

ST. ELIZABETH'S APARTMENTS

RICHMOND, VIRGINIA

SPECIAL USE PERMIT PACKAGE: NOVEMBER 28, 2016

ARCHITECT: EDWARD H. WINKS - JAMES D. SNOWA, ARCHITECTS, P.C.
 2119 EAST FRANKLIN STREET, SUITE 200, RICHMOND, VIRGINIA 23223 - (804)643- 6196

OWNER: BETTER HOUSING COALITION
 23 WEST BROAD STREET, SUITE 100, RICHMOND, VIRGINIA 23220 - (804)644- 0546

CIVIL ENGINEER: TIMMONS GROUP
 1001 BOULDERS PARKWAY, SUITE 300, RICHMOND, VIRGINIA 23225 - (804)200- 6500

EDWARD H. WINKS
 JAMES D. SNOWA
 ARCHITECTS P.C.
 2119 EAST FRANKLIN STREET, RICHMOND, VIRGINIA 23223
 (804) 643-6196 FAX (804) 643-6196
 ewarch@e-hw-arch.com



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UNIT TYPE	1BR-1	2BR-1	2BR-1 GARD	2BR-2 GARD	3BR-1 GARD	3BR-1	3BR-2	UNITS BY BLDG
NET S.F.	572	847	856	882	1,037	1,171	1,116	
GROSS S.F.	624	910	922	948	1,117	1,248	1,194	
BLDG #	BLDG TYPE							
1	B	15	25	0	0	9	3	52
2	A1	0	0	6	4	2	0	12
3	A2	0	0	4	3	1	0	8
4	A3	0	0	4	3	1	0	8
UNITS BY TYPE		15	25	14	10	4	9	3
		15	49			16		
		19%	61%			20%		
NET S.F. BY UNIT TYPE		8,579	21,167	11,990	8,822	4,150	10,543	3,347
GROSS S.F. BY UNIT TYPE		9,360	22,750	12,905	9,475	4,470	11,232	3,582

TOTAL UNIT NET S.F.	TOTAL UNIT GROSS S.F.
68,598	73,773

BLDG #	FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	GROSS BLDG OVERALL SF
1	B	19,845	19,443	19,050	58,338
2	A1	7,217	6,589	N/A	13,806
3	A2	4,575	4,199	N/A	8,775
4	A3	4,556	4,199	N/A	8,755
OVERALL GROSS SF					89,674

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PROGRESS SET
 NOT FOR
 CONSTRUCTION

SHEET TITLE
 COVER SHEET, INDEX & MATRIX

DATE: 11/28/16
 REVISIONS

CS

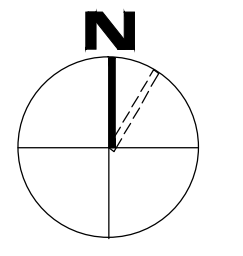
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1A
A0.00

SITE VICINITY PLAN

SCALE: 1" = 50'-0"



**PROGRESS SET
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CONSTRUCTION**

SHEET TITLE
**SITE VICINITY
PLAN**

DATE: **11/28/16**
REVISIONS

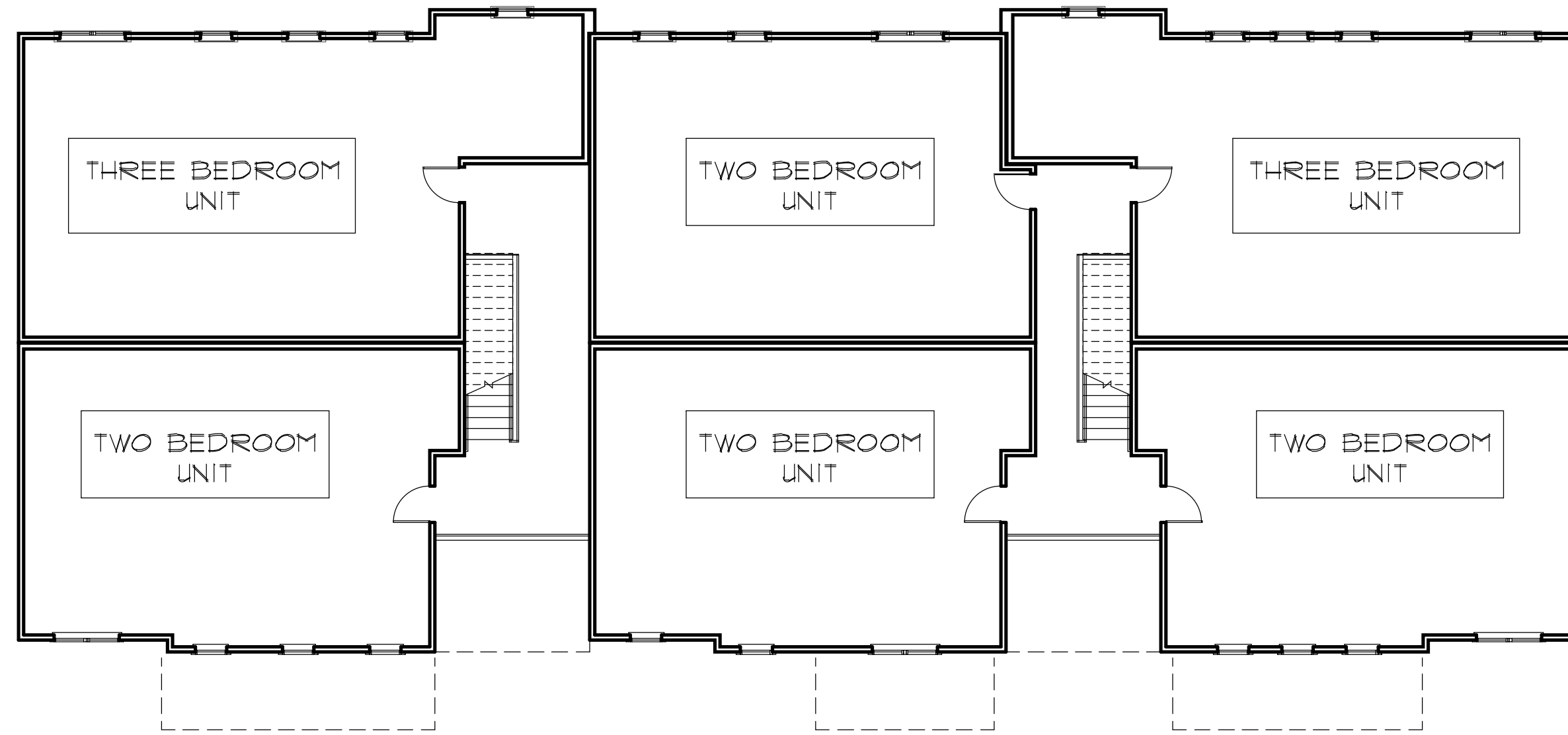
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JOB NO. 16- 409

ST. ELIZABETH'S APARTMENTS RICHMOND, VIRGINIA



**EDWARD H. WINKS
JAMES D. SNOWA
ARCHITECTS P.C.**
2119 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23231
(804) 643-0190 FAX (804) 643-6190 ward@esw-aach.com

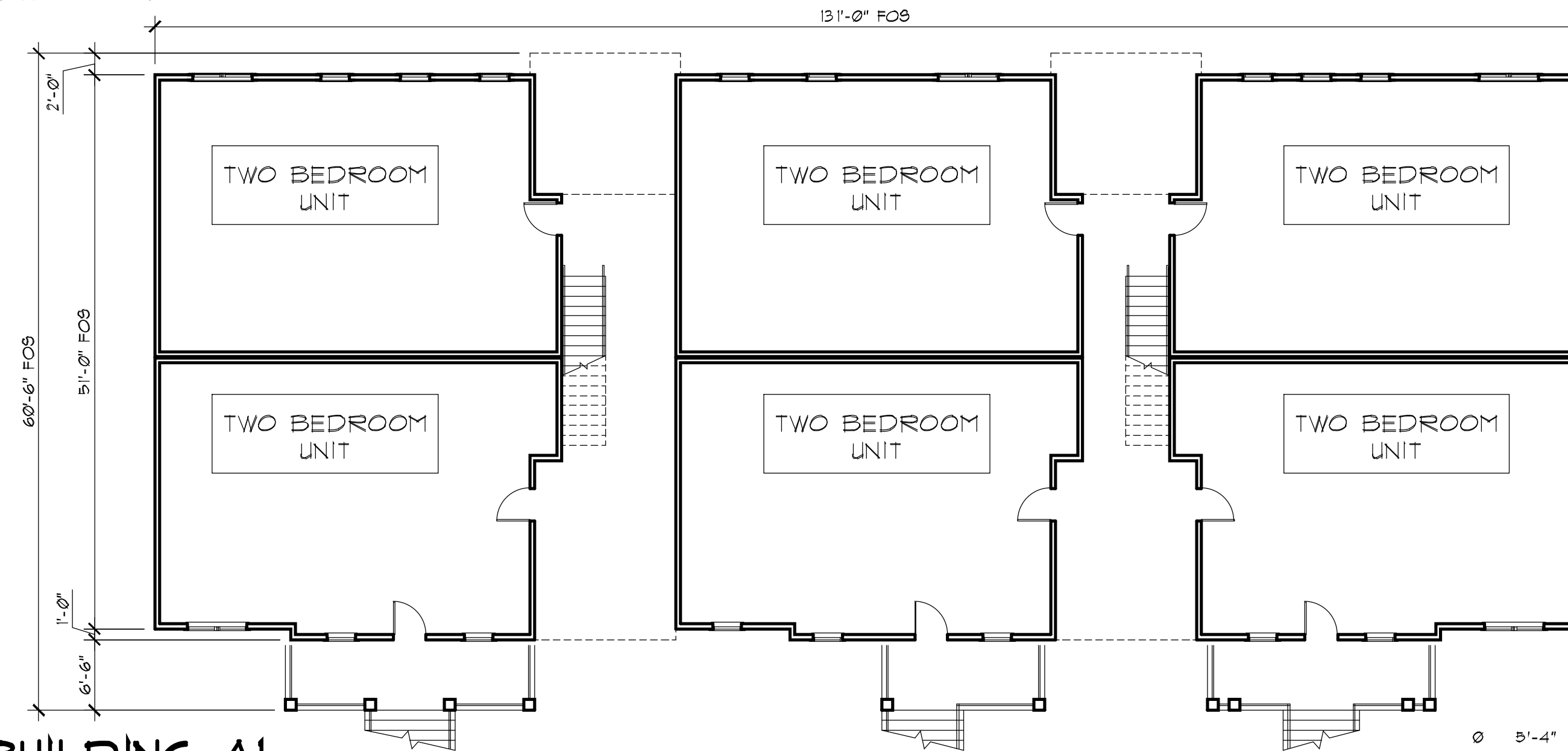


**BUILDING A1
SECOND FLOOR PLAN**

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

ID
A1.01

SCALE: 3/32" = 1'-0"



**BUILDING A1
FIRST FLOOR PLAN**

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

ID
A1.01

SCALE: 3/32" = 1'-0"

EDWARD H. WINKS
JAMES D. SNOWA
ARCHITECTS P.C.
2119 EAST FRANKLIN STREET, RICHMOND, VIRGINIA 23223
(804) 643-0196 FAX (804) 643-0196 wardh@esw-arch.com



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RICHMOND, VIRGINIA

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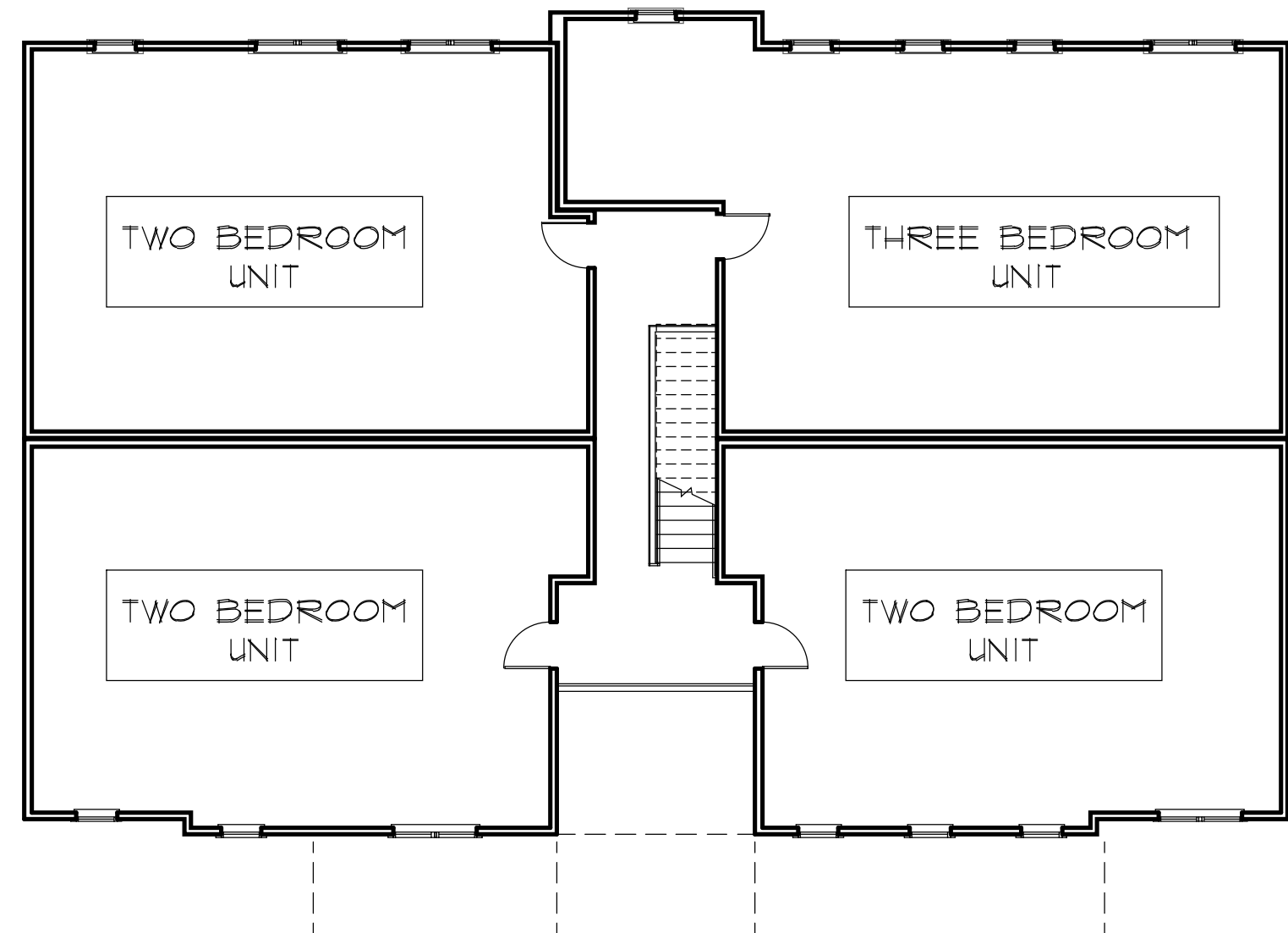
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BUILDING A1
FLOOR PLANS

DATE: 11/28/16
REVISIONS

A1.01

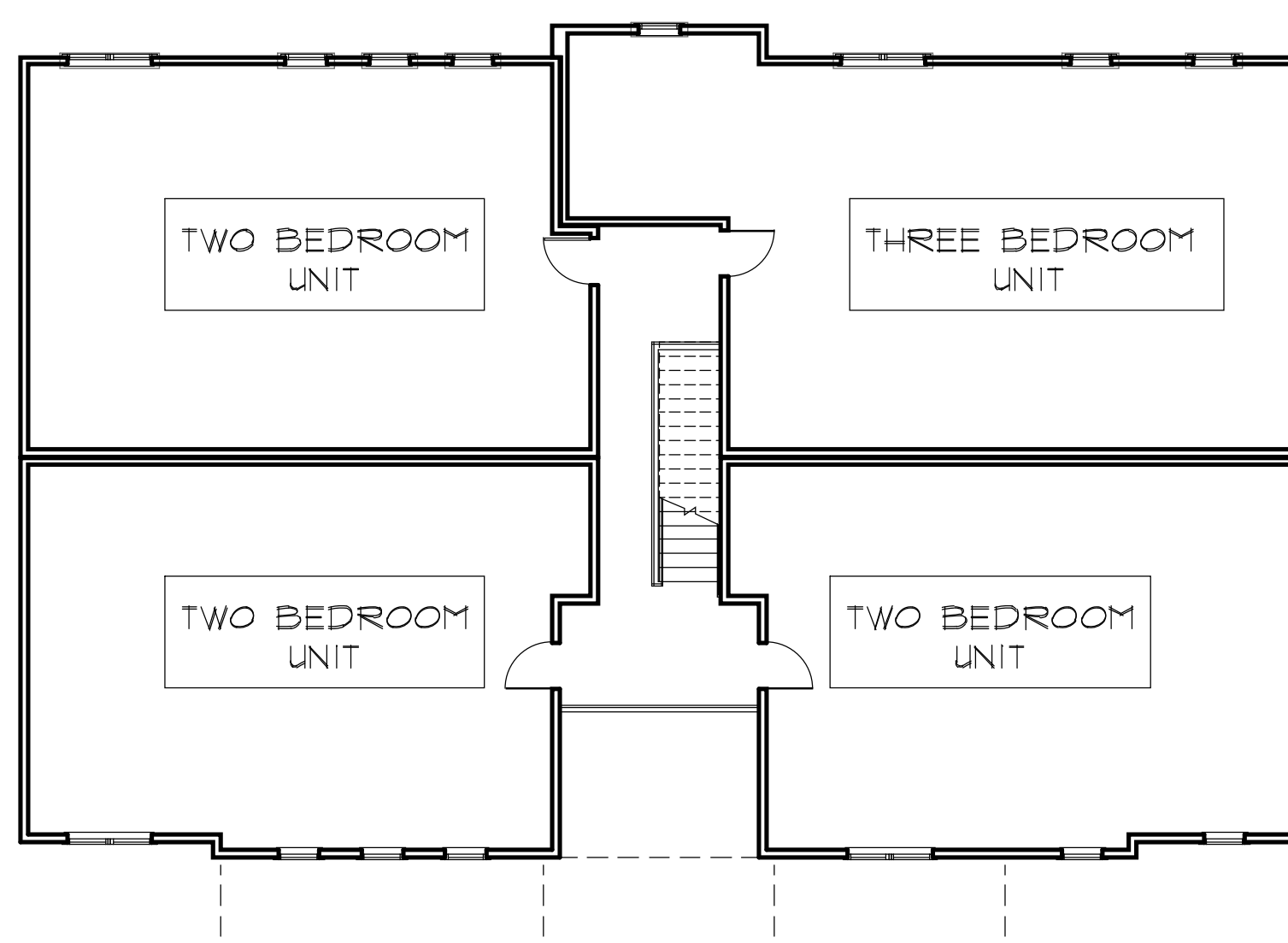
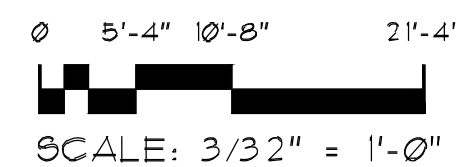
JOB NO. 16- 409



**BUILDING A2
SECOND FLOOR PLAN**

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A1.02

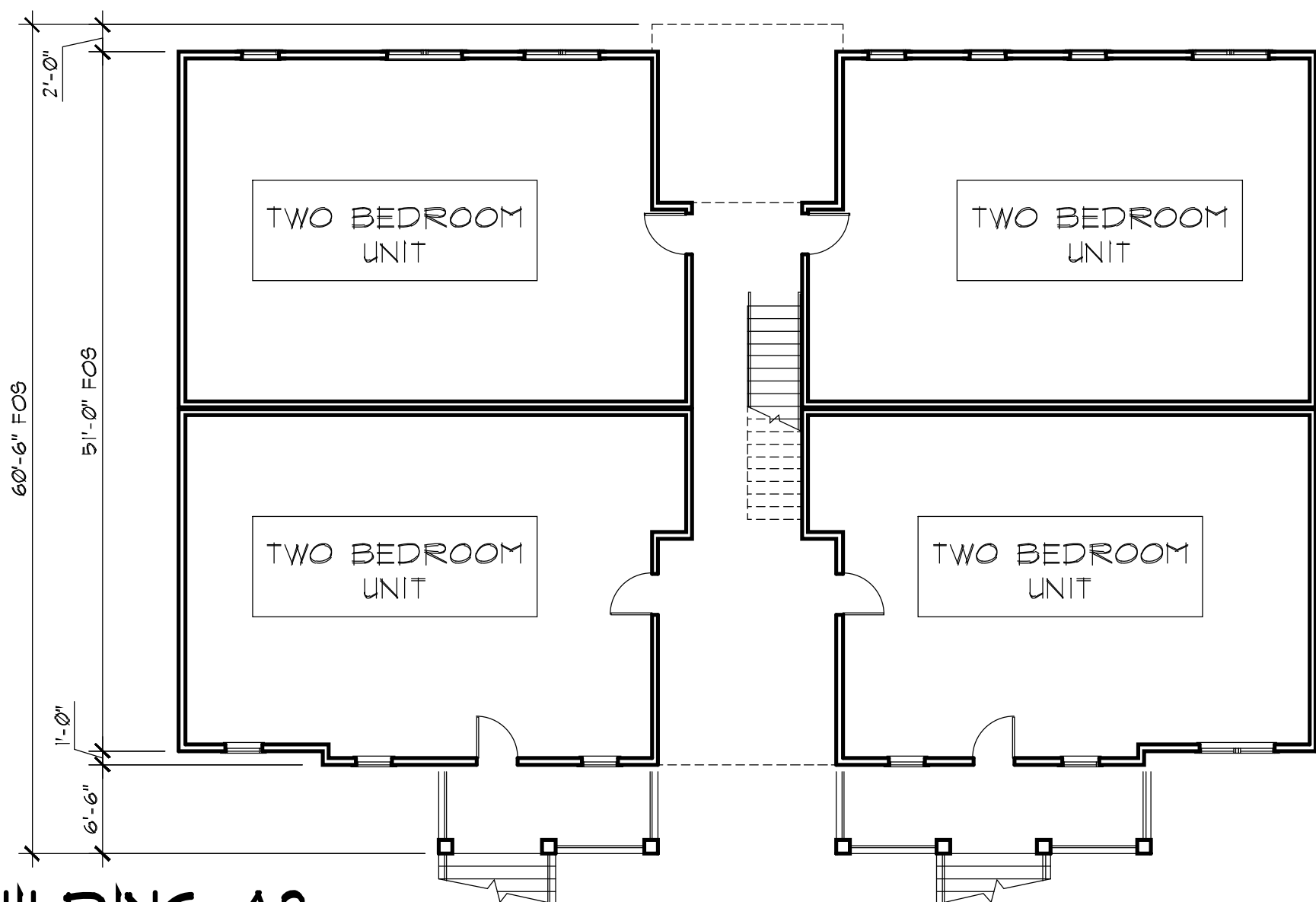
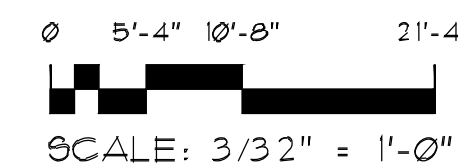
SCALE: 3/32" = 1'-0"



**BUILDING A3
SECOND FLOOR PLAN**

ID
A1.02

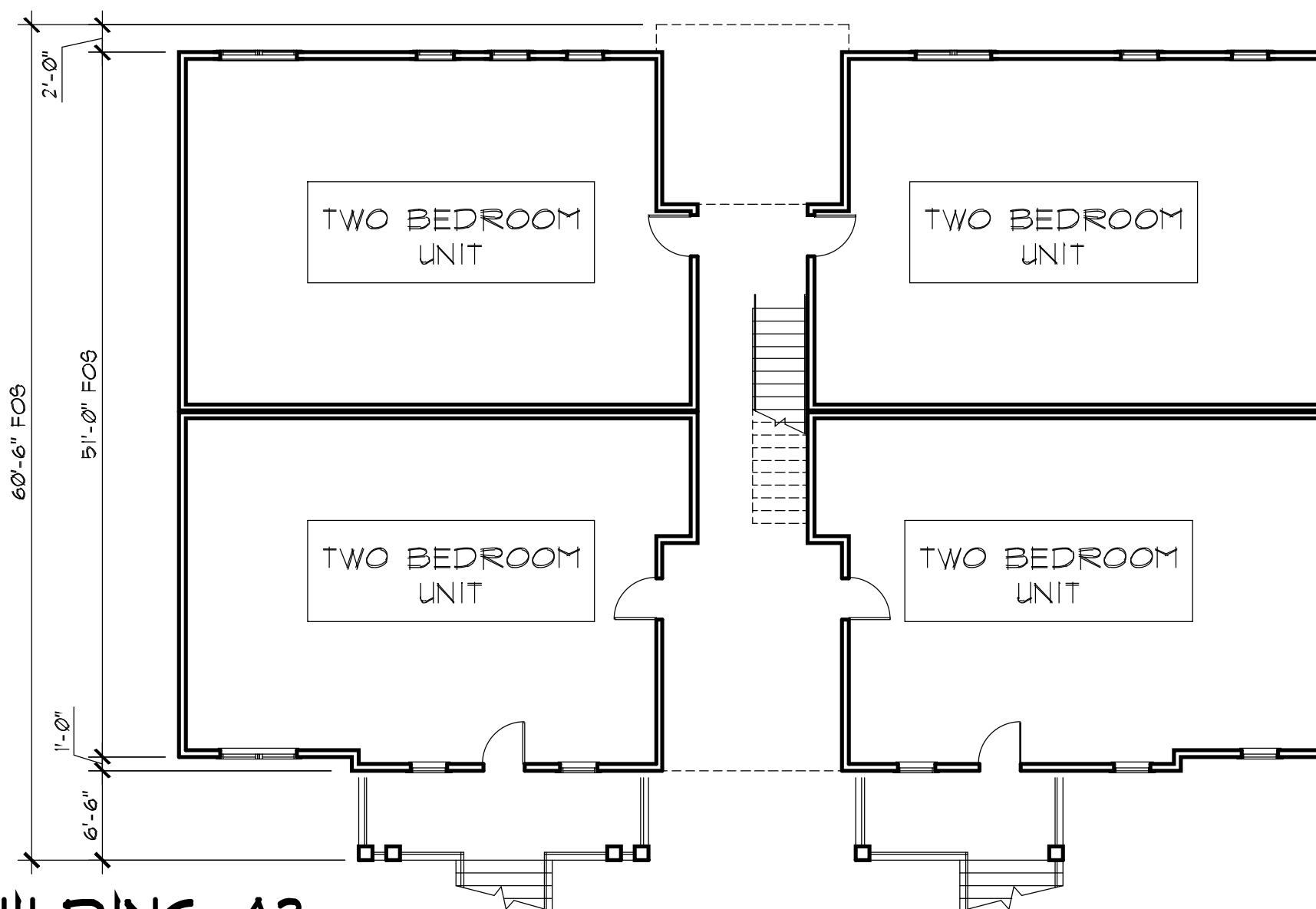
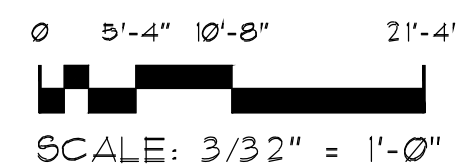
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**BUILDING A2
FIRST FLOOR PLAN**

ID
A1.02

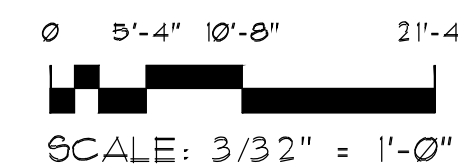
SCALE: 3/32" = 1'-0"



**BUILDING A3
FIRST FLOOR PLAN**

ID
A1.02

SCALE: 3/32" = 1'-0"



**EDWARD H. WINKS
JAMES D. SNOWA
ARCHITECTS P.C.**
2119 EAST FRANKLIN STREET, RICHMOND, VIRGINIA 23233
(804) 643-0196 FAX (804) 643-0196 ward@ehw-arch.com

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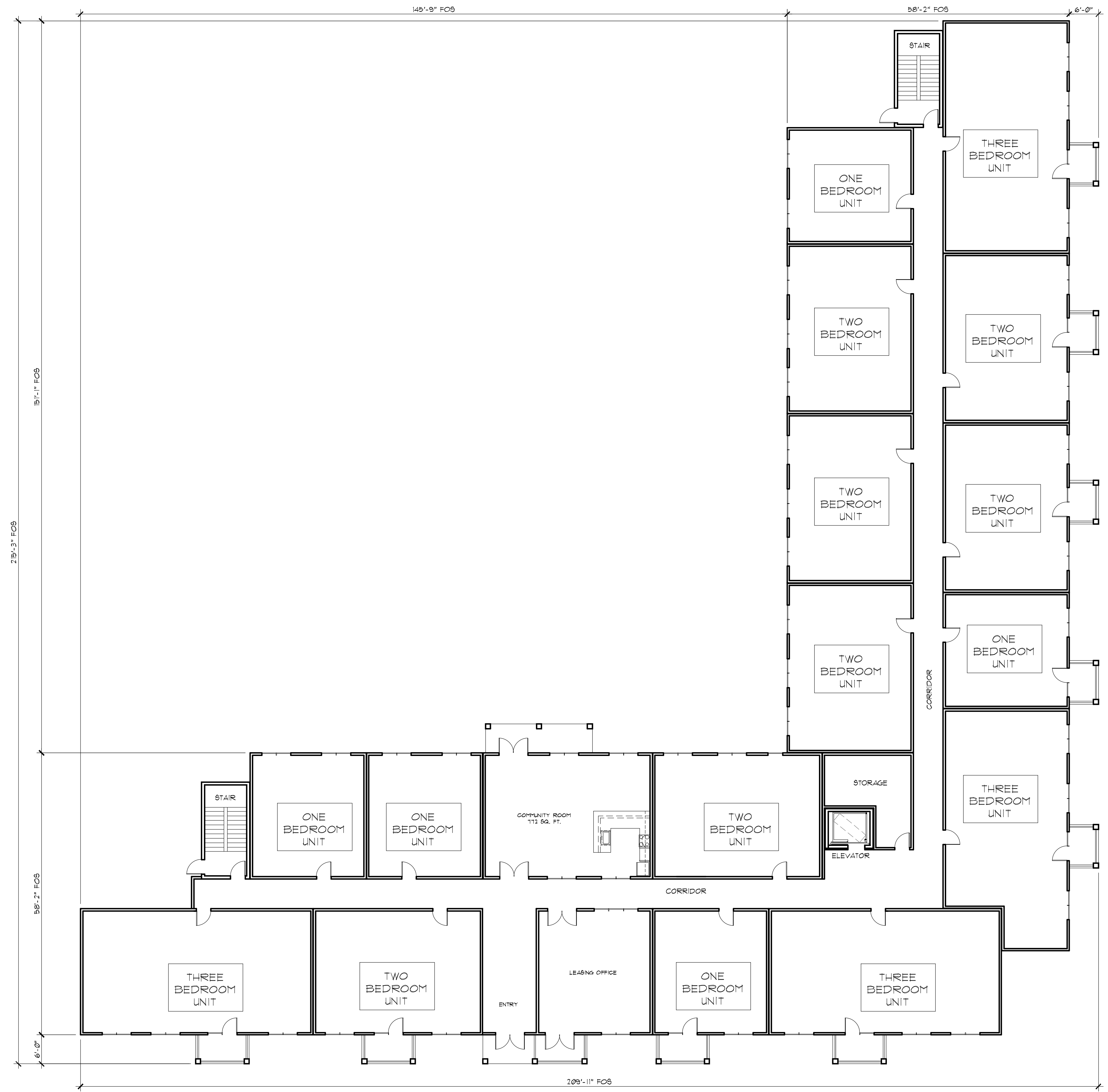
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NOT FOR
CONSTRUCTION**

SHEET TITLE	
BUILDINGS A2 & A3 FLOOR PLANS	
DATE:	11/28/16
REVISIONS	

A1.02

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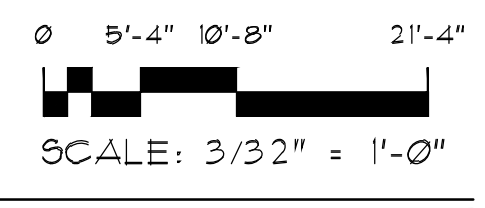
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BUILDING B FIRST FLOOR PLAN

1A
A1.03

SCALE: 3/32" = 1'-0"



EDWARD H. WINKS
JAMES D. SNOWA
ARCHITECTS P.C.
2119 EAST FRANKLIN STREET, RICHMOND, VIRGINIA 23223
(804) 643-0196 FAX (804) 643-0196 ward@esw-arch.com



ST. ELIZABETH'S APARTMENTS RICHMOND, VIRGINIA

**PROGRESS SET
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SHEET TITLE
**BUILDING B
FIRST FLOOR
PLAN**

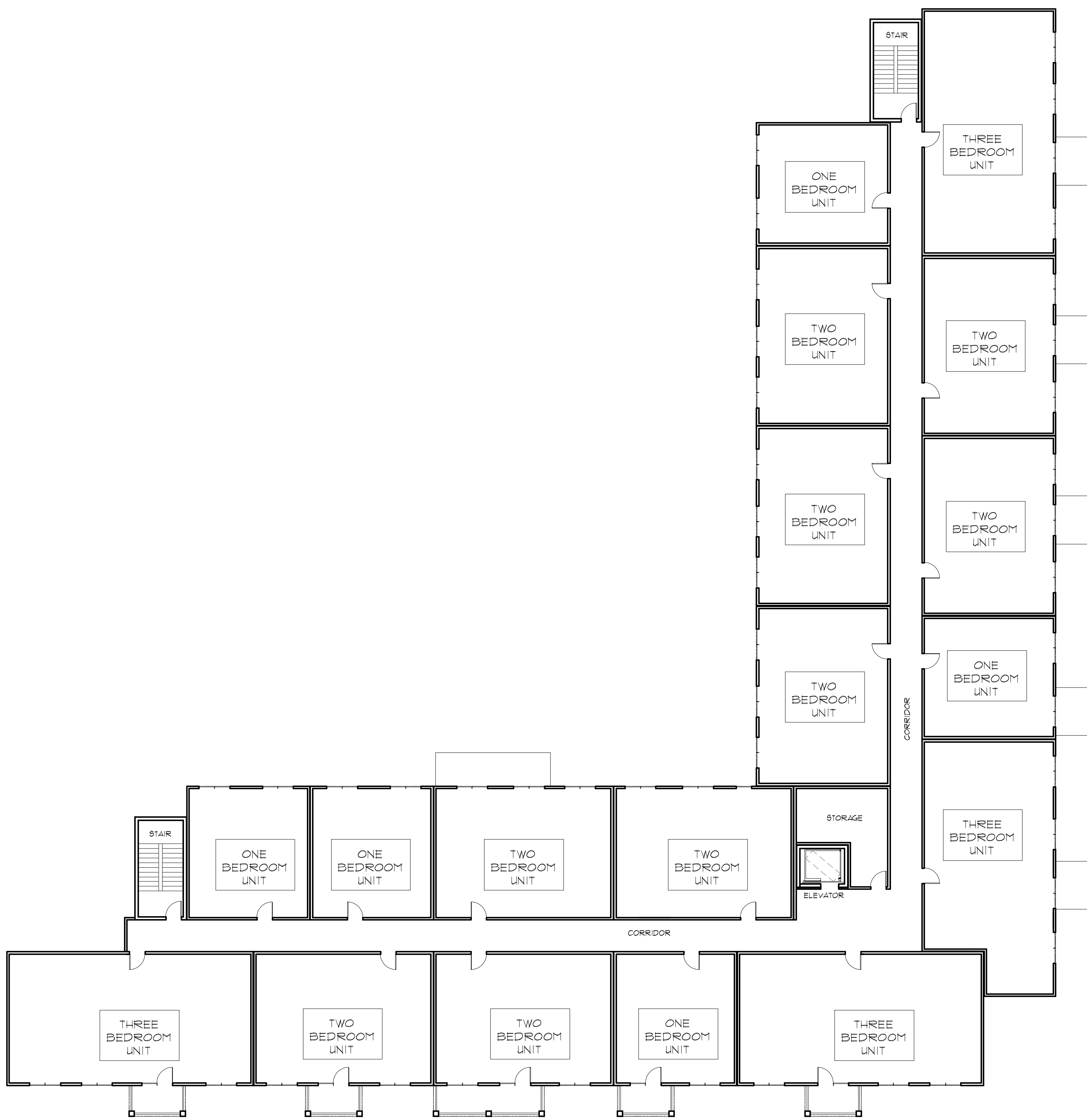
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REVISIONS

NO.	DATE	DESCRIPTION

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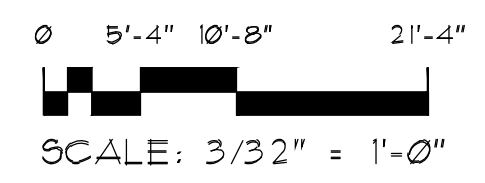
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**BUILDING B
SECOND FLOOR PLAN**

SCALE: 3/32" = 1'-0"



1A
A1.04

**EDWARD H. WINKS
JAMES D. SNOWA
ARCHITECTS P.C.**
2119 EAST FRANKLIN STREET, RICHMOND, VIRGINIA 23233
(804) 643-0196 FAX (804) 643-0196 ward@esw-arch.com



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SHEET TITLE
**BUILDING B1
SECOND
FLOOR PLAN**

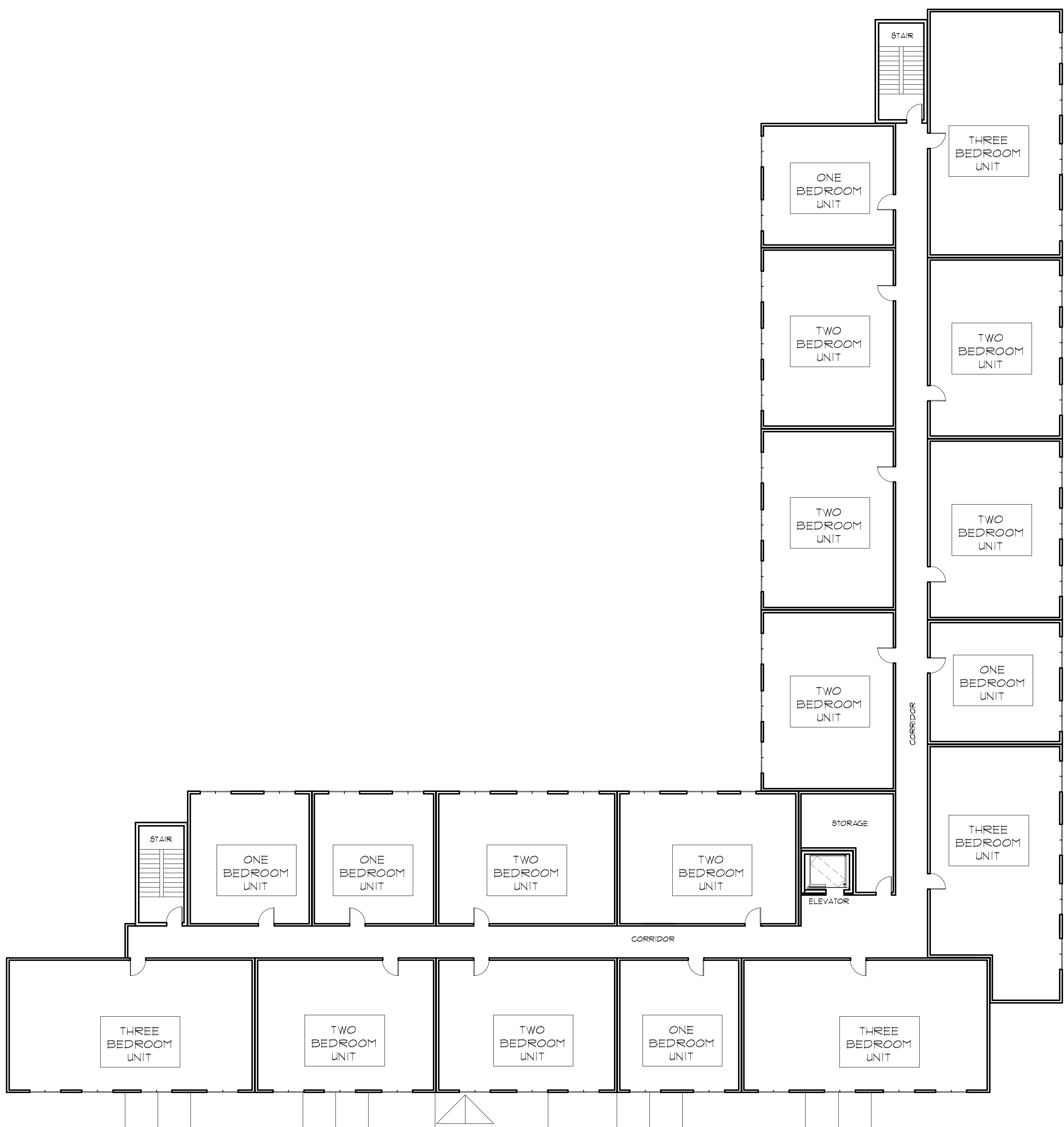
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REVISIONS

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A1.04

JOB NO. 16-409

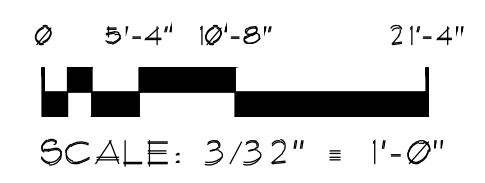
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**BUILDING B
THIRD FLOOR PLAN**



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



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JAMES D. SNOWA
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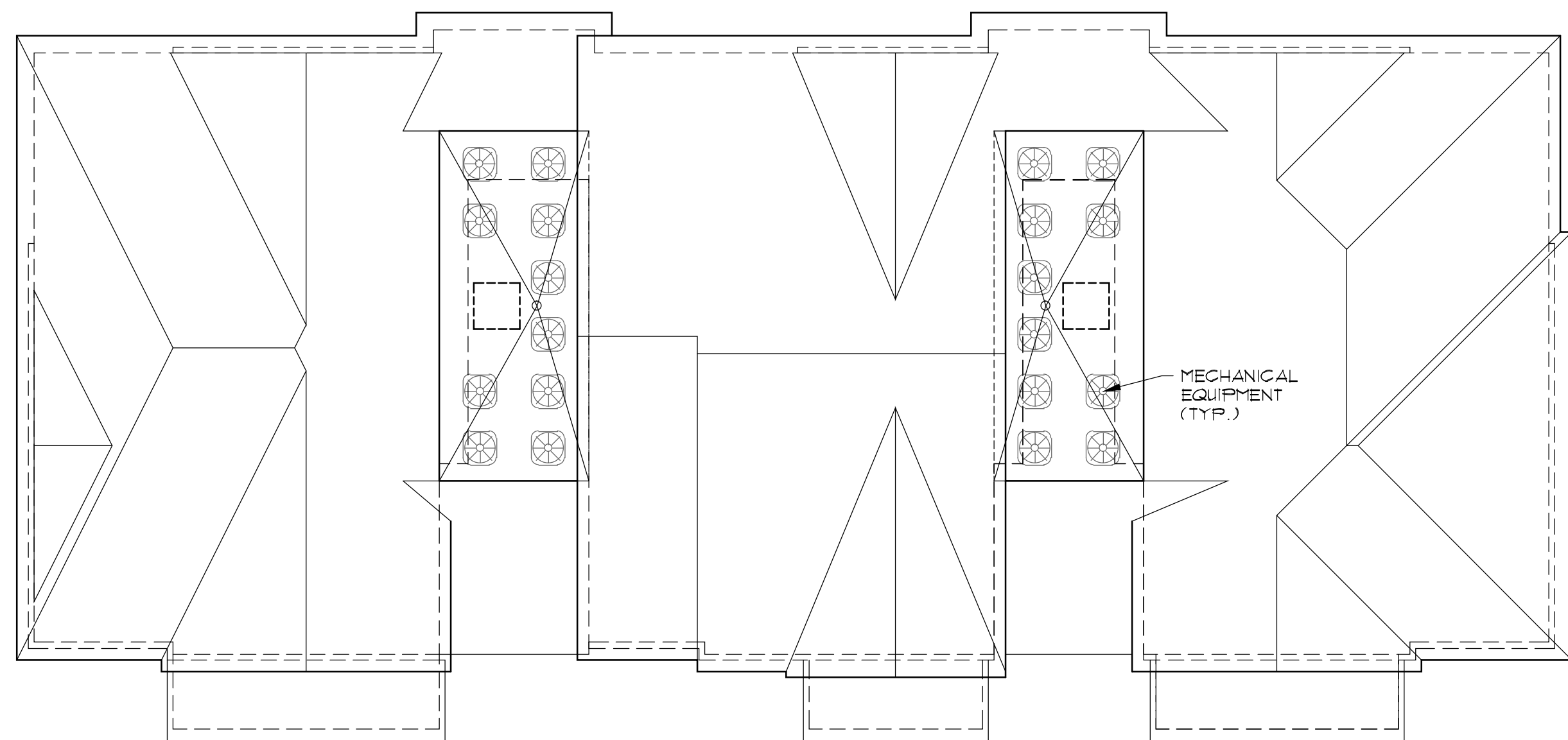
SHEET TITLE
**BUILDING B1
THIRD FLOOR
PLAN**

DATE: **11/28/16**
REVISIONS

NO.	DATE	DESCRIPTION

A1.05

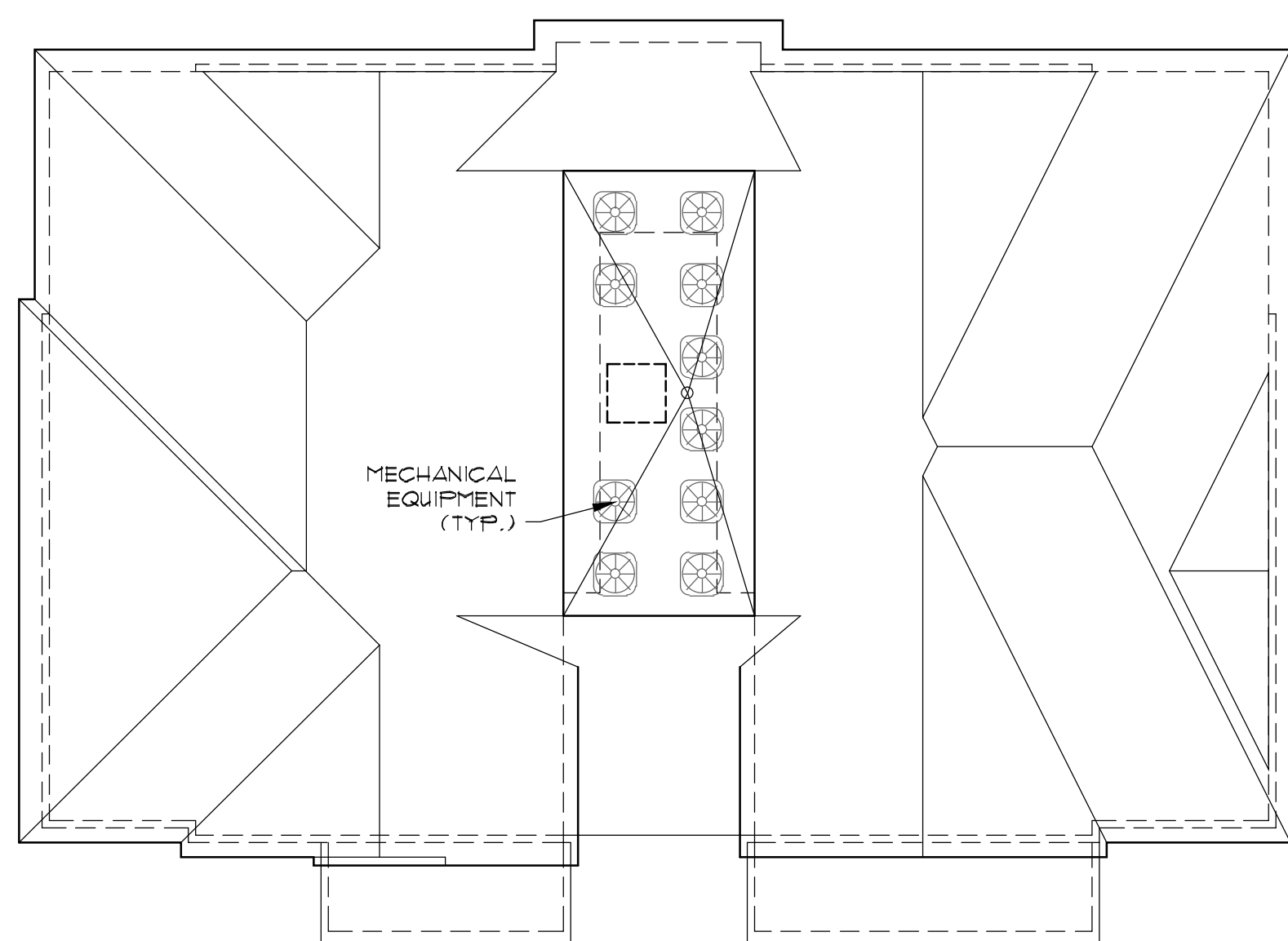
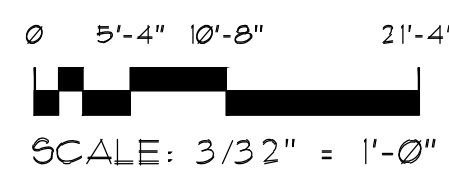
JOB NO. 16-409



**BUILDING A1
ROOF PLAN**

1C
A1.06

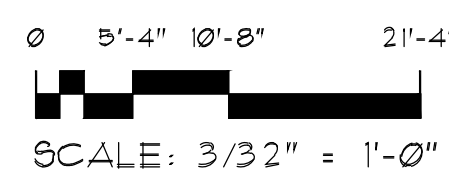
SCALE: 3/32" = 1'-0"



**BUILDING A2
ROOF PLAN**

1A
A1.06

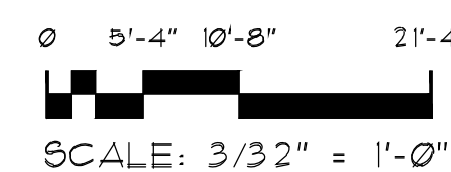
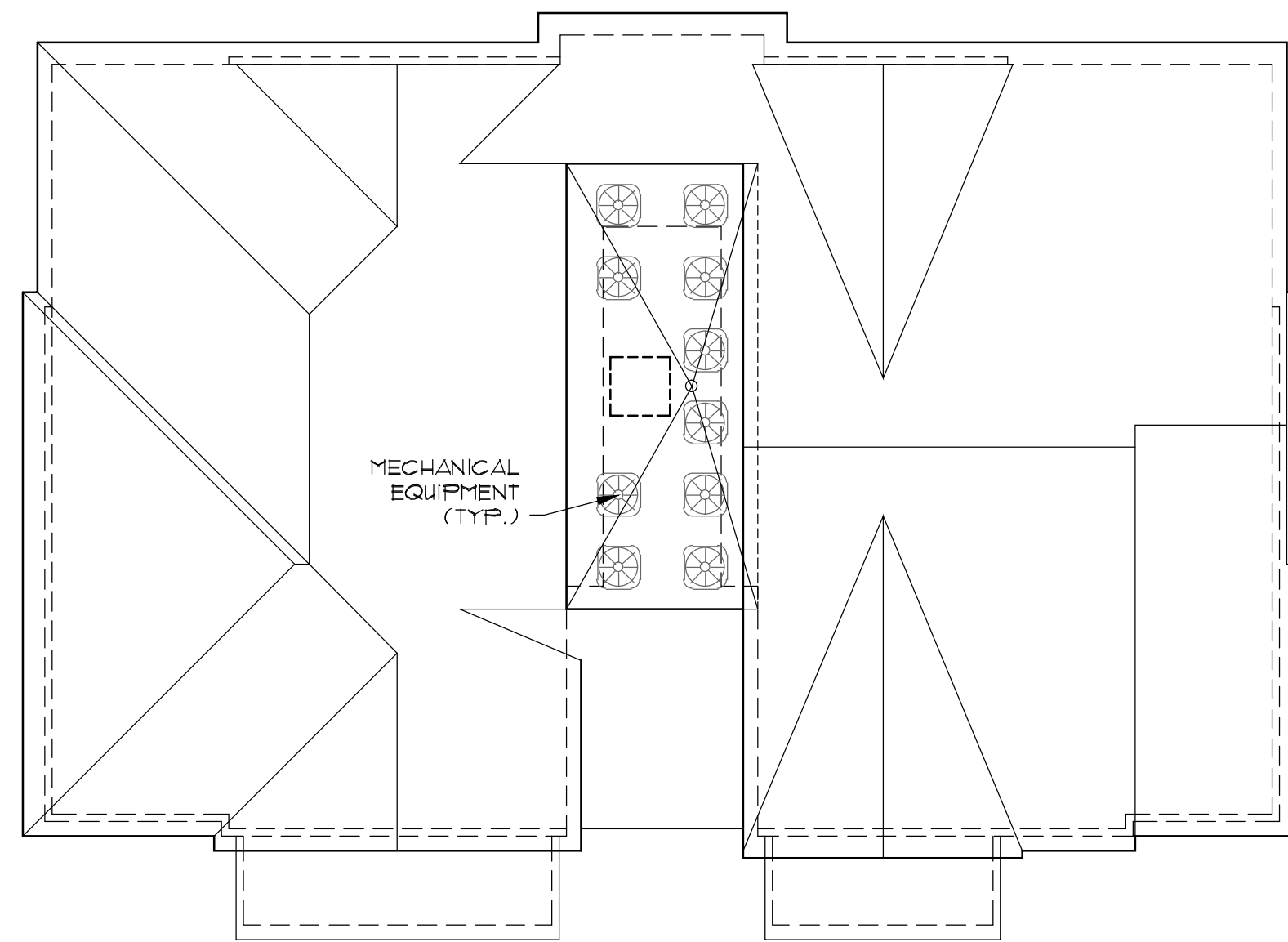
SCALE: 3/32" = 1'-0"



**BUILDING A3
ROOF PLAN**

3A
A1.06

SCALE: 3/32" = 1'-0"



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JAMES D. SNOW
ARCHITECTS P.C.**
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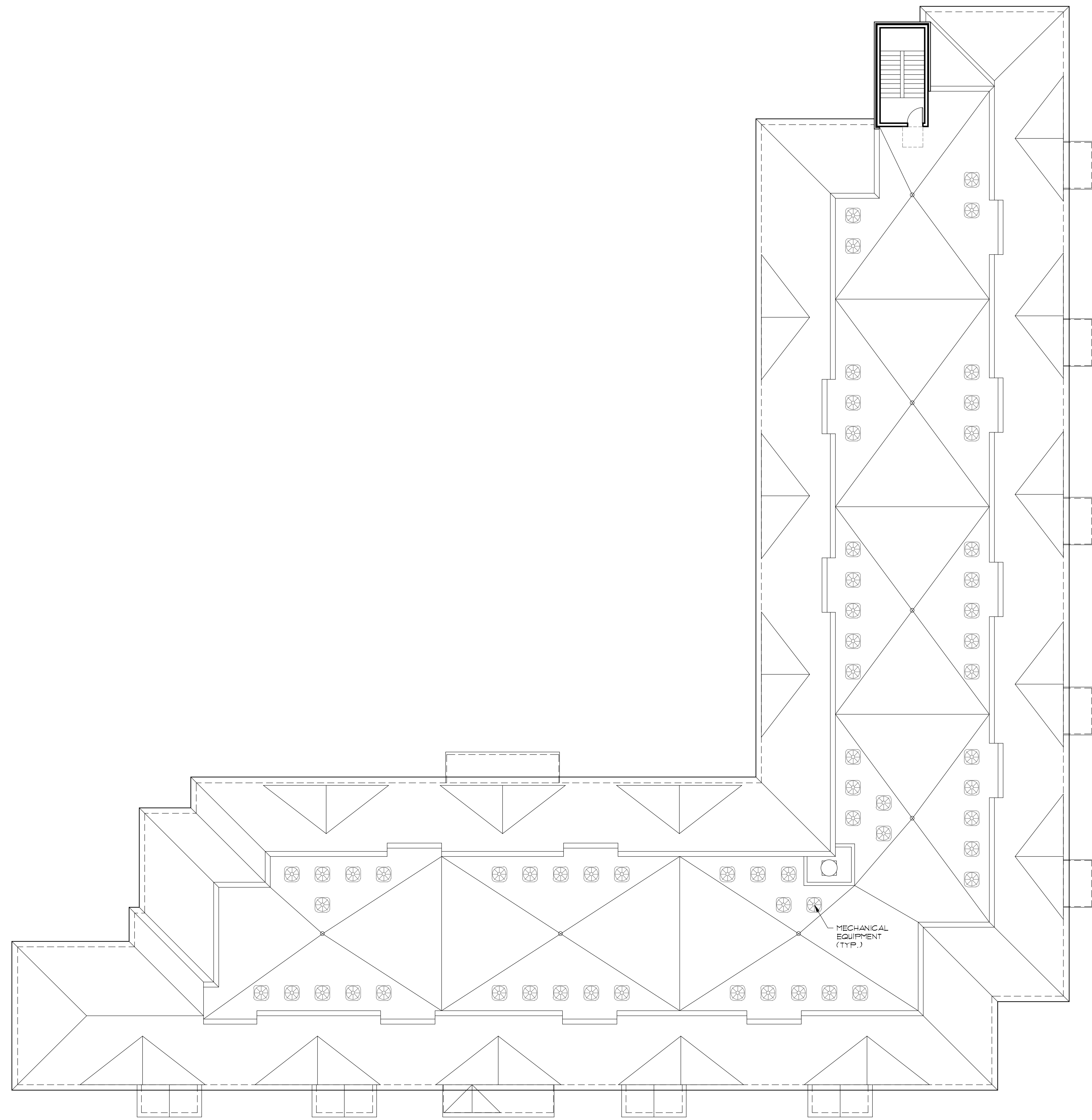
SHEET TITLE
**BUILDINGS A1,
A2 & A3 ROOF
PLANS**

DATE: **11/28/16**
REVISIONS

A1.06

JOB NO. 16-409

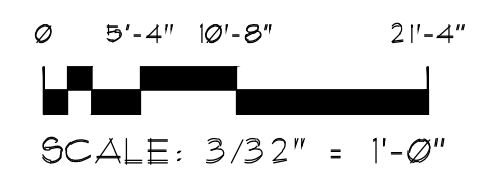
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BUILDING B ROOF PLAN

1A
A1.07

SCALE: 3/32" = 1'-0"



EDWARD H. WINKS
JAMES D. SNOWA
ARCHITECTS P.C.
2119 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23233
(804) 643-0196 FAX (804) 643-0196 ward@esw-arch.com



ST. ELIZABETH'S APARTMENTS RICHMOND, VIRGINIA

**PROGRESS SET
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SHEET TITLE

**BUILDING B
ROOF PLAN**

DATE: **11/28/16**
REVISIONS

A1.07

JOB NO. 16- 409



PROGRESS SET
 NOT FOR
 CONSTRUCTION

SHEET TITLE

BUILDING A1
 ELEVATIONS

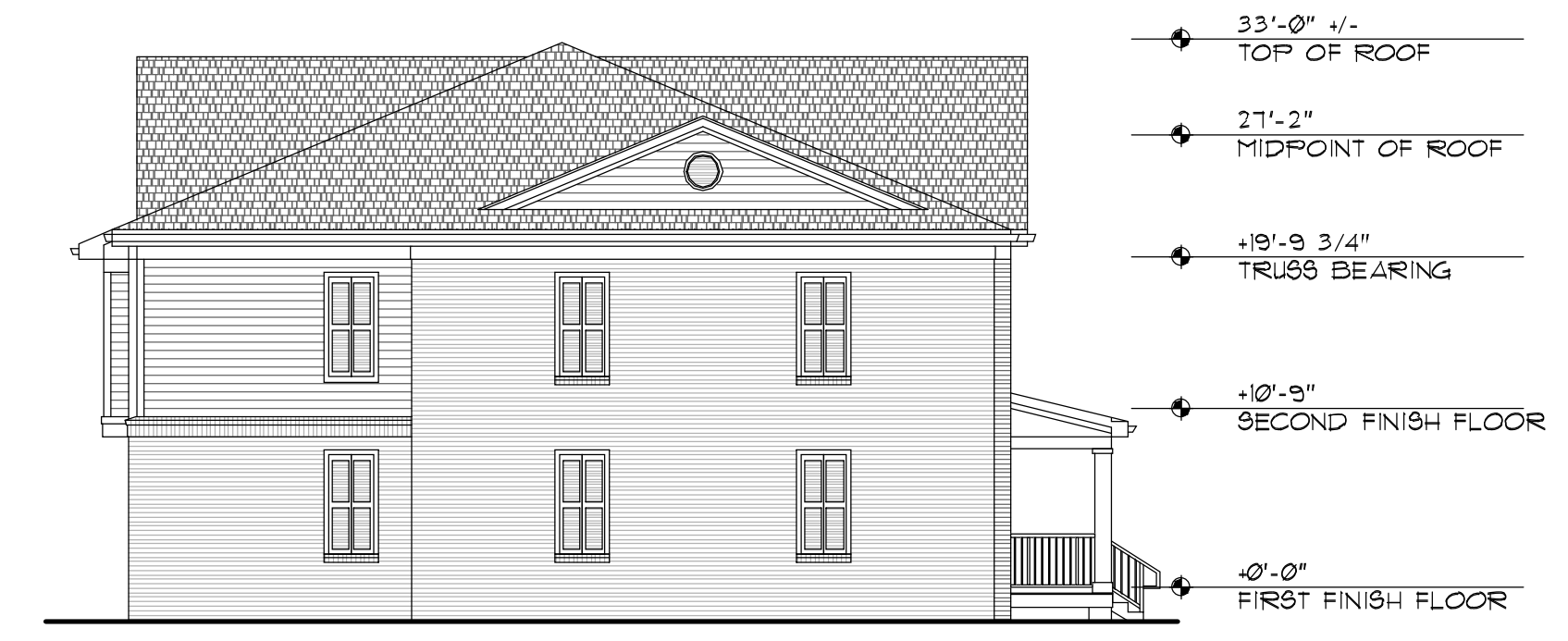
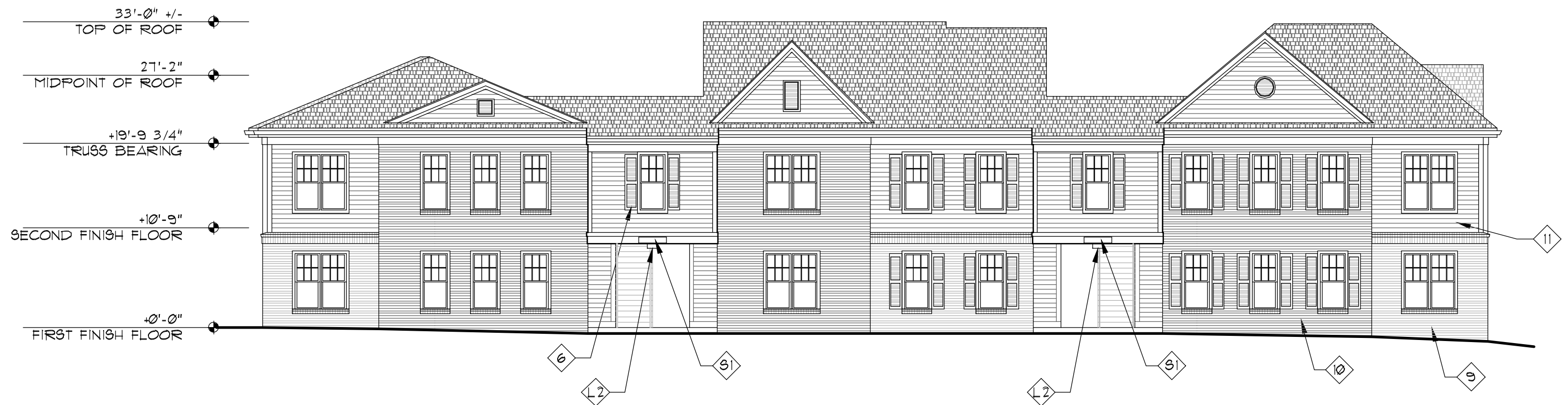
DATE: 11/28/16
 REVISIONS

A2.01

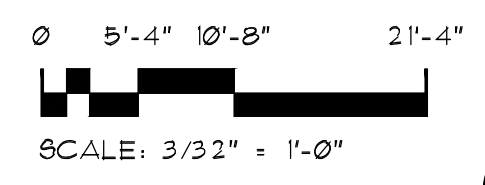
SIGNAGE SCHEDULE
(S1) ADDRESS, 8"4 x 36"1, NOT ILLUMINATED

LIGHTING SCHEDULE
(L1) WALL MOUNTED EXTERIOR LIGHT
(L2) CEILING MOUNTED EXTERIOR LIGHT
(L3) DECORATIVE HANGING EXTERIOR LIGHT

ELEVATION KEYNOTES
(1) ASPHALT/FIBERGLASS ROOFING SHINGLES (COLOR: WEATHERED WOOD)
(2) STANDING BEAM METAL ROOF (COLOR: MATCH ROOFING SHINGLES)
(3) PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS (COLOR: WHITE)
(4) VINYL SOFFIT (COLOR: WHITE)
(5) COMPOSITE TRIM (COLOR: WHITE)
(6) VINYL SHUTTER (COLOR: BLACK)
(7) VINYL WINDOW (COLOR: WHITE)
(8) FULL LITE DOOR (COLOR: BLACK)
(9) BRICK VENEER (COLOR 1: RED-BROWN)
(10) BRICK VENEER (COLOR 2: RED-BROWN)
(11) VINYL LAP SIDING (COLOR: NEUTRAL)
(12) VINYL LOUVER (COLOR: WHITE)
(13) ALUMINUM HAND/GUARDRAIL (COLOR: BLACK)
(14) WOOD STAIR/DECKING (COLOR: NATURAL)
(15) CONCRETE SLAB (COLOR: NATURAL)
(16) VINYL LATTICE SCREEN (COLOR: WHITE)
(17) MECHANICAL EQUIPMENT, ROOF MOUNTED/SCREENED
(18) HOT BOX WITH BACKFLOW PREVENTER SCREENED BY VEGETATION

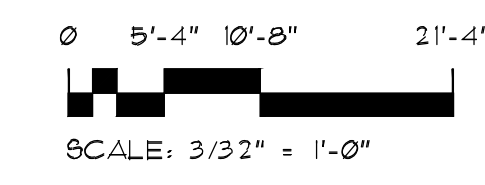


BUILDING A1
 REAR ELEVATION



(1C)
 A2.01
 SCALE: 3/32" = 1'-0"

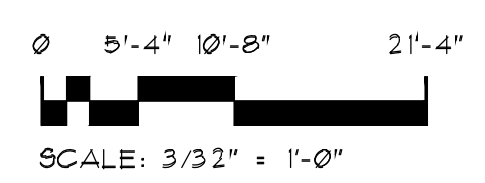
BUILDING A1
 SIDE ELEVATION



(4C)
 A2.01
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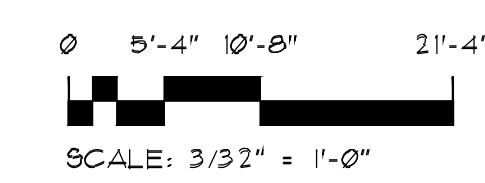


BUILDING A1
 STREET ELEVATION



(1A)
 A2.01
 SCALE: 3/32" = 1'-0"

BUILDING A1
 SIDE ELEVATION



(4A)
 A2.01
 SCALE: 3/32" = 1'-0"

NOTES
 1. SEE OVERALL STREET ELEVATION FOR BUILDING HEIGHTS RELATIVE TO ABSOLUTE STREET ELEVATION.
 2. GRADES ARE ESTIMATED, REFER TO CIVIL DRAWINGS.

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SHEET TITLE

BUILDING A2
 ELEVATIONS

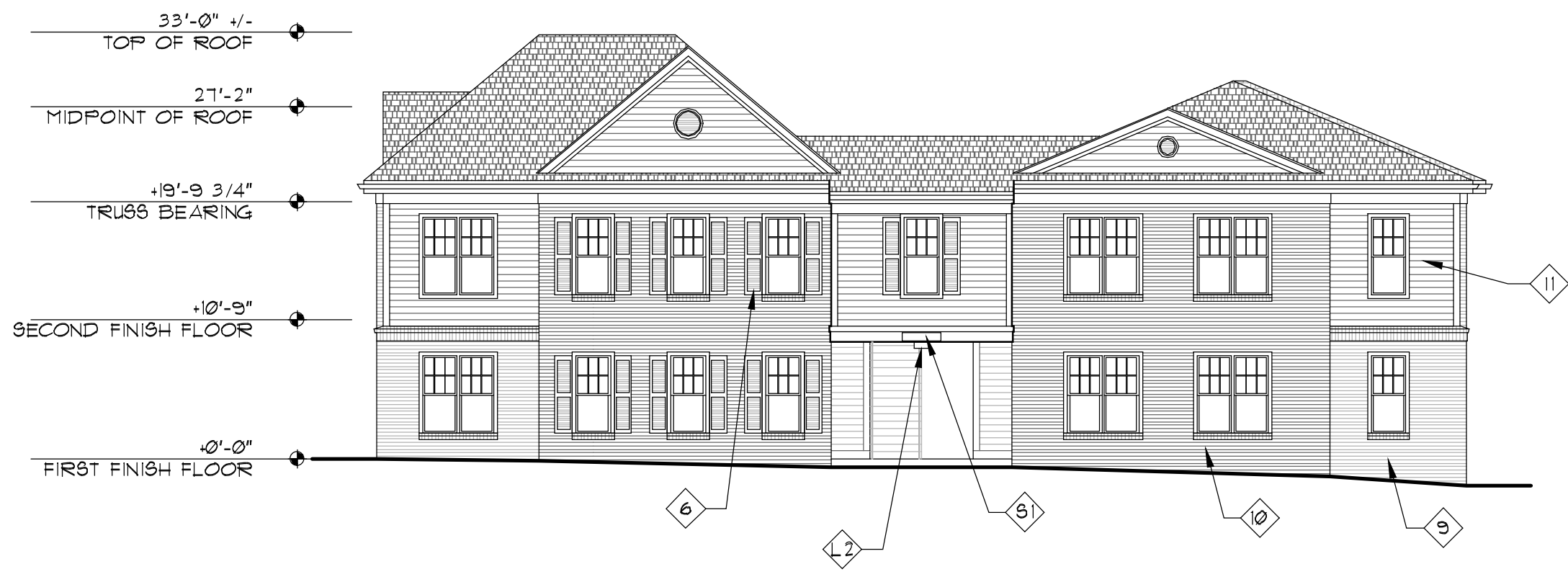
DATE: 11/28/16
 REVISIONS

A2.02

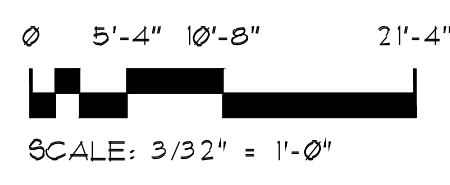
ELEVATION KEYNOTES	
1	ASPHALT/FIBERGLASS ROOFING SHINGLES (COLOR: WEATHERED WOOD)
2	STANDING BEAM METAL ROOF (COLOR: MATCH ROOFING SHINGLES)
3	PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS (COLOR: WHITE)
4	VINYL SOFFIT (COLOR: WHITE)
5	COMPOSITE TRIM (COLOR: WHITE)
6	VINYL SHUTTER (COLOR: BLACK)
7	VINYL WINDOW (COLOR: WHITE)
8	FULL LITE DOOR (COLOR: BLACK)
9	BRICK VENEER (COLOR 1: RED-BROWN)
10	BRICK VENEER (COLOR 2: RED-BROWN)
11	VINYL LAP SIDING (COLOR: NEUTRAL)
12	VINYL LOUVER (COLOR: WHITE)
13	ALUMINUM HAND/GUARDRAIL (COLOR: BLACK)
14	WOOD STAIR/DECKING (COLOR: NATURAL)
15	CONCRETE SLAB (COLOR: NATURAL)
16	VINYL LATTICE SCREEN (COLOR: WHITE)
17	MECHANICAL EQUIPMENT, ROOF MOUNTED/SCREENED
18	HOT BOX WITH BACKFLOW PREVENTER SCREENED BY VEGETATION

SIGNAGE SCHEDULE	
91	ADDRESS, 8"H x 36"L, NOT ILLUMINATED

LIGHTING SCHEDULE	
L1	WALL MOUNTED EXTERIOR LIGHT
L2	CEILING MOUNTED EXTERIOR LIGHT
L3	DECORATIVE HANGING EXTERIOR LIGHT



**BUILDING A2
 REAR ELEVATION**

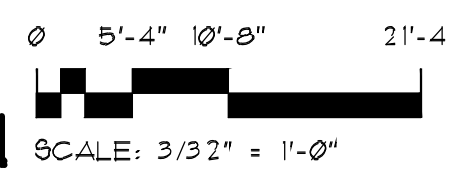


1C
 A2.02

SCALE: 3/32" = 1'-0"

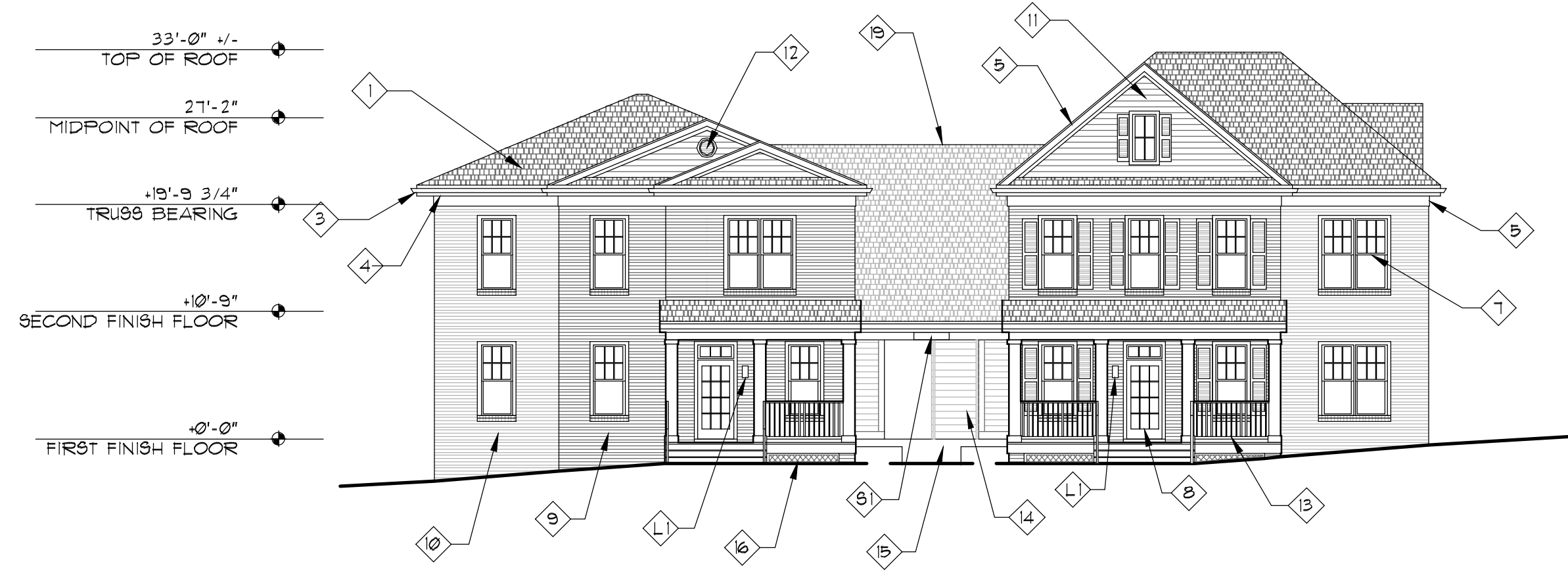


**BUILDING A2
 SIDE ELEVATION**

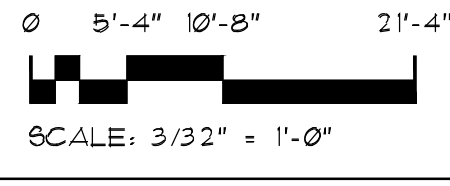


3C
 A2.02

SCALE: 3/32" = 1'-0"



**BUILDING A2
 STREET ELEVATION**

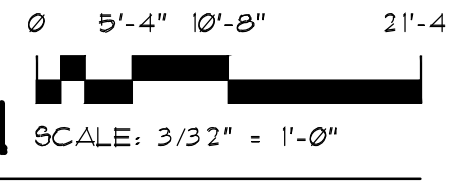


1A
 A2.02

SCALE: 3/32" = 1'-0"



**BUILDING A2
 SIDE ELEVATION**



3A
 A2.02

SCALE: 3/32" = 1'-0"

NOTES
 1. SEE OVERALL STREET ELEVATION FOR BUILDING HEIGHTS RELATIVE TO ABSOLUTE STREET ELEVATION.
 2. GRADES ARE ESTIMATED, REFER TO CIVIL DRAWINGS.



PROGRESS SET
 NOT FOR
 CONSTRUCTION

SHEET TITLE

BUILDING A3
 ELEVATIONS

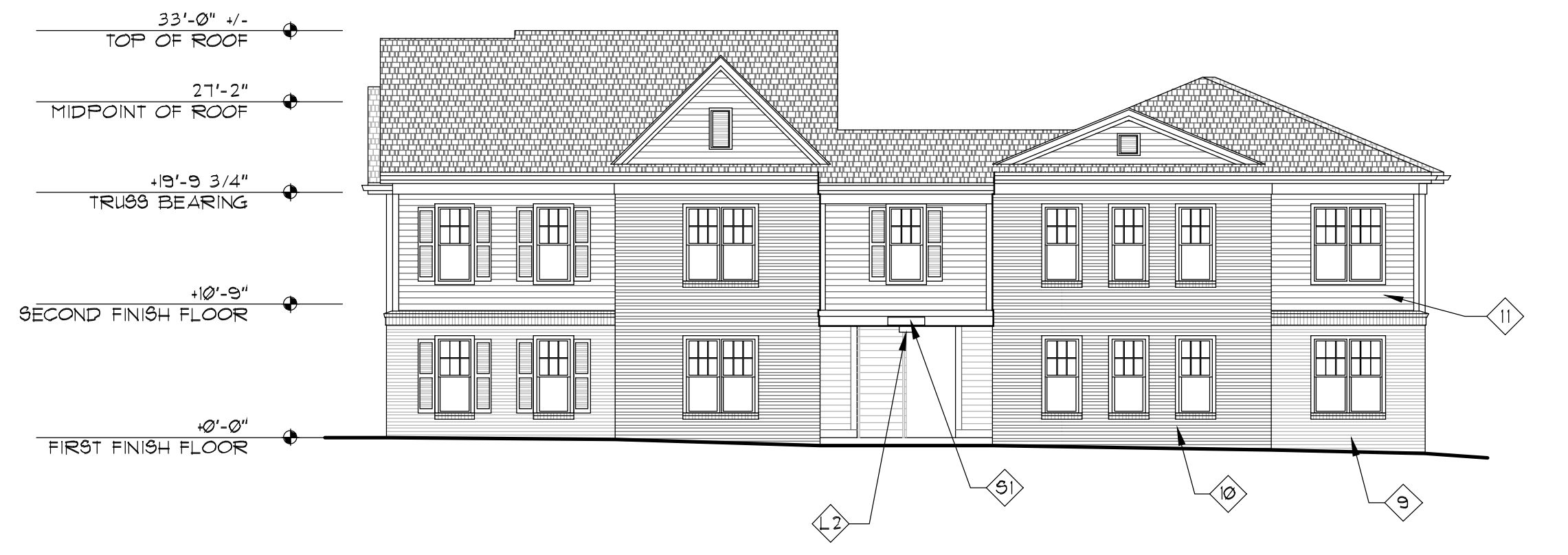
DATE: 11/28/16
 REVISIONS

A2.03

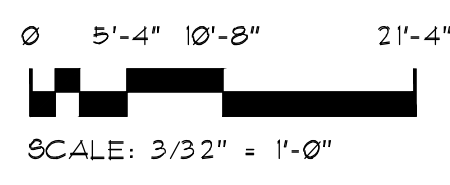
ELEVATION KEYNOTES	
1	ASPHALT/FIBERGLASS ROOFING SHINGLES (COLOR: WEATHERED WOOD)
2	STANDING BEAM METAL ROOF (COLOR: MATCH ROOFING SHINGLES)
3	PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS (COLOR: WHITE)
4	VINYL SOFFIT (COLOR: WHITE)
5	COMPOSITE TRIM (COLOR: WHITE)
6	VINYL SHUTTER (COLOR: BLACK)
7	VINYL WINDOW (COLOR: WHITE)
8	FULL LITE DOOR (COLOR: BLACK)
9	BRICK VENEER (COLOR 1: RED-BROWN)
10	BRICK VENEER (COLOR 2: RED-BROWN)
11	VINYL LAP SIDING (COLOR: NEUTRAL)
12	VINYL LOUVER (COLOR: WHITE)
13	ALUMINUM HAND/GUARDRAIL (COLOR: BLACK)
14	WOOD STAIR/DECKING (COLOR: NATURAL)
15	CONCRETE SLAB (COLOR: NATURAL)
16	VINYL LATTICE SCREEN (COLOR: WHITE)
17	MECHANICAL EQUIPMENT, ROOF MOUNTED/SCREENED
18	HOT BOX WITH BACKFLOW PREVENTER SCREENED BY VEGETATION

SIGNAGE SCHEDULE	
⬡ S1	ADDRESS, 8"4 x 36"L, NOT ILLUMINATED

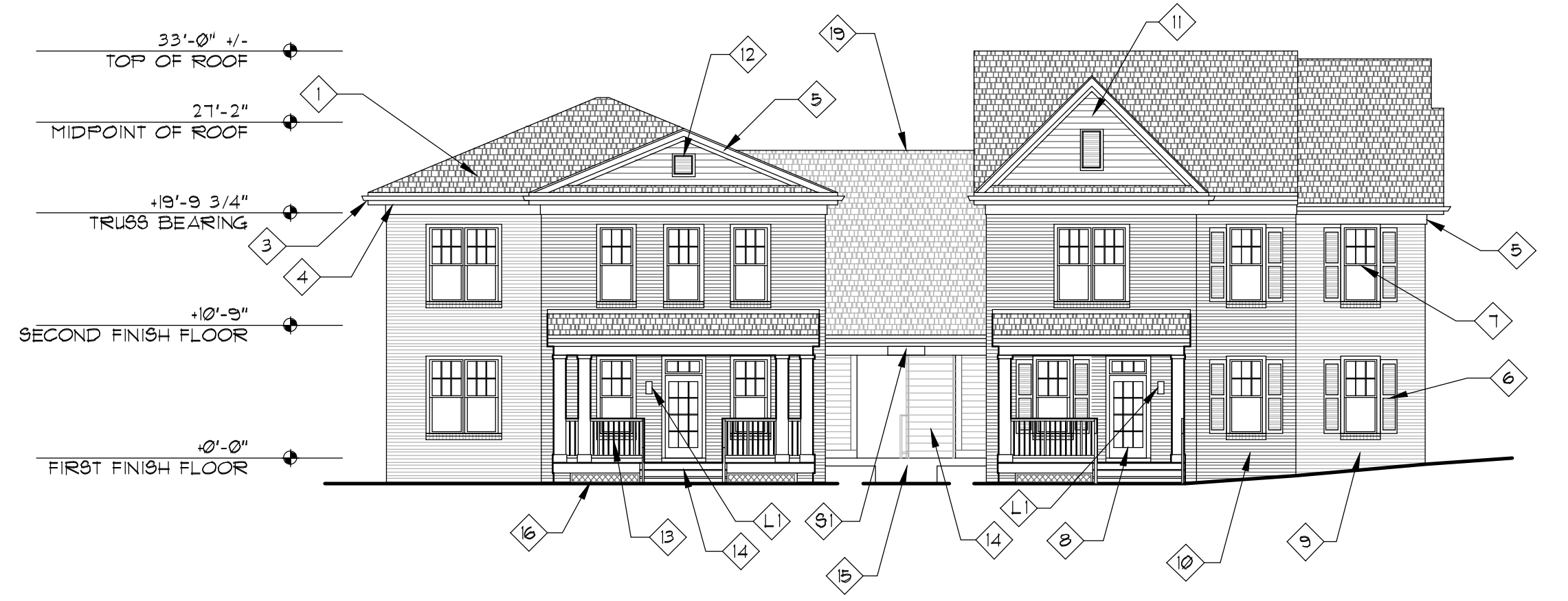
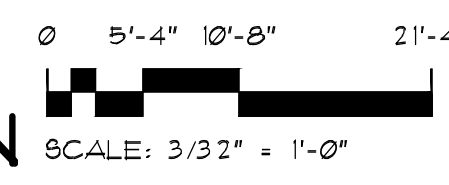
LIGHTING SCHEDULE	
⬡ L1	WALL MOUNTED EXTERIOR LIGHT
⬡ L2	CEILING MOUNTED EXTERIOR LIGHT
⬡ L3	DECORATIVE HANGING EXTERIOR LIGHT



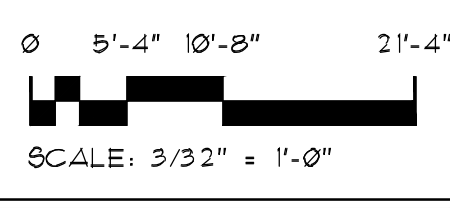
**BUILDING A3
 REAR ELEVATION**



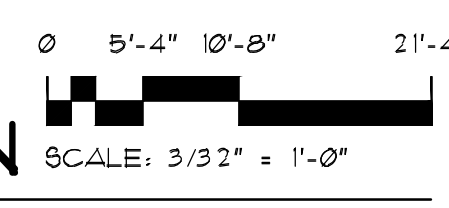
**BUILDING A3
 SIDE ELEVATION**



**BUILDING A3
 STREET ELEVATION**



**BUILDING A3
 SIDE ELEVATION**



NOTES
 1. SEE OVERALL STREET ELEVATION FOR BUILDING HEIGHTS RELATIVE TO ABSOLUTE STREET ELEVATION.
 2. GRADES ARE ESTIMATED, REFER TO CIVIL DRAWINGS.

H:\16409\current\sets\A2.03.dwg LAYOUT\A2.03 REGEN TIME: Tue, Nov 29 2016 - 9:07am SAVE/MODIFY TIME: Thu, Aug 25 2016 - 4:00pm USER: mmc01015



PROGRESS SET
 NOT FOR
 CONSTRUCTION

SHEET TITLE

BUILDING B
 ELEVATIONS

DATE: 11/28/16
 REVISIONS

A2.04

JOB NO. 16-409

ELEVATION KEYNOTES	
1	ASPHALT/FIBERGLASS ROOFING SHINGLES (COLOR: WEATHERED WOOD)
2	STANDING SEAM METAL ROOF (COLOR: MATCH ROOFING SHINGLES)
3	PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS (COLOR: WHITE)
4	VINYL SOFFIT (COLOR: WHITE)
5	COMPOSITE TRIM (COLOR: WHITE)
6	VINYL SHUTTER (COLOR: BLACK)
7	VINYL WINDOW (COLOR: WHITE)
8	FULL LITE DOOR (COLOR: BLACK)
9	BRICK VENEER (COLOR 1: RED-BROWN)
10	BRICK VENEER (COLOR 2: RED-BROWN)
11	VINYL LAP SIDING (COLOR: NEUTRAL)
12	VINYL LOUVER (COLOR: WHITE)
13	ALUMINUM HAND/GUARDRAIL (COLOR: BLACK)
14	WOOD STAIR/DECKING (COLOR: NATURAL)
15	CONCRETE SLAB (COLOR: NATURAL)
16	VINYL LATTICE SCREEN (COLOR: WHITE)
17	MECHANICAL EQUIPMENT, ROOF MOUNTED/SCREENED
18	HOT BOX WITH BACKFLOW PREVENTER SCREENED BY VEGETATION

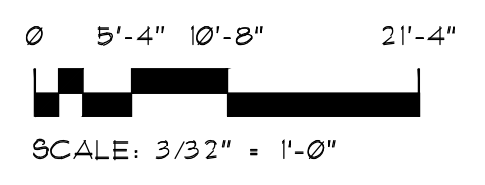
SIGNAGE SCHEDULE	
91	ADDRESS, 8"H x 36"L, NOT ILLUMINATED

LIGHTING SCHEDULE	
L1	WALL MOUNTED EXTERIOR LIGHT
L2	CEILING MOUNTED EXTERIOR LIGHT
L3	DECORATIVE HANGING EXTERIOR LIGHT



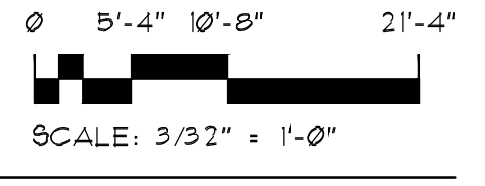
**BUILDING B
 ELEVATION**

IC
 A2.04
 SCALE: 3/32" = 1'-0"



**BUILDING B
 ENTRY ELEVATION**

IA
 A2.04
 SCALE: 3/32" = 1'-0"



NOTES
 1. SEE OVERALL STREET ELEVATION FOR BUILDING HEIGHTS RELATIVE TO ABSOLUTE STREET ELEVATION.
 2. GRADES ARE ESTIMATED, REFER TO CIVIL DRAWINGS.

H:\16409\current\plans\A2.04.dwg LAYOUT/A2.04.dwg LAYOUT/SAVE/NO. 29, 2016 - 2:34pm USER: mmccobis



PROGRESS SET
 NOT FOR
 CONSTRUCTION

SHEET TITLE

BUILDING B
 ELEVATIONS

DATE: 11/28/16
 REVISIONS

A2.05

ELEVATION KEYNOTES	
1	ASPHALT/FIBERGLASS ROOFING SHINGLES (COLOR: WEATHERED WOOD)
2	STANDING BEAM METAL ROOF (COLOR: MATCH ROOFING SHINGLES)
3	PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS (COLOR: WHITE)
4	VINYL SOFFIT (COLOR: WHITE)
5	COMPOSITE TRIM (COLOR: WHITE)
6	VINYL SHUTTER (COLOR: BLACK)
7	VINYL WINDOW (COLOR: WHITE)
8	FULL LITE DOOR (COLOR: BLACK)
9	BRICK VENEER (COLOR 1: RED-BROWN)
10	BRICK VENEER (COLOR 2: RED-BROWN)
11	VINYL LAP SIDING (COLOR: NEUTRAL)
12	VINYL LOUVER (COLOR: WHITE)
13	ALUMINUM HAND/GUARDRAIL (COLOR: BLACK)
14	WOOD STAIR/DECKING (COLOR: NATURAL)
15	CONCRETE SLAB (COLOR: NATURAL)
16	VINYL LATTICE SCREEN (COLOR: WHITE)
17	MECHANICAL EQUIPMENT, ROOF MOUNTED/SCREENED
18	HOT BOX WITH BACKFLOW PREVENTER SCREENED BY VEGETATION

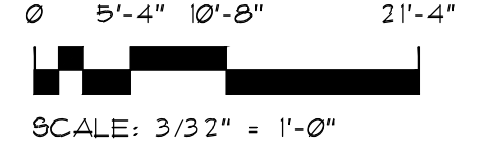
SIGNAGE SCHEDULE	
91	ADDRESS, 8" x 36", NOT ILLUMINATED

LIGHTING SCHEDULE	
L1	WALL MOUNTED EXTERIOR LIGHT
L2	CEILING MOUNTED EXTERIOR LIGHT
L3	DECORATIVE HANGING EXTERIOR LIGHT



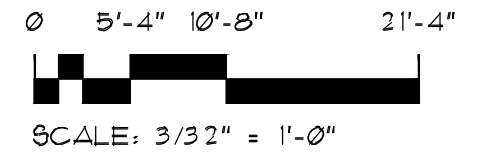
BUILDING B
 ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING B
 ELEVATION

SCALE: 3/32" = 1'-0"



NOTES
 1. SEE OVERALL STREET ELEVATION FOR BUILDING HEIGHTS RELATIVE TO ABSOLUTE STREET ELEVATION.
 2. GRADES ARE ESTIMATED, REFER TO CIVIL DRAWINGS.

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SIGNAGE SCHEDULE

9) ADDRESS, 8"H x 36"L, NOT ILLUMINATED

LIGHTING SCHEDULE

- L1) WALL MOUNTED EXTERIOR LIGHT
- L2) CEILING MOUNTED EXTERIOR LIGHT
- L3) DECORATIVE HANGING EXTERIOR LIGHT

ELEVATION KEYNOTES

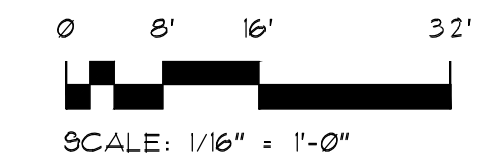
- 1 ASPHALT/FIBERGLASS ROOFING SHINGLES (COLOR: WEATHERED WOOD)
- 2 STANDING BEAM METAL ROOF (COLOR: MATCH ROOFING SHINGLES)
- 3 PREFINISHED ALUMINUM GUTTERS 4 DOWNSPOUTS (COLOR: WHITE)
- 4 VINYL SOFFIT (COLOR: WHITE)
- 5 COMPOSITE TRIM (COLOR: WHITE)
- 6 VINYL SHUTTER (COLOR: BLACK)
- 7 VINYL WINDOW (COLOR: WHITE)
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- 15 CONCRETE SLAB (COLOR: NATURAL)
- 16 VINYL LATTICE SCREEN (COLOR: WHITE)
- 17 MECHANICAL EQUIPMENT, ROOF MOUNTED/SCREENED
- 18 HOT BOX WITH BACKFLOW PREVENTER SCREENED BY VEGETATION

NOTES
 1. SEE OVERALL STREET ELEVATION FOR BUILDING HEIGHTS RELATIVE TO ABSOLUTE STREET ELEVATION.
 2. GRADES ARE ESTIMATED, REFER TO CIVIL DRAWINGS.



FOURQUEAN LANE PARTIAL ENLARGED ELEVATION

SCALE: 1/16" = 1'-0"



**PROGRESS SET
NOT FOR
CONSTRUCTION**

SHEET TITLE
FOURQUEAN LANE ELEVATION

DATE: **11/28/16**
REVISIONS

A2.06

JOB NO. 16-409

**EDWARD H. WINKS
 JAMES D. SNOWA
 ARCHITECTS P.C.**
 2119 EAST FRANKLIN STREET, RICHMOND, VIRGINIA 23233
 (804) 643-0196 FAX (804) 643-6196 eward@esw-arch.com



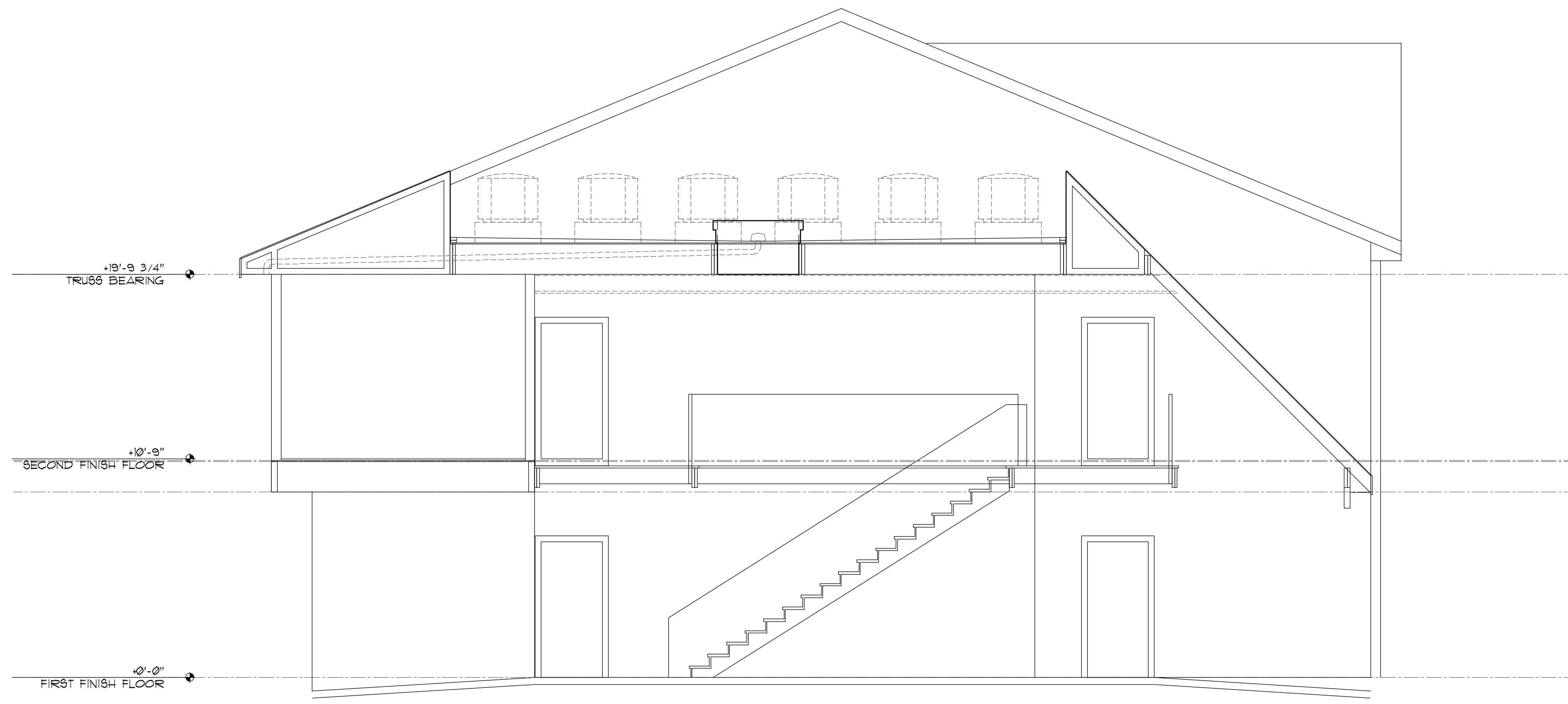
**ST. ELIZABETH'S APARTMENTS
 RICHMOND, VIRGINIA**

FOURQUEAN LANE ELEVATION

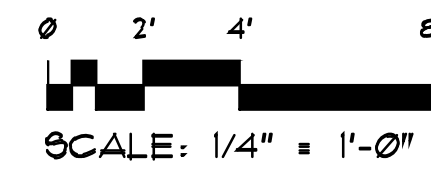
SCALE: 1/32" = 1'-0"



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2A
A3.01
BUILDING SECTION - BUILDING A1
 SCALE: 1/4" = 1'-0"



H:\16408\current\plans\A3.01.dwg LAYOUT/A3.01 REGEN TIME: Tue, Nov 29 2016 - 9:09am SAVE/MODIFY TIME: Tue, Jul 26 2016 - 10:13am USER: mmcsp66

EDWARD H. WINKS
JAMES D. SNOWA
ARCHITECTS P.C.
2119 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23223
 (804) 643-0196 FAX (804) 643-6196 wardh@esw-arch.com



ST. ELIZABETH'S APARTMENTS
RICHMOND, VIRGINIA

**PROGRESS SET
 NOT FOR
 CONSTRUCTION**

SHEET TITLE	
BUILDING A SECTION	
DATE:	11/28/16
REVISIONS	

A3.01



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YOUR VISION ACHIEVED THROUGH OURS.

DATE
 11/28/16

DATE
 9/6/16

DRAWN BY
 S. SMITH

DESIGNED BY
 S. SMITH

CHECKED BY
 S. SMITH

SCALE
 1" = 30'

TIMMONS GROUP

ST. ELIZABETH'S APARTMENTS
 CITY OF RICHMOND, VIRGINIA
EXISTING CONDITIONS PLAN

JOB NO.
38602

SHEET NO.
C0.5



- Legend**
- Cable/Pipe/duct
 - Gas Valve
 - Gas Valve
 - Light Pole
 - Electric Meter
 - Electric/Pedestal
 - Sign
 - Street
 - Sanitary Manhole
 - Sanitary Cleanout
 - Storm Manhole
 - Storm Grate
 - Utility Pole
 - Guy Anchor
 - Water Meter
 - Water Valve
 - Iron Pipe Found
 - Iron Rod Set

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WILLIAM R. HERX FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: 8/4/16, 8/9/16, 8/18/16, 8/19/16. THIS PLAN, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

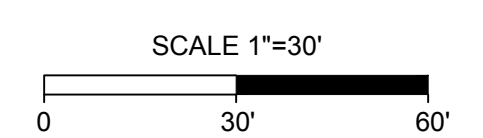
HORIZONTAL DATUM: NAD83
 VERTICAL DATUM: NAVD88

DATUM ESTABLISHED BY RTK GPS
 (CORRECTIONS FROM RTCM-REF_0592)

PAINTED UTILITIES LOCATED FROM OTHERS

FIELDWORK COMPLETED AUGUST 9, 2016.

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



S:\41038602-St. Elizabeths_School\DWG\Sheets\Sup\38602_Existing Conditions Plan.dwg | Plotted on 12/22/2016 3:14 PM | by Shawn Smith



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YOUR VISION ACHIEVED THROUGH OURS.

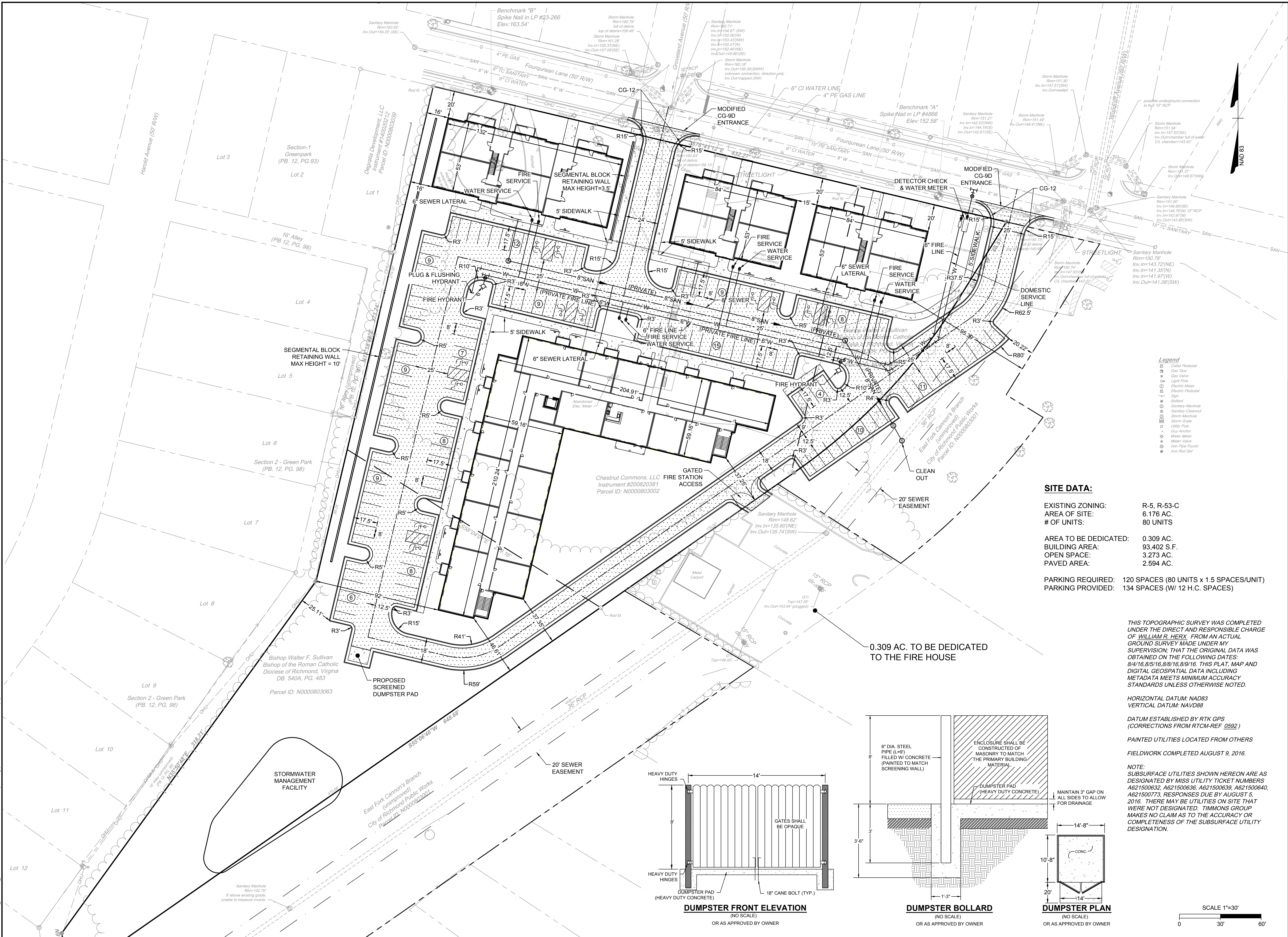
DATE	REVISED PER CITY OF RICHMOND COMMENTS
11/28/16	

DATE	9/6/16
DRAWN BY	S. SMITH
DESIGNED BY	S. SMITH
CHECKED BY	S. SMITH
SCALE	1" = 30'

TIMMONS GROUP

ST. ELIZABETH'S APARTMENTS CITY OF RICHMOND, VIRGINIA LAYOUT AND UTILITY PLAN

JOB NO. 38602
 SHEET NO. C1.0



SITE DATA:

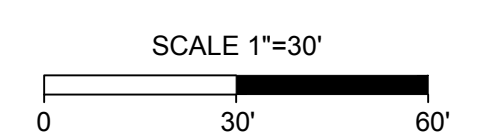
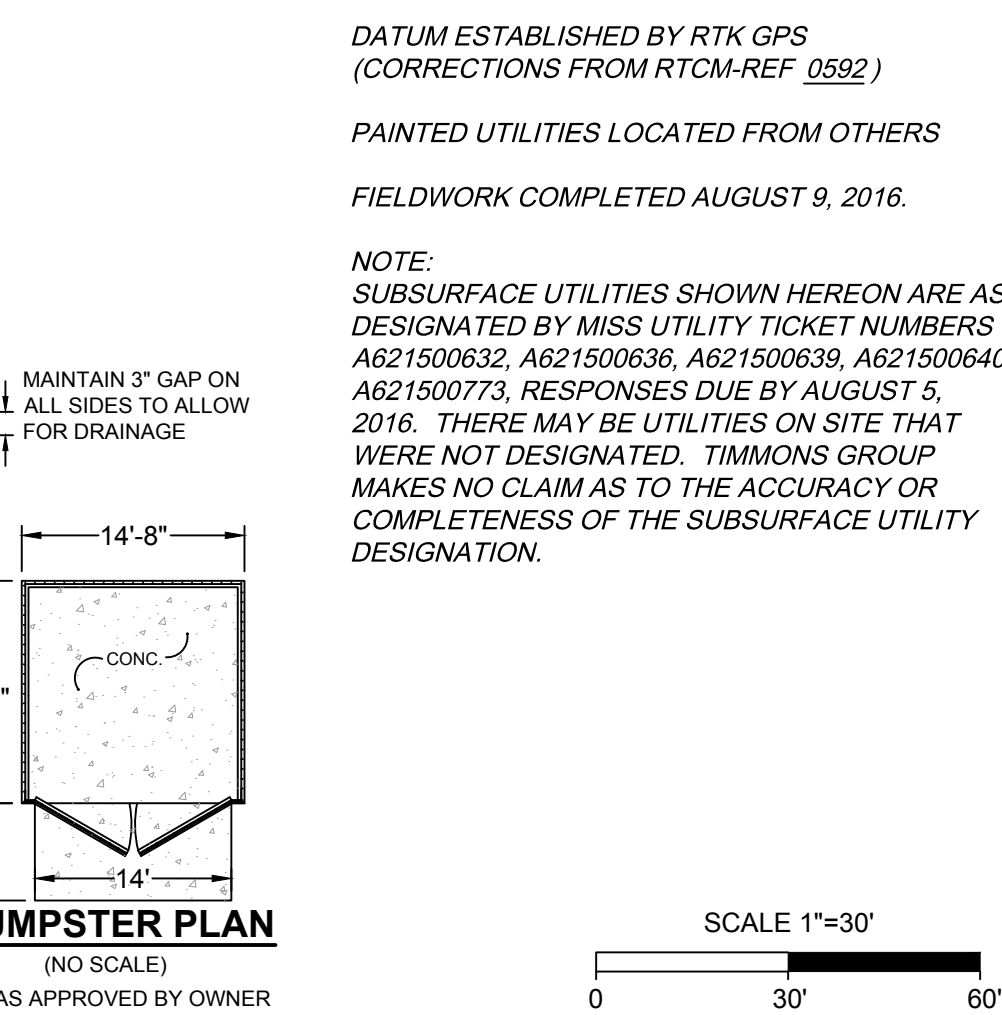
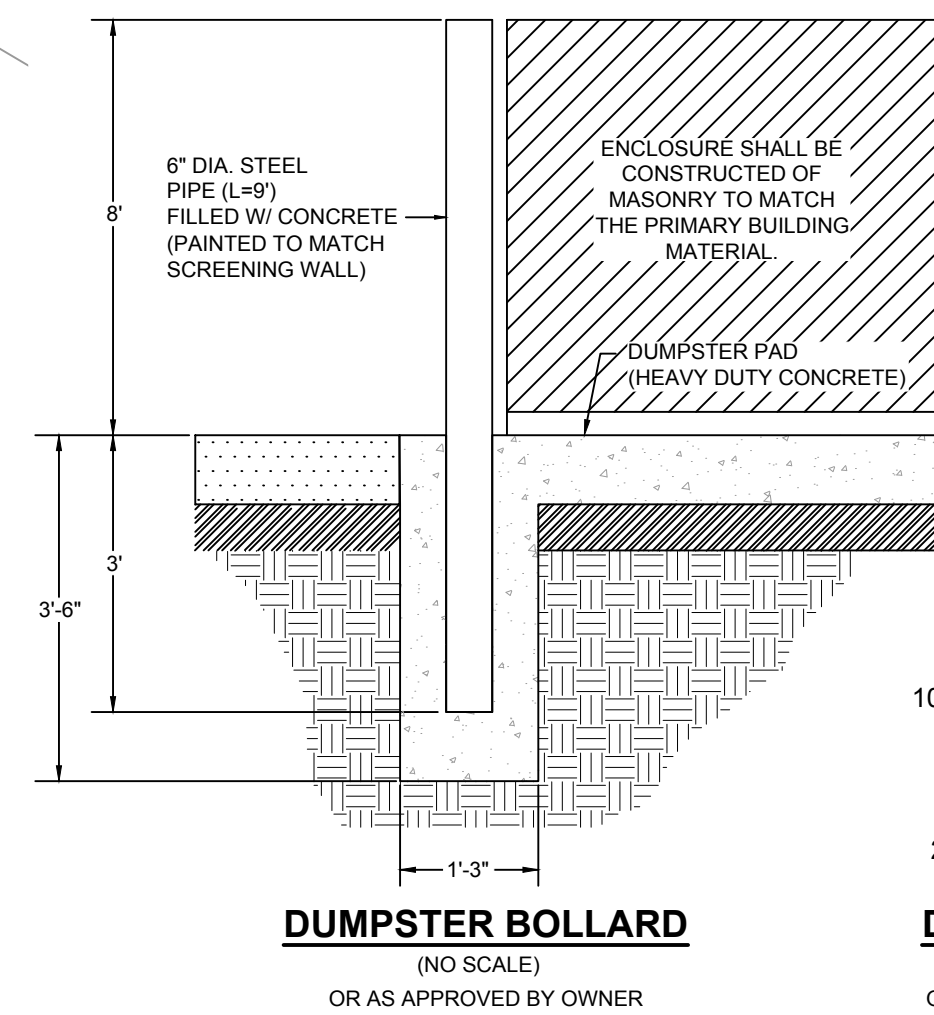
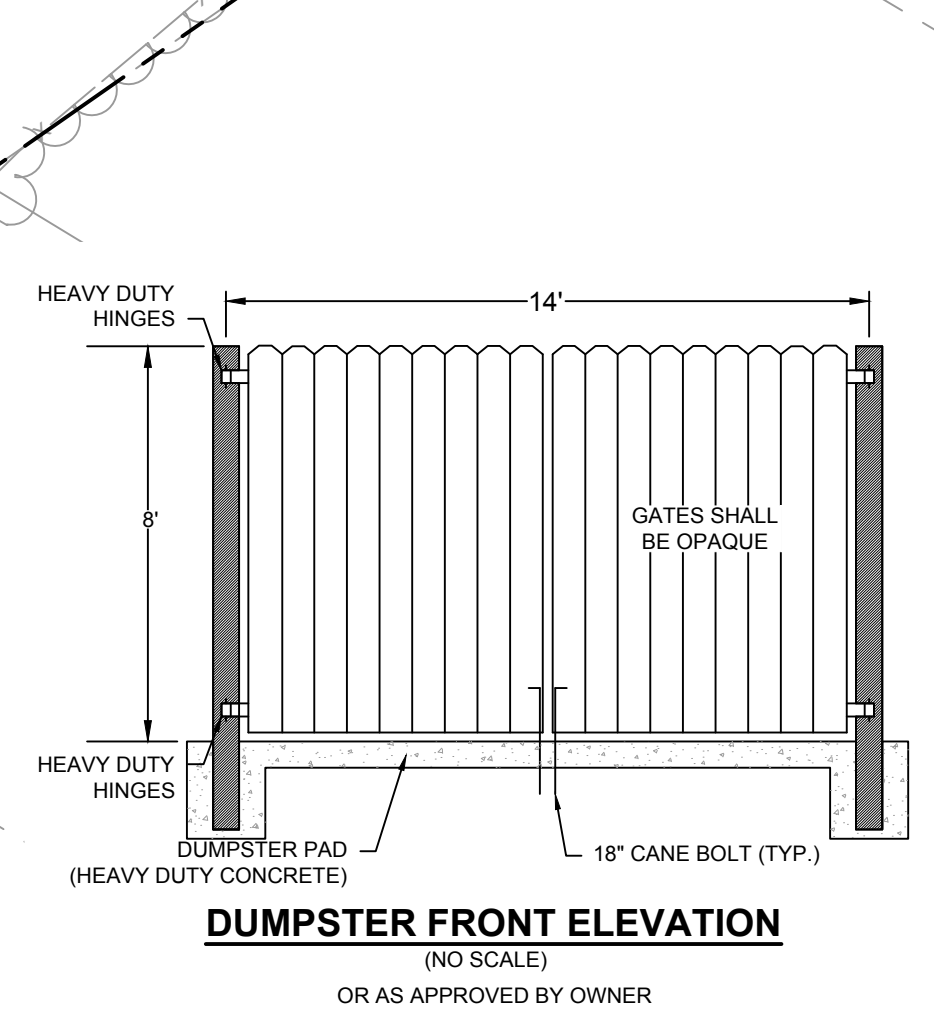
EXISTING ZONING:	R-5, R-53-C
AREA OF SITE:	6.176 AC.
# OF UNITS:	80 UNITS
AREA TO BE DEDICATED:	0.309 AC.
BUILDING AREA:	93,402 S.F.
OPEN SPACE:	3.273 AC.
PAVED AREA:	2.594 AC.
PARKING REQUIRED:	120 SPACES (80 UNITS x 1.5 SPACES/UNIT)
PARKING PROVIDED:	134 SPACES (W/ 12 H.C. SPACES)

0.309 AC. TO BE DEDICATED TO THE FIRE HOUSE

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WILLIAM R. HERX FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: 8/4/16, 8/9/16, 8/28/16, 8/31/16. THIS PLAN, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

HORIZONTAL DATUM: NAD83
 VERTICAL DATUM: NAVD88
 DATUM ESTABLISHED BY RTK GPS (CORRECTIONS FROM RTCM-REF_0592)
 PAINTED UTILITIES LOCATED FROM OTHERS
 FIELDWORK COMPLETED AUGUST 9, 2016.

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



S:\41038602-St. Elizabeths_School\DWG\Sheets\Sup\38602_Site Plan Layout.dwg | Plotted on 12/22/2016 4:25 PM | by Shawn Smith



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DATE	REVISION DESCRIPTION
11/28/16	REVISED PER CITY OF RICHMOND COMMENTS

DATE	DRAWN BY
9/6/16	S. SMITH
DESIGNED BY	S. SMITH
CHECKED BY	S. SMITH
SCALE	1" = 30'

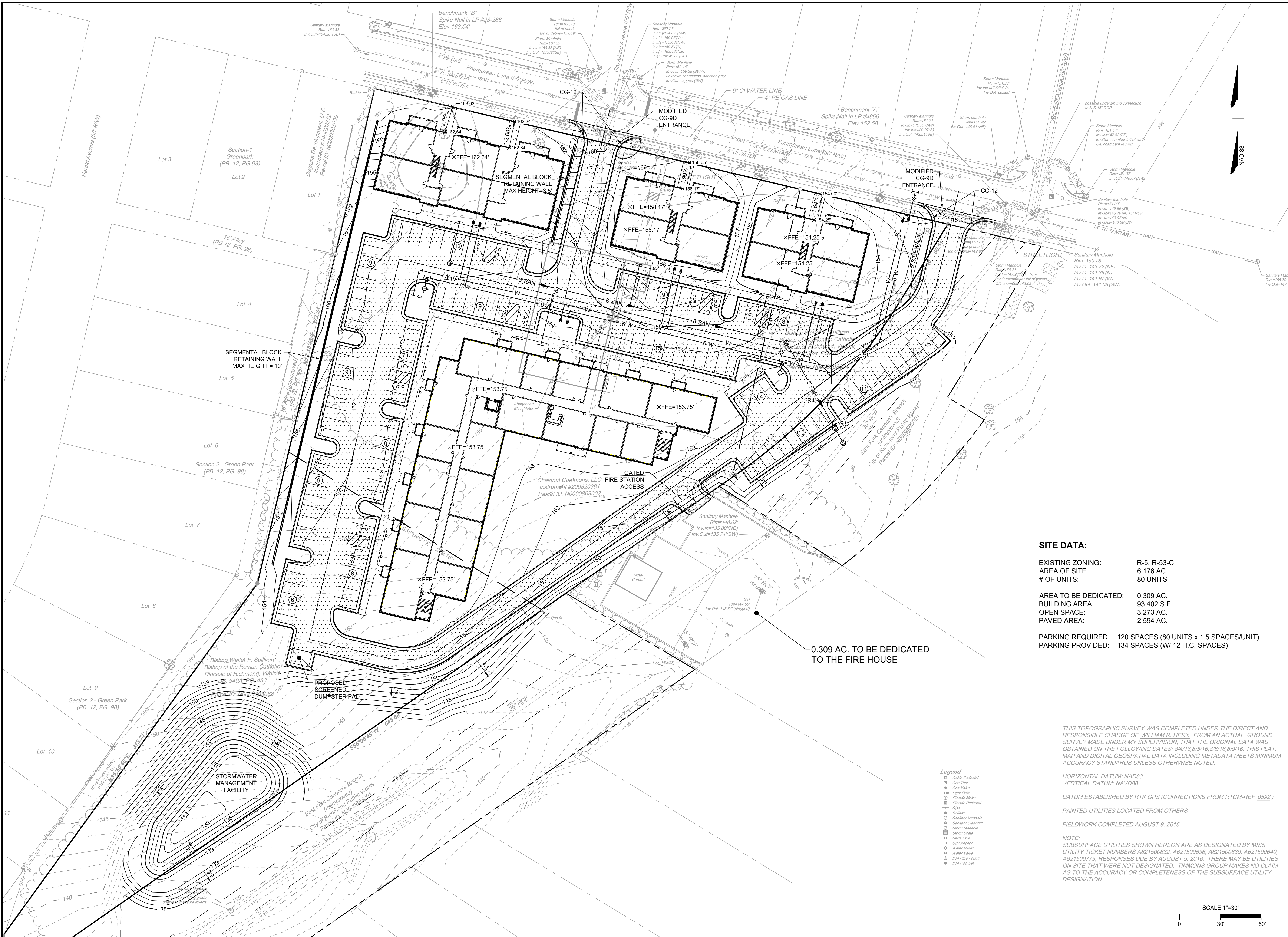
TIMMONS GROUP

ST. ELIZABETH'S APARTMENTS

CITY OF RICHMOND, VIRGINIA

GRADING PLAN

JOB NO.	38602
SHEET NO.	C2.0



SITE DATA:

EXISTING ZONING:	R-5, R-53-C
AREA OF SITE:	6.176 AC.
# OF UNITS:	80 UNITS
AREA TO BE DEDICATED:	0.309 AC.
BUILDING AREA:	93,402 S.F.
OPEN SPACE:	3,273 AC.
PAVED AREA:	2,594 AC.
PARKING REQUIRED:	120 SPACES (80 UNITS x 1.5 SPACES/UNIT)
PARKING PROVIDED:	134 SPACES (W/ 12 H.C. SPACES)

0.309 AC. TO BE DEDICATED TO THE FIRE HOUSE

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HORIZONTAL DATUM: NAD83
 VERTICAL DATUM: NAVD88

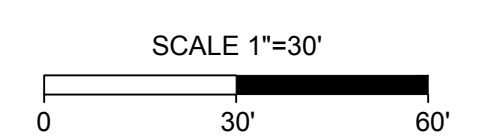
DATUM ESTABLISHED BY RTK GPS (CORRECTIONS FROM RTCM-REF 0592)

PAINTED UTILITIES LOCATED FROM OTHERS

FIELDWORK COMPLETED AUGUST 9, 2016.

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

- Legend**
- Castle Pictorial
 - Gas Test
 - Gas Valve
 - Light Pole
 - Electric Meter
 - Electric Pedestal
 - Sign
 - Ballast
 - Sanitary Manhole
 - Sanitary Cleanout
 - Storm Manhole
 - Storm Grate
 - Utility Pole
 - Guy Anchor
 - Water Meter
 - Water Valve
 - Iron Pipe Found
 - Iron Rod Set



S:\41038602-St. Elizabeths_School\DWG\Sheets\Sup\38602_Site Plan Layout.dwg | Plotted on 12/25/2016 10:11 AM | by Shawn Smith



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DATE
 10/13/2016

DRAWN BY
 L. PAUL

DESIGNED BY
 L. PAUL

CHECKED BY
 F. HANCOCK

SCALE
 1" = 30'

TIMMONS GROUP

ST. ELIZABETH'S APARTMENTS

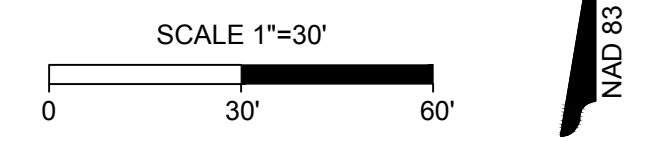
CITY OF RICHMOND, VIRGINIA

LANDSCAPE PLAN

JOB NO.
38602

SHEET NO.
L1.0

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PLANT KEY	
TREES	BOTANICAL NAME
ACE GLO	ACER RUBRUM 'OCTOBER GLORY' TM
QUE NUT	QUERCUS NUTTALLII
QUE PHE	QUERCUS PHELLOS
ULM PAR	ULMUS PARVIFOLIA 'ALLEE'
EVERGREEN TREES	BOTANICAL NAME
ILE NEL	ILEX X 'NELLIE R. STEVENS'
THU OCC	THUJA OCCIDENTALIS 'TECHNY'
THU PLI	THUJA PLICATA 'GREEN GIANT'
FLOWERING TREES	BOTANICAL NAME
CER FOR	CERCIS CANADENSIS 'FOREST PANSY' TM
SHRUBS	BOTANICAL NAME
DIS BLU	DISTYLUM X 'BLUE CASCADE'
LOR DWA	LOROPETALUM CHINENSE RUBRUM 'RUBY'
MYR CER	MYRICA CERIFERA

S:\41038602-St. Elizabeths_School\DWG\Sheets\Site\38602_Landscape Plan.dwg | Printed on: 12/25/2016 10:12 AM | by Shawn Smith

CITY OF RICHMOND LANDSCAPE REQUIREMENTS				
AREA	QUANTITY	RATIO	REQUIRED	PROVIDED
INTERNAL PARKING LOT REQUIREMENT	19 ISLANDS	(1) DECIDUOUS TREE PER ISLAND	TOTAL = (19) X 1 = (19) DECIDUOUS TREES	TOTAL = XX (17) LARGE TREES (3) SMALL TREES
TREE COVERAGE REQUIREMENT	138 SPACES	30 SQ. FT. TREE COVERAGE PER PARKING SPACE	TOTAL = 138 X 30 SQ. FT. = 4,140 SQ. FT. 4,140 / 200 SQ. FT. PER 2 1/2" CAL. TREE = (21) TREES	• 20 (2 1/2" CAL. DEC. TREES) * 200 SQ. FT. • 3 (6" HT. FLOWERING TREES) * 75 SQ. FT. 4,000 + 225 = 4,225 SQ. FT. PROVIDED
WESTERN INTERIOR LOT LINE BUFFER REQUIREMENT ALTERNATIVE C	331 LF PERIMETER BUFFER	REQUIRED: • DECORATIVE WALL • DEPTH NO LESS THAN MIN. YARD REQ. • 1 TREE & 4 SHRUBS PER 50 LF		• DECORATIVE WALL • 9 EVG. TREES @ 6" MIN HT. • 40 SHRUBS @ 2" MIN. HT.
EASTERN INTERIOR LOT LINE BUFFER REQUIREMENT ALTERNATIVE E	187 LF PERIMETER BUFFER	REQUIRED: • DEPTH NO LESS THAN MIN. YARD REQ. • 1 TREE & 4 SHRUBS PER 40 LF		• 5 EVG. TREES @ 6" MIN HT. • 27 SHRUBS @ 2" MIN. HT.

GENERAL NOTES

PRE-CONSTRUCTION

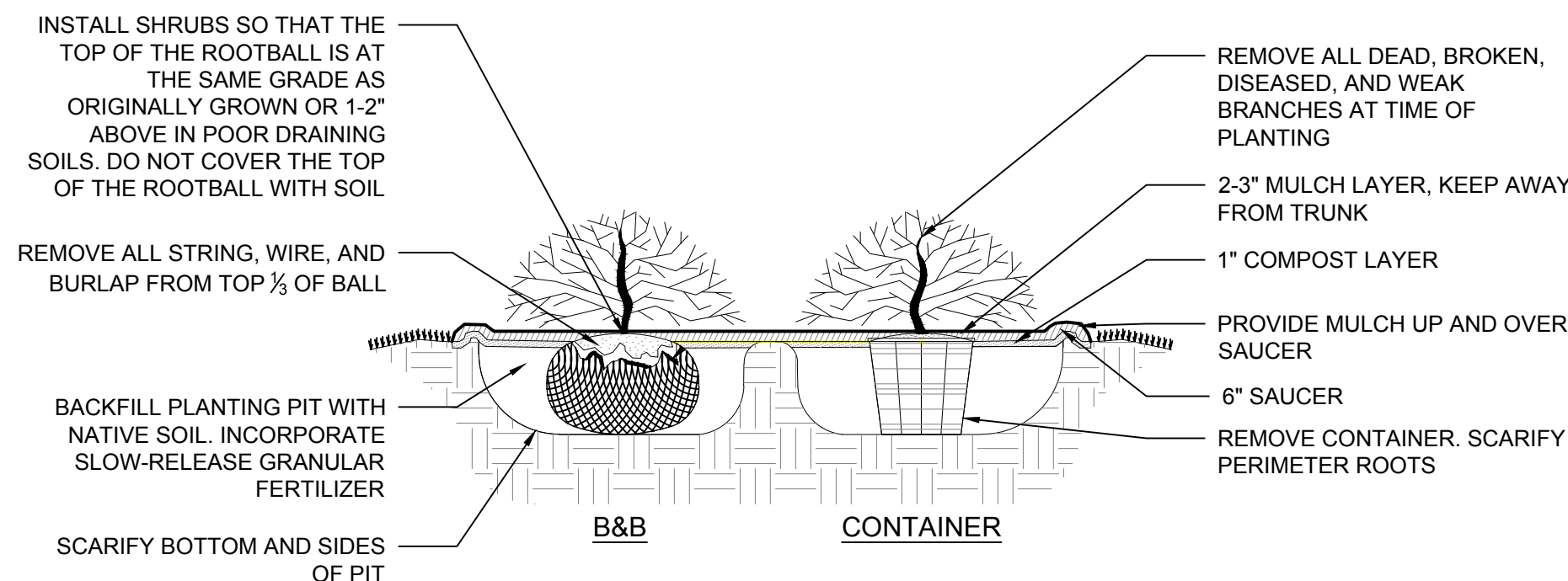
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

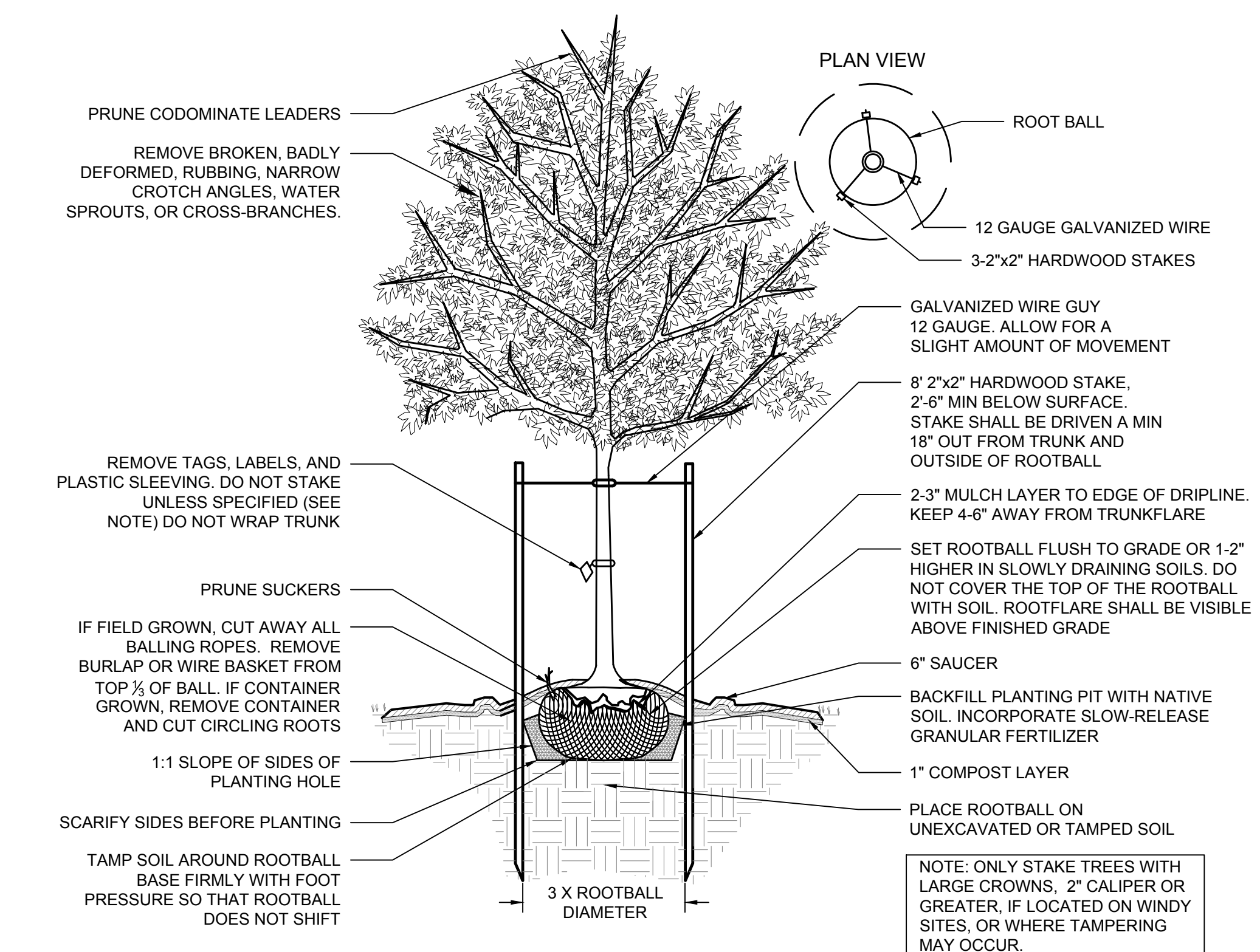
INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

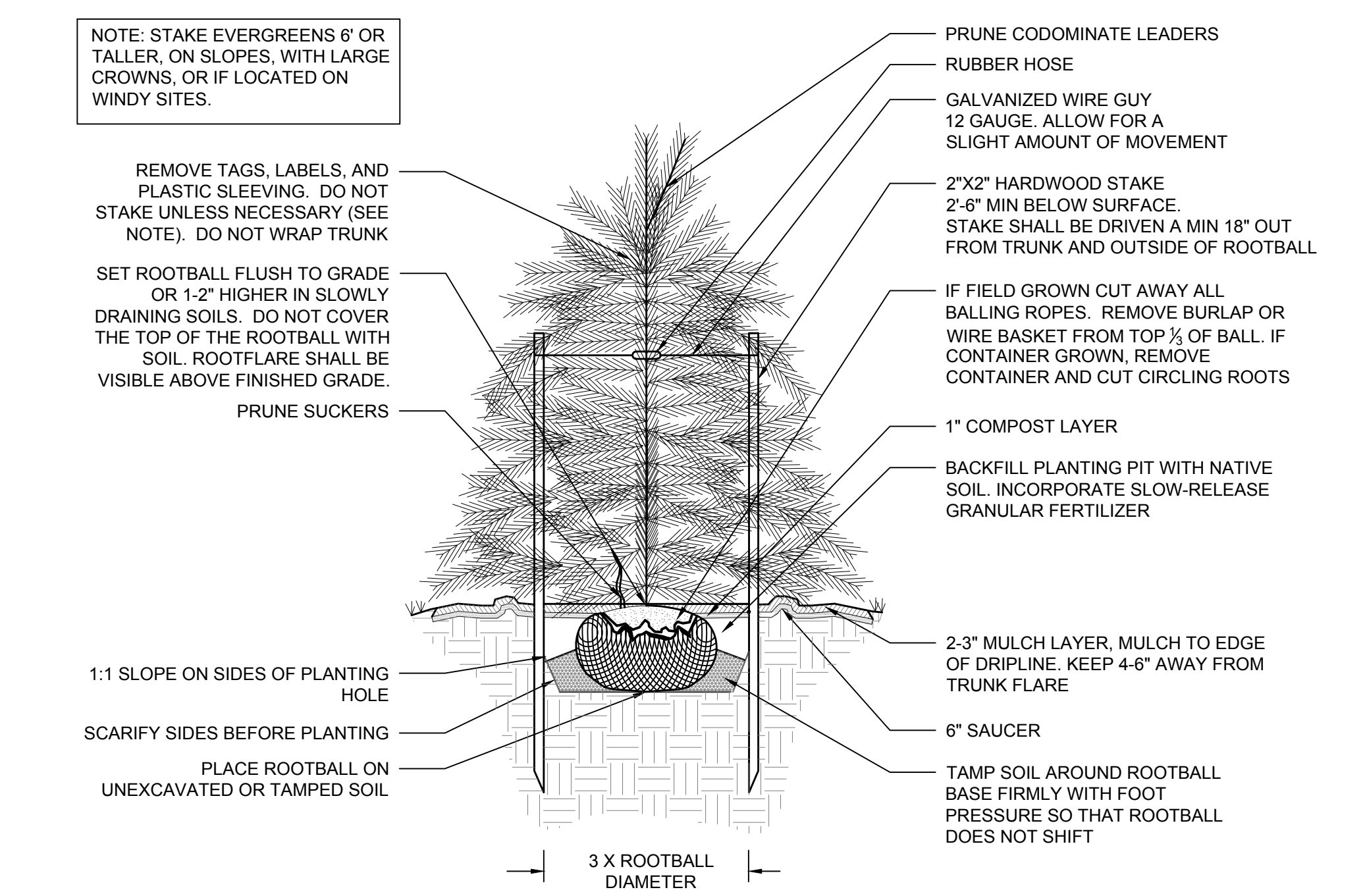


3 SHRUB PLANTING
NOT TO SCALE

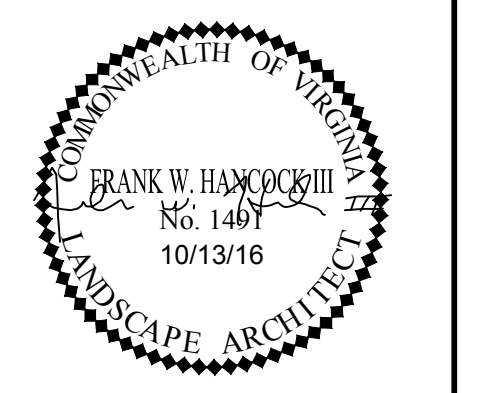
PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	
ACE GLO	8	ACER RUBRUM 'OCTOBER GLORY' TM	RED MAPLE	2.5" CAL.	B&B	
QUE NUT	1	QUERCUS NUTTALLII	NUTTALL OAK	2.5" CAL.	B&B	
QUE PHE	5	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	
ULM PAR	7	ULMUS PARVIFOLIA 'ALLEE'	BOSQUE ELM	2.5" CAL.	B&B	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	
ILE NEL	2	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	6" HT	B&B	
THU OCC	5	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	8'-10" HT.	B&B	
THU PLI	6	THUJA PLICATA 'GREEN GIANT'	WESTERN RED CEDAR	8'-10" HT.	B&B	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	
CER FOR	3	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	8" HT	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
DIS BLU	27	DISTYLUM X 'BLUE CASCADE'	DISTYLUM	24" HT/SPRD	CONTAINER	60" o.c.
LOR DWA	32	LOROPETALUM CHINENSE RUBRUM 'RUBY'	FRINGE FLOWER	3 GAL	CONTAINER	36" o.c.
MYR CER	15	MYRICA CERIFERA	WAX MYRTLE	24" HT/SPRD	CONTAINER	60" o.c.



1 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE



2 EVERGREEN TREE - STAKING SPECIFIED
NOT TO SCALE



THIS DRAWING PREPARED AT THE
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TEL 804.200.0500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

10/13/16

DESIGNED BY
L. PAUL

CHECKED BY
F. HANCOCK

SCALE
AS SHOWN

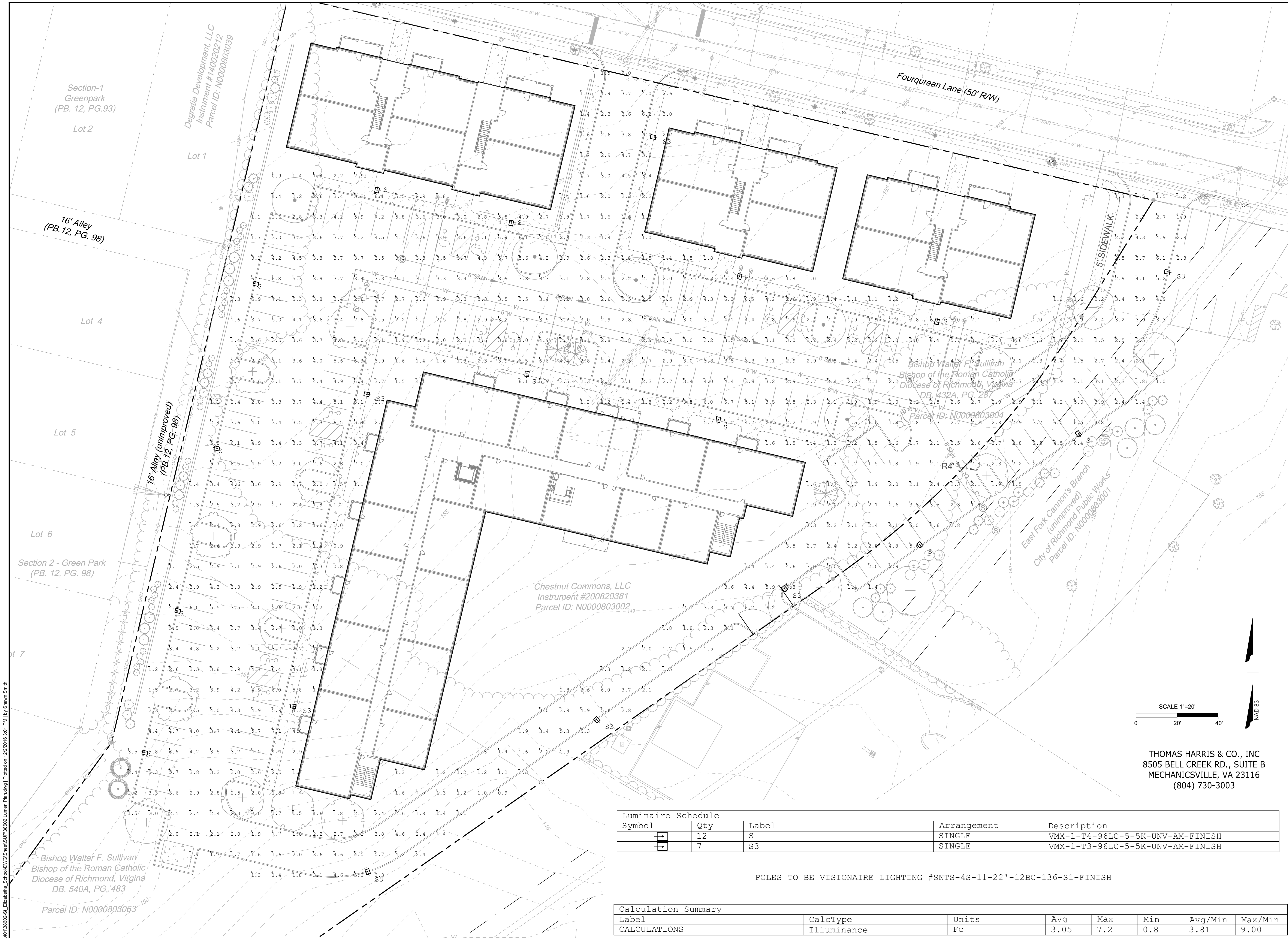
TIMMONS GROUP

ST. ELIZABETH'S APARTMENTS
CITY OF RICHMOND, VIRGINIA

LANDSCAPE NOTES & DETAILS

JOB NO.
38602

SHEET NO.
L2.0



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
[Symbol]	12	S	SINGLE	VMX-1-T4-96LC-5-5K-UNV-AM-FINISH
[Symbol]	7	S3	SINGLE	VMX-1-T3-96LC-5-5K-UNV-AM-FINISH

POLES TO BE VISIONAIRE LIGHTING #SNTS-4S-11-22'-12BC-136-S1-FINISH

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATIONS	Illuminance	Fc	3.05	7.2	0.8	3.81	9.00

THIS DRAWING PREPARED AT THE
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DATE
 10/13/16

DRAWN BY
 B. REECE

DESIGNED BY
 B. REECE

CHECKED BY
 B. REECE

SCALE
 1" = 20'

REVISION DESCRIPTION

TIMMONS GROUP

ST. ELIZABETH'S APARTMENTS
 CITY OF RICHMOND, VIRGINIA
LUMEN PLAN

JOB NO.
38602
 SHEET NO.
L3.0

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