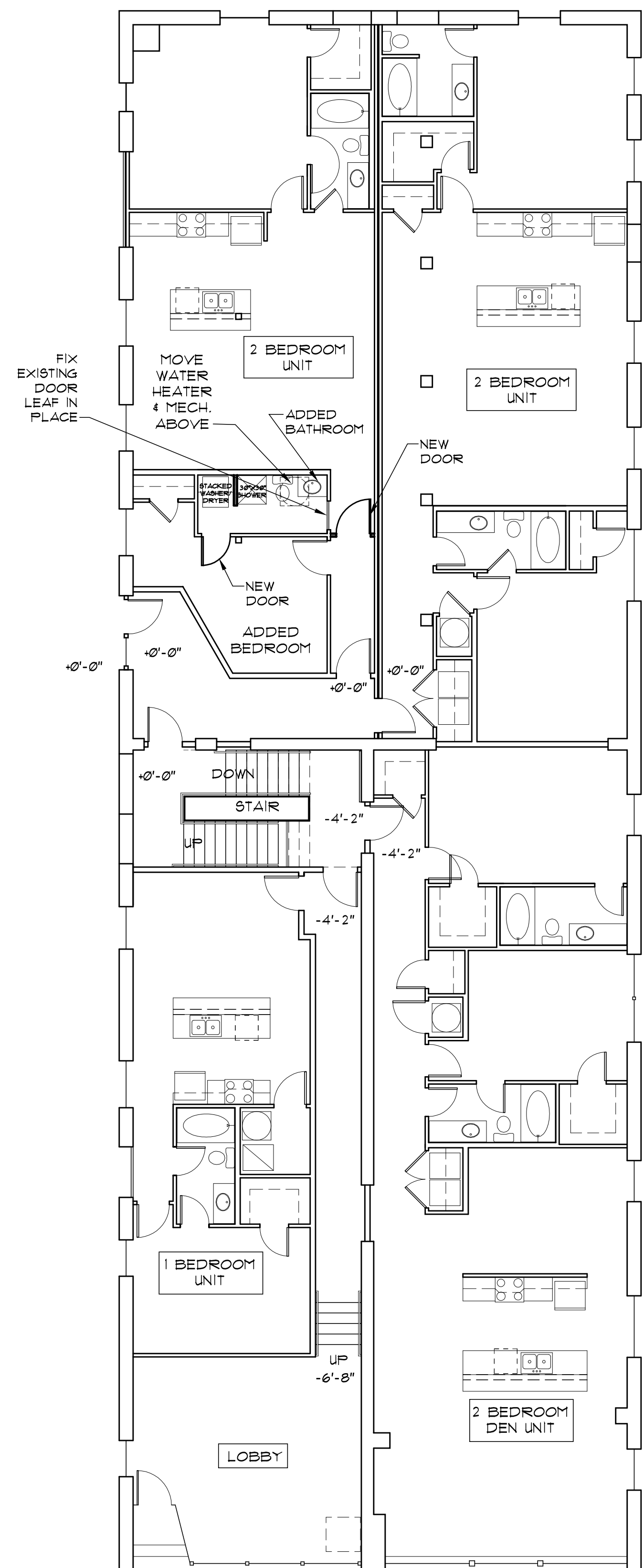
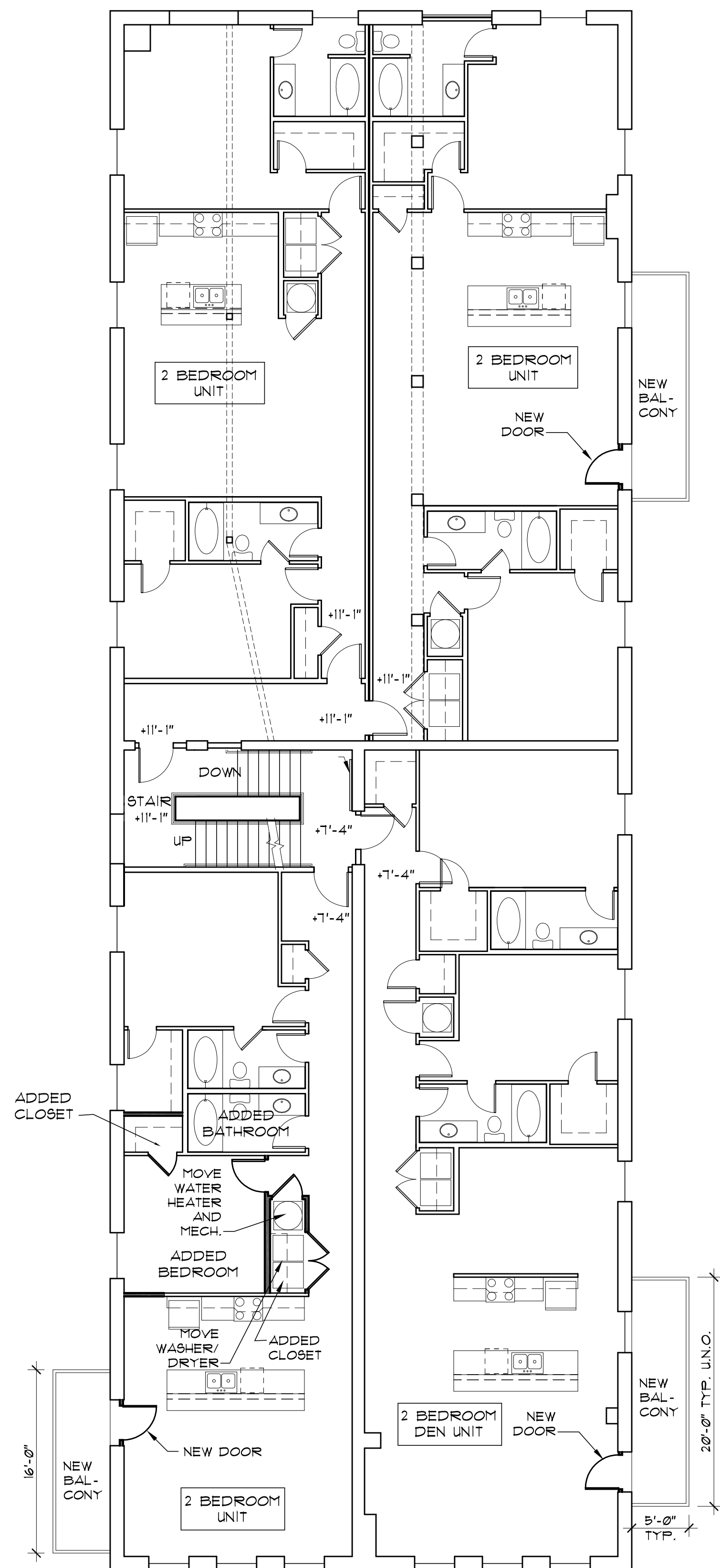


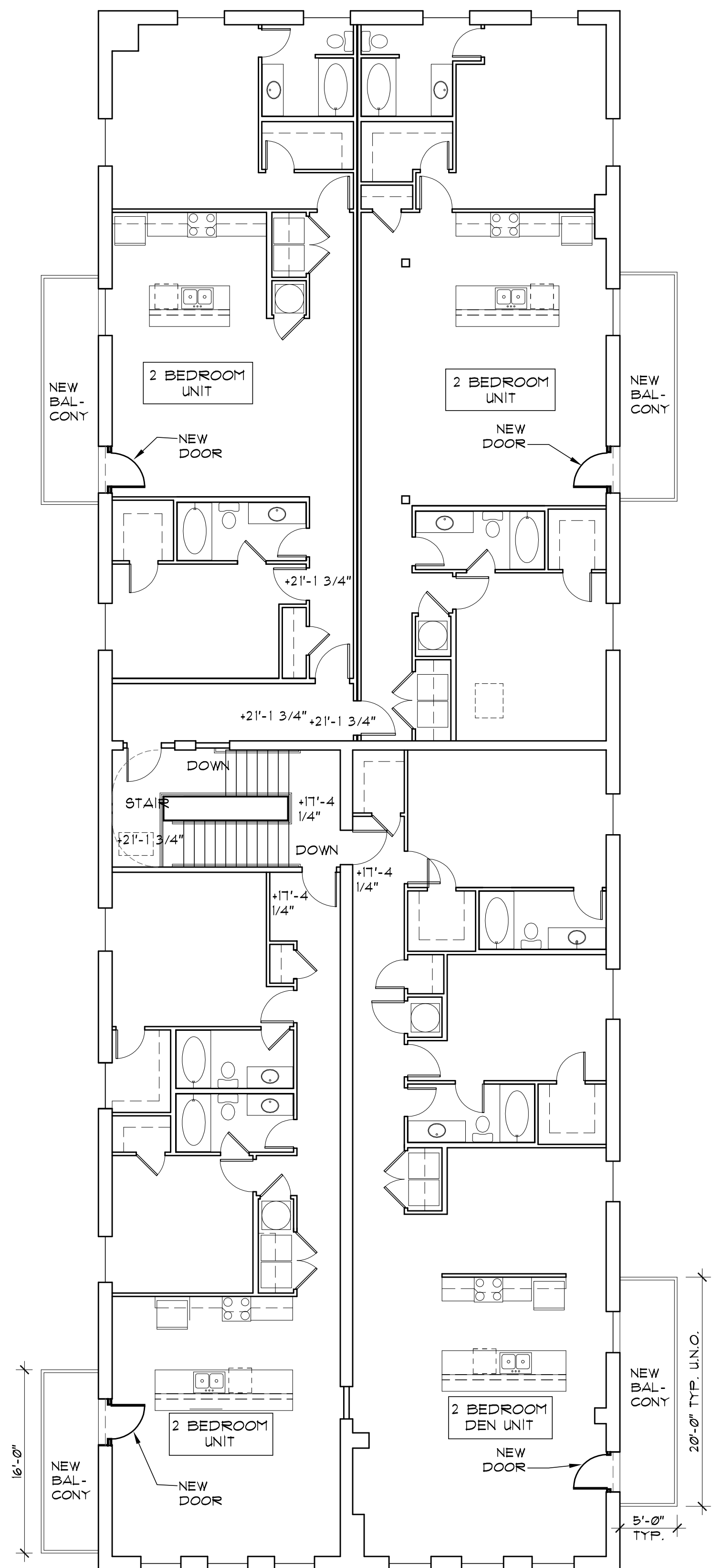
H:\18631\current\sheet\A1.01.dwg LAYOUT: A1.01 REGEN: TIME: 4/7/2019 10:19:31 AM SAVE/MODIFY TIME: Tuesday, April 09, 2019 2:19:17 PM LOGIN USER: Mark McGraw LAST SAVED BY: mcmgraw CURRENT DEVICE: HP 15065 - Default: p3 PAPER SIZE: ANSI B (17.00 x 11.00 inches) PLOT STYLE NAME: WS Standard.ctb



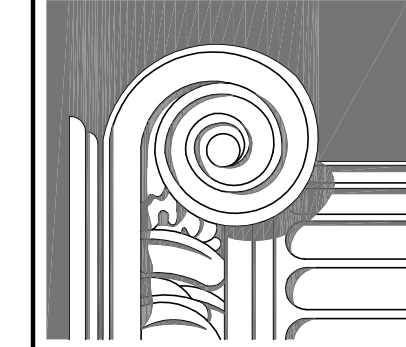
**1A**  
**A1.01** **FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**1A**  
**A1.01** **SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**1A**  
**A1.01** **THIRD FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**EDWARD H. WINKS**  
**JAMES D. SNOWA**  
**ARCHITECTS P.C.**  
 2119 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23223  
 (804) 643-6196 FAX (804) 643-6190  
 www.ewh-w.com

**VICTORY APARTMENTS ALTERATIONS**  
 RICHMOND, VIRGINIA

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

SHEET TITLE  
**FLOOR PLANS**

DATE	REVISIONS
4-9-2019	

**A1.01**

JOB NO. 18-631

© EDWARD H. WINKS, JAMES D. SNOWA ARCHITECTS P.C. EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER COMMON LAW PROPERTY RIGHTS IN AND TO THESE PLANS. THESE PLANS MAY NOT BE ALTERED, REPRODUCED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF EDWARD H. WINKS, JAMES D. SNOWA ARCHITECTS P.C.

REFERENCE PLAT BY MCKNIGHT & ASSOCIATES, P.C.  
 INSTRUMENT NO. 13-2730  
 REFERENCE BASE LINE MAPS 4-SE AND 3-NE.  
 <XXX> DENOTES DISTANCE ENCROACHING  
 <XXX> DENOTES DISTANCE OF BUILDING.

SETBACK, HEIGHT, AND BULK STANDARDS TAKEN FROM CHAPTER 114, ARTICLE IV, SEC 114-413.6, CITY OF RICHMOND ZONING ORDINANCE

ZONING: R-7
FRONT YARD - 15'
REAR YARD - 3'
SIDE YARD - 5'
HEIGHT - 35'

\*\* ALL SETBACKS, HEIGHT RESTRICTIONS, PARKING REQUIREMENTS, AND BULK STANDARDS SHOWN OR NOTED ON THIS PLAT ARE OPEN TO INTERPRETATION BY THE CITY OF RICHMOND OFFICIALS.



**METES AND BOUNDS**

**PARCEL 1**  
 FROM A POINT SITUATED ON THE SOUTHERN LINE OF ALBEMARLE STREET, A 66' RIGHT OF WAY, SAID POINT BEING ±89' FROM CHERRY STREET, LEAVE SAID SOUTHERN LINE S00°28'08"W, 83.00' TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 15.71' TO A POINT; THENCE N00°00'00"W, 10.50' TO A POINT; THENCE N90°00'00"E, 9.00' TO A POINT; THENCE N00°00'00"E, 12.99' TO A POINT; THENCE N89°56'35"E, 23.23' TO A POINT SITUATED ON THE WESTERN LINE OF A 20' ALLEY; THENCE CONTINUE ALONG SAID WESTERN LINE S00°28'08"W, 50.46' TO A POINT SITUATED ON THE NORTHERN LINE OF A 10' ALLEY; THENCE CONTINUE ALONG SAID NORTHERN LINE S89°56'35"W, 47.75' TO A POINT; THENCE LEAVE SAID NORTHERN LINE N00°28'08"E, 27.00' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.04 ACRE OR 1,926 SQUARE FEET.

THIS REPRESENTING THE SAME PARCEL DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, NO. 13004611, DATED SEPTEMBER 24, 2013.

**PARCEL 2**

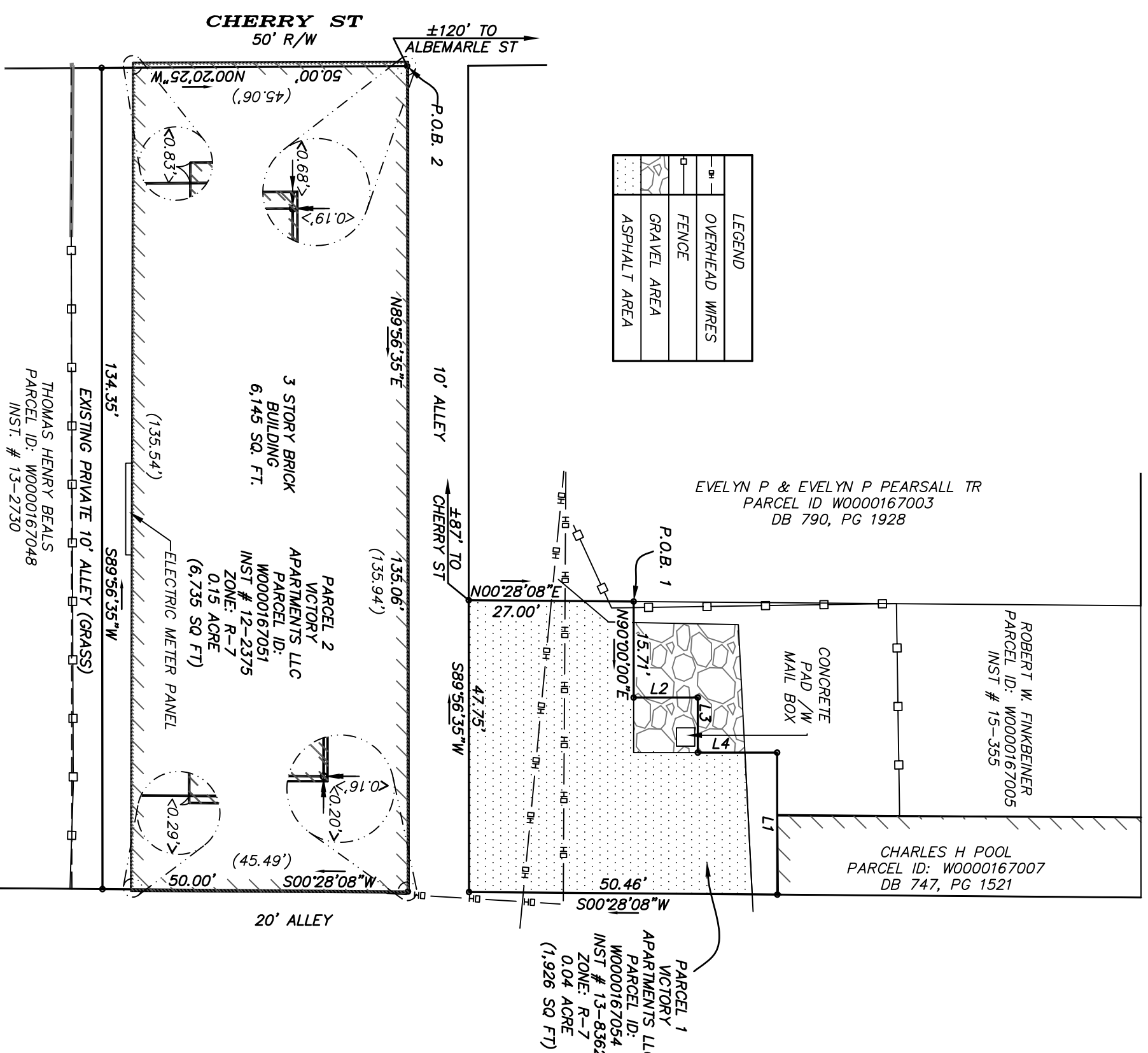
BEGINNING AT A POINT SITUATED ON THE EASTERN LINE OF CHERRY STREET, A 50' RIGHT OF WAY AND THE SOUTHERN LINE OF A 10' ALLEY, SAID POINT BEING ±120' TO ALBEMARLE STREET, CONTINUE ALONG SAID SOUTHERN LINE N89°56'35"E, 135.06' TO A POINT SITUATED ON THE WESTERN LINE OF A 20' ALLEY; THENCE CONTINUE ALONG SAID WESTERN LINE S00°28'08"W, 50.00' TO A POINT SITUATED ON THE CENTERLINE OF A 10' PRIVATE ALLEY; THENCE S89°56'35"W, 134.35' TO A POINT SITUATED ON THE EASTERN LINE OF CHERRY STREET; THENCE CONTINUE ALONG SAID EASTERN LINE N00°20'25"W, 50.00' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.15 ACRE OR 6,735 SQUARE FEET.

THIS REPRESENTING THE SAME PARCEL DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, NO. 13004611, DATED SEPTEMBER 24, 2013.

DRAWN BY: SDF

- NOTES**
- 1.) THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY NO. 13004611, EFFECTIVE SEPTEMBER 24, 2013.
  - 2.) THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE 1 OF THE SPECIAL FLOOD HAZARD AREA MAP NO. 10129007D, DATED 4/22/09. OWNERSHIP INDICATIONS OF UNDERGROUND UTILITIES WERE LOCATED ON THIS SURVEY.
  - 3.) ZONING: R-7
  - 4.) THESE PARCELS HAS DIRECT ACCESS CHERRY ST, WHICH ARE PUBLIC DEDICATED RIGHT-OF-WAYS.

**ALBEMARLE ST**  
 66' R/W



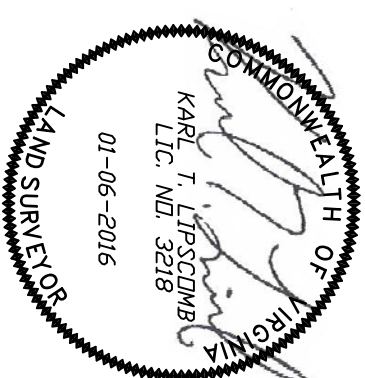
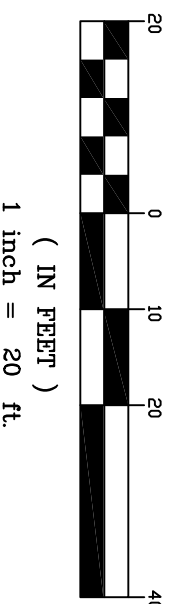
**LEGEND**

—	OVERHEAD WIRES
—	FENCE
—	GRAVEL AREA
—	ASPHALT AREA

**LINE TABLE**

LINE	LENGTH	BEARING
L1	23.23'	N89°56'35"E
L2	10.50'	N00°00'00"E
L3	9.00'	N90°00'00"W
L4	12.99'	N00°00'00"E

**GRAPHIC SCALE**



**AS BUILT TITLE SURVEY OF  
 THREE PARCELS OF LAND CONTAINING  
 0.19 ACRE OF LAND SITUATED AT  
 CHERRY STREET AND ALBEMARLE STREET  
 CITY OF RICHMOND, VIRGINIA**

SCALE 1" = 20'

**Townes**  
 SITE ENGINEERING

9850 LORI ROAD, SUITE 201  
 CHESTERFIELD, VIRGINIA 23832  
 PHONE: (804) 748-9011 FAX: (804) 748-2590

CHECKED BY:

