

INTRODUCED: February 1, 2016

AN ORDINANCE No. 2016-016

To authorize the special use of the properties known as 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street for the purpose of authorizing up to 182 multifamily dwelling units, commercial uses, and accessory off-street parking, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 22, 2016 AT 6 P.M.

WHEREAS, the owner of the properties known as 105 East Duval Street and 701 North 1st Street, which are situated in a R-63 Multifamily Urban Residential District, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736, and 744 North 2nd Street, which are situated in a R-53 Multifamily Residential District, desires to use such properties for the purpose of up to 182 multifamily dwelling units, commercial, uses, and accessory off-street parking, which proposed use, among other things, does not meet the requirements of section 30-710.1, concerning the number of parking spaces; section 30-710.3:1, concerning the aisle width for parking spaces; section 30-418.5, concerning the minimum size of a front yard; section 30-418.6,

AYES: 8 NOES: 0 ABSTAIN: 1

ADOPTED: FEB 22 2016 REJECTED: _____ STRICKEN: _____

concerning minimum usable open space; sections 30-418.6:1 and 30-419.8, concerning limitations on lot coverage; and sections 30-418.4 and 30-419.5, concerning the minimum area of dwelling units, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), 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 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 (2015), 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 properties known as 105 East Duval Street, 701 North 1st Street and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street and identified as Tax Parcel Nos. N000-0065/030, N000-0065/033, N000-0065/021, N000-0065/032, N000-0065/020, N000-0065/019, N000-0065/018, N000-0065/016, N000-0065/014, N000-0065/013, N000-0065/012, N000-0065/010, N000-0065/009, N000-0065/004, and N000-0065/002, respectively, in the 2015 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing 2.520 Acres of Land Lying North of East Jackson Street,” prepared by Timmons Group, and dated August 17, 2015, 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 authorizing up to 182 multifamily dwelling units, commercial uses, and accessory off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “North 1st and East Jackson, Richmond, VA,” prepared by Grimm and Parker, and dated December 11, 2015, and the plan entitled “North 1st and East Jackson, Brick Paver Exhibit,”

prepared by Timmons Group, and dated January 14, 2016, 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 use of the Property shall be as up to 182 multifamily dwelling units and permitted principal uses on corner lots allowed in the R-63 Multifamily Urban Residential District, together with accessory off-street parking, substantially as shown on the Plans.

(b) A minimum of 147 parking spaces shall be provided, substantially as shown on the Plans.

(c) Any sale of alcoholic beverages for off-premises consumption shall be permitted in accordance with a Virginia Department of Alcoholic Beverage Control Wine and Beer Off-Premises license, provided that the sale of fortified wines with 16 percent or more in alcohol content, the sale of beer or malt beverages in containers of 48 ounces or less or in less than six-pack quantities, the sale of wine in less than 750 milliliter bottles or containers, the sale of wine cooler packages in aggregate volumes of less than 750 milliliters, and the sale of alcoholic beverages from midnight to 6:00 a.m. daily shall be prohibited.

(d) Signs permitted on the Property shall be governed by the sign regulations applicable in the R-63 Multifamily Urban Residential District. The location and materials for all

signs shall be in accordance with a detailed final plan therefor that must be approved by the Director of Planning and Development Review prior to the issuance of any building permit.

(e) Exterior building design, materials, and colors shall be substantially as shown on the Plans. Alternative designs, materials, and colors may be used if the Director of Planning and Development Review approves in writing prior to the issuance of any building permit.

§ 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 (2015), 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 (2015), 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 (2015), 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 (2015), 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, 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.

O & R REQUEST

4-4727

DEC 22 2015

To authorize the special use of the properties known as 105 E. Duval St., 701 N. 1st St., 708, 708A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736, and 744 N. 2nd St., for the purpose of authorizing a one hundred eighty-two (182) multi-family dwelling units, commercial uses, and accessory off-street parking, upon certain terms and conditions.

Chief Administration Office
105 E. Duval St., 701 N. 1st St., 708,

O & R Request

DATE: December 21, 2015

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

ORD. OR RES. No. _____

RECEIVED
JAN 07 2016
OFFICE OF CITY ATTORNEY
JAN 08 2016
OFFICE OF CITY ATTORNEY

PLT.
[Signature]

PURPOSE: To authorize the special use of the properties known as 105 E. Duval St., 701 N. 1st St., 708, 708A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736, and 744 N. 2nd St., for the purpose of authorizing one hundred eighty-two (182) multi-family dwelling units, commercial uses, and accessory off-street parking, upon certain terms and conditions.

REASON: The applicant is proposing to develop 182 multi-family dwelling units with a corner commercial use and accessory off-street parking. The subject properties are zoned R-53 Multi-family Residential and R-63 Multi-family Urban Residential, which do permit multi-family dwellings as well as corner commercial uses in the R-63 district. However, the proposed uses do not meet all the site requirements of the zoning ordinance.

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. This item will be scheduled for consideration by the Commission at its February 16, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is primarily vacant. The lone existing structure is the Franciscan convent building at the corner of North 1st Street and East Duval Street. The convent will be incorporated into the development of the property. The total land area for the development is 2.52 acres and is located in the Jackson Ward neighborhood on the block bounded by North 1st St., East Jackson St., North Second St., and East Duval St.

The proposal is to develop up to 182 multi-family dwelling units and 6,000 square feet of commercial space at the corner of North 1st and East Jackson Street. This project is part of a joint

partnership between the Richmond Housing and Redevelopment Authority (RRHA) and the Community Preservation and Development Corporation (CPDC). As part of the project, 72 of the dwelling units would serve as replacement housing for RRHA's Fay Towers senior development in the Gilpin neighborhood. The remaining units would be a mix of 1 to 3-bedroom units, with all dwelling units wrapping around two outdoor, centrally located plazas.

The Richmond-Petersburg Turnpike I-95/I64 is located to the north. The properties to the west are zoned R-63 and are occupied by one-, two-, and multi-family dwellings. The properties to the east are vacant and zoned R-53, and the properties to the south are zoned R-53 and R-63 with a mix of single-, two-, and multi-family dwellings as well as some vacant lots.

The Richmond Downtown Plan recommends General Urban and Urban Center Areas for the subject property. The Plan states, "Historic Jackson Ward is also an example of the general urban condition in Richmond. The district represents the historic pattern of settlement in Downtown Richmond, with a connected network of blocks and streets and buildings shaping the public space. A mix of buildings types exist in the neighborhood, ranging from single-family homes to rowhouses to mixed-use, main street buildings (p. 3.24)." "The Urban Center Area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. The apartment buildings along The Boulevard are an example of a residential urban center condition in Richmond, with a dense urban fabric of three to five story buildings, and limited retail at key intersections (p. 3.25)." The Urban Center Area designation is applied to the eastern half of the subject property, running along North 2nd Street.

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

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

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: January 25, 2016

CITY COUNCIL PUBLIC HEARING DATE: February 22, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, February 22, 2016

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

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

STAFF: Willy Thompson, Senior Planner
Land Use Administration (Room 511)
646-5734

PDR O&R No. 15-44



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/>

RECEIVED

NOV 16 2015

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

LAND USE ADMINISTRATION

Project Name/Location

Project Name: North 1st and East Jackson Date: November 10, 2015

Property Address: See attached Tax Map #: See attached

Fee: \$2,400.00 Total area of affected site in acres: 2.5 acres
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-53 and R-63

Existing Use: vacant

Is this property subject to any previous land use cases?

- Yes No
- If Yes, please list the Ordinance Number:

Proposed Use

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

182 dwelling units and up to 6,000 square

feet of non-residential use

Applicant/Contact Person: Matt Engel

Company: Community Preservation and Development Corporation

Mailing Address: 8403 Colesville Road, Suite 1150

City: Silver Spring State: MD Zip Code: 20910

Telephone: (301) 960-9783 Fax: (202) 895-8805

Email: mengel@cpdc.org

Property Owner: Richmond Redevelopment and Housing Authority

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: P.O. Box 26887

City: Richmond State: VA Zip Code: 23261

Telephone: (804) 780-4193 Fax: ()

Email: marcia.davis@rrha.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)

9820

PARCEL ID. N0000065030
105 E. DUVAL STREET

PARCEL ID. N0000065033
701 N. 1ST STREET

PARCEL ID. N0000065021
708 N. 2ND STREET

PARCEL ID. N0000065032
708A N. 2ND STREET

PARCEL ID. N0000065020
710 N. 2ND STREET

PARCEL ID. N0000065019
712 N. 2ND STREET

PARCEL ID. N0000065018
714 N. 2ND STREET

PARCEL ID. N0000065016
718 N. 2ND STREET

PARCEL ID. N0000065014
722 N. 2ND STREET

PARCEL ID. N0000065013
724 N. 2ND STREET

PARCEL ID. N0000065012
728 N. 2ND STREET

PARCEL ID. N0000065010
730 N. 2ND STREET

PARCEL ID. N0000065009
732 N. 2ND STREET

PARCEL ID. N0000065004
736 N. 2ND STREET

PARCEL ID. N0000065002
744 N 2ND STREET

Applicant's Report

The Richmond Housing and Redevelopment Authority (RRHA) and its development partner, the Community Preservation and Development Corporation (CPDC) are applying for a Special Use Permit for the development of a vacant 2.52 acre site in the Jackson Ward neighborhood bound by North 1st Street, East Jackson Street, North Second Street and East Duval Street and is zoned both R-63 and R-53 multifamily. The site is currently vacant except for the former Franciscan convent, which was abandoned in 1993. The site has historical significance as it used to house the St. Joseph's Catholic Church, one of the first African-American Catholic churches in the South.

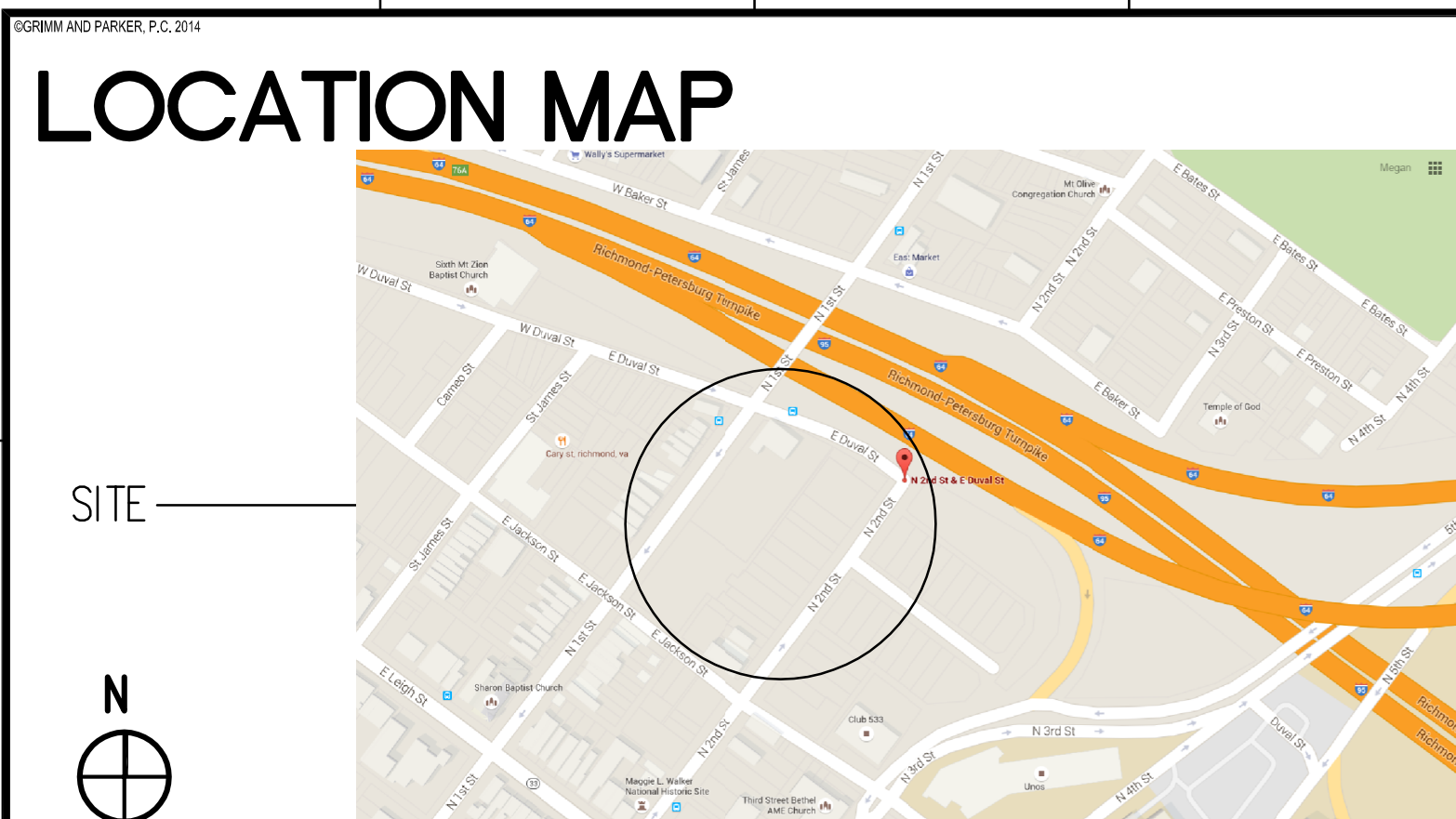
The proposed redevelopment of the site consists of the rehabilitation of the former convent and preservation of the historic bell garden as an accessible public space and the new construction of 182 dwelling units and 6000 square feet of commercial space in a three and four story building. 72 of the units will serve as replacement housing for the RRHA's Fay Towers senior development in the Gilpin neighborhood. These units will be located on the corner of East Duval and North 2nd and will be 1 Bedroom senior-restricted units. The remaining 110 units will be a mix of 1 to 3 bedroom units. The dwelling units wrap the 147 structured parking spaces, with 138 spaces dedicated for residents and 9 for the commercial space.

Two outdoor green plazas will be built on the top level of the structure parking and will be accessible through the building. The building incorporates numerous pedestrian-friendly components with direct access to the street, variation in the façade, landscaping surrounding the building and the installation of new street trees. In addition, the project will include the bell memorial garden adjacent to the former convent building. The memorial garden includes the steeple bell from the St. Joseph's church, which was the first Catholic Church for people of color in the segregated South. The church closed in 1969 and was subsequently demolished. The memorial bell garden is subject to an access easement to the bell, with open space extending between the existing convent building and the new construction with a glass curtain wall behind to screen the parking deck. The commercial space is located on the corner of North 1st and East Jackson Street to complement existing retail in the other side of North 1st Street and provide a strong urban feel to the building. The commercial uses permitted on a corner lot in the R-63 district pursuant to Section 114-419.3 of the Zoning Ordinance are the proposed uses to be permitted within the commercial space.

The building is designed to be compatible in materials and scale to the existing architecture and urban fabric of Historic Jackson Ward and enhance the pedestrian realm with reduced building setbacks, front stoops and direct access to the sidewalk where feasible to create a sense of scale similar to the neighborhood. The building will be 3 stories along North 1st and steps up to 4 stories towards the center of the lot. The building massing is broken up into three distinct sections to create the appearance of separate buildings along the street face of North 1st Street. The materials of brick and cementitious siding are complementary to the neighborhood and emphasize durability and quality. The building wraps the existing historic bell garden and

maintains green space with a glass curtain wall will divide the historic convent and the new development.

The proposed use is appropriate for the Property and it meets the criteria set forth in the Charter of the City of Richmond that the use 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 cause overcrowding of land and 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.



ABBREVIATIONS

Above finished floor	AF	Footing	FTG	Projection Screen	PS
Acoustic	ACST	Foundation	FND	Project	PSU
Address	ADD	Furniture	FURN	Public Address	PA
Alternate	ALT	Furring	FURR	Quality control	QC
Aluminum	AL	Gage (gauge)	GALV	Quantity	QTY
Angle	ANG	Galvanized	GALV	Radios	RD
Approximate	APPROX	Galvanized Iron	GALV	Rain Leader	RL
Architecture, architectural	ASB	Gravel	GRAV	Receives	REC'D
Asbestos	ASB	Gypsum Wallboard	GYP	Receptacle	RCPT
Asphalt	ASPH	Handicapped	HC	Receptacle (E)	REC(E)
Assistant	ASST	Hardware	HW	Refer	REF
Association	ASSN	Heating, ventilating and air conditioning	HVAC	Reference, refrigerator	REFR
Automatic	AUTO	High	HGT	Reinforce	RENF
Average	AVG	High Point	HP	Reinforced concrete	RC
Base plate	BP	Horizontal	HORIZ	Repair	RRP
Basement	BSMT	Included, inclusive	INCL	Revised	REV'D
Beam	BM	Incorporated	INC	Review, revision	REV
Bearing	BRG	Information	INFO	Right hand	RHD
Bedroom	BRM	Inside diameter	ID	Road	RD
Benchmark	BM	Install(ed), installation	INSTL	Road Drain	RDD
Board	BD	Interior	INT	Roof	RF
Boiler	BLR	Joint	JNT	Roofing	RFM
Bottom	BOT	Joint	JNT	Rubber tile floor	RTF
Brick	BRK	Knock down	KD	Rubber	RBR
Building	BLD	Laboratory	LAB	Schedule	SCHED
Building line	BLDG	Laundry	LAV	Schematic	SCHM
Built-up roof	BUR	Left	LFT	Scupper	SCU
Cabinet	CAB	Length	LG	Section	SECT
Canet	CNT	Level	LV	Sheet, sheeting	SHT
Catalog	CAT	Light	LGT	Sign	SGN
Ceiling height	CLG, CLNG	Machine	MACH	Similar	SM
Center	CTR	Maintenance	MAINT	Slope	SLP
Centerline	CL	Manager	MGR	Sound-transmission class	STC
Ceramic Tile	CT	Manufacturer	MNF	South	SPK
Ceramic	CR	Manufacturing	MFG	Speaker	SPKR
Chalkboard	CB	Material	MATL	Specification	SPEC
Clear	CLR	Max	MAX	Sprinkler	SPR
Closet	CLO	Mechanical	MECH	Square	SQR
Coatline	CLD	Membrane	MEM	Stainless steel	SS
Column	COL	Men	MEN	Standard	STD
Column	COL	Metal	MET	Steel	STL
Column	COL	Metal	MET	Storage	STR
Composition	COMP	Mezzanine	MEZZ	Structural Glazed Facing Tile	SGFT
Concrete Masonry Unit	CMU	Mirror	MIR	Structural, structure	STRUCT
Construction joint	CJ	Miscellaneous	MISC	Substitute	SUBST
Construction	CONSTR	Moderately Priced Dwelling Unit	MPDU	Surface	SURF
Continuous	CONT	Mounted	MTD	Suspended	SUSP
Corridor	CRDR	Moving	MVG	Suspended acoustical-tile ceiling	SATC
Countersink	CSK	Necessary	NEC	Switch	SW
Cubic	CU	Noise-reduction coefficient	NRC	Symmetrical	SYM
Cupboard	CRV	Non Combustible	NC, NONCOM	System	SYS
Dampproofing	DF	Not in Contract	NIC	Tab	TAB
Dance	DNC	Not to scale	NTS	Telephone	TEL
Departmental	DEPT	Not available	NA	Temporary	TEMP
Detail	DET	Number	NO	terrazzo	TRZ
Diagonal	DIAG	On center	OC	Through	THRU
Diameter	DIAM	Opening	OPNG	Tolerances and groove	T&G
Dimension	DM	Opposite	OPP	Top and bottom	T&B
Dishwasher	DW	Overall diameter	OD	Top chord	TC
Dispenser	DR	Overall	OA	Top of Masonry Parapet	TMPP
Door	DR	Overhead	OHD	Top of Bearing	TOFB
Double-hung	DH	Paint	PNT	Topping	TOPG
Down	DS	Paper	PAP	Total	TOT
Drain	DR	Parapet	PRP	Transformer	TRF
Drawing	DRW	Part	PRT	Transom	TRNS
Each	EA	Panel	PANL	Transparent	TRSD
Electric Water Cooler	EWC	Partition	PRTN	Tread	TRD
Electric, electrical	ELEC	Percent	PCT	Threshold	THRESH
Elevation	ELEV	Perforate(d)	PERF	Typical	TYP
Engine	ENGR	Perimeter	PERP	Underground	UG
Engineer	ENGR	Perpendicular	PERP	Underground Laboratories	UL
Equal	EQ	Plaster	PLSTR	Unfinished	UNF
Equipment	EQIP	Plastic Laminate	PLASLAM	Unit Ventilator	UV
Equipment to remain	ETR	Plate	PLT	Unless Otherwise Noted	UNO
Exhaust	EXH	Plumbing	PLUMB	Used	USE
Existing	EXIST	Plaster or stucco on metal	PLSTR	Vertical	VERT
Expansion joint	EXP JT	Point	PNT	Vestibule	VEST
Exposed	EXP	Polymethyl chloride	PVC	Vinyl Reducing Strip	VRS
Exterior	EXT	Precast	PRCST	Vinyl Composite Tile	VCT
Fabricate	FAB	Prefabricated	PRFAB	Vinyl asbestos tile	VAT
Face of Stud	FOS	Preliminary	PRELIM	Water	WTR
Fan Coil Unit	FCU	Preparation, prepare	PREP	Water closet	WC
Fiberglass-reinforced plastic	FRP	Program	PRGM	Waterproof	WP
Finish	FIN			Welded	WLD
Finished Floor	FF			With	W/O
Fire Extinguisher	FE			Without	W/O
Fire Extinguisher & Cabinet	FE/C			Women	W
Fireproof	FP			Wood	WD
Fixture	FXTR			Wrought Iron	WI
Fixture	FXTR				
Floor	FLR				
Flooring	FLR				
Floor drain	FD				
Flooring	FLR				
Fluorescent	FLUR				

SYMBOLS OF MATERIALS

	EARTH		STEEL-LARGE SCALE
	GRAVEL		ALL METALS-SMALL SCALE
	CONCRETE		CAST STONE
	CONCRETE MASONRY UNITS		GLASS-LARGE SCALE
	SOLID CONCRETE MASONRY UNITS		BATT INSULATION
	BRICK		RIGID INSULATION
	WOOD-FINISHED		CERAMIC TILE
	WOOD ROUGH		PLASTER OR STUCCO ON METAL
	PLYWOOD		PARTICLE BOARD
	GYPSUM BOARD		CARPET
	ACOUSTIC TILE		

DRAWING KEY

	GRID LINES		INTERIOR ELEVATION
	DETAIL NO.		SECTION
	SHEET NO.		DETAILS IN PLAN/SECTION
	ROOM NUMBER		REVISION: TYPE = A.S.I./P.R./C.C.O./ADD.
	H.M. FRAME NO. ON PLAN		CASEWORK (FURNISHING PLANS ONLY)
	DOOR NO. ON PLAN		ALLUM. FRAME/WINDOW TYPE
	WALL TYPE		

NORTH 1ST AND EAST JACKSON

RICHMOND, VA

DECEMBER 2015



BUILDING AREA DATA

UNITS:	OPEN SPACE CALCULATIONS:
TOTAL NUMBER OF UNITS: 182	SITE (R-53/R-63):
NUMBER OF SENIOR UNITS: 72	SITE (109,787 SF) – BUILDING (81,713 SF) – PARKING & DRIVE AISLES (4,879 SF) = <u>23,195 SF PERIMETER OPEN SPACE</u>
NUMBER OF FAMILY UNITS: 110	PERIMETER OPEN SPACE (23,195 SF) + INTERIOR OPEN SPACE (17,093 SF) = <u>40,288 SF TOTAL OPEN SPACE</u>
TOTAL UNITS: 182	TOTAL OPEN SPACE (40,288 SF) / BUILDING (81,713 SF) = 0.4930 = <u>49%</u>
PARKING	USABLE OPEN SPACE:
NUMBER OF PARKING SPACES: 147	SITE = 109,787 SF
NUMBER OF SPACES IN GARAGE: 138	BUILDING = 81,713 SF
NUMBER OF SPACES OUTSIDE GARAGE: 9	PARKING AND DRIVE AISLES = 4,879 SF
TOTAL PARKING SPACES: 147	INTERIOR OPEN SPACE (COURTYARDS) = 17,093 SF
SQUARE FOOTAGES (SF):	PERIMETER OPEN SPACE (B/W BUILDING AND PROPERTY LINE) = 23,210 SF
SF OF COMMERCIAL/RETAIL: 6,100 SF	
SF OF COURTYARDS: 17,093 SF	

DESIGN TEAM

RICHMOND REDEVELOPMENT + HOUSING AUTHORITY	LAND OWNER	901 CHAMBERLAYNE PARKWAY RICHMOND, VA 23220 (804) 780-4023
CPDC	DEVELOPER	413 STUART CIRCLE, SUITE 323 RICHMOND, VA 23220 (804) 814-5215
ROTH DONER JACKSON GIBBONS CONDLIN, PLC	ZONING ATTORNEY	919 E. MAIN STREET, SUITE 2110 RICHMOND, VA 23219 (804) 977-3374
GRIMM + PARKER, PC	ARCHITECT	11720 BELTSVILLE DRIVE, SUITE 600 CALVERTON, MD 20705 (301) 595-1000
TIMMONS GROUP	CIVIL ENGINEER	1001 BOULDERS PARKWAY, SUITE 300 RICHMOND, VA 23225 (804) 200-6500

LIST OF DRAWINGS

TS TITLESHEET

CIVIL

CO.0 SITE PLAT & EXISTING CONDITIONS
C1.0 SITE LAYOUT PLAN
C1.1 SITE DETAILS

ARCHITECTURAL

A-1.0 FIRST FLOOR/PARKING
A-1.1 SECOND FLOOR PLAN
A-1.2 THIRD FLOOR PLAN
A-1.3 FOURTH FLOOR PLAN
A-1.4 ROOF PLAN

A-2.0 ELEVATIONS
A-2.1 ELEVATIONS
A-2.2 ELEVATIONS
A-2.3 ELEVATIONS
A-2.4 ELEVATIONS
A-2.5 CANOPY & BLADE SIGN DETAILS

A-3.0 BUILDING SECTION

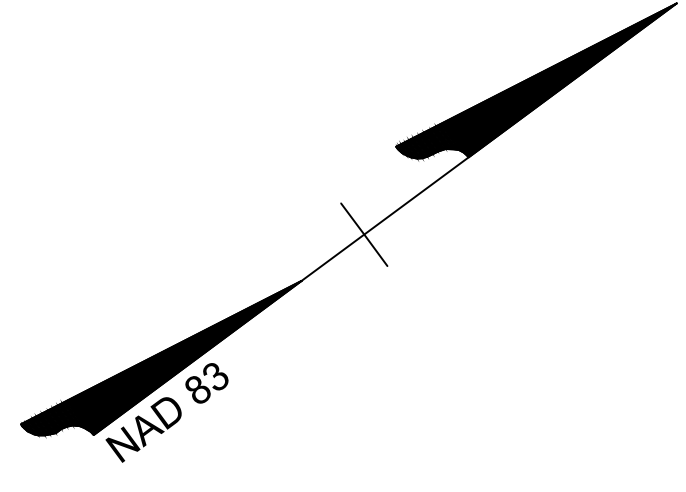
A-5.0 UNIT PLANS

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GP# 21524

TITLE SHEET
NORTH 1ST AND EAST JACKSON
RICHMOND, VA

A-TS
2015 12 11



THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DWAYNE DUNEVANT, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: AUGUST 12-13, 17 AND NOVEMBER 12, 18, AND 19, 2015. THIS PLAT, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88
DATUM ESTABLISHED BY RTK AUGUST 12, 2015, (CORRECTIONS FROM RTCM-REF-0577)
FIELDWORK COMPLETED NOVEMBER 19, 2015.

S.U.E. NOTES
1) FIELD WORK COMPLETED ON 11-23-2015.
2) ABANDONED U/G UTILITIES ARE ON PROJECT LIMITS (MOSTLY WATER, SEWER, AND NATURAL GAS SERVICE LINES)
3) EOI = DENOTES END OF INFORMATION FOR A U/G UTILITY LINE OR SIGNAL.

UTILITY OWNERS:
NATURAL GAS = CITY OF RICHMOND
WATERLINE = CITY OF RICHMOND
POWER = CITY OF RICHMOND
DOMINION POWER
COMMUNICATIONS = VERIZON
VIRGINIA COMMONWEALTH UNIVERSITY
WINDSTREAM KDL COMMUNICATIONS

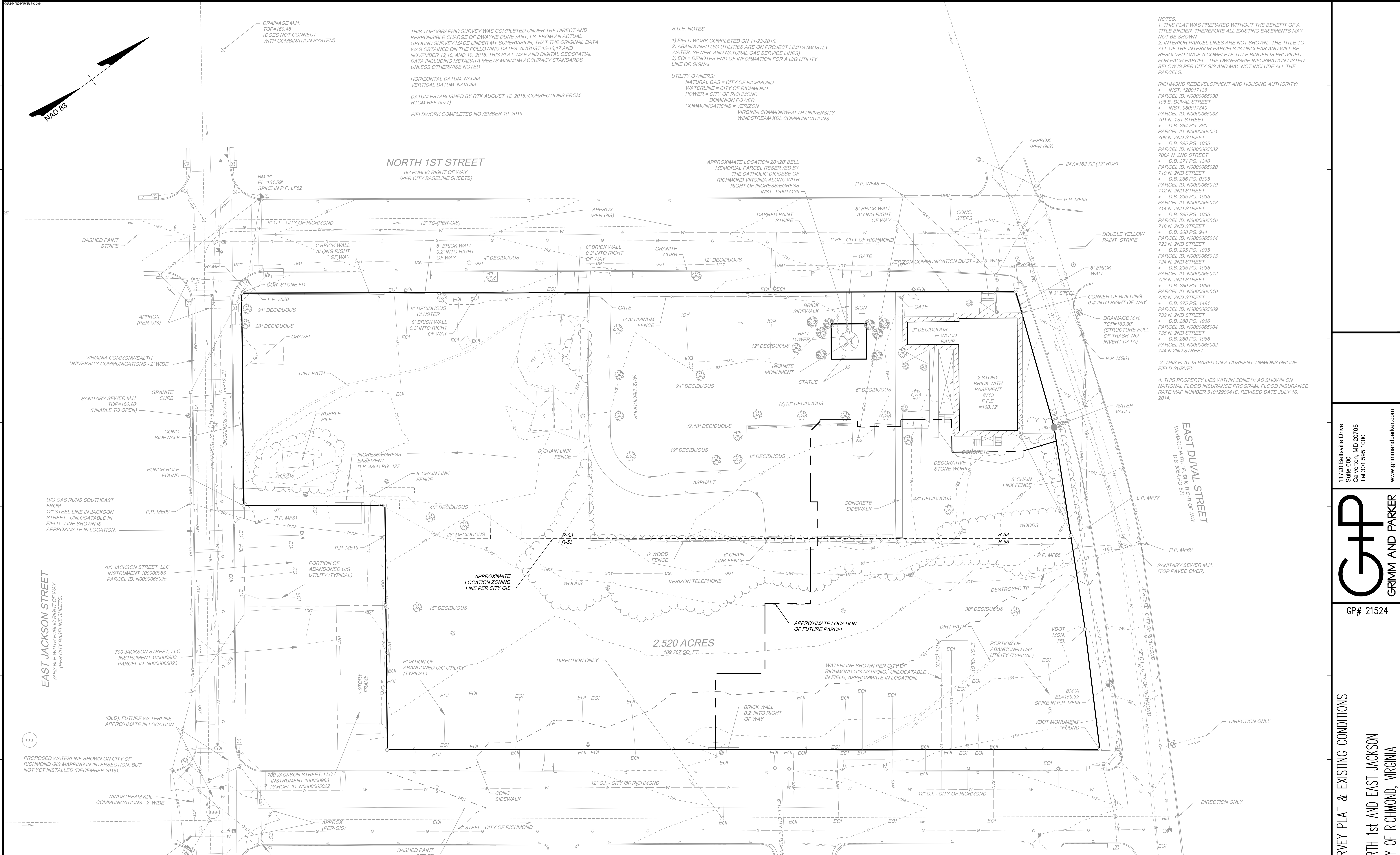
NOTES:
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER, THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
2. INTERIOR PARCEL LINES ARE NOT SHOWN. THE TITLE TO ALL OF THE INTERIOR PARCELS IS UNCLEAR AND WILL BE RESOLVED ONCE A COMPLETE TITLE BINDER IS PROVIDED FOR EACH PARCEL. THE OWNERSHIP INFORMATION LISTED BELOW IS PER CITY GIS AND MAY NOT INCLUDE ALL THE PARCELS.
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY:
INST. 12001135
PARCEL ID. N0000065030
105 E. DUVAL STREET
INST. 980017840
PARCEL ID. N0000065033
701 N. 1ST STREET
D.B. 264 PG. 360
PARCEL ID. N0000065021
708 N. 2ND STREET
D.B. 285 PG. 1035
PARCEL ID. N0000065032
708A N. 2ND STREET
D.B. 271 PG. 1340
PARCEL ID. N0000065020
710 N. 2ND STREET
D.B. 285 PG. 1035
PARCEL ID. N0000065018
714 N. 2ND STREET
D.B. 285 PG. 1035
PARCEL ID. N0000065016
718 N. 2ND STREET
D.B. 288 PG. 944
PARCEL ID. N0000065014
722 N. 2ND STREET
D.B. 285 PG. 1035
PARCEL ID. N0000065013
724 N. 2ND STREET
D.B. 285 PG. 1035
PARCEL ID. N0000065012
728 N. 2ND STREET
D.B. 280 PG. 1966
PARCEL ID. N0000065010
730 N. 2ND STREET
D.B. 275 PG. 1491
PARCEL ID. N0000065009
732 N. 2ND STREET
D.B. 280 PG. 1986
PARCEL ID. N0000065004
736 N. 2ND STREET
D.B. 280 PG. 1986
PARCEL ID. N0000065002
744 N. 2ND STREET

3. THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY.
4. THIS PROPERTY LIES WITHIN ZONE 'X' AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 510120041E, REVISED DATE JULY 16, 2014.

NORTH 1ST STREET
65' PUBLIC RIGHT OF WAY
(PER CITY BASELINE SHEETS)

APPROXIMATE LOCATION 20'x20' BELL MEMORIAL PARCEL RESERVED BY THE CATHOLIC DIOCESE OF RICHMOND VIRGINIA ALONG WITH RIGHT OF INGRESS/EGRESS
INST. 12001135

2.520 ACRES
109,787 SQ. FT.



EAST JACKSON STREET
VARIABLE PUBLIC RIGHT OF WAY
(PER CITY BASELINE SHEETS)

EAST DUVAL STREET
VARIABLE PUBLIC RIGHT OF WAY
(PER CITY BASELINE SHEETS)

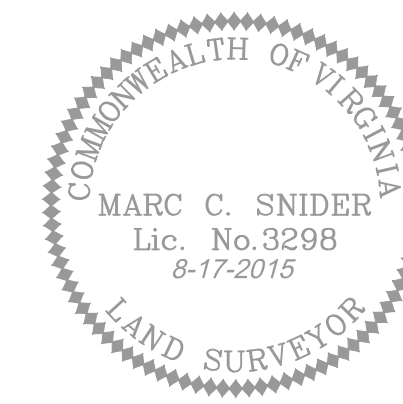
NORTH 2ND STREET
65' PUBLIC RIGHT OF WAY
(PER CITY BASELINE SHEETS)

LEGEND

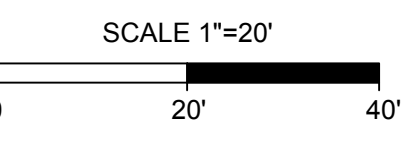
- ROD SET
- ROD FOUND
- ⊕ GAS METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- GUY WIRE
- ⊕ CLEAN OUT
- SIGN
- ⊕ DRAINAGE MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ MONITORING WELL
- ⊕ SATELLITE DISH
- ⊕ SANITARY SEWER MANHOLE
- ⊕ GAS TEST
- ⊕ GAS DRIP
- ⊕ GAS VALVE
- ⊕ COMMUNICATION MANHOLE
- ⊕ DECIDUOUS TREE
- ⊕ SHRUB

PLAT SHOWING 2.520 ACRES OF LAND LYING NORTH OF EAST JACKSON STREET

City of Richmond, VA	Scale: 1"=20'
Date: August 17, 2015	J.N.: 37143
Sheet 1 of 1	Checked by: M. Snider
Drawn by: M. Snider	Revised: 11-5-15



Site Development	Residential	Infrastructure	Technology
VIRGINIA NORTH CAROLINA			
THIS DRAWING PREPARED AT THE CORPORATE OFFICE			
1001 Builders Parkway, Suite 300 Richmond, VA 23225			
TEL: 804.209.6500 FAX: 804.560.1016 www.timmons.com			
37567			



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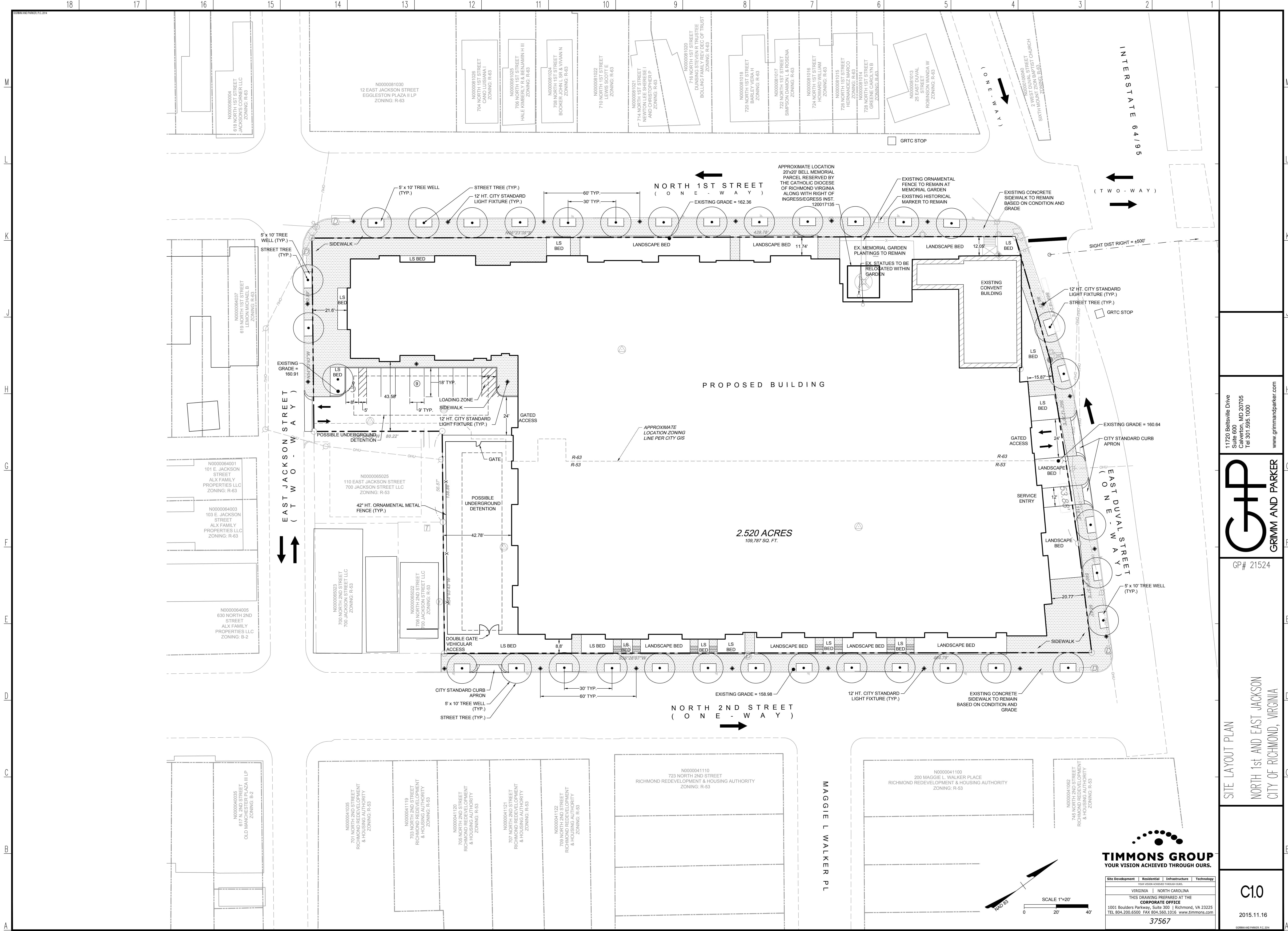


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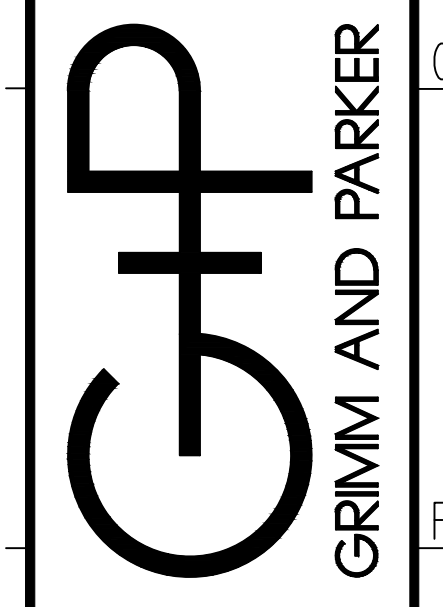
SURVEY PLAT & EXISTING CONDITIONS
NORTH 1st AND EAST JACKSON
CITY OF RICHMOND, VIRGINIA

C.O.O.

2015.11.16
SUP SUBMISSION
COURTESY OF THE ENGINEER, P.E., D.S.



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SITE LAYOUT PLAN
 NORTH 1st AND EAST JACKSON
 CITY OF RICHMOND, VIRGINIA

C1.0
 2015.11.16

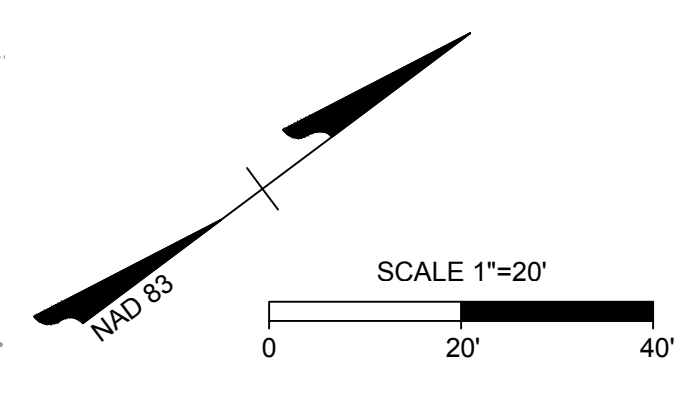
TIMMONS GROUP
 YOUR VISION ACHIEVED THROUGH OURS.

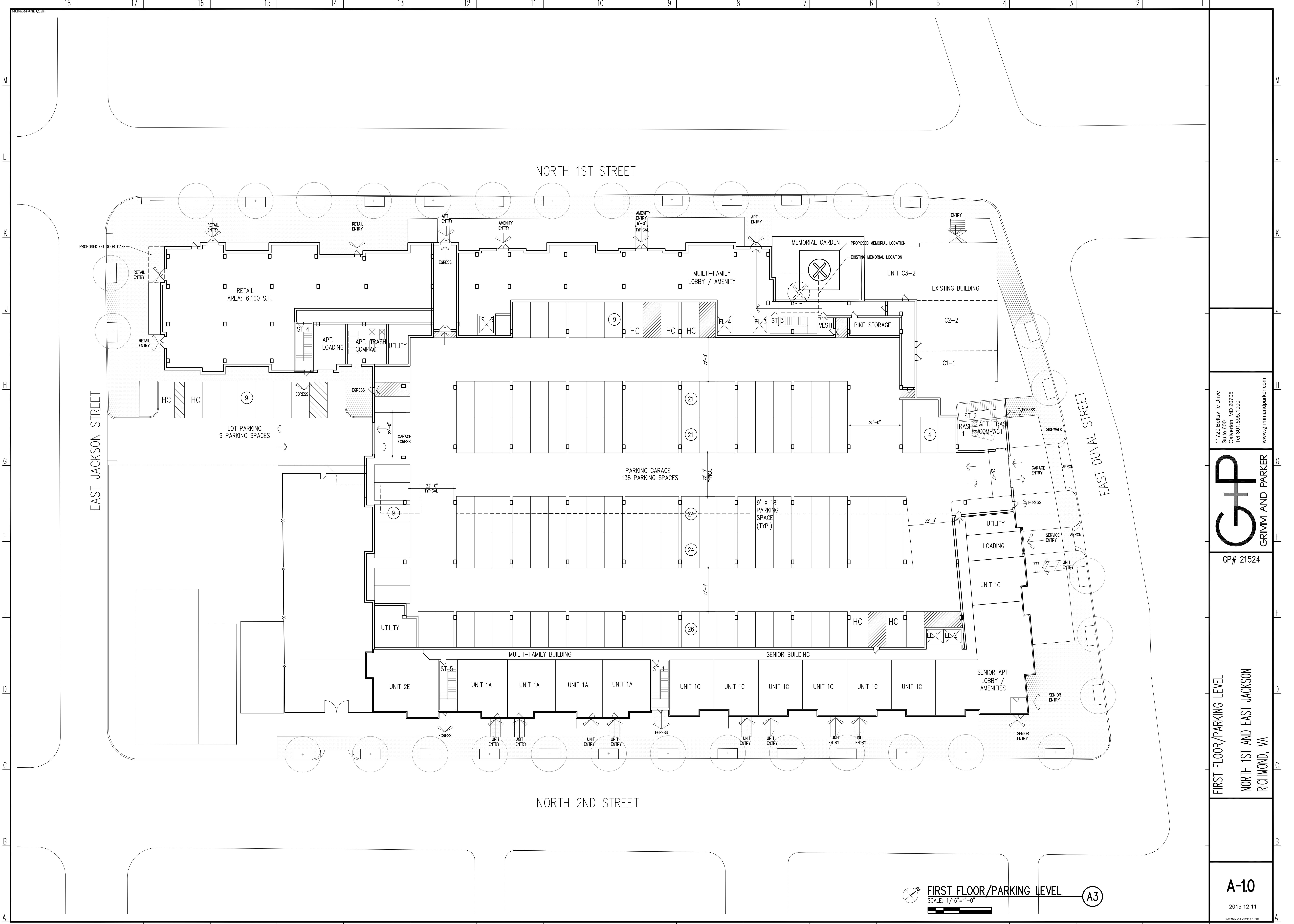
Site Development | Residential | Infrastructure | Technology

VIRGINIA | NORTH CAROLINA

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CORPORATE OFFICE
 1001 Builders Parkway, Suite 300 | Richmond, VA 23225
 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

37567





NORTH 1ST STREET

NORTH 2ND STREET

EAST JACKSON STREET

EAST DUVAL STREET

RETAIL AREA: 6,100 S.F.

MULTI-FAMILY LOBBY / AMENITY

MEMORIAL GARDEN

PARKING GARAGE
138 PARKING SPACES

LOT PARKING
9 PARKING SPACES

UTILITY

LOADING

UNIT 1C

SENIOR APT LOBBY / AMENITIES

UNIT 2E

UNIT 1A

UNIT 1A

UNIT 1A

UNIT 1A

UNIT 1C

UNIT 1C

UNIT 1C

UNIT 1C

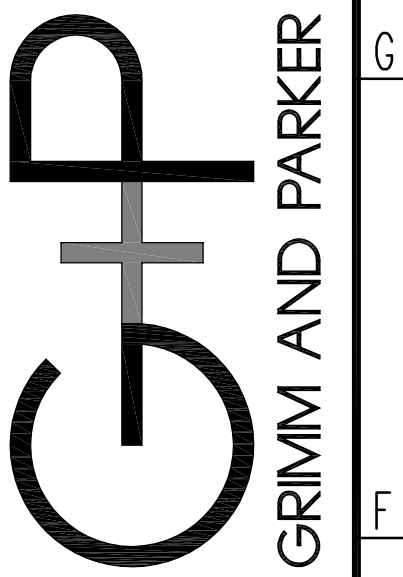
UNIT 1C

UNIT 1C

FIRST FLOOR/PARKING LEVEL
SCALE: 1/16"=1'-0"

A3

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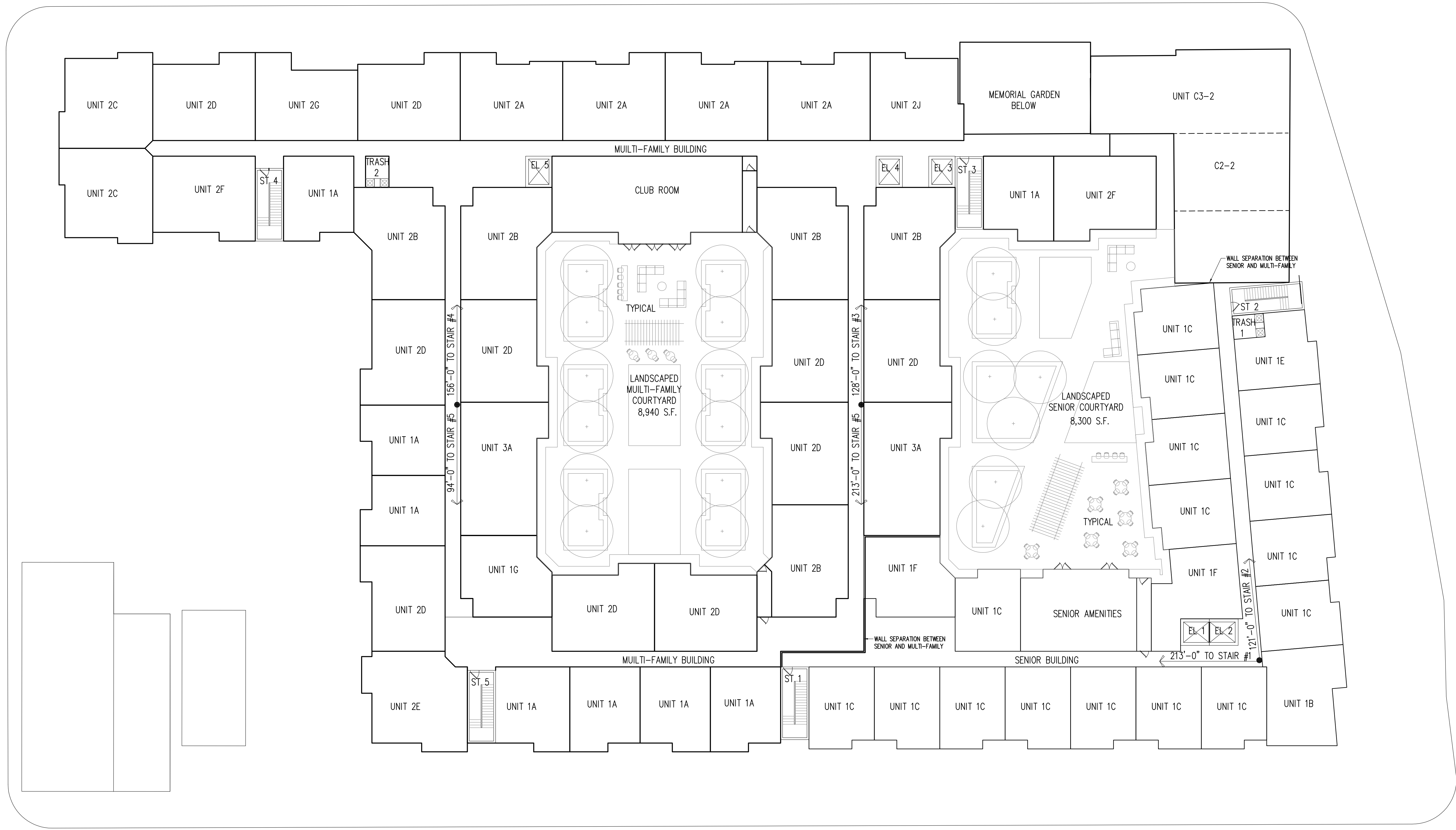
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FIRST FLOOR/PARKING LEVEL
NORTH 1ST AND EAST JACKSON
RICHMOND, VA

A-10

2015 12 11

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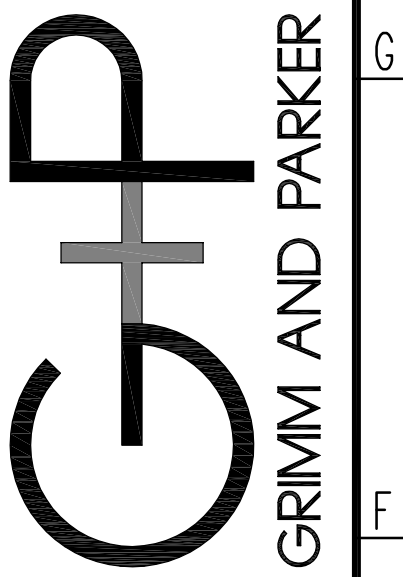


SECOND FLOOR PLAN
 SCALE: 1/16"=1'-0"

A3

LEVEL TWO PLAN
 NORTH 1ST AND EAST JACKSON
 RICHMOND, VA

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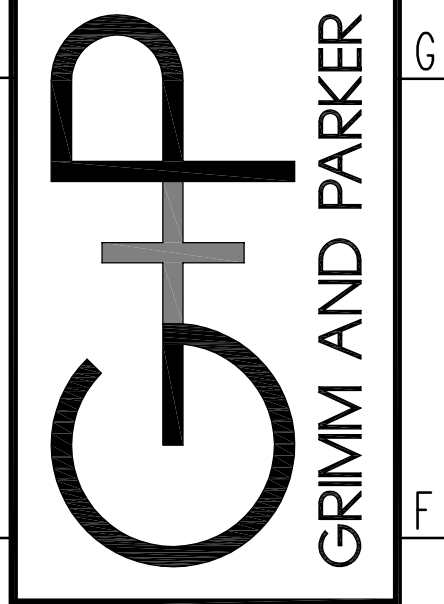
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LEVEL THREE PLAN
 NORTH 1ST AND EAST JACKSON
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THIRD FLOOR FLOOR
 SCALE: 1/16"=1'-0"

A3

A-12

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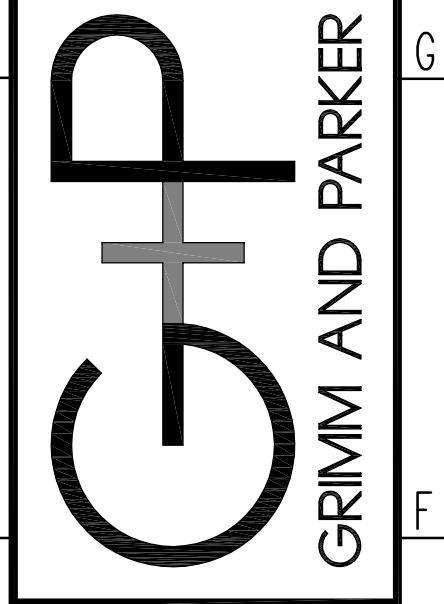


FOURTH FLOOR PLAN
SCALE: 1/16"=1'-0"

A3

LEVEL FOUR PLAN
NORTH 1ST AND EAST JACKSON
RICHMOND, VA

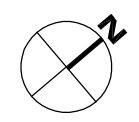
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GP# 21524

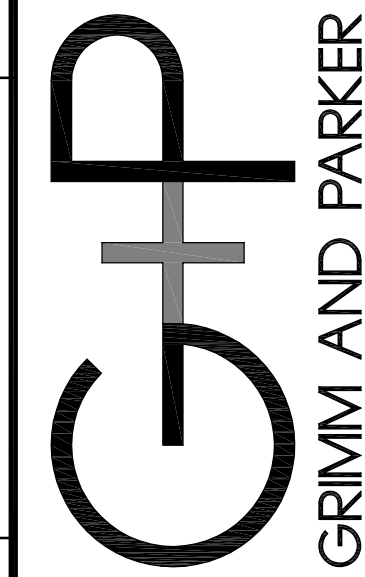
A-13
2015 12 11




ROOF PLAN
 SCALE: 1/16"=1'-0"

A3

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GP# 21524

ROOF PLAN
 NORTH 1ST AND EAST JACKSON
 RICHMOND, VA

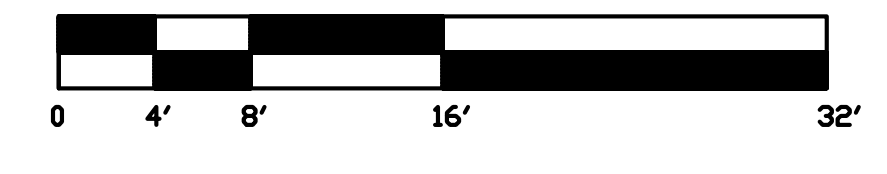
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2015 12 11

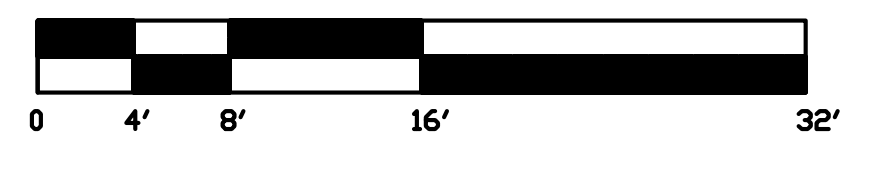
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PARTIAL NORTH 2ND STREET ELEVATION (J2)
SCALE: 1/8"=1'-0"



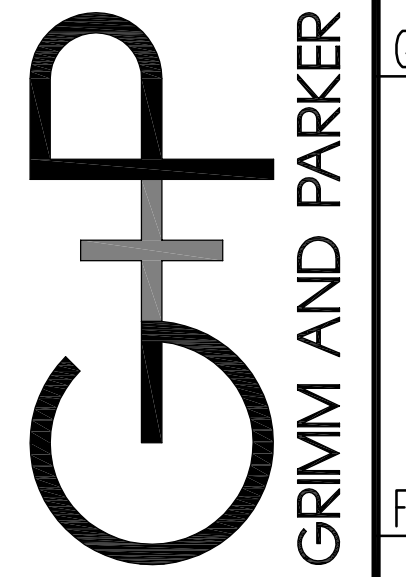
PARTIAL NORTH 2ND STREET ELEVATION (D2)
SCALE: 1/8"=1'-0"



KEY ELEVATION

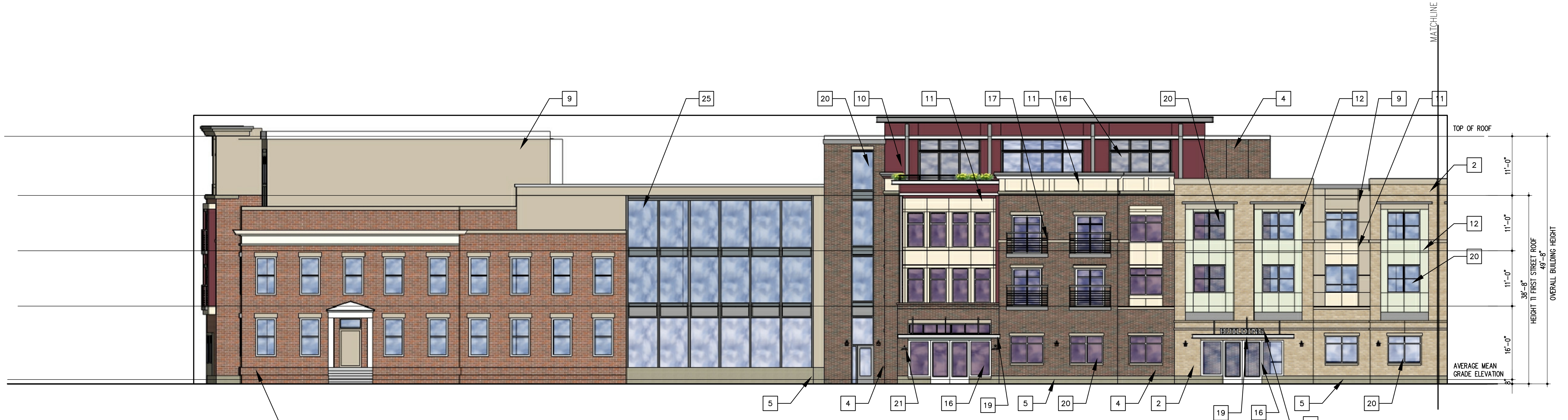
- | | | | | |
|--------------------------|--------------------------------|--|------------------------------------|---------------------------------|
| 1 BRICK COLOR #1 | 11 FIBER CEMENT PANEL COLOR #1 | 21 FIBER CEMENT TRIM COLOR #3 | 26 ENERGY STAR VINYL WINDOW SYSTEM | 31 ALUMINUM CURTAIN WALL SYSTEM |
| 2 BRICK COLOR #2 | 12 FIBER CEMENT PANEL COLOR #2 | 22 ALUMINUM STOREFRONT SYSTEM | 27 EXTERIOR SCONCE LIGHTING | |
| 3 BRICK COLOR #3 | 13 FIBER CEMENT PANEL COLOR #3 | 23 PREFINISHED ALUMINUM RAILING SYSTEM | 28 PAINTED METAL DOOR | |
| 4 BRICK COLOR #4 | 14 FIBER CEMENT PANEL COLOR #4 | 24 FABRIC AWNING | 29 BUILDING SIGNAGE | |
| 5 MASONRY PANEL COLOR #1 | 15 FIBER CEMENT PANEL COLOR #5 | 25 PREFINISHED ALUMINUM CANOPY | 30 OVERHEAD ROLLING DOOR | |
| | | 6 FIBER CEMENT PANEL COLOR #6 | | |
| | | 7 FIBER CEMENT PANEL COLOR #7 | | |
| | | 8 FIBER CEMENT PANEL COLOR #8 | | |
| | | 9 FIBER CEMENT TRIM COLOR #1 | | |
| | | 10 FIBER CEMENT TRIM COLOR #2 | | |

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ELEVATIONS
NORTH 1ST AND EAST JACKSON
RICHMOND, VA



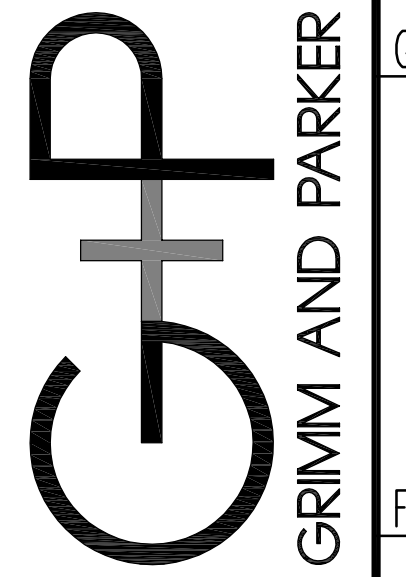
PARTIAL NORTH 1ST STREET ELEVATION (J2)
 SCALE: 1/8"=1'-0"
 0 4' 8' 16' 32'



PARTIAL NORTH 1ST STREET ELEVATION (D2)
 SCALE: 1/8"=1'-0"
 0 4' 8' 16' 32'

KEY ELEVATION					
1	BRICK COLOR #1	15	FIBER CEMENT PANEL COLOR #1	20	ENERGY STAR VINYL WINDOW SYSTEM
2	BRICK COLOR #2	16	FIBER CEMENT PANEL COLOR #2	21	ALUMINUM STOREFRONT SYSTEM
3	BRICK COLOR #3	17	FIBER CEMENT PANEL COLOR #3	22	EXTERIOR SCENCE LIGHTING
4	BRICK COLOR #4	18	FIBER CEMENT PANEL COLOR #4	23	PAINTED METAL DOOR
5	MASONRY PANEL COLOR #1	19	FIBER CEMENT PANEL COLOR #5	24	BUILDING SIGNAGE
		20	FIBER CEMENT PANEL COLOR #6	25	OVERHEAD ROLLING DOOR
		21	FIBER CEMENT PANEL COLOR #7		
		22	FIBER CEMENT PANEL COLOR #8		
		23	FIBER CEMENT TRIM COLOR #1		
		24	FIBER CEMENT TRIM COLOR #2		
		25	FIBER CEMENT TRIM COLOR #3		

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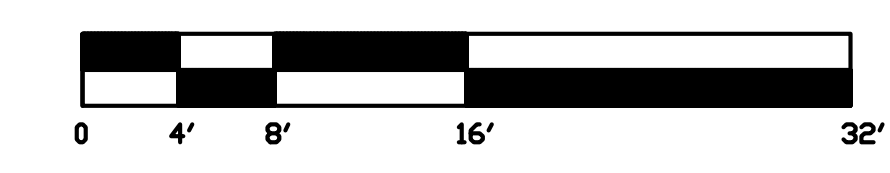
ELEVATIONS
 NORTH 1ST AND EAST JACKSON
 RICHMOND, VA



EAST DUVAL STREET ELEVATION

J2

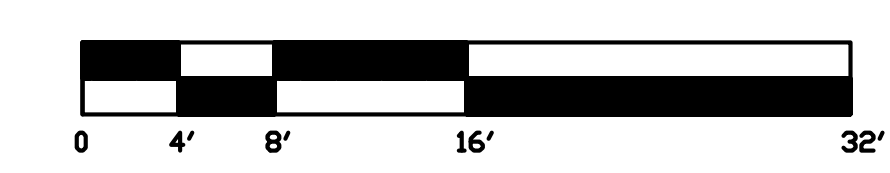
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EAST JACKSON STREET ELEVATION

D2

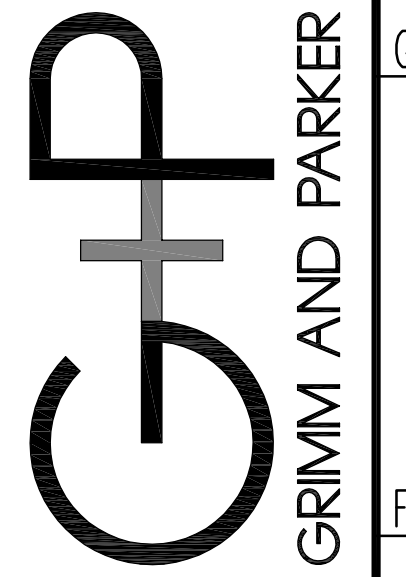
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KEY ELEVATION

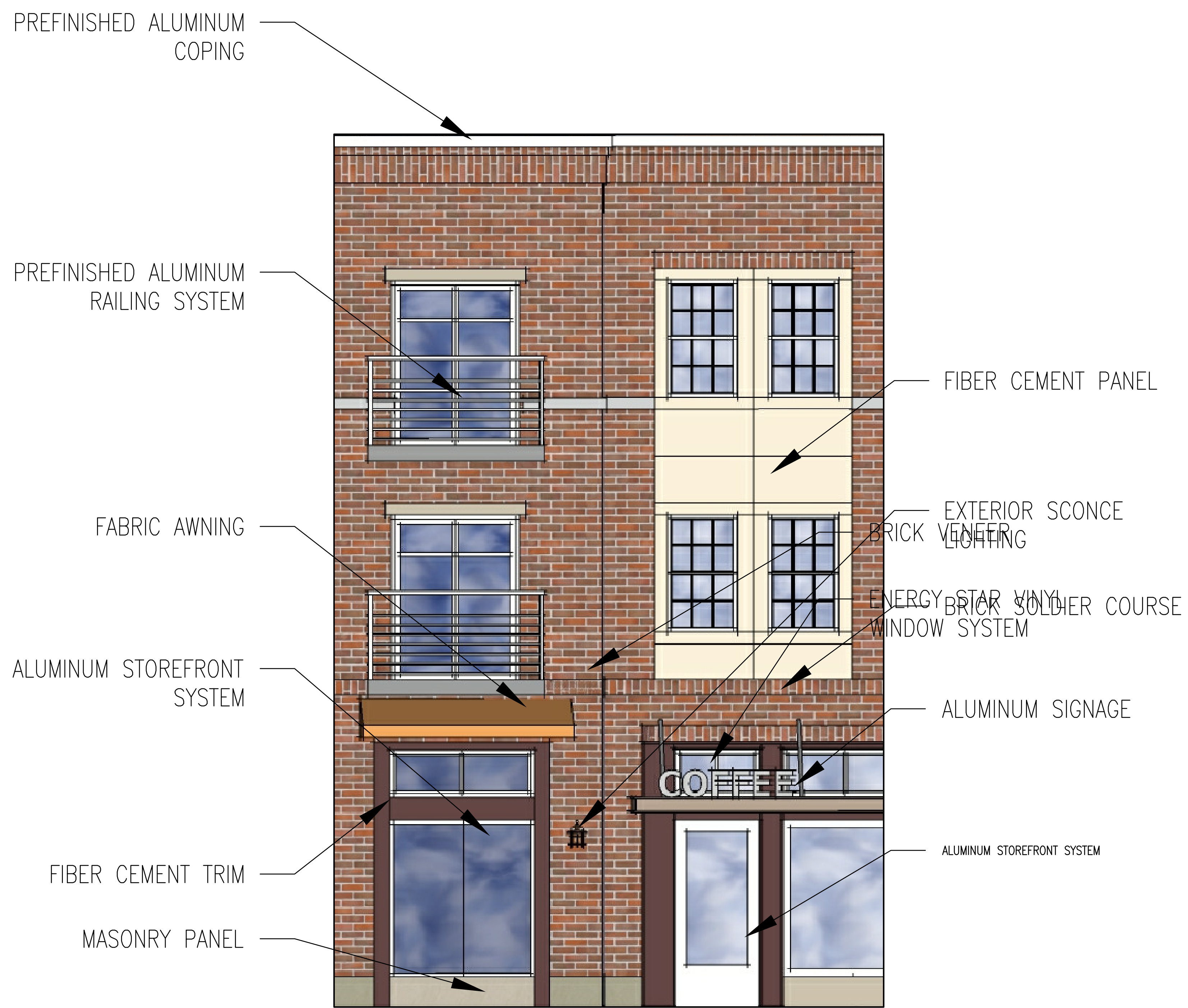
- | | | | |
|-------------------------------|--------------------------------|--|---------------------------------|
| 1 BRICK COLOR #1 | 11 FIBER CEMENT PANEL COLOR #1 | 21 ENERGY STAR VINYL WINDOW SYSTEM | 23 ALUMINUM CURTAIN WALL SYSTEM |
| 2 BRICK COLOR #2 | 12 FIBER CEMENT PANEL COLOR #2 | 22 ALUMINUM STOREFRONT SYSTEM | 24 EXTERIOR SCENCE LIGHTING |
| 3 BRICK COLOR #3 | 13 FIBER CEMENT PANEL COLOR #3 | 23 PREFINISHED ALUMINUM RAILING SYSTEM | 25 PAINTED METAL DOOR |
| 4 BRICK COLOR #4 | 14 FIBER CEMENT PANEL COLOR #4 | 24 FABRIC AWNING | 26 BUILDING SIGNAGE |
| 5 MASONRY PANEL COLOR #1 | 15 FIBER CEMENT PANEL COLOR #5 | 25 PREFINISHED ALUMINUM CANOPY | 27 OVERHEAD ROLLING DOOR |
| 6 FIBER CEMENT PANEL COLOR #6 | 16 FIBER CEMENT PANEL COLOR #6 | | |
| 7 FIBER CEMENT PANEL COLOR #7 | 17 FIBER CEMENT PANEL COLOR #7 | | |
| 8 FIBER CEMENT PANEL COLOR #8 | 18 FIBER CEMENT TRIM COLOR #1 | | |
| 9 FIBER CEMENT TRIM COLOR #1 | 19 FIBER CEMENT TRIM COLOR #2 | | |

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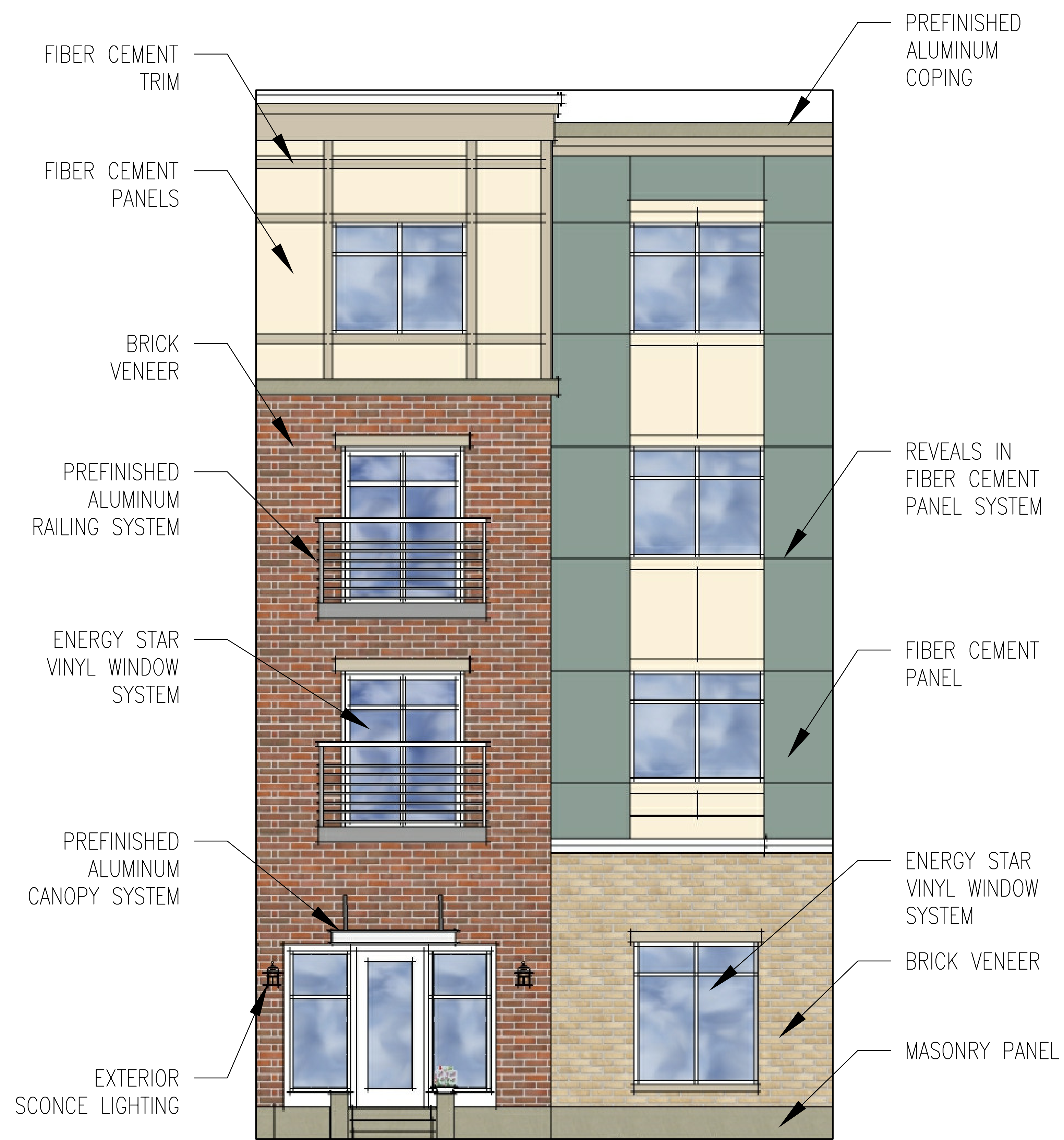
ELEVATIONS
 NORTH 1ST AND EAST JACKSON
 RICHMOND, VA



ELEVATION DETAIL

NTS

(A12)

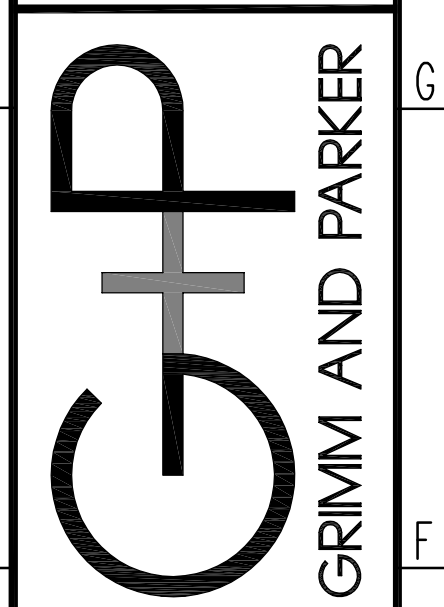


ELEVATION DETAIL

NTS

(A3)

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GP# 21524

ENLARGED ELEVATIONS
NORTH 1ST AND EAST JACKSON
RICHMOND, VA

A-23

2015 12 11



CONVENT

SCALE: NTS

G10



DETAIL AT SENIOR BUILDING

SCALE: NTS

G1



MEMORIAL GARDENS

SCALE: NTS

A10

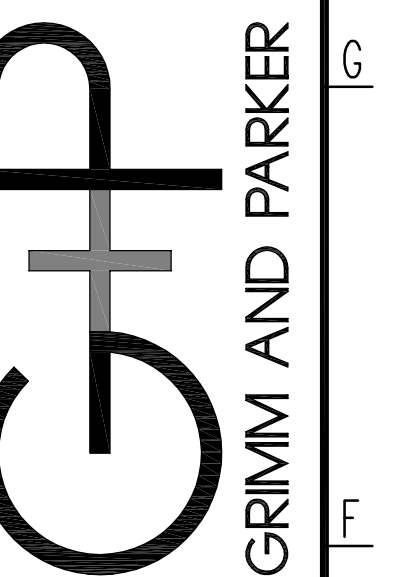


COMMERCIAL

SCALE: NTS

A1

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GP# 21524

PERSPECTIVES
NORTH 1ST AND EAST JACKSON
RICHMOND, VA

A-24

2015 12 11

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BLADE SIGN

J13

SCALE: NTS



BLADE SIGN

J13

SCALE: NTS

FABRICATED BLADE SIGN STRUCTURE ATTACHED TO BUILDING EXTERIOR FACADE, METALLIC LETTERS W/ LED BACK LIGHT. BLADE SIGN STRUCTURE TO BE MAX. 20'-0" X 3'-0". BLADE SIGNAGE LETTERS TO BE MAX. 2'-0" TALL, TYPICAL.

PRE-FABRICATED CANOPY OVER ENTRANCES SUPPORTED W/ PRE-FINISHED TURN BUCKLES & THE RODS SECURED TO BUILDING STRUCTURE. CANOPY SURFACE TO BE SOLID OR GLASS - BASED UPON LOCATION, TYPICAL.



COMMERCIAL SIGNAGE

E14

SCALE: NTS

SIGNAGE TO BE BACKLIT. NO NEON SHALL BE USED FOR COMMERCIAL SIGNAGE OR SIMILAR CANOPY SIGNAGE. MAX SIZE OF SIGNAGE SHALL BE 12'-0" X 1'-6" TYPICAL AT LOCATIONS SHOWN.

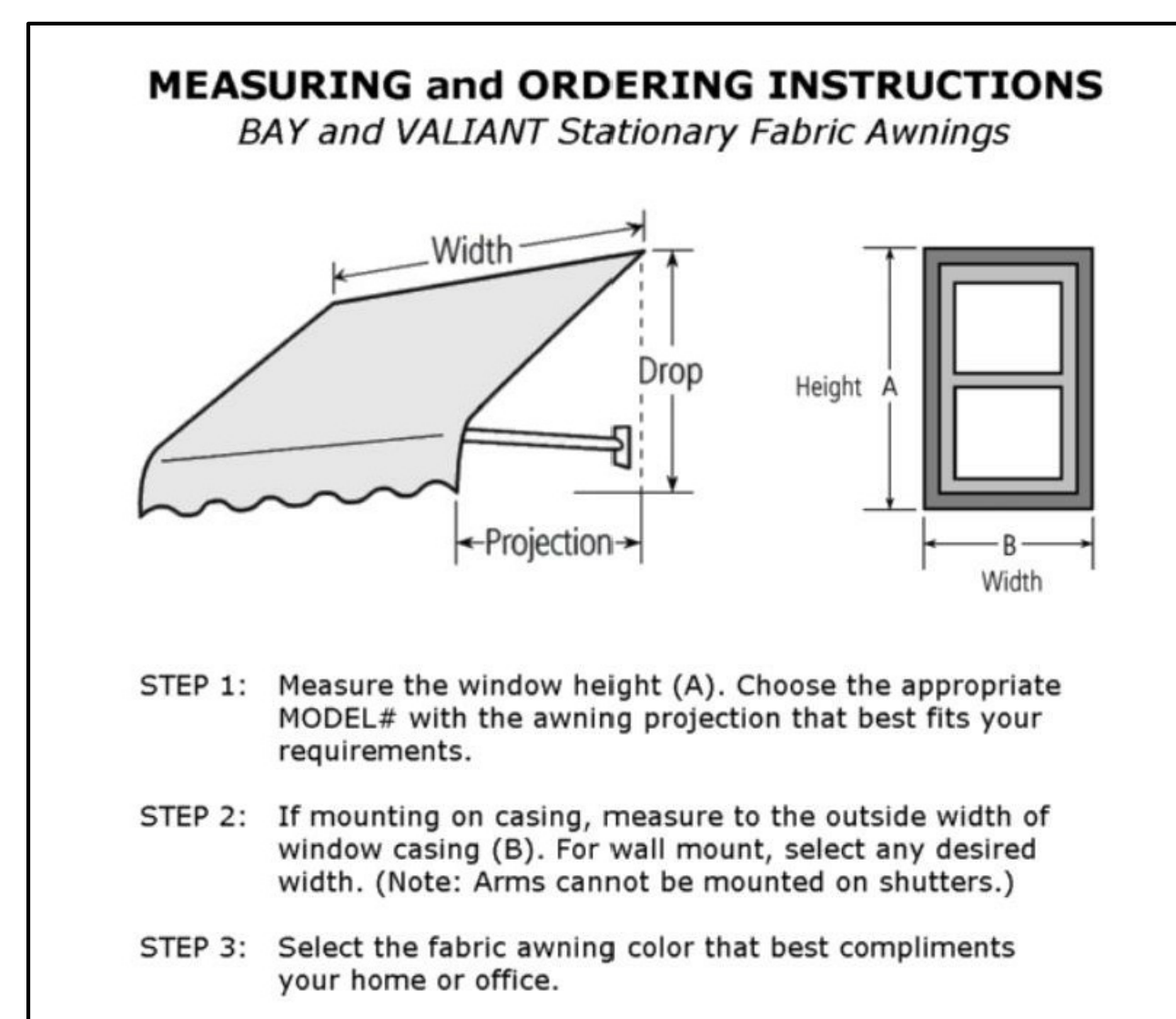
PRE-FABRICATED CANOPY OVER ENTRANCES SUPPORTED W/ PRE-FINISHED TURN BUCKLES & THE RODS SECURED TO BUILDING STRUCTURE. CANOPY SURFACE TO BE SOLID OR GLASS - BASED UPON LOCATION, TYPICAL.



EXT. WALL SCONCE

A15

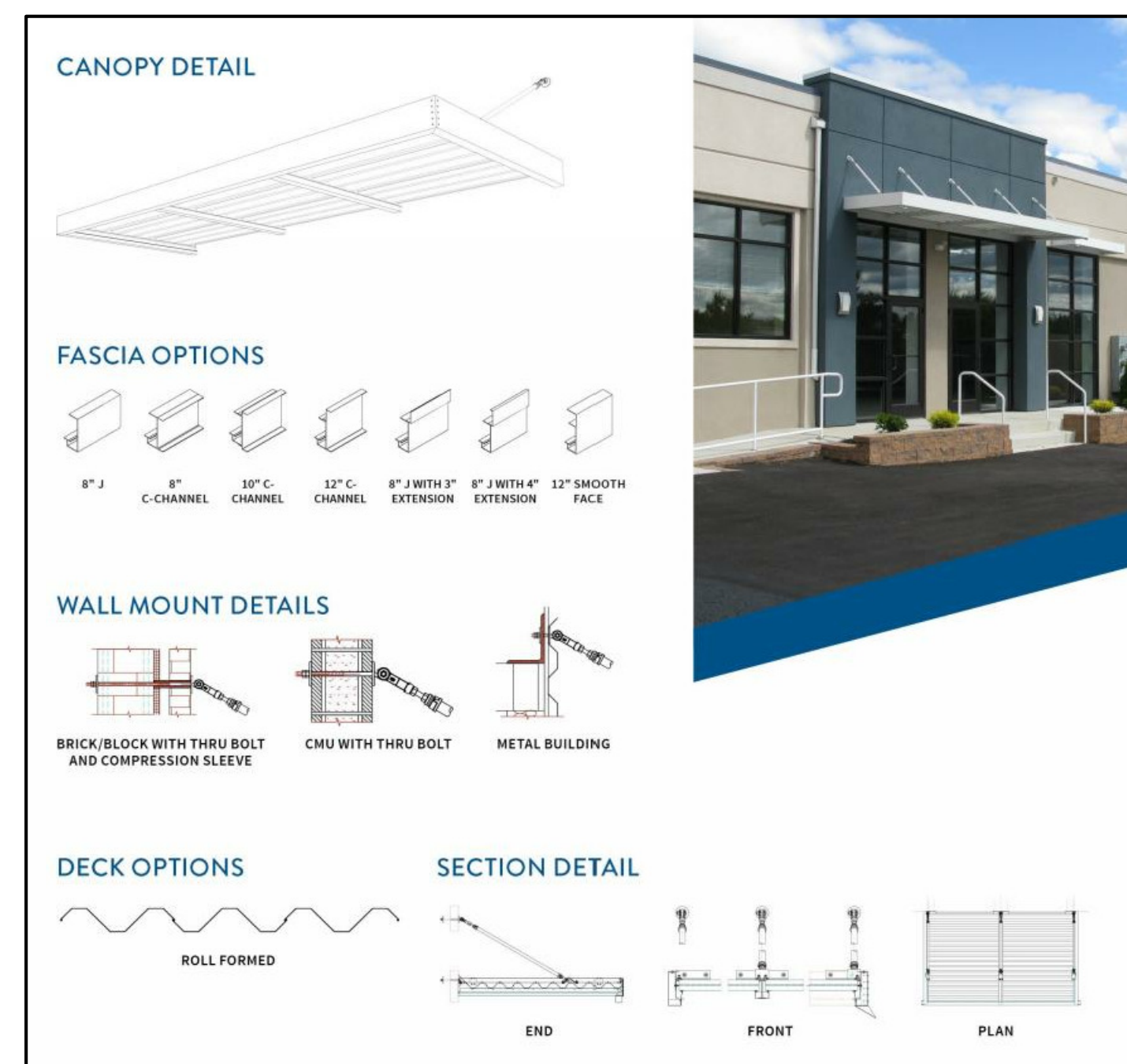
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AWNING DETAIL

A11

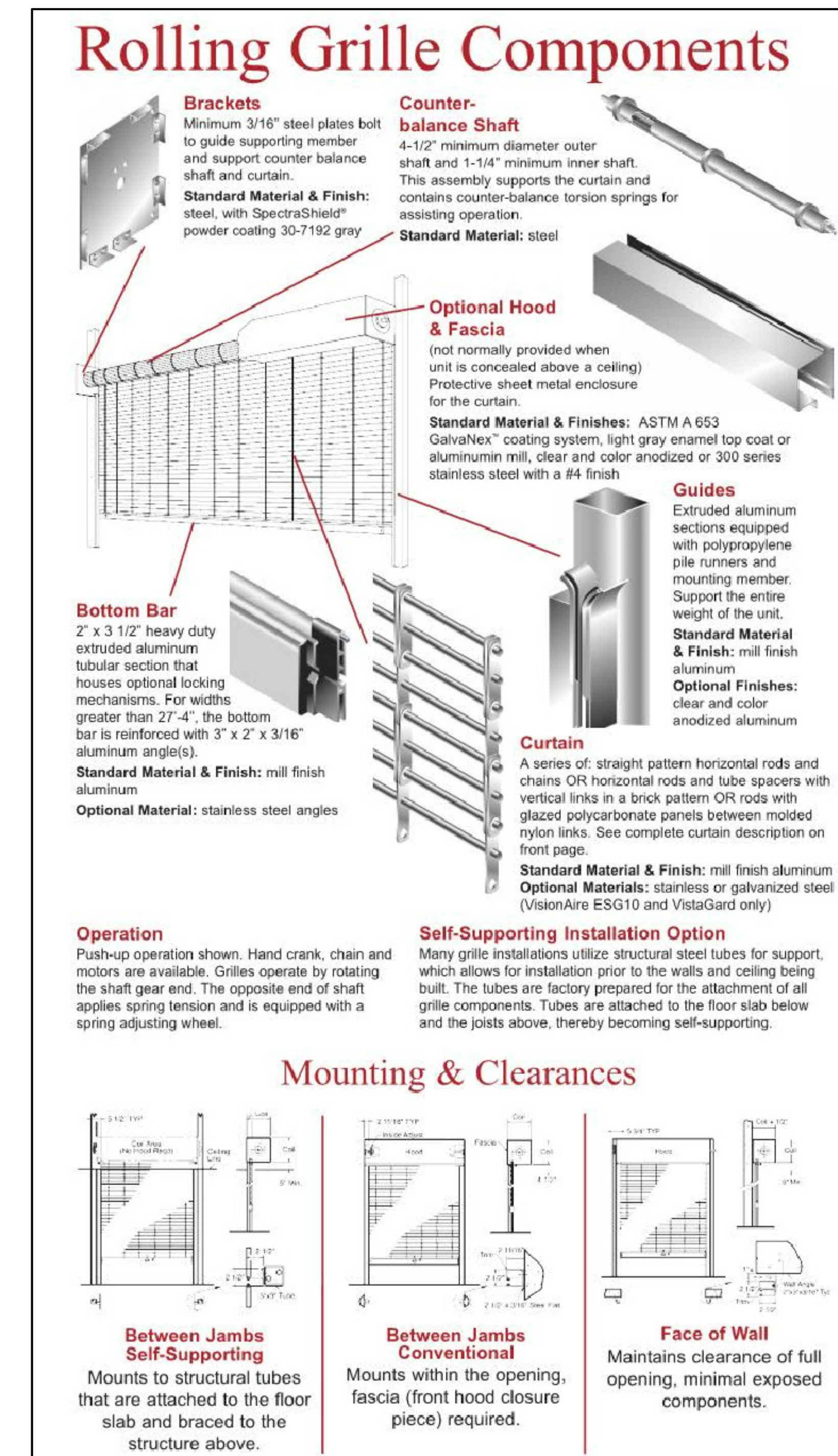
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CANOPY DETAIL

A6

SCALE: NTS

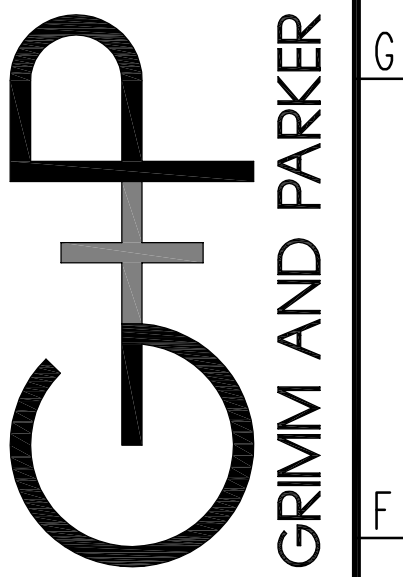


O.H. DOOR DETAIL

A1

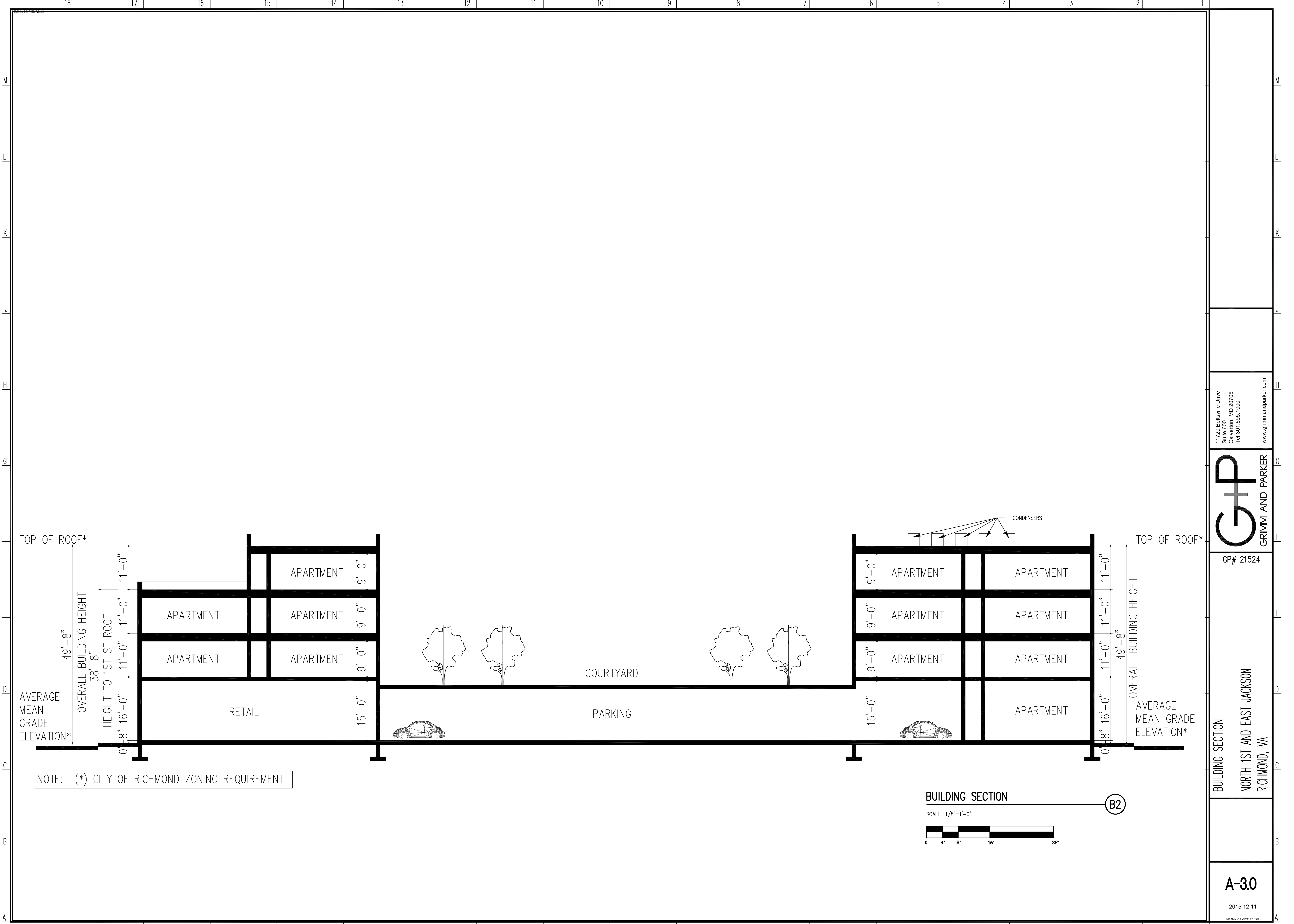
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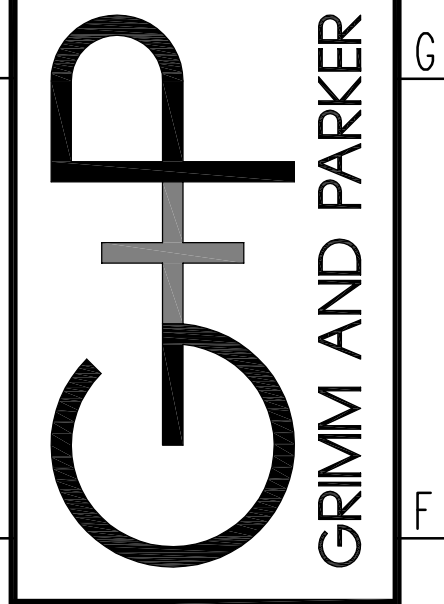
CANOPY & BLADE SIGN DETAILS
 NORTH 1ST AND EAST JACKSON
 RICHMOND, VA



18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

M
L
K
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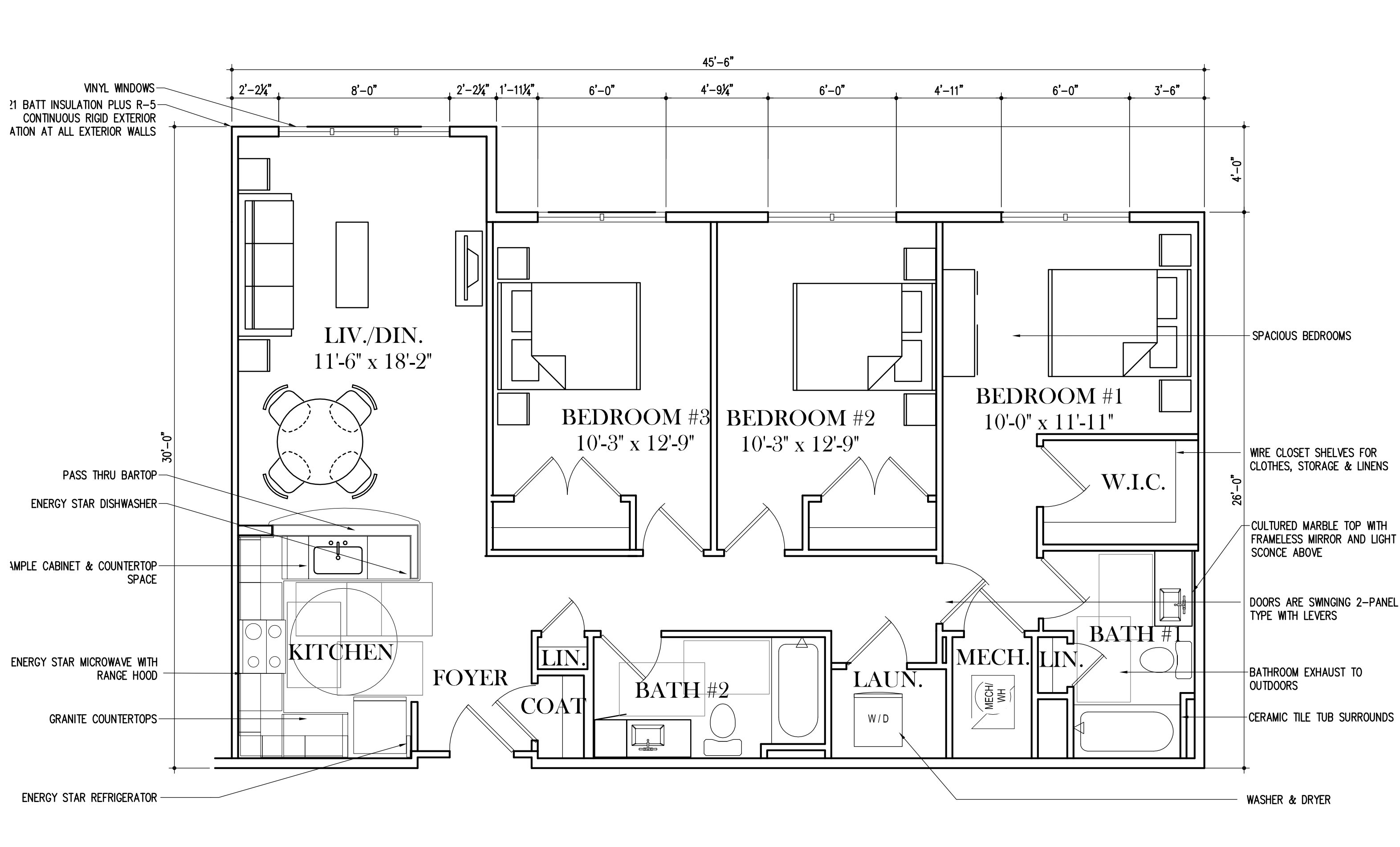


GP# 21524

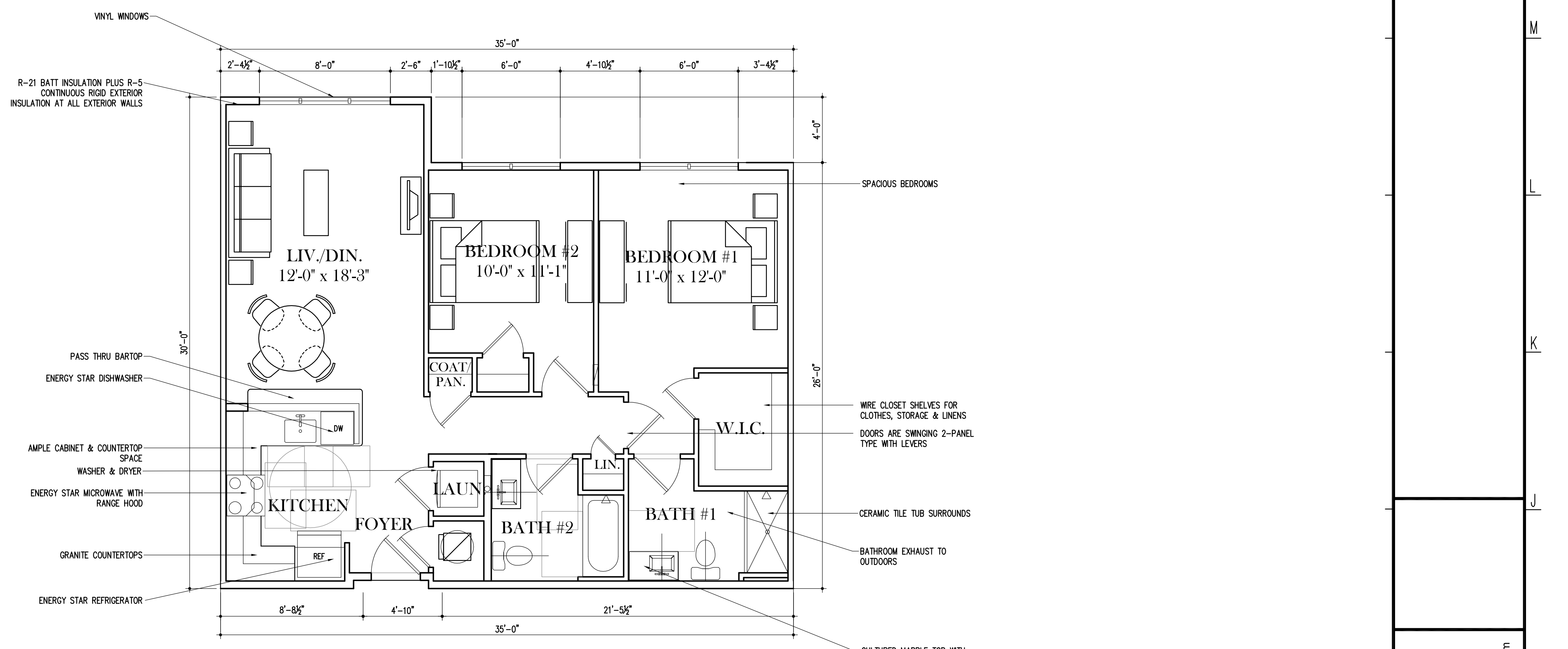
BUILDING SECTION
NORTH 1ST AND EAST JACKSON
RICHMOND, VA

A-30

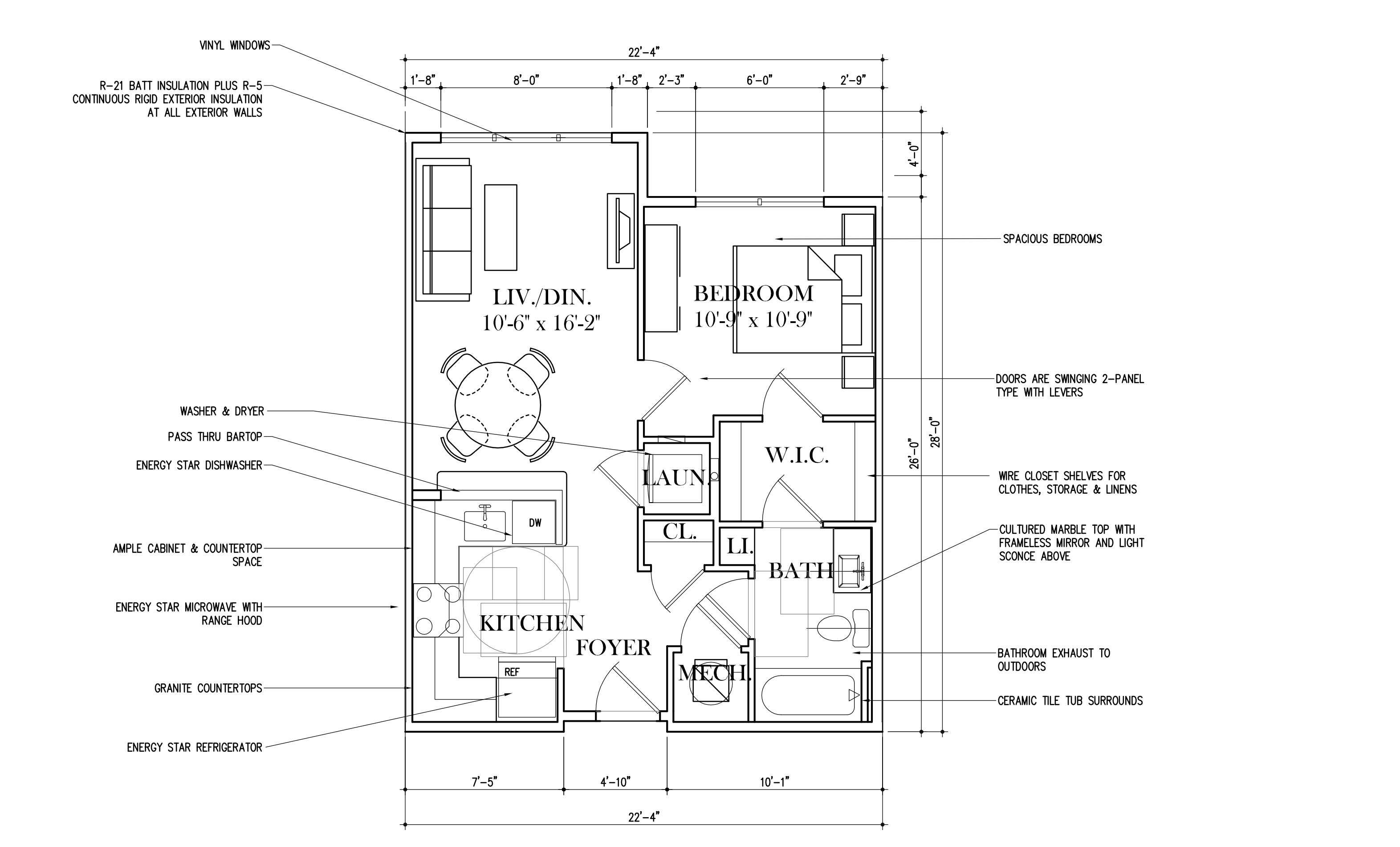
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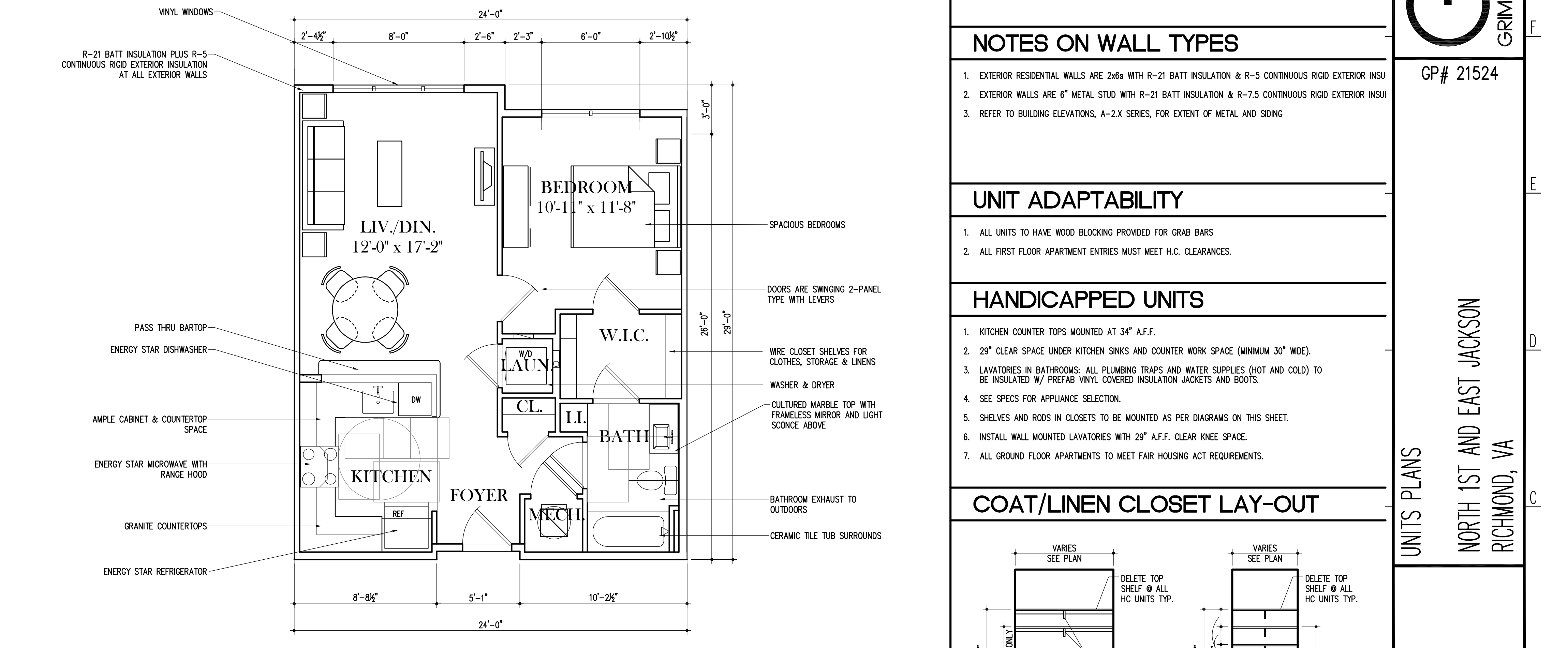
UNIT 3A - MULTIFAMILY
1/4" = 1'-0" (G14)



UNIT 2D - MULTIFAMILY
1/4" = 1'-0" AREA: 960 CSF (G7)



UNIT 1C - SENIOR APARTMENT
1/4" = 1'-0" AREA: 590 CSF (A14)



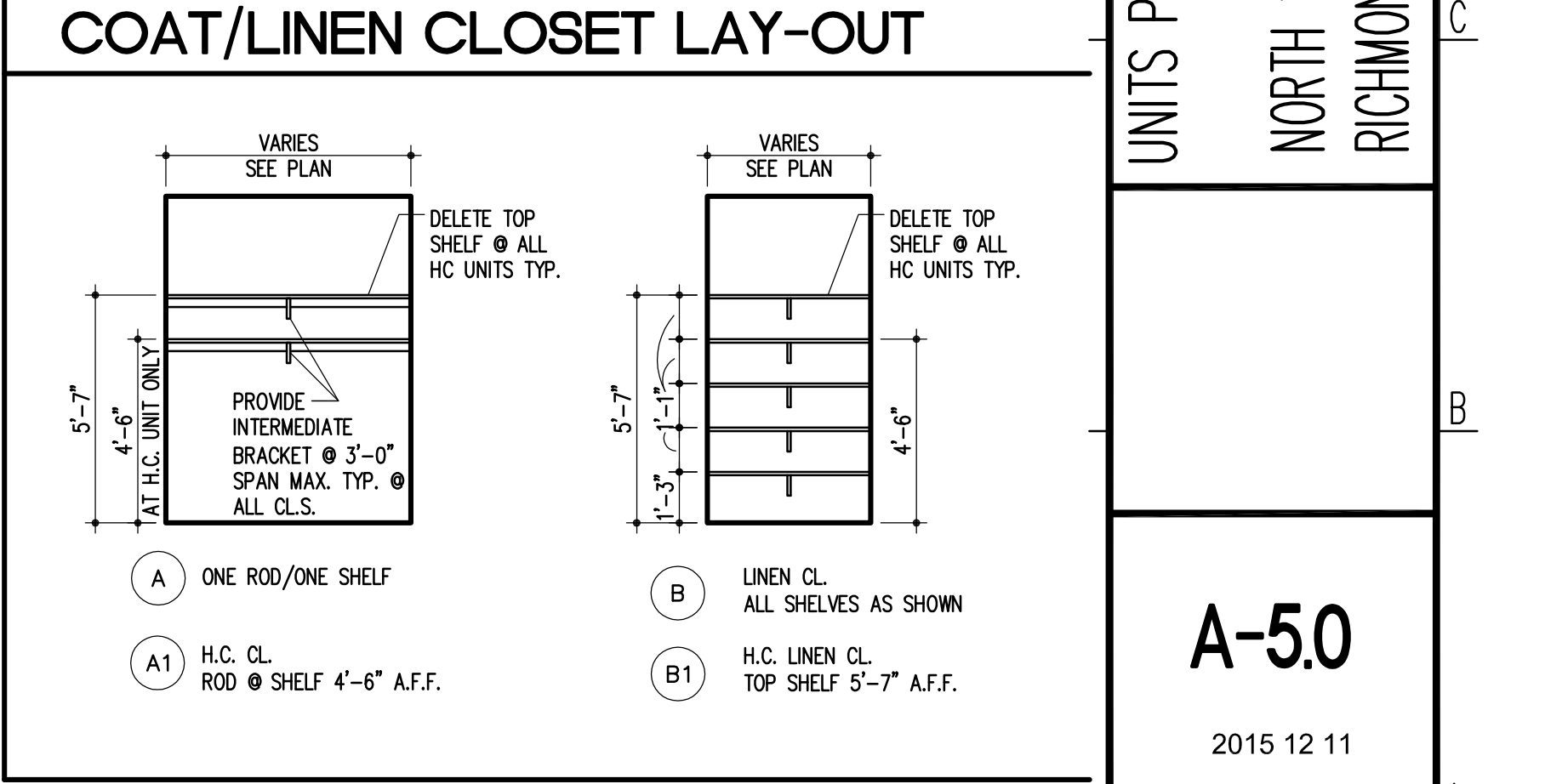
UNIT 1A - MULTI-FAMILY
1/4" = 1'-0" AREA: 660 CSF (A7)

- ### GENERAL NOTES
- ALL PARTY WALLS ARE DOUBLE STUD WALLS.
 - DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
 - PROVIDE FIBERGLASS MATT FACED MOLD RESISTANT GYPSUM BOARD FOR ALL BATHROOM WALLS.
 - ALL EXHAUST VENTS (BATHROOM AND DRYER) TO BE CENTERED ON TOP OF WINDOWS UNLESS OTHERWISE NOTED.
 - REFER TO BUILDING ELEVATIONS FOR SPECIFIC EXTENT OF MASONRY VENEER (VERIFY WALL TYPES WITH ELEVATIONS).
 - VINYL FLOORING TO CONTINUE UNDER KITCHEN APPLIANCES (REFRIGERATOR, RANGE, DISHWASHER), AND AT H.C. UNIT SINKS/COUNTERS WITHOUT BASE CABINETS.
 - PROVIDE CHROME ESCUTCHEON PLATES AT ALL PIPE TO WALL PENETRATIONS.
 - SEE THIS SHEET FOR COAT AND LINEN CLOSET LAY-OUT.
 - EXTEND ADJACENT FLOORING INTO CLOSET SPACES, EXCEPT MECHANICAL AND WATER HEATER CLOSETS, WHICH WILL RECEIVE VCT FLOORING.
 - SOUND INSULATE INTERIOR WALLS OF MECHANICAL CLOSETS.

- ### NOTES ON WALL TYPES
- EXTERIOR RESIDENTIAL WALLS ARE 2x6s WITH R-21 BATT INSULATION & R-5 CONTINUOUS RIGID EXTERIOR INSULATION.
 - EXTERIOR WALLS ARE 6" METAL STUD WITH R-21 BATT INSULATION & R-7.5 CONTINUOUS RIGID EXTERIOR INSULATION.
 - REFER TO BUILDING ELEVATIONS, A-2-X SERIES, FOR EXTENT OF METAL AND SIDING.

- ### UNIT ADAPTABILITY
- ALL UNITS TO HAVE WOOD BLOCKING PROVIDED FOR GRAB BARS.
 - ALL FIRST FLOOR APARTMENT ENTRIES MUST MEET H.C. CLEARANCES.

- ### HANDICAPPED UNITS
- KITCHEN COUNTER TOPS MOUNTED AT 34" A.F.F.
 - 29" CLEAR SPACE UNDER KITCHEN SINKS AND COUNTER WORK SPACE (MINIMUM 30" WIDE).
 - LAVATORIES IN BATHROOMS: ALL PLUMBING TRAPS AND WATER SUPPLIES (HOT AND COLD) TO BE INSULATED W/ PREFAB VINYL COVERED INSULATION JACKETS AND BOOTS.
 - SEE SPECS FOR APPLIANCE SELECTION.
 - SHELVES AND RODS IN CLOSETS TO BE MOUNTED AS PER DIAGRAMS ON THIS SHEET.
 - INSTALL WALL MOUNTED LAVATORIES WITH 29" A.F.F. CLEAR KNEE SPACE.
 - ALL GROUND FLOOR APARTMENTS TO MEET FAIR HOUSING ACT REQUIREMENTS.



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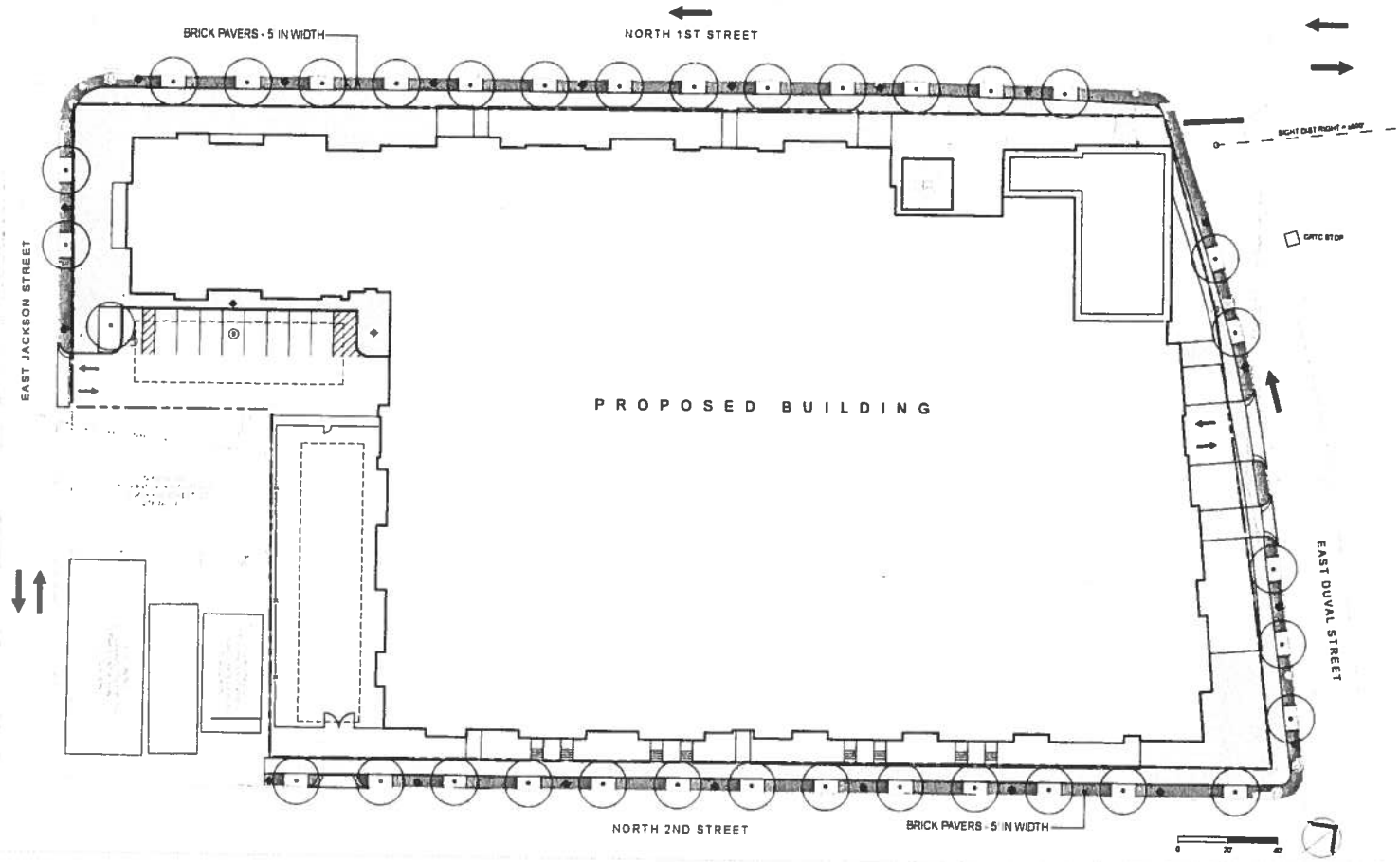
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UNITS PLANS
NORTH 1ST AND EAST JACKSON
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A-50

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NORTH 1ST AND EAST JACKSON
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