

INTRODUCED: January 26, 2015

AN ORDINANCE No. 2015-20-122

As Amended

To amend Ord. No. 2011-20-32, adopted Mar. 14, 2011, as amended by Ord. No. 2013-75-57, adopted Apr. 22, 2013, which authorized the special use of the property known as 310 North 33rd Street for the purpose of the conversion of an existing building to a multifamily dwelling with up to 50 units and principal commercial uses permitted on corner lots in the R-63 Multifamily Urban Residential District on the property, to authorize outdoor dining, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 23 2015 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2011-20-32, adopted March 14, 2011, as amended by Ordinance No. 2013-75-57, adopted April 22, 2013, be and is hereby amended and reordained as follows:

§ 1. That the property known as 310 North 33rd Street and identified as Tax Parcel No. E000-0811/001 in the [~~2013~~] 2015 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on No. 312 North 33rd Street in the City of Richmond, Virginia,” prepared by Gene Watson & Associates, P.C., dated August 4, 2005, and revised June 6,

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUNE 8 2015 REJECTED: _____ STRICKEN: _____

2006, a copy of which is attached to and made a part of Ordinance No. ~~[2011-20-32]~~ 2013-75-57, adopted April 22, 2013, is hereby authorized for the conversion of the existing building for up to fifty (50) multi-family dwelling units ~~[and]~~, for R-63 Multifamily Urban Residential District principal commercial uses permitted on corner lots and for outdoor dining, substantially as shown on sheets A1.1, A1.2, A1.2A, A1.3, A1.3A, A2.1, A2.2, A5.1, A5.2, and SP.1, dated November 10, 2010, with sheets A1.1 and SP-1 being last revised December 15, 2010, and A3.1, A3.2, A3.3, and A3.4, dated August 11, 2010, with sheet A3.2 being last revised December 15, 2010, of the plans entitled “Chimborazo Apartments” and prepared by Hower Studio, copies of which are attached to and made a part of Ordinance No. 2011-20-32, adopted on March 14, 2011, and on sheets A0.0, A1.0, and A4.0 of the plans entitled “Chimborazo Apts - Amenity Space SUP”, prepared by Hower Studio Architecture and Interior Design and dated October 4, 2012, with sheets A0.0 and A1.0 being last revised January 22, 2013 and sheet A4.0 being last revised January 24, 2013, copies of which are attached to and made a part of ~~[this ordinance]~~ Ordinance No. 2013-75-57, adopted April 22, 2013, and on sheet SP.2 of the plans entitled “Urban Farmhouse,” prepared by Hower Studio Architecture & Interior Design and dated November 20, 2014, copies of which are attached and made 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) Application for a building permit 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) Any encroachments existing, proposed on the attached 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 (2004), as amended.

(h) A multifamily dwelling containing no more than fifty (50) dwelling units shall be permitted on the property, configured substantially as depicted on the plans attached to Ordinance No. 2011-20-32, adopted March 14, 2011. Any permitted principal commercial use on corner lots in the R-63 Multifamily Urban Residential District shall be authorized within the area in the building indicated as “Amenity Space” on the ~~[attached]~~ plans attached to Ordinance No. 2013-75-57, adopted April 22, 2013, provided that dwelling units are not permitted. Parking requirements to serve this commercial use shall be waived.

(i) A minimum of thirty-five (35) parking spaces to serve the dwelling use shall be required; however, in the event that the total number of dwelling units in the building number fewer than thirty-five, parking shall be provided at the rate of one space per dwelling unit. Seven (7) of the required parking spaces shall be provided on-site and may be counted towards the parking requirements if they meet the dimensions for compact stalls specified in section 114.710.3:1(a) of the Code of the City of Richmond (2004), as amended, and substantially as shown on the attached plans. All other required parking shall be provided in accordance with and subject to the provisions of section 114-710.4 of the Code of the City of Richmond (2004), as amended, with the exception that any required off-street parking spaces may be provided off the premises within a four hundred and fifty (450) foot radius of a principal entrance to the building

occupied by such use. However, if parking for the use on the property for which this ordinance grants a special use permit is provided on a property not held in fee simple by the owner of the property for which this ordinance grants a special use permit, evidence of a prospective tenure for such off-site parking that meets the requirements of this subsection must be approved as to terms by the Zoning Administrator before a building permit may be issued. Further, notwithstanding any provision of section 114-710.4 of the Code of the City of Richmond (2004), as amended, to the contrary, the terms of the tenure must be approved by the Zoning Administrator and the form of the tenure must be approved by the City Attorney before a Certificate of Occupancy or a Certificate of Zoning Compliance may be issued.

(j) Identification of the premises shall be as set forth in section 114-506 of the Code of the City of Richmond (2004), as amended. The existing “Chimborazo School” signs on the 33rd Street and East Marshall Street sides of the building may be retained. Signage for the commercial use shall consist of one sign provided substantially as shown on the attached plan sheet A4.0 of the plans attached to this ordinance.

(k) Outdoor dining shall be permitted as substantially shown on the plans attached to this amendatory ordinance, subject to the following conditions:

(1) The outdoor dining area shall be limited to 575 square feet, as shown on the plans attached to this amendatory ordinance.

(2) Covered trash containers shall be provided in service areas, and fences, walls or vegetative screening shall be provided around service areas, except at entrances and exits, to prevent refuse from blowing onto adjacent properties or streets.

(3) No televisions, other electronic audio or visual devices, other means of producing amplified sound, cash registers, card readers, vending machines, or similar items shall be provided within or for the patrons of the outdoor dining area.

(4) Within the outdoor dining area, there shall be no live entertainment, food or beverage preparation or service to standing patrons.

(5) Use of the outdoor dining area for all purposes shall cease by no later than ~~11:00~~ 9:00 p.m.

(6) No parking shall be required for the outdoor dining area.

(1) 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 install one or more handicap ramps and street trees within the right-of-way substantially as shown on the attached plans and shall repair or replace existing sidewalks, curbs, gutters, alley aprons, entrance ramps and pavement in the public right-of-way abutting the properties as required 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. No certificate of occupancy shall be issued for the property until all requirements of this subsection are fully satisfied.

(l) 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 premises 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.

II. This amendatory ordinance shall be in force and effect upon adoption.



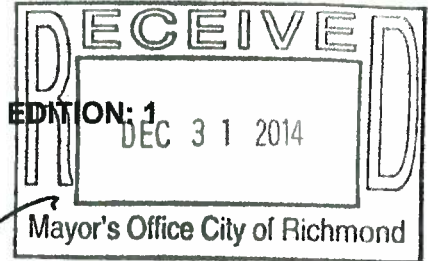
CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

DEC 16 2014

O&R REQUEST Chief Administration Office City of Richmond

O & R Request



DATE: December 16, 2014
TO: The Honorable Members of City Council
THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request) (This in no way reflects a recommendation on behalf of the Mayor)
THROUGH: Christopher L. Beschler, Interim Chief Administrative Officer
THROUGH: Peter L. Downey, Interim Deputy Chief Administrative Officer for Economic Development and Planning
FROM: Mark A. Olinger, Director, Department of Planning and Development Review
SUBJECT: Special Use Permit amendment for the purpose of authorizing outdoor dining at 310 North 33rd Street.



ORD. OR RES. No. _____

OFFICE OF CITY ATTORNEY

PURPOSE: To amend Ord. No. 2013-75-57, adopted April 22, 2013, which amended Ord. No. 2011-20-32, which authorized the property known as 310 North 33rd Street for the purpose of the conversion of the existing building to a Multi-Family dwelling with up to 50 units, and additionally authorized principal commercial uses permitted on corner lots in the R-63 Multi-Family Urban Residential District on the property, to authorize outdoor dining, upon certain terms and conditions.

REASON: The property is located in the R-63 Multi-Family Urban Residential zoning district, which permits outdoor dining uses. However, the R-63 District requires no outdoor dining area be within 100 feet of any property in an R district. The proposed dining area is approximately 65 feet from the R-8 District, and therefore, an amendment to the special use permit is 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 February 2, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located on the southwest side of the intersection of North 33rd and East Marshall Streets in the City's Church Hill neighborhood. The parcel contains approximately 0.50 acres of land area and is improved with a brick building that was constructed in 1904 as the Chimborazo School, a City school. The building contains 3 stories, each with approximately 12,438 square feet in area, for a total livable area of 37,314 square

TMP-791

feet. The property is abutted by a one-way public alley which extends south from Marshall Street and then turns right, exiting on 33rd Street.

On April 22, 2013, City Council authorized a special use permit amendment (Ord. No. 2013-75-57) for the purposes of authorizing principal commercial uses permitted on corner lots in the R-63 Multi-Family Urban Residential District. The approved commercial square footage was 2,500 square feet and the parking space requirements for the commercial space was waived.

The proposed outdoor dining area would be limited to 575 square feet and be required to cease operations no later than 11:00 P.M. No additional parking would be required as part of the proposed dining area.

The subject property is located in the City's Chimborazo Park Old and Historic district and is zoned R-63 Multi-Family Urban Residential District. Properties to the north, west, and south of the subject property are zoned R-8 (Urban Residential) and are generally improved with single-family detached residences. There are several vacant lots to the west of the public alley abutting the subject property that are owned by Mount Carmel Baptist Church, which is located at the intersection of 32nd and Broad Streets. Chimborazo Park is located to the south of the subject property, across Broad Street. There are two multi-family buildings across the street from the former school, which are also located in the R-63 District. A small UB (Urban Business) district is located to the east of the subject property along Marshall Street.

The subject property is located in the East Planning District, as defined by the 2000-2020 city-wide Master Plan. The Master Plan originally recommended Single-family (Medium Density) uses for the subject property. This designation was amended in April 2010, however, to recommend "Mixed Use Residential" uses for the property. The Master Plan defines the primary uses for this land use category as "single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form" (page 304).

FISCAL IMPACT: The Department 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: January 12, 2015

CITY COUNCIL PUBLIC HEARING DATE: February 9, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, February 2, 2015

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

RELATIONSHIP TO EXISTING ORDINANCES: None.

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

STAFF: Willy Thompson, Senior Planner; Land Use Administration (Room 511); 646-5734

PDR O&R No. 14-35



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: Chimborazo School Date: 12/10/2014

Property Address: 310 N. 33rd Street Richmond, VA Tax Map #: E000-0811/001

Fee: _____ Total area of affected site in acres: 0.0132
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-63

Existing Use: multi-family/retail

Is this property subject to any previous land use cases?

Yes No

If Yes, please list the Ordinance Number:

No. 2011-20-32

Proposed Use

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

Amended the existing SUP to include a 23 x 25 patio space on the North-east corner of the lot.

Applicant/Contact Person: Susan Ould

Company: Many Lives, LLC

Mailing Address: P.O. Box 518

City: Keswick State: VA Zip Code: 22947

Telephone: (434) 981-6455 Fax: ()

Email: ssnowld@aol.com

Property Owner: Many Lives, LLC

If Business Entity, name and title of authorized signee: Susan Ould, Mgr

Mailing Address: P.O. Box 518

City: Keswick Va State: VA Zip Code: 22947

Telephone: (434) 981-6455 Fax: ()

Email: ssnowld@aol.com

Property Owner Signature: [Signature]

(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's Report

Lava Lofts

310 N. 33rd Street, Richmond, VA 23223

RECEIVED
JUN 20 2019
CITY OF RICHMOND

This amendment seeks to allow a 23'x 25' patio space at the north east corner of the existing 50,000 square foot Lava Lofts multi-family residential community to be less than 100 feet from the adjacent property. The proposed patio will be approximately 67 feet from the adjacent property on East Marshall Street and 65 feet from the adjacent property on North 33rd Street. The patio will be an extension of the recently added 2500 square foot retail component, on the garden level of Lava Lofts. The tenant, Urban Farmhouse Market, is a casual market & café, featuring a menu of fresh, seasonal, and locally sourced organic ingredients representing the rapidly growing interest in garden-to-table cuisine. The tenant provides food service along with alcoholic and non-alcoholic beverage options. Urban Farmhouse acts as a meeting place for the community and encourages neighbors to become engaged and participate in the growing farm-to-table dining concept.

As outlined in the enclosed plans, the patio space is designed and will be built to meet all required city, state, and federal safety guidelines and codes and will not burden local residential parking needs or the operations of city services. This added component of the retail space is envisioned to serve the existing tenants of the building and surrounding neighborhood as a destination to gather, enjoy food and enjoy the outdoors during the work week and on the weekends.

The tenant employs five to ten people at a given time and serves about 70 patrons at maximum capacity. Hours of operation for Urban Farmhouse are from 6:30am- 9:30pm. Traffic to the retail space is expected to be primarily by foot from the surrounding neighborhood; however, patrons traveling by car are expected at a rate of 10 cars every, 2.5 hours, per the attached survey. The hours of operation are designed to take advantage of traditional eating times, while not being a burden on the local residents during the evening hours.

The corner of 33rd and Marshall streets in Church Hill represents the organic continuation of a business corridor planned for Marshall Street that is quickly becoming home to some of Richmond's most exciting and anticipated restaurants including The Roosevelt, Union Market, WPA Bakery and Alamo BBQ, all of whom offer outdoor seating. We are excited to further enhance Richmond's urban fabric with this patio addition to Lava Lofts.

URBAN FARMHOUSE

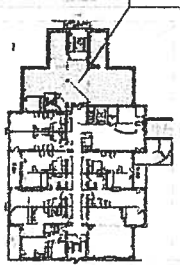
310 N 33rd Street
RICHMOND, VIRGINIA

November 20, 2014
PROJECT No. 6018

11/20/14
11/20/14
11/20/14
11/20/14

Howe Studio

ARCHITECTURE & INTERIOR DESIGN
715 Walnut Street, Charlottesville, Virginia 22902
(909) 447-3465



GARDEN LEVEL TENANT LOCATION PLAN
SCALE: 1/8" = 1'-0"

DRAWING INDEX:

ARCHITECTURAL

METALLICAL FINISHES & PAINT SCHEDULES
PRELIMINARY ELECTRICAL SCHEDULE
ELECTRICAL PER SOLENOID INTERLOCKING
ELEVATORS

ARCHITECTURE SYMBOL LEGEND



GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL ELECTRICAL CODE (NEC).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

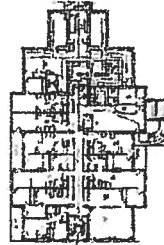
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

DESIGN DATA:

1. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL ELECTRICAL CODE (NEC).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.



TENANT EGRESS PLAN

COVER SHEET

A0.0

Home Study
 of
 PROJECT
 CONTRACTOR
 ARCHITECT

**URBAN
 PARKHOUSE**

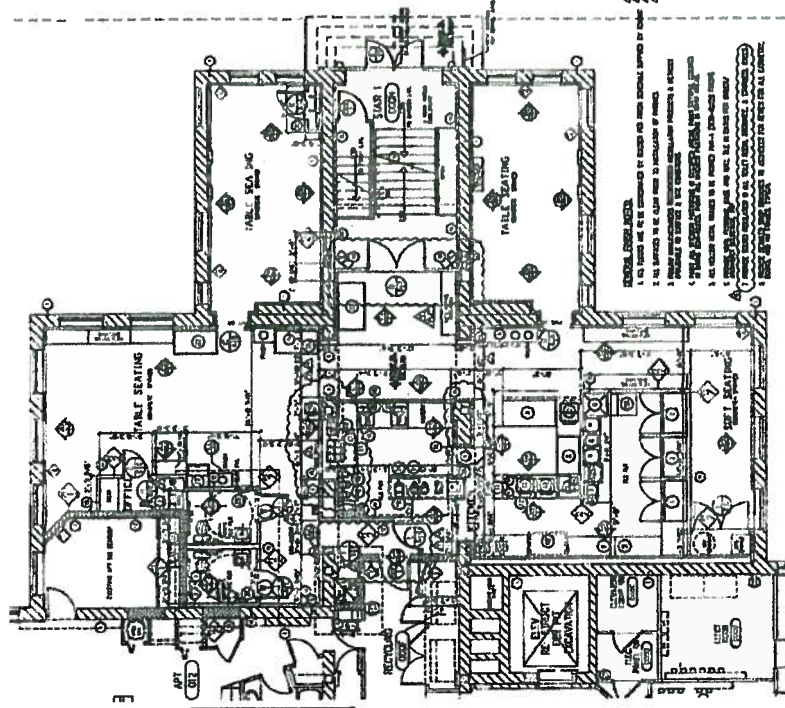
3014 East Blvd
 BOSTON, MA

DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

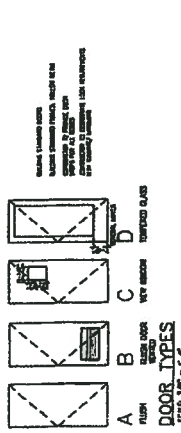


GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR ALTERED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES.

A1.0



NOTE: ALL DIMENSIONS ARE BASED ON THE
 DIMENSIONS INDICATED BY OTHER CONTRACTORS
 TO VERIFY CORRECT POSITIONING OF THE ELEMENTS.



DOOR TYPES
 1/2" x 6" x 2"

| NO. | DESCRIPTION | QTY | REMARKS |
|-----|--------------|-----|---------|
| 1 | FLUSH DOOR | 1 | |
| 2 | SOLID DOOR | 1 | |
| 3 | NEW WINDOW | 1 | |
| 4 | WINDOW GLASS | 1 | |

DOOR & HARDWARE SCHEDULE

| NO. | DESCRIPTION | QTY | REMARKS |
|-----|--------------|-----|---------|
| 1 | FLUSH DOOR | 1 | |
| 2 | SOLID DOOR | 1 | |
| 3 | NEW WINDOW | 1 | |
| 4 | WINDOW GLASS | 1 | |

FLOOR PLAN LEGEND & NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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 6. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR ALTERED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES.

WALL LEGEND:

| NO. | DESCRIPTION | QTY | REMARKS |
|-----|---------------|-----|---------|
| 1 | CONCRETE WALL | 1 | |
| 2 | BRICK WALL | 1 | |
| 3 | GLASS WALL | 1 | |

EQUIPMENT SCHEDULE

| NO. | DESCRIPTION | QTY | REMARKS |
|-----|-------------|-----|---------|
| 1 | RECEPTION | 1 | |
| 2 | RESTROOM | 1 | |
| 3 | LIFT | 1 | |

Sheet 2026
 • 1/16" = 1'-0"
 • ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE

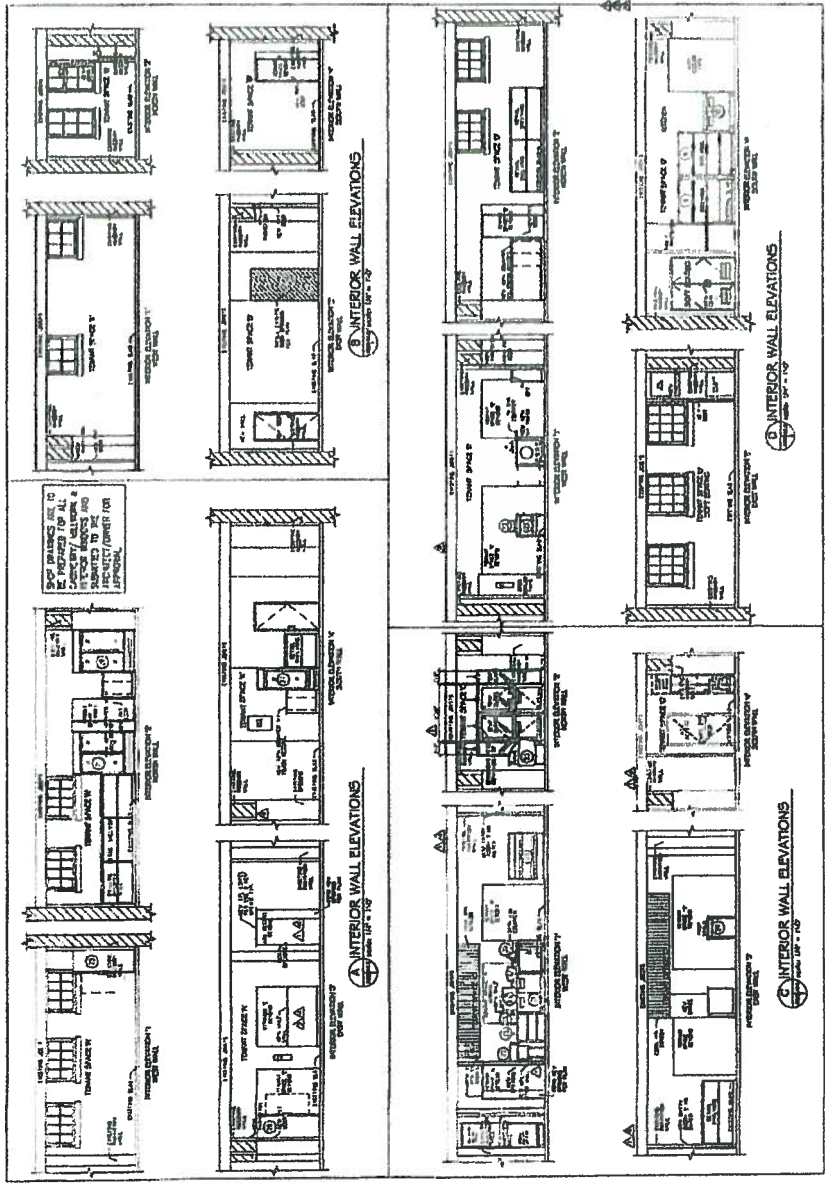
**URBAN
 FARMHOUSE**
 3011 24th Street
 HANOVER, VA

DATE: 08/11/10
 PROJECT NO: 1000000000
 ARCHITECT: [Logo]
 PROJECT: [Logo]



DATE: 08/11/10
 PROJECT NO: 1000000000
 ARCHITECT: [Logo]
 PROJECT: [Logo]

A3.0



Home Search
 Address & City
 State
 Zip
 Phone

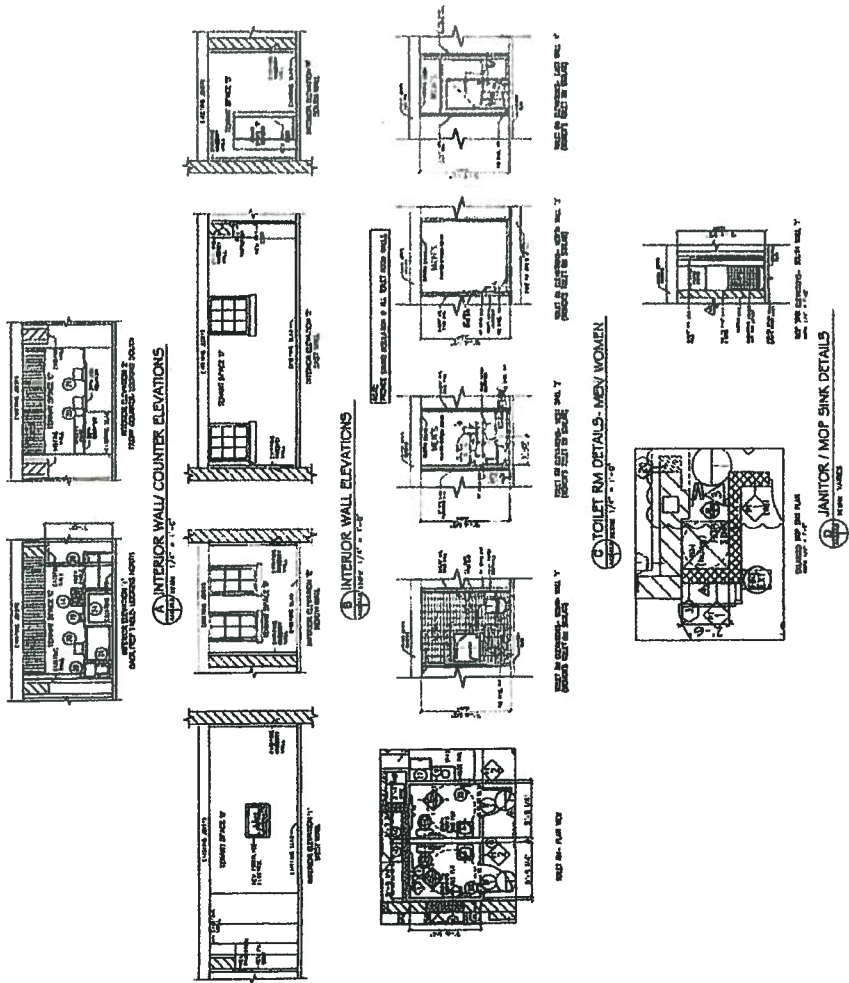
IRGAN
 FARMHOUSE
 7014 De Soto
 Richmond, VA

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A4.0



Hester 5206
 ARCHITECT & ENGINEER
 1000 15th Street
 Richmond, VA

**URBAN
FARMHOUSE**

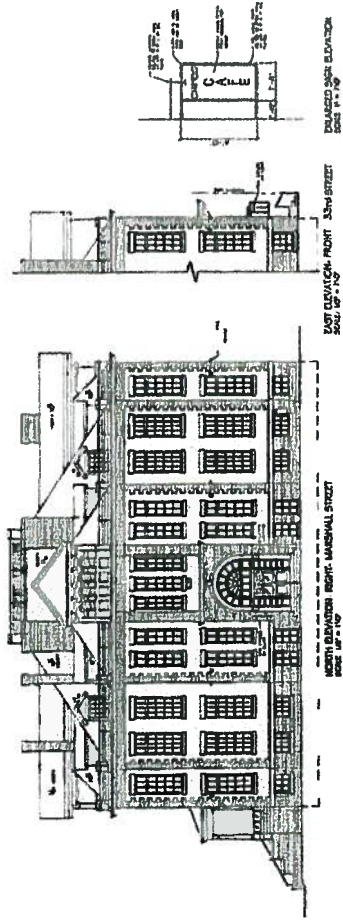
1000 15th Street
 Richmond, VA

SHEET NO. 10
 DATE: 11/15/2017



PROJECT NO. 100015
 SHEET NO. 10
 DATE: 11/15/2017

A5.0

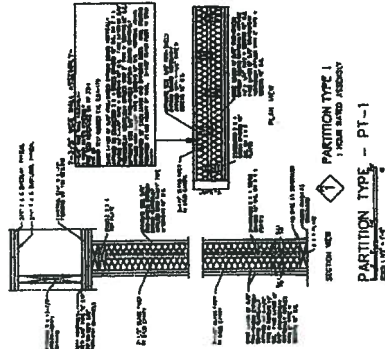


ENLARGED SIGN ELEVATION
SCALE 1/4" = 1'-0"

SOUTH ELEVATION - FRONT 15th STREET
SCALE 1/4" = 1'-0"

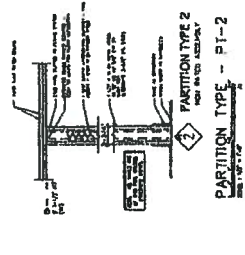
NORTH ELEVATION - FRONT MARSHALL STREET
SCALE 1/4" = 1'-0"

A SIGNAGE DETAILS AT MARSHALL STREET



SECTION VIEW
PARTITION TYPE 1
1/4" = 1'-0"

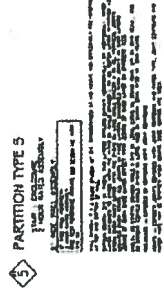
SECTION VIEW
PARTITION TYPE - PT-1
1/4" = 1'-0"



PARTITION TYPE 2
1/4" = 1'-0"

PARTITION TYPE - PT-2
1/4" = 1'-0"

B PARTITION TYPE DETAILS



PARTITION TYPE 5
1/4" = 1'-0"

PARTITION TYPE NOTES:

1. ALL PARTITION TYPES SHALL BE CONSTRUCTED AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL PARTITION TYPES SHALL BE CONSTRUCTED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 3. ALL PARTITION TYPES SHALL BE CONSTRUCTED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 4. ALL PARTITION TYPES SHALL BE CONSTRUCTED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 5. ALL PARTITION TYPES SHALL BE CONSTRUCTED WITH 1/2" GYPSUM BOARD ON BOTH SIDES.



CHILBORAZO APARTMENTS

310 N. 2nd Street
Richmond, VA

| | |
|-------------|----------|
| DATE | 10/1/10 |
| SCALE | AS SHOWN |
| DRAWN BY | ... |
| CHECKED BY | ... |
| PROJECT NO. | ... |
| CLIENT | ... |
| ARCHITECT | ... |



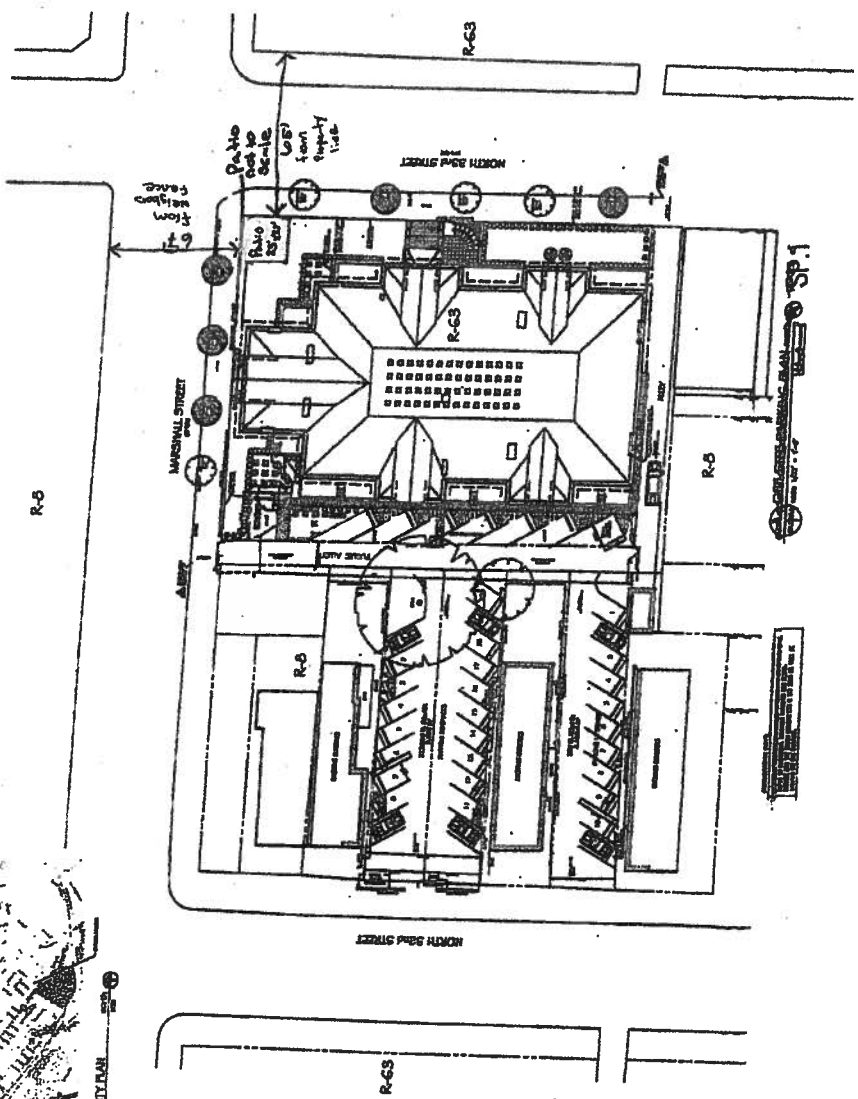
| | |
|-------------|----------|
| DATE | 10/1/10 |
| SCALE | AS SHOWN |
| DRAWN BY | ... |
| CHECKED BY | ... |
| PROJECT NO. | ... |
| CLIENT | ... |
| ARCHITECT | ... |

SEAL

SP.2



VELOCITY PLAN



SP.1

