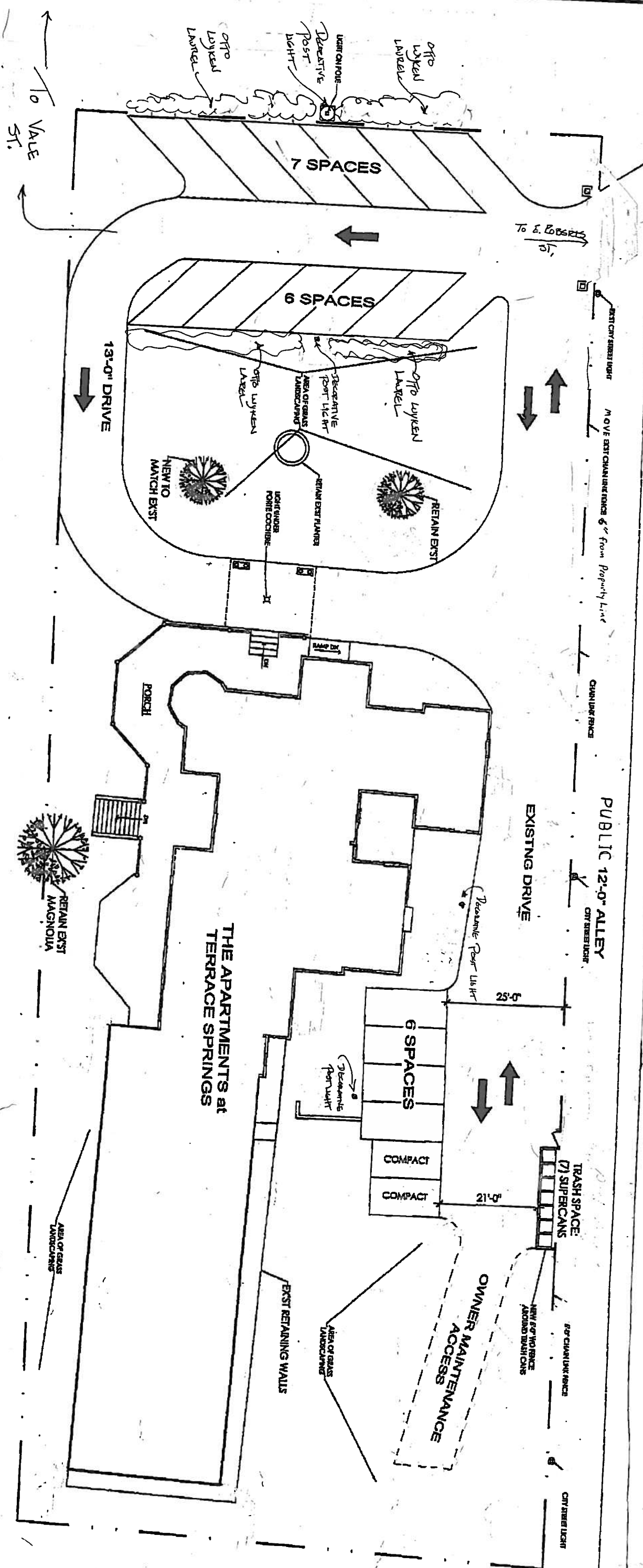


**S. U. P plans for 2112 Monterio Street  
The Apartments at Terrace Springs  
Table of Contents**

Sheet Number

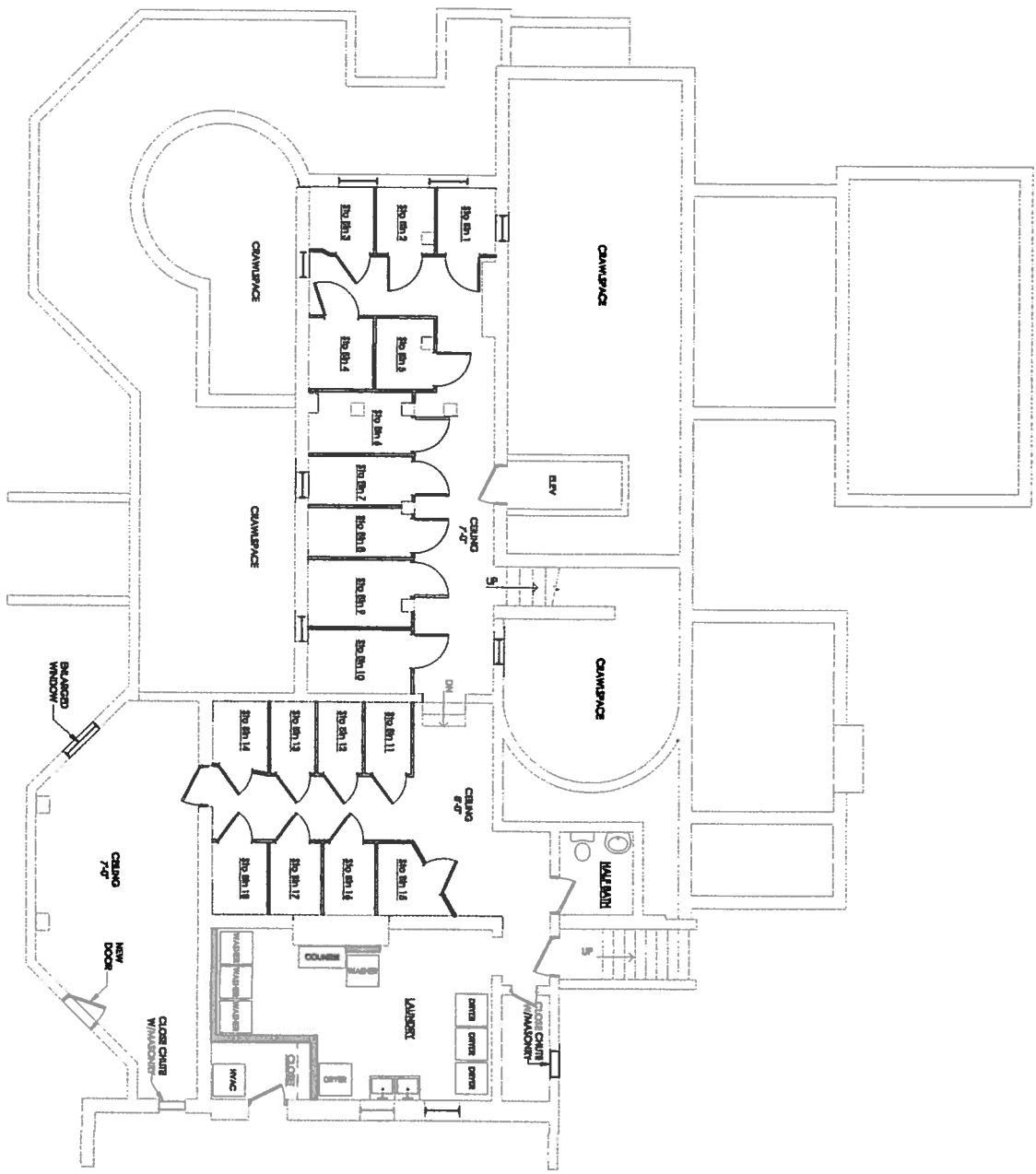
- 1) Site Plan
- 2) Basement Main Building
- 3) First Floor
- 4) Second Floor
- 5) Third Floor
- 6) Basement of Addition
- 7) First Floor of Addition
- 8) Main Building Elevations
- 9) Addition Elevations
- 10) Lot Split Site Survey
- 11) Colored Site Plan



1

PLANING & PARKING-  
LIGHT DESIGN  
SCALE: 1" = 10'-0"  
DATE: JUNE 27, 2015

CORNER Minor



**BASEMENT - MAIN HOUSE**  
SCALE: 1/8" = 1'-0"

**PROGRESS PRINT - NOT FOR CONSTRUCTION**

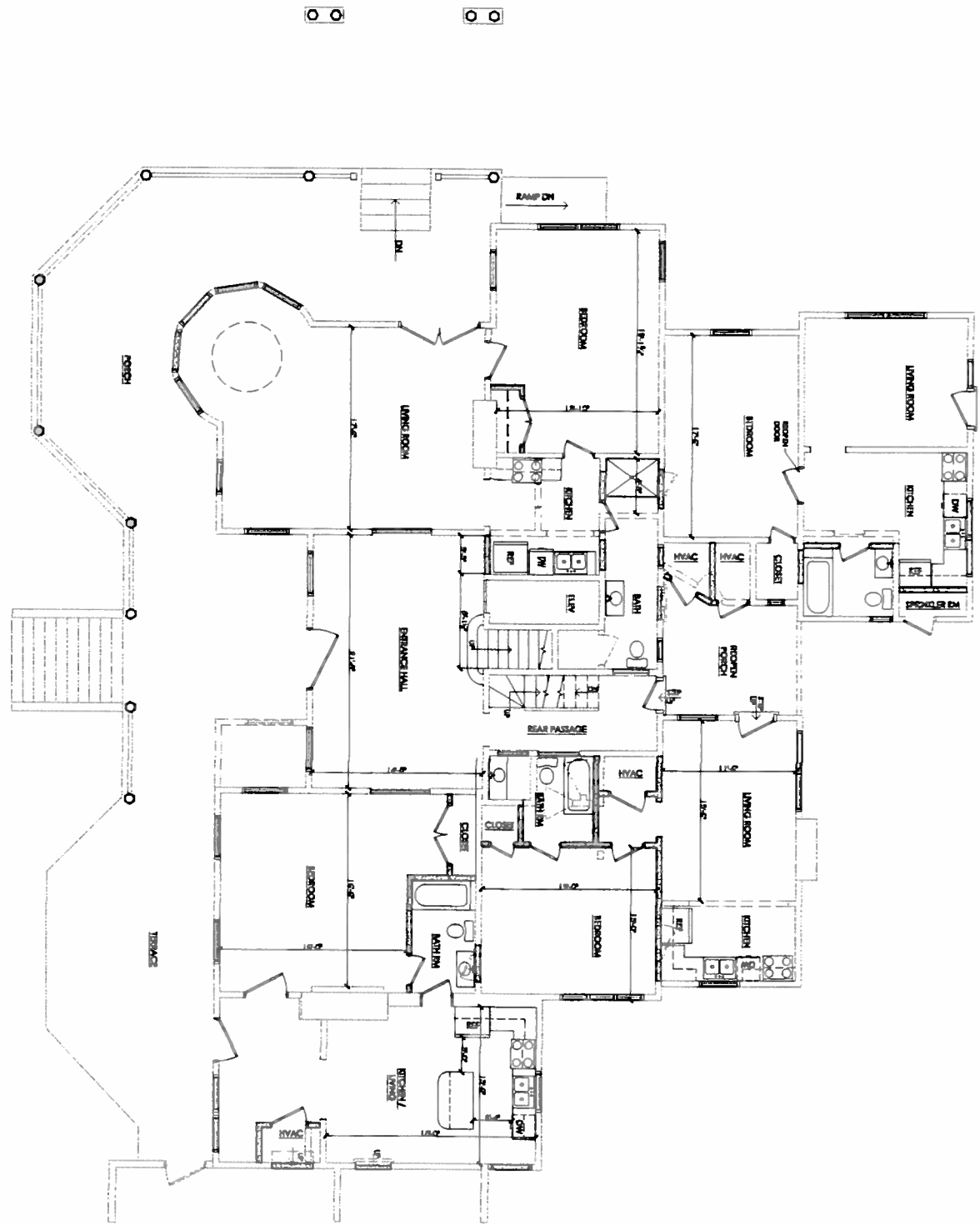
**SUP**  
**A1**  
2 of 9

Project No.  
2014-10

Plot Date:  
JUN 17, 2015  
Filename:

**Joseph F. Yates**  
**ARCHITECTS**  
804.864.0180  
55 West Street, Suite 5, Richmond, Virginia 23220

**The Apartments at Terrace Springs**  
2112 MONTIERO STREET  
RICHMOND, VIRGINIA



FIRST FLOOR PLAN - MAIN HOUSE  
SCALE: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

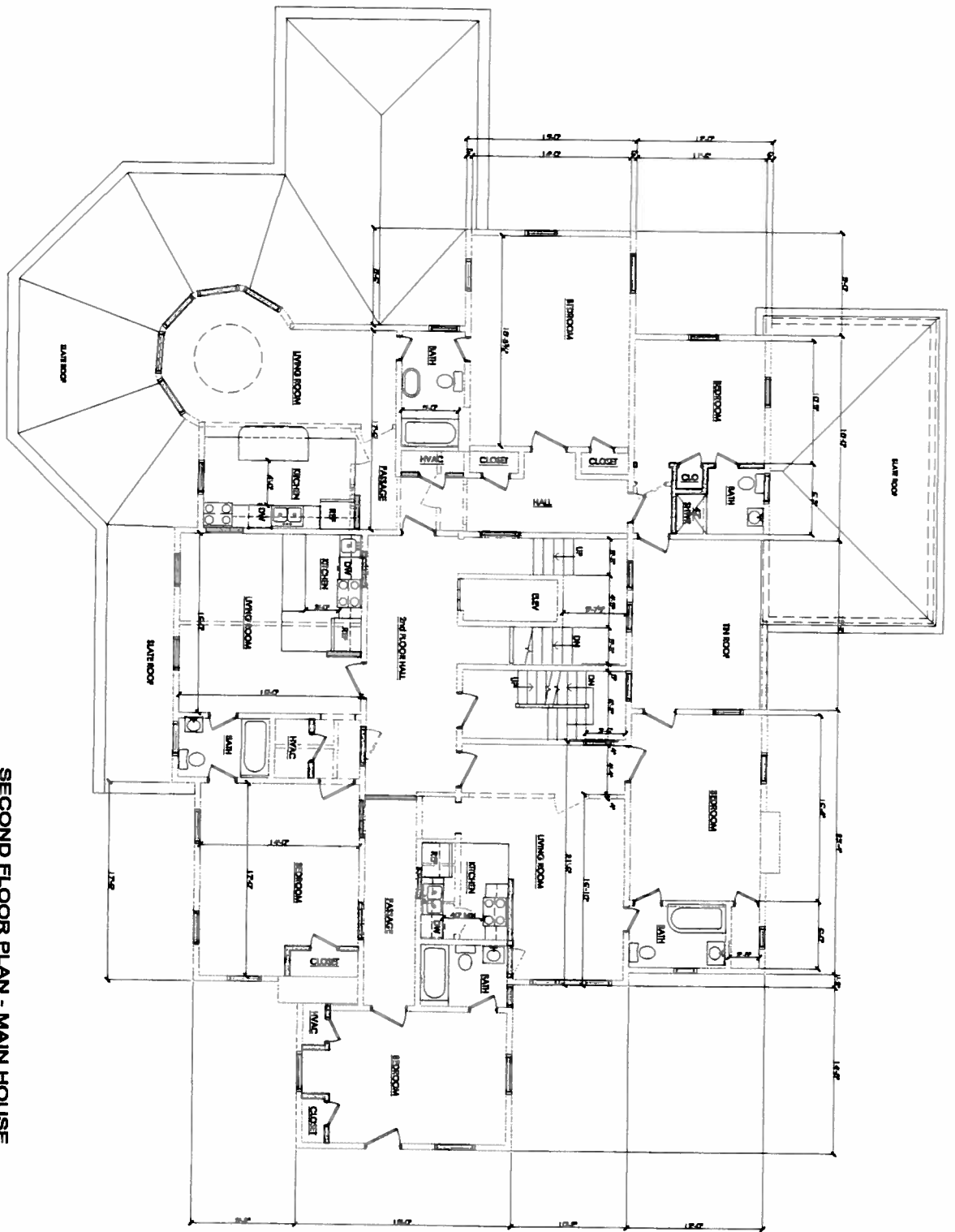
SUP  
A2  
3 of 9

Project No.  
2014-10

Set Date  
JUN 17, 2015  
Revised:

Joseph F. Yates  
ARCHITECTS  
804.864.0180  
2112 MONTERO STREET  
RICHMOND, VIRGINIA 23220

The Apartments at Terrace Springs  
2112 MONTERO STREET  
RICHMOND, VIRGINIA



**SECOND FLOOR PLAN - MAIN HOUSE**  
 SCALE: 1/8" = 1'-0"

**PROGRESS PRINT - NOT FOR CONSTRUCTION**

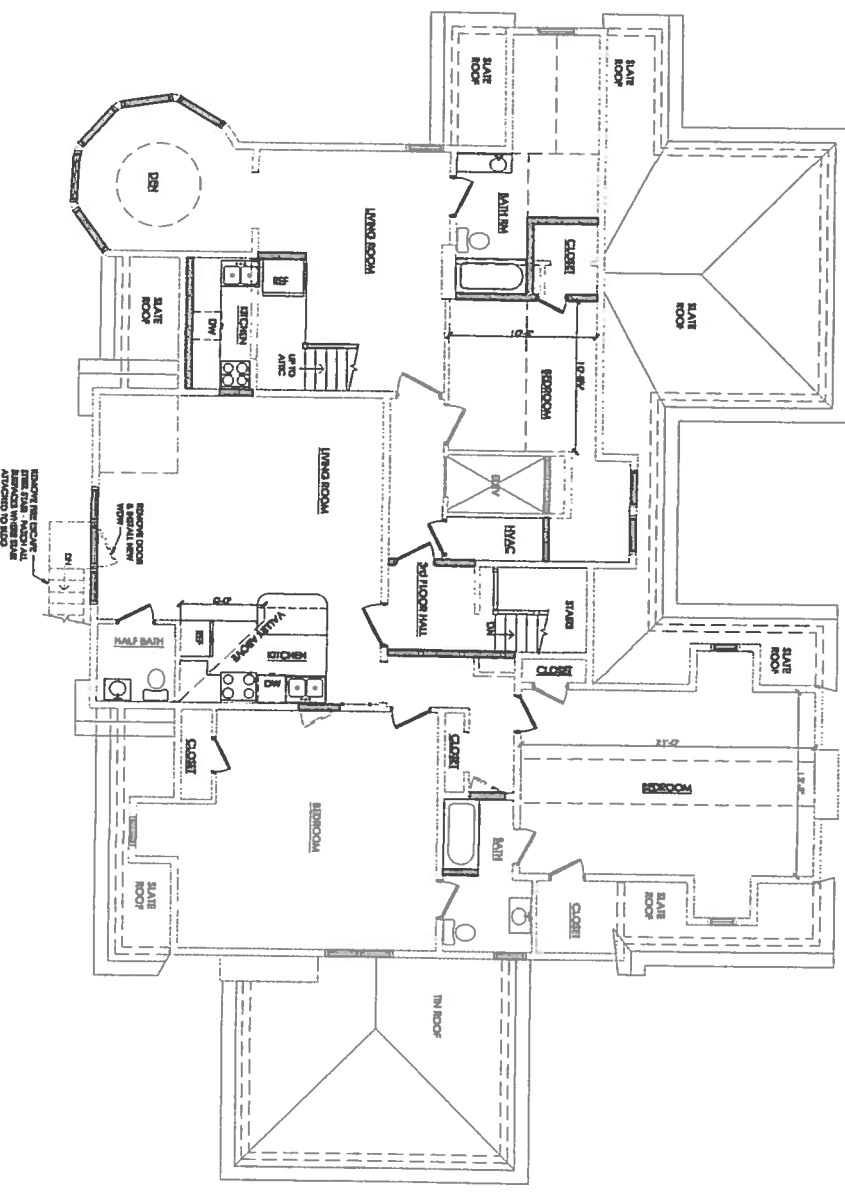
**SUP**  
**A3**  
 4 of 9

Project No.:  
 2014-10

Start Date:  
 JUN 17, 2015  
 Residence

**Joseph F. Yates**  
**ARCHITECTS**  
 804.864.0180  
200 West Street, Suite 200, Richmond, Virginia 23220

**The Apartments at Terrace Springs**  
 2112 MONTERO STREET  
 RICHMOND, VIRGINIA



**THIRD FLOOR PLAN - MAIN HOUSE**  
SCALE: 1/4" = 1'-0"

**PROGRESS PRINT - NOT FOR CONSTRUCTION**

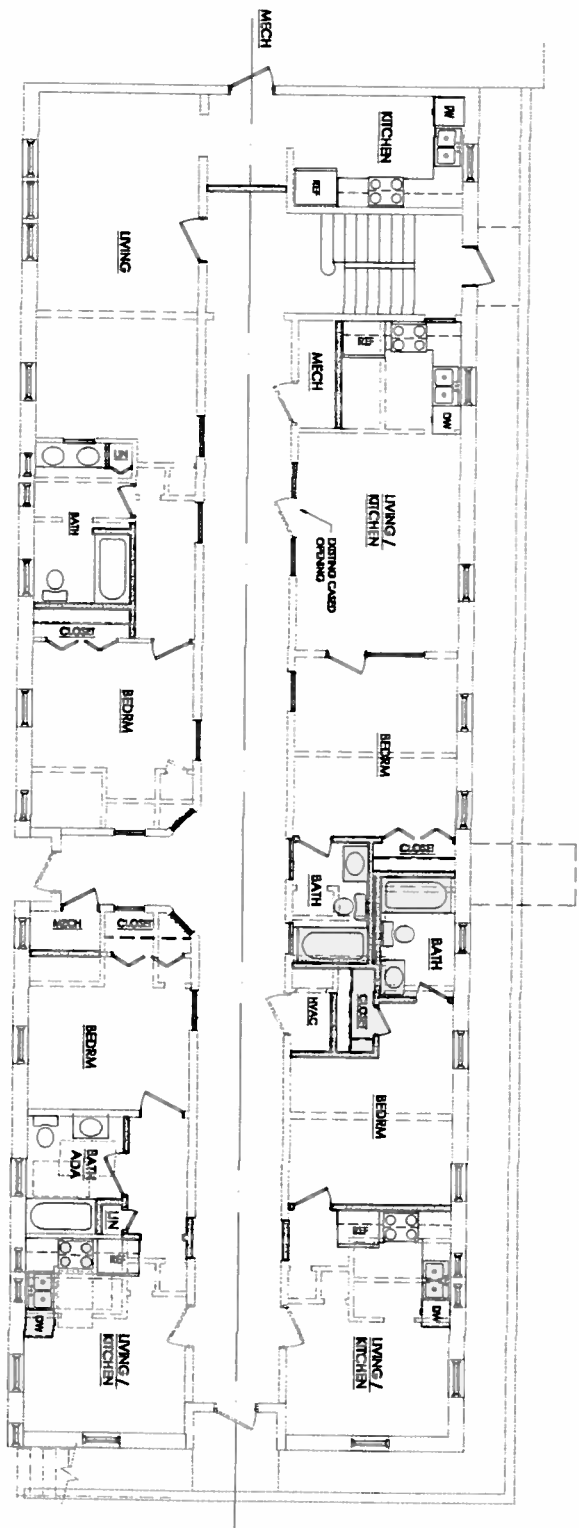
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**A4**  
5 of 9

Project No.  
2014-10

Set Date:  
JUN 17, 2015  
Revisions:

**Joseph F. Yates**  
**ARCHITECTS**  
804.864.0180  
2014-2015  
2014-2015  
2014-2015

**The Apartments at Terrace Springs**  
2112 MONTERO STREET  
RICHMOND, VIRGINIA



**BASEMENT - NORTH WING**  
SCALE: 1/4" = 1'-0"

**PROGRESS PRINT - NOT FOR CONSTRUCTION**

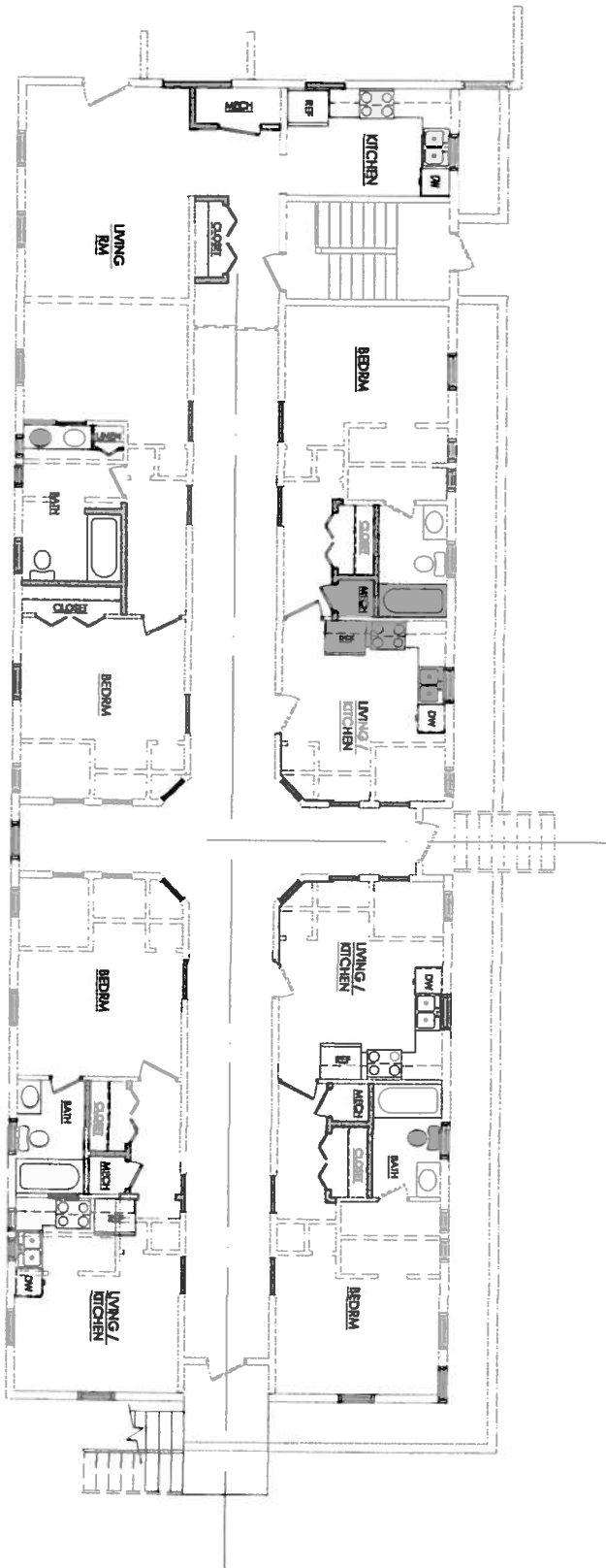
**SUP**  
**A5**  
6 of 9

Project No.  
2014-10

Print Date  
JUN 17, 2015

**Joseph F. Yates**  
**ARCHITECTS**  
804.864.0180

**The Apartments at Terrace Springs**  
2112 MONTERO STREET  
RICHMOND, VIRGINIA



**FIRST FLR - NORTH WING**  
SCALE 1/8" = 1'-0"

**PROGRESS PRINT - NOT FOR CONSTRUCTION**

**SUP**  
**A6**  
7 of 9

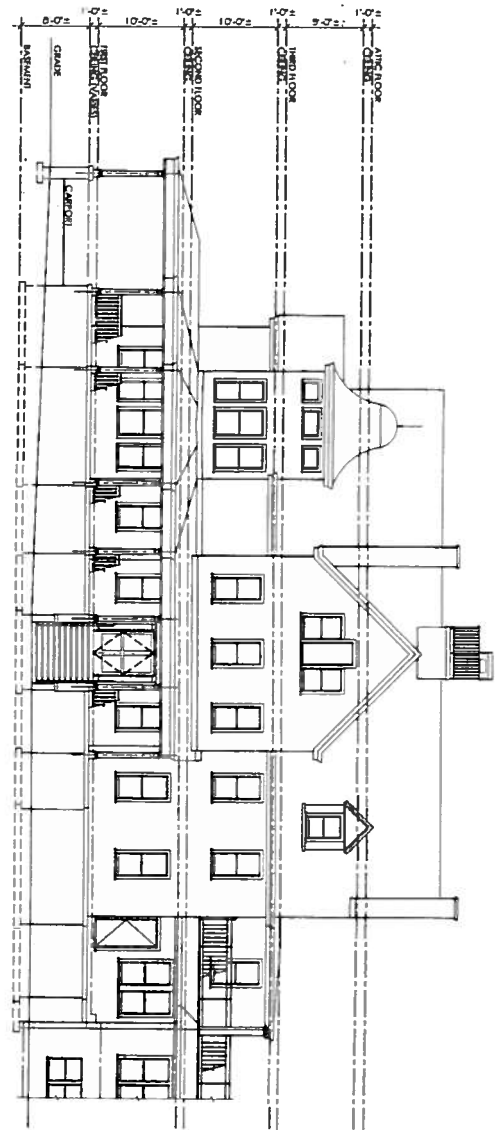
Project No.:  
2014-10

Set Date:  
JUN 17, 2015  
Revision:

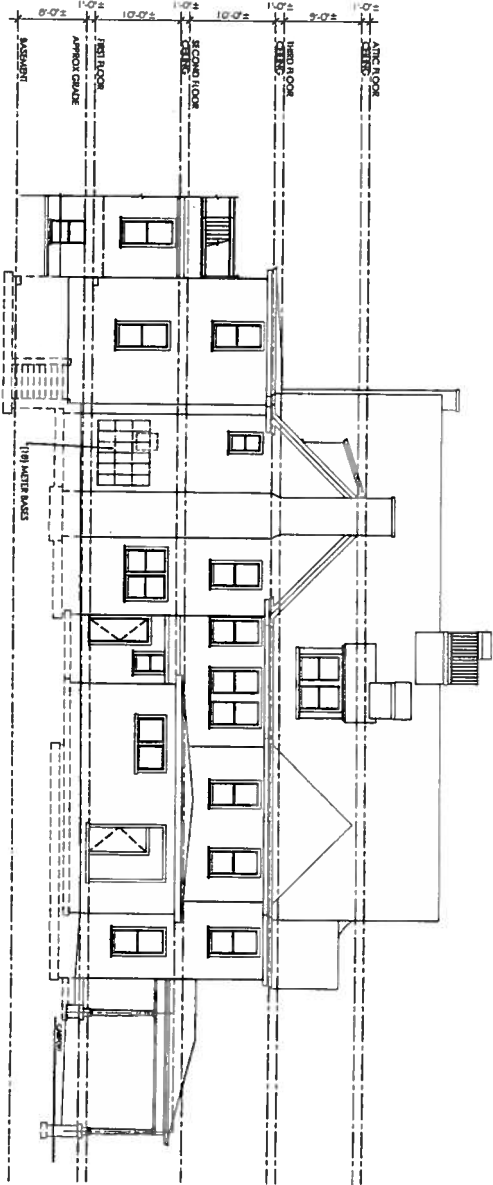
**Joseph F. Yates**  
**ARCHITECTS**  
804.864.0180  
2112 MONTERO STREET  
RICHMOND, VIRGINIA

**The Apartments at Terrace Springs**  
2112 MONTERO STREET  
RICHMOND, VIRGINIA

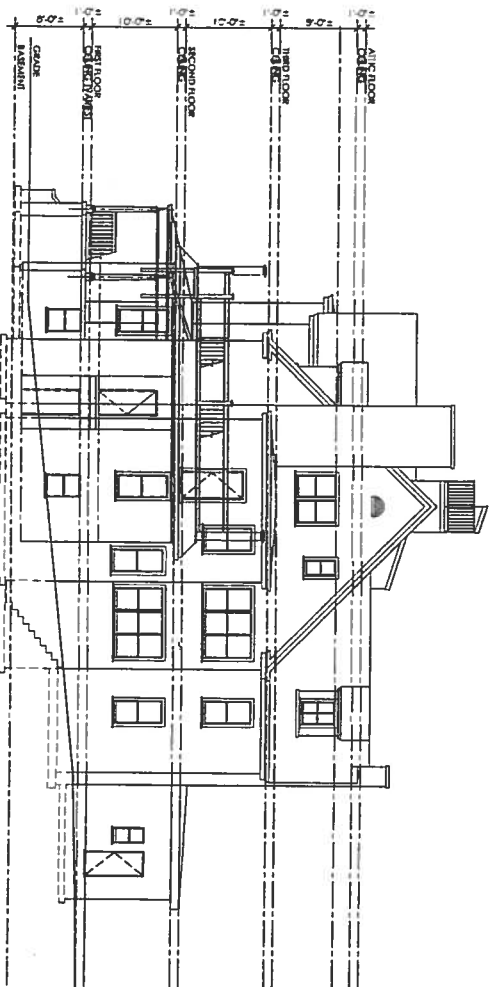




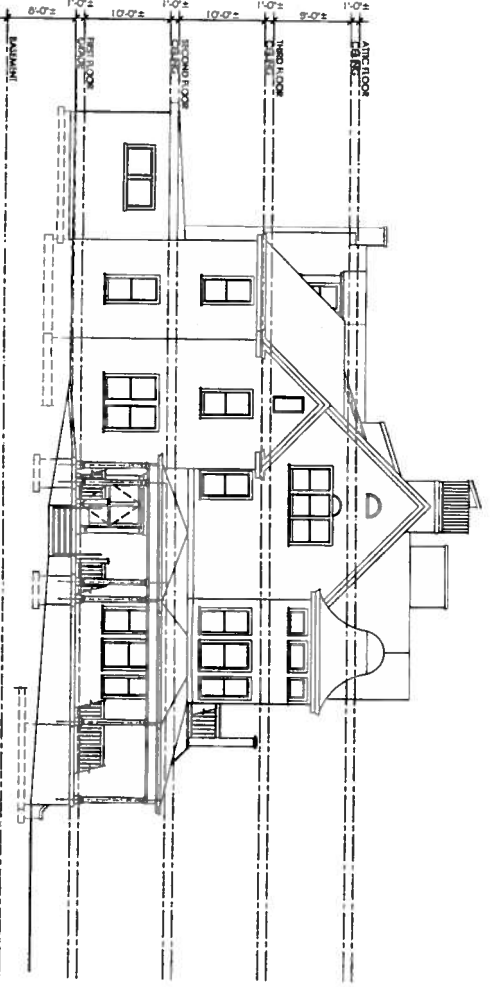
EAST (FRONT) ELEVATION - MAIN HOUSE  
SCALE: 1/8" = 1'-0"



WEST (REAR) ELEVATION - MAIN HOUSE  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - MAIN HOUSE  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - MAIN HOUSE  
SCALE: 1/8" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

SUP  
A7  
8 of 9

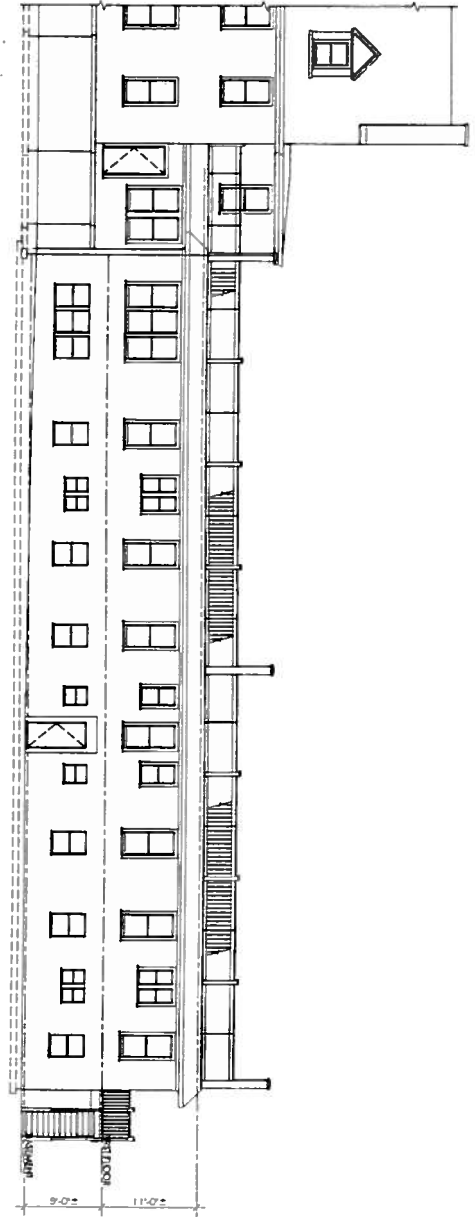
Project No.:  
2014-10

Set Date:  
JAN 5, 2014  
Revisions:

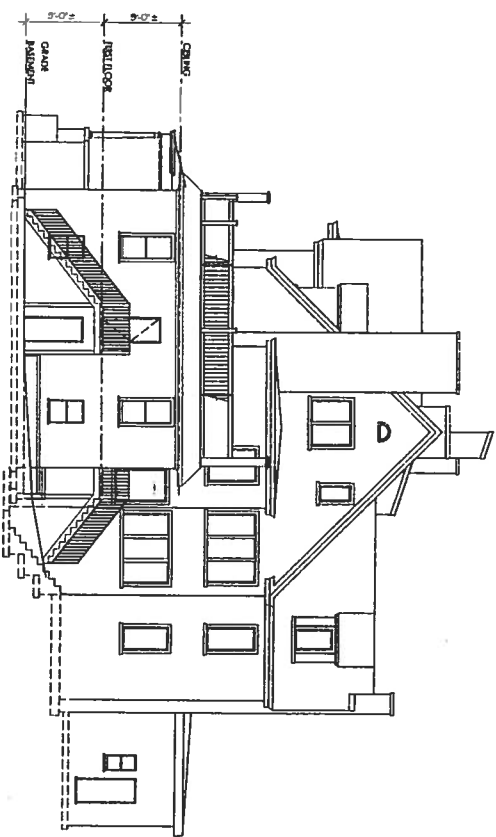
**Joseph F. Yates**  
**ARCHITECTS**  
804.864.0180  
505 West 54th Street, Richmond, Virginia 23221

The Apartments at Terrace Springs

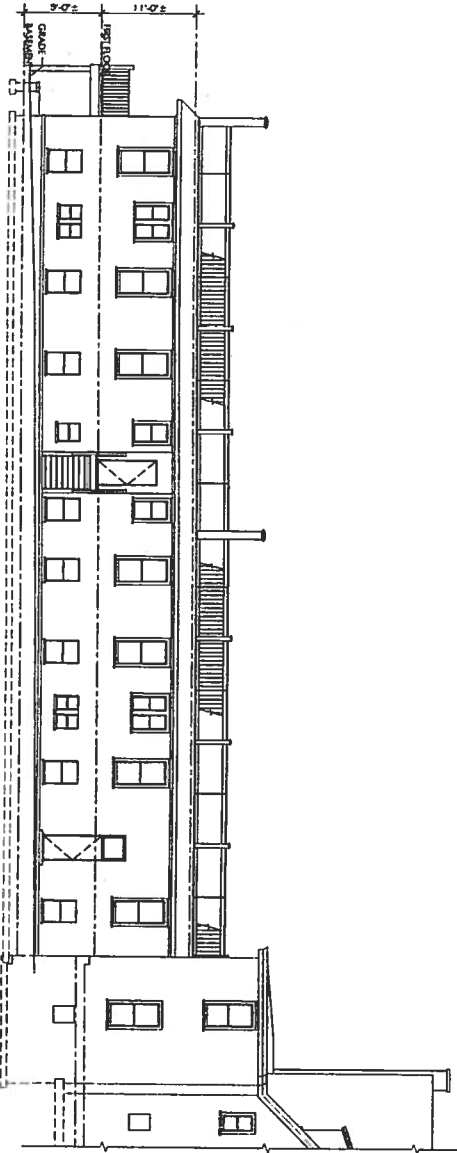
2112 MONTERO STREET  
RICHMOND, VIRGINIA



EAST (FRONT) ELEVATION - NORTH WING  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - NORTH WING  
SCALE: 1/8" = 1'-0"



WEST (REAR) ELEVATION - NORTH WING  
SCALE: 1/8" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

SUP  
A8  
9 OF 9

Project No.:  
2014-10

Set Date:  
JAN 5, 2014  
Revisions:

**Joseph F. Yates**  
**ARCHITECTS**  
804.864.0180  
1000 West Broad Street, Suite 2000  
Richmond, VA 23220

The Apartments at Terrace Springs

2112 MONTERO STREET  
RICHMOND, VIRGINIA

**\*\*Projected from  
City Baseline 195E**

City of Richmond  
Recreation & Parks  
PID N000-0491/010

City of Richmond  
Recreation & Parks  
PID N000-0453/010

L=260.47'  
R=779.13'  
Bmg N04°59'00"W  
Chord 259.26'

Approx. Location  
Cannon's Branch  
r per City  
Baseline

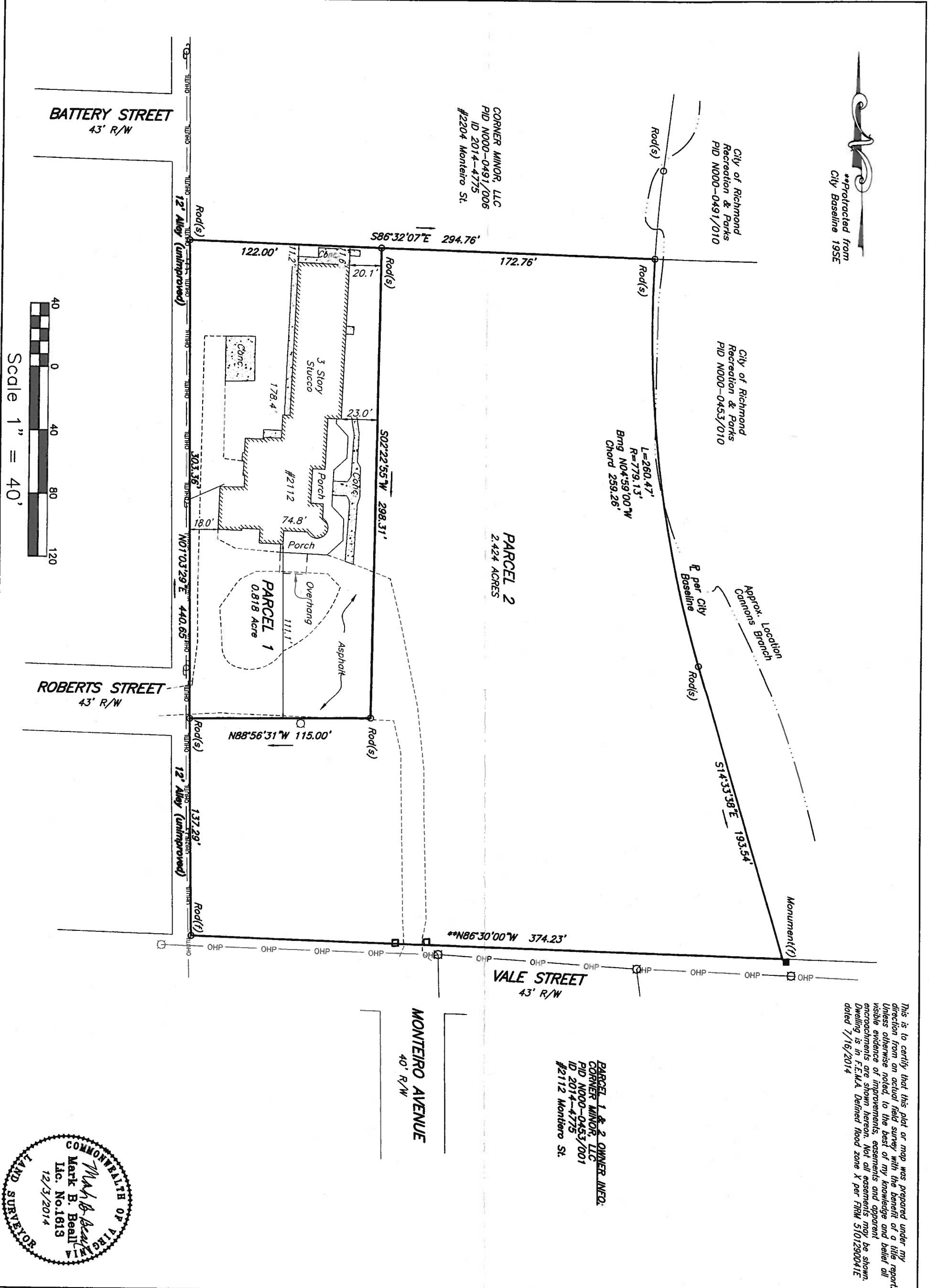
S14°33'38"E 193.54'

CORNER MINOR, LLC  
PID N000-0491/006  
ID 2014-4775  
#2204 Monterey St.

PARCEL 2  
2.424 ACRES

PARCEL 1 & 2 OWNER INFO:  
CORNER MINOR, LLC  
PID N000-0453/001  
ID 2014-4775  
#2112 Monterey St.

This is to certify that this plat or map was prepared under my direction from an actual field survey with the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown. Dwelling is in F.E.M.A. Defined flood zone X per FRM 5101290041E dated 7/16/2014



COMMONWEALTH OF VIRGINIA  
Mark B. Beall  
Lic. No. 1613  
12/3/2014  
LAND SURVEYOR

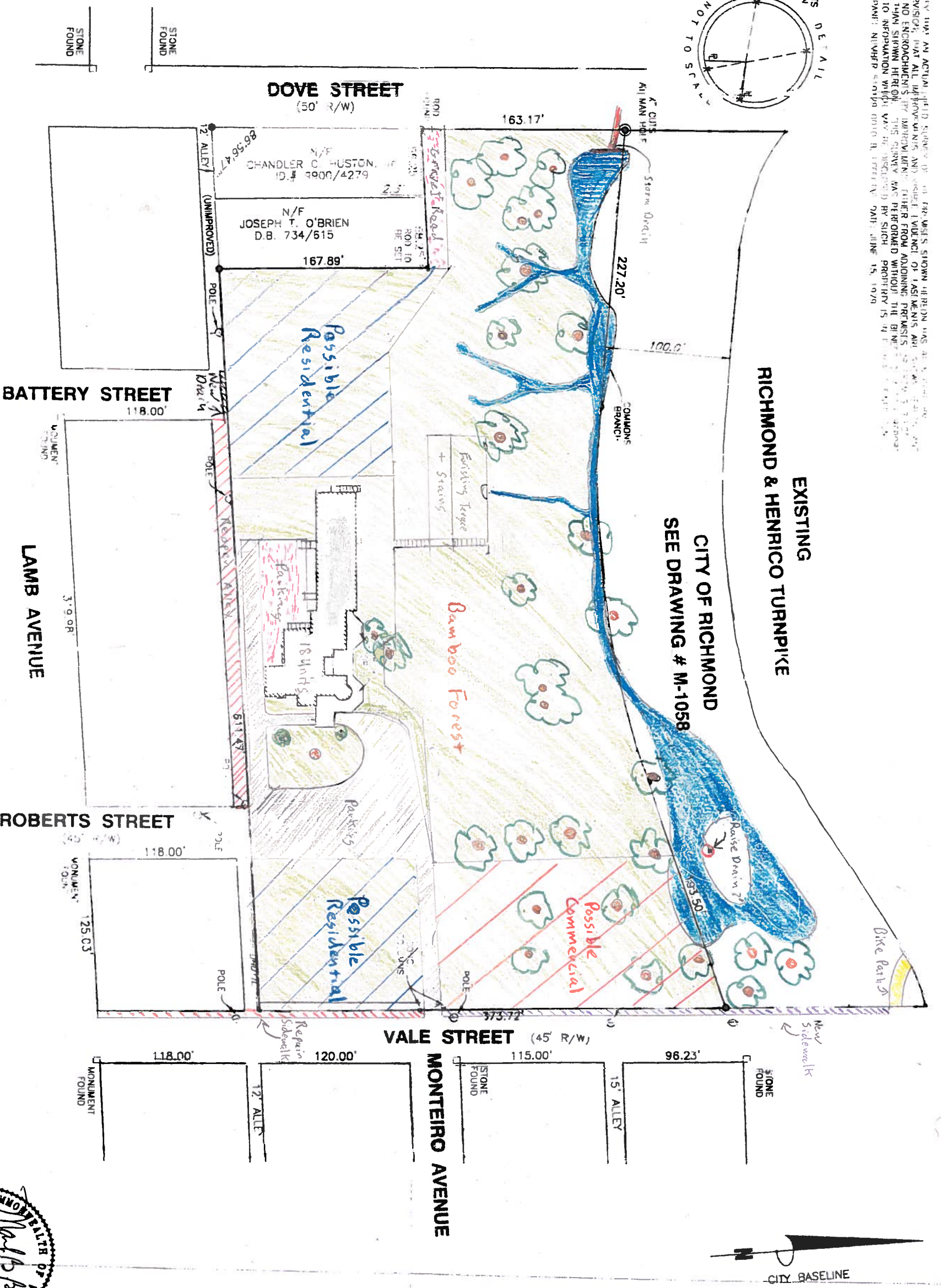
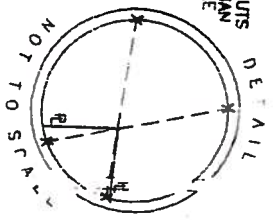
**PLAT SHOWING TWO PARCELS  
CONTAINING 3.242 ACRES OF LAND  
LYING NORTH OF VALE STREET**

CITY OF RICHMOND, VIRGINIA

**BAITZER**  
AND ASSOCIATES, INC.  
REGISTERED PROFESSIONAL  
SURVEYORS  
www.baitzer.com  
PLANNERS • ARCHITECTS  
ENGINEERS • SURVEYORS  
1871 City View Drive  
Suite 200  
Midlothian, Virginia 23113  
Phone: 804/784-0571  
FAX: 804/784-2855  
1908 Corporate Circle  
Suite 118  
Phone: 804/772-8880  
FAX: 804/772-8050  
448 Progress Ferry Road  
Chesapeake, Virginia 23073  
Phone: 840/281-4280  
FAX: 840/281-4281  
1861 Commerce Road  
Virginia, Virginia 23462  
Phone: 804/266-3200  
FAX: 804/266-3271  
128 W. Market St. Suite 103  
Henricburg, VA 22801  
Phone: 840/433-1908

JOB NO.  
C1420288.00  
DEPT. 55  
SCALE: 1"=40'  
SHEET NO.  
1 OF 1  
DRAWN BY: SCZ  
DESIGNED BY:  
CHECKED BY: JAB/MBB  
DATE: 8/21/2014  
REVISIONS:  
12/8/2014 Parcel Config

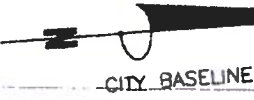
THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY OF THE LOTS SHOWN HEREON WAS MADE BY ME OR UNDER MY SUPERVISION, THAT ALL IMPROVEMENTS AND SITES INDICATED ON THIS PLAN ARE SHOWN AS THEY EXIST, AND THAT THERE ARE NO ENCROACHMENTS BY ADJACENT LOTS EITHER FROM ADJOINING PREVIOUS SURVEYS OR FROM OTHER THAN SHOWN HEREON. THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF AERIAL PHOTOGRAPHS AND IS SUBJECT TO INFORMATION WHICH MAY BE OBTAINED BY SUCH PHOTOGRAPHS AS THEY BECOME AVAILABLE. DATE: NOVEMBER 15, 1979



CITY OF RICHMOND  
SEE DRAWING # M-1058

EXISTING

RICHMOND & HENRICO TURNPIKE



NOTES:  
OWNER:



PLAT SHOWING  
4.837 ACRES OF LAND WITH  
IMPROVEMENTS KNOWN AS  
**2112 & 2204 MONTEIRO AVENUE**  
CITY OF RICHMOND, VIRGINIA

**BAITZER AND ASSOCIATES, INC.**  
REGISTERED PROFESSIONAL ENGINEERS  
• PLANNING • ARCHITECTURE  
• SURVEYING • SURVEYING

1208 Corporate Circle  
Richmond, Virginia 23401  
Phone: 804/772-9580  
FAX: 804/772-8050

501 Broadway Road  
Suite 100  
Richmond, Virginia 23236  
Phone: 804/774-0571  
FAX: 804/794-2630

11028 Lakeside Parkway  
Suite 1  
Atlanta, Virginia 22005  
Phone: 804/510-0288  
FAX: 804/988-2087

DRAWN BY: M.A.P.  
DESIGNED BY:  
CHECKED BY:  
DATE: OCT. 25, 1998  
REVISIONS:

SCALE: 1" = 60'  
SHEET NO.  
**1 OF 1**  
JOB NO.  
H9921621  
DEPT. 65