



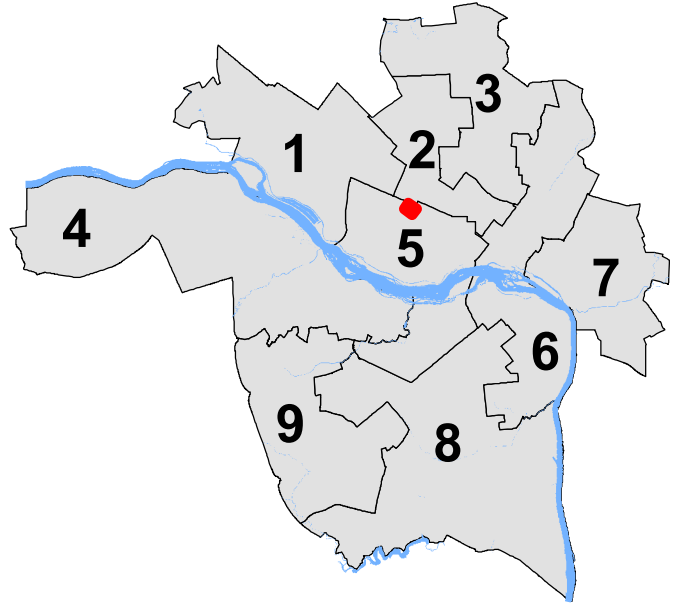
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

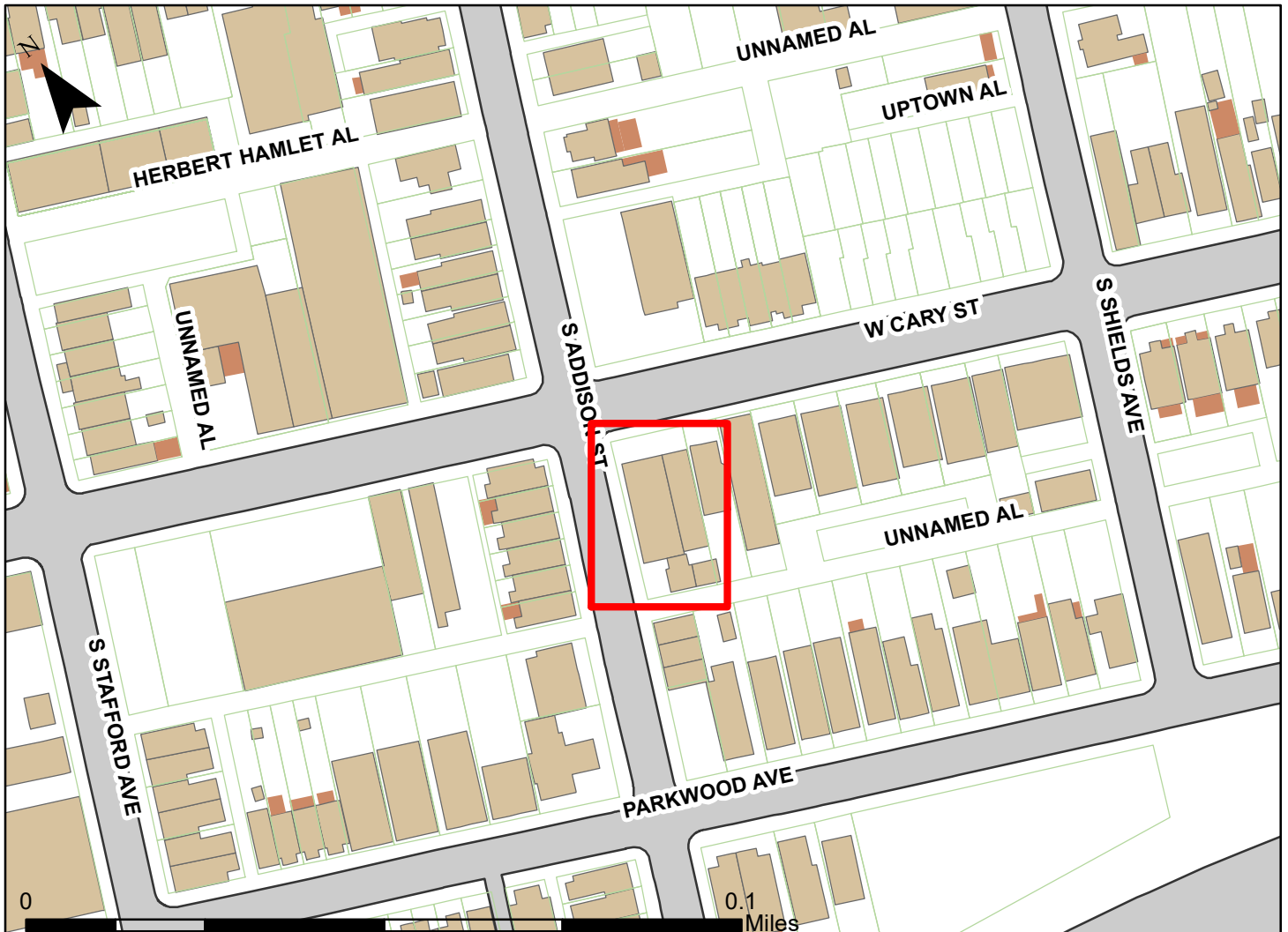
LOCATION: 2223 W. Cary Street

COUNCIL DISTRICT: 5

PROPOSAL: Final review of a replacement
Fire Station #12



*For questions, please contact Alex Dandridge
at 646-6569 or alex.dandridge@richmondgov.com*





Application for Urban Design Committee Review

Department of Planning and Development Review

Planning & Preservation Division

900 E. Broad Street, Room 510

Richmond, Virginia 23219 | (804) 646-6335

<https://www.rva.gov/planning-development-review/urban-design-committee>



Application Type (select one)

Location, Character, & Extent
Section 17.05
Other:

Encroachment
Design Overlay District

Review Type (select one)

Conceptual
Final

Project Information

Submission Date: _____

Project Name: _____

Project Address: _____

Brief Project Description (this is not a replacement for the required detailed narrative):

Applicant Information (a City representative must be the applicant, with an exception for encroachments)

Name: _____ Email: _____

City Agency: _____ Phone: _____

Main Contact (if different from Applicant): _____

Company: _____ Phone: _____

Email: _____

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

Submittal Deadlines

The UDC is an 11 member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06, and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.



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Submission Requirements

- An electronic copy (PDF preferred) of all application materials, which can be emailed, or delivered by FTP or USB.
- Three (3) copies of the application cover sheet and all support materials (see below).
- Plan sheets should be 11" x 17", folded to 8 1/2" x 11". If it is not possible to scale plans to these dimensions, please provide one set of larger, scaled plans.
- All applications must include the attached cover sheet and the following support materials, as applicable to the project, based on Review Type:

Conceptual Review:

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas, and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

Final Review:

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program, and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas, and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type, and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site, and parking lot lighting. Other site details such as benches, trash containers, and special paving materials should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint, and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

Review and Processing

- Once an application is received, it is reviewed by Staff, who compiles a report that is sent to the UDC.
- A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting.
- At the UDC meeting, the applicant or a representative should be present or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present at the meeting (if the applicant and the representative are not the same).
- Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. Exceptions to this are encroachment applications, recommendations for which are forwarded to the Department of Public Works.
- At the CPC meeting, the applicant or a representative should be present, or the application may be deferred to the next regularly scheduled meeting.



Application for Urban Design Committee Review

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Regular meetings are scheduled on the Thursday after the first Monday of each month at **10:00 a.m. in the 5th floor conference room of City Hall, 900 E. Broad Street**. Special meetings are scheduled as needed.

Meeting Schedule 2021

| UDC Meetings | UDC Submission Deadlines | Anticipated Date of Planning Commission Following the UDC Meeting |
|-------------------|--------------------------------|---|
| December 10, 2020 | November 12, 2020 | December 21, 2020 |
| January 7, 2021 | December 17, 2020 | January 19, 2021 ¹ |
| February 4, 2021 | January 14, 2021 | February 16, 2021 ² |
| March 4, 2021 | February 11, 2021 | March 15, 2021 |
| April 8, 2021 | March 11, 2021 | April 19, 2021 |
| May 6, 2021 | April 15, 2021 | May 17, 2021 |
| June 10, 2021 | May 13, 2021 | June 21, 2021 |
| July 8, 2021 | June 17, 2021 | July 19, 2021 |
| August 5, 2021 | July 15, 2021 | August 16, 2021 ³ |
| September 9, 2021 | August 12, 2021 | September 20, 2021 |
| October 7, 2021 | September 16, 2021 | October 18, 2021 |
| November 4, 2021 | October 14, 2021 | November 15, 2021 |
| December 9, 2021 | November 10, 2021 ⁴ | December 20, 2021 ⁵ |

¹ Monday January 18, 2021 is a City of Richmond Holiday

² Monday February 15, 2021 is a City of Richmond Holiday

³ This meeting is subject to cancellation. If so, Planning Commission hearing would be Tuesday September 7, 2021.

⁴ Thursday November 11, 2021 is a City of Richmond Holiday.

⁵ This meeting of the Planning Commission is subject to cancellation.

The Richmond Urban Design Committee is an 11 member advisory committee created by City Council in 1968. Its purpose is to advise the City Planning Commission on the design of City projects. The Urban Design Committee reviews projects for appropriateness in "location, character, and extent" and for consistency with the City's Master Plan and forwards recommendations to the City Planning Commission. The Urban Design Committee also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

For more information, please contact the Planning and Preservation Division staff at (804) 646-6335 or Alex Dandridge at (804) 646-6569 or at alex.dandridge@richmondgov.com.

NARRATIVE



CITY OF RICHMOND FIRE STATION No. 12 REPLACEMENT

City Project Code: O-28930

2223 West Cary Street, Richmond, VA 23220

MOSELEYARCHITECTS

ARCHITECT/ENGINEER

RICHMOND, VIRGINIA

TIMMONS GROUP

CIVIL ENGINEERS

VIRGINIA BEACH, VIRGINIA

LU + S ENGINEERS, PLLC

MEP ENGINEERS

RICHMOND, VIRGINIA

CCS INTERNATIONAL, INC.

COST ESTIMATING

BETHESDA, MARYLAND

JUNE 16, 2021

CIVIL NARRATIVE

Existing Conditions

The existing Fire Station 12 building is located at the southeast corner of W. Cary Street and S. Addison Street. The main entrance to the building and the two bays for firetrucks is facing W. Cary Street with additional entrances on S. Addison Street and the alley behind the building.

Demolition

The existing Fire Station is to be demolished and removed from the site. Demolition will include but is not limited to the removal of concrete sidewalk, curb, light poles, utility connections and trees.

Proposed Construction

The proposed improvements to the site include the construction of a new 3-story fire station with two apparatus bays for firetrucks and a single apparatus bay for a support vehicle (Chevrolet Suburban size) with access to the back alley. The entrance to W. Cary Street from the concrete apron is to remain and no expansion is anticipated. An emergency egress metal stair tower is to be located behind the building and encroach into the south side yard setback, with the encroachment permitted per the zoning ordinance. A generator pad is also located behind the building and can be accessed from the alley behind the proposed Fire Station 12. Sidewalk meeting ADA compliance is proposed around the fire station where existing sidewalk has been removed due to construction and demolition.

Geotechnical Analysis

A geotechnical report will be prepared following site demolition once existing soils underneath the building are available for analysis. This Geotech report will inform the final footer design.

Setbacks, Easements, Buffers, and Zoning

Yards Adjacent to Roads: Front – Min 0', Max 15'

Yards Adjacent to Agricultural & Residential Districts & Land Bays Allowing Residential Use: Side – Minimum 5'

Yards Adjacent to Other Nonresidential Districts: NA

Based on the City of Richmond's GIS, this site is zoned as R-63 Multifamily Residential. Per the County Zoning Ordinance, due to the location of this site at the Corner of West Cary and South Addison Street, the lot has two front yards on each of these streets with a yard setback of 0'. The remaining two sides of the parcel are then considered side yards, with a minimum yard setback of 5'. No buffers are specified in the zoning ordinance, and there are no easements within the parcel.

Circulation

Entrances: The existing entrance from W. Cary Street is to remain and the entrance to the south apparatus bay from the alley is not expected to impact the circulation on the alley.

Vehicle Turning Motions: A Pierce AXT6710 (fire truck) can enter West Cary Street from the fire station bays without difficulty. To return the truck to the fire station bay, the truck must reverse from West Cary Street into the fire station, which can also be completed without difficulty. Additionally, a Chevrolet Suburban ¾ ton LS (standard SUV) can enter and exit the rear apparatus bay for the Battalion Chief. There is no vehicle connection proposed between entrances due to the small size of the site. Proposed entrance locations match existing entrance locations and acceptable site distance is provided per VDOT requirements.

Grading

The proposed Fire Station 12 finished floor elevation will be roughly 219.75 feet above sea level. As previously stated, the existing entrance along W. Cary Street is to remain and ADA access across the entrance apron is to be held. Proposed grading into the surrounding sidewalk will be limited to the

City of Richmond
Fire Station No. 12 Replacement – Narrative
June 16, 2021

greatest extent possible. The drainage pattern of this site will be preserved as to not over burden any existing inlets.

Erosion and Sediment Control

Erosion and sediment control measures for Fire Station will likely include a construction entrance, concrete wash-down area, inlet protection and super silt fence surrounding the parcel. It is not anticipated that a sediment trap or basin will be required.

Stormwater Management

The Fire Station is located in the portion of Richmond City that is serviced by a combined sanitary and storm sewer system. Per the Richmond City DPU no stormwater quality management is required. The quantity requirements will be met through managing the 10-year storm from the pre to post-development condition.

Fire Protection Line

There is an existing water line currently going into the building for fire protection needs from the S. Addison Street main line. It is assumed that this line sufficient to serve the fire protection needs of the building. A fire department connection is to be proposed on the building. An additional fire hydrant will be provided and must be located within 50' of the fire department connection. Refer to the "Fire Protection Narrative" for additional information.

Water Service

There is an existing water line currently servicing the building for domestic water needs from the S. Addison Street main line. It is assumed that the existing meter will remain, and that service will be provided to the new building from this meter. Refer to the "Plumbing Narrative" for additional information.

Gas

There is an existing 4" natural gas main owned by the City of Richmond running along S. Addison Street. The existing lateral is to remain and a metered connection to the new building will be provided. The generator will have a service provided through the mechanical room and will remain on the same meter. Refer to the "Plumbing Narrative" for additional information.

Dry Utilities

Telecommunications and power will be provided through existing overhead lines in the area. Refer to the "Electrical Narrative" for additional information.

Site Landscaping

A large existing tree along the rear of the building is currently being analyzed in regards to its preservation or removal.

ARCHITECTURAL NARRATIVE

Fire Station No. 12 is generally described as a new construction, three-story masonry building totaling approximately 14,670 gross square feet, including a mezzanine between the first and second story. The building will be designed to meet or exceed the 2015 Virginia Construction Code. The construction classification shall be II-B. The primary use group shall be (B) Business, but shall also include (A-3) Assembly, (S-2) Low Hazard Storage, and (R-2) Residential. The maximum occupant load will be approximately 109 people. This building shall be risk category IV, an essential facility.

The building site is located at 2223 W. Cary Street, Richmond, Virginia. The building shall replace in totality the existing fire station on the same site. Two apparatus bays will be located on Cary Street for the fire engines, and the Battalion Commander will have vehicular access to the rear of the building via the alley, Stones Way. The Battalion Commander vehicle is anticipated to be a Chevrolet Suburban or similar. No dedicated parking will be provided on the property – fire station staff will utilize street parking, as they do now.

The building will have two roof areas, the higher portion of which shall cover the elevator overrun and access to the roof via a shipladder. Including the parapet height, the building shall be 46' above grade, and the higher roof area shall be 50' above grade. The building will have a low-slope single-ply fully-adhered membrane roof with parapets approximately 3' higher than the roof deck.

Moseley Architects and the Owner have discussed the environmental goals for the project. The building will seek Silver certification in the Leadership in Energy and Environmental Design (LEED) Green Building Rating System as developed by the US Green Building Council. For additional information, please reference the LEED section of this document.

Demolition

Demolition and site preparation shall include the removal of a multi-story masonry building and all associated building systems and equipment. Demolition may also include a large deciduous tree adjacent to the property; a decision will be made in conjunction with the City Arborist. The existing building will be demolished, so Richmond Fire Department staff and emergency vehicles will be housed off-site for the duration of construction. No project phasing is anticipated.

Proposed Design

Exterior walls are anticipated to be constructed of a CMU masonry core with a brick veneer. The air barrier system shall be composed of a two and a half inch layer of spray applied polyurethane foam air barrier. The building's thermal enclosure shall be a continuous insulation plane with a thermal resistance value of no less than R-13.

Low slope roof assemblies shall consist of a fully adhered thermoplastic polyolefin (TPO) membrane over gypsum cover board and a five inch minimum thickness of Extruded-Polystyrene Board Insulation (XEPS) fastened to the structural roof deck. The total roof system shall have a high Solar Reflectance Index (SRI) and contribute to the Sustainable Sites LEED credit 5, Heat Island Reduction.

Exterior windows shall be an aluminum storefront framing system with tempered one inch insulating-glazing. Windows in brick veneer walls shall have loose steel lintels supporting brick headers. Exterior doors to storage spaces, mechanical spaces, vehicle bays, and the bay support spaces shall be painted flush steel doors in steel frames. All other exterior access doors shall be aluminum entrance doors with tempered one inch insulating-glazing mounted in aluminum storefront frames. Bi-folding apparatus bay doors shall be constructed of prefinished metal panels and shall include glass lites. Interior doors shall be

City of Richmond
Fire Station No. 12 Replacement – Narrative
June 16, 2021

solid core wood veneer doors, and some will include tempered vision glass. Most interior doors shall be mounted in painted steel frames. Interior doors shall be 3'-0" wide by 7'-0" high, except closet doors which may be smaller.

Interior partitions will be of two types: CMU and gypsum board. Gypsum walls will primarily consist of 5/8" gypsum wall board on 3 5/8" galvanized steel studs, extending 6" above the highest adjacent ceiling with sound attenuation batts. First floor rooms shall have exposed structure, while most upper levels are expected to receive acoustic tile ceilings. Interior partitions enclosing sleeping rooms and toilets shall be specified to provide a Sound Transmission Class (STC) no less than STC-55. Interior concrete masonry unit walls shall consist of six or eight inch concrete masonry units with galvanized steel furring and gypsum wall board where required.

The final exterior design will be selected with input from local community members. Moseley Architects has prepared two options as detailed below, both of which locate the main building entrance at the corner of West Cary Street & South Addison Street.

The exterior takes inspiration from the warehouses of Richmond, including the historic fabric of Shockoe Bottom and the Cary Street Athletic Center at the nearby VCU campus. Prominent exterior materials include red brick, black MCM panels, and red aluminum storefront. Black colored brick will be strategically placed to highlight openings and provide contrast. The Design Team intends to incorporate mural artistry to identify the station number and create painted artwork which relates to firefighting. Mural proposals will be discussed with the appropriate City department as the project progresses.

Programming and Services

Vertical circulation will include one interior stairway, as well as an elevator which shall serve each level, including the mezzanine. A fire pole will be provided at each level for emergency use only, and not considered an approved means of egress. The second and third floors shall have access to an exterior emergency-egress stair, which shall be relied upon as an approved second means of egress. The exterior stair shall be constructed of galvanized steel framing, galvanized metal stairs and railings, and landings composed of either expanded metal or galvanized metal grating. It shall be covered by a corrugated metal sloped roof. Perforated metal screening panels may be provided along Addison Street to partially obscure the freestanding structure from the street, contingent upon budgetary restrictions.

The first floor shall include the main public entrance, utility functions such as the main mechanical room, main electrical room, fire suppression and pump room, and fire department functions associated with the apparatus such as the apparatus bays, decontamination room, storage, and gear locker room. The fitness room shall also be located on the first floor. The mezzanine will include storage and the watch room with visual control of both apparatus bays. The second floor shall be residential and accessed exclusively by Richmond Fire Department staff. It shall include sleeping rooms, shower rooms, offices, kitchen, dining, dayroom, and a terrace. The kitchen shall include one pantry and one refrigerator for each of the three shifts, two sinks, counter space, and a commercial stove/oven combination with a griddle cooktop. The third floor shall be the community area of the building, offering conference rooms, a display area highlighting fire department history, a waiting area, and a large terrace.

Card readers and cameras will be installed throughout the building to control access and monitor the interior and exterior of the building. The design is not anticipated to include bullet-resistant glazing. For additional information, please refer to the Electronic Security portion of this document.

Trash containers will be located in an open air enclosure adjacent to the alley where the generator is also located.

City of Richmond
Fire Station No. 12 Replacement – EXISTING IMAGES
June 16, 2021

EXISTING FRONT FACADE



EXISTING FRONT AND WEST FACADES



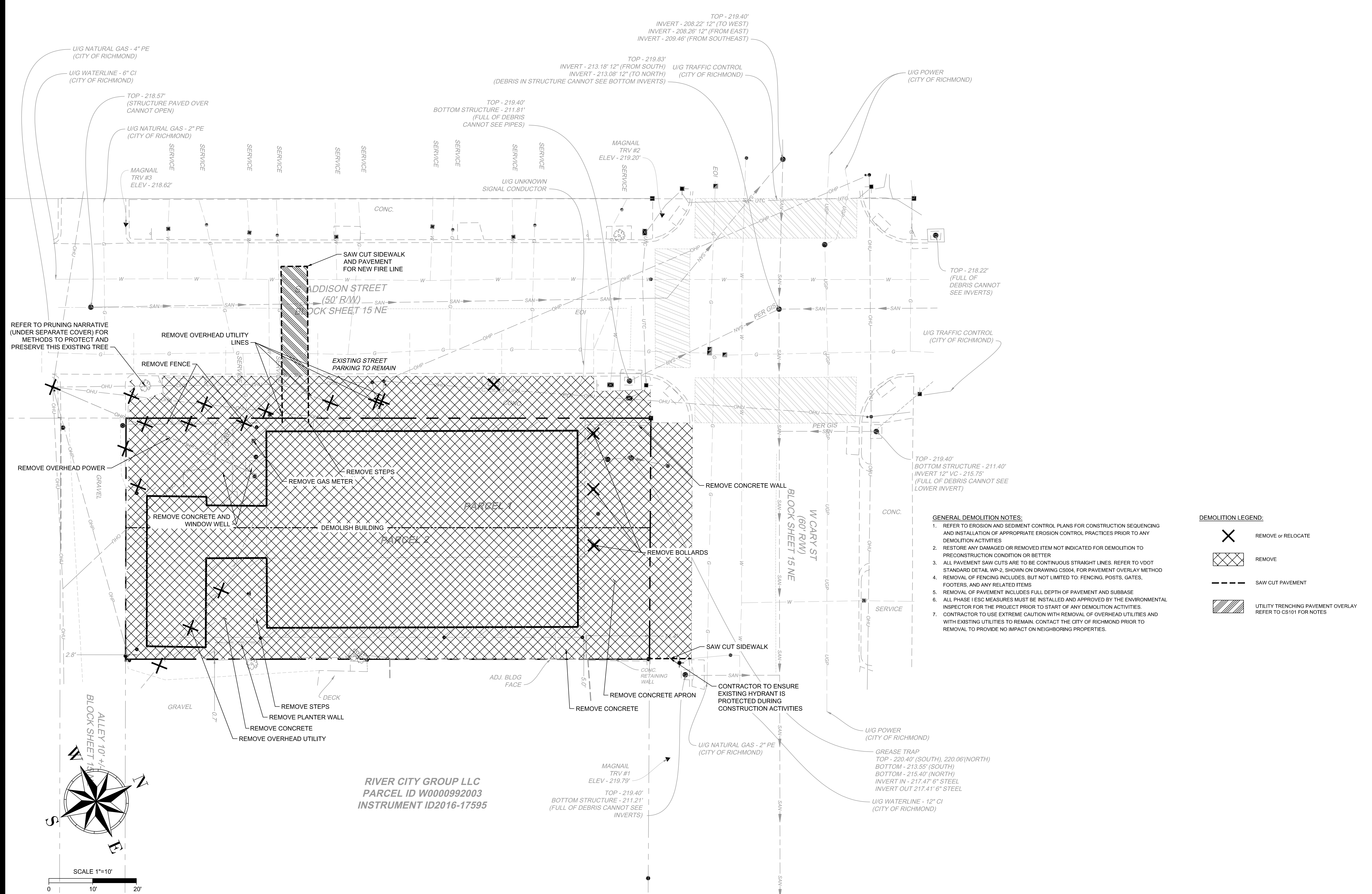
City of Richmond
Fire Station No. 12 Replacement – EXISTING IMAGES
June 16, 2021

EXISTING REAR FACADE



VIEW LOOKING SOUTH DOWN S. ADDISON STREET



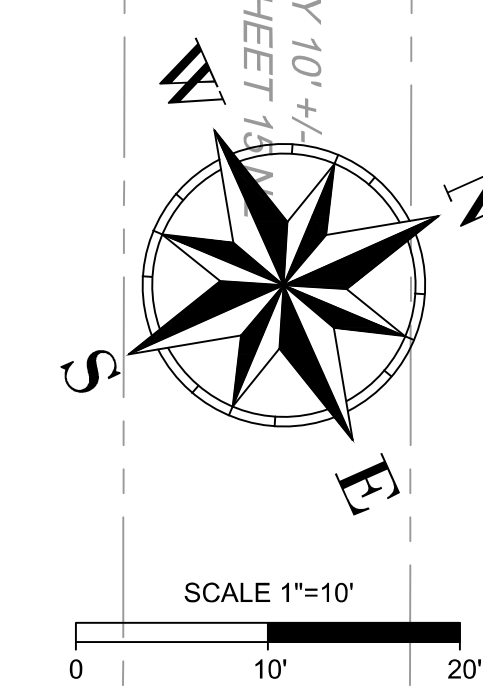


REFER TO PRUNING NARRATIVE (UNDER SEPARATE COVER) FOR METHODS TO PROTECT AND PRESERVE THIS EXISTING TREE

- GENERAL DEMOLITION NOTES:**
1. REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR CONSTRUCTION SEQUENCING AND INSTALLATION OF APPROPRIATE EROSION CONTROL PRACTICES PRIOR TO ANY DEMOLITION ACTIVITIES
 2. RESTORE ANY DAMAGED OR REMOVED ITEM NOT INDICATED FOR DEMOLITION TO PRECONSTRUCTION CONDITION OR BETTER
 3. ALL PAVEMENT SAW CUTS ARE TO BE CONTINUOUS STRAIGHT LINES. REFER TO VDOT STANDARD DETAIL WP-2, SHOWN ON DRAWING CS004, FOR PAVEMENT OVERLAY METHOD
 4. REMOVAL OF FENCING INCLUDES, BUT NOT LIMITED TO: FENCING, POSTS, GATES, FOOTERS, AND ANY RELATED ITEMS
 5. REMOVAL OF PAVEMENT INCLUDES FULL DEPTH OF PAVEMENT AND SUBBASE
 6. ALL PHASE I ESC MEASURES MUST BE INSTALLED AND APPROVED BY THE ENVIRONMENTAL INSPECTOR FOR THE PROJECT PRIOR TO START OF ANY DEMOLITION ACTIVITIES.
 7. CONTRACTOR TO USE EXTREME CAUTION WITH REMOVAL OF OVERHEAD UTILITIES AND WITH EXISTING UTILITIES TO REMAIN. CONTACT THE CITY OF RICHMOND PRIOR TO REMOVAL TO PROVIDE NO IMPACT ON NEIGHBORING PROPERTIES.

- DEMOLITION LEGEND:**
- REMOVE or RELOCATE
 - REMOVE
 - SAW CUT PAVEMENT
 - UTILITY TRENCHING PAVEMENT OVERLAY REFER TO CS101 FOR NOTES

RIVER CITY GROUP LLC
PARCEL ID W0000992003
INSTRUMENT ID 2016-17595



FIRE STATION #12 REPLACEMENT



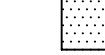
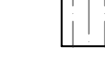

PROJECT O-28930
RICHMOND CITY FIRE DEPARTMENT
2223 W. CARY ST., RICHMOND VA 23220

| PROJECT NO: 39765.005 | DATE: MAY 3, 2021 |
|--------------------------|----------------------|
| REVISIONS | |
| DATE | DESCRIPTION |
| | |
| | |
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| | |
| | |

DEMOLITION PLAN

CD101

PAVEMENT HATCHING LEGEND

-  HEAVY DUTY CONCRETE
-  CONCRETE SIDEWALK
-  LIGHT DUTY ASPHALT
-  ASPHALT MILL AND OVERLAY
-  PAVERS

SITE PLAN INFORMATION

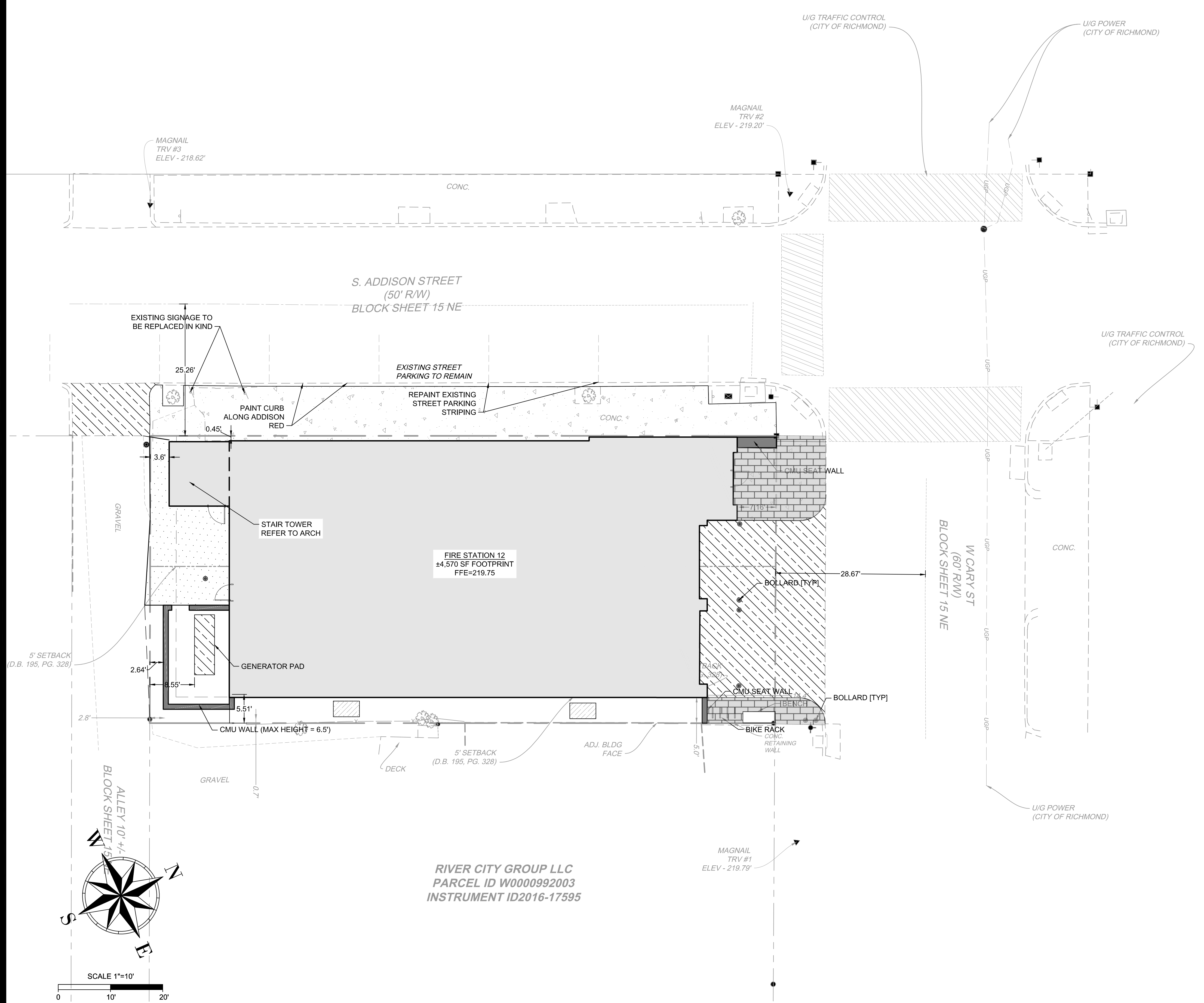
OWNER/DEVELOPER INFORMATION
CITY OF RICHMOND
XXXXX
XXXX XXXX
RICHMOND, VA XXXXX
PH XXXXXX.XXXX
FAX XXXXXX.XXXX

ENGINEER INFORMATION
TIMMONS GROUP
JOSH MACDONALD, PE
1001 BOULDERS PARKWAY
SUITE 300
RICHMOND, VA 23225
PH 804.200.5500
FAX 804.501.1016

PARCEL INFORMATION
CITY OF RICHMOND
PARCEL ID:
W0000992001
PARCEL 1: D.B. 195-C, PG. 326
PARCEL 2: D.B. 195-C, PG. 328
ADDRESS:
2223 W CARY STREET
RICHMOND, VA 23220
ZONING: R-63 - RESIDENTIAL (MULTI-FAMILY URBAN)
USE: FIRE STATION

GENERAL SITE NOTES:

1. REFER TO SITE NOTES AND DETAILS DRAWINGS FOR SITE DETAILS.
2. DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED ON PLANS. SIDEWALKS DIRECTLY ADJACENT TO CURB AND GUTTER ARE TO BE MEASURED FROM BACK OF CURB.
3. REFER TO DRAWING CS210 AND CS211 FOR SITE DISTANCE PLAN AND PROFILES. SIGHT DISTANCES CALCULATED USING THE VDOT ROAD DESIGN MANUAL, TABLE 2D-3 INTERSECTION SIGHT DISTANCE.
4. REFER TO CS131 FOR CONCRETE SCORING PATTERN AND DIMENSIONS.
5. RESTORE ANY DAMAGED PROPERTY NOT INCLUDED IN DEMOLITION OR REMOVAL TO PRECONSTRUCTION CONDITION OR BETTER.
6. STRUCTURAL GRID IS SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
7. REFER TO ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF PATIOS AND CONCRETE SIDEWALKS COVERED BY ARCHITECTURAL OVERHANGS.
8. ALL PAVEMENT SAW CUTS ARE TO BE IN NEAT, STRAIGHT LINES. SAW CUTS ARE REQUIRED AT ANY LOCATION WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT. REFER TO VDOT STANDARD DETAIL WP-2 ON DRAWING CS002 FOR PAVEMENT CONSTRUCTION JOINT DETAIL.
9. REFER TO VDOT STANDARD DETAIL CG-12 ON DRAWING CS00X FOR INSTALLATION OF DETECTABLE WARNING SURFACES AT ALL ADA RAMPS.
10. ADA AREAS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
11. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER OR GREATER QUALITY OF WORK.
12. REFER TO ARCHITECTURAL DRAWINGS FOR PIPE BOLLARD DETAILS.
13. ALL BUILDING DIMENSIONS SHOWN ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
14. SIGNAGE IS SHOWN FOR REFERENCE ONLY. ANY SIGN IN EXCESS OF EIGHT (8) SQUARE FEET REQUIRES A PERMIT. PERMIT MUST BE OBTAINED THROUGH BUILDING INSPECTION DEPARTMENT. SIGNAGE CONTINGENT UPON APPROVAL THROUGH SIGN PERMIT REVIEW PROCESS.
15. ALL VDOT STD CG-2 CURB SHALL HAVE AN EXTRUDED FOOTER. REFER TO CS002 FOR ADDITIONAL NOTES.
16. ALL CURB SHOULD BE DOWELED TO ADJACENT CONCRETE SLAB AND CONCRETE TRAVELWAY, AS APPLICABLE.



RIVER CITY GROUP LLC
PARCEL ID W0000992003
INSTRUMENT ID2016-17595

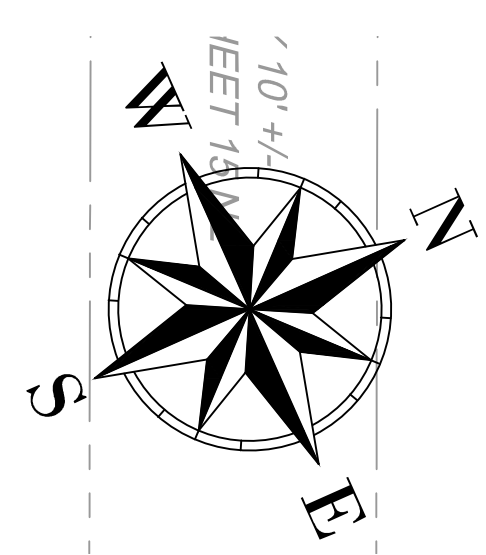
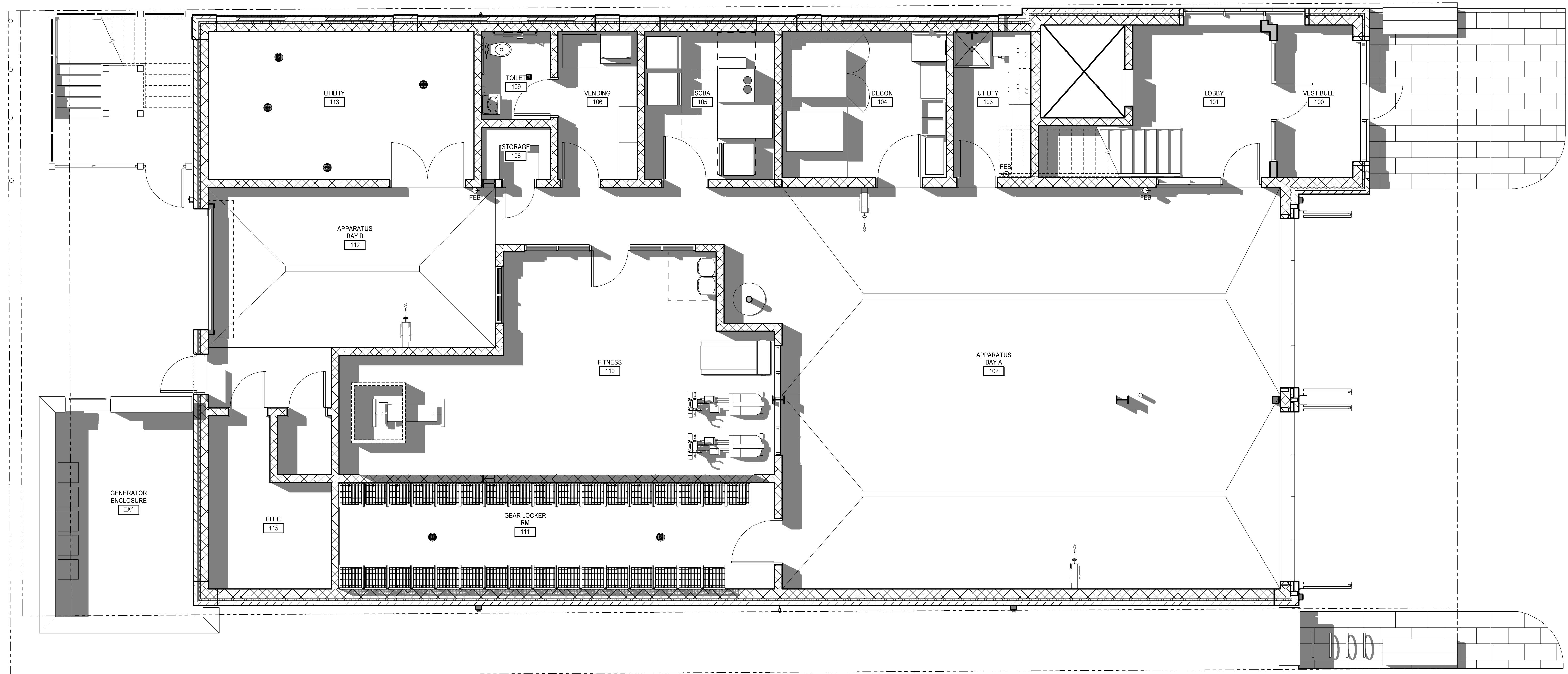
FIRE STATION #12 REPLACEMENT

PROJECT O-28930
RICHMOND CITY FIRE DEPARTMENT
2223 W. CARY ST., RICHMOND VA 23220

| PROJECT NO: 39765.005 | DATE: MAY 3, 2021 |
|--------------------------|----------------------|
| REVISIONS | |
| DATE | DESCRIPTION |
| | |
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| | |

SITE PLAN

CS101



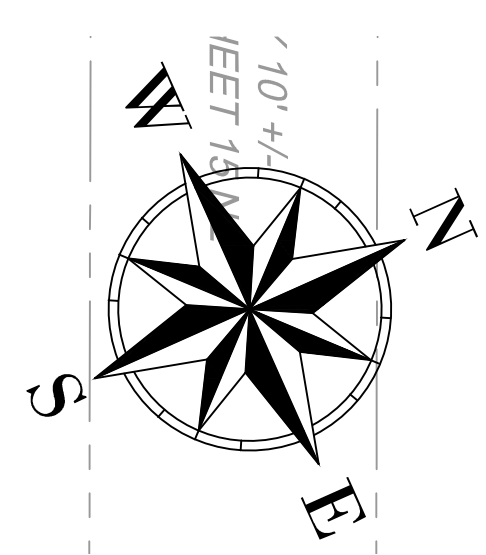
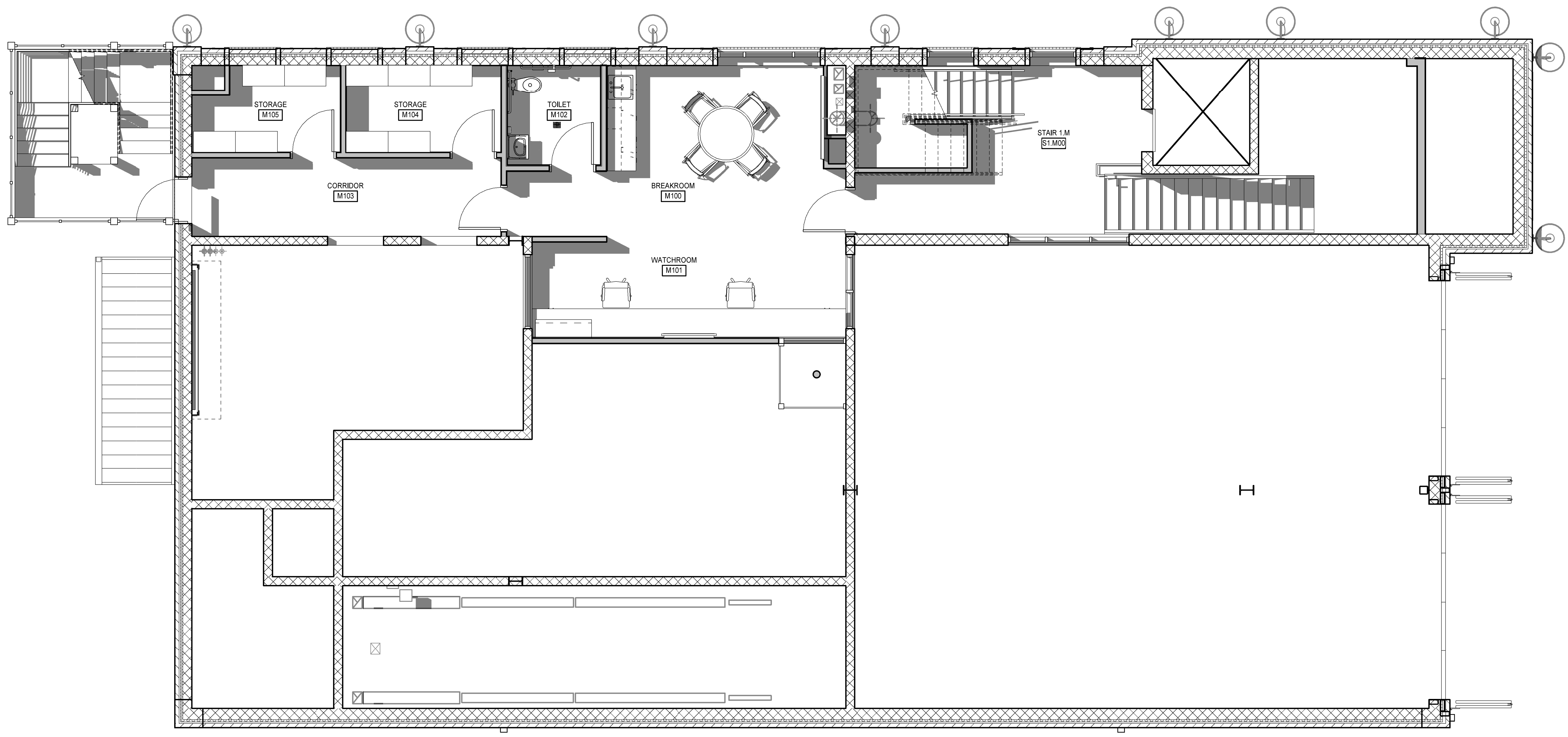
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MOSELEYARCHITECTS

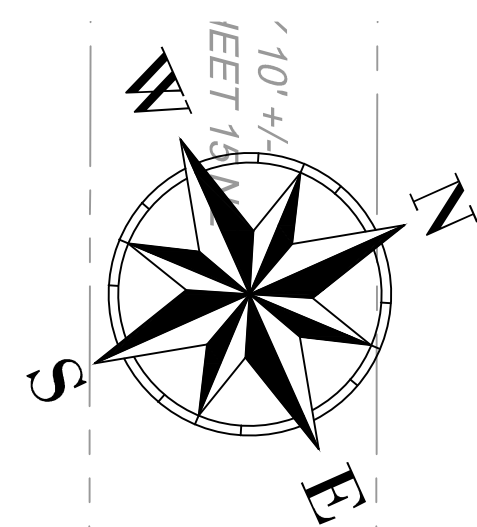
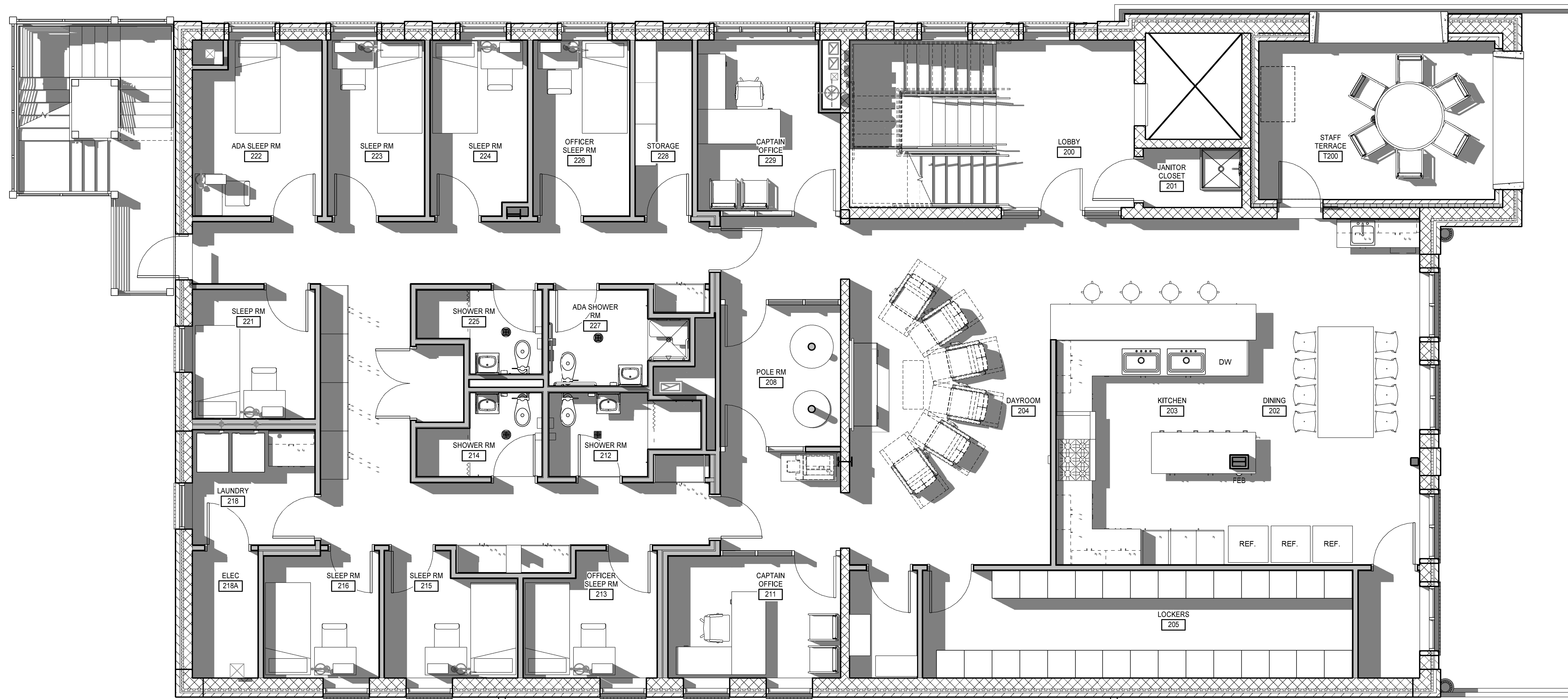
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FIRST FLOOR PLAN

**FIRE STATION #12 REPLACEMENT
 2223 W. CARY ST, RICHMOND VA 23220**



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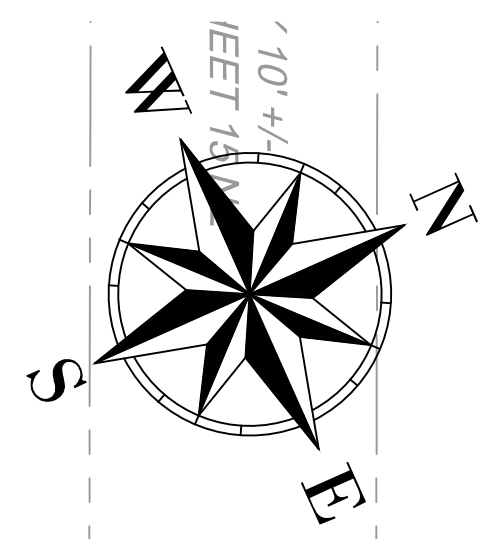
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SECOND FLOOR PLAN

FIRE STATION #12 REPLACEMENT
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THIRD FLOOR PLAN

FIRE STATION #12 REPLACEMENT
 2223 W. CARY ST, RICHMOND VA 23220

BUILDING ELEVATION KEYNOTES

REPRESENTED BY [n]
 APPLIES TO DRAWINGS A4.1 - A4.n

- 1 FREESTANDING STAIR NOT DRAWN FOR CLARITY. REFER TO FREE STANDING STAIR SHEET FOR ADDITIONAL INFORMATION.
- 2 EXTERIOR BICYCLE RACK. TYPICAL.
- 3 CONCRETE BENCH TOP.
- 4 RED FACE BRICK.
- 5 METAL CANOPY.
- 6 METAL COPING.
- 7 FACE BRICK HEADER. TYPICAL.
- 8 FACE BRICK SILL. TYPICAL.
- 9 ALUMINUM STOREFRONT. TRANSPARENT GLAZING. REFER TO SPECIFICATIONS FOR TINTING. TYPICAL THIS COLOR.
- 10 ALUMINUM STOREFRONT. FROSTED GLAZING. TYPICAL THIS COLOR.
- 11 GROUND FACE CONCRETE MASONRY UNITS. TYPICAL.
- 12 WALL HUNG FLAG. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.



1 SOUTH BLDG ELEVATION
 A2.1 | A4.1
 1/4" = 1'-0"
 0' 1' 2' 4' 8'
 1/4" = 1'-0"



2 NORTH BLDG ELEVATION
 A2.1 | A4.1
 1/4" = 1'-0"
 0' 1' 2' 4' 8'
 1/4" = 1'-0"

BUILDING ELEVATION KEYNOTES

REPRESENTED BY [n]
 APPLIES TO DRAWINGS A4.1 - A4.n

- 1 FREESTANDING STAIR NOT DRAWN FOR CLARITY. REFER TO FREE STANDING STAIR SHEET FOR ADDITIONAL INFORMATION.
- 2 EXTERIOR BICYCLE RACK. TYPICAL.
- 3 CONCRETE BENCH TOP
- 4 RED FACE BRICK
- 5 METAL CANOPY
- 6 METAL COPING
- 7 FACE BRICK HEADER. TYPICAL.
- 8 FACE BRICK SILL. TYPICAL.
- 9 ALUMINUM STOREFRONT. TRANSPARENT GLAZING. REFER TO SPECIFICATIONS FOR TINTING. TYPICAL THIS COLOR
- 10 ALUMINUM STOREFRONT. FROSTED GLAZING. TYPICAL THIS COLOR
- 11 GROUND FACE CONCRETE MASONRY UNITS. TYPICAL
- 12 WALL HUNG FLAG. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.



2 WEST BLDG ELEVATION
 A2.1 | A4.2 1/4" = 1'-0"

BUILDING ELEVATION KEYNOTES

REPRESENTED BY [n]
 APPLIES TO DRAWINGS A4.1 - A4.n

- 1 FREESTANDING STAIR NOT DRAWN FOR CLARITY. REFER TO FREE STANDING STAIR SHEET FOR ADDITIONAL INFORMATION.
- 2 EXTERIOR BICYCLE RACK. TYPICAL
- 3 CONCRETE BENCH TOP
- 4 RED FACE BRICK
- 5 METAL CANOPY
- 6 METAL COPING
- 7 FACE BRICK HEADER. TYPICAL
- 8 FACE BRICK SILL. TYPICAL
- 9 ALUMINUM STOREFRONT. TRANSPARENT GLAZING. REFER TO SPECIFICATIONS FOR TINTING. TYPICAL THIS COLOR
- 10 ALUMINUM STOREFRONT. FROSTED GLAZING. TYPICAL THIS COLOR
- 11 GROUND FACE CONCRETE MASONRY UNITS. TYPICAL
- 12 WALL HUNG FLAG. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.



1 EAST BLDG ELEVATION
 A2.1 | A4.2
 1/4" = 1'-0"

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PERSPECTIVE

FIRE STATION #12 REPLACEMENT
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