



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.richmondgov.com/>

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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

(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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner Signature: _____

T. Preston Lloyd, Jr., Acting Under Special 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)

WILLIAMS MULLEN

Direct Dial: 804.420.6615
plloyd@williamsmullen.com

September 29, 2023

Via Electronic Submission

City of Richmond Department of Planning and Development Review
City Hall, 900 East Broad Street, Room 511
Richmond, Virginia 23219

Re: Special Use Permit Application, 2900 Rady Street and 2825 5th Avenue, respectively known as City Parcel Id. Nos. N0000927002 and N0000719004 (together, the “Property”)

Ladies and Gentlemen:

This firm is counsel to Virginia Supportive Housing (the “Applicant”), on whose behalf we submit the enclosed the materials referenced on Exhibit A (collectively, the “Application”) to request approval of the special use permit of the captioned Property located in the City of Richmond (the “City”) pursuant to § 30-1050.1 et seq. of the Code of the City (the “Code”). The Applicant is under agreement to acquire the Property from its current owner, the Richmond Behavioral Health Authority (RBHA), and desires to construct up to 83 units of permanent supportive housing with accompanying services, as further described herein. This letter will serve as the Applicant’s Report.

Location

The subject Property is composed of two adjoining parcels totaling 1.72 acres, more or less, located on Rady Street in the City’s Highland Park Southern Tip neighborhood, to the southeast of Six Points and across Rady Street from the Educational Development Center and RBHA’s North Campus.

Current Use

The parcels comprising the Property are presently vacant with no improvements. The Property is currently designated I-Institutional District on the Zoning Map of the City, and is subject to a Master Plan as outlined in the Zoning Confirmation Letter dated March 29, 2006, a copy of which is on file with the Department of Planning and Development Review. Neighboring parcels to the west and south are designated as R-6 Residential District, while property to the southeast is designated M-1 Light Industrial zoning and parcels to the north and east, across Rady Street, are designated I-Institutional district.

The one-acre parcel immediately to the west, at 2906 5th Avenue, is designated R-6 Single-Family Attached Residential District, provided that pursuant to Ordinance No. 2022-227, City Council approved a special-use permit (“SUP”) to allow for a 52-unit multifamily project on the site.

Proposed Use

This Application seeks a special use permit of the Property to authorize the construction of a building comprised of up to 83 permanent supportive housing units and ancillary uses customary to permanent supportive housing (e.g. the provision of social services), and approximately 30 off-street parking spaces, as authorized in the I-Institutional District and subject to the corresponding applicable zoning regulations except as provided herein.

The proposed development is in conformance with I-Institutional District with the following requested exceptions:

1. Multifamily and permanent supportive housing use per Sec. 30-432.1;
2. Master Plan requirements per § 30-432.3, § 30-432.4, and § 30-432.5;
3. Yard requirements per § 30-432.7;
4. Lot coverage requirements per § 30-432.8; and
5. Height requirements per § 30-432.9.

The existing institutional zoning allows for single-family detached dwellings as a principal use, but applicant wishes to develop the property at a higher density so that it can serve more individuals in need of permanent supportive housing. Because permanent supportive housing is not a principal permitted use in the I-Institutional district, a special use permit to allow the use is required.

Notwithstanding any contrary provision of the City Code, the Property shall be developed subject to the following additional conditions:

1. Development Plan. The Property shall be developed in general conformance with the attached Exhibit A.2, entitled “2900 Rady Street” dated September 15, 2023 prepared by Timmons Group (the “Concept Plan”) and Exhibit A.3 entitled “2900 Rady Street” dated September 15, 2023 prepared by Arnold Design Studio (the “Conceptual Elevations”). In connection with review and approval of the Plan of Development, the Director of Planning and Development Review shall be authorized to approve changes in the location and extent of features of the proposed development of the Property, provided that such changes are in general conformance with the Concept Plan and Conceptual Elevations.

2. Height. The height of any structure on the Property shall not exceed four (4) stories.

3. Density. No greater than eighty (83) dwelling units shall be permitted on the Property.

4. Minimum multifamily unit size. Multifamily buildings shall not be subject to any minimum floor area for each dwelling unit.

Conformance with PSH Supplemental Regulations

The proposed project complies with the additional supplemental regulations applicable to permanent supportive housing, as follows:

<i>Provisions of Sec. 30-692.2</i>	<i>Compliance</i>
(a)(1) A property with permanent supportive housing use shall be located no more than 2,640 feet from a public transit stop.	The Property is located approximately 350 feet from a GRTC Transit stop at the corner of Brookland Park Boulevard and Fourth Avenue.
(a)(2) A property with permanent supportive housing use shall be located no less than 1,320 feet from any property with an emergency housing, transitional housing, or permanent supportive housing use.	To the best of the Applicant's knowledge, no certificate of zoning compliance has been issued by the City authorizing emergency housing, transitional housing, or permanent supportive housing use within 1,320 feet of the Property.
(a)(3) A property providing permanent supportive housing use through a building, or portion thereof, shall only be located in a R-73 Multi-family Residential District, RO-2 Residential-Office District, I Institutional District, B-1 Neighborhood Business District, B-2 Community Business District, B-3 General Business District, B-4 Central Business District, OS Office-Service District, RP Research Park District, or M-1 Light Industrial District as permitted in this Chapter, and subject to all other provisions of such zoning district.	The Applicant proposes a special use permit to allow permanent supportive housing.

Conformance with Master Plan

The Property is located at the border of the Six Points Neighborhood Node and is designated as "Residential" on the Future Land Use Map of the City's Richmond 300 Master Plan (the "Master Plan"). The proposed use is consistent with the Master Plan's vision for this area.

The Master Plan calls for "a more enlivened community center with more neighborhood services and *residential uses*, better connectivity to and around the area, and *more placemaking* and public art amenities that focus on the history and cultural assets of the area." Moreover, new

development “should be *between 2 and 4 stories and be sensitive to the surrounding residential neighborhood* which exists in close proximity.” With up to 83 units of permanent supportive housing, the proposed project would bring new residential uses to the neighborhood. The proposed height of up to four stories will not overwhelm nearby single-family residential uses as the building is oriented towards Rady Street and is consistent with two- and three-story buildings located across Rady Street. The main entrance to the project will be from Rady Street with a secondary emergency access only entrance from 5th Avenue. By activating the street front along Rady Street and incorporating a high-quality design, the proposed residential building will provide as an attractive gateway to Six Points.

This Application is consistent with several other features in the Master Plan, which are outlined in the table below (emphasis added to excerpted text in the left column):

Master Plan Features	Elements of Project
<p>Chapter 5: Inclusive Housing, Goal 14, Objective 14.2: Ensure that homelessness is rare, brief, and one-time</p> <p><i>a. Create a minimum of 300 units of permanent supportive housing</i> to house persons with special needs by 2024 <i>in partnership with Virginia Supportive Housing</i> and other local housing organizations.</p>	<p>This project would significantly aid the City in approving over a quarter (close to 28 percent) of its stated goal of 300 new units of permanent supportive housing by 2024. Additionally, the applicant, Virginia Supportive Housing, is specifically named in the Master Plan as a key partner in meeting this goal. The RBHA’s willingness to transfer the parcels for this project reflects increasing public recognition that housing, when paired with critical social services, can help serve the needs of some of our community’s most vulnerable residents so that homelessness is “rare, brief, and one-time.”</p>
<p>Development Style for Residential Designation on the Future Land Use Map: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and <i>small multi-family buildings are built to a scale and design that is consistent with existing buildings.</i></p>	<p>The proposed height of the project is consistent with existing buildings in the vicinity. This project fits in with the scale of a three-story building at the Educational Development Center and a two-story RBHA building, located along Rady Street. Although parcels to the west and south are mostly single-family homes, the Master Plan anticipates denser residential development in the Six Points Neighborhood Node. In 2022, City Council approved a Special Use Permit for a 52-unit multi-family development immediately to the west of the Property. This Project would be comparable in height and</p>

	intensity (described in more detail below) to the 2906 5 th Avenue SUP.
Intensity of Residential Designation on the Future Land Use Map: Buildings are generally <i>one to three stories</i> . Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.	While this project exceeds the Future Land Use Map's recommended height of generally a maximum of three stories, it fulfills another objective in the Master Plan — the creation of permanent supportive housing — and it is similar in height to the SUP that City Council approved in 2022.
Secondary Uses of Residential Designation on the Future Land Use Map: Duplexes and <i>small multi-family buildings</i> (typically 3-10 units), institutional, and cultural. <i>Secondary uses may be found along major streets</i> (see Street Typologies Map).	<p>This Property is located along Rady Street, which the Master Plan identifies as a Major Residential Street. Thus, the multi-family permanent supportive housing use is appropriate for this location.</p> <p>While this project exceeds the Future Land Use Map's projected density of 3-10 units per acre, it fulfills another objective in the Master Plan — the creation of permanent supportive housing — and it is similar in density to the SUP that City Council approved in 2022. The proposed project has a <i>lower</i> density than the SUP approved for 2906 5th Avenue, which authorized an approximate density of 52 units per acre. This project, with up to 83 units on 1.72 acres, has a density of approximately 48 units per acre. The proposed project is consistent with the approved density of the neighboring development and the residential uses envisioned for the Six Points Neighborhood Node.</p>

Based on the foregoing, the proposed special use permit of the Property is consistent with the recommendations of the City's Richmond 300 Master Plan. Accordingly, we respectfully request that the Department of Planning and Development Review forward the Application with its recommendation for approval to the City Planning Commission and City Council, respectively, for public hearing.

City of Richmond Department of Planning and Development Review
September 29, 2023
Page 6

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or plloyd@williamsmullen.com, at any time if you have any questions or require additional materials.

Sincerely,

/s/

T. Preston Lloyd, Jr.

Enclosures

Cc: Mr. Kevin J. Vonck, PhD., Director, Dept. of Planning and Development Review (via email)
The Hon. Ellen Robertson, 6th District Councilperson, City Council (via email)

EXHIBIT A
Enclosures

The following application materials are enclosed:

1. Special Use Permit Application form;
2. Plan entitled “2900 Rady Street” dated September 15, 2023, prepared by Timmons Group (the “Conceptual Plan”);
3. Elevations entitled “2900 Rady Street” dated September 15, 2023, prepared by Arnold Design Studio (the “Conceptual Elevations”);
4. Zoning Confirmation Letter dated March 29, 2006
5. Special Land Use Power of Attorney by the Property owners.

Y:\90159397.002-2900_Rady_St\DWG\59397.002V-XPALTA.dwg | Plotted on 11/14/2023 11:34 AM | by Zachary Viney

NOTES:

1.) OWNERS OF RECORD:

PARCEL I:
RICHMOND BEHAVIORAL HEALTH AUTHORITY
INST. #150021654
PARCEL ID: N0000927002
2900 RADY ST.

PARCEL II:
RICHMOND BEHAVIORAL HEALTH AUTHORITY
INST. #150021654
PARCEL ID: N0000927004
2733 5TH AVE.

PARCEL I AREA: 39,447 SQ. FT. OR 0.906 AC.
PARCEL II AREA: 35,606 SQ. FT. OR 0.817 AC.
TOTAL AREA SURVEYED: 75,053 SQ. FT. OR 1.723 AC.

2.) THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELDWORK WAS PERFORMED THE WEEKS OF OCTOBER 23 & 30.

3.) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER, PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 00109-10090, WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2023.

4.) BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS IN ZONE "X" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #5101290033D, LAST REVISED APRIL 2, 2009.

5.) ZONING: I (INSTITUTIONAL) PER RICHMOND GIS. NO ZONING REPORT PROVIDED.

6.) NO EXISTING BUILDINGS WERE OBSERVED AT THE TIME OF THE FIELD SURVEY.

7.) SUBSTANTIAL FEATURES DURING THE FIELD SURVEY ARE SHOWN HEREON.

8.) NO PARKING SPACES WERE OBSERVED ON THE SUBJECT PARCELS AT THE TIME OF THE FIELD SURVEY.

9.) NO DIVISION OR PARTY WALLS WERE OBSERVED ON THE SUBJECT PARCELS AT THE TIME OF THE FIELD SURVEY.

LEGAL DESCRIPTION PER (TITLE COMMITMENT):

PARCEL I 2900 RADY STREET:

ALL THAT CERTAIN PIECES OR PARCELS OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA KNOWN AS 2900 RADY STREET, ASSIGNED PARCEL ID NO. N000-0927/002 BY THE CITY OF RICHMOND AND SHOWN AS PARCELS I AND II ON A PLAT MADE BY AUSTIN BROCKENBROUGH & ASSOCIATES, DATED SEPTEMBER 14, 1972, RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, DIVISION I, VIRGINIA IN PLAT BOOK 24, PAGE 88 AND THAT CERTAIN PARCEL OF LAND ACQUIRED BY VIRTUE OF THE CLOSING OF A PORTION OF DETROIT AVENUE LOCATED BETWEEN THE AFORESAID PARCELS I AND II BY THE CITY OF RICHMOND, VIRGINIA AS ORDINANCE NO. 78-237-221.

PARCEL II 2733 5TH AVENUE:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA, CURRENTLY KNOWN AS 2733 5TH AVENUE (FORMERLY KNOWN AS 2825 5TH AVENUE), ASSIGNED PARCEL ID NO. N000-0719/004 BY THE CITY OF RICHMOND, AS SHOWN ON A PLAT ENTITLED "0.187 ACRES LOCATED ON THE EASTERN LINE OF 5TH AVENUE & ON THE WESTERN LINE OF RADY STREET, RICHMOND, VIRGINIA", MADE BY A.G. HAROCOPOS & ASSOCIATES, P.C., DATED JULY 18, 1977, RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, DIVISION I, VIRGINIA IN DEED BOOK 725, PAGE 1029, REFERENCE TO WHICH IS MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING A PORTION OF THE SAME REAL ESTATE CONVEYED TO RICHMOND BEHAVIORAL HEALTH AUTHORITY, AN INDEPENDENT PUBLIC AUTHORITY ORGANIZED AND EXISTING UNDER VIRGINIA LAW, BY DEED FROM RUBICON, INC., A VIRGINIA NON-PROFIT NON-STOCK CORPORATION, DATED NOVEMBER 9, 2015, RECORDED NOVEMBER 10, 2015 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 150021654.

SCHEDULE B PART II EXCEPTIONS PER TITLE COMMITMENT:

EXCEPTIONS 1-9 ARE NOT SURVEY MATTERS

NO ADDITIONAL EXCEPTIONS.

PARCEL I - 2900 RADY STREET DESCRIPTION (SURVEYED):

BEGINNING AT AN IRON ROD FOUND, SAID IRON ROD BEING AT THE NORTHEASTERN MOST POINT OF THE SUBJECT PROPERTY AND ALSO BEING THE SOUTHEASTERN INTERSECTION OF 5TH AVENUE(UNIMPROVED) AND RADY STREET AND LABELED "P.O.B. I" HEREON.

THENCE, S 11°44'18" E, 313.19 FEET TO AN IRON ROD FOUND;

THENCE, N 86°34'04" W, 28.93 FEET TO AN IRON ROD SET;

THENCE, N 82°34'04" W, 220.43 FEET TO AN IRON ROD SET;

THENCE, N 31°07'57" E, 312.63 FEET TO AN IRON ROD SET;

THENCE, N 68°18'56" E, 23.79 FEET TO A AN IRON ROD FOUND AND THE TRUE AND ACTUAL POINT OF BEGINNING;

SAID PARCEL CONTAINING 39,447 SQUARE FEET OR 0.906 ACRES OF LAND, MORE OR LESS.

PARCEL II - 2733 5TH AVENUE DESCRIPTION (SURVEYED):

COMMENCING AT AN IRON ROD FOUND, SAID IRON ROD BEING AT THE SOUTHEASTERN INTERSECTION OF 5TH AVENUE(UNIMPROVED) AND RADY STREET LABELED "P.O.C. II" HEREON.

THENCE, S 11°44'18" E, 313.19 FEET TO AN IRON ROD FOUND AND THE TRUE AND ACTUAL POINT OF BEGINNING LABELED "P.O.B. II" HEREON;

THENCE, S 11°36'04" E, 7.00 FEET TO AN IRON ROD SET;

THENCE, S 51°25'15" W, 280.34 FEET TO AN IRON ROD SET;

THENCE, N 31°08'16" E, 15.00 FEET TO AN IRON ROD SET;

THENCE, N 58°51'44" W, 135.00 FEET TO AN IRON ROD SET;

THENCE, N 31°07'57" E, 151.03 FEET TO AN IRON ROD SET;

THENCE, S 82°34'04" E, 220.43 FEET TO AN IRON ROD SET;

THENCE, S 86°34'04" E, 28.93 FEET TO AN IRON ROD FOUND AND THE TRUE AND ACTUAL POINT OF BEGINNING;

SAID PARCEL CONTAINING 35,606 SQUARE FEET OR 0.817 ACRES OF LAND, MORE OR LESS.

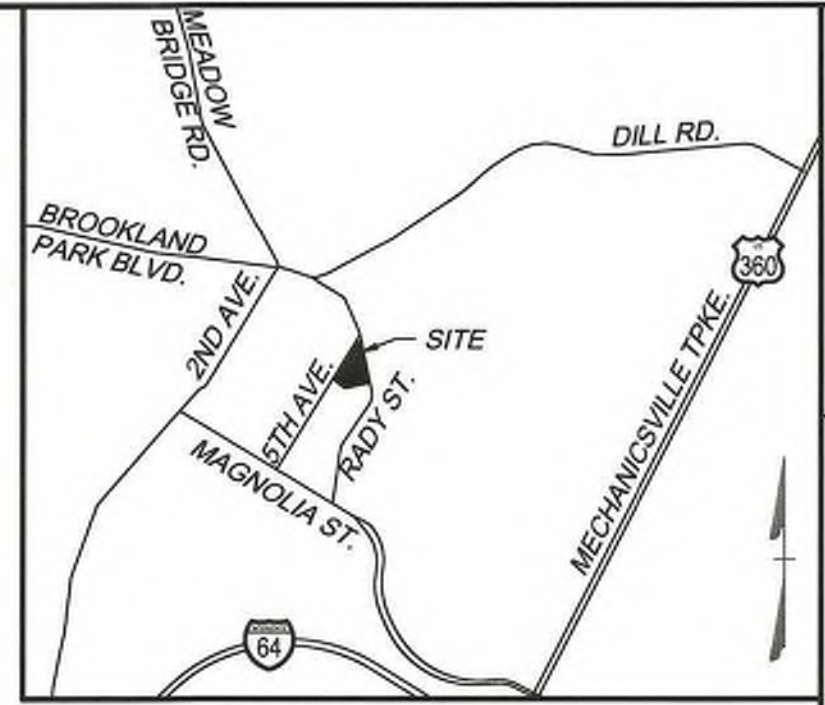
SURVEYOR'S CERTIFICATION:

TO: RICHMOND BEHAVIORAL HEALTH AUTHORITY
STEWART TITLE GUARANTY COMPANY
<<LENDER PLACEHOLDER >>

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 6(A), 6(B), 7(A), 8, 9, 10, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 2, 2023.

DATE OF PLAT OR MAP: NOVEMBER 8, 2023

LUKE M. TURNER, LIC. NO. 3304



VICINITY MAP
SCALE 1"=2000'



ALTA/NSPS LAND TITLE SURVEY
OF 2 PARCELS OF LAND
TOTALING 1.723 ACRES
OWNED BY
RICHMOND BEHAVIORAL
HEALTH AUTHORITY

CITY OF RICHMOND, VIRGINIA	
DATE: NOV. 8, 2023	SCALE: AS SHOWN
SHEET 1 OF 2	J.N.:59397.002
DRAWN BY: ZV, RS	CHECK BY: L.M.T.

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

Y:\90159397.002-2900_Rady_StDWG\59397.002V-XPALTA.dwg | Plotted on 11/14/2023 11:34 AM | by Zachary Viney

NAD 83
(VA SOUTH ZONE)

CLEAN LIVIN, LLC
INST. #210008206
PARCEL ID: N0000923001
2906 5TH AVE.

NEIGHBORHOOD ONE
PROPERTIES, LLC
INST. #230006861
PARCEL ID: N0000923008
1518 CUSTER ST.

CHUNNS CORVE
CONSTRUCTION, LLC
INST. #170004966
PARCEL ID: N0000814003
1517 CUSTER ST.

5TH AVE.
460' RW
(UNIMPROVED)
CITY BASELINE ZONE

LYS DEVON-BAKER
INST. #200009603
PARCEL ID: N0000719001
2823 5TH AVE.

5TH AVE.
460' RW
(UNIMPROVED)
CITY BASELINE ZONE

DETROIT AVE.
50' RW
(UNIMPROVED)
CITY BASELINE ZONE
CLOSED BY
ORDINANCE NO. 78-237-221

"PARCEL I"
RICHMOND BEHAVIORAL
HEALTH AUTHORITY
INST. #150021654
P.B. 24, PG. 88
ORDINANCE NO. 78-237-221
PARCEL ID: N0000927002
2900 RADY ST.
39,447 SQ. FT. OR 0.906 AC.

"PARCEL II"
RICHMOND BEHAVIORAL
HEALTH AUTHORITY
INST. #150021654
D.B. 725, PG. 1027 (PLAT)
PARCEL ID: N0000719004
2733 5TH AVE.
35,606 SQ. FT. OR 0.817 AC.

RICHARD HOUSTON
INST. #070040136
D.B. 726, PG. 1457 (PLAT)
PARCEL ID: N0000719002
2810 RADY ST.

MAGNOLIA DEVELOPMENT, LLC
INST. #100021116
PARCEL ID # N0000720017
2811 RADY ST.

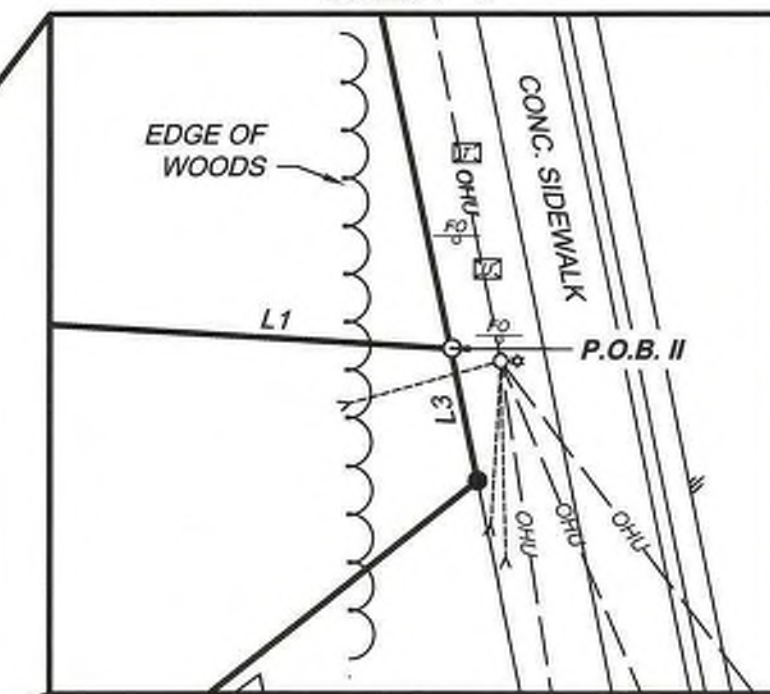
RICHMOND BEHAVIORAL
HEALTH AUTHORITY
INST. #150021654
PARCEL ID: N0000927004
1617 FRONT ST.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°34'04"W	28.93'
L2	N68°18'56"E	23.79'
L3	S11°36'04"E	7.00'
L4	N31°08'16"E	15.00'

LEGEND

- LIGHT POLE
- BOLLARD
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT
- ⊙ STORM MANHOLE
- ⊙ UTILITY POLE
- < GUY ANCHOR
- ⊙ UTILITY VAULT
- ⊙ COMMUNICATIONS VAULT
- ⊙ FIBER OPTIC MARKER
- ⊙ WATER VAULT
- ⊙ WATER VALVE
- ⊙ IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ⊙ STONE FOUND
- IRON ROD SET

DETAIL
SCALE: 1"=10'



ALTA/NSPS LAND TITLE SURVEY
OF 2 PARCELS OF LAND
TOTALING 1.723 ACRES
OWNED BY
RICHMOND BEHAVIORAL
HEALTH AUTHORITY

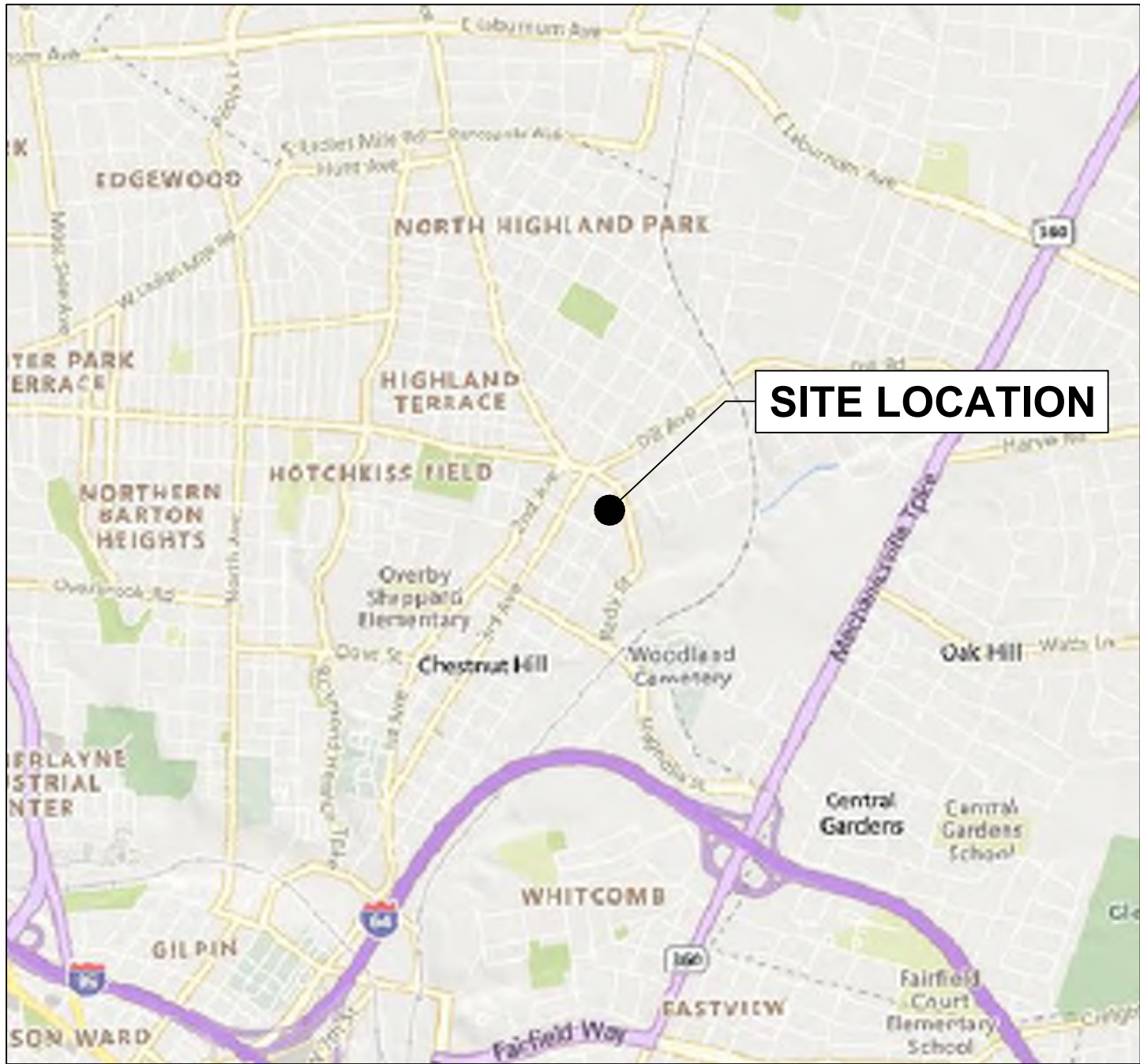
CITY OF RICHMOND, VIRGINIA	
DATE: NOV. 8, 2023	SCALE: 1"=30'
SHEET 2 OF 2	J.N.:59397.002
DRAWN BY: ZV, RS	CHECK BY: L.M.T.

SCALE 1"=30'
0 30' 60'

2900 RADY STREET

2900 RADY STREET
RICHMOND, VIRGINIA

SHEET INDEX	
SHEET ID	SHEET TITLE
C0.00	COVER
C1.00	OVERALL KEY PLAN
C1.10	EXISTING CONDITIONS PLAN
C2.00	DEMOLITION PLAN
C4.00	SITE LAYOUT PLAN
C4.10	SITE NOTES & DETAILS
C5.00	GRADING & DRAINAGE PLAN
C5.10	STORMWATER NOTES & DETAILS
C7.00	UTILITY PLAN
C7.10	UTILITY NOTES & DETAILS
C7.11	UTILITY NOTES & DETAILS
L4.00	LANDSCAPE PLAN
L5.00	LANDSCAPE NOTES & DETAILS



VICINITY MAP
SCALE: 1" = 2,000'

SPECIAL USE PERMIT (SUP) SUBMITTAL

FIRST SUBMITTAL DATE: 09/15/2023

PROJECT SUMMARY

ADDRESS:	2900 RADY STREET & 2733 5TH AVENUE
PARCEL ID's:	N0000927002 - 2900 RADY ST N0000719004 - 2733 5TH AVE
ZONING:	I - (INSTITUTIONAL)
SITE ACREAGE:	1.72 ACRES (75,014 SQ. FT.)
DISTRICT:	NORTH
EXISTING USE:	VACANT
PROPOSED USE:	MULTIFAMILY RESIDENTIAL APARTMENTS (83 UNITS)
BUILDING HEIGHT & TOTAL GROSS FLOOR AREA:	4 STORIES, ±52,000 SQ. FT.
UNIT SCHEDULE:	83 UNITS (REFER TO ARCH. PLANS FOR FURTHER INFORMATION)
BICYCLE REQUIREMENTS:	SHORT TERM: (2 SPACE/50 UNITS) X (83 UNITS) = 3 TOTAL SHORT TERM SPACES = 4 SPACES *BASED ON CITY OF RICHMOND ZONING ORDINANCE Sec. 30-730.2(f) LONG TERM: (1 SPACE/4 UNITS) X (83 UNITS) = 20.75 SPACES TOTAL LONG TERM SPACES = 21 SPACES
BICYCLE SPACE DESIGN:	SHORT TERM: 4 SPACES PROVIDED LONG TERM: 22 SPACES PROVIDED
PARKING SPACE DESIGN:	30 OFF-STREET SPACES (INCLUDING 4 HC ACCESSIBLE SPACES & 1 HC VAN-ACCESSIBLE SPACE) TOTAL PARKING SPACES PROVIDED = 30 SPACES
EXISTING CONDITIONS:	CITY OF RICHMOND UTILITY MAPS; CITY OF RICHMOND GIS; TOPOGRAPHIC SURVEY DONE UNDER DIRECT AND RESPONSIBLE CHARGE OF LUKE M. TURNER, DATED 10-24-23.
REQUIRED PERMITS:	LDIS (LAND DISTURBANCE), ROW/WATER/SEWER/STORM UTILITY PERMIT, TRADE PERMITS
BUILDING COVERAGE:	PROPOSED BUILDING FOOTPRINT AREA = 0.33 AC (14,519 S.F.)

ARCHITECT
ARNOLD DESIGN STUDIO
930 Cambria Street, NE
Christiansburg, VA 24073
CONTACT: Colin Arnold, AIA, LEED AP
TELEPHONE: 540.239.2671
EMAIL: carnold@arnolddesignstudio.com

OWNER/DEVELOPER
VIRGINIA SUPPORTIVE HOUSING
8002 Discovery Drive., Suite 201
Richmond, VA 23229
CONTACT: Elizabeth Nice
TELEPHONE: 804.788.6825
EMAIL: enice@virginiasupportivehousing.org

CIVIL ENGINEER
TIMMONS GROUP
1001 Boulders Pkwy., Suite 300
Richmond, VA 23225
CONTACT: Chris Nelson, PE
TELEPHONE: 804.200.6475
EMAIL: chris.nelson@timmons.com

LANDSCAPE ARCHITECT
TIMMONS GROUP
2300 N Street NW, Suite 410B
Washington, DC 20037
CONTACT: Bryan McKnight, PLA
TELEPHONE: 202.919.2242
EMAIL: bryan.mcknight@timmons.com

SUP SUBMITTAL
NOT FOR
CONSTRUCTION
PLAN DATE: 12/15/2023

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

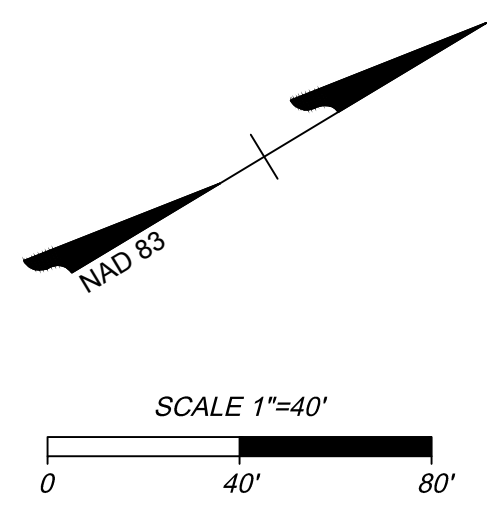
DATE
11/10/2023
12/15/2023
DATE
09/15/2023
DRAWN BY
M. YOUNG
DESIGNED BY
C. NELSON
CHECKED BY
A. WEHUNT
SCALE
1" = 2,000'

TIMMONS GROUP

2900 RADY STREET
NORTH DISTRICT - CITY OF RICHMOND - VIRGINIA

JOB NO.
59397
SHEET NO.
C0.00

COVER



HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

DATUM ESTABLISHED BY RTK (CORRECTIONS FROM RTCM-REF)

PAINTED UTILITIES LOCATED FROM OTHERS

FIELDWORK COMPLETED 10-24-23

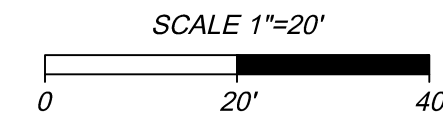
1) U/G UTILITY DESIGNATION PERFORMED BY TIMMONS GROUP AND COMPLETED IN NOVEMBER OF 2023.

2) ALL U/G UTILITIES FOUND ON-SITE ARE DESIGNATED AS QUALITY LEVEL B UNLESS OTHERWISE NOTED.

UTILITY OWNERS

- CITY OF RICHMOND WATERLINE
- LUMOS NETWORKS / SEGRA
- WINDSTREAM KDL

- ○ LIGHT POLE
- ⊗ BOLLARD
- Ⓢ SANITARY MANHOLE
- Ⓢ SANITARY CLEANOUT
- Ⓢ STORM MANHOLE
- Ⓢ UTILITY POLE
- < GUY ANCHOR
- U UTILITY VAULT
- 7 COMMUNICATIONS VAULT
- FO FIBER OPTIC MARKER
- W WATER VAULT
- ⊗ WATER VALVE
- PROPERTY CORNER FOUND
- ⊗ IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- ⊗ BENCHMARK

**PLAN DATE: 12/15/2023**

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
1/10/2023	2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
2/15/2023	3RD SUP SUBMITTAL- REVISED PER CITY COMMENTS

DATE
09/15/2023

DRAWN BY
M. YOUNG

DESIGNED BY
C. NELSON

CHECKED BY
A. WEHLINT

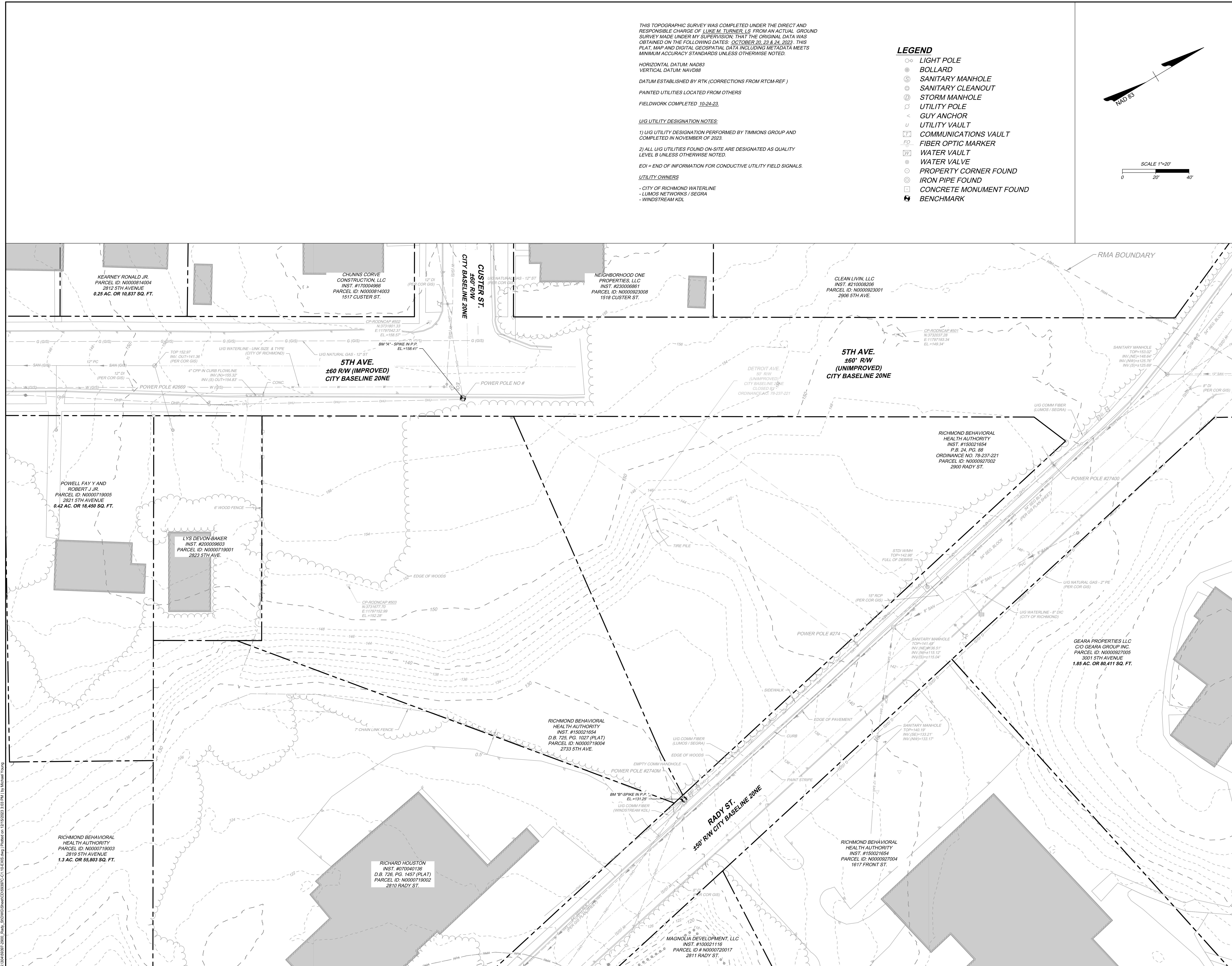
SCALE
 $1'' = 20'$

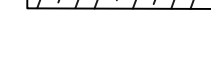
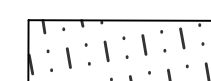
2900 RADY STREET
NORTH DISTRICT - CITY OF RICHMOND - VIRGINIA
EXISTING CONDITIONS PLAN

JOB NO.
59397

SHEET NO.
C1.10

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction taking without the express written consent of TIMMONS GROUP.





DEMOLITION PLAN NOTES:

1. A PRE-CONSTRUCTION MEETING IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. CONTACT THE CITY OF RICHMOND INSPECTOR, AS WELL AS THE PROJECT ENGINEER, COORDINATE WITH THE EROSION AND SEDIMENT CONTROL PLAN AND ITS RESPECTIVE SEQUENCING
2. THE CONTRACTOR SHALL DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. NOTIFY "MISS UTILITY" AT 1-800-552-7001 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. ALSO NOTIFY THE ENGINEER IF THERE IS A CONFLICT.
3. CONTRACTOR TO COORDINATE WORK AROUND EXISTING UTILITIES; CONTRACTOR TO COORDINATE WITH THE CITY OF RICHMOND FOR ANY NECESSARY PRE-CONSTRUCTION MEETINGS
4. CONTRACTOR TO COORDINATE OVERHEAD UTILITY POLE AND LINE RELOCATIONS WITH THE APPROPRIATE UTILITY PROVIDER.
5. ANY EXISTING GAS, SANITARY SEWER, AND WATER LATERALS TO BE ABANDONED SHALL BE DONE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
6. NO LAND DISTURBANCE SHALL BE ALLOWED OUTSIDE THE LIMITS OF CONSTRUCTION IS TO TAKE PLACE UNTIL AUTHORIZED BY THE CITY OF RICHMOND INSPECTOR
7. EXISTING FEATURES TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE RESTORED / REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE
8. IF EXISTING GAS AND WATER METERS ARE DISCOVERED THAT ARE NOT TO BE RE-USED, CONTACT DPU TO COORDINATE THE ABANDONMENT OF THE METER AND / OR VAULT
9. EXISTING HYDRANTS SCHEDULED FOR REMOVAL ARE TO BE SALVAGED AND RETURNED TO CITY DPU. COORDINATE WITH CITY DPU.
10. IF EXISTING SEWER LATERALS ARE DISCOVERED WHICH ARE NOT TO BE RE-USED, THE LATERAL SHALL BE PLUGGED AT BOTH ENDS USING A TRENCHLESS METHOD AND THEN FILLED.
11. IF EXISTING GAS AND WATER SERVICE LINES ARE DISCOVERED WHICH ARE NOT TO BE RE-USED, THE PIPES SHALL BE PLUGGED AT BOTH ENDS USING A TRENCHLESS METHOD AND THEN FILLED. COORDINATE WITH CITY DPU.
12. CONTRACTOR SHALL TAKE SPECIAL CARE WHEN WORKING AROUND SEWERS THAT ARE TO REMAIN TO AVOID DAMAGING THE UTILITY.
13. WHEN CURBING IS DEMOLISHED, THE EXISTING ASPHALT WITHIN THE WHOLE ADJACENT STREET LANE SHALL BE MILLED AND OVERLAYED.
14. A WISP/SEWER PERMIT WILL BE REQUIRED FOR SEWER LATERAL ABANDONMENT TO ENSURE DPU INSPECTION
15. IF ANY UTILITIES ARE DISCOVERED THAT ARE NOT SHOWN ON THE DRAWINGS, CONFIRM THE UTILITY IS NOT ACTIVE PRIOR TO ABANDONMENT / REMOVAL. NOTIFY THE ENGINEER IF THERE IS A CONFLICT.

NA

SCALE 1"=20'

20'

SUP SUBMITTAL

**NOT FOR
CONSTRUCTION**

PLAN DATE: 12/15/2023

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
11/10/2023	2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
11/14/2023	3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

1

09/1

DRA

M.Y.

DESIGN

DESIGN

C. N

CHECK

A. W

	S
--	---

1"

11

11

11

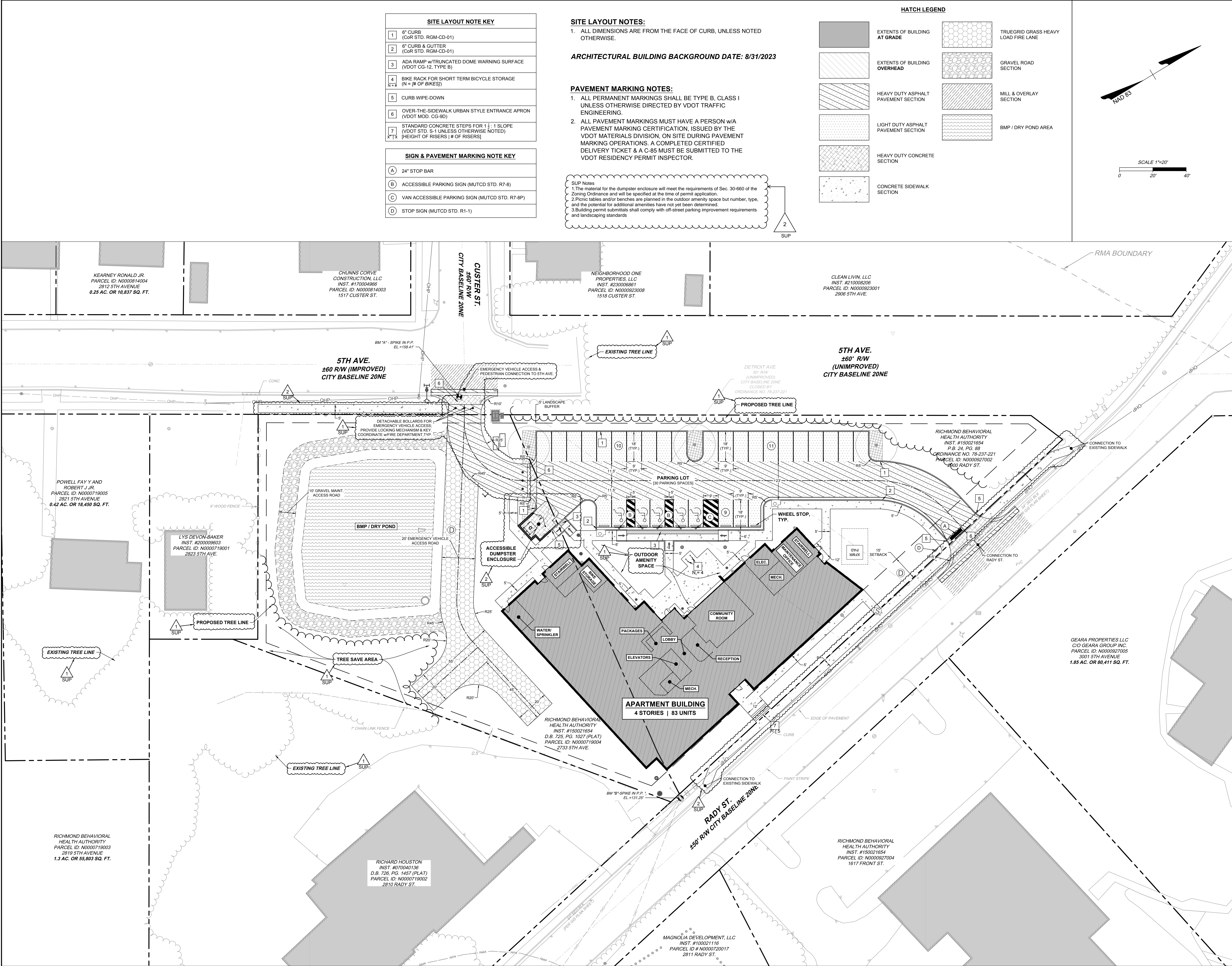
11

11

11

11

S:\04\5937-2500_Timmons\Drawings\CD\5937-2500\CD\5937-2500.dwg | Plotted on 12/15/2023 2:58 PM | By Michael Young



SITE LAYOUT NOTE KEY	
1	6" CURB (CoR STD. RGM-CD-01)
2	6" CURB & GUTTER (CoR STD. RGM-CD-01)
3	ADA RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT CG-12, TYPE B)
4	BIKE RACK FOR SHORT TERM BICYCLE STORAGE (N = # OF BIKES)
5	CURB WIPE-DOWN
6	OVER-THE-SIDEWALK URBAN STYLE ENTRANCE APRON (VDOT MOD. CG-9D)
7	STANDARD CONCRETE STEPS FOR 1 1/2 : 1 SLOPE (VDOT STD. S-1 UNLESS OTHERWISE NOTED) (HEIGHT OF RISERS # OF RISERS)
SIGN & PAVEMENT MARKING NOTE KEY	
A	24" STOP BAR
B	ACCESSIBLE PARKING SIGN (MUTCD STD. R7-8)
C	VAN ACCESSIBLE PARKING SIGN (MUTCD STD. R7-8P)
D	STOP SIGN (MUTCD STD. R1-1)

SITE LAYOUT NOTES:

- ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.

ARCHITECTURAL BUILDING BACKGROUND DATE: 8/31/2023

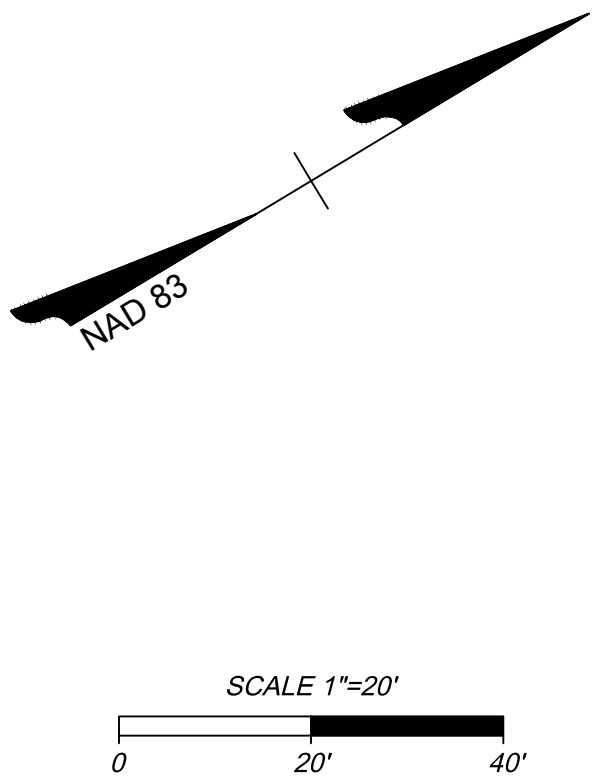
PAVEMENT MARKING NOTES:

- ALL PERMANENT MARKINGS SHALL BE TYPE B, CLASS I UNLESS OTHERWISE DIRECTED BY VDOT TRAFFIC ENGINEERING.
- ALL PAVEMENT MARKINGS MUST HAVE A PERSON w/A PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A C-85 MUST BE SUBMITTED TO THE VDOT RESIDENCY PERMIT INSPECTOR.

SUP Notes

- The material for the dumpster enclosure will meet the requirements of Sec. 30-660 of the Zoning Ordinance and will be specified at the time of permit application.
- Picnic tables and/or benches are planned in the outdoor amenity space but number, type, and the potential for additional amenities have not yet been determined.
- Building permit submittals shall comply with off-street parking improvement requirements and landscaping standards

HATCH LEGEND		
	EXTENTS OF BUILDING AT GRADE	TRUEGRID GRASS HEAVY LOAD FIRE LANE
	EXTENTS OF BUILDING OVERHEAD	GRAVEL ROAD SECTION
	HEAVY DUTY ASPHALT PAVEMENT SECTION	MILL & OVERLAY SECTION
	LIGHT DUTY ASPHALT PAVEMENT SECTION	BMP / DRY POND AREA
	HEAVY DUTY CONCRETE SECTION	
	CONCRETE SIDEWALK SECTION	



SUP SUBMITTAL
NOT FOR CONSTRUCTION
PLAN DATE: 12/15/2023

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE

11/10/2023

12/15/2023

REVISION DESCRIPTION

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS

3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

TIMMONS GROUP

2900 RADY STREET

NORTH DISTRICT - CITY OF RICHMOND - VIRGINIA

SITE LAYOUT PLAN

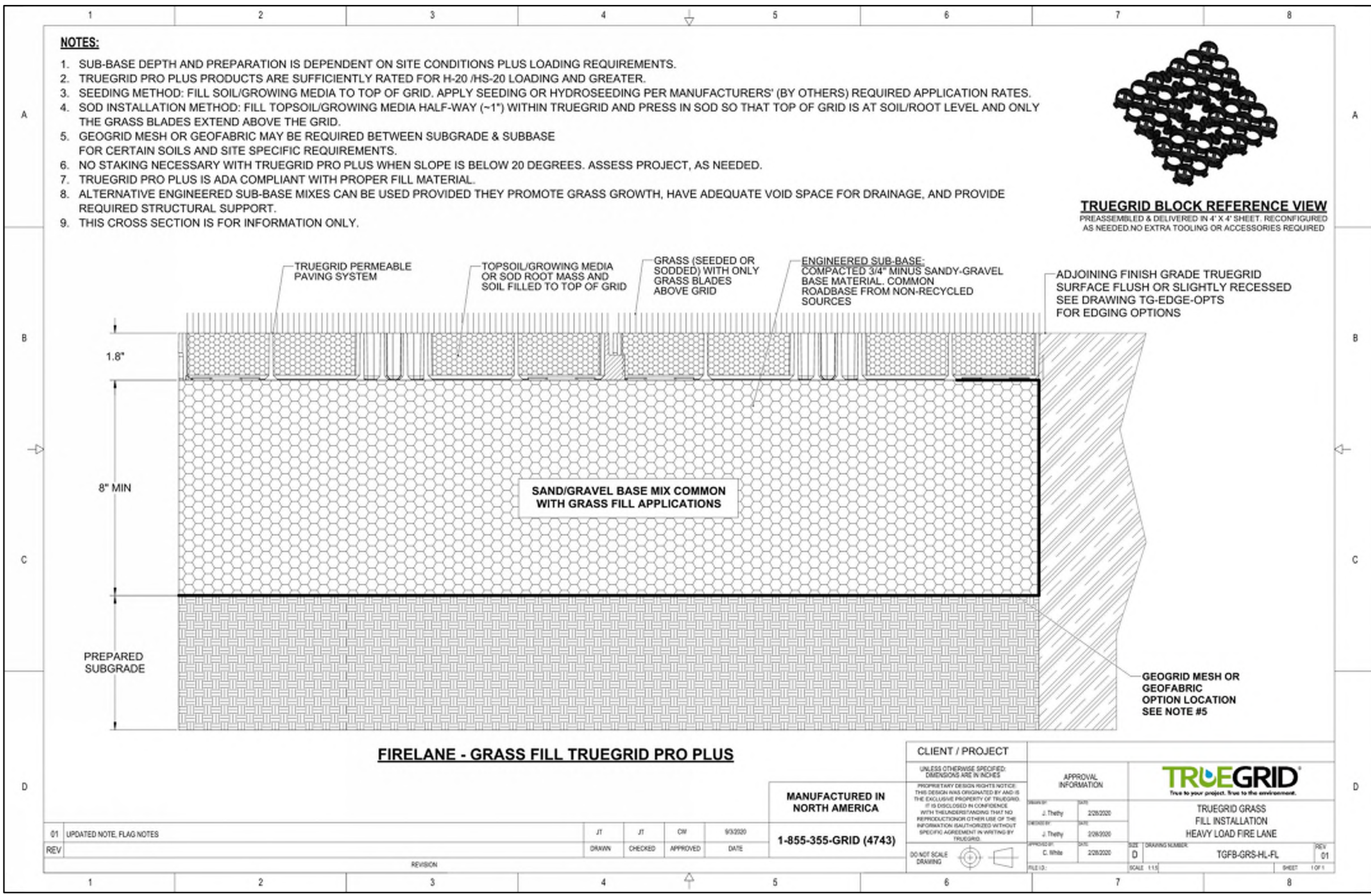
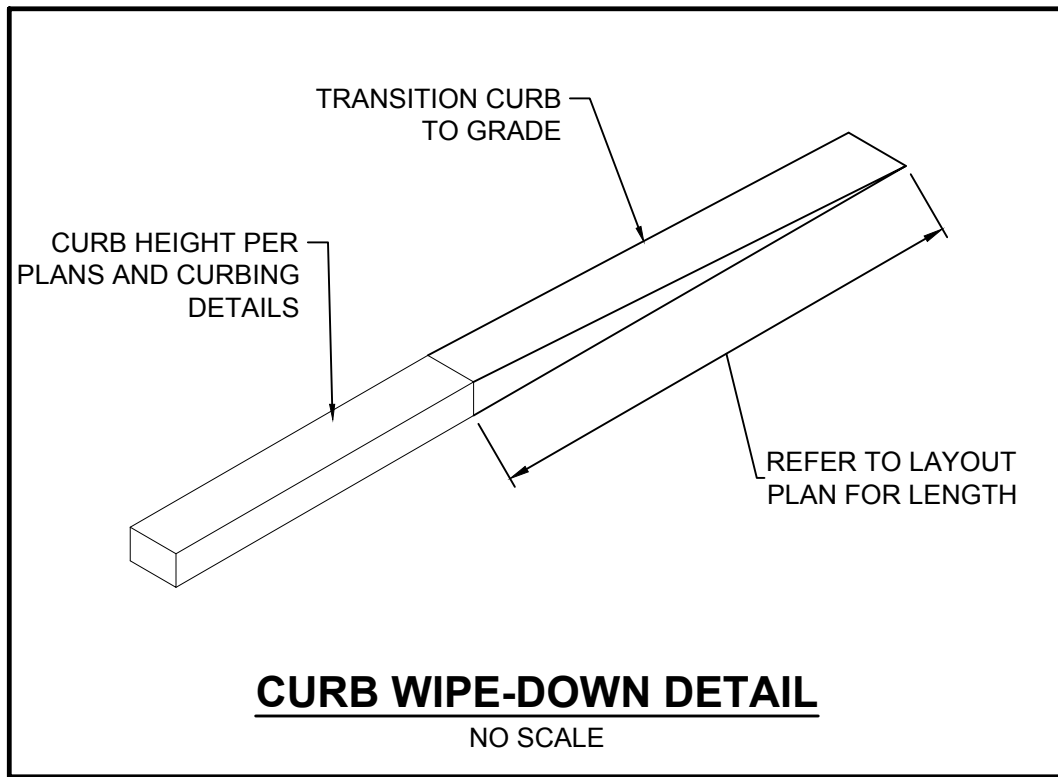
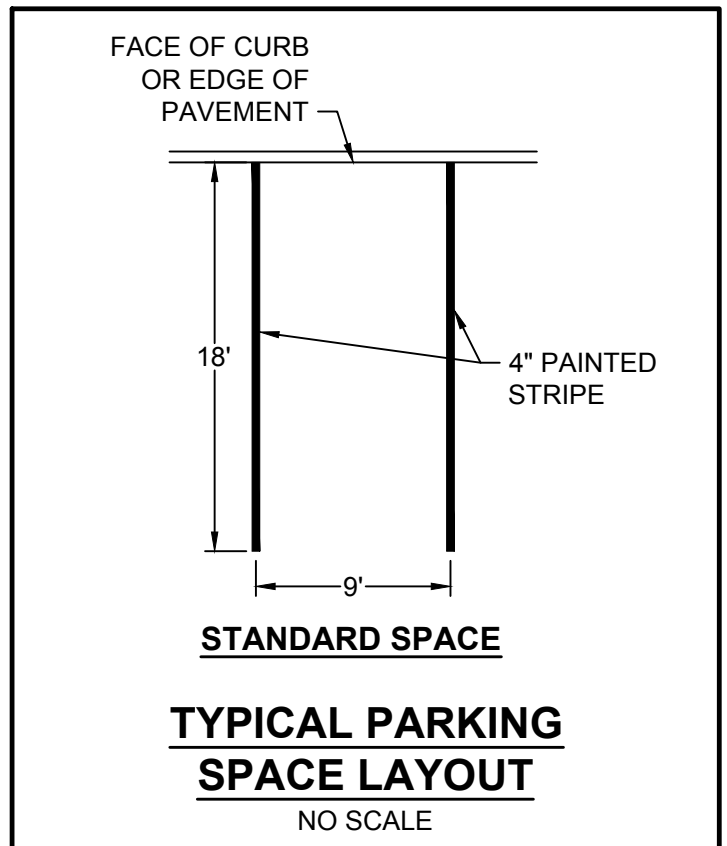
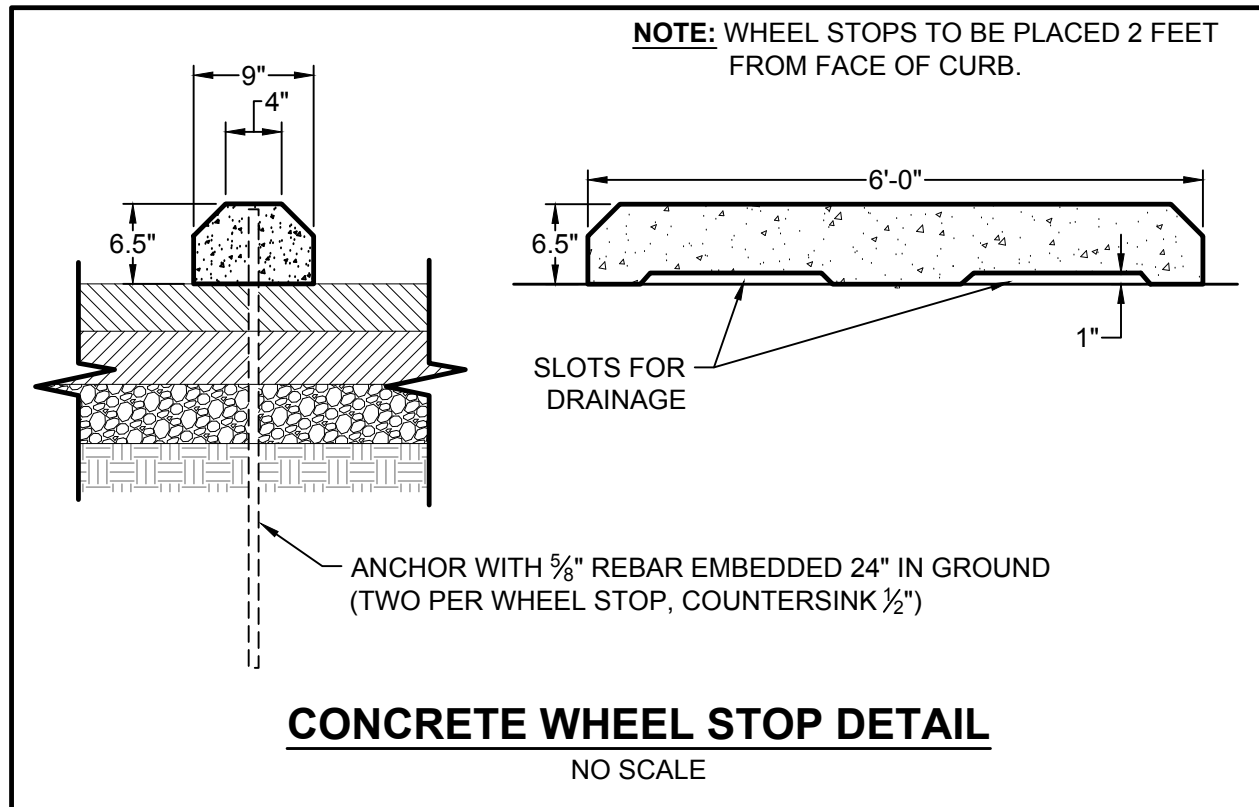
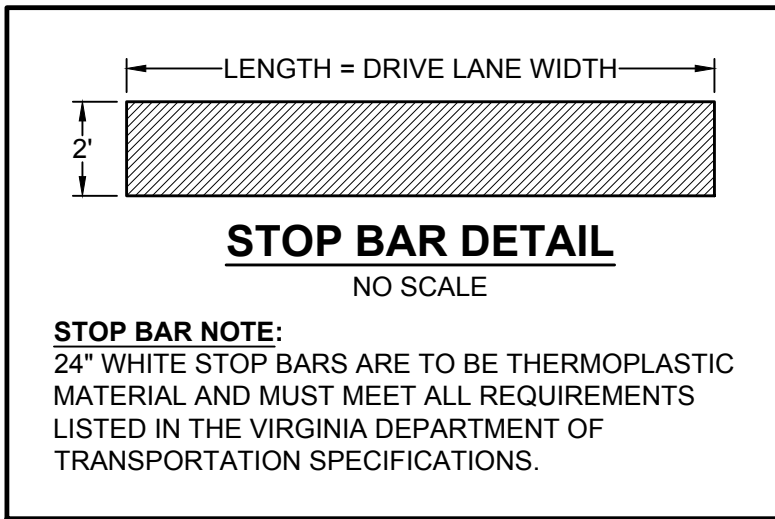
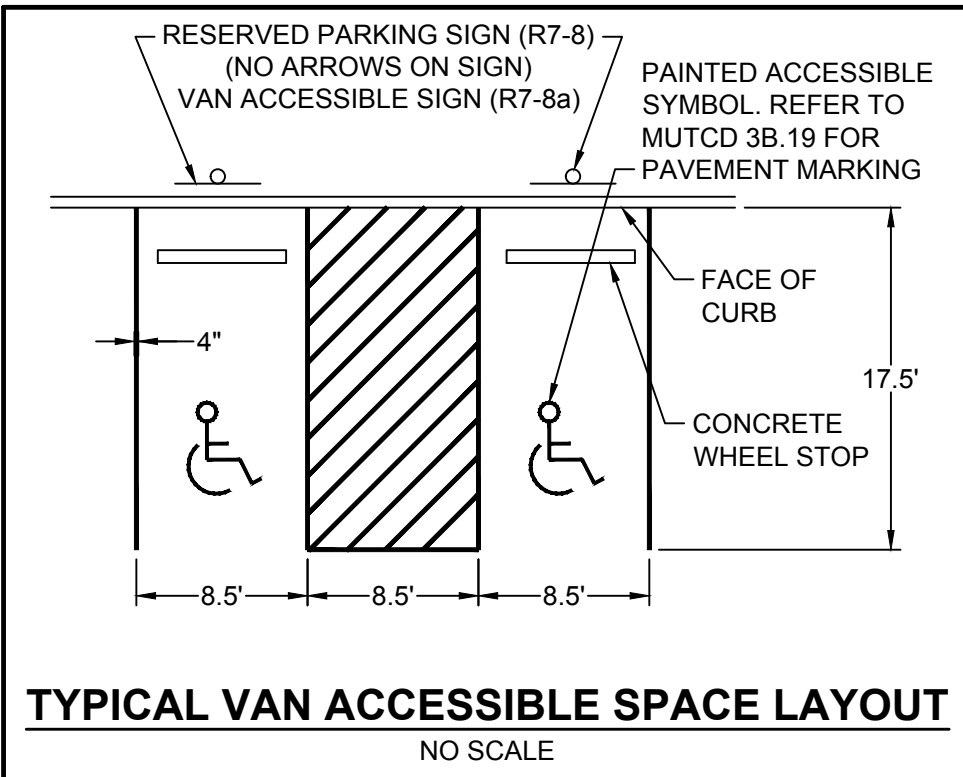
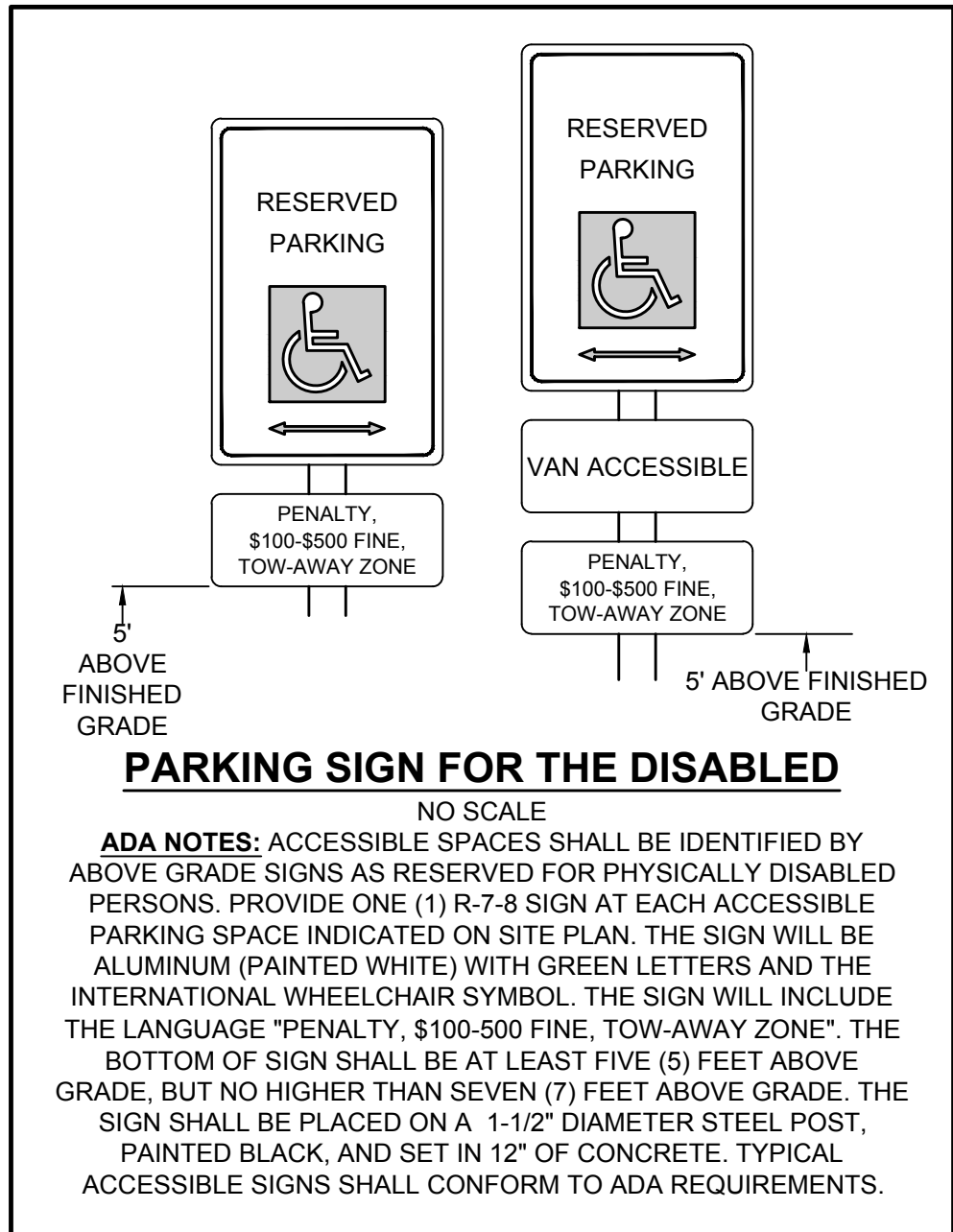
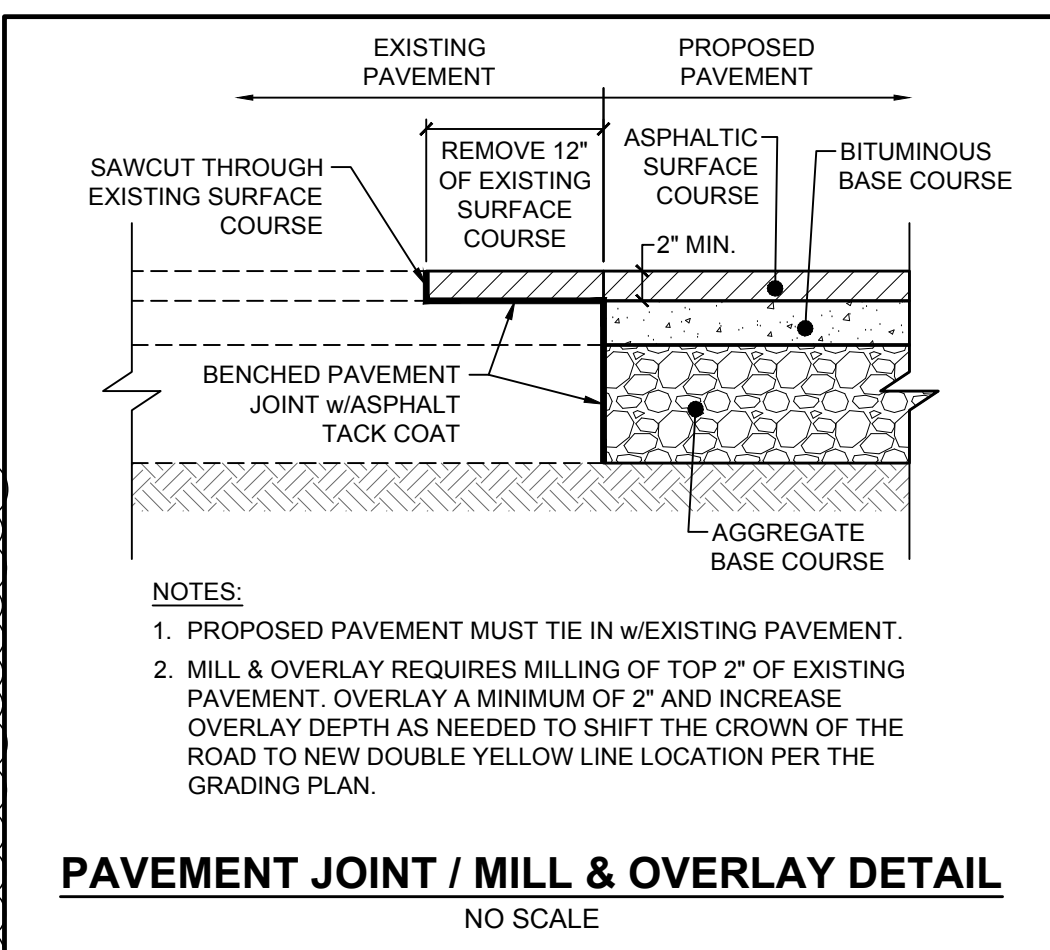
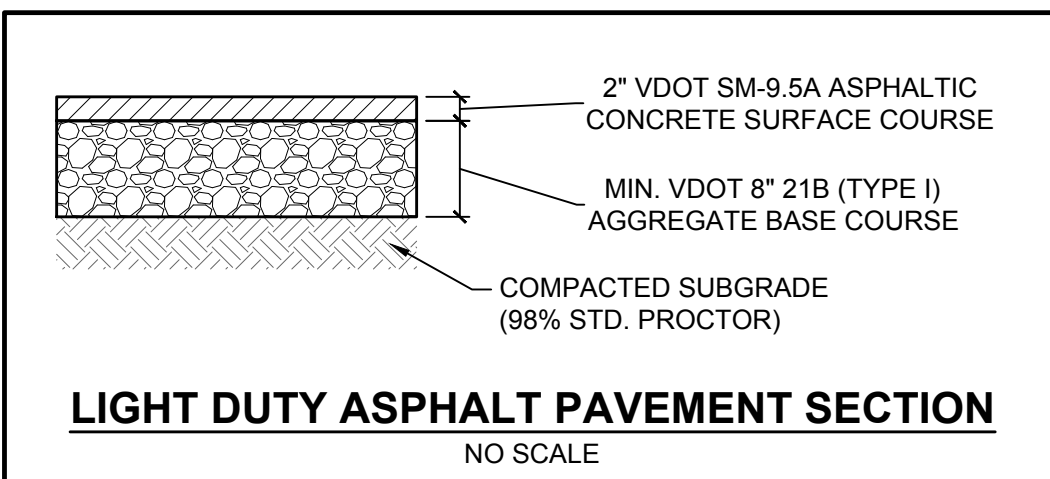
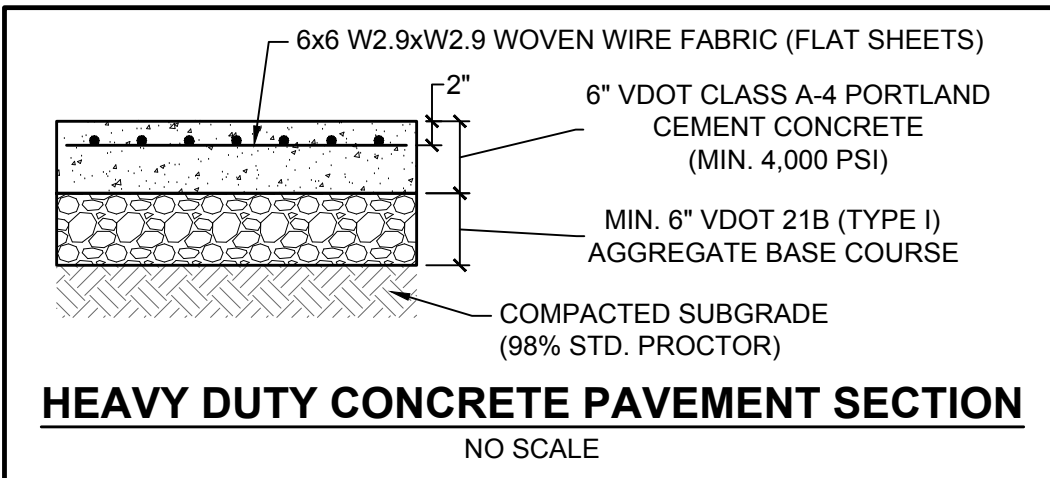
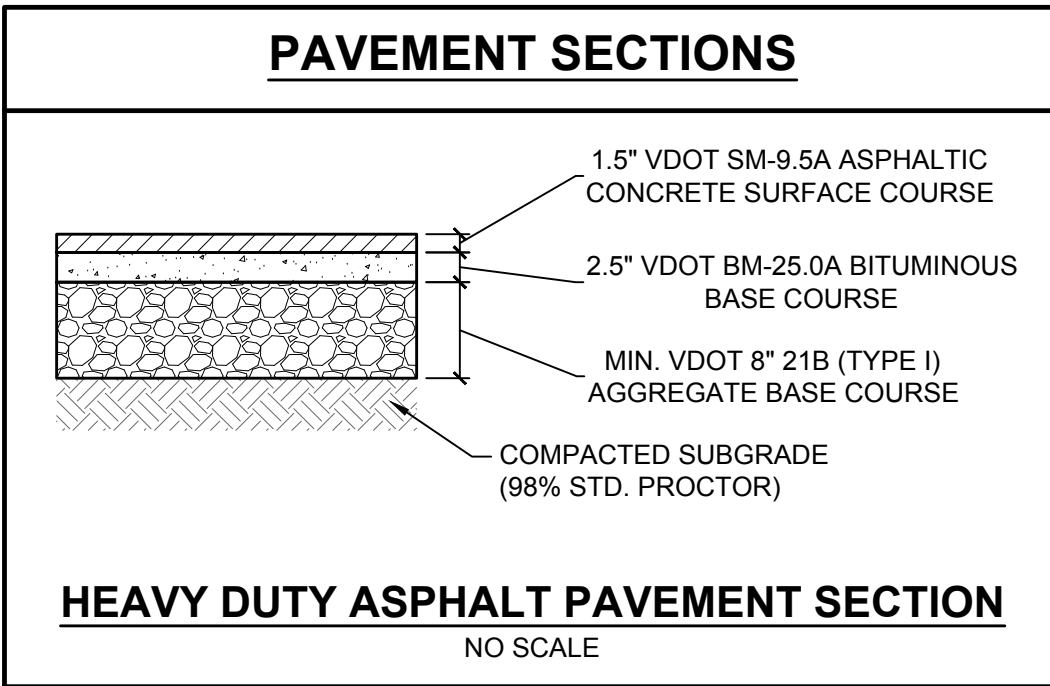
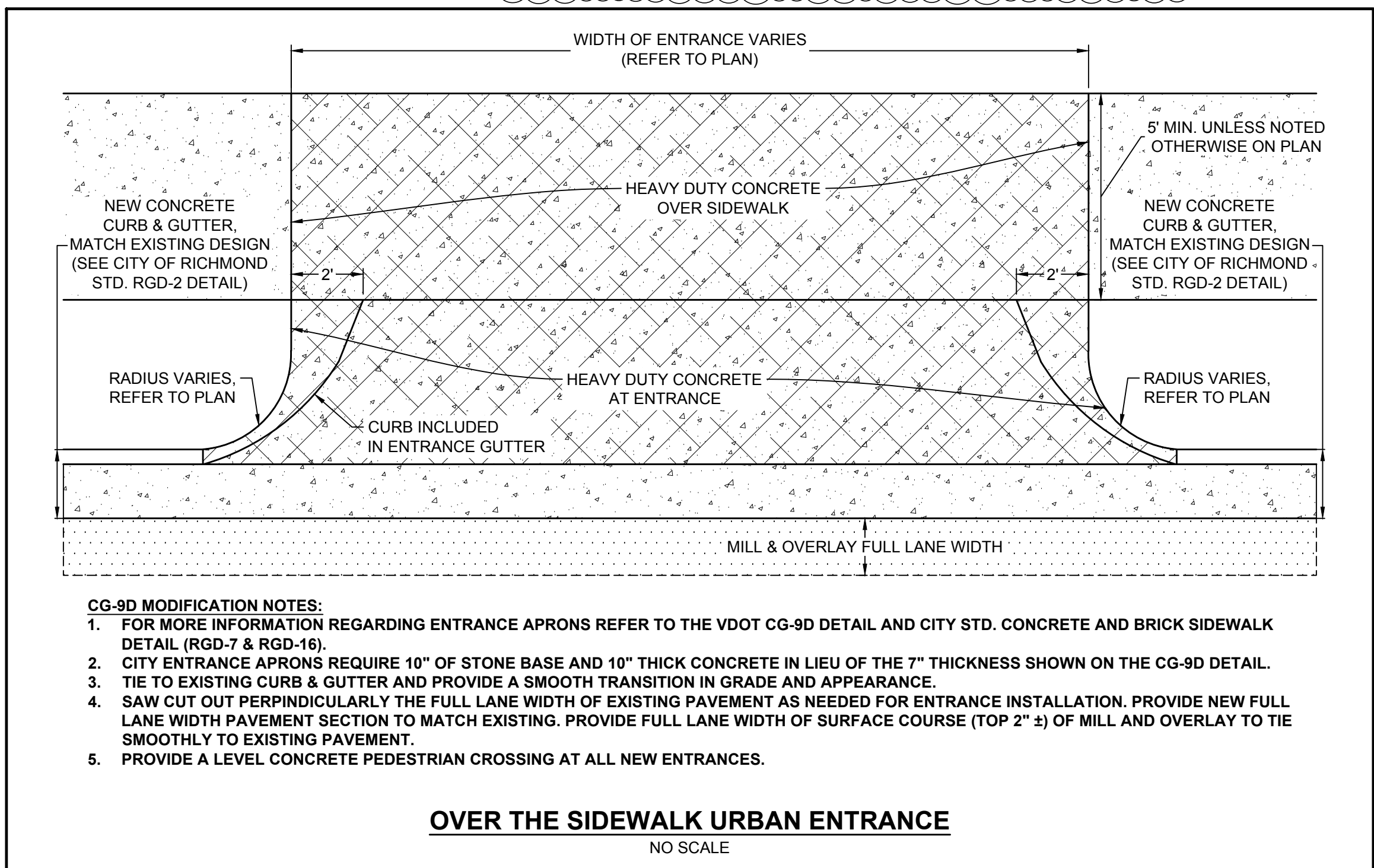
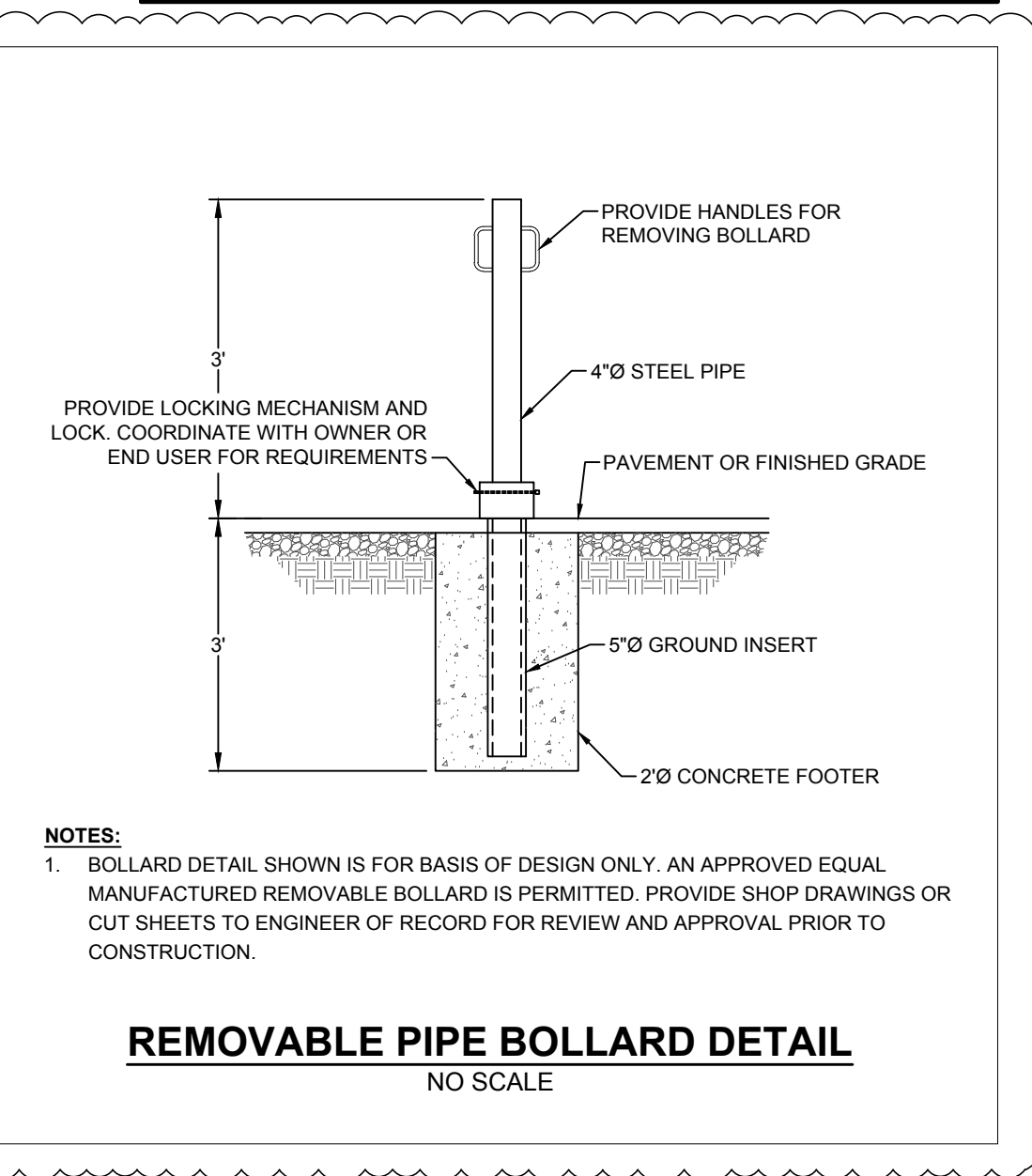
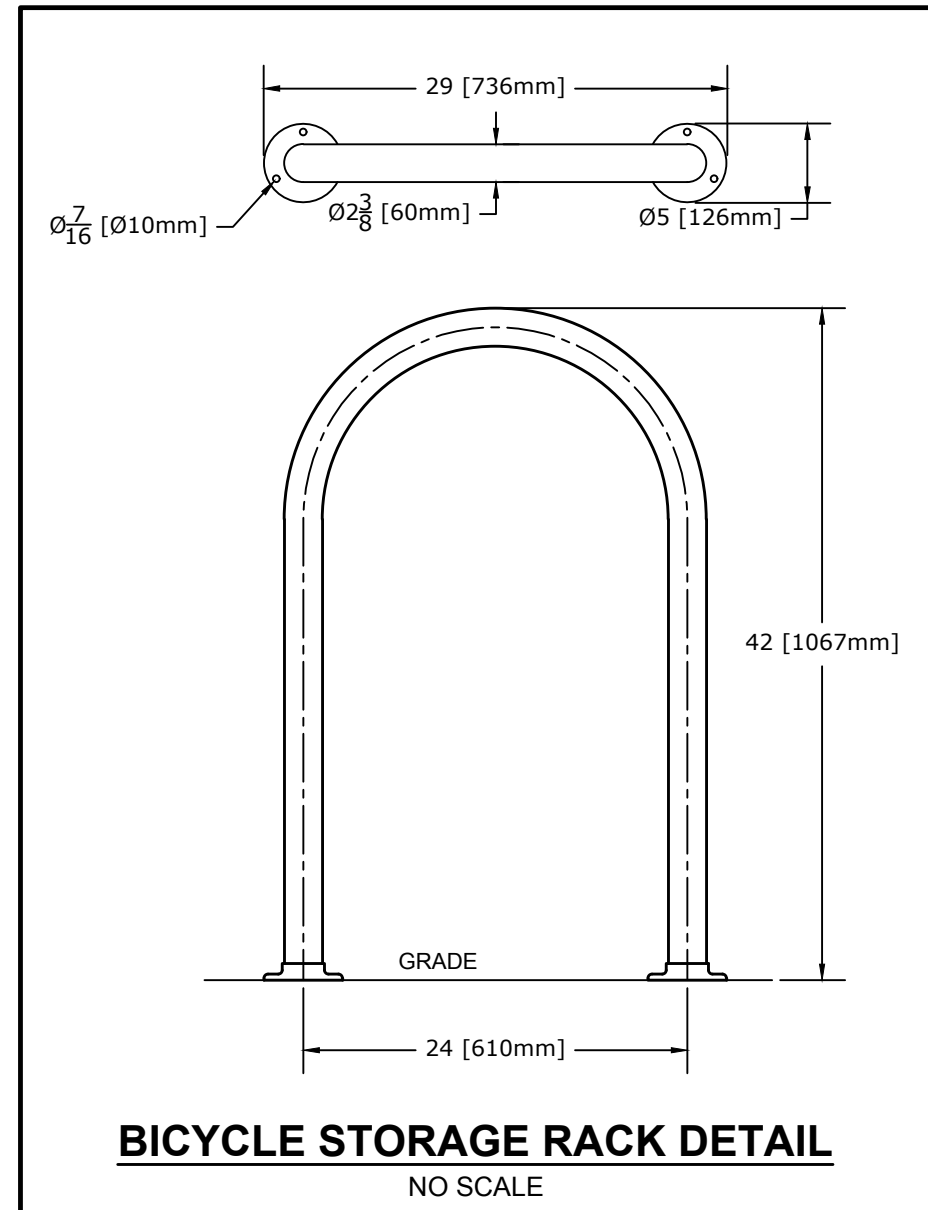
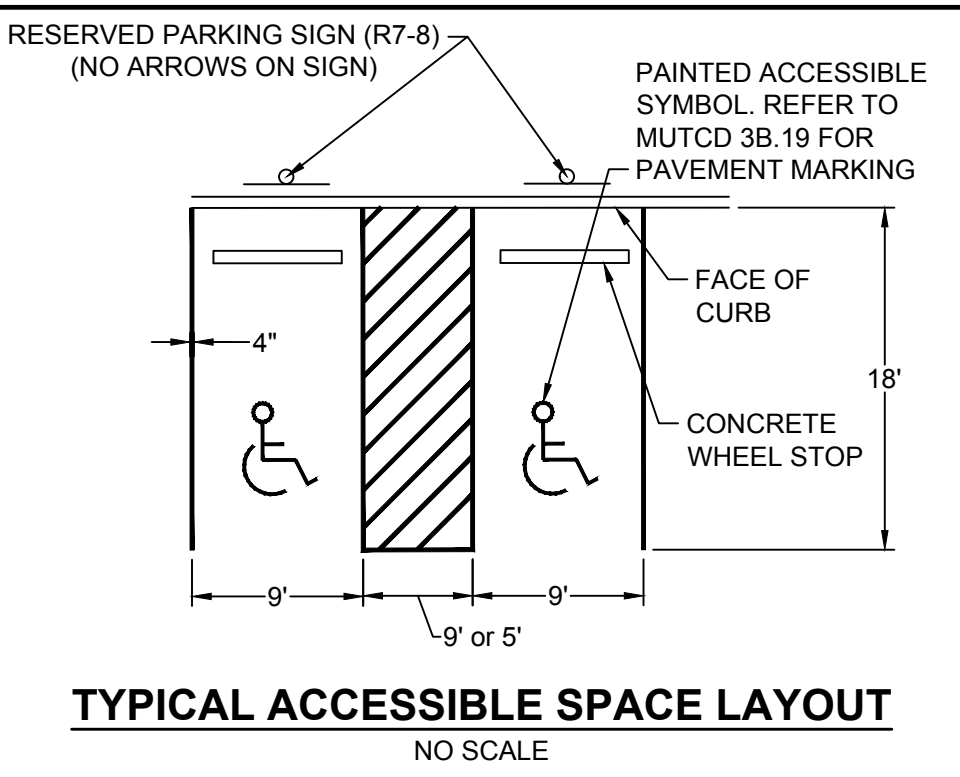
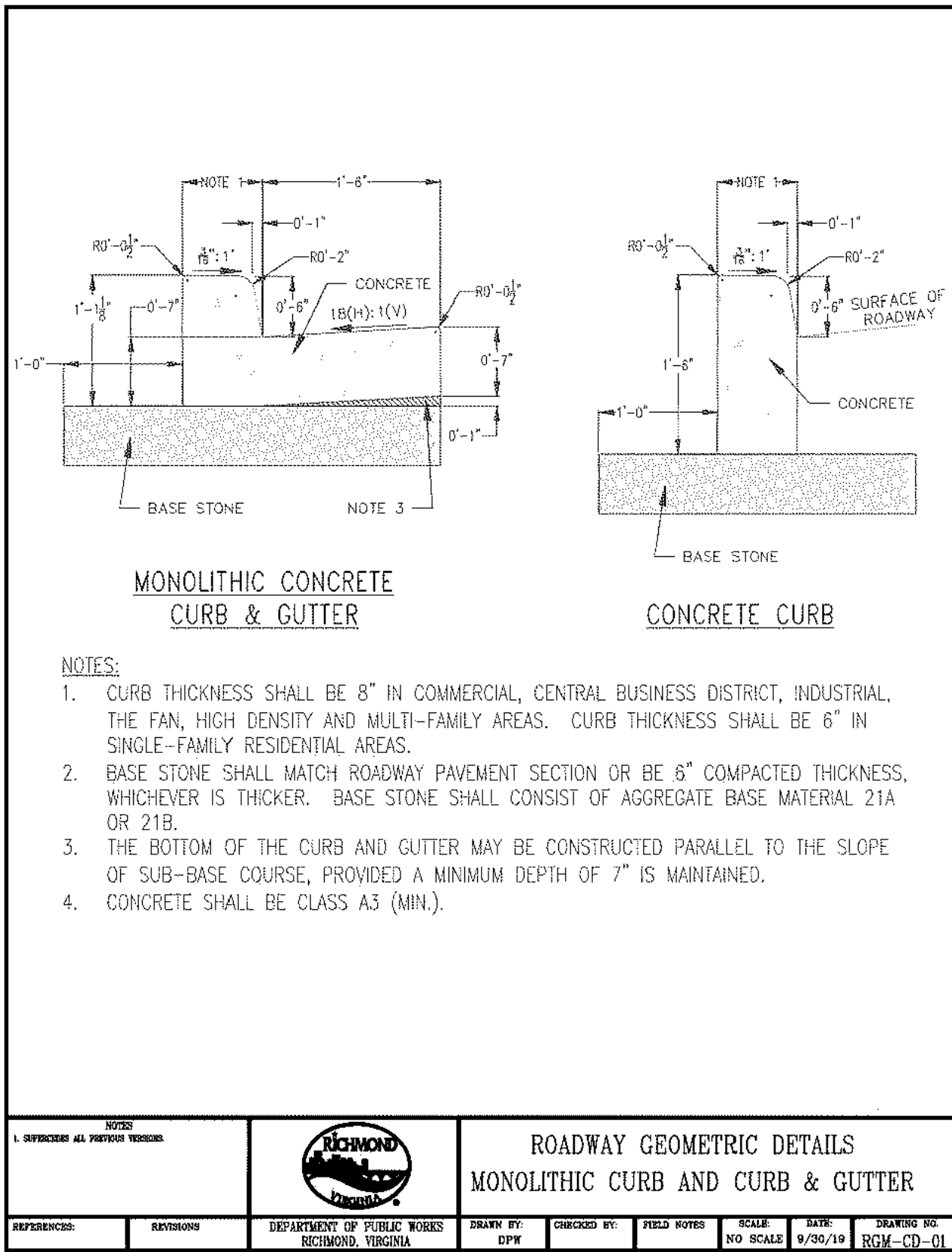
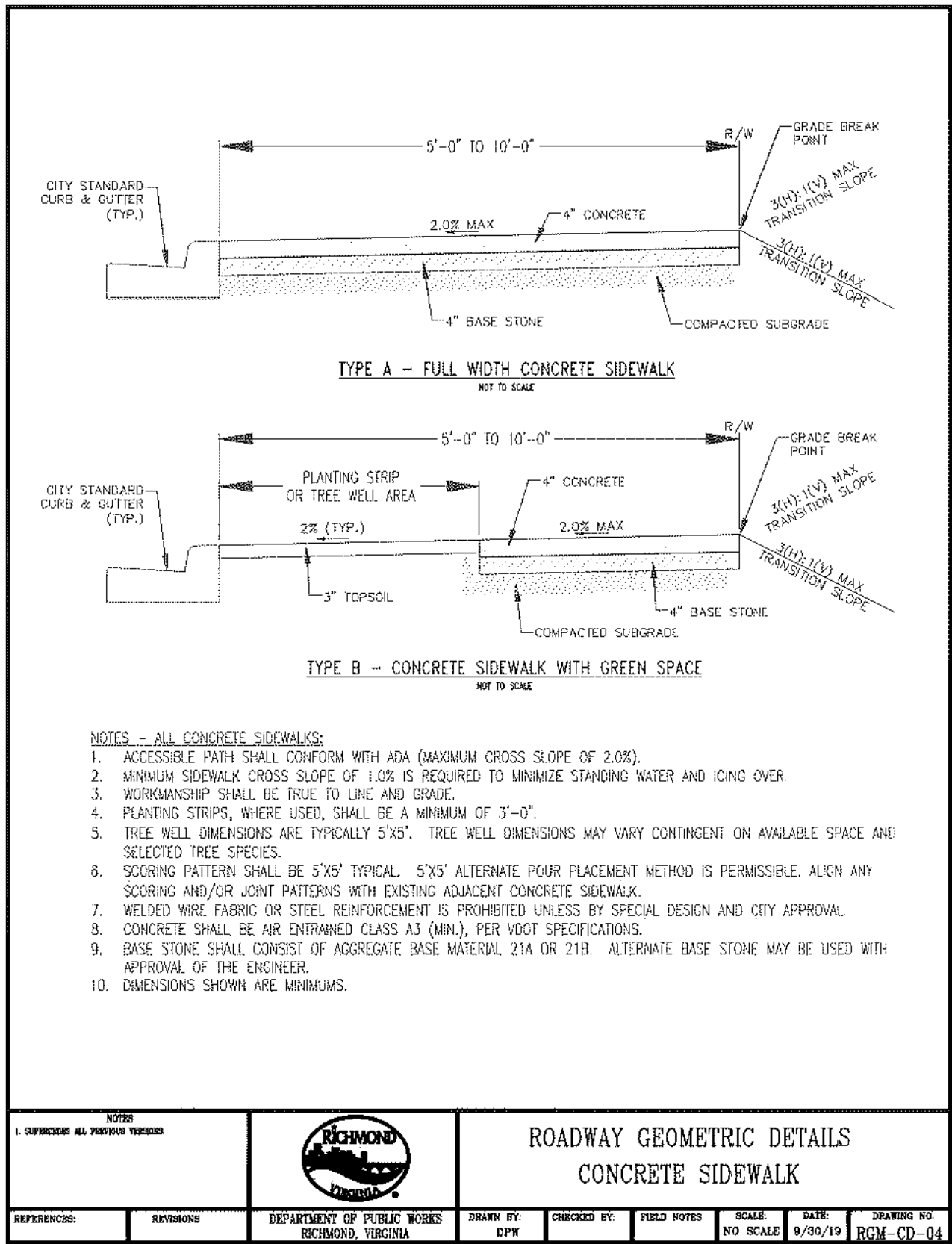
JOB NO.

59397

SHEET NO.

C4.00

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction taking without the express written consent of TIMMONS GROUP.



SUP SUBMITTAL
NOT FOR CONSTRUCTION
PLAN DATE: 12/15/2023

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804-200-6500 FAX 804-564-1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 11/10/2023
11/10/2023
12/15/2023
DATE: 09/15/2023
DRAWN BY: M. YOUNG
DESIGNED BY: C. NELSON
CHECKED BY: A. WEHUNT
SCALE: N.T.S.

TIMMONS GROUP
2000 RADY STREET
NORTH DISTRICT - CITY OF RICHMOND - VIRGINIA
SITE NOTES & DETAILS

JOB NO.: 59397
SHEET NO.: C4.10

PLAN DATE: 12/15/2023

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
09/15/202

M. YOUNG

DESIGNED BY

	CHECKED BY
--	------------

A. WEHUNT

SCALE
 $1'' = 20'$

2900 RADY STREET
NORTH DISTRICT - CITY OF RICHMOND - VIRGINIA
GRADING & DRAINAGE PLAN

JOB NO.
59397


SHEET NO.
C5.00

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to, construction, bidding, and/or construction taking without the express written consent of TIMMONS GROUP.

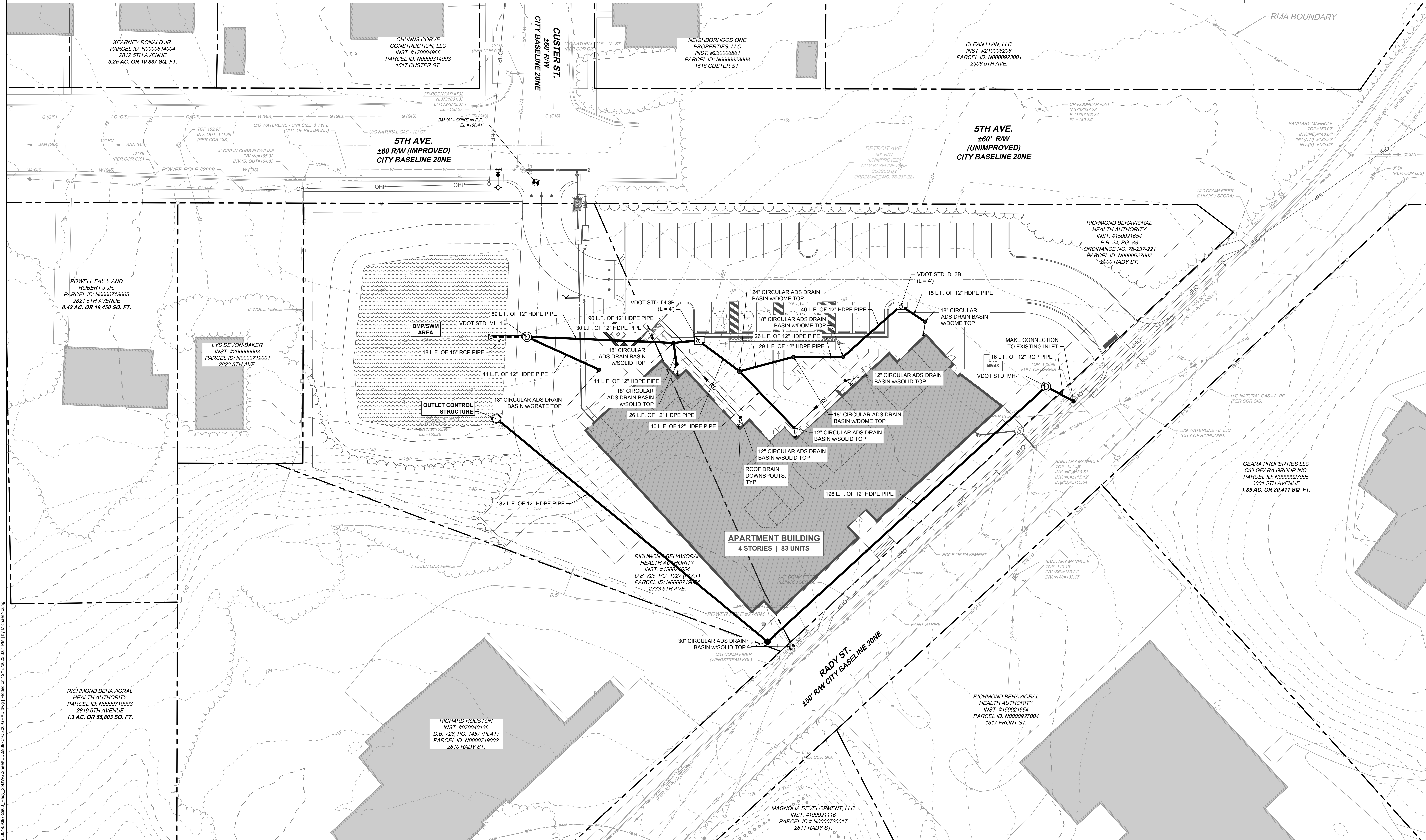
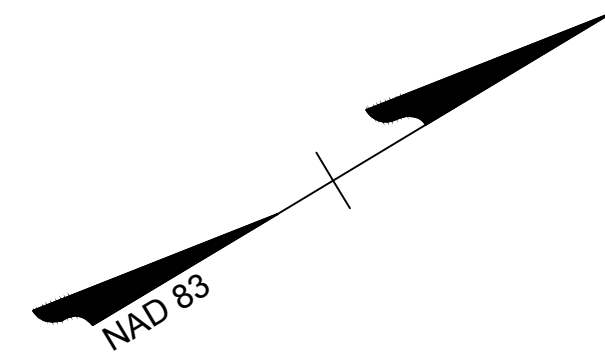
1. PRIOR TO SUBMISSION OF A NOTICE OF TERMINATION FOR THE PROJECT, A CONSTRUCTION RECORD DRAWING "AS-BUILT" MUST BE PREPARED FOR THE PERMANENT STORMWATER MANAGEMENT FACILITY TO BE SUBMITTED TO THE CITY OF RICHMOND FOR REVIEW AND APPROVAL. CONTACT CITY OF RICHMOND WATER RESOURCES FOR SPECIFIC REQUIREMENTS REGARDING THE CONSTRUCTION RECORD DRAWING.
2. PRIOR TO BEGINNING CONSTRUCTION OF THE BMP (UNDERGROUND VAULT DETENTION SYSTEM), THE CONTRACTOR AND MANUFACTURER SHALL OBTAIN AND CONTRACT WITH AN ENGINEERING FIRM TO PROVIDE NEEDED SERVICES FOR PREPARATION OF AS-BUILT CERTIFICATION FOR THE DETENTION SYSTEM.
3. VDOT STANDARD SPEC (S1-1) FOR STRUCTURES GREATER THAN 10' HEIGHT
4. REINFORCED CONCRETE PIPE (RCP) IS CLASS 11 UNLESS OTHERWISE NOTED.
5. COMPACTION OF SOILS SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR STRUCTURAL FILL.
6. PROTECT SLOPES TO PREVENT EROSION DURING AND AFTER CONSTRUCTION.
7. WHERE NEW STORM PIPES CONNECT TO EXISTING STRUCTURES, FIELD VERIFY CONDITION OF EXISTING STRUCTURES AND PIPING. REMOVE DEBRIS WITHIN STRUCTURE. CONFIRM INVERT ELEVATIONS, SIZE, AND MATERIAL OF EXISTING STRUCTURES.
8. THE PROPOSED STORM SEWER WITHIN THE RIGHT-OF-WAY IS CONSIDERED TO BE PUBLIC. ALL OTHER PROPOSED STORM SEWER LINES AND THE STORM DETENTION SYSTEM OUTSIDE OF THE RIGHT-OF-WAY ARE CONSIDERED PRIVATE AND TO BE MAINTAINED BY THE CITY OF RICHMOND'S STORMWATER/UTILITY MANAGEMENT AGREEMENT (SUMA).

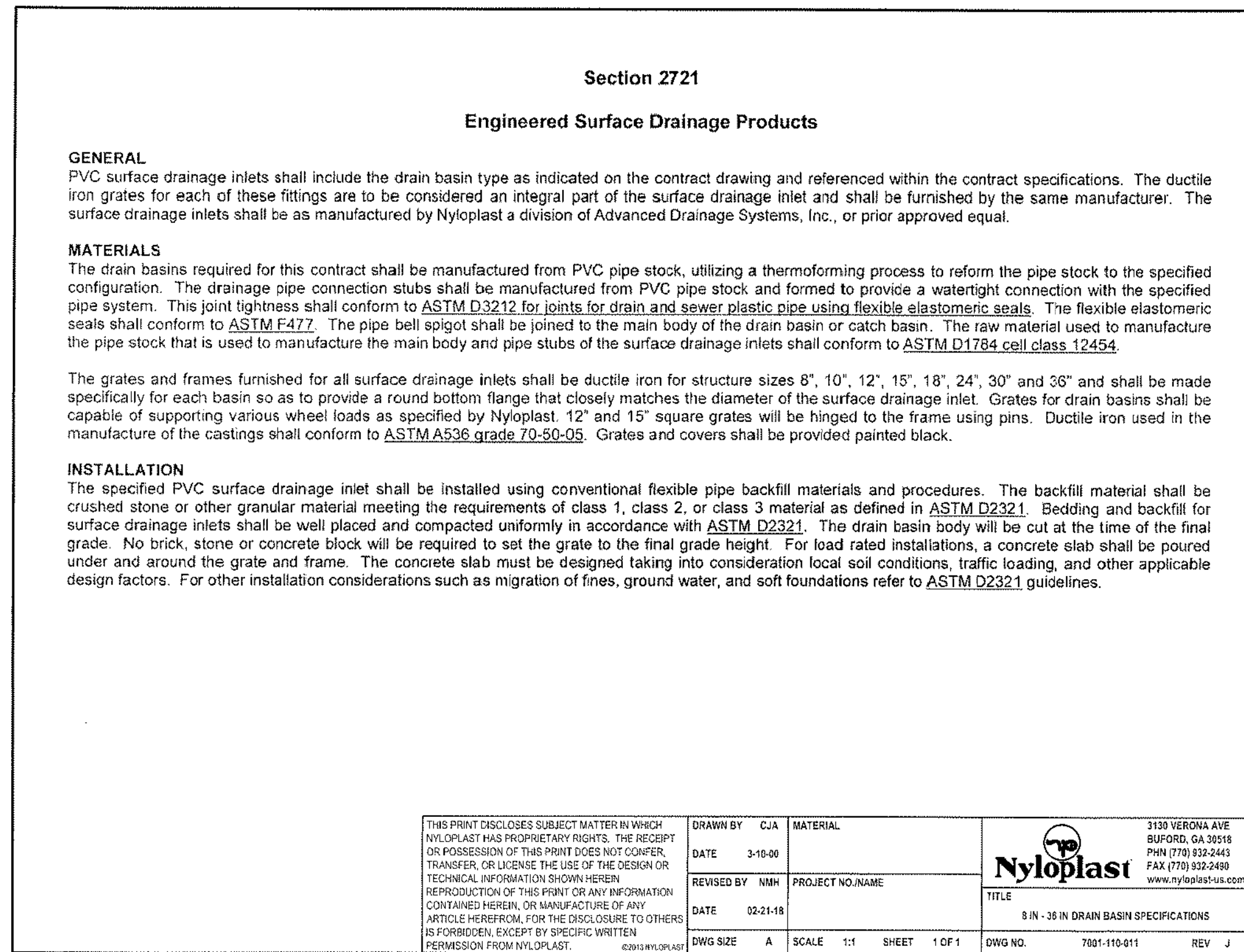
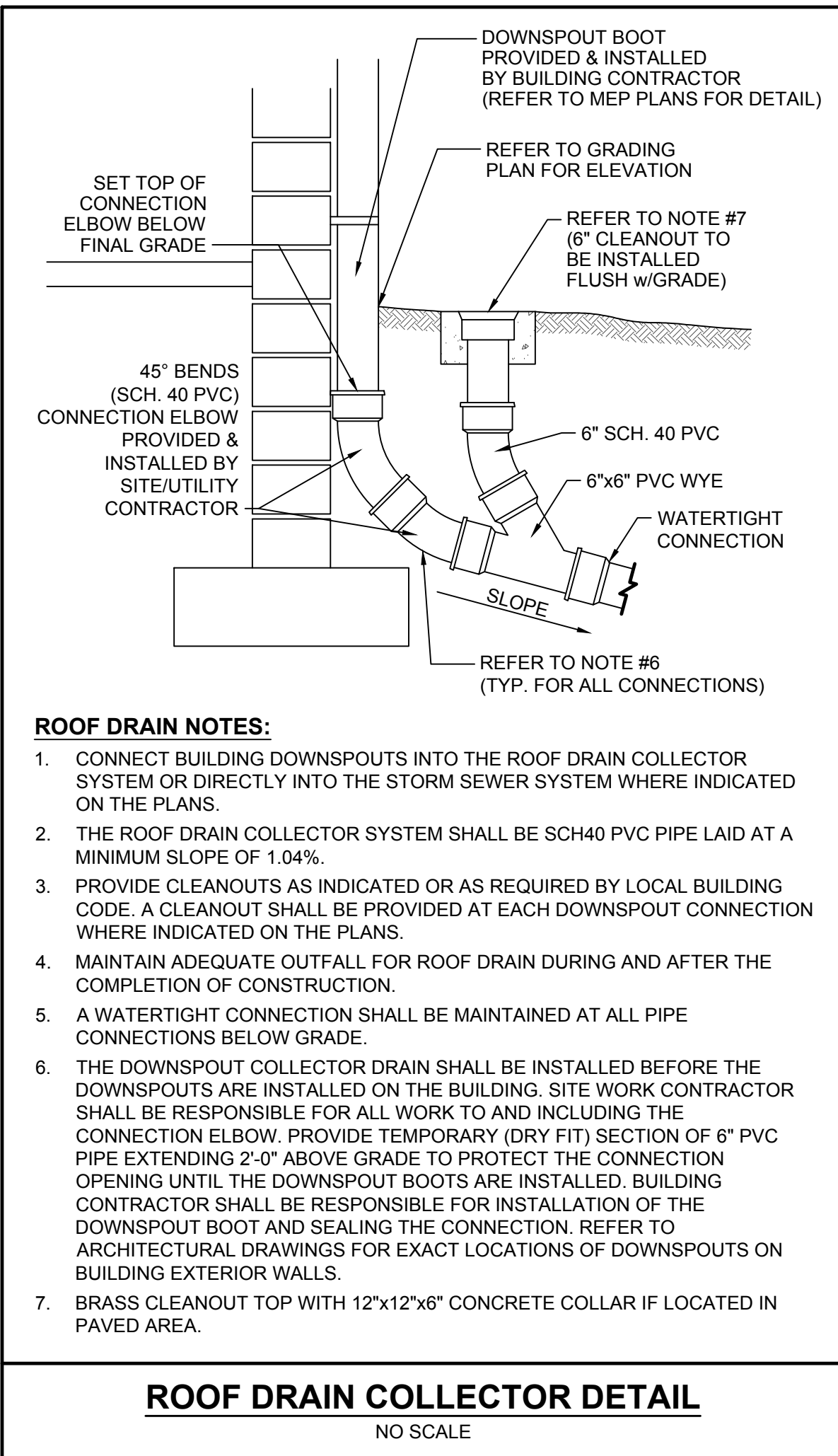
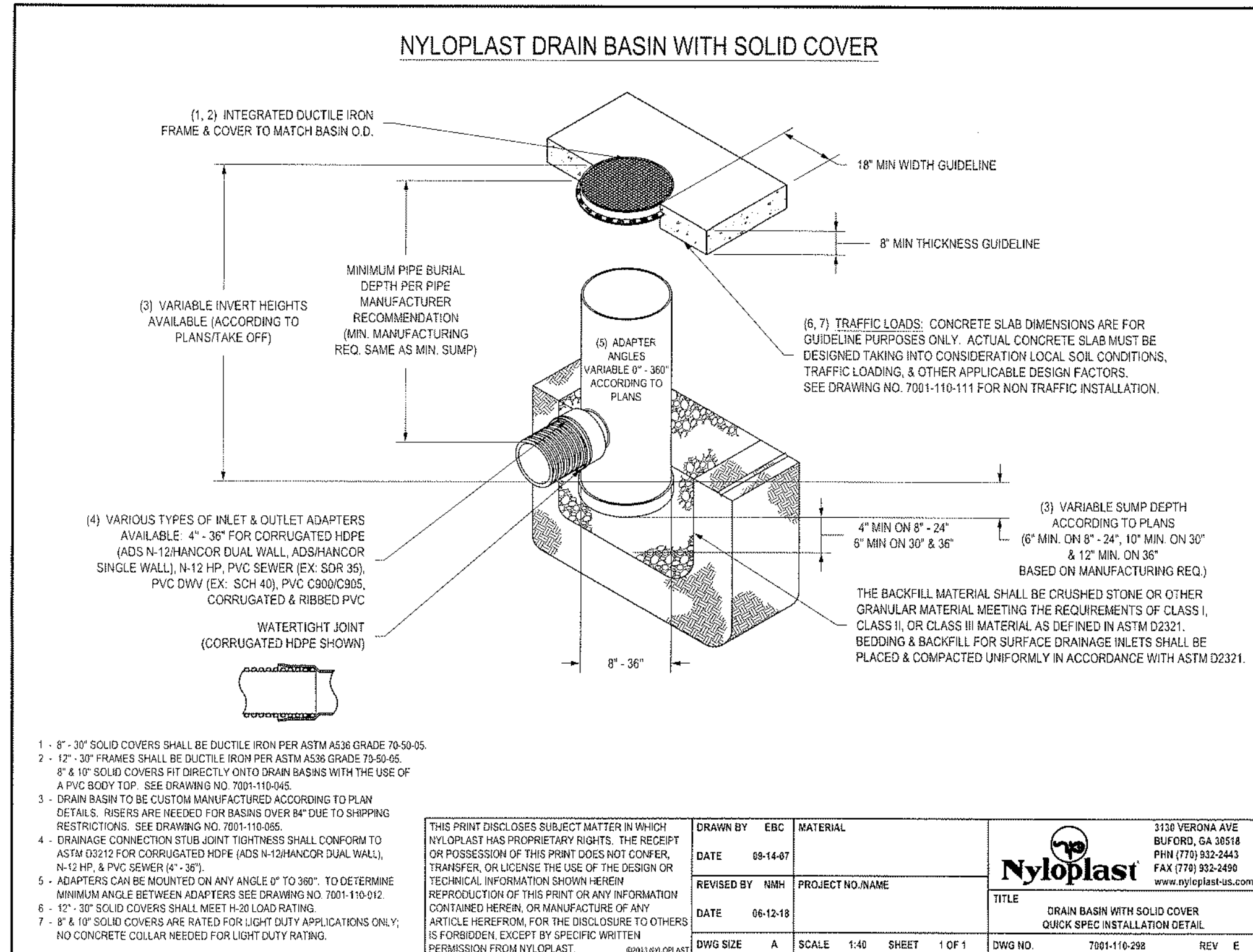
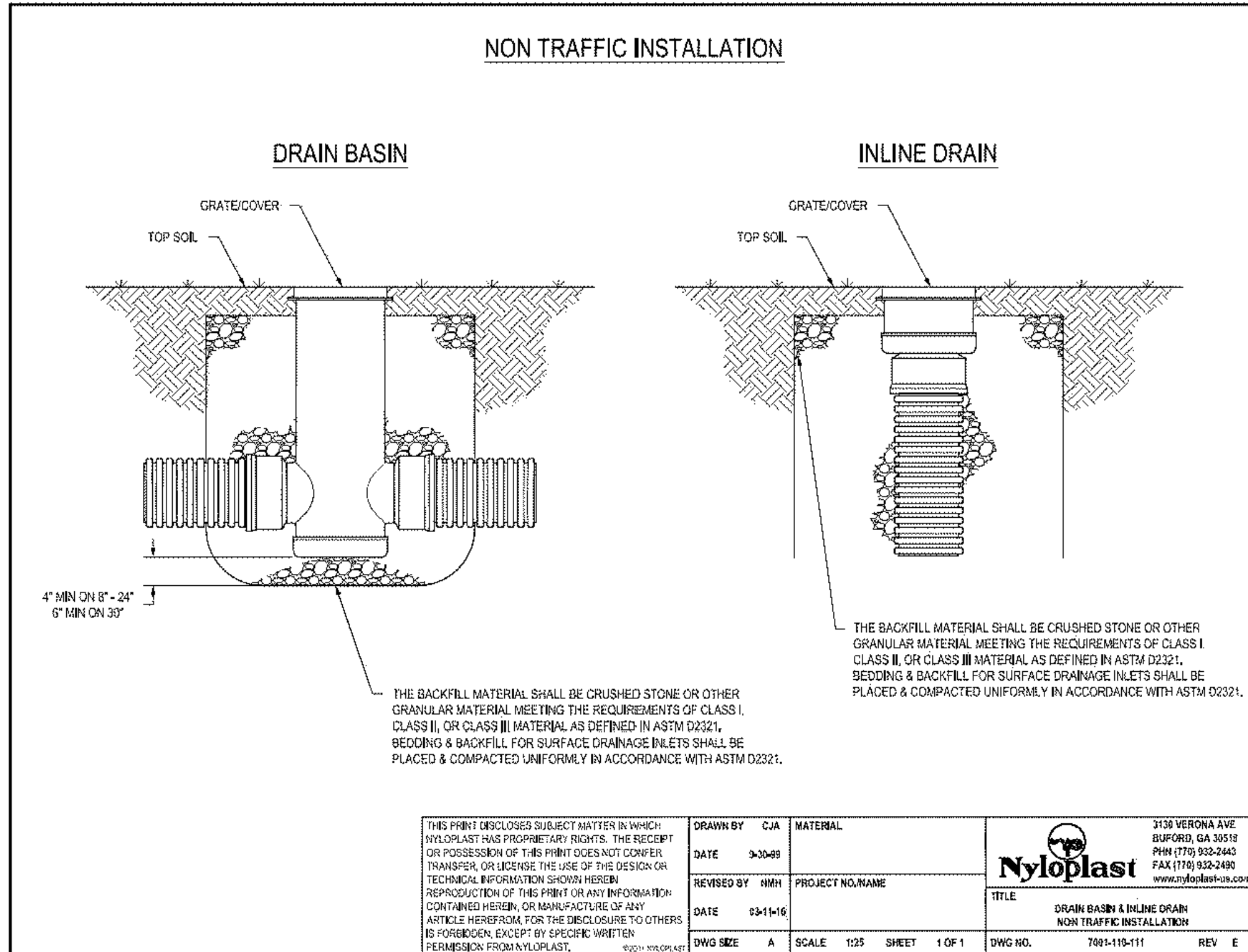
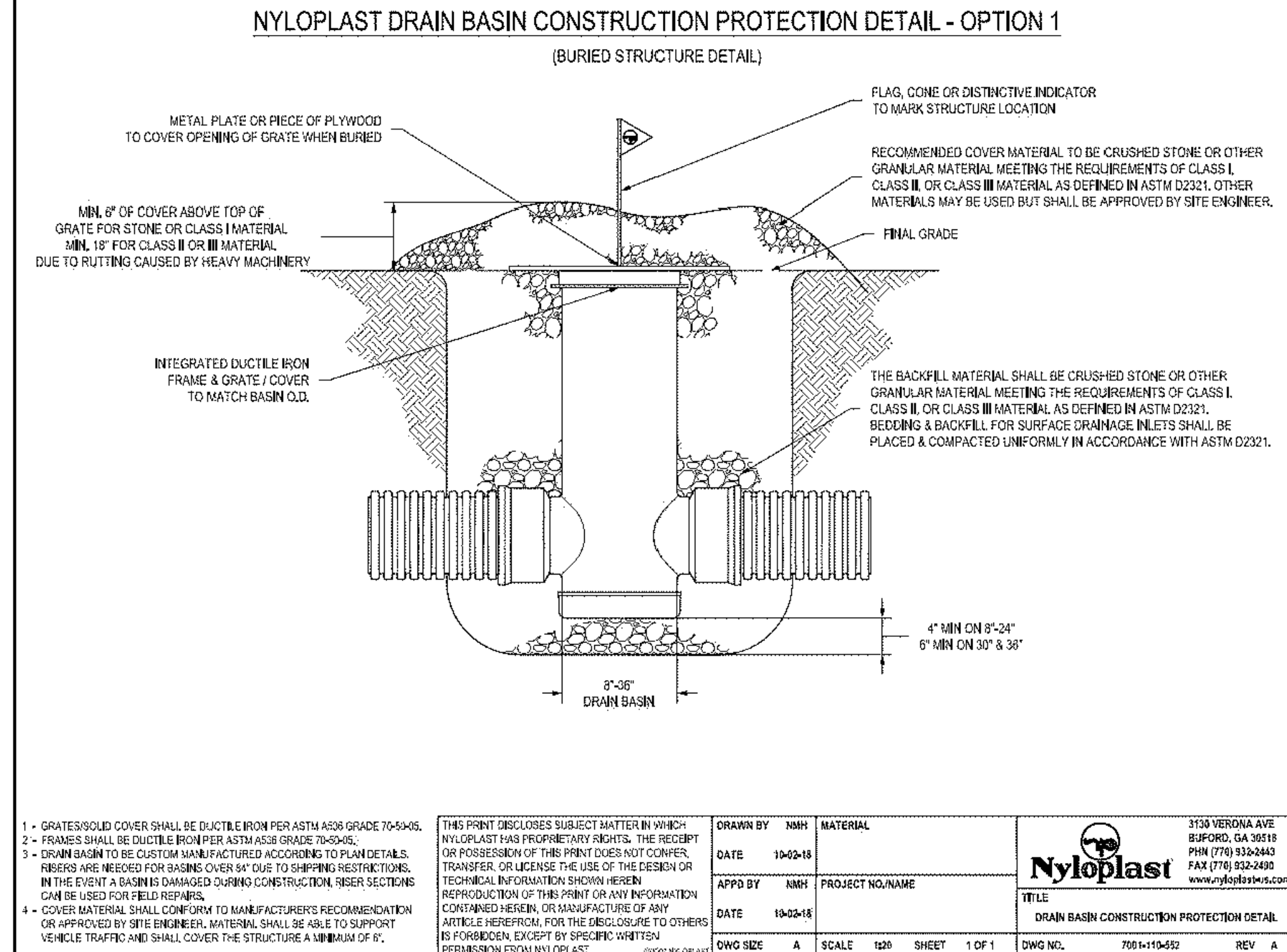
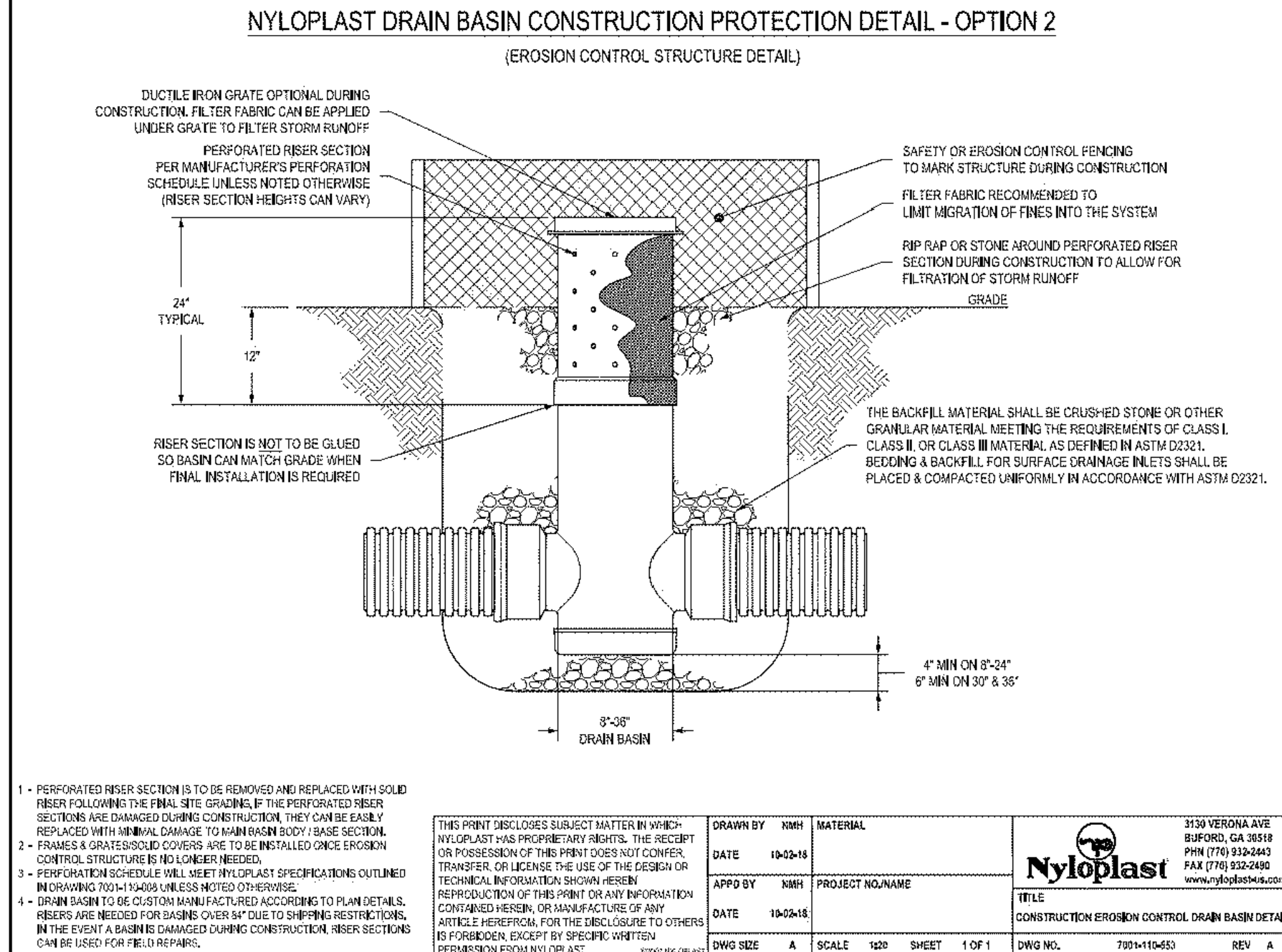
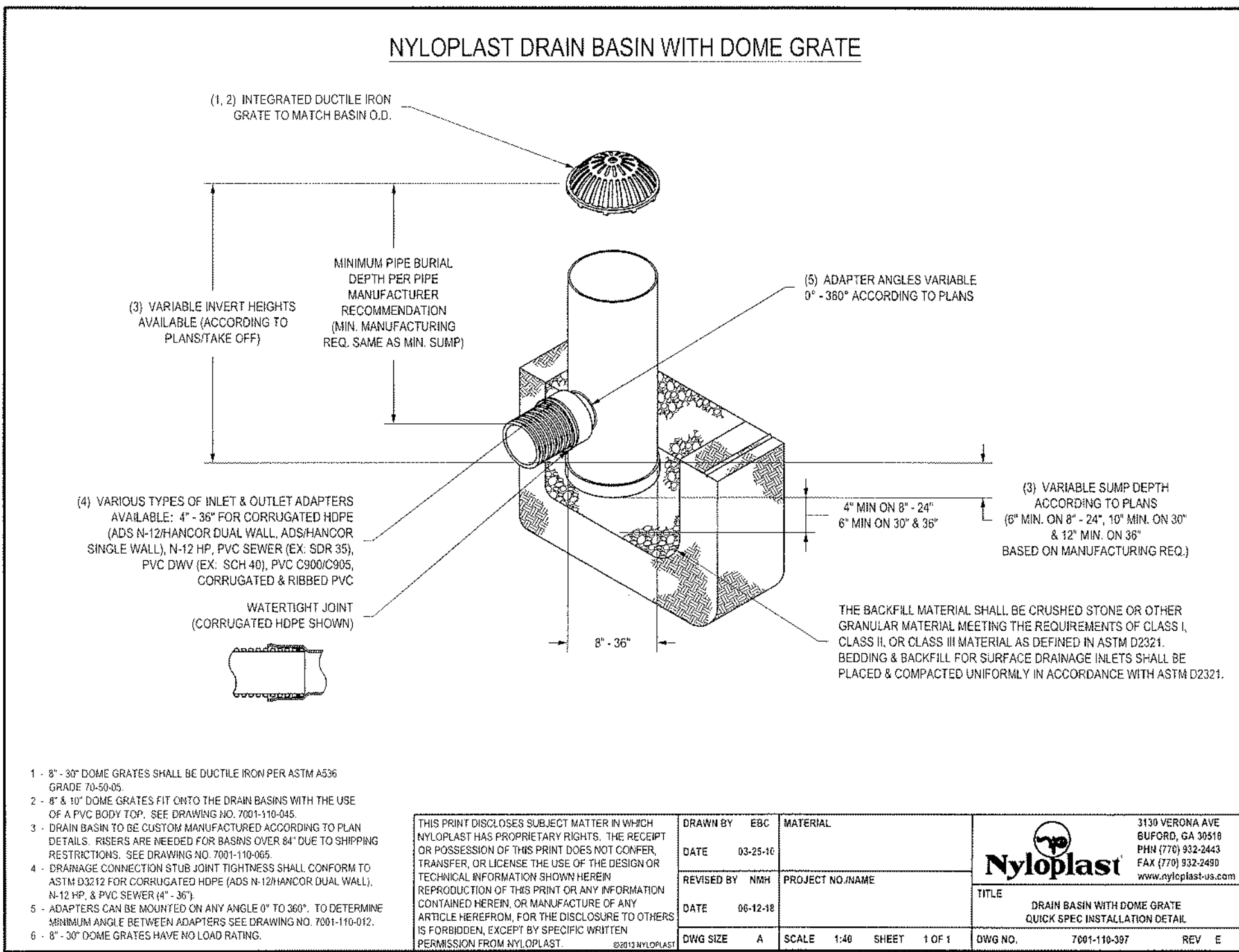
NAD 83

SCALE 1"=20'



A horizontal scale bar with a black segment from 0 to 20 feet and a white segment from 20 to 40 feet. The labels 20' and 40' are placed below the bar.





SUP SUBMITTAL
NOT FOR CONSTRUCTION
PLAN DATE: 12/15/2023

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804-200-6500 FAX 804-560-1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
11/10/2023
12/15/2023
DATE
09/15/2023
DRAWN BY
M. YOUNG
DESIGNED BY
C. NELSON
CHECKED BY
A. WEHUNT
SCALE
N.T.S.

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

REVISION DESCRIPTION
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

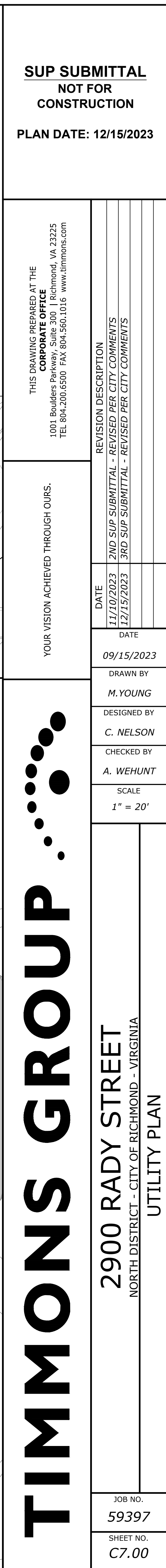
2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

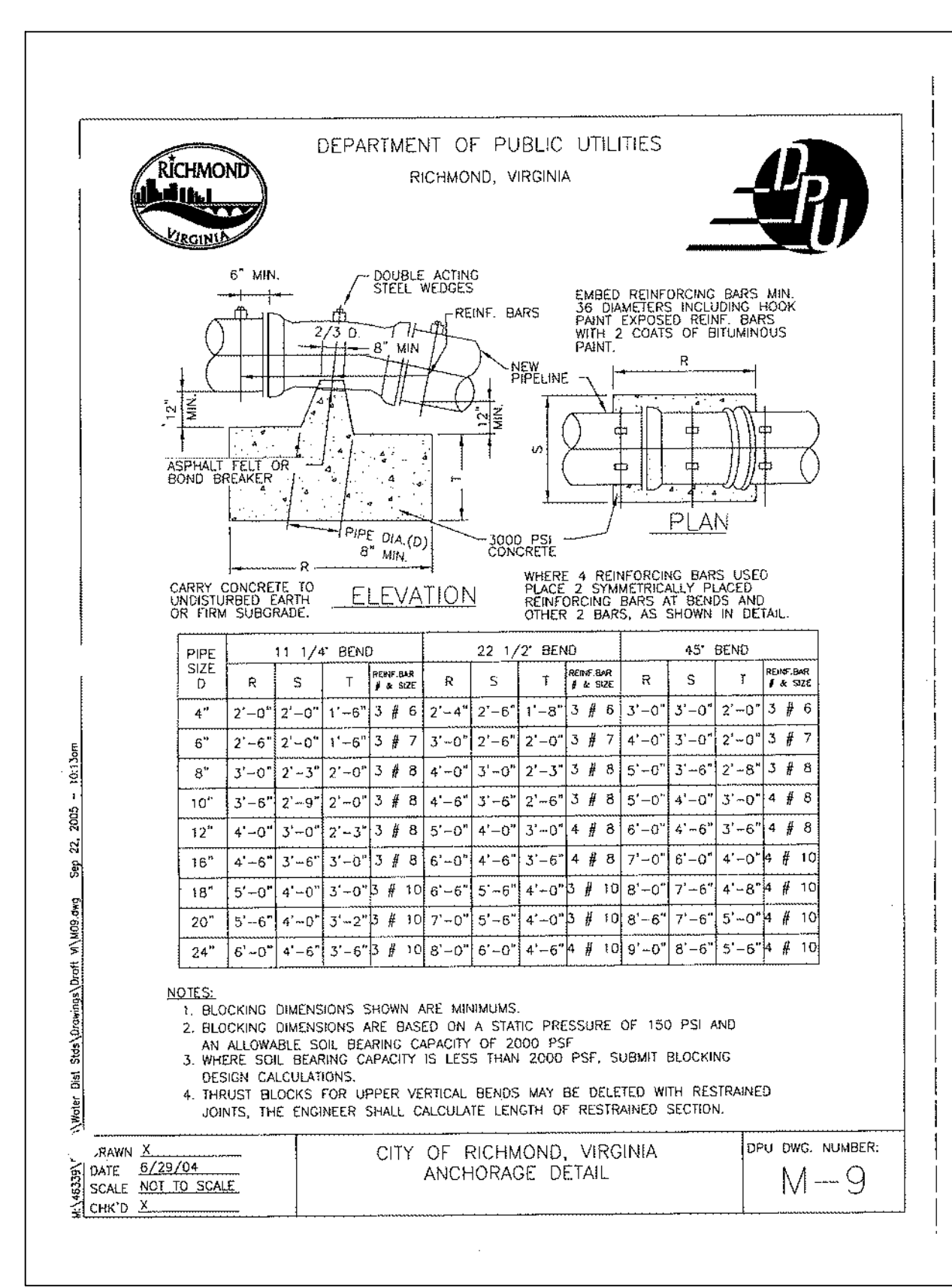
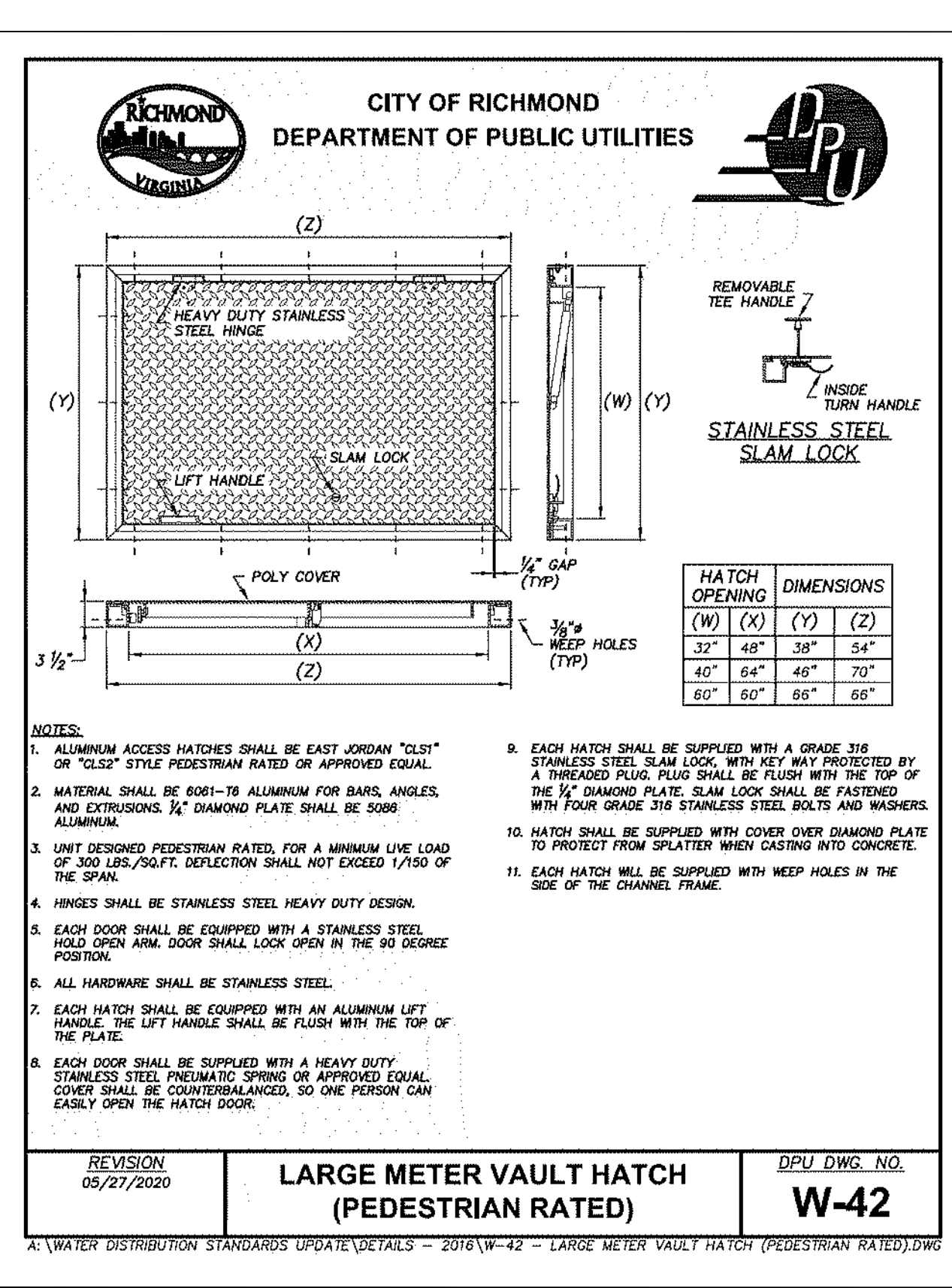
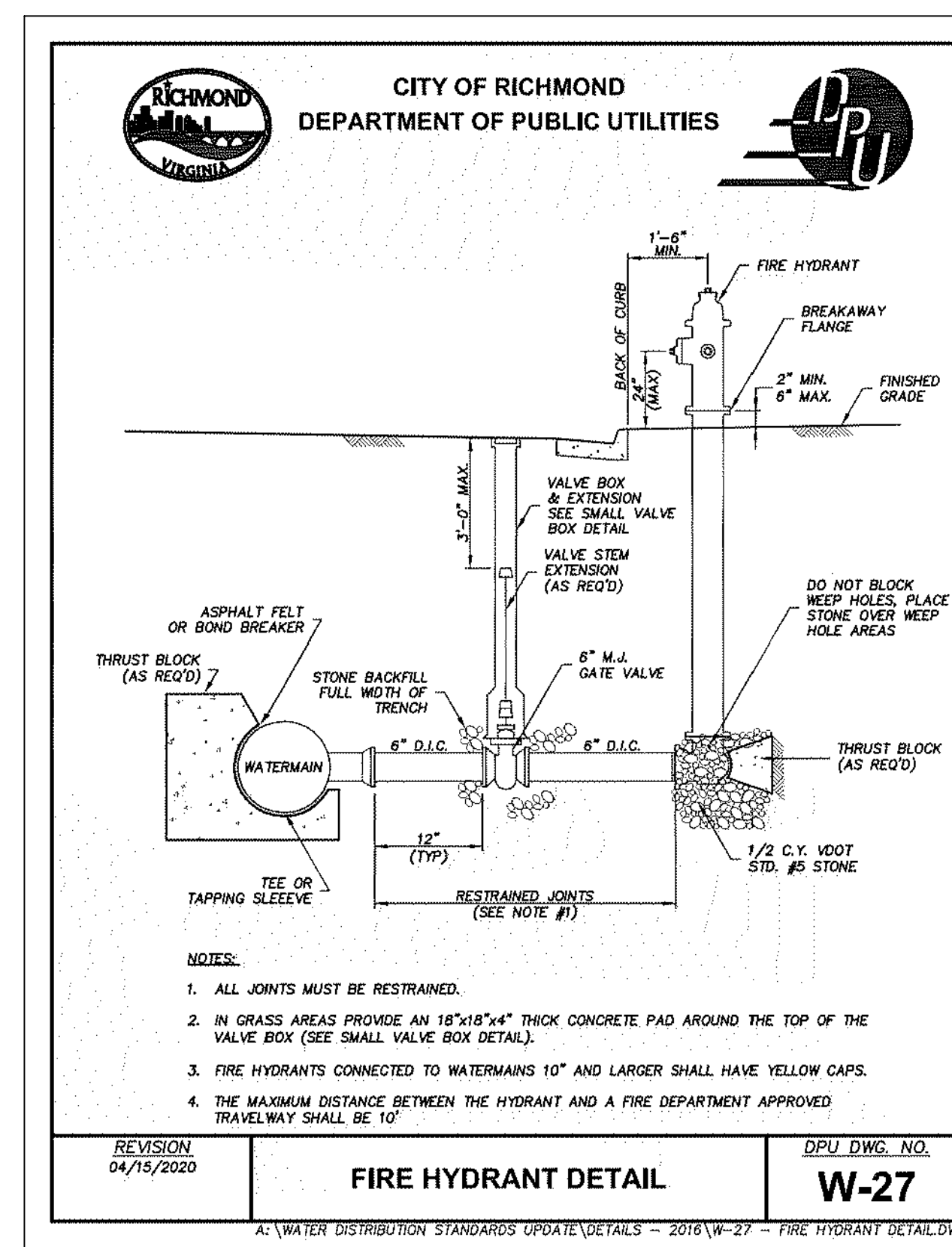
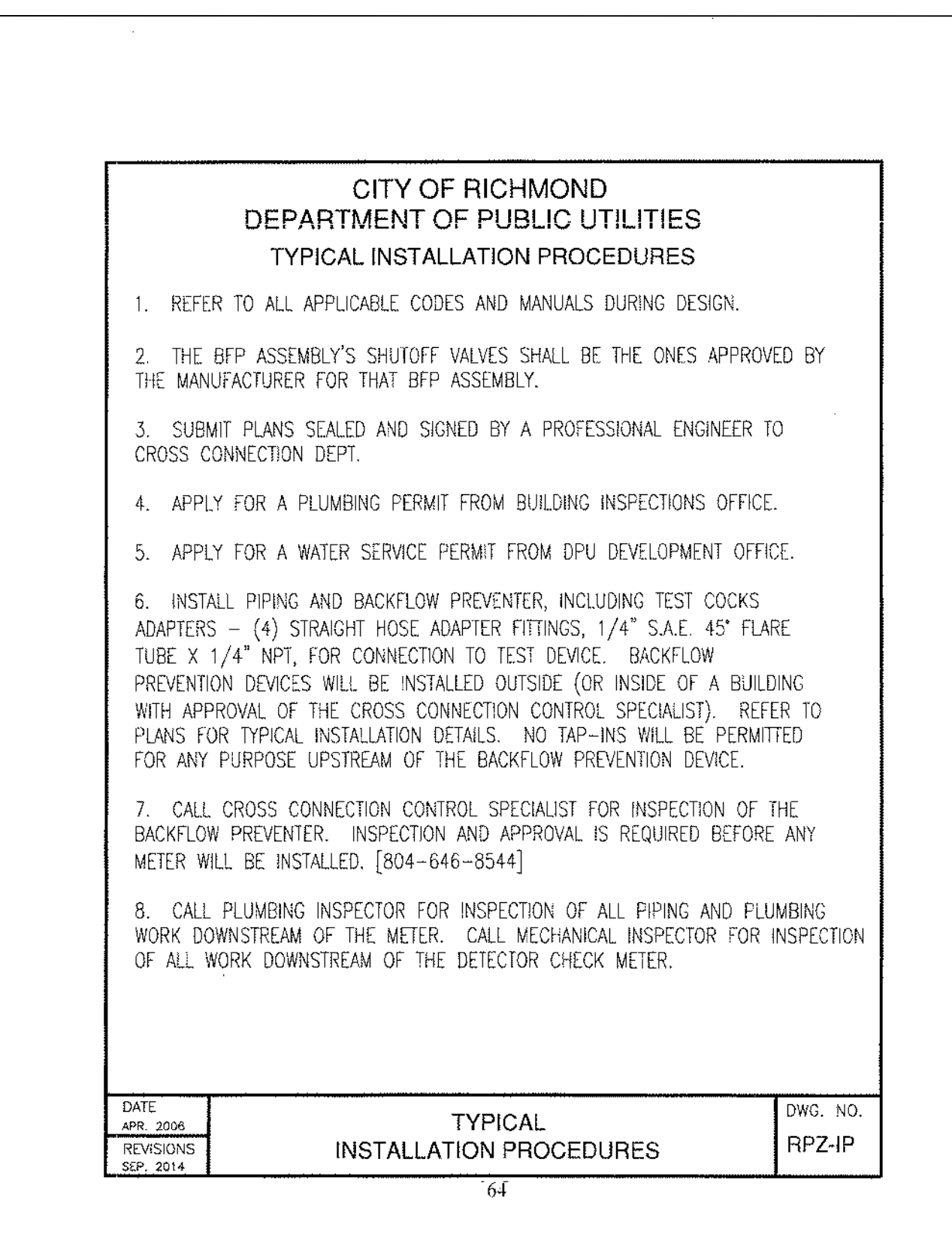
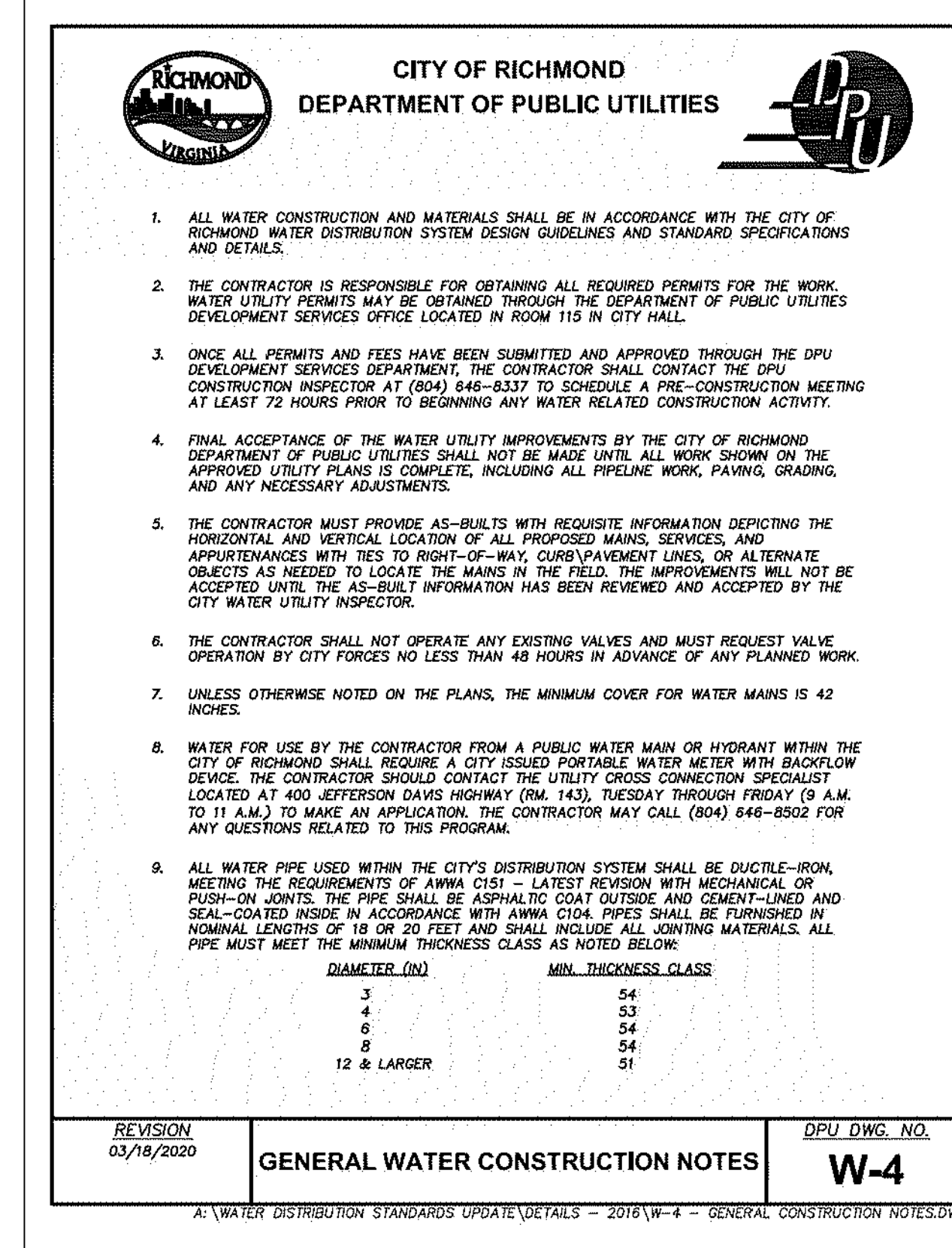
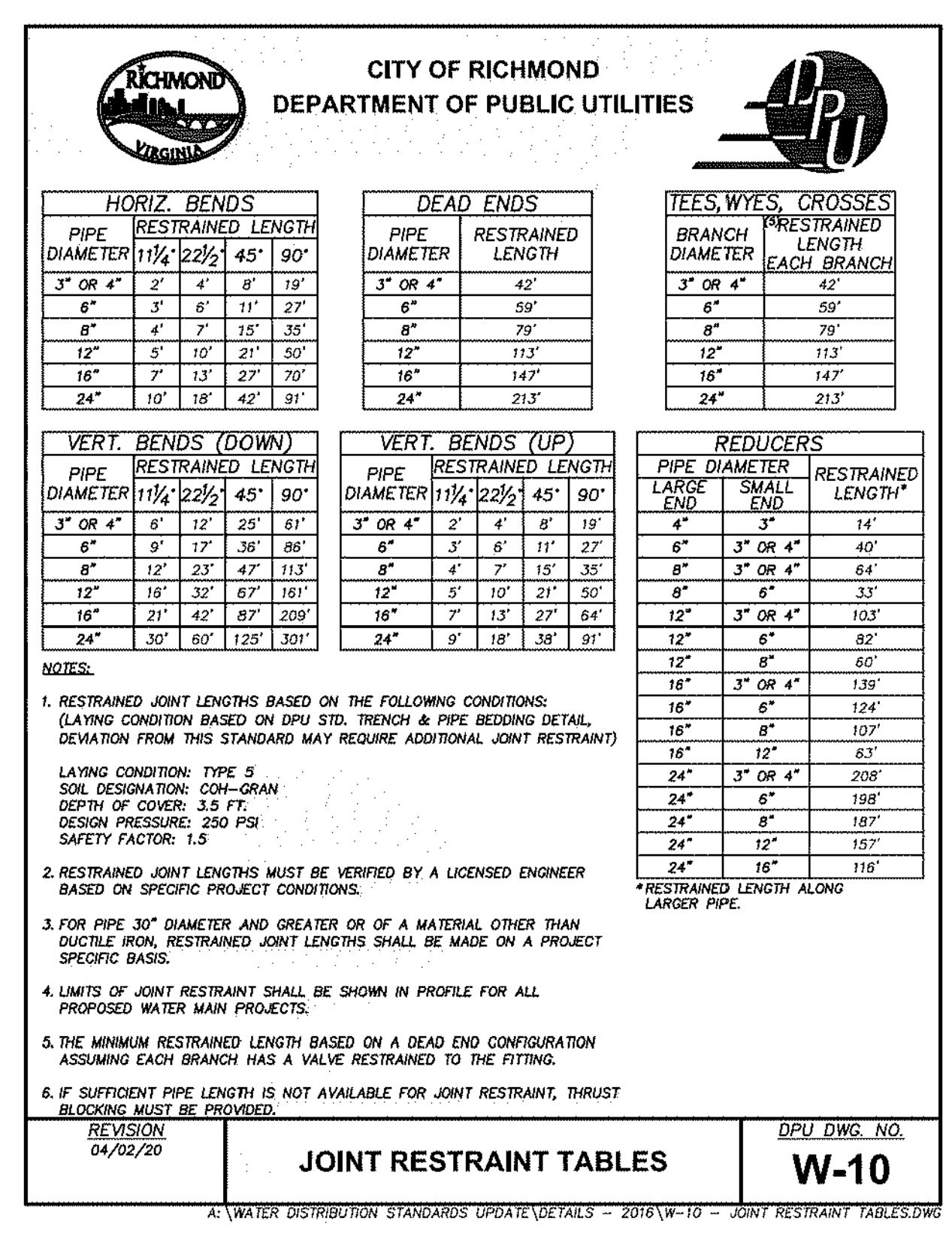
2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS


2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

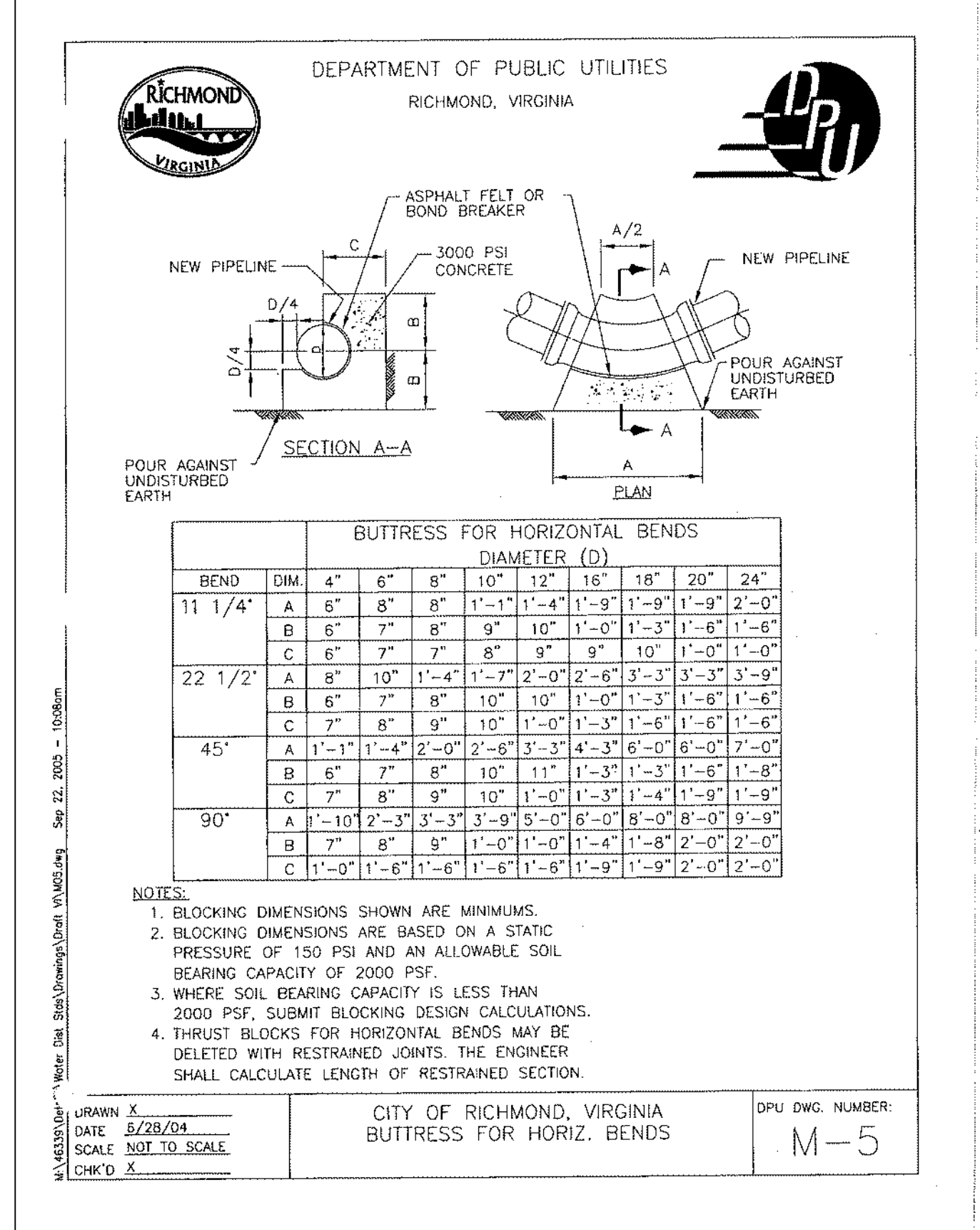
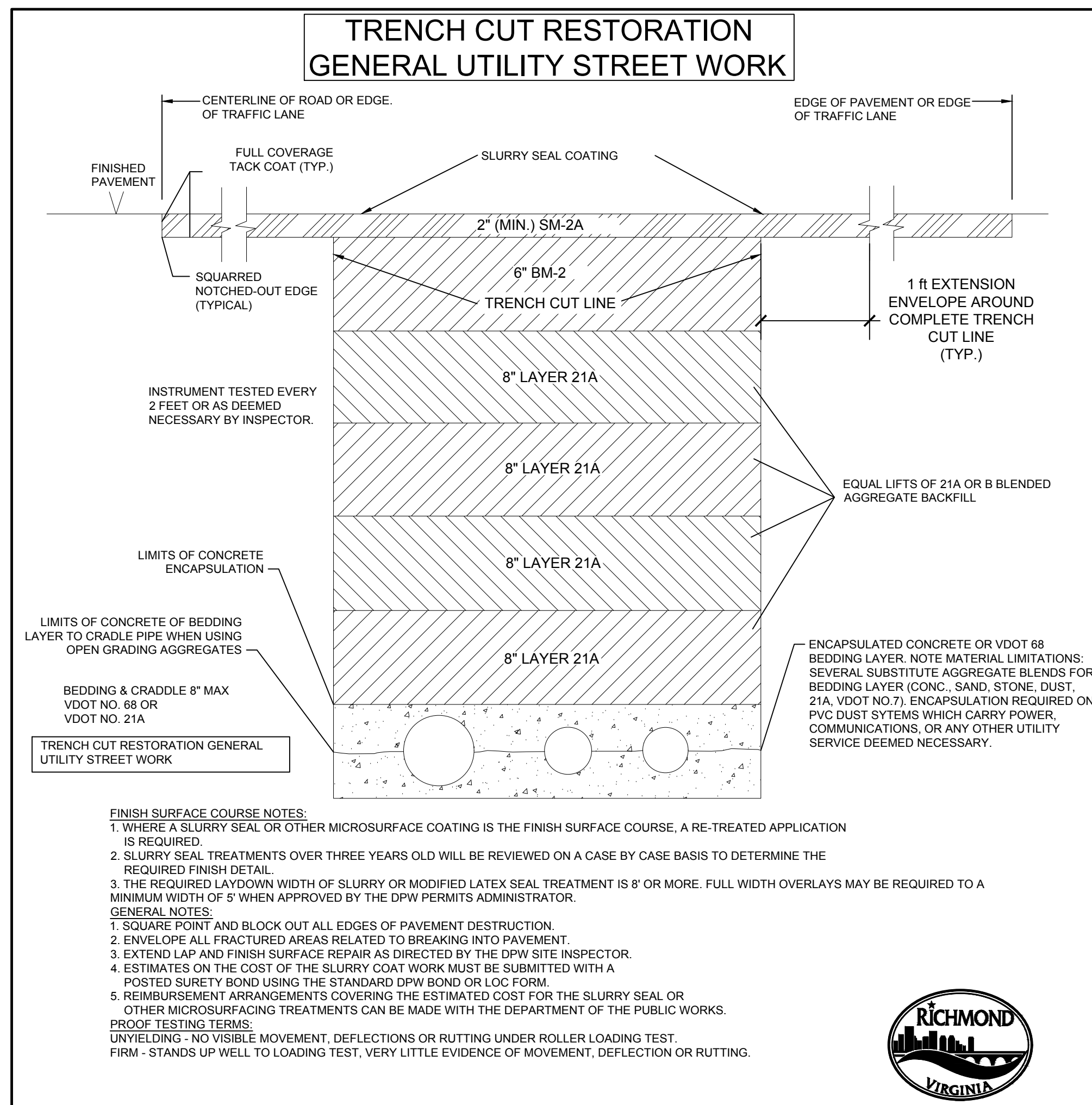
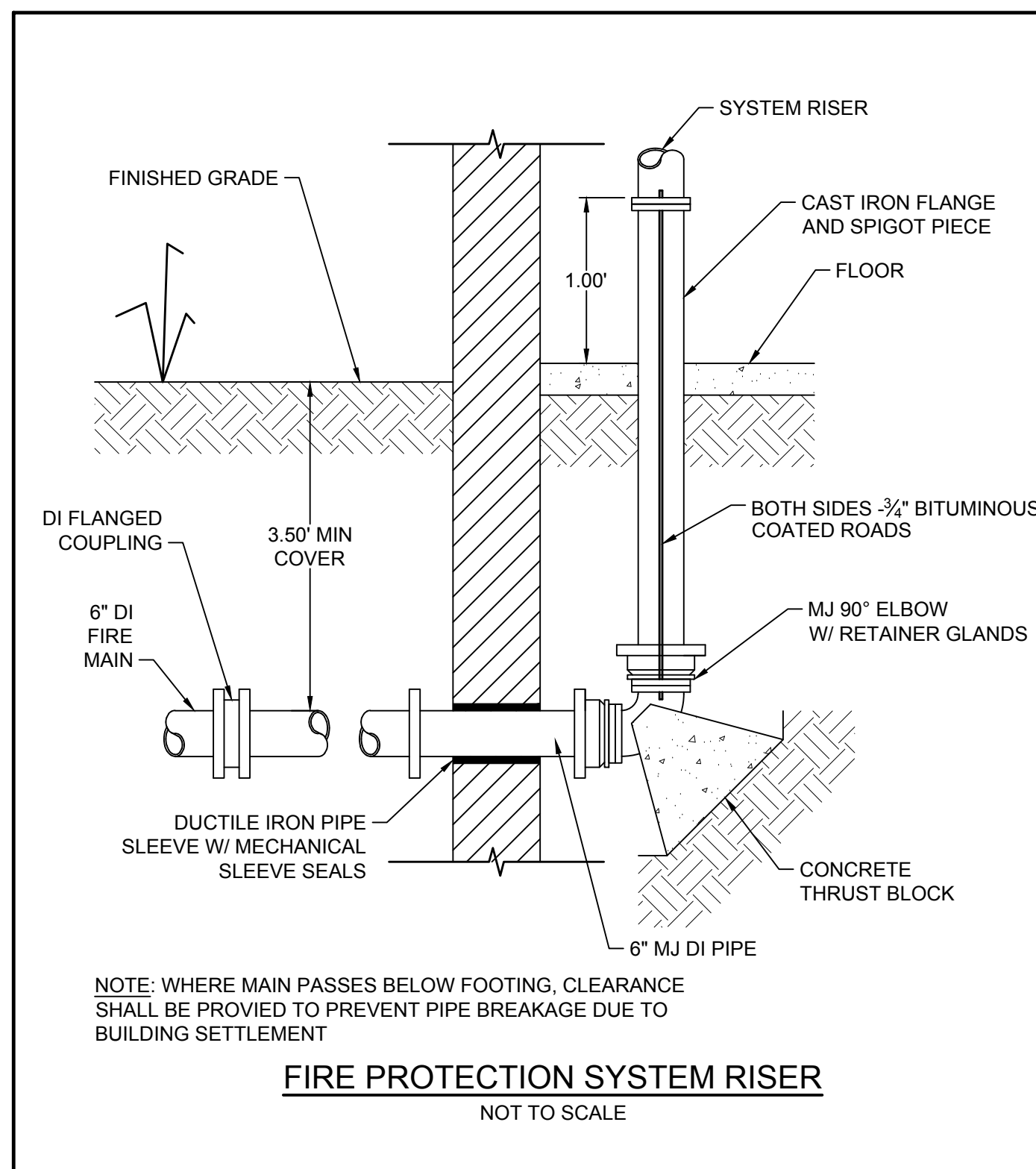
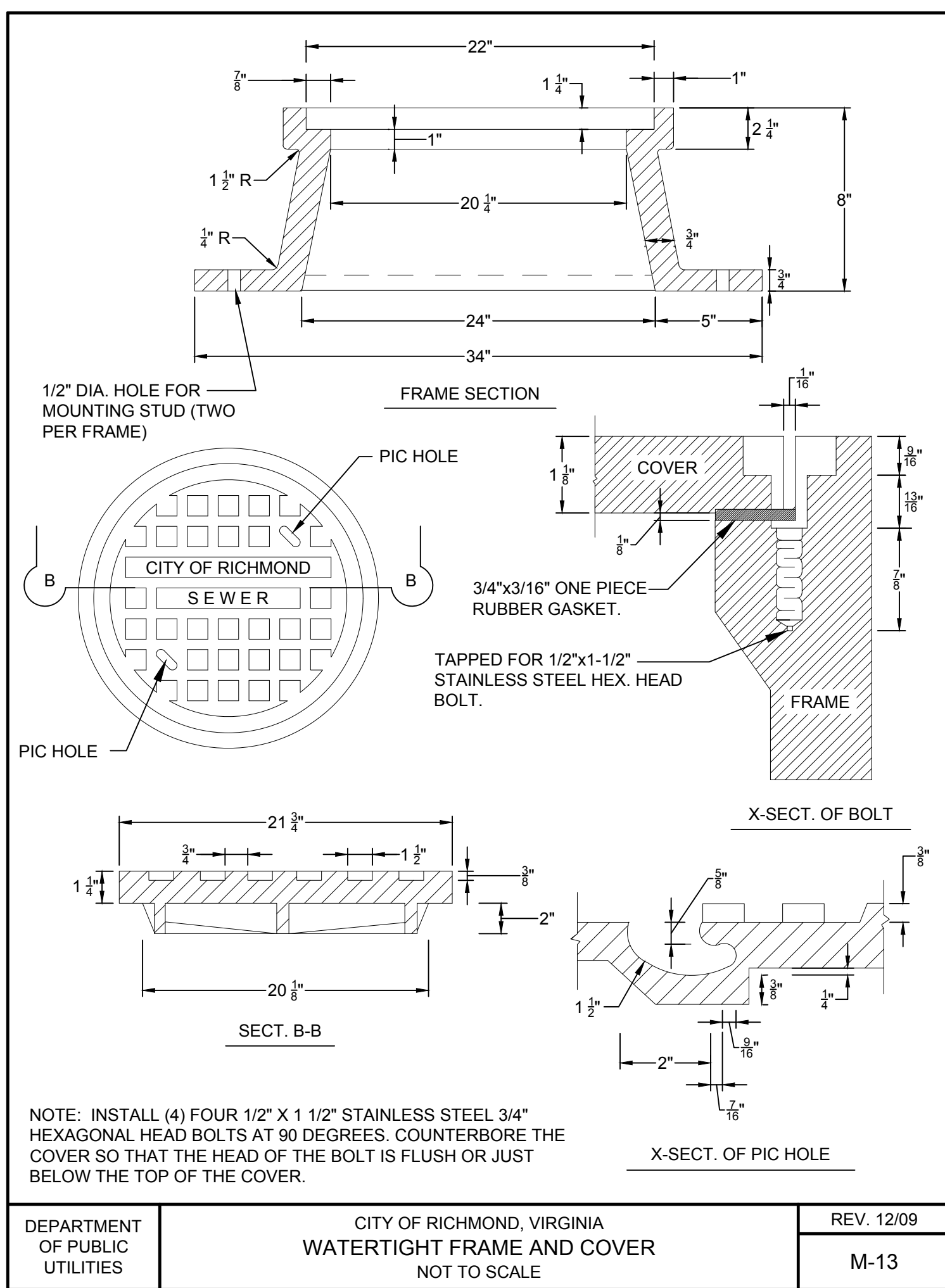
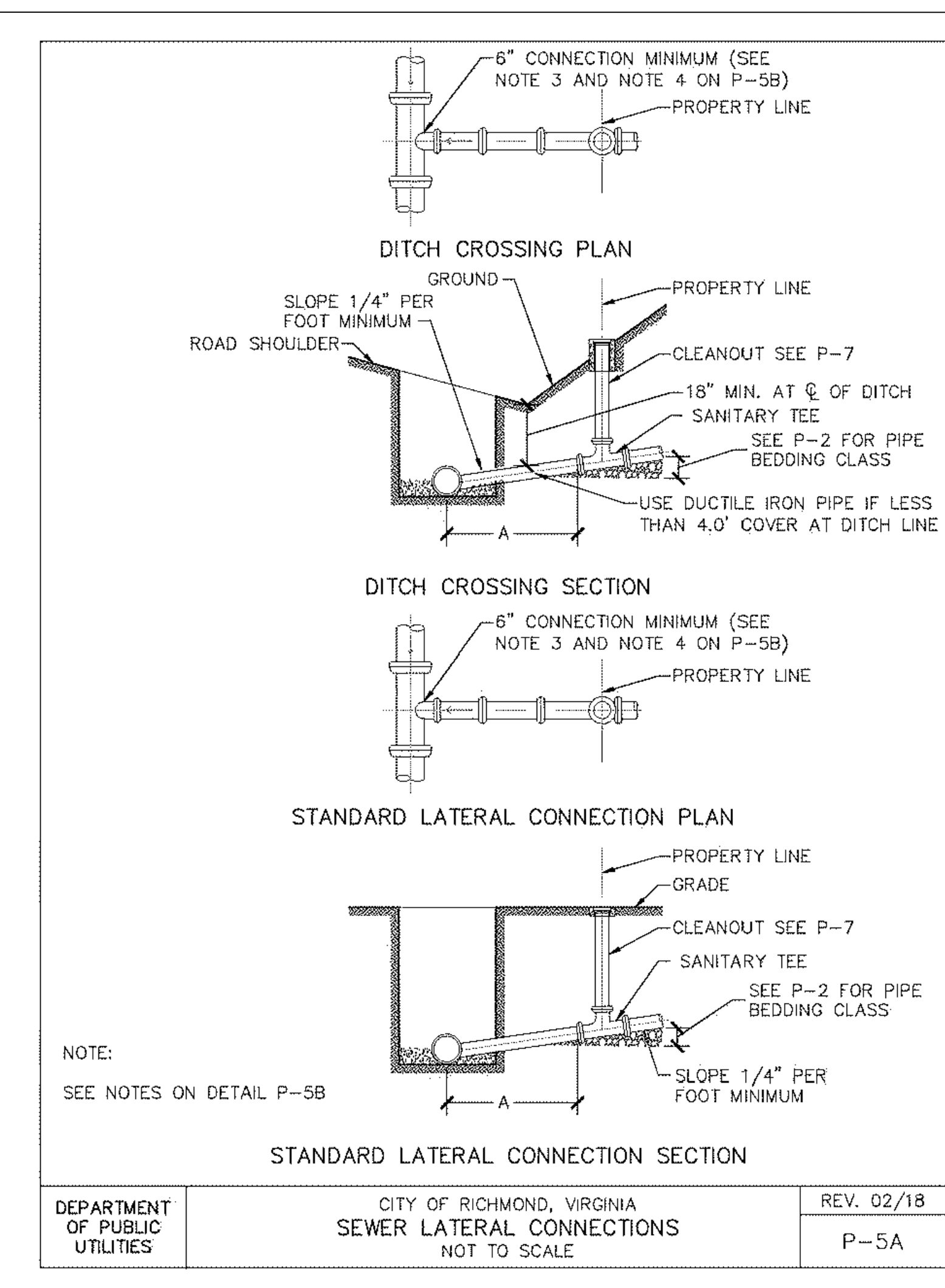
2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS





	<p>YOUR VISION ACHIEVED THROUGH OURS.</p>	<p>THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1001 Boulevard Park, Suite 100 Chesapeake, VA 22225 TEL 804-200-6500 FAX 804-560-1016 www.timmons.com</p>	<p>REVISION DESCRIPTION</p>	
			<p>DATE</p> <p>09/15/2023</p>	<p>2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS</p> <p>3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS</p>
			DRAWN BY	M. YOUNG
			DESIGNED BY	C. NELSON
			CHECKED BY	A. WEHUNT
			SCALE	N.T.S.

<h1>TIMMONS GROUP</h1> 	DESIGNED BY C. NELSON
	CHECKED BY A. WEHUNT
	SCALE N.T.S.
	<div> <div>2900 RADY STREET</div> <div>NORTH DISTRICT - CITY OF RICHMOND - VIRGINIA</div> <div>UTILITY NOTES & DETAILS</div> </div>
JOB NO. 59397	
SHEET NO. C7.10	



JOB NO.
59397

SHEET NO.
C7.11

2900 RADY STREET

UTILITY NOTES & DETAILS

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not

GENERAL NOTES

PRE-CONSTRUCTION

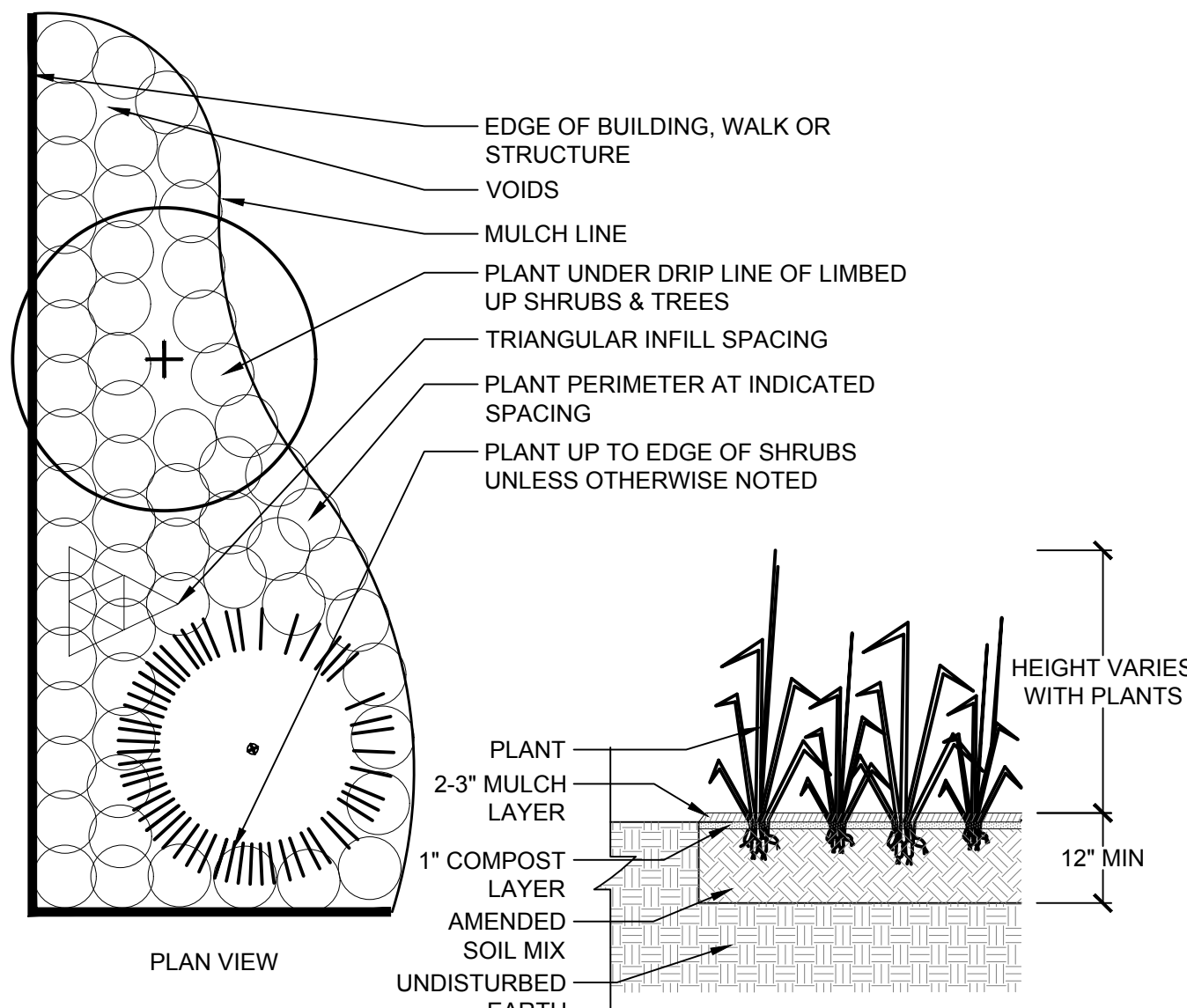
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING VIRGINIA 811 AT 1.800.553.3120 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

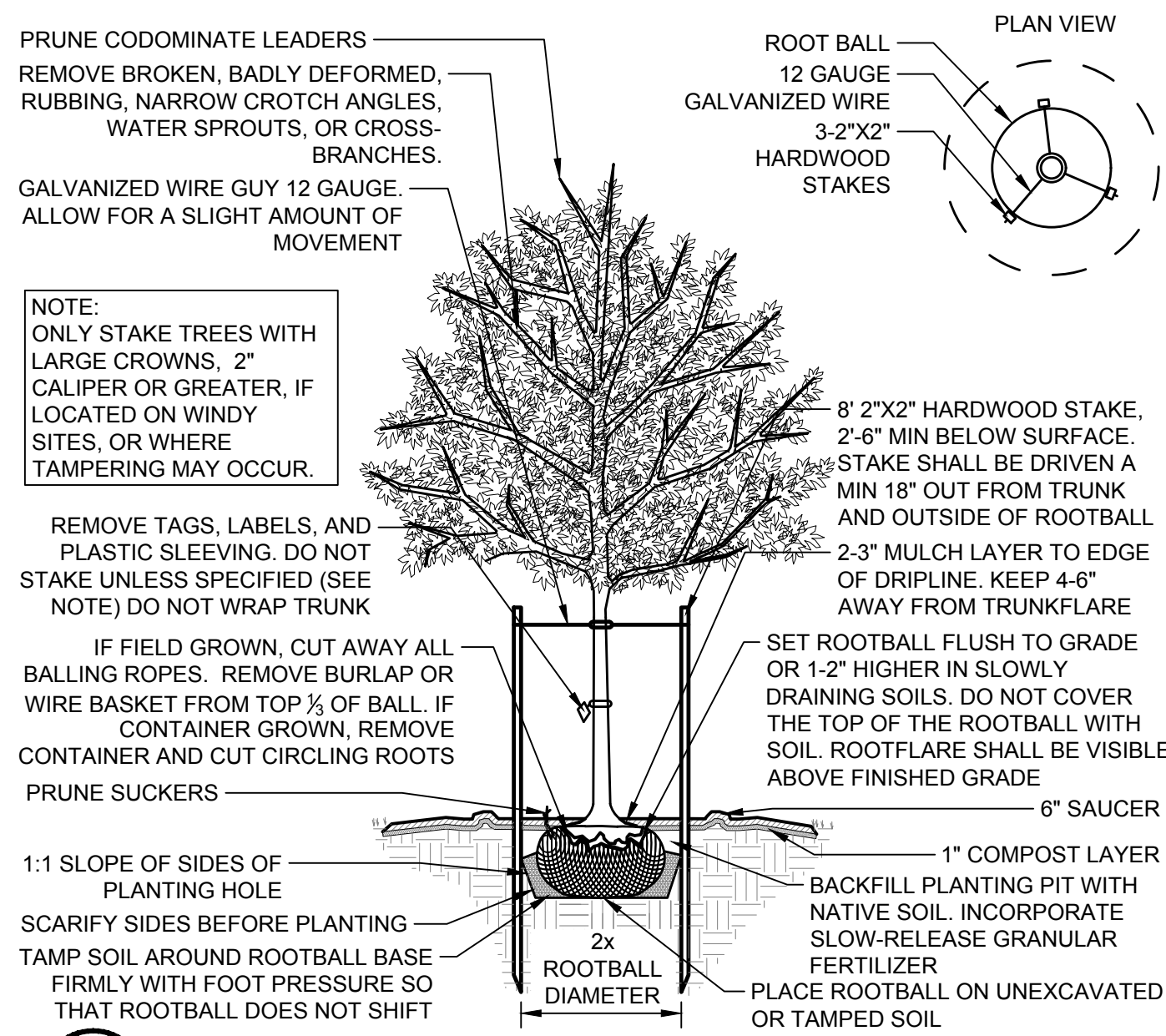
INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.



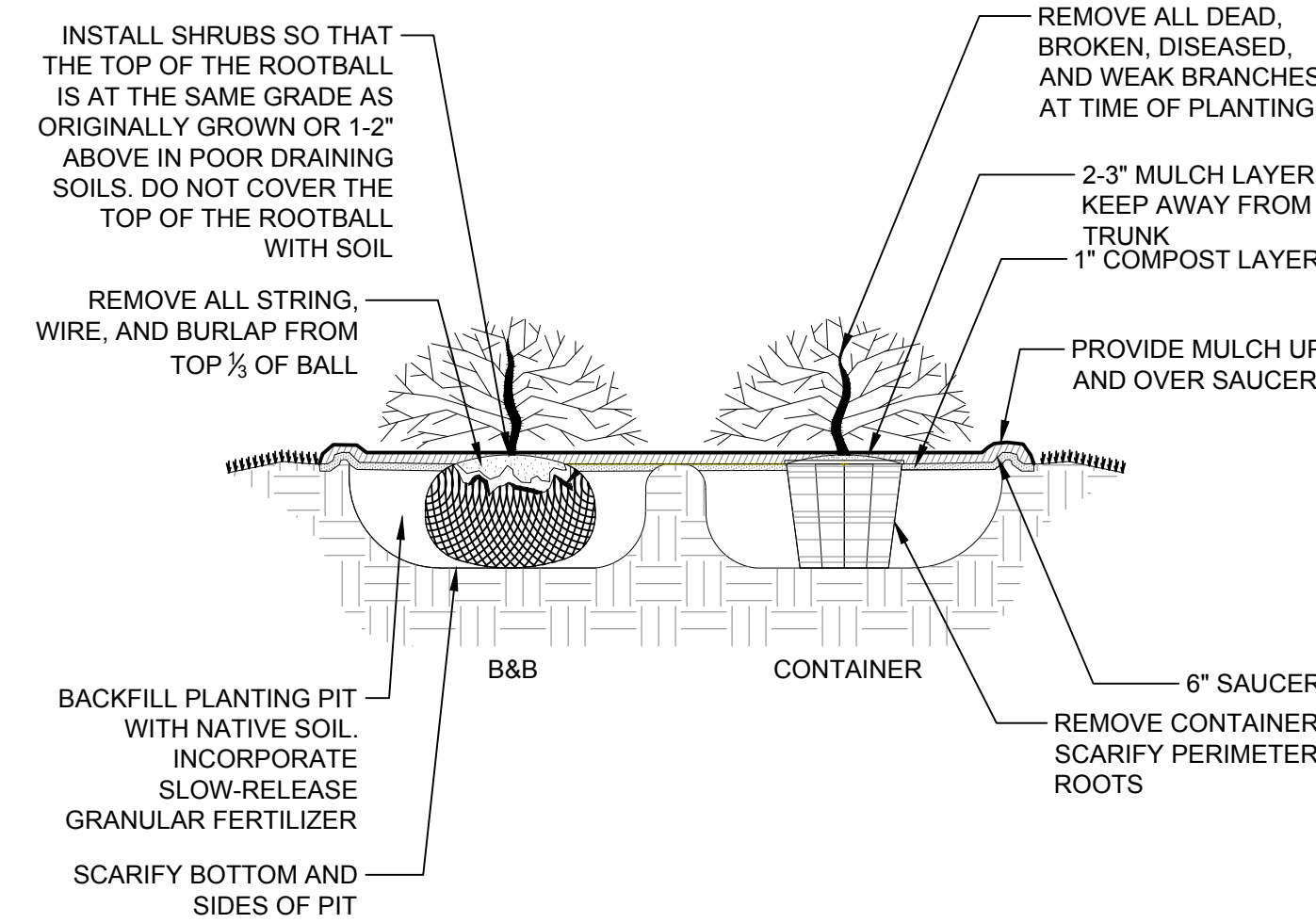
3 GROUNDCOVER PLANTING DETAIL

NTS



1 DECIDUOUS TREE PLANTING DETAIL

NTS



2 SHRUB PLANTING DETAIL

NTS

SUP SUBMITTAL

NOT FOR CONSTRUCTION

PLAN DATE: 12/15/2023

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
2ND SUP SUBMITTAL - REVISED PER CITY COMMENTS
3RD SUP SUBMITTAL - REVISED PER CITY COMMENTS

DATE
11/10/2023
12/15/2023

DRAWN BY
M. YOUNG

DESIGNED BY
C. NELSON

CHECKED BY
A. WEHUNT

SCALE

TIMMONS GROUP

2900 RADY STREET

NORTH DISTRICT - CITY OF RICHMOND - VIRGINIA

LANDSCAPE NOTES & DETAILS

JOB NO.
59397

SHEET NO.
L5.00

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction taking without the express written consent of TIMMONS GROUP.

STANDARD ABBREVIATIONS

ACP	ACOUSTIC PLASTER
ACT	ACOUSTICAL CEILING TILE
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
AT	ASPHALT TILE
AVG	AVERAGE
AF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AB	ANCHOR BOLT
ABS	AIR BARRIER SYSTEM
APPROX	APPROXIMATE
BLK	BLACK
BRG PL	BEARING PLATE
BRM	BEARING
BSMT	BASEMENT
BRG	BEARING
BM	BENCHMARK
BRK	BRICK
BW	BOTH WAYS
BD	BOARD
BLKG	BLOCKING
BLDG	BUILDING
CPT	CARPET
CM	CEMENT
CFM	CUBIC FEET PER MINUTE
CONT	CONTINUOUS
CT	CAST IRON
CTR	CENTER
CL	CENTERLINE
CPL	CEMENT PLASTER
CCT	CEILING
CT	CERAMIC TILE
CLST	CLOSET
C TO C	CENTER TO CENTER
CONCT	CONSTRUCTION
CW	COLD WATER
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CSMT	CASHEMENT
CJ	CONTROL JOINT
DR	DOOR
DIL	DETAIL
DH	DOUBLE HUNG
DA	DIAMETER
DM	DIMENSION
DN	DOWN
DW	DISHWASHER
DS	DOWNSPOUT
DWG	DRAWING
DBL	DOUBLE
DF	DRINKING FOUNTAIN
EQUIP	EQUIPMENT
EA	EACH
ELEV	ELEVATION
EST	ESTIMATED
EW	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
EQ	EQUAL
EW	ELECTRIC WATER COOLER
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
FD	FLOOR DRAIN
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH
FL	FLOOR
FO	FINISHED OPENING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FS	FULL SIZE
FTG	FOOTING
GA	GAUGE
GLV	GALVANIZED
GI	GALVANIZED IRON
GTWT	GLAZED INT WALL TILE
GL	GLASS
GW	GYP SUM WALL BOARD
QTP BL	GYP SUM BLOCK
HB	HOSE BIBB
HC	HOLLOW CORE
HW	HARDWARE
HORIZ	HORIZONTAL
HGT	HEIGHT
HM	HOLLOW METAL
HMF	HOLLOW METAL FRAME
ID	INSIDE DIMENSION
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KIT	KITCHEN
LL	LIVE LOAD
LAV	LAVATORY
LINO	LINOLEUM
LR	LIVING ROOM
LT	LIGHT
MFG	MANUFACTURING
MECH	MECHANICAL
MFR	MANUFACTURE(ER)
MAR	MARBLE
MATL	MATERIAL
MAX	MAXIMUM
MTL	METAL
MO	MASONRY OPENING
MIN	MINIMUM
MLDG	MOULDING
NA	NOT APPLICABLE
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OPNG	OPENING
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHSD	OVERHEAD SECTIONAL DOOR
OFCT	OWNER FURNISHED CONTRACTOR INSTALLED
OSB	ORIENTED STRAND BOARD
PBF	POUNDS PER SQ. FOOT
PSI	POUNDS PER SQ. INCH
PLAS	PRESSURE TREATED
PLAS LAM	PLASTIC LAMINATE
PNT	PAINT(ED)
PL	PLATE
PL BD	PLASTER BOARD
PLYWD	PLYWOOD
PNL	PANEL
PROJ	PROJECT
PR	PAIR
PLAS	PLASTER
QT	QUARRY TILE
QTY	QUANTITY
REQD	REQUIRED
RAD (R)	RADIUS
RA	RETURN AIR
RD	RANDOM
RB	RUBBER
REBAR	REINFORCING BAR
REF	REFRIGERATOR
REV	REVISION
RM, RMS	ROOM, ROOMS
RO	ROUGH OPENING
RT	RUBBER TILE
R	RISER(S)
SIM	SIMILAR
SHTG	SHEATHING
SBV	STAIN & VARNISH
SC	SOLID CORE
SCFT	STRUCTURAL CLAY FACING TILE
SECT	SECTION
SHT	SHEET
SPCS	SPECIFICATIONS
SQ FT	SQUARE FEET
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STR	STRUCTURAL
SF	SQUARE FOOT
STD	STANDARD
SQ	SQUARE
SP	SOUTHERN YELLOW PINE
SPF	SPRUCE PINE FIR
TC	TERRA COTTA
THK	THICK (NESS)
T	TREAD
THOLD	THRESHOLD
TYP	TYPICAL
T&G	TONGUE & GROOVE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TOC	TOP OF CONCRETE
UNFIN	UNFINISHED
UR	URINAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VEST	VESTIBULE
VT	VINYL TILE
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
W	WIDTH
WC	WATER CLOSET
WD	WOOD
WTRSTR	WEATHER STRIPPED
WI	WROUGHT IRON
WP	WATERPROOFING
WH	WATER HEATER
W/	WITH
W/O	WITHOUT
WWM	WELDED WIRE MESH
WM	WIRE MESH
WWF	WELDED WIRE FABRIC
WF	WIDE FLANGE
WRB	WEATHER RESISTIVE BARRIER

2900 RADY STREET

RICHMOND, VIRGINIA



INDEX OF DRAWINGS		
SHEET NO.	SHEET ISSUE	SHEET NAME
T101	12/15/2023	TITLE SHEET
LS101	12/15/2023	PRELIMINARY LIFE SAFETY PLAN
A101	12/15/2023	PRELIMINARY FIRST FLOOR BUILDING PLAN
A102	12/15/2023	PRELIMINARY SECOND FLOOR BUILDING PLAN
A103	12/15/2023	PRELIMINARY THIRD FLOOR BUILDING PLAN
A104	12/15/2023	PRELIMINARY FOURTH FLOOR BUILDING PLAN
A151	12/15/2023	PRELIMINARY ROOF PLAN
A200	12/15/2023	PRELIMINARY VIEWS
A201	12/15/2023	PRELIMINARY EXTERIOR ELEVATIONS
A202	12/15/2023	PRELIMINARY EXTERIOR ELEVATIONS



**ARNOLD
DESIGN STUDIO**

930 Cambria Street NE
Christiansburg, VA 24073
Ph: 540.239.2671

2900 RADY STREET
RICHMOND, VIRGINIA

PRELIMINARY

NOT FOR
CONSTRUCTION

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
COMM#	2318

SHEET NAME

TITLE SHEET

SHEET

T101

2900 RADY STREET
RICHMOND, VIRGINIA

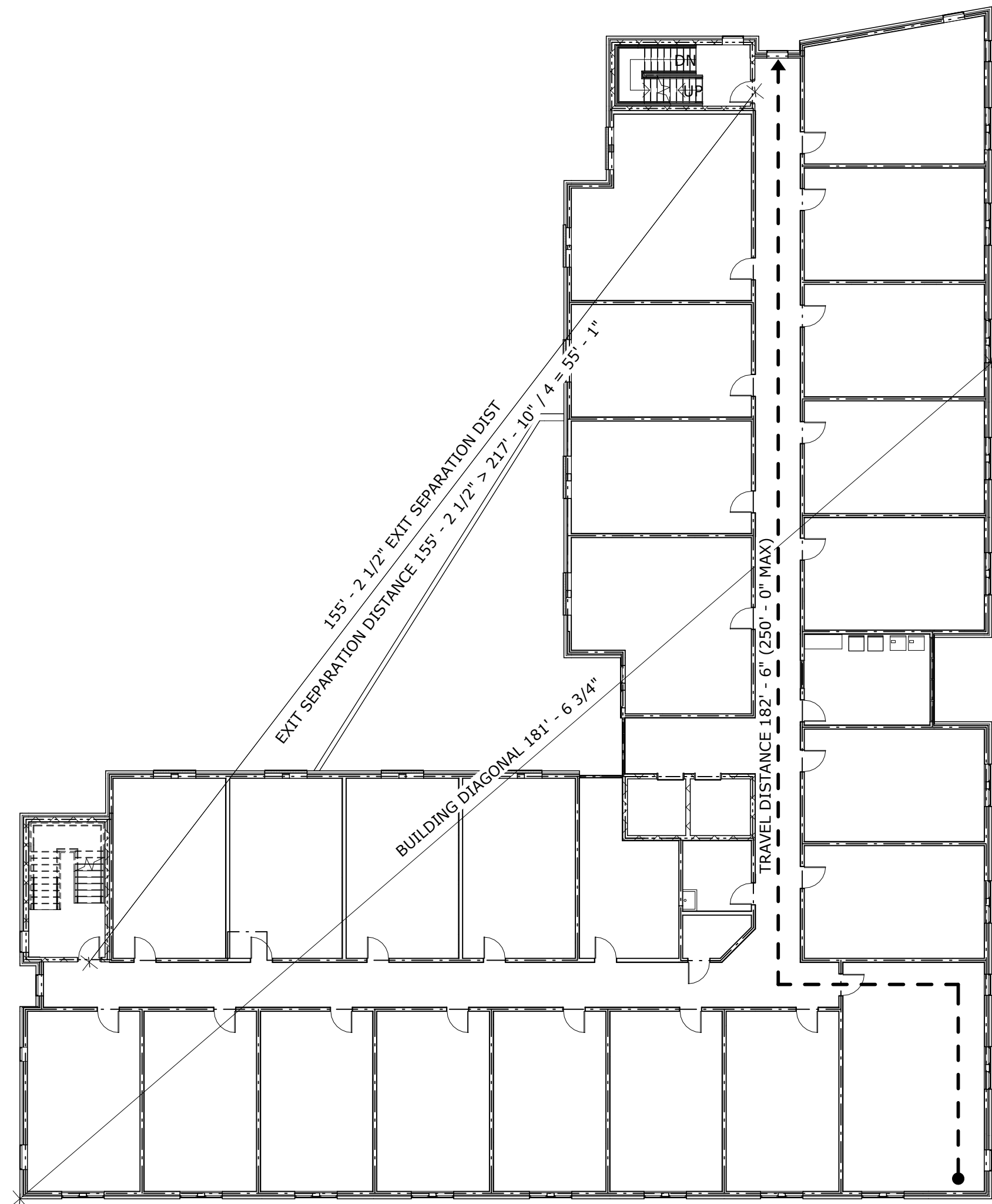
REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	12/15/2023
COMM#	2318

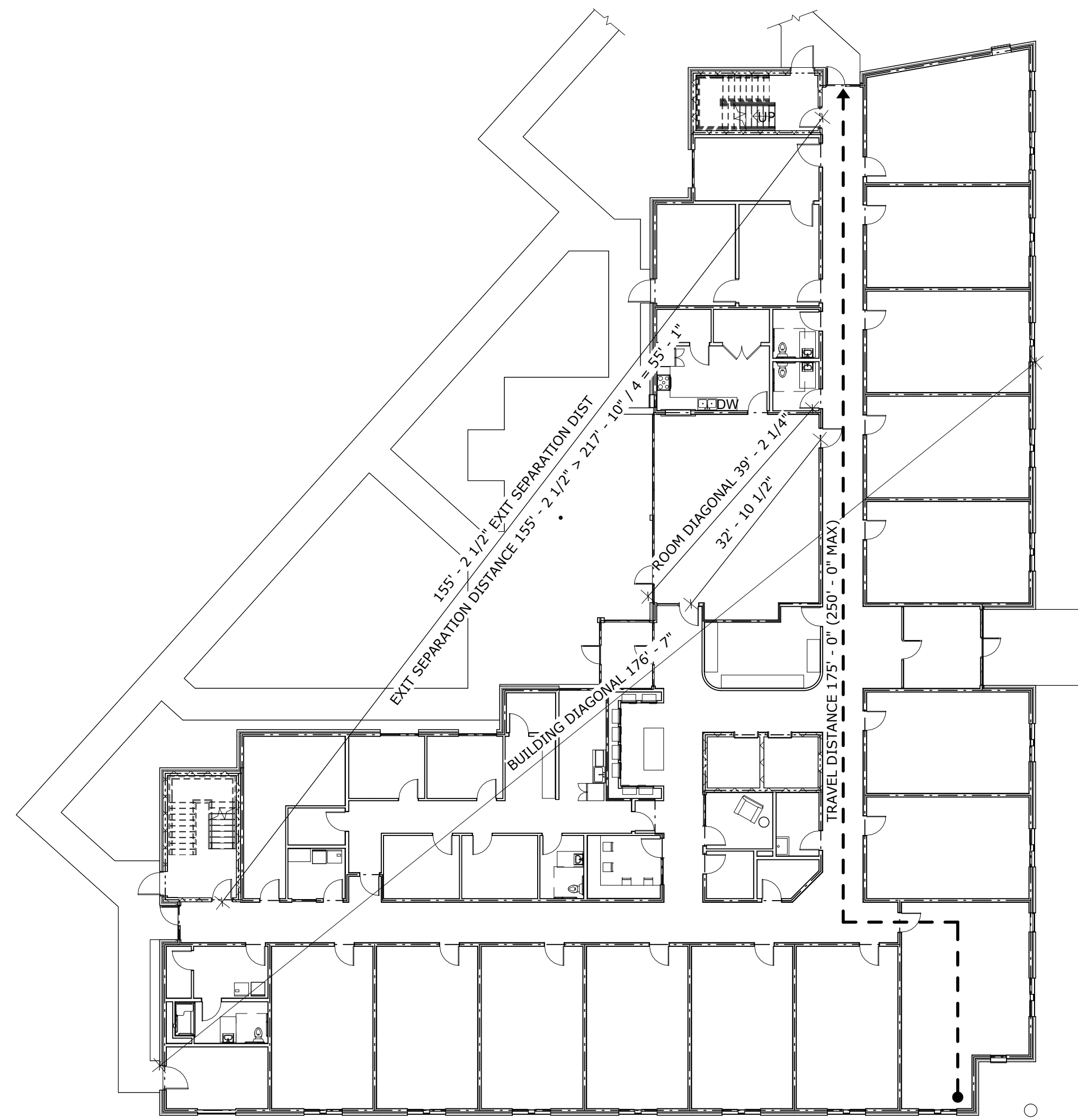
SHEET NAME

**PRELIMINARY LIFE
SAFETY PLAN**

SHEET
LS101



2
LS101
PRELIMINARY SECOND FLOOR LIFE SAFETY PLAN (THIRD AND FOURTH FLOOR SIM)
1/16" = 1'-0"



1
LS101
PRELIMINARY FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	12/15/2023
COMM#	2318

SHEET NAME

**PRELIMINARY
FIRST FLOOR
BUILDING PLAN**

SHEET
A101

SQUARE FOOTAGES	
FIRST FLOOR	14,212 SF
SECOND FLOOR	13,907 SF
THIRD FLOOR	14,346 SF
FOURTH FLOOR	14,346 SF
TOTAL	56,811 SF

APARTMENT UNITS	
STUDIO	73
ONE BEDROOM	9
NIGHT MANAGER	1
TOTAL	83

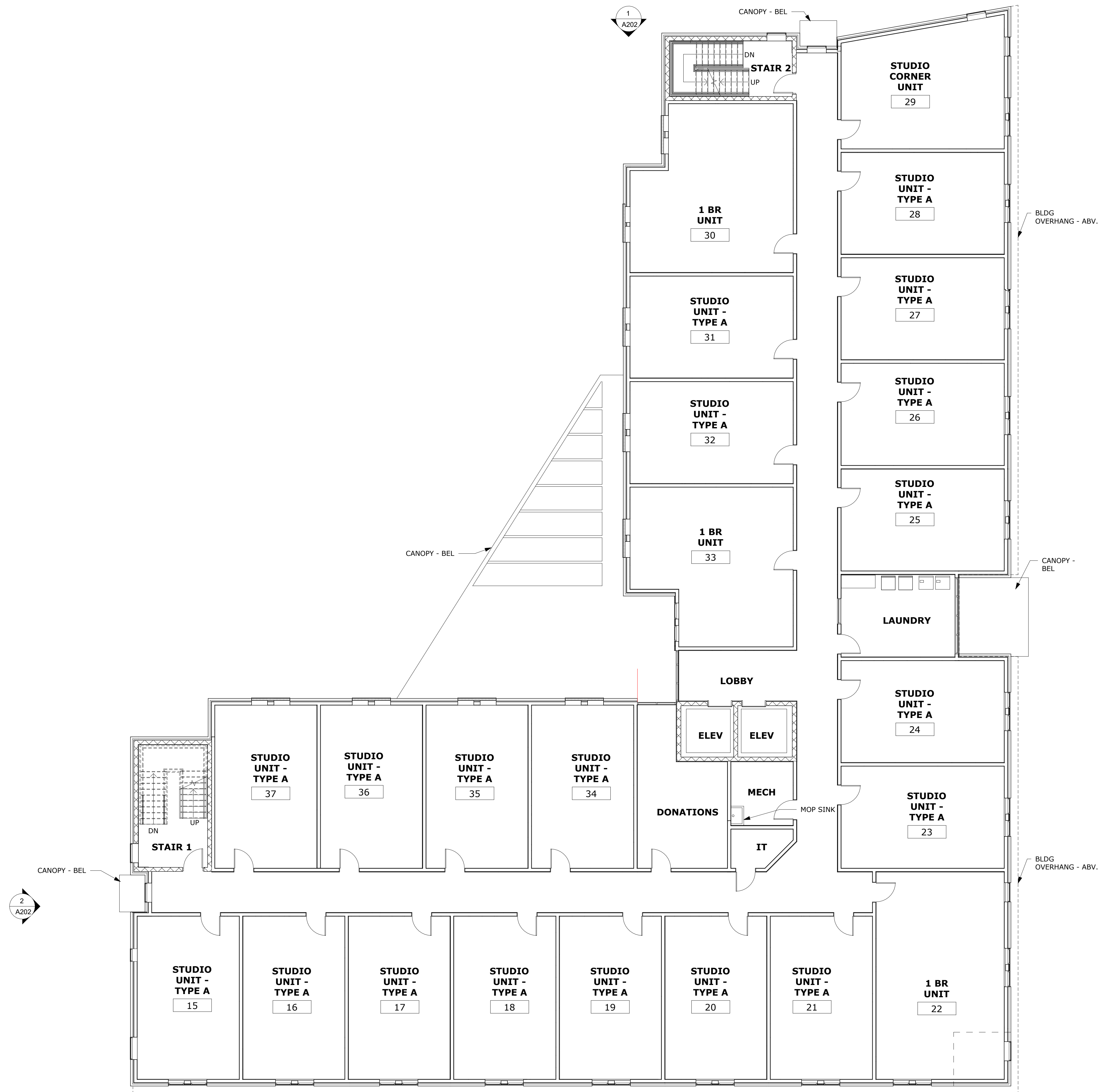
REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	12/15/2023
COMM#	2318

SHEET NAME

PRELIMINARY
SECOND FLOOR
BUILDING PLAN

SHEET
A102



1
A102
PRELIMINARY SECOND FLOOR BUILDING PLAN
1/8" = 1'-0"

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	12/15/2023
COMM#	2318

SHEET NAME

PRELIMINARY
THIRD FLOOR
BUILDING PLAN



1
A103

PRELIMINARY THIRD FLOOR BUILDING PLAN
1/8" = 1'-0"

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	12/15/2023
COMM#	2318

SHEET NAME

PRELIMINARY
FOURTH FLOOR
BUILDING PLAN

SHEET

A104



2900 RADY STREET

RICHMOND, VIRGINIA

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

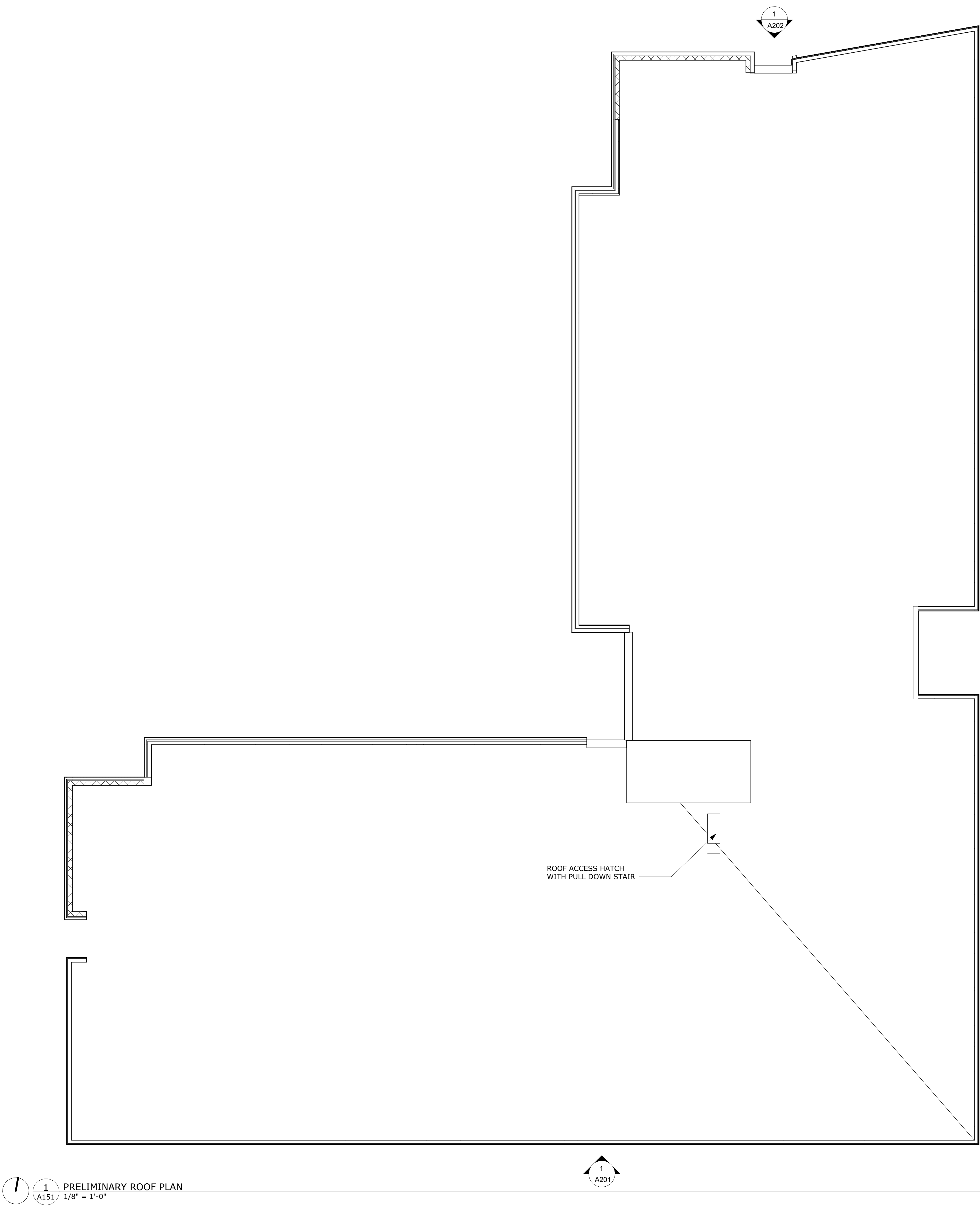
DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	12/15/2023
COMM#	2318

SHEET NAME

PRELIMINARY
ROOF PLAN

SHEET

A151





① SOUTH EAST



② WEST - COURTYARD



③ EAST - RADY STREET

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

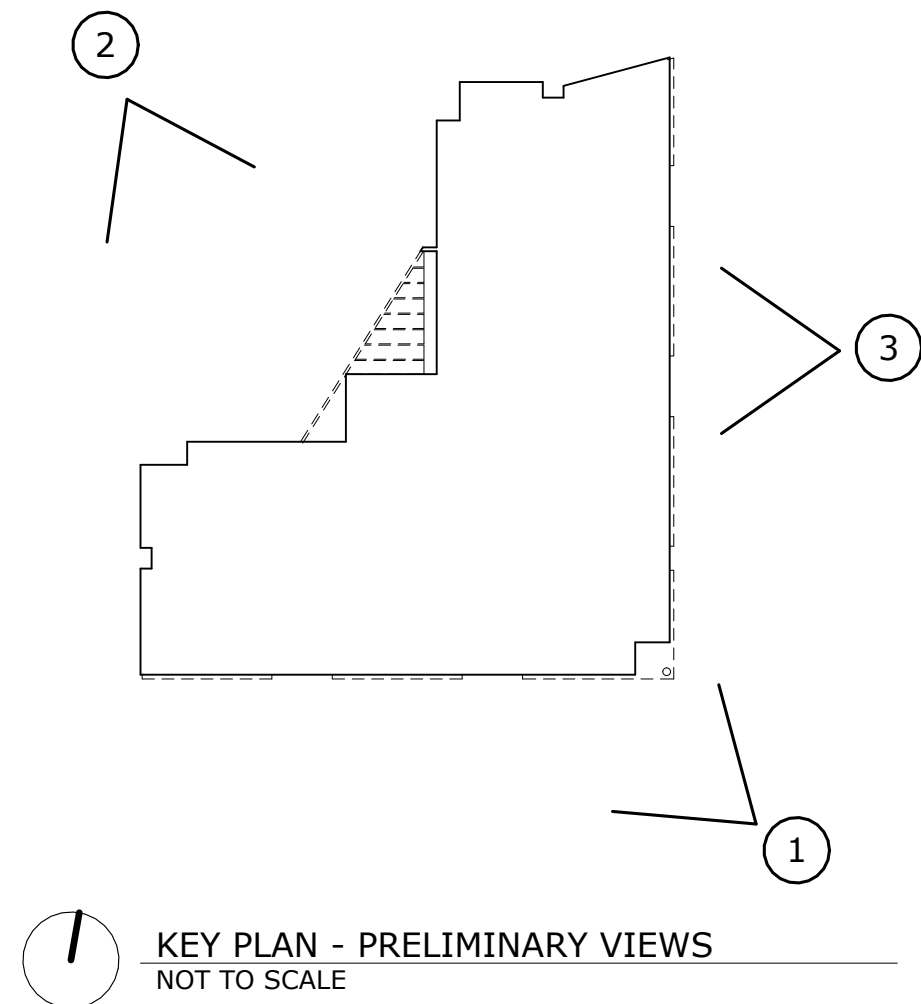
DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	12/15/2023
COMM#	2318

SHEET NAME

**PRELIMINARY
VIEWS**

SHEET

A200



KEY PLAN - PRELIMINARY VIEWS
NOT TO SCALE



1 PRELIMINARY EXTERIOR ELEVATION - SOUTH
A201 1/8" = 1'-0"



2 PRELIMINARY EXTERIOR ELEVATION - EAST - RADY STREET
A201 1/8" = 1'-0"



ARNOLD
DESIGN STUDIO

930 Cambria Street NE
Christiansburg, VA 24073
Ph: 540.239.2671

2900 RADY STREET
RICHMOND, VIRGINIA

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	12/15/2023
COMM#	2318

SHEET NAME

PRELIMINARY
EXTERIOR
ELEVATIONS

SHEET
A201



1
A202
PRELIMINARY EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2
A202
PRELIMINARY EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

2900 RADY STREET
RICHMOND, VIRGINIA

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	12/15/2023
COMM#	2318

SHEET NAME

PRELIMINARY
EXTERIOR
ELEVATIONS

SHEET

A202



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 2900 Rady Street and 2733 5th Avenue

APPLICANT: Williams Mullen

COUNCIL DISTRICT: 6

PROPOSAL: To authorize the special use of the properties known as 2900 Rady Street and 2733 5th Avenue for the purpose of up to 83 permanent supportive housing units, upon certain terms and conditions.

*For questions, please contact Matthew Ebinger
at 804-646-5789 or matthew.ebinger@rva.gov*

