

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DWAYNE DUNEVANT, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: AUGUST 12-13, 17 AND NOVEMBER 12, 18, AND 19, 2015. 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 AUGUST 12, 2015, (CORRECTIONS FROM RTCM-REF-0577)
FIELDWORK COMPLETED NOVEMBER 19, 2015.

S.U.E. NOTES
1) FIELD WORK COMPLETED ON 11-23-2015.
2) ABANDONED U/G UTILITIES ARE ON PROJECT LIMITS (MOSTLY WATER, SEWER, AND NATURAL GAS SERVICE LINES)
3) EOI = DENOTES END OF INFORMATION FOR A U/G UTILITY LINE OR SIGNAL.

UTILITY OWNERS:
NATURAL GAS = CITY OF RICHMOND
WATERLINE = CITY OF RICHMOND
POWER = CITY OF RICHMOND
DOMINION POWER
COMMUNICATIONS = VERIZON
VIRGINIA COMMONWEALTH UNIVERSITY
WINDSTREAM KDL COMMUNICATIONS

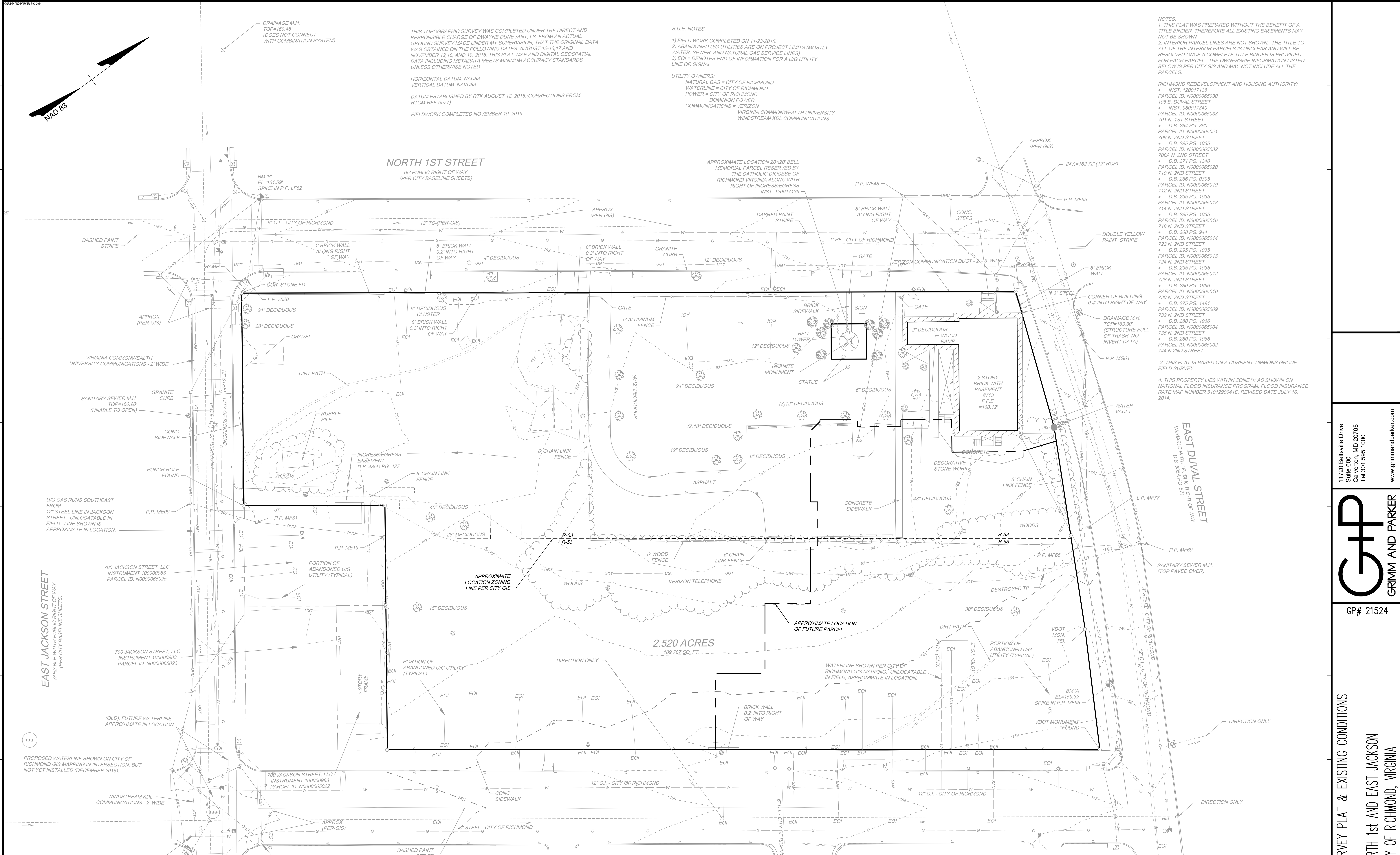
NOTES:
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER. THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
2. INTERIOR PARCEL LINES ARE NOT SHOWN. THE TITLE TO ALL OF THE INTERIOR PARCELS IS UNCLEAR AND WILL BE RESOLVED ONCE A COMPLETE TITLE BINDER IS PROVIDED FOR EACH PARCEL. THE OWNERSHIP INFORMATION LISTED BELOW IS PER CITY GIS AND MAY NOT INCLUDE ALL THE PARCELS.
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY:
INST. 12001135
PARCEL ID. N0000065030
105 E. DUVAL STREET
INST. 980017840
PARCEL ID. N0000065033
701 N. 1ST STREET
D.B. 264 PG. 360
PARCEL ID. N0000065021
708 N. 2ND STREET
D.B. 285 PG. 1035
PARCEL ID. N0000065032
708A N. 2ND STREET
D.B. 271 PG. 1340
PARCEL ID. N0000065020
710 N. 2ND STREET
D.B. 285 PG. 0395
PARCEL ID. N0000065019
712 N. 2ND STREET
D.B. 285 PG. 1035
PARCEL ID. N0000065018
714 N. 2ND STREET
D.B. 285 PG. 1035
PARCEL ID. N0000065016
718 N. 2ND STREET
D.B. 288 PG. 944
PARCEL ID. N0000065014
722 N. 2ND STREET
D.B. 285 PG. 1035
PARCEL ID. N0000065013
724 N. 2ND STREET
D.B. 285 PG. 1035
PARCEL ID. N0000065012
728 N. 2ND STREET
D.B. 280 PG. 1966
PARCEL ID. N0000065010
730 N. 2ND STREET
D.B. 275 PG. 1491
PARCEL ID. N0000065009
732 N. 2ND STREET
D.B. 280 PG. 1966
PARCEL ID. N0000065004
736 N. 2ND STREET
D.B. 280 PG. 1966
PARCEL ID. N0000065002
744 N. 2ND STREET

3. THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY.
4. THIS PROPERTY LIES WITHIN ZONE 'X' AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP NUMBER 510120041E, REVISED DATE JULY 16, 2014.

NORTH 1ST STREET
65' PUBLIC RIGHT OF WAY
(PER CITY BASELINE SHEETS)

APPROXIMATE LOCATION 20'x20' BELL MEMORIAL PARCEL RESERVED BY THE CATHOLIC DIOCESE OF RICHMOND VIRGINIA ALONG WITH RIGHT OF INGRESS/EGRESS
INST. 12001135

2.520 ACRES
109,787 SQ. FT.



EAST JACKSON STREET
VARIABLE PUBLIC RIGHT OF WAY
(PER CITY BASELINE SHEETS)

EAST DUVAL STREET
VARIABLE PUBLIC RIGHT OF WAY
(PER CITY BASELINE SHEETS)

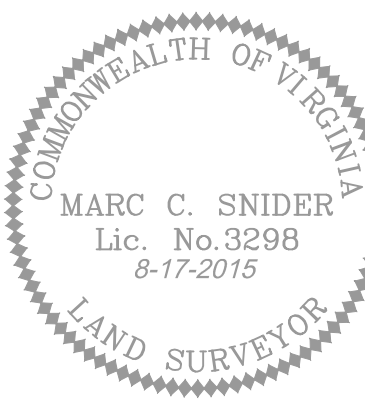
NORTH 2ND STREET
65' PUBLIC RIGHT OF WAY
(PER CITY BASELINE SHEETS)

LEGEND

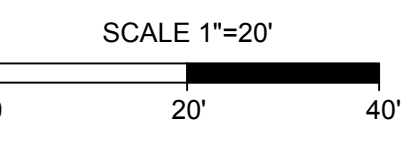
- ROD SET
- ROD FOUND
- ⊕ GAS METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- GUY WIRE
- ⊕ CLEAN OUT
- SIGN
- ⊕ DRAINAGE MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ MONITORING WELL
- ⊕ SATELLITE DISH
- ⊕ SANITARY SEWER MANHOLE
- ⊕ GAS TEST
- ⊕ GAS DRIP
- ⊕ GAS VALVE
- ⊕ COMMUNICATION MANHOLE
- ⊕ DECIDUOUS TREE
- ⊕ SHRUB

PLAT SHOWING 2.520 ACRES OF LAND LYING NORTH OF EAST JACKSON STREET

City of Richmond, VA	
Date: August 17, 2015	Scale: 1"=20'
Sheet 1 of 1	J.N.: 37143
Drawn by: M. Snider	Checked by: M. Snider
Revised: 11-5-15	



Site Development	Residential	Infrastructure	Technology
VIRGINIA NORTH CAROLINA			
THIS DRAWING PREPARED AT THE CORPORATE OFFICE			
1001 Builders Parkway, Suite 300 Richmond, VA 23225			
TEL: 804.209.6500 FAX: 804.560.1016 www.timmons.com			
37567			



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Tel 301.595.1000
www.grimmparker.com

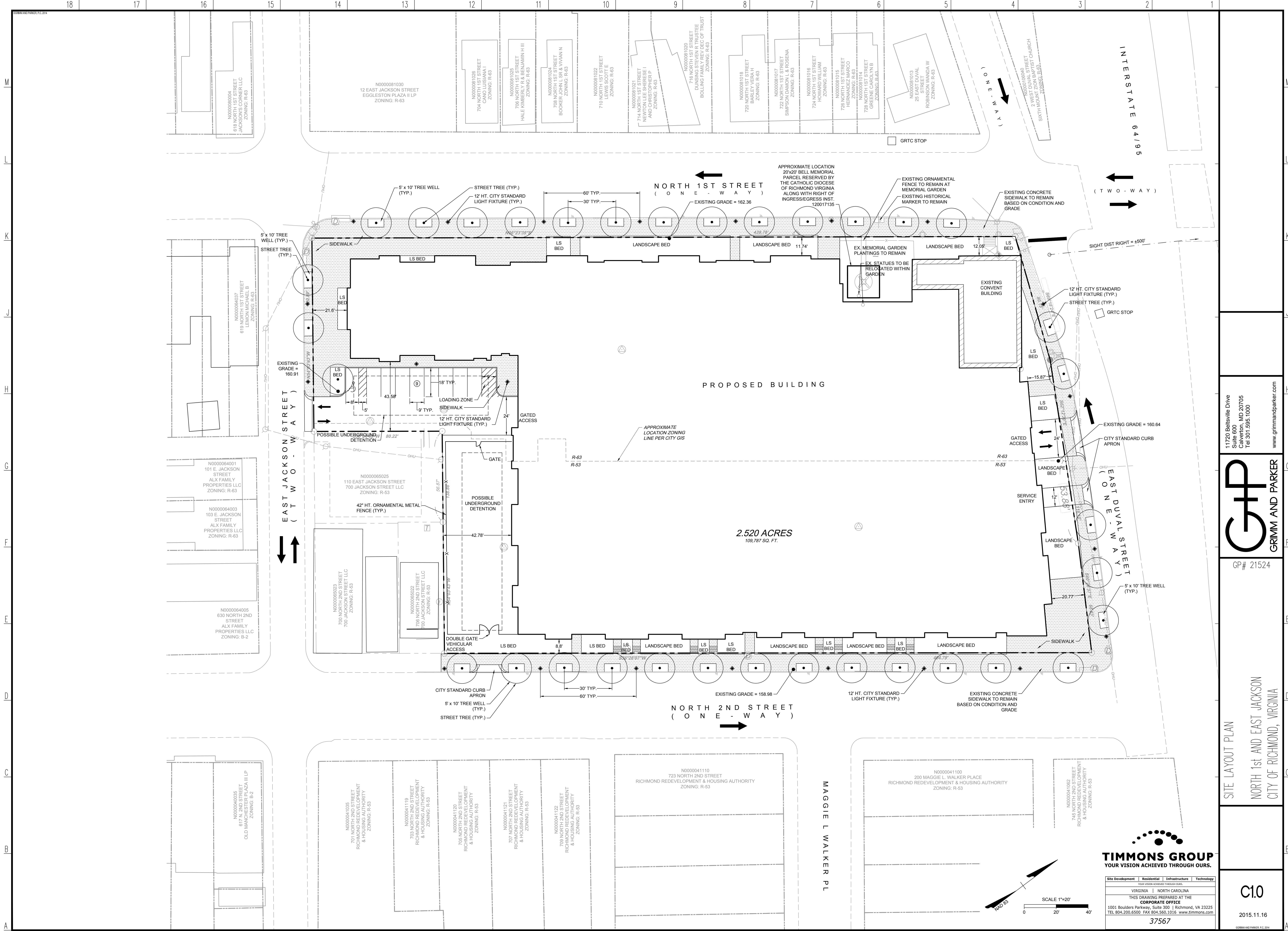


GP# 21524

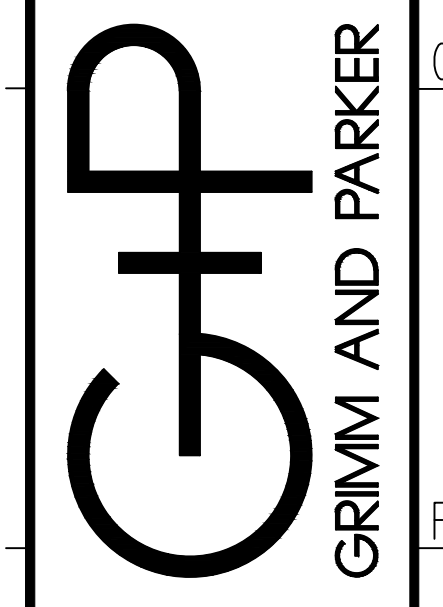
SURVEY PLAT & EXISTING CONDITIONS
NORTH 1st AND EAST JACKSON
CITY OF RICHMOND, VIRGINIA

C.O.O.

2015.11.16
SUP SUBMISSION
COURTESY OF THE ENGINEER, P.C., INC.



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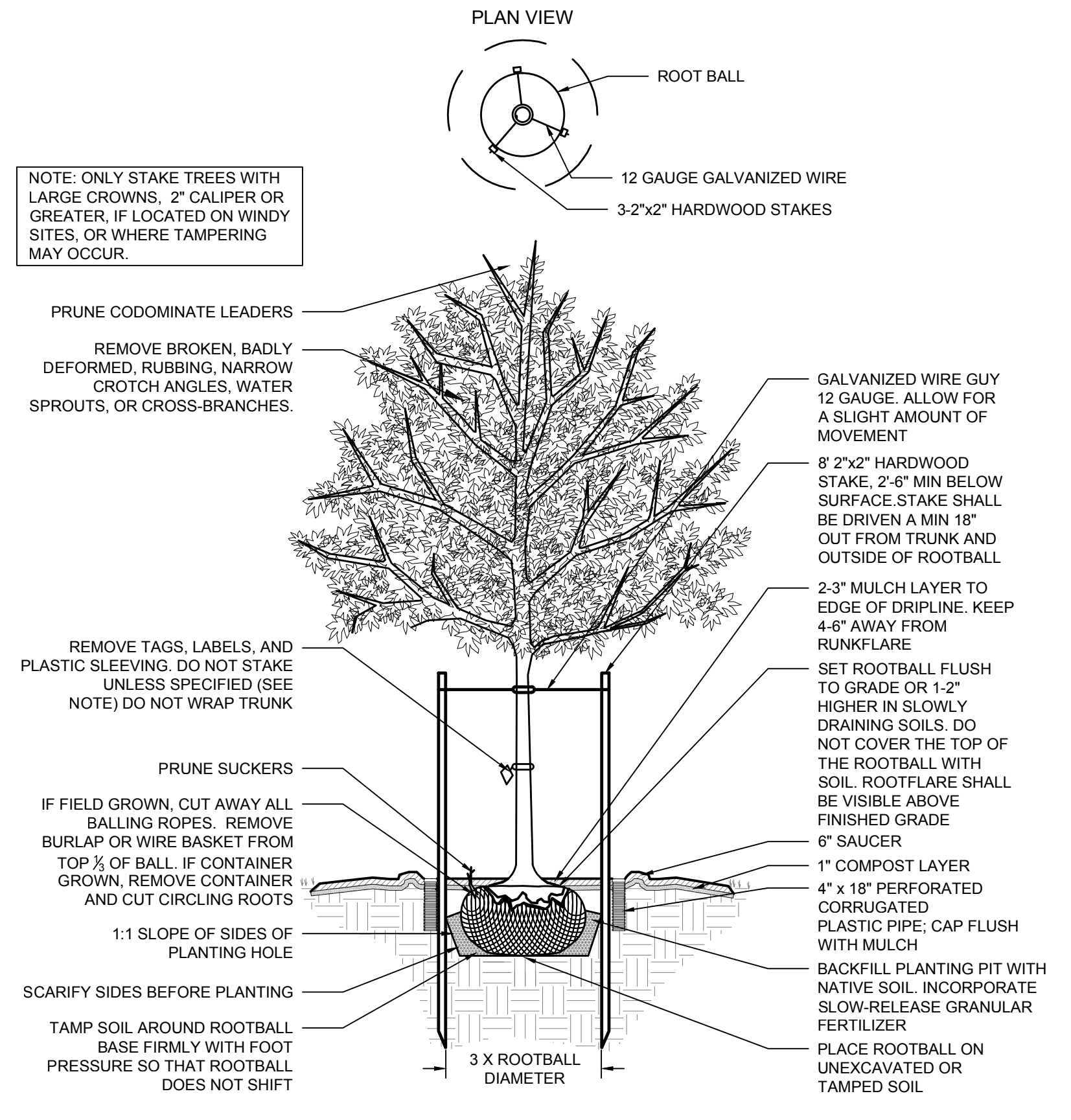
SITE LAYOUT PLAN
 NORTH 1st AND EAST JACKSON
 CITY OF RICHMOND, VIRGINIA



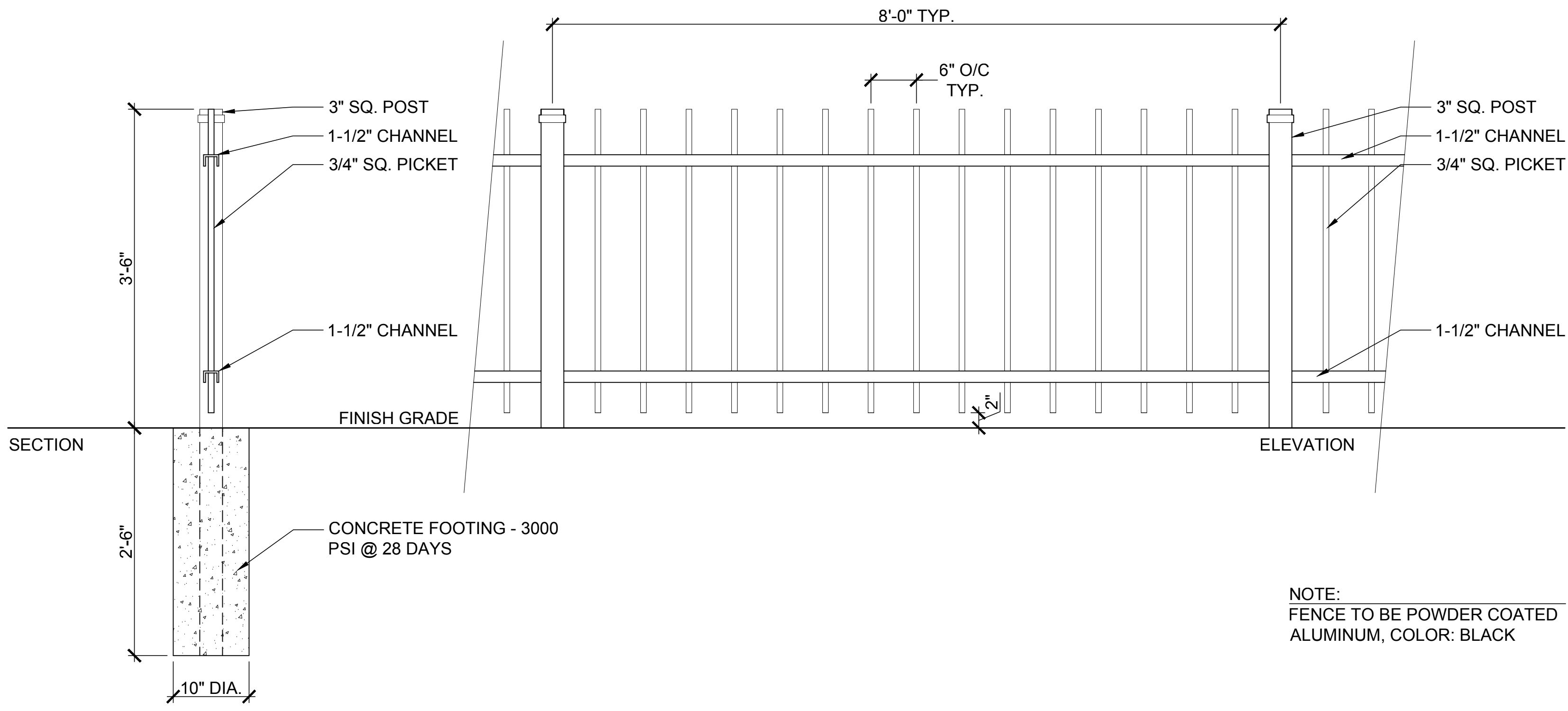
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 VIRGINIA | NORTH CAROLINA
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C1.0
 2015.11.16

37567



STREET TREE PLANTING DETAIL NTS



STREET FENCE ELEVATION AND SECTION SCALE: 3/4" = 1'-0"

BEACON
www.beaconproducts.com

rev. 08/28/2015
BOS40 (LED)
200 lumens
Max Weight: 55.0 lbs
Max EPC: 3.04 sq ft

Ordering	A	B	C	D	E	F	G	H	I	J	K
Sample	BOS40	AC	24WB-05	SK	LMV	DFR	FE2	GEN0X	PT	TFP	SBT

DETAILS

A. MODEL	G. ELECTRICAL OPTIONS
BOS40 Standard 40"	PEC photoact, button
A. LENS OPTIONS	N. CONTROL OPTIONS
AC acrylic, clear	GEN-XX on/off
AS acrylic, smoked	L. MOUNTING OPTIONS
AW acrylic, white	PT post top
FC polycarbonate, clear	PM post mount*
PF polycarbonate, frosted	J. STYLE OPTIONS
C. ENGINE WATTS	TRF tricolor filter
24WB-05 24 Watts - LED only	WHT white
36WB-05 36 Watts - LED only	WHT white
48WB-10 48 Watts - LED only	WHT white
60WB-15 60 Watts - LED only	WHT white
D. OPT. COLOR TEMP.	WHT white
SK 3000K	WHT white
SK 4000K	WHT white
SK 5000K (HLL)	WHT white
E. VOLTAGE	WHT white
LMV 120-277V	WHT white
DFR 24V	WHT white
FE2 48V	WHT white
F. OPTICS	WHT white
D02 direct, type I	WHT white
D03 direct, type II	WHT white
D04 direct, square	WHT white
D05 direct, type V	WHT white

10' after ordering. Specify the fixture wattage code (e.g., 24WB-05). Do not exceed fixture wattage and wattage for safety and options. Not available with some options.

3241 58th Avenue Circle East Bradenton, FL 34203 Phone: (800) 365-4828 Fax: (941) 751-5555 ORDERING

12' HEIGHT CITY STANDARD LIGHT FIXTURE - CUT SHEET

HOLL

Posts & Arms | Holland Post

ORDERING LOGIC

specifications

post details

4" O.D. shaft

12' 0" arm

3" SQ. POST

1-1/2" CHANNEL

3/4" SQ. PICKET

1-1/2" CHANNEL

CONCRETE FOOTING - 3000 PSI @ 28 DAYS

NOTE: FENCE TO BE POWDER COATED ALUMINUM, COLOR: BLACK

Posts & Arms | 206

12' HEIGHT CITY STANDARD POLE - CUT SHEET



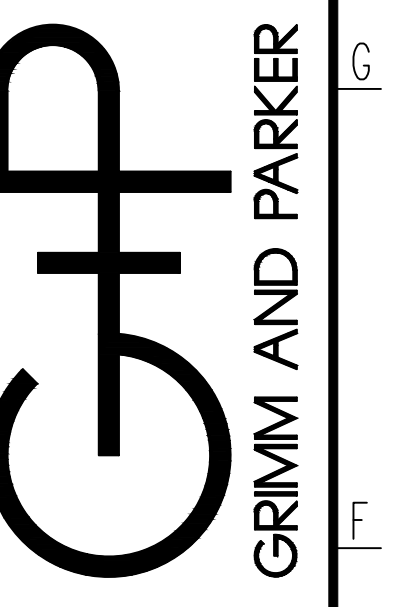
Site Development | Residential | Infrastructure | Technology

VIRGINIA | NORTH CAROLINA

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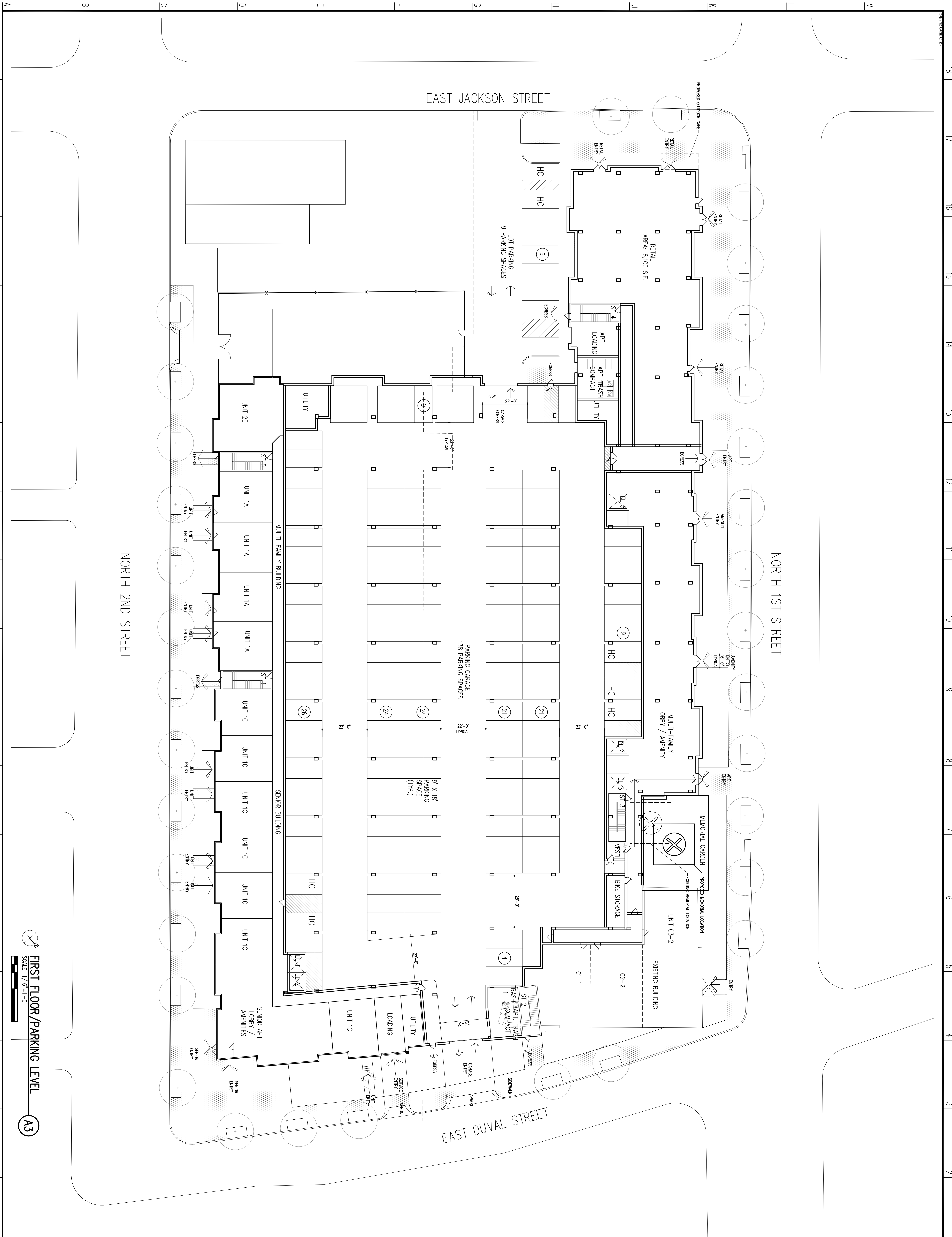
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www.grimmandparker.com

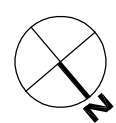
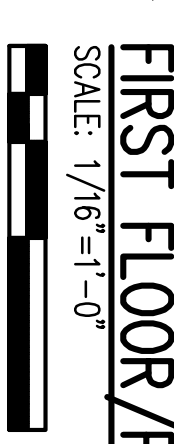


GP# 21524

SITE DETAILS
NORTH 1st AND EAST JACKSON
CITY OF RICHMOND, VIRGINIA

C11
2015.11.16
SUP SUBMISSION
COURT AND PARKER, P.C., P.A.



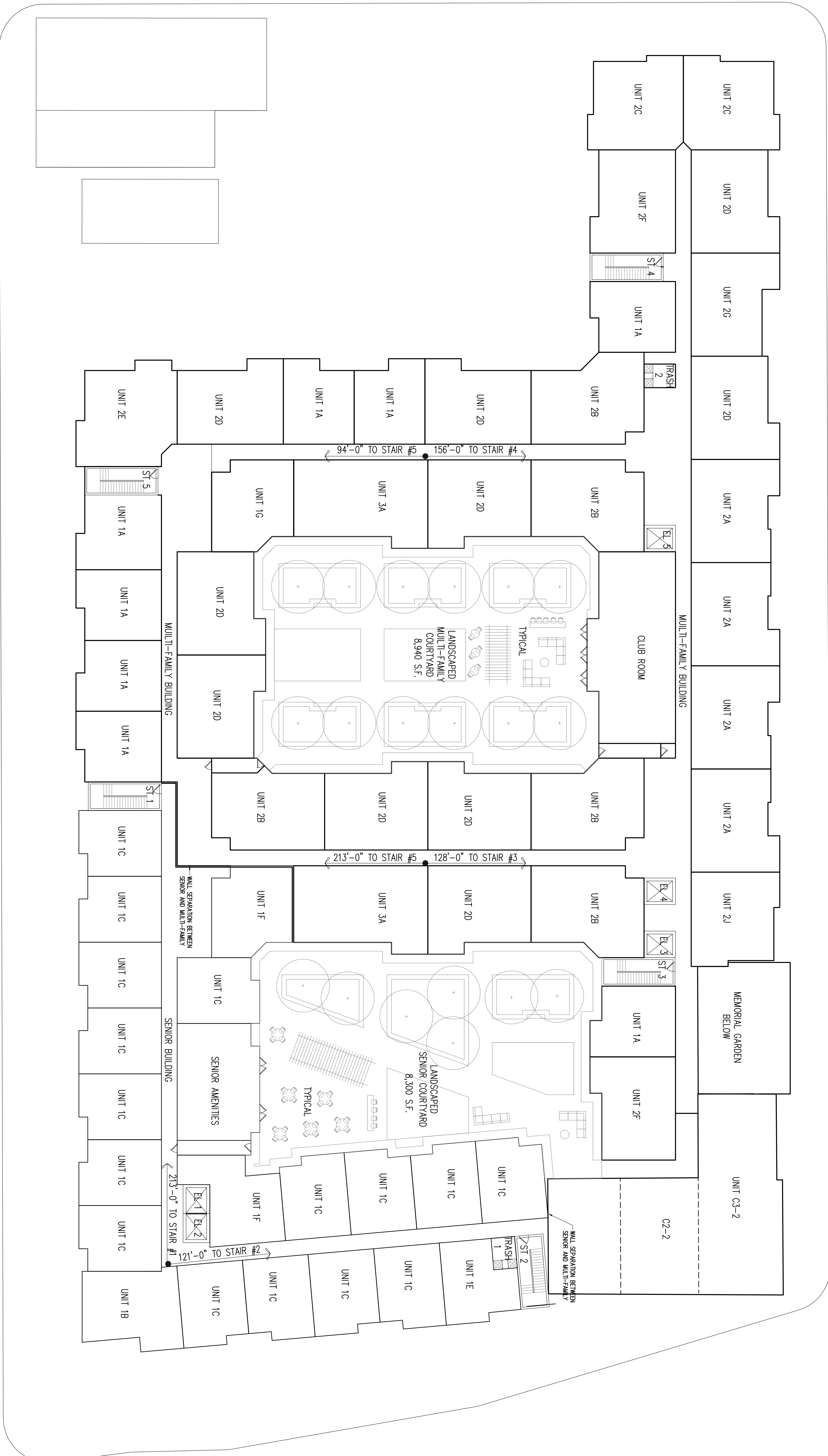

FIRST FLOOR/PARKING LEVEL
 SCALE: 1/8" = 1'-0"


A-10
 2015.12.11

FIRST FLOOR/PARKING LEVEL
 NORTH 1ST AND EAST JACKSON
 RICHMOND, VA



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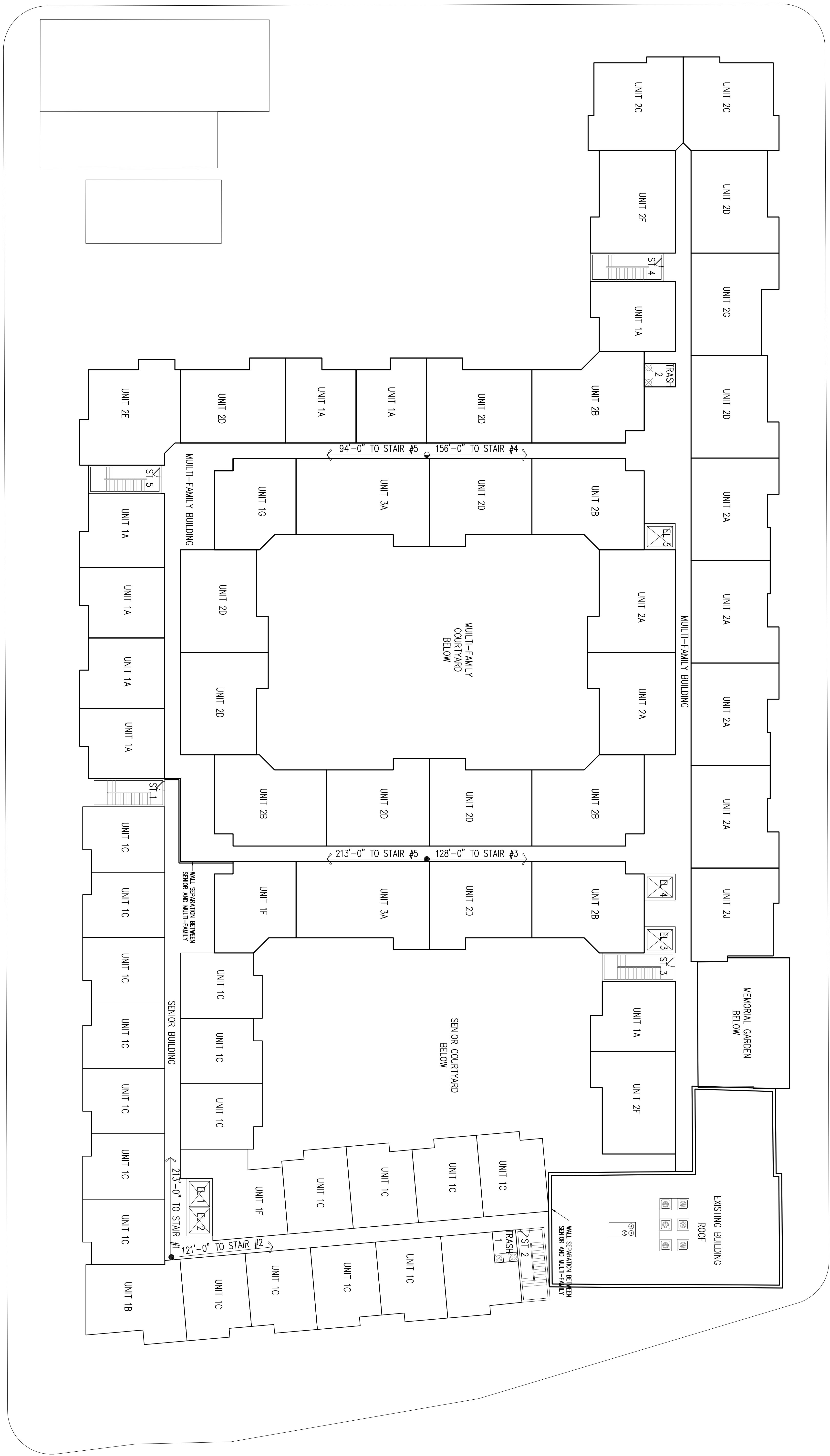
SECOND FLOOR PLAN
 SCALE: 1/16"=1'-0"
 A-11
 2015.12.11

LEVEL TWO PLAN
 NORTH 1ST AND EAST JACKSON
 RICHMOND, VA



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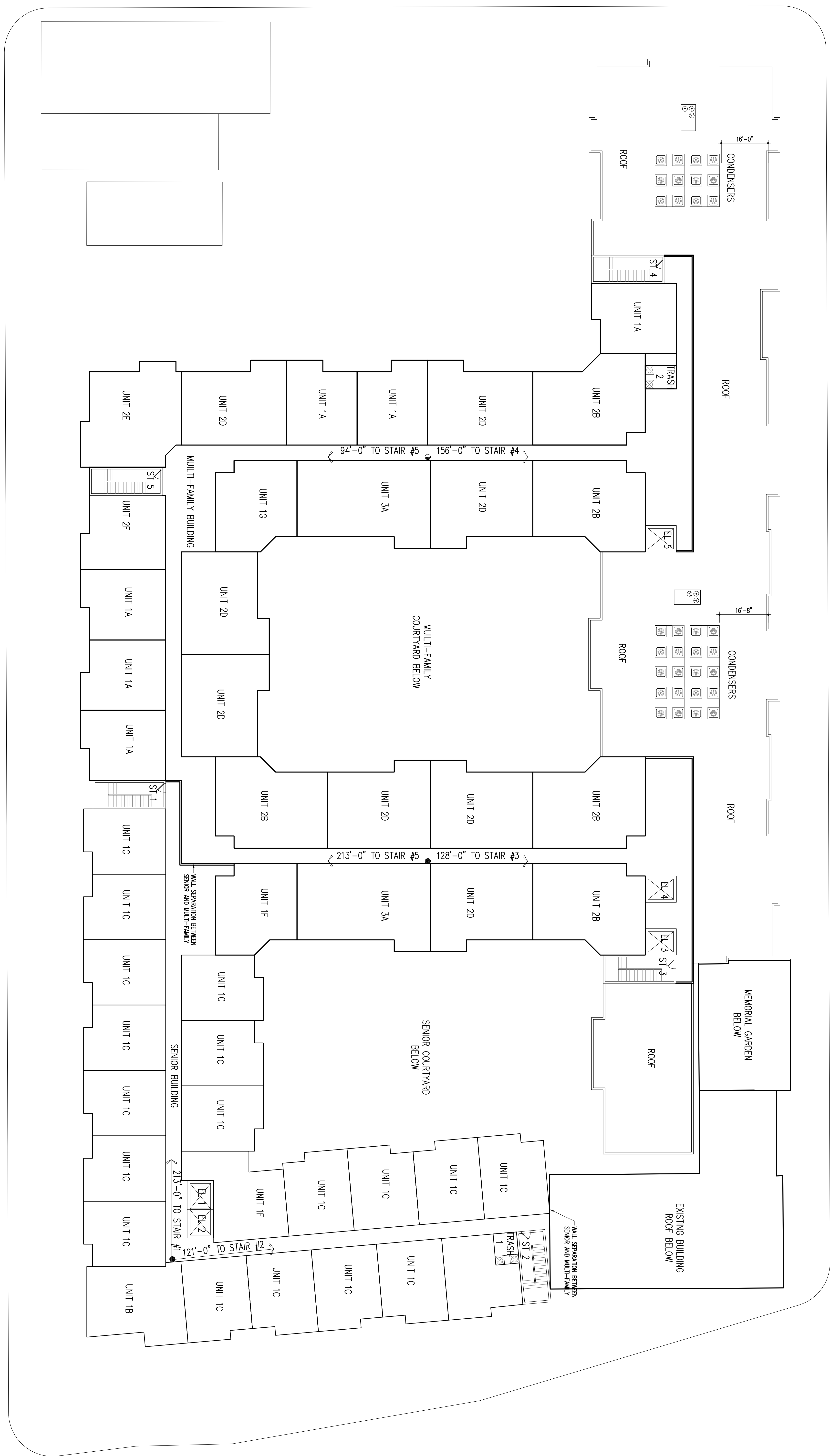


A 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

M L K J H G F E D C B A

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

M L K J H G F E D C B A



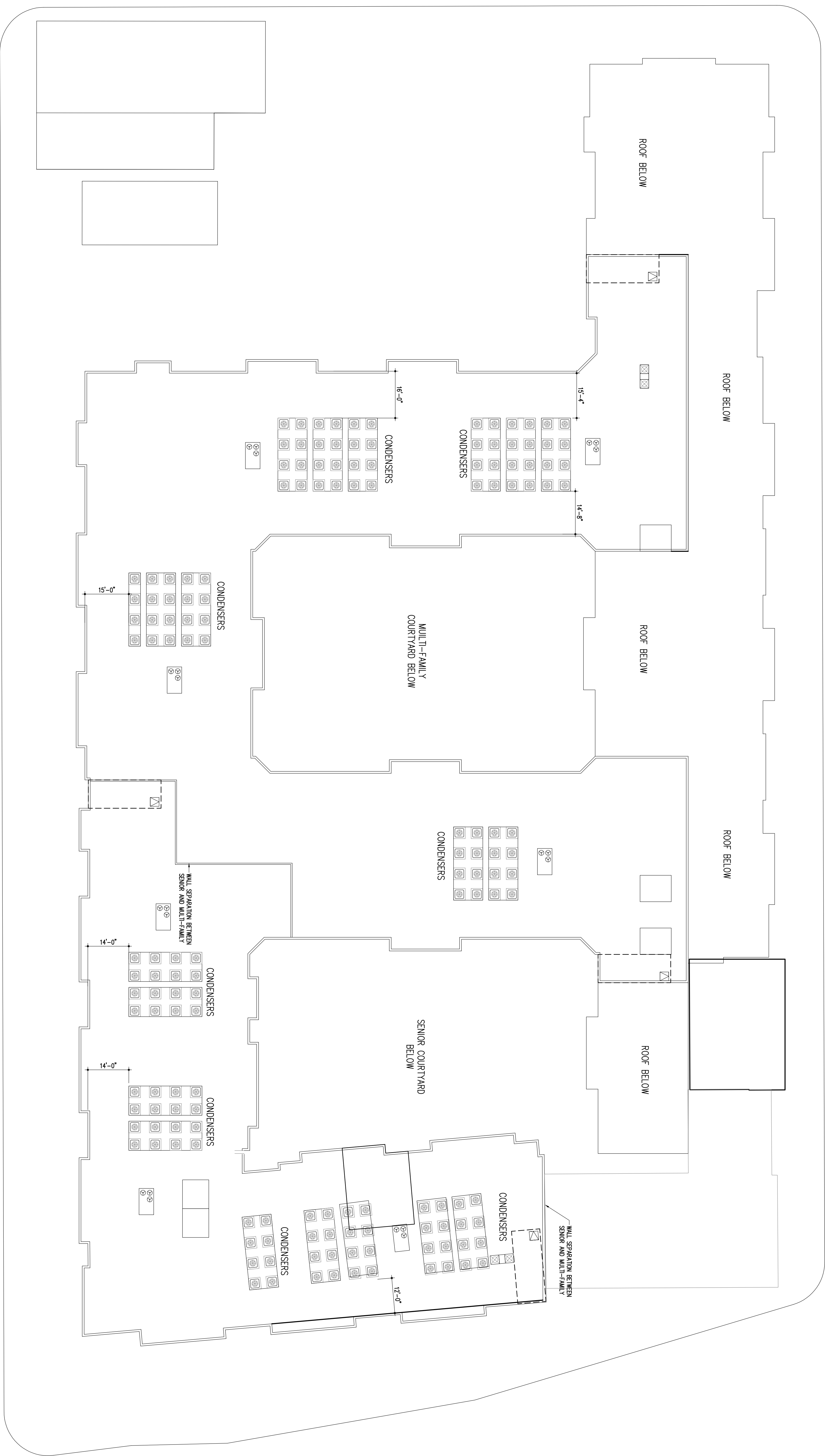
FOURTH FLOOR PLAN
 SCALE: 1/8"=1'-0"
 A-13


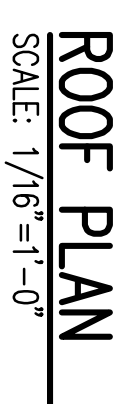

LEVEL FOUR PLAN
 NORTH 1ST AND EAST JACKSON
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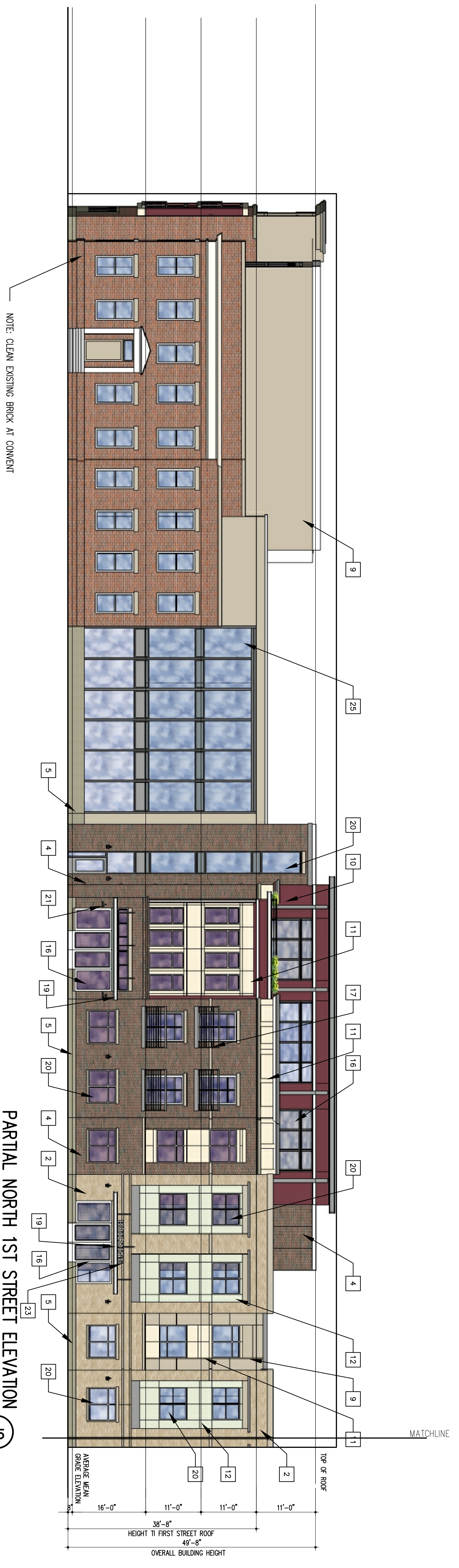

ROOF PLAN
 SCALE: 1/8"=1'-0"



ROOF PLAN
 NORTH 1ST AND EAST JACKSON
 RICHMOND, VA

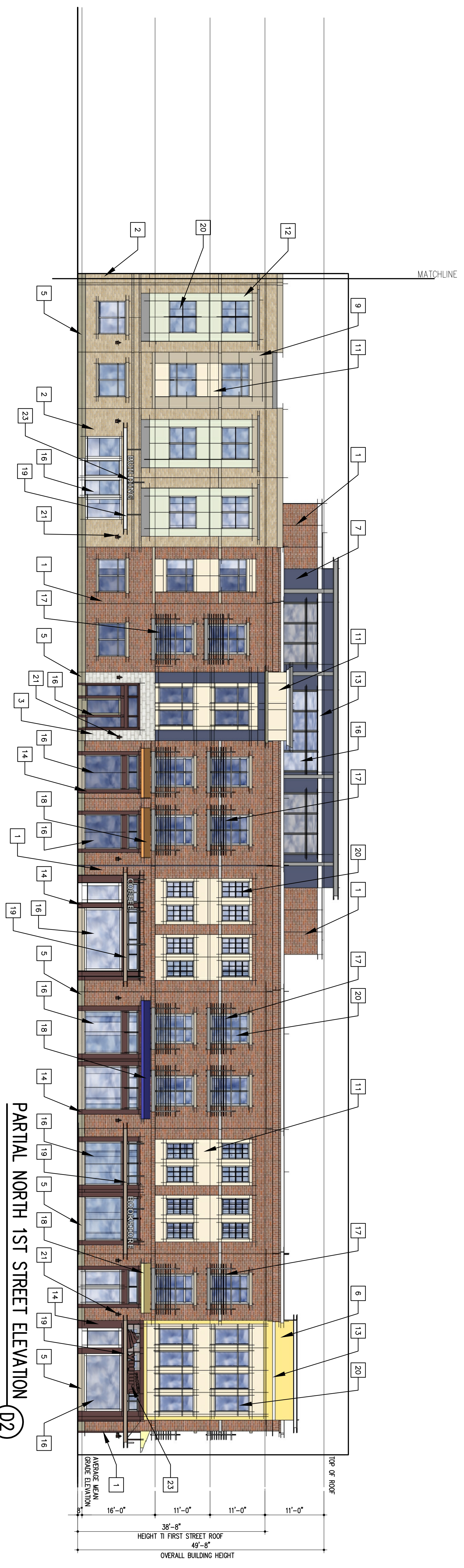


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A-14
 2015.12.11



PARTIAL NORTH 1ST STREET ELEVATION (J2)



PARTIAL NORTH 1ST STREET ELEVATION (D2)

- KEY ELEVATION**
- 1 BRICK COLOR #1
 - 2 BRICK COLOR #2
 - 3 BRICK COLOR #3
 - 4 BRICK COLOR #4
 - 5 MASONRY PANEL COLOR #1

- 6 FIBER CEMENT PANEL COLOR #1
- 7 FIBER CEMENT PANEL COLOR #2
- 8 FIBER CEMENT PANEL COLOR #3
- 9 FIBER CEMENT PANEL COLOR #4
- 10 FIBER CEMENT PANEL COLOR #5

- 11 FIBER CEMENT TRIM COLOR #3
- 12 ALUMINUM STOREFRONT SYSTEM
- 13 PREFINISHED ALUMINUM RAILING SYSTEM
- 14 FABRIC AWNING
- 15 PREFINISHED ALUMINUM CANOPY

- 16 ENERGY STAR VINYL WINDOW SYSTEM
- 17 EXTERIOR SCONCE LIGHTING
- 18 PAINTED METAL DOOR
- 19 BUILDING SIGNAGE
- 20 OVERHEAD ROLLING DOOR
- 21 ALUMINUM CURTAIN WALL SYSTEM
- 22 ALUMINUM CURTAIN WALL SYSTEM
- 23 OVERHEAD ROLLING DOOR

ELEVATIONS
NORTH 1ST AND EAST JACKSON
RICHMOND, VA

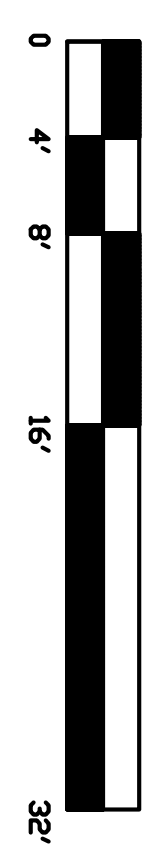
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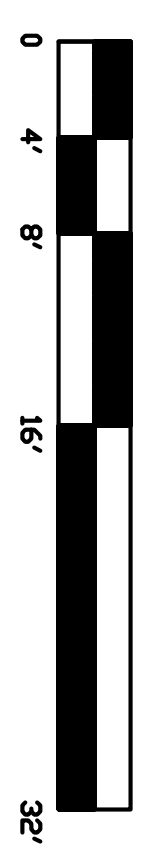
EAST DUVAL STREET ELEVATION

SCALE: 1/8"=1'-0"



EAST JACKSON STREET ELEVATION

SCALE: 1/8"=1'-0"



- KEY ELEVATION**
- 1 BRICK COLOR #1
 - 2 BRICK COLOR #2
 - 3 BRICK COLOR #3
 - 4 BRICK COLOR #4
 - 5 MASONRY PANEL COLOR #1
 - 6 FIBER CEMENT PANEL COLOR #1
 - 7 FIBER CEMENT PANEL COLOR #2
 - 8 FIBER CEMENT PANEL COLOR #3
 - 9 FIBER CEMENT PANEL COLOR #4
 - 10 FIBER CEMENT PANEL COLOR #5
 - 11 FIBER CEMENT PANEL COLOR #6
 - 12 FIBER CEMENT PANEL COLOR #7
 - 13 FIBER CEMENT PANEL COLOR #8
 - 14 FIBER CEMENT PANEL COLOR #9
 - 15 FIBER CEMENT TRIM COLOR #1
 - 16 FIBER CEMENT TRIM COLOR #2
 - 17 FIBER CEMENT TRIM COLOR #3
 - 18 ALUMINUM STOREFRONT SYSTEM
 - 19 PREFINISHED ALUMINUM RAILING SYSTEM
 - 20 FABRIC AWNING
 - 21 PREFINISHED ALUMINUM CANOPY
 - 22 ENERGY STAR W/TC WINDOW SYSTEM
 - 23 EXTERIOR SCONCE LIGHTING
 - 24 ALUMINUM CURTAIN WALL SYSTEM

ELEVATIONS
NORTH 1ST AND EAST JACKSON
RICHMOND, VA



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ELEVATION DETAIL

NTS

A12



ELEVATION DETAIL

NTS

A3

ENLARGED ELEVATIONS
NORTH 1ST AND EAST JACKSON
RICHMOND, VA

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A-23
2015.12.11

DATE PLOTTED: 12/11/2015 11:23:24 AM



CONVENT

SCALE: NTS

G10



DETAIL AT SENIOR BUILDING

SCALE: NTS

G1



MEMORIAL GARDENS

SCALE: NTS

A10



COMMERCIAL

SCALE: NTS

A1

PERSPECTIVES
NORTH 1ST AND EAST JACKSON
RICHMOND, VA

GP# 21524



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A-24
2015.12.11



BLADE SIGN
SCALE: NTS
J13



BLADE SIGN
SCALE: NTS
J13

FABRICATED CANOPY OVER ENTRANCES SUPPORTED W/ PRE-FINISHED TURN BUCKLES W/ LED BACK LIGHT BLADE SIGN STRUCTURE TO BE MAX. 2'-0" X 3'-0". BLADE SIGN LETTERS TO BE MAX. 2'-0" TALL TYPICAL.

PRE-FABRICATED CANOPY OVER ENTRANCES SUPPORTED W/ PRE-FINISHED TURN BUCKLES W/ LED BACK LIGHT BLADE SIGN STRUCTURE TO BE MAX. 2'-0" X 3'-0". OR GLASS - BASED UPON LOCATION TYPICAL.



COMMERCIAL SIGNAGE
SCALE: NTS
E14

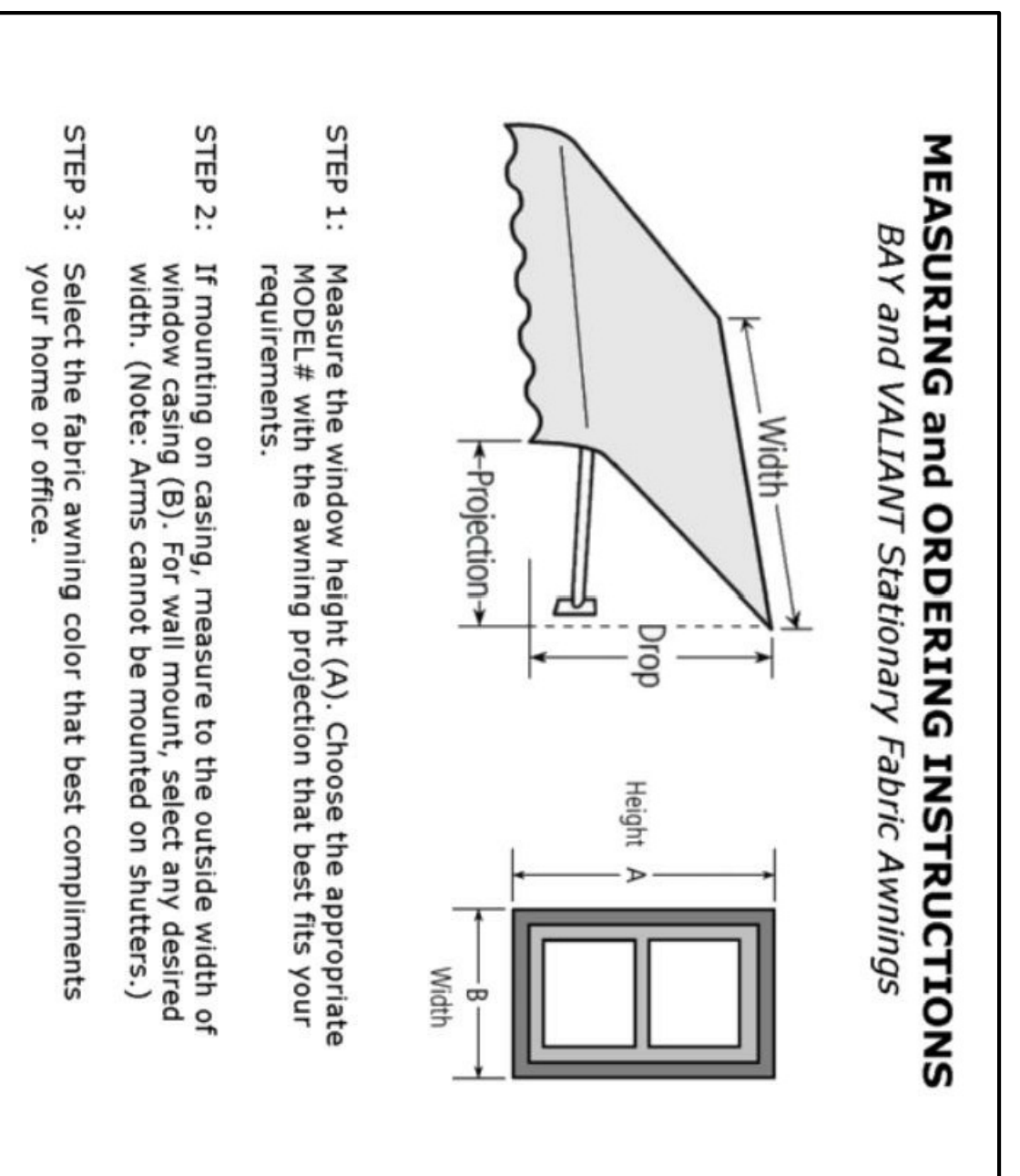
SCALE TO BE BACQUIT NO NEON SHALL BE USED FOR COMMERCIAL SIGNAGE OR LIGHTING SIGN.

PRE-FABRICATED CANOPY OVER ENTRANCES SUPPORTED W/ PRE-FINISHED TURN BUCKLES & THE BARS SECURED TO BUILDING STRUCTURE. CANOPY SURFACE TO BE SOLID OR GLASS - BASED UPON LOCATION TYPICAL.



DIMENSIONS	
WIDTH	6'-0"
HEIGHT	12'-0"
WEIGHT	4.0 LBS
MATERIAL	STAINLESS STEEL
ROOF/CANOPY	CHENED CANOPY
WIDTH	4'-0"
HEIGHT	9'-0"
NOTES	1-SHOW/NO ROOM EXTENSION
TTD	7'-2"
EXTENSION	7'-2"
FINISH	PER FINISH
VOLTAGE	120V
UPC:	844666100000

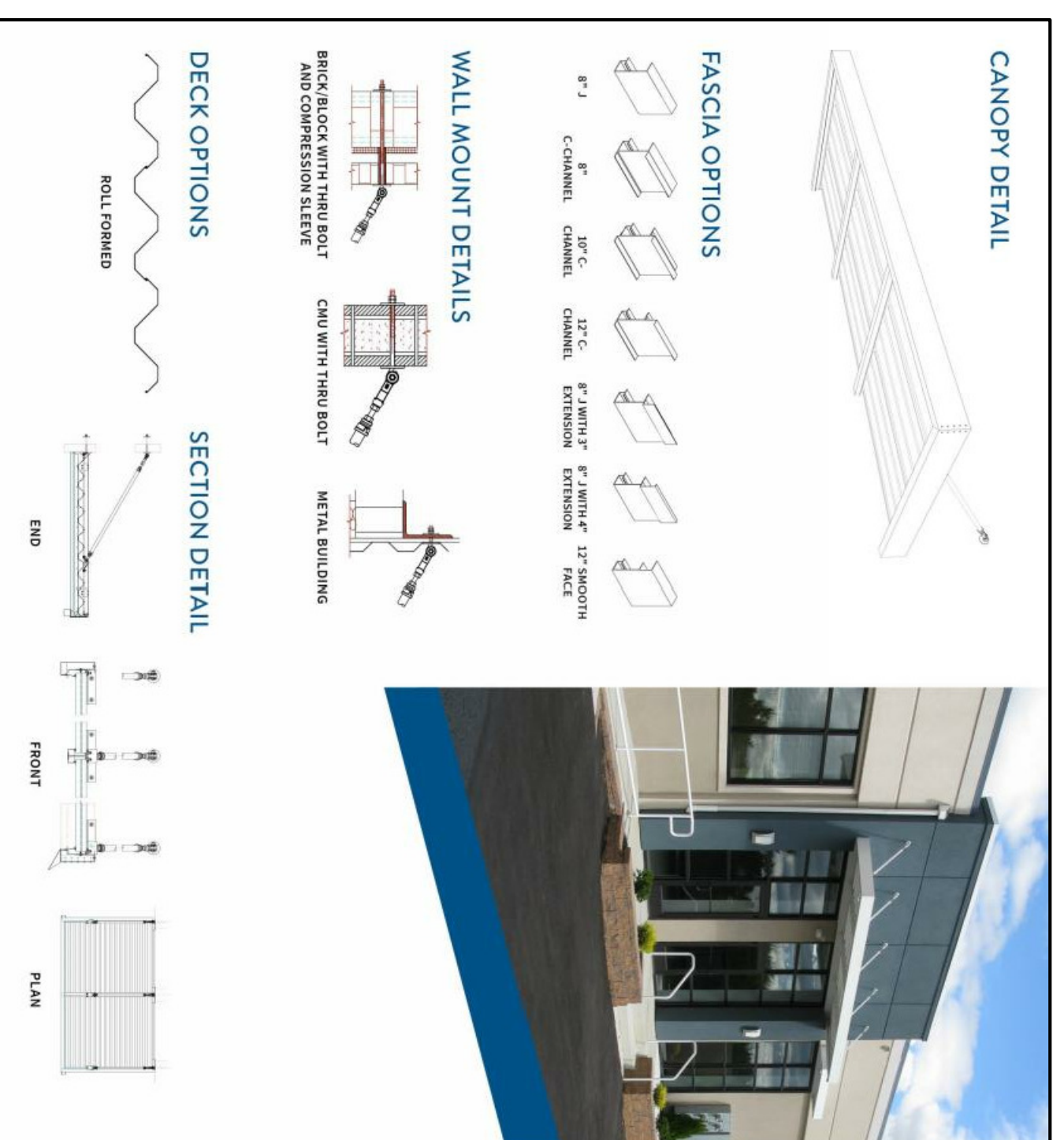
EXT. WALL SCENCE
SCALE: NTS
A15



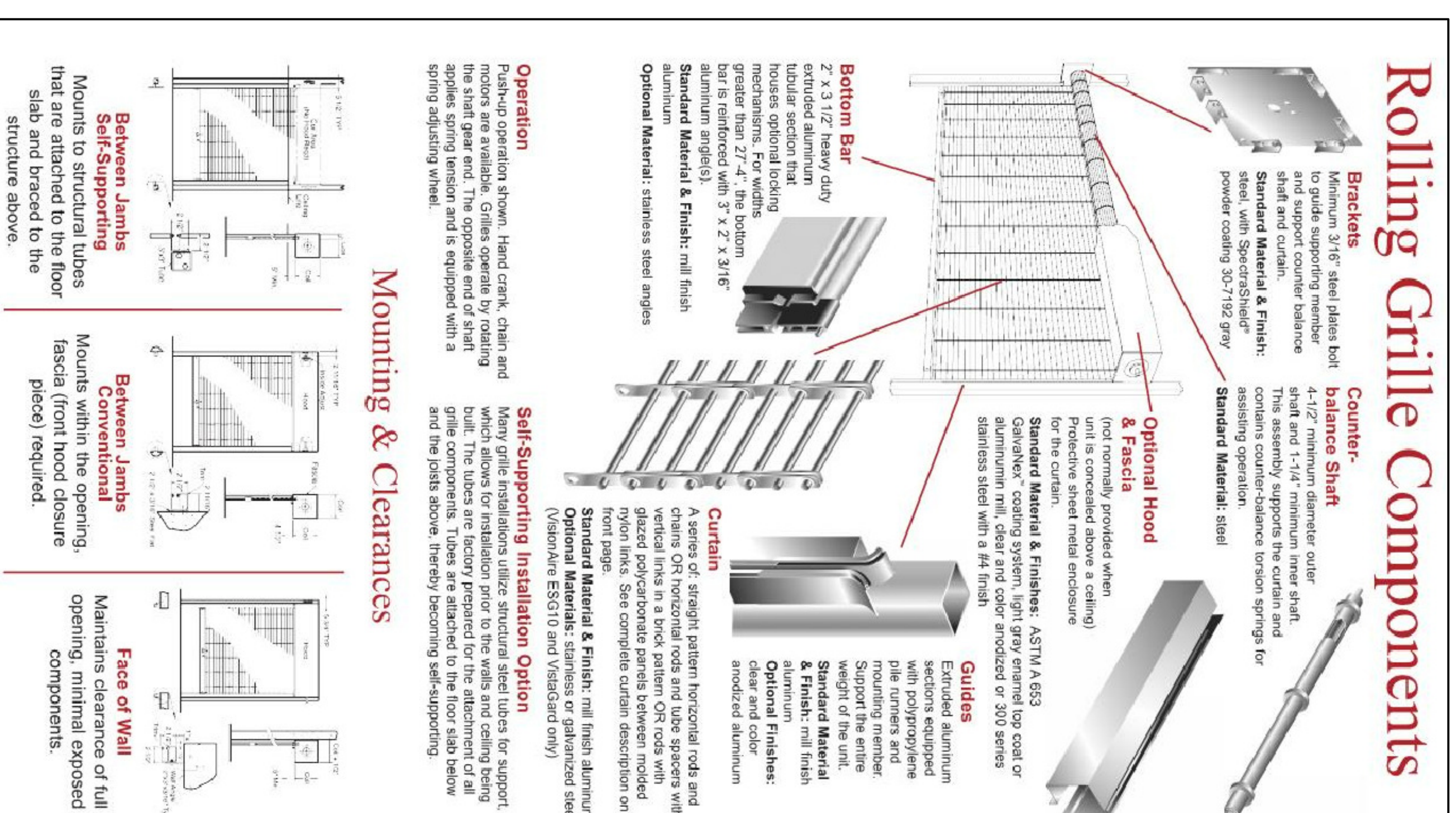
MEASURING and ORDERING INSTRUCTIONS
BAY and VALIANT Stationary Fabric Awnings

- STEP 1: Measure the window height (A). Choose the appropriate MODEL # with the awning projection that best fits your requirements.
- STEP 2: If mounting on casing, measure to the outside width of window (case B). For wall mount, select any desired width. (Note Arms cannot be mounted on shutters.)
- STEP 3: Select the fabric awning color that best compliments your home or office.

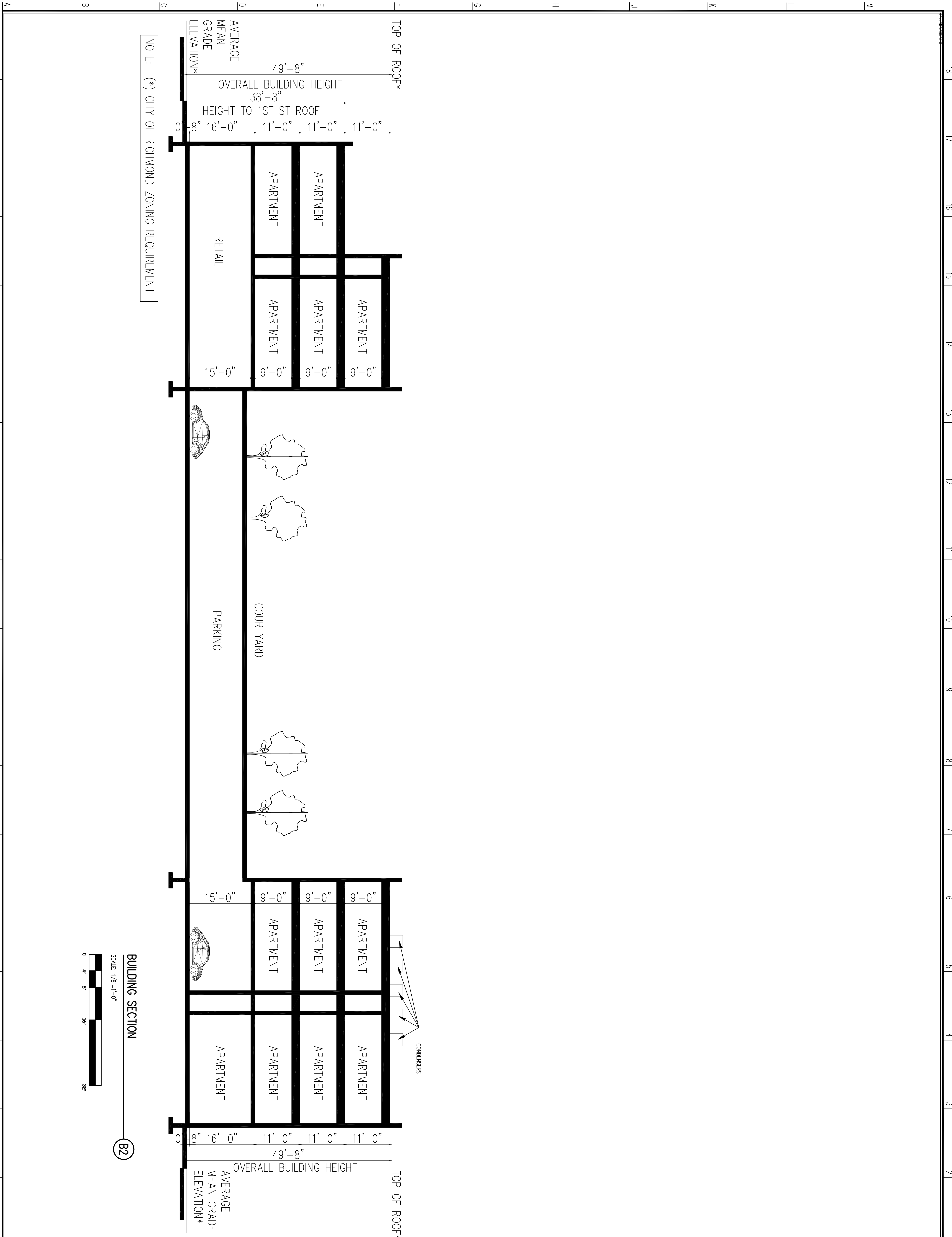
AWNING DETAIL
SCALE: NTS
A11



CANOPY DETAIL
SCALE: NTS
A6

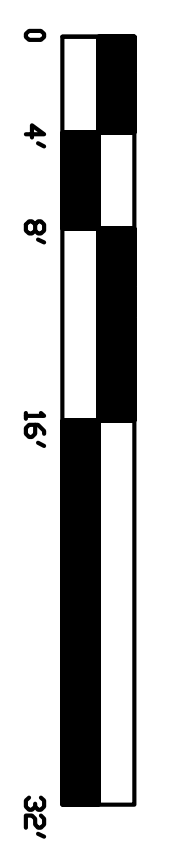


O.H. DOOR DETAIL
SCALE: NTS
A1

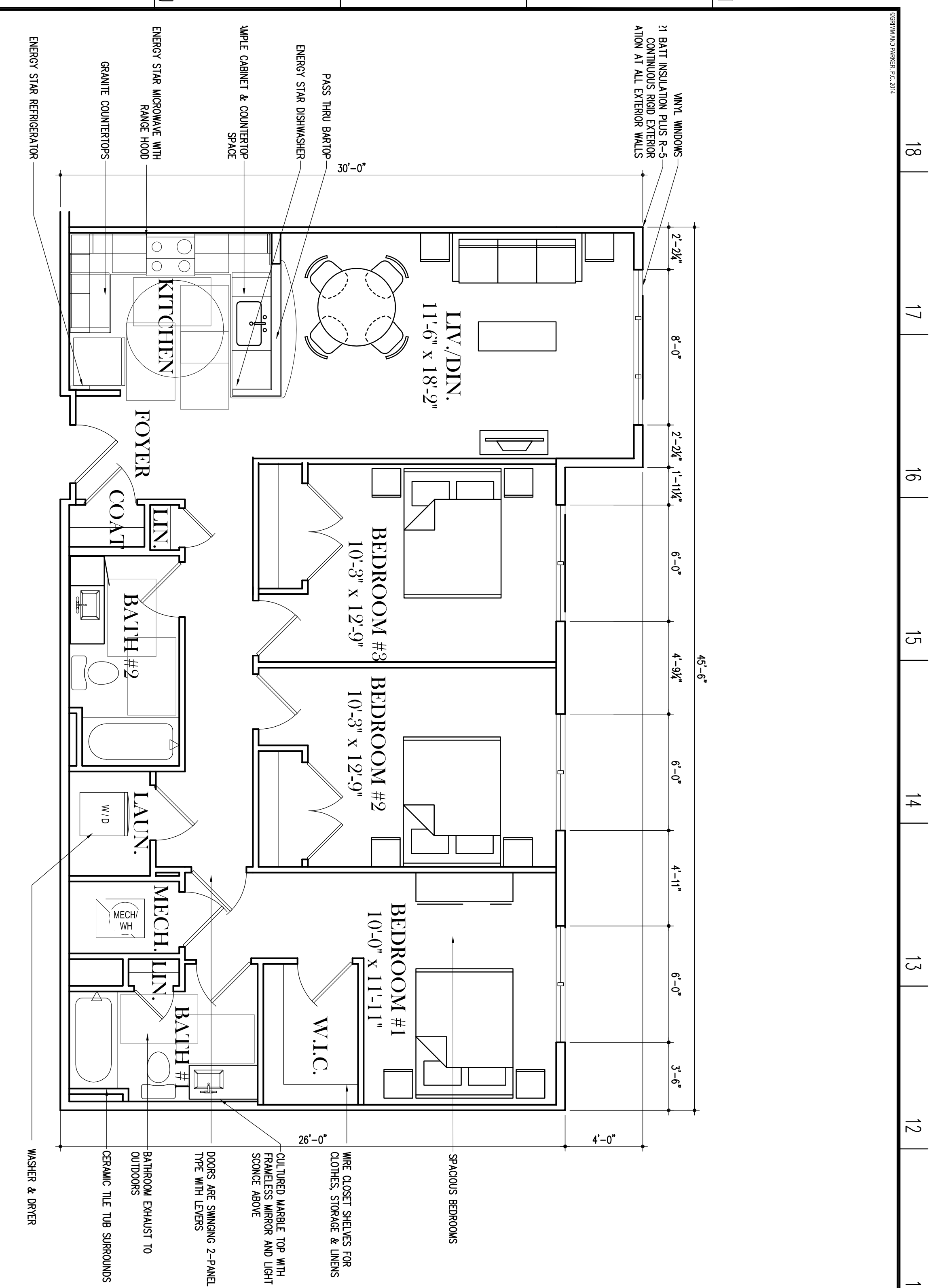


NOTE: (*) CITY OF RICHMOND ZONING REQUIREMENT

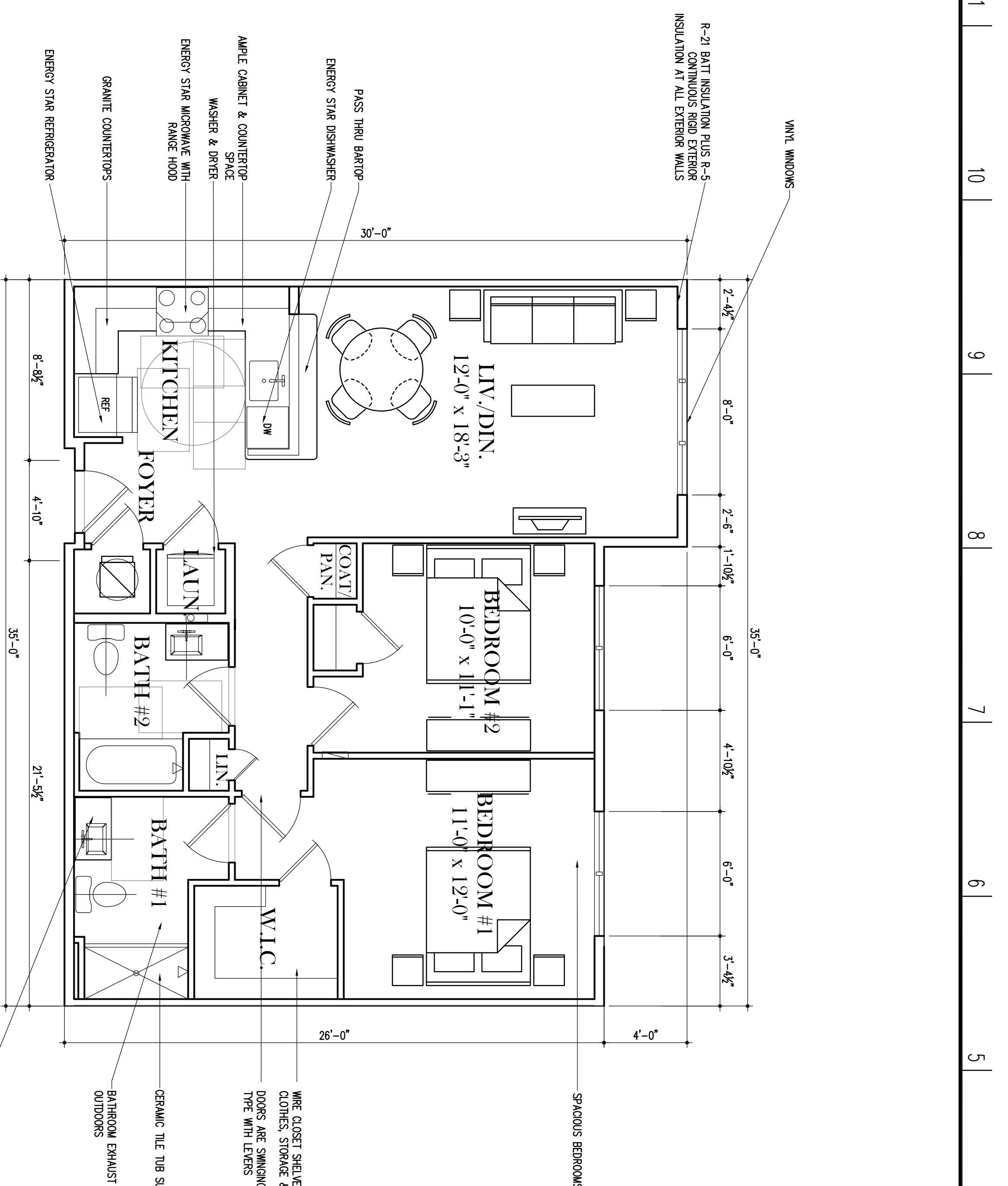
BUILDING SECTION
 SCALE: 1/8"=1'-0"
 (B2)



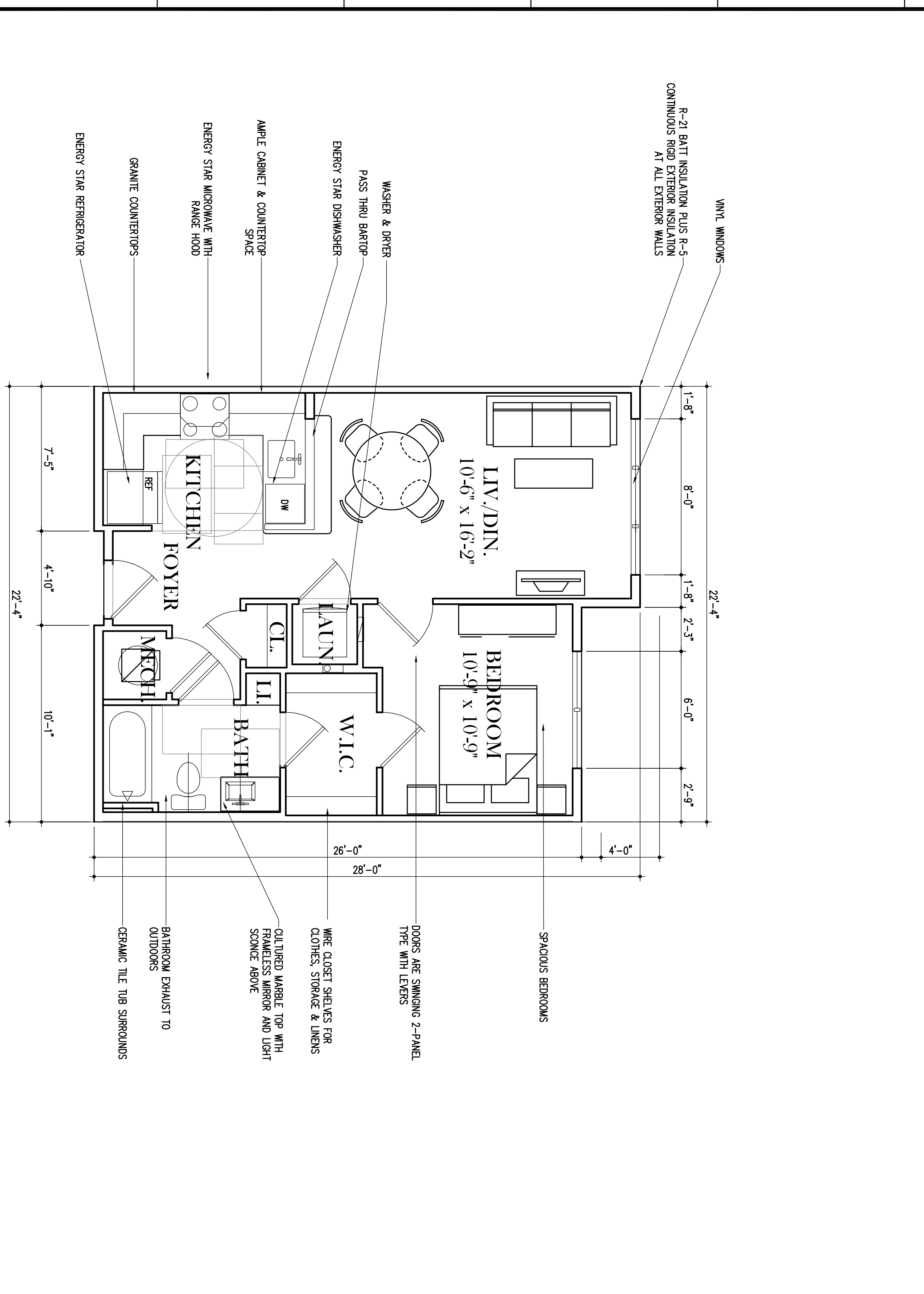
<p>A-30 2015.12.11</p>	<p>BUILDING SECTION NORTH 1ST AND EAST JACKSON RICHMOND, VA</p>	<p>GP# 21524 GP GRIMM AND PARKER</p>	<p>11720 Beltsville Drive Suite 600 Calverton, MD 20705 Tel 301.595.1000 www.grimmandparker.com</p>	
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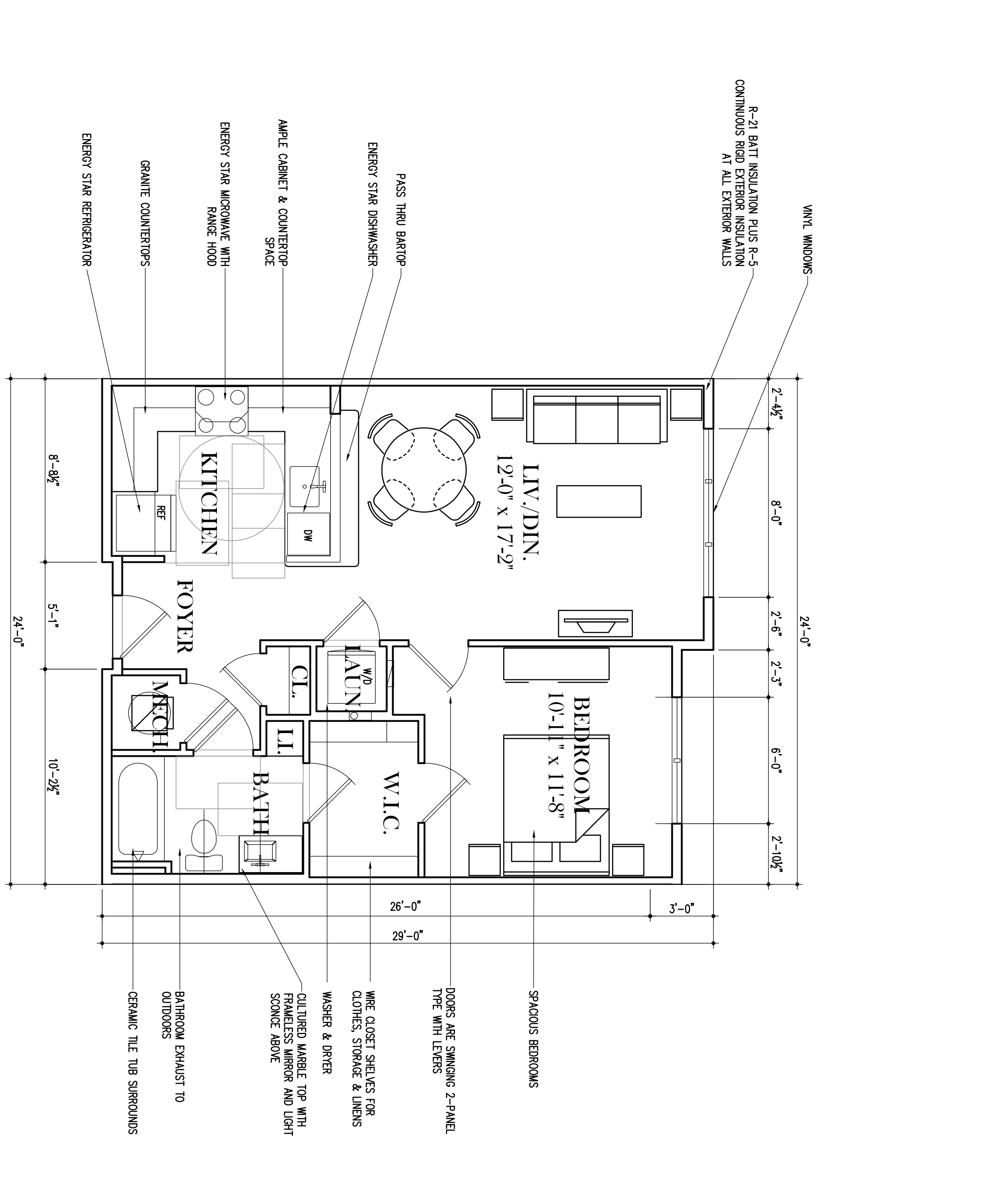
UNIT 3A - MULTIFAMILY
1/4" = 1'-0"
G14



UNIT 2D - MULTIFAMILY
1/4" = 1'-0"
G7



UNIT 1C - SENIOR APARTMENT
1/4" = 1'-0"
A14



UNIT 1A - MULTI-FAMILY
1/4" = 1'-0"
A7

GENERAL NOTES

1. ALL PARTY WALLS ARE DOUBLE STUD WALLS.
2. DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
3. PROVIDE FIBERGLASS MAT Faced WOOD RESISTANT Gypsum BOARD FOR ALL BATHROOM WALLS.
4. ALL EXHAUST VENTS (BATHROOM AND DRYER) TO BE ENTERED ON TOP OF WINDOWS UNLESS OTHERWISE NOTED.
5. REFER TO BUILDING ELEVATIONS FOR SPECIFIC EXTENT OF MASONRY VENEER (VERY WALL TYPES WITH ELEVATION).
6. VENT FLOORING TO CONTINUE UNDER KITCHEN APPLIANCES (REFRIGERATOR, RANGE, DISHWASHER), AND AT H.C. UNIT SINKS/COUNTERTOPS WITHOUT BASE CABINETS.
7. PROVIDE CHROME ESCUTCHEON PLATES AT ALL PIPES TO WALL PENETRATIONS.
8. SEE THIS SHEET FOR COAT AND LINEN CLOSET LAY-OUT.
9. EXTEND ADJACENT FLOORING INTO CLOSET SPACES, EXCEPT MECHANICAL AND WATER HEATED CLOSETS, WHICH WILL RECEIVE FIBERGLASS.
10. SOUND INSULATE INTERIOR WALLS OF MECHANICAL CLOSETS.

NOTES ON WALL TYPES

1. EXTERIOR RESIDENTIAL WALLS ARE 2x6S WITH R-21 BATT INSULATION & R-5-5 CONTINUOUS RIGID EXTERIOR INSULATION AT ALL EXTERIOR WALLS.
2. EXTERIOR WALLS ARE 6" METAL STUD WITH R-21 BATT INSULATION & R-7-2 CONTINUOUS RIGID EXTERIOR INSULATION AT ALL EXTERIOR WALLS.
3. REFER TO BUILDING ELEVATIONS, A-2X SERIES, FOR EXTENT OF METAL AND SING.

UNIT ADAPTABILITY

1. ALL UNITS TO HAVE WOOD FLOORING PROVIDED FOR GRAB BARS.
2. ALL FIRST FLOOR APARTMENT ENTRIES MUST MEET H.C. CLEARANCES.

HANDICAPPED UNITS

1. KITCHEN COUNTER TOPS MOUNTED AT 34" AFF.
2. 29" CLEAR SPACE UNDER KITCHEN SINKS AND COUNTER WORK SPACE (MINIMUM 30" WIDE).
3. LAVATORIES IN BATHROOMS, ALL PLUMBING TRAPS AND WATER SPLICERS (HOT AND COLD) TO BE INSULATED W/ FIBERGLASS WOOD COVERED INSULATION JACKETS AND BOOTS.
4. SEE SPECS FOR AFFLUENCE SELECTION.
5. SHELVS AND ROOS IN CLOSETS TO BE MOUNTED AS PER DIAGRAM ON THIS SHEET.
6. METAL WALL MOUNTED LAVATORIES WITH 29" AFF CLEAR KNEE SPACE.
7. ALL GROUND FLOOR APARTMENTS TO MEET FEAR HOUSING ACT REQUIREMENTS.

COAT/LINEN CLOSET LAY-OUT

