



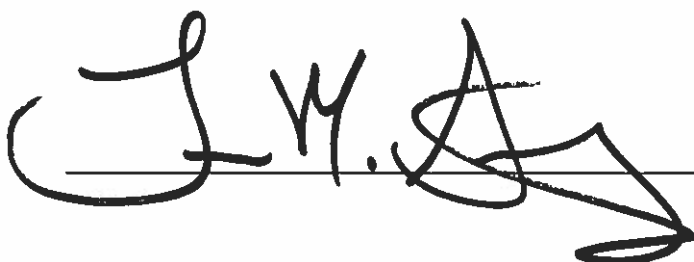
**City Of Richmond, Virginia  
Office of the City Clerk**

**Request to Withdraw Legislation**

Paper Number: Ord. 2017-014

Chief Patron: Mayor Levar Stoney (By Request)

Introduction Date: January 23, 2017

Chief Patron Signature: 

*For Office Use Only*

Attestation: 

Effective Date: Sept 6, 2017

INTRODUCED: January 23, 2017

AN ORDINANCE No. 2017-014

To authorize the special use of the properties known as 1031 Fourquarean Lane, 1031 Fourquarean Lane Rear, 1101 Fourquarean Lane, and 1111 Fourquarean Lane for the purpose of multifamily dwellings with up to 80 dwelling units, upon certain terms and conditions.

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

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

PUBLIC HEARING: FEB 27 2017 AT 6 P.M.

WHEREAS, the owner of the properties known as 1031 Fourquarean Street, 1031 Fourquarean Lane Rear, 1101 Fourquarean Lane, and 1111 Fourquarean Lane, which are situated in a R-53 Multifamily Residential District and a R-5 Single-Family Residential District, desires to use such properties for the purpose of multifamily dwellings with up to 80 dwelling units, which use, among other things, is not currently allowed by sections 30-410.1 and 30-418.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

**§ 2. Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1031 Fourquaren Lane, 1031 Fourquaren Lane Rear, 1101 Fourquaren Lane, and 1111 Fourquaren Lane and identified as Tax Parcel Nos. N000-0803/002, N000-0803/063, N000-0803/004, and N000-0803/001, respectively, in the 2017 records of the City Assessor, being more particularly shown on a survey entitled “St. Elizabeth’s Apartments, City of Richmond, Virginia, Existing Conditions Plan,” prepared by Timmons Group, dated September 6, 2016, and last revised November 28, 2016, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of multifamily dwellings with up to 80 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “St. Elizabeth’s Apartments, Richmond, Virginia,” prepared by Edward H. Winks, James D. Snowa, Architects P.C., and dated November 28, 2016, and on the plans entitled “St. Elizabeth’s Apartments, City of Richmond, Virginia,” prepared by Timmons Group, dated September 6, 2016, and last revised November 28, 2016, hereinafter collectively referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The use of the Property shall be limited to one or more multifamily dwellings with no more than 80 dwelling units.

(b) A minimum of one and a half parking spaces per dwelling unit shall be provided as shown on the Plans. These parking spaces shall be paved with a dust-free, all-weather surface and shall be delineated on the pavement.

(c) A final landscaping plan, including the screening of utilities, must be approved by the Director of Planning and Development Review prior to the issuance of a building permit for the Special Use.

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

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

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

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

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

(e) The Owner shall make improvements within the public right-of-way, consisting of improvements to the alley, as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

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

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

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

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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





# City of Richmond

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

## Intracity Correspondence

Pre Introduction to Council: PRE. 2016-360

File Number: PRE. 2016-360

To authorize the special use of the property known as 1031 Fourquare Lane, 1031 Fourquare Lane Rear, 1111 Fourquare Lane, and 1101 Fourquare Lane, for the purpose of multifamily dwellings with up to 80 dwelling units upon certain terms and conditions.

**O & R REQUEST**

DEC 16 2016

4-6083

Chief Administration Office  
City of Richmond

### O & R Request

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: Special Use Permit to authorize the construction of a new multi-family dwelling

ORD. OR RES. No.

**RECEIVED**

JAN 06 2017

OFFICE OF CITY ATTORNEY

**PURPOSE:** To authorize the special use of the properties known as 1031 Fourquare Lane, 1031 Fourquare Lane Rear, 1111 Fourquare Lane, and 1101 Fourquare Lane for the purpose of multi-family dwellings with up to 80 dwelling units upon certain terms and conditions.

**REASON:** The applicant is proposing to develop a new multi-family affordable housing development on the site, including demolishing a vacant building. The project includes multiple parcels, the main one of which is zoned R-53 Multi-Family Residential Conditional, as well as parcels zoned R-5 Single-Family Residential which do not permit the proposed multi-family development. The project will require the acquisition of City-owned land.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to

City Council. This item will be scheduled for consideration by the Commission at its February 6, 2017 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is located on the southern side of Fourquare Lane between 2nd Avenue and Harold Avenue. The primary property is 1031 Fourquare Lane; an additional three properties around the site are included in the proposal and bring the total site area to approximately 6.2 acres. The former St. Elizabeth's School, constructed in 1950 and currently vacant is located on the property set back approximately 85 feet from the curb of Fourquare Lane. The dilapidated three story brick building contains approximately 17,200 square feet of floor area.

The applicant proposes to demolish the blighted school building and develop new multi-family dwellings on the site for Better Housing Coalition to operate as affordable housing with multi-family dwelling uses. The proposed uses of the property associated with this program would be multifamily dwelling with up to 80 dwelling units.

The subject properties fall within the R-53 Multi-Family Residential Zoning District and R-5 Single-Family Residential District. The R-53 Multi-Family district allows for multi-family dwellings, as well as parking areas serving uses permitted in the district. Multi-family dwellings must be located on lots of not less than 5,000 square feet in total area and not less than 1,250 square feet in area for each dwelling unit, with yard depth of at least 15 feet from front, side, and rear yards. Where there are more than one building on the same lot for dwelling uses, the space between buildings must be at least 15 feet, and the site overall must have a usable open space of at least 40% of the lot.

The R-5 Single-Family district allows for single-family detached dwellings as a principal use, as well as uses such as schools, places of worship, and parks, among others. It does not allow multi-family dwellings as a use. Front yard depths are required to be at least 25 feet, with side and rear yards of not less than 5 feet. Building height is limited to 35 feet.

The subject properties are in the North Planning District as defined by the 2000-2020 citywide Master Plan, which recommends Single-Family (Low Density) uses for this property. The Plan defines the primary use for this land use designation as "single-family detached dwellings at densities up to seven units per acre" (page 133).

Properties to the north of the site alongside Fourquare Lane, as well as to the west of the site, are in the R-5 Single-Family Residential District and are occupied by single-family detached dwellings. The property to the east of the site include institutional uses, including St. Elizabeth's Church and a City of Richmond Fire Station, as well as single-family detached dwellings. Hotchikiss Community Center and the Brookland Park Commercial Corridor are only a few blocks from the site.

The site area is approximately 6.2 acres, with 3.3 acres of open space proposed. 134 parking spaces, or 1.5 spaces per unit, are proposed for the project, meeting the zoning requirement for multi-family dwelling use parking of 1.5 spaces per unit with over 2 bedrooms; the project is proposed to include one bedroom units as well as two and three bedroom units. There are two entrances off of Fourquare Lane to the parking area, one on axis with Groveland Avenue and one to the west of

Woodcliff Avenue. The parking area is located behind the three buildings along Fourquare Lane, as well as on the western side yard of the second building. An access drive continues around the rear of the property, with a gate for firehouse to access, and there in further parking on the east side yard, as this is a triangular site. The parking area is proposed with trees in the bump-outs, as well as shrubbery boarding the western and eastern limits of the site. The parking areas will be lit.

Along Fourquare Lane, three buildings will front the street. The facades are varied with window and entrance treatments in keeping with the surrounding neighborhood character; the top of the roof of these three buildings comes to a height of 33 feet. Building A1 is two stories at the front elevation, with an additional terrace level at the rear; Building A2 and A3 are two stories in height.

A fourth building, Building B, is located in the middle of the parcel, surrounded by the parking area and access drive. It is three stories tall and in an L-shape, with a defined cornice at the floor of the third story, for a height of approximately 40.5 feet. The façade is varied along its length, and includes covered entries and porticos. The two branches will be approximately 206' and 215' long, with a double-loaded corridor for building width of approximately 58'.

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

**FISCAL IMPLICATIONS:** The Department Planning and Development Review does not anticipate any fiscal implications from this proposal.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** None

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 9, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** February 13, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, February 6, 2017

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

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

**ATTACHMENTS:** Draft Ordinance

**STAFF:** Kathleen Onufer, Executive Staff Assistant (Room 511)  
646-5207

Lory Markham, Principal Planner  
Land Use Administration (Room 511)  
646-6309



# Application for SPECIAL USE PERMIT

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

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

### Project Name/Location

Project Name: St. Elizabeth's Date: 10/13/16

Property Address: 1031 Rear Fourquaren Lane, 1101 Fourquaren Lane Tax Map #: N00000803004  
N00000803063

Fee: \_\_\_\_\_ Total area of affected site in acres: 6.1  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R 5

Existing Use: vacant

Yes No  
 X If Yes,  please list the Ordinance Number:

### Proposed Use

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

6.1 acres to R 53 with proffered conditions for an urban infill residential community

Applicant/Contact Person: Lynn McAteer  
Better Housing Coalition

Company: \_\_\_\_\_

Mailing Address: PO Box 12117

City: Richmond State: VA Zip Code: 23241

Telephone: (804) 644-0546, 120 Fax: (804) 644-1057

Email: l.mcateer@betterhousingcoalition.org

Property Owner: Catholic Diocese of Richmond

If Business Entity, name and title of authorized signee: Michael J. McGehee, CFO

(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: 7800 CAROUSEL LANE

City: HENRICO State: VA Zip Code: 23294

Telephone: (804) 359-5661 Fax: (804) 358-

Email: m.mcgehee@richmonddiocese.org

Property Owner Signature: \_\_\_\_\_

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

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



# Application for SPECIAL USE PERMIT

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 611  
Richmond, Virginia 23219  
(804) 648-8304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

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

### Project Name/Location

Project Name: St. Elizabeth's Date: 10/13/16

Property Address: 1031, 1031 Rear, 1111, 1101 Fourquaren Lane Tax Map #: N00000803002  
N00000803063

Fee: \_\_\_\_\_ Total area of affected site in acres: 6.1 N00000803001  
(See page 3 for fee schedule, please make check payable to the "City of Richmond") N00000803004

### Zoning

Current Zoning: R 53 (1031) R5 (1031 R, 1111), 1101 Proposed Use \_\_\_\_\_  
(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: vacant  
Is this property subject to any previous land use cases? 6.1 acres to R 53 with proferred conditions

Yes No  
 X if Yes,  please list the Ordinance Number:

2012-13-24

Applicant/Contact Person: Lynn McAteer  
Better Housing Coalition

Company: \_\_\_\_\_  
Mailing Address: PO Box 12117  
Richmond

City: \_\_\_\_\_ State: VA Zip Code: 23241  
Telephone: ( 804 ) 644-0546-120 Fax: ( 804 ) 644-1057

Email: lmcaateer@betterhousingcoalition.org

Property Owner: Chestnut Commons, Catholic Diocese of Richmond, City of Richmond

If Business Entity, name and title of authorized signee: Alan DELEFERN - Managing Member

(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: 8720 Chippewhams Rd

City: Richmond State: VA Zip Code: 23235

Telephone: (804) 357-7063 Fax: ( )

Email: ANDELEFERN@gmail.com

Property Owner Signature: [Signature] ALAN DELEFERN - Managing Member

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

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



# Application for SPECIAL USE PERMIT

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

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

### Project Name/Location

Project Name: St. Elizabeth's Date: 10/13/10

1111 Fourquaren Lane

Property Address: \_\_\_\_\_ Tax Map #: N00000803001

Fee: \_\_\_\_\_ Total area of affected site in acres: 6.1  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R 5

Existing Use: vacant

Yes No  
 If Yes,  please list the Ordinance Number:

### Proposed Use

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

6.1 acres to R 53 with proffered conditions for urban infill residential community

Applicant/Contact Person: Lynn McAteer

Better Housing Coalition

Company: \_\_\_\_\_  
Mailing Address: PO Box 12117

City: Richmond State: VA Zip Code: 23241

Telephone: (804) 644-0546, 120 Fax: (804) 644-1057

Email: lmcateer@betterhousingcoalition.org

Property Owner: City of Richmond

If Business Entity, name and title of authorized signee: Selena Caffee - Glenn

(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: 900 E. BROAD ST

City: RICHMOND, VA State: VA Zip Code: 23219

Telephone: (804) 646-7978 Fax: (804) 646-3027

Email: SELENA.CAFFEE-GLENN@RICHMONDGOV.COM

Property Owner Signature: [Signature]

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

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



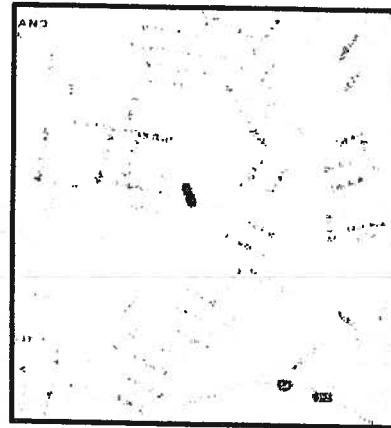
**Better  
Housing  
Coalition**

**September 9, 2016**

**Applicant's Report  
Special Use Permit**

**1031, 1031 R, 1101, 1111 Fourquaren Lane,  
Richmond, Virginia, 23222**

**Submitted by: Better Housing Coalition  
Lynn McAteer, V.P. Planning  
23 W. Broad St., Suite 100  
Richmond, VA 23220**



**Introduction**

Better Housing Coalition (BHC) is proposing to redevelop the site of the former St. Elizabeth's Elementary School located at 1031 Fourquaren Lane and the adjacent properties at 1031 Rear, 1101, and 1111 Fourquaren Lane. The site is located in the Green Park neighborhood. The building and the adjacent properties have been vacant for over well over 25 years. The neighborhood is beginning to experience private investment with the recent redevelopment of the former Dove Court Public Housing community. Dilapidated and rundown housing has been transformed into a new 128 unit rental community, named Highland Grove. Plans are underway to complete the redevelopment of the site adding single family housing and community amenities. A few blocks to the north the former Highland Park Senior Apartments is being redeveloped into 77 units of senior rental units. And, to the south along the Rose Corridor, 15 new single family homes are being constructed.

BHC is proposing to redevelop the site to create a new multifamily residential community not to exceed 83 dwelling units on approximately 6.1 acres of land located on Fourquaren Lane in the Green Park neighborhood. The site includes the following addresses:

1031 Fourquaren Lane referred to as N0000803002 Chestnut Common, llc is the owner; BHC is under contract to purchase.

1031 Rear referred to as N00000803063, 1101 Fourquaren Lane referred to as N00000803004, Catholic Diocese is owner; BHC is under contract to purchase.

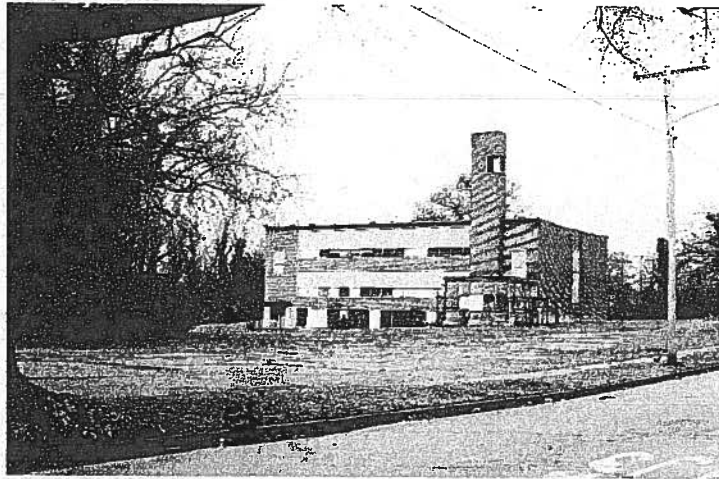
1111 Fourquaren Lane referred to as N00000803001, City of Richmond Public Works is the owner; BHC is under contract to purchase.



Better Housing Coalition is requesting a Special Use Permit (SUP) for all four parcels to permit the construction of the property for multifamily residential purposes with associated on-site parking. This requested SUP is in keeping with the redevelopment that is occurring in this part of the City and will put back into productive use land that has been an eyesore for many years. It will also add to the documented need for affordable housing in the Richmond metropolitan area.

### **Existing Conditions**

The property is located in the Green Park neighborhood bounded by E. Brookland Park to the north and Richmond Henrico Turnpike to the east, Dove Street to the south, and 2<sup>nd</sup> Street to the west. The primary site at 1031 Fourquarean consists of 2.3 acres; it is zoned R 53. The adjacent properties are zoned R 5.



The neighborhood is characterized by single family homes with a variety of architectural styles from modest cape cods to larger two story homes. St Elizabeth's Catholic Church is on the corner of Fourquarean lane and 2<sup>nd</sup> Street. Hotchkiss Community Center which offers a broad array of recreational and community activities and Brookland Park Commercial Corridor is just a short 2 blocks to the north.

### **Proposal**

The proposed development includes the demolition of the existing school and new construction of 4 buildings to include up to 83 apartments. There will be 1 three story building (15 units) and 2 two story building (16 units) on Fourquarean Lane, designed to reflect the neighborhood scale and character. The larger three story building to the south will have 52 units comprised of a mix of one, two and three bedroom apartments, the central leasing office and community space for residents and after school activities. The parking ratio is 1.5. Building lighting and signage are proposed per site plan. (Attached)

The redevelopment of this long neglected site will continue the revitalization efforts occurring in the Northside of Richmond. The proximity of the site to neighborhood amenities like Hotchkiss Community Center and Park, Brookland Park Boulevard commercial corridor, and easy access to public transportation will provide a variety of community resources to residents.

## Findings of Fact

### The proposed SUP:

***Will not be detrimental to the safety, health, morals, and general welfare of the community involved.***

The proposed SUP will allow for the demolition of a vacant building that has a blighting influence on the neighborhood. New residents will add to the vibrancy of the community increasing the safety for the surrounding neighbors. Additionally, the redevelopment will add to the City's tax base.

***Will not create congestion in streets, roads, alleys and other public ways and places.***

On-site parking will provide sufficient parking for residents of the development and will not impede local traffic. The development will have two access points- Groveland Ave. and Woodcliff Ave.

***Will not tend to overcrowd the land and cause undue congestion.***

The proposed SUP will not cause undue congestion. On-site parking 1.5 space per unit will adequately serve the residents.

***Will not adversely affect or interfere with public or private schools, parks, playgrounds, water supply, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The proposed development will represent new investment in a neighborhood that has been underserved for many years and will bring new residents to the area. Transportation and utility infrastructure are in place.

***Will not interfere with adequate light and air.***

The proposed development will have adequate light and air.

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BHC is requesting a Special Use Permit for the four properties to allow for the development of a multifamily residential community with associated onsite parking. The following conditions are proffered:

- The existing school building will be demolished
- The final layout of the site will be in substantial accordance with the Site Plan (attached)
- Community members will have the opportunity to review and comment on the proposed plan
- 28-35 units will be built at the street level to complement the existing neighborhood architectural style; the remaining 52 units will be located to the south of Fourquare Lane. All parking requirements will be met.

- Community amenities will include a leasing office, interior community space, outdoor play areas;
  - The building will be 80% brick and the remaining 20% will be Hardiplank.
-

# 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


| SECTION       | DATE     | BY | CHKD | APP'D | DATE | BY | CHKD | APP'D |
|---------------|----------|----|------|-------|------|----|------|-------|
| COVER SHEET   | 11/28/16 | CS |      |       |      |    |      |       |
| GENERAL       | 11/28/16 | CS |      |       |      |    |      |       |
| CIVIL         | 11/28/16 | CS |      |       |      |    |      |       |
| ARCHITECTURAL | 11/28/16 | CS |      |       |      |    |      |       |

| NO. | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 11/28/16 | ISSUED FOR PERMIT |
| 2   | 11/28/16 | REVISION          |
| 3   | 11/28/16 | REVISION          |
| 4   | 11/28/16 | REVISION          |

## INDEX OF DRAWINGS

| SHEET # | SHEET TITLE                      | ISSUE DATE | LAST REVISION |
|---------|----------------------------------|------------|---------------|
| CS      | COVER SHEET, INDEX & MATRIX      | 11-28-16   |               |
| C10     | CIVIL                            |            |               |
| C10     | GENERAL                          |            |               |
| C10     | COVER SHEET, INDEX & MATRIX      |            |               |
| C10     | LAYOUT AND UTILITY PLAN          | 10-13-16   |               |
| C10     | LANDSCAPE PLAN                   | 10-13-16   |               |
| C10     | LANDSCAPE NOTES & DETAILS        | 10-13-16   |               |
| C10     | LUMEN PLAN                       | 10-13-16   |               |
| C10     | LUMEN COT SHEETS                 | 10-13-16   |               |
| A100    | ARCHITECTURAL                    |            |               |
| A100    | SITE VICINITY PLAN               | 11-28-16   |               |
| A101    | BUILDING A1 FLOOR PLANS          | 11-28-16   |               |
| A102    | BUILDINGS A2 & A3 FLOOR PLANS    | 11-28-16   |               |
| A103    | BUILDING B FIRST FLOOR PLAN      | 11-28-16   |               |
| A104    | BUILDING B SECOND FLOOR PLAN     | 11-28-16   |               |
| A105    | BUILDING B THIRD FLOOR PLAN      | 11-28-16   |               |
| A106    | BUILDINGS M1, A2 & A3 ROOF PLANS | 11-28-16   |               |
| A107    | BUILDING B ROOF PLAN             | 11-28-16   |               |
| A201    | BUILDING A1 ELEVATIONS           | 11-28-16   |               |
| A202    | BUILDING A2 ELEVATIONS           | 11-28-16   |               |
| A203    | BUILDING A3 ELEVATIONS           | 11-28-16   |               |
| A204    | BUILDING B ELEVATIONS            | 11-28-16   |               |
| A205    | BUILDING B ELEVATIONS            | 11-28-16   |               |
| A206    | FOURQUEAN LANE ELEVATION         | 11-28-16   |               |
| A207    | BUILDING SECTION                 | 11-28-16   |               |

ST. ELIZABETH'S APARTMENTS  
 RICHMOND, VIRGINIA



EDWARD H. WINKS  
 JAMES D. SNOWA  
 ARCHITECTS P.C.

2119 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23223  
 (804) 643-6196 FAX (804) 643-4320

CS

JOB NO. 16-109

PROGRESS SET  
 NO TOP CONSTRUCTION

SHEET TITLE  
 COVER SHEET, INDEX & MATRIX

DATE  
 11/28/16

REVISIONS

1/A  
SCALE: 1" = 80'-0"  
**SITE VICINITY PLAN**



1/8"=1'-0"

A0.00

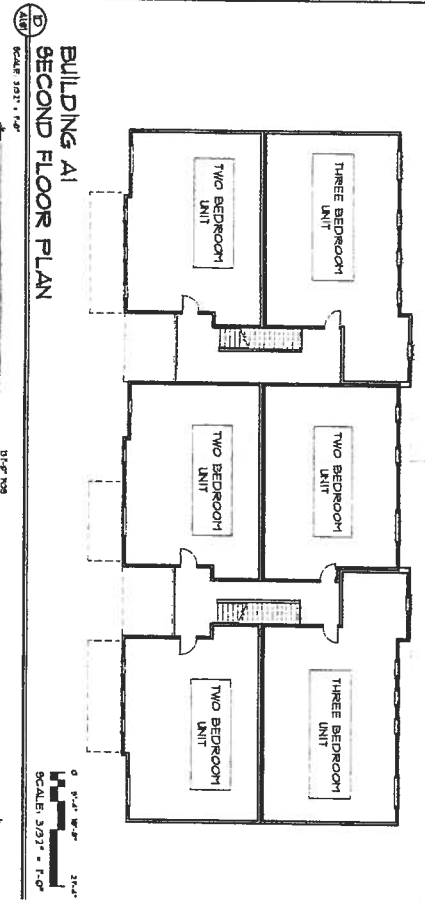
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|----------------|
| PROGRESS SET   |
| NOT FOR        |
| CONSTRUCTION   |
| SHEET TITLE    |
| SITE VICINITY  |
| PLAN           |
| DATE: 11/28/15 |
| REVISIONS      |

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



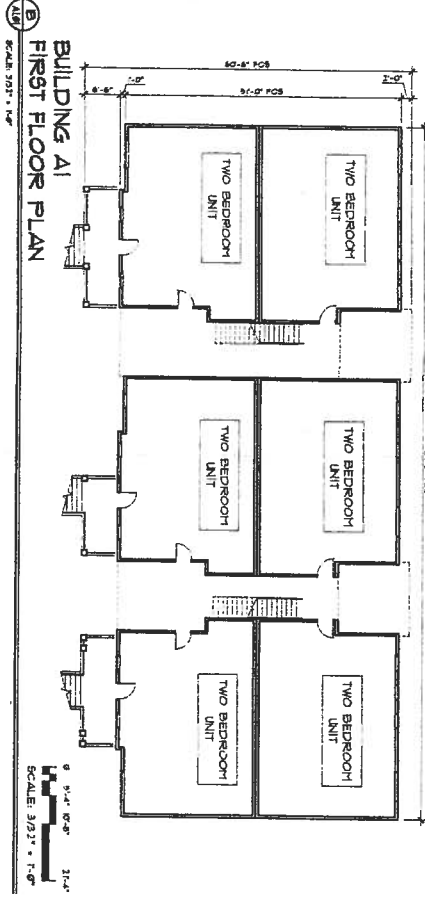
**EDWARD H. WINKS  
JAMES D. SNOW  
ARCHITECTS P.C.**

215 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23220  
804.645-4198 FAX: 804.645-4199 www.ewks.com



**BUILDING A1**  
**SECOND FLOOR PLAN**

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



**BUILDING A1**  
**FIRST FLOOR PLAN**

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

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



**EDWARD H. WINKS**  
**JAMES D. SNOWA**  
**ARCHITECTS P.C.**

2118 EAST FRANKLIN STREET, RICHMOND, VIRGINIA 23220  
804-645-4126 FAX 804-645-4125

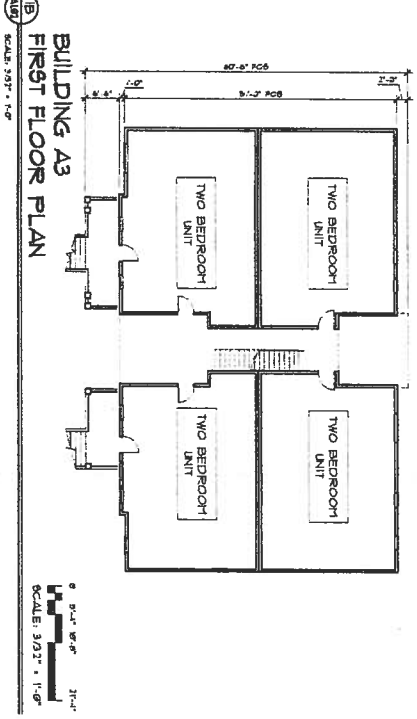
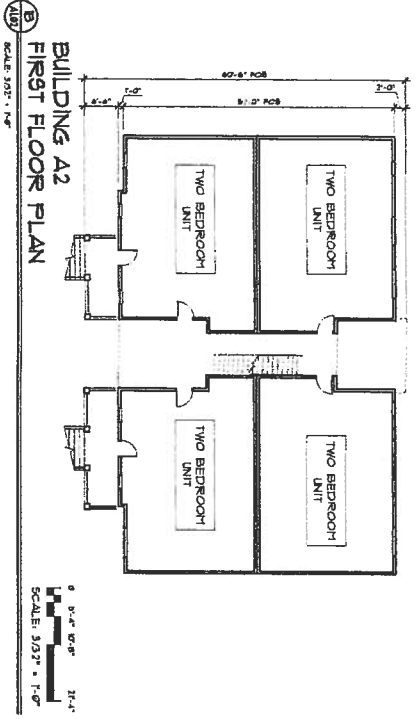
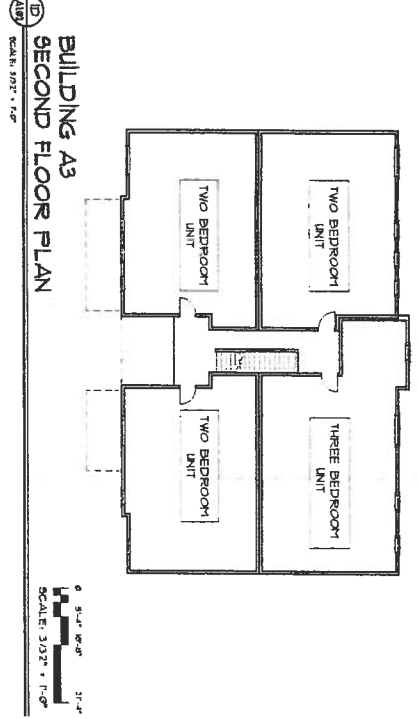
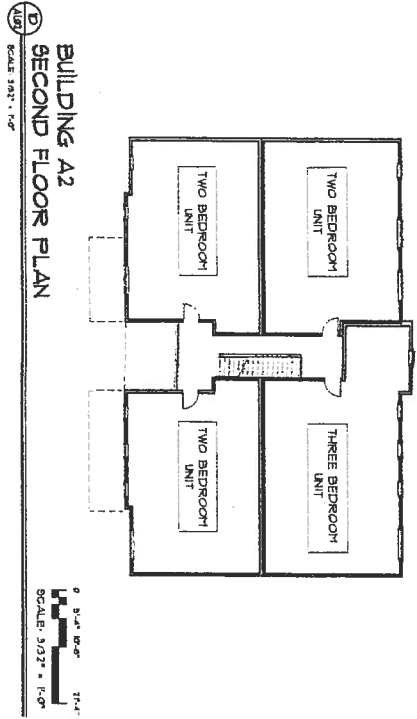
PROGRESS SET  
NOT FOR  
CONSTRUCTION

SHEET TITLE  
**BUILDING A1**  
**FLOOR PLANS**

DATE 11/28/16  
REVISIONS

**A1.01**

FORM NO. 18 4/06



**EDWARD H. WINKS  
JAMES D. SNOWA  
ARCHITECTS P.C.**

210 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23221  
804-645-4126 FAX 804-645-4125 www.ehw-ws.com

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

PROGRESS SET  
NOT FOR  
CONSTRUCTION

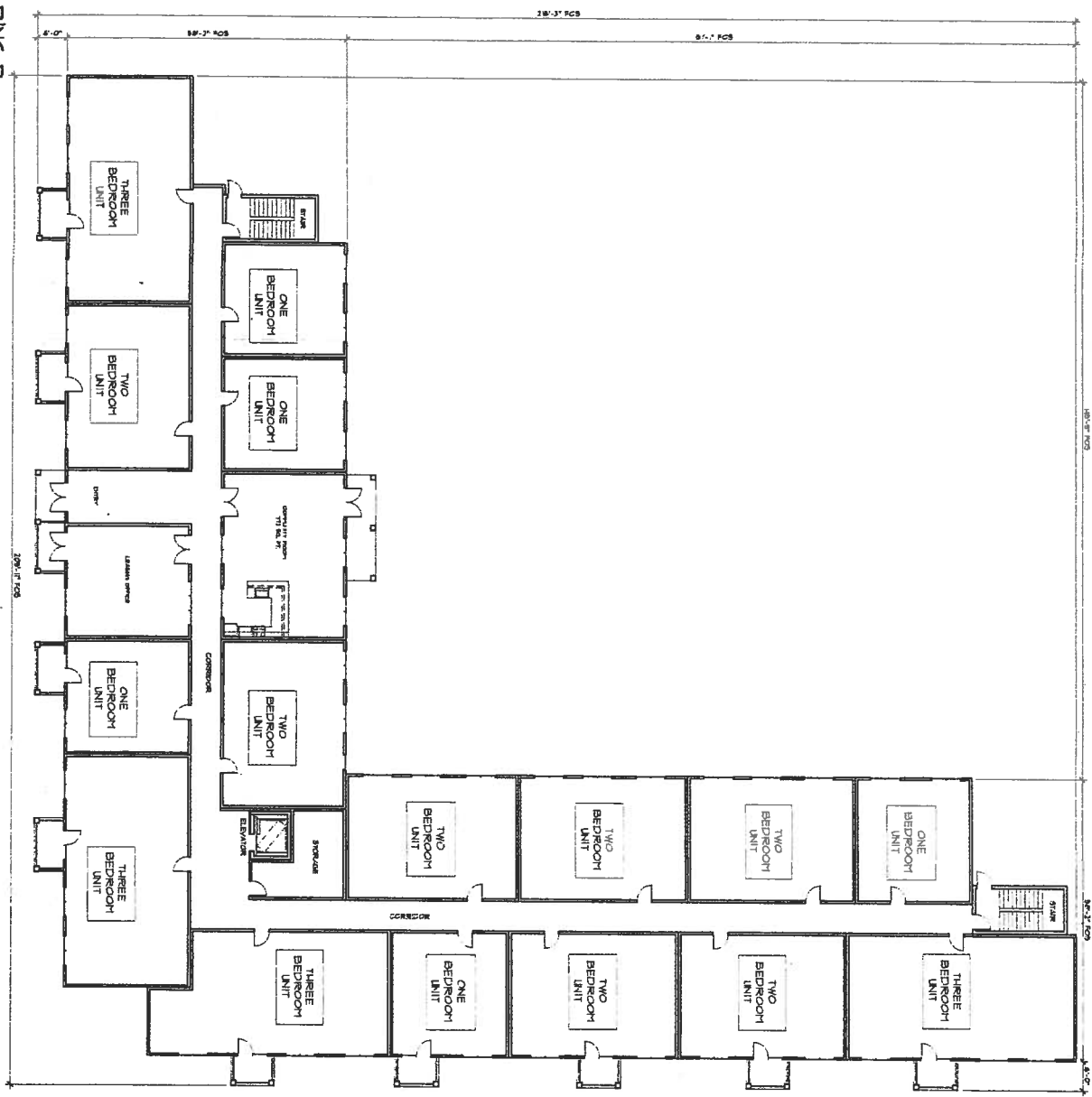
SHEET TITLE  
**BUILDINGS A2  
& A3 FLOOR  
PLANS**

DATE: 11/22/16  
REVISIONS:

**A1.02**

JONMAN\_16\_418

**BUILDING B**  
**FIRST FLOOR PLAN**



0 3'-0" 6'-0" 11'-0"  
SCALE: 3/32" = 1'-0"

ISS. NO. 16. 408

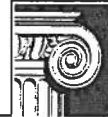
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PROGRESS SET  
NOT FOR  
CONSTRUCTION

SHEET TITLE  
**BUILDING B  
FIRST FLOOR  
PLAN**

DATE: 1/28/16  
REVISIONS

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



**EDWARD H. WINKS  
JAMES D. SNOW  
ARCHITECTS P.C.**

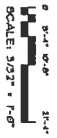
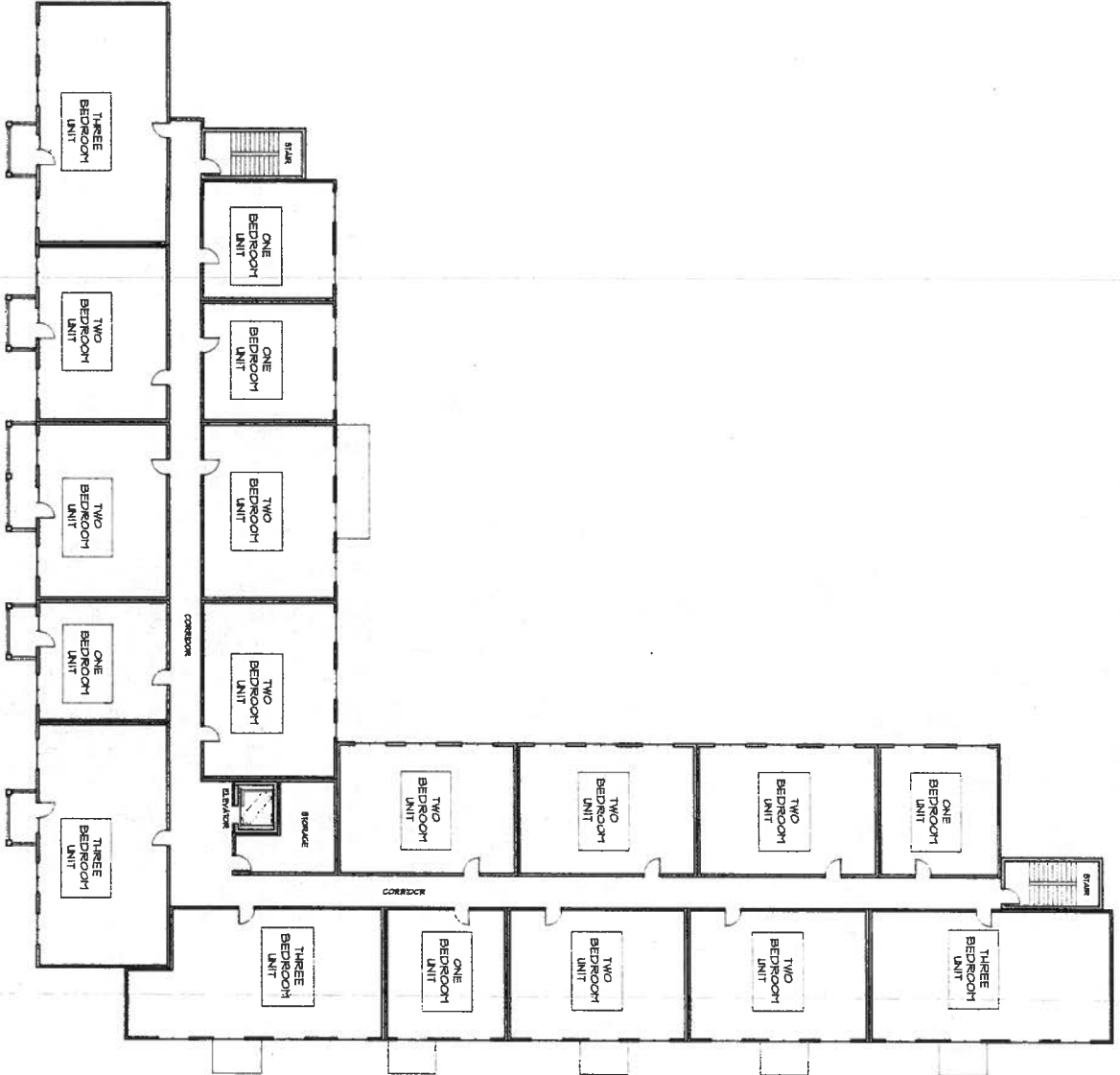
2119 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23221  
(804) 640-6155 FAX (804) 640-6150 [www.ehw.com](http://www.ehw.com)



A1.04

**BUILDING B  
SECOND FLOOR PLAN**

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



1/28/16

**A1.04**

PROGRESS SET  
NOT FOR  
CONSTRUCTION

SHEET TITLE  
**BUILDING B1  
SECOND  
FLOOR PLAN**

DATE: 11/28/16  
DRAWN BY: JAW  
CHECKED BY: JAW

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



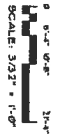
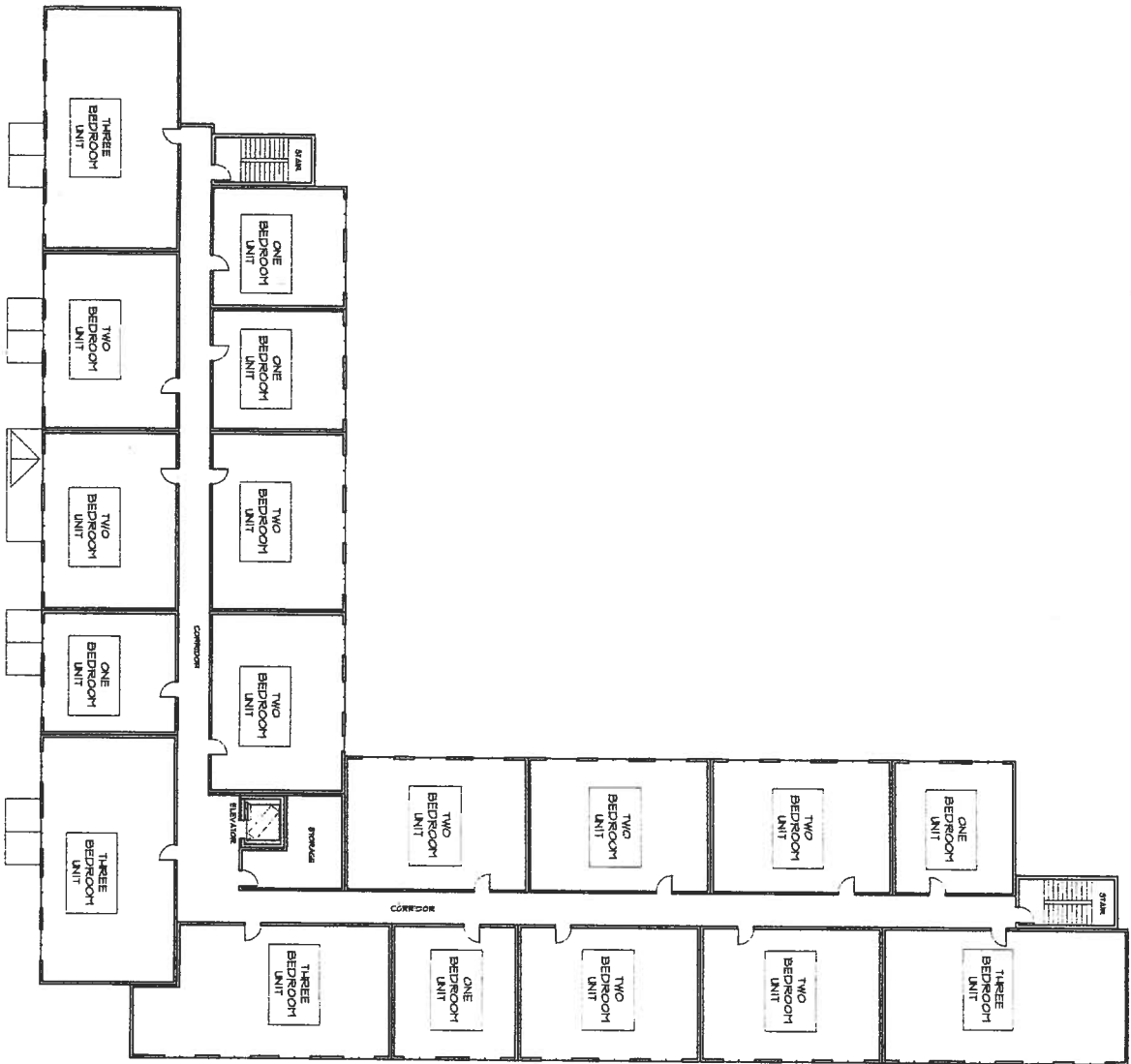
**EDWARD H. WINKS  
JAMES D. SNOWA  
ARCHITECTS P.C.**

2219 EAST PRINCETON STREET RICHMOND, VIRGINIA 23225  
(804) 643-4256 FAX (804) 643-4257 [www.ehw-aj.com](mailto:info@ehw-aj.com)



**BUILDING B  
THIRD FLOOR PLAN**

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



DATE: 11/23/16

**A1.05**

PROGRESS SET  
NOT FOR  
CONSTRUCTION

SHEET TITLE  
**BUILDING B1  
THIRD FLOOR  
PLAN**

DATE: 11/23/16

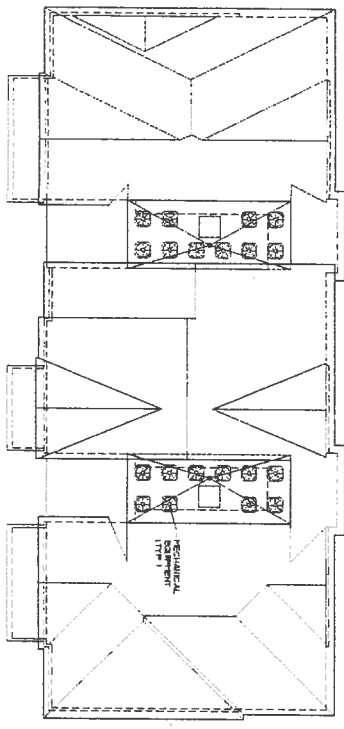
REVISIONS

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



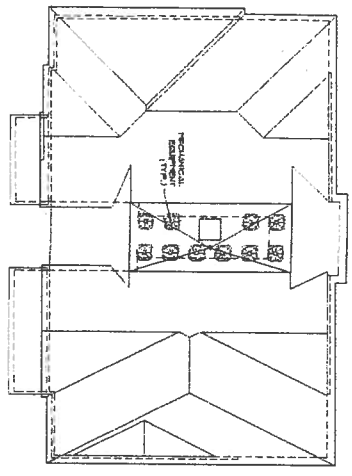
**EDWARD H. WINKS  
JAMES D. SNOWA  
ARCHITECTS P.C.**

217 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23220  
804 645-4525 FAX 804 645-4150 [www.ehw.com](http://www.ehw.com)



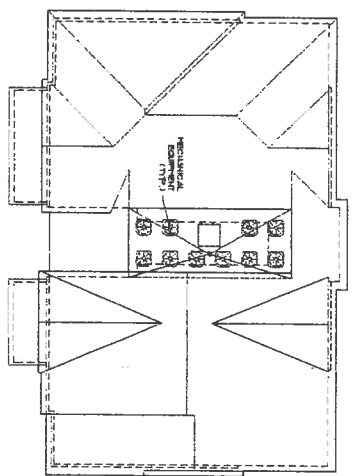
**BUILDING A1**  
**ROOF PLAN**  
SCALE: 3/32" = 1'-0"

0' 6'-0" 12'-0" 18'-0"  
SCALE: 3/32" = 1'-0"



**BUILDING A2**  
**ROOF PLAN**  
SCALE: 3/32" = 1'-0"

0' 6'-0" 12'-0" 18'-0"  
SCALE: 3/32" = 1'-0"



**BUILDING A3**  
**ROOF PLAN**  
SCALE: 3/32" = 1'-0"

0' 6'-0" 12'-0" 18'-0"  
SCALE: 3/32" = 1'-0"

JAN 09, 10 408

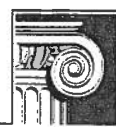
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PROGRESS SET  
NOT FOR  
CONSTRUCTION

SHEET TITLE  
**BUILDINGS A1  
A2 & A3 ROOF  
PLANS**

DATE: 11/28/16  
REVISIONS:

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



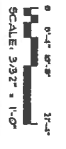
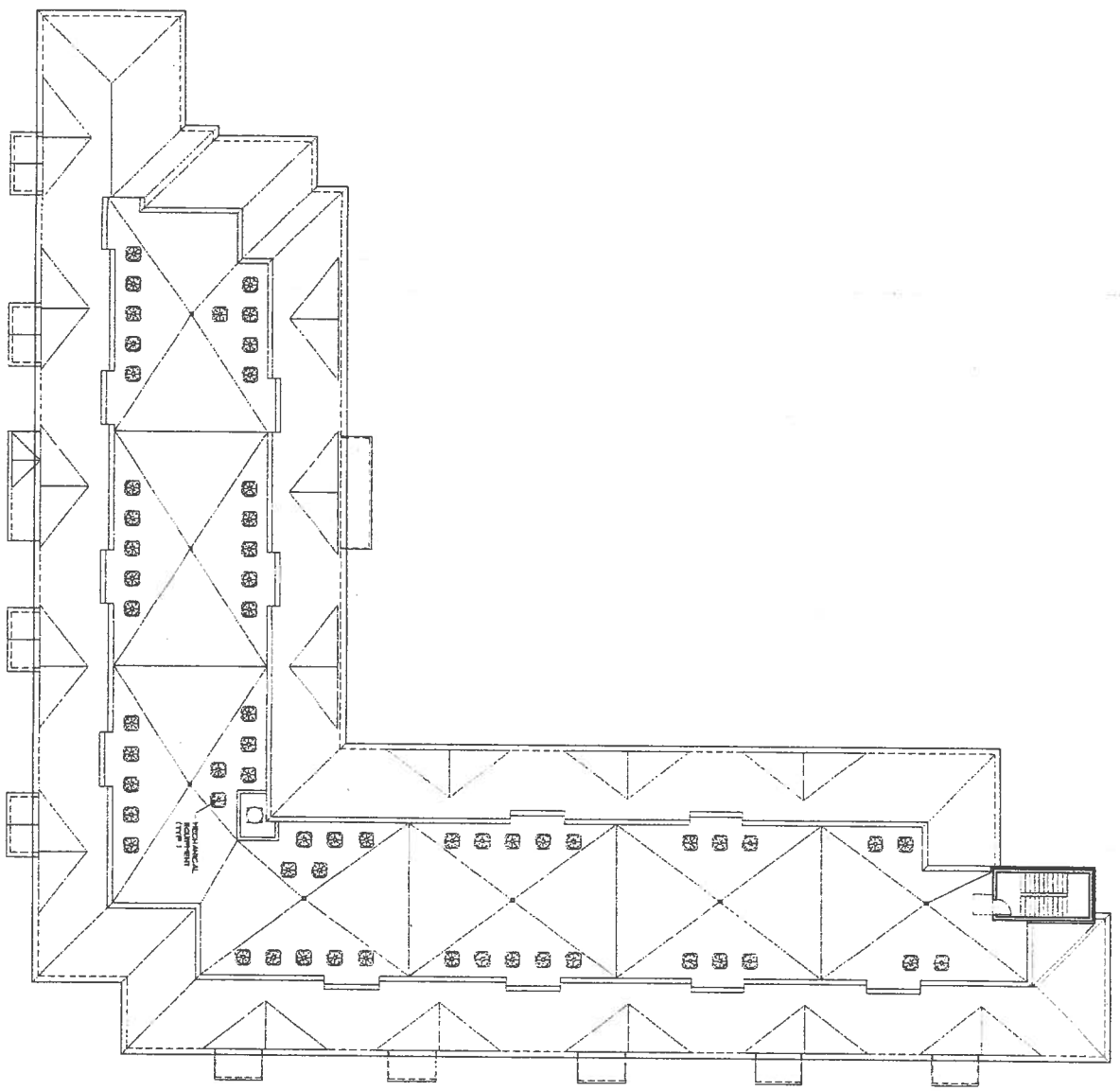
**EDWARD H. WINKS  
JAMES D. SNOW  
ARCHITECTS P.C.**

2119 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23225  
(804) 645-2796 FAX (804) 645-6130 www.eshw.com

(A) 1.07

**BUILDING B  
ROOF PLAN**

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



JOB NO. 15\_408

**A1.07**

PROGRESS SET  
NOT FOR  
CONSTRUCTION

SHEET TITLE  
**BUILDING B  
ROOF PLAN**

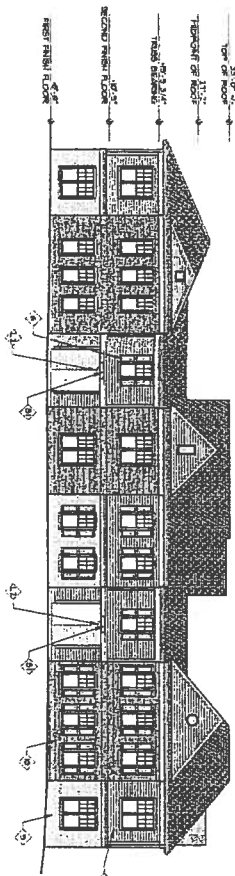
DATE: 11/23/16  
REVISIONS

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

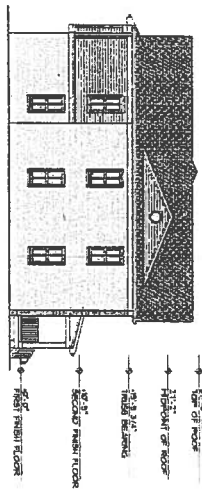


**EDWARD H. WINKS  
JAMES D. SNOW  
ARCHITECTS P.C.**

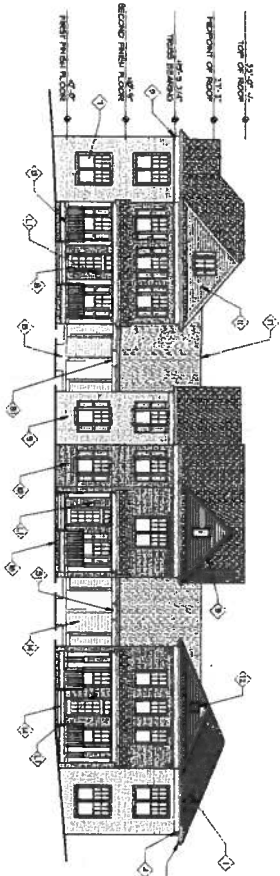
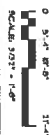
215 EAST PLANKENBURY STREET RICHMOND, VIRGINIA 23221  
(804) 645-4100 FAX (804) 645-4100 [www.ehw-jds.com](mailto:info@ehw-jds.com)



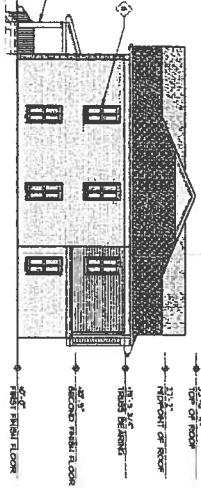
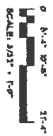
**BUILDING A1  
REAR ELEVATION**  
SCALE: 3/32" = 1'-0"



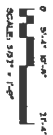
**BUILDING A1  
SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"



**BUILDING A1  
STREET ELEVATION**  
SCALE: 3/32" = 1'-0"



**BUILDING A1  
SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"



**SIGNAGE SCHEDULE**

- (S1) ADDRESS SIGN, 3'x4', NOT ILLUSTRATED

**LIGHTING SCHEDULE**

- (L1) WALL MOUNTED EXTERIOR LIGHT
- (L2) CEILING MOUNTED EXTERIOR LIGHT
- (L3) RECESSED TRACK EXTERIOR LIGHT

**ELEVATION KEYNOTES**

1. ASPHALT FINISHED ROOFING SHINGLES (COLOR: VANTAGEWOOD WOOD)
2. STANDING SEAM METAL ROOF (COLOR: HAZEL ROOMING SHINGLES)
3. FURNISHED ALUMINUM GUTTERS & DOWNSPOUTS (COLOR: WHITE)
4. VINYL SIDING (COLOR: WHITE)
5. COMPOSITE VINYL SIDING (WHITE)
6. VINYL SIDING (COLOR: WHITE)
7. VINYL SIDING (COLOR: WHITE)
8. FULL LINE DOOR (COLOR: BLACK)
9. BRICK VENERE (COLOR: 1. RED BRICK)
10. BRICK VENERE (COLOR: 2. RED BRICK)
11. VINYL LINER SIDING (COLOR: NEUTRAL)
12. VINYL LINER SIDING (COLOR: WHITE)
13. ALUMINUM LANDSCAPE/SCREENAL (COLOR: BLACK)
14. WOOD SHAPES/SCREENS (COLOR: HAZEL)
15. CONCRETE SLAB (COLOR: NATURAL)
16. VINYL LINER SIDING (COLOR: WHITE)
17. MECHANICAL EQUIPMENT ROOM VENTILATION/SCREENED BY VEGETATION
18. HOT ROOF WITH BLACK/OLYMPIC/SCREENED BY VEGETATION

NOTES:  
1. SETTING: GENERAL STREET ELEVATION FROM BUILDING  
2. RESULTS RELATIVE TO ABSOLUTE STREET ELEVATION  
3. DRAWINGS: SHOWN IN DIMENSIONS TO CENTER

**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

SHEET TITLE  
**BUILDING A1  
ELEVATIONS**

DATE: 11/28/16

REVISIONS:

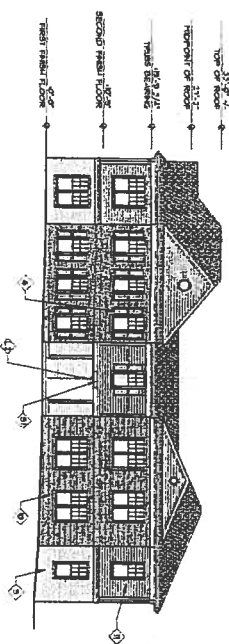
**A2.01**

10/30/16 10:48

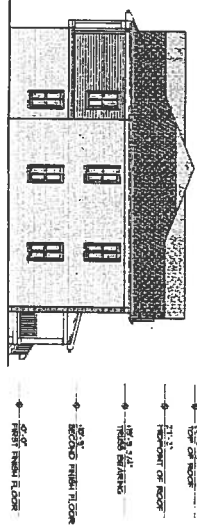
**ST. ELIZABETH'S APARTMENTS**  
RICHMOND, VIRGINIA

**EDWARD H. WINKS  
JAMES D. SNOWA  
ARCHITECTS P.C.**

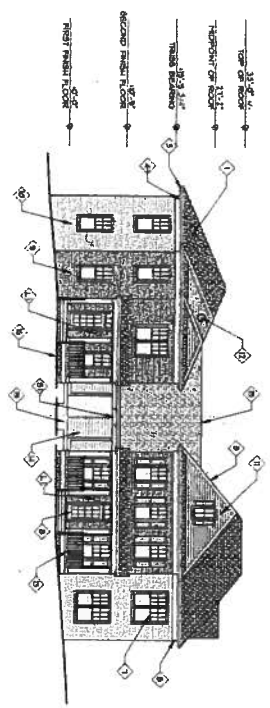
2119 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23220  
800-640-4150 FAX 800-640-6150



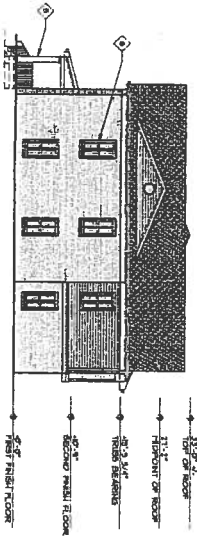
**BUILDING A2  
REAR ELEVATION**  
SCALE: 3/32" = 1'-0"



**BUILDING A2  
SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"



**BUILDING A2  
STREET ELEVATION**  
SCALE: 3/32" = 1'-0"



**BUILDING A2  
SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"

| SIGNAGE SCHEDULE                           | ELEVATION KEYNOTES  |
|--|---|
| (S1) CORNER, 8'11" x 3'11", NOT ELIMINATED | (1) ASPHALT/PRECAST/SLAB ROOMS SHIELDS (COLOR: MAINTENANCE WOOD)            |
|  | (2) STANDING SEAF METAL ROOM (COLOR: MATCH ROOMS SHIELDS)                   |
|  | (3) PRECASTED ALUMINUM GRILLS & POMPANOUS (COLOR: WHITE)                    |
|  | (4) VENT, DOWN (COLOR: WHITE)   |
|  | (5) COMPACTE TREN (COLOR: WHITE)  |
|  | (6) VENT, WINDOW (COLOR: WHITE)   |
|  | (7) VENT, HELL THE DOOR (COLOR: BLACK)                                      |
|  | (8) BRICK VENTURE (COLOR: 1: RED-GREY/2: SMOK VENTURE (COLOR: 3: RED-BROWN) |
|  | (9) VENT, LAMP BODYS (COLOR: NATURAL)                                       |
|  | (10) VENT, LANTER (COLOR: WHITE)  |
|  | (11) ALUMINUM LAMP/STAIRWELL (COLOR: BLACK)                                 |
|  | (12) WOOD STAIRWELL (COLOR: NATURAL)  |
|  | (13) CONCRETE SLAB (COLOR: NATURAL)   |
|  | (14) VENT, LANTER SCREEN (COLOR: WHITE)                                     |
|  | (15) MECHANICAL EQUIPMENT, ROOF (MAINTENANCE)                               |
|  | (16) HOT BOY VENT BLOCK ON PREVENTER SCREENED BY VEGETATION                 |

NOTE: ALL ELEVATION SHOWN IN RELATION TO THE FINISH FLOOR. ALL DIMENSIONS ARE RELATIVE TO FINISH TO CIVIL DIMENSIONS.

**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

**SHEET TITLE**  
BUILDING A2  
ELEVATIONS

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

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**A2.02**

JOB NO. 18 419

## ST. ELIZABETH'S APARTMENTS

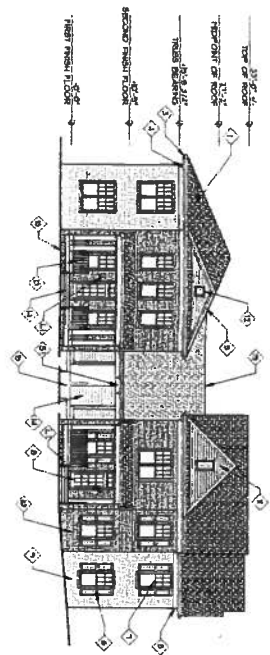
RICHMOND, VIRGINIA



**EDWARD H. WINKS  
JAMES D. SNOWA  
ARCHITECTS P.C.**

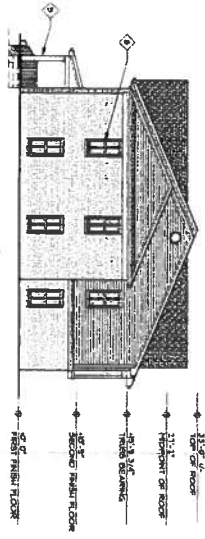
Professional Seal of Edward H. Winks, Registered Professional Architect, State of Virginia, No. 68229, Exp. 12/31/2018

**BUILDING A3  
STREET ELEVATION**  
SCALE: 3/32" = 1'-0"



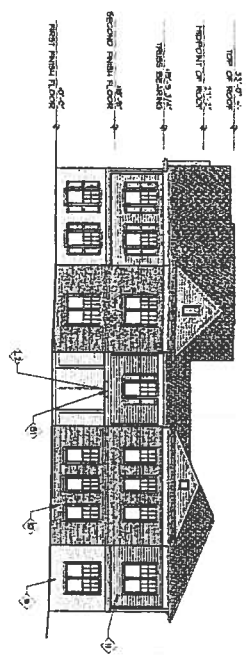
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SCALE: 3/32" = 1'-0"

**BUILDING A3  
SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"



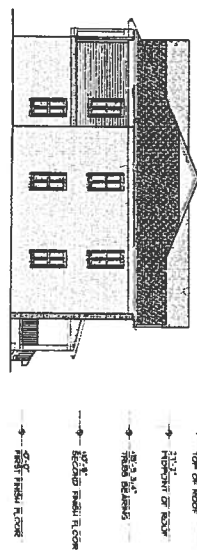
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SCALE: 3/32" = 1'-0"

**BUILDING A3  
REAR ELEVATION**  
SCALE: 3/32" = 1'-0"



0 9'-0" 18'-0" 27'-0"  
SCALE: 3/32" = 1'-0"

**BUILDING A3  
SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"



0 9'-0" 18'-0" 27'-0"  
SCALE: 3/32" = 1'-0"

| ELEVATION KEYNOTES |   |
|--------------------|---|
| 1                  | ABRUPT, PERPENDICULAR ROOFING, SHINGLES (COLOR: MATCHED WOOD) |
| 2                  | STANDARD NEUTRAL ROOF (COLOR: MATCH ROOMS SHINGLES)           |
| 3                  | PREPARED ALUMINUM GUTTERS & DOWNSPUTS (COLOR: WHITE)          |
| 4                  | VINYL SIDING (COLOR: WHITE)                                   |
| 5                  | CORNERING TRIM (COLOR: WHITE)                                 |
| 6                  | VINYL SHUTTERS (COLOR: BLACK)                                 |
| 7                  | VINYL WINDOW (COLOR: WHITE)                                   |
| 8                  | FULL LITE DOOR (COLOR: BLACK)                                 |
| 9                  | BRICK VENEER (COLOR: 1, RED BRICK/2, RED BRICK)               |
| 10                 | BRICK VENEER (COLOR: 1, RED BRICK/2, RED BRICK)               |
| 11                 | VINYL LAP SIDING (COLOR: NEUTRAL)                             |
| 12                 | VINYL COVER (COLOR: WHITE)                                    |
| 13                 | ALUMINUM HANDRAILS (COLOR: BLACK)                             |
| 14                 | WOOD STAIRS (COLOR: NATURAL)                                  |
| 15                 | CONCRETE SLAB (COLOR: NATURAL)                                |
| 16                 | VINYL LANTIC SCREEN (COLOR: WHITE)                            |
| 17                 | PHYSICAL REQUIREMENT: NEW HANDRAILS                           |
| 18                 | PHYSICAL REQUIREMENT: NEW HANDRAILS                           |
| 19                 | PHYSICAL REQUIREMENT: NEW HANDRAILS                           |
| 20                 | PHYSICAL REQUIREMENT: NEW HANDRAILS                           |
| 21                 | PHYSICAL REQUIREMENT: NEW HANDRAILS                           |

| GARAGE SCHEDULE |                                     |
|-----------------|-------------------------------------|
| 1               | CONCRETE (3) - 5" V. 10" L. UNPAVED |

| LIGHTING SCHEDULE |                                 |
|-------------------|---------------------------------|
| 1                 | WALL MOUNTED EXTERIOR LIGHT     |
| 2                 | FELING MOUNTED EXTERIOR LIGHT   |
| 3                 | RECESSED IN WALL EXTERIOR LIGHT |

NOTES:  
1. SEE GENERAL NOTES FOR BUILDING ELEVATIONS.  
2. SEE GENERAL NOTES FOR BUILDING ELEVATIONS.  
3. SEE GENERAL NOTES FOR BUILDING ELEVATIONS.  
4. SEE GENERAL NOTES FOR BUILDING ELEVATIONS.  
5. SEE GENERAL NOTES FOR BUILDING ELEVATIONS.

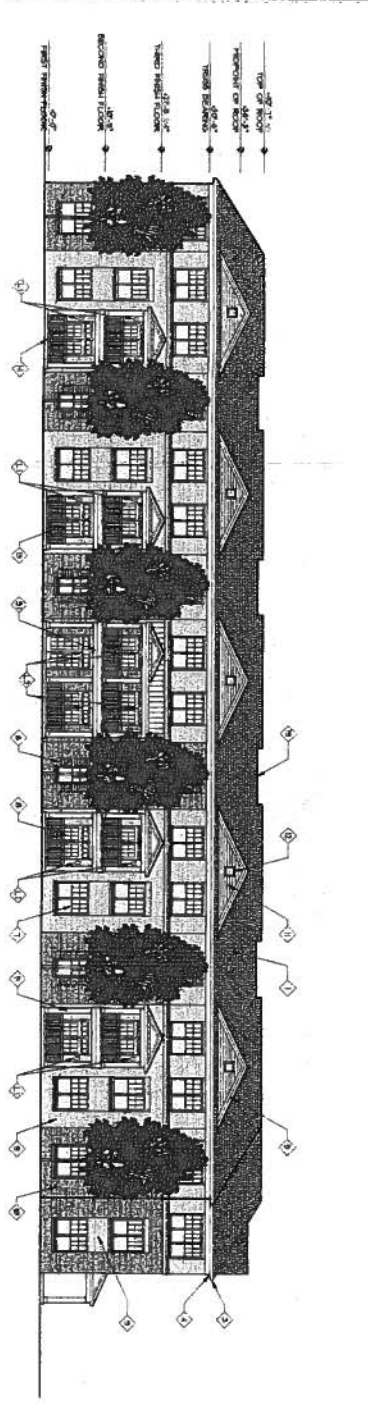
PROGRESS SET  
NOT FOR  
CONSTRUCTION

SHEET TITLE  
**BUILDING A3  
ELEVATIONS**  
DATE: 11/28/15  
REVISIONS:  
A2.03  
P&MD 15-418

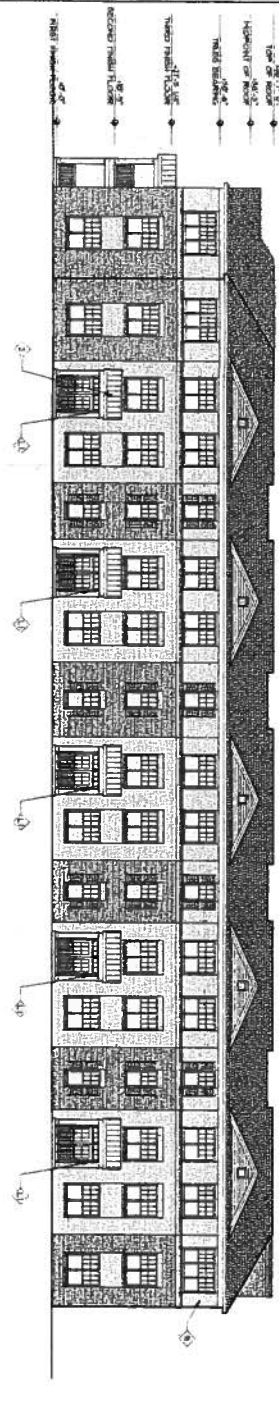
**ST. ELIZABETH'S APARTMENTS**  
RICHMOND, VIRGINIA

**EDWARD H. WINKS  
JAMES D. SNOWA  
ARCHITECTS P.C.**  
2119 EAST PLANKLIN STREET, RICHMOND, VIRGINIA 23284  
804-643-4256 FAX 804-643-4250

**BUILDING B  
ENTRY ELEVATION**  
SCALE: 3/32" = 1'-0"



**BUILDING B  
ELEVATION**  
SCALE: 3/32" = 1'-0"



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

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

**SIGNAGE SCHEDULE**

(S1) ADDRESS: 5111 N. 1ST, NOT ILLUMINATED

**LIGHTING SCHEDULE**

(L1) WALL MOUNTED ENTRANCE LIGHT

(L2) CEILING HOUSED ENTRANCE LIGHT

(L3) RECESSED LANDSCAPE ENTRANCE LIGHT

**ELEVATION KEYNOTES**

(A) APPLY PERMANENT RECESSED SIGNAGE (COLOR: WEATHERED WOOD)

(B) STAINED STEEL METAL ROOF (COLOR: MATCH ROOMING SIGNAGE)

(C) FINISHED ALUMINUM GUTTER + DOWNSPOUTS (COLOR: WHITE)

(D) VINYL SHEET (COLOR: WHITE)

(E) CORRUGATED METAL (COLOR: WHITE)

(F) VINYL SHEET (COLOR: BLACK)

(G) VINYL SHEET (COLOR: WHITE)

(H) VINYL SHEET (COLOR: BLACK)

(I) BRICK VENEER (COLOR: 1: RED-BROWN)

(J) BRICK VENEER (COLOR: 2: RED-BROWN)

(K) VINYL SHEET (COLOR: WHITE)

(L) VINYL SHEET (COLOR: WHITE)

(M) ALUMINUM LAMINATION (COLOR: BLACK)

(N) WOOD SHAPING (COLOR: NATURAL)

(O) CONCRETE SLAB (COLOR: NATURAL)

(P) VINYL LATHING SCREEN (COLOR: WHITE)

(Q) VINYL LATHING SCREEN (COLOR: WHITE)

(R) MECHANICAL EQUIPMENT, ROOF MOUNTED/RECESSED

(S) HOT DRY WIND BARSCREEN PREVENTER (OPERATED BY VENTILATION)

**NOTES**

1. ELEVATION TO MATCH EXISTING BUILDING

2. ELEVATION RELATIVE TO ADJACENT EXISTING ELEVATION

3. DIMENSIONS AND FINISHES, REFER TO CIVIL

**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

**ST. ELIZABETH'S APARTMENTS**

**RICHMOND, VIRGINIA**

**EDWARD H. WINKS  
JAMES D. SNOWA  
ARCHITECTS P.C.**

215 EAST FRANKLIN STREET SUITE 4000, RICHMOND, VIRGINIA 23220  
804 649-8260 FAX 804 649-0131

**REVISIONS**

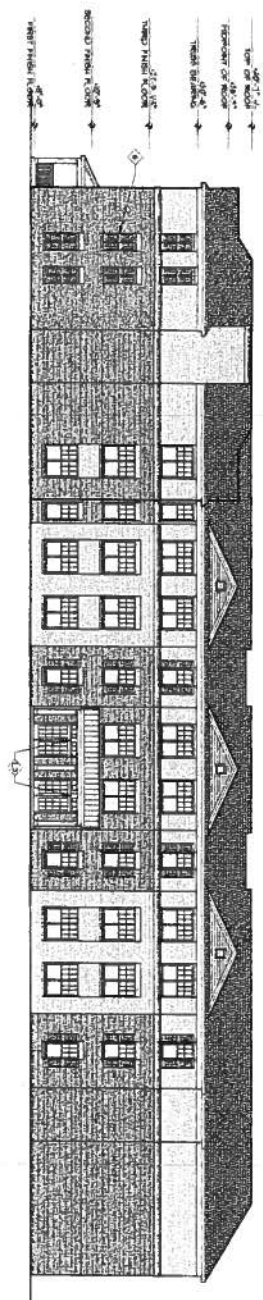
DATE: 11/29/16

**A2.04**

2024 NOV 16 4:09

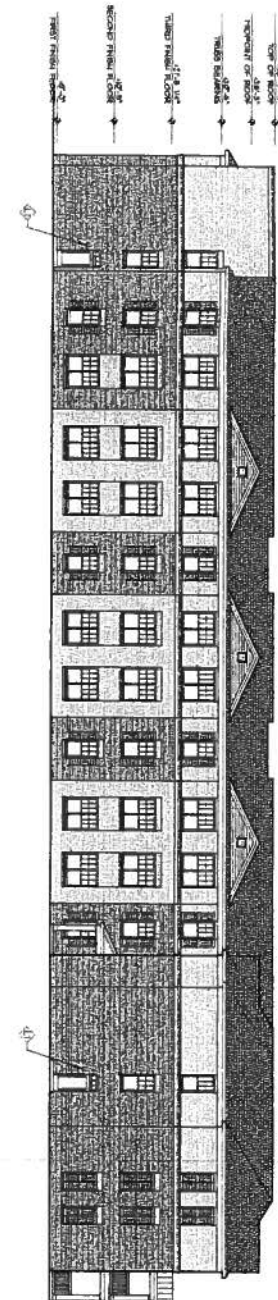


**(C) BUILDING B ELEVATION**  
SCALE: 3/32" = 1'-0"



0' 31" 62" 31'-0"  
SCALE: 3/32" = 1'-0"

**(A) BUILDING B ELEVATION**  
SCALE: 3/32" = 1'-0"



0' 31" 62" 31'-0"  
SCALE: 3/32" = 1'-0"

**SHRUBS SCHEDULE**

- (1) ADONIS BUSH, 18" H., 10" DIA. (W/SHRUB)

**LIGHTING SCHEDULE**

- (1) WALL MOUNTED EXTERIOR LIGHT
- (2) CEILING MOUNTED EXTERIOR LIGHT
- (3) RECESSED LANDING EXTERIOR LIGHT

**ELEVATION KEYNOTES**

- (1) APERTURE SHALL BE FINISHED WITH BRASS OR ALUMINUM (COLOR MATCHING MATERIAL)
- (2) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (3) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (4) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (5) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (6) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (7) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (8) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (9) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (10) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (11) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (12) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (13) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (14) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (15) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (16) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (17) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (18) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (19) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL
- (20) BRASS OR ALUMINUM FINISH SHALL MATCH EXTERIOR MATERIAL

NOTES:  
1. CONSULT STREET ELEVATION AND ROAD ELEVATION RECORDS AND ESTIMATE STREET ELEVATION TO CIVIL ENGINEER.

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

**EDWARD H. WINKS  
JAMES D. SNOWA  
ARCHITECTS P.C.**

2100 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23220  
804-646-1100 FAX 804-646-1101

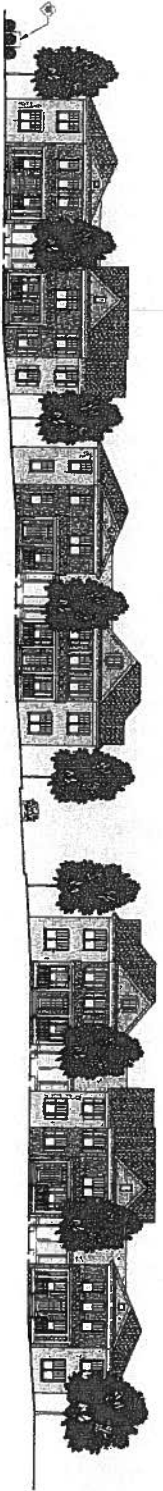
**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

**BUILDING B  
ELEVATIONS**

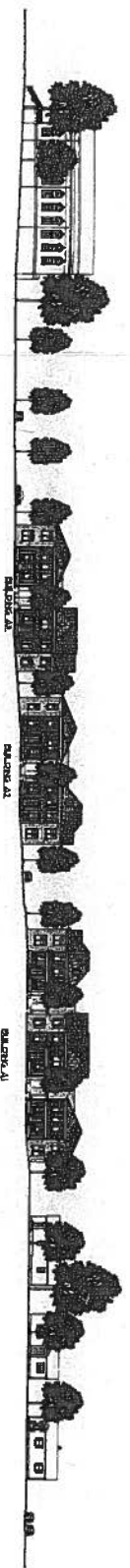
DATE: 11/28/16  
REVISION:

**A2.05**

KRM 18 495



**B** FOURQUEAN LANE PARTIAL ENLARGED ELEVATION  
SCALE: 1/8" = 1'-0"



**A** FOURQUEAN LANE ELEVATION  
SCALE: 1/32" = 1'-0"

**FINISH SCHEDULE**

- 1. ACROTER, FIN. 1. INT. 1.01-1.02

**LIGHTING SCHEDULE**

- 1. WALL MOUNTED EXTERIOR LIGHT
- 2. CEILING MOUNTED EXTERIOR LIGHT
- 3. DECORATIVE LAMP/AN EXTERIOR LIGHT

**ELEVATION KEYNOTES**

- 1. FINISH: VENEER/LASER KITCHEN CABINETS (COLOR: VENEERED WOOD)
- 2. STAIRS: BUILT-IN WOOD (COLOR: MATCH ROOMS CABINETS)
- 3. FURNISHING: ALUMINUM CHAIRS 1. DOWNSTAIRS (COLOR: WHITE)
- 4. VINYL: BOTTLE (COLOR: WHITE)
- 5. CORNERSTONE: TRIM (COLOR: WHITE)
- 6. VINYL: BARRIER (COLOR: BLACK)
- 7. VINYL: WINDOW (COLOR: WHITE)
- 8. HALL: LITE DOOR (COLOR: BLACK)
- 9. BENCH: VENEER (COLOR: 1. RED-BROWN)
- 10. BRICK: VENEER (COLOR: 1. RED-BROWN)
- 11. VINYL: LAMP BONG (COLOR: NEUTRAL)
- 12. VINYL: LOWER (COLOR: WHITE)
- 13. ALUMINUM: HANDRAILS (COLOR: BLACK)
- 14. WOOD: STAIRS (COLOR: NATURAL)
- 15. COLOMITE: RISER (COLOR: NATURAL)
- 16. VINYL: LANTIC SCREEN (COLOR: WHITE)
- 17. MECHANICAL: EQUIPMENT, ROOM PAINTED/ACCENTED
- 18. NOT BOX WITH BAZILLON PRESIDENT SCREENED BY VEGETATION

**NOTE:**  
THIS IS A PARTIAL ELEVATION FOR FINISHING. FINISHING SHOULD BE DONE IN ACCORDANCE WITH THE FINISH SCHEDULE. REFER TO CHIT.



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

**EDWARD H. WINKS  
JAMES D. SNOW  
ARCHITECTS P.C.**

2115 EAST FRANKLIN STREET, RICHMOND, VIRGINIA 23220  
804-645-4242 FAX 804-645-4250

**PROGRESS SET  
NOT FOR  
CONSTRUCTION**

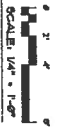
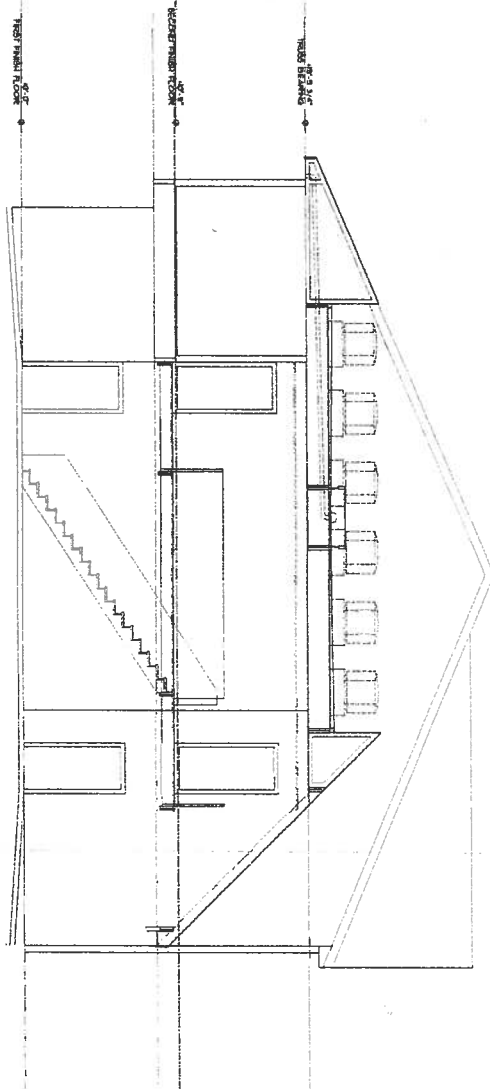
SHEET TITLE  
**FOURQUEAN LANE  
ELEVATION**

DATE: 11/28/16  
REVISIONS:

**A2.06**

JDS NO. 18.418

**2A**  
 SCALE: 1/4" = 1'-0"  
**BUILDING SECTION - BUILDING A1**



PROGRESS SET  
 NOT FOR  
 CONSTRUCTION

SHEET TITLE  
**BUILDING A  
 SECTION**

DATE: 11/28/18  
 REVISIONS:

**A3.01**

DRAWN: 16 AR

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

**EDWARD H. WINKS  
 JAMES D. SNOW  
 ARCHITECTS P.C.**

519 EAST PALMERLEY STREET RICHMOND, VIRGINIA 23223  
 800-643-4456 FAX 800-643-8200 [www.ehw.com](mailto:info@ehw.com)



THE INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM THE RECORD DRAWINGS AND SURVEY DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL CHECK OF THE INFORMATION SHOWN ON THIS PLAN AND HAS FOUND IT TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD DRAWINGS AND SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT OBTAINED ANY PERMITS FROM ANY AGENCY. THE ENGINEER HAS NOT OBTAINED ANY RECORD DRAWINGS OR SURVEY DATA FROM ANY AGENCY. THE ENGINEER HAS NOT OBTAINED ANY RECORD DRAWINGS OR SURVEY DATA FROM ANY AGENCY. THE ENGINEER HAS NOT OBTAINED ANY RECORD DRAWINGS OR SURVEY DATA FROM ANY AGENCY.

# TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE  
CORPORATE OFFICE  
1001 Boulder Parkway, Suite 201 | Richmond, VA 23225  
TEL 804.303.6500 FAX 804.303.0118 www.timmons.com

## ST. ELIZABETH'S APARTMENTS

CITY OF RICHMOND, VIRGINIA

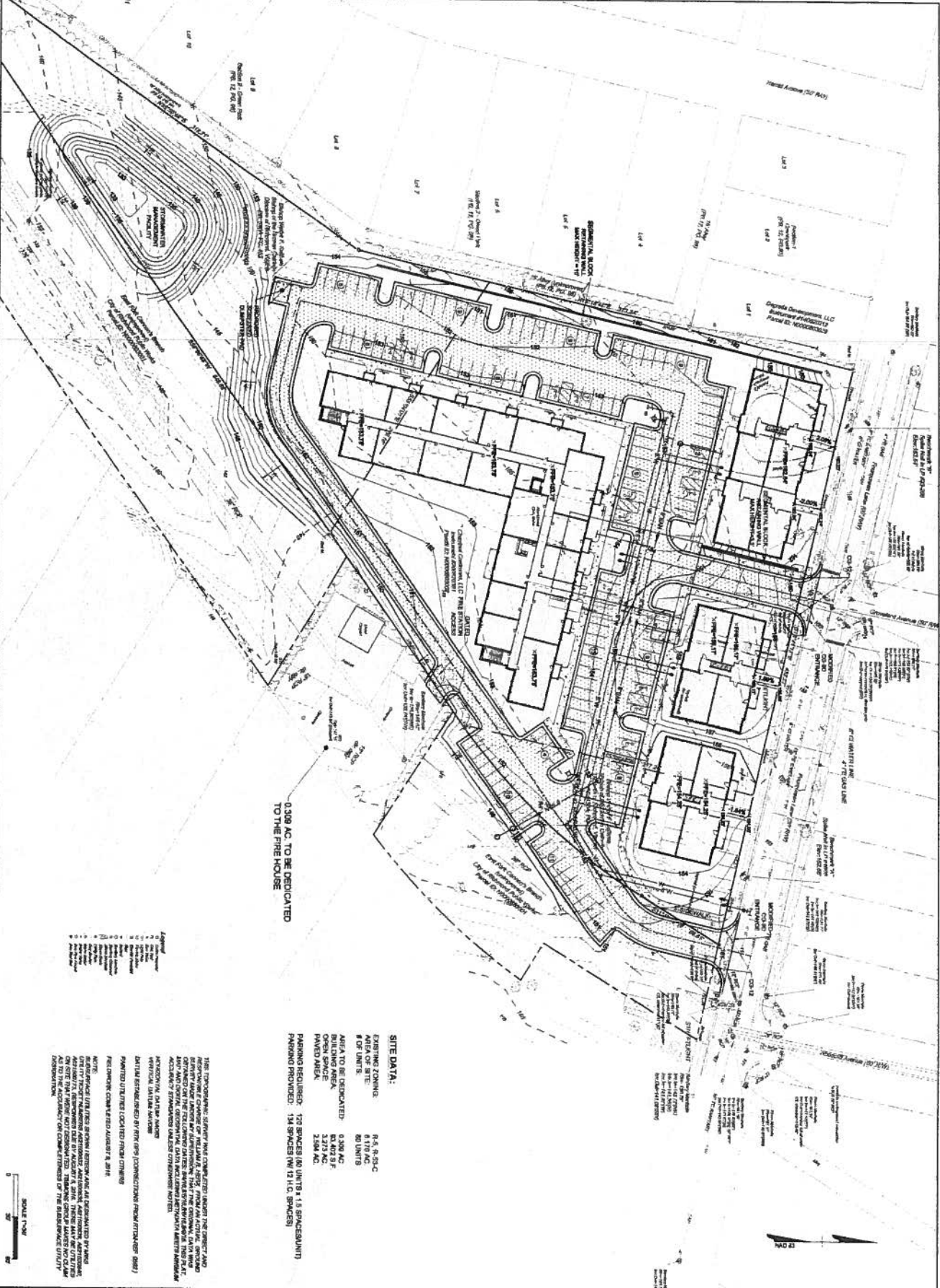
### EXISTING CONDITIONS PLAN

DATE: 08/15/15  
BY: S. SMITH  
CHECKED BY: S. SMITH  
SCALE: 1" = 30'

| NO. | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 08/15/15 | ISSUED FOR PERMIT |

DATE: 08/15/15  
BY: S. SMITH  
CHECKED BY: S. SMITH  
SCALE: 1" = 30'





- 1. Proposed Building
- 2. Proposed Parking
- 3. Proposed Driveway
- 4. Proposed Sidewalk
- 5. Proposed Street
- 6. Proposed Utility
- 7. Proposed Easement
- 8. Proposed Right-of-Way
- 9. Proposed Boundary
- 10. Proposed Contour
- 11. Proposed Spot Elevation
- 12. Proposed Elevation
- 13. Proposed Elevation
- 14. Proposed Elevation
- 15. Proposed Elevation
- 16. Proposed Elevation
- 17. Proposed Elevation
- 18. Proposed Elevation
- 19. Proposed Elevation
- 20. Proposed Elevation

**SITE DATA:**  
 EXISTING ZONING: R-4, R-S1-C  
 AREA OF SITE: 6.178 AC  
 # OF UNITS: 80 UNITS  
 AREA TO BE DEDICATED: 0.308 AC  
 BUILDING AREA: 82,402 S.F.  
 PAVED AREA: 2,254 AC.  
 PARKING REQUIRED: 128 SPACES (80 UNITS x 1.5 SPACES/UNIT)  
 PARKING PROVIDED: 134 SPACES (81 UNITS x 1.6 SPACES/UNIT)

THIS TOPOGRAPHIC SURVEY HAS BEEN COMPLETED UNDER THE SURVEY AND CONTROL OF THE FEDERAL BUREAU OF SURVEYING AND MAPPING (FBS&M) AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE LICENSE AGREEMENT FOR THE FBS&M SURVEY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN THE NATIONAL MAPS ACT AND THE NATIONAL MAPS ACT REGULATIONS. THE SURVEY WAS CONDUCTED BY THE PROFESSIONAL SURVEYOR AND MAPPING ENGINEER (P.S.M.E.) AND THE SURVEY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE LICENSE AGREEMENT FOR THE FBS&M SURVEY.



# TIMMONS GROUP

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

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED BY THE  
CORPORATE OFFICE  
1001 Broadleaf Parkway, Suite 201 | Richmond, VA 23275  
TEL: 804.356.8500 FAX: 804.356.1018 www.timmons.com

| DATE    | REVISION DESCRIPTION                  |
|---------|---------------------------------------|
| 1/24/12 | REVISED PER CITY OF RICHMOND COMMENTS |

|           |          |              |          |             |          |
|-----------|----------|--------------|----------|-------------|----------|
| DATE      | 1/24/12  | DRAWN BY     | S. SMITH | CHECKED BY  | S. SMITH |
| SCALE     | 1" = 30' | DESIGNED BY  | S. SMITH | APPROVED BY | S. SMITH |
| SHEET NO. | 39602    | TOTAL SHEETS | 3        |             |          |





**PLANT KEY**

| SYMBOL                        | BOTANICAL NAME |
|-------------------------------|----------------|
| Tree (circle with crosshair)  | BOTANICAL NAME |
| Shrub (circle with crosshair) | BOTANICAL NAME |
| Flower Bed (rectangle)        | BOTANICAL NAME |
| Other symbols                 | BOTANICAL NAME |

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE  
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1001 Souders Parkway, Suite 200 | Richmond, VA 23225  
TEL 804.300.8500 FAX 804.300.1058 www.timmons.com

| ST. ELIZABETH'S APARTMENTS<br>CITY OF RICHMOND, VIRGINIA<br>LANDSCAPE PLAN |         | REVISION DESCRIPTION |                   |
|--|---------|----------------------|-------------------|
| DATE   | BY      | NO.                  | DESCRIPTION       |
| 10/12/2018   | L. MILL | 1                    | ISSUED FOR PERMIT |
|  |         |                      |                   |
|  |         |                      |                   |

### CITY OF RICHMOND LANDSCAPE REQUIREMENTS

| PLANT              | QUANTITY             | MINIMUM              | MINIMUM              | MINIMUM              |
|--------------------|----------------------|----------------------|----------------------|----------------------|
| HEIGHT             | PLANTING             | PLANTING             | PLANTING             | PLANTING             |
| 12' MINIMUM HEIGHT | 12' MINIMUM PLANTING | 12' MINIMUM PLANTING | 12' MINIMUM PLANTING | 12' MINIMUM PLANTING |
| 12' MINIMUM HEIGHT | 12' MINIMUM PLANTING | 12' MINIMUM PLANTING | 12' MINIMUM PLANTING | 12' MINIMUM PLANTING |

**GENERAL NOTES**

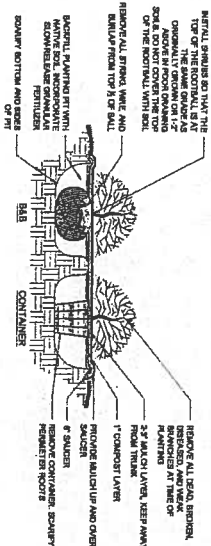
**PRE-CONSTRUCTION**

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING SUSTAINABILITY AT ALL LOCATIONS. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF RICHMOND. ALL PLANTS MUST BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND SUSTAINABILITY DESIGN GUIDE. CONTRACTOR SHALL PROVIDE A WRITTEN REPORT TO THE CITY OF RICHMOND DOCUMENTING THE SUSTAINABILITY DESIGN PROCESS. ALL PLANTS MUST BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND SUSTAINABILITY DESIGN GUIDE. CONTRACTOR SHALL PROVIDE A WRITTEN REPORT TO THE CITY OF RICHMOND DOCUMENTING THE SUSTAINABILITY DESIGN PROCESS.

**CONSTRUCTION PRACTICES**

- PLANTING SHALL BE ACCORDING TO THE CITY OF RICHMOND SUSTAINABILITY DESIGN GUIDE. CONTRACTOR SHALL PROVIDE A WRITTEN REPORT TO THE CITY OF RICHMOND DOCUMENTING THE SUSTAINABILITY DESIGN PROCESS. ALL PLANTS MUST BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND SUSTAINABILITY DESIGN GUIDE. CONTRACTOR SHALL PROVIDE A WRITTEN REPORT TO THE CITY OF RICHMOND DOCUMENTING THE SUSTAINABILITY DESIGN PROCESS.

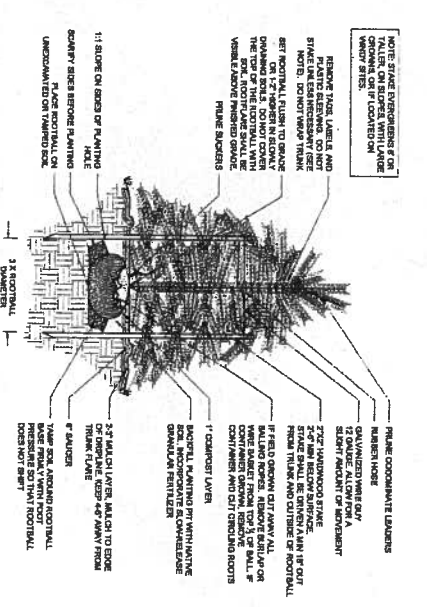
**3 SHRUB PLANTING  
NOT TO SCALE**



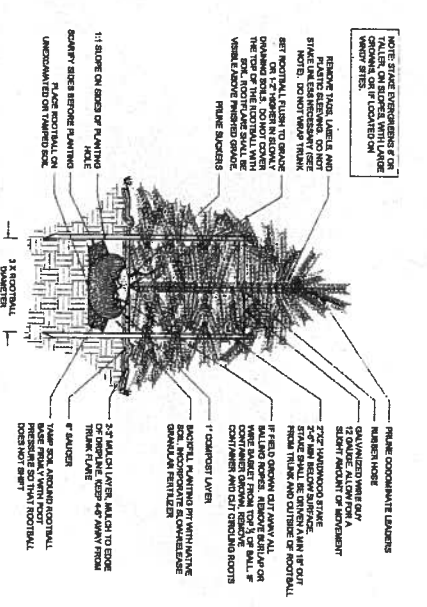
### PLANT SCHEDULE

| PLANT | COMMON NAME | SYMBOL | PLANTING | PLANTING | PLANTING |
|-------|-------------|--------|----------|----------|----------|
| 1     | SHRUB       | SYMBOL | PLANTING | PLANTING | PLANTING |
| 2     | SHRUB       | SYMBOL | PLANTING | PLANTING | PLANTING |

**1 DECIDUOUS TREE - STAKING SPECIFIED  
NOT TO SCALE**



**2 EVERGREEN TREE - STAKING SPECIFIED  
NOT TO SCALE**



**TIMMONS GROUP**

**ST. ELIZABETH'S APARTMENTS**  
CITY OF RICHMOND, VIRGINIA  
**LANDSCAPE NOTES & DETAILS**

DATE: 10/27/15  
DRAWN BY: J.M.M.  
CHECKED BY: F.H.H.  
SCALE: AS SHOWN

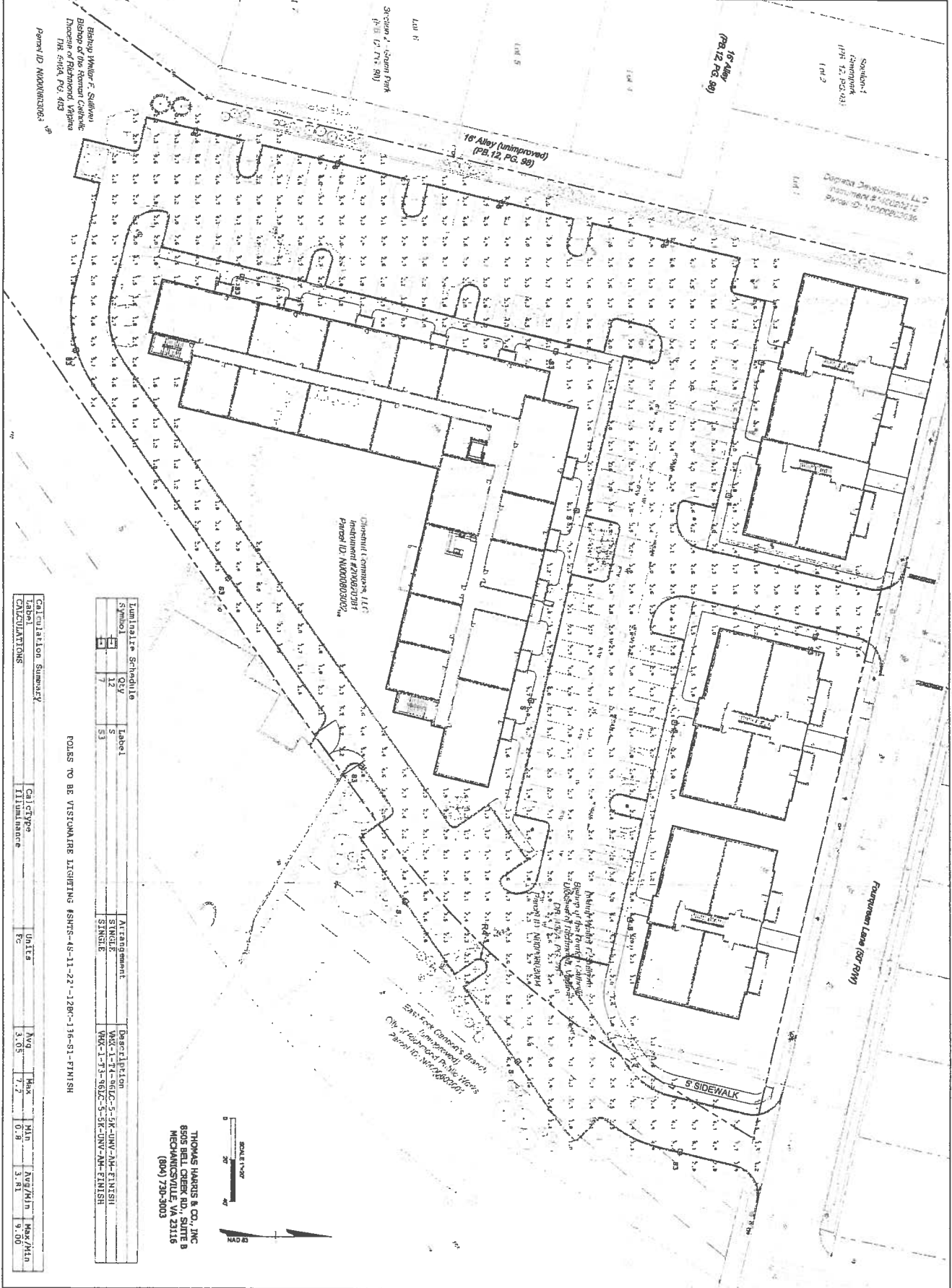
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**CORPORATE OFFICE**  
1301 Boush Parkway, Suite 200 | Richmond, VA 23225  
TEL 804.703.8300 FAX 804.703.1515 www.timmons.com

| REVISION | DESCRIPTION |
|----------|-------------|
|          |             |

NO. 36602  
SERIAL NO. L210

DATE: 10/27/15  
DRAWN BY: J.M.M.  
CHECKED BY: F.H.H.  
SCALE: AS SHOWN





| Symbol | Qty | Label | Arrangement | Description                     |
|--------|-----|-------|-------------|---------------------------------|
| S1     | 7   | S1    | SINGLE      | VWX-1-TY-5GLZ-5-SK-DWV-W-FLNISH |
| S2     | 7   | S2    | SINGLE      | VWX-1-TY-5GLZ-5-SK-DWV-W-FLNISH |

| Label         | CalcType    | Units | Avg  | Min | Max | Avg/Min | Max/Min |
|---------------|-------------|-------|------|-----|-----|---------|---------|
| ILLUMINATIONS | ILLUMINANCE | FC    | 3.05 | 0.8 | 7.7 | 3.81    | 9.60    |

COLS TO BE VISIBLE DURING 45-11-23-1200-196-51-PMISH

# TIMMONS GROUP

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

YOUR VISION ACHIEVED THROUGH Ours.

THIS DRAWING PREPARED AT THE CORPORATE OFFICE  
6001 Boulder Parkway, Suite 300 | Richmond, VA 23228  
TEL 804.260.8500 FAX 804.593.1816 www.timmons.com

| DATE | REVISION DESCRIPTION |
|------|----------------------|
|      |                      |
|      |                      |
|      |                      |

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

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### VMX-1

Product Name: VMX-1  
 Product Description: VMX-1 is a high performance, low cost, LED luminaire designed for use in a variety of applications. It features a compact, rectangular design with a wide beam spread and a long life span. The luminaire is available in multiple finishes and is suitable for use in both indoor and outdoor environments.

Technical Drawing: VMX-1  
 Dimensions: 1.00" x 1.00" x 1.00"  
 Material: Aluminum  
 Finish: Anodized Aluminum  
 Weight: 0.50 lbs  
 Power: 10W  
 Voltage: 120V AC  
 Frequency: 60Hz  
 Beam Spread: 120°  
 Life Span: 50,000 hours

THOMAS HARRIS & CO., INC.  
 MECHANICAL VA 23118  
 804-738-3003

### VMX-1

Product Name: VMX-1  
 Product Description: VMX-1 is a high performance, low cost, LED luminaire designed for use in a variety of applications. It features a compact, rectangular design with a wide beam spread and a long life span. The luminaire is available in multiple finishes and is suitable for use in both indoor and outdoor environments.

Technical Drawing: VMX-1  
 Dimensions: 1.00" x 1.00" x 1.00"  
 Material: Aluminum  
 Finish: Anodized Aluminum  
 Weight: 0.50 lbs  
 Power: 10W  
 Voltage: 120V AC  
 Frequency: 60Hz  
 Beam Spread: 120°  
 Life Span: 50,000 hours

THOMAS HARRIS & CO., INC.  
 MECHANICAL VA 23118  
 804-738-3003

### SNTS

Product Name: SNTS  
 Product Description: SNTS is a high performance, low cost, LED luminaire designed for use in a variety of applications. It features a compact, rectangular design with a wide beam spread and a long life span. The luminaire is available in multiple finishes and is suitable for use in both indoor and outdoor environments.

Technical Drawing: SNTS  
 Dimensions: 1.00" x 1.00" x 1.00"  
 Material: Aluminum  
 Finish: Anodized Aluminum  
 Weight: 0.50 lbs  
 Power: 10W  
 Voltage: 120V AC  
 Frequency: 60Hz  
 Beam Spread: 120°  
 Life Span: 50,000 hours

THOMAS HARRIS & CO., INC.  
 MECHANICAL VA 23118  
 804-738-3003

### SNTS

Product Name: SNTS  
 Product Description: SNTS is a high performance, low cost, LED luminaire designed for use in a variety of applications. It features a compact, rectangular design with a wide beam spread and a long life span. The luminaire is available in multiple finishes and is suitable for use in both indoor and outdoor environments.

Technical Drawing: SNTS  
 Dimensions: 1.00" x 1.00" x 1.00"  
 Material: Aluminum  
 Finish: Anodized Aluminum  
 Weight: 0.50 lbs  
 Power: 10W  
 Voltage: 120V AC  
 Frequency: 60Hz  
 Beam Spread: 120°  
 Life Span: 50,000 hours

THOMAS HARRIS & CO., INC.  
 MECHANICAL VA 23118  
 804-738-3003

### SNTS

Product Name: SNTS  
 Product Description: SNTS is a high performance, low cost, LED luminaire designed for use in a variety of applications. It features a compact, rectangular design with a wide beam spread and a long life span. The luminaire is available in multiple finishes and is suitable for use in both indoor and outdoor environments.

Technical Drawing: SNTS  
 Dimensions: 1.00" x 1.00" x 1.00"  
 Material: Aluminum  
 Finish: Anodized Aluminum  
 Weight: 0.50 lbs  
 Power: 10W  
 Voltage: 120V AC  
 Frequency: 60Hz  
 Beam Spread: 120°  
 Life Span: 50,000 hours

THOMAS HARRIS & CO., INC.  
 MECHANICAL VA 23118  
 804-738-3003

### VMX-1

Product Name: VMX-1  
 Product Description: VMX-1 is a high performance, low cost, LED luminaire designed for use in a variety of applications. It features a compact, rectangular design with a wide beam spread and a long life span. The luminaire is available in multiple finishes and is suitable for use in both indoor and outdoor environments.

Technical Drawing: VMX-1  
 Dimensions: 1.00" x 1.00" x 1.00"  
 Material: Aluminum  
 Finish: Anodized Aluminum  
 Weight: 0.50 lbs  
 Power: 10W  
 Voltage: 120V AC  
 Frequency: 60Hz  
 Beam Spread: 120°  
 Life Span: 50,000 hours

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REVISION DESCRIPTION

| DATE                       | DESCRIPTION |
|----------------------------|-------------|
| 10/17/16 <td>R. REECE</td> | R. REECE    |
|                            | R. REECE    |
|                            | B. REECE    |
|                            | AS SHOWN    |

DATE: 10/17/16  
 DRAWN BY: R. REECE  
 CHECKED BY: R. REECE  
 APPROVED BY: B. REECE  
 AS SHOWN

3660Z  
 1/4.0