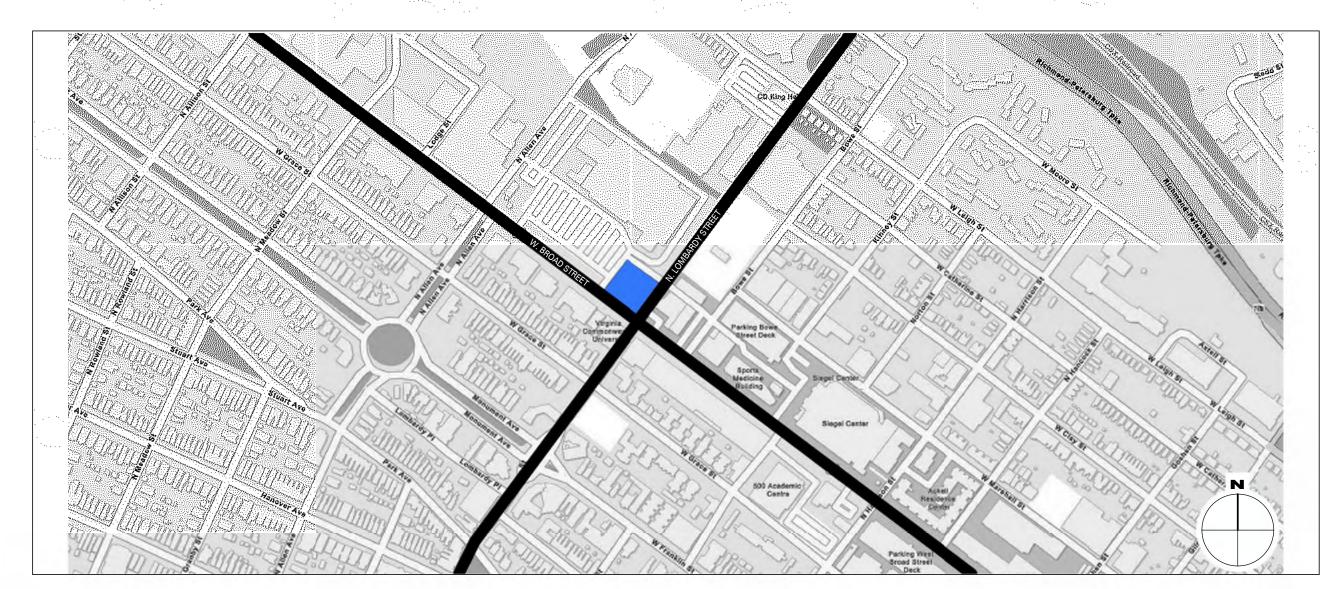
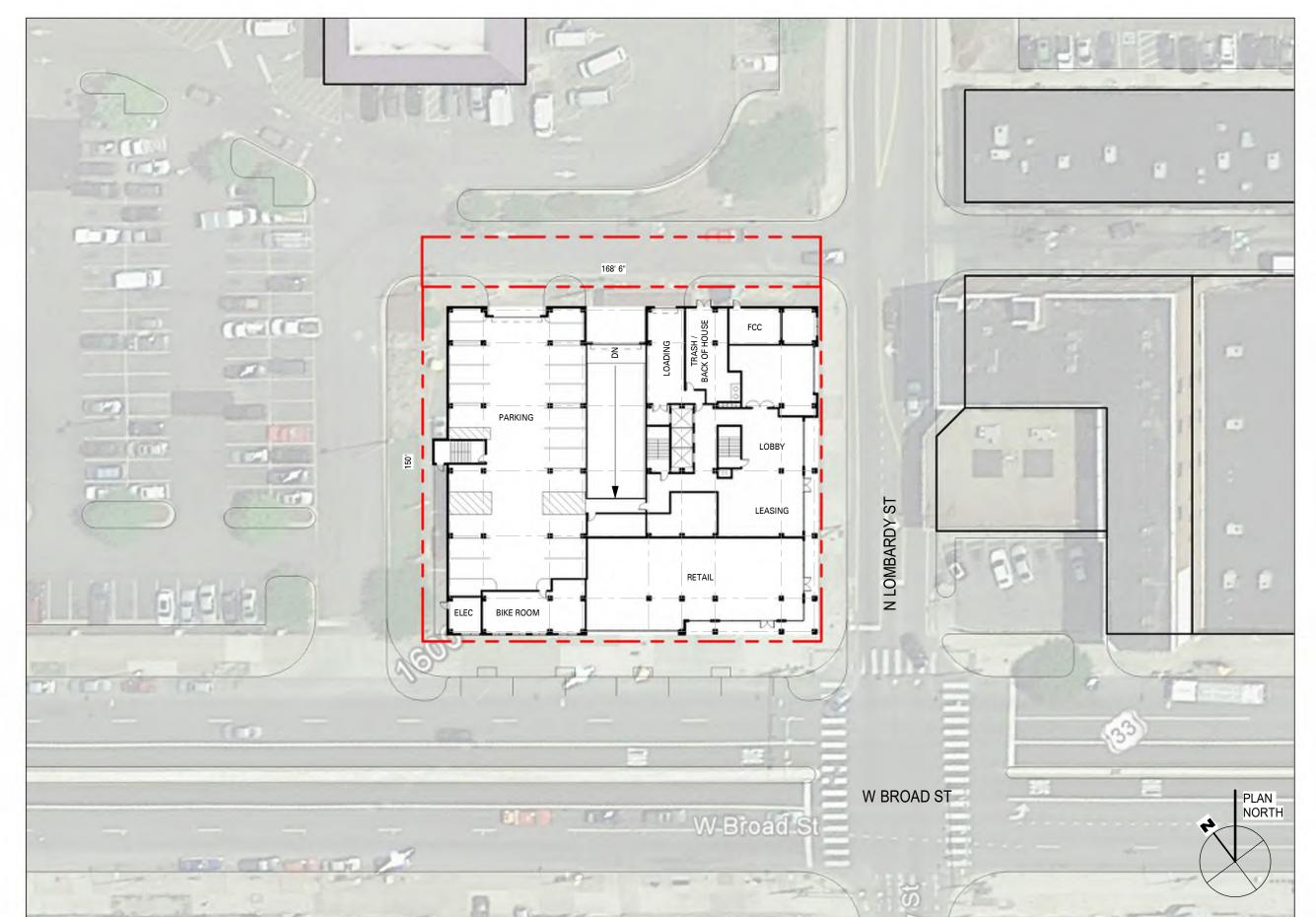
# Opus at Richmond

## Richmond, VA



Vicinity Map





Levels	Use	Total GSF	Garage GSF	Apt GSF	Retail GSF	Apt RSF	Amenity/ Lobby	Common Area	Shafts	Total Units	Beds	Open Space	Parking Stalls
Level 12	R, A	16,107		16,107		11,521	2,103	1,172	1,311	12	30	2,881	
Level 11	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 10	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 9	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 8	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 7	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 6	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 5	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 4	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 3	R	18,301		18,301		15,691		1,304	1,306	16	41	760	
Level 2	R, A	17,576		17,576		11,100	3,799	1,371	1,306	12	29	3,918	
Level 1	P, Re, L	20,524	8,576	8,446	3,501		2,697	4,455	1,294			2,866	20
Level B1	Р	21,895	21,895										59
Total		240,811	30,471	206,838	3,501	163,840	8,599	18,734	15,665	168	428	16,505	79

A - Amenity
L - Lobby
P - Parking
Re - Retail
R - Residential

Table 1 - Project SummaryNotes:Notes:Total Apartment GSF206,838Total Units168Total Retail GSF3,501Typ. Floor Efficiency85.7%Total Garage GSF30,471(Rental SF / Gross SF)Total Project GSF\*240,810

\* Does not include Open Space SF

able 3 - Zoning Informa	ation		Table 4 - Parking Analysis								
lotes:			Notes:								
	Ordinance	Proposed	User	Ordinance	Required	Proposed					
oning Class	M-1	TOD-1	Multi-Family	1/2 dwelling units over	76	79					
ot Area	+/-0.58 AC		Residential	16 units	7.0	,3					
Isable Open Space	0.10	0.10	Retail	None Req'd for TOD	0	0					
Лах. Stories	12	12	Total		76	79					
lldg. Setback - Front	0'	0'	Sections: 30-710.1(a) (4.1f), 30-710.2, 30-730.3:1								
lldg. Setback - Rear	0'	+/- 11'	Full Size: 60 stalls								

0' +/- 11' Accessible: 3 stalls per ADA 208.2

Short-Term Bike Parking 2/50 units 7 min. | Minimum aisle width shown: 22.5' per Sec. 30-710.3:1(c)

Long-Term Bike Parking 1/4 units 43 min. | Compact Size: 14 stalls (18%)

OPUS GROUP

Opus AE Group, L.L.0 10350 Bren Road West Minnetonka, MN 55343-0110 952-656-4444

CONSULTANT

Opus at Richmond

PROJECT ADDRESS
Richmond, VA

PROJECT NUMBER 31709000

ISSUE RECORD

12/13/19 SUP Resubmittal #1
01/16/20 SUP Resubmittal #2

DATE
01/16/20
PROJECT MANAGER
J. Rademacher
DRAWN BY
T. Grothe

REGISTRATION

CHECKED BY

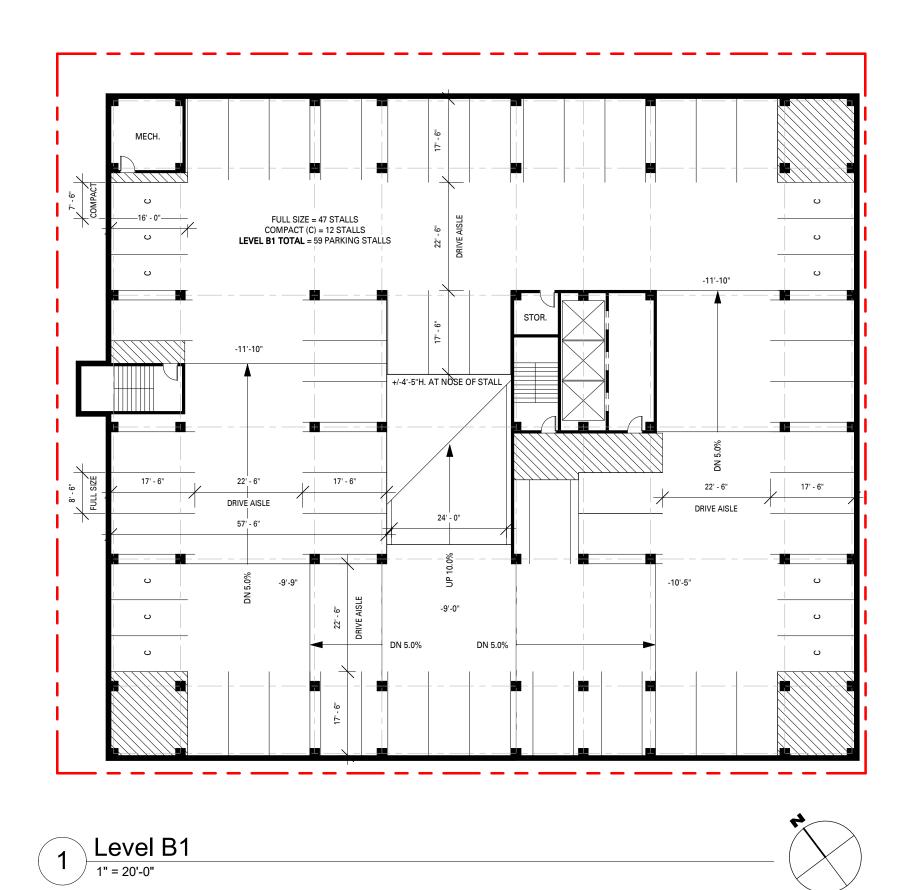
D. Newins

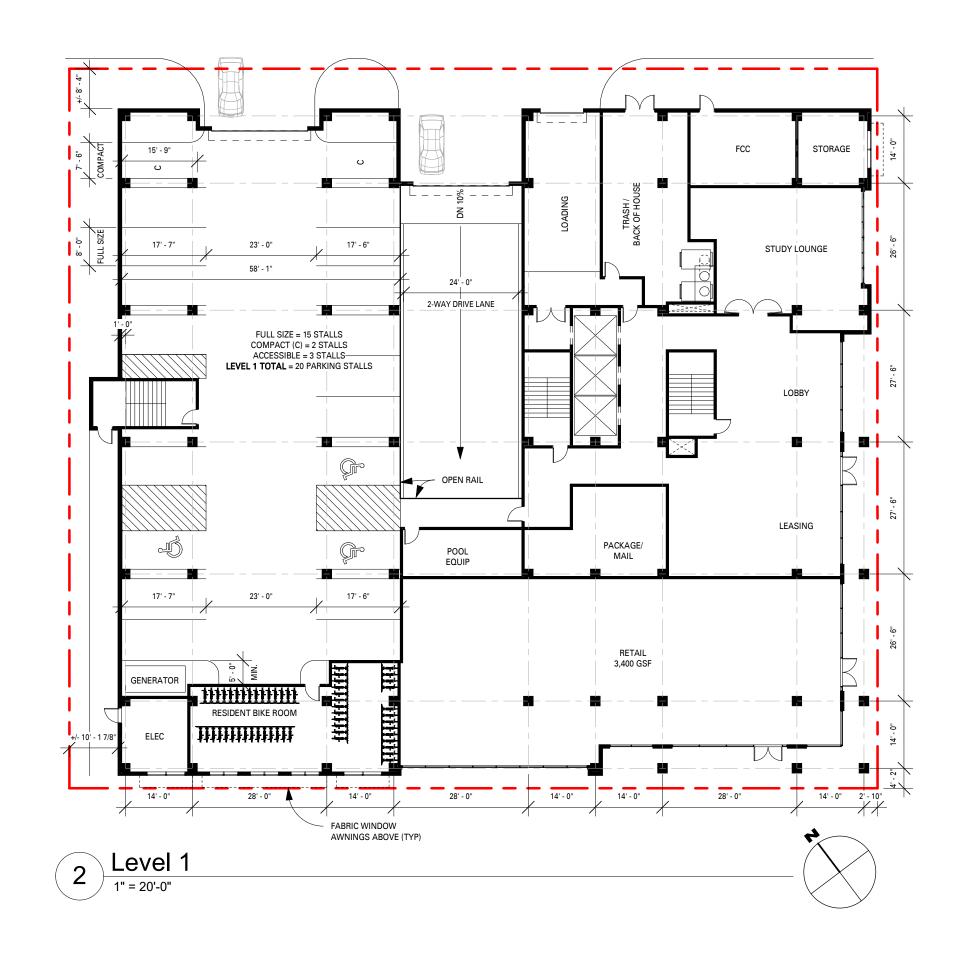
SHEET TITLE

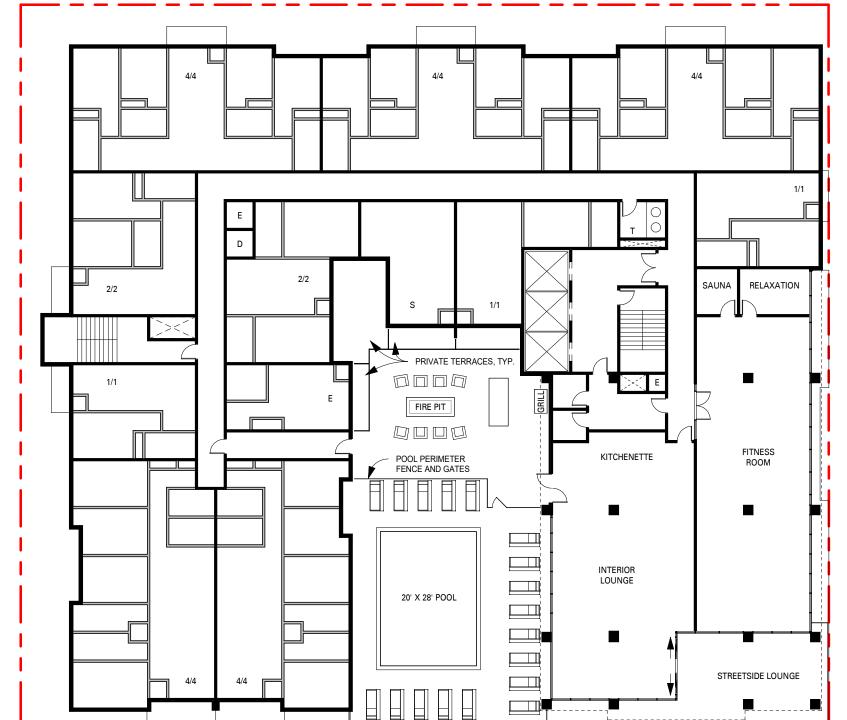
COVER SHEET

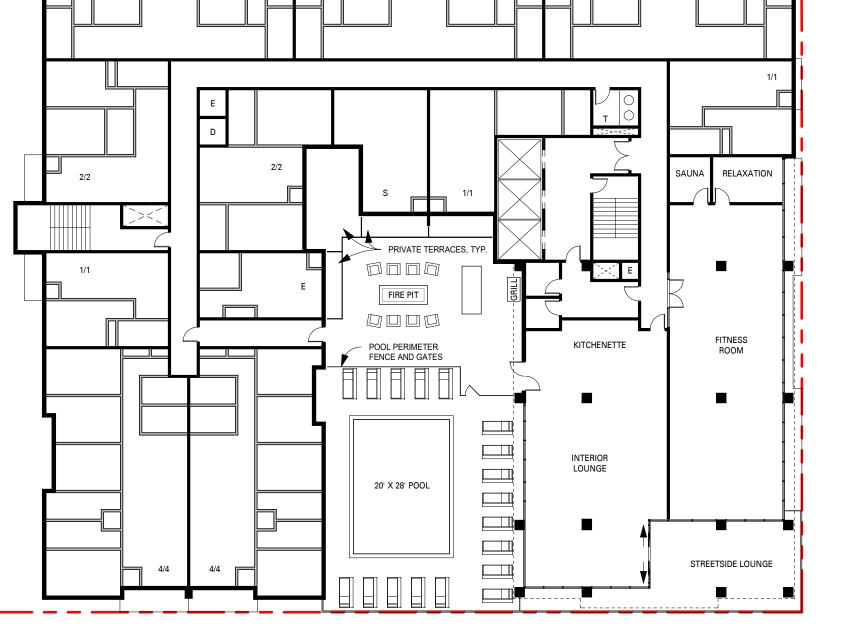
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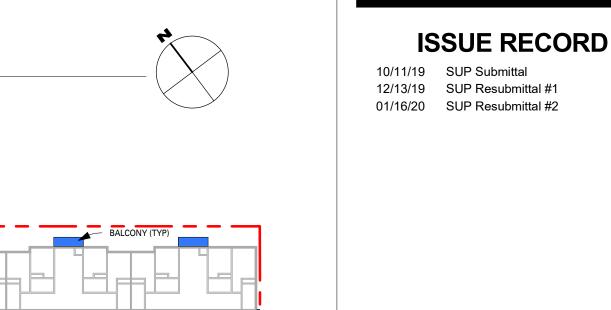








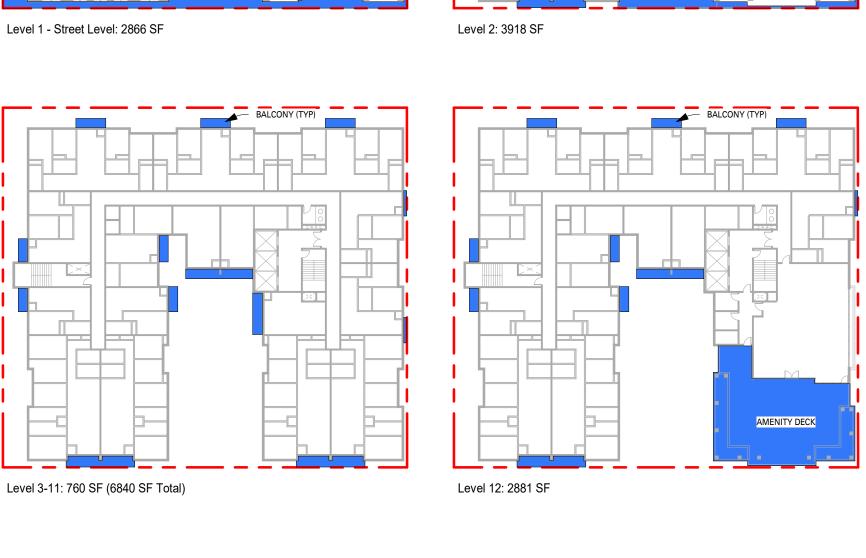
















3 Level 2
1" = 20'-0"

4 Level 3-11
1" = 20'-0"

SHEET NUMBER

FLOOR PLANS

THE OPUS GROUP

Opus AE Group, L.L.C. 10350 Bren Road West Minnetonka, MN 55343-0110 952-656-4444

CONSULTANT

PROJECT

Opus at

PROJECT ADDRESS

PROJECT NUMBER 31709000

DATE 01/16/20

DRAWN BY T. Grothe

PROJECT MANAGER J. Rademacher

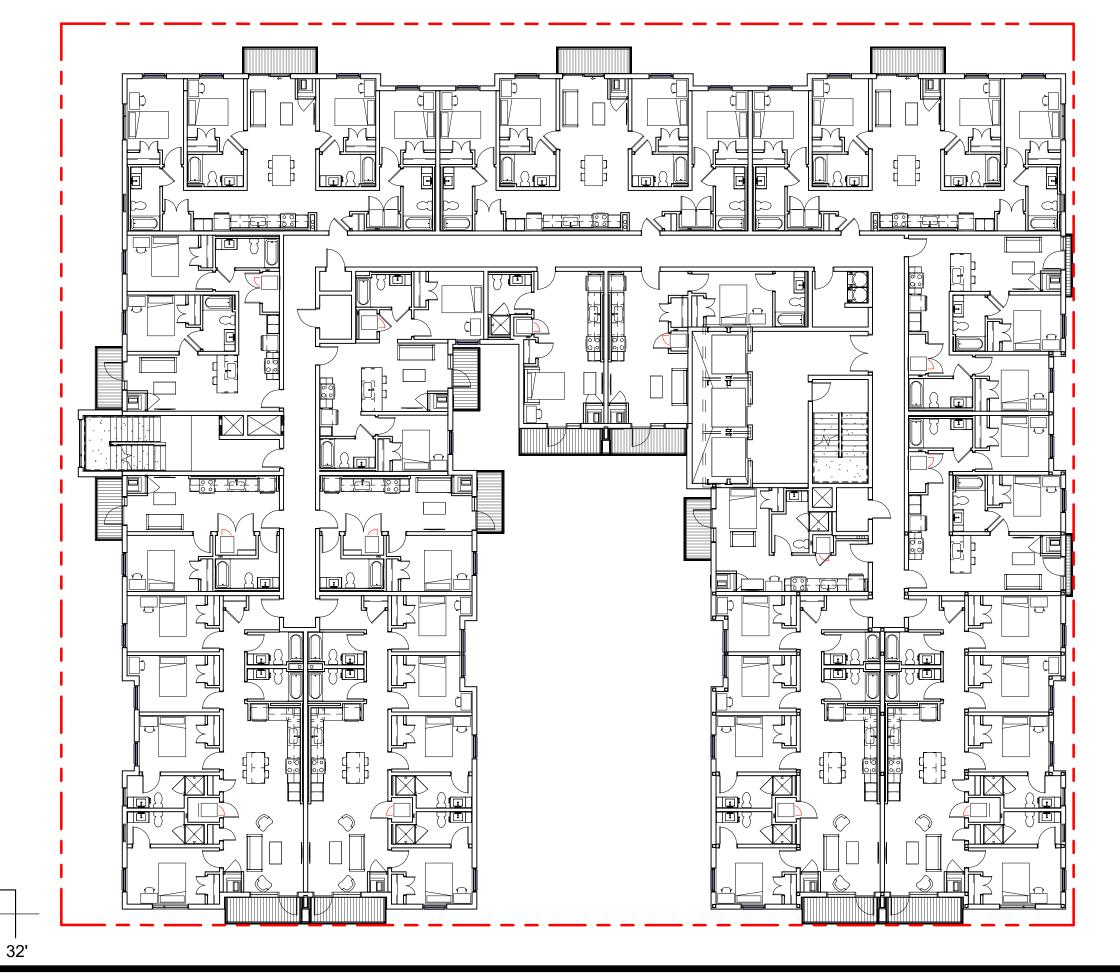
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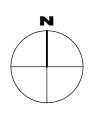
D. NEWINS

REGISTRATION

Richmond, VA

Richmond







8'

16'

Opus at Richmond

TYPICAL FLOOR PLAN

PROJECT LOCATION: 1600 W. Broad Street
Richmond, VA
31709

PROJECT UNIT NAME: S-2b

1 West Elevation
1" = 30'-0"



2 South Elevation - W. Broad Street



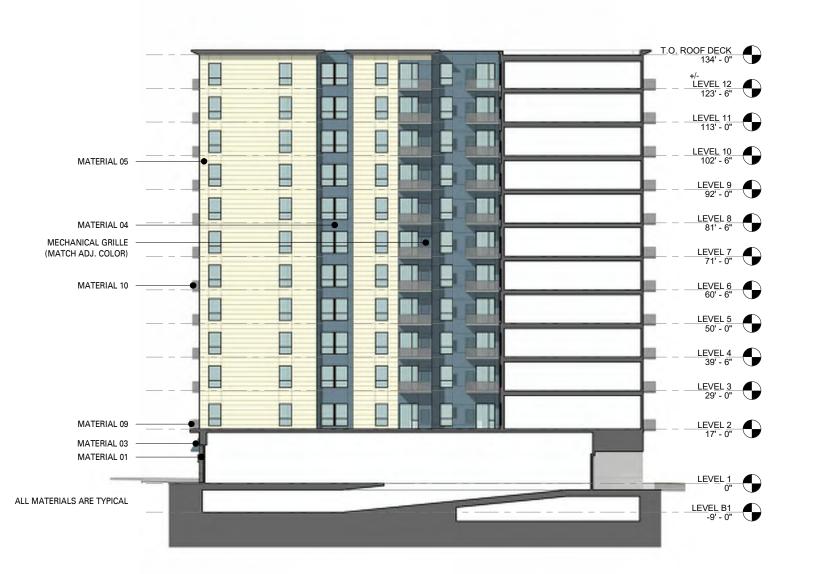
3 East Elevation - N. Lombardy Street



4 North Elevation
1" = 30'-0"



5 Section Looking East
1" = 30'-0"



6 Section Looking West
1" = 30'-0"

OPUS GROUP

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CONSULTANT

Opus at Richmond

PROJECT ADDRESS
Richmond, VA

PROJECT NUMBER 31709000

**ISSUE RECORD** 

10/11/19 SUP Submittal 12/13/19 SUP Resubmittal #1 01/16/20 SUP Resubmittal #2

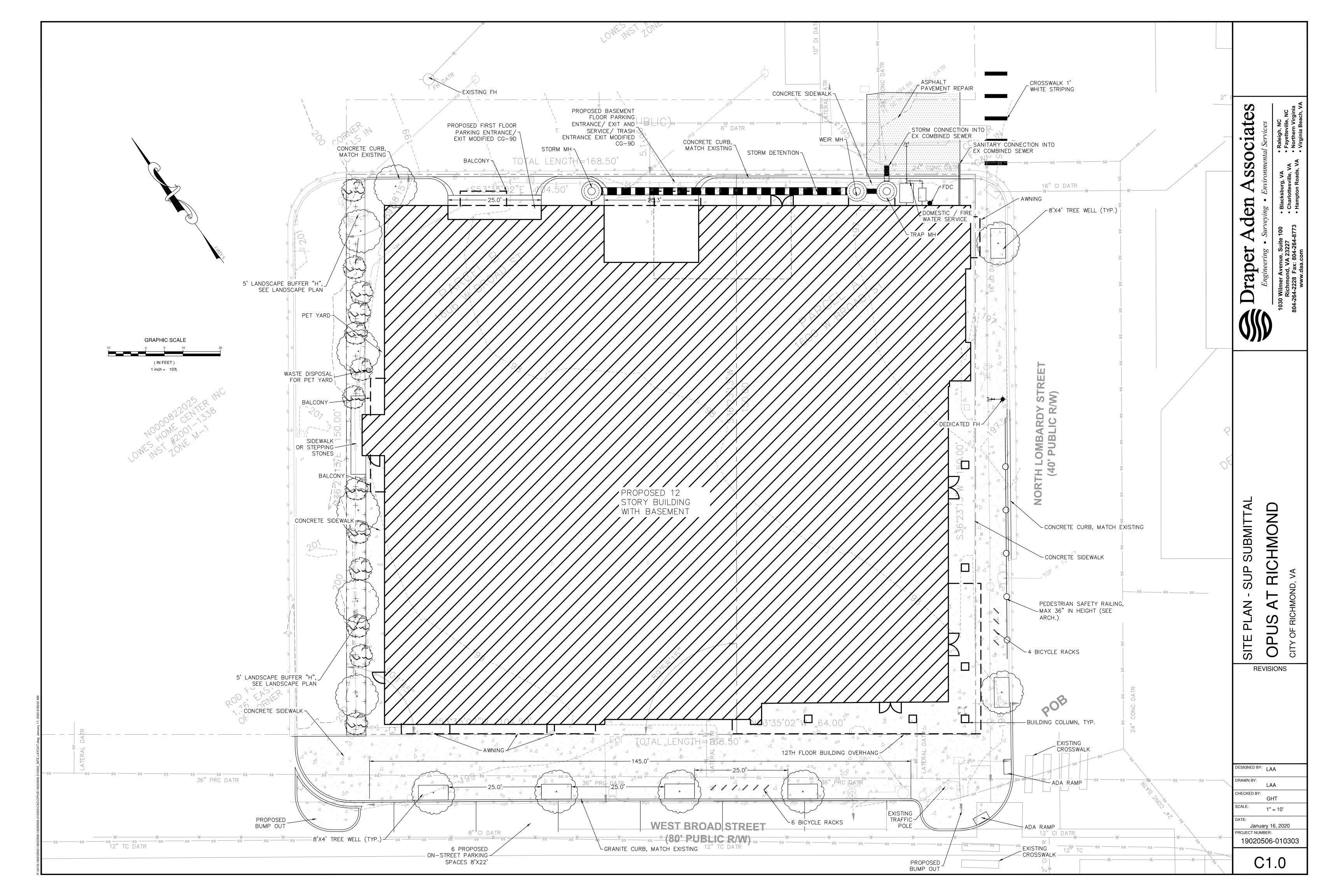
DATE
01/16/20
PROJECT MANAGER
J. Rademacher
DRAWN BY
T. Grothe
CHECKED BY
D. NEWINS

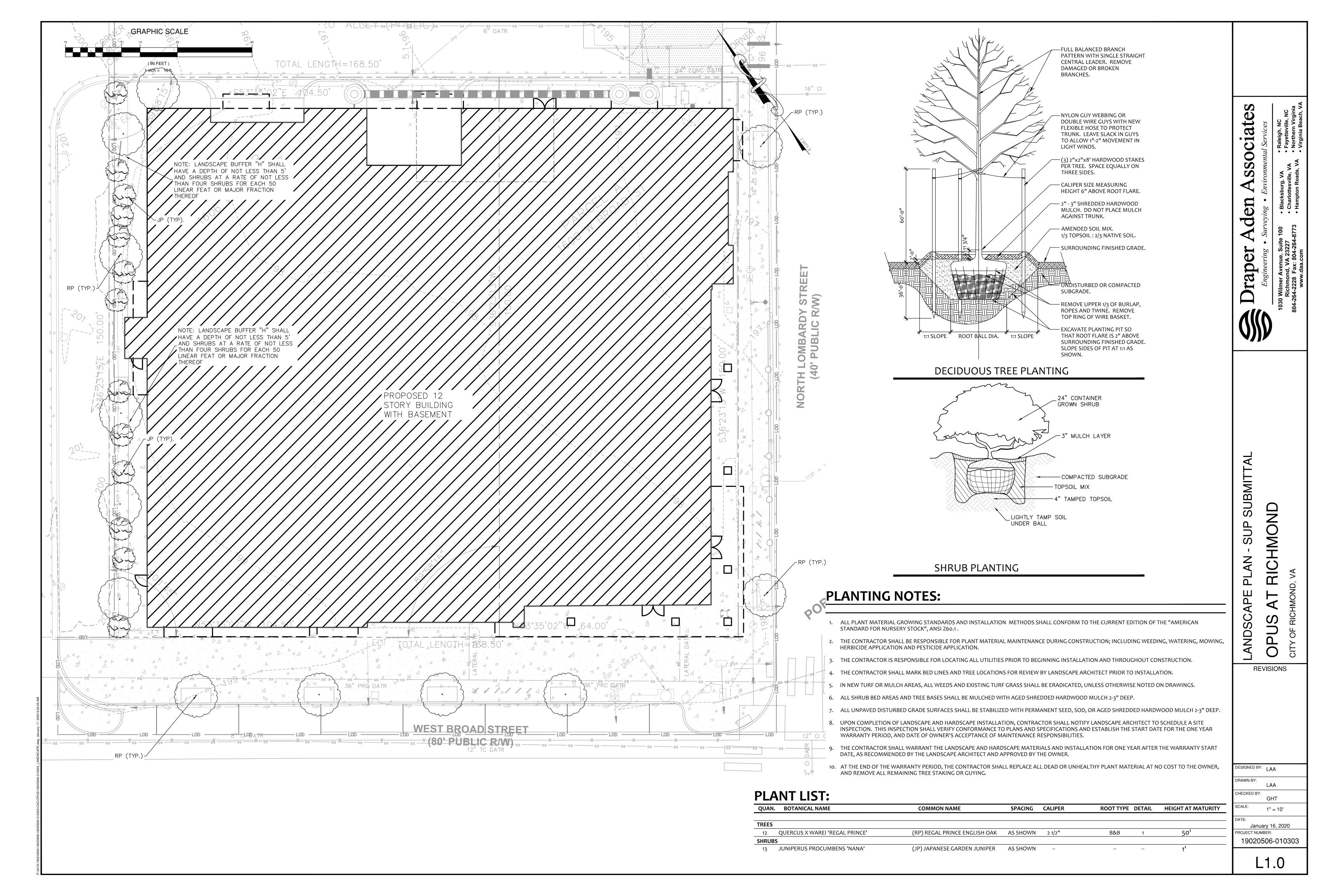
REGISTRATION

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.01







01 FACE BRICK (UTILITY SIZE) WARM GREY COLOR WARM GREY GROUT



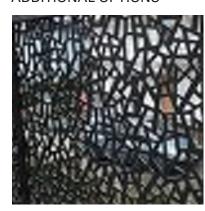
07 VISION GLASS (CLEAR OR TINT)

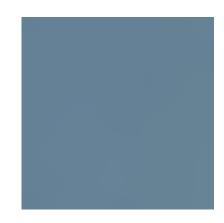


02 EXPOSED CONCRETE - SMOOTH FINISH



08 METAL SCREENING - SEE **ADDITIONAL OPTIONS** 

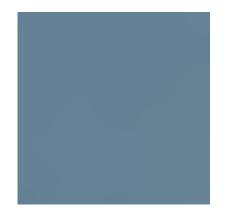


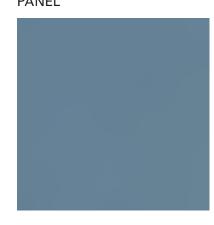


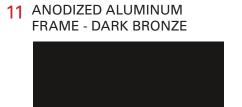
09 AMENITY RAILING



03 FABRIC AWNING

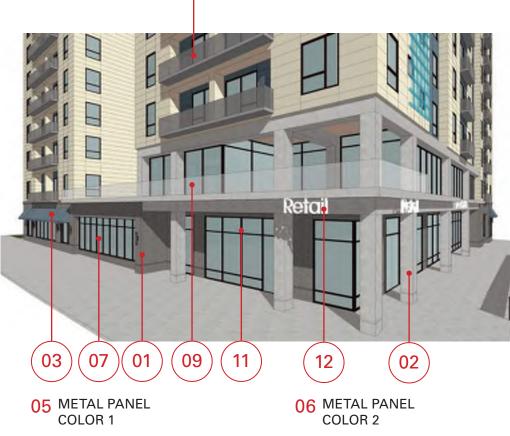






04 PAINTED CEMENTITIOUS PANEL







10 TENANT RAILING



12 ILLUMINATED SIGNAGE





Richmond SH Richmond, VA



MOUNTED AT BOTTOM
OF FLOOR ABOVE (2
LOCATIONS)
TEXT HEIGHT: 22"
TEXT WIDTH: VARIES

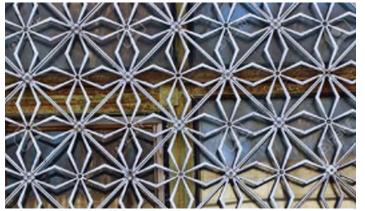
Residential

WALL MOUNTED
TEXT HEIGHT: 28"
TEXT WIDTH: VARIES

METAL PANEL PRECEDENT IMAGE

METAL PANEL DETAIL

SIGNAGE POSITION AND SIZE















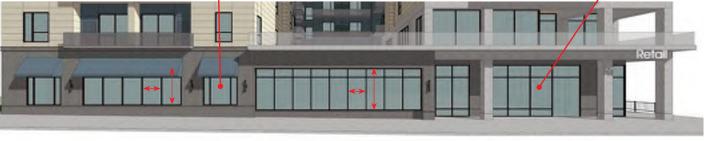


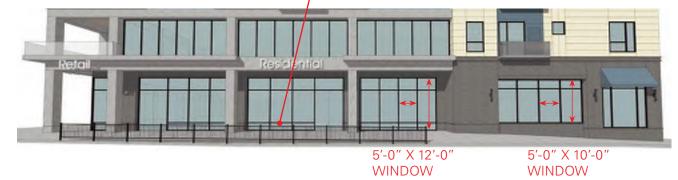


- METAL SCREENING OPTIONS

BIKE SHOP PRECEDENT IMAGES

-RETAIL PRECEDENT IMAGES





4'-0" X 8'-0" SCREEN

5'-0" X 8'-0" WINDOW

5'-0" X 10'-0" WINDOW

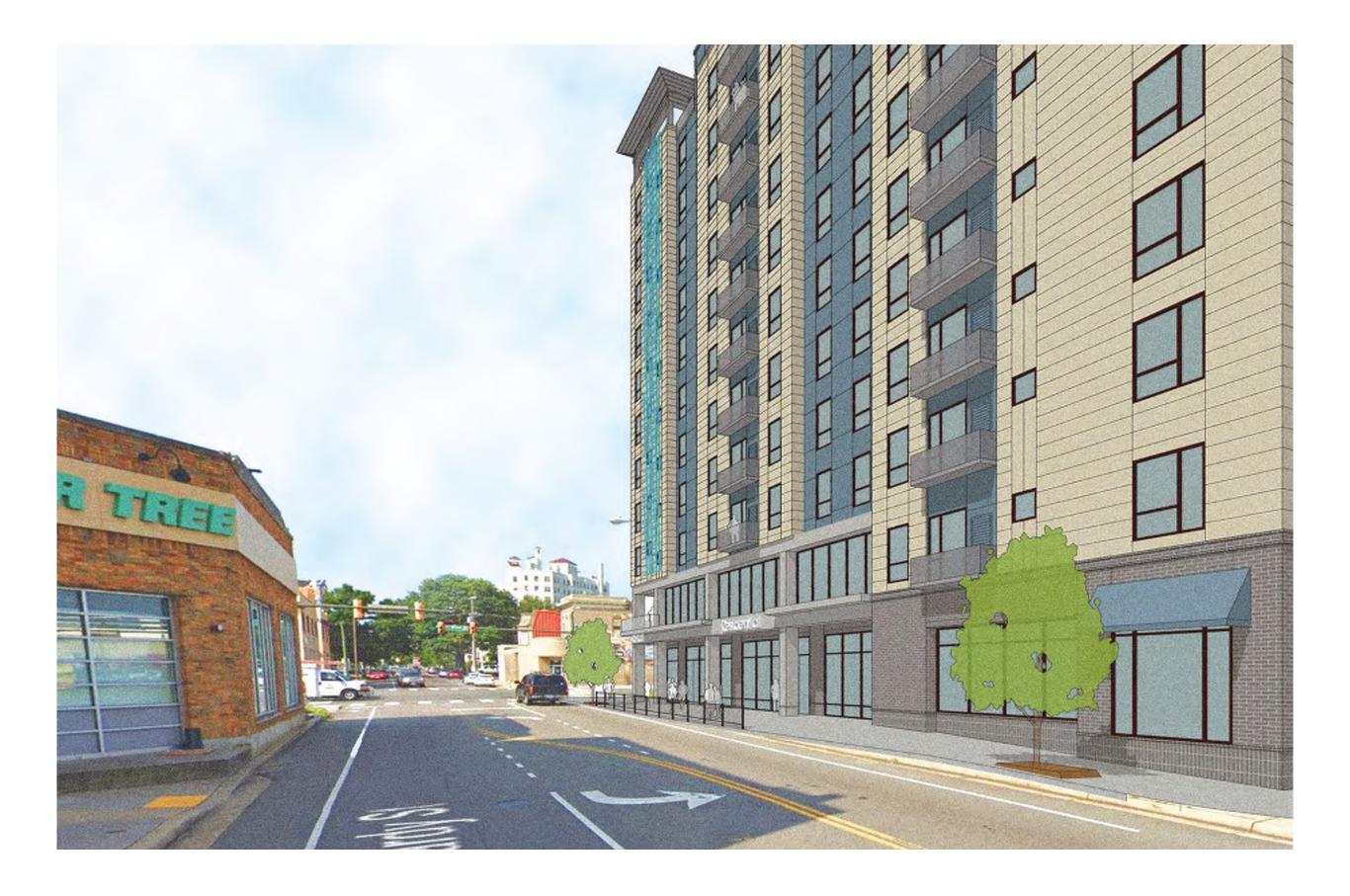
Precedent Materials and Images





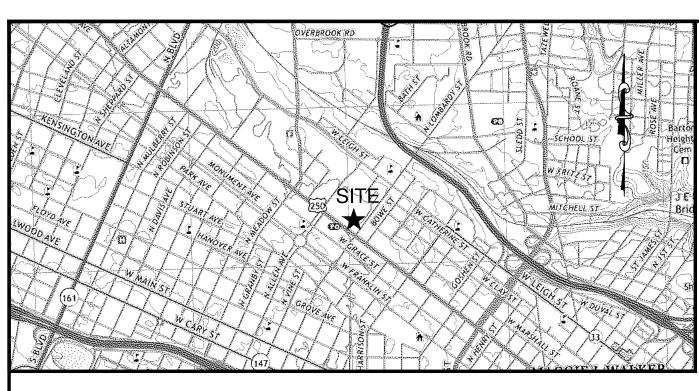












VICINITY MAP Scale: 1"=2,000'

- 1.) Source of Meridian: NAD83 based upon gps observation by Draper Aden Associates 9/17/19. 2.) Vertical datum: NAVD88 based upon: aps observation by Draper Aden Associates 9/17/19.
- 3.) Utilities shown are based upon: X SUE Quality Level B, ASCE 38-02 - field designation of underground utilities performed by
- Draper Aden Associates on 9/19/19 and visible evidence in conjunction with compiled records. 4.) This was completed under the direct and responsible charge of Leisa Wright Weatherford, L.S., from an actual Ground survey made under my supervision; that the original data was obtained on September 18, 2019; and that this plat meets minimum accuracy standards unless otherwise noted.
- 5.) The property shown hereon is located in Flood Zone X based on a scaled location on FIRM panel #5101290037D effective date 04/02/2009. This flood determination is not a recommendation by Draper Aden Associates to not purchase or purchase Flood Insurance Coverage and does not imply that the referenced property will or will not be free from flood damage.
- 6.) Current Zoning: M-1 The following restrictions are per the current zoning ordinance and are not intended to be restrictive covenants running with the land. Zoning District: M-1 (Light Industrial)

Maximum Height — <u>45'</u> Setback Lines - N/A' Front <u>N/A</u>' Side <u>N/A</u>' Rear

- 7.) Field work performed on <u>September 16 & 18, 2019</u>.
- 8.) No evidence of earth moving, construction, or building additions were observed.
- 9.) No known proposed changes in street right of way lines.
- 10.) No known wetlands were observed on this property.
- 11.) Professional Liability Insurance for Draper Aden Associates is \$1,000,000.
- 12.) 4 Regular parking spaces. 1 handicap parking space, for a total of 5 13.) AGL = At ground level.

#### SCHEDULE B EXCEPTIONS:

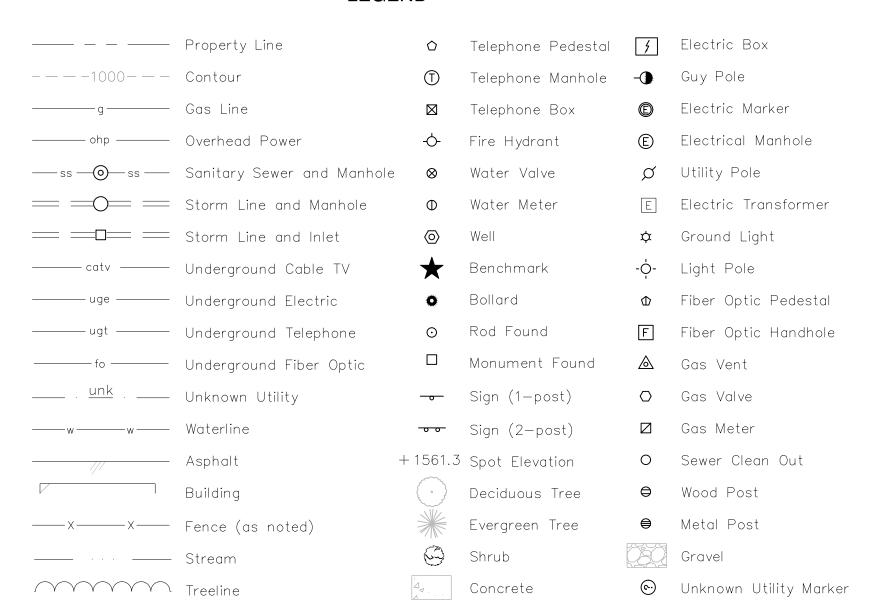
---- Guy Wire

This survey was prepared in conjunction with title insurance commitment no.NCS-974273-MPLS, dated September 3, 2019, issued by First American Title Insurance Company. The property is subject to the following easements and rights of Ingress and egress, designated in brackets with the corresponding number in Schedule of the above referenced commitment.

Please note: No easements were revealed in the title report no. NCS-974273-MPLS dated

- 3. Terms, duties, conditions, agreements, covenants, restrictions, obligations and/or provisions as set forth in Instrument No. 00-28303. No survey matters were revealed and are not shown on this plat.
- 4. Terms, duties, conditions, agreements, covenants, restrictions, obligations and/or provisions as set forth in Instrument No. 00-28306. No survey matters were revealed and are not shown on this plat.

#### LEGEND



#### DESCRIPTION OF PARCEL

All that part or parcel of land lying in the City of Richmond, Virginia, being known as GPINS #N0000822007 & N0000822001, said parcels being acquired from Amoco Oil Company, a Maryland Corporation, by Instrument number 28303, Page 797, recorded in the Clerk's Office of the Circuit Court of City of Richmond, Virginia, November 30, 2000, and having the following metes and bounds, to wit:

Beginning at a found copper plug at the northwest intersection of Lombardy Street and Broad Street; thence along the right of way of Broad Street, N 53°35'02" W a distance of 168.50 feet, having a found rod on line 1.35 feet east of corner; thence leaving Broad Street, N 36°23'13" E a distance of 150.00 feet to a point; thence, S 53°35'02" E a distance of 168.50 feet to the west line of Lombardy Street; thence along the right of way of Lombardy Street, S 36°23'13" W a distance of 150.00 feet to a found copper plug and the POINT OF BEGINNING, and containing 0.580 acres.

ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS

Registration No. 2196

in 2016, and includes items: 1, 2, 3, 4, 5, 6,(a)&(b),7(b)&(c), 8, 9, 11, 13, 14,

16, 17, 18, 19, 20, of Table A thereof.

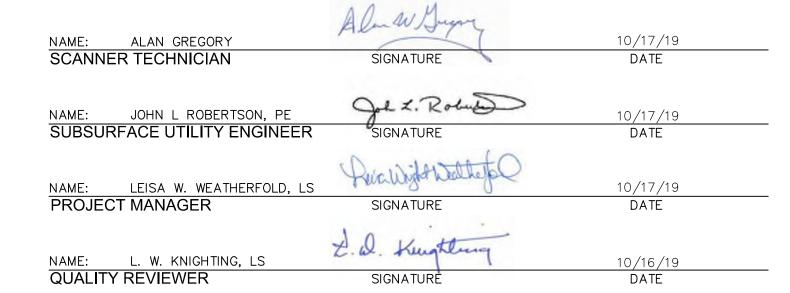
Perawid Walkers C

Dated: <u>10/17/19</u>

Leisa Wright Weatherford, LS

### DRAPER ADEN ASSOCIATES REVIEW

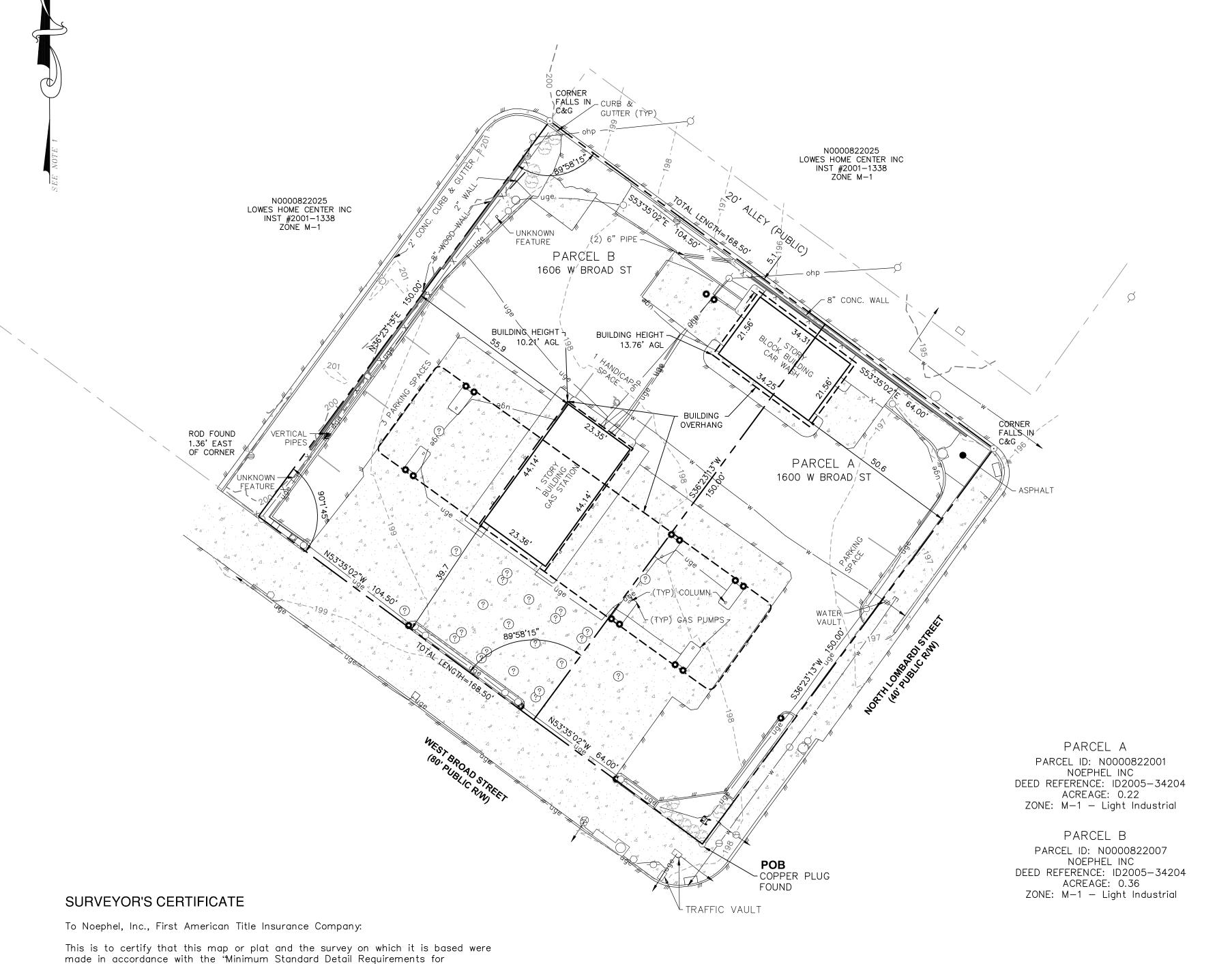
THESE PLANS HAVE BEEN SUBJECTED TO TECHNICAL AND QUALITY REVIEWS BY:

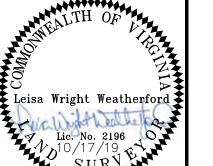


**GRAPHIC SCALE** 

(IN FEET)

1 inch = 20 ft.





ociates

SS

en

D

raper

0 0 0

0

0

0

REVISIONS

DESIGNED BY: DRAWN BY: CHECKED BY: 1"= 20'

9/18/2019 PROJECT NUMBER: 19020506-010502

1 OF 1