

INTRODUCED: January 26, 2015

AN ORDINANCE No. 2015-21-38

To authorize the special use of the property known as 3500 Kensington Avenue for the purpose of multifamily dwellings containing up to 50 dwelling units, upon certain terms and conditions, and to repeal Ord. No. 86-32-38, adopted Feb. 24, 1986, Ord. No. 91-361-331, adopted Nov. 25, 1991, and Ord. No. 92-41-47, adopted Mar. 9, 1992.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

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

WHEREAS, the owner of the property known as 3500 Kensington Avenue, which is situated in a R-48 Multifamily Residential District, desires to use such property for the purpose of multifamily dwellings containing up to 50 dwelling units, which use, among other things, would have a greater residential density than that currently allowed by section 114-416.4 of the Code of the City of Richmond (2004), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 23 2015 REJECTED: _____ STRICKEN: _____

tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 114-1050.1 of the Code of the City of Richmond (2004), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 3500 Kensington Avenue and identified as Tax Parcel No. W000-1615/002 in the 2015 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/ACSM Land Title Survey of 3500 Kensington Avenue ‘Hill-Davis Medical Building,’ Richmond, Virginia,” prepared by Landmark-Fleet Surveyors, P.C., a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a multifamily dwelling containing up to 50 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Hill Davis, 3500 Kensington Avenue Property, Richmond, VA,” prepared by Commonwealth Architects, and dated December 3, 2014, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall consist of multifamily dwellings containing up to 50 dwelling units and a leasing office, substantially as shown on the Plans.

(b) The dwelling units and leasing office shall be served by a parking area that contains up to 54 surface parking spaces and is screened, substantially as shown on the Plans.

(c) All pole-mounted lighting shall be provided within the bounds of the Property, shall be directed or shielded so as not to shine directly on adjacent residential properties, and shall range in height from 12 to 18 feet, substantially as shown on the Plans. All building-mounted lighting shall be of residential scale and shall be generally as shown on the Plans or as approved by the Director of Planning and Development Review.

(d) Prior to the issuance of a certificate of occupancy, landscaping on the Property, including shrub rows extending from the screen walls to the buildings on either side of the Kensington Avenue entrance to the parking area, shall be provided, substantially as shown on the Plans.

(e) Signage on the Property, in addition to exempt signage pursuant to section 114-503 of the Code of the City of Richmond (2004), as amended, and signage permitted in all districts pursuant to section 114-505 of the Code of the City of Richmond (2004), as amended, shall be limited to four freestanding signs substantially as shown on the Plans.

(f) Any exterior alterations and site improvements shall be subject to the provisions of any applicable West of the Boulevard design overlay district design guidelines and any applicable approvals for design overlay district design review applications issued by the Urban Design Committee.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) 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 any other property or public streets and the use thereof.

(c) 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.

(d) Any encroachments existing, proposed on the 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, and all future amendments to such laws.

(e) The Owner shall make improvements in the form of street trees within the right-of-way substantially as shown on the Plans, which improvements may be completed in one or more phases as approved 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. The

final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) 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 Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 114-1220 of the Code of the City of Richmond (2004), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 114-1050.7 through 114-1050.11 of the Code of the City of Richmond

(2004), as amended, and all future amendments to such laws. 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, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Repeal of Prior Ordinances.** That Ordinance No. 86-32-38, adopted February 24, 1986, Ordinance No. 91-361-331, adopted November 25, 1991, and Ordinance No. 92-41-47, adopted March 9, 1992, be and are hereby repealed.

§ 8. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 1.33 acre (57,935 sq ft) parcel of land improved with an unscreened surface parking area and a 17,683 sq ft 1-story medical office building constructed, per tax assessment records, in 1959. The property comprises the block bound by Patterson Avenue, N. Thompson Street, Kensington Avenue, and N. Nansemond Street in the Museum District neighborhood of the Near West planning district. The property is also located within the West of the Boulevard design overlay district and the proposed development has been reviewed by the Secretary to the Urban Design Committee.

Currently, the subject property is zoned in the R-48 Multifamily Residential district, which allows multifamily use but does not allow the proposed residential density of approximately 38 dwelling units per acre. A special use permit was approved in 1986 and last amended in 1992, pertaining to the expanded uses within the existing nonconforming medical office building. The medical office building use is to be abandoned, therefore the associated ordinances will be repealed.

All surrounding properties are located within the same R-48 zoning district as the subject property. A mix of institutional, public-open space, government, mixed-use, and residential (single-, two-, and multifamily) land uses are present in the vicinity. The multifamily developments immediately surrounding the property to the north, southeast, and south range in residential density from 26 to 54 dwelling units per acre.

The City of Richmond's Master Plan recommends Single-family (Medium Density) land uses for the property. The Master Plan defines the primary uses for this category as single-family and two-family detached and attached dwellings at densities of 8 to 20 units per acre, and includes residential support uses such as schools, places of worship, and neighborhood parks, among others (p. 133).

The Master Plan also states "infill development of like density, scale, and use is appropriate" (p. 230) as a guiding land use principle for the Near West planning district. More specifically, the Plan States that "in keeping with traditional residential development patterns within the District, higher-density mixed residential uses are appropriate in both the Fan and West of the Boulevard neighborhoods. Concentrations of small, multifamily structures (6-12 units) are scattered throughout these areas and contribute to a strong sense of social and economic diversity. This residential mix is appropriate and desirable, as long as single-family residential uses continue to prevail" (p. 234).

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: \$2,000.00

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)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: Repeal Ordinance No. 86-32-38, adopted February 24, 1986, and Ordinance No. 91-361-331, adopted November 25, 1991, and Ordinance No. 92-41-47, adopted March 9, 1992.

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

STAFF: Matthew J. Ebinger, Senior Planner
Land Use Administration (Room 511)
646-6308

DCD O&R No.14-53

9752 7181A



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/>

RECEIVED
JUL 31 2014

LAND USE ADMINISTRATION

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: 3500 Kensington Avenue Date: 07/23/2014

Property Address: 3500 Kensington Avenue Tax Map #: W0001615002

Fee: \$2,000.00 Total area of affected site in acres: 1.33
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-48

Existing Use: Medical office building

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

Proposed Use

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

Multi-family housing

Applicant/Contact Person: Justin Oliver

Company: Oliver Properties

Mailing Address: PO Box 7411

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 355-0022 Fax: (202) 478-0332

Email: joliver@oliverproperties.com

Property Owner: 3500 Kensington Avenue, LLC

If Business Entity, name and title of authorized signee: Justin Oliver

Mailing Address: PO Box 7411

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 355-0022 Fax: (202) 478-0332

Email: joliver@oliverproperties.com

Property Owner Signature: *Justin Oliver*

(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)

RECEIVED
NOV 17 2014
LAND USE ADMINISTRATION

Applicant's Report

This Applicant's Report accompanies the Special Use application for approximately 1.33 acres of property located at 3500 Kensington Avenue (the "Property"). The Property is zoned R-48, Multifamily Residential, and the Special Use Permit is requested for 50 multifamily residential units with an accessory leasing office and 54 on-site parking spaces. The Property is adjacent to property zoned R-48 to the North and South, both of which are currently used for multifamily and some single family residential purposes, abuts N. Thompson Street to the West and property zoned R-53, Multifamily Residential, with the Fire Station for Engine Company No. 18 and Humphrey Calder Community Center and Park across N. Thompson Street to the West and property zoned R-48, Multifamily Residential, with multifamily and single family residential uses, and Albert Hill Middle School to the East. The proposed redevelopment of the Property is consistent and compatible with the surrounding uses and provides an appropriate infill redevelopment opportunity.

Proposed Development

The proposed development razes the existing antiquated building complex containing approximately 18,500 square feet of medical office space constructed in 1959 and redevelops the Property into a three story garden style Class A multifamily residential community. The proposed community will contain 50 garden style apartments, each containing 1 to 2 bedrooms. The buildings are specifically designed to contain and "hide" the 54 on-site parking in order to create an attractive streetscape of the block, with a consistent 15' landscaped setback from Thompson Street, Patterson Avenue, Kensington Avenue, and Nansemond Street. The proposed development will also feature large sweeping pitched roofs consistent with and complementary to the surrounding neighborhood, brick and stone construction, period columns, bike racks, extensive landscaping and exterior accent lighting.

The proposed development is well situated for residential purposes based on its location on and near major thoroughfares within the City and major highways (I-195, I-95, and I-64) and the Patterson Avenue bus line, with a stop located at the corner of Patterson and Thompson, as well as its close proximity to a variety of retail establishments, groceries and the mix of uses within Carytown. Furthermore, the design of the buildings is consistent with the West of the Boulevard Design Overlay District Guidelines, the City Master Plan, as well as the surrounding uses, building heights, and building massing. The applicant has designed the development using high quality materials with a pedestrian-oriented layout of the buildings, creating a desirable development for its residents and neighbors. It will be an asset to the neighborhood and the City.

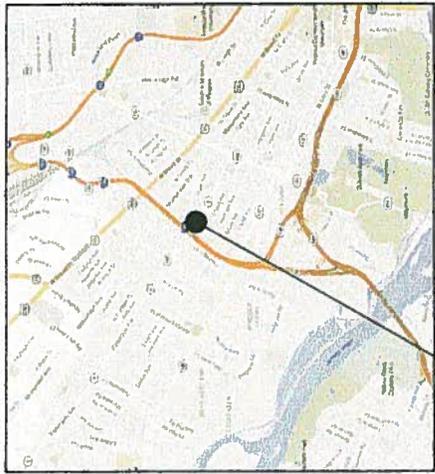
The Property will be an upscale residential community owned and maintained by Oliver Properties. Oliver Properties has a 30 year track record of quality development and management in the City of Richmond. The company is a third generation multi-family investor and owner operating in Richmond since 1984. The company offers a long-term investment and commitment to the City and the neighborhoods in which it operates.

Consistency with City Standards

This proposed development is an appropriate use for the Property and is consistent with City standards. Based on the requested uses, building design and features, the project meets the criteria set forth in the Charter of the City of Richmond that the use will not: (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of

population: (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

VICINITY MAP:



PROJECT LOCATION

TEAM:

DEVELOPER: OLIVER PROPERTIES

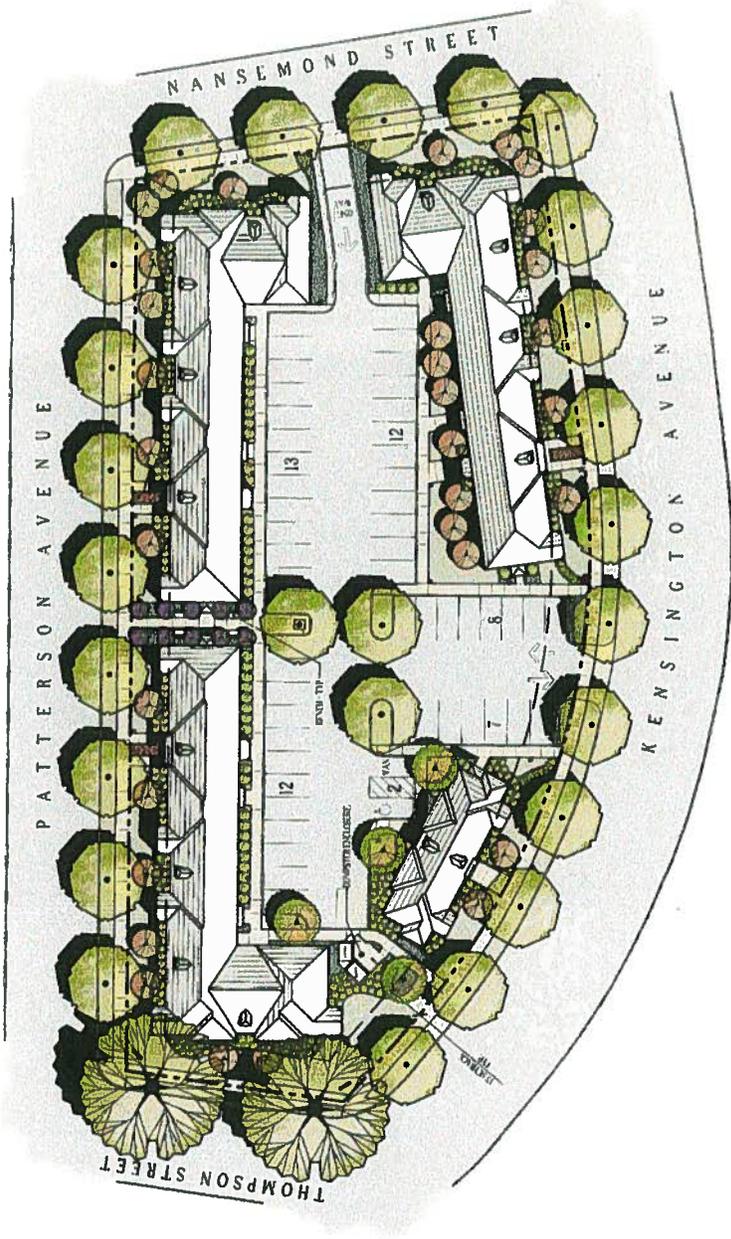
ARCHITECT: COMMONWEALTH ARCHITECTS

INDEX:

- CS COVER SHEET
- SK-1 MASTER PLAN W/ SITE LIGHTING
- SK-2 PLANTING PLAN
- SK-2.01 PLANTING SCHEDULE & DETAILS
- SK-3 LIGHT FIXTURES & TYPICAL SIGNAGE
- SK-4 FLOOR PLANS
- SK-5 FLOOR PLANS & DUMPSTER ENCLOSURE PLAN & ELEVATION
- SK-6 UNIT AREAS
- SK-7 ELEVATIONS
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- SK-11 ELEVATIONS
- SK-12 STREETSCAPES

HILL DAVIS

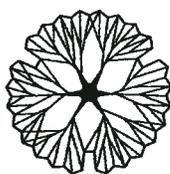
3500 KENSINGTON AVENUE PROPERTY
 RICHMOND, VA - DECEMBER 3, 2014

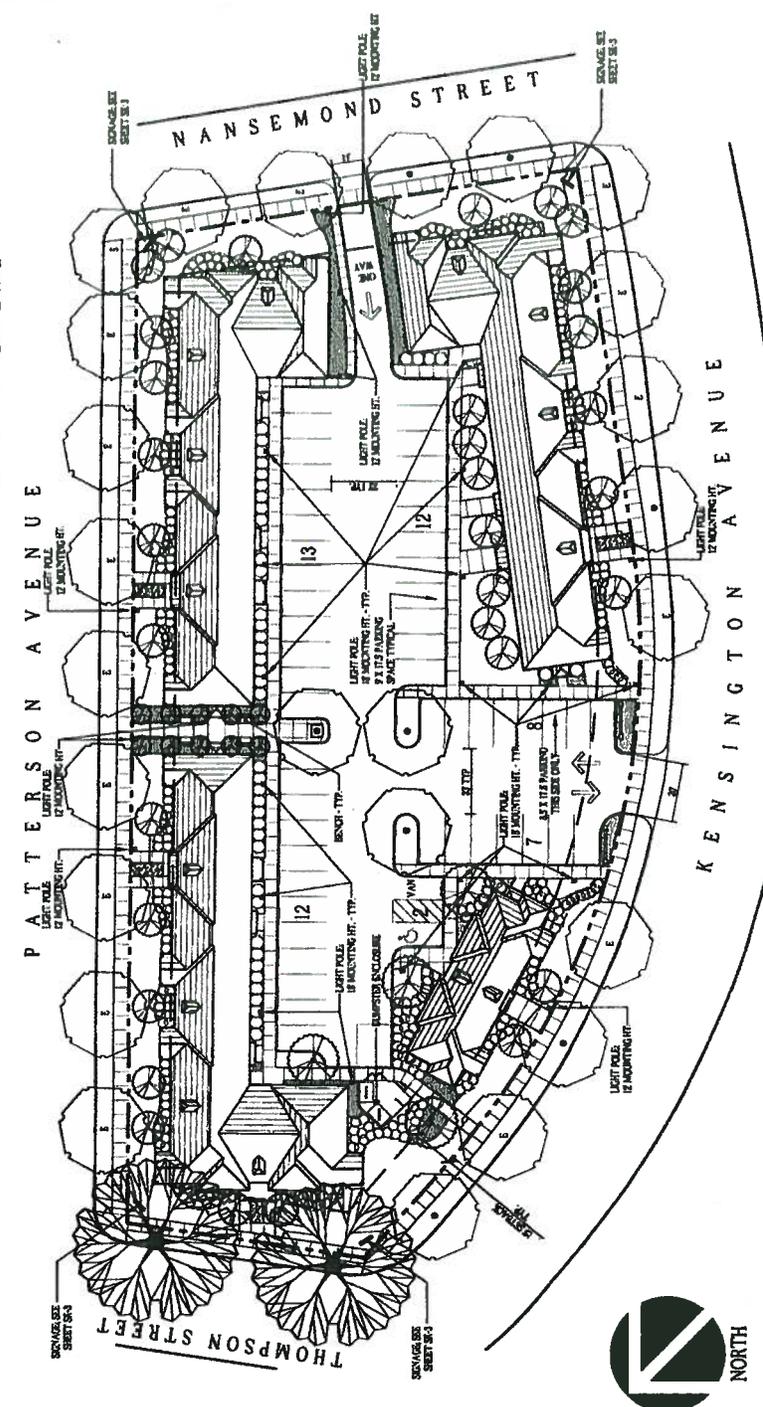


Commonwealth
 ARCHITECTS

CS

PLANT LEGEND

-  EXISTING MAJOR SHADE TREES
-  PROPOSED MAJOR SHADE TREES
-  EXISTING MAJOR SHADE TREES
-  LARGE ORNAMENTAL TREES
-  TREE-FORM LARGE SHRUBS
-  MEDIUM-LARGE SHRUBS
-  LOW SHRUBS & GROUND COVER
-  FLOWERS
-  TURF



LIGHTING NOTE:

1. LIGHTING FIXTURES ARE TRANSPARENT UNLESS NOTED OTHERWISE.
2. LIGHTING FIXTURES SHALL BE LOCATED TO ILLUMINATE THE DRIVE AND WALKWAYS.
3. LIGHTING SHALL BE LOCATED TO ILLUMINATE THE DRIVE AND WALKWAYS.
4. LIGHTING SHALL BE LOCATED TO ILLUMINATE THE DRIVE AND WALKWAYS.



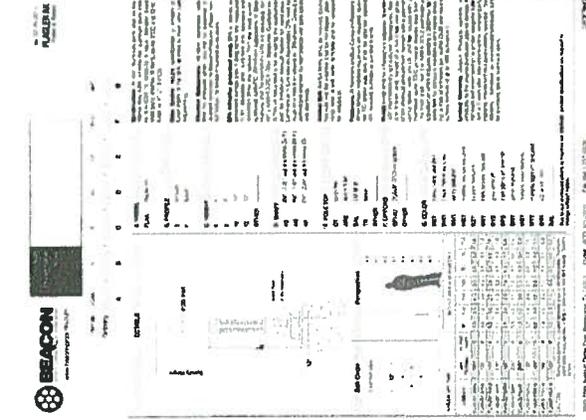
LOT SIZE:	50,078 SF (1.33 AC)	PARKING SPACE:	DRIVE ASBLE
BUILDING COVERAGE:	17,654 SF	DRIVE ASBLE:	PARKING PROVIDED
GROSS BUILDING AREA:	51,539 SF	PARKING PROVIDED:	PARKING REQUIRED
VEHICULAR AREA:	17,800 SF		
OPEN SPACE:	40,852 SF (70%)		
UNIT MIX:			
TWO BEDROOM:	38		
ONE BEDROOM:	11		
TOTAL:	50		
ZONING:	R-4B		
CURRENT USE:	BUSINESS NON-CONFORMING		
	(SPECIAL USE PERMIT)		

HILL DAVIS - master plan with site lighting

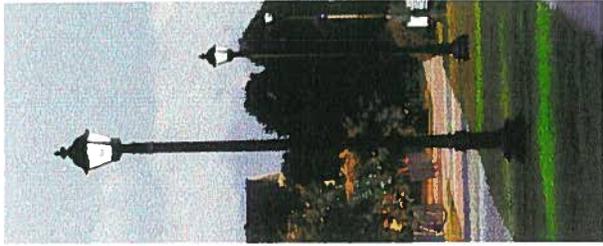
3500 KENSINGTON AVENUE PROPERTY
 RICHMOND, VA - DECEMBER 3, 2014



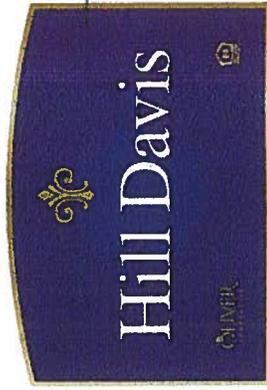
LIGHT FIXTURE CATALOGUE CUT
NO SCALE



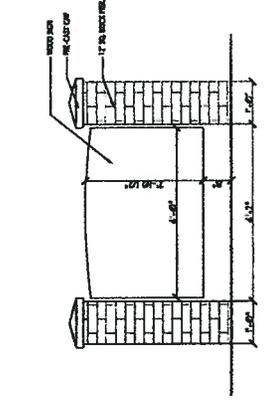
LIGHT POLE CATALOGUE CUT
NO SCALE



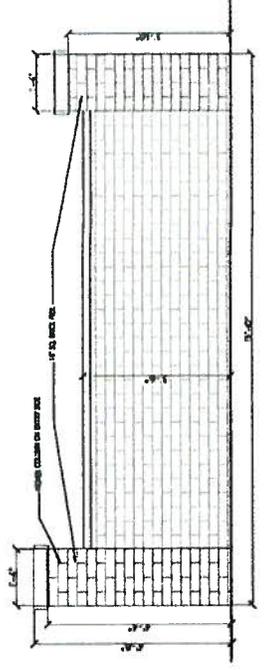
LIGHT POLE & POLE PHOTO
NO SCALE



TYPICAL SITE SIGNAGE
ILLUSTRATION BY CAROLYN BROWN FLOOD CORP



TYPICAL SITE SIGNAGE MOUNTING
SCALE 3/8" = 1'-0"



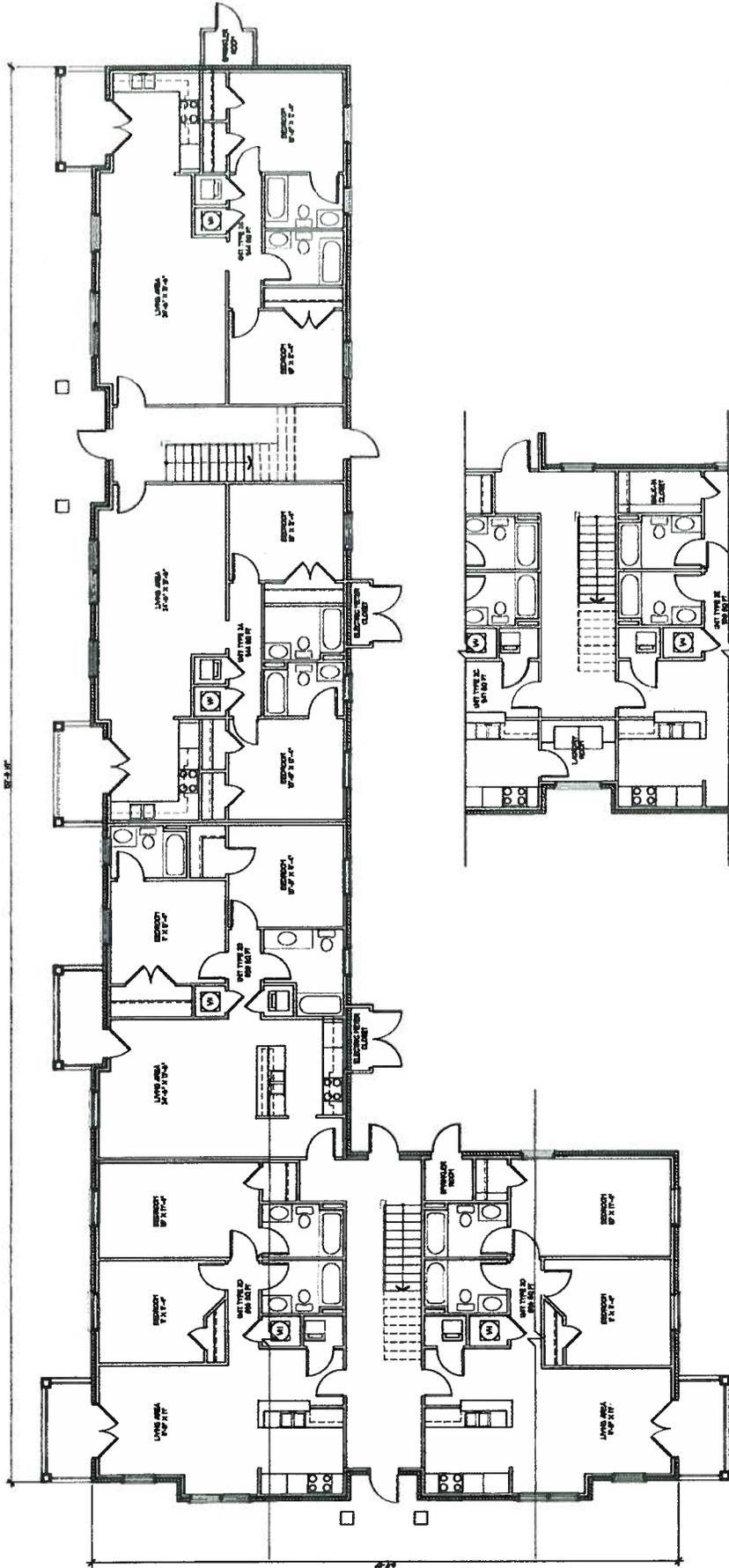
SCREEN WALL AT KENSINGTON AVENUE
SCALE 3/8" = 1'-0"

HILL DAVIS - site lighting catalogue cuts

3500 KENSINGTON AVENUE PROPERTY
RICHMOND, VA - DECEMBER 3, 2014

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SK-3



3503 PATTERSON - GROUND FLOOR PLAN
SCALE 3/8" = 1'-0"

TYPICAL FLOOR PLAN (END & 3RD)
SCALE 3/8" = 1'-0"

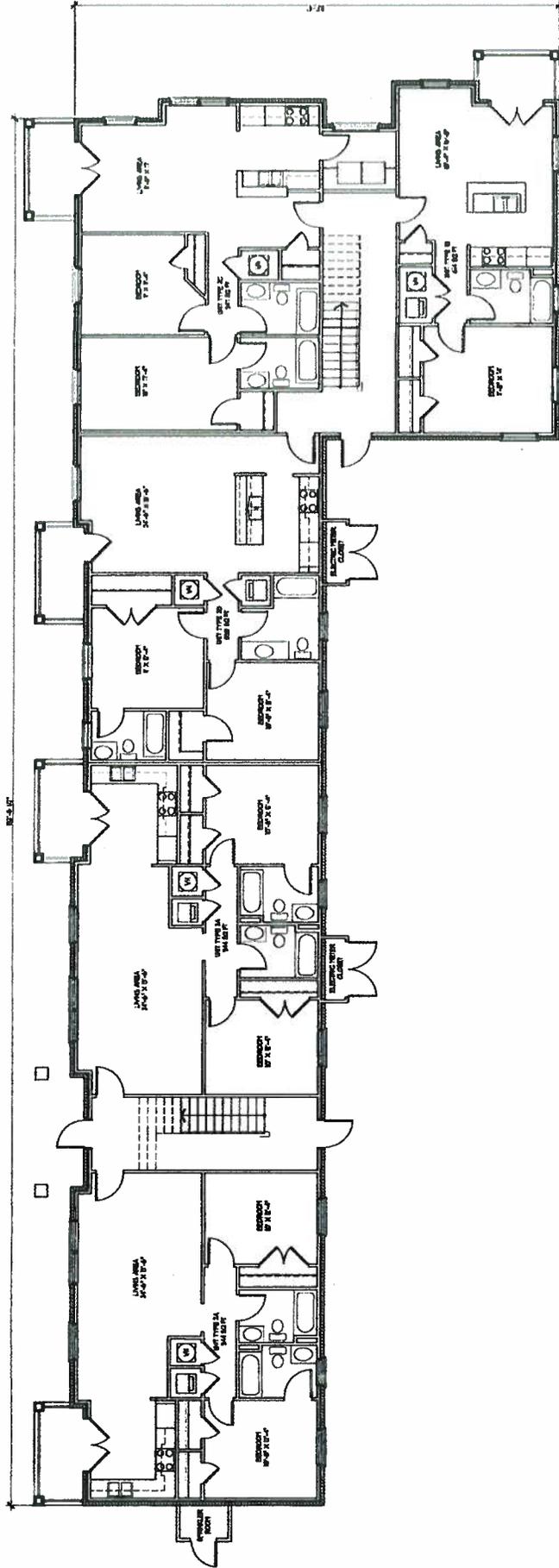
HILL DAVIS - floor plans

3500 KENSINGTON AVENUE PROPERTY
RICHMOND, VA - DECEMBER 3, 2014

Commonwealth
ARCHITECTS

SK-4





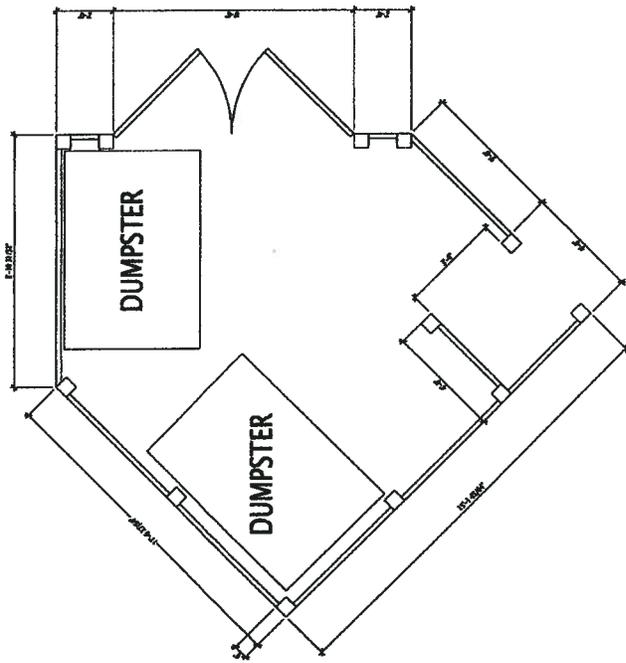
3501 PATTERSON - TYPICAL FLOOR PLAN (3500 KENSINGTON IS SAME, BUT MIRRORED)
SCALE: 1/8" = 1'-0"

HILL DAVIS - floor plans

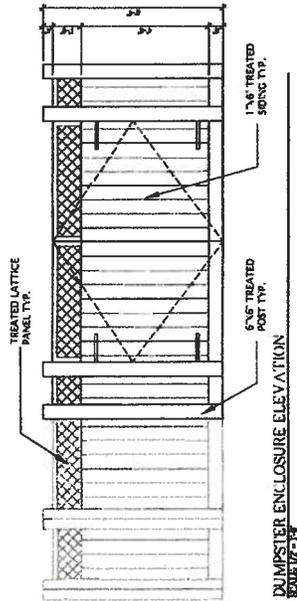
3500 KENSINGTON AVENUE PROPERTY
RICHMOND, VA - DECEMBER 3, 2014



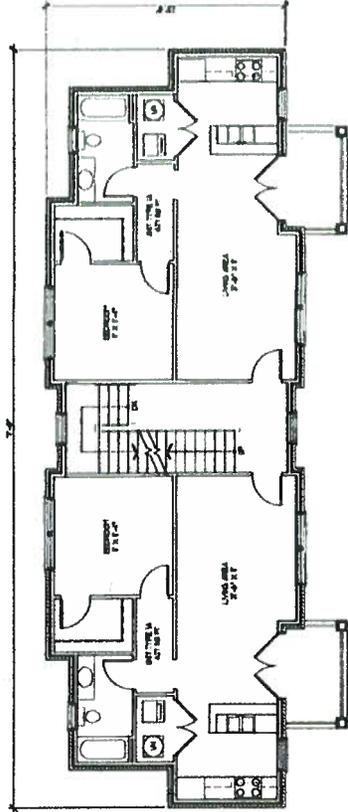
Commonwealth
ARCHITECTS
SK-5



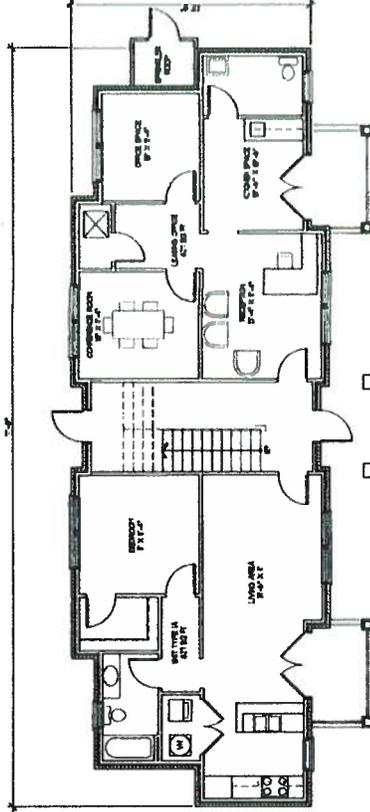
DUMPSTER ENCLOSURE PLAN
SCALE 1/8" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION
SCALE 1/8" = 1'-0"



3502 KENSINGTON - SECOND & THIRD FLOOR PLAN, S.M.
SCALE 1/8" = 1'-0"



3502 KENSINGTON - FIRST FLOOR PLAN W/ LEASING OFFICE
SCALE 1/8" = 1'-0"

HILL DAVIS - floor plans & dumpster enclosure plan & elevation

3500 KENSINGTON AVENUE PROPERTY
RICHMOND, VA - DECEMBER 3, 2014

Commonwealth
ARCHITECTS

SK-6



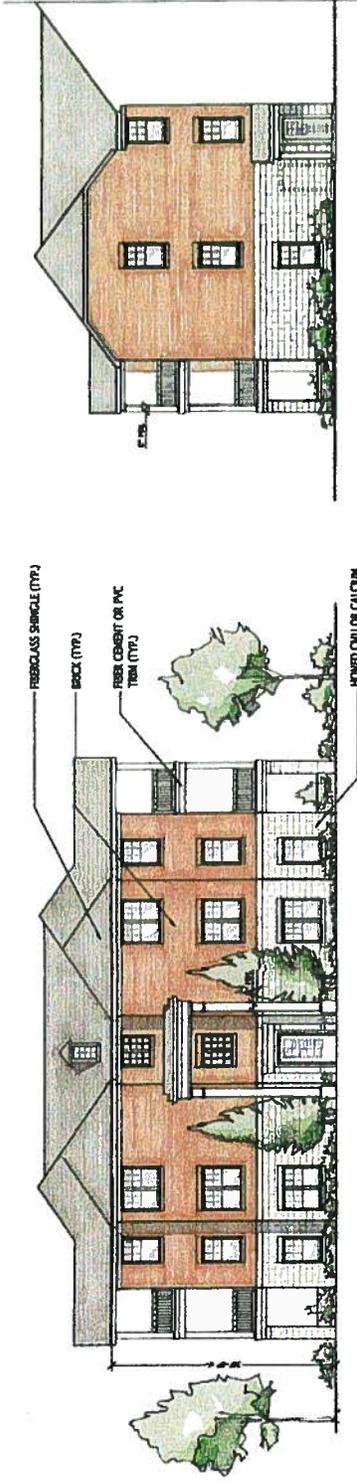
HILL DAVIS

ADDRESS	AREA (SF)	TYPE	ADDRESS	AREA (SF)	TYPE	ADDRESS	AREA (SF)	TYPE
3502			3503			3501		
#1	627	1A	#1	944	2A	#1	944	2A
#2	627	LEASING OFFICE	#2	944	2A	#2	944	2A
#3	627	1A	#3	944	2A	#3	944	2A
#4	627	1A	#4	944	2A	#4	944	2A
#5	627	1A	#5	944	2A	#5	944	2A
#6	627	1A	#6	944	2A	#6	944	2A
			#7	890	2B	#7	890	2B
			#8	896	2D	#8	947	2C
			#9	896	2D*	#9	614	1B
			#10	890	2B	#10	890	2B
			#11	947	2C	#11	947	2C
			#12	920	2E	#12	614	1B
			#13	890	2B	#13	890	2B
			#14	947	2C	#14	947	2C
			#15	920	2E	#15	614	1B

*IF SPRINKLER ROOM IS NOT REQUIRED, UNIT WILL BE 2E TYPE (920 SF).

HILL DAVIS - unit areas

3500 KENSINGTON AVENUE PROPERTY
 RICHMOND, VA - DECEMBER 3, 2014



THOMPSON STREET ELEVATION - BLDG. 3503
SCALE 1/8" = 1'-0"

PARKING ELEVATION - BLDG. 3503
SCALE 1/8" = 1'-0"



PATTERSON AVENUE ELEVATION - BLDG. 3503
SCALE 1/8" = 1'-0"

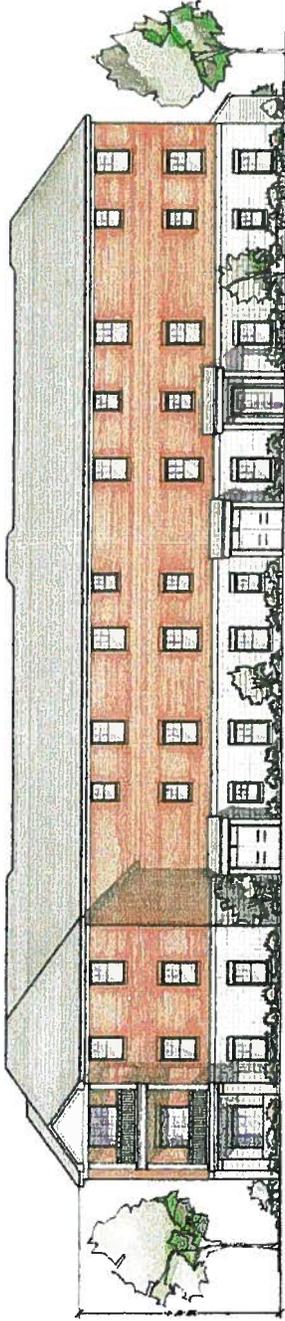
TYPICAL ELEVATION NOTES:

1. TYPICAL LIVING/DINING/BREAKFAST ROOM WINDOW IS 5'-0" x 7'-6"
2. TYPICAL KITCHEN/BATH/ROOM/ACCENT WINDOW IS 2'-0" x 3'-6"
3. TYPICAL WINDOW HEAD HEIGHT AT SECOND AND THIRD FLOOR IS 7'-0" OTHER THAN DECORATING CORNER WINDOWS WILL BE SHOWN WITH LOWER SASH OPERABLE
4. ALL WINDOW HEADS WILL BE SHOWN WITH LOWER SASH OPERABLE
5. NO TREATED LUMBER WILL BE VISIBLE AT PORCHES

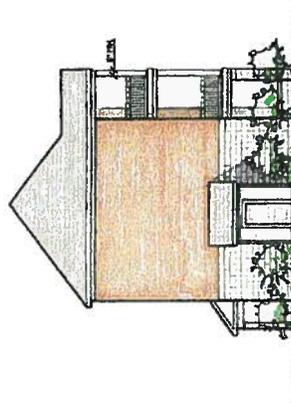
HILL DAVIS - elevations

3500 KENSINGTON AVENUE PROPERTY
RICHMOND, VA - DECEMBER 3, 2014

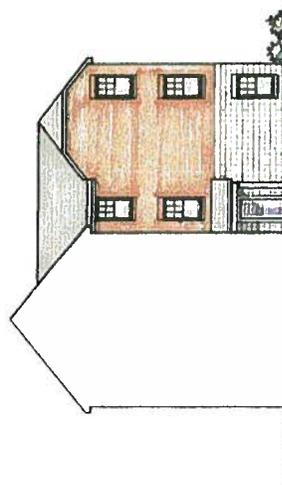
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PARKING ELEVATION - BLDG. 3503
SCALE: 1/8" = 1'-0"



SIDEWALK ELEVATION - BLDG. 3503
SCALE: 1/8" = 1'-0"



PARKING ELEVATION - BLDG. 3501
SCALE: 1/8" = 1'-0"

TYPICAL ELEVATION NOTES:

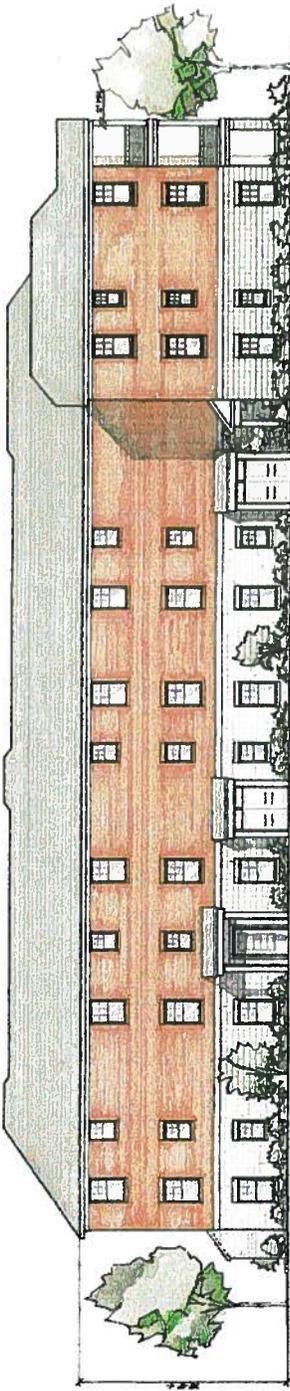
1. TYPICAL LIVING/DINING/BREAKFAST ROOM WINDOWS 8'-0" X 7'-0"
2. TYPICAL BATHROOM/STAIRCASE/ACCENT WINDOWS 8'-0" X 7'-0"
3. TYPICAL WINDOW HEAD HEIGHT AT SECOND AND THIRD FLOORS 7'-0"
4. ALL WINDOWS OTHER THAN DECORATING CORNER WINDOWS WILL BE SHOWN WITH LOWER SASH OPERABLE.
5. NO TREATED LUMBER WILL BE VISIBLE AT PORCHES.

HILL DAVIS - elevations

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PARKING ELEVATION - BLDG. 3501
SCALE: 1/8" = 1'-0"

BLDG. 3501'S NORTH ELEVATION



PATTERSON AVENUE ELEVATION - BLDG. 3501
SCALE: 1/8" = 1'-0"

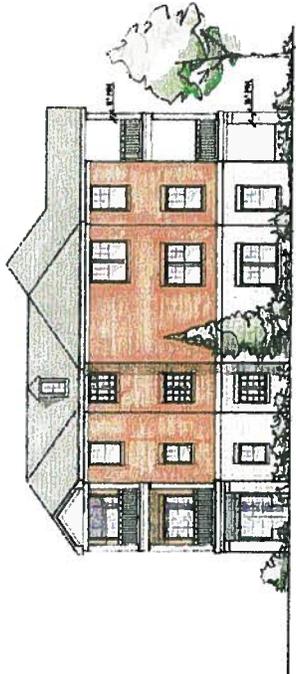
TYPICAL CLIMATE NOTES:

1. TYPICAL LIVING/DINING/REAR PORCH WINDOWS 3'-0" X 7'-0"
2. TYPICAL STUDDEN/BATHROOM/ACCENT WINDOWS 3'-0" X 7'-0"
3. TYPICAL WINDOW HEAD HEIGHT AT SECOND AND THIRD FLOOR IS 7'-6"
4. ALL WINDOWS OTHER THAN DECORATING CORNER WINDOWS WILL BE DOUBLE PANELED.
5. NO TREATED LAMBER WILL BE VISIBLE AT PORCHES.

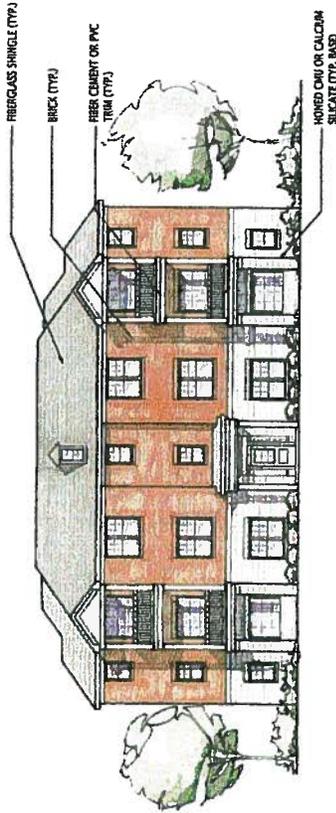
HILL DAVIS - elevations

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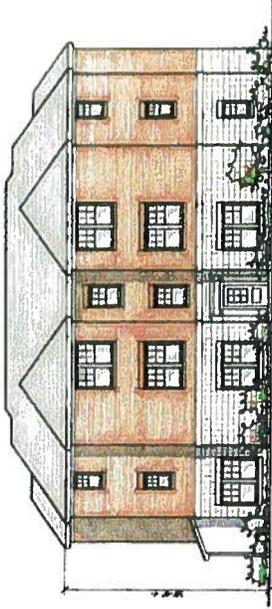
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NANSMOND STREET ELEVATION - BLDG. 3501
SCALE: 1/8" = 1'-0"



KENSINGTON AVENUE ELEVATION (LEASING OFFICE & APARTMENTS) - BLDG. 3502
SCALE: 1/8" = 1'-0"



PARKING ELEVATION (LEASING OFFICE & APARTMENTS) - BLDG. 3502
SCALE: 1/8" = 1'-0"



PARKING ELEVATION (LEASING OFFICE & APARTMENTS) - BLDG. 3502
SCALE: 1/8" = 1'-0"

- TYPICAL ELEVATION NOTES:
1. TYPICAL LIVING/DINING/REAR PORCH WINDOWS 6'-0" x 7'-0"
 2. TYPICAL KITCHEN/BATHROOM/ACCENT WINDOWS 3'-0" x 7'-0"
 3. TYPICAL WINDOW HEAD HEIGHT AT SECOND AND THIRD FLOORS 7'-0"
 4. ALL WINDOWS OTHER THAN DECORATIVE DOORCASE SHALL BE OPERABLE
 5. NO TREATED LUMBER WILL BE VISIBLE AT PORCHES.

HILL DAVIS - elevations

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LAND USE ADMINISTRATION



PATTERSON AVENUE
SCALE 1/16" = 1'-0"



NANSEMOND STREET
SCALE 1/16" = 1'-0"



KENSINGTON AVENUE
SCALE 1/16" = 1'-0"

HILL DAVIS - streetscapes

3500 KENSINGTON AVENUE PROPERTY
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