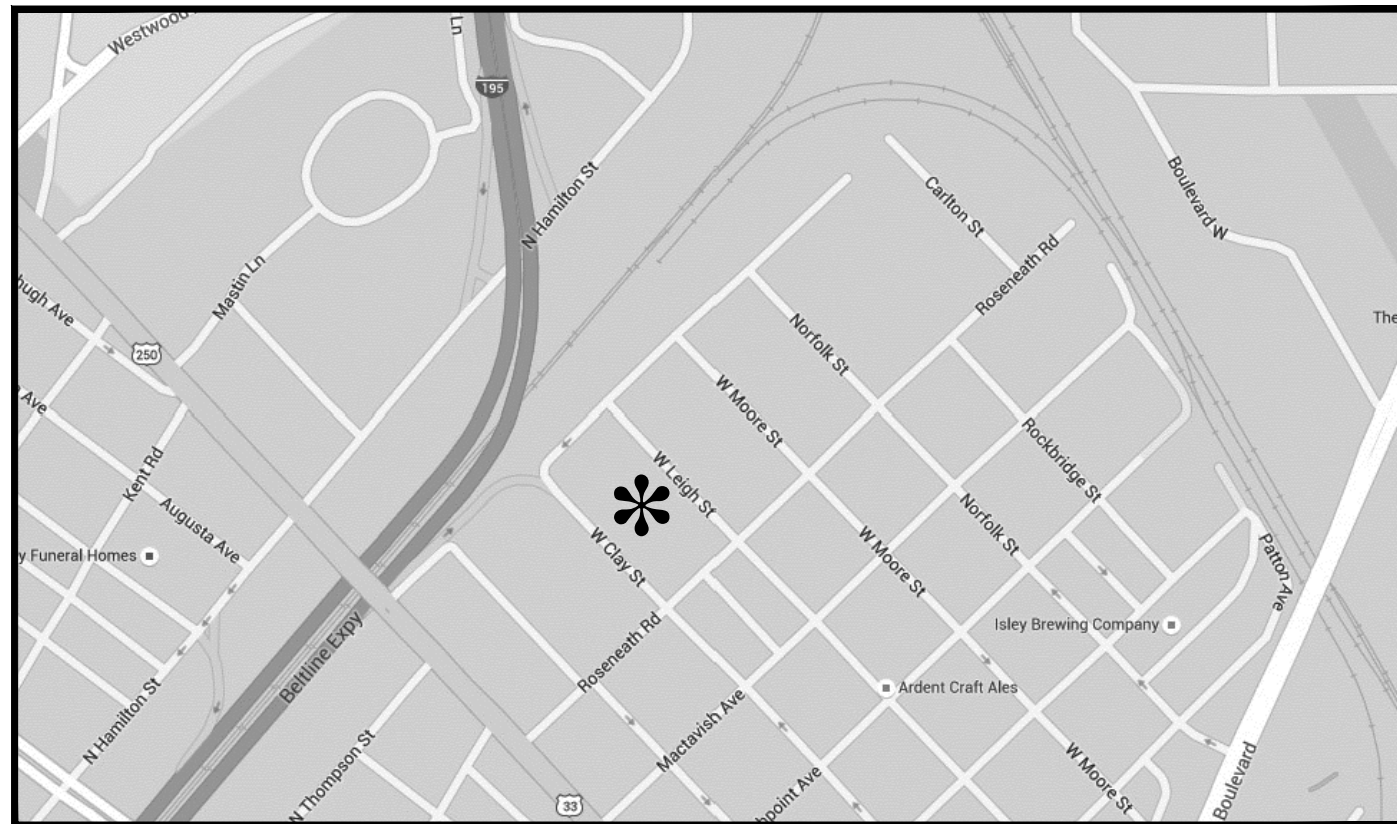


**LOCATION MAP:**



**PROJECT DESCRIPTION:**

THE PROPERTY IS IN THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT, PER CITY OF RICHMOND ZONING MAP. THE PROJECT SITE IS BOUNDED BY ROSENEATH ROAD TO THE EAST, BELLEVILLE STREET TO THE WEST, AND WEST CLAY STREET TO THE SOUTH.

THE SITE WILL HAVE TWO NEW SIX-STORY BUILDINGS WITH 316-364 APARTMENTS AS WELL AS TENANT PARKING AND COMMERCIAL SPACES ON THE LOWER TWO LEVELS.

THE SITE IS NOT WITHIN THE 100-YEAR FLOOD PLAIN. CIVIL ENGINEER TO VERIFY THAT THE SITE IS NOT WITHIN THE LIMITS OF CHESAPEAKE BAY PRESERVATION AREAS.

**DRAWING INDEX:**

COVER SHEET	A000
SITE SURVEY	A001
FIRST FLOOR PLAN (WITH ARCHITECTURAL SITE PLAN)	A101
SECOND FLOOR PLAN	A102
THIRD FLOOR PLAN	A103
TYPICAL FLOOR PLAN	A104
SIXTH FLOOR PLAN	A105
PENTHOUSE PLAN	A106
BUILDING ELEVATION	A201
BUILDING ELEVATIONS	A202



**SWA** Architects-VA, Inc.  
1553 E. Main Street Richmond, Va 23219

DEVELOPER  
HISTORIC HOUSING, LLC  
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RICHMOND, VA 23219

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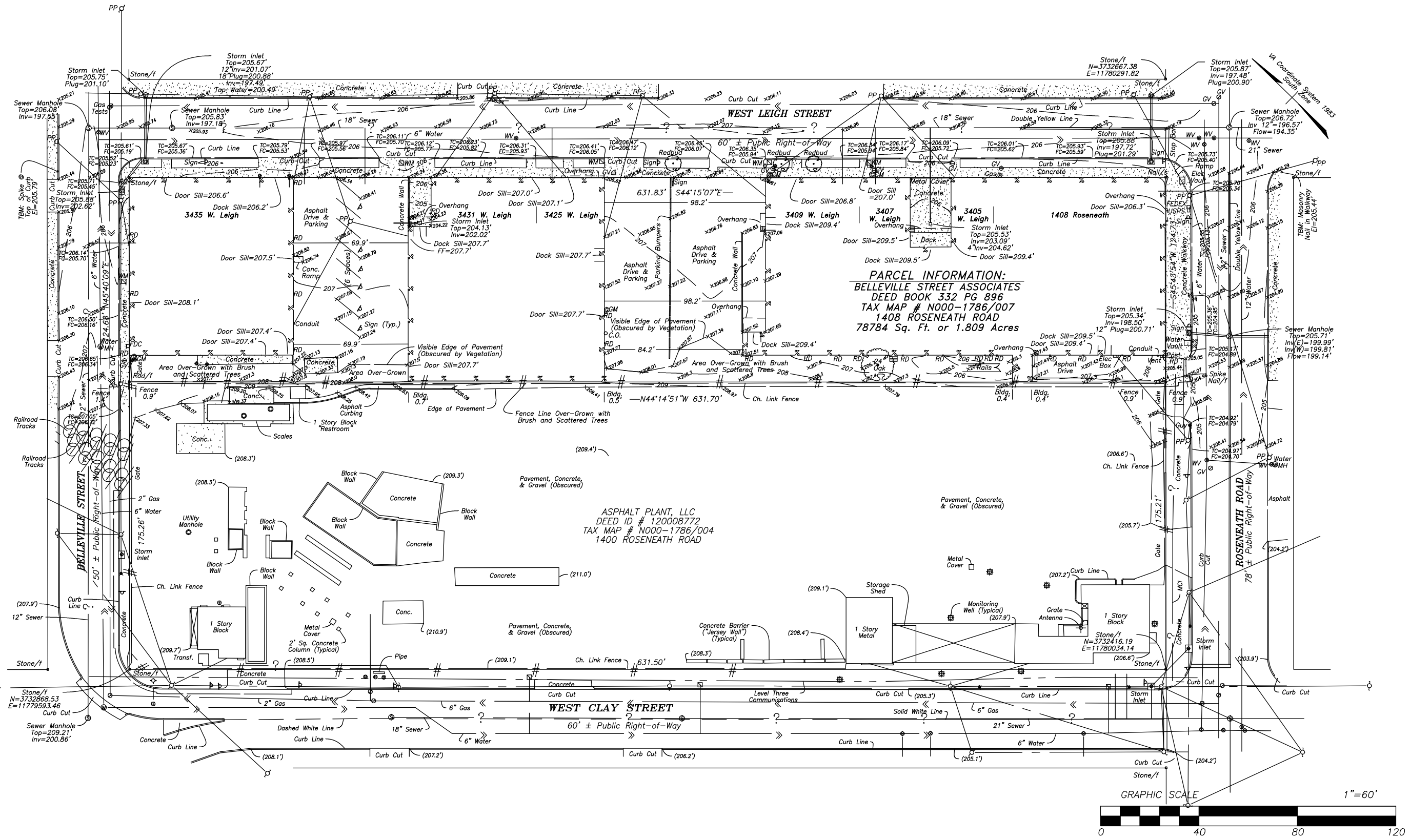
# SCOTT'S VIEW

1400 ROSENEATH ROAD  
RICHMOND, VIRGINIA

PROJECT NUMB: 009  
PROJECT MGR: CCS  
DATE: 2016/06/27

# 000

COVER SHEET



- NOTES:**
- THIS IS A SCHEMATIC DESIGN AND ALL INFORMATION IS APPROXIMATE.
  - PARKING GARAGE DESIGN IS BASED ON A 2'-FT REDUCTION IN AISLE WIDTH FOR FULL-SIZED STALLS, WHICH IS PERMITTED IN RO-3, HO, B-4, B-5, B-6, B-7, CM, DCC, AND RP DISTRICTS OF THE RICHMOND VIRGINIA ZONING ORDINANCE.
  - BUILDING SET BACKS, IF ANY, ARE NOT CONSIDERED IN THIS SCHEMATIC DESIGN.
  - COMMERCIAL SPACE TENANT IS YET TO BE DETERMINED.
  - TYPICAL PARKING SPACES ARE 8'-6" X 17'-6" AND TYPICAL VEHICLE AISLES ARE 21'-0" WIDE AT PARKING GARAGE.

**EXECUTIVE SUMMARY**

ROSENEATH TOWERS APARTMENT UNITS (6 FLOORS)			300
VEHICLE PARKING	LOWER GARAGE	UPPER GARAGE	NUMBER OF APTS PER PARKING SPACE
ON-SITE	225	230	455
OPTIONAL OFF-SITE			60
RATIO OF ON-SITE VEHICLE PARKING SPACES PER APARTMENT UNIT	FLOORS ONE THRU SIX		1.52
	RATIO WITH THE FOLLOWING INCLUDED:		
	OPTIONAL PENTHOUSE		1.44
	OPTIONAL EXPANDED PENTHOUSE		1.35
	OPTIONAL 2ND FL UNITS		1.39
	OPTIONAL EXP PENTHOUSE & 2ND FL UNITS		1.25

**UNIT SUMMARY**

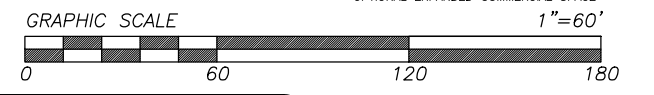
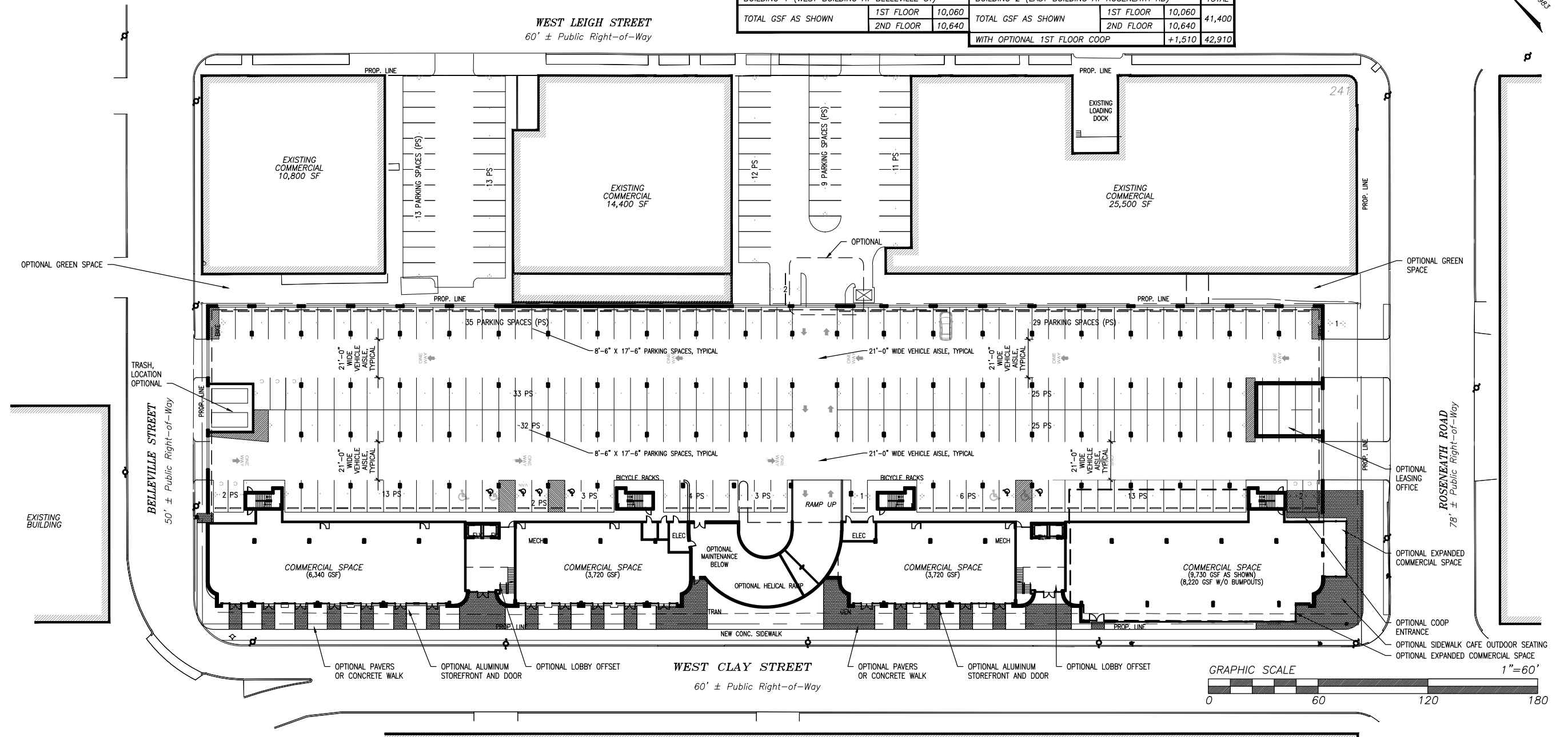
BUILDING 1		BUILDING 2		TOTAL
1 BEDROOM UNITS	118	1 BEDROOM UNITS	118	236
1 BEDROOM + 1 DEN UNITS	8	1 BEDROOM + 1 DEN UNITS	8	16
2 BEDROOM UNITS	24	2 BEDROOM UNITS	24	48
TOTAL (FLOORS THREE THRU SIX)	150	TOTAL (FLOORS THREE THRU SIX)	150	300
TOTAL WITH THE FOLLOWING INCLUDED:		TOTAL WITH THE FOLLOWING INCLUDED:		
OPTIONAL PENTHOUSE (8 UNITS)	158	OPTIONAL PENTHOUSE (8 UNITS)	158	316
OPTIONAL EXP. PENTHOUSE (18 UNITS)	168	OPTIONAL EXP. PENTHOUSE (18 UNITS)	168	336
OPTIONAL 2ND FL UNITS (14 UNITS)	164	OPTIONAL 2ND FL UNITS (14 UNITS)	164	328
OPTIONAL EXP. PENTHOUSE & 2ND FL UNITS	182	OPTIONAL EXP. PENTHOUSE & 2ND FL UNITS	182	364

**BUILDING SITE SUMMARY**

TOTAL SIZE OF SITE:	110,680 SF 2.54 ACRES
TOTAL BUILDING FOOTPRINT:	98,960 SF 2.27 ACRES
TOTAL USEABLE OPEN SPACE:	11,720 SF 0.27 ACRES (10.6 %)

**COMMERCIAL SPACE SUMMARY**

BUILDING 1 (WEST BUILDING AT BELLEVILLE ST)			BUILDING 2 (EAST BUILDING AT ROSENEATH RD)			TOTAL
TOTAL GSF AS SHOWN	1ST FLOOR	10,060	TOTAL GSF AS SHOWN	1ST FLOOR	10,060	41,400
	2ND FLOOR	10,640		2ND FLOOR	10,640	
			WITH OPTIONAL 1ST FLOOR COOP		+1,510	42,910



**ARCH SITE PLAN**



DEVELOPER  
HISTORIC HOUSING, LLC  
1553 EAST MAIN STREET  
RICHMOND, VA 23219

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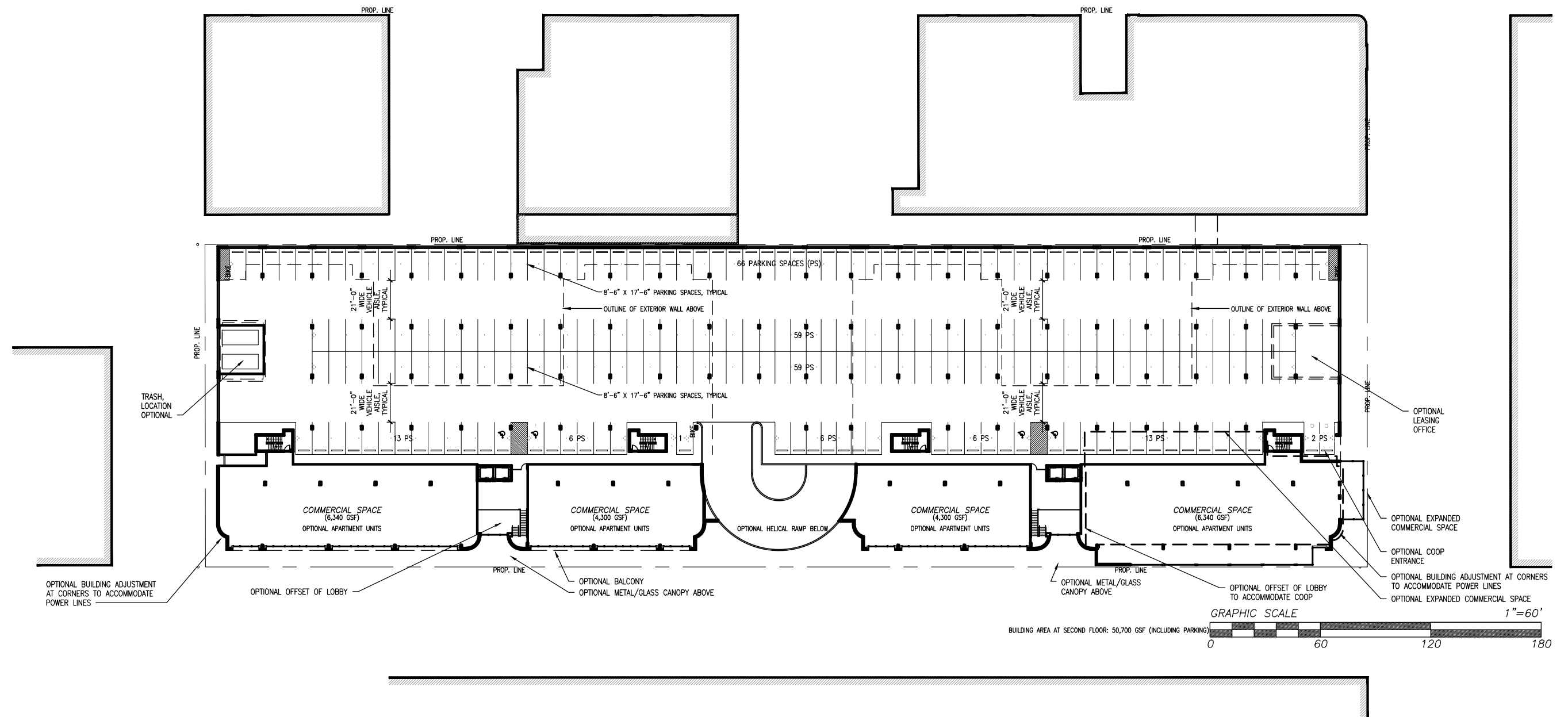
1400 ROSENEATH ROAD  
RICHMOND, VIRGINIA

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PROJECT MGR: CCS  
DATE: 2016/06/27

# 101

FIRST FLOOR PLAN

VA Coordinate System 1983  
South Zone



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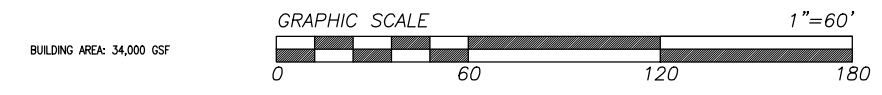
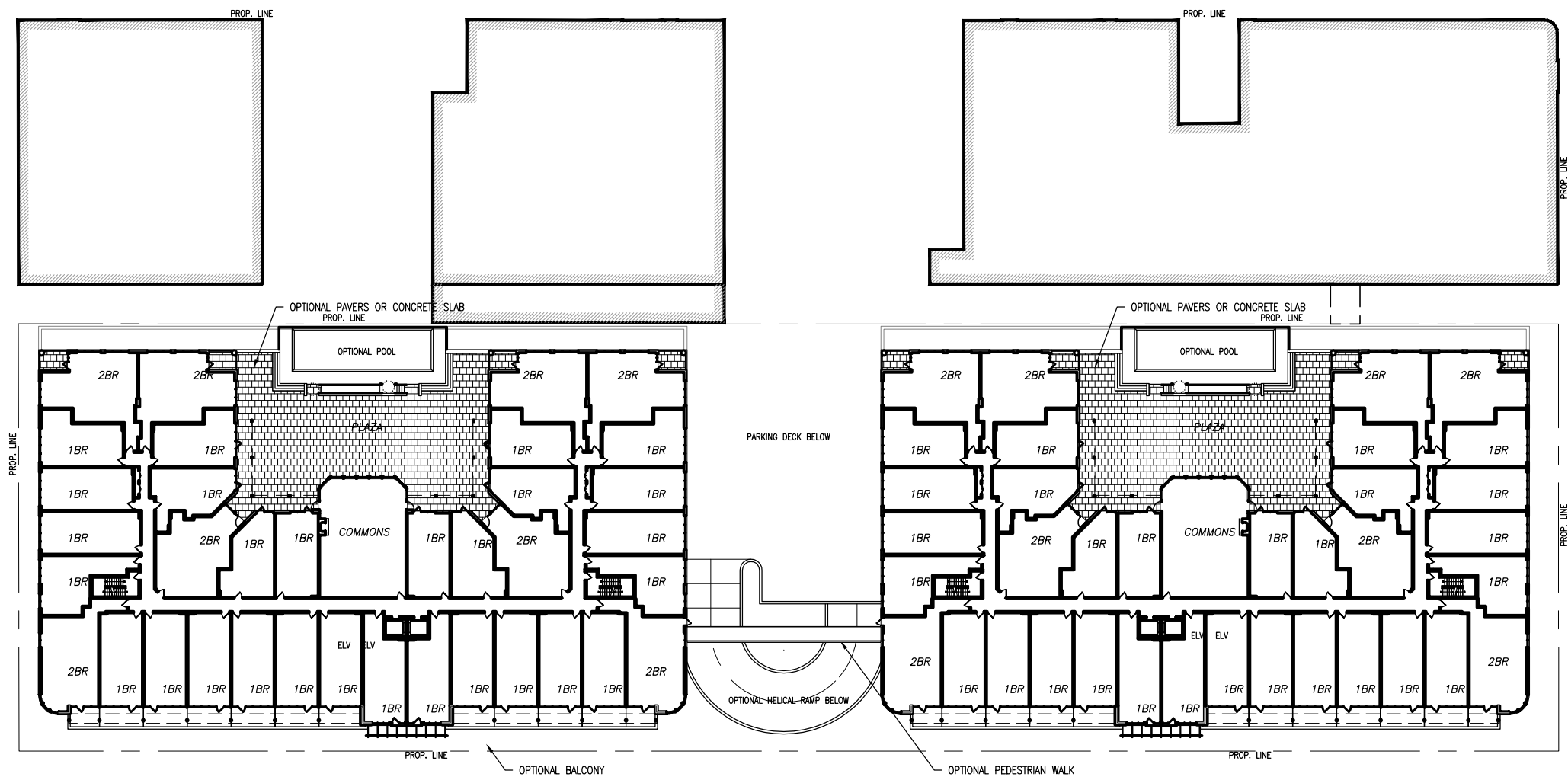
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RICHMOND, VIRGINIA

PROJECT NUMB: 009  
PROJECT MGR: CCS  
DATE: 2016/06/27

# 102

SECOND FLOOR PLAN

VA Coordinate System 1983  
North Zone



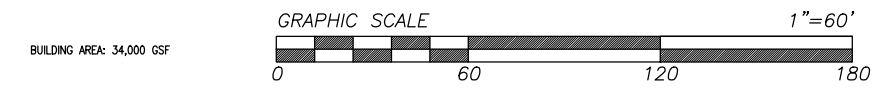
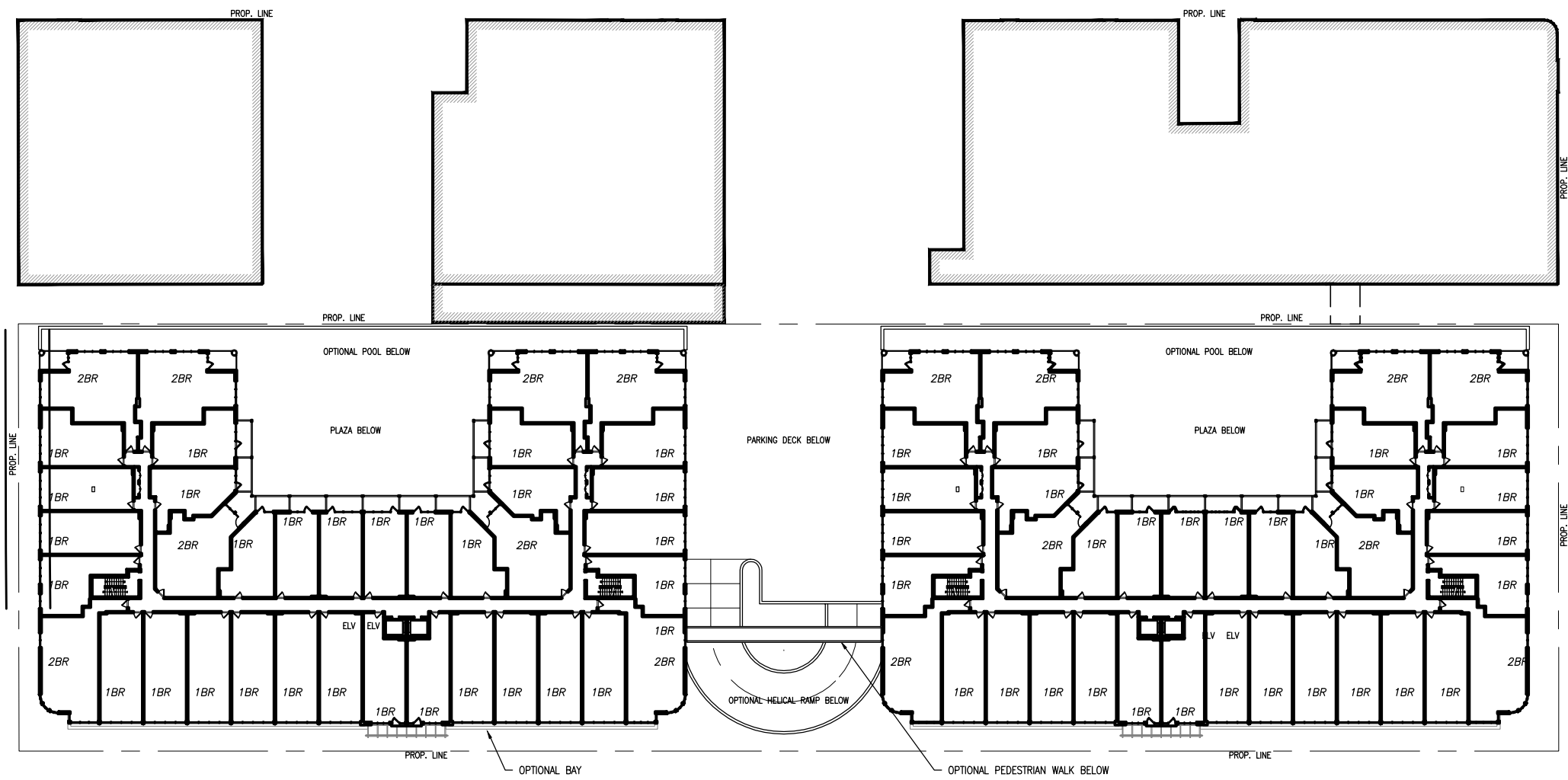
# SCOTT'S VIEW

1400 ROSENEATH ROAD  
RICHMOND, VIRGINIA

PROJECT NUMB: 009  
PROJECT MGR: CCS  
DATE: 2016/06/27

**103**  
THIRD FLOOR PLAN

VA Coordinate System 1983  
 North Zone

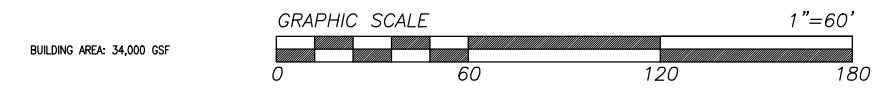
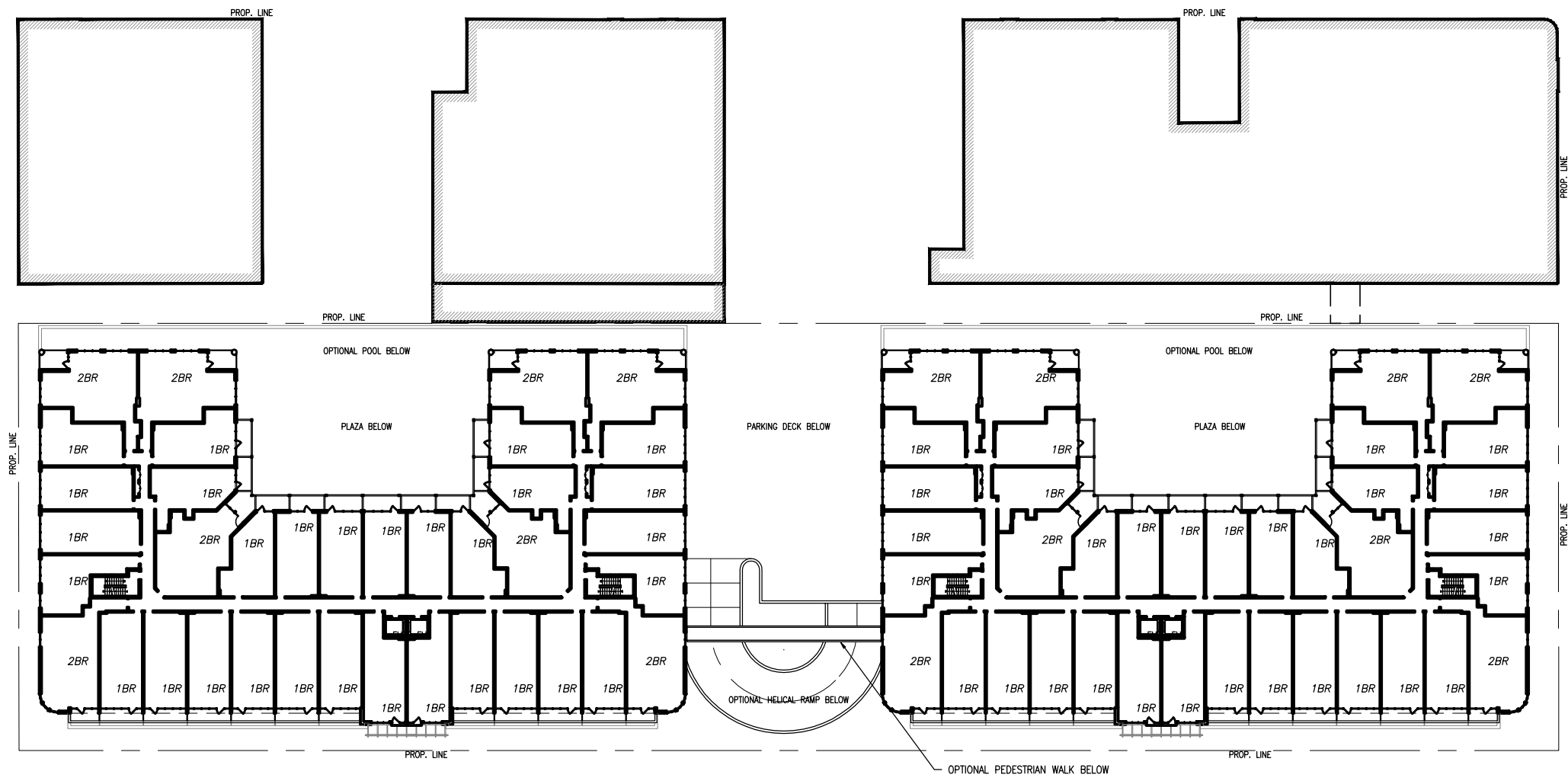


# SCOTT'S VIEW

1400 ROSENEATH ROAD  
 RICHMOND, VIRGINIA

PROJECT NUMB: 009  
 PROJECT MGR: CCS  
 DATE: 2016/06/27

A Coordinate System 1983



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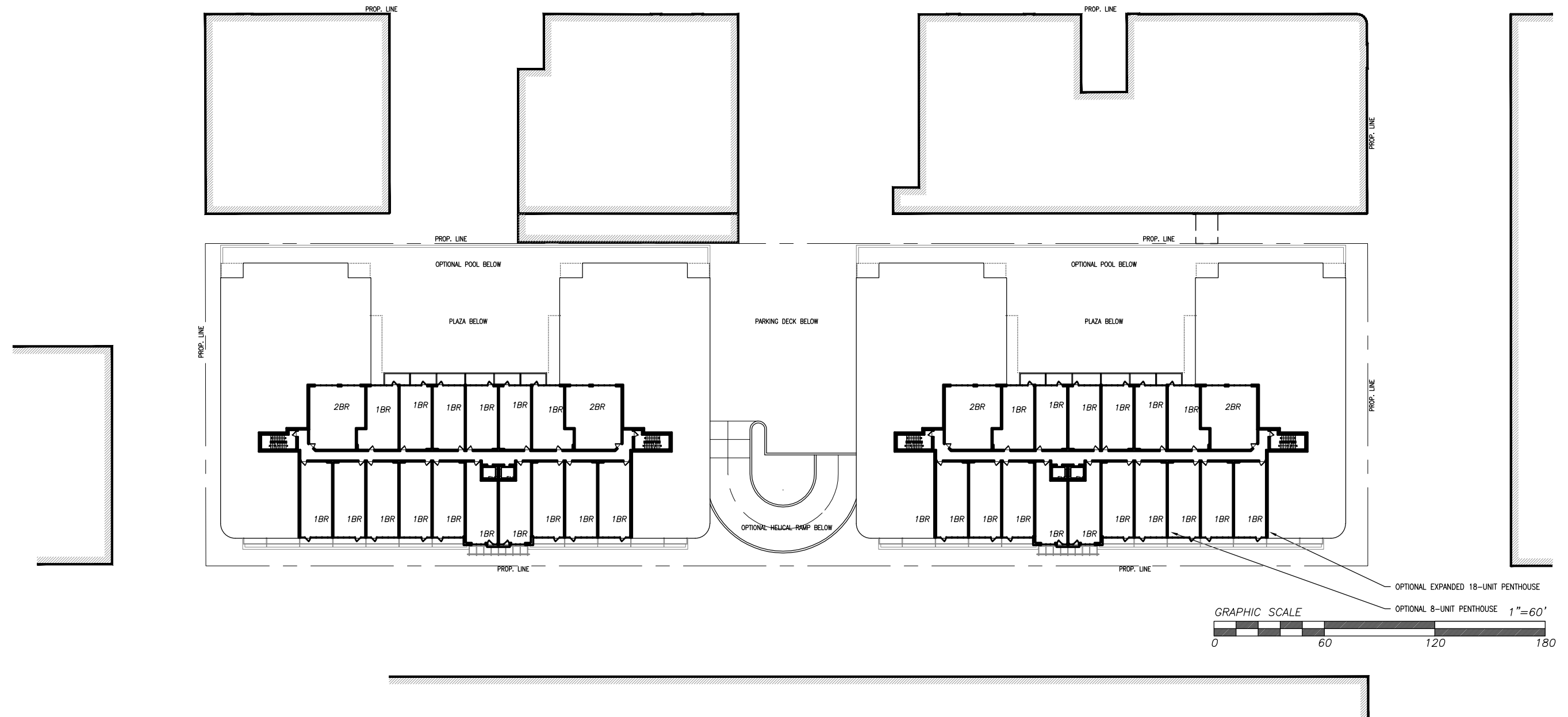
1400 ROSENEATH ROAD  
RICHMOND, VIRGINIA

PROJECT NUMB: 009  
PROJECT MGR: CCS  
DATE: 2016/06/27

# 105

SIXTH FLOOR PLAN

Coordinate System 1983  
North  
South

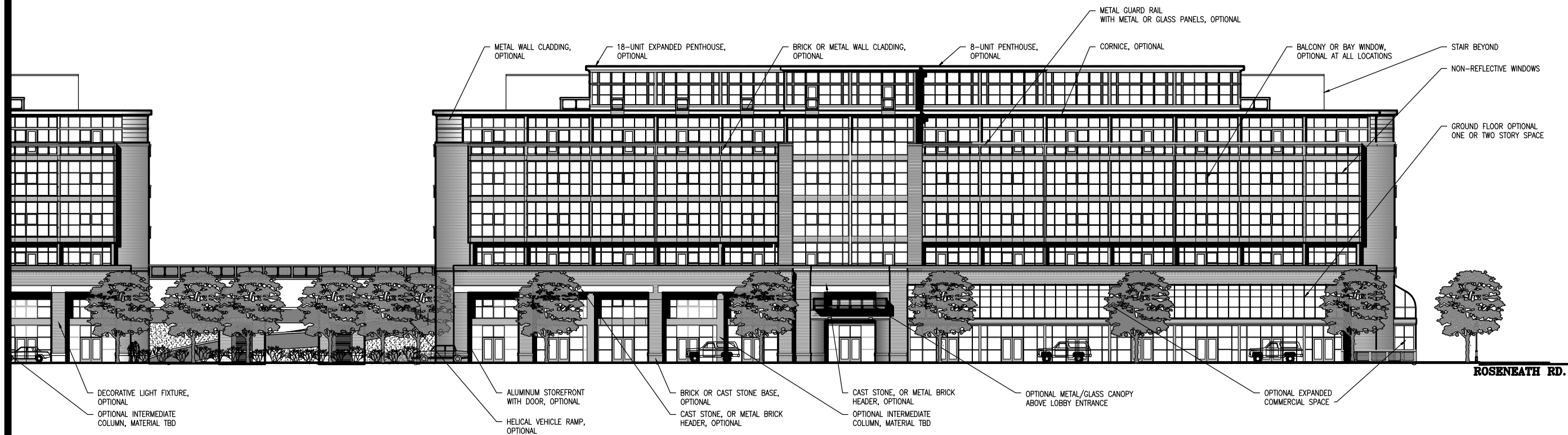


# SCOTT'S VIEW

1400 ROSENEATH ROAD  
 RICHMOND, VIRGINIA

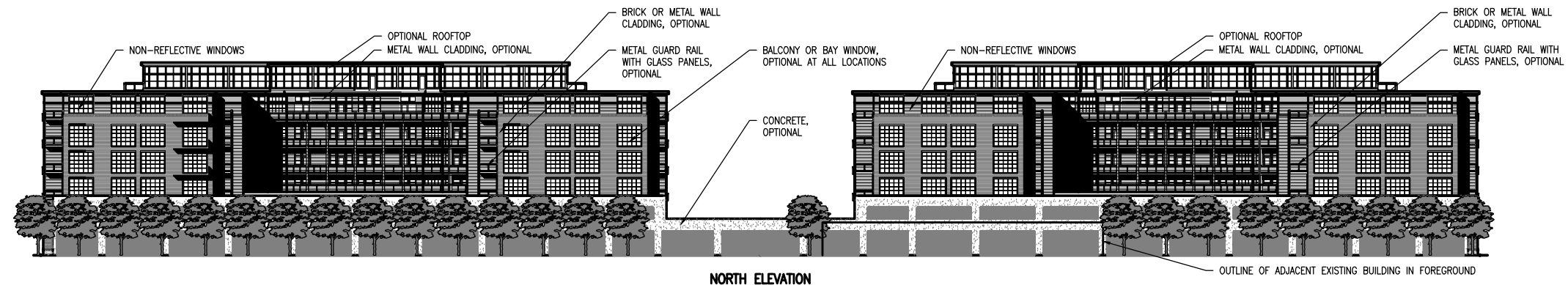
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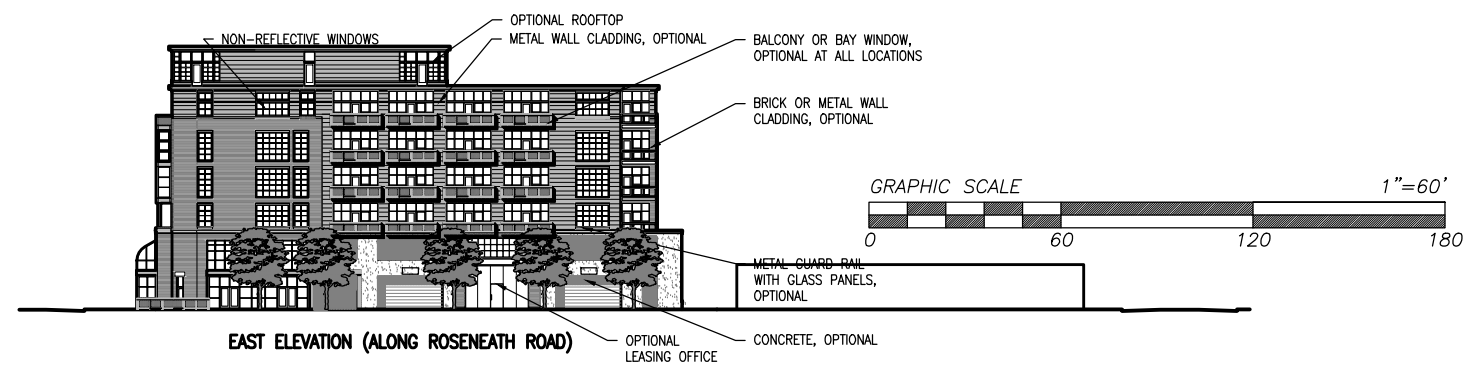


SOUTH ELEVATION (ALONG WEST CLAY STREET)

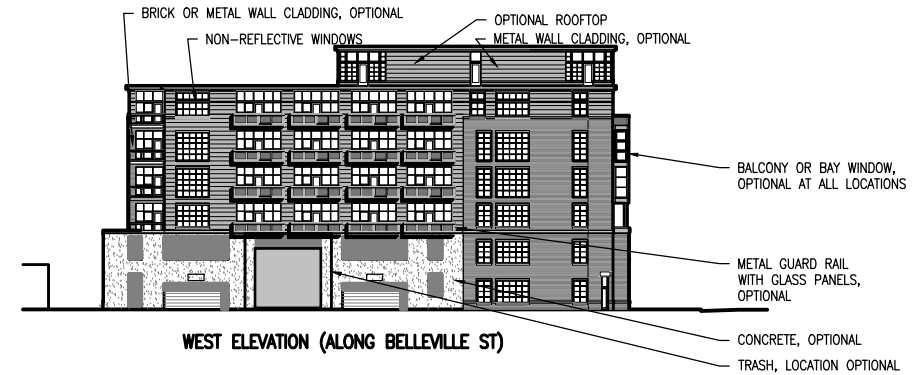




NORTH ELEVATION



EAST ELEVATION (ALONG ROSENEATH ROAD)



WEST ELEVATION (ALONG BELLEVILLE ST)