

202 REAR S ROBINSON ST ROWHOUSES

NEW CONSTRUCTION

202 REAR S ROBINSON ST RICHMOND, VIRGINIA 23220

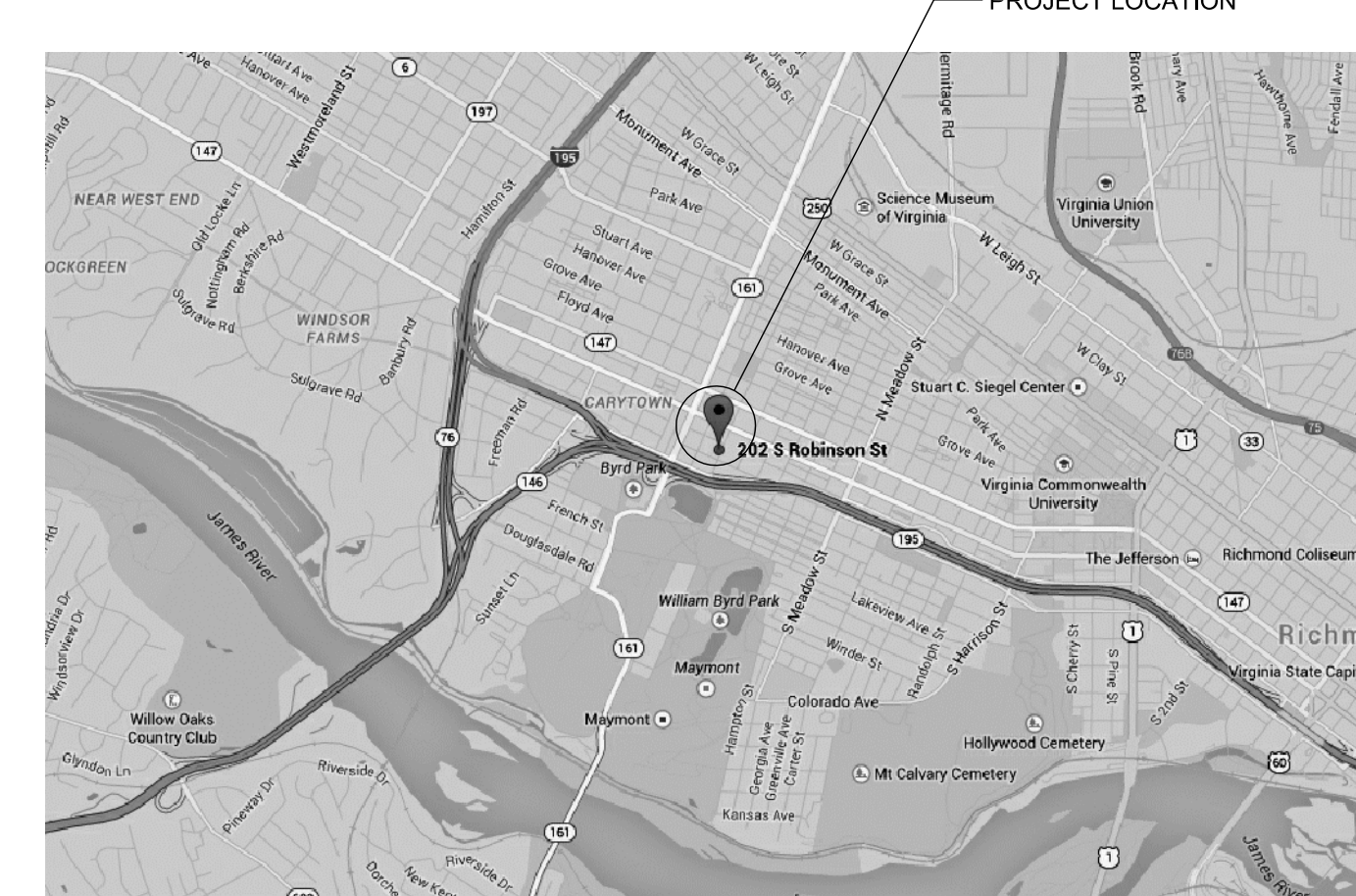
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ENGINEER:
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RICHMOND VA 23226
804.282.6900
CONTACT: JEFF STAUB

OWNER / DEVELOPER:
DALLAN DEVELOPMENT LLC
4900 FITZTHUM AVE
RICHMOND VA 23230
804.421.8326
CONTACT: DANNY MEYER

LOCATION MAP NOT TO SCALE

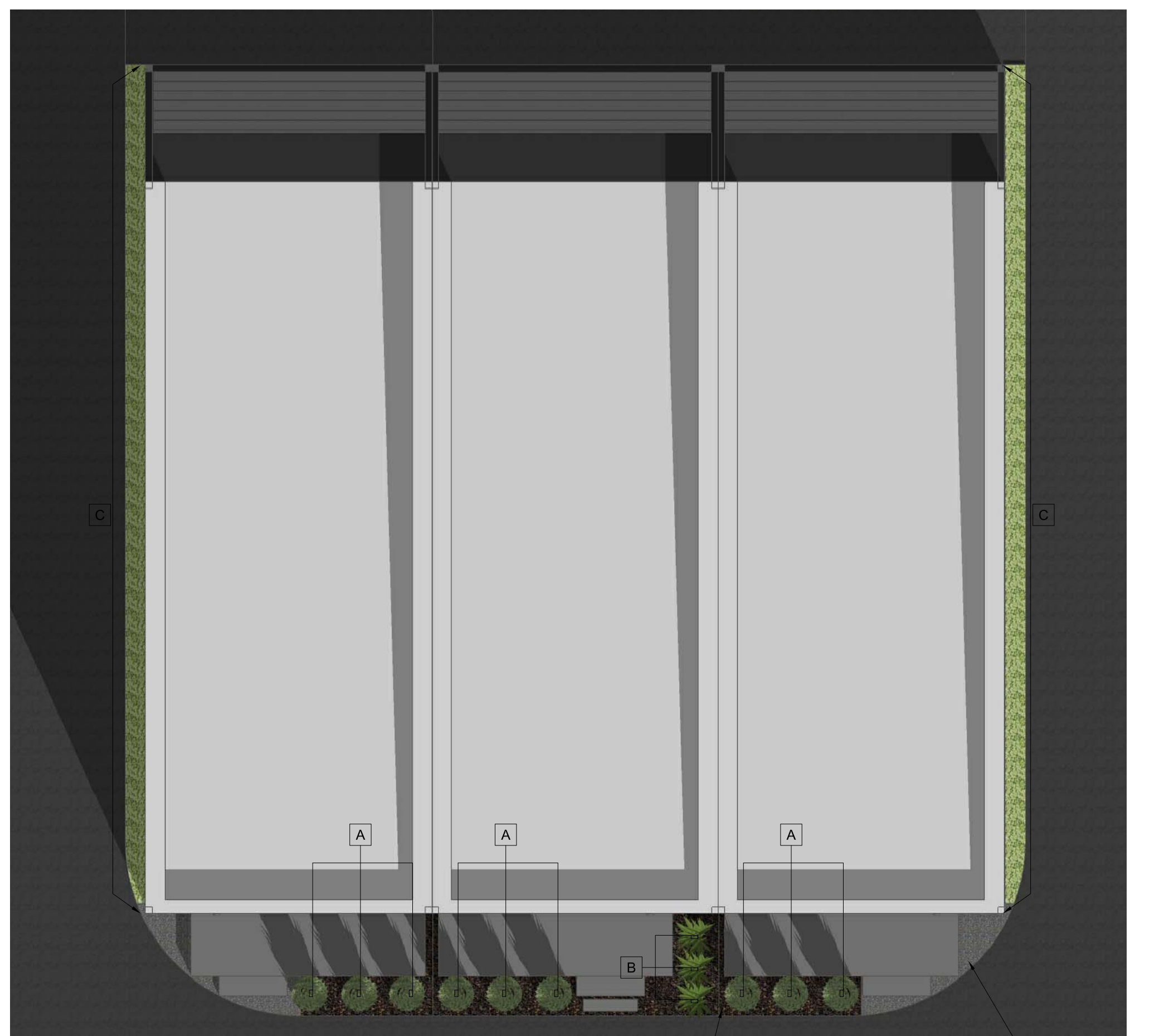


DRAWING INDEX

- CS COVER SHEET & SITE SURVEY
- C1 SCHEMATIC SITE LAYOUT
- A1 PROPOSED PLANS
- A2 PROPOSED ELEVATIONS

GENERAL NOTES

OUTDOOR LIGHTING, WHEN PROVIDED AS ACCESSORY TO ANY USE, SHALL BE LOCATED, DIRECTED OR SHIELDED SO AS NOT TO SHINE DIRECTLY ON ADJOINING PROPERTIES OR TO CREATE A TRAFFIC HAZARD BY MEANS OF GLARE OR SIMILARITY TO OR CONFUSION WITH TRAFFIC SIGNALS, WARNING OR LIGHTING ON EMERGENCY VEHICLES.



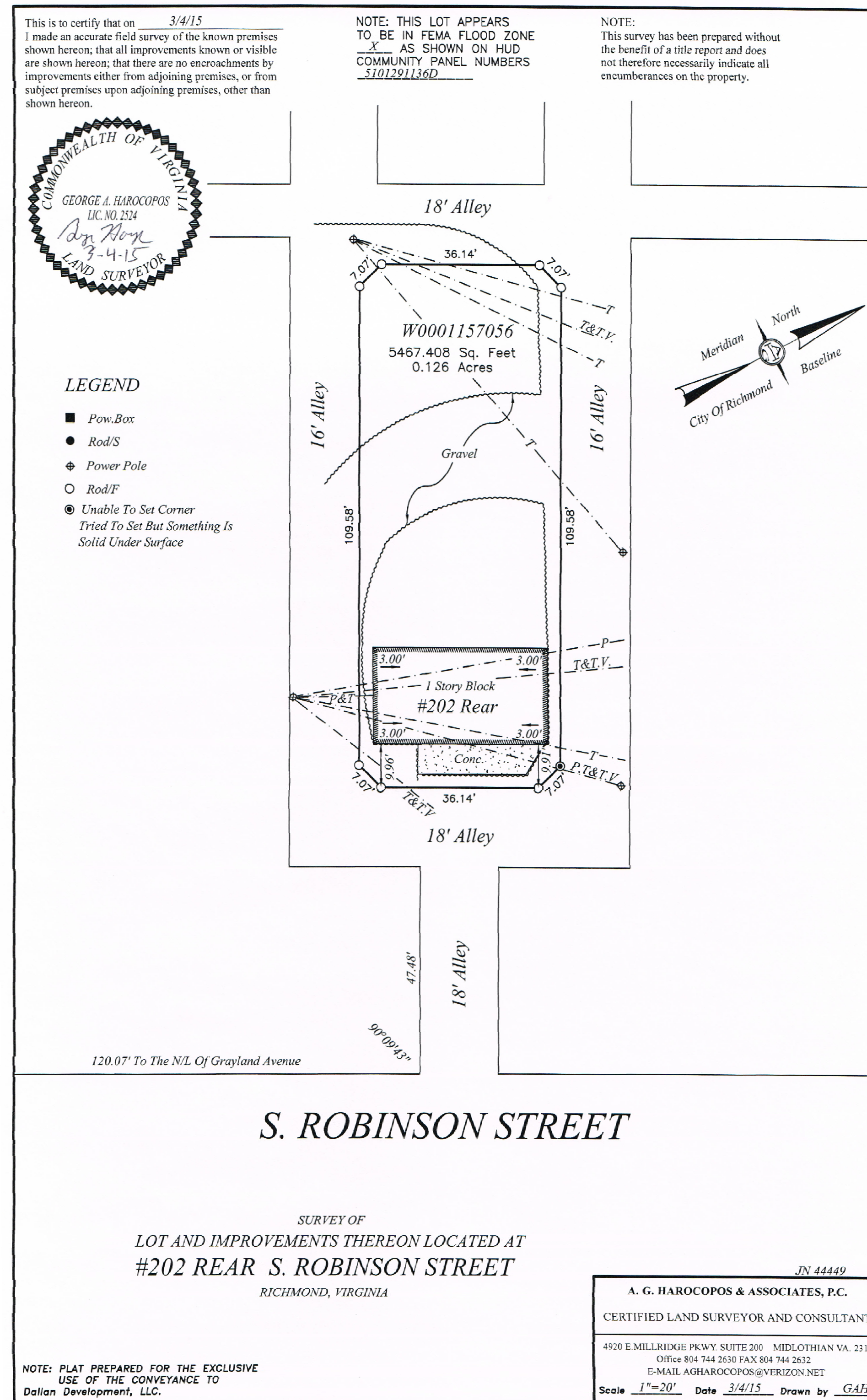
PLANT SCHEDULE

TAG	NAME
A	ILEX ORENATA- 3 GALLON
B	LIRIOPE GRAMINIFOLIA- 1 GALLON
C	THYMUS SERPYLLUM- 1 GALLON

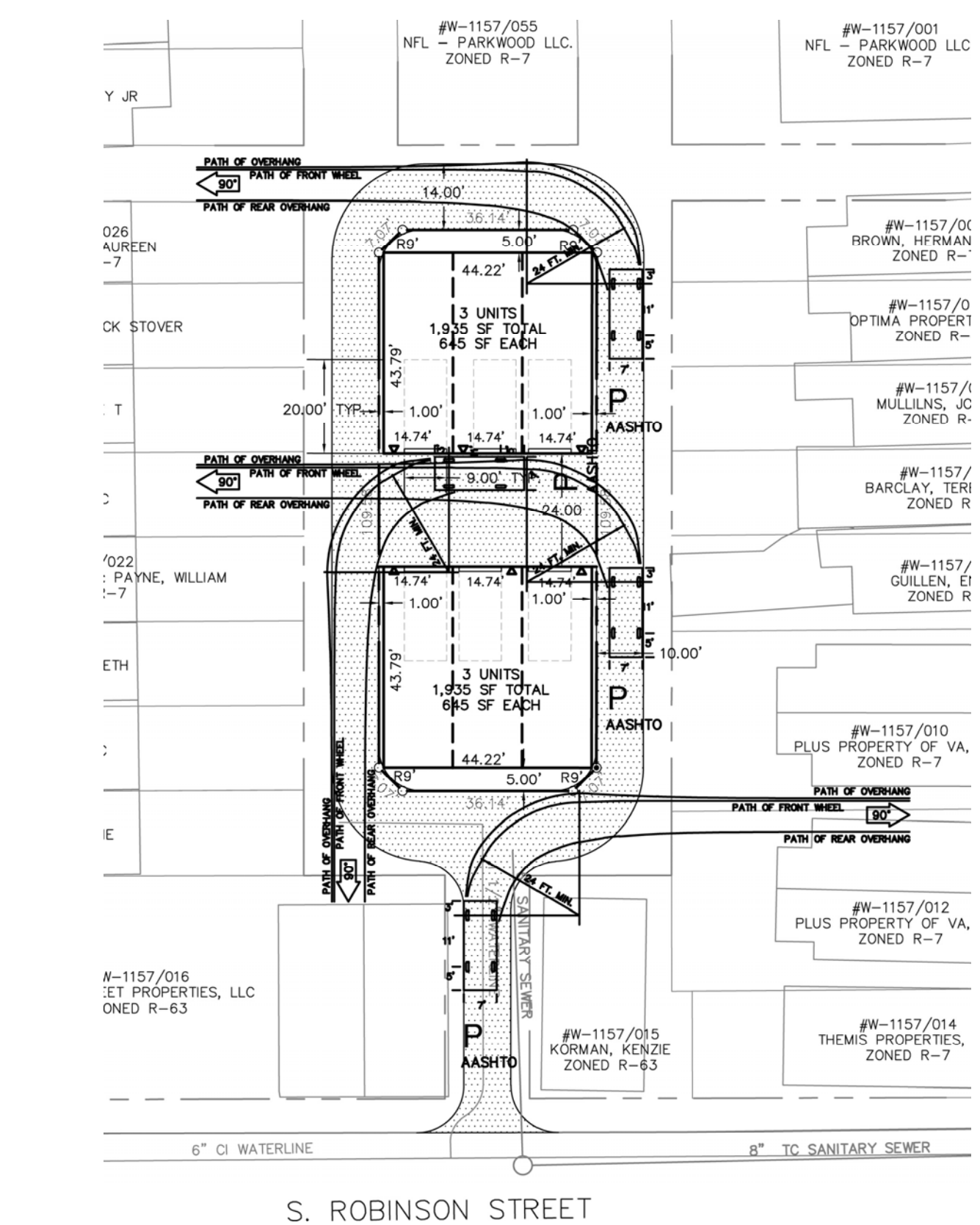
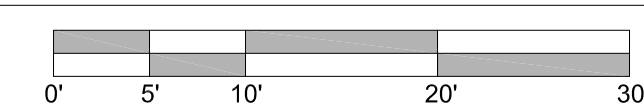
NOTE: LANDSCAPE PLAN IS TYPICAL OF (2) SETS OF TOWNHOMES, SECOND SET IS NOT SHOWN.

LANDSCAPE PLAN

NTS



EXISTING SITE CONDITIONS



S. ROBINSON STREET

TURN MOVEMENT DIAGRAM

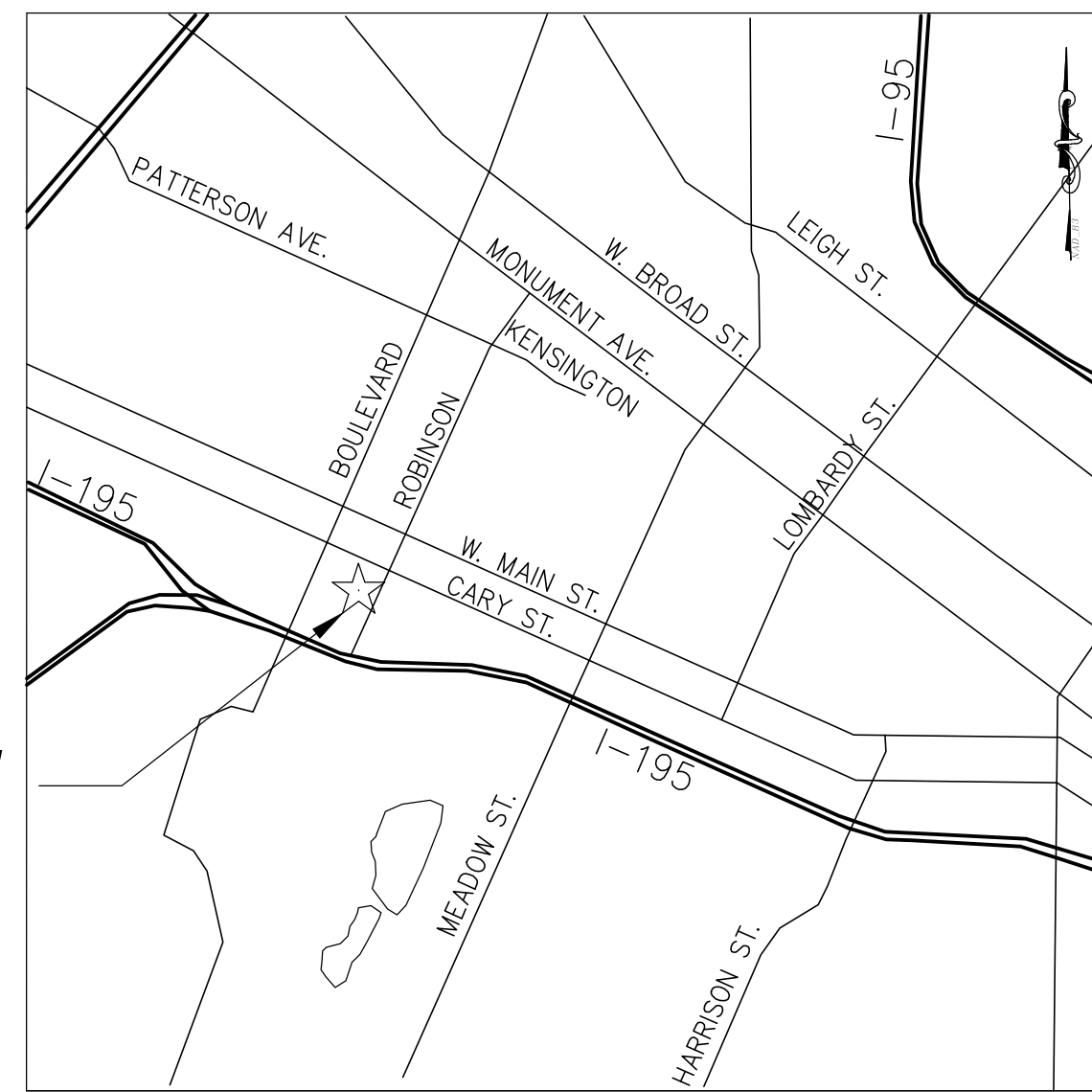
NTS

202 REAR S ROBINSON ST ROWHOUSES NEW CONSTRUCTION

COVER SHEET & SITE SURVEY

CS

SITE



VICINITY MAP
SCALE 1" = 2000'

SITE DATA:

- ZONING:** R-7 RESIDENTIAL (SINGLE AND TWO FAMILY URBAN)
- MAP REFERENCE NUMBER:** #W-1157/056
202 REAR SOUTH ROBINSON ST.
- OWNER/DEVELOPER:**
DALLAN DEVELOPMENT LLC.
4900 FITZHUGH AVE.
RICHMOND, VA 23230
CONTACT: DANNY MEYER
- SITE AREA:** 0.126 AC.
- EXISTING USE:** VACANT
- PARKING:** 1 SPACE REQUIRED PER UNIT: 6 UNITS = 6 SPACES
6 SPACES PROVIDED (1 CAR GARAGE IN EACH UNIT)



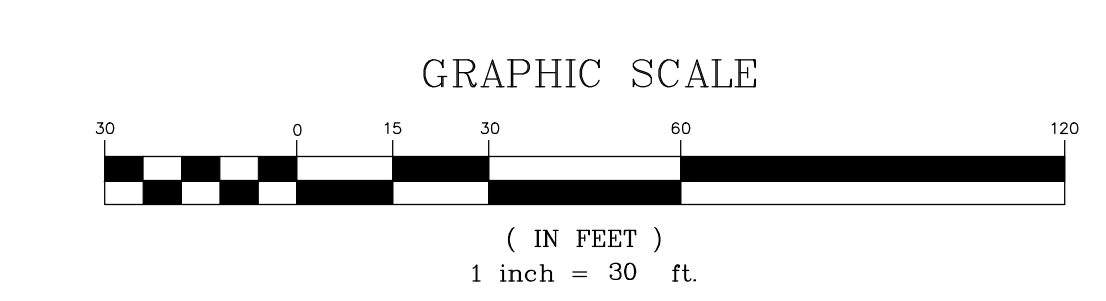
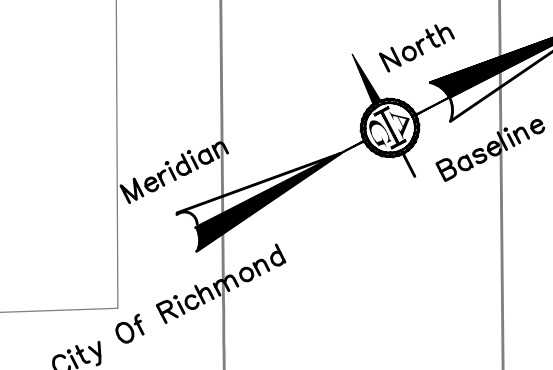
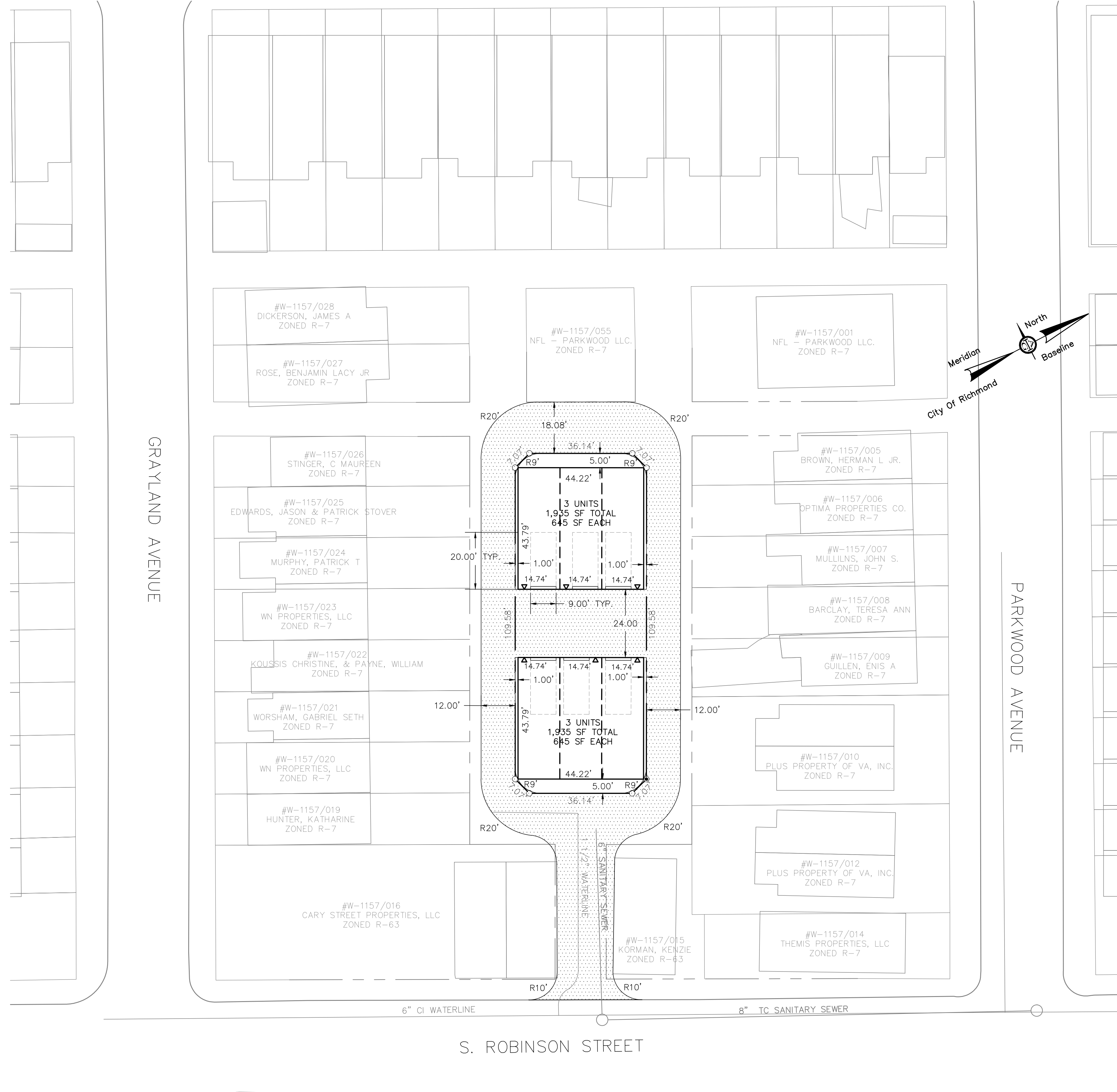
PROPOSED ASPHALT PAVING

Usable Open Space		
Coverage	Area (ac)	%
Building	0.0792	62.86%
Pavement	0.0256	20.32%
Balconies	0.0096	7.62%
Open Space	0.0116	9.20%
Total	0.1260	100.00%

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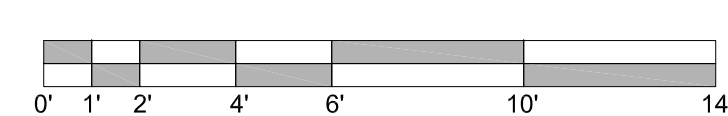
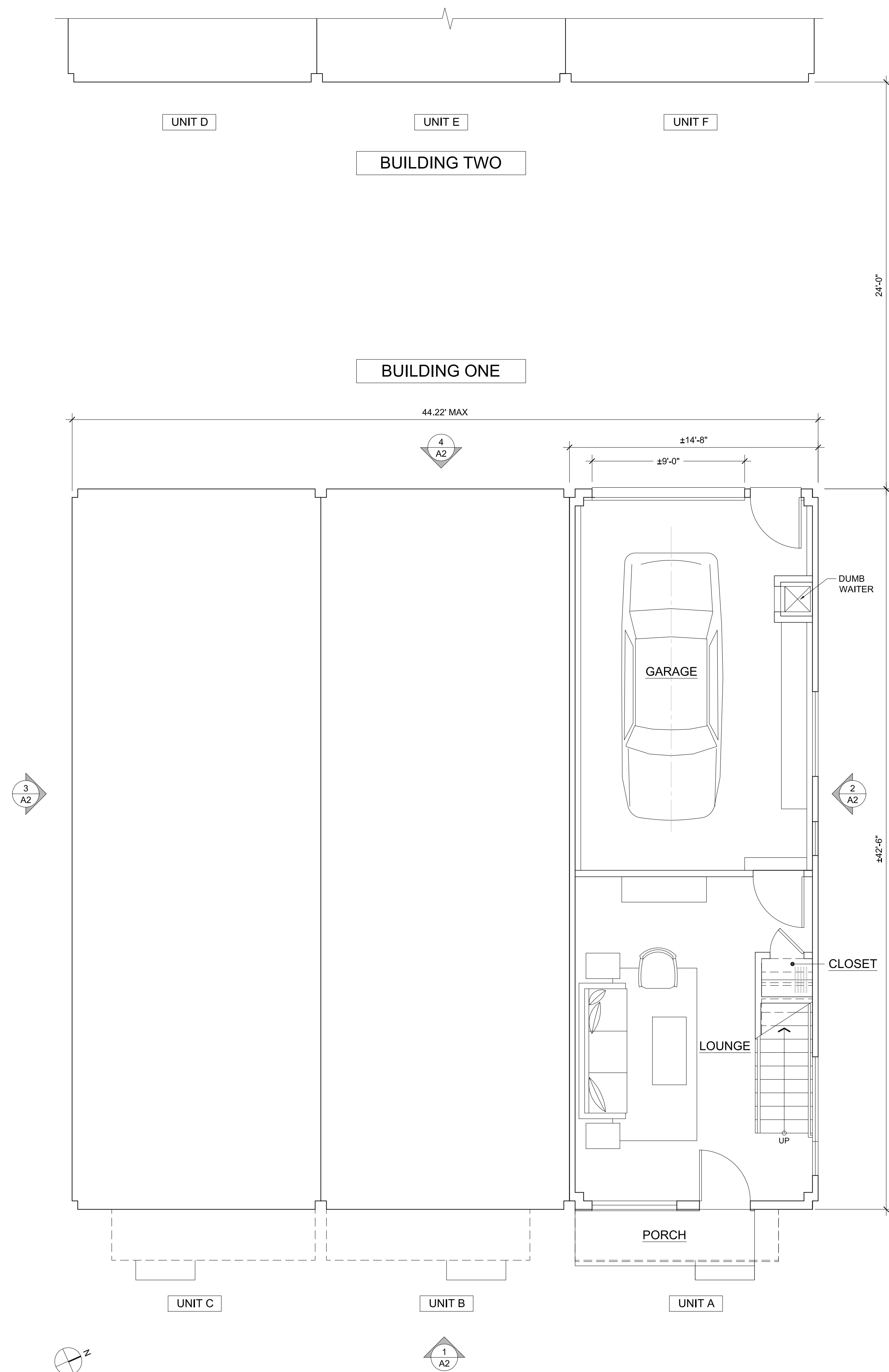
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LAND DEVELOPMENT CONSULTANTS
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202 S ROBINSON ROWHOUSES
SCHEMATIC LAYOUT
RICHMOND, VIRGINIA
FAN DISTRICT

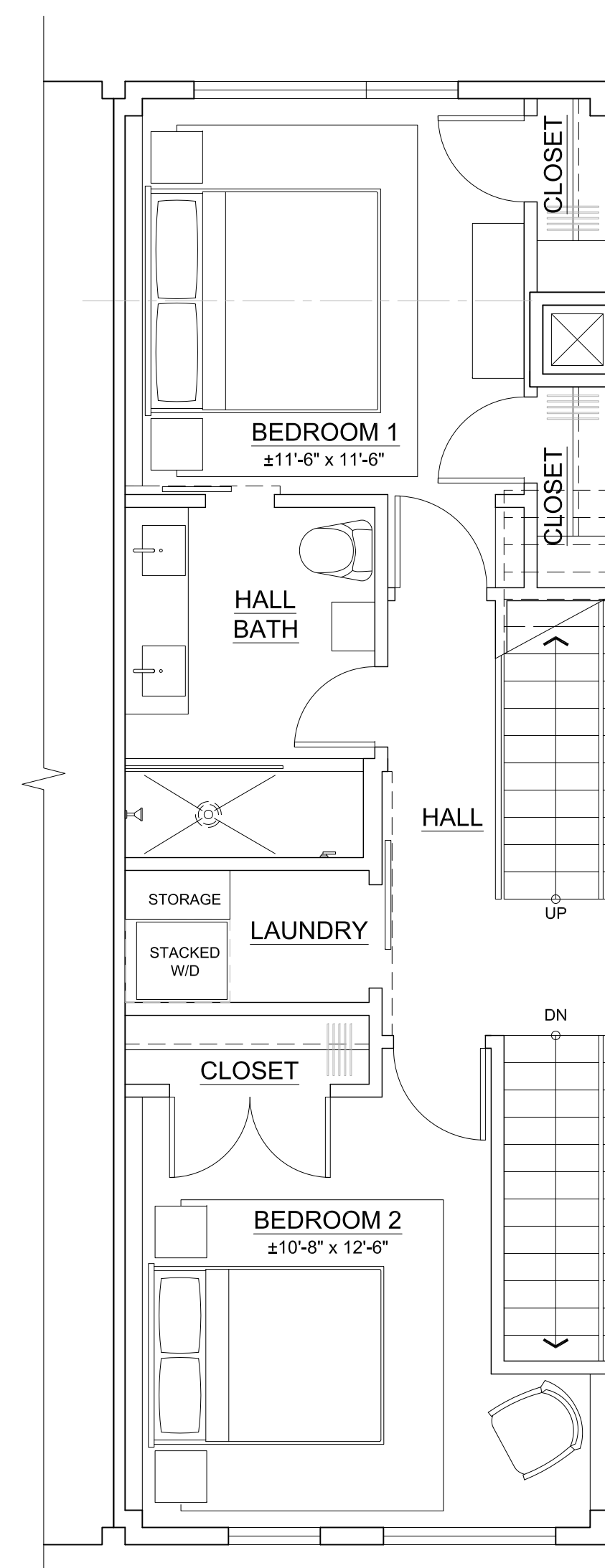
REV.	DATE	DESCRIPTION	CITY COMMENTS	CITY COMMENTS	CITY COMMENTS
1	6/2/15				
2	9/14/15				
3	10/7/15				

DESIGN CONTACT: Jeff Staub
DRAWING SCALE: 1"=30'
DATE: 3/11/2015

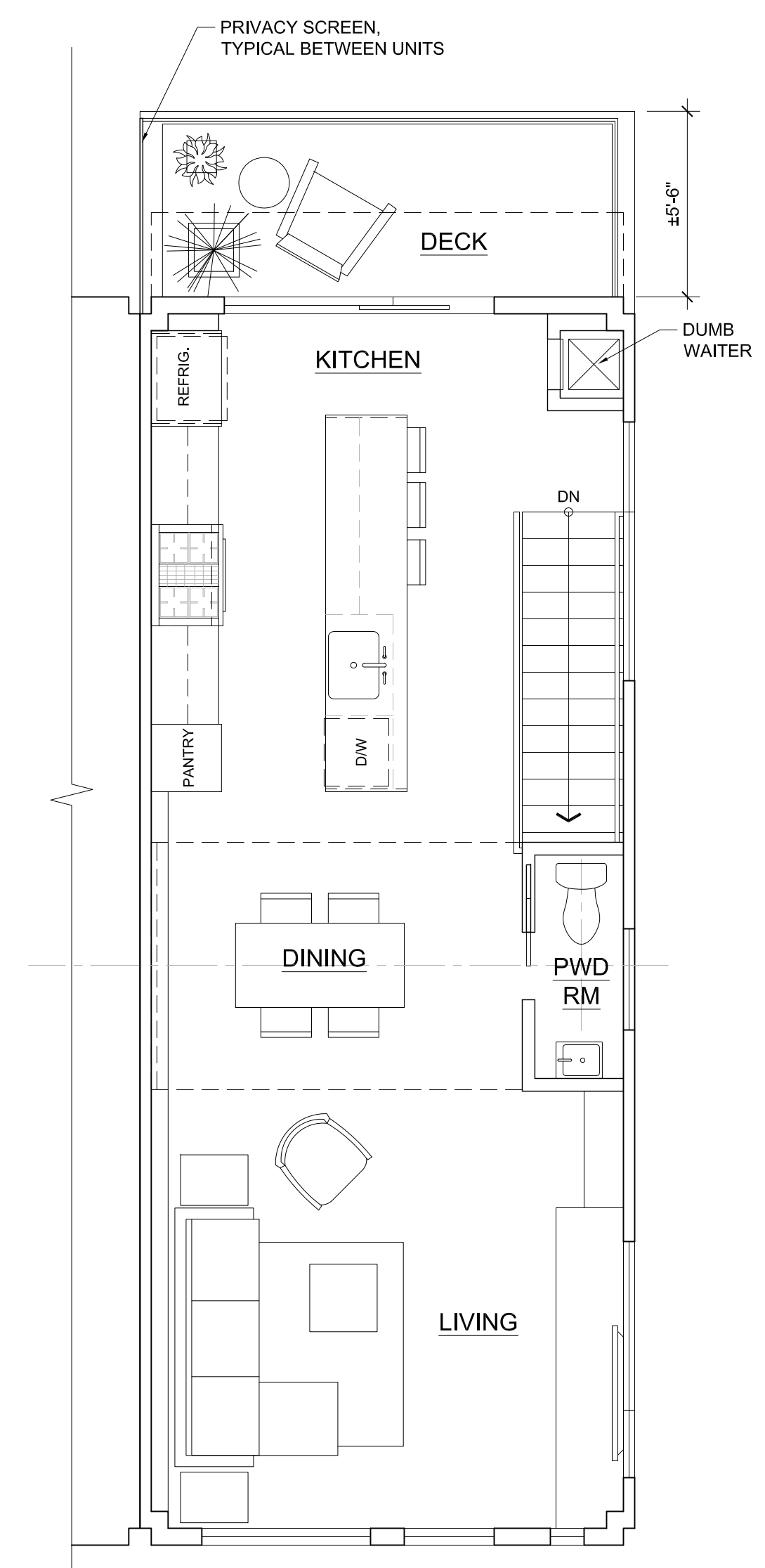
SHEET
C1
JOB #: 150085



TYPICAL FIRST FLOOR PLAN 1
1/4" = 1'-0"



TYPICAL SECOND FLOOR PLAN 2
1/4" = 1'-0"



TYPICAL THIRD FLOOR PLAN 3
1/4" = 1'-0"

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AREA CALCULATIONS

BUILDING AREA:	±1,869 SF BUILDING FOOTPRINT - TYPICAL OF (2)
UNIT AREAS:	
FIRST FLOOR	±562 SF FINISHED (INCLUDES ± 290 SF GARAGE)
SECOND FLOOR	±566 FINISHED SF
THIRD FLOOR	±495 FINISHED SF CONDITIONED (ADDITIONAL ±80 SF DECK)
TOTAL UNIT AREA	±1,623 SF

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DATE	ISSUE
06.26.15	SUP SUBMISSION
07.07.15	SUP COMMENTS
10.06.15	SUP COMMENTS

PROPOSED
 PLANS
 A1

ARCHITECT:
510_architects

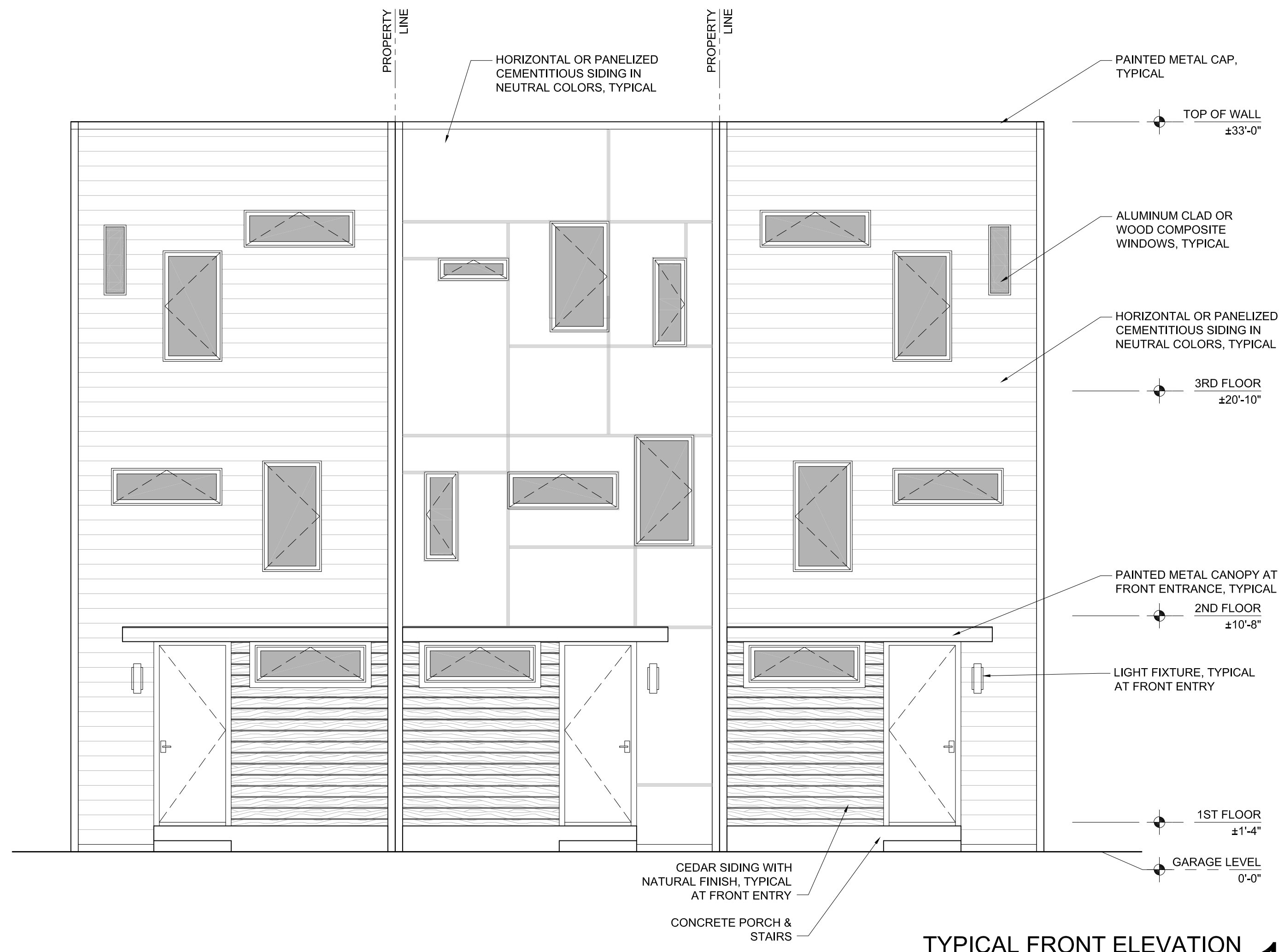
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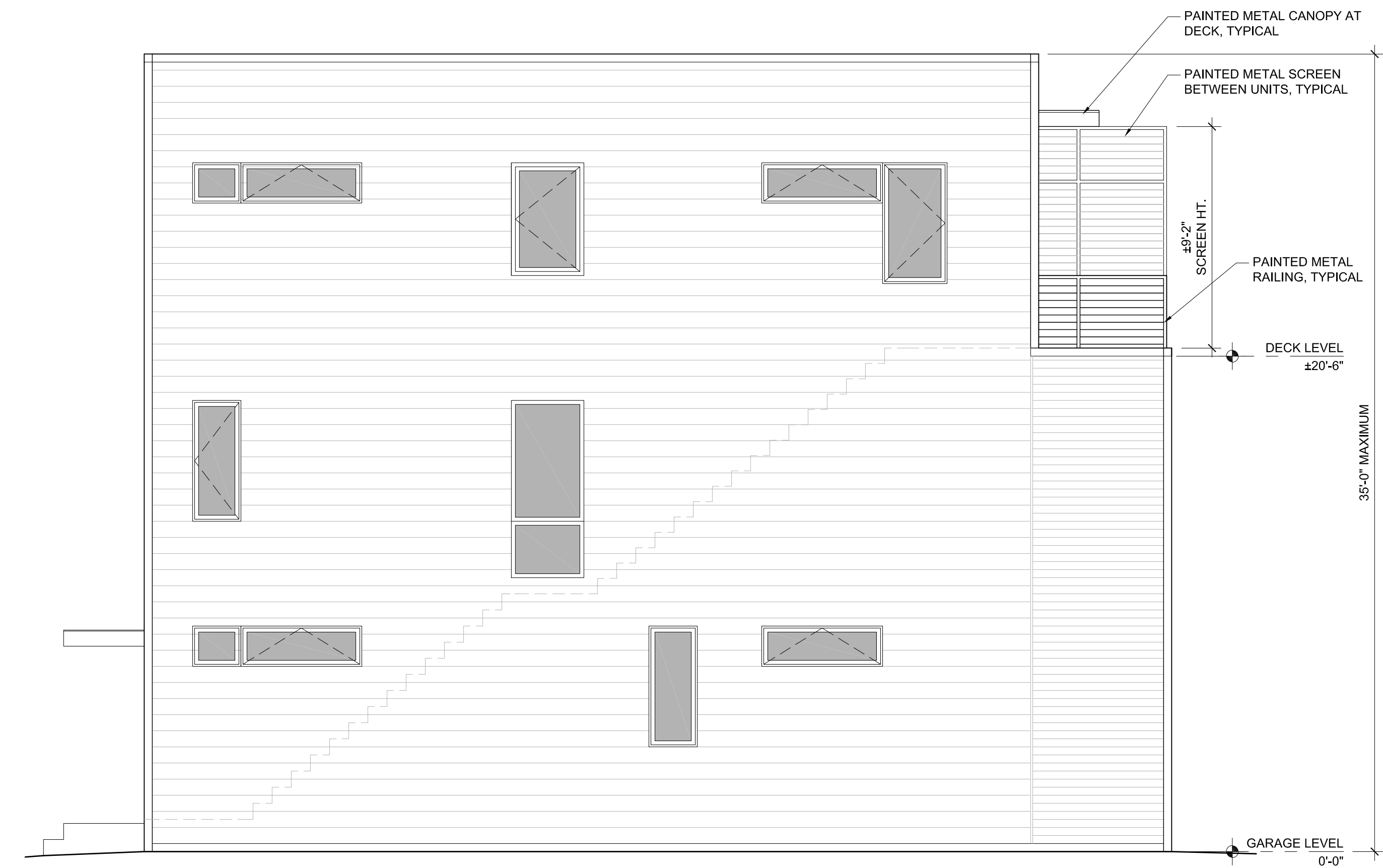
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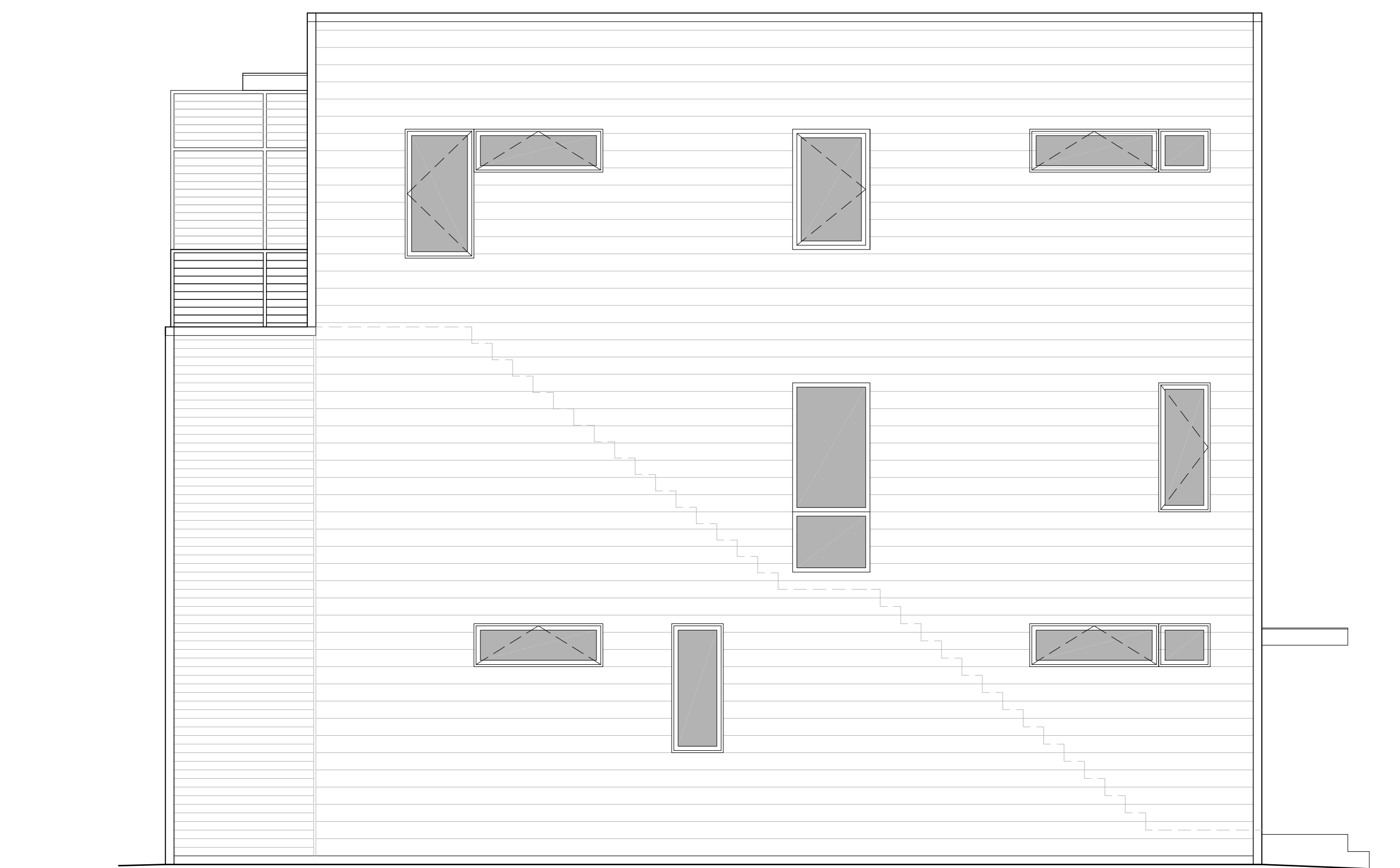
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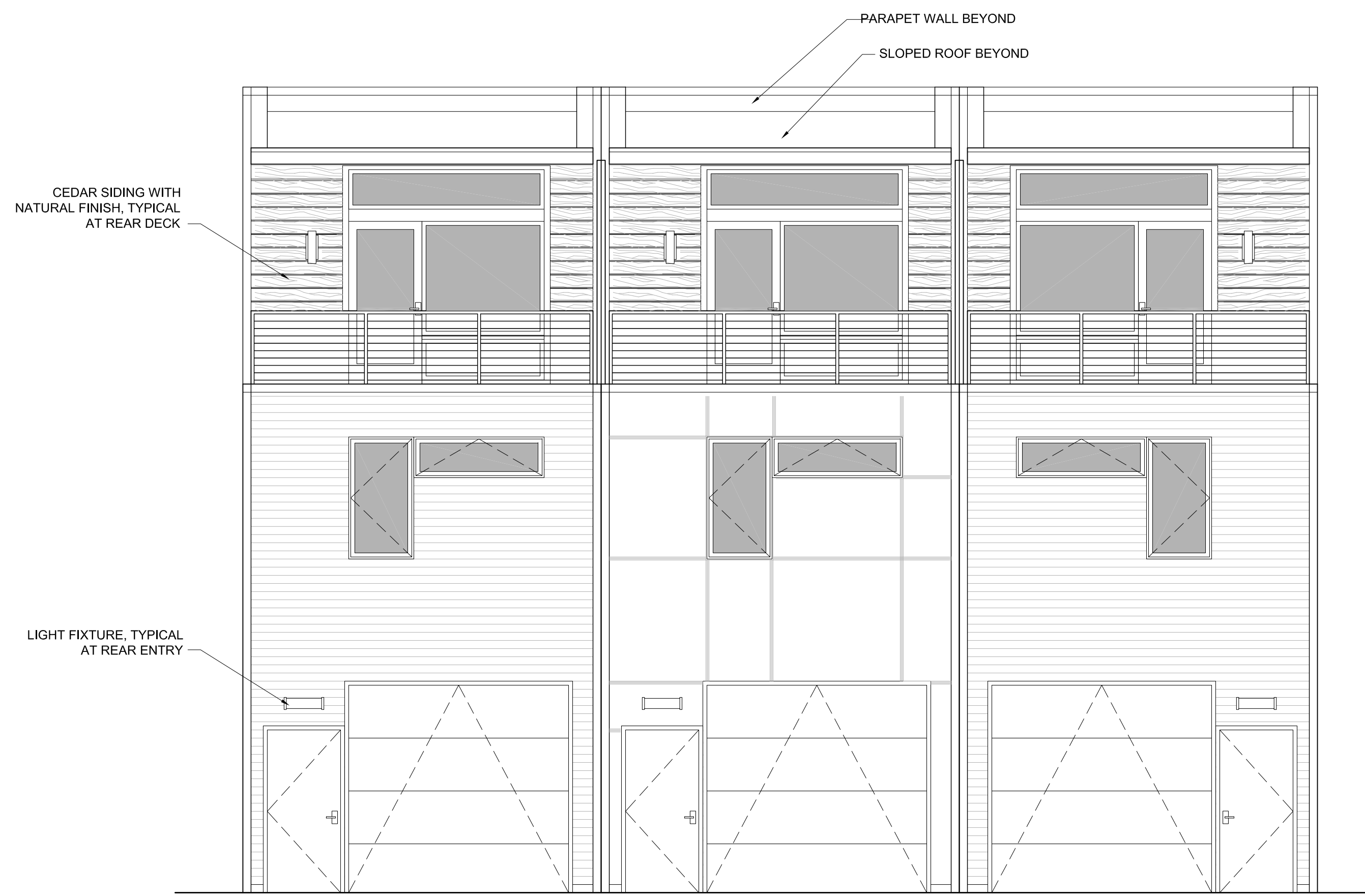
TYPICAL FRONT ELEVATION 1
1/4" = 1'-0"



TYPICAL SIDE ELEVATION 2
1/4" = 1'-0"



TYPICAL SIDE ELEVATION 3
1/4" = 1'-0"



TYPICAL REAR ELEVATION 4
1/4" = 1'-0"

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PROPOSED ELEVATIONS

A2



AERIAL PERSPECTIVE 1



PERSPECTIVE DRIVING NORTH ON ROBINSON ST 2



PERSPECTIVE ENTERING ALLEY FROM ROBINSON ST 3



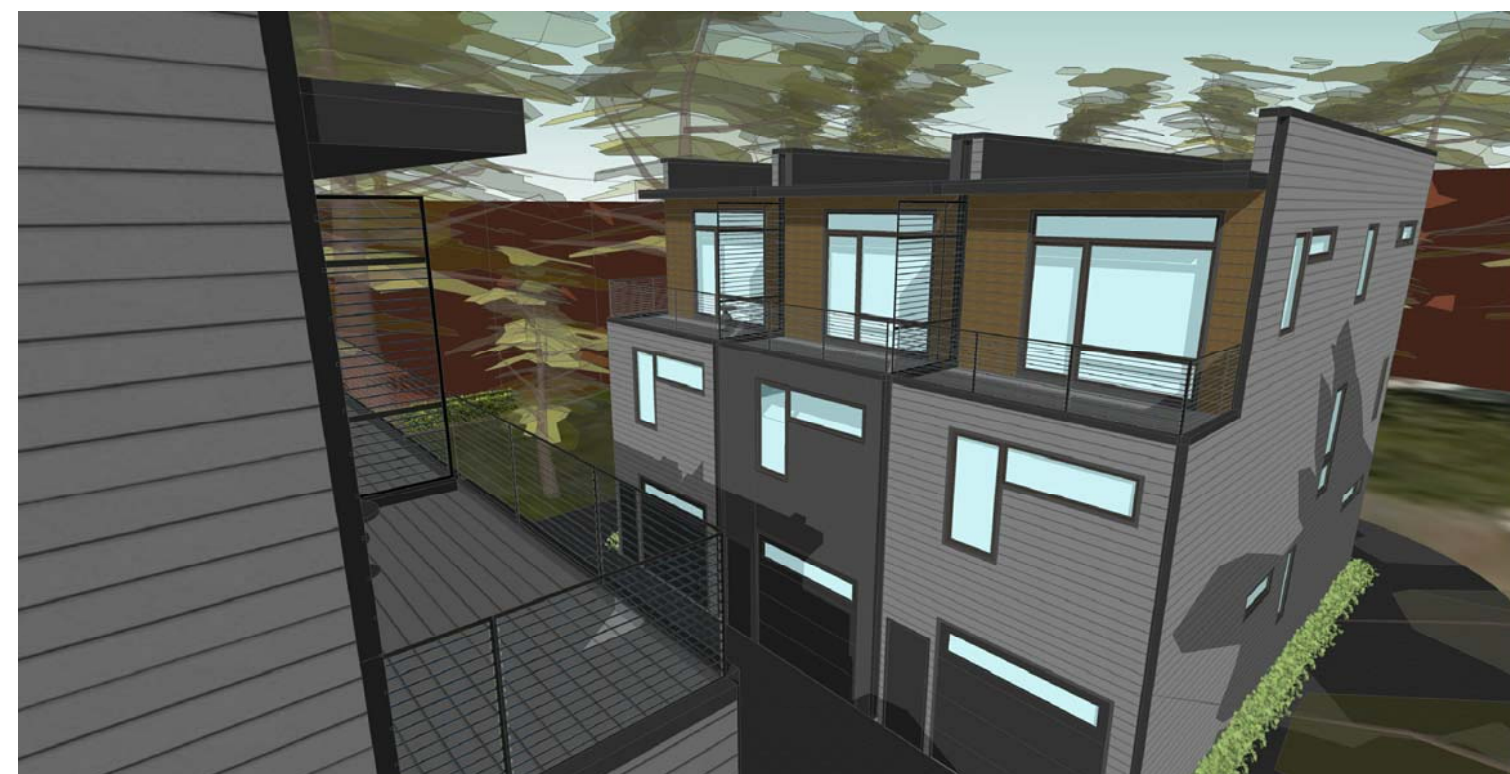
CORNER PERSPECTIVE 4



FRONT FACADE 5



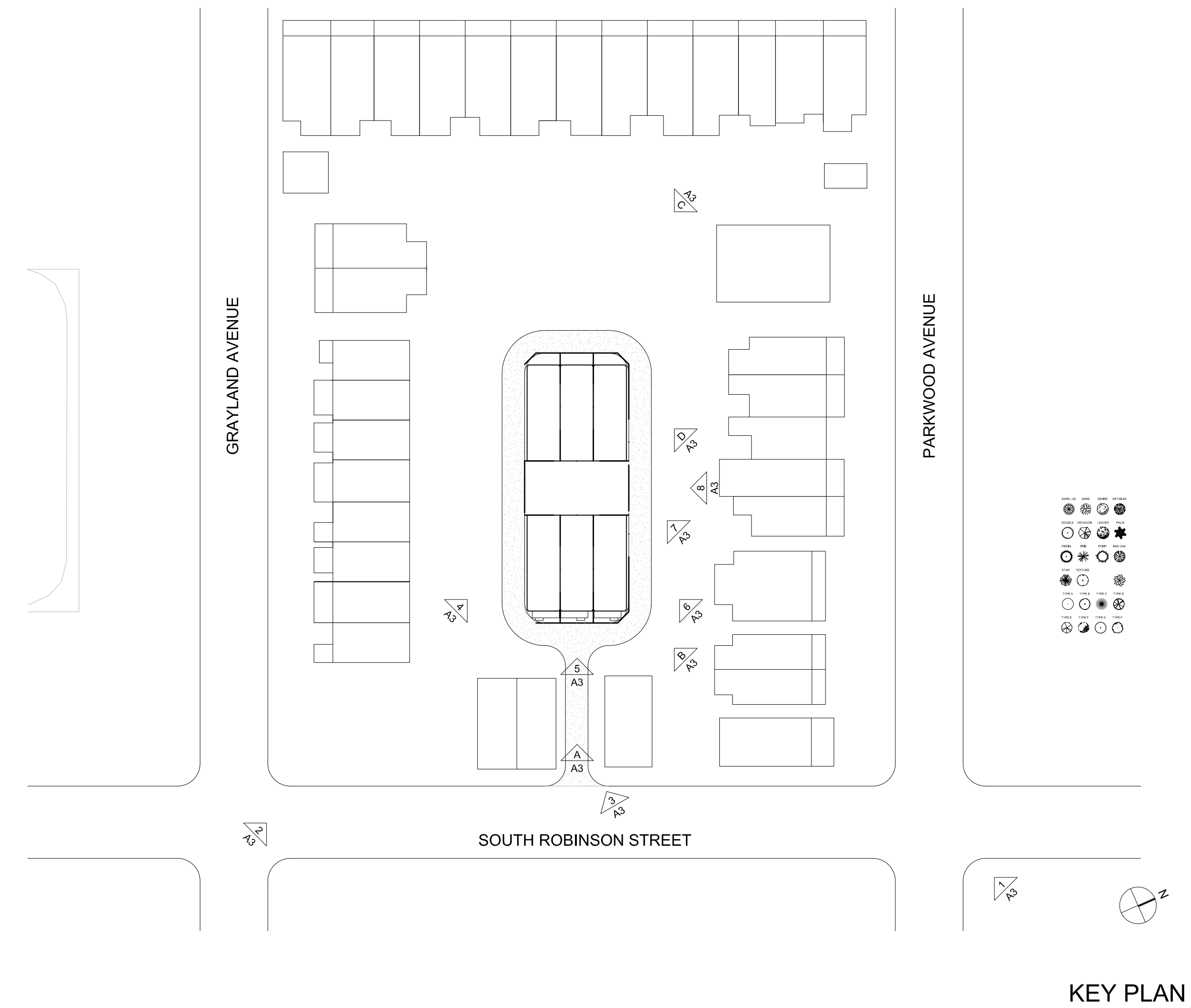
CORNER PERSPECTIVE 6



DECK PERSPECTIVE 7



DRIVEWAY PERSPECTIVE 8



KEY PLAN

NOT TO SCALE

EXISTING STRUCTURE TO BE DEMOLISHED



EXISTING SITE CONDITIONS A



EXISTING SITE CONDITIONS B



EXISTING SITE CONDITIONS C



EXISTING SITE CONDITIONS D

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ILLUSTRATIONS & EXISTING PHOTOS

A3