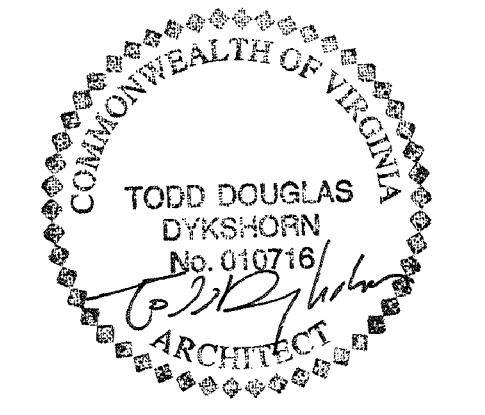




PROJECT DESCRIPTION			
SPECIAL USE APPLICATION FOR A NEW MIXED USE DEVELOPMENT (RETAIL/OFFICE/RESIDENTIAL)			
CODE INFORMATION			
APPLICABLE CODES:	VIRGINIA CONSTRUCTION CODE BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2012		
CONSTRUCTION TYPE:	V-A (BUILDING 3) / V-A (BUILDINGS 1 & 2)		
USE GROUP:	A3, M, & B (BUILDING 3) / R-2 (BUILDINGS 1 & 2)		
FIRE SUPPRESSION:	FULLY SPRINKLERED PER NFPA 13 (BUILDING 3) & NFPA 13-R (BUILDINGS 1 & 2)		
ALLOWED HEIGHT:	ALLOWED: 4 STORIES (BUILDING 1 & 2) & 3 STORIES (BUILDING 3) ABOVE GRADE PLANE / 60' [IBC TABLE 503] (NO HEIGHT INCREASE FOR SPRINKLER PER IBC 504.2) ACTUAL: BUILDINGS 1 & 2: 4-STORY ±42'-6" BUILDING 3: 3-STORY ±39'-0"		
ALLOWED AREA:	BUILDINGS 1 & 2:	12,000 GSF ± OPEN PERIMETER ALLOWANCE (FIRE WALLS TO BE ESTABLISHED AS NECESSARY TO MEET REQUIRED BUILDING AREAS)	
	BUILDING 3:	34,500 GSF [PER IBC TABLE 503 AND SECTION 506.3 SPRINKLER AREA INCREASE]	
ACTUAL AREAS:	LEVEL	GROSS FLOOR AREA (NIC BALCONIES)	GROSS FLOOR AREA (INCLUDING BALCONIES)
BUILDING 1 (WEST RESIDENTIAL)	1ST / ENTRY	23116	24855
	2ND	23037	23037
	3RD	24781	26928
	4TH	24781	26928
	<b>TOTAL</b>	95715	101748
BUILDING 2 (EAST RESIDENTIAL)	1ST / ENTRY	28079	29893
	2ND	27383	28236
	3RD	30264	32944
	4TH	29573	32944
	<b>TOTAL</b>	115299	124017
BUILDING 3 (COMMERCIAL)	1ST / ENTRY	20833	22485
	2ND	19006	20793
	3RD	19006	19006
	4TH	19006	19006
	<b>TOTAL</b>	58845	62284
ZONING INFORMATION (REFER ALSO TO CIVIL ENGINEER'S DWGS AND INFORMATION)			
ZONING DISTRICT:	M-1 [SUP BASED ON B-6 ZONING]		
LOT AREA & WIDTH:	4.7926 ACRES / 208,758 SF		
PROPOSED USE:	MIXED USE: COMMERCIAL / OFFICE / MULTI-FAMILY		
YARDS:	NONE REQUIRED.		
LOT COVERAGE:	NO REQUIREMENT.		
PARKING:	REFER TO CIVIL DRAWINGS FOR PARKING LAYOUT		
HEIGHT:	[ALLOWED: 75' MAX PER B5 ZONING] ACTUAL: BUILDING 3: ±39'-0" BUILDINGS 1&2: ±42'-6"		
ECONOMIC ZONES:	SCOTT'S ADDITION HISTORIC DISTRICT (STATE AND NATIONAL)		
DRAWING INDEX			
		SPECIAL USE PERMIT SET 15/06/03	SUP SET RESPONSE TO COMMENTS 15/06/14
INFORMATIONAL			
CS01	COVER SHEET / PROJECT INFORMATION	X	X
CIVIL			
C1	SITE & UTILITY PLAN	X	X
C2	EXISTING CONDITIONS WITH PRE-DEVELOPMENT DRAINAGE AREAS	X	X
C3	GRADING PLAN WITH POST-DEVELOPMENT DRAINAGE AREAS	X	X
C4	CONCEPTUAL LANDSCAPE PLAN	X	X
C5	LIGHTING PLAN	X	X
ARCHITECTURAL			
A100	PROJECT KEY FLOOR PLANS & UNIT SCHEDULE	X	X
A101	BUILDING 3: RETAILCOMMERCIAL OFFICE FLOOR PLANS	X	X
A102	BUILDINGS 1&2: RESIDENTIAL FLOOR PLANS	X	X
A103	BUILDINGS 1&2: RESIDENTIAL FLOOR PLANS	X	X
A104	BUILDINGS 1&2: RESIDENTIAL FLOOR PLANS	X	X
A105	BUILDINGS 1&2: RESIDENTIAL FLOOR PLANS	X	X
A200	SERVICE AREA ENLARGED PLANS (NOT INCLUDED)		
A301	DWELLING UNIT ENLARGED FLOOR PLANS	X	X
A302	DWELLING UNIT ENLARGED FLOOR PLANS	X	X
A303	DWELLING UNIT ENLARGED FLOOR PLANS	X	X
A304	DWELLING UNIT ENLARGED FLOOR PLANS	X	X
A305	DWELLING UNIT ENLARGED FLOOR PLANS	X	X
A401	BUILDING ELEVATIONS	X	X
A402	BUILDING ELEVATIONS	X	X
A403	BUILDING ELEVATIONS	X	X

**SPECIAL USE PERMIT SET RESPONSE TO COMMENTS 08-14-2015**



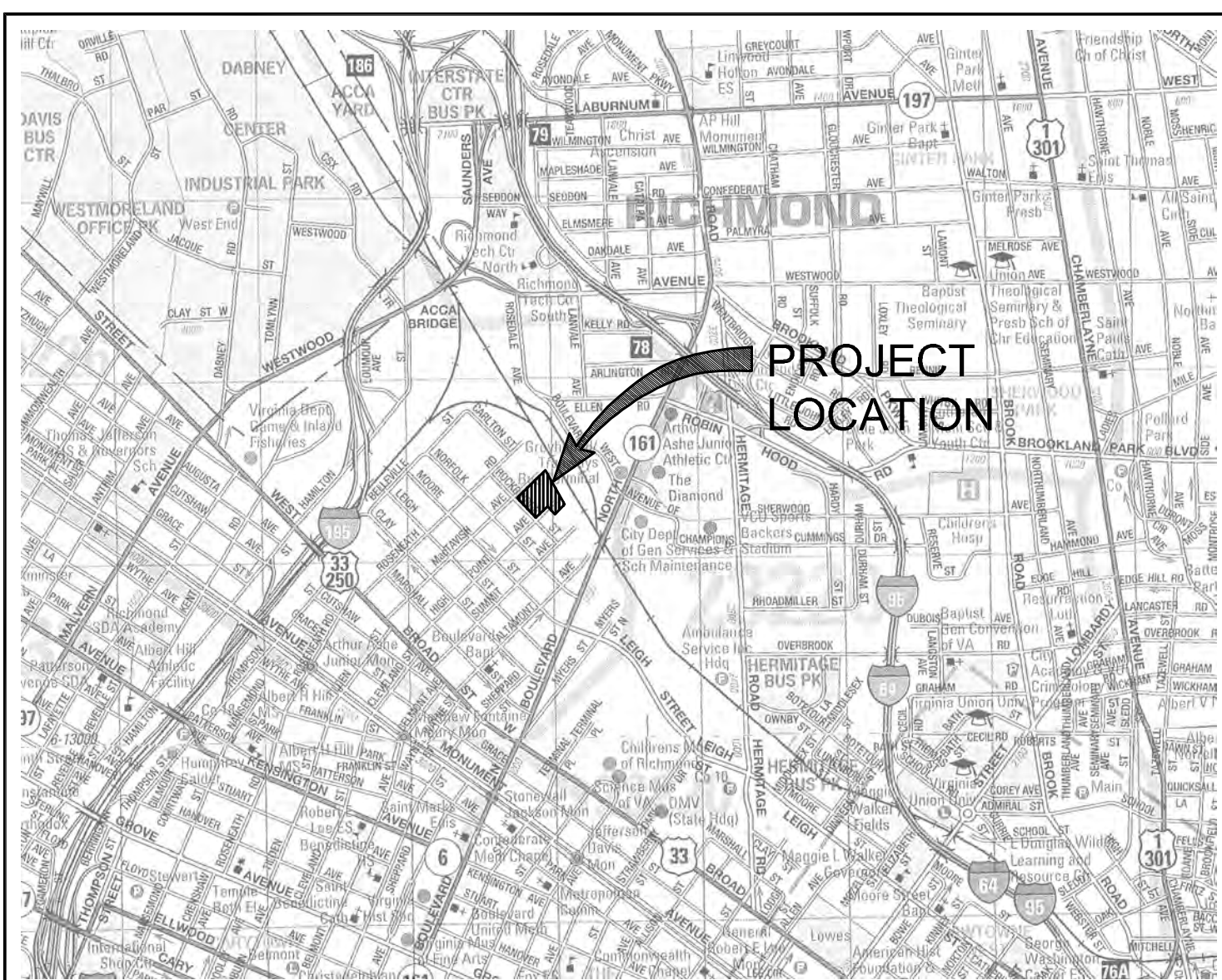
**ARCHITECT:**  
**ADD/Architecture Design Office**  
 105 E Broad Street  
 Richmond, Virginia 23219  
 804 343 1212

**CIVIL ENGINEER:**  
**AES CONSULTING ENGINEERS**  
 614 Moorefield Park Drive  
 Richmond, Virginia 23236  
 804 330 8040



**SYMBOL MATTRESS REDEVELOPMENT**  
 1800, 1814 & 1815 HIGH POINT AVE  
 ALTS: 1813 HIGH POINT AVE & 1801 MACTAVISH AVE  
 RICHMOND, VIRGINIA

**COVER SHEET / PROJECT INFORMATION**  
 PROJ NUMBER PUBLISH DATE  
 15/1814 15/06/03  
 AUTHOR(S) DRWG TYPE **CS01**  
 SOCIAL



VICINITY MAP (APPROX. SCALE 1"=2,000')  
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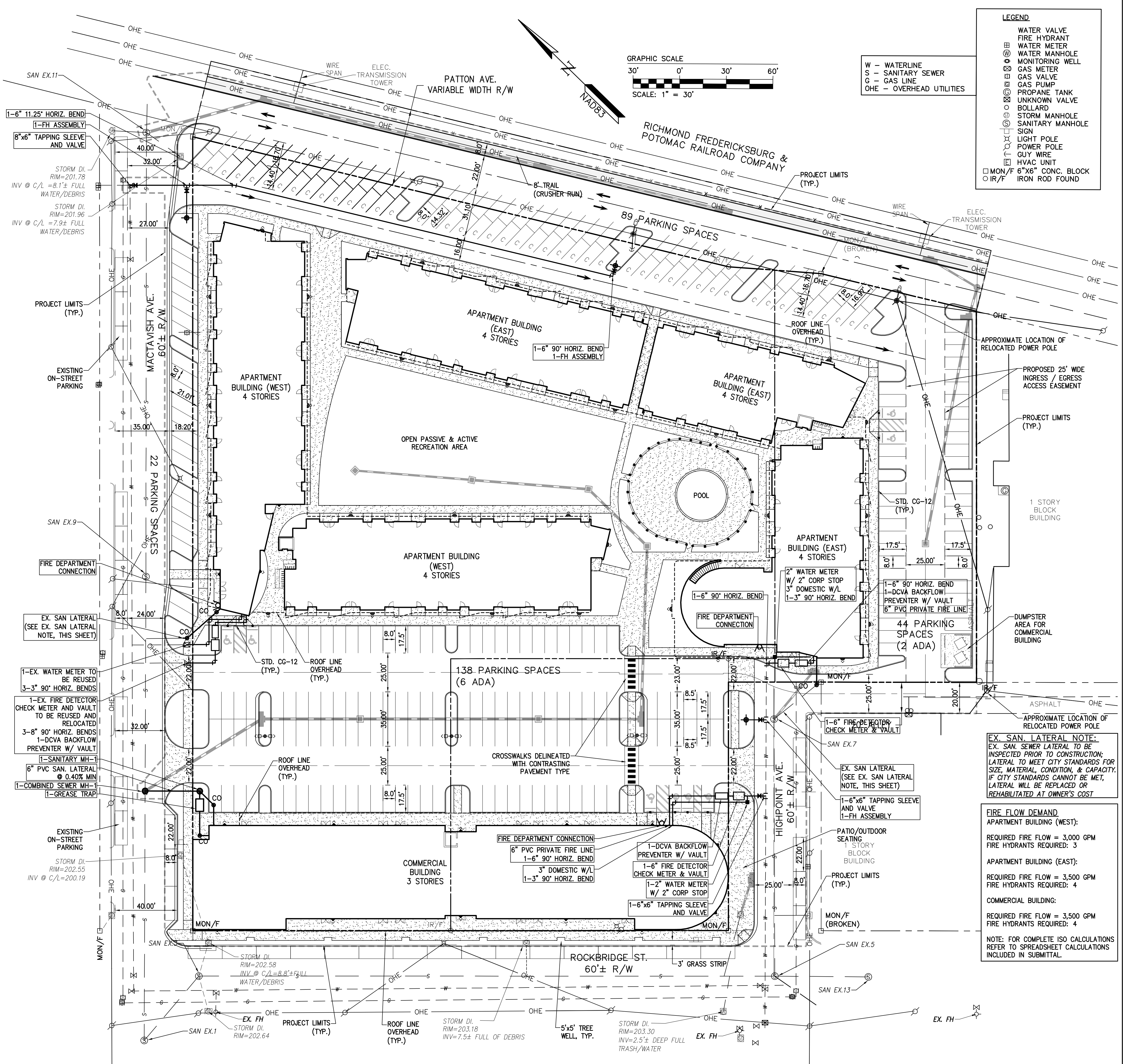
**SITE DATA**

- PROJECT TEAM:**  
 DEVELOPER: SPY ROCK REAL ESTATE GROUP  
 ATTN: ANDREW BASHAM  
 EMAIL: ANDREW@SPY-ROCK.COM  
 1310 ROSEBATH RD. SUITE 200  
 RICHMOND, VA 23030  
 (804) 201-9618  
  
 ENGINEER: AES CONSULTING ENGINEERS  
 ATTN: KIRK HAWLEY, P.E.  
 EMAIL: KIRK.HAWLEY@AESVA.COM  
 614 MOOREFIELD PARK DRIVE  
 RICHMOND, VA 23236  
 (804) 330-8040  
 Fax (804) 330-9840  
  
 ARCHITECT: ARCHITECTURE DESIGN OFFICE  
 ATTN: TODD DYKSHORN  
 EMAIL: TODD@TADO.COM  
 105 E. BROAD STREET  
 RICHMOND, VA 23219  
 (804) 343-1212
- SITE AREA = 4.65 AC (202,684 SF)
- SITE ADDRESS: 1800, 1814, & 1815 HIGHPOINT AVENUE RICHMOND, VA 23230
- ZONING: M-1 LIGHT INDUSTRIAL
- GPIN: N0001723002, N0001723001, & N0001722001
- PROJECT LIMITS\*: 5.6± AC = 244,304± SF  
 71,825 SF LAND AREA COVERED BY BUILDINGS  
 139,574 SF PAVEMENT AND SIDEWALK  
 33,105 SF PERVIOUS AREA
- EXISTING USE: INDUSTRIAL  
 PROPOSED USE: RESIDENTIAL AND COMMERCIAL
- WATER: CITY
- SANITARY SEWER: CITY (COMBINED SEWER)
- BOUNDARY & TOPOGRAPHICAL SURVEY PROVIDED BY AES CONSULTING ENGINEERS IN MARCH 2015.
- OFF-STREET PARKING REQUIRED = 230 SPACES (BASED ON SHARED PARKING CONDITIONS)
- OFF-STREET PARKING PROVIDED\* = 293 SPACES (INCLUDES 8 HC PARKING SPACES)
- USABLE OPEN SPACE PROVIDED\* = 1.8± AC (79,917 SF)  
 COURT YARD & POOL = 0.74 AC (30,873 SF)  
 SIDEWALKS, TRAIL, & PATIO/PORCHES = 0.9± AC (39,231 SF)  
 BALCONIES & ROOF DECK = 0.2± AC (9,813 SF)
- THIS PROPERTY IS LOCATED IN HUD FLOOD HAZARD AREA ZONE "X" OF THE (OTHER AREAS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FIRM COMMUNITY PANEL NUMBER 51012900280 AND 51012900290, WITH A REVISED DATE OF APRIL 2, 2009.
- THIS SITE DOES NOT LIE WITHIN A CHESAPEAKE BAY PRESERVATION AREA.
- TRASH COMPACTORS WILL BE LOCATED WITHIN THE RESIDENTIAL BUILDINGS. A DOUBLE DUMPSTER WILL SERVICE THE COMMERCIAL BUILDING.

\*NOTE: THE PERVIOUS AREAS, OFF-STREET PARKING SPACES, AND USABLE OPEN SPACE CALCULATIONS DOES INCLUDE THOSE AREAS WITHIN THE PROJECT LIMITS THAT ARE LOCATED WITHIN THE ASSUMED PATTON AVENUE RIGHT-OF-WAY AS WELL AS OTHER CITY RIGHT-OF-WAY AREAS SURROUNDING THE SITE.

BUILDING AREAS			
LEVEL	BUILDING	AREA (SQFT)	EXT. AREA (SQFT)
1ST	WEST	23116	24855
1ST	EAST	28079	29959
1ST	COMMERCIAL	23033	22485
2ND	WEST	23037	23037
2ND	EAST	27983	28296
2ND	COMMERCIAL	19006	20793
3RD	WEST	24761	26928
3RD	EAST	35264	32944
3RD	COMMERCIAL	15006	15006
4TH	WEST	24761	26928
4TH	EAST	29573	32944
TOTAL WEST RESIDENTIAL (SQFT)			
95715			
TOTAL EAST RESIDENTIAL (SQFT)			
115299			
TOTAL RESIDENTIAL (SQFT)			
211014			
TOTAL COMMERCIAL (SQFT)			
58485			

UNIT SCHEDULE COUNT			
UNIT	TYPE	BR	BA
1	TOWNHOUSE	1	1
2	TOWNHOUSE	2	2
3	FLAT	1	1
4	FLAT	2	2
5	FLAT	1	1
6	FLAT	2	2
7	FLAT	2	2
8	FLAT	2	2
9	STUDIO	1	1
10	FLAT	1	1
11	FLAT	3	3
12	ADA FLAT	2	2
13	ADA FLAT	1	1
TOTAL UNITS			
202			
UNIT TYPE	COUNT	PERCENT	
1 BEDROOM / BATH	108	53%	
2 BEDROOM / BATH	76	38%	
3 BEDROOM / BATH	2	1%	
STUDIO	16	8%	



**LEGEND**

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER MANHOLE
- MONITORING WELL
- GAS METER
- GAS VALVE
- GAS PUMP
- PROPANE TANK
- UNKNOWN VALVE
- BOLLARD
- STORM MANHOLE
- SANITARY MANHOLE
- SIGN
- LIGHT POLE
- POWER POLE
- GUY WIRE
- HVAC UNIT
- MON/F 6"x6" CONC. BLOCK
- IR/F IRON ROD FOUND

REVISED PER CITY COMMENTS	DATE	REVISION BY



614 Moorefield Park Drive  
 Richmond, Virginia 23226  
 Phone: (804) 330-8040  
 Fax: (804) 330-9840  
 www.aesva.com

**AES**  
 CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

**SPECIAL USE PERMIT PLANS**

**SYMBOL MATTRESS REDEVELOPMENT**

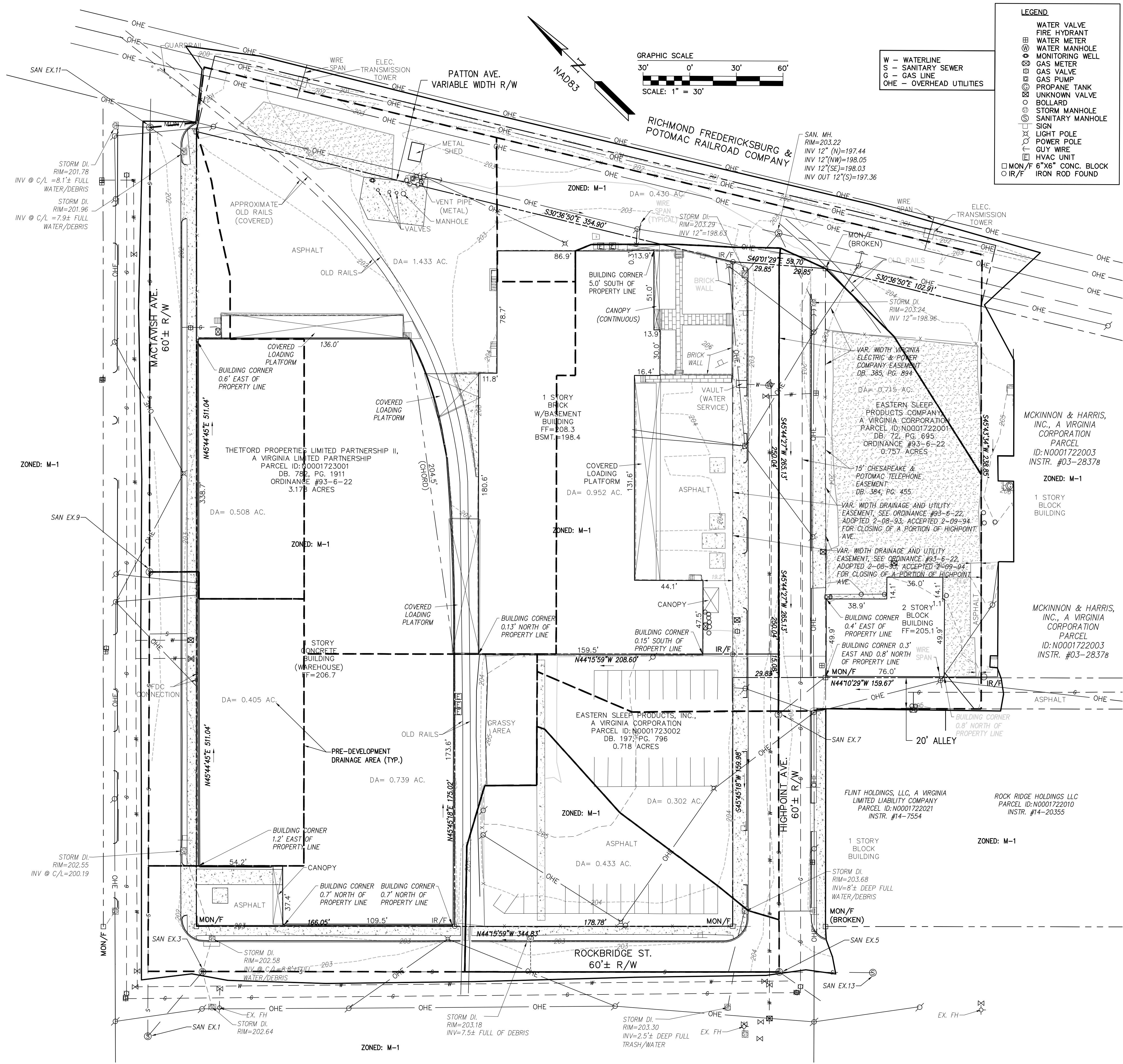
1800, 1814 & 1815 HIGHPOINT AVENUE  
 ALT: 1813 HIGHPOINT AVENUE & 1801 MACTAVISH

NEAR WEST DISTRICT | CITY OF RICHMOND | VIRGINIA

Project Contacts: ELG / KTH  
 Project Number: R1570-01  
 Scale: 1"=30'  
 Date: 05-27-15

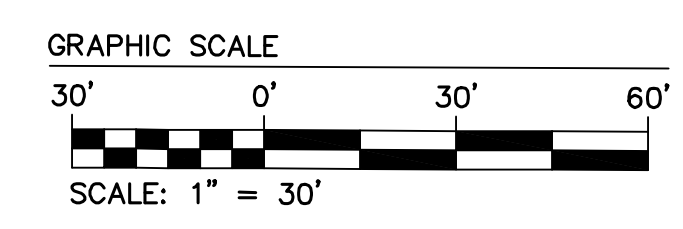
Sheet Title:  
**SITE & UTILITY PLAN**

Sheet Number  
**C-1**

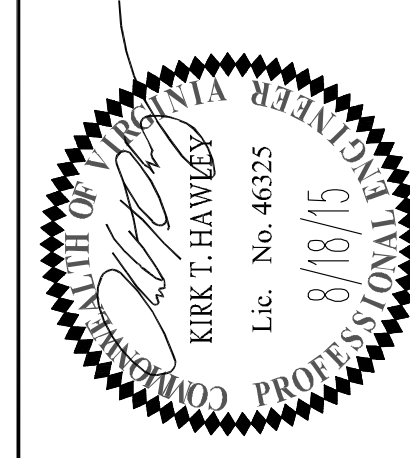


**LEGEND**

- W - WATERLINE
- S - SANITARY SEWER
- G - GAS LINE
- OHE - OVERHEAD UTILITIES
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER MANHOLE
- ⊕ MONITORING WELL
- ⊕ GAS VALVE
- ⊕ GAS PUMP
- ⊕ PROPANE TANK
- ⊕ UNKNOWN VALVE
- ⊕ BOLLARD
- ⊕ STORM MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ SIGN
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ HVAC UNIT
- ⊕ MON/F 6"x6" CONC. BLOCK
- ⊕ IR/F IRON ROD FOUND



Revised By	Date	Description



**ABS**  
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**SPECIAL USE PERMIT PLANS**

**SYMBOL MATTRESS REDEVELOPMENT**

1800, 1814 & 1815 HIGHPOINT AVENUE  
ALT: 1813 HIGHPOINT AVENUE & 1801 MAC TAVISH

NEAR WEST DISTRICT CITY OF RICHMOND, VIRGINIA

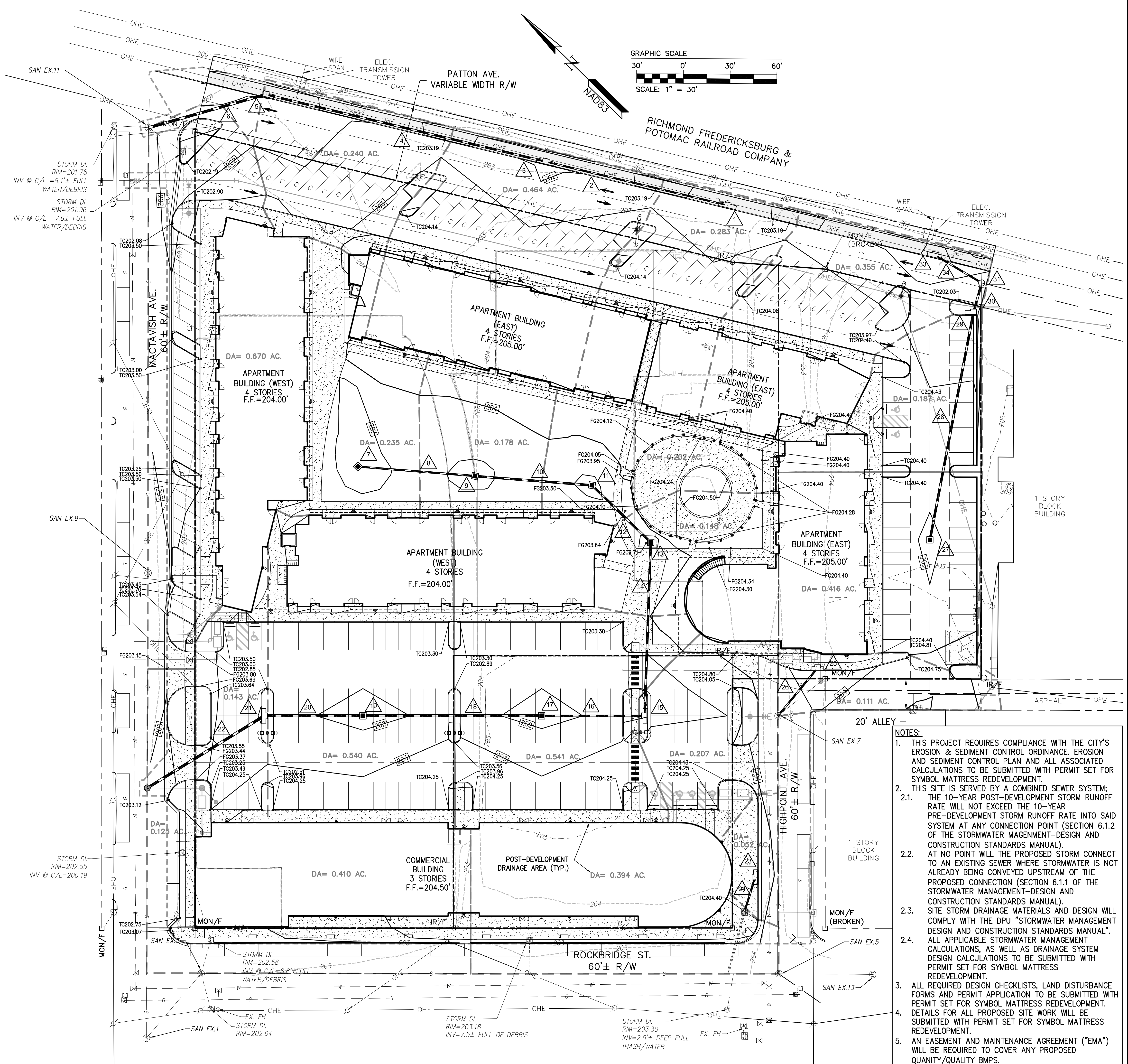
Project Contacts:	ELG / KTH
Project Number:	R1570-01
Scale:	1"=30'
Date:	05-27-15
Sheet Title:	EXISTING CONDITIONS WITH PRE-DEVELOPMENT DRAINAGE AREAS
Sheet Number:	C-2

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STRUCTURE TABLE			STRUCTURE TABLE		
STRUCTURE #	TYPE	HEIGHT	STRUCTURE #	TYPE	HEIGHT
1	DI-3C	3.81'	27	DI-1	4.30'
3	DI-3C	5.33'	29	DI-3B	5.23'
5	DI-3B	7.42'	31	MH-2	5.95'
7	DI-1	3.36'	33	DI-3C	4.91'
9	DI-1	4.85'	NULL	-	6.00'
11	DI-1	5.74'			
13	DI-1	6.28'			
15	DI-3C	7.81'			
17	DI-1	7.35'			
19	DI-1	8.56'			
21	DI-3C	10.04'			
23	DI-3C	4.43'			
25	DI-3C	7.03'			
NULL	-	12.77'			
SAN 1	MH-2	5.23'			
SAN EX.1	EX. SAN MH	12.86'			
SAN EX.3	EX. SAN MH	5.03'			
SAN EX.5	EX. SAN MH	7.28'			
SAN EX.7	EX. SAN MH	7.66'			
SAN EX.9	EX. SAN MH	11.41'			
SAN EX.11	EX. SAN MH	12.42'			
SAN EX.13	EX. SAN MH	7.22'			

PIPE TABLE				
PIPE #	LENGTH	PIPE SPEC.	INVERTS	SLOPE
2	120.09'	12" CLASS III RCP	IN: 198.82' OUT: 197.02'	1.50%
4	184.75'	15" CLASS III RCP	IN: 196.92' OUT: 194.15'	1.50%
6	78.18'	18" CLASS III RCP	IN: 194.05' OUT: 192.89'	1.49%
8	75.39'	12" CLASS III RCP	IN: 198.84' OUT: 197.95'	1.17%
10	75.38'	15" CLASS III RCP	IN: 197.85' OUT: 197.10'	1.00%
12	52.63'	15" CLASS III RCP	IN: 197.00' OUT: 196.47'	1.00%
14	111.34'	15" CLASS III RCP	IN: 196.37' OUT: 195.23'	1.03%
16	66.00'	15" CLASS III RCP	IN: 195.13' OUT: 194.47'	1.00%
18	114.75'	18" CLASS III RCP	IN: 194.37' OUT: 193.22'	1.00%
20	63.25'	18" CLASS III RCP	IN: 193.12' OUT: 192.48'	1.00%
22	88.28'	18" CLASS III RCP	IN: 192.38' OUT: 191.50'	1.00%
24	23.49'	12" CLASS III RCP	IN: 199.80' OUT: 199.18'	2.64%
26	39.94'	12" CLASS III RCP	IN: 197.05' OUT: 196.65'	1.00%
EX.2	54.33'	24" EX. PC COMB.	IN: 191.23' OUT: 189.88'	2.48%
EX.4A	338.08'	24" EX. PC COMB.	IN: 192.96' OUT: 191.37'	0.47%
EX.4B	32.69'	24" EX. PC COMB.	IN: 193.11' OUT: 192.96'	0.47%
EX.6	165.41'	24" EX. PC COMB.	IN: 196.57' OUT: 195.50'	0.65%
EX.8A	160.57'	24" EX. PC COMB.	IN: 190.94' OUT: 189.94'	0.62%
EX.8B	137.97'	24" EX. PC COMB.	IN: 191.79' OUT: 190.94'	0.62%
EX.10	285.78'	24" EX. PC COMB.	IN: 192.79' OUT: 191.79'	0.35%
EX.12	60.22'	24" EX. PC COMB.	IN: 195.84' OUT: 195.48'	0.60%
EX.14	40.93'	15" EX. CONC	IN: 199.90' OUT: 199.22'	1.67%

PIPE TABLE				
PIPE #	LENGTH	PIPE SPEC.	INVERTS	SLOPE
28	148.66'	15" CLASS III RCP	IN: 198.41' OUT: 196.92'	1.00%
30	19.55'	15" CLASS III RCP	IN: 196.82' OUT: 196.62'	1.00%
34	35.11'	12" CLASS III RCP	IN: 196.97' OUT: 196.61'	1.00%
EX. 20	10.00'	12" EX. CONC	IN: 196.52' OUT: 196.46'	0.62%



- NOTES:**
- THIS PROJECT REQUIRES COMPLIANCE WITH THE CITY'S EROSION & SEDIMENT CONTROL ORDINANCE. EROSION AND SEDIMENT CONTROL PLAN AND ALL ASSOCIATED CALCULATIONS TO BE SUBMITTED WITH PERMIT SET FOR SYMBOL MATTRESS REDEVELOPMENT.
  - THIS SITE IS SERVED BY A COMBINED SEWER SYSTEM; THE 10-YEAR POST-DEVELOPMENT STORM RUNOFF RATE WILL NOT EXCEED THE 10-YEAR PRE-DEVELOPMENT STORM RUNOFF RATE INTO SAID SYSTEM AT ANY CONNECTION POINT (SECTION 6.1.2 OF THE STORMWATER MANAGEMENT-DESIGN AND CONSTRUCTION STANDARDS MANUAL).
  - AT NO POINT WILL THE PROPOSED STORM CONNECT TO AN EXISTING SEWER WHERE STORMWATER IS NOT ALREADY BEING CONVEYED UPSTREAM OF THE PROPOSED CONNECTION (SECTION 6.1.1 OF THE STORMWATER MANAGEMENT-DESIGN AND CONSTRUCTION STANDARDS MANUAL).
  - SITE STORM DRAINAGE MATERIALS AND DESIGN WILL COMPLY WITH THE DPU "STORMWATER MANAGEMENT DESIGN AND CONSTRUCTION STANDARDS MANUAL". ALL APPLICABLE STORMWATER MANAGEMENT CALCULATIONS, AS WELL AS DRAINAGE SYSTEM DESIGN CALCULATIONS TO BE SUBMITTED WITH PERMIT SET FOR SYMBOL MATTRESS REDEVELOPMENT.
  - ALL REQUIRED DESIGN CHECKLISTS, LAND DISTURBANCE FORMS AND PERMIT APPLICATION TO BE SUBMITTED WITH PERMIT SET FOR SYMBOL MATTRESS REDEVELOPMENT. DETAILS FOR ALL PROPOSED SITE WORK WILL BE SUBMITTED WITH PERMIT SET FOR SYMBOL MATTRESS REDEVELOPMENT.
  - AN EASEMENT AND MAINTENANCE AGREEMENT ("EMA") WILL BE REQUIRED TO COVER ANY PROPOSED QUANTITY/QUALITY BMPs.

REV	DATE	DESCRIPTION
1	8/18/15	REVISION PER CITY COMMENTS



614 Monrofield Park Drive  
Richmond, Virginia 23236  
Phone: (804) 330-8040  
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**ATS**  
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

**SPECIAL USE PERMIT PLANS**

**SYMBOL MATTRESS REDEVELOPMENT**

1800, 1814 & 1815 HIGH POINT AVENUE  
ALT: 1813 HIGH POINT AVENUE & 1801 NACTAVISH

NEAR WEST DISTRICT | CITY OF RICHMOND | VIRGINIA

Project Contacts: ELG / KTH  
Project Number: R1570-01  
Scale: 1"=30' Date: 05-27-15

Sheet Title:  
**GRADING PLAN WITH POST-DEVELOPMENT DRAINAGE AREAS**

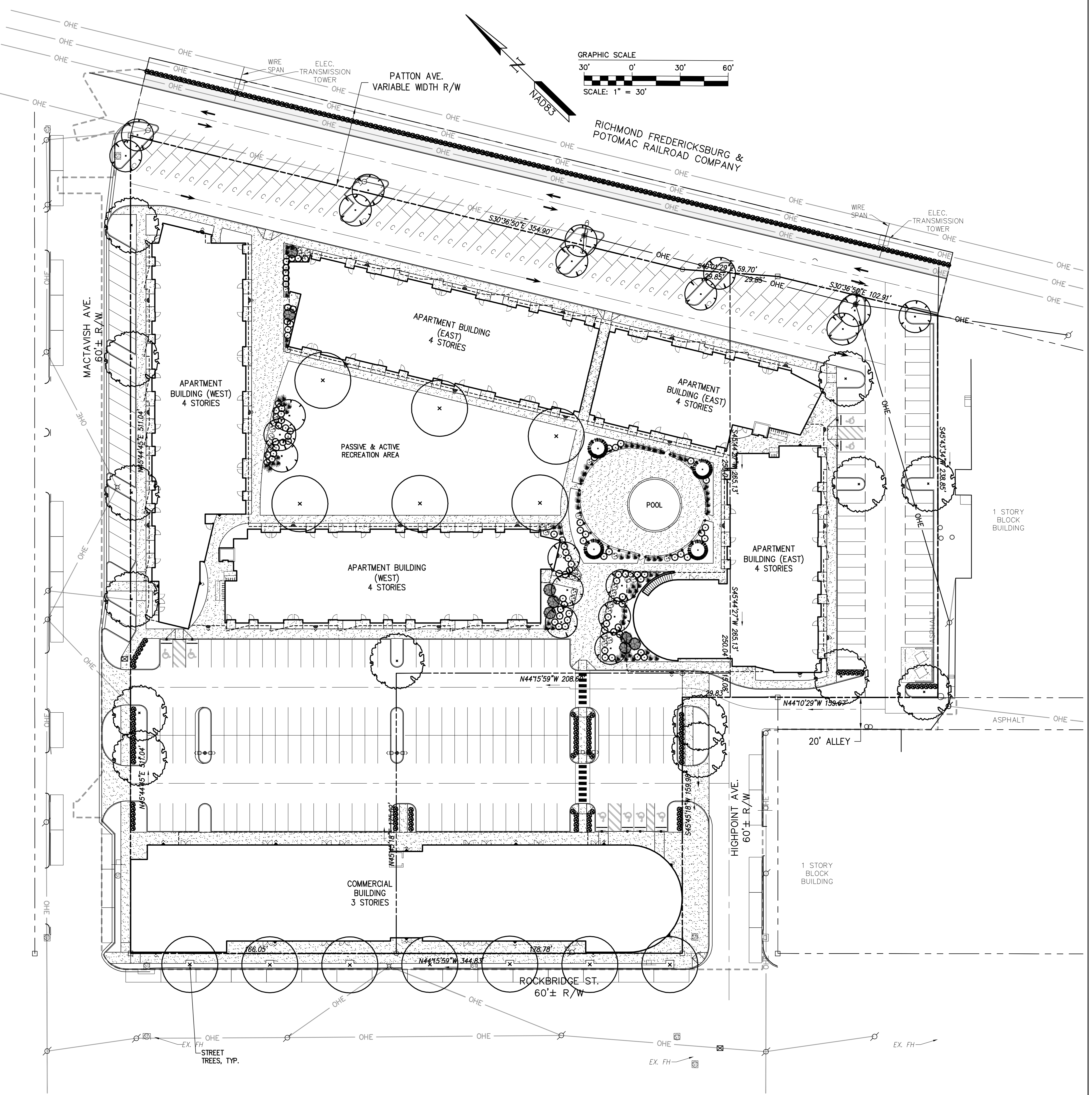
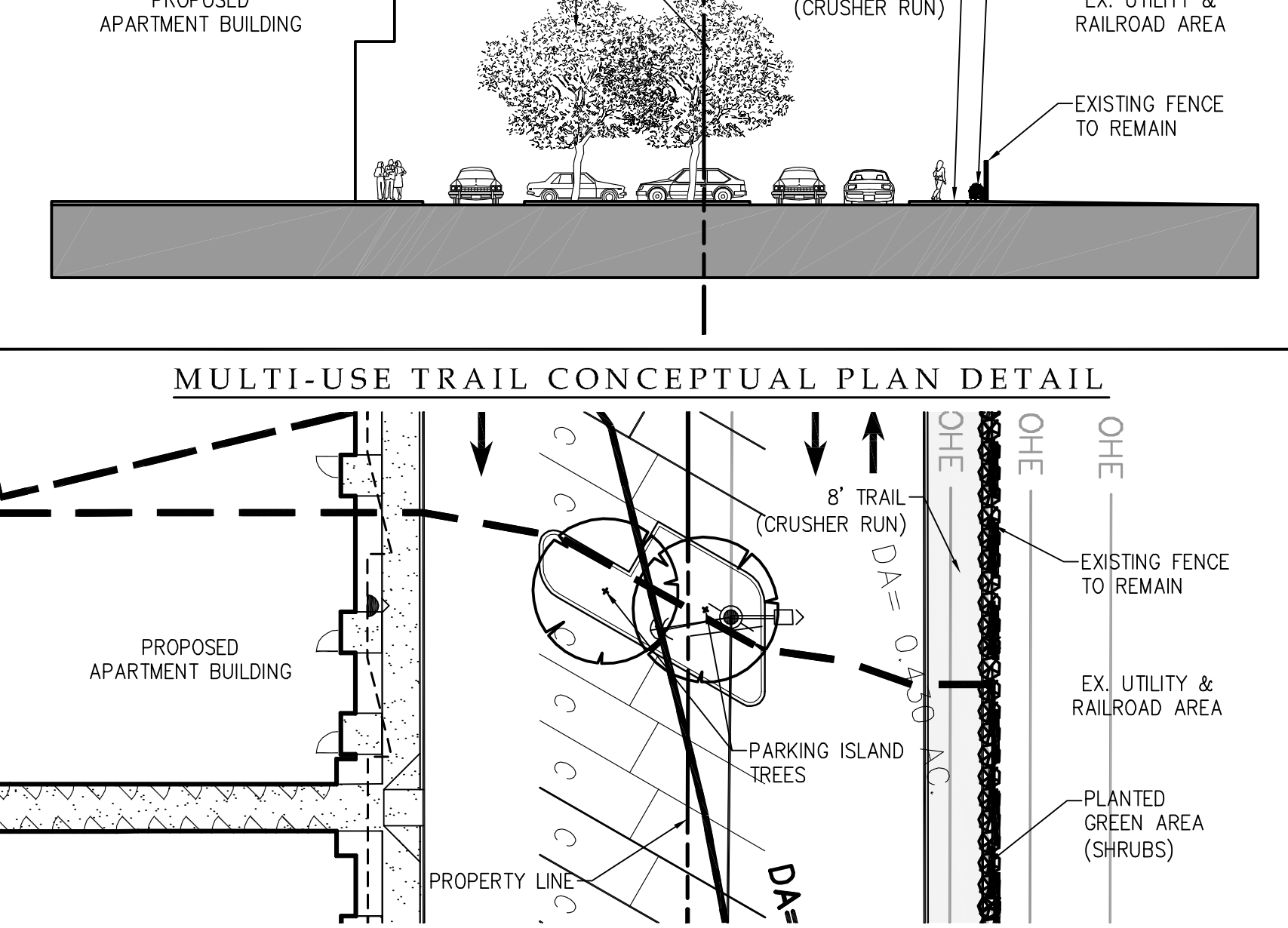
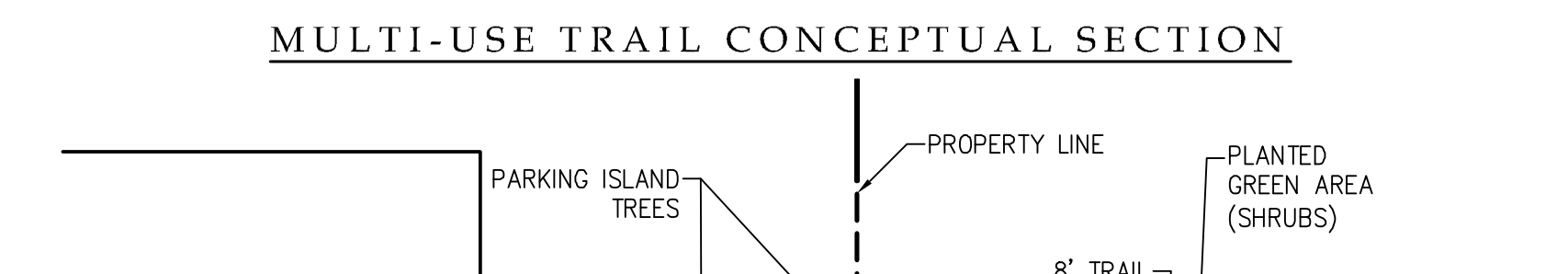
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**C-3**

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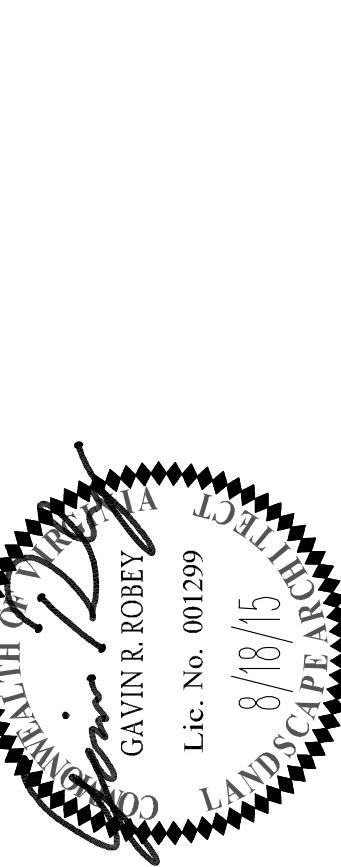
# CONCEPT PLANT SCHEDULE

- DECIDUOUS TREES**
  - ACER SACCHARUM 'COMMEMORATION' / COMMEMORATION SUGAR MAPLE
  - BETULA NIGRA 'DURAHEAT' / DURAHEAT RIVER BIRCH
  - QUERCUS PHELLOS / WILLOW OAK
  - SALIX BABYLONICA / WEEPING WILLOW
  - ULMUS PARVIFOLIA / CHINESE ELM
- EVERGREEN TREES**
  - CEDRUS DEODARA / DEODAR CEDAR
  - CRYPTOMERIA JAPONICA / JAPANESE CEDAR
  - JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
  - MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA
  - PINUS TAEDA / LOBLOLLY PINE
- ORNAMENTAL TREES**
  - CERCIS CANADENSIS / EASTERN REDBUD
  - ILEX X 'NELLIE R. STEVENS' / NELLIE STEVENS HOLLY
  - LAGERSTROEMIA INDICA / CRAPE MYRTLE
  - MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA
  - PRUNUS X YEDOENSIS / YOSHINO CHERRY
- LARGE SHADE TREES**
  - ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE
  - PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE
  - QUERCUS ALBA / WHITE OAK
  - QUERCUS PHELLOS / WILLOW OAK
  - ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA
- DECIDUOUS SHRUBS**
  - ARONIA ARBUTIFOLIA / RED CHOKEBERRY
  - CORNUS BAILEYI / BAILEY'S RED-TWIG DOGWOOD
  - ILEX VERTICILLATA / WINTERBERRY
  - ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE
  - VIBURNUM DAVIDII / DAVID VIBURNUM
- EVERGREEN SHRUBS**
  - ABELIA X GRANDIFLORA / GLOSSY ABELIA
  - ILEX CRENATA 'COMPACTA' / DWARF JAPANESE HOLLY
  - ILEX VOMITORIA 'BORDEAUX' / BORDEAUX HOLLY
  - NANDINA DOMESTICA 'FIRE POWER' / FIREPOWER NANDINA
- FLOWERING SHRUBS**
  - AZALEA ENCORE TM / ENCORE AZALEA
  - BUDDLEIA DAVIDII 'BLACK KNIGHT' / BLACK KNIGHT BUTTERFLY BUSH
  - FORSYTHIA X INTERMEDIA / GOLDEN-BELLS
  - VIBURNUM CARLESII 'COMPACTUM' / KOREAN SPICE VIBURNUM
  - VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD
- LARGE ORNAMENTAL SHRUBS**
  - COTINUS COGGYGRIA / SMOKE TREE
  - LAGERSTROEMIA INDICA / CRAPE MYRTLE
  - LOROPETALUM CHINENSE RUBRUM 'BURGUNDY' / BURGUNDY LOROPETALUM
  - MYRICA CERIFERA / WAX MYRTLE
  - VITEX AGNUS-CASTUS / CHASTE TREE
- HEDGE SHRUBS**
  - ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA
  - ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY
  - ILEX CRENATA 'HETZI' / HETZII JAPANESE HOLLY
  - NANDINA DOMESTICA / HEAVENLY BAMBOO
  - OSMANTHUS HETEROPHYLLUS 'GULFTIDE' / GULFTIDE OSMANTHUS
- ORNAMENTAL GRASSES**
  - CORTADERIA SELLOANA / PAMPAS GRASS
  - MISCANTHUS SINENSIS / JAPANESE SILVER GRASS
  - MUHLENBERGIA CAPILLARIS / PINK MUHLY
  - PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS
  - PENNISETUM ORIENTALE 'KARLIE ROSE' / KARLIE ROSE FOUNTAIN GRASS

**NOTES:**  
 • THE PLANT LOCATIONS AND QUANTITIES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY.



Rev.	Date	Description
1	8/18/15	REVISED PER CITY COMMENTS



**ABS CONSULTING ENGINEERS**  
 614 Morefield Park Drive  
 Richmond, Virginia 23226  
 Phone: (804) 330-8040  
 Fax: (804) 330-8640  
 www.abs-engineers.com

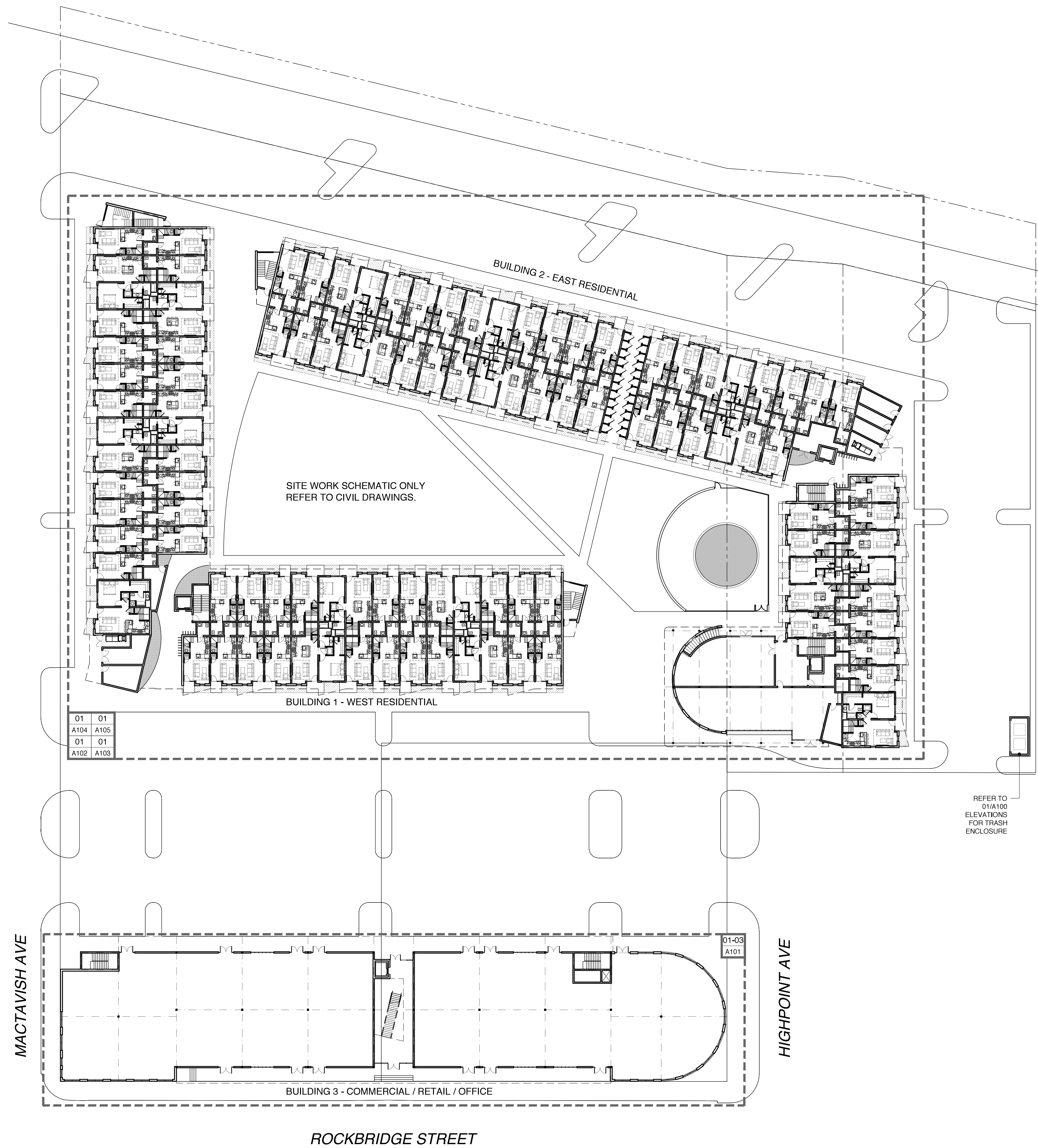
Hampton Roads | Central Virginia | Middle Peninsula

**SPECIAL USE PERMIT PLANS**  
**SYMBOL MATTRESS REDEVELOPMENT**  
 1800, 1814 & 1815 HIGH POINT AVENUE  
 ALT. 1813 HIGH POINT AVENUE & 1801 MACTAVISH

Project Contacts:	GRR
Project Number:	R1570-01
Scale:	1"=30'
Sheet Title:	CONCEPTUAL LANDSCAPE PLAN
Sheet Number:	C-4

S:\JOBS\157000 - Permits - Documentation - Symbol\Engineering\Plans - SUPR\157001 - SUPR-Landscape.dwg, 8/18/2015 11:19:36 AM, robert.atkinson





UNIT SCHEDULE					
UNIT #	TYPE	BR	BA	AREA (CSF)	EXTER AREA
<b>1ST/2ND LEVEL</b>					
1	101	1	1	784	25
2	102	1	1	784	25
3	103	1	1	784	25
4	104	1	1	784	25
5	105	2B	2	1154	50
6	106	2A	2	1162	50
7	107	2A	2	1162	50
8	108	2B	2	1154	50
9	109	1	1	784	25
10	110	1	1	784	25
11	111	1	1	784	25
12	112	1	1	784	25
13	113	2A	2	1162	50
14	114	2B	2	1154	50
15	115	2B	2	1154	50
16	116	2A	2	1162	50
17	117	1	1	784	25
18	118	1	1	784	25
19	119	1	1	784	25
20	120	1	1	784	25
21	121	1	1	784	25
22	122	1	1	784	25
23	123	1	1	784	25
24	124	1	1	784	25
25	125	1	1	784	25
26	126	2C	2	1162	50
27	127	1	1	784	25
28	128	2B	2	1154	50
29	129	2B	2	1154	50
30	130	1	1	784	25
31	131	2A	2	1162	50
32	132	1	1	784	25
33	133	1	1	784	25
34	134	1	1	784	25
35	135	1	1	784	25
36	136	2A	2	1162	50
37	137	2A	2	1162	50
38	138	2B	2	1154	50
39	139	2B	2	1154	50
40	140	1	1	784	25
41	141	1	1	784	25
42	142	1	1	784	25
43	143	1	1	784	25
44	144	2B	2	1154	50
45	145	1	1	784	25
46	146	2A	2	1162	50
47	147	2B	2	1154	50
48	148	1	1	784	25
49	149	2A	2	1162	50
50	150	1	1	784	25
51	151	1	1	784	25
52	152	1	1	784	25
53	153	1	1	784	25
54	154	2A	2	1162	50
55	155	2B	2	1154	50
56	156	2B	2	1154	50
57	157	2A	2	1162	50
58	158	1	1	784	25
59	159	1	1	784	25
60	160	1	1	784	25
61	161	1	1	784	25
62	162	2A	2	1162	50
63	163	1	1	784	25
64	164	2B	2	1154	50
65	165	2E	2	1162	50
66	166	1	1	784	25
67	167	1	1	784	25
68	168	1	1	784	25
69	169	2B	2	1154	50
70	170	2E	2	1162	50
71	171	2A	2	1162	50
72	172	1	1	784	25
73	173	1	1	784	25
74	174	1	1	784	25
75	175	1	1	784	25
76	176	2A	2	1162	50
77	177	2B	2	1154	50
78	178	2B	2	1154	50
79	179	2A	2	1162	50
80	180	1	1	784	25
81	181	1	1	784	25
82	182	1	1	784	25
83	184	1	1	784	25
84	186	1	1	784	25
85	188	1	1	784	25
86	190	2A	2	1162	50
87	192	2B	2	1154	50
88	194	1	1	784	25
89	196	1	1	784	25
90	198	2B	2	1154	50
91	200	2D	2	1162	50
1ST/2ND LEVEL TOTAL (UNITS ONLY)				85564	3225

UNIT SCHEDULE						
UNIT #	TYPE	BR	BA	AREA (CSF)	EXTER AREA	
<b>3RD LEVEL</b>						
92	301	11	3	1437	80	
93	302	5A	1	1	675	102
94	303	9	1	1	506	58
95	304	5	1	1	675	102
96	305	9	1	1	506	58
97	306	6	2	2	1055	102
98	307	9	1	1	506	58
99	308	6	2	2	1055	102
100	309	9	1	1	506	58
101	310	5	1	1	675	102
102	311	4	2	2	1055	80
103	312	5	1	1	675	102
104	313	12	2	2	1056	80
105	314	8	2	2	1036	78
106	315	4	2	2	1055	80
107	316	5	1	1	675	102
108	317	3	1	1	675	80
109	318	6	2	2	1055	102
110	319	3	1	1	675	80
111	320	6	2	2	1055	102
112	321	9	1	1	506	58
113	322	5	1	1	675	102
114	323	9	1	1	506	58
115	324	5	1	1	675	102
116	325	3	1	1	675	80
117	326	6A	2	2	1055	102
118	327	3	1	1	675	80
119	328	5A	1	1	675	102
120	329	9	1	1	506	58
121	330	5	1	1	675	102
122	331	9	1	1	506	58
123	332	6	2	2	1055	102
124	333	3	1	1	675	80
125	334	5	1	1	675	102
126	335	3	1	1	675	80
127	336	6	2	2	1055	102
128	337	12	2	2	1056	80
129	338	6	2	2	1055	102
130	339	3	1	1	675	80
131	340	5	1	1	675	102
132	341	3	1	1	675	80
133	342	5	1	1	675	102
134	343	4A	2	2	1043	80
135	344	6	2	2	1055	102
136	345	3	1	1	675	80
137	346	10	1	1	706	69
138	347	4	2	2	1055	80
139	348	5A	1	1	675	102
140	349	4	2	2	1055	80
141	350	5	1	1	675	102
142	351	7	2	2	1085	76
143	352	5	1	1	675	102
144	354	6	2	2	1055	102
145	356	13	1	1	840	102
146	358	3A	1	1	705	80
147	360	4	2	2	1055	80
3RD LEVEL TOTAL (UNITS ONLY)				44657	4859	

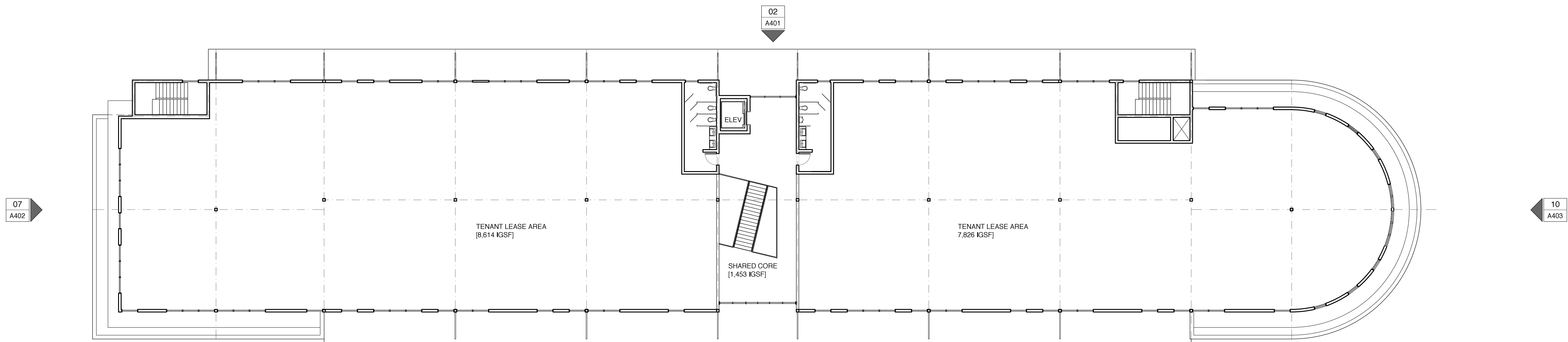
UNIT SCHEDULE						
UNIT #	TYPE	BR	BA	AREA (CSF)	EXTER AREA	
<b>4TH LEVEL</b>						
148	401	11	3	1437	80	
149	402	5A	1	1	675	102
150	403	9	1	1	506	58
151	404	5	1	1	675	102
152	405	9	1	1	506	58
153	406	6	2	2	1055	102
154	407	9	1	1	506	58
155	408	6	2	2	1055	102
156	409	9	1	1	506	58
157	410	5	1	1	675	102
158	411	4	2	2	1055	80
159	412	5	1	1	675	102
160	413	4	2	2	1055	80
161	414	8	2	2	1036	78
162	415	4	2	2	1055	80
163	416	5	1	1	675	102
164	417	3	1	1	675	80
165	418	6	2	2	1055	102
166	419	3	1	1	675	80
167	420	6	2	2	1055	102
168	421	9	1	1	506	58
169	422	5	1	1	675	102
170	423	9	1	1	506	58
171	424	5	1	1	675	102
172	425	3	1	1	675	80
173	426	6A	2	2	1055	102
174	427	3	1	1	675	80
175	428	5A	1	1	675	102
176	429	9	1	1	506	58
177	430	5	1	1	675	102
178	431	9	1	1	506	58
179	432	6	2	2	1055	102
180	433	3	1	1	675	80
181	434	5	1	1	675	102
182	435	3	1	1	675	80
183	436	5	1	1	675	102
184	437	12	2	2	1056	80
185	438	6	2	2	1055	102
186	439	3	1	1	675	80
187	440	5	1	1	675	102
188	441	3	1	1	675	80
189	442	5	1	1	675	102
190	443	4A	2	2	1043	80
191	444	6	2	2	1055	102
192	445	3	1	1	675	80
193	446	5A	1	1	675	102
194	447	4	2	2	1055	80
195	448	5	1	1	675	102
196	449	4	2	2	1055	80
197	450	5	1	1	675	102
198	451	7	2	2	1085	76
199	452	6	2	2	1055	102
200	454	13	1	1	840	102
201	456	3A	1	1	705	80
202	458	4	2	2	1055	80
4TH LEVEL TOTAL (UNITS ONLY)				43950	4790	

UNIT SCHEDULE COUNT				
UNIT	TYPE	BR	BA	
1	TOWNHOUSE	1	1	53
2	TOWNHOUSE	2	2	38
3	FLAT	1	1	20
4	FLAT	2	2	13
5	FLAT	1	1	32
6	FLAT	2	2	18
7	FLAT	2	2	2
8	FLAT	2	2	2
9	STUDIO	1	1	16
10	FLAT	1	1	1
11	FLAT	3	3	2
12	ADA FLAT	2	2	3
13	ADA FLAT	1	1	2
TOTAL UNITS				202

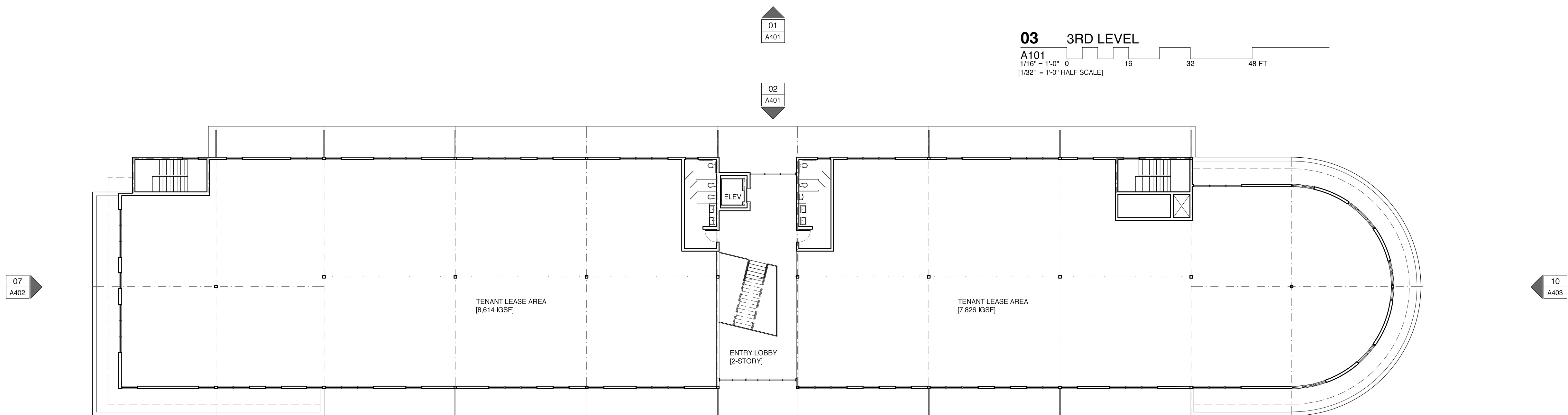
  

UNIT TYPE	COUNT	PERCENT
1 BEDROOM / BATH	108	53%
2 BEDROOM / BATH	76	38%
3 BEDROOM / BATH	2	1%
STUDIO	16	8%

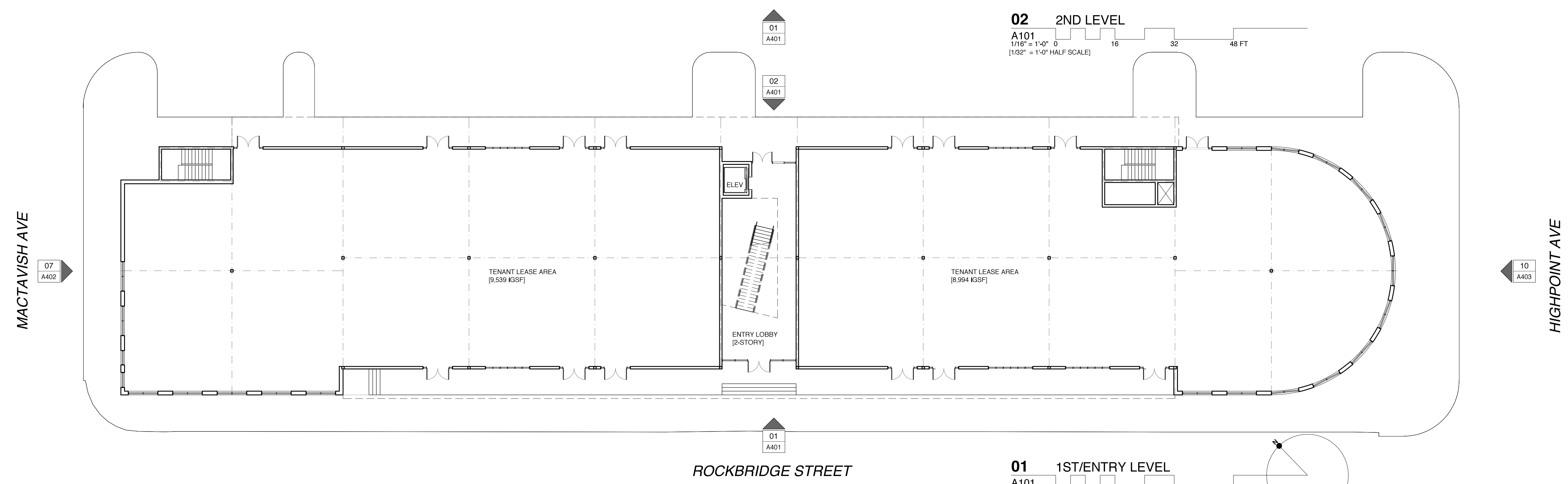
BUILDING AREAS				
LEVEL	BUILDING	AREA [SQFT]	AREA W/EXT [SQFT]	EXT. AREA [SQFT]
1ST	WEST	23116	24855	1739
1ST	EAST	28079	29893	1,814
1ST	COMMERCIAL	20833	22485	1,652
2ND	WEST	23037	23037	0
2ND	EAST	27383	28236	853
2ND	COMMERCIAL	19006	20793	1,787
3RD	WEST	24781	26928	2,147
3RD	EAST	30284	32944	



**03 3RD LEVEL**  
 A101  
 1/16" = 1'-0"  
 [1/32" = 1'-0" HALF SCALE]

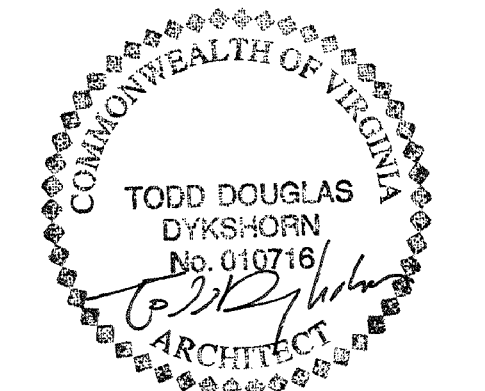


**02 2ND LEVEL**  
 A101  
 1/16" = 1'-0"  
 [1/32" = 1'-0" HALF SCALE]



**01 1ST/ENTRY LEVEL**  
 A101  
 1/16" = 1'-0"  
 [1/32" = 1'-0" HALF SCALE]

**SPECIAL USE PERMIT SET  
 RESPONSE TO COMMENTS  
 08-14-2015**



**ARCHITECT:**  
 ADD/Architecture Design Office  
 105 E Broad Street  
 Richmond, Virginia 23219  
 804 343 1212

**CIVIL ENGINEER:**  
 AES CONSULTING ENGINEERS  
 614 Moorefield Park Drive  
 Richmond, Virginia 23236  
 804 330 8040



**SYMBOL MATTRESS  
 REDEVELOPMENT**  
 1800, 1814 & 1815 HIGH POINT AVE  
 ALTS: 1813 HIGH POINT AVE &  
 1801 MACTAVISH AVE  
 RICHMOND, VIRGINIA

**BUILDING 3 - COMMERCIAL  
 RETAIL/OFFICE FLOOR PLANS**  
 PROJ NUMBER PUBLISH DATE  
 15/1814 15/06.03

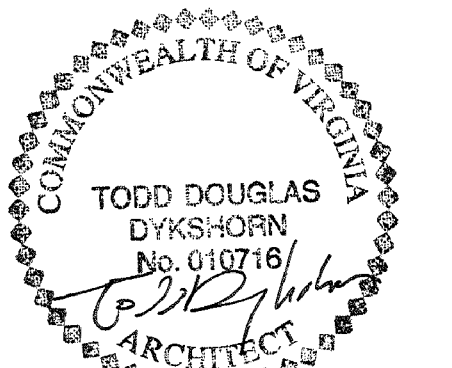
AUTHOR(S) DRWG TYPE  
 SOCIAL **A101**





SITE WORK SCHEMATIC ONLY,  
REFER TO CIVIL DRAWINGS.

**SPECIAL USE PERMIT SET  
RESPONSE TO COMMENTS  
08-14-2015**



**ARCHITECT:**  
AD/Architecture Design Office  
105 E Broad Street  
Richmond, Virginia 23219  
804 343 1212

**CIVIL ENGINEER:**  
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614 Moorefield Park Drive  
Richmond, Virginia 23236  
804 330 8040

**SPY ROCK**  
REAL ESTATE GROUP  
**SYMBOL MATTRESS  
REDEVELOPMENT**  
1800, 1814 & 1815 HIGH POINT AVE  
ALTS: 1813 HIGH POINT AVE &  
1801 MACTAVISH AVE  
RICHMOND, VIRGINIA

**01 1ST/GROUND LEVEL FLOOR PLAN**

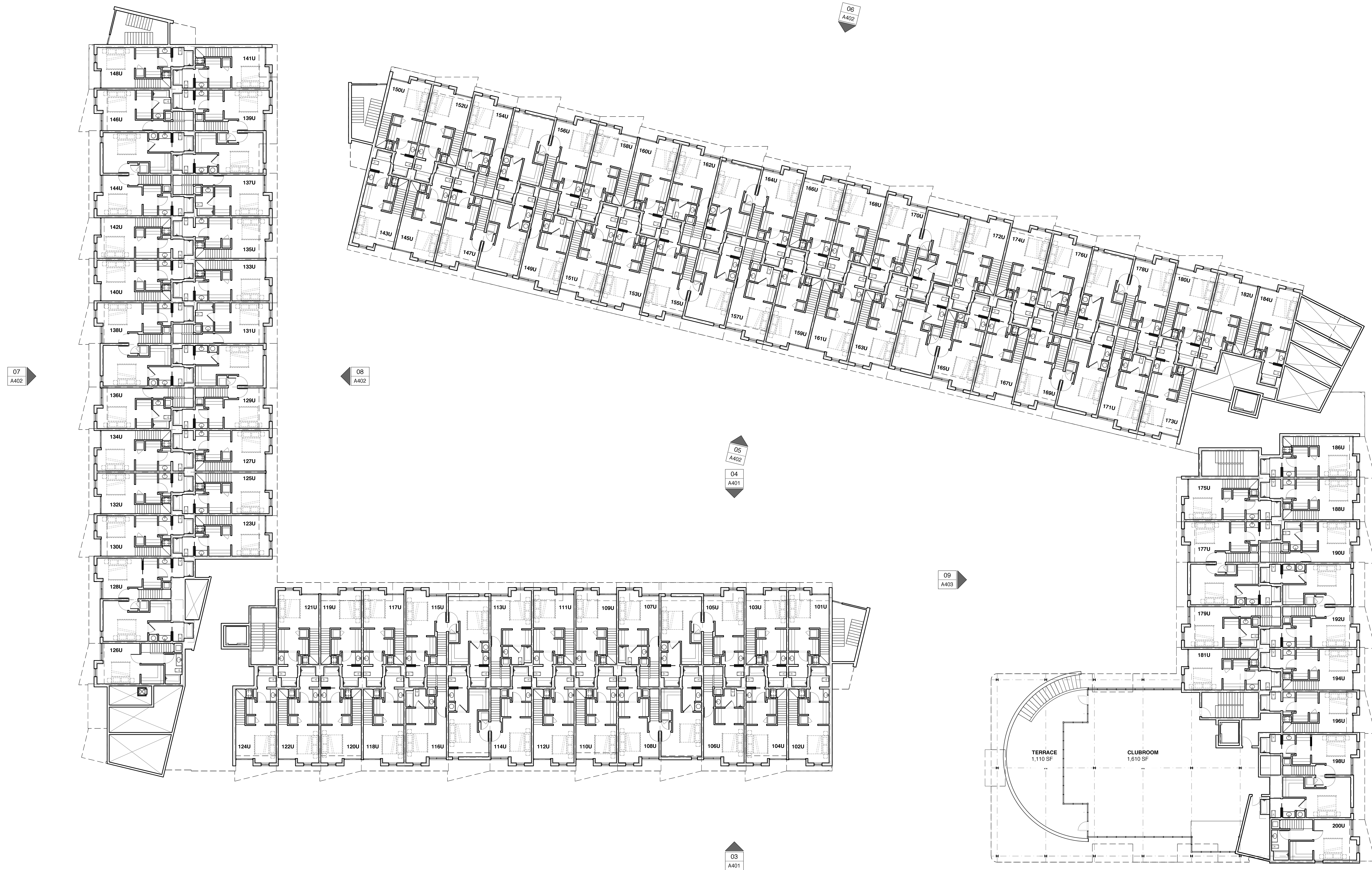
A102  
1/16" = 1'-0" 0 16 32 48 FT  
[1/32" = 1'-0" HALF SCALE] [32] [64] [96]

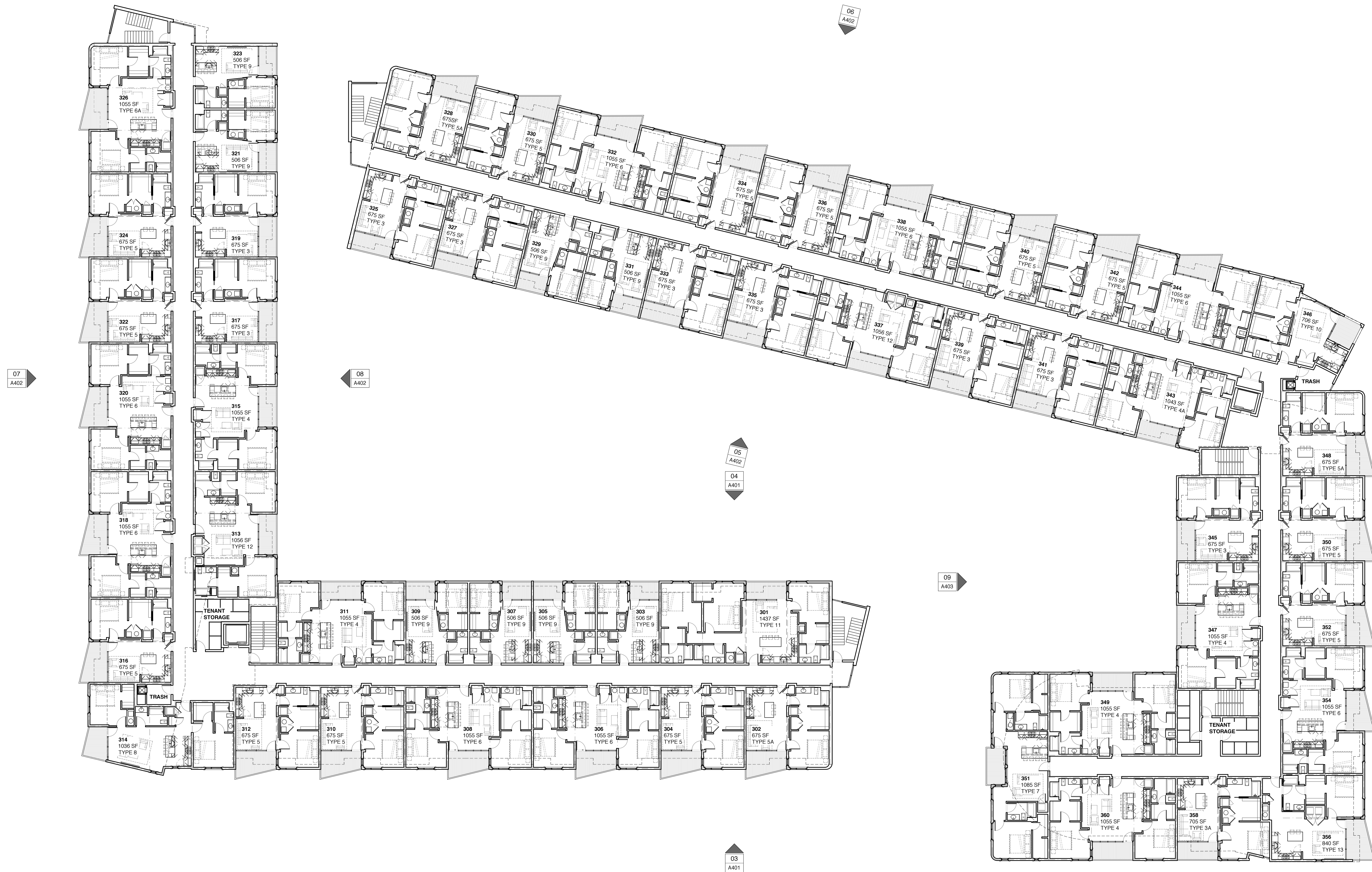
**BUILDING 1 & 2  
RESIDENTIAL FLOOR PLANS**

PROJ NUMBER PUBLISH DATE  
15/1814 15/06.03

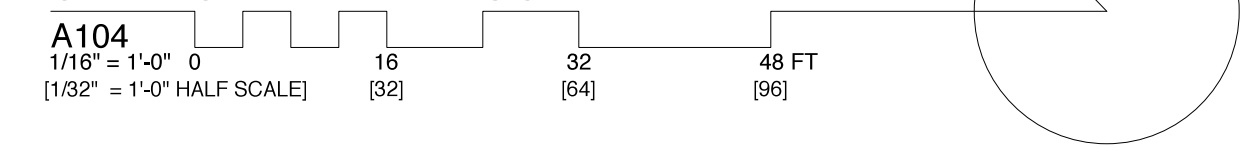
AUTHOR(S) DRWG TYPE  
SOCIAL

**A102**

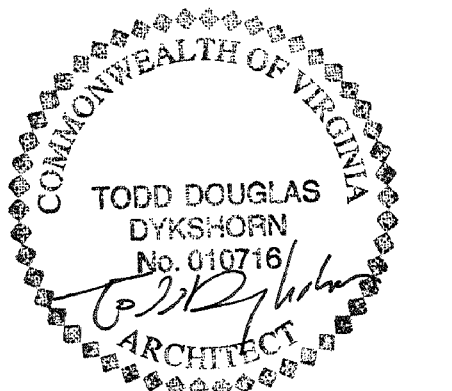




**01** 3RD LEVEL FLOOR PLAN



**SPECIAL USE PERMIT SET  
 RESPONSE TO COMMENTS  
 08-14-2015**



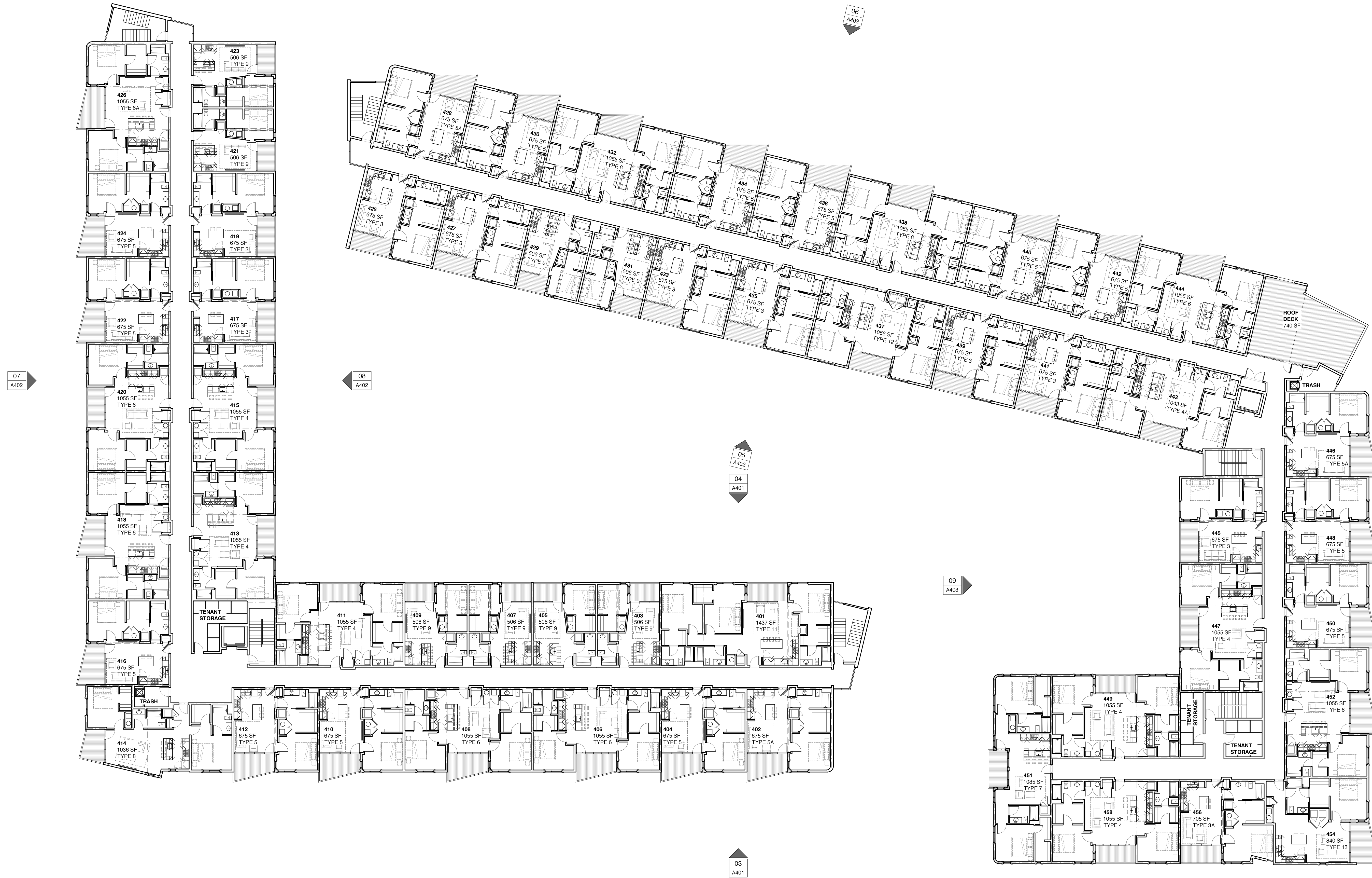
**ad** ARCHITECT:  
**o** **ADJ** Architecture Design Office  
 105 E Broad Street  
 Richmond, Virginia 23219  
 804 343 1212

CIVIL ENGINEER:  
**AES** CONSULTING ENGINEERS  
 614 Moorefield Park Drive  
 Richmond, Virginia 23236  
 804 330 8040

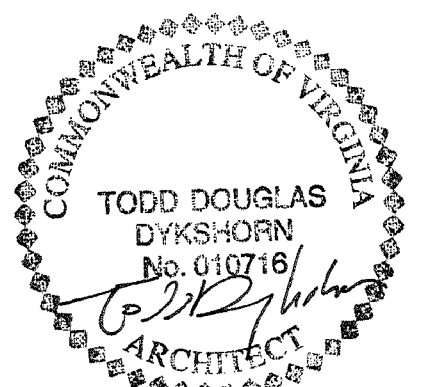
**SPY ROCK**  
 REAL ESTATE GROUP  
**SYMBOL MATTRESS  
 REDEVELOPMENT**  
 1800, 1814 & 1815 HIGH POINT AVE  
 ALTS: 1813 HIGH POINT AVE &  
 1801 MACTAVISH AVE  
 RICHMOND, VIRGINIA

RESIDENTIAL FLOOR PLANS

PROJ NUMBER PUBLISH DATE  
 15/1814 15/06.03  
 AUTHOR(S) DRWG TYPE SOCIAL  
**A104**



**SPECIAL USE PERMIT SET  
RESPONSE TO COMMENTS  
08-14-2015**



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Richmond, Virginia 23219  
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**CIVIL ENGINEER:**  
AES CONSULTING ENGINEERS  
614 Moorefield Park Drive  
Richmond, Virginia 23236  
804 330 8040



**SYMBOL MATTRESS  
REDEVELOPMENT**  
1800, 1814 & 1815 HIGH POINT AVE  
ALTS: 1813 HIGH POINT AVE &  
1801 MACTAVISH AVE  
RICHMOND, VIRGINIA

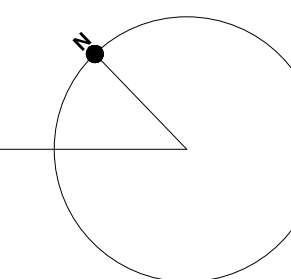
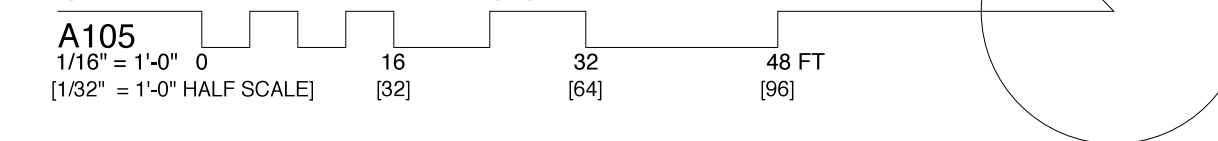
RESIDENTIAL FLOOR PLANS

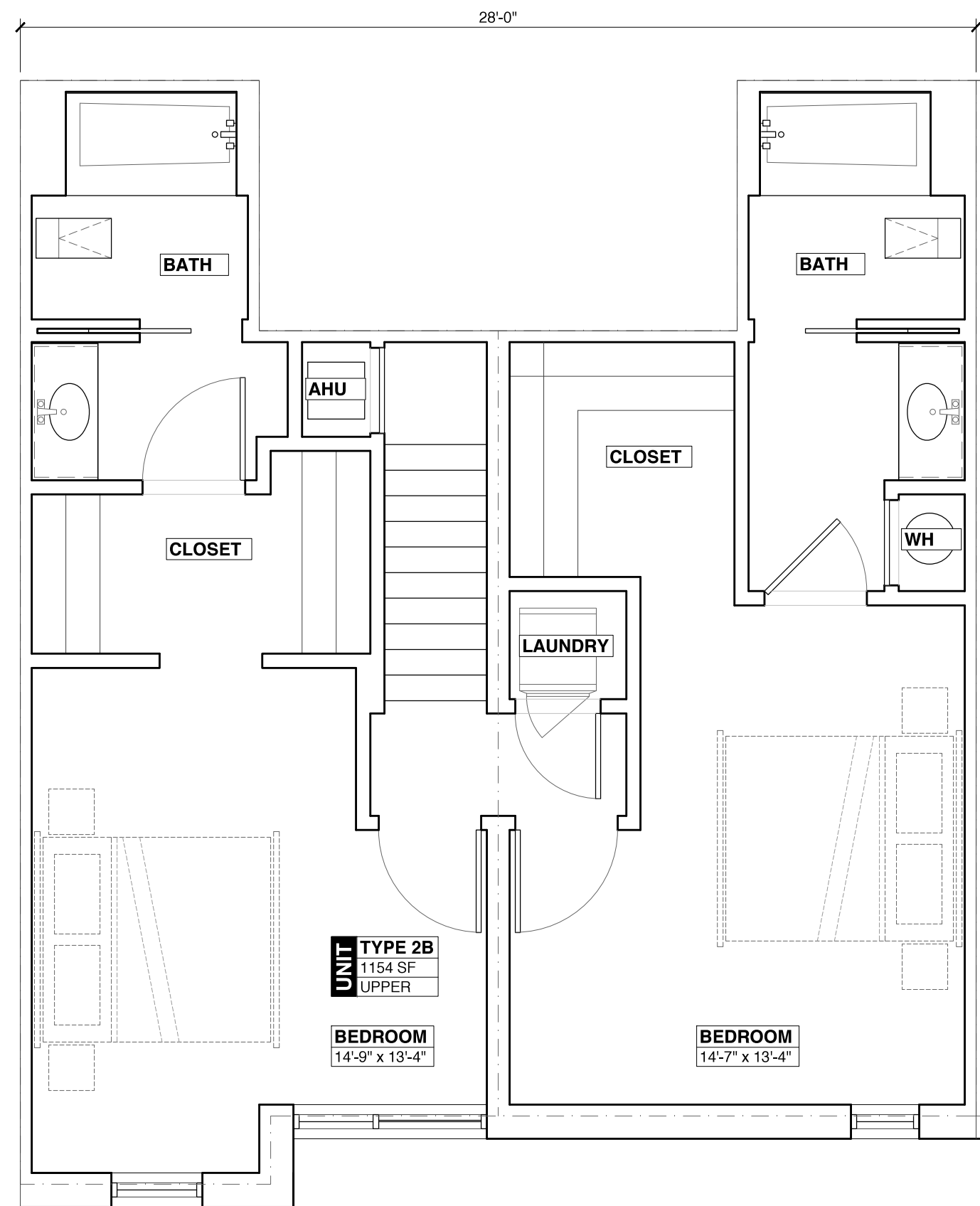
PROJ NUMBER PUBLISH DATE  
15/1814 15/06.03

AUTHOR(S) DRWG TYPE  
SOCIAL

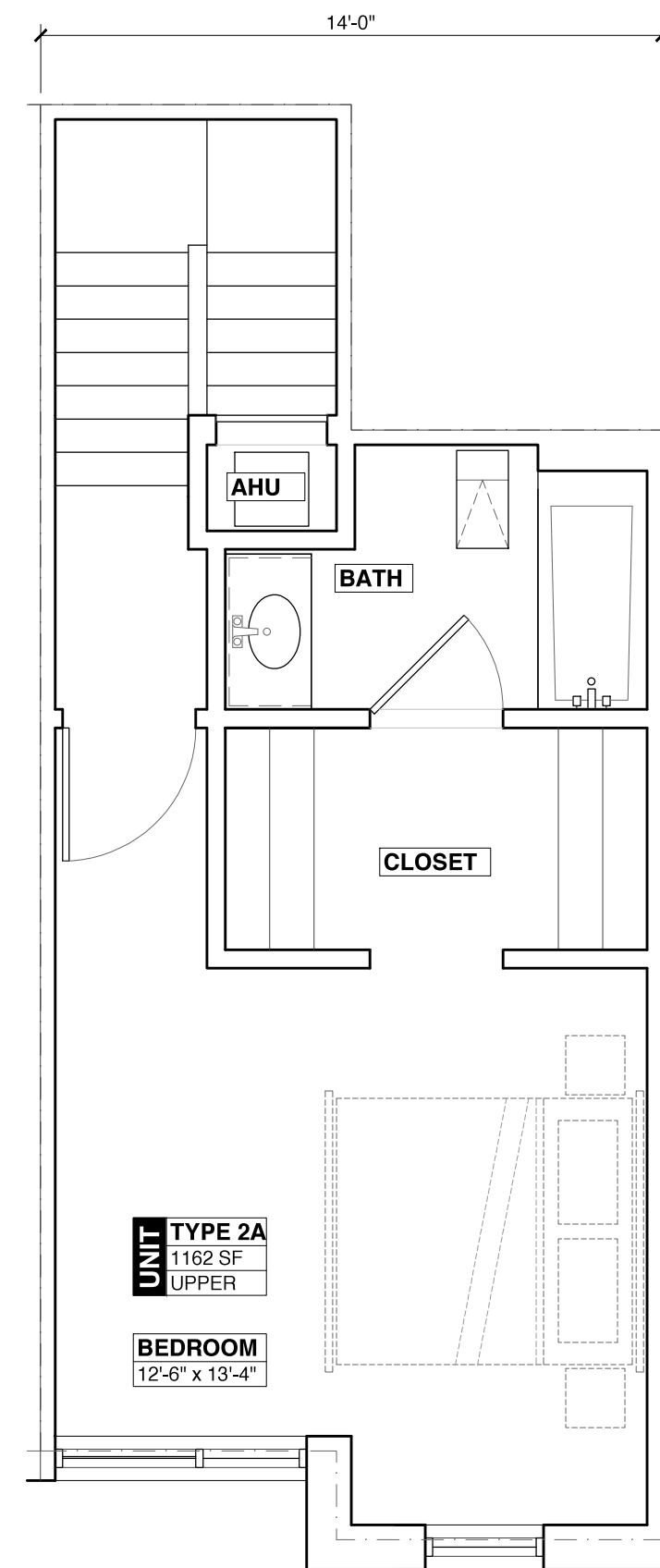
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**01 4TH LEVEL FLOOR PLAN**

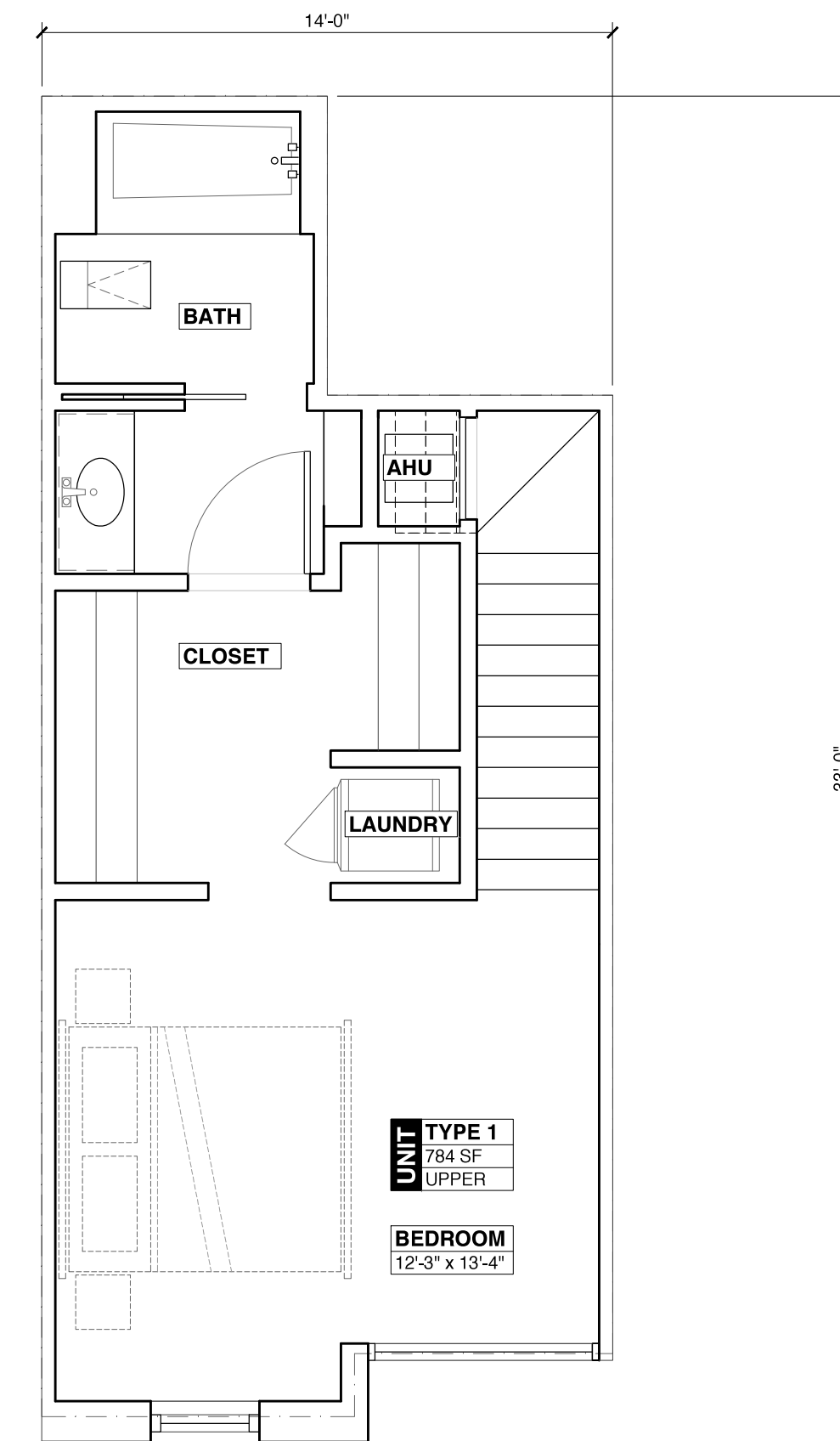




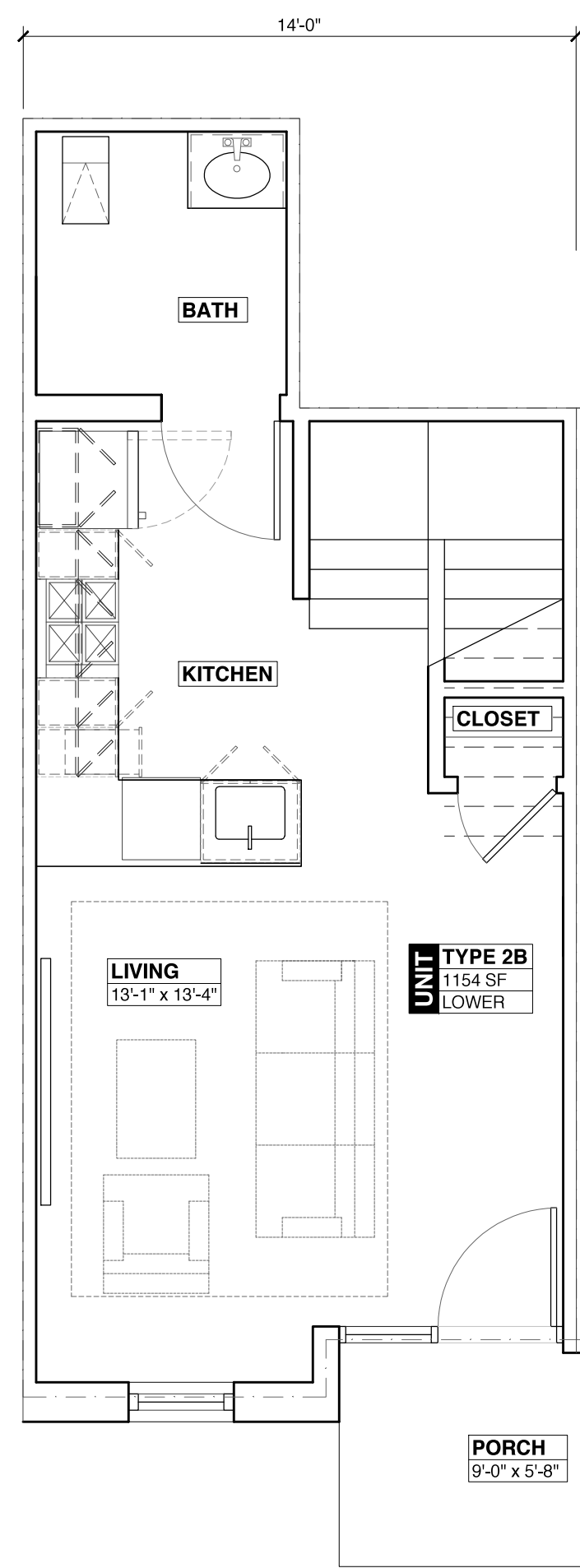
**02B\_U UNIT TYPE 2B\_UPPER LEVEL**  
 A301  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]



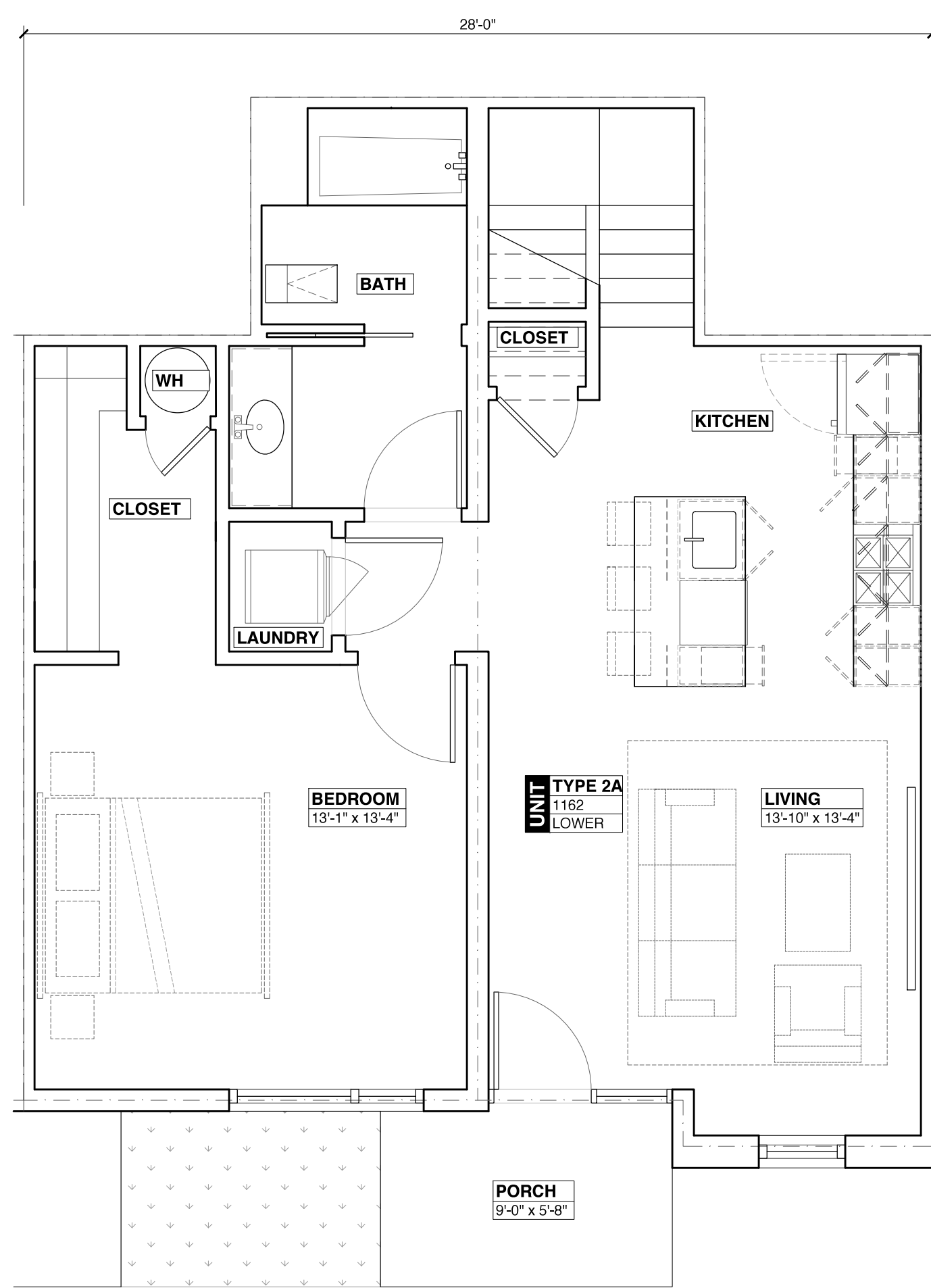
**02A\_U UNIT TYPE 2A\_UPPER LEVEL**  
 A301  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]



**01\_U UNIT TYPE 1\_UPPER LEVEL**  
 A301  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]



**02B\_L UNIT TYPE 2B\_LOWER LEVEL**  
 A301  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]

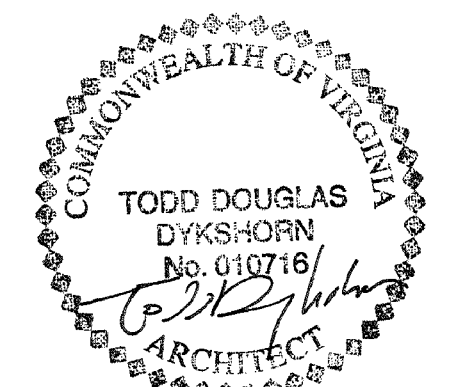


**02A\_L UNIT TYPE 2A\_LOWER LEVEL**  
 A301  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]



**01\_L UNIT TYPE 1\_LOWER LEVEL**  
 A301  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]

**SPECIAL USE PERMIT SET  
 RESPONSE TO COMMENTS  
 08-14-2015**



**ad** ARCHITECT:  
 ADD/Architecture Design Office  
 105 E Broad Street  
 Richmond, Virginia 23219  
 804 343 1212

CIVIL ENGINEER:  
 AES CONSULTING ENGINEERS  
 614 Moorefield Park Drive  
 Richmond, Virginia 23236  
 804 330 8040



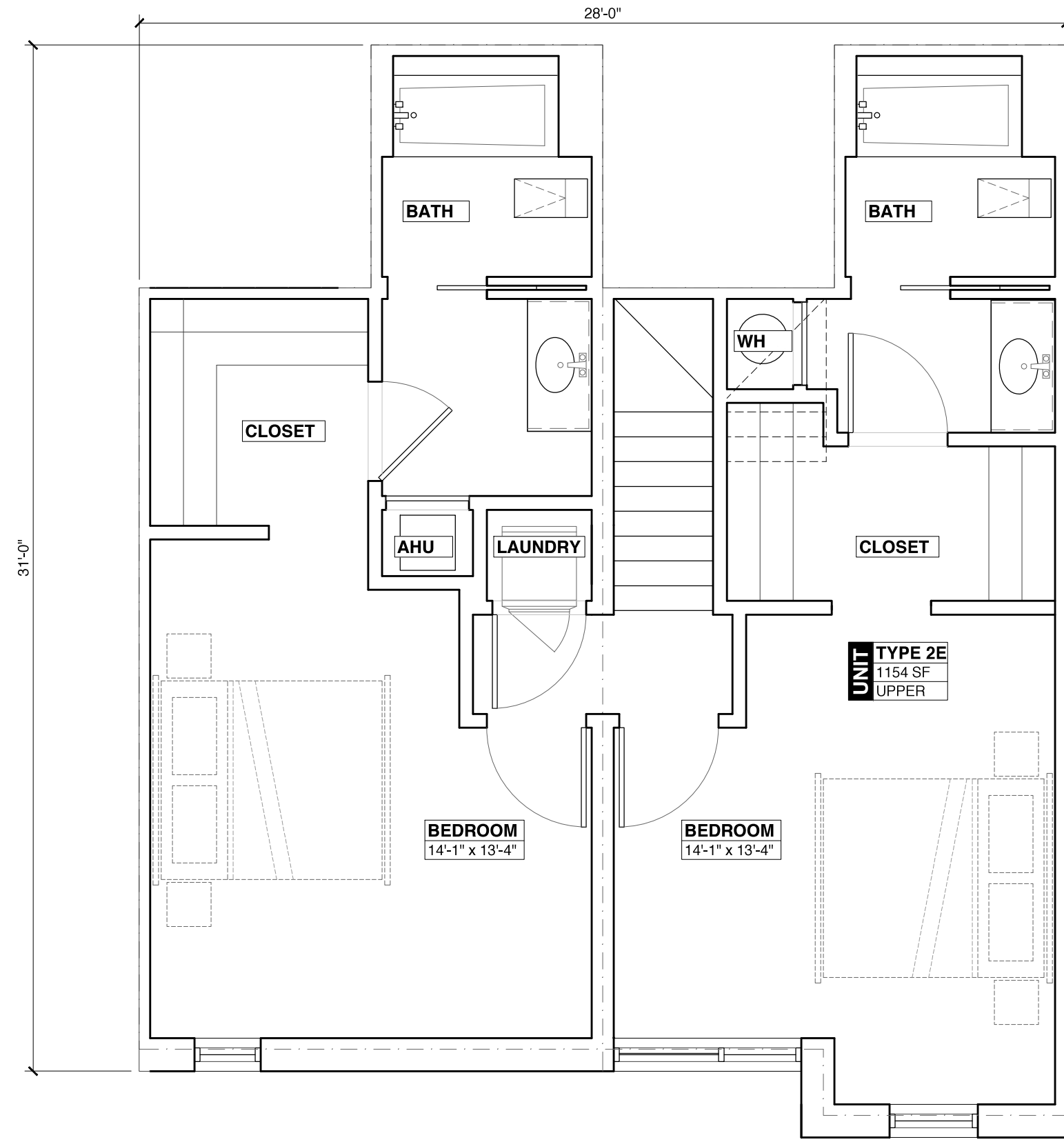
**SPY ROCK**  
 REAL ESTATE GROUP  
**SYMBOL MATTRESS  
 REDEVELOPMENT**  
 1800, 1814 & 1815 HIGH POINT AVE  
 ALTS: 1813 HIGH POINT AVE &  
 1801 MACTAVISH AVE  
 RICHMOND, VIRGINIA

DWELLING UNIT  
 ENLARGED FLOOR PLANS

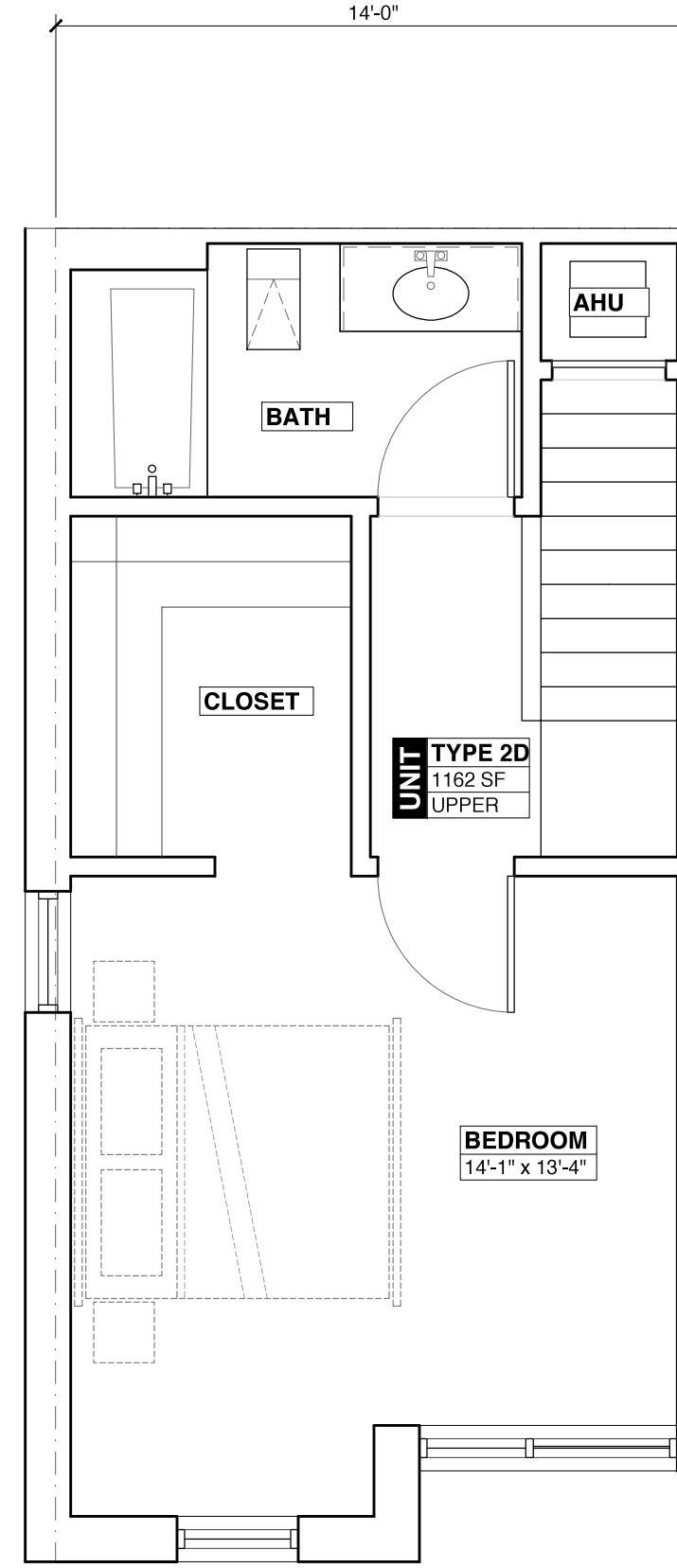
PROJ NUMBER PUBLISH DATE  
 15/1814 15/06.03

AUTHOR(S) DRWG TYPE  
 SOCIAL

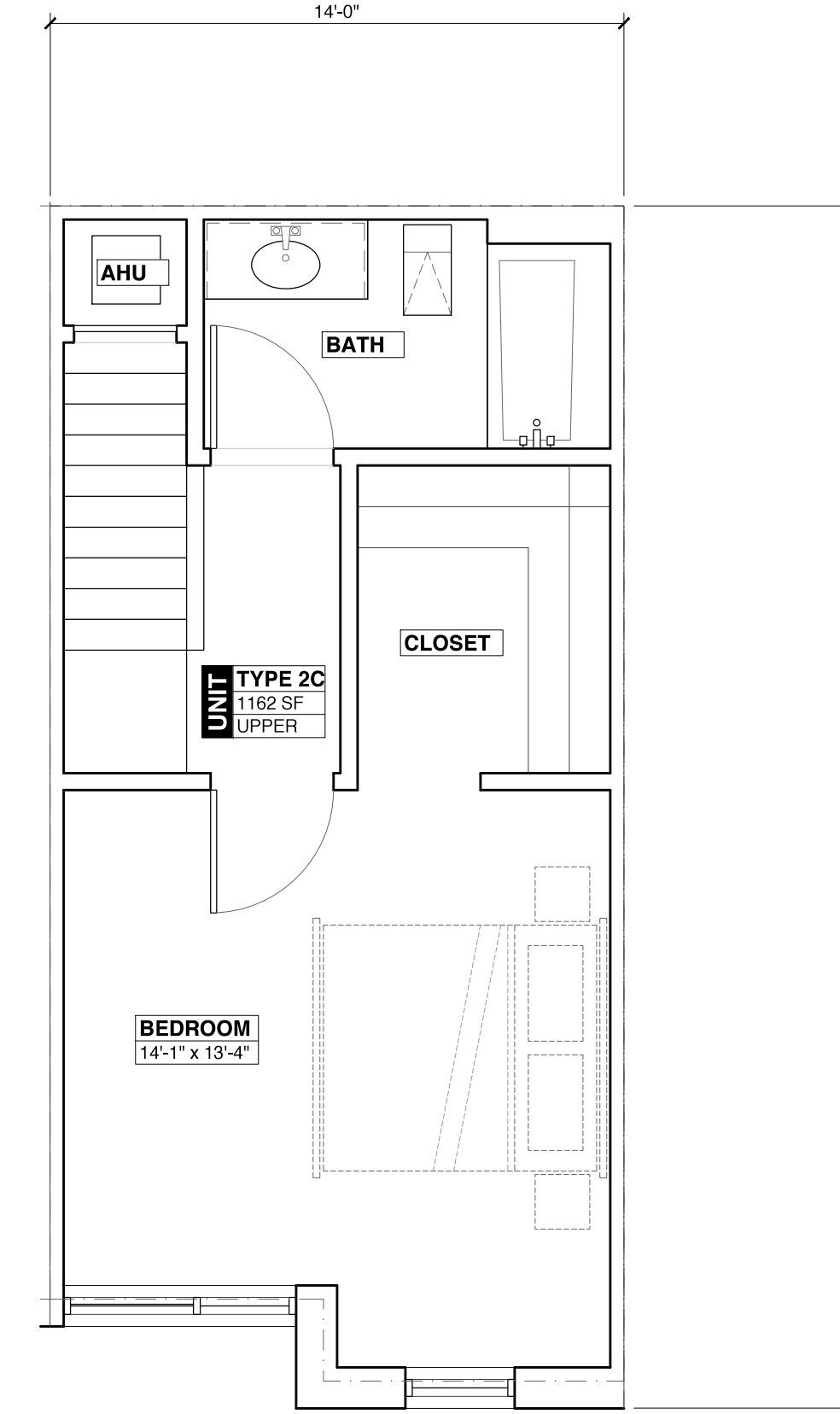
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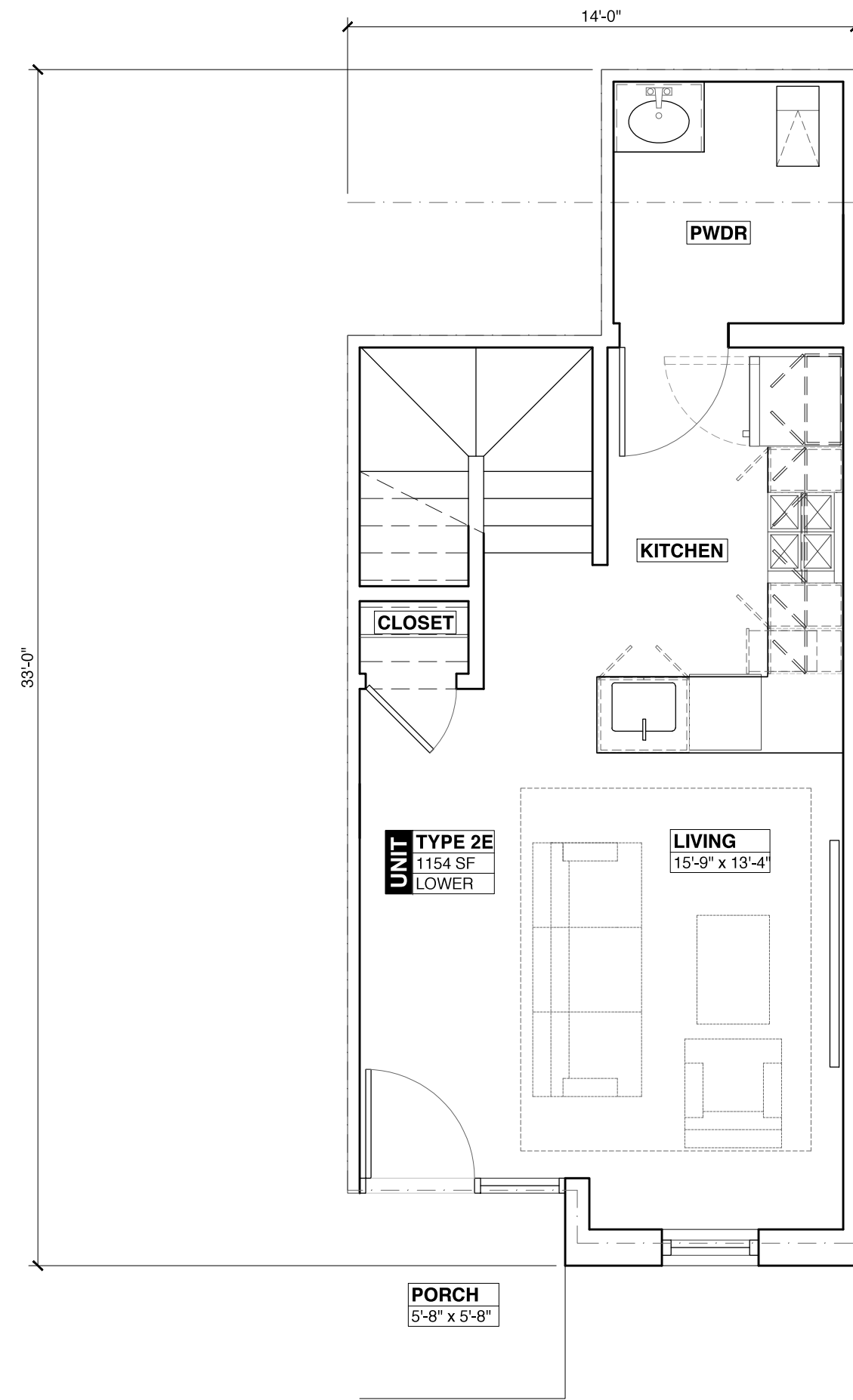
**02E\_U UNIT TYPE 2E\_UPPER LEVEL**  
 A302  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]



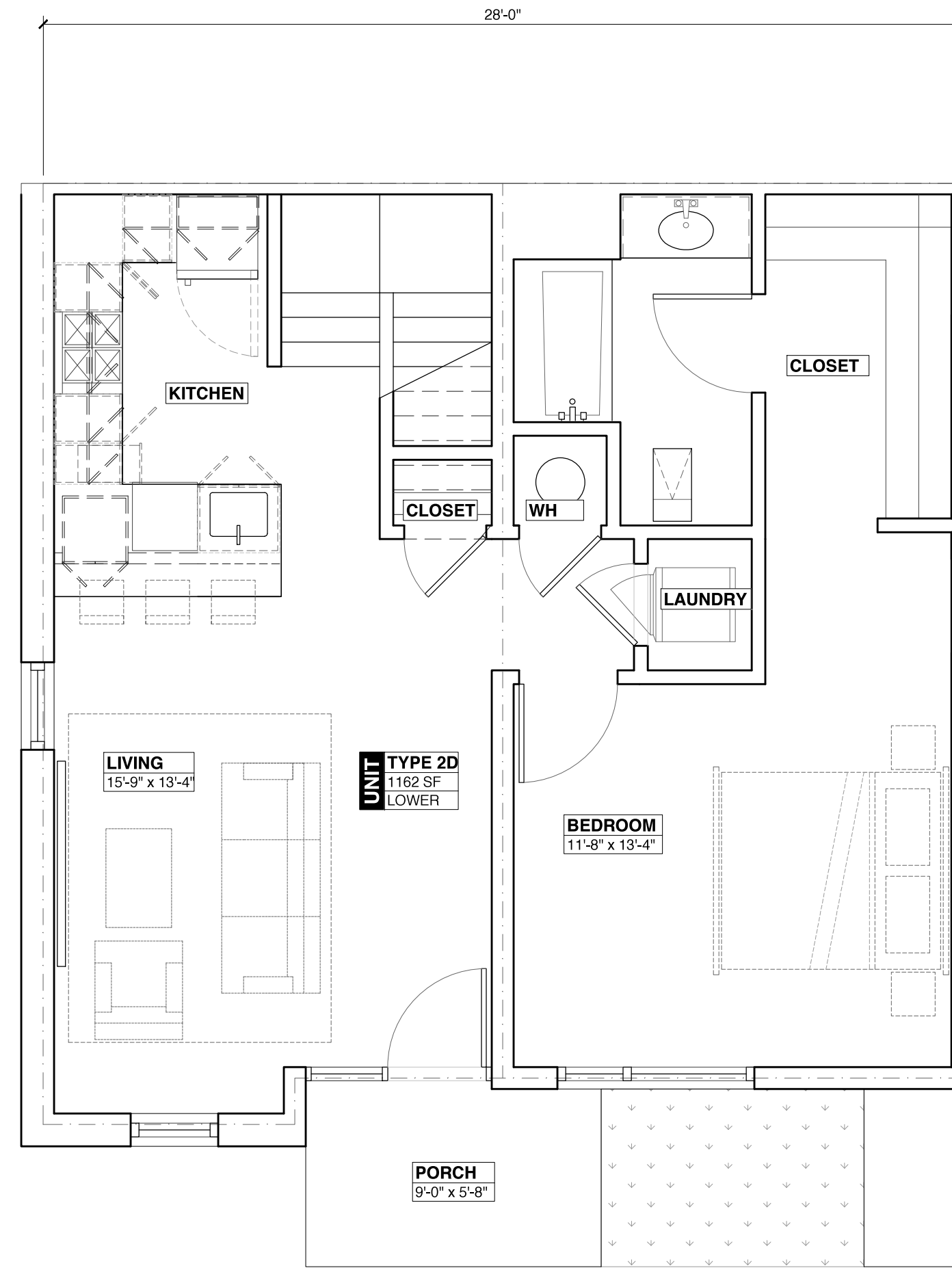
**02D\_U UNIT TYPE 2D\_UPPER LEVEL**  
 A302  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]



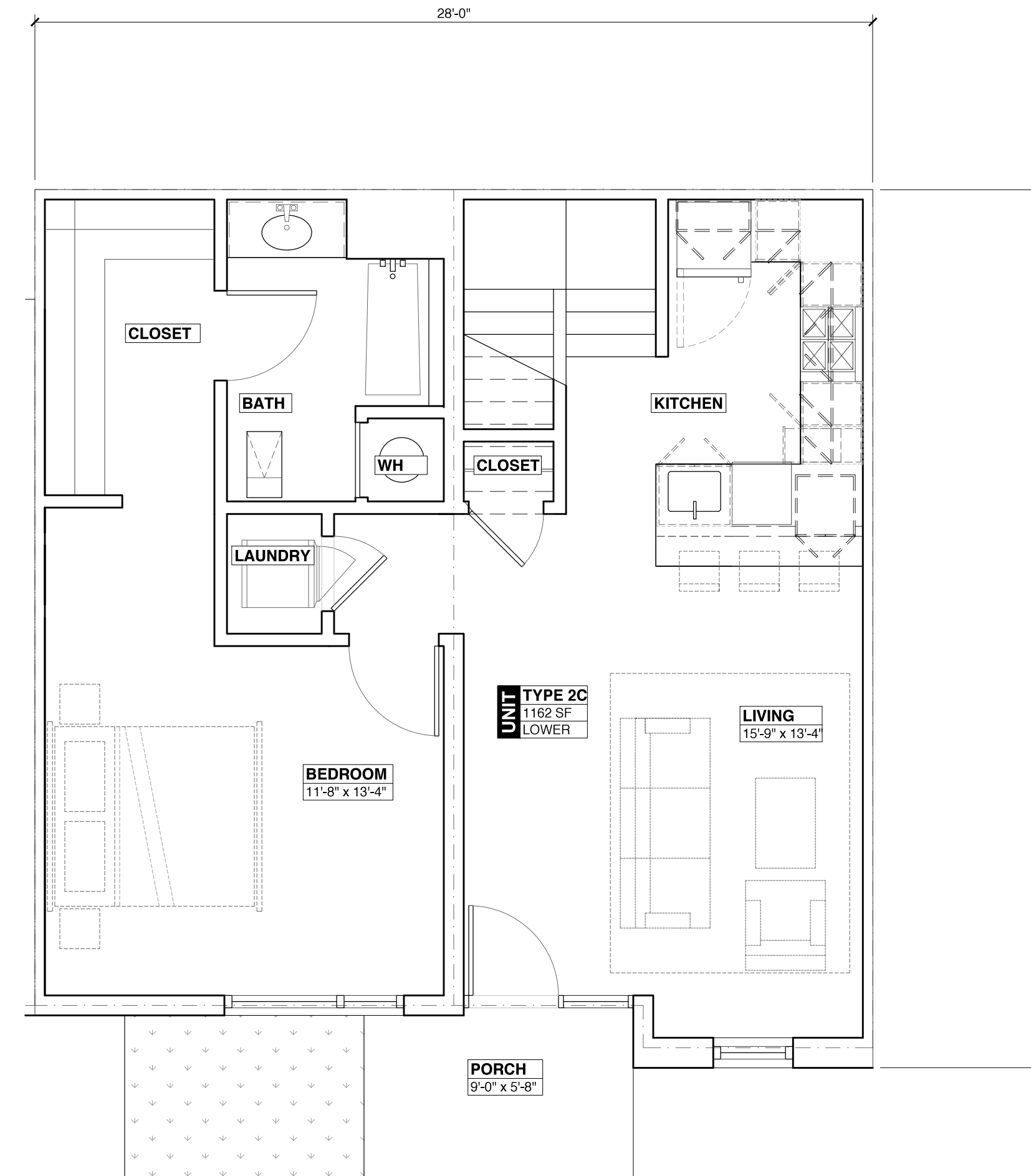
**02C\_U UNIT TYPE 2C\_UPPER LEVEL**  
 A302  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]



**02E\_L UNIT TYPE 2E\_LOWER LEVEL**  
 A302  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]

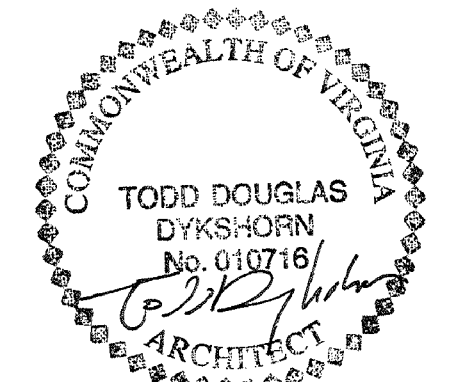


**02D\_L UNIT TYPE 2D\_LOWER LEVEL**  
 A302  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]



**02C\_L UNIT TYPE 2C\_LOWER LEVEL**  
 A302  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]

**SPECIAL USE PERMIT SET  
 RESPONSE TO COMMENTS  
 08-14-2015**



**ad** ARCHITECT:  
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 Richmond, Virginia 23219  
 804 343 1212

CIVIL ENGINEER:  
 AES CONSULTING ENGINEERS  
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 Richmond, Virginia 23236  
 804 330 8040



**SPY ROCK**  
 REAL ESTATE GROUP  
**SYMBOL MATTRESS  
 REDEVELOPMENT**  
 1800, 1814 & 1815 HIGH POINT AVE  
 ALTS: 1813 HIGH POINT AVE &  
 1801 MACTAVISH AVE  
 RICHMOND, VIRGINIA

DWELLING UNIT  
 ENLARGED FLOOR PLANS

PROJ NUMBER PUBLISH DATE  
 15/1814 15/06.03

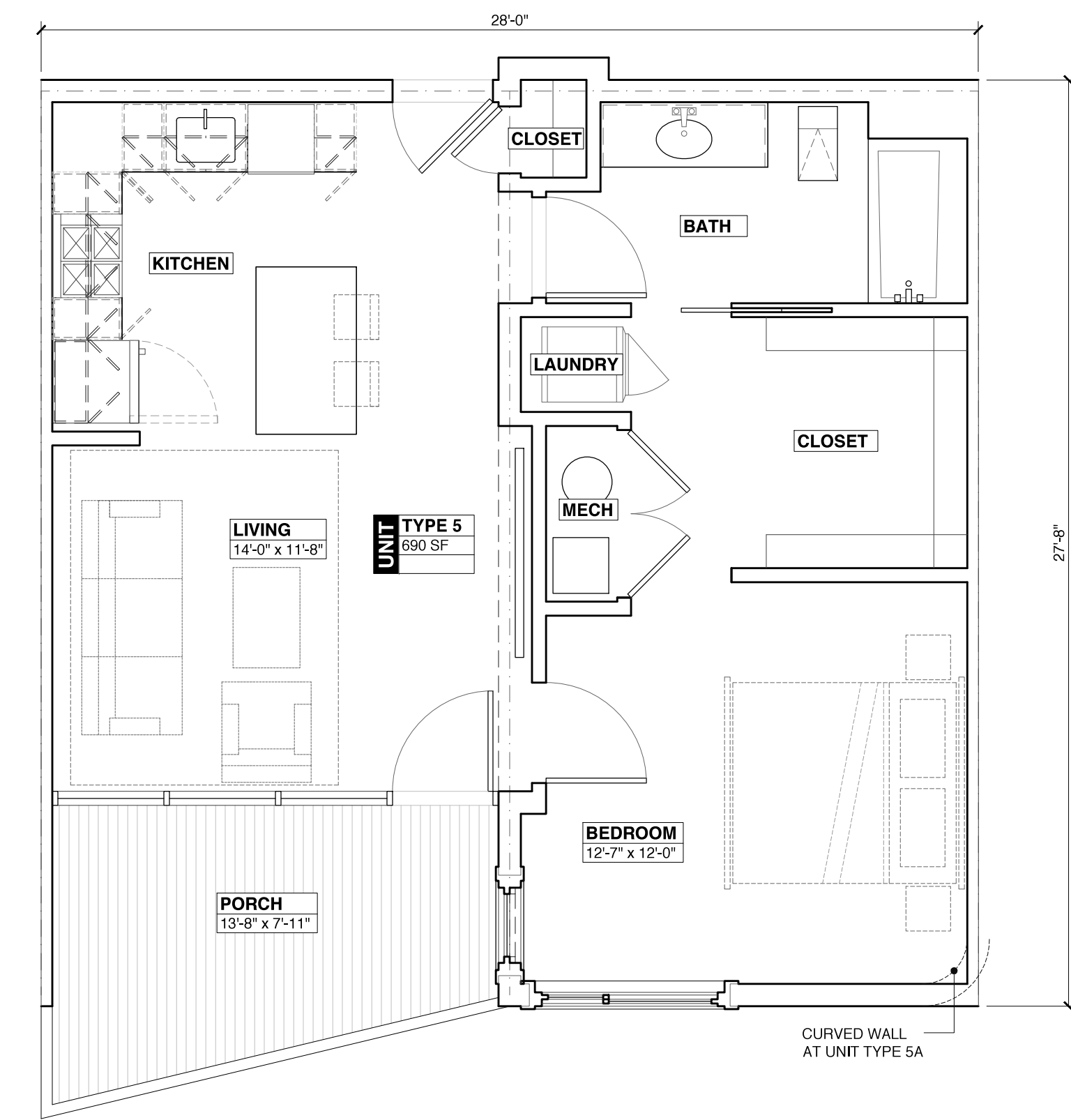
AUTHOR(S) DRWG TYPE  
 SOCIAL

**A302**



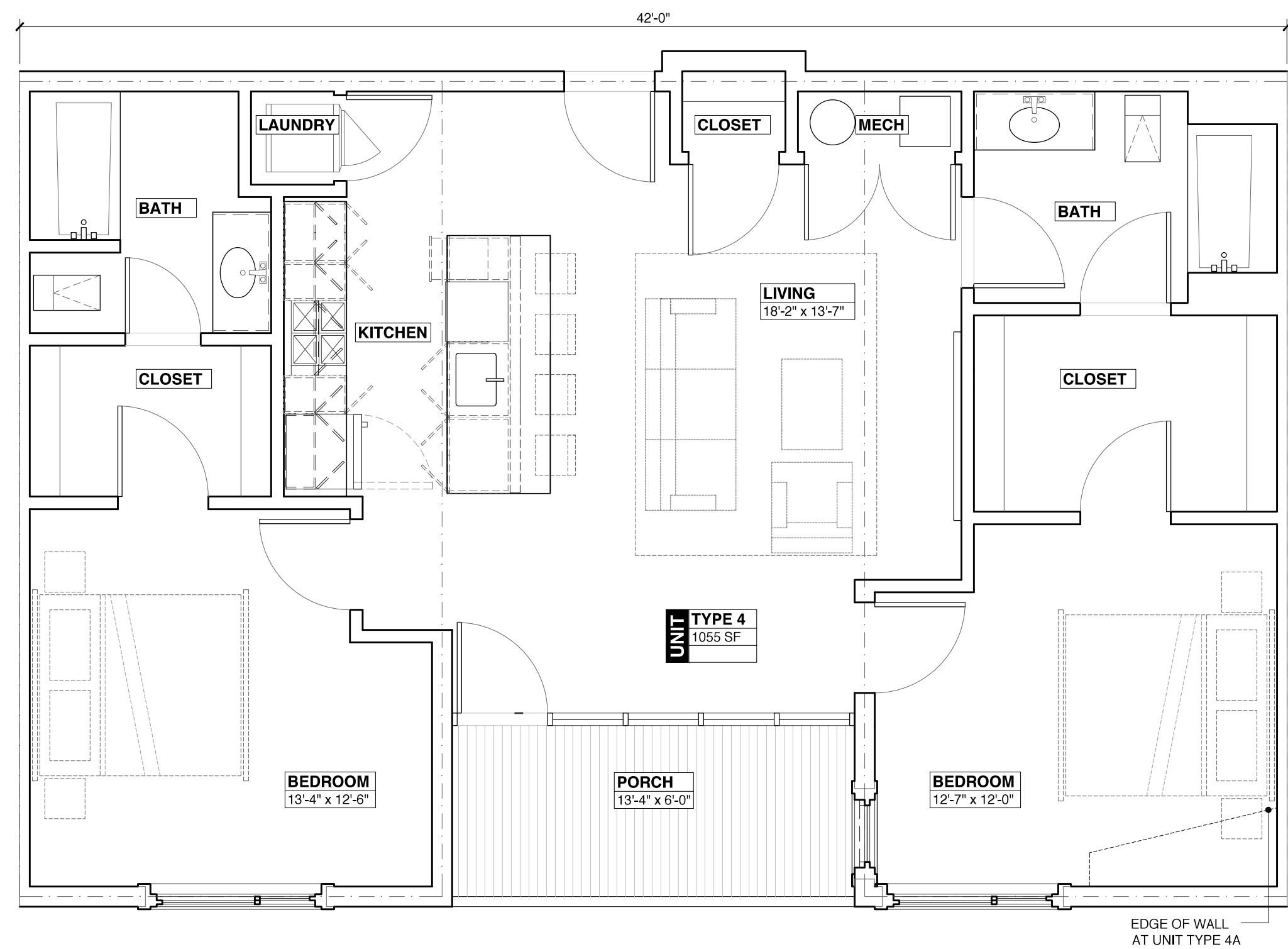
**06 UNIT TYPE 6**

A303  
1/4" = 1'-0"  
[1/8" = 1'-0" HALF SCALE]



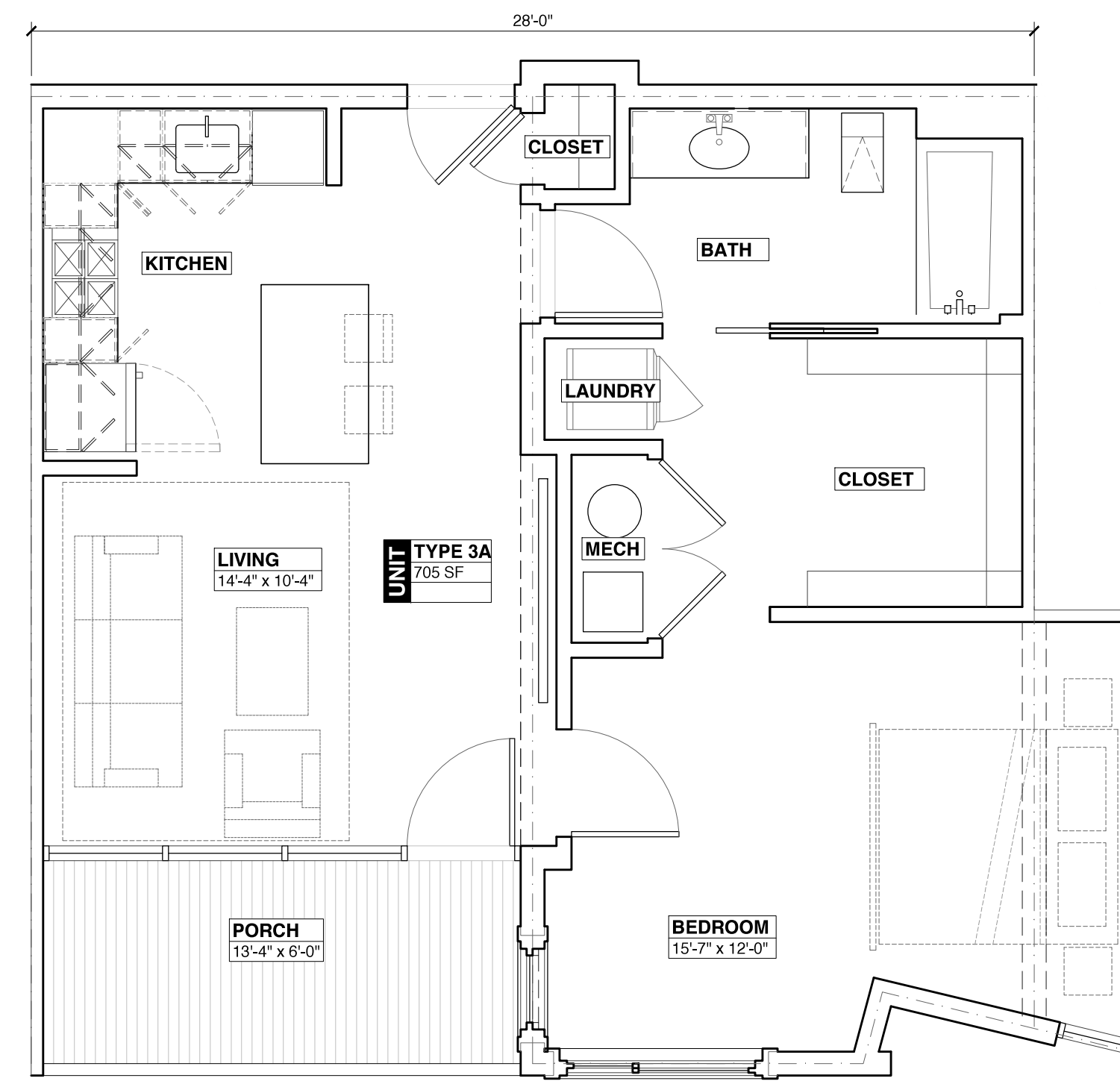
**05 UNIT TYPE 5**

A303  
1/4" = 1'-0"  
[1/8" = 1'-0" HALF SCALE]



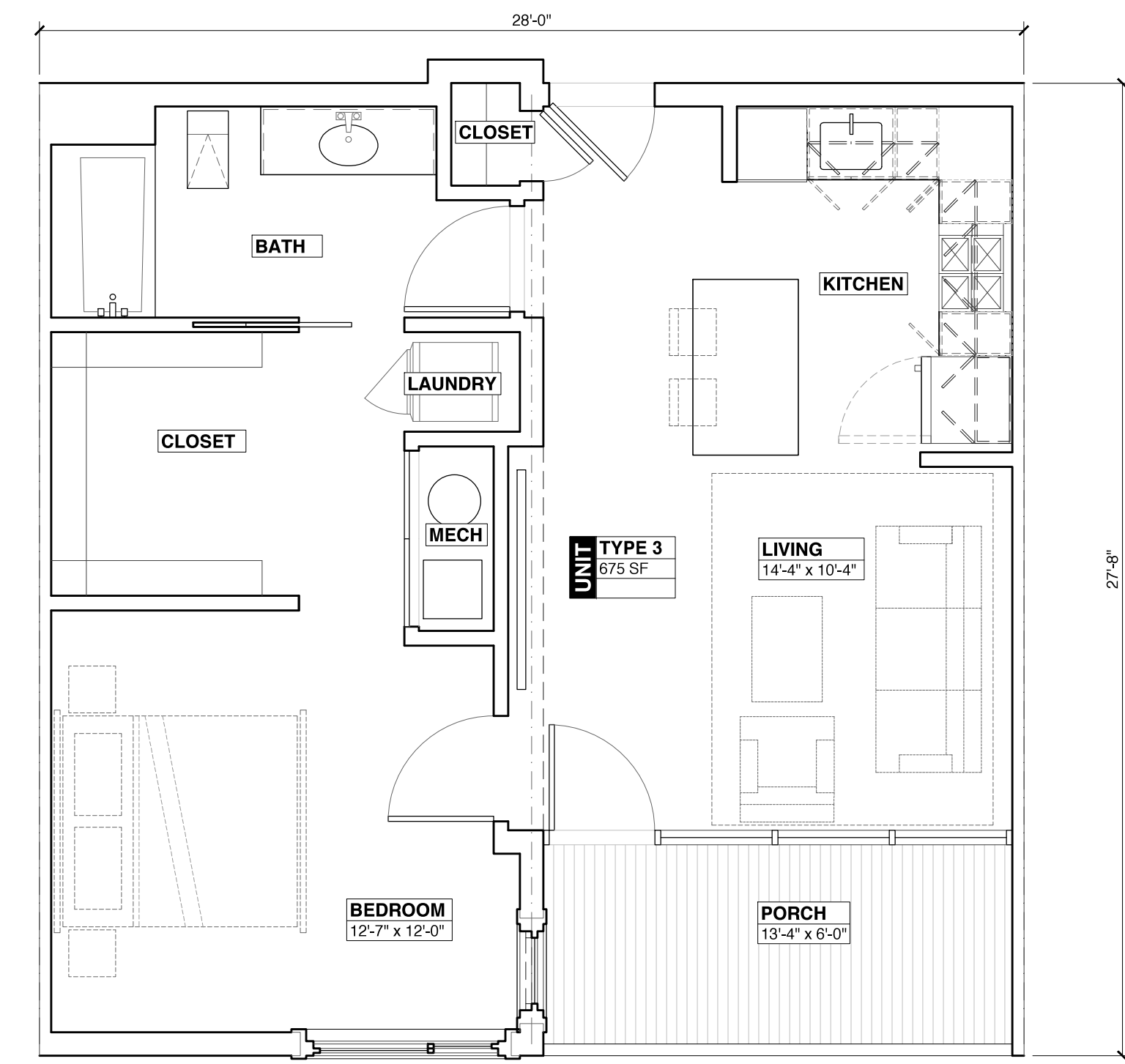
**04 UNIT TYPE 4**

A303  
1/4" = 1'-0"  
[1/8" = 1'-0" HALF SCALE]



**03A UNIT TYPE 3A**

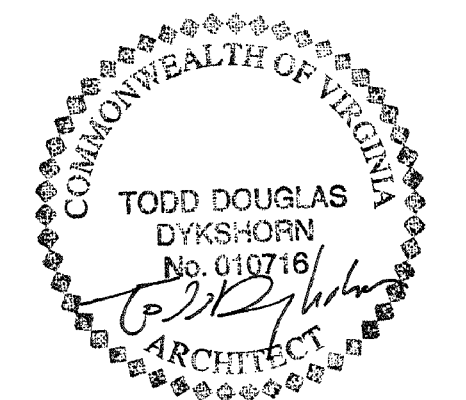
A303  
1/4" = 1'-0"  
[1/8" = 1'-0" HALF SCALE]



**03 UNIT TYPE 3**

A303  
1/4" = 1'-0"  
[1/8" = 1'-0" HALF SCALE]

**SPECIAL USE PERMIT SET  
RESPONSE TO COMMENTS  
08-14-2015**



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Richmond, Virginia 23236  
804 330 8040

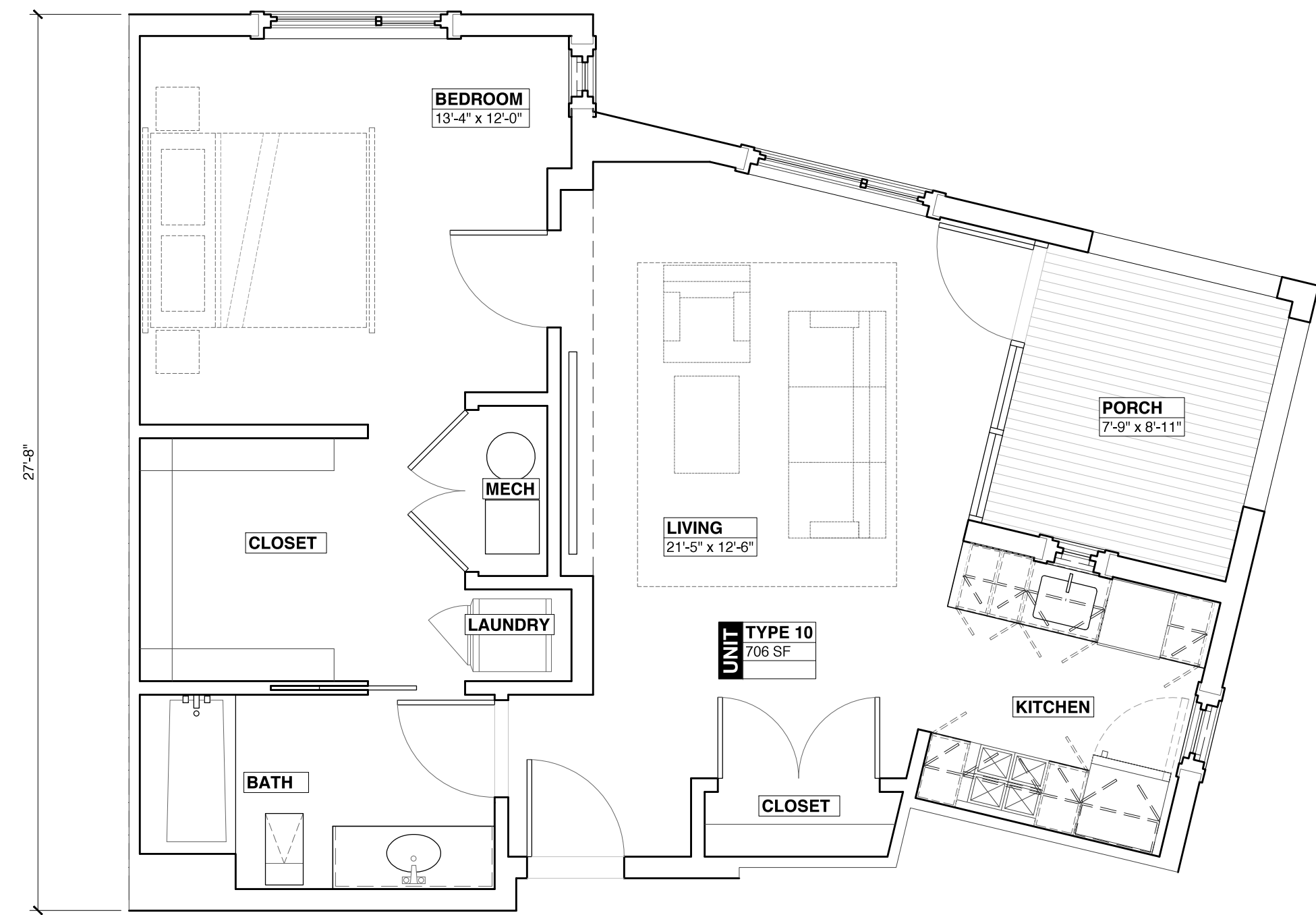


**SPY ROCK**  
REAL ESTATE GROUP  
**SYMBOL MATTRESS  
REDEVELOPMENT**  
1800, 1814 & 1815 HIGH POINT AVE  
ALTS: 1813 HIGH POINT AVE &  
1801 MACTAVISH AVE  
RICHMOND, VIRGINIA

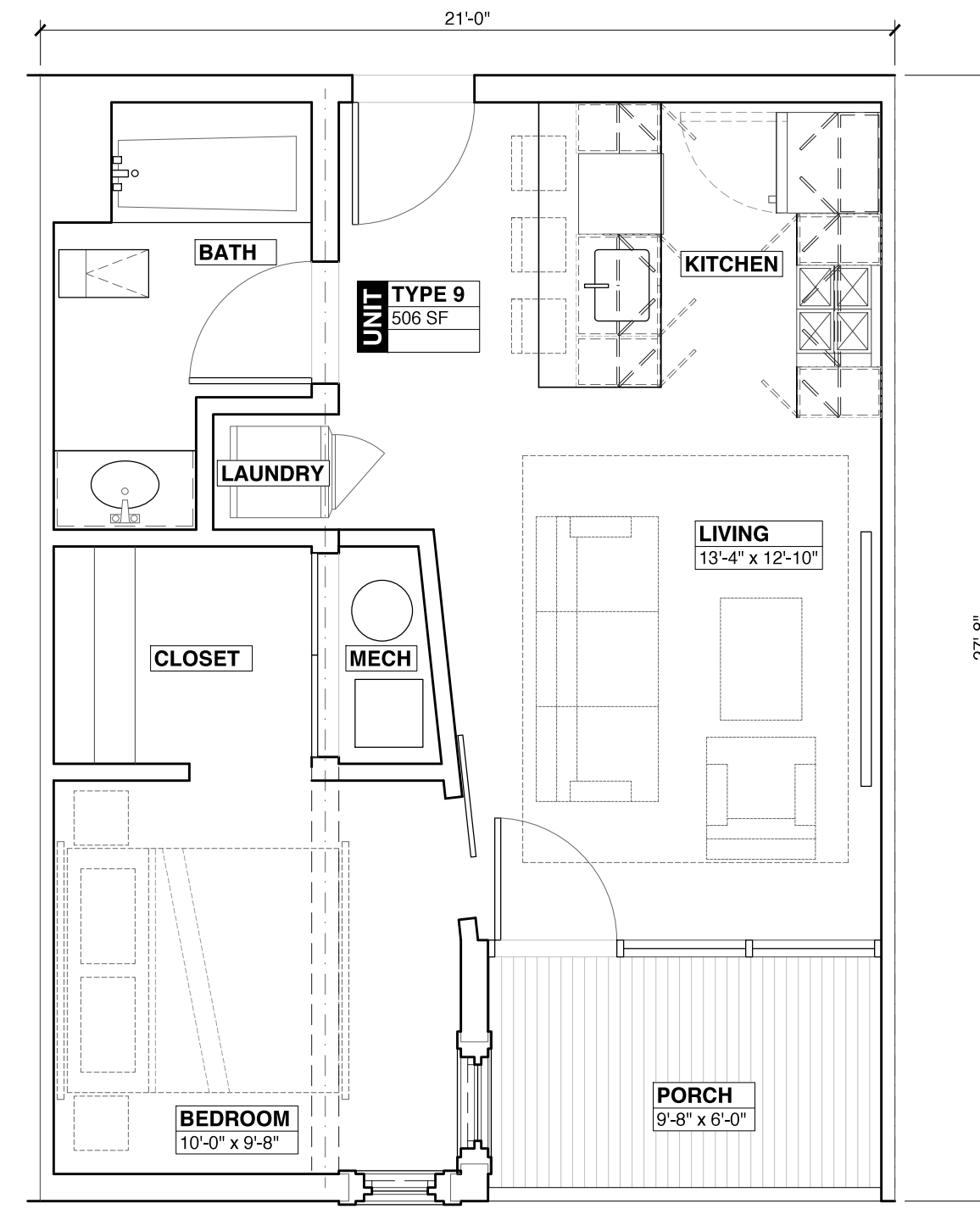
DWELLING UNIT  
ENLARGED FLOOR PLANS

PROJ NUMBER PUBLISH DATE  
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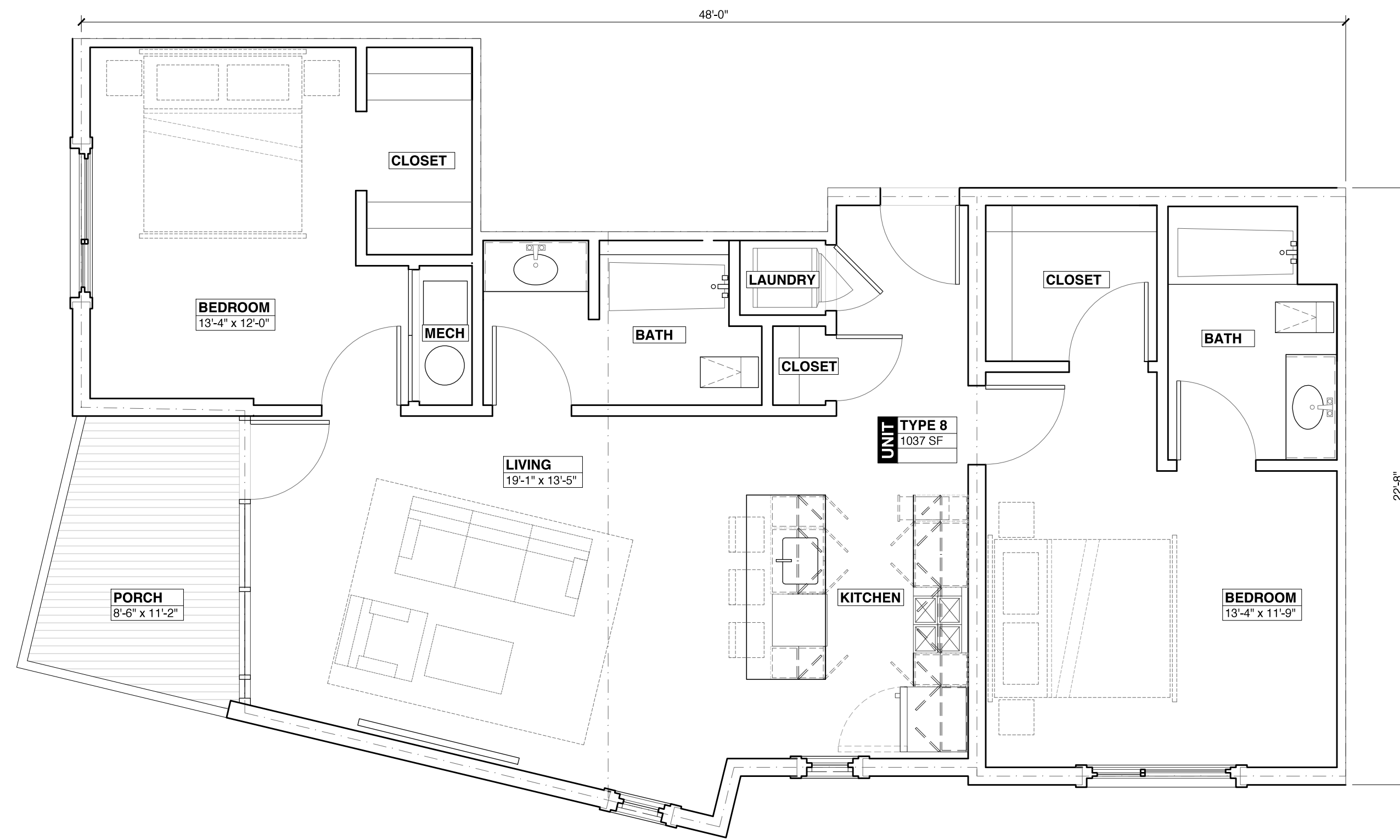
AUTHOR(S) DRWG TYPE  
SOCIAL **A303**



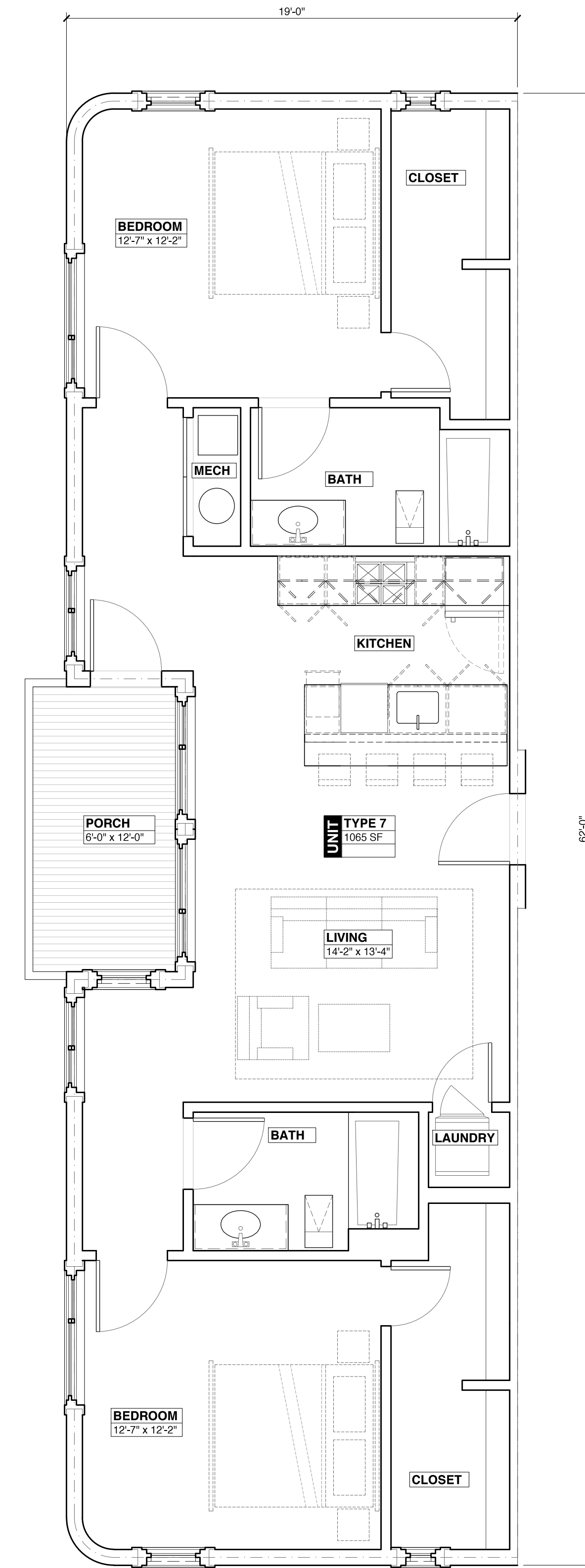
**10 UNIT TYPE 10**  
 A304  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]



**09 UNIT TYPE 9**  
 A304  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]

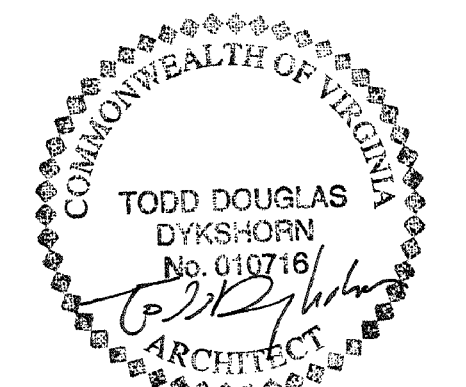


**08 UNIT TYPE 8**  
 A304  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]



**07 UNIT TYPE 7**  
 A304  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]

**SPECIAL USE PERMIT SET  
 RESPONSE TO COMMENTS  
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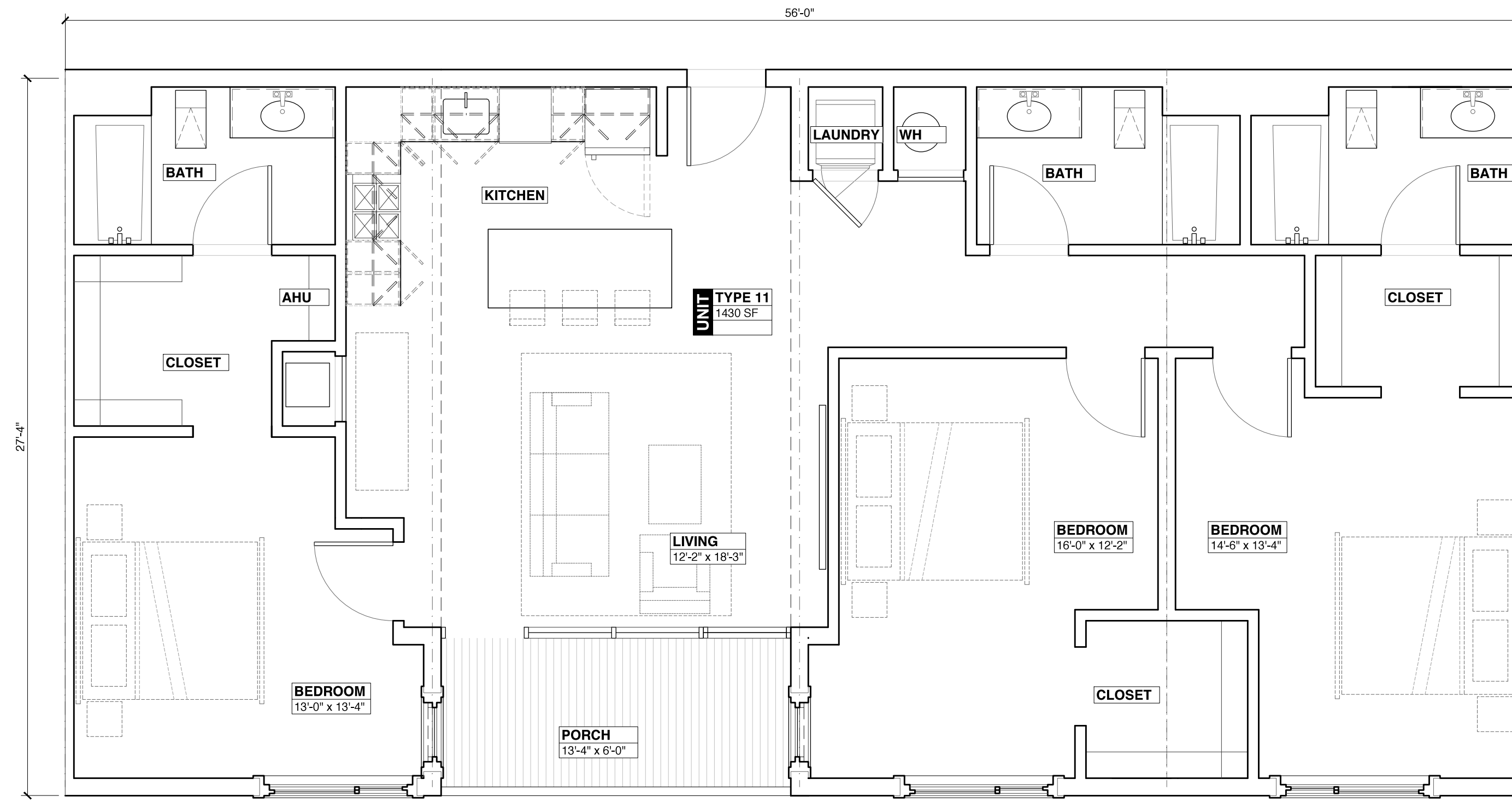
**SPY ROCK**  
 REAL ESTATE GROUP  
**SYMBOL MATTRESS  
 REDEVELOPMENT**  
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 ALTS: 1813 HIGH POINT AVE &  
 1801 MACTAVISH AVE  
 RICHMOND, VIRGINIA

DWELLING UNIT  
 ENLARGED FLOOR PLANS

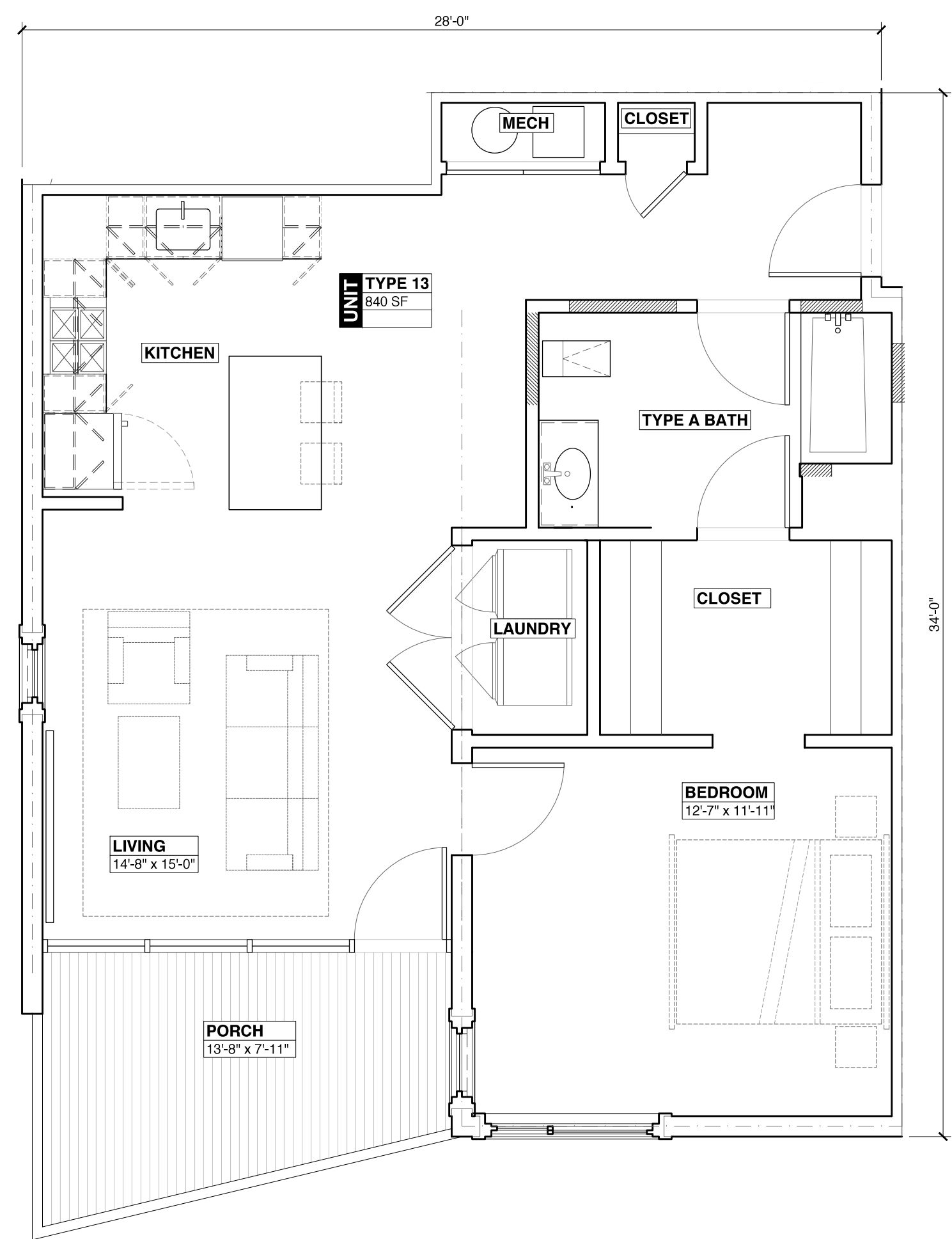
PROJ NUMBER PUBLISH DATE  
 15/1814 15/06.03

AUTHOR(S) DRWG TYPE  
 SOCIAL **A304**

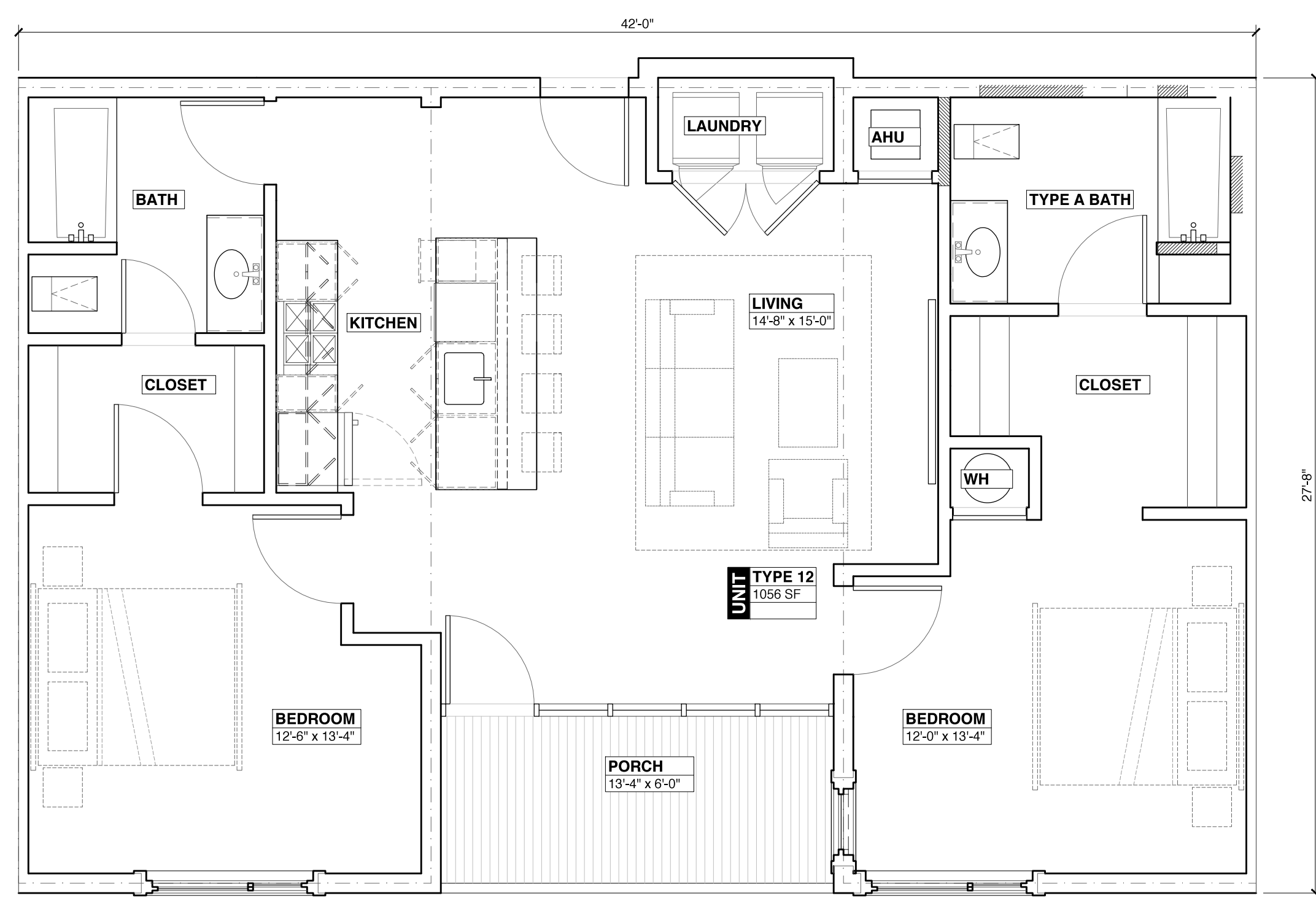




**11 UNIT TYPE 11**  
 A305  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]

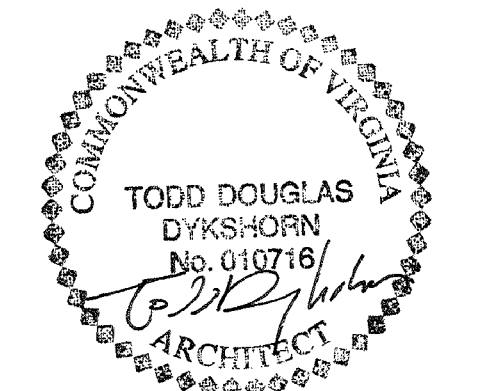


**13 UNIT TYPE 13 - TYPE A**  
 A305  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]



**12 UNIT TYPE 12 - TYPE A**  
 A305  
 1/4" = 1'-0"  
 [1/8" = 1'-0" HALF SCALE]

**SPECIAL USE PERMIT SET  
 RESPONSE TO COMMENTS  
 08-14-2015**

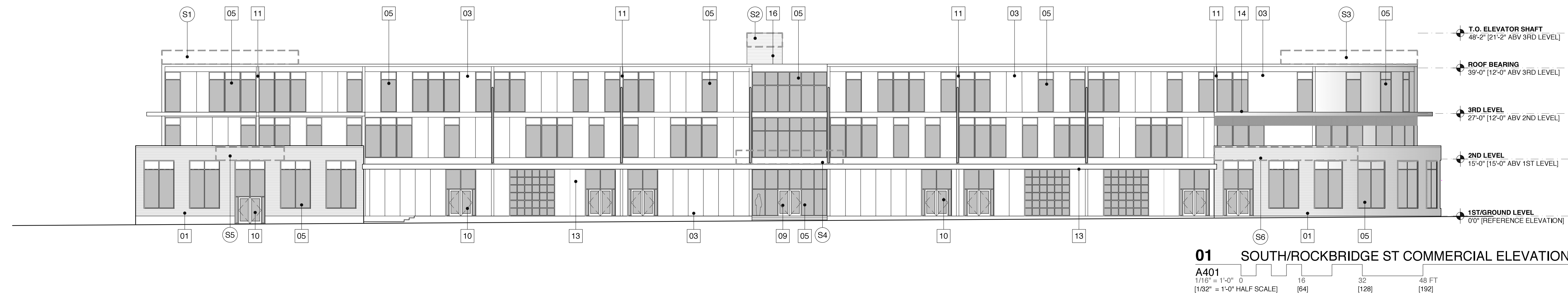


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CIVIL ENGINEER:  
 AES CONSULTING ENGINEERS  
 614 Moorefield Park Drive  
 Richmond, Virginia 23236  
 804 330 8040

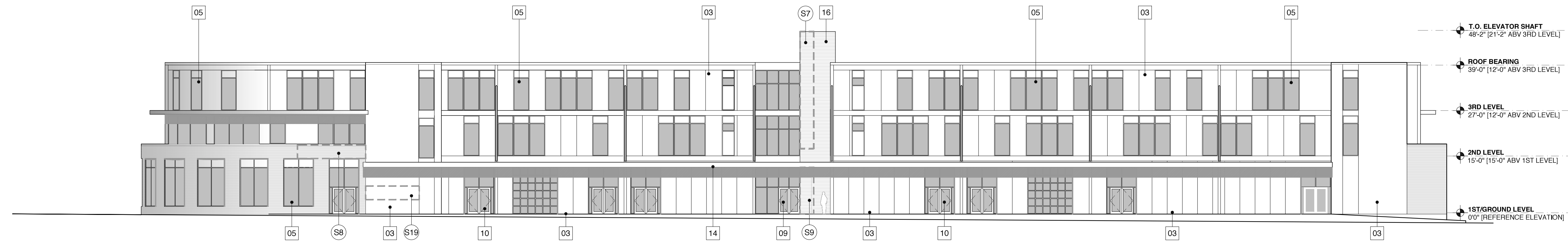
**SPY ROCK**  
 REAL ESTATE GROUP  
**SYMBOL MATTRESS  
 REDEVELOPMENT**  
 1800, 1814 & 1815 HIGH POINT AVE  
 ALTS: 1813 HIGH POINT AVE &  
 1801 MACTAVISH AVE  
 RICHMOND, VIRGINIA

DWELLING UNIT  
 ENLARGED FLOOR PLANS  
 PROJ NUMBER PUBLISH DATE  
 15/1814 15/06.03  
 AUTHOR(S) DRWG TYPE **A305**  
 SOCIAL

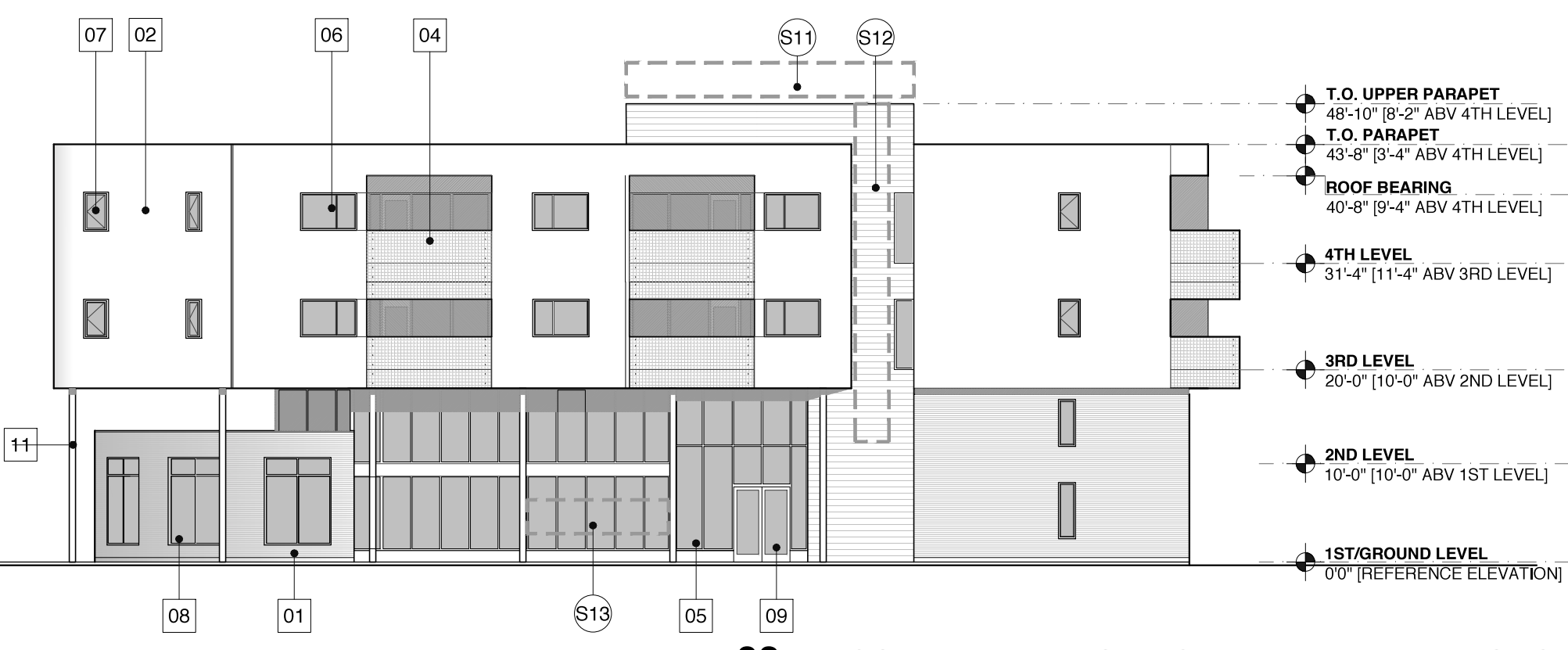
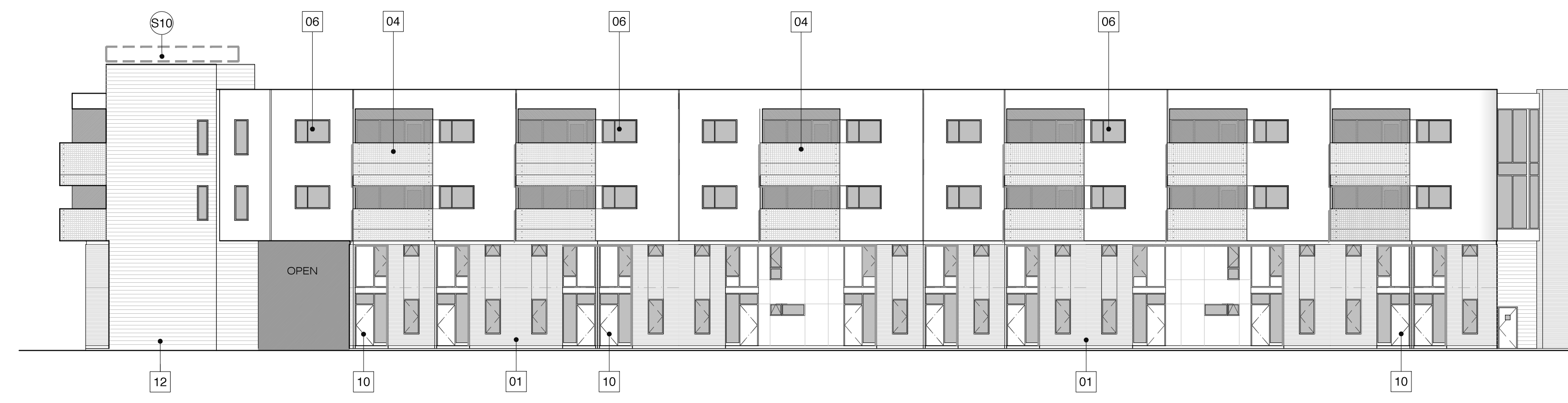


**01 SOUTH/ROCKBRIDGE ST COMMERCIAL ELEVATION**  
 A401  
 1/16" = 1'-0" 0 16 32 48 FT  
 1/32" = 1'-0" HALF SCALE [64] [128] [192]

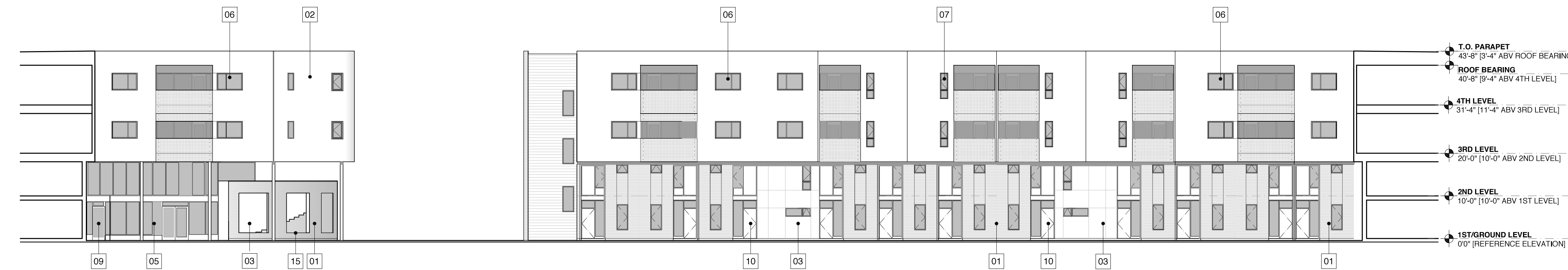
- BLDG ELEVATION MATERIAL KEYNOTES**
- 01 BRICK VENEER - RUNNING BOND PATTERN COLOR AND MORTAR COLOR TBD
  - 02 EXTERIOR INSULATED FINISH SYSTEM - SMOOTH FINISH COLOR TBD
  - 03 FIBER-CEMENT PANEL - PAINT FINISH, JOINT PATTERN AND COLOR TBD
  - 04 BALCONY GUARD RAIL ASSEMBLY - MATERIAL & COLOR TBD
  - 05 ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY COLOR TBD
  - 06 COMPOSITE FRAME SLIDING WINDOW UNIT
  - 07 COMPOSITE FRAME CASEMENT WINDOW UNIT
  - 08 COMPOSITE FRAME FIXED WINDOW
  - 09 BUILDING ENTRY IN ALUMINUM STOREFRONT ASSEMBLY COLOR TBD
  - 10 DWELLING UNIT EXTERIOR ENTRY AND SURROUND - WOOD DOOR IN METAL FRAME - FINISH AND COLOR TBD
  - 11 EXPOSED STEEL STRUCTURAL COLUMN
  - 12 FIBER CEMENT HORIZONTAL LAP SIDING, EXPOSURE AND COLOR TBD
  - 13 PRE-FINISHED METAL SUSPENDED CANOPY
  - 14 PRE-FINISHED METAL HORIZONTAL SUN SHADE
  - 15 FRAMED OPENING
  - 16 WOOD SLAT SIDING



**02 NORTH PARKING COMMERCIAL ELEVATION**  
 A401  
 1/16" = 1'-0" 0 16 32 48 FT  
 1/32" = 1'-0" HALF SCALE [64] [128] [192]

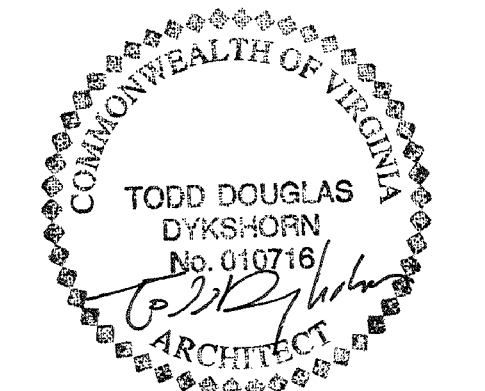


**03 SOUTH PARKING RESIDENTIAL ELEVATIONS**  
 A401  
 1/16" = 1'-0" 0 16 32 48 FT  
 1/32" = 1'-0" HALF SCALE [64] [128] [192]



**04 NORTH COURTYARD RESIDENTIAL ELEVATION**  
 A401  
 1/16" = 1'-0" 0 16 32 48 FT  
 1/32" = 1'-0" HALF SCALE [64] [128] [192]

**SPECIAL USE PERMIT SET  
 RESPONSE TO COMMENTS  
 08-14-2015**



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CIVIL ENGINEER:  
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 614 Moorefield Park Drive  
 Richmond, Virginia 23236  
 804 330 8040

**SPY ROCK**  
 REAL ESTATE GROUP  
**SYMBOL MATTRESS  
 REDEVELOPMENT**  
 1800, 1814 & 1815 HIGH POINT AVE  
 ALTS: 1813 HIGH POINT AVE &  
 1801 MACTAVISH AVE  
 RICHMOND, VIRGINIA

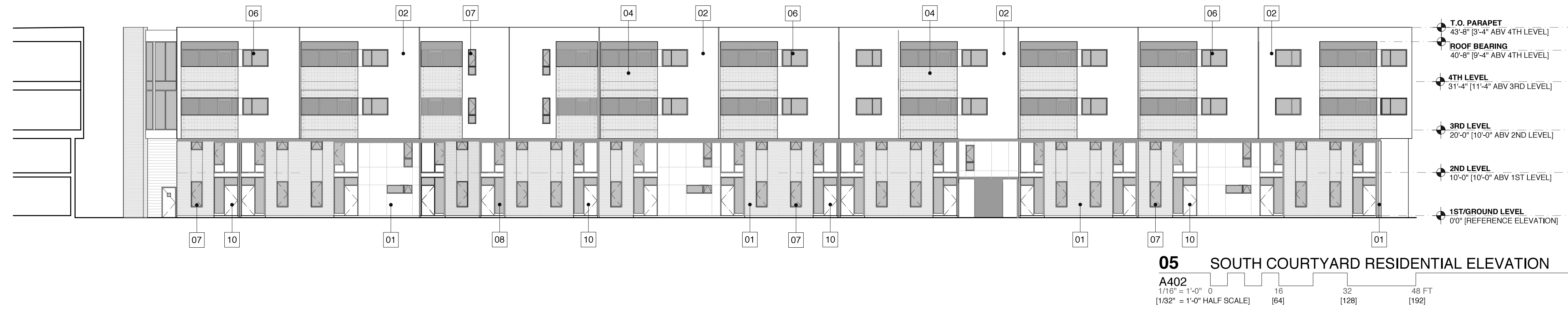
**BUILDING ELEVATIONS**

PROJ NUMBER PUBLISH DATE  
 15/1814 15/06.03

AUTHOR(S) DRWG TYPE  
 CIVIC **A401**

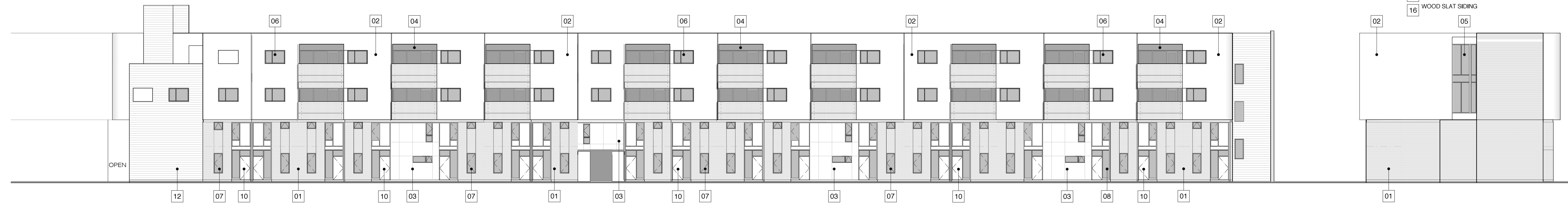
**BLDG ELEVATION  
MATERIAL KEYNOTES**

- 01 BRICK VENEER - RUNNING BOND PATTERN COLOR AND MORTAR COLOR TBD
- 02 EXTERIOR INSULATED FINISH SYSTEM - SMOOTH FINISH COLOR TBD
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- 06 COMPOSITE FRAME SLIDING WINDOW UNIT
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- 10 DWELLING UNIT EXTERIOR ENTRY AND SURROUND - WOOD DOOR IN METAL FRAME - FINISH AND COLOR TBD
- 11 EXPOSED STEEL STRUCTURAL COLUMN
- 12 FIBER CEMENT HORIZONTAL LAP SIDING, EXPOSURE AND COLOR TBD
- 13 PRE-FINISHED METAL SUSPENDED CANOPY
- 14 PRE-FINISHED METAL HORIZONTAL SUN SHADE
- 15 FRAMED OPENING
- 16 WOOD SLAT SIDING



**05 SOUTH COURTYARD RESIDENTIAL ELEVATION**

A402  
1/16" = 1'-0"  
1/32" = 1'-0" HALF SCALE



**06 NORTH PATTON ST. RESIDENTIAL ELEVATION**

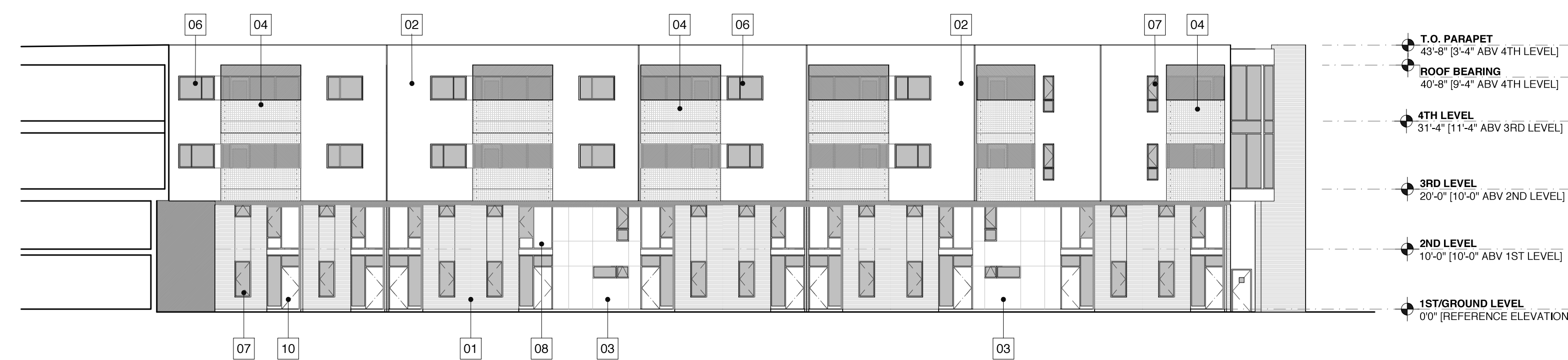
A402  
1/16" = 1'-0"  
1/32" = 1'-0" HALF SCALE

[REFER TO 05/A402 FOR BUILDING HEIGHTS IN THIS ELEVATION]



**07 WEST/MACTAVISH ST RESIDENTIAL ELEVATION**

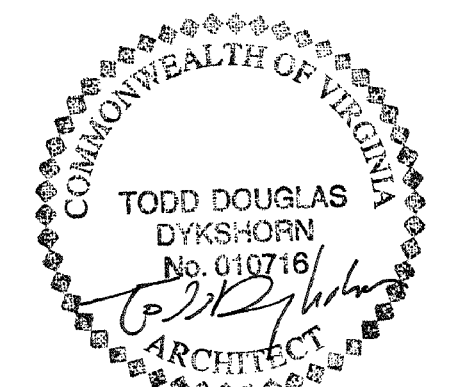
A402  
1/16" = 1'-0"  
1/32" = 1'-0" HALF SCALE



**08 EAST COURTYARD RESIDENTIAL ELEVATION**

A402  
1/16" = 1'-0"  
1/32" = 1'-0" HALF SCALE

**SPECIAL USE PERMIT SET  
RESPONSE TO COMMENTS  
08-14-2015**



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Richmond, Virginia 23236  
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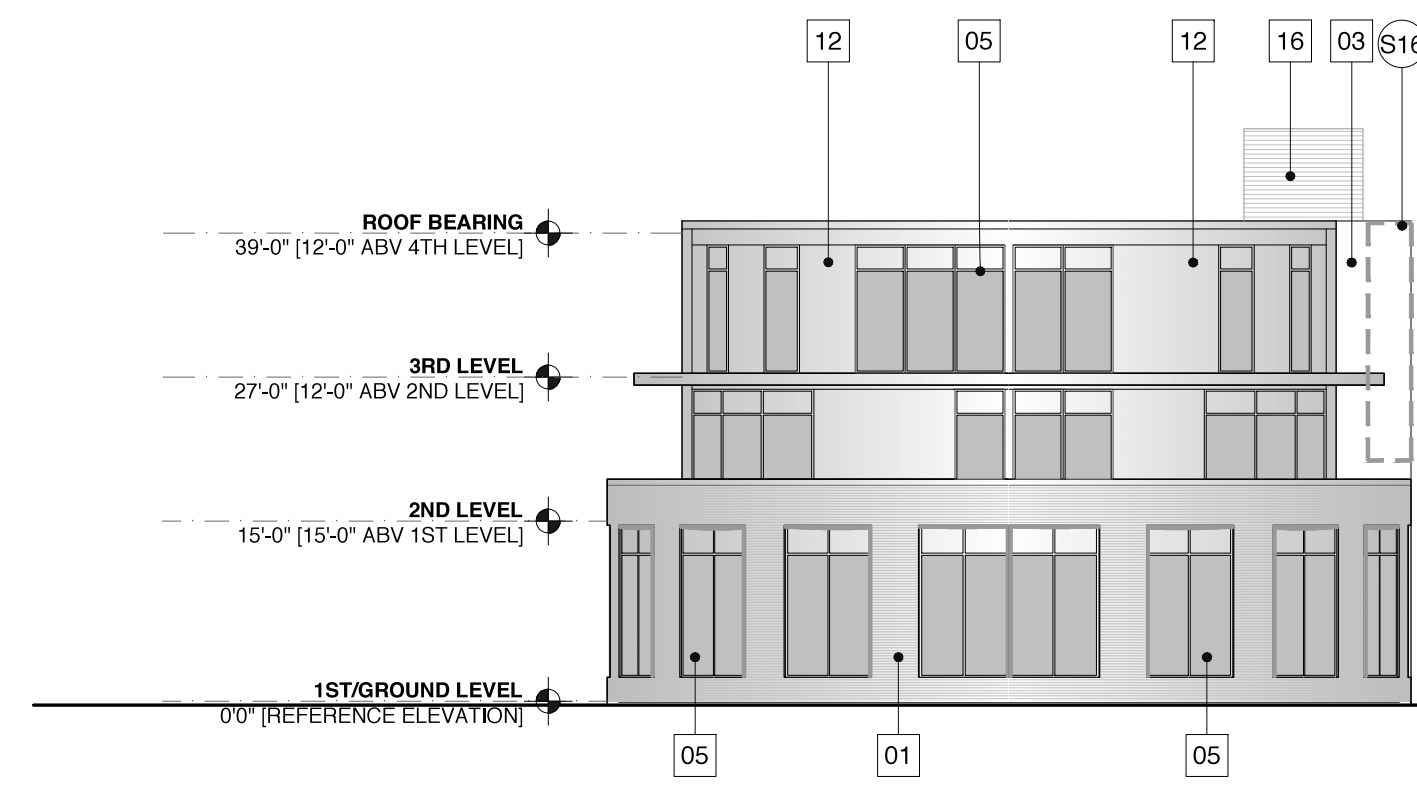
**SYMBOL MATTRESS  
REDEVELOPMENT**  
1800, 1814 & 1815 HIGH POINT AVE  
ALTS: 1813 HIGH POINT AVE &  
1801 MACTAVISH AVE  
RICHMOND, VIRGINIA

**BUILDING ELEVATIONS**

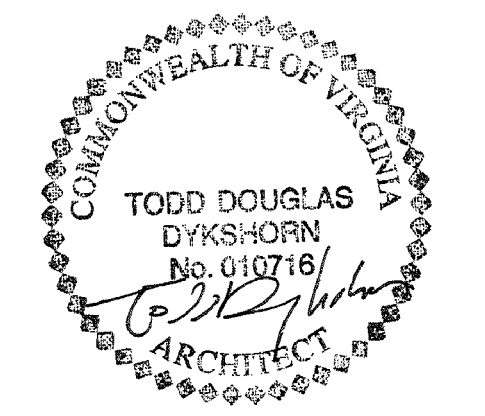
PROJ NUMBER PUBLISH DATE  
15/1814 15/06.03

AUTHOR(S) DRWG TYPE  
CIVIC

**A402**



**SPECIAL USE PERMIT SET  
RESPONSE TO COMMENTS  
08-14-2015**



SIGNAGE SCHEDULE					
	LOCATION	TYPE		MAX AREA (ACTUAL AREA TBD IN FINAL PLAN)	LIGHTING
S1	COMMERCIAL	BUILDING	PARAPET MOUNTED	108 SQ FT	YES, METHOD TBD
S2	COMMERCIAL	BUILDING	CANOPY MOUNTED	34 SQ FT	YES, METHOD TBD
S3	COMMERCIAL	BUILDING	PARAPET MOUNTED	108 SQ FT	YES, METHOD TBD
S4	COMMERCIAL	BUILDING	CANOPY MOUNTED	84 SQ FT	YES, METHOD TBD
S5	COMMERCIAL	BUILDING	WALL MOUNTED	54 SQ FT	YES, METHOD TBD
S6	COMMERCIAL	BUILDING	WALL MOUNTED	114 SQ FT	YES, METHOD TBD
S7	N COMMERCIAL	BUILDING	WALL MOUNTED	54 SQ FT	YES, METHOD TBD
S8	N COMMERCIAL	BUILDING	WALL MOUNTED	54 SQ FT	YES, METHOD TBD
S9	N COMMERCIAL	BUILDING	WALL MOUNTED	44 SQ FT	YES, METHOD TBD
S10	S RESIDENTIAL	BUILDING	PARAPET MOUNTED	108 SQ FT	YES, METHOD TBD
S11	S RESIDENTIAL	BUILDING	PARAPET MOUNTED	108 SQ FT	YES, METHOD TBD
S12	S RESIDENTIAL	BUILDING	WALL MOUNTED	108 SQ FT	YES, METHOD TBD
S13	S RESIDENTIAL	BUILDING	CANOPY MOUNTED	71 SQ FT	YES, METHOD TBD
S14	W RESIDENTIAL	BUILDING	WALL MOUNTED	108 SQ FT	YES, METHOD TBD
S15	W RESIDENTIAL	BUILDING	WALL MOUNTED	71 SQ FT	YES, METHOD TBD
S16	E RESIDENTIAL	BUILDING	WALL MOUNTED	74 SQ FT	YES, METHOD TBD
S17	E RESIDENTIAL	BUILDING	PARAPET MOUNTED	104 SQ FT	YES, METHOD TBD
S18	W COMMERCIAL	BUILDING	WALL MOUNTED	74 SQ FT	YES, METHOD TBD
S19	N COMMERCIAL	BUILDING	WALL MOUNTED	50 SQ FT	YES, METHOD TBD
	TOTAL SIGNAGE AREA			1,530 SQ FT	

**BLDG ELEVATION MATERIAL KEYNOTES**

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804 330 8040

**SPY ROCK**  
REAL ESTATE GROUP

**SYMBOL MATTRESS REDEVELOPMENT**  
1800, 1814 & 1815 HIGH POINT AVE  
ALTS: 1813 HIGH POINT AVE & 1801 MACTAVISH AVE  
RICHMOND, VIRGINIA

**BUILDING ELEVATIONS**  
15/1814 15/06.03  
AUTHOR(S) DRWG TYPE

A403  
CIVIC