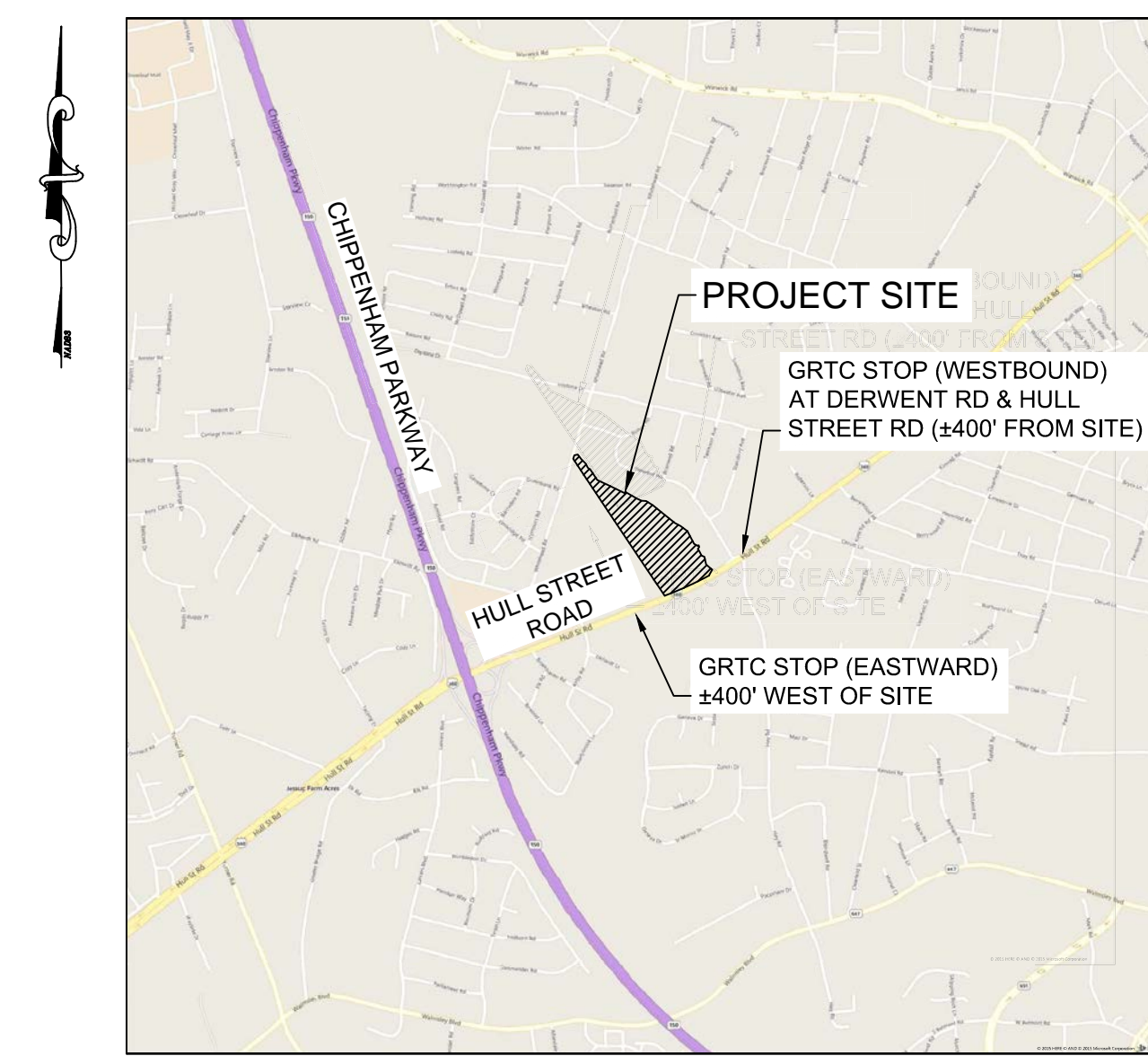


ABBINGTON ON HULL STREET

6140 HULL STREET ROAD
CITY OF RICHMOND, VA



VICINITY MAP
SCALE: 1" = 2,000'

SHEET LIST

- COVER SHEET
- SURVEY
- SITE PLAN LAYOUT
- LANDSCAPE & LIGHTING PLAN
- ARCHITECTURAL-BLDG. 1
- ARCHITECTURAL-BLDGS. 2-4
- ARCHITECTURAL-CLUBHOUSE
- ARCHITECTURAL-BLDGS. 1-4 FLOOR PLANS

REA VENTRUES GROUP

DEVELOPER

10/30/2015

ZONED: R-3 (VACANT SITE)
GPIN #: C0070588004
Total Acres: 18.3 ac.

THIS DRAWING PREPARED AT THE
Corporate Headquarters
1001 Southpark Center
Richmond, VA 23225
TEL: 804.280.6500 FAX: 804.286.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
12/9/15	REVISED PER DRC COMMENTS
10/30/2015	

DESIGNED BY
I. WU

CHECKED BY
I. WU

SCALE
N/A

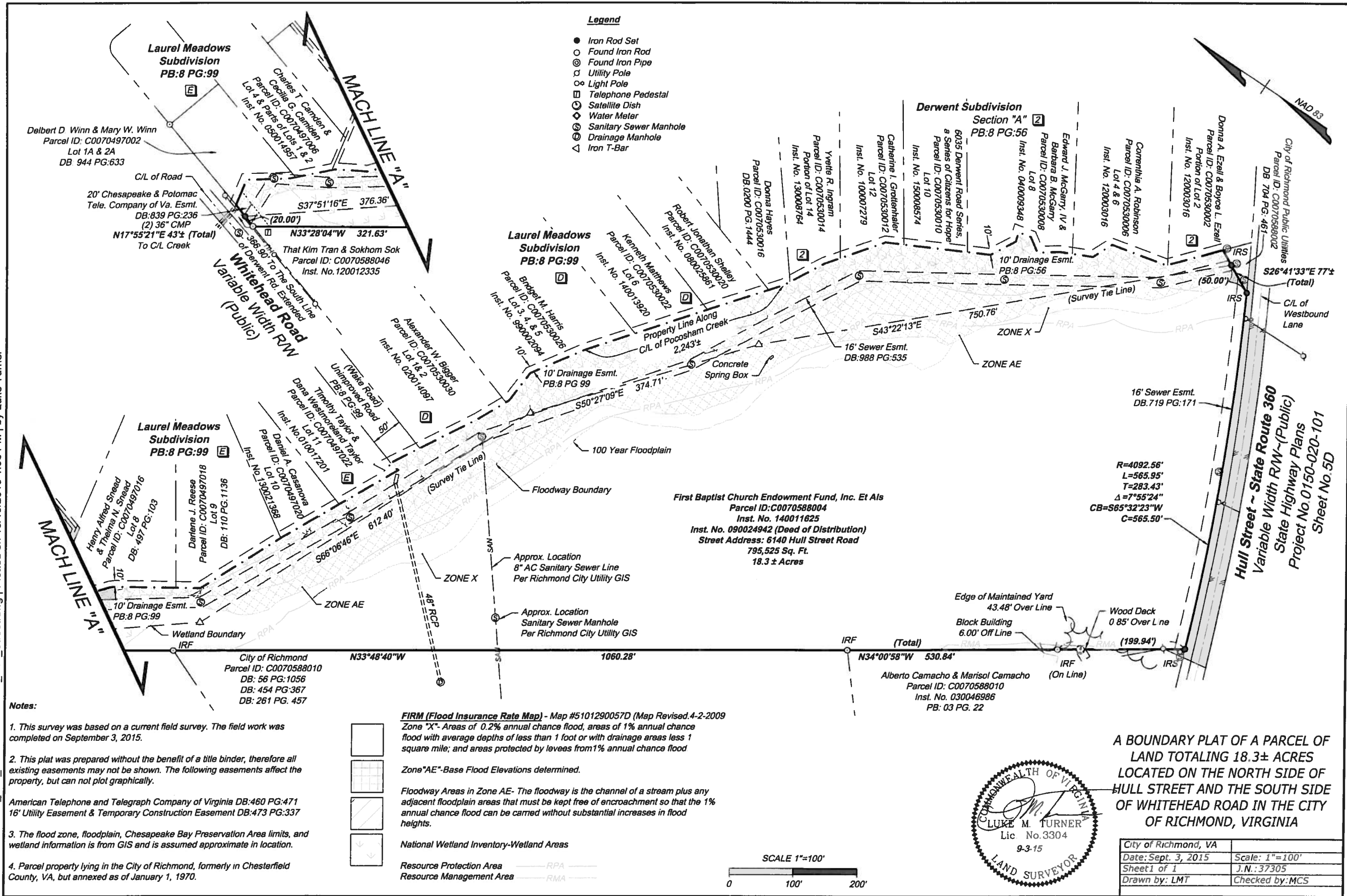
DRAWN BY
S. CASTONGUAY

TIMMONS GROUP

ABBINGTON ON HULL STREET
CITY OF RICHMOND - VIRGINIA
COVER SHEET

JOB NO. 37282
SHEET NO. C0.0

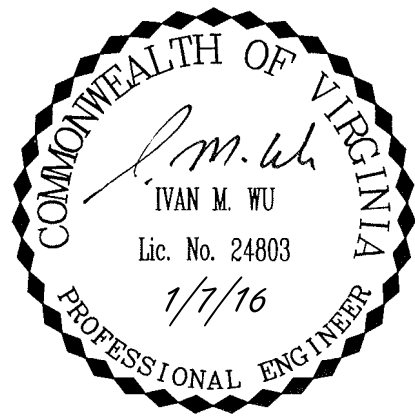
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THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulevard Park, Suite 200, Richmond, VA 23135
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1001 Builders Parkway | Richmond, VA 23225
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DATE	REVISION DESCRIPTION
12/9/15	REVISED PER DRC COMMENTS
1/7/16	PROPOSED 15' EASEMENT AND REMOVED 5' PATH

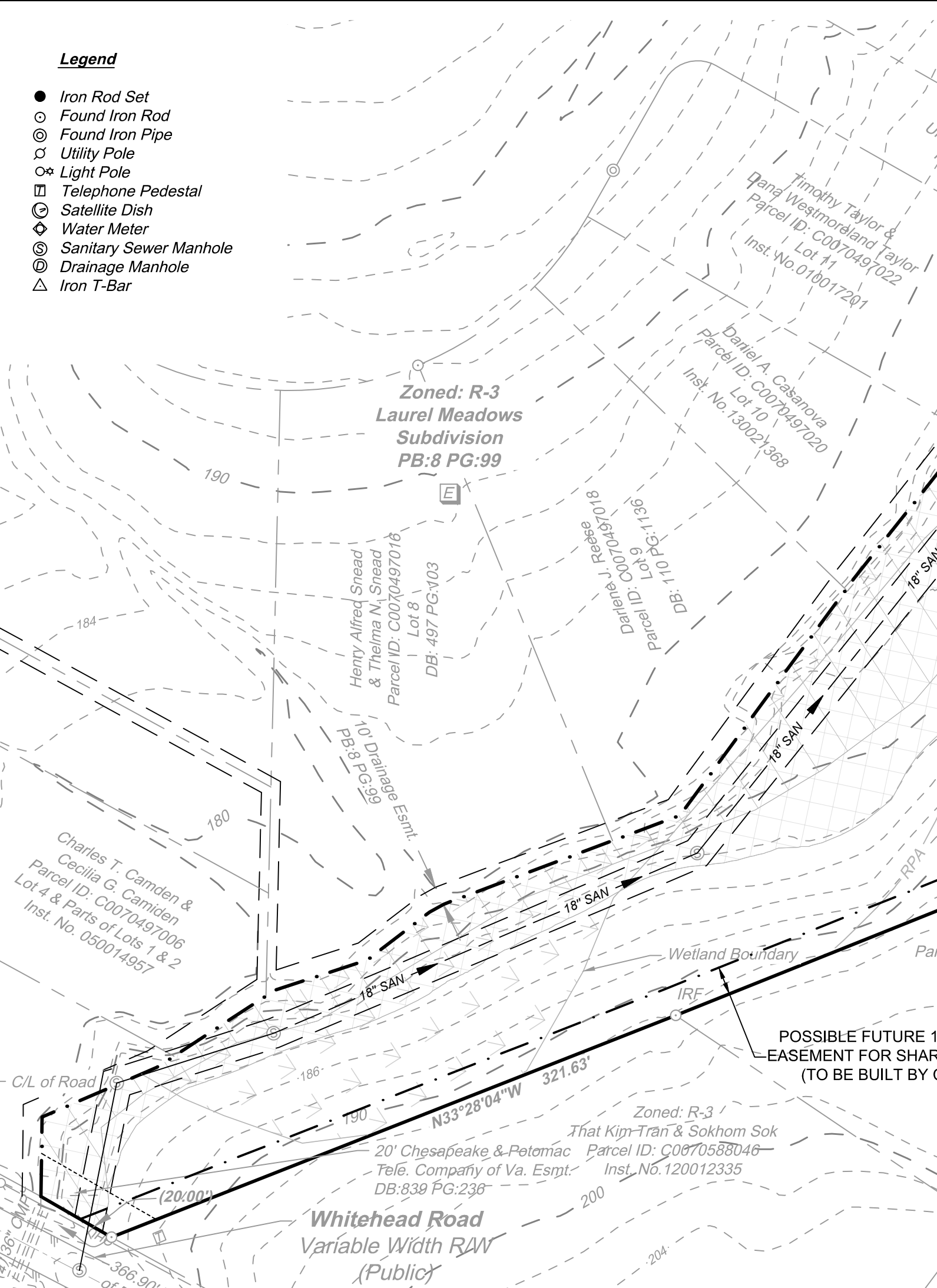
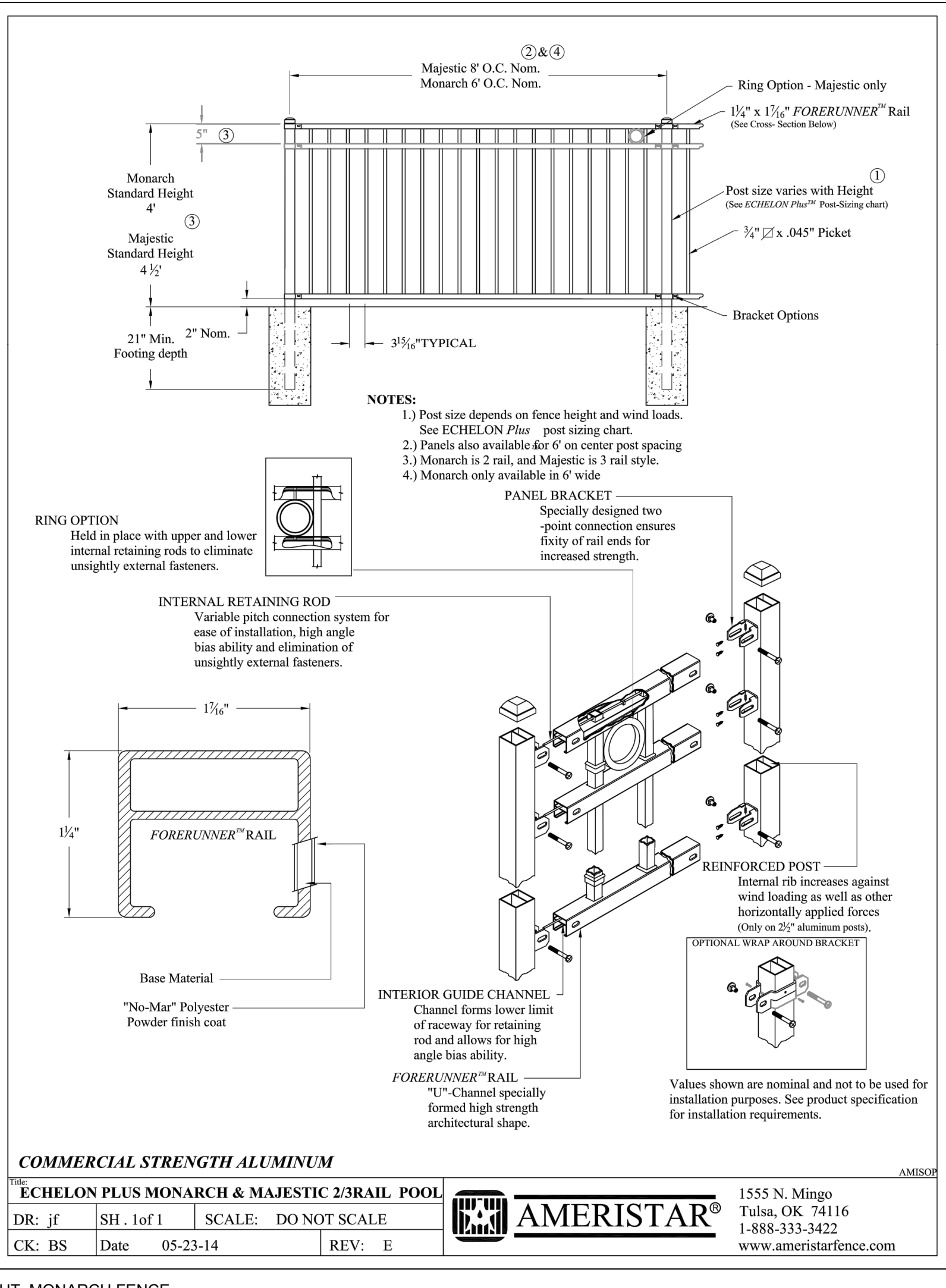
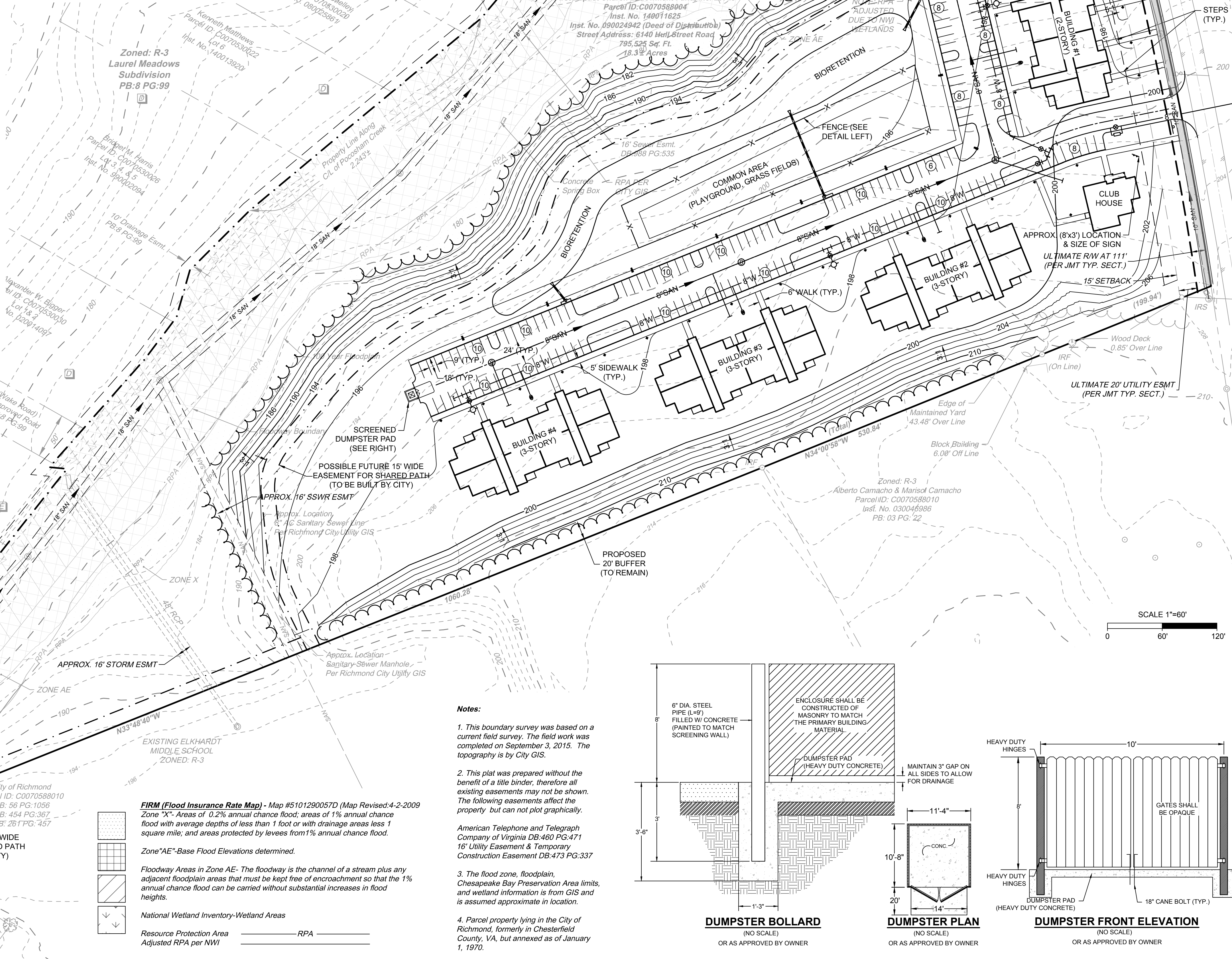
DATE: 10/28/2015
DRAWN BY: S. CASTONGUAY
DESIGNED BY: I. WU
CHECKED BY: I. WU
SCALE: 1" = 60'

TIMMONS GROUP

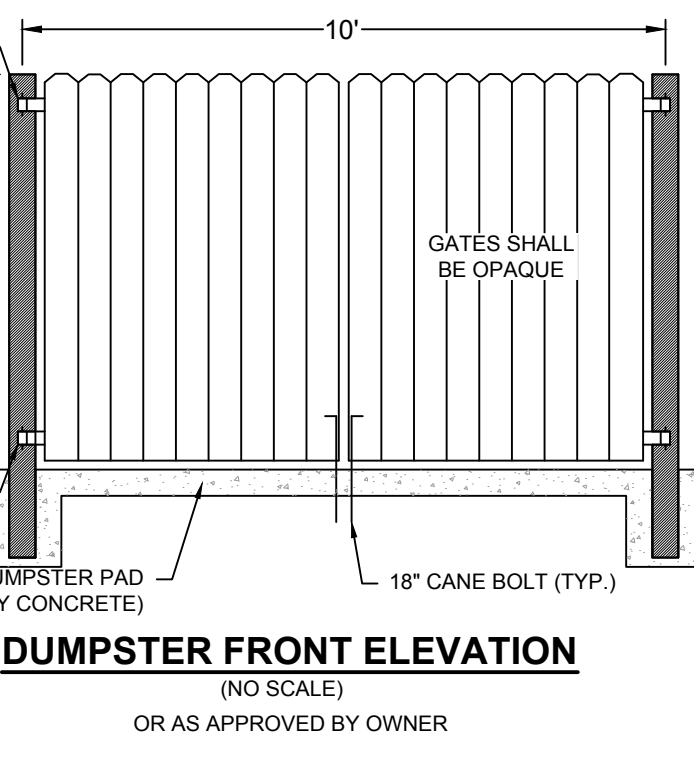
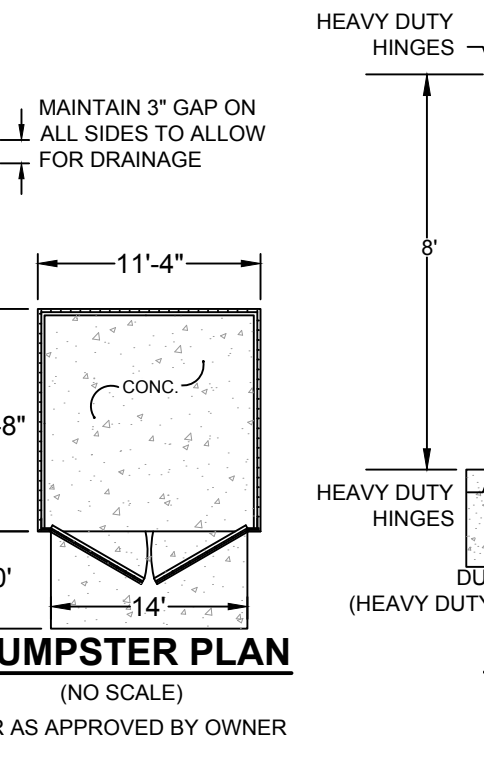
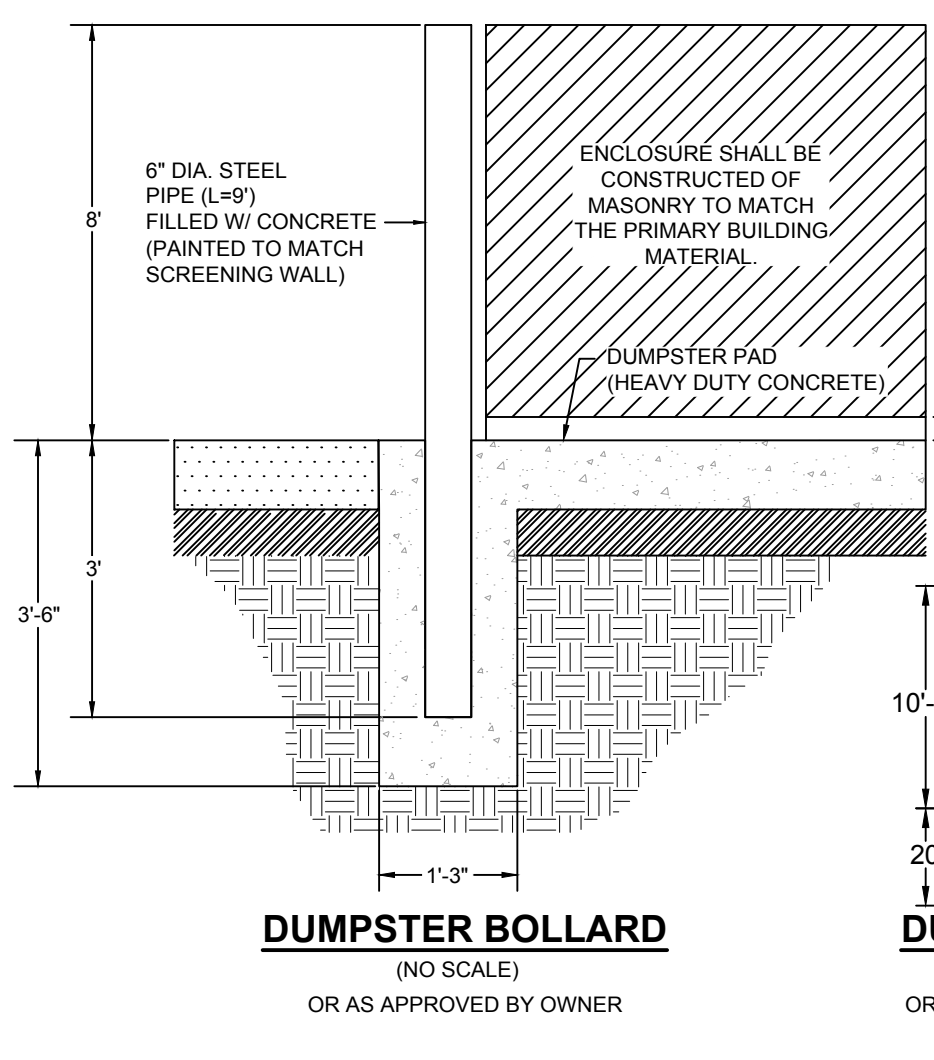
6140 HULL STREET ROAD
CITY OF RICHMOND - VIRGINIA
SITE PLAN LAYOUT

JOB NO. 37282
SHEET NO. C1.0

- GENERAL NOTES:**
- DEVELOPER: REA VENTURES GROUP, LLC
2964 PEACHTREE ROAD, NW
ATLANTA, GA 30305
ATTN: MATT MONROE OR STEPHEN BROCK
 - EXISTING ZONING: R-3 (VACANT SITE)
 - PARKING REQUIRED:
1 BEDROOM = 16 x 1.25 = 20 SPACES
2 BEDROOM = 54 x 1.50 = 81 SPACES
3 BEDROOM = 18 x 1.50 = 27 SPACES
CLUBHOUSE = 2400 / 100 = 24 SPACES
TOTAL PARKING REQUIRED = 138 SPACES
 - PARKING PROVIDED: 156 SPACES
 - SITE AREA = 18.3 ACRES
 - AREA COVERED BY BUILDINGS = 1.2 ACRES (±52,272 SF)
AREA PAVED (PARKING & WALKS) = 1.8 ACRES
AREA OPEN SPACE = 15.3 ACRES



- Notes:**
- This boundary survey was based on a current field survey. The field work was completed on September 3, 2015. The topography is by City GIS.
 - This plat was prepared without the benefit of a title binder, therefore all existing easements may not be shown. The following easements affect the property but can not plot graphically.
American Telephone and Telegraph Company of Virginia DB:480 PG:471
16' Utility Easement & Temporary Construction Easement DB:473 PG:337
 - The flood zone, floodplain, Chesapeake Bay Preservation Area limits, and wetland information is from GIS and is assumed approximate in location.
 - Parcel property lying in the City of Richmond, formerly in Chesterfield County, VA, but annexed as of January 1, 1970.



SITE LIGHTING FIXTURE SCHEDULE						
SYMBOL	QUANTITY	MOUNTING HT.	ARRANGEMENT	MANUFACTURER	FIXTURE	DESCRIPTION
■	10	20'	SINGLE	BEACON	LAJ30 (LED)	60NB-136-3K
◆	24	12'	SINGLE	BEACON	LAJ20 (LED)	24NB-27-3K

NOTE: OUTDOOR LIGHTING, WHEN PROVIDED AS ACCESSORY TO ANY USE, SHALL BE LOCATED, DIRECTED OR SHIELDED SO AS NOT TO SHINE DIRECTLY ON ADJOINING PROPERTIES OR TO CREATE A TRAFFIC HAZARD BY MEANS OF GLARE OR SIMILARITY TO OR CONFUSION WITH TRAFFIC SIGNALS. WARNING LIGHTS OR LIGHTING ON EMERGENCY VEHICLES.

BEACON Project Name: **LAJ30 (LED)** Rev. 02.04.2015
 30" La-Job Luminaires Max Weight: 40.0 lbs Max EPA: 2.45 sq ft

Ordering: LAJ30 / AC / 60NB-136 / 3K / UNV / D / GRD / REC / G260K / PT / BBT

DETAILS
 19 3/8" H
 10 1/2" W
 10 1/2" D

MOUNTING OPTIONS
 20' HT. SITE LIGHT FIXTURE

A. MODEL La-Job 30"
B. LENS OPTIONS
 AC acrylic, clear
 AF acrylic, frosted
 AS acrylic, seeded
 AW acrylic, white
 PC polycarbonate, clear
 PF polycarbonate, frosted

C. ENGINE SWITCHES
 30NB-65 60 Watts - LED array
 30NB-80 80 Watts - LED array
 30NB-110 110 Watts - LED array
 30NB-136 136 Watts - LED array

D. CCT - COLOR TEMP
 SK 3000K
 SK 4000K
 SK 5000K (603)

E. VOLTAGE
 UNV 120-277V
 347 347V
 480 480V

F. OPTICS
 DR2 direct, type II
 DR3 direct, type III
 DR4 direct, type IV
 DR5 direct, type V

G. ELECTRICAL OPTIONS
 REC photocell, outdoor

H. CONTROL OPTIONS
 GEN-XX emergency

I. MOUNTING OPTIONS
 PT post top
 PM pendant mount

J. COLOR
 BBT black bronze textured
 BMT black matte textured
 WHT white textured
 MBT metallic bronze textured
 DBT dark bronze textured
 GYS grey smooth
 GRS dark platinum smooth
 GRT green textured
 MBT metallic silver textured
 MTT metallic titanium textured
 RAL red world iron

BEACON Project Name: **LAJ20 (LED)** Rev. 02.04.2015
 27" La-Job Luminaires Max Weight: 20.0 lbs Max EPA: 1.01 sq ft

Ordering: LAJ20 / AC / 24NB-27 / 3K / UNV / D / GRD / REC / G260K / PT / BBT

DETAILS
 19 3/8" H
 10 1/2" W
 10 1/2" D

MOUNTING OPTIONS
 12' HT. SITE LIGHT FIXTURE

A. MODEL La-Job 27"
B. LENS OPTIONS
 AC acrylic, clear
 AF acrylic, frosted
 AS acrylic, seeded
 AW acrylic, white
 PC polycarbonate, clear
 PF polycarbonate, frosted

C. ENGINE SWITCHES
 24NB-27 27 Watts - LED array

D. CCT - COLOR TEMP
 SK 3000K
 SK 4000K
 SK 5000K (603)

E. VOLTAGE
 UNV 120-277V

F. OPTICS
 DR2 direct, type II
 DR3 direct, type III
 DR4 direct, type IV
 DR5 direct, type V

G. ELECTRICAL OPTIONS
 REC photocell, outdoor

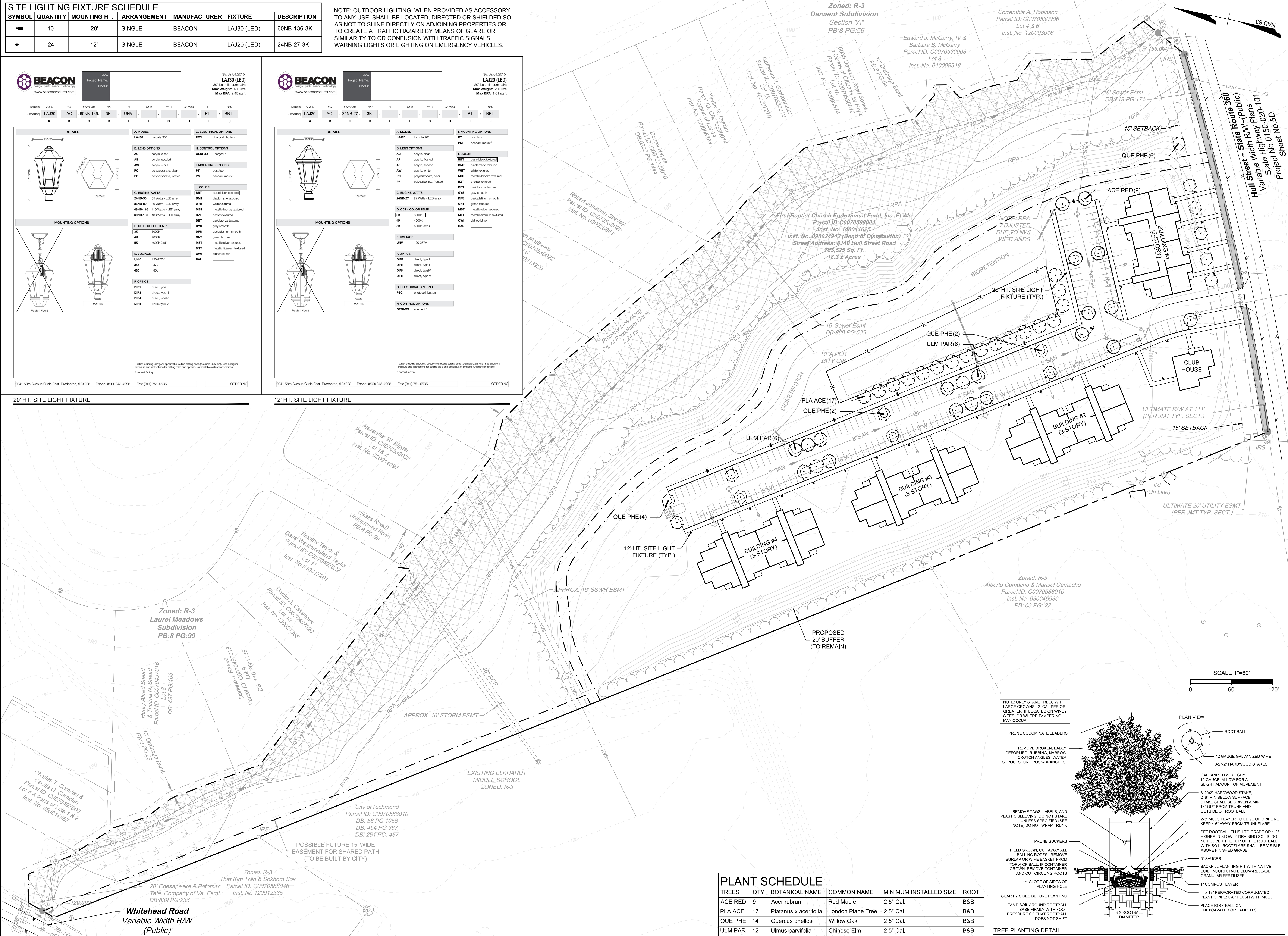
H. CONTROL OPTIONS
 GEN-XX emergency

I. MOUNTING OPTIONS
 PT post top
 PM pendant mount

J. COLOR
 BBT black bronze textured
 BMT black matte textured
 WHT white textured
 MBT metallic bronze textured
 DBT dark bronze textured
 GYS grey smooth
 GRS dark platinum smooth
 GRT green textured
 MBT metallic silver textured
 MTT metallic titanium textured
 RAL red world iron

20' HT. SITE LIGHT FIXTURE

12' HT. SITE LIGHT FIXTURE



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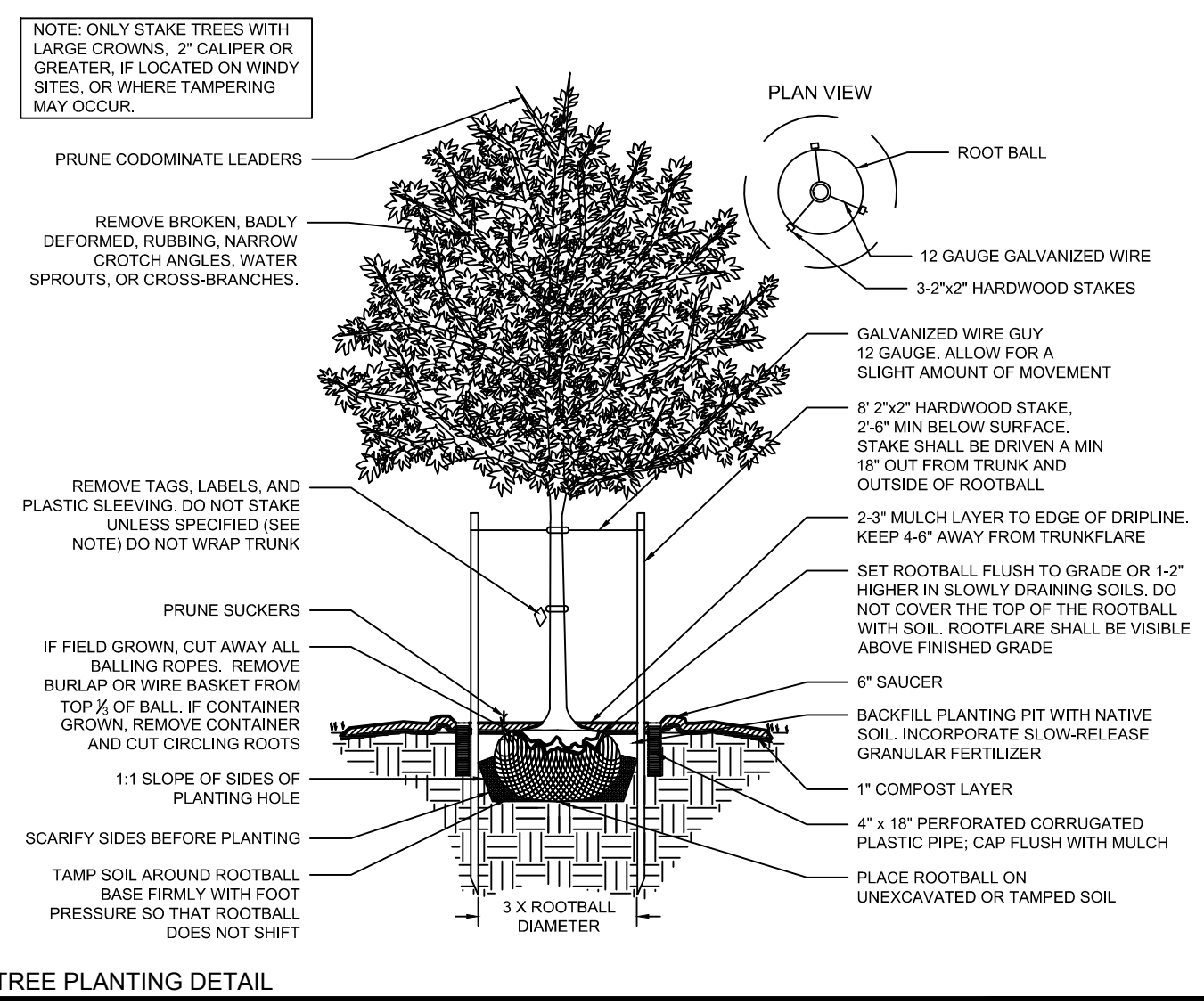
DATE	REVISION DESCRIPTION
12/9/15	REVISED PER DCR COMMENTS
1/17/16	PROPOSED 15' EASEMENT AND REMOVED 5' PATH

DATE: 10/28/2015
 DRAWN BY: T. BUCKLEY
 DESIGNED BY: F. HANCOCK
 CHECKED BY: F. HANCOCK
 SCALE: 1" = 60'

TIMMONS GROUP

6140 HULL STREET ROAD
 CITY OF RICHMOND - VIRGINIA
 LANDSCAPE & LIGHTING PLAN

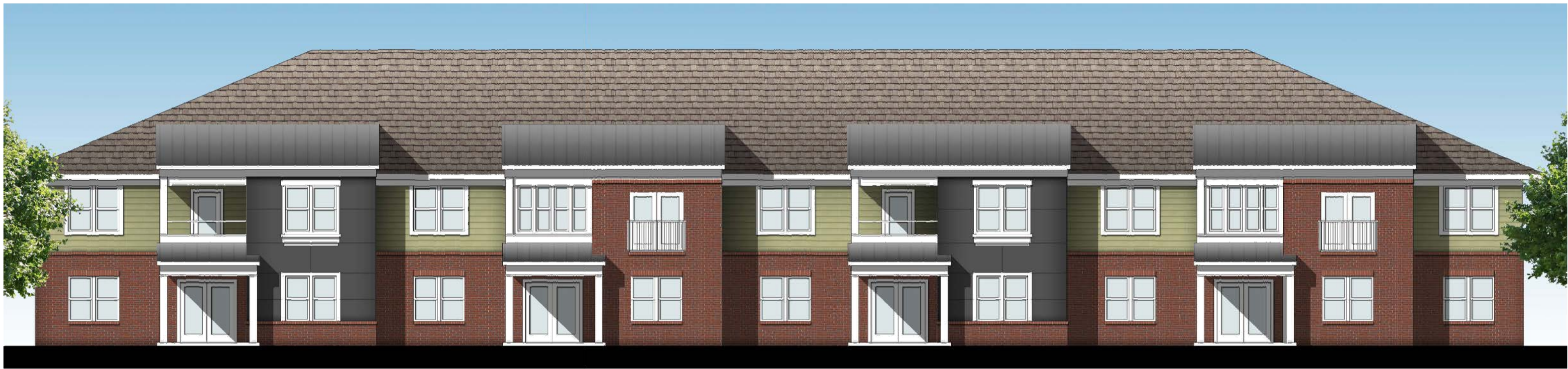
JOB NO. 37282
 SHEET NO. L1.0



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT
ACE RED	9	Acer rubrum	Red Maple	2.5" Cal.	B&B
PLA ACE	17	Platanus x acerifolia	London Plane Tree	2.5" Cal.	B&B
QUE PHE	14	Quercus phellos	Willow Oak	2.5" Cal.	B&B
ULM PAR	12	Ulmus parvifolia	Chinese Elm	2.5" Cal.	B&B

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Building #1, Facing Hull Street Road: Rendering

NTS

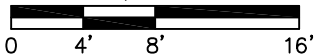


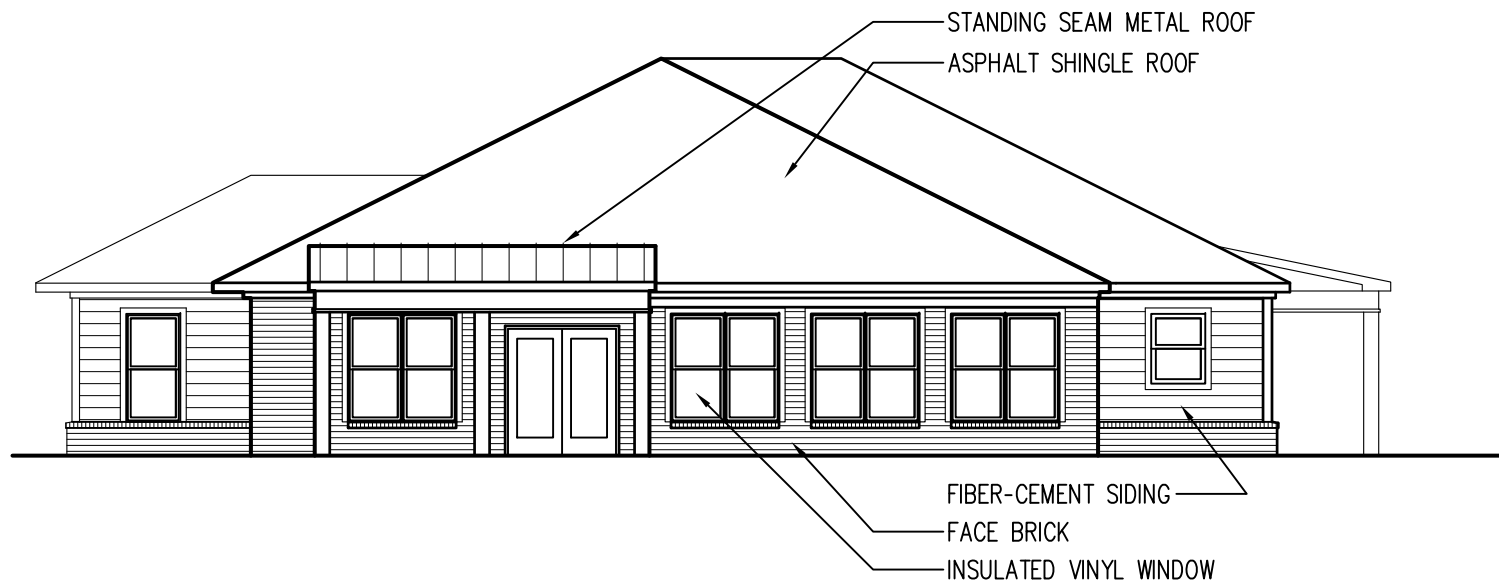


Buildings #2, 3 and 4 Front Elevation

3/32" = 1'-0"

SCALE: 3/32" = 1'-0"





Clubhouse Entry Elevation

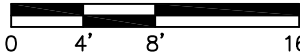
3/32" = 1'-0"

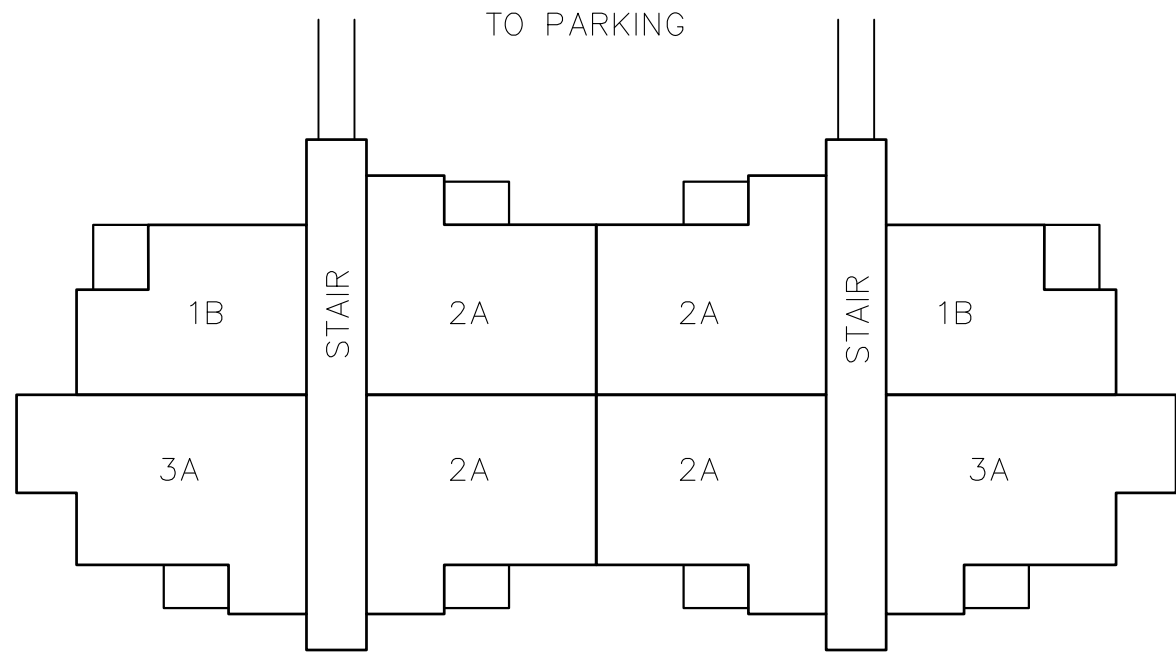


Clubhouse Elevation Facing Hull Street Road

3/32" = 1'-0"

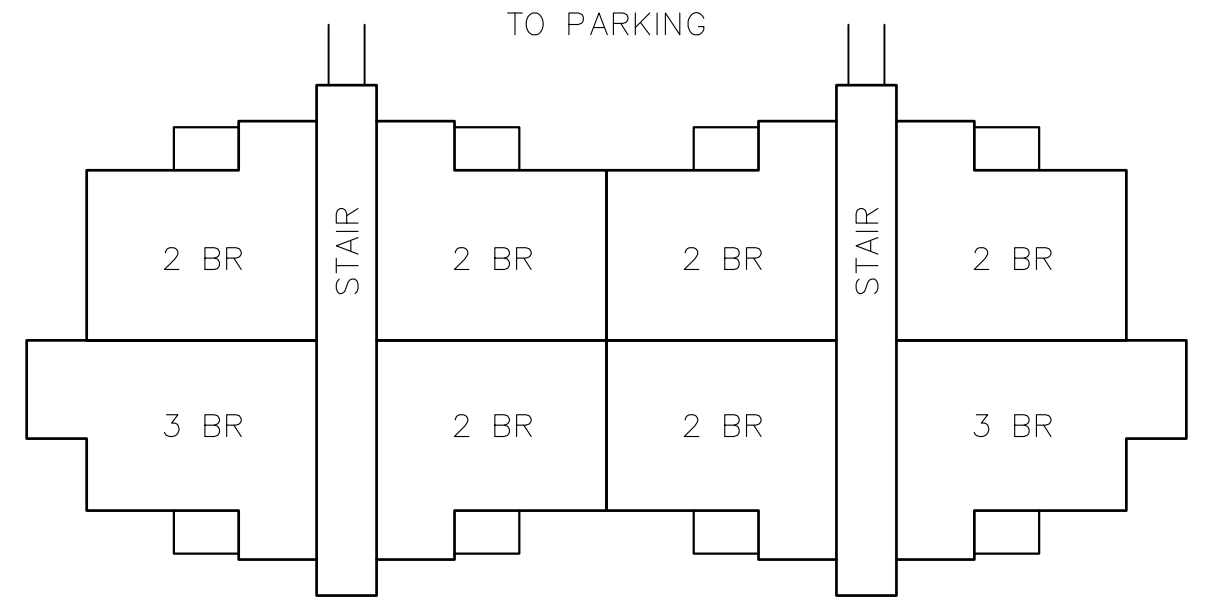
SCALE: 3/32" = 1'-0"





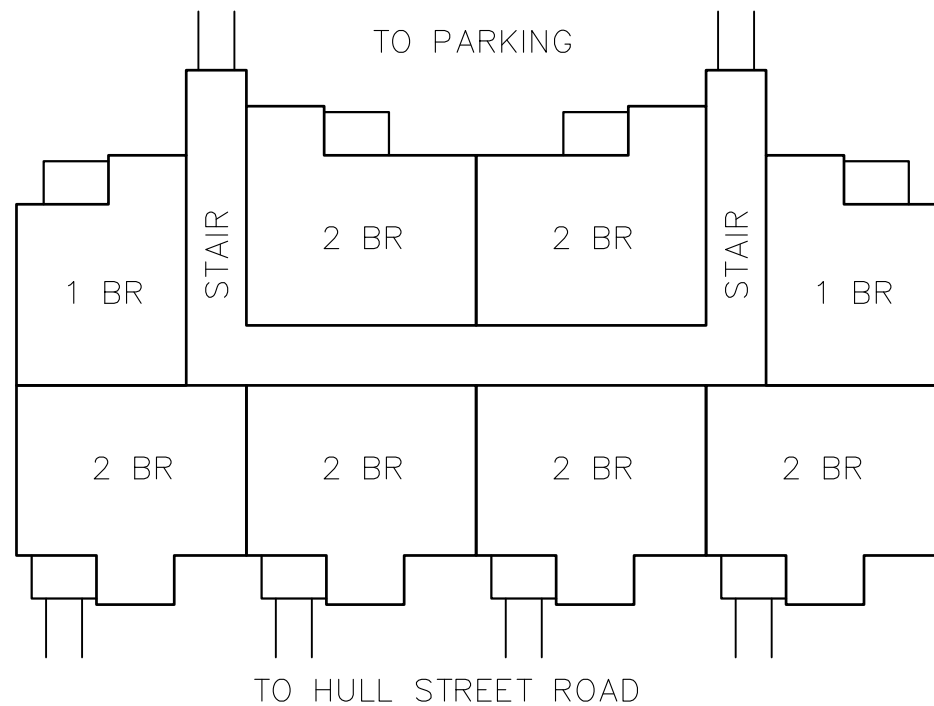
Buildings #2 and #3 – Typical Floor Plan

1/32" = 1'-0"



Building #4 – Typical Floor Plan

1/32" = 1'-0"

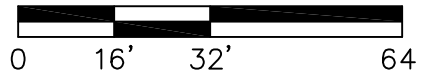


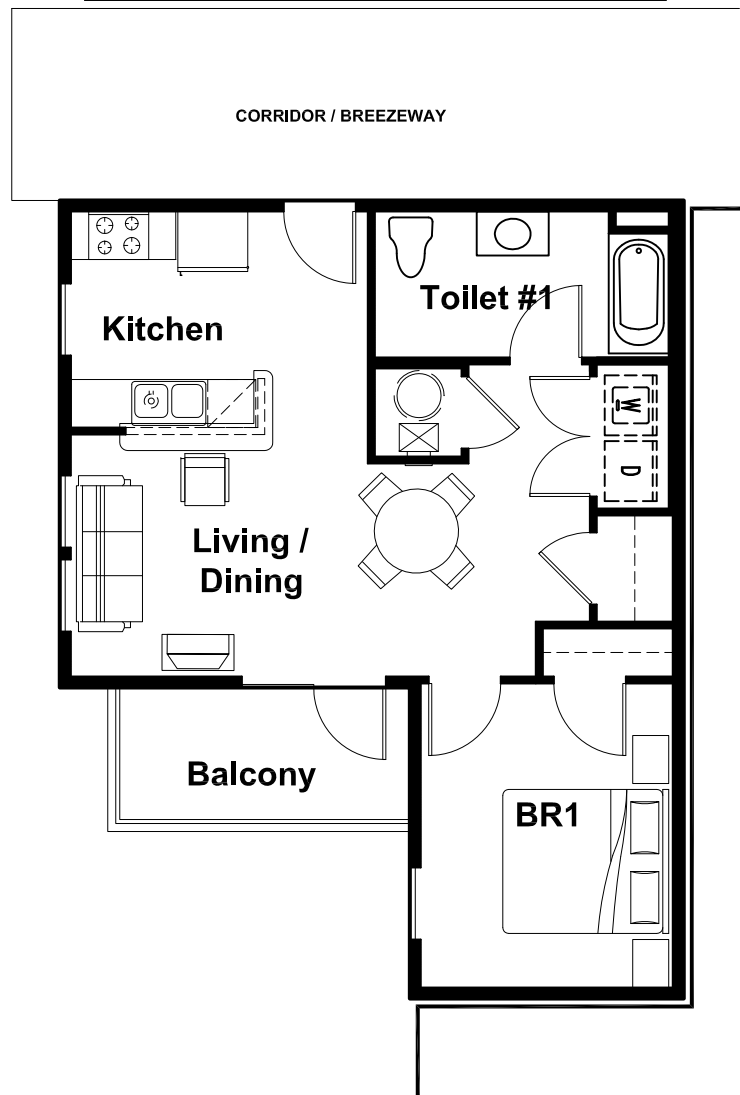
Building #1 – Typical Floor Plan

1/32" = 1'-0"

BUILDING #	1 BEDROOM @ 675 SF	2 BEDROOM @ 925 SF	3 BEDROOM @ 1125 SF	TOTAL GSF
#1 (2 STORY)	QTY = 4	QTY = 12	QTY = 0	17,940
#2 (3 STORY)	QTY = 6	QTY = 12	QTY = 6	28,740
#3 (3 STORY)	QTY = 6	QTY = 12	QTY = 6	28,740
#4 (3 STORY)	QTY = 0	QTY = 18	QTY = 6	30,420
TOTAL	16	54	18	105,300

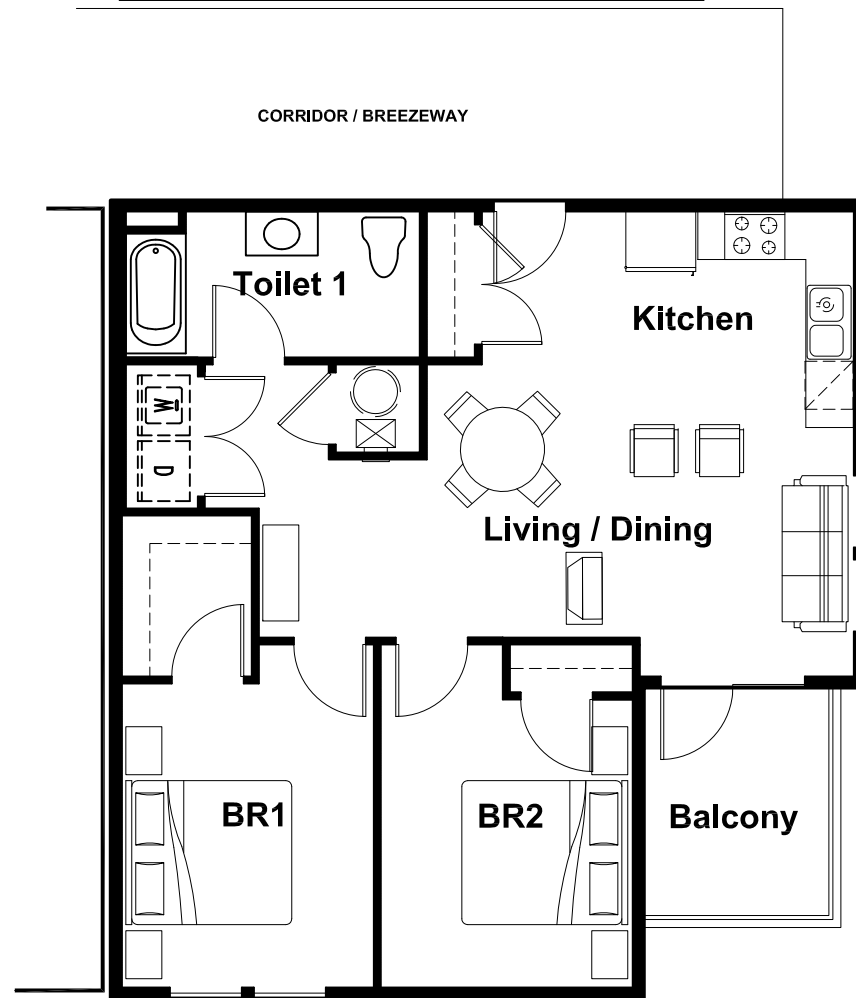
SCALE: 1/32" = 1'-0"





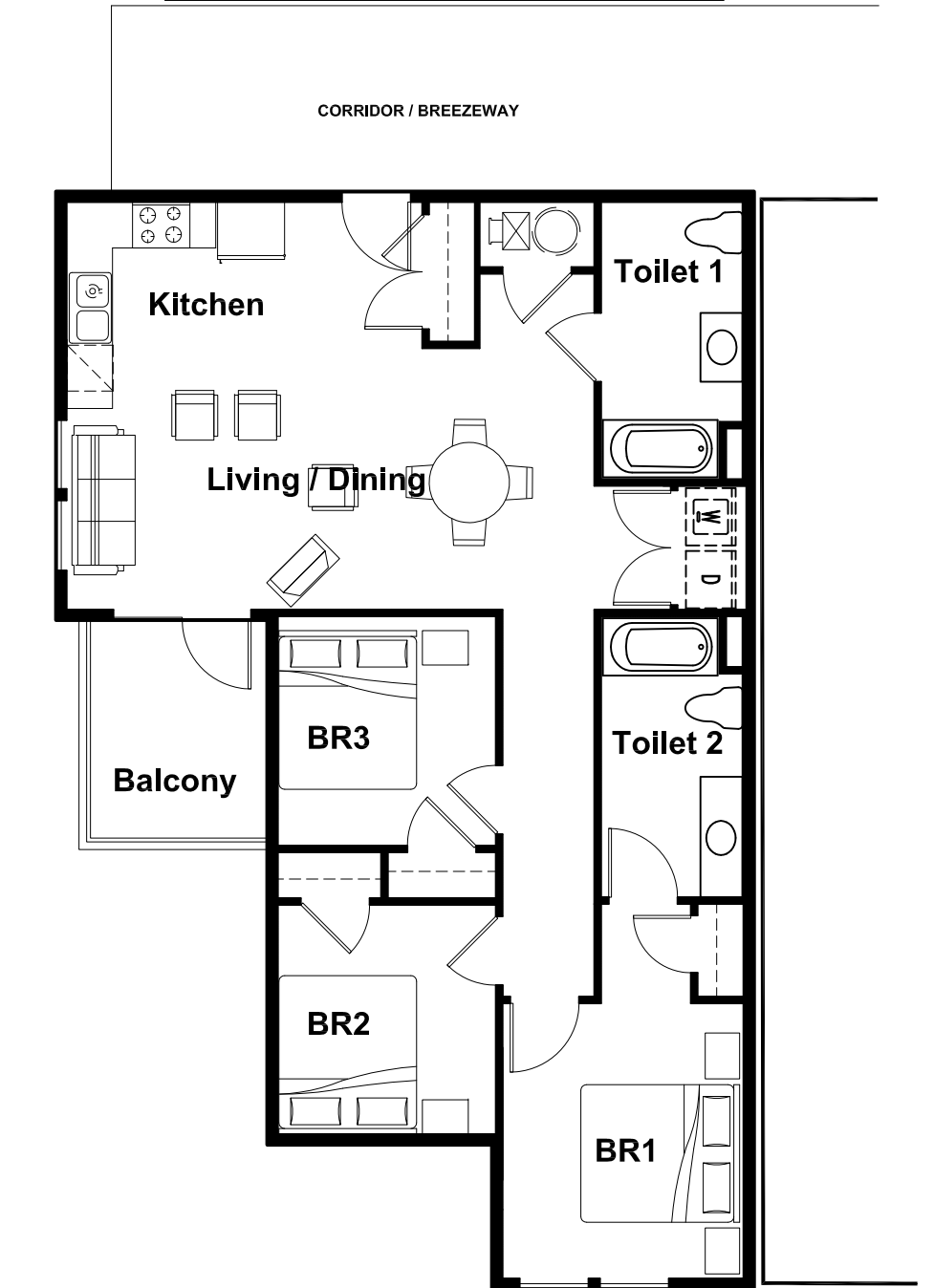
TYP. 1 BEDROOM: 675 SF

1/8"=1'-0"



TYP. 2 BEDROOM: 925 SF

1/8"=1'-0"



TYP. 3 BEDROOM: 1125 SF

1/8"=1'-0"

SCALE: 1/8" = 1'-0"

