



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

September 9, 2024

2501 Grayland Purchaser LLC
4938 Hampden Lane #216
Bethesda, MD 20814

Markham Planning
208 East Grace Street
Richmond, VA 23219
Attn: Lory Markham

To Whom It May Concern:

RE: BZA 32-2024

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, October 2, 2024 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a new four-story mixed-use building at 2501 GRAYLAND AVENUE (Tax Parcel Number W000-1113/001), located in a B-6 (Mixed-Use Business) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **445 955 539#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2024 drop-down, click meeting details for October 2, 2024 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 32-2024
Page 2
September 9, 2024

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Roy W. Benbow".

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

219 Stafford Llc
301 South 11th St #2000
Richmond, VA 23219

Caroline Leggett Llc
1425 E Cary St
Richmond, VA 23219

Carty Nicole
2609 Grayland Ave
Richmond, VA 23220

Cary Street Properties Llc
1635 W Grace St
Richmond, VA 23220

City Of Richmond Public Works
900 E Broad St Rm 701
Richmond, VA 23219

Dkj New Construction Llc
1425 E Cary St
Richmond, VA 23219

Hunter Katharine E
2604 Grayland Ave
Richmond, VA 23220

Idlewood Htc Llc
208 E Grace St
Richmond, VA 23219

Moss Winston A Jr And Moss Mitchell D
2607 Grayland Ave
Richmond, VA 23220

Riverview Baptist Church Tr
2604 Idlewood Ave
Richmond, VA 23220

Townhouses At Parkline Homeowners
Association
301 South 11th St #2000
Richmond, VA 23219

Wn Properties Llc
10601 Baypines Ln
Henrico, VA 23238

Worsham Gabriel Seth
2308 Victoria Crossing Ln
Midlothian, VA 23113

Property: 2501 Grayland Ave **Parcel ID:** W0001113001

Parcel

Street Address: 2501 Grayland Ave Richmond, VA 23220-
Owner: 2501 GRAYLAND PURCHASER LLC
Mailing Address: 4938 HAMPDEN LN #216, BETHESDA, MD 20814
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 450 - Fan/Near West
Property Class: 509 - B Industrial Shell
Zoning District: B-6 - Business (Mixed Use)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$1,058,000
Improvement Value: \$1,093,000
Total Value: \$2,151,000
Area Tax: \$5
Special Assessment District: None

Land Description

Parcel Square Feet: 41616.88
Acreage: 0.955
Property Description 1: 0120.28X0346.00 0000.000
State Plane Coords(?): X= 11780284.499995 Y= 3724971.986213
Latitude: 37.548817 , **Longitude:** -77.47402468

Description

Land Type: Commercial S2
Topology:
Front Size: 120
Rear Size: 346
Parcel Square Feet: 41616.88
Acreage: 0.955
Property Description 1: 0120.28X0346.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11780284.499995 Y= 3724971.986213
Latitude: 37.548817 , **Longitude:** -77.47402468

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$1,058,000	\$1,093,000	\$2,151,000	Reassessment
2024	\$1,058,000	\$1,093,000	\$2,151,000	Reassessment
2023	\$801,000	\$789,000	\$1,590,000	Reassessment
2022	\$801,000	\$789,000	\$1,590,000	Reassessment
2021	\$749,000	\$764,000	\$1,513,000	Reassessment
2020	\$749,000	\$764,000	\$1,513,000	Reassessment
2019	\$624,000	\$737,000	\$1,361,000	Reassessment
2018	\$499,000	\$707,000	\$1,206,000	Reassessment
2017	\$499,000	\$707,000	\$1,206,000	Reassessment
2016	\$414,000	\$590,000	\$1,004,000	Reassessment
2015	\$211,000	\$590,000	\$801,000	Reassessment
2014	\$211,000	\$590,000	\$801,000	Reassessment
2013	\$211,000	\$590,000	\$801,000	Reassessment
2012	\$211,000	\$590,000	\$801,000	Reassessment
2011	\$211,000	\$590,000	\$801,000	CarryOver
2010	\$211,000	\$590,000	\$801,000	Reassessment
2009	\$211,000	\$590,000	\$801,000	Reassessment
2008	\$211,000	\$590,000	\$801,000	Reassessment
2007	\$211,000	\$590,000	\$801,000	Reassessment
2006	\$211,000	\$590,000	\$801,000	Reassessment
2005	\$211,000	\$590,000	\$801,000	Reassessment
2004	\$160,000	\$590,000	\$750,000	Reassessment
2002	\$0	\$0	\$0	Reassessment
1998	\$0	\$0	\$0	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
10/27/2023	\$5,500,000	VIRGINIA ELECTRIC & POWER CO	ID2023-16165	2 - INVALID SALE-Sale Includes Multiple Parcels

Planning

Master Plan Future Land Use: NH-MU
Zoning District: B-6 - Business (Mixed Use)
Planning District: Near West
Traffic Zone: 1123
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fan Area Extension
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone: III

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	3025	0411003	041100
1990	326	0411003	041100

Schools

Elementary School: Cary
Middle School: Hill
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 12
Dispatch Zone: 043A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Wednesday
Bulk Collection: TBD

Government Districts

Council District: 5
Voter Precinct: 504
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: C01 -
Year Built: 1940
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
**Building Description (Out Building and
Yard Items) :**

Extension 1 Dimensions

Finished Living Area: 15300 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

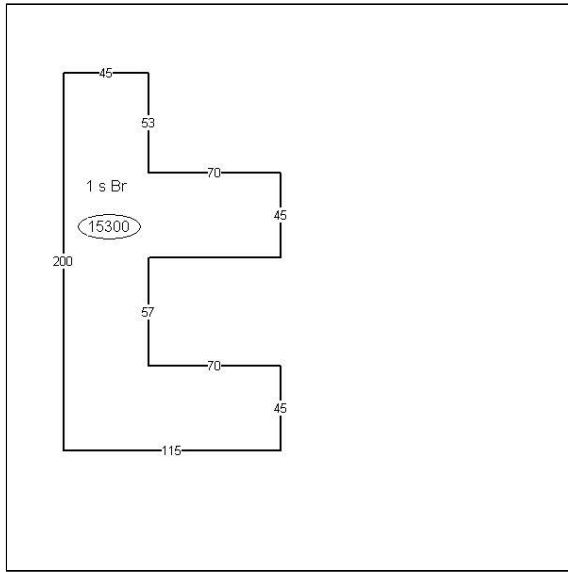
Name:W0001113001 Desc:C01



[Click here for Larger Image](#)

Sketch Images

Name:W0001113001 Desc:C01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



**THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340**

TO BE COMPLETED BY THE APPLICANT

PROPERTY OWNER: 2501 Grayland Purchaser LLC **PHONE:** (Home) () _____ (Mobile) () _____
ADDRESS 4938 Hampden Lane, # 216 **FAX:** () _____ (Work) () _____
Bethesda, MD 20814 **E-mail Address:** maidi@audeopartners.com

PROPERTY OWNER'S Markham Planning **PHONE:** (Home) () _____ (Mobile) (804) 248-2561
REPRESENTATIVE: Lory Markham **FAX:** () _____ (Work) () _____
(Name/Address) 208 East Grace Street **E-mail Address:** lory@markhamplanning.com
Richmond, Virginia 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 2501 Grayland Avenue

TYPE OF APPLICATION: **VARIANCE** **SPECIAL EXCEPTION** **OTHER** _____

ZONING ORDINANCE SECTION NUMBER(S): 30-300 & 30-444.4(1)a.

APPLICATION REQUIRED FOR: A building permit to construct a new four-story mixed-use building.

TAX PARCEL NUMBER(S): W000-1113/001 **ZONING DISTRICT:** B-6 (Mixed-Use Business District)

REQUEST DISAPPROVED FOR THE REASON THAT: The front yard requirement is not met. In no case shall a front yard with a depth greater than ten (10) feet be permitted, provided further that not more than ten percent of the building wall of the street level story along the street shall be set back more than ten feet. 43.35%± of the building wall of the street level story along the South Robinson Street frontage is proposed to be set back more than ten (10) feet.

DATE REQUEST DISAPPROVED: February 20, 2024 **FEE WAIVER:** YES NO:

DATE FILED: August 15, 2024 **TIME FILED:** 10:44 a.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAC-153161-2024

AS CERTIFIED BY: [Signature] (ZONING ADMINSTRATOR)

I BASE MY APPLICATION ON:
SECTION 17.20 PARAGRAPH(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**
SECTION 15.2 -2309.2 **OF THE CODE OF VIRGINIA** [OR]
SECTION 1040.3 PARAGRAPH(S) (1) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter*

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 8/27/24

***** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS *****

CASE NUMBER: BZA 32-2024 **HEARING DATE:** October 2, 2024 **AT** 1:00 **P.M.**

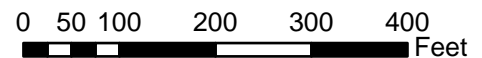
BOARD OF ZONING APPEALS CASE BZA 32-2024
150' Buffer

APPLICANT(S): 2501 Grayland Purchaser LLC

PREMISES: 2501 Grayland Avenue
(Tax Parcel Number W000-1113/001)

SUBJECT: A building permit to construct a new four-story mixed-use building.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-444.4(1)a
of the Zoning Ordinance for the reason that:
The front yard (setback) requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. [The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.](#)
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. **You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing.** The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: Lory Markham

NOTES:

- THE SUBJECT PARCEL IS THE LANDS OF 2501 GRAYLAND PURCHASER, LLC AS RECORDED IN DEED REFERENCE ID2023-16165 AMONG THE LANDS RECORDS OF THE CITY OF RICHMOND AND HAVING A PID OF W0001073001 PER THE DEPARTMENT OF ASSESSMENTS.
- AREA OF TITLE PARCEL 11 = 94,498 SQUARE FEET OR 2.169 ACRES (M)
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES PER PRIVATE UTILITY MARKOUT PERFORMED BY GPRS, INC. ON DECEMBER 14, 2022 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON DECEMBER 16, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, CITY OF RICHMOND, VIRGINIA INDEPENDENT CITY PANEL 36 OF 83", MAP NUMBER 5101290036D, WITH A MAP REVISED DATE OF APRIL 2, 2009.
- NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
- THE SUBJECT PROPERTY AND ITS ADJOINING PROPERTIES ARE CONTIGUOUS WITHOUT STRIPS, GAPS, AND/OR GORES BETWEEN THEIR COMMON LINES.
- THERE ARE NO GAPS/GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES OF GRAYLAND AVENUE AND SOUTH STAFFORD AVENUE AND THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS ALONG GRAYLAND AVENUE, SOUTH STAFFORD AVENUE AND THE ALLEY TO THE NORTH OF THE SUBJECT PROPERTY, SHOWN HEREON AS "ACCESS".
- THE SUBJECT PROPERTY DEPICTED HEREON IS THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SHHR-394-2, WITH AN EFFECTIVE DATE OF JULY 21, 2023 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- THE SUBJECT PROPERTY DEPICTED HEREON IS THE SAME PROPERTY AS DEPICTED BY THE DEPARTMENT OF ASSESSMENTS WITH A PARCEL IDENTIFICATION NUMBER OF W0001073001.

EXISTING CONDITIONS LEGEND

SYMBOLS

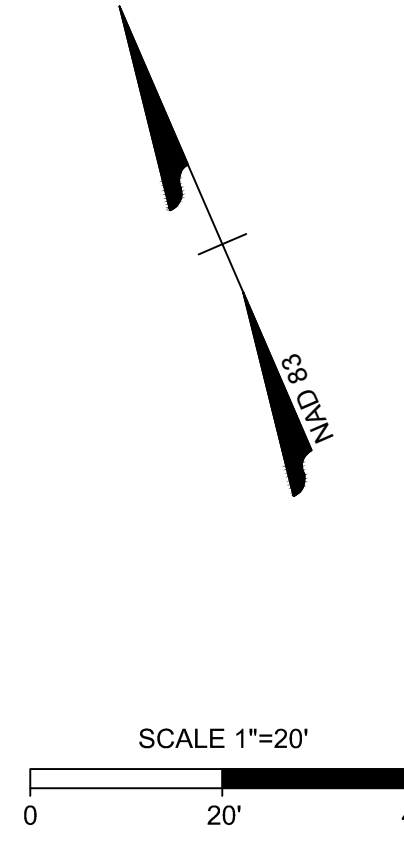
- MONUMENT FOUND
- PROPERTY MARKER FOUND
- SIGN
- BOLLARD
- BOLLARD w/ LIGHT
- ELEC. BOX / TRANSFORMER
- ELEC. METER
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- HANDHOLE
- ELECTRIC MANHOLE
- UNIDENTIFIED UTILITY MANHOLE
- TELEPHONE BOX
- TRAFFIC CONTROL STRUCTURE
- WATER SAMPLING STATION
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- MONITORING WELL
- SEWER MANHOLE
- STORM MANHOLE
- STORM GRATE
- CLEANOUT
- ROOF DRAIN
- TREE
- CONTROL POINT
- NATURAL GAS VALVE
- NATURAL GAS METER

LINETYPES

- OHU
- UGP
- W
- SAN
- OVERHEAD UTILITY
- PAINTED UNDERGROUND POWER LINES
- PAINTED WATER LINE
- PAINTED SANITARY SEWER LINE
- NATURAL GAS LINE
- EASEMENT
- PROPERTY BOUNDARY
- ROAD STRIPING
- EDGE OF ASPHALT
- FOREST EDGE
- FENCE
- EXISTING CONTOUR
- SOIL LIMITS

HATCH

- BUILDING SLAB
- EXISTING CONCRETE
- EXISTING ASPHALT



PLAN OF DEVELOPMENT
NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/03/2024	REVISION PER CITY COMMENTS (POD 2ND SUBMITTAL)
06/07/2024	REVISED PER CITY COMMENTS (POD 3RD SUBMITTAL)
02/09/2024	

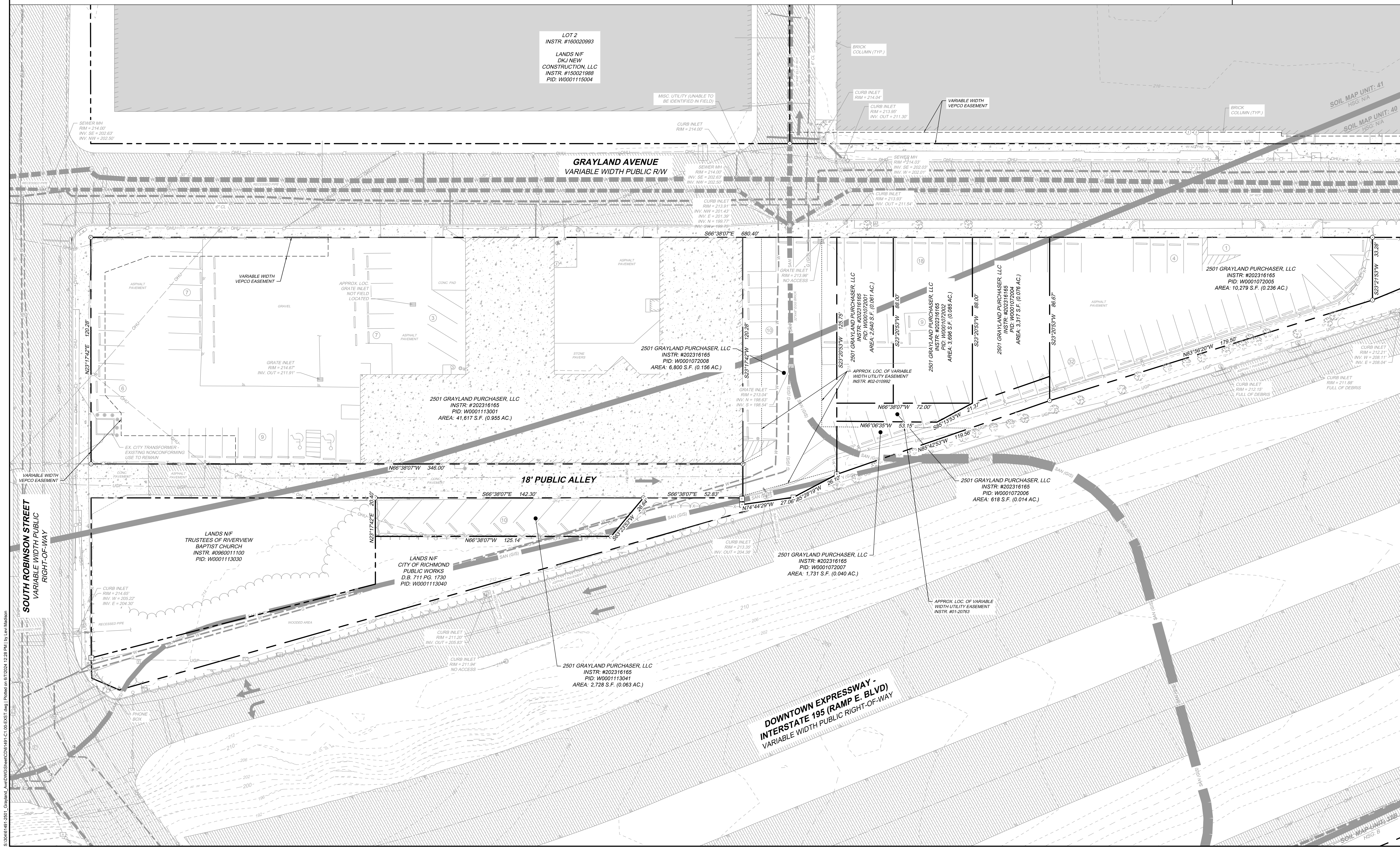
DATE: 02/09/2024
DRAWN BY: L. MADISON
DESIGNED BY: M. ARCHBELL
CHECKED BY: A. WEHUNT
SCALE: 1" = 20'

TIMMONS GROUP

2501 GRAYLAND AVENUE
CITY OF RICHMOND - VA

EXISTING CONDITIONS PLAN

JOB NO. 61491
SHEET NO. C1.00



S:\04\161\2501_Grayland_Avenue\Site\DWG\Site\CD\161-CT-DWG-EXIST.dwg | Printed on 07/2024, 12:28 PM | by eml.madison

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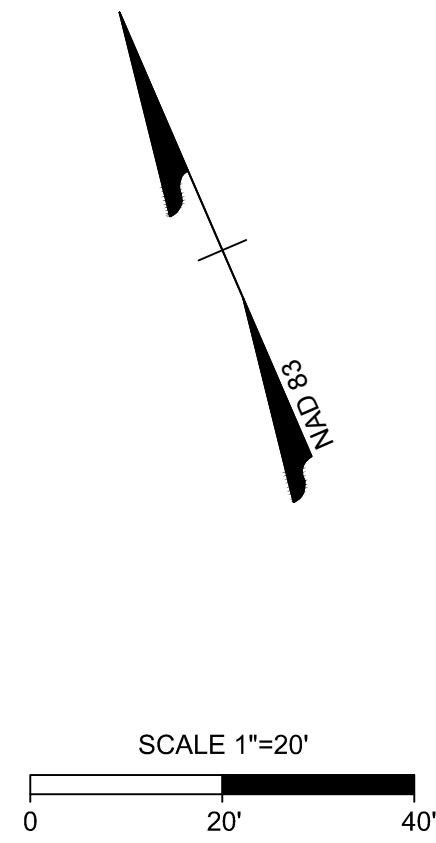
SIGN & PAVEMENT MARKING NOTE KEY	
A	24" STOP BAR
B	STOP SIGN (MUTCD STD. R1-1)
C	ACCESSIBLE PARKING SIGN (MUTCD R7-8)
D	VAN ACCESSIBLE PARKING SIGN MUTCD R7-8a

LAYOUT HATCH LEGEND	
[Hatched Box]	EXTENTS OF BUILDING AT GRADE (REFER TO ARCH. PLANS)
[Hatched Box]	EXTENTS OF BUILDING OVERHEAD (REFER TO ARCH. PLANS)
[Hatched Box]	PORCH AT GRADE (REFER TO ARCH. PLANS)
[Hatched Box]	HEAVY DUTY CONCRETE PAVEMENT SECTION
[Hatched Box]	CONCRETE SIDEWALK PAVEMENT SECTION
[Hatched Box]	MILL & OVERLAY PAVEMENT SECTION
[Hatched Box]	LIGHT DUTY ASPHALT PAVEMENT SECTION
[Hatched Box]	HEAVY DUTY ASPHALT PAVEMENT SECTION

SITE LAYOUT NOTE KEY	
1	6" CURB (CITY OF RICHMOND STD. RGD-2)
2	6" CURB & GUTTER (CITY OF RICHMOND STD. RGD-2)
3	ADA RAMP W/DETECTABLE WARNING SURFACE (VDOT CG-12, TYPE B)
4	OVER-THE-SIDEWALK ENTRANCE APRON (VDOT MOD. CG-9D)
5	BIKE RACK FOR SHORT TERM BICYCLE STORAGE (N = # OF RACKS)
6	PET WASTE STATION
7	CONCRETE SIDEWALK (CON STD. RGM-CD-04)
8	CURB WIPE-DOWN
9	DECORATIVE FENCE

SITE LAYOUT NOTES:
 1. REFER TO LANDSCAPE SHEETS FOR LANDSCAPING & LIGHTING PLANS & DETAILS.
 2. ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.
ARCHITECTURAL BUILDING BACKGROUND DATE: 02/02/2024

PAVEMENT MARKING NOTES:
 1. ALL PERMANENT MARKINGS SHALL BE TYPE B, CLASS I UNLESS OTHERWISE DIRECTED BY VDOT TRAFFIC ENGINEERING.
 2. ALL PAVEMENT MARKINGS MUST HAVE A PERSON w/A PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A C-85 MUST BE SUBMITTED TO THE VDOT RESIDENCY PERMIT INSPECTOR.
 3. RESEAL AND RESTRIPE AREAS OF ASPHALT OUTSIDE OF DEMOLITION/EXPANSION LIMITS



PLAN OF DEVELOPMENT
 NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
 1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
 TEL 804-200-6500 FAX 804-560-1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/03/2024	REVISED PER CITY COMMENTS (POD 2ND SUBMITTAL)
06/07/2024	REVISED PER CITY COMMENTS (POD 3RD SUBMITTAL)
02/09/2024	

DRAWN BY
L. MADISON

DESIGNED BY
M. ARCHBELL

CHECKED BY
A. WEHUNT

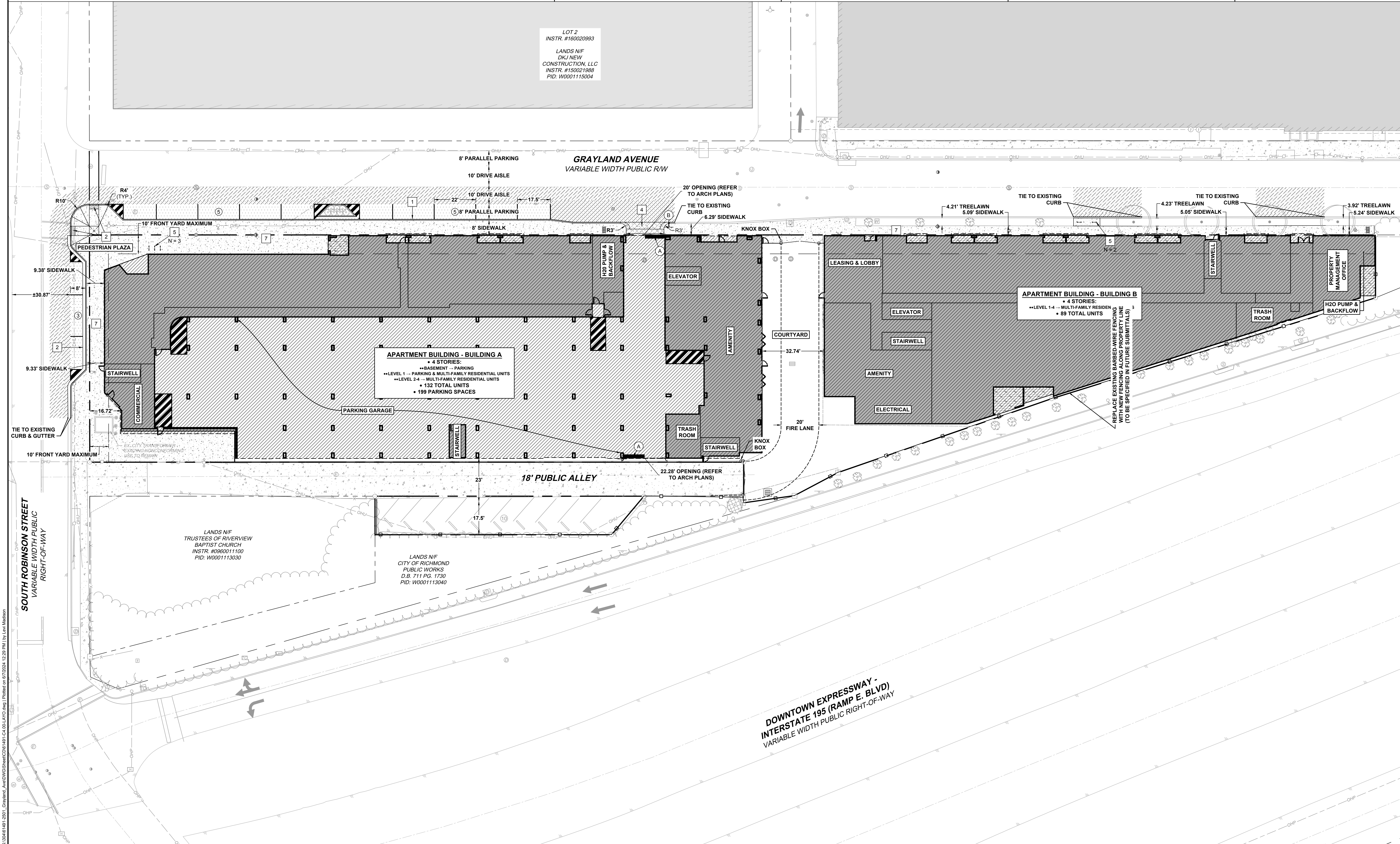
SCALE
1" = 20'

TIMMONS GROUP

2501 GRAYLAND AVENUE
 CITY OF RICHMOND - VA
SITE LAYOUT PLAN

JOB NO.
61491

SHEET NO.
C4.00



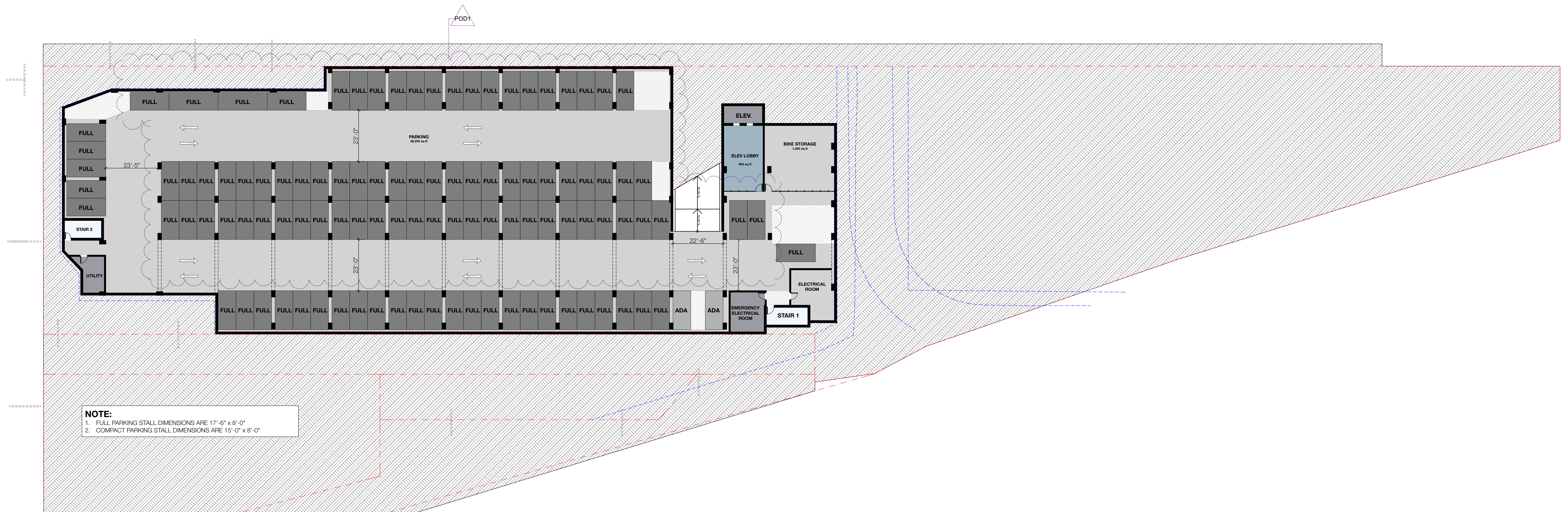
S:\24\61491\2501_Grayland_Avd\DWG\SheetC04.dwg [Printed on 07/2024 12:29 PM] by Levi Madison

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NOTE:
 1. FULL PARKING STALL DIMENSIONS ARE 17'-6" x 8'-0"
 2. COMPACT PARKING STALL DIMENSIONS ARE 15'-0" x 8'-0"

LEVEL 1
 SCALE: 1" = 20' 2

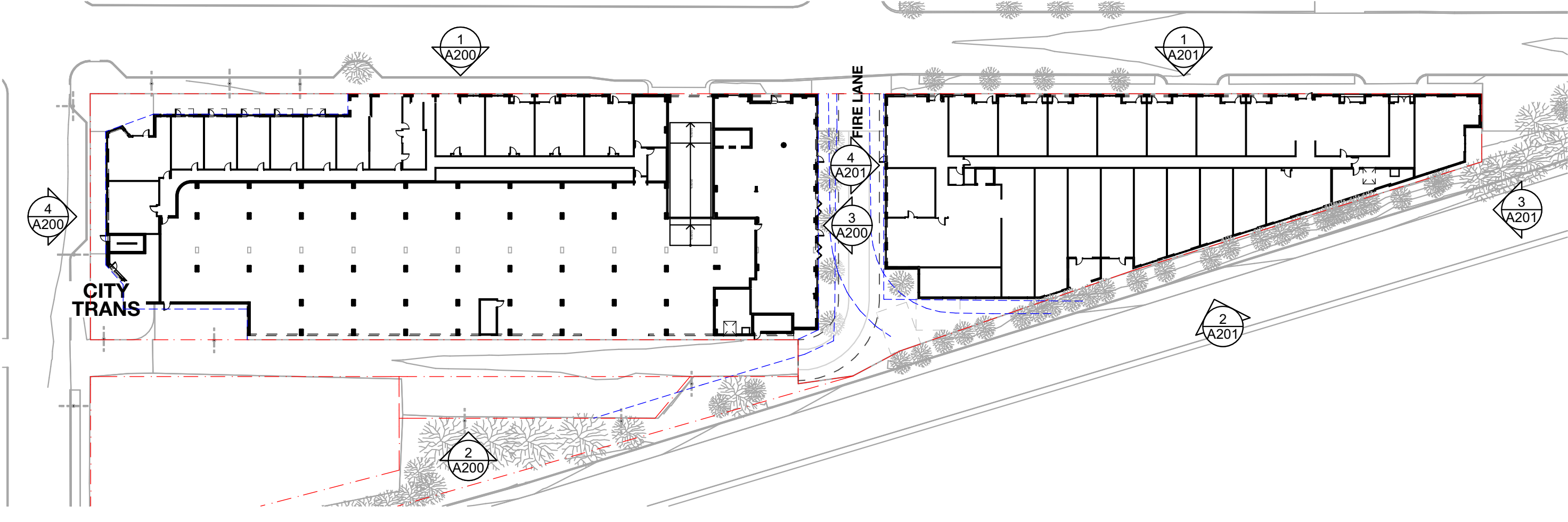


NOTE:
 1. FULL PARKING STALL DIMENSIONS ARE 17'-6" x 8'-0"
 2. COMPACT PARKING STALL DIMENSIONS ARE 15'-0" x 8'-0"

LEVEL B1
 SCALE: 1" = 20' 1

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PROJECT #: 23.19
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ELEVATION KEY PLAN 5
SCALE: 1" = 50' A200

SIGNAGE NOTE:
SIGNAGE PLAN TO INCORPORATE ADDRESS NUMBER AND RETAIL SIGNAGE ABOVE NOTED ENTRY LOCATIONS. RESIDENTIAL TOWNHOUSE ADDRESS SIGNAGE LOCATION TO BE DETERMINED.
THE AGGREGATE AREA OF ALL SIGNS SHALL NOT EXCEED 200 SF FOR EACH STREET FRONTAGE.

	BRICK VENEER		FIBER CEMENT CLADDING		METAL CLADDING		POLYMER WINDOW WITH OPERABLE LOWER		ALUMINUM & GLASS STOREFRONT WITH OPERABLE DOOR PANEL
	EIFS CLADDING		FIBER CEMENT PANEL		ALUMINUM & GLASS STOREFRONT		POLYMER SLIDING PATIO DOOR		WOOD FRAMED BALCONY
							ALUMINUM GUARDRAIL		

ELEVATION LEGEND



BUILDING A NORTH ELEVATION 1
SCALE: 3/32" = 1'-0" A200



BUILDING A WEST ELEVATION 4
SCALE: 3/32" = 1'-0" A200



BUILDING A EAST ELEVATION 3
SCALE: 3/32" = 1'-0" A200



BUILDING A SOUTH ELEVATION 2
SCALE: 3/32" = 1'-0" A200

2501 Grayland Ave
2501 Grayland Avenue
Richmond, Virginia 23220

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BUILDING A ELEVATIONS
A200

Prepared on Monday, June 3, 2024