

EXISTING
CONDITIONS

3103 ELLWOOD AVENUE TWO STORY BUILDING

DESCRIPTION OF SERVICES :

MEASURE EXISTING TWO STORY BRICK MULTI-USE BUILDING WITH LASER. FLOOR PLANS CREATED IN CAD (ARCHICAD 20) FROM MEASUREMENTS MADE ON FEBRUARY 12, 2020. GROSS SQUARE FOOTAGES CALCULATED FROM PLANS USING ZONE STAMP TOOL IN ARCHICAD.

GROSS SQUARE FOOTAGES PER FLOOR :

FIRST FLOOR : 1,280 SF
SECOND FLOOR : 1,280 SF

TOTAL :	2,560 SF
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- + MODERN RESIDENTIAL
- + SPACIAL REINVENTION
- + RENOVATIONS
- + ADDITIONS

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3103 ELLWOOD AVENUE

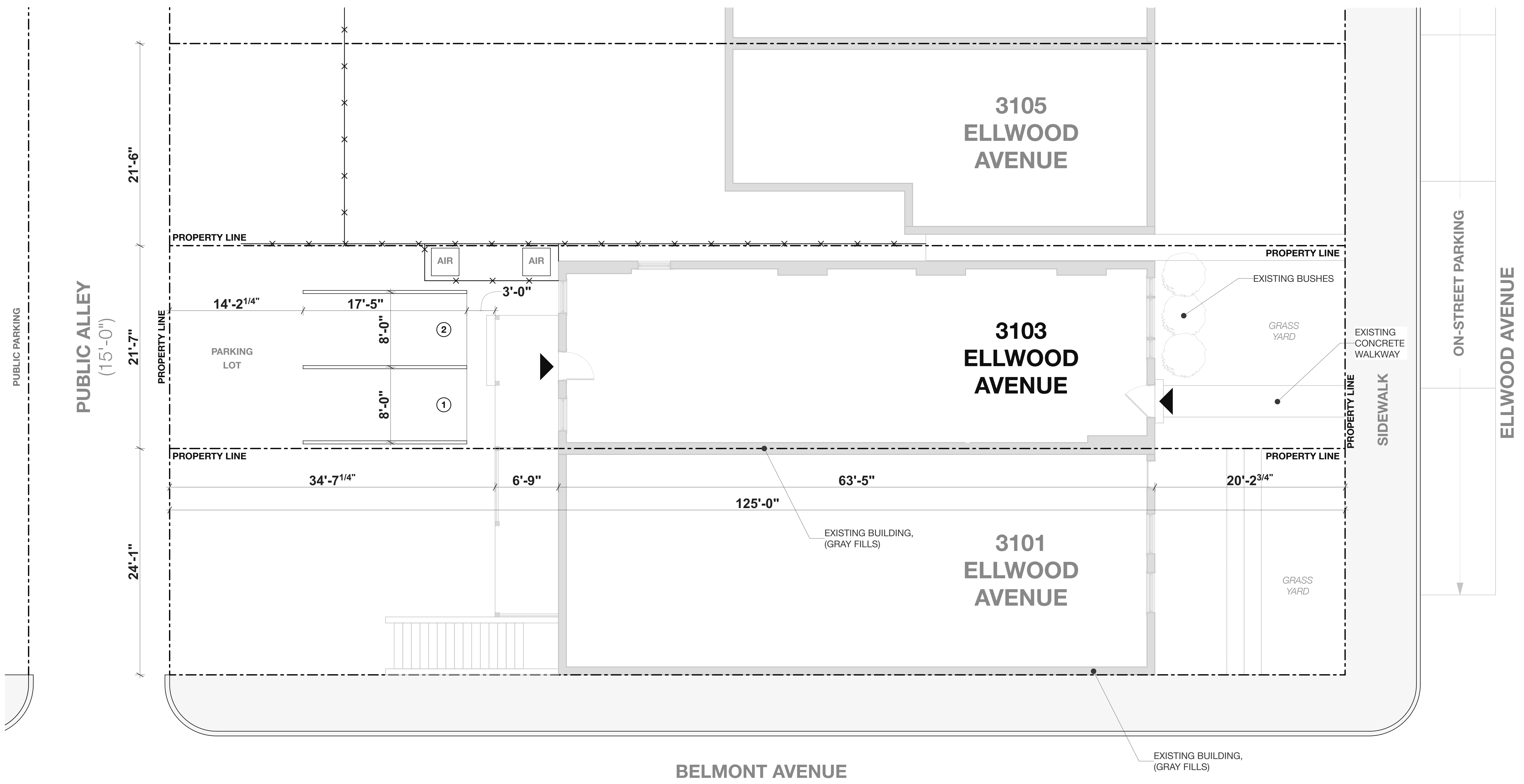
3103 ELLWOOD AVENUE
RICHMOND, VA 23220

FLOOR PLANS AND SITE PLAN

REVISIONS	
TAG	DATE

PROJECT #: 20.01
DATE : 02/21/20

SITE PLAN KEY :		NOTES TO THE ZONING DEPARTMENT:	SITE PLAN NOTES:
⊙ #	- PARKING SPACE NUMBER	1. EXISTING WALLS IN GRAY.	1. NEW PARKING ARRANGEMENT TO INCLUDE:
▶	- MAIN ENTRY/EXIT DOORS		FULL SPACES : 3 [8'-0" x 17'-6"]
⊗	- EXISTING 6'-6" TALL (MAX) WOOD FENCE		COMPACT SPACES : 0 [7'-6" x 15'-0"]
			ON STREET : 2-3 [8'-0" x 22'-0"]
			PARK & PAY : 40+ [8'-0" x 22'-0"]
			TOTAL : 6
			2. GARBAGE BINS TO BE LOCATED IN 8'-0" X 17'-5" STRIPED ZONE ADJACENT TO PARKING SPACES.



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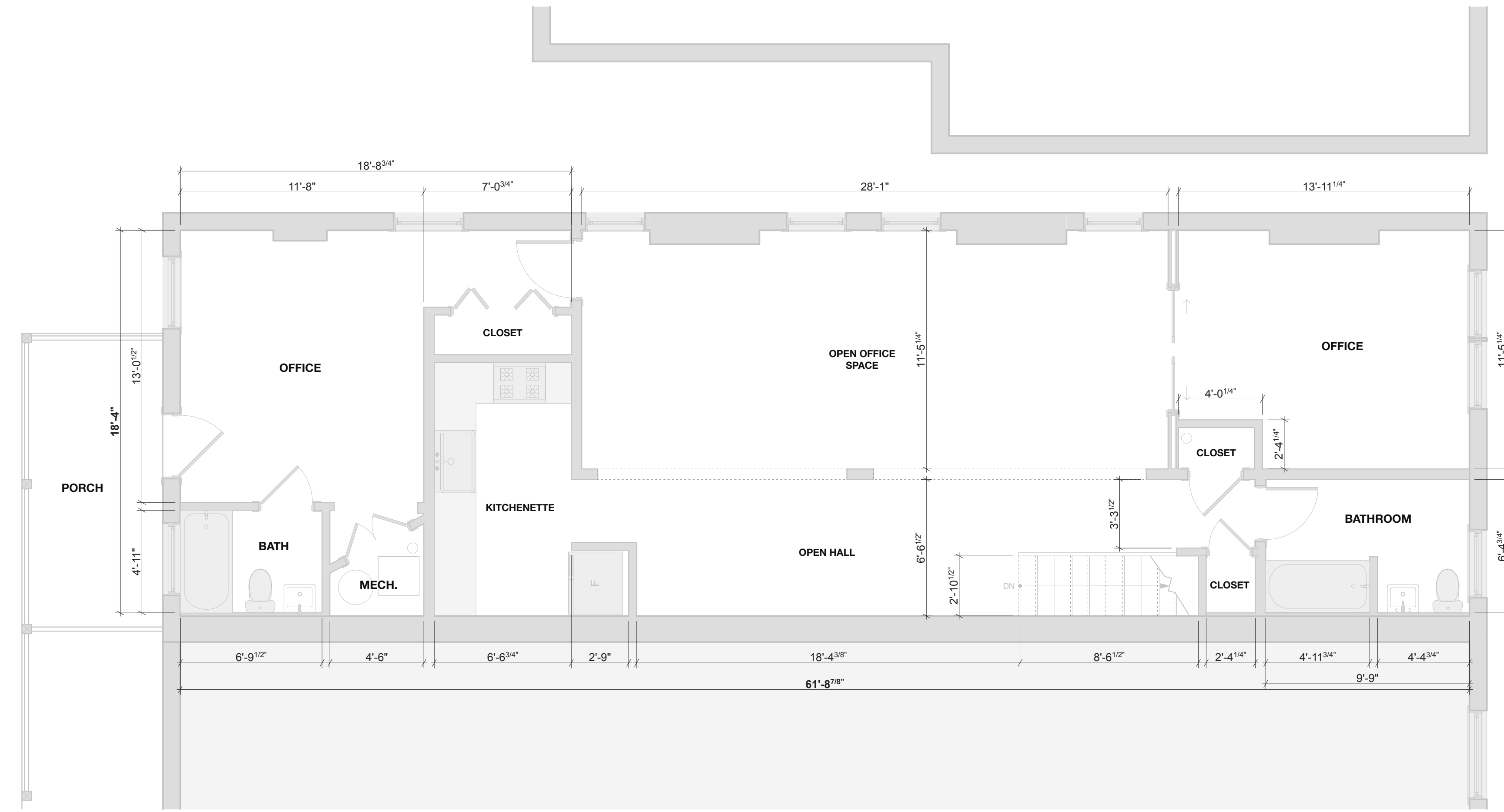
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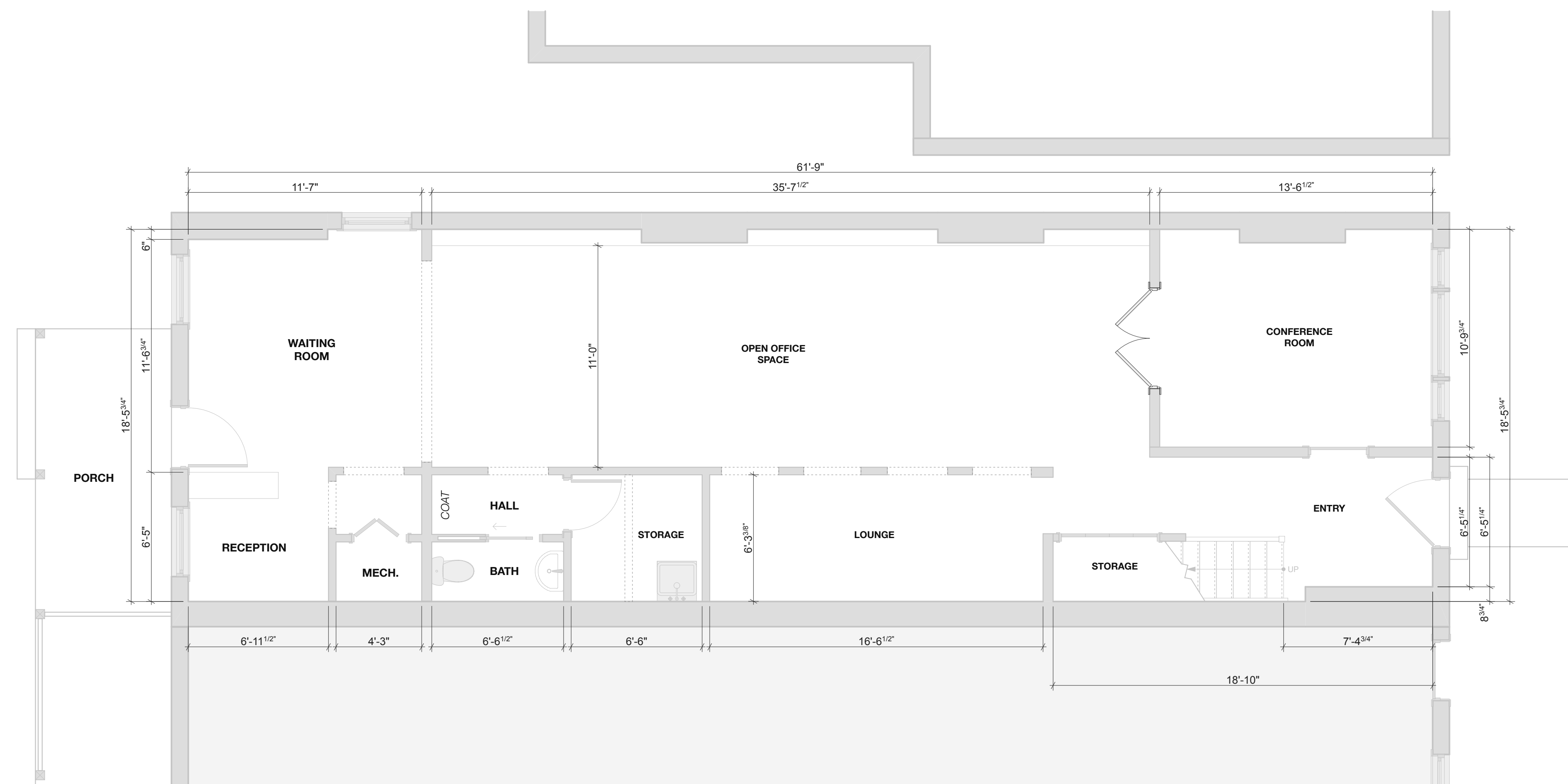
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⊕ N
SITE PLAN
SCALE 1" = 5'-0" 1

SITE PLAN
A.0



SECOND FLOOR - EXISTING PLAN 1 ⊕ N
SCALE 1/4" = 1'-0"



FIRST FLOOR - EXISTING PLAN 1 ⊕ N
SCALE 1/4" = 1'-0"

NET SQUARE FOOTAGE:

FIRST FLOOR :	1,123 SF
SECOND FLOOR :	1,105 SF
TOTAL :	2,228 SF

REVISIONS

TAG	DATE