

INTRODUCED: December 14, 2020

AN ORDINANCE No. 2020-264

To authorize the special use of the property known as 111 Spring Street for the purpose of a parking deck, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality by  
the City Attorney

PUBLIC HEARING: JAN 11 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 111 Spring Street, which is situated in a RO-3 Residential-Office District and an M-1 Light Industrial District, desires to use such property for the purpose of a parking deck, which use, among other things, is not currently allowed by sections 30-428.1(6)(a), concerning permitted principal uses, 30-428.6(2)(a), concerning side and rear yards, 30-630.1(a), concerning required yards on lots having more than one street frontage, 30-630.3, concerning front yards adjacent to R and RO districts, and 30-730.2(2), concerning bicycle parking requirements, of the Code of the City of Richmond (2015), as amended; and

AYES:                        9                        NOES:                        0                        ABSTAIN:                    \_\_\_\_\_

ADOPTED:                      FEB 8 2021                      REJECTED:                    \_\_\_\_\_                    STRICKEN:                    \_\_\_\_\_

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers,

(iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 111 Spring Street and identified as Tax Parcel No. W000-0094/001 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Existing Conditions,” shown on sheet C201 of the plans entitled “Special Use Permit, Virginia Housing Development Authority, Parking Deck, City of Richmond, Virginia,” prepared by Hourigan, dated April 14, 2020, and last revised October 14, 2020, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a parking deck, substantially as shown on the plans entitled “Special Use Permit, Virginia Housing Development Authority, Parking Deck, City of Richmond, Virginia,” prepared by Hourigan, dated April 14, 2020, and last revised October 14, 2020, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a parking deck containing up to 286 parking spaces, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height shown on the Plans.

(c) All building materials, elevations, and landscaping shall be substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including installation

of a new concrete sidewalk along South 2<sup>nd</sup> Street, a new brick sidewalk and entrance along Spring Street, five street trees along South 2<sup>nd</sup> Street, and four street trees along Spring Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly

provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

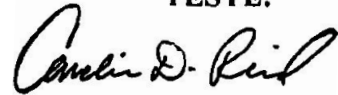
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within

730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Amelia D. Reed". The signature is written in a cursive style with a large initial 'A'.

**City Clerk**

RECEIVED

By Barbara Fore at 3:04 pm, Nov 20, 2020

RECEIVED

By CAD Office at 8:30 am, Nov 19, 2020

2020-170

# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

RECEIVED

By Barbara Fore at 2:00 pm, Dec 04, 2020

## Item Request

File Number: PRE.2020.390

### O & R Request

DATE: November 13, 2020

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)



THROUGH: Lenora G Reid, Acting Chief Administrative Officer *lgr*



THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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



RE: To authorize the special use of the property known as 111 Spring Street, for the purpose of permitting a parking deck, upon certain terms and conditions.

ORD. OR RES. No. \_\_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 111 Spring Street, for the purpose of permitting a parking deck, upon certain terms and conditions.

**REASON:** The applicant is requesting a special use permit to authorize the use of a parking deck within an RO-3 Residential Office and an M-1 Light Industrial Zone. Parking decks are allowed within these zones. However, the application does not meet certain feature, nor the site layout, requirements within the RO-3 and M-1 zones. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its January 4, 2021 meeting.

**BACKGROUND:** The subject property consists of a 56,131 SF or 1.3 acre parcel of land. The property is located in the Gambles Hill neighborhood within the City's Downtown Planning District along 2nd Street between the Spring and 1st Streets.

The City of Richmond's current Downtown Plan designates the subject property as Downtown Civic Area which "...refers to both buildings and open spaces. Civic Buildings are public sites dedicated for publicly used buildings dedicated to culture, government, and public gatherings. Civic Spaces are outdoor areas dedicated for public use. The Virginia State Capitol and its grounds is an example of a Civic Area in Downtown." River vistas from the overlook adjacent to the Virginia War Memorial Statue should be considered so that development will not adversely impact the perspective towards the James River from the



southwest corner of the Pattern Storage Building on the Tredegar site to the Lee Bridge. It is essential that trees are planted along all primary Downtown streets in order to create walkable districts. Trees should be native species that are drought and pollution-tolerant and that provide a sufficient shade canopy that is high enough to leave the pedestrian and vehicle realm clear. They should not have fruit or seeds that will drop and litter or stain the sidewalk. Trees should be selected based on their life-span and size, so that they do not outgrow their surroundings. Trees should be planted at the back of curb on the sidewalk in order to provide shade for pedestrians and a sense of enclosure for drivers. Adjacent properties are the same M-1 and RO-3 zones. (Richmond Downtown Plan, p. 3.31)

The final version of the Richmond 300 Master Plan designates the subject property as Downtown Mixed-Use which recommends a development style of "Higher density pedestrian and transit-oriented development encouraged on vacant or underutilized sites. Historic buildings are adapted for new uses. Future development should be urban in form and may be of larger scale than existing context. Plazas and setbacks create an engaging street life. Many buildings are vertically mixed-use. New developments continue or introduce a gridded street pattern to increase connectivity. Ground floor uses engage with and enliven the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses required on street-oriented commercial frontages. (Draft Richmond 300 Master Plan, p. 66)

The zoning of the subject property R-O3, Residential Office and M-1, Light Industrial, which does permit parking structures as a principal use.

Nearby properties are located in the same Districts to the south and East. A mix of institutional and office land uses are present in the vicinity.

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

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** December 14, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** January 11, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
January 4, 2021

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646-5734



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304

<http://www.richmond.gov/>

Application is hereby submitted for. (check one)

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

**Project Name/Location**

Property Address: 111 Spring St Date: 04/14/20  
 Tax Map #: W0000094001 Fee: #2400  
 Total area of affected site in acres 1.289

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: M1 / RO-3

Existing Use: Vacant

**Proposed Use**

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

Parking Garage  
Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Daniel Hayes

Company: Draper Aden Associates  
 Mailing Address: 1030 Wilmer Ave, #100  
 City: Richmond State: VA Zip Code: 23227  
 Telephone: (804) 237-1857 Fax: (804) 284-8773  
 Email: dhayes@daa.com

**Property Owner:** Virginia Housing Development Authority (VHDA)

If Business Entity, name and title of authorized signer: Janet Wglesworth

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest )

Mailing Address: 601 S Belvedere St  
 City: Richmond State: VA Zip Code: 23220  
 Telephone: (804) 982-1112 Fax: (804) 343-8414  
 Email: Janet.Wglesworth@vhda.com

Property Owner Signature: Janet Wglesworth

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



1030 Wilmer Ave, Suite 100  
Richmond, Virginia 23228  
(804) 264-2228 • Fax: (804) 264-8773  
www.daa.com

April 16, 2020

**APPLICATION FOR A SPECIAL USE PERMIT  
FOR THE VIRGINIA HOUSING DEVELOPMENT AUTHORITY (VHDA)**

**APPLICANT'S REPORT**

The Virginia Housing Development Authority (VHDA) is located at 601 South Belvedere. VHDA was created in 1972 by the General Assembly to help Virginians attain quality, affordable housing. They carry out this mission by working in public-private partnerships with local governments, community service organizations, lenders, realtors, developers and many others, providing mortgages for first-time homebuyers, as well as financing for apartment communities and neighborhood revitalization efforts. The VHDA Headquarters (HQ1) was constructed and occupied in the late 1980's. VHDA intends to consolidate operations and develop a second Headquarters Building (HQ2) adjacent to HQ1. Concurrent with the design and construction of HQ2 is the construction of a 282-space 4-level parking garage on the lot across First Street (111 Spring St.).

This application for the Special Use Permit for proposed improvements to parcel W0000094001, 111 Spring Street, is to:

- Request a waiver of the yard regulation requirement in the district RO-3 portion of the property;
- Request an easement of the vertical encroachment of the proposed walkway over First Street;
- Request for a waiver of Section 30-428.1.6.a.

**Waiver of yard regulation requirement:**

The subject lot is currently split zoned, with RO-3 (Residential-Office) over the southern portion, and M-1 (Light Industrial) over the northern portion. The proposed parking deck is bisected by the zoning boundary.

Yard regulations in district RO-3 require a 15-foot front yard setback and 10-foot side and rear yard setback (Section 30-428.6), while the yard regulation in District M-1 allows for a zero-foot setback (Sec 30-452.2). We request exception and consideration of the M-1 zoning for the entire parcel, allowing a zero-foot setback similar recently constructed adjacent parking garage at the Virginia War Memorial. Utilizing a zero-foot setback will provide a consistent appearance along the eastern side of First Street and allow for an expanded parking deck footprint while minimizing the overall deck height, preserving the viewshed towards downtown and the James River.

**Aerial Encroachment Easement:**

A key component to the overall project is a proposed elevated pedestrian walkway over First Street, connecting the Parking Deck to the VHDA HQ2 building. The proposed elevated pedestrian walkway encroaches on the vertical right of way of First Street, spanning First Street at a minimum height of 13.8 feet

clear. The addition of this walkway allows for the following:

- Pedestrian traffic from the parking deck to VHDA HQ1 and HQ2 is directed off First Street, allowing for an unencumbered passage of vehicles.
- The elevated walkway provides an accessible route from the parking deck to HQ1 and HQ2, allowing for accessible visitor parking in the parking deck.
- The elevated walkway simplifies wayfinding between the deck and the VHDA building.

Waiver of Section 30-428.1.6.a

Section 30-428.1.6.a of the Richmond Zoning Ordinance states the following:

*No portion of the ground floor of such structure located along a principal or priority street frontage shall be used for parking or related circulation of vehicles, but such portion shall be devoted to other permitted principal uses which shall have a depth of not less than 20 feet along the principal priority street frontage or to means of pedestrian or vehicle access, provided that vehicle access along such street frontage shall be permitted only when no other street or alley is available for adequate access. In the case of a portion of a story located along a principal street frontage having less than five feet of its height above the grade level of the building façade along the street frontage, the provisions of this paragraph prohibiting parking or related circulation of vehicles shall not apply, provided that parking spaces shall be completely screened from view from the street by structural material similar to the material of the building façade. Upper stories of such structure may be used for parking or related circulation of vehicles subject to the fenestration requirements set forth in Section 30-428.10.*

The project requests a waiver of this requirement based on the context of 2<sup>nd</sup> Street and Spring Street, as the adjacent parcels do not contain uses that would promote the pedestrian or commercial-oriented corridor presumed to be present in this section. There are currently no publicly accessible commercial or retail properties along this frontage, and as such, it would be difficult to attract a commercial or retail tenant to the required non-parking frontage of the proposed parking deck. It is therefore requested that this section be waived, to permit vehicular parking in this portion of the structure.

Other such permitted uses would increase vehicular and pedestrian traffic utilizing the parking garage and property as a destination.

In accordance with the City of Richmond Special Use Permit the following amendment will not:

- Be detrimental to the safety, health, morals and general welfare of the community involved:
  - The construction of the parking deck and elevated walkway as proposed will provide a positive impact to the community, providing additional parking within walking distance of City amenities. In addition, the facilities are an expansion of the existing facility, will be monitored by VHDA safety/security staff, and will continue to provide access for lunches by the adjacent community;
- Tend to create congestion in the streets, roads, alleys, and other public ways and places in the area involved:
  - The proposed SUP will reduce congestion along public rights of way, reducing pedestrian traffic on First Street, and standardizing/simplifying vehicular flows and turning movements;
- Create hazards from fire, panic or other damages:
  - The proposed SUP will provide adequate access for fire protection, using exterior fire hydrants, fire department connections, and through providing adequate fire access;
- Tend to cause overcrowding of land and an undue concentration of population:
  - The proposed parking deck provides necessary parking for the VHDA HQ1 and the proposed HQ2, and will not overcrowd the existing site;
- Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements:
  - The proposed SUP in its existing location does not interfere with schools, parks, and playgrounds. The SUP does not result in additional demands for domestic/fire water and does not increase the discharge into the existing sewer system, nor does it negatively impact transportation or other

- public requirements, conveniences and improvements;
- Interfere with adequate light and air.
    - The proposed amendment in its existing location does modify or impede the lighting or air condition on the property or to adjacent properties.

The signage plan for this project has not yet been developed and will be approved by the director separately.

Sincerely,  
**DRAPER ADEN ASSOCIATES**

*Daniel Hayes*

Daniel Hayes, PE PMP  
Senior Project Manager

SPECIAL USE PERMIT

# VIRGINIA HOUSING DEVELOPMENT AUTHORITY PARKING DECK

CITY OF RICHMOND, VIRGINIA

**SITE SUMMARY**

PROJECT # 180004-1-01000

DATE: 04/14/2020

PROJECT LOCATION: 115 1/2 W. BROAD ST., RICHMOND, VA 23219

OWNER: CITY OF RICHMOND

DESIGNER: HERRICK & PARTNERS, INC.

CONTRACT NO. 180004-1-01000

CONTRACT DATE: 04/14/2020

CONTRACT VALUE: \$1,000,000

CONTRACT TYPE: SPECIAL USE PERMIT

CONTRACT STATUS: OPEN

CONTRACT DESCRIPTION: PARKING DECK

CONTRACT CONTACT: JEFFREY B. HERRICK

CONTRACT PHONE: (804) 781-1111

CONTRACT FAX: (804) 781-1111

CONTRACT EMAIL: JHERRICK@HERRICKVA.COM

CONTRACT WEBSITE: WWW.HERRICKVA.COM

CONTRACT ADDRESS: 115 1/2 W. BROAD ST., RICHMOND, VA 23219

CONTRACT ZIP: 23219

CONTRACT COUNTY: RICHMOND

CONTRACT STATE: VA

CONTRACT COUNTRY: USA

CONTRACT LANGUAGE: ENGLISH

CONTRACT CURRENCY: USD

CONTRACT TAX: 0.00

CONTRACT VAT: 0.00

CONTRACT GROSS: 1,000,000.00

CONTRACT NET: 1,000,000.00

CONTRACT TOTAL: 1,000,000.00

CONTRACT BALANCE: 1,000,000.00

CONTRACT PAID: 0.00

CONTRACT DUE: 04/14/2020

CONTRACT CANCELED: 0.00

CONTRACT SCHEDULE: 0.00

CONTRACT TOTAL: 1,000,000.00

CONTRACT BALANCE: 1,000,000.00

CONTRACT PAID: 0.00

CONTRACT DUE: 04/14/2020

CONTRACT CANCELED: 0.00

CONTRACT SCHEDULE: 0.00

CONTRACT TOTAL: 1,000,000.00

CONTRACT BALANCE: 1,000,000.00

CONTRACT PAID: 0.00

CONTRACT DUE: 04/14/2020

CONTRACT CANCELED: 0.00

CONTRACT SCHEDULE: 0.00

CONTRACT TOTAL: 1,000,000.00

CONTRACT BALANCE: 1,000,000.00

CONTRACT PAID: 0.00

CONTRACT DUE: 04/14/2020

CONTRACT CANCELED: 0.00

CONTRACT SCHEDULE: 0.00

CONTRACT TOTAL: 1,000,000.00

CONTRACT BALANCE: 1,000,000.00

CONTRACT PAID: 0.00

CONTRACT DUE: 04/14/2020

CONTRACT CANCELED: 0.00

CONTRACT SCHEDULE: 0.00

CONTRACT TOTAL: 1,000,000.00

CONTRACT BALANCE: 1,000,000.00

CONTRACT PAID: 0.00

CONTRACT DUE: 04/14/2020

CONTRACT CANCELED: 0.00

CONTRACT SCHEDULE: 0.00

CONTRACT TOTAL: 1,000,000.00

CONTRACT BALANCE: 1,000,000.00

CONTRACT PAID: 0.00

CONTRACT DUE: 04/14/2020

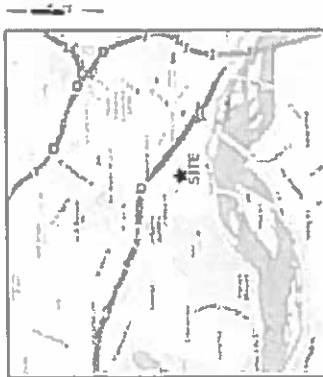
CONTRACT CANCELED: 0.00

CONTRACT SCHEDULE: 0.00

CONTRACT TOTAL: 1,000,000.00

CONTRACT BALANCE: 1,000,000.00

CONTRACT PAID: 0.00



**VICINITY MAP**

DATE: 04/14/2020

The purpose of this vicinity map is to show the location of the project site in relation to the surrounding area. The map includes major roads and landmarks in the vicinity of the project site.

APRIL 14, 2020

DATE PROJECT # 180004-1-01000

This document contains information that is confidential and proprietary to the City of Richmond. It is intended for the use of the City of Richmond and its authorized personnel only. It is not to be distributed, copied, or otherwise used by any other person or organization without the express written consent of the City of Richmond. If you have received this document in error, please notify the City of Richmond immediately at (804) 781-1111.



THE CITY OF RICHMOND  
PLANNING DEPARTMENT  
115 1/2 W. BROAD ST.  
RICHMOND, VA 23219  
TEL: (804) 781-1111  
WWW.RICHMONDVA.GOV

HOVRIGAN

THINKING BEYOND THE CONCRETE

888 888-8888  
RICHMOND VA 23219  
PHONE: 804-781-1111  
WWW.HOVRIGAN.COM



Herrick & Partners, Inc.



HEADQUARTERS EXPANSION  
PARKING DECK AND BRIDGE



501 SOUTH BROAD STREET, RICHMOND, VIRGINIA

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	04/14/2020	JHERRICK	JHERRICK
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
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17	REVISION			
18	REVISION			
19	REVISION			
20	REVISION			



COVER SHEET

C100

Project Number

**GENERAL NOTES**

1. All work shall be done in accordance with the specifications and standards of the City of Richmond.
2. The contractor shall be responsible for obtaining all necessary permits and licenses.
3. All materials and workmanship shall be subject to inspection and approval by the City Engineer.
4. The contractor shall maintain access to all existing utilities and structures.
5. All excavations shall be shored and braced in accordance with the specifications.
6. All foundations shall be constructed in accordance with the specifications.
7. All masonry work shall be constructed in accordance with the specifications.
8. All concrete work shall be constructed in accordance with the specifications.
9. All steel work shall be constructed in accordance with the specifications.
10. All electrical work shall be constructed in accordance with the specifications.
11. All plumbing work shall be constructed in accordance with the specifications.
12. All mechanical work shall be constructed in accordance with the specifications.
13. All fire protection work shall be constructed in accordance with the specifications.
14. All safety work shall be constructed in accordance with the specifications.
15. All environmental work shall be constructed in accordance with the specifications.
16. All other work shall be constructed in accordance with the specifications.

**WATER**

1. All water lines shall be installed in accordance with the specifications.
2. All water lines shall be installed in accordance with the specifications.
3. All water lines shall be installed in accordance with the specifications.
4. All water lines shall be installed in accordance with the specifications.
5. All water lines shall be installed in accordance with the specifications.
6. All water lines shall be installed in accordance with the specifications.
7. All water lines shall be installed in accordance with the specifications.
8. All water lines shall be installed in accordance with the specifications.
9. All water lines shall be installed in accordance with the specifications.
10. All water lines shall be installed in accordance with the specifications.

**SANITARY SEWER**

1. All sanitary sewer lines shall be installed in accordance with the specifications.
2. All sanitary sewer lines shall be installed in accordance with the specifications.
3. All sanitary sewer lines shall be installed in accordance with the specifications.
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**SITE STORM SEWER**

1. All site storm sewer lines shall be installed in accordance with the specifications.
2. All site storm sewer lines shall be installed in accordance with the specifications.
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7. All site storm sewer lines shall be installed in accordance with the specifications.
8. All site storm sewer lines shall be installed in accordance with the specifications.
9. All site storm sewer lines shall be installed in accordance with the specifications.
10. All site storm sewer lines shall be installed in accordance with the specifications.

**DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY**

1. All demolition work shall be done in accordance with the specifications.
2. All demolition work shall be done in accordance with the specifications.
3. All demolition work shall be done in accordance with the specifications.
4. All demolition work shall be done in accordance with the specifications.
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9. All demolition work shall be done in accordance with the specifications.
10. All demolition work shall be done in accordance with the specifications.

**CITY OF RICHMOND GENERAL CONSTRUCTION AND GEOTECHNICAL NOTES**

1. All construction shall be done in accordance with the specifications and standards of the City of Richmond.
2. The contractor shall be responsible for obtaining all necessary permits and licenses.
3. All materials and workmanship shall be subject to inspection and approval by the City Engineer.
4. The contractor shall maintain access to all existing utilities and structures.
5. All excavations shall be shored and braced in accordance with the specifications.
6. All foundations shall be constructed in accordance with the specifications.
7. All masonry work shall be constructed in accordance with the specifications.
8. All concrete work shall be constructed in accordance with the specifications.
9. All steel work shall be constructed in accordance with the specifications.
10. All electrical work shall be constructed in accordance with the specifications.
11. All plumbing work shall be constructed in accordance with the specifications.
12. All mechanical work shall be constructed in accordance with the specifications.
13. All fire protection work shall be constructed in accordance with the specifications.
14. All safety work shall be constructed in accordance with the specifications.
15. All environmental work shall be constructed in accordance with the specifications.
16. All other work shall be constructed in accordance with the specifications.

**EMISSION CONTROL NOTES**

1. All emission control work shall be done in accordance with the specifications.
2. All emission control work shall be done in accordance with the specifications.
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8. All emission control work shall be done in accordance with the specifications.
9. All emission control work shall be done in accordance with the specifications.
10. All emission control work shall be done in accordance with the specifications.

**CITY OF RICHMOND STANDARD EAS NOTES**

1. All easement work shall be done in accordance with the specifications.
2. All easement work shall be done in accordance with the specifications.
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8. All easement work shall be done in accordance with the specifications.
9. All easement work shall be done in accordance with the specifications.
10. All easement work shall be done in accordance with the specifications.

**GENERAL LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	Excavation
(Symbol)	Foundation
(Symbol)	Masonry
(Symbol)	Concrete
(Symbol)	Steel
(Symbol)	Electrical
(Symbol)	Plumbing
(Symbol)	Mechanical
(Symbol)	Fire Protection
(Symbol)	Safety
(Symbol)	Environmental
(Symbol)	Other

**ABBREVIATIONS AND SYMBOLS**

SYMBOL	ABBREVIATION	DESCRIPTION
(Symbol)	Excavation	Excavation
(Symbol)	Foundation	Foundation
(Symbol)	Masonry	Masonry
(Symbol)	Concrete	Concrete
(Symbol)	Steel	Steel
(Symbol)	Electrical	Electrical
(Symbol)	Plumbing	Plumbing
(Symbol)	Mechanical	Mechanical
(Symbol)	Fire Protection	Fire Protection
(Symbol)	Safety	Safety
(Symbol)	Environmental	Environmental
(Symbol)	Other	Other

**HOURIGAN**  
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4118 (NORFOLK STREET) SUITE 100  
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www.hourigan.com

**CHRYSLER FINANCIAL GROUP**  
CHRYSLER FINANCIAL GROUP  
CHRYSLER FINANCIAL GROUP  
CHRYSLER FINANCIAL GROUP

**VHDA**  
HEADQUARTERS EXPANSION  
PARKING DECK AND BRIDGE  
101 SOUTH BELVIDERE STREET, RICHMOND, VIRGINIA

**GENERAL NOTES**  
LEGEND A  
ABBREVIATIONS

**C101**  
Project Number  
10/10/2010











HOVRIGAN

THINKING BEYOND THE CONCRETE.

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CHICAGO, IL 60601  
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CHRYSTAL ARCHITECTS

DAVID J. HENRY ASSOCIATES

DAVID J. HENRY ASSOCIATES

design

design

VHDA  
VIRGINIA HIGHWAY DESIGN ASSOCIATES  
100 NORTH BRIDGES STREET, BRIDGEVILLE, VIRGINIA

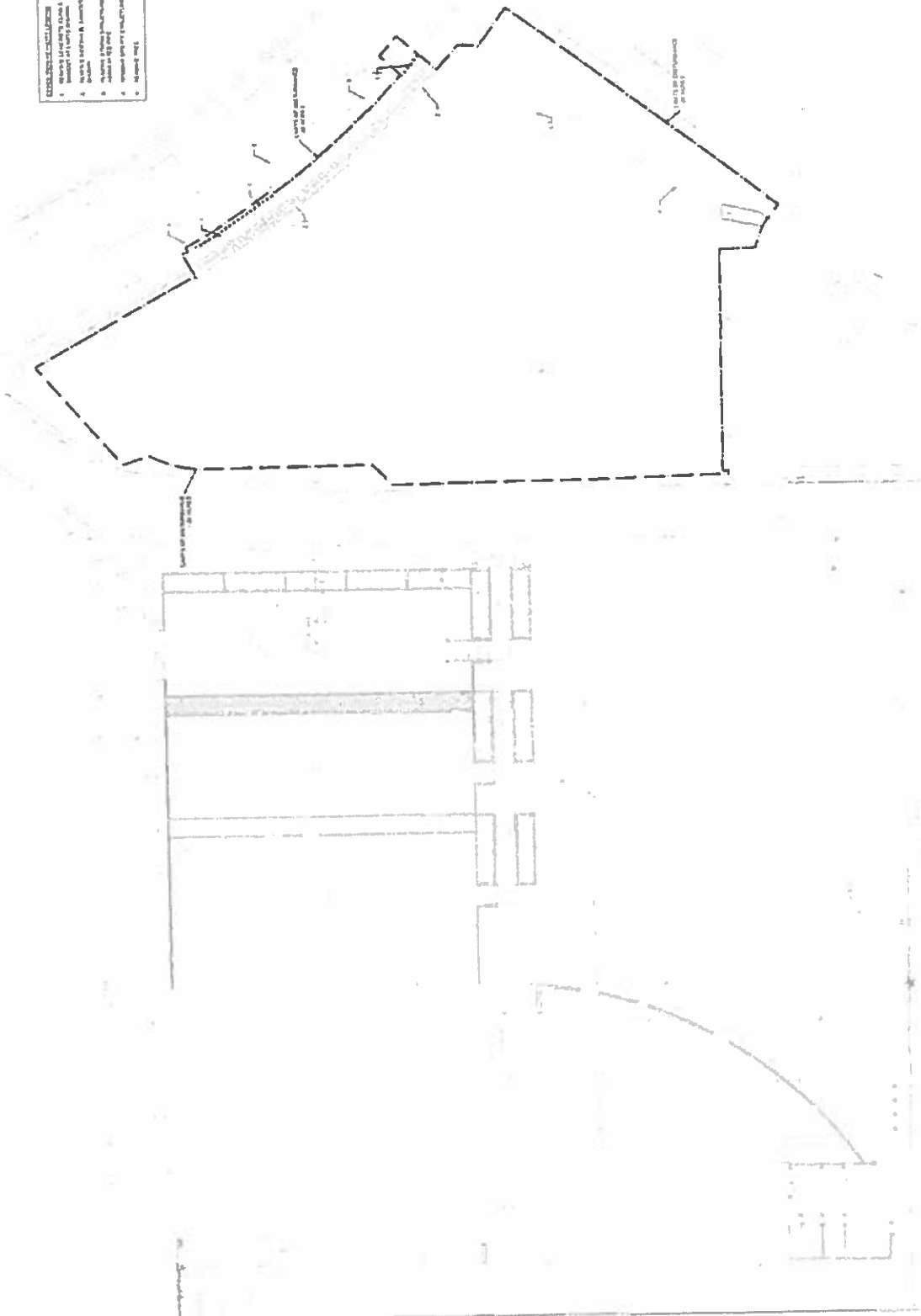
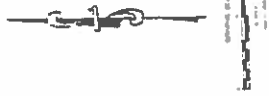
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CIVIL DEMOLITION PLAN

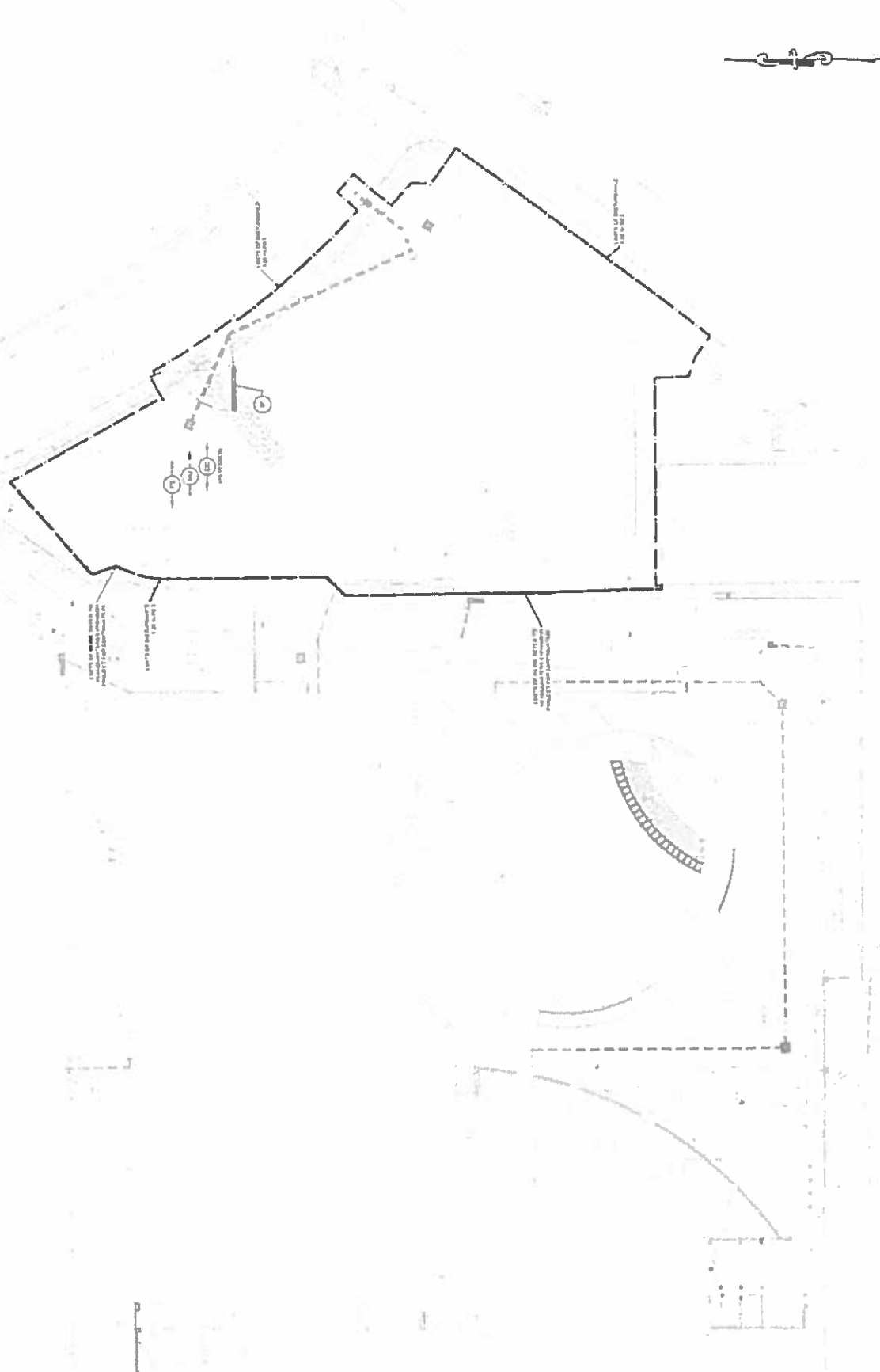
C302

- CONSTRUCTION NOTATIONS**
1. REMOVE EXISTING CONCRETE DECK AND BRIDGE DECK TO EXPOSE REINFORCING BARS.
  2. REMOVE EXISTING BRIDGE DECK TO EXPOSE REINFORCING BARS.
  3. REMOVE EXISTING BRIDGE DECK TO EXPOSE REINFORCING BARS.
  4. REMOVE EXISTING BRIDGE DECK TO EXPOSE REINFORCING BARS.
  5. REMOVE EXISTING BRIDGE DECK TO EXPOSE REINFORCING BARS.



**EROSION & SEDIMENT CONTROL LEGEND**

NO.	SYMBOL	DESCRIPTION
101	(Symbol: Dashed line)	EXISTING EROSION CONTROL MEASURES
102	(Symbol: Solid line)	PROPOSED EROSION CONTROL MEASURES
103	(Symbol: Circle with dot)	PROPOSED EROSION CONTROL MEASURES
104	(Symbol: Circle with cross)	PROPOSED EROSION CONTROL MEASURES
105	(Symbol: Circle with triangle)	PROPOSED EROSION CONTROL MEASURES
106	(Symbol: Circle with square)	PROPOSED EROSION CONTROL MEASURES
107	(Symbol: Circle with diamond)	PROPOSED EROSION CONTROL MEASURES



**HOURIGAN**  
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411 E. PARKWAY STREET SUITE  
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Tranger Adams Associates



design

**VHDA**  
VIRGINIA HIGHWAY DEPARTMENT  
PARKING DECK AND BRIDGE  
HEADQUARTERS EXPANSION  
801 SOUTH BETHLEHEM STREET, RICHMOND, VIRGINIA

NO.	DATE	DESCRIPTION
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20	10/1/2010	ISSUED FOR PERMIT



Project Name:  
**EROSION CONTROL  
PHASE 2**

Project Number:  
**C303**

11/2011

**HOURIGAN**  
 THINKING BEYOND THE  
 CONCRETE.

111 E. FIFTH ST. SUITE 200  
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 www.hourigan.com

**Commwalk**  
 WALK TESTS

**Water Aides Associates**  
 WATER TESTING

**DRIVE**  
 CIVIL ENGINEERING

**design**  
 CIVIL ENGINEERING

**VHDA**  
 VEHICULAR HEADQUARTERS  
 PARKING DECK AND BRIDGE

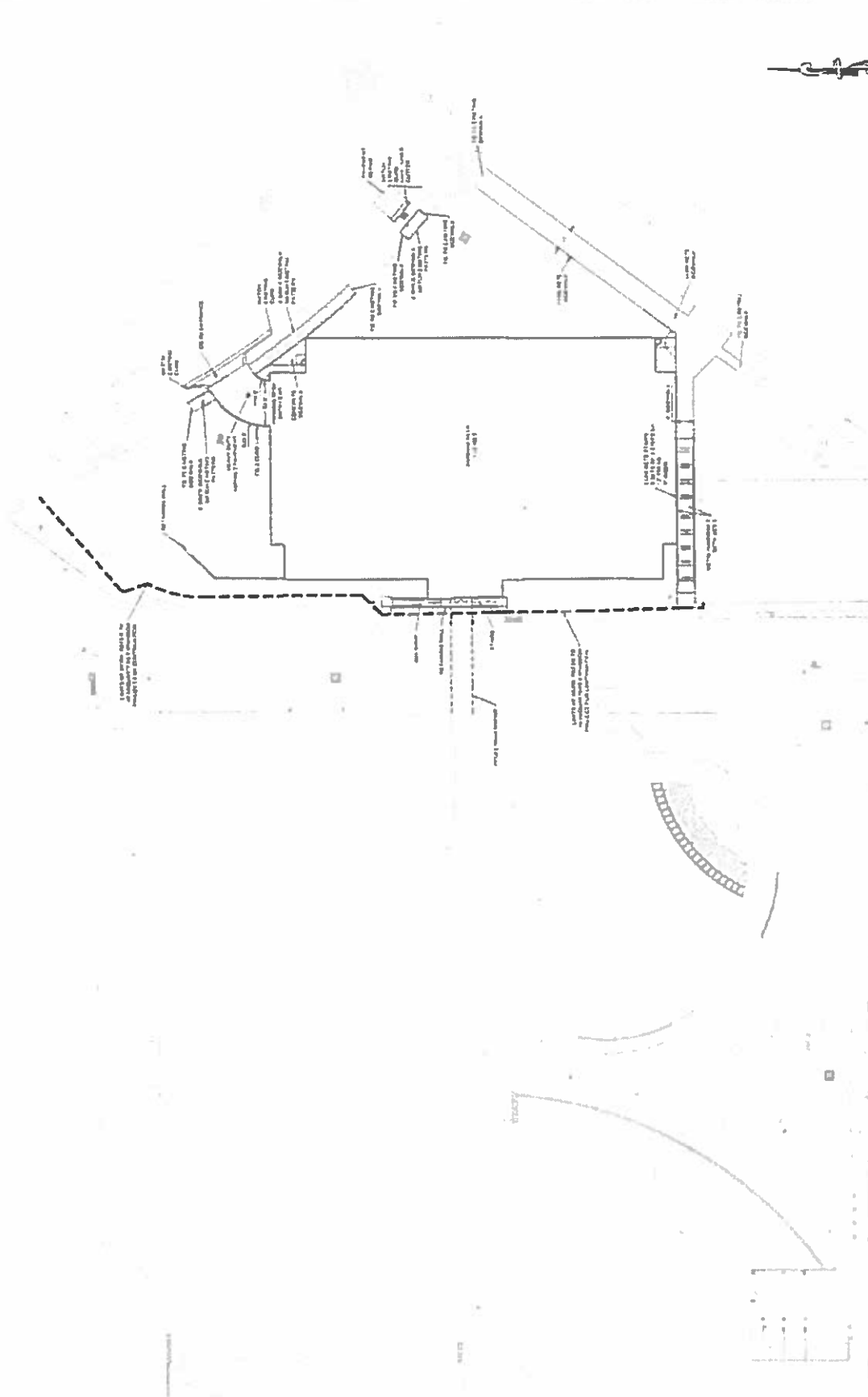
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219	REVISED FOR CITY COMMENTS	12/28/28
220	REVISED FOR CITY COMMENTS	01/29/29
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222	REVISED FOR CITY COMMENTS	03/29/29
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225	REVISED FOR CITY COMMENTS	06/29/29
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252	REVISED FOR CITY COMMENTS	09/31/31
253	REVISED FOR CITY COMMENTS	10/31/31
254	REVISED FOR CITY COMMENTS	11/31/31
255	REVISED FOR CITY COMMENTS	12/31/31



David A. Smith  
 SITE LAYOUT PLAN

Project Number  
**C401**  
 Project Name

10/20/10



**HOURIGAN**

**THROWING BEYOND THE CONCRETE.**

4100 JAMES MONROE STREET SUITE 100  
FALLS CHURCH, VA 22033  
PHONE: 703.746.1500  
WWW.HOURIGAN.COM



POWER ALIEN ANALYSIS



**VHDA**  
VIRGINIA HIGHWAY DESIGN AND BRIDGE  
PARKING DECK AND BRIDGE

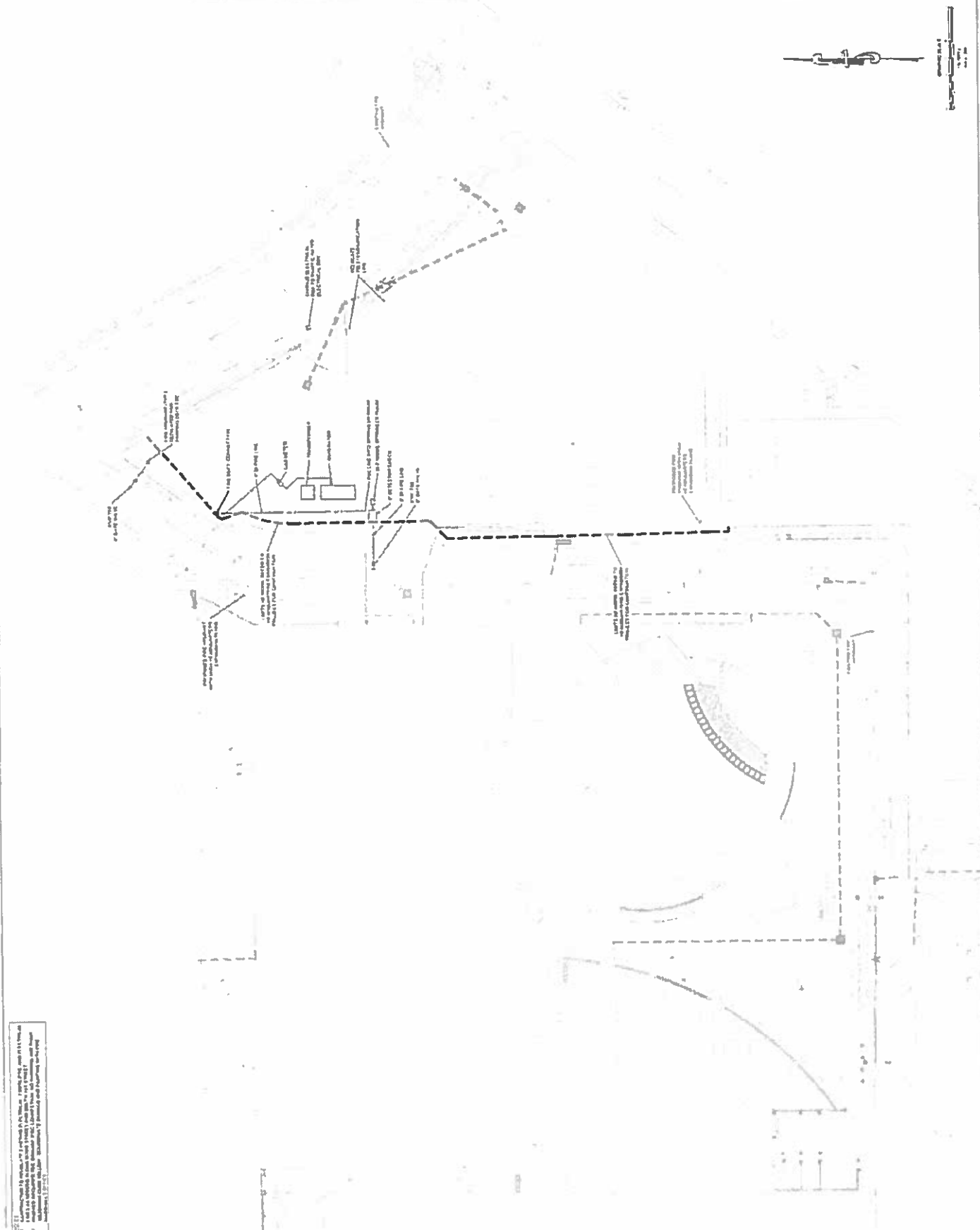
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BY	W. J. HARRIS
CHECKED BY	W. J. HARRIS
SCALE	AS SHOWN
PROJECT NO.	10-00000000
SHEET NO.	10-00000000
TOTAL SHEETS	10-00000000
DATE	11/11/2010
BY	W. J. HARRIS
CHECKED BY	W. J. HARRIS
SCALE	AS SHOWN
PROJECT NO.	10-00000000
SHEET NO.	10-00000000
TOTAL SHEETS	10-00000000



**SITE UTILITY PLAN**

**C501**

Project Number: C501



1. All utility lines shown on this plan are based on field surveys and existing utility records. The location and depth of utility lines are shown as best as can be determined. The utility owner should be contacted for more information.

2. The utility lines shown on this plan are not to be used for any other purpose than the one for which they were installed.

3. The utility lines shown on this plan are not to be used for any other purpose than the one for which they were installed.

4. The utility lines shown on this plan are not to be used for any other purpose than the one for which they were installed.

5. The utility lines shown on this plan are not to be used for any other purpose than the one for which they were installed.





**HOIRIGAN**

THINKING BEYOND THE CONCRETE.

4115 FRANKLIN STREET SUITE 100  
ANNAPOLIS, MD 21403  
PHONE: 410.261.1300  
www.hoirigan.com



Project: Adams Avenue Interchange



**VHDA**  
VIRGINIA HIGHWAY DESIGN AND BRIDGE



801 SOUTH BAYVIEW STREET, ARLINGTON, VIRGINIA

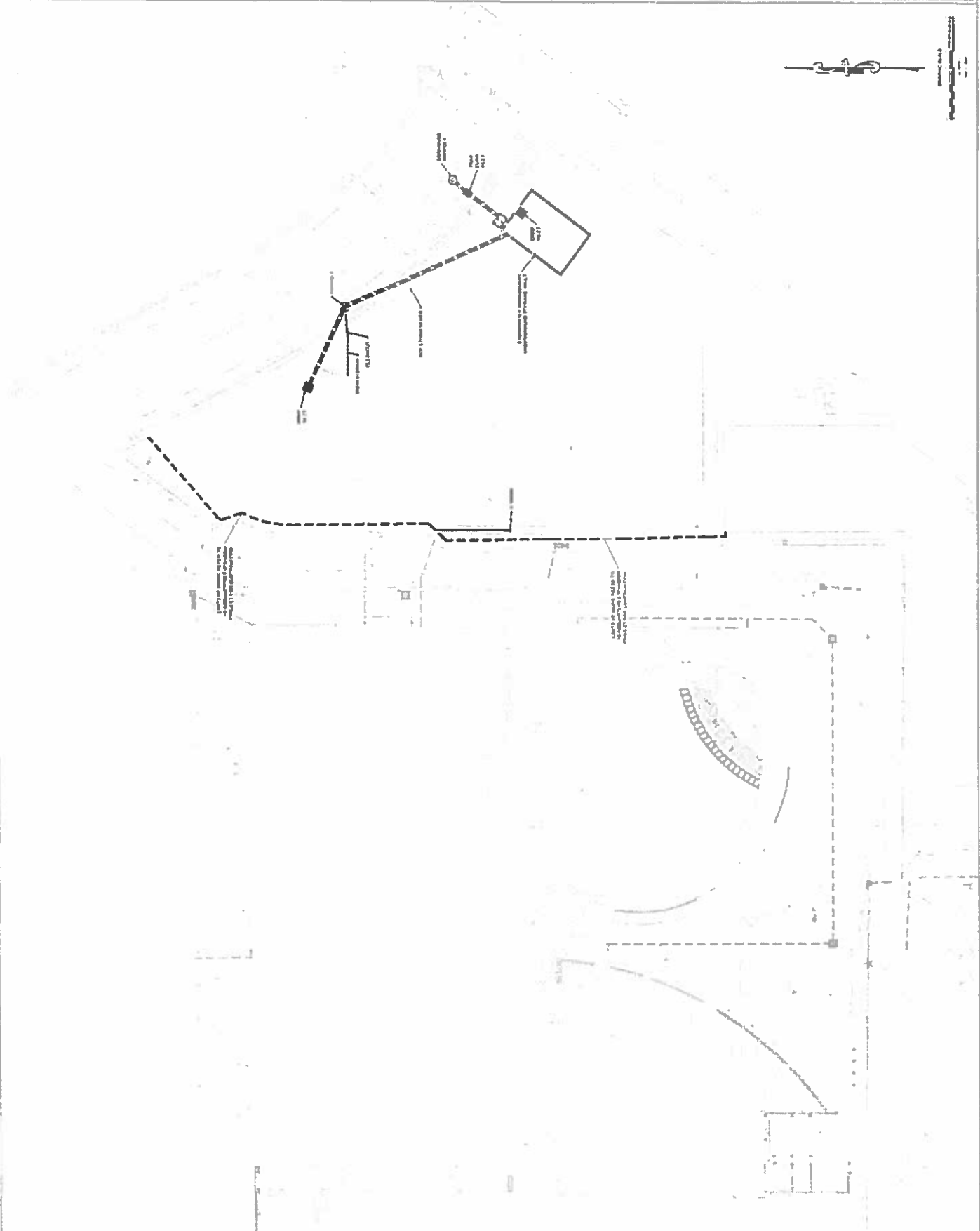
NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	11/20/10
2	FINAL DESIGN	11/20/10
3	CONSTRUCTION	11/20/10



**SITE DRAINAGE PLAN**

**C701**

Project Number





4115 Fanning Road, Suite 1100  
Atlanta, Georgia 30341  
Phone: 404.525.1219  
Fax: 404.525.1220  
www.hovrigan.com



INTEGRAL ADHESIVE SYSTEMS



PARKING DECK AND BRIDGE



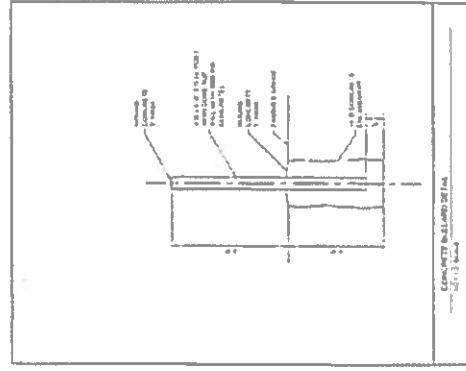
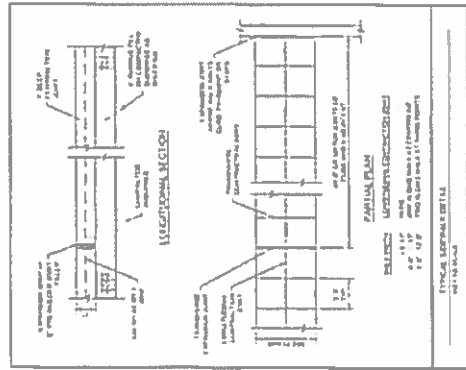
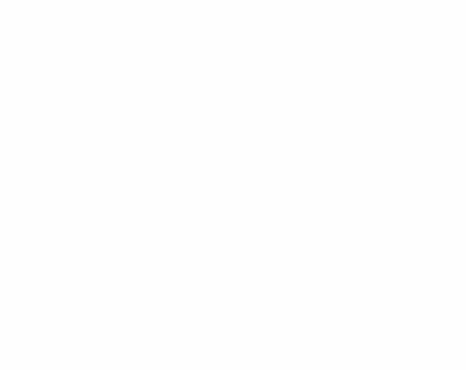
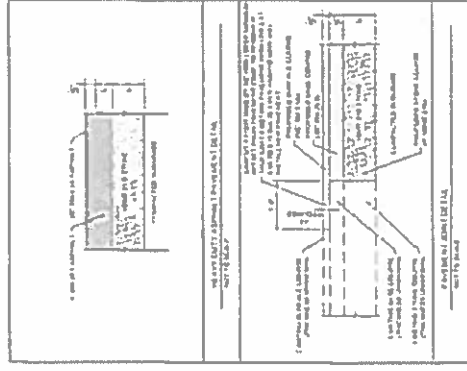
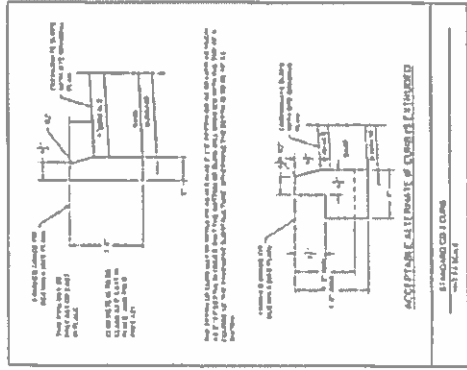
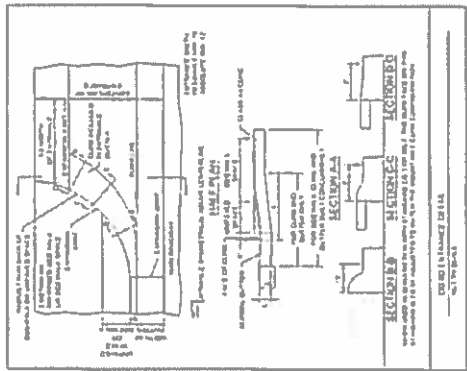
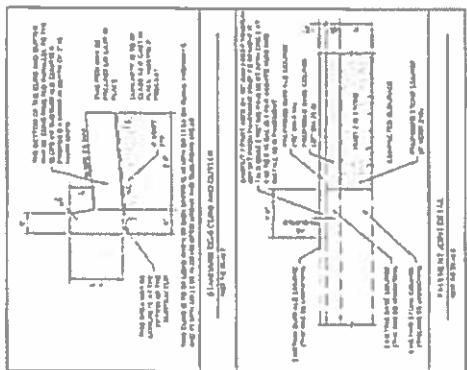
VIRGINIA HIGHWAY DESIGNATION 3 TRUCK STOP/REST AREA

Table with project details including project name, location, and dates.



Site Details

C1102



Notes and specifications for the column and slab details.

Notes and specifications for the column and slab details.

Notes and specifications for the column and slab details.

Notes and specifications for the column and slab details.



**HOVRIGAN**  
THINKING BEYOND THE  
CONCRETE.

101 S. FARMERS STREET SUITE  
1000  
ANN ARBOR MI 48106  
PH: 734.769.1200  
WWW.HOVRIGAN.COM



**VHDA**  
HEADQUARTERS EXPANSION  
PARKING DECK AND BRIDGE

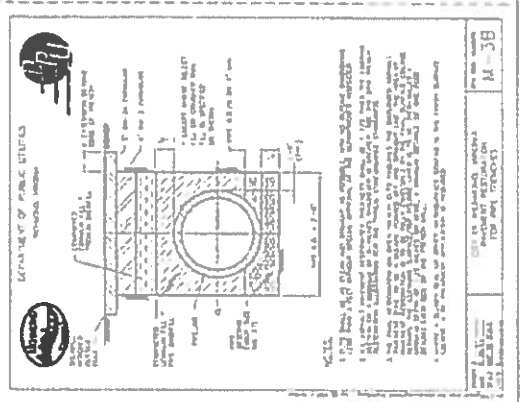
501 SOUTH BAYVIEW STREET | RICHMOND, VIRGINIA

DATE	DESCRIPTION
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11/15/13	ISSUED FOR PERMITS
11/16/13	ISSUED FOR PERMITS
11/17/13	ISSUED FOR PERMITS
11/18/13	ISSUED FOR PERMITS
11/19/13	ISSUED FOR PERMITS
11/20/13	ISSUED FOR PERMITS
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12/31/13	ISSUED FOR PERMITS

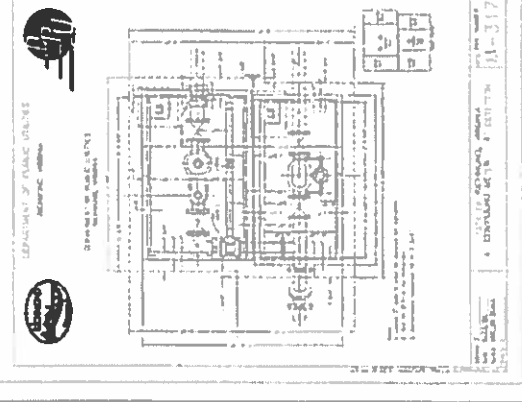
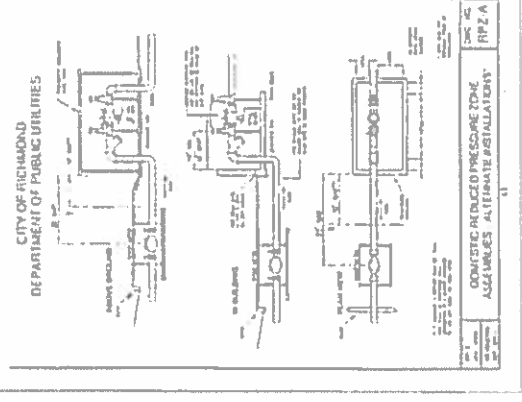


UTILITY DETAILS

C1104



- CITY OF RICHMOND  
DEPARTMENT OF PUBLIC UTILITIES  
TYPICAL INSTALLATION PROCEDURES**
1. FITS TO ALL UTILITY SIZES AND TYPES INCLUDING BUT NOT LIMITED TO: WATER, GAS, SEWER, AND FIBER OPTIC.
  2. THE PIPE SHALL BE INSTALLED WITHIN THE CURB AND SHALL BE 4" MINIMUM THICK. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM.
  3. THE CURB SHALL BE CONCRETE AND SHALL BE 4" MINIMUM THICK. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM.
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  5. THE CURB SHALL BE CONCRETE AND SHALL BE 4" MINIMUM THICK. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM.
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  8. THE CURB SHALL BE CONCRETE AND SHALL BE 4" MINIMUM THICK. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM.
  9. THE CURB SHALL BE CONCRETE AND SHALL BE 4" MINIMUM THICK. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM.
  10. THE CURB SHALL BE CONCRETE AND SHALL BE 4" MINIMUM THICK. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM. THE CURB SHALL BE 12" MINIMUM HIGH FROM FINISHED GRADE TO THE TOP OF THE CURB. THE CURB SHALL BE 12" MINIMUM WIDE AT THE TOP AND 12" MINIMUM WIDE AT THE BOTTOM.





Chromalox  
 1988-1999



Texas A&M University  
 1988-1999



City design  
 1988-1999

**VHDA**  
**HEADQUARTERS EXPANSION**  
**PARKING DECK AND BRIDGE**

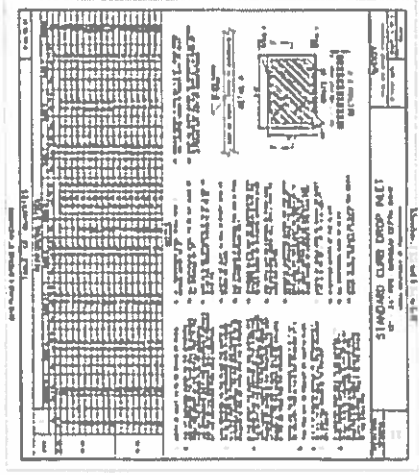
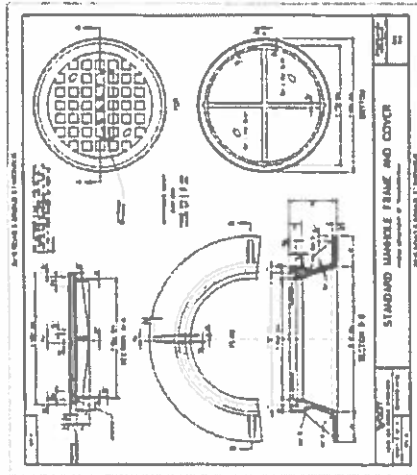
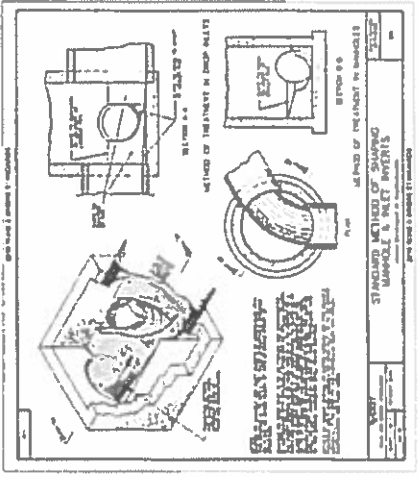
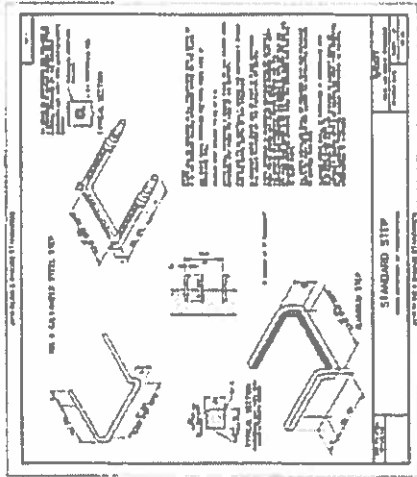


DATE: 08/11/11  
 PROJECT: VTD HEADQUARTERS EXPANSION  
 DRAWING: STORM DRAINAGE  
 SHEET: S-101



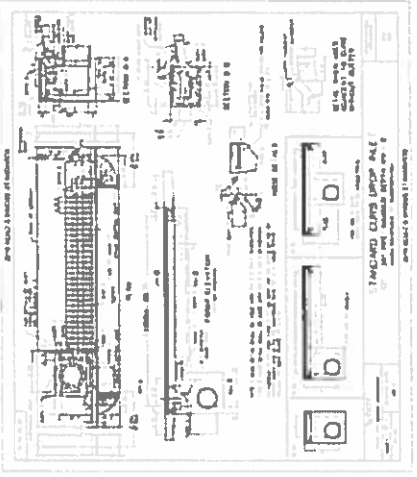
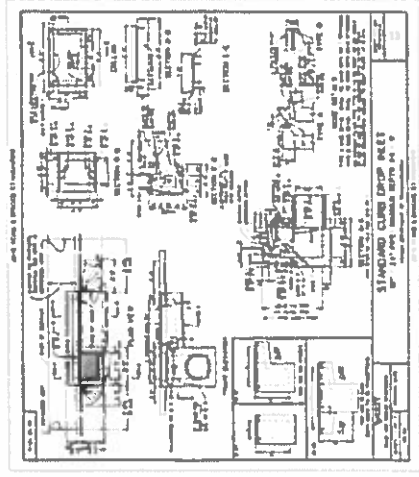
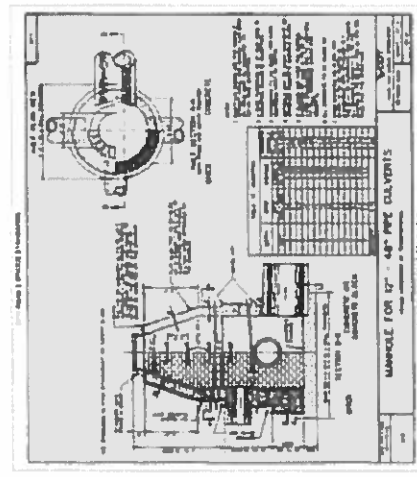
STORM DRAINAGE  
 STORM DETAILS

**C1105**  
 Drawing Project Number



**TABLE OF QUANTITIES**

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2	REINFORCEMENT	100	LB
3	FINISH	100	SQ YD
4	CURB	100	LN
5	FINISH	100	SQ YD









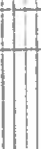




**HOURIGAN**

THINKING BEYOND THE CONCRETE

411 S. TRANSMISSION STREET, SUITE 100  
 HOUSTON, TEXAS 77001  
 PHONE: 713.733.1000  
 WWW.HOURIGAN.COM



**VHDA**  
 HEADQUARTERS EXPANSION  
 AND NEW PARKING FACILITIES

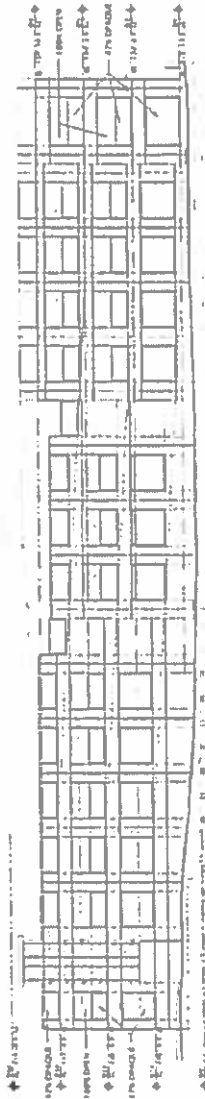


NO.	REVISION	DATE
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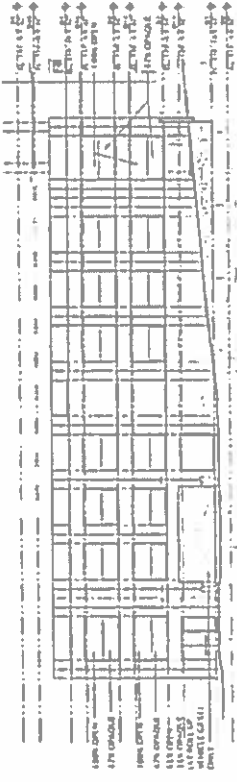
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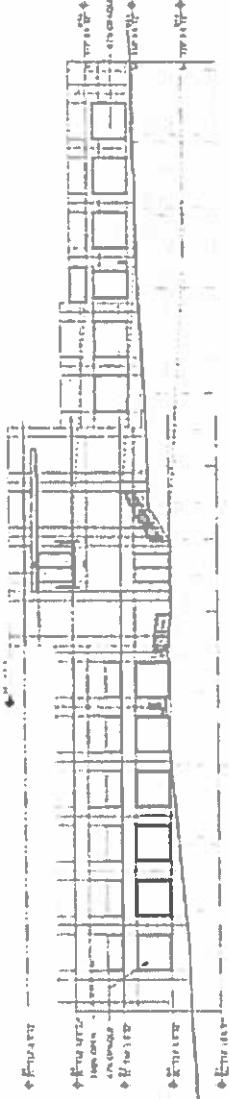
**A003**



**EAST ELEVATION**  
 1/4" = 1'-0"



**NORTH ELEVATION**  
 1/4" = 1'-0"



**WEST ELEVATION**  
 1/4" = 1'-0"



**SOUTH ELEVATION**  
 1/4" = 1'-0"



**KEY**

	Dry Wall
	1/2\"/>
	1/4\"/>
	1/2\"/>
	1/4\"/>

**TOTAL SQUARE FOOTING AT EXTERIOR PERIMETER WALL**

NO.	DESCRIPTION	LENGTH (FT)	HEIGHT (FT)	AREA (SQ FT)
1	WALL 1	100.00	8.00	800.00
2	WALL 2	100.00	8.00	800.00
3	WALL 3	100.00	8.00	800.00
4	WALL 4	100.00	8.00	800.00
5	WALL 5	100.00	8.00	800.00
6	WALL 6	100.00	8.00	800.00
7	WALL 7	100.00	8.00	800.00
8	WALL 8	100.00	8.00	800.00
9	WALL 9	100.00	8.00	800.00
10	WALL 10	100.00	8.00	800.00
11	WALL 11	100.00	8.00	800.00
12	WALL 12	100.00	8.00	800.00
13	WALL 13	100.00	8.00	800.00
14	WALL 14	100.00	8.00	800.00
15	WALL 15	100.00	8.00	800.00
16	WALL 16	100.00	8.00	800.00
17	WALL 17	100.00	8.00	800.00
18	WALL 18	100.00	8.00	800.00
19	WALL 19	100.00	8.00	800.00
20	WALL 20	100.00	8.00	800.00
21	WALL 21	100.00	8.00	800.00
22	WALL 22	100.00	8.00	800.00
23	WALL 23	100.00	8.00	800.00
24	WALL 24	100.00	8.00	800.00
25	WALL 25	100.00	8.00	800.00
26	WALL 26	100.00	8.00	800.00
27	WALL 27	100.00	8.00	800.00
28	WALL 28	100.00	8.00	800.00
29	WALL 29	100.00	8.00	800.00
30	WALL 30	100.00	8.00	800.00
31	WALL 31	100.00	8.00	800.00
32	WALL 32	100.00	8.00	800.00
33	WALL 33	100.00	8.00	800.00
34	WALL 34	100.00	8.00	800.00
35	WALL 35	100.00	8.00	800.00
36	WALL 36	100.00	8.00	800.00
37	WALL 37	100.00	8.00	800.00
38	WALL 38	100.00	8.00	800.00
39	WALL 39	100.00	8.00	800.00
40	WALL 40	100.00	8.00	800.00
41	WALL 41	100.00	8.00	800.00
42	WALL 42	100.00	8.00	800.00
43	WALL 43	100.00	8.00	800.00
44	WALL 44	100.00	8.00	800.00
45	WALL 45	100.00	8.00	800.00
46	WALL 46	100.00	8.00	800.00
47	WALL 47	100.00	8.00	800.00
48	WALL 48	100.00	8.00	800.00
49	WALL 49	100.00	8.00	800.00
50	WALL 50	100.00	8.00	800.00
51	WALL 51	100.00	8.00	800.00
52	WALL 52	100.00	8.00	800.00
53	WALL 53	100.00	8.00	800.00
54	WALL 54	100.00	8.00	800.00
55	WALL 55	100.00	8.00	800.00
56	WALL 56	100.00	8.00	800.00
57	WALL 57	100.00	8.00	800.00
58	WALL 58	100.00	8.00	800.00
59	WALL 59	100.00	8.00	800.00
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67	WALL 67	100.00	8.00	800.00
68	WALL 68	100.00	8.00	800.00
69	WALL 69	100.00	8.00	800.00
70	WALL 70	100.00	8.00	800.00
71	WALL 71	100.00	8.00	800.00
72	WALL 72	100.00	8.00	800.00
73	WALL 73	100.00	8.00	800.00
74	WALL 74	100.00	8.00	800.00
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89	WALL 89	100.00	8.00	800.00
90	WALL 90	100.00	8.00	800.00
91	WALL 91	100.00	8.00	800.00
92	WALL 92	100.00	8.00	800.00
93	WALL 93	100.00	8.00	800.00
94	WALL 94	100.00	8.00	800.00
95	WALL 95	100.00	8.00	800.00
96	WALL 96	100.00	8.00	800.00
97	WALL 97	100.00	8.00	800.00
98	WALL 98	100.00	8.00	800.00
99	WALL 99	100.00	8.00	800.00
100	WALL 100	100.00	8.00	800.00

**10' x 4' FLOORING AND DRIVING LUNGS AT EXTERIOR PERIMETER WALLS**

NO.	DESCRIPTION	LENGTH (FT)	WIDTH (FT)	AREA (SQ FT)
1	FLOORING 1	100.00	4.00	400.00
2	FLOORING 2	100.00	4.00	400.00
3	FLOORING 3	100.00	4.00	400.00
4	FLOORING 4	100.00	4.00	400.00
5	FLOORING 5	100.00	4.00	400.00
6	FLOORING 6	100.00	4.00	400.00
7	FLOORING 7	100.00	4.00	400.00
8	FLOORING 8	100.00	4.00	400.00
9	FLOORING 9	100.00	4.00	400.00
10	FLOORING 10	100.00	4.00	400.00
11	FLOORING 11	100.00	4.00	400.00
12	FLOORING 12	100.00	4.00	400.00
13	FLOORING 13	100.00	4.00	400.00
14	FLOORING 14	100.00	4.00	400.00
15	FLOORING 15	100.00	4.00	400.00
16	FLOORING 16	100.00	4.00	400.00
17	FLOORING 17	100.00	4.00	400.00
18	FLOORING 18	100.00	4.00	400.00
19	FLOORING 19	100.00	4.00	400.00
20	FLOORING 20	100.00	4.00	400.00
21	FLOORING 21	100.00	4.00	400.00
22	FLOORING 22	100.00	4.00	400.00
23	FLOORING 23	100.00	4.00	400.00
24	FLOORING 24	100.00	4.00	400.00
25	FLOORING 25	100.00	4.00	400.00
26	FLOORING 26	100.00	4.00	400.00
27	FLOORING 27	100.00	4.00	400.00
28	FLOORING 28	100.00	4.00	400.00
29	FLOORING 29	100.00	4.00	400.00
30	FLOORING 30	100.00	4.00	400.00
31	FLOORING 31	100.00	4.00	400.00

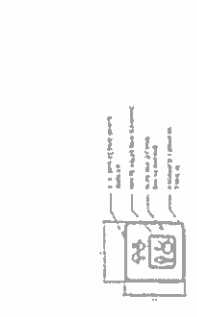
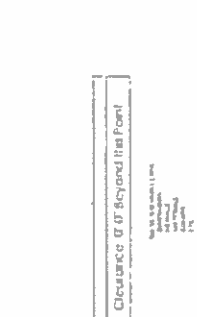
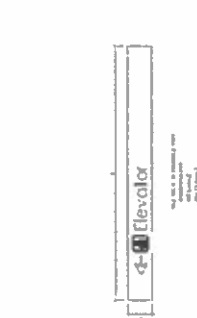
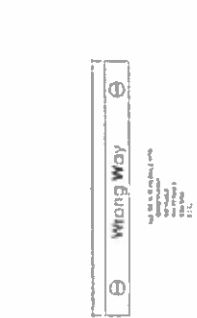
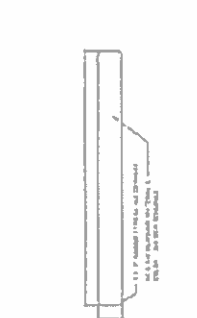
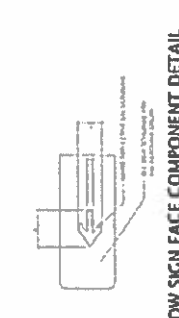
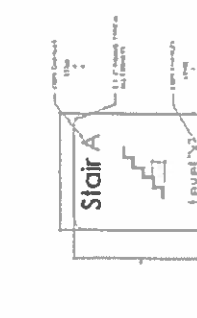
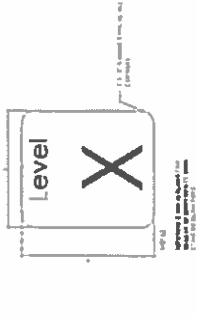
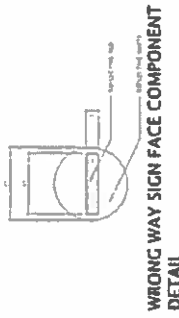


NO.	DESCRIPTION	DATE	BY	CHKD.
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2	ISSUED FOR CONSTRUCTION	11/01/10	JM	SM
3	AS BUILT	12/01/10	JM	SM

**NOT FOR CONSTRUCTION**

Project Name: **GARAGE SIGNAGE**

Sheet Number: **A004**



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CONCRETE

435 E. GRAND ST. ST. PAUL, MN 55102  
612.222.1100  
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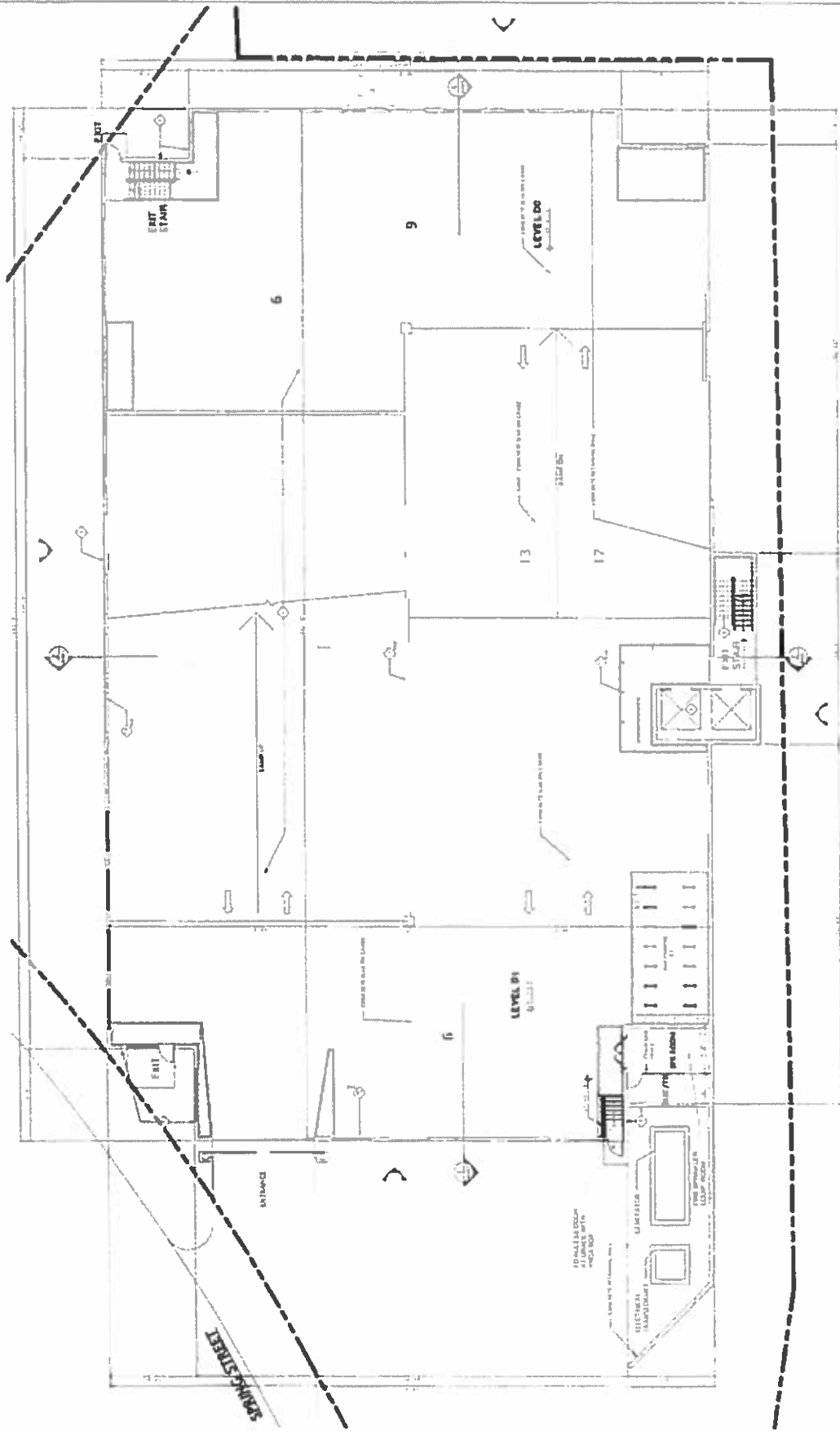
**VHDA**  
VIRGINIA HIGHWAY DESIGN AND NEW PARKING FACILITIES

REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMITTING
2	08/11/11	ISSUED FOR CONSTRUCTION

**NOT FOR CONSTRUCTION**

LEVEL D1  
A201  
DATE: 08/11/11



**CONSTRUCTION LEGEND**

CONSTRUCTION SYMBOL	DESCRIPTION
(Symbol)	CONCRETE REINFORCEMENT
(Symbol)	WALL TYPE SYMBOL
(Symbol)	500 LB REINFORCING STEEL
(Symbol)	1 HOUR FIRE RATED WALL
(Symbol)	2 HOUR FIRE RATED WALL
(Symbol)	1 HOUR FIRE RATED WALL PROJECTION
(Symbol)	CONCRETE REINFORCEMENT
(Symbol)	PRECAST CONCRETE WALL
(Symbol)	PRECAST CONCRETE WALL WITH REINFORCING STEEL
(Symbol)	2 HOUR FIRE RATED WALL
(Symbol)	2 HOUR FIRE RATED WALL PROJECTION
(Symbol)	2 HOUR FIRE RATED WALL PROJECTION

**CONSTRUCTION KEYNOTES - PLAN**

- ALL CELL DECKS SHALL BE CONCRETE ON GRADE.
- ALL CELL DECKS SHALL BE CONCRETE ON GRADE.
- ALL CELL DECKS SHALL BE CONCRETE ON GRADE.
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- ALL CELL DECKS SHALL BE CONCRETE ON GRADE.
- ALL CELL DECKS SHALL BE CONCRETE ON GRADE.
- ALL CELL DECKS SHALL BE CONCRETE ON GRADE.

**PARKING DECK COUNT SUMMARY**

LEVEL	TOTAL SPACES	ACCESSIBLE SPACES	TOTAL SPACES	TOTAL SPACES
PARKING DECK - LEVEL D1	81	1	81	81
PARKING DECK - LEVEL D0	26	1	26	26
PARKING DECK - LEVEL D0	26	1	26	26
PARKING DECK - LEVEL D0	81	1	81	81
<b>TOTAL</b>	<b>214</b>	<b>4</b>	<b>214</b>	<b>214</b>

**DI**  
SCALE: 1/4\"/>











**HOVRIGAN**

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1111 UNIVERSITY AVENUE, SUITE 200  
ANN ARBOR, MI 48106  
PHONE: 734.769.1100  
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Project Architects  
1111 University Avenue, Suite 200  
Ann Arbor, Michigan 48106



1111 University Avenue, Suite 200  
Ann Arbor, Michigan 48106



**VHDA**  
VIRGINIA HEADQUARTERS DEVELOPMENT AUTHORITY  
HEADQUARTERS EXPANSION  
AND NEW PARKING FACILITIES  
1000 COMMONWEALTH BLVD  
ARLINGTON, VIRGINIA 22202

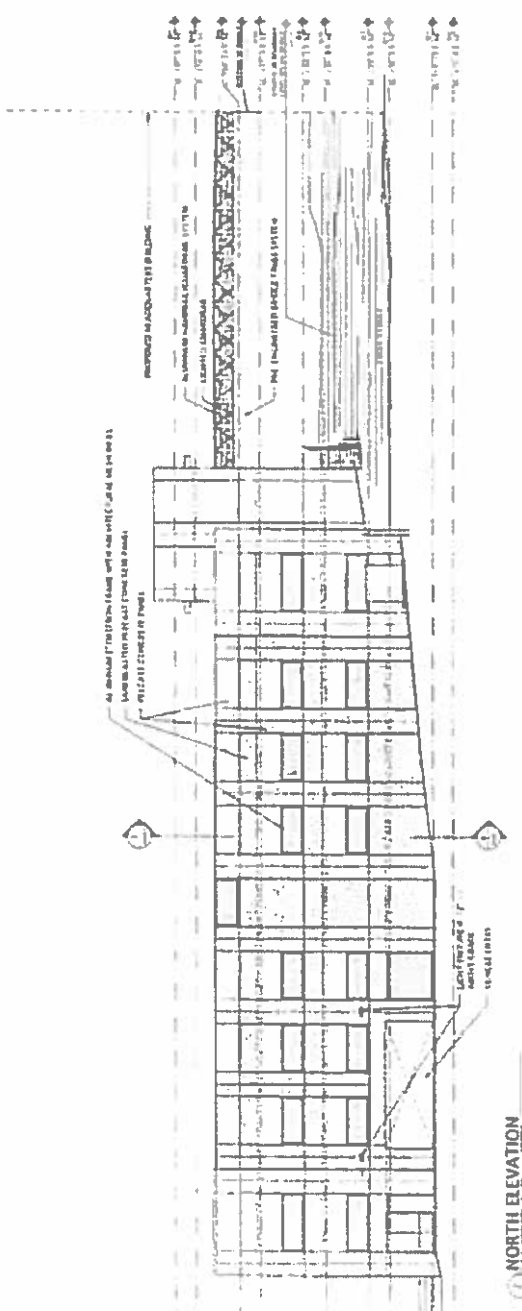
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12	09/15/12	ISSUED FOR CONSTRUCTION
13	10/15/12	ISSUED FOR CONSTRUCTION
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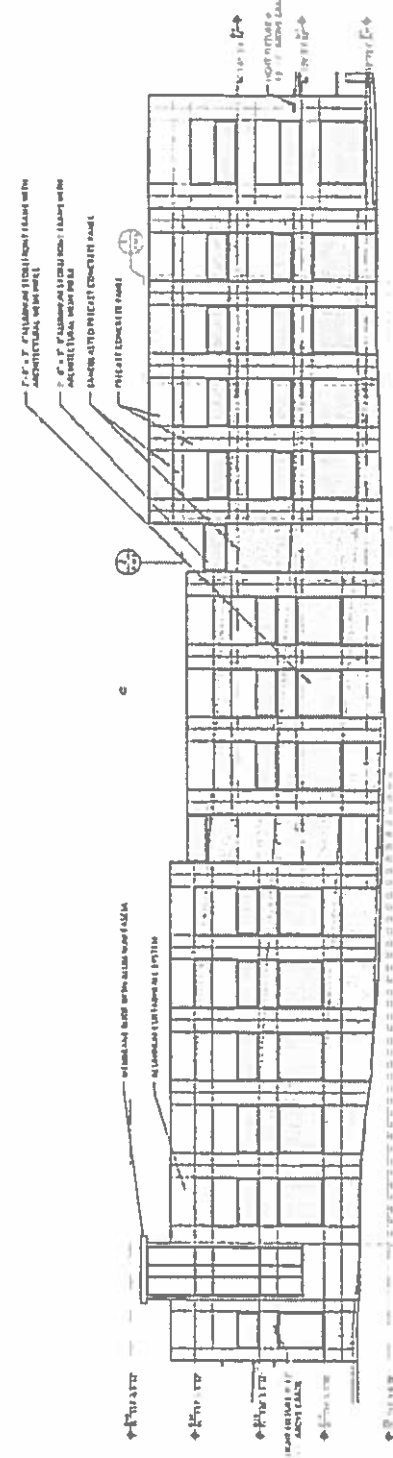
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**ELEVATIONS**

Sheet Number:  
**A302**

Project Number:  
100000000



**NORTH ELEVATION**



**EAST ELEVATION**



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ROCHESTER, NY 14627  
PH: 716.244.1100  
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Interior Architecture  
Exterior Architecture  
Landscape Architecture



design

**VHDA**  
 VEHICULAR HEADQUARTERS  
 AND NEW PARKING FACILITIES

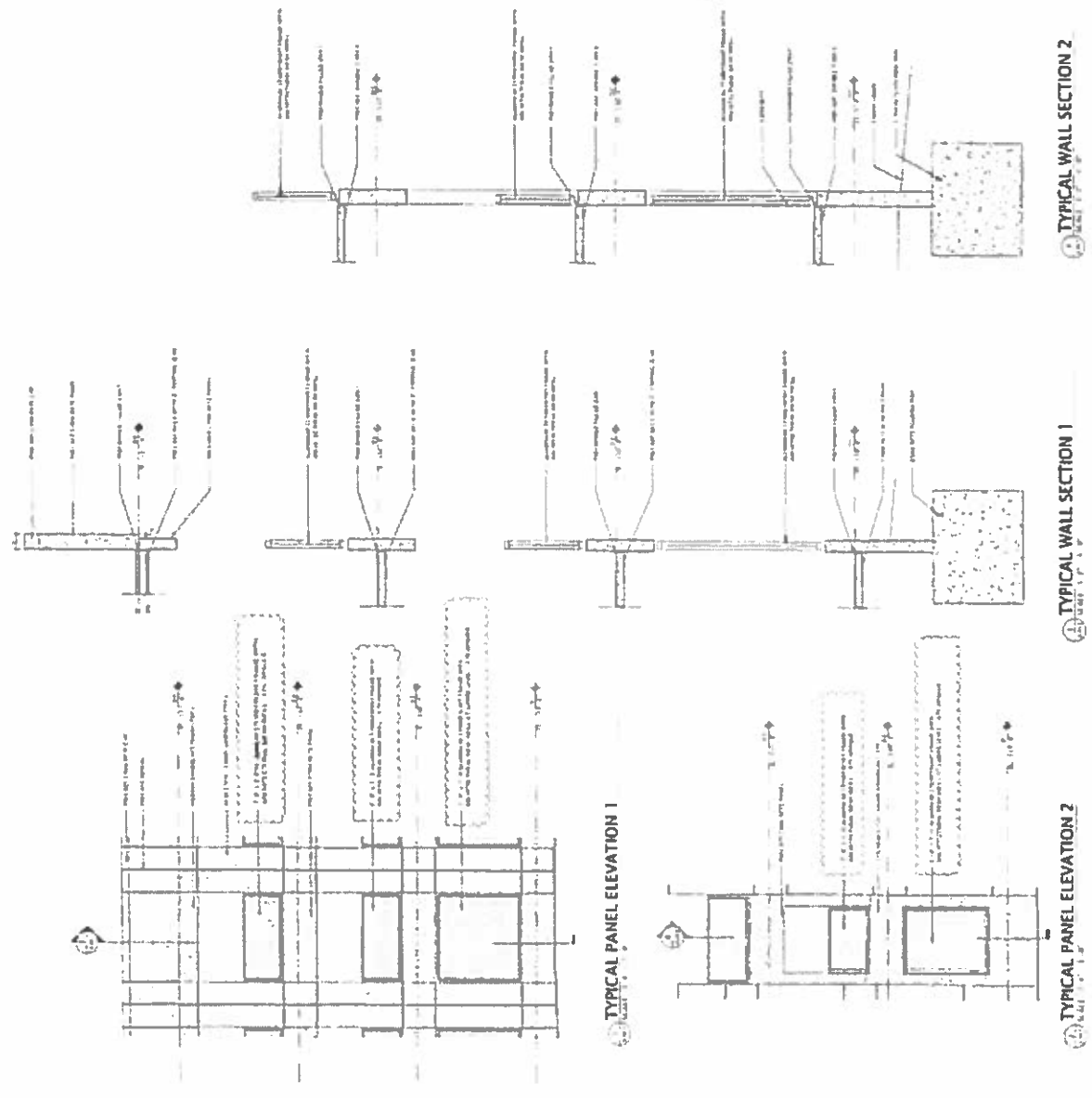
1000 WEST 10TH STREET  
 SUITE 1000  
 ROCHESTER, NY 14627  
 PH: 716.244.1100  
 WWW.VHDA.COM

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PANEL DETAILS

A303



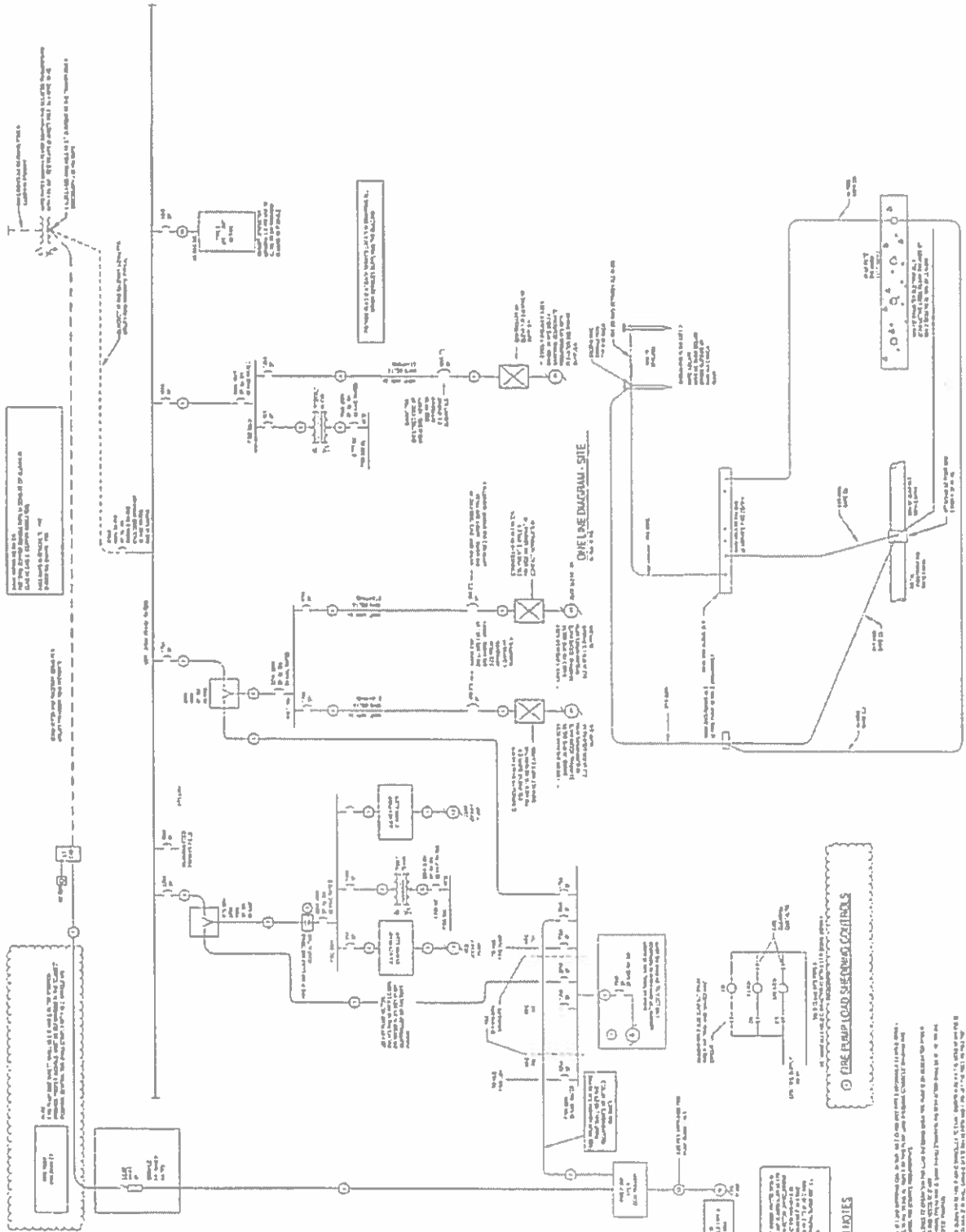




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10	10/1/11	ISSUED FOR PERMITTING

NOT FOR  
CONSTRUCTION

ONE LINE DIAGRAM



GROUPING SYSTEM DIAGRAM FOR PARKING GARAGE

FOR THE FIRE PUMP LOAD, THE SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100% OF THE PUMP'S FULL LOAD CURRENT AT ALL TIMES. THE SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100% OF THE PUMP'S FULL LOAD CURRENT AT ALL TIMES. THE SYSTEM SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 100% OF THE PUMP'S FULL LOAD CURRENT AT ALL TIMES.

- PRIORITIES**
1. FIRE PUMP LOAD
  2. FIRE PUMP LOAD
  3. FIRE PUMP LOAD
  4. FIRE PUMP LOAD
  5. FIRE PUMP LOAD
  6. FIRE PUMP LOAD
  7. FIRE PUMP LOAD
  8. FIRE PUMP LOAD
  9. FIRE PUMP LOAD
  10. FIRE PUMP LOAD
- FIRE PUMP LOAD SUPERVISION CONTROLS**
- The fire pump load supervision controls shall be designed to provide the following functions:
1. Monitor the fire pump load for overcurrent and undercurrent conditions.
  2. Monitor the fire pump load for phase loss and phase unbalance conditions.
  3. Monitor the fire pump load for voltage drop and voltage rise conditions.
  4. Monitor the fire pump load for temperature and vibration conditions.
  5. Monitor the fire pump load for oil level and oil pressure conditions.
  6. Monitor the fire pump load for water level and water pressure conditions.
  7. Monitor the fire pump load for air pressure and air flow conditions.
  8. Monitor the fire pump load for gas pressure and gas flow conditions.
  9. Monitor the fire pump load for liquid level and liquid pressure conditions.
  10. Monitor the fire pump load for solid level and solid pressure conditions.











