



**508 ST. JAMES STREET - PROPOSED USE**

**4 APARTMENTS:**

APT 1	3 BR, 2 BA	1285 SF
APT 2	2 BR, 1 BA	835 SF
APT 3	3 BR, 2 BA	1290 SF
APT 4	3 BR, 3-1/2 BA	3790 SF

ONE PARKING SPACE TO BE PROVIDED FOR EACH APARTMENT

BUILDING TO BE FULLY SPRINKLERED

DWELLING UNIT SEPARATION TO BE 1-HR RATED PER BLDG. CODE

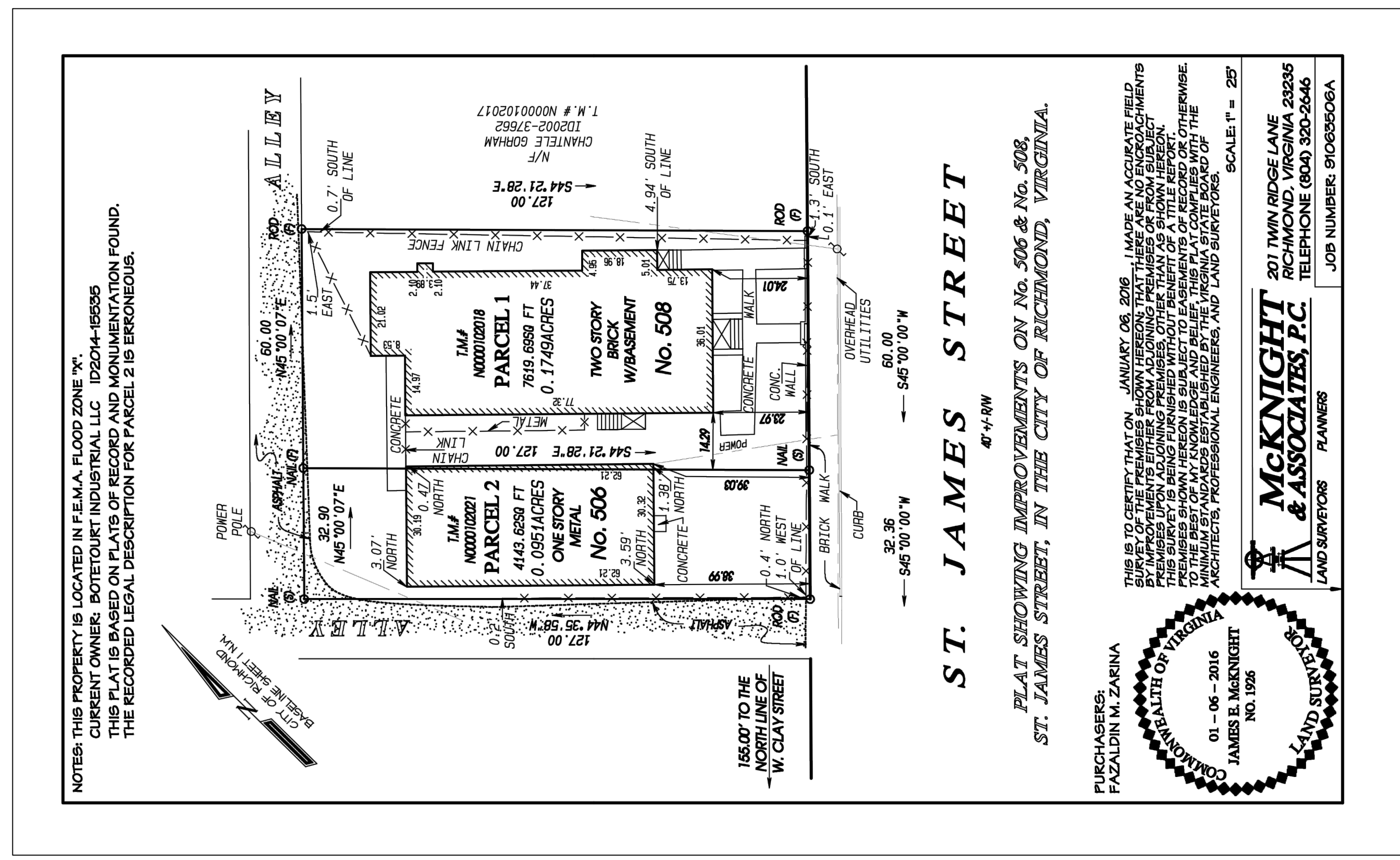
WORK WILL CONFORM TO CITY OLD AND HISTORIC DISTRICT REGULATIONS

**PROPOSED DENSITY OF 508 ST. JAMES STREET:**

4 UNITS ON 0.179 ACRES = 23 UNITS PER ACRE  
THIS MATCHES THE EXISTING DENSITY OF THE BLOCK

**IF LOT AREA OF 506 ST. JAMES STREET IS INCLUDED,**

DENSITY EQUALS 5 RESIDENTIAL UNITS ON 0.262 ACRES, OR 19 UNITS PER ACRE  
THIS WOULD BE LESS DENE THAN THE EXISTING BLOCK



NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
CURRENT OWNER: BOTETOURT INDUSTRIAL LLC ID2014-16535  
THIS PLAN IS BASED ON PLATS OF RECORD AND MONUMENTATION FOUND.  
THE RECORDED LEGAL DESCRIPTION FOR PARCEL 2 IS ERRONEOUS.

**ST. JAMES STREET**

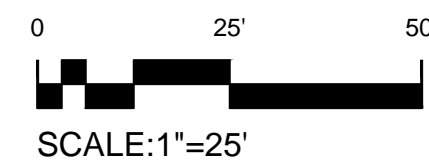
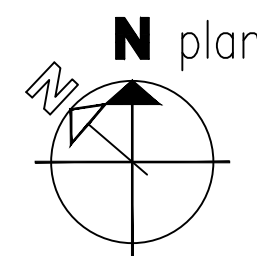
PLAT SHOWING IMPROVEMENTS ON No. 506 & No. 508, ST. JAMES STREET, IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON JANUARY 05, 2016 I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT THERE ARE NO ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN ON THIS PLAN. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLES WITH THE REQUIREMENTS OF THE VIRGINIA SURVEYING ACT AND THE STANDARDS OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

**McKNIGHT & ASSOCIATES P.C.**  
LAND SURVEYORS PLANNERS  
201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646  
JOB NUMBER: 91049506A

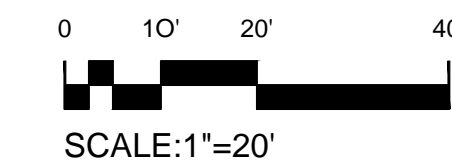
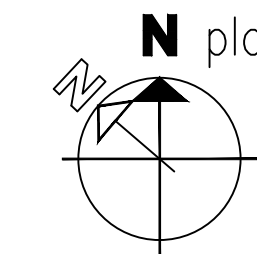
LAND SURVEYOR  
JAMES E. MCKNIGHT  
NO. 1926

SURVEY  
1" = 25'



**EXISTING DENSITY**  
500 BLOCK OF ST. JAMES STREET  
18 EXISTING RESIDENTIAL UNITS ON 15 LOTS COMPRISING 0.765 ACRES  
THIS DENSITY = 24 UNITS PER ACRE

VICINITY PLAN  
1" = 20'



SEAL

REVISIONS

508 St. James St.  
RICHMOND, VA 23220

SUP APPLICATION

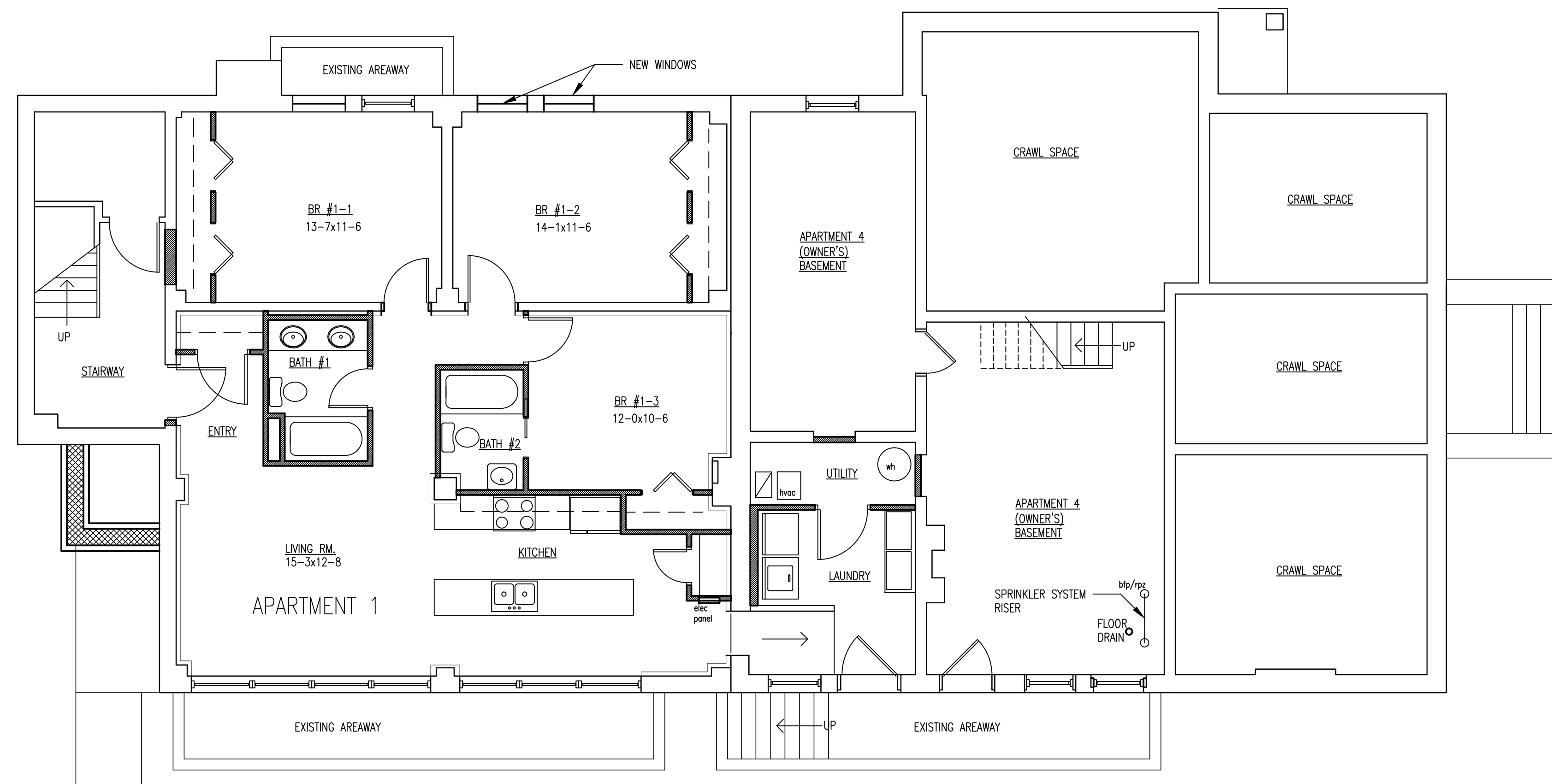
SHEET TITLE  
VICINITY PLAN

PROJECT NO.  
1710

DATE  
04.25.2017

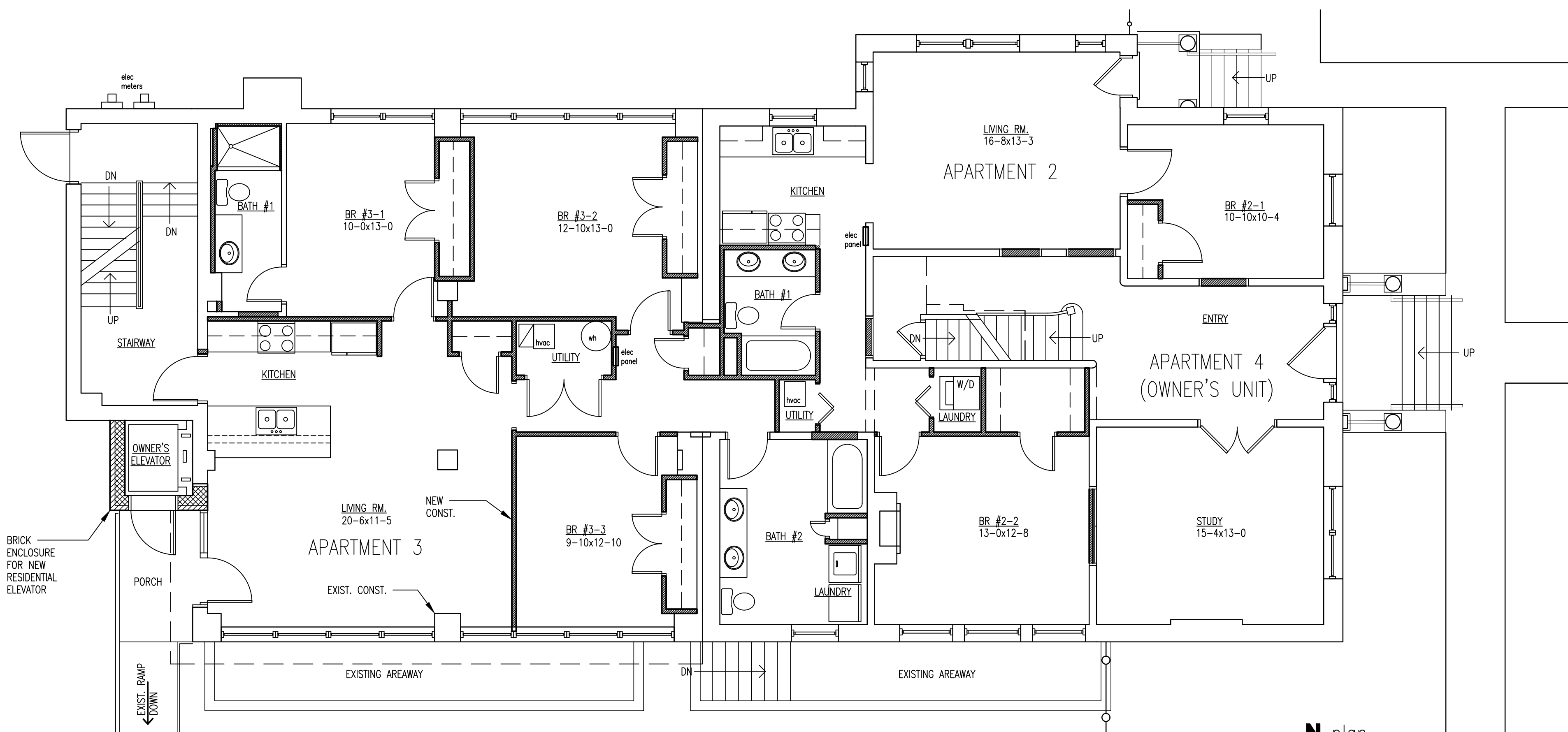
SHEET NO.  
SUP1

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211



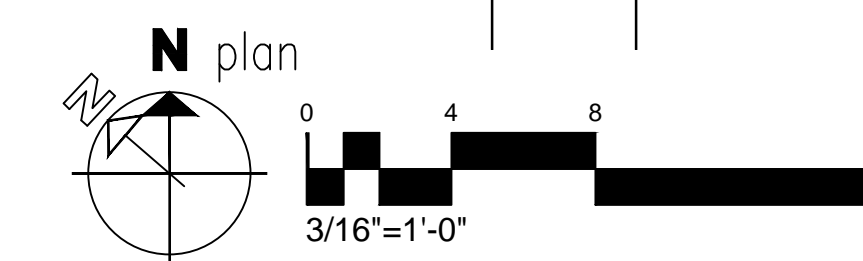
APARTMENT 1 1262 SF  
APARTMENT 4 500 SF

**BASEMENT FLOOR PLAN**  
3/16" = 1'-0"



APARTMENT 2 835 SF  
APARTMENT 3 1290 SF  
APARTMENT 4 (OWNER'S) 435 SF

**FIRST FLOOR PLAN**  
3/16" = 1'-0"



508 St. James St.  
RICHMOND, VA 23220

**SUP APPLICATION**

SHEET TITLE  
BASEMENT AND FIRST FLOOR PLAN

PROJECT NO.  
1710

DATE  
04.25.2017

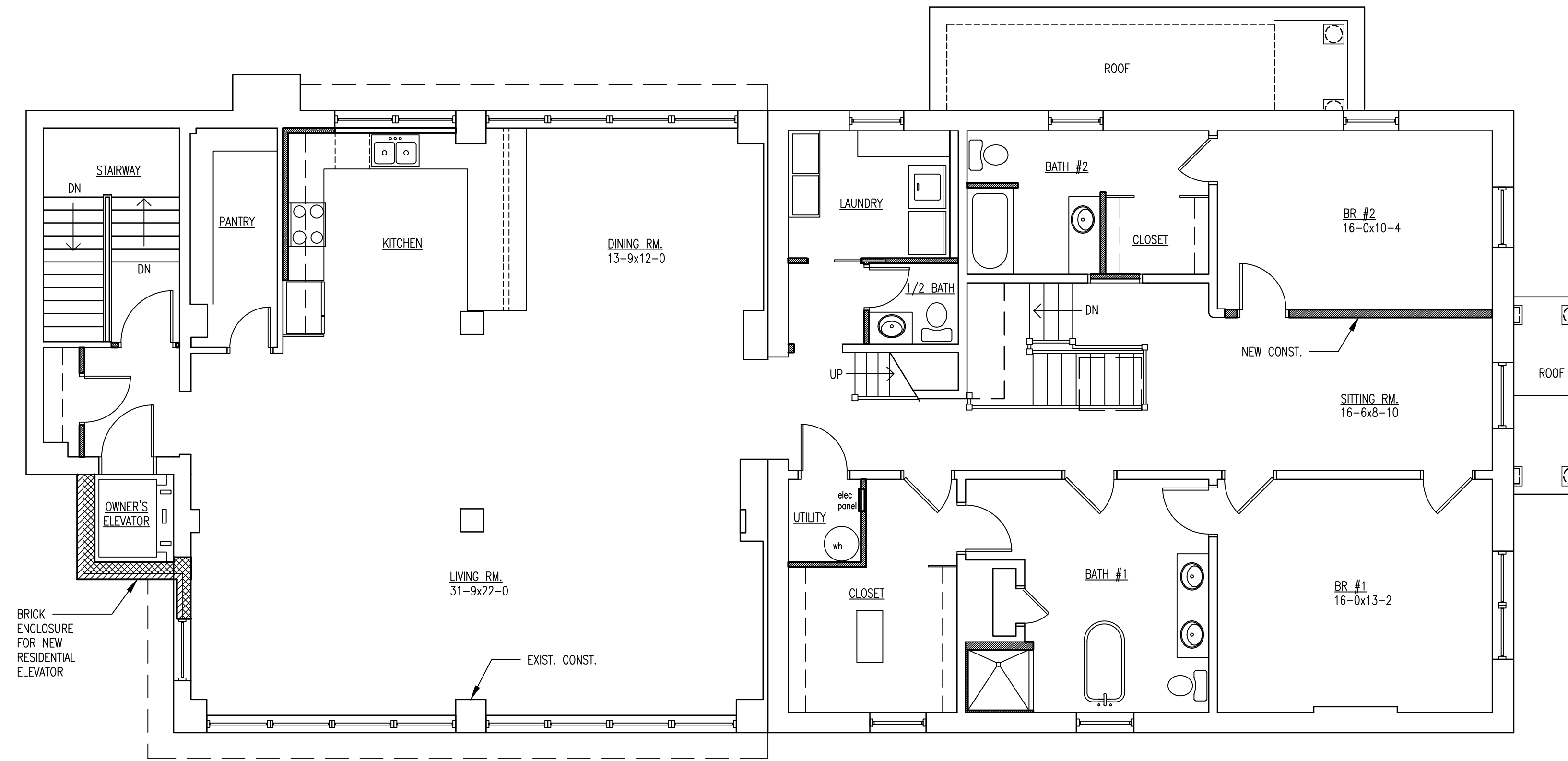
SHEET NO.  
**SUP3**

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

SEAL

REVISIONS

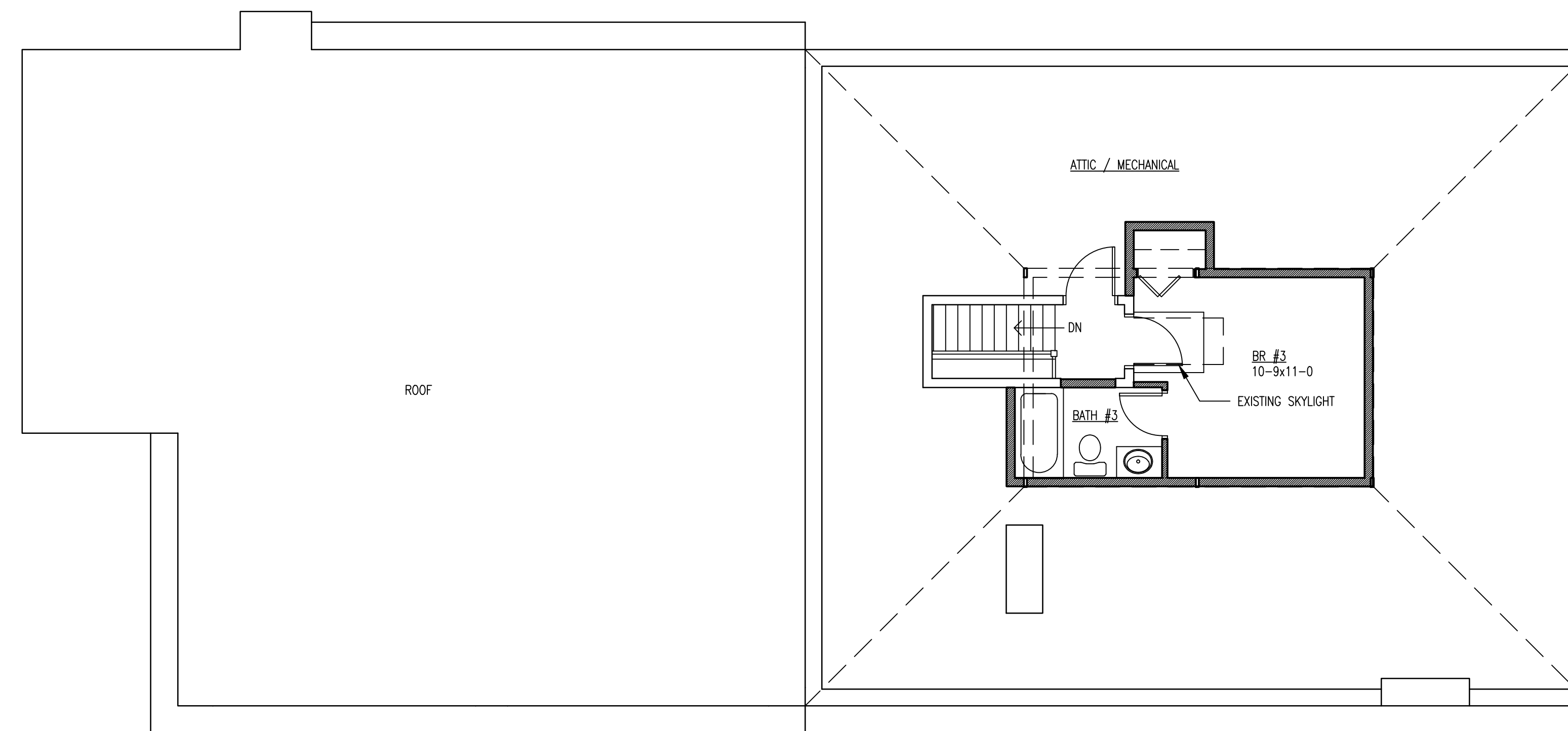
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 April 24, 2017



APARTMENT 4 (OWNER'S) 2645 SF

SECOND FLOOR PLAN

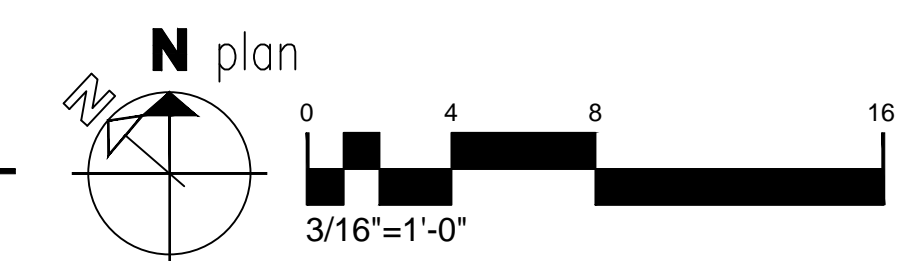
3/16" = 1'-0"



APARTMENT 4 (OWNER'S) 210 SF

THIRD FLOOR PLAN

3/16" = 1'-0"



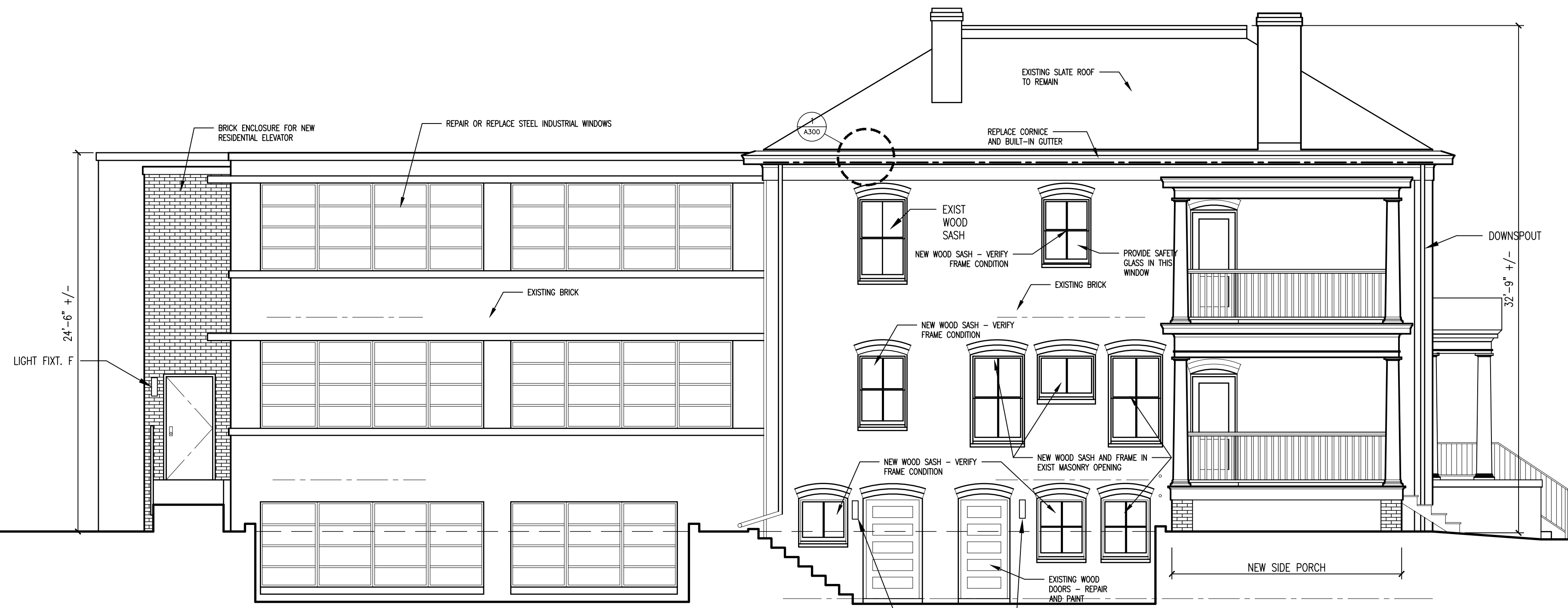
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P 804.358.4993 F 804.358.8211	SEAL
REVISIONS	
PROJECT NO. 1710 DATE 04.25.2017 SHEET NO. SUP4	
SHEET TITLE SECOND AND THIRD FLOOR PLAN	
PROJECT NO. 1710 DATE 04.25.2017 SHEET NO. SUP4	
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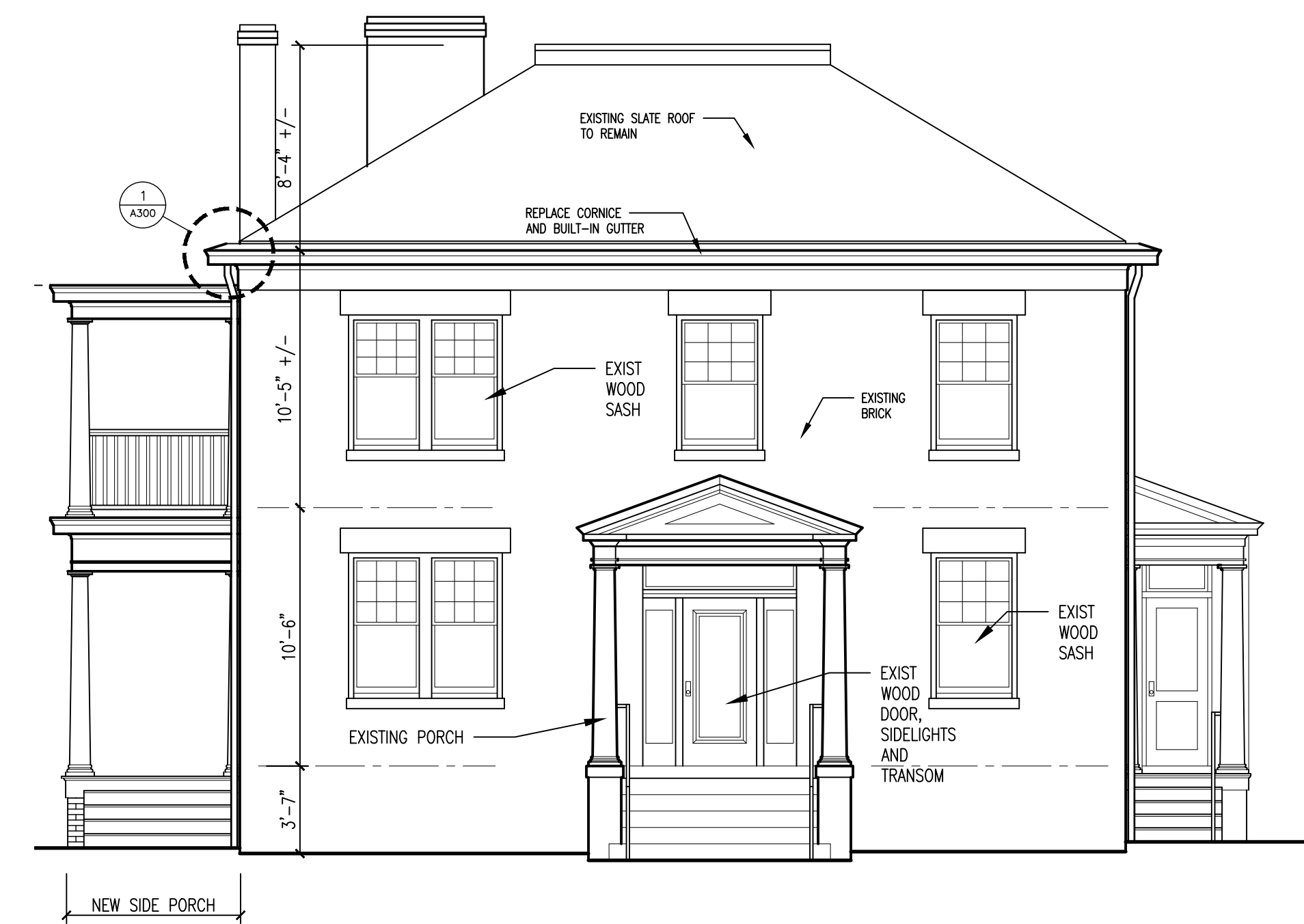
JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220

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 RICHMOND, VA 23220

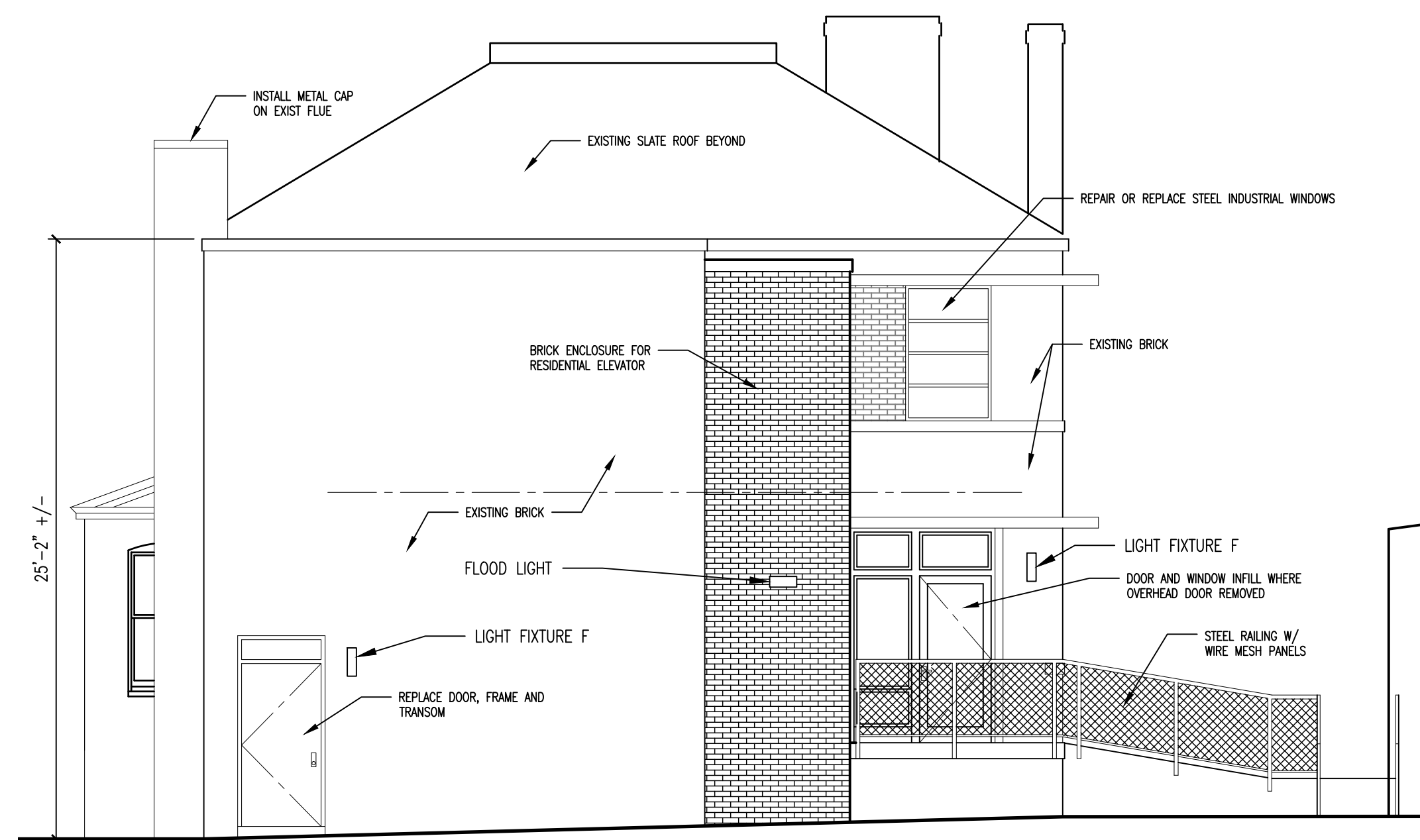
SUP APPLICATION



**SOUTH ELEVATION**  
3/16" = 1'-0"



**EAST ELEVATION**  
3/16" = 1'-0"



**WEST ELEVATION**  
3/16" = 1'-0"



**NORTH ELEVATION**  
3/16" = 1'-0"

