

INTRODUCED: May 27, 2014

AN ORDINANCE No. 2014-122-124

To authorize the special use of the property known as 3210 West Leigh Street for the purpose of a multifamily dwelling with up to thirty (30) dwelling units and accessory parking, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 14, 2014 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the property known as 3210 West Leigh Street, identified as Tax Parcel No. N000-1717/018 in the 2014 records of the City Assessor, being more particularly shown on a plat entitled “Boundary Line Adjustment between Tax Parcel N000-1717/018 and Tax Parcel N000-1717/005, City of Richmond, Virginia,” prepared by Shadrach & Associates, LLC, and dated November 8, 2013, a copy of which appears as an inset within sheet A.0 of the plans entitled “3210 West Leigh Street, Richmond, Virginia,” prepared by Walter Parks Architect, and dated February 26, 2014, which is attached to and made a part of this ordinance, is hereby permitted to be used for the purposes of a multifamily dwelling with up to thirty (30) dwelling units and accessory parking, substantially as shown on sheets A.0, dated February 26, 2014, and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 14 2014 REJECTED: _____ STRICKEN: _____

revised January 23, 2014, and December 2, 2013, A.101 and A.102, dated April 11, 2014, and revised January 23, 2014, and December 2, 2013, D.201 and D.202, A.201 through A.212, A.301 through A.304, and A.504 of the plans entitled “3210 West Leigh Street, Richmond, Virginia,” prepared by Walter Parks Architect, and dated February 26, 2014, copies of which are attached to and made a part of this ordinance.

§ 2. That the adoption of this ordinance shall constitute the granting of a special use permit for the property, which shall be transferable from the owner of the property to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed or otherwise, and which shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owner of the property a building permit substantially in accordance with the plans referred to above for the aforementioned purpose, subject to the following terms and conditions:

(a) The owner of the property shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the property, except as otherwise provided in this ordinance.

(b) An application for a building permit for the plans referred to above shall be made within twenty-four (24) months from the effective date of this ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within one hundred eighty (180) days from the date of the building permit or if construction is suspended or abandoned for a period of one hundred eighty (180) days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within twenty-four (24) months after the effective date of this ordinance or should the building permit expire and

become null and void after the expiration of the twenty-four (24) month time period for making application for the building permit, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void.

(c) 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 subject property have been paid.

(d) All required final grading and drainage plans, together with all easements made necessary by such plans, shall be approved by the Director of Public Utilities prior to the issuance of building permits.

(e) 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 adjacent property or public streets and the use thereof.

(f) 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.

(g) The uses of the property shall be as a multifamily dwelling containing up to thirty (30) dwelling units, useable open space and accessory parking serving the multifamily dwelling, substantially as shown on the plans attached to this ordinance.

(h) A minimum of thirty-nine (39) parking spaces shall be provided on the subject property for use by the multifamily dwelling, substantially as shown on the plans attached to this ordinance.

(i) Any outdoor lighting of the property shall be provided within the bounds of the property and directed or shielded so as not to shine directly on adjacent residential properties.

(j) Site landscaping, substantially as shown on the plans attached to this ordinance, shall be installed prior to the issuance of any certificate of occupancy.

(k) Signage on the property shall be limited to two (2) wall mounted signs indicating the multifamily use of the property, provided that the sign mounted on the Leigh Street elevation shall be no more than eleven (11) square feet in area, and that the sign mounted on the Moore Street elevation shall be no more than eight (8) square feet in area, both substantially as shown on the plans attached to this ordinance.

(l) Any encroachments existing, proposed on the plans attached to this ordinance 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 (2004), as amended.

(m) In order to ensure that the special use permitted by this ordinance (i) will not be detrimental to the safety, health, and general welfare of the community involved, (ii) will not create hazards from dangers in streets, roads, alleys and other public ways and places in the area involved and (iii) will not adversely affect or interfere with public requirements, conveniences and improvements, the owner shall make improvements within the right-of-way, including but not limited to the construction of sidewalk improvements and the installation of street trees, substantially as shown on the plans attached to this ordinance, which 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 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, 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.

(n) In all other respects, the use of the property shall be in accordance with the applicable underlying zoning regulations.

§ 4. That the privileges granted by this ordinance may under certain circumstances be revoked. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special use permit pursuant to the provisions of sections 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), as amended, if (a) the property owner does not abate the violation within thirty (30) days of the issuance of the notice or (b) three (3) notices of violation are issued to the property owner within any twelve (12) month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner. Failure to comply with the terms and conditions of this ordinance shall

constitute a violation of section 114-1080 of the Code of the City of Richmond (2004), as amended, or any other applicable laws or regulations.

§ 5. That when the privileges granted by this ordinance terminate and the special use permit becomes null and void or when use of the property is abandoned for a period of twenty- four (24) consecutive months, use of the property shall be governed thereafter by the zoning regulations prescribed for the district in which the property is then situated.

§ 6. This ordinance shall be in force and effect upon adoption.



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

APR 16 2014

Chief Administration Office
City of Richmond

O&R REQUEST

DATE: April 15, 2014 EDITION: 1
TO: The Honorable Members of City Council
THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
THROUGH: Byron C. Marshall, Chief Administrative Officer
THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer
FROM: Mark A. Olinger, Director of Planning and Development Review
SUBJECT: Special use permit for multifamily use with up to thirty (30) units and accessory parking at 3210 West Leigh Street.
ORD. OR RES. No. _____

Handwritten signatures and a 'RECEIVED APR 30 2014' stamp.

OFFICE OF CITY ATTORNEY

PURPOSE: To authorize the special use of the property known as 3210 West Leigh Street for the purposes of multifamily use with up to thirty (30) units and accessory parking, upon certain terms and conditions.

REASON: The subject property is located in an M-1 Light Industrial zoning district which does not permit residential uses. The applicant is proposing to convert an existing industrial building and accessory structure for multi-family use with up to 30 units. The applicant is therefore requesting a special use permit that would authorize multi-family use of the property.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission once it has been introduced to City Council. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located in the City's Scott's Addition neighborhood, at the intersections of West Leigh Street, MacTavish Avenue, and Moore Street. It is also located in the Scott's Addition National Historic District and this adaptive reuse project seeks to maintain the historic authenticity of the structure. The 0.9 acre property is improved with a main structure constructed, per tax assessment records, in 1916 that contains a gross building area of 26,926 square feet.

The main structure is currently being used for warehousing by a floral distributor; 29 dwelling units are proposed in this structure. A 937 square foot accessory structure is also located on the subject property; one dwelling unit is proposed within this structure. The proposed units range in size from 556 to 1,120 square feet in floor area, with an average floor area of 810

201404011

square feet. The unit schedule is as follows: 15 one-bedroom units, 3 two-bedroom units, 11 two-bedroom loft units, and 1 three-bedroom loft unit. Two parking areas containing a total of 39 parking spaces are proposed on the subject property, yielding a parking ratio of 1.3 parking spaces per dwelling unit.

According to the Richmond Master Plan, the subject property has an Industrial land use designation. Primary uses for the Industrial designation include "a wide variety of manufacturing, processing, research and development, warehousing, distribution office-warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses" (p. 135).

The subject property is located in the Scott's Addition neighborhood, an area marked by a transition from industrial land use to a mix of industrial, office, commercial, and residential land uses. The subject property, and all properties in the vicinity, are within the M-1 Light Industrial zoning district. A mix of industrial, office, and multi-family land uses are found in the immediate vicinity of the subject property.

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: May 12, 2014

CITY COUNCIL PUBLIC HEARING DATE: June 9, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, June 2, 2014

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

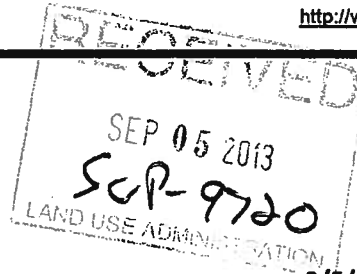
ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Survey & Plans

STAFF: Matthew J. Ebinger, Senior Planner,
Land Use Administration (Room 511), 646-6308



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

Project Name: 3210 W. Leigh Street Date: 9/5/2013

Property Address: 3210 W. Leigh Street Tax Map #: N0001717018

Fee: \$1,800.00 Total area of affected site in acres: 0.9
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-1

Existing Use: warehouse

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

Proposed Use

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

Adaptive reuse and revitalization of
theProperty for multi-family residential
purposes with associated on-site
parking

Applicant/Contact Person: Jeffrey P. Geiger, Esquire

Company: Hirschler Fleischer

Mailing Address: P.O. Box 500

City: Richmond State: VA Zip Code: 23218-0500

Telephone: (804) 771-9557 Fax: (804) 644-0957

Email: jgeiger@hf-law.com

Property Owner: 3210 W. Leigh Street, LLC

If Business Entity, name and title of authorized signee: W. Claymore Sieck, Manager

Mailing Address: 311 East Chase Street

City: Baltimore State: MD Zip Code: 21202-4246

Telephone: (410) 685-4660 Fax: (443) 451-8528

Email: clay.sieck@sieck.com

Property Owner Signature:

Jeffrey P. Geiger, Attorney-In-Fact

(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)

February 26, 2014

APPLICANT'S REPORT (REVISED)

Special Use Permit
3210 West Leigh Street, Richmond, Virginia
Map Reference Number: N0001717018

RECEIVED
MAR 04 2014
LAND USE ADMINISTRATION

Submitted to: **City of Richmond**
Department of Community Development
Land Use Administration
900 East Broad Street, Suite 511
Richmond, Virginia 23219

Submitted by: **3210 W Leigh Street LLC**
c/o Claymore Sieck.
311 East Chase Street
Baltimore, Maryland 21202-4246

Prepared by: **Hirschler Fleischer, Attorneys at Law**
Jeffrey P. Geiger, Esquire
2100 East Cary Street
Richmond, Virginia 23223

Introduction

The applicant, 3210 W Leigh Street LLC (the "Applicant"), is the owner of the parcel of land located at 3210 W. Leigh Street and referred to as N0001717018 on the City of Richmond's tax map (the "Property"). The Property is zoned M-1 Light Industrial and has been used and maintained as a light industrial warehouse. The Property is located in the historic district of Scott's Addition where many properties are zoned M-1 Light Industrial, but are transitioning to other uses and contributing to a more vibrant, urban, live-work community.

Demand for urban living continues to grow. The prospective residents creating this demand desire newly renovated, repurposed spaces located in urban areas with a mixture of uses. Using its historic roots to attract redevelopment, Scott's Addition is becoming a vibrant, live-work community with residences, employment (office and industrial) and retail. Plus, with the opening of the new Redskins training facility, the Broad/Boulevard and Scotts Addition area will quickly become an attractive destination for residents and businesses.

The Edgeworth Building
2100 East Cary Street
Richmond, VA 23223
Phone: 804.771.9500
Fax: 804.644.0957

Mailing address:
Post Office Box 500
Richmond, VA 23218

Mill Race North
725 Jackson Street
Suite 200
Fredericksburg, VA 22401
Phone: 540.604.2100
Fax: 540.604.2101

The Applicant desires a Special Use Permit (“SUP”) to permit the adaptive reuse and revitalization of the Property for multi-family residential purposes with associated on-site parking. This requested SUP is in keeping with the redevelopment that this area is currently enjoying and will continue the trend of revenue growth for the City of Richmond by adding to the real estate tax base and bringing more consumers to the area.

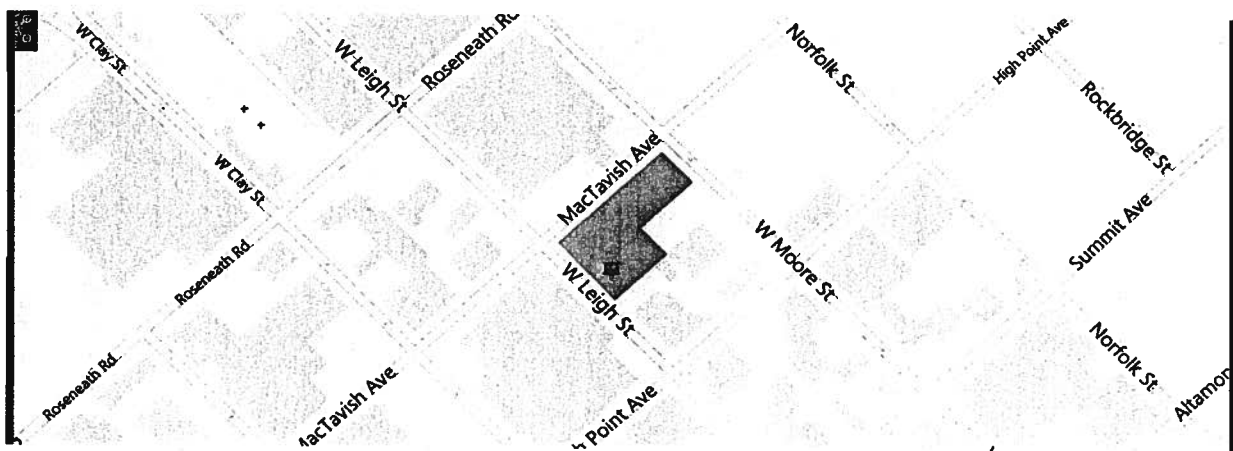
Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

Scott’s Addition has seen a renaissance in recent years as property owners have taken advantage of the area’s historic designation to refurbish, revitalize and repurpose their properties. This has led to a mixture of uses among the original industrial uses. Old warehouses are being revitalized for multi-family and office purposes. Small businesses have opened up in general office space that has been created among the residential and industrial areas. Retail is also beginning to move into the area, joining the established Dairy Bar. As Scott’s Addition has added and increased its mixture of uses, the area has become more vibrant by offering the live-work, urban community sought by the prospective residents of the Property.

The Property is located in Scott’s Addition on the northeastern corner of West Leigh Street and MacTavish Avenue. The Property is situated among similar warehouses being repurposed for multi-family residential and office purposes. The Property contains approximately 39,204 square feet of lot area. The Property is referenced by the City Assessor as one tax parcel, N000-1717018. The one-story building located on the Property was originally constructed in 1941, is zoned M-1 Light Industrial and has been used and maintained as a light industrial warehouse, most recently as a warehouse for a floral distribution business conducted by the Applicant.

Across W. Leigh Street is a similar light industrial warehouse that recently received a SUP for a similar adaptive reuse for multi-family residential purposes. Across MacTavish Avenue is a dry cleaning business. Across W. Moore Street is a storage yard. The block that includes the Property contains other light industrial warehouses – some occupied, some not – and small businesses including a mechanical engineering company.





EXISTING ZONING

The Property's underlying zoning classification is M-1 Light Industrial. The surrounding properties in the City of Richmond are generally zoned M-1 Light Industrial and are used either as light industrial or have SUPs which permit multi-family residential use.

MASTER PLAN DESIGNATION

The City's Master Plan designates the Property for Industrial land uses given its prior function; however, the City has approved a significant number of adaptive reuse and mixed-use development for similarly designated industrial properties within Scott's Addition. For example, the neighboring property across W. Leigh Street is designated for industrial uses, but was granted a SUP for a multi-family residential redevelopment that is similar to the redevelopment requested by the Applicant. In lieu of a Master Plan update, the City has established a precedent for granting SUPs to permit adaptive reuse of the industrial designated properties in Scott's Addition for multi-family residential purposes. Approving the requested SUP for the Property would continue the City's precedent for revitalizing the Scott's Addition area by permitting the conversion and revitalized of another old light industrial warehouse for a multi-family residential purpose.

Proposal

PROJECT SUMMARY

The proposed development includes the conversion of an old light industrial warehouse space into industrial apartments designed around exposed trusses and decking, concrete floors, and exposed columns. Repurposing and converting this warehouse will create fifteen one-bedroom/one bath apartments, three two-bedroom/two bath apartments, ten two-bedroom/two bath loft apartments, one three-bedroom/three bath loft apartment, and one two bedroom/one and one-half bath loft apartment for a total of 30 apartment units. Large windows will be provided, along with large corridors with full-height ceilings. Apartments will include wood cabinetry, granite countertops, stainless steel appliances and modern lighting. The full bathrooms will include granite countertops. Open space areas near the entrance

to the building and near the rear exit of the building may be utilized as an outdoor amenity space for the residents offering areas for grilling and congregation. Thirty-four full-size parking spaces and four compact-size parking spaces are provided on site and one accessible space is provided (for a total of 39 parking spaces). The revitalized Property will have a parking ratio of 1.3. Building-mounted lighting and signage are proposed as per the attached plans.

APPROPRIATENESS

Scott's Addition is undergoing a renaissance with its recent designation as a historic district. Traditional industrial and warehouse properties are being revitalized for multi-family residential purposes and office purposes. Repurposing this Property to multi-family residential purposes will continue the rejuvenation of Scott's Addition by attracting more residents looking for a vibrant, urban, live-work community. In keeping with the other residences in the neighborhood, the design of the proposed plan provides for market-rate, comfortable living spaces of varied size and configuration with immediate and direct access to natural light, outdoor common area and on-site parking. The residents in the repurposed building will experience little to no inconvenience from the neighboring industrial and office uses (dry cleaners, storage lot, and mechanical engineering company). Across W. Leigh Street, they will be joined by other residents. The proposed redevelopment will bring more residents to the area which will contribute to and continue to promote the vibrant, urban, live-work community that Scott's Addition is becoming. The proposed redevelopment will have little to no negative impact on the community given that all parking will be on-site and all infrastructure is currently in place and adequate to serve the redeveloped Property. The proposed development and approval of the proposed SUP is in keeping with the adaptive reuse and revitalization the area is currently enjoying and will provide revenue to the City of Richmond through the increased business and real estate taxes the development will generate.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed SUP will:

- ***NOT be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not negatively impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed SUP would allow for the conversion, use and revitalization of this light industrial warehouse as a market-rate residential facility. This redevelopment would be consistent with and continue the conversion of this area into a vibrant, urban, live-work area. The new residents will add to the afterhours life of this community, increasing safety and attracting more business and retail to the area. The conversion of this old industrial warehouse to a new multi-family residence will use existing infrastructure and provide on-site parking for all of the residents. This conversion will also add to the City's real estate tax base and bring in more consumers to this area and the City. The repurpose and revitalization of this Property is in keeping with the conversion of adjacent and nearby properties and will have a positive impact on the safety, health, morals and general welfare of the community.

- ***NOT tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed development will not create congestion in the streets, roads, alleys and other public ways and places in the area involved. Scott's Addition has an established network of grid-like streets and alleys that have supported the industrial and office uses in the area. This network of streets and alleys will be more than sufficient to handle the residential trips generated by the redevelopment of this Property. Future residents may walk to work in the nearby properties, and those who drive will be using the roads in the morning and evenings – before and after the busy time of the neighboring industrial and office uses. In addition, this project will include all required parking on-site using thirty-nine (39) parking spaces to support thirty (30) units. This results in a ratio of 1.3 parking spaces per unit, which is unusual in the City. The on-site parking will minimize use of on-street parking in the community.

- ***NOT create hazards from fire, panic or other dangers.***

The adaptive reuse of the Property will have no negative impact relative to fire, panic or other dangers. The building housing the multi-family residential units is basically a brick/CMU, fireproof structure with concrete floor assemblies. The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards. Furthermore, the Property will be sprinklered and adequate emergency exits will be provided.

- ***NOT tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to overcrowd the land or create an undue concentration of land. The building already exists and its adaptive reuse will not cause any sort of overcrowding of land. Parking is being provided on-site at a ratio of 1.3 parking spaces per unit, which adequately supports the residential units.

- ***NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP would not adversely affect the above-referenced City services. In fact, the proposed improvements represent a new investment in the City that will add to the real estate tax base and bring new consumers into the City. The apartments that will be created on the Property do not typically generate school-age children, and the utilities and transportation infrastructure are in place and will not be impacted.

- ***NOT interfere with adequate light and air.***

The light and air available to the Property and adjacent properties will not be affected. The adaptive reuse of the Property will be contained in an existing building – no expansion is planned.

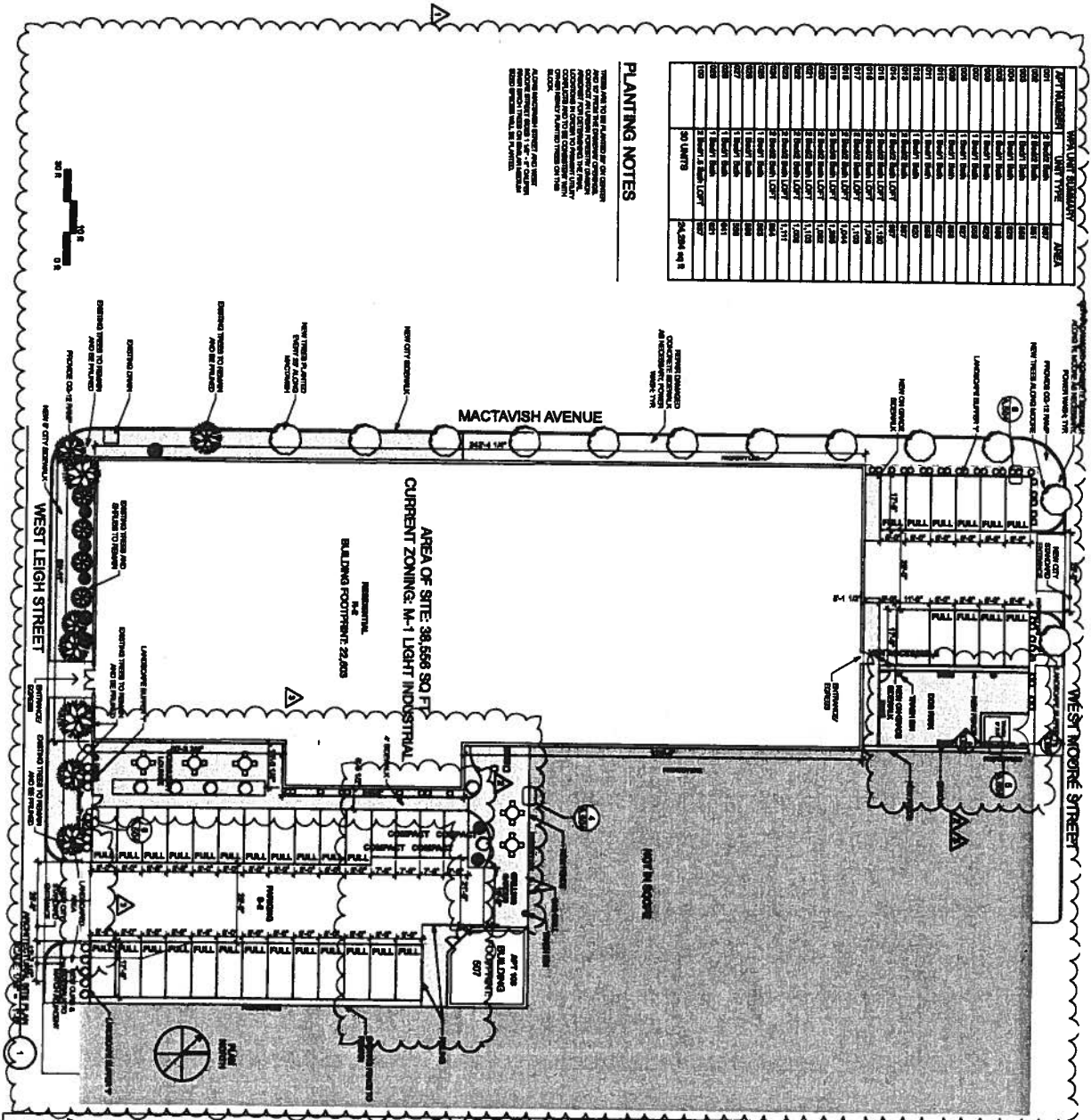
Very truly yours,



Jeffrey P. Geiger

cc: Mr. Clay Sieck (via email w/attachments)
Mr. John Sieck (via email w/attachments)
Mr. John Konrad (via email w/attachments)
Mr. Matt Raggi (via email w/attachments)
Ms. Sarah McInerney (via email w/attachments)
David S. Lionberger, Esquire (via email w/attachments)

4900206-4 038567.00001



PLANT NUMBER	PLANT TYPE	QUANTITY	PLANT NAME
001	1 LIGHT BUSH	100	1 LIGHT BUSH
002	1 LIGHT BUSH	100	1 LIGHT BUSH
003	1 LIGHT BUSH	100	1 LIGHT BUSH
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083	1 LIGHT BUSH	100	1 LIGHT BUSH
084	1 LIGHT BUSH	100	1 LIGHT BUSH
085	1 LIGHT BUSH	100	1 LIGHT BUSH
086	1 LIGHT BUSH	100	1 LIGHT BUSH
087	1 LIGHT BUSH	100	1 LIGHT BUSH
088	1 LIGHT BUSH	100	1 LIGHT BUSH
089	1 LIGHT BUSH	100	1 LIGHT BUSH
090	1 LIGHT BUSH	100	1 LIGHT BUSH
091	1 LIGHT BUSH	100	1 LIGHT BUSH
092	1 LIGHT BUSH	100	1 LIGHT BUSH
093	1 LIGHT BUSH	100	1 LIGHT BUSH
094	1 LIGHT BUSH	100	1 LIGHT BUSH
095	1 LIGHT BUSH	100	1 LIGHT BUSH
096	1 LIGHT BUSH	100	1 LIGHT BUSH
097	1 LIGHT BUSH	100	1 LIGHT BUSH
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099	1 LIGHT BUSH	100	1 LIGHT BUSH
100	1 LIGHT BUSH	100	1 LIGHT BUSH

PLANTING NOTES

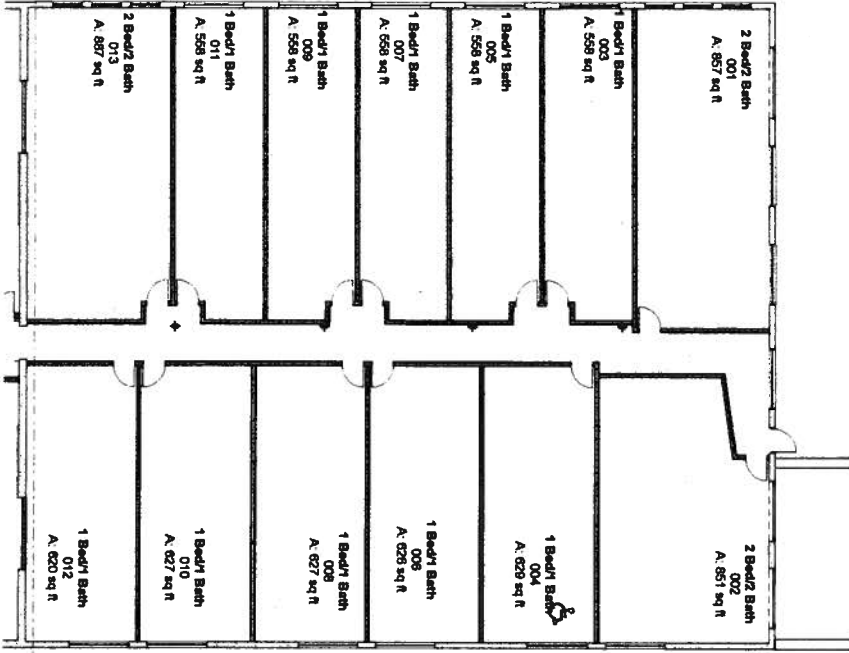
THESE ARE TO BE PLANTED BY THE CONTRACTOR AND ARE NOT TO BE PLANTED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTS THROUGHOUT THE CONSTRUCTION PERIOD.

3210 West Leigh Street
RICHMOND, VIRGINIA

LANDSCAPE ARCHITECT
JENNIFER PARKS
ARCHITECT
341 N. GARDEN STREET
RICHMOND, VIRGINIA 23220
PHONE: (804) 781-1111
FAX: (804) 781-1112
WWW.JPARCHITECT.COM

ARCHITECTURAL SITE PLAN
SUP SET
A.101

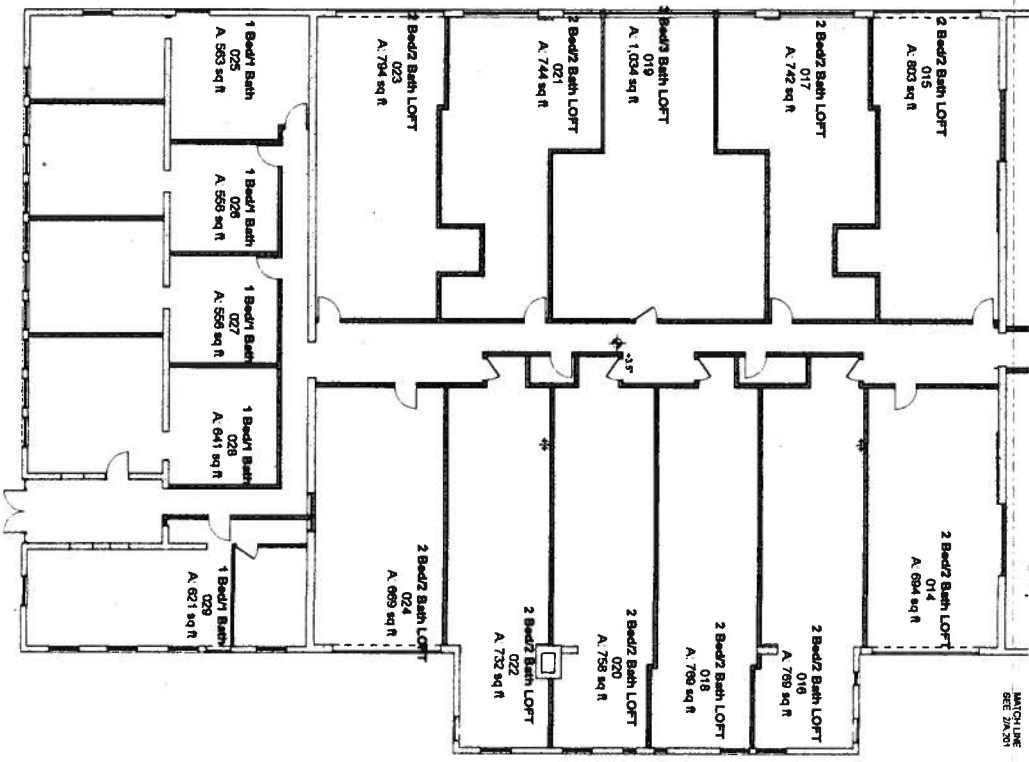
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1	10/10/10	PRELIMINARY SET
2	10/10/10	CONCEPT SET
3	10/10/10	FINAL SET
4	10/10/10	CONCEPT SET
5	10/10/10	CONCEPT SET



FIRST FLOOR LAYOUT PLAN
SCALE: 1/8" = 1'-0"

2

MATCH LINE
SEE PLAN 201



FIRST FLOOR LAYOUT PLAN
SCALE: 1/8" = 1'-0"

1

MATCH LINE
SEE PLAN 201

MATCH LINE
SEE PLAN 201

3210 West Leigh Street
RICHMOND, VIRGINIA

water parks
ARCHITECT

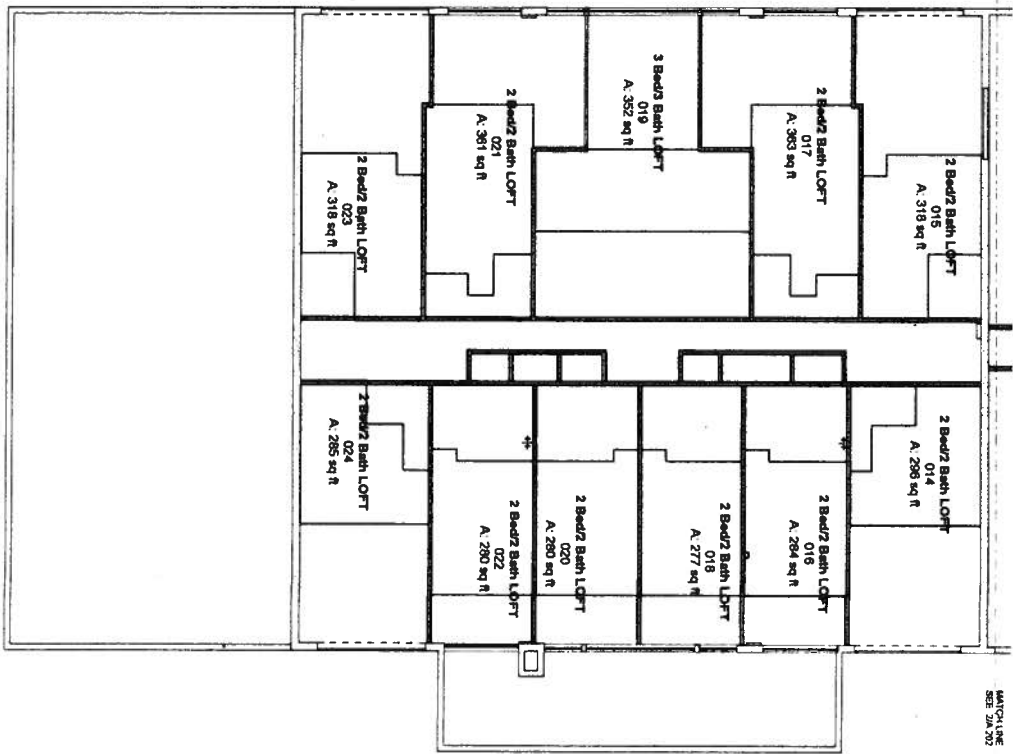
1319 ROBBINS STREET
RICHMOND, VA 23220
TEL: (804) 771-8888
WWW.WATERPARKSVA.COM

PROJECT # 1316
DATE: 5/20/14

REVISION	
NO.	DATE

PROPOSED PLANS
FIRST FLOOR LAYOUT
PLAN
A.202





MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



3210 West Leigh Street
RICHMOND, VIRGINIA

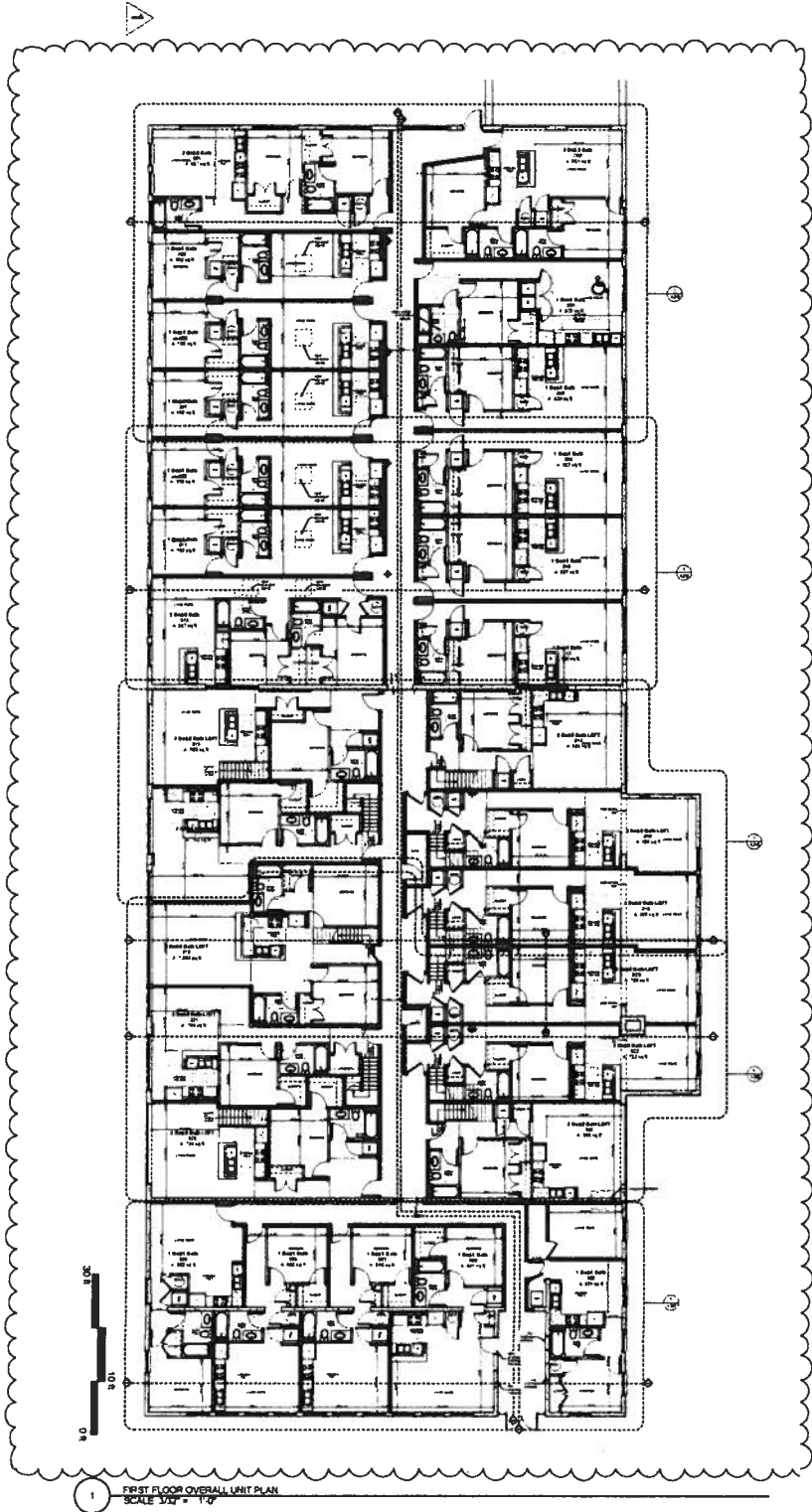
REVISION	DATE

Walker PARKS
ARCHITECT

3210 West Leigh Street
Richmond, VA 23220
Tel: 804.781.1700
Fax: 804.781.1701

PROJECT: A. 203
DATE: 05/14/14

PROPOSED PLANS
MEZZANINE FLOOR
LAYOUT PLAN
A. 203



FIRST FLOOR OVERALL UNIT PLAN
SCALE 1/2" = 1'-0"

3210 West Leigh Street

RICHMOND, VIRGINIA

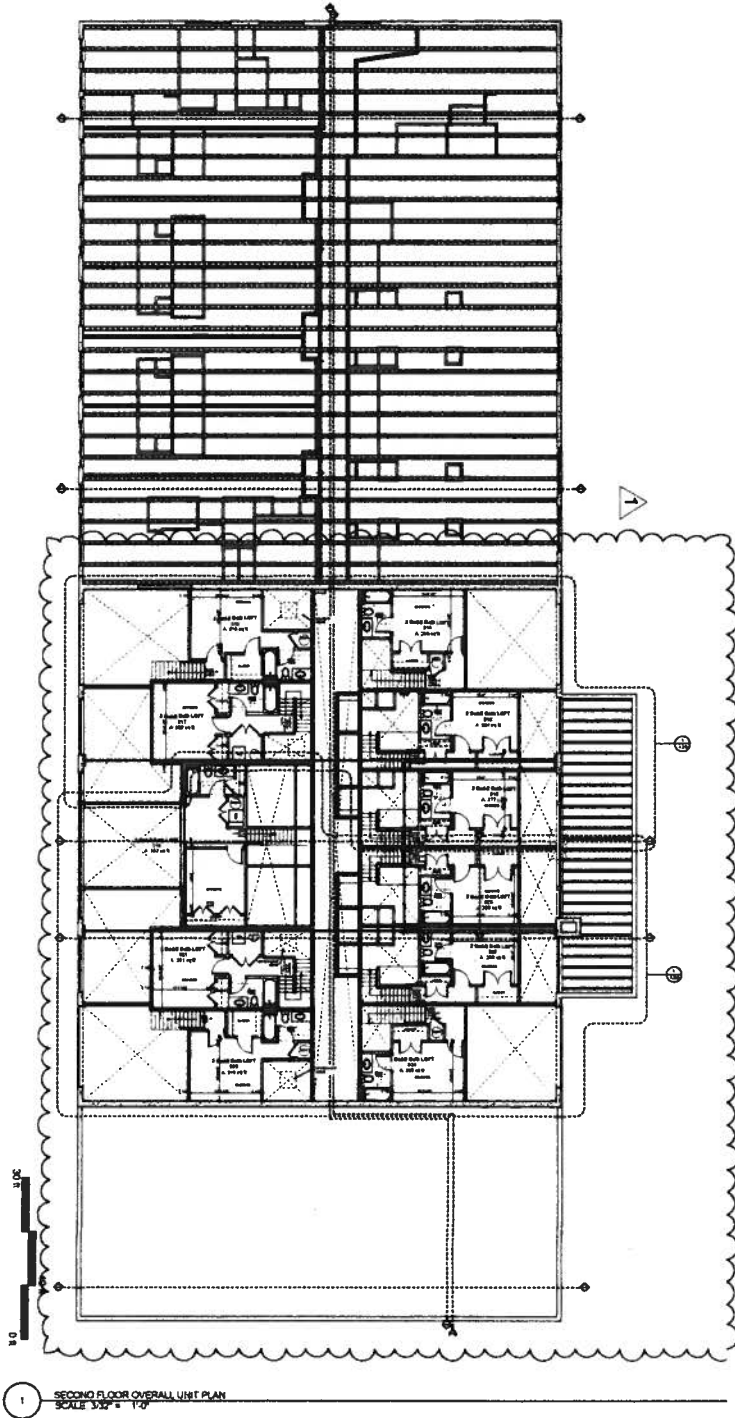


DATE	DESCRIPTION

WALKER PARKS
ARCHITECT

1316 COMMONWEALTH AVENUE
RICHMOND, VIRGINIA 23220
PROJECT # 17-10
DATE 2/28/14

PROPOSED PLANS
OVERALL FIRST FLOOR
UNIT PLAN
A.204



1 SECOND FLOOR OVERALL UNIT PLAN
SCALE: 1/8" = 1'-0"



3210 West Leigh Street
RICHMOND, VIRGINIA

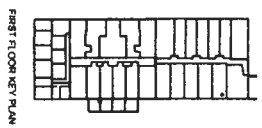
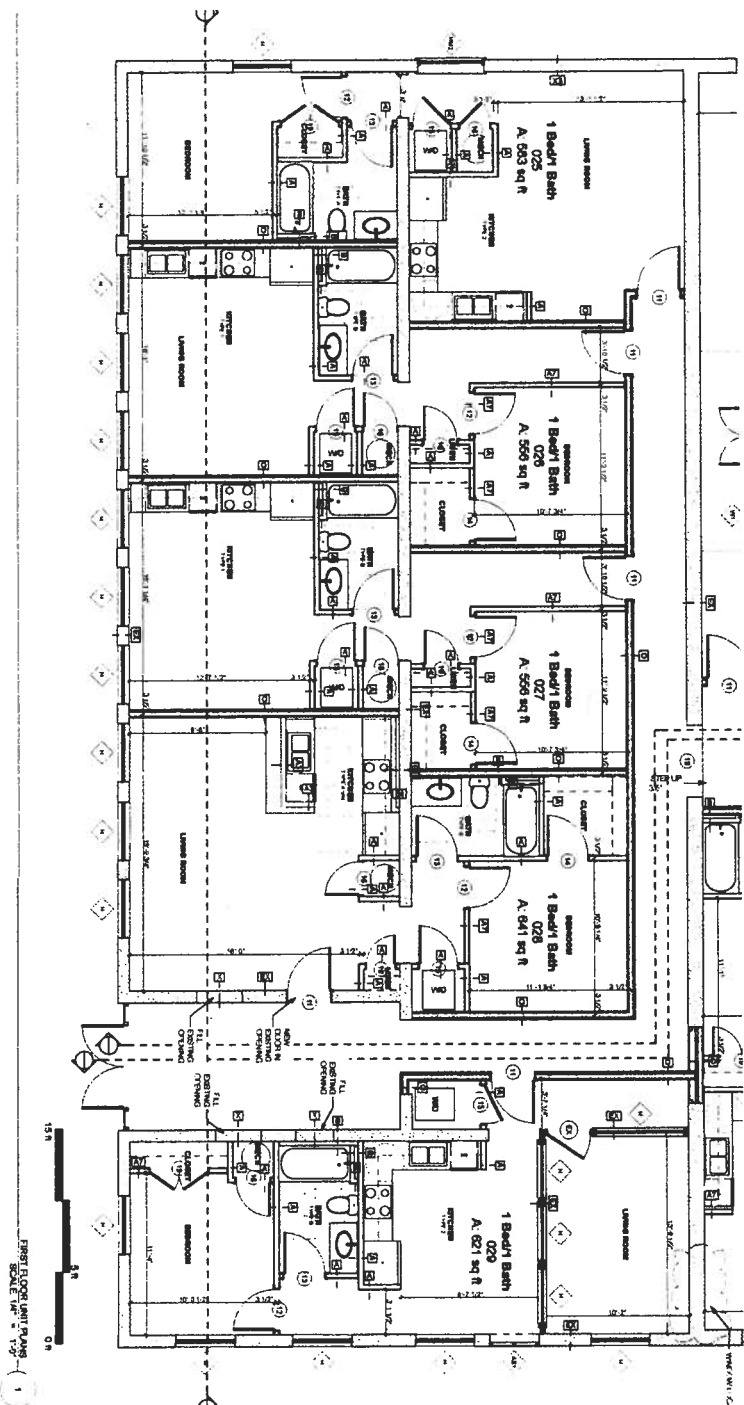
NO.	DESCRIPTION	DATE
1	1502/2015 SUP	

WALTER PARKS
ARCHITECT

1515 Avenue Street
Richmond, Virginia 23220
781.642.1171 / 642.2820

PROJECT # 1230
DATE 2/20/14

PROPOSED PLANS
OVERALL MEZZANINE
FLOOR UNIT PLAN
A.205



FIRST FLOOR KEY PLAN

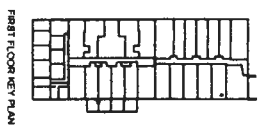
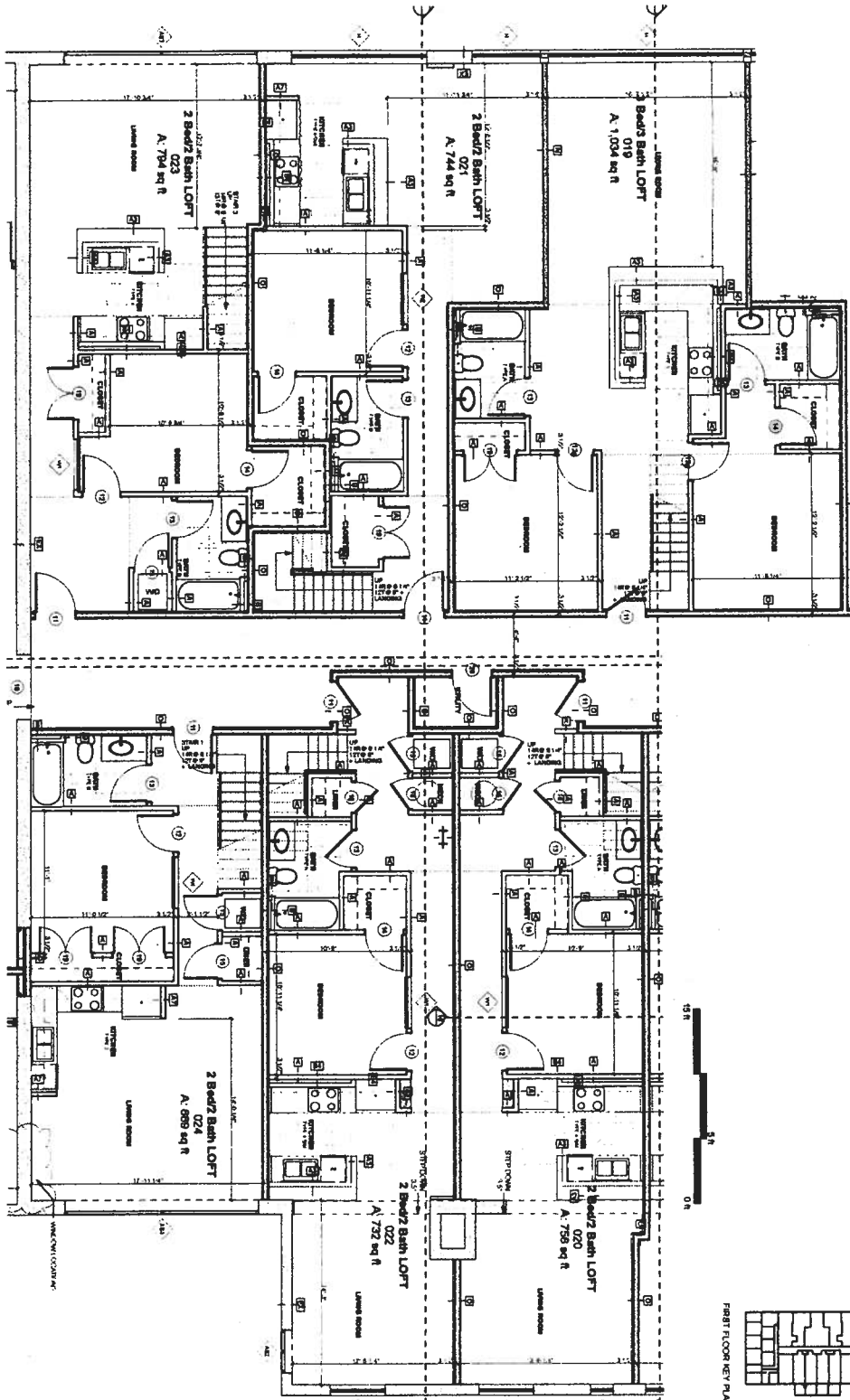


3210 West Leigh Street
RICHMOND, VIRGINIA

REVISION	DATE	BY

WALTER PARKS
ARCHITECT
 317 N. GARDEN STREET
 RICHMOND, VIRGINIA 23219
 PROJECT # 1119
 DATE 2004

PROPOSED PLANS
 FIRST FLOOR UNIT
 PLAN
A.206



FIRST FLOOR NEW PLAN

3210 West Leigh Street

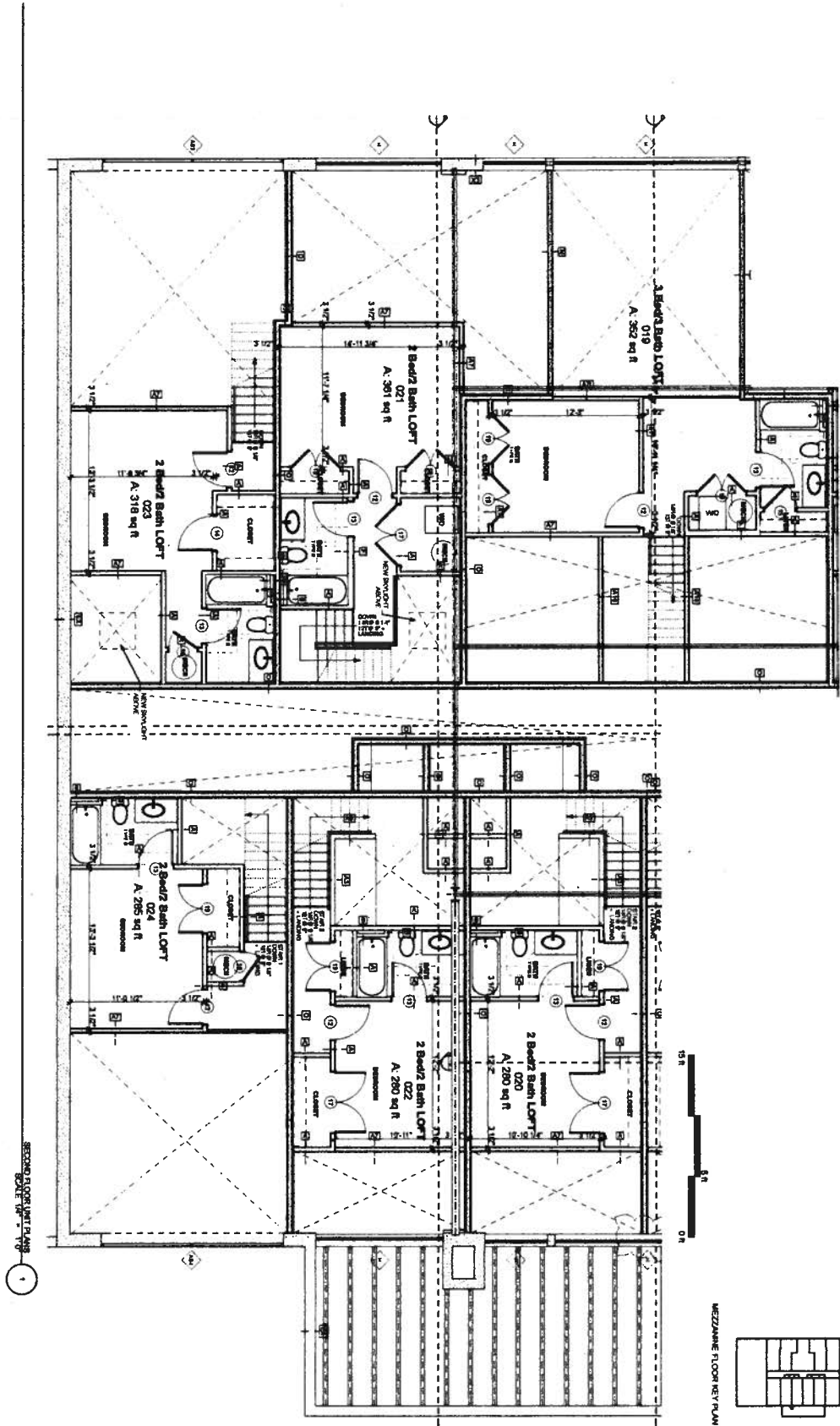
RICHMOND, VIRGINIA



DESCRIPTION	DATE

WALKER PARKS
ARCHITECT
 3118 ARDEN STREET
 RICHMOND, VIRGINIA 23226
 1 BEDFORD SQUARE
 PROJECT # 1230
 DATE 2/20/14

PROPOSED PLANS
FIRST FLOOR UNIT
PLAN
A.207

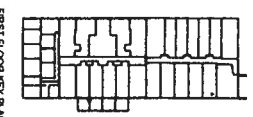
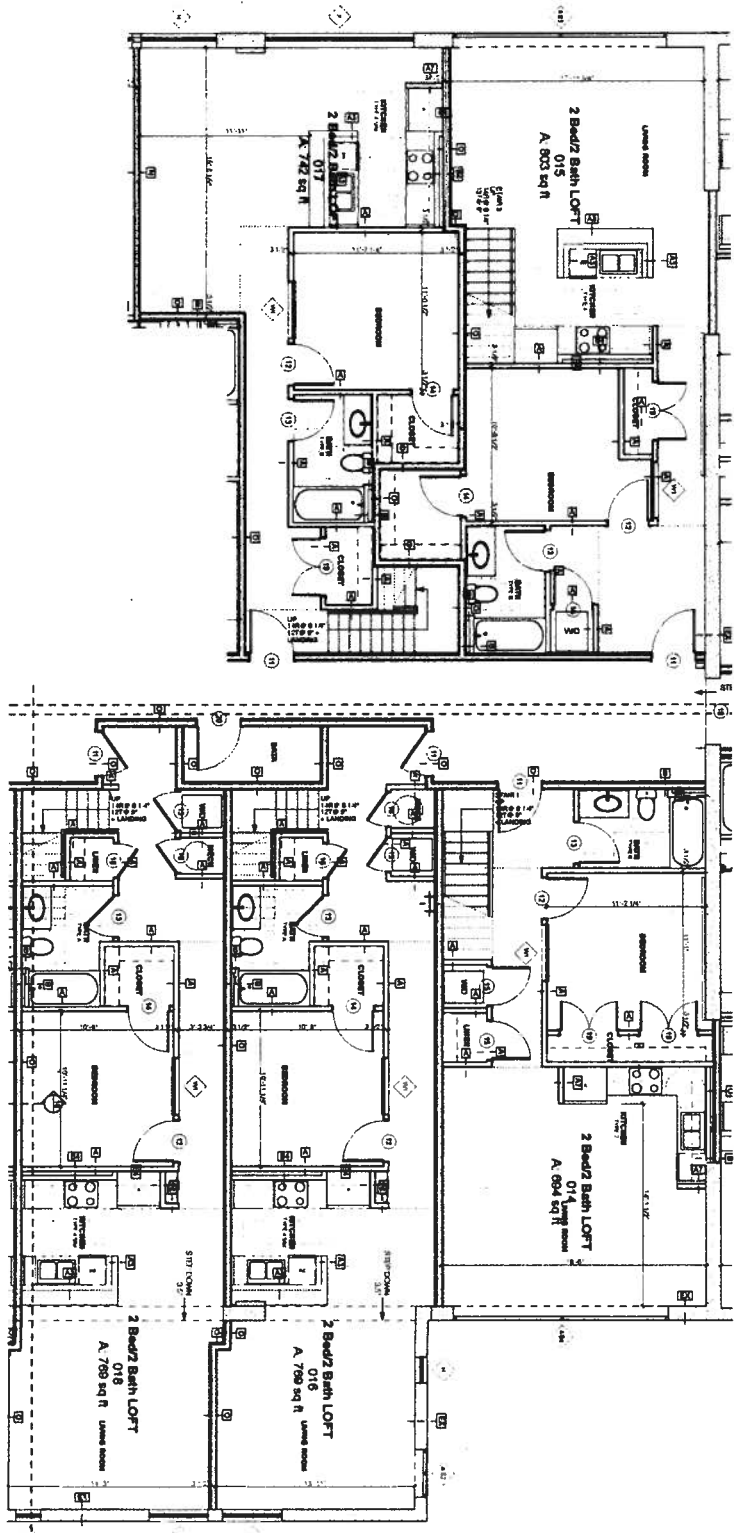


3210 West Leigh Street
RICHMOND, VIRGINIA

REVISION	NO.	DATE

JWALKER PARKS
ARCHITECT
 2714 N. GARDNER STREET
 RICHMOND, VIRGINIA 23220
 PROJECT # 1318
 DATE 2/28/14

PROPOSED PLANS
MEZZANINE FLOOR
A.208



FIRST FLOOR KEY PLAN

FIRST FLOOR UNIT PLAN
SCALE: 1/8" = 1'-0"



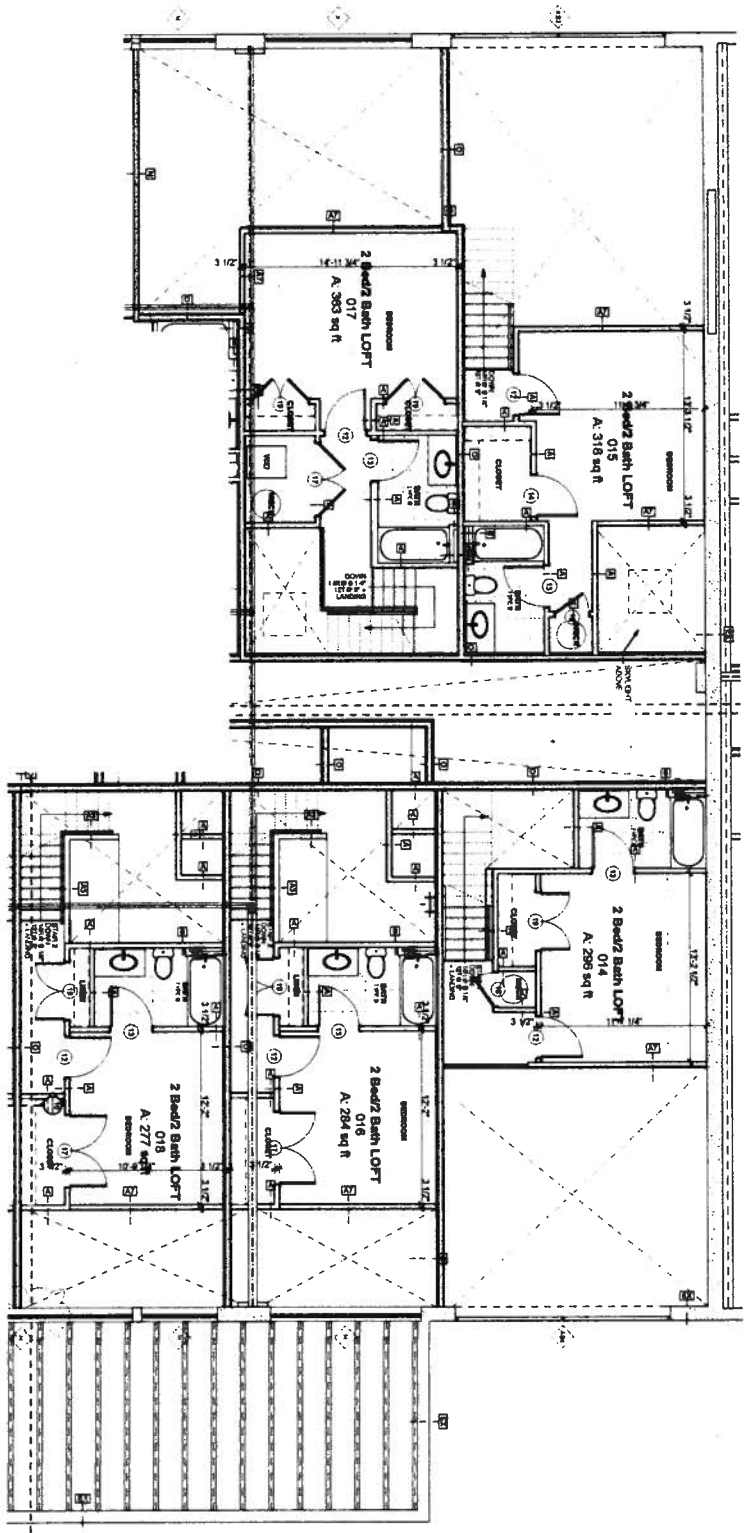
3210 West Leigh Street

RICHMOND, VIRGINIA

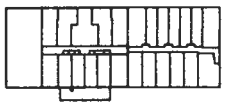
REVISION	DATE

JEFFREY PARKS
ARCHITECT
1114 JAMES STREET
RICHMOND, VIRGINIA 23220
703.281.1100
PROJECT # 1750
DATE 2/28/14

PROPOSED PLANS
FIRST FLOOR UNIT
PLAN
A.209



MEZZANINE FLOOR REV PLAN



3210 West Leigh Street
RICHMOND, VIRGINIA

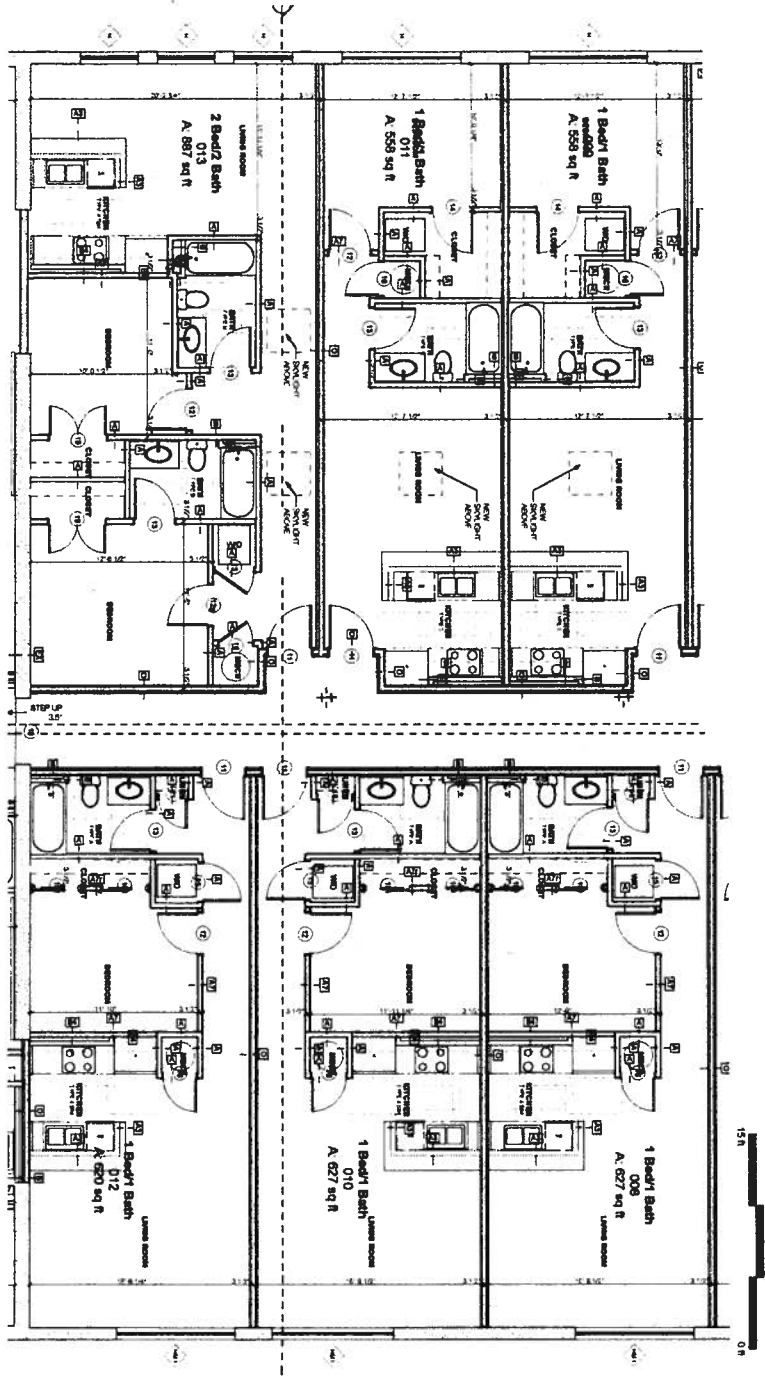
REVISION	DATE

Walter PARKS
ARCHITECT

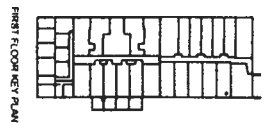
1111 North 15th Street
 Richmond, Virginia 23220
 Tel: (804) 775-6641
 Fax: (804) 775-6642
 DATE: 2/28/14
 PROJECT: A.210

PROPOSED PLANS
MEZZANINE FLOOR
A.210

REVISIONS TO CORRECT UNIT PLAN
 SCALE: 1/8" = 1'-0"



FIRST FLOOR UNIT PLANS
SCALE: 1/8" = 1'-0"



FIRST FLOOR KEY PLAN

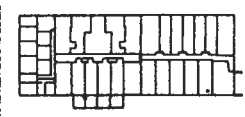
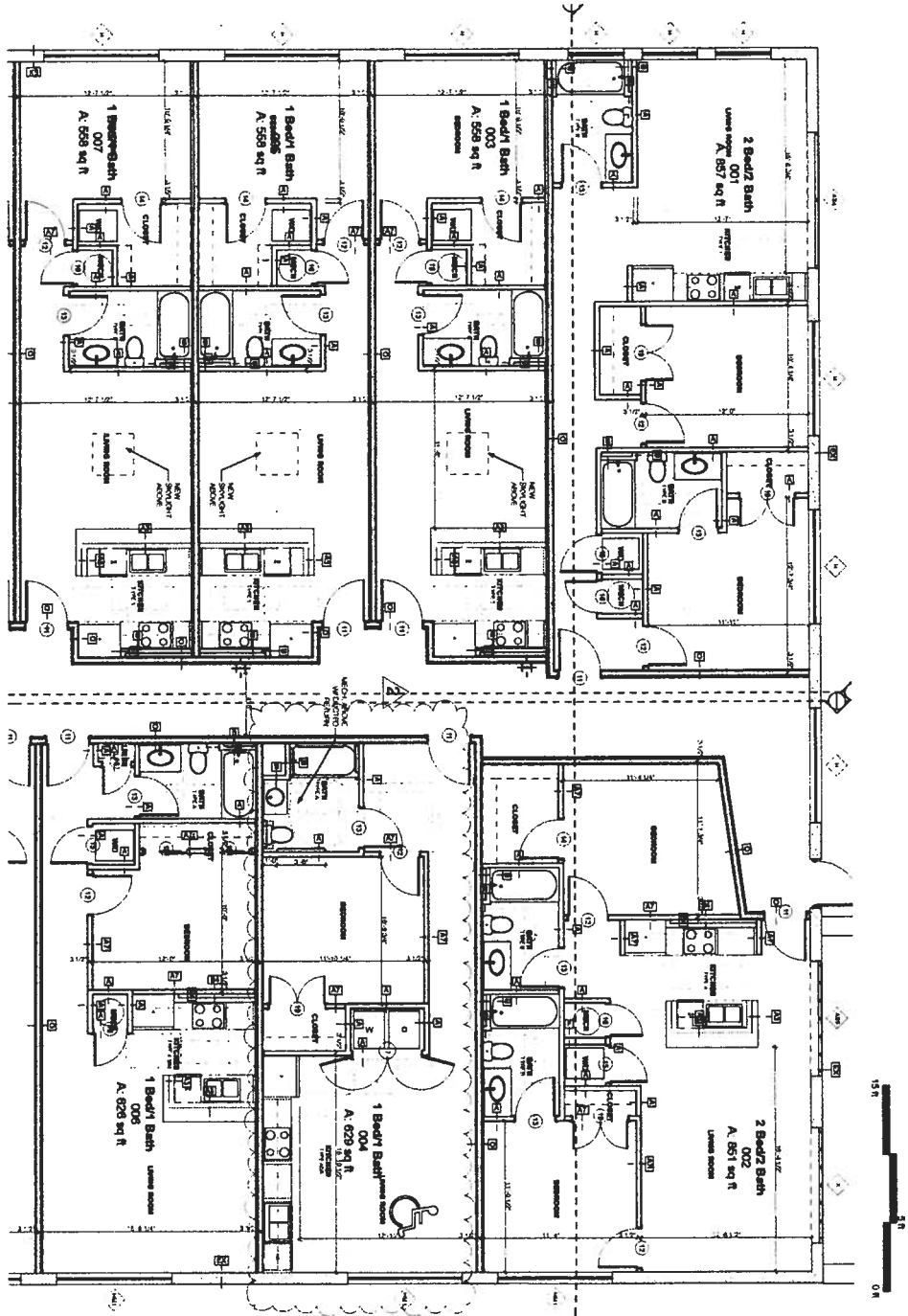


3210 West Leigh Street
RICHMOND, VIRGINIA

REVISION	DATE

J. PARKER ARCHITECTS
ARCHITECT
3115 N. AVENUE STREET
RICHMOND, VIRGINIA 23229
PROJECT # 1250
DATE 2/28/14

PROPOSED PLANS
FIRST FLOOR UNIT
PLAN
A.211



FIRST FLOOR KEY PLAN



3210 West Leigh Street
RICHMOND, VIRGINIA

REVISION	DATE
1	07/26/2017 SUP
2	07/26/2017 SUP

Weather Parks
ARCHITECT

1116 GARDNER STREET
 RICHMOND, VIRGINIA 23220
 781.621.1111 / 781.621.1122
 WWW.WEATHERPARKS.COM
 DATE: 07/26/14

PROPOSED PLANS
FIRST FLOOR UNIT
PLAN
A.2112

FIRST FLOOR UNIT PLANS
 SCALE: 1/8" = 1'-0"

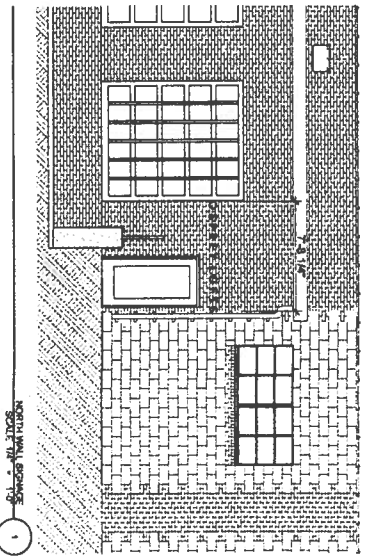


3210 West Leigh Street
RICHMOND, VIRGINIA

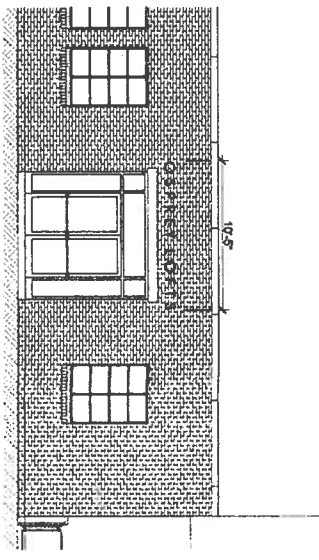
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WATER PARKS ARCHITECT
315 N. GARDEN STREET
RICHMOND, VA 23284
PROJECT # 1234
DATE 2/2014

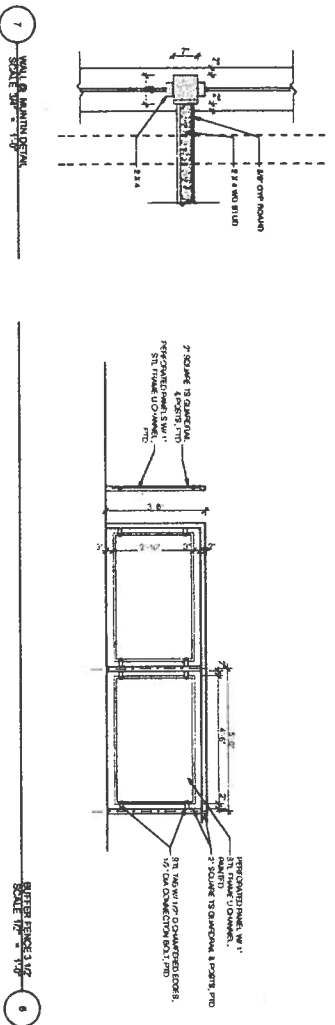
DETAILS A.504
SIGNAGE



SOUTH WALL BRICK FACADE
SCALE: 1/8" = 1'-0"

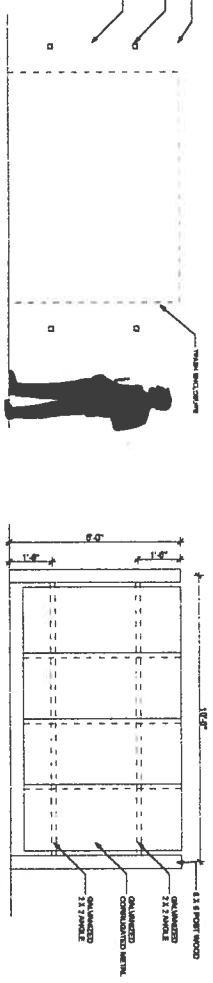


EXTERIOR BRICK FACADE
SCALE: 1/8" = 1'-0"

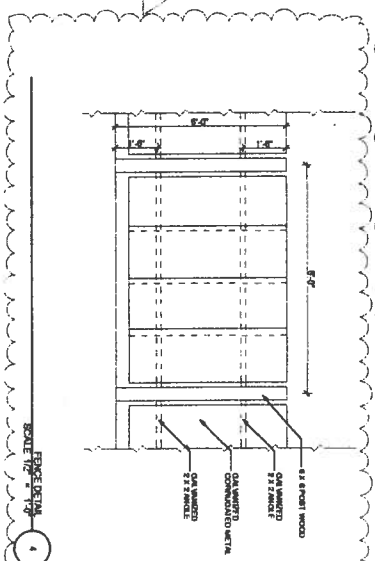


WINDOW JAMBON DETAIL
SCALE: 1/4" = 1'-0"

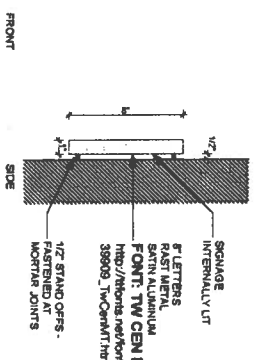
DOOR JAMBON DETAIL
SCALE: 1/4" = 1'-0"



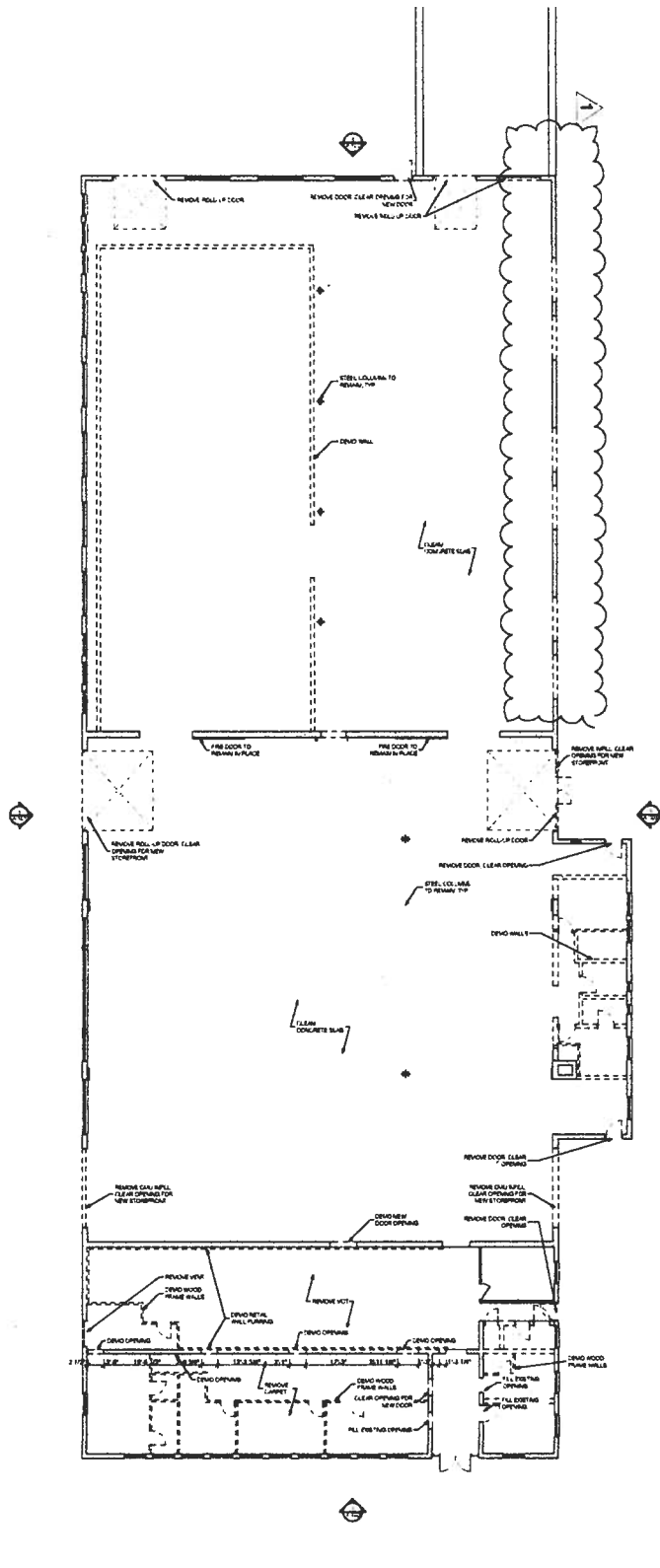
TRANSOM WINDOW
SCALE: 1/8" = 1'-0"



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



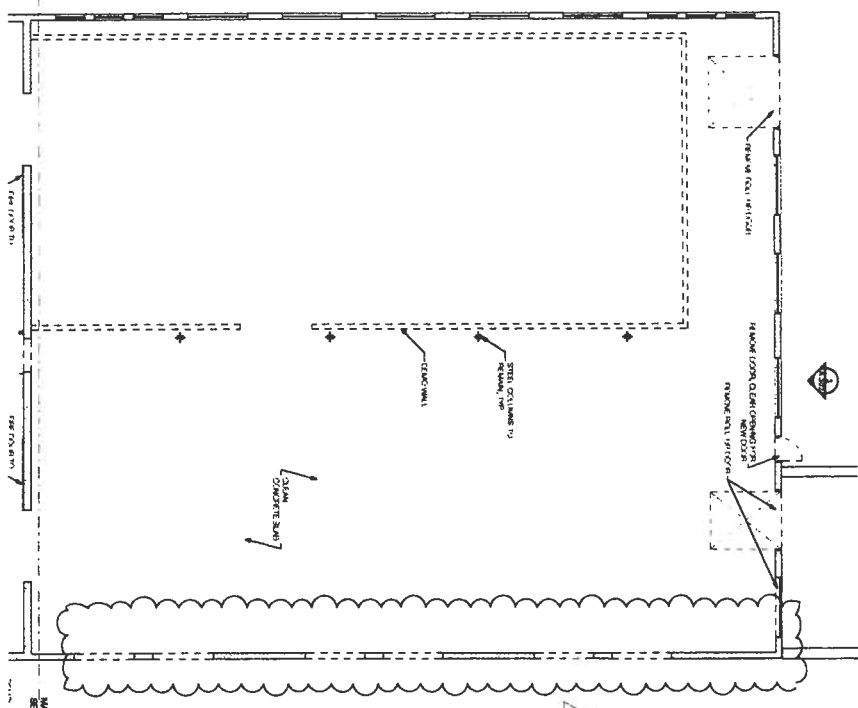
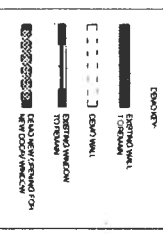
FRONT SIDE
SCALE: 3/8" = 1'-0"



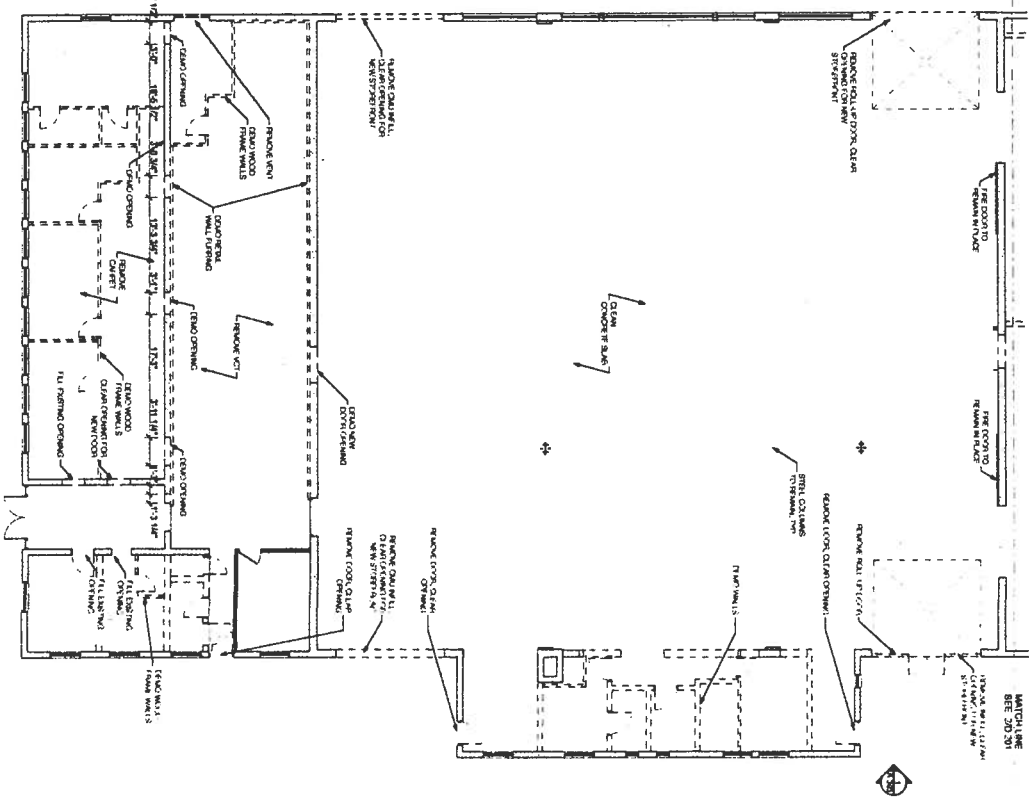
1 FIRST FLOOR DEMO PLAN
SCALE 1/32" = 1'-0"

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																							<p>Weather PARKS ARCHITECT</p> <p>11714 GARDNER STREET RICHMOND, VIRGINIA 23234 1-800-441-1734 (LOCAL)</p> <p>PROJECT # 1329 DATE 02/14</p>	<h1 style="margin: 0;">3210 West Leigh Street</h1> <h2 style="margin: 0;">RICHMOND, VIRGINIA</h2>	
<p>DEMO PLANS OVERALL FIRST FLOOR DEMO PLAN D.201</p>																									

REMOVE ALL EXISTING PARTITIONS, WALLS, CEILING, FLOORING, AND FINISHES TO EXPOSE STRUCTURE. REMOVE ALL EXISTING PARTITIONS, WALLS, CEILING, FLOORING, AND FINISHES TO EXPOSE STRUCTURE. REMOVE ALL EXISTING PARTITIONS, WALLS, CEILING, FLOORING, AND FINISHES TO EXPOSE STRUCTURE. REMOVE ALL EXISTING PARTITIONS, WALLS, CEILING, FLOORING, AND FINISHES TO EXPOSE STRUCTURE. REMOVE ALL EXISTING PARTITIONS, WALLS, CEILING, FLOORING, AND FINISHES TO EXPOSE STRUCTURE.



FIRST FLOOR DEMO PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR DEMO PLAN
SCALE 1/8" = 1'-0"



3210 West Leigh Street

RICHMOND, VIRGINIA

REVISION	DATE	BY
1	1/20/2015	SLP

WALTER PARKS
ARCHITECT

1114 GARDEN STREET
RICHMOND, VIRGINIA 23299
PROJECT # 1375
DATE 2/20/14

DEMO PLANS
FIRST FLOOR DEMO
PLAN
D.202