

INTRODUCED:

AN ORDINANCE No. 2025-090

To authorize the special use of the property known as 2000 North 29<sup>th</sup> Street for the purpose of a private school, upon certain terms and conditions.

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

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

PUBLIC HEARING: MAY 27 2025 AT 6 P.M.

WHEREAS, the owner of the property known as 2000 North 29<sup>th</sup> Street, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a private school, which use, among other things, is not currently allowed by sections 30-410.6, concerning lot coverage, and 30-410.7, concerning height, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), 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

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

ADOPTED:    JUN 2 2025    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

congestion in streets, roads, alleys and other public ways and places in the area involved, will not 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 (2020), 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 2000 North 29<sup>th</sup> Street and identified as Tax Parcel No. E012-0401/019 in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “Athletic Field, Anna Julia Cooper Episcopal School, City of Richmond, Virginia,” prepared by Hulcher & Associates, Inc., dated September 22, 2021, and last revised December 20, 2021, 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 private school, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Anna Julia Cooper, Lower School,” prepared by Brockenbrough, dated January 24, 2025, and last revised January 31, 2025, and “Anna Julia Cooper School, Lower School Site Plan – Schematic Design Progress,” “Anna Julia Cooper School Lower School, First Floor Plan – Schematic Design Progress,” “Anna Julia Cooper School Lower School, Second Floor Plan – Schematic Design Progress,” “Anna Julia Cooper School Lower School, Elevations – Schematic Design Progress,” prepared by Bartzen + Ball, and dated March 5, 2024, and “Anna Julia Cooper School, New Lower School,” prepared by Bartzen + Ball, dated December 10, 2024, and last revised January 29, 2025, 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 private school, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(c) Signs on the Property shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended. Internally illuminated signs shall not be permitted.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(e) 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 (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of a City of Richmond standard alley entrance with sidewalk over entrance along Tate Street, a City of Richmond standard alley entrance with sidewalk over entrance along Purcell Street, a Virginia Department of Transportation standard CG-2 curb along the alley that runs between Tate Street and Purcell Street, and a sidewalk along North 29<sup>th</sup> Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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 (2020), as amended, unless the context clearly indicates that a different meaning is intended.

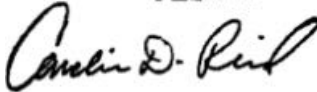
(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of 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 (2020), 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 (2020), 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 1,096 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.

ATRUE COPY:  
TESTE:  
  
City Clerk



# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** March 5, 2025

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Mayor Avula (by request)  
(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Sabrina Joy-Hogg, Interim Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, DCAO for Planning & Economic Development

**FROM:** Kevin J. Vonck, Director of Planning & Development Review

**RE:** To authorize the special use of the property known as 2000 North 29<sup>th</sup> Street for the purpose of a private school, upon certain terms and conditions.

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

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize a private school in an R-5 Single-Family Residential District. While the use is a permitted principal use, it exceeds height restrictions and permitted lot area coverage, therefore, an special use permit is required.

**BACKGROUND:** The property is located in the Woodville neighborhood, between Tate Street and Purcell Street. The property is currently a 50,355.36 sq ft (1.156 acre) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses... Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10



units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.”

The current zoning for this property is R-5 Single-Family Residential and is currently a vacant lot surrounded by R-5 Zoning. This private school would be an addition to the existing Anna Julia Cooper School in the adjacent parcel.

**COMMUNITY ENGAGEMENT:** This property is not within the limits of an active civic group. Required notices will be sent by mail after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan; Ordinance to be considered by the Planning Commission on May 20, 2025

**FISCAL IMPACT:** \$2400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** April 28, 2025

**CITY COUNCIL PUBLIC HEARING DATE:** May 27, 2025

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, May 20, 2025

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:**

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

**STAFF:** Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



## Application for **SPECIAL USE PERMIT**

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

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: 2000 N. 29th Street

Date: May 20 2024

Parcel I.D. #: E0120401019

Fee: \_\_\_\_\_

Total area of affected site in acres: 1.156

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

### Zoning

Current Zoning: R-5

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

### Proposed Use

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

**Request increase in lot coverage requirement. See attached applicant's report.**

Existing Use: vacant

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Jennifer Mullen

Company: Roth Jackson

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 977-3374

Fax: ( )

Email: jmulen@rothjackson.com

**Property Owner:** Anna Julia Cooper School

If Business Entity, name and title of authorized signer: \_\_\_\_\_

(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: 2124 N 29TH ST

City: Richmond

State: VA

Zip Code: 23223

Telephone: ( )

Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** \_\_\_\_\_

*[Signature]* by power of attorney

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)



Jennifer D. Mullen

Richmond Office  
(804) 977-3374  
jmullen@rothjackson.com

BY HAND DELIVERY  
Matthew J. Ebinger, AICP  
Planning and Development Review  
900 E. Broad St., Room 511  
Richmond, VA 23219

May 20, 2024

RE: Special Use Permit: E0120401019, 2000 N 29th St Richmond, VA 23223 (the "Property")

Dear Matthew:

This letter shall serve as the Applicant's Report for the accompanying application for a Special Use Permit ("SUP") for the Property to authorize use of the Property to waive feature requirement of lot coverage from the R-5 district regulations. The Property is located on N. 29<sup>th</sup> Street between Purcell Street and Tate Street. The surrounding parcels are zoned R-5 and R-53 across N. 29<sup>th</sup> Street which is the Creighton Court neighborhood. The Applicant operates the Anna Julia Cooper Episcopal School (the "School") on the parcels adjacent to the Property along 29<sup>th</sup> Street between Purcell Street and Selden Street. The Anna Julia Cooper School is an independent, faith-based school providing full-tuition scholarships to students of limited economic resources primarily from the surrounding neighborhood.

This proposed use is compatible with the surround neighborhood uses and provides additional opportunities to create a lower school building and ultimately expand the School. The School is committed to helping its students change the trajectory of their lives and playing an important role in the community. The Property is identified as Neighborhood Mixed-Use in the Land Use recommendations of the Richmond300. The School use fits within the use recommendations, as well as the design of the building, creating a new street wall with appropriate yard and outdoor recreational spaces.

The Special Use Permit would authorize a slight increase in the lot coverage to develop this important use on the Property. The proposed use the requirements set forth in the City Charter that the use will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in the 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 cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage

{01630576;v1}

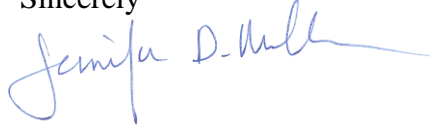
Matthew J. Ebinger, AICP

May 20, 2024

Page 2

disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Sincerely

A handwritten signature in blue ink, appearing to read "Jennifer D. Mullen", with a long horizontal flourish extending to the right.

Jennifer D. Mullen

Cc: Michael Maruca via email

Laura McGowan via email

**SPECIAL LIMITED POWER OF ATTORNEY  
LAND USE APPLICATIONS**

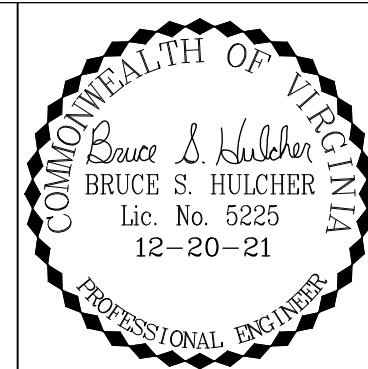
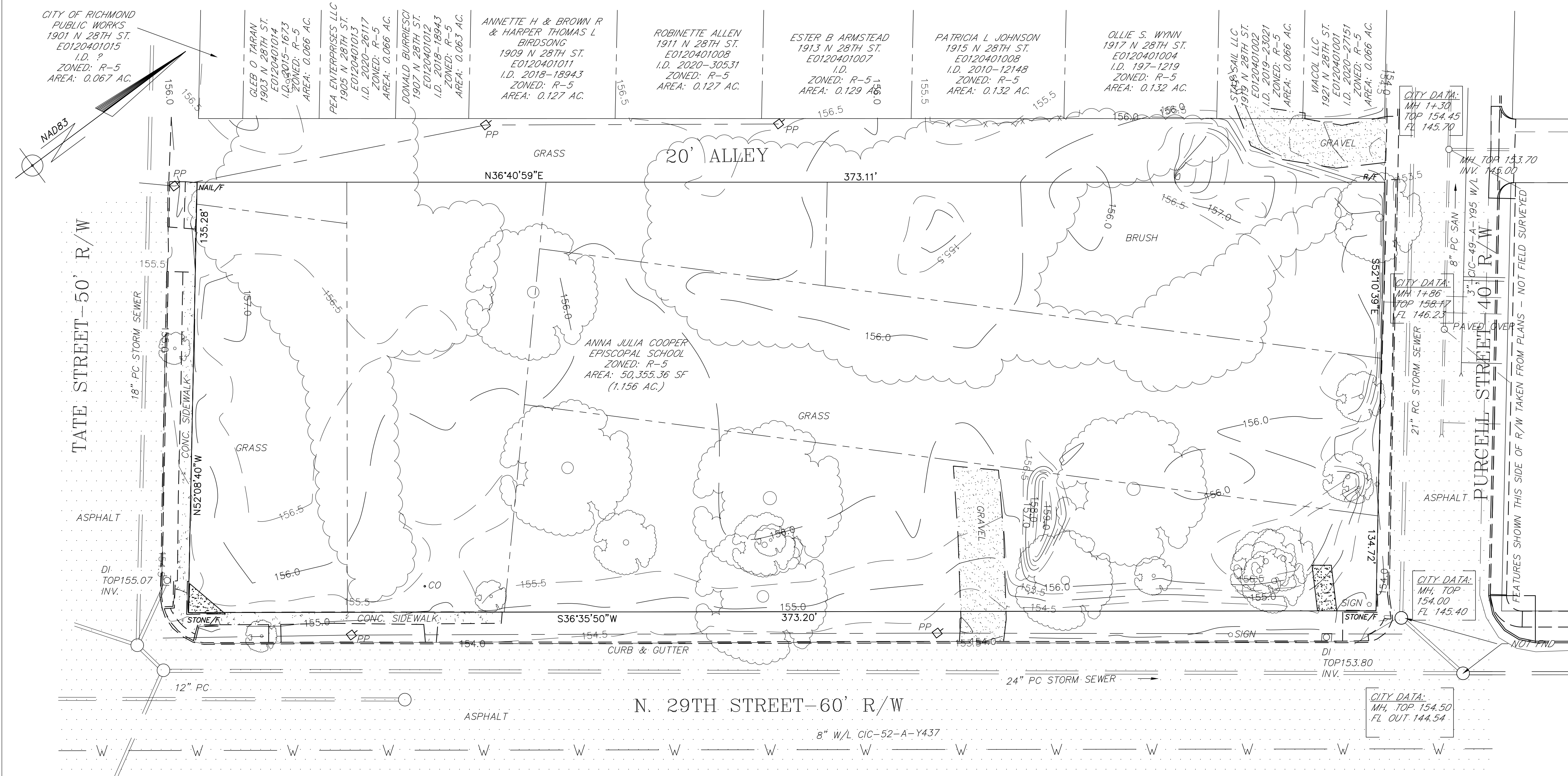
**KNOW ALL MEN BY THESE PRESENTS**, that the undersigned is authorized on behalf of the **ANNA JULIA COOPER SCHOOL**, a non-stock Virginia corporation, has made, constituted and appointed, and by these presents do hereby make, constitute and appoint **JENNIFER D.**

**MULLEN** or **KIMBERLY M. LACY**, either of whom may act, our true and lawful attorney-in-fact ("Attorney"), to act as our true and lawful attorney-in-fact in our name, place and stead with such full power and authority we would have, if acting personally, to file all such applications required by the City of Richmond, Virginia (the "City"), with respect to that certain real property currently under contract the undersigned, such real estate being located in the City of Richmond, commonly known as situated along 2100 N. 29<sup>th</sup> Street (the "Property"), including, but not limited to, an application for a special use permit for Property. Our said Attorney is also authorized and directed to sign, seal, acknowledge and deliver all such documentation and consents as required for the special exception and variance applications, and to do, execute and perform all and every other act or acts, thing or things in law needful and necessary to be done as required for the rezoning and conditional use permit applications and related to the Property, as fully as we might or could do if acting personally.

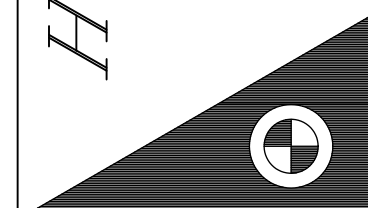
The undersigned hereby confirm all lawful acts done by our Attorney pursuant to this Special Limited Power of Attorney. We further declare that as against ourselves or persons claiming under us, everything which our Attorney shall do pursuant to this Special Limited Power of Attorney shall be valid and binding in favor of any person or entity claiming the benefit hereof who has not received actual written notice that this Special Limited Power of Attorney has been revoked.







**HULCHER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
5901 LAKESIDE AVENUE  
RICHMOND, VIRGINIA 23228  
804) 262 - 7622 \* FAX: 262 - 8215



**ATHLETIC FIELD**  
ANNA JULIA COOPER EPISCOPAL SCHOOL  
CITY OF RICHMOND, VIRGINIA  
EXIST. SITE, DEMO & PH.1 E/C PLAN

REVISIONS:  
11-12-21 CITY COMM.  
12-20-21 CITY COMM.

DATE: SEPT. 22, 2021

DESIGNED BY:

DRAWN BY: GAE

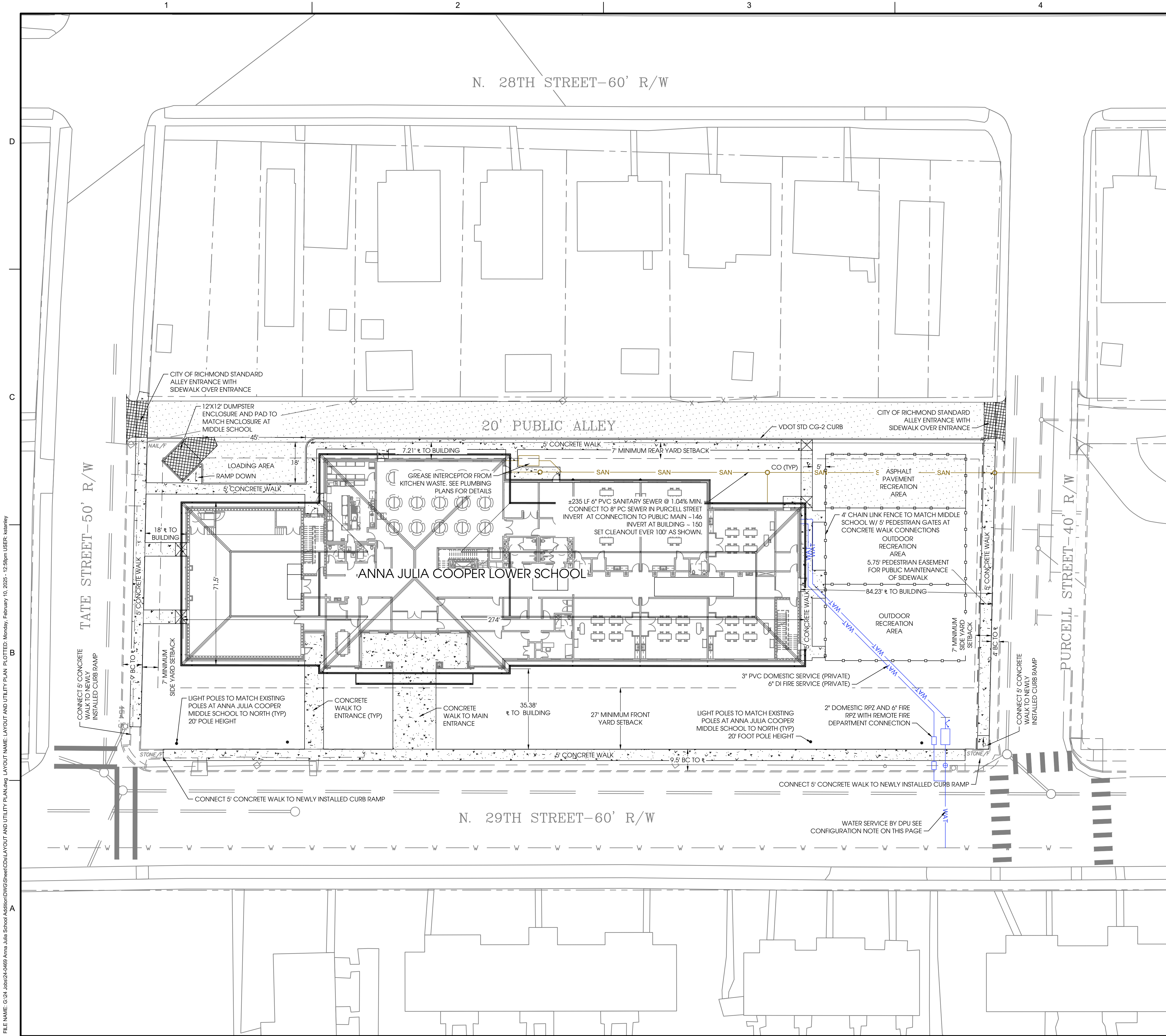
CHECKED BY: BSH

SCALE: 1" = 20'

**C1**

JN. 2105





NOTES AND MATERIAL SPECIFICATIONS

- GENERAL
- CONTRACTOR MUST FIELD VERIFY THE ELEVATION AND LOCATION OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO CONSTRUCTION
  - SANITARY SEWER LATERAL AND MAIN EXTENSION IS TO BE INSTALLED BY THE CONTRACTOR. CONTRACTOR MUST APPLY FOR A WORK IN STREET PERMIT TO PERFORM INSTALLATION.
  - WATER SERVICE FROM THE MAIN UP TO AND INCLUDING THE THE METER BOX IS TO BE INSTALLED BY THE CITY OF RICHMOND. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SERVICE FROM THE METER BOX TO THE BUILDING AS SHOWN ON PLAN
  - ALLEY MUST BE CONSTRUCTED TO CITY OF RICHMOND STANDARDS TO ALLOW THIS SITE TO HAVE PROPER TRASH PICKUP.

- PUBLIC UTILITIES
- ALL UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE TO BE INSTALLED PER THE LATEST EDITION OF THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES AND DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
  - THE CONTRACTOR MUST USE A MECHANICAL HOLE CUTTER WHEN TAPPING THE EXISTING SEWER MANHOLE AND THAT AN APPROVED SADDLE SHALL BE USED TO MAKE THE CONNECTION
  - SANITARY SEWER IN THE RIGHT OF WAY IS TO BE CONSTRUCTED OF EITHER CL51 DUCTILE IRON OR SDR-26 PVC
  - WATER MAIN INSTALLATIONS 3" AND LARGER ARE TO BE DUCTILE IRON OF THE THICKNESS CLASS PER THE BELOW TABLE:

PIPE SIZE	THICKNESS CLASS
3"	51
4"	53
6"	54
8"	54
12"+	52

- WATER SERVICES 2" AND UNDER ARE TYPE K SOFT COPPER FOR BELOW GROUND INSTALLATION AND TYPE L HARD COPPER ABOVE GROUND. MATERIAL SHALL MEET ASTM B 88

- PRIVATE UTILITIES (I.E. ON PRIVATE PROPERTY AND/OR BEHIND THE METER BOX)
- ALL SEWER FITTINGS AND PIPING MUST COMPLY WITH THE 2021 VERSION OF THE INTERNATIONAL PLUMBING CODE
  - ALL PRIVATE SEWER PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-2665
  - ALL PRIVATE SEWER FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-3034
  - ALL PRIVATE WATERLINE FITTINGS AND PIPING MUST COMPLY WITH 2021 VERSION OF THE INTERNATIONAL PLUMBING CODE
  - ALL PRIVATE WATERLINE PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-1785
  - ALL PRIVATE WATERLINE FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-2464

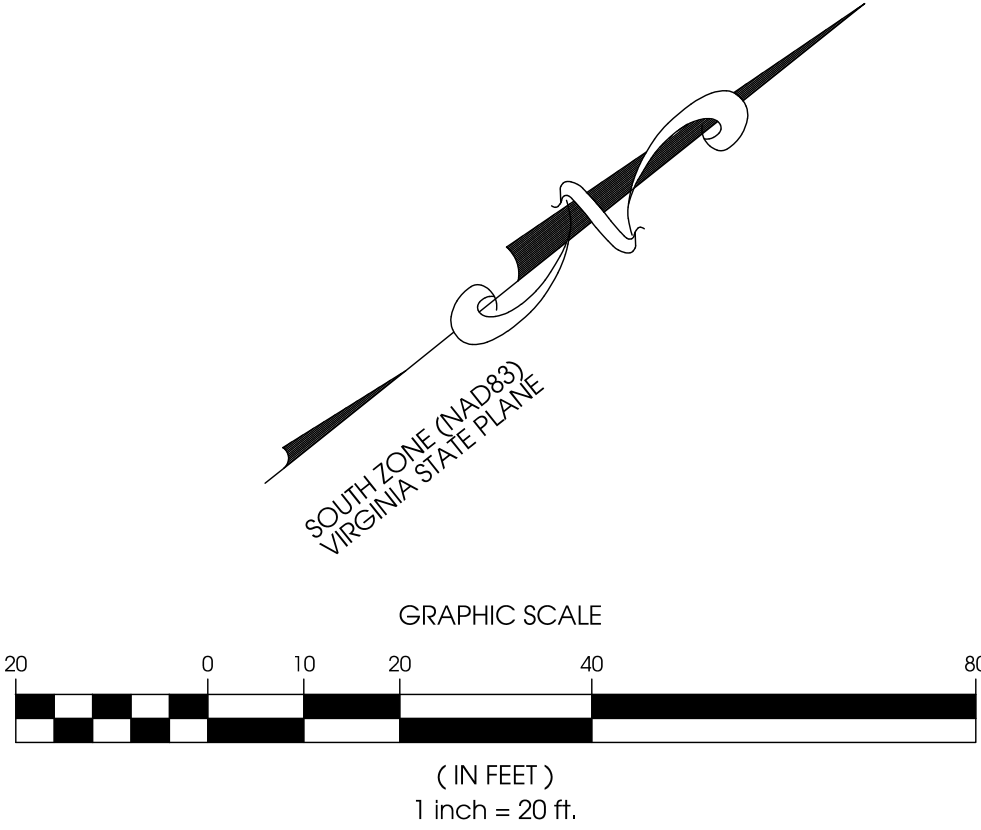
PERMITTING APPROVAL NOTES

- PROJECT WILL COMPLY WITH DEVELOPMENT PLAN AND PERMITTING APPROVALS SET FORTH IN THE CITY OF RICHMOND CODE AT TIME OF SUP APPROVAL.

WATER AND FIRE SERVICE CONFIGURATION

(WORK BY CITY OF RICHMOND DPU)

- INSTALL 8" X6" TAP TEE
- INSTALL ±30' DI PIPE TO FIRE CHECK VALVE
- INSTALL 6"X6" MECHANICAL JOINT TEE CONSISTENT WITH CITY OF RICHMOND PUBLIC UTILITIES FIRE-A DETAIL
- INSTALL FIRE CHECK VALVE WHERE CITY OF RICHMOND PUBLIC UTILITIES FIRE-A DETAIL SHOWS A DETECTOR CHECK METER
- INSTALL 6" FLANGED PLUG TAPPED 3" SERVICE
- INSTALL 2" DOMESTIC METER



CLIENT	AJC
DRAWN	KDS
DESIGN	KDS
APPROVED	DATE
01/12/2025	2024-11-01
01/24/2025	SCALE
2	1
NO.	NO.

**BROCKENBROUGH**  
A Stratus Team Company

1011 Boulder Springs Drive, Suite 200 | Richmond, VA 23225  
804.592.3900 main | 804.592.3901 fax  
www.brockenbrough.com

LAYOUT AND UTILITY PLAN

ANNA JULIA COOPER  
LOWER SCHOOL

CITY OF RICHMOND VIRGINIA

COMMONWEALTH OF VIRGINIA

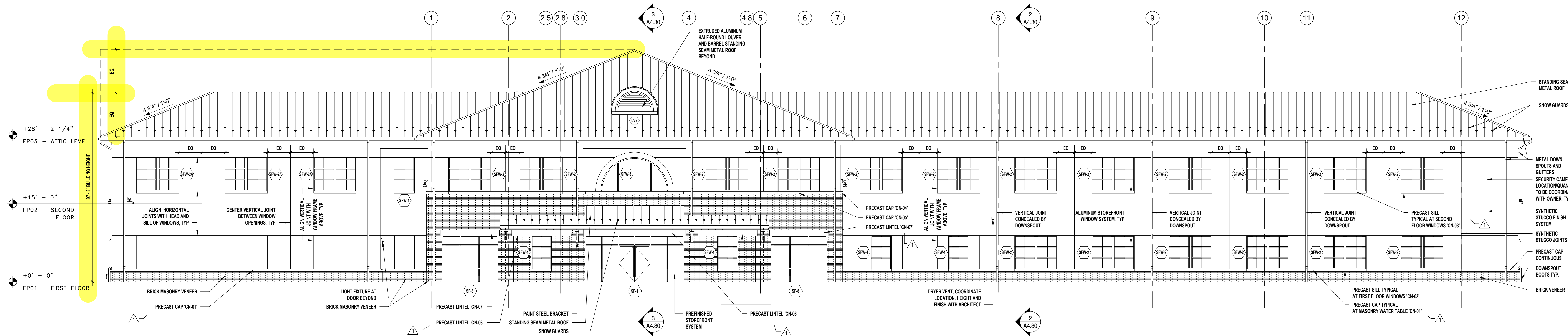
KEITH D. STANLEY  
Lic. No. 045811

PROFESSIONAL ENGINEER

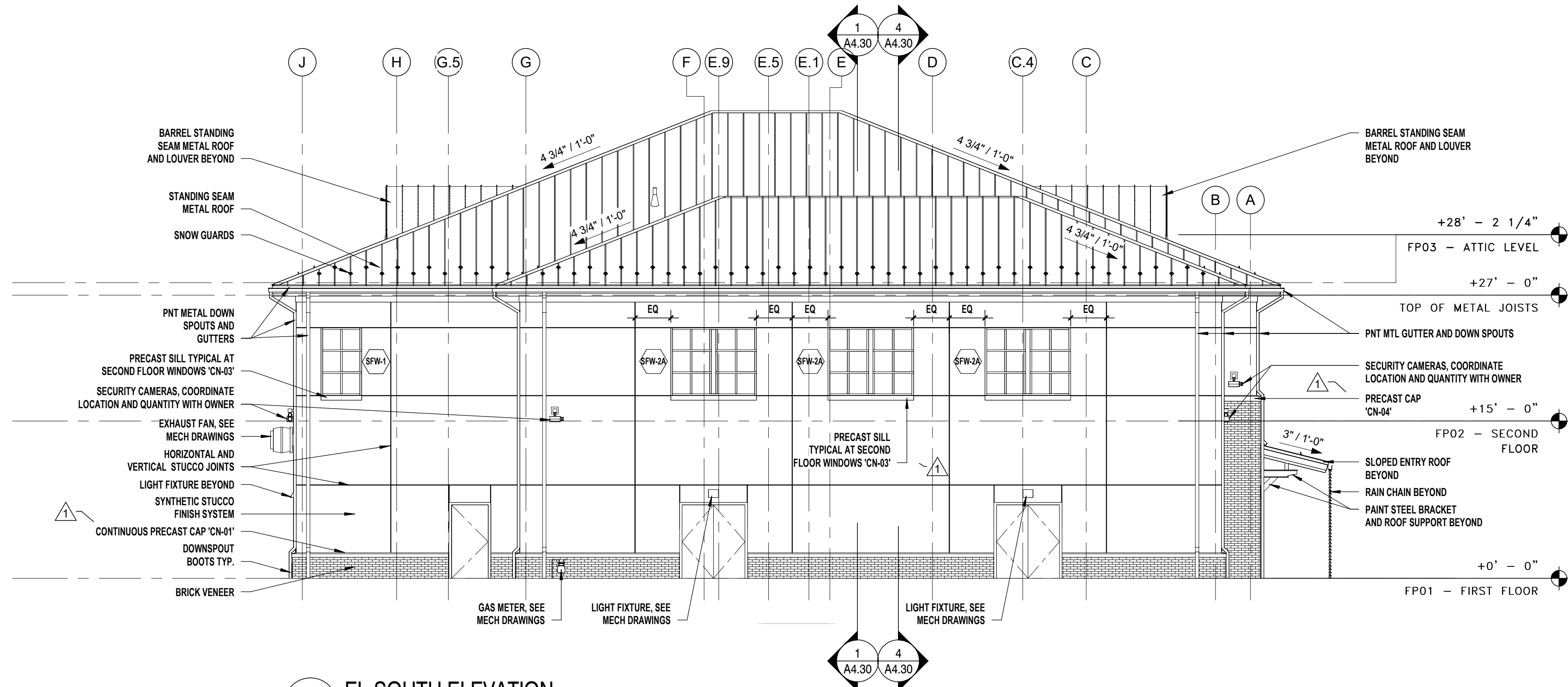
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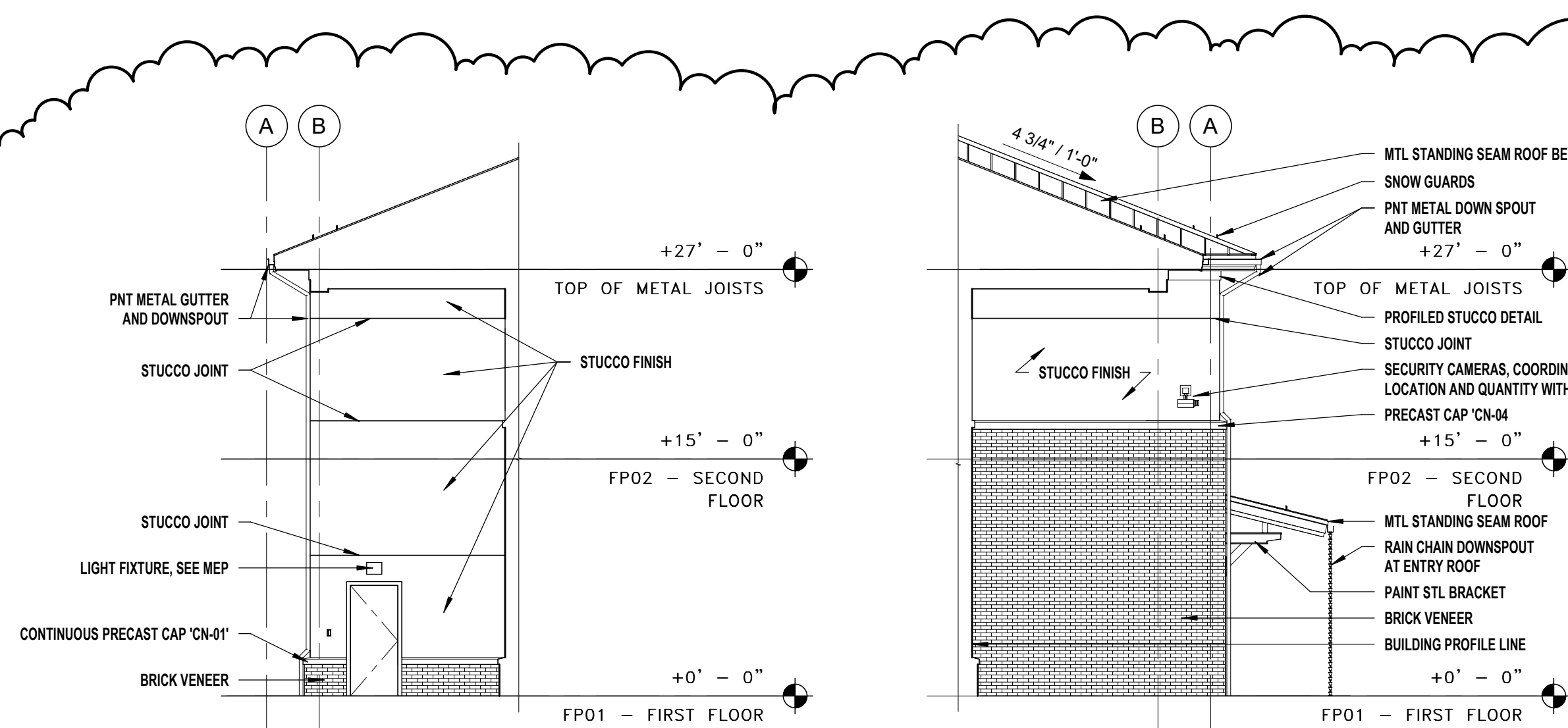




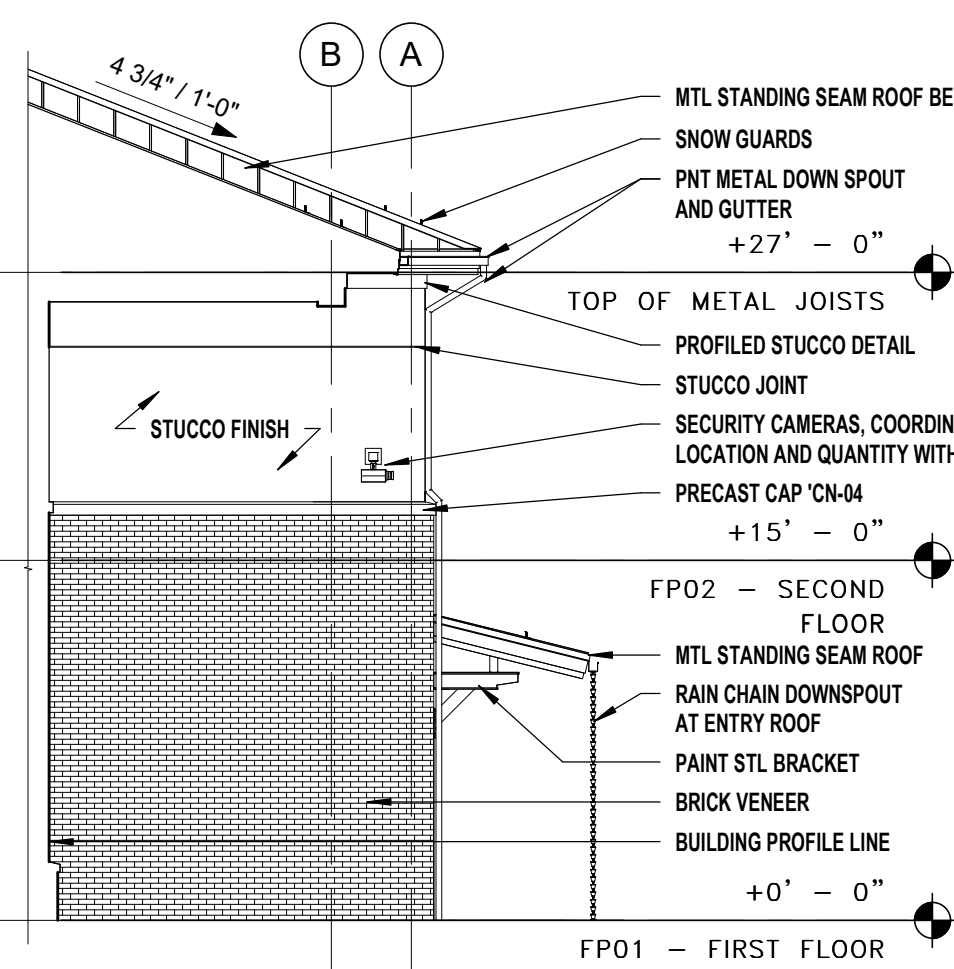
1 EL-EAST ELEVATION  
1/8" = 1'-0"



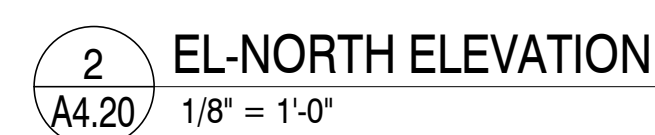
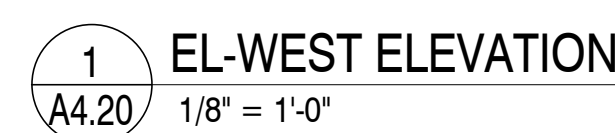
3 EL-SOUTH ELEVATION  
1/8" = 1'-0"

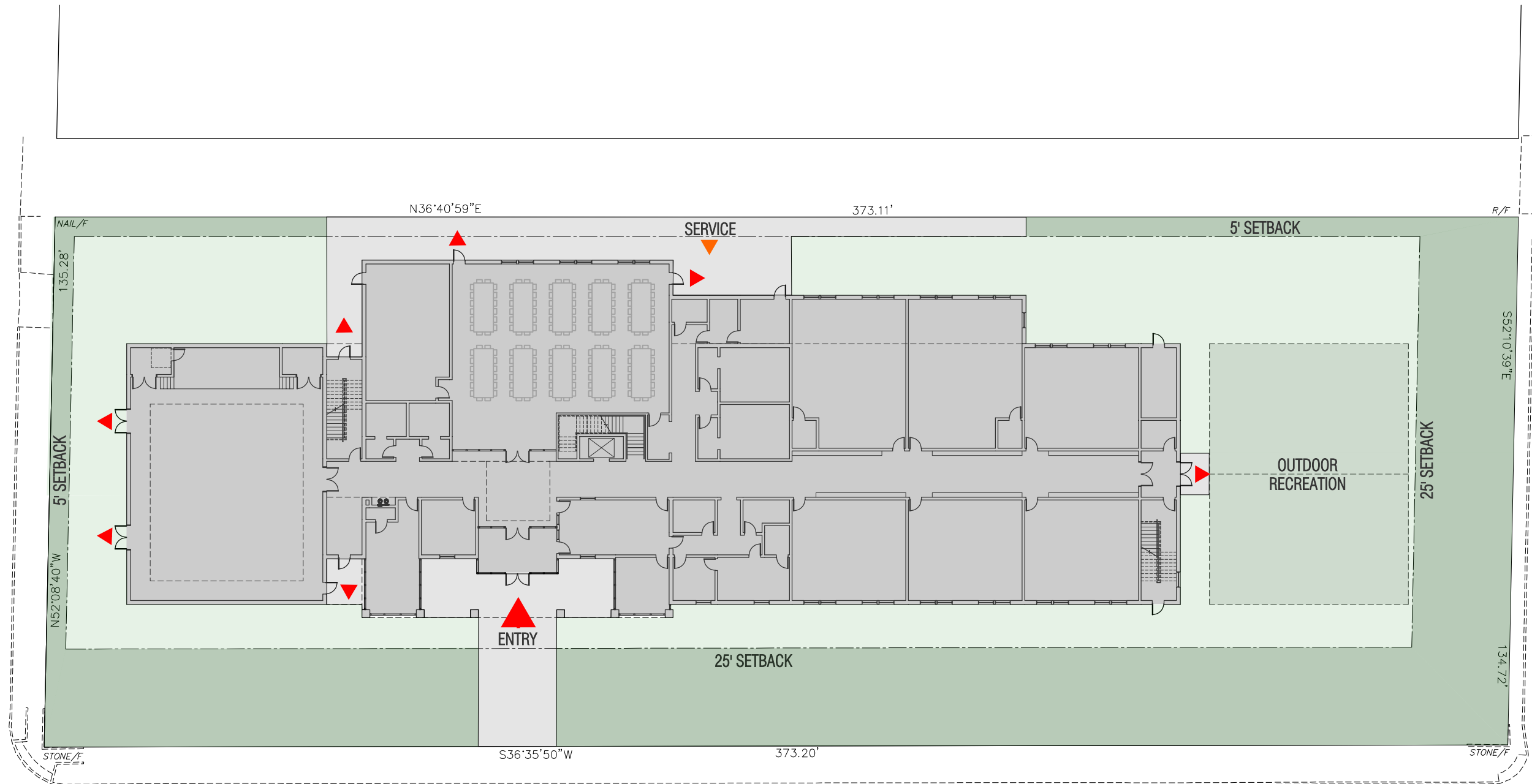


2A EL-PARTIAL NORTH ELEVATION 01  
1/8" = 1'-0"





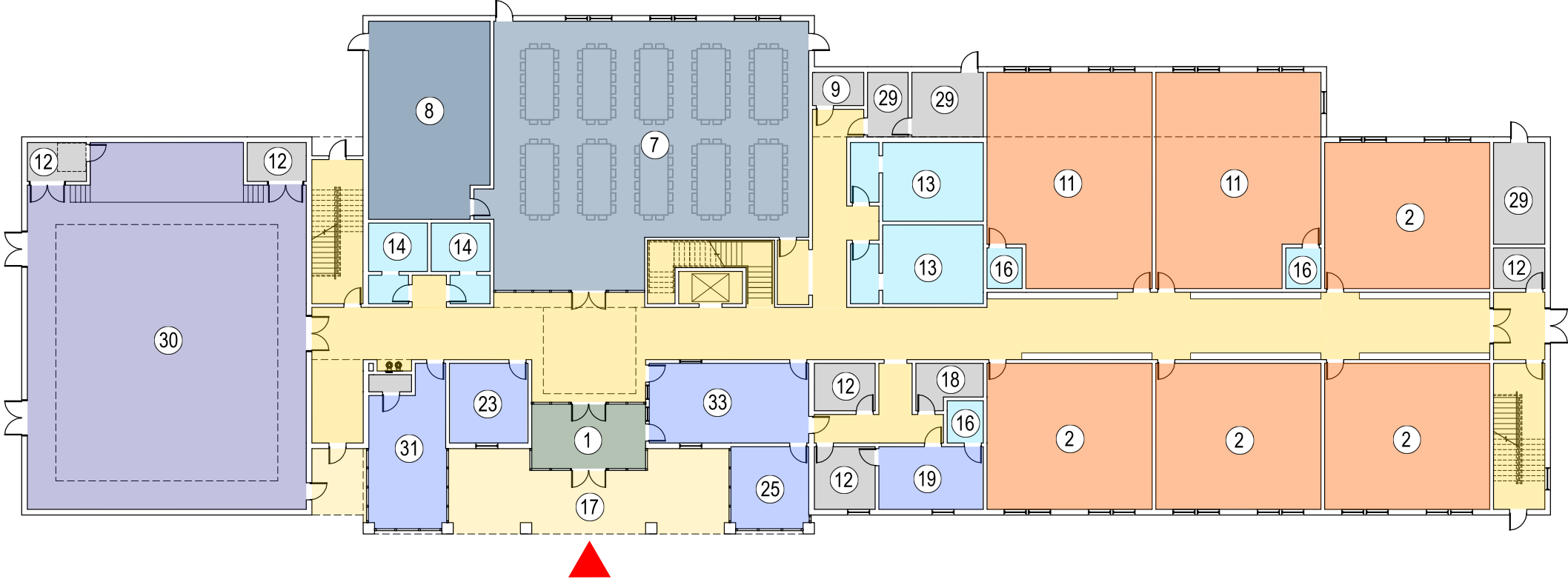




PROPOSED FIRST FLOOR AREA: 20,137 GSF  
 PROPOSED SECOND FLOOR AREA: 16,137 GSF  
 TOTAL BUILDING AREA: 36,274 GSF

PROPOSED FOOTPRINT SIZE: 20,795 GSF  
 LOT AREA: 50,365 GSF  
 ALLOWABLE LOT COVERAGE (R-5): 35%  
 PROPOSED LOT COVERAGE: 41%

ANNA JULIA COOPER SCHOOL LOWER SCHOOL  
FIRST FLOOR PLAN - SCHEMATIC DESIGN PROGRESS  
3/5/2024

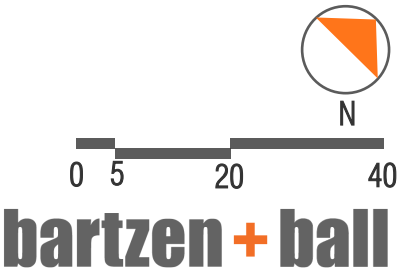


KEY:

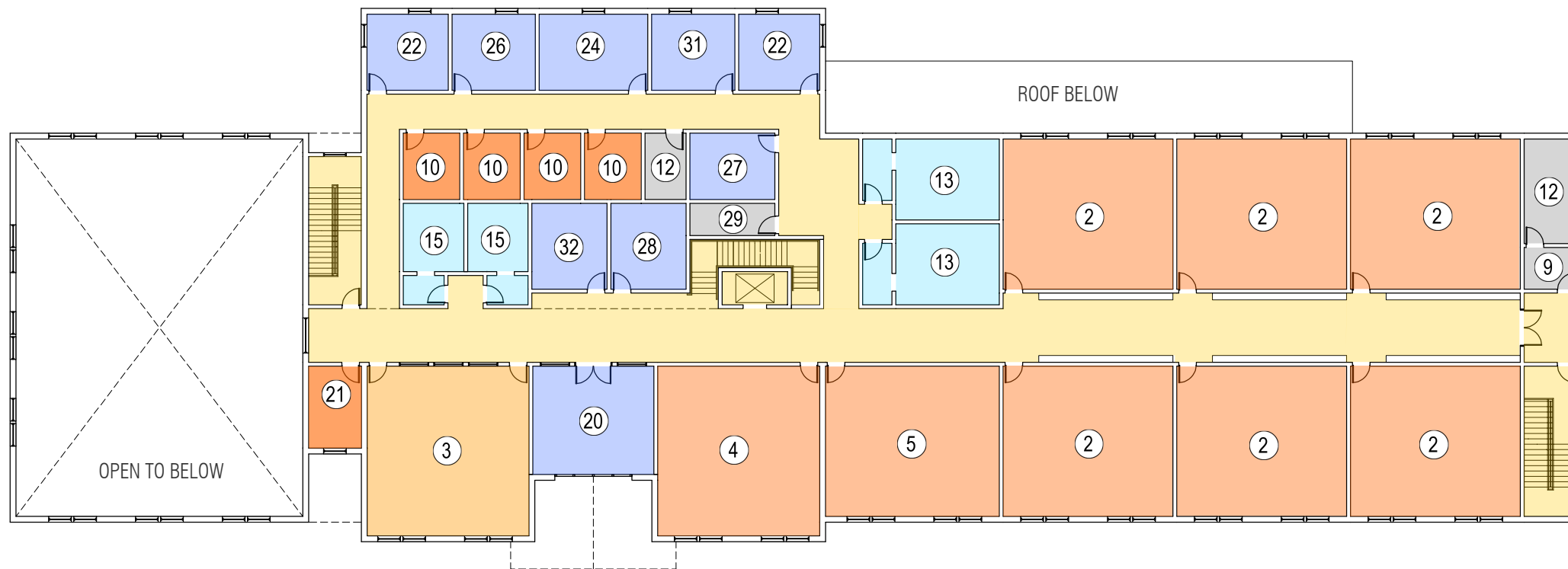
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|-------------------------|-----------------------|--------------------------|
| 1. VESTIBULE            | 12. STORAGE           | 23. TITLE 1 OFFICE       |
| 2. CLASSROOM            | 13. STUDENT TOILETS   | 24. PRINCIPAL            |
| 3. LIBRARY              | 14. PUBLIC TOILETS    | 25. ADMINISTRATION       |
| 4. ART                  | 15. STAFF TOILETS     | 26. TEACHER WORK SPACE   |
| 5. MUSIC / THEATER      | 16. TOILET            | 27. MAINTENANCE OFFICE   |
| 6. FLEX / MEETING       | 17. COVERED PORCH     | 28. SWING OFFICE         |
| 7. CAFETERIA-160 SEATS+ | 18. LAUNDRY           | 29. MECH. / ELEC.        |
| 8. KITCHEN              | 19. NURSE / SICK ROOM | 30. GYM / MULTI-PURPOSE  |
| 9. JANITOR CLOSET       | 20. CONFERENCE        | 31. SMALL CONFERENCE     |
| 10. HUDDLE ROOM         | 21. REFLECTION ROOM   | 32. ADMISSIONS OFFICE    |
| 11. KINDERGARTEN        | 22. COUNSELOR         | 33. VOLUNTEERS / RECEPT. |

PROPOSED FIRST FLOOR AREA: 20,137 GSF  
PROPOSED SECOND FLOOR AREA: 16,137 GSF  
TOTAL BUILDING AREA: 36,274 GSF

PROPOSED FOOTPRINT SIZE: 20,795 GSF  
LOT AREA: 50,365 GSF  
ALLOWABLE LOT COVERAGE (R-5): 35%  
PROPOSED LOT COVERAGE: 41%



ANNA JULIA COOPER SCHOOL LOWER SCHOOL  
SECOND FLOOR PLAN - SCHEMATIC DESIGN PROGRESS  
3/5/2024

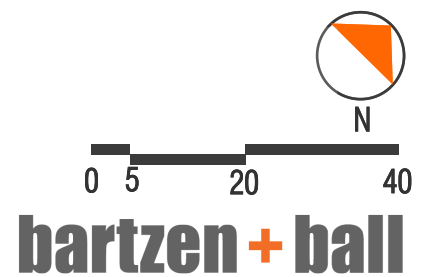


KEY:

- |                         |                       |                          |
|-------------------------|-----------------------|--------------------------|
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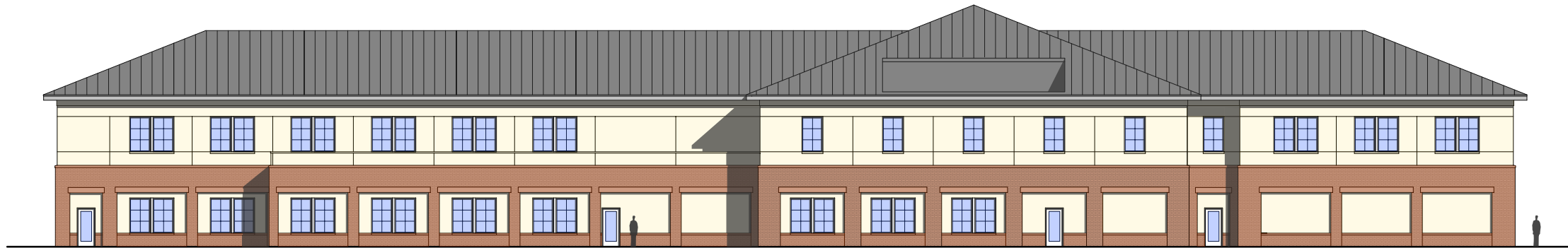
EAST ELEVATION



NORTH ELEVATION

PROPOSED FIRST FLOOR AREA: 20,137 GSF  
PROPOSED SECOND FLOOR AREA: 16,137 GSF  
TOTAL BUILDING AREA: 36,274 GSF

PROPOSED FOOTPRINT SIZE: 20,795 GSF  
LOT AREA: 50,365 GSF  
ALLOWABLE LOT COVERAGE (R-5): 35%  
PROPOSED LOT COVERAGE: 41%



WEST ELEVATION



SOUTH ELEVATION

ANNA JULIA COOPER SCHOOL LOWER SCHOOL  
ELEVATIONS - SCHEMATIC DESIGN PROGRESS  
3/5/2024

PROPOSED FIRST FLOOR AREA: 20,137 GSF  
PROPOSED SECOND FLOOR AREA: 16,137 GSF  
TOTAL BUILDING AREA: 36,274 GSF

PROPOSED FOOTPRINT SIZE: 20,795 GSF  
LOT AREA: 50,365 GSF  
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