



OWNER  
 SNP PROPERTIES  
 23 WEST BROAD STREET  
 RICHMOND, VA 23220

DEVELOPER  
 MARKHAM PLANNING  
 208 EAST GRACE STREET  
 RICHMOND, VA 23219

ARCHITECT  
 FULTZ & SINGH ARCHITECTS  
 1212 WESTOVER HILLS BLVD  
 RICHMOND, VA 23225

DHR CONSULTANT  
 SADLER & WHITEHEAD, LLC  
 726 W 33rd ST.  
 RICHMOND, VA 23225

CIVIL  
 HG CIVIL  
 5701 GROVE AVENUE  
 RICHMOND, VA 23226

DRAWING LIST - ARCHITECTURAL		
SHEET	DRAWING TITLE	03/01/2022 SUP SET 04/28/2022 REVISION 01
CS.00	COVER SHEET	••
AS.01	SITE PLAN	••
A1.01E	FLOOR PLAN - LOWER LEVEL - EXISTING	•
A1.02E	FLOOR PLAN - MAIN LEVEL - EXISTING	•
A1.03E	FLOOR PLAN - UPPER LEVEL - EXISTING	•
A1.04E	FLOOR PLAN - MEZZANINE - EXISTING	•
A1.01	FLOOR PLAN - LOWER LEVEL	••••
A1.02	FLOOR PLAN - MAIN LEVEL	••••
A1.03	FLOOR PLAN - UPPER LEVEL	••••
A1.04	FLOOR PLAN - MEZZANINE	••••
A2.01	ELEVATION DRAWINGS	••••
A2.02	ELEVATION DRAWINGS	••••
A2.03	ELEVATION DRAWINGS	••••
A2.04	ELEVATION DRAWINGS	••••
A3.01	NEW WINDOW DETAILS	•

# ST. GERTRUDE

3215 Stuart Avenue  
 Richmond, VA 23221

SPECIAL USE PERMIT - REVISION 01- [04/28/2022]

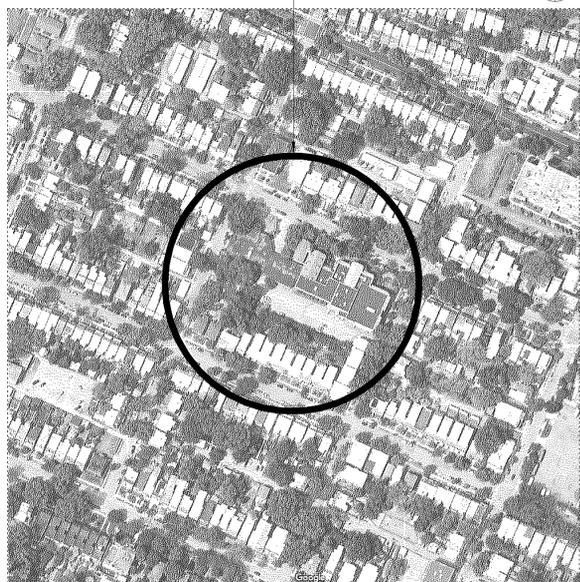
# ST. GERTRUDE

3215 Stuart Avenue  
 Richmond, VA 23221

### DRAWING SYMBOL LEGEND

	ELEVATION CALLOUT		DOOR EGRESS TAG ACTUAL DOOR WIDTH INCHES PER OCCUPANT ACTUAL OCCUPANT NUMBER OCCUPANT CAPACITY OF OPENING		LEVEL / ELEVATION REFERENCE
	SECTION CALLOUT		DOOR TAG		WALLTYPE INDICATION
	ENLARGED PLAN / SECTION CALLOUT		ROOM TAG		EGRESS PATH
	DETAIL CALLOUT		DRAWING NOTE		WALL RATING INDICATION DASH INDICATES RATING IN NUMBER OF HOURS [DENSE DASH INDICATES 30MIN WALL]
	GRIDLINE REFERENCE		REVISION NOTE		CODE COMPLIANT ILLUMINATED EXIT SIGN INDICATOR DIRECTION (IF APPLICABLE)
	LEVEL / ELEVATION REFERENCE		DEMOLITION NOTE		

### VICINITY MAP

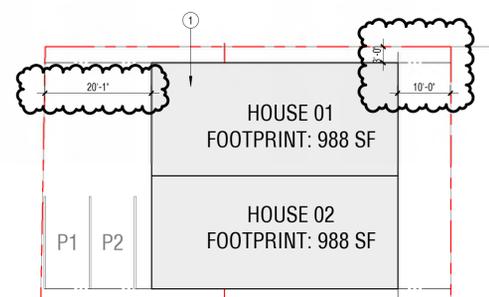
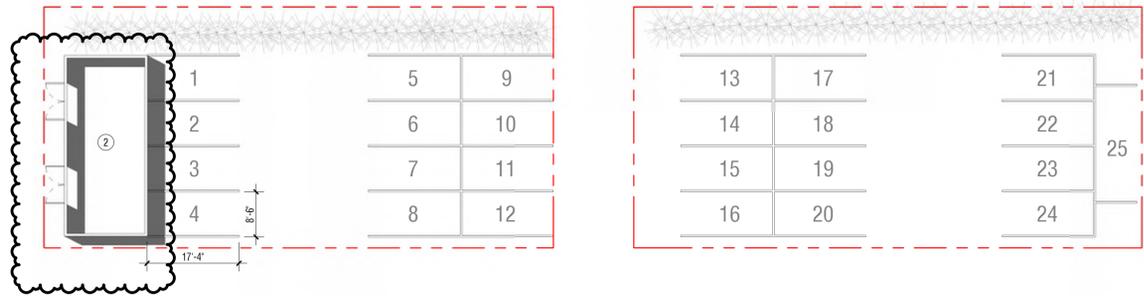


1	Revision 1	04/28/22
#	REVISION	DATE

CS.00	COVER SHEET
JOB NUMBER / 0094	ISSUE DATE / 04/28/2022
SHEET /	SCALE / 12" = 1'-0"
	DRAWN / FS
	CHECKED /



TOTAL PARKING COUNT: 51 + 2 PRIVATE FOR THE ATTACHED HOUSES



**GENERAL NOTES**

- 1 THIS ADAPTIVE REUSE PROJECT CONSISTS OF A TRANSFORMATION OF A N EXISTING SCHOOL BUILDING INTO A RESIDENTIAL PROJECT. THE SCHOOL INCLUDES AN ORIGINAL HISTORIC 1913 CHAPEL BUILDING WITH THREE NON HISTORIC ADDITIONS ON EITHER SIDE.
- 2 ALL UNITS SHALL BE FOR APARTMENT USE.
- 3 HISTORIC MATERIALS WILL BE MAINTAINED, PROTECTED AND RESTORED WHERE NEEDED.
- 4 EXISTING MASONRY LANDSCAPING WALL AROUND THE PROPERTY WILL BE PROTECTED DURING CONSTRUCTION. CONSTRUCTION MACHINERY AND MATERIALS WILL BE OPERATED AND STORED MAINLY IN THE REAR PARKING AREA.
- 5 STAINED GLASS SECTION ON CHAPEL AND ALL EXISTING FACADE DETAILING WILL REMAIN. CURRENT OWNERS ARE PLANNING TO REMOVE AND RELOCATE CROSSES AND OTHER RELIGIOUS SIGNS AND OBJECTS.
- 6 EXISTING LANDSCAPE AND TREES TO REMAIN ON STUART AVENUE, TILDEN STREET AND CLEVELAND STREET. SEE CIVIL DOCUMENTS FOR TREE PRESERVATION SPECS AND EXACT LOCATION OF EXISTING TREES (THIS SITE PLAN DOESN'T REPRESENT ALL THE EXISTING TREES AND EXACT LOCATIONS)

**SITE PLAN NOTES**

- 1 TWO NEW ATTACHED 3 STORY HOUSES WITH ONE PARKING SPOT EACH. THE INTENT IS TO DESIGN AND SUBMIT FOR PERMIT SEPARATELY IN A SECOND PHASE. THE ARCHITECTURE WILL FOLLOW WEST OF THE BOULEVARD DESIGN GUIDELINES.
- 2 DUMPSTERS SCREENED WITH MASONRY TO MATCH THE CLOSEST EXISTING BUILDING.
- 3 LANDSCAPING AND TREES WILL BE REMOVED IN THIS AREA. SITE WILL BE PREPARED FOR EIGHT NEW PARKING SPACES.
- 4 EXISTING DOG PARK TO BE MAINTAINED. BENCHES, LIGHTING AND PLANTING UPGRADES WILL BE PROVIDED.
- 5 PRIVATE OUTDOOR AREA WITH GRILL AND SITTING AREA. BENCHES, LIGHTING AND PLANTING UPGRADES WILL BE PROVIDED.

**LEGEND**

- EXISTING TO REMAIN
- NEW
- TO BE REMOVED

**01 SITE PLAN**  
SCALE: 1/16" = 1'-0"



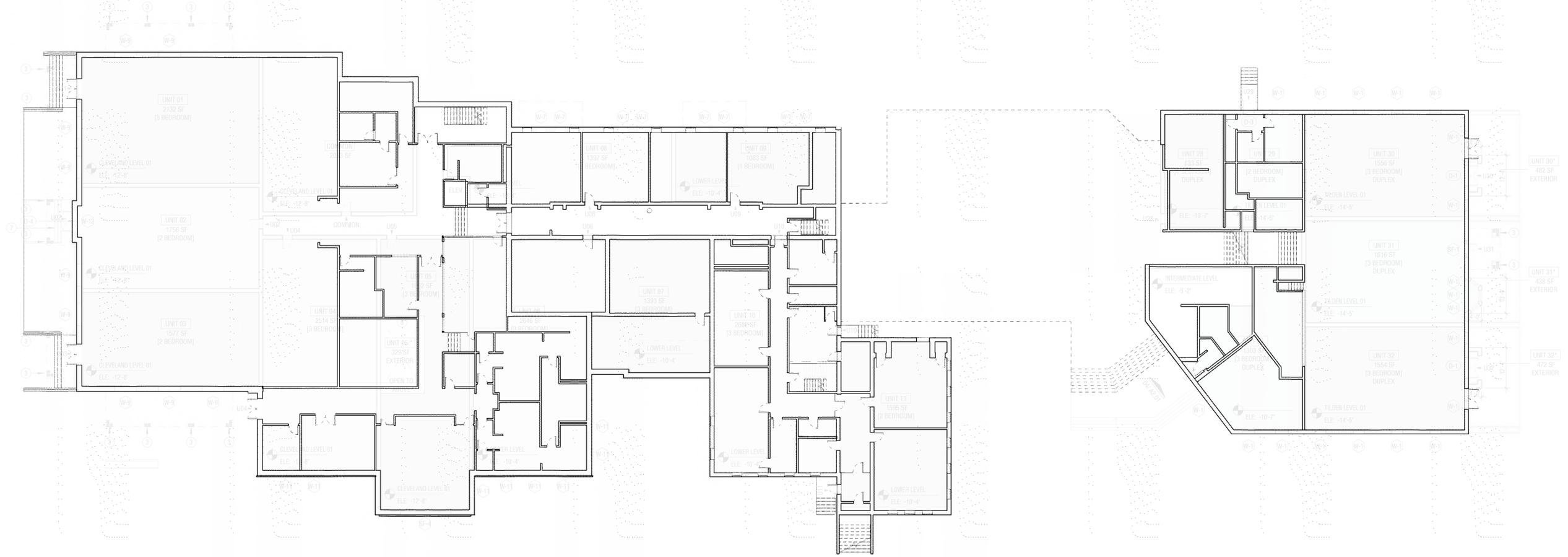
JOB NUMBER / SHEET /	0094 / AS.01
ISSUE DATE /	04/28/2022
SCALE /	1/16" = 1'-0"
DRAWN / CHECKED /	
AUTHOR / CHECKER /	
REVISION # / DATE	1 Revision 1 04/28/22

SITE PLAN

**ST. GERTRUDE**

3215 Stuart Avenue  
Richmond, VA 23221

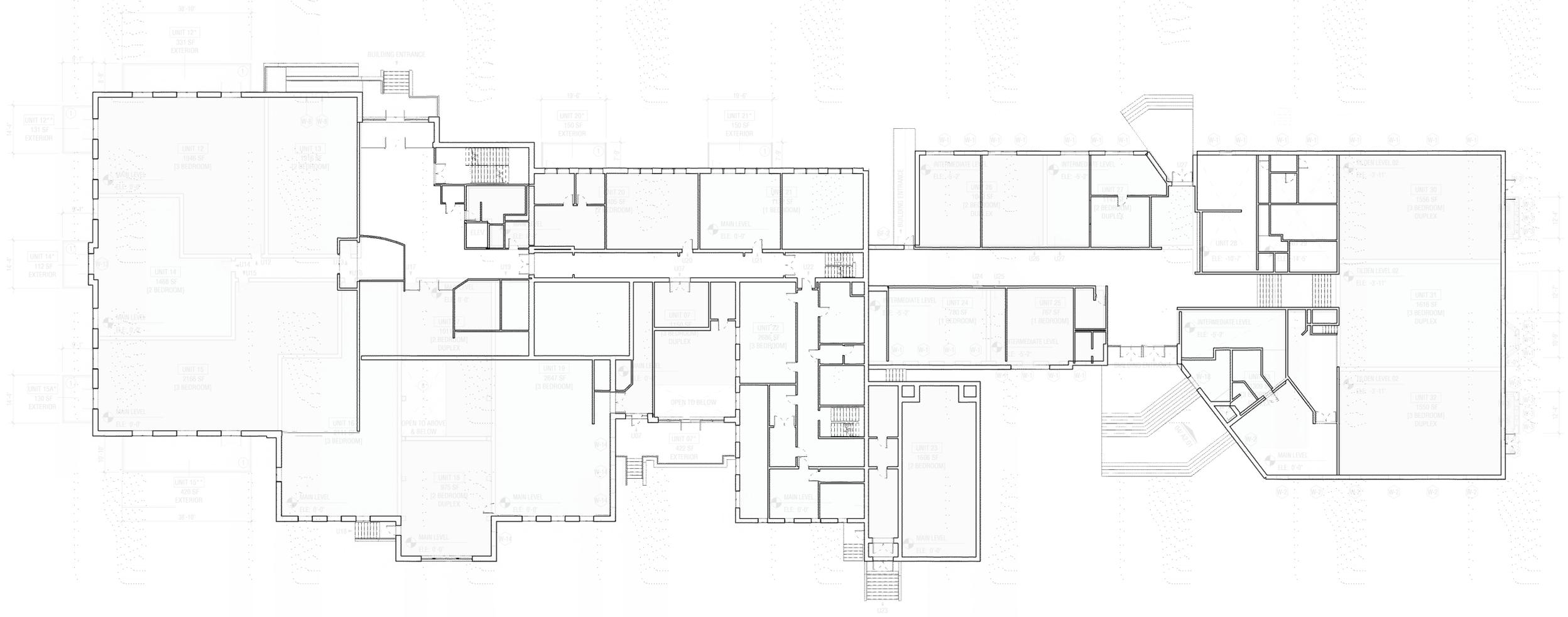
**01 LOWER LEVEL**  
SCALE: 1/16" = 1'-0"



JOB NUMBER / SHEET /	0094 / A1.01E
ISSUE DATE /	04/28/2022
SCALE /	1/16" = 1'-0"
DRAWN / CHECKED /	Author / Checker
<b>FLOOR PLAN - LOWER LEVEL - EXISTING</b>	
# REVISION	DATE
1 Revision 1	04/28/22

**ST. GERTRUDE**

2215 Stuart Avenue  
Richmond, VA 23221



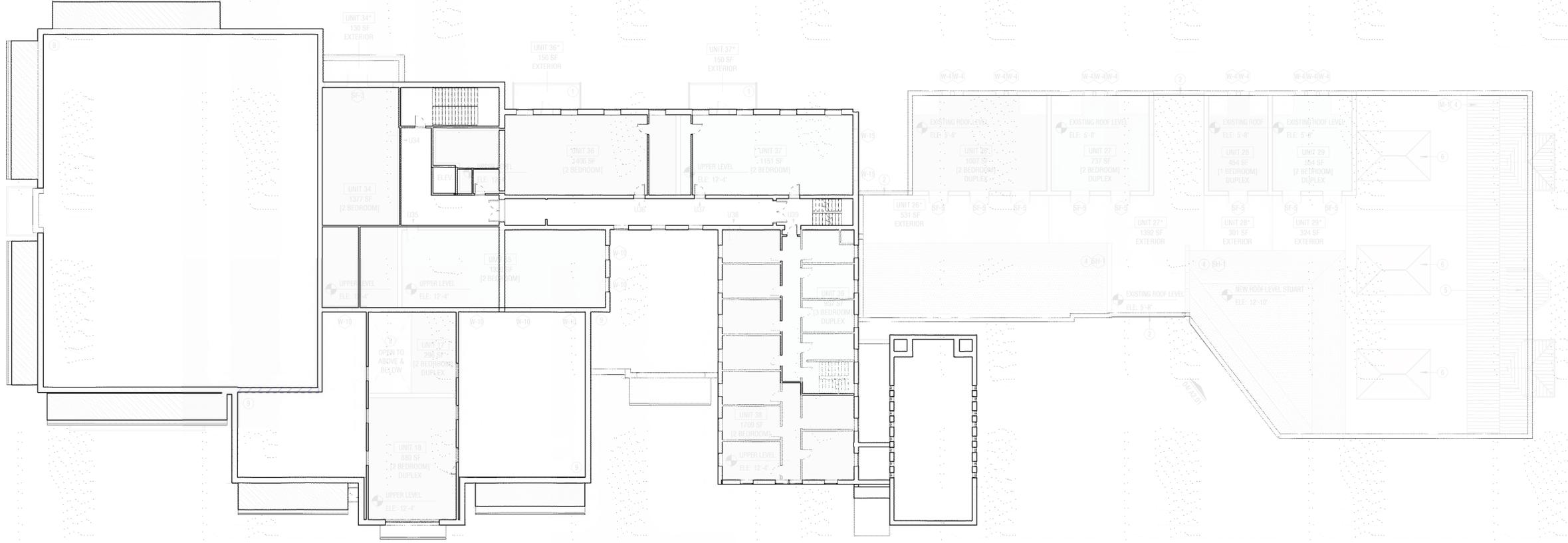
**01 MAIN LEVEL**  
SCALE: 1/16" = 1'-0"



JOB NUMBER / 0094	ISSUE DATE / 04/28/2022	SCALE / 1/16" = 1'-0"	DRAWN / CHECKED /	AUTHOR / CHECKER /	# REVISION 1	DATE 04/28/22
SHEET / <b>A1.02E</b>			FLOOR PLAN - MAIN LEVEL - EXISTING			

**ST. GERTRUDE**

3215 Stuart Avenue  
Richmond, VA 23221

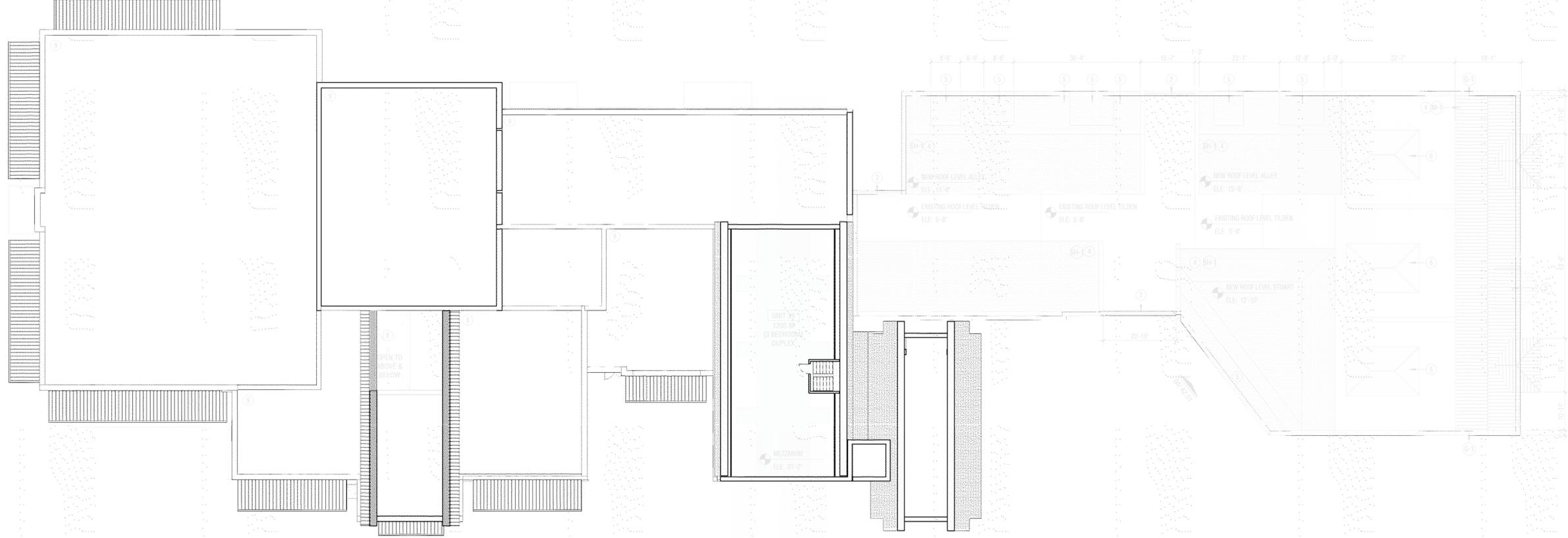


**01 UPPER LEVEL**  
SCALE: 1/16" = 1'-0"



1	Revision 1	04/28/22
#	REVISION	DATE

JOB NUMBER / SHEET /	ISSUE DATE /	SCALE /	DRAWN /	AUTHOR /
0094 / A1.03E	04/28/2022	1/16" = 1'-0"	CHECKED /	CHECKER /
<b>FLOOR PLAN - UPPER LEVEL - EXISTING</b>				



**01 MEZZANINE**  
SCALE: 1/16" = 1'-0"

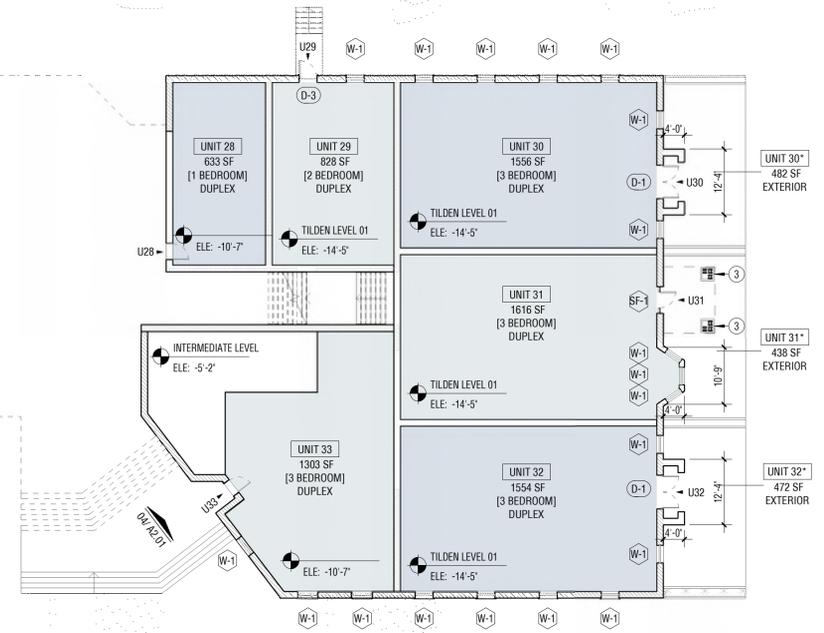
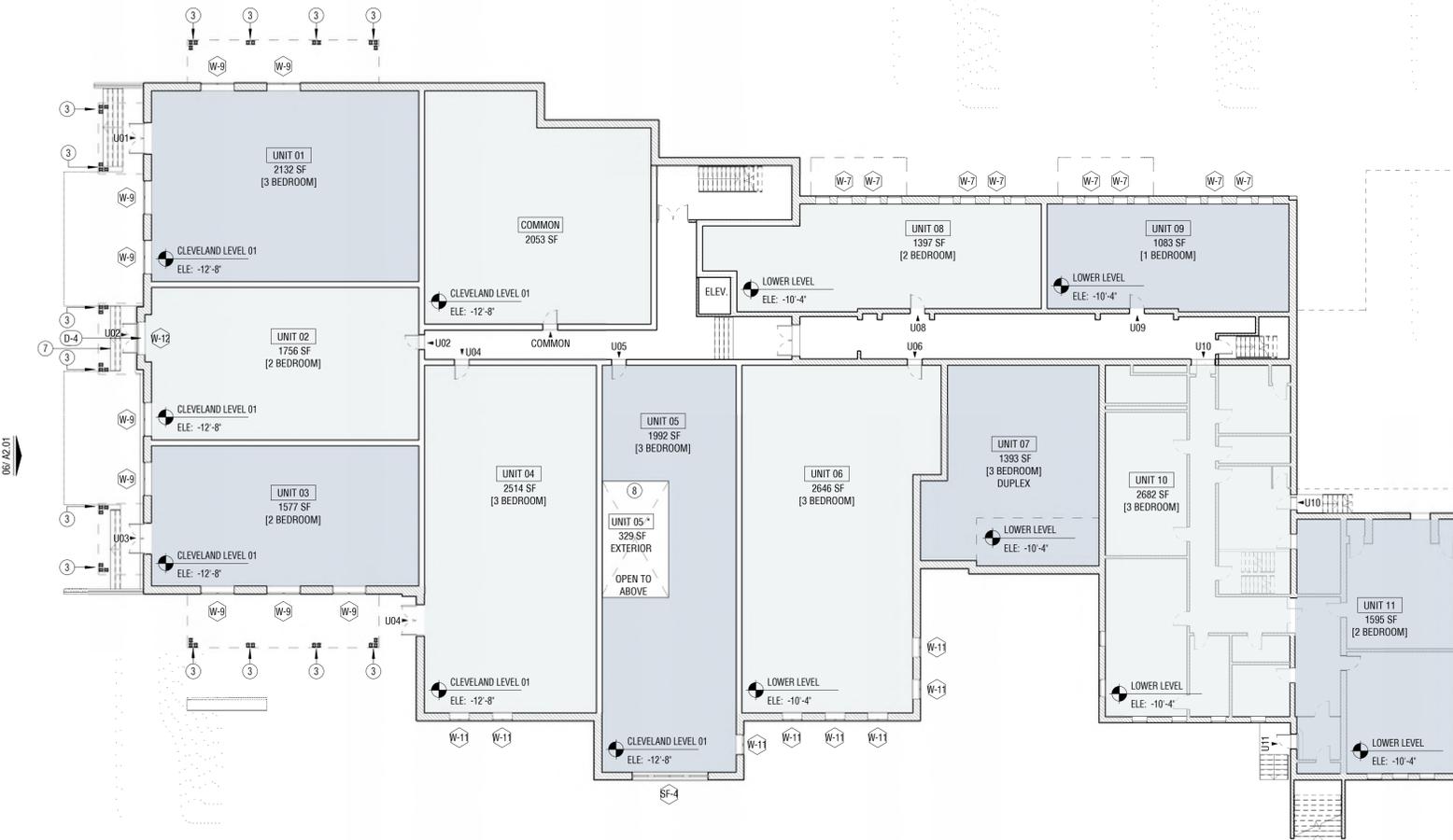


**ST. GERTRUDE**

2215 Stuart Avenue  
Richmond, VA 23221

JOB NUMBER / 0094	ISSUE DATE / 04/28/2022	SCALE / 1/16" = 1'-0"	DRAWN / CHECKED /	AUTHOR / CHECKER /	# REVISION 1 Revision 1	DATE 04/28/22
SHEET / <b>A1.04E</b>			FLOOR PLAN - MEZZANINE - EXISTING			

02/ A2.02



02/ A2.01

**UNIT SCHEDULE - LOWER LEVEL**

UNIT	DESCRIPTION	SQ. FT.
COMMON		2053 SF
UNIT 01	(3 BEDROOM)	2132 SF
UNIT 02	(2 BEDROOM)	1756 SF
UNIT 03	(2 BEDROOM)	1577 SF
UNIT 04	(3 BEDROOM)	2514 SF
UNIT 05	(3 BEDROOM)	1992 SF
UNIT 05*	EXTERIOR	329 SF
UNIT 06	(3 BEDROOM)	2646 SF
UNIT 07	(3 BEDROOM) DUPLEX	1393 SF
UNIT 08	(2 BEDROOM)	1397 SF
UNIT 09	(1 BEDROOM)	1083 SF
UNIT 10	(3 BEDROOM)	2682 SF
UNIT 11	(2 BEDROOM)	1595 SF

**UNIT SCHEDULE - TILDEN LEVEL 01**

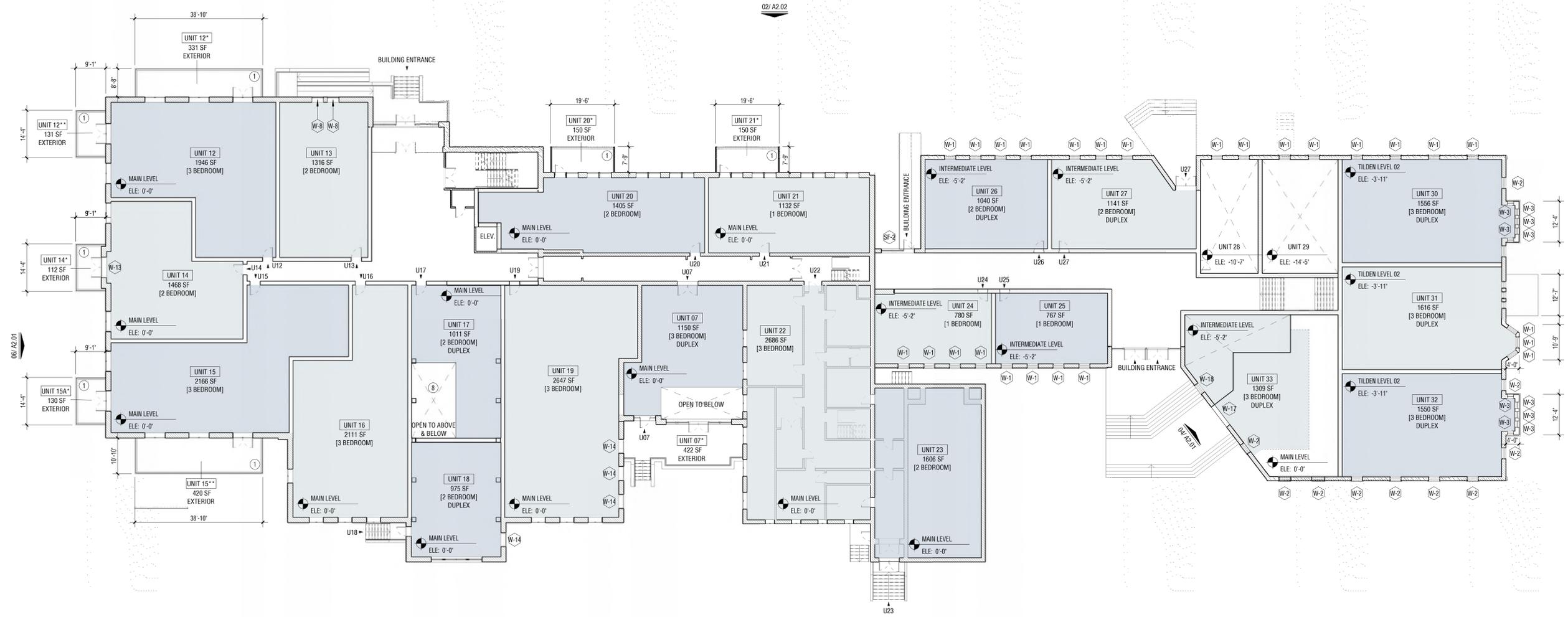
UNIT	DESCRIPTION	SQ. FT.
UNIT 28	(1 BEDROOM) DUPLEX	633 SF
UNIT 29	(2 BEDROOM) DUPLEX	828 SF
UNIT 30	(3 BEDROOM) DUPLEX	1556 SF
UNIT 30*	EXTERIOR	482 SF
UNIT 31	(3 BEDROOM) DUPLEX	1616 SF
UNIT 31*	EXTERIOR	438 SF
UNIT 32	(3 BEDROOM) DUPLEX	1554 SF
UNIT 32*	EXTERIOR	472 SF
UNIT 33	(3 BEDROOM) DUPLEX	1303 SF

	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	TOTAL ROOMS
LOWER LEVEL	2	5	10	38
MAIN LEVEL	3	7	5	39
UPPER LEVEL	0	5	1	13
TOTAL	5	17	16	89

UNIT NUMBER	BEDROOMS	LOWER LEVEL	LEVEL 01 TILDEN	INTERMEDIATE LEVEL	MAIN LEVEL	UPPER LEVEL	MEZZANINE	TOTAL INTERIOR	EXTERIOR	TOTAL INT+EXT	
UNIT 01	3	2,132						2,132		2,132	
UNIT 02	2	1,756						1,756		1,756	
UNIT 03	2	1,577						1,577		1,577	
UNIT 04	3	2,512						2,512		2,512	
UNIT 05	3	1,992						1,992	329	2,321	
UNIT 06	3	2,646						2,646		2,646	
UNIT 07	(DUPLEX)	3	1,393		1,150			2,543	422	2,965	
UNIT 08	2	1,397						1,397		1,397	
UNIT 09	1	1,083						1,083		1,083	
UNIT 10	3	2,682						2,682		2,682	
UNIT 11	2	1,595						1,595		1,595	
UNIT 12	3				1,946			1,946	331	2,408	
UNIT 13	2				1,316			1,316	131	1,316	
UNIT 14	2				1,468			1,468	112	1,580	
UNIT 15	3				2,166			2,166	130	2,716	
UNIT 16	3				2,111			2,111		2,111	
UNIT 17	(DUPLEX)	2			1,010	298		1,308		1,308	
UNIT 18	(DUPLEX)	2			975	880		1,855		1,855	
UNIT 19	3				2,647			2,647		2,647	
UNIT 20	2				1,405			1,405	150	1,555	
UNIT 21	1				1,132			1,132	150	1,682	
UNIT 22	2				2,686			2,686		2,686	
UNIT 23	2				1,606			1,606		1,606	
UNIT 24	1				780			780		780	
UNIT 25	1				767			767		767	
UNIT 26	(DUPLEX)	2			1,040	1007		2,047	531	2,578	
UNIT 27	(DUPLEX)	2			1,141	701		1,842	1,392	3,234	
UNIT 28	(DUPLEX)	1			633	452		1,085	301	1,386	
UNIT 29	(DUPLEX)	2			828	554		1,382	334	1,708	
UNIT 30	(DUPLEX)	3			1,556	1,556		3,112	482	3,594	
UNIT 31	(DUPLEX)	3			1,616	1,616		3,232	121	3,791	
UNIT 32	(DUPLEX)	3			1,554	1,550		3,104	472	3,576	
UNIT 33	(DUPLEX)	3			1,303	1,309		2,612		2,612	
UNIT 34	2				1,377			1,377	130	1,507	
UNIT 35	2				1,330			1,330		1,330	
UNIT 36	2				1,406			1,406	150	1,556	
UNIT 37	2				1,151			1,151	150	1,301	
UNIT 38	2				1,709			1,709		1,709	
UNIT 39	(DUPLEX)	3			937	1,203		2,140		2,140	
TOTAL	89	22,068	6,187		9,759	21,618	11,802	1,203	72,637	6,666	79,872

**01 LOWER LEVEL**  
SCALE: 1/16" = 1'-0"

- LEGEND**
- EXISTING TO REMAIN
  - NEW WALL
  - METAL ROOF [EXISTING & NEW]
  - NEW SHINGLE ROOF
- NOTES**
- NEW PORCH AND BALCONY ADDITION
  - NEW GUARDRAIL
  - ALL NEW PORCH COLUMNS 8" x 8". FINAL DIMENSIONS TBD BY STRUCTURAL ENGINEER
  - NEW ROOF
  - NEW DORMER
  - NEW ATRIUM SKYLIGHT
  - NEW EXTERIOR STAIRS
  - LIGHTWELL, OPENING OF THE EXISTING FLOORS AND ROOF
  - NEW MEMBRANE ROOF
  - NEW STUCCO WINDOW SURROUND
- NEW EXTERIOR MATERIALS**
- B-1 BRICK MATCHING THE EXISTING
  - S-1 STUCCO FINISH, SAME MATERIAL AND COLOR. RENDERINGS SHOW DIFFERENT TONES BECAUSE OF DEPTH AND SHADOWS. SEE COVER SHEET VIEW FOR MORE REALISTIC COLOR
  - G-1 GRANITE STONE
  - M-1 METAL ROOF
  - SH-1 SHINGLE ROOF



**01 MAIN LEVEL**  
SCALE: 1/16" = 1'-0"

**UNIT SCHEDULE - MAIN LEVEL**

UNIT	TYPE	SQ. FT.
UNIT 07	[3 BEDROOM] DUPLEX	1150 SF
UNIT 07*	EXTERIOR	422 SF
UNIT 12	[3 BEDROOM]	1946 SF
UNIT 12*	EXTERIOR	331 SF
UNIT 12**	EXTERIOR	131 SF
UNIT 13	[2 BEDROOM]	1316 SF
UNIT 14	[2 BEDROOM]	1468 SF
UNIT 14*	EXTERIOR	112 SF
UNIT 15	[3 BEDROOM]	2166 SF
UNIT 15*	EXTERIOR	420 SF
UNIT 15A*	EXTERIOR	130 SF
UNIT 16	[3 BEDROOM]	2111 SF
UNIT 17	[2 BEDROOM] DUPLEX	1011 SF
UNIT 18	[2 BEDROOM] DUPLEX	975 SF
UNIT 19	[3 BEDROOM]	2647 SF
UNIT 20	[2 BEDROOM]	1405 SF
UNIT 20*	EXTERIOR	150 SF
UNIT 21	[1 BEDROOM]	1132 SF
UNIT 21*	EXTERIOR	150 SF
UNIT 22	[3 BEDROOM]	2686 SF
UNIT 23	[2 BEDROOM]	1606 SF

**UNIT SCHEDULE - INTERMEDIATE...**

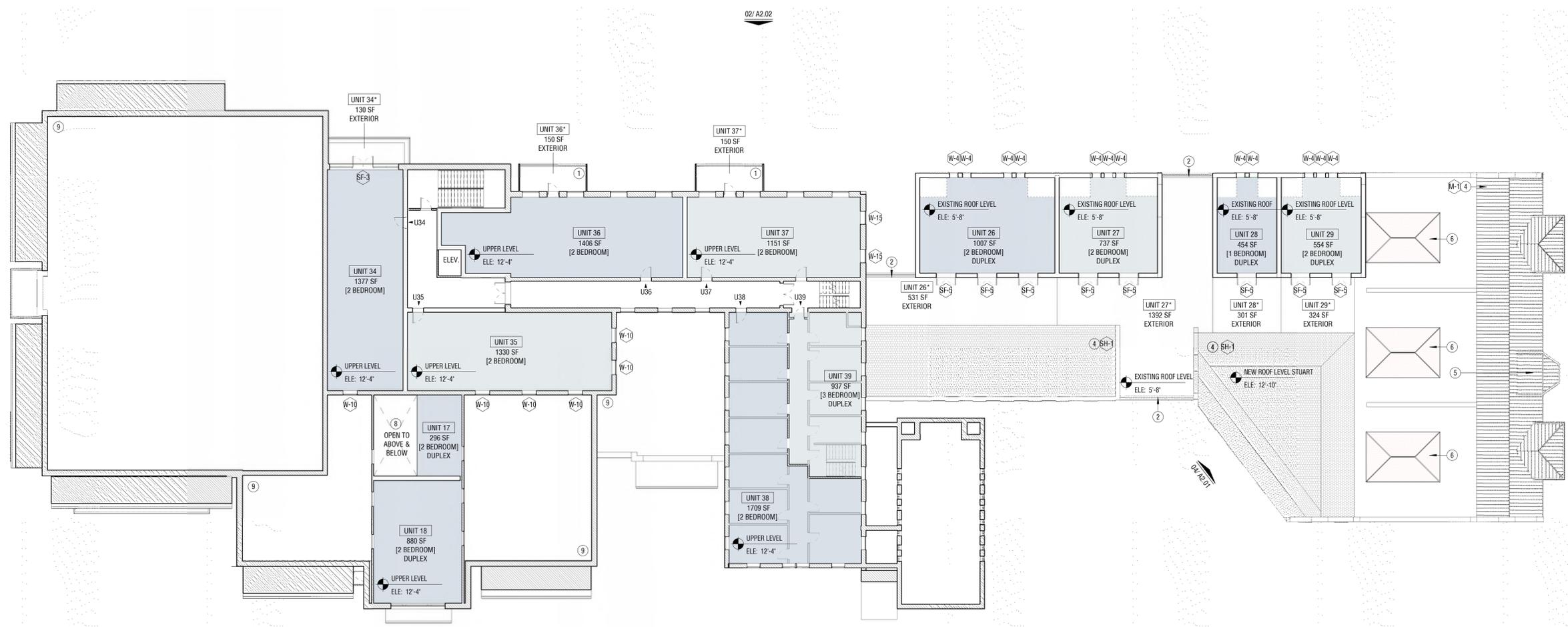
UNIT	TYPE	SQ. FT.
UNIT 24	[1 BEDROOM]	780 SF
UNIT 25	[1 BEDROOM]	767 SF
UNIT 26	[2 BEDROOM] DUPLEX	1040 SF
UNIT 27	[2 BEDROOM] DUPLEX	1141 SF
UNIT 30	[3 BEDROOM] DUPLEX	1556 SF
UNIT 31	[3 BEDROOM] DUPLEX	1616 SF
UNIT 32	[3 BEDROOM] DUPLEX	1550 SF
UNIT 33	[3 BEDROOM] DUPLEX	1309 SF

	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	TOTAL ROOMS
LOWER LEVEL	2	5	10	38
MAIN LEVEL	3	7	5	39
UPPER LEVEL	0	5	1	13
TOTAL	5	17	16	89

UNIT NUMBER	BEDROOMS	LOWER LEVEL	LEVEL 01 TILDEN	INTERMEDIATE LEVEL	MAIN LEVEL	UPPER LEVEL	MEZZANINE	TOTAL INTERIOR	EXTERIOR	TOTAL INT+EXT	
UNIT 01	3	2,132						2,132		2,132	
UNIT 02	2	1,756						1,756		1,756	
UNIT 03	2	1,577						1,577		1,577	
UNIT 04	3	2,512						2,512		2,512	
UNIT 05	3	1,992						1,992	329	2,321	
UNIT 06	3	2,646						2,646		2,646	
UNIT 07	[DUPLEX]	1,393			1,150			2,543	422	2,965	
UNIT 08	2	1,397						1,397		1,397	
UNIT 09	1	1,083						1,083		1,083	
UNIT 10	3	2,682						2,682		2,682	
UNIT 11	2	1,595						1,595		1,595	
UNIT 12	3		1946					1946	331	2408	
UNIT 13	2				1,316			1,316		1,316	
UNIT 14	2				1,468			1,468	112	1,580	
UNIT 15	3				2166			2166	130	2716	
UNIT 16	3				2111			2,111		2,111	
UNIT 17	[DUPLEX]	2		1,010	298			1,308		1,308	
UNIT 18	[DUPLEX]	2		975	880			1,855		1,855	
UNIT 19	3			2,647				2,647		2,647	
UNIT 20	2			1,405				1,405	150	1,555	
UNIT 21	1			1,132				1,132	150	1,282	
UNIT 22	3			2,686				2,686		2,686	
UNIT 23	2			1,606				1,606		1,606	
UNIT 24	1			780				780		780	
UNIT 25	1			767				767		767	
UNIT 26	[DUPLEX]	2		1,040		1007		2,047	531	2,578	
UNIT 27	[DUPLEX]	2		1,141		701		1,842	1,392	3,234	
UNIT 28	[DUPLEX]	1		633		452		1,085	301	1,386	
UNIT 29	[DUPLEX]	2		828		554		1,382	324	1,706	
UNIT 30	[DUPLEX]	3	1,556	1,556				3,112	482	3,594	
UNIT 31	[DUPLEX]	3	1616	1616				3,232	438	3,791	
UNIT 32	[DUPLEX]	3	1,554	1,550				3,104	472	3,576	
UNIT 33	[DUPLEX]	3	1303	1,309				2,612		2,612	
UNIT 34	2					1,377		1,377	130	1,507	
UNIT 35	2					1,330		1,330		1,330	
UNIT 36	2					1,406		1,406	150	1,556	
UNIT 37	2					1,151		1,151	150	1,301	
UNIT 38	2					1,709		1,709		1,709	
UNIT 39	[DUPLEX]	3		937		1,203		2,140		2,140	
TOTAL	89	22,068	6,187		9,759	21,618	11,802	1,203	72,637	6,666	79,872

**LEGEND**

- EXISTING TO REMAIN
  - NEW WALL
  - METAL ROOF [EXISTING & NEW]
  - NEW SHINGLE ROOF
- NOTES**
- 1 NEW PORCH AND BALCONY ADDITION
  - 2 NEW GUARDRAIL
  - 3 ALL NEW PORCH COLUMNS 8" x 8". FINAL DIMENSIONS TBD BY STRUCTURAL ENGINEER
  - 4 NEW ROOF
  - 5 NEW DORMER
  - 6 NEW ATRIUM SKYLIGHT
  - 7 NEW EXTERIOR STAIRS
  - 8 LIGHTWELL, OPENING OF THE EXISTING FLOORS AND ROOF
  - 9 NEW MEMBRANE ROOF
  - 10 NEW STUCCO WINDOW SURROUND
- NEW EXTERIOR MATERIALS**
- B-1 BRICK MATCHING THE EXISTING
  - S-1 STUCCO FINISH, SAME MATERIAL AND COLOR. RENDERINGS SHOW DIFFERENT TONES BECAUSE OF DEPTH AND SHADOWS. SEE COVER SHEET VIEW FOR MORE REALISTIC COLOR
  - G-1 GRANITE STONE
  - M-1 METAL ROOF
  - SH-1 SHINGLE ROOF



**01 UPPER LEVEL**  
SCALE: 1/16" = 1'-0"

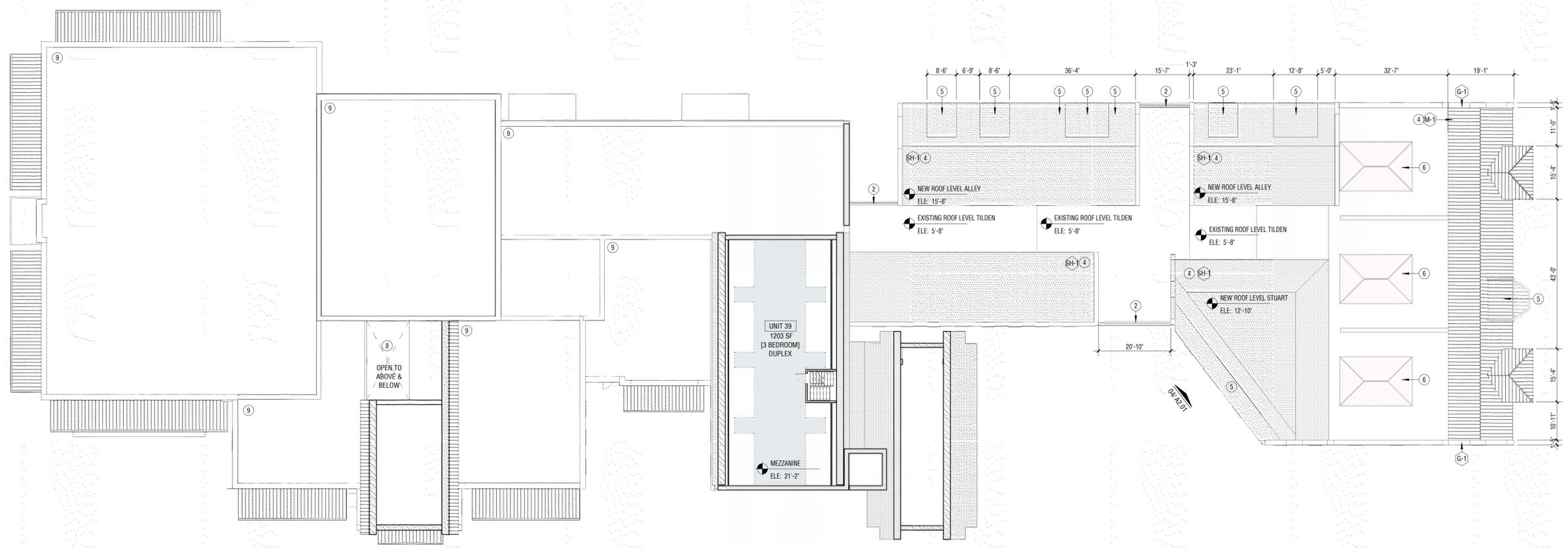
- LEGEND**
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  - G-1 GRANITE STONE
  - M-1 METAL ROOF
  - SH-1 SHINGLE ROOF

**UNIT SCHEDULE - UPPER LEVEL**

UNIT	DESCRIPTION	SQ. FT.
UNIT 17	[2 BEDROOM] DUPLEX	296 SF
UNIT 18	[2 BEDROOM] DUPLEX	880 SF
UNIT 26	[2 BEDROOM] DUPLEX	1007 SF
UNIT 26*	EXTERIOR	531 SF
UNIT 27	[2 BEDROOM] DUPLEX	737 SF
UNIT 27*	EXTERIOR	1392 SF
UNIT 28	[1 BEDROOM] DUPLEX	454 SF
UNIT 28*	EXTERIOR	301 SF
UNIT 29	[2 BEDROOM] DUPLEX	554 SF
UNIT 29*	EXTERIOR	324 SF
UNIT 34	[2 BEDROOM]	1377 SF
UNIT 34*	EXTERIOR	130 SF
UNIT 35	[2 BEDROOM]	1330 SF
UNIT 36	[2 BEDROOM]	1406 SF
UNIT 36*	EXTERIOR	150 SF
UNIT 37	[2 BEDROOM]	1151 SF
UNIT 37*	EXTERIOR	150 SF
UNIT 38	[2 BEDROOM]	1709 SF
UNIT 39	[3 BEDROOM] DUPLEX	937 SF

	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	TOTAL ROOMS
LOWER LEVEL	2	5	10	38
MAIN LEVEL	3	7	5	39
UPPER LEVEL	0	5	1	13
<b>TOTAL</b>	<b>5</b>	<b>17</b>	<b>16</b>	<b>89</b>

UNIT NUMBER	BEDROOMS	LOWER LEVEL	LEVEL 01 TILDEN	INTERMEDIATE LEVEL	MAIN LEVEL	UPPER LEVEL	MEZZANINE	TOTAL INTERIOR	EXTERIOR	TOTAL INT+EXT	
UNIT 01	3		2,132					2,132		2,132	
UNIT 02	2		1,756					1,756		1,756	
UNIT 03	2		1,577					1,577		1,577	
UNIT 04	3		2,512					2,512		2,512	
UNIT 05	3		1,992					1,992	329	2,321	
UNIT 06	3		2,646					2,646		2,646	
UNIT 07	[DUPLEX]	3	1,393		1,150			2,543	422	2,965	
UNIT 08	2		1,397					1,397		1,397	
UNIT 09	1		1,083					1,083		1,083	
UNIT 10	3		2,682					2,682		2,682	
UNIT 11	2		1,595					1,595		1,595	
UNIT 12	3				1946			1946	331	2408	
UNIT 13	2				1,316			1,316	131	1,447	
UNIT 14	2				1,468			1,468	112	1,580	
UNIT 15	3				2166			2166	420	2586	
UNIT 16	3				2111			2,111	130	2,241	
UNIT 17	[DUPLEX]	2			1,010	298		1,308		1,308	
UNIT 18	[DUPLEX]	2			975	880		1,855		1,855	
UNIT 19	3				2,647			2,647		2,647	
UNIT 20	2				1,405			1,405	150	1,555	
UNIT 21	1				1,132			1,132	150	1,282	
UNIT 22	2				2,686			2,686		2,686	
UNIT 23	2				1,606			1,606		1,606	
UNIT 24	1				780			780		780	
UNIT 25	1				767			767		767	
UNIT 26	[DUPLEX]	2			1,040	1007		2,047	531	2,578	
UNIT 27	[DUPLEX]	2			1,141	701		1,842	1,392	3,234	
UNIT 28	[DUPLEX]	1			633	452		1,085	301	1,386	
UNIT 29	[DUPLEX]	2			828	554		1,382	324	1,706	
UNIT 30	[DUPLEX]	3			1,556	1,556		3,112	482	3,594	
UNIT 31	[DUPLEX]	3			1616	1616		3232	121	3791	
UNIT 32	[DUPLEX]	3			1,554			3,104	472	3,576	
UNIT 33	[DUPLEX]	3			1303			2,612		2,612	
UNIT 34	2					1,377		1,377	130	1,507	
UNIT 35	2					1,330		1,330		1,330	
UNIT 36	2					1,406		1,406	150	1,556	
UNIT 37	2					1,151		1,151	150	1,301	
UNIT 38	2					1,709		1,709		1,709	
UNIT 39	[DUPLEX]	3				937	1,203	2,140		2,140	
<b>TOTAL</b>	<b>89</b>		<b>22,068</b>	<b>6,187</b>	<b>9,759</b>	<b>21,618</b>	<b>11,802</b>	<b>1,203</b>	<b>72,637</b>	<b>6,666</b>	<b>79,872</b>



**01 MEZZANINE**  
SCALE: 1/16" = 1'-0"

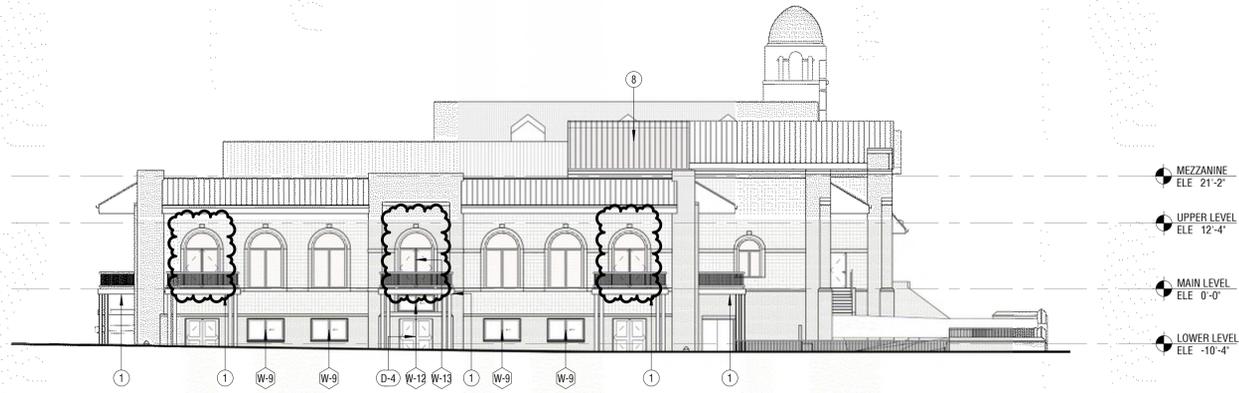
- LEGEND**
- [Hatched Box] EXISTING TO REMAIN
  - [Dotted Box] METAL ROOF (EXISTING & NEW)
  - [Solid Box] NEW WALL
  - [Hatched Box] NEW SHINGLE ROOF
- NOTES**
- 1 NEW PORCH AND BALCONY ADDITION
  - 2 NEW GUARDRAIL
  - 3 ALL NEW PORCH COLUMNS 8" x 8". FINAL DIMENSIONS TBD BY STRUCTURAL ENGINEER
  - 4 NEW ROOF
  - 5 NEW DORMER
  - 6 NEW ATRIUM SKYLIGHT
  - 7 NEW EXTERIOR STAIRS
  - 8 LIGHTWELL, OPENING OF THE EXISTING FLOORS AND ROOF
  - 9 NEW MEMBRANE ROOF
  - 10 NEW STUCCO WINDOW SURROUND
- NEW EXTERIOR MATERIALS**
- B-1 BRICK MATCHING THE EXISTING
  - S-1 STUCCO FINISH, SAME MATERIAL AND COLOR. RENDERINGS SHOW DIFFERENT TONES BECAUSE OF DEPTH AND SHADOWS. SEE COVER SHEET VIEW FOR MORE REALISTIC COLOR
  - G-1 GRANITE STONE
  - M-1 METAL ROOF
  - SH-1 SHINGLE ROOF

**UNIT SCHEDULE - MEZZANINE**

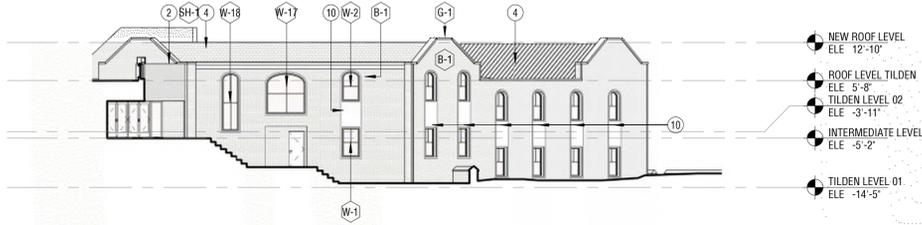
MEZZANINE				
UNIT 39	[3 BEDROOM] DUPLEX			1203 SF

	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	TOTAL ROOMS
LOWER LEVEL	2	5	10	38
MAIN LEVEL	3	7	5	39
UPPER LEVEL	0	5	1	13
<b>TOTAL</b>	<b>5</b>	<b>17</b>	<b>16</b>	<b>89</b>

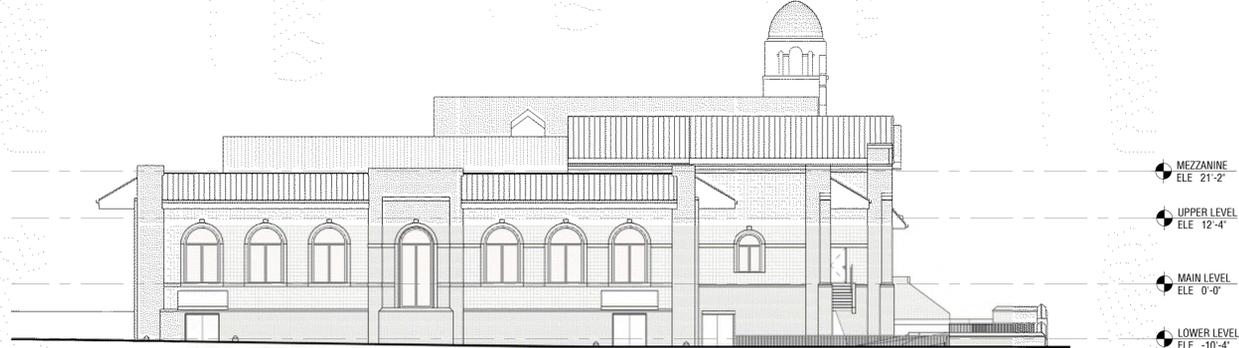
UNIT NUMBER	BEDROOMS	LOWER LEVEL	LEVEL 01 TILDEN	INTERMEDIATE LEVEL	MAIN LEVEL	UPPER LEVEL	MEZZANINE	TOTAL INTERIOR	EXTERIOR	TOTAL INT+EXT	
UNIT 01	3	2,132						2,132		2,132	
UNIT 02	2	1,756						1,756		1,756	
UNIT 03	2	1,577						1,577		1,577	
UNIT 04	3	2,512						2,512		2,512	
UNIT 05	3	1,992						1,992	329	2,321	
UNIT 06	3	2,646						2,646		2,646	
UNIT 07	[DUPEX]	3	1,393			1,150		2,543	422	2,965	
UNIT 08	2	1,397						1,397		1,397	
UNIT 09	3	1,083						1,083		1,083	
UNIT 10	3	2,682						2,682		2,682	
UNIT 11	2	1,595						1,595		1,595	
UNIT 12	3				1,946			1,946	331	2,408	
UNIT 13	2				1,316			1,316	131	1,316	
UNIT 14	2				1,468			1,468	112	1,580	
UNIT 15	3				2,166			2,166	420	2,716	
UNIT 16	3				2,111			2,111	130	2,111	
UNIT 17	[DUPEX]	2			1,010	298		1,308		1,308	
UNIT 18	[DUPEX]	2			975	880		1,855		1,855	
UNIT 19	3				2,647			2,647		2,647	
UNIT 20	2				1,405			1,405	150	1,555	
UNIT 21	1				1,132			1,132	150	1,282	
UNIT 22	2				2,686			2,686		2,686	
UNIT 23	2				1,606			1,606		1,606	
UNIT 24	1				780			780		780	
UNIT 25	1				767			767		767	
UNIT 26	[DUPEX]	2			1,040	1007		2,047	531	2,578	
UNIT 27	[DUPEX]	2			1,141	701		1,842	1,392	3,234	
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UNIT 29	[DUPEX]	2			828	554		1,382	324	1,706	
UNIT 30	[DUPEX]	3			1,556	1,556		3,112	482	3,594	
UNIT 31	[DUPEX]	3			1,616	1,616		3,232	121	3,791	
UNIT 32	[DUPEX]	3			1,554			3,104	472	3,576	
UNIT 33	[DUPEX]	3			1,303	1,309		2,612		2,612	
UNIT 34	2					1,377		1,377	130	1,507	
UNIT 35	2					1,330		1,330		1,330	
UNIT 36	2					1,406		1,406	150	1,556	
UNIT 37	2					1,151		1,151	150	1,301	
UNIT 38	2					1,709		1,709		1,709	
UNIT 39	[DUPEX]	3				937	1,203	2,140		2,140	
<b>TOTAL</b>	<b>89</b>	<b>22,068</b>	<b>6,187</b>		<b>9,759</b>	<b>21,618</b>	<b>11,802</b>	<b>1,203</b>	<b>72,637</b>	<b>6,666</b>	<b>79,872</b>



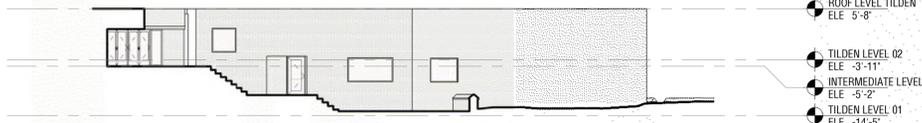
06 EAST EXTERIOR ELEVATION - NEW  
SCALE: 1/16" = 1'-0"



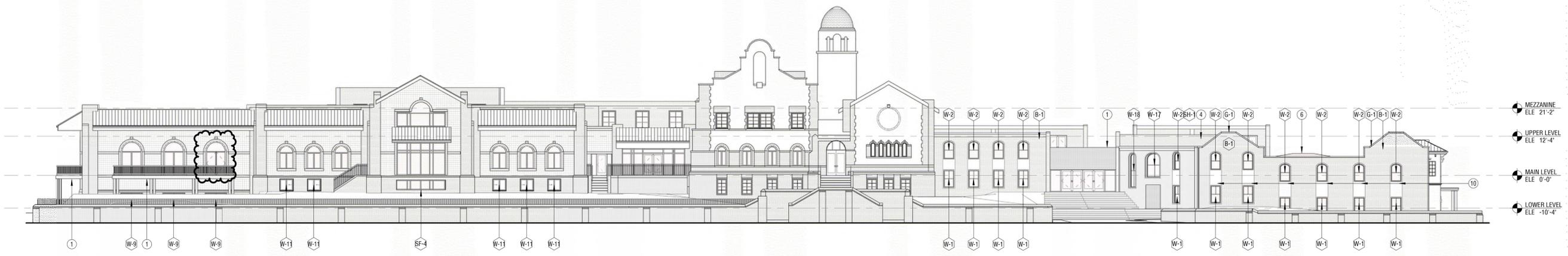
04 NORTH-EAST EXTERIOR ELEVATION - NEW  
SCALE: 1/16" = 1'-0"



05 EAST EXTERIOR ELEVATION - EXISTING  
SCALE: 1/16" = 1'-0"



03 NORTH-EAST EXTERIOR ELEVATION - EXISTING  
SCALE: 1/16" = 1'-0"



02 NORTH EXTERIOR ELEVATION - NEW  
SCALE: 1/16" = 1'-0"



01 NORTH EXTERIOR ELEVATION - EXISTING  
SCALE: 1/16" = 1'-0"

LEGEND - EXISTING EXTERIOR MATERIALS



NOTES

- 1 NEW PORCH AND BALCONY ADDITION
- 2 NEW GUARDRAIL
- 3 ALL NEW PORCH COLUMNS 8" x 8". FINAL DIMENSIONS TBD BY STRUCTURAL ENGINEER.
- 4 NEW ROOF
- 5 NEW DORMER
- 6 NEW ATRIUM SKYLIGHT
- 7 NEW EXTERIOR STAIRS
- 8 LIGHTWELL. OPENING OF THE EXISTING FLOORS AND ROOF
- 9 NEW MEMBRANE ROOF
- 10 NEW STUCCO WINDOW SURROUND

NEW EXTERIOR MATERIALS

- B-1 BRICK MATCHING THE EXISTING
- S-1 STUCCO FINISH. SAME MATERIAL AND COLOR. RENDERINGS SHOW DIFFERENT TONES BECAUSE OF DEPTH AND SHADOWS. SEE COVER SHEET VIEW FOR MORE REALISTIC COLOR
- G-1 GRANITE STONE
- M-1 METAL ROOF
- SH-1 SHINGLE ROOF

1	Revision 1	04/28/22
#	REVISION	DATE

JOB NUMBER /	0094
ISSUE DATE /	04/28/2022
SCALE /	1/16" = 1'-0"
DRAWN /	
CHECKED /	

ELEVATION DRAWINGS

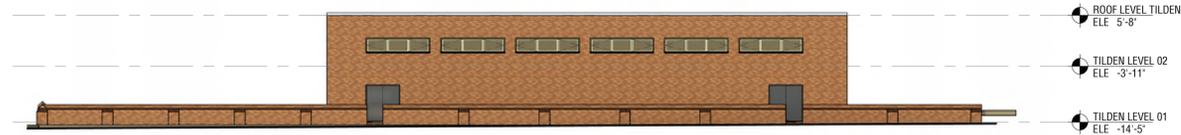
A2.01







**04 WEST EXTERIOR ELEVATION - NEW**  
SCALE: 1/16" = 1'-0"



**03 WEST EXTERIOR ELEVATION - EXISTING**  
SCALE: 1/16" = 1'-0"



**02 SOUTH EXTERIOR ELEVATION - NEW**  
SCALE: 1/16" = 1'-0"

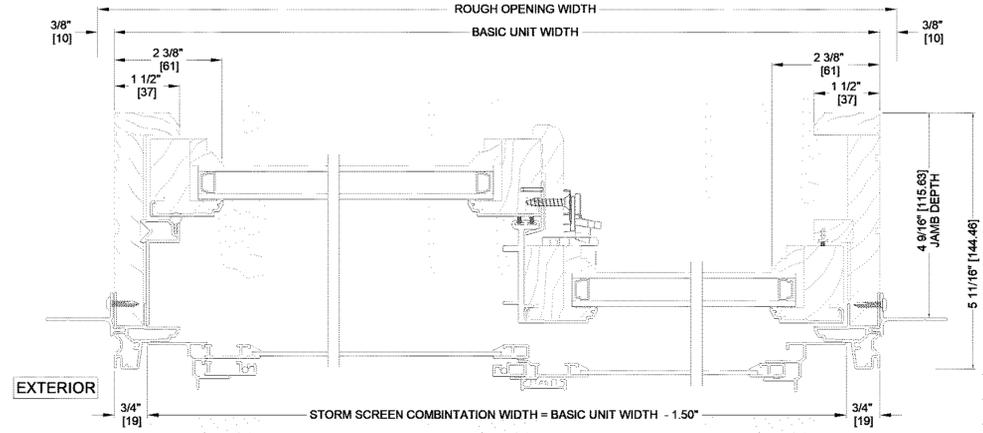


**01 SOUTH EXTERIOR ELEVATION - EXISTING**  
SCALE: 1/16" = 1'-0"

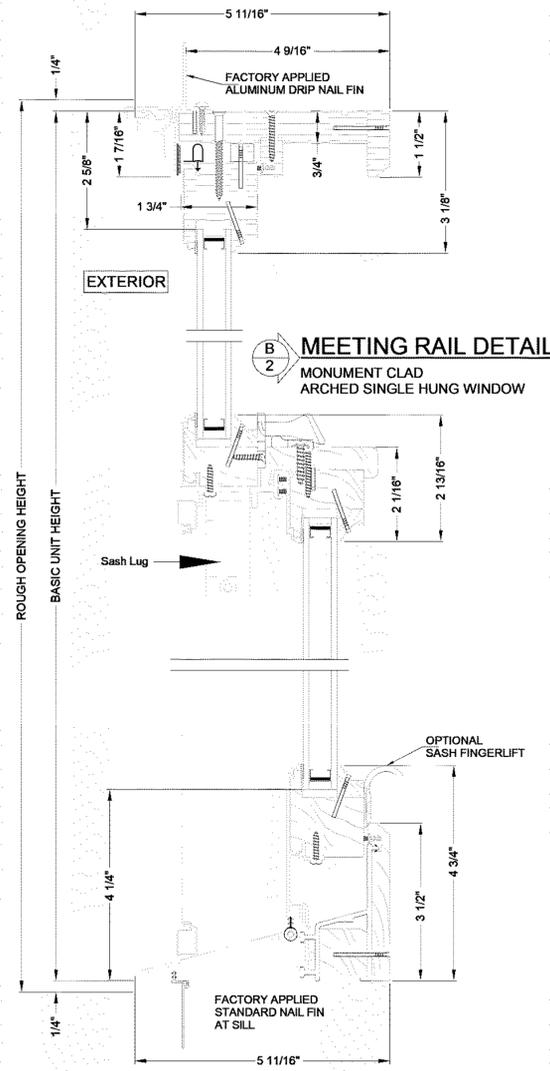
**ST. GERTRUDE**

3215 Stuart Avenue  
Richmond, VA 23221

#		REVISION		DATE
		Author	Checked	
		Drawn	Checked	
JOB NUMBER / SHEET /	0094 / A2.04	SCALE /	1/16" = 1'-0"	ELEVATION DRAWINGS
ISSUE DATE /	04/28/2022			



**01 HORIZONTAL SLIDER WINDOW PLAN DETAIL**  
 SCALE: 1/4" = 1'-0"

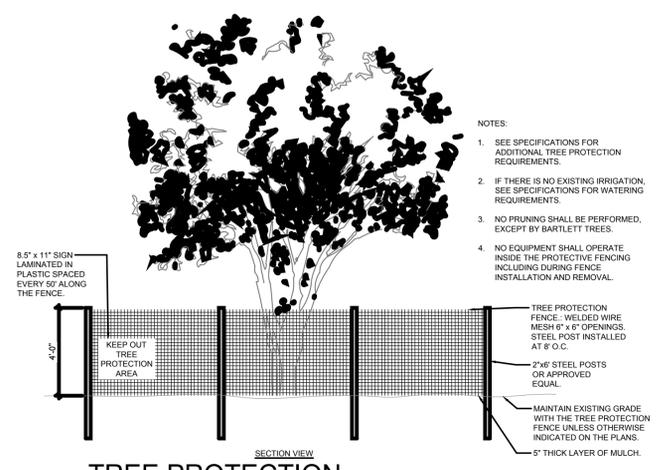


**02 SINGLE HUNG WINDOW SECTION**  
 SCALE: 1/4" = 1'-0"

**DETAIL NOTES**

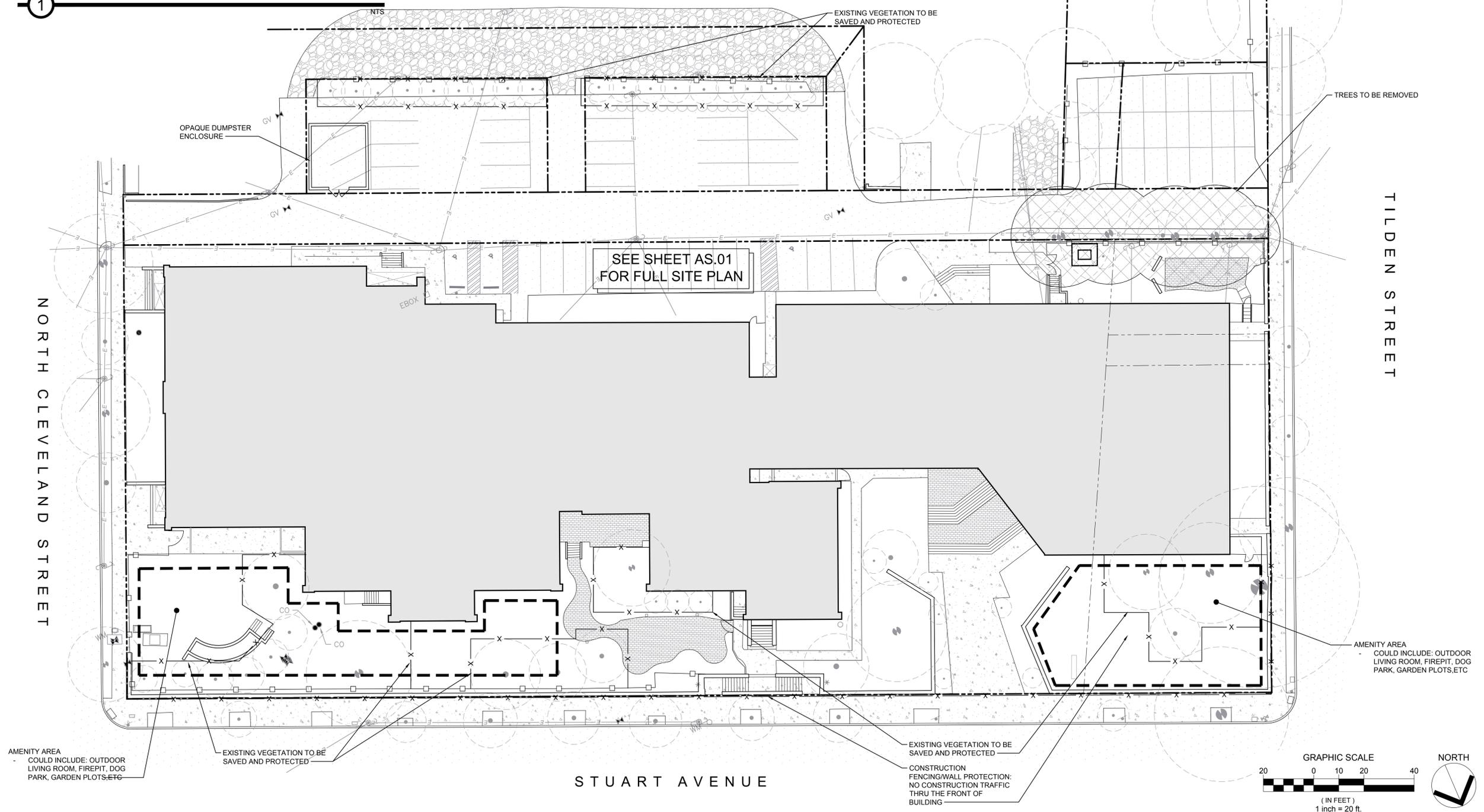
- 1 ALUMINUM CLAD WOOD WINDOW FOR ALL NEW WINDOWS

JOB NUMBER / 0094	ISSUE DATE / 04/28/2022	SCALE / 1/4" = 1'-0"	DRAWN / FS	CHECKED /
SHEET / A3.01	NEW WINDOW DETAILS			
1 Revision 1		04/28/22		
# REVISION		DATE		



- NOTES:
- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
  - IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
  - NO PRUNING SHALL BE PERFORMED, EXCEPT BY BARTLETT TREES.
  - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

1 TREE PROTECTION



ST. GERTRUDE HIGH SCHOOL

RICHMOND, VIRGINIA

REVISIONS:

No.	Description	Date

SCHEMATIC SITE PLAN

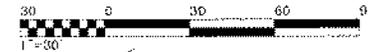
Designed By: RJB  
 Drawn By: MJW  
 Checked By: RJB/ECG  
 QA/QC By: DCG  
 Date: APRIL 29, 2022  
 Project Number: M22024  
 Sheet Number:

L1.00

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SPRINKLER WALL REMAINING ALONG FRONT OF WY LINE ENCOMPASSES 31  
VARIOUS LOCATIONS NO MORE THAN 0.51' INTO PUBLIC RIGHT OF WAY

STUART AVENUE  
66' PUBLIC ROW



Line	Bearing	Length
L1	N23° 16' 47\"	49.83
L2	S66° 37' 15\"	60.78
L3	S27° 17' 32\"	49.96
L4	N66° 36' 24\"	57.28
L5	S66° 37' 15\"	21.08
L6	S23° 17' 32\"	49.88
L7	N66° 36' 24\"	22.83
L8	N23° 22' 45\"	45.26
L9	S66° 37' 15\"	96.00
L10	S23° 22' 45\"	45.26
L11	N66° 37' 15\"	96.00
L12	N23° 22' 45\"	45.26
L13	S66° 37' 15\"	96.00
L14	S23° 22' 45\"	45.26
L15	N66° 37' 15\"	96.00
L17	S66° 37' 15\"	15.01
L18	S66° 37' 15\"	78.86
L19	S66° 37' 15\"	15.00
L20	S66° 39' 15\"	24.95

PARCEL 1 IN TITLE REPORT  
3215 STUART AVENUE  
N/F SAINT MARY'S  
BENEDICTINE INSTITUTE  
D.B. 227B, PG. 161  
A PORTION OF PARCEL ID:  
W0001462023

PARCEL 3 IN TITLE REPORT  
3215 STUART AVENUE  
N/F SAINT MARY'S  
BENEDICTINE INSTITUTE  
D.B. 388B, PG. 37A  
A PORTION OF PARCEL ID  
W0001462023

PARCEL 5 IN TITLE REPORT  
(A PORTION OF PARCEL 5  
IN TITLE REPORT INCLUDED)  
311 TILDEN STREET  
N/F SAINT MARY'S  
BENEDICTINE INSTITUTE  
PARCEL ID: W0001462022  
D.B. 229D, PG. 173

NOTES  
1. SITE IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NUMBER 5101290036D REVISED APRIL 2, 2009.  
2. SAINT MARY'S BENEDICTINE INSTITUTE WAS CHANGED TO BENEDICTINE SISTERS OF VIRGINIA, INCORPORATED BY CERTIFICATE OF AMENDMENT DATED SEPTEMBER 4, 1969 AND ATTACHED TO DEED REFERENCE 04-19024  
3. UTILITY LOCATIONS ARE BASED ON OBSERVED SURFACE EVIDENCE.  
4. THE PROPERTY DEPICTED ON THE SURVEY AS PARCELS W0001462022, W0001462023, W0001462024, W0001462026 & W0001462043 IS THE SAME PROPERTY AS DESCRIBED IN SCHEDULE A, ITEM 5 EXHIBIT A OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 54HR-310 DATED OCTOBER 22, 2021.

PARCEL 4 IN TITLE REPORT  
3215 REAR STUART AVENUE  
N/F SAINT MARY'S BENEDICTINE INSTITUTE  
PARCEL ID W0001462024  
D.B. 367A, PG. 68

N/F BOLLONA  
ARGENAL FARM  
ASSOCIATES  
PARCEL ID:  
W0001462019  
DEED REFERENCE:  
00-610

PARCEL 7 IN TITLE REPORT  
311 REAR TILDEN STREET  
N/F SAINT MARY'S  
BENEDICTINE INSTITUTE  
PARCEL ID: W0001462026  
D.B. 808, PG. 27

PARCEL 2 IN TITLE REPORT  
3215 STUART AVENUE  
N/F SAINT MARY'S BENEDICTINE INSTITUTE  
D.B. 229D, PG. 173  
A PORTION OF PARCEL ID: W0001462023

PARCEL 6 IN TITLE REPORT  
308 REAR CLEVELAND STREET  
N/F SAINT MARY'S  
BENEDICTINE INSTITUTE  
PARCEL ID W0001462043  
D.B. 572A, PG. 430

LEGEND			
□	MONUMENT FOUND	⊙	POWER POLE
⊙	IRON ROD FOUND	⊙	FLAG POLE
⊙	IRON PIPE FOUND	—	GUY WIRE
⊙	IRON ROD SET	⊙	HEAT PUMP
⊙	NAIL SET	⊙	ELECTRIC JUNCTION BOX
⊙	EVERGREEN TREE TRUNK	⊙	ELECTRIC METER
⊙	DECIDUOUS TREE TRUNK	⊙	CLEAN OUT
⊙	ADA SYMBOL	⊙	WATER VALVE
⊙	SIGN	⊙	FIRE HYDRANT
⊙	LIGHT POLE	⊙	WATER METER
		⊙	GAS METER
		⊙	GAS VALVE
		---	PROPERTY LINE
		---	TREELINE/LANDSCAPE AREA
		---	FENCELINE
		---	OVERHEAD UTILITY LINE
		---	ASPHALT
		---	CONCRETE
		---	BRICK
		---	GRAVEL
		---	BUILDING LINE
		---	BUILDING OVERHANG



1 OF 1  
SHEET NO. 14-32  
DATE: 12-13-21  
DRAWN BY: KAK  
CHECKED BY: KAK  
APPROVED BY: BELP

NYFELER ASSOCIATES  
100 W. GARY ST. RICHMOND, VA 23220  
804-277-4231 www.nyfelerasso.com

BOUNDARY SURVEY  
FOR PARCELS  
W0001462022  
W0001462023, W0001462024,  
W0001462026 & W0001462043  
IN THE CITY OF RICHMOND, VIRGINIA

AREA

W0001462022=	+/-0.068 ACRES
W0001462023=	+/-1.880 ACRES
W0001462024=	+/-0.100 ACRES
W0001462026=	+/-0.025 ACRES
W0001462043=	+/-0.100 ACRES

HANOVER AVENUE  
66' PUBLIC ROW