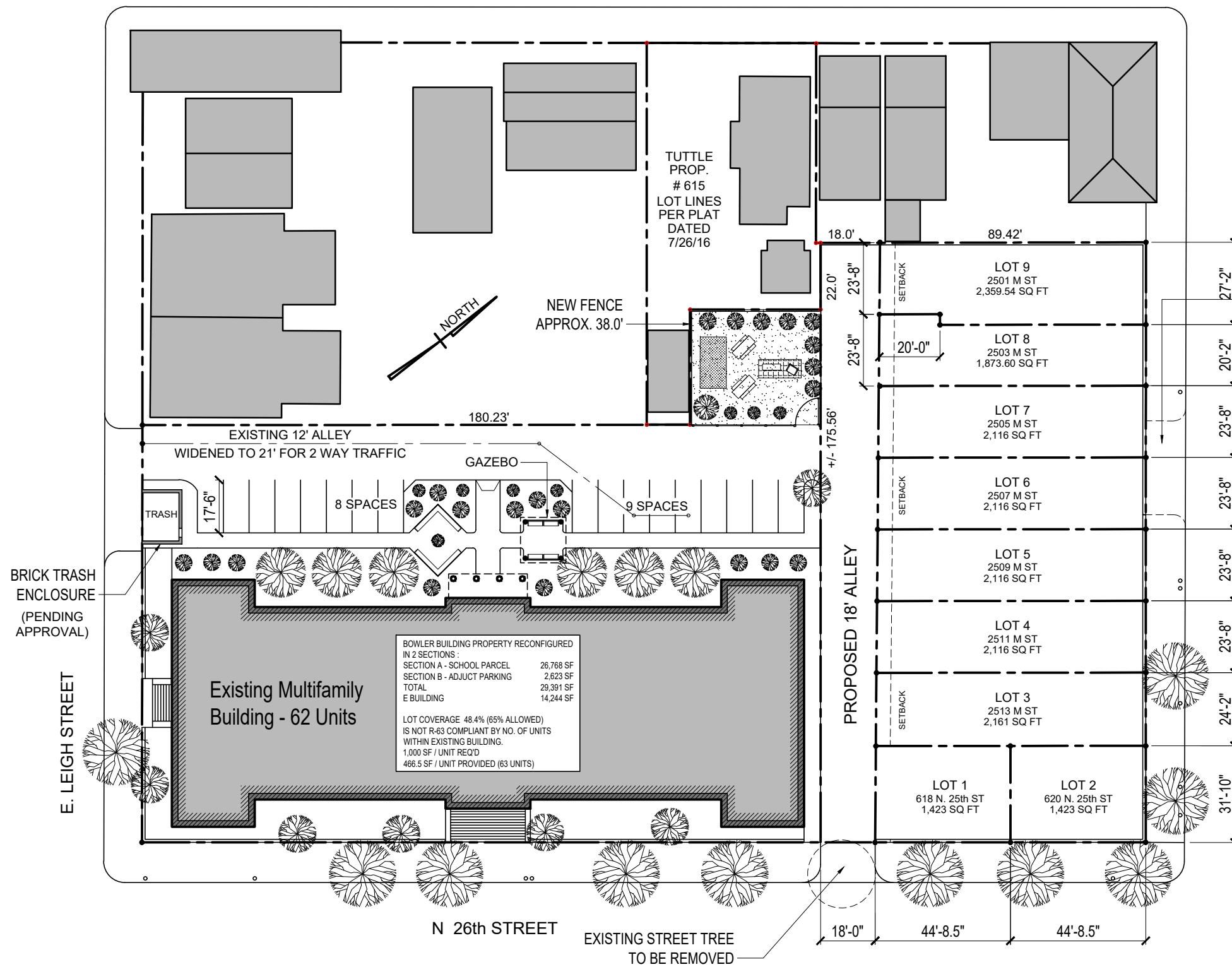




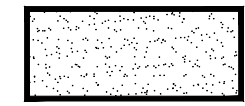
swa Architects-VA, Inc.
1553 E. Main Street Richmond, Va 23219

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N 25th STREET



PROVIDE ENHANCED GREEN SPACE / PARK



NEW SIDEWALK AT EXISTING CURB CUT - CURB CUT TO BE REMOVED

PROJECT DESCRIPTION
PROPOSED NEW CONSTRUCTION,
SINGLE FAMILY ATTACHED HOMES

| | |
|--|---|
| CODE INFORMATION APPLICABLE CODES: | 2015 VIRGINIA RESIDENTIAL BUILDING CODE |
| USE GROUP: | SINGLE FAMILY ATTACHED RESIDENTIAL |
| FIRE SUPPRESSION: | NONE |
| ZONING INFORMATION ZONING DISTRICT: | R-63 |
| PARCEL BY: | E0000382006 (TO BE SUBDIVIDED) |
| PARCEL AREA: | 1.191 ACRES (51,880 SQ FT) |
| BUILDING AREA: | TBD |
| LOT COVERAGE: | 65% MAXIMUM |
| REQUIRED YARDS: | FRONT - NONE REQ'D, 15 FEET MAX. SIDE - 3 FEET REAR - 5 FEET BETWEEN BUILDINGS - 15 FEET |
| ALLOWABLE HEIGHT: | 3 STORIES |
| ACTUAL HEIGHT: | 3 STORIES |
| ECONOMIC ZONES: | TBD |
| PARKING SPACES REQUIRED: | 1 PER RESIDENCE |
| PARKING SPACES PROVIDED: | 2 PER GARAGE |

NOTE :
ALL EXISTING STREET
TREES ON PUBLIC PROPERTY TO REMAIN
UNLESS OTHERWISE NOTED

BOWLER BUILDING PROPERTY RECONFIGURED IN 2 SECTIONS:
SECTION A - SCHOOL PARCEL 26,768 SF
SECTION B - ADJUCT PARKING 2,623 SF
TOTAL 29,391 SF
E BUILDING 14,244 SF

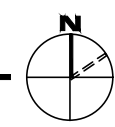
LOT COVERAGE 48.4% (65% ALLOWED)
IS NOT R-63 COMPLIANT BY NO. OF UNITS WITHIN EXISTING BUILDING.
1,000 SF / UNIT REQ'D
466.5 SF / UNIT PROVIDED (63 UNITS)

Existing Multifamily Building - 62 Units

N 26th STREET

EXISTING STREET TREE TO BE REMOVED

1 SITE PLAN
CS1.00 SCALE: 1" = 40'



BOWLER Senior Housing Town Homes

2516 E. Leigh Street
RICHMOND, VIRGINIA

Proposed Alterations & Lot Subdivisions

Response to Review Comments

PROJECT MGR: BW DATE: 4 / 12 / 22

SPECIAL USE PERMIT

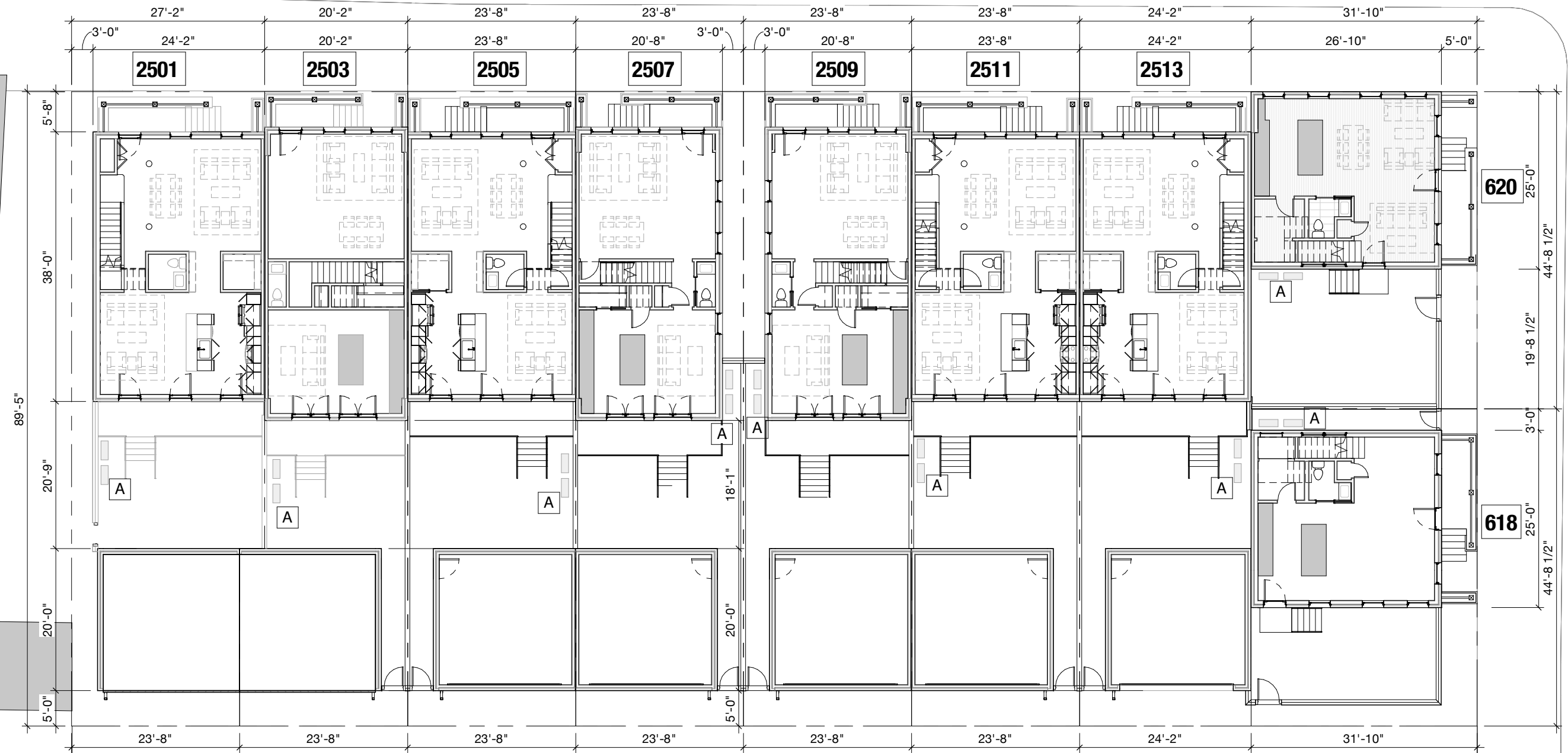
TITLE:
SUP Site Plan

SHEET No.
CS1.00b

1st/Main Floor Plan

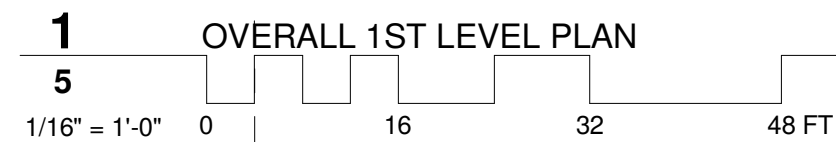
M STREET

NORTH 26TH STREET



PLAN KEYNOTES

| MARK | DESCRIPTION |
|------|---|
| A | PROPOSED LOCATION OF HVAC EQUIPMENT [COMPLETELY CONCEALED FROM PUBLIC VIEW BEHIND BRICK WALL] |



BOWLER
Senior Housing
Town Homes

Proposed
Alterations &
Lot Subdivisions
RICHMOND, VIRGINIA

Response to
Review Comments

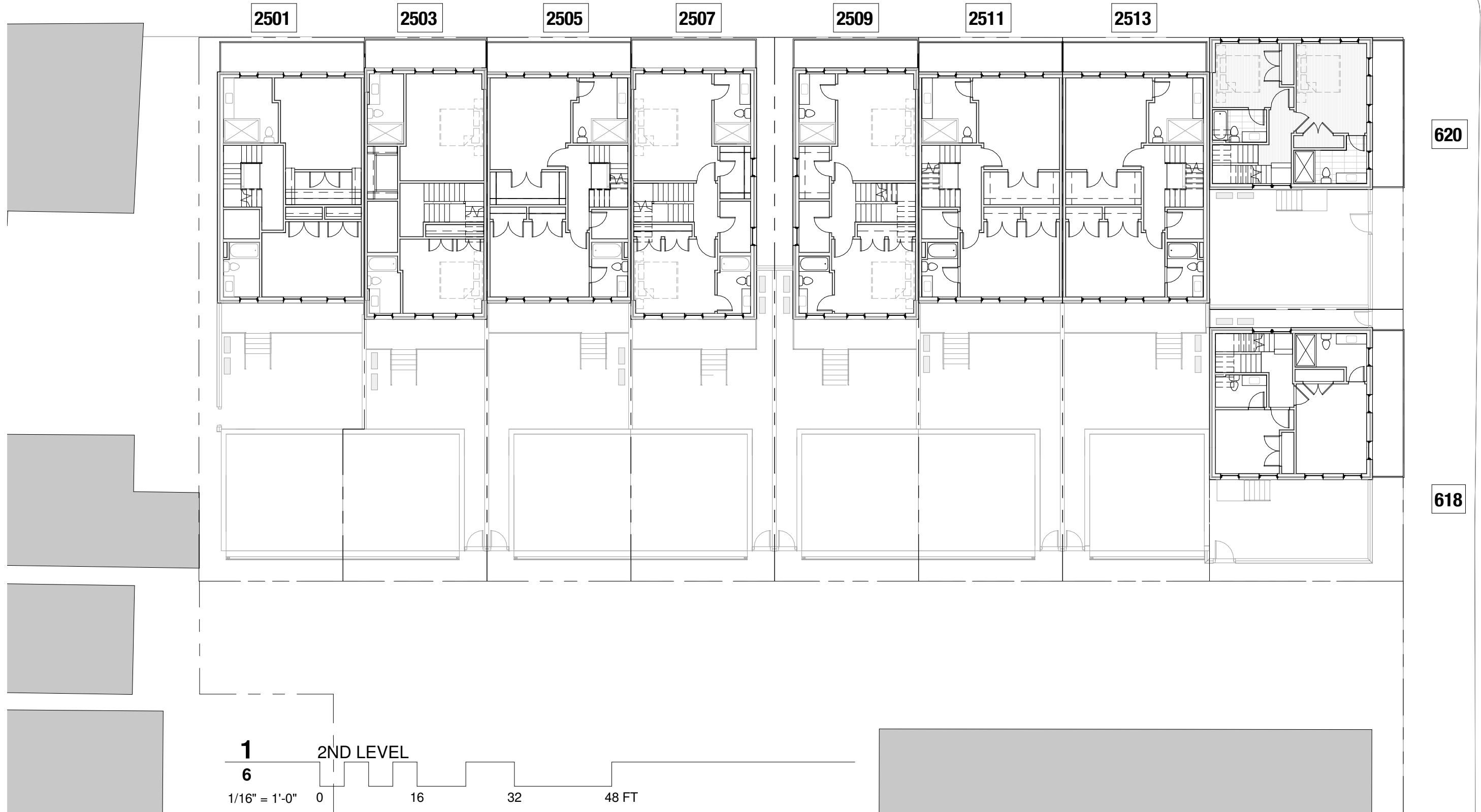
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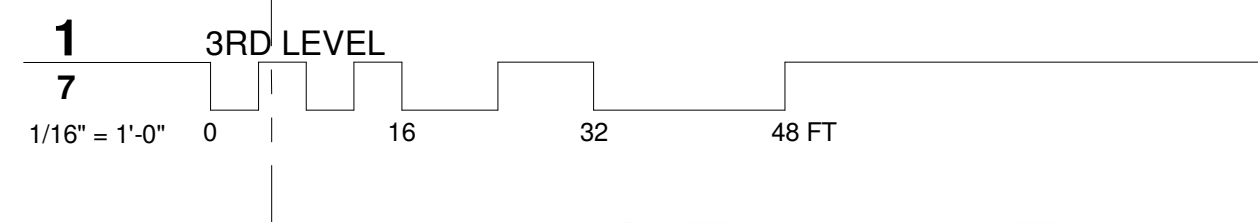
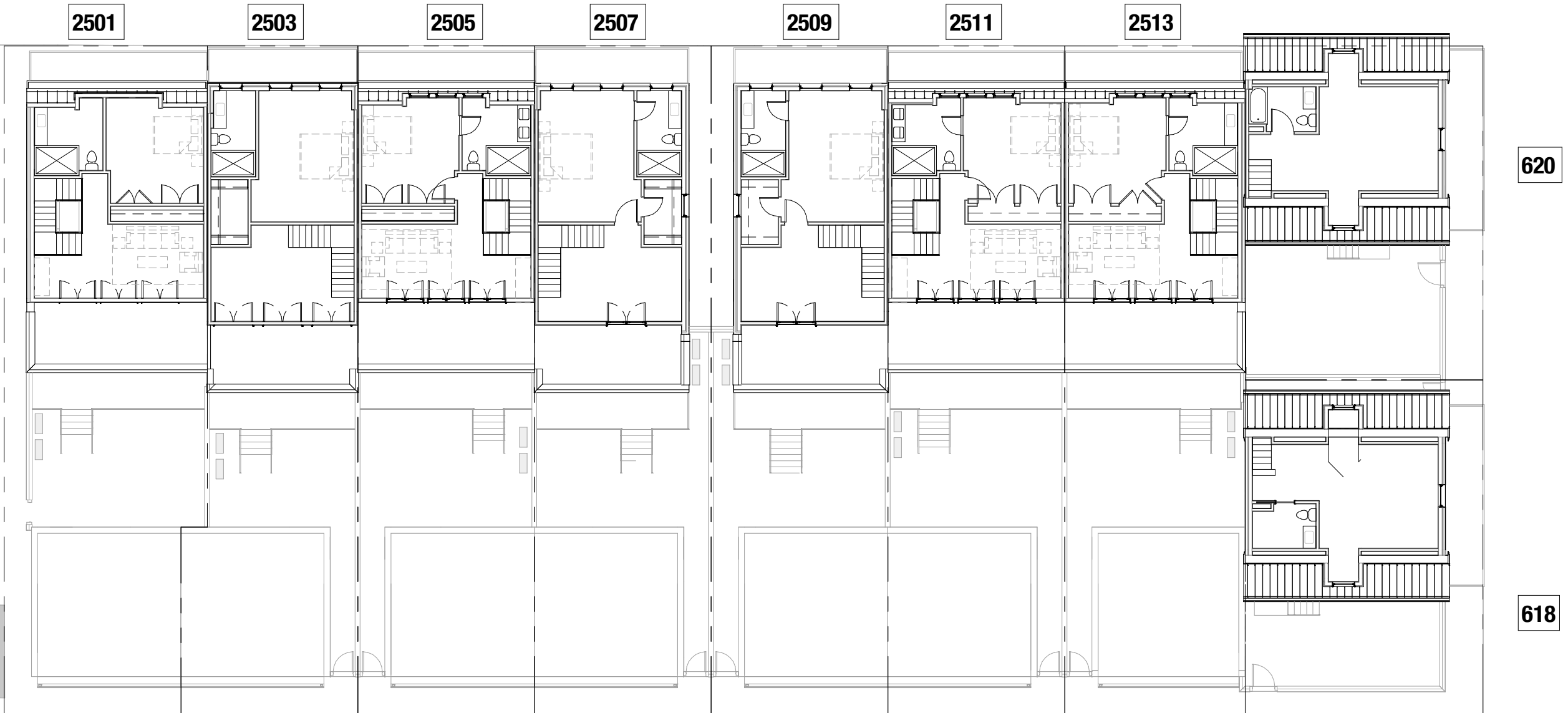
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3/1/22

SPECIAL USE PERMIT

SHEET No.

01





BOWLER
Senior Housing
Town Homes

Proposed
Alterations &
Lot Subdivisions
RICHMOND, VIRGINIA

Response to
Review Comments

PROJECT MGR:
BW

DATE:
3/1/22

SHEET No.

03

SPECIAL USE PERMIT



1 NORTH / M STREET ELEVATION

ELEVATION KEYNOTES

| MARK | DESCRIPTION |
|------|--|
| 01 | BRICK VENEER [BR01] - RUNNING BOND PATTERN, COLOR AND MORTAR TBD |
| 02 | BRICK [BR01] ROWLOCK WATER COURSE |
| 03 | VERTICAL BRICK [BR01] RECESS |
| 04 | PROJECTING BRICK [BR01] CORNICE |
| 05 | PRECAST CONCRETE WALL CAP, COLOR AND MORTAR TBD |
| 06 | PAINTED WOOD FRONT PORCH AND STEPS |
| 07 | PAINTED WOOD GUARDRAIL AND HANDRAIL |
| 08 | PAINTED COMPOSITE COLUMN SURROUND, COLOR TBD |
| 09 | 16"X16" BRICK [BR01] PIER @ PORCH COLUMNS |
| 10 | PAINTED COMPOSITE PORCH ROOF AND BEAM FASCIA, COLOR TBD |
| 11 | METAL-CLAD DOUBLE-HUNG WINDOW, COLOR TBD |
| 12 | METAL-CLAD FULL-LITE DOOR WITH TRANSOM, COLOR TBD |
| 13 | METAL-CLAD FULL-LITE DOOR, COLOR TBD |
| 14 | PREFINISHED METAL OVERHEAD GARAGE DOOR, COLOR TBD |
| 15 | BRICK [BR01] ROWLOCK WINDOW SILL |
| 16 | BRICK [BR01] SOLDIER WINDOW/DOOR HEADER |
| 17 | PAINTED COMPOSITE SCREENING AT PORCH |
| 18 | PAINTED COMPOSITE MANSARD EAVE/FASCIA TRIM, COLOR TBD |
| 19 | PREFINISHED STANDING SEAM METAL MANSARD ROOF, COLOR TBD |
| 20 | PREFINISHED METAL PARAPET WALL CAP, COLOR TO MATCH ADJACENT MANSARD ROOF |
| 21 | FIBER CEMENT TRIM AND PANEL SIDING @ MANSARD DORMER, COLOR(S) TBD |
| 22 | PAINTED COMPOSITE MANSARD DORMER FASCIA TRIM, COLOR TBD |
| 24 | PREFINISHED STANDING SEAM METAL GABLE AND GABLE DORMER ROOFS, COLOR TBD |
| 25 | PREFINISHED FIBER CEMENT LAP SIDING, COLOR TBD |
| 26 | PAINTED COMPOSITE ROOF FASCIA AND RAKE TRIM, COLOR TBD |
| 27 | PREFINISHED METAL GUTTER, COLOR TBD |
| 28 | PREFINISHED METAL DOWNSPOUT, COLOR TO MATCH GUTTER |
| 29 | PAINTED WOOD GATE AND FRAME, COLOR TBD |
| 30 | BRICK [BR01] SITE WALL, 6' TALL ABOVE ADJACENT GRADE, COLOR AND MORTAR TBD |
| 31 | TPO MEMBRANE ROOF |
| 32 | PARAPET WALL WITH TPO MEMBRANE ROOF ON ROOF SIDE |
| 33 | METAL-CLAD FIXED FULL-LITE DOOR, COLOR TBD |
| 34 | METAL-CLAD FIXED WINDOW, COLOR TBD |
| 35 | WOOD FRAMED DECK AND STAIRS, STAINED AND SEALED |



2 EAST / N 26TH STREET ELEVATION



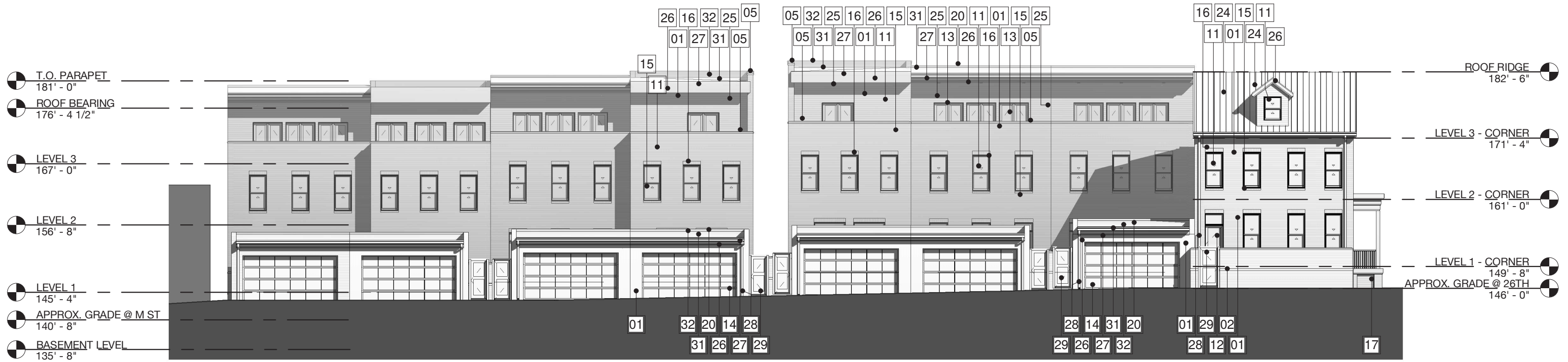
BOWLER
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Proposed
Alterations &
Lot Subdivisions
RICHMOND, VIRGINIA

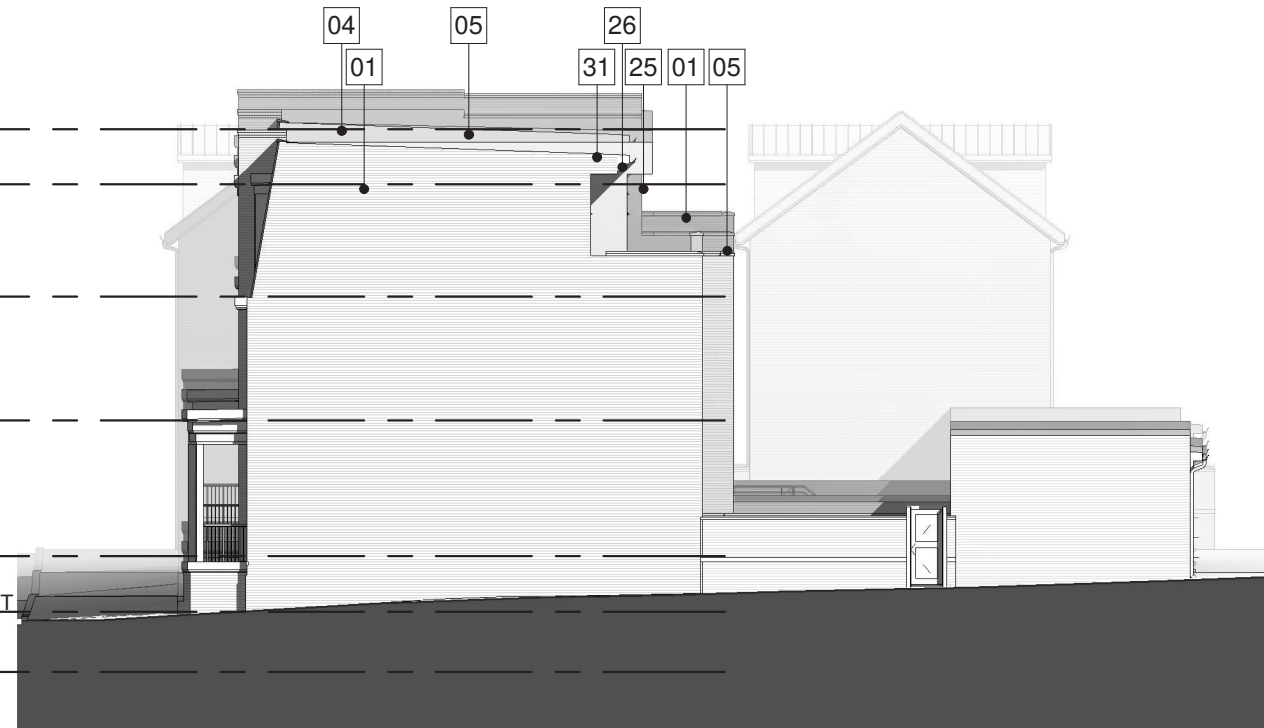
Response to
Review Comments

| | |
|--------------------|-----------------|
| PROJECT MGR: BW | DATE: 3/1/22 |
| SPECIAL USE PERMIT | |

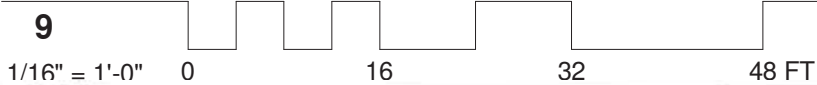
SHEET No.
04



1 SOUTH / ALLEY ELEVATION



2 WEST ELEVATION



ELEVATION KEYNOTES

| MARK | DESCRIPTION |
|------|--|
| 01 | BRICK VENEER [BR01] - RUNNING BOND PATTERN, COLOR AND MORTAR TBD |
| 02 | BRICK [BR01] ROWLOCK WATER COURSE |
| 03 | VERTICAL BRICK [BR01] RECESS |
| 04 | PROJECTING BRICK [BR01] CORNICE |
| 05 | PRECAST CONCRETE WALL CAP, COLOR AND MORTAR TBD |
| 06 | PAINTED WOOD FRONT PORCH AND STEPS |
| 07 | PAINTED WOOD GUARDRAIL AND HANDRAIL |
| 08 | PAINTED COMPOSITE COLUMN SURROUND, COLOR TBD |
| 09 | 16"X16" BRICK [BR01] PIER @ PORCH COLUMNS |
| 10 | PAINTED COMPOSITE PORCH ROOF AND BEAM FASCIA, COLOR TBD |
| 11 | METAL-CLAD DOUBLE-HUNG WINDOW, COLOR TBD |
| 12 | METAL-CLAD FULL-LITE DOOR WITH TRANSOM, COLOR TBD |
| 13 | METAL-CLAD FULL-LITE DOOR, COLOR TBD |
| 14 | PREFINISHED METAL OVERHEAD GARAGE DOOR, COLOR TBD |
| 15 | BRICK [BR01] ROWLOCK WINDOW SILL |
| 16 | BRICK [BR01] SOLDIER WINDOW/DOOR HEADER |
| 17 | PAINTED COMPOSITE SCREENING AT PORCH |
| 18 | PAINTED COMPOSITE MANSARD EAVE/FASCIA TRIM, COLOR TBD |
| 19 | PREFINISHED STANDING SEAM METAL MANSARD ROOF, COLOR TBD |
| 20 | PREFINISHED METAL PARAPET WALL CAP, COLOR TO MATCH ADJACENT MANSARD ROOF |
| 21 | FIBER CEMENT TRIM AND PANEL SIDING @ MANSARD DORMER, COLOR(S) TBD |
| 22 | PAINTED COMPOSITE MANSARD DORMER FASCIA TRIM, COLOR TBD |
| 24 | PREFINISHED STANDING SEAM METAL GABLE AND GABLE DORMER ROOFS, COLOR TBD |
| 25 | PREFINISHED FIBER CEMENT LAP SIDING, COLOR TBD |
| 26 | PAINTED COMPOSITE ROOF FASCIA AND RAKE TRIM, COLOR TBD |
| 27 | PREFINISHED METAL GUTTER, COLOR TBD |
| 28 | PREFINISHED METAL DOWNSPOUT, COLOR TO MATCH GUTTER |
| 29 | PAINTED WOOD GATE AND FRAME, COLOR TBD |
| 30 | BRICK [BR01] SITE WALL, 6' TALL ABOVE ADJACENT GRADE, COLOR AND MORTAR TBD |
| 31 | TPO MEMBRANE ROOF |
| 32 | PARAPET WALL WITH TPO MEMBRANE ROOF ON ROOF SIDE |
| 33 | METAL-CLAD FIXED FULL-LITE DOOR, COLOR TBD |
| 34 | METAL-CLAD FIXED WINDOW, COLOR TBD |
| 35 | WOOD FRAMED DECK AND STAIRS, STAINED AND SEALED |
| 37 | DECORATIVE BRICK HERRINGBONE PANEL, BRICK COLOR TBD |