



SWA Architects-VA, Inc.
1553 E. Main Street Richmond, Va 23219

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BACON Senior Housing

815 N. 35th STREET
Richmond, VA 23223

Proposed Additions & Alterations

EXISTING STRUCTURE
56 UNITS
PROPOSED ADDITION
70 UNITS
126 UNITS TOTAL
59 1 BEDROOM UNITS
6 2 BEDROOM UNITS
5 1 BEDROOM + DEN UNITS
57 PARKING SPACES PROVIDED

2 SINGLE FAMILY LOTS
7 TOWNHOMES with
14 PARKING SPACES

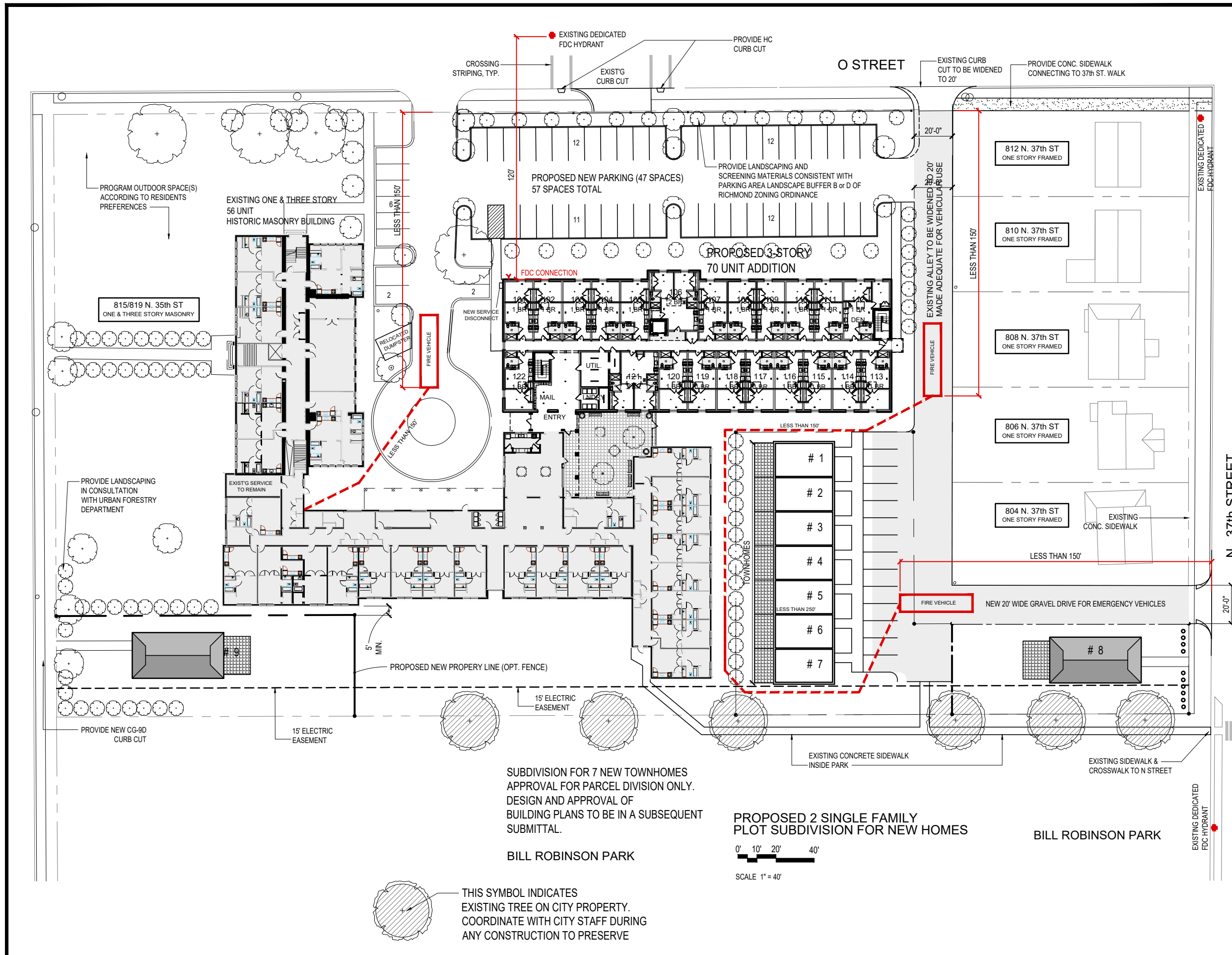
PROJECT MGR: BW DATE: 03 / 29 / 23

SPECIAL USE PERMIT

TITLE:
Concept Site Plan with
Single Family Attached
Lots

SHEET No.

A1.00



SUBDIVISION FOR 7 NEW TOWNHOMES
APPROVAL FOR PARCEL DIVISION ONLY.
DESIGN AND APPROVAL OF
BUILDING PLANS TO BE IN A SUBSEQUENT
SUBMITTAL.

BILL ROBINSON PARK

PROPOSED 2 SINGLE FAMILY
PLOT SUBDIVISION FOR NEW HOMES

0' 10' 20' 40'
SCALE 1" = 40'

BILL ROBINSON PARK

THIS SYMBOL INDICATES
EXISTING TREE ON CITY PROPERTY.
COORDINATE WITH CITY STAFF DURING
ANY CONSTRUCTION TO PRESERVE

9 8 7 6 5 4 3 2 1

E

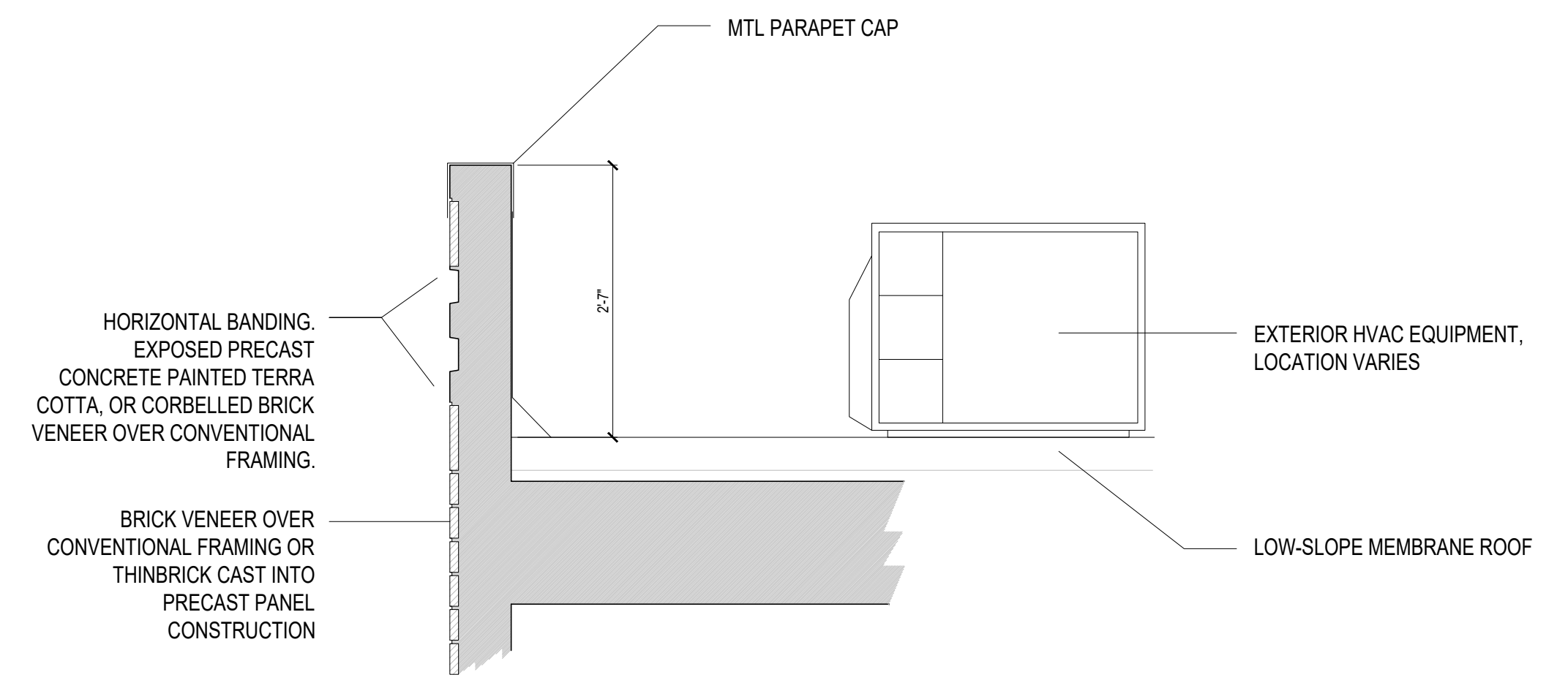
D

C

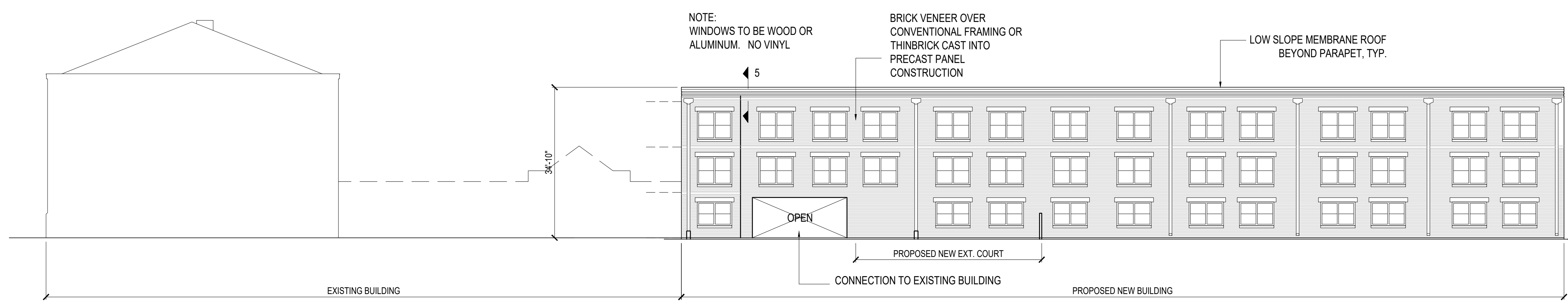
B

A

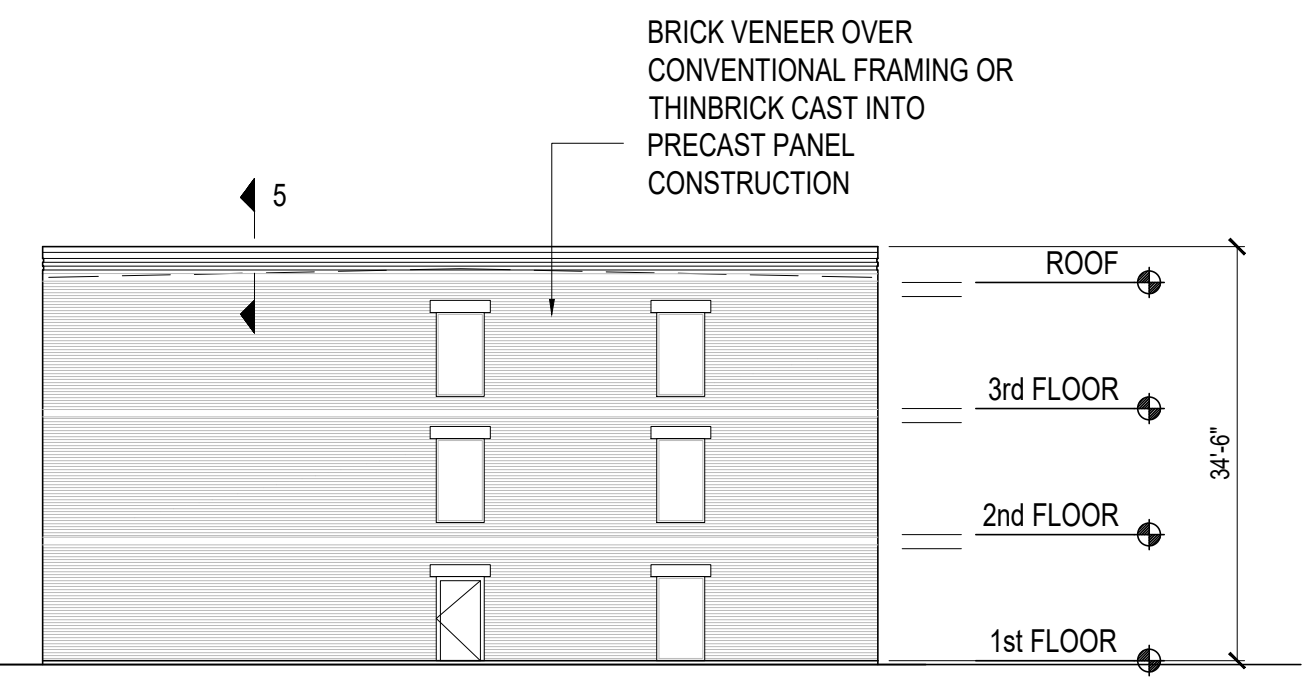
NOTE - BUILDING CONSTRUCTION TO BE EITHER BRICK VENEER OVER CONVENTIONAL FRAMING OR PRECAST PANEL CONSTRUCTION



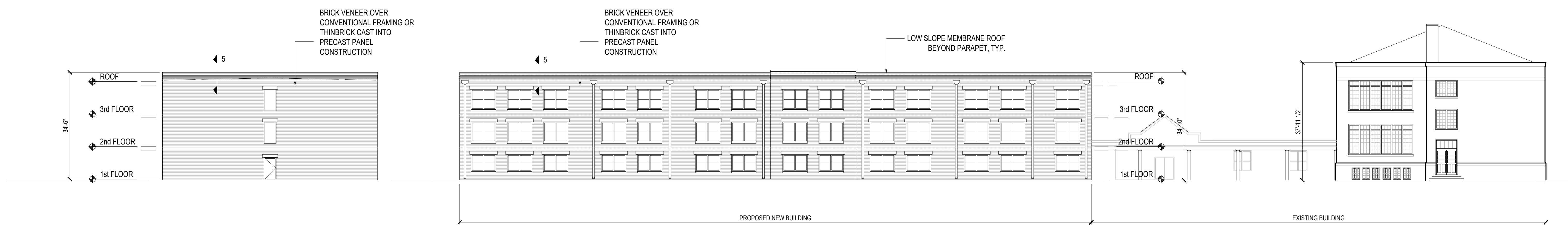
5 TYP. SECTION AT PARAPET
 $\frac{3}{4}'' = 1'-0''$



3 SOUTH ELEVATION
 $\frac{1}{16}'' = 1'-0''$



4 EAST ELEVATION
 $\frac{1}{16}'' = 1'-0''$



2 WEST ELEVATION
 $\frac{1}{16}'' = 1'-0''$

1 NORTH ELEVATION
 $\frac{1}{16}'' = 1'-0''$



BACON SENIOR HOUSING
 815 N 35th STREET, RICHMOND, VA 23223

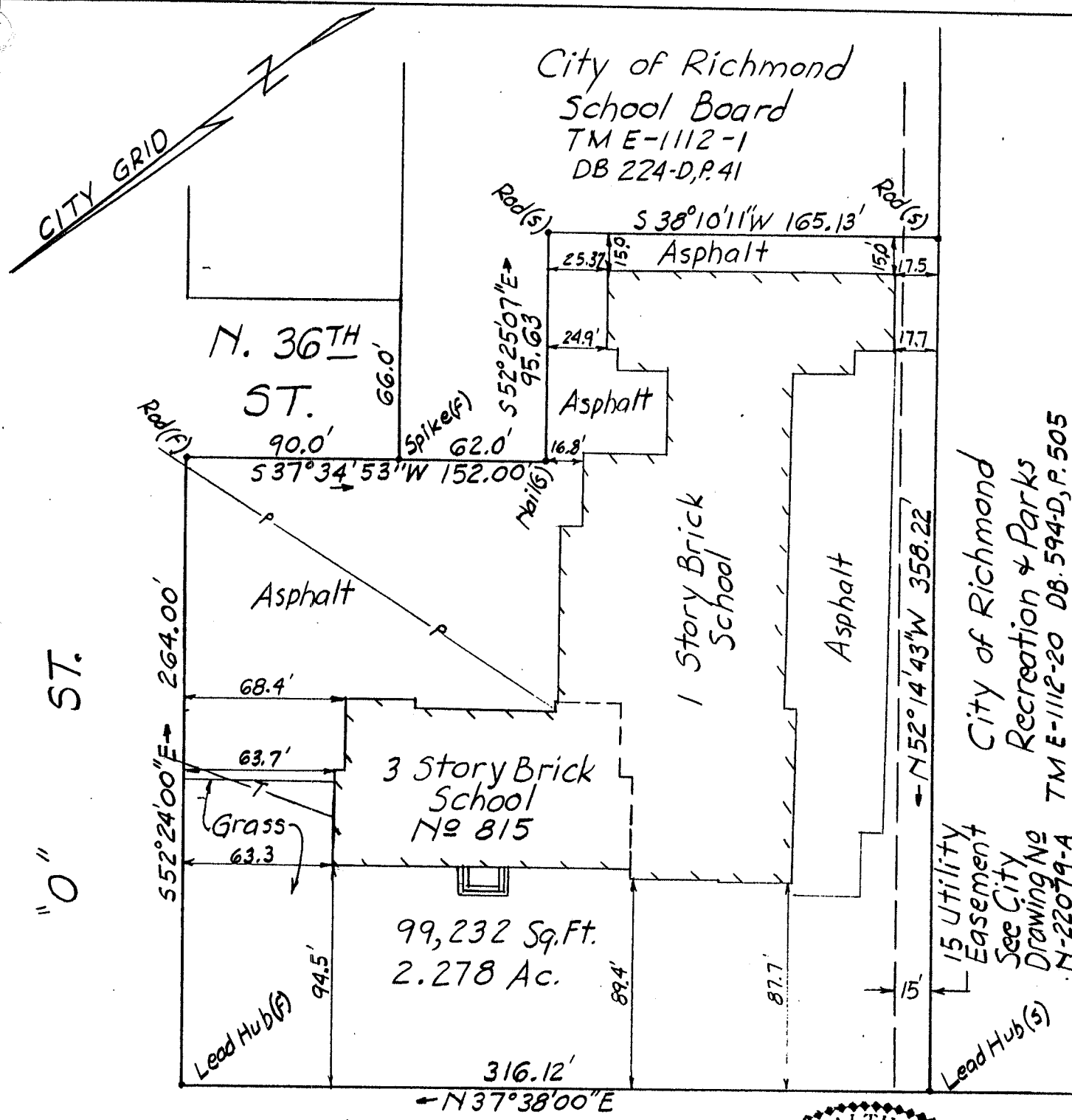
ARCHITECT:
 SWA ARCHITECTS-VA, INC.
 1553 E. MAIN STREET
 RICHMOND, VA 23219
 CONTACT: BEAU WOODRUM
 PHONE: 804-237-8254

PROJECT # 210005	
PROJECT MGR: MW	
ISSUE	DATE
DHR Part II Submittal	03/02/22
DHR Part II Rev 1	01/17/23

EXTERIOR ELEVATIONS
 PROPOSED ADDITION

A2.01

City of Richmond
 School Board
 TME-1112-1
 DB 224-D,P.41



City of Richmond
 Recreation & Parks
 TM E-1112-20 DB.594-D,P.505
 Drawing No
 N-22079-A



This property does not lie within a HUD Flood Plain. Zone C. Panel No 510129 0010 B. EFF. date: 6-15-79

- Survey certified to:
1. First Union National Bank
 2. Central Fidelity National Bank
 3. Virginia Housing Development Authority

BACON RETIREMENT COMMUNITY
 Map of property at No 815
 N. 35th St., Richmond, Va.
 30 Sept. 1997 Scale: 1" = 60'
 LaPrade Bros.
 Civil Engineers & Surveyors
 3 W. Cary St.
 Richmond, Va.

SUBDIVISION CERTIFICATE

The subdivision of land shown hereon, designated "Bacon Retirement Community Subdivision" is with the free consent and in accordance with the desires of the undersigned owners, thereof. There are no Deeds of Trust or Mortgages on this property. All streets and easements are of the width and extent shown hereon and are re-dedicated to the City of Richmond, Virginia free and unrestricted by any previous agreements or easements, except as noted on this plat at the time of recordation. All easements are for surface and underground drainage and for underground and overhead utilities, unless noted otherwise. All unrestricted easements are subject to the right of the City of Richmond, Virginia to establish alleys on said easements at a future time without cost of the property involved. The dedication of easements to the City includes the right to make reasonable use of the adjoining land for construction and maintenance of public facilities within the boundaries of the easements shown hereon.

IN WITNESS WHEREOF, the Owner, Bacon Housing L.P. has affixed their signature and seal as of this 11th day of October, 1997.

By: [Signature], manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Richmond, To-wit:

I, Henrietta Willett, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Henrietta Willett, who is known to me and whose name is signed to the foregoing instrument personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 11th day of October, 1997.

Henrietta Willett
Notary Public

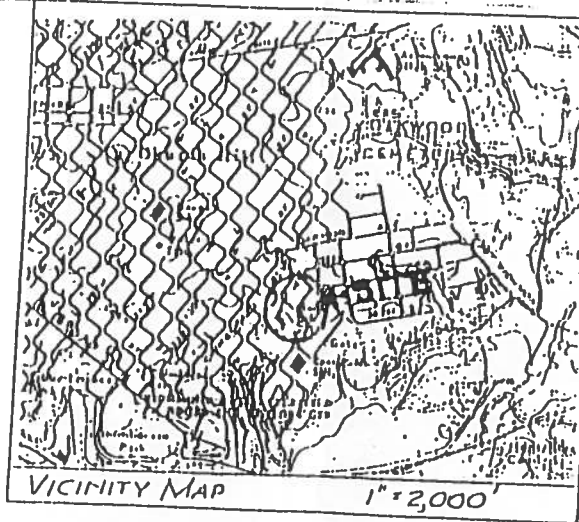
My commission expires: 12/31/00

SOURCE OF TITLE

The property embraced within the limits of this subdivision is that property conveyed to Bacon Housing L.P. by deed dated the 11th day of September 1997 and recorded at the Clerk's office in the Circuit Court of the City of Richmond, Virginia on the 31st day of October, 1997 in Book 111-21110 on Page 591.

Approved by the
CITY PLANNING COMMISSION
11/13/97
[Signature]
Secretary

F.B. 1823-63



SURVEYOR'S CERTIFICATE:

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving of plats of subdivision in the City of Richmond, Virginia have been complied with. All monuments have been previously set.

Carl A. Watkins, Jr.
Carl A. Watkins, Jr., C.E.S.

NOTES:

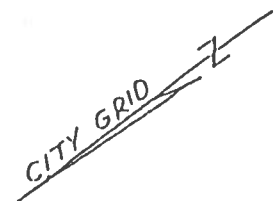
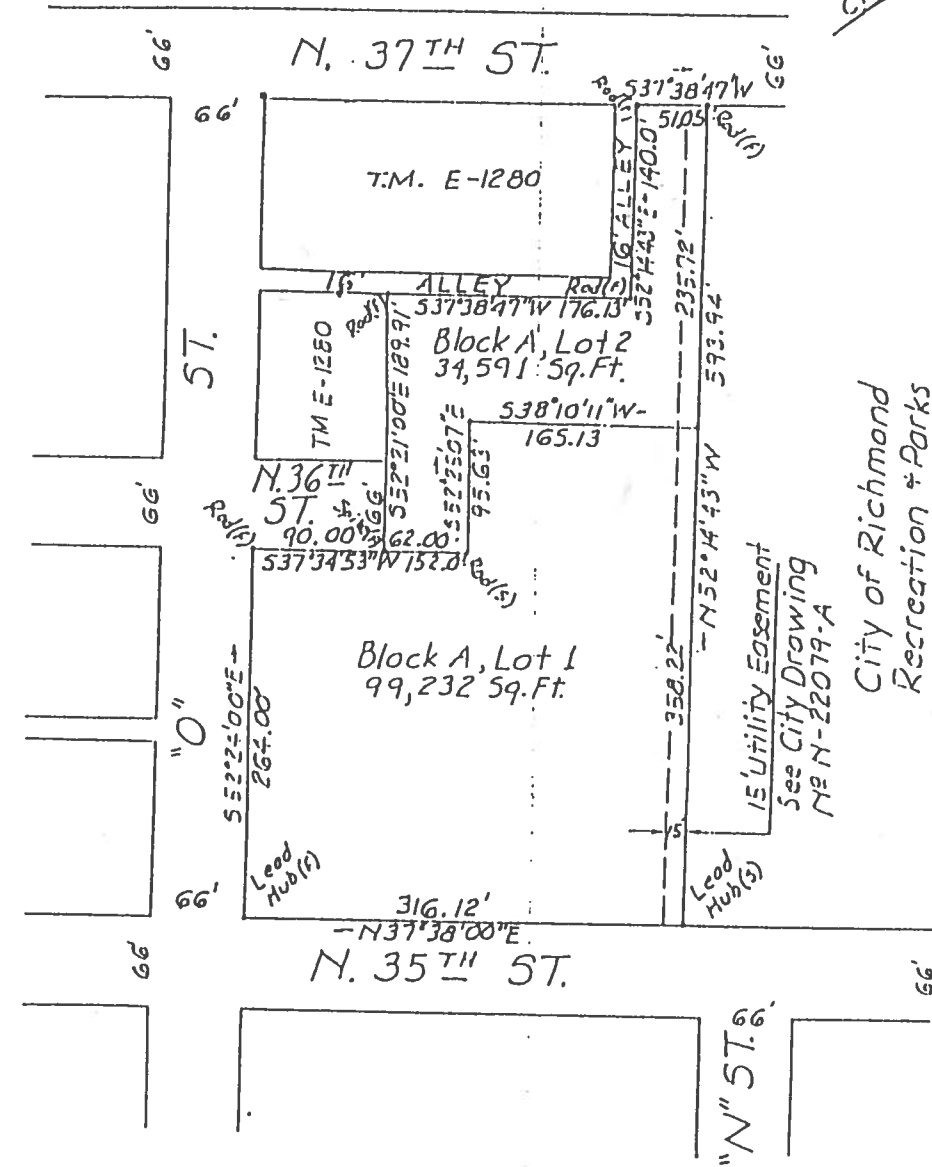
- Use: Multi-family dwelling for the elderly - Reference City Ordinance No. 97-222-236 as adopted July 28, 1997. 50 units.
- Zoning: R-5
- Water: Public - City of Richmond, VA
- Sewers: Public - City of Richmond, VA
- Drainage: Curbs and Gutter
- Public Utilities: Overhead
- Owner: Bacon Housing L.P.
- Developer: Bacon Housing L.P.
- Area in Roads: None
- Area in Lots: 3.072 Acres
- Area of land dedicated for Public Purposes: None
- Total Area: 3.072 Acres.
- Number of lots: 2
- City Tax Map Nos: E-000-1112/001

Property within the limits of this subdivision is located in Flood Zone C, as shown on Flood Insurance Rate Map Sheet 510129 G010H, dated 6-15-79.

Property within the limits of this subdivision does not contain wetlands.

Property within the limits of this subdivision is not located in Chesapeake Bay Preservation Areas designated by the City of Richmond, Va. pursuant to chapter 32 of the City Code of 1993.

All new utilities shall be located underground.



City of Richmond
Recreation & Parks
TM E-1112-20
Ds. 574-D, P. 505

BACON RETIREMENT COMMUNITY
No 815 N. 35th STREET
RICHMOND, VA.

25 Sept. 1997

Scale: 1"=100'

LaPrade Bros.
Civil Engineers & Surveyors
3 W. Cary St.
Richmond, Va.