

INTRODUCED: February 8, 2021

AN ORDINANCE No. 2021-028

To authorize the special use of the properties known as 1031 Fourquaren Lane, 1031 Rear Fourquaren Lane, and 1101 Fourquaren Lane for the purpose of a multifamily development containing up to 56 dwelling units within up to 14 dwellings, community center, leasing office, open space, and a playground, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAR 8 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 1031 Fourquaren Lane, which is situated in a R-53 Multifamily Residential District, and the properties known as 1031 Rear Fourquaren Lane and 1101 Fourquaren Lane, which are situated in a R-5 Single-Family Residential District, desires to use such properties for the purpose of a multifamily development containing up to 56 dwelling units within up to 14 dwellings, community center, leasing office, open space, and a playground, which use, among other things, is not currently allowed by section 30-410.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    MAR 8 2021    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

**§ 2. Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1031 Fourquaren Lane, 1031 Rear Fourquaren Lane, and 1101 Fourquaren Lane and identified as Tax Parcel Nos. N000-0803/002, N000-0803/063, and N000-0803/004, respectively, in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey of Four Parcels Lying Along Fourquaren Lane,” prepared by Timmons Group, and dated August 13, 2020, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a multifamily development containing up to 56 dwelling units within up to 14 dwellings, community center, leasing office, open space, and a playground, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “St. Elizabeth’s Apartments, Gateway District - City of Richmond - Virginia,” prepared by Timmons Group, dated October 19, 2020, and last revised January 22, 2021, and “St. Elizabeth’s Apartments, Gateway District - City of Richmond, Virginia,” prepared by Baskervill, and dated October 19, 2020, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a multifamily development containing up to 56 dwelling units within up to 14 dwellings, community center, leasing office, open space, and a playground, substantially as shown on the Plans.

(b) Seventy-six parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Siding shall consist of cementitious siding or brick.

(d) The height of the Special Use shall not exceed the height as shown on the Plans.

(e) All mechanical equipment and private refuse receptacles serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) No fewer than 16 bicycle parking spaces shall be provided on the Property.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

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

(b) 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 any other property or public streets and the use thereof.

(c) 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.

(d) Any encroachments existing, proposed on the Plans 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 (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of two entrances to Fourqorean Lane and a new sidewalk along Fourqorean Lane, which improvements 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.

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

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) 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 Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

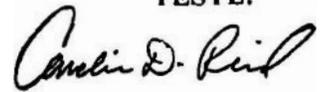
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:  
TESTE:



City Clerk

# City of Richmond

2021-227  
900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

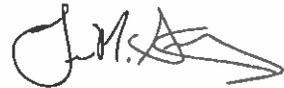
## Item Request File Number: PRE.2021.472

### O & R Request

**DATE:** January 27, 2021

**EDITION:** 1

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)



**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer

*JELS*

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic  
Development and Planning



**FROM:** Kevin J. Vonck, Acting Director, Department of Planning and Development  
Review



**RE:** To authorize the special use of the properties known as 1031 Fourquare Lane, 1031 Rear  
Fourquare Lane, and 1101 Fourquare Lane for the purpose of a multifamily development  
containing up to 56 dwelling units with off-street parking, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize the special use of the properties known as 1031 Fourquare Lane, 1031 Rear  
Fourquare Lane, and 1101 Fourquare Lane for the purpose of a multifamily development containing up to  
56 dwelling units with off-street parking, upon certain terms and conditions.

**REASON:** The applicant is proposing to construct fifty-six (56) multi-family dwelling units within  
fourteen (14) individual apartment buildings, a central leasing office/community building, and outdoor  
recreational space on three contiguous properties located within the R-53 Multi-Family Residential and R-5  
Single Family Residential Zoning Districts. The proposal is not a permitted use within the R-5 District. A  
Special Use Permit is therefore required.

**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 at its March 1, 2021 meeting.

**BACKGROUND:** The subject properties consist of three vacant parcels that, collectively, total approximately 3.6 acres. The property is a part of the Green Park neighborhood on Fourquare Lane, between Harold and Second Avenues.

The City's Richmond 300 Master Plan designates a future land use for this property as Residential. Residential land uses are neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." The recommended development style for this use is housing "...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 small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present. Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary uses include single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural." (p. 54) The density of the project is proposed to be approximately 16 units per acre.

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

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** February 8, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** March 8, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
March 1, 2021

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646-5734



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: 1031; 1031 Rear; 1101 Fourquaren Lane Date: 11/2/20  
Tax Map #: See Applicant Report Fee: \$2,400  
Total area of affected site in acres: 3.596

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

**Zoning**

Current Zoning: R-53 (1031); R-5 (1031R; 1101)

Existing Use: Vacant Land

**Proposed Use**

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

Multi-family housing

Existing Use: Vacant land

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 2012-013-24

**Applicant/Contact Person:** Chris Yenson

Company: Commonwealth Catholic Charities Housing Corporation

Mailing Address: 1601 Rolling Hills Dr

City: Richmond State: VA Zip Code: 23228

Telephone: (804) 426-8122 Fax: (804) 823-9338

Email: chris.yenson@cccovva.org

**Property Owner:** Catholic Diocese of Richmond

If Business Entity, name and title of authorized signee: Charles D. Mikell, Director of Real Estate

(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: 7800Carousel Lane

City: Richmond State: Va Zip Code: 23294

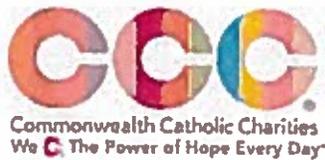
Telephone: (804) 622-5255 Fax: ( )

Email: cmikell@richmonddiocese.org

**Property Owner Signature:** Charles D. Mikelle

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)



**Applicant Report  
Special Use Permit  
1031; 1031R; 1101 Fourquaren Lane  
Richmond, VA 23222**

**Submitted by: Commonwealth Catholic Charities Housing Corporation  
Chris Yenson, Director of Housing  
1601 Rolling Hills Drive  
Richmond, VA 23229**

### **Introduction**

**Commonwealth Catholic Charities Housing Corporation is proposing to redevelop the former St. Elizabeth's Elementary School site located in Richmond's Green Park neighborhood. The school building located at 1031 Fourquaren Lane was demolished in 2016. The school site, along with the adjacent lots (1031R, 1101 Fourquaren Lane,) have been vacant for more than 30 years. The proposed redevelopment of the St. Elizabeth's site is in alignment with ongoing development throughout the neighborhood and nearby Brookland Park Boulevard corridor. To the south of the site, Dove Court has been redeveloped into a new rental community, Highland Grove. Additionally, plans are in development to build a new subdivision with single family housing on the former armory site to the south. To the north, Highland Park Senior Apartments now occupy a former vacant school building, and the same developer has a 76-unit apartment complex in development on Brookland Park Boulevard.**

**Commonwealth Catholic Charities Housing Corporation is proposing to redevelop the site into a new multifamily residential community on approximately 3.6 acres of land on Fourquaren Lane. The site includes the following parcels:**

**1031 Fourquaren Lane; N0000803002; The Catholic Diocese of Richmond is the owner; CCCHC has an option to lease.**

**1031 Rear Fourquaren Lane; N0000803063; The Catholic Diocese of Richmond is the owner; CCCHC has an option to lease.**

**1101 Fourquaren Lane; N0000803004; The Catholic Diocese of Richmond is the owner CCCHC has an option to lease.**

**Commonwealth Catholic Charities Housing Corporation is requesting a Special Use Permit (SUP) to permit the construction of multifamily residences and on-site parking. The requested SUP is in**

alignment with redevelopment occurring in this part of the City and will facilitate the return of vacant land to productive use and the development of much-needed housing units.

### **Current Conditions**

The property is in the Green Park neighborhood on Fourquare Lane. Green Park is bounded by East Brookland Park Boulevard to the north, Richmond-Henrico Turnpike to the west, Dove Street to the south, and 2<sup>nd</sup> Street to the east. The property was the site of the St. Elizabeth's Catholic School, demolished in 2016. The site is currently vacant land. The primary parcel, 1031 Fourquare Lane, is 2.2 acres and currently zoned R-53. The adjacent parcels, 1031R and 1101 Fourquare Lane, are zoned R-5.

The neighborhood is characterized by single family homes with a range of architectural styles, from cape cods to larger foursquares and Victorians. Institutional buildings like Hotchkiss Community Center and Overby-Sheppard Elementary School provide educational and recreational opportunities. Two blocks to the north is Six Points, a commercial hub at the intersection of Brookland Park Boulevard, 2<sup>nd</sup> Ave, Dill Ave, and Meadowbridge Road. The revitalization of Six Points can be credited, in part, to the work of Storefront for Community Design and the 6-PIC innovation center. Storefront for Community Design has also played a vital role in the design and community outreach processes of this proposed development.

The eastern side of the site is home to St. Elizabeth's Catholic Church, located on the corner of Fourquare Lane and 2<sup>nd</sup> Avenue.

### **Proposal**

The proposed development includes the construction of 14 manor-style apartment buildings, a central leasing office and community building, and outdoor recreational space. Each 3-story building will consist of 4 individual units; the development will not exceed 56 total units with a mix of one, two, and three-bedroom apartments. The site will contain 76 new parking spaces for apartment residents and guests, 1.357 spaces per unit. All existing parking used by St. Elizabeth's Parish will be preserved. The development will be centered around a promenade which will feature a park garden, trees, plantings, and seating. The proposed landscape and lighting plan is attached.

The proposal was developed with input from a variety of community organizations throughout 2019 and 2020. Parish leadership from St. Elizabeth's Church has been engaged and instrumental throughout the formulation of the redevelopment plan. Additionally, the Green Park Civic Association, Highland Park Quality of Life, and 5<sup>th</sup> Street Baptist Church have been engaged during the planning process.

### **Findings of Fact**

The proposed Special Use Permit:

**Will not be detrimental to the health, safety, morals, and general welfare of the Green Park community.**

**The proposed SUP will allow for the development of much-needed safe, decent, affordable housing. The inclusion of first floor accessible units will allow longtime residents to remain in the community and age in place, and new residents will add to the vibrancy of the community and increase the safety for surrounding neighbors. Furthermore, development on the site will increase the City's tax base.**

**Will not create congestion in streets, roads, alleys, and other public ways and places.**

**On-site parking will provide sufficient parking for residents and will not impede local traffic. Additionally, all existing parking presently located on 1101 Fourqurean Lane will remain for exclusive use by the St. Elizabeth's Parish.**

**Will not create hazards from fire, panic, or other dangers.**

**The proposed development's site plan has been designed to accommodate site access and infrastructure for fire department and emergency personnel.**

**Will not overcrowd the land and cause undue congestion.**

**The proposed project includes 1.357 parking spaces per unit and will adequately serve the residents. The proposed development is designed in a manor house style to preserve open space and blend in with the character of the neighborhood.**

**Will not adversely affect or interfere with public or private schools, parks, playground, water supply, sewage disposal, transportation or other public requirements, conveniences, and improvements.**

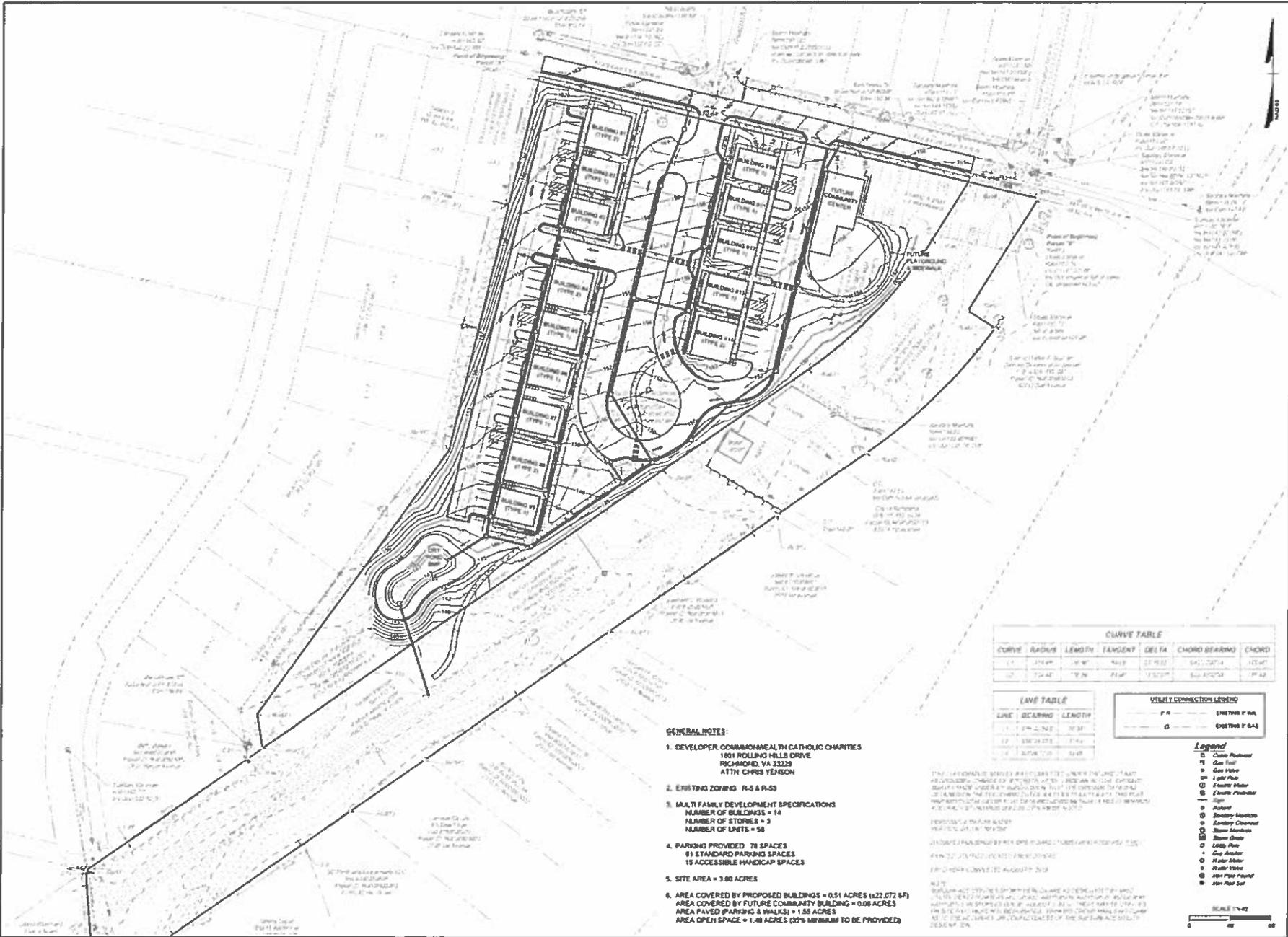
**The proposed development represents new investment in a neighborhood that has been underserved for decades and will bring new resident to the area. Existing transportation and utility infrastructure are in place and sufficient for the new development.**

**Will not interfere with adequate light and air.**

**The proposed development will have adequate light and air and will not adversely affect light and air for the existing neighborhood.**







- GENERAL NOTES:**
1. DEVELOPER COMMONHEALTH CATHOLIC CHARITIES  
1801 ROLLING HILLS DRIVE  
RICHMOND, VA 23228  
ATTN: CHRIS YENSON
  2. EXISTING ZONING: R-5 & R-5.5
  3. MULTI-FAMILY DEVELOPMENT SPECIFICATIONS  
NUMBER OF BUILDINGS = 14  
NUMBER OF STORIES = 3  
NUMBER OF UNITS = 58
  4. PARKING PROVIDED: 78 SPACES  
81 STANDARD PARKING SPACES  
15 ACCESSIBLE HANDICAP SPACES
  5. SITE AREA = 3.80 ACRES
  6. AREA COVERED BY PROPOSED BUILDINGS = 0.51 ACRES (122,872 SF)  
AREA COVERED BY FUTURE COMMUNITY BUILDING = 0.08 ACRES  
AREA PAVED (PARKING & WALKS) = 1.55 ACRES  
AREA OPEN SPACE = 1.66 ACRES (35% MINIMUM TO BE PROVIDED)

**CURVE TABLE**

| CURVE | RADIUS  | LENGTH  | TANGENT | DELTA  | CHORD BEARING    | CHORD |
|-------|---------|---------|---------|--------|------------------|-------|
| 1     | 174.41' | 114.36' | 84.00'  | 34.71° | S42.10°E 175.47' |       |
| 2     | 174.41' | 114.36' | 84.00'  | 34.71° | S42.10°W 175.47' |       |

**LINE TABLE**

| LINE | BEARING         | LENGTH  |
|------|-----------------|---------|
| 1    | S 89° 54' 30" W | 107.31' |
| 2    | S 89° 54' 30" W | 107.31' |
| 3    | S 89° 54' 30" W | 107.31' |



- Legend**
- Chain Pole
  - Gas Pole
  - Gas Valve
  - Light Pole
  - Electric Meter
  - Electric Pole
  - Sign
  - Street
  - Sanitary Manhole
  - Sanitary Cleanout
  - Storm Manhole
  - Storm Cleanout
  - Utility Pole
  - Gas Meter
  - Water Meter
  - Water Pole
  - Sewer Pole
  - Sewer Stop





**TIMMONS GROUP**

**ST. ELIZABETH'S APARTMENTS**  
GATEWAY DISTRICT - CITY OF RICHMOND - VIRGINIA  
GRADING & DRAINAGE PLAN

46630  
SHEET NO.  
C2.0





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**PRELIMINARY PLANT SCHEDULE**

- 
 LARGE DECIDUOUS TREE  
 CORYLUS CORNUTA / COMMON HICKORY  
 SYMPLOCARUS DOUGLASSII / WHITE OAK  
 QUERCUS PHellosA / THURGOOD OAK  
 QUERCUS ALBURA / RED OAK  
 ULMUS AMERICANA / PRINCETON / AMERICAN ELM
- 
 MEDIUM DECIDUOUS TREE  
 LARIX laricina / COLLAPSE / COLLAPSE  
 QUERCUS A. SCARLET LEAF / SCARLET LEAF COLLAPSE OAK  
 ZELKOVA SERVATA / BUCKINGHAM / SHREVE
- 
 SMALL DECIDUOUS TREE  
 ACER RUBRUM / RED MAPLE / RED MAPLE  
 CORNUS DOUGLASSII / DOUGLASSII CORNUS  
 NYSSA SYRIACA / WHITE BERRY / BERRY  
 TILIA AMERICANA / RED OAK / AMERICAN LINDEN
- 
 SHRUB / SMALL TREE  
 PHELODENDRON FLAVESCENS / FLAVESCENS / PHELODENDRON FLAVESCENS  
 CORYLUS CORNUTA / COMMON HICKORY / COMMON HICKORY  
 QUERCUS ALBURA / RED OAK / RED OAK  
 ULMUS AMERICANA / PRINCETON / AMERICAN ELM



THE DOCUMENT PREPARED BY THE  
 3001 Lakeside Parkway, Suite 300 | Richmond, VA 23223  
 TEL: 804.770.2300 FAX: 804.770.1010 www.timmons.com

YOUR VISION. LOCATED THROUGH OURS.

REVISIONS OR ADDITIONS

| DATE     | DESCRIPTION        |
|----------|--------------------|
| 10/20/20 | FINAL CONCEPT PLAN |

DATE: 10/20/20

DATE: 10/19/2020

DESIGNED BY: [Redacted]

CHECKED BY: [Redacted]

SCALE: 1" = 40'

**TIMMONS GROUP**

**ST. ELIZABETH'S APARTMENTS**  
 GATEWAY DISTRICT - CITY OF RICHMOND - VIRGINIA  
 CONCEPTUAL LANDSCAPE PLAN

JOB NO. 46630

SHEET NO. 11.0



**PIPE LEGEND**

|  |                      |
|--|----------------------|
|  | DOMESTIC SYSTEM PIPE |
|  | FIRE SYSTEM PIPE     |
|  | EXISTING PIPE        |

NOTE: REFER TO SHEET WM1.1 FOR FIRE SYSTEM PIPE AND NODE LABELS.



THIS DRAWING PREPARED BY THE  
 ENGINEER OF RECORD  
 1001 Mountain Park Drive, Suite 200 | Richmond, VA 23228  
 TEL: 804.770.9100 FAX: 804.770.9115 www.timmonsgrp.com

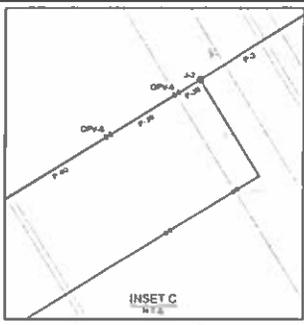
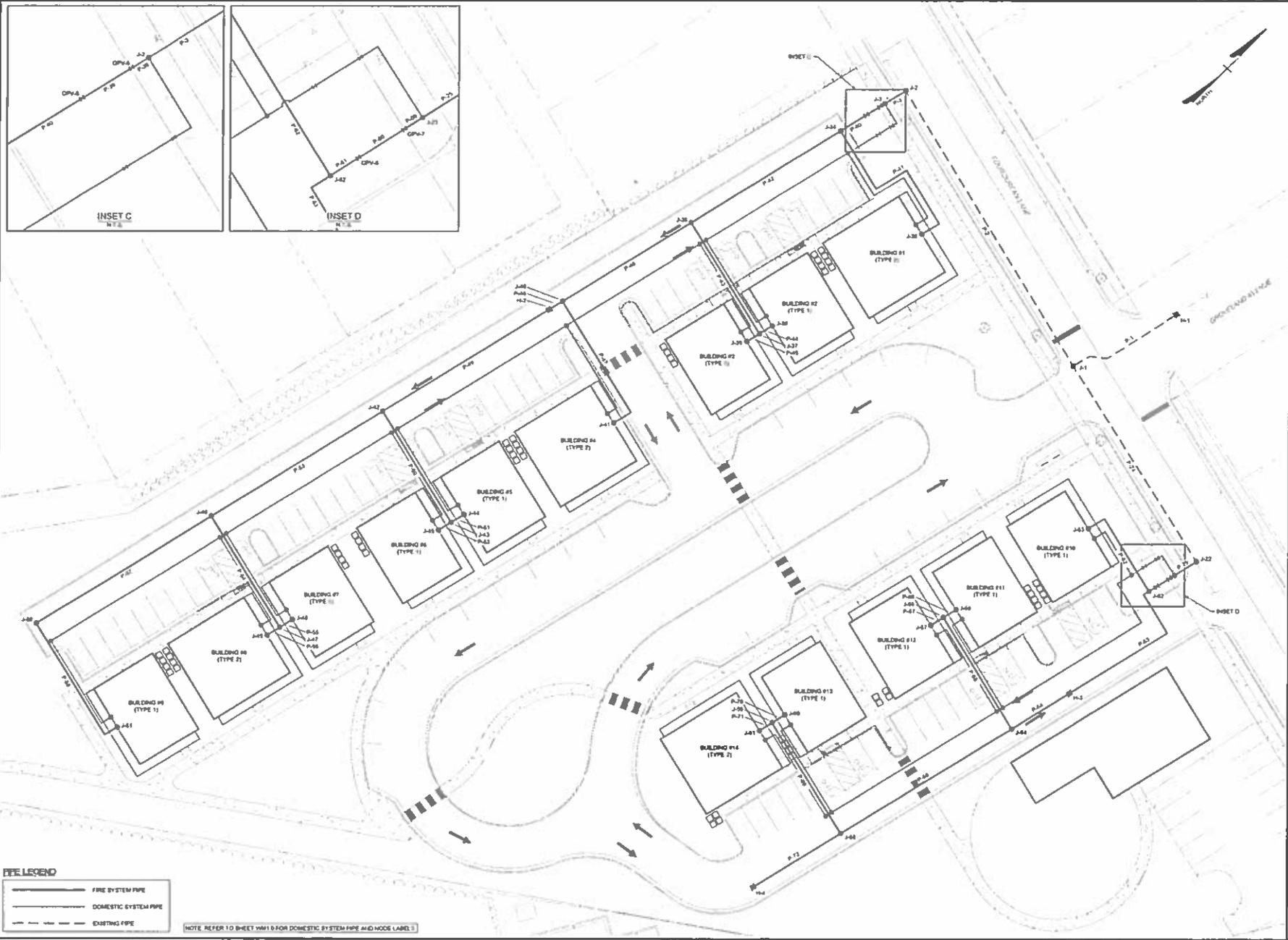
|                  |              |
|------------------|--------------|
| PROJECT LOCATION | THURGOOD     |
| DATE             | 1/12/2021    |
| DESIGNED BY      | W. HART      |
| CHECKED BY       | S. STUCKLARD |
| SCALE            | A 1" = 1'    |

**TIMMONS GROUP**

**ST. ELIZABETH'S APARTMENTS**  
 GATEWAY DISTRICT - CITY OF RICHMOND - VIRGINIA

**WATER SYSTEM HYDRAULIC ANALYSIS - DOMESTIC SYSTEM LAYOUT**

JOB NO. 46630  
 SHEET NO. WM1.0



**PIPE LEGEND**

|  |                      |
|--|----------------------|
|  | FIRE SYSTEM PIPE     |
|  | DOMESTIC SYSTEM PIPE |
|  | EXISTING PIPE        |

NOTE: REFER TO SHEET WH1 D FOR DOMESTIC SYSTEM PIPE AND HOOD LABELS

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|            |            |
|------------|------------|
| DATE       | 10/13/2020 |
| DRAWN BY   | E. HARVEY  |
| CHECKED BY | E. HARVEY  |
| SCALE      | N.T.S.     |

**TIMMONS GROUP**

**ST. ELIZABETH'S APARTMENTS**  
GATEWAY DISTRICT - CITY OF RICHMOND - VIRGINIA

**WATER SYSTEM HYDRAULIC ANALYSIS - FIRE SYSTEM LAYOUT**

JOB NO. 46630  
SHEET NO. WH1 D



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



**Baskervill**



**5C WEST ELEVATION - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"

**4C SOUTH ELEVATION - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"

**3C EAST ELEVATION - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"

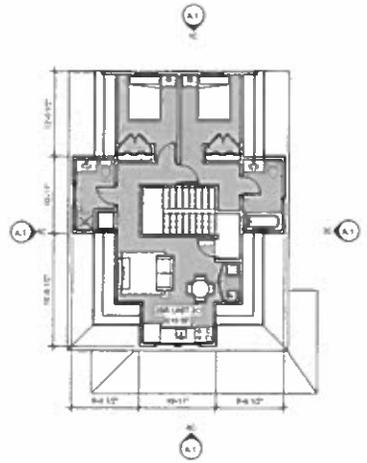
**1C NORTH ELEVATION - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"

St. Elizabeth's  
300 S. CHANDLER AVENUE, SUITE 200 ORLANDO, FL 32809

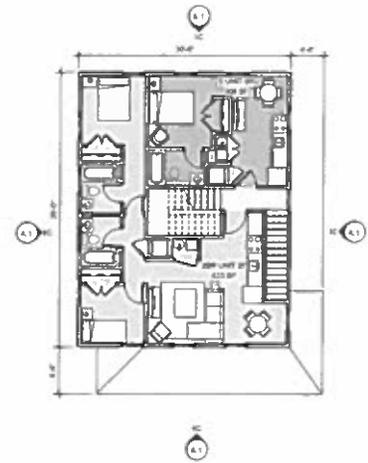
NOT FOR  
CONSTRUCTION



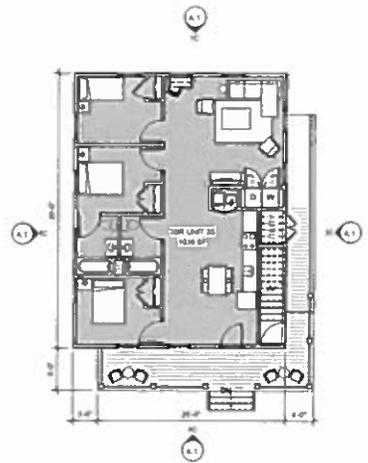
**5A 3D VIEW - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"



**4A 3RD FLOOR PLAN - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"



**3A 2ND FLOOR PLAN - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"



**1A 1ST FLOOR PLAN - BUILDING TYPE 1A - MODEL 1**  
SCALE: 1/8" = 1'-0"

PROJECT NUMBER  
**2\_200360.0**

**ST. ELIZABETH'S  
APARTMENTS**  
64TH ST DISTRICT - CITY OF SEASIDE, VIRGINIA

10/19/2020 -  
- SUP

MODEL 1 PLANS AND  
ELEVATION  
**A.1**

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

**Baskerville**



**5C WEST ELEVATION - BUILDING TYPE 1B - MODEL 2**  
SCALE: 3/8" = 1'-0"

**4C SOUTH ELEVATION - BUILDING TYPE 1B - MODEL 2**  
SCALE: 3/8" = 1'-0"

**3C EAST ELEVATION - BUILDING TYPE 1B - MODEL 2**  
SCALE: 3/8" = 1'-0"

**1C NORTH ELEVATION - BUILDING TYPE 1B - MODEL 2**  
SCALE: 3/8" = 1'-0"

BASKERVILL  
300 S. CHANDLER AVENUE, SUITE 105 ORLANDO, FL 32809

NOT FOR  
CONSTRUCTION

REVISIONS AND COMMENTS, SEE CD AND SPEC TO THESE PLANS FOR A COMPLETE LIST OF REVISIONS AND COMMENTS.

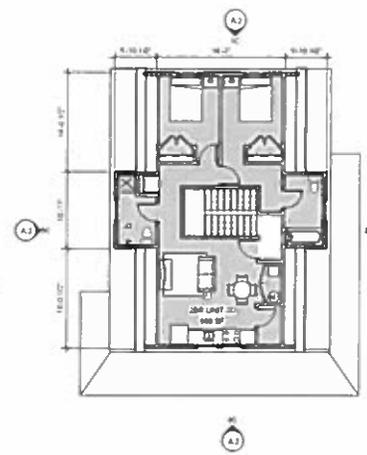
PROJECT NUMBER:  
**2\_200360.0**

**ST. ELIZABETH'S  
APARTMENTS**  
NATIVITY DISTRICT - CITY OF TECHNOLOGY, VIRGINIA

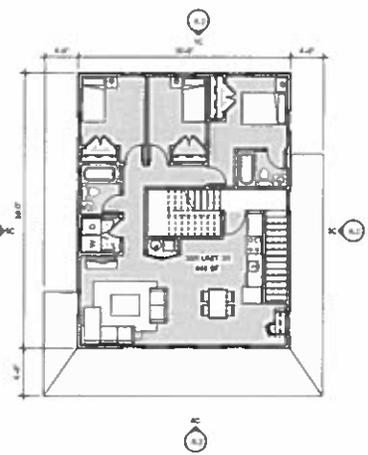
1/15/2020 PLANS REVISED PER CITY COMMENTS  
DATE:  
**10/19/2020 -  
SUP**



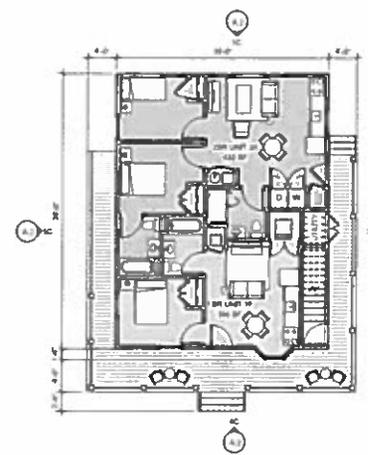
**5A 3D VIEW - BUILDING TYPE 1B - MODEL 2**  
SCALE



**4A 3RD FLOOR PLAN - BUILDING TYPE 1B - MODEL 2**  
SCALE: 3/8" = 1'-0"



**2A 2ND FLOOR PLAN - BUILDING TYPE 1B - MODEL 2**  
SCALE: 3/8" = 1'-0"



**1A 1ST FLOOR PLAN - BUILDING TYPE 1B - MODEL 2**  
SCALE: 3/8" = 1'-0"

**MODEL 2 PLANS AND  
ELEVATIONS**

**A.2**

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

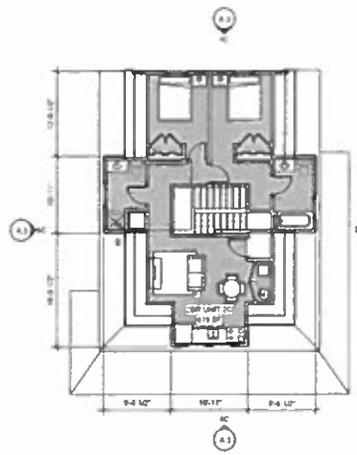


**5C WEST ELEVATION - BUILDING TYPE IC - MODEL 3**   **4C SOUTH ELEVATION - BUILDING TYPE IC - MODEL 3**   **3C EAST ELEVATION - BUILDING TYPE IC - MODEL 3**   **1C NORTH ELEVATION - BUILDING TYPE IC - MODEL 3**

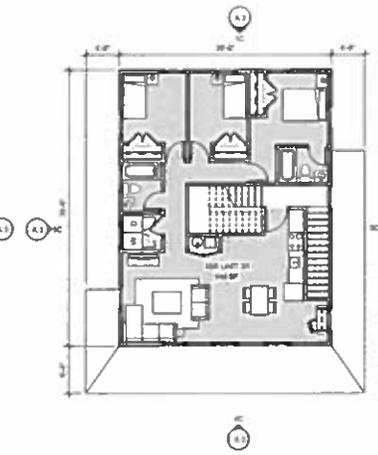
BASKERVILLE  
300 S. ORANGE AVENUE, SUITE 101 GAITHERSBURG, MD 20878



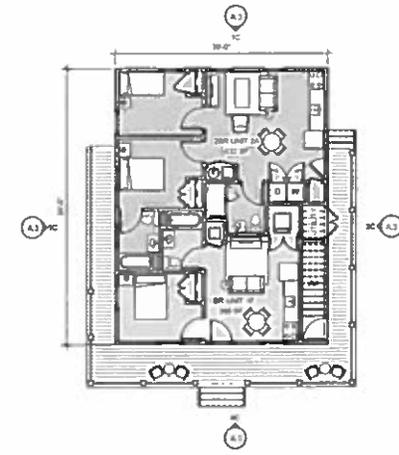
**5A 3D VIEW - BUILDING TYPE IC - MODEL 3**



**4A 3RD FLOOR PLAN - BUILDING TYPE IC - MODEL 3**



**3A 2ND FLOOR PLAN - BUILDING TYPE IC - MODEL 3**



**2A 1ST FLOOR PLAN - BUILDING TYPE IC - MODEL 3**

APPROVED FOR CONSTRUCTION, SEE ALL OTHER PERMITS AND REGULATIONS

PROJECT NUMBER  
**2.200360.0**

**ST. ELIZABETH'S APARTMENTS**  
GAITHERSBURG DISTRICT - CITY OF ROCKVILLE, VIRGINIA

1 1/23/2020 PLANS REVIEWED PER CITY COMMISSION  
DATE  
**10/18/2020**  
- SUP

MODEL 3 PLANS AND ELEVATIONS  
**A.3**

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

**Baskervill**



**5C WEST ELEVATION - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"

**4C SOUTH ELEVATION - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"

**3C EAST ELEVATION - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"

**1C NORTH ELEVATION - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"

BA BASKERVILL  
300 S. ORANGE AVENUE, SUITE 525 ORLANDO, FL 32801

NOT FOR  
CONSTRUCTION

APPROVED FOR CONSTRUCTION, USE IN ACCORDANCE WITH THE CITY OF ORLANDO'S PLANNING DEPARTMENT APPROVALS

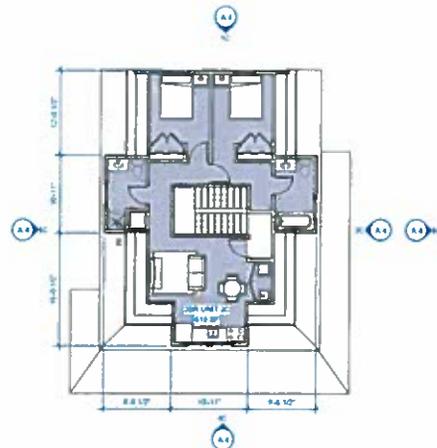
PROJECT NUMBER  
**2\_200360.0**

**ST. ELIZABETH'S  
APARTMENTS**  
BATHWELL DISTRICT - CITY OF ORLANDO, FLORIDA

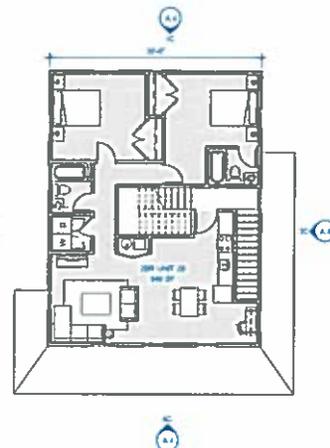
DATE: **10/19/2020**  
- SUP



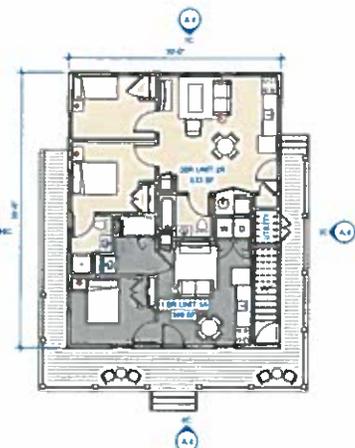
**5A 3D VIEW - BUILDING TYPE 1C - MODEL 4**  
SCALE



**4A 3RD FLOOR PLAN - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"



**3A 2ND FLOOR PLAN - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"



**1A 1ST FLOOR PLAN - BUILDING TYPE 1C - MODEL 4**  
SCALE: 1/8" = 1'-0"

MODEL 4 PLANS AND  
ELEVATIONS

**A.4**

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



**Baskervill**



**5C WEST ELEVATION - BUILDING TYPE 2 - MODEL 5**  
SCALE: 3/8" = 1'-0"

**4C SOUTH ELEVATION - BUILDING TYPE 2 - MODEL 5**  
SCALE: 3/8" = 1'-0"

**3C EAST ELEVATION - BUILDING TYPE 2 - MODEL 5**  
SCALE: 3/8" = 1'-0"

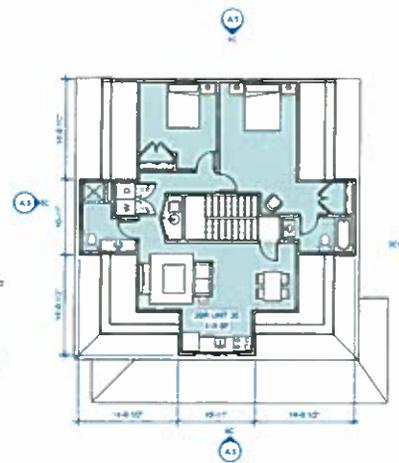
**1C NORTH ELEVATION - BUILDING TYPE 2 - MODEL 5**  
SCALE: 3/8" = 1'-0"

BASKERVILL  
200 S. CHAMBERLAIN AVENUE, SUITE 102 ORLANDO, FL 32809

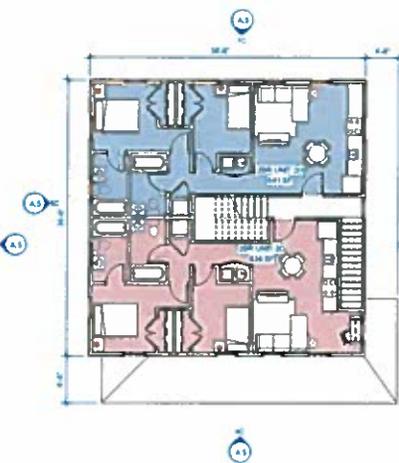
NOT FOR  
CONSTRUCTION



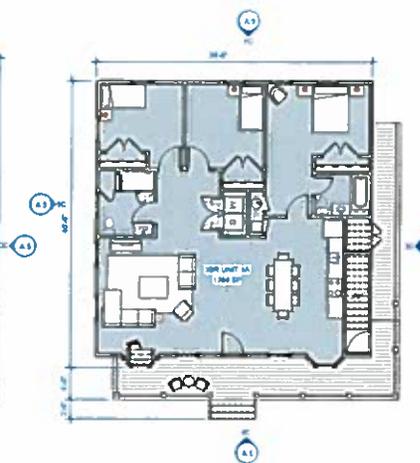
**5A 3D VIEW - BUILDING TYPE 2 - MODEL 5**  
NOT TO SCALE



**4A 3RD FLOOR PLAN - BUILDING TYPE 2 - MODEL 5**  
SCALE: 3/8" = 1'-0"



**3A 2ND FLOOR PLAN - BUILDING TYPE 2 - MODEL 5**  
SCALE: 3/8" = 1'-0"



**1A 1ST FLOOR PLAN - BUILDING TYPE 2 - MODEL 5**  
SCALE: 3/8" = 1'-0"

ISSUES AND COMMENTS: SEE ALL SHEETS FOR ISSUES AND COMMENTS  
REVISIONS AND APPROVALS

PROJECT NUMBER  
**2.200380.0**

**ST. ELIZABETH'S  
APARTMENTS**

9477943 DISTRICT - CITY OF BREVARD COUNTY

1 1/23/2020 PLANS REVISED FOR CITY COMMENTS  
DATE  
**10/19/2020 -  
- SUP**

MODEL 5 PLANS AND  
ELEVATIONS  
**A.5**

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

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4C 3D VIEW - COMMUNITY BUILDING



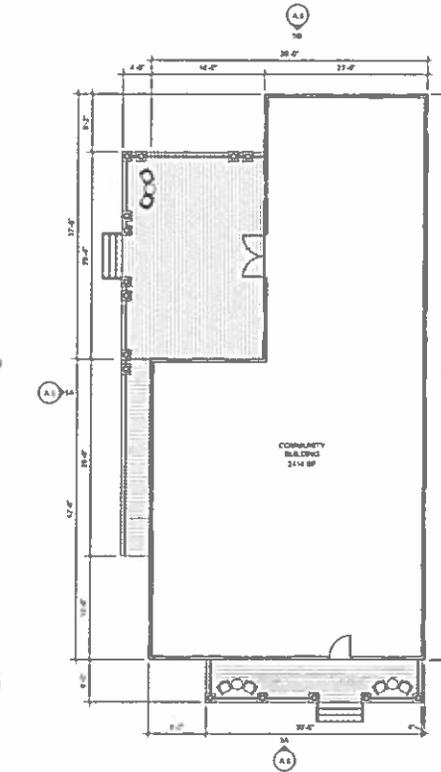
5B NORTH ELEVATION - COMMUNITY BUILDING

4B EAST ELEVATION - COMMUNITY BUILDING



5A WEST ELEVATION - COMMUNITY BUILDING

3A SOUTH ELEVATION - COMMUNITY BUILDING



2A 1ST FLOOR PLAN - COMMUNITY BUILDING

BASKERVILL  
200 S. CRANFORD AVENUE, SUITE 102 OLANDE, FL 32050

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CONSTRUCTION

PROJECT NUMBER  
2.200360.0

ST. ELIZABETH'S  
APARTMENTS  
1417TH STREET - CITY OF BEACHWOOD, VIRGINIA

10/19/2020 -  
-SUP

COMMUNITY BUILDING  
PLANS AND ELEVATIONS  
A.6