

**REZONING
APPLICATION
FORM**



Application for **REZONING/CONDITIONAL REZONING**

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

<http://www.richmondva.gov/cdm/>

Project Name/Location

Property Address: 2500, 2510, 2516, 2530, 2534, and 2536 N. Lombardy Street Date: December 28, 2022
Tax Map #: See Exhibit A Fee: \$1,669.00
Total area of affected site in acres: ~1.69

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

Zoning

Current Zoning: Urban Business District (UB-2)

Existing Use: Vehicle Service Businesses

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report.)
Class-A, six story, mixed use building containing commercial and multifamily uses. **TOD-1**

Existing Use: Vehicle Service Businesses

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: BZA Appeal 119-49

Applicant/Contact Person: Jeffrey P. Geiger

Company: Hirschler
Mailing Address: 2100 E. Cary Street
City: Richmond State: VA Zip Code: 23223
Telephone: (804) 771-9557 Fax: ()
Email: jgeiger@hirschlerlaw.com

Property Owner: See Exhibit A

If Business Entity, name and title of authorized signee: Jeffrey P. Geiger and Susan S. Smith

(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: 2100 E. Cary Street
City: Richmond State: VA Zip Code: 23223
Telephone: (804) 771-9557 Fax: ()
Email: jgeiger@hirschlerlaw.com and ssmith@hirschlerlaw.com

Property Owner Signature:

Susan S. Smith, Attorney-in-fact

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. Facsimile or photocopied signatures will not be accepted.

Exhibit A

Property:

- Tax Map Parcel ID: N0000690022 - 2500 N. Lombardy Street - owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690019 - 2510 N. Lombardy Street - owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690016 - 2516 N. Lombardy Street – owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690014 - 2530 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690013 - 2532 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690012 - 2534 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690011 - 2536 N. Lombardy Street - owned by the Third J-M-J Corporation, a Virginia stock corporation

15400484.1 046214.00005

APPLICANT REPORT

Rezoning Applicant's Report

Tax Map Parcel IDs: N0000690011, N0000690012, N0000690013, N0000690014, N0000690016, N0000690019, and N0000690022

INTRODUCTION

One Parkwood, LLC, a Maryland limited liability company ("Parkwood"), controls 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lombardy Street Richmond, VA 23220 (all aforementioned property is collectively referred to herein as the "Property") (Parkwood and the other owner of the Property are collectively referred to herein as the "Applicant"). The Property is located on the Northside of Richmond.

The Applicant plans to replace the run-down, underutilized buildings on the Property with a Class-A, mixed-use building containing commercial and multifamily uses. The Applicant will also construct a parking lot behind the new building to service the new uses. A podium may also be constructed above a small portion of the parking lot to provide space for a pool and amenities for the residents. Landscaping will be provided between the parking lot and the alley as generally shown in the enclosed illustration entitled "Site Line Illustrations." The new building will be six stories, with the top story set back on all four sides (the "Project"). This new building will include commercial and amenity space on the first floor and multifamily units on the floors above the commercial use and amenity space.

In response to Staff's comments at the Pre-Application Meeting, the Applicant extended the building frontage along the corner of Overbrook Road and Seminary Avenue to further screen the parking lot.

This Project will provide the community with additional retail and personal service options. This Project will also help contribute to the area's rejuvenation and start the evolution the City seeks in this corridor and further the City's aspirations for this neighborhood.

REZONING REQUEST

The Property is located in the Urban Business District (UB-2).

To achieve the goals of the Project outlined above, the Applicant is requesting to rezone the Property to the Transit-Oriented Nodal District (TOD-1). This rezoning will enable the market to convince the current owners to replace the positive cash flowing uses with a high quality community that will uplift the area. This result has not been achieved under the current zoning and is not achievable with the permitted density under the current zoning. The project will be a catalyst for the new investment and economic growth envisioned within the Master Plan for this area.

EXISTING PROPERTY AND SURROUNDING AREA

The Property forms the eastern margin of the Edgehill Chamberlayne Court Neighborhood. The Edgehill Chamberlayne Court Neighborhood is bounded by various roads, including: Chamberlayne Avenue, Brookland Parkway/W. Brookland Park Blvd., I-95/I-64, and Admiral Street/School Street. The neighborhood is made up of single-family residential homes, and commercial and institutional uses.

THE RICHMOND 300 PLAN

The Richmond 300 Plan designates the Property's future use as Corridor Mixed-Use. This future use category permits buildings 3-10 stories in height to allow a mixing of commercial and residential uses and a more urban environment with walkable streetscapes. Improving the street scape is one of the objectives of this Project.

Within Corridor Mixed Use, the desired primary uses include retail, office, personal service, and multi-family residential uses. The Project envisions primarily these uses and creates better commercial spaces for businesses in the area. The Applicant believes that the Project will inspire other redevelopment in the surrounding area.

PROPOSED USE

The proposed use of the Property, as described herein, will be a beneficial use for the site. This Property is in line with the Property's "Corridor Mixed-Use" future use designation in the Richmond 300 Plan. The Project's enhanced streetscape will create an aesthetic appeal that is better than current conditions.

Any traffic generated by the Project will be easily absorbed by the surrounding road network and the City's bus system. Additionally, the Property provides parking to service the residents and patrons of the retail and personal service businesses.

COMMUNITY SUPPORT FOR REZONING

The Applicant presented the Project to neighbors on Seminary Avenue. The Applicant also presented the Project to the Edgehill Chamberlayne Court Civic Association. Enclosed is a list of topics discussed at both meetings.

At the suggestion of Councilmember Ann-Frances Lambert, the Applicant also reached out to the Chamberlayne Industrial Center Association and Chamberbrook.

CONCLUSION

The Applicant desires to begin the rejuvenation of the Property. If this rezoning request is granted, this Project will help contribute to the area's evolution and further the City's aspirations for this corridor.

SURVEY PLAT

SURVEY DESCRIPTION - #2500 N. LOMBARDY STREET

BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE WEST LINE OF N. LOMBARDY STREET AND THE NORTH LINE OF OVERBROOK ROAD, SAID NAIL BEING THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET AND CONTINUING ALONG THE NORTH LINE OF OVERBROOK ROAD N53°41'40"W 100.78 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE NORTH LINE OF OVERBROOK ROAD AND THE EAST LINE OF SEMINARY AVENUE; THENCE DEPARTING THE NORTH LINE OF OVERBROOK ROAD AND CONTINUING ALONG THE EAST LINE OF SEMINARY AVENUE N07°58'26"W 49.13 FEET TO A ROAD FOUND AT THE INTERSECTION OF THE EAST LINE OF SEMINARY AVENUE AND THE EAST LINE OF A 15± FOOT ALLEY; THENCE DEPARTING THE EAST LINE OF SEMINARY AVENUE AND CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 69.58 FEET TO A ROD FOUND; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,547 SQUARE FEET OR 0.311 ACRE OF LAND MORE OR LESS.

NOTES CORRESPONDING TO 'SCHEDULE B. PART 1'

COMMITMENT NUMBER: 5117036-F-14-01-005

EXCEPTION 1 - ANY UTILITY, LEAK, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CHARGED, ATTACKED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 2 - NOTES OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 3 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 4 - ANY CLAIM OR RIGHT TO A LEASE, EASE, EGRESS, EGRESS, OR OTHER MATTER WHICH IS NOT SHOWN BY THE PUBLIC RECORDS CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 5 - NONRECORDING ANY INSTRUMENT OF THE PROPERTY TO THE COUNTY, OR THE FAILURE OF THE INSTRUMENT TO BE RECORDED IN THE PUBLIC RECORDS CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 6 - MAINTENANCE, TILLS, OTHIR ASSOCIATION INDS, ASSESSMENTS OR FEES FOR WHICH NO NOTICE OF DELINQUENCY, LIES, CLAIM OF 15% OR ASSASSMENT HAS BEEN FILED OR RECORDED IN THE REAL PROPERTY RECORDS CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 7 - IN USE OR OTHER MATTER WITHIN THE AND ALL RECORDS INCIDENT HERETO NOW OR PREVIOUSLY COVERED (MAY INCLUDE, USUALLY, EASEMENTS OR EASEMENTS CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 8 - SUBJECT TO NOTICES, EASEMENTS AND EGRESS RIGHTS, IF ANY, AS SHOWN ON THE TILED MAP BOOK 10, PAGE 14 AND BOOK 413, PAGE 461, PLANNING AND PROPERTY LINES ARE PLOTTED HEREON CONTAINS NO OTHER SURVEY INFORMATION TO BE PLOTTED HEREON.

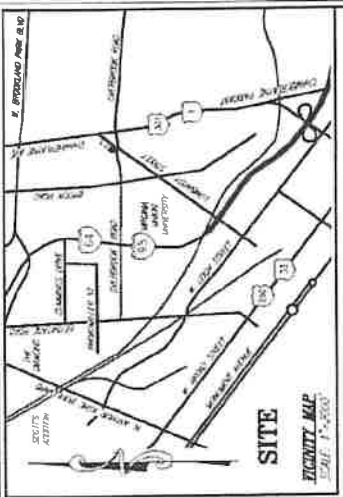
EXCEPTION 9 - EASEMENTS RECORDED IN BOOK 164, PAGE 503 AND BOOK 376, PAGE 1804 CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 10 - INSTRUMENTS RECORDED IN BOOK 2302, PAGE 21; AND BOOK 2370, PAGE 124, UNRECORDED AND RESTRICTIONS EMPASSED IN 1941 CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

EXCEPTION 11 - ACQUAIA IS NOT INSURED. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

GENERAL NOTES

- CLIENT'S OWNER: ONE PLYWOOD, LLC 2500 N. LOMBARDY STREET, SUITE 1000-1000-1000, RICHMOND, VA 23208-7548
- THIS SURVEY WAS PREPARED FOR THE BENEFIT OF A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5117036-F, IN ACCORDANCE WITH THE CITY OF RICHMOND, VA ZONING MAP, DATED MAY 11, 2002.
- ENCLOSED NUMBERS CORRESPOND TO EXCEPTIONS AS LISTED IN SCHEDULE B, PART 2 HEREON.
- THE SUBJECT PARCEL IS WITHIN FEMA DEFENDED FLOOD ZONE "1" PER FLOOD INSURANCE RATE MAP NO. 5107500290, DATED APRIL 2, 2008.
- THERE ARE NO MARKED PARKING SPACES ON THE SUBJECT PARCEL.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN AS PAINT-MARKED BY MISS UTILITY OF VIRGINIA - PEAKS (E) 36210724-000, (E) 36210725-000, (E) 36210726-000, (E) 36210727-000, (E) 36210728-000. WITH ALL SUBSURFACE FEATURES MAY BE SHOWN HEREON.
- THERE WAS NO APPLICABLE VESSEL EVIDENCE OF A CRUISE OR CARNIVAL ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- THE SITE HAS STREET ACCESS TO A PUBLIC ALLEY AND TO N. LOMBARDY STREET, A PUBLIC RIGHT-OF-WAY.
- THE SUBJECT PARCEL IS ZONED "B10-2" (OFFICE BUSINESS DISTRICT) PER CITY OF RICHMOND ZONING ORDINANCE. ZONING MAP NO. 5117036-F, IN ACCORDANCE WITH THE CITY OF RICHMOND ZONING MAP, DATED MAY 11, 2002.



SURVEYOR'S CERTIFICATION

TO ONE PLYWOOD LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP ON PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR SURVEYS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES HEADS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 11(c), 12, 13, 14, 15 AND 20 OF TABLE 'A' THEREOF.

THE FIELD BOOK WAS COMPLETED ON MAY 12, 2002.

Christopher M. Parley
12-201-7022
DATE
C.O. NO. 1375
C.F.A. # 03-01-21-000



NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REQUIRED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

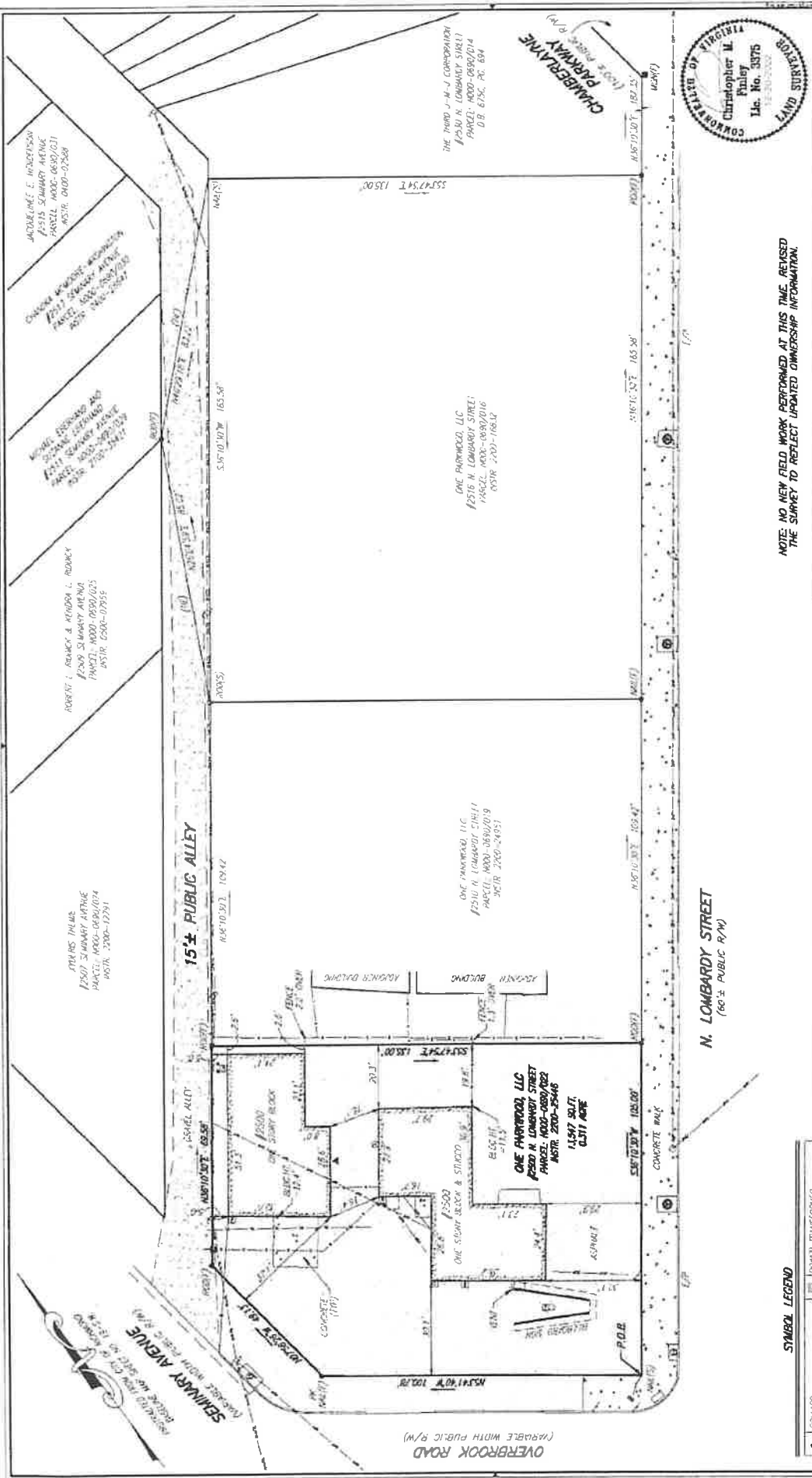
ALTA/NSPS LAND TITLE SURVEY
OF 0.311 ACRE OF LAND
KNOWN AS #2500 N. LOMBARDY STREET
BEING PARCEL: N000-0690-022

CITY OF RICHMOND, VIRGINIA

PLANNER/ARCHITECTS/ENGINEERS/SURVEYORS
BALZER & ASSOCIATES
1501 G Street, Suite 200, Alexandria, Virginia 22304-3170 (Tel 703.581.7777) www.balzer.com

REV: 12-20-2002
DATE: 06-27-2012
JOB NO: 55200408.00
DRAWN BY: WFL
CHECKED BY: CMF

SHEET 1 OF 2



REV. 12-20-2022
 DATE: 05-25-2022
 SCALE: AS SHOWN
 JOB: 55-22-022A-00
 DRAWN BY: VPL
 CHECKED BY: CMF
 SHEET 2 OF 2

NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
 OF 0.311 ACRE OF LAND
 KNOWN AS #2500 N. LOMBARDY STREET
 BEING PARCEL: N000-0690-022
 CITY OF RICHMOND, VIRGINIA

PLANNERS: ARCHITECTURAL ENGINEERS, SURVEYORS
 BALZER & ASSOCIATES, P.C.
 10015 W. HUNTERS LANE, SUITE 200, RICHMOND, VA 23231
 (804) 781-1100



LINETYPE LEGEND

- OVERHEAD UTILITIES
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- CATCH LINE FENCE
- WHITE LINE (10/0)
- POWER LINE (10/0)
- GAS LINE (10/0)

TEXT LEGEND

- (SQU) SQUARE FEET
- (BLDG) BUILDING HEIGHT
- (R/W) RIGHT OF WAY
- (MOM) MORTGAGE
- (P.B.) PLAT BOOK
- (D.B.) DEED BOOK
- (P.C.) PAGE
- (O/R) OVERLAP
- (U/G) UNDERGROUND
- (E/P) EDGE OF PARCEL

SYMBOL LEGEND

□	OVERHEAD	□	POWER TRANSFORMER
○	ECCENTRIC	□	SEWER MANHOLE
○	DOWNSPOUT	○	SEWER POLE
○	WATER	○	SURVEY/INTERCOM
○	GAS VALVE	○	SHRIMP TRAIL
○	COP WIRE	○	UTILITY BOX
○	FRAG	○	UTILITY POLE
○	LIGHT POLE	○	WELL/DRYDRAIN LIGHT
○	NO. OF PAVING STAKES	○	CORNER TO BE SET
○	POWER METER		

SURVEY DESCRIPTION - #2510 N. LOMBARDY STREET

BEGINNING AT A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID ROD BEING 105.00 FEET FROM THE NORTH LINE OF OVERBROOK ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A POINT ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG SAID ALLEY N36°10'30"E 109.42 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 109.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,767 SQUARE FEET OR 0.339 ACRE OF LAND MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B - PART II

FILE NUMBER 70151

- EXCEPTION 1 - ANY DUTY, LEND, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER THAT APPEARS ON THE FIRST TIME IN THE PUBLIC RECORDS OR IS CONTAINED IN ANY INSTRUMENT, OR IS DISCLOSED BETWEEN THE COMMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I REQUIREMENTS ARE MET, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 2 - REAL ESTATE TAXES, OTHER PUBLIC CHARGES (INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS OF ANY COUNTY, INDEPENDENT, METROPOLITAN DISTRICT OR COMMISSION) AND THE BALANCE OF ANY SUCH CHARGED PARCEL OR AN ANNUAL BASIS WHICH ARE NOT PAID ARE AND PARABLE CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 3 - RECORDS OR CLAIMS OF PARTIES OTHER THAN THE ASSURED IN ACTUAL POSSESSION OF ANY OR ALL OF THE PROPERTY CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 4 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 5 - ANY ENCUMBRANCE, ENCUMBRANCE, EASEMENT, EASEMENT, EASEMENT, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY ANY RECORDS AND COMPLETE LAND SURVEY OF THE LAND CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 6 - ANY USE, OR RIGHT TO A USE, FOR SERVICES, LABOR OR MATERIAL SERVICES OR AFTER TERMINATION, INCURRED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 7 - REAL ESTATE TAXES SUBORDINATE TO THE SECOND HALF OF THE SECOND HALF OF THE 2020 TAX YEAR PLUS ANY OTHER SUBORDINATE TAXES POSTED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF ARE A LEND, ARE AND PARABLE CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 8 - ANY ENCUMBRANCE, ENCUMBRANCE, EASEMENT, EASEMENT, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY ANY RECORDS AND COMPLETE LAND SURVEY OF THE LAND, THE TERM ENCUMBRANCE INCLUDES ENCUMBRANCE OF EXISTING IMPROVEMENTS LOCATED ON THE LAND DATED AFTER THE DATE OF RECORDING AND ENCUMBRANCE ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJACENT LAND, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

GENERAL NOTES

- CURRENT OWNER: ONE PARKWOOD, LLC
72510 N. LOMBARDY STREET
PARCEL: N000-0690-019
PISR: NO 2200-74951
- THIS SURVEY WAS PREPARED FOR THE BENEFIT OF A TITLE REPORT PROVIDED BY COMMERCIAL LAND TITLE ASSURANCE COMPANY, FILE NO. 20151, DATED MARCH 16, 2022.
- GRADED NUMBERS CORRESPOND TO EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 7 THEREOF.
- THE SUBJECT PARCEL IS WITHIN FEMA UNFINED FLOOD ZONE "X" FEP FLOOD INSURANCE RATE MAP NO. 51012R0300, DATED APRIL 2, 2009.
- THERE ARE NO MARKED PARKING SPACES ON THE SUBJECT PARCEL.
- APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN AS PLANT MARKED BY MISSUtility OF VIRGINIA - TICKETS) 101-1001724-000, 101-1001210-000, 101-1001725-000, NOT ALL SUBSURFACE FEATURES MAY BE SHOWN HEREON.
- THERE WAS NO APPARENT VISIBLE EVIDENCE OF A GRAVE SITE OR CEFTERY ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- THERE WAS NO ESTIMABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BEING ADDITIONS AT THE TIME OF SURVEY.
- THE SITE HAS DIRECT ACCESS TO A PUBLIC ALLEY AND TO N. LOMBARDY STREET, A PUBLIC HIGHWAY.
- THE SUBJECT PARCEL IS ZONED T8-2" (URBAN BUSINESS DISTRICT) PER CITY OF RICHMOND ONLINE ASSESSOR INFORMATION AND OS - NO ZONING REPORT PROVIDED BY INSURER.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH IMPROVEMENTS, THEREON AND APPURTENANCES THEREON BELONGING TO AND BEING IN THE CITY OF RICHMOND, VIRGINIA, COMMUNITAS, A LIMITED LIABILITY COMPANY, AND MORE PARTICULARLY SHOWN ON A PLAN BY ROBERT M. HEINERICH, A LICENSED SURVEYOR, DATED OCTOBER 26, 1981, CAPTIONED "PLAN OF LOTS 13, 14, 15, 16 AND PART OF LOT 17, BLOCK A, CHAMBERLAIN COURT, CITY OF RICHMOND, VIRGINIA", ATTACHED TO AND INCORPORATED WITH THE DEED IN DEED BOOK 204, PAGE 1036, REFERENCE TO WHICH PLAN IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN COVERED.

THE MAP NO. 1000 0690/019.

THE PARCEL SHOWN HEREON IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT.

SURVEYOR'S CERTIFICATION

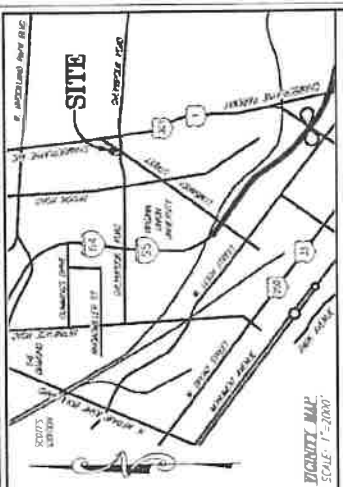
I, ONE PARKWOOD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND COMMERCIAL LAND TITLE ASSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 VIRGINIA STANDARD LEGAL REQUIREMENTS FOR ALL TYPES OF LAND TITLE SURVEYS, HEREBY TESTIFIED AND SIGNED BY ME OR BY A LICENSED SURVEYOR ON THIS 12th DAY OF APRIL, 2022, AT RICHMOND, VIRGINIA.

THE FIELD WORK WAS COMPLETED ON MAY 12, 2022.

CHRISTOPHER M. FINLEY
LIC. NO.: 33325
CIVIL ENGINEER

12-20-2022
DATE



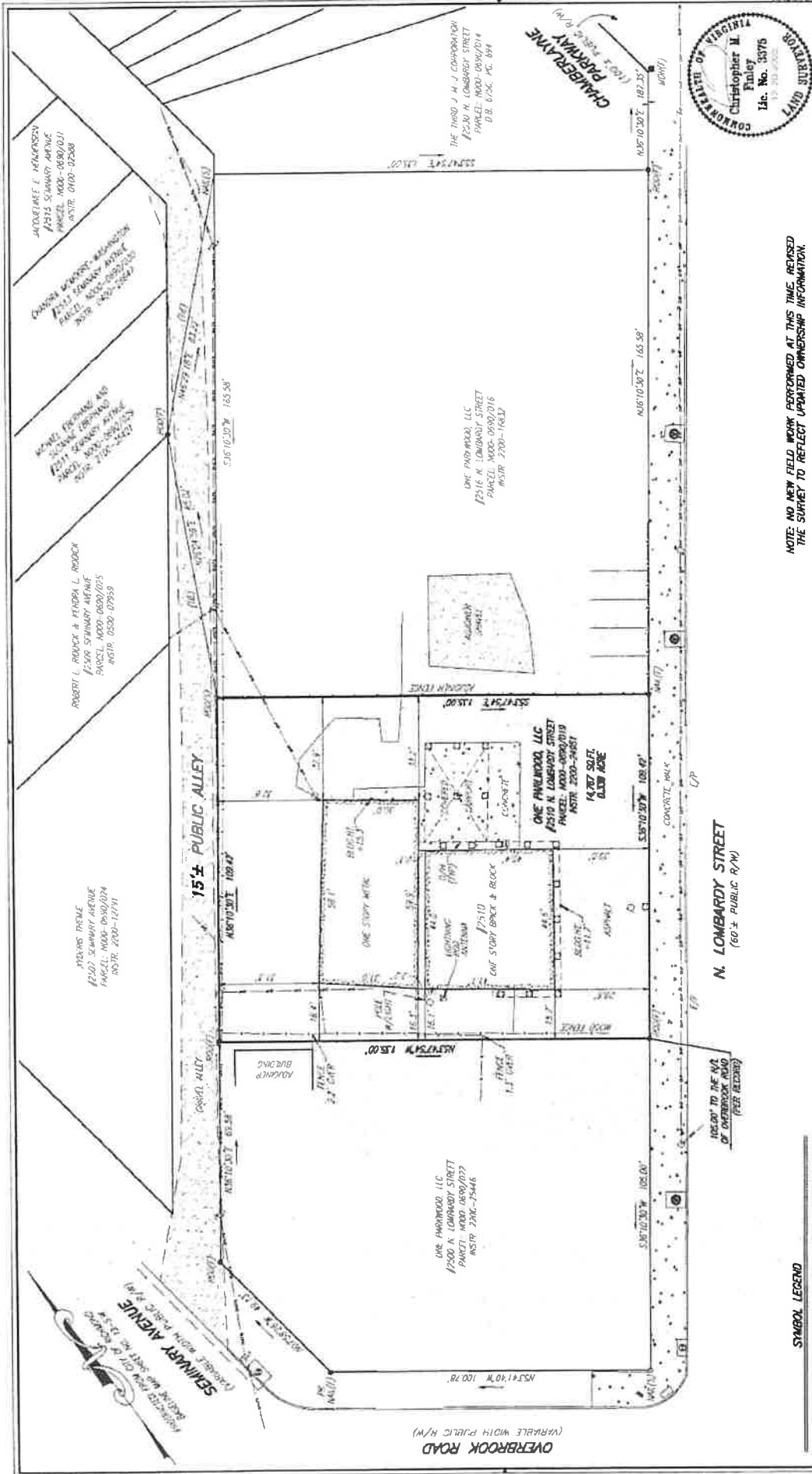
ALTA/NSPS LAND TITLE SURVEY
OF 0.339 ACRES OF LAND
KNOWN AS #2510 N. LOMBARDY STREET
BEING PARCEL: N000-0690-019
CITY OF RICHMOND, VIRGINIA

PREPARED BY: ENGINEERS & SURVEYORS
BALZER & ASSOCIATES, INC.
10015 E. WOODBINE BLVD., SUITE 210, RICHMOND, VA 23238
TEL: 804-781-1111 FAX: 804-781-1112

REV: 12-20-2022
DATE: 02-24-2022
SCALE: 1" = 70'
JOB: 50220029.00
DRAWN BY: WLF
CHECKED BY: CHP



BALZER & ASSOCIATES



BALZER & ASSOCIATES

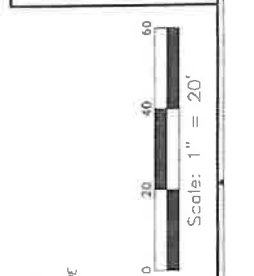
PLANNING / ARCHITECTS / ENGINEERS / SURVEYORS
 1001 G ST. NEWPORT NEWS, VIRGINIA 23603
 (800) 737-7600

CHRISTOPHER M. FINLEY
 Lic. No. 33375
 12-20-2022

REV 12-20-2022
 DATE 02-24-2022
 SCALE 1" = 20'
 DRAWN BY WHI
 CHECKED BY CMF
 SHEET 2 OF 2

NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
 OF 0.339 ACRES OF LAND
 KNOWN AS #2510 N. LOMBARDY STREET
 BEING PARCEL: N000-0690-019
 CITY OF RICHMOND, VIRGINIA



SYMBOL LEGEND

□	ROLLTOP
○	COLUMN
□	CONCRETE
▣	CAST METAL
▣	CAST IRON
▣	FRANC. BRK.
▣	UTILITY POLE
▣	WALL/GARDEN LIGHT
▣	CORNER TO BE SET
▣	W. OF PARKING SPACES
▣	POWER METER
⊞	POWER TRANSFORMER
⊞	SCWER MANHOLE
⊞	SEWER PILE
⊞	SPREADER/ANTENNA
⊞	STREET TREE
⊞	TRUNK BOX
⊞	UTILITY POLE
⊞	WALL/GARDEN LIGHT
⊞	CORNER TO BE SET
⊞	W. OF PARKING SPACES
⊞	POWER METER

TEXT LEGEND

(S.O.T.)	SQUARE FEET
(B.L.C.H.T.)	BUILDING HEIGHT
(P.W.)	RIGHT OF WAY
(A.W.)	ADJACENT
(P.B.)	PLAT BOOK
(O.B.)	DEED BOOK
(P.C.)	PACE
(O.P.)	OPENING
(U.P.)	UNDERPASSING
(P.P.)	EDGE OF PARKING

LINE TYPE LEGEND

---	OVERHEAD UTILITIES
---	OVERHEAD POWER
---	OVERHEAD TELEPHONE
---	CHAIN LINK FENCE
---	METAL FENCE
---	POWER LINE (P/L)
---	GAS LINE (G/L)

OVERBROOK ROAD
 (VARIABLE WIDTH PUBLIC R/W)

SURVEY DESCRIPTION - #2516 N. LOMBARDY STREET

BEGINNING AT A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID NAIL BEING 214.42 FEET FROM THE NORTH LINE OF OVERBROOK ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A POINT ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 165.58 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 165.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,346 SQUARE FEET OR 0.513 ACRE OF LAND MORE OR LESS.

NOTES CORRESPONDING TO "SCHEDULE B - PART II"

FILE NUMBER: 7017

EXCEPTION 1 - ANY DEFECT, LIEB, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER, NOT APPEARS FOR THE RECORD IN THE COMMISSION'S RECORDS FOR THE DATE ON WHICH ALL OF THE SCHEDULE B PART II ENCUMBRANCES ARE MET, CONTAINS NO SURVEY INFORMATION TO BE FURTHER TAKEN.

EXCEPTION 2 - REAL ESTATE TAXES, OTHER PUBLIC CHARGES INCLUDING, BUT NOT LIMITED TO, ASSASSINATIONS BY ANY COMMITTEE, MUNICIPALITY, METROPOLITAN DISTRICT OR COMMISSION AND THE BALANCE OF ANY SUCH CHARGES PAID ON AN ANNUAL BASIS WHICH ARE NOT YET DUE AND UNPAID, CONTAINS NO SURVEY INFORMATION TO BE FURTHER TAKEN.

EXCEPTION 3 - PHOTO OR CLAIM OF INTEREST OTHER THAN THE INCUMBENT ACTUAL POSSESSOR OF ANY OR ALL OF THE PROPERTY CONTAINS NO SURVEY INFORMATION TO BE FURTHER TAKEN.

EXCEPTION 4 - EVIDENCE OR CLAIMS OF ENCUMBRANCES NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE FURTHER TAKEN.

EXCEPTION 5 - INCUMBRANCE, ENCUMBRANCE, ENCUMBRANCE, VOLUNTARY, VOLUNTARY, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY IN THE LAND.

EXCEPTION 6 - ANY LIEB, OR PART TO A LIEB, FOR SERVICE, LAGG, OR MATERIAL INFORMATION OR AFTER FURNISHED, MOVED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE FURTHER TAKEN.

EXCEPTION 7 - ANY LIEB, OR PART TO A LIEB, FOR SERVICE, LAGG, OR MATERIAL INFORMATION OR AFTER FURNISHED, MOVED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE FURTHER TAKEN.

EXCEPTION 8 - CONVEYING COURT SUPERVISION PLAN PREPARED BY THAT BEGAN TO AT PAGE 14, LIES AND PROPERTY LINES ARE PLotted HEREIN. SET SURVEY FOR CONVEYING.

EXCEPTION 9 - DEED WITH PART ATTACHED HERETO RECORDED IN 2010 BOOK 405 AT PAGE 71, CONTAINS NO SURVEY INFORMATION TO BE PLotted HEREIN. CURRENT BUILDINGS, STAKES AND CORNER MARKERS ARE PLotted HEREIN. SET SURVEY FOR CORNER MARKERS.

EXCEPTION 10 - PHOTO OF INTEREST IN POSSESSOR, CONTAINS NO SURVEY INFORMATION TO BE PLotted HEREIN.

EXCEPTION 11 - ITEMS AND APPURTENANCES OF ANY LEASING AGREEMENT AND ASSIGNMENTS THEREOF, CONTAINS NO SURVEY INFORMATION TO BE PLotted HEREIN.

EXCEPTION 12 - ANY INTERESTS, CLAIMS, ENCUMBRANCES, EASEMENTS, EMBARRAS, OR RIGHTS OR MATERIAL ENCUMBRANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY ON THE LAND THE LIEB INFORMATION, INCLUDES ENCUMBRANCES OF EXISTING IMPROVEMENTS LOCATED ON THE LAND DATED ADDRESSING LAND AND ENCUMBRANCES AND THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADDRESSING LAND.

LEGAL DESCRIPTION (PER TITLE COMMITTEE)

ALL THOSE CERTAIN LOTS, PIECES OR PORTIONS OF LAND WITH ALL IMPROVEMENTS, HEREON AND APPURTENANCES THEREON LYING AND BEING IN THE CITY OF RICHMOND, COMMONWEALTH OF VIRGINIA, ON THE NORTHERLY LINE OF NORTH LOMBARDY STREET AND EASTING HILLOM RD (AS SHOWN MORE OR LESS, SAID PROPERTY BEING SHOWN ON THE PLAN OF SURVEY DATED NOVEMBER 21, 1983, PREPARED BY HERBERT LEE HUNT, ENGINEER AND SURVEYOR, LIMITED, LOTS 22, 24, 26, 28, 30 AND 31, AND PART OF LOT 12, HUPP A, CHAMBERLAIN COURT, RICHMOND, VIRGINIA, RETURNING TO HUPP AND PART IS HEREBY MADE FOR A NEW, HORIZONTAL DESCRIPTION OF SAID PROPERTY RETURNING TO A NEW MADE TO THE INCUMBENT PLAN OF SAID COMMONWEALTH COURT FILED FOR RECORD IN THE CLERK'S OFFICE, COUNTY OF RICHMOND, VIRGINIA, IN PLAN BOOK 10, PAGE 14.

THE PARCEL SHOWN HEREIN IS THE SAME AS DESCRIBED IN THE TITLE COMMITTEE

GENERAL NOTES

- CURRENT OWNER: ONE FARMWOOD, LLC
#2516 N. LOMBARDY STREET
PARCEL #000-0589-016
BOOK NO. 2200-11621
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY COMMERCIAL TITLE LAND TITLE INSURANCE COMPANY, FILE NO. 7017, DATED JULY 12, 2022.
- CANCELED NUMBERS CORRESPOND TO INTERESTS AS LISTED IN SCHEDULE B - PART II HEREIN.
- THE SUBJECT PARCEL IS WITHIN FEMA'S FLOOD ZONE "V" PER FLOOD INSURANCE RATE MAP NO. 51083038200R, DATED APRIL 7, 2009.
- TABULATION OF EIGHTY PLANNING VOUCHERS ON THE SUBJECT PROPERTY:
21 RICHMOND SITES
0. HORIZONTAL SITES
27 TOTAL SITES
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN AS FOOT-MARKED BY AOS UTILITY OF VIRGINIA - TELETYPE: (813) 214-1140, (424) 401-1374-006, (703) 507-255-018. NOT ALL SUBSURFACE UTILITIES MAY BE SHOWN HEREON.
- THERE WAS NO APPARENT PHYSICAL EVIDENCE OF A GRAVE SITE OR CEMETERY ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVABLE EVIDENCE OF EXISTING EXCAVATION WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- THE SITE HAS EVIDENCE ON A PUBLIC ALLEY AND DIRECT ACCESS VIA CURB CUT, 10 N LOMBARDY STREET, A PUBLIC RIGHT-OF-WAY.
- THE SUBJECT PARCEL IS 2240 708-2" (UNDAN BUSINESS DISTRICT) PER CITY OF RICHMOND CIVIL ENGINEER INFORMATION AND US - 40, 2010 REPORT PREPARED BY INSURER.



SURVEYOR'S CERTIFICATION

TO ONE FARMWOOD, LLC A RICHMOND LIMITED LIABILITY COMPANY, SAID SPRING BANK, ITS SUCCESSORS AND/OR ASSIGNEES, AS THEIR RESPECTIVE INTEREST MAY APPEAR, AND COMMERCIAL LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2007 MINIMUM STANDARD PRACTICE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11(a), 13, 14, 16 AND 26 OF TABLE "A" HEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 12, 2022.

CHRISTOPHER M. FINLEY
L.C. No. 3175
C.FINLEY@BALZER.CC

12-70-2022
DATE



NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

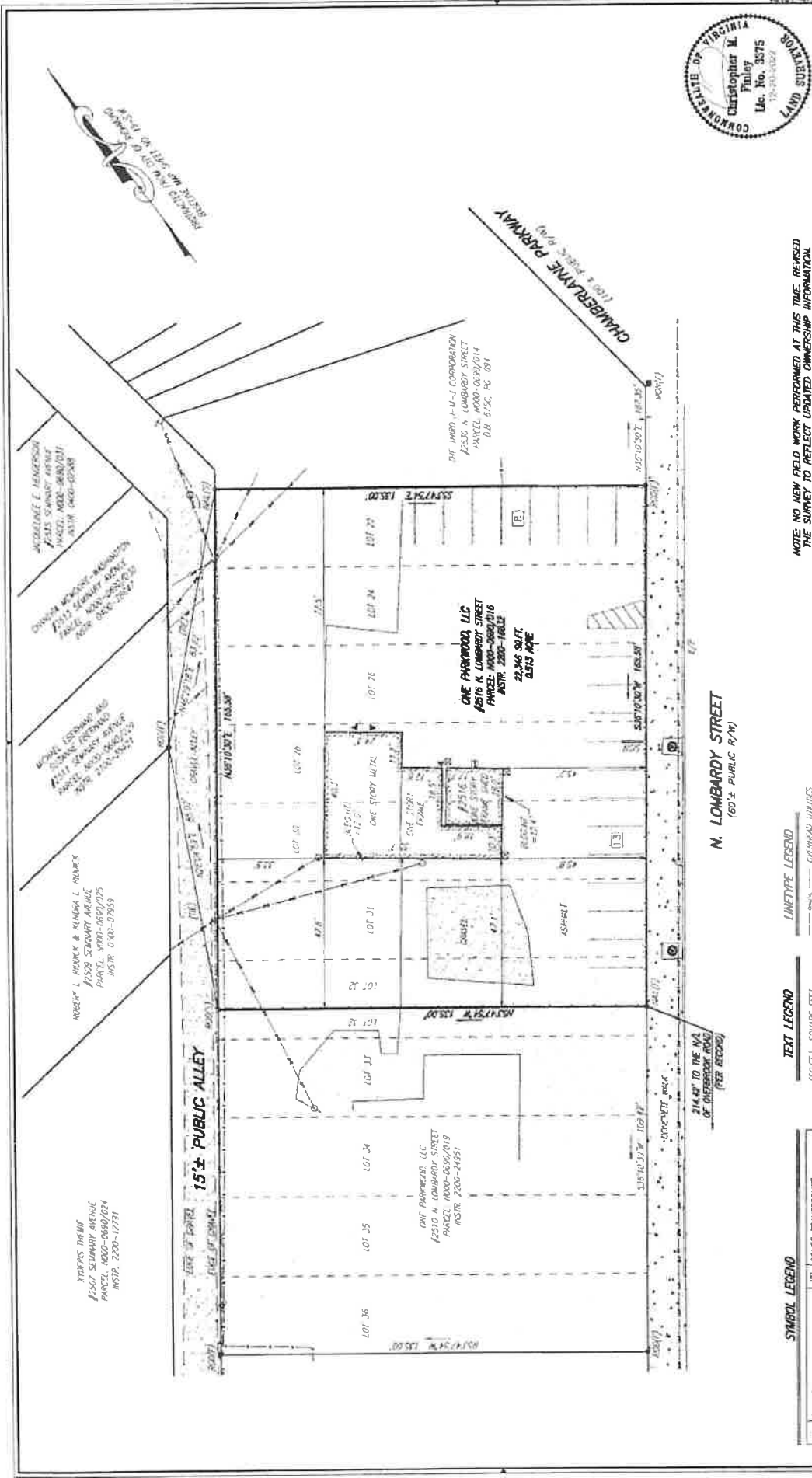
ALTA/NSPS LAND TITLE SURVEY
OF 0.513 ACRE OF LAND
KNOWN AS #2516 N. LOMBARDY STREET
BEING PARCEL: 000-0589-016
CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
BALZER & ASSOCIATES
1001 L.S. WOODS DRIVE, SUITE 202, FARMWOOD, VIRGINIA 23104
TEL: (804) 784-4000 FAX: (804) 784-4000

FEV 12-20-2022
DATE
SCALE 1" = 20'
DRAWN BY: J.M. COOPER
CHECKED BY: C.M.F.
DATE: 12-24-2022

SHEET 1 OF 2





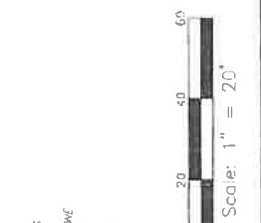
ALTA/NSPS LAND TITLE SURVEY
 OF 0.513 ACRE OF LAND
 KNOWN AS #2516 N. LOMBARDY STREET
 BEING PARCEL: N000-0690-016

CITY OF RICHMOND, VIRGINIA

PLANNERS ARCHITECTS / ENGINEERS / SURVEYORS
 1000 East Main Street, Suite 200, Richmond, Virginia 23219, Phone: 804-644-8411, Fax: 804-644-8411

DATE: 12-21-2022
 SCALE: 1" = 20'
 DRAWN BY: WFL
 CHECKED BY: DMF
 SHEET 2 OF 2

NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. RE-REASUR THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.



SYMBOL LEGEND

■	RECURRO
□	TOURNEY
□	DOWNSPOUT
□	GAS METER
⊖	GAS VALVE
⊖	T-OUT PIPE
⊖	WATER BOX
⊖	HYD.
⊖	LEFT POLE
⊖	NO. OF PENDING SPACES
⊖	POWER METER
⊖	POWER TRANSFORMER
⊖	SEWER MANHOLE
⊖	SEWER POST
⊖	SEWER/ANTENNA
⊖	STREET LIGHT
⊖	UTILITY POLE
⊖	WALL/GROUND LIGHT
⊖	CONCRETE TO BE SET

TEXT LEGEND

(S) (T)	SQUARE (T) (S)
(B) (C) (H)	BUILDING HEIGHT
(R) (M)	RIGHT OF WAY
(M) (M)	MANHOLE
(P) (L)	PLAT BOOK
(D) (B)	DEED BOOK
(P) (C)	PLAT
(O) (M)	OVERLAP
(U) (G)	UNDERGROUND
(E) (P)	EDGE OF PLATING

LINE TYPE LEGEND

---	OVERHEAD LINES
---	OVERHEAD POWER
---	OVERHEAD TELEPHONE
---	CHAD LINK STREET
---	WATERING (10/10)
---	POWER LOC (19/16)
---	AS (EN 15/16)

WILLIAMS TRUST
 #1567 SCUMMARY AVENUE
 PARCEL: N000-0690/024
 INSTR: 2200-17271

ROBERT L. MURPHY & KENNETH L. MURPHY
 #1558 SCUMMARY AVENUE
 PARCEL: N000-0690/025
 INSTR: 0500-07959

WOMAN ENGINEERING AND
 SCIENCE ASSOCIATES
 #1511 SCUMMARY AVENUE
 PARCEL: N000-0690/026
 INSTR: 2200-28827

WILLIAM E. HENDERSON
 #1515 SCUMMARY AVENUE
 PARCEL: N000-0690/027
 INSTR: 0400-02048

ONE PHARMCO, LLC
 #2516 N. LOMBARDY STREET
 PARCEL: N000-0690/016
 INSTR: 2200-18416
 23,346 SQ. FT.
 0.513 ACRE

ONE PHARMCO, LLC
 #2510 N. LOMBARDY STREET
 PARCEL: N000-0690/019
 INSTR: 2200-24351

ONE PHARMCO, LLC
 #2530 N. LOMBARDY STREET
 PARCEL: N000-0690/014
 INSTR: 0100-01094
 D.B. 6/20, PG. 094

SURVEY DESCRIPTION - #2530-2536 N. LOMBARDY STREET OVERALL BOUNDARY

BEGINNING AT A POINT ON THE WEST LINE OF N. LOMBARDY STREET, SAID POINT BEING 47.17 FEET FROM THE WEST LINE OF CHAMBERLAYNE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET $S36^{\circ}10'30''W$ 140.18 FEET TO A ROD FOUND; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET $N53^{\circ}47'54''W$ 135.00 FEET TO A NAIL FOUND ON THE EAST LINE OF A $15\pm$ FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY $N36^{\circ}10'30''E$ 6.19 FEET TO A POINT ON THE EAST LINE OF A $20\pm$ FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY $N07^{\circ}57'53''W$ 46.86 FEET TO AN IRON FOUND; THENCE DEPARTING THE EAST LINE OF SAID $20\pm$ FOOT ALLEY $S84^{\circ}43'10''E$ 195.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,331 SQUARE FEET OR 0.329 ACRE OF LAND MORE OR LESS.

PROFFERED CONDITIONS

_____, 2022

1. **Height.** No building on the Property may exceed eighty-five feet (85') in height.
2. **Architecture.** The building constructed on the Property shall be in general conformance with one or more of the Inspiration Pictures and Illustrative Building Mass Diagrams, attached (see case file), and prepared by 510 Architects. These illustrations are conceptual in nature and may vary in detail. In the event a building's construction plans are not in general conformance with the foregoing, deviations may be approved at any plan of development review period or any other time permitted by the Director of Planning upon the Director finding that the deviations are generally in keeping with the spirit and concept of the illustrations.
3. **Building Materials.** All buildings shall have exposed exterior siding (above grade and exclusive of trim, which may be metal, wood or vinyl) of stone, cultured stone, stone veneer, brick, brick veneer, E.I.F.S., cementitious siding (e.g. Hardi-plank), glass, tiles, tilt-up panels, decorative metal panels, other masonry materials, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved by the Planning Director with respect to the exposed portion of any such wall, at the time of Plan of Development review.
4. **Top Story Step-Back.** The building wall on the top story shall be stepped back at least five (5) feet from the primary building wall on each side of the building.

ONE PARKWOOD, LLC,
a Maryland limited liability company

By: Susan S. Smith
Susan S. Smith, Attorney-in-Fact

Date: December 28, 2022

THIRD J M J CORPORATION,
a Virginia stock corporation

By: Susan S. Smith
Susan S. Smith, Attorney-in-Fact

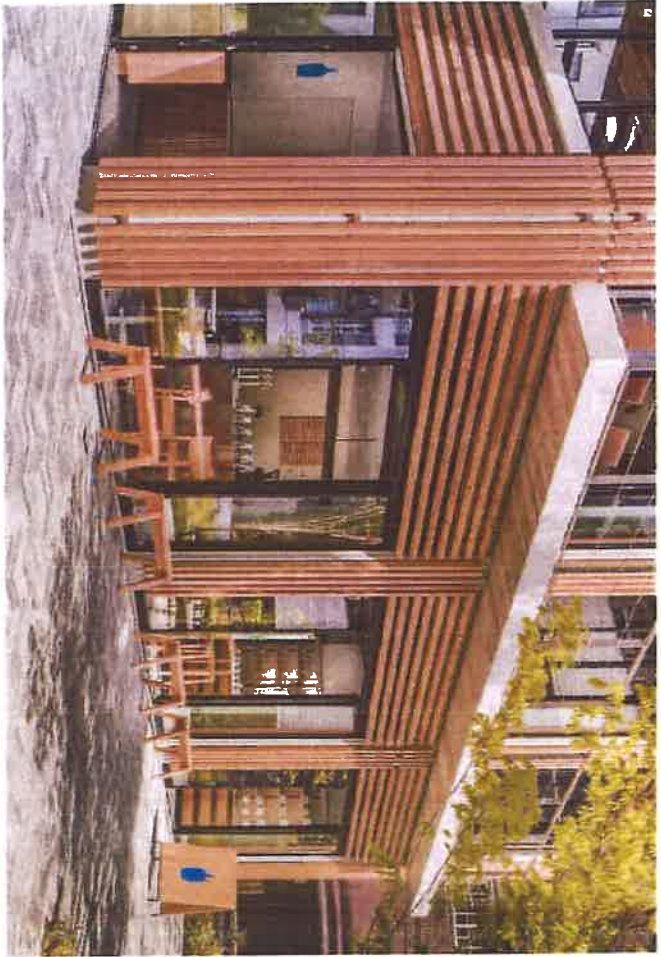
Date: December 28, 2022

INSPIRATION PICTURES



PRECEDENT - EXTERIOR

2500 N LOMBARDY | MILO'S CORP | RICHMOND, VA 23230 | WWW.SI0ARCHITECTS.COM | NOV 11, 2022



PRECEDENT - EXTERIOR

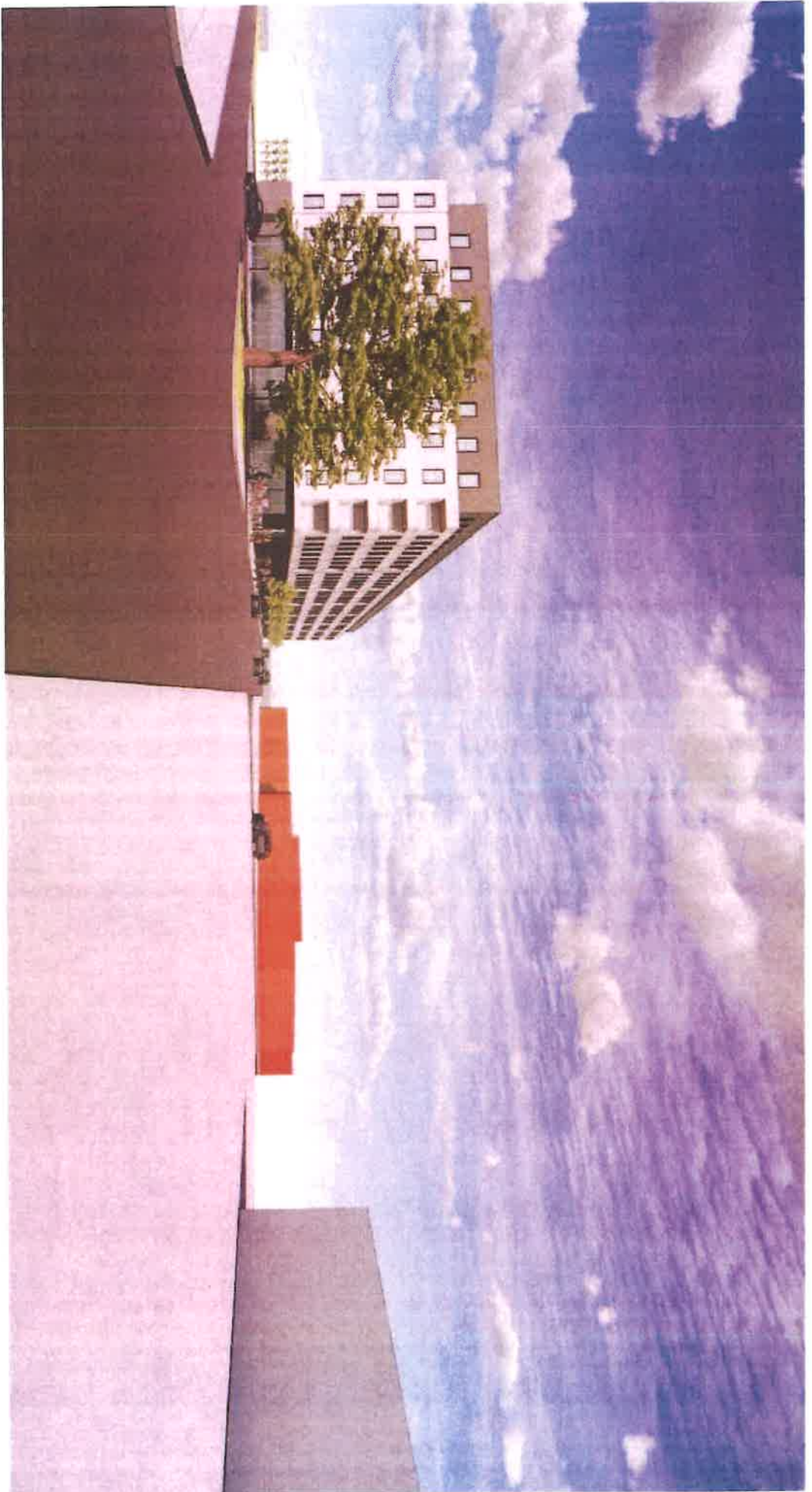
2500 H LOMBARDY | AILIOS CORP | RICHMOND, VA 23230 | WWW.S10ARCHITECTS.COM | NOV 1, 2022

**ILLUSTRATIVE
BUILDING MASS
DIAGRAMS**



MASSING DIAGRAM (NOT INDICATIVE OF FINAL DESIGN)

2500 N LOMBARDY | MILLS CORP | RICHMOND, VA 23230 | WWW.510ARCHITECTS.COM | NOV 11, 2022



MASSING DIAGRAM (NOT INDICATIVE OF FINAL DESIGN)

2500 N. LOMBARDY | MILOS CORP | RICHMOND, VA 23230 | WWW.510ARCHITECTS.COM | NOV 11, 2022



510
ARCHITECTS

MASSING DIAGRAM *NOT INDICATIVE OF FINAL DESIGN*

2500 N. CLAYBARDY | MILLON CORP | RICHMOND, VA 23230 | WWW.510ARCHITECTS.COM | NOV 11, 2022



MASSING DIAGRAM (NOT INDICATIVE OF FINAL DESIGN)

2500 N LOMBARDY | MILOS CORP | RICHMOND, VA 23230 | WWW.S10ARCHITECTS.COM | NOV 11, 2022



MASSING DIAGRAM PHOTOGRAPHY: STEVEN W. SHIBBY

3500 H CHAMBERLAIN

ALICEY CORP

RICHMOND, VA 23230

WWW.510ARCHITECTS.COM

NOV 11, 2015