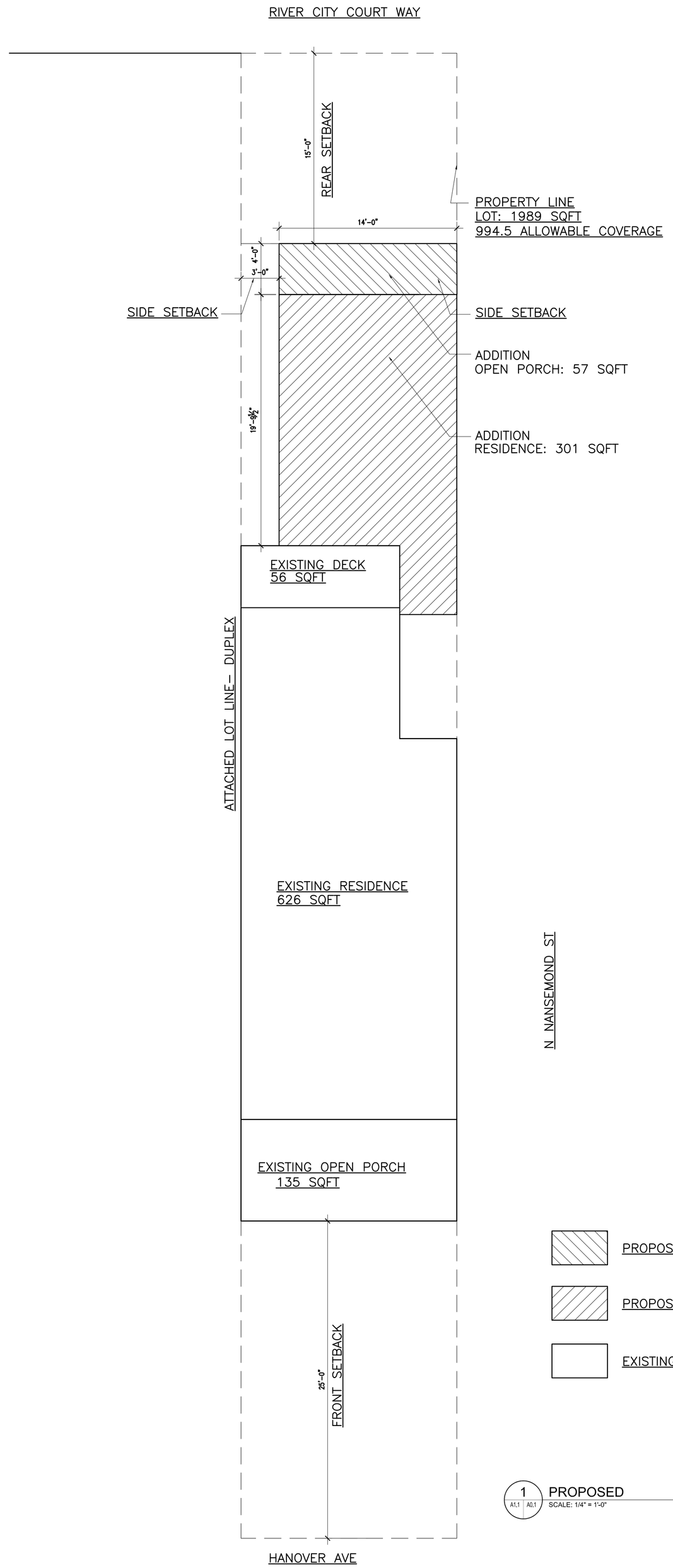
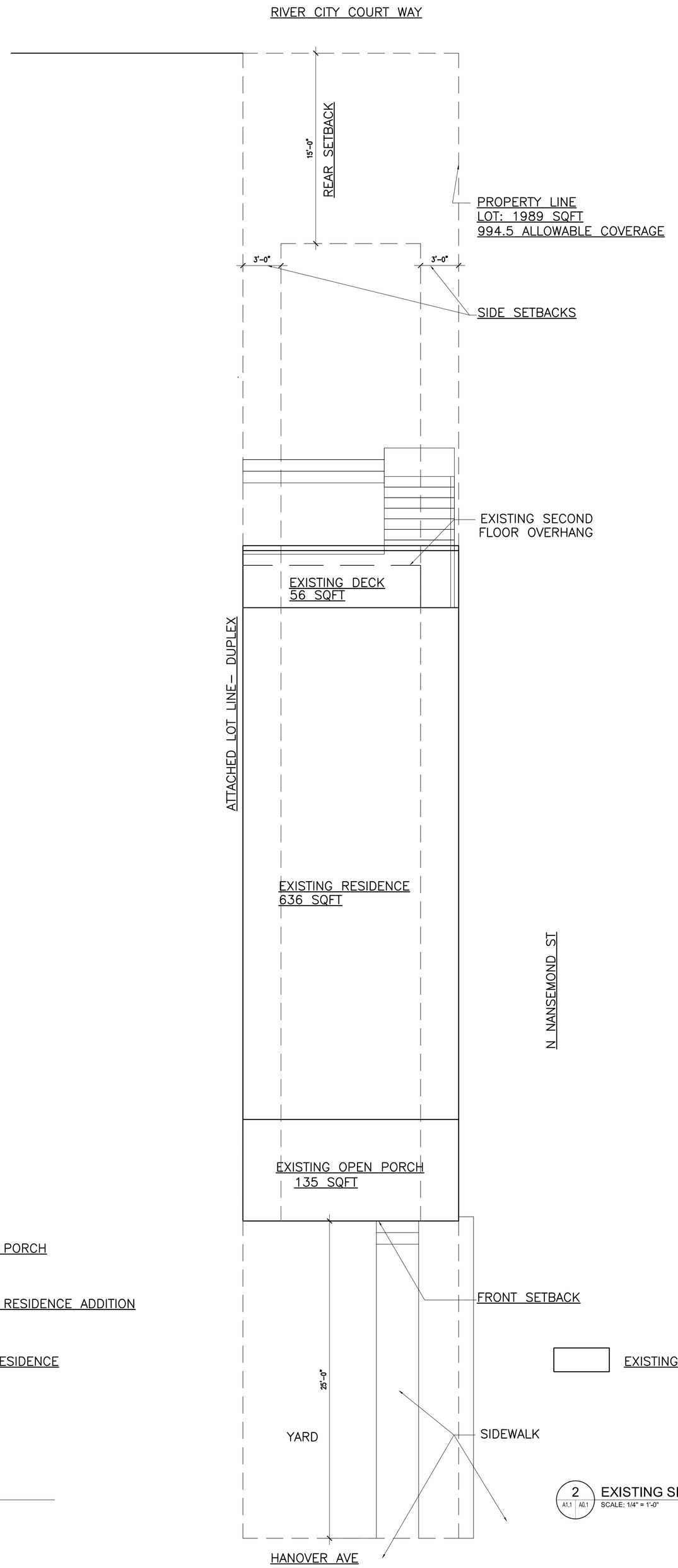
Drawing Title

Exterior Perspective Renderings

Drawing No.

A9.1





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No.	Date	Description
01	05/12/2022	ZONING REVIEW

Project Title

WAITE RESIDENCE RESIDENCE & ADDITION

Scale	AS NOTED
Date	AS NOTED 05/12 2022
Drawn By:	MVA MV
Check By:	MVA MV
Project No.	2022017

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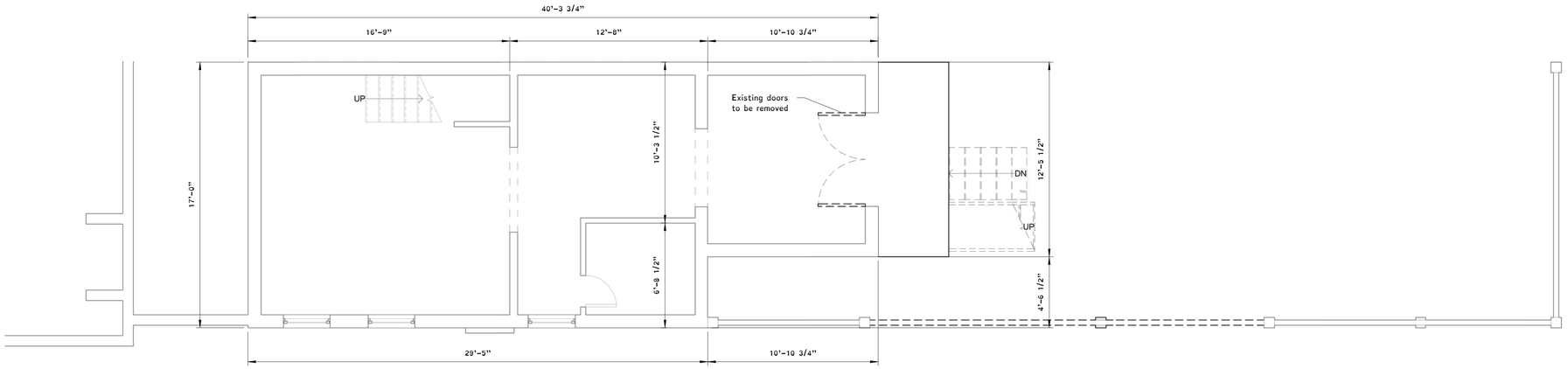
Drawing Title

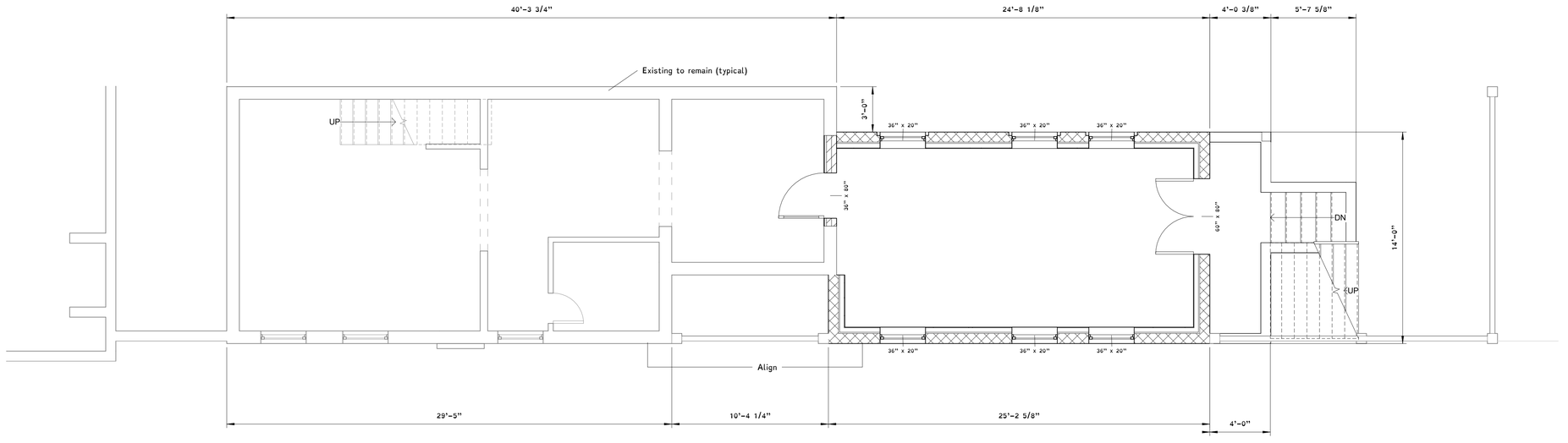
SITE PLAN & ZONING DIAGRAM

Drawing No.

A0.1



1 Basement - Existing
1/4" = 1'-0"



2 Basement - Proposed
1/4" = 1'-0"

6" 2'-0"
0" 1'-0" 4'-0"
SCALE = 1" = 1'-0"

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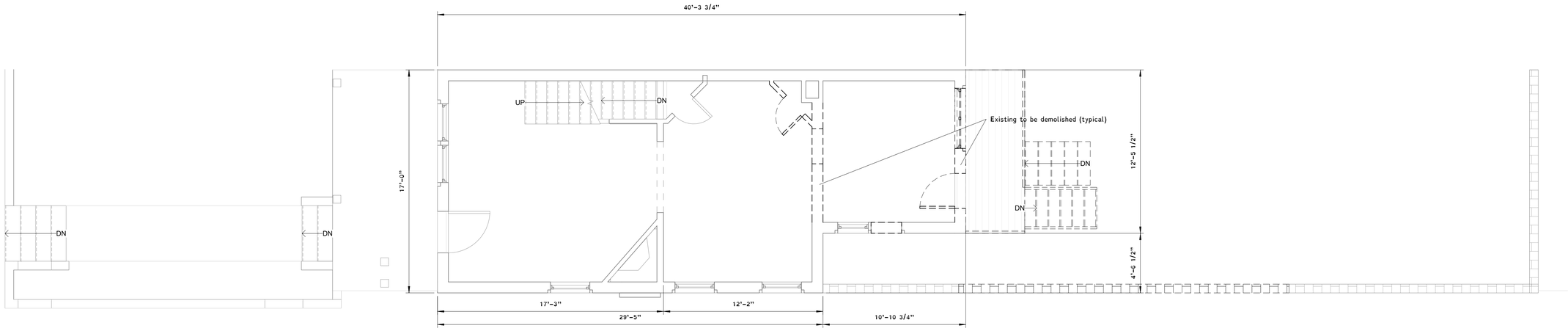
Drawing Title

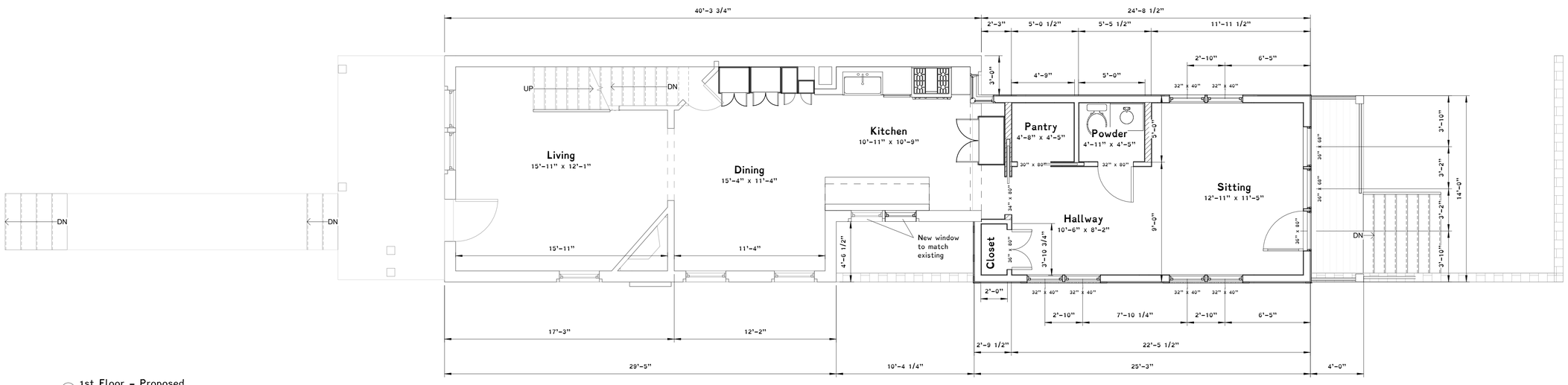
Basement Floor Plan

Drawing No.

A1.1



1 1st Floor - Existing
1/4" = 1'-0"



2 1st Floor - Proposed
1/4" = 1'-0"

SCALE = 1" = 1'-0"

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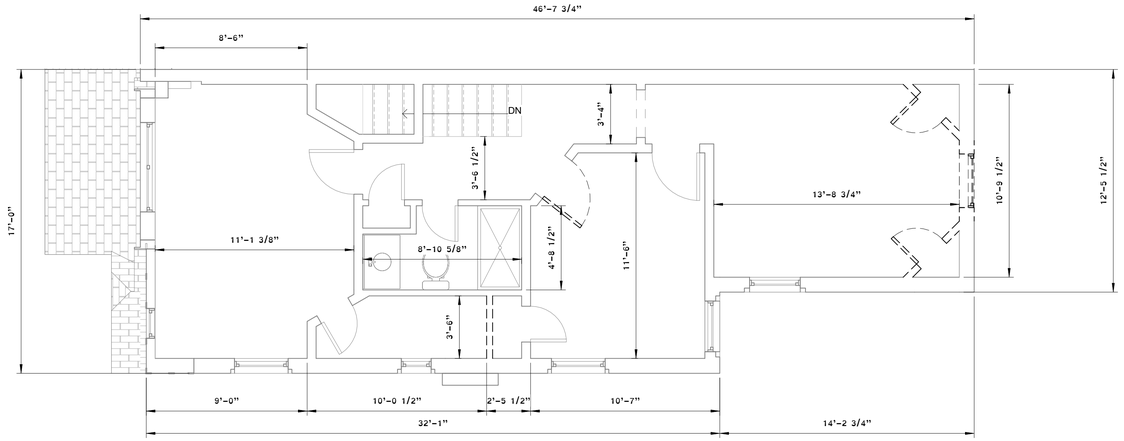
Drawing Title

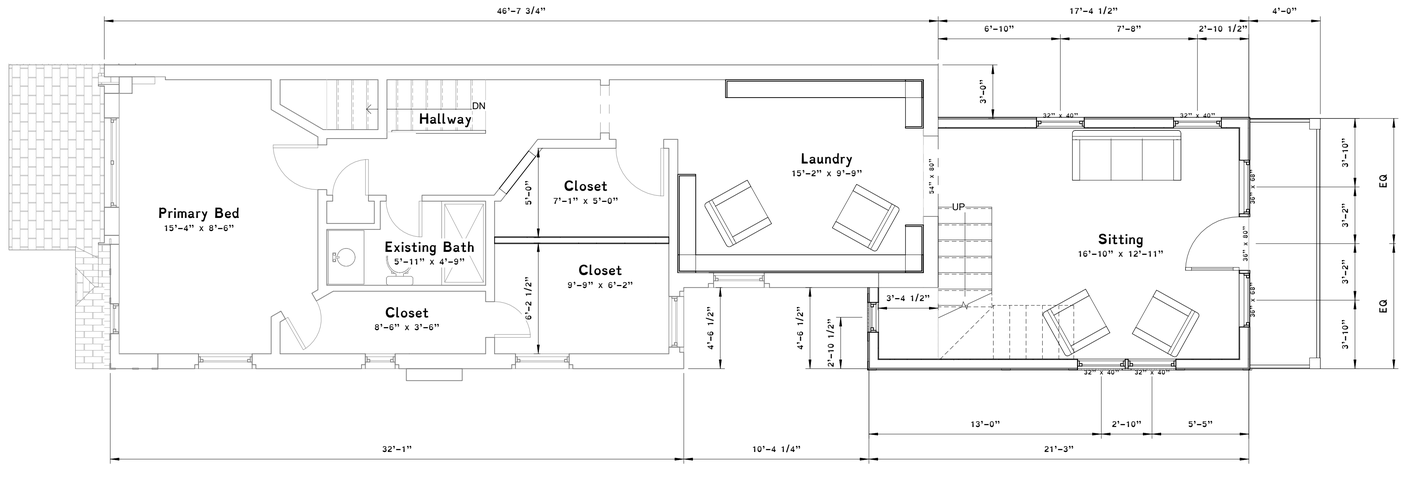
First Floor Plan

Drawing No.

A1.2



1 2nd Floor - Existing
1/4" = 1'-0"



2 2nd Floor - Proposed
1/4" = 1'-0"

SCALE = 1" = 1'-0"

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No.	Date	Description

Project Title

Waite Residence

Date October 29, 2022

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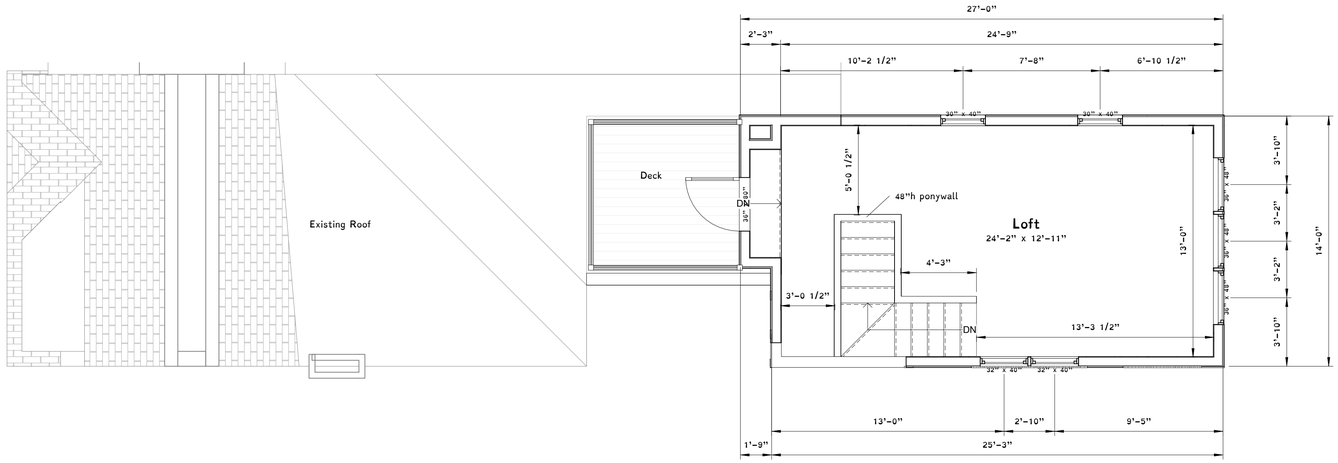
Drawing Title

Second Floor Plan

Drawing No.

A1.3



1 Loft
1/4" = 1'-0"

Print plans at 24" x 36", Arch D

6" 2'-0"
0' 1'-0" 4'-0"
SCALE = 1" = 1'-0"

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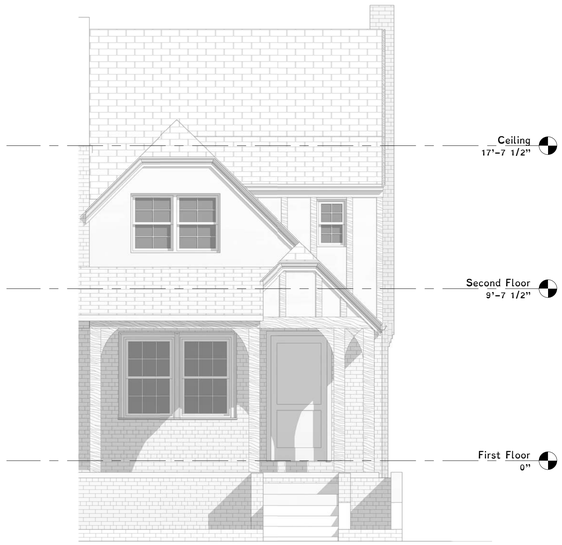
Drawing Title

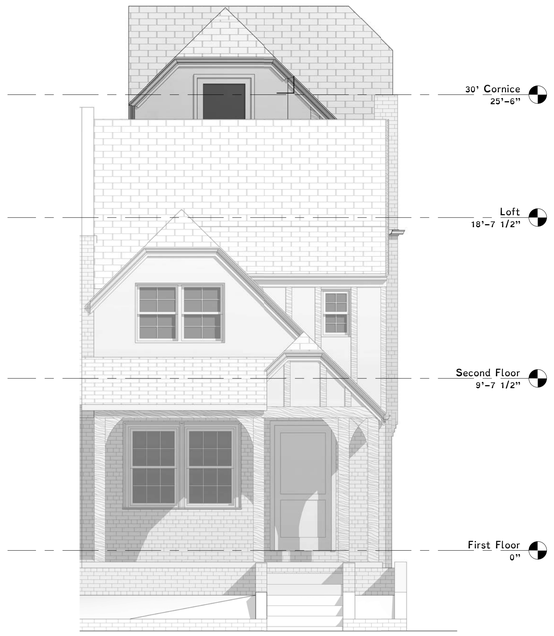
Proposed Loft Floor Plan

Drawing No.

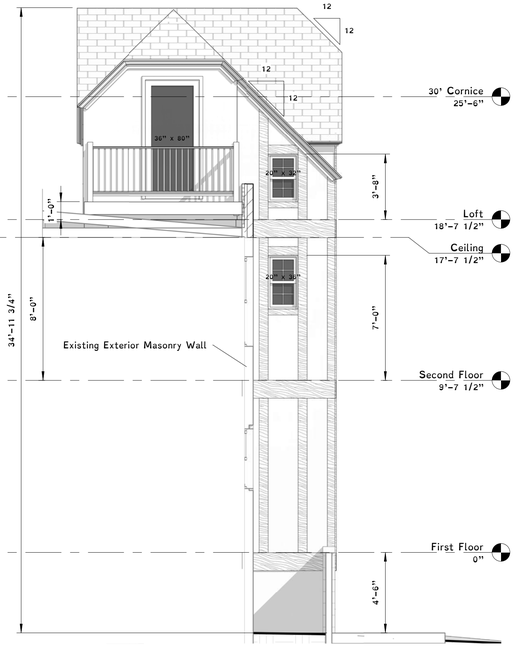
A1.4



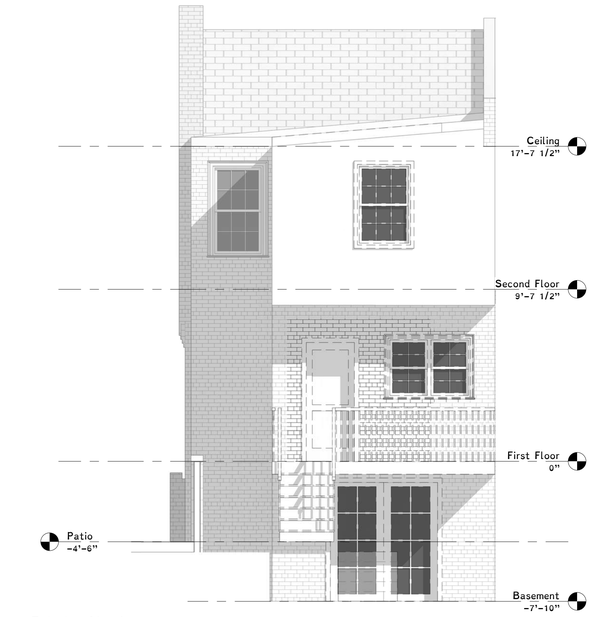
1 Existing South
1/4" = 1'-0"



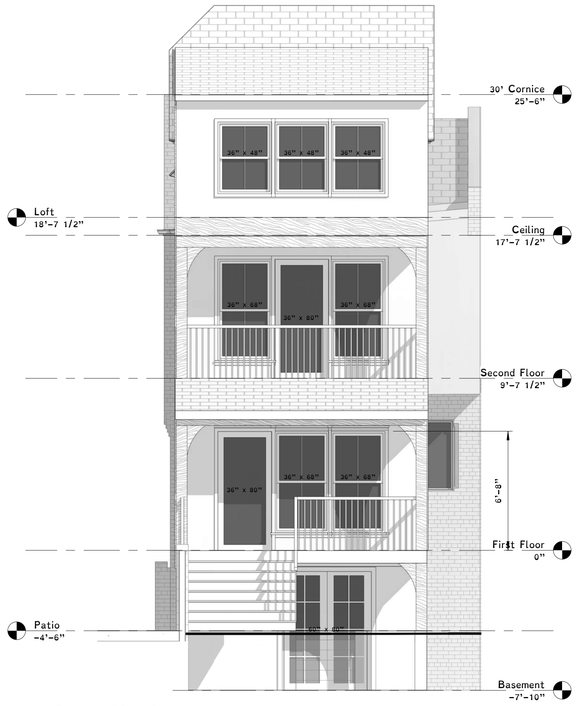
2 Proposed South
1/4" = 1'-0"



5 Proposed North - Loft Deck
1/4" = 1'-0"



3 Existing North
1/4" = 1'-0"



4 Proposed North
1/4" = 1'-0"

6" 2'-0"
0' 1'-0" 4'-0"
SCALE = 1" = 1'-0"

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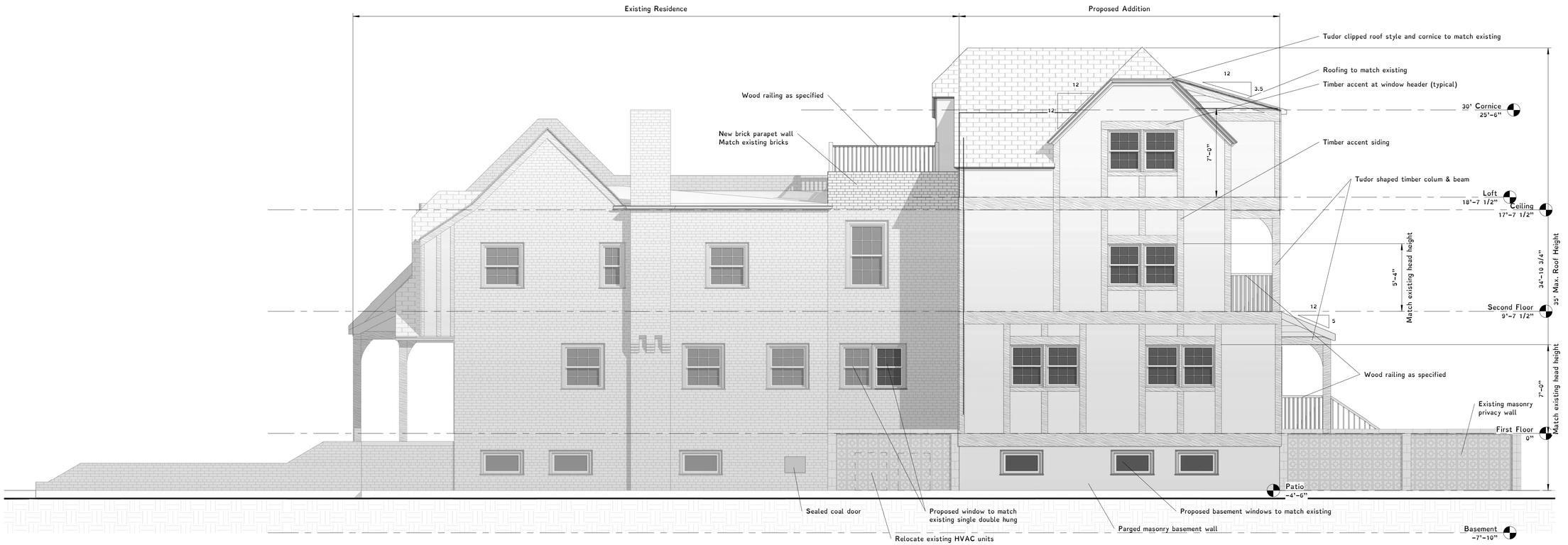
Drawing Title

Front & Rear Elevations

Drawing No.

A2.1

1 Existing East
1/4" = 1'-0"



2 Proposed East
1/4" = 1'-0"

Print plans at 24" x 36", Arch D

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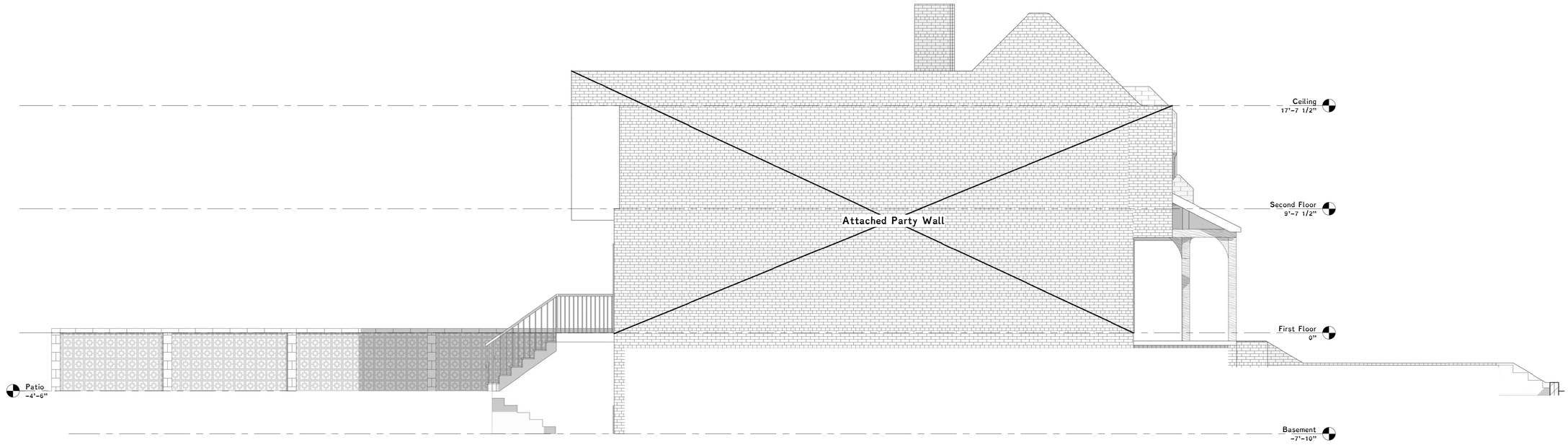
Drawing Title

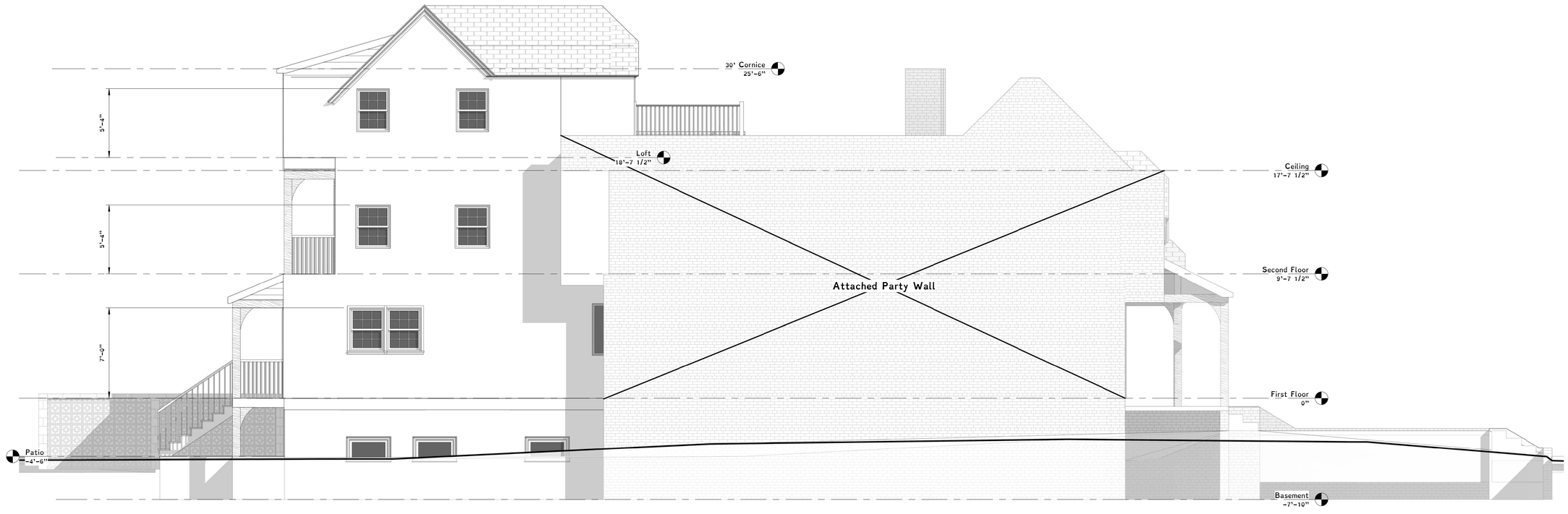
Side Elevations

Drawing No.

A2.2



1 Existing West
1/4" = 1'-0"



2 Proposed West
1/4" = 1'-0"

0" 6" 1'-0" 2'-0" 4'-0"
SCALE = 1" = 1'-0"

Print plans at 24" x 36", Arch D

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Drawing Title

Side Elevations

Drawing No.

A2.3

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Drawing Title

Exterior Perspective Renderings

Drawing No.

A9.1