

INTRODUCED: December 13, 2021

AN ORDINANCE No. 2021-359

As Amended

To amend and reordain Ord. No. 2010-100-83, adopted May 10, 2010, which authorized the special use of the property known as 200-214 East Leigh Street for the purpose of a multifamily residential use with up to eight dwelling units in an existing carriage house building with the commercial use requirement waived, to additionally authorize the construction of a mixed-use building containing non-dwelling uses and up to 63 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 10 2022 AT 6 P.M.

I. That Ordinance No. 2021-100-83, adopted May 10, 2010, be and is hereby amended and reordained as follows:

§ 1. That the property known as 200, 208, 210, 212 and 214 East Leigh Street and 603 North 2nd Street and identified as Tax Parcel [~~No.~~] Nos. N000-0040/021 and N000-0040/028, respectively, in the [~~2010~~] [~~2021~~] 2022 records of the City Assessor, together with a private alley, all being more particularly shown on a survey entitled [~~“Plat of a Parcel of Land Containing 0.868 Acre Situated Between North 2nd Street and North 3rd Street and on the North Line of East Leigh Street City of Richmond, Virginia,”~~] prepared by Harvey L Parks, Inc., and dated March 9, 1999,

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 14 2022 REJECTED: _____ STRICKEN: _____

reproduced as part of sheet CS of the plans entitled “208 East Leigh Street, Richmond, Virginia, Review Set”, prepared by Architecture Design and dated February 2, 2010,” “ALTA/NSPS Land Title Survey of No. 214 E. Leigh Street, in the City of Richmond, Virginia.” prepared by McKnight & Associates, P.C., and dated October 21, 2020, a copy of which is attached to and made a part of this amendatory ordinance, hereinafter referred to as the “Property,” is hereby permitted to be used for the purpose of (i) a ~~[multi-family]~~ multifamily residential use with up to eight ~~[(8)]~~ dwelling units in an existing carriage house building with ~~[the]~~ no requirement for ground floor street frontage commercial use [requirement waived], substantially as shown on sheets CS, A1.1, A1.2, A1.3, A2.1, A3.1, and A3.2 of the plans entitled “208 East Leigh Street, Richmond, Virginia, Special Use Application”, prepared by Architecture Design Office, dated January 11, 2010, and last revised on February 2, 2010, copies of which are attached to and made a part of ~~[this ordinance]~~ Ordinance No. 2010-100-83, adopted May 10, 2010, and (ii) a mixed-use building containing non-dwelling uses and up to 63 dwelling units, substantially as shown on the plans entitled “Special Use Permit Response to City Review Comments, 08-09-2021,” prepared by Architecture Design Office, [undated] dated August 9, 2021, and last revised on February 3, 2022, with the plans for roman numerals (i) and (ii) hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this amendatory ordinance.

§ 2. That the adoption of this ordinance shall constitute the granting of a special use permit for the ~~[property]~~ Property, which shall be transferable from the owner of the ~~[property]~~ Property to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed or otherwise, and which shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owner of the ~~[property]~~ Property a building permit substantially in accordance with the ~~[plans]~~ Plans for

the aforementioned purposes, subject to the following terms and conditions:

(a) The owner of the [~~property~~] Property shall be bound by, shall observe, and shall comply with all other laws, ordinances, rules and regulations applicable to the [~~property~~] Property, except as otherwise provided in this ordinance.

(b) An application for a building permit for the mixed-use building authorized by this amendatory ordinance shall be made within [~~twenty-four (24) months~~] 730 days from the effective date of this amendatory ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within [~~one hundred eighty (180)~~] 180 days from the date of the building permit or if construction is suspended or abandoned for a period of [~~one hundred eighty (180)~~] 180 days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within [~~twenty-four (24) months~~] 730 days after the effective date of this amendatory ordinance or should the building permit expire and become null and void after the expiration of the [~~twenty-four (24) month~~] 730-day time period for making application for the building permit, the privileges granted by this amendatory ordinance shall terminate and the amendments it makes to the special use permit shall become null and void.

(c) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the [~~subject property~~] Property have been paid.

(d) All required final grading and drainage plans, together with all easements made necessary by such plans, shall be approved by the Director of Public Utilities prior to the issuance of building permits.

(e) Storm or surface water shall not be allowed to accumulate on the land. The owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the ~~[property]~~ Property so as not to adversely affect or damage adjacent property or public streets and the use thereof.

(f) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(g) The use of Building A, as identified on sheet CS of the ~~[attached]~~ plans attached to Ordinance No. 2010-100-83, adopted May 10, 2010, shall be consistent with the principal and accessory uses authorized by the underlying zoning district within which the ~~[subject property]~~ Property is located.

(h) The use of Building B, as identified on sheet CS of the ~~[attached]~~ plans attached to Ordinance No. 2010-100-83, adopted May 10, 2010, shall be as a maximum of eight ~~[(8)]~~ dwelling units substantially configured and arranged as shown on the ~~[attached]~~ plans attached to Ordinance No. 2010-100-83, adopted May 10, 2010.

(i) The use of the building labelled "212 E Leigh St Proposed 5 Story Masonry/Framed" on sheet CS01 of the Plans shall be as (i) non-dwelling uses authorized by the underlying zoning district within which the Property is located and (ii) up to 63 dwelling units, substantially as shown on the Plans.

~~[(i)]~~ (j) A minimum of ~~[one (1) off-street]~~ 50 parking ~~[space]~~ spaces shall be provided ~~[for each of the dwelling units in Building B. Said parking spaces shall be provided in accordance with Article VII of Chapter 114 of the Code of the City of Richmond (2004), as amended, except that the spaces may be located within a five hundred (500) foot radius of the property, as measured from the main entrance of the building]~~ on the Property, 37 of which shall be provided

substantially as shown for the building labeled as “212 E Leigh St Proposed 5 Story Masonry/Framed” on sheet CS01 of the Plans and as shown on sheet A100 of the Plans. Parking for the multifamily use of the buildings shall be as required for dwelling units in the B-2 Community Business District pursuant to section 30-710.1 of the of the Code of the City of Richmond (2020), as amended. No parking shall be required for any non-dwelling use of the Property, provided that the parking required for the multifamily use may be shared with non-dwelling uses pursuant to section 30-710.2:3(a) of the of the Code of the City of Richmond (2020), as amended.

(k) A minimum of 15 covered long-term bicycle parking spaces shall be provided on the Property, substantially as shown on the Plans.

(l) All building materials and site improvements, including, but not limited to, building finishes and landscaping, shall be substantially as shown on the Plans.

~~(j)~~ (m) Any encroachment existing, shown on the Plans, or contemplated in the future, shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond ~~(2004)~~ (2020), as amended.

~~(k)~~ (n) ~~[Signage]~~ Signs for the ~~[building]~~ buildings shall be consistent with the requirements authorized by the underlying zoning district ~~[for]~~ within which the ~~[subject property]~~ Property is located ~~[within]~~.

§ 4. ~~[That—the]~~ The privileges granted by this ordinance may ~~[under—certain circumstances]~~ be revoked~~[—Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special use permit]~~ pursuant to the provisions

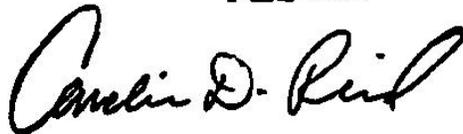
of sections [~~114-1050.7~~] 30-1050.7 through [~~114-1050.11~~] 30-1050.11 of the Code of the City of Richmond [(2004)] (2020), as amended, [~~if (a) the property owner does not abate the violation within thirty (30) days of the issuance of the notice or (b) three (3) notices of violation are issued to the property owner within any twelve (12) month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner.~~] Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section [~~114-1080~~] 30-1080 of the Code of the City of Richmond [(2004)] (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

§ 5. [~~That when~~] When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, [~~or when use of the premises is abandoned for a period of twenty four (24) consecutive months~~], whether as a result of the owner relinquishing this special use permit in a writing to the Director of Planning and Development Review or otherwise, use of the [~~property~~] Property shall be governed thereafter by the zoning regulations prescribed for the district in which the [~~property~~] Property is then situated.

§ 6. This ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

**A TRUE COPY:
TESTE:**



**Carolin D. Reed
City Clerk**



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Item Request File Number: PRE.2021.838

O & R Request

DATE: October 8, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Director, Dept. of Planning and Development Review

RE: To amend and reordain Ord. No. 2010-100-83, adopted May 10, 2010, which authorized the special use of the property known as 200-214 East Leigh Street for the purpose of a multi-family residential use with up to eight (8) dwelling units in an existing carriage house building with the commercial use requirement waived and to authorize the construction of a mixed-use building containing commercial uses and up to sixty-three (63) dwelling units, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To amend and reordain Ord. No. 2010-100-83, adopted May 10, 2010, which authorized the special use of the property known as 200-214 East Leigh Street for the purpose of a multi-family residential use with up to eight (8) dwelling units in an existing carriage house building with the commercial use requirement waived and to authorize the construction of a mixed-use building containing commercial uses and up to sixty-three (63) dwelling units, upon certain terms and conditions.

REASON: The applicant is requesting to amend the existing special use permit (Ord. No. 2010-100-83) to authorize the construction of a five-story building that exceeds the height limit permitted by the underlying zoning district, which is 35'. Additionally, the front yard (setback) requirement is not met along either of the two street frontages with the proposal.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its December 6, 2021 meeting.

BACKGROUND: The subject property consists of a two parcel of land and a private alley that collectively contain a lot area of 39,976 square feet (0.92 acres) and is currently improved with two buildings that contain a combined 22 dwelling units, 3,340 square foot commercial space and a parking area containing fifty-street parking spaces. The property is located in the Jackson Ward neighborhood at the northeast corner of East Leigh Street and North 2nd Street.

The subject property is located within the B-2 Community Business District. The height of the proposed building (61'4") exceeds the height permitted under the B-2 district regulations, which is 35'. Additionally, the front yard setback (which is 25' or the same as an adjacent building, whichever is less) is not met for either street frontages as the building is proposed to have zero setback at the corner.

Richmond 300 recommends a future land use of "Neighborhood Mixed-Use" for the property. The primary uses recommended for Neighborhood Mixed-Use are single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units) and open space. Secondary uses include large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural and government. The intensity recommended for Neighborhood mixed-use is typically two to four stories, with more height permissible along major streets. The development style should be compatible with the existing context. Setbacks, plazas and parks can help create a sense of place and community gathering areas. New developments on larger parcels should continue or introduce a gridded street pattern. In historic neighborhoods, small-scale commercial buildings should be introduced. Ground floors should engage the street with features such as street-oriented facades. Appropriate setbacks, open space, front porches, elevated ground floors and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access must be accommodated, and bike parking must be provided.

The subject property also falls within the "Downtown-Jackson Ward" priority growth node as shown on the land use map of Richmond 300. The plan envisions this area to continue to be predominantly residential with non-residential uses scattered throughout at corners and along major roads. New infill development is encouraged to incorporate high-quality architecture and complement the character of historic buildings.

Both of the property's street frontages are designated as "Major Mixed-Use" street on the Street Typologies map in Richmond 300, and the portion of East Leigh Street that abuts the property is shown as being planned for high frequency transit on the Enhanced Transit Map in Richmond 300.

A variety of uses surround the property, including the Maggie L Walker Historic site to the west, Third Street Bethel AME Church and The Bethel Center to the east, two- and three-unit dwellings and the Eggleston Plaza mixed-use building to the south and the Mocha Temple lodge to the north.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 8, 2021

CITY COUNCIL PUBLIC HEARING DATE: December 13, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
December 6, 2021

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amendment to Ord. No. 2010-100-83

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646-5648



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 212 East Leigh Street and 603 North 2nd Street Date: February 26, 2021
Tax Map #: N000-0040/021 and 028 Fee: _____
Total area of affected site in acres: 0.82 Acres

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-2 Community Business

Existing Use: Mixed-Use and Surface Parking

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Construct mixed-use building containing sixty-three dwelling units and ground floor commercial space, along with accessory uses and parking.

Existing Use: Mixed-use in two existing buildings along with surface parking

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: Special Use Permit (Ordinance 2010-11-83)

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: 212 E Leigh Street, LLC

If Business Entity, name and title of authorized signee: David Gammino

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 212 E Leigh Street, Unit 1

City: Richmond State: VA Zip Code: 23219

Telephone: () Fax: ()

Email: david@cityandguildsbuilders.com

Property Owner Signature: David Gammino

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

APPLICANT'S REPORT

February 25, 2021

Special Use Permit Request

212 East Leigh Street, 603 North 2nd Street, Richmond, Virginia

Map Reference Numbers: N-000-0040/021, N-000-0040/028

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	212 E Leigh LLC 212 East Leigh Street, Apt. 1 Richmond, VA 23219
Prepared by:	Baker Development Resources 1519 Summit Ave., Suite 102 Richmond, VA 23230

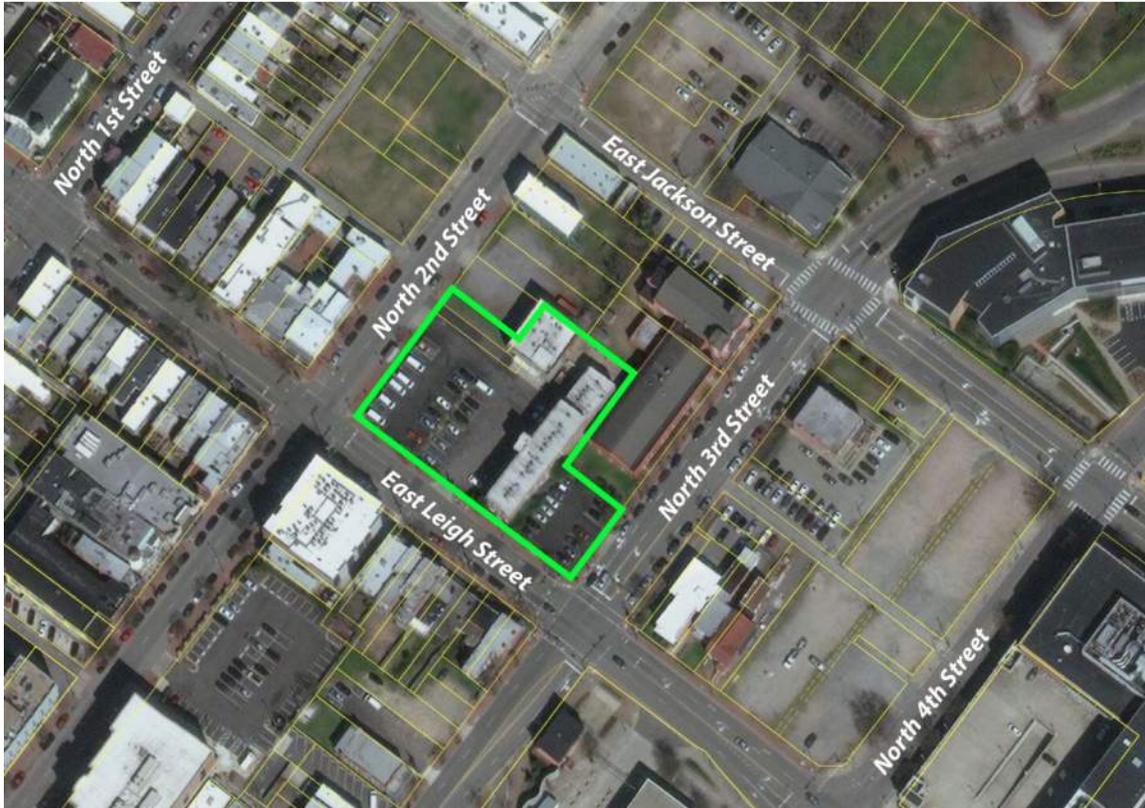
Introduction

The applicant is requesting a special use permit amendment (the "SUPA") for the parcels known as 212 East Leigh Street and 603 North 2nd Street (the "Property") in order to authorize the development of a mixed-use building containing sixty-three dwelling units and ground floor commercial space, along with accessory uses and parking.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property occupies the northern frontage of East Leigh Street between its intersections with North 2nd Street and North 3rd Street. The Property is referenced by the City Assessor as tax parcels N-000-0040/021 (212 East Leigh Street) and N-000-0040/021 (603 North 2nd Street). The parcel at 212 E Leigh Street contains 0.8634 acres (37,611 square feet) of lot area, and is improved with two buildings and two surface parking lots. The buildings include: a three-story brick main building containing 15,130 square feet of floor area and a two-story brick carriage house building containing 2,800 square feet of floor area. Both buildings were constructed circa 1900. The Property is the subject of a Special Use Permit (Ordinance 2010-11-83) (the "SUP"), which was adopted on May 10, 2010. The SUP waived the ground floor commercial requirement for the carriage house building in order to permit it to be adaptively reused as 8 dwelling units. The main building is



included within the SUP. However, it was renovated as 14 dwellings and a 3,340 square foot ground floor commercial space as permitted by the underlying B-2 zoning. The parcel at 603 N 2nd Street contains 0.0260 acres (1,135 square feet) of lot area and is unimproved. Lying between the two parcels is a private alley that contains 0.0282 acres (1,230 square feet) of lot area. There is currently a total of fifty-six off-street parking spaces in the surface parking lots.

The other properties in the immediate area are improved with a mixture of uses. The southern frontage of East Leigh Street on the subject block features multifamily, two-family, and single-family attached uses; the southeastern corner of East Leigh Street and North 2nd Street was recently improved by a 4-story mixed-use building that was approved by a 2019 special use permit and contains thirty-one dwelling units. Within a block of the Property are other multifamily, commercial, office, and mixed-use parcels. The area's historic development pattern has been significantly affected by the introduction of surface parking lots which were developed in the latter half of the twentieth century to serve visitors to Downtown and the adjacent Greater Richmond Convention Center.

EXISTING ZONING

The Property is currently zoned B-2 Community Business District, which permits the proposed multifamily and commercial uses subject to certain feature requirements. The Property is the subject of a Special Use Permit that waived the ground floor commercial requirement for the carriage house building in order to permit it to be adaptively reused for multi-family dwelling use. Immediately to the south along East Leigh Street properties are zoned RO-2 Residential-Office, which permits a mix of uses including office and multi-family dwellings. To the east across North 2nd Street are a number of properties zoned RO-3 Residential-Office. Further to the west along East Leigh Street are a number of properties zoned R-63 Multifamily Urban Residential, which permits multifamily dwellings and certain corner commercial uses.



MASTER PLAN DESIGNATION

The Richmond 300 plan (the “Master Plan”), which was recently approved by City Council, recommends “Neighborhood Mixed-Use” (“NMU”) for the Property. The proposed mixed-use development including multifamily dwellings is consistent with this designation in use as large multifamily dwellings and retail/office/personal service are listed as secondary uses within that classification. The Property has frontage on East Leigh Street and North 3rd Street, which are referenced by the Master Plan as “Major Mixed-Use” streets. Because of that, the NMU designation supports new construction of greater than four stories. Furthermore, it generally supports use of buildings’ ground floors for commercial, retail, office, or institutional uses—particularly on corner lots.

In addition to the NMU future land use designation, the Property also falls within the Jackson Ward Regional/National Node, which is one of the City’s Priority Growth Nodes. This additional geographical designation in the Master Plan suggests the Property is particularly important in achieving the goals of the City. The Master Plan approximated a total of 29 acres in this node’s boundary were vacant/underdeveloped at the time the Master Plan was written. This node further suggests that new infill development should be of quality architecture that compliments the historic neighborhood.

The SUPA is consistent with additional policy guidance found within other chapters of the Master Plan. These include, but are not limited to:

- High-Quality Places chapter, Objective 4.1: “to create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the City.” This objective is met as the SUPA would implement a number of the policy suggestions, such as “(f) Ensure that building materials are durable and create a lasting addition to the built environment,” (p. 100).
- Inclusive Housing Chapter. The SUPA would address a number of policy suggestions, such as Objective 14.5: “to encourage more housing types throughout the City and greater density...at Nodes.”
- Goals, Objectives, and Strategies, Objective 6.1 suggests it is important to increase the number of residents and jobs at Nodes and along enhanced transit corridors.

Proposal

PURPOSE OF REQUEST

The SUPA would authorize the construction of a high quality, mixed-used development including 63 multifamily dwellings units, a ground floor commercial space, and accessory uses and parking. The current B-2 zoning permits the multi-family dwelling use and the proposed commercial space. However, several B-2 district feature requirements would not be met, including building height, front yard setback, and parking. The B-2 District limits building height to 35 feet, while the proposed five-story building would be approximately 61 feet in height. The B-2 district would require a front yard of 25’ as modified by existing adjacent buildings, while the proposed building would be located at the property line in order to engage the street. Finally, the proposed parking is adequate to meet normal zoning requirements for the proposed dwelling along with occupancy of

the commercial spaces with less intense office, retail or personal services uses. However, a partial parking waiver is requested in order to permit flexibility in the occupancy of the commercial spaces with any B-2 commercial use. As a result, a special use permit amendment is required to authorize the proposed development.

PROJECT DETAILS

The proposal consists of the construction of a high-quality mixed-use development, including: 63 multifamily dwellings units; 2,667 square feet of leasable ground floor commercial space, and accessory uses and structured parking. The new construction is proposed in addition to the existing buildings on the site, which will remain. The existing buildings include: a three-story brick main building containing 15,130 square feet of floor area and a two-story brick carriage house building containing 2,800 square feet of floor area. The main building was previously rehabilitated as 14 dwellings and a 3,340 square foot ground floor commercial space and the carriage house has been adaptively reused as 8 dwelling units. The Property is currently underdeveloped and presents a large surface parking area to the significant intersection of North 2nd and East Leigh Streets. The proposed development represents an appropriate and efficient infill development for this location that is consistent with Master Plan guidance.

Building and Site Design

The proposed development is designed with building scale, architectural detail and siting that are reflective of the recommendations of the Master Plan, much of which is not guaranteed by the applicable B-2 regulations. The proposed buildings would be five stories in height and contain 65,936 square feet of floor area. The ground floor would include 5,178 square feet of floor area and a structured parking area including 39 parking spaces. 2,667 square feet of the ground floor area would be improved as commercial space with storefronts oriented toward the corner at N 2nd and E Leigh Streets. Floors 2 through 5 would be occupied by 63 dwelling units. The building utilizes a clean and modern exterior overall with the main cladding material being brick in a running bond pattern.

The development would address the existing street network with sidewalks, regular tree plantings, and minimal setbacks. The building's facades would be brought forward in order to hold the corner at the intersection of East Leigh Street and North 2nd Street. Storefronts, main entrances and windows would engage the street frontage and the ground floor corner commercial space would provide for an active use at the corner. A lobby and clubhouse area would be accessed by a main entry from interior courtyard parking area, while the leasing office would occupy ground floor frontage along North 2nd Street. These elements serve to provide interest and activity along the frontage, thus providing a more walkable environment.

Dwelling Units

The sixty-three new dwelling units would be comprised of forty-four one-bedroom/one-bathroom units and nineteen two-bedroom/two-bathroom units. One-bedroom units would be 672 square feet in floor area and two-bedroom units would range between 1,080 and 1,274 square feet.

The dwelling units would be desirable in the market with modern, efficient and very livable layouts. The proposed layouts would provide for large open living areas and ample windows to allow for light and air. Kitchens are integrated into the living area as a part of the open design and are typically arranged with islands/peninsulas to allow for an eating area or additional working surface.

Circulation in the units is handled within the living areas and the absence of hallways maximizes the usable floor area. Bedrooms are large and are typically configured with *en suite* baths and walk-in closets. Each unit would be equipped with a washer and dryer for the convenience of the occupants.

Amenities

The fifth floor features a clubroom and a rooftop deck that overlooks the intersection of North 2nd Street and East Leigh Street. Flanking the ground-floor tenant lobby are mail and package rooms that also connect to the leasing office, which will ensure quality residential management by design of the space. There are also two bike racks which will be covered by the building and easily accessible from East Leigh Street and North 2nd Street.

Building Height

The B-2 District limits building height to 35 feet, while the proposed five-story building would be approximately 61 feet in height. This height limitation is inconsistent with the Master Plan recommendation with regard to height, which suggest that “buildings taller than four stories may be found along major streets”. North 2nd Street and East Leigh Street are both considered major streets as the Street Typologies Map identifies them as “Major Mixed-Use Streets”. There is guidance throughout the Master Plan that suggests this should site be utilized in a more efficient manner than would be permitted by the B-2 district regulations. Jackson Ward is recognized as a Priority Growth Node where the City is encouraging the most significant growth in population and development over the next 20 years. The Property also lies along an “Enhanced Transit Corridor”. Objective 6.1 (Goals, Objectives, and Strategies) suggests it is important to increase the number of residents and jobs at Nodes and along enhanced transit corridors. The proposed building height would better address these goals than would be permitted by the underlying zoning.

Front Yard Setback

The B-2 zoning district is unique among B zoning districts in that it requires a front yard of 25 feet. This is inconsistent with guidance found throughout the Master Plan that suggests the building form, in particular at corners, should be brought to the property line in order to engage the street and define the pedestrian realm. The SUPA would permit the proposed development to address this recommendation by “holding” the corner at this significant intersection.

Parking

With the completion of the proposed development, the Property would be occupied by a total of 85 dwelling units and 6,007 square feet of commercial space. The proposed 52 parking spaces would permit the parking requirements applicable to B-2 zoning to be met for the dwellings and commercial space, provided the commercial spaces were occupied by less intense uses such as office. The below chart shows that, in the case of office uses occupying the commercial space, there would be a surplus of 8 parking spaces according to normal parking requirements. Similarly, occupancy of the commercial spaces with retail or personal service uses would also meet normal parking requirements with a surplus of 5 parking spaces.

Building	Use	Requirement	Spaces
Carriage House	8 Dwelling Units	1 space/dwelling unit	8 spaces
Existing Main Building	14 Dwelling Units	1 space/4 dwelling units	3.5 spaces
New Building	63 Dwelling Units		15.75 spaces

Existing Main Building	Office, 3340 SF	1 space/300 SF up to 1500 SF, 1/400 SF thereafter	16.27 spaces
New Building	Office, 2667 SF		
Existing Main Building	Retail, 3340 SF	1 space/300 SF	20.02 spaces
New Building	Retail, 2667 SF		
Total Required (Office Scenario)			44 Spaces
Total Required (Retail/Personal Service Scenario)			47 Spaces
Total Proposed			52 spaces

A partial parking waiver is requested in order to permit flexibility in the occupancy of the commercial spaces with any B-2 commercial use. This would better facilitate the mix of uses envisioned by the Master Plan, including more active uses such as restaurants and take-out establishments. The Master Plan recognizes that the Zoning Ordinance has been evolving to better serve mixed-uses and form-based development. The Zoning Ordinance has been amended in recent years to amend existing mixed-use districts (such as B-5) and created additional mixed-use districts (such as TOD-1) that allow a combination of uses, with fewer requirements for parking and more focus on building form (size and shape). These mixed-use districts are designed to facilitate the type of development the Master Plan would anticipate under the “Neighborhood Mixed-Use” designation and given the Property’s location along “Major Mixed-Use Streets” and an “Enhanced Transit Corridor”. Unfortunately, the B-2 district does not include the same mixed-use-friendly requirements where parking and active commercial uses are concerned. Therefore, it is requested that the SUPA would require the following parking for the use of the Property:

Building	Use	Requirement	Spaces
Carriage House	8 Dwelling Units	1 space/2 dwelling units	43 spaces
Existing Main Building	14 Dwelling Units		
New Building	63 Dwelling Units		
Existing Main Building	B-2 Commercial, 3340 SF	Fixed, all uses	9 spaces
New Building	B-2 Commercial, 2667 SF		
Total Required/Proposed			52 spaces

As would typically be permitted in the B-2 district or any mixed-use zoning classification, flexibility is requested in the use of the 43 proposed parking spaces for the dwelling use as shared parking spaces for non-dwelling uses located on or off the Property. The shared spaces could be provided for any non-dwelling use during normal daytime business hours on any day. The shared spaces would otherwise be available for the evening use of the dwellings on site. This would allow for the efficient daytime use of the garage while ensuring the availability of the parking for the dwelling use at times of peak residential parking demand.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit amendment will not:

- *Be detrimental to the safety, health, morals and general welfare of the community involved.*

The SUPA will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with what the

Master Plan suggests is appropriate for the Property. The proposed uses are otherwise permitted by-right in the B-2 district. This request would allow for development of the Property in a manner that is both of quality as well as consistent with the recommendation of Master Plan guidance. The redevelopment of this underutilized Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUPA will not result in significant traffic impacts to nearby neighborhoods. The traffic generation for sixty-three dwellings would not be significant within the context of a walkable neighborhood and the Property's location along "Major Mixed-Use Streets" and an "Enhanced Transit Corridor". The Property lies within a six-minute walk to the nearest Pulse station, which is a bus-rapid-transit ("BRT") line that operates every 10 minutes during peak hours and serves as the main arterial line to the GRTC bus system. The Pulse BRT transects the City on an east-west route and connects riders to a number of points of interest as well as other transit routes to the rest of the City's neighborhoods. Directly adjacent to the Property are bus stops serviced by the "1", "2", and "3" routes, all of which operate on 15-minute frequencies and service all of Northside and the majority of Southside. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The SUPA will not create hazard from fire, panic or other dangers. The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUPA will not tend to overcrowd the land or create an undue concentration of population. The proposed density is consistent with what the Master Plan deems appropriate for the Downtown / Jackson Ward neighborhoods.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The SUP would not interfere with adequate light and air. The light and air available to adjacent properties will not be adversely affected. The Property is afforded frontage onto

a "Major Mixed-Use" street per the Master Plan, which suggests greater height is appropriate for this location.

Summary

In summary, the applicant is enthusiastically seeking approval for the construction of a high quality, mixed-use development including sixty-three dwelling units, a ground floor commercial space, accessory uses, and off-street parking. In exchange for the SUPA, the quality assurances conditioned therein would guarantee the construction of a development project that is of a higher quality than what might otherwise be developed by-right. The SUPA is consistent with current planning guidance applicable to the Property. It represents an ideal, appropriately scaled infill development for this location. The development would address the street by bringing the building out toward the sidewalk, holding the corner, and providing appropriate fenestration to create a safe and comfortable pedestrian environment. By permitting the proposed development, the SUP would allow for the creation of new and desirable dwelling units within the City while addressing additional objectives found in the Master Plan, which would not be guaranteed by the underlying zoning.

**LEGAL DESCRIPTION by
Old Republic National Title Insurance Company
Commitment No. OR20-40:**

All that certain lot, piece or parcel of land, with improvements thereon, lying and being in the City of Richmond, Virginia, known as No. 212 E. Leigh Street (formerly 200, 208, 201, 212 and 214 East Leigh Street), all as more particularly shown on a plat by Harvey L. Parks, Inc., dated March 9, 1999, entitled "Plat of a Parcel of Land Containing 0.863 Acre Situated between North 2nd Street and North 3rd Street and on the North Line of East Leigh Street in the City of Richmond, Virginia", a copy of which plat is attached to and recorded with Deed of Trust recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia, as Instrument No. 99-10356, and to which plat reference is hereby made for a more particular description of the lot hereby conveyed.

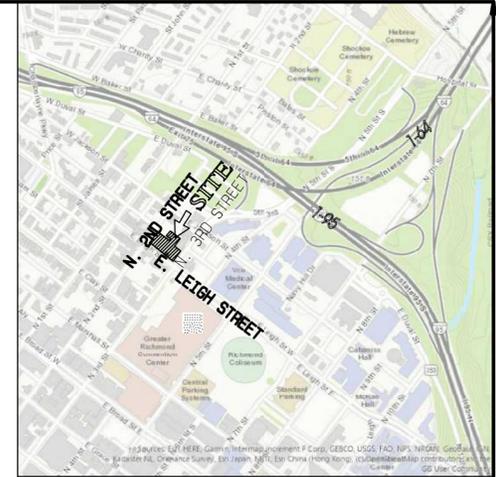
Being the same real estate conveyed to West End Self Storage, L.L.C., a Virginia limited liability company, by deed from UB Properties, Inc., a Virginia corporation, dated January 3, 2014 and recorded January 6, 2014 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia as Instrument No. 140000341.

Notes:

- a) Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 5101290041E, with a date of identification of July 16, 2014 in the City of Richmond, State of Virginia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- b) The property has direct physical access to E. Leigh Street, N. 2nd Street and N. 3rd Street all being dedicated public streets or highways, and a Public Alley in the rear.
- c) The number of actual parking spaces located on the subject property is 43, including 2 designated handicap.
- d) The property described hereon is the same as the property described in Old Republic National Title Insurance Company, Commitment No. OR20-40 with an effective date of September 21, 2020, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
- e) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Virginia.
- f) The property is serviced by Public Sewer and Water.
- g) Property Address is Known as No. 212 E. Leigh Street, VA 23219.
- i) Property is zoned B-2 - Business (Community Business)
- j) There was no Observed evidence of current earth moving work, building construction or building additions at the time of the survey.
- k) There are no Proposed changes in street right of way lines, no observed evidence of recent street or sidewalk construction or repairs.
- l) There is NO Observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- m) Area of building is determined by exterior dimensions measured at ground level.

METES AND BOUNDS:

Beginning at a point where the northern line of E. Leigh Street intersects the western line of N. 2nd Street, said point being the POINT OF BEGINNING
 Thence North 37°00'00" East, a distance of 127.00 feet;
 thence South 52°53'18" East, a distance of 102.50 feet;
 thence North 37°00'00" East, a distance of 12.00 feet;
 thence North 52°53'18" West, a distance of 22.50 feet;
 thence North 36°59'59" East, a distance of 57.61 feet;
 thence South 53°11'20" East, a distance of 50.00 feet;
 thence North 37°23'55" East, a distance of 0.40 feet;
 thence South 53°04'07" East, a distance of 3.92 feet;
 thence North 36°53'29" East, a distance of 0.70 feet;
 thence South 53°04'07" East, a distance of 55.79 feet;
 thence South 37°46'46" West, a distance of 24.19 feet;
 thence South 52°13'14" East, a distance of 0.28 feet;
 thence South 37°46'45" West, a distance of 88.03 feet;
 thence South 52°55'56" East, a distance of 72.43 feet;
 thence South 36°58'36" West, a distance of 86.00 feet;
 thence North 52°53'18" West, a distance of 260.93 feet
 to the Point of Beginning. Containing 0.8634 ACRES, more or less.



VICINITY MAP

Exceptions:

- 1) NOT A SURVEY MATTER.
- 2) NOT A SURVEY MATTER.
- 3) NOT A SURVEY MATTER.
- 4) NOT A SURVEY MATTER.
- 5) SEE CURRENT SURVEY
- 6) Open Space Easement and Covenant of Non-Construction dated April 4, 2014 and recorded May 14, 2014 as Instrument No. 140007959.

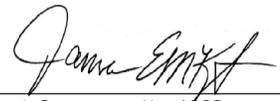
SURVEYOR CERTIFICATION

This survey is made for the benefit of:

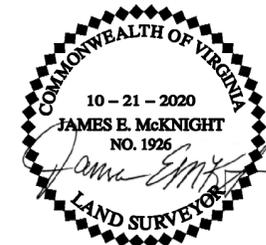
- 1) Old Republic National Title Insurance Company
- 2) 212 E Leigh LLC
- 3) Fulton Bank, N.A. and/or those successors and assigns included in the definition of "insured" as contained herein.

This is to certify that this plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(B)(1), 8, 9, 10(a), 11(1), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat: October 21, 2020,


 Land Surveyor No. 1926

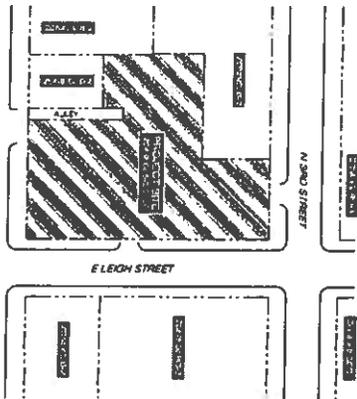
ALTA/NSPS LAND TITLE SURVEY
 OF No. 214 E. LEIGH STREET,
 IN THE CITY OF RICHMOND, VIRGINIA.



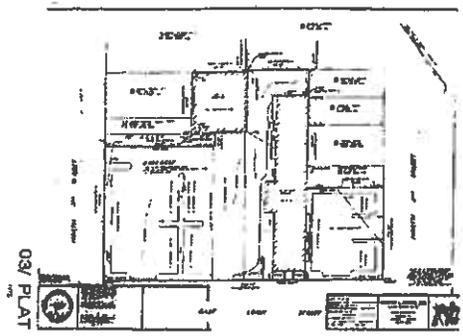
RICHMOND CITY	VIRGINIA
SHEET 1 OF 2	DATE: OCTOBER 21, 2020
DRAWN BY: N. J. M.	CHECKED BY: J. E. M.



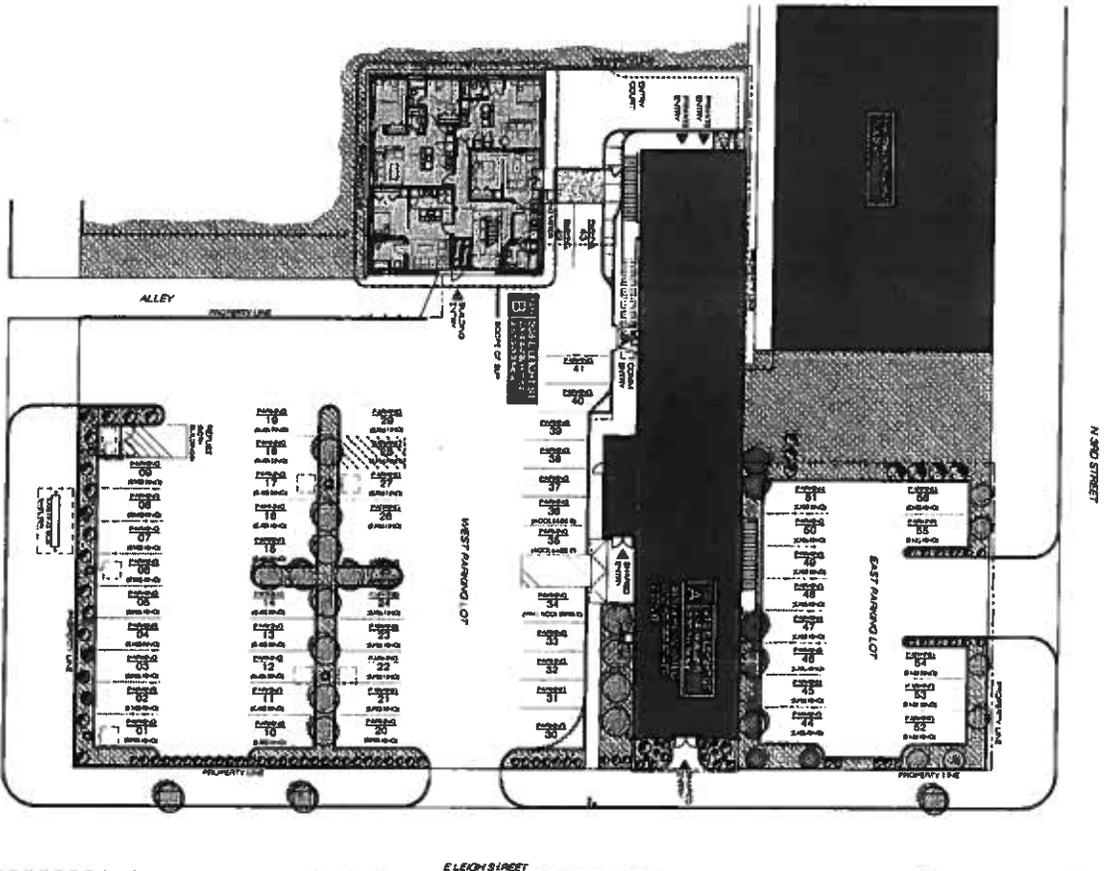
201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646



02/ ZONING DIAGRAM



03/ PLAT



01/ SITE PLAN

CODE INFORMATION

APPLICABLE CODES
 1. 2015 VIRGINIA ZONING ORDINANCE
 2. 2015 VIRGINIA SUBDIVISION CONTROL ACT
 3. 2015 VIRGINIA LANDMARKS ACT
 4. 2015 VIRGINIA HISTORIC LANDMARKS ACT
 5. 2015 VIRGINIA ANTI-SLUMP ACT
 6. 2015 VIRGINIA ANTI-SLUMP ACT
 7. 2015 VIRGINIA ANTI-SLUMP ACT
 8. 2015 VIRGINIA ANTI-SLUMP ACT
 9. 2015 VIRGINIA ANTI-SLUMP ACT
 10. 2015 VIRGINIA ANTI-SLUMP ACT
 11. 2015 VIRGINIA ANTI-SLUMP ACT
 12. 2015 VIRGINIA ANTI-SLUMP ACT
 13. 2015 VIRGINIA ANTI-SLUMP ACT
 14. 2015 VIRGINIA ANTI-SLUMP ACT
 15. 2015 VIRGINIA ANTI-SLUMP ACT
 16. 2015 VIRGINIA ANTI-SLUMP ACT
 17. 2015 VIRGINIA ANTI-SLUMP ACT
 18. 2015 VIRGINIA ANTI-SLUMP ACT
 19. 2015 VIRGINIA ANTI-SLUMP ACT
 20. 2015 VIRGINIA ANTI-SLUMP ACT
 21. 2015 VIRGINIA ANTI-SLUMP ACT
 22. 2015 VIRGINIA ANTI-SLUMP ACT
 23. 2015 VIRGINIA ANTI-SLUMP ACT
 24. 2015 VIRGINIA ANTI-SLUMP ACT
 25. 2015 VIRGINIA ANTI-SLUMP ACT
 26. 2015 VIRGINIA ANTI-SLUMP ACT
 27. 2015 VIRGINIA ANTI-SLUMP ACT
 28. 2015 VIRGINIA ANTI-SLUMP ACT
 29. 2015 VIRGINIA ANTI-SLUMP ACT
 30. 2015 VIRGINIA ANTI-SLUMP ACT
 31. 2015 VIRGINIA ANTI-SLUMP ACT
 32. 2015 VIRGINIA ANTI-SLUMP ACT
 33. 2015 VIRGINIA ANTI-SLUMP ACT
 34. 2015 VIRGINIA ANTI-SLUMP ACT
 35. 2015 VIRGINIA ANTI-SLUMP ACT
 36. 2015 VIRGINIA ANTI-SLUMP ACT
 37. 2015 VIRGINIA ANTI-SLUMP ACT
 38. 2015 VIRGINIA ANTI-SLUMP ACT
 39. 2015 VIRGINIA ANTI-SLUMP ACT
 40. 2015 VIRGINIA ANTI-SLUMP ACT
 41. 2015 VIRGINIA ANTI-SLUMP ACT
 42. 2015 VIRGINIA ANTI-SLUMP ACT
 43. 2015 VIRGINIA ANTI-SLUMP ACT
 44. 2015 VIRGINIA ANTI-SLUMP ACT
 45. 2015 VIRGINIA ANTI-SLUMP ACT
 46. 2015 VIRGINIA ANTI-SLUMP ACT
 47. 2015 VIRGINIA ANTI-SLUMP ACT
 48. 2015 VIRGINIA ANTI-SLUMP ACT
 49. 2015 VIRGINIA ANTI-SLUMP ACT
 50. 2015 VIRGINIA ANTI-SLUMP ACT
 51. 2015 VIRGINIA ANTI-SLUMP ACT
 52. 2015 VIRGINIA ANTI-SLUMP ACT
 53. 2015 VIRGINIA ANTI-SLUMP ACT
 54. 2015 VIRGINIA ANTI-SLUMP ACT
 55. 2015 VIRGINIA ANTI-SLUMP ACT
 56. 2015 VIRGINIA ANTI-SLUMP ACT
 57. 2015 VIRGINIA ANTI-SLUMP ACT
 58. 2015 VIRGINIA ANTI-SLUMP ACT
 59. 2015 VIRGINIA ANTI-SLUMP ACT
 60. 2015 VIRGINIA ANTI-SLUMP ACT
 61. 2015 VIRGINIA ANTI-SLUMP ACT
 62. 2015 VIRGINIA ANTI-SLUMP ACT
 63. 2015 VIRGINIA ANTI-SLUMP ACT
 64. 2015 VIRGINIA ANTI-SLUMP ACT
 65. 2015 VIRGINIA ANTI-SLUMP ACT
 66. 2015 VIRGINIA ANTI-SLUMP ACT
 67. 2015 VIRGINIA ANTI-SLUMP ACT
 68. 2015 VIRGINIA ANTI-SLUMP ACT
 69. 2015 VIRGINIA ANTI-SLUMP ACT
 70. 2015 VIRGINIA ANTI-SLUMP ACT
 71. 2015 VIRGINIA ANTI-SLUMP ACT
 72. 2015 VIRGINIA ANTI-SLUMP ACT
 73. 2015 VIRGINIA ANTI-SLUMP ACT
 74. 2015 VIRGINIA ANTI-SLUMP ACT
 75. 2015 VIRGINIA ANTI-SLUMP ACT
 76. 2015 VIRGINIA ANTI-SLUMP ACT
 77. 2015 VIRGINIA ANTI-SLUMP ACT
 78. 2015 VIRGINIA ANTI-SLUMP ACT
 79. 2015 VIRGINIA ANTI-SLUMP ACT
 80. 2015 VIRGINIA ANTI-SLUMP ACT
 81. 2015 VIRGINIA ANTI-SLUMP ACT
 82. 2015 VIRGINIA ANTI-SLUMP ACT
 83. 2015 VIRGINIA ANTI-SLUMP ACT
 84. 2015 VIRGINIA ANTI-SLUMP ACT
 85. 2015 VIRGINIA ANTI-SLUMP ACT
 86. 2015 VIRGINIA ANTI-SLUMP ACT
 87. 2015 VIRGINIA ANTI-SLUMP ACT
 88. 2015 VIRGINIA ANTI-SLUMP ACT
 89. 2015 VIRGINIA ANTI-SLUMP ACT
 90. 2015 VIRGINIA ANTI-SLUMP ACT
 91. 2015 VIRGINIA ANTI-SLUMP ACT
 92. 2015 VIRGINIA ANTI-SLUMP ACT
 93. 2015 VIRGINIA ANTI-SLUMP ACT
 94. 2015 VIRGINIA ANTI-SLUMP ACT
 95. 2015 VIRGINIA ANTI-SLUMP ACT
 96. 2015 VIRGINIA ANTI-SLUMP ACT
 97. 2015 VIRGINIA ANTI-SLUMP ACT
 98. 2015 VIRGINIA ANTI-SLUMP ACT
 99. 2015 VIRGINIA ANTI-SLUMP ACT
 100. 2015 VIRGINIA ANTI-SLUMP ACT

PROJECT DESCRIPTION

PROJECT DESCRIPTION
 1. PROJECT NAME
 2. PROJECT ADDRESS
 3. PROJECT CITY
 4. PROJECT STATE
 5. PROJECT ZIP
 6. PROJECT CONTACT
 7. PROJECT PHONE
 8. PROJECT FAX
 9. PROJECT EMAIL
 10. PROJECT WEBSITE
 11. PROJECT START DATE
 12. PROJECT END DATE
 13. PROJECT STATUS
 14. PROJECT PHASE
 15. PROJECT BUDGET
 16. PROJECT COST
 17. PROJECT REVENUE
 18. PROJECT PROFIT
 19. PROJECT RISK
 20. PROJECT CHALLENGES
 21. PROJECT OPPORTUNITIES
 22. PROJECT CONCLUSIONS
 23. PROJECT RECOMMENDATIONS
 24. PROJECT NOTES
 25. PROJECT REFERENCES
 26. PROJECT SOURCES
 27. PROJECT CREDITS
 28. PROJECT ACKNOWLEDGMENTS
 29. PROJECT DISCLAIMERS
 30. PROJECT LEGAL NOTICES
 31. PROJECT TERMS AND CONDITIONS
 32. PROJECT PRIVACY POLICY
 33. PROJECT COOKIE POLICY
 34. PROJECT SECURITY POLICY
 35. PROJECT ACCESSIBILITY POLICY
 36. PROJECT SUSTAINABILITY POLICY
 37. PROJECT ETHICS POLICY
 38. PROJECT COMPLIANCE POLICY
 39. PROJECT QUALITY POLICY
 40. PROJECT SAFETY POLICY
 41. PROJECT ENVIRONMENTAL POLICY
 42. PROJECT SOCIAL RESPONSIBILITY POLICY
 43. PROJECT GOVERNANCE POLICY
 44. PROJECT RISK MANAGEMENT POLICY
 45. PROJECT INCIDENT RESPONSE POLICY
 46. PROJECT BUSINESS CONTINUITY POLICY
 47. PROJECT INFORMATION SECURITY POLICY
 48. PROJECT DATA PROTECTION POLICY
 49. PROJECT SUPPLY CHAIN POLICY
 50. PROJECT EMPLOYEE POLICY
 51. PROJECT CUSTOMER POLICY
 52. PROJECT PARTNER POLICY
 53. PROJECT INVESTOR POLICY
 54. PROJECT CREDITORS POLICY
 55. PROJECT TAX POLICY
 56. PROJECT FINANCIAL POLICY
 57. PROJECT ACCOUNTING POLICY
 58. PROJECT HR POLICY
 59. PROJECT IT POLICY
 60. PROJECT LEGAL POLICY
 61. PROJECT COMPLIANCE POLICY
 62. PROJECT ETHICS POLICY
 63. PROJECT SUSTAINABILITY POLICY
 64. PROJECT SOCIAL RESPONSIBILITY POLICY
 65. PROJECT GOVERNANCE POLICY
 66. PROJECT RISK MANAGEMENT POLICY
 67. PROJECT INCIDENT RESPONSE POLICY
 68. PROJECT BUSINESS CONTINUITY POLICY
 69. PROJECT INFORMATION SECURITY POLICY
 70. PROJECT DATA PROTECTION POLICY
 71. PROJECT SUPPLY CHAIN POLICY
 72. PROJECT EMPLOYEE POLICY
 73. PROJECT CUSTOMER POLICY
 74. PROJECT PARTNER POLICY
 75. PROJECT INVESTOR POLICY
 76. PROJECT CREDITORS POLICY
 77. PROJECT TAX POLICY
 78. PROJECT FINANCIAL POLICY
 79. PROJECT ACCOUNTING POLICY
 80. PROJECT HR POLICY
 81. PROJECT IT POLICY
 82. PROJECT LEGAL POLICY
 83. PROJECT COMPLIANCE POLICY
 84. PROJECT ETHICS POLICY
 85. PROJECT SUSTAINABILITY POLICY
 86. PROJECT SOCIAL RESPONSIBILITY POLICY
 87. PROJECT GOVERNANCE POLICY
 88. PROJECT RISK MANAGEMENT POLICY
 89. PROJECT INCIDENT RESPONSE POLICY
 90. PROJECT BUSINESS CONTINUITY POLICY
 91. PROJECT INFORMATION SECURITY POLICY
 92. PROJECT DATA PROTECTION POLICY
 93. PROJECT SUPPLY CHAIN POLICY
 94. PROJECT EMPLOYEE POLICY
 95. PROJECT CUSTOMER POLICY
 96. PROJECT PARTNER POLICY
 97. PROJECT INVESTOR POLICY
 98. PROJECT CREDITORS POLICY
 99. PROJECT TAX POLICY
 100. PROJECT FINANCIAL POLICY

ARCHITECTURE

ARCHITECTURE
 1. ARCHITECT NAME
 2. ARCHITECT ADDRESS
 3. ARCHITECT CITY
 4. ARCHITECT STATE
 5. ARCHITECT ZIP
 6. ARCHITECT CONTACT
 7. ARCHITECT PHONE
 8. ARCHITECT FAX
 9. ARCHITECT EMAIL
 10. ARCHITECT WEBSITE
 11. ARCHITECT START DATE
 12. ARCHITECT END DATE
 13. ARCHITECT STATUS
 14. ARCHITECT PHASE
 15. ARCHITECT BUDGET
 16. ARCHITECT COST
 17. ARCHITECT REVENUE
 18. ARCHITECT PROFIT
 19. ARCHITECT RISK
 20. ARCHITECT CHALLENGES
 21. ARCHITECT OPPORTUNITIES
 22. ARCHITECT CONCLUSIONS
 23. ARCHITECT RECOMMENDATIONS
 24. ARCHITECT NOTES
 25. ARCHITECT REFERENCES
 26. ARCHITECT SOURCES
 27. ARCHITECT CREDITS
 28. ARCHITECT ACKNOWLEDGMENTS
 29. ARCHITECT DISCLAIMERS
 30. ARCHITECT LEGAL NOTICES
 31. ARCHITECT TERMS AND CONDITIONS
 32. ARCHITECT PRIVACY POLICY
 33. ARCHITECT SECURITY POLICY
 34. ARCHITECT ACCESSIBILITY POLICY
 35. ARCHITECT SUSTAINABILITY POLICY
 36. ARCHITECT ETHICS POLICY
 37. ARCHITECT COMPLIANCE POLICY
 38. ARCHITECT QUALITY POLICY
 39. ARCHITECT SAFETY POLICY
 40. ARCHITECT ENVIRONMENTAL POLICY
 41. ARCHITECT SOCIAL RESPONSIBILITY POLICY
 42. ARCHITECT GOVERNANCE POLICY
 43. ARCHITECT RISK MANAGEMENT POLICY
 44. ARCHITECT INCIDENT RESPONSE POLICY
 45. ARCHITECT BUSINESS CONTINUITY POLICY
 46. ARCHITECT INFORMATION SECURITY POLICY
 47. ARCHITECT DATA PROTECTION POLICY
 48. ARCHITECT SUPPLY CHAIN POLICY
 49. ARCHITECT EMPLOYEE POLICY
 50. ARCHITECT CUSTOMER POLICY
 51. ARCHITECT PARTNER POLICY
 52. ARCHITECT INVESTOR POLICY
 53. ARCHITECT CREDITORS POLICY
 54. ARCHITECT TAX POLICY
 55. ARCHITECT FINANCIAL POLICY
 56. ARCHITECT ACCOUNTING POLICY
 57. ARCHITECT HR POLICY
 58. ARCHITECT IT POLICY
 59. ARCHITECT LEGAL POLICY
 60. ARCHITECT COMPLIANCE POLICY
 61. ARCHITECT ETHICS POLICY
 62. ARCHITECT SUSTAINABILITY POLICY
 63. ARCHITECT SOCIAL RESPONSIBILITY POLICY
 64. ARCHITECT GOVERNANCE POLICY
 65. ARCHITECT RISK MANAGEMENT POLICY
 66. ARCHITECT INCIDENT RESPONSE POLICY
 67. ARCHITECT BUSINESS CONTINUITY POLICY
 68. ARCHITECT INFORMATION SECURITY POLICY
 69. ARCHITECT DATA PROTECTION POLICY
 70. ARCHITECT SUPPLY CHAIN POLICY
 71. ARCHITECT EMPLOYEE POLICY
 72. ARCHITECT CUSTOMER POLICY
 73. ARCHITECT PARTNER POLICY
 74. ARCHITECT INVESTOR POLICY
 75. ARCHITECT CREDITORS POLICY
 76. ARCHITECT TAX POLICY
 77. ARCHITECT FINANCIAL POLICY
 78. ARCHITECT ACCOUNTING POLICY
 79. ARCHITECT HR POLICY
 80. ARCHITECT IT POLICY
 81. ARCHITECT LEGAL POLICY
 82. ARCHITECT COMPLIANCE POLICY
 83. ARCHITECT ETHICS POLICY
 84. ARCHITECT SUSTAINABILITY POLICY
 85. ARCHITECT SOCIAL RESPONSIBILITY POLICY
 86. ARCHITECT GOVERNANCE POLICY
 87. ARCHITECT RISK MANAGEMENT POLICY
 88. ARCHITECT INCIDENT RESPONSE POLICY
 89. ARCHITECT BUSINESS CONTINUITY POLICY
 90. ARCHITECT INFORMATION SECURITY POLICY
 91. ARCHITECT DATA PROTECTION POLICY
 92. ARCHITECT SUPPLY CHAIN POLICY
 93. ARCHITECT EMPLOYEE POLICY
 94. ARCHITECT CUSTOMER POLICY
 95. ARCHITECT PARTNER POLICY
 96. ARCHITECT INVESTOR POLICY
 97. ARCHITECT CREDITORS POLICY
 98. ARCHITECT TAX POLICY
 99. ARCHITECT FINANCIAL POLICY
 100. ARCHITECT ACCOUNTING POLICY

DRAWING INDEX

DRAWING INDEX
 1. DRAWING NAME
 2. DRAWING NUMBER
 3. DRAWING DATE
 4. DRAWING STATUS
 5. DRAWING PHASE
 6. DRAWING BUDGET
 7. DRAWING COST
 8. DRAWING REVENUE
 9. DRAWING PROFIT
 10. DRAWING RISK
 11. DRAWING CHALLENGES
 12. DRAWING OPPORTUNITIES
 13. DRAWING CONCLUSIONS
 14. DRAWING RECOMMENDATIONS
 15. DRAWING NOTES
 16. DRAWING REFERENCES
 17. DRAWING SOURCES
 18. DRAWING CREDITS
 19. DRAWING ACKNOWLEDGMENTS
 20. DRAWING DISCLAIMERS
 21. DRAWING LEGAL NOTICES
 22. DRAWING TERMS AND CONDITIONS
 23. DRAWING PRIVACY POLICY
 24. DRAWING SECURITY POLICY
 25. DRAWING ACCESSIBILITY POLICY
 26. DRAWING SUSTAINABILITY POLICY
 27. DRAWING ETHICS POLICY
 28. DRAWING COMPLIANCE POLICY
 29. DRAWING QUALITY POLICY
 30. DRAWING SAFETY POLICY
 31. DRAWING ENVIRONMENTAL POLICY
 32. DRAWING SOCIAL RESPONSIBILITY POLICY
 33. DRAWING GOVERNANCE POLICY
 34. DRAWING RISK MANAGEMENT POLICY
 35. DRAWING INCIDENT RESPONSE POLICY
 36. DRAWING BUSINESS CONTINUITY POLICY
 37. DRAWING INFORMATION SECURITY POLICY
 38. DRAWING DATA PROTECTION POLICY
 39. DRAWING SUPPLY CHAIN POLICY
 40. DRAWING EMPLOYEE POLICY
 41. DRAWING CUSTOMER POLICY
 42. DRAWING PARTNER POLICY
 43. DRAWING INVESTOR POLICY
 44. DRAWING CREDITORS POLICY
 45. DRAWING TAX POLICY
 46. DRAWING FINANCIAL POLICY
 47. DRAWING ACCOUNTING POLICY
 48. DRAWING HR POLICY
 49. DRAWING IT POLICY
 50. DRAWING LEGAL POLICY
 51. DRAWING COMPLIANCE POLICY
 52. DRAWING ETHICS POLICY
 53. DRAWING SUSTAINABILITY POLICY
 54. DRAWING SOCIAL RESPONSIBILITY POLICY
 55. DRAWING GOVERNANCE POLICY
 56. DRAWING RISK MANAGEMENT POLICY
 57. DRAWING INCIDENT RESPONSE POLICY
 58. DRAWING BUSINESS CONTINUITY POLICY
 59. DRAWING INFORMATION SECURITY POLICY
 60. DRAWING DATA PROTECTION POLICY
 61. DRAWING SUPPLY CHAIN POLICY
 62. DRAWING EMPLOYEE POLICY
 63. DRAWING CUSTOMER POLICY
 64. DRAWING PARTNER POLICY
 65. DRAWING INVESTOR POLICY
 66. DRAWING CREDITORS POLICY
 67. DRAWING TAX POLICY
 68. DRAWING FINANCIAL POLICY
 69. DRAWING ACCOUNTING POLICY
 70. DRAWING HR POLICY
 71. DRAWING IT POLICY
 72. DRAWING LEGAL POLICY
 73. DRAWING COMPLIANCE POLICY
 74. DRAWING ETHICS POLICY
 75. DRAWING SUSTAINABILITY POLICY
 76. DRAWING SOCIAL RESPONSIBILITY POLICY
 77. DRAWING GOVERNANCE POLICY
 78. DRAWING RISK MANAGEMENT POLICY
 79. DRAWING INCIDENT RESPONSE POLICY
 80. DRAWING BUSINESS CONTINUITY POLICY
 81. DRAWING INFORMATION SECURITY POLICY
 82. DRAWING DATA PROTECTION POLICY
 83. DRAWING SUPPLY CHAIN POLICY
 84. DRAWING EMPLOYEE POLICY
 85. DRAWING CUSTOMER POLICY
 86. DRAWING PARTNER POLICY
 87. DRAWING INVESTOR POLICY
 88. DRAWING CREDITORS POLICY
 89. DRAWING TAX POLICY
 90. DRAWING FINANCIAL POLICY
 91. DRAWING ACCOUNTING POLICY
 92. DRAWING HR POLICY
 93. DRAWING IT POLICY
 94. DRAWING LEGAL POLICY
 95. DRAWING COMPLIANCE POLICY
 96. DRAWING ETHICS POLICY
 97. DRAWING SUSTAINABILITY POLICY
 98. DRAWING SOCIAL RESPONSIBILITY POLICY
 99. DRAWING GOVERNANCE POLICY
 100. DRAWING RISK MANAGEMENT POLICY

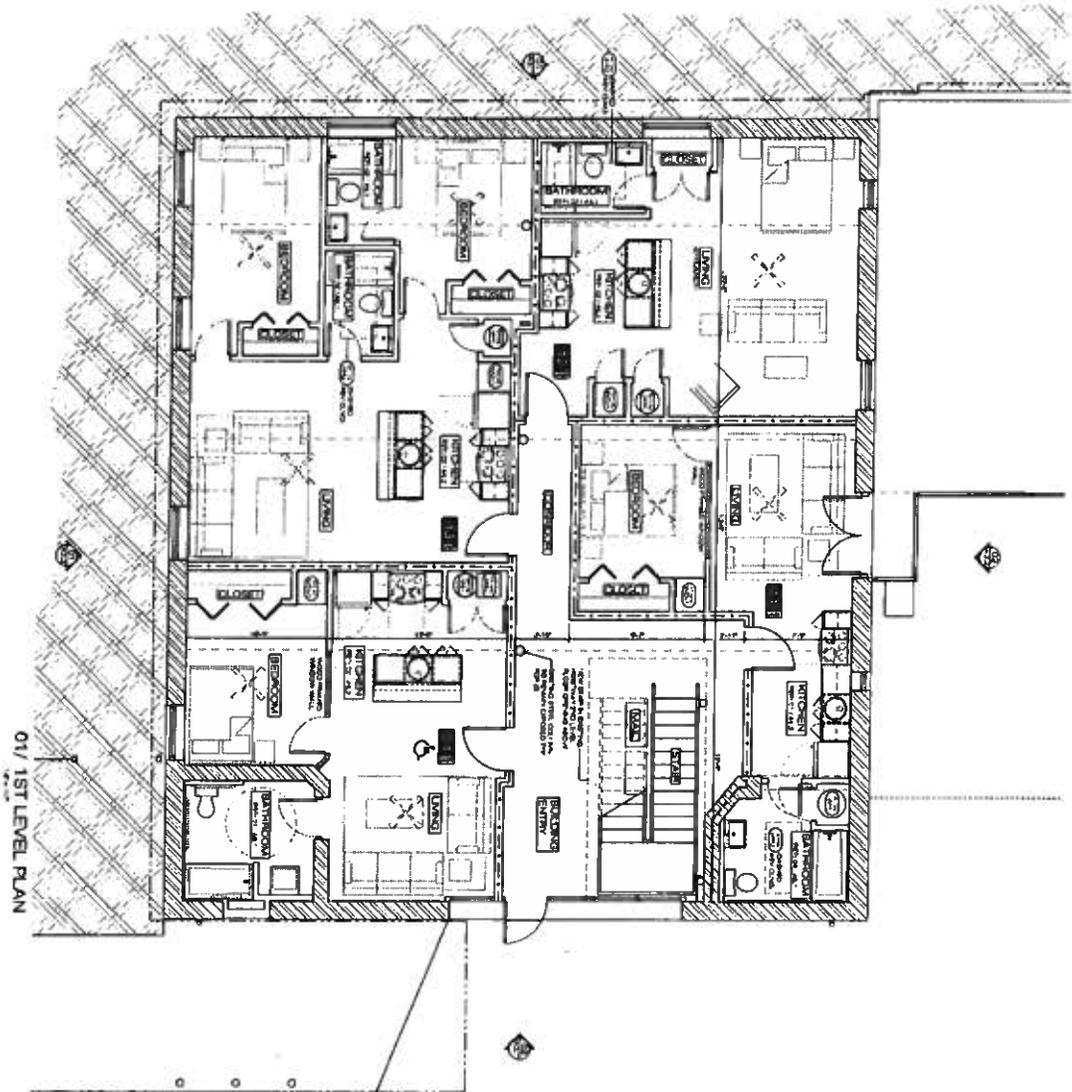
GENERAL NOTES

GENERAL NOTES
 1. GENERAL NOTE
 2. GENERAL NOTE
 3. GENERAL NOTE
 4. GENERAL NOTE
 5. GENERAL NOTE
 6. GENERAL NOTE
 7. GENERAL NOTE
 8. GENERAL NOTE
 9. GENERAL NOTE
 10. GENERAL NOTE
 11. GENERAL NOTE
 12. GENERAL NOTE
 13. GENERAL NOTE
 14. GENERAL NOTE
 15. GENERAL NOTE
 16. GENERAL NOTE
 17. GENERAL NOTE
 18. GENERAL NOTE
 19. GENERAL NOTE
 20. GENERAL NOTE
 21. GENERAL NOTE
 22. GENERAL NOTE
 23. GENERAL NOTE
 24. GENERAL NOTE
 25. GENERAL NOTE
 26. GENERAL NOTE
 27. GENERAL NOTE
 28. GENERAL NOTE
 29. GENERAL NOTE
 30. GENERAL NOTE
 31. GENERAL NOTE
 32. GENERAL NOTE
 33. GENERAL NOTE
 34. GENERAL NOTE
 35. GENERAL NOTE
 36. GENERAL NOTE
 37. GENERAL NOTE
 38. GENERAL NOTE
 39. GENERAL NOTE
 40. GENERAL NOTE
 41. GENERAL NOTE
 42. GENERAL NOTE
 43. GENERAL NOTE
 44. GENERAL NOTE
 45. GENERAL NOTE
 46. GENERAL NOTE
 47. GENERAL NOTE
 48. GENERAL NOTE
 49. GENERAL NOTE
 50. GENERAL NOTE
 51. GENERAL NOTE
 52. GENERAL NOTE
 53. GENERAL NOTE
 54. GENERAL NOTE
 55. GENERAL NOTE
 56. GENERAL NOTE
 57. GENERAL NOTE
 58. GENERAL NOTE
 59. GENERAL NOTE
 60. GENERAL NOTE
 61. GENERAL NOTE
 62. GENERAL NOTE
 63. GENERAL NOTE
 64. GENERAL NOTE
 65. GENERAL NOTE
 66. GENERAL NOTE
 67. GENERAL NOTE
 68. GENERAL NOTE
 69. GENERAL NOTE
 70. GENERAL NOTE
 71. GENERAL NOTE
 72. GENERAL NOTE
 73. GENERAL NOTE
 74. GENERAL NOTE
 75. GENERAL NOTE
 76. GENERAL NOTE
 77. GENERAL NOTE
 78. GENERAL NOTE
 79. GENERAL NOTE
 80. GENERAL NOTE
 81. GENERAL NOTE
 82. GENERAL NOTE
 83. GENERAL NOTE
 84. GENERAL NOTE
 85. GENERAL NOTE
 86. GENERAL NOTE
 87. GENERAL NOTE
 88. GENERAL NOTE
 89. GENERAL NOTE
 90. GENERAL NOTE
 91. GENERAL NOTE
 92. GENERAL NOTE
 93. GENERAL NOTE
 94. GENERAL NOTE
 95. GENERAL NOTE
 96. GENERAL NOTE
 97. GENERAL NOTE
 98. GENERAL NOTE
 99. GENERAL NOTE
 100. GENERAL NOTE

COVER SHEET & SITE INFORMATION
 CS
 1503.02



208 EAST LEIGH STREET
 Richmond, Virginia
 REVIEW SET
 NOT FOR CONSTRUCTION



01/ 1ST LEVEL PLAN

1ST LEVEL PLAN
A1.1



208 EAST LEIGH STREET
 Richmond, Virginia

SPECIAL USE APPLICATION
NOT FOR CONSTRUCTION



FINISH NOTES

- 1. ALL INTERIORS SHALL BE FINISHED WITH THE FOLLOWING:
- 2. WALLS: 1/2" GYPSUM BOARD ON STUDS, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 3. CEILING: 5/8" GYPSUM BOARD ON JOISTS, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 4. FLOORS: 1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 5. DOORS: 1 3/4" SOLID CORE DOORS WITH 1 1/2" RISE AT THRESHOLD.
- 6. WINDOWS: 1 1/2" ALUMINUM CLAD GLASS UNITS WITH 1 1/2" RISE AT THRESHOLD.
- 7. ALL INTERIORS SHALL BE FINISHED WITH THE FOLLOWING:
- 8. WALLS: 1/2" GYPSUM BOARD ON STUDS, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 9. CEILING: 5/8" GYPSUM BOARD ON JOISTS, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 10. FLOORS: 1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 11. DOORS: 1 3/4" SOLID CORE DOORS WITH 1 1/2" RISE AT THRESHOLD.
- 12. WINDOWS: 1 1/2" ALUMINUM CLAD GLASS UNITS WITH 1 1/2" RISE AT THRESHOLD.

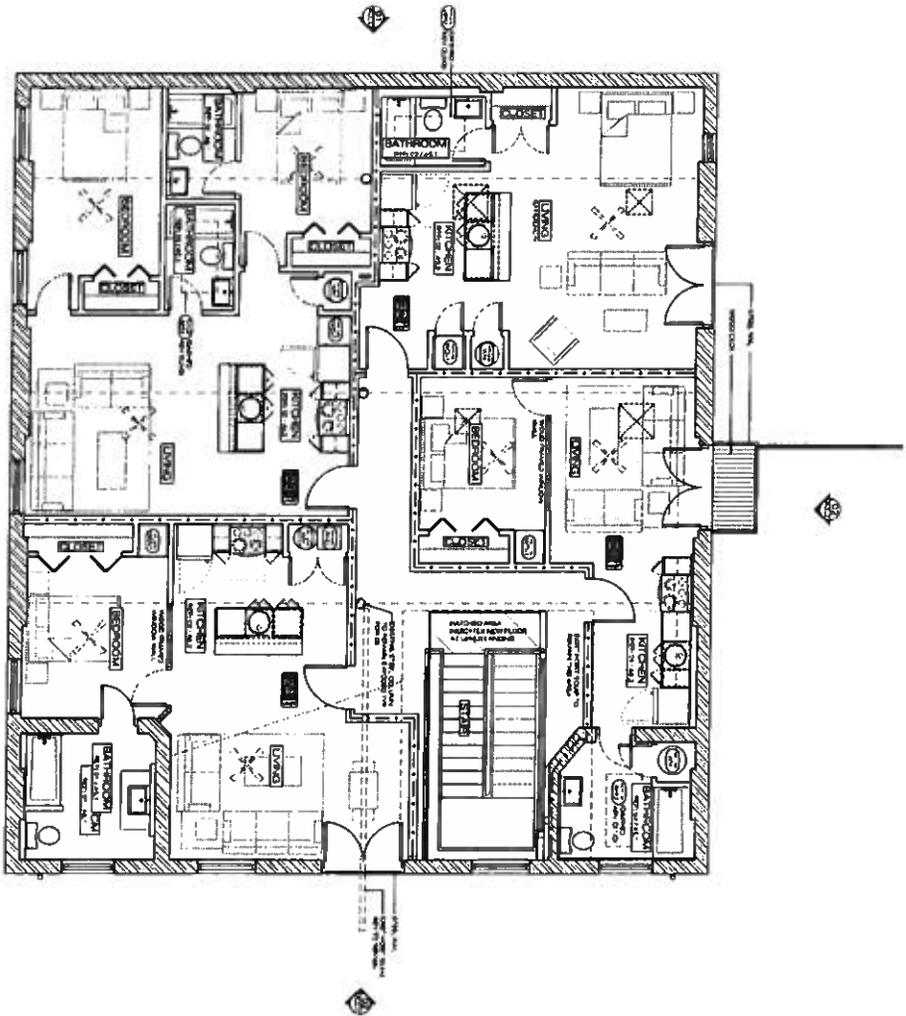
UNIT SCHEDULE

UNIT NO.	UNIT TYPE	FINISHES	MECHANICAL	ELECTRICAL	PLUMBING
101	1-BEDROOM	1/2" GYPSUM BOARD ON STUDS, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON JOISTS, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.
102	1-BEDROOM	1/2" GYPSUM BOARD ON STUDS, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON JOISTS, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.
103	1-BEDROOM	1/2" GYPSUM BOARD ON STUDS, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON JOISTS, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.
104	1-BEDROOM	1/2" GYPSUM BOARD ON STUDS, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON JOISTS, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.
105	1-BEDROOM	1/2" GYPSUM BOARD ON STUDS, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON JOISTS, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.	1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.

FIXTURE LEGEND

- 1. ALL INTERIORS SHALL BE FINISHED WITH THE FOLLOWING:
- 2. WALLS: 1/2" GYPSUM BOARD ON STUDS, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 3. CEILING: 5/8" GYPSUM BOARD ON JOISTS, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 4. FLOORS: 1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 5. DOORS: 1 3/4" SOLID CORE DOORS WITH 1 1/2" RISE AT THRESHOLD.
- 6. WINDOWS: 1 1/2" ALUMINUM CLAD GLASS UNITS WITH 1 1/2" RISE AT THRESHOLD.
- 7. ALL INTERIORS SHALL BE FINISHED WITH THE FOLLOWING:
- 8. WALLS: 1/2" GYPSUM BOARD ON STUDS, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 9. CEILING: 5/8" GYPSUM BOARD ON JOISTS, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 10. FLOORS: 1/2" GYPSUM BOARD ON SUBFLOOR, PAINTED WITH PEARL WHITE EMULSION PAINT.
- 11. DOORS: 1 3/4" SOLID CORE DOORS WITH 1 1/2" RISE AT THRESHOLD.
- 12. WINDOWS: 1 1/2" ALUMINUM CLAD GLASS UNITS WITH 1 1/2" RISE AT THRESHOLD.





01 / 2ND LEVEL PLAN



ARCHITECTURE
DESIGN OFFICE
 208 EAST LEIGH STREET
 RICHMOND, VIRGINIA 23131

FIXTURE LEGEND

(S1)	STAINLESS STEEL SINK
(S2)	STAINLESS STEEL SINK
(S3)	STAINLESS STEEL SINK
(S4)	STAINLESS STEEL SINK
(S5)	STAINLESS STEEL SINK
(S6)	STAINLESS STEEL SINK
(S7)	STAINLESS STEEL SINK
(S8)	STAINLESS STEEL SINK
(S9)	STAINLESS STEEL SINK
(S10)	STAINLESS STEEL SINK
(S11)	STAINLESS STEEL SINK
(S12)	STAINLESS STEEL SINK
(S13)	STAINLESS STEEL SINK
(S14)	STAINLESS STEEL SINK
(S15)	STAINLESS STEEL SINK
(S16)	STAINLESS STEEL SINK
(S17)	STAINLESS STEEL SINK
(S18)	STAINLESS STEEL SINK
(S19)	STAINLESS STEEL SINK
(S20)	STAINLESS STEEL SINK
(S21)	STAINLESS STEEL SINK
(S22)	STAINLESS STEEL SINK
(S23)	STAINLESS STEEL SINK
(S24)	STAINLESS STEEL SINK
(S25)	STAINLESS STEEL SINK
(S26)	STAINLESS STEEL SINK
(S27)	STAINLESS STEEL SINK
(S28)	STAINLESS STEEL SINK
(S29)	STAINLESS STEEL SINK
(S30)	STAINLESS STEEL SINK
(S31)	STAINLESS STEEL SINK
(S32)	STAINLESS STEEL SINK
(S33)	STAINLESS STEEL SINK
(S34)	STAINLESS STEEL SINK
(S35)	STAINLESS STEEL SINK
(S36)	STAINLESS STEEL SINK
(S37)	STAINLESS STEEL SINK
(S38)	STAINLESS STEEL SINK
(S39)	STAINLESS STEEL SINK
(S40)	STAINLESS STEEL SINK
(S41)	STAINLESS STEEL SINK
(S42)	STAINLESS STEEL SINK
(S43)	STAINLESS STEEL SINK
(S44)	STAINLESS STEEL SINK
(S45)	STAINLESS STEEL SINK
(S46)	STAINLESS STEEL SINK
(S47)	STAINLESS STEEL SINK
(S48)	STAINLESS STEEL SINK
(S49)	STAINLESS STEEL SINK
(S50)	STAINLESS STEEL SINK

UNIT SCHEDULE

UNIT	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	STAINLESS STEEL SINK	1	100.00	100.00
2	STAINLESS STEEL SINK	1	100.00	100.00
3	STAINLESS STEEL SINK	1	100.00	100.00
4	STAINLESS STEEL SINK	1	100.00	100.00
5	STAINLESS STEEL SINK	1	100.00	100.00
6	STAINLESS STEEL SINK	1	100.00	100.00
7	STAINLESS STEEL SINK	1	100.00	100.00
8	STAINLESS STEEL SINK	1	100.00	100.00
9	STAINLESS STEEL SINK	1	100.00	100.00
10	STAINLESS STEEL SINK	1	100.00	100.00
11	STAINLESS STEEL SINK	1	100.00	100.00
12	STAINLESS STEEL SINK	1	100.00	100.00
13	STAINLESS STEEL SINK	1	100.00	100.00
14	STAINLESS STEEL SINK	1	100.00	100.00
15	STAINLESS STEEL SINK	1	100.00	100.00
16	STAINLESS STEEL SINK	1	100.00	100.00
17	STAINLESS STEEL SINK	1	100.00	100.00
18	STAINLESS STEEL SINK	1	100.00	100.00
19	STAINLESS STEEL SINK	1	100.00	100.00
20	STAINLESS STEEL SINK	1	100.00	100.00
21	STAINLESS STEEL SINK	1	100.00	100.00
22	STAINLESS STEEL SINK	1	100.00	100.00
23	STAINLESS STEEL SINK	1	100.00	100.00
24	STAINLESS STEEL SINK	1	100.00	100.00
25	STAINLESS STEEL SINK	1	100.00	100.00
26	STAINLESS STEEL SINK	1	100.00	100.00
27	STAINLESS STEEL SINK	1	100.00	100.00
28	STAINLESS STEEL SINK	1	100.00	100.00
29	STAINLESS STEEL SINK	1	100.00	100.00
30	STAINLESS STEEL SINK	1	100.00	100.00
31	STAINLESS STEEL SINK	1	100.00	100.00
32	STAINLESS STEEL SINK	1	100.00	100.00
33	STAINLESS STEEL SINK	1	100.00	100.00
34	STAINLESS STEEL SINK	1	100.00	100.00
35	STAINLESS STEEL SINK	1	100.00	100.00
36	STAINLESS STEEL SINK	1	100.00	100.00
37	STAINLESS STEEL SINK	1	100.00	100.00
38	STAINLESS STEEL SINK	1	100.00	100.00
39	STAINLESS STEEL SINK	1	100.00	100.00
40	STAINLESS STEEL SINK	1	100.00	100.00
41	STAINLESS STEEL SINK	1	100.00	100.00
42	STAINLESS STEEL SINK	1	100.00	100.00
43	STAINLESS STEEL SINK	1	100.00	100.00
44	STAINLESS STEEL SINK	1	100.00	100.00
45	STAINLESS STEEL SINK	1	100.00	100.00
46	STAINLESS STEEL SINK	1	100.00	100.00
47	STAINLESS STEEL SINK	1	100.00	100.00
48	STAINLESS STEEL SINK	1	100.00	100.00
49	STAINLESS STEEL SINK	1	100.00	100.00
50	STAINLESS STEEL SINK	1	100.00	100.00

FINISH NOTES

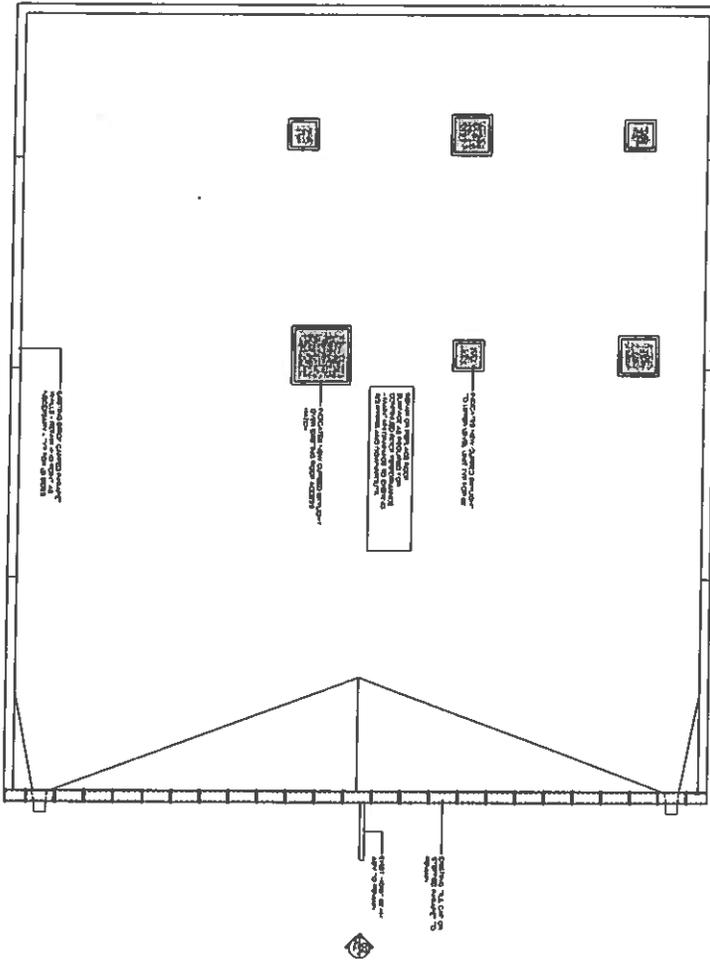
1. ALL FINISHES TO BE AS SHOWN ON THE DRAWINGS.
 2. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 3. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL BUILDING CODES AND LOCAL ORDINANCES.
 4. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE DESIGNER'S INTENT.
 5. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.
 6. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 7. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE PROJECT MANUAL.
 8. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE SCHEDULE OF FINISHES.
 9. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE FINISH SCHEDULE.
 10. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE FINISH LEGEND.

2ND LEVEL PLAN
 1" = 16'-0"



208 EAST LEIGH STREET
 Richmond Virginia
 SPECIAL USE APPLICATION
 NOT FOR CONSTRUCTION

A1.2



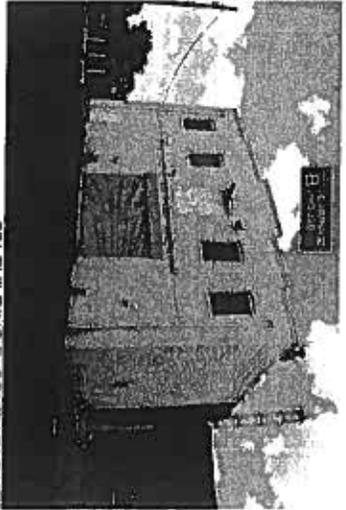
01 / ROOF PLAN

ROOF PLAN
A1.3

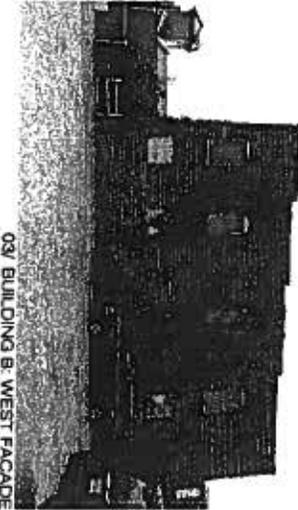


208 EAST LEIGH STREET
 Richmond, Virginia
 SPECIAL USE APPLICATION
 NOT FOR CONSTRUCTION

ARCHITECTURE
 DESIGN OFFICE
 1000 N. 10TH ST.
 RICHMOND, VA 23219
 (804) 781-1111



02/ BUILDING B: SOUTH FACADE



03/ BUILDING B: WEST FACADE



04/ EXISTING SITE ON LEIGH ST FRONTAGE

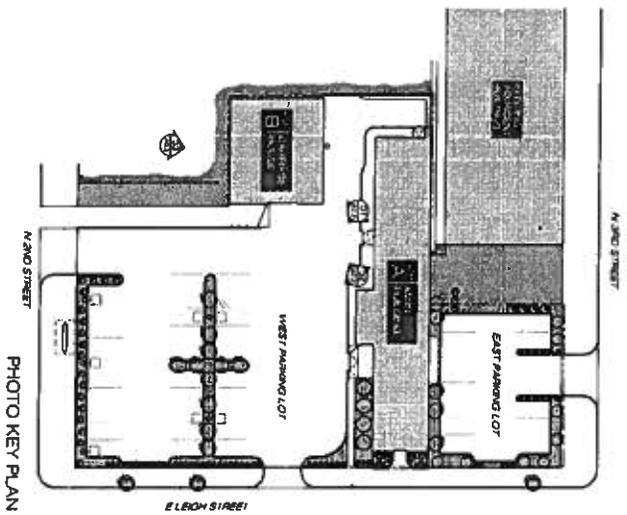


PHOTO KEY PLAN



01/ EXISTING SITE AMENITIES

GENERAL NOTES
 1. ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
 2. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 3. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



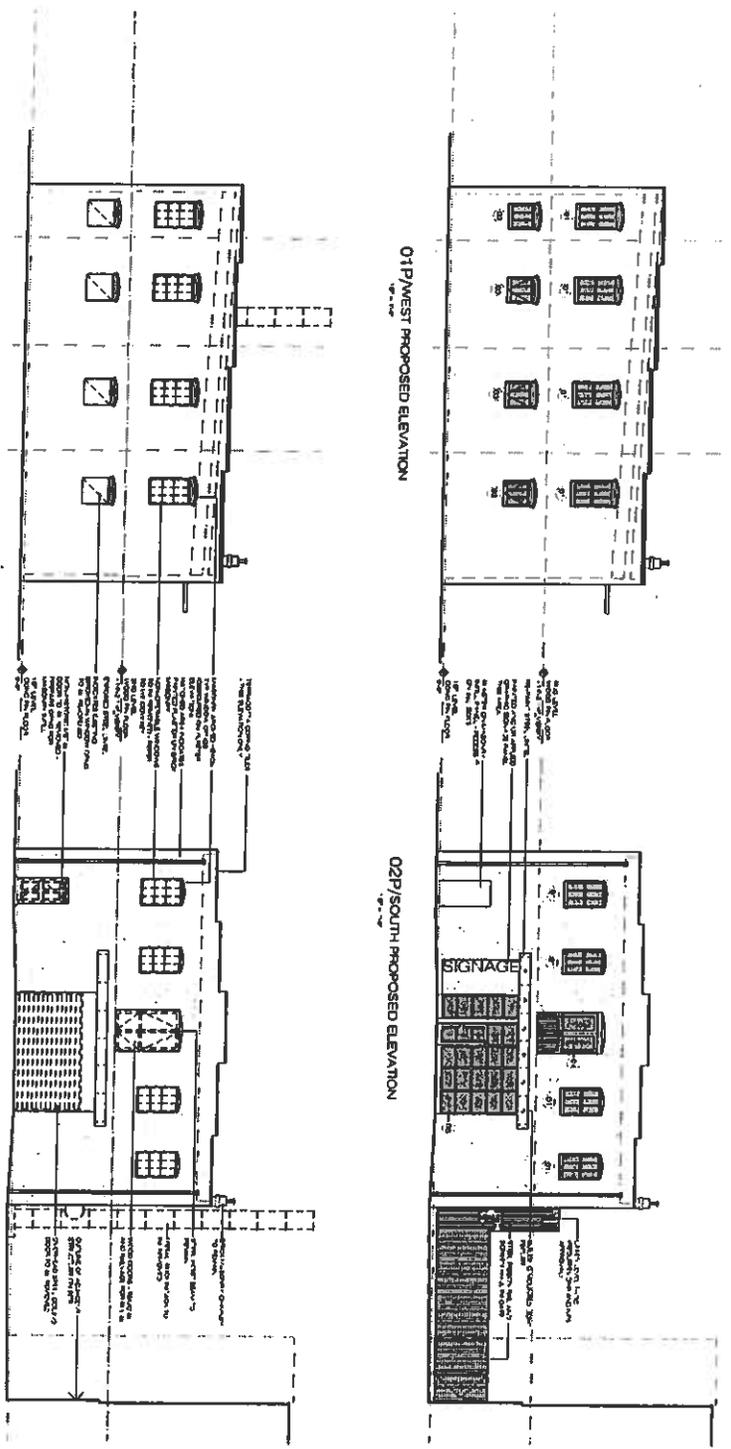
ARCHITECTURE
DESIGN OFFICE
 JAMES M. HARRIS
 REGISTERED ARCHITECT

PHOTOS / EXISTING CONDITIONS
A2.1



208 EAST LEIGH STREET
 Richmond, Virginia

SPECIAL USE APPLICATION
 NOT FOR CONSTRUCTION



01P/WEST PROPOSED ELEVATION

01E/WEST EXISTING ELEVATION

02P/SOUTH PROPOSED ELEVATION

02E/SOUTH EXISTING ELEVATION

ELEVATION GEN NOTES
 1. SEE ARCHITECTURAL NOTES FOR GENERAL NOTES AND SPECIFICATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC DISTRICT REGULATIONS.

WINDOW KEY
 1. 1/2" x 3/4" x 6" DOUBLE GLAZED
 2. 1/2" x 3/4" x 6" DOUBLE GLAZED
 3. 1/2" x 3/4" x 6" DOUBLE GLAZED
 4. 1/2" x 3/4" x 6" DOUBLE GLAZED
 5. 1/2" x 3/4" x 6" DOUBLE GLAZED

ELEVATION NOTES FOR HISTORIC STRUCTURES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL HISTORIC DISTRICT REGULATIONS.
 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL HISTORIC DISTRICT COMMISSION.
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL HISTORIC DISTRICT REGULATIONS.

208 EAST LEIGH STREET
 Richmond, Virginia
SPECIAL USE APPLICATION
NOT FOR CONSTRUCTION

BUILDING ELEVATIONS
A3.1





KEYNOTE LEGEND

MARK	DESCRIPTION
01	EXISTING PARKING TO BE PREPARED AS NECESSARY FOR CONTINUED USE
02	PROPOSED LANDSCAPING
03	EXISTING SIDEWALK TO REMAIN, REPAIR AS NECESSARY, TREES SHOWN SCHEMATIC ONLY
04	PROPOSED OUTDOOR COMMUNITY AMENITY & SAFE DISPERSAL AREA FOR EXISTING BUILDING
05	PROPOSED NEW PARKING AND LANDSCAPING
06	EXISTING ELECTRICAL POLE
07	EXISTING CURB CUT & SIDEWALK TO BE MODIFIED FOR NEW PARKING ENTRY
08	15 COVERED LONG-TERM BICYCLE PARKING SPACES
09	PROPOSED CURB STOPS AT PARKING SPOTS CLOSE TO STRUCTURE OR ADJACENT CARS
10	EXISTING BUS STOPS REMAIN
11	REINFORCE SIDEWALK AS NEEDED FOR DUMPSTER/TRASH ROLL-OUT

**SPECIAL USE PERMIT
RESPONSE TO CITY
REVIEW COMMENTS
08.09.2021**

**REVISED DRAWINGS -
EXTERIOR MATERIALS
UPDATED PER JACKSON
WARD NEIGHBORHOOD
REVIEW**

02.03.2022

NOT FOR CONSTRUCTION



ad ARCHITECT
ADO / Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804 343 1212

212 E LEIGH ST
 Richmond, VA 23219
 SITE PLAN

PROJ NUMBER
 19-0212



A100

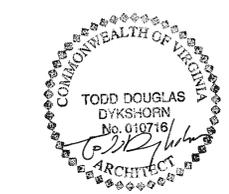


SPECIAL USE PERMIT
 RESPONSE TO CITY
 REVIEW COMMENTS
 08.09.2021

REVISED DRAWINGS -
 EXTERIOR MATERIALS
 UPDATED PER JACKSON
 WARD NEIGHBORHOOD
 REVIEW

02.03.2022

NOT FOR CONSTRUCTION



ad ARCHITECT
 ADO / Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804 343 1212

212 E LEIGH ST
 Richmond, VA 23219
 FLOOR PLANS

PROJ NUMBER
 19-0212

1 1ST/GROUND LEVEL PLAN
 A101
 1/8" = 1'-0"

A101



UNIT SCHEDULE

UNIT #	AREA	UNIT TYPE
2ND-4TH LEVEL PLAN		
UNIT - 01	645 SF	TYPE 1
UNIT - 02	664 SF	TYPE 1
UNIT - 03	664 SF	TYPE 1
UNIT - 04	986 SF	TYPE 2
UNIT - 05	986 SF	TYPE 2
UNIT - 06	663 SF	TYPE 1
UNIT - 07	664 SF	TYPE 1
UNIT - 07	657 SF	TYPE 1
UNIT - 08	664 SF	TYPE 1
UNIT - 09	664 SF	TYPE 1
UNIT - 10	792 SF	TYPE 5
UNIT - 11	665 SF	TYPE 1
UNIT - 12	664 SF	TYPE 1
UNIT - 13	664 SF	TYPE 1
UNIT - 14	994 SF	TYPE 2
UNIT - 15	1297 SF	TYPE 3
5TH LEVEL PLAN		
UNIT 501	587 SF	TYPE 1A
UNIT 502	552 SF	TYPE 1A
UNIT 503	552 SF	TYPE 1A
UNIT 504	823 SF	TYPE 2A
UNIT 505	988 SF	TYPE 2
UNIT 506	663 SF	TYPE 1
UNIT 507	664 SF	TYPE 1
UNIT 508	666 SF	TYPE 1
UNIT 509	657 SF	TYPE 1
UNIT 510	664 SF	TYPE 1
UNIT 511	796 SF	TYPE 5
UNIT 512	554 SF	TYPE 1A
UNIT 513	552 SF	TYPE 1A
UNIT 514	552 SF	TYPE 1A
UNIT 515	934 SF	TYPE 4

**SPECIAL USE PERMIT
RESPONSE TO CITY
REVIEW COMMENTS
08.09.2021**

**REVISED DRAWINGS -
EXTERIOR MATERIALS
UPDATED PER JACKSON
WARD NEIGHBORHOOD
REVIEW**

02.03.2022

NOT FOR CONSTRUCTION



ad ARCHITECT
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

212 E LEIGH ST
Richmond, VA 23219
FLOOR PLANS

PROJ NUMBER
19-0212

A102

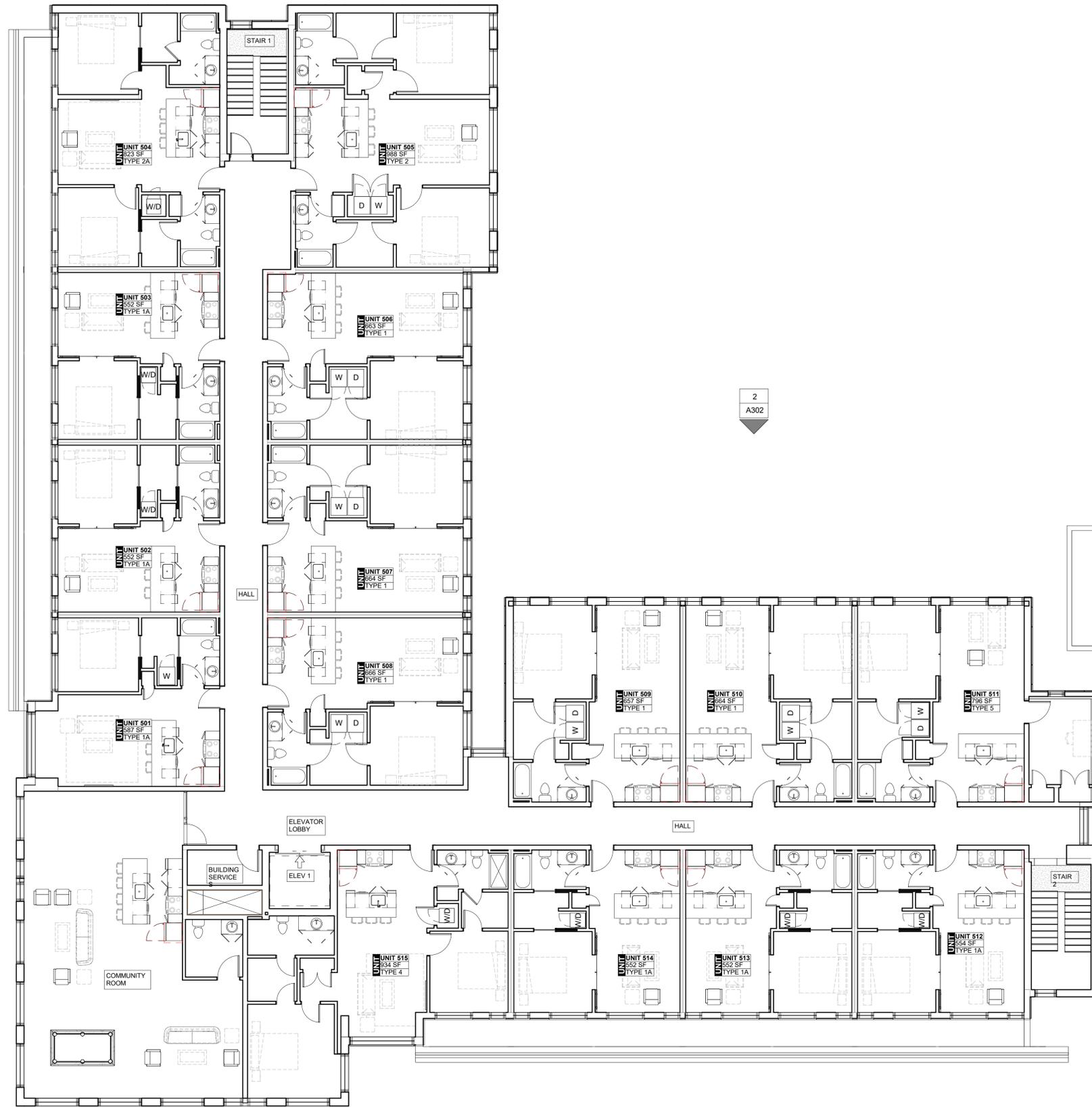


1
A301

2
A302

1
A303

2
A301



UNIT SCHEDULE

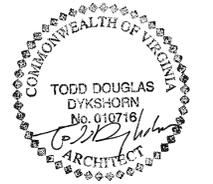
UNIT #	AREA	UNIT TYPE
2ND-4TH LEVEL PLAN		
UNIT - 01	645 SF	TYPE 1
UNIT - 02	664 SF	TYPE 1
UNIT - 03	664 SF	TYPE 1
UNIT - 04	986 SF	TYPE 2
UNIT - 05	986 SF	TYPE 2
UNIT - 06	663 SF	TYPE 1
UNIT - 07	664 SF	TYPE 1
UNIT - 07	657 SF	TYPE 1
UNIT - 08	664 SF	TYPE 1
UNIT - 09	664 SF	TYPE 1
UNIT - 10	792 SF	TYPE 5
UNIT - 11	665 SF	TYPE 1
UNIT - 12	664 SF	TYPE 1
UNIT - 13	664 SF	TYPE 1
UNIT - 14	994 SF	TYPE 2
UNIT - 15	1297 SF	TYPE 3
5TH LEVEL PLAN		
UNIT 501	587 SF	TYPE 1A
UNIT 502	552 SF	TYPE 1A
UNIT 503	552 SF	TYPE 1A
UNIT 504	823 SF	TYPE 2A
UNIT 505	988 SF	TYPE 2
UNIT 506	663 SF	TYPE 1
UNIT 507	664 SF	TYPE 1
UNIT 508	666 SF	TYPE 1
UNIT 509	657 SF	TYPE 1
UNIT 510	664 SF	TYPE 1
UNIT 511	796 SF	TYPE 5
UNIT 512	554 SF	TYPE 1A
UNIT 513	552 SF	TYPE 1A
UNIT 514	552 SF	TYPE 1A
UNIT 515	934 SF	TYPE 4

**SPECIAL USE PERMIT
RESPONSE TO CITY
REVIEW COMMENTS
08.09.2021**

**REVISED DRAWINGS -
EXTERIOR MATERIALS
UPDATED PER JACKSON
WARD NEIGHBORHOOD
REVIEW**

02.03.2022

NOT FOR CONSTRUCTION



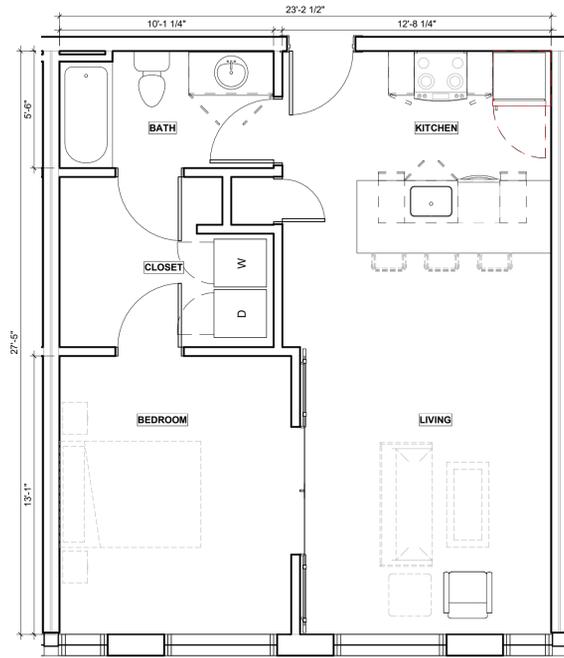
ad ARCHITECT
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

212 E LEIGH ST
Richmond, VA 23219
FLOOR PLANS

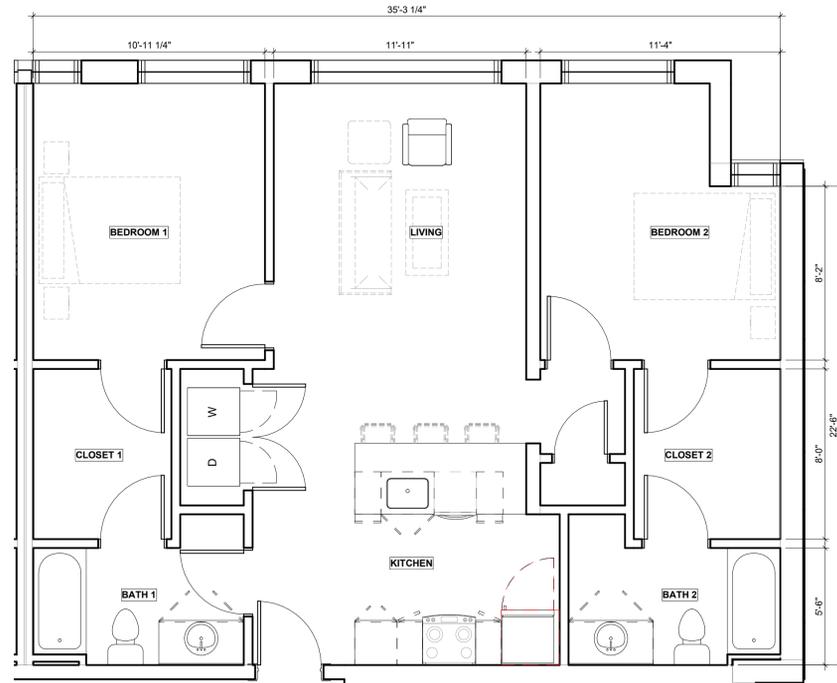
PROJ NUMBER
19-0212

A103

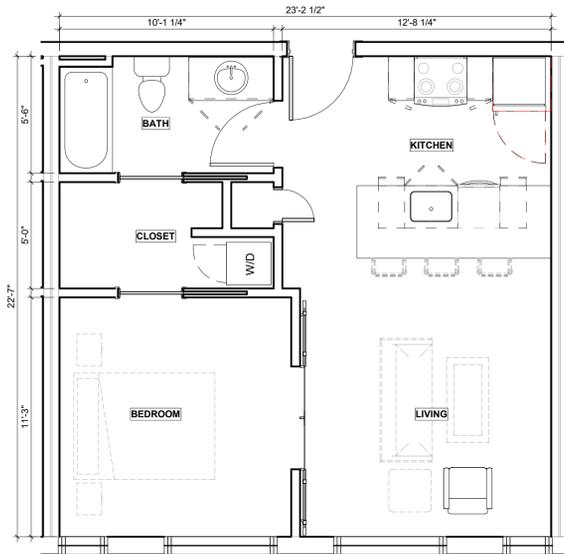




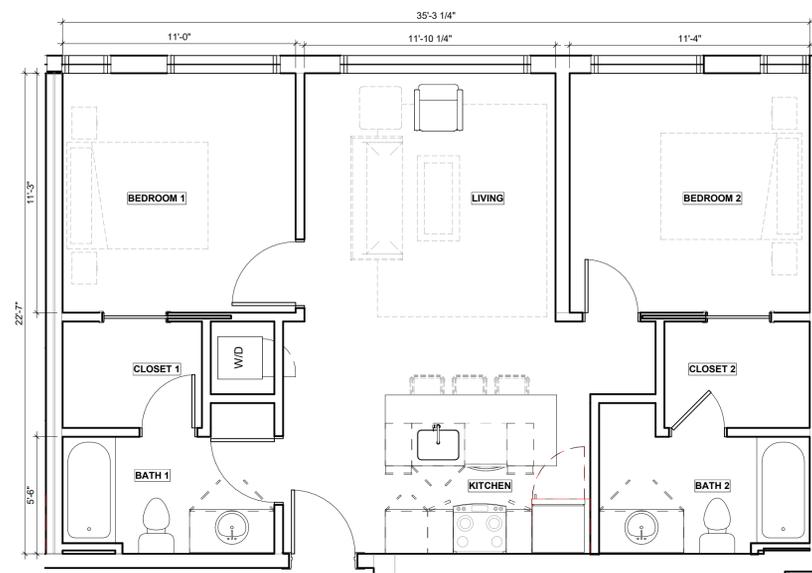
1 UNIT TYPE 1_1BR/1BA 672 SF
A201
1/4" = 1'-0"



2 UNIT TYPE 2_2BR/2BA 1008 SF
A201
1/4" = 1'-0"



3 UNIT TYPE 1A_1BR/1BA
A201
1/4" = 1'-0"



4 UNIT TYPE 2A_2BR/2BA
A201
1/4" = 1'-0"

SPECIAL USE PERMIT
RESPONSE TO CITY
REVIEW COMMENTS
08.09.2021

REVISED DRAWINGS -
EXTERIOR MATERIALS
UPDATED PER JACKSON
WARD NEIGHBORHOOD
REVIEW

02.03.2022

NOT FOR CONSTRUCTION



ad ARCHITECT
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

212 E LEIGH ST
Richmond, VA 23219
ENLARGED UNIT PLANS

PROJ NUMBER
19-0212



A201

SPECIAL USE PERMIT
 RESPONSE TO CITY
 REVIEW COMMENTS
 08.09.2021

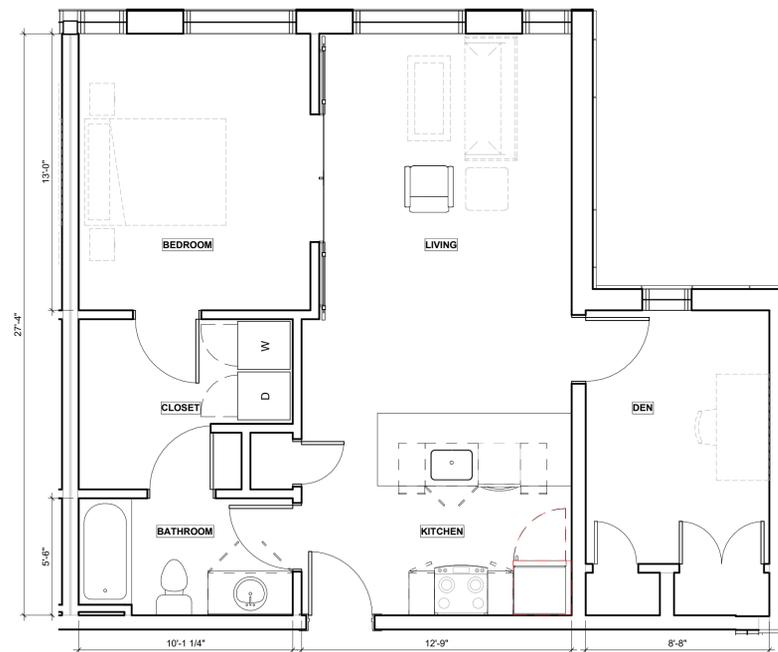
REVISED DRAWINGS -
 EXTERIOR MATERIALS
 UPDATED PER JACKSON
 WARD NEIGHBORHOOD
 REVIEW

02.03.2022

NOT FOR CONSTRUCTION

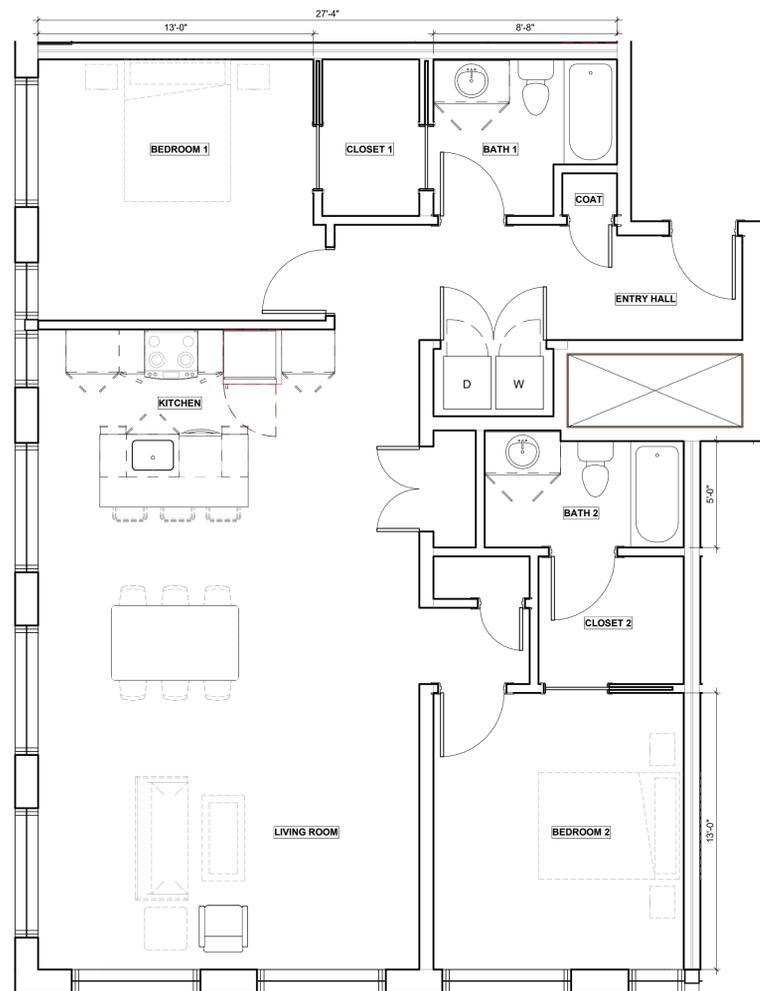


ad ARCHITECT
 ADO / Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804 343 1212



1 UNIT TYPE 5 1BR/1BA

A202
 1/4" = 1'-0"



2 UNIT TYPE 3 2BR/2BA 1274 SF

A202
 1/4" = 1'-0"



3 UNIT TYPE 4 2BR/2BA 1008 SF

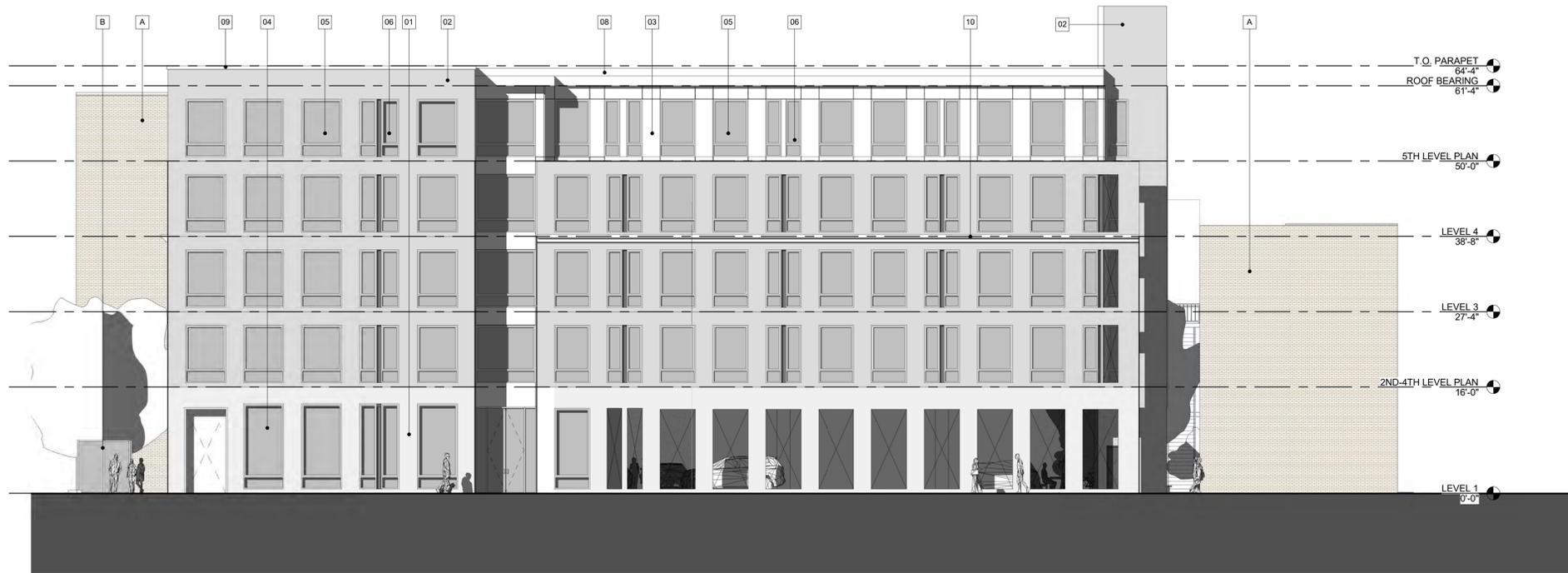
A202
 1/4" = 1'-0"

212 E LEIGH ST
 Richmond, VA 23219
 ENLARGED UNIT PLANS

PROJ NUMBER
 19-0212



A202



ELEVATION KEYNOTES

NOTE #	DESCRIPTION
01	BRICK MASONRY, COLOR 1
02	BRICK MASONRY, COLOR 2
03	PREFINISHED CEMENTITIOUS PANEL
04	ALUMINUM STOREFRONT ASSEMBLY, DOOR AND WINDOWS COLOR TBD
05	PREFINISHED ALUMINUM FIXED AND OPERABLE WINDOWS
06	PREFINISHED ALUMINUM WINDOW ASSEMBLY WITH VERTICAL BREAK METAL DIVIDER TO MATCH WINDOW FRAME, COLOR TBD
07	ALUMINUM OVERHEAD ROLL UP DOOR
08	PREFINISHED METAL FASCIA
09	PREFINISHED CONCRETE PARAPET COPING
10	PRECAST DECORATIVE CORNICE
A	EXISTING HISTORIC BUILDINGS TO REMAIN
B	EXISTING BUS STOP

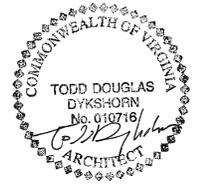
**SPECIAL USE PERMIT
RESPONSE TO CITY
REVIEW COMMENTS
08.09.2021**

**REVISED DRAWINGS -
EXTERIOR MATERIALS
UPDATED PER JACKSON
WARD NEIGHBORHOOD
REVIEW**

02.03.2022

NOT FOR CONSTRUCTION

1 SOUTH / E LEIGH STREET ELEVATION
A301
3/32" = 1'-0" 0 16 32 48 FT



ad ARCHITECT
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212



2 WEST / N 2ND STREET ELEVATION
A301
3/32" = 1'-0" 0 16 32 48 FT

212 E LEIGH ST
Richmond, VA 23219
EXTERIOR ELEVATIONS

PROJ NUMBER
19-0212



A301



ELEVATION KEYNOTES

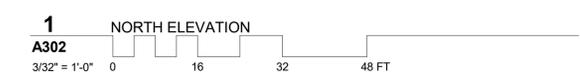
NOTE #	DESCRIPTION
01	BRICK MASONRY, COLOR 1
02	BRICK MASONRY, COLOR 2
03	PREFINISHED CEMENTITIOUS PANEL
04	ALUMINUM STOREFRONT ASSEMBLY, DOOR AND WINDOWS COLOR TBD
05	PREFINISHED ALUMINUM FIXED AND OPERABLE WINDOWS
06	PREFINISHED ALUMINUM WINDOW ASSEMBLY WITH VERTICAL BREAK METAL DIVIDER TO MATCH WINDOW FRAME, COLOR TBD
07	ALUMINUM OVERHEAD ROLL UP DOOR
08	PREFINISHED METAL FASCIA
09	PREFINISHED CONCRETE PARAPET COPING
10	PRECAST DECORATIVE CORNICE
A	EXISTING HISTORIC BUILDINGS TO REMAIN
B	EXISTING BUS STOP

**SPECIAL USE PERMIT
RESPONSE TO CITY
REVIEW COMMENTS
08.09.2021**

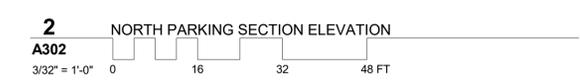
**REVISED DRAWINGS -
EXTERIOR MATERIALS
UPDATED PER JACKSON
WARD NEIGHBORHOOD
REVIEW**

02.03.2022

NOT FOR CONSTRUCTION



ad ARCHITECT
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212



212 E LEIGH ST
Richmond, VA 23219
EXTERIOR ELEVATIONS

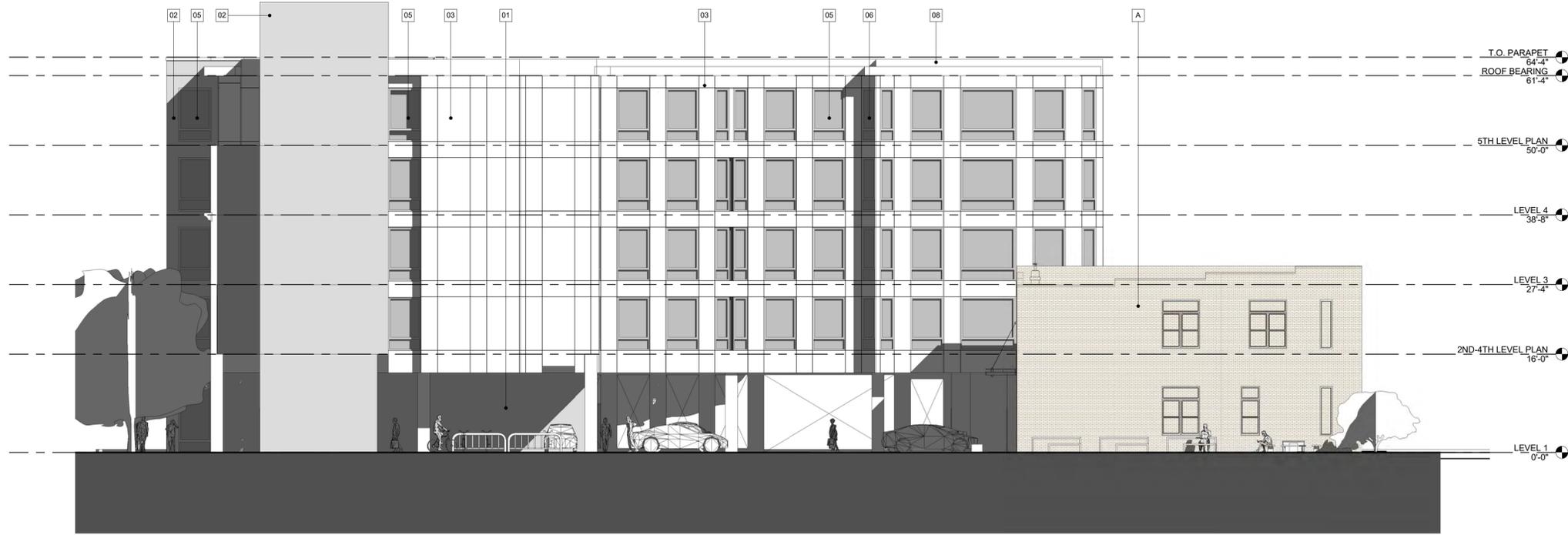
PROJ NUMBER
19-0212



A302

ELEVATION KEYNOTES

NOTE #	DESCRIPTION
01	BRICK MASONRY, COLOR 1
02	BRICK MASONRY, COLOR 2
03	PREFINISHED CEMENTITIOUS PANEL
04	ALUMINUM STOREFRONT ASSEMBLY, DOOR AND WINDOWS COLOR TBD
05	PREFINISHED ALUMINUM FIXED AND OPERABLE WINDOWS
06	PREFINISHED ALUMINUM WINDOW ASSEMBLY WITH VERTICAL BREAK METAL DIVIDER TO MATCH WINDOW FRAME, COLOR TBD
07	ALUMINUM OVERHEAD ROLL UP DOOR
08	PREFINISHED METAL FASCIA
09	PREFINISHED CONCRETE PARAPET COPING
10	PRECAST DECORATIVE CORNICE
A	EXISTING HISTORIC BUILDINGS TO REMAIN
B	EXISTING BUS STOP

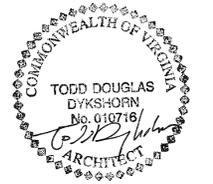
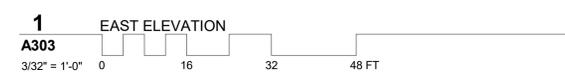


**SPECIAL USE PERMIT
RESPONSE TO CITY
REVIEW COMMENTS
08.09.2021**

**REVISED DRAWINGS -
EXTERIOR MATERIALS
UPDATED PER JACKSON
WARD NEIGHBORHOOD
REVIEW**

02.03.2022

NOT FOR CONSTRUCTION



ad ARCHITECT
ADO / Architecture Design Office
 728 E Main Street
 Richmond, Virginia 23219
 804 343 1212

212 E LEIGH ST
 Richmond, VA 23219
 EXTERIOR ELEVATIONS

PROJ NUMBER
 19-0212



A303



2ND STREET



E LEIGH STREET



CORNER OF 2ND AND E LEIGH



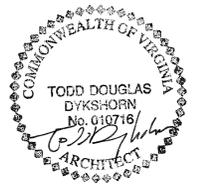
INSIDE PARKING

SPECIAL USE PERMIT
RESPONSE TO CITY
REVIEW COMMENTS
08.09.2021

REVISED DRAWINGS -
EXTERIOR MATERIALS
UPDATED PER JACKSON
WARD NEIGHBORHOOD
REVIEW

02.03.2022

NOT FOR CONSTRUCTION



ad ARCHITECT
ADO / Architecture Design Office
728 E Main Street
Richmond, Virginia 23219
804 343 1212

212 E LEIGH ST
Richmond, VA 23219
RENDERS

PROJ NUMBER
19-0212



A000