

INTRODUCED: September 12, 2022

AN ORDINANCE No. 2022-263

To authorize the special use of the properties known as 3215 Stuart Avenue, 3215 Rear Stuart Avenue, 311 Tilden Street, 311 Rear Tilden Street, and 306 Rear Cleveland Street for the purpose of (i) a multifamily dwelling containing up to 39 dwelling units and (ii) two single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 10 2022 AT 6 P.M.

WHEREAS, the owner of the properties known as 3215 Stuart Avenue, 3215 Rear Stuart Avenue, 311 Tilden Street, 311 Rear Tilden Street, and 306 Rear Cleveland Street, which are situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of (i) a multifamily dwelling containing up to 39 dwelling units and (ii) two single-family attached dwellings, which use, among other things, is not currently allowed by section 30-412.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 10 2022 REJECTED: _____ STRICKEN: _____

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 (2020), 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 3215 Stuart Avenue, 3215 Rear Stuart Avenue, 311 Tilden Street, 311 Rear Tilden Street, and 306 Rear Cleveland Street and identified as Tax Parcel Nos. W000-1462/023, W000-1462/024, W000-1462/022, W000-1462/026, and W000-1462/043, respectively, in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Boundary Survey for Parcels W0001462022, W0001462023, W0001462024, W0001462026, &W0001462043 in the City of Richmond, Virginia,” prepared by Nyfeler Associates, and dated December 6, 2021, 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 (i) a multifamily dwelling containing up to 39 dwelling units and (ii) two single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “St. Gertrude, 3215 Stuart Avenue, Richmond, VA 23221,” prepared by fultz & singh, and dated April 28, 2022, and entitled “St. Gertrude High School, Richmond, Virginia,” prepared by HG Design Studio, and dated April 29, 2022, hereinafter referred to, collectively, 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 Special Use of the Property shall be as (i) a multifamily dwelling containing up to 39 dwelling units and (ii) two single-family attached dwellings, substantially as shown on the Plans.

(b) The existing stained glass windows in Unit 23, as shown on the Plans, shall be protected during construction, and the wood trim and frame around the circular stained glass window in the existing chapel (Unit 23) shall remain in their current position, extent, and condition.

(c) The existing brick retaining wall shall be protected during construction and any damage shall be repaired with like materials. The existing brick retaining wall may be modified, substantially as shown on the Plans.

(d) Up to 51 parking spaces shall be provided on the Property for use by the multifamily dwelling and two parking spaces shall be provided for use by the single-family attached dwellings.

(e) Elevations, building materials, and site improvements pertaining to the multifamily dwelling shall be substantially as shown on the Plans, subject to the applicable regulations of the West of the Boulevard Design Overlay District, pursuant to sections 30-940 through 30-940.9 of the Code of the City of Richmond (2020), as amended. Elevations, building materials, and site improvements pertaining to the single-family attached dwellings shall meet the standards of the underlying zoning district, subject to the applicable regulations of the West of the Boulevard Design Overlay District, pursuant to sections 30-940 through 30-940.9 of the Code of the City of Richmond (2020), as amended.

(f) The height of the multifamily dwelling shall not exceed the height shown on the Plans, and the height of the single-family attached dwellings shall not exceed three stories.

(g) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(h) In addition to signs permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, the existing freestanding sign, not exceeding 45 square feet in area, may be used 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 (2020), as amended, and all future amendments to such laws.

(e) 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 (2020), 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 (2020), 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 (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

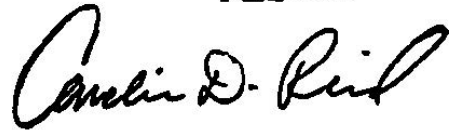
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Amelia D. Reil". The signature is written in a cursive, flowing style.

City Clerk



City of Richmond

RECEIVED
By City Attorney's Office at 10:51 am, Jul 21, 2022

RECEIVED
By CAO Office at 11:10 am, Jul 07, 2022

2022-174

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

Item Request File Number: PRE.2022.0261

O & R Request

DATE: June 27, 2022

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: J. E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: To authorize the special use of the properties known as 3215 Stuart Ave, 3215 Rear Stuart Ave, 311 Tilden St, 311 Rear Tilden St, and 306 Rear Cleveland Street, to authorize multi-family use of an existing building and up to two new single-family dwellings, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the properties known as 3215 Stuart Ave, 3215 Rear Stuart Ave, 311 Tilden St, 311 Rear Tilden St, and 306 Rear Cleveland Street, to authorize multi-family use of an existing building and up to two new single-family dwellings, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for up to 39 multi-family units within a R-6 Single-Family Attached Residential District within a 68,797 square foot building which was formerly a private school use, as well as two new single-family dwellings. Multi-family uses are not permitted within the R-6 District. A Special Use Permit is therefore requested.

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 August 15, 2022, meeting.

BACKGROUND: The property is located on Stuart Avenue between Tilden Street and North Cleveland Street in the Museum District. The property was previously used as a private educational facility called St. Gertrude's High School.

Richmond 300 recommends a future land use of "Institutional" for the property. This designation is defined as "Public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions." The development style is established as "Several buildings owned by an institution are often connected by an engaging character that creates a campus-like environment."

Primary Uses: Institutional, cultural, government, and open space.

Secondary Uses: Retail/office/personal service and multi-family.

The proposed project is the renovation and reuse of the existing building, which includes 68,797 square feet of floor area. The application requests to allow for 39 multi-family units which is not permitted in an R-6 - Residential (Single Family Attached) zone. The project does not include any expansion of the building footprint, but additional square footage on the interior of the building will be added by creating new floors in spaces that include a ceiling height tall enough to fit multiple floors. The project will use Historic Tax Credits and is in the process of receiving the appropriate additional approvals, primarily for the portion formerly used as a chapel. The former chapel has been appropriately de-consecrated by the former religious users and the remaining religious and historic detailing will be maintained through the requirements of the historic tax credit process.

The project is located in the West of the Boulevard Design Guideline District. The portion of the architecture that falls under the guidelines has been reviewed by Staff for appropriateness.

Surrounding properties are zoned the same R-6 residential zone as the subject property and include primarily residential uses.

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

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: July 25, 2022

CITY COUNCIL PUBLIC HEARING DATE: September 12, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
August 15, 2022

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

STAFF: Ray Roakes, Associate Planner, Land Use Administration (Room 511) 804-646-5467



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

Property Address: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

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

Applicant/Contact Person:

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (_____) _____ Fax: (_____) _____

Email: _____

Property Owner:

If Business Entity, name and title of authorized signee: _____

(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: _____

City: _____ State: _____ Zip Code: _____

Telephone: (_____) _____ Fax: (_____) _____

Email: _____

Property Owner Signature:

Handwritten signature: Linka Joanna Bentley, O.B.B.

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)



MARKHAM PLANNING

208 E GRACE STREET · RICHMOND, VIRGINIA 23219

March 1, 2022

Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

Re: Special Use Permit application at the former St Gertrude High School (3215 Stuart Ave, 3215 Rear Stuart Ave, 311 Tilden St, 311 Rear Tilden St)

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit application for the former site of St Gertrude High School. With this application, the property owner, Benedictine Sisters of VA Inc, is petitioning the City Council for a SUP to permit the rehabilitation of the former high school and chapel for multifamily use.

Existing Site Conditions

The subject properties are located in the City's Museum District on the block bounded by Stuart Ave and Hanover Ave to the north and south, and N Cleveland St and Tilden St to the east and west. The five parcels combine for a total land area of 2.17 acres and comprise slightly more than half of the entire block. The original building on the site was constructed in 1913 as a home and chapel for the Benedictine Sisters. In 1922, the first classes were taught on the properties.

Over the years, the original building has been expanded and now contains approximately 68,797 square feet of floor area. A parking lot for the uses of the students and faculty is located behind the building in the middle of the block.

In the summer of 2020, construction began for a new site for the school located at the 50-acre Benedictive Abbey campus in Goochland County. The existing site on Stuart Ave is currently vacant.

Current Zoning

The property is currently zoned R-6 Residential (Single Family Attached), which allows for single-family detached and attached dwellings, institutional, community and worship facilities and other primary uses. However, multifamily use is not permitted.

Proposal

Should this Special Use Permit be granted, the former school would be converted for multifamily use. A total of 39 one to three-bedroom units is proposed with floor areas ranging between 767 to 3,791 square feet. In addition, two townhome units are proposed on the parcels facing Tilden Street. A total of 53 parking spaces will be provided behind the main building and townhomes in the middle of the block.

The adaptive reuse of the property will be completed with the preservation of the historic nature of the site as a priority. The developer is working with the Department of Historic Resources to develop architectural plans that maintain the original exterior appearance of the original building and chapel, and improve the institutional appearance of the more recent expansions with the additions of windows, gabled-roofs, balconies, and doors. The overall footprint of the building will remain unchanged.

Richmond 300 Master Plan

Richmond 300 designates the property for Institutional land use. These areas call for public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religious institutions. The plan states that residential uses may be permitted in certain sections of the areas designated as institutional and lists multi-family as a secondary use in these areas.

Neighborhood Communication

We have held preliminary meetings, virtually and on-site, with members of the Museum District. We have also contacted surrounding property owners and held a virtual meeting to discuss this proposal.

City Charter Conditions

Rehabilitating the former St Gertrude High School for multifamily use will not only bring new residents to this neighborhood, but will also preserve an important site that has been a part of Richmond history since the early 20th Century. We trust that you will agree with us that this proposed Special Use Permit meets the City Charter criteria for the granting of SUPs as the project 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 be 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.

Thank you for your consideration of this Special Use Permit. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in cursive script, appearing to read "Lory Markham", followed by a vertical line.

Lory Markham

Enclosure: application form, existing survey, conceptual plans

cc: Richard Saunders, Secretary to the City Planning Commission
The Honorable Andreas D. Addison, 1st District Representative



OWNER
 SNP PROPERTIES
 23 WEST BROAD STREET
 RICHMOND, VA 23220

DEVELOPER
 MARKHAM PLANNING
 208 EAST GRACE STREET
 RICHMOND, VA 23219

ARCHITECT
 FULTZ & SINGH ARCHITECTS
 1212 WESTOVER HILLS BLVD
 RICHMOND, VA 23225

DHR CONSULTANT
 SADLER & WHITEHEAD, LLC
 726 W 33rd ST.
 RICHMOND, VA 23225

CIVIL
 HG CIVIL
 5701 GROVE AVENUE
 RICHMOND, VA 23226

DRAWING LIST - ARCHITECTURAL		
SHEET	DRAWING TITLE	03/01/2022 SUP SET 04/28/2022 REVISION 01
CS.00	COVER SHEET	••
AS.01	SITE PLAN	••
A1.01E	FLOOR PLAN - LOWER LEVEL - EXISTING	•
A1.02E	FLOOR PLAN - MAIN LEVEL - EXISTING	•
A1.03E	FLOOR PLAN - UPPER LEVEL - EXISTING	•
A1.04E	FLOOR PLAN - MEZZANINE - EXISTING	•
A1.01	FLOOR PLAN - LOWER LEVEL	••••
A1.02	FLOOR PLAN - MAIN LEVEL	••••
A1.03	FLOOR PLAN - UPPER LEVEL	••••
A1.04	FLOOR PLAN - MEZZANINE	••••
A2.01	ELEVATION DRAWINGS	••••
A2.02	ELEVATION DRAWINGS	••••
A2.03	ELEVATION DRAWINGS	••••
A2.04	ELEVATION DRAWINGS	••••
A3.01	NEW WINDOW DETAILS	•



fultzsingharchitects.com
 1212 WESTOVER HILLS BLVD
 RICHMOND VA 23225

ST. GERTRUDE

3215 Stuart Avenue
 Richmond, VA 23221

SPECIAL USE PERMIT - REVISION 01- [04/28/2022]

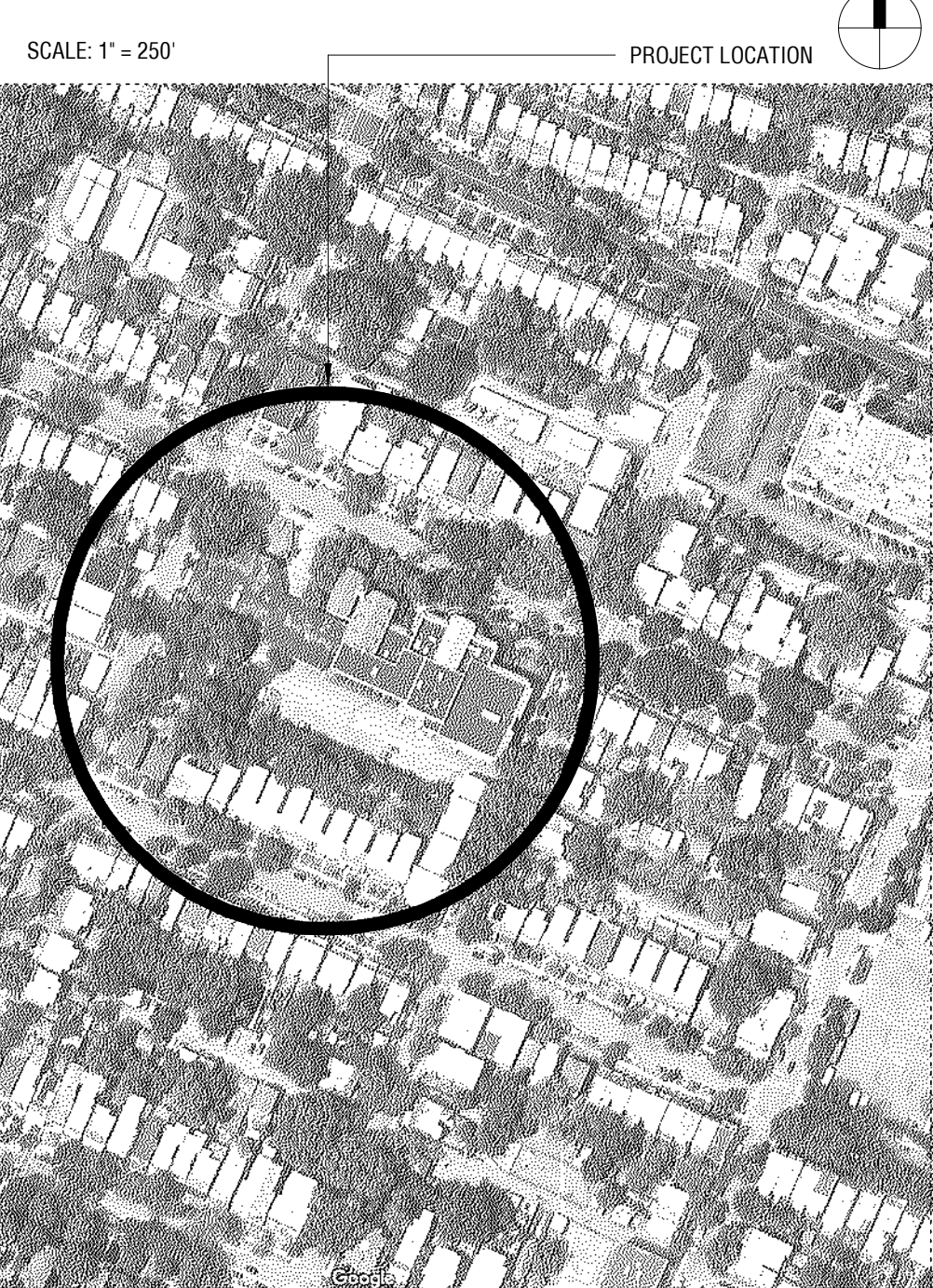
ST. GERTRUDE

3215 Stuart Avenue
 Richmond, VA 23221

DRAWING SYMBOL LEGEND

	ELEVATION CALLOUT		DOOR EGRESS TAG ACTUAL DOOR WIDTH INCHES PER OCCUPANT ACTUAL OCCUPANT NUMBER OCCUPANT CAPACITY OF OPENING		LEVEL / ELEVATION REFERENCE
	SECTION CALLOUT		DOOR TAG		WALLTYPE INDICATION
	ENLARGED PLAN / SECTION CALLOUT		ROOM TAG		EGRESS PATH
	DETAIL CALLOUT		DRAWING NOTE		WALL RATING INDICATION DASH INDICATES RATING IN NUMBER OF HOURS [DENSE DASH INDICATES 30MIN WALL]
	GRIDLINE REFERENCE		REVISION NOTE		CODE COMPLIANT ILLUMINATED EXIT SIGN INDICATOR DIRECTION (IF APPLICABLE)
	LEVEL / ELEVATION REFERENCE		DEMOLITION NOTE		

VICINITY MAP

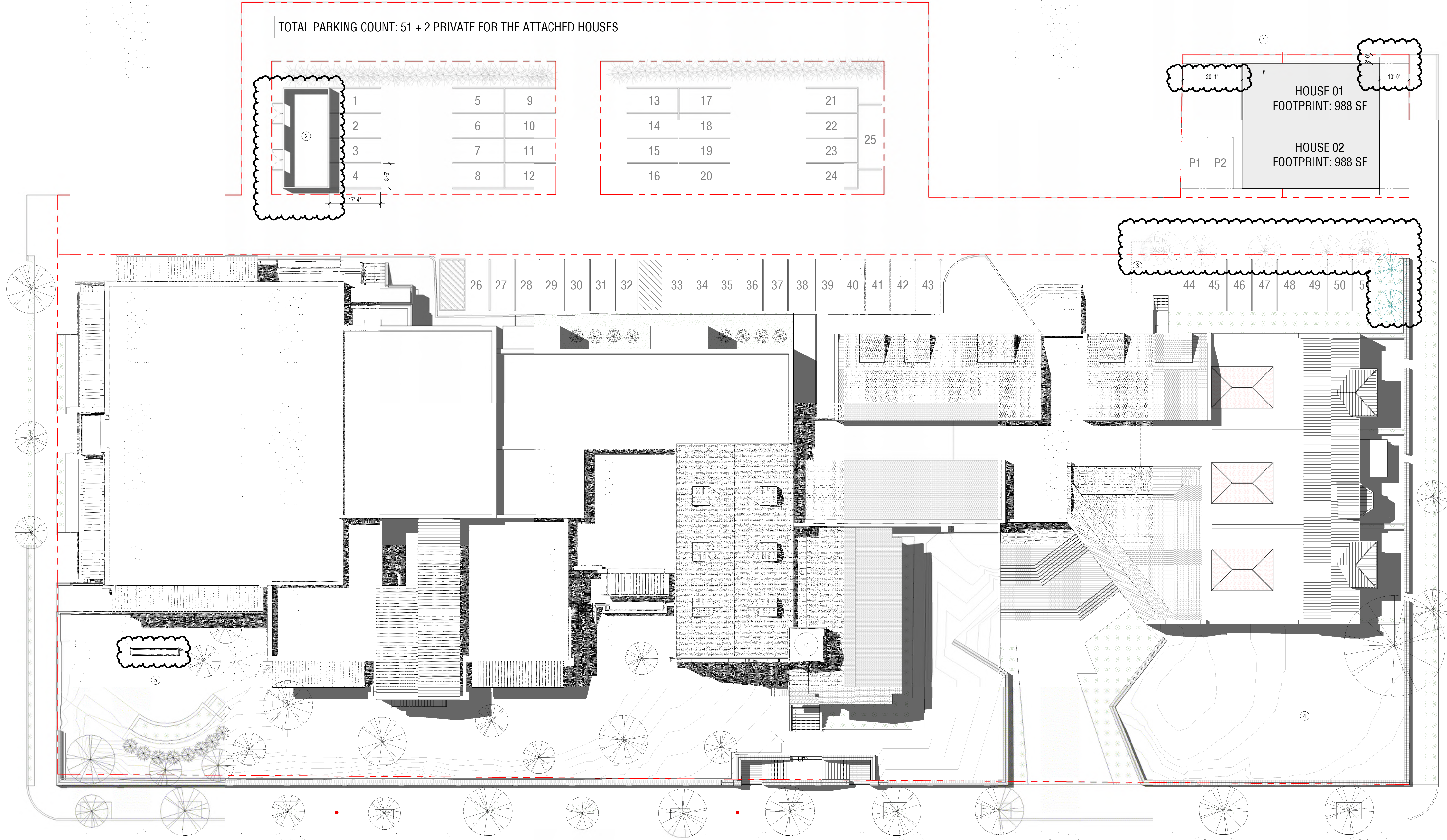
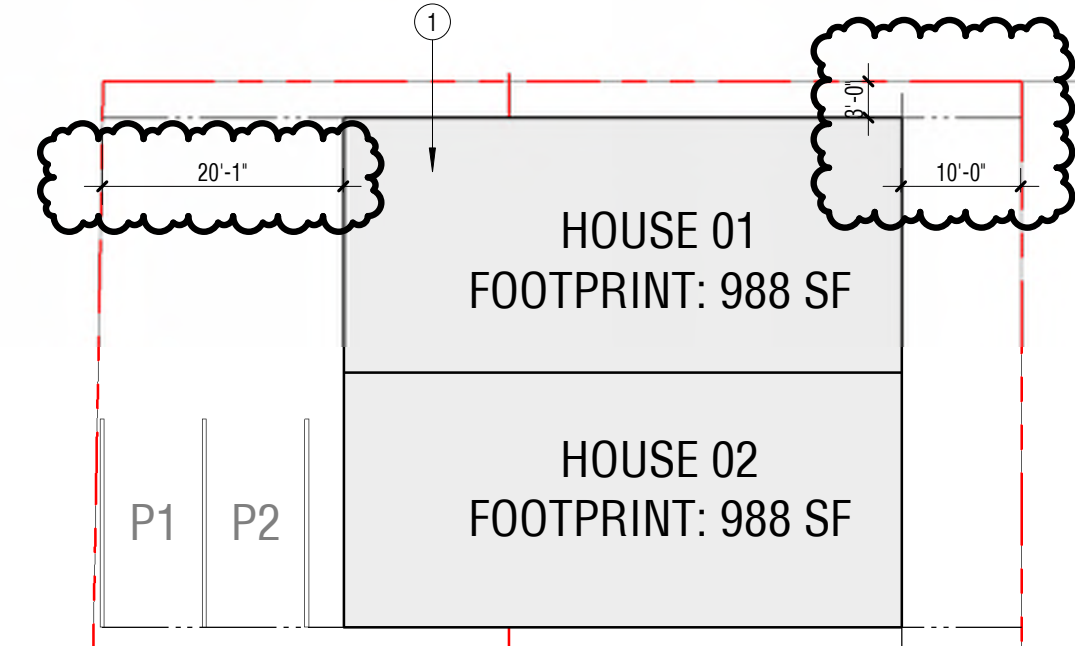
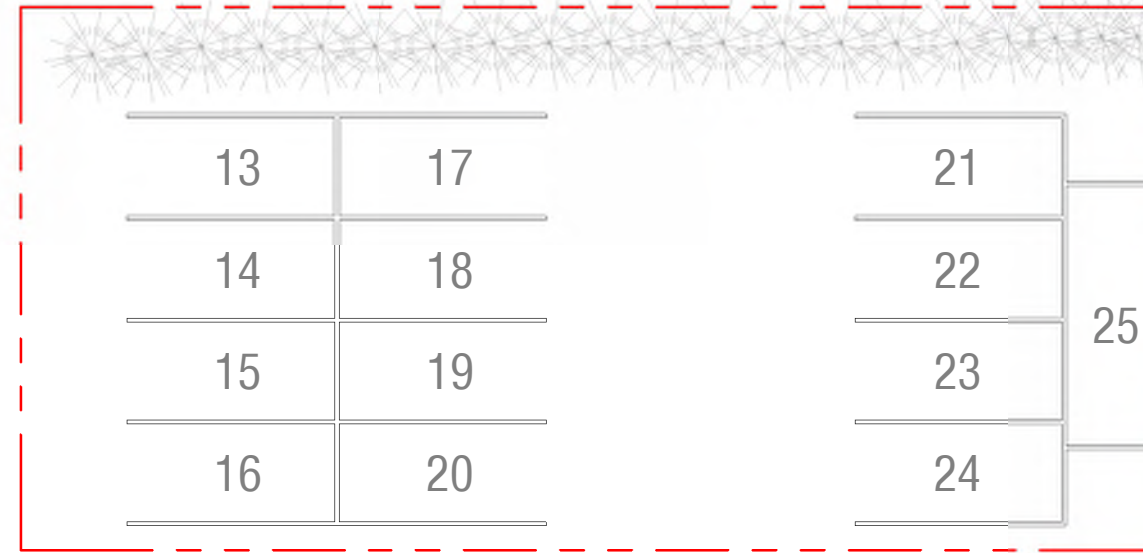
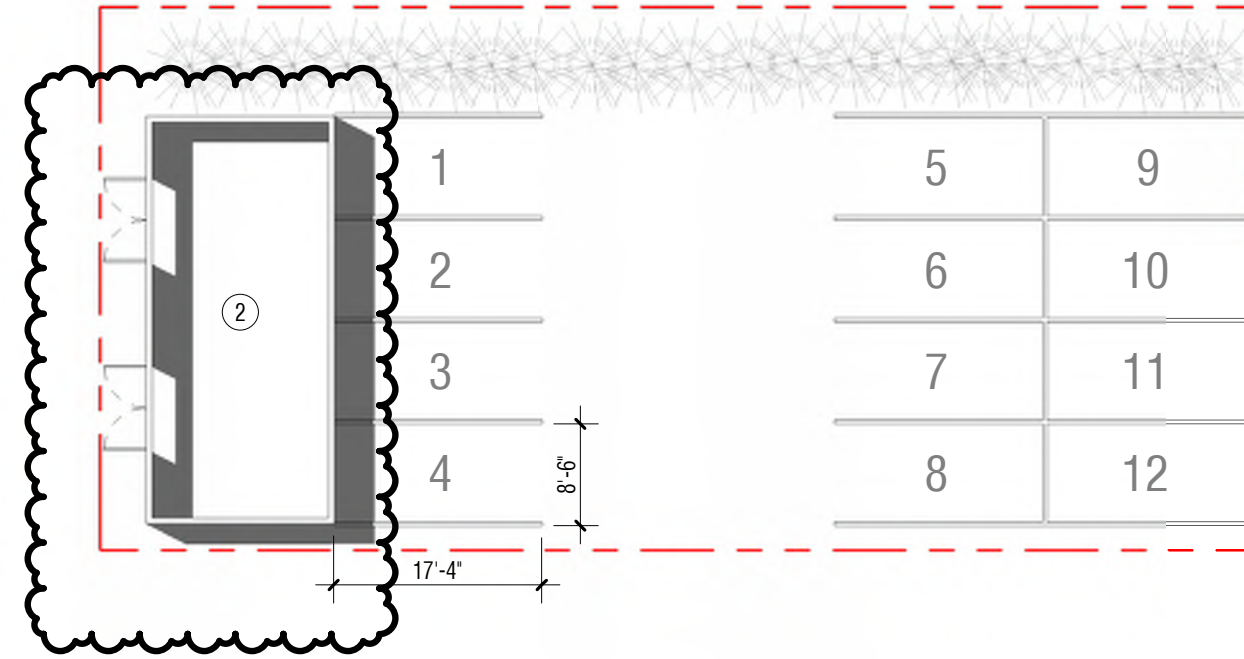


1	Revision 1	04/28/22
#	REVISION	DATE
DRAWN /	FS	
CHECKED /		
SCALE /	12" = 1'-0"	
ISSUE DATE /	04/28/2022	
JOB NUMBER /	0094	
SHEET /	CS.00	

COVER SHEET

CS.00

TOTAL PARKING COUNT: 51 + 2 PRIVATE FOR THE ATTACHED HOUSES



GENERAL NOTES

- THIS ADAPTIVE REUSE PROJECT CONSISTS OF A TRANSFORMATION OF AN EXISTING SCHOOL BUILDING INTO A RESIDENTIAL PROJECT. THE SCHOOL INCLUDES AN ORIGINAL HISTORIC 1913 CHAPEL BUILDING WITH THREE NON HISTORIC ADDITIONS ON EITHER SIDE.
- ALL UNITS SHALL BE FOR APARTMENT USE.
- HISTORIC MATERIALS WILL BE MAINTAINED, PROTECTED AND RESTORED WHERE NEEDED.
- EXISTING MASONRY LANDSCAPING WALL AROUND THE PROPERTY WILL BE PROTECTED DURING CONSTRUCTION. CONSTRUCTION MACHINERY AND MATERIALS WILL BE OPERATED AND STORED MAINLY IN THE REAR PARKING AREA.
- STAINED GLASS SECTION ON CHAPEL AND ALL EXISTING FACADE DETAILING WILL REMAIN. CURRENT OWNERS ARE PLANNING TO REMOVE AND RELOCATE CROSSES AND OTHER RELIGIOUS SIGNS AND OBJECTS.
- EXISTING LANDSCAPE AND TREES TO REMAIN ON STUART AVENUE, TILDEN STREET AND CLEVELAND STREET. SEE CIVIL DOCUMENTS FOR TREE PRESERVATION SPECS AND EXACT LOCATION OF EXISTING TREES (THIS SITE PLAN DOESN'T REPRESENT ALL THE EXISTING TREES AND EXACT LOCATIONS)

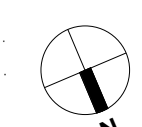
SITE PLAN NOTES

- TWO NEW ATTACHED 3 STORY HOUSES WITH ONE PARKING SPOT EACH. THE INTENT IS TO DESIGN AND SUBMIT FOR PERMIT SEPARATELY IN A SECOND PHASE. THE ARCHITECTURE WILL FOLLOW WEST OF THE BOULEVARD DESIGN GUIDELINES.
- DUMPSTERS SCREENED WITH MASONRY TO MATCH THE CLOSEST EXISTING BUILDING.
- LANDSCAPING AND TREES WILL BE REMOVED IN THIS AREA. SITE WILL BE PREPARED FOR EIGHT NEW PARKING SPACES.
- EXISTING DOG PARK TO BE MAINTAINED. BENCHES, LIGHTING AND PLANTING UPGRADES WILL BE PROVIDED.
- PRIVATE OUTDOOR AREA WITH GRILL AND SITTING AREA. BENCHES, LIGHTING AND PLANTING UPGRADES WILL BE PROVIDED.

LEGEND

- EXISTING TO REMAIN
- NEW
- TO BE REMOVED

01 SITE PLAN
SCALE: 1/16" = 1'-0"



1	Revision 1	04/28/22
#	REVISION	DATE

DRAWN /	AUTHOR
CHECKED /	CHECKER

SCALE /	1/16" = 1'-0"
ISSUE DATE /	04/28/2022

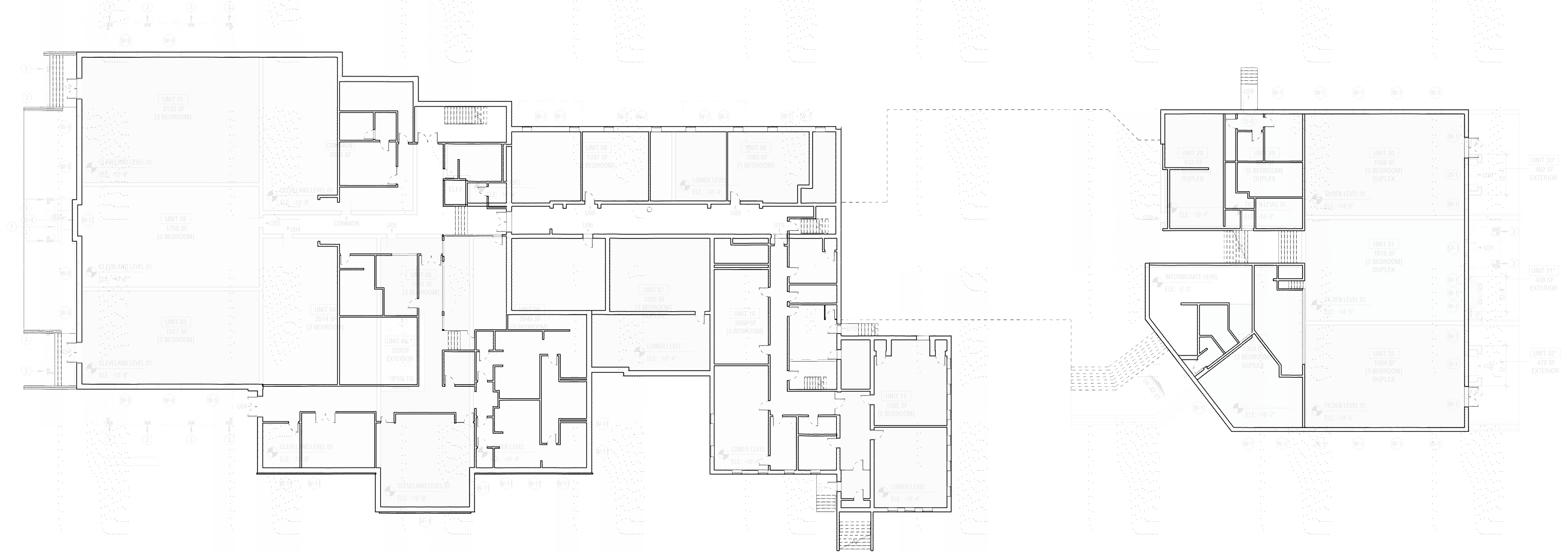
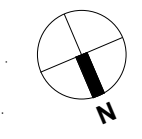
JOB NUMBER /	0094
SHEET /	AS.01

SITE PLAN

ST. GERTRUDE

3215 Stuart Avenue
Richmond, VA 23221

01 LOWER LEVEL
SCALE: 1/16" = 1'-0"



1 Revision 1 04/28/22

REVISION DATE

DRAWN / Author

CHECKED / Checker

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

ISSUE DATE / 04/28/2022

JOB NUMBER / 0094

SHEET / A1.01E

FLOOR PLAN - LOWER

LEVEL - EXISTING

1

04/28/2022

0094

A1.01E

FLOOR PLAN - LOWER

LEVEL - EXISTING

1

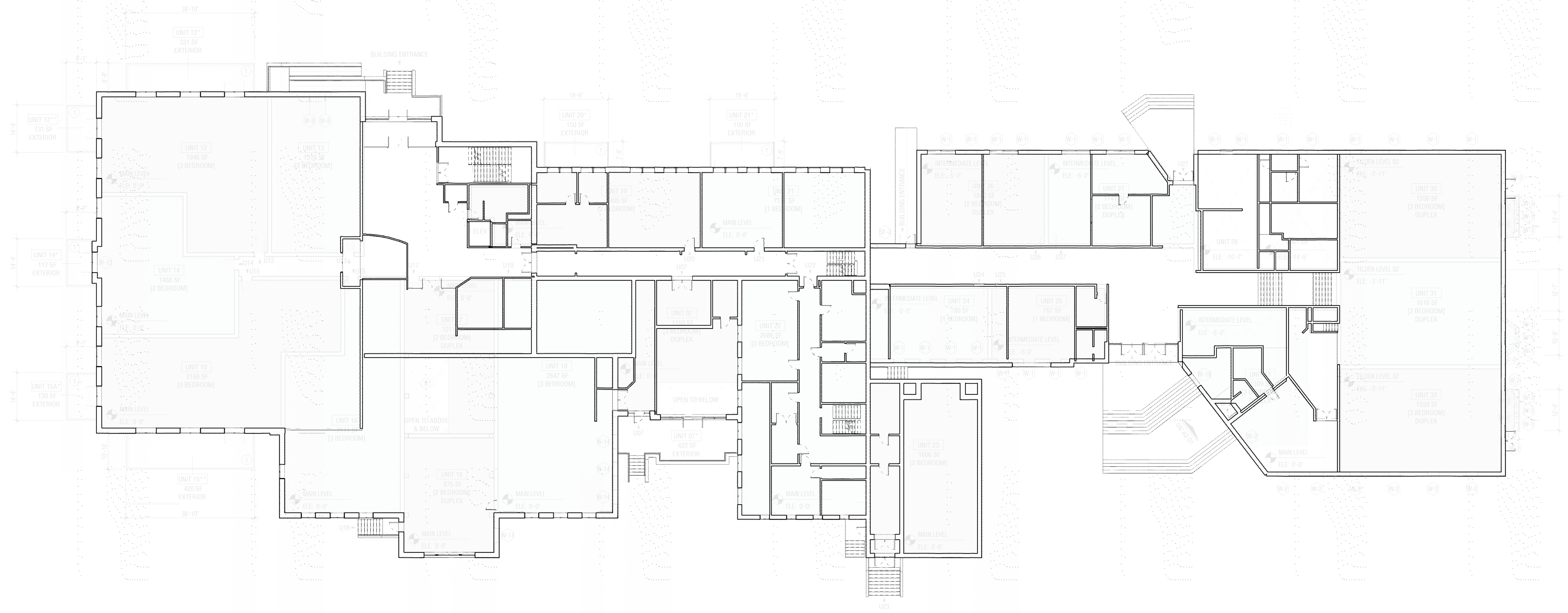
04/28/2022

0094

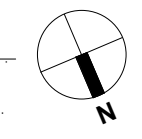
A1.01E

ST. GERTRUDE

2215 Stuart Avenue
Richmond, VA 23221



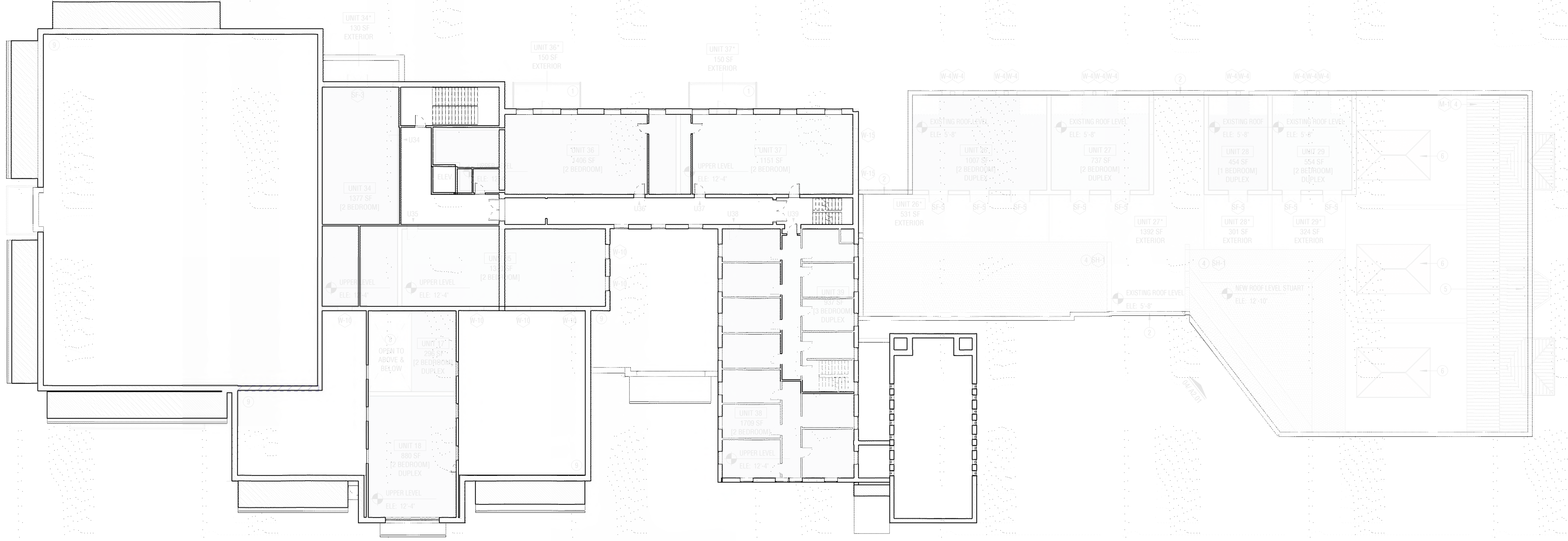
01 MAIN LEVEL
SCALE: 1/16" = 1'-0"

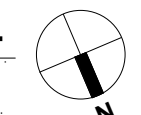


JOB NUMBER / 0094	ISSUE DATE / 04/28/2022	SCALE / 1/16" = 1'-0"	DRAWN / CHECKED /	AUTHOR / CHECKER /
SHEET / A1.02E			FLOOR PLAN - MAIN LEVEL - EXISTING	
1 Revision 1				04/28/22
# REVISION				DATE

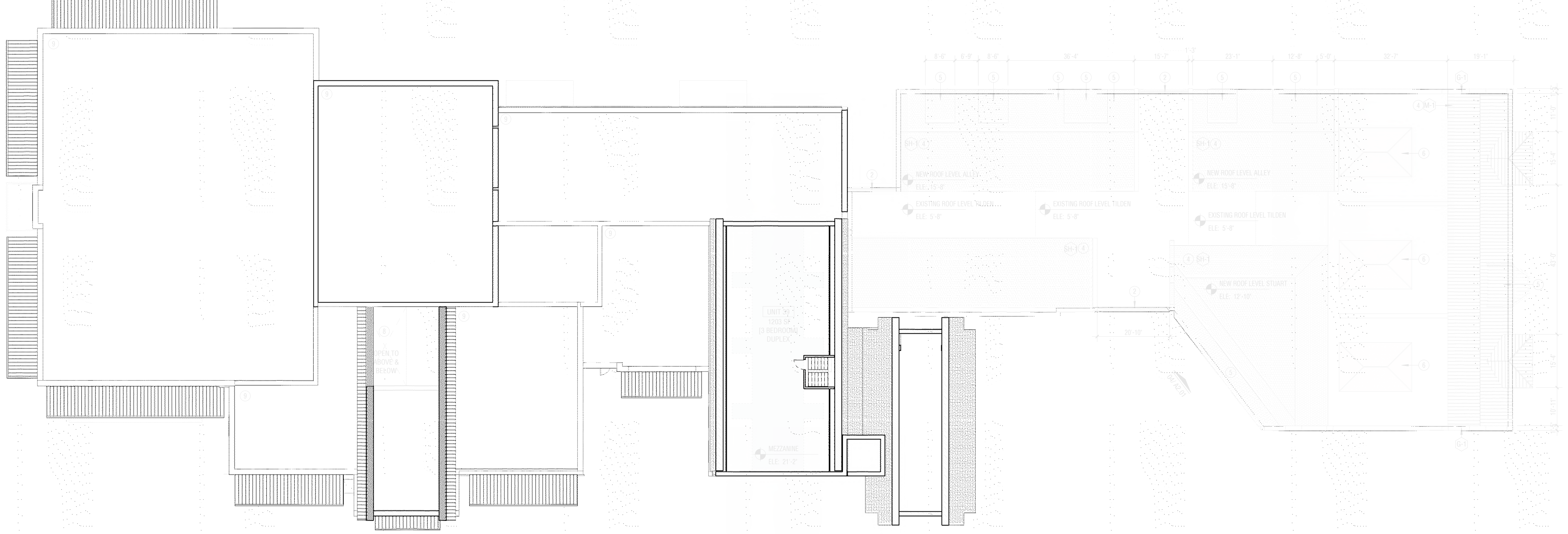
ST. GERTRUDE

3215 Stuart Avenue
Richmond, VA 23221

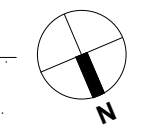


01 UPPER LEVEL
SCALE: 1/16" = 1'-0" 

JOB NUMBER / SHEET /	0094 / A1.03E
ISSUE DATE /	04/28/2022
SCALE /	1/16" = 1'-0"
DRAWN / CHECKED /	Author / Checker
FLOOR PLAN - UPPER LEVEL - EXISTING	
# REVISION	DATE
1 Revision 1	04/28/22



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



ST. GERTRUDE

2215 Stuart Avenue
Richmond, VA 23221

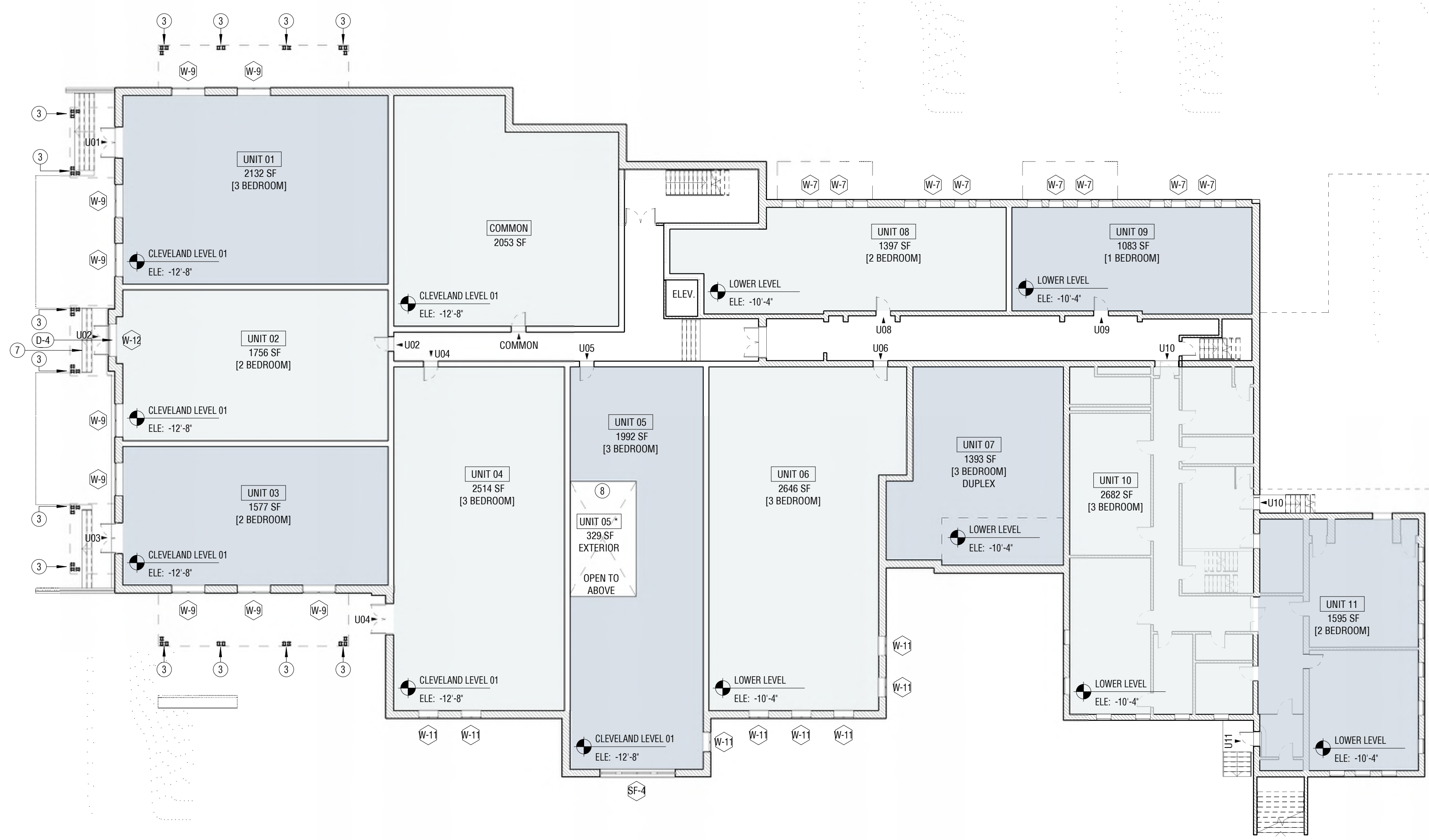
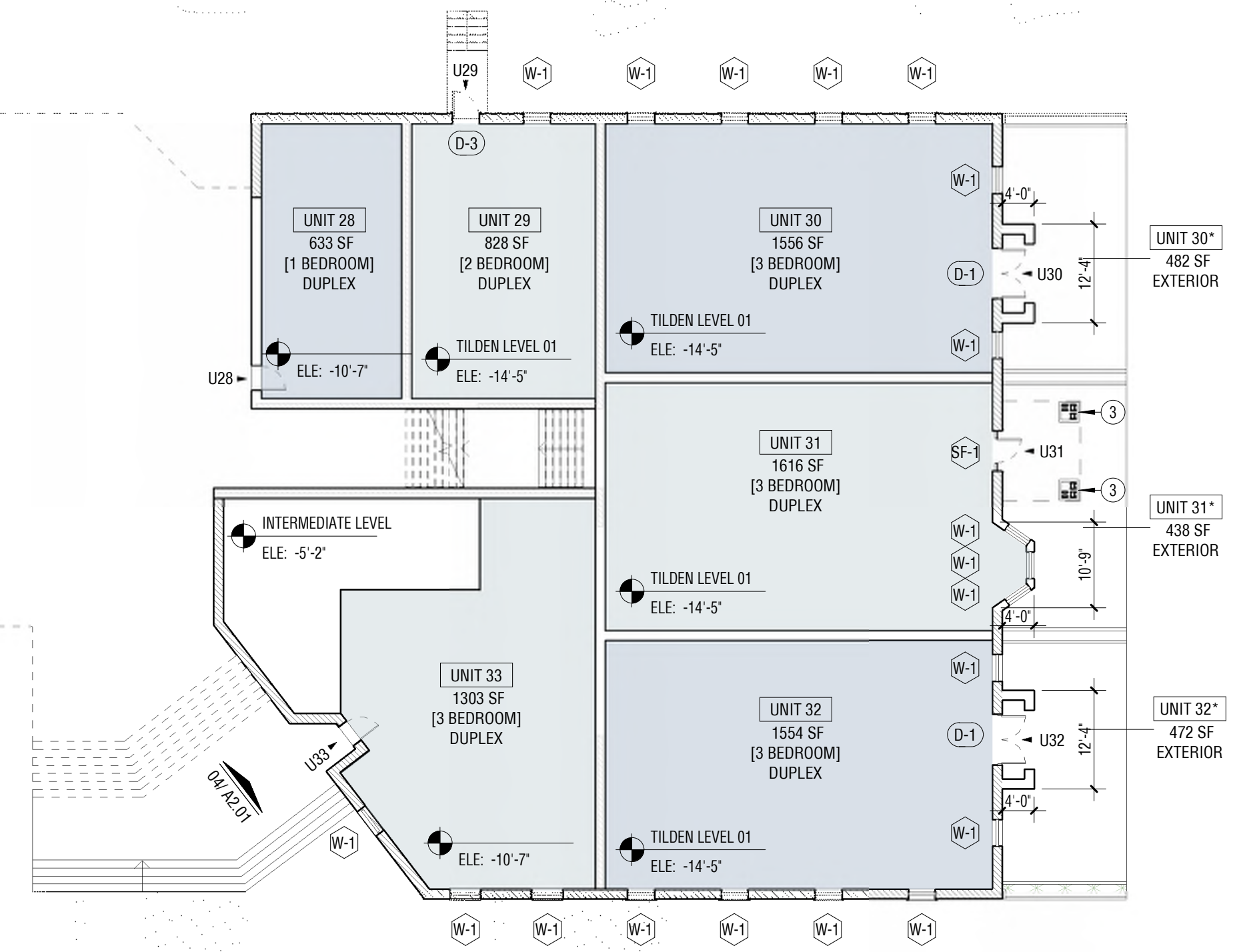
JOB NUMBER / 0094	ISSUE DATE / 04/28/2022	SCALE / 1/16" = 1'-0"	DRAWN / Author	CHECKED / Author	# REVISION 1	DATE 04/28/22
SHEET / A1.04E			FLOOR PLAN - MEZZANINE - EXISTING			

ST. GERTRUDE

3215 Stuart Avenue
Richmond, VA 23221

1	Revision 1	04/28/22
#	REVISION	DATE
DRAWN /	Author	
CHECKED /	Checker	
SCALE /	1/16" = 1'-0"	
ISSUE DATE /	04/28/2022	
JOB NUMBER /	0094	
SHEET /	A1.01	

FLOOR PLAN - LOWER LEVEL



01 LOWER LEVEL
SCALE: 1/16" = 1'-0"

- LEGEND**
- EXISTING TO REMAIN
 - NEW WALL
 - METAL ROOF [EXISTING & NEW]
 - NEW SHINGLE ROOF
- NOTES**
- NEW PORCH AND BALCONY ADDITION
 - NEW GUARDRAIL
 - ALL NEW PORCH COLUMNS 8" x 8". FINAL DIMENSIONS TBD BY STRUCTURAL ENGINEER
 - NEW ROOF
 - NEW DORMER
 - NEW ATRIUM SKYLIGHT
 - NEW EXTERIOR STAIRS
 - LIGHTWELL, OPENING OF THE EXISTING FLOORS AND ROOF
 - NEW MEMBRANE ROOF
 - NEW STUCCO WINDOW SURROUND
- NEW EXTERIOR MATERIALS**
- B-1 BRICK MATCHING THE EXISTING
 - S-1 STUCCO FINISH, SAME MATERIAL AND COLOR. RENDERINGS SHOW DIFFERENT TONES BECAUSE OF DEPTH AND SHADOWS. SEE COVER SHEET VIEW FOR MORE REALISTIC COLOR
 - G-1 GRANITE STONE
 - M-1 METAL ROOF
 - SH-1 SHINGLE ROOF

UNIT SCHEDULE - LOWER LEVEL

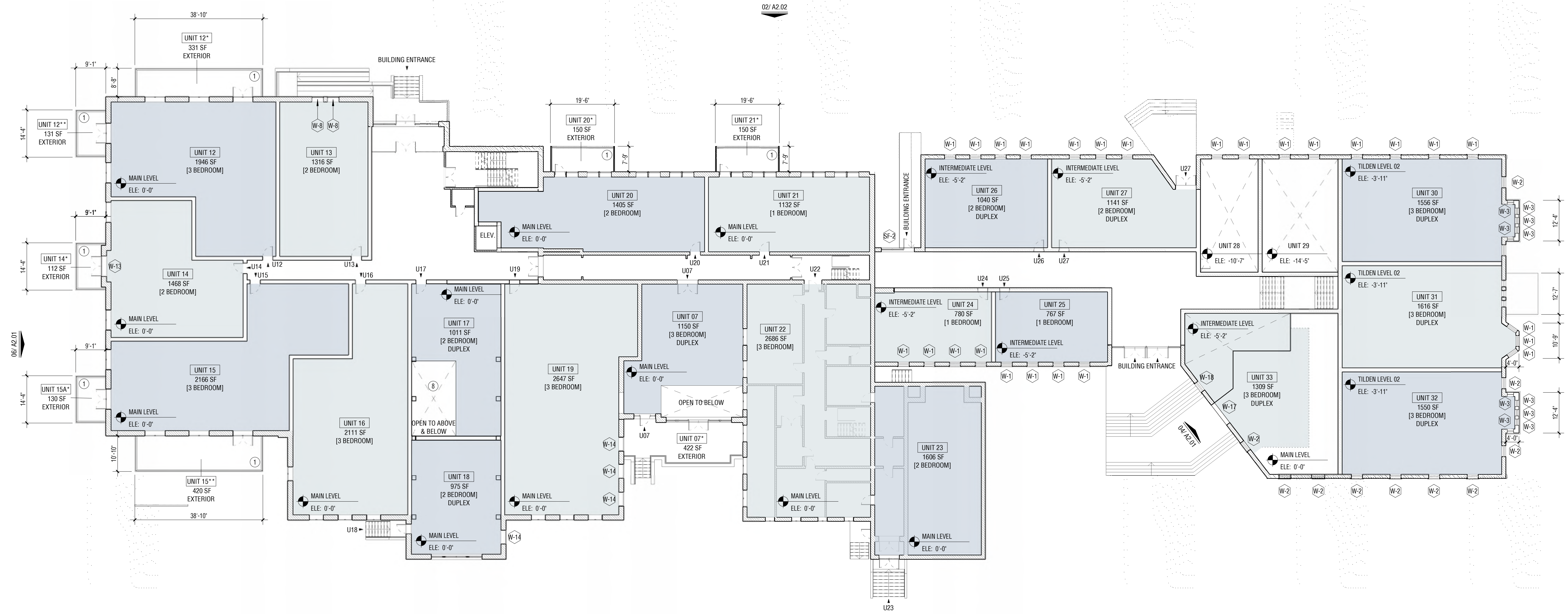
UNIT	TYPE	SF
COMMON		2053 SF
UNIT 01	[3 BEDROOM]	2132 SF
UNIT 02	[2 BEDROOM]	1756 SF
UNIT 03	[2 BEDROOM]	1577 SF
UNIT 04	[3 BEDROOM]	2514 SF
UNIT 05	[3 BEDROOM]	1992 SF
UNIT 05*	EXTERIOR	329 SF
UNIT 06	[3 BEDROOM]	2646 SF
UNIT 07	[3 BEDROOM] DUPLEX	1393 SF
UNIT 08	[2 BEDROOM]	1397 SF
UNIT 09	[1 BEDROOM]	1083 SF
UNIT 10	[3 BEDROOM]	2682 SF
UNIT 11	[2 BEDROOM]	1595 SF

UNIT SCHEDULE - TILDEN LEVEL 01

UNIT	TYPE	SF
UNIT 28	[1 BEDROOM] DUPLEX	633 SF
UNIT 29	[2 BEDROOM] DUPLEX	828 SF
UNIT 30	[3 BEDROOM] DUPLEX	1556 SF
UNIT 30*	EXTERIOR	482 SF
UNIT 31	[3 BEDROOM] DUPLEX	1616 SF
UNIT 31*	EXTERIOR	438 SF
UNIT 32	[3 BEDROOM] DUPLEX	1554 SF
UNIT 32*	EXTERIOR	472 SF
UNIT 33	[3 BEDROOM] DUPLEX	1303 SF

	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	TOTAL ROOMS
LOWER LEVEL	2	5	10	38
MAIN LEVEL	3	7	5	39
UPPER LEVEL	0	5	1	13
TOTAL	5	17	16	89

UNIT NUMBER	BEDROOMS	LOWER LEVEL	LEVEL 01 TILDEN	INTERMEDIATE LEVEL	MAIN LEVEL	UPPER LEVEL	MEZZANINE	TOTAL INTERIOR	EXTERIOR	TOTAL INT+EXT	
UNIT 01	3	2,132						2,132		2,132	
UNIT 02	2	1,756						1,756		1,756	
UNIT 03	2	1,577						1,577		1,577	
UNIT 04	3	2,512						2,512		2,512	
UNIT 05	3	1,992						1,992	329	2,321	
UNIT 06	3	2,646						2,646		2,646	
UNIT 07	[DUPLEX]	1,393			1,150			2,543	422	2,965	
UNIT 08	2	1,397						1,397		1,397	
UNIT 09	1	1,083						1,083		1,083	
UNIT 10	3	2,682						2,682		2,682	
UNIT 11	2	1,595						1,595		1,595	
UNIT 12	3				1,946			1,946	331	2,408	
UNIT 13	2				1,316			1,316	131	1,447	
UNIT 14	2				1,468			1,468	112	1,580	
UNIT 15	3				2,166			2,166	130	2,296	
UNIT 16	3				2,111			2,111		2,111	
UNIT 17	[DUPLEX]	2			1,010	298		1,308		1,308	
UNIT 18	[DUPLEX]	2			975	880		1,855		1,855	
UNIT 19	3				2,647			2,647		2,647	
UNIT 20	2				1,405			1,405	150	1,555	
UNIT 21	1				1,132			1,132	150	1,282	
UNIT 22	2				2,686			2,686		2,686	
UNIT 23	2				1,606			1,606		1,606	
UNIT 24	1				780			780		780	
UNIT 25	1				767			767		767	
UNIT 26	[DUPLEX]	2			1,040	1007		2,047	531	2,578	
UNIT 27	[DUPLEX]	2			1,141	701		1,842	392	2,234	
UNIT 28	[DUPLEX]	1			633	452		1,085	301	1,386	
UNIT 29	[DUPLEX]	2			828	554		1,382	334	1,708	
UNIT 30	[DUPLEX]	3			1,556	1,556		3,112	482	3,594	
UNIT 31	[DUPLEX]	3			1,616	1,616		3,232	438	3,670	
UNIT 32	[DUPLEX]	3			1,554	1,550		3,104	472	3,576	
UNIT 33	[DUPLEX]	3			1,303	1,309		2,612		2,612	
UNIT 34	2				1,377			1,377	130	1,507	
UNIT 35	2				1,330			1,330		1,330	
UNIT 36	2				1,406			1,406	150	1,556	
UNIT 37	2				1,151			1,151	150	1,301	
UNIT 38	2				1,709			1,709		1,709	
UNIT 39	[DUPLEX]	3			937	1,203		2,140		2,140	
TOTAL	89	22,068	6,187		9,759	21,618	11,802	1,203	72,637	6,666	79,872



01 MAIN LEVEL
SCALE: 1/16" = 1'-0"

UNIT SCHEDULE - MAIN LEVEL

UNIT	TYPE	SQ. FT.
UNIT 07	[3 BEDROOM] DUPLEX	1150 SF
UNIT 07*	EXTERIOR	422 SF
UNIT 12	[3 BEDROOM]	1946 SF
UNIT 12*	EXTERIOR	331 SF
UNIT 12**	EXTERIOR	131 SF
UNIT 13	[2 BEDROOM]	1316 SF
UNIT 14	[2 BEDROOM]	1468 SF
UNIT 14*	EXTERIOR	112 SF
UNIT 15	[3 BEDROOM]	2166 SF
UNIT 15*	EXTERIOR	420 SF
UNIT 15A*	EXTERIOR	130 SF
UNIT 16	[3 BEDROOM]	2111 SF
UNIT 17	[2 BEDROOM] DUPLEX	1011 SF
UNIT 18	[2 BEDROOM] DUPLEX	975 SF
UNIT 19	[3 BEDROOM]	2647 SF
UNIT 20	[2 BEDROOM]	1405 SF
UNIT 20*	EXTERIOR	150 SF
UNIT 21	[1 BEDROOM]	1132 SF
UNIT 21*	EXTERIOR	150 SF
UNIT 22	[3 BEDROOM]	2686 SF
UNIT 23	[2 BEDROOM]	1606 SF

UNIT SCHEDULE - INTERMEDIATE...

UNIT	TYPE	SQ. FT.
UNIT 24	[1 BEDROOM]	780 SF
UNIT 25	[1 BEDROOM]	767 SF
UNIT 26	[2 BEDROOM] DUPLEX	1040 SF
UNIT 27	[2 BEDROOM] DUPLEX	1141 SF
UNIT 30	[3 BEDROOM] DUPLEX	1556 SF
UNIT 31	[3 BEDROOM] DUPLEX	1616 SF
UNIT 32	[3 BEDROOM] DUPLEX	1550 SF
UNIT 33	[3 BEDROOM] DUPLEX	1309 SF

	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	TOTAL ROOMS
LOWER LEVEL	2	5	10	38
MAIN LEVEL	3	7	5	39
UPPER LEVEL	0	5	1	13
TOTAL	5	17	16	89

UNIT NUMBER	BEDROOMS	LOWER LEVEL	LEVEL 01 TILDEN	INTERMEDIATE LEVEL	MAIN LEVEL	UPPER LEVEL	MEZZANINE	TOTAL INTERIOR	EXTERIOR	TOTAL INT+EXT	
UNIT 01	3	2,132						2,132		2,132	
UNIT 02	2	1,756						1,756		1,756	
UNIT 03	2	1,577						1,577		1,577	
UNIT 04	3	2,512						2,512		2,512	
UNIT 05	3	1,992						1,992	329	2,321	
UNIT 06	3	2,646						2,646		2,646	
UNIT 07	[DUPLEX]	1,393			1,150			2,543	422	2,965	
UNIT 08	2	1,397						1,397		1,397	
UNIT 09	1	1,083						1,083		1,083	
UNIT 10	3	2,682						2,682		2,682	
UNIT 11	2	1,595						1,595		1,595	
UNIT 12	3		1946					1946	331	2408	
UNIT 13	2				1,316			1,316		1,316	
UNIT 14	2				1,468			1,468	112	1,580	
UNIT 15	3				2166			2166	130	2716	
UNIT 16	3				2111			2,111		2,111	
UNIT 17	[DUPLEX]	2		1,010	298			1,308		1,308	
UNIT 18	[DUPLEX]	2		975	880			1,855		1,855	
UNIT 19	3			2,647				2,647		2,647	
UNIT 20	2			1,405				1,405	150	1,555	
UNIT 21	1			1,132				1,132	150	1,282	
UNIT 22	3			2,686				2,686		2,686	
UNIT 23	2			1,606				1,606		1,606	
UNIT 24	1			780				780		780	
UNIT 25	1			767				767		767	
UNIT 26	[DUPLEX]	2		1,040		1007		2,047	531	2,578	
UNIT 27	[DUPLEX]	2		1,141		701		1,842	1,392	3,234	
UNIT 28	[DUPLEX]	1		633		452		1,085	301	1,386	
UNIT 29	[DUPLEX]	2		828		554		1,382	334	1,708	
UNIT 30	[DUPLEX]	3	1,556	1,556				3,112	482	3,594	
UNIT 31	[DUPLEX]	3	1,616	1,616				3,232	438	3,791	
UNIT 32	[DUPLEX]	3	1,554	1,554				3,104	472	3,576	
UNIT 33	[DUPLEX]	3	1,303	1,303				2,612		2,612	
UNIT 34	2					1,377		1,377	130	1,507	
UNIT 35	2					1,330		1,330		1,330	
UNIT 36	2					1,406		1,406	150	1,556	
UNIT 37	2					1,151		1,151	150	1,301	
UNIT 38	2					1,709		1,709		1,709	
UNIT 39	[DUPLEX]	3		937		1,203		2,140		2,140	
TOTAL	89	22,068	6,187		9,759	21,618	11,802	1,203	72,637	6,666	79,872

LEGEND

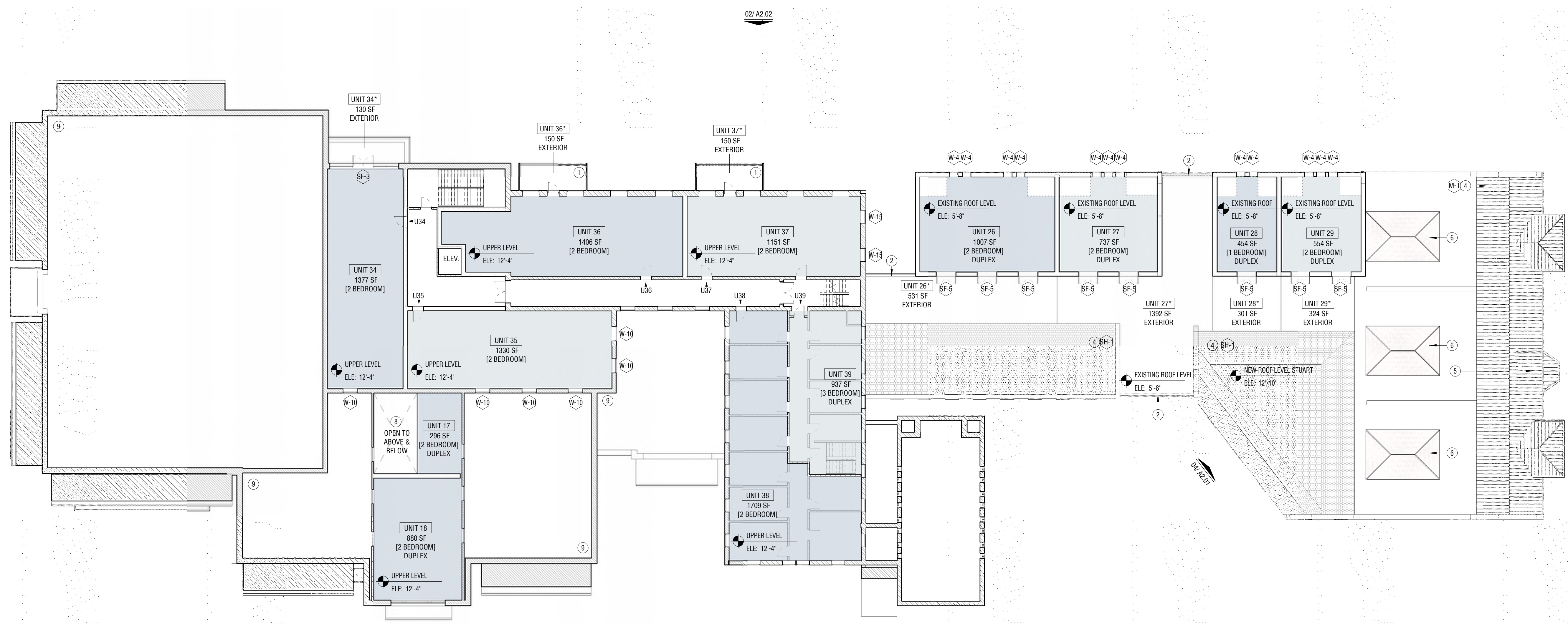
- EXISTING TO REMAIN
- NEW WALL
- METAL ROOF [EXISTING & NEW]
- NEW SHINGLE ROOF

NOTES

- 1 NEW PORCH AND BALCONY ADDITION
- 2 NEW GUARDRAIL
- 3 ALL NEW PORCH COLUMNS 8" x 8". FINAL DIMENSIONS TBD BY STRUCTURAL ENGINEER
- 4 NEW ROOF
- 5 NEW DORMER
- 6 NEW ATRIUM SKYLIGHT
- 7 NEW EXTERIOR STAIRS
- 8 LIGHTWELL, OPENING OF THE EXISTING FLOORS AND ROOF
- 9 NEW MEMBRANE ROOF
- 10 NEW STUCCO WINDOW SURROUND

NEW EXTERIOR MATERIALS

- B-1 BRICK MATCHING THE EXISTING
- S-1 STUCCO FINISH, SAME MATERIAL AND COLOR. RENDERINGS SHOW DIFFERENT TONES BECAUSE OF DEPTH AND SHADOWS. SEE COVER SHEET VIEW FOR MORE REALISTIC COLOR
- G-1 GRANITE STONE
- M-1 METAL ROOF
- SH-1 SHINGLE ROOF



01 UPPER LEVEL
SCALE: 1/16" = 1'-0"

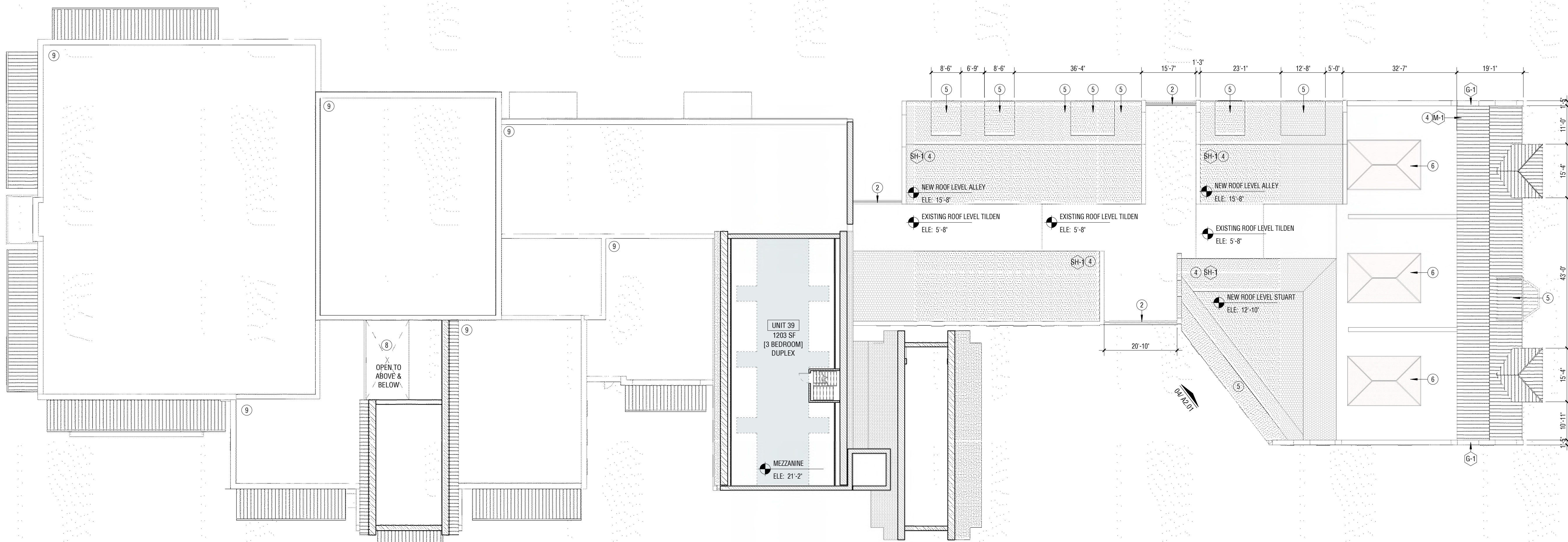
- LEGEND**
- EXISTING TO REMAIN
 - NEW WALL
 - METAL ROOF (EXISTING & NEW)
 - NEW SHINGLE ROOF
- NOTES**
- NEW PORCH AND BALCONY ADDITION
 - NEW GUARDRAIL
 - ALL NEW PORCH COLUMNS 8" x 8". FINAL DIMENSIONS TBD BY STRUCTURAL ENGINEER
 - NEW ROOF
 - NEW DORMER
 - NEW ATRIUM SKYLIGHT
 - NEW EXTERIOR STAIRS
 - LIGHTWELL, OPENING OF THE EXISTING FLOORS AND ROOF
 - NEW MEMBRANE ROOF
 - NEW STUCCO WINDOW SURROUND
- NEW EXTERIOR MATERIALS**
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 - S-1 STUCCO FINISH, SAME MATERIAL AND COLOR. RENDERINGS SHOW DIFFERENT TONES BECAUSE OF DEPTH AND SHADOWS. SEE COVER SHEET VIEW FOR MORE REALISTIC COLOR
 - G-1 GRANITE STONE
 - M-1 METAL ROOF
 - SH-1 SHINGLE ROOF

UNIT SCHEDULE - UPPER LEVEL

UNIT	TYPE	SF
UNIT 17	[2 BEDROOM] DUPLEX	296 SF
UNIT 18	[2 BEDROOM] DUPLEX	880 SF
UNIT 19	[2 BEDROOM] DUPLEX	1709 SF
UNIT 26	EXTERIOR	531 SF
UNIT 27	[2 BEDROOM] DUPLEX	737 SF
UNIT 28	EXTERIOR	454 SF
UNIT 29	[2 BEDROOM] DUPLEX	554 SF
UNIT 34	[2 BEDROOM]	1377 SF
UNIT 35	[2 BEDROOM]	1330 SF
UNIT 36	EXTERIOR	1406 SF
UNIT 37	[2 BEDROOM]	1151 SF
UNIT 38	EXTERIOR	150 SF
UNIT 39	[3 BEDROOM] DUPLEX	937 SF

	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	TOTAL ROOMS
LOWER LEVEL	2	5	10	38
MAIN LEVEL	3	7	5	39
UPPER LEVEL	0	5	1	13
TOTAL	5	17	16	89

UNIT NUMBER	BEDROOMS	LOWER LEVEL	LEVEL 01 TILDEN	INTERMEDIATE LEVEL	MAIN LEVEL	UPPER LEVEL	MEZZANINE	TOTAL INTERIOR	EXTERIOR	TOTAL INT+EXT	
UNIT 01	3	2,132						2,132		2,132	
UNIT 02	2	1,756						1,756		1,756	
UNIT 03	2	1,577						1,577		1,577	
UNIT 04	3	2,512						2,512		2,512	
UNIT 05	3	1,992						1,992	329	2,321	
UNIT 06	3	2,646						2,646		2,646	
UNIT 07	[DUPLEX]	3	1,393		1,150			2,543	422	2,965	
UNIT 08	2	1,397						1,397		1,397	
UNIT 09	1	1,083						1,083		1,083	
UNIT 10	3	2,682						2,682		2,682	
UNIT 11	2	1,595						1,595		1,595	
UNIT 12	3				1,946			1,946	331	2,408	
UNIT 13	2				1,316			1,316	131	1,316	
UNIT 14	2				1,468			1,468	112	1,580	
UNIT 15	3				2,166			2,166	420	2,716	
UNIT 16	3				2,111			2,111	130	2,111	
UNIT 17	[DUPLEX]	2	1,010		298			1,308		1,308	
UNIT 18	[DUPLEX]	2	975		880			1,855		1,855	
UNIT 19	3	2,647						2,647		2,647	
UNIT 20	2	1,405						1,405	150	1,555	
UNIT 21	1	1,132						1,132	150	1,282	
UNIT 22	2	2,686						2,686		2,686	
UNIT 23	2	1,606						1,606		1,606	
UNIT 24	1	780						780		780	
UNIT 25	1	767						767		767	
UNIT 26	[DUPLEX]	2	1,040		1,007			2,047	531	2,578	
UNIT 27	[DUPLEX]	2	1,141		701			1,842	1,392	3,234	
UNIT 28	[DUPLEX]	1	633		452			1,085	301	1,386	
UNIT 29	[DUPLEX]	2	828		554			1,382	324	1,706	
UNIT 30	[DUPLEX]	3	1,556	1,556				3,112	482	3,594	
UNIT 31	[DUPLEX]	3	1,616	1,616				3,232	121	3,791	
UNIT 32	[DUPLEX]	3	1,554					3,104	472	3,576	
UNIT 33	[DUPLEX]	3	1,303	1,309				2,612		2,612	
UNIT 34	2					1,377		1,377	130	1,507	
UNIT 35	2					1,330		1,330		1,330	
UNIT 36	2					1,406		1,406	150	1,556	
UNIT 37	2					1,151		1,151	150	1,301	
UNIT 38	2					1,709		1,709		1,709	
UNIT 39	[DUPLEX]	3	937	1,203				2,140		2,140	
TOTAL	89	22,068	6,187		9,759	21,618	11,802	1,203	72,637	6,666	79,872



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

LEGEND

- EXISTING TO REMAIN
- NEW WALL
- METAL ROOF (EXISTING & NEW)
- NEW SHINGLE ROOF

NOTES

- 1 NEW PORCH AND BALCONY ADDITION
- 2 NEW GUARDRAIL
- 3 ALL NEW PORCH COLUMNS 8" x 8". FINAL DIMENSIONS TBD BY STRUCTURAL ENGINEER
- 4 NEW ROOF
- 5 NEW DORMER
- 6 NEW ATRIUM SKYLIGHT
- 7 NEW EXTERIOR STAIRS
- 8 LIGHTWELL, OPENING OF THE EXISTING FLOORS AND ROOF
- 9 NEW MEMBRANE ROOF
- 10 NEW STUCCO WINDOW SURROUND

NEW EXTERIOR MATERIALS

- B-1 BRICK MATCHING THE EXISTING
- S-1 STUCCO FINISH, SAME MATERIAL AND COLOR. RENDERINGS SHOW DIFFERENT TONES BECAUSE OF DEPTH AND SHADOWS. SEE COVER SHEET VIEW FOR MORE REALISTIC COLOR
- G-1 GRANITE STONE
- M-1 METAL ROOF
- SH-1 SHINGLE ROOF

UNIT SCHEDULE - MEZZANINE

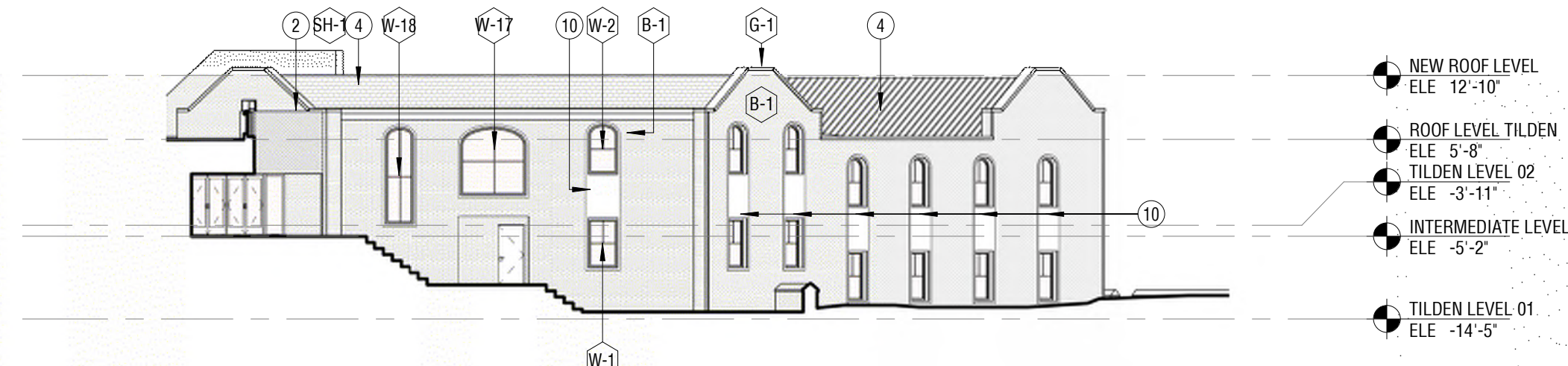
MEZZANINE				
UNIT 39	[3 BEDROOM] DUPLEX			1203 SF

	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	TOTAL ROOMS
LOWER LEVEL	2	5	10	38
MAIN LEVEL	3	7	5	39
UPPER LEVEL	0	5	1	13
TOTAL	5	17	16	89

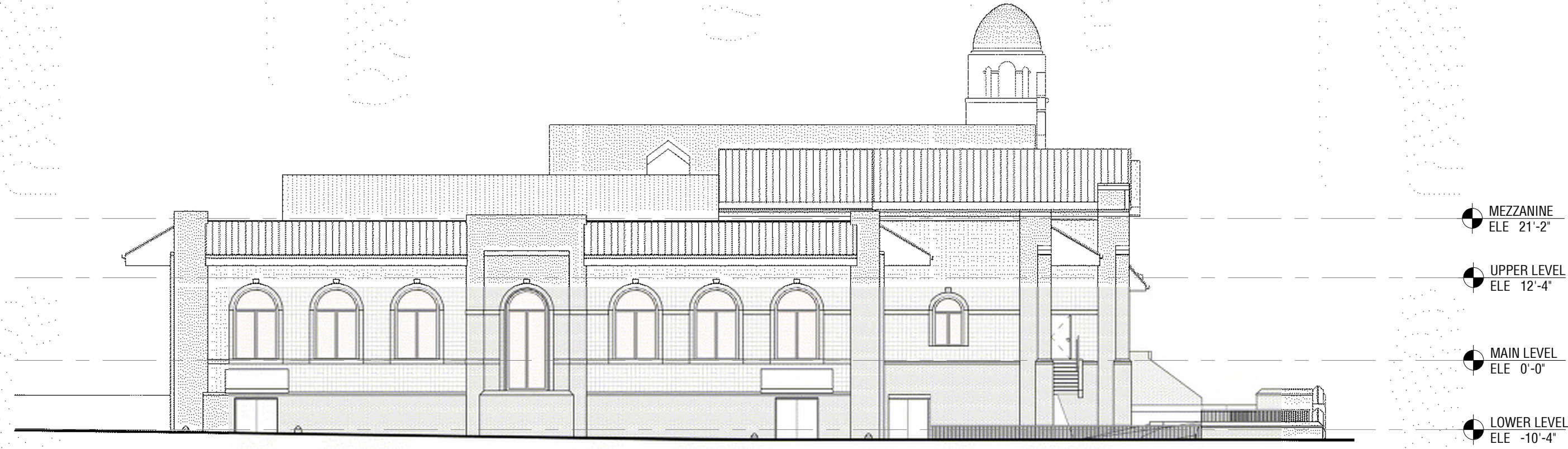
UNIT NUMBER	BEDROOMS	LOWER LEVEL	LEVEL 01 TILDEN	INTERMEDIATE LEVEL	MAIN LEVEL	UPPER LEVEL	MEZZANINE	TOTAL INTERIOR	EXTERIOR	TOTAL INT+EXT	
UNIT 01	3	2,132						2,132		2,132	
UNIT 02	2	1,756						1,756		1,756	
UNIT 03	2	1,577						1,577		1,577	
UNIT 04	3	2,512						2,512		2,512	
UNIT 05	3	1,992						1,992	329	2,321	
UNIT 06	3	2,646						2,646		2,646	
UNIT 07	[DUPEX]	3	1,393			1,150		2,543	422	2,965	
UNIT 08	2	1,397						1,397		1,397	
UNIT 09	3	1,083						1,083		1,083	
UNIT 10	3	2,682						2,682		2,682	
UNIT 11	2	1,595						1,595		1,595	
UNIT 12	3				1,946			1,946	331	2,408	
UNIT 13	2				1,316			1,316	131	1,316	
UNIT 14	2				1,468			1,468	112	1,580	
UNIT 15	3				2,166			2,166	420	2,716	
UNIT 16	3				2,111			2,111	130	2,111	
UNIT 17	[DUPEX]	2			1,010	298		1,308		1,308	
UNIT 18	[DUPEX]	2			975	880		1,855		1,855	
UNIT 19	3				2,647			2,647		2,647	
UNIT 20	2				1,405			1,405	150	1,555	
UNIT 21	1				1,132			1,132	150	1,282	
UNIT 22	2				2,686			2,686		2,686	
UNIT 23	2				1,606			1,606		1,606	
UNIT 24	1				780			780		780	
UNIT 25	1				767			767		767	
UNIT 26	[DUPEX]	2			1,040	1007		2,047	531	2,578	
UNIT 27	[DUPEX]	2			1,141	701		1,842	1,392	3,234	
UNIT 28	[DUPEX]	1			633	452		1,085	301	1,386	
UNIT 29	[DUPEX]	2			828	554		1,382	324	1,706	
UNIT 30	[DUPEX]	3			1,556	1,556		3,112	482	3,594	
UNIT 31	[DUPEX]	3			1,616	1,616		3,232	121	3,791	
UNIT 32	[DUPEX]	3			1,554			3,104	472	3,576	
UNIT 33	[DUPEX]	3			1,303	1,309		2,612		2,612	
UNIT 34	2					1,377		1,377	130	1,507	
UNIT 35	2					1,330		1,330		1,330	
UNIT 36	2					1,406		1,406	150	1,556	
UNIT 37	2					1,151		1,151	150	1,301	
UNIT 38	2					1,709		1,709		1,709	
UNIT 39	[DUPEX]	3				937	1,203	2,140		2,140	
TOTAL	89	22,068	6,187		9,759	21,618	11,802	1,203	72,637	6,666	79,872



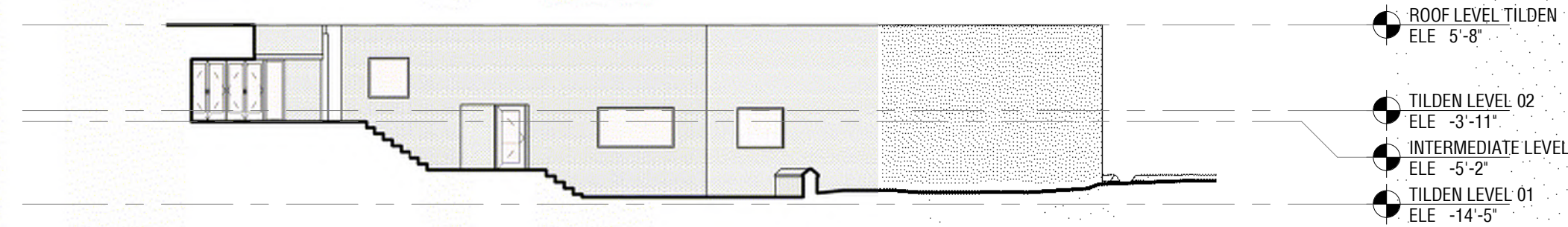
06 EAST EXTERIOR ELEVATION - NEW
SCALE: 1/16" = 1'-0"



04 NORTH-EAST EXTERIOR ELEVATION - NEW
SCALE: 1/16" = 1'-0"



05 EAST EXTERIOR ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



03 NORTH-EAST EXTERIOR ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

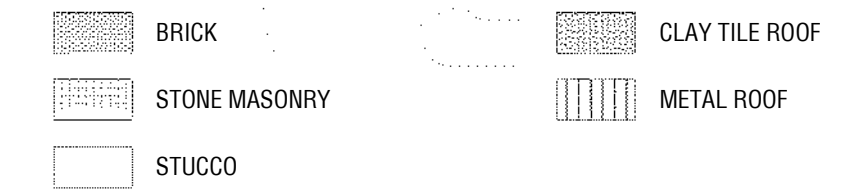


02 NORTH EXTERIOR ELEVATION - NEW
SCALE: 1/16" = 1'-0"



01 NORTH EXTERIOR ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

LEGEND - EXISTING EXTERIOR MATERIALS



NOTES

- 1 NEW PORCH AND BALCONY ADDITION
- 2 NEW GUARDRAIL
- 3 ALL NEW PORCH COLUMNS 8" x 8". FINAL DIMENSIONS TBD BY STRUCTURAL ENGINEER.
- 4 NEW ROOF
- 5 NEW DORMER
- 6 NEW ATRIUM SKYLIGHT
- 7 NEW EXTERIOR STAIRS
- 8 LIGHTWELL. OPENING OF THE EXISTING FLOORS AND ROOF
- 9 NEW MEMBRANE ROOF
- 10 NEW STUCCO WINDOW SURROUND

NEW EXTERIOR MATERIALS

- B-1 BRICK MATCHING THE EXISTING
- S-1 STUCCO FINISH. SAME MATERIAL AND COLOR. RENDERINGS SHOW DIFFERENT TONES BECAUSE OF DEPTH AND SHADOWS. SEE COVER SHEET VIEW FOR MORE REALISTIC COLOR
- G-1 GRANITE STONE
- M-1 METAL ROOF
- SH-1 SHINGLE ROOF

1	Revision 1	04/28/22
#	REVISION	DATE

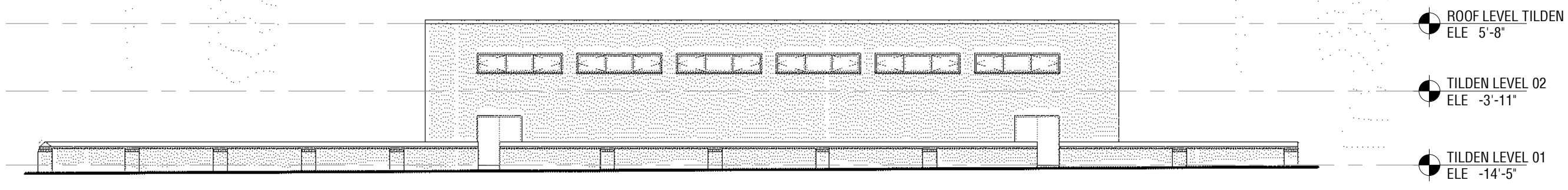
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ISSUE DATE /	04/28/2022
SCALE /	1/16" = 1'-0"
DRAWN /	
CHECKED /	

ELEVATION DRAWINGS

SHEET /
A2.01



04 WEST EXTERIOR ELEVATION - NEW
SCALE: 1/16" = 1'-0"



03 WEST EXTERIOR ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



02 SOUTH EXTERIOR ELEVATION - NEW
SCALE: 1/16" = 1'-0"



01 SOUTH EXTERIOR ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

LEGEND - EXISTING EXTERIOR MATERIALS

- BRICK
- STONE MASONRY
- STUCCO
- CLAY TILE ROOF
- METAL ROOF

NOTES

- 1 NEW PORCH AND BALCONY ADDITION
- 2 NEW GUARDRAIL
- 3 ALL NEW PORCH COLUMNS 8" x 8". FINAL DIMENSIONS TBD BY STRUCTURAL ENGINEER.
- 4 NEW ROOF
- 5 NEW DORMER
- 6 NEW ATRIUM SKYLIGHT
- 7 NEW EXTERIOR STAIRS
- 8 LIGHWELL, OPENING OF THE EXISTING FLOORS AND ROOF
- 9 NEW MEMBRANE ROOF
- 10 NEW STUCCO WINDOW SURROUND

NEW EXTERIOR MATERIALS

- B-1 BRICK MATCHING THE EXISTING
- S-1 STUCCO FINISH, SAME MATERIAL AND COLOR. RENDERINGS SHOW DIFFERENT TONES BECAUSE OF DEPTH AND SHADOWS. SEE COVER SHEET VIEW FOR MORE REALISTIC COLOR.
- G-1 GRANITE STONE
- M-1 METAL ROOF
- SH-1 SHINGLE ROOF

JOB NUMBER / SHEET /	0094 / A2.02
ISSUE DATE /	04/28/2022
SCALE /	1/16" = 1'-0"
DRAWN / CHECKED /	FS /
# REVISION	DATE
1 Revision 1	04/28/22
ELEVATION DRAWINGS	



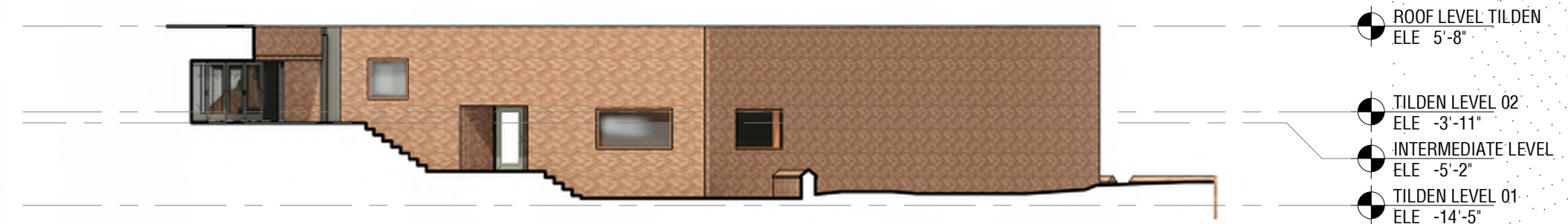
06 EAST EXTERIOR ELEVATION - NEW
SCALE: 1/16" = 1'-0"



05 EAST EXTERIOR ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



04 NORTH-EAST EXTERIOR ELEVATION - NEW
SCALE: 1/16" = 1'-0"



03 NORTH-EAST EXTERIOR ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



02 NORTH EXTERIOR ELEVATION - NEW
SCALE: 1/16" = 1'-0"



01 NORTH EXTERIOR ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

#	REVISION	DATE

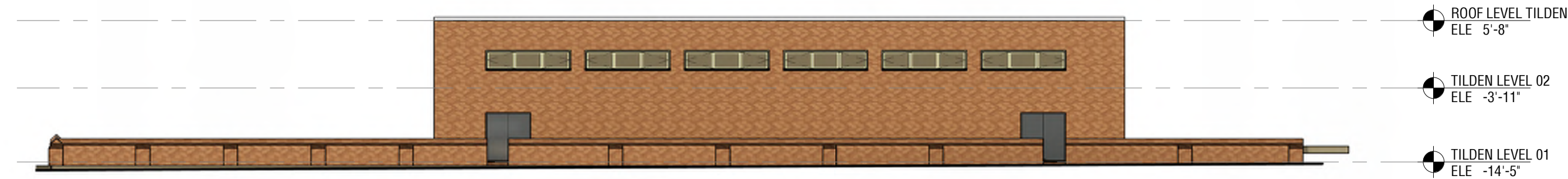
JOB NUMBER / SHEET /	ISSUE DATE /	SCALE /	DRAWN / CHECKED /	AUTHOR / CHECKER
0094 /	04/28/2022	1/16" = 1'-0"		

ELEVATION DRAWINGS

A2.03



04 WEST EXTERIOR ELEVATION - NEW
SCALE: 1/16" = 1'-0"



03 WEST EXTERIOR ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



02 SOUTH EXTERIOR ELEVATION - NEW
SCALE: 1/16" = 1'-0"

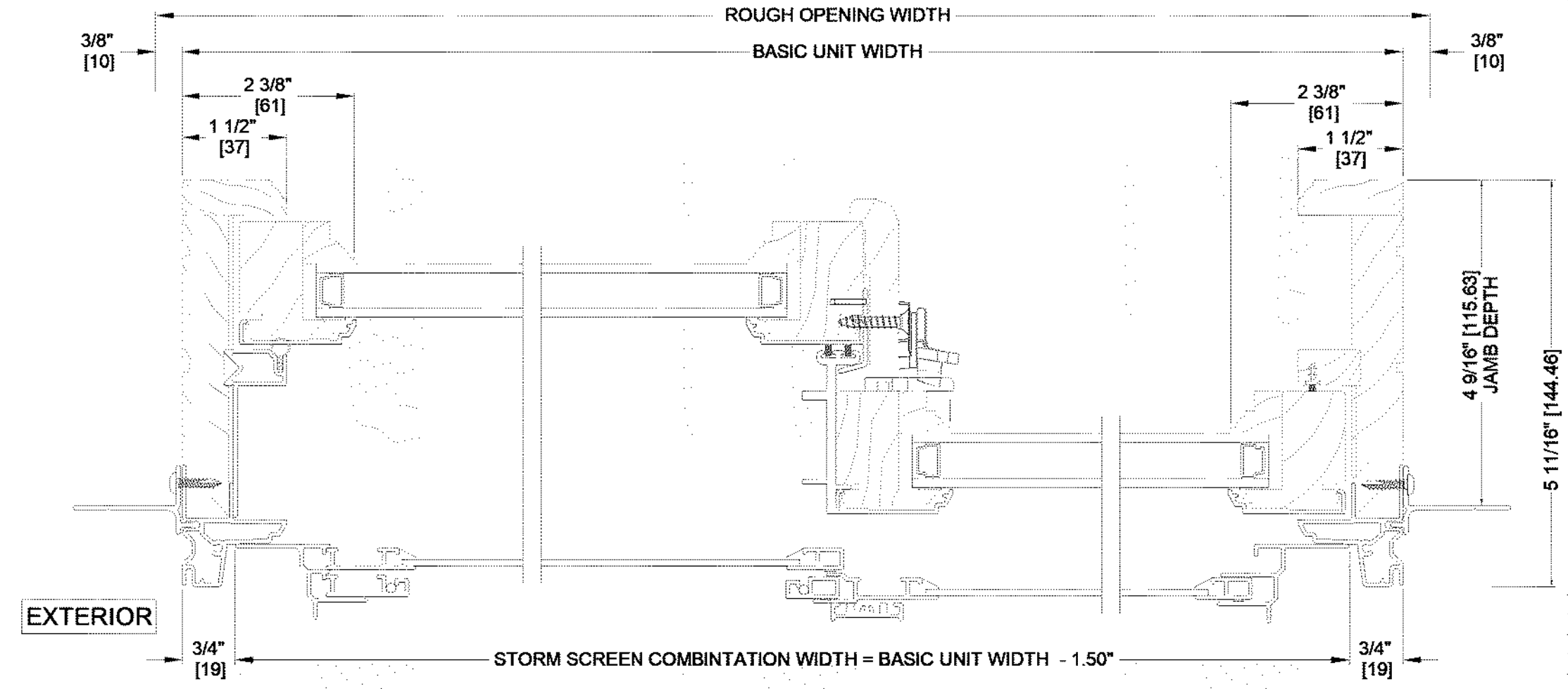


01 SOUTH EXTERIOR ELEVATION - EXISTING
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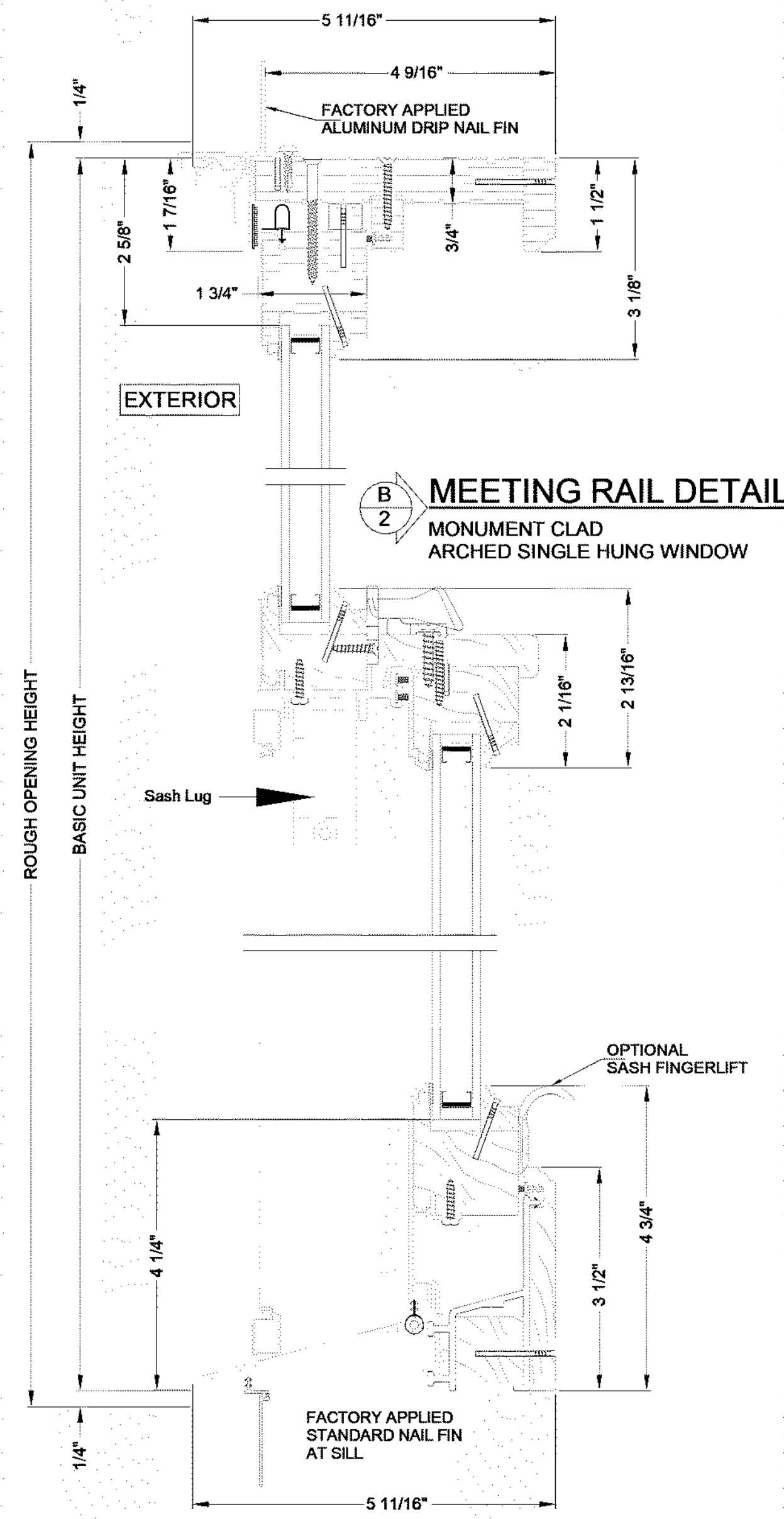
ST. GERTRUDE

3215 Stuart Avenue
Richmond, VA 23221

#		REVISION		DATE
		Author	Checker	
		DRAWN /	CHECKED /	
		SCALE /	1/16" = 1'-0"	
		ISSUE DATE /	04/28/2022	
JOB NUMBER /	0094	ELEVATION DRAWINGS		
SHEET /	A2.04			



01 HORIZONTAL SLIDER WINDOW PLAN DETAIL
SCALE: 1/4" = 1'-0"

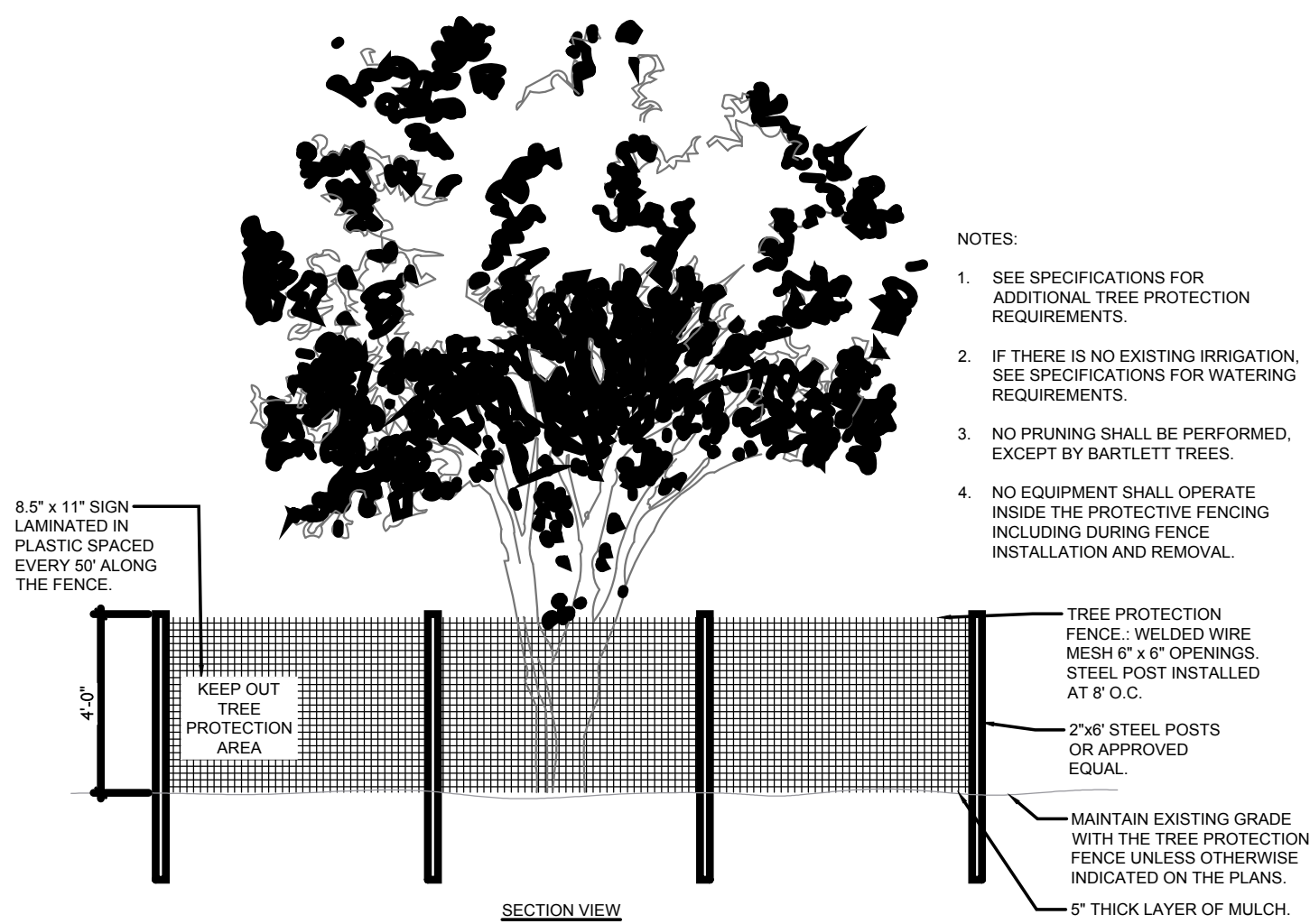


02 SINGLE HUNG WINDOW SECTION
SCALE: 1/4" = 1'-0"

DETAIL NOTES

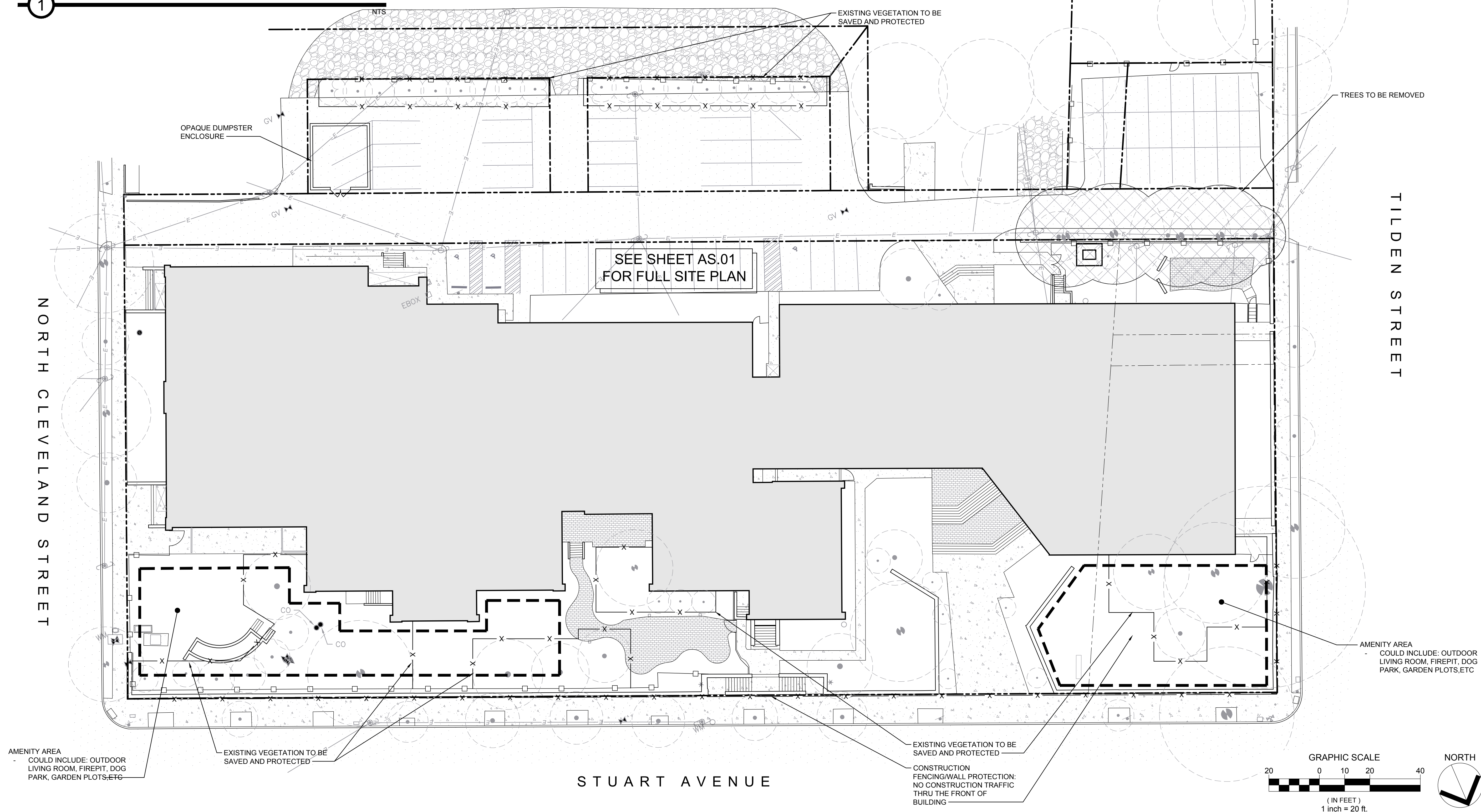
- 1 ALUMINUM CLAD WOOD WINDOW FOR ALL NEW WINDOWS

JOB NUMBER / 0094	ISSUE DATE / 04/28/2022	SCALE / 1/4" = 1'-0"	DRAWN / FS	CHECKED /
SHEET / A3.01	NEW WINDOW DETAILS			
1 Revision 1		04/28/22		
# REVISION		DATE		



- NOTES:
- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 - IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 - NO PRUNING SHALL BE PERFORMED, EXCEPT BY BARTLETT TREES.
 - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

1 TREE PROTECTION



ST. GERTRUDE HIGH SCHOOL

RICHMOND, VIRGINIA

REVISIONS:

No.	Description	Date

SCHEMATIC SITE PLAN

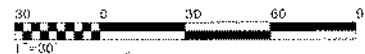
Designed By: RJB
 Drawn By: MJW
 Checked By: RJB/ECG
 QA/QC By: DCG
 Date: APRIL 29, 2022
 Project Number: M22024
 Sheet Number:

L1.00

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SPRINKLER WALL REMAINING ALONG FRONT OF WY LINE, ENCOMPASSES IN VARIOUS LOCATIONS NO MORE THAN 0.51' INTO PUBLIC RIGHT OF WAY.

STUART AVENUE
66' PUBLIC ROW



Line Table		
Line	Bearing	Length
L1	N23° 16' 47\"E	49.83
L2	S66° 37' 15\"E	60.78
L3	S27° 17' 32\"W	49.96
L4	N66° 36' 24\"W	57.28
L5	S66° 37' 15\"E	21.08
L6	S23° 17' 32\"W	49.88
L7	N66° 36' 24\"W	22.83
L8	N23° 22' 45\"E	45.26
L9	S66° 37' 15\"E	96.00
L10	S23° 22' 45\"W	45.26
L11	N66° 37' 15\"W	96.00
L12	N23° 22' 45\"E	45.26
L13	S66° 37' 15\"E	96.00
L14	S23° 22' 45\"W	45.26
L15	N66° 37' 15\"W	15.01
L17	S66° 37' 15\"E	15.00
L18	S66° 37' 15\"E	78.86
L19	S66° 37' 15\"E	15.00
L20	S66° 39' 15\"W	24.95

PARCEL 1 IN TITLE REPORT
3215 STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 227B, PG. 161
A PORTION OF PARCEL ID:
W0001462023

PARCEL 3 IN TITLE REPORT
3215 STUART AVENUE
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
D.B. 388B, PG. 37A
A PORTION OF PARCEL ID
W0001462023

PARCEL 5 IN TITLE REPORT
(A PORTION OF PARCEL 5
IN TITLE REPORT INCLUDED)
311 TILDEN STREET
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
PARCEL ID: W0001462022
D.B. 229D, PG. 173

NOTES
1. SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NUMBER 5101290036D REVISED APRIL 2, 2009.
2. SAINT MARY'S BENEDICTINE INSTITUTE WAS CHANGED TO BENEDICTINE SISTERS OF VIRGINIA, INCORPORATED BY CERTIFICATE OF AMENDMENT DATED SEPTEMBER 4, 1969 AND ATTACHED TO DEED REFERENCE 04-19024
3. UTILITY LOCATIONS ARE BASED ON OBSERVED SURFACE EVIDENCE.
4. THE PROPERTY DEPICTED ON THE SURVEY AS PARCELS W0001462022, W0001462023, W0001462024, W0001462026 & W0001462043 IS THE SAME PROPERTY AS DESCRIBED IN SCHEDULE A, ITEM 5 EXHIBIT A OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 54HR-310 DATED OCTOBER 22, 2021.

PARCEL 7 IN TITLE REPORT
311 REAR TILDEN STREET
N/F SAINT MARY'S
BENEDICTINE INSTITUTE
PARCEL ID: W0001462026
D.B. 808, PG. 27

PARCEL 4 IN TITLE REPORT
3215 REAR STUART AVENUE
N/F SAINT MARY'S BENEDICTINE INSTITUTE
PARCEL ID W0001462024
D.B. 367A, PG. 68

- LEGEND
- MONUMENT FOUND
 - ⊕ IRON ROD FOUND
 - ⊙ IRON PIPE FOUND
 - ⊖ IRON ROD SET
 - ⊙ NAIL SET
 - ⊙ EVERGREEN TREE TRUNK
 - ⊙ DECIDUOUS TREE TRUNK
 - ⊙ ADA SYMBOL
 - ⊙ SIGN
 - ⊙ LIGHT POLE
 - ⊙ POWER POLE
 - ⊙ FLAG POLE
 - ⊙ GUY WIRE
 - ⊙ HEAT PUMP
 - ⊙ EBOX ELECTRIC JUNCTION BOX
 - ⊙ ELECTRIC METER
 - ⊙ CLEAN OUT
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ WATER METER
 - ⊙ GAS METER
 - ⊙ GAS VALVE
 - ⊙ PROPERTY LINE
 - ⊙ TREELINE/LANDSCAPE AREA
 - ⊙ FENCELINE
 - ⊙ OVERHEAD UTILITY LINE
 - ⊙ ASPHALT
 - ⊙ CONCRETE
 - ⊙ BRICK
 - ⊙ GRAVEL
 - ⊙ BUILDING LINE
 - ⊙ BUILDING OVERHANG



1 OF 1

NYFELER ASSOCIATES

BOUNDARY SURVEY FOR PARCELS W0001462022, W0001462023, W0001462024, W0001462026 & W0001462043 IN THE CITY OF RICHMOND, VIRGINIA

AREA

W0001462022	= +/- 0.068 ACRES
W0001462023	= +/- 1.880 ACRES
W0001462024	= +/- 0.100 ACRES
W0001462026	= +/- 0.025 ACRES
W0001462043	= +/- 0.100 ACRES

HANOVER AVENUE
66' PUBLIC ROW