



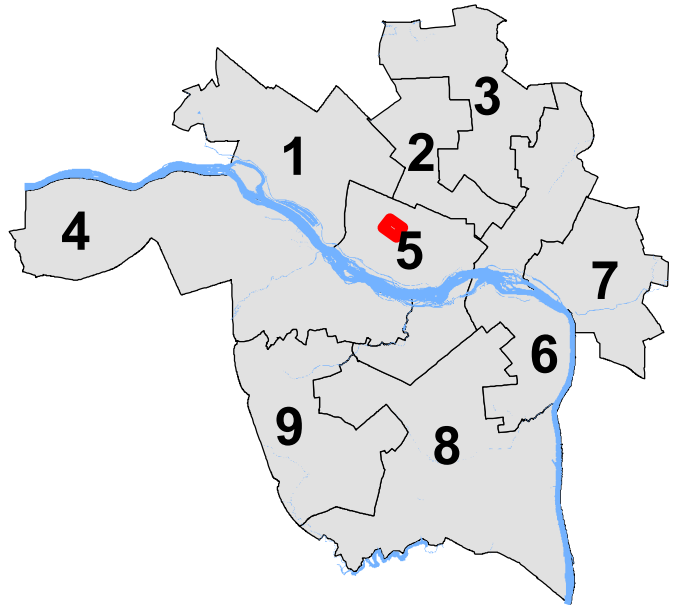
**City of Richmond
Department of Planning
& Development Review**

Location, Character, and Extent

LOCATION: 621 Westover Road

COUNCIL DISTRICT: 5

PROPOSAL: Review of exterior alterations to the Round House located in Byrd Park.



*For questions, please contact Alex Dandridge
at 646-6569 or alex.dandridge@richmondgov.com*





Application for Urban Design Committee Review

Department of Planning and Development Review

900 E. Broad Street, Room 510

Richmond, Virginia 23219 | (804) 646-6335

<https://www.rva.gov/planning-development-review/urban-design-committee>



Application Type (select one)

- Location, Character, & Extent
 Section 17.05
 Other:

- Encroachment
 Design Overlay District

Review Type (select one)

- Conceptual
 Final

Project Information

Submission Date: **4/18/2024**

Project Name: **Byrd Park Round House ADA renovation**

Project Address: **621 Westover Rd**

Brief Project Description (this is not a replacement for the required detailed narrative):

Renovations to provide ADA compliant circulation and toilets. Repair and replacement of exterior items.

Applicant Information (a City representative must be the applicant, with an exception for encroachments)

Name: **Terry Moore Jr.**

Email: **terry.moore@richmondgov.com**

City Agency: **Dept. of Parks, Recreation and Community Facilities** Phone: **804.646.0029**

Main Contact (if different from Applicant):

Company:

Phone:

Email:

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Application

It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC. Applications should be emailed to the Urban Design Committee Secretary, Ray Roakes, at Raymond.roakes@rva.gov.

Background

The UDC is an 11 member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06, and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

last revised 01/04/2024



Application for Urban Design Committee Review

Department of Planning and Development Review

Land Use Administration

900 E. Broad Street, Room 510

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Submission Requirements

- An electronic copy (PDF) of all application materials, which can be emailed, or delivered by FTP or USB.
- Plan sheets should be electronically scaled to be 11" x 17" if printed.
- All applications must include the attached application form and the support materials listed below, as applicable to the project, based on Review Type.

It is strongly recommended to request the Zoning Administration to review a project's compliance with the City Zoning Code prior to application to the UDC.

Conceptual Review:

- A detailed project narrative which includes the following: project purpose, background, and context, details of community outreach and copies of distributed materials if applicable, project budget and funding sources, description of construction program and estimated construction start date.
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas, and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible. Precedent images if applicable.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

Final Review:

- A detailed project narrative which includes the following: project purpose, background, and context, details of community outreach and copies of distributed materials if applicable, project budget and funding sources, description of construction program, and estimated construction start date.
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas, and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible. Elevations should show directly adjacent development.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type, and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site, and parking lot lighting. Other site details such as benches, trash containers, and special paving materials should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint, and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

Review and Processing

- Once an application is received, it is reviewed by Staff, who compiles a report that is sent to the UDC.
- A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting.
- At the UDC meeting, the applicant or a representative should be present or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present.
- Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. Exceptions to this are encroachment applications, recommendations for which are forwarded to the Department of Public Works.
- At the Planning Commission meeting, the applicant or a representative should be present, or the application may be deferred to the next regularly scheduled meeting.



Application for Urban Design Committee Review
 Department of Planning and Development Review
 Land Use Administration
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Regular meetings are scheduled on the Thursday after the first Monday of each month at **10:00 a.m. in the 5th floor conference room of City Hall, 900 E. Broad Street**. Special meetings are scheduled as needed.

Meeting Schedule 2024

UDC Meetings	UDC Submission Deadlines	Anticipated Date of Planning Commission Following the UDC Meeting
January 4, 2024	December 14, 2023	January 16, 2024
February 8, 2024	January 18, 2024	February 20, 2024
March 7, 2024	February 15, 2024	March 19, 2024
April 4, 2024	March 14, 2024	April 16, 2024
May 9, 2024	April 18, 2024	May 21, 2024
June 6, 2024	May 16, 2024	June 18, 2024
July 11, 2024 ¹	June 13, 2024	July 16, 2024
August 8, 2024	July 18, 2024	August 20, 2024 ²
September 5, 2024	August 15, 2024	September 17, 2024
October 10, 2024	September 19, 2024	October 15, 2024 ²
November 7, 2024	October 17, 2024	November 19, 2024 ²
December 5, 2024	November 14, 2024	December 17, 2024 ²

¹Thursday July 4, 2024 is a City of Richmond Holiday, the regularly scheduled UDC meeting was rescheduled for July 11, 2024.

²Dates may be canceled

The Richmond Urban Design Committee is an 11 member advisory committee created by City Council in 1968. Its purpose is to advise the City Planning Commission on the design of City projects. The Urban Design Committee reviews projects for appropriateness in "location, character, and extent" and for consistency with the City's Master Plan and forwards recommendations to the City Planning Commission. The Urban Design Committee also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

For more information, please contact the Urban Design Committee Secretary, Ray Roakes, at (804) 646-6335 and raymond.roakes@rva.gov.

MOSELEY ARCHITECTS

3200 Norfolk Street
Richmond, VA 23230
P: (804) 794-7555

April 18, 2024

Byrd Park Roundhouse – ADA Upgrades and Building Repairs
Richmond, Virginia

Project Scope

The existing building is a one-story, octagon-shaped, masonry structure approximately 2,500 square feet in area, located in Byrd Park at 621 Westover Road, Richmond, Virginia 23220.

The Project Scope of Work is a renovation to provide compliant ADA accessibility and includes repair and replacement of failing exterior items consisting of the following:

1. Replacing the existing access ramp with concrete slab matching the stairs and masonry walls matching the porch support walls.
2. Replacing the existing railings with code compliant guardrails and handrails.
3. Replacing the existing porch decking and porch ceiling with composite, faux wood materials that mimic the existing materials and match existing profiles.
4. Replacing any rotted existing column enclosures, fascia beams, and rafter tails as needed with composite, faux wood materials that mimic the existing materials and match existing profiles.
5. In the interior of the building, demolition of the restroom area and reconstruction with a revised ADA compliant layout.
6. Adding two ADA compliant parking spaces and installing and replacing sidewalk to create an accessible path from the spaces to the building.

The Project Scope of Work will keep the following existing items:

1. Brick, including the exterior walls, porch support walls, and brick detailing around doors and windows.
2. Windows, including concrete window sills, metal grates, and wood panels under the windows.
3. Doors, except in revised ADA compliant restroom area.
4. Concrete stairs.
5. Wood column enclosures, wood fascia beams, and wood rafter tails, except where replacement is necessary due to rot.
6. Roof shingles.

PROGRESS
PRINT
NOT FOR
CONSTRUCTION

ROUND HOUSE ADA IMPROVEMENTS
BYRD PARK
RICHMOND, VA 23220

PROJECT NO: 39675.006	DATE: JULY 31, 2023
REVISIONS	
DATE	DESCRIPTION

TOPOGRAPHIC SURVEY

VF101

CIVIL LINETYPE LEGEND

	REVISION CLOUD
	MAJOR CONTOUR
	MINOR CONTOUR
	FLOW PATH
	FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FENCE
	EXISTING EDGE OF SHRUB
	EXISTING EDGE OF ASPHALT
	TELECOMM PAINT MARKING
	NATURAL GAS SERVICE PAINT MARKING
	POWER PAINT MARKING
	EXISTING OVERHEAD UTILITIES
	SANITARY SEWER PAINT MARKING
	EXISTING SANITARY SEWER PIPE WITH SIZE
	UNKNOWN UTILITY PAINT MARKING
	WATER SERVICE PAINT MARKING
	EXISTING WATER SERVICE WITH SIZE

Legend

- Gas Meter
- Gas Valve
- Light Pole
- Electric Manhole
- Sign
- Bollard
- Sanitary Manhole
- Utility Pole
- Guy Anchor
- Fire Hydrant
- Water Meter
- Water Valve
- Property Corner Found
- Concrete Monument Found

NOTES:

- OWNER OF RECORD:
CITY OF RICHMOND RECREATION AND PARKS
PARCEL ID: W0000879052
- THIS SURVEY IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELDWORK WAS PERFORMED IN DECEMBER OF 2020.
- HORIZONTAL DATUM IS REFERENCED TO NAD83, VIRGINIA SOUTH ZONE. ESTABLISHED BY RTK GPS RTCM-REF 592
- ZONED: R-2
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, ALL ENCUMBRANCES MAY NOT BE SHOWN.
- DETERMINATION OF BOUNDARY INFORMATION WAS NOT A PART OF THIS SURVEY.

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF GREG DELANO FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: 12/2/2020. THIS PLAT, MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

DATUM ESTABLISHED BY RTK GPS (CORRECTIONS FROM RTCM-REF 592)

PAINTED UTILITIES BY TIMMONS GROUP

FIELDWORK COMPLETED 12-2-2020

UNDERGROUND UTILITY NOTES:

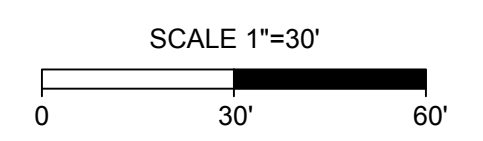
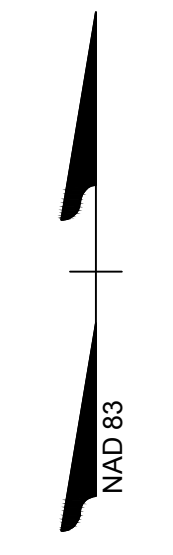
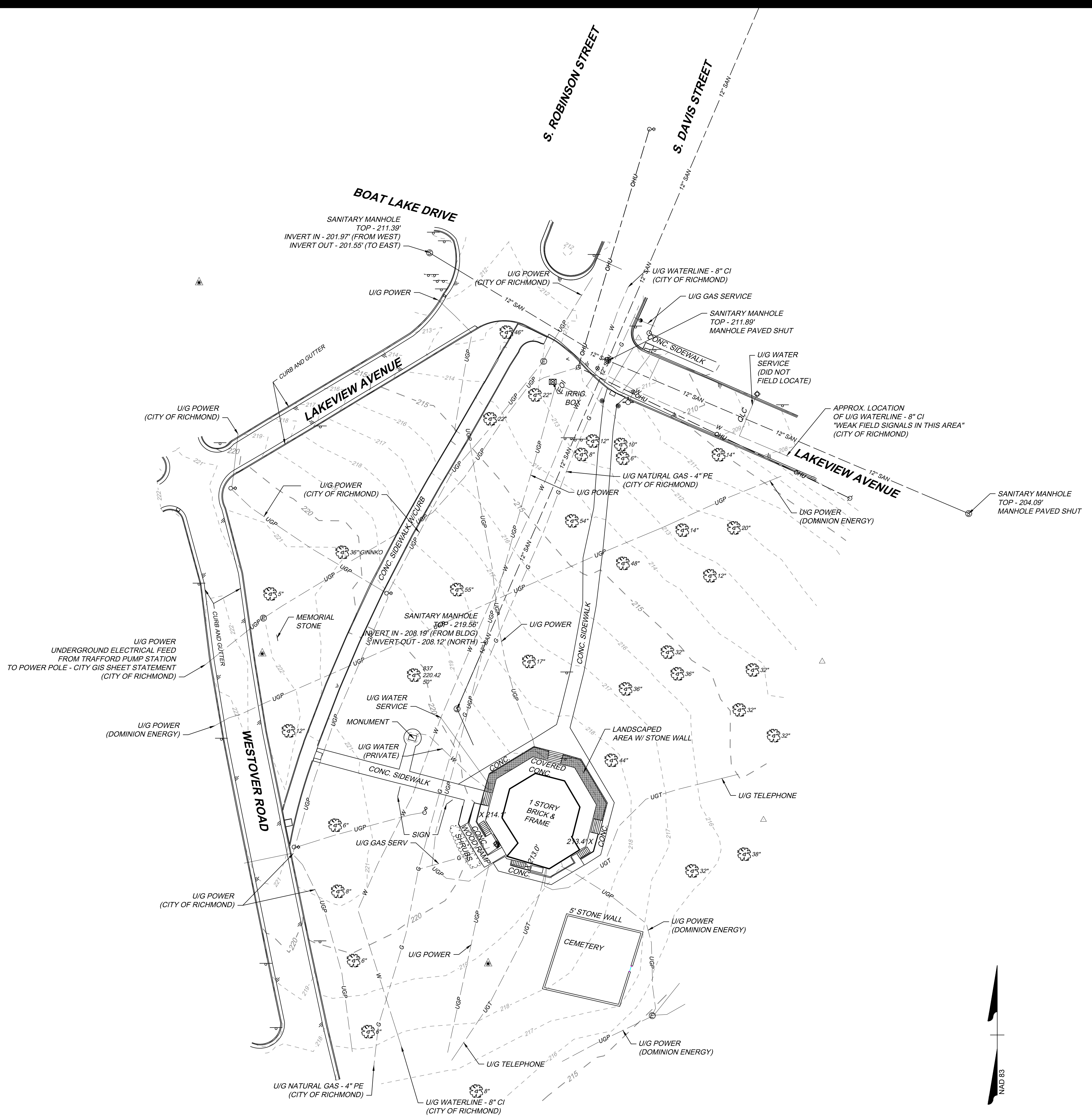
- SUE SURVEY COMPLETED IN DECEMBER OF 2020.
- THERE MAY BE ABANDONED UNDERGROUND UTILITY LINES IN PROJECT LIMITS.
- ALL SIZES AND TYPES OF UNDERGROUND UTILITY LINES ARE TAKEN FROM REFERENCE MAPPING OR PRE-EXISTING MISS UTILITY MARKINGS.
- ALL UNDERGROUND UTILITIES LOCATED DEPICTED AS QLB UNLESS OTHERWISE NOTED.

LEGEND

EOI = END OF INFORMATION FOR UNDERGROUND UTILITY LINE - SIGNAL ENDED AT THIS LOCATION.

UTILITY OWNERS:

- COMMUNICATION - VERIZON
- GAS - CITY OF RICHMOND
- WATER - CITY OF RICHMOND
- POWER - CITY OF RICHMOND
DOMINION ENERGY



ROUND HOUSE ADA IMPROVEMENTS

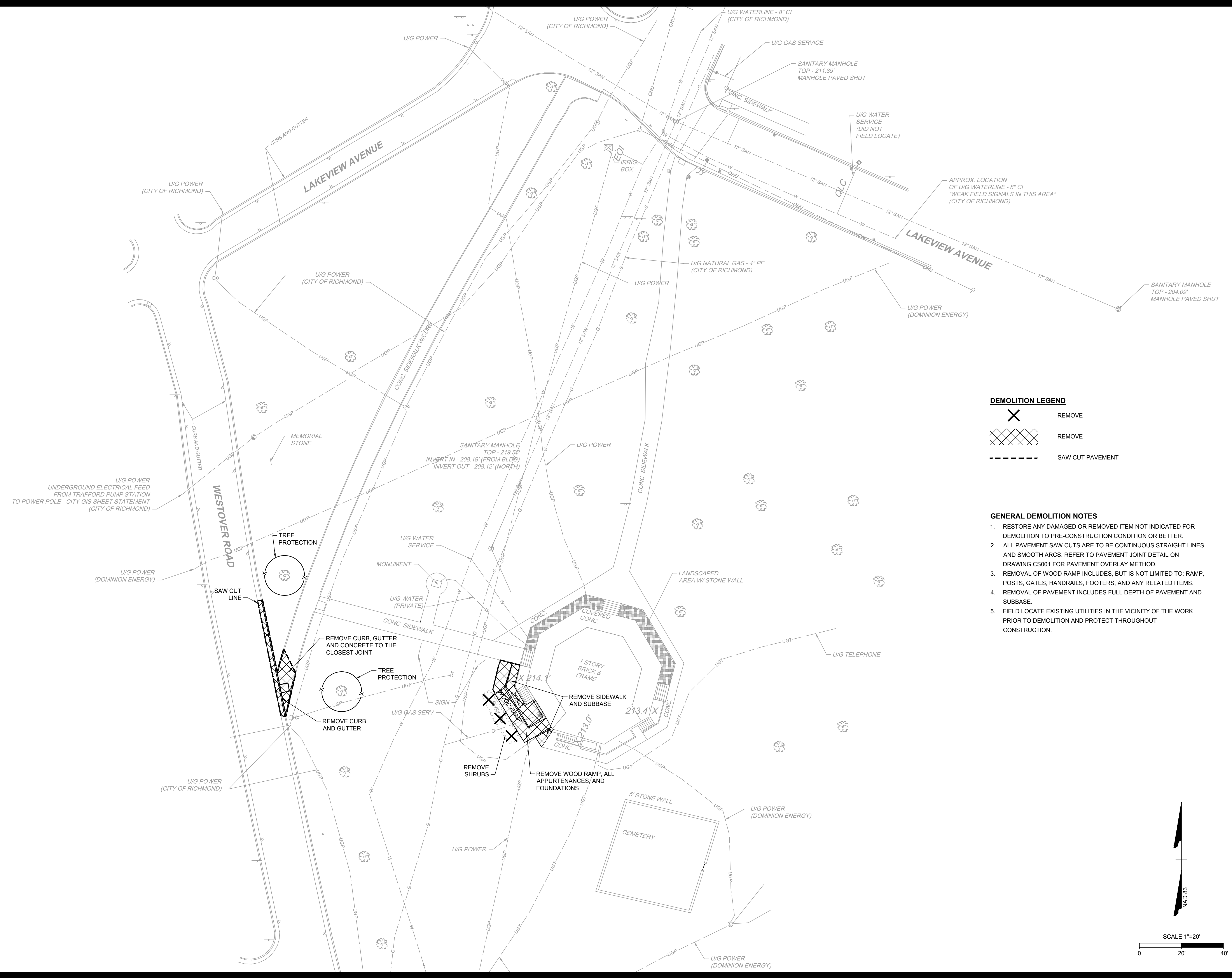
BYRD PARK
RICHMOND, VA 23220

PROJECT NO: 39675.006	DATE: JULY 31, 2023
REVISIONS	
DATE	DESCRIPTION

DEMOLITION
PLAN

CD101

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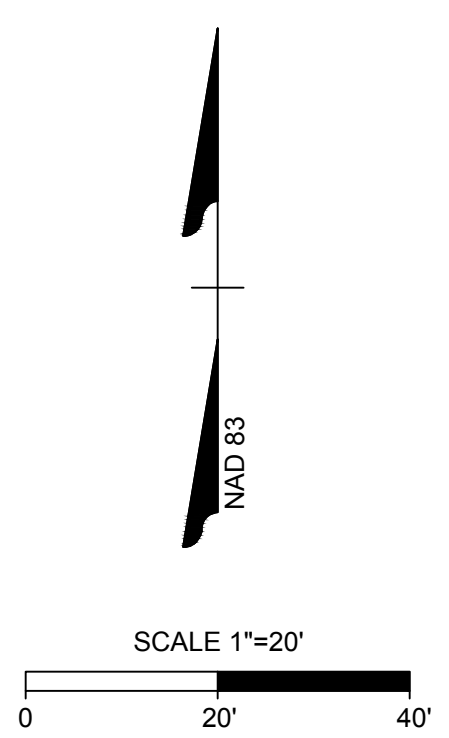
DEMOLITION LEGEND

X REMOVE

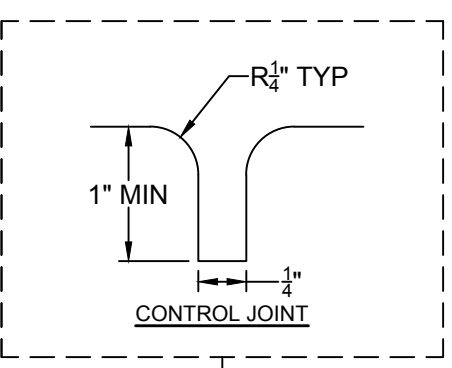
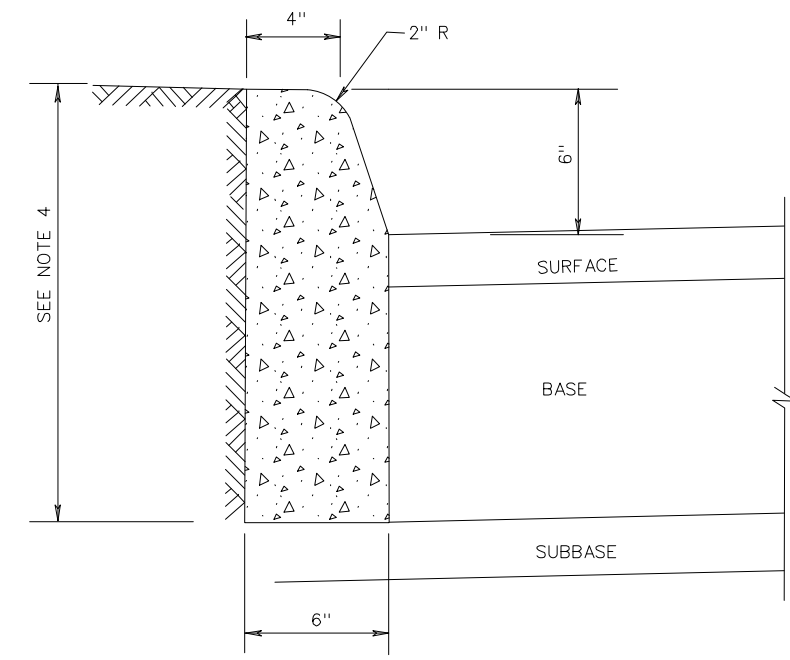
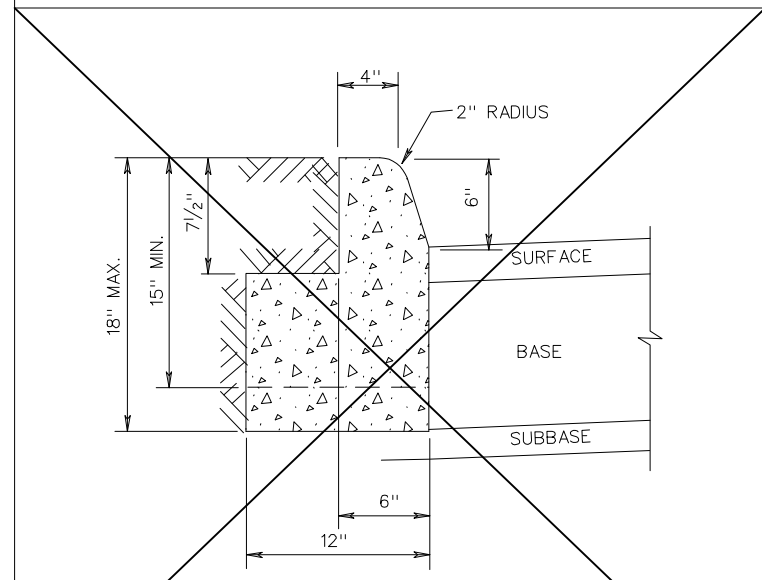
[Hatched Box] REMOVE

--- SAW CUT PAVEMENT

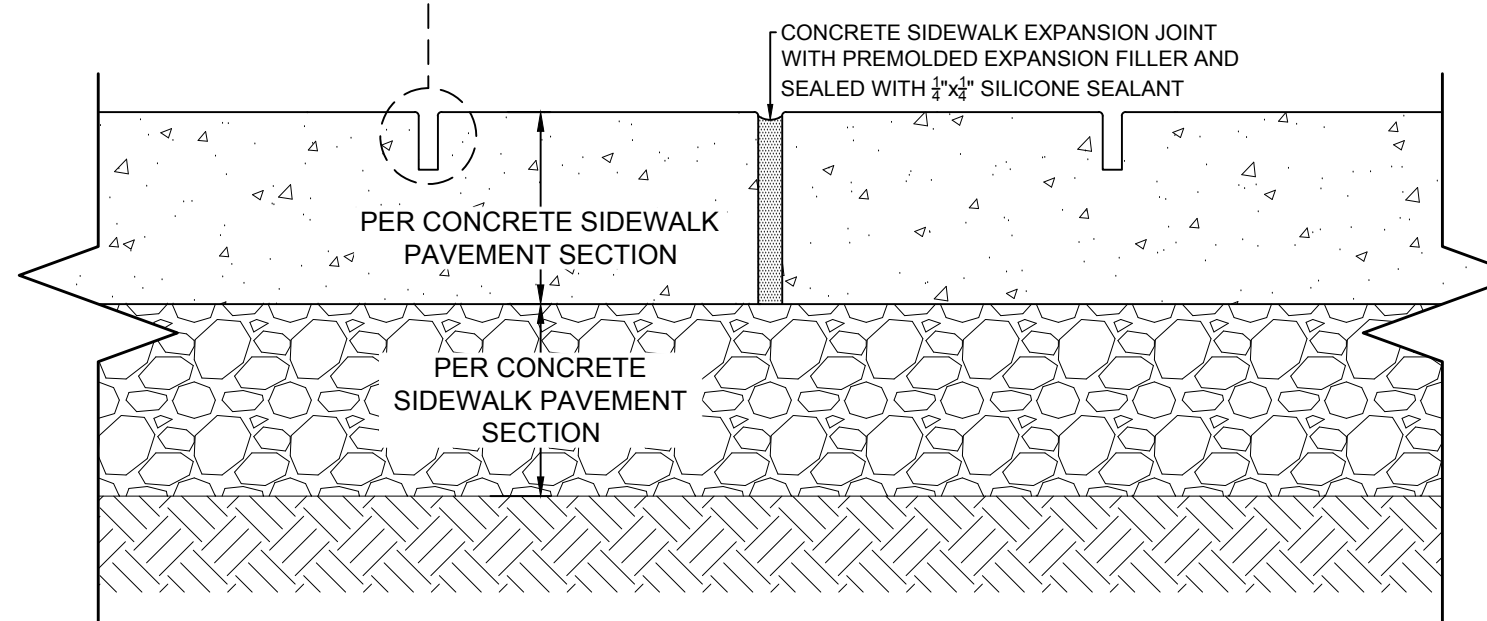
- GENERAL DEMOLITION NOTES**
- RESTORE ANY DAMAGED OR REMOVED ITEM NOT INDICATED FOR DEMOLITION TO PRE-CONSTRUCTION CONDITION OR BETTER.
 - ALL PAVEMENT SAW CUTS ARE TO BE CONTINUOUS STRAIGHT LINES AND SMOOTH ARCS. REFER TO PAVEMENT JOINT DETAIL ON DRAWING CS001 FOR PAVEMENT OVERLAY METHOD.
 - REMOVAL OF WOOD RAMP INCLUDES, BUT IS NOT LIMITED TO: RAMP, POSTS, GATES, HANDRAILS, FOOTERS, AND ANY RELATED ITEMS.
 - REMOVAL OF PAVEMENT INCLUDES FULL DEPTH OF PAVEMENT AND SUBBASE.
 - FIELD LOCATE EXISTING UTILITIES IN THE VICINITY OF THE WORK PRIOR TO DEMOLITION AND PROTECT THROUGHOUT CONSTRUCTION.



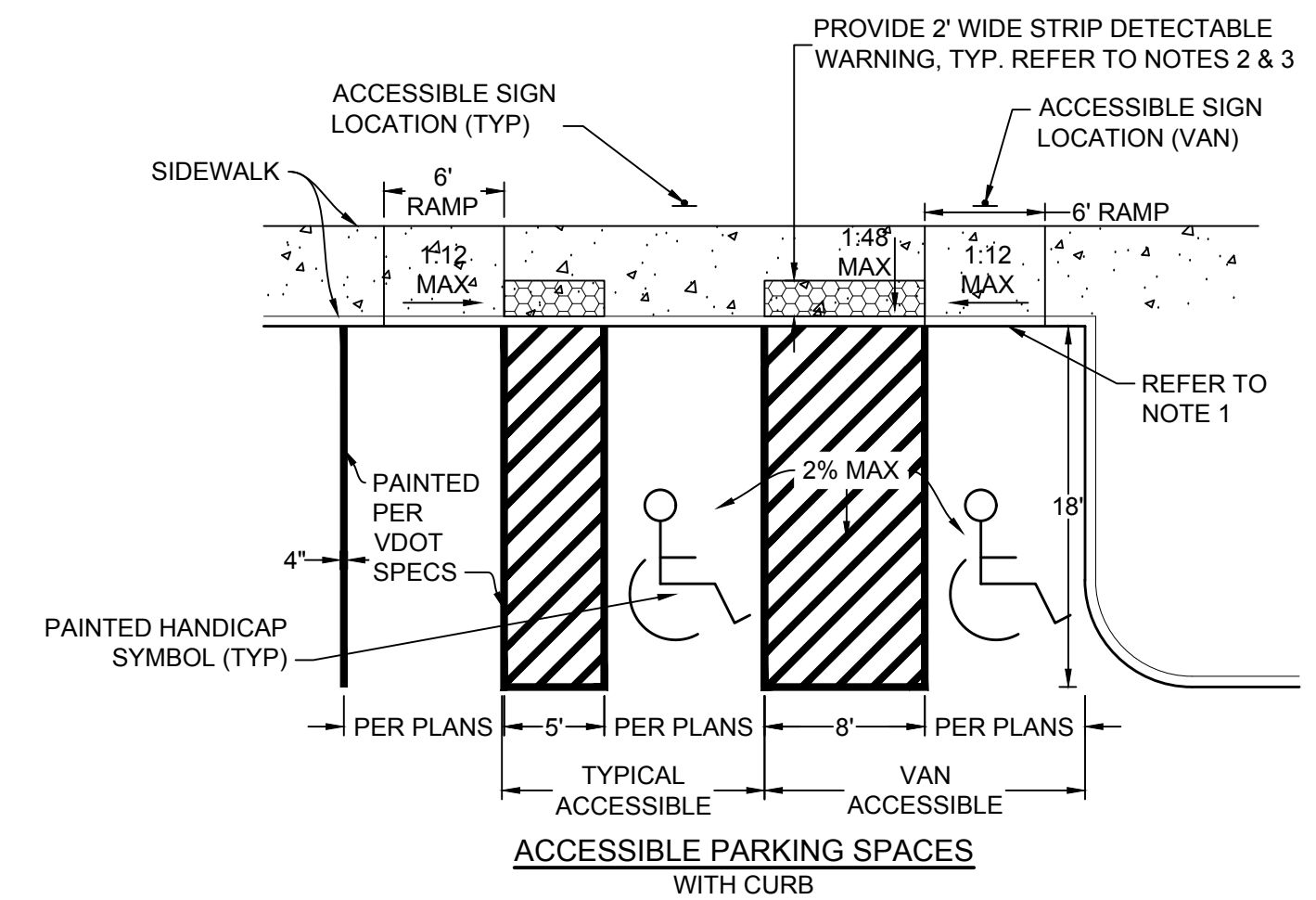
- NOTES:
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
 2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
 3. CURB HAVING A RADIUS OF 300 FEET OR LESS ALONG FACE OF CURB WILL BE PAID FOR AS RADIAL CURB.
 4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (15" DEPTH) OR INCREASED AS MUCH AS 3" (21" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL CONCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DEPTH IS TO BE 18" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
 5. CG-2 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-1 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL, IN THE SECTION ON US URBAN STANDARDS.



- NOTES:
1. CONCRETE SIDEWALK CONTROL JOINTS ARE TO BE INSTALLED AT INTERVALS TO MATCH SIDEWALK WIDTH OR AS SHOWN ON PLANS
 2. CONCRETE SIDEWALK EXPANSION JOINTS SHALL BE INSTALLED AT 30' MAXIMUM INTERVALS AND AT ALL SIDEWALK INTERSECTIONS



CONCRETE SIDEWALK JOINT DETAIL
NO SCALE



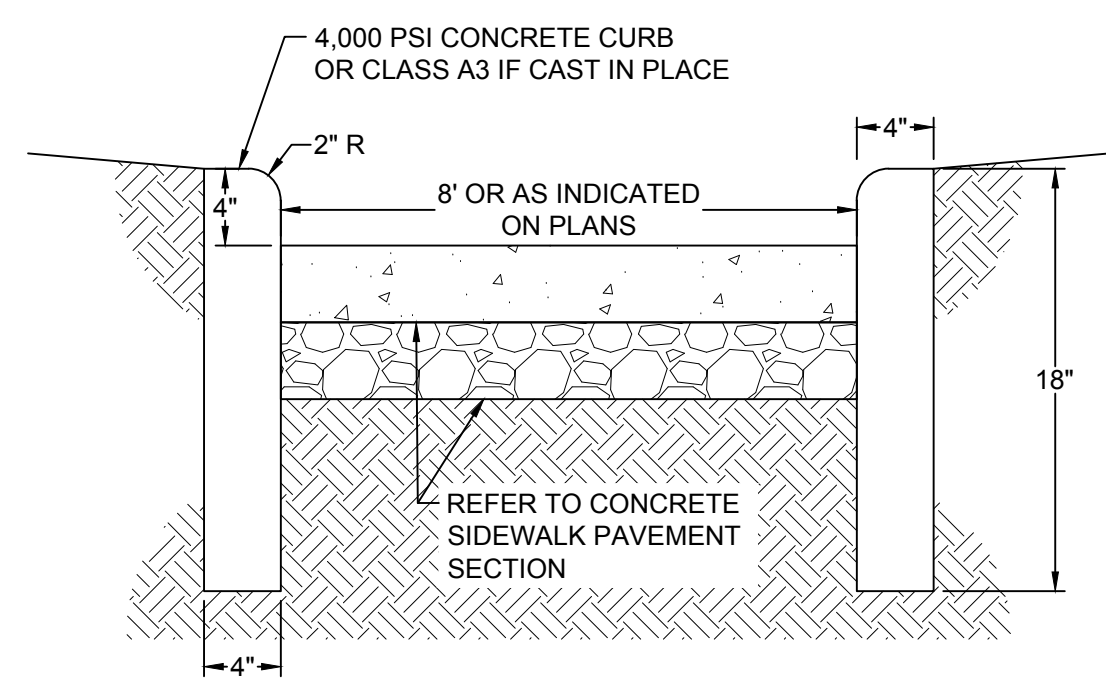
TYPICAL PARKING SPACE DETAILS
NO SCALE

- PARKING SPACE NOTES:
1. HEIGHT OF CURB IS 0' BETWEEN ACCESSIBLE RAMPS. RAMPS TRANSITION CURB FROM 0' TO STANDARD CURB HEIGHT.
 2. ALL WHEELCHAIR RAMPS SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF NOMINAL 0.9 INCHES (23mm), A HEIGHT OF NOMINAL 0.2 INCHES (5mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60mm).
 3. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

SPECIFICATION REFERENCE	105 502	STANDARD 6" CURB	VDOT ROAD AND BRIDGE STANDARDS
REVISION DATE	201.01	VIRGINIA DEPARTMENT OF TRANSPORTATION	SHEET 1 OF 1

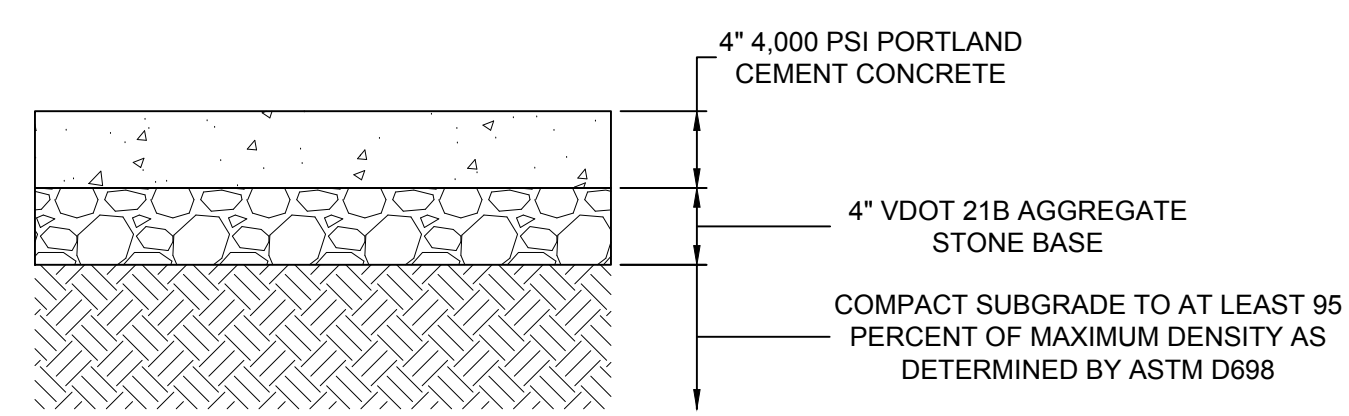
STANDARD 6" CURB

2016 ROAD & BRIDGE STANDARDS



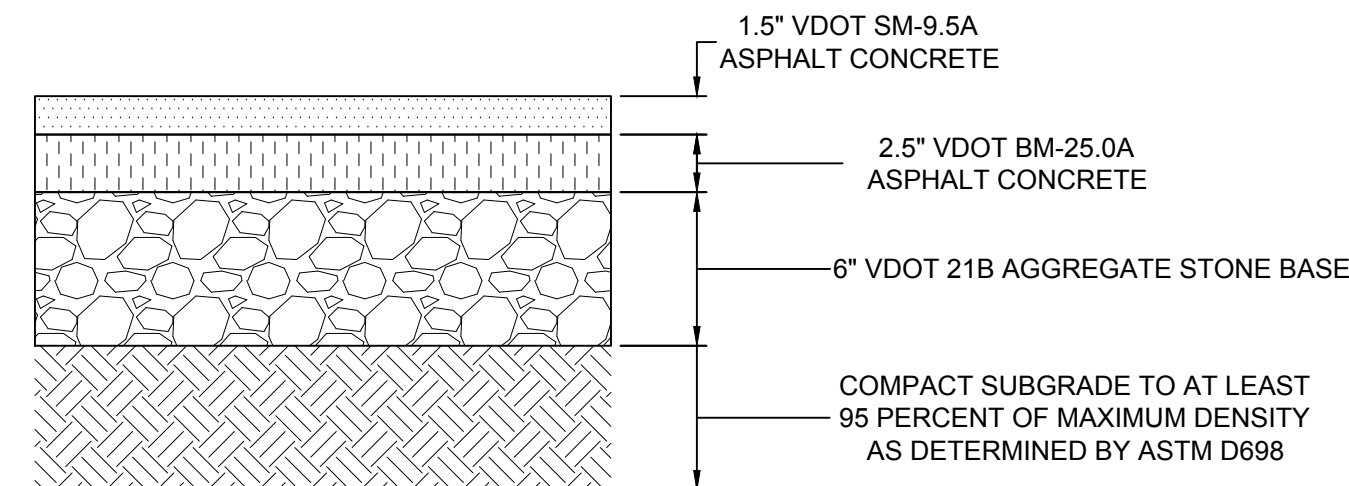
CONCRETE SIDEWALK WITH CURB DETAIL
NO SCALE

- NOTES:
1. REPLACE IN KIND WITH EXISTING CONCRETE SIDEWALK WITH CURB.



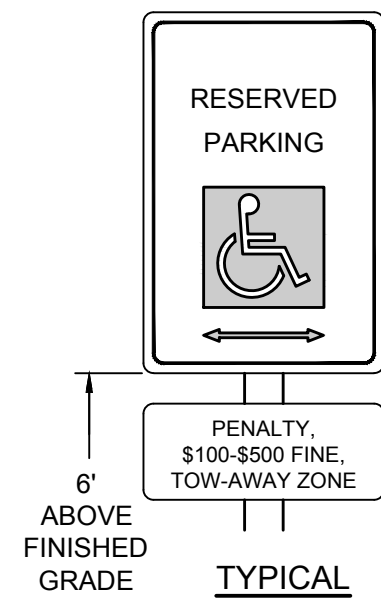
CONCRETE SIDEWALK PAVEMENT SECTION
NO SCALE

- NOTES:
1. REFER TO CONCRETE SIDEWALK JOINT DETAILS FOR ADDITIONAL INFORMATION

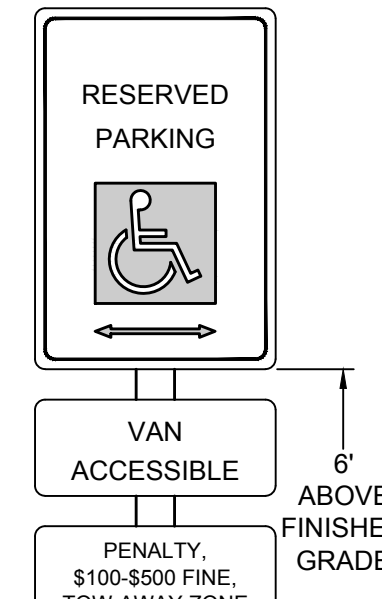


STANDARD DUTY ASPHALT PAVEMENT SECTION
NO SCALE

- NOTES:
1. CONTRACTOR SHALL TEST SUBGRADE AND CONFIRM MINIMUM CBR VALUE OF 5 OR GREATER. REPORT RESULTS TO ENGINEER.



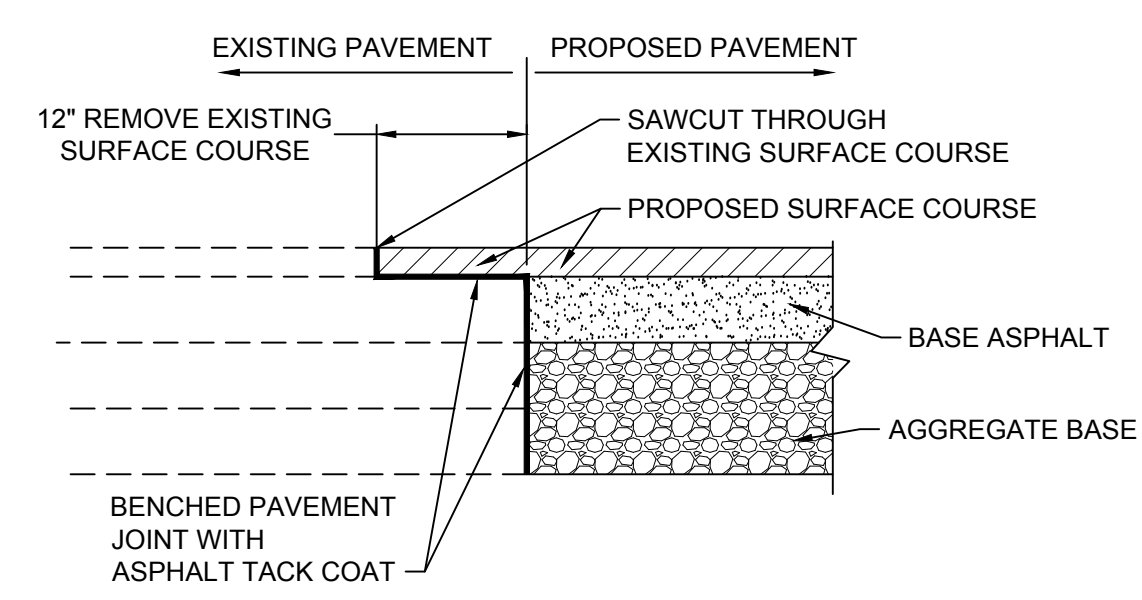
IDENTIFY SPACES BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SECURE SIGN ON STEEL POST 1-1/2" Ø PAINTED BLACK SET IN MIN. 2' x 12" Ø OF CONCRETE.



PARKING SIGNS FOR THE DISABLED
NO SCALE

SIGNAGE NOTES

1. ALL PROPOSED SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
 - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
 - B. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS
 - C. THE 2015 VIRGINIA CONSTRUCTION CODE.
2. PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
3. ALL SIGN AND PAVEMENT MARKINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR.



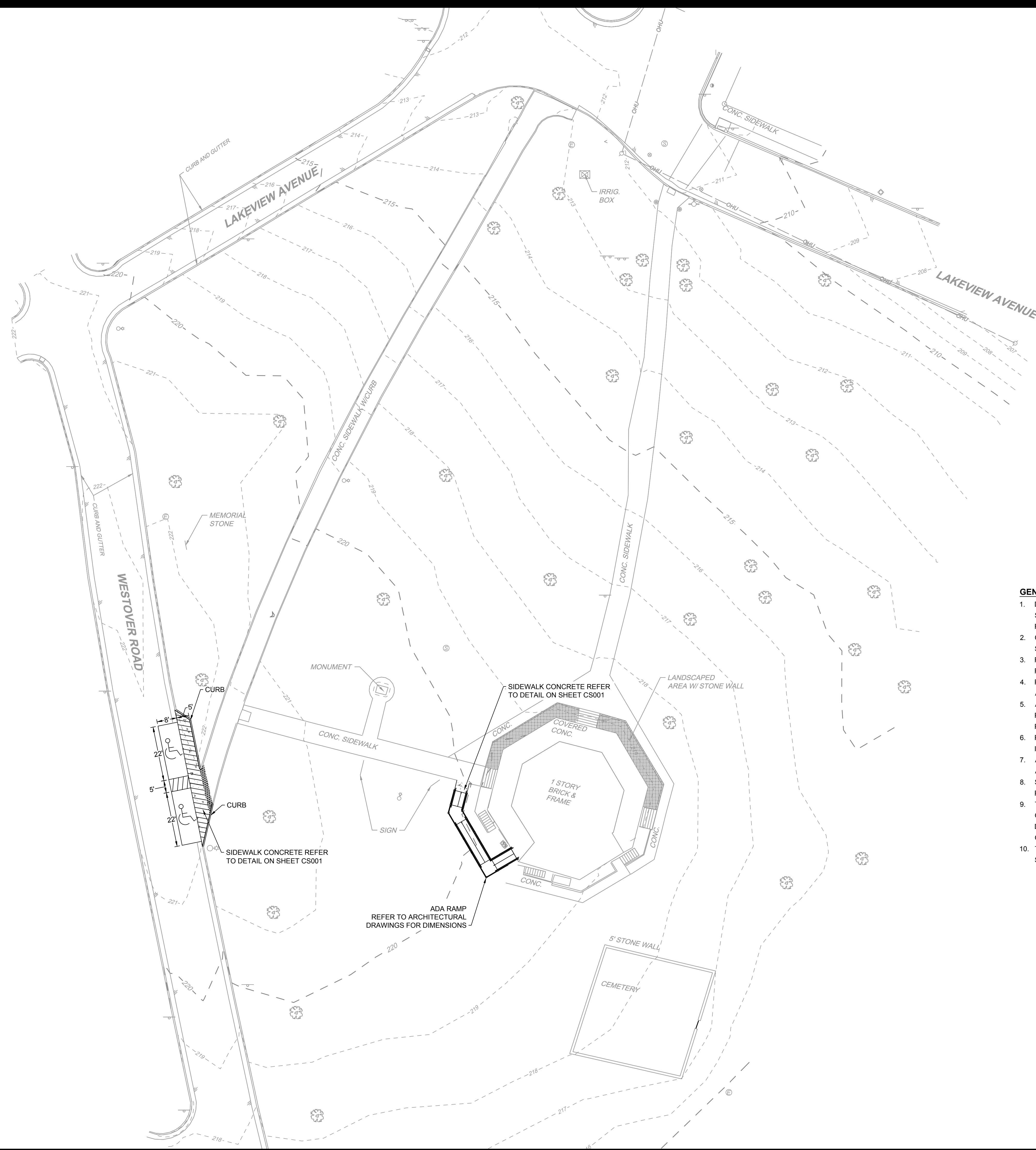
PAVEMENT JOINT DETAIL
NO SCALE

- NOTES:
1. SAW CUT EXISTING PAVEMENT AND PROVIDE 12" WIDE MINIMUM OF NEW PAVEMENT ADJACENT TO EXISTING EDGE OF PAVEMENT. PROVIDE A SMOOTH TRANSITION IN GRADE AND APPEARANCE BETWEEN NEW AND EXISTING PAVEMENT.
 2. NEW PAVEMENT SECTION SHALL BE PER CITY DPW STANDARDS AND SPECIFICATIONS FOR WORK IN THE RIGHT-OF-WAY.
 3. PROPOSED PAVEMENT MUST TIE IN WITH EXISTING PAVEMENT.

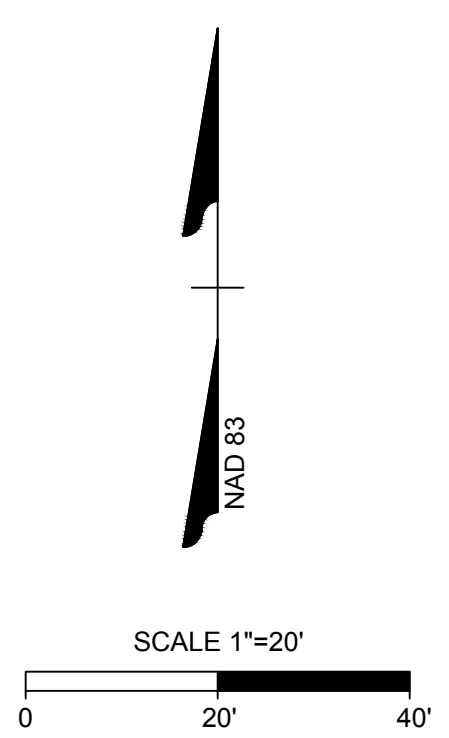
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39675.006	JULY 31, 2023
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ROUND HOUSE ADA IMPROVEMENTS

BYRD PARK
RICHMOND, VA 23220



- GENERAL SITE NOTES:**
- DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED ON PLANS. SIDEWALKS DIRECTLY ADJACENT TO CURB AND GUTTER ARE TO BE MEASURED FROM BACK OF CURB.
 - CONTRACTOR SHALL SUBMIT SIDEWALK SCORING PLAN. REFER TO CONCRETE SIDEWALK JOINT DETAIL ON DRAWING CS001.
 - RESTORE ANY DAMAGED PROPERTY NOT INCLUDED IN DEMOLITION OR REMOVAL TO PRE-CONSTRUCTION CONDITION OR BETTER.
 - REFER TO ARCHITECTURAL DRAWINGS FOR THE DESIGN AND DETAILS OF THE ACCESS RAMP.
 - ALL PAVEMENT SAW CUTS ARE TO BE IN NEAT, STRAIGHT LINES. SAW CUTS ARE REQUIRED AT ANY LOCATION WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT. REFER TO PAVEMENT JOINT DETAIL ON DRAWING CS001.
 - REFER TO VDOT STANDARD DETAIL CG-12 ON DRAWING CS001 FOR INSTALLATION OF DETECTABLE WARNING SURFACES AT ALL ADA RAMP.
 - ADA PARKING SPACES AND LOADING AREAS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
 - SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE. REFER TO GRADING PLAN.
 - THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER OR GREATER QUALITY OF WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SIGNS AND STRIPING SHOWN ON THE PLANS.

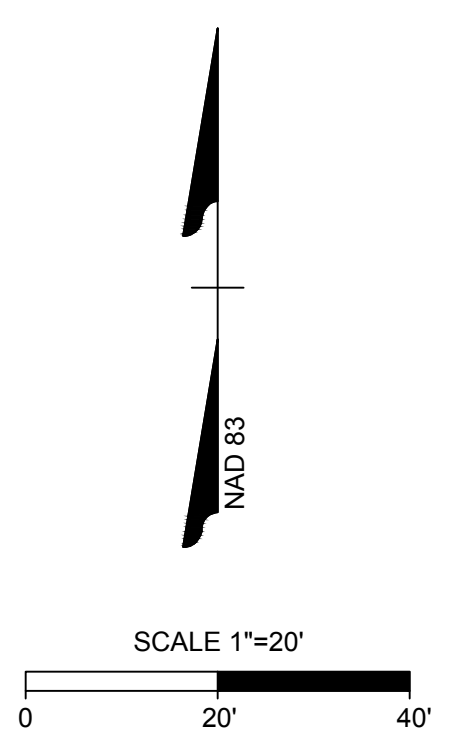
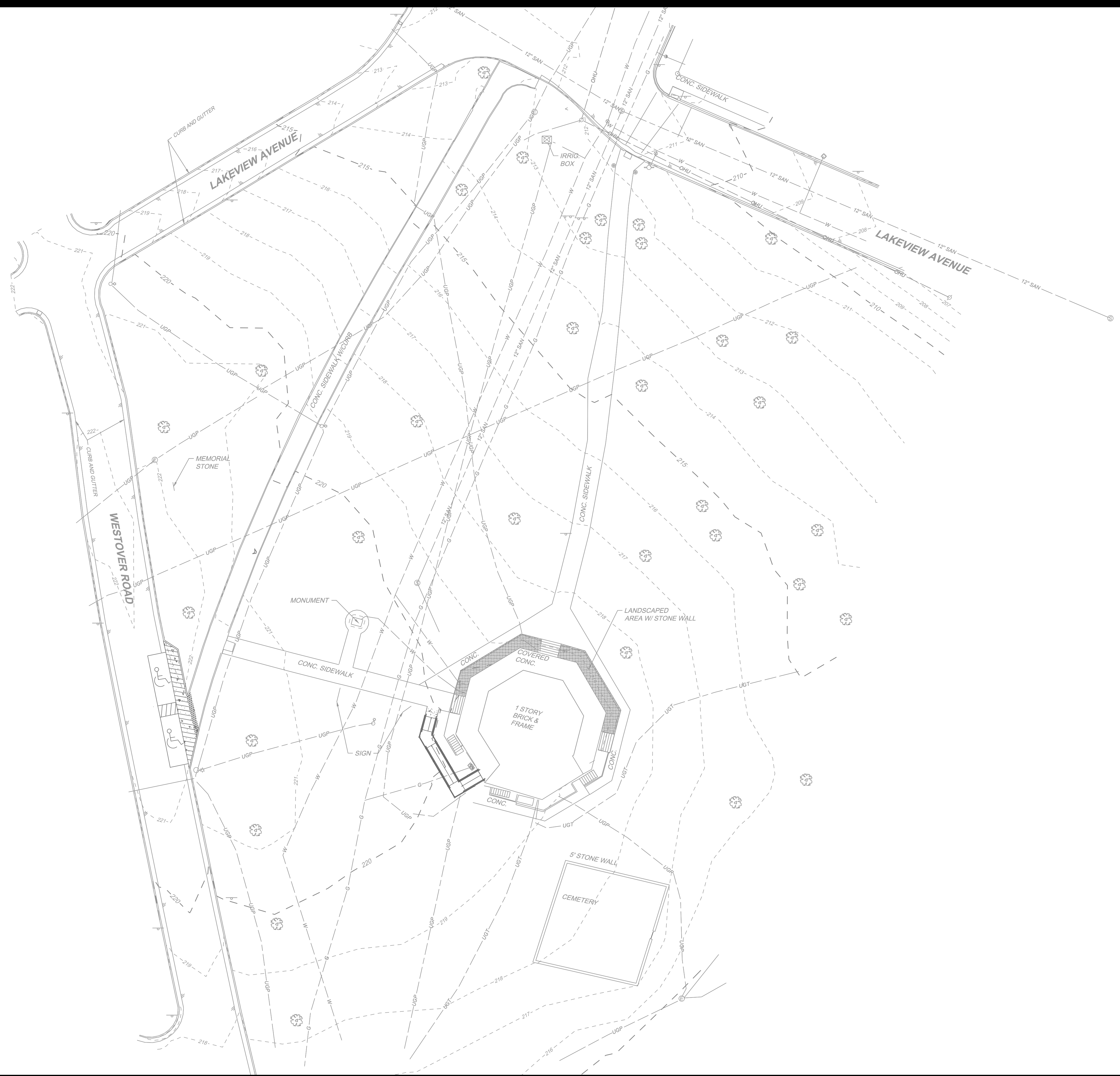


PROJECT NO: 39675.006	DATE: JULY 31, 2023
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SITE PLAN -
OPTION 4

CS101

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ROUND HOUSE ADA IMPROVEMENTS

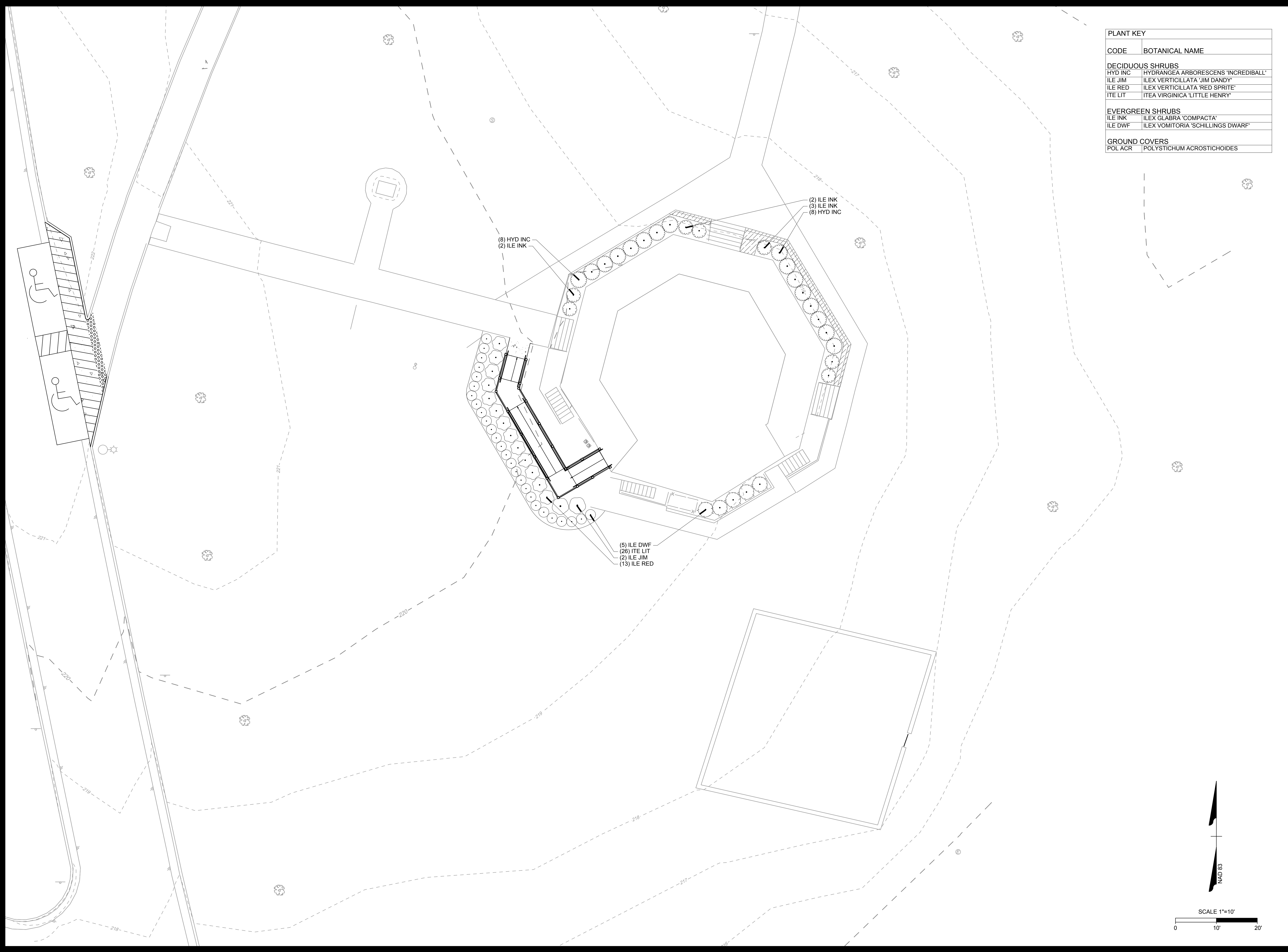
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GRADING PLAN

CG101

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PLANT KEY	
CODE	BOTANICAL NAME
DECIDUOUS SHRUBS	
HYD INC	HYDRANGEA ARBORESCENS 'INCREDIBALL'
ILE JIM	ILEX VERTICILLATA 'JIM DANDY'
ILE RED	ILEX VERTICILLATA 'RED SPRITE'
ITE LIT	ITEA VIRGINICA 'LITTLE HENRY'
EVERGREEN SHRUBS	
ILE INK	ILEX GLABRA 'COMPACTA'
ILE DWF	ILEX VOMITORIA 'SCHILLINGS DWARF'
GROUND COVERS	
POL ACR	POLYSTICHUM ACROSTICHOIDES

(2) ILE INK
 (3) ILE INK
 (8) HYD INC

(8) HYD INC
 (2) ILE INK

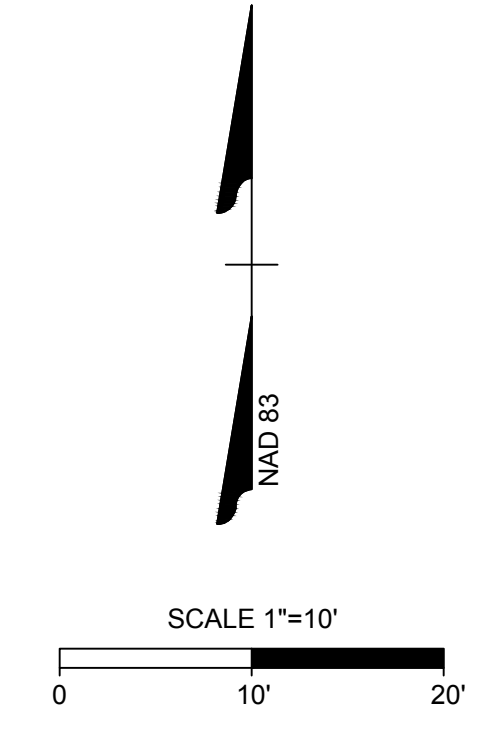
(5) ILE DWF
 (26) ITE LIT
 (2) ILE JIM
 (13) ILE RED

PROGRESS
 PRINT
 NOT FOR
 CONSTRUCTION

ROUND HOUSE ADA IMPROVEMENTS

BYRD PARK
 RICHMOND, VA 23220

PROJECT NO: 39675.006	DATE: JULY 31, 2023
REVISIONS	
DATE	DESCRIPTION

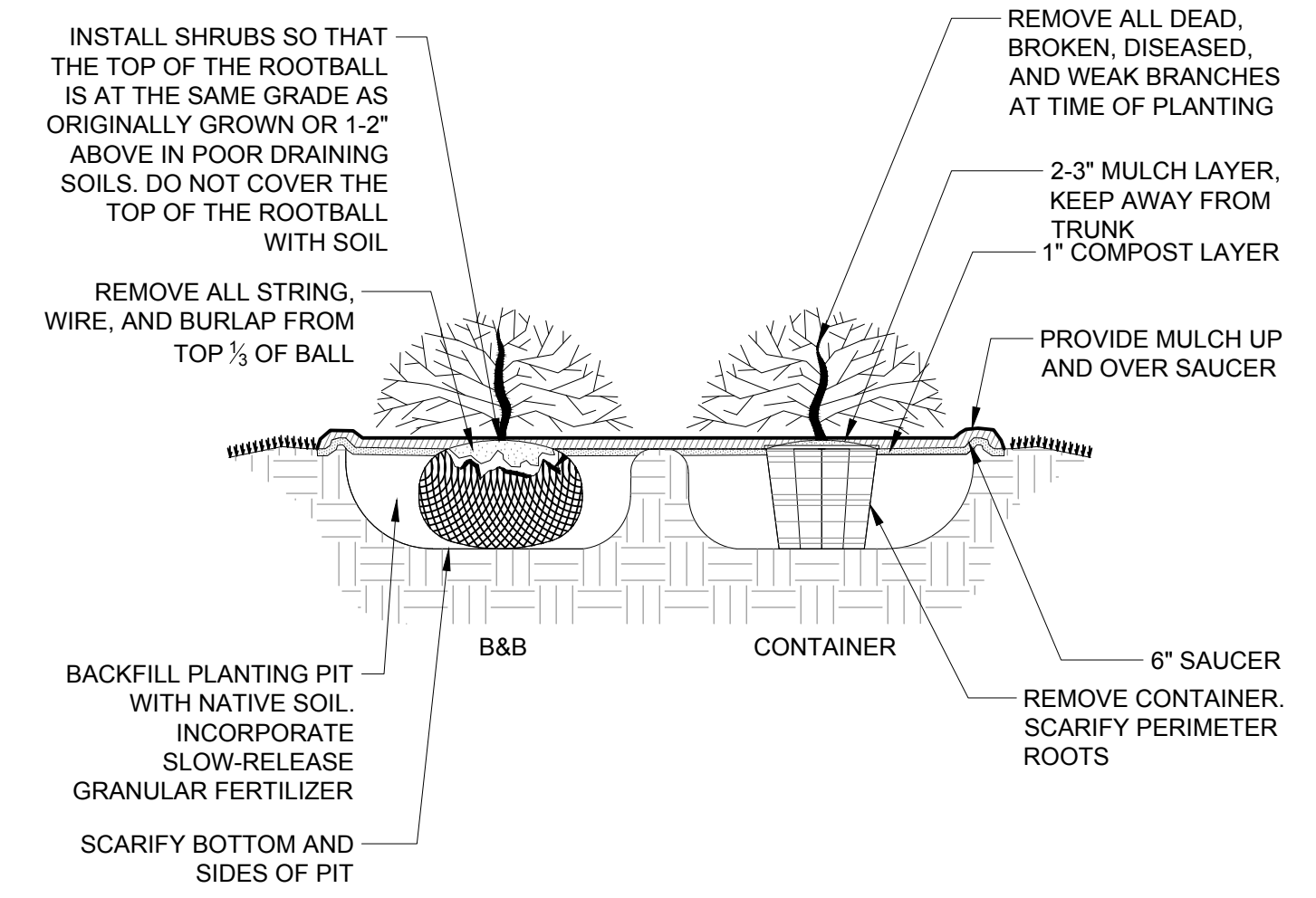


LANDSCAPE
 PLAN

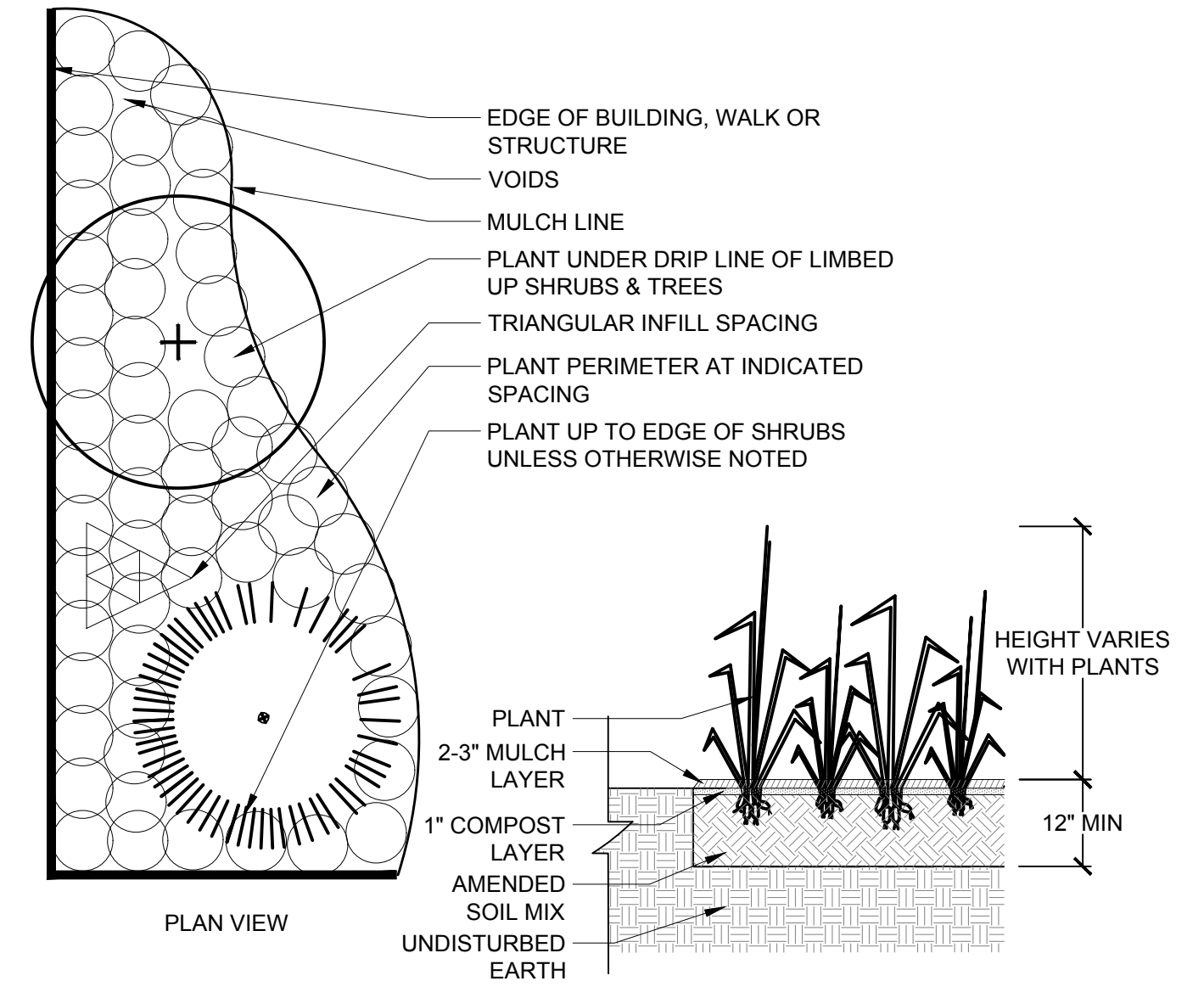
LS101

PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
DECIDUOUS SHRUBS						
HYD INC	16	HYDRANGEA ARBORESCENS 'INCREDIBALL'	INCREDIBALL WHITE HYDRANGEA	7 GAL.	CONTAINER	48" o.c.
ILE JIM	2	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	24" HT./SPRD.	CONTAINER	48" o.c.
ILE RED	13	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24" HT./SPRD.	CONTAINER	42" o.c.
ITE LIT	26	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	15" HT./SPRD.	CONTAINER	30" o.c.
EVERGREEN SHRUBS						
ILE INK	7	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" HT./SPRD.	CONTAINER	42" o.c.
ILE DWF	5	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	18" HT./SPRD.	CONTAINER	48" o.c.
GROUND COVERS						
POL ACR	66	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	3 QT.	CONTAINER	16" o.c.

NOTE: PLANT QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO BIDDING.



1 SHRUB PLANTING DETAIL
NTS



2 GROUNDCOVER PLANTING DETAIL
NTS

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LANDSCAPE
PLAN

LS102

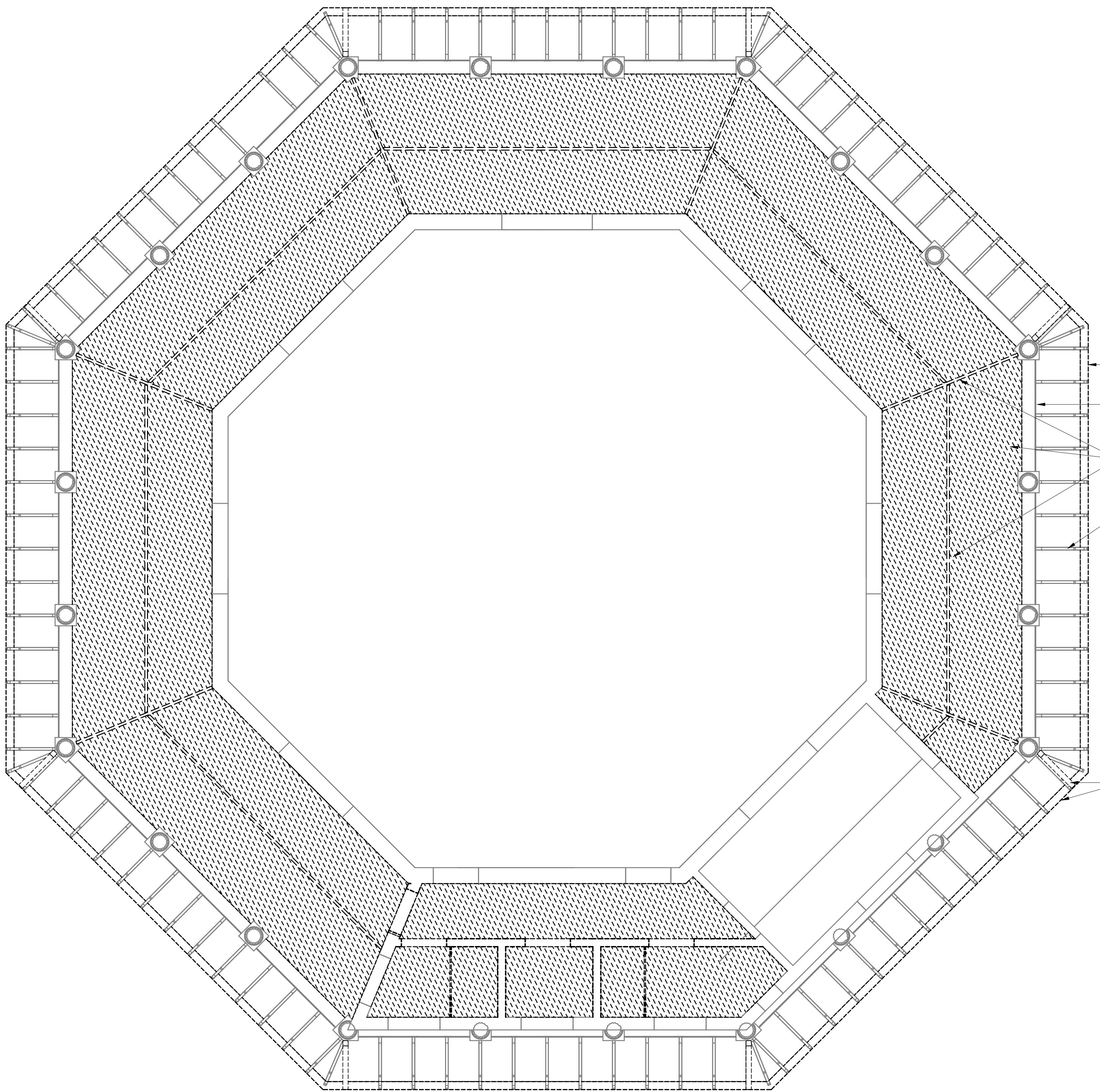
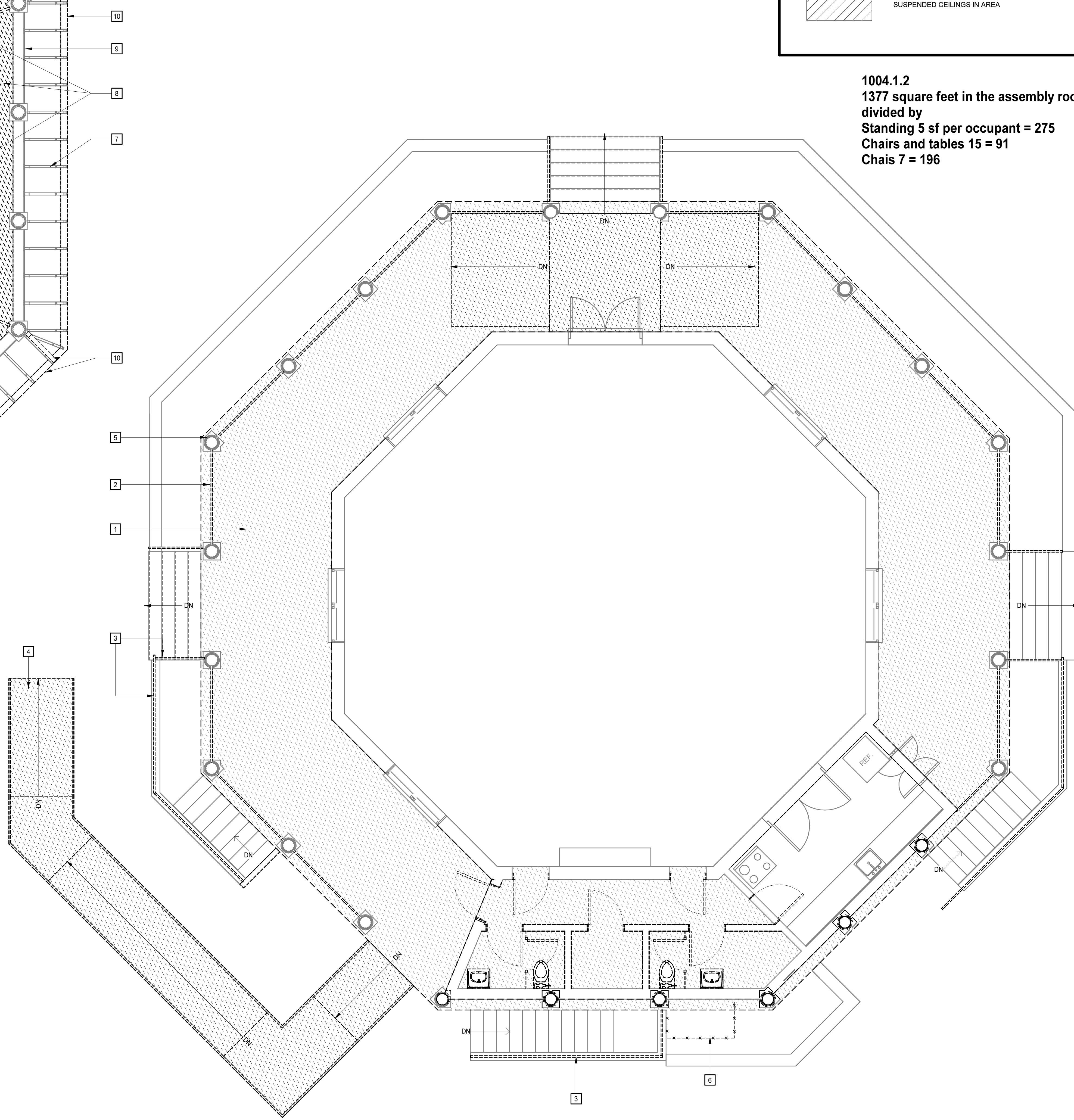
PROJECT NO.	563131
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DEMOLITION PLAN LEGEND	
APPLIES TO DRAWINGS A1.2.1 - A1.2.n	
	EXISTING PARTITION/WALL/ITEM TO REMAIN
	REMOVE EXISTING PARTITION/WALL/ITEM
	REMOVE EXISTING WINDOW ASSEMBLY AND FRAMING, INCLUDING ANCHORS
	REMOVE EXISTING DOOR AND FRAME ASSEMBLY INCLUDING DOOR HARDWARE, ANCHORS, AND THRESHOLD (WHERE OCCURS).
	REMOVE EXISTING PLUMBING FIXTURE. REFER TO PLUMBING DEMOLITION PLAN FOR ADDITIONAL INFORMATION.
	REMOVE ALL EXISTING FINISH FLOORING AND SUSPENDED CEILINGS IN AREA

DEMOLITION PLAN GENERAL NOTES	
A.	REMOVE EXISTING CONSTRUCTION INDICATED DASHED. REFER TO DEMOLITION KEYNOTES FOR ADDITIONAL INFORMATION.
B.	REPRESENTATION OF EXISTING ITEMS ARE CONSIDERED TO BE GENERAL IN NATURE, AND ARE BASED UPON NON-DESTRUCTIVE FIELD OBSERVATIONS. DEMOLITION WORK IS NOT COMPREHENSIVE IN ALL DETAILS OF EXISTING CONDITIONS THAT SHALL BE REMOVED TO COMPLETE THE WORK OF THE CONTRACT.
C.	NOTIFY THE ARCHITECT OF ANY EXISTING CONDITIONS THAT PREVENT THE EXECUTION OF THE WORK INDICATED.
D.	REMOVE ORNAMENTAL WOODWORK AS NEEDED DUE TO ROT (ASSUME 50%).

DEMOLITION PLAN KEYNOTES	
REPRESENTED BY [Symbol]	
APPLIES TO DRAWINGS A1.2.1 - A1.2.n	
1	REMOVE WOOD DECK AND TRIM
2	REMOVE RAILING AT PORCH
3	REMOVE RAILING AT STAIRS
4	REMOVE RAMP
5	EXISTING COLUMN TO REMAIN
6	REMOVE CHAIN LINK FENCE
7	EXISTING RAFTER TAILS TO REMAIN
8	REMOVE SOFFIT CEILING AND TRIM
9	EXISTING BEAM TO REMAIN
10	REMOVE GUTTER AND DOWNSPOUTS

1004.1.2
 1377 square feet in the assembly room
 divided by
 Standing 5 sf per occupant = 275
 Chairs and tables 15 = 91
 Chais 7 = 196



DEMOLITION REFLECTED CEILING PLAN
 1/4" = 1'-0"

DEMOLITION FLOOR PLAN
 1/4" = 1'-0"

KEYNOTES
 APPLIES TO DRAWINGS A2.1

- 1 INSTALL REPLACEMENT WOOD DECK
- 2 INSTALL REPLACEMENT GUARDRAIL
- 3 STAIR GUARDRAIL AND HANDRAIL
- 4 RAMP, GUARDRAIL, AND HANDRAIL
- 5 EXISTING COLUMNS
- 6 INSTALL REPLACEMENT CHAINLINK FENCE ENCLOSURE, INCLUDE CHAINLINKTOP ENCLOSURE WITH 'X' BRACE SUPPORT CABELS
- 7 EXISTING RAFTER TAILS
- 8 INSTALL REPLACEMENT SOFFIT CEILING AND TRIM
- 9 EXISTING BEAM
- 10 INSTALL REPLACEMENT GUTTER AND DOWNSPOUTS
- 11 GYPSUM BOARD CEILING

KEYNOTES
 APPLIES TO DRAWINGS A2.1

- 12 ALIGN
- 13 EXISTING LANDSCAPE WALL, +/- 12" HIGH ABOVE GRADE X 12' WIDE
- 14 EXISTING LANDSCAPE BED, REFER TO CIVIL FOR NEW PLANTINGS
- 15 EXISTING CONCRETE STAIRS
- 16 EXISTING WINDOW
- 17 EXISTING CONCRETE WINDOW SILL, +/- 6" HIGH FROM DECK
- 18 EXISTING BRICK MASONRY WALL
- 19 EXISTING WINDOW, PAINT OPAQUE WHITE ON INTERIOR WHERE INDICATED
- 20 EXISTING EXTERIOR WALL ASSEMBLY (W/F), PLASTER INTERIOR, 2X6 WOOD FRAMED, R-19 BATT INSULATION, STUCCO
- 21 CUT IN DOOR LOCATION OFFSET FROM EXISTING TO ALIGN WITH HALLWAY
- 22 EXPOSED MASONRY BRICK OPENING, REPAIR AND FILL DAMAGE FROM DOOR FRAME REMOVAL TO LIKE EXISTING CONDITION OF ADJACENT SURFACE, INSTALL WOOD BASE TO MATCH EXISTING

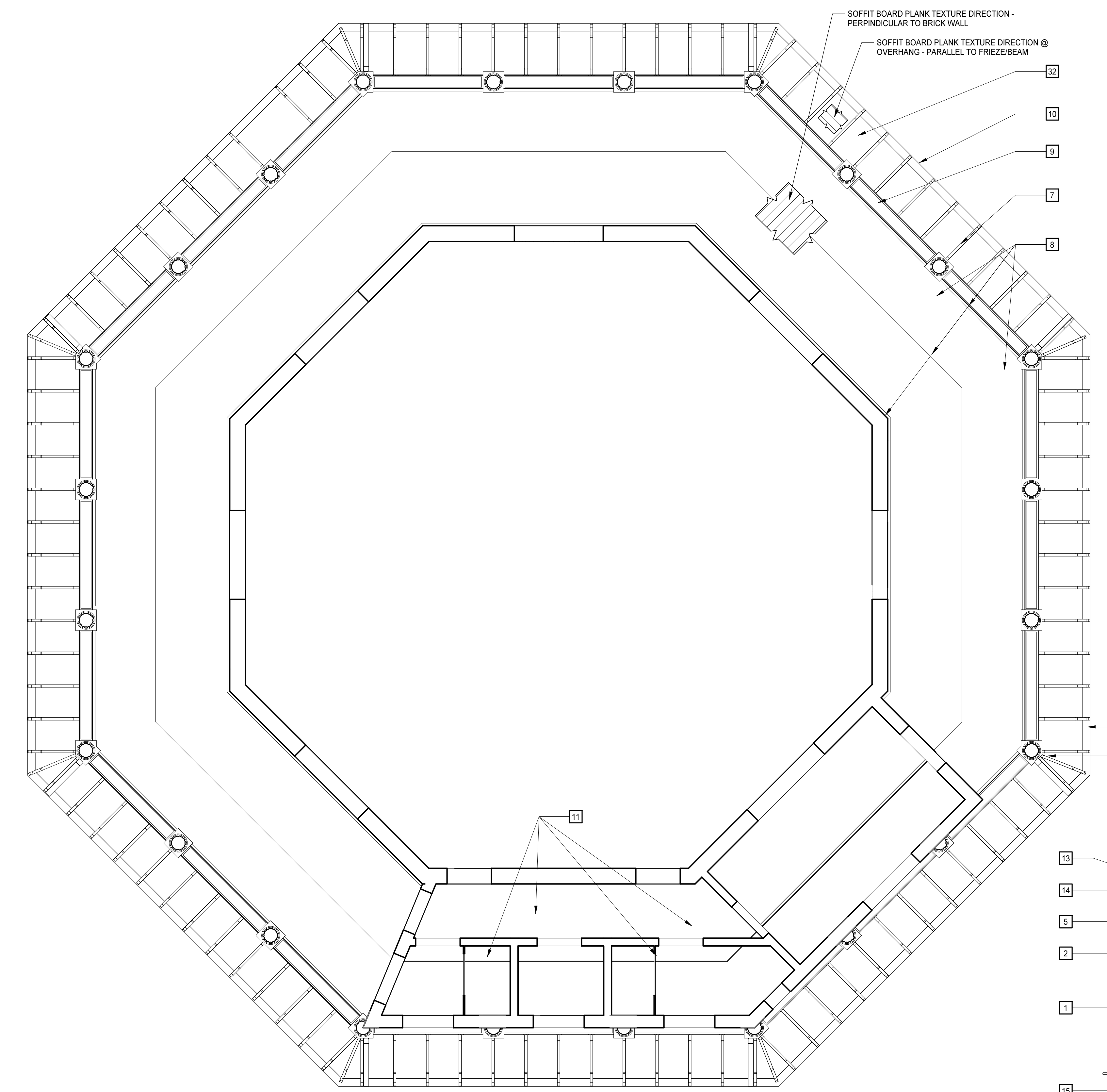
KEYNOTES
 APPLIES TO DRAWINGS A2.1

- 23 EXISTING MASONRY FIREPLACE
- 24 PATCH AND FILL HOLES FROM REMOVAL OF EXISTING RAILING
- 25 EXISTING CONCRETE WALL CAP, +/- 12" ABOVE GRADE X 12' WIDE
- 26 BUILD/REPAIR VOID IN EXISTING WALL FROM REMOVAL OF COLUMN AS CONTINUOUS WALL IN KIND WITH EXISTING
- 27 REPLACE EXISTING FLASHING
- 28 EXISTING PILASTER
- 29 REPLACE DOWNSPOUTS
- 30 REPLACE GUTTER
- 31 INSTALL REPLACEMENT WOOD BASE TO MATCH EXISTING
- 32 INSTALL SOFFIT
- 33 EXISTING STAIR TO BASEMENT
- 34 INSTALL FLOOR WITH FINISH FLUSH TO EXISTING ADJACENT

GENERAL NOTES

A. PLAN DIMENSIONS AND CLEAR DIMENSIONS ARE TO FACE OF APPLIED FINISH. APPLIED FINISHES ARE NOT ALLOWED TO REDUCE CLEAR DIMENSIONS. "APPLIED FINISHES" IN THIS CASE DO NOT INCLUDE TRIM AND BASE.

B. REPLACE ORNAMENTAL WOODWORK AS NEEDED DUE TO ROT (ASSUME 50%).

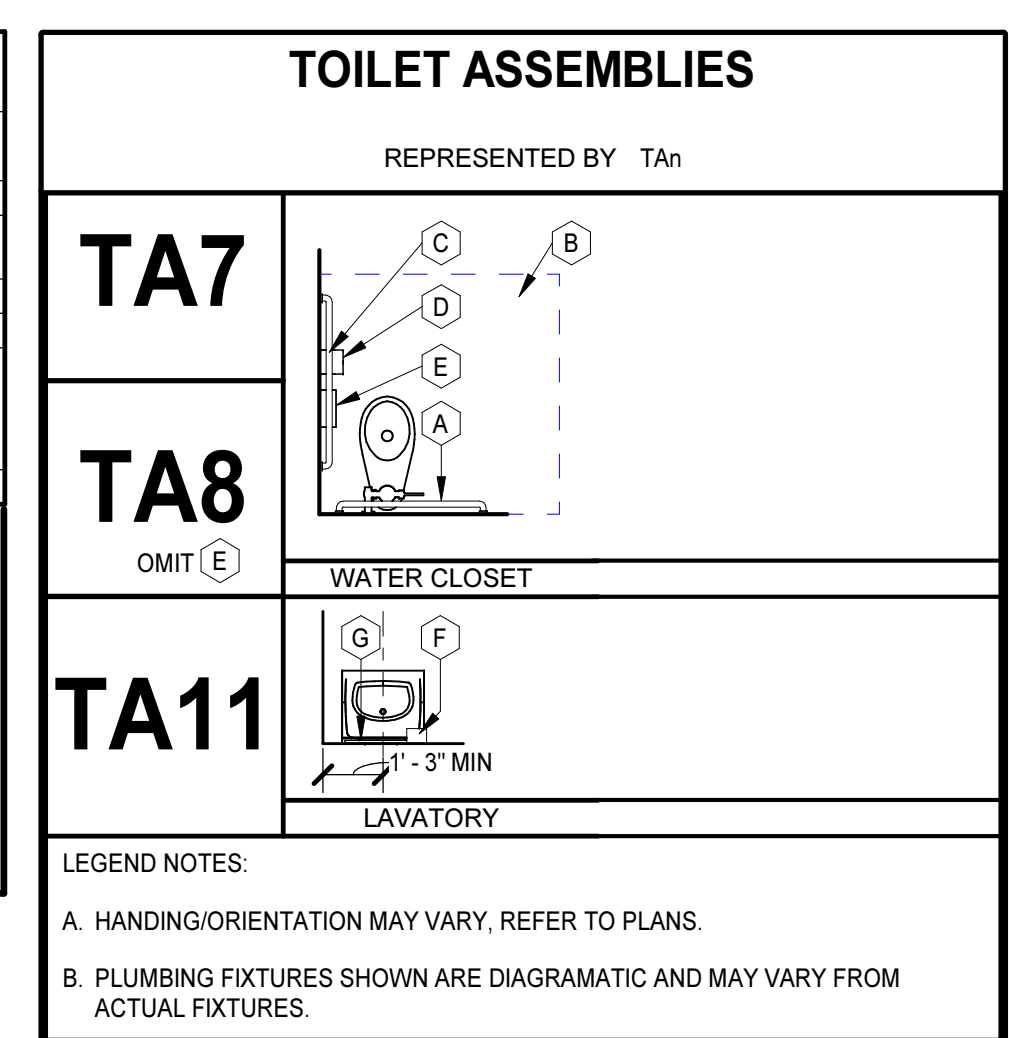


REFLECTED CEILING PLAN
 1/4" = 1'-0"

FINISH SCHEDULE

NUMBER	NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CEILING	NOTES
001	EXISTING ASSEMBLY ROOM	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
002	HALLWAY	WD	WD	ARC-PT	ARC-PT	ARC-PT	ARC-PT	EXIST	INSTALL NEW WOOD FLOOR & WOOD BASE TO MATCH EXISTING.
003	TOILET 01	CT	CT	ARC-PT	ARC-PT	ARC-PT	ARC-PT	GB PT	
004	TOILET 02	CT	CT	ARC-PT	ARC-PT	ARC-PT	ARC-PT	GB PT	
005	EXISTING KITCHEN	EXIST	EXIST/WD	EXIST	EXIST	EXIST	PT	EXIST	INSTALL NEW WOOD BASE TO MATCH EXISTING, PAINT WOOD BASE AND WALL TO MATCH EXISTING.
006	CLOSET	CT	CT	EPX-PT	EPX-PT	EPX-PT	EPX-PT	EXIST	

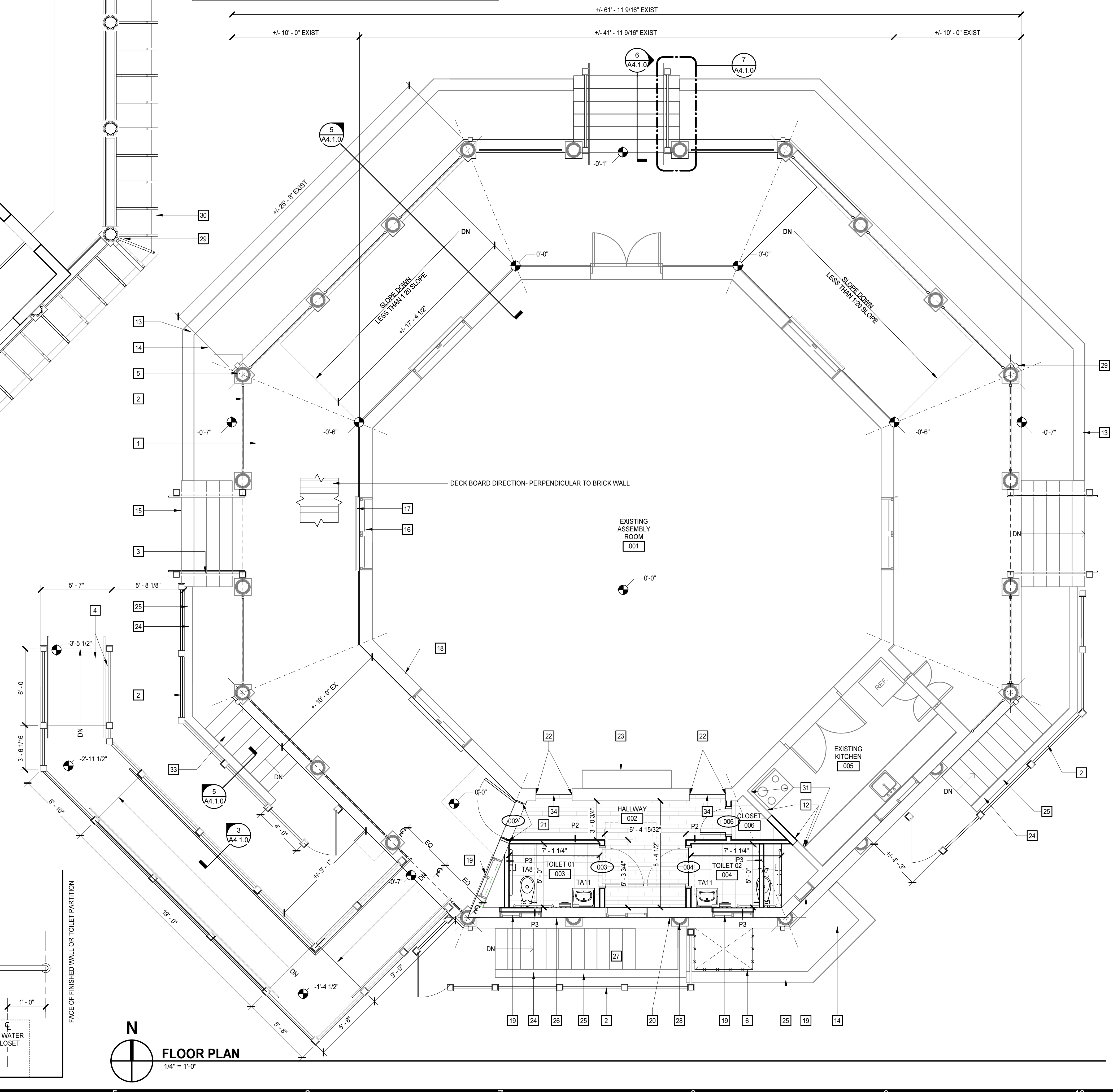
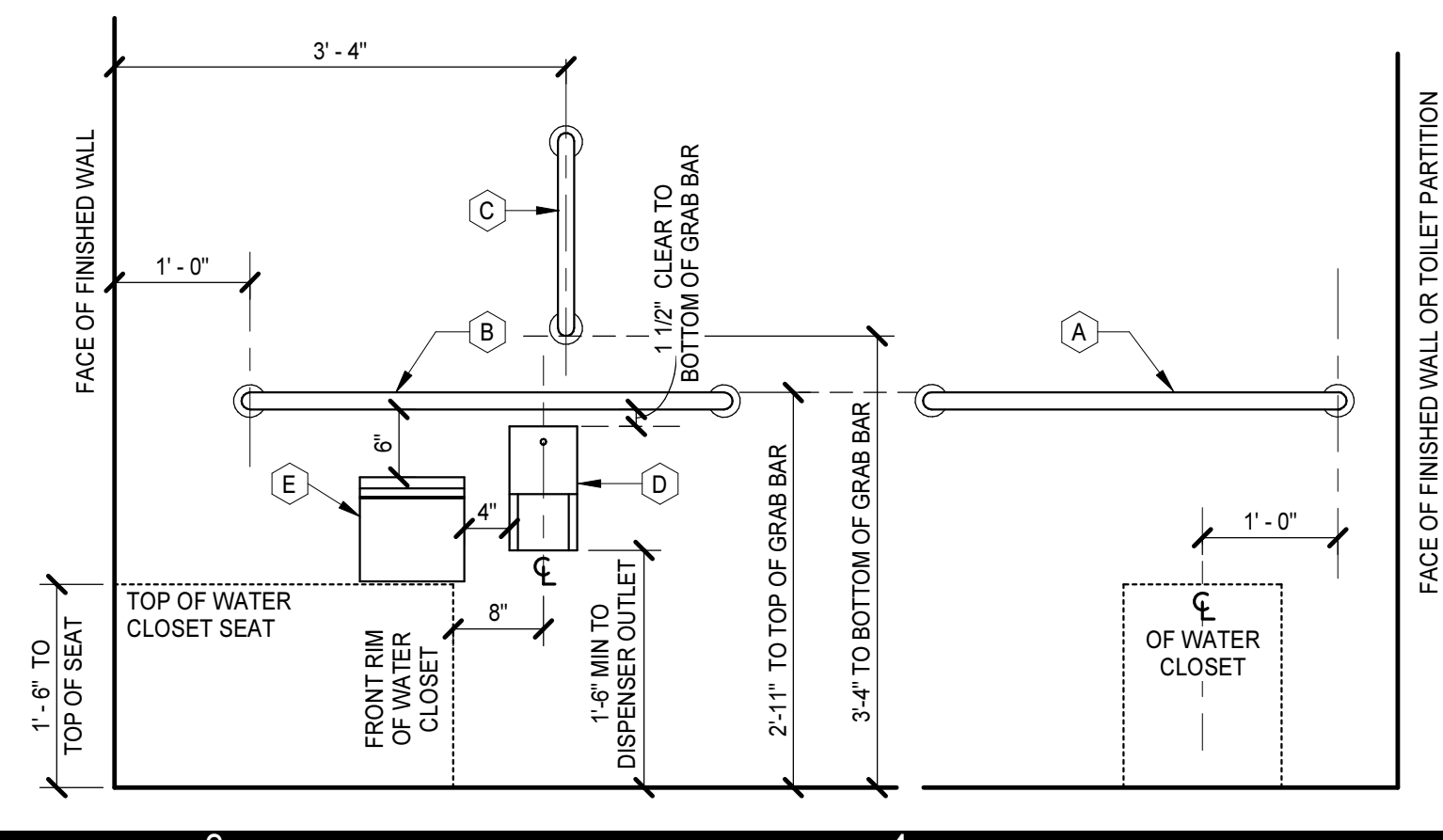
A. FINISH SCHEDULE DESCRIBES ONLY THE BASIC OR PREDOMINANT SURFACE FINISH.
 B. PROVIDE SAME FINISHES AS THE ADJACENT SPACE IN ALCOVES AND CONTINUOUS SPACES WITHOUT DESIGNATED SPACE NUMBERS.
 C. DIRECTIONAL WALL FINISH INDICATORS (NORTH, EAST, SOUTH, WEST) REFER TO THE 'PLAN' NORTH ORIENTATION.
 D. BULKHEADS AND SOFFITS MAY NOT BE INDICATED IN FINISH SCHEDULES. REFER TO RCP DETAILS, AND OTHER DOCUMENTS FOR EXTENT.
 E. PROVIDE CONTINUOUS SEALANT BETWEEN INTERIOR SLAB-ON-GRADE AND VERTICAL ELEMENT WHERE JOINT IS NOT CONCEALED BY FINISH BASE OR OTHER CONSTRUCTION.



TOILET ACCESSORIES SCHEDULE

MARK	DESCRIPTION	MOUNTING HEIGHT	REMARKS
A	36" HORIZONTAL GRAB BAR	REFER TO WATER CLOSET ELEVATIONS	
B	42" HORIZONTAL GRAB BAR	REFER TO WATER CLOSET ELEVATIONS	
C	18" VERTICAL GRAB BAR	REFER TO WATER CLOSET ELEVATIONS	
D	TOILET TISSUE DISPENSER	REFER TO WATER CLOSET ELEVATIONS	
E	SANITARY NAPKIN DISPOSAL	REFER TO WATER CLOSET ELEVATIONS	
F	SOAP DISPENSER	3'-4" AFF TO DISPENSING OUTLET	ADHERE TO MIRROR OVER CORNER OF LAVATORY
G	MIRROR (18" x 36")	3'-4" AFF TO BOTTOM OF REFLECTIVE SURFACE	CENTER OVER LAVATORY
Q	PAPER TOWEL DISPENSER	3'-8" AFF TO DISPENSING OUTLET	

1. ACCESSORY ITEMS ARE IDENTIFIED BY ○ ON PLANS AND ELEVATIONS.
 2. ACTUAL DIMENSIONS OF ACCESSORIES MAY VARY, COORDINATE DIFFERENCES, IF ANY.
 3. PROVIDE MOP AND BROOM HOLDER W/ SHELF ○ AT ALL CUSTODIAL/ANTIOXIAL SINKS. MOUNT AT 5'-0" AFF TO CENTERLINE AND LOCATE ON SIDE WALL OF SINK (NOT ON WALL ABOVE FAUCET).
 4. PROVIDE ROBE HOOK ON INTERIOR FACE OF ALL TOILET ROOM DOORS. MOUNT AT 3'-11" AFF TO TOP.



FLOOR PLAN
 1/4" = 1'-0"



PROPOSED WEST FACADE



EXISTING WEST FACADE

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BYRD PARK ROUND HOUSE ADA UPGRADE

621 WESTOVER ROAD
 CITY OF RICHMOND

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PERSPECTIVE



RAILING EXAMPLES SIMILAR TO PROPOSED RAILING



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621 WESTOVER ROAD
CITY OF RICHMOND

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RAILING IMAGES