

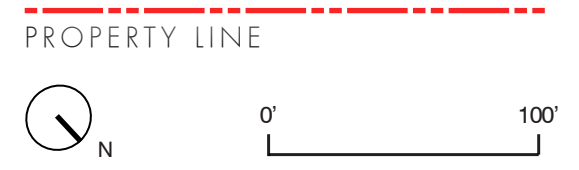
321 WEST GRACE ST.



CONCEPT STUDY

01/15/2021





321 WEST GRACE ST.

RICHMOND, VA

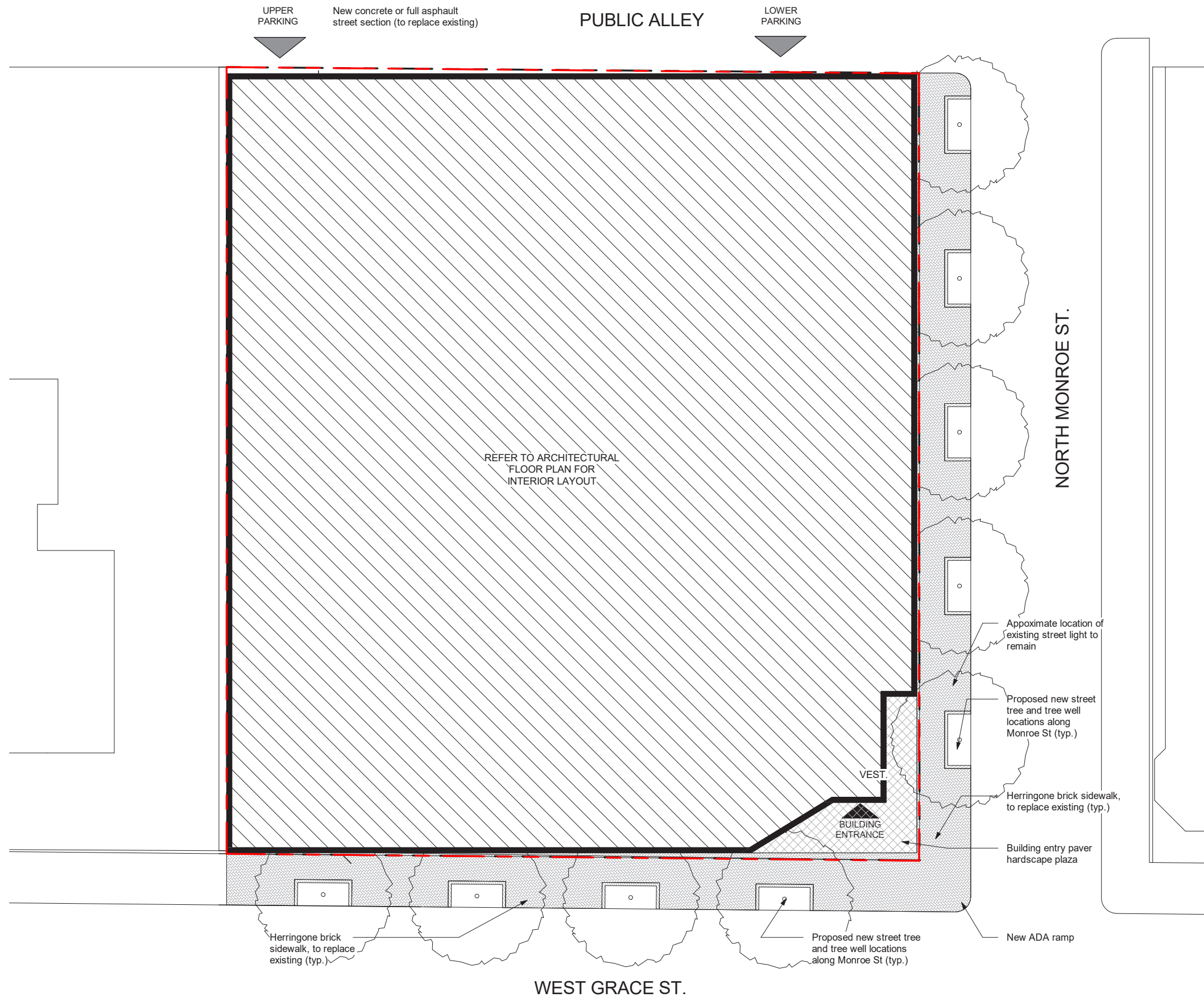
CONCEPT STUDY

A2

01/15/2021



SITE PLAN LANDSCAPE CONCEPT



PROPERTY LINE

 3/64" = 1'-0"

321 WEST GRACE ST.

RICHMOND, VA

CONCEPT STUDY

A3

01/15/2021



floor plan - GROUND LEVEL



- BOH / MEP
- BUILDING SUPPORT
- CIRCULATION
- LOBBY / AMENITY
- PARKING
- RETAIL / RETAIL EQUIVALENT

PROPERTY LINE

SCALE: 1" = 20'-0"

NOTE: unit layouts and program demising walls are to be considered indicative

321 WEST GRACE ST.

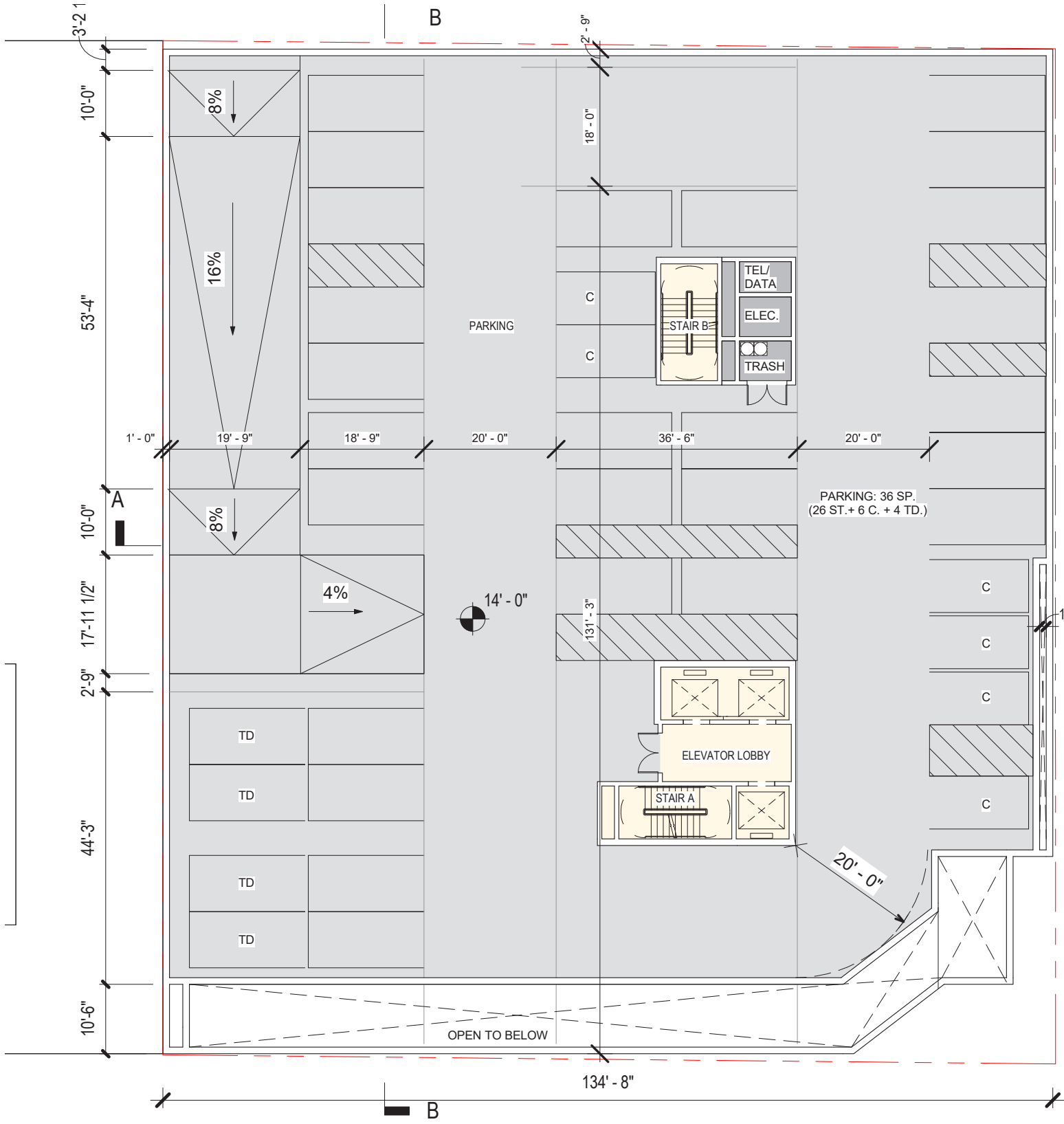
RICHMOND, VA

CONCEPT STUDY

A4

01/15/2021



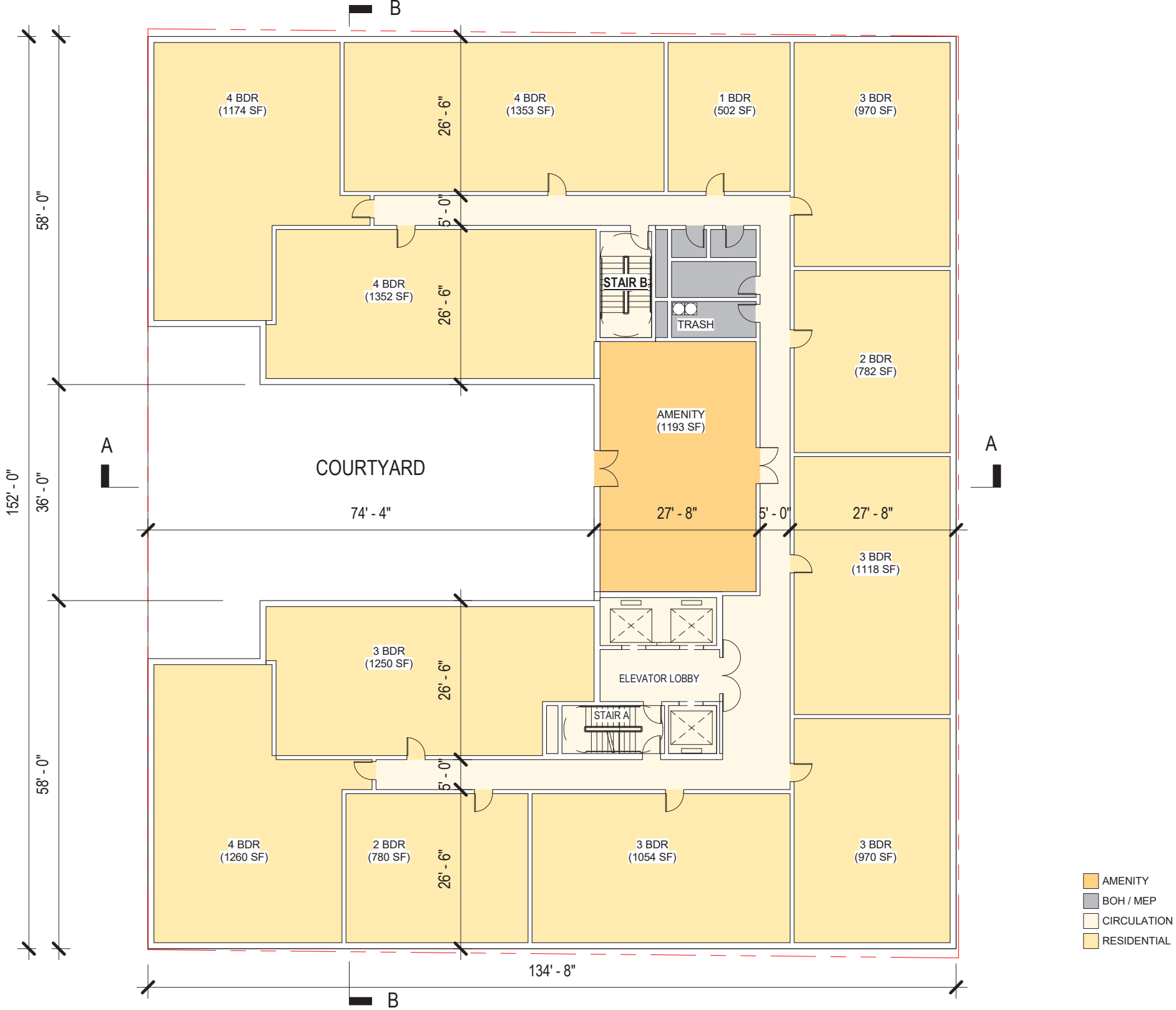


CIRCULATION
 PARKING

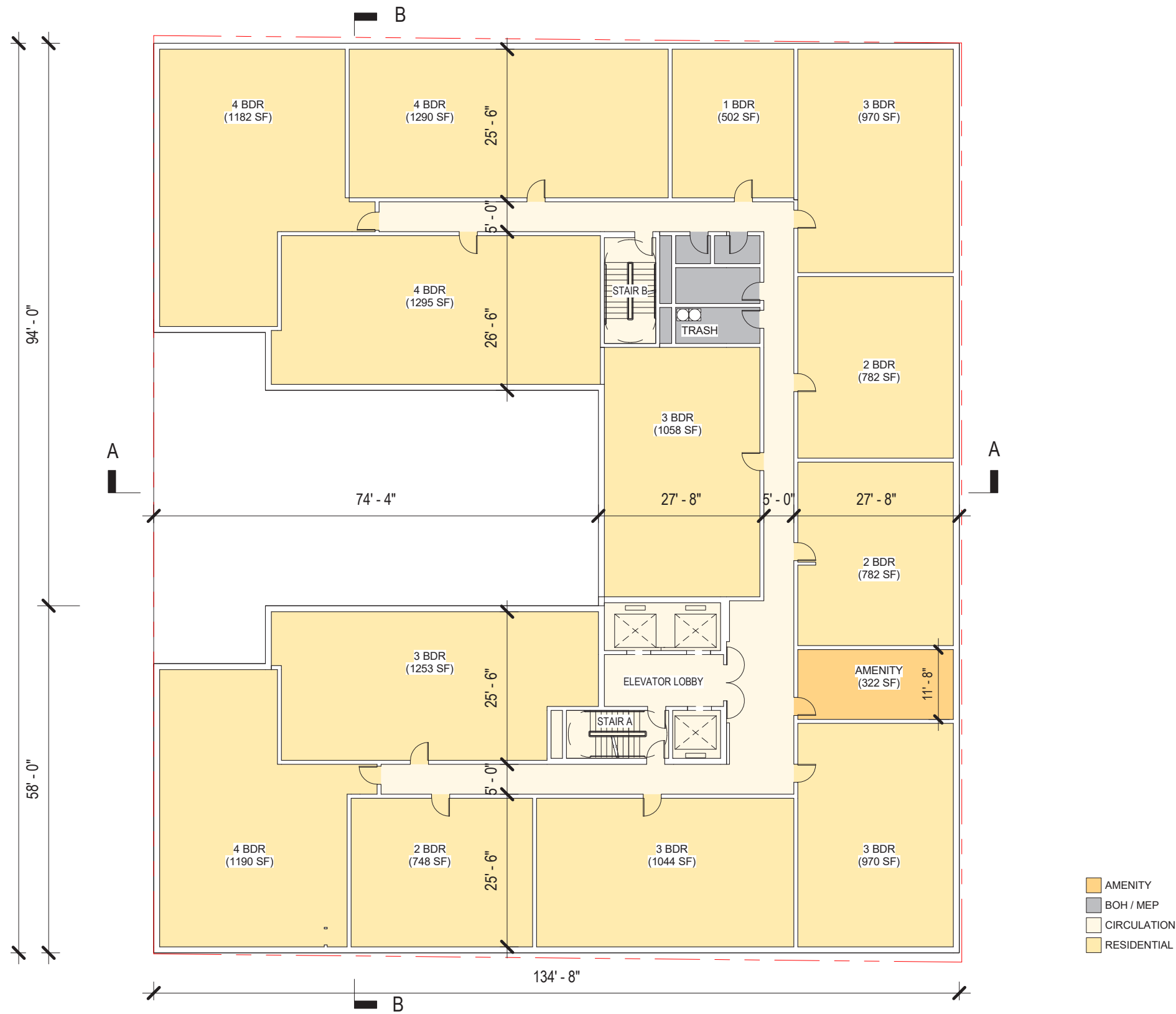
PROPERTY LINE

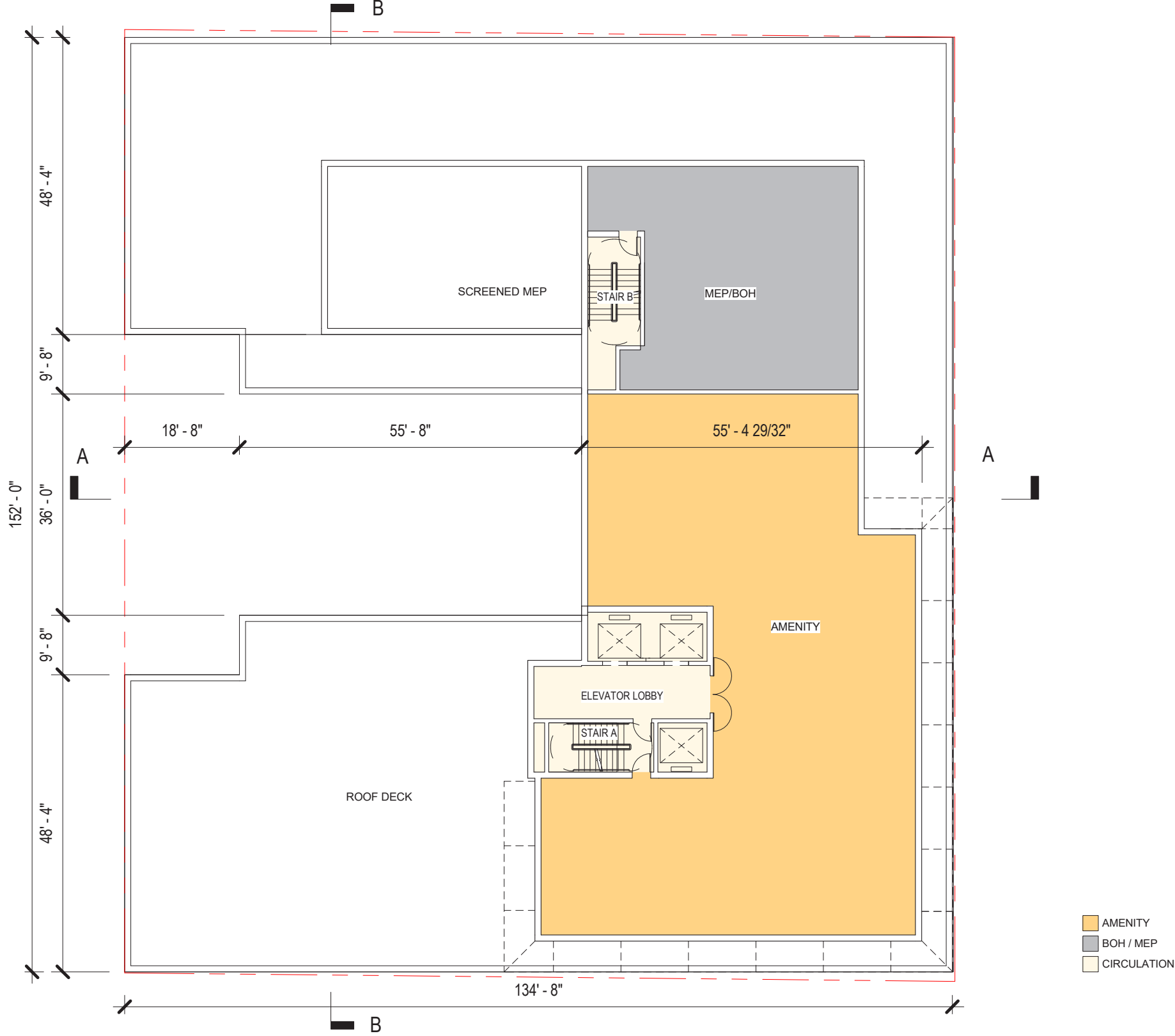
SCALE: 1" = 20'-0"

NOTE: unit layouts and program demising walls are to be considered indicative

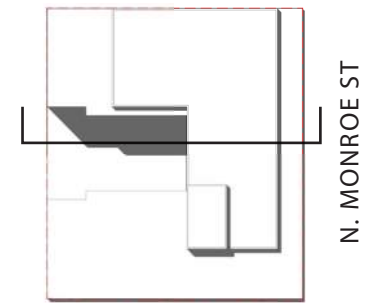


floor plan - LEVEL 04 TO 15 (TYPICAL)



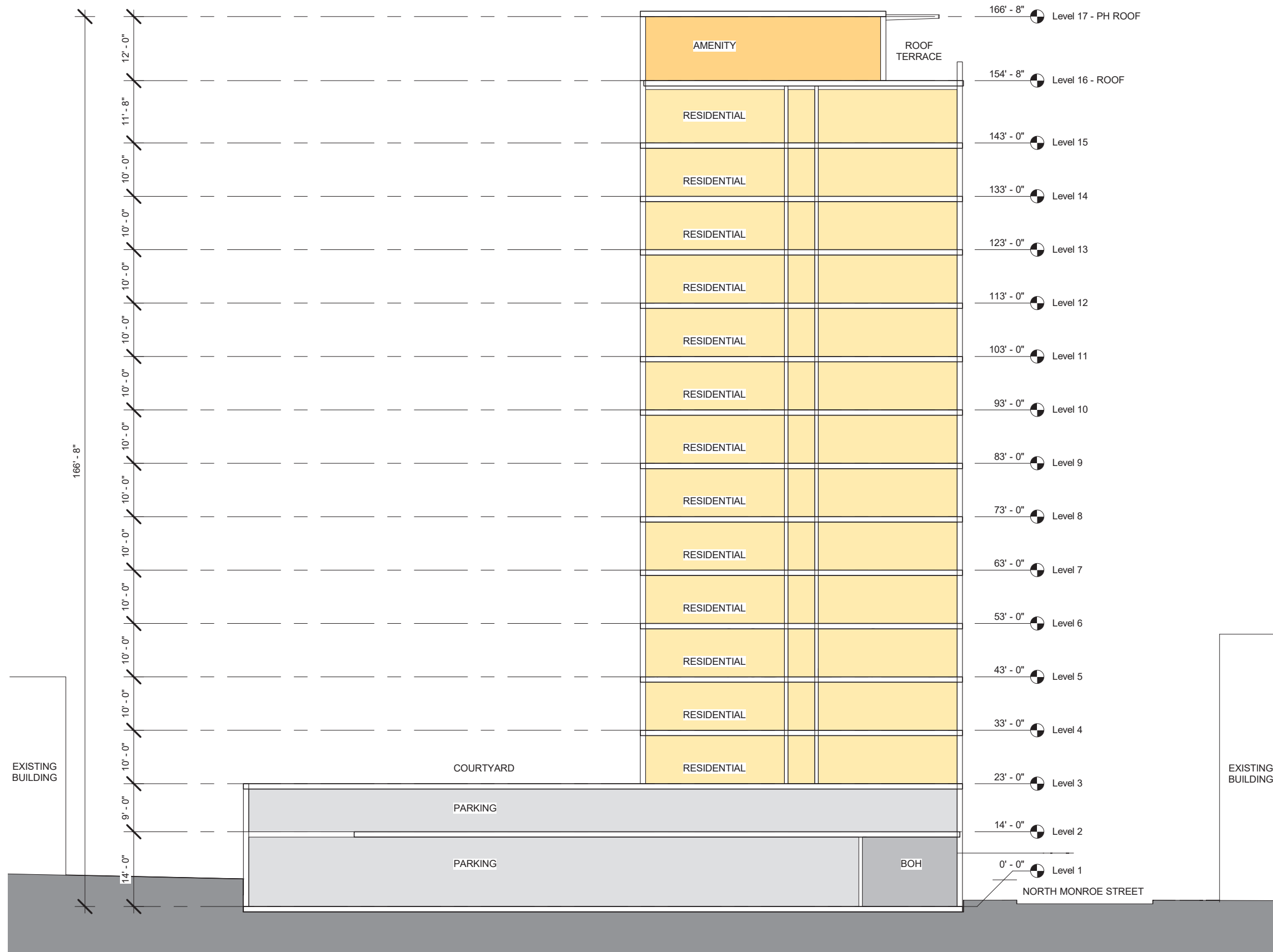


SECTION AA



W. GRACE ST

SCALE: 1" = 20'-0"



NOTE: overall height to be adjusted for ground floor retail/retail equivalent height optimization

NOTE: unit layouts and program demising walls are to be considered indicative

321 WEST GRACE ST.

RICHMOND, VA

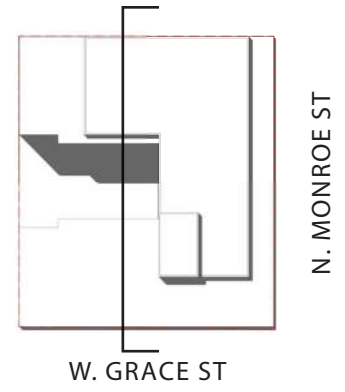
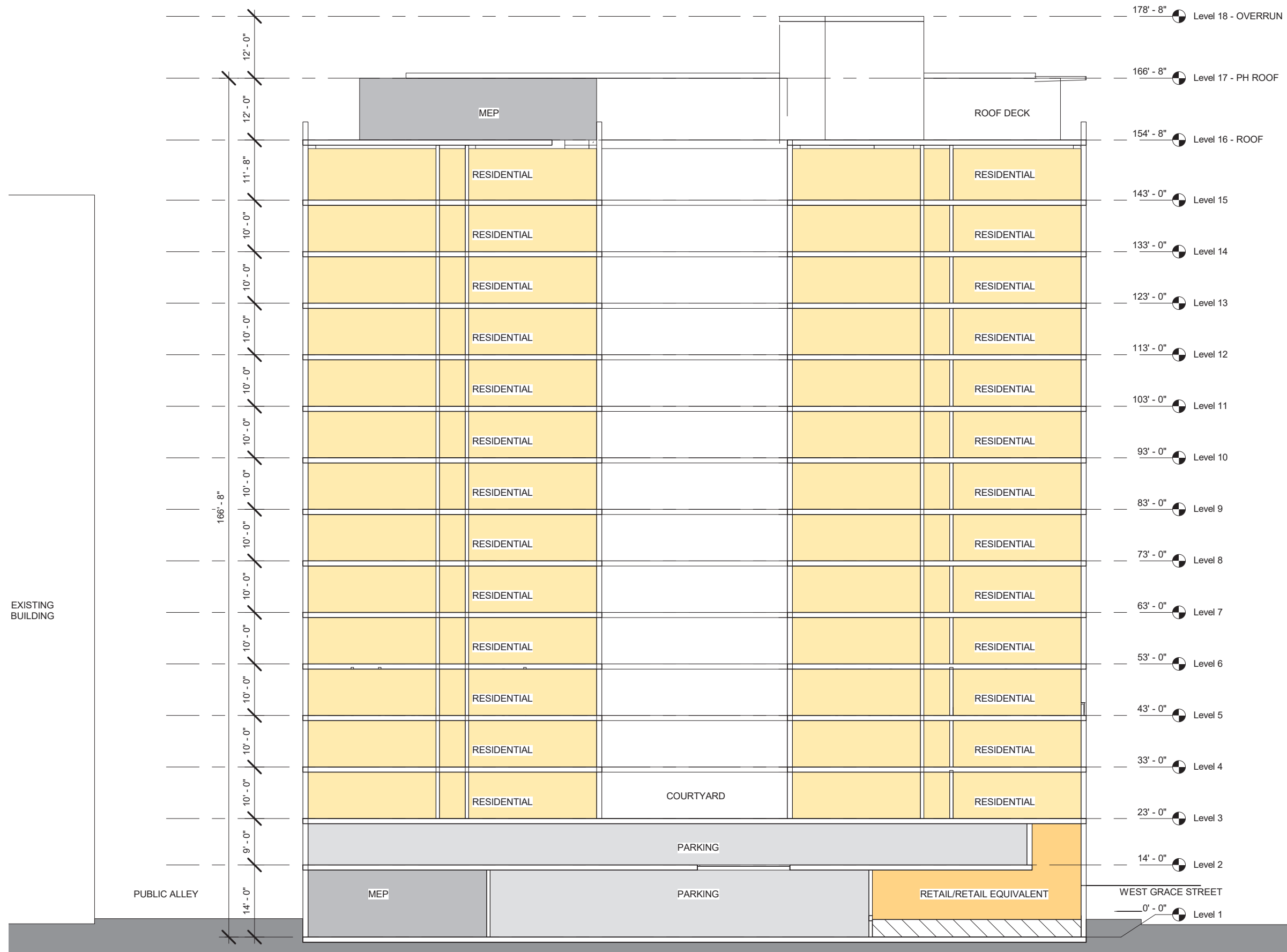
CONCEPT STUDY

A9

01/15/2021



SECTION BB



SCALE: 1" = 20'-0"

NOTE: overall height to be adjusted for ground floor retail/retail equivalent height optimization

NOTE: unit layouts and program demising walls are to be considered indicative

321 WEST GRACE ST.

RICHMOND, VA

CONCEPT STUDY

A10

01/15/2021



ZONING ANALYSIS

ZONING	B4		
PROPERTY AREA	20,748.47	SF	
FAR	6		
BY RIGHT GFA	124,490.82	SF	
PROPOSED GFA (parking, amenity and boh/mep not included)	223,366.00	SF	

PARKING REQUIREMENT	1 for every 4 units in excess of 16		
UNITS	177		
SPACES REQUIRED	41		
SPACES PROVIDED	57 (plus 9 tandem)		

BIKE PARKING LONG TERM REQUIREMENT	1 space for every 4 dwellings or major fraction thereof		
UNITS	177		
REQUIRED	45		
PROVIDED	45		
SHORT TERM REQUIREMENT	2 spaces for 50 dwelling units; 2 additional spaces for every 50 dwellings units or major fraction thereof		
UNITS	177		
REQUIRED	7		
PROVIDED	7		

AREA CALCULATIONS (PER PROGRAM)

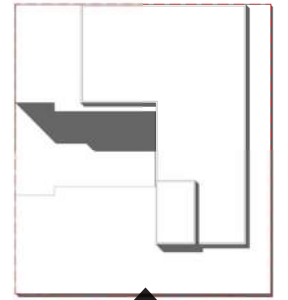
Program	Level	Area
AMENITY	Level 3	1193 SF
AMENITY	Level 5	322 SF
AMENITY	Level 7	322 SF
AMENITY	Level 9	322 SF
AMENITY	Level 11	322 SF
AMENITY	Level 13	322 SF
AMENITY	Level 15	322 SF
AMENITY	Level 16 - ROOF	4386 SF
AMENITY		7510 SF
BOH / MEP	Level 1	112 SF
BOH / MEP	Level 1	445 SF
BOH / MEP	Level 1	2290 SF
BOH / MEP	Level 3	324 SF
BOH / MEP	Level 4	337 SF
BOH / MEP	Level 5	324 SF
BOH / MEP	Level 6	337 SF
BOH / MEP	Level 7	324 SF
BOH / MEP	Level 8	337 SF
BOH / MEP	Level 9	324 SF
BOH / MEP	Level 10	337 SF
BOH / MEP	Level 11	324 SF
BOH / MEP	Level 12	337 SF
BOH / MEP	Level 13	324 SF
BOH / MEP	Level 14	337 SF
BOH / MEP	Level 15	324 SF
BOH / MEP	Level 16 - ROOF	1474 SF
BOH / MEP		8607 SF
BUILDING SUPPORT	Level 1	236 SF
BUILDING SUPPORT		236 SF

Program	Level	Area
CIRCULATION	Level 1	355 SF
CIRCULATION	Level 1	653 SF
CIRCULATION	Level 2	185 SF
CIRCULATION	Level 2	621 SF
CIRCULATION	Level 3	168 SF
CIRCULATION	Level 3	1960 SF
CIRCULATION	Level 4	187 SF
CIRCULATION	Level 4	1966 SF
CIRCULATION	Level 5	168 SF
CIRCULATION	Level 5	1960 SF
CIRCULATION	Level 6	187 SF
CIRCULATION	Level 6	1966 SF
CIRCULATION	Level 7	168 SF
CIRCULATION	Level 7	1997 SF
CIRCULATION	Level 8	187 SF
CIRCULATION	Level 8	1966 SF
CIRCULATION	Level 9	168 SF
CIRCULATION	Level 9	1997 SF
CIRCULATION	Level 10	187 SF
CIRCULATION	Level 10	1966 SF
CIRCULATION	Level 11	168 SF
CIRCULATION	Level 11	1997 SF
CIRCULATION	Level 12	187 SF
CIRCULATION	Level 12	1966 SF
CIRCULATION	Level 13	168 SF
CIRCULATION	Level 13	1997 SF
CIRCULATION	Level 14	187 SF
CIRCULATION	Level 14	1966 SF
CIRCULATION	Level 15	168 SF
CIRCULATION	Level 15	1997 SF
CIRCULATION	Level 16 - ROOF	206 SF
CIRCULATION	Level 16 - ROOF	681 SF
CIRCULATION		30694 SF

Program	Level	Area
LOBBY / AMENITY	Level 1	4178 SF
LOBBY / AMENITY		4178 SF
PARKING	Level 1	9587 SF
PARKING	Level 2	17534 SF
PARKING		27121 SF
RESIDENTIAL	Level 3	13612 SF
RESIDENTIAL	Level 4	14735 SF
RESIDENTIAL	Level 5	14484 SF
RESIDENTIAL	Level 6	14735 SF
RESIDENTIAL	Level 7	14414 SF
RESIDENTIAL	Level 8	14735 SF
RESIDENTIAL	Level 9	14414 SF
RESIDENTIAL	Level 10	14735 SF
RESIDENTIAL	Level 11	14414 SF
RESIDENTIAL	Level 12	14735 SF
RESIDENTIAL	Level 13	14414 SF
RESIDENTIAL	Level 14	14735 SF
RESIDENTIAL	Level 15	14414 SF
RESIDENTIAL		188578 SF
RETAIL / RETAIL EQUIVALENT	Level 1	1805 SF
RETAIL / RETAIL EQUIVALENT		1805 SF
Grand total		268730 SF



elevation - NORTH



N. MONROE ST

W. GRACE ST

SCALE: 1" = 20'-0"

321 WEST GRACE ST.

RICHMOND, VA

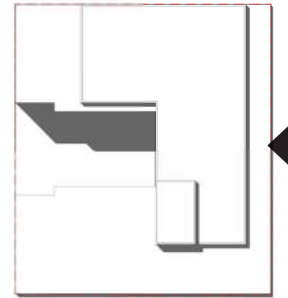
CONCEPT STUDY

A12

01/15/2021



elevation - WEST



W. GRACE ST

N. MONROE ST

SCALE: 1" = 20'-0"

321 WEST GRACE ST.

RICHMOND, VA

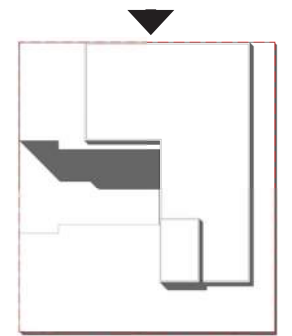
CONCEPT STUDY

A13

01/15/2021



elevation - SOUTH



SCALE: 1" = 20'-0"

321 WEST GRACE ST.

RICHMOND, VA

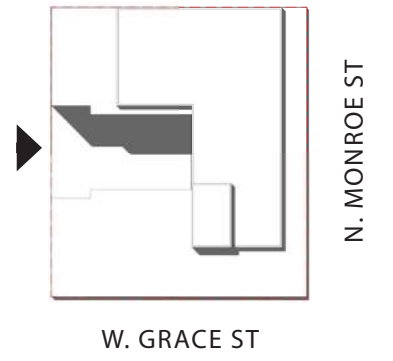
CONCEPT STUDY

A14

01/15/2021



elevation - EAST



SCALE: 1" = 20'-0"

321 WEST GRACE ST.

RICHMOND, VA

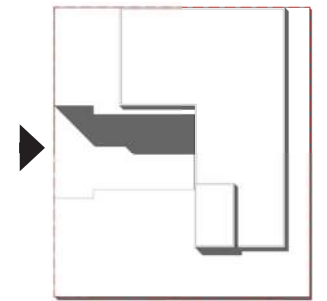
CONCEPT STUDY

A15

01/15/2021



elevation - EAST (ALTERNATE)



W. GRACE ST

N. MONROE ST

SCALE: 1" = 20'-0"

321 WEST GRACE ST.

RICHMOND, VA

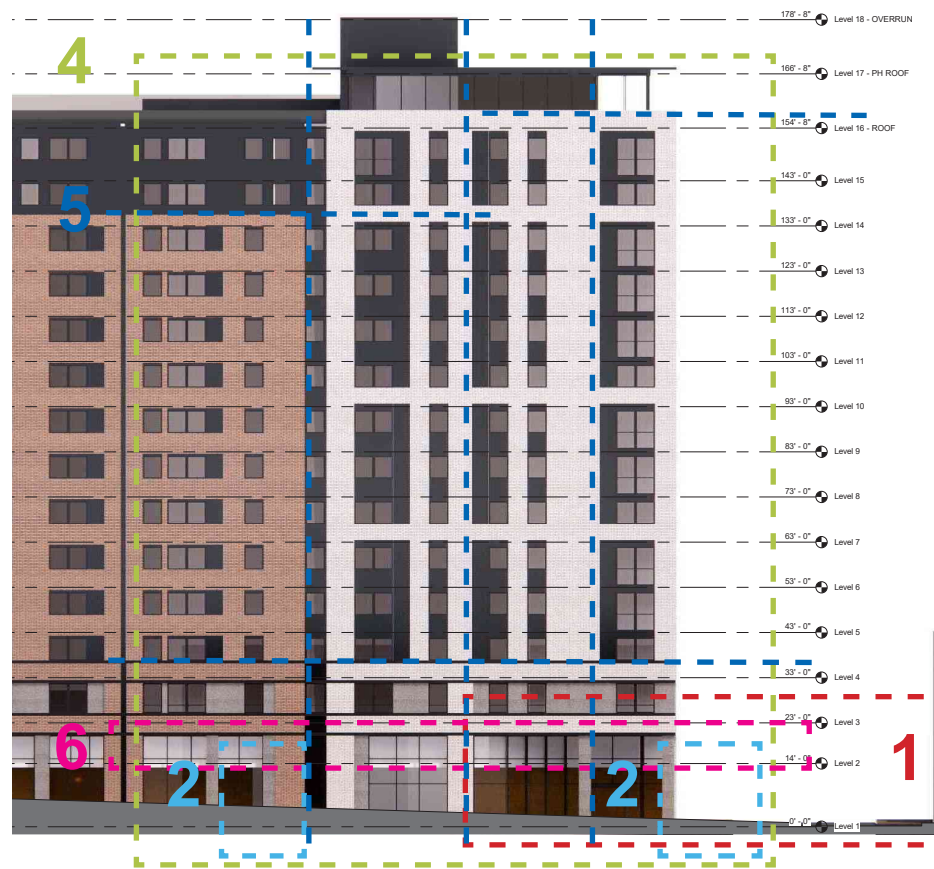
CONCEPT STUDY

A16

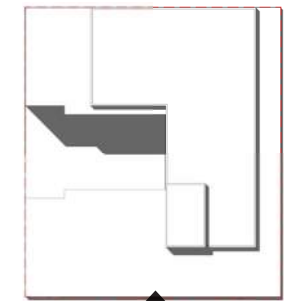
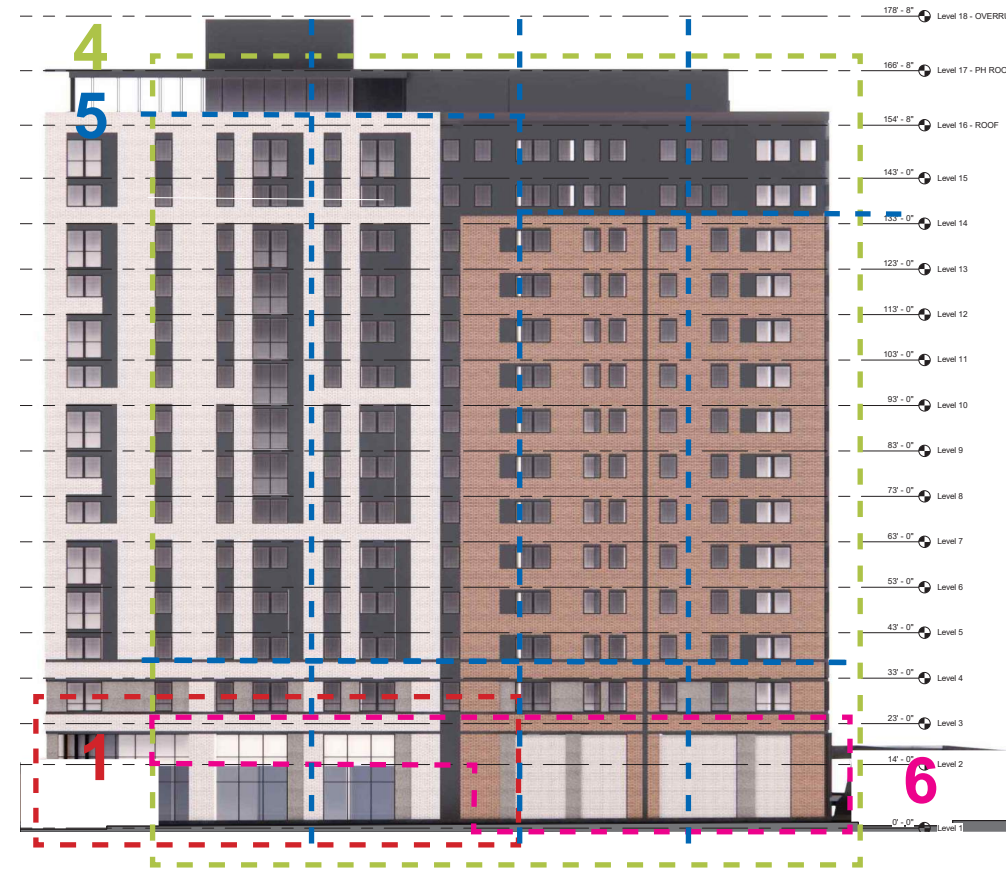
01/15/2021



6 FORM ELEMENTS



MAIN ELEVATIONS
(WEST GRACE ST. AND
NORTH MONROE ST.)



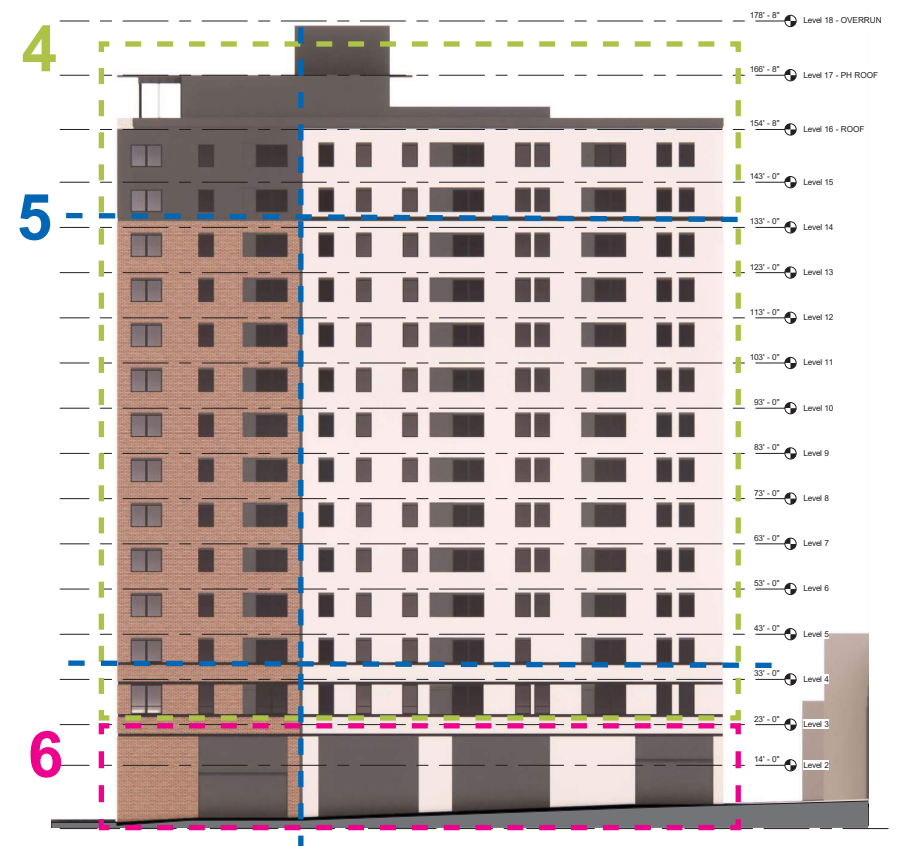
N. MONROE ST

W. GRACE ST

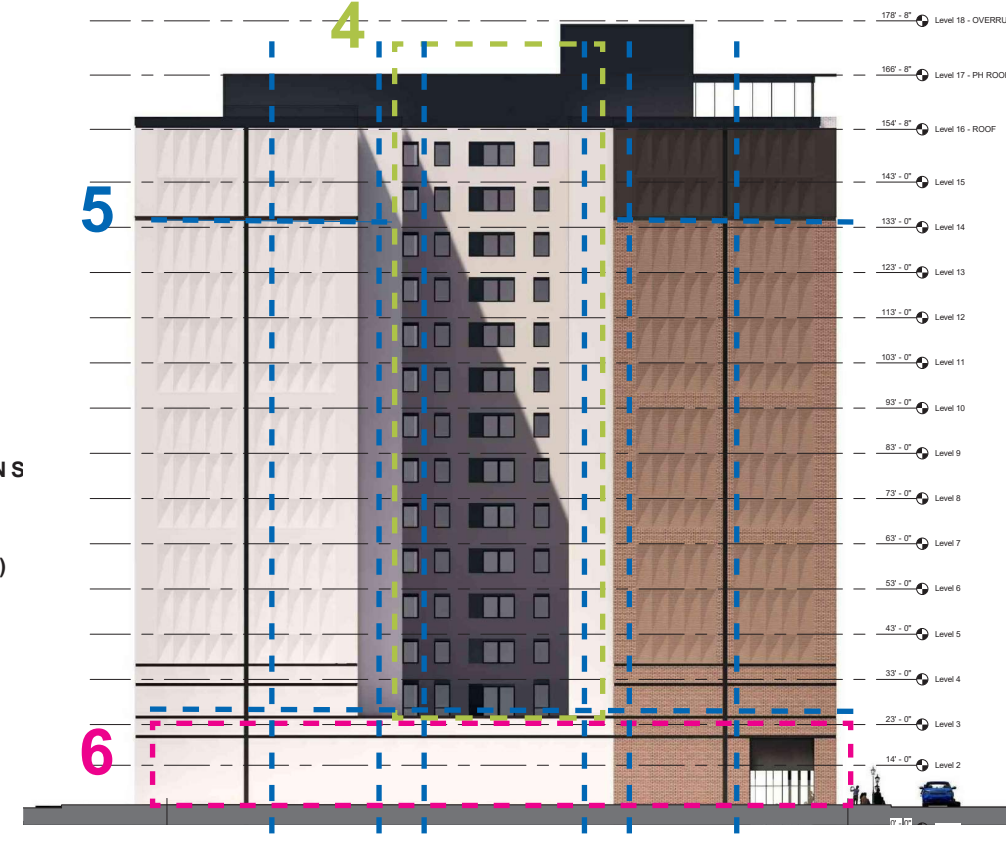
SCALE: 1" = 20'-0"

- 1) HOLD THE CORNER
- 2) ENTRANCES FACE STREETS
- 4) TRANSPARENCY
- 5) FACADE ARTICULATION
- 6) SCREENED PARKING / SERVICES

NOTE: RELIEF REQUESTED FOR FORM ELEMENT #3 "APPROPRIATE SETBACKS AND SETBACKS"



SECONDARY ELEVATIONS
(PUBLIC ALLEY AND
ADJACENT PROPERTY)



321 WEST GRACE ST.

RICHMOND, VA

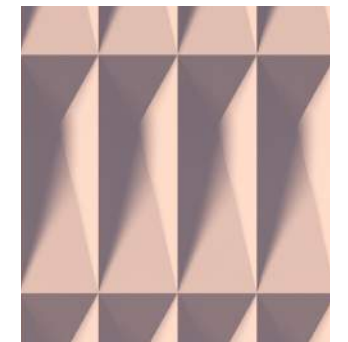
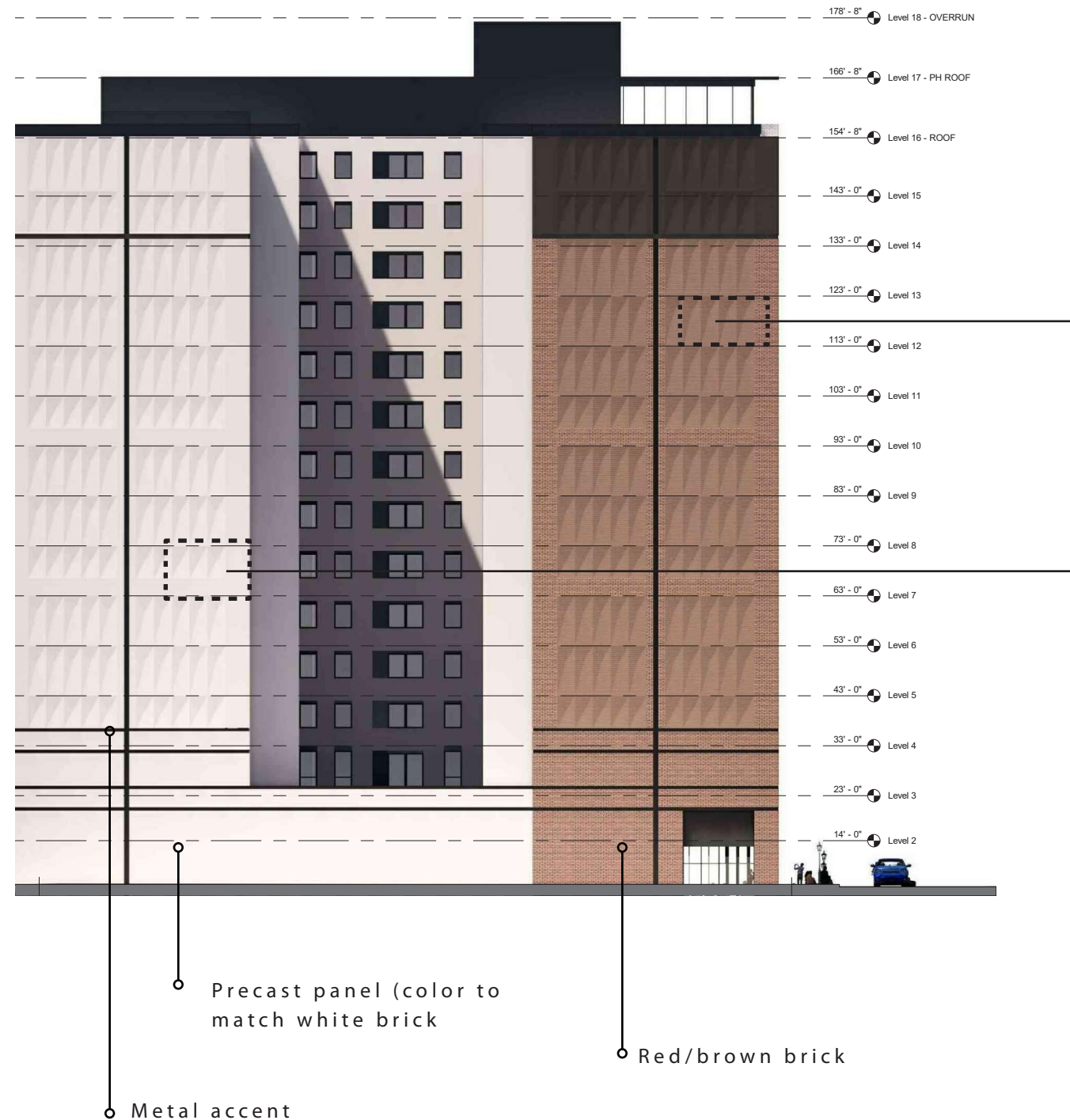
CONCEPT STUDY

A17

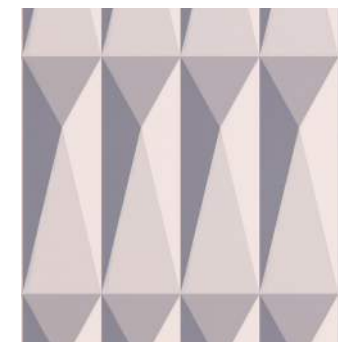
01/15/2021



EXTERIOR MATERIALS



Precast panel
(textured, color to
match red/brown
brick)



Precast panels
(textured, color to
match white brick)

321 WEST GRACE ST.

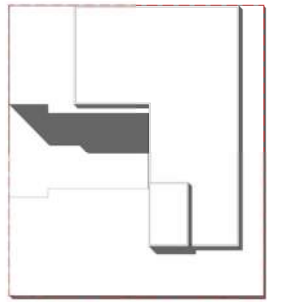
RICHMOND, VA

CONCEPT STUDY

A18

01/15/2021





W. GRACE ST

N. MONROE ST



321 WEST GRACE ST.

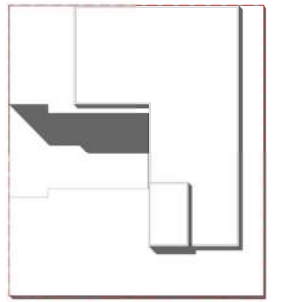
RICHMOND, VA

CONCEPT STUDY

A19

01/15/2021





W. GRACE ST

N. MONROE ST



321 WEST GRACE ST.

RICHMOND, VA

CONCEPT STUDY

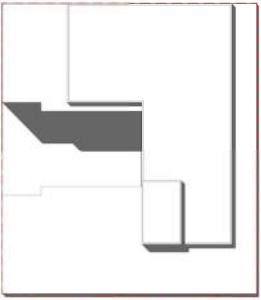
A20

01/15/2021





view4 -SOUTHWEST ON N. MONROE ST



N. MONROE ST

W. GRACE ST

321 WEST GRACE ST.

RICHMOND, VA

CONCEPT STUDY

A21

01/15/2021



view 5 - SOUTHEAST ON W. GRACE ST



N. MONROE ST

W. GRACE ST

321 WEST GRACE ST.

RICHMOND, VA

CONCEPT STUDY

A22

01/15/2021

