

INTRODUCED: October 8, 2018

AN ORDINANCE No. 2018-278

To authorize the special use of the property known as 1209 Hull Street for the purpose of a brewery, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: NOV 13 2018 AT 6 P.M.

WHEREAS, the owner of the property known as 1209 Hull Street, which is situated in a B-5 Central Business District, desires to use such property for the purpose of a brewery, which use, among other things, is not currently allowed by section 30-442.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    NOV 13 2018    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1209 Hull Street and identified as Tax Parcel No. S000-0085/018 in the 2018 records of the City Assessor, being more particularly shown on a survey entitled “ALTA / NSPS Land Title Survey Located at #1209 Hull Street, City of Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated October 13, 2016, and provided as an inset in the plans entitled “1209 Hull Street Apartments,” prepared by Joseph F. Yates, Architects, dated December 19, 2016, and last revised January 5, 2018, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a brewery, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1209 Hull Street Apartments,” prepared by Joseph F. Yates, Architects, dated December 19, 2017, and last revised January 5, 2018, and on the plans entitled “1209 Hull Street Parking Prepared for Joseph F. Yates, Architects, Inc.,” prepared by Kimley-Horn, dated November 28, 2017, hereinafter referred to collectively as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a brewery accessory to a restaurant, substantially as shown on the Plans. The Special Use shall include warehousing and distribution of beer produced on the Property.

(b) Production of the Special Use shall be limited to 10,000 barrels per year.

(c) The hours of operation for the Special Use shall be limited to 6:00 a.m. through 12:00 a.m., Monday through Sunday. Deliveries for the Special Use shall be limited to the hours between 8:00 a.m. through 6:00 p.m., Monday through Sunday. Any such deliveries shall take place in the adjacent 28 space parking lot as shown on the Plans or in the alley to the rear of the Property, and shall not take place on Hull Street.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

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

(b) 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 so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) 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.

(d) Any encroachments existing, proposed 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 (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) 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 Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as

amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

# City of Richmond

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

Item Request  
File Number: PRE.2018.172

O & R REQUEST

4-0073

AUG 15 2018

Office of the  
Chief Administrative Officer

## O & R Request

RECEIVED

EDITION: 1 AUG 29 2018

OFFICE OF CITY ATTORNEY

DATE: August 14, 2018

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic  
Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 1209 Hull Street, for the purpose of  
authorizing a brewery, upon certain terms and conditions.

ORD. OR RES. No. \_\_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 1209 Hull Street, for the purpose of authorizing a brewery, upon certain terms and conditions.

**REASON:** The applicant has proposed a brewery accessory to a restaurant. Breweries are not permitted in the B-5 Central Business District. A Special Use Permit is therefore required.

**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 October 1, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 12,998 SF or .3 acre parcel of land improved with at three-story, 19,644 SF mixed-use building constructed, per tax assessment records, in 1920. The property is located in the Manchester neighborhood within the City's Old South Planning District on Hull Street at West

12th Street. The mixed-use building is intended for a restaurant/brewpub and residential dwelling units. The proposed brewery use would be authorized by the special use permit in order to allow additional production of beer on site that would be warehoused and distributed from the site.

The City of Richmond's Downtown Master Plan designates the subject property as Downtown Urban Center Area which is "...characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. Uses are less restricted, and commercial uses are often located on the ground floor with large windows and doors fronting the sidewalk. The upper stories of buildings are typically a mix of office and residential uses."(City of Richmond Downtown Master Plan, pp. 3.25(6).)

This property is within the B-5 District recently established for this portion of Hull Street with the intention of encouraging more mixed-use, pedestrian oriented development along the corridor while reducing the parking requirements under the previous UB2-PE1 zoning designation. Properties to the north and west of the subject property are zoned R-63 Multi-Family Urban Residential.

A mix of commercial, mixed-use, vacant, single-, two-, and multi-family residential land uses are present in the vicinity of the subject property.

**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:** \$2,500 application fee.

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** September 10, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** October 8, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, October 1, 2018.

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)



**RELATIONSHIP TO EXISTING ORD. OR RES.:** None.

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

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

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646-5734

*PDR O&R No. 18-27*



SUP-029041-2018

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: 1209 Hull Street Date: 1-2-18  
 Tax Map #: 50000085018 Fee: \$ 2500  
 Total area of affected site in acres: 0.281 acres

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

**Zoning**

Current Zoning: UB2-PE1  
 Existing Use: Vacant

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
off site wholesale sales of beer made on site to distributors  
 Existing Use: on and off site beer production & sale

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: B7A Case No 17-17 from 6-7-17 meeting, approved 7-5-17

Applicant/Contact Person: Dagtown Brewing LLC / Laura Dyer Hild  
 Company: " "  
 Mailing Address: 2302 E Marshall  
 City: Richmond State: Va Zip Code: 23228  
 Telephone: (804) 306-4314 Fax: ( )  
 Email: Michael.Hild@churchhillventures.com

Property Owner: Church Hill Ventures  
 If Business Entity, name and title of authorized signee: Laura Dyer Hild

(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: 2302 E Marshall St.  
 City: Richmond State: Va Zip Code: 23228  
 Telephone: (804) 306-4314 Fax: ( )  
 Email: Michael.Hild@churchhillventures.com

Property Owner Signature: Joseph Y. Galt FOR MICHAEL HILD & LAURA

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)

Special Use Permit Application  
City of Richmond, VA

For 1209 Hull Street

Application Requirement 3:  
Applicant's Report

Dogtown Brewing LLC should open in the fall of 2018 at 1209 Hull Street, in the Manchester district's Baldwin Building, which dates to the 1920's and was home to Thalhimer's Department Store's second store, for 5 years in the late 50's and early 60's. This is a State and Federal Tax Credit Project. The renovation has been done in compliance with the Department of Historic Resources in order to preserve the character of the building while giving it new life with a commercially viable business.

That business will consist of a brewery and restaurant onsite, on the ground floor with a seasonal roof deck the 4<sup>th</sup> floor/roof of the building, which has already been approved with a zoning variance. The brewery in the rear of the restaurant, off the parking lot, will brew up to 20 different small batch craft beers on site and will sell them to restaurant patrons onsite to bars on both floors, entirely through tap lines. Dogtown will also sell bottles, crowlers, growlers and cans of its beers to patrons who like them to take home, as most breweries in Richmond do. Dogtown would also like to be able to augment those sales by selling wholesale to distributors. Depending on the season and the weather, Dogtown will employ 50-75 full time employees hired largely from the surrounding area, and will keep the following business hours for patrons to the restaurant/brewpub:

Monday - Closed  
Tuesday - 4pm - 10pm  
Wednesday - 4pm - 10pm  
Thursday - 4pm - 10pm  
Friday - 4pm - Midnight  
Saturday - 11am - Midnight  
Sunday - 11am - 10pm

The brewery's working hours are 7:00am-5:00pm for beer making and bottling employees. Beer related business will occur during this time slot.

Deliveries will be made during normal business hours - 7:00am-4:00pm, Monday-Friday, before the restaurant opens to the public and via the parking lot belonging to Dogtown Brewery. Supplies deliveries for the restaurant and brewery will be daily, as with most restaurants. Deliveries for wholesale distribution will leave weekly, depending on demand. There is a designated loading zone in the parking lot.

The parking lot immediately behind the restaurant has 11 spaces, none of which will be used during normal business hours, and which provide ample room for standard

18-24 foot trucks. Dogtown Brewing Company also owns the parking lot on the other side of the alley, which can accommodate an additional 28 cars. This parking lot backs up to the fences behind row houses on Bainbridge street. That fence line is about 112 feet from the loading dock. Assuming that row of parking is full of cars from tenants and guests (3-4 required, plus 3-4 for management and 3-4 for visitors), there is still 100 feet of space for 18-24 foot trucks to maneuver into position for pickups and delivery. Signage will be clear as to use and hours of loading dock. The parking lot will be used by guests during restaurant operating hours, above. Most employees will be working during restaurant operating hours, as well, and employee parking is across 12<sup>th</sup> street in our other parking lot, behind the Bankuet Place.

The maximum occupancy of the restaurant/brewpub during business hours (which as mentioned above are the opposite of shipping and receiving hours) will be about 200 people. The maximum occupancy of the building is about 250 people.

The ability to sell wholesale will enable the brewery to maintain stable staffing and production levels regardless of rooftop weather conditions and restaurant sales fluctuations. The brewery location with a loading dock just off a parking lot, as well as the additional parking across the alley and near major highways and freeways allow for easy access of 18-24ft. long trucks to and from the site without creating hassles or hazards for either drivers or residents.

We hope for the business to be a success. The wholesale distribution of up to 95,000 barrels of beer annually (the law allows for 100,000) will be accessory to the restaurant/brew house operation as beer will already be produced for on site consumption as a primary use. Even if we make beer at capacity, with our current configuration we could only actually make 4000 barrels per year. To preserve the value of the project, and to allow for future growth if we're successful, we'd like to be able to grow. Delivery of supplies and transportation of beer will be via the public alley at the rear of the building, and there is more than enough room for growth.

The restaurant/brew house has already been approved by the zoning office. The wholesale distribution of beer will be accessory to the restaurant/brew house for off site consumption we cannot see how the safety, health, morals and general welfare of the adjacent community will be negatively affected by the delivery of materials and the transportation of beer from the site

As noted previously all deliveries will be made from the public alley at the rear of the building and therefore will not create congestion on Hull, Bainbridge or 12th Streets, the rear alley or other public ways because of the limited number of trucks/deliver vehicles that will access the site. Staff parking will be accommodated in the existing parking lot on the opposite side of the rear alley immediately adjacent to the rear of the building.

The wholesale distribution of beer annually being accessory to the restaurant/brew house operation will not create hazards from fire (the building is fully sprinkled) panic or other dangers as the operation is limited to the delivery of supplies and transportation of beer from the site, and not during hours open to the public.

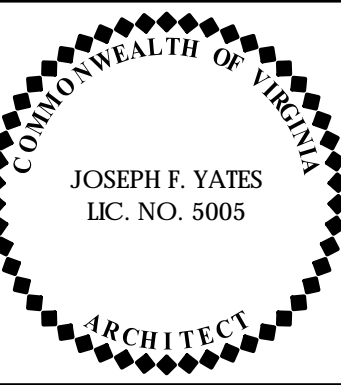
Since the wholesale production of beer will be housed in an existing building that is being renovated there will be no cause for overcrowding of land at this location or in the area. There will be no undue concentration of population because the occupants will be the staff of the brewery who will be on site daily and only during business hours.

There are no public or private schools, parks or playgrounds in the area or anywhere close to this proposed operation. Public water/sewer is already being supplied to the site. The wholesale distribution of beer will not have a negative effect on any public requirements, conveniences and improvements.

Again, the operation will be contained in an existing building undergoing renovation and therefore will not interfere with adequate light and air.



# 1209 HULL STREET APARTMENTS



## GENERAL NOTES:

**RICHMOND, VIRGINIA**

### DEMOLITION NOTES:

- It shall be the responsibility of the General Contractor to remove all demolition debris from the building, prior to beginning construction.
- It shall be the responsibility of the General Contractor to provide and pay for a commercial size dumpster to kept on or adjacent to the site until the project is substantially complete. The dumpster is to be emptied on a regular basis, not to exceed every two weeks. Coordinate dumpster location with Owner.
- It shall be the responsibility of the General Contractor to keep the site neat and orderly during the period of construction.
- The General Contractor shall take all necessary precautions to insure that the building has been secured at the end of each workday.
- GC shall take reasonable precautions to insure that the building has been secured at the end of each work day.

### GENERAL NOTES:

The General Contractor, hereafter referred to as the "Contractor", shall guarantee all materials and workmanship for a period of one (1) year from the date of Substantial Completion. The Contractor shall repair any deficient work during this period, at no cost to Owner.

- Contractor shall verify all existing conditions prior to proceeding with any work, and shall notify Architect if any condition does not coincide with Construction Documents.
- It shall be the Contractor's responsibility to pay for all permits and coordinate all inspections, including final inspection, unless directed in writing by Owner.
- Coordinate with the City of Richmond regarding the Tax Abatement process when the Contractor applies for the building permit.
- Dimensions shown are to face of studs in new construction, and to face of plaster in existing construction unless noted otherwise.
- Submit shop drawings to Architect for Review on the following: NEW WINDOWS & NEW DOORS.
- Protect all existing surfaces and finishes that will remain from any damage during construction.

### STRUCTURAL:

Presumed allowable soil bearing load is 2000 psf. GC shall follow the recommendations of the engineer prior to proceeding with foundation work.

#### CONCRETE

- Mixed, poured-in-place concrete shall be designed to produce compressive strengths as follows:
  - Slab-on-grade: 3500 psi at 28 days.
  - Footings: 3000 psi at 28 days.
- Provide proper protection when air temperature falls below 40 degrees F. Concrete exposed to freeze-thaws cycle shall be air entrained.
- Reinforcing Steel: Deformed bars - ASTM A615, Grade 60. Welded wire fabric (WWF) -ASTM A185.
- Framing lumber shall be Southern Yellow Pine, kiln-dried, min Fb=1200 psi.

### EXTERIOR:

- All unpainted wood exposed to exterior in contact with concrete or CMU or below grade shall be pressure treated.
- Plywood: Use 5/8" CC exterior grade for roof deck.
- All trim shall be solid wood: clear White Pine or Fir, unless otherwise noted. Profiles as indicated in details.
- Doors shall be wood with double glazed glass panel. Stiles and rails shall be solid wood.
  - Door Hardware: (3) Hinges at each door. Latch and Door knob to be deadbolt keyed to Master Key.
- New Windows: Wood double-hung windows, except as noted. A minimum of two coat of an oil-based wood preservative shall be brushed on all exposed exterior wood surfaces, including edge cuts of wood trim, prior to installation. Back prime all wood trim.
- Exteriors are to receive (2) two coats of oil base or acrylic paint. All bare and new wood to be primed prior to receiving finish coats. Colors to be selected by Architect or Owner.
  - Hand sand all exposed painted surfaces, prior to painting
- All bedroom windows shall meet egress requirements.

### INTERIOR:

- All new joists, rafters and beams shall have a minimum bearing of not less than 3-1/2" x 3-1/2", or as noted on drawings. All bearing masonry must be grouted solid to footings.
- Use Southern Yellow Pine framing lumber, No. 2, kiln dried, min. Fb = 1200 psi. Space wood studs at 1'-4" o.c.
- Plywood: Use 3/4" CC exterior grade tongue and groove for floor decks. Glue and nail floor decking to floor joists.
- Install fiberglass batt insulation in exterior walls, to achieve a minimum rating of R-19. Butt edges of insulation, do not leave voids in wall.
- WALLS/CEILINGS:
  - New Walls: Install 5/8" gypsum board at all new walls New Ceilings: 1/2" gypsum board at ceilings.
  - Use only brand name gypsum board and finishing materials. Install ceilings first, so that edges are supported and concealed by gypsum board at walls.
- FLOORS:
  - Concrete floor stain color must be approved by Owner.
  - Ceramic tile floor coverings are to be selected by Owner and installed by Contractor.
- INTERIOR PAINTING:
  - The following are acceptable paint manufacturers:
    - Bennette, Porter, Duron, Sampson, Benjamin Moore, Sherwin Williams
  - All new and existing plaster and new gypsum board walls and ceilings are to be primed with one coat of latex primer and shall receive two coats of latex paint. All existing bare and new wood trim to be primed with one coat of oil based primer two finish coats of oil or acrylic paint. Colors to be selected by Architect.
    - Scrape and hand sand all exposed painted wood surfaces, prior to repainting.
    - Color scheme to be chosen by Owner/Interior Designer, or three (3) colors as follows:
      - New gypsum board
      - New wood trim and baseboards
      - Doors

### ROOFING:

- Roofing Materials
  - Low Pitched Roof: install reinforced EPDM roofing.
    - Provide and install fully adhered 75 mil thick EPDM roofing by Carlisle.
    - Flashing shall be as recommended by manufacturer. Extend flashing a minimum of 8".
    - Install new 5/8" tongue and groove plywood sheathing underlayment.
  - Gutters/ Downspouts:
    - Gutters: half-round aluminum - color: white. Downspouts: 4" diameter round aluminum downspouts. Coordinate location of downspouts with Architect and Owner. Coordinate color selection of downspouts with Owner.

### ELECTRICAL:

REFER TO ELECTRICAL DRAWINGS

### PLUMBING:

REFER TO PLUMBING DRAWINGS

### MECHANICAL:

REFER TO MECHANICAL DRAWINGS

## PROJECT INFORMATION:

- Parcel Number: S00000 85018
- Owner & Developer:  
CHURCH HILL VENTURES  
1011 BOULDER SPRINGS DR., SUITE 400  
RICHMOND, VA 23225  
Phone: (804) 306-4314
- Project Summary:  
Existing Use: Vacant  
Acreage: .281 acre



UNIT AREAS		
SPACE #	UNIT TYPE	SQUARE FOOTAGE
101A	COMMERCIAL (Future Restaurant)	4,810 (w/ Mezzanine)
DELETE FOUR APARTMENT UNITS (SPACE FOR CRAFT BEER BREWERY)		
201	ONE BEDROOM APARTMENT	647 SF
202	HC ONE BEDROOM APARTMENT	619 SF
203	ONE BEDROOM APARTMENT	743 SF
204	ONE BEDROOM APARTMENT	496 SF
205	ONE BEDROOM APARTMENT	686 SF
206	ONE BEDROOM APARTMENT	613 SF
301	ONE BEDROOM APARTMENT	704 SF
302	ONE BEDROOM APARTMENT	619 SF
303	ONE BEDROOM APARTMENT	686 SF
304	ONE BEDROOM APARTMENT	453 SF
305	ONE BEDROOM APARTMENT	682 SF
306	ONE BEDROOM APARTMENT	620 SF
401A	ROOF DECK (w/ Bathrooms)	4,627 SF

## BUILDING DATA

- BUILDING HISTORY:** The Baldwin building at 1204-06 Hull Street is listed as a contributing building in the Manchester Residential and Commercial Historic District. Built in 1905, the building is representative of the commercial buildings built in Manchester after the turn of the century and is an example of a major full service department store designed by D. Wiley Anderson. It is referred to in the 1906 city directory as the Baldwin Building, H.V. Baldwin, the proprietor, started the business in Farmville, VA, the his father as R.A. Baldwin & Sons. It later became part of the Thalhimers Department Store chain. The building's height, massing and scale are typical of other historic commercial buildings in the Hull Street corridor. The building retains essential character-defining architectural features. The building clearly contributes to the architectural and historic significance of the historic district.
- Code: 2012 Virginia Rehabilitation Code
- Zoning: UB2-PE1
- Current Use: Vacant (formerly a used book store)
- Proposed Use: Commercial on the 1st Floor, Craft Beer Brewery in Existing Block Building, six (6) apartment units on the 2nd Floor, and six (6) apartments on the 3rd Floor.
- Square Footage:
 

Basement	1,154 sq.ft., Storage
1st Floor	5,225 SF, (1) Commercial space/ 1,080 SF Craft Beer Brewery
2nd Floor	5,939 SF, (6) Apartments/ 1,080 SF Craft Beer Brewery
3rd Floor	5,535 SF, (6) Apartments
Roof Top	5,459 SF, (1) Assembly/ Rooftop Patio
Total Square Footage: 22,872 SF	

Table 503 Allowable Building Heights and Areas  
A-2 - Assembly (2) stories / 9,500 sq. ft.  
R-2 - Residential: (4) stories / 16,000 sq. ft.
- Use Group: Mixed 1st Floor A-2 (Assembly) & Craft Beer Brewery in Existing Block Building; 2nd Floor R-2 six (6) apartment units and Beer Brewery; 3rd floor R-2 six (6) apartment units
- Type of Construction: III-B  
Allowable Height & Bldg Areas: 4 stories above grade with 16,000 s.f. per floor
- Sprinkler: Building will be fully sprinkled with an approved automatic sprinkler system in accordance with Section 903.2.8 VCC 2012
- Fire Alarm System: A manual fire alarm system will be installed per Section 907.2.9 VCC 2012
- Fire Separations:
  - 2 Hour - Fire separation horizontally between 1st Floor ceiling and Apartment units
  - 1 Hour - Fire Separation between corridors and apartment units
  - 1 Hour - Fire Separation between apartment units
- Occupancy:
 

<b>Basement:</b>	Storage only (no occupants)
<b>1st Floor &amp; Mezzanine:</b>	Assembly: 5,225 Gross Square Footage
	Dining Area Unconcentrated (Tables & Chairs): 2,120 ÷ 15 sf = 141 occupants
	Commercial Kitchen Area: 653 ÷ 200 sf = 3 occupants
	Bar Area: 471 ÷ 200 sf = 2 occupants
	Craft Brewery: 2 occupants
	Allowable Occupant Load: 148 occupants
<b>2nd Floor:</b>	Apartments: 5,939 sf ÷ 200 sf gross = 30 occupants
<b>3rd Floor:</b>	Apartments: 5,939 sf ÷ 200 sf gross = 30 occupants
<b>Roof Deck:</b>	Dining Area Unconcentrated (Tables & Chairs): 3,960 ÷ 15 sf gross = 264 occupants
	Service Area, Including Bar Area: 395 sf ÷ 200 sf gross = 2 occupants
	Allowable Occupant Load: 266 occupants

TOTAL OCCUPANCY: 474 OCCUPANTS
- No apartments existed in the building.  
The building was previously used as a Used Book Store, and is vacant.
- HVAC will be conventional heat pumps. Soffits and dropped ceilings are noted on the reflected ceiling plans.
- Windows are noted as original or new on the elevation drawings.
- Generally, interior storm windows will be installed on the front windows, and exterior storm windows installed at the sides and rear of the building.

## Architectural & Structural Drawing Index

- |      |  |
|------|--|
| T1.1 | TITLE DRAWING  |
| A1.1 | FIRST FLOOR PLAN & MEZZANINE PLAN  |
| A1.2 | FIRST & SECOND FLOOR PLANS - PART B. & ACCESS SCHEDULE TENANT/EMPLOYEE/GUEST ROOF PLAN |
| A1.3 | ROOF PLAN  |
| A2.1 | INTERIOR FLOOR PLANS   |
| A6.1 | SCHEDULES  |
| A7.1 | ENLARGED PLANS & ELEVATIONS  |
| A7.2 | ENLARGED PLANS & ELEVATIONS  |
| A7.3 | ENLARGED PLANS & ELEVATIONS  |
| A7.4 | ENLARGED PLANS & ELEVATIONS  |
| A7.5 | RENDERINGS   |
| A9.1 | REFLECTED CEILING PLAN   |
| E1.1 | EQUIPMENT PLAN   |
| F1.1 | FURNITURE & RECEPTACLES PLAN   |

1209 HULL STREET APARTMENTS

1209 HULL STREET  
RICHMOND, VA

Joseph F. Yates  
ARCHITECTS  
804-839-3747  
joe@jfyarchitects.com



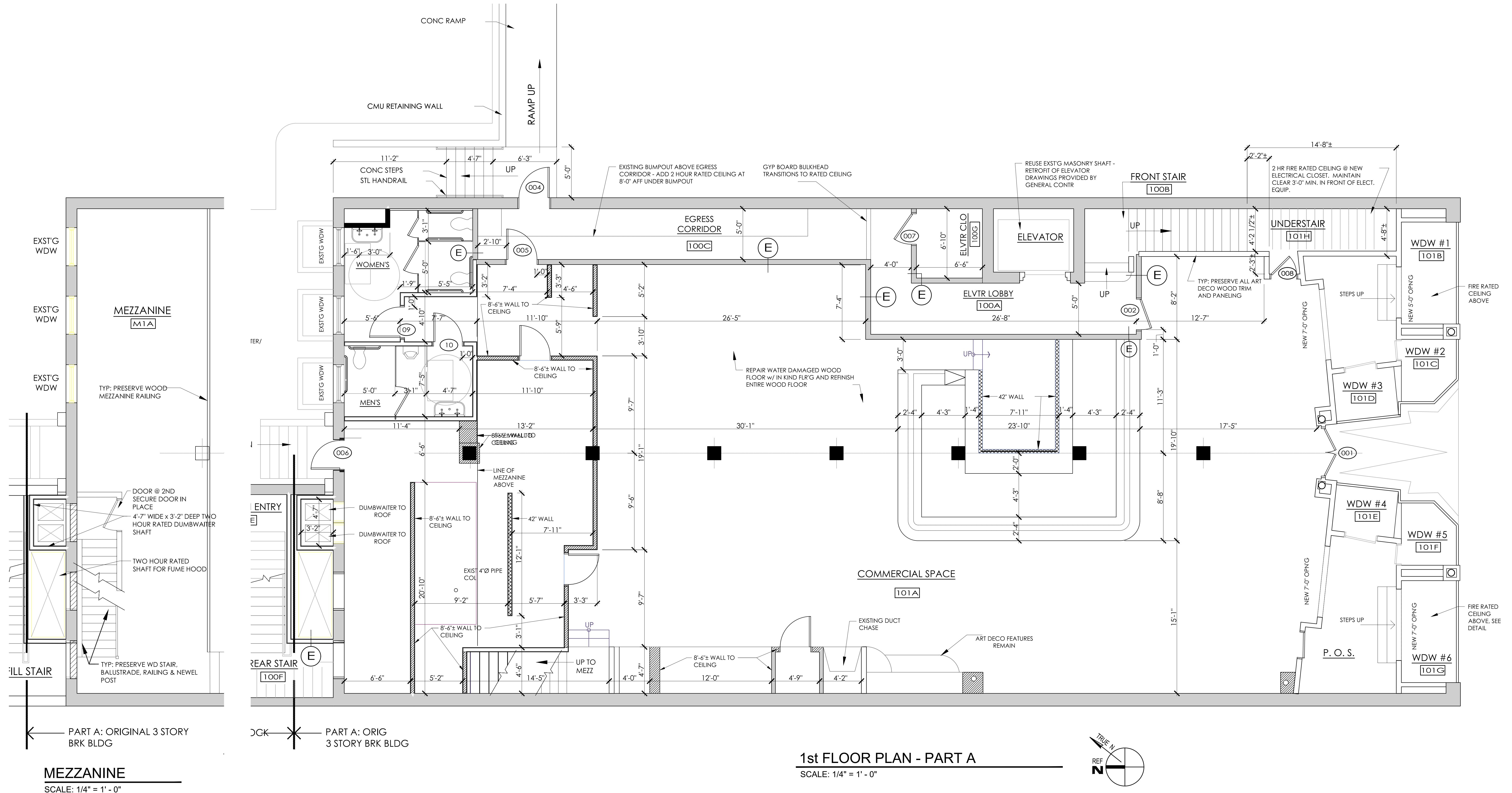
Set Date:  
DEC 19, 2017  
Revisions:  
1/5/18

Project No.:  
2016-05A

T1.1

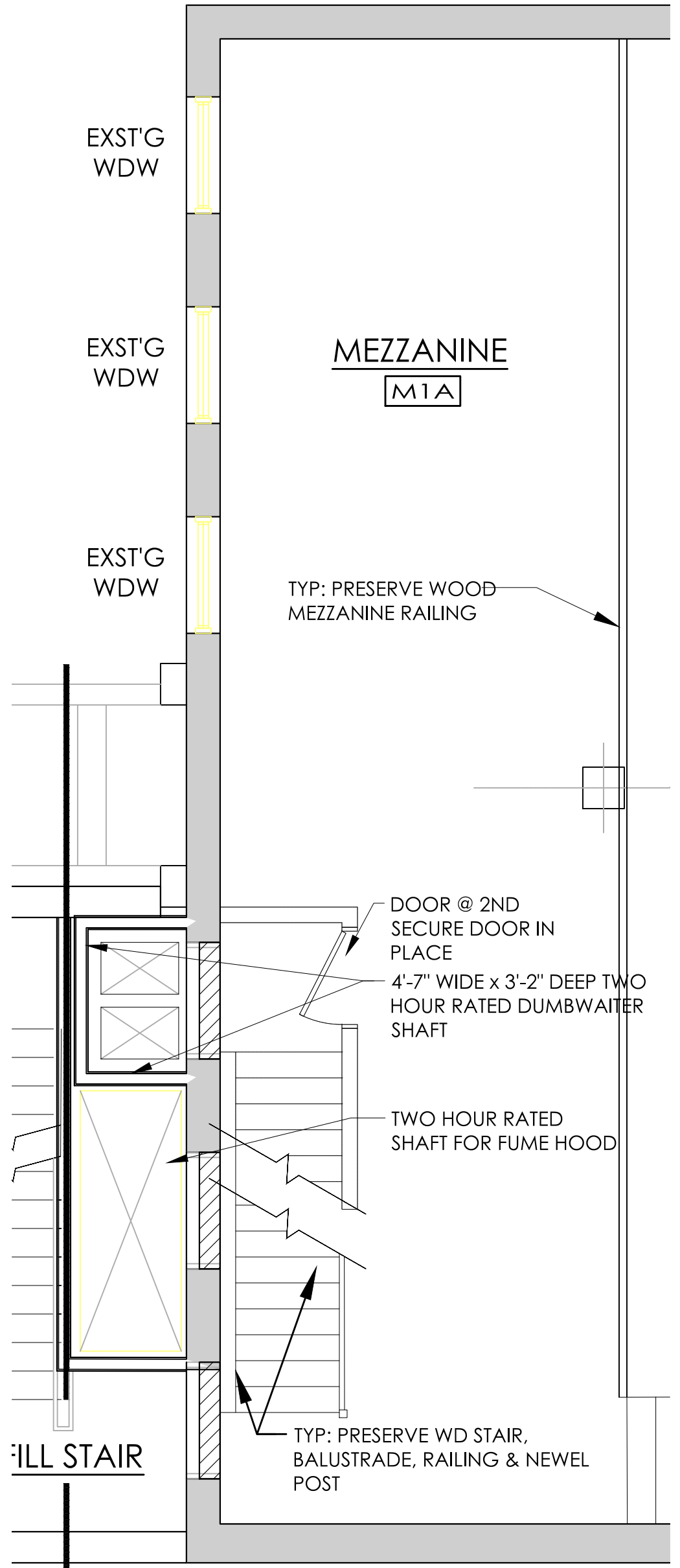
SPECIAL USE PERMIT





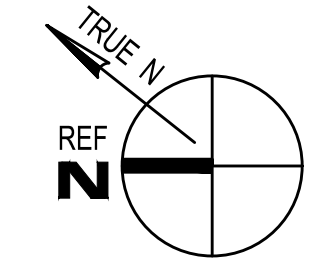
1st FLOOR PLAN - PART A  
 SCALE: 1/4" = 1' - 0"

MEZZANINE  
 SCALE: 1/4" = 1' - 0"



PART A: ORIGINAL 3 STORY BRK BLDG

PART A: ORIG 3 STORY BRK BLDG



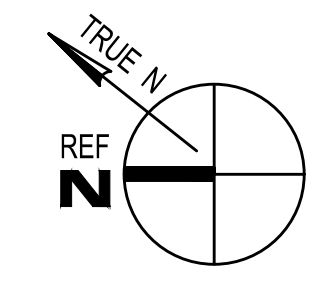
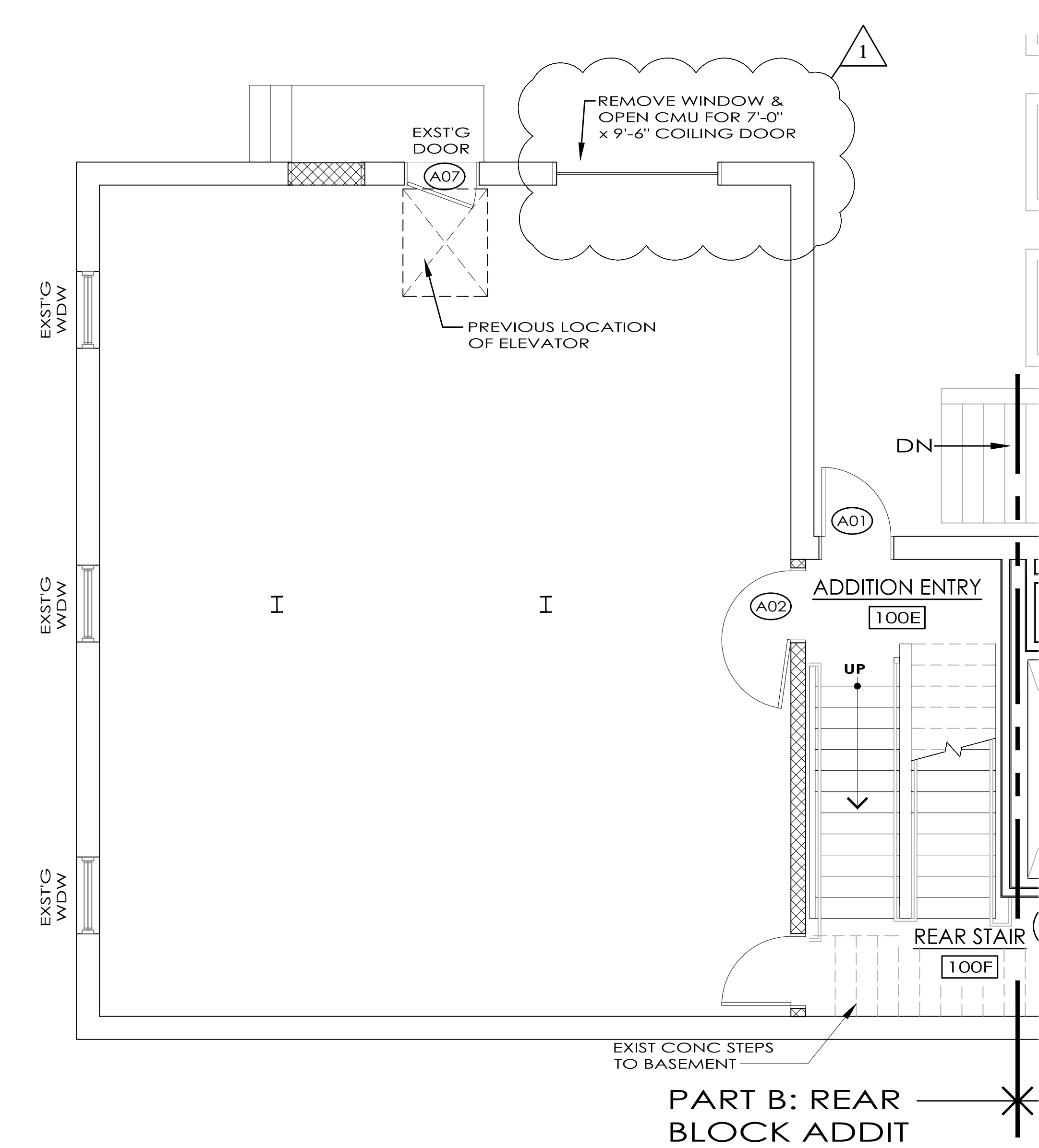
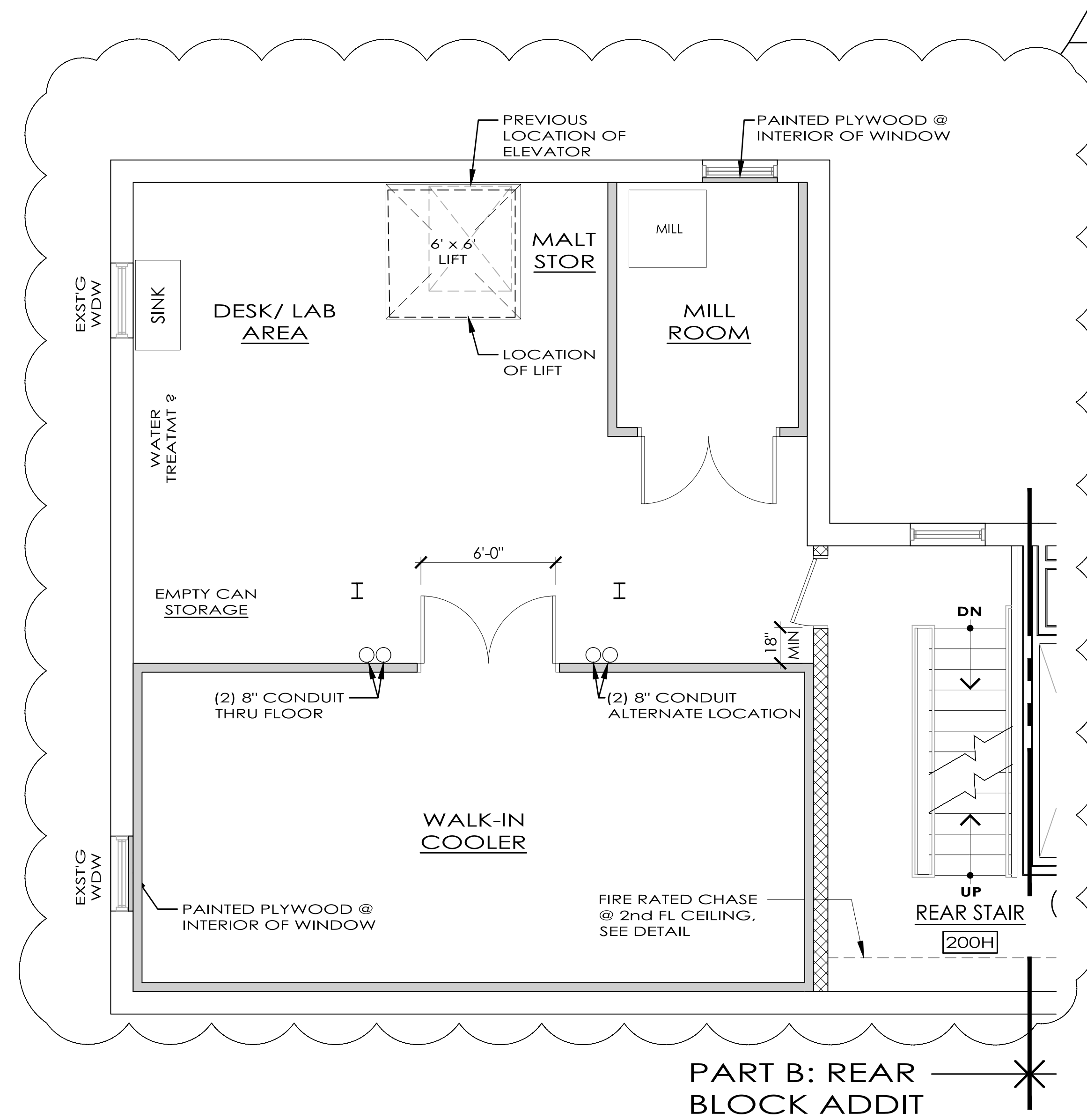


ACCESS SCHEDULE TENANT/EMPLOYEE/GUEST

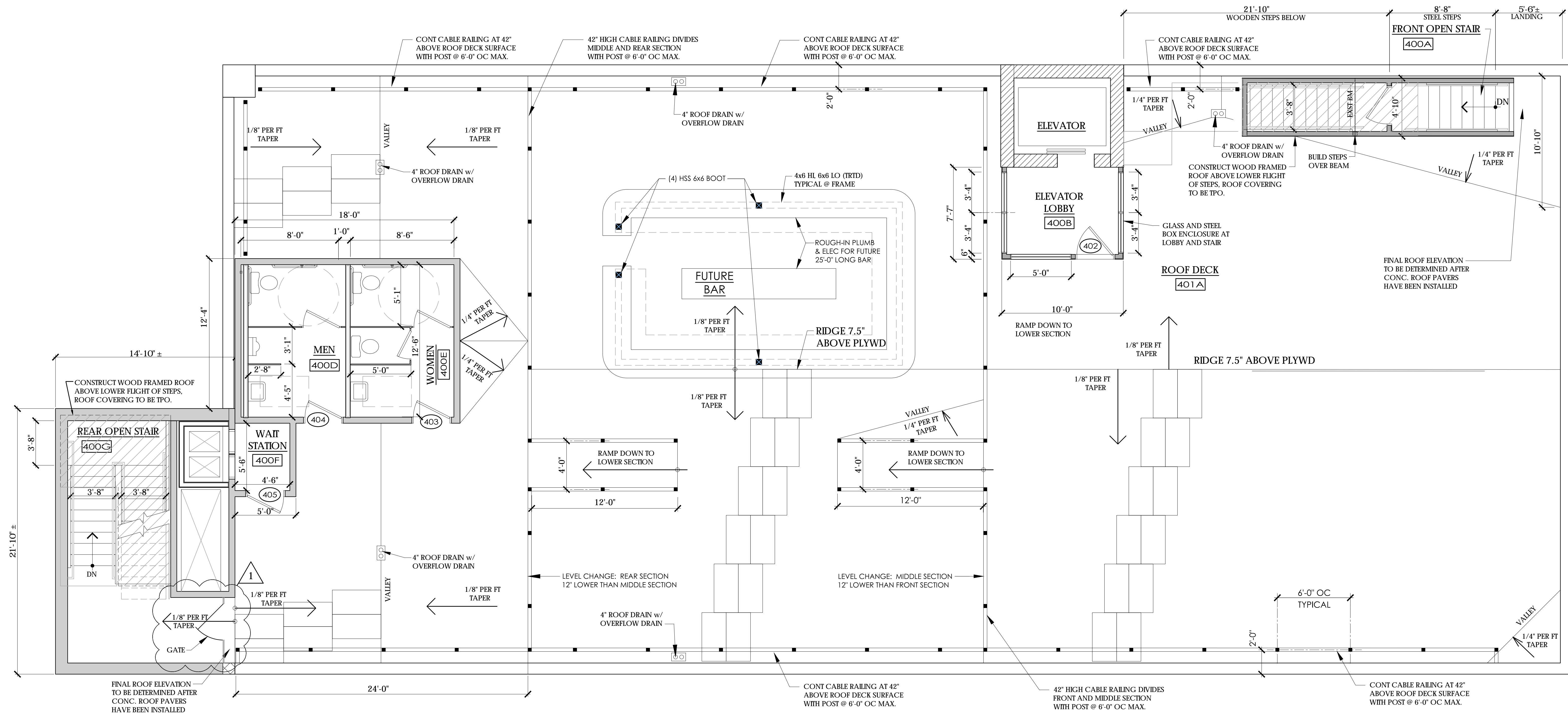
Floor	Code	door description	access during business hours			access during off hours			Access control door
			Tenants	Employees	Guests	Tenants	Employees	Guests	
1	4	back access hallway to parking lot	open/unlocked door	open/unlocked door	open/unlocked door	open by access	exit only	exit only	yes
1	5	entrance from hall to back of restaurant	1 way: exit from restaurant only into hallway	1 way: exit from restaurant only into hallway	1 way: exit from restaurant only into hallway	1 way: exit from restaurant only into hallway	1 way: exit from restaurant only into hallway	1 way: exit from restaurant only into hallway	no
1		elevator doors	open to floor by access	management can unlock to roof only	management can unlock to roof only	open to floor by access	management can unlock to roof only	exit only	yes
1	1	front door entrance	open/unlocked door	open/unlocked door	open/unlocked door	exit only	exit only, except management	exit only	no access key, regular key only
1	2	front entrance to elevator/stair area	open/unlocked door	open/unlocked door	open/unlocked door	exit restaurant only	open by access	exit restaurant only	yes
1	6	kitchen entrance	exit only	open by employee access	exit only	exit only	exit only except management access - can be locked	exit only	yes
1	7	closet near elevator		Manager key					key lock
1	8	understair closet		Manager key					key lock
2		elevator doors	exit only down	exit only down	exit only down	exit only down	exit only down	exit only down	yes
									YES openable from stairs or hallway by tenants, or automatically going down during fire/sprinklers
2	200A/201	stairs from 1-2	up access by access key, otherwise exit only	exit only down	exit only down	up access by access key, otherwise exit only	exit only down	exit only down	
2	200C	stairs from 2-3	up access by access key, otherwise exit only	exit only down	exit only down	up access by access key, otherwise exit only	exit only down	exit only down	
2	202	access stairs to elevator	open by access key	CLOSED both ways	CLOSED both ways	open by access key	exit only when alarm triggers	exit only when alarm triggers	yes
2	235	rear stairs to mezzanine	CLOSED both ways	CLOSED both ways	CLOSED both ways	CLOSED both ways	CLOSED both ways	CLOSED both ways	KEYS
2	236	rear stairs	open by access key	exit only	exit only	open by access key	exit only	exit only	yes
2	237	rear stairs	open by access key	exit only	exit only	open by access key	exit only	exit only	yes

ACCESS SCHEDULE TENANT/EMPLOYEE/GUEST CONT.

Floor	Code	door description	access during business hours			access during off hours			Access control door
			Tenants	Employees	Guests	Tenants	Employees	Guests	
rear exit stairwell	A01	outside to stairwell	up access by access key, otherwise exit only	up access by access key, otherwise exit only	exit only down	up access by access key, otherwise exit only	exit only, except management	exit only down	yes
	A02	stairwell into brewery	exit only	exit only, open by employee access	exit only	exit only	exit only, except management	exit only	yes
	A03	brewery to basement	exit only	exit only, open by employee access	exit only	exit only	exit only, except management	exit only	yes
	A04	2nd floor brewery to stairwell	exit only	exit only, open by employee access	exit only	exit only	exit only, except management	exit only	yes
3		elevator doors	exit only down	exit only down	exit only down	exit only down	exit only down	exit only down	yes
3	301/300A	down stairs from stair to elevator area	open by access key	exit only down	exit only down	up access by access key, otherwise exit only	exit only down	exit only down	See J12, above
3	302	rear stairs to mezzanine	open by access key	CLOSED both ways	CLOSED both ways	open by access key	exit only when alarm triggers	exit only when alarm triggers	
3	319	rear stairs to mezzanine	CLOSED both ways	CLOSED both ways	CLOSED both ways	CLOSED both ways	CLOSED both ways	CLOSED both ways	yes
3	338	rear stairs	up access by access key, otherwise exit only	exit only	exit only	up access by access key, otherwise exit only	exit only	exit only	yes
4		elevator doors	open by management	open by management	open by management	exit only from roof down	exit only from roof down	exit only from roof down	yes
4	402	elevator lobby	open by management	open by management	open by management	exit only from roof down	exit only from roof down	exit only from roof down	yes
4	400A	door to front stairs	exit only when alarm triggers	exit only when alarm triggers	exit only when alarm triggers	exit only when alarm triggers	exit only when alarm triggers	exit only when alarm triggers	no
4	TBD	door to rear stairs?	exit only when alarm triggers	exit only, access during business hours by fob	exit only when alarm triggers	exit only when alarm triggers	exit only when alarm triggers	exit only when alarm triggers	need ability to lock roof access

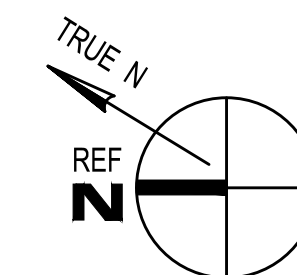


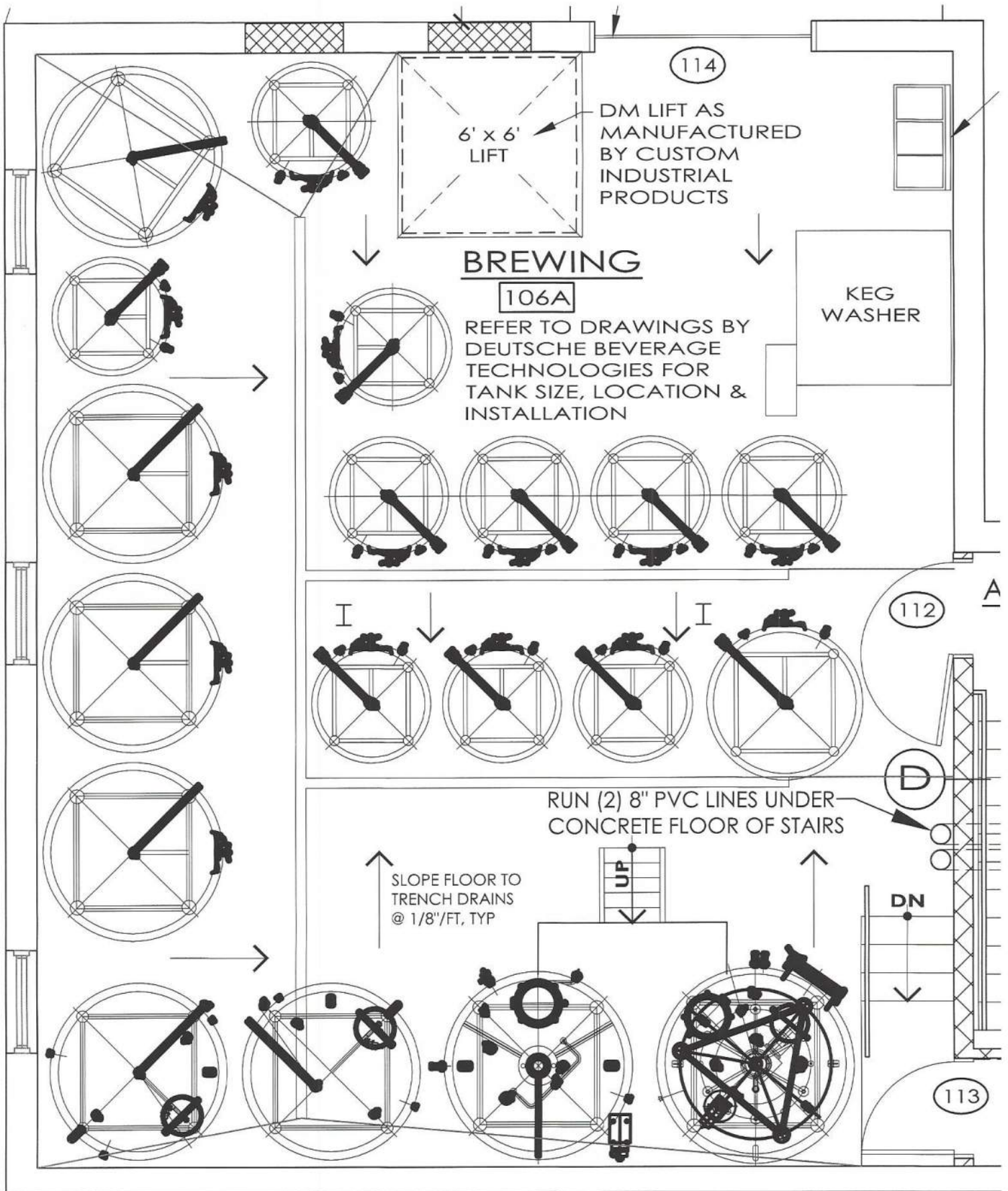




**ROOF DRAINAGE PLAN**

SCALE: 1/4" = 1' - 0"





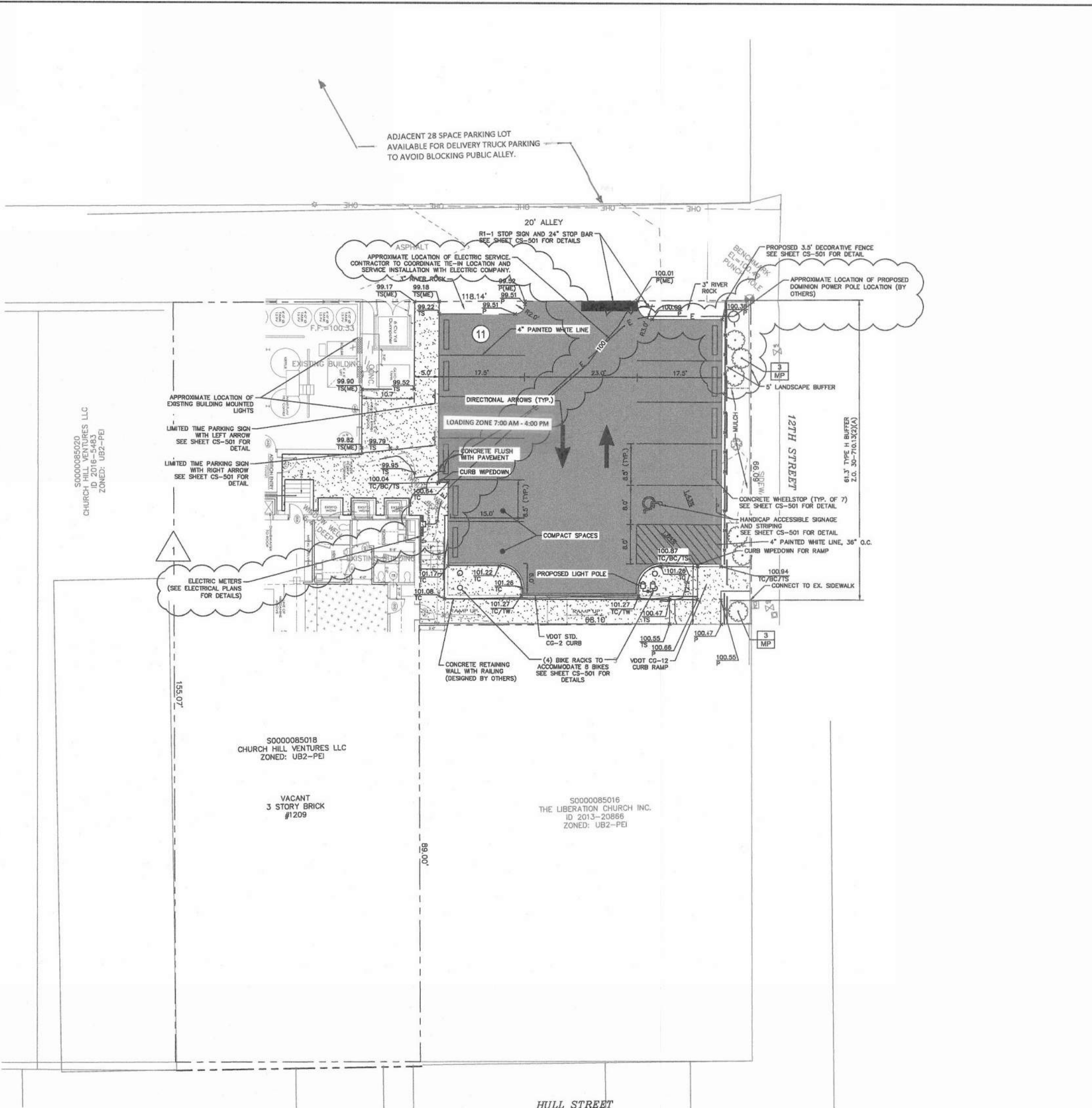
# 1st FLOOR - PART B

SCALE: 1/4" = 1' - 0"

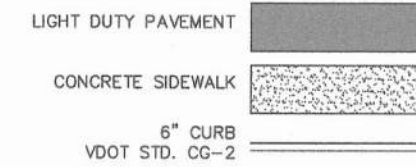
Dogtown Brewery  
 1209 Hull Street  
 September 5, 2018



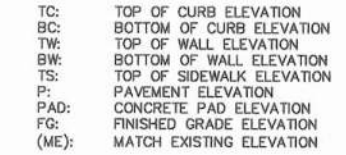
Plotted By: Parakh, Shelley - Sheet Set: 010 - Layout: CS-101 SITE GRADING & LANDSCAPING PLAN - March 26, 2018 08:49:39am - K:\RIC\_CIV\13266005 - 1209 Hull Street - Richmond\CAD\PlanSheets\CS-101 SITE GRADING & LANDSCAPING PLAN.dwg  
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**LEGEND**



**GRADING LEGEND**



- NOTES:**
- ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
  - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS.
  - TWO COATS OF TRAFFIC PAINT SHALL BE SUPPLIED FOR ALL PAVEMENT STRIPING.
  - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ADA ACCESSIBLE PARKING SPACES ARE DESIGNED WITH A MAXIMUM 1.5% SLOPE IN ALL DIRECTIONS, CONTRACTOR TO ENSURE SLOPE DOES NOT EXCEED 2.0% IN ANY DIRECTION.
  - PROPOSED SIDEWALK/ADA ACCESSIBLE ROUTE ARE DESIGNED WITH A MAXIMUM 1.5% CROSS SLOPE AND 4.5% LONGITUDINAL SLOPE. CONTRACTOR TO ENSURE CROSS SLOPE DOES NOT EXCEED 2.0% AND LONGITUDINAL SLOPE DOES NOT EXCEED 5.0%.

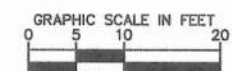
**PLANT SCHEDULE**

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT
[Symbol]	MP	6	Myrica pensylvanica	Northern Bayberry	Cont.	24" HT MIN.

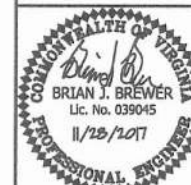
**BUFFER CALCULATIONS [Z.O. 30-710.13(2)(A)]**

Buffer Type	Width (f.f.)	Length (f.f.)	Required Landscaping	Provided Landscaping
UB	5	61	5 Shrubs (4 per 50 f.f.)	6 Shrubs
Type H				

\*\* A Decorative Fence shall be provided the entire length of the buffer



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 1700 WILLOW LAWN DR. SUITE 200, RICHMOND, VA 23230  
 PHONE: 804-673-3862  
 WWW.KIMLEY-HORN.COM



KHA PROJECT	113266005
DATE	11/28/2017
SCALE	AS SHOWN
DESIGNED BY/SMP/DW	SMP
DRAWN BY	SMP
CHECKED BY	MJB

**SITE, GRADING, & LANDSCAPING PLAN**

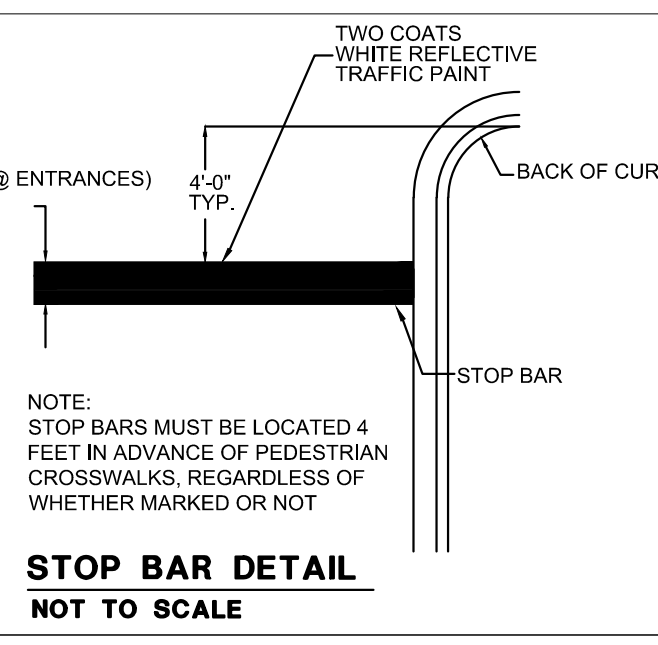
1209 HULL STREET  
 PARKING  
 PREPARED FOR  
 JOSEPH F. YATES  
 ARCHITECTS, INC.  
 VIRGINIA  
 RICHMOND

SHEET NUMBER  
**CS-101**

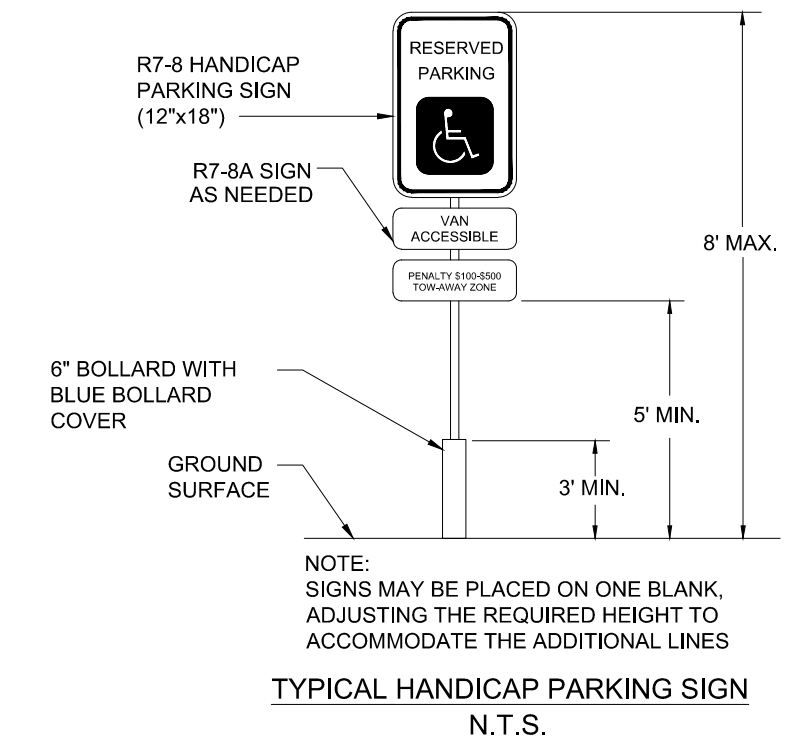
NO.	REVISIONS	DATE	BY



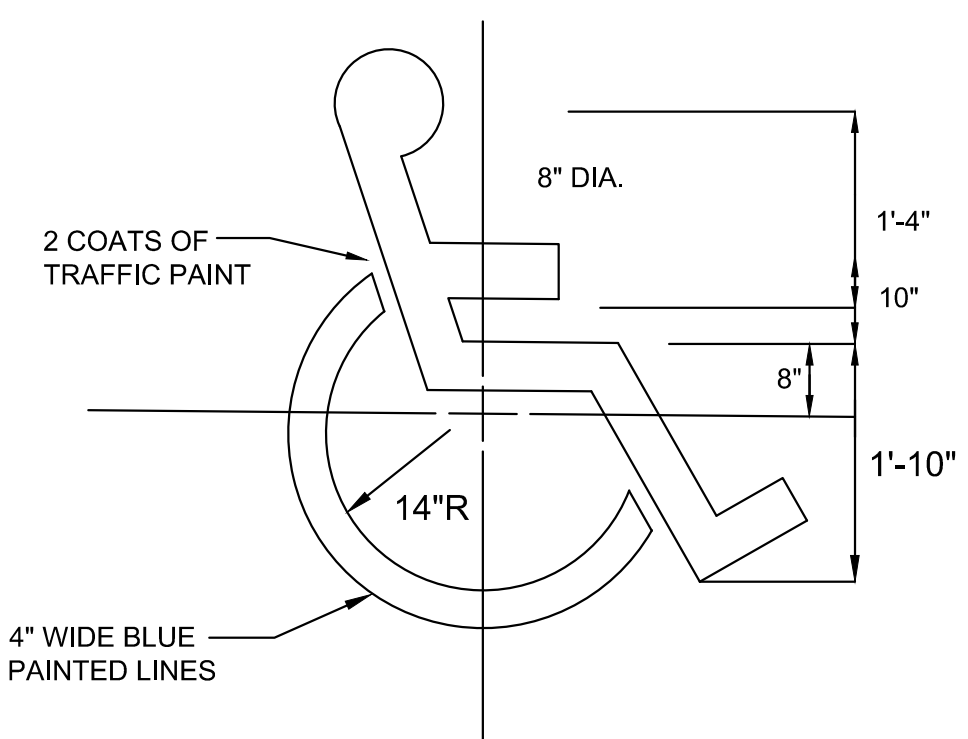
Plotted By: Parekh, Shelley - Sheet Set: KHA - Layout: CS-501 - SITE DETAILS - March 28, 2018 - 08:49:28am - K:\VIC\04113266005 - 1209 Hull Street - Richmond\CAD\PlanSheets\CS-501 SITE DETAILS.dwg  
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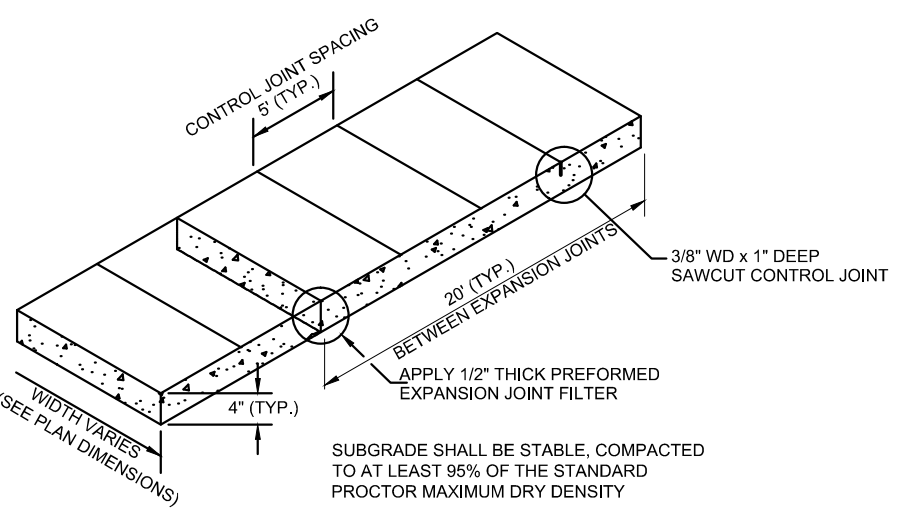
**STOP BAR DETAIL**  
NOT TO SCALE



**TYPICAL HANDICAP PARKING SIGN**  
N.T.S.



**HANDICAP SYMBOL**  
NOT TO SCALE



**TYPICAL SIDEWALK DETAIL**  
NOT TO SCALE

UNLESS NOTED OTHERWISE, ALL SECTION REFERENCES ARE TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION - ROAD AND BRIDGE SPECIFICATIONS, JANUARY, 2007 EDITION.

A. PORTLAND CEMENT CONCRETE SHALL BE CLASS A3 CONCRETE CONFORMING TO THE REQUIREMENTS OF SECTION 217.

B. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 223.

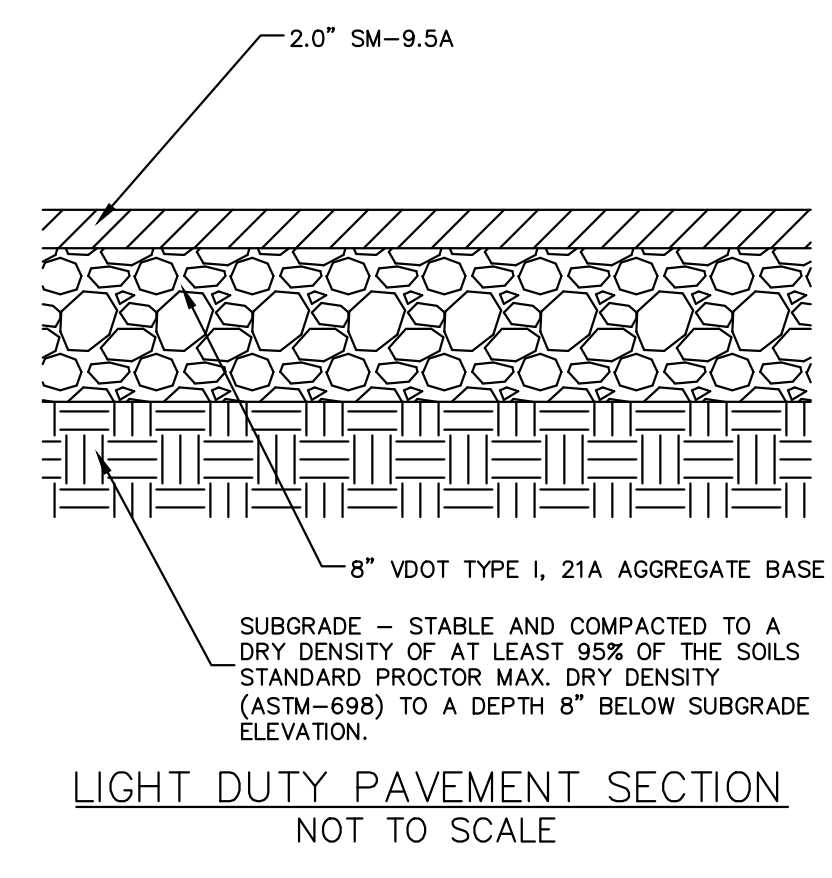
C. CURING MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 220.

D. PREFORMED JOINT FILLER SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 212.

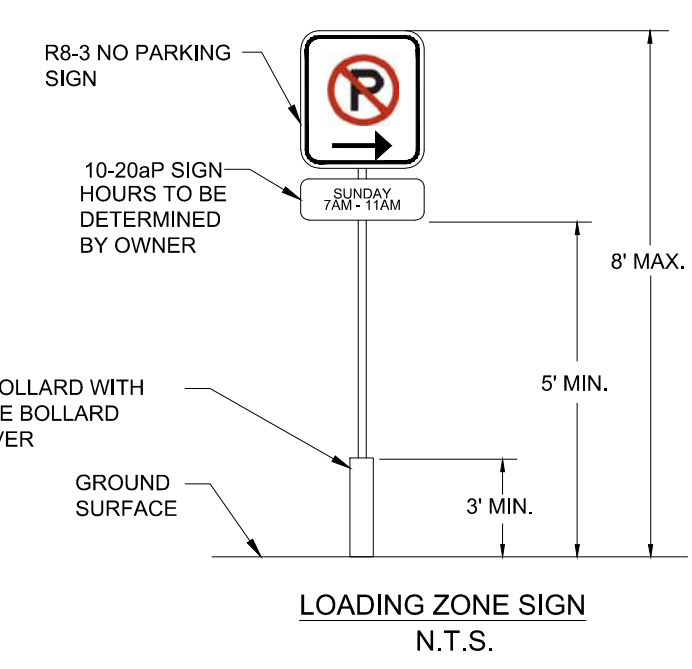
E. MATERIAL SHALL BE APPROXIMATELY 1/2 INCH IN THICKNESS AND SHALL HAVE A WIDTH AND DEPTH EQUAL TO THOSE OF THE STRUCTURE.

F. ASPHALT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 211.

G. GEOTEXTILE DRAINAGE FABRIC SHALL CONFORM TO THE REQUIREMENTS OF SECTION 245.

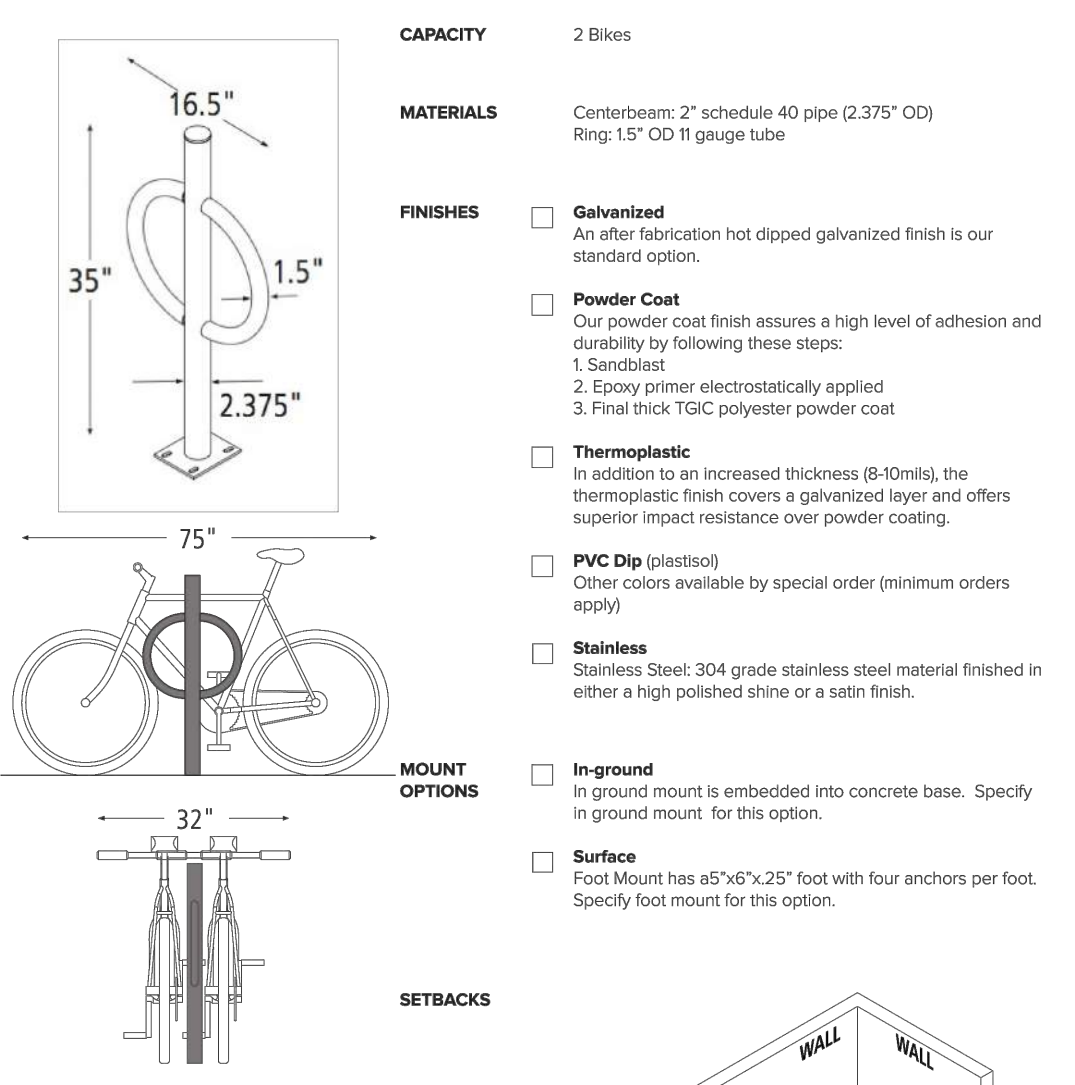


**LIGHT DUTY PAVEMENT SECTION**  
NOT TO SCALE



**LOADING ZONE SIGN**  
N.T.S.

**BIKE HITCH**  
Submittal Sheet



**CAPACITY** 2 Bikes

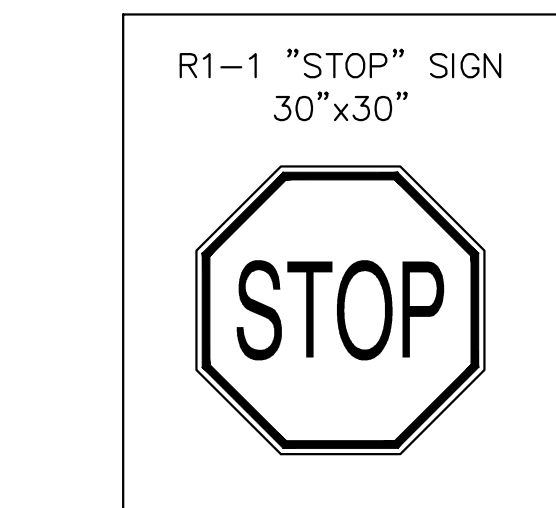
**MATERIALS** Centerbeam: 2" schedule 40 pipe (2.375" OD)  
Ring: 1.5" OD II gauge tube

**FINISHES**

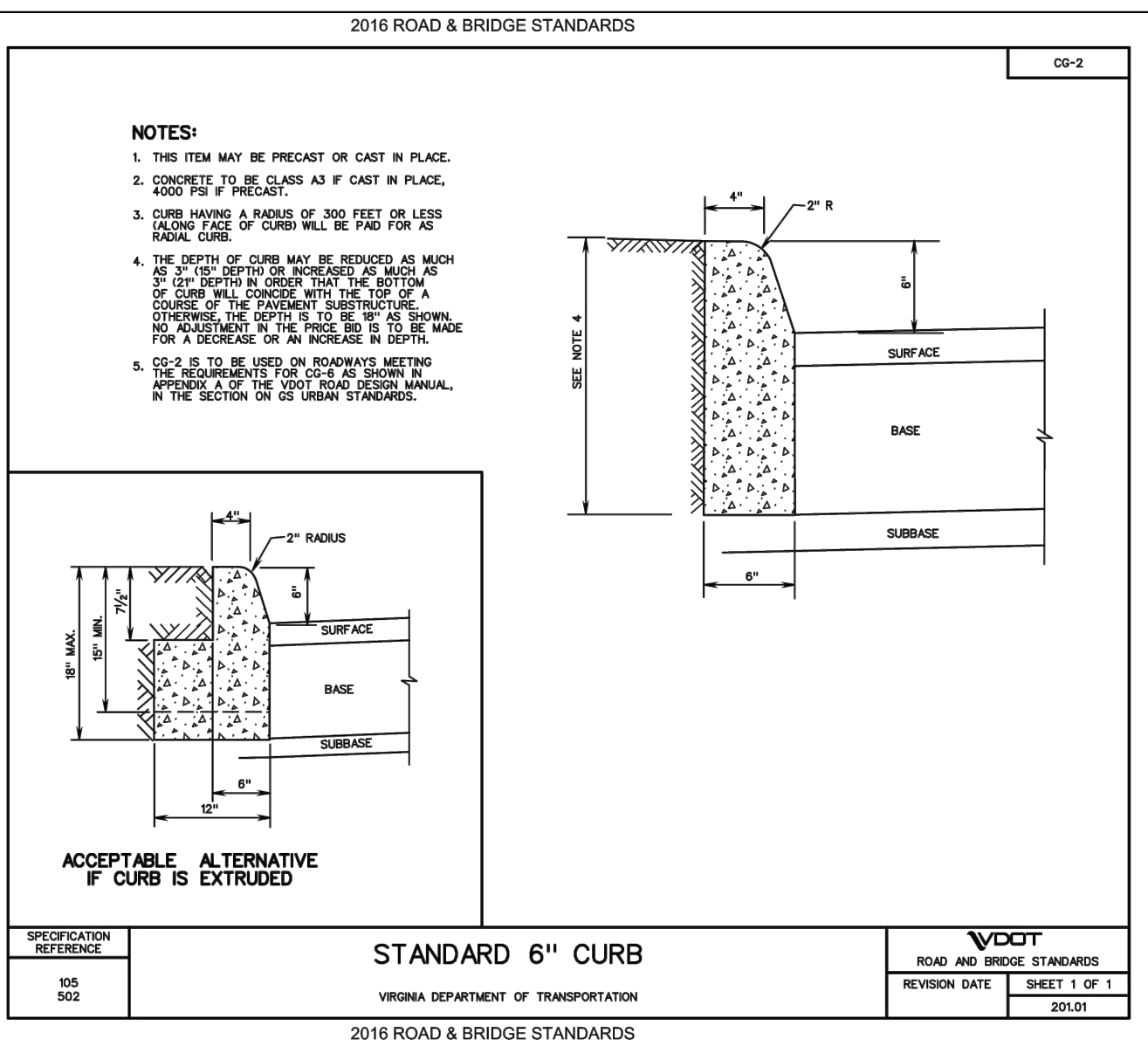
- Galvanized**  
An other fabrication hot dipped galvanized finish is our standard option.
- Powder Coat**  
Our powder coat finish assures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final thick TGIC polyester powder coat
- Thermoplastic**  
In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
- PVC Dip (plastisol)**  
Other colors available by special order (minimum orders apply)
- Stainless**  
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
- In-ground**  
In ground mount is embedded into concrete base. Specify in ground mount for this option.
- Surface**  
Foot Mount has 45"x6"x25" foot with four anchors per foot. Specify foot mount for this option.

**MOUNT OPTIONS**

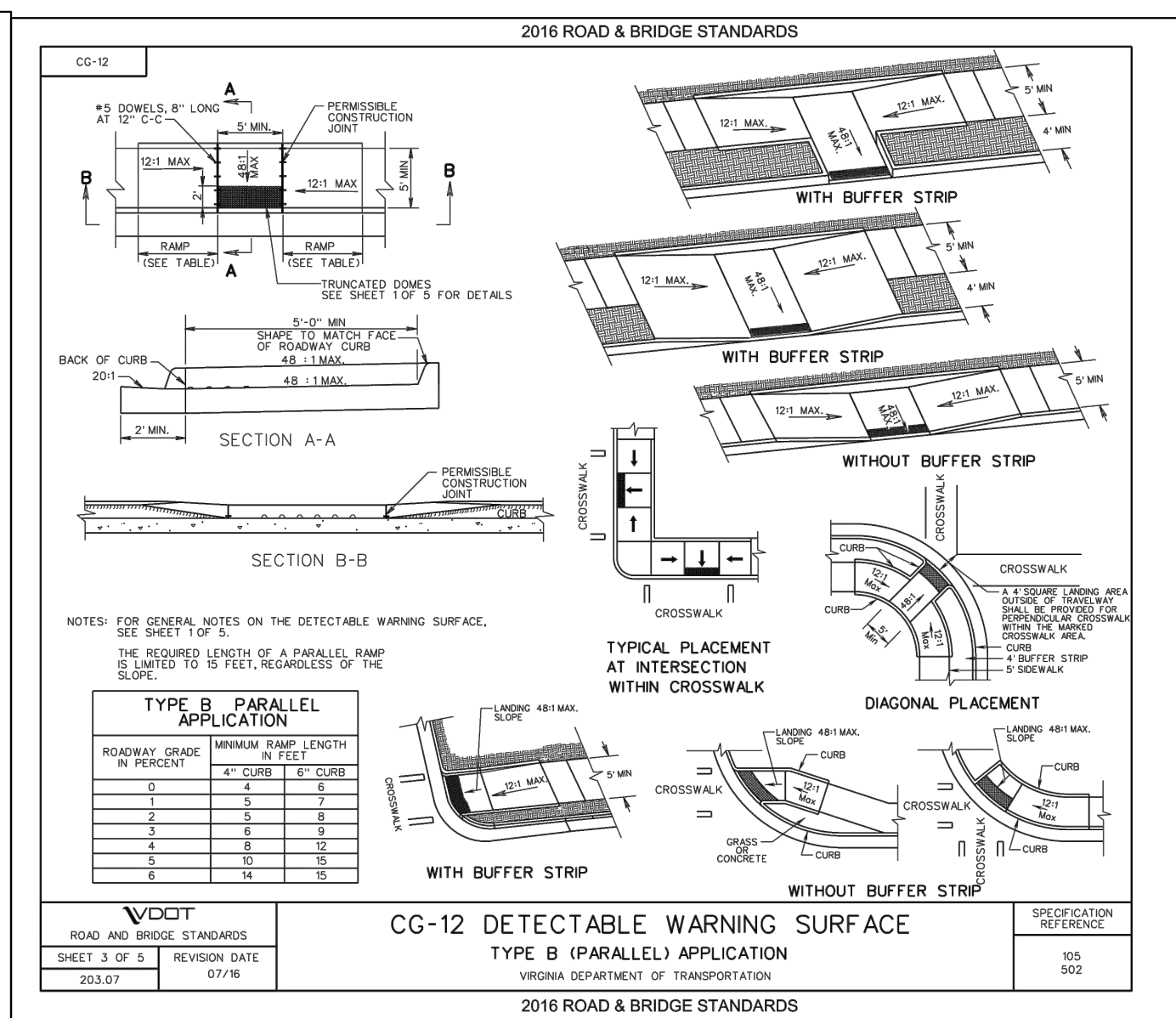
**SETBACKS**



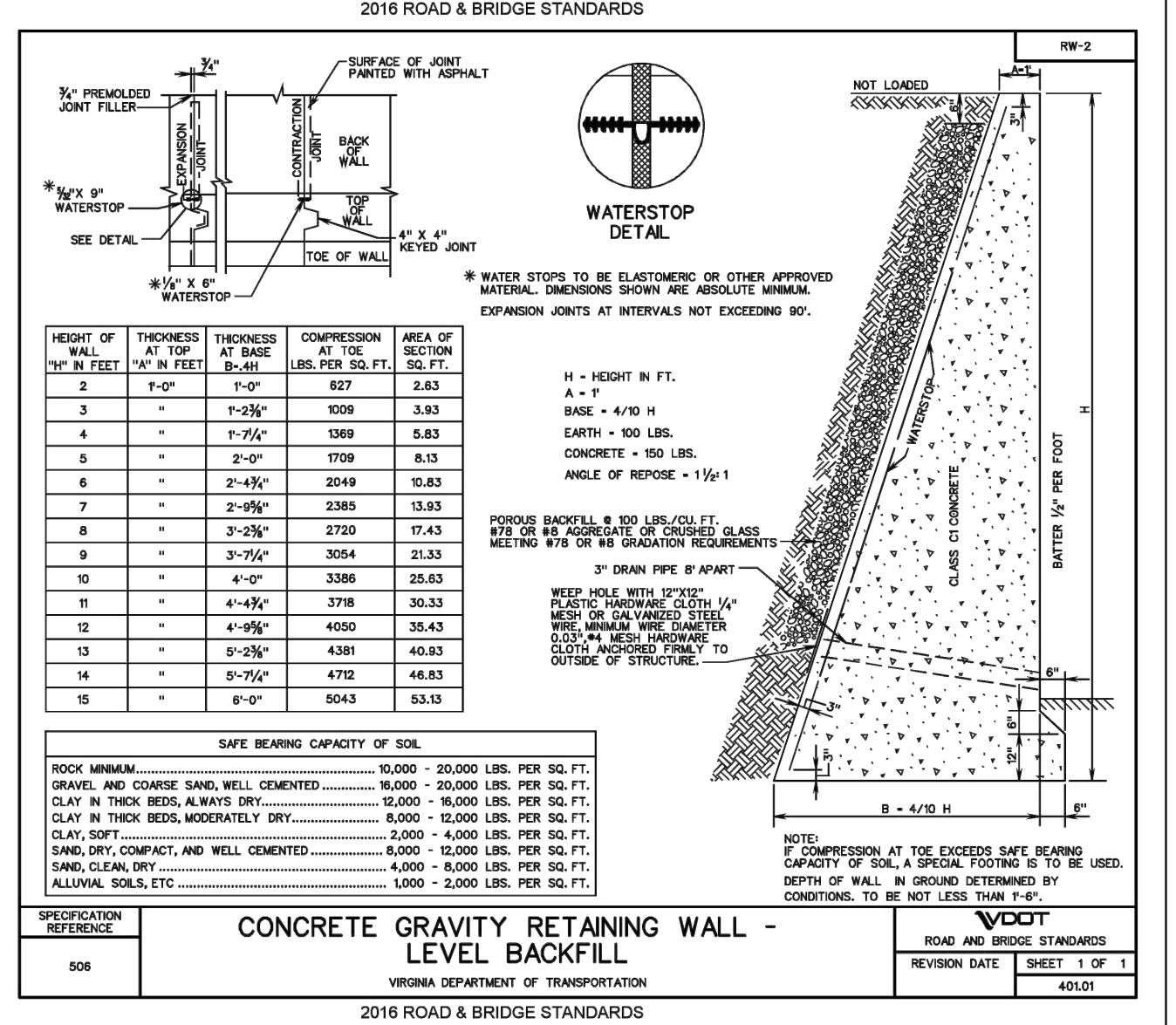
**R1-1 "STOP" SIGN**  
30"x30"



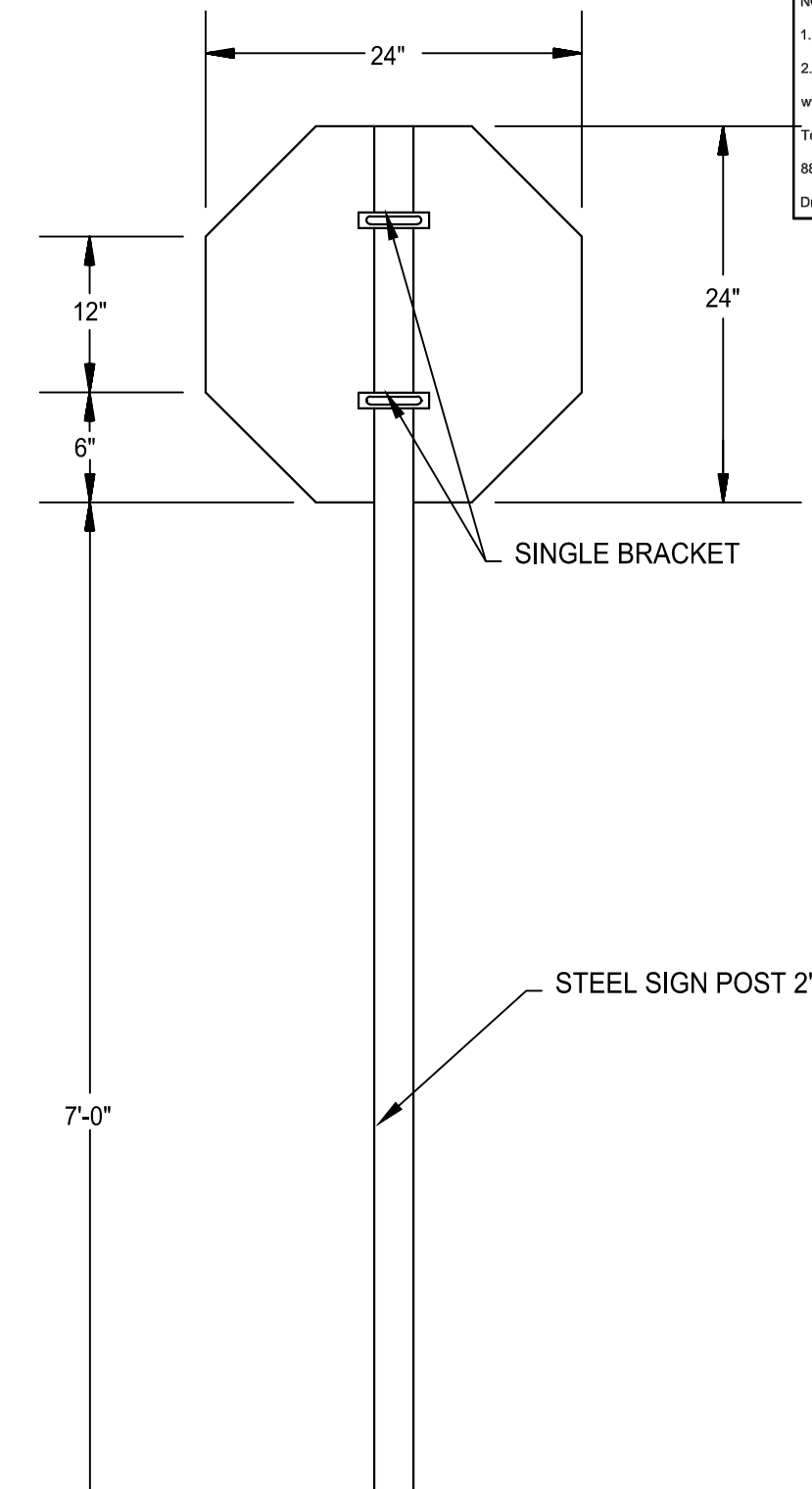
**STANDARD 6" CURB**  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
2016 ROAD & BRIDGE STANDARDS



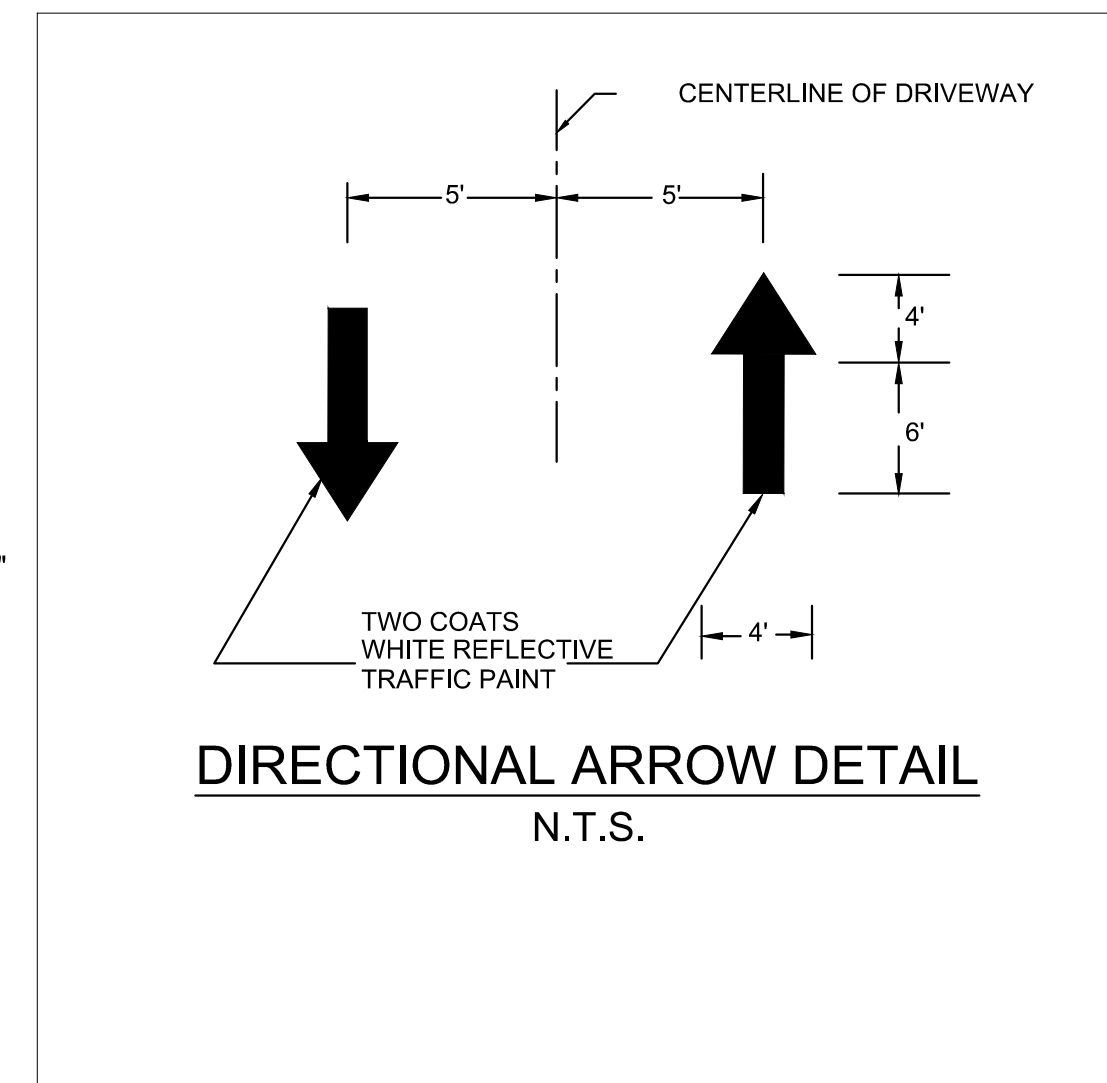
**CG-12 DETECTABLE WARNING SURFACE**  
TYPE B (PARALLEL) APPLICATION  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
2016 ROAD & BRIDGE STANDARDS



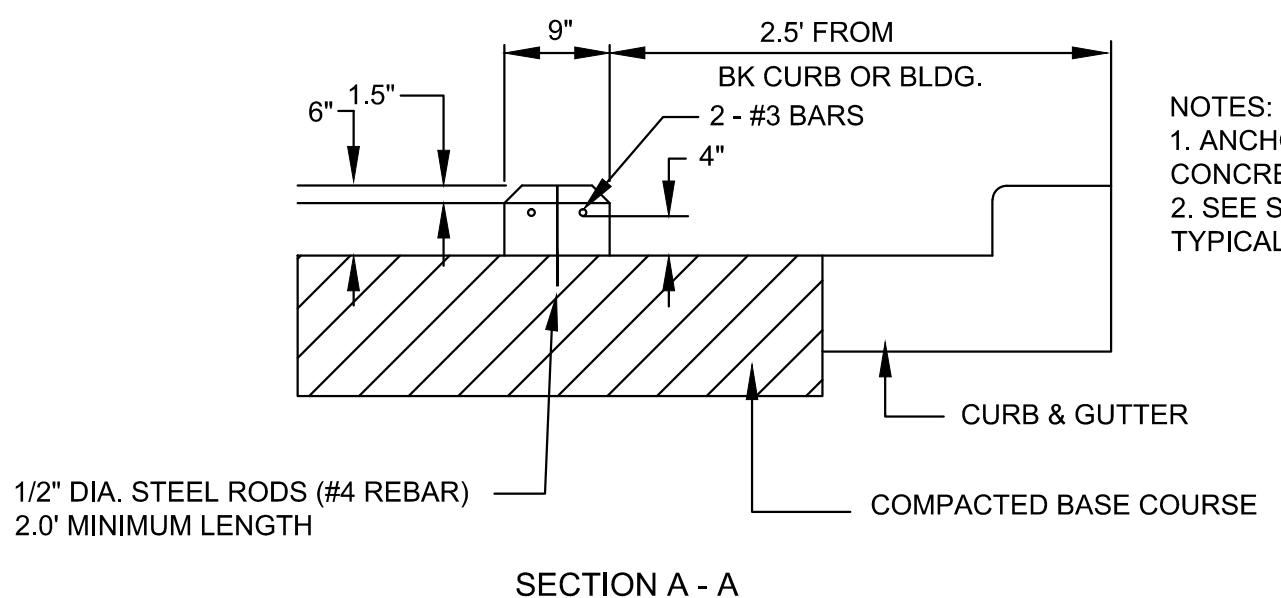
**CONCRETE GRAVITY RETAINING WALL - LEVEL BACKFILL**  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
2016 ROAD & BRIDGE STANDARDS



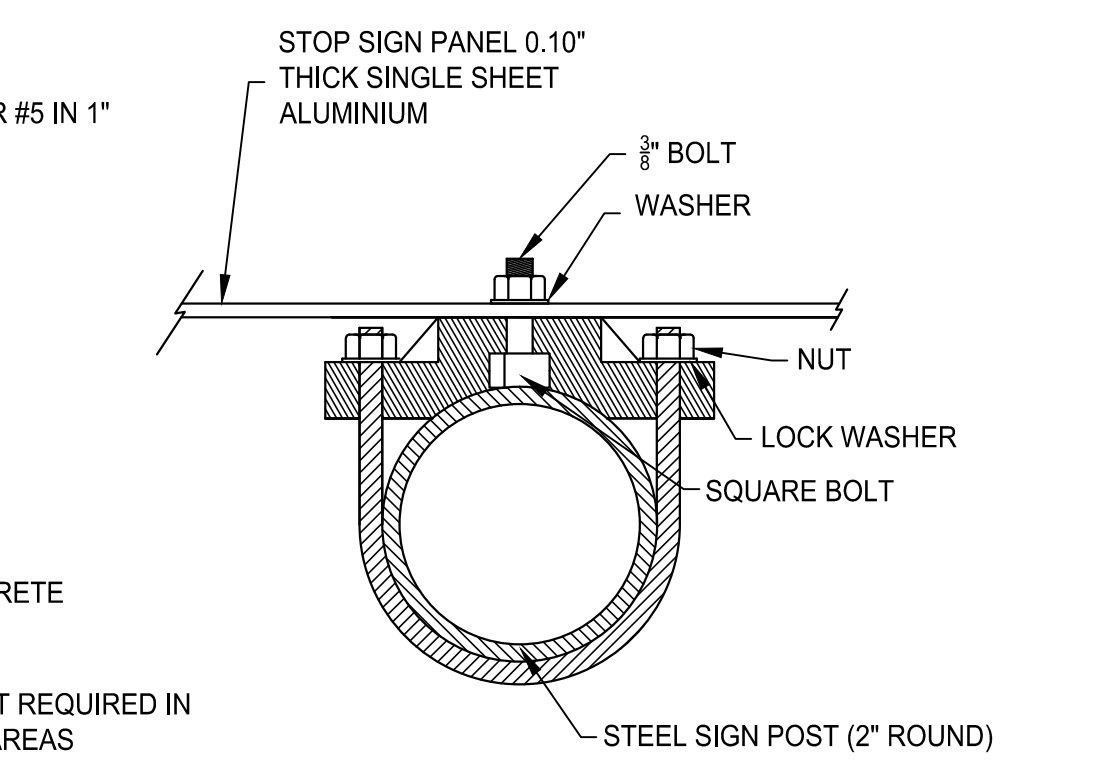
**STOP SIGN AND SIGN FASTENER DETAIL**  
N.T.S.



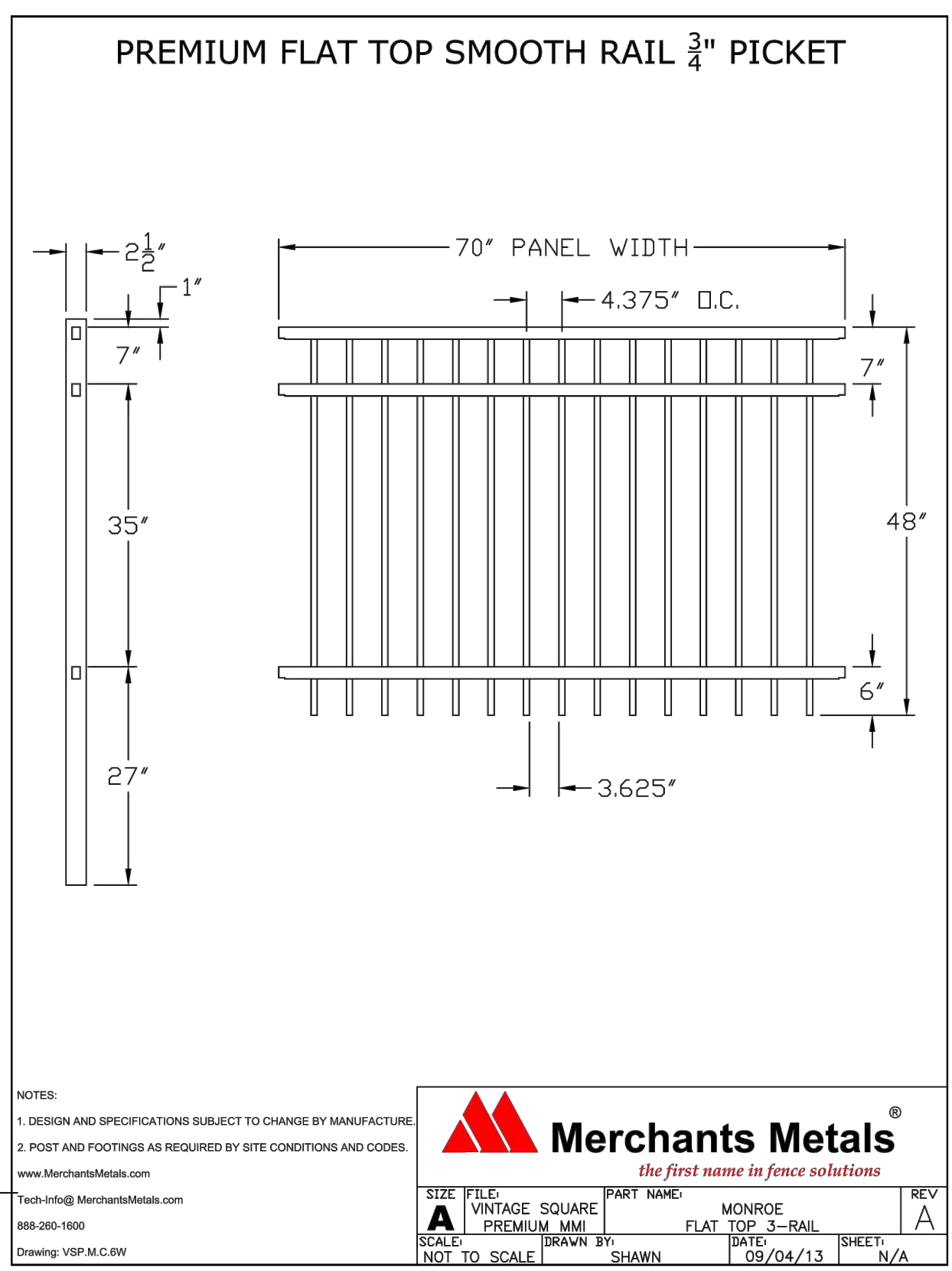
**DIRECTIONAL ARROW DETAIL**  
N.T.S.



**WHEEL STOP DETAIL**  
NOT TO SCALE



**STOP SIGN PANEL DETAIL**  
N.T.S.



NOTES:  
1. DESIGN AND SPECIFICATIONS SUBJECT TO CHANGE BY MANUFACTURE.  
2. POST AND FOOTINGS AS REQUIRED BY SITE CONDITIONS AND CODES.

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1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230  
PHONE: 804-673-3882  
WWW.KIMLEY-HORN.COM

**Kimley-Horn**  
the first name in fence solutions

SIZE: 3/4" VINTAGE SQUARE  
PART NAME: MONROE  
MATERIAL: PREMIUM GALV. FLAT TOP 3/4" RAIL  
DRAWN BY: SHAWN  
DATE: 09/04/13  
SHEET: N/A

REVISION 1 - ELECTRICAL SERVICE COORDINATION 11/28/17 SMP

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WWW.KIMLEY-HORN.COM

**COMMONWEALTH OF VIRGINIA**  
Professional Engineer  
BRIAN J. BREWER  
Lic. No. 039045  
11/28/2017

KHA PROJECT: 113266005  
DATE: 11/28/2017  
SCALE: AS SHOWN  
DESIGNED BY: SMP/DW  
DRAWN BY: SMP  
CHECKED BY: MRE

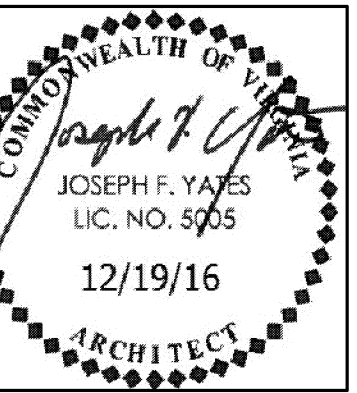
**SITE DETAILS**

1209 HULL STREET  
PARKING  
PREPARED FOR  
JOSEPH F. YATES  
ARCHITECTS, INC.  
RICHMOND VIRGINIA

SHEET NUMBER  
**CS-501**

DATE BY: \_\_\_\_\_





1209 HULL STREET APARTMENTS  
1209 HULL STREET  
RICHMOND, VA

Joseph F. Yates  
ARCHITECTS  
804-839-3747  
joe@jfyarchitects.com

Set Date:  
DEC 19, 2016  
Revisions:

Project No.:  
2016-05

C1

### SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Stewart Title Guaranty Company Commitment No.16007-CHURCHILL VENT dated 1/22/2016 at 8:00 A.M.  
Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.  
No Easements On Subject Property.

### FLOOD ZONE NOTE

By graphic plotting only, this property is in flood zone X of the Flood Insurance Rate Map, Community Panel No.5101290039E, which bears the effective date of July 16, 2014, and is not in a special flood hazard area.

### GENERAL NOTES

1. THE BEARING BASE FOR THIS SURVEY ORIGINATED FROM SURVEY BY FREDERICK A. GIBSON & ASSOC. P.C. DATED 5/19/2004 FOR #1208 HULL STREET.
2. THIS PROPERTY HAS AN AREA OF 12,256.29 SQ.FT. OR 0.281 ACRE OF LAND
3. THIS PROPERTY IS DESIGNATED BY CITY OF RICHMOND, VIRGINIA AS TAX NUMBER S0000085018
4. INTERIOR ROADWAYS APPEAR TO BE PRIVATE, VARIABLE IN WIDTH AND UNNAMED. UNLESS OTHERWISE SHOWN
5. WATER AND SEWER IS CITY HOOK UP
6. NO ADJUSTMENT ON BOUNDARY NEEDED
7. NO OBSERVED EVIDENCE OF ANY WASTE DUMPING ON SUBJECT SITE.
8. NO EVIDENCE OF DELINEATED WETLANDS FOUND THROUGH ON LINE PUBLIC RESOURCES.
9. POWER & TEL. TO BLDG. OVERHEAD AS SHOWN ON OLAT
10. BASE DEED FOR SUBJECT PROPERTY IS FOUND IN 1D 2016-4406

### LEGAL DESCRIPTION

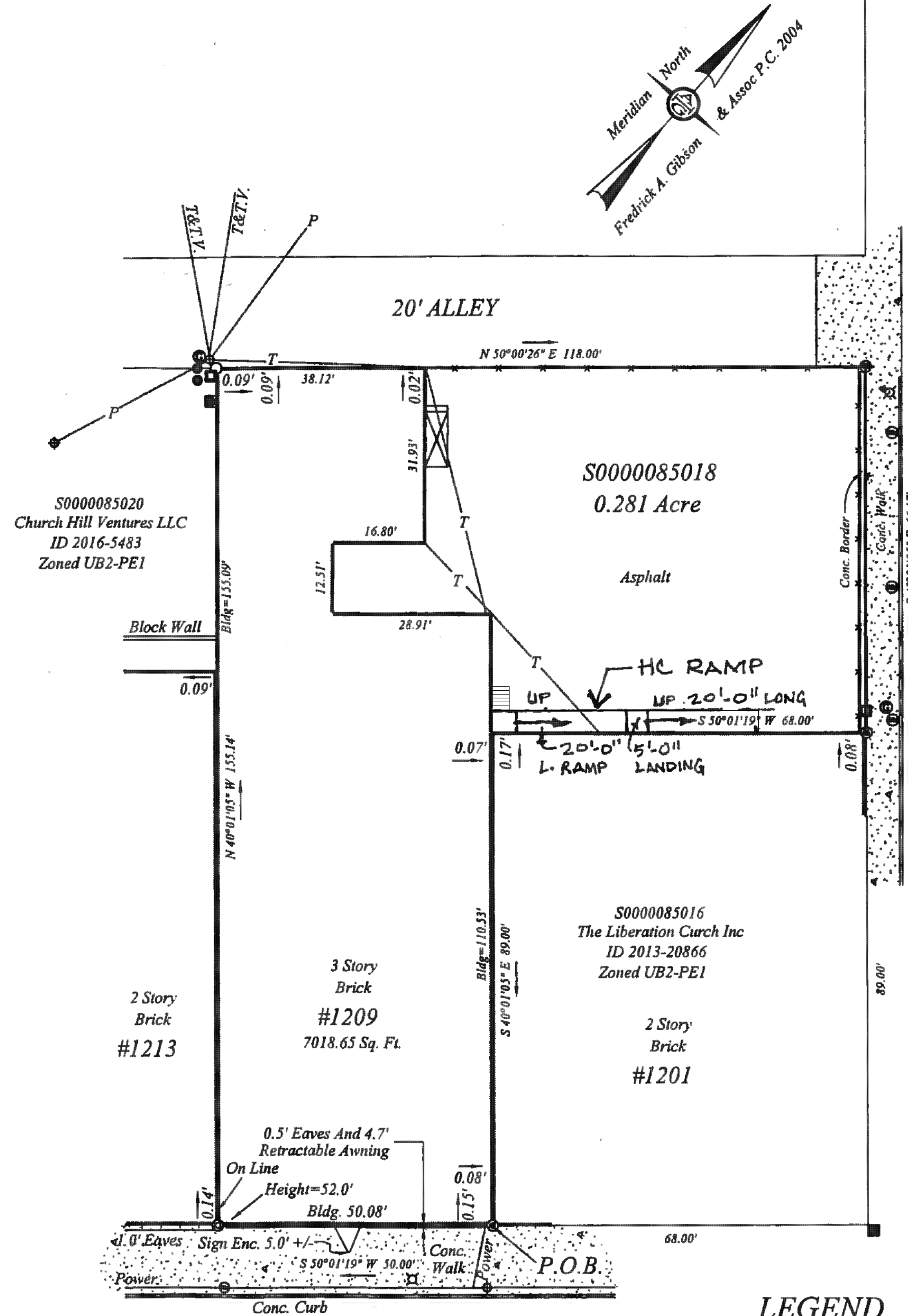
All that piece or parcel of land located in the City of Richmond, Virginia and designated as tax ID S0000085018 also known as #1209 Hull Street and being further described as beginning at a drill hole set on the North line of Hull Street a distance of 68.00' from the West line of W. 12th Street; Thence Proceeding on the North line of Hull Street S 50 01'19"W for a distance of 50.08' to a nail set; Thence N 40 01'05"W for a distance of 155.14' to a rod found on the South line of a 20' alley; Thence proceeding along the South line of the 20' alley N 50 00'26"E for a distance of 118.00' to a drill hole set on the West line of W 12th Street; Thence along the West line of W. 12th Street S 40 01'05"E for a distance of 66.17' to a drill hole set; Thence proceeding S 50 01'19" W for a distance of 68.00' to a point near the intersection of 2 buildings; Thence proceeding S 40 01'05"E for a distance of 89.00' to a drill hole set being the place and point of beginning.

### ZONING NOTES

Zoned: UB2-PE1  
Permitted use Classification: Commercial Shell  
Observed Use(s): Commercial / Apartment Shell  
Zoning regulations are subject to change and interpretation, for further information contact City Of Richmond, Virginia 804 646 6197 David Duckhardt.

**Site Restrictions**  
Minimum Building Setbacks  
Front 0' Side 0' Rear 0'  
Minimum lot size 1000 Sq.Ft.  
Minimum lot frontage None  
Maximum building height 4 Stories  
Each No Less Than 10' No More Than 14'  
Maximum density ; None  
Maximum floor area ratio ; None

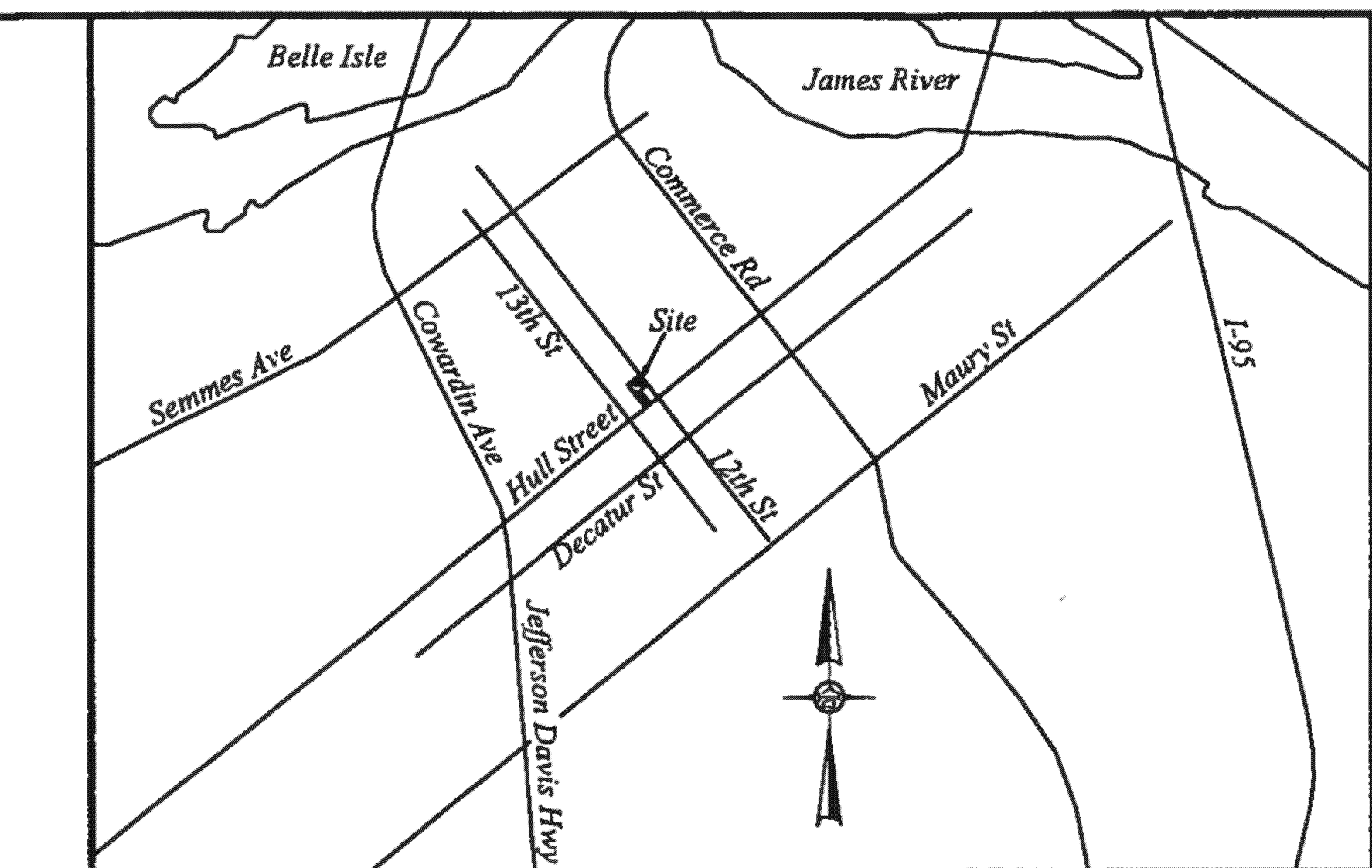
**Parking Tabulations**  
No On Site Parking



**HULL STREET**  
65.80' Right Of Way

### LEGEND

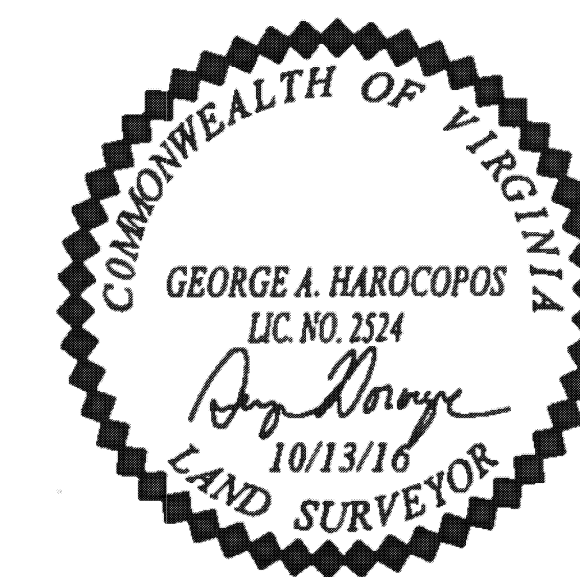
- ☒ Trash Can
- ⊙ Drill Hole/S
- ⊕ Power Pole
- Rod Found
- Bollard
- ⊕ Water Cap/Meter
- ⊕ Gas Cap
- ⊕ Nail/S
- ⊕ Power Meter Box
- ⊕ Gas Meter
- Stone/F



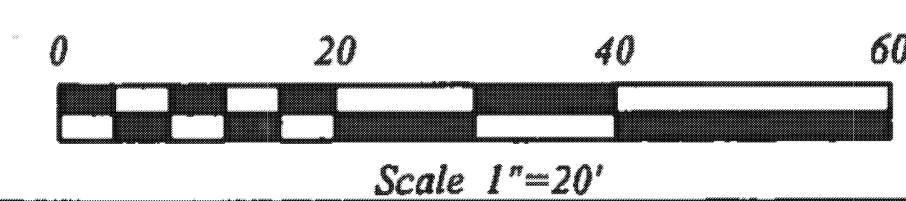
### SURVEYOR'S CERTIFICATION

TO: CHURCH HILL VENTURES, LLC AND STEWART TITLE GUARANTY COMPANY  
  
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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 8, 9, 10a, 10b, 11b, 12, 13, 16, 17, 18, 19 and 20a OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 13, 2016.

REGISTERED SURVEYOR: GEORGE A. HAROCOPOS  
REGISTRATION NUMBER 2524 IN THE STATE OF VIRGINIA  
DATE OF LAST FIELD SURVEY: 10/13/16  
DATE OF LAST REVISION



**ALTA/NSPS LAND TITLE SURVEY**  
LOCATED AT  
#1209 HULL STREET  
CITY OF RICHMOND, VIRGINIA



JN 45903  
A. G. HAROCOPOS & ASSOCIATES, P.C.  
CERTIFIED LAND SURVEYOR AND CONSULTANT  
4920 E. MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112  
Office 804 744 2630 FAX 804 744 2632  
E-MAIL AGHAROCOPOS@VERIZON.NET  
Scale 1"=20' Date 10/13/16 Drawn by GAH

C:\PROJECTS\2016 PROJECTS\2016-05 1209 Hull (Hild)\\_C1 1209 Survey w- Ramp.dwg, 12/19/2016 2:59:09 PM