

INTRODUCED: February 22, 2016

AN ORDINANCE No. 2016-040

To authorize the special use of the property known as 3210 Chamberlayne Avenue for the purpose of permitting offices and artist studios, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 28 2016 AT 6 P.M.

WHEREAS, the owner of the property known as 3210 Chamberlayne Avenue, which is situated in a R-48 Multifamily Residential District, desires to use such property as offices and artist studios, which uses, among other things, are not currently allowed by section 30-416.1 of the Code of the City of Richmond (2015), 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 tend to create congestion in streets, roads, alleys and other public ways and places in the area

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 28 2016 REJECTED: _____ STRICKEN: _____

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 30-1050.1 of the Code of the City of Richmond (2015), 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 3210 Chamberlayne Avenue and identified as Tax Parcel No. N000-1233/005 in the 2016 records of the City Assessor, being more particularly shown on a survey entitled “Plat of Property Situated on the Western Line of Chamberlayne Avenue and North of Rennie Avenue, City of Richmond, VA.,” prepared by Steven B. Kent and Assoc., P.C., and dated October 14, 2015, a copy of which appears as an inset on sheet A1.0 of the plans entitled “3210 Chamberlayne Ave, Richmond, VA 23227,” prepared by Collier, LLC, and revised November 9, 2015, 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 offices and artist studios, hereinafter referred to as “the Special Use,” substantially as shown on sheets A0.0, A1.0, A1.1, A2.0, and A3.2 of the plans entitled “3210 Chamberlayne Ave, Richmond, VA 23227” and prepared by Collier, LLC, with sheets A0.0, A1.1, and A3.2 revised December 28, 2015, and sheets A1.0 and A2.0 revised November 9, 2015, 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 be limited to offices, including business, professional, and administrative offices, medical and dental offices, and studios of writers, designers, and artists

engaged in graphic arts; provided that no retailing, wholesaling or servicing of merchandise shall be permitted on the premises, substantially as shown on the Plans.

(b) No residential use of the Property shall be permitted.

(c) A minimum of 17 parking spaces shall be provided, substantially as shown on the Plans. No additional off-street parking shall be required for the use of the Property.

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

(a) 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.

(b) 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.

(c) 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 (2015), as amended, and all future amendments to such laws.

(d) 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 30-1220 of the Code of the City of Richmond (2015), 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 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), 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 30-1080 of the Code of the City of Richmond (2015), 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, 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. **Effective Date.** This ordinance shall be in force and effect upon adoption.



FEB 07 2016

City of Richmond

Intracity Correspondence

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Pre Introduction to Council: PRE. 2016-40

File Number: PRE. 2016-40

To authorize the special use of the property known as 3210 Chamberlayne Avenue for the purpose of permitting offices and artist studios, upon certain terms and conditions.

O & R Request

O & R REQUEST

DATE: January 27, 2016

EDITION: 1

TO: The Honorable Members of City Council

JAN 27 2016

4-4595

THROUGH: Dwight C. Jones, Mayor
(This in no way reflects a recommendation on behalf of the Mayor)

Chief Administration Office
City of Richmond

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 3210 Chamberlayne Avenue for the purpose of permitting offices and artist studios, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 3210 Chamberlayne Avenue for the purpose of permitting offices and artist studios, upon certain terms and conditions.

REASON: The proposed office and studio uses are not permitted in the R-48 Multi-family Residential District and a special use permit is required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its March 21, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is currently located within the R-48 Multi-family Residential zoning districts, which does not permit the proposed office and studio uses. The most recent Certificate of Occupancy for the property was issued in 1999 for an adult

home with 54 bed, a nonconforming use based on a prior CO issued in 1990. City records indicate that the property has been vacant since 2005, and as a result, the nonconforming rights for an adult home have expired.

The proposed use of the property would be to locate a real estate office in front building (house structure) and lease up to 13 smaller offices in the rear building. Clinic uses would be prohibited. There would also be storage for business-related items not to include maintenance supplies. The plans show the provision of 17 parking spaces.

The property is located in the North Planning District as defined by the 2000-2020 city-wide Master Plan, which recommends "Single-Family (Low-Density)" uses for the property. Primary uses for the Single-Family designation are, "single-family detached dwellings at densities up to seven units per acre" (p. 133). The Plan further states, "The Chamberlayne Avenue corridor north of Brookland Park Boulevard should continue to be primarily residential, with single and multi-family residential use and limited institutional uses...The Land Use Plan map identifies single-family low-density residential use for areas along Chamberlayne Avenue north of Brookland Park Boulevard where this is intended to be the predominant but not exclusive use (p. 257)."

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: February 22, 2016

CITY COUNCIL PUBLIC HEARING DATE: March 28, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, March 21, 2016

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance); and City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

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

STAFF: Willy Thompson, Senior Planner; Land Use Administration; 646-5734



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/>

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: 3210 Chamberlayne Date: 10/30/15

Property Address: 3210 Chamberlayne Avenue Tax Map #: 0001233005

Fee: \$2,400.00 Total area of affected site in acres: 0.507
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-48

Proposed Use

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

Existing Use: Vacant

RO-1

Is this property subject to any previous land use cases? _____

Yes No
 If Yes, please list the Ordinance Number:

Applicant/Contact Person: Ross Fickenscher

Company: Collier LLC

Mailing Address: 3211 Seminary Avenue

City: Richmond State: VA Zip Code: 23227

Telephone: (804) 925-0109 Fax: ()

Email: ross.fick@gmail.com

Property Owner: Collier LLC

If Business Entity, name and title of authorized signee: Ross Fickenscher - Manager

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 3211 Seminary Avenue

City: Richmond State: VA Zip Code: 23227

Telephone: (804) 925-0109 Fax: ()

Email: ross.fick@gmail.com

Property Owner Signature: [Signature]

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)

Special Use Permit

3210 Chamberlayne Avenue

Applicants Report:

Applicant requests a special use permit for the property at 3210 Chamberlayne Avenue to allow for those office uses provided under the "RO-1 Residential-Office District – Article 6" but eliminating those permissible uses referred to as "clinics". Applicant would like to confirm that the proposed use for the building is limited to "offices, including business, professional and administrative offices, medical and dental offices ~~and clinics~~, and studios of writers, designers and artists engaged in the graphic arts; provided that no retailing, wholesaling or servicing of merchandise shall be permitted on the premises nor shall the storage or display of merchandise to be serviced or offered for sale elsewhere be permitted on the premises". Applicant also requests relief from Article VII of the City of Richmond Off-Street Parking and Loading Requirements.

The subject property currently includes 2-principal buildings totaling approximately 9,300 usable interior square feet, asphalt parking lot, front yard and walks. Proposed work to the property includes renovating existing buildings to include new roofs, new plumbing, mechanical, and electrical, and general refurbishment of the buildings utilizing the state and federal historic tax credit programs. Landscaping and parking lot to be repaired and replaced in-kind but for the removal of a small shed on the north perimeter of the parking-lot. Exterior lighting to be limited to that which would be considered appropriate to the neighborhood and existing buildings. Work performed will be done according to the Secretary of the Interior's Standards for Rehabilitation.

Applicant proposes to use the front building (house structure) completely for the staff of applicant's small real estate management company: Arthur Riggs Real Estate Group. Applicant proposes to lease the individual office spaces within the rear building to those individuals in need of such space with uses consistent with the RO-1 Article 6 language as specified herein. These 13 offices are located within the 1st and 2nd floors of the rear building but for the 1st floor of the most rear section (i.e. the 1st floor back half of the rear building). This section is to be utilized by the applicant's small real estate management company, Arthur Riggs Real Estate Group, for storage of business related items not to include maintenance supplies.

Use of property will be limited to the hours of 7am to 7pm. Anticipated number of occupants at any one time is 20. Anticipated vehicular traffic generated by use is 40 total traverses in and out of the existing driveway.

The subject property is currently zoned R-48 which allows for a multitude of densely occupied uses not limited to adult day care, day nursery, half-way house, and multi-family dwelling. The property currently maintains a grandfathered allowance for 54-beds under its current zoning. Prior to applicant's acquisition of the property, the previous owner was negotiating a sale to an entity who planned on using the property as a half-way house.

The subject property has been vacant for at least 10-years. The property is in dire need of repair, has multiple roof leaks, and has abundant evidence of vagrant activity and infestation of rodents and pests including a number of deceased animal carcasses.

To the north, the property is adjacent to an existing adult and disabled multi-family building. To the south, the property is adjacent to an existing multi-family building. The surrounding blocks of Chamberlayne Avenue include primarily multi-family buildings.

The proposed use of the property as, in short, professional office space will not be detrimental to the safety, health, morals, and general welfare of the community involved. The rehabilitation of the property and occupation by professional office users will only benefit the neighborhood.

The proposed use of the property as, in short, professional office space will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. The change of use from those listed within the R-48 Zoning Ordinance and the 54-beds currently allowed to a

limited number of professional office spaces will lessen the properties potential impact on vehicular traffic generally.

The proposed use of the property as, in short, professional office space will not create hazards from fire, panic or other dangers. The rehabilitation of the property and occupation by professional office users will eliminate those hazards that exist currently as the property is presently vacant, in dire need of repair, and unsecured from intrusion of vagrants.

The proposed use of the property as, in short, professional office space will not tend to cause overcrowding of land and an undue concentration of population. The buildings already exist on the property and no additional structures are proposed. The change of use from those listed within the R-48 Zoning Ordinance and the 54-beds currently allowed to a limited number of professional office spaces will lessen the potential for overcrowding of land and undue concentration of population.

The proposed use of the property as, in short, professional office space will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewer disposal, transportation or other public requirements, conveniences and improvements. The change of use from those listed within the R-48 Zoning Ordinance and the 54-beds currently allowed to a limited number of professional office spaces will lessen the properties impact on the above mentioned items.

The proposed use of the property as, in short, professional office space will not interfere with adequate light and air. The buildings already exist on the property and no additional structures are proposed.

RO-1 Residential-Office District – Article 6

(6) Offices, including business, professional and administrative offices, medical and dental offices ~~and clinics~~, and studios of writers, designers and artists engaged in the graphic arts; provided that no retailing, wholesaling or servicing of merchandise shall be permitted on the premises nor shall the storage or display of merchandise to be serviced or offered for sale elsewhere be permitted on the premises;

Construction Notes:

Sheet Index:

- A0.0 – Cover Sheet
- A1.0 – Survey
- A1.1 – Site, Lighting, & Landscape Plan
- A2.0 – North & East Elevation Plan
- A3.2 – Floor Plans – First Floor & Second Floor

Note: No signage is proposed.

Floor To Ceiling Dimensions:

Front Building - 2nd Floor
 Floor to Joist = 9' 0"
 Floor to Decking = 10' 0"

Front Building - 1st Floor
 Floor to Joist = 9' 0"
 Floor to Decking = 10' 0"

Rear Building - 2nd Floor
 Floor to Joist = 8' 1"
 Floor to Decking = 9' 3"

Rear Building - 1st Floor
 Floor to Joist = 8' 7"
 Floor to Decking = 9' 9"

Front Building - Basement
 Floor to Joist = 8' 0"
 Floor to Decking = 9' 0"

Front Building - Attic
 Floor to Rafters = 8' 0" +
 Floor to Decking = 8' 6" +

Square Footage Dimensions:
Front Building - Attic = 500 Sq Ft - Use = Office
Front Building - 2nd Floor = 1,900 Sq Ft - Use = Office
Front Building - 1st Floor = 1,600 Sq ft - Use = Office
Front Building - Basement = 300 Sq ft - Use = Storage
Rear Building Front - 2nd Floor = 1,500 Sq Ft - Use = Office
Rear Building Front - 1st Floor = 1,500 Sq Ft - Use = Office
Rear Building Rear - 2nd Floor = 1,130 Sq Ft - Use = Office
Rear Building Rear - 1st Floor = 1,130 Sq Ft - Use = Storage
Uses:
Front Building - Office = 4,000 Sq Ft
Front Building - Storage = 300 Sq Ft
Rear Building - Office = 4,130 Sq Ft
Rear Building - Storage = 1,130 Sq Ft
Total Office = 8,130 Sq Ft
Total Storage = 1,430 Sq Ft
Total Square Footage = 9,560 Sq Ft
Floor To Ceiling Dimensions:
Front Building - 2nd Floor Floor to Joist = 9' 0" Floor to Decking = 10' 0"
Front Building - 1st Floor Floor to Joist = 9' 0" Floor to Decking = 10' 0"
Rear Building - 2nd Floor Floor to Joist = 8' 1" Floor to Decking = 9' 3"
Rear Building - 1st Floor Floor to Joist = 8' 7" Floor to Decking = 9' 9"
Front Building - Basement Floor to Joist = 8' 0" Floor to Decking = 9' 0"
Front Building - Attic Floor to Rafters = 8' 0" + Floor to Decking = 8' 6" +

Project Name: Collier Office Suites

Developer: Arthur Riggs Real Estate Group LLC

Plan Preparer: Collier LLC – Owner

3210 Chamberlayne Avenue
 Richmond, VA 23227

Parcel N0001233005

0.507 Acres

Existing Buildings = 9,000+- SQ FT Office Use

No new construction proposed.

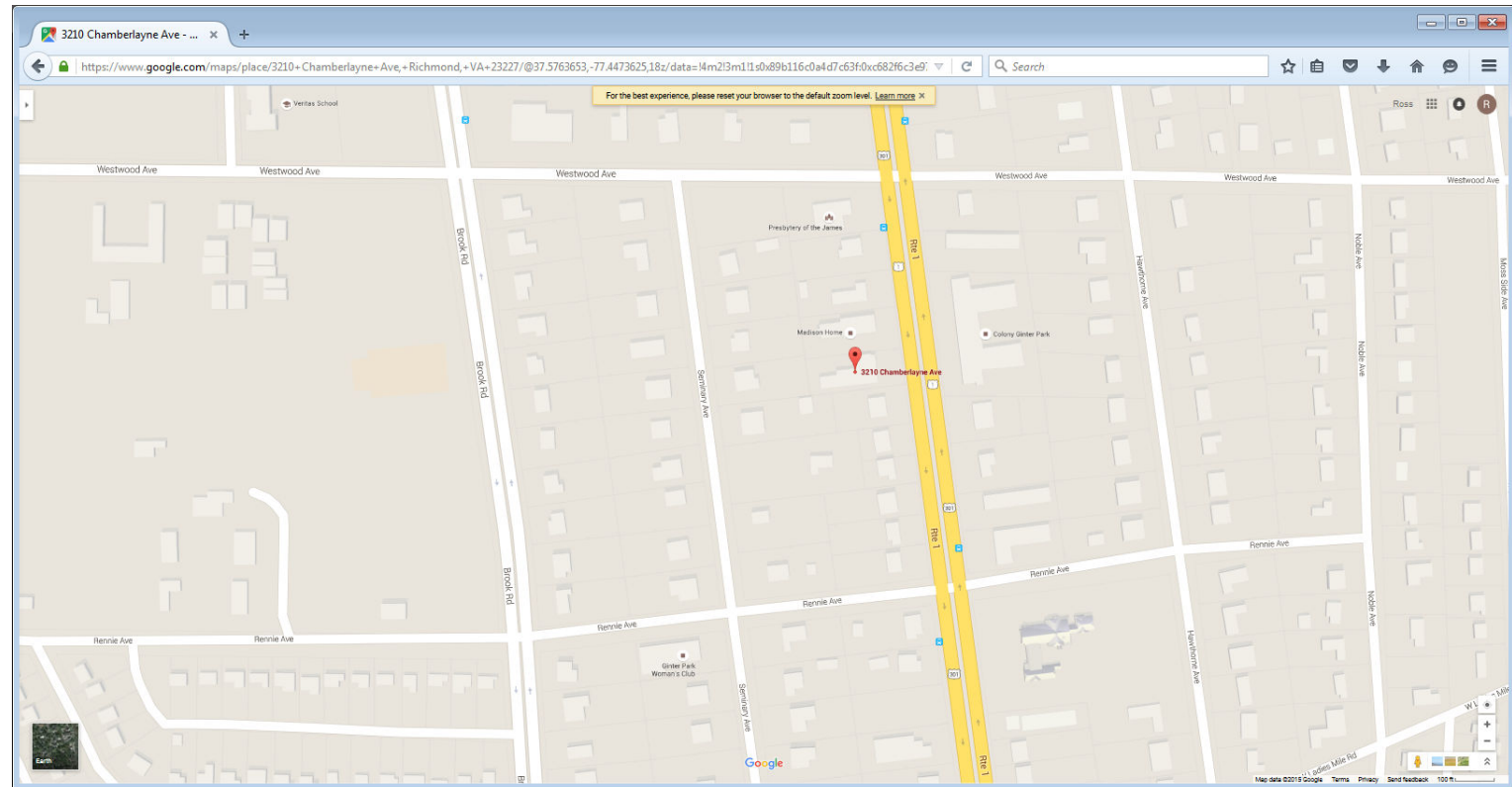
Zoning: R-48 (Current) Special Use Permit Pending For Use Consistent with R0-1 Zoning

Building Code: 2012 IBC and 2012 VUSBC and
 VUSBC Part II (VA Rehabilitation Code)

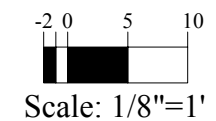
Use Code: B – Business Group

Construction Type: III

Sprinkler System: None



Index & Cover Page



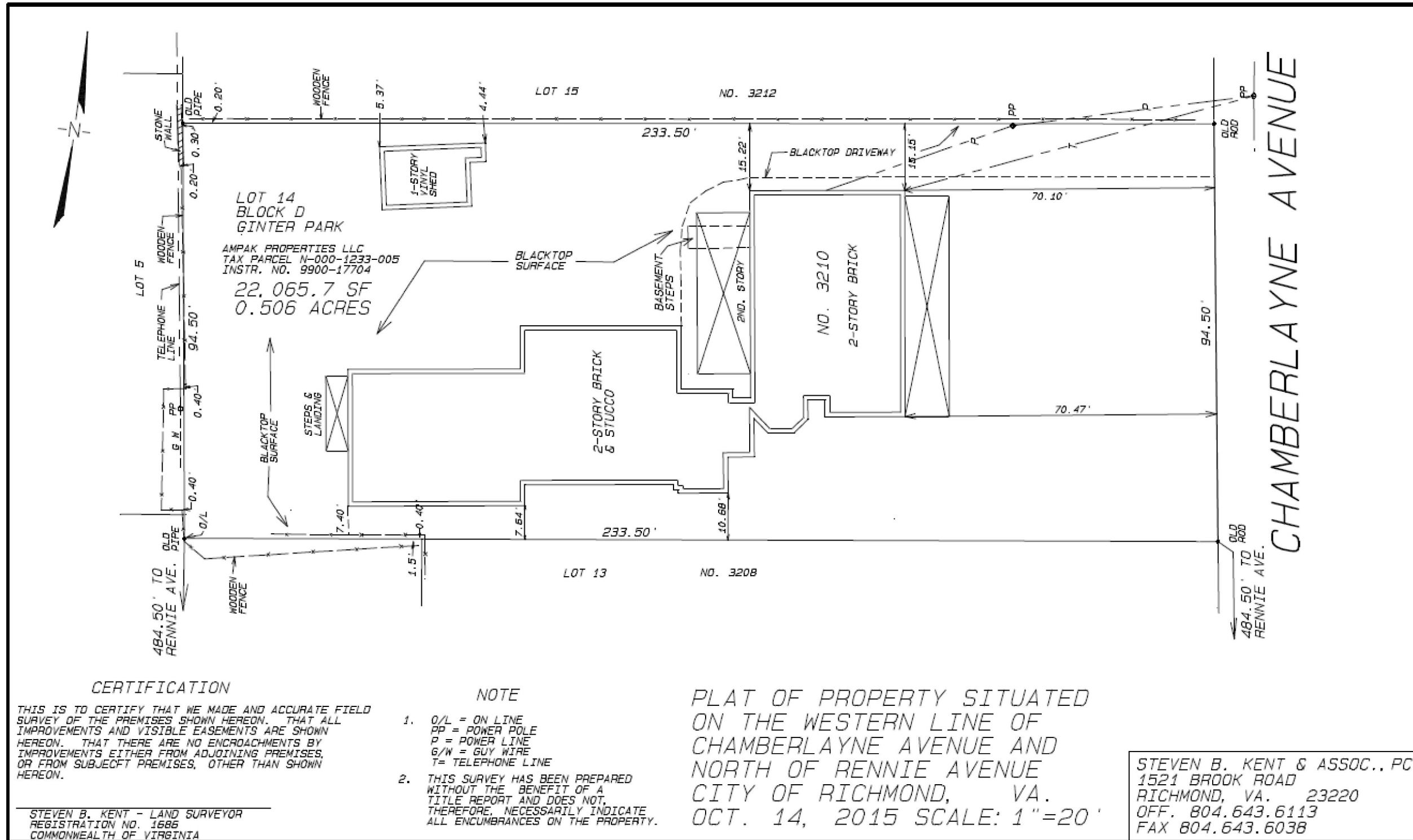
3210 Chamberlayne Ave
Richmond, VA 23227

Approval:

Revision:
 12.28.15

A0.0

3210 Chamberlayne Ave
 Richmond, VA 23227



Metes & Bounds: Dimensions & Bearings

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF , STATE OF VIRGINIA, AND IS DESCRIBED AS FOLLOWS:

All that certain lot of land situate in the City of Richmond, Virginia, in that portion thereof known as Ginter Park, together with all improvements thereon, known as No. 3210 Chamberlayne Avenue, and described as follows:

Commencing at a point on the western line of Chamberlayne Avenue 484.5 feet North of its intersection with the northern line of Rennie Avenue, thence running northwardly along the western line of Chamberlayne Avenue, and fronting thereon 94.5 feet, thence westwardly 233.5 feet, thence southwardly 94.5 feet, thence eastwardly 233.5 feet to the point of beginning; being Lot No. 14 in Block D, in the Plan of Ginter Park, made by T. Crawford Redd and Brother, and recorded in Plat Book 8, Page 105, Henrico Circuit Court, and Plat Book 9, Page 39, Henrico Circuit Court.

BEING a portion of the same property conveyed to Ampak Properties, LLC, a Virginia Limited Liability Company by Deed from Saifullah K. Niazi dated June 10, 1999, recorded June 24, 1999 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia, as Instrument No. 990017704.

Adjacent Properties:

3211 Seminary Avenue = Zoned R-1 - Single Family
 3212 Chamberlayne Avenue = Zoned R-48 - Assisted Living
 3208 Chamberlayne Avenue = Zoned R-48 - Multi-Family

Limits Of 100-Year Flood Plain = NA

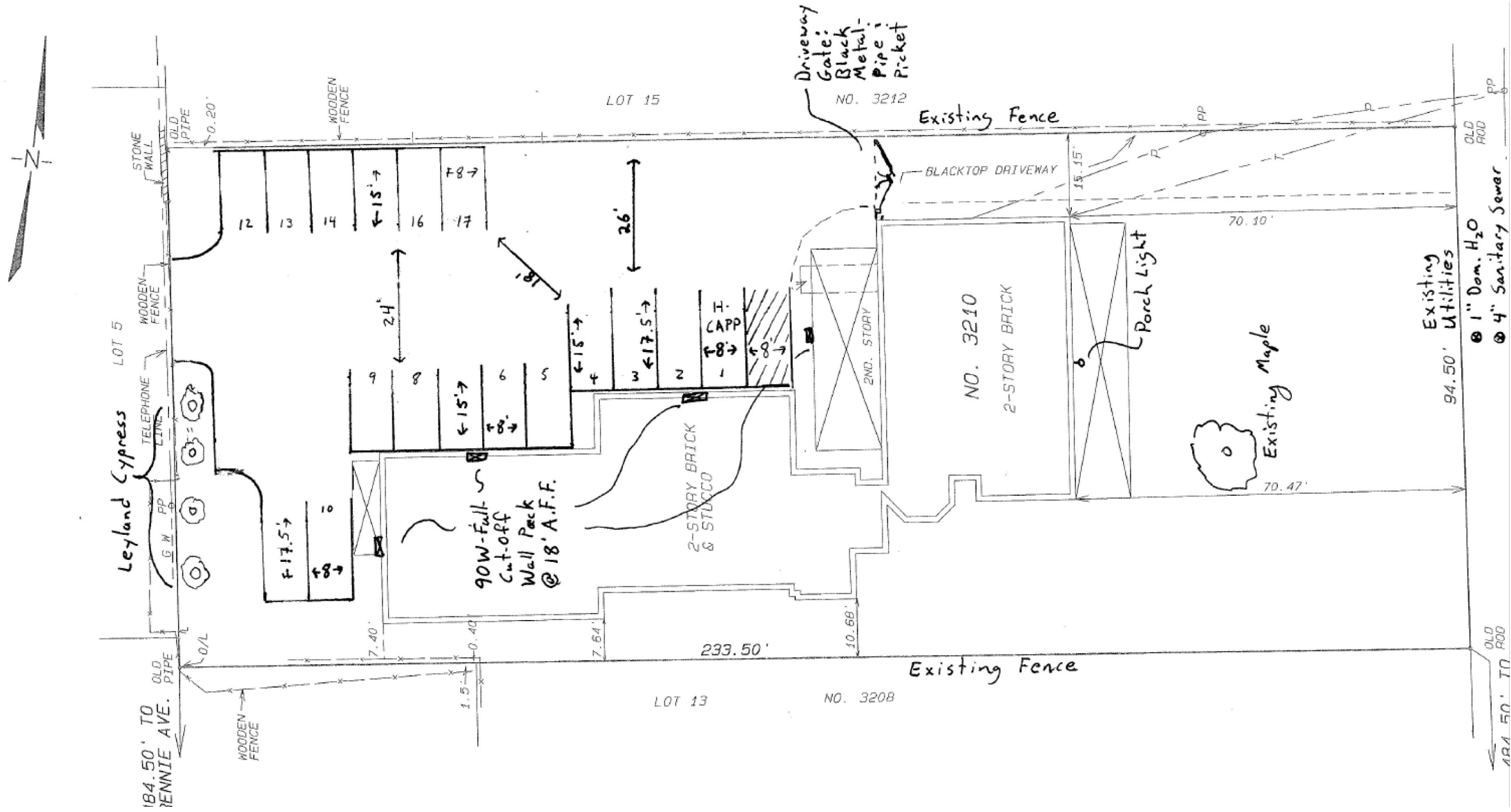
Limits Of Chesapeake Bay Preservation Area = NA

Survey

Approval:

Revision:
 11.09.15

A1.0



Leyland Cypress

Approval:

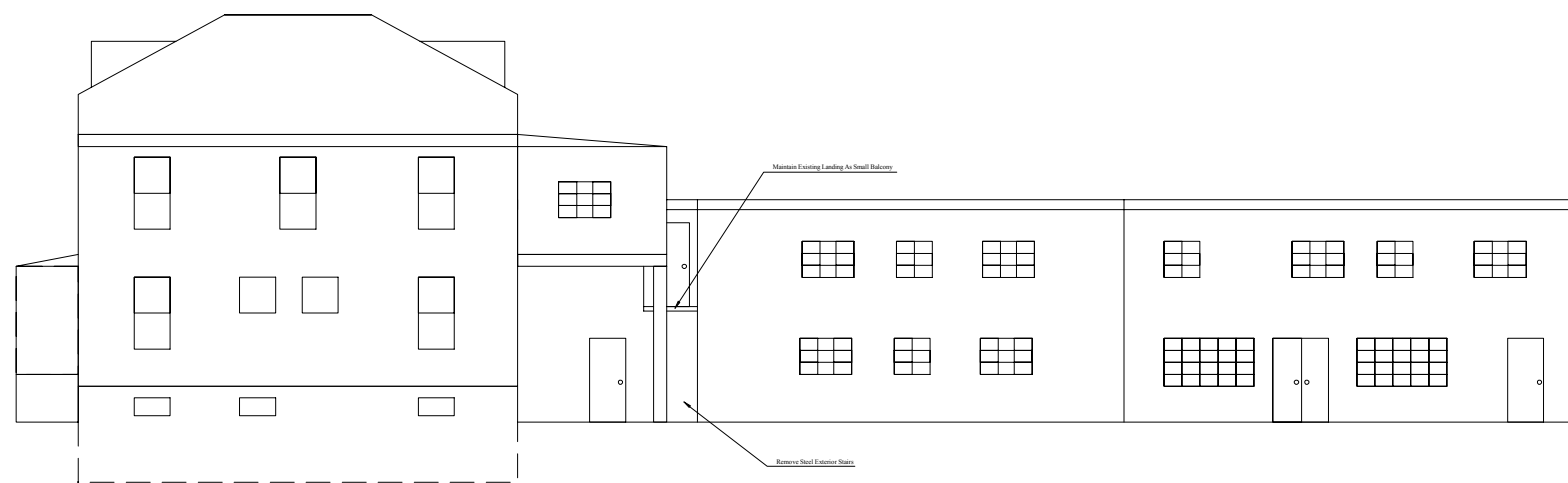
Revision:
12.28.15

A1.1

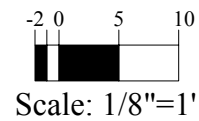
Site, Lighting, & Landscape Plan



East Elevation



North Elevation



Square Footage Dimensions:
Front Building - Attic = 500 Sq Ft - Use = Office Front Building - 2nd Floor = 1,900 Sq Ft - Use = Office Front Building - 1st Floor = 1,600 Sq ft - Use = Office Front Building - Basement = 300 Sq ft - Use = Storage
Rear Building Front - 2nd Floor = 1,500 Sq Ft - Use = Office Rear Building Front - 1st Floor = 1,500 Sq Ft - Use = Office Rear Building Rear - 2nd Floor = 1,130 Sq Ft - Use = Office Rear Building Rear - 1st Floor = 1,130 Sq Ft - Use = Storage
Uses:
Front Building - Office = 4,000 Sq Ft Front Building - Storage = 300 Sq Ft
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Total Office = 8,130 Sq Ft Total Storage = 1,430 Sq Ft
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Front Building - Basement Floor to Joist = 8' 0" Floor to Decking = 9' 0"
Front Building - Attic Floor to Rafters = 8' 0" + Floor to Decking = 8' 6" +

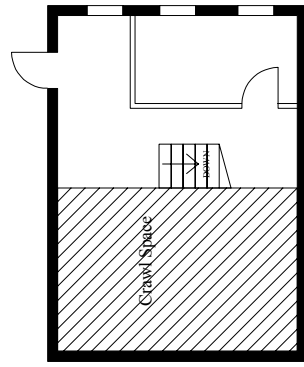
3210 Chamberlayne Ave
 Richmond, VA 23227

Approval:

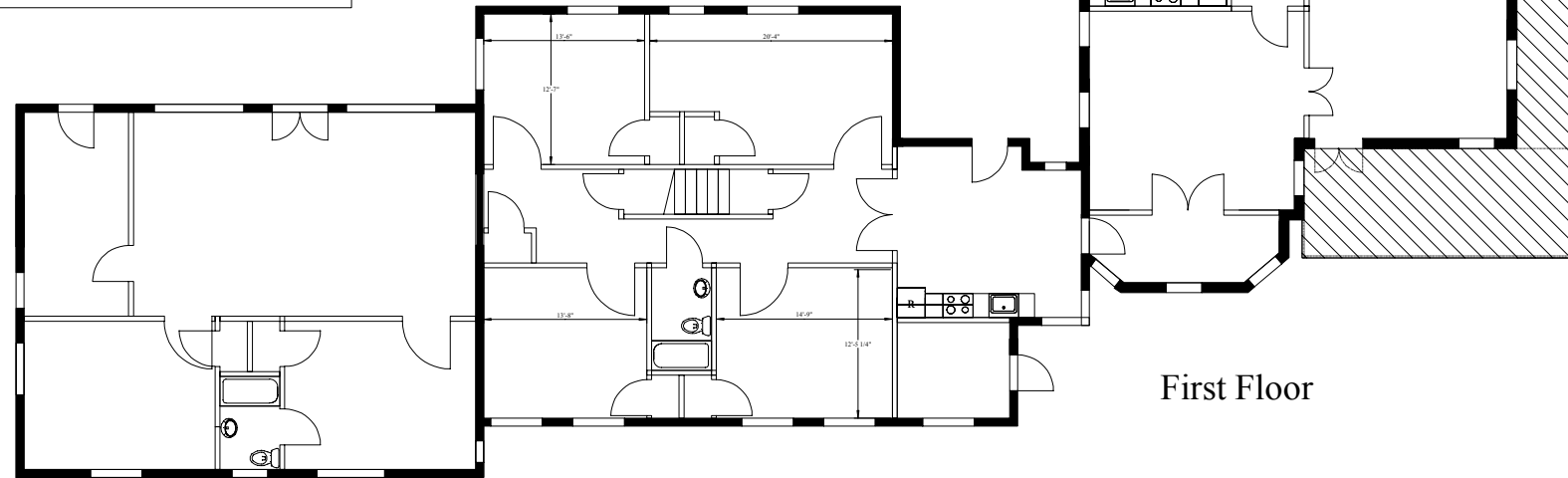
Revision:
 11.09.15

A2.0

Elevations - North & East

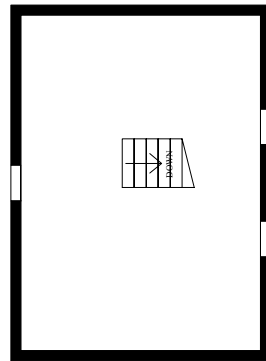


Basement - Front Building

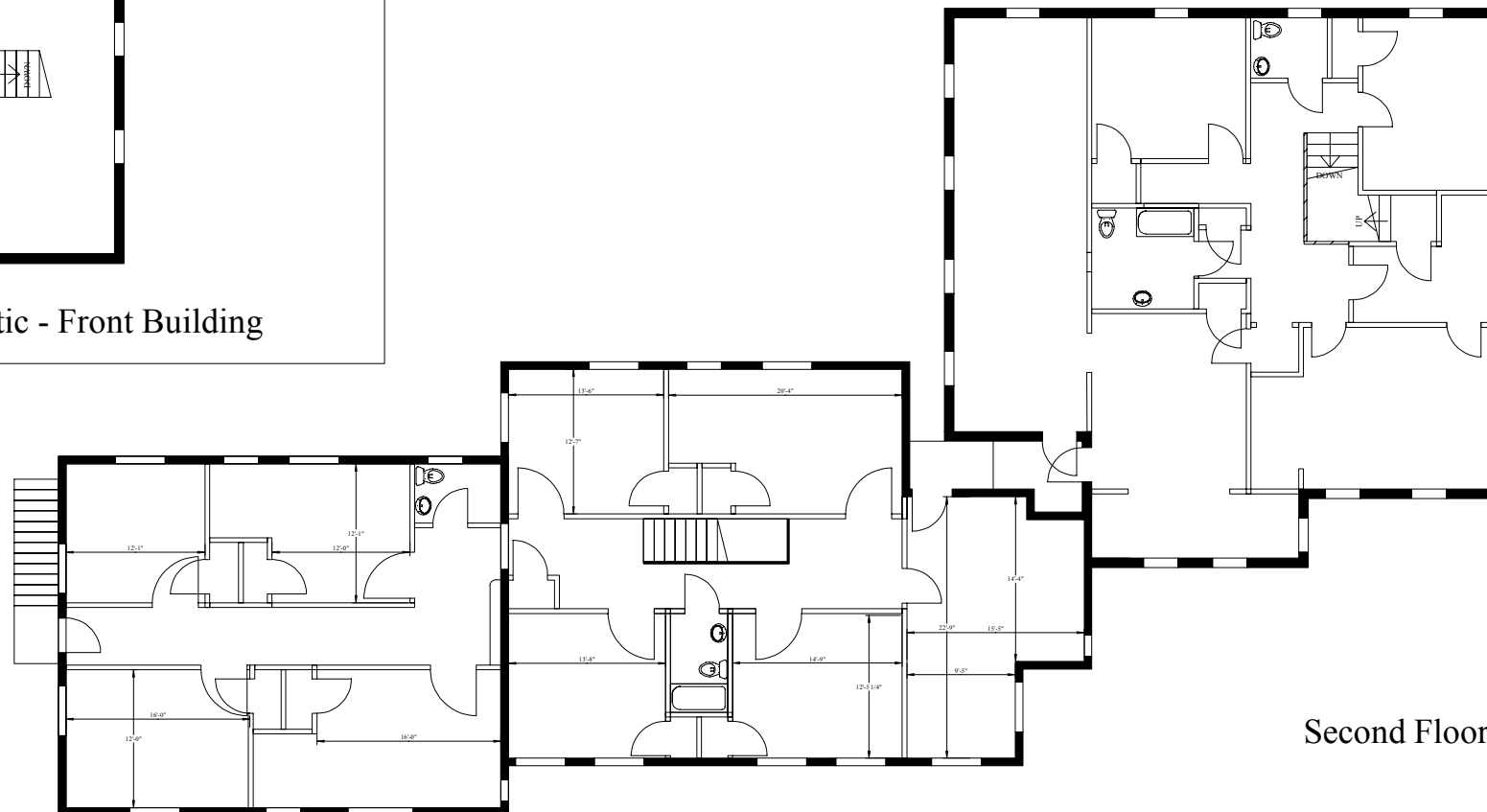


First Floor

First Floor Floor Plans



Attic - Front Building



Second Floor

Second Floor Floor Plans

Square Footage Dimensions:

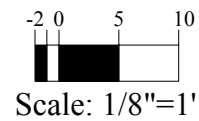
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 Front Building - Basement = 300 Sq ft - Use = Storage
 Rear Building Front - 2nd Floor = 1,500 Sq Ft - Use = Office
 Rear Building Front - 1st Floor = 1,500 Sq Ft - Use = Office
 Rear Building Rear - 2nd Floor = 1,130 Sq Ft - Use = Office
 Rear Building Rear - 1st Floor = 1,130 Sq Ft - Use = Storage

Uses:

Front Building - Office = 4,000 Sq Ft
 Front Building - Storage = 300 Sq Ft
 Rear Building - Office = 4,130 Sq Ft
 Rear Building - Storage = 1,130 Sq Ft
 Total Office = 8,130 Sq Ft
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Floor To Ceiling Dimensions:

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 Floor to Joist = 9' 0"
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 Front Building - 1st Floor
 Floor to Joist = 9' 0"
 Floor to Decking = 10' 0"
 Rear Building - 2nd Floor
 Floor to Joist = 8' 1"
 Floor to Decking = 9' 3"
 Rear Building - 1st Floor
 Floor to Joist = 8' 7"
 Floor to Decking = 9' 9"
 Front Building - Basement
 Floor to Joist = 8' 0"
 Floor to Decking = 9' 0"
 Front Building - Attic
 Floor to Rafters = 8' 0" +
 Floor to Decking = 8' 6" +



3210 Chamberlayne Ave
 Richmond, VA 23227

Approval:

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