INTRODUCED: October 10, 2023

AN ORDINANCE No. 2023-319

To authorize the special use of the property known as 3500 Hanover Avenue for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 13 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 3500 Hanover Avenue, which is situated in a R-48 Multifamily Residential District, desires to use such property for the purpose of a single-family attached dwelling, which use, among other things, is not currently allowed by section 30-416.5, concerning yards, 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 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 13 2023 REJECTED: _____ STRICKEN: _____

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 3500 Hanover Avenue and identified as Tax Parcel No. W000-1608/007 in the 2023 records of the City Assessor, being more particularly described on a document entitled "Exhibit 'A'," prepard by an unknown preparer, and undated, 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 a single-family attached dwelling, hereinafter referred to as "the Special Use," substantially as shown on the plans entitled "Waite Residence, 3500 Hanover Ave, Richmond, VA 23221," prepared by MVA, with sheet A0.1 dated May 12, 2022, and last revised February 17, 2023, sheets A1.1, A1.2, A1.3, A1.4, A2.1, A2.2, A2.3, and A9.1, dated October 29, 2022, and sheet T1.1, dated May 12, 2022, and last revised October 30, 2022, hereinafter referred to 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 a single-family attached dwelling, substantially as shown on the Plans.

(b) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of the West of the Boulevard Design

Overlay District, pursuant to sections 30-940 through 30-940.9 of the Code of the City of Richmond (2020), as amended.

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

§ 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. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

City Clerk

RECEIVED
By City Attorney's Office at 3:13 pm, Sep 26, 2023

City of Richmond

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

Master

File Number: Admin-2023-0354

File ID:	Admin-2023-0354	**Type:**	Request for Ordinance or Resolution	**Status:**	Consent Agenda
Version:	2	**Reference:**		**In Control:**	Planning Commission
Department:		**Cost:**		**File Created:**	03/23/2023
Subject:				**Final Action:**	

Title: To authorize the special use of the property known as 3500 Hanover Avenue for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Internal Notes:

Code Sections:		**Agenda Date:**	09/25/2023
Indexes:		**Agenda Number:**	
Patron(s):		**Enactment Date:**	
Attachments:	Admin-2023-0354 Application packet, Admin-2023-0354 Map, Admin-2023-0354 - Ordinance 3500 Hanover DRAFT-mje edits.docx	**Enactment Number:**	
Contact:		**Introduction Date:**	
Drafter:	Raymond.Roakes@rva.gov	**Effective Date:**	
Related Files:			

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	5/15/2023	Matthew Ebinger	Approve	5/17/2023
2	2	5/16/2023	Kevin Vonck	Approve	5/22/2023
2	4	5/16/2023	Sharon Ebert	Approve	5/23/2023
2	6	5/19/2023	Allison Beatty	Approve	5/18/2023
Notes:	should have been a FYI hagensj				
2	8	5/19/2023	Lincoln Saunders	Approve	5/23/2023
2	9	5/19/2023	Mayor Stoney (By Request)	Approve	5/23/2023

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File Admin-2023-0354

Title

To authorize the special use of the property known as 3500 Hanover Avenue for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Body

O & R Request

DATE: May 15, 2023 **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 3500 Hanover Avenue for the purpose of a single-family attached dwelling, upon certain terms and conditions.

ORD. OR RES. No. ___

PURPOSE: To authorize the special use of the property known as 3500 Hanover Avenue for the purpose of a single-family attached dwelling, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for a single-family dwelling within an R-48 - Residential (Multi-Family) zoning district. The proposed use does not meet the requirements within the R-48 District for front yard depth along Nansemond Street. 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 Museum District neighborhood at 3500 Hanover Avenue, between North Nansemond Street and North Thompson Street. The property is currently a 2,072 sq. ft. (0.048 acre) parcel of land that is currently occupied by an existing single-family dwelling.

The application requests to construct an addition to the existing dwelling that does not meet the required front yard depth along North Nansemond Street, but matches the yard depth provided by the existing dwelling.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use. This designation is defined as a "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.
Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is R-48 - Residential (Multi-Family). Adjacent properties are generally zoned the same R-48 zone to the west and R-6 to the east of the subject property. The surrounding land uses primarily include residential with the Carytown Commercial District located roughly 3 blocks to the south.

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: June 12, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 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: Ray Roakes, Planner, Land Use Administration (Room 511) 804-646 5467

..Recommended Action

Key Issues:

Retain on Consent Agenda
Move to Regular Agenda
Refer Back to Committee
Remove from Council Agenda
Strike Withdrawn ---- Continue to:

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 #: N000160800 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) 744-1573 Fax: ( )
Email: angharad.waite@gmail.com

Property Owner Signature: [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.

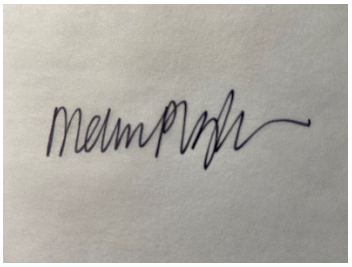
IV. WEST OF BOULEVARD DESIGN GUIDELINES

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"

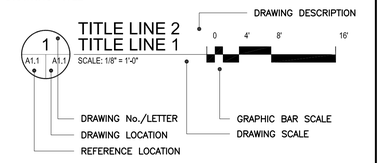
ALL that certain lot of land with all improvements thereon known as No. 3500 Hanover Avenue, lying and being and situated in the City of Richmond, Virginia, on the northern line of Hanover Avenue, and more particularly described as follows:

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.

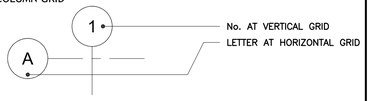
TAX ID: W0001608007

SYMBOLS

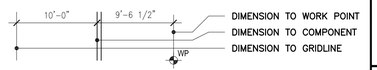
DRAWING TITLE



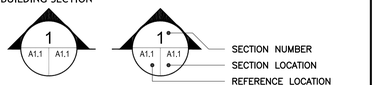
COLUMN GRID



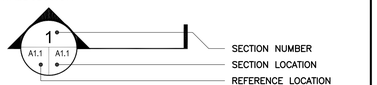
DIMENSIONS



BUILDING SECTION

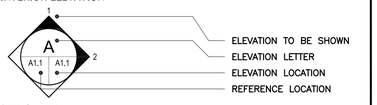


WALL SECTION

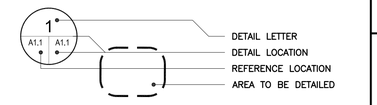


EXTERIOR ELEVATION

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

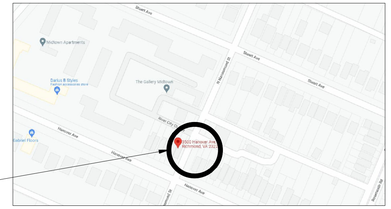
PROJECT TITLE

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

EARTH
GRAVEL
CONCRETE
STEEL
ALUMINUM
BRASS/BRONZE
BLOCKING
RIGID INSULATION
BATT INSULATION
CONCRETE MASONRY
BRICK
STONE
SAND/MORTAR/GYP
WOOD
PLYWOOD
GLASS (LARGE SCALE)
CERAMIC TILE (LG)
ACOUSTICAL TILE

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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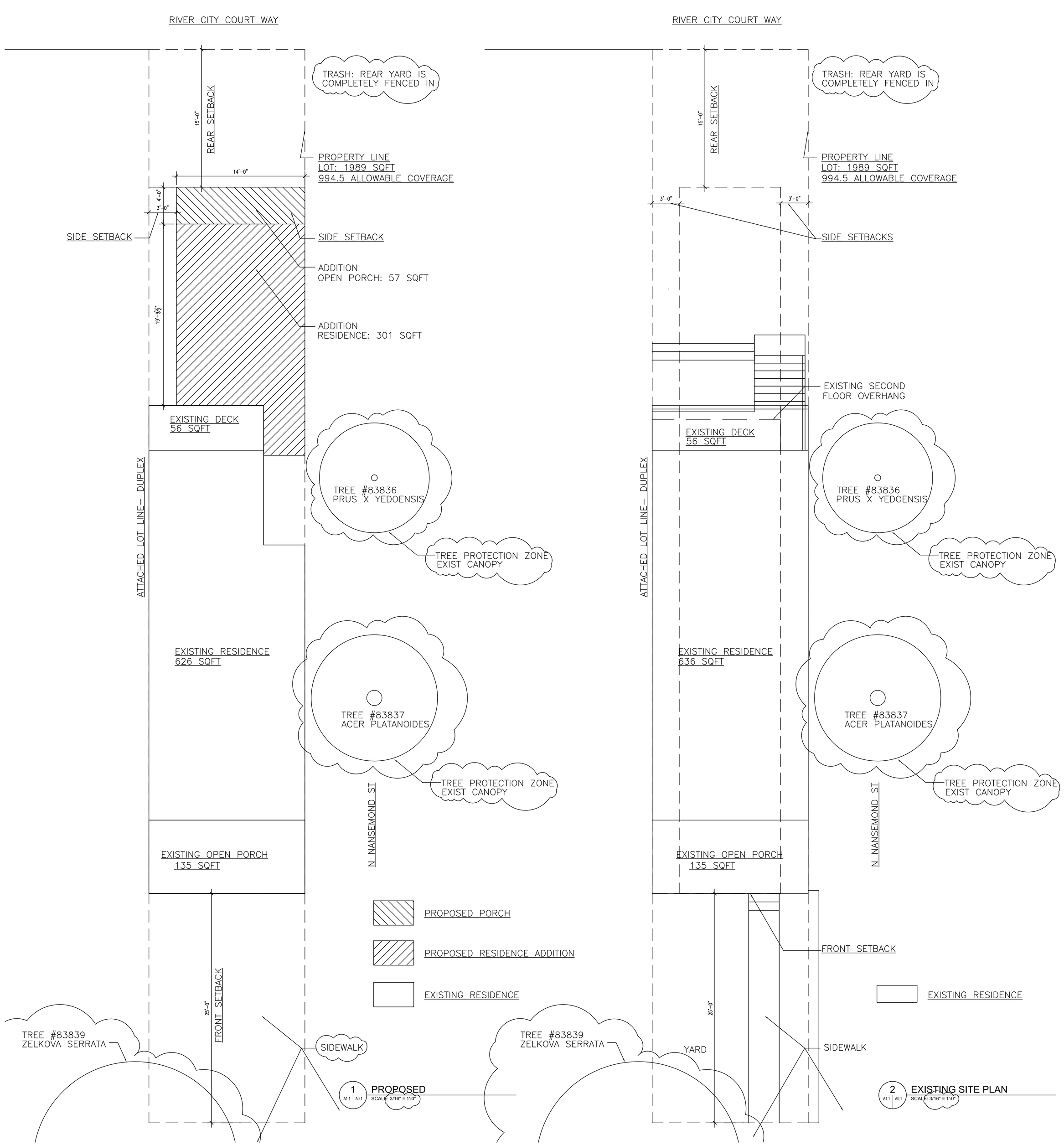
Drawing Title

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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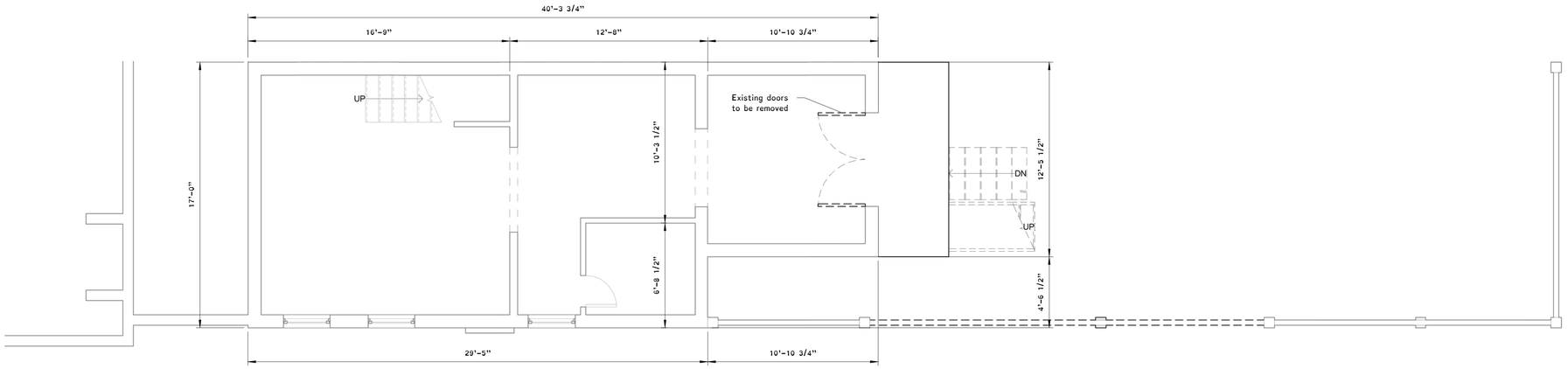
Drawing Title

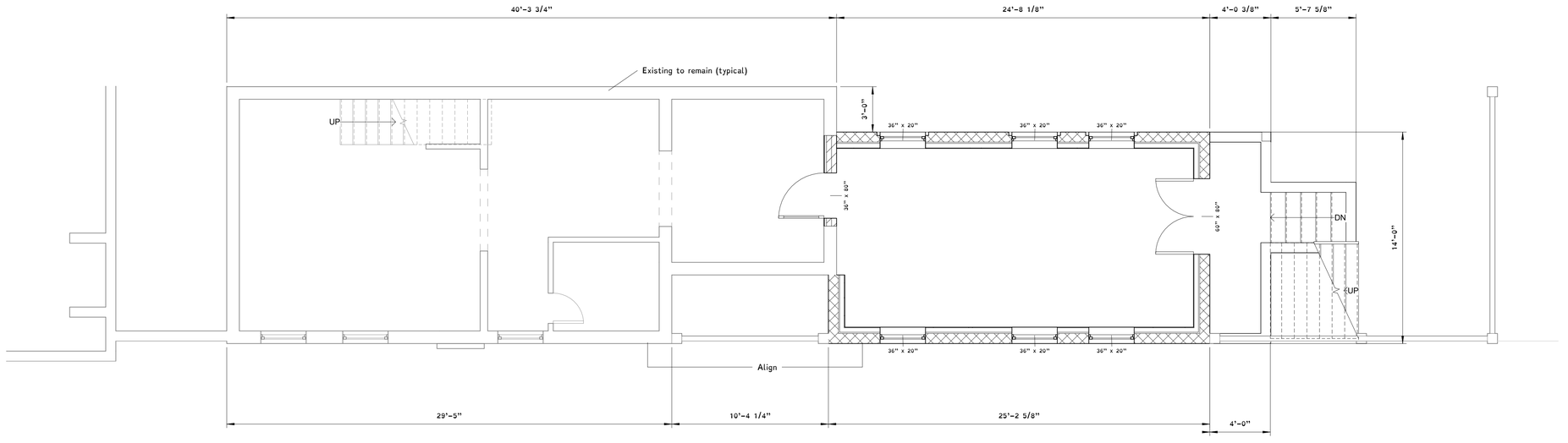
SITE PLAN & ZONING DIAGRAM

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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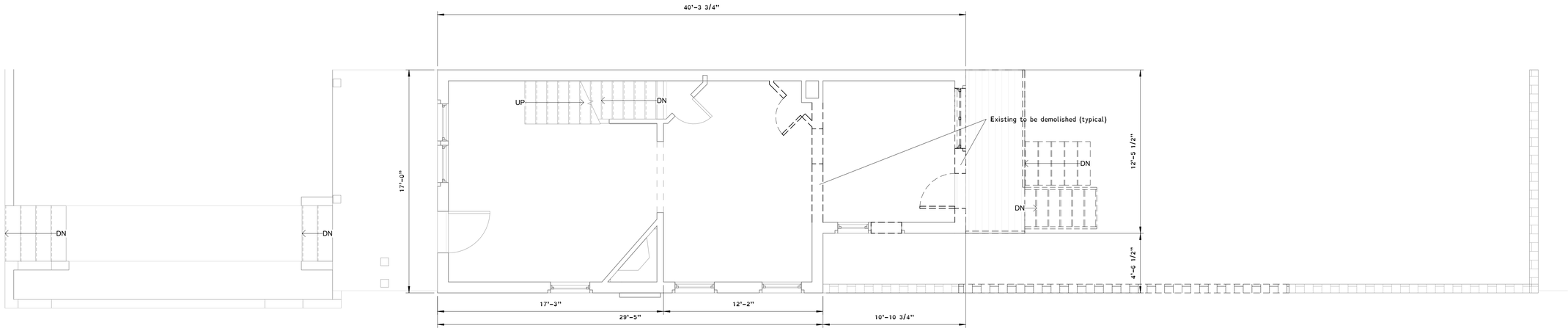
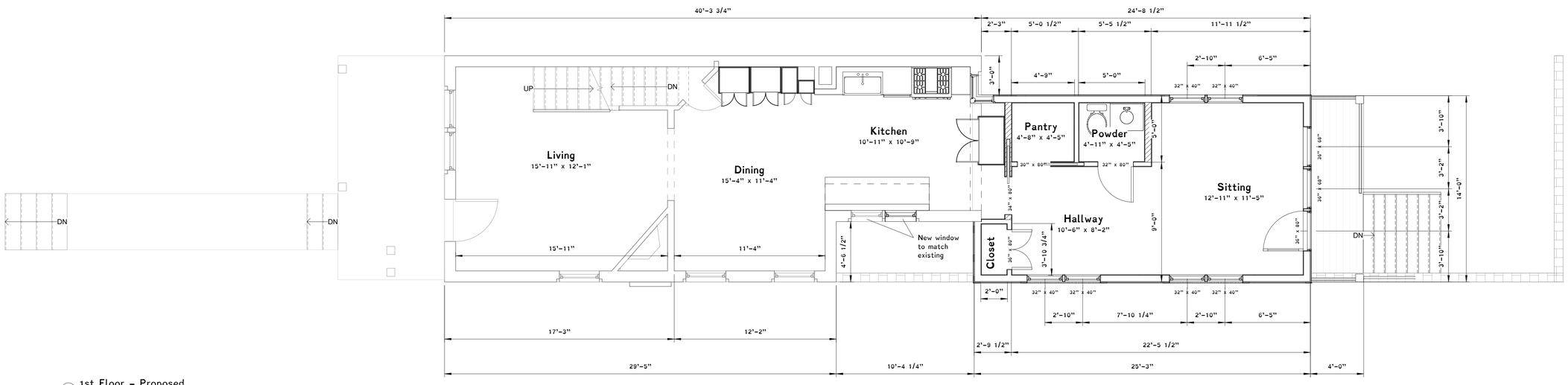
Basement Floor Plan

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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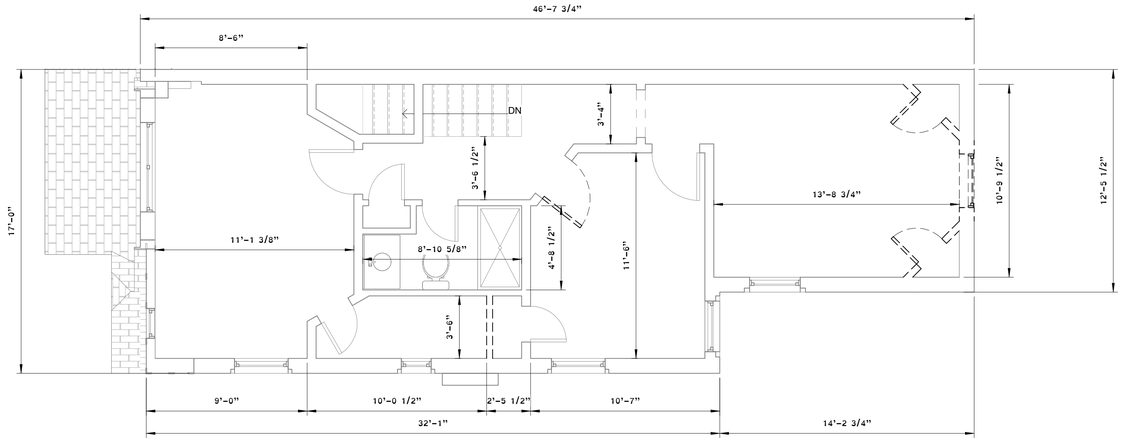
Drawing Title

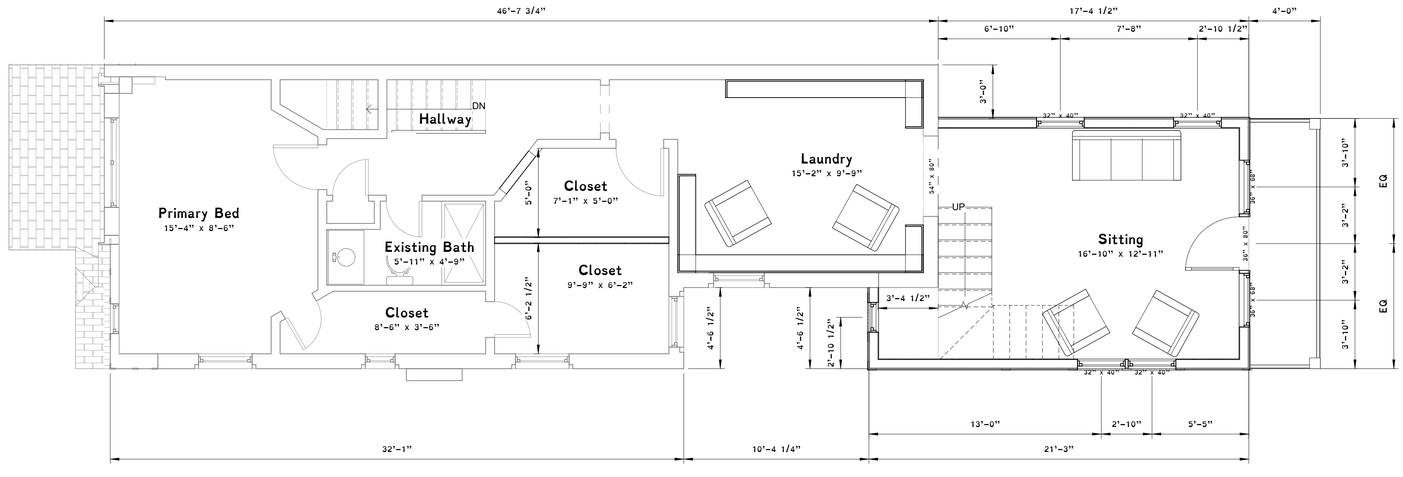
First Floor Plan

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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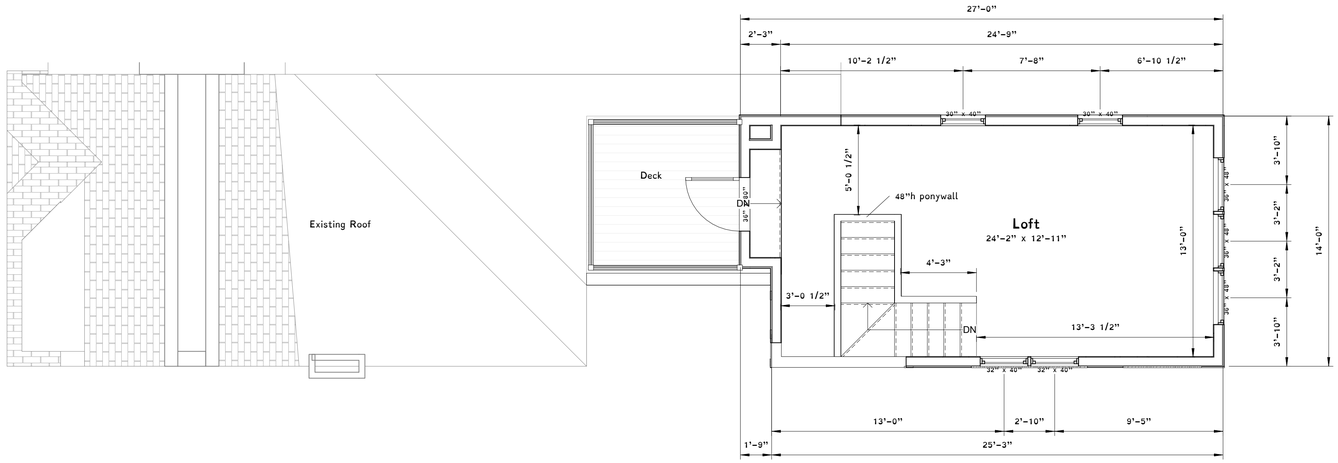
Drawing Title

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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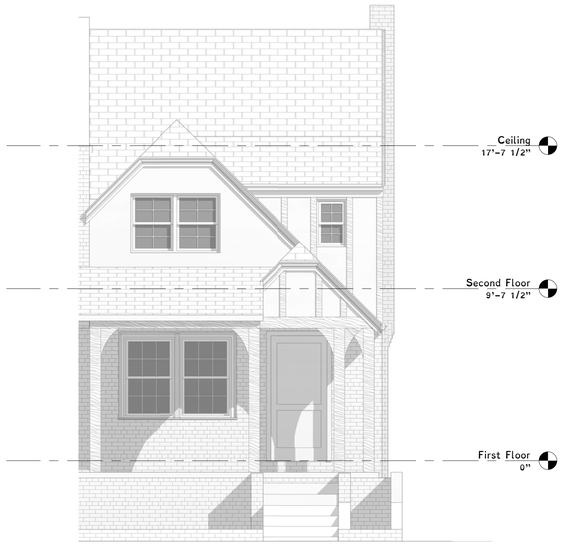
Drawing Title

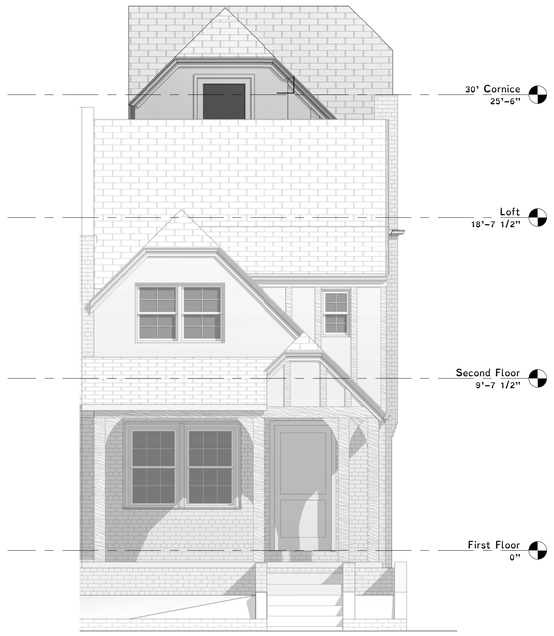
Proposed Loft Floor Plan

Drawing No.

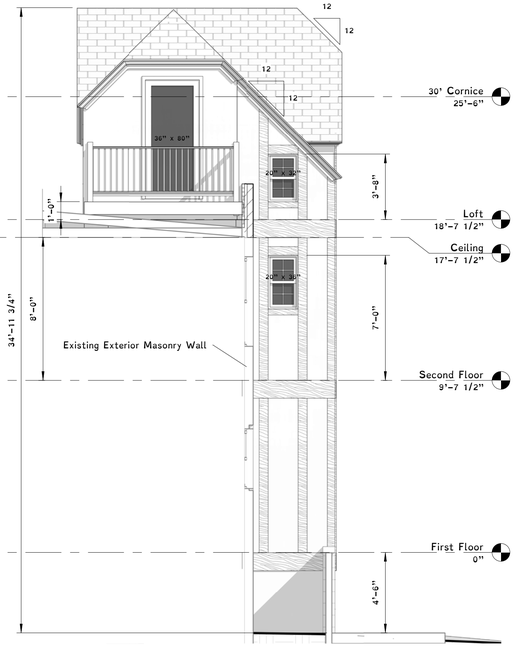
A1.4



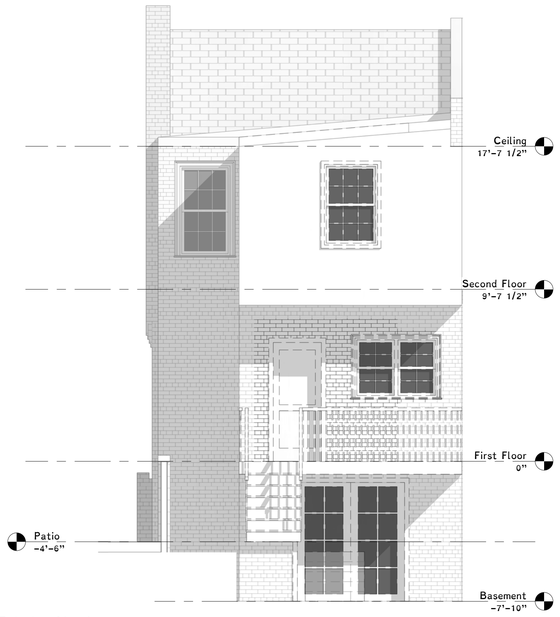
1 Existing South
1/4" = 1'-0"



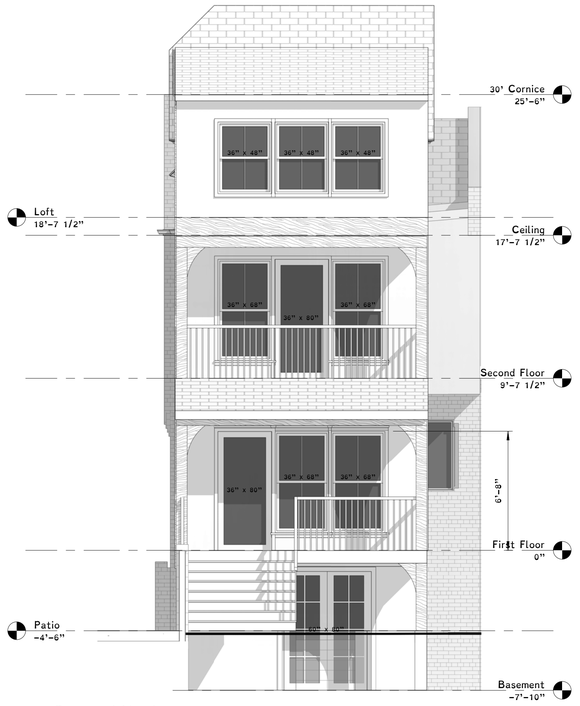
2 Proposed South
1/4" = 1'-0"



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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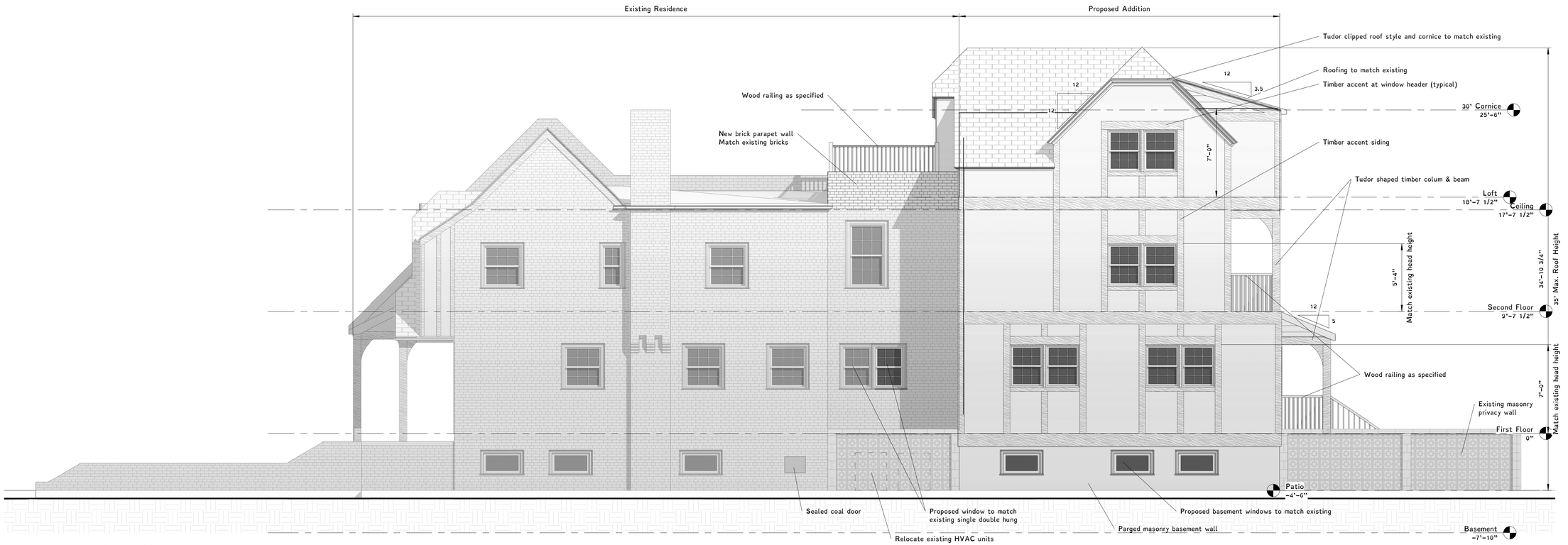
Drawing Title

Front & Rear Elevations

Drawing No.

A2.1

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



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

Print plans at 24" x 36", Arch D

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Architect / Engineers Seal

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Waite Residence

Date October 29, 2022

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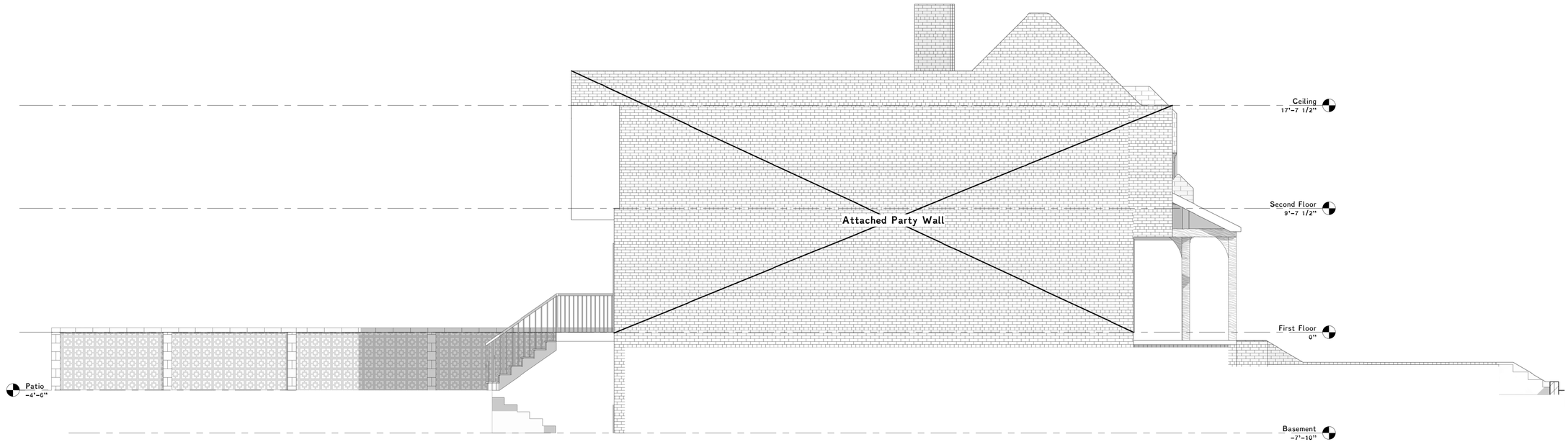
Drawing Title

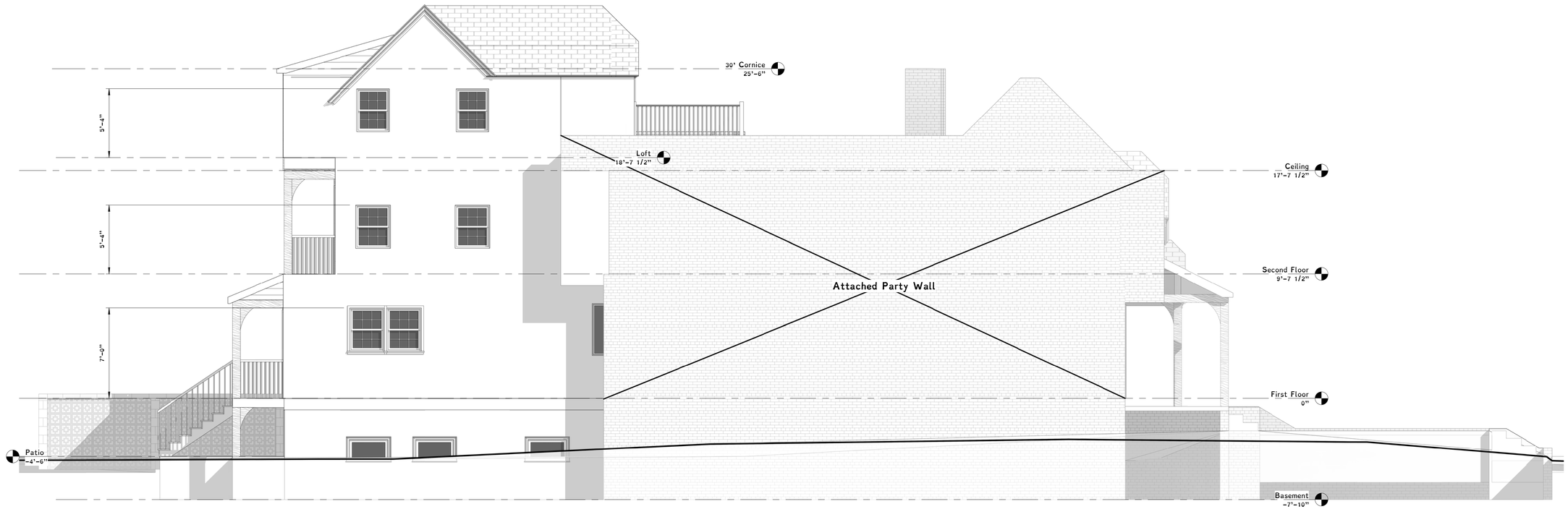
Side Elevations

Drawing No.

A2.2



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



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

SCALE = 1" = 1'-0"

Print plans at 24" x 36", Arch D

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Drawing Title

Side Elevations

Drawing No.

A2.3

Print plans at 24" x 36", Arch D

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Drawing Title

Exterior Perspective Renderings

Drawing No.

A9.1