

**Legal Description:**  
**PARCEL "A"** (N0000803063, N0000803002, N0000803004)  
 Beginning at a Rod found lying along the South line of Fourquare Lane, said Rod being the POINT OF BEGINNING; thence, with the South line of Fourquare Lane, S76°41'12"E, passing through a Rod found at 321.00 feet, a total distance of 432.27 feet to a Nail found lying along the South line of Fourquare Lane; thence, departing the South line of Fourquare Lane, S31°47'16"W, a distance of 68.51 feet to a Rod found; thence, Southwesterly along a non-tangent curve to the right, being concave to the Northwest, having a radius of 434.48 feet, a central angle of 23°19'32", a tangent length of 89.68 feet, a chord bearing of S43°27'02"W, a chord length of 175.66 feet, a distance of 176.88 feet along the arc of said curve to a Rod found; thence S55°06'48"W, passing through a Rod found at 170.00 feet, a total distance of 648.88 feet to a Rod found on the East line of the Alley; thence, with the East line of the Alley the following three (3) courses: N09°06'12"W, a distance of 33.49 feet to a Rod found; thence N35°30'48"E, a distance of 316.71 feet to a Rod found; thence N13°18'48"E, a distance of 373.24 feet, returning to the Point of Beginning.

Described Parcel contains 3.596 acres, more or less.

**PARCEL "B"**  
 Beginning at a Nail found lying along the South line of Fourquare Lane, said Nail being the POINT OF BEGINNING; thence, departing the South line of Fourquare Lane, S31°47'16"W, a distance of 130.30 feet to a Rod found; thence S58°34'33"E, a distance of 31.69 feet to a Rod found; thence, Southwesterly along a non-tangent curve to the right, being concave to the Northwest, having a radius of 534.48 feet, a central angle of 18°53'51", a tangent length of 88.95 feet, a chord bearing of S45°39'53"W, a chord length of 175.49 feet, a distance of 176.28 feet along the arc of said curve to a Rod found; thence S55°06'48"W, a distance of 918.00 feet to a Rod found; thence N04°10'48"W, a distance of 116.31 feet to a Rod found; thence N55°06'48"E, a distance of 858.81 feet to a Rod found; thence, Northeastly along a tangent curve to the left, being concave to the Northwest, having a radius of 434.48 feet, a central angle of 23°19'32", a tangent length of 89.68 feet, a chord bearing of N43°27'02"E, a chord length of 175.66 feet, a distance of 176.88 feet along the arc of said curve to a Rod found; thence N31°47'16"E, a distance of 66.51 feet to a Rod found lying along the South line of Fourquare Lane; thence, with the South line of Fourquare Lane, S76°42'39"E, a distance of 70.35 feet, returning to the Point of Beginning.

Described Parcel contains 2.580 acres, more or less.

**Title Exceptions:**

**Area Summary (measured):**  
 N0000803002 - 2.203 acres  
 N0000803004 - 0.331 acres  
 N0000803001 - 2.580 acres

**Zoning (per assessor):**  
 N0000803063 - R-5 Residential (Single Family)  
 N0000803002 - R-53 Residential (Multi-Family)  
 N0000803004 - R-5 Residential (Single Family)  
 N0000803001 - R-5 Residential (Single Family)

**Flood Zone Information:**  
 The parcel shown hereon lies within an area having a zone designation of "X" by the Federal Emergency Management Agency (FEMA) as determined by a Web Map Service (WMS) connection to FEMA (NFHL) National Flood Hazard Layer on August 18, 2020 and shown on Flood Insurance Rate Map Number 5101260033D, effective date April 2, 2009.

**Property Address:**  
 N0000803063 - #1031 Rear Fourquare Lane  
 N0000803002 - #1031 Fourquare Lane  
 N0000803004 - #1101 Fourquare Lane  
 N0000803001 - no address assigned

**Owner of Record:**  
 Parcel ID: N0000803063 - Catholic Diocese of Richmond VA  
 Dilorenzo Francis X Bishop  
 Inst #170013446

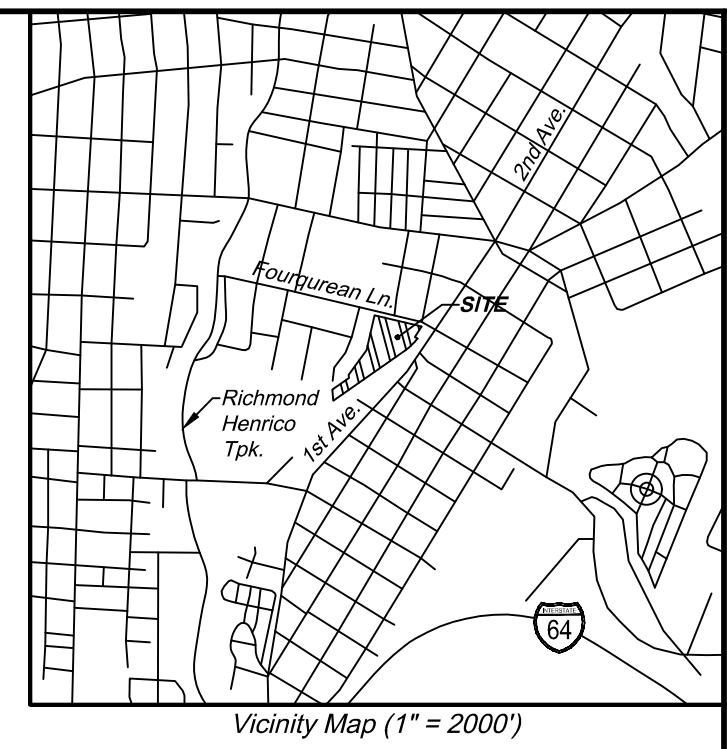
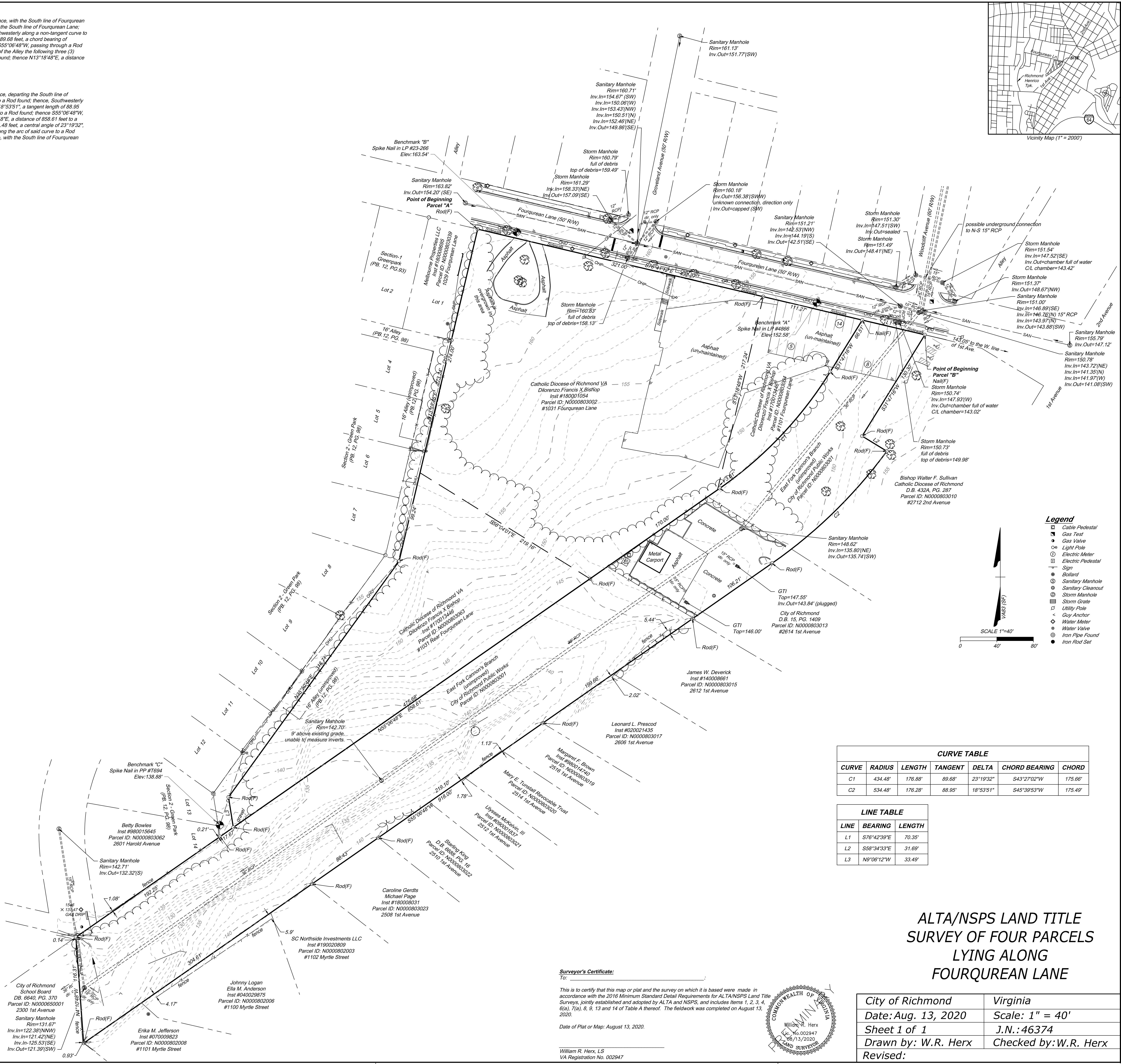
Parcel ID: N0000803002 - Catholic Diocese of Richmond VA  
 Dilorenzo Francis X Bishop  
 Inst #180001054

Parcel ID: N0000803004 - Catholic Diocese of Richmond VA  
 Dilorenzo Francis X Bishop  
 Inst #170013446  
 Parcel ID: N0000803004

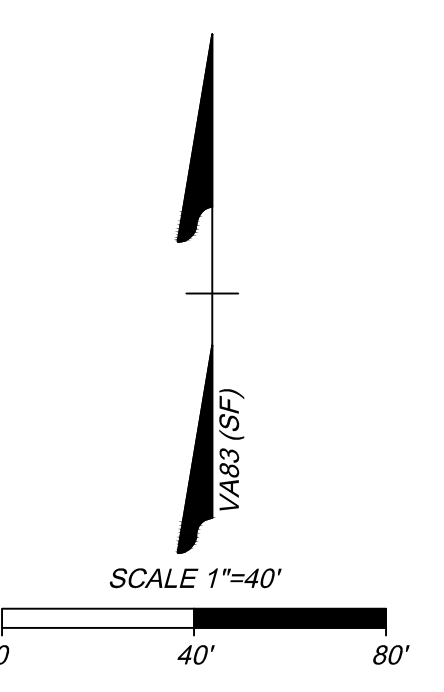
Parcel ID: N0000803001 - City of Richmond Public Works

**Parcel Access:**  
 N0000803063 - abuts a 16' Alley (unimproved) recorded in PB.12, PG. 98  
 N0000803002 - direct frontage along Fourquare Lane, a dedicated public right of way.  
 N0000803004 - direct frontage along Fourquare Lane, a dedicated public right of way.  
 N0000803001 - direct frontage along Fourquare Lane, a dedicated public right of way.

**Survey Notes:**  
 1. This survey was prepared with the benefit of a Title Commitment as provided by \_\_\_\_\_ dated \_\_\_\_\_  
 2. This plat is based on a ground run perimeter survey performed by Timmons Group on August 13, 2020.  
 3. The surveyed lands shown hereon are a portion of the lands described in the Title Commitment.  
 4. No zoning report was provided.



- Legend**
- Cable Pedestal
  - Gas Test
  - Gas Valve
  - Light Pole
  - Electric Meter
  - Electric Pedestal
  - Sign
  - Bollard
  - Sanitary Manhole
  - Sanitary Cleanout
  - Storm Manhole
  - Storm Grate
  - Utility Pole
  - Clay Anchor
  - Water Meter
  - Water Valve
  - Iron Pipe Found
  - Iron Rod Set



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	434.48'	176.68'	89.68'	23°19'32"	S43°27'02"W	175.66'
C2	534.48'	176.28'	88.95'	18°53'51"	S45°39'53"W	175.49'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°42'39"E	70.35'
L2	S58°34'33"E	31.69'
L3	N9°06'12"W	33.49'

**ALTA/NSPS LAND TITLE SURVEY OF FOUR PARCELS LYING ALONG FOURQUARE LANE**

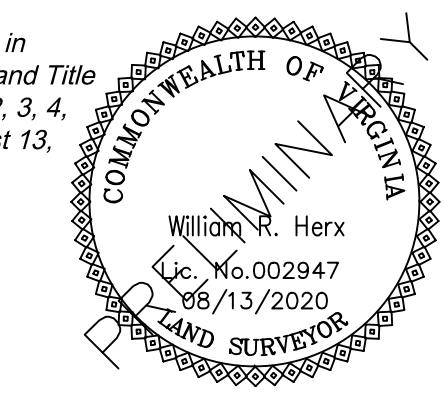
City of Richmond	Virginia
Date: Aug. 13, 2020	Scale: 1" = 40'
Sheet 1 of 1	J.N.: 46374
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised:	

**Surveyor's Certificate:**  
 To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on August 13, 2020.

Date of Plat or Map: August 13, 2020.

William R. Herx, LS  
 VA Registration No. 002947



THIS DRAWING PREPARED AT THE  
 1001 Builders Parkway, Suite 300 | Richmond, VA 23225  
 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com  
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**TIMMONS GROUP**





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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION	DATE
1/22/2021	PLANS REVISED PER CITY COMMENTS	10/19/2020

DRAWN BY  
**R. CUNNINGHAM**

DESIGNED BY  
**S. CASTONGUAY**

CHECKED BY  
**S. SMITH**

SCALE  
**1" = 40'**

# TIMMONS GROUP

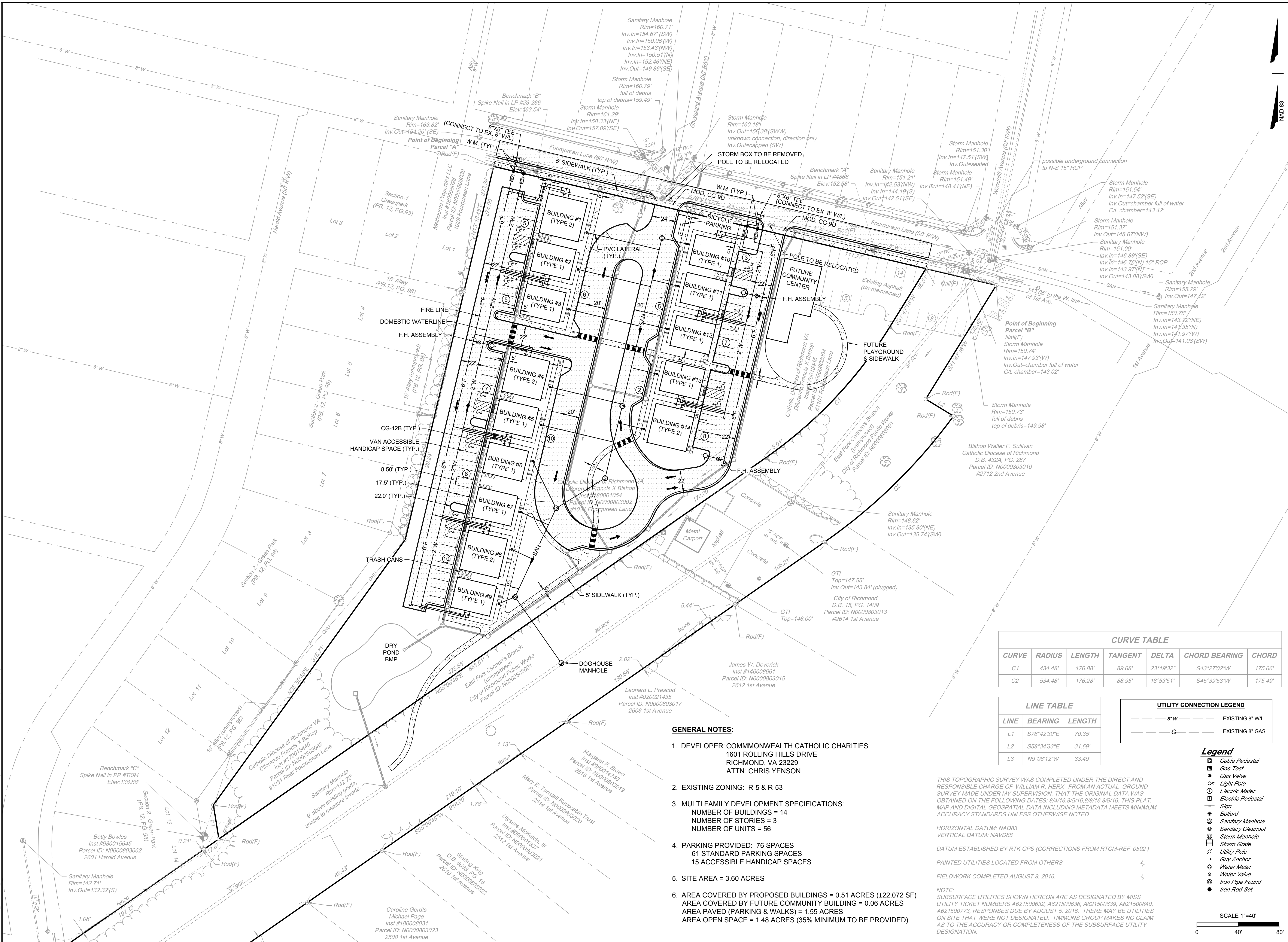
## ST. ELIZABETH'S APARTMENTS

### GATEWAY DISTRICT - CITY OF RICHMOND - VIRGINIA

#### SITE PLAN LAYOUT

JOB NO.  
**46630**

SHEET NO.  
**C1.0**



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	434.48'	176.88'	89.68'	23°19'32"	S43°27'02"W	175.66'
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**LINE TABLE**

LINE	BEARING	LENGTH
L1	S76°42'39"E	70.35'
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L3	N9°06'12"W	33.49'

**UTILITY CONNECTION LEGEND**

---	8" W	EXISTING 8" WIL
---	G	EXISTING 8" GAS

- Legend**
- ▣ Cable Pedestal
  - ⊕ Gas Test
  - ⊕ Gas Valve
  - ⊕ Light Pole
  - ⊕ Electric Meter
  - ⊕ Electric Pedestal Sign
  - ⊕ Bollard
  - ⊕ Sanitary Manhole
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  - ⊕ Guy Anchor
  - ⊕ Water Meter
  - ⊕ Water Valve
  - ⊕ Iron Pipe Found
  - ⊕ Iron Rod Set

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WILLIAM R. HERX, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: 8/4/16, 8/5/16, 8/8/16, 8/9/16. THIS PLAN, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

HORIZONTAL DATUM: NAD83  
 VERTICAL DATUM: NAVD88

DATUM ESTABLISHED BY RTK GPS (CORRECTIONS FROM RTCM-REF 0592)

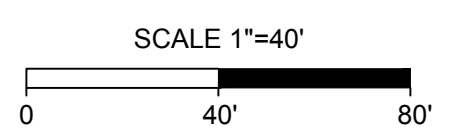
PAINTED UTILITIES LOCATED FROM OTHERS

FIELDWORK COMPLETED AUGUST 9, 2016.

NOTE:  
 SUBSURFACE UTILITIES SHOWN HEREON ARE AS DESIGNATED BY MISS UTILITY TICKET NUMBERS A621500632, A621500636, A621500639, A621500640, A621500773, RESPONSES DUE BY AUGUST 5, 2016. THERE MAY BE UTILITIES ON SITE THAT WERE NOT DESIGNATED. TIMMONS GROUP MAKES NO CLAIM AS TO THE ACCURACY OR COMPLETENESS OF THE SUBSURFACE UTILITY DESIGNATION.

**GENERAL NOTES:**

- DEVELOPER: COMMONWEALTH CATHOLIC CHARITIES  
 1601 ROLLING HILLS DRIVE  
 RICHMOND, VA 23229  
 ATTN: CHRIS YENSON
- EXISTING ZONING: R-5 & R-53
- MULTI FAMILY DEVELOPMENT SPECIFICATIONS:  
 NUMBER OF BUILDINGS = 14  
 NUMBER OF STORIES = 3  
 NUMBER OF UNITS = 56
- PARKING PROVIDED: 76 SPACES  
 61 STANDARD PARKING SPACES  
 15 ACCESSIBLE HANDICAP SPACES
- SITE AREA = 3.60 ACRES
- AREA COVERED BY PROPOSED BUILDINGS = 0.51 ACRES (±22,072 SF)  
 AREA COVERED BY FUTURE COMMUNITY BUILDING = 0.06 ACRES  
 AREA PAVED (PARKING & WALKS) = 1.55 ACRES  
 AREA OPEN SPACE = 1.48 ACRES (35% MINIMUM TO BE PROVIDED)



S:\41146830-St. Elizabeths\_CCD\DWG\Sheet\CDC1.0 SITE LAYOUT PLAN.dwg | Printed on: 1/22/2021 11:36 AM | by Ryan Cunningham





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YOUR VISION ACHIEVED THROUGH OURS.

DATE: 1/22/2021  
 REVISION DESCRIPTION:  
 PLANS REVISED PER CITY COMMENTS

DATE: 10/19/2020  
 DRAWN BY: R. CUNNINGHAM  
 DESIGNED BY: S. CASTONGUAY  
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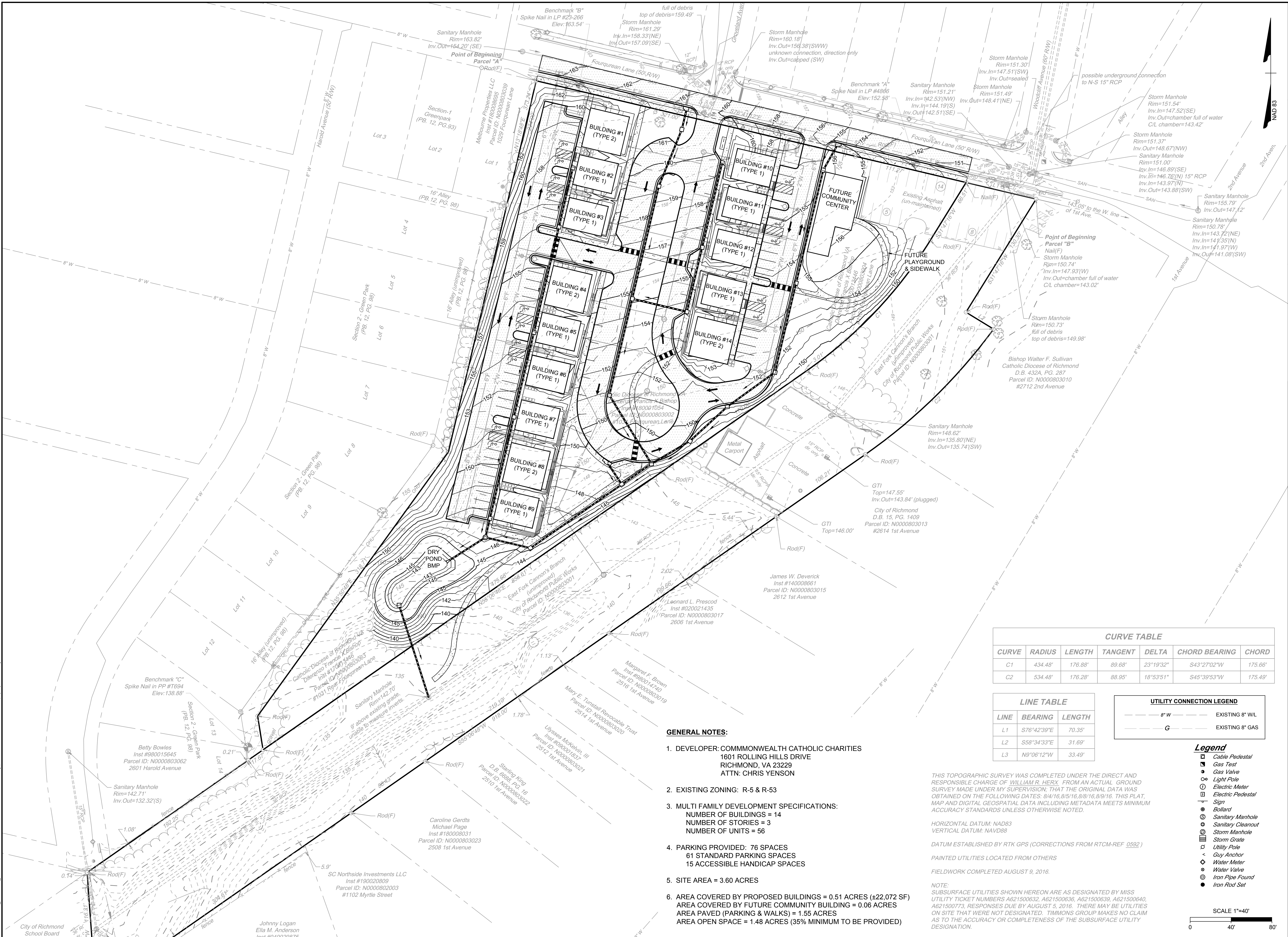
# TIMMONS GROUP

## ST. ELIZABETH'S APARTMENTS

### GATEWAY DISTRICT - CITY OF RICHMOND - VIRGINIA

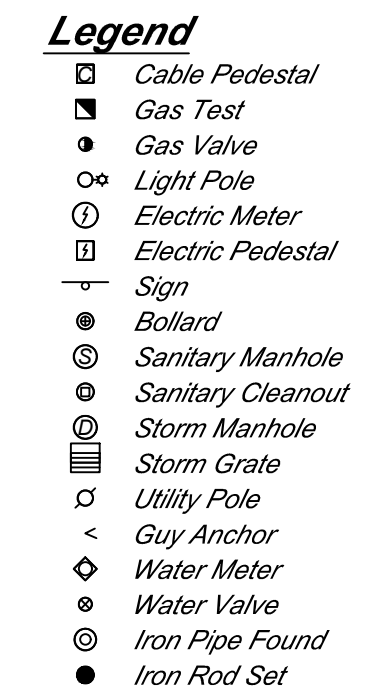
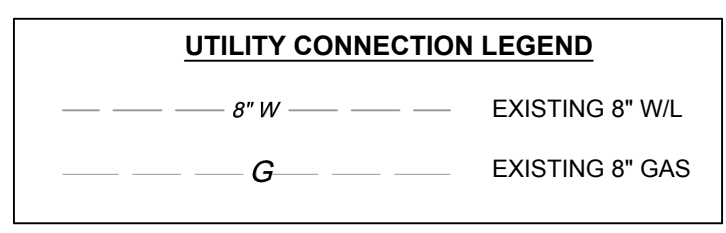
#### GRADING & DRAINAGE PLAN

JOB NO. 46630  
 SHEET NO. C2.0



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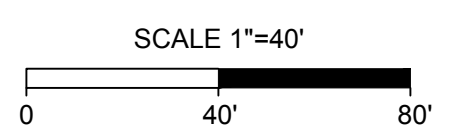
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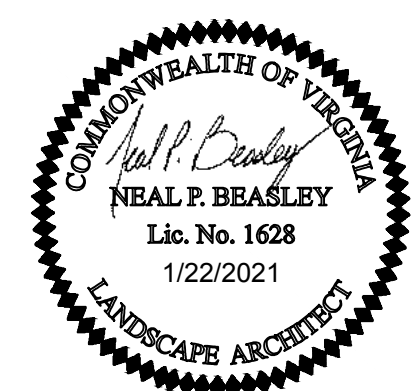
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YOUR VISION ACHIEVED THROUGH OURS.

DATE  
 1/22/2021  
 PLANS REVISED PER CITY COMMENTS

DATE  
 10/19/2020  
 DRAWN BY  
 MK  
 DESIGNED BY  
 MK + SB  
 CHECKED BY  
 SB  
 SCALE  
 1" = 40'

**TIMMONS GROUP**

**ST. ELIZABETH'S APARTMENTS**  
 GATEWAY DISTRICT - CITY OF RICHMOND - VIRGINIA  
**PRELIMINARY LANDSCAPE AND LIGHTING PLAN**

JOB NO.  
**46630**  
 SHEET NO.  
**L1.0**



LARGE DECIDUOUS TREE (19)  
 COLUMNER DECIDUOUS TREE (12)  
 MEDIUM DECIDUOUS TREE (12)  
 SMALL FLOWERING TREE (26)  
 (25) STREET LIGHT, TYP. 60' O.C.

**AIRO LED SERIES**  
AREA/SITE/ROAD LIGHTER

Cat.#  
Job Type

**HUBBELL Outdoor Lighting**

Approvals

**SPECIFICATIONS**

**Constructors:**

- Stylish vertically formed die-cast and extruded aluminum for maximum heat dissipation
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- EPK - 50W<sup>2</sup>  
16L - 62 W<sup>2</sup>  
24L - 74 W<sup>2</sup>
- Premium engineered individual acrylic lenses deliver IES Type II, III, IV and V distributions
- Lens distributions are field rotatable (in 90° increments) or interchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CRI) CCT
- Zero uplight
- Configured with 8, 16, or 24 high current and high output LEDs to replace 150, 250 and 400WHD respectively
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 10KA and 10kV protection meeting ANSI/IEEE C82.41.2 Category C High and Surge Location Category CS. Automatically takes fixture off-line for protection when device is consumed
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control

**Optics:**

- 7-pin ANSI C136.41-2013 photocell receptacle option available for twist lock photocells or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices provided by others, must specify lead length
- In addition, AIRO can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.com/siteSync for more details.

**Installation:**

- Tool-less entry to wiring/driver compartment
- Universal mounting block works with #2 drill pattern (See page 4 illustration)
- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities (See page 4 illustration for dimensions)
- Most arm filter accessory or option available for 2-3/8" OD brackets

**Finish:**

- TOC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

**Warranty:**

- Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

**Listings:**

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DLC/>
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperature
- 3C rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- IDA approved

**PRODUCT IMAGE(S)**

ASL-24L

ASL-16L

ASL-8L

**DIMENSIONS**

Dimension	A	B	C	D	E	F	G
11.7"	17.25"	22.4"	26.6"	1.5"	3.1"	4.3"	
297 mm	438 mm	569 mm	675 mm	38 mm	78 mm	109 mm	
5.9"	3.6"	2.5"	7.4"	2.3"	6.7"		
150 mm	91 mm	63 mm	188 mm	58 mm	170 mm		

**SHIPPING INFORMATION**

Catalog Number	G.Wt/Kg/CTN	Length (in/CM)	Width (in/CM)	Height (in/CM)
ASL-8L	15 (8.0)	33.75 (85.7)	15.125 (38.4)	6.9375 (17.6)
ASL-16L	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)
ASL-24L	24 (10.8)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

**CERTIFICATIONS/LISTINGS**

**CONFIGURABLE ORDERING INFORMATION NEXT PAGE**

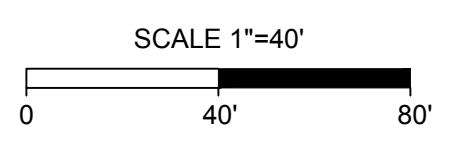
Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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**PRELIMINARY PLANT SCHEDULE**

	LARGE DECIDUOUS TREE CELTIS OCCIDENTALIS / COMMON HACKBERRY GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE QUERCUS PHELLOS / WILLOW OAK QUERCUS RUBRA / RED OAK ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	19
	COLUMNER DECIDUOUS TREE CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM QUERCUS X 'SCARLET LETTER' / SCARLET LETTER COLUMNAR OAK ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	12
	MEDIUM DECIDUOUS TREE ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE NYSSA SYLVATICA 'ZYDECO TWIST' / SOUR GUM TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	12
	SMALL FLOWERING TREE AMELANCHIER CANADENSIS 'GLENNFORM'™ / RAINBOW PILLAR CANADIAN SERVICEBERRY CERCIS CANADENSIS 'COVEY'™ / LAVENDER TWIST REDBUD CHIONANTHUS VIRGINICUS 'SPRING FLEECE'™ / WHITE FRINGETREE CORNUS KOUSA 'CHEROKEE PRINCESS' / CHEROKEE PRINCESS DOGWOOD MAGNOLIA STELLATA 'CENTENNIAL' / STAR MAGNOLIA MALUS X 'BARBARA ANN' / BARBARA ANN CRABAPPLE	26



**1 AREA STREET LIGHTING**

S:\0146630-St. Elizabeths\_CCCD\DWG-Sheet\CDL1.0 LANDSCAPE PLAN.dwg | Printed on 1/22/2021 11:02 AM | by Ryan Cunningham



S:\0146630-St. Elizabeths\_CCCDWG-SheetCDLZ0 LIGHTING PLAN.dwg | Plotted on 1/22/2021 11:23 AM | by Ryan Cunningham



**PRELIMINARY PLANT SCHEDULE**

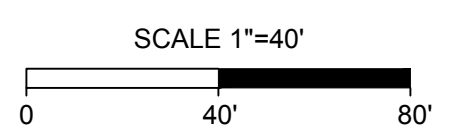
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LARGE DECIDUOUS TREE  
 CELTIS OCCIDENTALIS / COMMON HACKBERRY  
 GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE  
 QUERCUS PHELLOS / WILLOW OAK  
 QUERCUS RUBRA / RED OAK  
 ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM
- 

COLUMNAR DECIDUOUS TREE  
 CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM  
 QUERCUS X 'SCARLET LETTER' / SCARLET LETTER COLUMNAR OAK  
 ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA
- 

MEDIUM DECIDUOUS TREE  
 ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE  
 GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE  
 NYSSA SYLVATICA 'ZYDECO TWIST' / SOUR GUM  
 TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN
- 

SMALL FLOWERING TREE  
 AMELANCHIER CANADENSIS 'GLENNFORM' TM / RAINBOW PILLAR CANADIAN SERVICEBEEF  
 CERCIS CANADENSIS 'COVEY' TM / LAVENDER TWIST REDBUD  
 CHIONANTHUS VIRGINICUS 'SPRING FLEECE' / WHITE FRINGETREE  
 CORNUS KOUSA 'CHEROKEE PRINCESS' / CHEROKEE PRINCESS DOGWOOD  
 MAGNOLIA STELLATA 'CENTENNIAL' / STAR MAGNOLIA



TIMMONS GROUP

ST. ELIZABETH'S APARTMENTS  
GATEWAY DISTRICT - CITY OF RICHMOND - VIRGINIA

CONCEPTUAL LANDSCAPE PLAN

JOB NO.  
**46630**

SHEET NO.  
**L1.0**

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 1/22/2021    PLANS REVISED PER CITY COMMENTS

DATE: 10/19/2020

DRAWN BY

DESIGNED BY

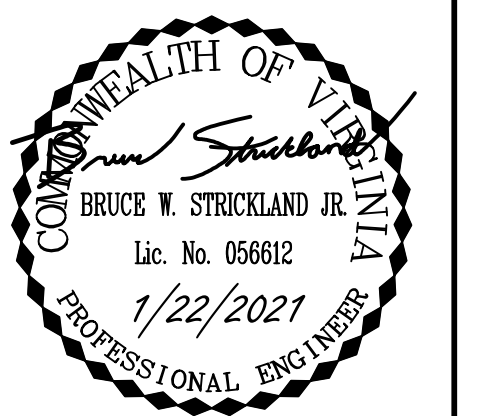
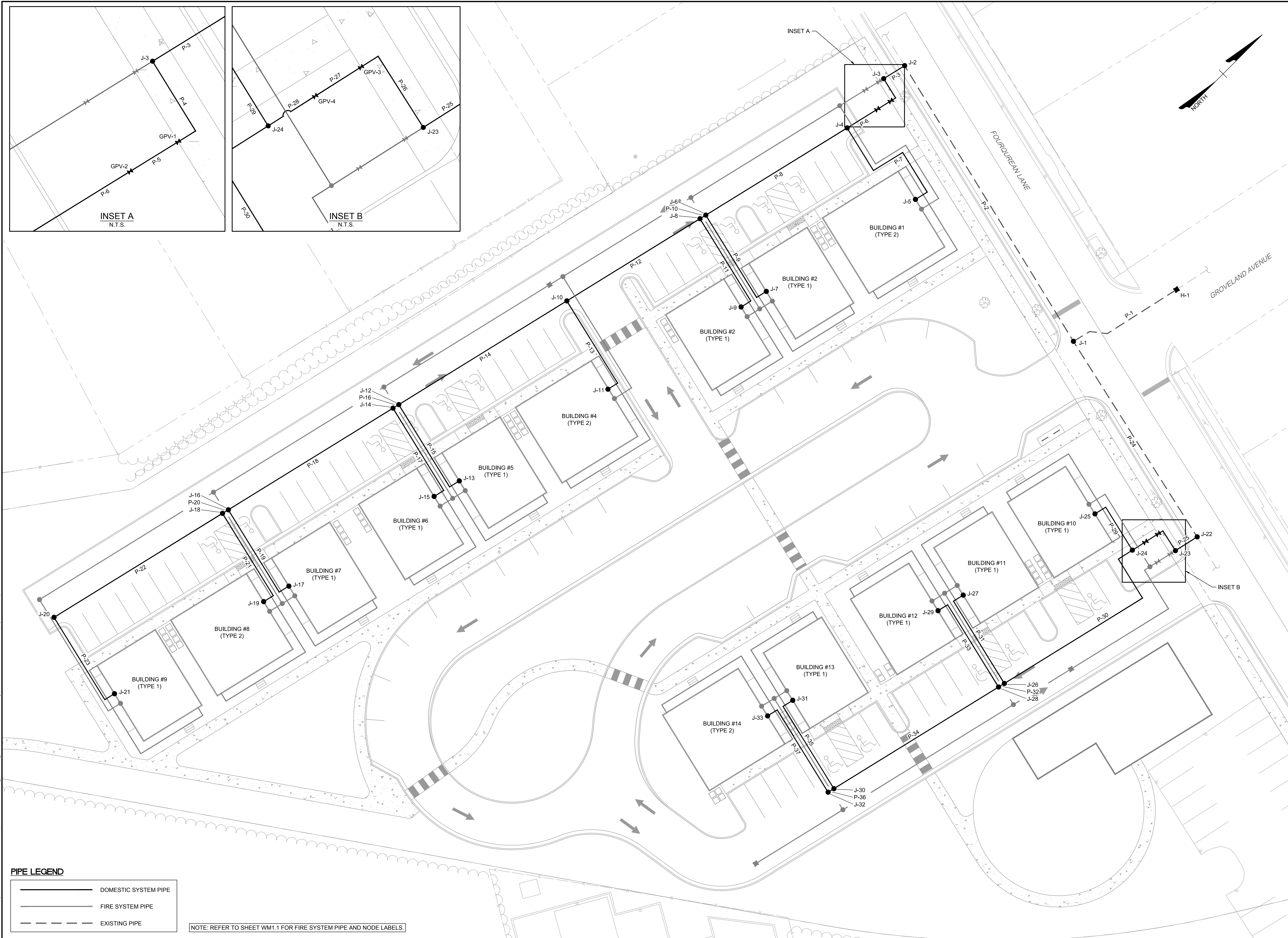
CHECKED BY

SCALE  
1" = 40'

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TEL 804.200.0500 FAX 804.580.1016 www.timmons.com

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DATE: 1/22/2021  
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DATE: 10/19/2020  
 DRAWN BY: S. HARVEY  
 DESIGNED BY: S. HARVEY  
 CHECKED BY: B. STRICKLAND  
 SCALE: N.T.S.

**TIMMONS GROUP**

**ST. ELIZABETH'S APARTMENTS**  
 GATEWAY DISTRICT - CITY OF RICHMOND - VIRGINIA

**WATER SYSTEM HYDRAULIC ANALYSIS - DOMESTIC SYSTEM LAYOUT**

JOB NO. 46630  
 SHEET NO. WM1.0

K:\201 - Utilities\Projects\Water Models for Other Groups\Richmond\46630-St. Elizabeths\_CCCDD\WG46630-WMDL.dwg | Printed on 1/22/2021 5:03 PM | by Scott Harvey

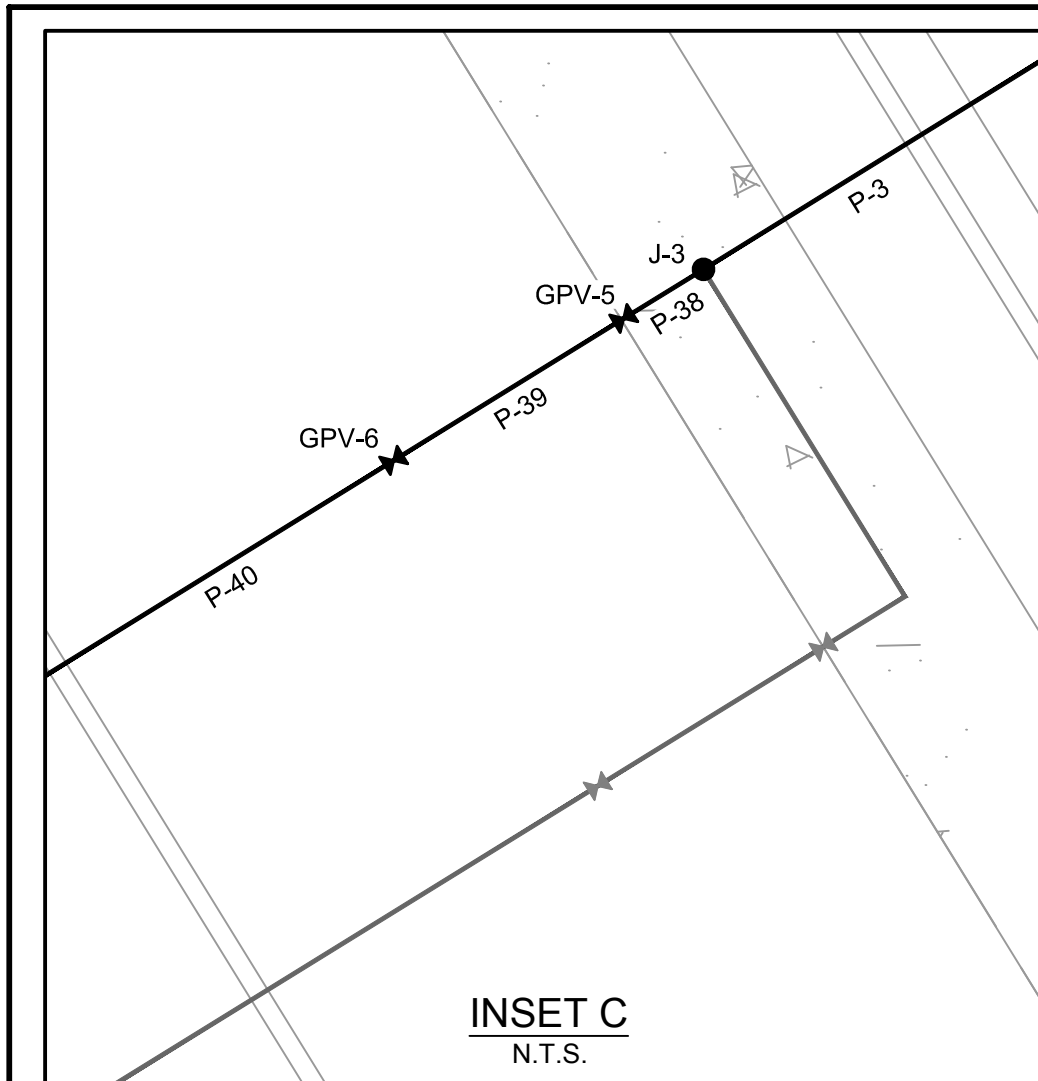
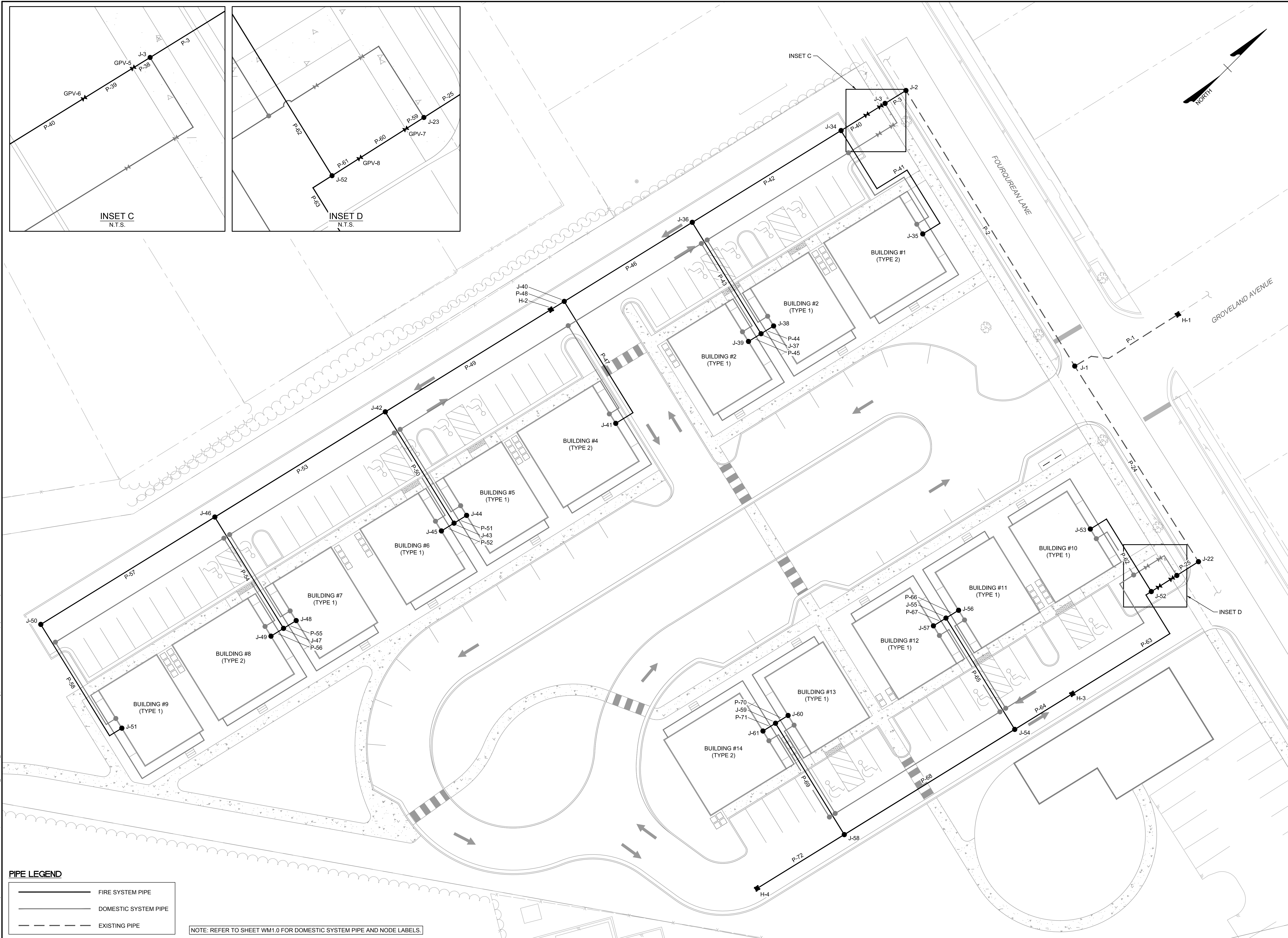
**PIPE LEGEND**

	DOMESTIC SYSTEM PIPE
	FIRE SYSTEM PIPE
	EXISTING PIPE

NOTE: REFER TO SHEET WM1.1 FOR FIRE SYSTEM PIPE AND NODE LABELS.

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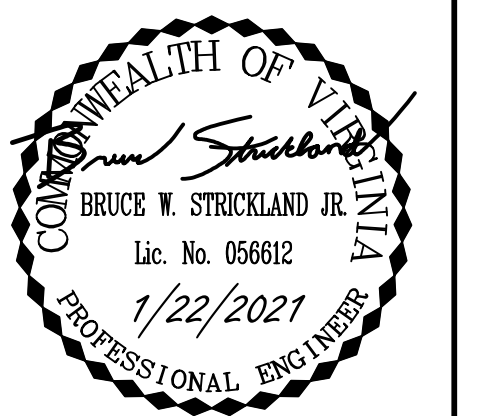




**PIPE LEGEND**

	FIRE SYSTEM PIPE
	DOMESTIC SYSTEM PIPE
	EXISTING PIPE

NOTE: REFER TO SHEET WM1.0 FOR DOMESTIC SYSTEM PIPE AND NODE LABELS.



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DATE: 10/19/2020  
 DRAWN BY: S. HARVEY  
 DESIGNED BY: S. HARVEY  
 CHECKED BY: B. STRICKLAND  
 SCALE: N.T.S.

**TIMMONS GROUP**

**ST. ELIZABETH'S APARTMENTS**  
 GATEWAY DISTRICT - CITY OF RICHMOND - VIRGINIA

**WATER SYSTEM HYDRAULIC ANALYSIS - FIRE SYSTEM LAYOUT**

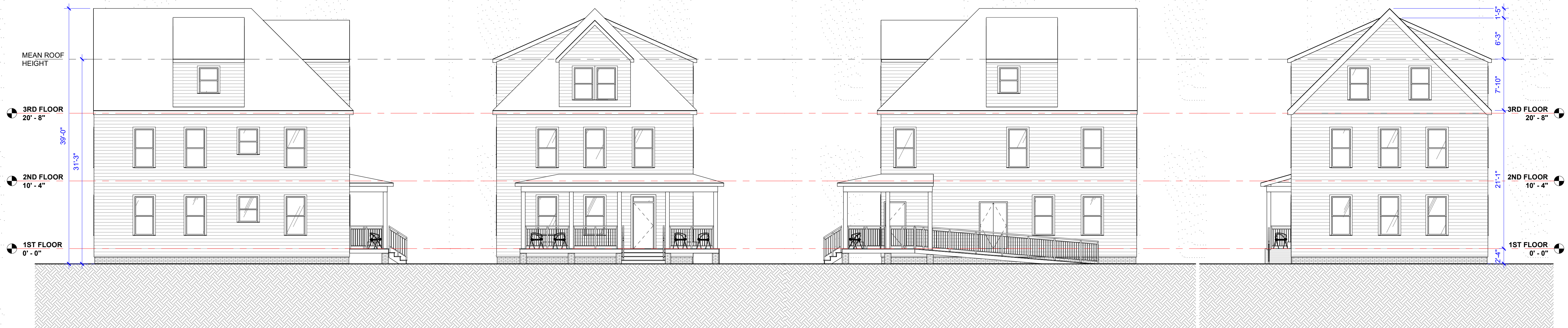
JOB NO.	46630
SHEET NO.	WM1.0

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**5C WEST ELEVATION - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"

**4C SOUTH ELEVATION - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"

**3C EAST ELEVATION - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"

**1C NORTH ELEVATION - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"

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PROJECT NUMBER  
**2..200360.0**

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GATEWAY DISTRICT - CITY OF RICHMOND, VIRGINIA

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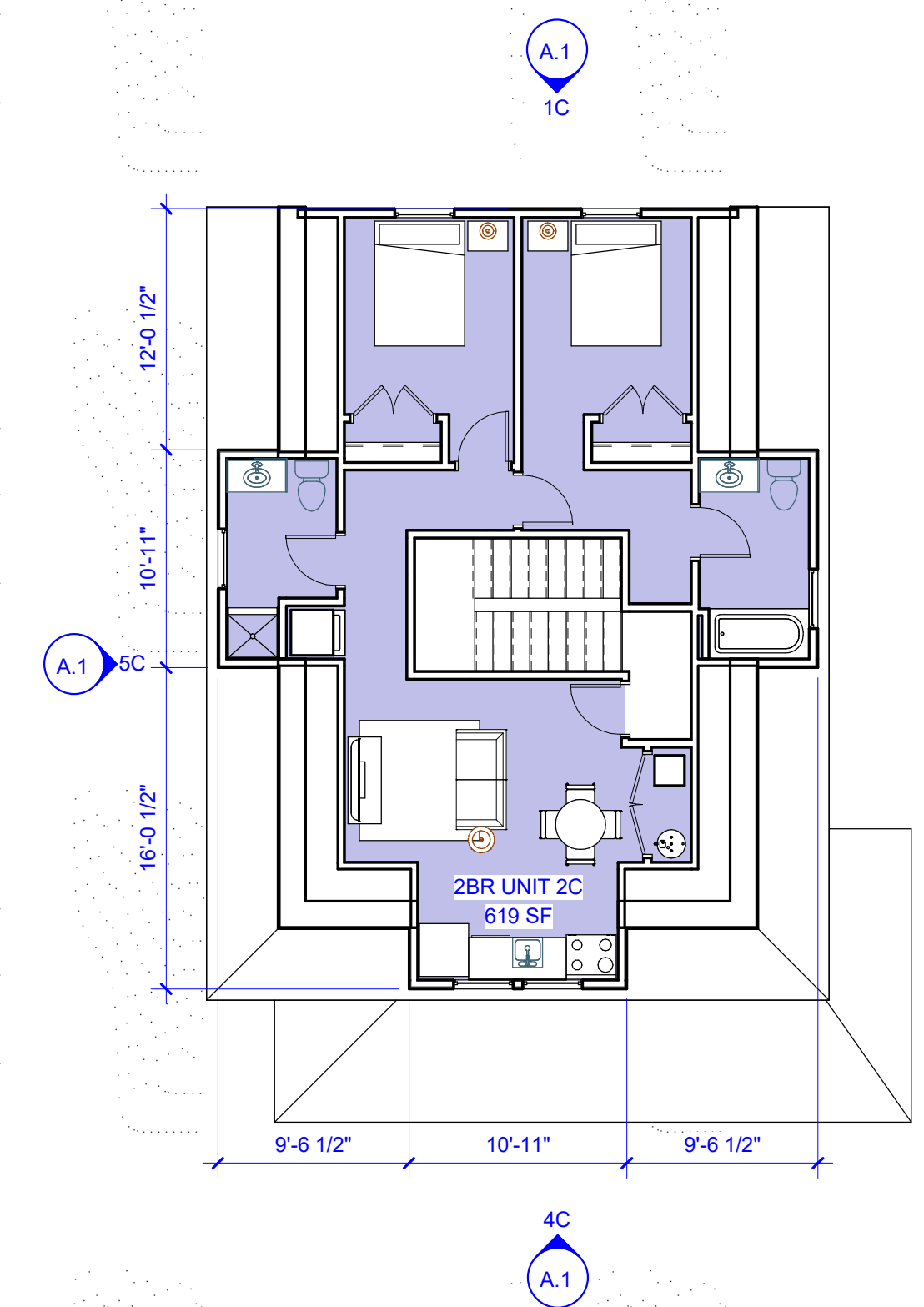
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MODEL 1 PLANS AND ELEVATION

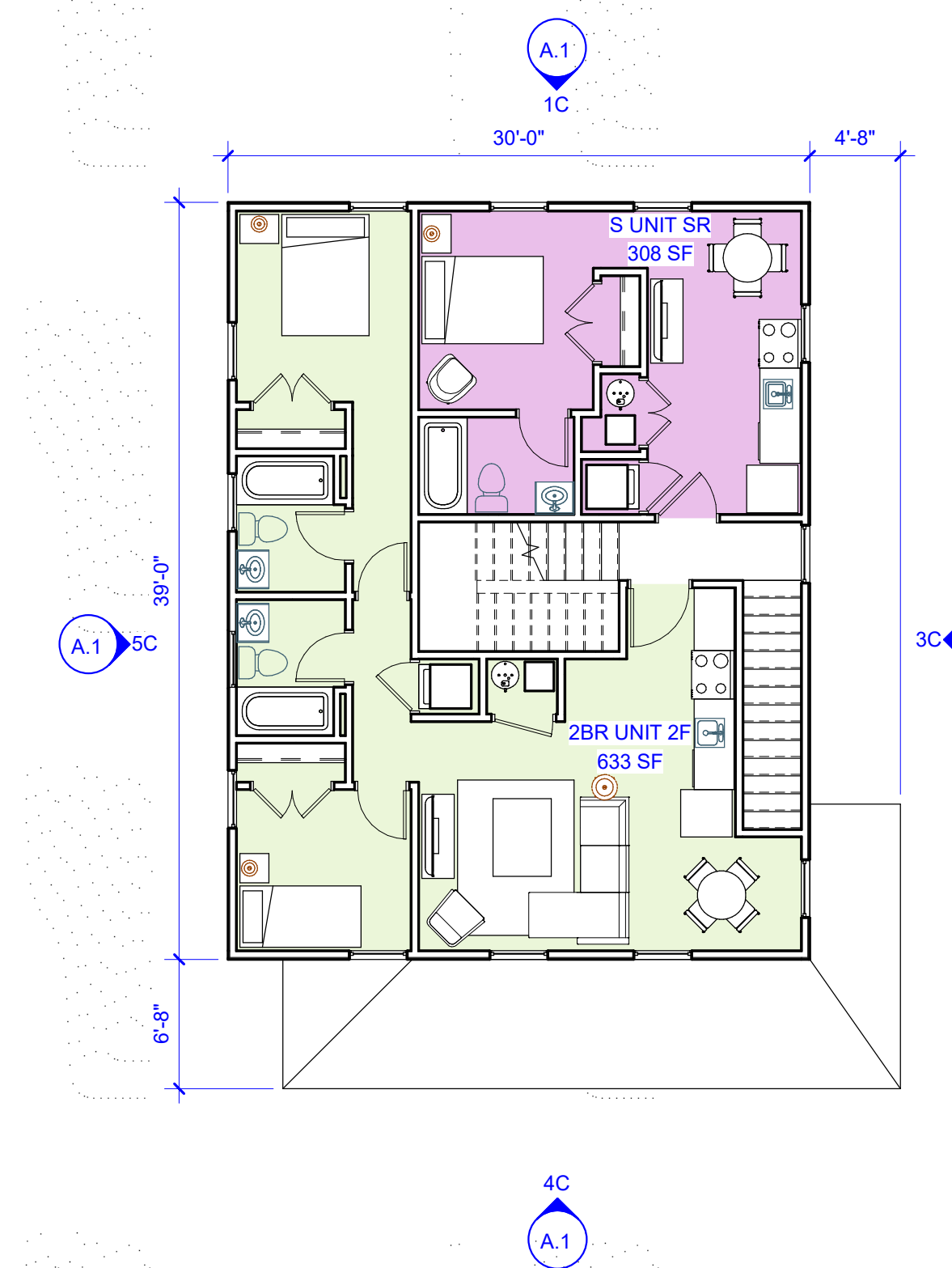
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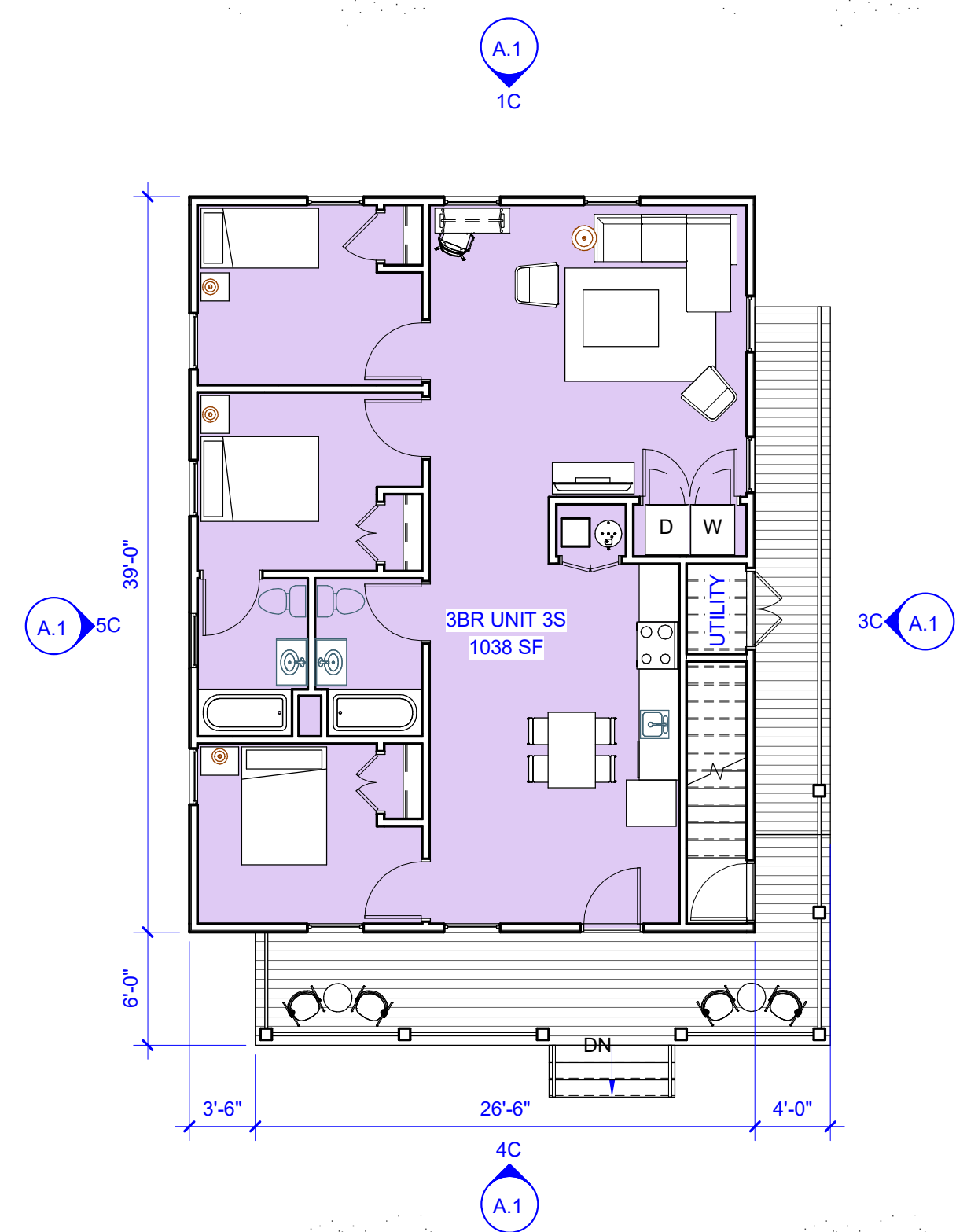
**5A 3D VIEW - BUILDING TYPE 1A - MODEL 1**  
SCALE:



**4A 3RD FLOOR PLAN - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"

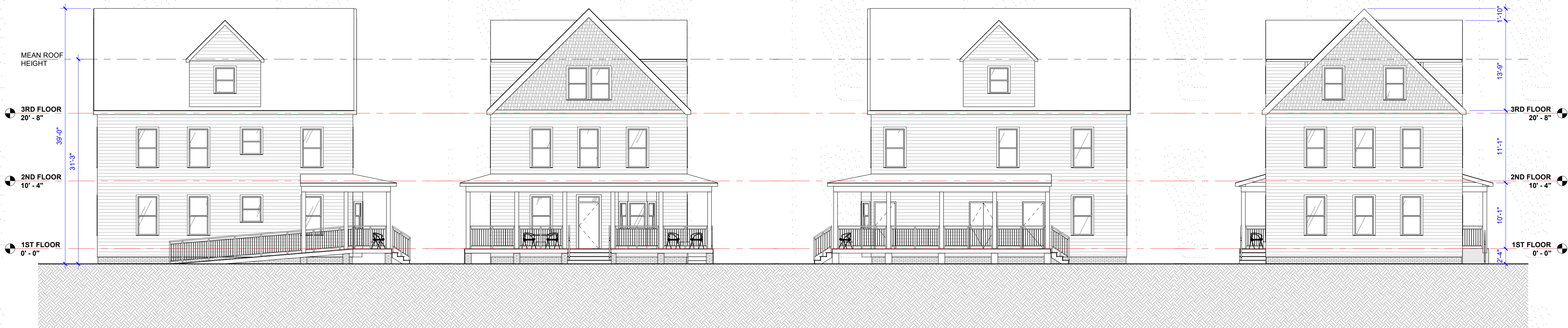


**3A 2ND FLOOR PLAN - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"



**1A 1ST FLOOR PLAN - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"





**5C WEST ELEVATION - BUILDING TYPE 1B - MODEL 2**  
SCALE: 1/8" = 1'-0"

**4C SOUTH ELEVATION - BUILDING TYPE 1B - MODEL 2**  
SCALE: 1/8" = 1'-0"

**3C EAST ELEVATION - BUILDING TYPE 1B - MODEL 2**  
SCALE: 1/8" = 1'-0"

**1C NORTH ELEVATION - BUILDING TYPE 1B - MODEL 2**  
SCALE: 1/8" = 1'-0"

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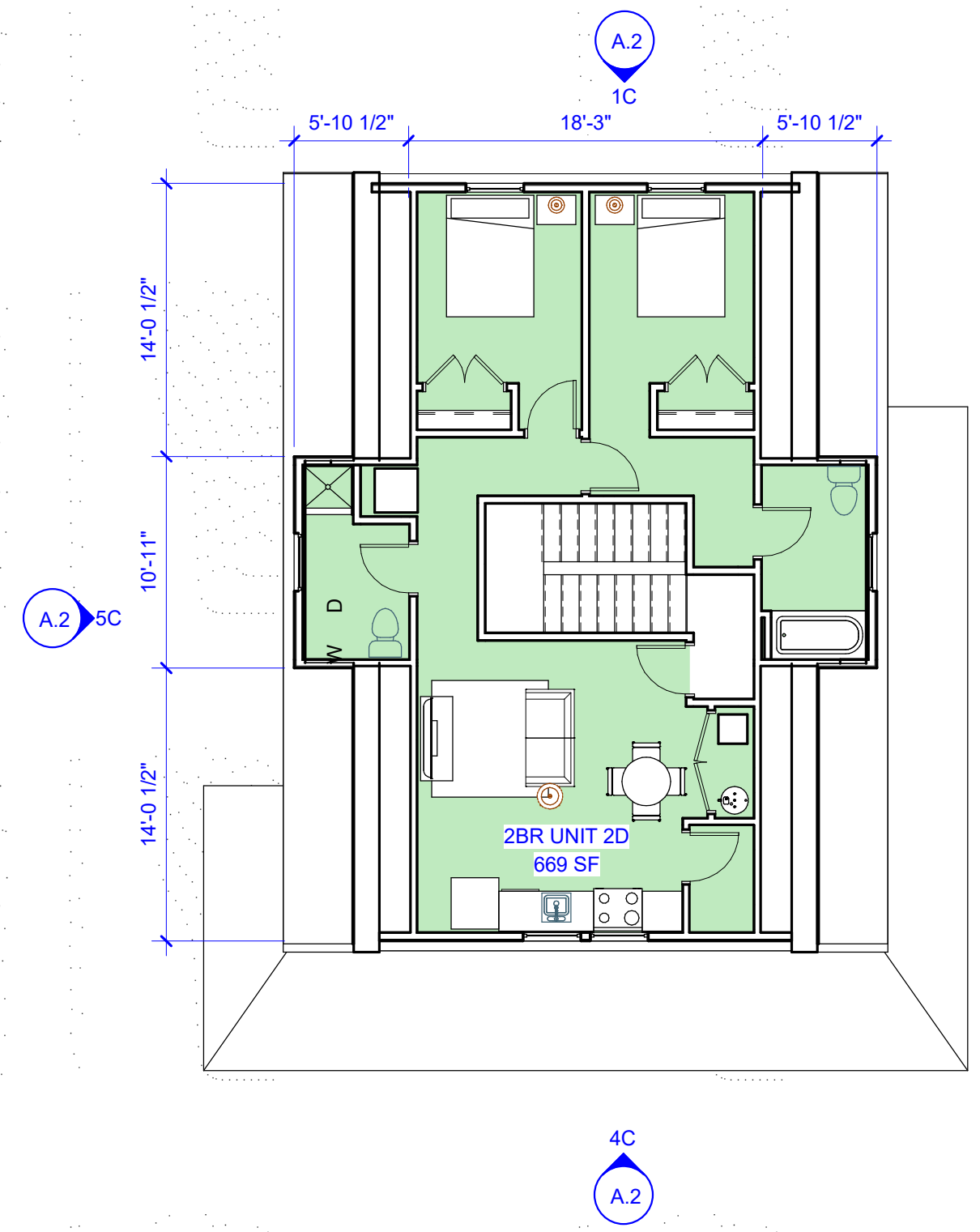
PROJECT NUMBER  
**2.200360.0**

**ST. ELIZABETH'S APARTMENTS**  
GATEWAY DISTRICT - CITY OF RICHMOND, VIRGINIA

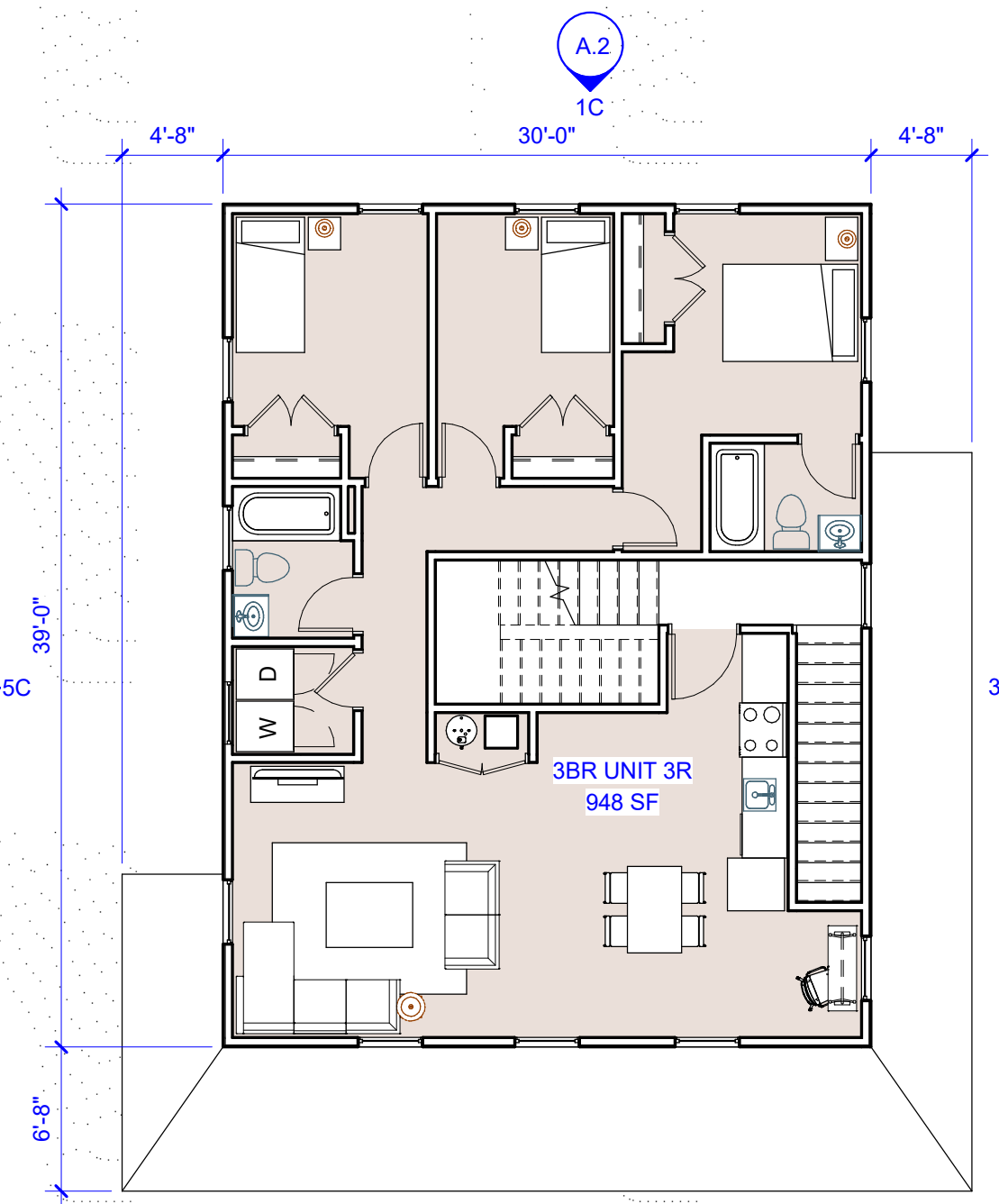
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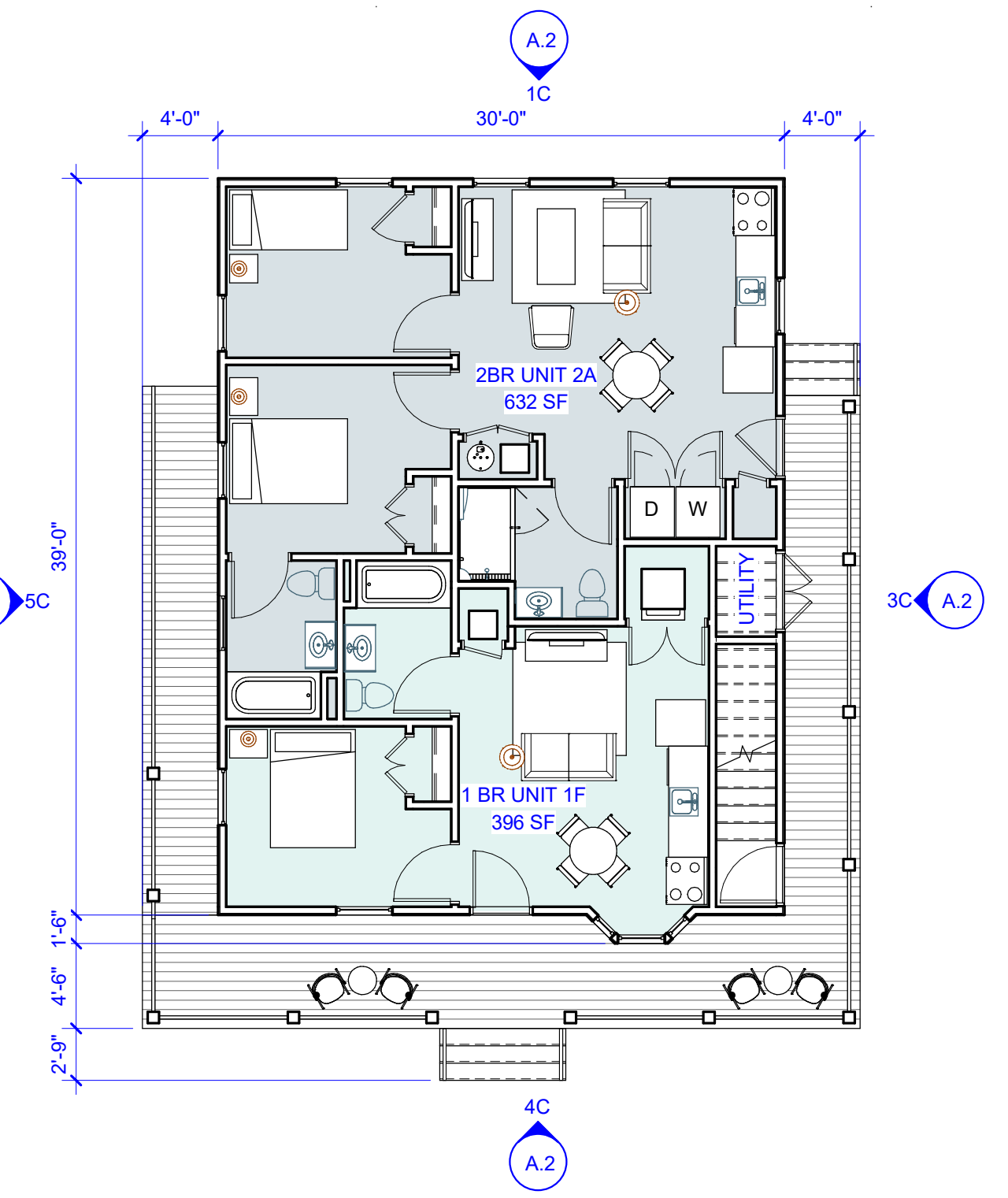
**5A 3D VIEW - BUILDING TYPE 1B - MODEL 2**  
SCALE:



**4A 3RD FLOOR PLAN - BUILDING TYPE 1B - MODEL 2**  
SCALE: 1/8" = 1'-0"



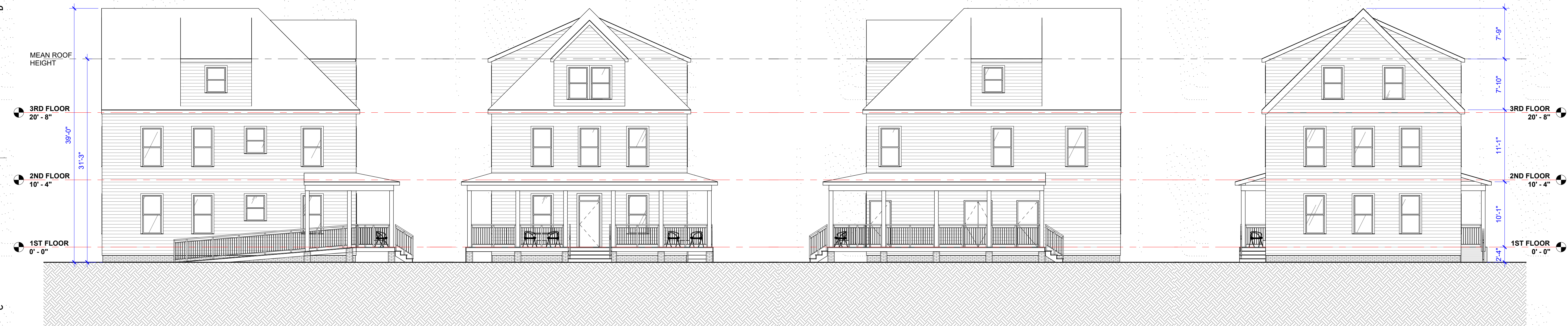
**2A 2ND FLOOR PLAN - BUILDING TYPE 1B - MODEL 2**  
SCALE: 1/8" = 1'-0"



**1A 1ST FLOOR PLAN - BUILDING TYPE 1B - MODEL 2**  
SCALE: 1/8" = 1'-0"

MODEL 2 PLANS AND ELEVATIONS  
**A.2**





**5C WEST ELEVATION - BUILDING TYPE 1C - MODEL 3**  
SCALE: 1/8" = 1'-0"

**4C SOUTH ELEVATION - BUILDING TYPE 1C - MODEL 3**  
SCALE: 1/8" = 1'-0"

**3C EAST ELEVATION - BUILDING TYPE 1C - MODEL 3**  
SCALE: 1/8" = 1'-0"

**1C NORTH ELEVATION - BUILDING TYPE 1C - MODEL 3**  
SCALE: 1/8" = 1'-0"

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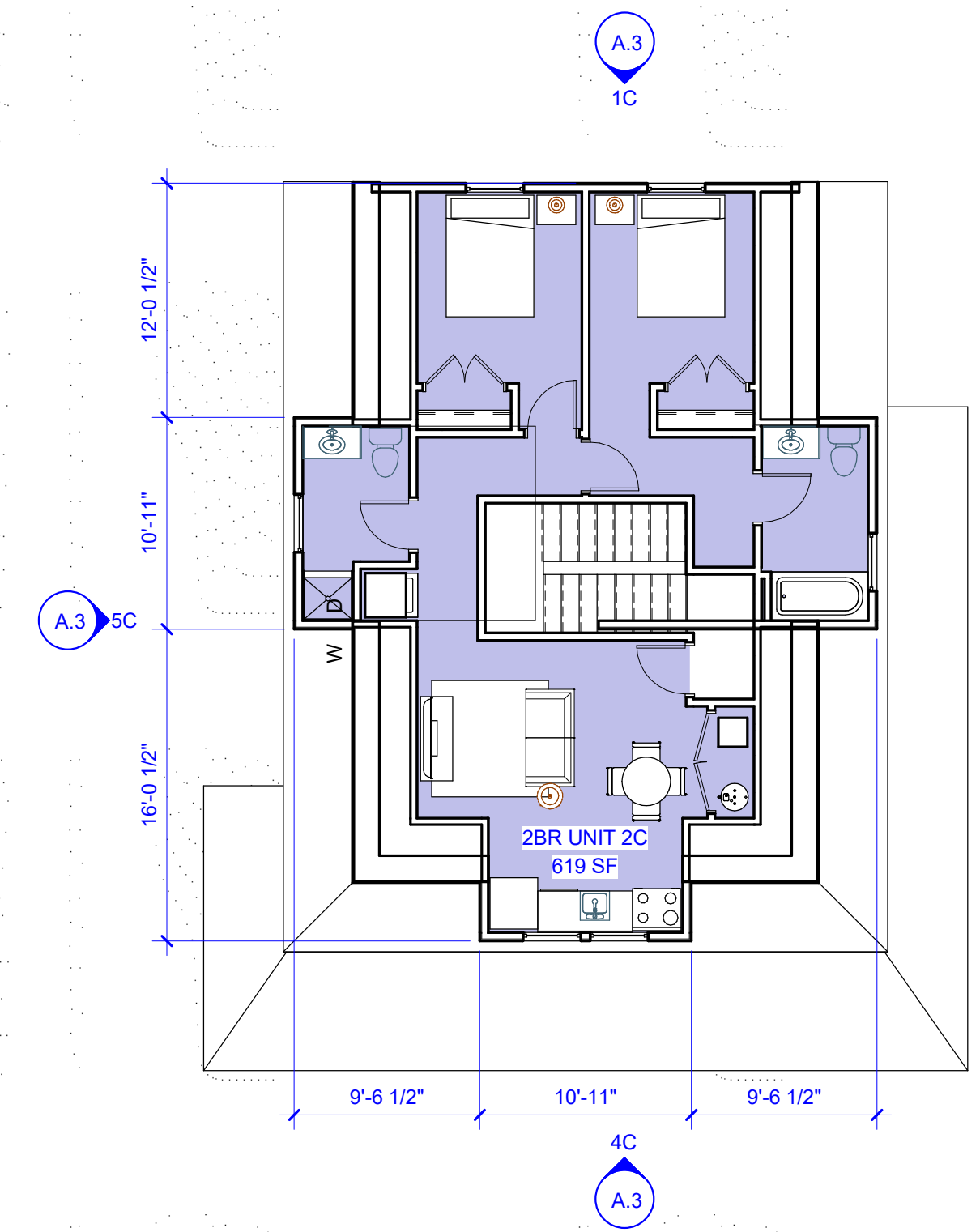
PROJECT NUMBER  
**2.200360.0**

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GATEWAY DISTRICT - CITY OF RICHMOND, VIRGINIA

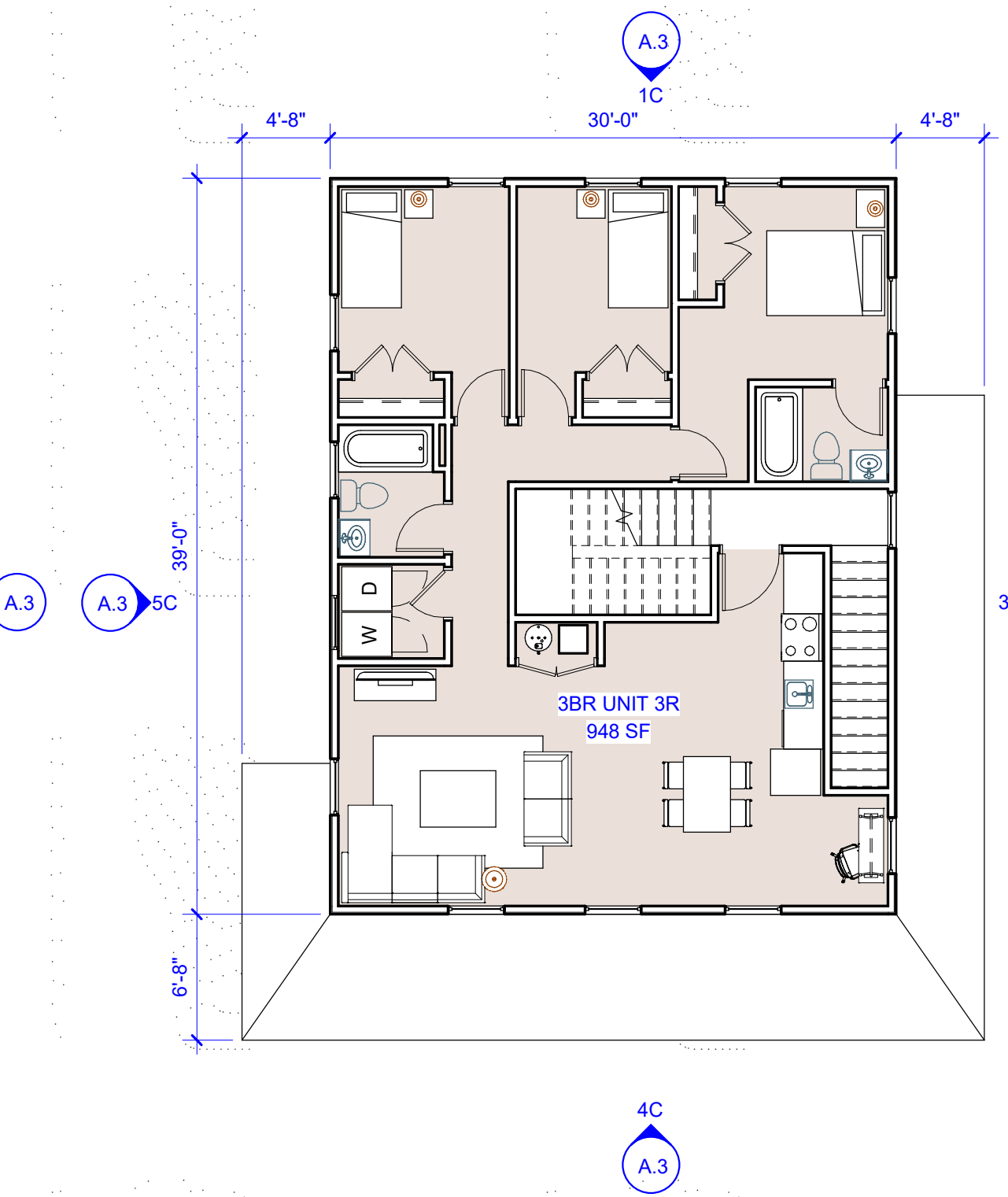
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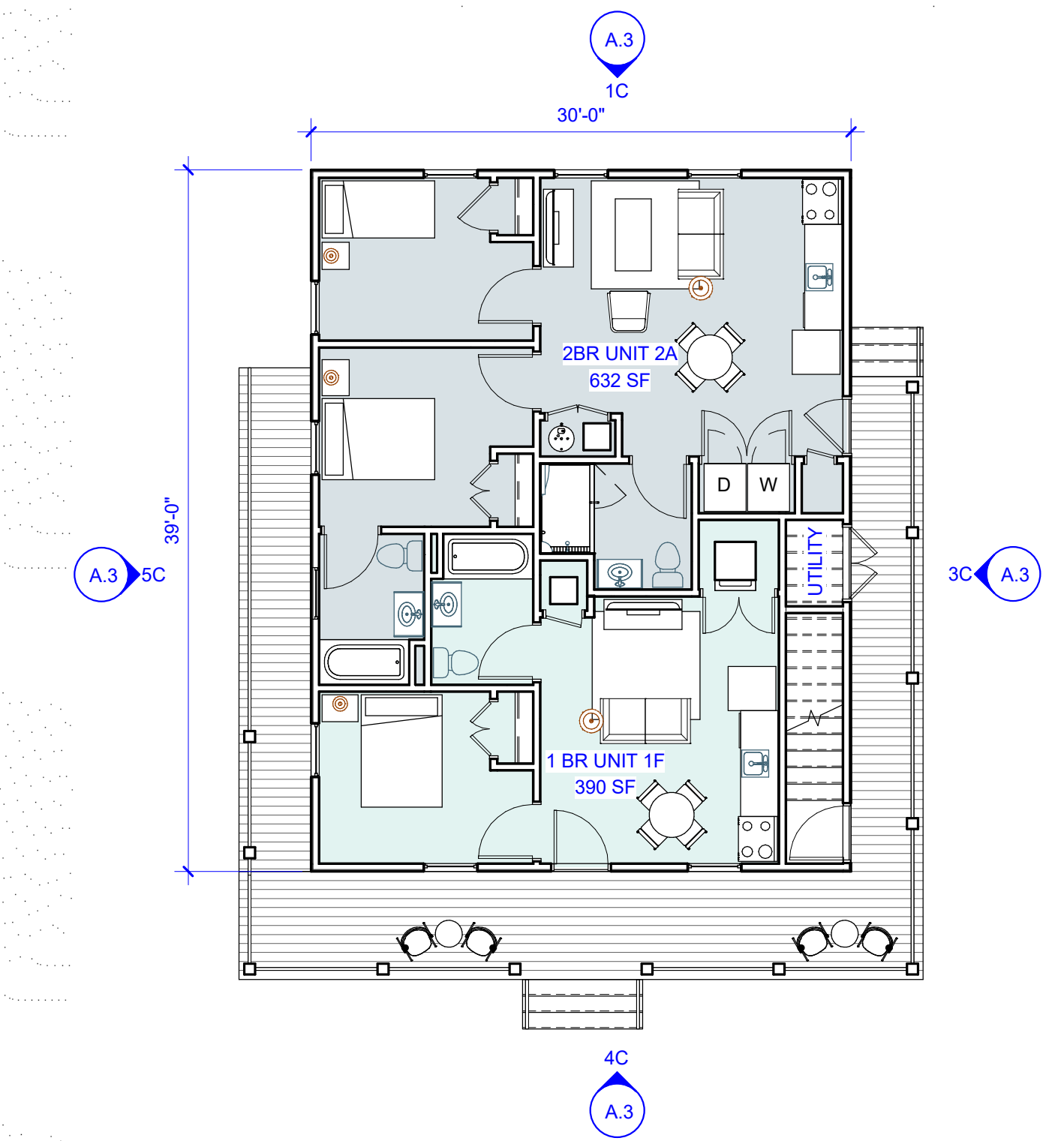
**5A 3D VIEW - BUILDING TYPE 1C - MODEL 3**  
SCALE:



**4A 3RD FLOOR PLAN - BUILDING TYPE 1C - MODEL 3**  
SCALE: 1/8" = 1'-0"



**3A 2ND FLOOR PLAN - BUILDING TYPE 1C - MODEL 3**  
SCALE: 1/8" = 1'-0"

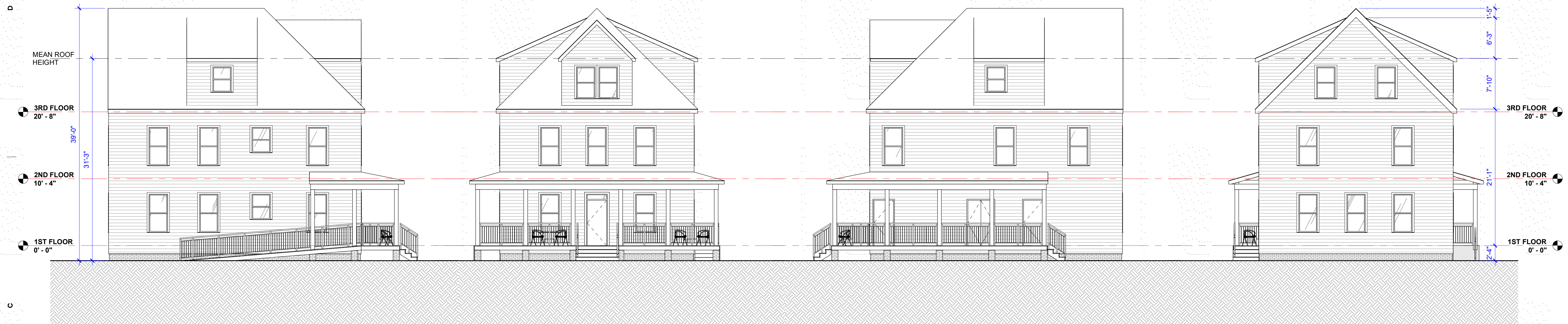


**2A 1ST FLOOR PLAN - BUILDING TYPE 1C - MODEL 3**  
SCALE: 1/8" = 1'-0"

MODEL 3 PLANS AND ELEVATIONS  
**A.3**



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



**5C WEST ELEVATION - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"

**4C SOUTH ELEVATION - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"

**3C EAST ELEVATION - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"

**1C NORTH ELEVATION - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"

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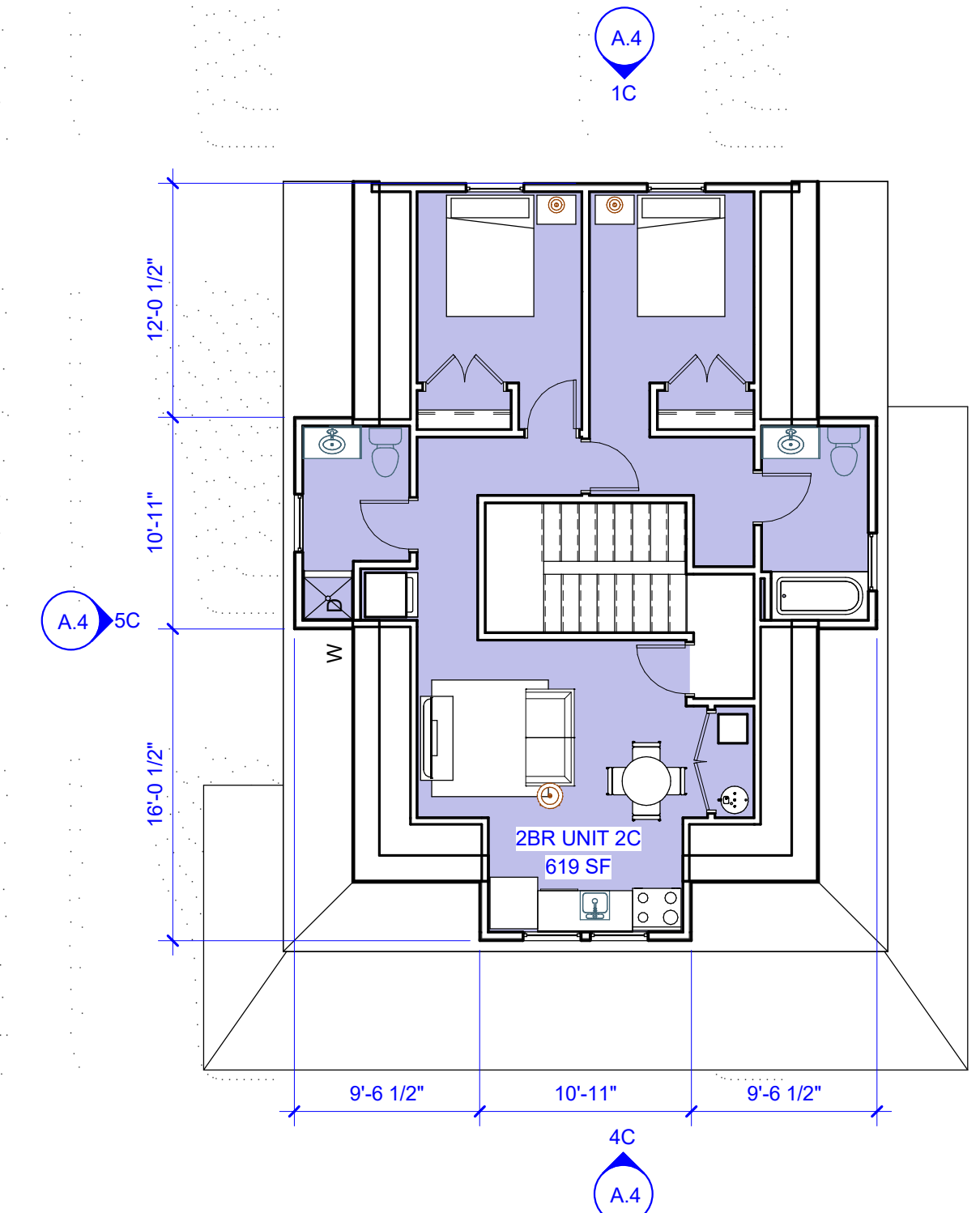
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APARTMENTS**  
GATEWAY DISTRICT - CITY OF RICHMOND, VIRGINIA

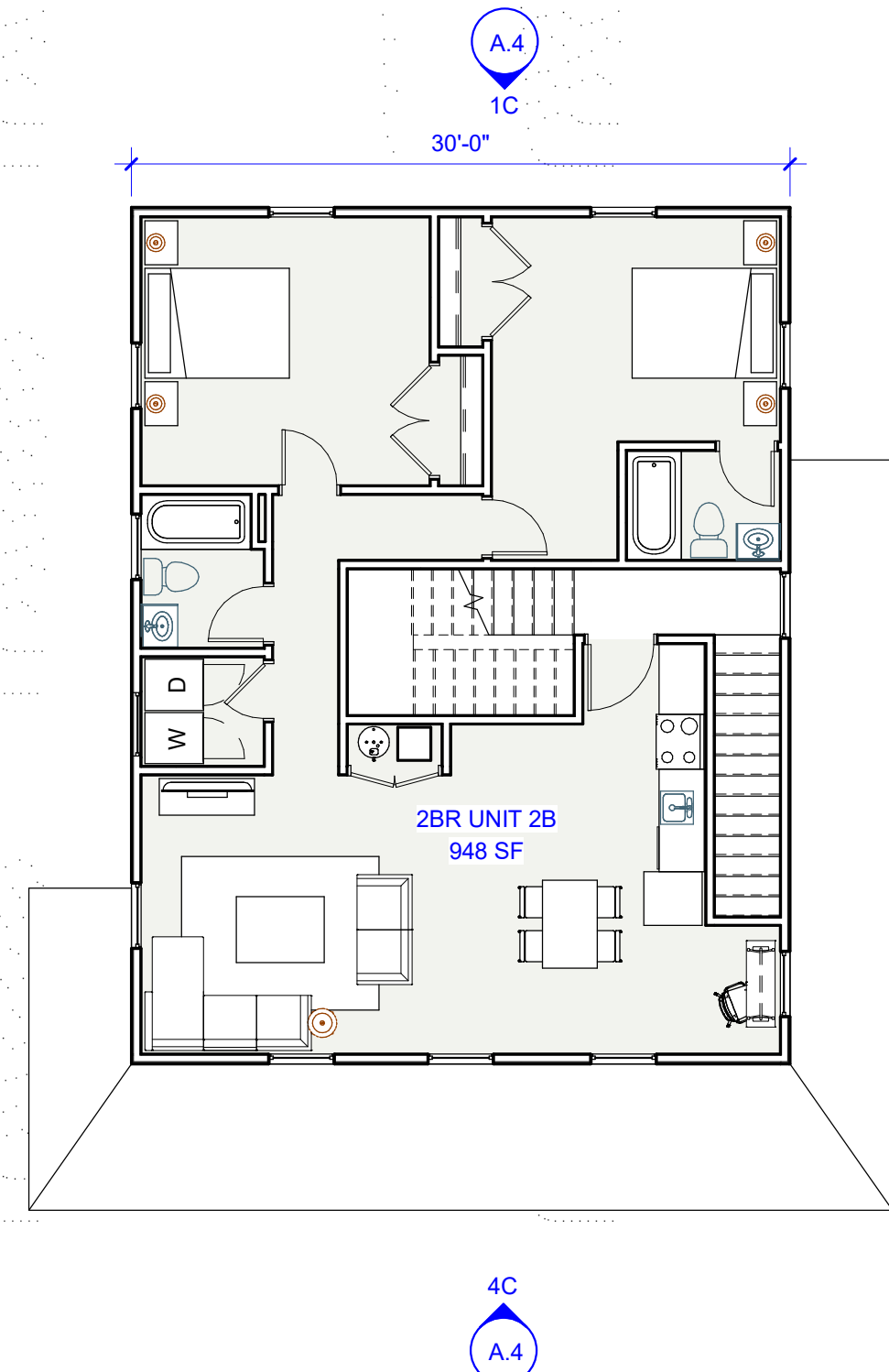
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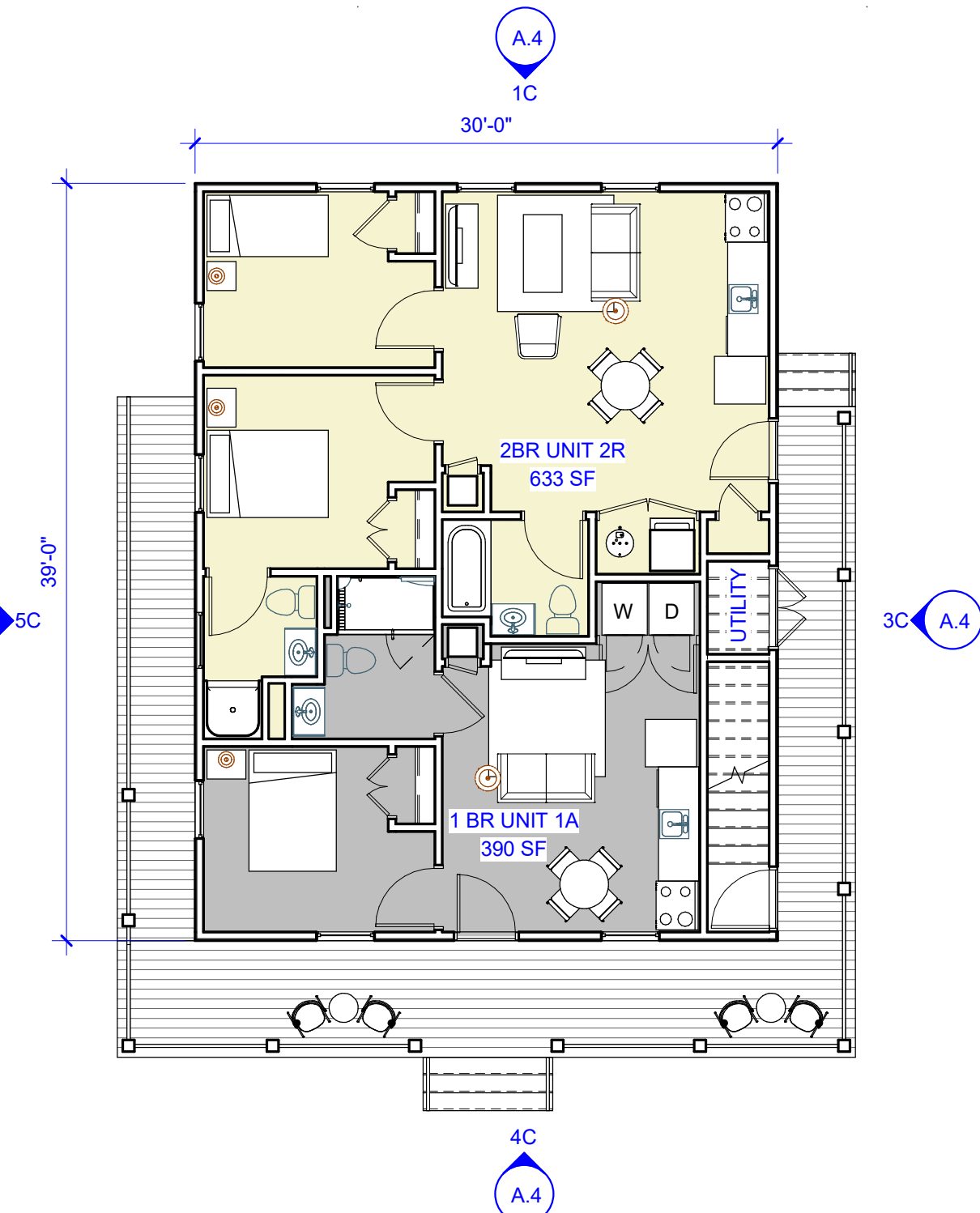
**5A 3D VIEW - BUILDING TYPE 1C - MODEL 4**  
SCALE:



**4A 3RD FLOOR PLAN - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"



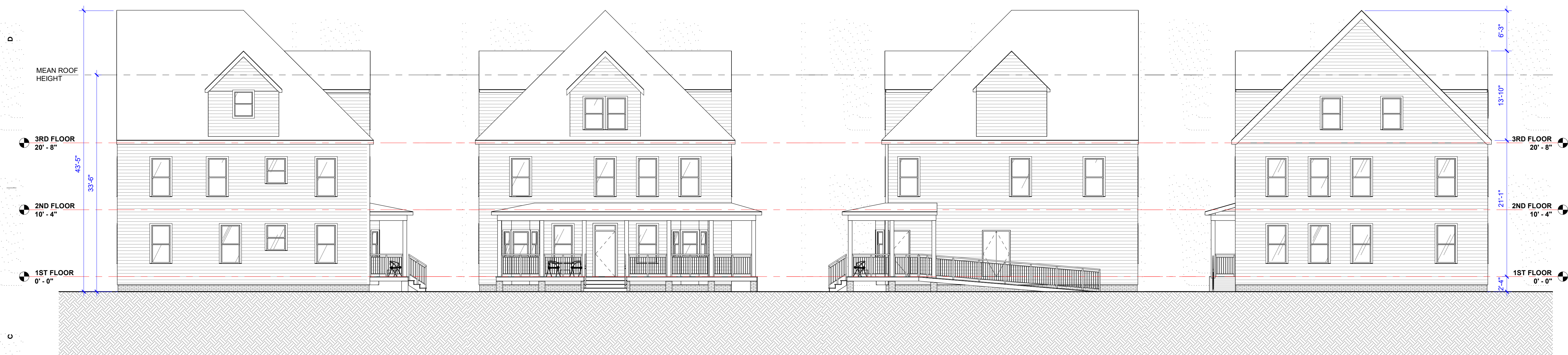
**3A 2ND FLOOR PLAN - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"



**1A 1ST FLOOR PLAN - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"

MODEL 4 PLANS AND  
ELEVATIONS  
**A.4**





**5C WEST ELEVATION - BUILDING TYPE 2 - MODEL 5**  
SCALE: 1/8" = 1'-0"

**4C SOUTH ELEVATION - BUILDING TYPE 2 - MODEL 5**  
SCALE: 1/8" = 1'-0"

**3C EAST ELEVATION - BUILDING TYPE 2 - MODEL 5**  
SCALE: 1/8" = 1'-0"

**1C NORTH ELEVATION - BUILDING TYPE 2 - MODEL 5**  
SCALE: 1/8" = 1'-0"

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GATEWAY DISTRICT - CITY OF RICHMOND, VIRGINIA

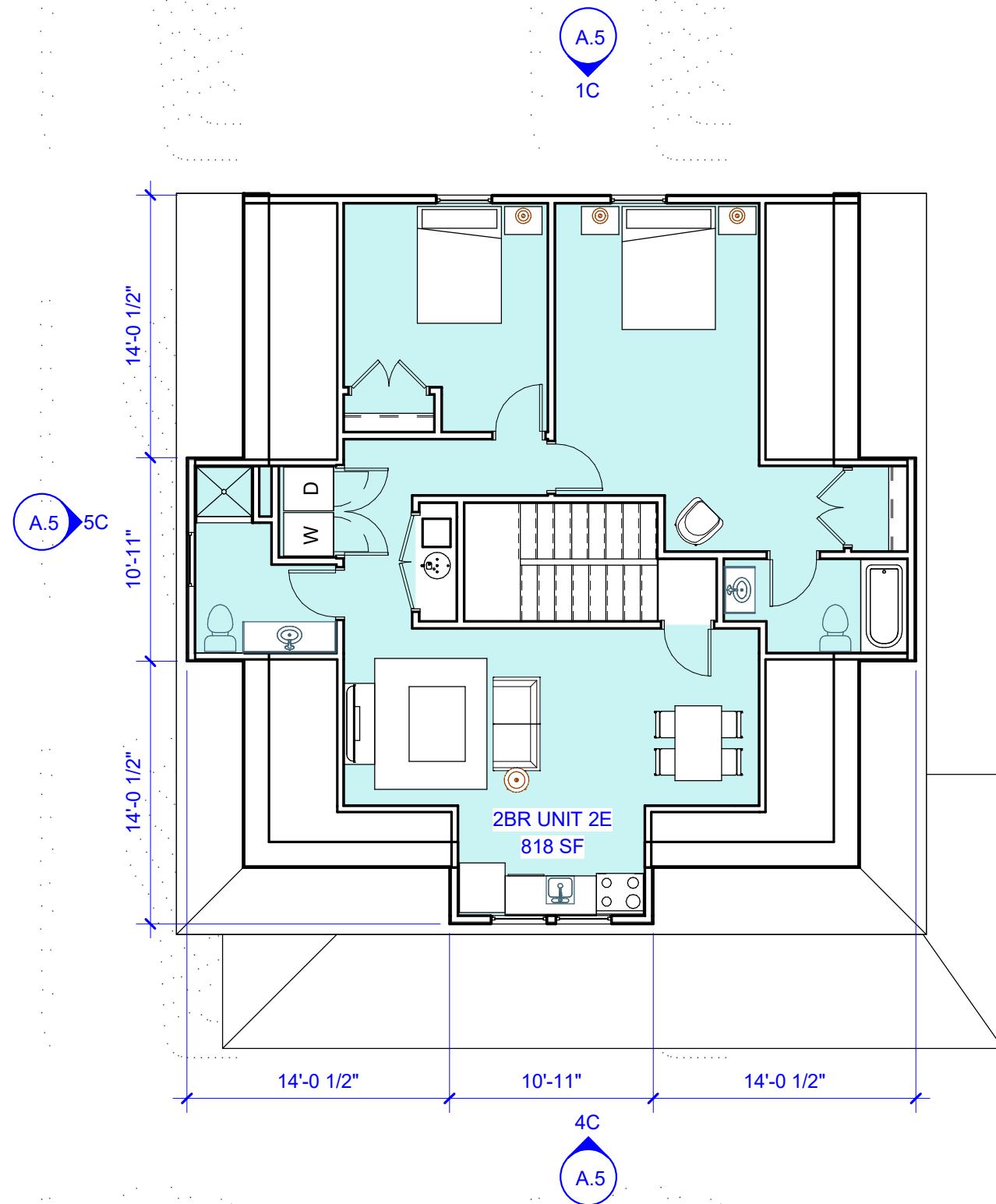
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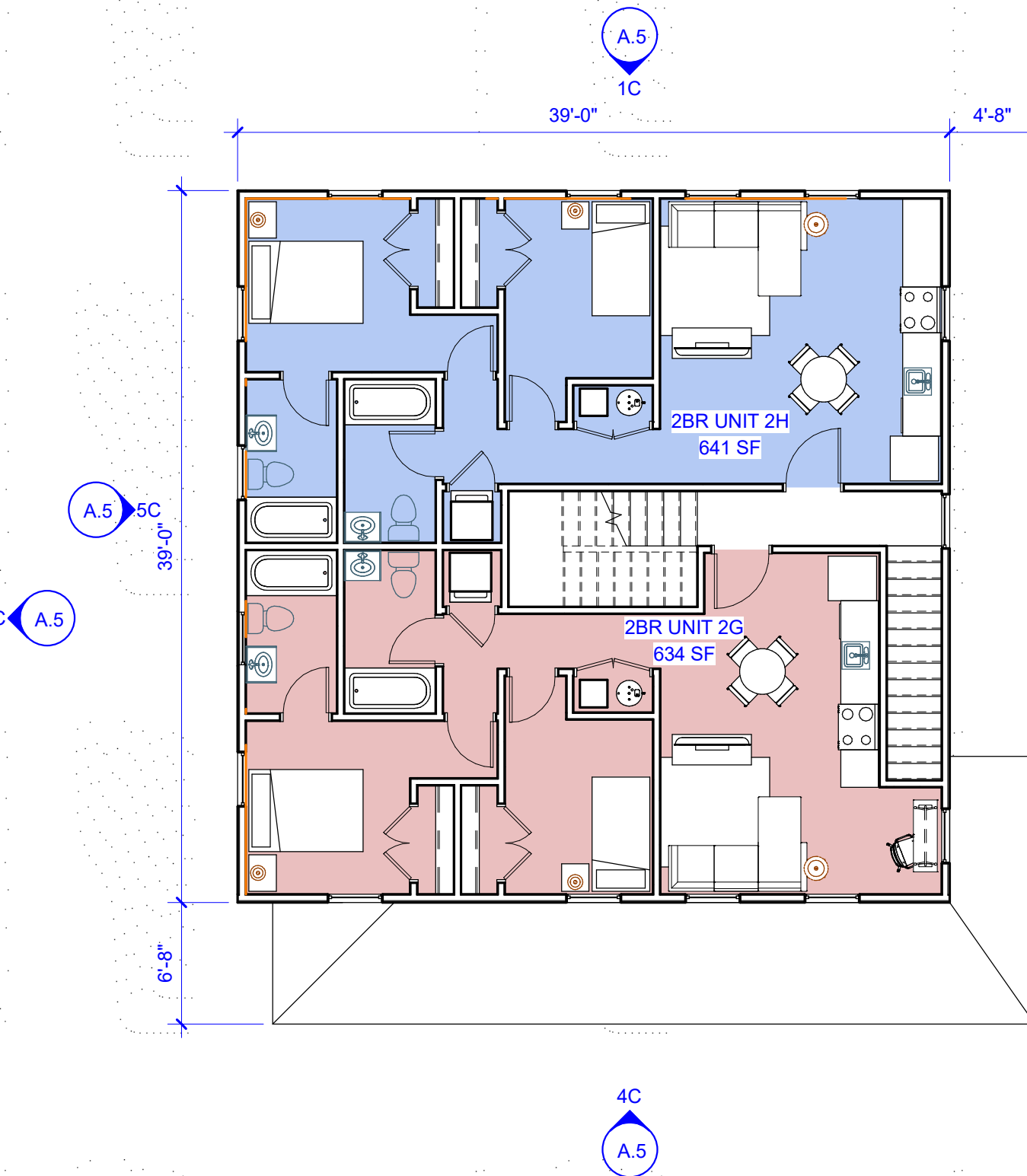
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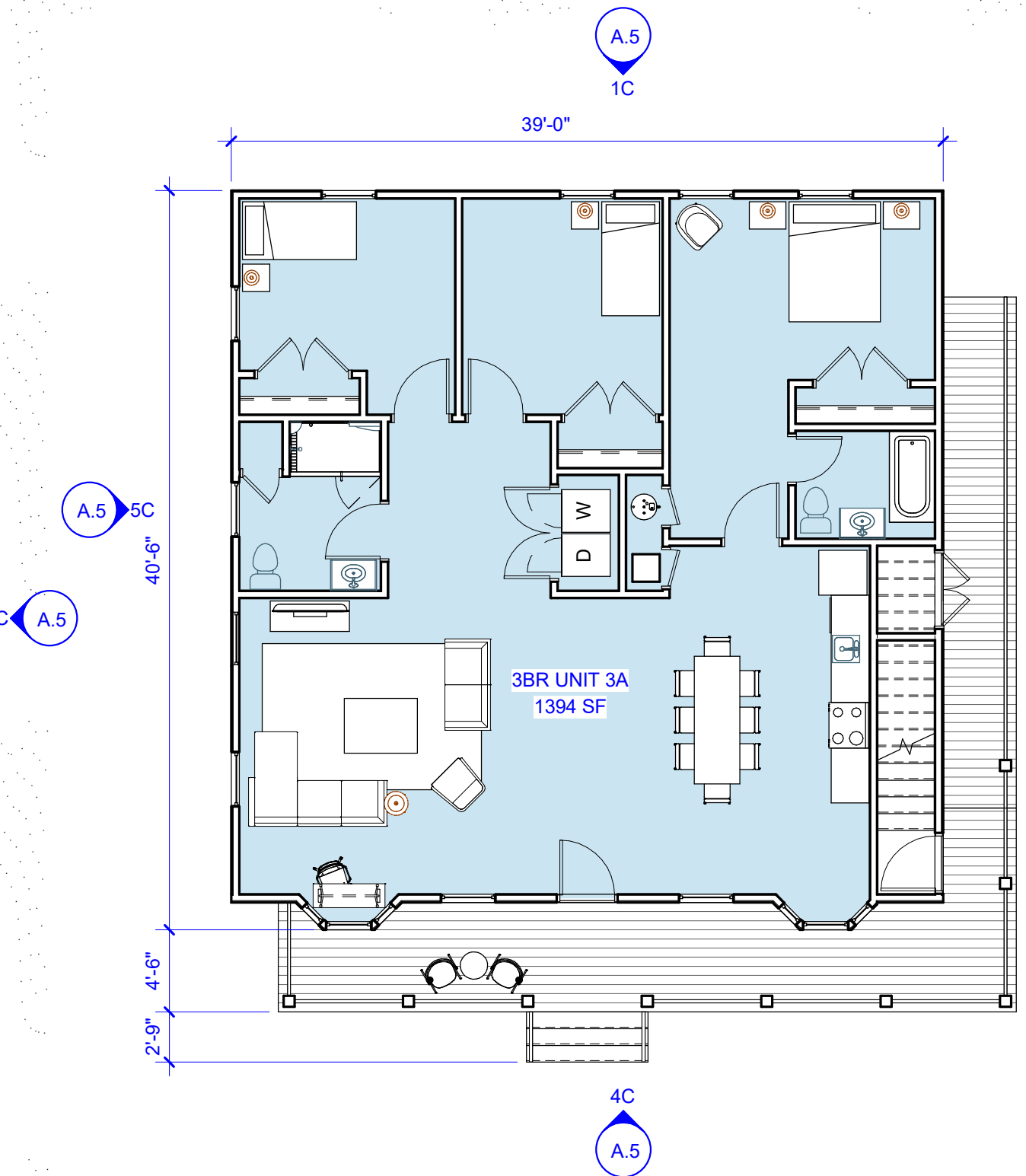
**5A 3D VIEW - BUILDING TYPE 2 - MODEL 5**  
NOT TO SCALE



**4A 3RD FLOOR PLAN - BUILDING TYPE 2 - MODEL 5**  
SCALE: 1/8" = 1'-0"



**3A 2ND FLOOR PLAN - BUILDING TYPE 2 - MODEL 5**  
SCALE: 1/8" = 1'-0"

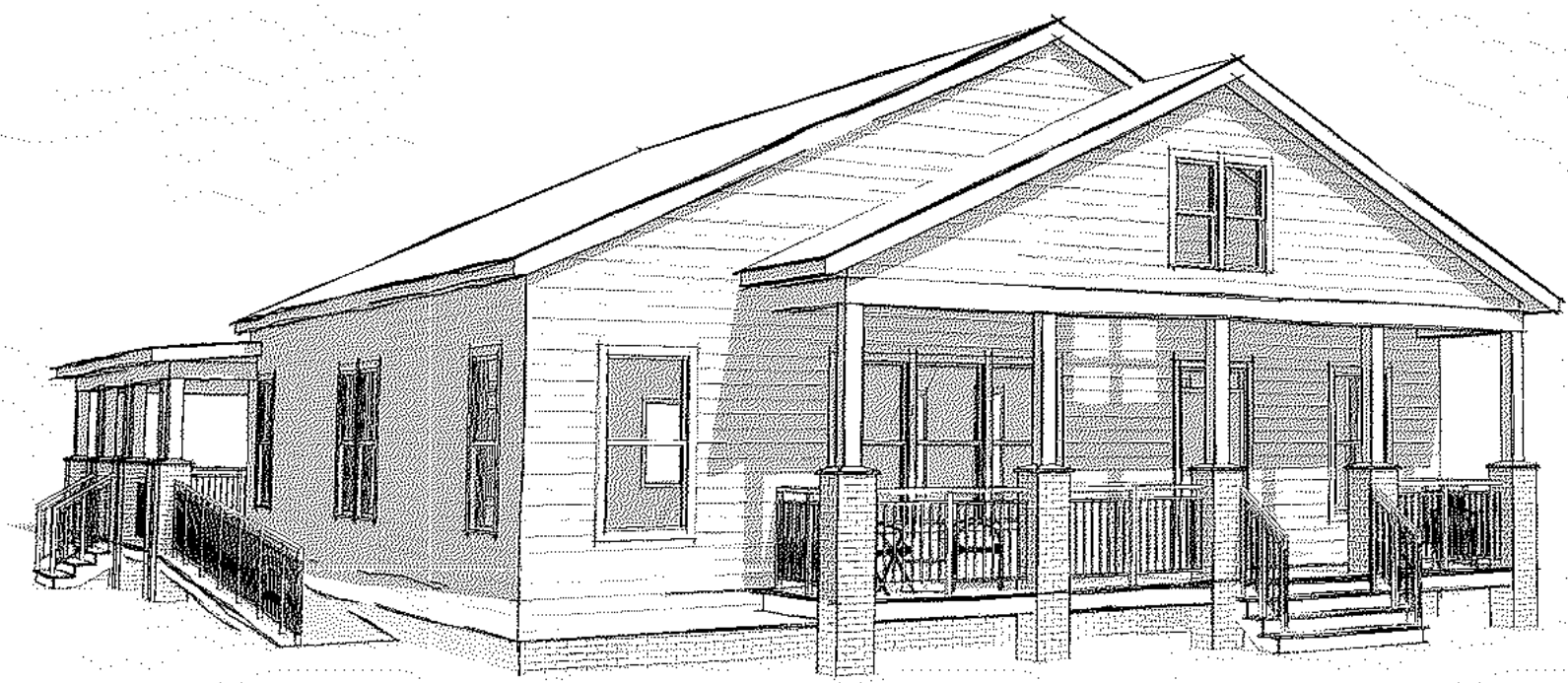


**1A 1ST FLOOR PLAN - BUILDING TYPE 2 - MODEL 5**  
SCALE: 1/8" = 1'-0"

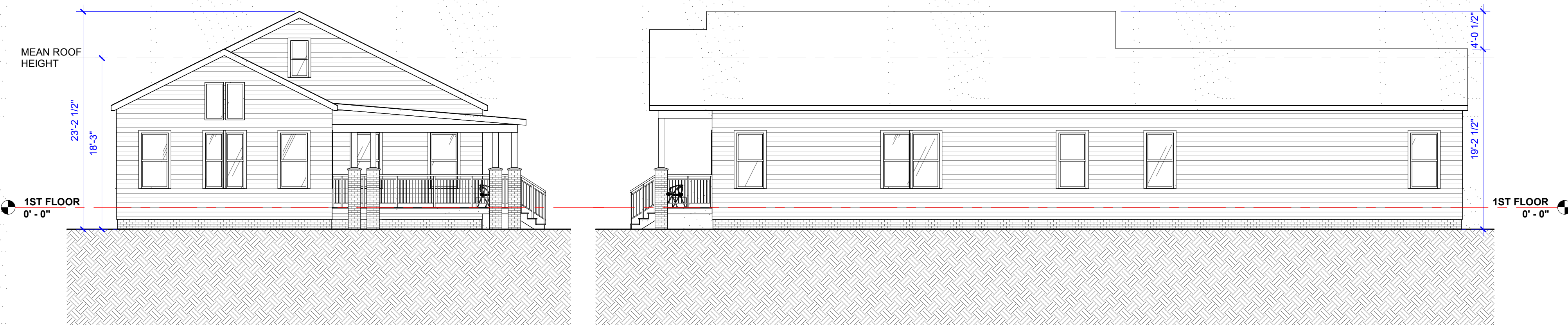
MODEL 5 PLANS AND ELEVATIONS

**A.5**



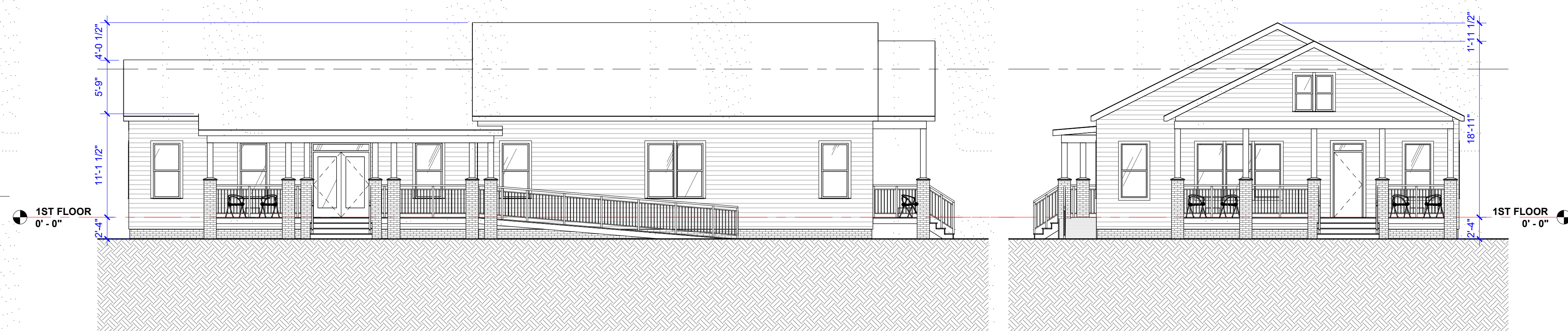


**4C 3D VIEW - COMMUNITY BUILDING**  
NOT TO SCALE



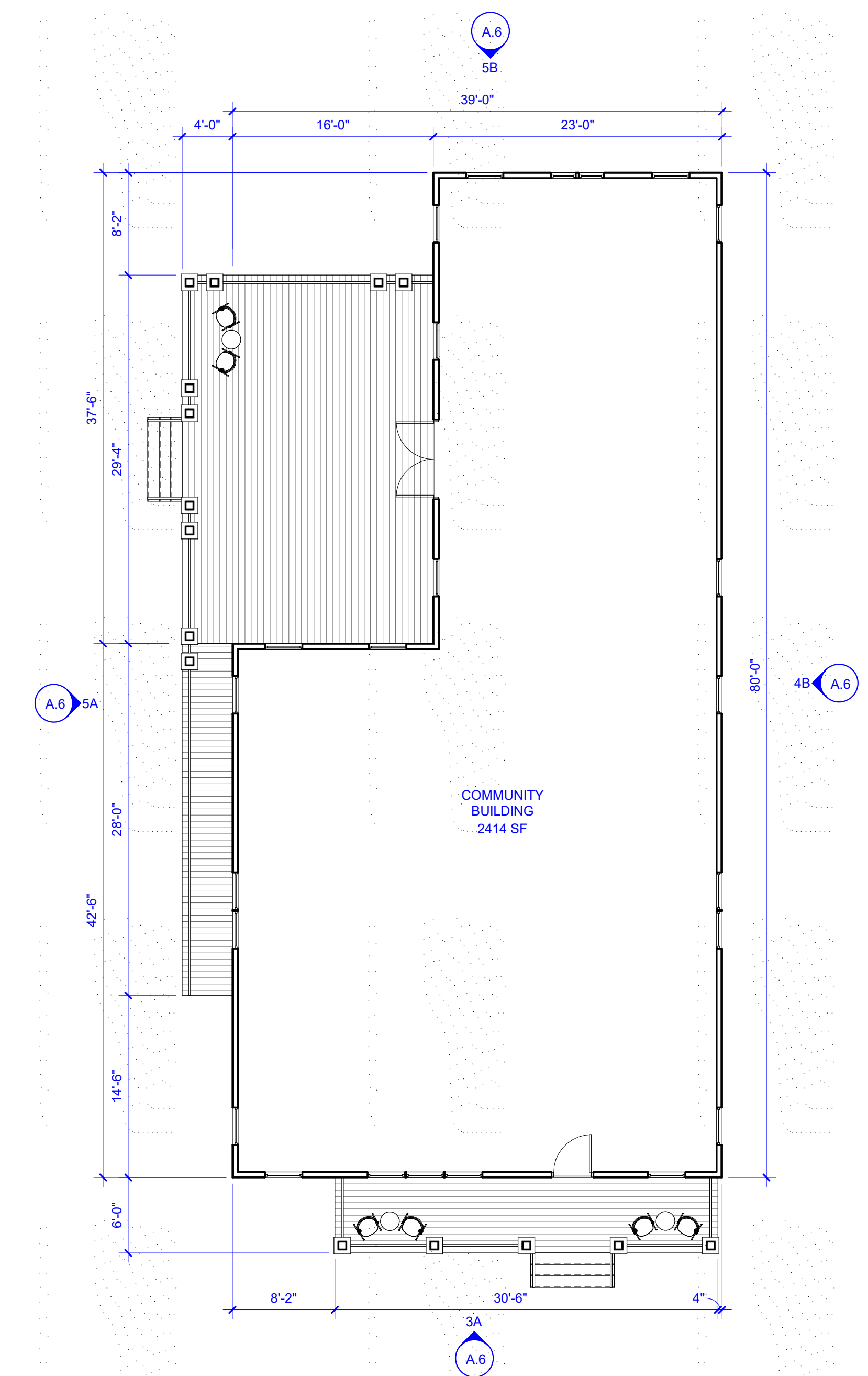
**5B NORTH ELEVATION - COMMUNITY BUILDING**  
SCALE: 1/8" = 1'-0"

**4B EAST ELEVATION - COMMUNITY BUILDING**  
SCALE: 1/8" = 1'-0"



**5A WEST ELEVATION - COMMUNITY BUILDING**  
SCALE: 1/8" = 1'-0"

**3A SOUTH ELEVATION - COMMUNITY BUILDING**  
SCALE: 1/8" = 1'-0"



**2A 1ST FLOOR PLAN - COMMUNITY BUILDING**  
SCALE: 1/8" = 1'-0"

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GATEWAY DISTRICT - CITY OF RICHMOND, VIRGINIA

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COMMUNITY BUILDING  
PLANS AND ELEVATIONS

**A.6**