



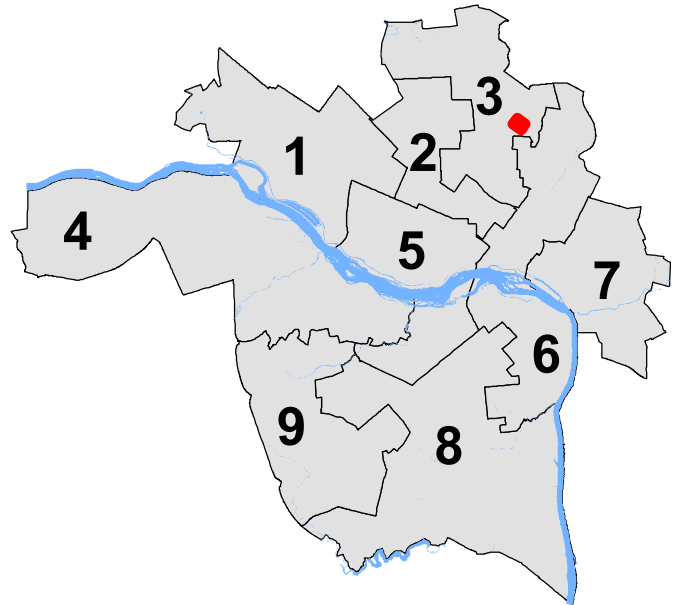
City of Richmond Department of Planning & Development Review

Encroachment: Parklet

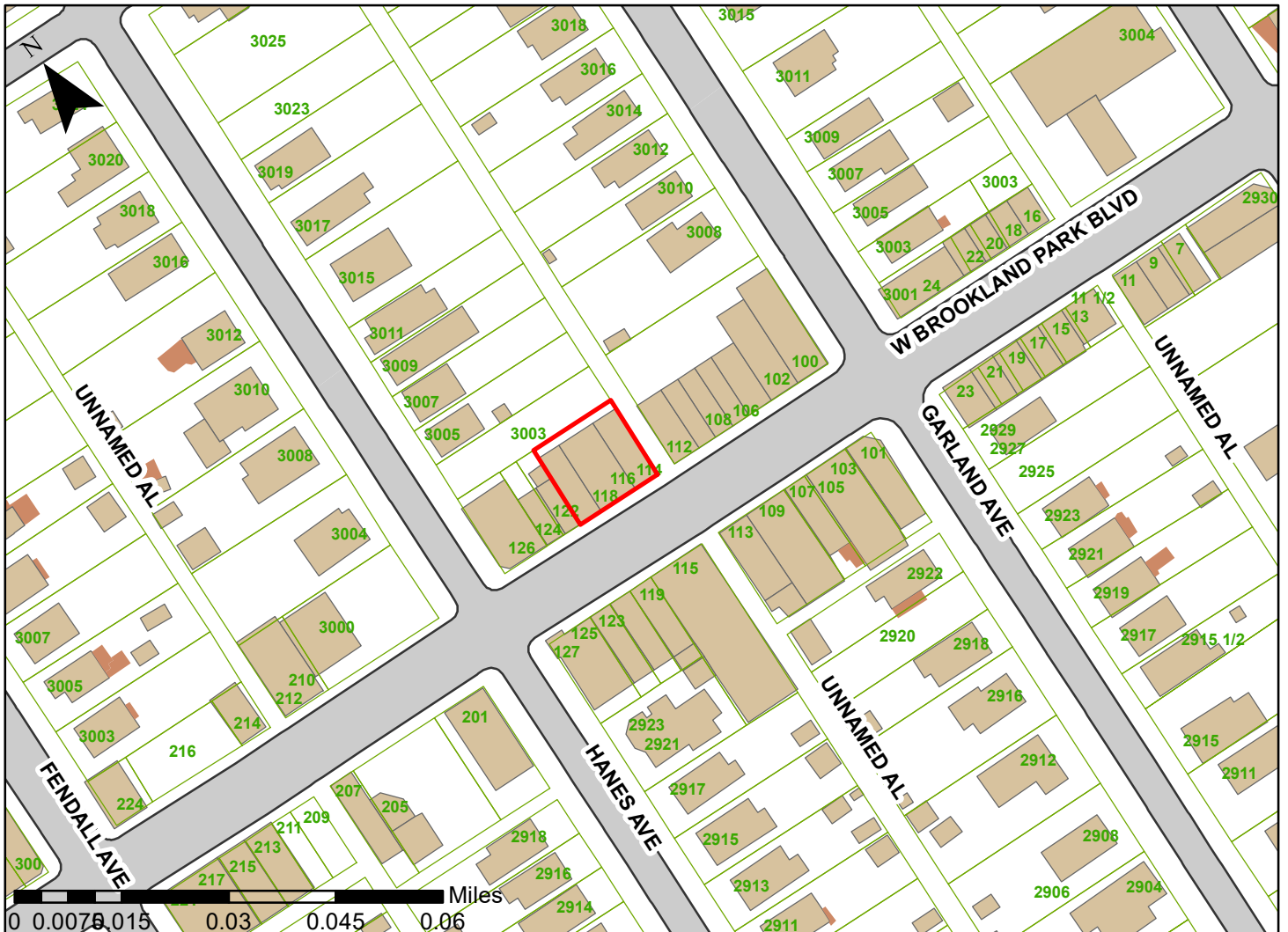
LOCATION: 114 W. Brookland Park Boulevard

COUNCIL DISTRICT: 3

PROPOSAL: Review of parklet for Ms. Bee's Juice Bar



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





Application for Urban Design Committee Review

Department of Planning and Development Review

Planning & Preservation Division

900 E. Broad Street, Room 510

Richmond, Virginia 23219 | (804) 646-6335

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



Application Type (select one)

Location, Character, & Extent
Section 17.05
Other:

Encroachment
Design Overlay District

Review Type (select one)

Conceptual
Final

Project Information

Submission Date: _____

Project Name: _____

Project Address: _____

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

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

Name: _____ Email: _____

City Agency: _____ Phone: _____

Main Contact (if different from Applicant): _____

Company: _____ Phone: _____

Email: _____

Submittal Deadlines

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

Filing

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

Submittal Deadlines

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



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Submission Requirements

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

Conceptual Review:

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

Final Review:

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

Review and Processing

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



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

Meeting Schedule 2021

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

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

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

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

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

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

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

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

MS.BEES PARKLET CHALLENGE



ABOUT THE PROJECT

We will never forget the global pandemic of 2020, a time defined by social distancing and endless safety precautions. Despite the best efforts from our modern medicine, we still cannot estimate how long it will take before life goes back to normal. As a result, many businesses in Richmond are particularly concerned about these circumstances and are actively looking for innovative solutions. The economy of our city is greatly defined by social activities and tourism. But COVID-19 has made it incredibly difficult for many to stay afloat, more specifically restaurants and cafes, which tend to rely on everyday visitors.

One of the common causes for this situation is the lack of outdoor spaces available for seating. Many owners are simply too far away from public amenities. Brandi Battle, a forward-thinking entrepreneur who owns the popular Ms. Bee's Juice Bar on Brookland Park Blvd, is looking to convert this problem into a potential design solution by building the first parklet in Richmond. This installation would not only help transform a parking space into a much-needed amenity for nearby shops, but also become a beautiful garden and a learning spot for the neighborhood.

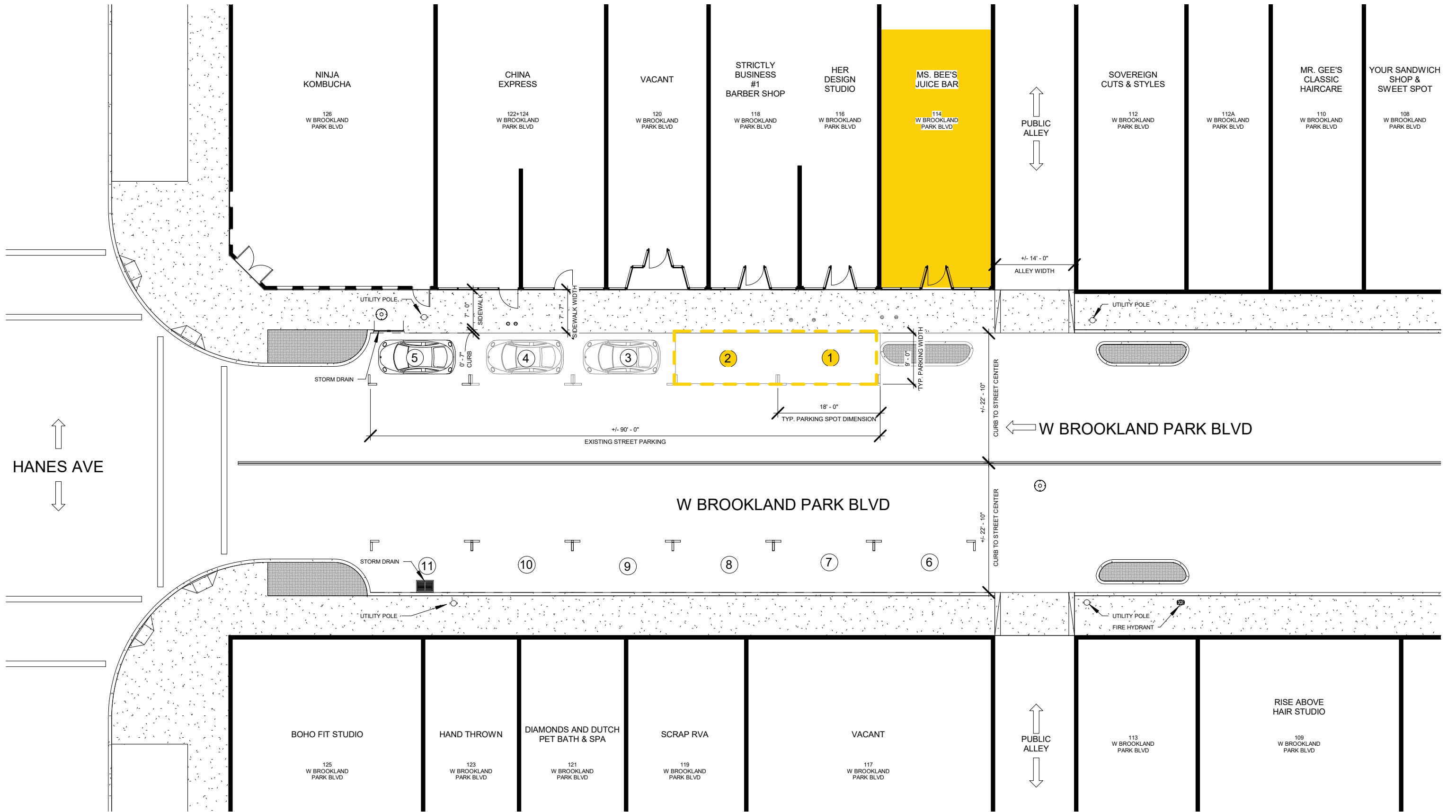
HKS Architects, Venture Richmond, and the City of Richmond are partnering with Ms. Battle on designing, permitting, and installing a custom parklet adjacent to her and her neighbors' storefronts. The colorful installation would make the street more vibrant and allow people to get a sense of fresh air and the modern cityscape. We envision a unique gathering space and believe this proposal would provide an incredible amenity for the neighborhood that transforms and embellishes Brookland Park as a neighborhood.

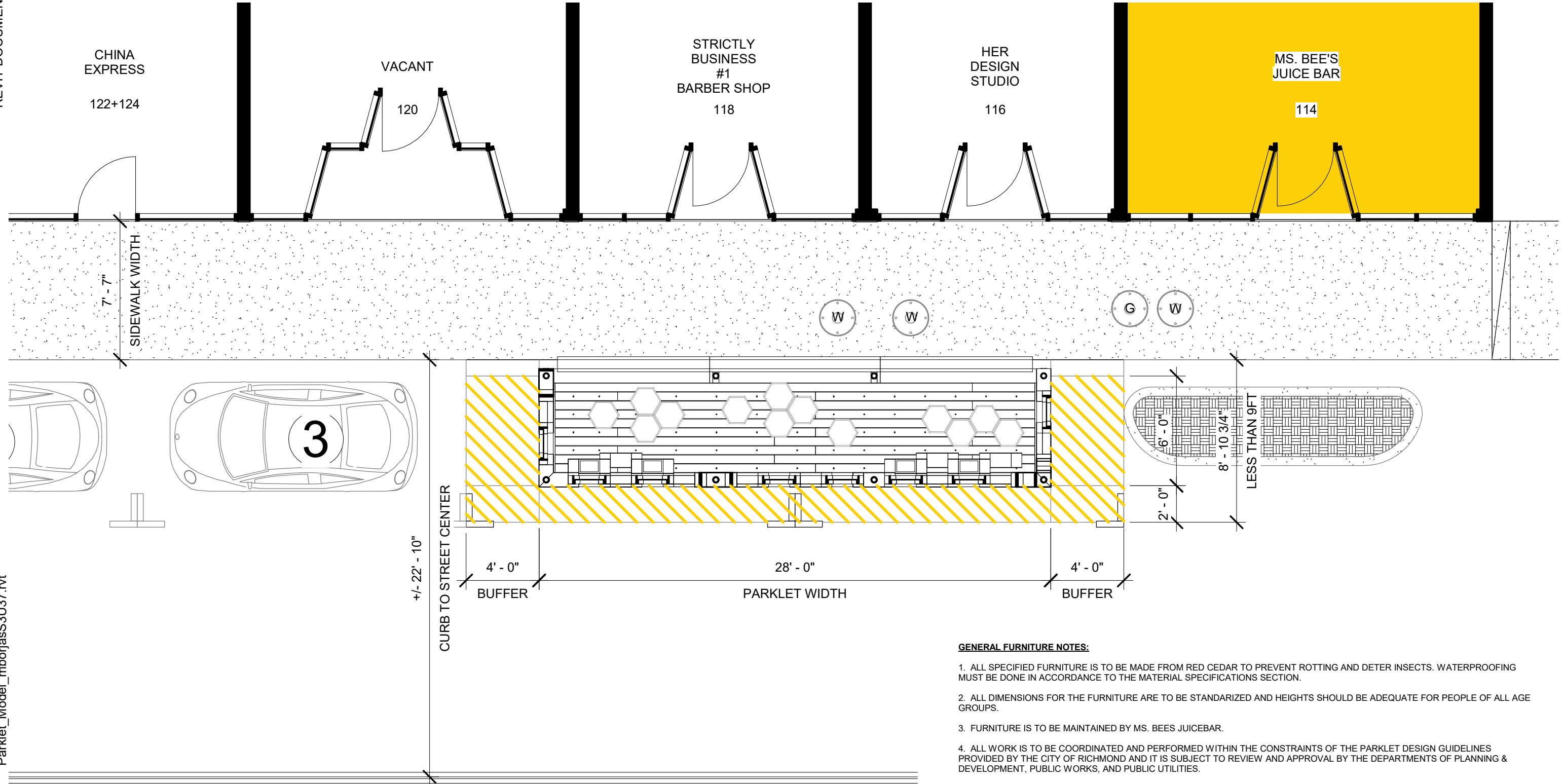
Estimated Construction Date: Summer 2021

Expected Project Budget: 5,000 - 7,500\$

Funding Source: Sponsorships, Crowd-Sourcing, and Private Giving







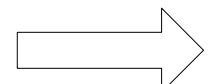
GENERAL FURNITURE NOTES:

1. ALL SPECIFIED FURNITURE IS TO BE MADE FROM RED CEDAR TO PREVENT ROTTING AND DETER INSECTS. WATERPROOFING MUST BE DONE IN ACCORDANCE TO THE MATERIAL SPECIFICATIONS SECTION.
2. ALL DIMENSIONS FOR THE FURNITURE ARE TO BE STANDARIZED AND HEIGHTS SHOULD BE ADEQUATE FOR PEOPLE OF ALL AGE GROUPS.
3. FURNITURE IS TO BE MAINTAINED BY MS. BEES JUICEBAR.
4. ALL WORK IS TO BE COORDINATED AND PERFORMED WITHIN THE CONSTRAINTS OF THE PARKLET DESIGN GUIDELINES PROVIDED BY THE CITY OF RICHMOND AND IT IS SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENTS OF PLANNING & DEVELOPMENT, PUBLIC WORKS, AND PUBLIC UTILITIES.

FURNITURE QUANTITIES SCHEDULE

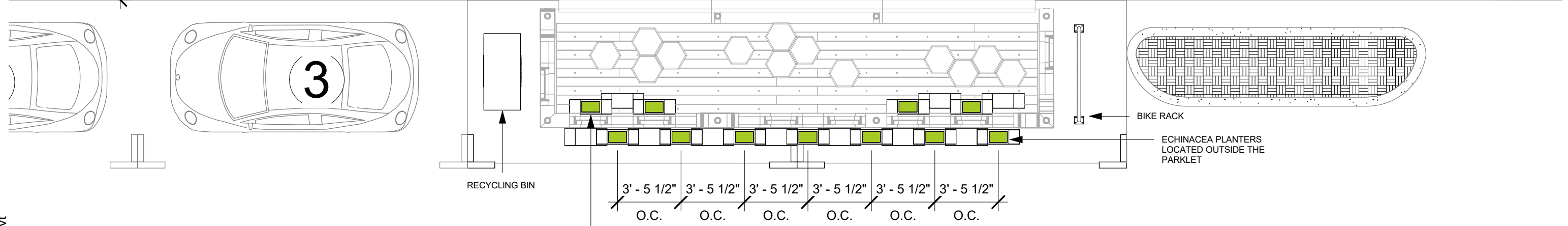
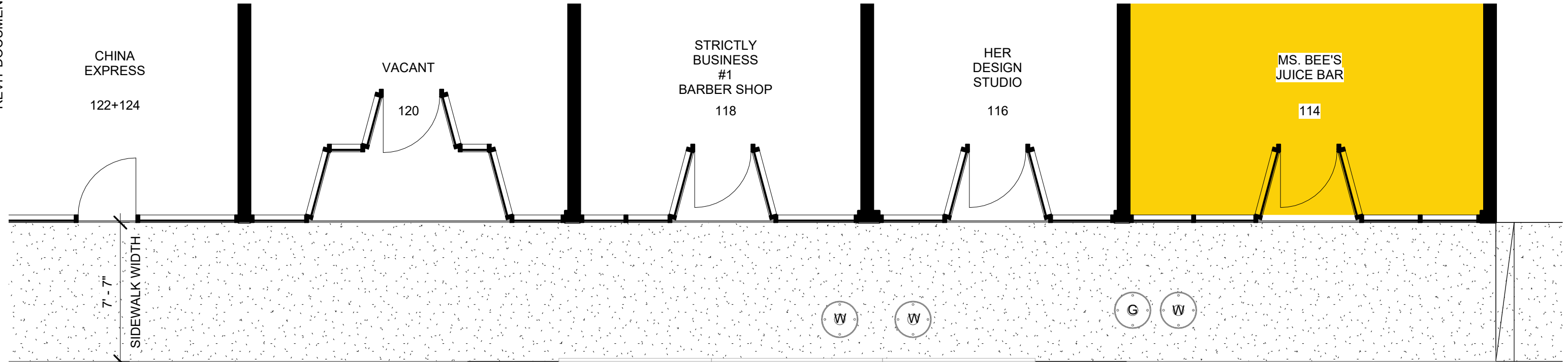
FURNITURE TYPE:	QUANTITY
STANDING TABLES	2
SINGLE STOOLS	3
LONG BENCH	1
RECTANGULAR PLANTERS	11

W BROOKLAND PARK BLVD *25 MPH SPEED LIMIT



SITE PLAN PROPOSED
D:\Revit Architecture User Data\03022021_Ms_Bees_Urban
Parklet_Model_mborjasS3U37.rvt

MS.BEES PARKLET
PJN 200723



GENERAL PLANTING NOTES:

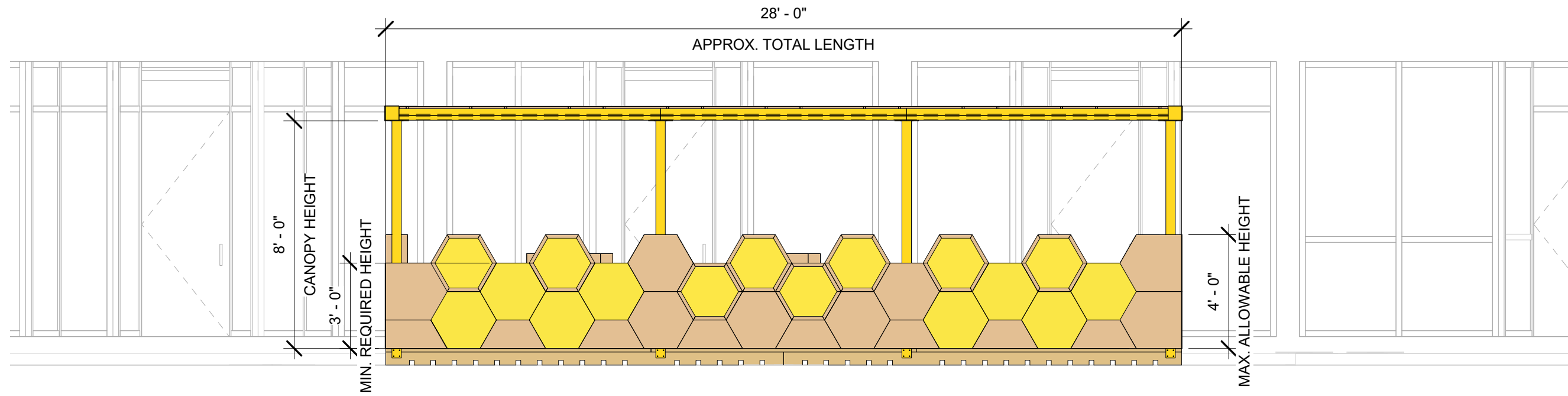
1. ALL SPECIFIED PLANT SPECIES ARE NON-INVASIVE AND HARMLESS TO BOTH HUMANS AND PETS IN ACCORDANCE TO THE ASPCA.
2. PLANTS ARE LOCATED AT LEAST 24 INCHES ABOVE THE GROUND TO PREVENT ACCIDENTAL CONSUMPTION.
3. MAINTENANCE, WATERING, AND PURCHASING OF THE PLANTS WILL BE DONE BY MS. BEES JUICEBAR.
4. COMMERCIAL 12"x6"x6" PLANTERS ARE ENCASED INSIDE THE MODULES FOR ACTUAL PLANTING.
4. ALL WORK IS TO BE COORDINATED AND PERFORMED WITHIN THE CONSTRAINTS OF THE PARKLET DESIGN GUIDELINES PROVIDED BY THE CITY OF RICHMOND AND IT IS SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENTS OF PLANNING & DEVELOPMENT, PUBLIC WORKS, AND PUBLIC UTILITIES.

PLANTING QUANTITIES SCHEDULE

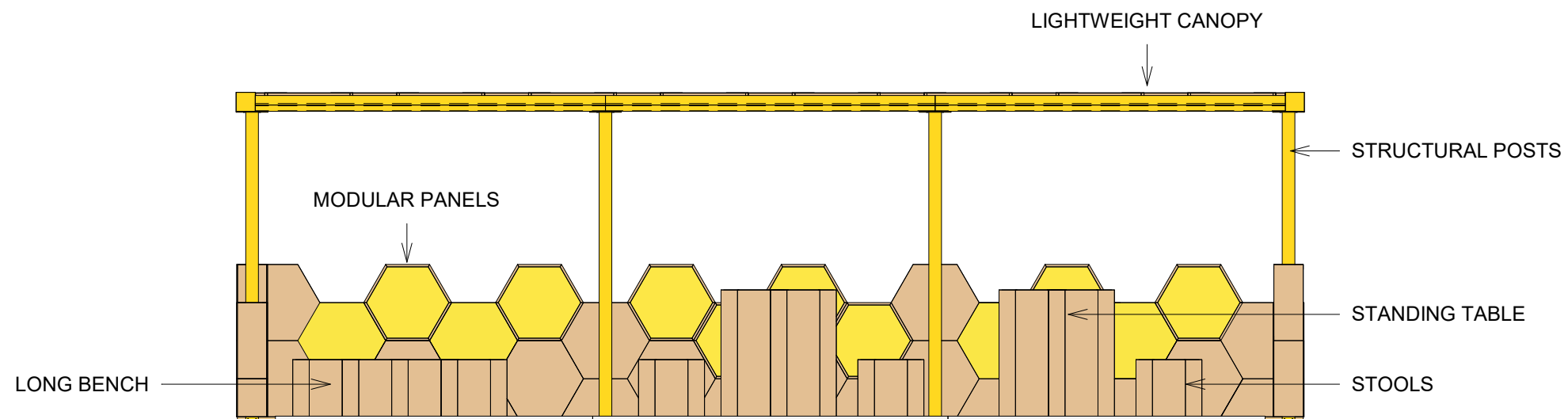
PLANT TYPE:	QUANTITY	HEIGHT
ECHINACEA	7	3FT
DWARF SUNFLOWER	4	3FT

LANDSCAPING PLAN
 D:\Revit Architecture User Data\03022021_Ms_Bees_Urban
 Parklet_Model_mborjasS3U37.rvt

MS.BEES PARKLET
 PJN 200723



① W BROOKLAND STREET SECTION
1/4" = 1'-0"



② W BROOKLAND SIDEWALK SECTION
1/4" = 1'-0"

ELEVATIONS
D:\Revit Architecture User Data\03022021_Ms_Bees_Urban
Parklet_Model_mborjasS3U37.rvt

MS.BEES PARKLET
PJN 200723



WEST VIEW



STREET FRONTAGE



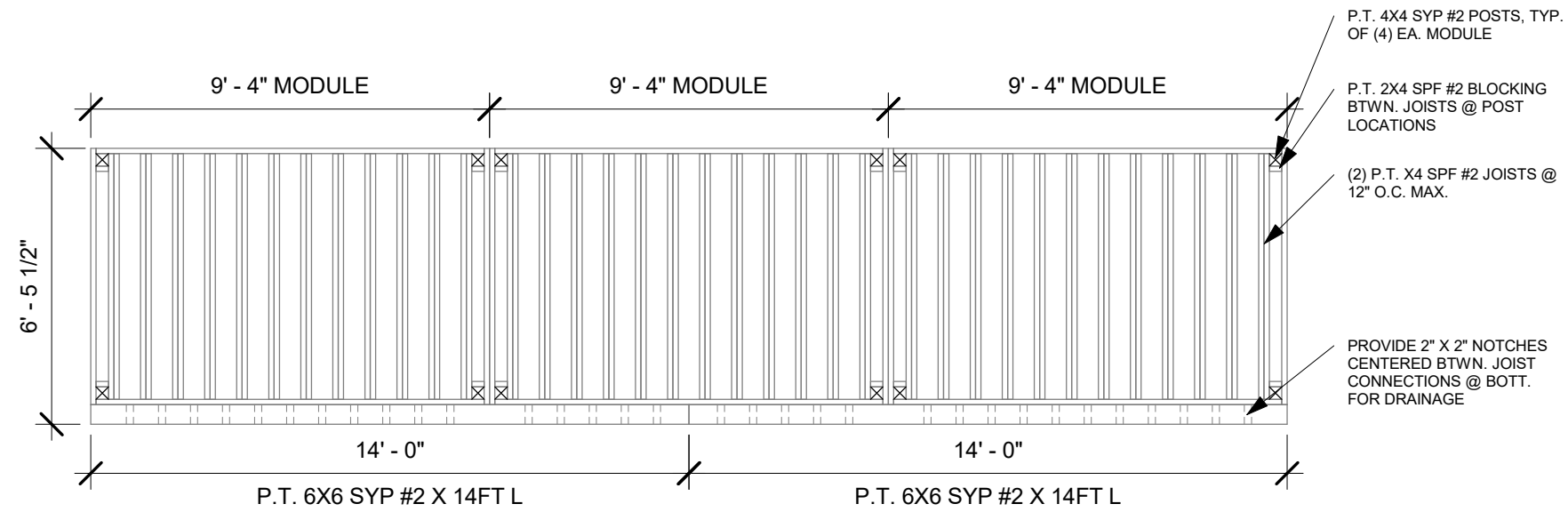
EAST VIEW



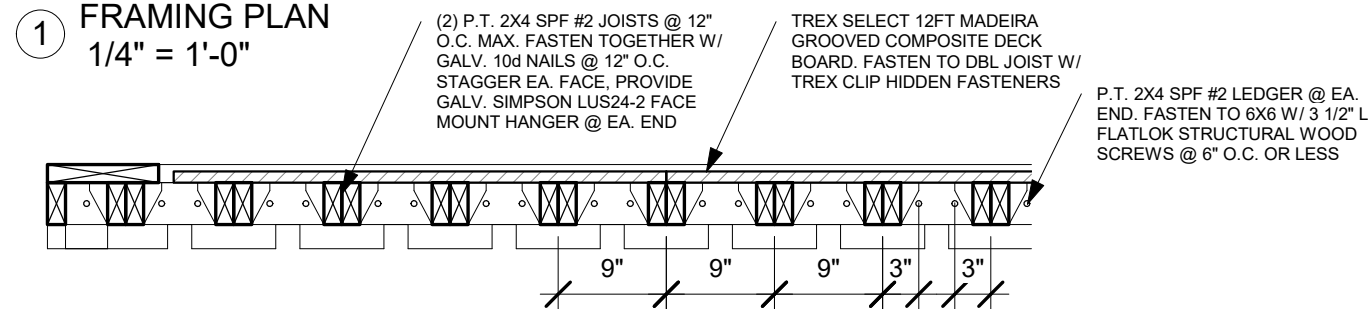
FROM JUICEBAR



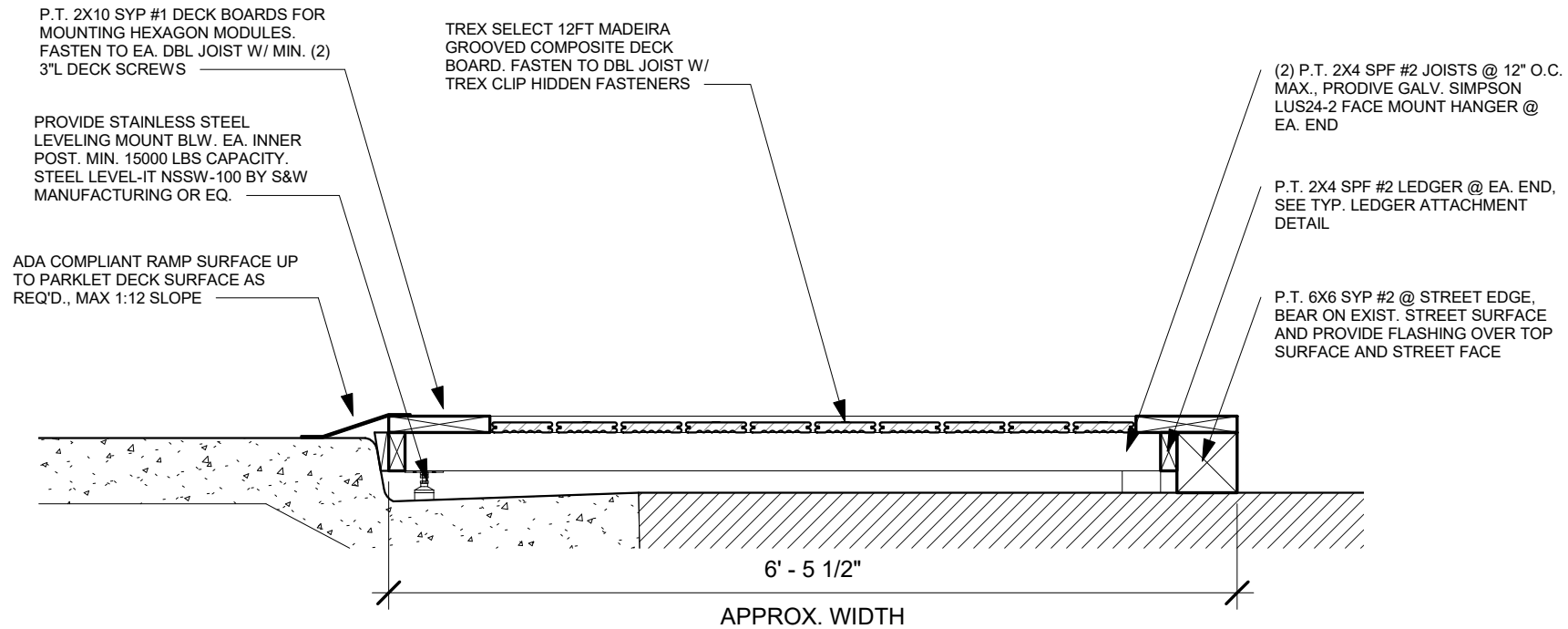
FROM CHINA EXPRESS



1 FRAMING PLAN
1/4" = 1'-0"



2 LEDGER ATTACHMENT SECTION
3/4" = 1'-0"



3 FRAMING SECTION
3/4" = 1'-0"

GENERAL WOOD FRAMING NOTES:

1. ALL SPECIFIED METAL HANGERS, SELF-LEVELING FEET, AND FASTENERS ARE TO BE GALVANIZED, STAINLESS, OR CORROSIAN-RESISTANT COATED AND ATTACHED WITH THE MAXIMUM FASTENING PATTERN AS SPECIFIED BY THE MANUFACTURER.
2. ALL STRUCTURAL WOOD PRODUCTS ARE TO BE PRESSURE-TREATED OR MARINE GRADE.
3. PARKLET SHALL MAINTAIN NECESSARY CLEARANCE IN THE EXISTING CURB AND GUTTER TO AVOID IMPEDANCE OF THE DESIGNED STORMWATER FLOW.
4. ALL WORK IS TO BE COORDINATED AND PERFORMED WITHIN THE CONSTRAINTS OF THE PARKLET DESIGN GUIDELINES PROVIDED BY THE CITY OF RICHMOND AND IT IS SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENTS OF PLANNING & DEVELOPMENT, PUBLIC WORKS, AND PUBLIC UTILITIES.
5. THIS FRAMING DESIGN HAS BEEN ADJUSTED TO ACCOMMODATE A LIGHTWEIGHT CANOPY. ADDITIONAL ADJUSTMENTS MAY BE NEEDED BASED ON THE EXISTING CURB HEIGHT OR CONSTRUCTION, STREET GRADE, OR CROSS SLOPE.

DESIGN LOAD SCHEDULE (2015 IBC)

DEAD LOADS:

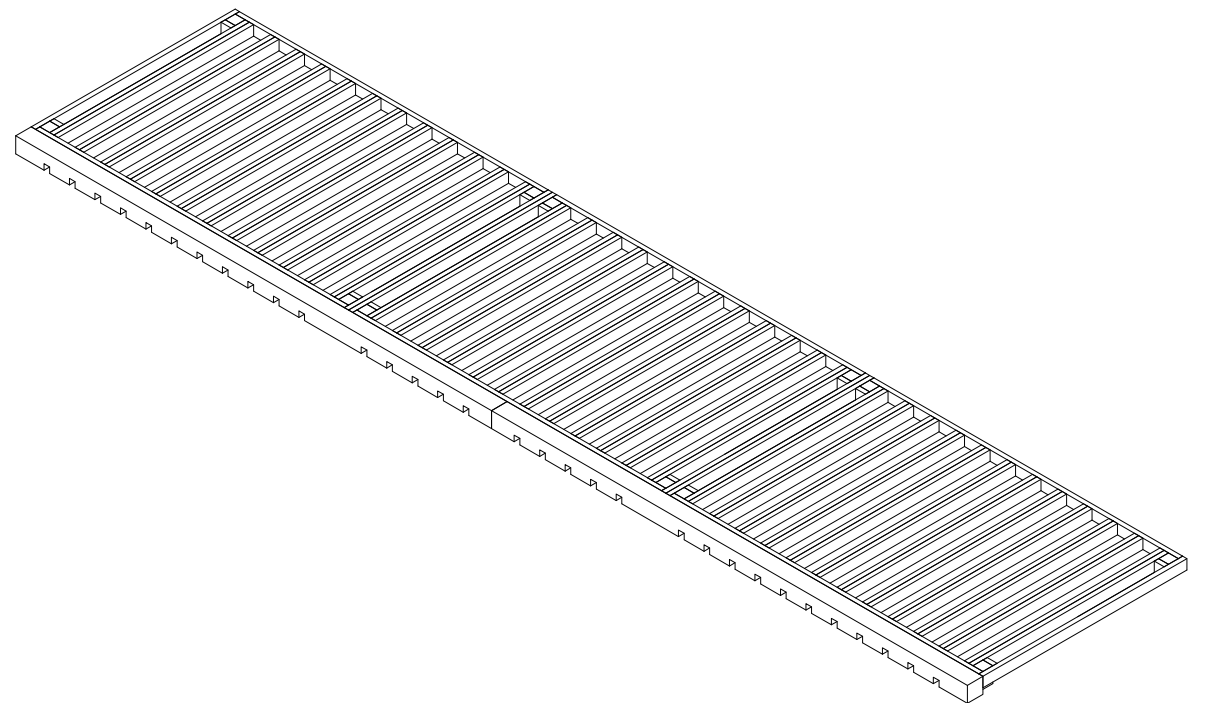
DECK DEAD LOAD	10 PSF
RAIL (APPROX):	18 PSF
CANOPY (APPROX):	1.5 PSF

LIVE LOADS:

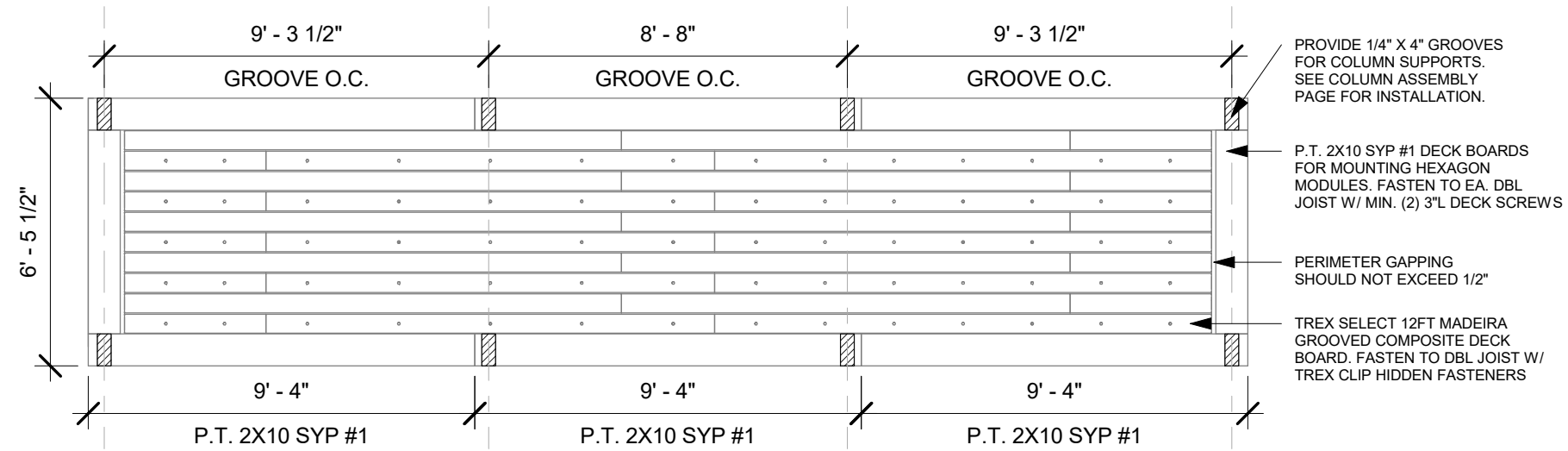
DECK LIVE LOAD (PUBLIC ASSEMBLY)	100 PSF
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SNOW LOAD DESIGN CRITERIA:

GROUND SNOW LOAD	20 PSF
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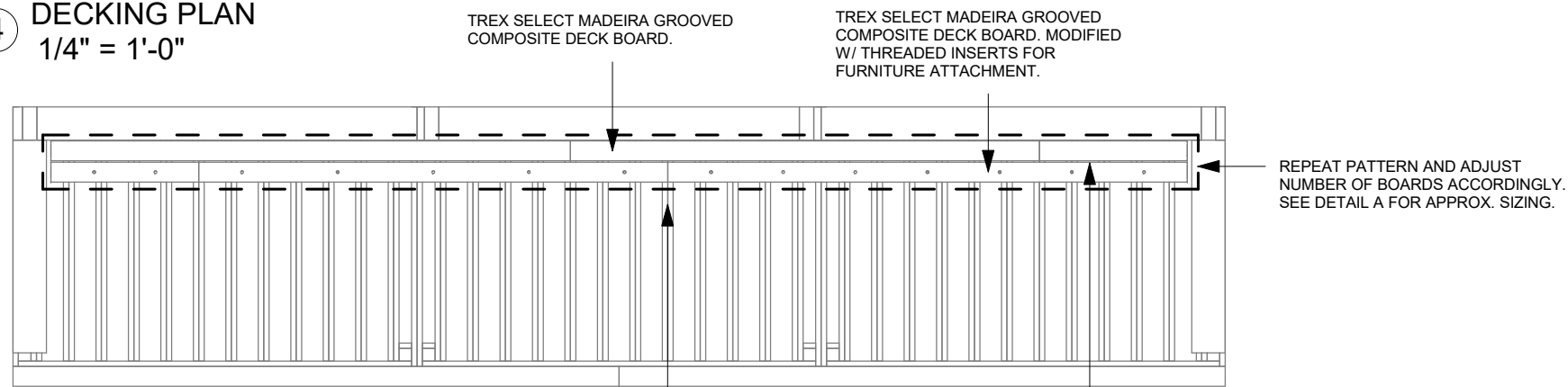
A ISOMETRIC VIEW - FRAMING



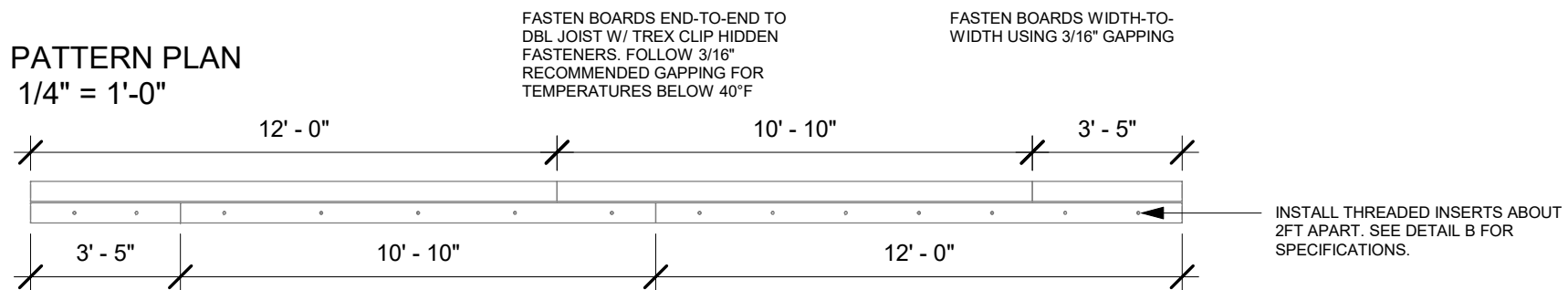
GENERAL DECKING NOTES:

1. ALL SPECIFIED METAL HANGERS, SELF-LEVELING FEET, AND FASTENERS ARE TO BE GALVANIZED, STAINLESS, OR CORROSIAN-RESISTANT COATED AND ATTACHED WITH THE MAXIMUM FASTENING PATTERN AS SPECIFIED BY THE MANUFACTURER.
2. ALL STRUCTURAL WOOD PRODUCTS ARE TO BE PRESSURE-TREATED OR MARINE GRADE.
3. ALL DECKING PRODUCTS ARE TO BE LONG TERM WEATHER RESISTANT WITH A 25 YEAR LIFE EXPECTANCY. COMPOSITE DECKING IS PREFERRED AND MUST FOLLOW INSTALLATION GUIDELINES BY THE MANUFACTURER.
4. ALL WORK IS TO BE COORDINATED AND PERFORMED WITHIN THE CONSTRAINTS OF THE PARKLET DESIGN GUIDELINES PROVIDED BY THE CITY OF RICHMOND AND IT IS SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENTS OF PLANNING & DEVELOPMENT, PUBLIC WORKS, AND PUBLIC UTILITIES.

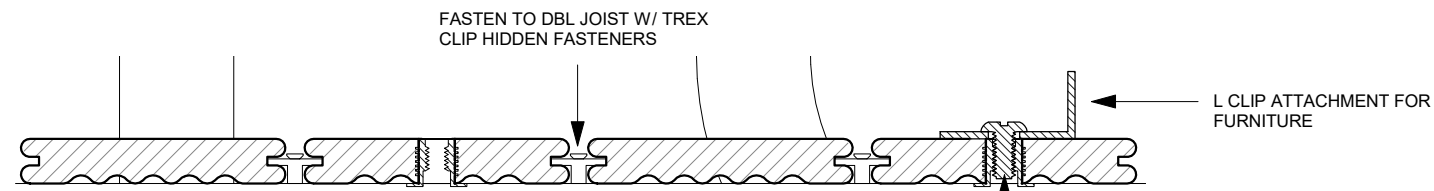
4 DECKING PLAN
1/4" = 1'-0"



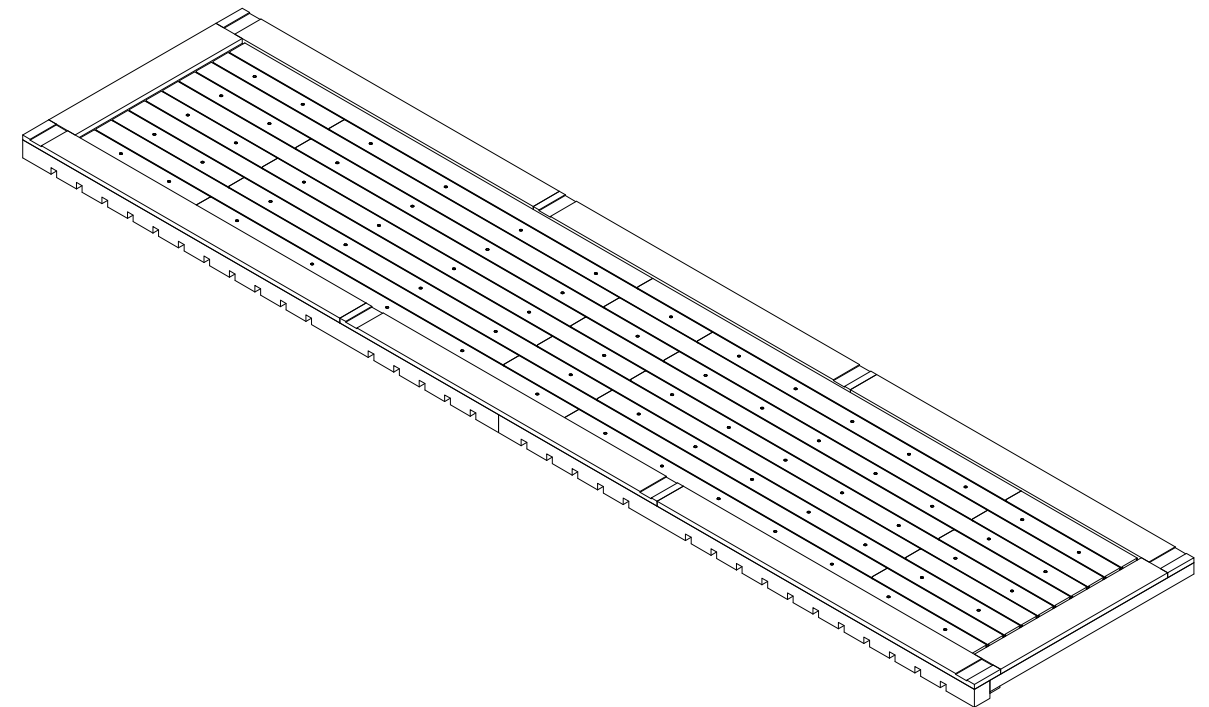
5 PATTERN PLAN
1/4" = 1'-0"



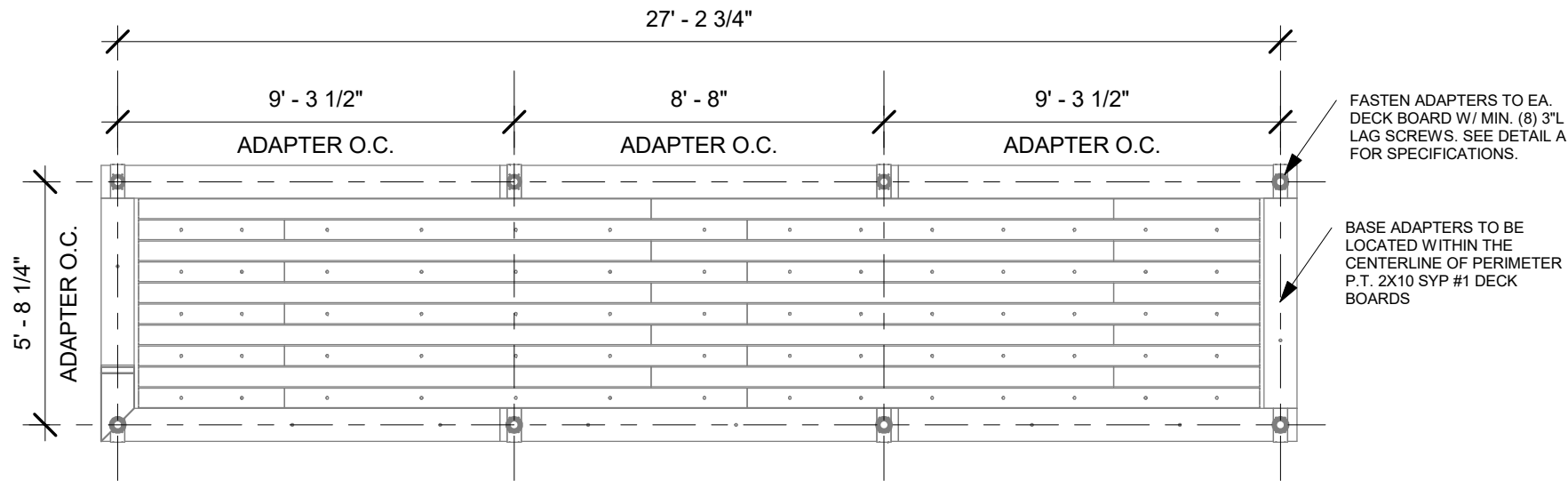
6 DETAIL A
1/4" = 1'-0"



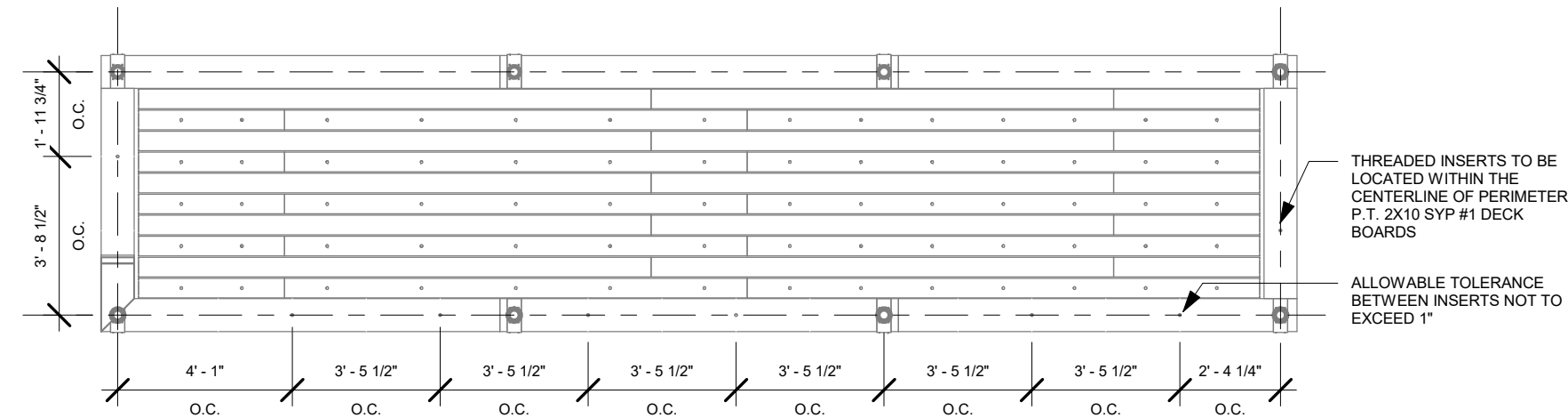
7 DETAIL B
3" = 1'-0"



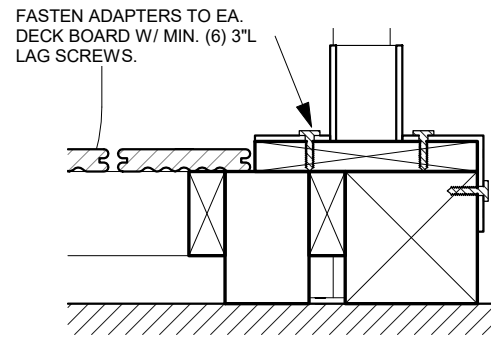
B ISOMETRIC VIEW - DECKING



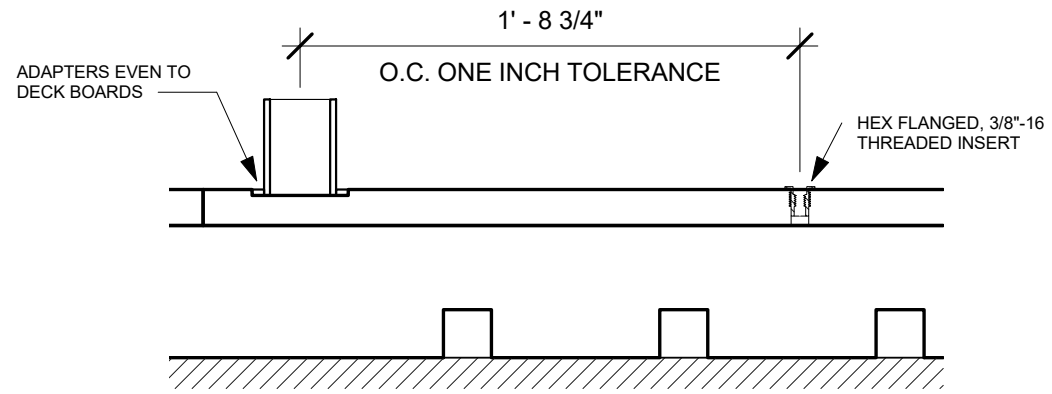
8 COLUMN ADAPTER PLAN
1/4" = 1'-0"



9 BASE MODULE INSERTS
1/4" = 1'-0"



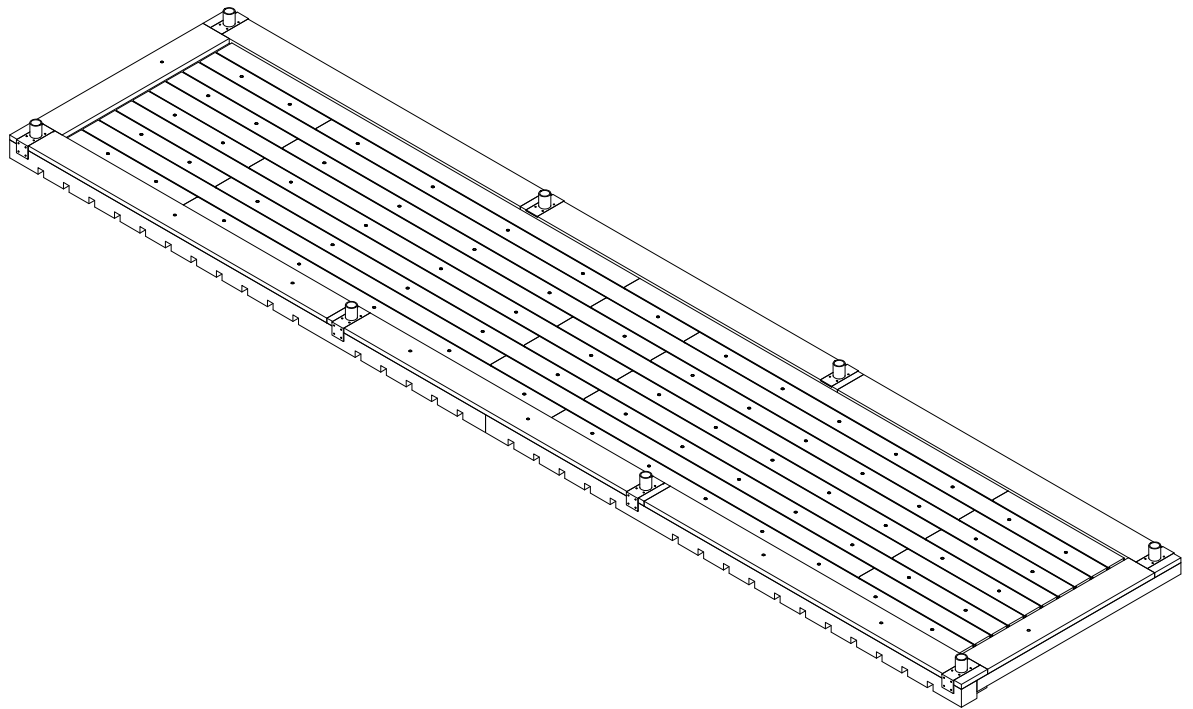
10 DETAIL C
1 1/2" = 1'-0"



11 DETAIL D
1 1/2" = 1'-0"

GENERAL DECKING NOTES:

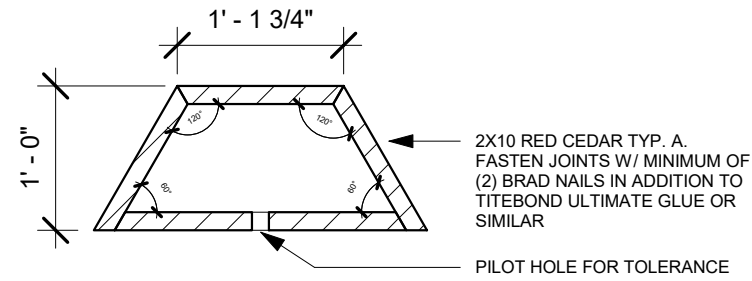
1. ALL SPECIFIED METAL HANGERS, SELF-LEVELING FEET, AND FASTENERS ARE TO BE GALVANIZED, STAINLESS, OR CORROSION-RESISTANT COATED AND ATTACHED WITH THE MAXIMUM FASTENING PATTERN AS SPECIFIED BY THE MANUFACTURER.
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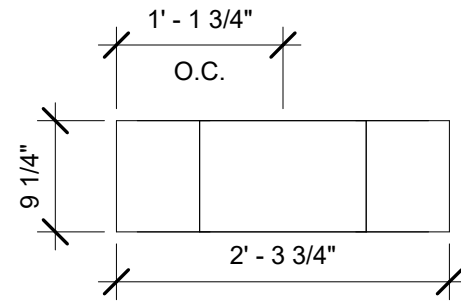
C ISOMETRIC VIEW - BASE ADAPTERS

BASE ADAPTERS
D:\Revit Architecture User Data\03022021_Ms_Bees_Urban
Parklet_Model_mborjasS3U37.rvt

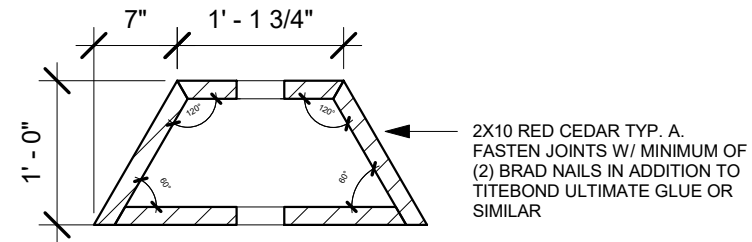
MS.BEES PARKLET
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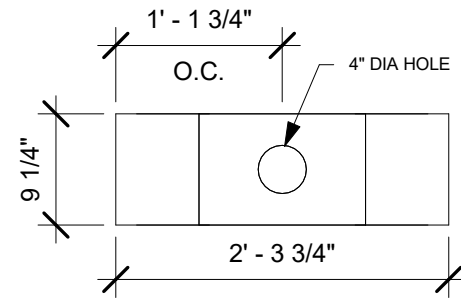
12 MODULE A SECTION
3/4" = 1'-0"



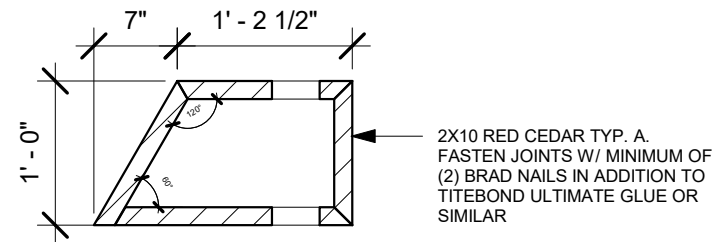
13 MODULE A TOP VIEW
3/4" = 1'-0"



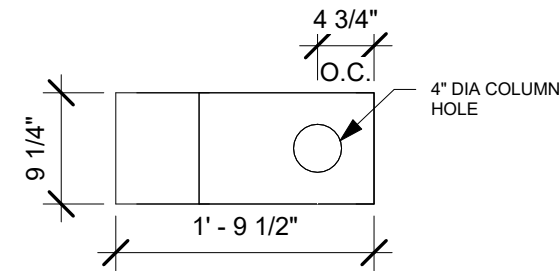
14 MODULE B SECTION
3/4" = 1'-0"



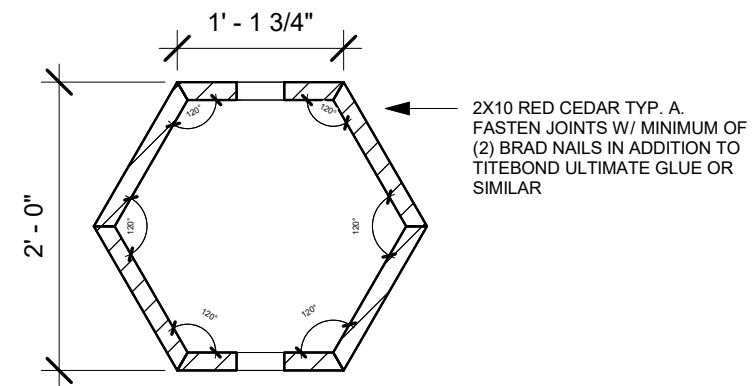
15 MODULE B TOP VIEW
3/4" = 1'-0"



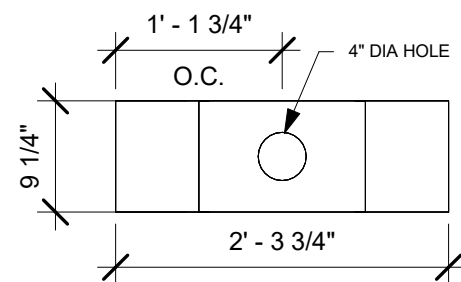
16 MODULE C SECTION
3/4" = 1'-0"



17 MODULE C TOP VIEW
3/4" = 1'-0"



18 MODULE D SECTION
3/4" = 1'-0"



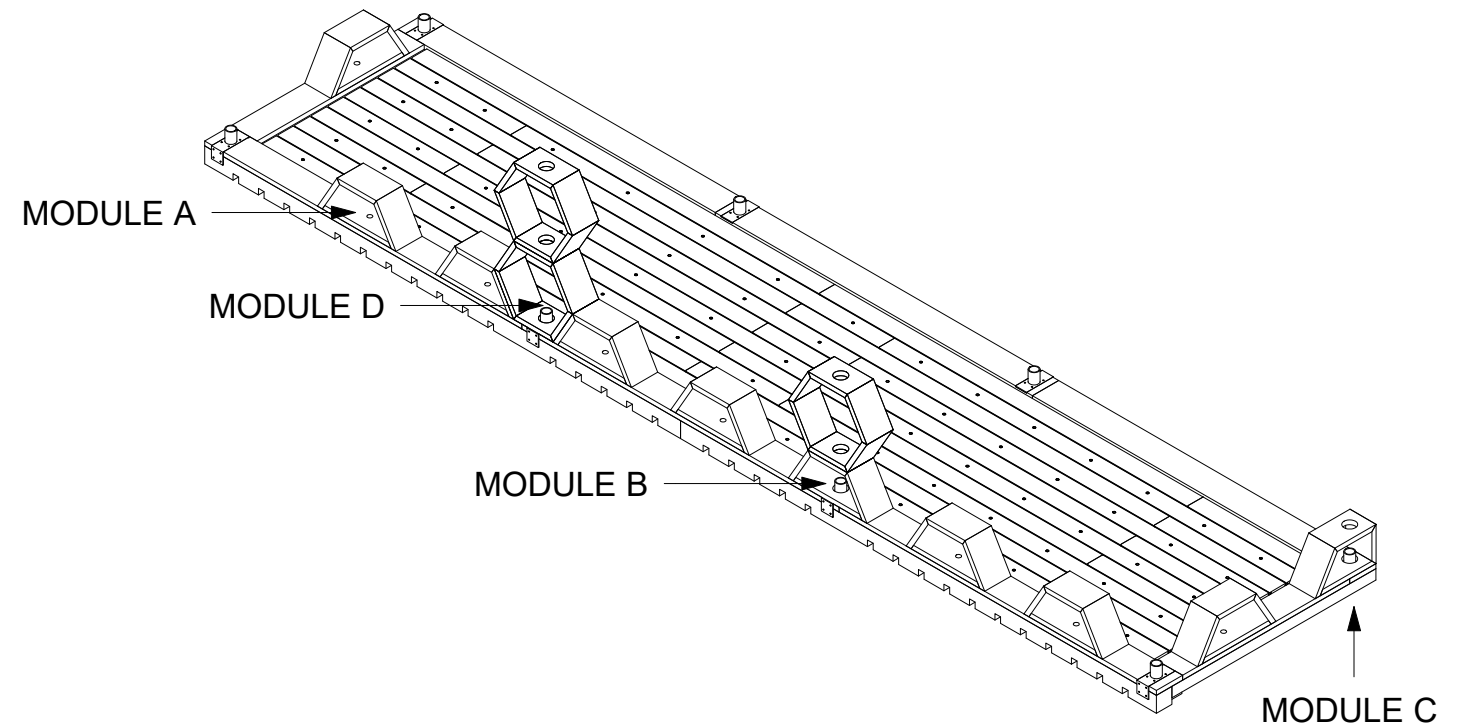
19 MODULE D TOP VIEW
3/4" = 1'-0"

GENERAL DECKING NOTES:

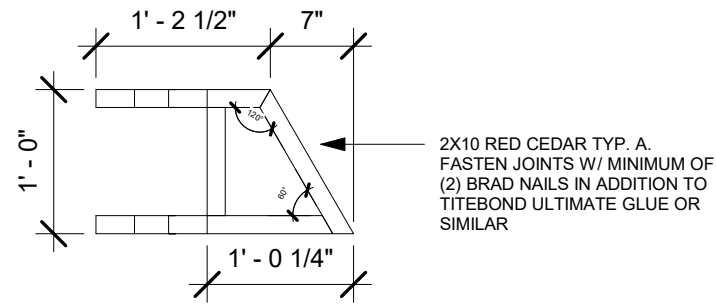
1. ALL SPECIFIED METAL HANGERS, SELF-LEVELING FEET, AND FASTENERS ARE TO BE GALVANIZED, STAINLESS, OR CORROSIAN-RESISTANT COATED AND ATTACHED WITH THE MAXIMUM FASTENING PATTERN AS SPECIFIED BY THE MANUFACTURER.
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MODULE TYPE QUANTITIES SCHEDULE

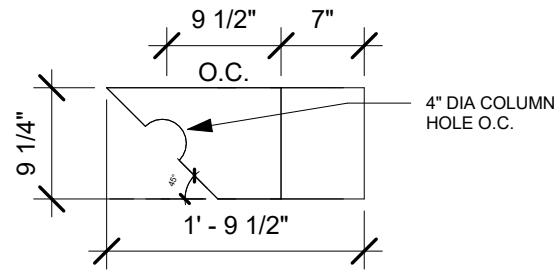
MODULE TYPE:	QUANTITY
MODULE A	8
MODULE B	1
MODULE C	1
MODULE D	3



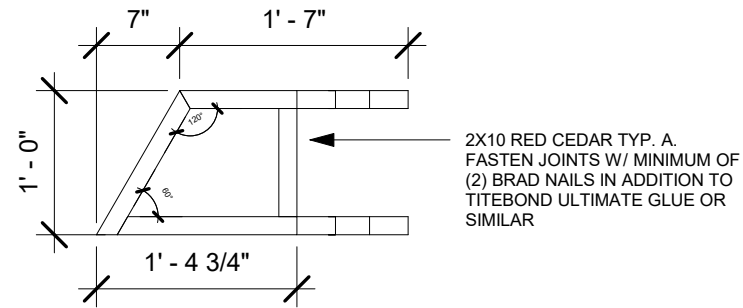
D ISOMETRIC VIEW - BASE MODULES A



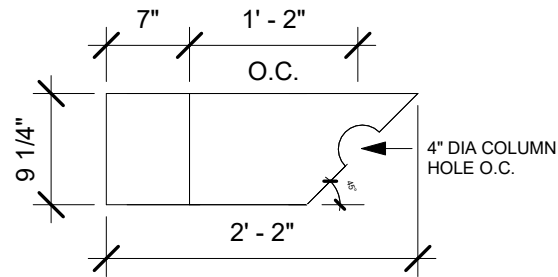
20 MODULE E ELEVATION
3/4" = 1'-0"



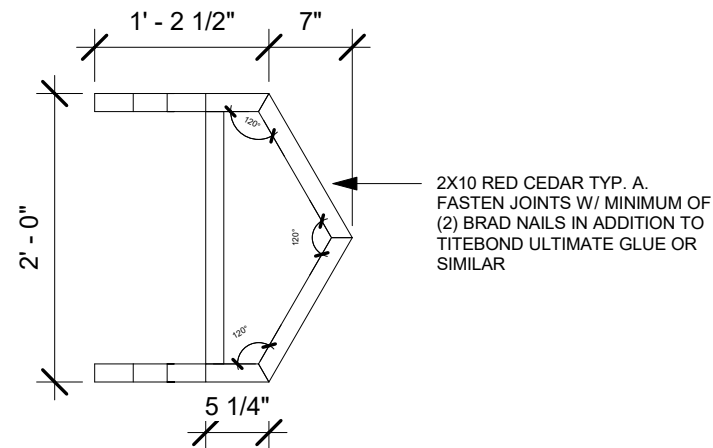
21 MODULE E TOP VIEW
3/4" = 1'-0"



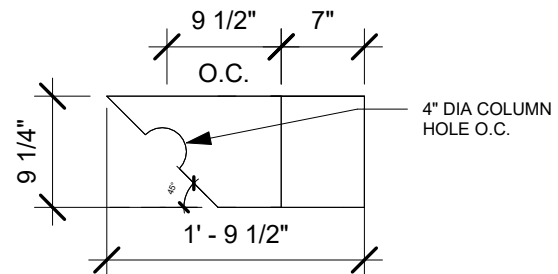
22 MODULE F ELEVATION
3/4" = 1'-0"



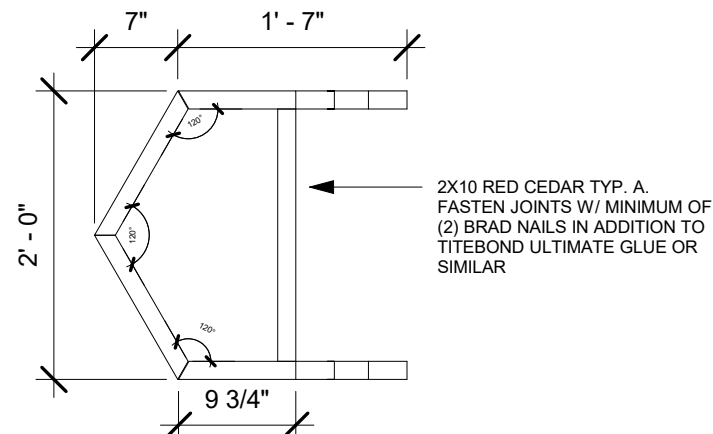
23 MODULE F TOP VIEW
3/4" = 1'-0"



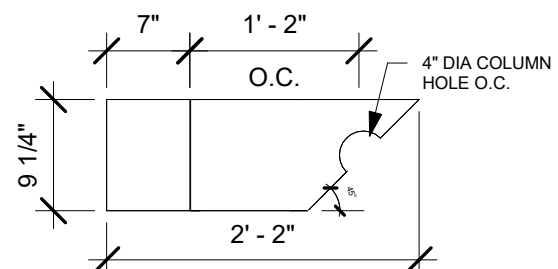
24 MODULE G ELEVATION
3/4" = 1'-0"



25 MODULE G TOP VIEW
3/4" = 1'-0"



26 MODULE H ELEVATION
3/4" = 1'-0"



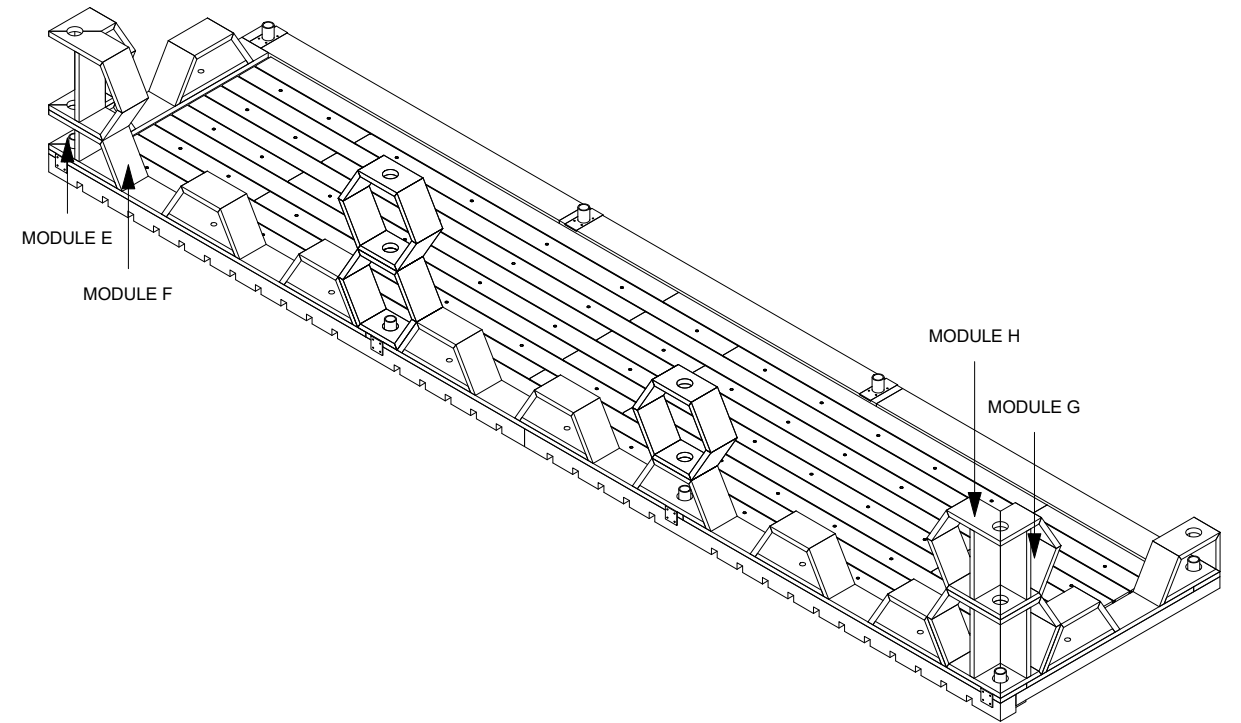
27 MODULE H TOP VIEW
3/4" = 1'-0"

GENERAL DECKING NOTES:

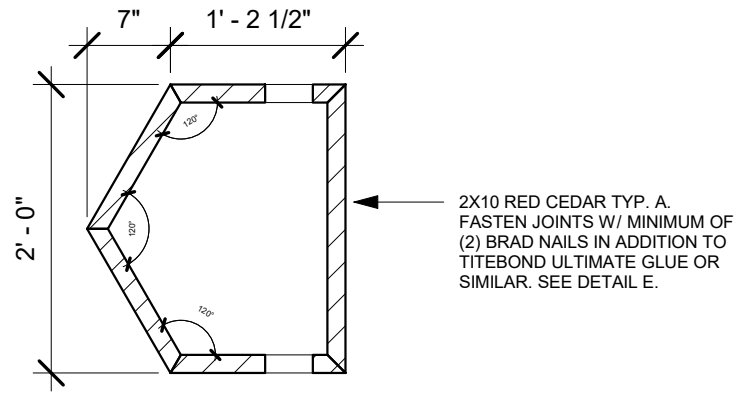
1. ALL SPECIFIED METAL HANGERS, SELF-LEVELING FEET, AND FASTENERS ARE TO BE GALVANIZED, STAINLESS, OR CORROSIAN-RESISTANT COATED AND ATTACHED WITH THE MAXIMUM FASTENING PATTERN AS SPECIFIED BY THE MANUFACTURER.
2. ALL STRUCTURAL WOOD PRODUCTS ARE TO BE PRESSURE-TREATED OR MARINE GRADE.
3. ALL WORK IS TO BE COORDINATED AND PERFORMED WITHIN THE CONSTRAINTS OF THE PARKLET DESIGN GUIDELINES PROVIDED BY THE CITY OF RICHMOND AND IT IS SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENTS OF PLANNING & DEVELOPMENT, PUBLIC WORKS, AND PUBLIC UTILITIES.

MODULE TYPE QUANTITIES SCHEDULE

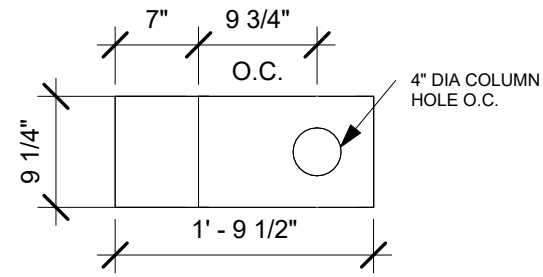
MODULE TYPE:	QUANTITY
MODULE E	1
MODULE F	1
MODULE G	3
MODULE H	3



(E) ISOMETRIC VIEW - BASE MODULES B



28 MODULE I SECTION
3/4" = 1'-0"



29 MODULE I TOP VIEW
3/4" = 1'-0"

GENERAL DECKING NOTES:

1. ALL SPECIFIED METAL HANGERS, SELF-LEVELING FEET, AND FASTENERS ARE TO BE GALVANIZED, STAINLESS, OR CORROSION-RESISTANT COATED AND ATTACHED WITH THE MAXIMUM FASTENING PATTERN AS SPECIFIED BY THE MANUFACTURER.
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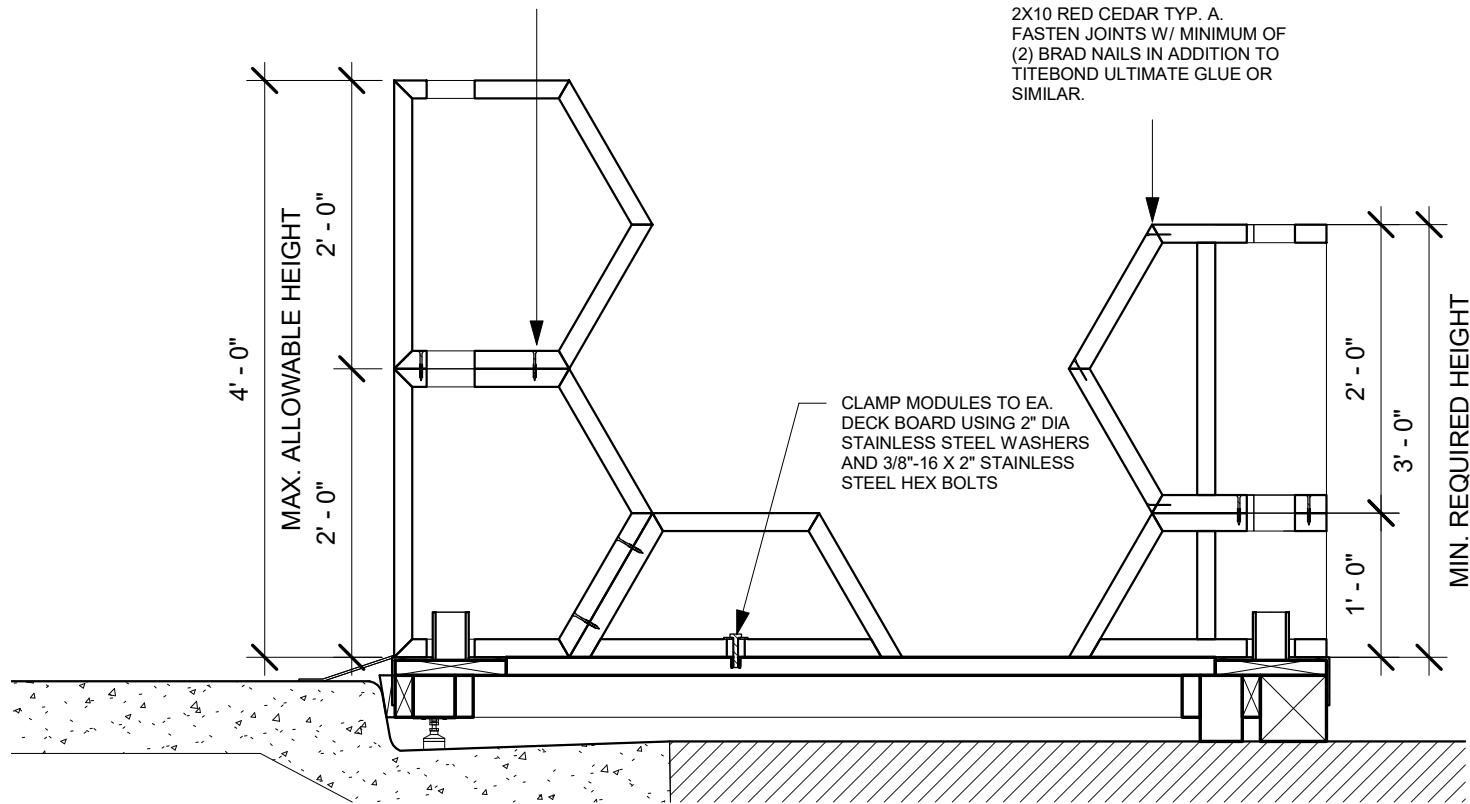
MODULE TYPE QUANTITIES SCHEDULE

MODULE TYPE:	QUANTITY
MODULE I	3

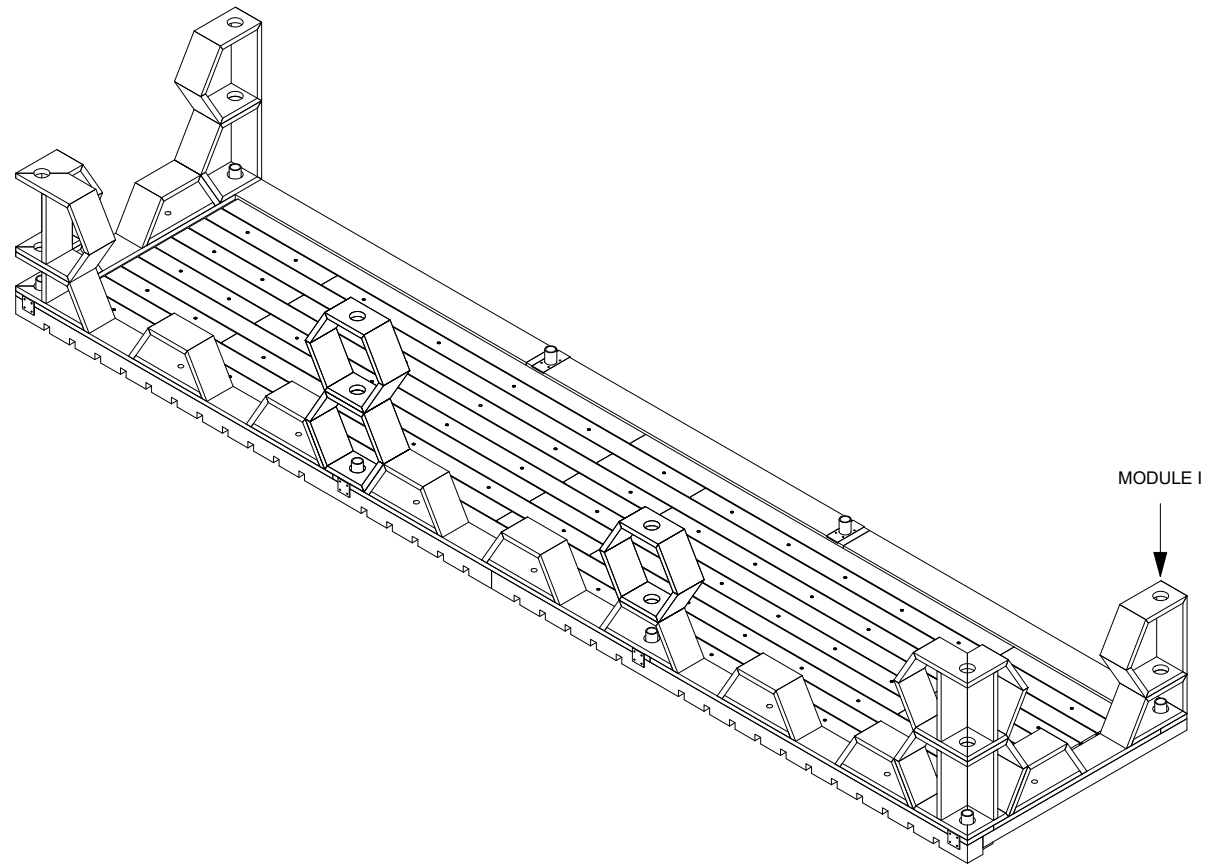
USE MIN (4) 2-1/2" L STAR DRIVE FINISHING HEAD SCREWS. FASTEN BETWEEN MODULES WHERE POSSIBLE ON EACH SIDE.

2X10 RED CEDAR TYP. A. FASTEN JOINTS W/ MINIMUM OF (2) BRAD NAILS IN ADDITION TO TITEBOND ULTIMATE GLUE OR SIMILAR.

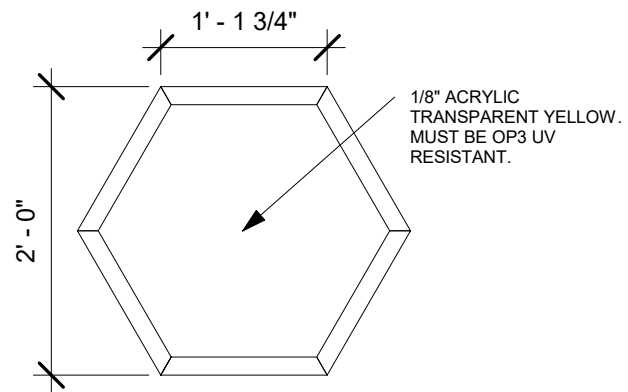
CLAMP MODULES TO EA. DECK BOARD USING 2" DIA STAINLESS STEEL WASHERS AND 3/8"-16 X 2" STAINLESS STEEL HEX BOLTS



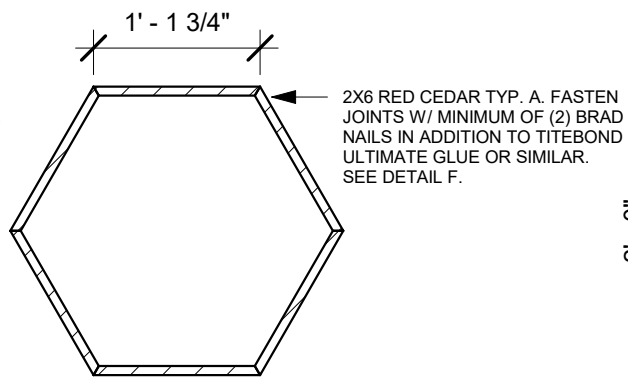
30 DETAIL E
3/4" = 1'-0"



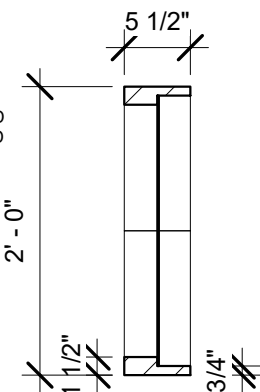
F ISOMETRIC VIEW - BASE MODULES C



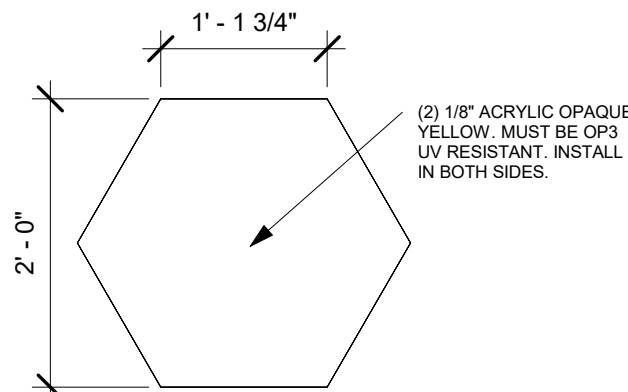
31 MODULE J ELEVATION
3/4" = 1'-0"



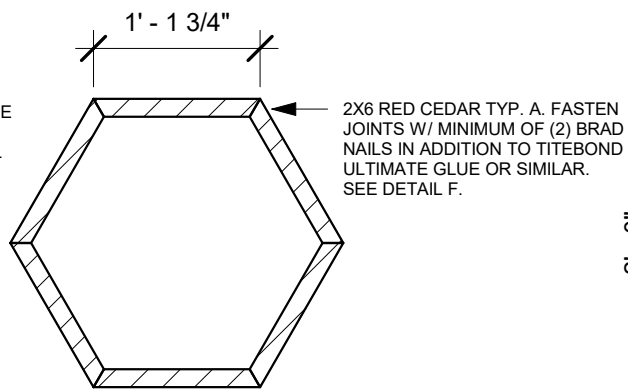
32 MODULE J SECTION A
3/4" = 1'-0"



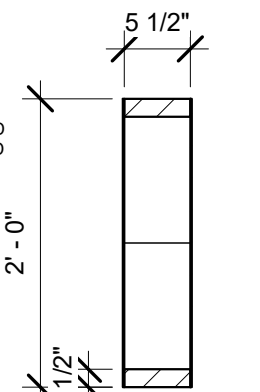
33 MODULE J SECTION B
3/4" = 1'-0"



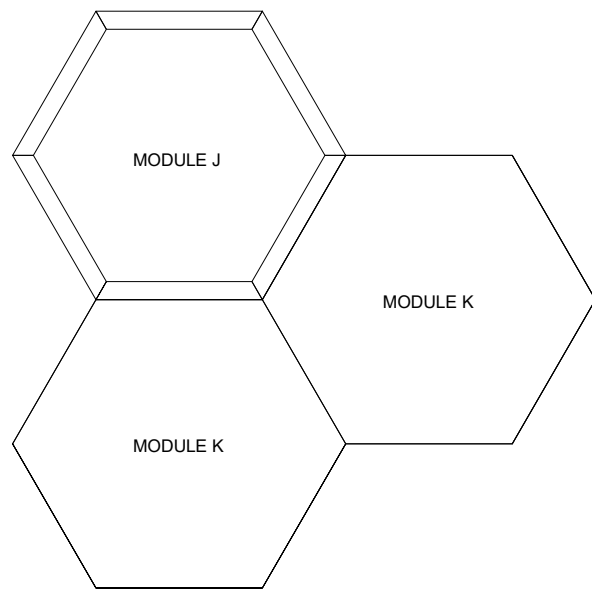
34 MODULE K ELEVATION
3/4" = 1'-0"



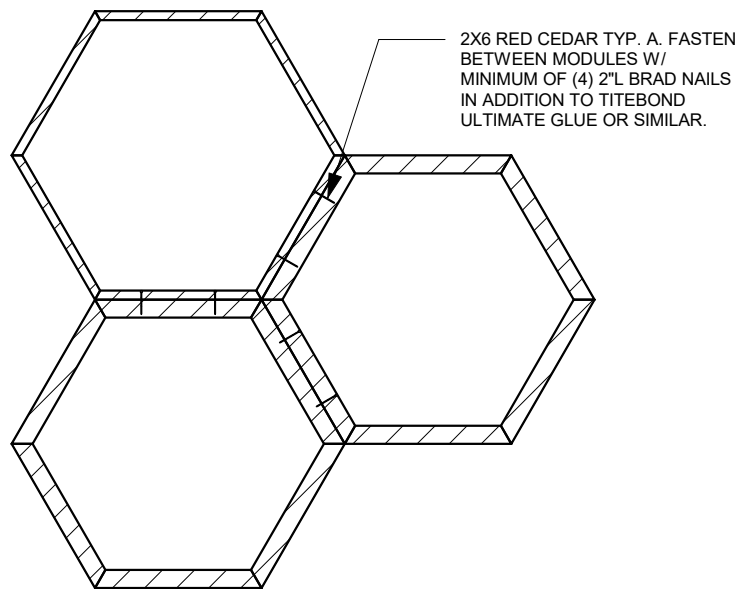
35 MODULE K SECTION A
3/4" = 1'-0"



36 MODULE K SECTION B
3/4" = 1'-0"



37 PANEL A ELEVATION
3/4" = 1'-0"

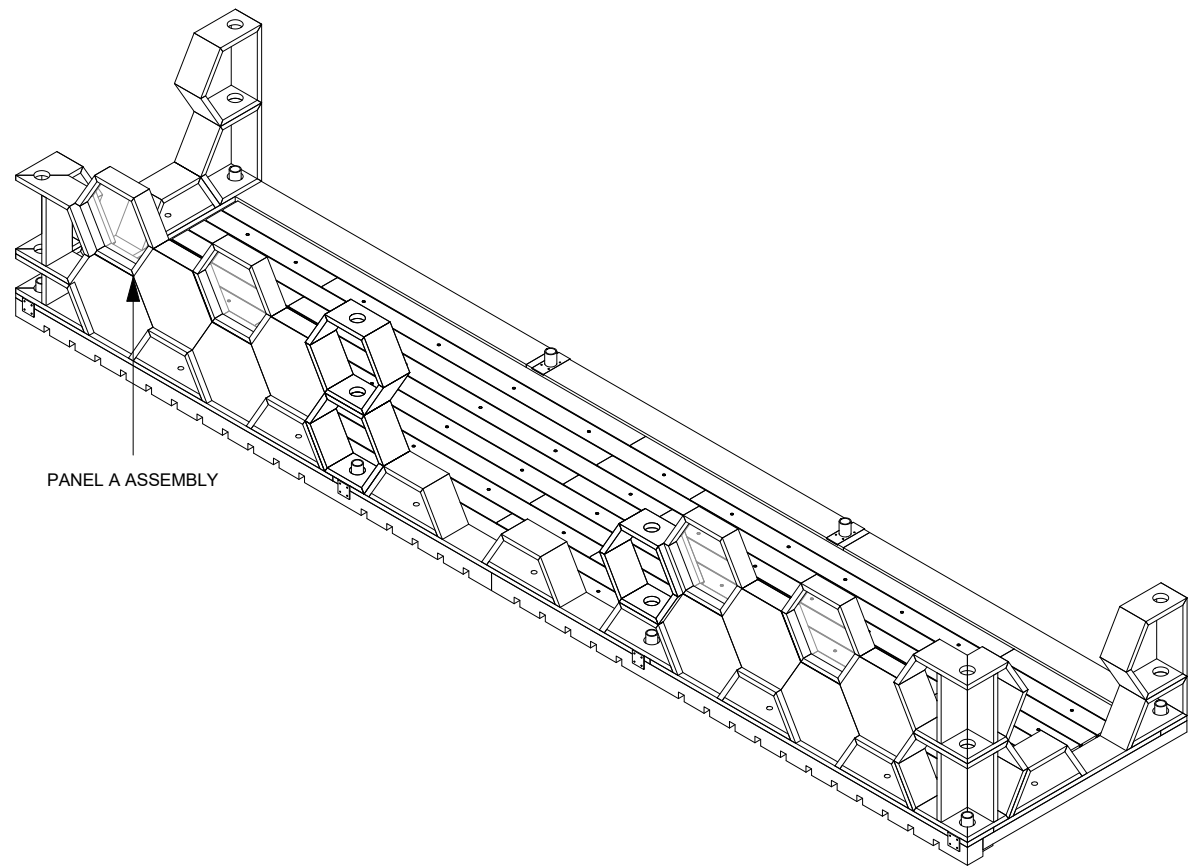


38 PANEL A SECTION
3/4" = 1'-0"

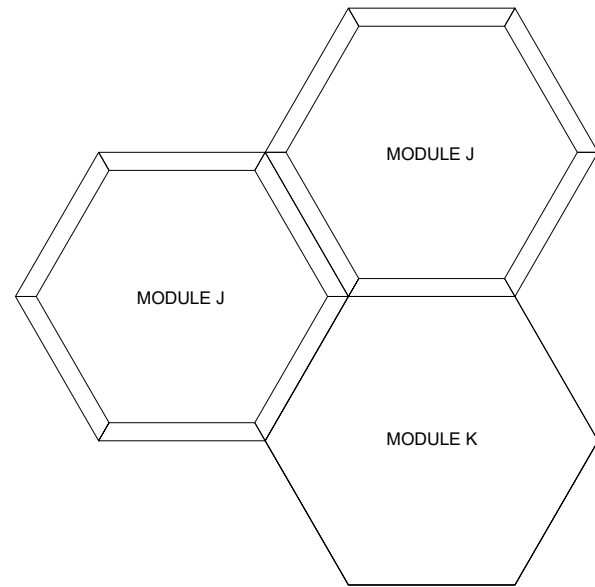
GENERAL DECKING NOTES:

1. ALL SPECIFIED METAL HANGERS, SELF-LEVELING FEET, AND FASTENERS ARE TO BE GALVANIZED, STAINLESS, OR CORROSIAN-RESISTANT COATED AND ATTACHED WITH THE MAXIMUM FASTENING PATTERN AS SPECIFIED BY THE MANUFACTURER.
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3. ALL WORK IS TO BE COORDINATED AND PERFORMED WITHIN THE CONSTRAINTS OF THE PARKLET DESIGN GUIDELINES PROVIDED BY THE CITY OF RICHMOND AND IT IS SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENTS OF PLANNING & DEVELOPMENT, PUBLIC WORKS, AND PUBLIC UTILITIES.

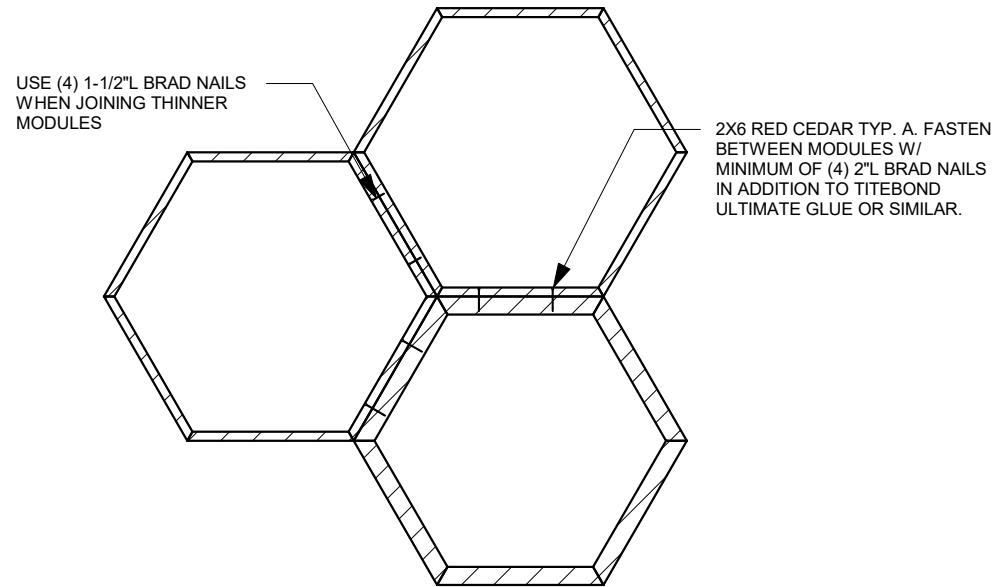
MODULE TYPE QUANTITIES SCHEDULE	
MODULE TYPE:	QUANTITY
MODULE J	12
MODULE K	12



G ISOMETRIC VIEW - PANELING A



39 PANEL B ELEVATION
3/4" = 1'-0"



40 PANEL B SECTION
3/4" = 1'-0"

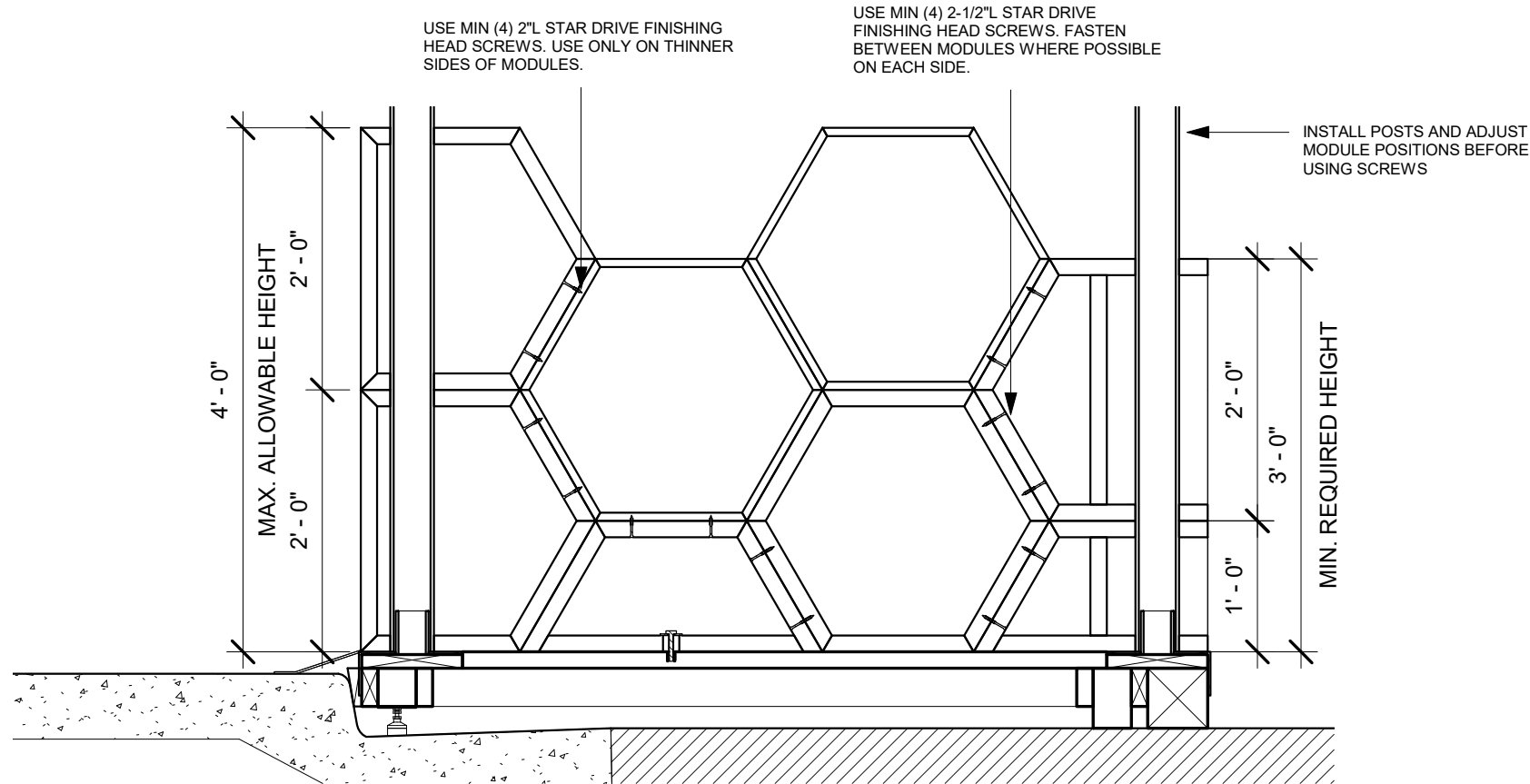
GENERAL DECKING NOTES:

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2. ALL STRUCTURAL WOOD PRODUCTS ARE TO BE PRESSURE-TREATED OR MARINE GRADE.
3. ALL DECKING PRODUCTS ARE TO BE LONG TERM WEATHER RESISTANT WITH A 25 YEAR LIFE EXPECTANCY. COMPOSITE DECKING IS PREFERRED AND MUST FOLLOW INSTALLATION GUIDELINES BY THE MANUFACTURER.
4. ALL WORK IS TO BE COORDINATED AND PERFORMED WITHIN THE CONSTRAINTS OF THE PARKLET DESIGN GUIDELINES PROVIDED BY THE CITY OF RICHMOND AND IT IS SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENTS OF PLANNING & DEVELOPMENT, PUBLIC WORKS, AND PUBLIC UTILITIES.

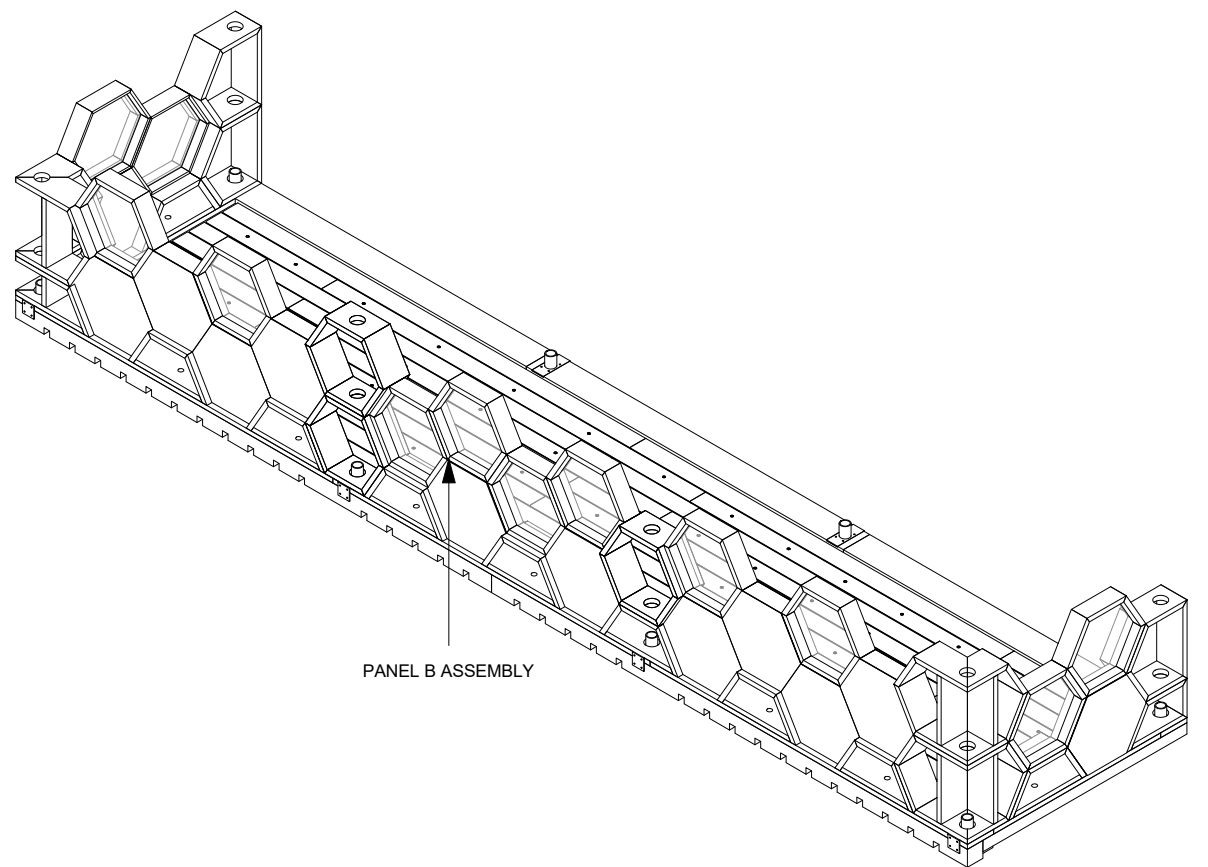
PANEL TYPE QUANTITIES SCHEDULE

PANEL TYPE:	QUANTITY
PANEL A	4
PANEL B	4

PERIMETER PANELING
D:\Revit Architecture User Data\03022021_Ms_Bees_Urban
Parklet_Model_mborjasS3U37.rvt

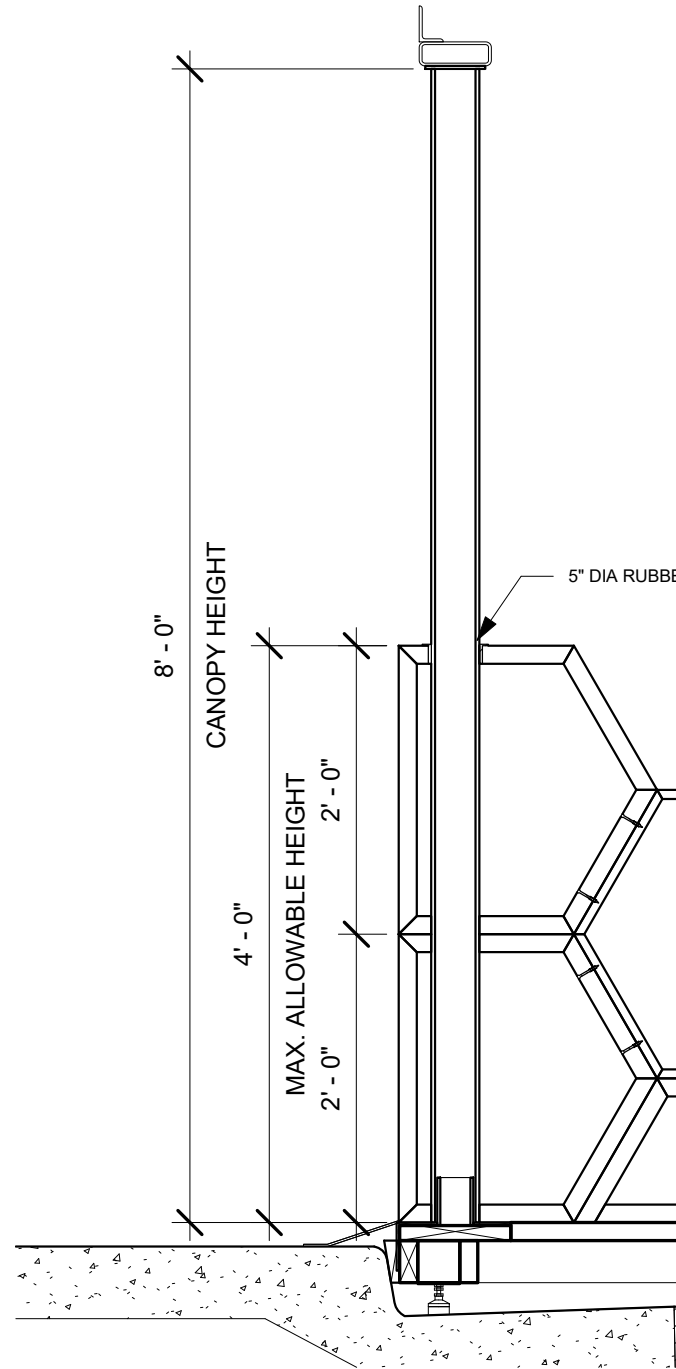


41 DETAIL F
3/4" = 1'-0"

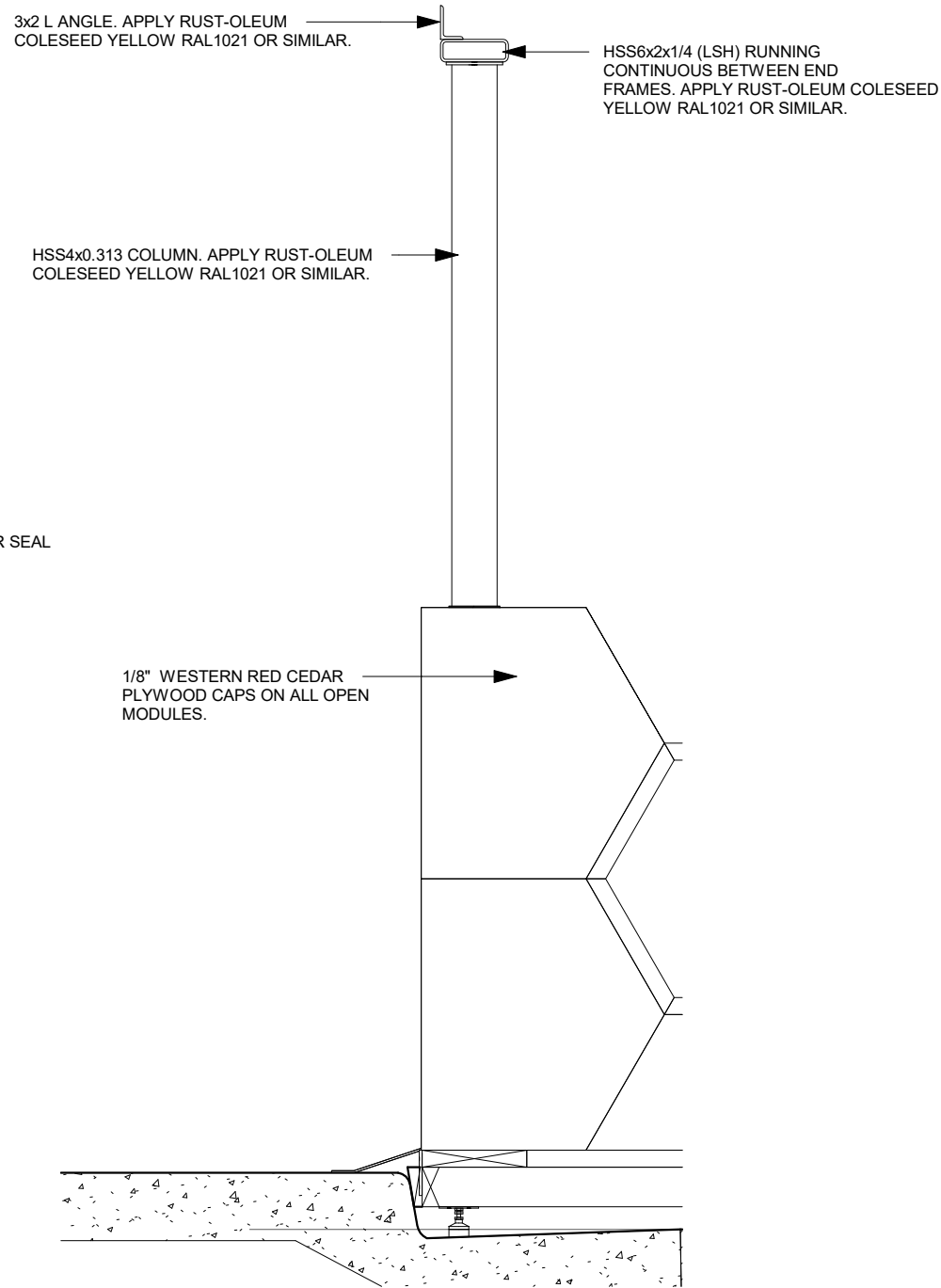


H ISOMETRIC VIEW - PANELING B

42 DETAIL G
3/4" = 1'-0"



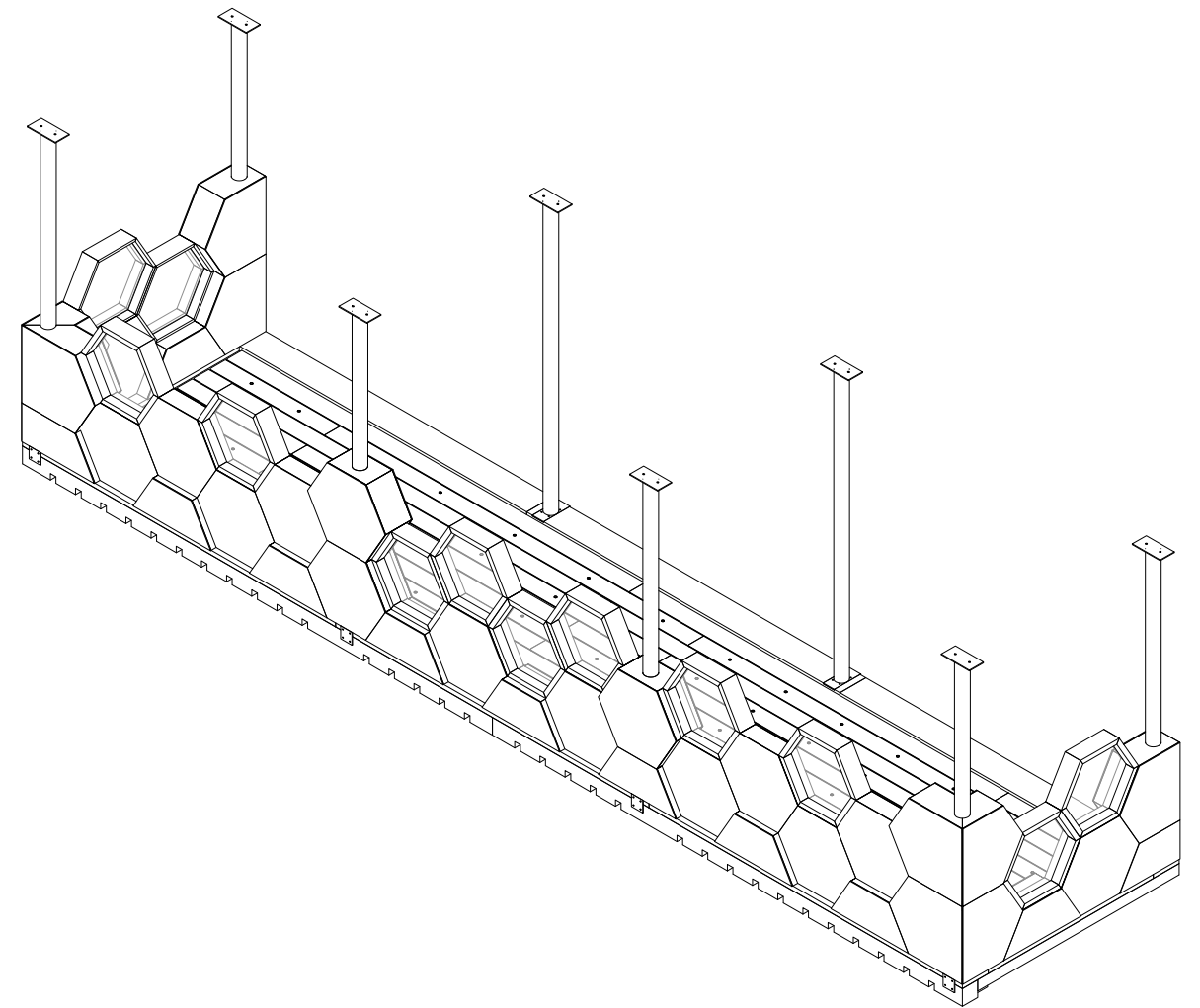
43 DETAIL H
3/4" = 1'-0"

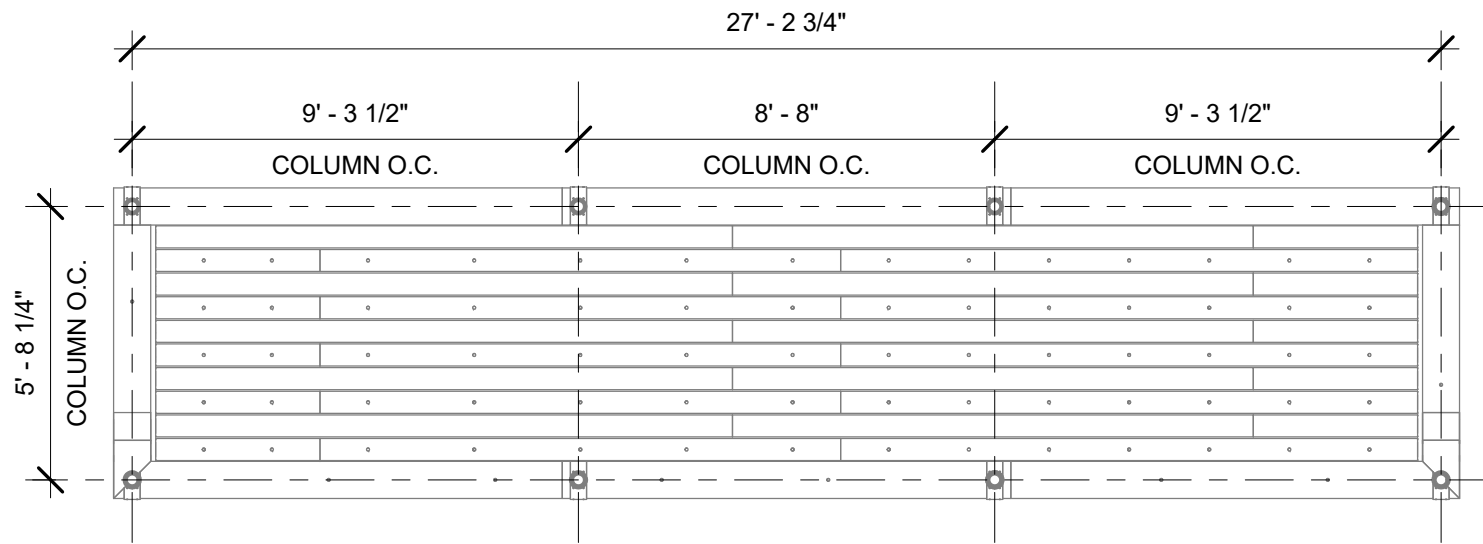


GENERAL BUILDING NOTES:

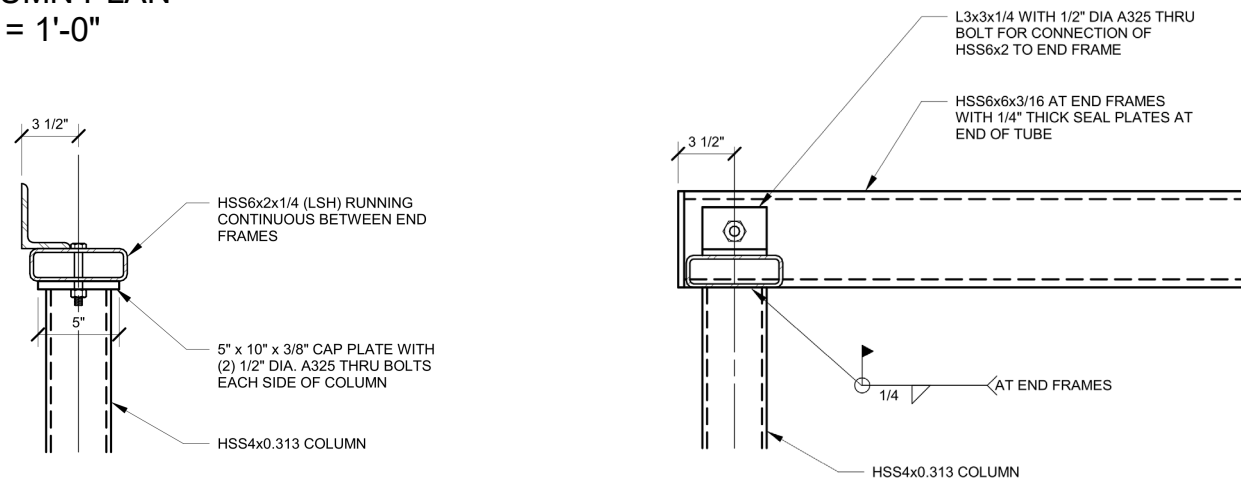
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1 ISOMETRIC VIEW - COLUMNS



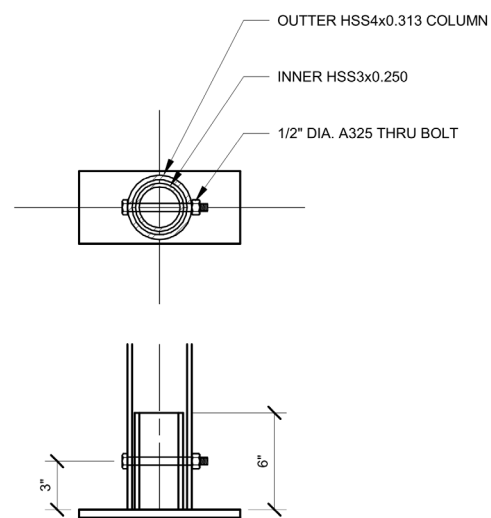


44 COLUMN PLAN
1/4" = 1'-0"



45 INTERMEDIATE CONDITION
1" = 1'-0"

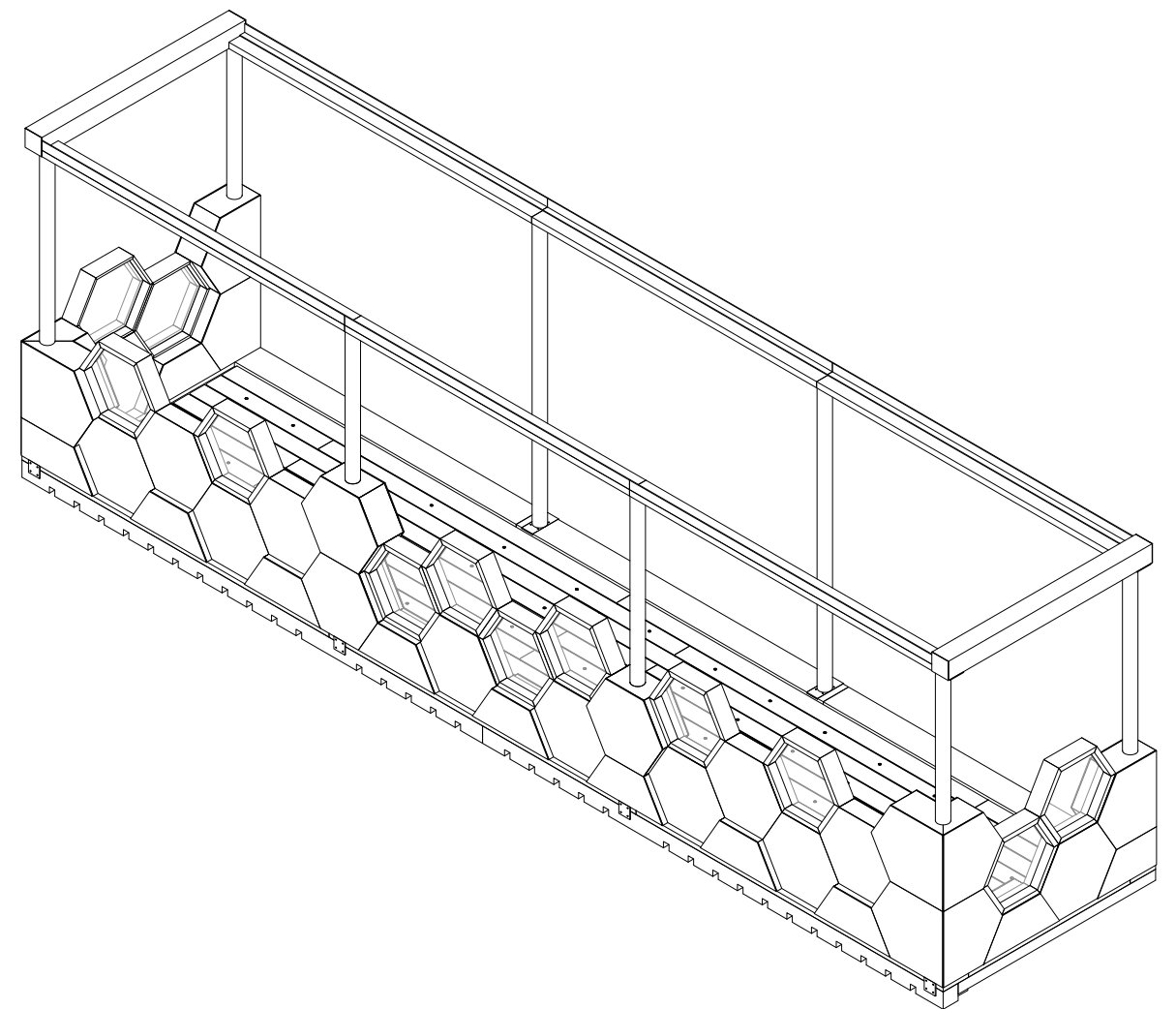
46 END FRAME CONDITION
1" = 1'-0"



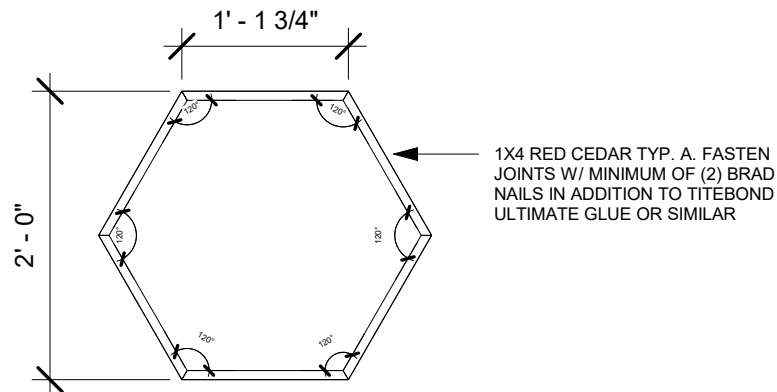
47 BASE CONDITION
1" = 1'-0"

GENERAL BUILDING NOTES:

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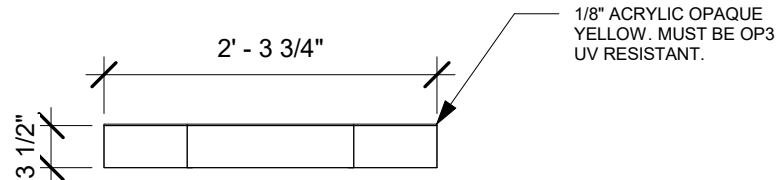


J ISOMETRIC VIEW - CANOPY FRAME



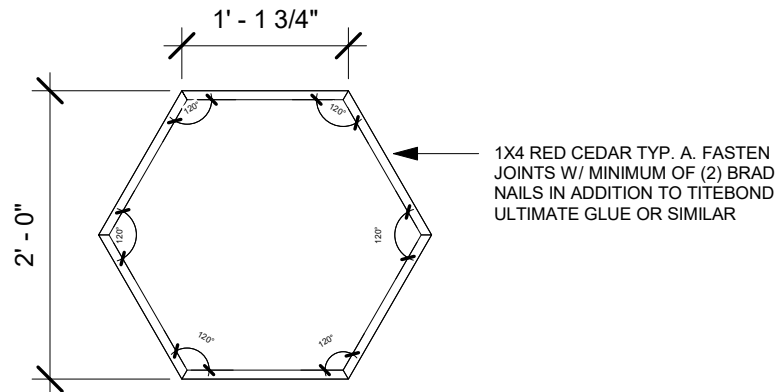
48 MODULE L ELEVATION
3/4" = 1'-0"

1X4 RED CEDAR TYP. A. FASTEN JOINTS W/ MINIMUM OF (2) BRAD NAILS IN ADDITION TO TITEBOND ULTIMATE GLUE OR SIMILAR



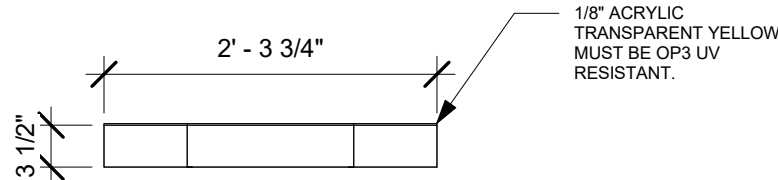
49 MODULE L TOP VIEW
3/4" = 1'-0"

1/8" ACRYLIC OPAQUE YELLOW. MUST BE OP3 UV RESISTANT.



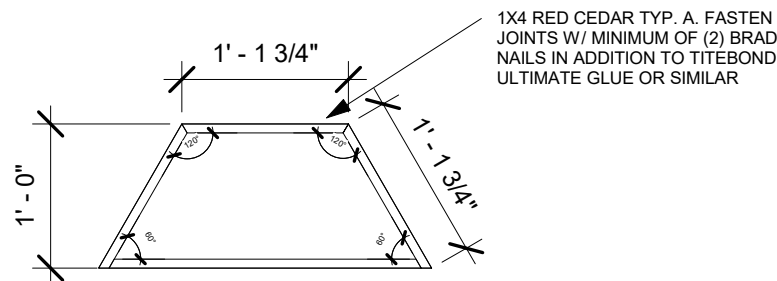
50 MODULE M ELEVATION
3/4" = 1'-0"

1X4 RED CEDAR TYP. A. FASTEN JOINTS W/ MINIMUM OF (2) BRAD NAILS IN ADDITION TO TITEBOND ULTIMATE GLUE OR SIMILAR



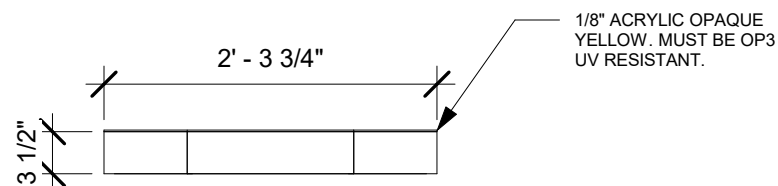
51 MODULE M TOP VIEW
3/4" = 1'-0"

1/8" ACRYLIC TRANSPARENT YELLOW. MUST BE OP3 UV RESISTANT.



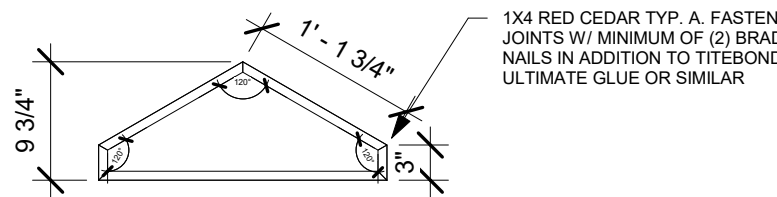
52 MODULE N ELEVATION
3/4" = 1'-0"

1X4 RED CEDAR TYP. A. FASTEN JOINTS W/ MINIMUM OF (2) BRAD NAILS IN ADDITION TO TITEBOND ULTIMATE GLUE OR SIMILAR



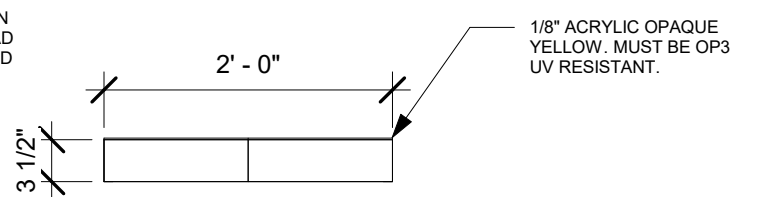
53 MODULE N TOP VIEW
3/4" = 1'-0"

1/8" ACRYLIC OPAQUE YELLOW. MUST BE OP3 UV RESISTANT.



54 MODULE O ELEVATION
3/4" = 1'-0"

1X4 RED CEDAR TYP. A. FASTEN JOINTS W/ MINIMUM OF (2) BRAD NAILS IN ADDITION TO TITEBOND ULTIMATE GLUE OR SIMILAR



55 MODULE O TOP VIEW
3/4" = 1'-0"

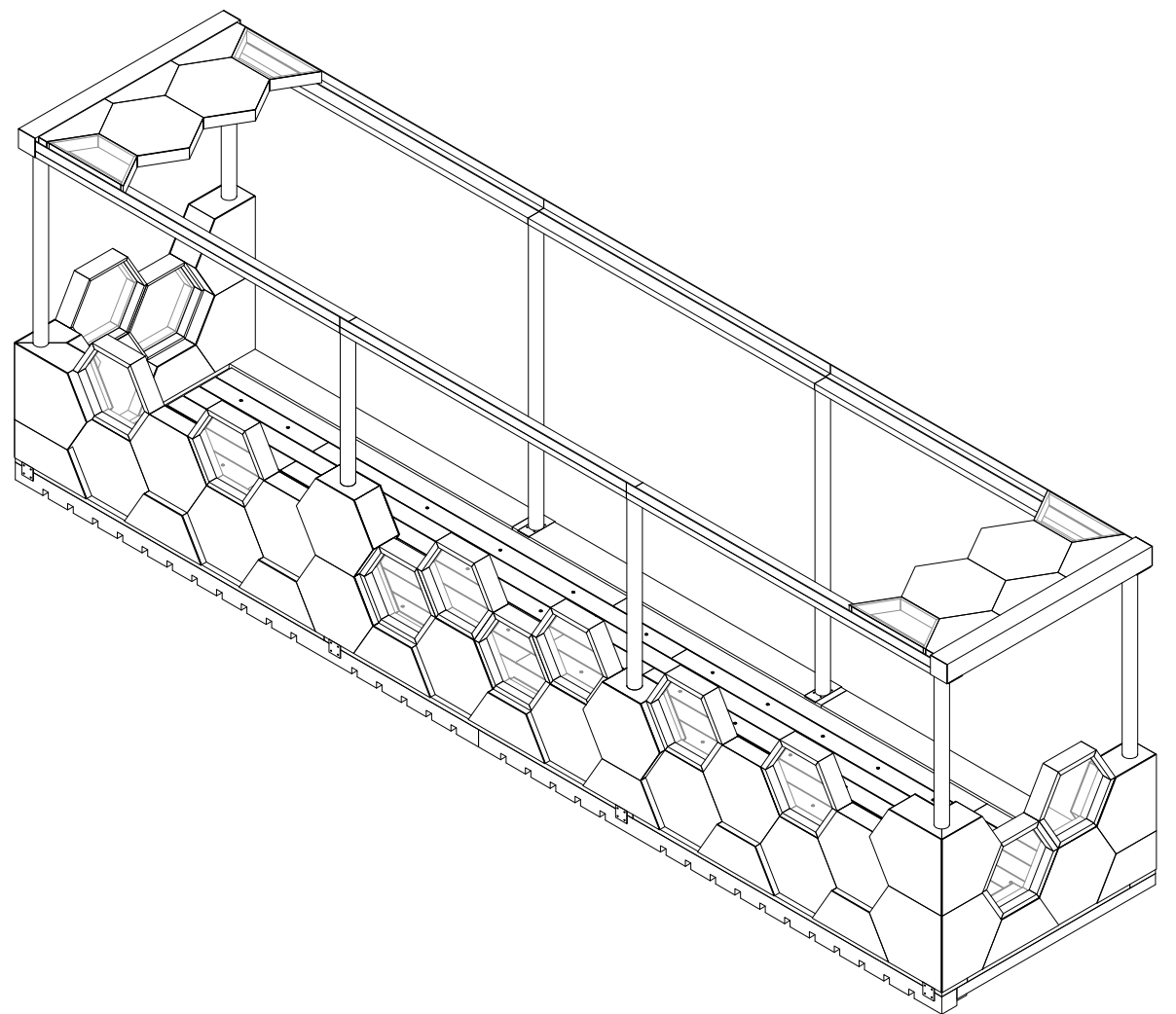
1/8" ACRYLIC OPAQUE YELLOW. MUST BE OP3 UV RESISTANT.

GENERAL BUILDING NOTES:

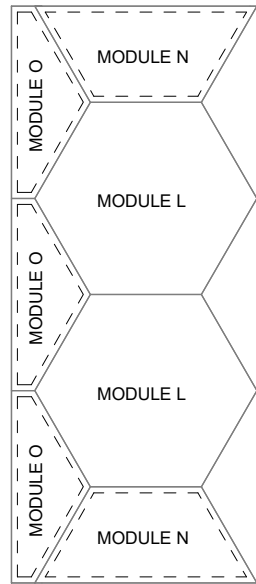
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MODULE TYPE QUANTITIES SCHEDULE

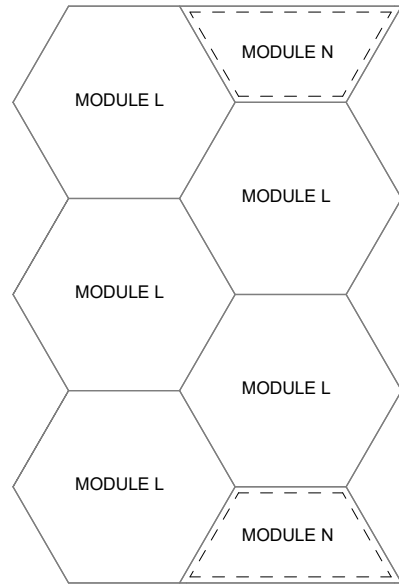
MODULE TYPE:	QUANTITY
MODULE L	29
MODULE M	8
MODULE N	16
MODULE O	6



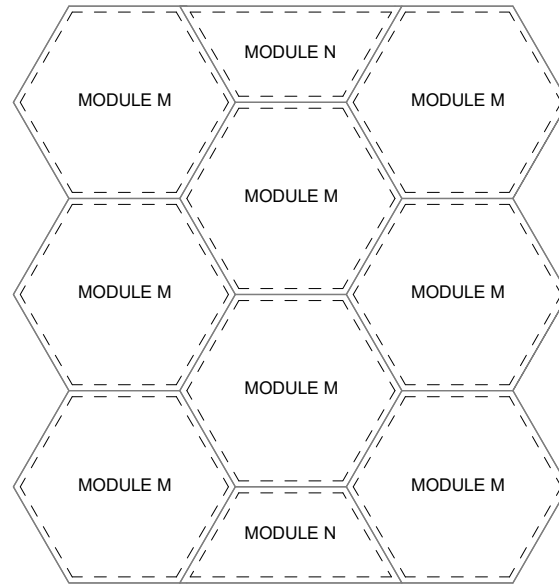
(K) ISOMETRIC VIEW - CANOPY PANELING A



56 PANEL C PLAN
1/2" = 1'-0"



57 PANEL D PLAN
1/2" = 1'-0"



58 PANEL E PLAN
1/2" = 1'-0"

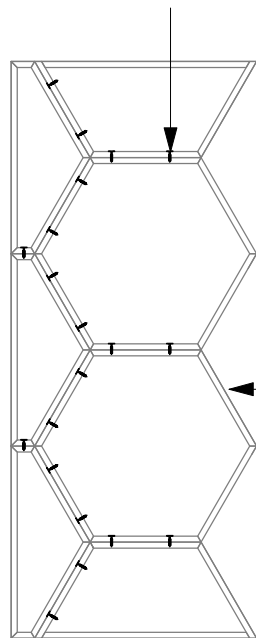
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PANEL TYPE QUANTITIES SCHEDULE

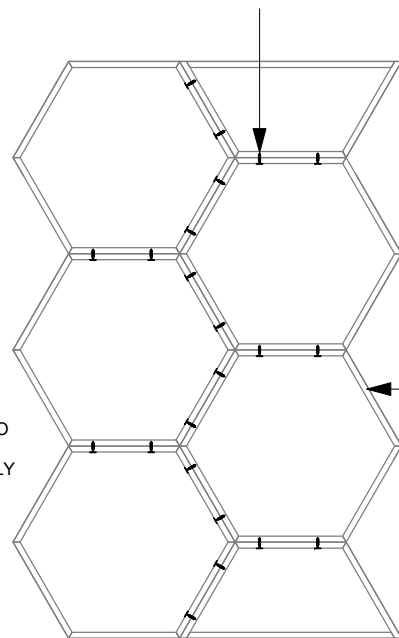
PANEL TYPE:	QUANTITY
PANEL C	2
PANEL D	5
PANEL E	1

USE MIN (2) 1-1/4"L STAR DRIVE WASHER HEAD SCREWS. JOIN MODULES ON EVERY SIDE AFTER APPLYING TITEBOND ULTIMATE GLUE OR SIMILAR



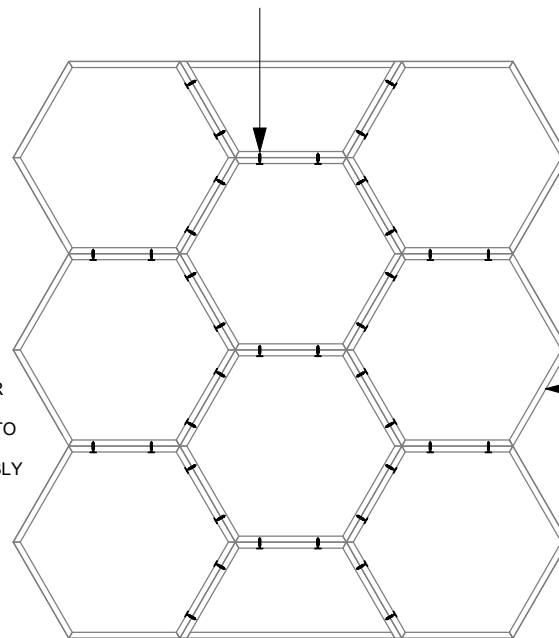
59 PANEL C SECTION
1/2" = 1'-0"

USE MIN (2) 1-1/4"L STAR DRIVE WASHER HEAD SCREWS. JOIN MODULES ON EVERY SIDE AFTER APPLYING TITEBOND ULTIMATE GLUE OR SIMILAR



60 PANEL D SECTION
1/2" = 1'-0"

USE MIN (2) 1-1/4"L STAR DRIVE WASHER HEAD SCREWS. JOIN MODULES ON EVERY SIDE AFTER APPLYING TITEBOND ULTIMATE GLUE OR SIMILAR

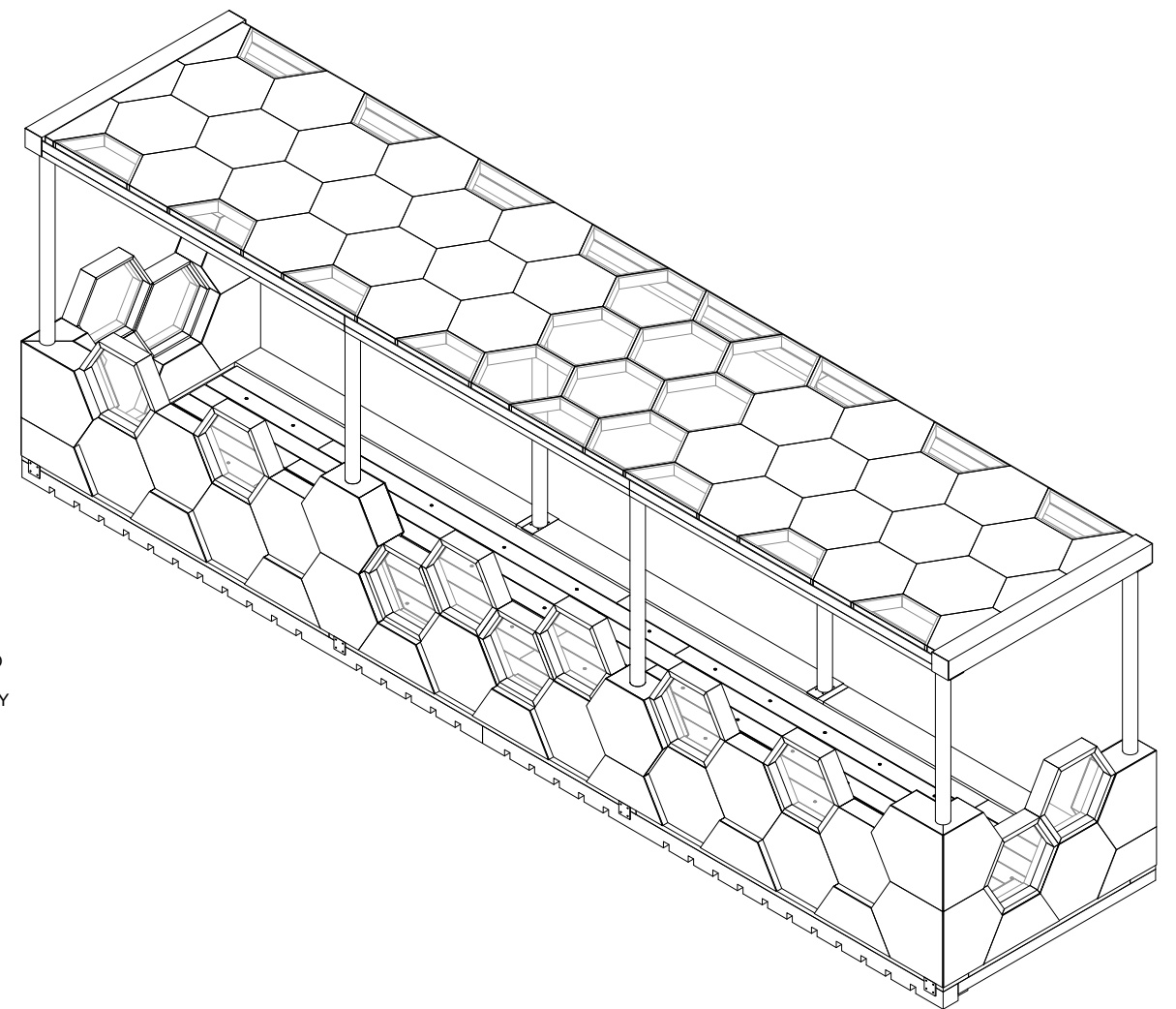


61 PANEL E SECTION
1/2" = 1'-0"






USE 1-1/4"L STAR DRIVE WASHER HEAD SCREWS TO JOIN PANELS DURING ASSEMBLY

USE 1-1/4"L STAR DRIVE WASHER HEAD SCREWS TO JOIN PANELS DURING ASSEMBLY

USE 1-1/4"L STAR DRIVE WASHER HEAD SCREWS TO JOIN PANELS DURING ASSEMBLY

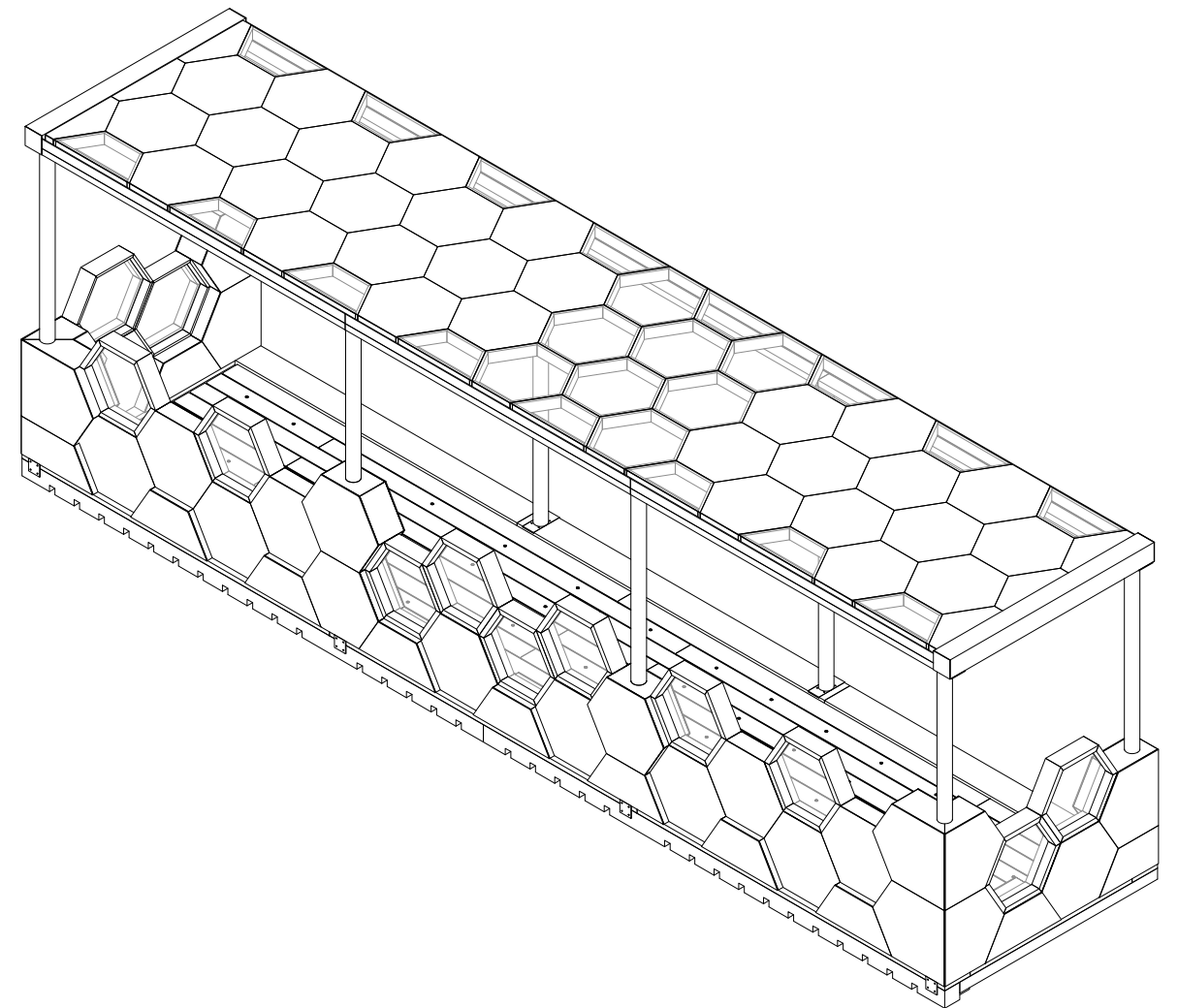


62 ISOMETRIC VIEW - CANOPY PANELING B

<u>PRODUCT USE</u>	<u>NAME</u>	<u>DESCRIPTION</u>	
FRAMING	SOUTHERN YELLOW PINE PRESSURE TREATED LUMBER	USED ON ALL STRUCTURAL FRAMING ELEMENTS. GAPS MUST BE COVERED WITH FLASHING TAPE	
HEXAGON MODULE	WESTERN RED CEDAR TYP. A.	USED ON ALL MODULES INCLUDING CANOPY. MUST BE TREATED WITH SEALER AND GAPS MUST BE FILLED WITH PUTTY. SHARP EDGES MUST BE SANDED TO AVOID CUTS	
HEXAGON MODULE COVER	WESTERN RED CEDAR PLYWOOD	USED ON ALL OPEN MODULES AROUND THE PERIMETER. MUST ALSO BE TREATED WITH SEALER	
WOOD SEALER	READY SEAL PRE-TINTED LIGHT OAK SEMI-TRANSPARENT EXTERIOR STAIN AND SEALER	USED ON ALL RED CEDAR MODULES AND PANELS TO WATERPROOF AND PROTECT NATURAL FINISH	
DECKING	TREX SELECT MADEIRA GROOVED COMPOSITE DECK BOARD	USED FOR ALL DECKING SURFACES. A NUMBER OF PLANKS NEED TO BE MODIFIED WITH THREADED INSERTS.	






GENERAL BUILDING NOTES:

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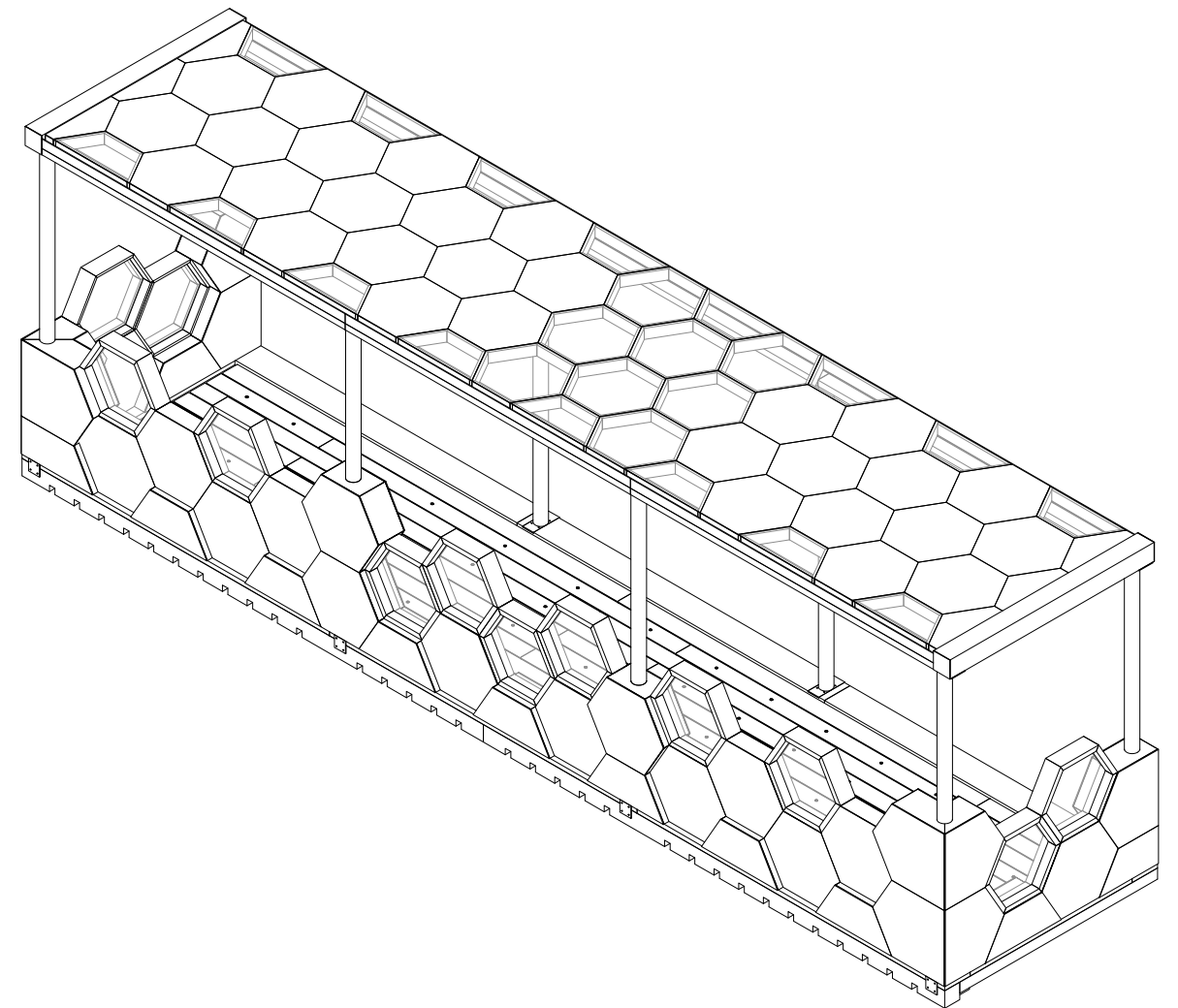
62 MATERIAL SPECIFICATIONS 01
 1" = 1'-0"

(M) ISOMETRIC VIEW - SPC 01

<u>PRODUCT USE</u>	<u>NAME</u>	<u>DESCRIPTION</u>	
HEXAGON MODULE ASSEMBLY	STAINLESS BRAD NAILS	USE DURING MODULE ASSEMBLY IN ADDITION TO TITEBOND ULTIMATE GLUE	
COLUMNS	STAINLESS LAG SCREWS	USE TO ATTACH COLUMN BASE ADAPTERS DIRECTLY INTO DECKING	
FURNITURE ATTACHMENTS	SECURITY MACHINE SCREWS	USE TO SECURE OUTDOOR FURNITURE	
HEXAGON MODULE ASSEMBLY	GRK STAR DRIVE FINISHING HEAD SCREWS	USE TO JOIN PANELS AND MODULES TOGETHER AROUND THE PERIMETER OF THE PARKLET	
HEXAGON MODULE ASSEMBLY	GRK STAR DRIVE WASHER HEAD WOOD SCREWS	USED TO JOIN PANELS AND MODULES TOGETHER IN THE CANOPY	


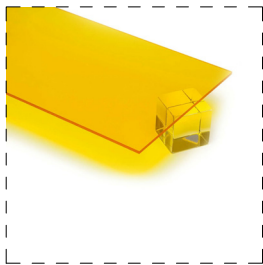
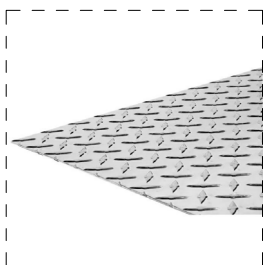
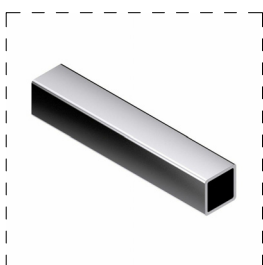
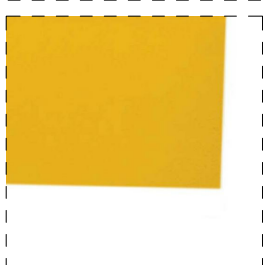
GENERAL BUILDING NOTES:

1. ALL SPECIFIED METAL HANGERS, SELF-LEVELING FEET, AND FASTENERS ARE TO BE GALVANIZED, STAINLESS, OR CORROSION-RESISTANT COATED AND ATTACHED WITH THE MAXIMUM FASTENING PATTERN AS SPECIFIED BY THE MANUFACTURER.
2. ALL STRUCTURAL WOOD PRODUCTS ARE TO BE PRESSURE-TREATED OR MARINE GRADE.
3. ALL WORK IS TO BE COORDINATED AND PERFORMED WITHIN THE CONSTRAINTS OF THE PARKLET DESIGN GUIDELINES PROVIDED BY THE CITY OF RICHMOND AND IT IS SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENTS OF PLANNING & DEVELOPMENT, PUBLIC WORKS, AND PUBLIC UTILITIES.



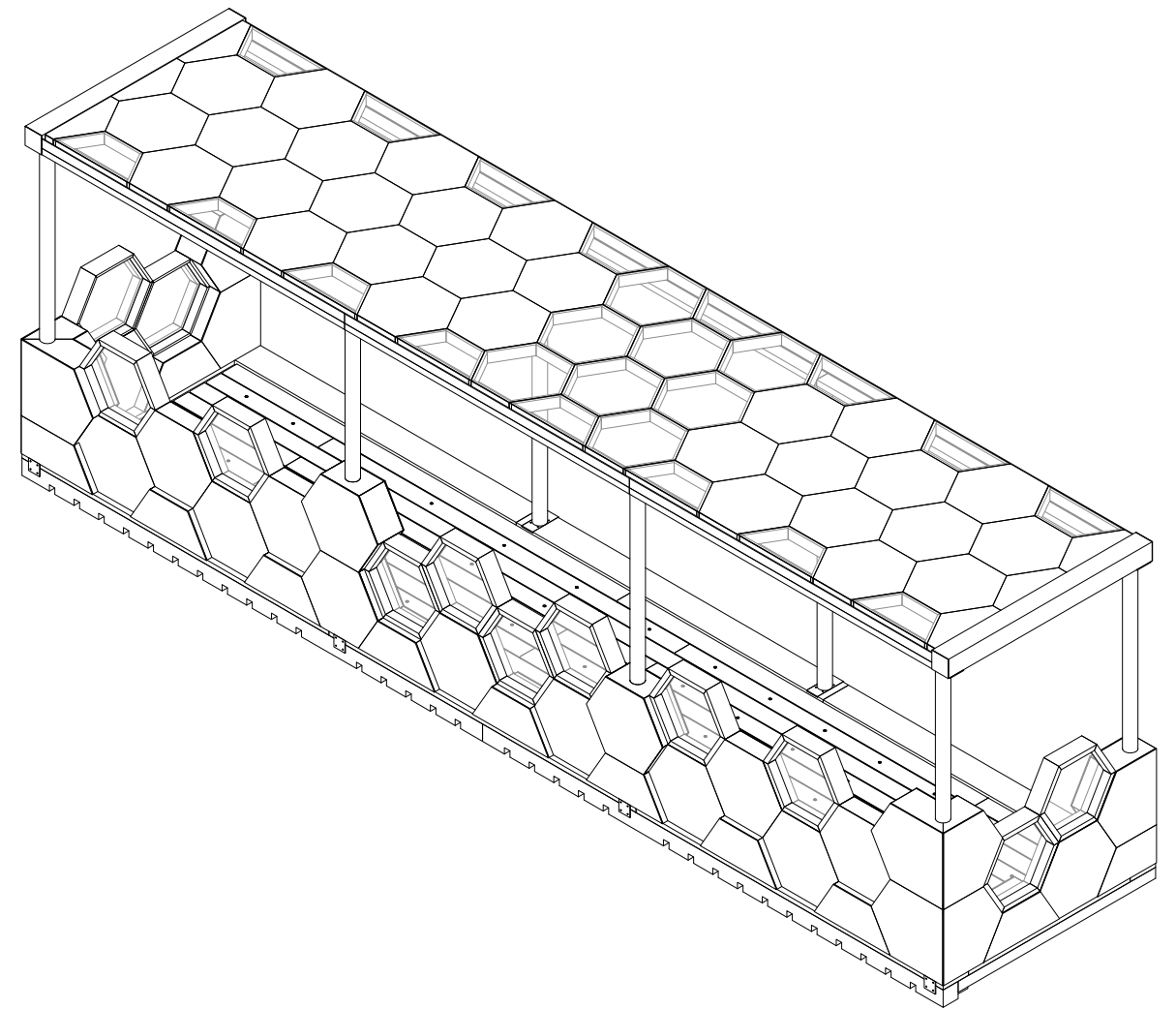
63 MATERIAL SPECIFICATIONS 02
1" = 1'-0"

N ISOMETRIC VIEW - SPC 02

PRODUCT USE	NAME	DESCRIPTION	
CANOPY	ACRYLIC OPAQUE YELLOW. OP3 UV RESISTANT.	USE TO CAP HEXAGON MODULES ON THE PERIMETER AND CANOPY	
CANOPY	ACRYLIC TRANSPARENT YELLOW. OP3 UV RESISTANT.	USE TO CAP HEXAGON MODULES ON THE PERIMETER AND CANOPY	
RAMP SURFACE	DIAMOND PLATED ALUMINUM.	USE AS PEDESTRIAN FRIENDLY SURFACE FOR ADA COMPLIANCE	
CANOPY STRUCTURE	HOLLOW STRUCTURAL SECTIONS (HSS)	USE FOR STRUCTURAL COLUMN FRAMING	
CANOPY STRUCTURE	RUST-OLEUM COLESEED YELLOW RAL1021	APPLY TO ALL STRUCTURAL STEEL MEMBERS FOR WEATHER PROTECTION	






GENERAL BUILDING NOTES:

1. ALL SPECIFIED METAL HANGERS, SELF-LEVELING FEET, AND FASTENERS ARE TO BE GALVANIZED, STAINLESS, OR CORROSION-RESISTANT COATED AND ATTACHED WITH THE MAXIMUM FASTENING PATTERN AS SPECIFIED BY THE MANUFACTURER.
2. ALL STRUCTURAL WOOD PRODUCTS ARE TO BE PRESSURE-TREATED OR MARINE GRADE.
3. ALL WORK IS TO BE COORDINATED AND PERFORMED WITHIN THE CONSTRAINTS OF THE PARKLET DESIGN GUIDELINES PROVIDED BY THE CITY OF RICHMOND AND IT IS SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENTS OF PLANNING & DEVELOPMENT, PUBLIC WORKS, AND PUBLIC UTILITIES.



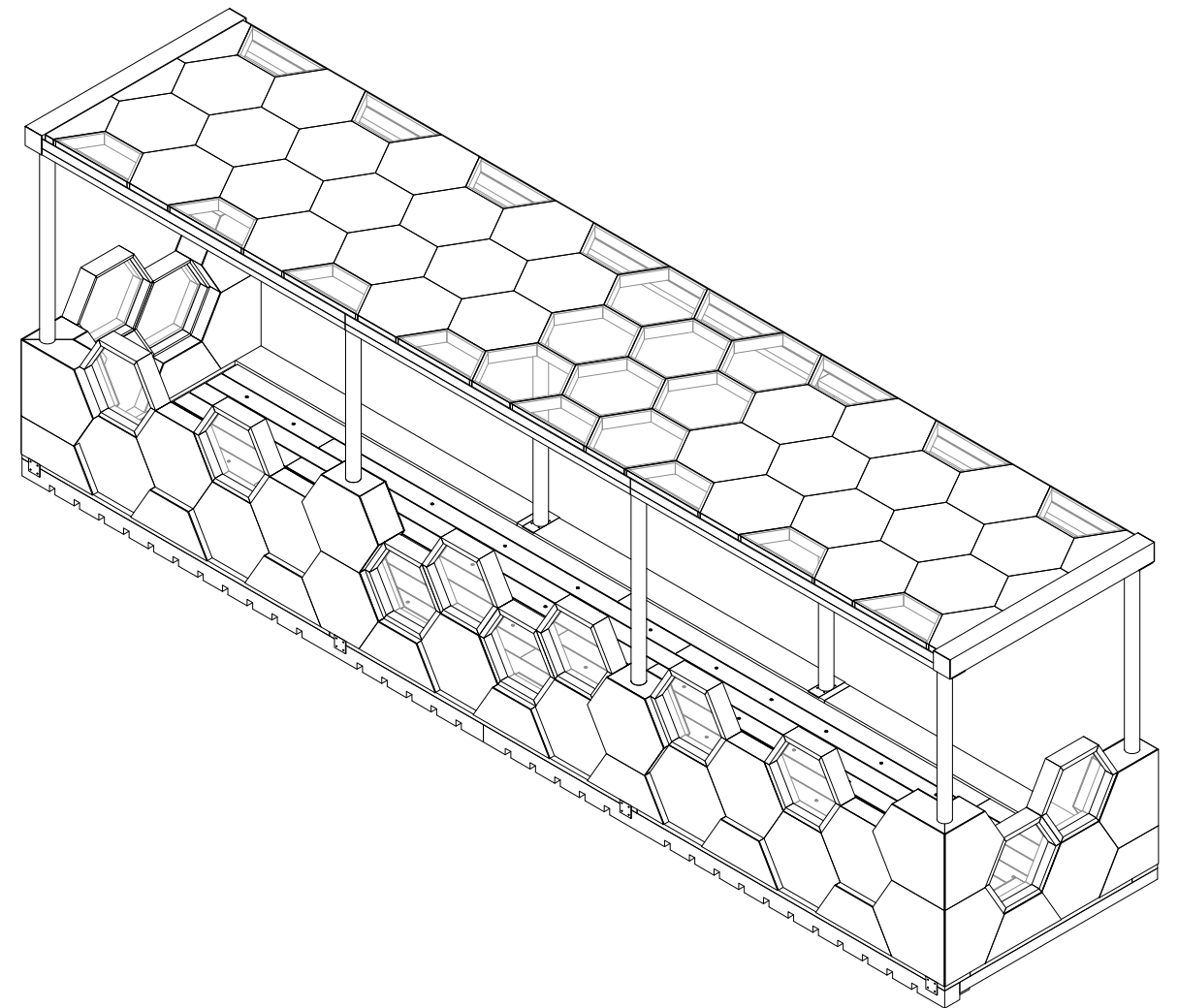
64 MATERIAL SPECIFICATIONS 03
1" = 1'-0"

○ ISOMETRIC VIEW - SPC 03

<u>PRODUCT USE</u>	<u>NAME</u>	<u>DESCRIPTION</u>	
DECKING	TREX CLIP HIDDEN FASTENERS	USE TO ATTACH COMPOSITE DECKING INTO PRESSURE TREATED WOOD FRAME	
COLUMNS	RUBBER PIPE SEAL	USE AROUND COLUMNS TO SEAL ANY GAPS ON THE PERIMETER MODULES	
DECKING	HEX FLANGED THREADED INSERT	INSTALL HARDWARE INTO COMPOSITE DECKING TO TEMPORARILY FASTEN FURNITURE	
FRAMING	STAINLESS STEEL LEVELING MOUNT	USE TO LEVEL DECKING IN RELATIONSHIP TO THE STREET SURFACE AT ALL CORNERS	
PLANTING	COMMERCIAL OUTDOOR RECTANGULAR PLANTER	USE FOR ACTUAL PLANTING OF ECHINACEAS AND SUNFLOWERS. COVER USING HEXAGON MODULES.	

GENERAL BUILDING NOTES:

1. ALL SPECIFIED METAL HANGERS, SELF-LEVELING FEET, AND FASTENERS ARE TO BE GALVANIZED, STAINLESS, OR CORROSIAN-RESISTANT COATED AND ATTACHED WITH THE MAXIMUM FASTENING PATTTER AS SPECIFIED BY THE MANUFACTURER.
2. ALL STRUCTURAL WOOD PRODUCTS ARE TO BE PRESSURE-TREATED OR MARINE GRADE.
3. ALL WORK IS TO BE COORDINATED AND PERFORMED WITHIN THE CONSTRAINTS OF THE PARKLET DESIGN GUIDELINES PROVIDED BY THE CITY OF RICHMOND AND IT IS SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENTS OF PLANNING & DEVELOPMENT, PUBLIC WORKS, AND PUBLIC UTILITIES.



65 MATERIAL SPECIFICATIONS 04
1" = 1'-0"

(P) ISOMETRIC VIEW - SPC 04

MATERIAL SPECIFICATIONS
D:\Revit Architecture User Data\03022021_Ms_Bees_Urban
Parklet_Model_mborjasS3U37.rvt

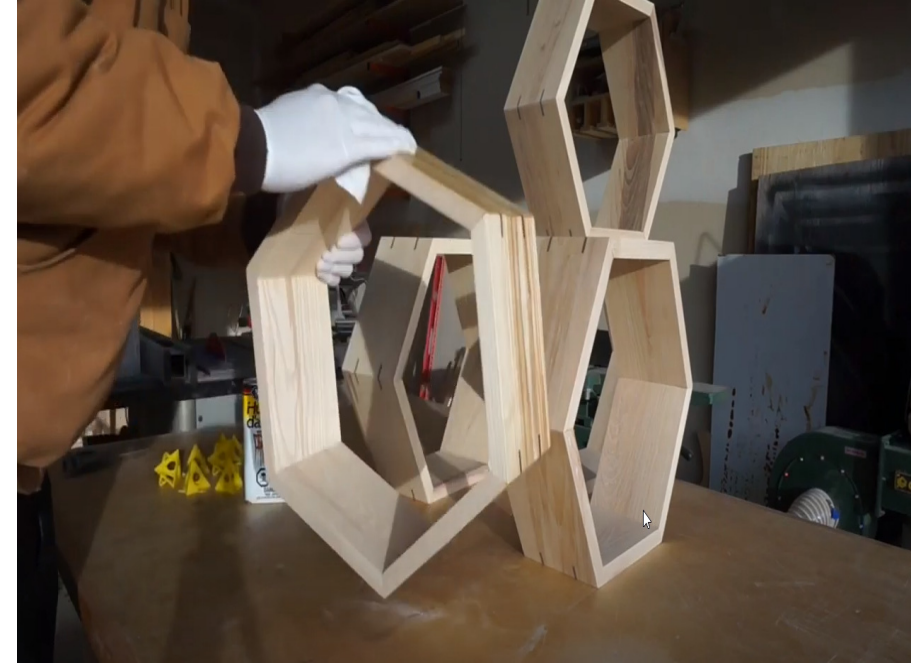
MS.BEES PARKLET
PJN 200723



PART CUTTING



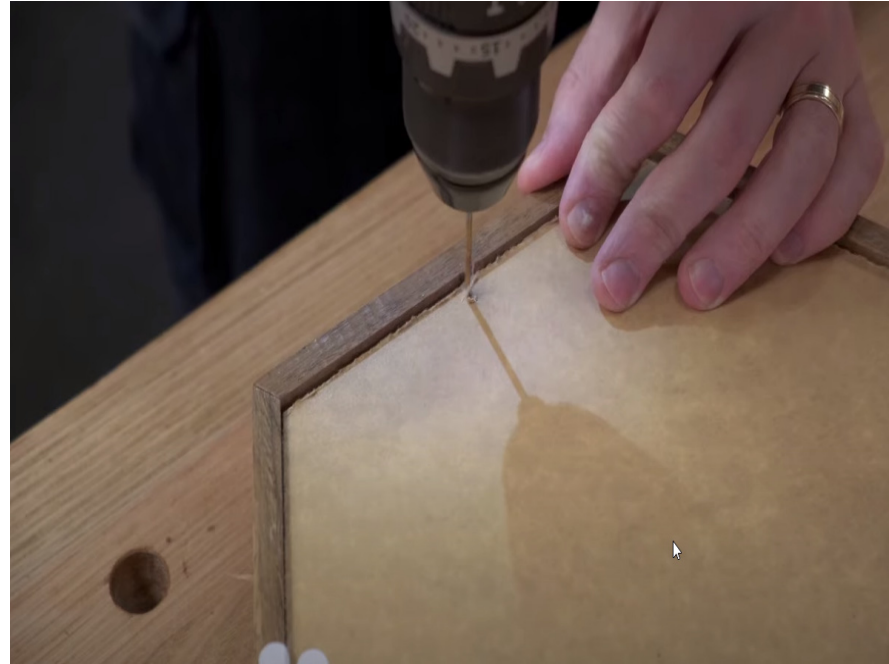
ASSEMBLY



EDGE SANDING



WATERPROOFING AND SEAL

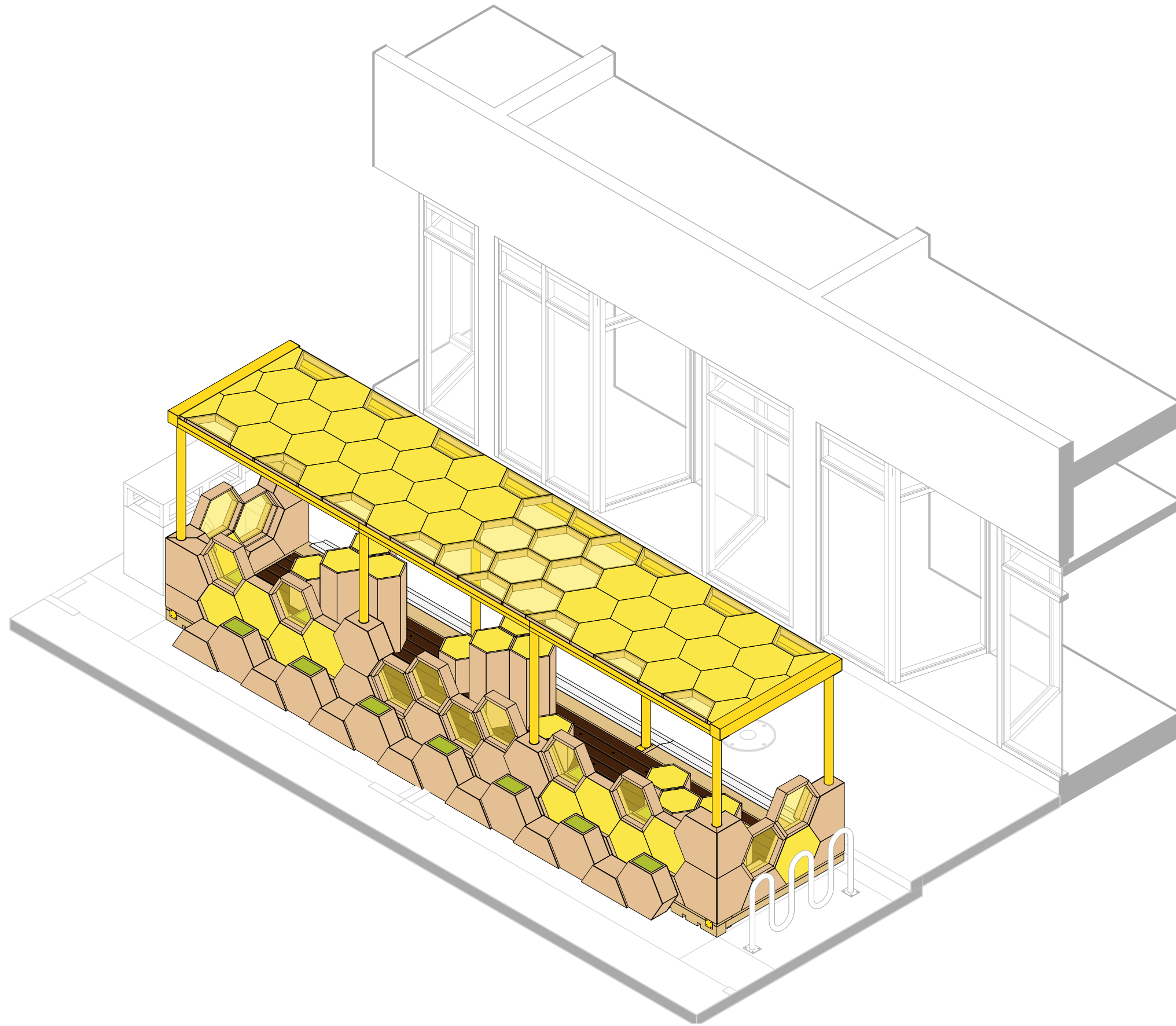


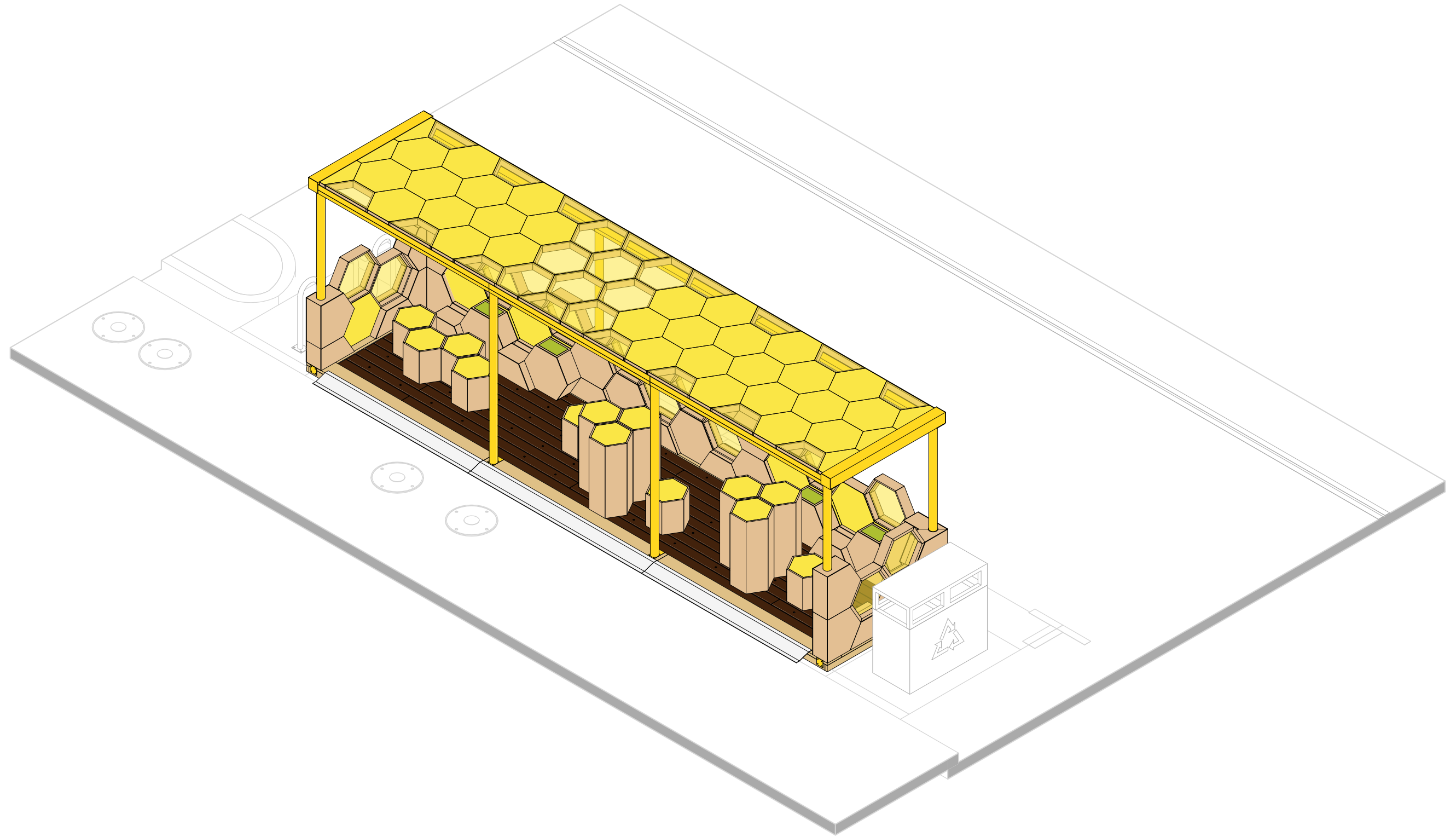
PLEXIGLASS



MODULE

1 NORTHWEST AXONOMETRIC





① SOUTHEAST AXONOMETRIC

HBPC

PO Box 25271
Richmond, Va. 23260-5271

February 17, 2021

Mr. Willie Hilliard

19 west Brookland Park Blvd

Richmond, Va 23222

Dear sirs,

My name is Willie Hilliard and I am the Executive Director of the Historic Brookland Park Collective, the civic entity responsible for the Brookland Park corridor and community.

I am writing you today to express my support of the installation of a parklet to be used by Ms. Bee's Juicebar. I believe that this will be a great addition to the corridor and it should help the business thrive in these trying times. I ask that you fully support this effort. You can reach me anytime if there are any further questions. Thanks

Best regards,

Willie Hilliard, Executive Director

Historic Brookland Park Collective

804-852-7463

Whprez@gmail.com

February 11, 2021

To whom this may concern,

My name is Cory Weiner, I am a resident of Northside and also the Managing Member of all the companies that own the properties listed below located near the proposed Parklet at 114 W Brookland Park Blvd. I speak for all the owners that we are in favor of a Parklet in front of Ms. Bees Juice Bar.

Parklets are a great way for businesses to remain open and adapt in these unprecedented times. I believe we as a community should do anything to help small business survive and parklets is one great way to do just that.

If we can do anything further to expedite this application, my contact information is below.

- 115 W Brookland Park Blvd
- 114 W Brookland Park Blvd
- 116 W Brookland Park Blvd
- 118 W Brookland Park Blvd
- 120 W Brookland Park Blvd
- 126 W Brookland Park Blvd
- 119 W Brookland Park Blvd
- 121 W Brookland Park Blvd
- 123 W Brookland Park Blvd
- 125 W Brookland Park Blvd
- 221 W Brookland Park Blvd
- 24 W Brookland Park Blvd

Sincerely,



Cory Weiner
Managing Member
PO Box 14609
Richmond, VA 23221
(804) 347-3251
CWPerformanceGroupLLC@gmail.com

Letter of Support for Parklet at 114 W. Brookland Park Boulevard
Ms. Bees Juice Bar

On behalf of the neighboring businesses, we fully support a parklet being created for Ms. Bee's Juice Bar located at 114 W. Brookland Park Blvd. Her parklet will allow the community to come together as a whole and bring in positive affirmations.

Parklets are designed to promote more seating and allow the customers to feel like they have more than one place to mingle with peers. Ms. Bee's having a parklet outside of her juice bar allows her clientele to explore the surrounding areas. This may even bring in more customers for us neighboring businesses.

In conclusion, parklets create a sense of place and make intersections more humane. It's our job as entrepreneurs to fully uplift one another while also making sure our consumers are satisfied as well.

Signature
Andrew Mann
Demetri Bledsoe
Signature

Date
7/10/20
Date

Business Name/Address
Strictly Business #1
113 W. Brookland Park Blvd.
Business Name/Address

July 2, 2020

Letter of Support for Parklet at 114 W. Brookland Park Boulevard
Ms. Bees Juice Bar

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In conclusion, parklets create a sense of place and make intersections more humane. It's our job as entrepreneurs to fully uplift one another while also making sure our consumers are satisfied as well.

Signature



Signature

Date

7/12/20

Date

Business Name/Address

Her Design Studio LLC
116 W. Brookland Park Blvd.

Business Name/Address