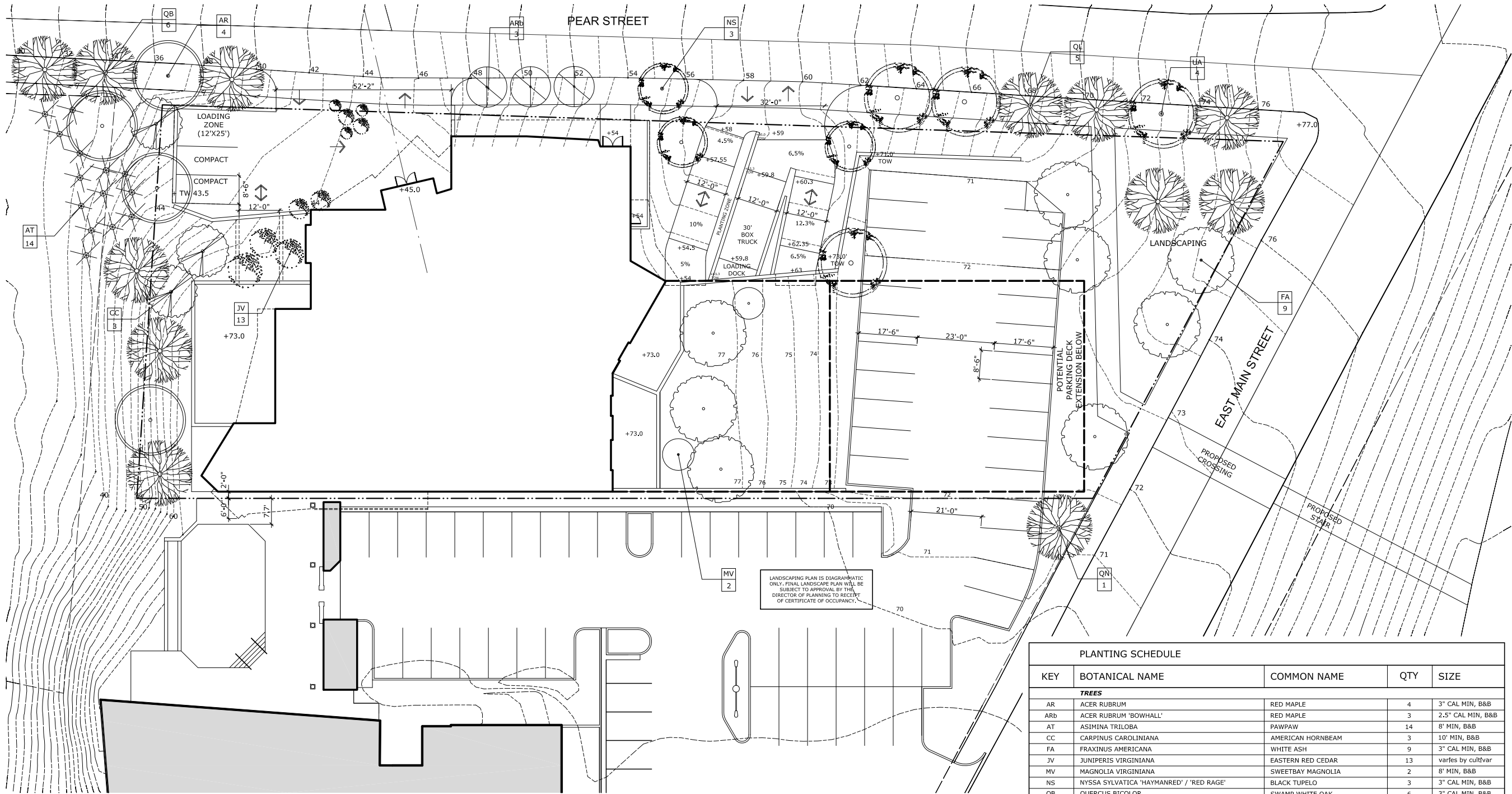


James at River Bend Area Summary	
Total Summary by Category	
Total Land Area	34751
Building Footprint Area	15346
Gross Parking Area	35736
Gross Building Area	147685
Gross Floor Area Above 4 Stories	61130
Percentage of Gross Floor Area Above 4 Stories to Land Area	1.75909
Total Open Space on Site	22000
Total Paved Area on Site	5496
Total Parking Spaces	
Exterior Surface	2
Enclosed Deck	79
Total	81

Floor by Floor Sum	Open Space	Paved Area	Surface	Enclosed	Parking	Lobby	Residential Accommodation / ft2				Gross Total	Private Balcony / ft2							
	ft2	ft2	Parking #	Parking #	Area / ft2	ft2	Unit A	BR	Unit B	BR	Unit C	BR	Unit D	BR	Unit A	Unit B	Unit C	Unit D	
P1	3,848	2245	2	26	12236	1120													
P2	1,173	280		27	11750	490													
P3	727	1062		26	11750	417													
R1	11,001	1909				324	3013	3	2303	2	1994	2	1576	2	10176	1075	262	751	398
R2						324	3013	3	2303	2	1994	2	1576	2	10176	258	262	355	
R3						324	3080	3	2303	2	1994	2	1576	2	10213	518	262	355	
R4						324	3080	3	2303	2	1994	2	1576	2	10213	518	262	355	
R5	891					324	3080	3	2303	2	1938	2			8448	518	262	1184	
R6						324	3080	3	2303	2	1938	2			8448	518	262	355	
R7						324	3080	3	2303	2	1938	2			8448	518	262	355	
R8						324	3080	3	2303	2	1938	2			8448	518	262	355	
R9						324	3080	3	2303	2	1938	2			8448	518	262	355	
R10	4360					303	1162	1							4458	436			
R11							3598	3							4217	718			
R12							3598	3							4217	718			
R13							3598	2							4217	718			
R14							1587	0							1781	2453			
total	22000	5496	2	79	35736	5246	41129	20727	18845	147685	10002	2358	4796	398					



PLANTING SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE
TREES				
AR	ACER RUBRUM	RED MAPLE	4	3" CAL MIN, B&B
ARB	ACER RUBRUM 'BOWHALL'	RED MAPLE	3	2.5" CAL MIN, B&B
AT	ASIMINA TRILOBA	PAWPAW	14	8" MIN, B&B
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3	10" MIN, B&B
FA	FRAXINUS AMERICANA	WHITE ASH	9	3" CAL MIN, B&B
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	13	varies by cultivar
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2	8" MIN, B&B
NS	NYSSA SYLVATICA 'HAYMANRED' / 'RED RAGE'	BLACK TUPELO	3	3" CAL MIN, B&B
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	6	3" CAL MIN, B&B
QL	QUERCUS LYRATA	OVERCUP OAK	5	3" CAL MIN, B&B
QN	QUERCUS NUTTALLII	NUTTALL OAK	1	3" CAL MIN, B&B
UA	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	4	3" CAL MIN, B&B

12-021_JAMES AT RIVER BEND
PEAR STREET
RICHMOND, VA 23223

owner:
David & Jean White

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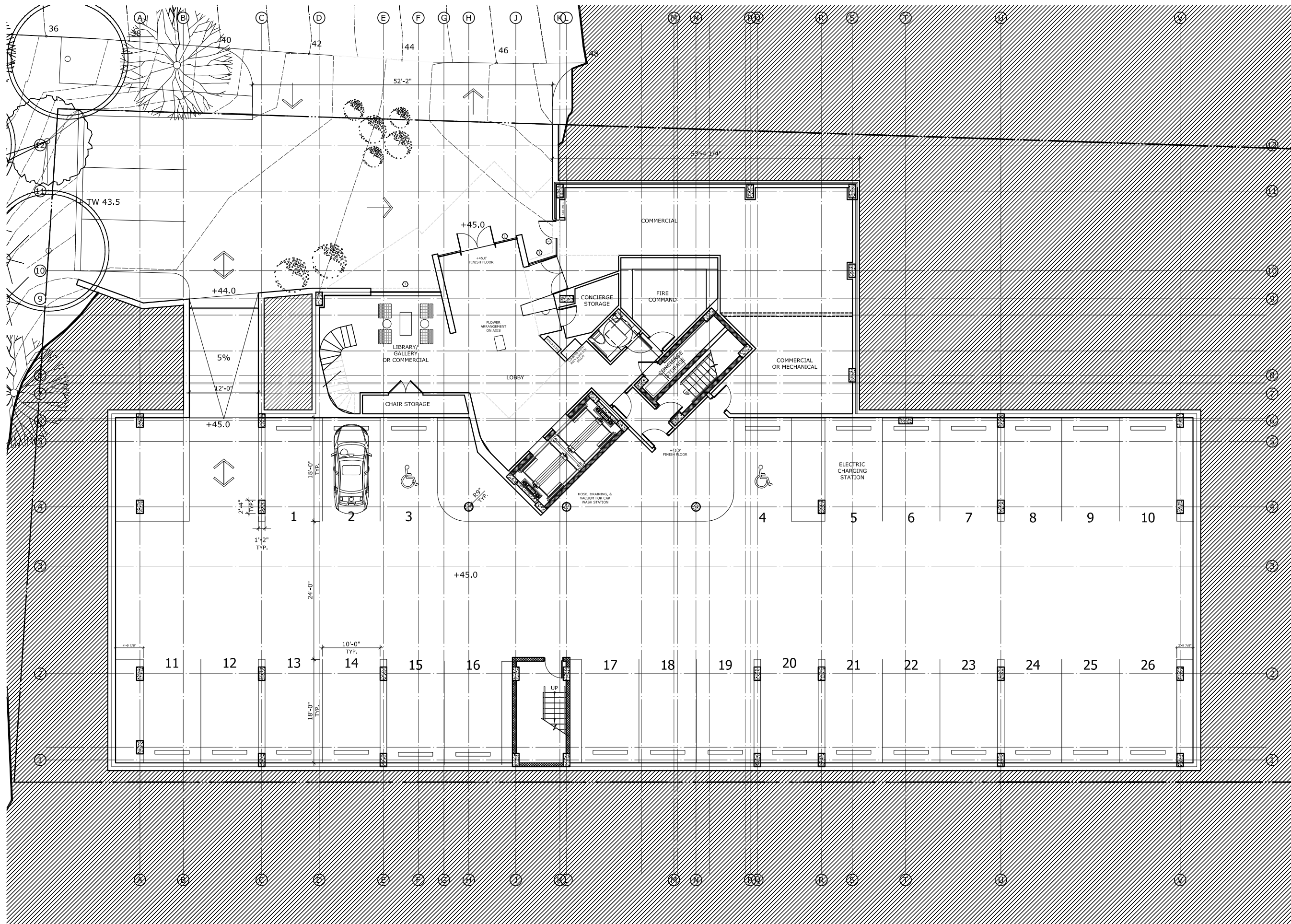
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SITE PLAN

A100



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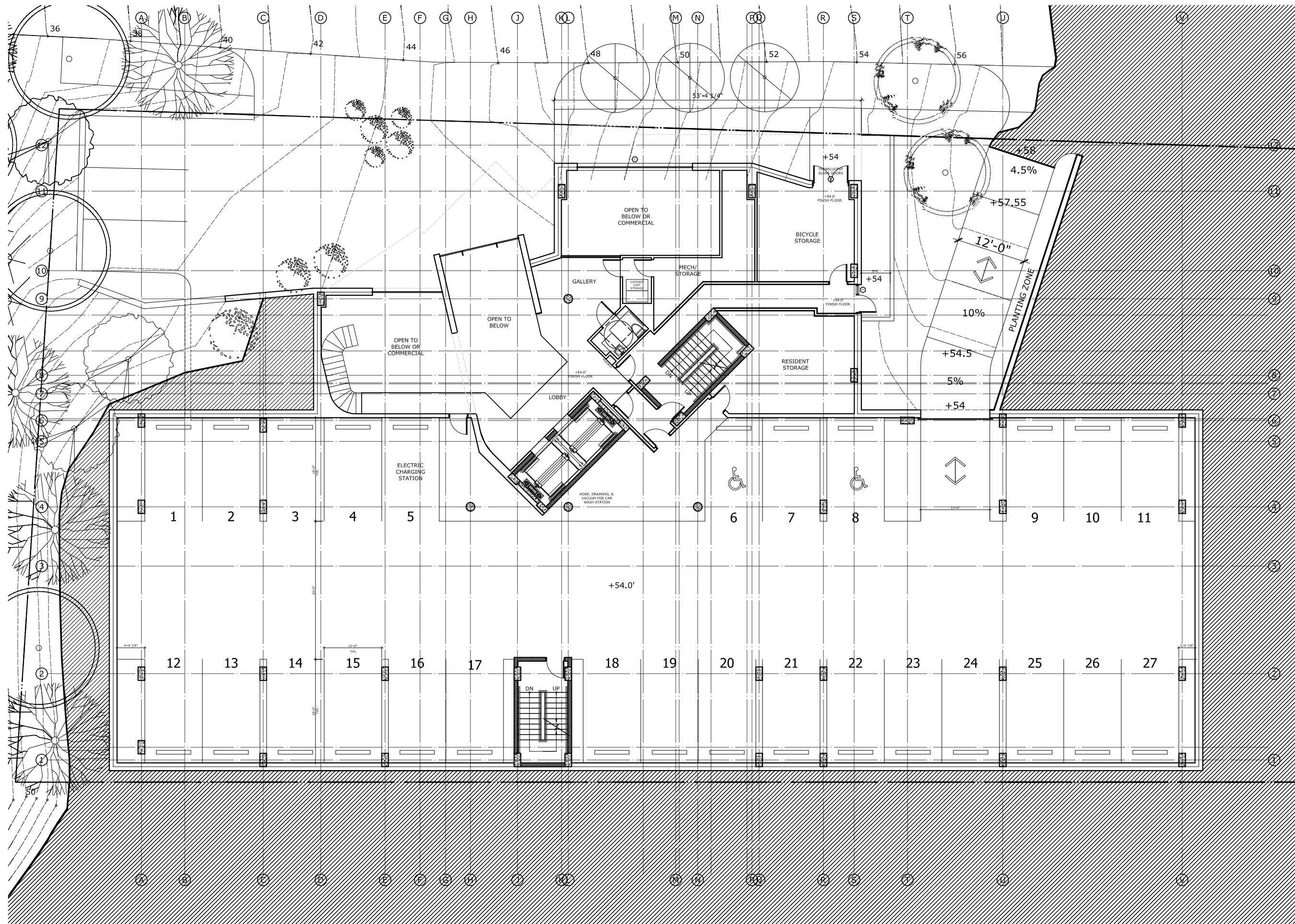
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PODIUM LEVEL 1
PLAN

A101

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



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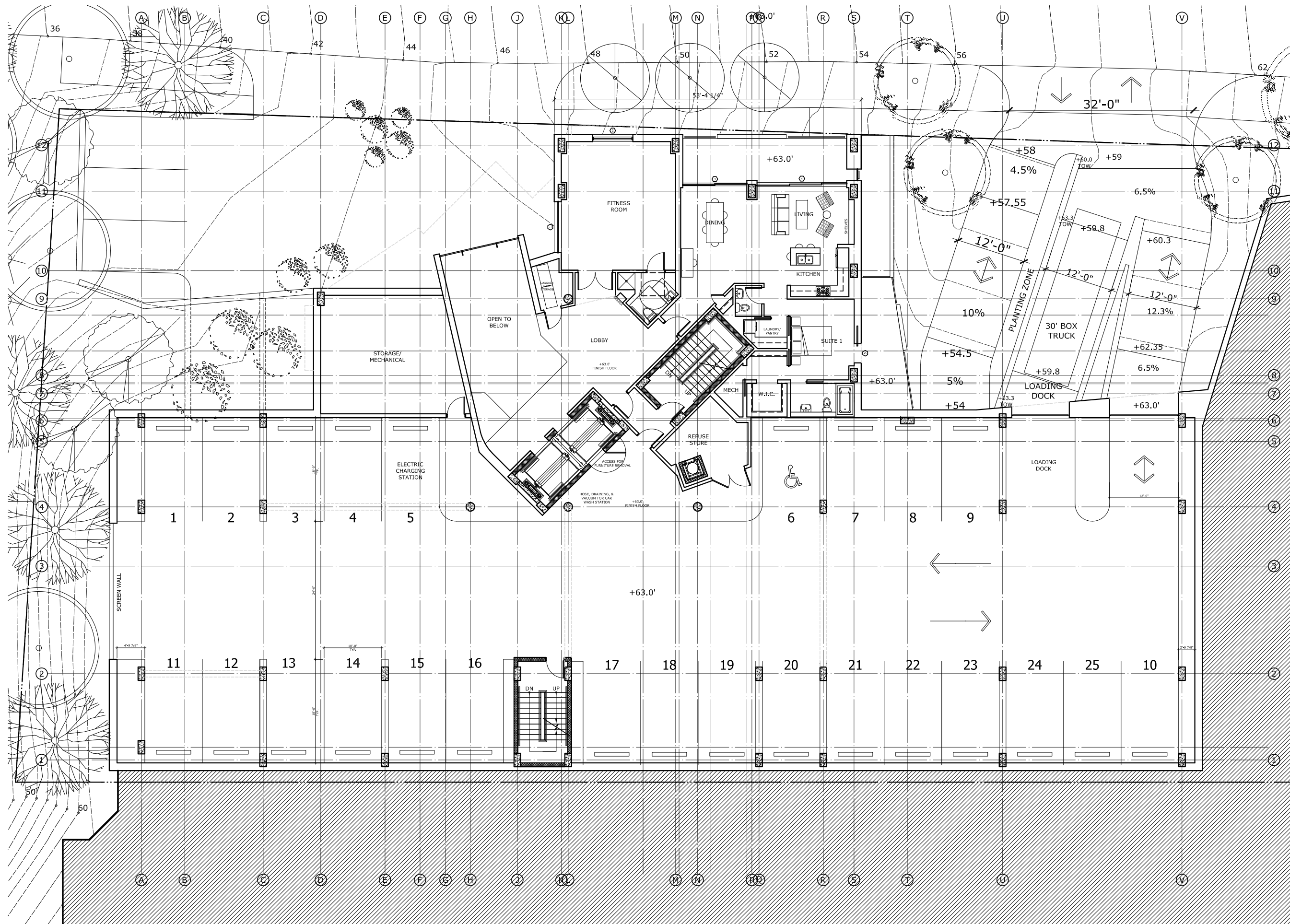
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PODIUM LEVEL 2
PLAN

A102

01 PODIUM LEVEL 2
PLAN
SCALE: 1/16" = 1'-0"





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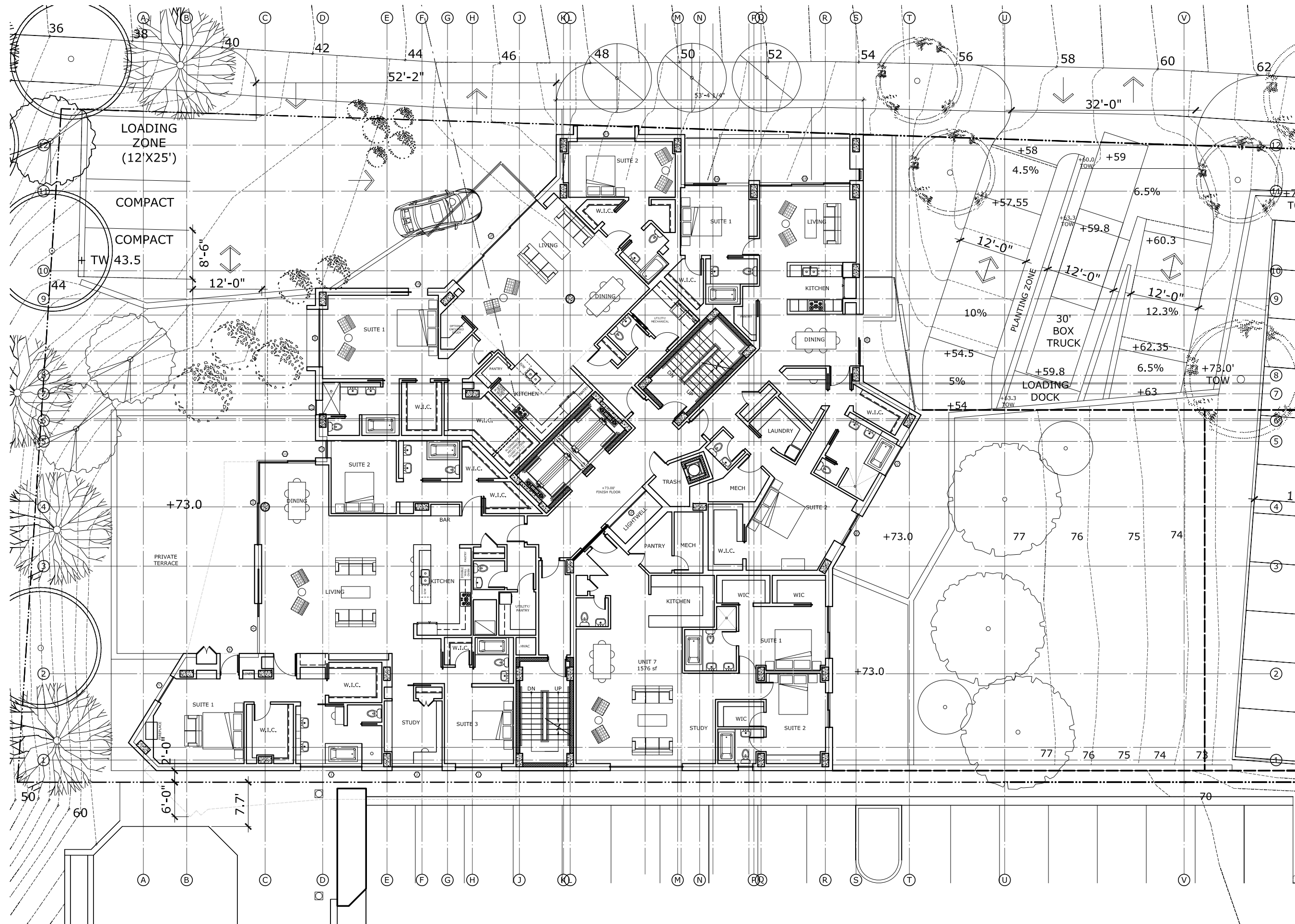
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PODIUM LEVEL 3
 PLAN

A103





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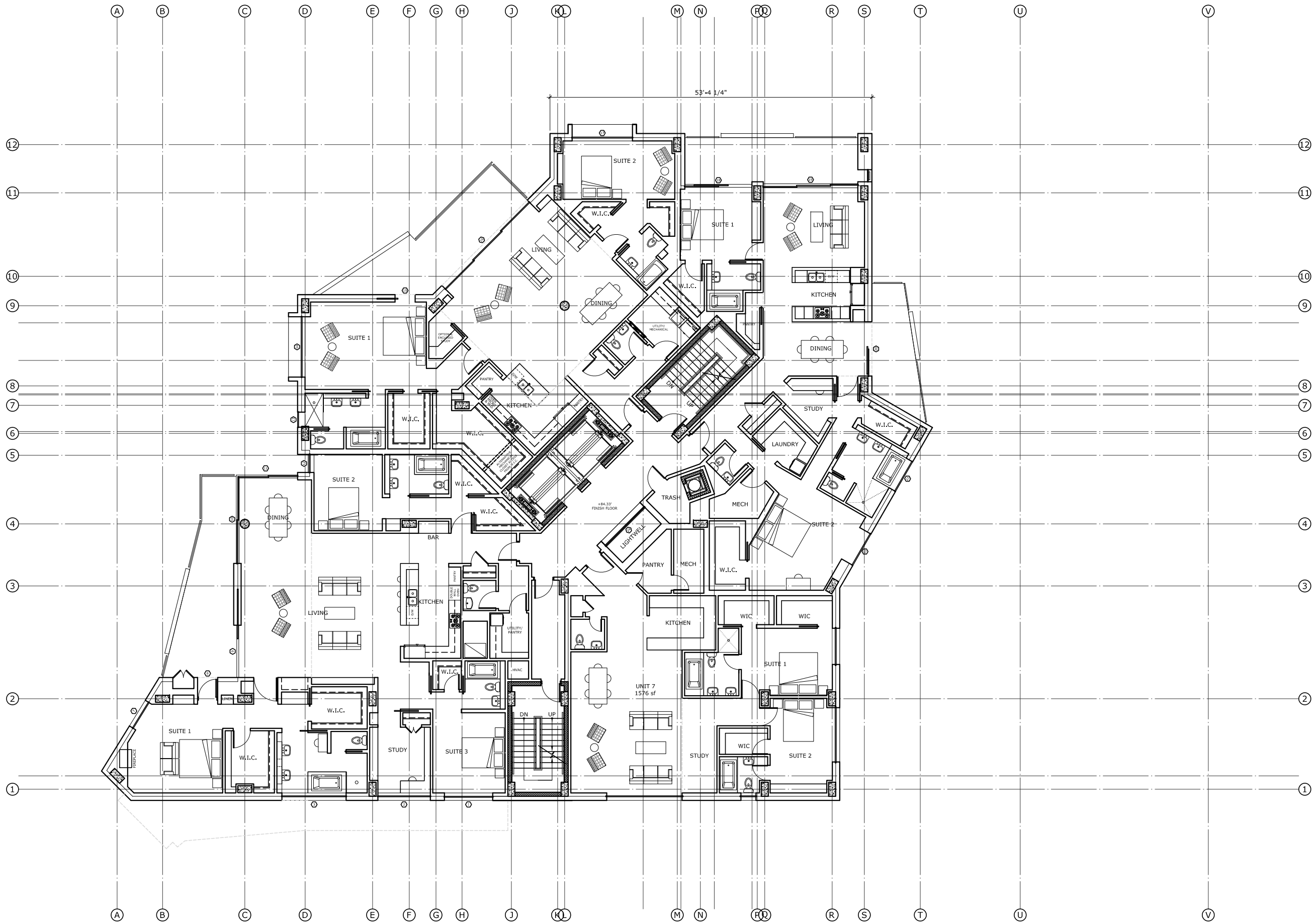
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RESIDENTIAL LEVEL 1
 PLAN

A104

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



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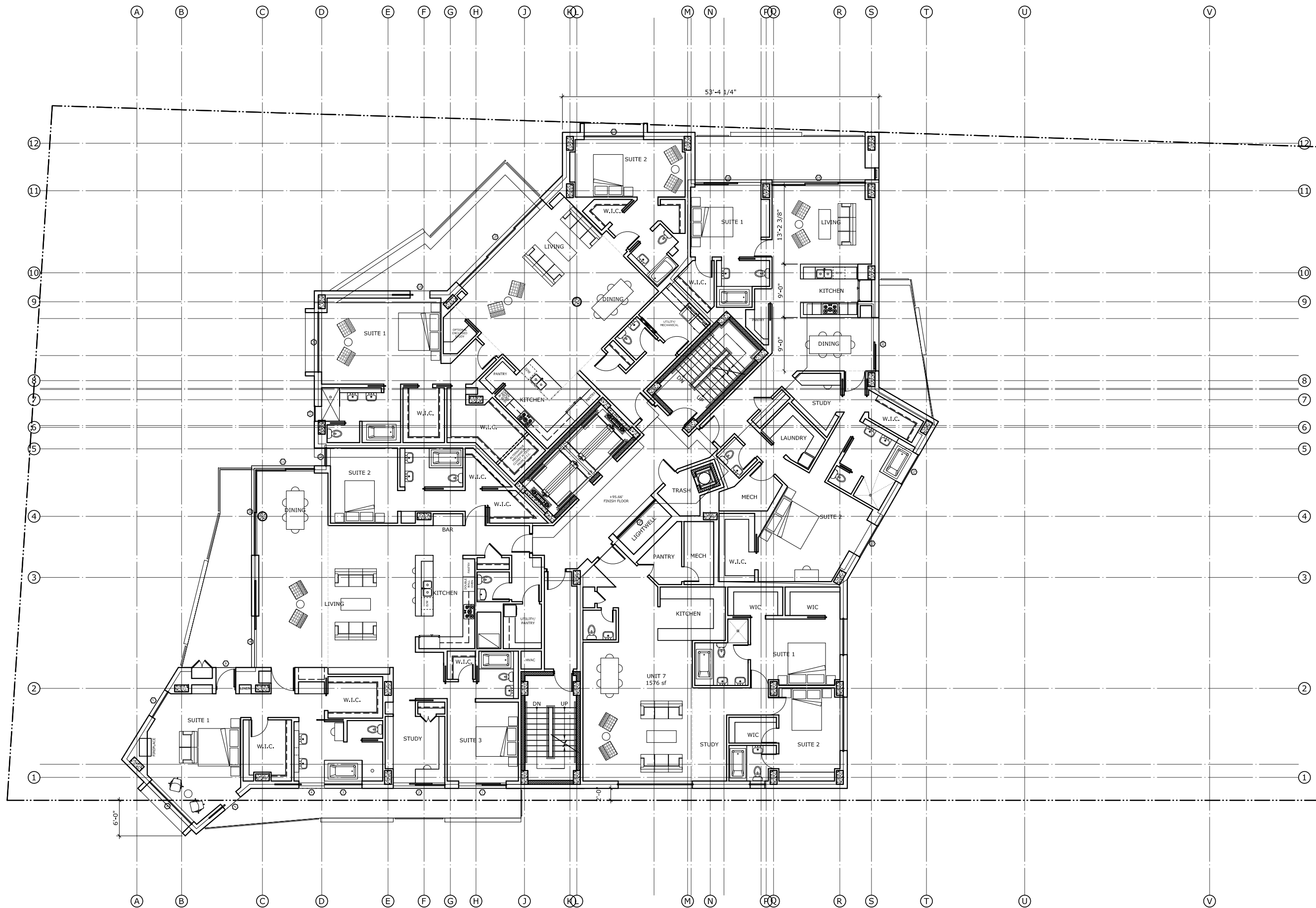
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RESIDENTIAL LEVEL 2
PLAN

A105





01 RESIDENTIAL LEVELS 3-4
 PLAN
 SCALE: 1/16" = 1'-0"



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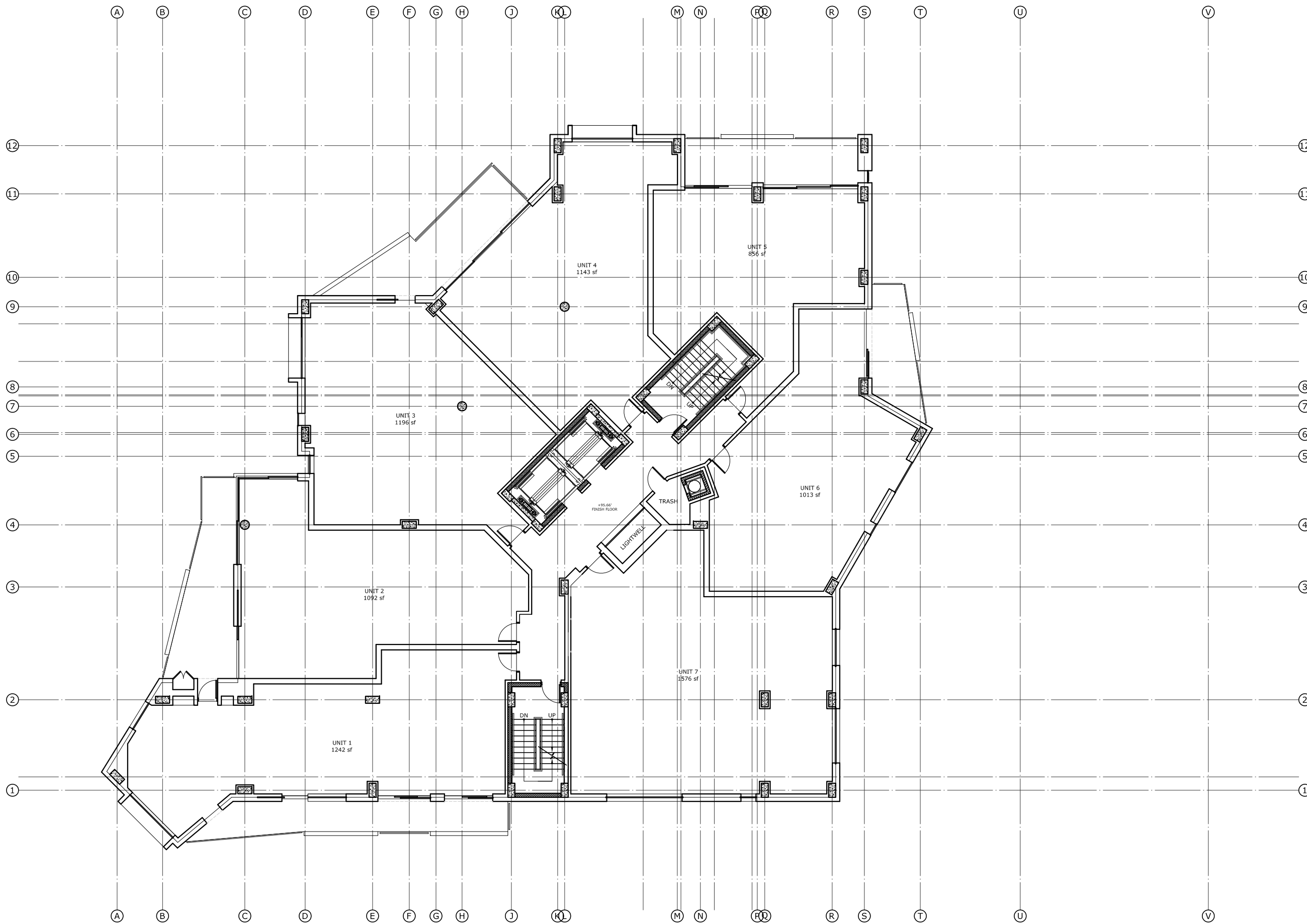
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RESIDENTIAL LEVELS 3-4
 PLAN

A106



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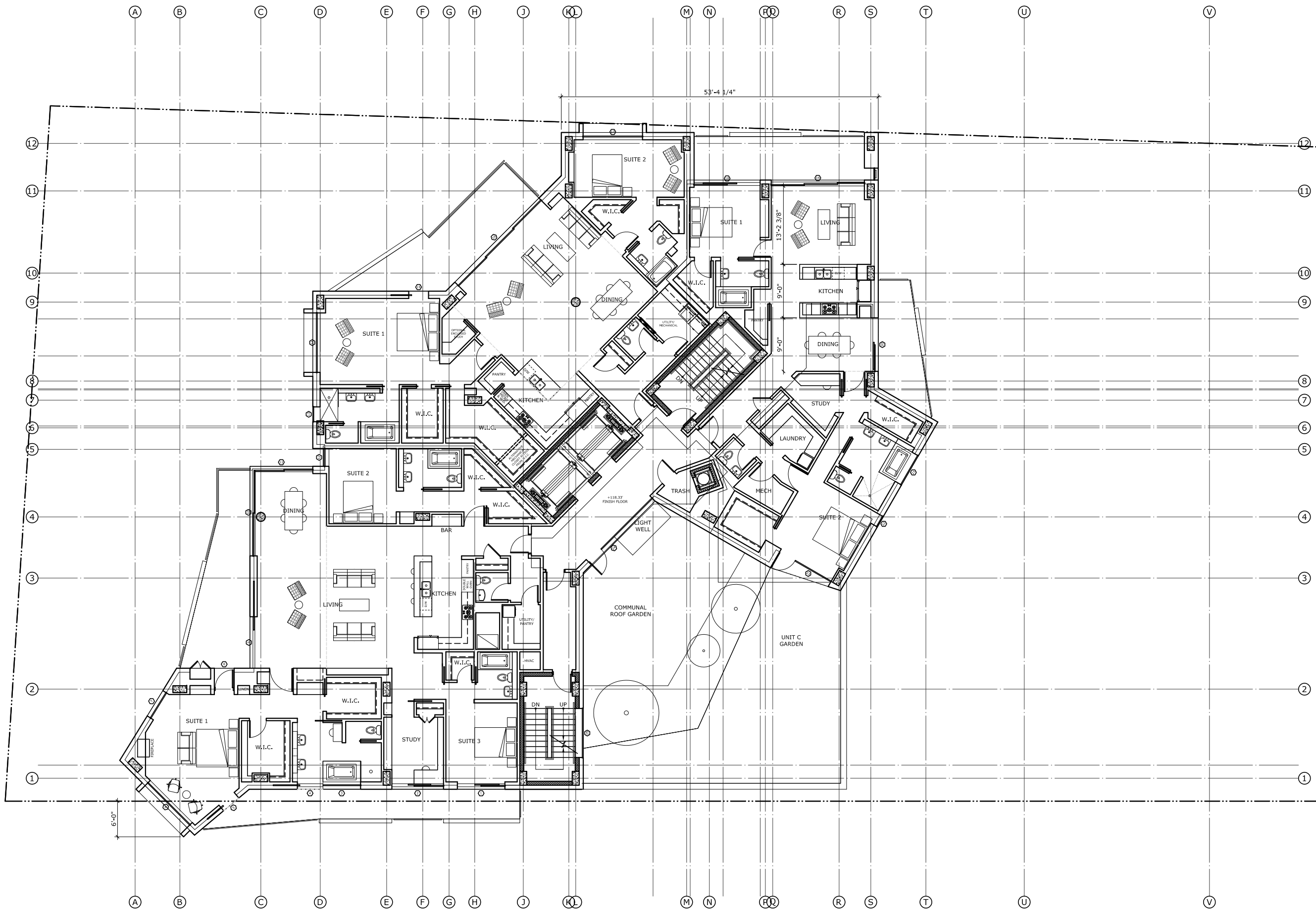
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RESIDENTIAL LEVELS 1-4
PLAN (ALTERNATE)

A106_alt





01 RESIDENTIAL LEVEL 5 PLAN
SCALE: 1/16" = 1'-0"



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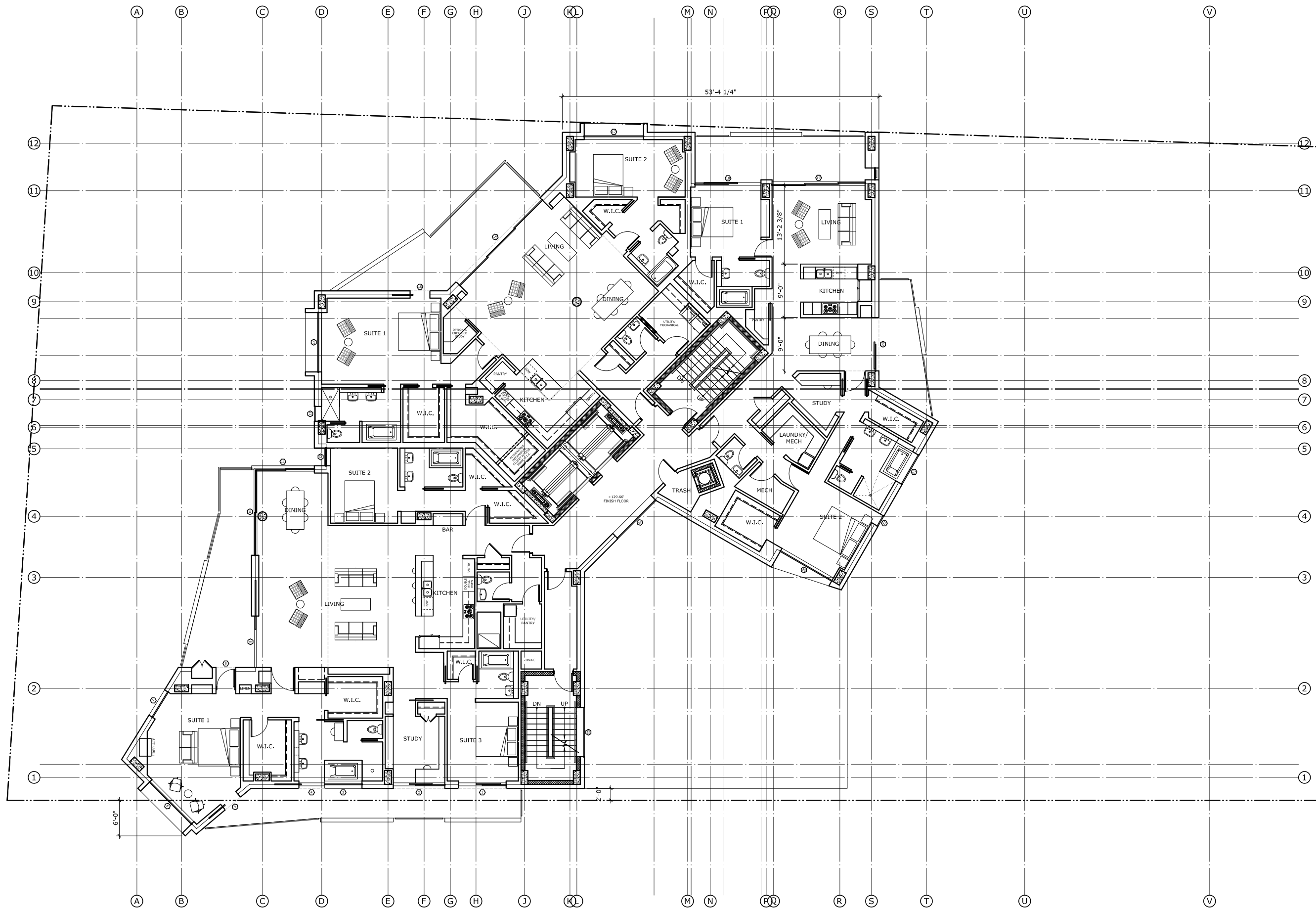
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RESIDENTIAL LEVEL 5
PLAN

A107



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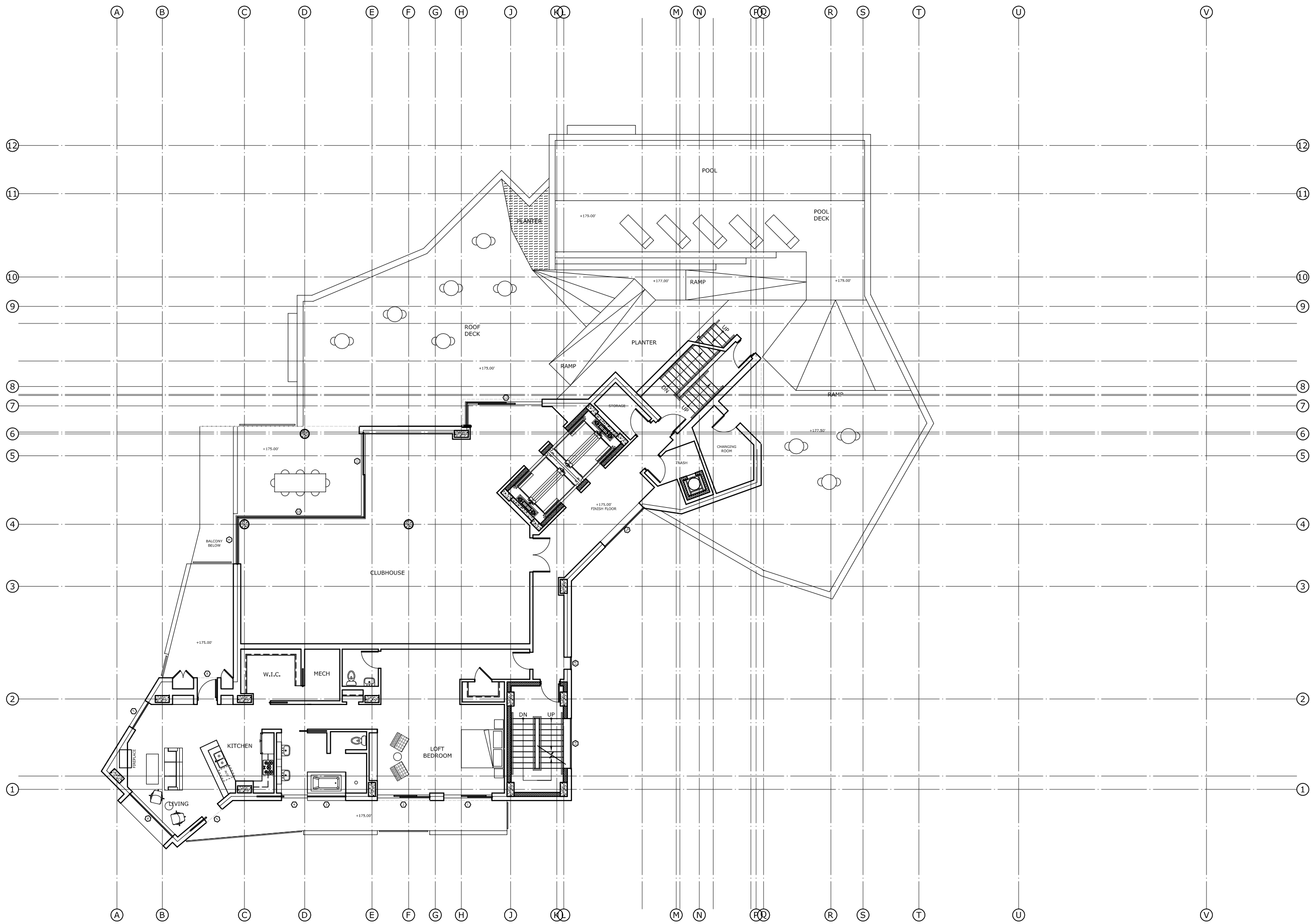
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RESIDENTIAL LEVELS 6-9
PLAN

A108





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RESIDENTIAL LEVEL 10
PLAN

A109

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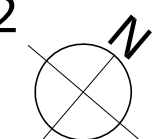
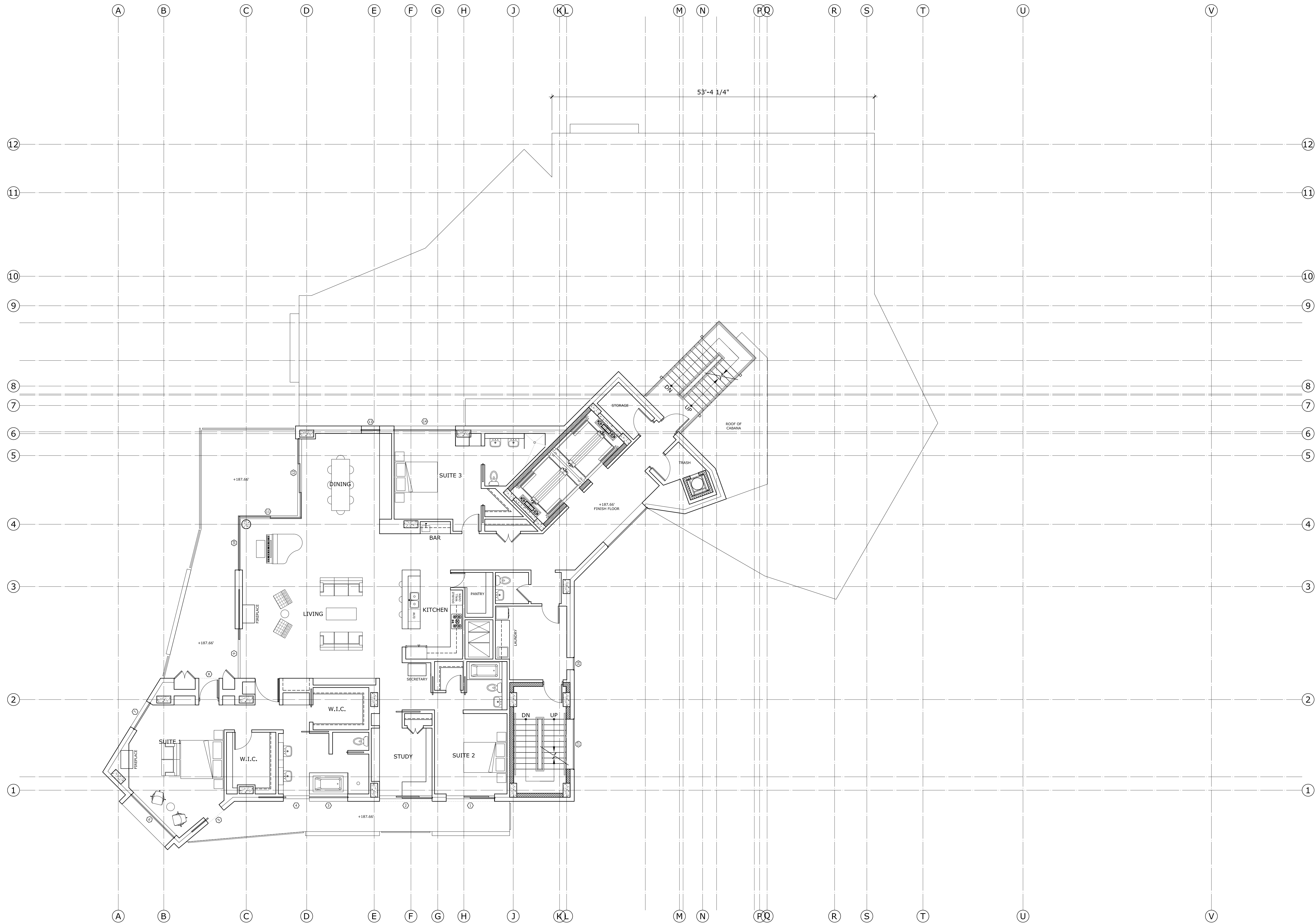
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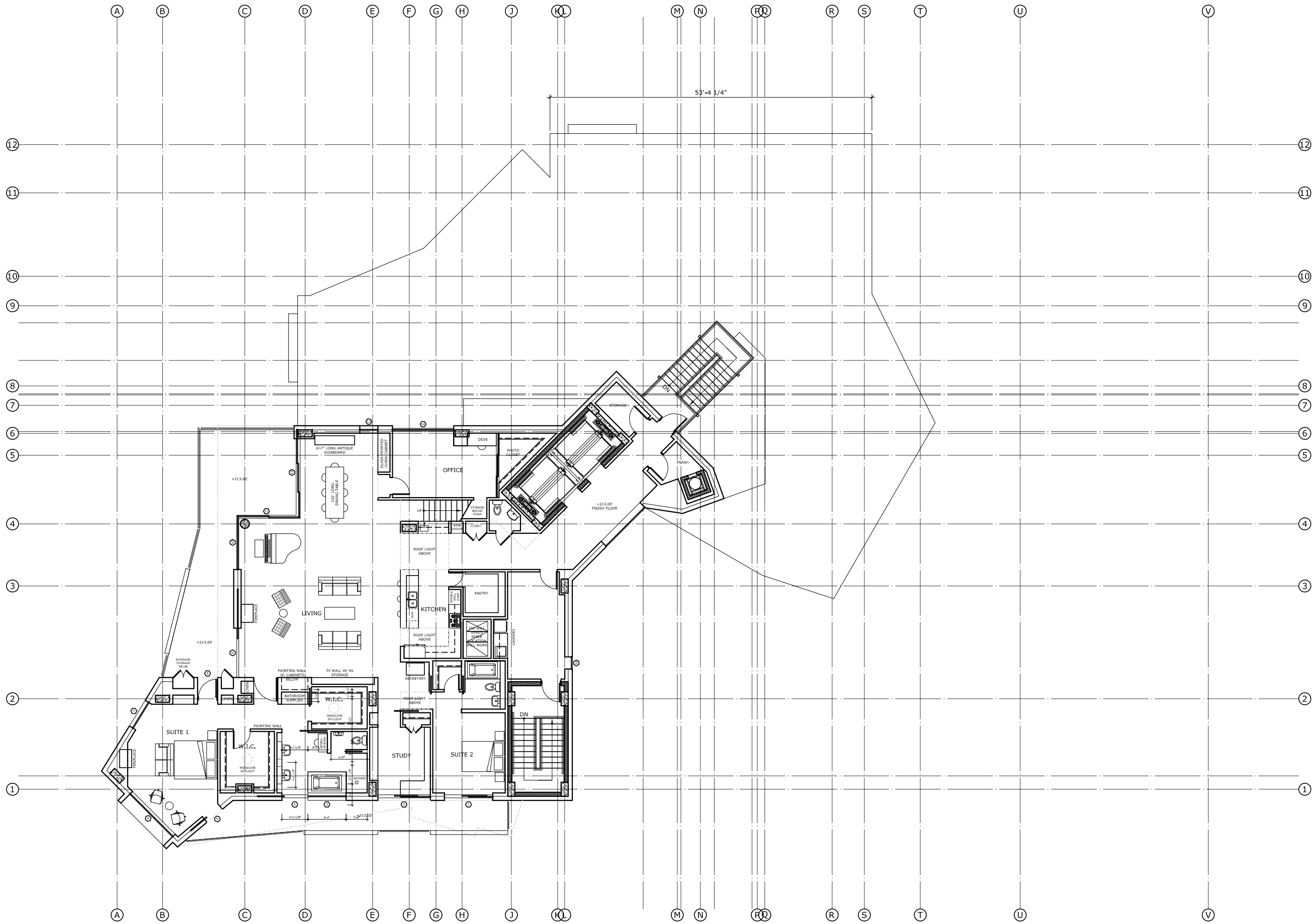
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RESIDENTIAL LEVEL 11-12
 PLAN

A110





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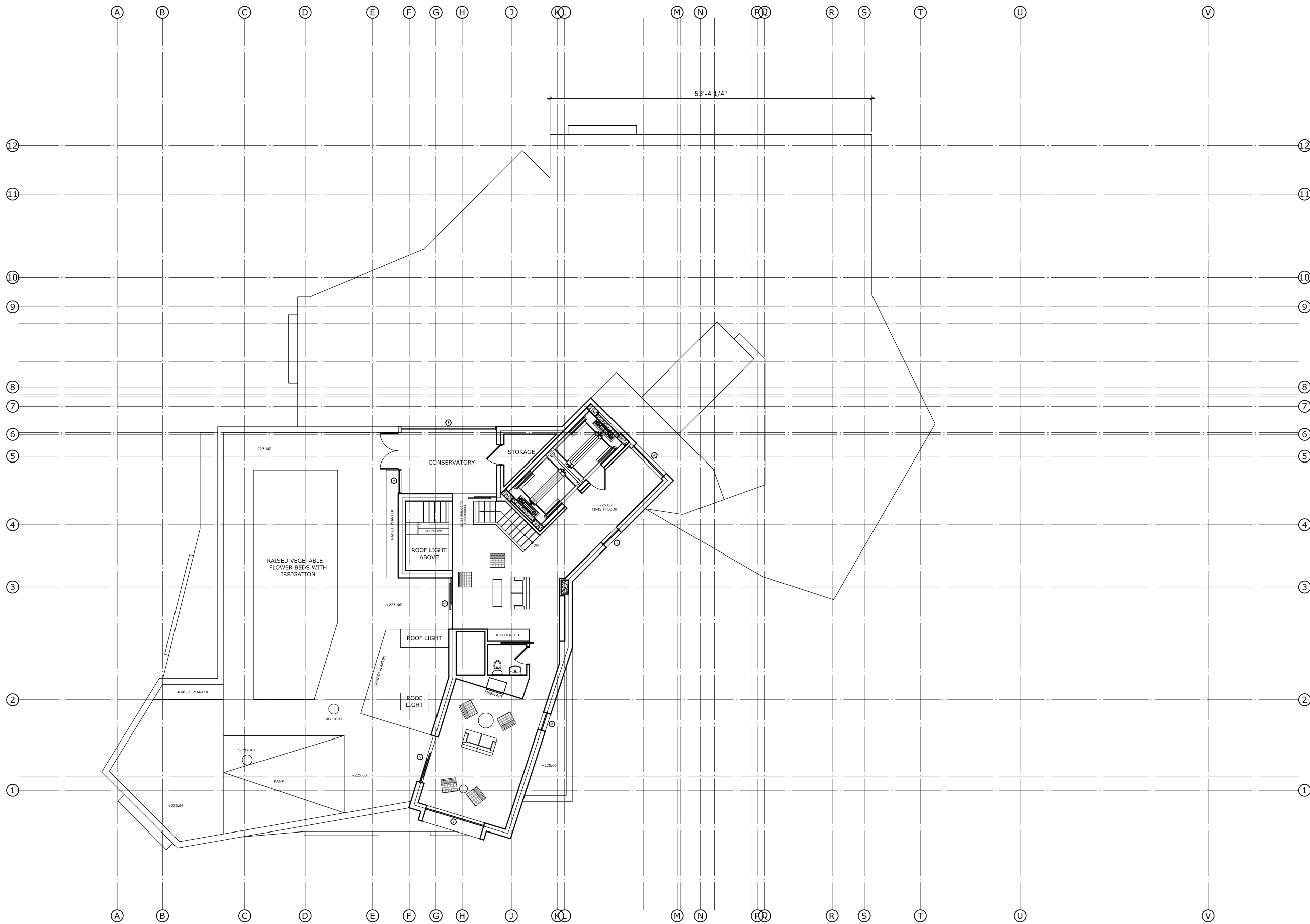
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RESIDENTIAL - LEVEL 13
PLAN

A111





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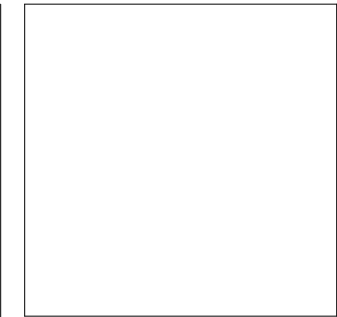
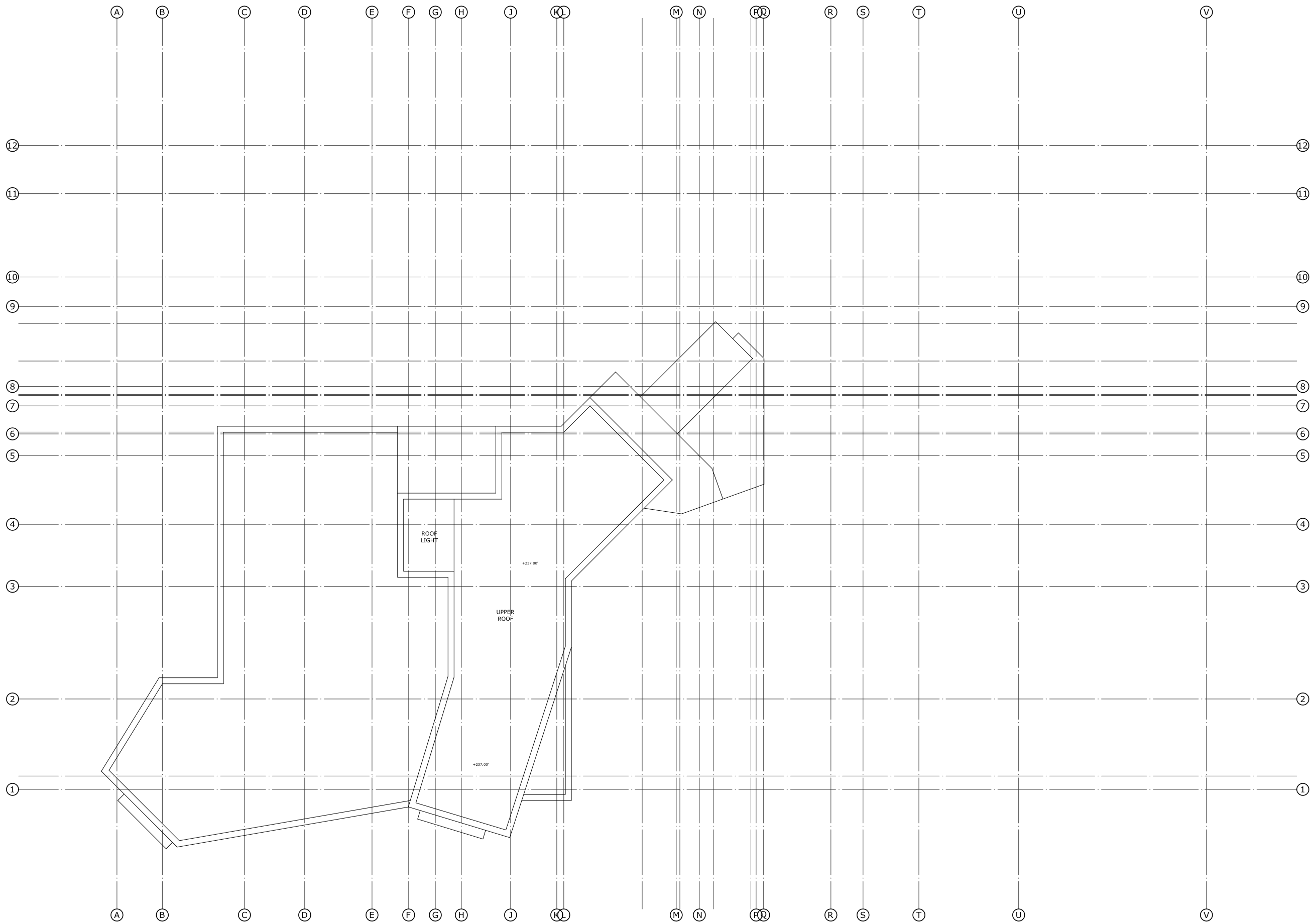
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UPPER ROOF
PLAN

A113





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EXTERIOR ELEVATIONS

12-021_JAMES AT RIVER BEND
PEAR STREET
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owner:

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EXTERIOR ELEVATIONS

A302



01 **SOUTHWEST ELEVATION**
SCALE: 1/32" = 1'-0"

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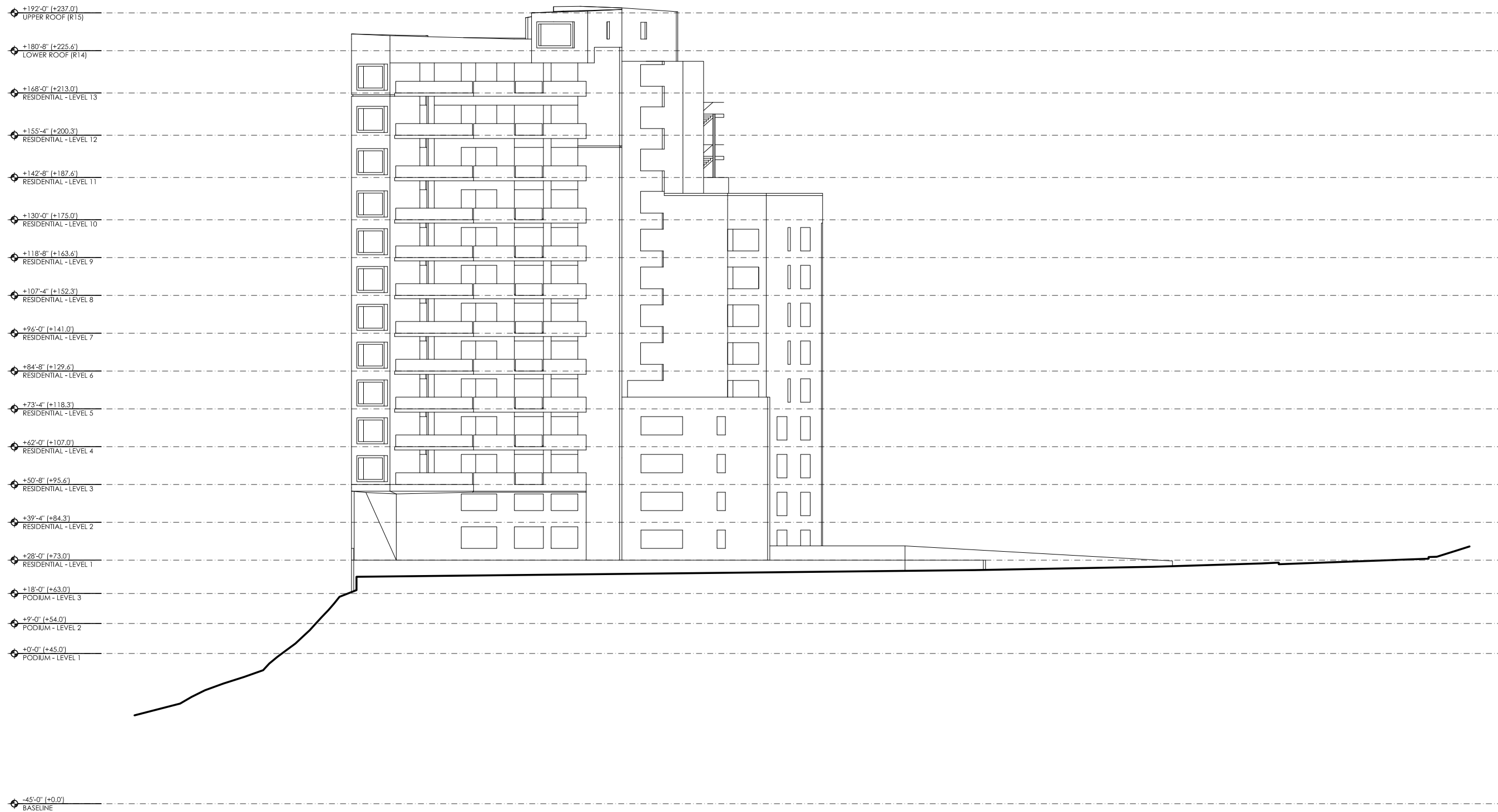
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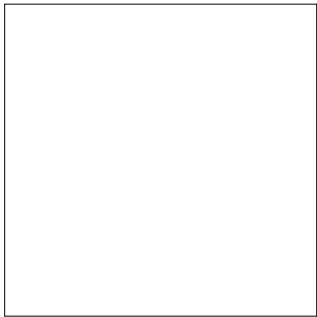
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EXTERIOR ELEVATIONS

A303



01 **SOUTHEAST ELEVATION**
SCALE: 1/32" = 1'-0"



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EXTERIOR ELEVATIONS

A304



01 NORTHEAST ELEVATION
SCALE: 1/32" = 1'-0"