

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: NAVD83  
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.

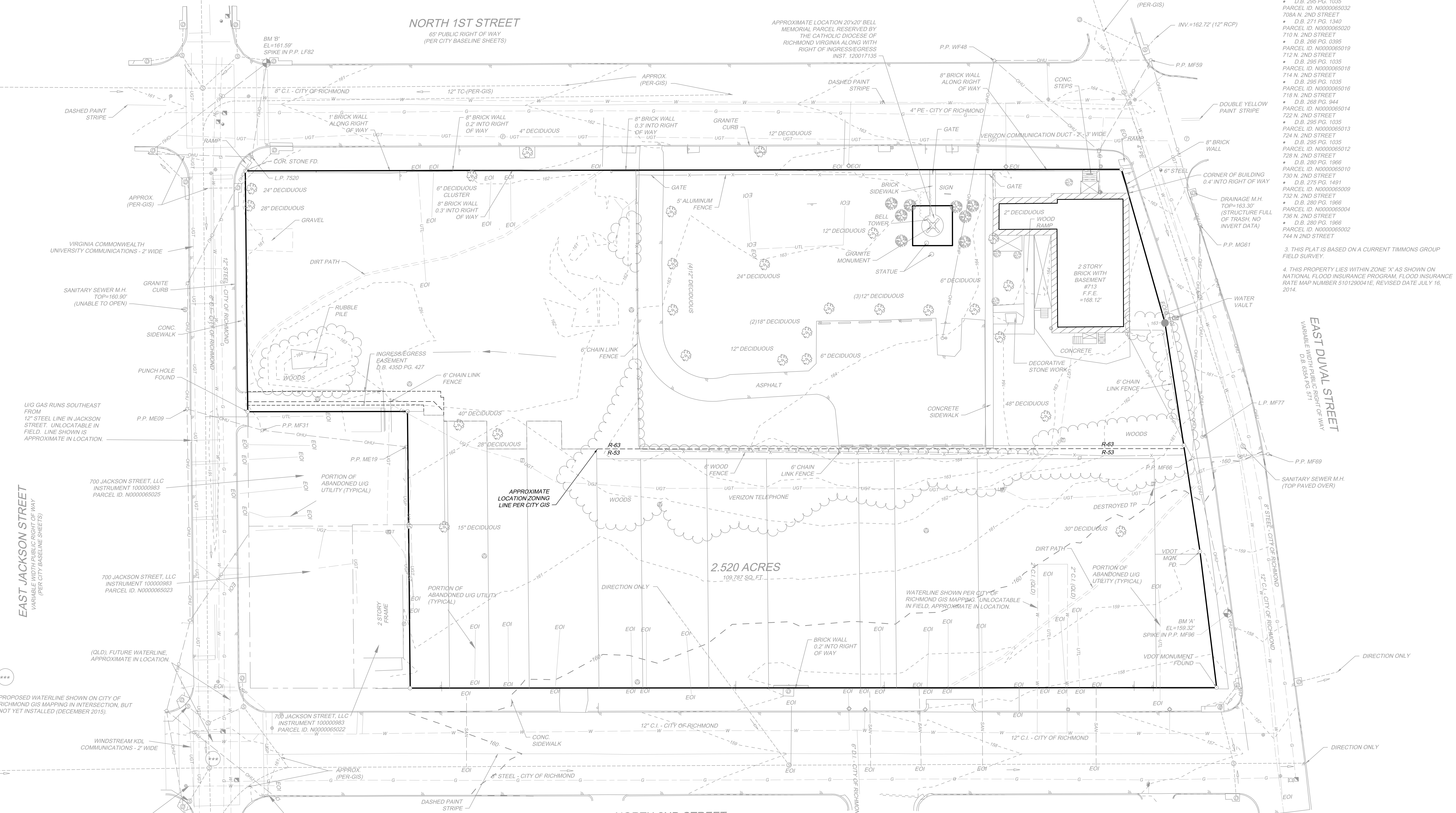
UTILITY OWNERS:  
NATURAL GAS = CITY OF RICHMOND  
WATERLINE = CITY OF RICHMOND  
POWER = CITY OF RICHMOND  
DOMINION POWER  
COMMUNICATIONS = VERIZON  
VIRGINIA COMMONWEALTH UNIVERSITY  
WINDSTREAM KDL COMMUNICATIONS

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. 1966  
PARCEL ID. N0000065004  
736 N. 2ND STREET  
D.B. 280 PG. 1966  
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



**INTERIOR PARCEL LINES ARE APPROXIMATE LOCATION AND HAVE NOT BEEN CERTIFIED**

**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	Sheet 1 of 1
Drawn by: M. Snider	Checked by: M. Snider
Revised: 11-5-15	J.N.: 37143

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YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

VIRGINIA | NORTH CAROLINA

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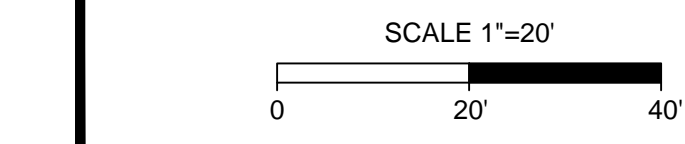


GP# 21524

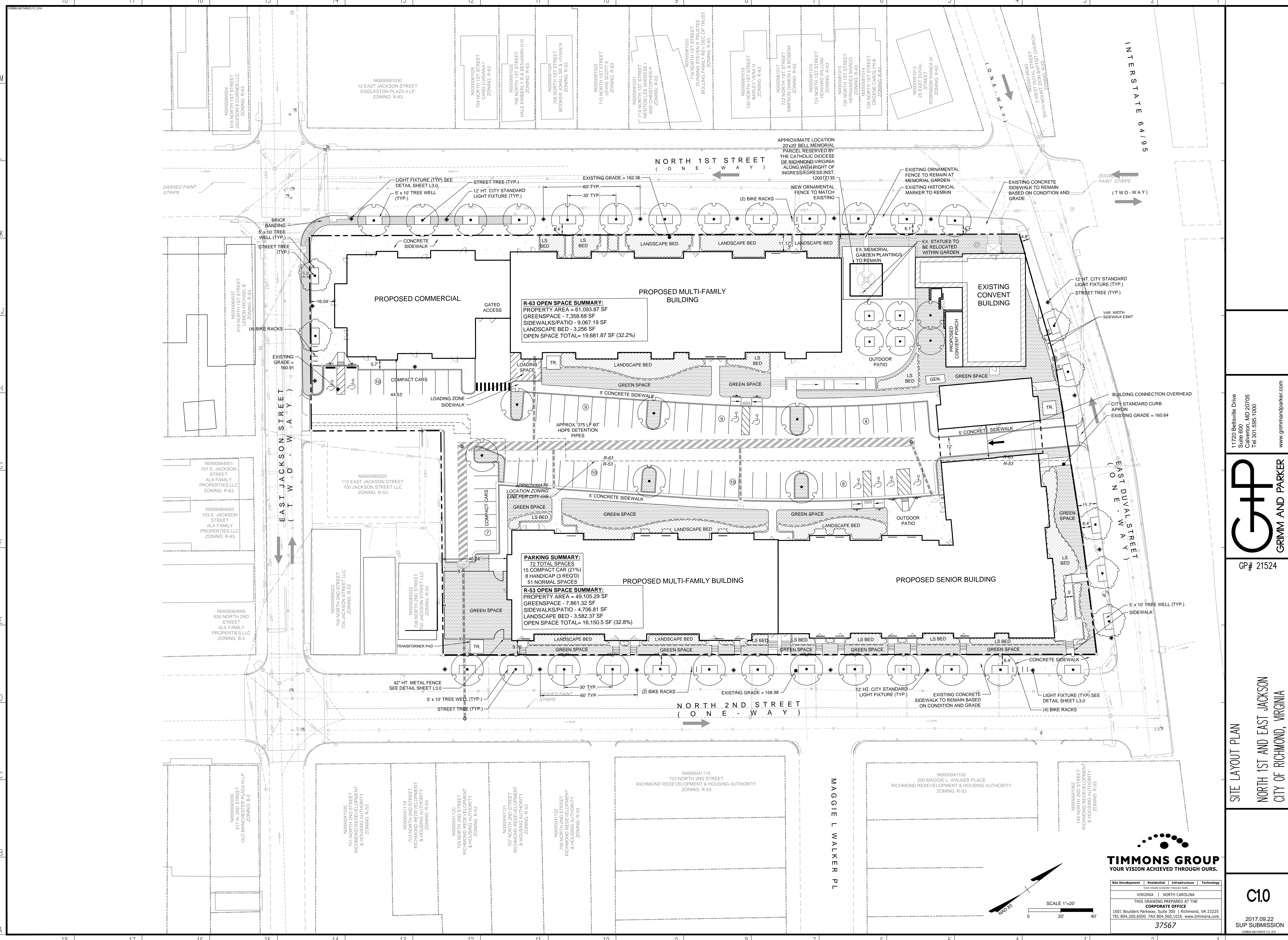
**SURVEY PLAT & EXISTING CONDITIONS**  
NORTH 1ST AND EAST JACKSON  
RICHMOND, VIRGINIA

**C0.0**

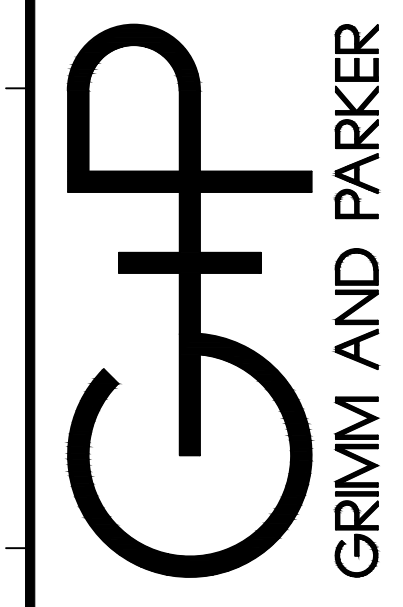
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SHEET NO. 0000000000







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

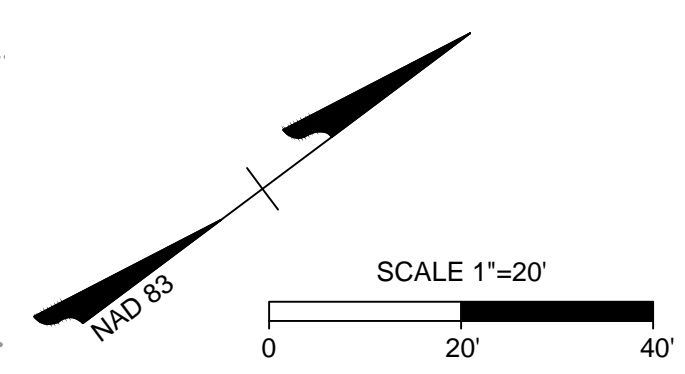
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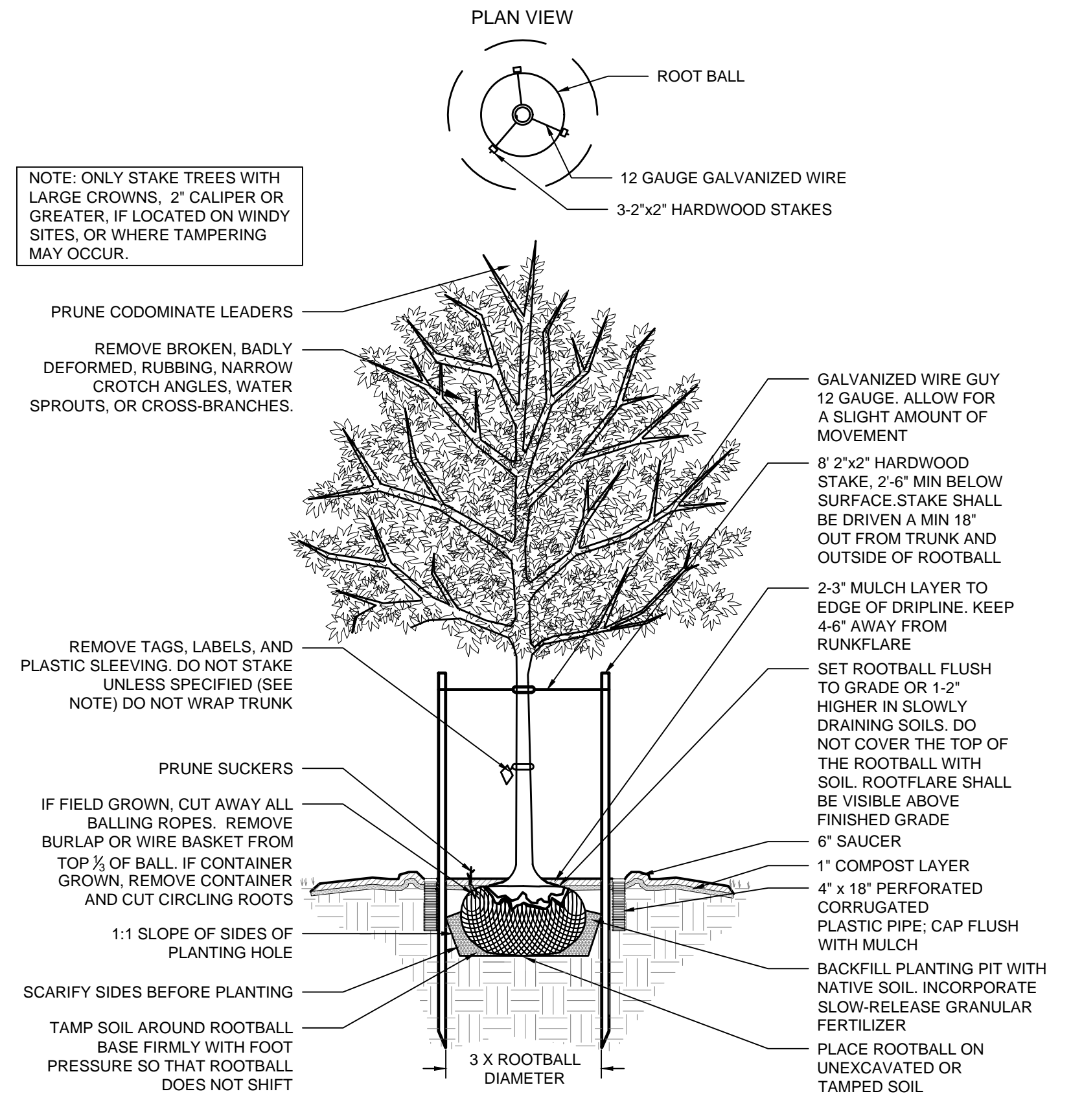
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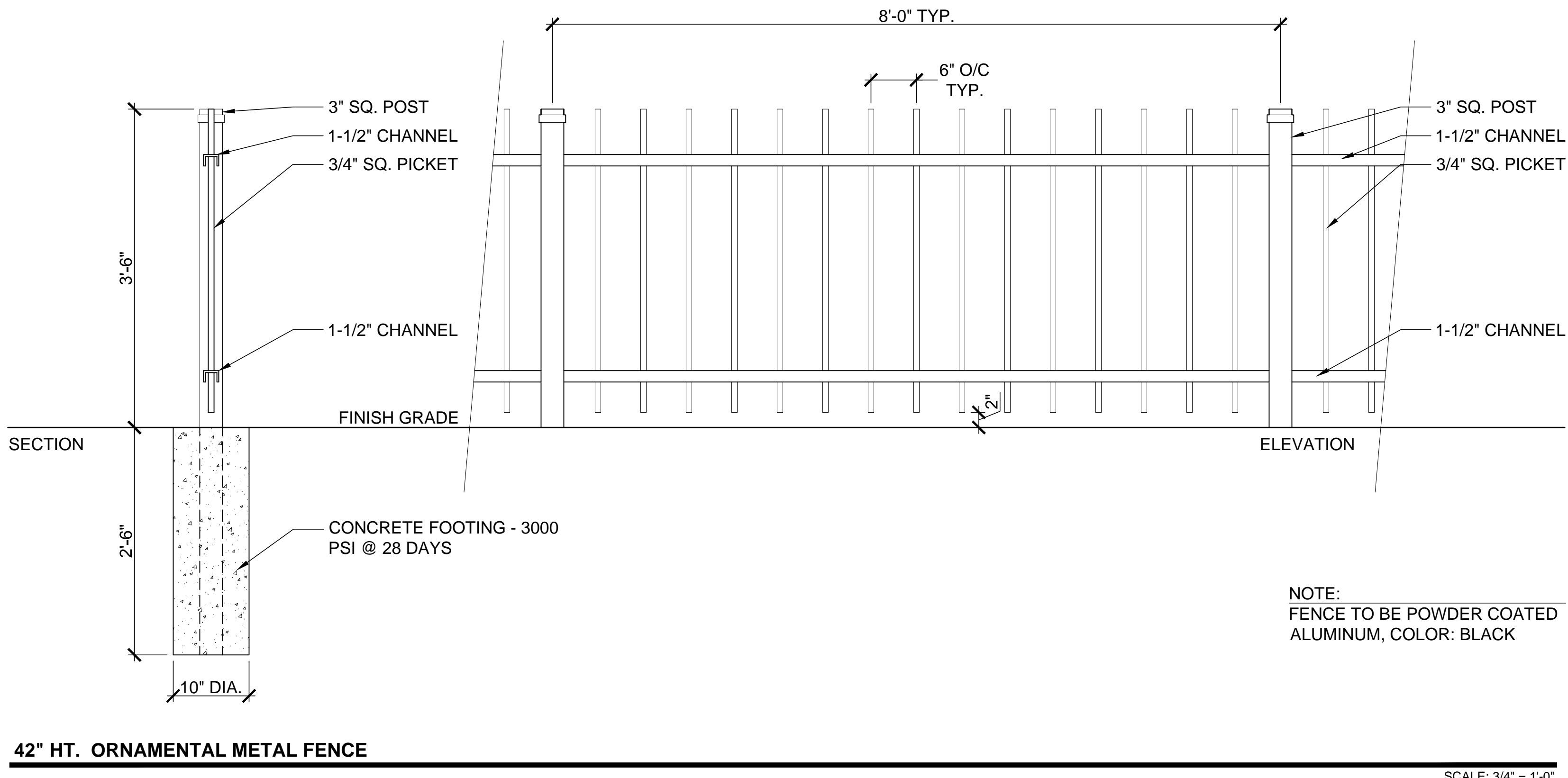




**STREET TREE PLANTING DETAIL**  
NTS

A. MODEL		G. ELECTRICAL OPTIONS	
BOS40	Standard 40"	PEC	photocell, button
B. LENS OPTIONS		K. CONTROL OPTIONS	
AC	acrylic, clear	GEN-XX	energy1
AF	acrylic, frosted		
AS	acrylic, seeded	L. MOUNTING OPTIONS	
AW	acrylic, white	PT	post top
PC	polycarbonate, clear	PM	post mount
PF	polycarbonate, frosted	J. STYLE OPTIONS	
C. ENGINE OPTIONS		TRF	tricolor filter
24W-45	24 Watts - LED array	COL	color
36W-45	36 Watts - LED array	BLK	black finish
48W-45	48 Watts - LED array	WT	white finish
60W-45	60 Watts - LED array	BLT	black metal finish
D. OPT. COLOR TEMP		WT	white finish
3K	3000K	BZT	brass finish
4K	4000K	DBT	dark bronze finish
5K	5000K (50K)	GR	gray finish
E. VOLTAGE		DPS	dark platinum finish
120V	120-277V	GRN	green finish
240V	240V	MT	metallic finish
480V	480V	MTT	metallic texture finish
		OW	oil washed iron
		RAL	
F. OPTICS			
DB2	direct, type II		
DB3	direct, type III		
DB4	direct, type IV		
DB5	direct, type V		

**12' HEIGHT CITY STANDARD LIGHT FIXTURE - CUT SHEET**



**42\"/>**

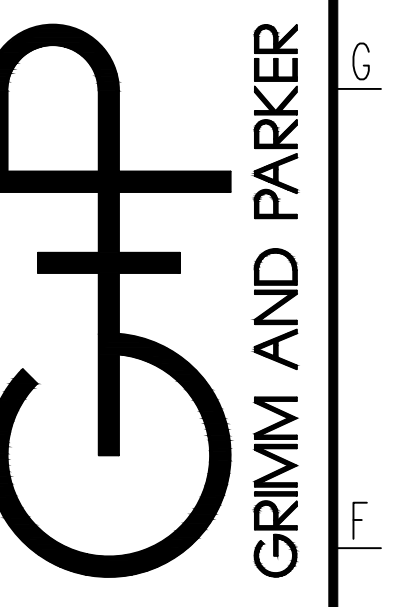
Ordering Logic	Specifications
<ul style="list-style-type: none"> <li>Material: Aluminum</li> <li>Finish: Powder Coat</li> <li>Height: 12' to 20'</li> <li>Arm Length: 4' to 8'</li> <li>Arm Spacing: 6" O/C</li> <li>Post Diameter: 4" to 6"</li> <li>Base: 10" Dia. Concrete Footing</li> </ul>	<ul style="list-style-type: none"> <li>Compliance: Meets or exceeds all applicable codes and standards.</li> <li>Warranty: 5-year warranty on materials and workmanship.</li> <li>Lead Time: 4-6 weeks.</li> <li>Customization: Custom colors and finishes available.</li> <li>Installation: Professional installation required.</li> </ul>

**12' HEIGHT CITY STANDARD POLE - CUT SHEET**



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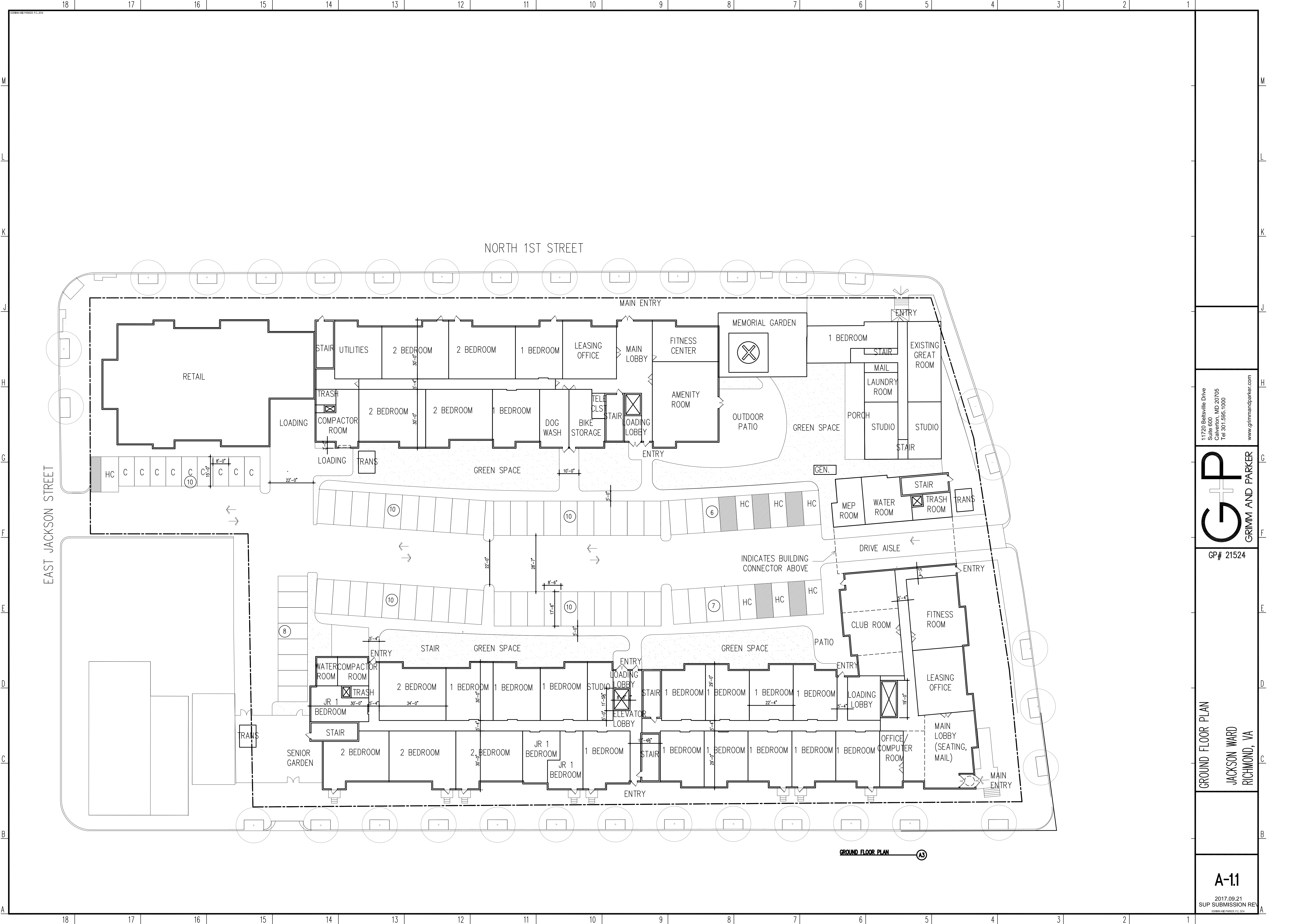


GP# 21524

SITE DETAILS  
 JACKSON WARD SENIOR  
 CITY OF RICHMOND, VIRGINIA

**C11**  
 2017.09.20  
 SUP SUBMISSION  
 GPM&P INC. 09/20/17



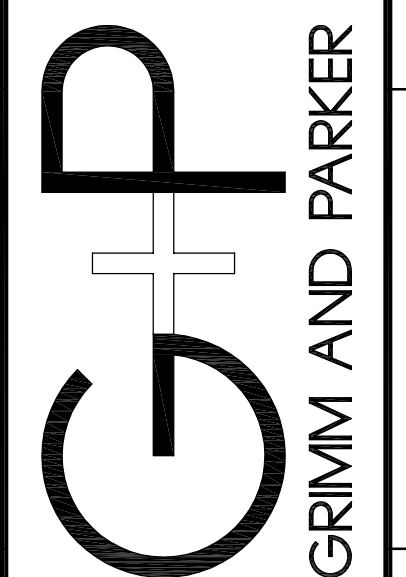


NORTH 1ST STREET

EAST JACKSON STREET

GROUND FLOOR PLAN (A3)

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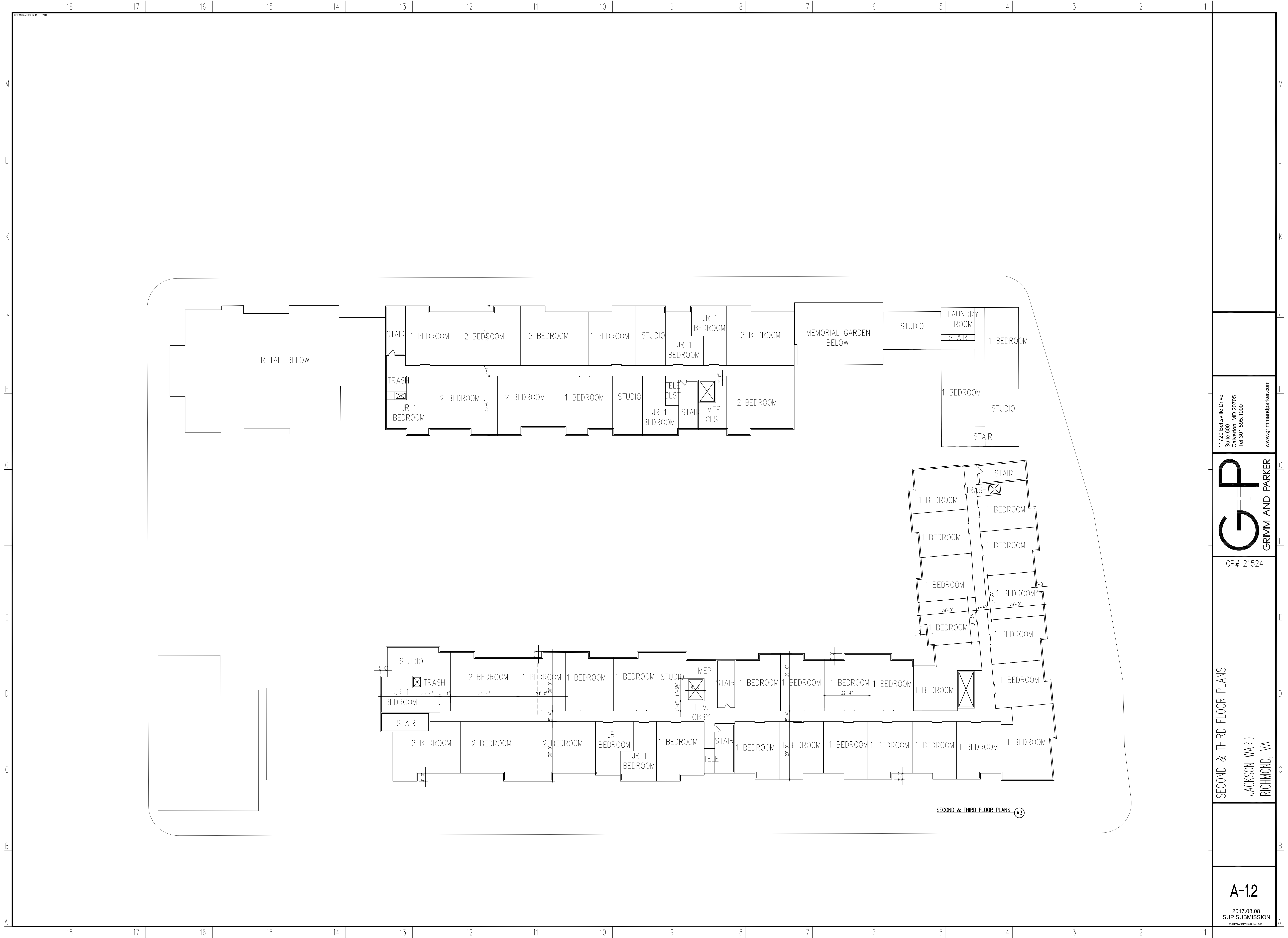
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GROUND FLOOR PLAN  
 JACKSON WARD  
 RICHMOND, VA

A-11

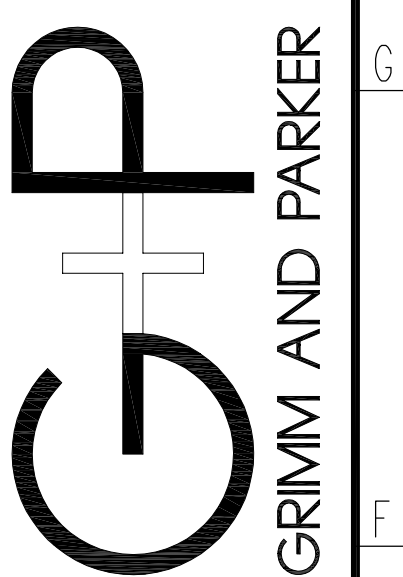
2017.09.21  
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 (Grimm and Parker logo)





SECOND & THIRD FLOOR PLANS (A3)

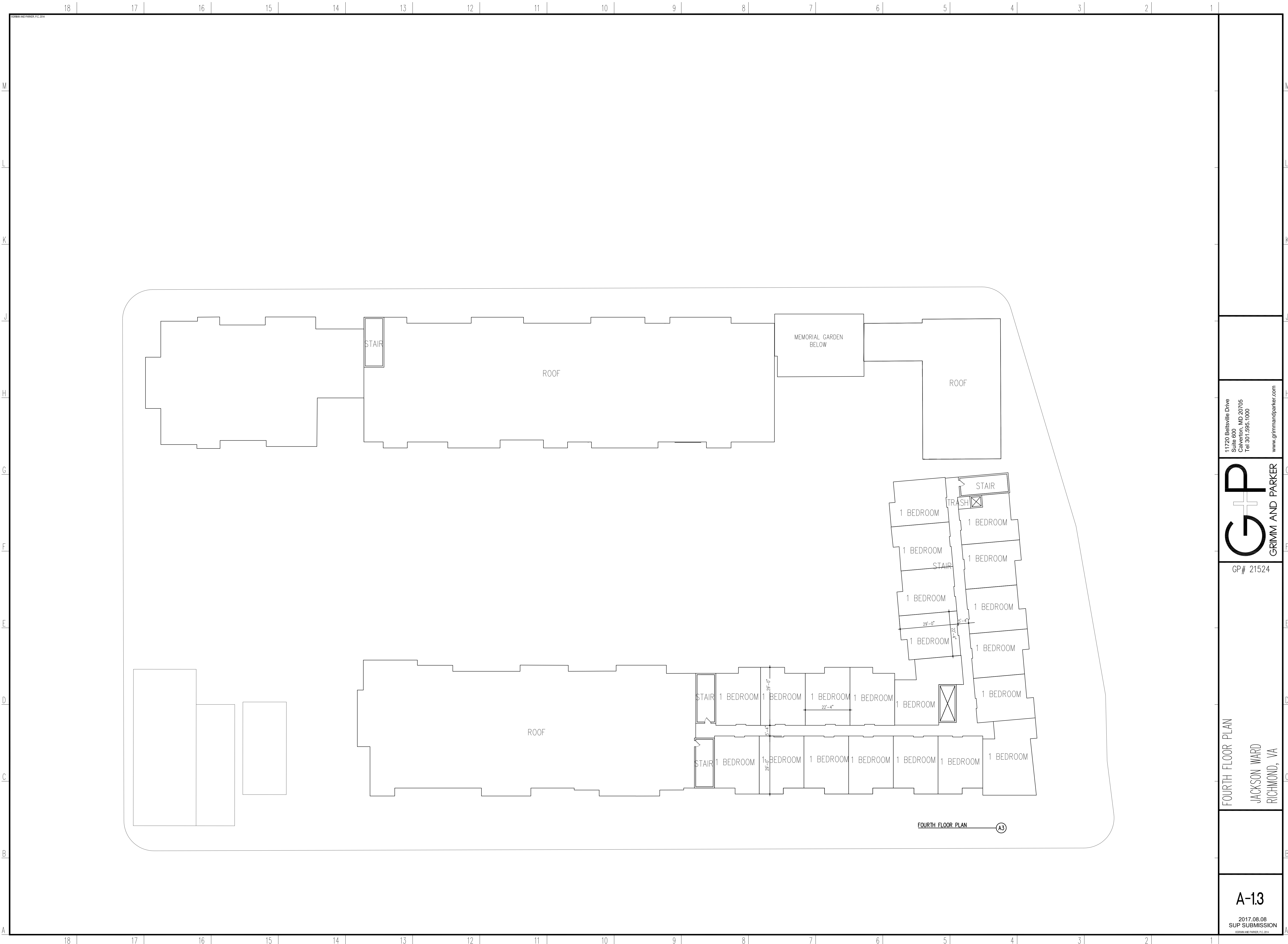
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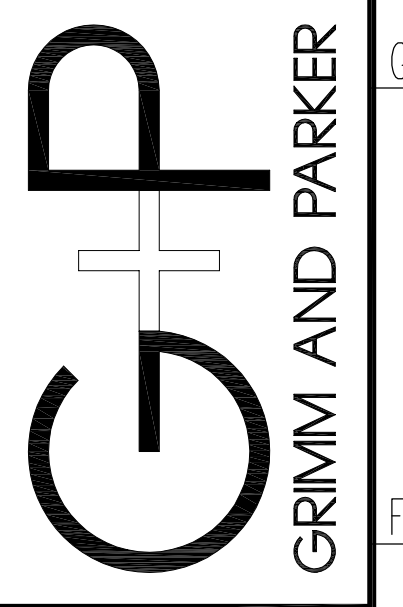
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SECOND & THIRD FLOOR PLANS  
 JACKSON WARD  
 RICHMOND, VA





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FOURTH FLOOR PLAN  
 JACKSON WARD  
 RICHMOND, VA

**A-13**  
 2017.08.08  
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GRIMM AND PARKER, P.C. 2014

FOURTH FLOOR PLAN (A3)





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

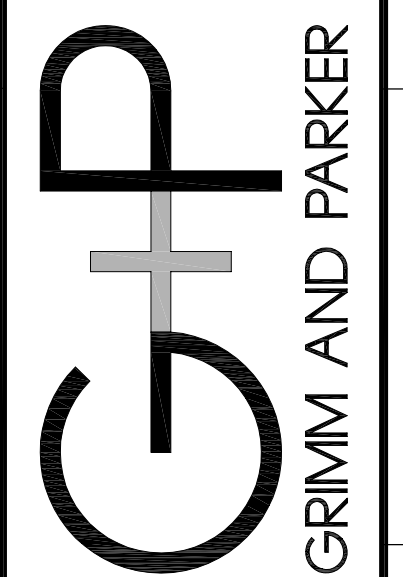


PARTIAL NORTH ELEVATION (D2)  
 SCALE: 1/8"=1'-0"  
 0 4' 8' 16' 32'

KEY ELEVATION

- |                          |                                |                               |  |                                    |
|--------------------------|--------------------------------|-------------------------------|--|------------------------------------|
| 1 BRICK COLOR #1         | 6 FIBER CEMENT PANEL COLOR #1  | 11 NOT USED                   | 16 FIBER CEMENT TRIM COLOR #3          | 21 ENERGY STAR VINYL WINDOW SYSTEM |
| 2 BRICK COLOR #2         | 7 FIBER CEMENT PANEL COLOR #2  | 12 NOT USED                   | 17 ALUMINUM STOREFRONT SYSTEM          | 22 EXTERIOR SCENCE LIGHTING        |
| 3 NOT USED               | 8 FIBER CEMENT PANEL COLOR #3  | 13 NOT USED                   | 18 PREFINISHED ALUMINUM RAILING SYSTEM | 23 PAINTED METAL DOOR              |
| 4 NOT USED               | 9 FIBER CEMENT PANEL COLOR #4  | 14 FIBER CEMENT TRIM COLOR #1 | 19 FABRIC AWNING                       | 24 BUILDING SIGNAGE                |
| 5 MASONRY PANEL COLOR #1 | 10 FIBER CEMENT PANEL COLOR #5 | 15 FIBER CEMENT TRIM COLOR #2 | 20 PREFINISHED ALUMINUM CANOPY         | 25 OVERHEAD ROLLING DOOR           |

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ELEVATIONS  
 NORTH 1ST AND EAST JACKSON  
 RICHMOND, VA

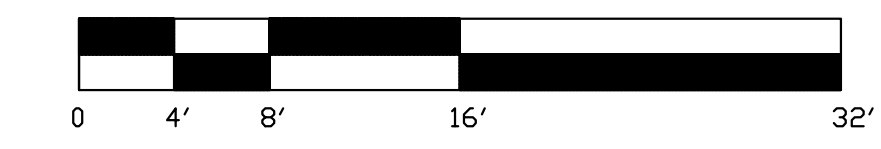




EAST ELEVATION

J2

SCALE: 1/8"=1'-0"



WEST ELEVATION

D2

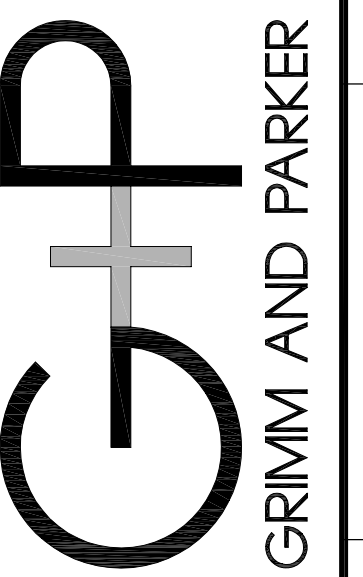
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KEY ELEVATION

- |                          |                               |                               |  |                                    |
|--------------------------|-------------------------------|-------------------------------|--|------------------------------------|
| 1 BRICK COLOR #1         | 5 FIBER CEMENT PANEL COLOR #1 | 9 NOT USED                    | 13 FIBER CEMENT TRIM COLOR #3          | 17 ENERGY STAR VINYL WINDOW SYSTEM |
| 2 BRICK COLOR #2         | 6 FIBER CEMENT PANEL COLOR #2 | 10 NOT USED                   | 14 ALUMINUM STOREFRONT SYSTEM          | 18 EXTERIOR SCENCE LIGHTING        |
| 3 NOT USED               | 7 FIBER CEMENT PANEL COLOR #3 | 11 NOT USED                   | 15 PREFINISHED ALUMINUM RAILING SYSTEM | 19 PAINTED METAL DOOR              |
| 4 NOT USED               | 8 FIBER CEMENT PANEL COLOR #4 | 12 FIBER CEMENT TRIM COLOR #1 | 16 FABRIC AWNING                       | 20 BUILDING SIGNAGE                |
| 5 MASONRY PANEL COLOR #1 | 9 FIBER CEMENT PANEL COLOR #5 | 13 FIBER CEMENT TRIM COLOR #2 | 17 PREFINISHED ALUMINUM CANOPY         | 21 OVERHEAD ROLLING DOOR           |

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ELEVATIONS  
NORTH 1ST AND EAST JACKSON  
RICHMOND, VA

A-2.2

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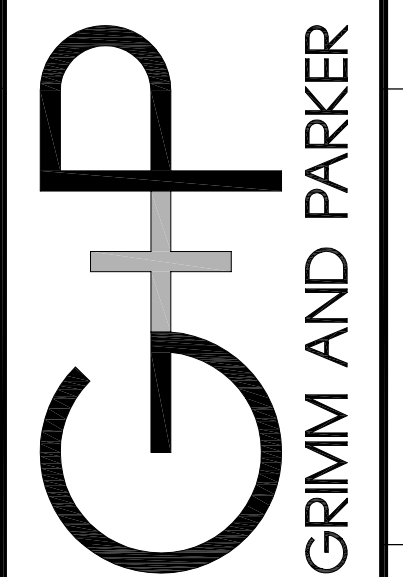


ELEVATION DETAIL  
NTS  
A12



ELEVATION DETAIL  
NTS  
A3

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ENLARGED ELEVATIONS  
NORTH 1ST AND EAST JACKSON  
RICHMOND, VA





BELL GARDEN

SCALE: NTS

G10



ENTRANCE AT SENIOR BUILDING

SCALE: NTS

G1



MULTI-FAMILY ENTRANCE

SCALE: NTS

A10

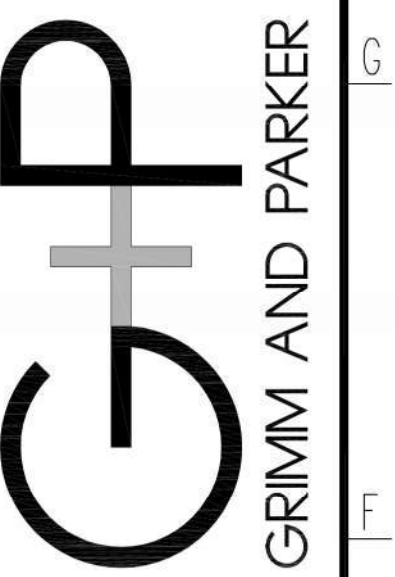


RETAIL

SCALE: NTS

A1

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PERSPECTIVES  
NORTH 1ST AND EAST JACKSON  
RICHMOND, VA

A-24

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FABRICATED BLADE SIGN STRUCTURE ATTACHED TO BUILDING EXTERIOR FACADE. METALLIC LETTERS W/ LED BACK LIGHT.

**BLADE SIGN**

SCALE: NTS

J13

**BLADE SIGN**

SCALE: NTS

J13



**EXT. WALL SCONCE**

SCALE: NTS

A15

**MEASURING and ORDERING INSTRUCTIONS**  
*BAY and VALIANT Stationary Fabric Awnings*

**STEP 1:** Measure the window height (A). Choose the appropriate MODEL# with the awning projection that best fits your requirements.

**STEP 2:** If mounting on casing, measure to the outside width of window casing (B). For wall mount, select any desired width. (Note: Arms cannot be mounted on shutters.)

**STEP 3:** Select the fabric awning color that best compliments your home or office.

**AWNING DETAIL**

SCALE: NTS

A11

**CANOPY DETAIL**

**FASCIA OPTIONS**

8" J, 8" C-CHANNEL, 10" C-CHANNEL, 12" C-CHANNEL, 8" J WITH 1" EXTENSION, 8" J WITH 4" EXTENSION, 12" SMOOTH FACE

**WALL MOUNT DETAILS**

BRICK/BLOCK WITH THRU BOLT AND COMPRESSION SLEEVE, CMU WITH THRU BOLT, METAL BUILDING

**DECK OPTIONS**

ROLL FORMED

**SECTION DETAIL**

END, FRONT, PLAN

**CANOPY DETAIL**

SCALE: NTS

A6

**Rolling Grille Components**

**Brackets**  
 Minimum 3/16" steel plates bolt to guide supporting member and support counter balance shaft and curtain.  
**Standard Material & Finish:** steel, with SpectraShield® powder coating 30-7192 gray

**Counter-balance Shaft**  
 4-1/2" minimum diameter outer shaft and 1-1/4" minimum inner shaft. This assembly supports the curtain and contains counter-balance torsion springs for assisting operation.  
**Standard Material:** steel

**Optional Hood & Fascia**  
 (not normally provided when unit is concealed above a ceiling) Protective sheet metal enclosure for the curtain.  
**Standard Material & Finishes:** ASTM A 653 Galvalux® coating system, light gray enamel top coat or aluminum mill, clear and color anodized or 300 series stainless steel with a #4 finish.

**Guides**  
 Extruded aluminum sections equipped with polypropylene pole runners and mounting member. Support the entire weight of the unit.  
**Standard Material & Finish:** mill finish aluminum  
**Optional Finishes:** clear and color anodized aluminum

**Bottom Bar**  
 2" x 3 1/2" heavy duty extruded aluminum tubular section that houses optional locking mechanisms. For widths greater than 27'-4", the bottom bar is reinforced with 3" x 2" x 3/16" aluminum angle(s).  
**Standard Material & Finish:** mill finish aluminum  
**Optional Material:** stainless steel angles

**Curtain**  
 A series of straight pattern horizontal rods and chains OR horizontal rods and tube spacers with vertical links in a brick pattern OR rods with glazed polycarbonate panels between molded nylon links. See complete curtain description on front page.  
**Standard Material & Finish:** mill finish aluminum  
**Optional Materials:** stainless or galvanized steel (VisionAir ESG10 and VistaGard only)

**Operation**  
 Push-up operation shown. Hand crank, chain and motors are available. Grilles operate by rotating the shaft gear end. The opposite end of shaft applies spring tension and is equipped with a spring adjusting wheel.

**Self-Supporting Installation Option**  
 Many grille installations utilize structural steel tubes for support, which allows for installation prior to the walls and ceiling being built. The tubes are factory prepared for the attachment of all grille components. Tubes are attached to the floor slab below and the joists above, thereby becoming self-supporting.

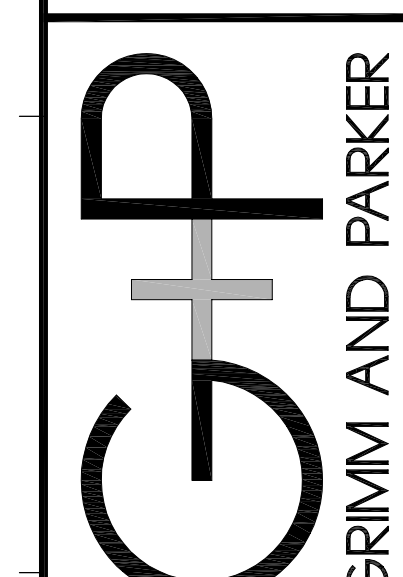
**Mounting & Clearances**

**Between Jambes Self-Supporting**  
 Mounts to structural tubes that are attached to the floor slab and braced to the structure above.

**Between Jambes Conventional**  
 Mounts within the opening, fascia (front hood closure piece) required.

**Face of Wall**  
 Maintains clearance of full opening, minimal exposed components.

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

A-25

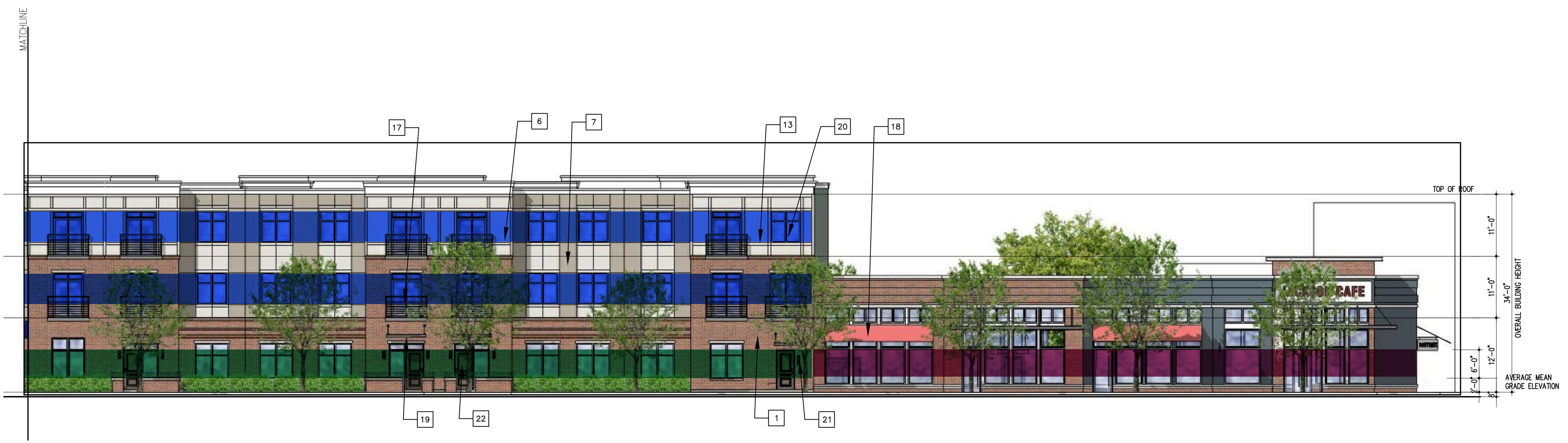
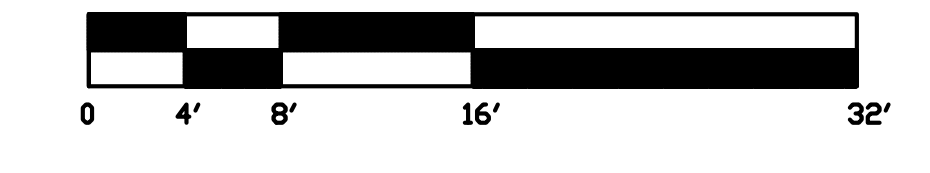
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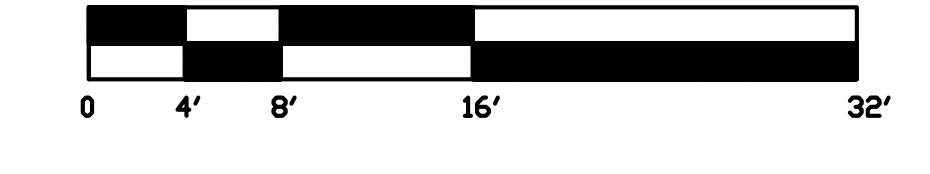
**PARTIAL NORTH FIRST STREET ELEVATION (J2)**

SCALE: 1/8"=1'-0"



**PARTIAL NORTH FIRST STREET ELEVATION (D2)**

SCALE: 1/8"=1'-0"

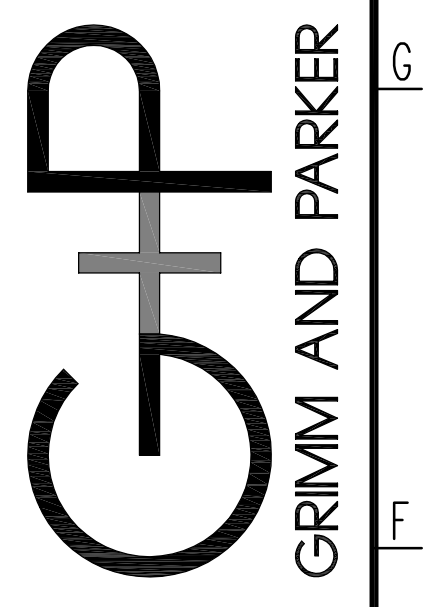


NORTH FIRST STREET ELEVATION FENESTRATION ZONING CALCULATIONS	
	2' ABOVE FINISHED FIRST FLOOR (RETAIL): 60%
	2' ABOVE FINISHED FIRST FLOOR (DWELLING): 37%
	2' ABOVE FINISHED SECOND FLOOR (DWELLING): 42%
	2' ABOVE FINISHED THIRD FLOOR (DWELLING): 42%

**KEY ELEVATION**

- |                        |                             |                            |                                     |                                 |
|------------------------|-----------------------------|----------------------------|-------------------------------------|---------------------------------|
| BRICK COLOR #1         | FIBER CEMENT PANEL COLOR #1 | NOT USED                   | FIBER CEMENT TRIM COLOR #3          | ENERGY STAR VINYL WINDOW SYSTEM |
| BRICK COLOR #2         | FIBER CEMENT PANEL COLOR #2 | NOT USED                   | ALUMINUM STOREFRONT SYSTEM          | EXTERIOR SCONCE LIGHTING        |
| NOT USED               | FIBER CEMENT PANEL COLOR #3 | NOT USED                   | PREFINISHED ALUMINUM RAILING SYSTEM | PAINTED METAL DOOR              |
| NOT USED               | FIBER CEMENT PANEL COLOR #4 | FIBER CEMENT TRIM COLOR #1 | FABRIC AWNING                       | BUILDING SIGNAGE                |
| MASONRY PANEL COLOR #1 | FIBER CEMENT PANEL COLOR #5 | FIBER CEMENT TRIM COLOR #2 | PREFINISHED ALUMINUM CANOPY         | OVERHEAD ROLLING DOOR           |

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GP# 21524

ELEVATIONS - FENESTRATION STUDY  
 NORTH 1ST AND EAST JACKSON  
 RICHMOND, VA

**A-26**

2017 09 21  
 SUP SUBMISSION REV  
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18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

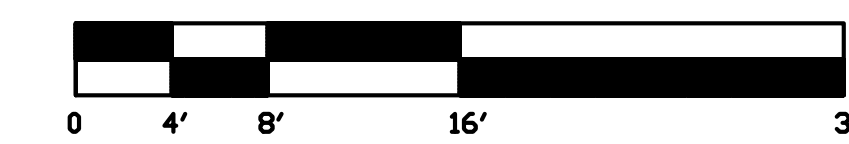
M | L | K | J | H | G | F | E | D | C | B | A



**EAST DUVAL STREET ELEVATION**

J2

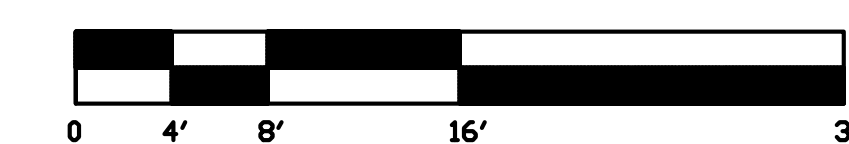
SCALE: 1/8"=1'-0"



**EAST JACKSON STREET ELEVATION**

D2

SCALE: 1/8"=1'-0"

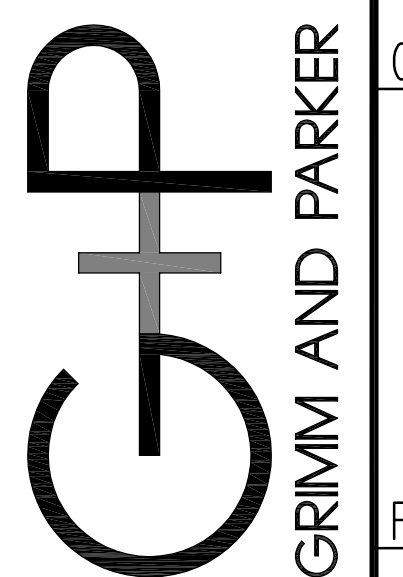


EAST JACKSON STREET ELEVATION FENESTRATION ZONING CALCULATIONS	
	2' ABOVE FINISHED FIRST FLOOR (RETAIL): 65%
	2' ABOVE FINISHED THIRD FLOOR (DWELLING): 34%

**KEY ELEVATION**

- |                        |                             |                            |                                     |                                 |
|------------------------|-----------------------------|----------------------------|-------------------------------------|---------------------------------|
| BRICK COLOR #1         | FIBER CEMENT PANEL COLOR #1 | NOT USED                   | FIBER CEMENT TRIM COLOR #3          | ENERGY STAR VINYL WINDOW SYSTEM |
| BRICK COLOR #2         | FIBER CEMENT PANEL COLOR #2 | NOT USED                   | ALUMINUM STOREFRONT SYSTEM          | EXTERIOR SCONCE LIGHTING        |
| NOT USED               | FIBER CEMENT PANEL COLOR #3 | NOT USED                   | PREFINISHED ALUMINUM RAILING SYSTEM | PAINTED METAL DOOR              |
| NOT USED               | FIBER CEMENT PANEL COLOR #4 | NOT USED                   | FABRIC AWNING                       | BUILDING SIGNAGE                |
| MASONRY PANEL COLOR #1 | FIBER CEMENT PANEL COLOR #5 | FIBER CEMENT TRIM COLOR #1 | PREFINISHED ALUMINUM CANOPY         | OVERHEAD ROLLING DOOR           |
|                        |                             | FIBER CEMENT TRIM COLOR #2 |                                     |                                 |

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ELEVATIONS - FENESTRATION STUDY  
 NORTH 1ST AND EAST JACKSON  
 RICHMOND, VA

**A-27**

2017.09.21  
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18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1



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

M

L

K

J

H

G

F

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D

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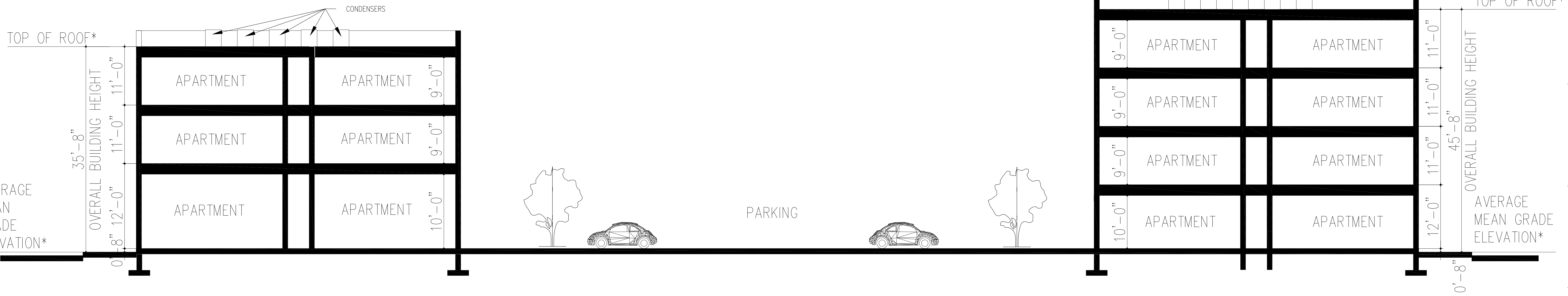
F

D

C

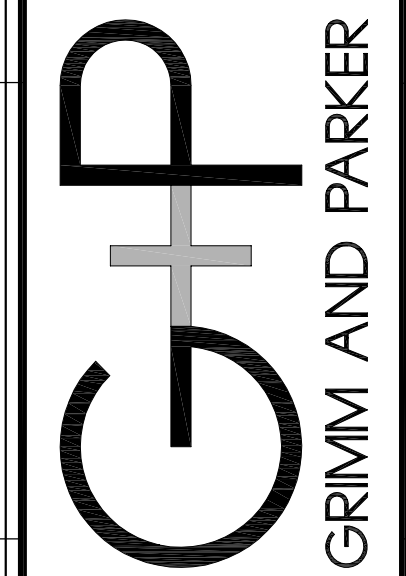
B

A



**BUILDING SECTION**  
 SCALE: 1/8"=1'-0"  
 0 4' 8' 16' 32'

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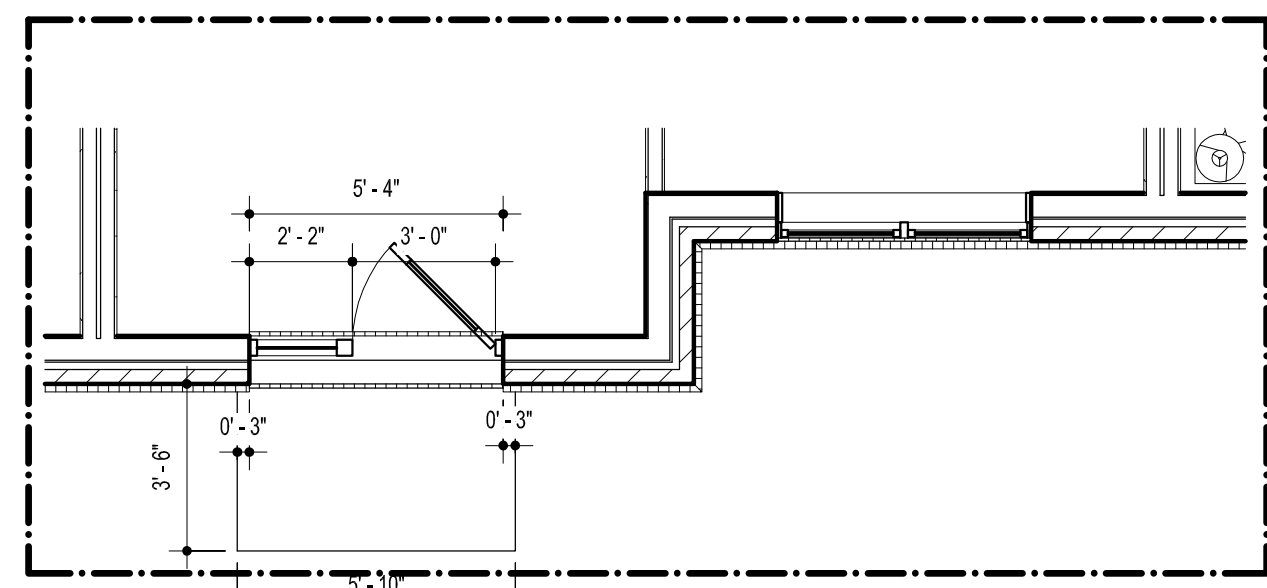
GP# 21524

BUILDING SECTION  
 JACKSON WARD SENIOR  
 RICHMOND, VA

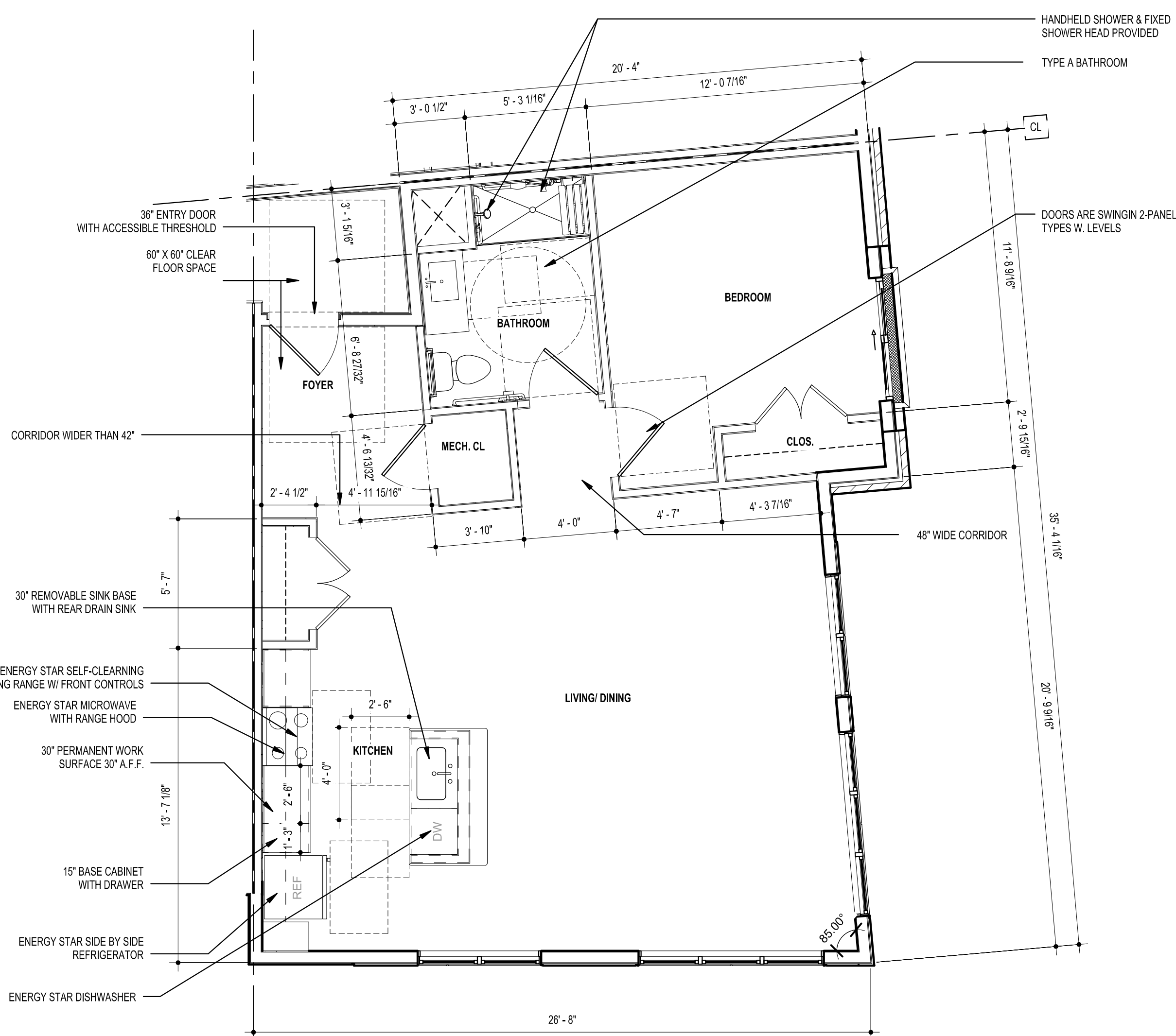
**A-3.0**

2017.08.08  
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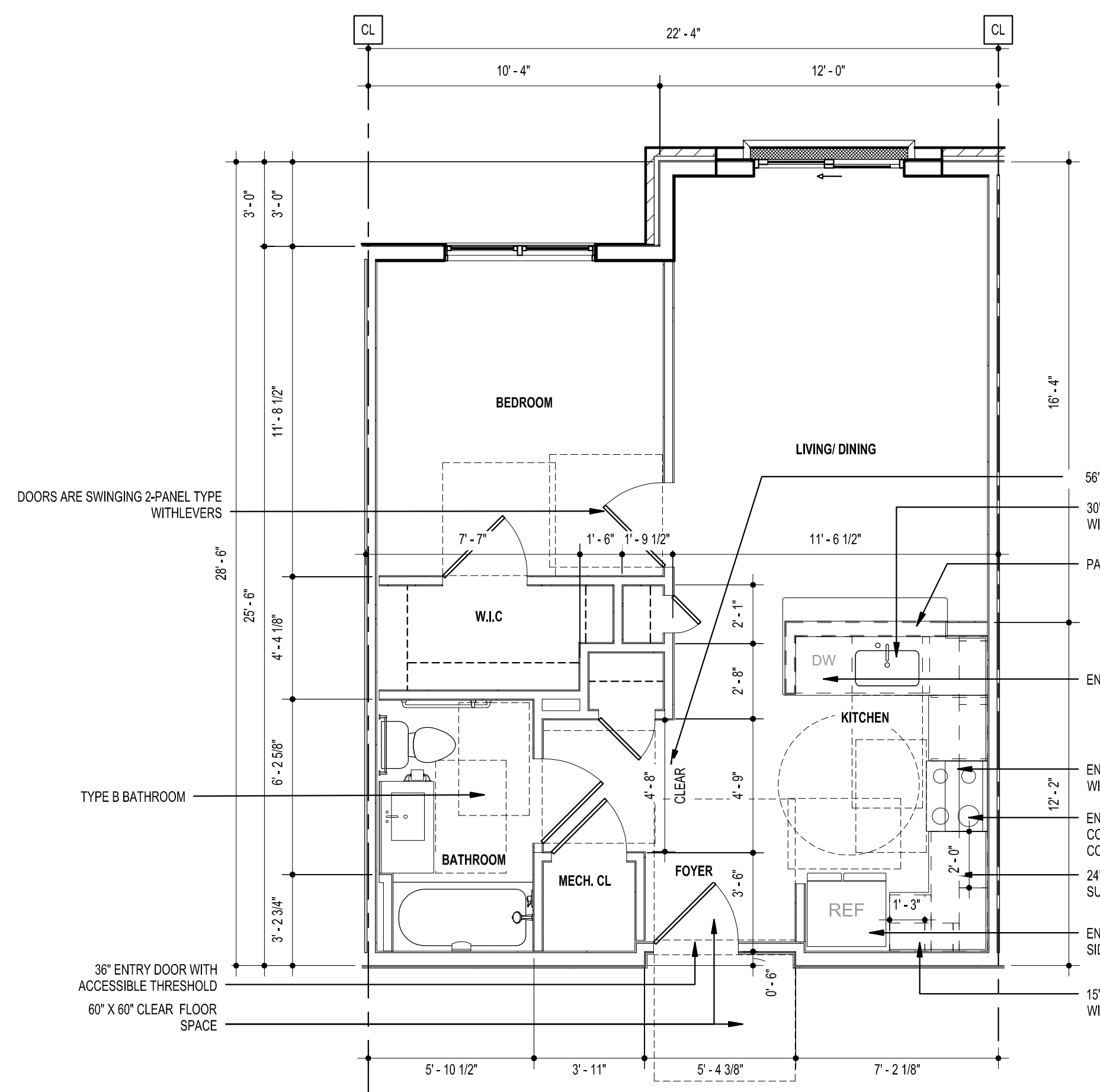




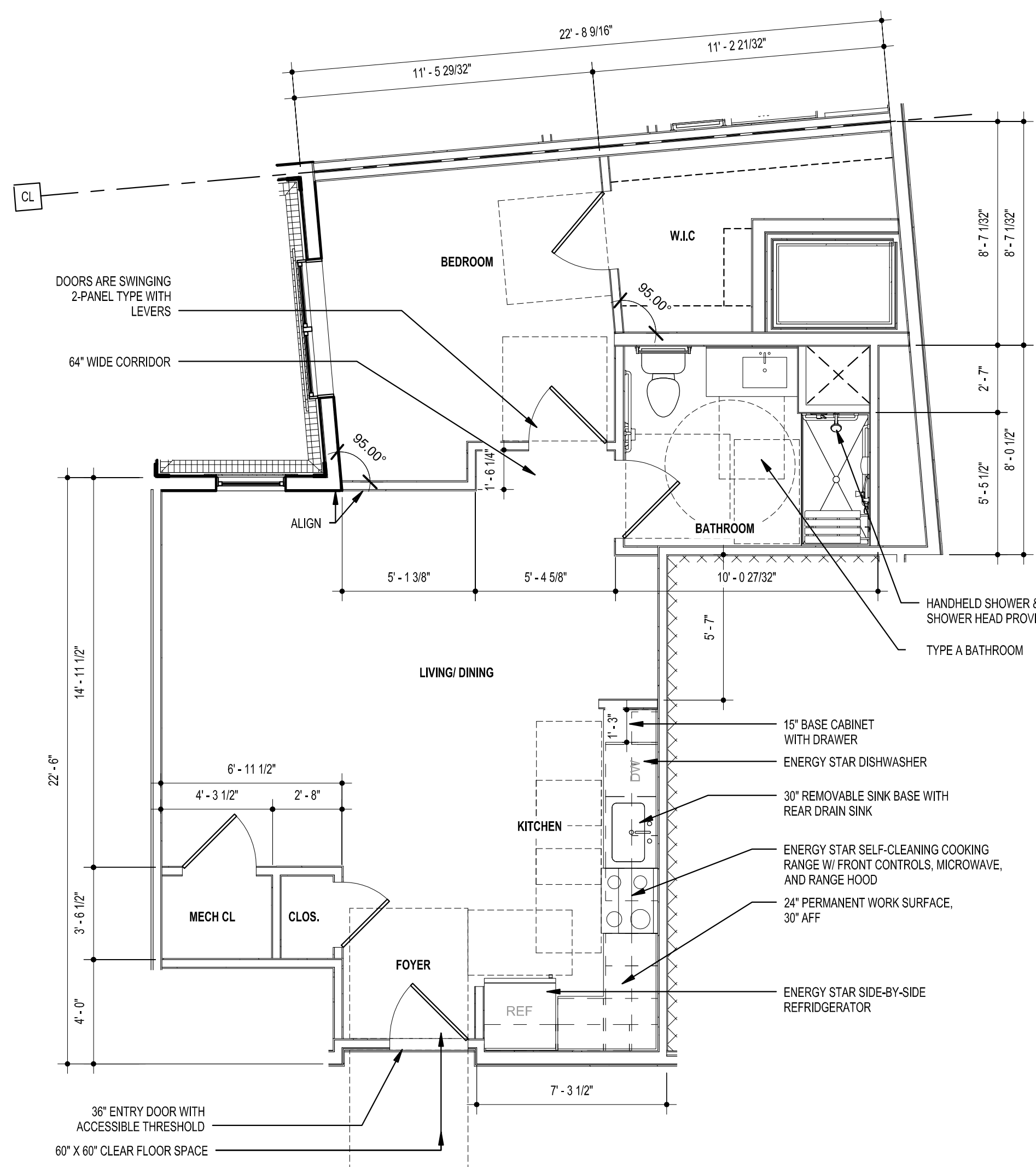
**L17** UNIT 1C-1 ENTRY  
1/4" = 1'-0"



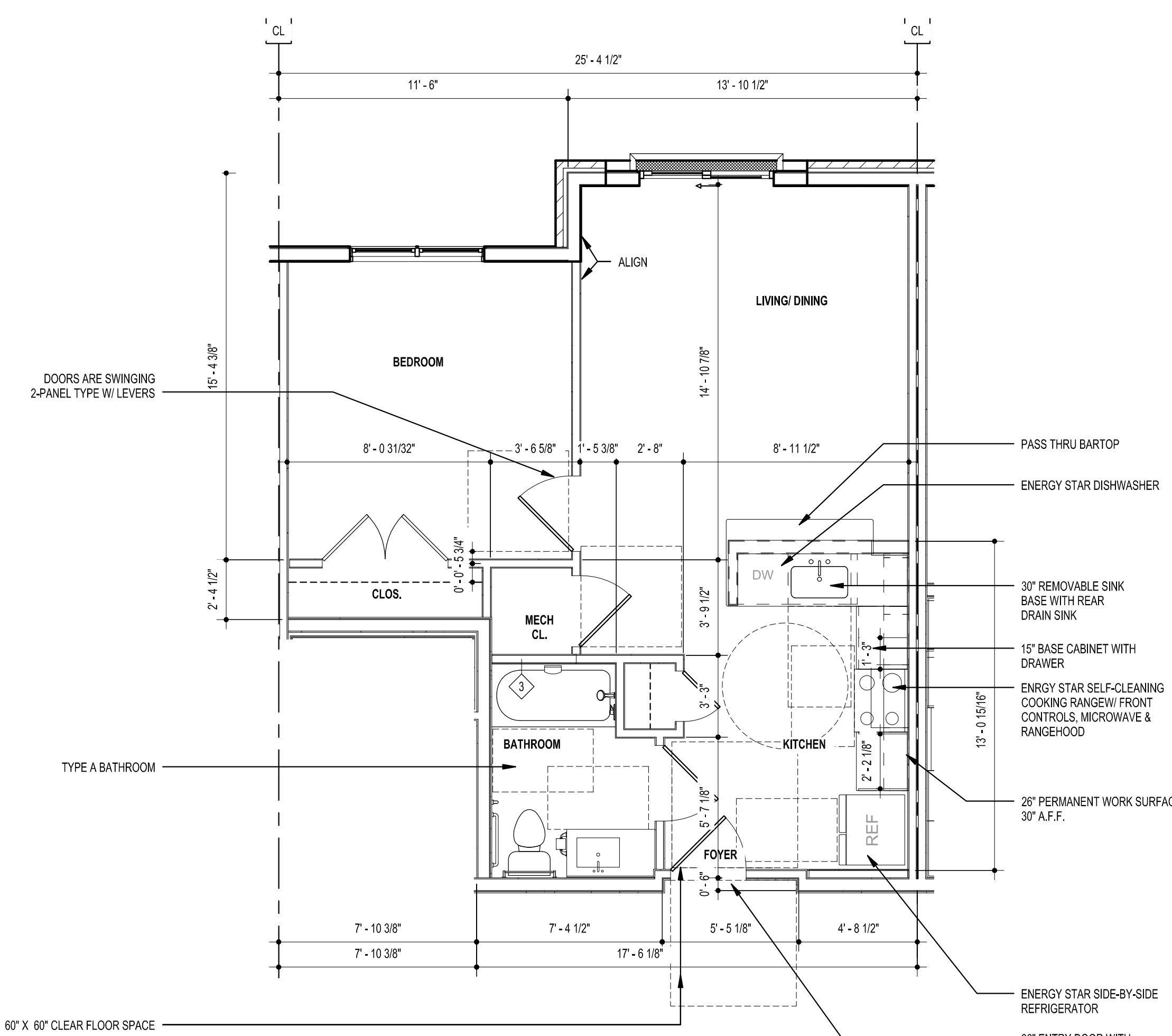
**H12** UNIT 1B - HC  
1/4" = 1'-0" AREA: 813 SF



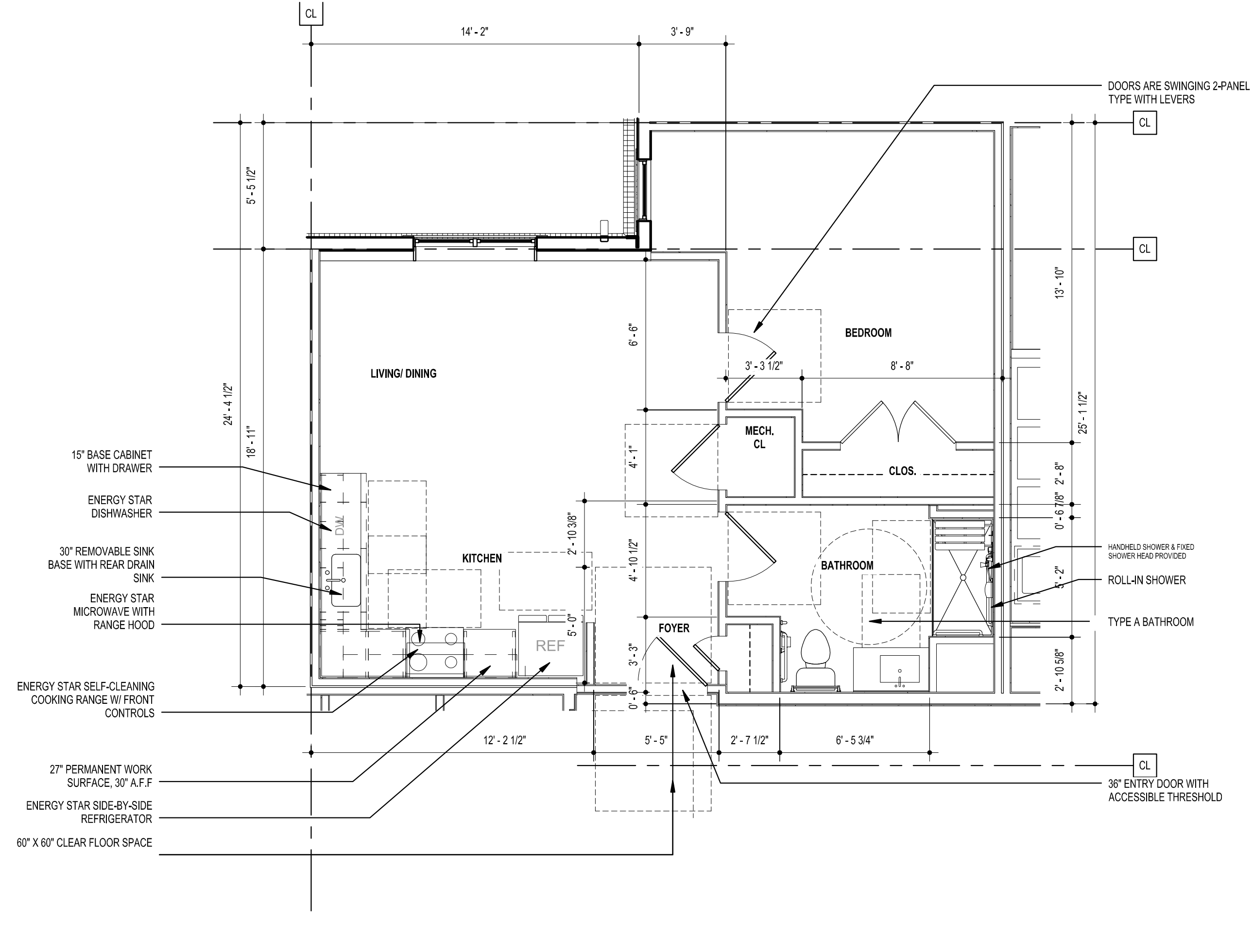
**H17** UNIT 1C  
1/4" = 1'-0" AREA: 599 SF



**A17** UNIT 1F - HC  
1/4" = 1'-0" AREA: 670 SF

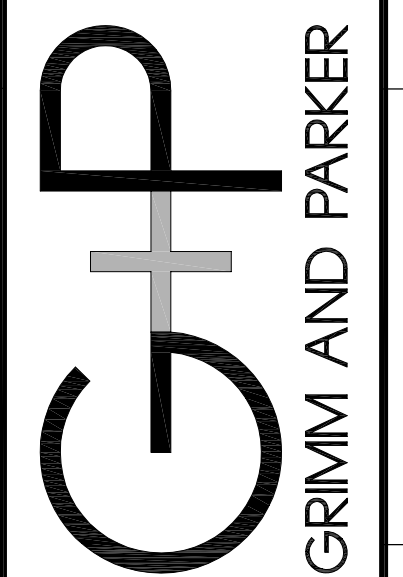


**A12** UNIT 1E  
1/4" = 1'-0" AREA: 654 SF



**A6** UNIT 1D - HC  
1/4" = 1'-0" AREA: 616 SF

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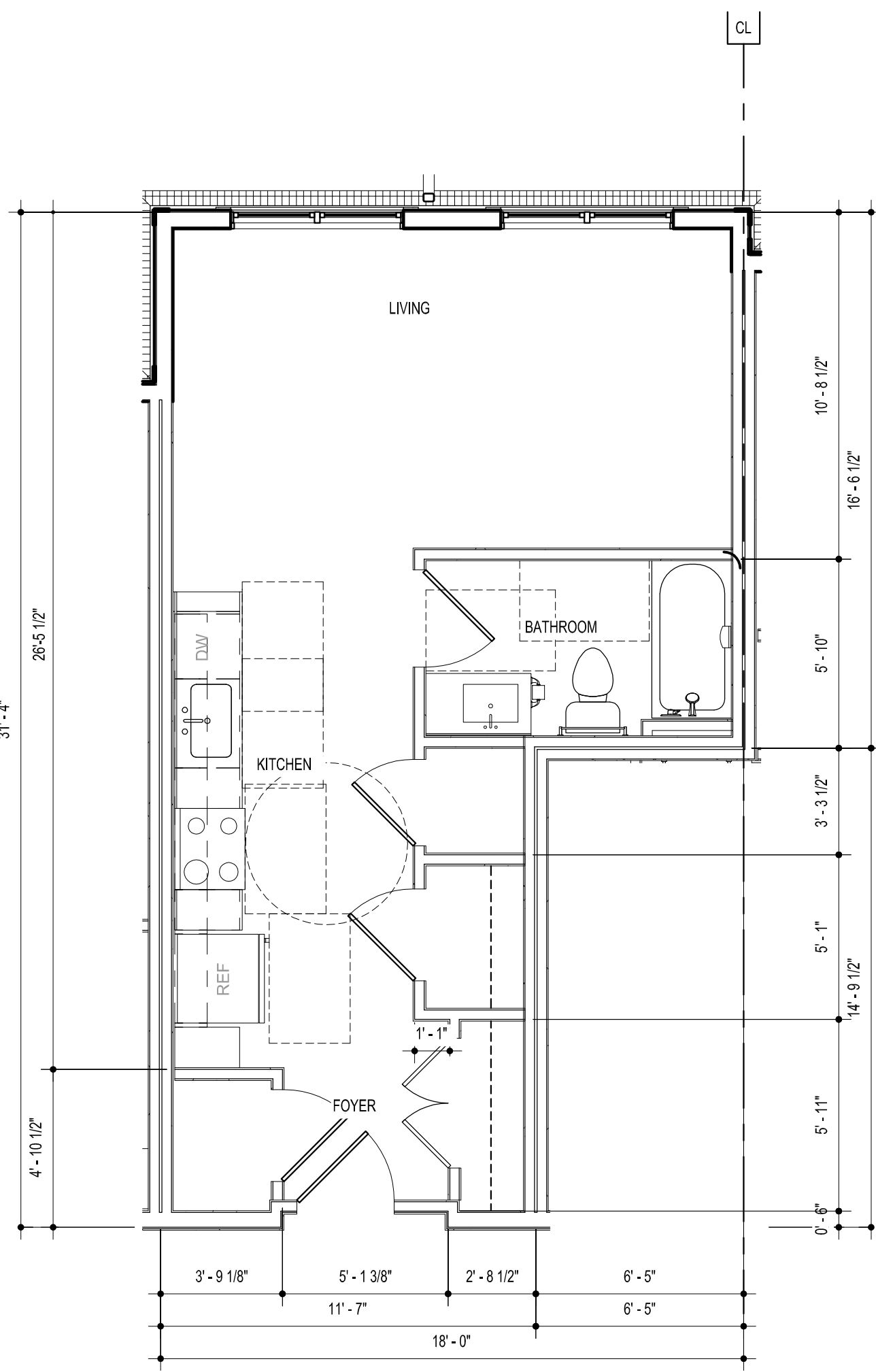


GP# 21524

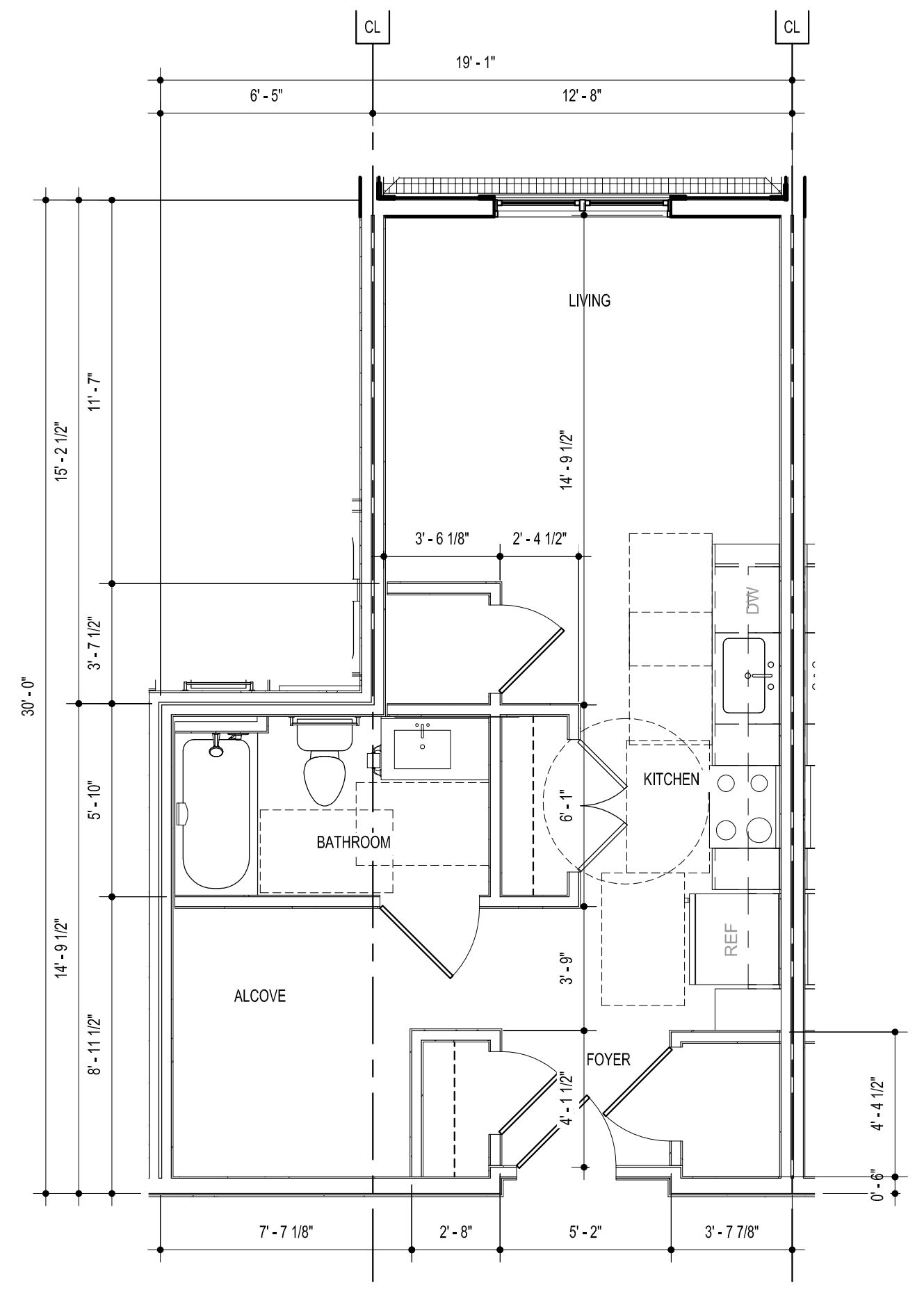
UNIT PLANS - SENIOR BUILDING  
JACKSON WARD SENIOR  
RICHMOND, VA

**A-5.0**  
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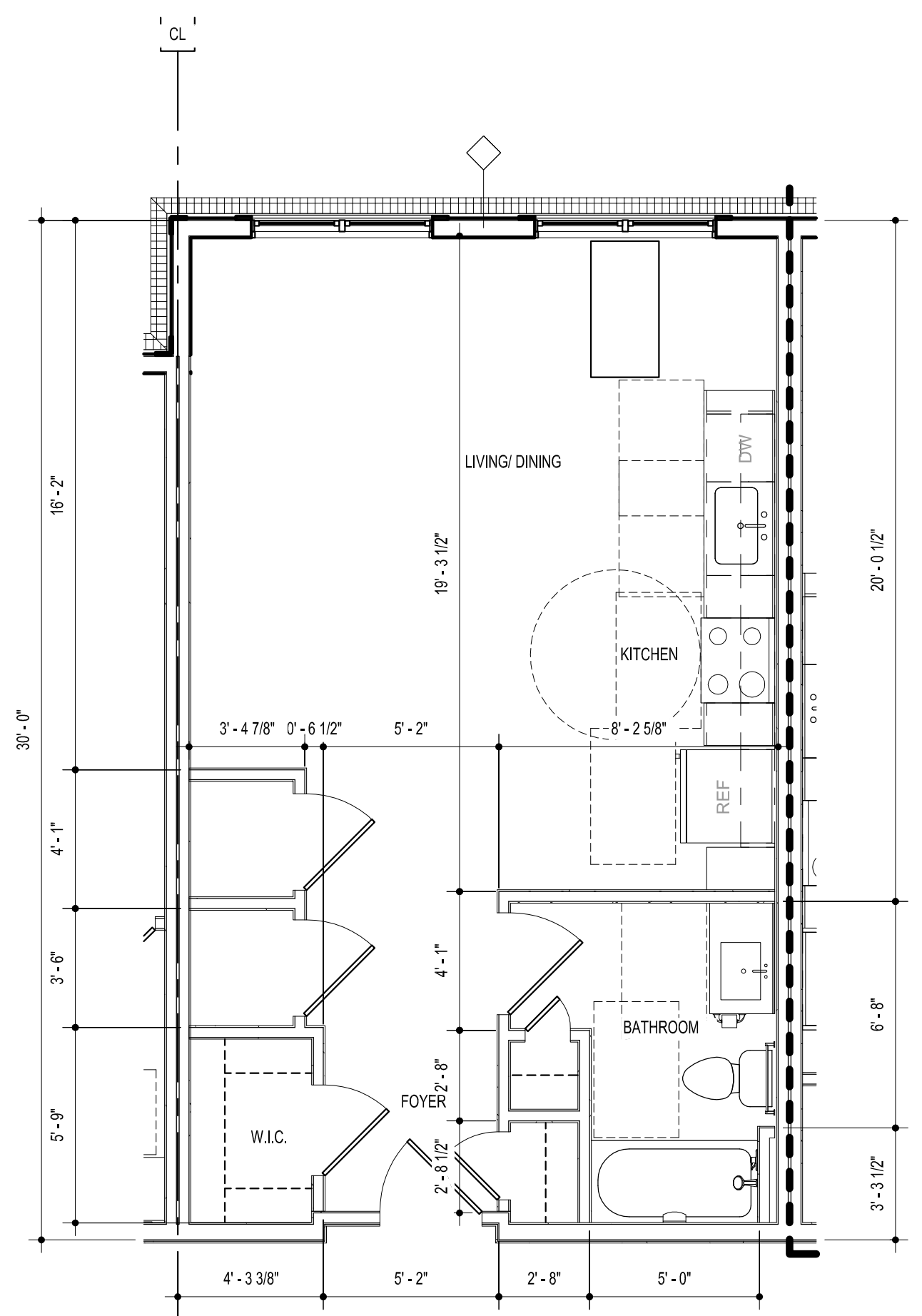




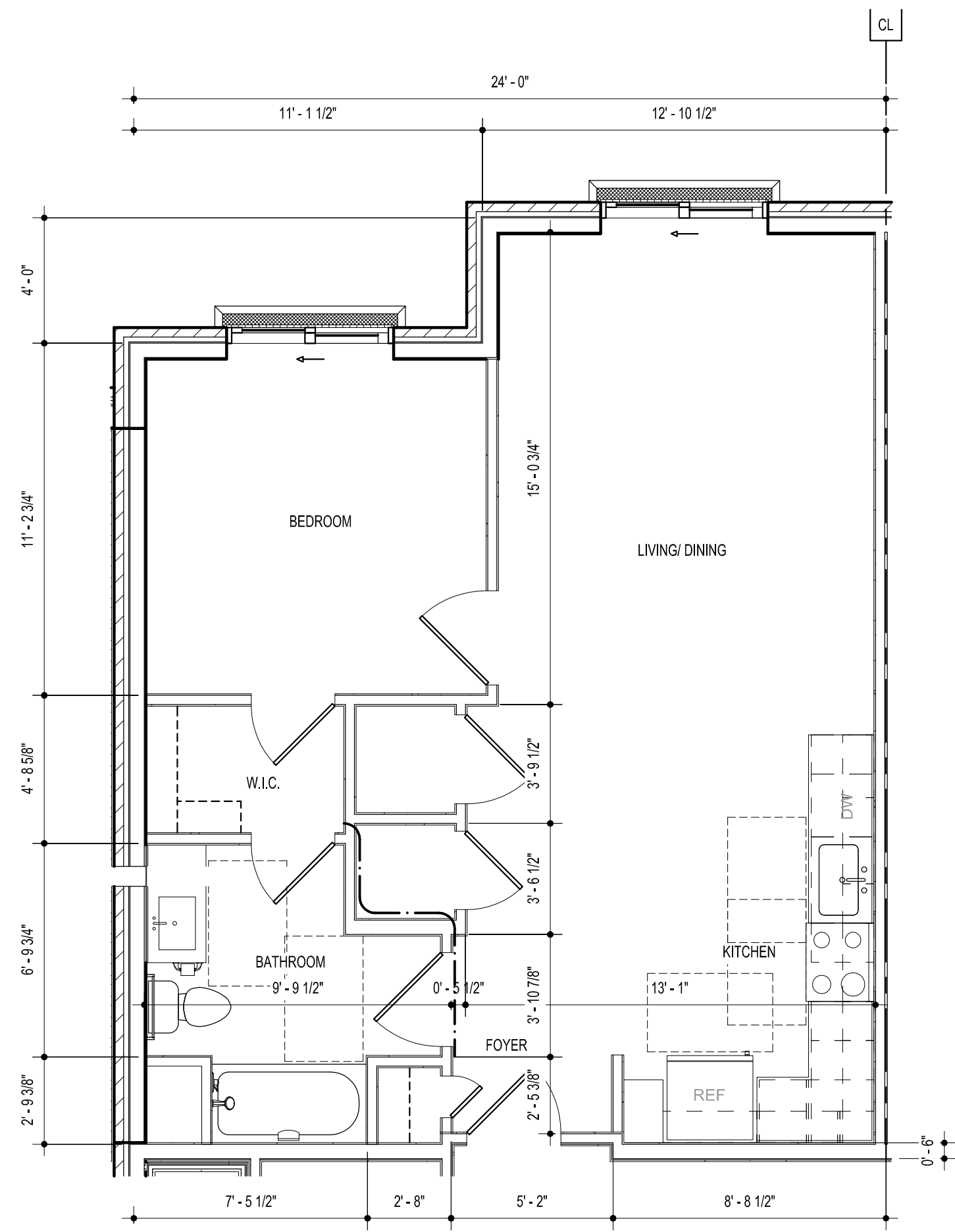
H12 STUDIO 3  
1/4" = 1'-0"



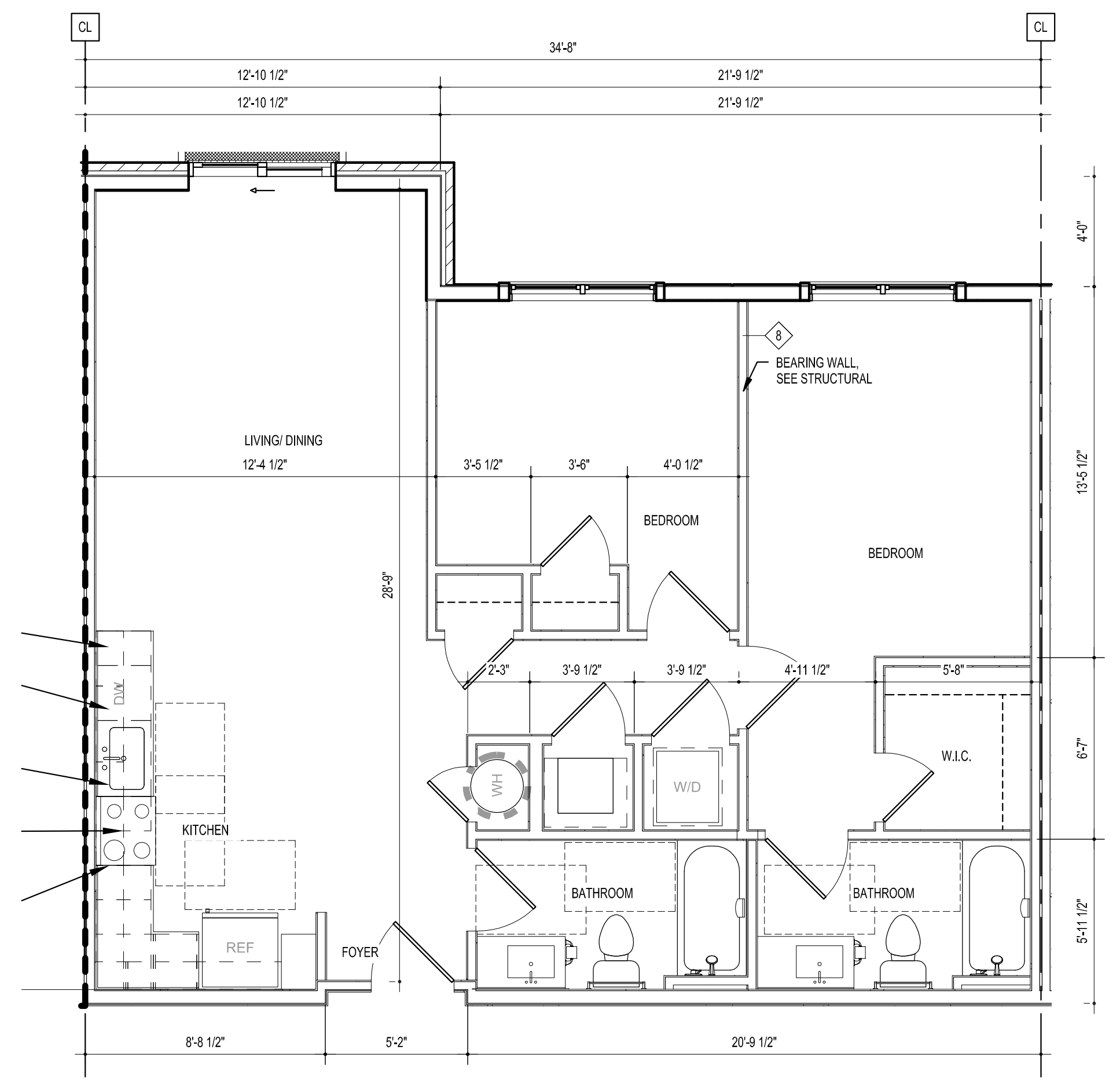
H6 STUDIO 4  
1/4" = 1'-0"



A18 STUDIO 5  
1/4" = 1'-0"

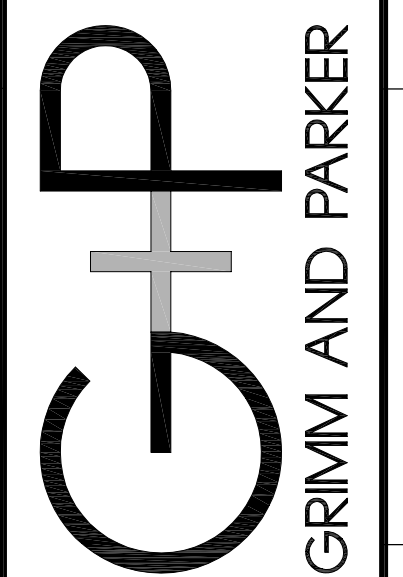


A12 UNIT 1A  
1/4" = 1'-0"



A6 UNIT 2A  
1/4" = 1'-0"

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UNIT PLAN - MULTI-FAMILY UNITS  
JACKSON WARD SENIOR  
RICHMOND, VA

A-51

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