

SLEDD STREET

SCHOOL STREET

1900 CHAMBERLAYNE PARKWAY  
 45,238 SF

EXISTING ONE STORY BANK

EXISTING COURTYARD

CHAMBERLAYNE PARKWAY

EXISTING PARKING = 83 SPACES TOTAL  
 EXISTING HANDICAP SPACES = 3



NEW TREES ARE TO BE FAST GROWING DECIDUOUS TO MATCH EXISTING SILVER MAPLE, OAK OR EQUAL



SEAL

NOT FOR CONSTRUCTION

SALVATION ARMY  
 1900 CHAMBERLAYNE PARKWAY  
 RICHMOND, VIRGINIA 23220

MARK	DATE	DESCRIPTION

PROJECT NO: 1719.00  
 MODEL FILE: 1719.PP 1900 Chamberlayne Ave S  
 START DATE: XX/XX/XXXX  
 PROJECT MANAGER: XXX  
 PRINCIPAL IN CHARGE: XXX

COPYRIGHTS BY CORNERSTONE ARCHITECTS. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE USED NOR PRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM CORNERSTONE ARCHITECTS.

SHEET TITLE  
 ARCHITECTURAL SITE PLAN

A-101

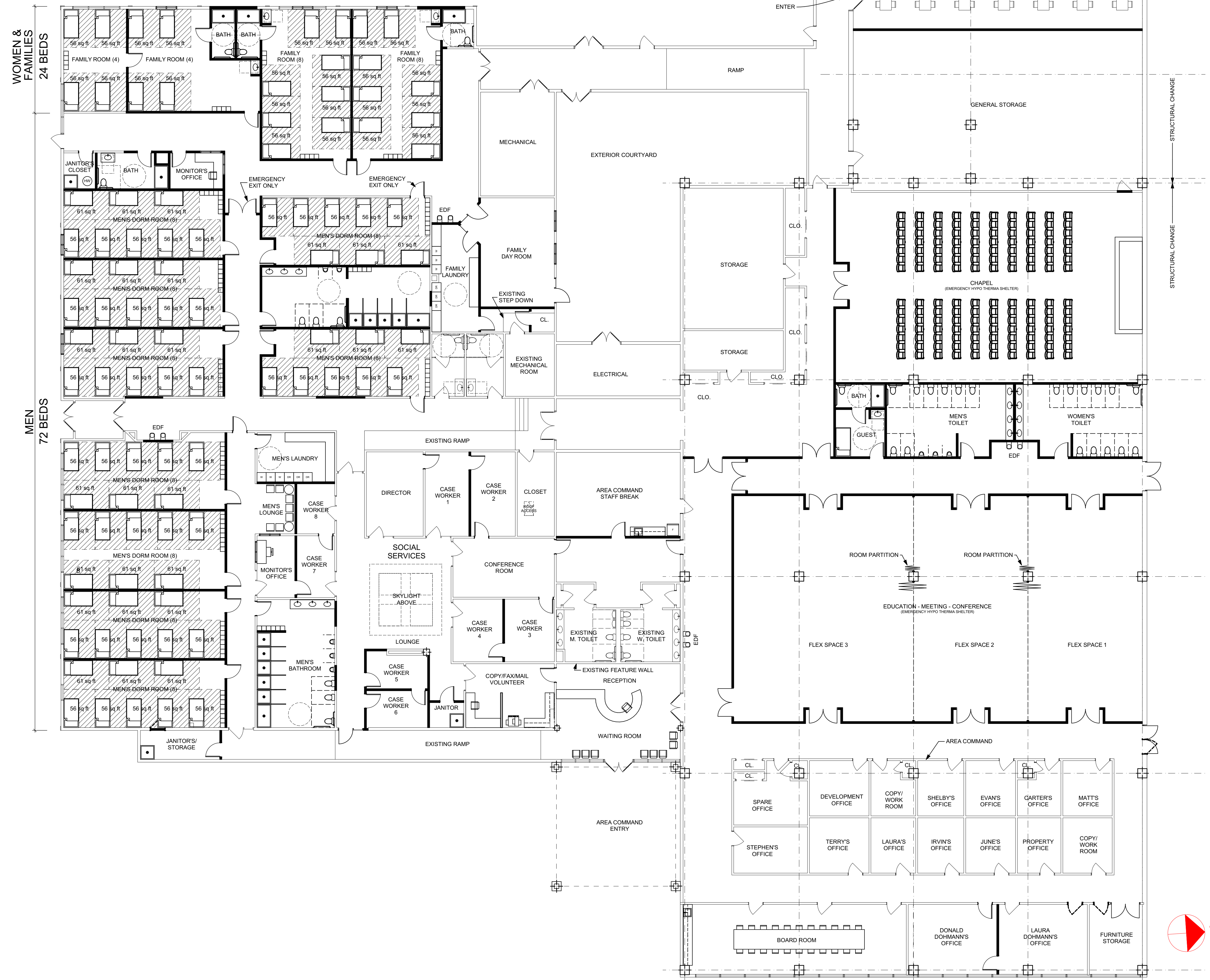


Z:\\_Promotional Projects\2017 Promotional Projects\1719.PP - 1900 Chamberlayne Ave Salvation Army TestFit\OutputDrawings\PLN1719.PP - 1900 Chamberlayne Ave Salvation Army\_21.pln - Thursday, December 20, 2018 - 1:23 PM - kbvean

BUILDING AREA = 45,238 SF

24 BEDS IN FAMILY ROOMS  
72 BEDS IN MEN ROOMS  
1 BED IN GUEST ROOM

97 BED TOTAL



### PLAN GENERAL NOTES

- ALL PARTITIONS THAT MEET EXTERIOR WALLS ARE TO BE CENTERED OF WINDOW MULLIONS UNO.
- ALL TOILET ROOMS, POSITIVE OR NEGATIVE PRESSURIZED ROOMS, AND MECHANICAL ROOMS SHALL HAVE FULL HEIGHT PARTITIONS TO DECK.
- ALL FURNITURE AND OWNER SUPPLIED EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY AND IS NOT IN THE CONTRACT U.N.O.
- TYPICAL PARTITION SHALL BE TYPE XX UNLESS OTHERWISE INDICATED.
- ALL BATHROOM FIXTURES ARE TO BE ADA COMPLIANT, INSTALLED ACCORDING TO ADA MINIMUM STANDARDS, AND TO BE PROVIDED WITH ADA COMPLIANT ACCESSORIES AT APPROPRIATE MOUNTING HEIGHTS PER CODES CITED ON COVER SHEET.
- GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING FOR UPPER AND LOWER CABINETS, ACCESSORIES- WHICH INCLUDE BUT ARE NOT LIMITED TO- HAND/ GUARD RAIL, CRASH RAIL, GRAB BARS, AND TELEVISIONS.
- MINIMUM SPACE REQUIREMENTS PROVIDED FOR ENCLOSED PLUMBING FIXTURE SUPPORTS. SEE DIMENSION PLAN.
- SEE ROOM FINISH SCHEDULE FOR ALL ROOM ACCESSORIES.

### PLAN SYMBOL LEGEND

- DED DEDICATED
- ⊕ DUPLEX RECEPTACLE @ 18" A.F.F. U.N.O.
- ⊙ QUADRUPLEX RECEPTACLE @ 18" A.F.F. U.N.O.
- ◆ DATA TELEPHONE JACK (3/4" CONDUIT w/ 4x4 J-BOX & 2x4 PLASTER RING) @ 18" A.F.F. U.N.O.
- ⊗ TELEPHONE JACK (3/4" CONDUIT w/ 4x4 J-BOX & 2x4 PLASTER RING) @ 18" A.F.F. U.N.O.
- ⊕ FLOOR DRAIN
- ⊖ THERMOSTAT
- ⊗ SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ EXTINGUISHER. REFER TO DETAIL ON SHEET A-501
- WALL TYPE. REFER TO PARTITION TYPES
- ⊗ DOOR TAG. REFER TO DOOR SCHEDULE
- ⊗ WINDOW TAG. REFER TO WINDOW SCHEDULE
- ⊗ FIXTURE TAG
- ⊗ CEILING MOUNTED PRIVACY CURTAIN PER FINISH SPECIFICATIONS
- ⊗ COAT HOOK PER ACCESSORY SCHEDULE
- ┌ CORNER GUARD (CG1- U.N.O. PER ELEVATIONS) PER FINISH LEGEND

### PLAN KEY NOTES

- 
- 
- 

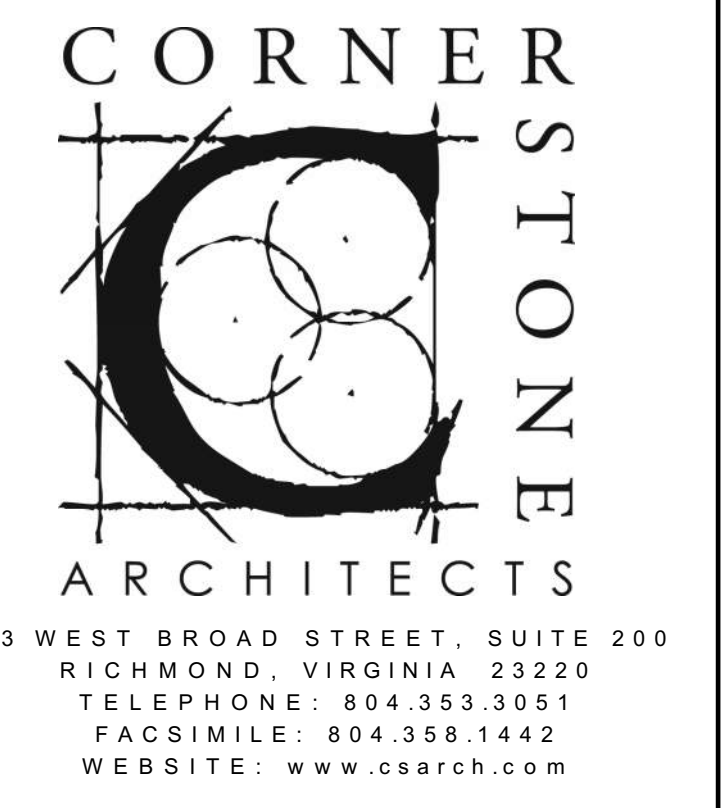
### WALL SCHEDULE

EXISTING:	RATED:
NEW PARTITION TO CEILING: TYPE: AT UNO, REFER TO SHEET A-501	SMOKE PARTITION (D1, D2) 1 HOUR SMOKE BARRIER (E1, E2) 2 HOUR SMOKE BARRIER (F1, F2)
NEW PARTITION TO 6" ABOVE CEILING: TYPE: B1 UNO, REFER TO SHEET A-501	1 HOUR FIRE BARRIER (G1, G2) 2 HOUR FIRE BARRIER (H1, H2)
NEW PARTITION TO DECK: TYPE: C1 UNO, REFER TO SHEET A-501	
NEW PARTIAL HEIGHT (HEIGHT VARIES) SIMILAR TO TYPE AT OR MILLWORK. REFER TO SHEET A-501:	

NOTE: ALL RATED PARTITION ASSEMBLIES SHALL BE LABELED ABOVE CEILING WITH LETTERS AT LEAST 3 INCH TALL AND LABELS SPACED 8"-0" OC MAX. AS WELL AS AT NEARBY CEILING ACCESS DOORS. THE LABEL MUST INDICATE RATING LEVEL (1-HR) AND TYPE OF ASSEMBLY (SMOKE BARRIER).

### FIXTURE SCHEDULE

MARK	DATE	DESCRIPTION
A		FLOOR MOUNTED, ELONGATED BOWL, TANK STYLE ADA COMPLIANT WATER CLOSET. COLOR IS TO BE WHITE. PROVIDE MANUF.'S SEAT COVER
B		ADA COMPLIANT WALL HUNG LAVATORY WITH CHINA SHROUD PIPE COVER. PROVIDE ADA COMPLIANT GOOSENECK FAUCET WITH WRIST BLADE HANDLES
C		ADA COMPLIANT SINGLE BOWL, STAINLESS STEEL, ABOVE COUNTER-MOUNTED SINK IN 36" WIDE X 34" TALL BASE CABINET. PROVIDE ADA COMPLIANT GOOSENECK FAUCET WITH WRIST BLADE HANDLES AND BASKET STRAINER
D		ADA COMPLIANT DOUBLE BOWL, STAINLESS STEEL, ABOVE COUNTER-MOUNTED SINK IN 36" WIDE X 34" TALL BASE CABINET. PROVIDE ADA COMPLIANT GOOSENECK FAUCET WITH WRIST BLADE HANDLES, BASKET STRAINER, AND P-TRAP
E		ADA COMPLIANT HI-LOW WATER COOLER. REFER TO SHEET A-502 FOR MOUNTING HEIGHTS AND CLEARANCES
F		FLOOR MOUNTED MOP SINK WITH 3" WASTE, 1-1/2" VENT & AIA FAUCET WITH VACUUM BREAKER AND AA HOSE AND BRACKET



SEAL

NOT FOR CONSTRUCTION

SALVATION ARMY  
1900 CHAMBERLAYNE PARKWAY  
RICHMOND, VIRGINIA 23220

PROJECT NO: 1719.00  
MODEL FILE: 1719.PP 1900 Chamberlayne Ave S  
START DATE: XX/XX/XXXX  
PROJECT MANAGER: XXX  
PRINCIPAL IN CHARGE: XXX

COPYRIGHTS BY CORNERSTONE ARCHITECTS. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE USED NOR PRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM CORNERSTONE ARCHITECTS.

SHEET TITLE  
FLOOR PLAN  
A-106



REFERENCE MAPS:  
 1. PLAT TITLED "CHAMBER PARK SUBDIVISION" DONE BY BALZER WITH A REVISION DATE OF FEBRUARY 25, 2002 AND RECORDED IN PB.2 PG. 19-21

N0000478015  
 S&W REAL ESTATE HOLDINGS LLC

N0000478031  
 ETERNITY CHURCH TR

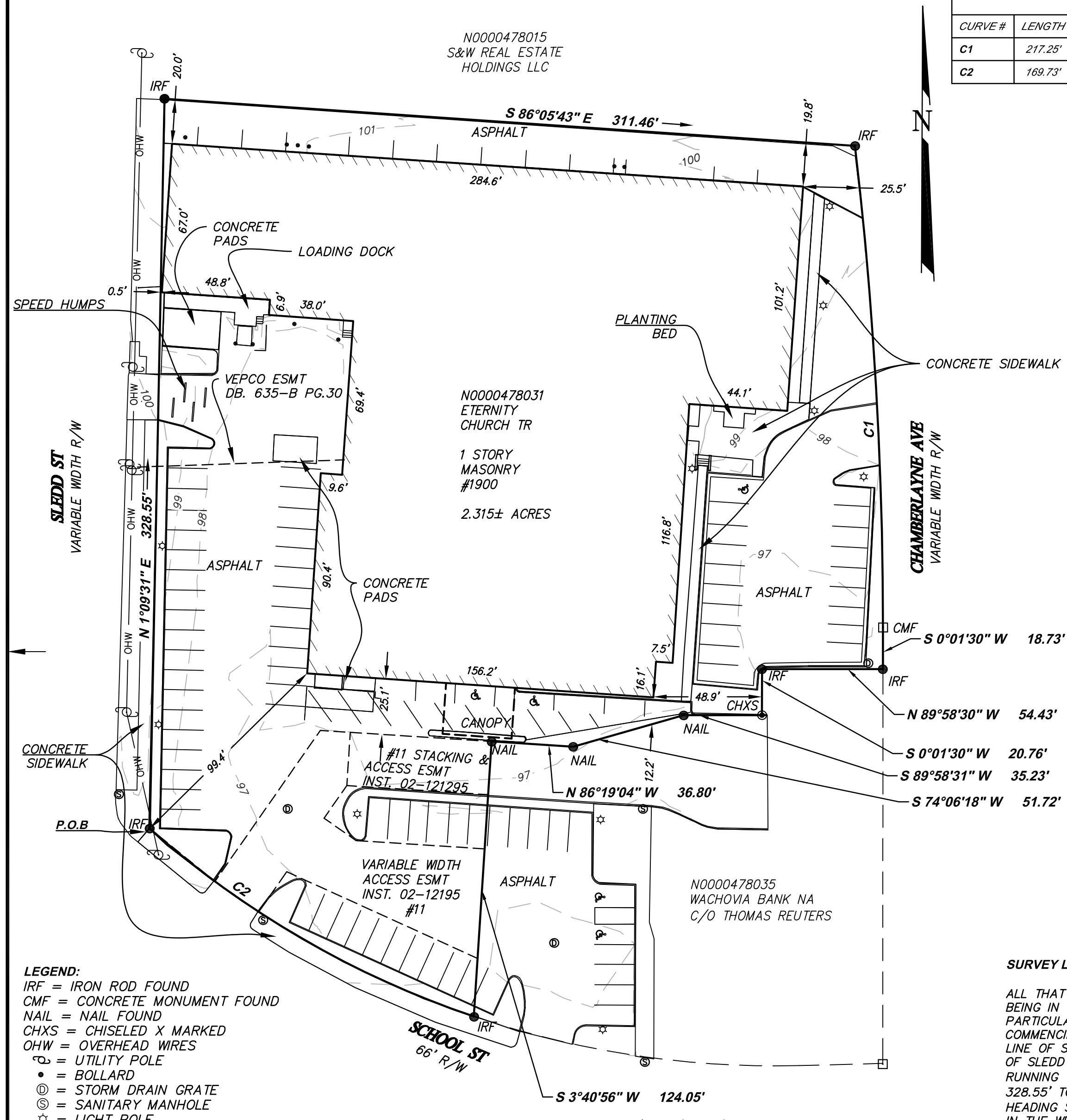
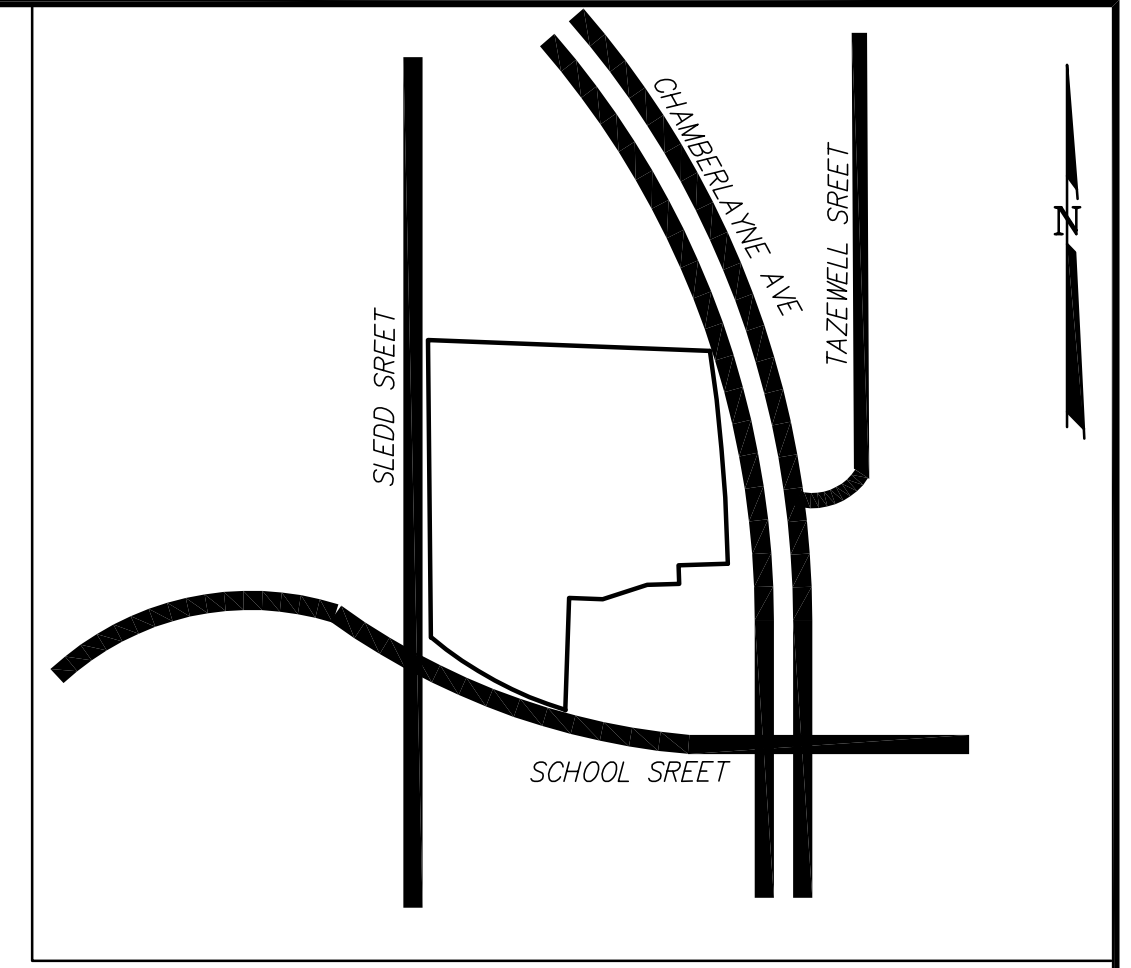
1 STORY MASONRY #1900  
 2.315± ACRES

N0000478035  
 WACHOVIA BANK NA  
 C/O THOMAS REUTERS

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	217.25'	1860.08'	108.75'	6°41'31"	S 3°19'16" E	217.13'
C2	169.73'	424.13'	86.02'	22°55'44"	N 59°53'31" W	168.60'

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SHLT-113 WITH AN EFFECTIVE DATE OF OCTOBER 22, 2018 AT 8:00 AM.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 5101290037D, EFFECTIVE DATE APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE PROPERTY IS COMPRISED OF A SINGLE TAX PARCEL NUMBER AS SHOWN HEREON.
4. THE PROPERTY SHOWN ON THE PLAT IS THE SAME PROPERTY DESCRIBED IN COMMITMENT NO. SHLT-113.
5. THE PROPERTY HAS ACCESS TO SLEDD ST., SCHOOL ST. AND CHAMBERLAYNE AVE., ALL OF WHICH ARE PUBLIC ROADS.



TITLE REPORT COMMITMENT NO: SHLT-113

SCHEDULE B - SECTION II

GENERAL EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1-REQUIREMENTS ARE MET. **NOT SURVEY RELATED MATTERS**
2. ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT SURVEY RELATED MATTERS**
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY PUBLIC RECORDS. **NOT SURVEY RELATED MATTERS**
4. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT SURVEY RELATED MATTERS**
5. TAXES, STORM WATER, UTILITY, RECYCLING AND SPECIAL ASSESSMENTS WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, LIENS, BUT NOT YET DUE AND PAYABLE, AND SUPPLEMENTAL TAXES WHICH MAY COME DUE AND ALL TAXES FOR SUBSEQUENT FISCAL YEARS. **UNABLE TO PLOT**
6. SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. **AS SHOWN HEREON**
7. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 27, 1945, RECORDED NOVEMBER 25, 1945 IN DEED BOOK 454-B, PAGE 231. GRANTS EASEMENT FOR A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THERWITH SHOWS EASEMENT. **DOES NOT AFFECT**
8. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED SEPTEMBER 18, 1951, RECORDED NOVEMBER 5, 1951 IN DEED BOOK 537-A, PAGE 360. GRANTS EASEMENT FOR A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THERWITH SHOWS EASEMENT. **DOES NOT AFFECT**
9. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED SEPTEMBER 8, 1965, RECORDED OCTOBER 28, 1965 IN DEED BOOK 635-B, PAGE 30. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER AND APPURTENANCES THERETO, AT 10' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THERWITH SHOWS EASEMENT. **AS SHOWN HEREON**
10. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED AUGUST 7, 1967 RECORDED OCTOBER 19, 1967 IN DEED BOOK 648-A, PAGE 23. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THERWITH SHOWS EASEMENT. **DOES NOT AFFECT**
11. EASEMENTS, TERMS AND CONDITIONS AS CONTAINED IN DEED, DATED APRIL 22, 2002, RECORDED APRIL 22, 2002 IN INSTRUMENT NO. 02-12195. **AS SHOWN HEREON**
12. ALL MATTERS AS SHOWN ON PLAT MADE BY BALZER & ASSOCIATES, INC. DATED APRIL 3 2001, LAST REVISED FEBRUARY 25, 2002, ENTITLED "CHAMBER PARK SUBDIVISION", RECORDED APRIL 8, 2002 AS INSTRUMENT NO. 02-10560 AND AS PLAT BOOK 2, PAGES 19-21. **AS SHOWN HEREON**

SURVEY LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AND MORE PARTICULARLY SHOWN AS LOT 2 AND DESCRIBED HEREON: COMMENCING AT AN IRON ROD IN THE NORTHERN RIGHT-OF-WAY LINE OF SCHOOL STREET AND THE EASTERN RIGHT-OF-WAY LINE OF SLEDD STREET AND BEING THE POINT OF BEGINNING THENCE RUNNING WITH SLEDD STREET N 01°09'31" E A DISTANCE OF 328.55' TO AN IRON ROD, THENCE DEPARTING SLEDD STREET AND HEADING S 86°05'43" E A DISTANCE OF 311.46' TO AN IRON ROD IN THE WESTERN RIGHT-OF-WAY OF CHAMBERLAYNE AVE, THENCE RUNNING WITH CHAMBERLAYNE AVE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 217.25' AND HAVING A RADIUS OF 1860.08' TO A CONCRETE MONUMENT, THENCE HEADING S 0° 01'30" W A DISTANCE OF 18.73' TO AN IRON ROD, THENCE DEPARTING CHAMBERLAYNE AVE AND HEADING N 89°58'30" W A DISTANCE OF 54.43' TO AN IRON ROD, THENCE S 0°01'30" W A DISTANCE OF 20.76' TO A CHISELED X, THENCE S 89°58'31" W A DISTANCE OF 35.23' TO A NAIL, THENCE S 74°06'18" W A DISTANCE OF 51.72' TO A NAIL, THENCE N 86°19'04" W A DISTANCE OF 36.80' TO A NAIL, THENCE S 3°40'56" W A DISTANCE OF 124.05' TO AN IRON ROD IN THE NORTHERN RIGHT-OF-WAY OF SCHOOL STREET, THENCE RUNNING WITH SCHOOL STREET ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 169.73' AND HAVING A RADIUS OF 424.13' TO AN IRON ROD AND BEING THE POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY FOR  
**THE SALVATION ARMY,  
 A GEORGIA CORPORATION  
 & CHICAGO TITLE  
 INSURANCE COMPANY**

RICHMOND, VIRGINIA  
 SCALE: 1"=40'

TAX #: N0000478031  
 DRAWN: MGM  
 CALC.: MGM

DATE: 29 NOVEMBER 2018  
 N.B.:  
 W.O.: 18-5173

**parker**  
 DESIGN GROUP  
 ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

1915-B W. Cary Street  
 Richmond, Virginia 23220  
 Phone: 804-358-2947  
 Fax: 804-359-9645  
 www.parkerdg.com

- LEGEND:  
 IRF = IRON ROD FOUND  
 CMF = CONCRETE MONUMENT FOUND  
 NAIL = NAIL FOUND  
 CHXS = CHISELED X MARKED  
 OHW = OVERHEAD WIRES  
 U = UTILITY POLE  
 B = BOLLARD  
 S = STORM DRAIN GRATE  
 M = SANITARY MANHOLE  
 L = LIGHT POLE

SURVEY CERTIFICATE:

TO THE SALVATION ARMY, A GEORGIA CORPORATION AND CHICAGO TITLE INSURANCE COMPANY:  
 THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 5, 6a, 7a, 8, 9, 13, 14, 16, 19, 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON: NOVEMBER 16, 2018.





 SALVATION ARMY  
CENTER OF HOPE &  
CENTRAL VIRGINIA AREA COMMAND

\*CONCEPTUAL RENDERING FOR VISUALIZATION PURPOSES ONLY. ACTUAL DIMENSIONS AND MATERIALS MAY VARY.\*



CORNERSTONE