

CaryShields Mews

2202 West Cary Street

Owner: CaryShields Mews, LLC

General Contractor: Daniel & Company, Inc.
1800 Roseneath Road
Richmond, VA 23230

SCOPE OF WORK

19 ATTACHED AND DETACHED DWELLING UNITS AS DEPICTED

CURRENTLY ZONED R63

TOTAL SITE AREA: APPROX. 28,130 SF

APPROX. COMMON AREA : 2,075 SF

1-18 LOT SIZES RANGING FROM APPROX. 1,020 - 1,520 SF (NOT INCLUDING PARKING SPACES)

MIN. UNIT SQUARE FOOTAGE: APPROX. 1,600 SF (NOT INCLUDING GARAGES, DECKS, AND ROOF DECKS)

TYPICAL UNITS RANGING FROM APPROX. 1,760 - 2,100 SF

CONTENTS

SUP1 - COVER SHEET

SUP2 - OVERALL SITE PLAN

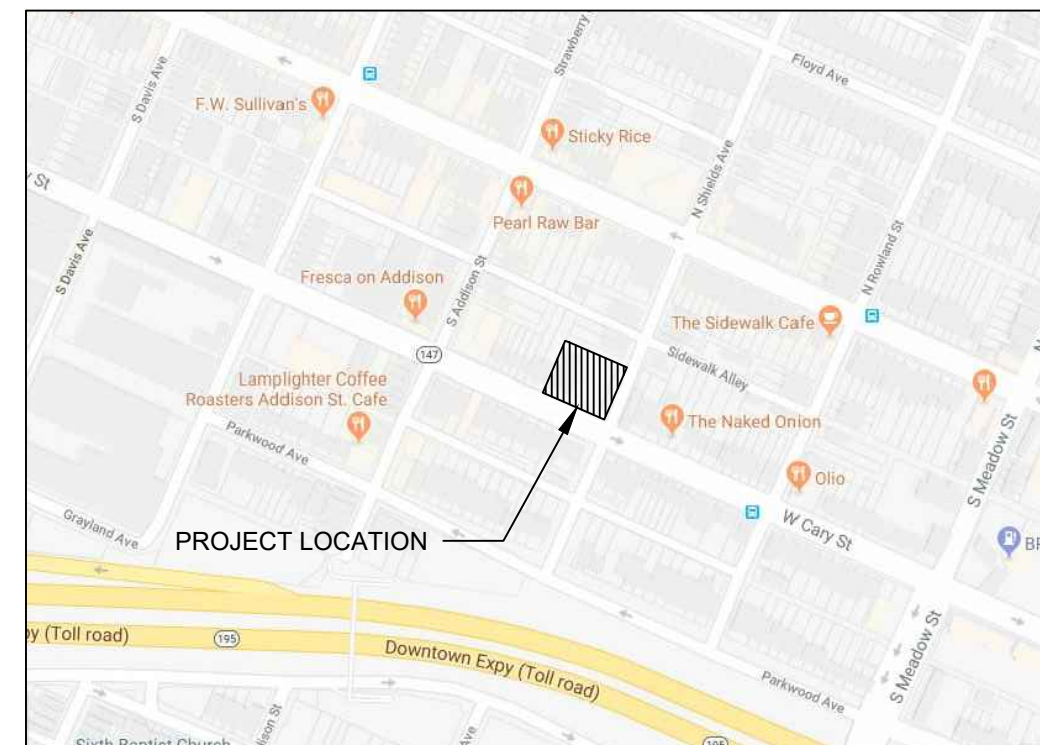
SUP3 - SITE PROPERTY LINES

SUP4 - REPRESENTATIVE UNIT PLANS

SUP5 - ELEVATIONS

SUP6 - ELEVATIONS CONT'D

SUP7 - SECTIONS



LOCATION MAP

no scale Copyright 2018 Google

REVISIONS
2/13/19
3/19/19

P 804.358.4993 F 804.358.8211
23220
RICHMOND, VA
1901 WEST CARY STREET
DESIGN GROUP

CaryShields Mews
2202 West Cary Street

SHEET TITLE
COVER

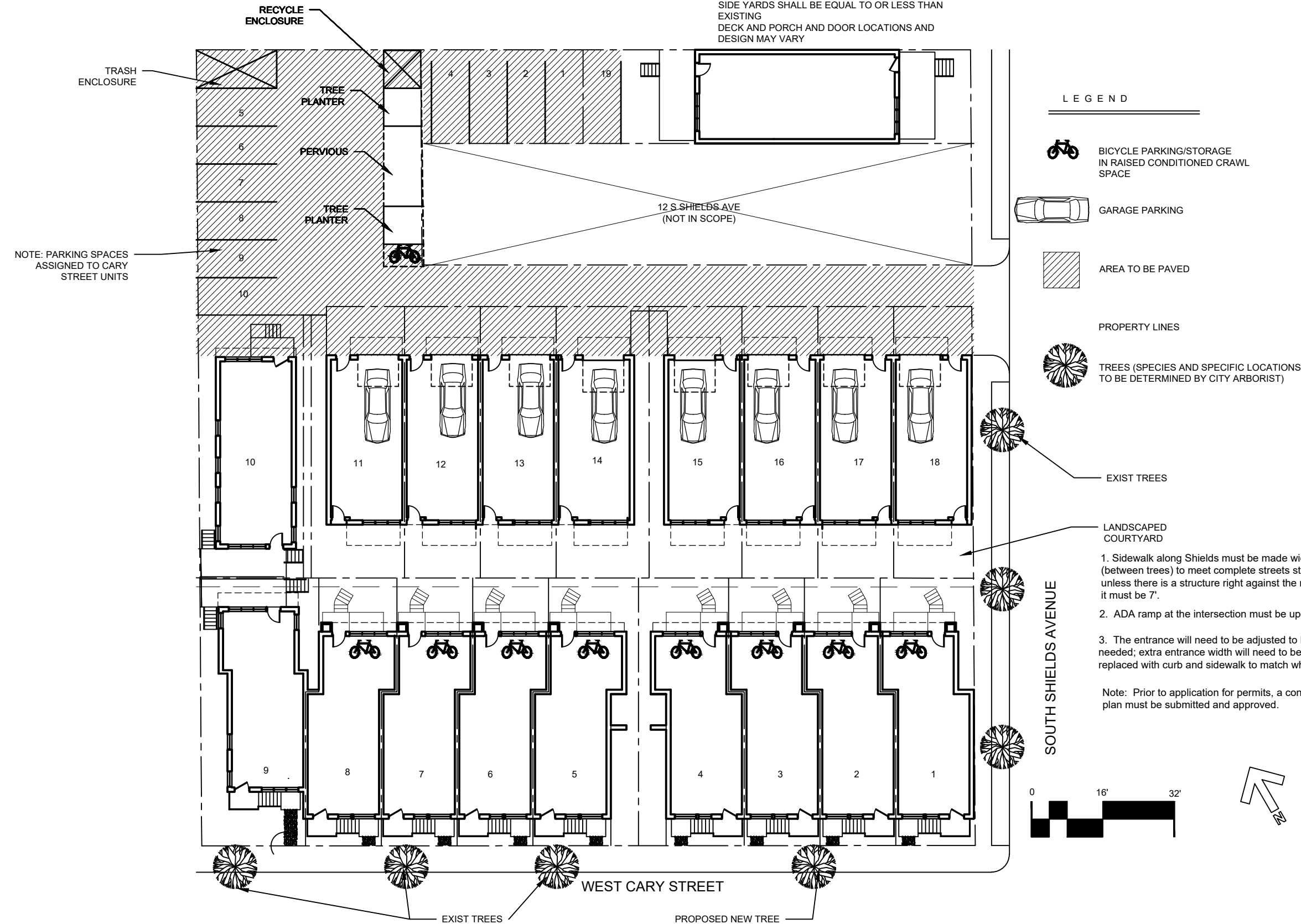
DATE
12.17.18

PROJECT NO.
1867

SHEET NO.

SUP1

EXISTING STRUCTURE:
 TO REMAIN OR BE REPLACED
 NEW BUILDING:
 FRONT YARD TO REMAIN THE SAME
 SIDE YARDS SHALL BE EQUAL TO OR LESS THAN
 EXISTING
 DECK AND PORCH AND DOOR LOCATIONS AND
 DESIGN MAY VARY

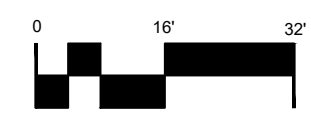


NOTE: PARKING SPACES
 ASSIGNED TO CARY
 STREET UNITS

LEGEND

- BICYCLE PARKING/STORAGE
IN RAISED CONDITIONED CRAWL
SPACE
- GARAGE PARKING
- AREA TO BE PAVED
- PROPERTY LINES
- TREES (SPECIES AND SPECIFIC LOCATIONS
TO BE DETERMINED BY CITY ARBORIST)
- EXIST TREES

- LANDSCAPED
 COURTYARD
1. Sidewalk along Shields must be made wider where it can (between trees) to meet complete streets standards. Minimum 5' unless there is a structure right against the right of way line, then it must be 7'.
 2. ADA ramp at the intersection must be upgraded.
 3. The entrance will need to be adjusted to be as wide as needed; extra entrance width will need to be removed and replaced with curb and sidewalk to match what is adjacent.
- Note: Prior to application for permits, a construction plan must be submitted and approved.



JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220
 P 804.358.4993 F 804.358.8211

REVISIONS
 2/13/19
 3/19/19

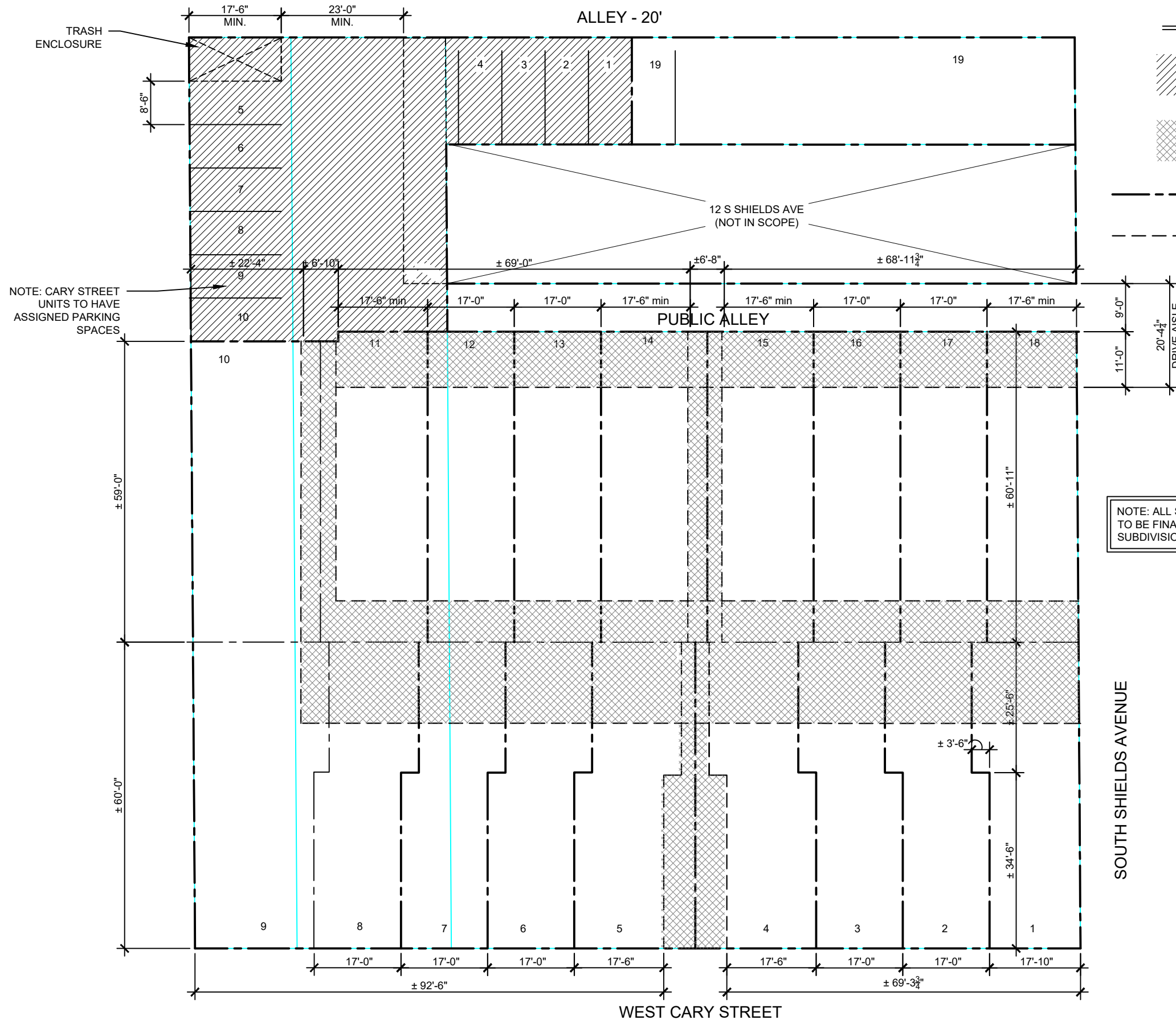
CaryShields Mews
 2202 West Cary Street

SHEET TITLE
 SITE

DATE
 12.17.18

PROJECT NO.
 1867

SHEET NO.
SUP2



LEGEND

	COMMON AREA
	EASEMENTS
	PROPERTY LINES
	LINE OF EASEMENT

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220
 P 804.358.4993 F 804.358.8211

REVISIONS
 2/13/19
 3/19/19

CARYSHIELDS MEWS
 2202 WEST CARY STREET

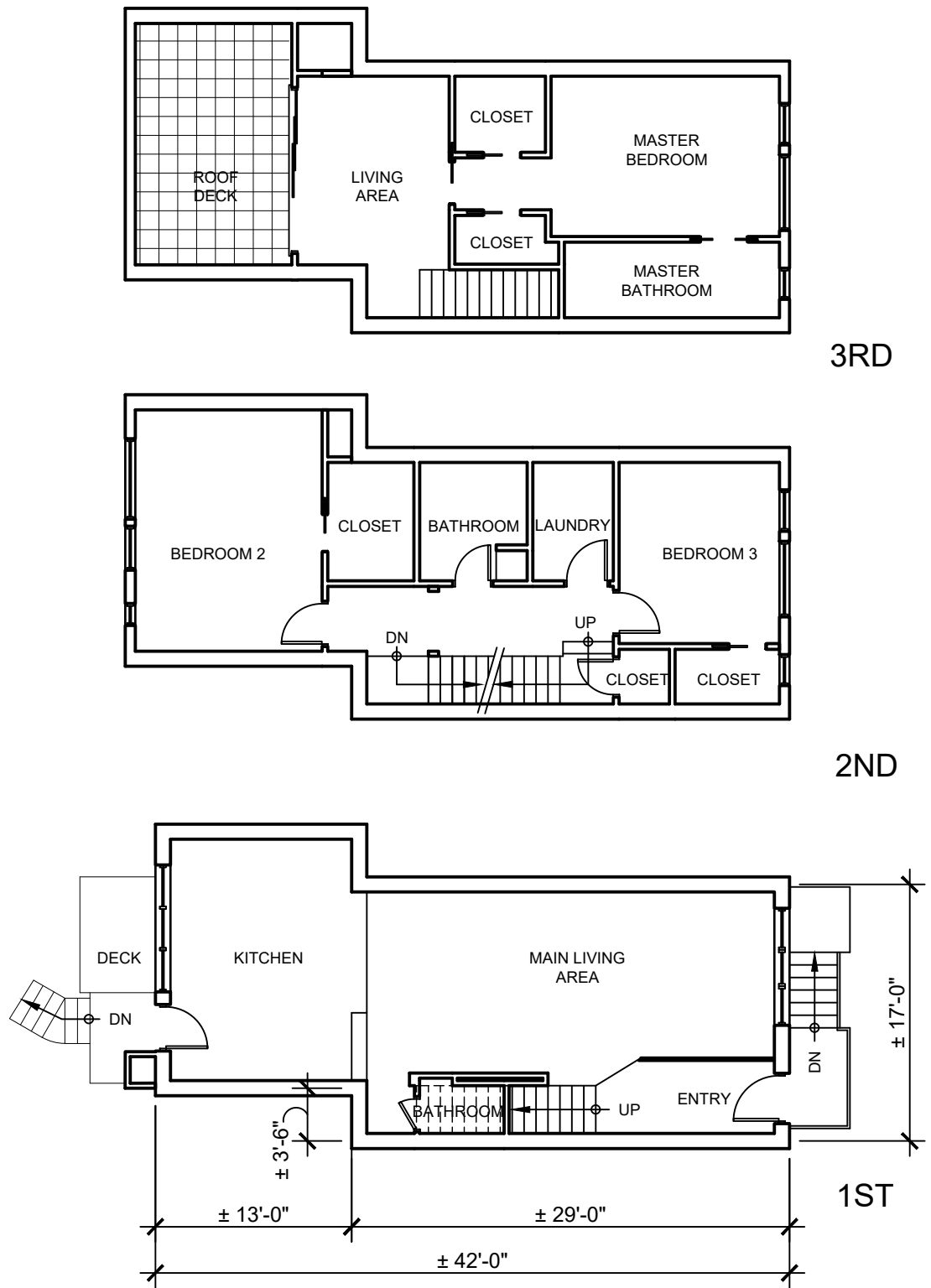
SHEET TITLE
 SITE PROP LINES

DATE
 12.17.18

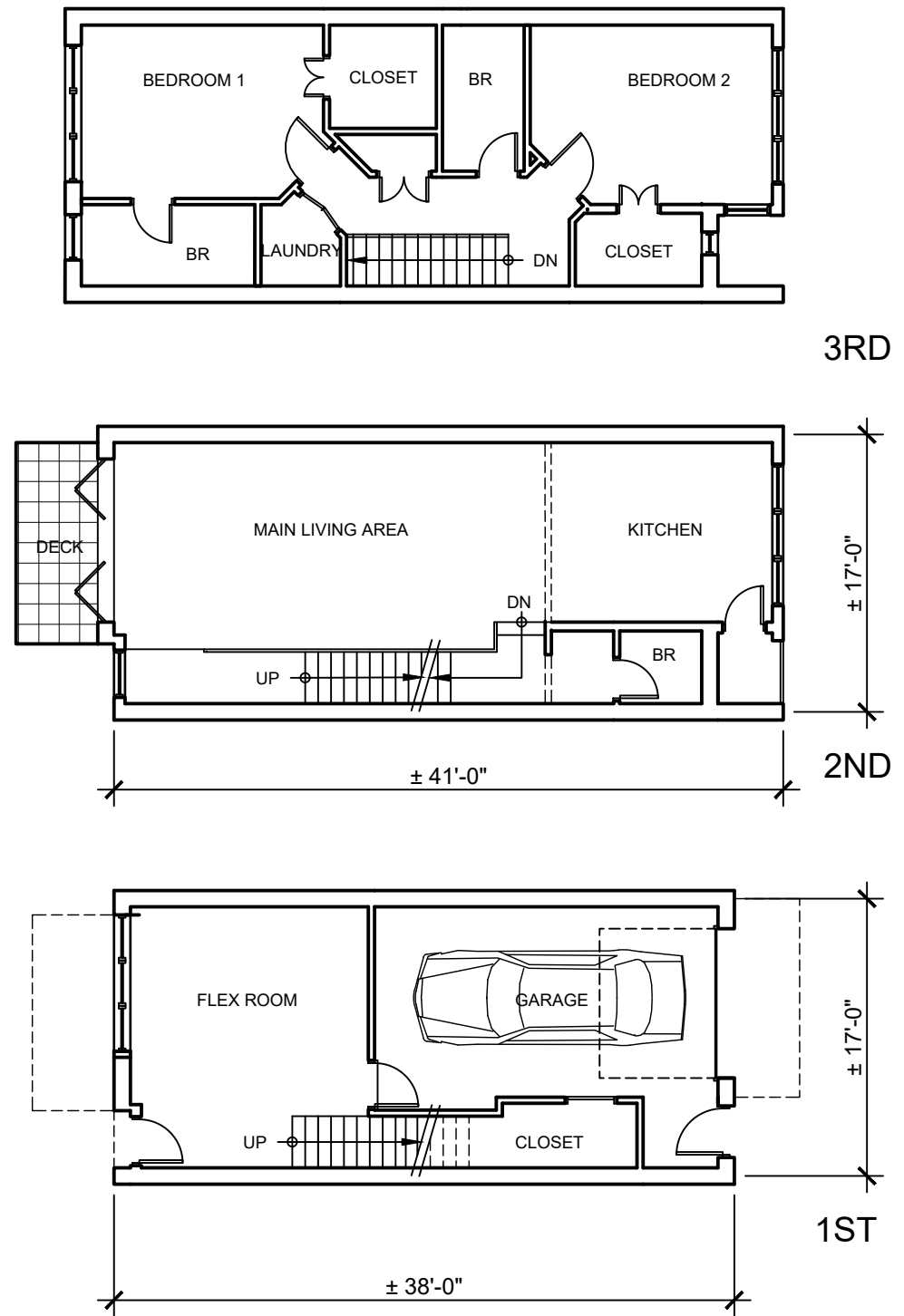
PROJECT NO.
 1867

SHEET NO.
 SUP3

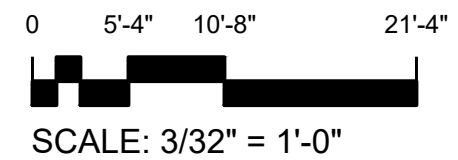




REPRESENTATIVE PLANS: UNITS 1-8



REPRESENTATIVE PLANS: UNITS 11-18



REVISIONS
2/13/19

P 804.358.4993
F 804.358.8211
1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

CaryShields Mews
2202 West Cary Street

SHEET TITLE
PLANS
3/32

DATE
12.17.18

PROJECT NO.
1867

SHEET NO.
SUP4



Cary Street View

TYPICAL SIDING MATERIALS:

- BRICK OR THRU-COLOR MASONRY
- CEMENTITIOUS SIDING - SHIPLAP
SIDING SIMILAR TO HARDI
ARTISAN SIDING
- CEMENTITIOUS PANELS
- METAL SIDING
- SYNTHETIC STUCCO



Cary Mews View



P 804.358.4993 F 804.358.8211
 JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220

REVISIONS
2/13/19

CaryShields Mews
 2202 West Cary Street

SHEET TITLE

ELEVS
NTS

DATE
12.17.18

PROJECT NO.
1867

SHEET NO.

SUP5



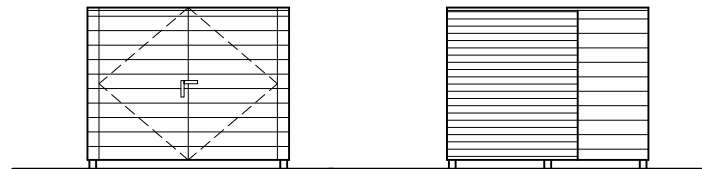
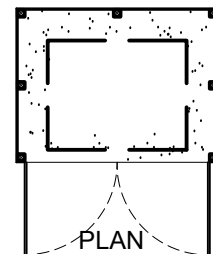
Alley View



Alley Mews View

- TYPICAL SIDING MATERIALS:**
- BRICK OR THRU-COLOR MASONRY
 - CEMENTITIOUS SIDING - SHIPLAP
SIDING SIMILAR TO HARDI
ARTISAN SIDING
 - CEMENTITIOUS PANELS
 - METAL SIDING
 - SYNTHETIC STUCCO

NOTE: TRASH ENCLOSURE
TO HAVE SAME SIDING
MATERIALS AS BUILDINGS



TRASH ENCLOSURE NOT TO SCALE



J O H A N N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS
 2/13/19

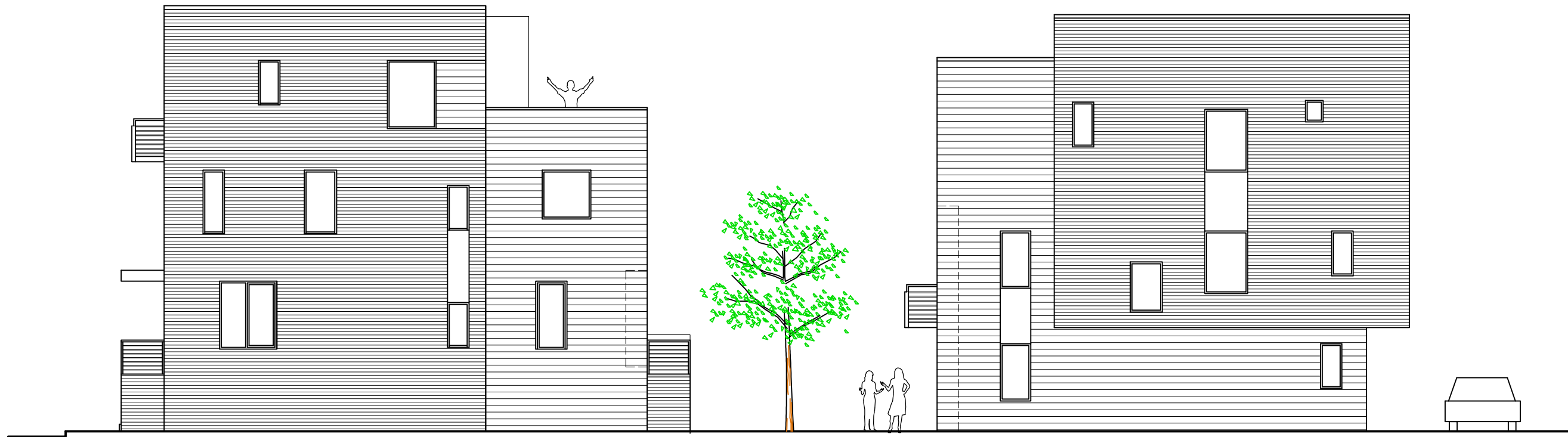
CaryShields Mews
 2202 West Cary Street

SHEET TITLE
 ELEVS
 NTS

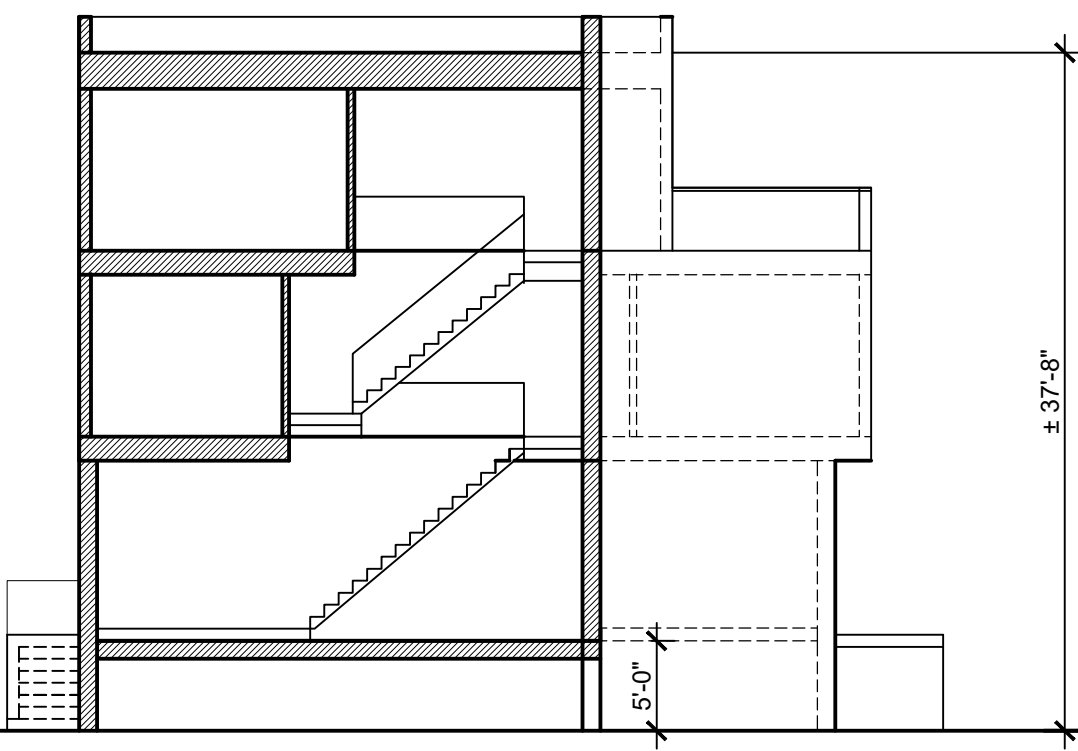
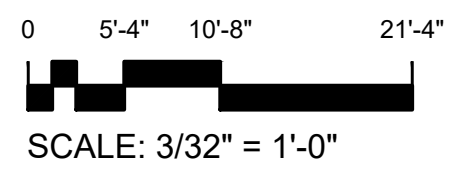
DATE
 12.17.18

PROJECT NO.
 1867

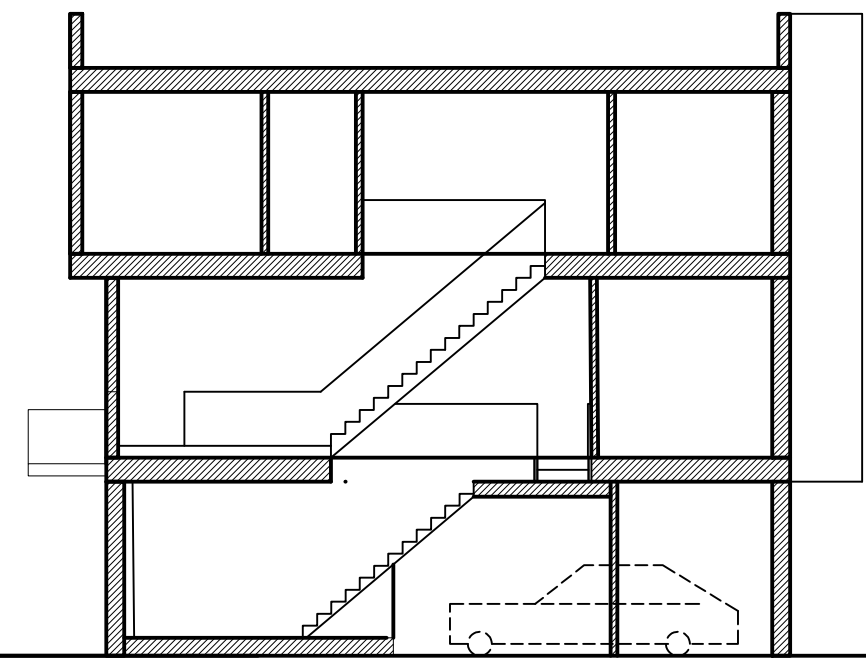
SHEET NO.
SUP6



South Shields Avenue View



Building Section: Units 1-8



Building Section: Units 11-18

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

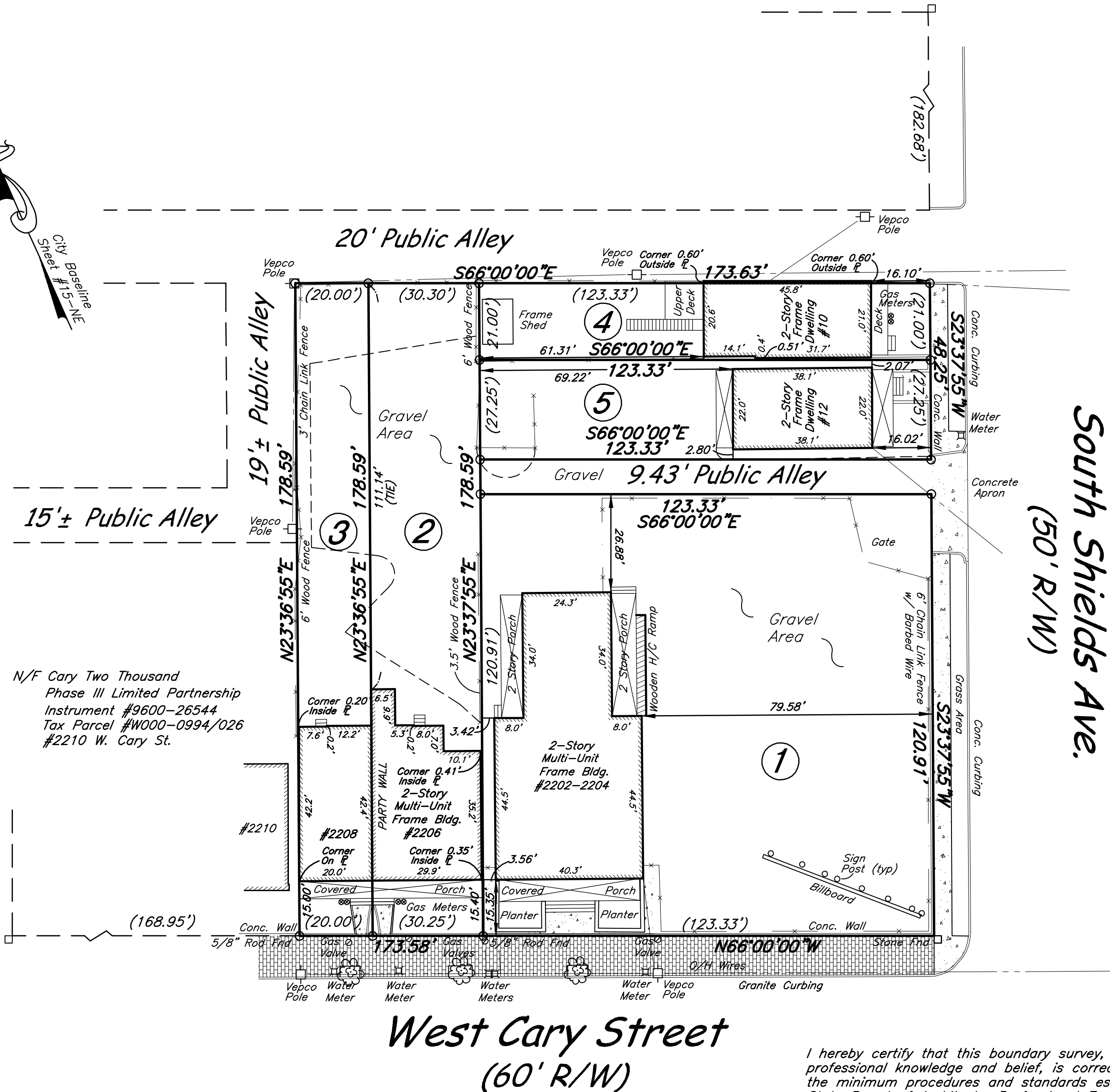
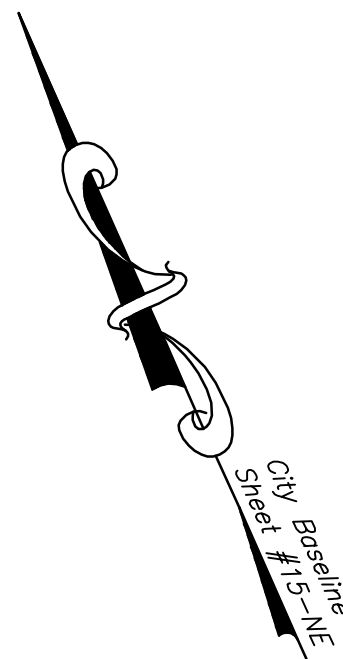
REVISIONS
2/14/19

CaryShields Mews
 2202 West Cary Street

SHEET TITLE
 SECTIONS
 DIAGRAMS

DATE
 12.17.18
 PROJECT NO.
 1867

SHEET NO.
SUP7



N/F Cary Two Thousand
Phase III Limited Partnership
Instrument #9600-26544
Tax Parcel #W000-0994/026
#2210 W. Cary St.

West Cary Street
(60' R/W)

South Shields Ave.
(50' R/W)

Legal References:

① **Parcel 1**
0.342 Ac.

CARYSHIELDS, LLC
Instrument #2005-33323
Tax Parcel #W000-0994/022
#2202-2204 W. Cary St.

② **Parcel 2**
0.124 Ac.

DANIEL INVESTMENTS AND DEVELOPMENT, LLC
AND SOUTH SHIELDS, LLC
Instrument #2006-12903
Tax Parcel #W000-0994/024
#2206 W. Cary St.

③ **Parcel 3**
0.082 Ac.

DANIEL INVESTMENTS AND DEVELOPMENT, LLC
AND SOUTH SHIELDS, LLC
Instrument #2006-12904
Tax Parcel #W000-0994/025
#2208 W. Cary St.

④ **Parcel 4**
0.059 Ac.

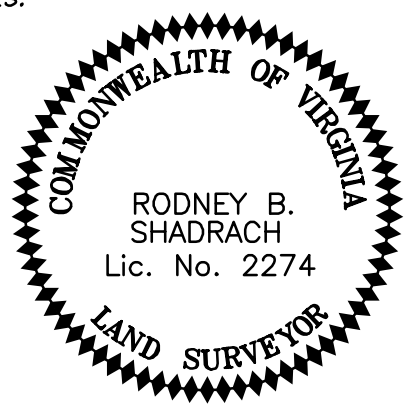
SUSAN S. & JUDSON T. VAUGHAN, III
Instrument #9900-24525
Tax Parcel #W000-0994/018
#10 S. Shields Ave.

⑤ **Parcel 5**
0.077 Ac.

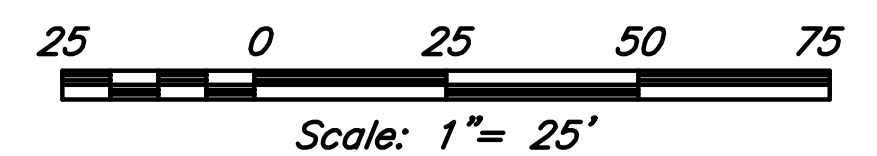
LOUIS H. & MARCI S. HORWITZ
Instrument #2003-41217
Tax Parcel #W000-0994/017
#12 S. Shields Ave.

- Notes:
- The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0036-D, effective date: April 2, 2009 (Zone X).
 - This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: June 22, 2011
 - This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property and are not shown hereon.
 - 5/8" Iron Rods Set at all corners unless otherwise shown hereon.

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



SURVEY PLAT
SHOWING EXISTING IMPROVEMENTS TO
FIVE PARCELS OF LAND SITUATED AT THE
NW CORNER OF W. CARY ST & S. SHIELDS AVE.
CITY OF RICHMOND, VIRGINIA
DATE: JUNE 24, 2011



Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-9301