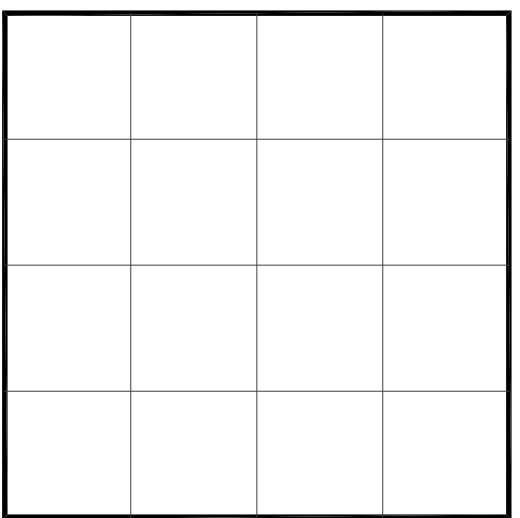


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RENOVATIONS TO:
 STONEWALL SCHOOL BUILDING
 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

SHEET
SITE
 DRAWN BY: IRBY
 ISSUE: SUP REVIEW
 DATE: 9 APR. 2021

NORTH LOMBARDY STREET

20' +/- WIDE ALLEY

3 NORTH LOMBARDY

PARKING FOR 3 NORTH LOMBARDY

COMPACT COMPACT COMPACT

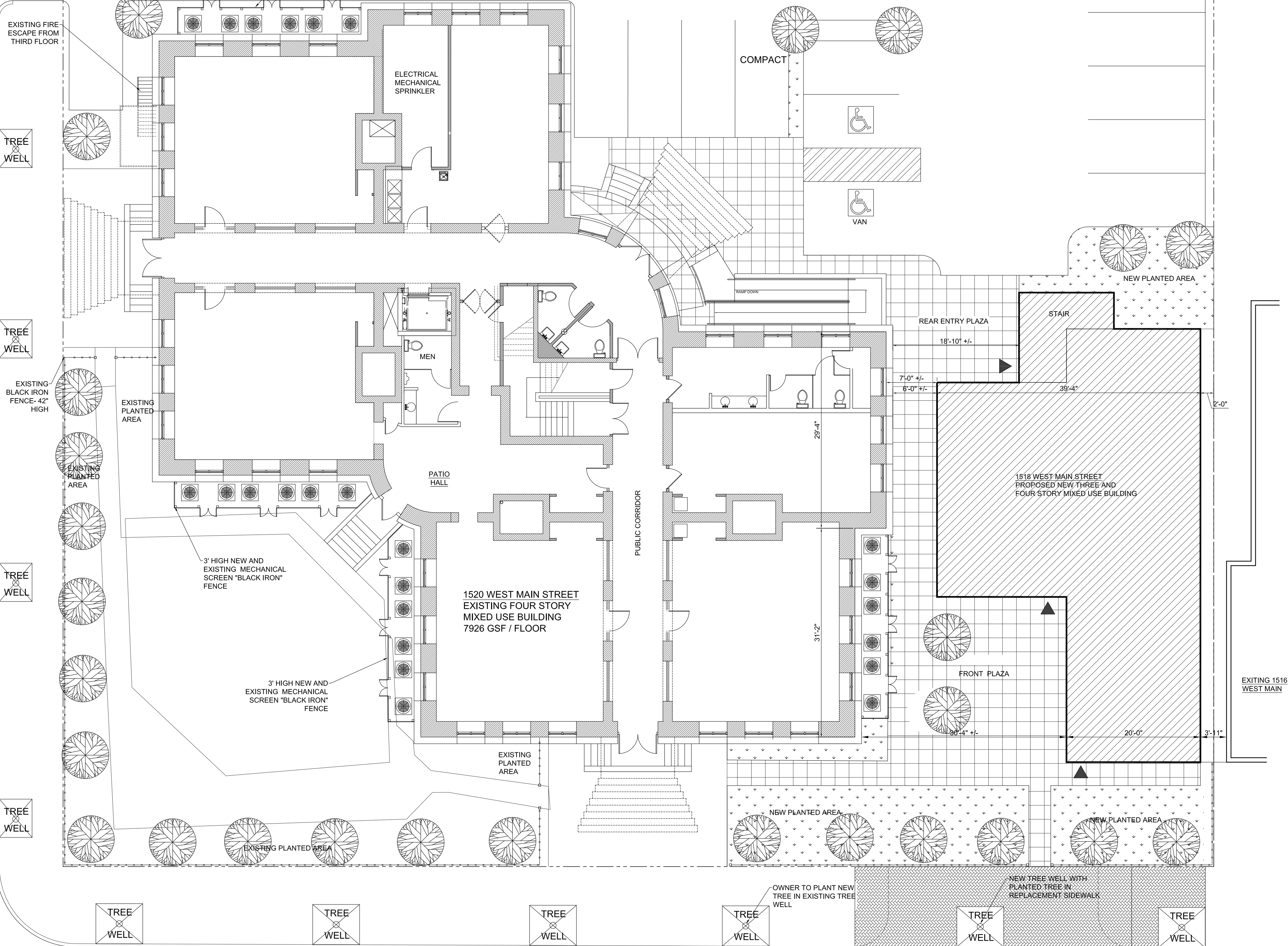
ROLL OUT 6 C.Y. DUMPSTER WITH 6' HIGH SCREEN, 6" CONCRETE SLAB AND LANDING (DUMPSTER TO BE ROLLED INTO ALLEY TO BE DUMPED.)

15' X 7'-6" BIKE SHELTER WITH OPEN SIDES FOR 8 BIKES

NEW PLANTED AREA

20 PARKING SPACES

COMPACT



PARKING REQUIREMENTS:

- 1 SPACE PER 4 DWELLINGS (MIXED USE BUILDING)
- 1 SPACE PER 540 SF OF RETAIL SPACE
- 1 SPACE PER 540 SF OF OFFICE FOR FIRST 1500 THEN 1 PER 970 SF
- 1 SPACE PER 270 RESTAURANT SPACE

PARKING CALCULATION

1520 WMS OFFICE/RETAIL	1854 SF =	3.4 SPACES (3 SUITES)
1520 RESTAURANT	3165 SF =	11.7 SPACES (INCLUDES 865 SF PATIO)
1518 WMS OFFICE	3726 SF =	5.1 SPACES (2 FIRST FLOOR SUITES)
20 DWELLINGS =		5 SPACES (SUM OF 1520 AND 1518 WMS DWELLINGS)
TOTAL REQUIRED		25.2 SPACES = 26 SPACES

PARKING SPACES PROVIDED

ONSITE	20 SPACES
STREET SPACES	6 SPACES
TOTAL SPACES	26 SPACES

NO PARKING ZONE

SIX 22' LONG ON STREET PARKING SPACES

REMOVE CURB CUT AND CONCRETE SIDE WALK, REPLACE WITH NEW GRANITE CURB AND HERRINGBONE BRICK PAVERS TO THE INTO BRICK PAVEMENT SIDEWALK TO THE EAST

OWNER TO PLANT NEW TREE IN EXISTING TREE WELL

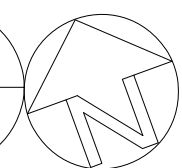
NEW TREE WELL WITH PLANTED TREE IN REPLACEMENT SIDEWALK

WEST MAIN STREET

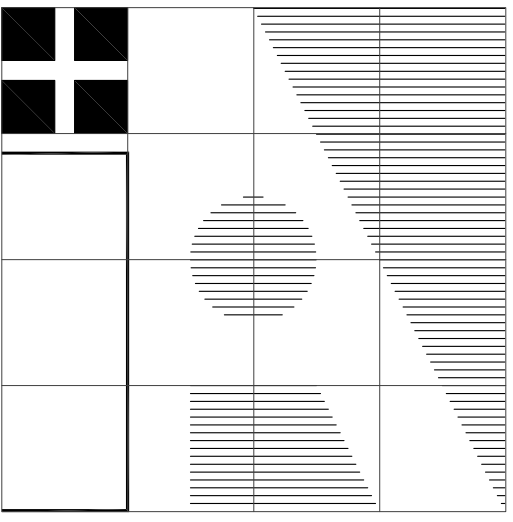
SITE PLAN

1" = 10.0'

1 SITE



Jim Irby, Irby Architects, PC/ 9/2021 1220 PM518 re:designing



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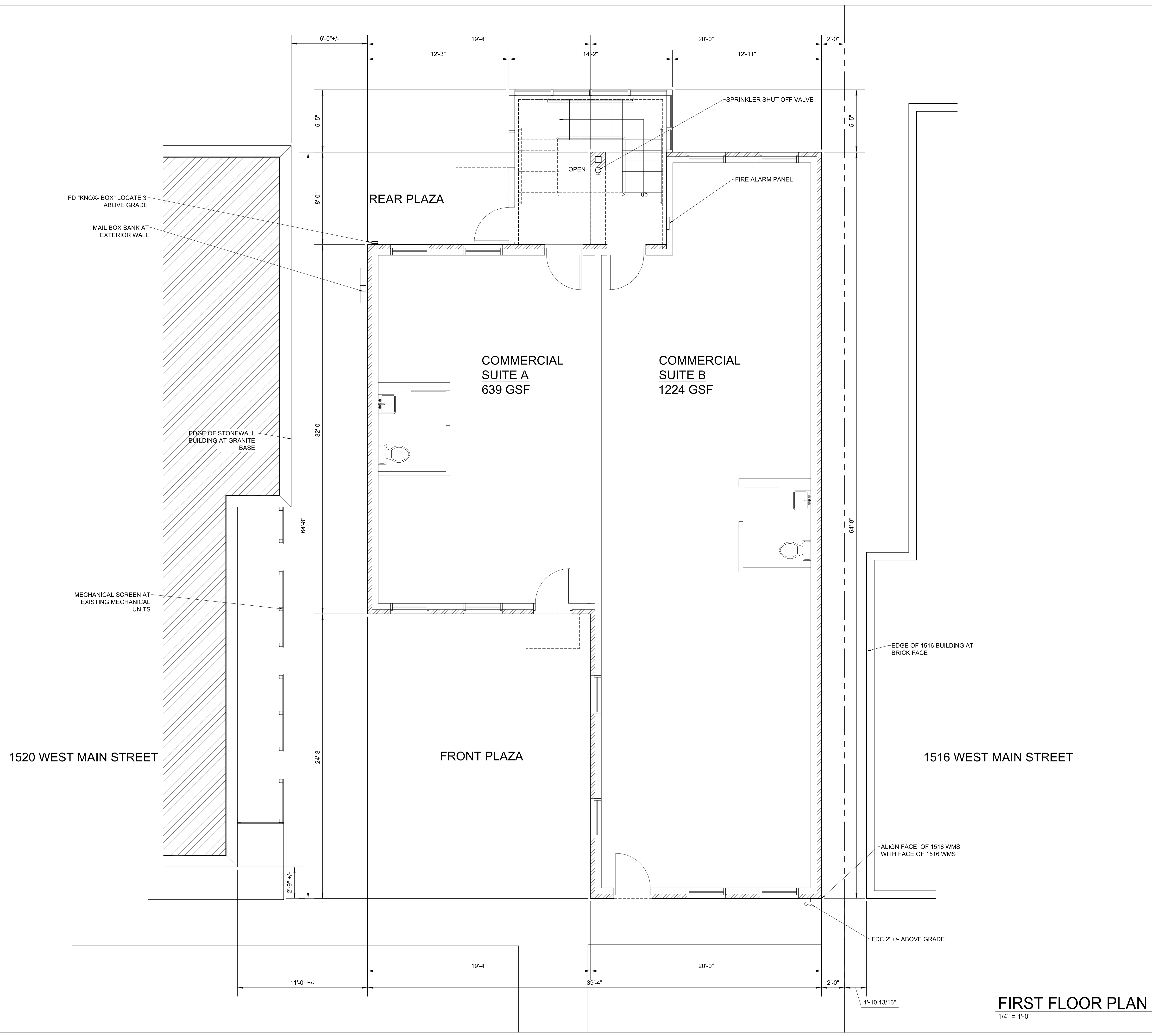
NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

SHEET
A.2

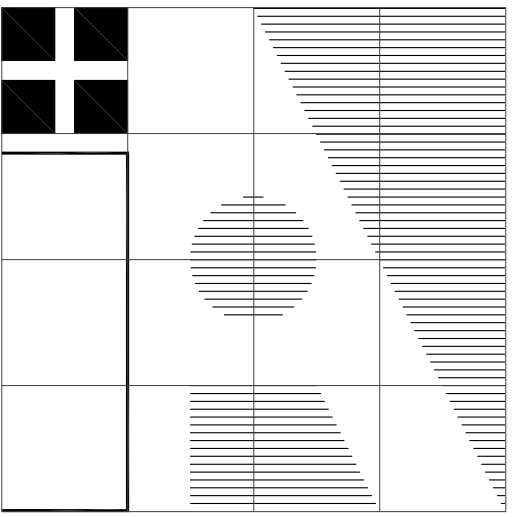
DRAWN BY: IRBY
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Jim Irby, Irby Architects, PC/9/2021 1220 PH518 redefining.dwg

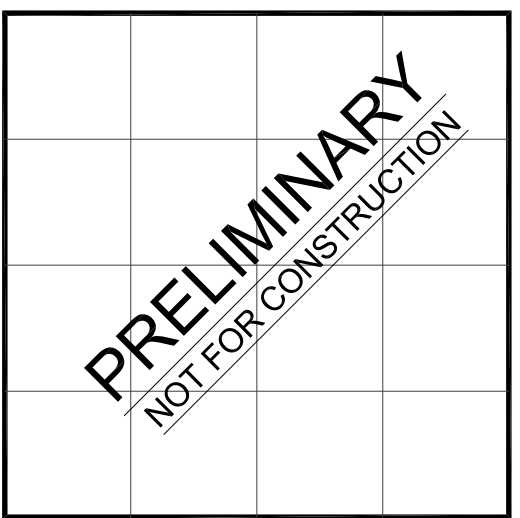


FIRST FLOOR PLAN
 1/4" = 1'-0"

1
 A.1



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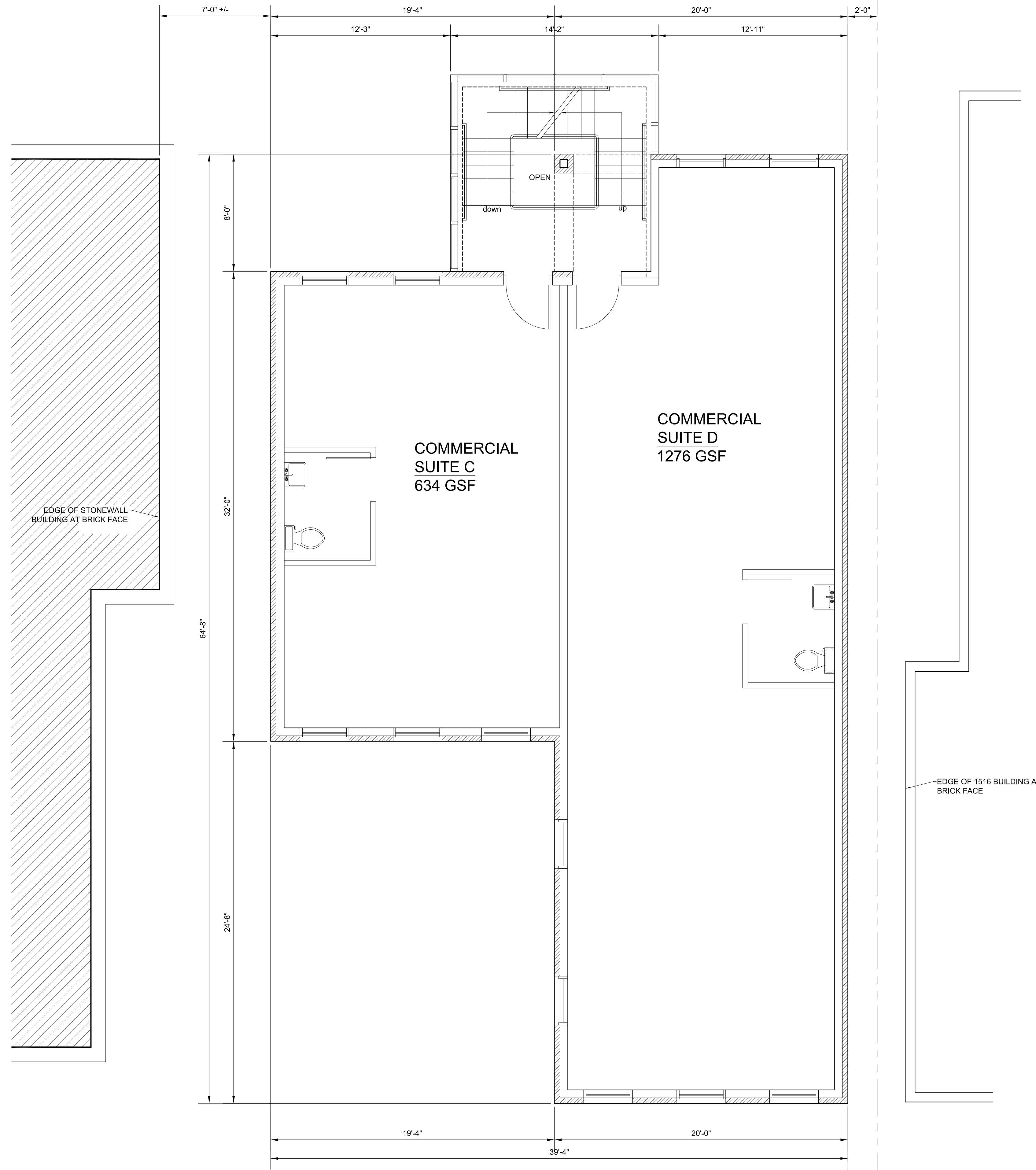


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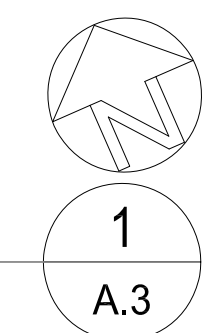
NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

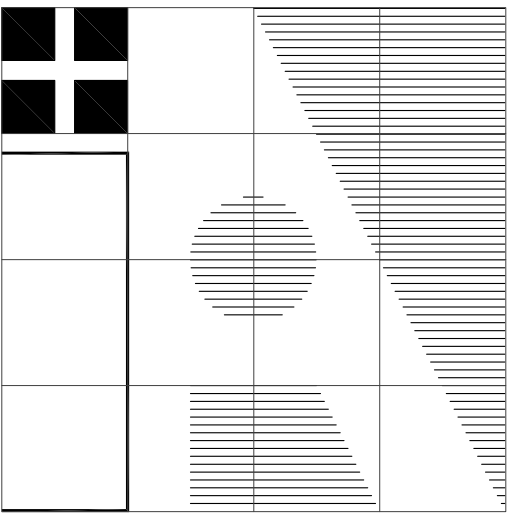
SHEET
A.3
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SECOND FLOOR PLAN
 1/4" = 1'-0"



1
 A.3



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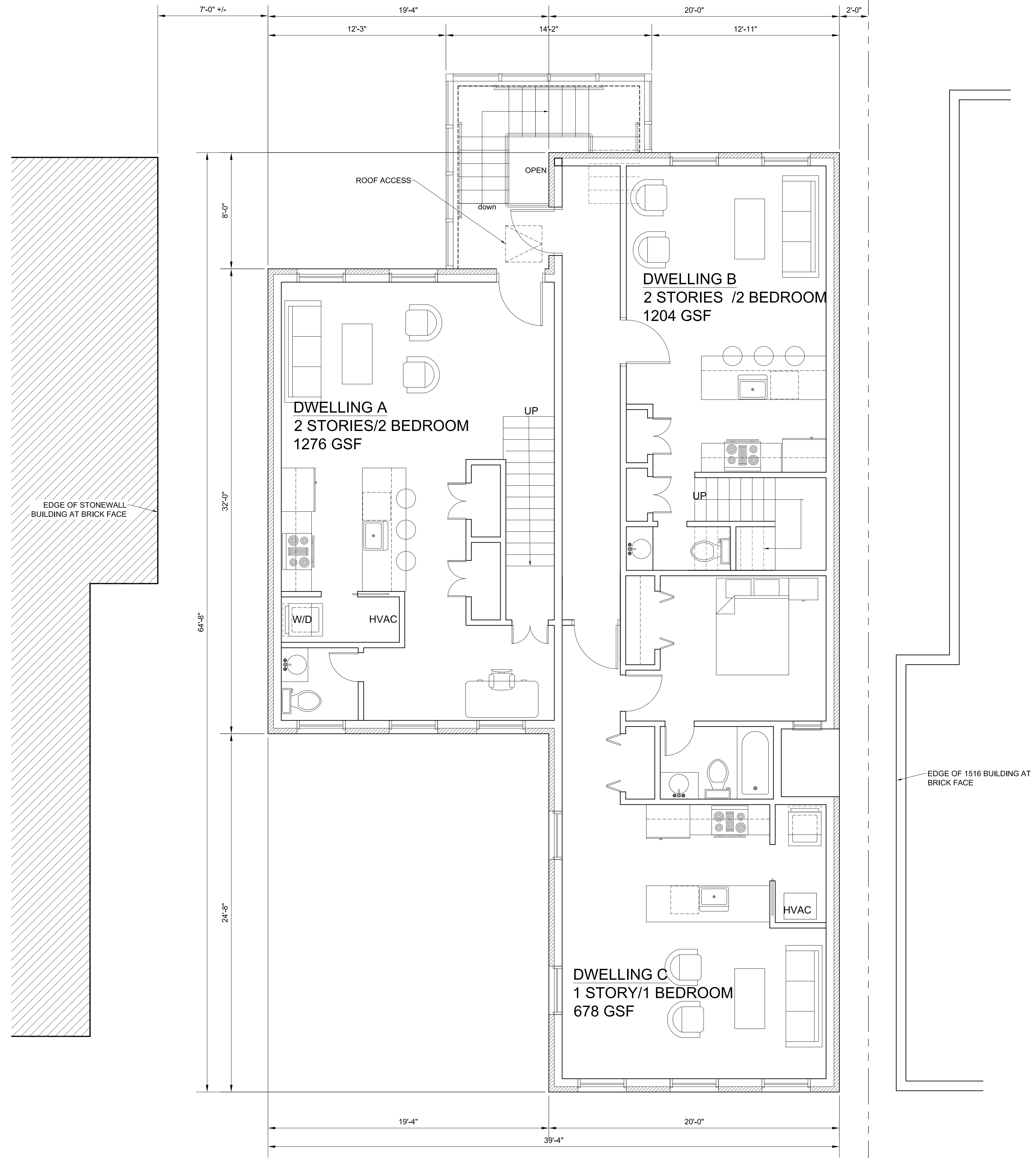
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NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

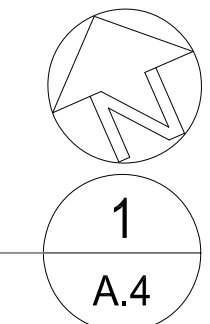
SHEET
A.4
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 A.4
 DRAWN BY: IRBY
 ISSUE: SUP REVIEW
 DATE: 9 APR. 2021

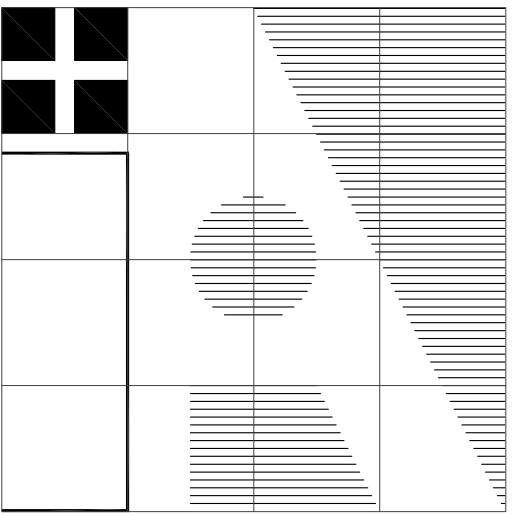
Jim Irby, Irby Architects, PC/9/2021 1220 PH518 re-design.dwg



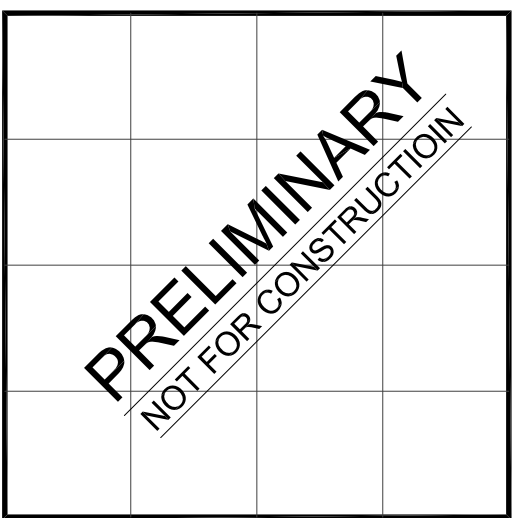
THIRD FLOOR PLAN

1/4" = 1'-0"





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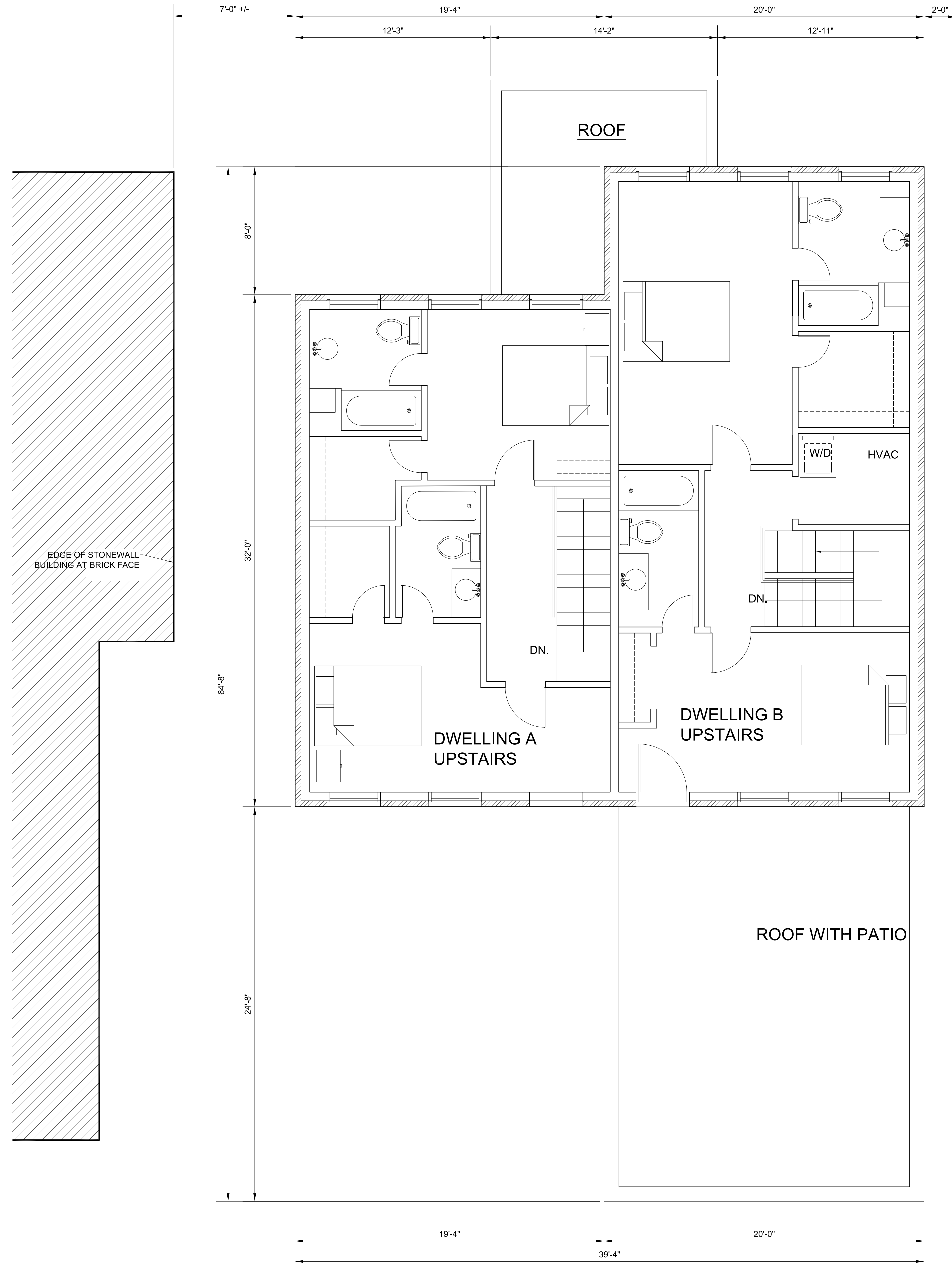
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REVISIONS:

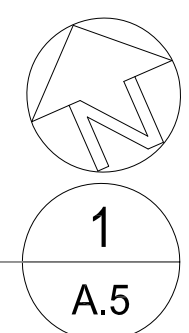
SHEET
A.5
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 DATE: 9 APR. 2021

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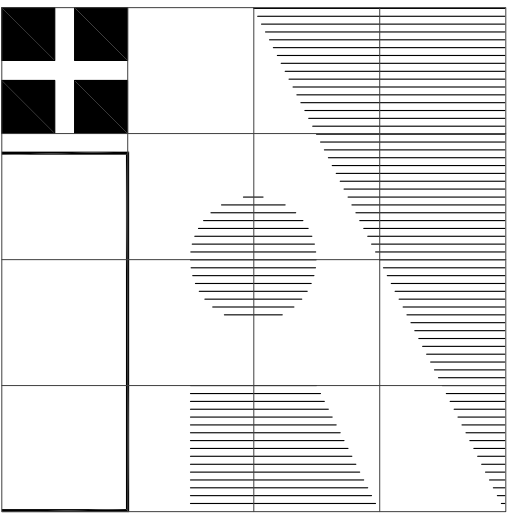


FOURTH FLOOR PLAN

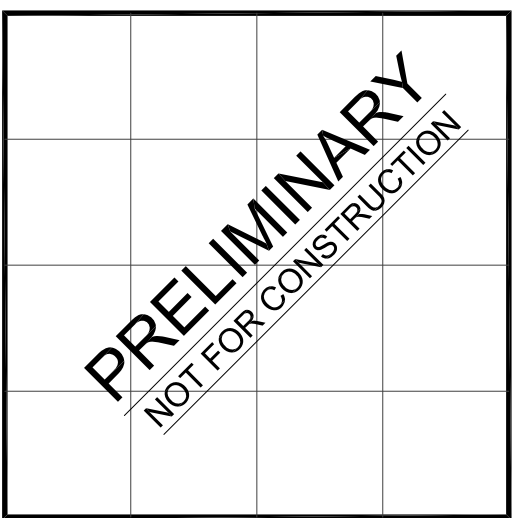
1/4" = 1'-0"



1
 A.5



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NEW MIXED USED BUILDING
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 RICHMOND, VIRGINIA

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A.7
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 DATE: 9 APR. 2021



1520 WEST MAIN STREET

1518 WEST MAIN STREET

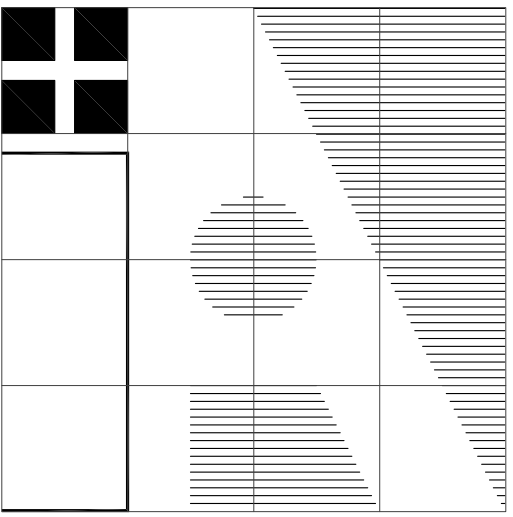
1516 WEST MAIN STREET

SOUTH/FRONT ELEVATION

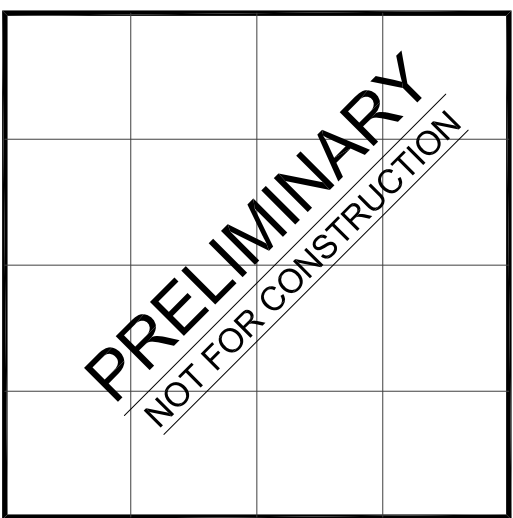
1
 A.7

1/4" = 1'-0"

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NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

SHEET
A.8
 1
 A.8
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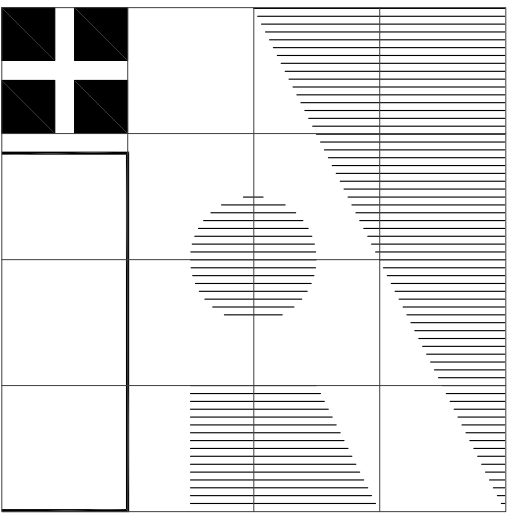


NORTH REAR ELEVATION

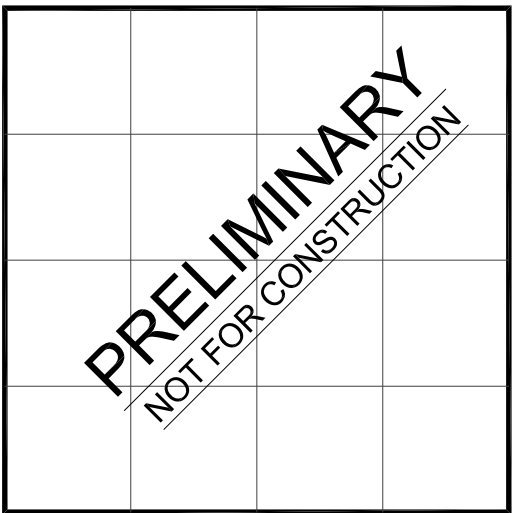
1/4" = 1'-0"

1
 A.8

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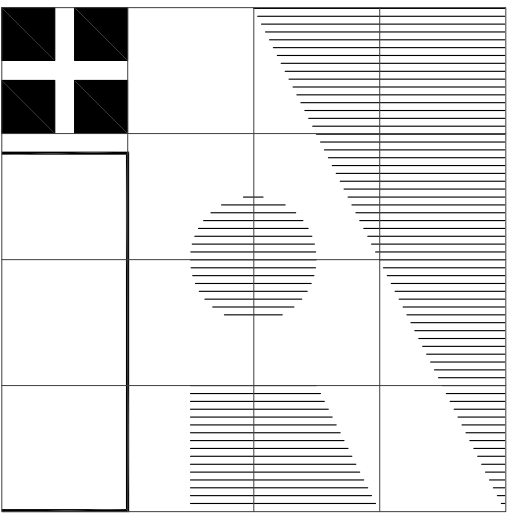
REVISIONS:

SHEET
A.9
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 DATE: 9 APR. 2021

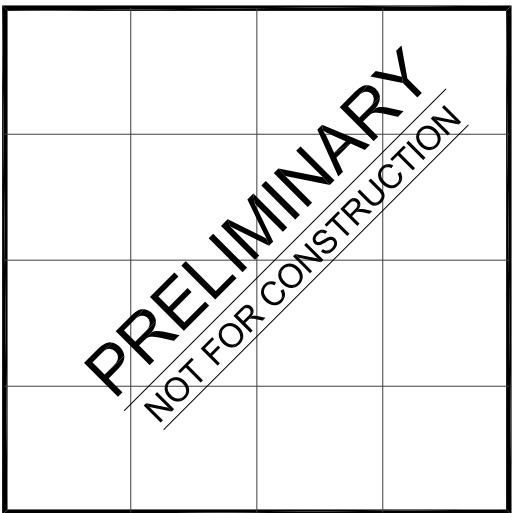


WEST ELEVATION
 1/4" = 1'-0"

1
 A.9



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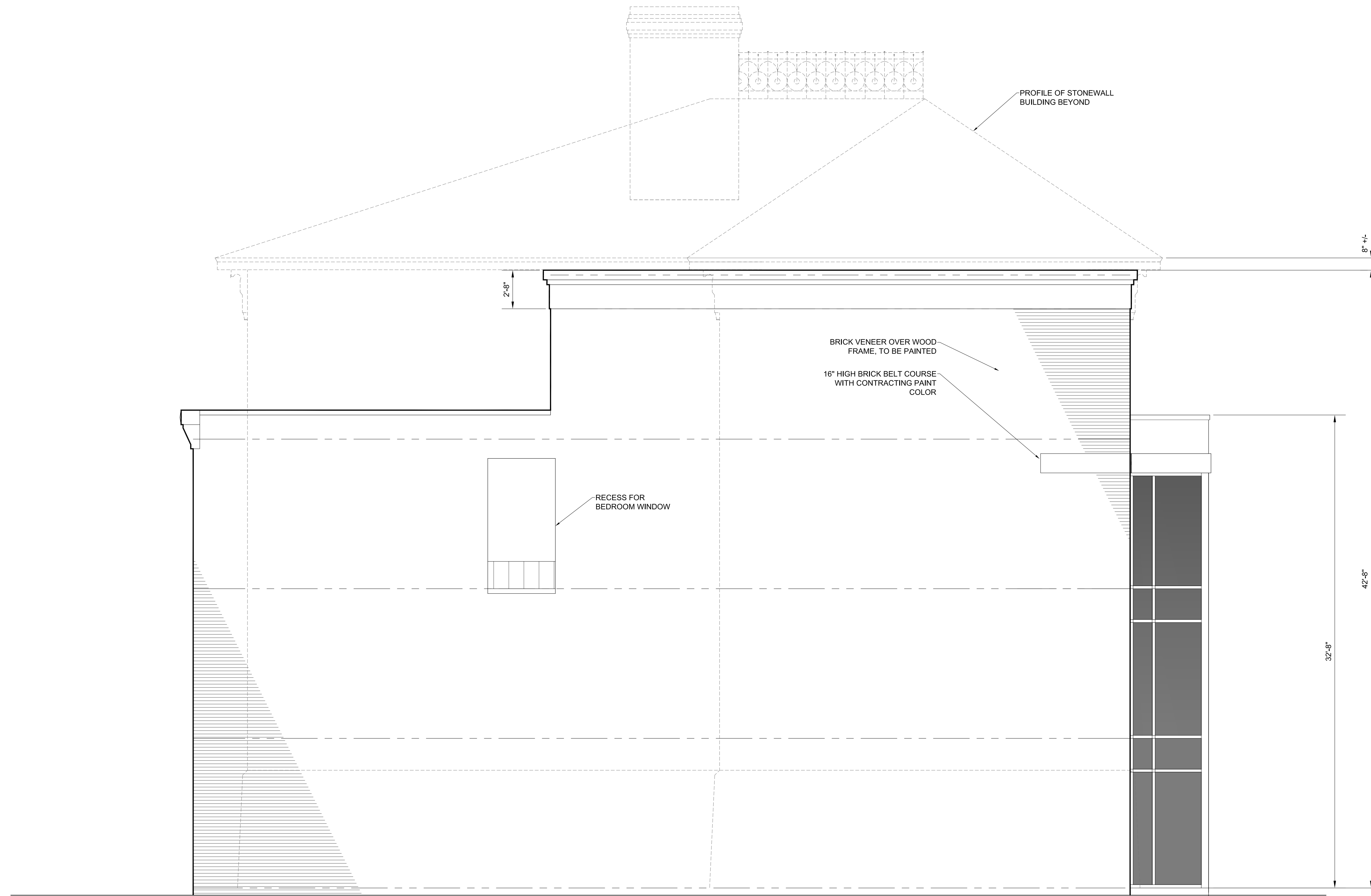


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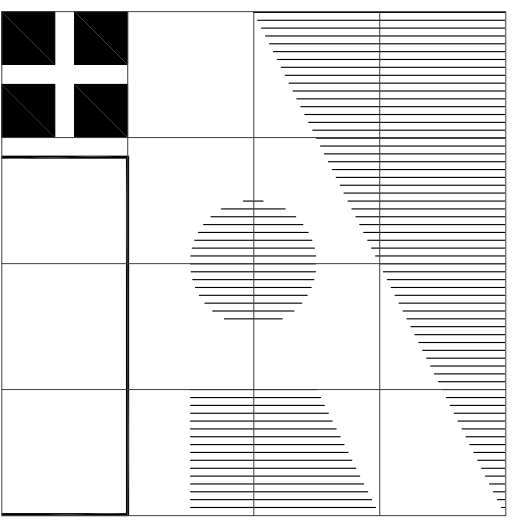
REVISIONS:

SHEET
A.10
 DRAWN BY: IRBY
 ISSUE: SUP REVIEW
 DATE: 9 APR 2021

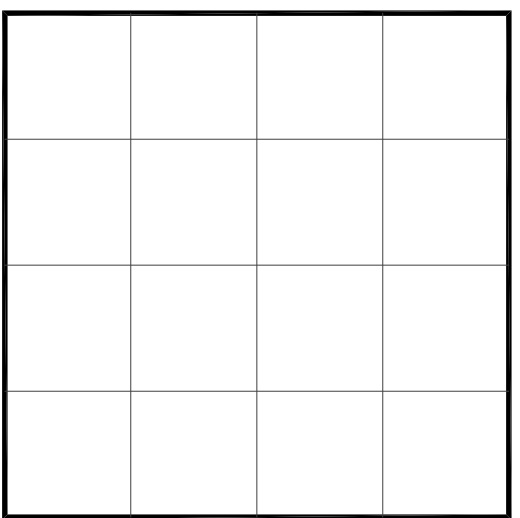


EAST ELEVATION
 1/4" = 1'-0"

1
 A.10



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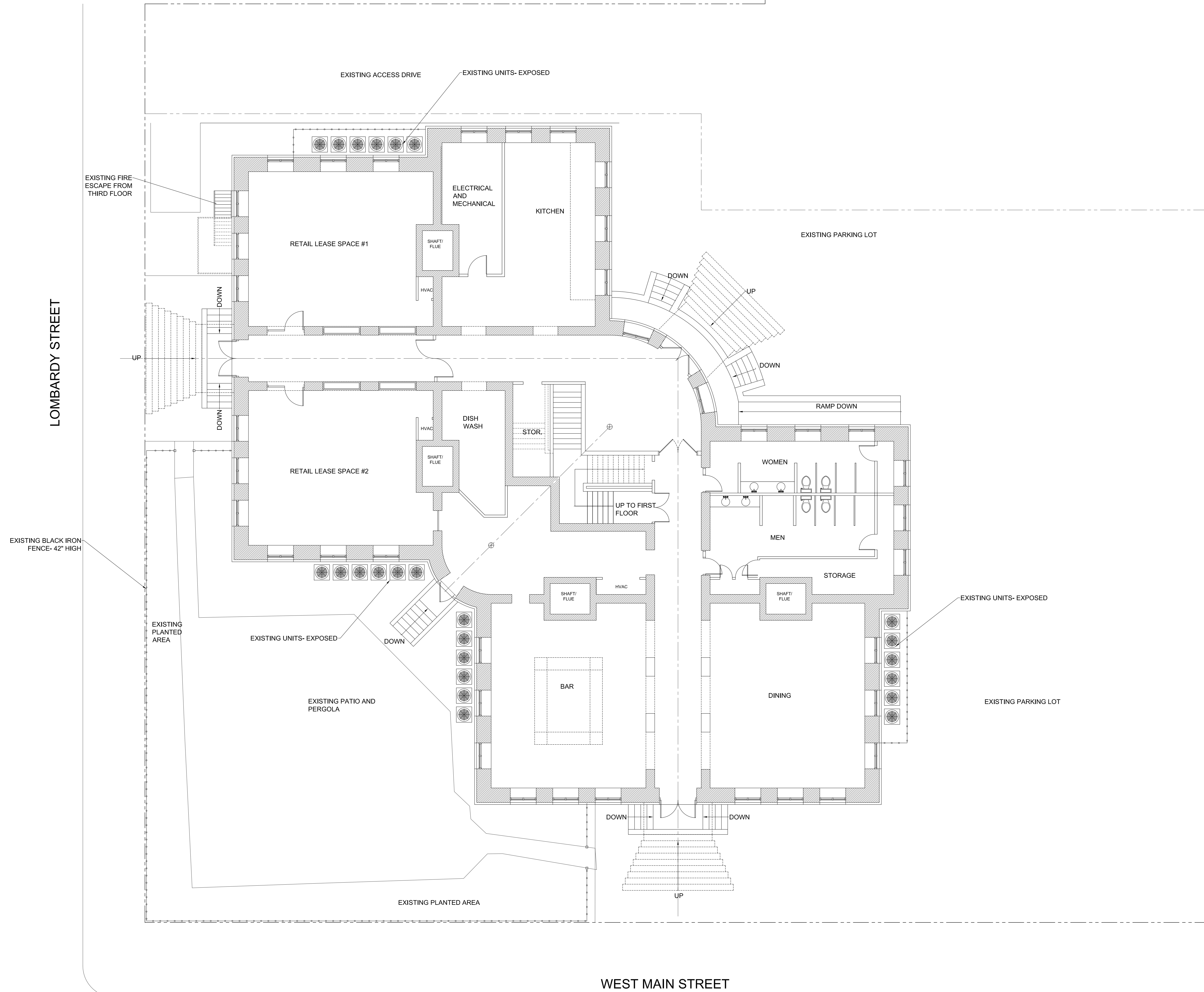


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RENOVATIONS TO:
 STONEWALL SCHOOL BUILDING
 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

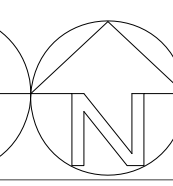
SHEET
EX.1
 DRAWN BY: IRBY
 ISSUE: EXISTING
 DATE: 20 OCT, 2020

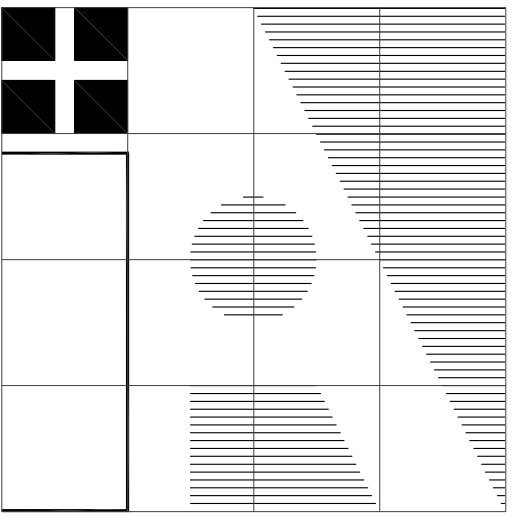


Jim Irby, Irby Architects, PC 10/20/2020 3:05 PM ES20 wms 2.dwg

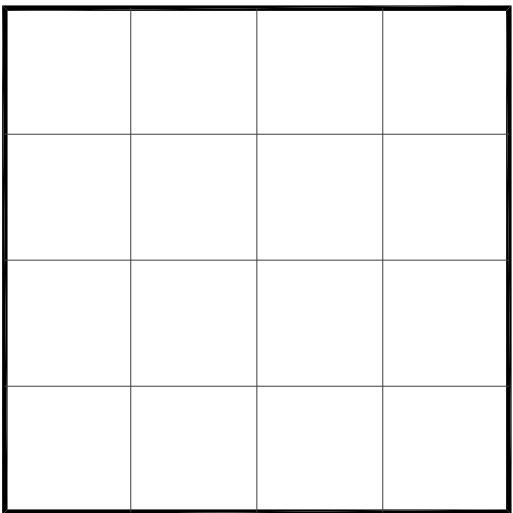
EXISTING - 7926 GSF
GROUND (FIRST) PLAN
 1/8" = 1'-0"

1
 EX.1





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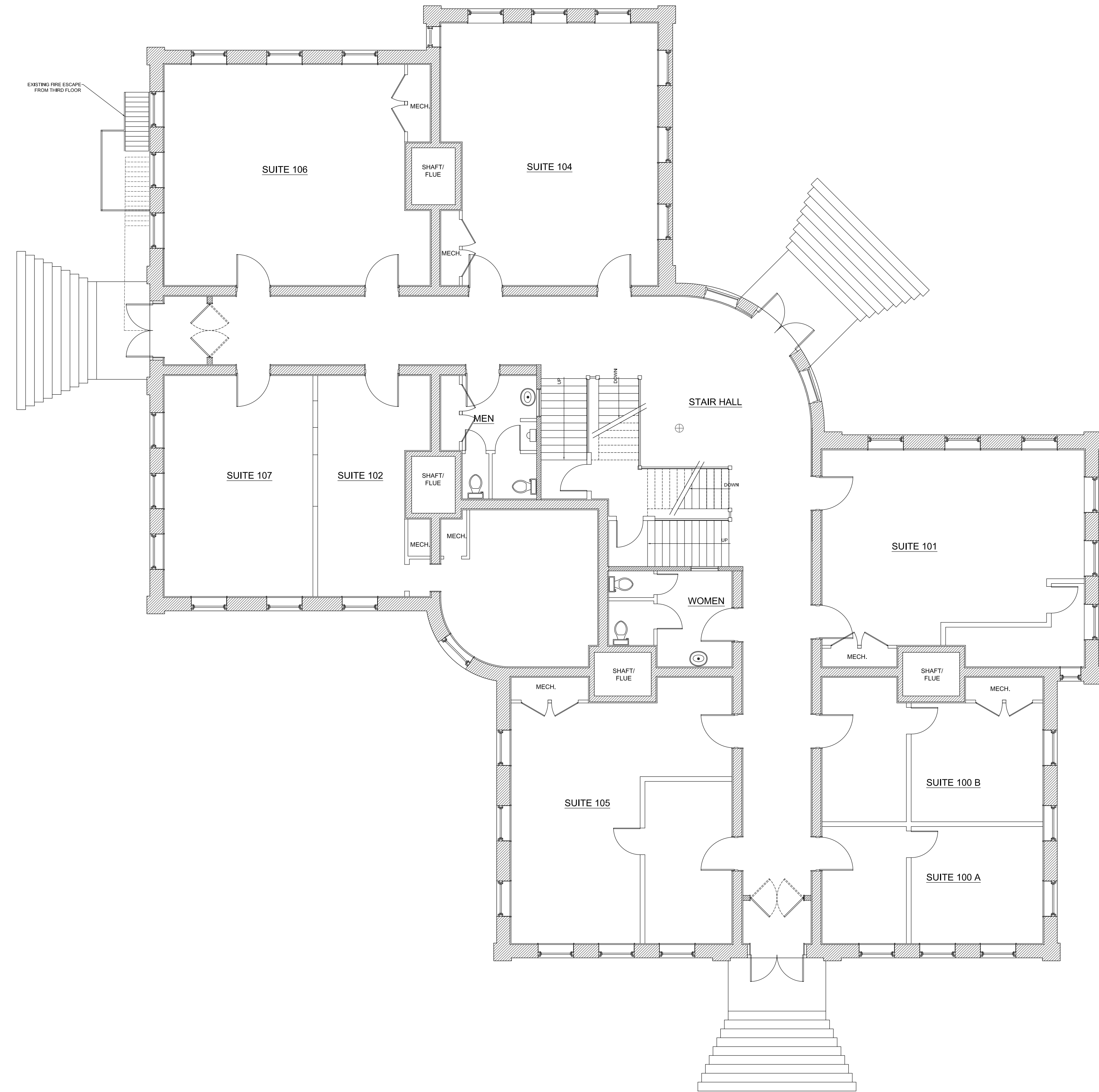


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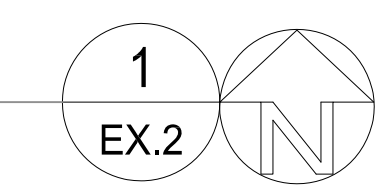
RENOVATIONS TO:
 STONEWALL SCHOOL BUILDING
 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

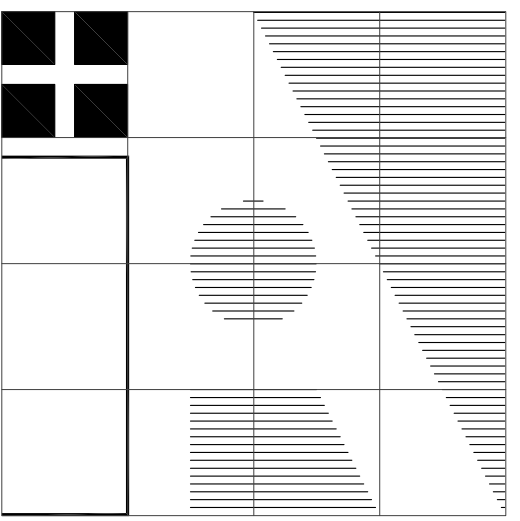
SHEET
EX.2
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 DATE: 20 OCT, 2020



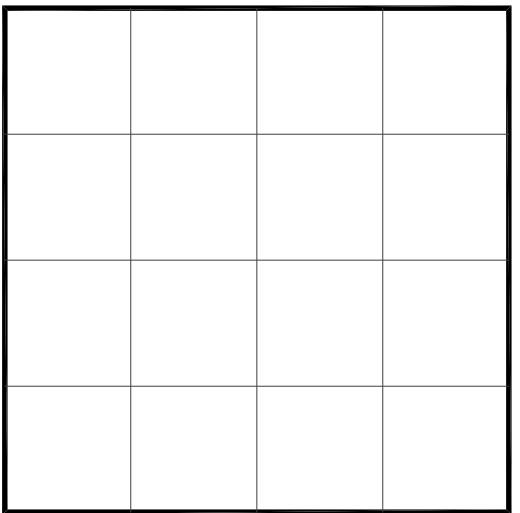
EXISTING - 7926 GSF
SECOND FLOOR PLAN
 1/8" = 1'-0"



Jim Irby, Irby Architects, PC 10/20/2020 305 PMS20 wms 2.dwg



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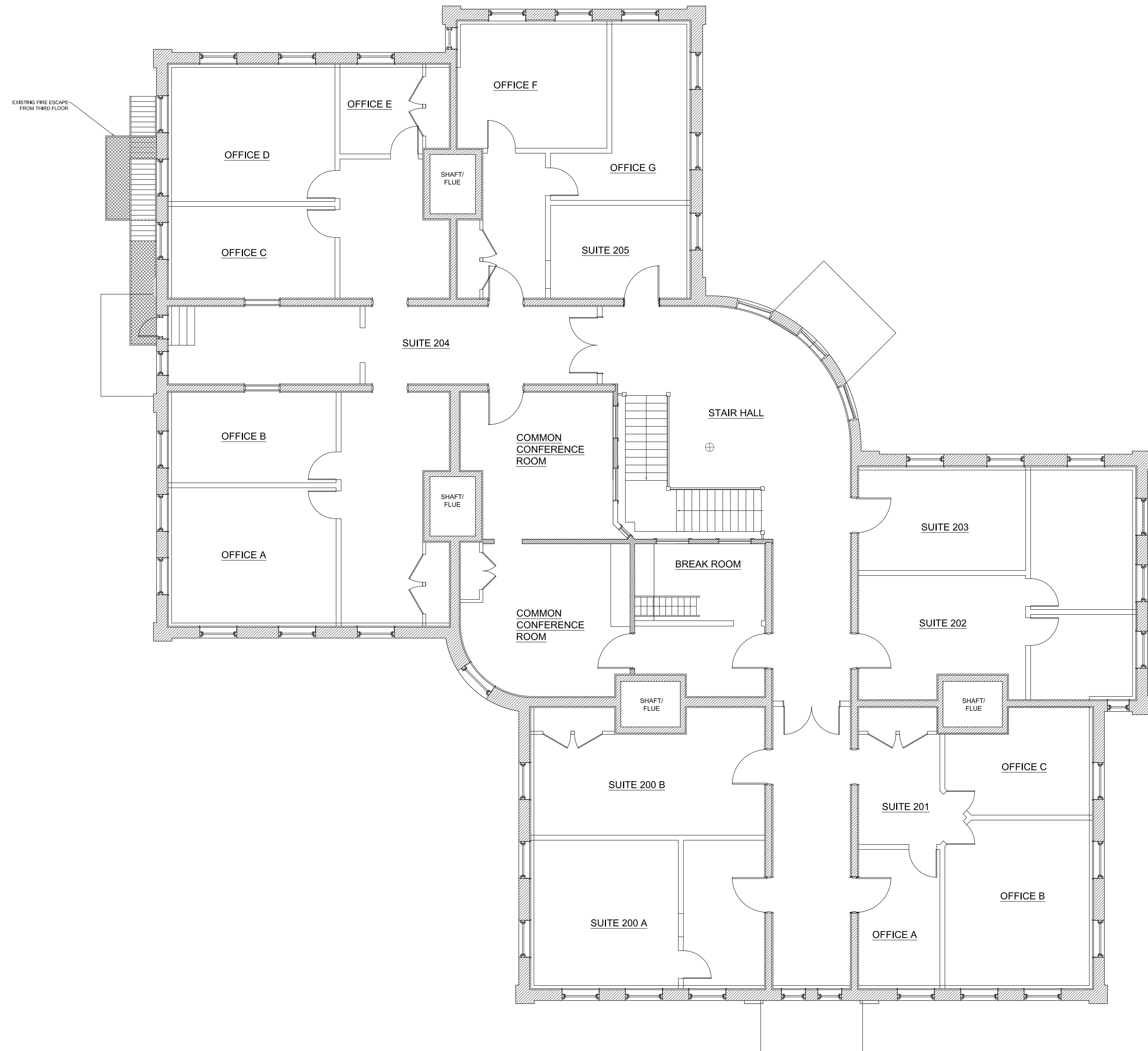


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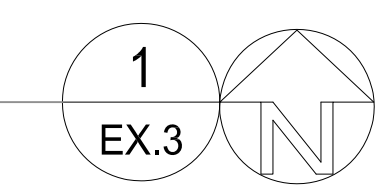
RENOVATIONS TO:
 STONEWALL SCHOOL BUILDING
 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

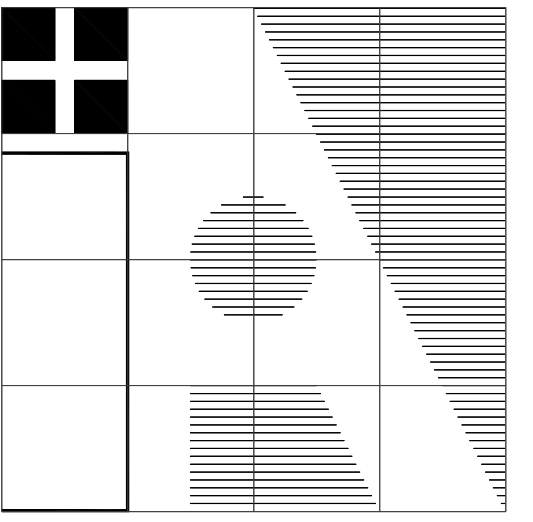
SHEET
EX.3
 DRAWN BY: IRBY
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 DATE: 20 OCT, 2020



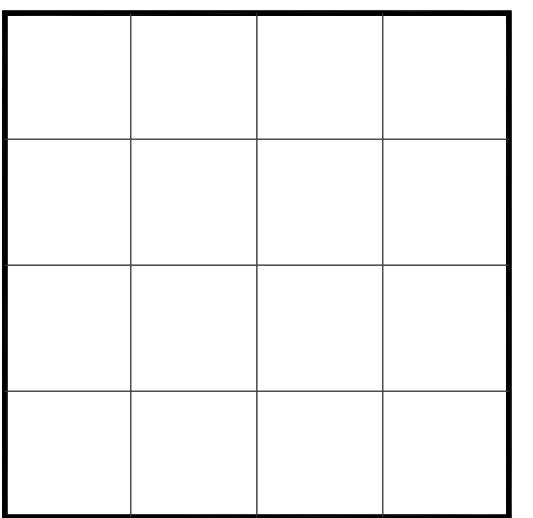
EXISTING - 7926 GSF
THIRD FLOOR PLAN
 1/8" = 1'-0"



Jim Irby, Irby Architects, PC 10/20/2020 305 PM520 wms 2.dwg



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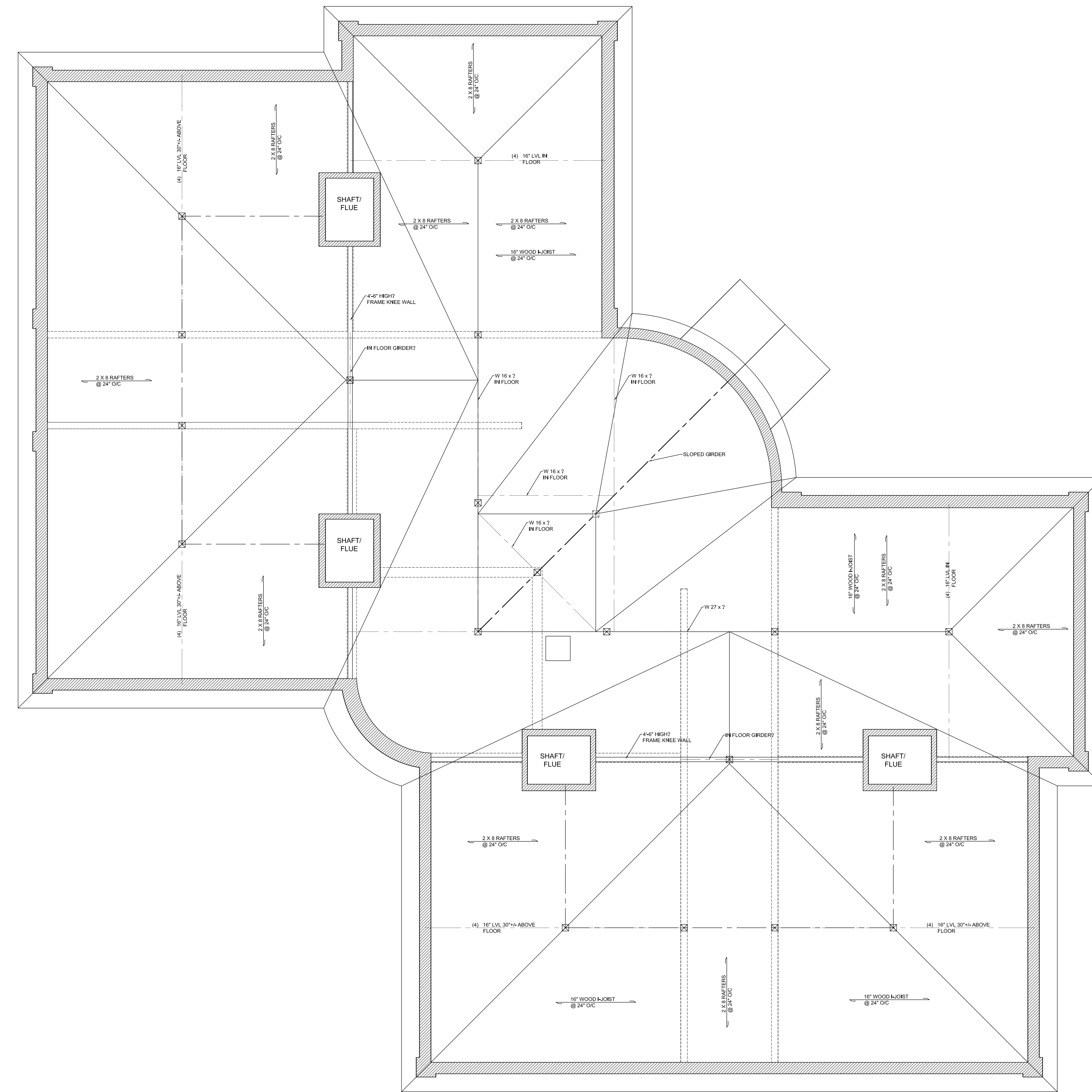


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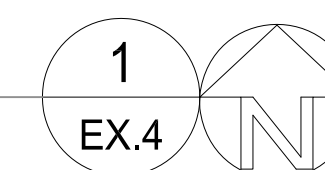
RENOVATIONS TO:
STONEWALL SCHOOL BUILDING
 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA

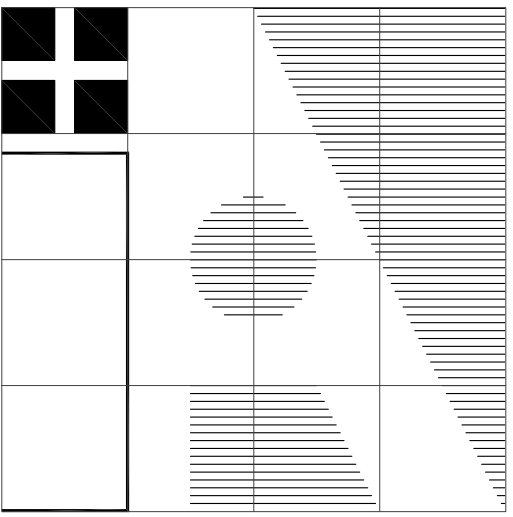
REVISIONS:

SHEET
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 ISSUE: EXISTING
 DATE: 20 OCT, 2020

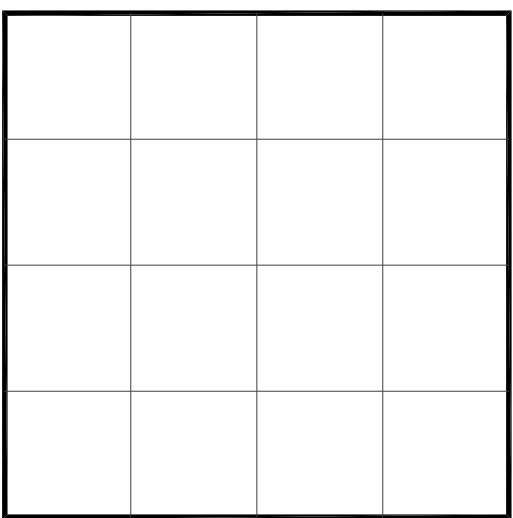


**EXISTING
 ATTIC FLOOR PLAN**
 1/8" = 1'-0"





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RENOVATIONS TO:
 STONEWALL SCHOOL BUILDING
 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

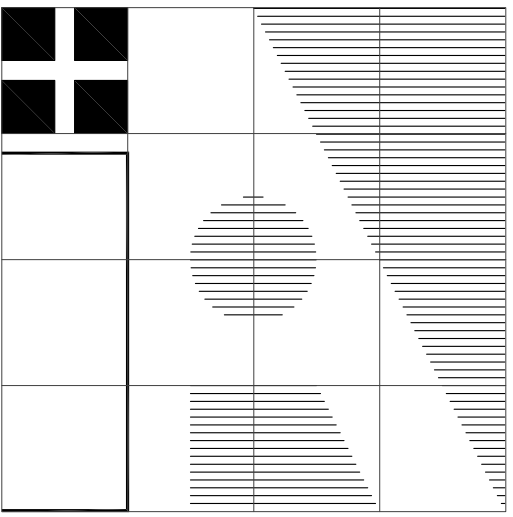
SHEET
EX.5
 DRAWN BY: IRBY
 ISSUE: EXISTING
 DATE: 20 OCT, 2020



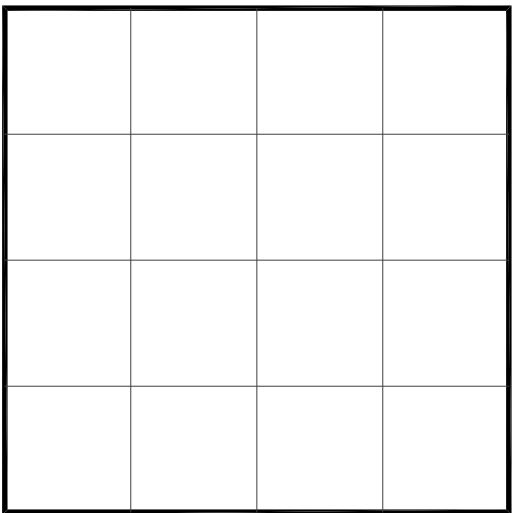
EXISTING EAST ELEVATION 2
 1/8" = 1'-0"
 EX.5



LOMBARDY STREET ELEVATION
EXISTING WEST ELEVATION 1
 1/8" = 1'-0"
 EX.5



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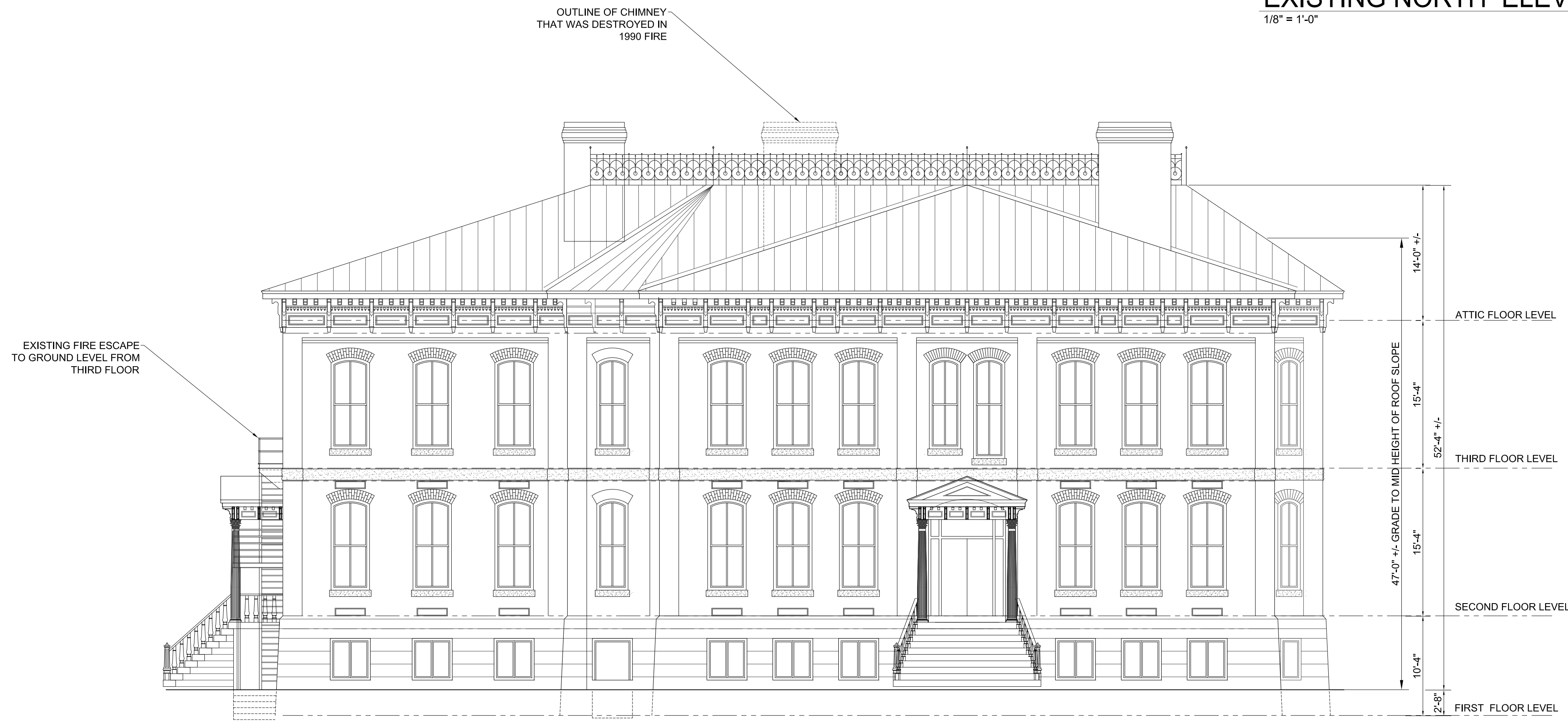
RENOVATIONS TO:
 STONEWALL SCHOOL BUILDING
 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

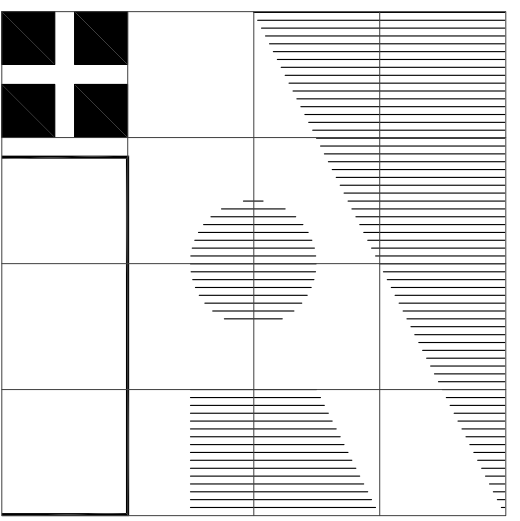
SHEET
EX.6
 DRAWN BY: IRBY
 ISSUE: EXISTING
 DATE: 20 OCT, 2020



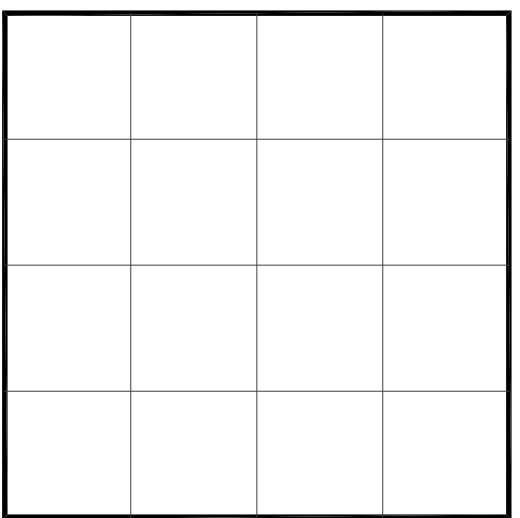
EXISTING NORTH ELEVATION2
 1/8" = 1'-0"
 EX.6



WEST MAIN STREET ELEVATION
EXISTING SOUTH ELEVATION 1
 1/8" = 1'-0"
 EX.6



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RENOVATIONS TO:
 STONEWALL SCHOOL BUILDING
 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:	
REV 1: 12-15-20	ADD BICYCLE SHELTER
REV 2: 4-9-21	REVISED 1518 WMS FOOTPRINT

SHEET	
SITE	
DRAWN BY:	IRBY
ISSUE:	SUP
DATE:	20 OCT, 2020

NORTH LOMBARDY STREET

20' +/- WIDE ALLEY

3 NORTH LOMBARDY

PARKING FOR 3 NORTH LOMBARDY

COMPACT COMPACT COMPACT

PLANTED AREA

ROLL OUT 6 C.Y. DUMPSTER WITH 6' HIGH SCREEN, 6" CONCRETE SLAB AND LANDING (DUMPSTER TO BE ROLLED INTO ALLEY TO BE DUMPED.)

15' X 7'-6" BIKE SHELTER WITH OPEN SIDES FOR 8 BIKES

20 PARKING SPACES

PLANTED AREA

COMPACT



PLANTED AREA

REAR ENTRY PLAZA

STAIR

1518 WEST MAIN STREET
 PROPOSED NEW THREE AND FOUR
 STORY MIXED USE BUILDING
 2045 GSF FOOTPRINT

FRONT PLAZA

EXITING 1516 WEST MAIN

1520 WEST MAIN STREET
 EXISTING FOUR STORY
 MIXED USE BUILDING
 7926 GSF / FLOOR

EXISTING PATIO AND
 FREESTANDING
 PERGOLA

EXISTING FIRE ESCAPE FROM THIRD FLOOR



PARKING REQUIREMENTS:

- 1 SPACE PER 4 DWELLINGS (MIXED USE BUILDING)
- 1 SPACE PER 540 SF OF RETAIL SPACE
- 1 SPACE PER 540 SF OF OFFICE FOR FIRST 1500 THEN 1 PER 970 SF
- 1 SPACE PER 270 RESTAURANT SPACE

PARKING CALCULATION

1520 WMS OFFICE/RETAIL	1854 SF =	3.4 SPACES (3 SUITES)
1520 RESTAURANT	3165 SF =	11.7 SPACES (INCLUDES 865 SF PATIO)
1518 WMS OFFICE	3726 SF =	5.1 SPACES (2 FIRST FLOOR SUITES)
20 DWELLINGS =		5 SPACES (SUM OF 1520 AND 1518 WMS DWELLINGS)
TOTAL REQUIRED		25.2 SPACES = 26 SPACES

PARKING SPACES PROVIDED

ONSITE	20 SPACES
STREET SPACES	6 SPACES
TOTAL SPACES	26 SPACES

NO PARKING ZONE

SIX 22' LONG ON STREET PARKING SPACES

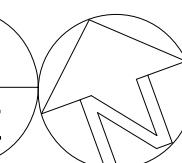
REMOVE CURB CUT AND CONCRETE SIDE WALK, REPLACE WITH NEW GRANITE CURB AND HERRINGBONE BRICK PAVERS TO THE INTO BRICK PAVEMENT SIDEWALK TO THE EAST

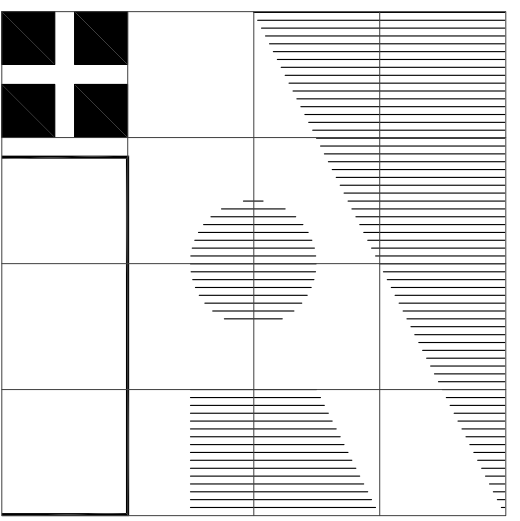
WEST MAIN STREET

SITE PLAN

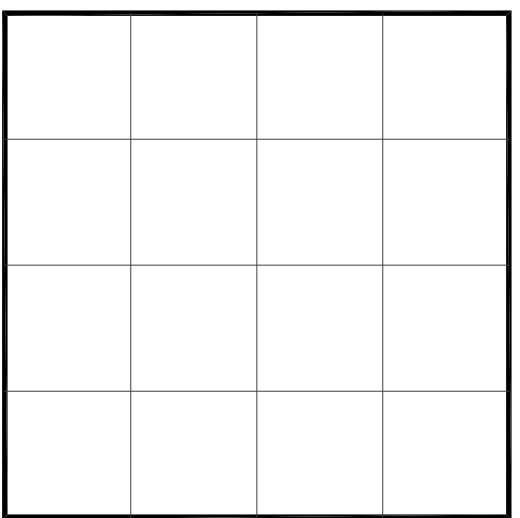
1" = 10.0'

1 SITE





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**RENOVATIONS TO:
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 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA**

REVISIONS:
 REV 1: 12-15-20
 ADD BICYCLE SHELTER
 REV 2: 4-9-21
 REVISED 1518 WMS FOOTPRINT

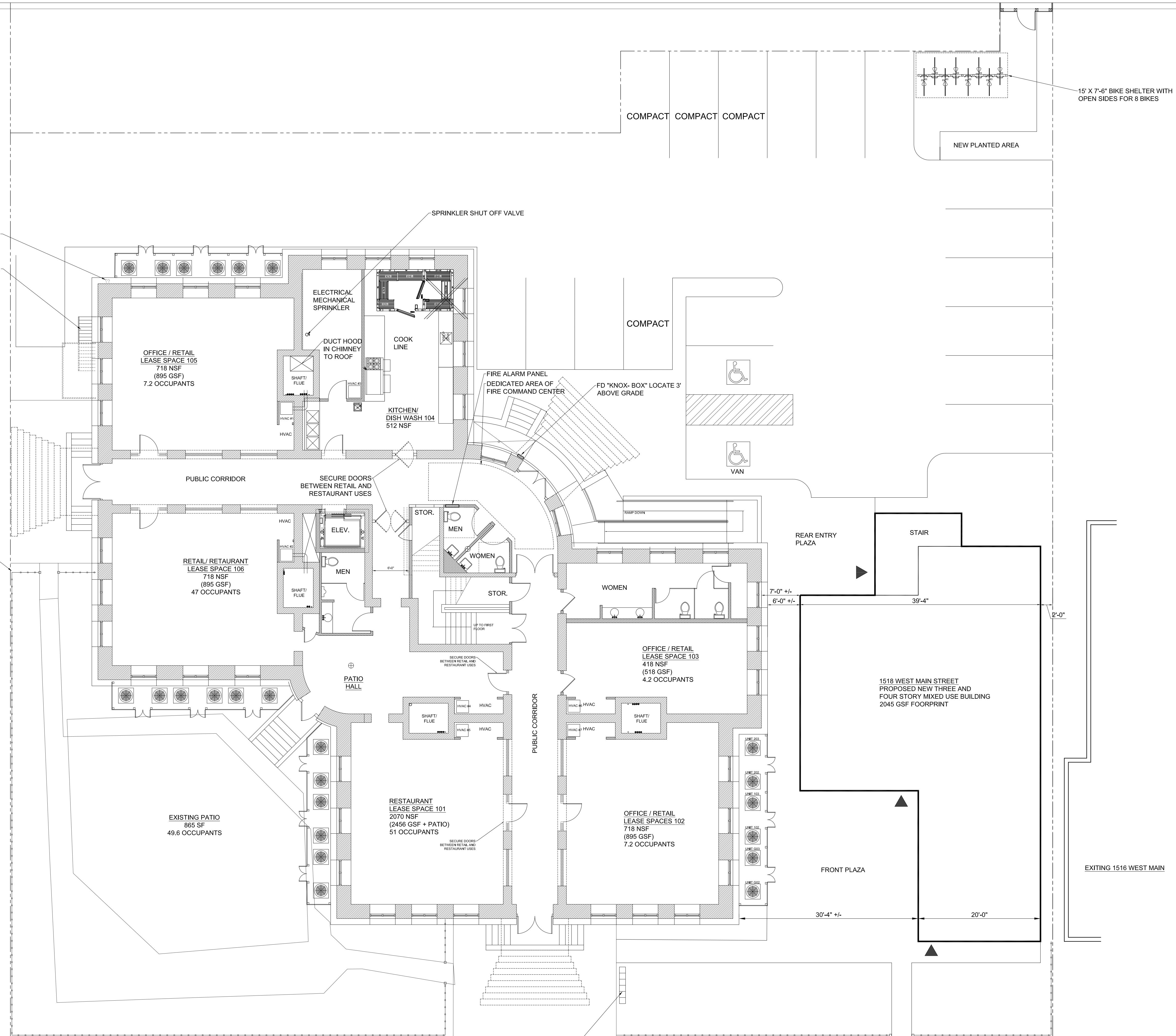
**SHEET
 A.1**

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Jim Irby, Irby Architects, PC/2/17/2020 8:52 AM/520 wms 2.dwg

FDC 2' +/- ABOVE GRADE
 EXISTING FIRE ESCAPE FROM THIRD FLOOR

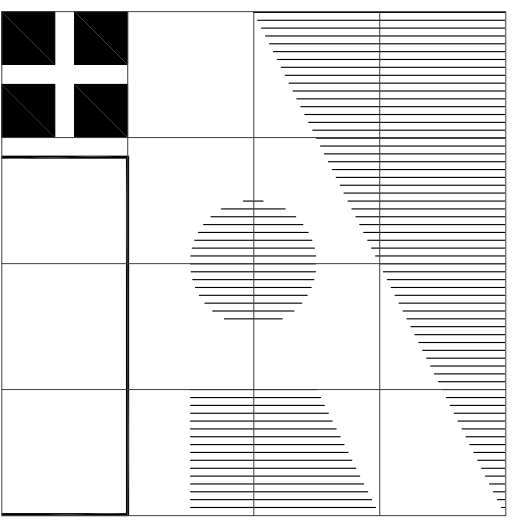
EXISTING BLACK IRON FENCE-42" HIGH



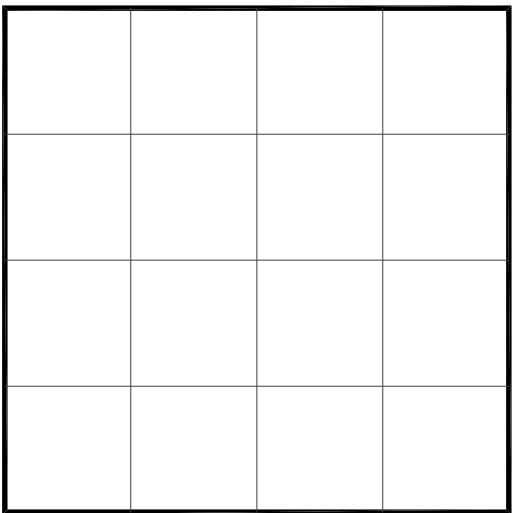
FREE STANDING MAIL BOX BANK AT EXTERIOR 22 BOXES

GROUND FLOOR PLAN
 1/8" = 1'-0"

1
 A.1



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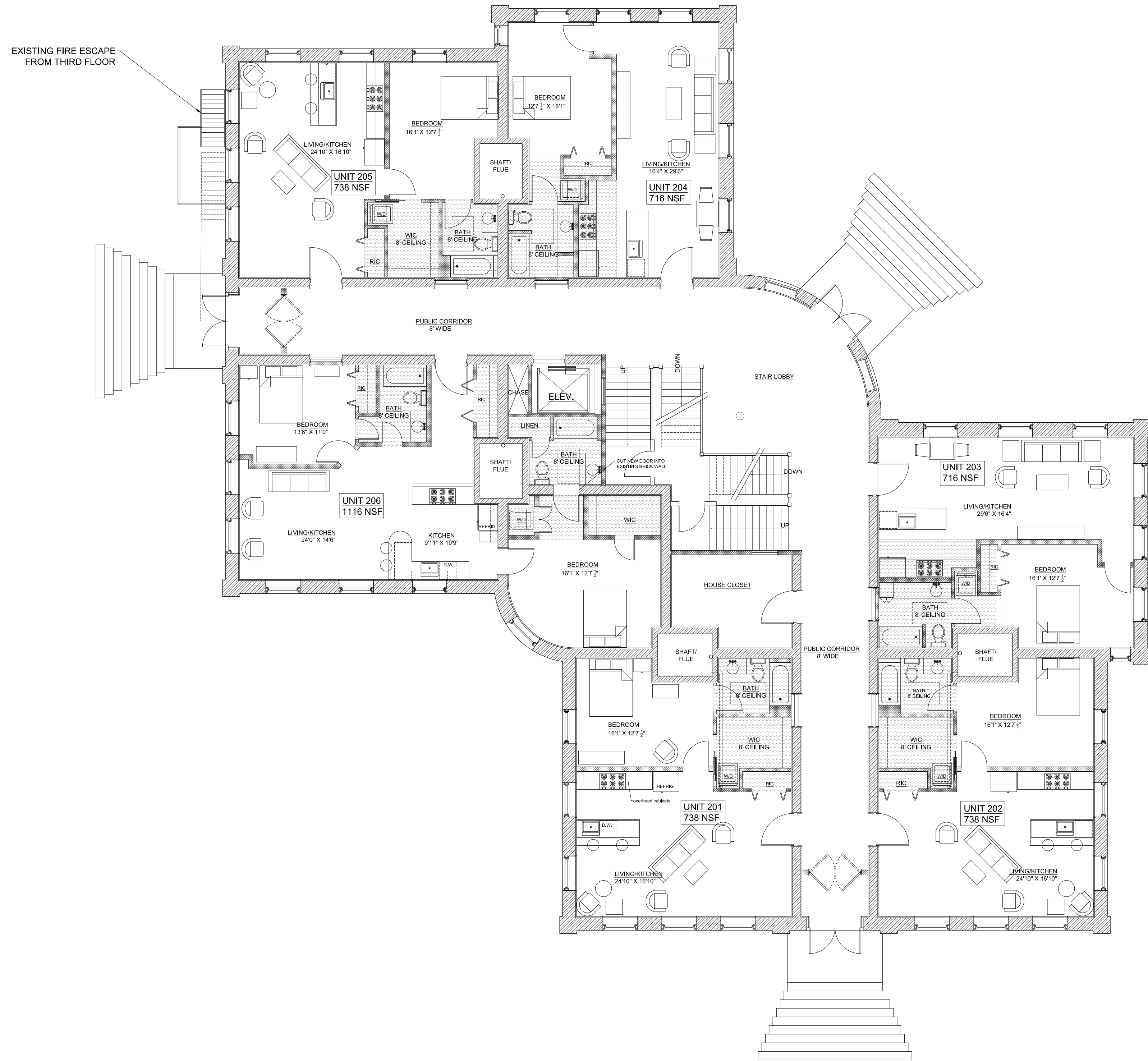


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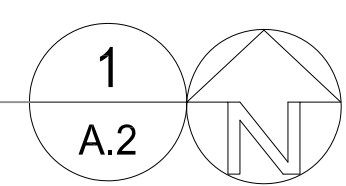
REVISIONS:

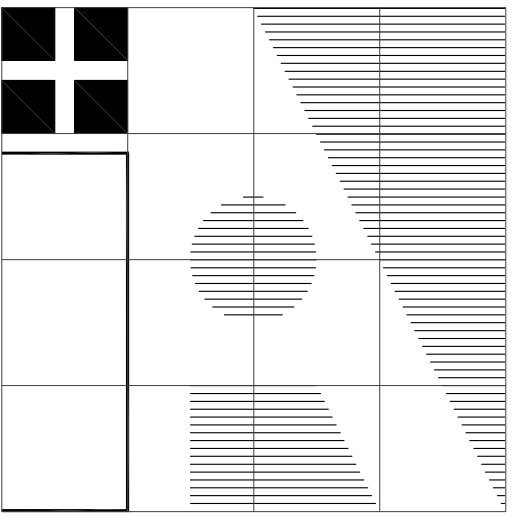
SHEET
A.2
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 DATE: 20 OCT, 2020



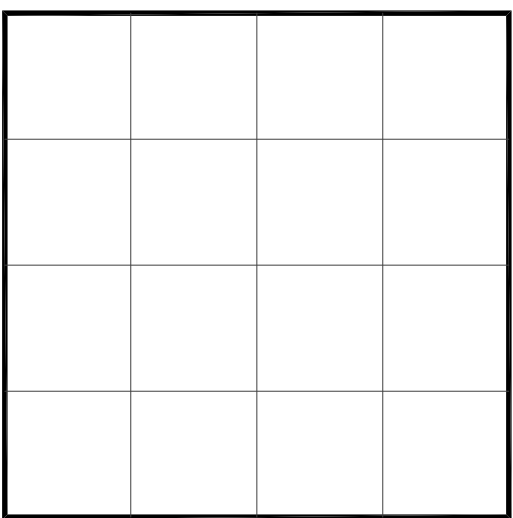
EXISTING FIRE ESCAPE FROM THIRD FLOOR

PROPOSED- 7926 GSF
SECOND FLOOR PLAN
 1/8" = 1'-0"





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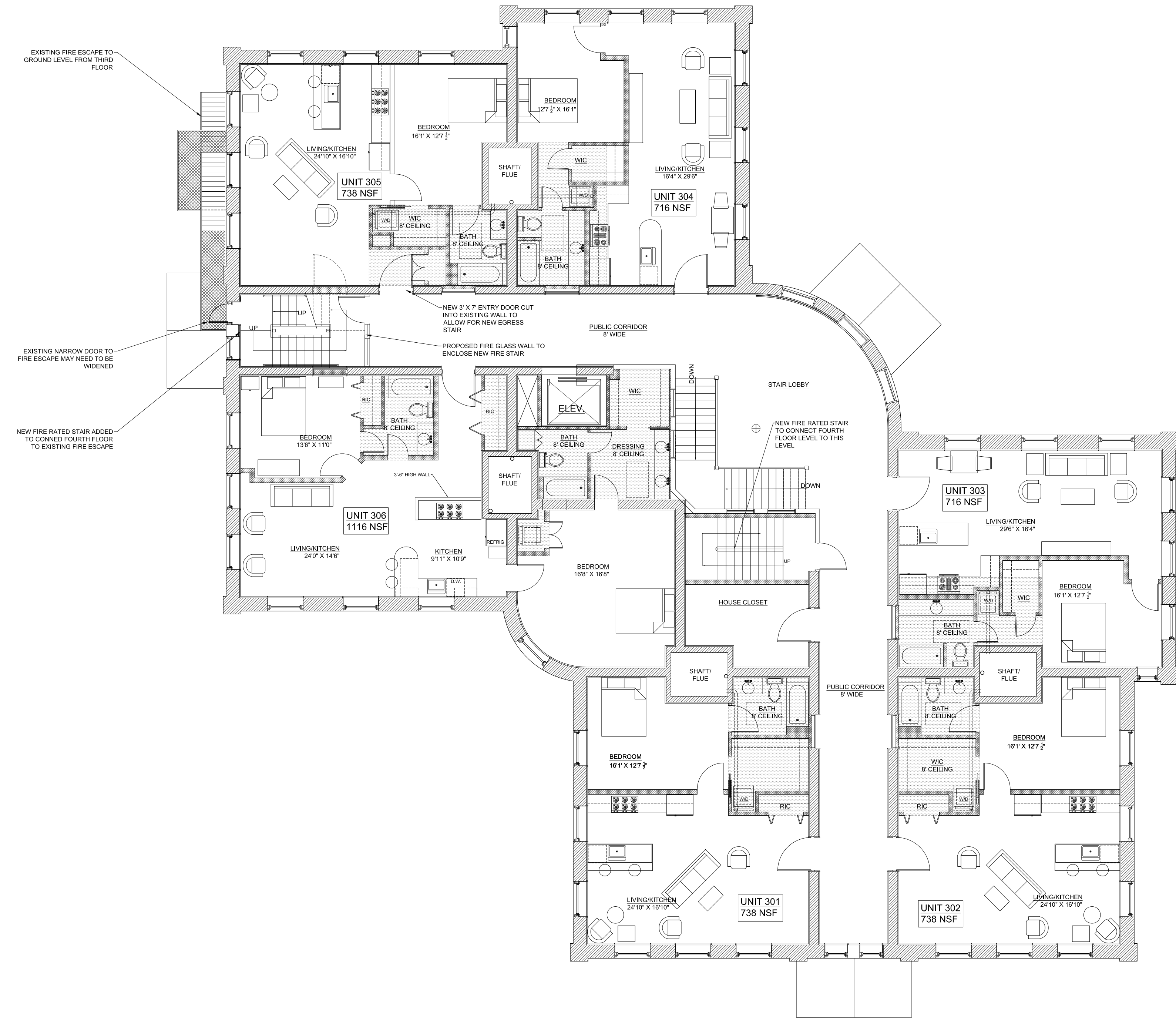


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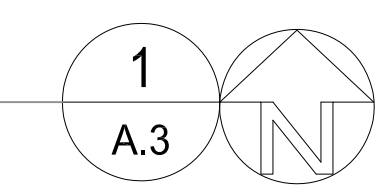
REVISIONS TO:
 STONEWALL SCHOOL BUILDING
 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA

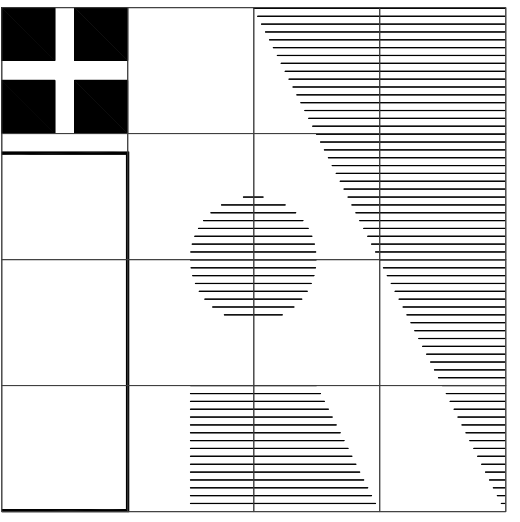
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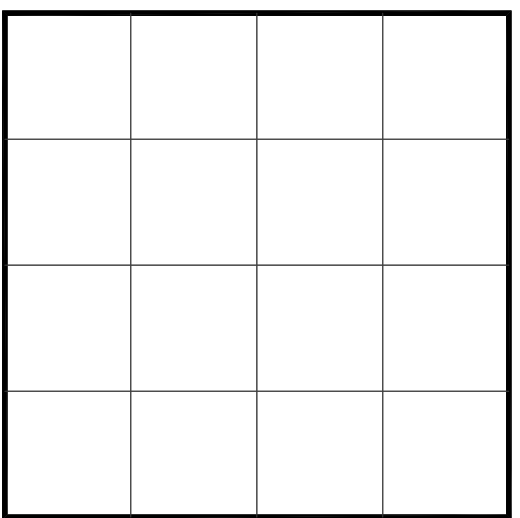


PROPOSED -7926 GSF
THIRD FLOOR PLAN
 1/8" = 1'-0"





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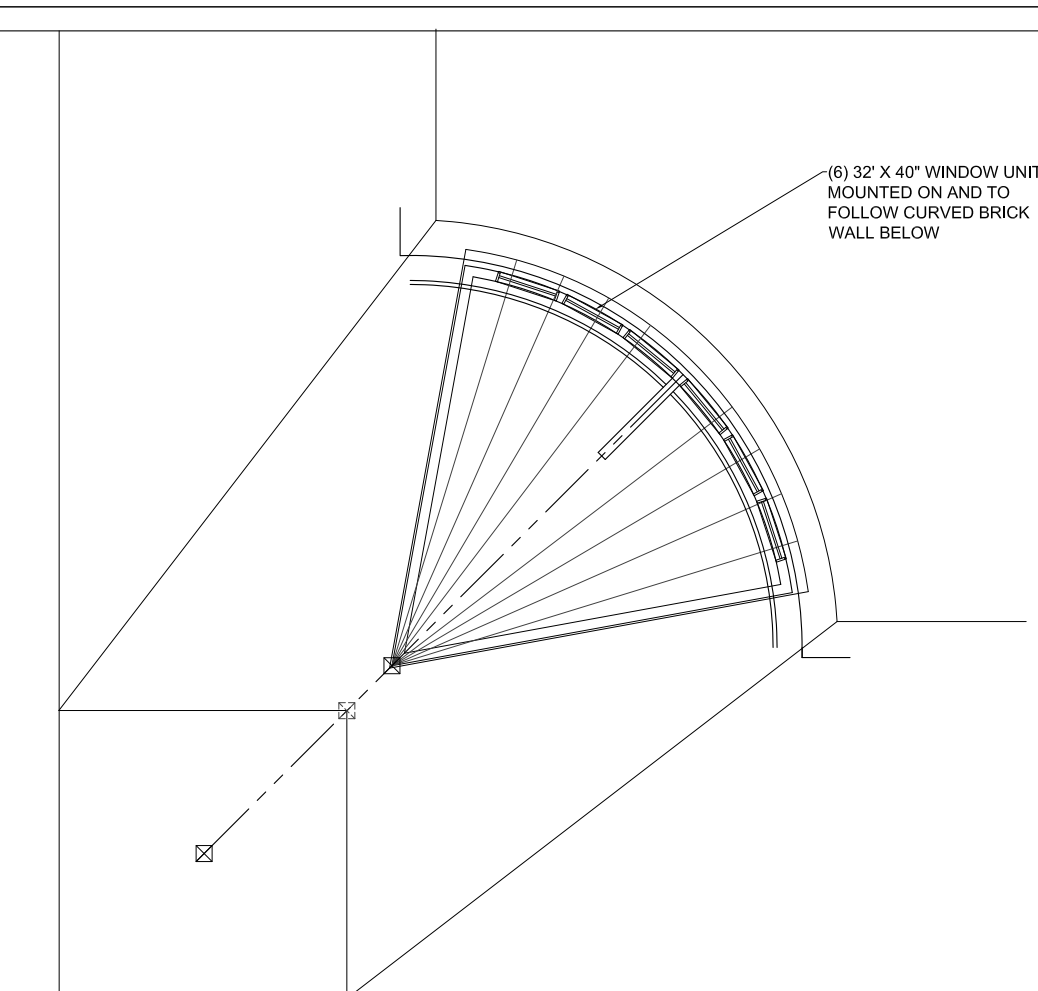


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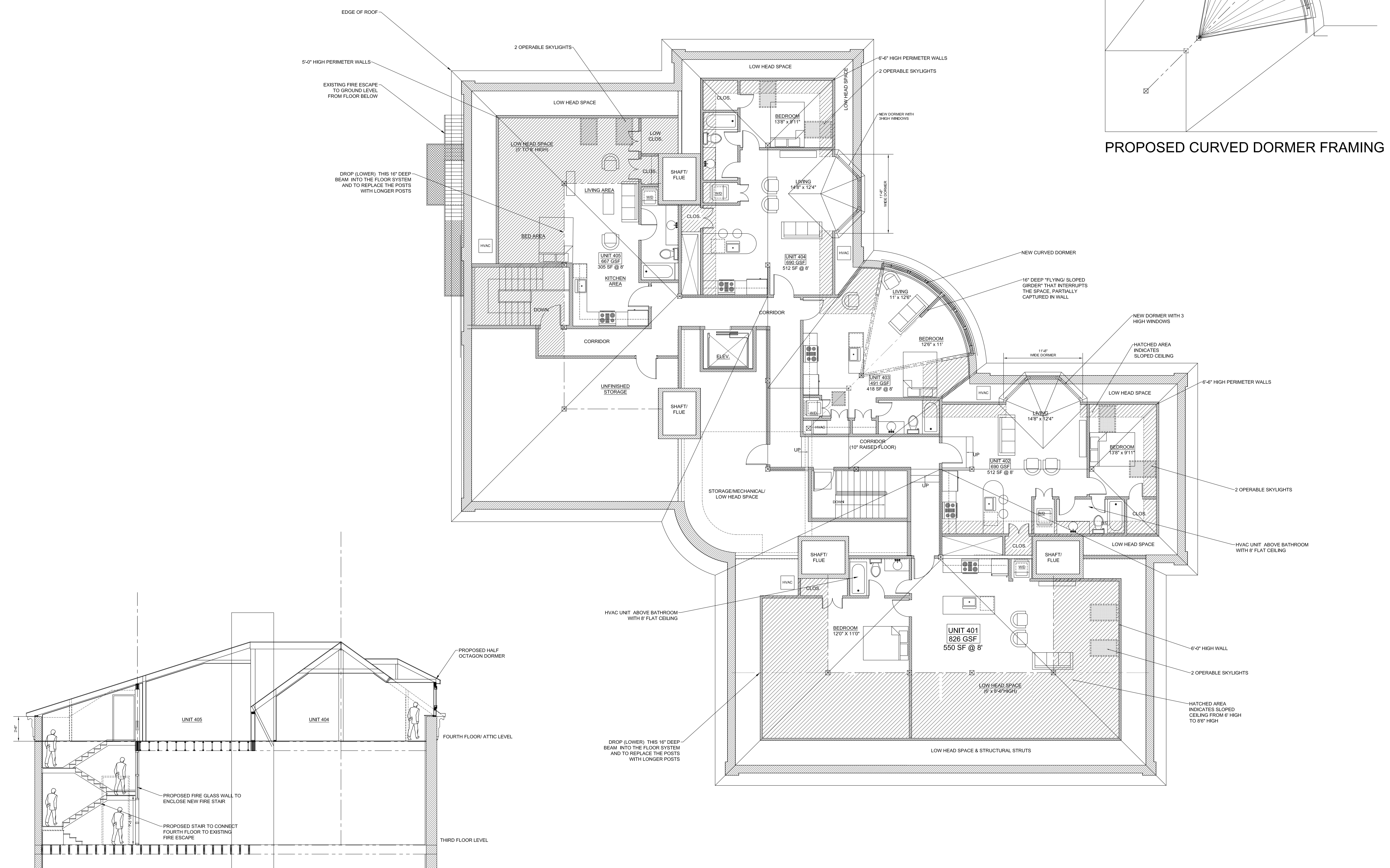
RENOVATIONS TO:
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A.4
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PROPOSED CURVED DORMER FRAMING



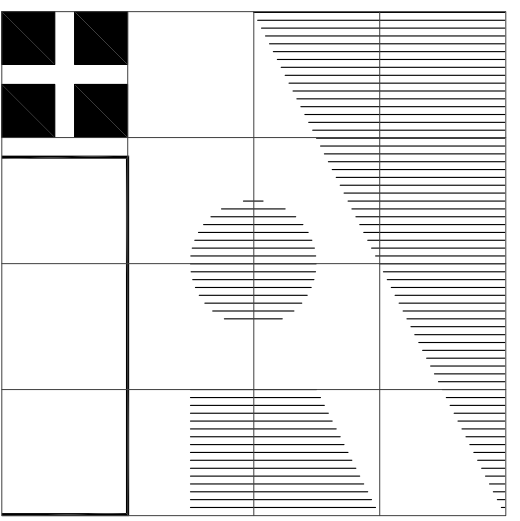
PARTIAL SECTION
 1/8" = 1'-0"

2
 A.4

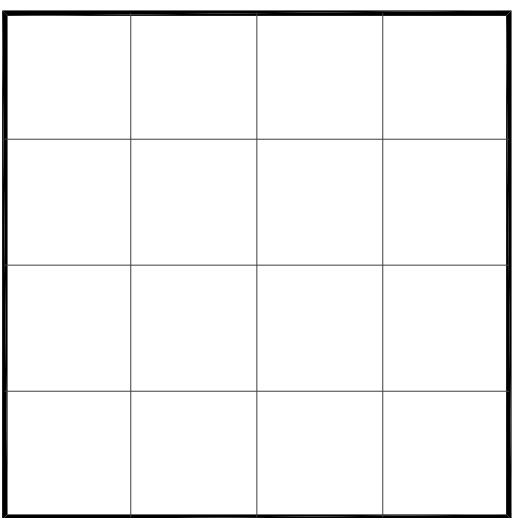
PROPOSED -3364 GSF
 FIVE ONE BEDROOM DWELLING UNITS

ATTIC-FOURTH FLOOR PLAN 1
 1/8" = 1'-0"

Jim Irby, Irby Architects, PC 10/20/2020 305 PMS20 wms 2.dwg



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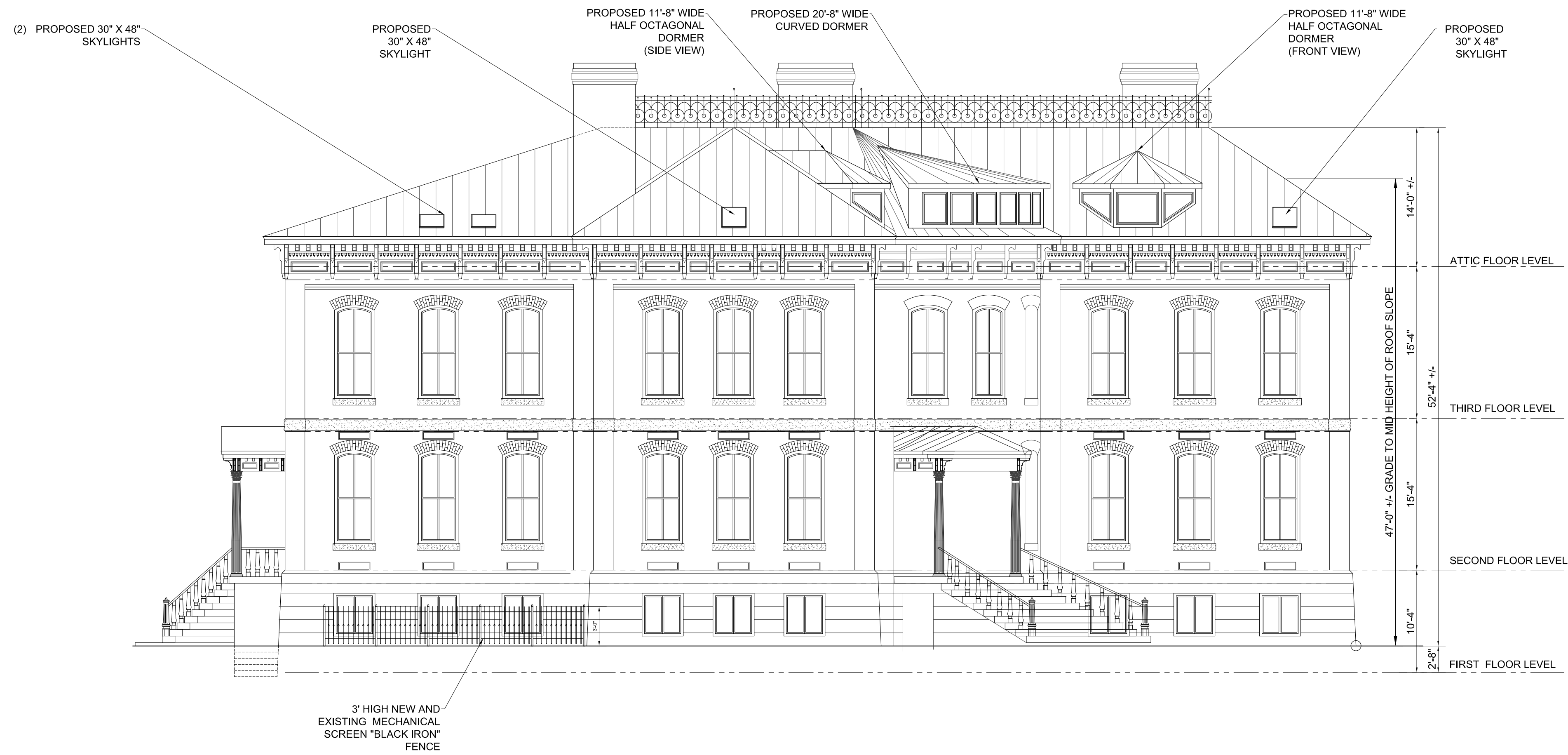


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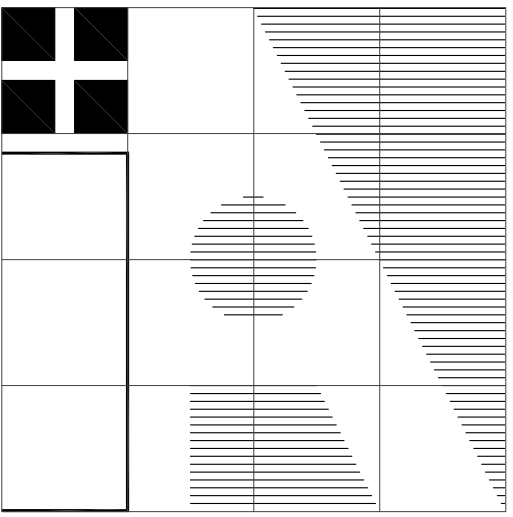
EAST ELEVATION
 1/8" = 1'-0"

2
 A.5

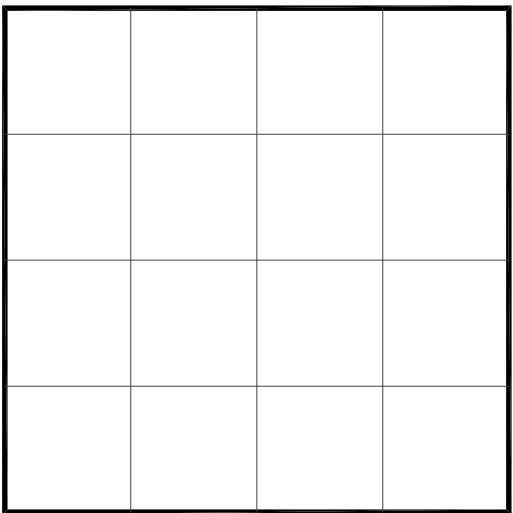


WEST ELEVATION
 1/8" = 1'-0"

1
 A.5



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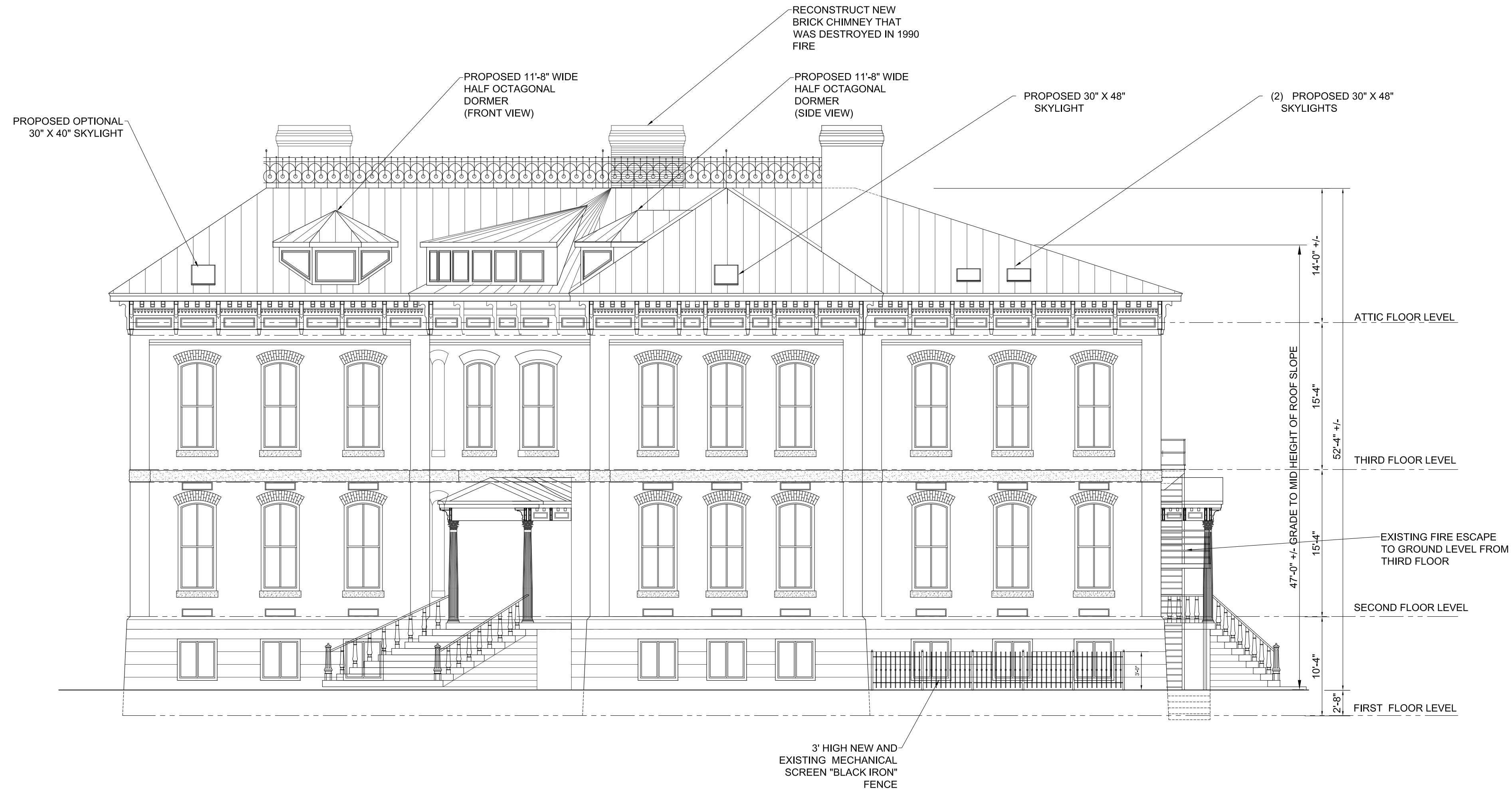


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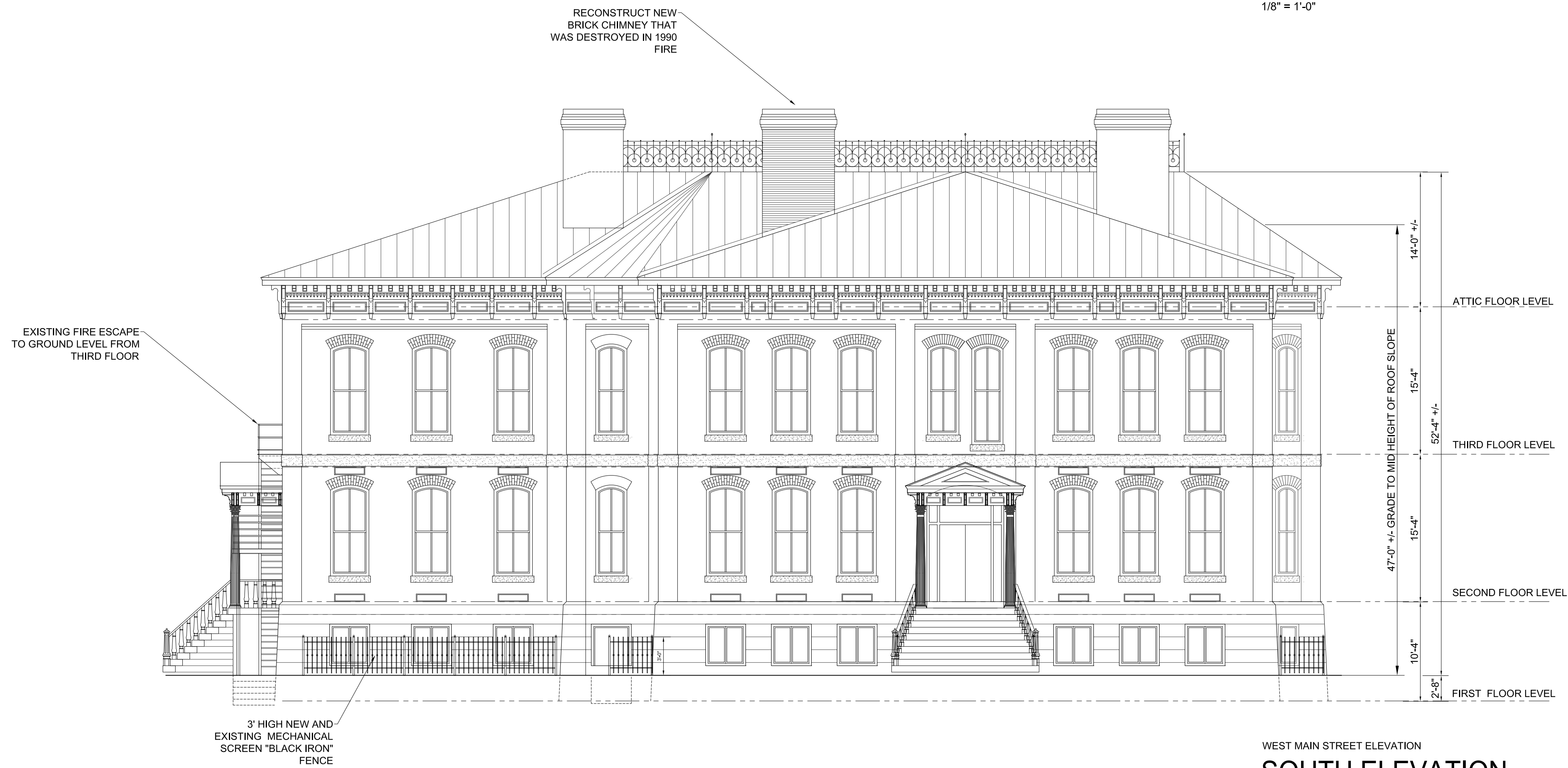
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NORTH ELEVATION
 1/8" = 1'-0"

2
 A.6



WEST MAIN STREET ELEVATION
SOUTH ELEVATION
 1/8" = 1'-0"

1
 A.6