

INTRODUCED: July 25, 2022

AN ORDINANCE No. 2022-229

To authorize the special use of the property known as 501 North Allen Avenue for the purpose of a hotel use and ground floor commercial use, upon certain terms and conditions, and to repeal Ord. No. 98-115-182, adopted Jun. 8, 1998.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: SEP 12 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 501 North Allen Avenue, which is situated in a R-48 Multifamily Residential District, desires to use such property for the purpose of a hotel use and ground floor commercial use, which use, among other things, is not currently allowed by section 30-416.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), 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 involved, will not

AYES: 7 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: SEP 26 2022 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

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 (2020), 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 501 North Allen Avenue and identified as Tax Parcel No. W000-0735/001 in the 2022 records of the City Assessor, being more particularly shown on sheet C2.0 of the plans entitled “Shenandoah Hotel Renovation, 501 N. Allen Avenue, Richmond, VA,” prepared by Timmons Group, dated March 25, 2022, and last revised June 13, 2022, 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 hotel use and ground floor commercial use, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Shenandoah Hotel Renovation, 501 N. Allen Avenue, Richmond, VA,” prepared by Timmons Group, dated March 25, 2022, and last revised June 13, 2022, the plans entitled “Shenandoah Hotel Renovation, Richmond, Virginia,” prepared by Commonwealth Architects, and dated December 17, 2021, the plans entitled “Shenandoah, 501 North Allen Avenue, Richmond Virginia 23220,” prepared by Ash NYC, and dated March 14, 2022, and the survey entitled “ALTA/NSPS Land Title Survey, Greenfield Residence at Monument Avenue, 501 North Allen Avenue, Richmond, Virginia,” prepared by Freeland – Clinkscales & Associates, Inc. of NC, and dated November 29, 2017, and hereinafter referred to, collectively, 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 Special Use of the Property shall be as a hotel use and ground floor commercial use, substantially as shown on the Plans. Commercial uses allowed on the ground floor shall be defined as those permitted on corner lots in the R-63 Multifamily Urban Residential District pursuant to section 30-419.3 of the Code of the City of Richmond (2020), as amended.

(b) The hotel use shall contain no more than 75 lodging rooms.

(c) The Owner shall provide off-site valet parking for the Special Use.

(d) No fewer than 24 off-street parking spaces shall be provided on the Property for the Special Use, substantially as shown on the Plans. Off-street parking for no fewer than 50 vehicles shall be provided outside of the Property.

(e) The Property may be used for outdoor dining, substantially as shown on the Plans, between the hours of 7:00 a.m. and 10:00 p.m. Occupancy of the outdoor dining area shall not exceed 56 persons or the maximum capacity allowed by the Virginia Uniform Statewide Building Code, whichever is less. No live music shall be permitted in the outdoor dining area. No less than two covered trash containers shall be provided for the outdoor dining area.

(f) Subject to the requirements of the Commission of Architectural Review, signage substantially as shown on the Plans shall be permitted in addition to signage permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended.

(g) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.



(h) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the issuance of a Certificate of Appropriateness by the Commission of Architectural Review.

(i) Retail sale of alcohol, for on-premises or off-premises consumption, may take place within the building and within the outdoor dining areas, subject to the regulations of the Virginia Alcoholic Beverage Control Authority, or its successor agency.

§ 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 (2020), as amended, and all future amendments to such laws.

(e) 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 (2020), 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 (2020), 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 (2020), 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.

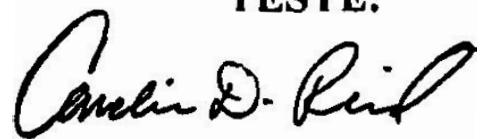
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days 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 Ordinance.** That Ordinance No. 98-115-182, adopted June 8, 1998, be and is hereby repealed.

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

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Camelin D. Reed". The signature is fluid and cursive, with the first name "Camelin" being more prominent.

**City Clerk**



# City of Richmond

## Item Request File Number: PRE.2022.0258

RECEIVED  
By City Attorney's Office at 10:39 am, Jul 21, 2022

RECEIVED  
By CAO Office at 11:20 am, Jul 07, 2022

2022-175

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

### O & R Request

**DATE:** June 27, 2022

**EDITION:** 1

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J. E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 501 North Allen Avenue to allow for hotel use and ground floor commercial use, upon certain terms and conditions, and to repeal Ord. No. 98-115-182.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 501 North Allen Avenue to allow for hotel use and ground floor commercial use, upon certain terms and conditions, and to repeal Ord. No. 98-115-182.

**REASON:** The applicant is requesting a Special Use Permit which would allow for hotel and ground floor commercial use within R-48 - Residential (Multi-Family) zone on a lot with an overall size of 0.048 acres with existing building of roughly 35,000 square feet. Commercial uses are not permitted within the R-48 Residential zone. A Special Use Permit is therefore requested.

**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 August 15, 2022, meeting.

**BACKGROUND:** The proposed project includes one parcel of land located on the east side of North Allen Avenue, in the Fan neighborhood. The total land area of the parcel is 2,100 square feet, or 0.048 acres. The property is currently improved with a historic 35,000 square foot, six-story building and parking lot. The building has previously included a residential use and adult care facility, but is currently vacant.

Richmond 300 recommends a future land use of “Neighborhood Mixed-Use” for the property. This designation is defined as “Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” The development style is established as “These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced. ”

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The applicant is requesting to renovate the existing building to include a hotel of 75 rooms, restaurant, and bar. The exterior façade of the building will not be physically altered, although signage is proposed to be placed on the building. Outdoor patio seating is proposed at the base of the building on an existing patio. The hotel will use off-site valet parking along with on-site parking located to the rear of the building.

The project is located in the Monument Avenue City Old and Historic District. The Committee of Architectural Review (CAR) approved all proposed changes on April 27, 2022.

CAR provided the following conditions:

- Final sign specification, including design and colors, be submitted for administrative review and approval, and that all signs hardware be installed in a way that does not damage existing historic material, and that the applicant adhere to any additional sign regulations required by the SUP;
- The canopies be installed in a way that does not damage existing historic material, final design and color submitted to Staff for administrative review and approval;
- Final window schedule be submitted for administrative review and approval;
- And, any additional conditions subsequently imposed by DHR Part II approval be submitted to CAR Staff for administrative review and approval.

Properties to the immediate north, west, and east are zoned R-48 Multifamily Residential and to the immediate south, R-6 Single-family Attached Residential. B-6 Mixed-Use Business is located one block to the north, along Broad Street.

The subject property is located approximately three blocks from the Alison Street GRTC Pulse station and approximately five blocks from the VCU and VUU station.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** July 25, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** September 12, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
August 15, 2022

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Repeal Ord. No. 98-115-182

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

**STAFF:** Ray Roakes, Associate Planner, Land Use Administration (Room 511) 804-646-5467

December 17, 2021  
Revised June 16, 2022

**BY ELECTRONIC DELIVERY**

Mr. Matthew Ebinger  
City of Richmond DPDR  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

Mark J. Kronenthal  
Richmond Office  
(804) 441-8603 (direct)  
mkronenthal@rothjackson.com

**Re: Special Use Permit: 501 North Allen Avenue (W000-0735/001)**

Dear Mr. Ebinger:

This letter shall serve as the Applicant's Report accompanying the application for a Special Use Permit application (the "SUP") for the property known as 501 North Allen Avenue (the "Property"). The SUP would authorize the use of the Property for hotel use with ground floor commercial (restaurant and bar) use, as shown on the enclosed conceptual site plan (the "Plan").

The applicant, HM FAN LLC (the "Applicant") is a related entity to AD-100 nationally-recognized design and boutique hotel operator Ash NYC ("Ash"). Ash operates a portfolio of independently branded, thoughtfully designed hotels across the country including The Dean Hotel, Providence; The Siren Hotel, Detroit; Hotel Peter & Paul, New Orleans, and Hotel Ulysses, Baltimore. The company specializes in the preservation of sensitive historic buildings and seeks to create hotels that become gathering spaces for locals and visitors alike.

The request in this SUP is narrowly limited to the change of use from the current adult care multifamily to hotel and restaurant. The Applicant proposes that the existing building on the Property (the "Building") undergo a high-quality historic renovation, preserving the Building in substantially the same physical configuration. Specifically, the Applicant expects to:

- (i) Renovate the interior finishes of the existing 54 adult care residential units into 75 hotel rooms. The additional rooms are achieved by utilizing existing lounge and auxiliary service rooms. The average guest room size is X square feet.
- (ii) Enhance the interior ground floor space for use as an all-day restaurant/cafe, evening cocktail bar, lobby, amenity, and hotel back-of-house use. The Applicant will operate the food & beverage establishments on site.
- (iii) Restore the exterior of the building in a like-with-like manner as required to maintain the envelope's integrity.

{01433440;v1}

**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230  
P: 804-441-8440 F: 804-441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102  
P: 703-485-3535 F: 703-485-3525

- (iv) Replace exterior awnings, install architectural exterior lighting to highlight the historic features of the Property, and add signage as shown in the Plans.

The Property is listed on the National Registry of Historic Places as a contributing structure to the Monument Avenue Historic District. It is also part of the West Grace Street City Old and Historic District. The Applicant intends to promptly submit a Part 1 and Part 2 Applications to the Virginia Department of Historic Resources and the National Park Service. The Applicant will submit an application to the Commission of Architectural for new or replaced exterior Building features concurrent with NPS review. The Applicant has further conducted extensive outreach with the community and historic associations with jurisdiction over this Property including the Fan District Association, Historic West Grace Street Association, the Monument Avenue Preservation Society (“MAPS”) and the Orchard House School. In addition to informal, one on one conversations and correspondence with neighbors and community leaders, we conducted the below more formal engagements:

- a. August 2020 – Initial Conversation with Fan District Association leadership and MAPs
- b. September 2020 – Presented at MAPs monthly board meeting;
- c. July 12, 2021 – Virtual meeting with leaders of MAPs, Fan District Association, West Grade Street and Orchard House School;
- d. July 19, 2021 – Virtual presentation to West Grace Street Association and distribution of a project fact sheet at the neighbors’ request;
- e. July 27, 2021 – Hosted open house at the Shenandoah Building to tour neighborhood leaders through the Property and meet in person; and
- f. We will continue to maintain regular contact with our neighbors, community leaders, and elected representative.

By way of background, the Property is subject to a previous SUP (Ordinance No. 98-115-182) (the “Original SUP”) that permitted the adult care residence use. The proposed use would closely match the previous number of units of the previous use, but at a lower occupancy due to the nature of hotel use. Properties immediately surrounding the Property to the northwest, north and east are also zoned R-48 and occupied by a mix of single-family, two-family, and multifamily dwellings, together with educational and office uses. Properties to the south and southwest are zoned R-6, occupied by a mix of congregational, multifamily, two-family, and single-family uses. The area one block to the north is a mix of B-6 and TOD-1 zoning occupied by a variety of retail, restaurant, multifamily, office, and manufacturing uses. The Building is a former apartment building built in 1906 that has been used as multifamily senior adult care housing at the current density since at least 1998.

The Richmond 300 (the “Master Plan”) generally recommends “Neighborhood Mixed Use” for the subject and surrounding properties and there is additional specific text guidance contained elsewhere in the Master Plan that is supportive of the request. Neighborhood Mixed use is described as “[e]xisting or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.” The restaurant and boutique hotel uses enhance walkability by adding an attractive, well lit, and active community destination as well as eyes on the street. The restaurant will be open throughout the day, creating a steady level of activity and providing a “living room” of sorts to the community.

{01433440;v1}



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The existence of the Building since 1906 as a multifamily building demonstrates a long history of diverse use and density in this “small but critical” parcel. The policy of the City has long been that structures deemed appropriate for rehabilitation should be revitalized in order to maintain as much of the area’s stock of architecturally significant buildings as possible and improve the neighborhood. The Building, a historic former apartment building named “The Shenandoah,” exhibits good neighborhood architectural character and was last preserved and revitalized in 1998 as adult care apartments under prior master plan building preservation principles. The preservation (and renovation) of the Building as a hotel and restaurant as proposed in the SUP would indeed continue this goal. Further, Objective 12.3 of the Master Plan is to “encourage the development of hotel rooms in Nodes.” The Property is adjacent to the Broad/Hermitage Node.

In addition to the preservation and activation of the Property, the Applicant will create approximately 80 FTE positions through its hotel and food & beverage operations. These opportunities will provide quality, career-track jobs with benefits and the opportunity to participate in advanced hospitality training.

### **STANDARD OF REVIEW**

The request addresses the following factors indicted in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed SUP will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not impact the safety, health, morals and general welfare of the surrounding community. The proposed SUP is consistent with the recommendations of the Master Plan related to the Property. It would contribute to the general welfare of the community by, among other things, providing an opportunity to renovate the existing historic Building in a manner consistent with the quality of renovations in the surrounding community.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts in the area involved, again, owing to its consistency with the Master Plan and its design principals. The special character of the Property as boutique hotel reduces demand for parking, especially in comparison to permanent multifamily residential use. The Property has 24 onsite parking spaces. On average, just 35% of hotel guests drive to the Applicant’s portfolio properties. Therefore at 100% occupancy, the Property effectively parks its guests onsite. Further, the Property will provide valet services which will park offsite up to ¼ quarter mile away. There are ample surface parking lots across Broad Street that could accommodate the hotel’s valet service and increase utilization of those existing lots. It is of course, in the Applicant’s best interest to provide a seamless parking experience for its guests. This goal is synergistic with the community’s interests. Specifically, the Applicant will provide a minimum of 50 offsite parking spaces. In the Applicant’s portfolio of properties, an average of 35% of guests arrive by car. If you apply a more conservative assumption in the Richmond market of 50%, 37 parking spaces are needed at maximum

{01433440;v1}



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occupancy. Together with the 24 available onsite parking spaces, 50 offsite spaces provide parking for 100% of guests or all driving guests and 37 spaces for food & beverage customers, many of whom we anticipate will walk, public transit, or rideshare to the Property.

- ***Create hazards from fire, panic or other dangers.***

The Building will be renovated in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards. Existing fire hydrants are located within the safe, appropriate distance established by the Fire Department for the Property.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not modify the existing structure's footprint. It will not over crowd the land or create an undue concentration population. The development is consistent with the pattern of development in the surrounding area and is consistent with the Master Plan.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The proposed SUP would not adversely affect the above referenced City services. The Applicant has met with leaders of the Orchard House School across the street to discuss collaborations and ways the proposed Hotel could be value additive to the school's success.

- ***Interfere with adequate light and air.***

The proposed SUP will not interfere with adequate light and air; the height and configuration of the Building will not materially change from existing conditions.

In summary, the Applicant enthusiastically seeks approval of the SUP. The revitalization of the Building, made possible through the SUP, would guaranty a high quality use in the Building for the benefit of the community at large. The Project would contribute to the vibrancy of the block through the provision and preservation of an appropriate urban form that is consistent with the historic development pattern of the surrounding neighborhood.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,



Mark J. Kronenthal

Enclosures

cc: The Honorable Katherine Jordan

{01433440;v1}



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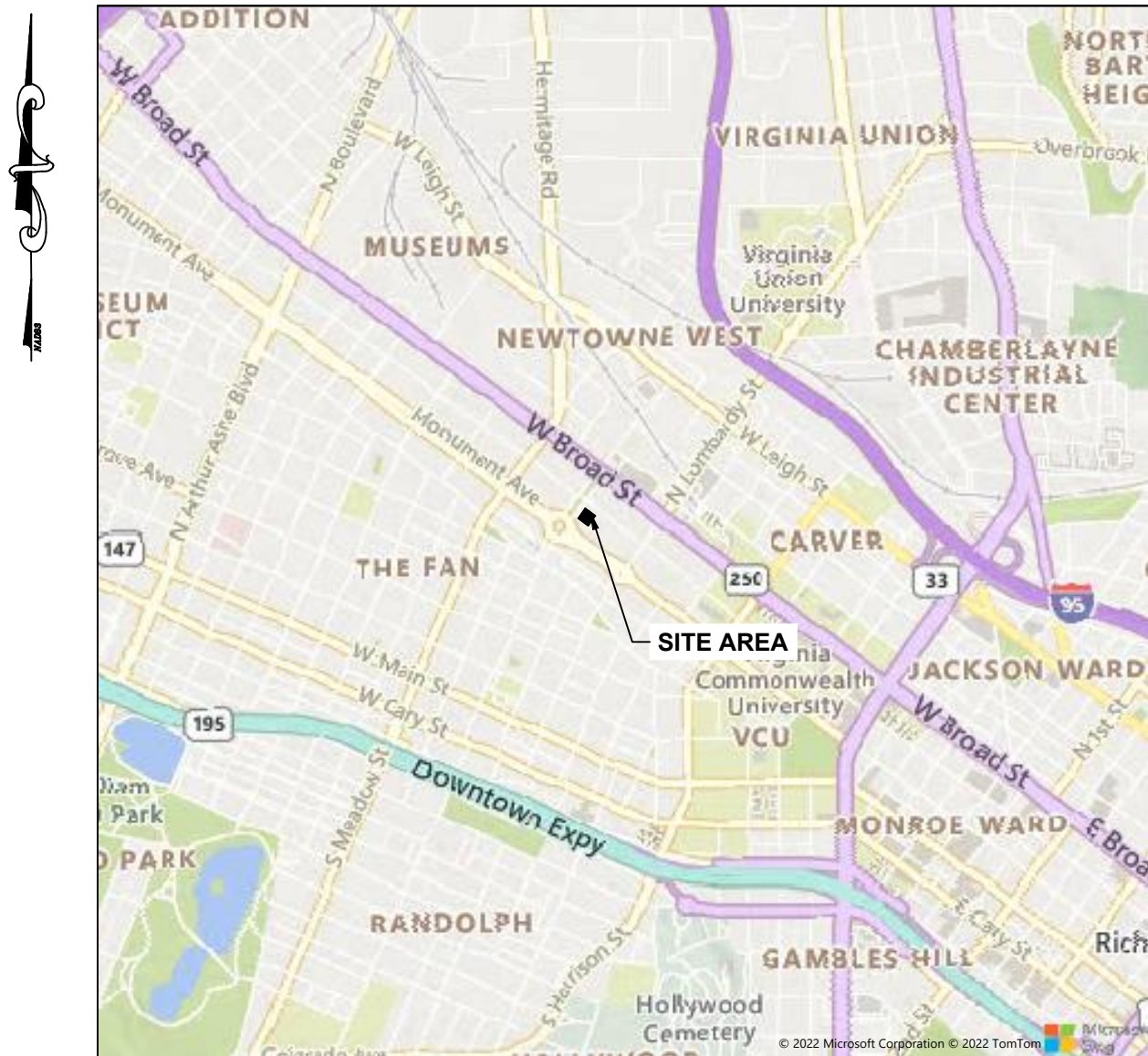
# SHENANDOAH HOTEL RENOVATION

## 501 N. ALLEN AVENUE, RICHMOND, VA

| Civil Sheet List Table |  |
|------------------------|--|
| SHEET ID               | SHEET TITLE                              |
| C0.0                   | COVER                                    |
| C1.0                   | ALTA NSPS LAND TITLE SURVEY SHEET 1 OF 2 |
| C1.1                   | ALTA NSPS LAND TITLE SURVEY SHEET 2 OF 2 |
| C2.0                   | EXISTING CONDITIONS                      |
| C3.0                   | GENERAL NOTES AND DETAILS                |
| C3.1                   | GENERAL NOTES AND DETAILS                |
| C4.0                   | LAYOUT                                   |
| C5.0                   | GRADING PLAN                             |
| C6.0                   | UTILITY PLAN                             |
| C6.1                   | UTILITY NOTES AND DETAILS                |
| WM1.0                  | WATER MODEL RESULTS*                     |
| L1.0                   | LANDSCAPE INVENTORY                      |
| L2.0                   | LANDSCAPE PLAN                           |
| L3.0                   | LANDSCAPE NOTES AND DETAILS              |

\* NOT INCLUDED IN SUP SET

| Architectural Sheet List Table |                                    |
|--------------------------------|------------------------------------|
| SHEET ID                       | SHEET TITLE                        |
| A200                           | BASEMENT PLAN                      |
| A201 - A206                    | LEVEL 1 - LEVEL 6 FLOOR PLANS      |
| A207                           | ROOF PLAN                          |
| A300 - A301                    | BUILDING ELEVATIONS                |
| A400                           | WALL SECTIONS                      |
| A600 - A606                    | BASEMENT - LEVEL 6 RCP             |
| A700                           | STAIR A                            |
| A701                           | STAIR B                            |
| A702                           | STAIR C                            |
| A800                           | DOOR SCHEDULE & DETAILS            |
| A801                           | WINDOW SCHEDULE AND DETAILS        |
| D201 - D206                    | LEVEL 1 - LEVEL 6 DEMOLITION PLANS |
| D300                           | DEMOLITION BUILDING ELEVATIONS     |
| D601 - D606                    | LEVEL 1 - LEVEL 6 DEMOLITION RCP   |



VICINITY MAP  
SCALE: 1" = 2,000'

SUP SET  
06-14-2022

### PROJECT SUMMARY

|                                       |  |
|---------------------------------------|--|
| ADDRESS:                              | 501 NORTH ALLEN AVENUE   |
| PARCEL ID:                            | W0000735002  |
| ZONING:                               | R-48 - MULTIFAMILY RESIDENTIAL   |
| PLANNING DISTRICT:                    | NEAR WEST  |
| EXISTING USE:                         | ELDERLY CARE   |
| PROPOSED USE:                         | HOTEL / RESTAURANT / BAR   |
| NEIGHBORHOOD:                         | THE FAN  |
| CIVIL ASSOCIATION:                    | FAN DISTRICT ASSOCIATION   |
| BUILDING HEIGHT:                      | 68'-4" (TO ROOF)   |
| AREA OF LAND DISTURBANCE:             | <4,000 SQ.FT.  |
| TOTAL GROSS FLOOR AREA OF BUILDING:   |  |
| TOTAL LAND AREA COVERED BY BUILDINGS: | 6,766 SQ.FT.   |
| EXISTING CONDITIONS:                  | CITY OF RICHMOND UTILITY MAPS, CITY OF RICHMOND GIS  |
|                                       | TOPOGRAPHIC SURVEY OF 501 NORTH ALLEN PARCEL ID: W0000735002 BY TIMMONS GROUP; COMPLETED FEBRUARY 5, 2022; SCALE: 1"=20'.  |
|                                       | ALTA/NSPS LAND TITLE SURVEY SHOWING A PARCEL OF LAND TOTALING 0.450 ACRES LOCATED AT THE SOUTHEAST CORNER OF NORTH ALLEN AVE. AND WEST GRACE STREET IN THE CITY OF RICHMOND, VIRGINIA BY TIMMONS GROUP; COMPLETED 2/3/2022; SCALE: 1"=20'  |
| REQUIRED PERMITS:                     | WORK IN STREETS PERMIT, WATER AND SEWER PERMIT   |
| DATUM:                                | NAVD88, NAD83  |
| SUP CASE #:                           | SUP-104056-2021  |
| PARKING SPACES REQUIRED:              | 1 SPACE PER HOTEL ROOM +<br>1 SPACE PER 100 SQ. FT. OF RESTAURANT/BAR/CAFE<br><br>75 HOTEL ROOMS<br>PARKING REQUIRED: 75 SPACES<br><br>BAR AREA: 780 SQ.FT.<br>CAFE AREAS: 880 SQ.FT.<br>PATIO AREAS: 1,150 SQ.FT.<br>TOTAL: 2,810 SQ.FT.<br>PARKING REQUIRED: 2,810 SQ.FT. / 100 = 28 SPACES<br><br>TOTAL PARKING REQUIRED: 103 SPACES<br><br>PROVIDED<br>24 SPACES ON-SITE (2 ADA)<br>5 SPACES ON N. ALLEN AVE.<br>ADDITIONAL OFF-SITE PROVIDED VIA VALET TO MEET DEMAND |

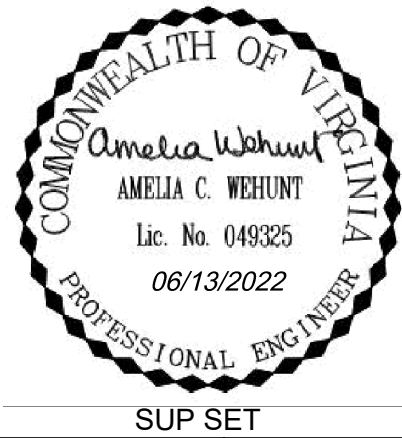
**ARCHITECT**  
COMMONWEALTH ARCHITECTS  
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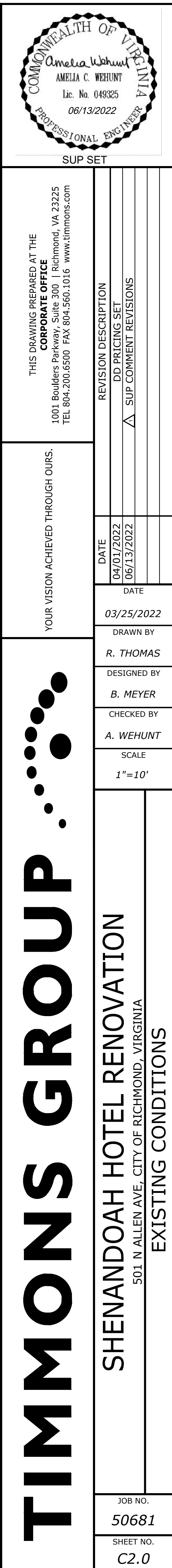
DATE  
04/01/2022  
06/13/2022  
REVISION DESCRIPTION  
DD PRICING SET  
SUP COMMENT REVISIONS  
DATE  
03/25/2022  
DRAWN BY  
R. THOMAS  
DESIGNED BY  
B. MEYER  
CHECKED BY  
A. WEHUNT  
SCALE  
AS NOTED

TIMMONS GROUP

SHENANDOAH HOTEL RENOVATION  
501 N ALLEN AVE, CITY OF RICHMOND, VIRGINIA  
COVER

JOB NO.  
50681  
SHEET NO.  
C0.0





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1. CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE MOST RECENT CITY OF RICHMOND RIGHT OF WAY EXCAVATION AND RESTORATION MANUAL, VDOT ROAD AND BRIDGE SPECIFICATIONS AND ROAD DESIGN & STANDARDS INCLUDING ALL SUBSEQUENT REVISIONS. RESTORE ANY INFRASTRUCTURE (SIDEWALKS, CURBS, ETC.)
2. CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7011 (TOLL FREE) 48 HOURS PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN.
3. ACQUIRE AND PAY FOR ANY AND ALL NECESSARY CONSTRUCTION PERMITS, AND FURNISH COPIES TO THE OWNER UNLESS OTHERWISE DIRECTED.
4. ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, CATV, OR OTHER SIMILAR LINES SHALL BE INSTALLED UNDERGROUND.
5. IN ACCORDANCE WITH HANDICAP ACCESSIBILITY REQUIREMENTS, ALL APPLICABLE CODES AND REQUIREMENTS FOR ACCESSIBILITY FOR DISABLED PERSONS SHALL BE STRICTLY COMPLIED WITH.

1. PROVIDE A DETAILED SCHEDULE AND SEQUENCE OF CONSTRUCTION TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. CONSTRUCTION SEQUENCE GUIDELINES HAVE BEEN PROVIDED BELOW TO PROVIDE REQUIRED OPERATIONAL PARAMETERS DURING CONSTRUCTION.
2. ACQUIRE ALL PERMITS PRIOR TO CONSTRUCTION. ALL FEES ASSOCIATED WITH PERMITS SHALL BE PAID BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
3. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RICHMOND'S DEPARTMENT OF PUBLIC UTILITIES AND TIMMONS GROUP AT LEAST 72 HOURS PRIOR TO THE START OF WORK.
4. CALL "MISS UTILITY" AT 1-800-552-7001 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTACT THE ENGINEER IMMEDIATELY IF:
  - 4.1. LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN;
  - 4.2. IF THERE APPEARS TO BE A CONFLICT;
  - 4.3. OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.
5. PERFORM CONSTRUCTION SURVEY STAKEOUT FOR PROPOSED IMPROVEMENTS AND CONSTRUCTION LIMITS. ALL SURVEYING OPERATIONS MUST BE PERFORMED BY A VIRGINIA LICENSED SURVEYOR.
6. MAINTAIN UNINTERRUPTED UTILITY SERVICE TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
7. DEMOLISH ITEMS AS INDICATED ON SHEET C4.0.
8. INSTALL AND MOVE TEMPORARY PUMPS AS NECESSARY TO DIVERT CLEAN WATER AROUND ACTIVE PORTIONS OF THE CONSTRUCTION SITE. PROVIDE TEMPORARY DITCHES NEARBY WITHIN THE PROJECT LIMITS AT THE END OF EACH DAY AS NECESSARY TO PREVENT FLOODING AND SEDIMENT RUNOFF INTO EXISTING STORMWATER SYSTEMS.
9. INSTALL UTILITIES PER SHEET C6.0. ENSURE PIPES ARE INSTALLED FROM CONNECTION BACK TO BUILDING.
10. RESTRIPE PARKING LOT.

A. DESCRIPTION - THIS PAVEMENT IS A ROUGHLY CUT GRANITE BLOCK WEARING SURFACE AS HEREINAFTER DESCRIBED AND LOCALLY KNOWN AS "SPALL". THESE SPALL ARE TO BE LAID IN A MORTAR BED WITH GROUT JOINT FILLER.

B. GRANITE SPALL - GRANITE SPALL SHALL BE FROM FOUR (4) TO SEVEN AND ONE-HALF (7 1/2) INCHES DEEP, FROM THREE (3) TO SIX (6) INCHES WIDE AND FROM THREE (3) TO TEN (10) INCHES LONG. THE SIDES SHALL PERMIT LAYING WITH JOINTS NOT OVER THREE-QUARTERS (3/4) OF AN INCH IN WIDTH AND JOINTS OF THAT WIDTH SHALL BE EXCEPTIONAL. THE UPPER FACE SHALL BE UNIFORM TO PERMIT LAYING TO THE GENERAL SURFACE OF THE PAVEMENT.

C. MORTAR BEDDING - THE MORTAR BEDDING SHALL COMPLY WITH THE REQUIREMENTS FOR NONSHRINK MORTAR. THE SAND USED SHALL CONFORM TO VDOT SPECIFICATIONS, SEC. 202, GRADING C. THE MORTAR BEDDING SHALL BE MAXIMUM TWO (2) INCHES THICK.

D. LAYING SPALL - ON THIS MORTAR BEDDING THE GRANITE SPALL SHALL BE LAID AT RIGHT ANGLES TO THE CENTER OF THE STREET. EACH COURSE OF SPALL SHALL BE APPROXIMATELY OF UNIFORM WIDTH AND DEPTH, AND SO LAID THAT ALL LONGITUDINAL JOINTS SHALL BE BROKEN BY A LAP OF AT LEAST TWO (2) INCHES. AS EACH COURSE IS LAID THE CEMENT SAND BEDDING WILL FILL THE JOINTS TO WITHIN THREE (3) INCHES OF THE SURFACE OF THE PAVEMENT. IRREGULARLY SHAPED AND ODD SIZED SPALL SHALL BE CULLED BY THE PAVERS. AFTER THE SPALL HAS BEEN PLACED IN THE MORTAR BEDDING THE PAVEMENT SHALL BE TESTED WITH A TEN (10) FOOT STRAIGHT EDGE LAID PARALLEL WITH THE CENTER LINE OF THE PAVEMENT AND ANY IRREGULARITIES EXCEEDING ONE-QUARTER (1/4) OF AN INCH MUST BE CORRECTED AS DIRECTED BY RE-LAYING OF THE SPALL.

E. THE JOINTS SHALL THEN BE FILLED WITH GROUT (EMACO 577 CI) OR APPROVED EQUAL, AROUND ALL GRANITE SPALL TO WITHIN 1/4" OF THE TOP.

F. OBLIGATION OF CONTRACTOR AT END OF GUARANTEE PERIOD - IN ADDITION TO THE PROPER MAINTENANCE OF THE PAVEMENT DURING THE PERIOD OF GUARANTEE, WHICH WILL INCLUDE REFILLING GROUT FILLED JOINTS IF THEY BECOME OPEN, THE CONTRACTOR SHALL AT HIS EXPENSE, JUST BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD, MAKE SUCH REPAIRS AS NECESSARY TO THE PAVEMENT WHERE IT SHOWS INDICATION OF HAVING BEEN DEFECTIVELY CONSTRUCTED.

CG-12

NOTE: COMPONENTS OF CURB RAMPS CONSIST OF THE FOLLOWING:  
 HYDRAULIC CEMENT SIDEWALK (DEPTH IN INCHES AREA IN SQUARE YARDS)  
 CURB WHEN REQUIRED (DO'S OR CO'S IN LINEAR FEET)  
 DETECTABLE WARNING SURFACE (AREA IN SQUARE YARDS)  
 EACH OF THE ABOVE ITEMS IS A SEPARATE PAY ITEM AND SHOULD  
 BE SUMMARIZED FOR EACH CURB CUT RAMP.

## GENERAL NOTES:

1. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
2. DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES. LIST FOR DETECTABLE WARNING SURFACES, PRODUCTS NOT LISTED SHALL MEET THE REQUIREMENTS OF THE SPECIAL PROVISION FOR CURB AND DETECTABLE WARNING SURFACE AND SHALL BE SUBMITTED TO THE STANDARDS AND SPECIAL DESIGN SECTION FOR APPROVAL.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REINFORCED BARS. IF RAMP FLOOR IS PRECAST HOLES MUST BE PROVIDED FOR DOWN LAPS. BARS SO THAT ADJOINING FLARED SIDES CAN BE CAST IN PLACE AFTER PLACEMENT OF PRECAST RAMP FLOOR. PRECAST CONCRETE SHALL BE CLASS 4-4.
4. REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MIN. DEPTH OF RAMP FLOOR, MINIMUM CONCRETE COVER 1/2".
5. CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
6. CURB RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THEY ARE TO BE PROVIDED AT INTERSECTIONS WHEREVER AN ACCESSIBLE WALKWAY WITH THE WIDTH OF WAY OF A HIGHWAY OF TYPE "A" CROSSES A CURB REGARDLESS OF WHETHER SIDEWALK IS EXISTING, PROPOSED, OR EXISTENT. THEY MUST BE LOCATED WITHIN THE TRAVELWAY OF THE HIGHWAY, AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER, AND SHOULD NOT DISOCCUPY ROADWAY TRAVEL LINES, EXISTING OR PROPOSED, OR HYDRAULIC DROPS, NEETS, ETC. ACCESSIBLE ROUTES PROVIDE A CONTINUOUS UNRESTRICTED SIDEWALK AND SLIP RESISTANT SURFACES, INCLUDING ALL ACCESSIBLE ELEMENTS OF A FACILITY THAT CAN BE APPROACHED, ENTERED AND USED BY PEDESTRIANS.
7. RAMPS MAY BE OPENED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB PLACING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
8. TYPICAL CONCRETE SIDEWALK IS 4" THICK, WHEN THE ENTRANCE RADIUS CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRAFFIC, REFER TO STANDARD CG-13, COMMERCIAL ENTRANCE (HEAVY TRUCK TRAFFIC) FOR CONCRETE DEPTH.
9. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.
10. ONLY ONE CURB RAMP IS PROVIDED FOR TWO CROSSINGS (DIAGONAL). A 4' x 4' LANDING AREA SHALL BE PROVIDED TO MANEUVER A WHEELCHAIR FROM THE CROSSWALK WITHOUT GOING INTO THE TRAVELWAY. MAX 4' x 4' LANDING AREA MAY INCLUDE THE GUTTER PAN.
11. ALL CASES WHERE CURBS INTERSECT A RADIAL SECTION OF CURB AT ENTRANCES OR STREET CORNERS THE DETECTABLE WARNING SURFACES SHALL HAVE A FACTORY RADIUS OR BE FIELD MODIFIED AS RECOMMENDED BY THE MANUFACTURER TO MATCH THE BACK OF CURB.

|                            |  |                                       |  |                         |  |
|----------------------------|--|---------------------------------------|--|-------------------------|--|
|                            |  | CG-12 DETECTABLE WARNING SURFACE      |  | SPECIFICATION REFERENCE |  |
| ROAD AND BIDGE STANDARDS   |  | (GENERAL NOTES)                       |  | 105                     |  |
| SHEET 1 OF 5 REVISION DATE |  | VIRGINIA DEPARTMENT OF TRANSPORTATION |  | 105                     |  |
| 203.05 07/15               |  |                                       |  | 105                     |  |

2.0" VDOT SM-9.5A ASPHALTIC SURFACE COURSE

8.0" VDOT 21B GRADED AGGREGATE SUBBASE

COMPACTED SUBGRADE (PER VDOT STANDARDS AND SPECIFICATIONS)

NO SCALE

4x4 6/6 WELDED WIRE MESH

3"

6" CLASS A3 CONCRETE

4" VDOT 21A GRADED AGGREGATE SUBBASE

COMPACTED SUBGRADE  
[COMPACTED PER VDOT REQUIREMENTS]

2 3/4" SM-9.5A  
ASPHALT CONCRETE

EX PAVEMENT

10'

1"

EXISTING PAVEMENT

6" COMPACTED  
VDOT #21B

6" BM-25.0  
ASPHALT CONCRETE

PIPELINE

6" COMPACTED  
VDOT #21B

4" 3,500 PSI  
PORTLAND CEMENT  
CONCRETE

4" VDOT 21B  
GRADED AGGREGATE SUBBASE

COMPACTED SUBGRADE  
[COMPACTED PER VDOT REQUIREMENTS]

The technical drawing illustrates the construction of a wheel stop. The upper portion is a cross-sectional view showing a concrete curb on top of a 6-inch thick concrete base. A 7.5-inch wide wheel stop is embedded in the base, with a 6-inch wide gap between the curb and the stop. The lower portion is a plan view of the 6-foot wide curb. It shows a 3/4-inch hole for an anchor, with a 12-inch spacing between anchors. The curb is 5 feet wide, and the wheel stop is 6 feet wide. The drawing includes dimensions for the curb, wheel stop, and anchor placement.

ANCHOR WITH #16 REBAR  
BEDDED 24" IN GROUND  
(TWO PER WHEEL STOP)

6"

12" 3/4" HOLE FOR ANCHOR, TYP 12"

5' 6'

Diagram illustrating the dimensions and material requirements for a stop bar:

- Length:** LENGTH = DRIVE LANE WIDTH
- Height:** 2"

**STOP BAR NOTE:**  
 24" WHITE STOP BARS ARE TO BE THERMOPLASTIC MATERIAL AND MUST MEET ALL REQUIREMENTS LISTED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

PARKING SPACE NOTES:

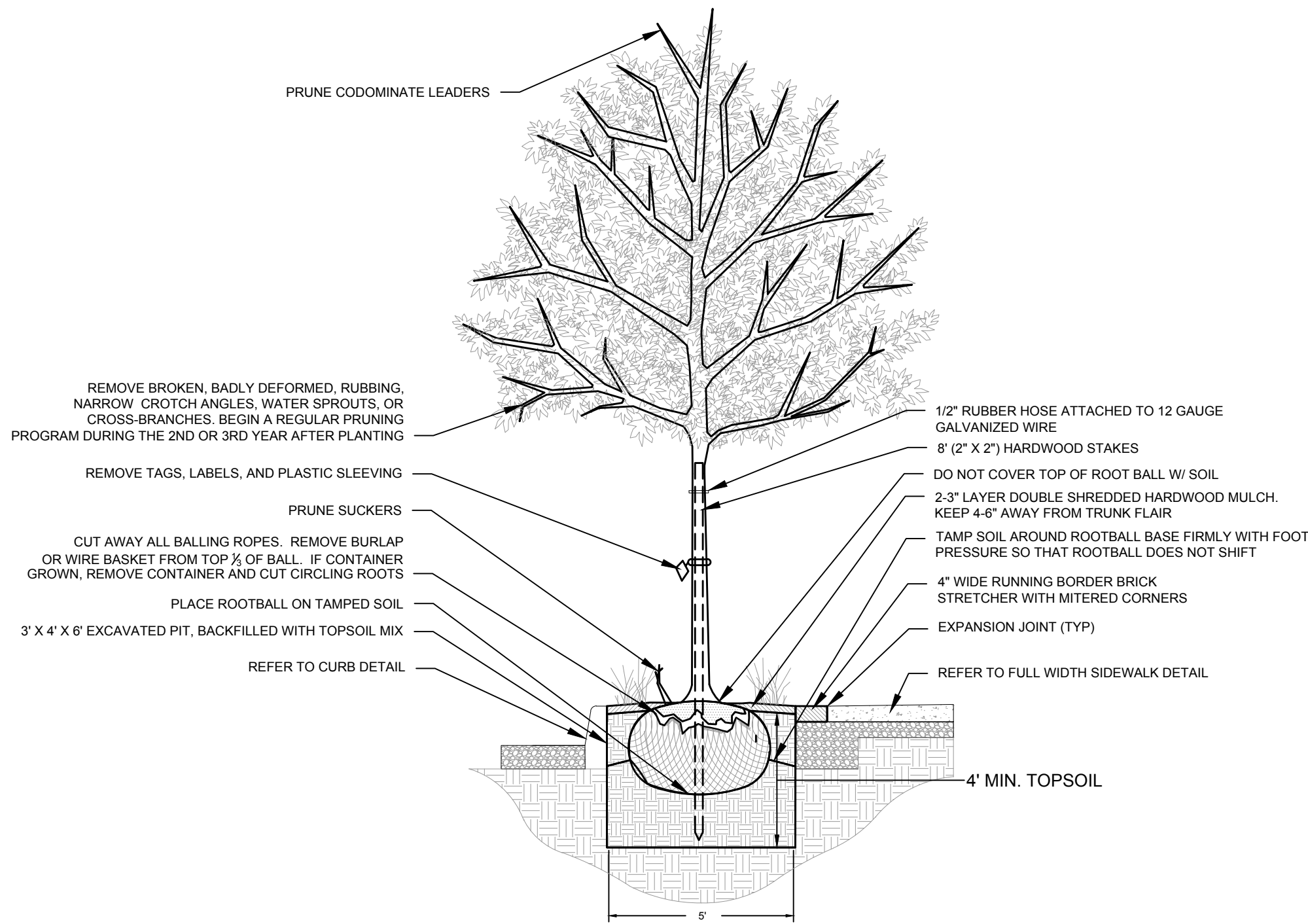
1. HEIGHT OF CURB IS 0' BETWEEN ACCESSIBLE RAMPS. RAMPS TRANSITION CURB FROM 0' TO STANDARD CURB HEIGHT.
2. ALL WHEELCHAIR RAMPS SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES, AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES.
3. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
4. SLOPES/GRADING WITHIN ADA PARKING AREA MUST NOT EXCEED 2% IN ANY DIRECTION.

NO SCALE

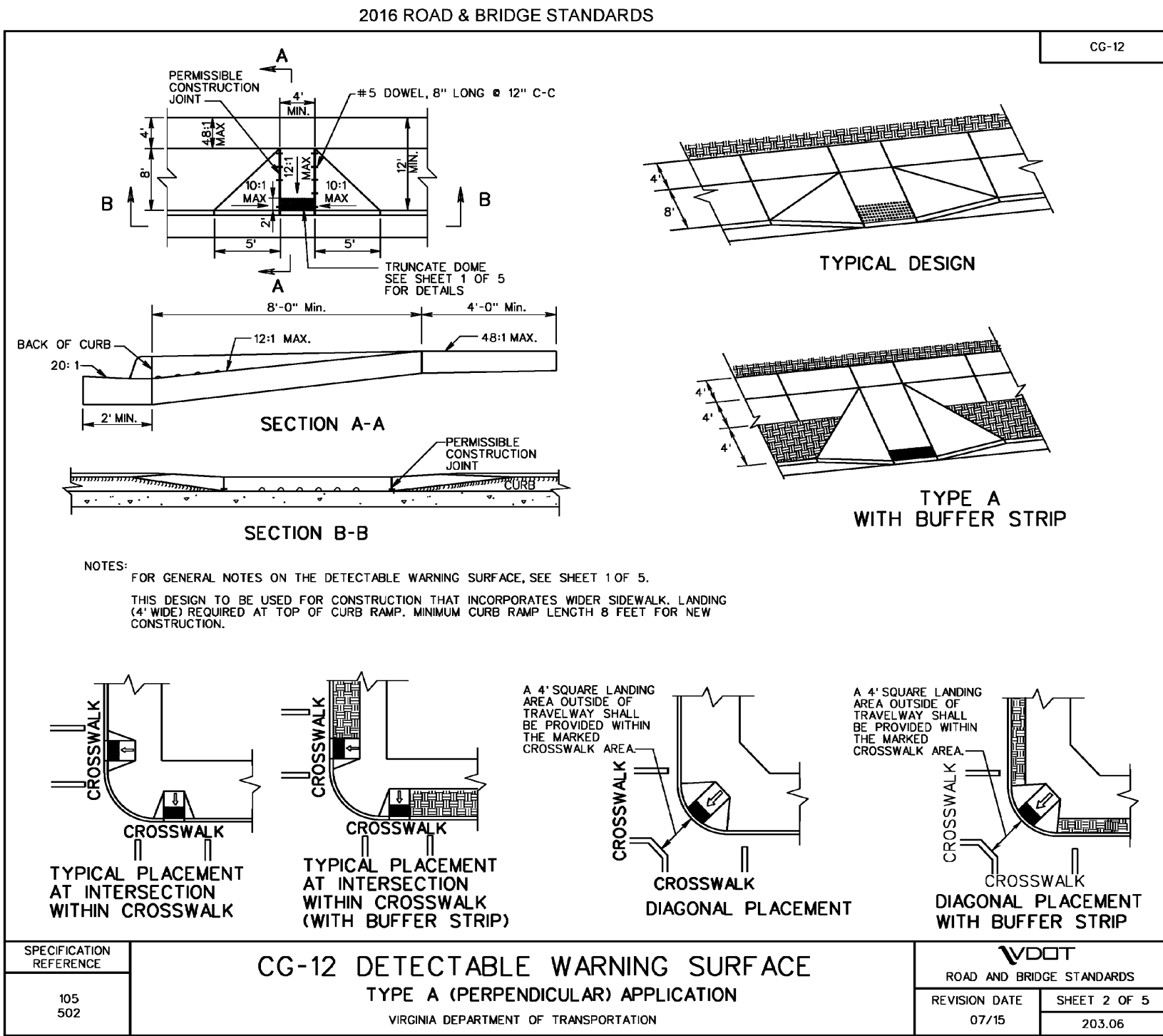
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TREE WELL PLANTING DETAIL  
NOT TO SCALE



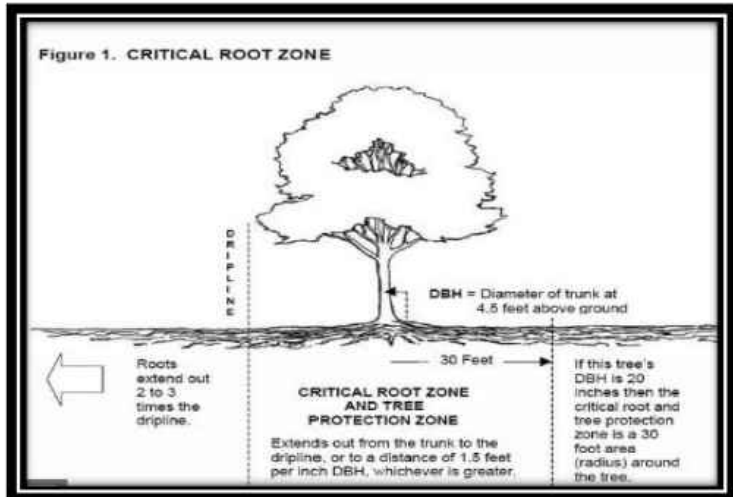
#### Tree Protection Zone

TPZ fences identify "exclusion zones" where construction and equipment use is prohibited.

The TPZ is an area around the tree where construction and equipment use is prohibited. Tree protection bright orange fencing shall be erected. "Keep Out" signs shall be located on all sides of the fencing, before clearing, deliveries, and other construction activities begin and not removed until all machinery is off site. All on site workers should be aware of the TPZ and restrictions on activities within this zone.

When TPZs are located on a down slope a silt fence must be included. If entry to the TPZ is required, use a root buffer to protect roots from crushing roots and compacting soil. No construction materials shall be stored within the TPZ zone.

If Utility work is required within the zone the City Arborist shall be consulted and guidelines will be provided.



At a minimum it should be encompass a radius of at least 1.5 feet for each inch of trunk diameter.

Tree protection zones protect trees and their root zones during construction, cutting or filling around roots

will weaken and eventually kill trees.

If adjustments are needed the request shall be in writing and approved by the City Arborist, and all parties shall be notified of the change.

#### How Trees Are Damaged During Construction

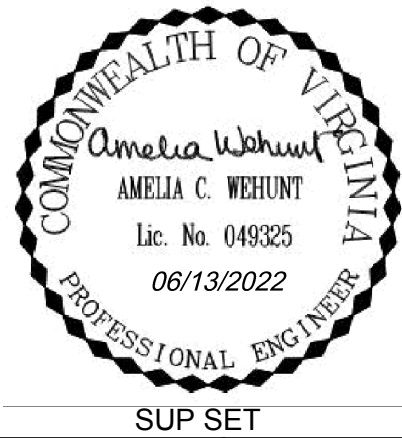
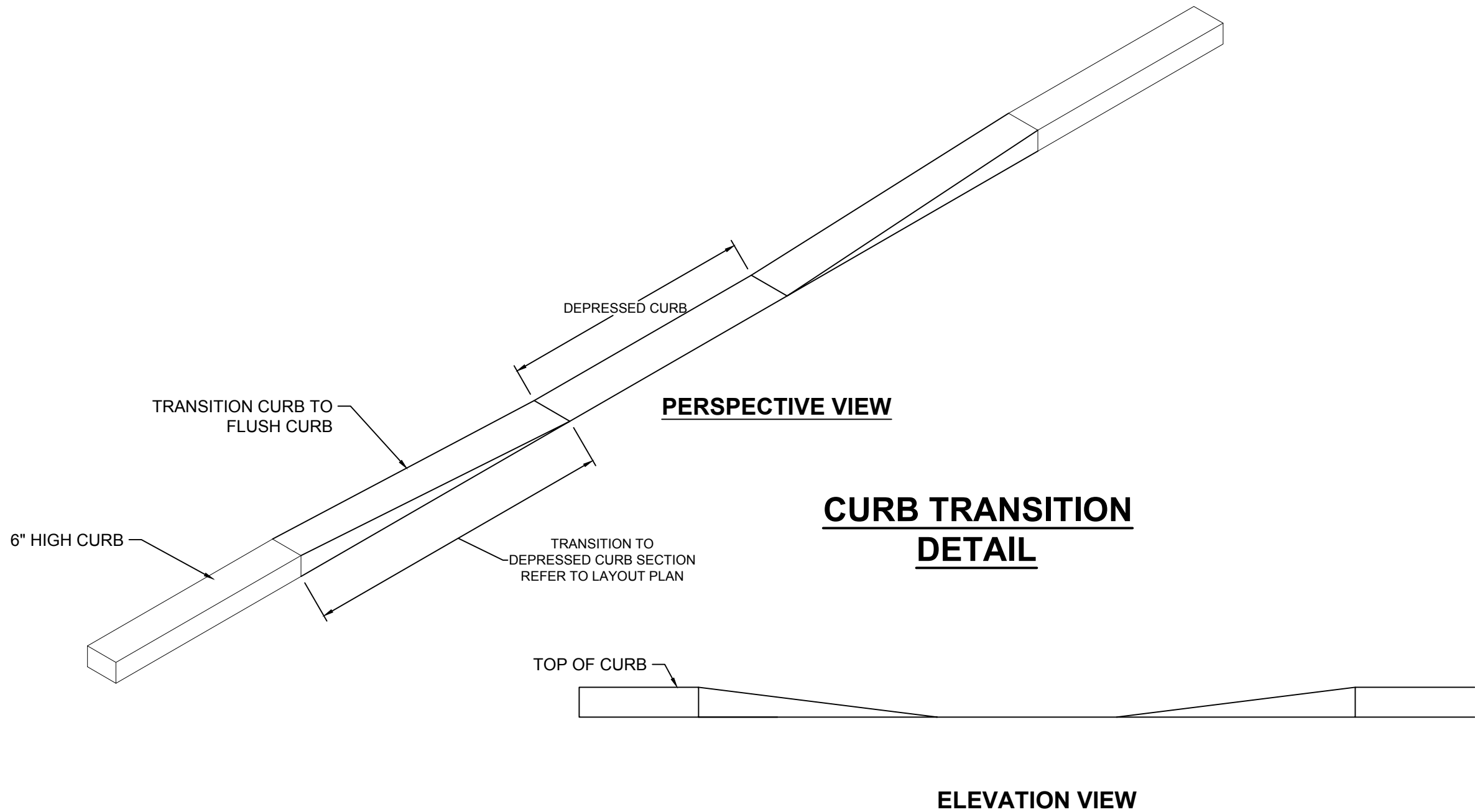
**Physical Injury to Trunk and Crown.** Construction equipment can injure the above-ground portion of a tree by breaking branches, tearing the bark, and wounding the trunk. These injuries are permanent and, if extensive, can be fatal.

**Root Cutting, Digging, grading, and trenching** associated with construction and underground utility installation can be quite damaging to roots. A tree's root system can extend horizontally a distance 1 to 3 times greater than the height of a tree. It is important to cut as far away from a tree as possible to prevent damage that can compromise tree health and stability. Cutting under a tree's crown can reduce tree vitality. Cutting roots close to the trunk can severely damage a tree and limit its ability to stay upright in storms.

**Soil Compaction.** An ideal soil for root growth and development contains about 50 percent pore space for water and air movement. Heavy construction equipment can compact soil and dramatically reduce pore space. Compaction inhibits root growth, limits water penetration, and decreases oxygen needed for root survival.

**Smothering Roots by Adding Soil.** The majority of fine water-and-mineral-absorbing roots are in the upper 6 to 12 inches (15 to 30 cm) of soil where oxygen and moisture levels tend to be best suited for growth. Even a few inches of soil piled over the root system to change the grade can smother fine roots and eventually lead to larger root death.

**Exposure to the Elements.** Trees in a forest grow as a community, protecting each other from the elements. The trees grow tall with long, straight trunks and high canopies. Removing neighboring trees during construction exposes the remaining trees to increased sunlight and wind which may lead to sunscald or breakage of limbs and stems.



THIS DRAWING PREPARED AT THE  
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| REVISION DESCRIPTION  |
|-----------------------|
| DD PRICING SET        |
| SUP COMMENT REVISIONS |

| DATE       |
|------------|
| 04/01/2022 |
| 06/13/2022 |

| DATE        |
|-------------|
| 03/25/2022  |
| DRAWN BY    |
| B. MEYER    |
| DESIGNED BY |
| B. MEYER    |
| CHECKED BY  |
| A. WEHUNT   |
| SCALE       |
| AS NOTED    |

**TIMMONS GROUP**

**SHENANDOAH HOTEL RENOVATION**  
501 N ALLEN AVE, CITY OF RICHMOND, VIRGINIA  
**GENERAL NOTES AND DETAILS**

| JOB NO.   |
|-----------|
| 50681     |
| SHEET NO. |
| C3.1      |

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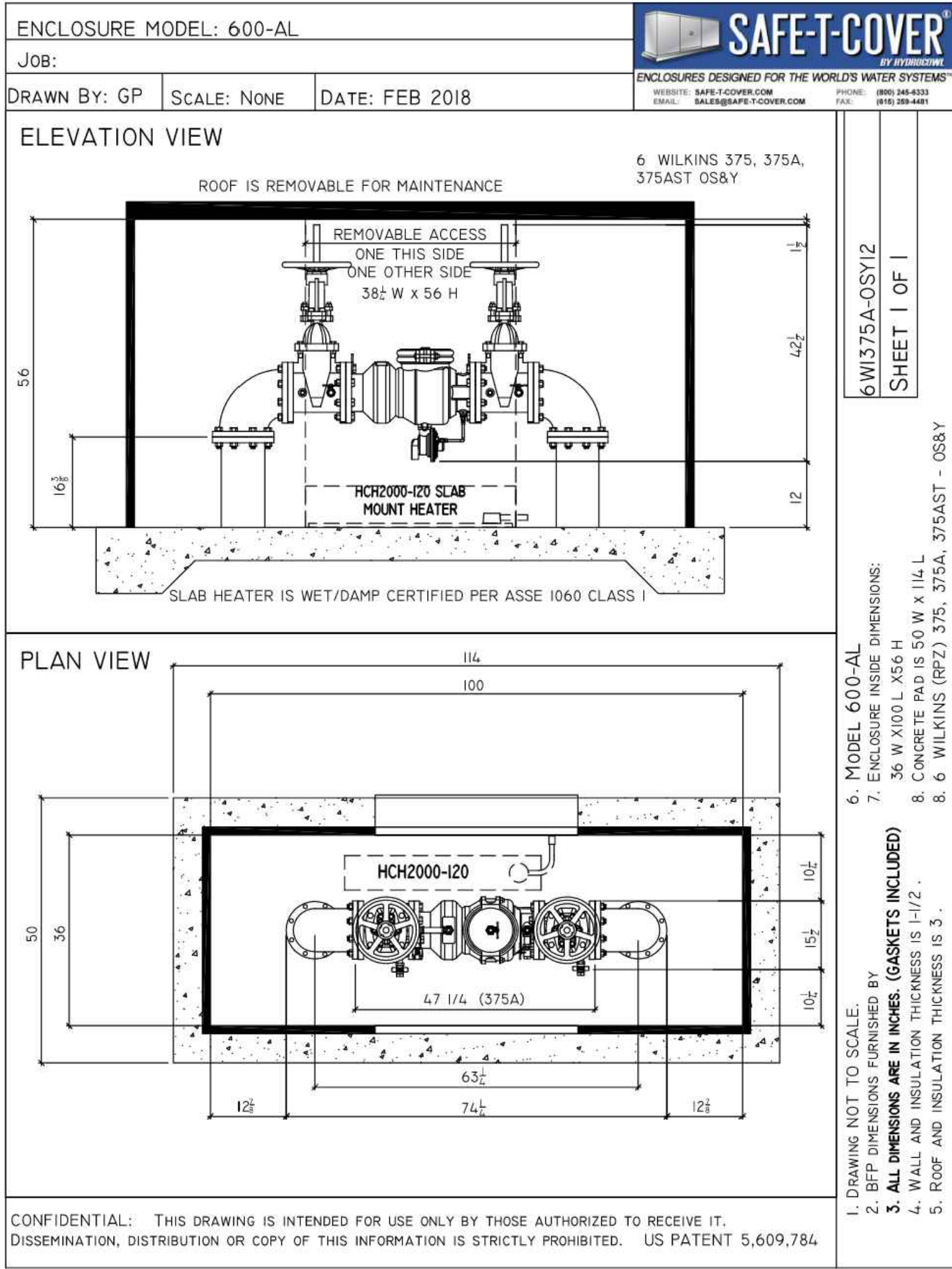













|  |                        | City of Richmond DPU Fixture Values Meter Sizing |                                       |               |   |  |
|--|------------------------|--|---------------------------------------|---------------|---|--|
| Project:   |                        | Shenandoah Hotel Renovation                      |                                       |               |   |  |
| Fixture  | Fixture Value @ 35 psi |  | No. of Fixtures (set to zero if none) | Fixture Value | COMMENTS  |  |
| Bathtub  | 8                      | x  | 4                                     | = 32          |   |  |
| Whirlpool  | 8                      | x  | 0                                     | = 0           |   |  |
| Shower Head (shower only)  | 4                      | x  | 73                                    | = 292         |   |  |
| Toilet-Flush Valve   | 35                     | x  | 0                                     | = 0           |   |  |
| Toilet-Tank Type   | 3                      | x  | 80                                    | = 240         |   |  |
| Wash Sink (ea. set of faucets)   | 4                      | x  | 2                                     | = 8           |   |  |
| Kitchen Sink- 1/2" Connection  | 3                      | x  | 7                                     | = 21          |   |  |
| Kitchen Sink- 3/4" Connection  | 7                      | x  | 0                                     | = 0           |   |  |
| Dishwasher- 1/2" Connection  | 5                      | x  | 0                                     | = 0           |   |  |
| Dishwasher- 3/4" Connection  | 10                     | x  | 1                                     | = 10          |   |  |
| Washing Machine- 1/2" Conn   | 5                      | x  | 1                                     | = 5           |   |  |
| Washing Machine- 3/4" Conn   | 12                     | x  | 0                                     | = 0           |   |  |
| Washing Machine- 1" Conn   | 25                     | x  | 0                                     | = 0           |   |  |
| Hose Bib- 1/2" Conn  | 6                      | x  | 2                                     | = 12          |   |  |
| Hose Bib- 5/8" Conn  | 9                      | x  | 0                                     | = 0           |   |  |
| Hose Bib- 3/4" Conn  | 12                     | x  | 0                                     | = 0           |   |  |
| Lawn Sprinkler (per head)  | 1                      | x  | 0                                     | = 0           |   |  |
|  |                        |  |                                       |               |   |  |
| Ice Machine  | 8                      | x  | 1                                     | = 8           |   |  |
| Water Wand   | 2                      | x  | 1                                     | = 2           |   |  |
| Lavatory- 3/8" Connection  | 2                      | x  | 83                                    | = 166         |   |  |
| Lavatory- 1/2" Connection  | 4                      | x  | 0                                     | = 0           |   |  |
| Laundry Tray- 1/2" Connection  | 3                      | x  | 0                                     | = 0           |   |  |
| Laundry Tray- 3/4" Connection  | 7                      | x  | 0                                     | = 0           |   |  |
| Service Sink- 1/2" Connection  | 3                      | x  | 2                                     | = 6           |   |  |
| Service Sink- 3/4" Connection  | 7                      | x  | 0                                     | = 0           |   |  |
| Urinal- Pedestal Flush Valve   | 35                     | x  | 0                                     | = 0           |   |  |
| Urinal- Wall Flush Valve   | 12                     | x  | 0                                     | = 0           |   |  |
| Trough (2 ft. unit)  | 2                      | x  | 0                                     | = 0           |   |  |
| FIXTURE VALUE TOTAL (FVT) =  |                        |  |                                       | 802           | 112 gpm   |  |
|  |                        |  |                                       |               |   |  |
| Meter Size   | Meter Range(GPM)       |  | Maximum Continuous Flow               |               |   |  |
| 5/8  | 1/8                    | 20   | 10                                    |               |   |  |
| 1  | 3/8                    | 50   | 25                                    |               |   |  |
| 1.5  | 5/8                    | 100  | 50                                    |               |   |  |
| 2  | 1 1/4                  | 160  | 80                                    |               |   |  |
| 3  | 4.3                    | 450  | 350                                   |               |   |  |
| 4  | 25                     | 1000   | 1000                                  |               |   |  |
| Meter Size based on FVT  |                        |  |                                       | =             |   |  |
|  |                        |  |                                       | 2             |   |  |
|  |                        |  |                                       |               | *NOTE: Other factors, such as distance/length of service or elevation, may make it necessary to utilize a larger meter than that which is indicated by this calculation |  |

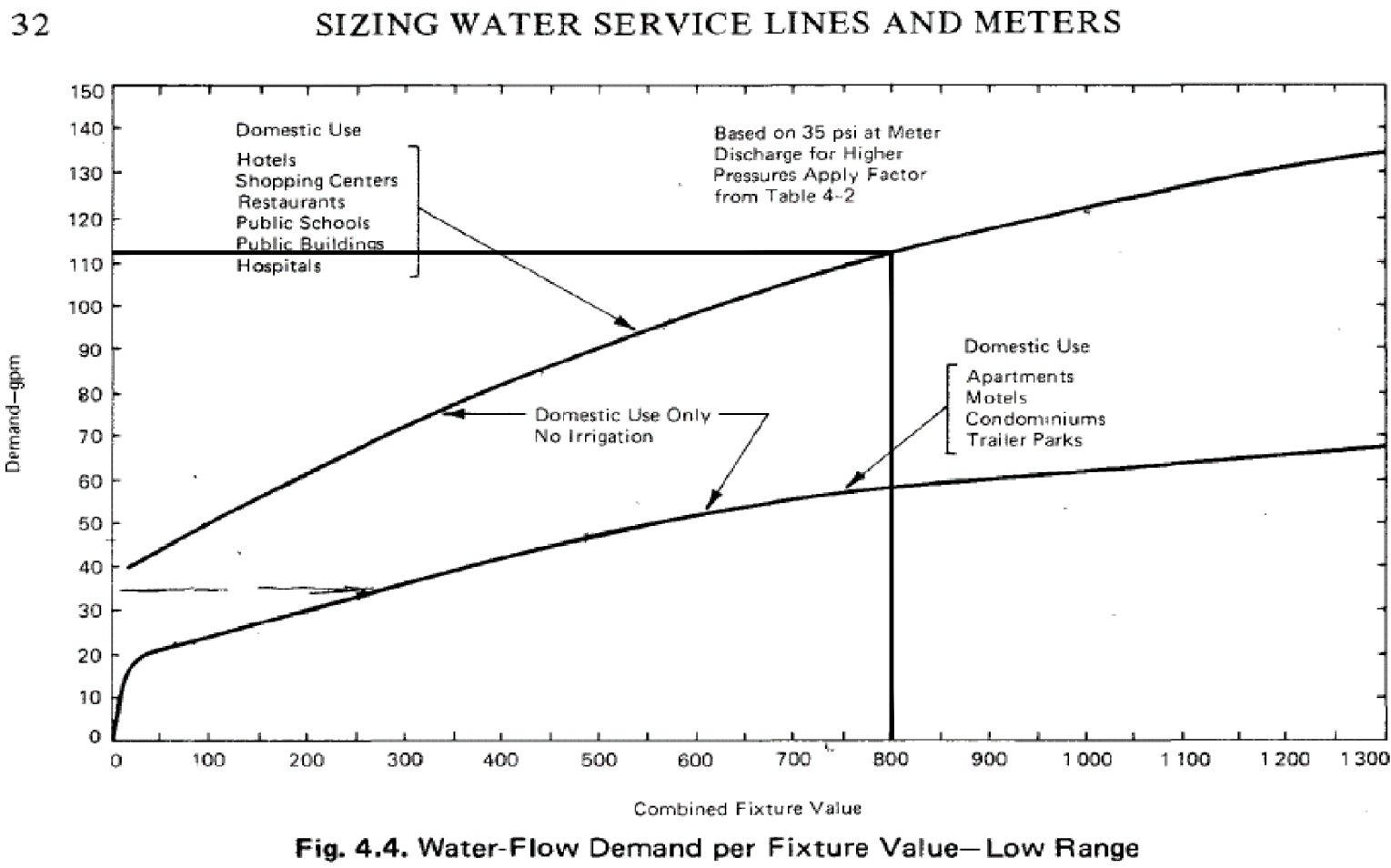
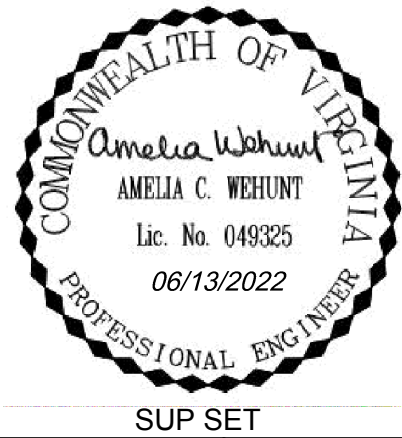


Fig. 4.4. Water-Flow Demand per Fixture Value—Low Range



|   |           |
|---|-----------|
| THIS DRAWING PREPARED AT THE<br><b>CORPORATE OFFICE</b><br>1001 Boulders Parkway, Suite 300   Richmond, VA 23225<br>TEL 804-200-6500 FAX 804-580-1016 www.timmons.com |           |
| YOUR VISION ACHIEVED THROUGH OURS.  |           |
| REVISION DESCRIPTION  |           |
| DD PRICING SET  |           |
| SUP COMMENT REVISIONS   |           |
| DATE  |           |
| 04/01/2022  |           |
| 06/13/2022  |           |
| DATE  |           |
| 03/25/2022  |           |
| DRAWN BY  | B. MEYER  |
| DESIGNED BY   | B. MEYER  |
| CHECKED BY  | A. WEHUNT |
| SCALE   | ----      |

- CITY OF RICHMOND  
DEPARTMENT OF PUBLIC UTILITIES  
TYPICAL INSTALLATION PROCEDURES

1. REFER TO ALL APPLICABLE CODES AND MANUALS DURING DESIGN.

2. THE BFP ASSEMBLY'S SHUTOFF VALVES SHALL BE THE ONES APPROVED BY THE MANUFACTURER FOR THAT BFP ASSEMBLY.

3. SUBMIT PLANS SEALED AND SIGNED BY A PROFESSIONAL ENGINEER TO CROSS CONNECTION DEPT.

4. APPLY FOR A PLUMBING PERMIT FROM BUILDING INSPECTIONS OFFICE.

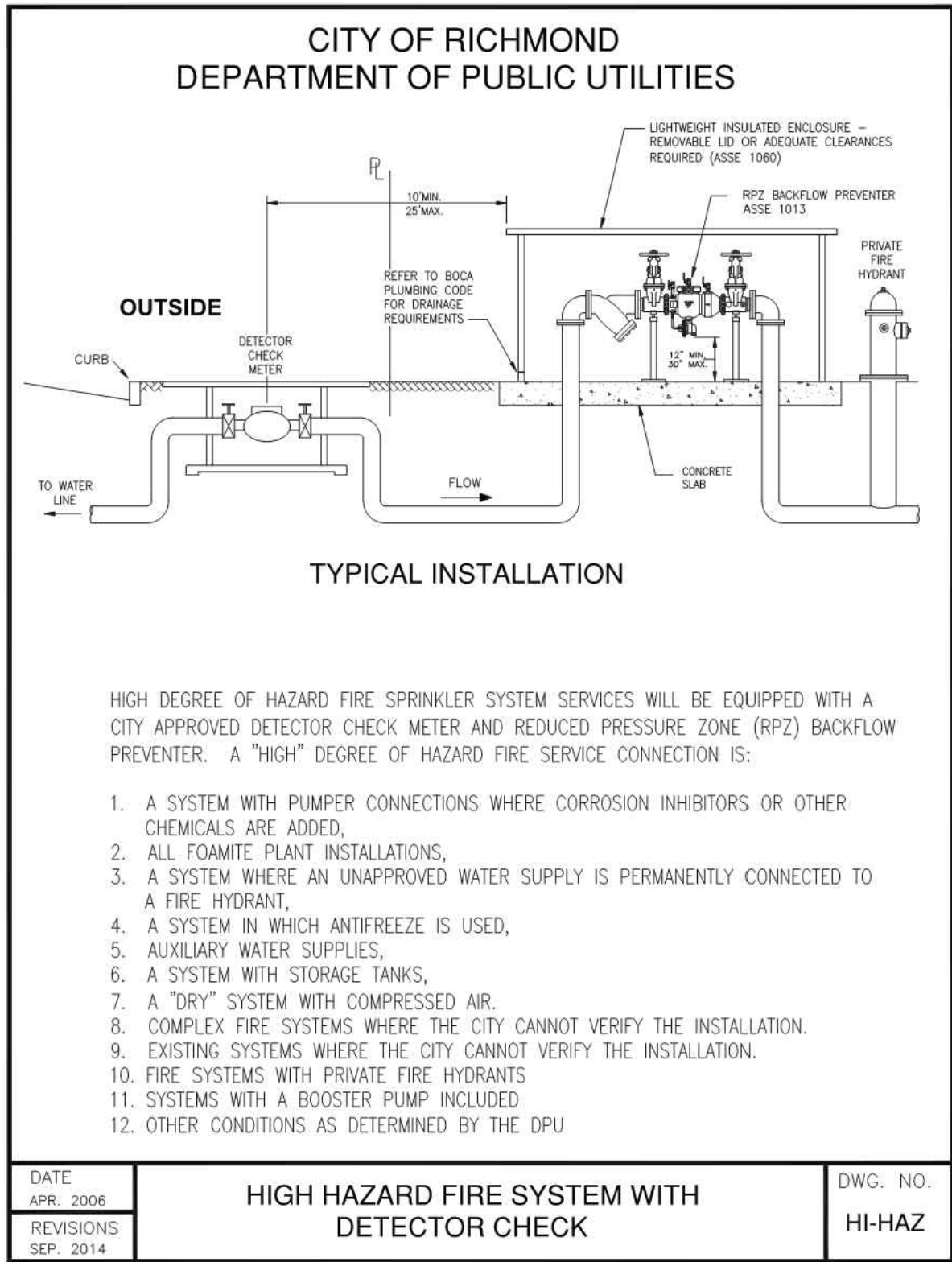
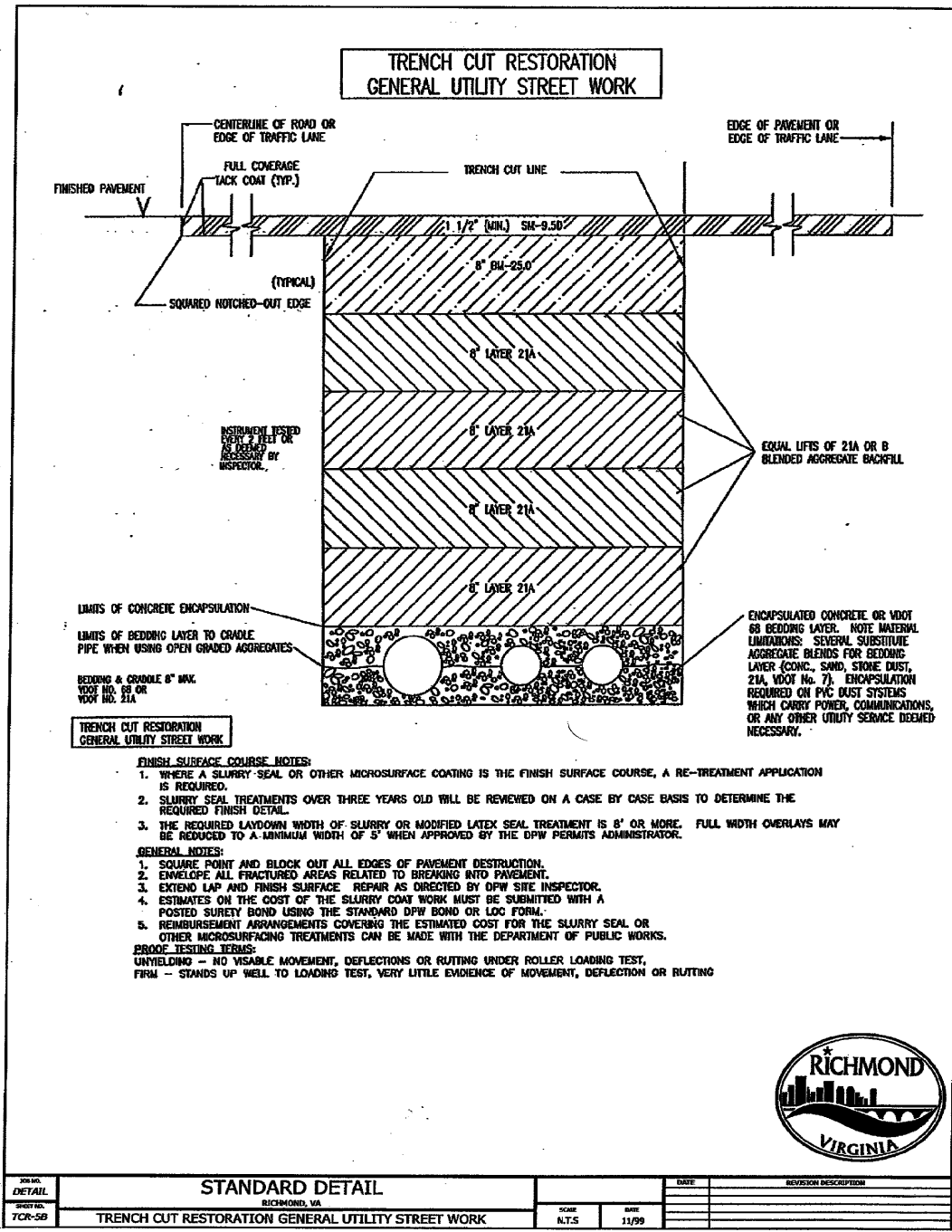
5. APPLY FOR A WATER SERVICE PERMIT FROM DPU DEVELOPMENT OFFICE.

6. INSTALL PIPING AND BACKFLOW PREVENTER, INCLUDING TEST COCKS ADAPTERS - (4) STRAIGHT HOSE ADAPTER FITTINGS, 1/4" S.A.E. 45° FLARE TUBE X 1/4" NPT, FOR CONNECTION TO TEST DEVICE. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED OUTSIDE (OR INSIDE OF A BUILDING WITH APPROVAL OF THE CROSS CONNECTION CONTROL SPECIALIST). REFER TO PLANS FOR TYPICAL INSTALLATION DETAILS. NO TAP-INS WILL BE PERMITTED FOR ANY PURPOSE UPSTREAM OF THE BACKFLOW PREVENTION DEVICE.

7. CALL CROSS CONNECTION CONTROL SPECIALIST FOR INSPECTION OF THE BACKFLOW PREVENTER. INSPECTION AND APPROVAL IS REQUIRED BEFORE ANY METER WILL BE INSTALLED. [804-646-8544]

8. CALL PLUMBING INSPECTOR FOR INSPECTION OF ALL PIPING AND PLUMBING WORK DOWNSTREAM OF THE METER. CALL MECHANICAL INSPECTOR FOR INSPECTION OF ALL WORK DOWNSTREAM OF THE DETECTOR CHECK METER.

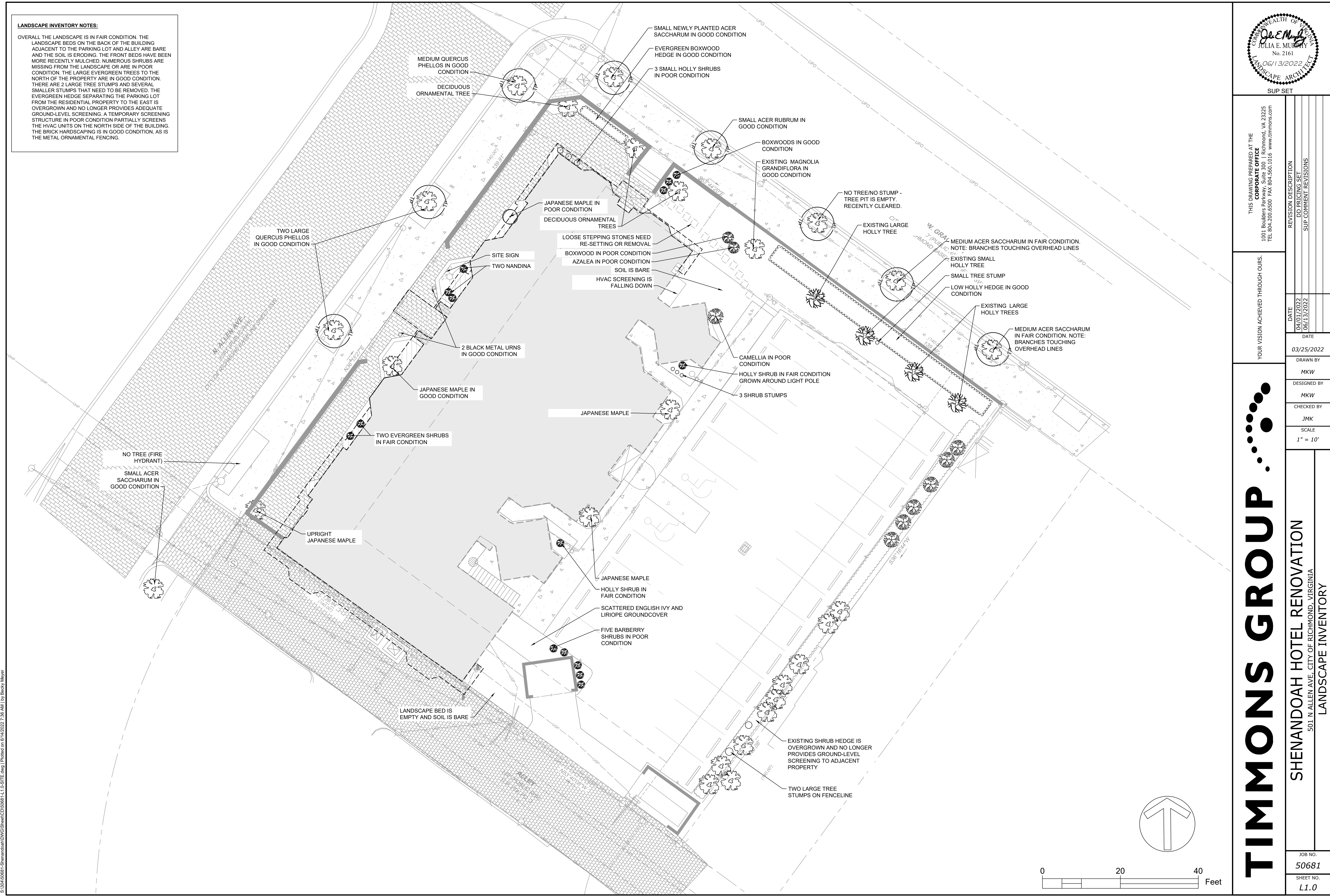
|           |           |                                    |                    |
|-----------|-----------|------------------------------------|--------------------|
| DATE      | APR. 2006 | TYPICAL<br>INSTALLATION PROCEDURES | DWG. NO.<br>RPZ-IP |
| REVISIONS | SEP. 2014 |                                    |                    |





LANDSCAPE INVENTORY NOTES:

OVERALL THE LANDSCAPE IS IN FAIR CONDITION. THE LANDSCAPE BEDS ON THE BACK OF THE BUILDING ADJACENT TO THE PARKING LOT AND ALLEY ARE BARE AND THE SOIL IS ERODING. THE FRONT BEDS HAVE BEEN MORE RECENTLY MULCHED. NUMEROUS SHRUBS ARE MISSING FROM THE LANDSCAPE OR ARE IN POOR CONDITION. THE LARGE EVERGREEN TREES TO THE NORTH OF THE PROPERTY ARE IN GOOD CONDITION. THERE ARE 2 LARGE TREE STUMPS AND SEVERAL SMALLER STUMPS THAT NEED TO BE REMOVED. THE EVERGREEN HEDGE SEPARATING THE PARKING LOT FROM THE RESIDENTIAL PROPERTY TO THE EAST IS OVERGROWN AND NO LONGER PROVIDES ADEQUATE GROUND-LEVEL SCREENING. A TEMPORARY SCREENING STRUCTURE IN POOR CONDITION PARTIALLY SCREENS THE HVAC UNITS ON THE NORTH SIDE OF THE BUILDING. THE BRICK HARDSCAPING IS IN GOOD CONDITION, AS IS THE METAL ORNAMENTAL FENCING.



SUP SET

THIS DRAWING PREPARED AT THE  
**CORPORATE OFFICE**  
1001 Builders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.200.0300 FAX 804.586.0106 www.timmons.com

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| REVISION DESCRIPTION  |
|-----------------------|
| DD PRICING SET        |
| SUP COMMENT REVISIONS |
|                       |
|                       |
|                       |

| DATE        | DRAWN BY |
|-------------|----------|
| 03/25/2022  | MKW      |
| DESIGNED BY | MKW      |
| CHECKED BY  | JMK      |
| SCALE       | 1" = 10' |

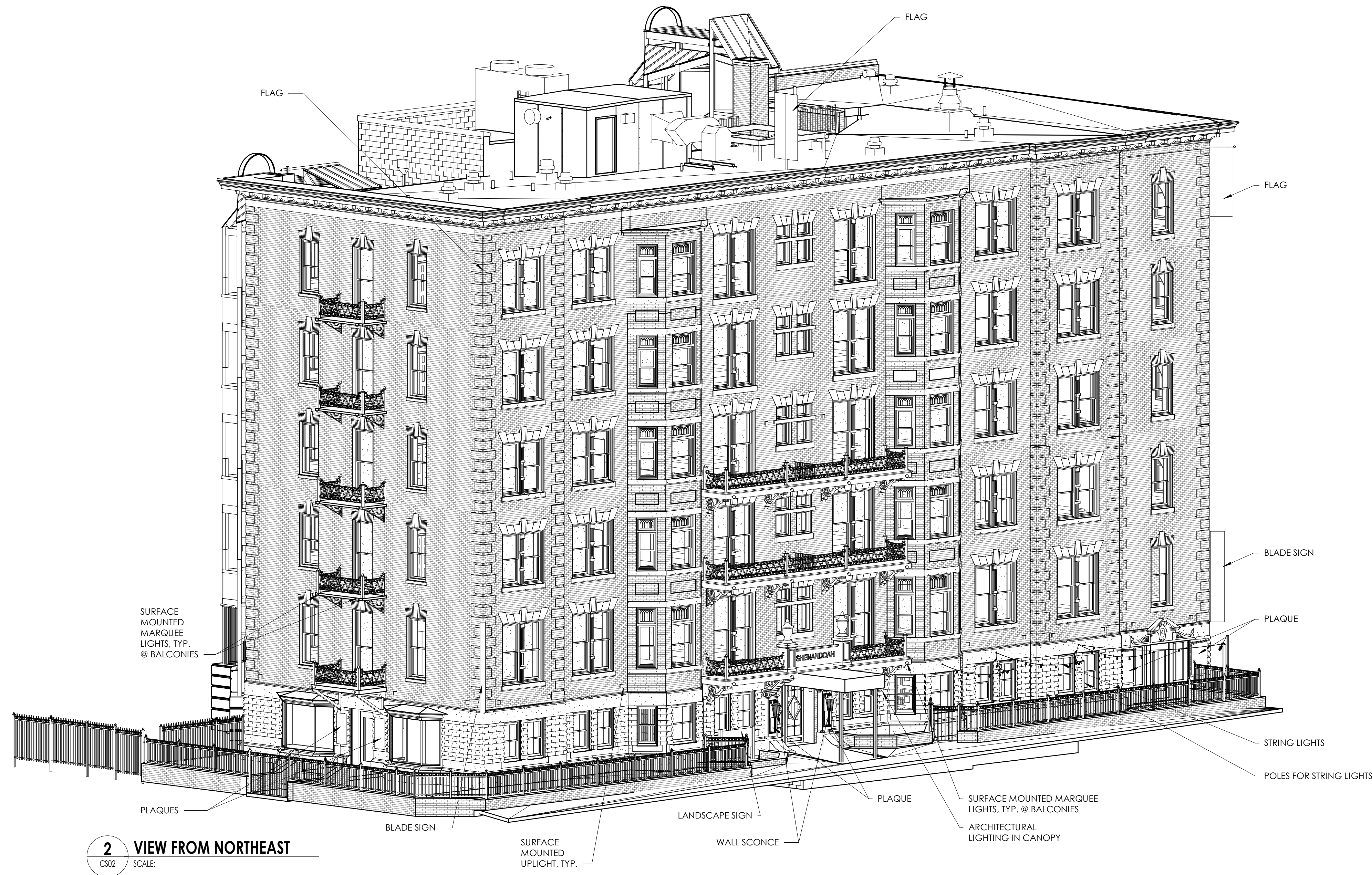
**TIMMONS GROUP**

**SHENANDOAH HOTEL RENOVATION**  
501 N ALLEN AVE, CITY OF RICHMOND, VIRGINIA  
**LANDSCAPE INVENTORY**

| JOB NO.   | 50681 |
|-----------|-------|
| SHEET NO. | L1.0  |

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SHENANDOAH HOTEL  
RENOVATION  
RICHMOND, VIRGINIA

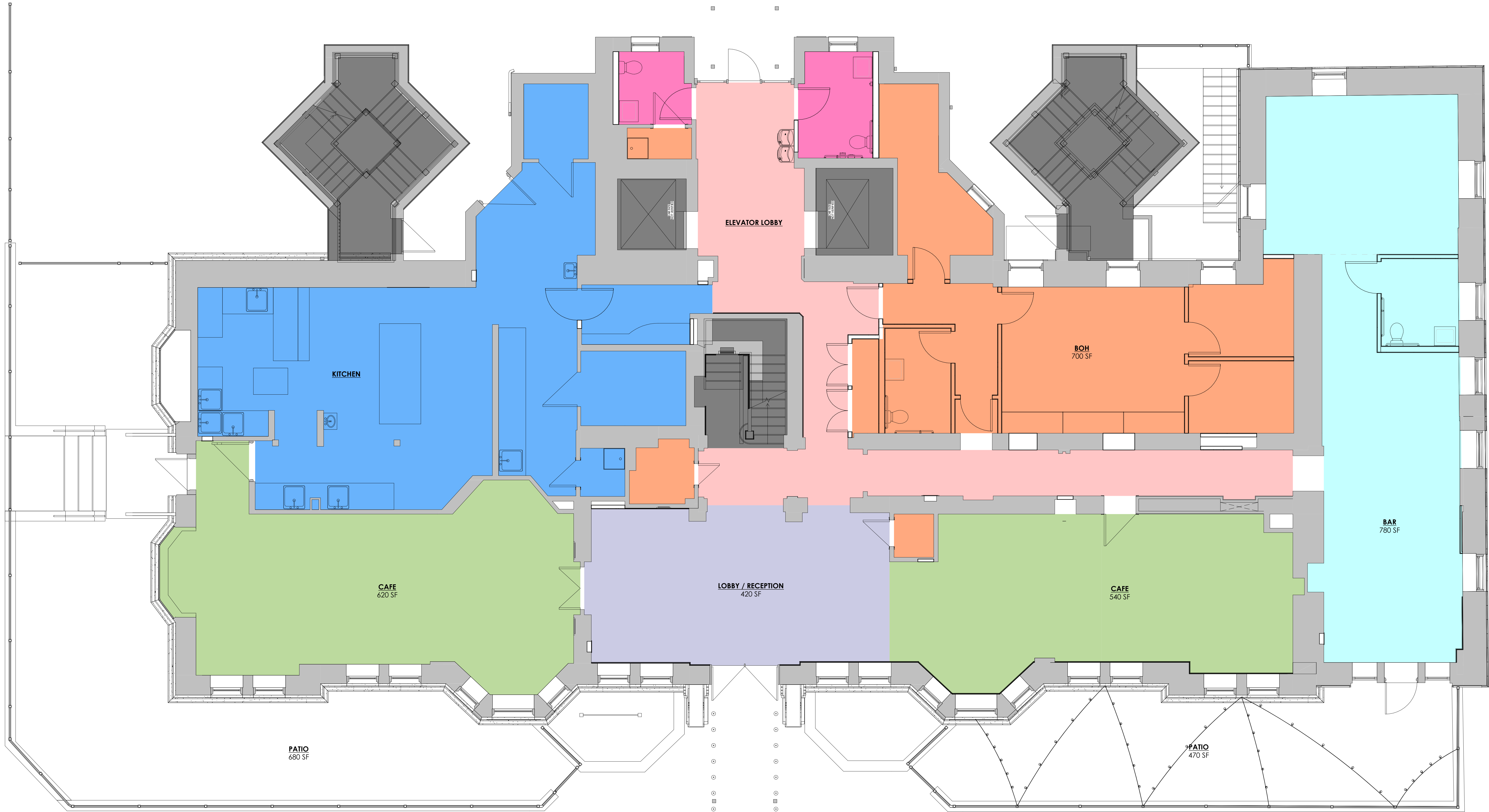
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|                |          |
|                |          |

NOT FOR CONSTRUCTION  
Drawing Title

3D VIEWS

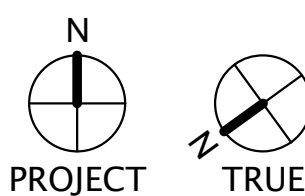
Sheet





| BLOCKING PLAN LEGEND |            |                      |
|----------------------|------------|----------------------|
| BAR                  | GUEST ROOM | VERTICAL CIRCULATION |
| BACK OF HOUSE        | KITCHEN    |                      |
| CAFE                 | LOBBY      |                      |
| CIRCULATION          | RESTROOM   |                      |

1 LEVEL 1 BLOCKING PLAN  
A201b SCALE: 1/4" = 1'-0"



# SHENANDOAH HOTEL RENOVATION

RICHMOND, VIRGINIA

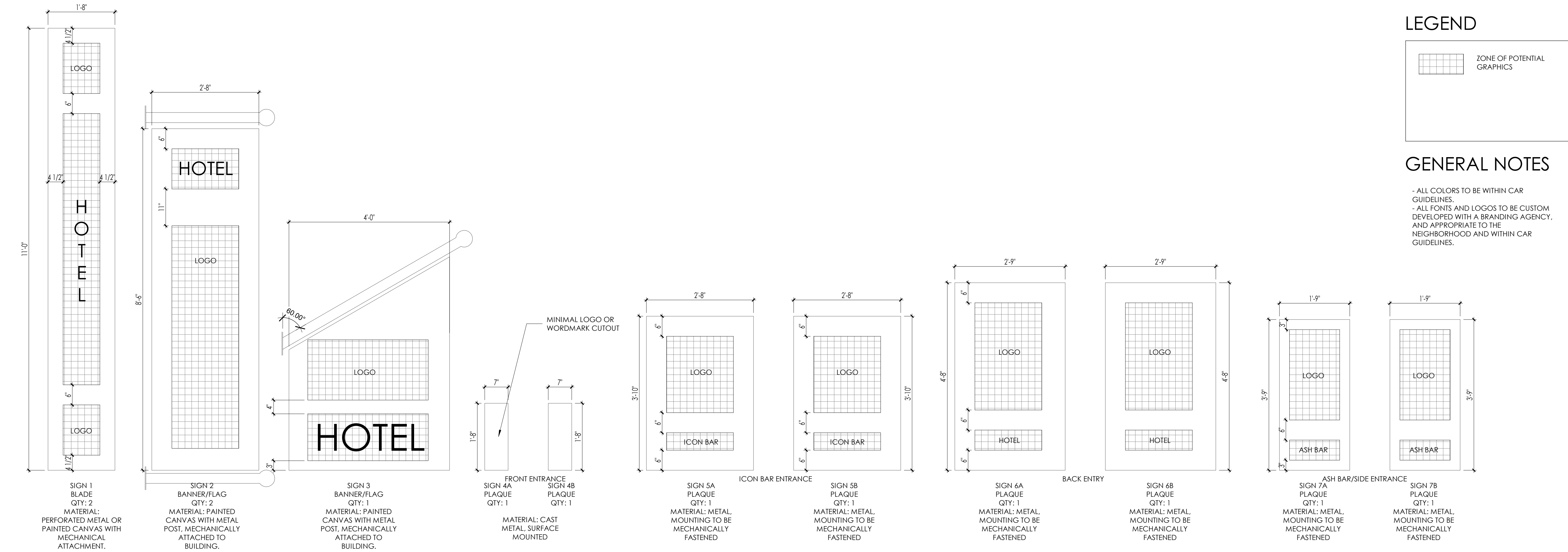
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NOT FOR CONSTRUCTION  
Drawing Title

LEVEL 1  
BLOCKING PLAN

Sheet  
**A201b**

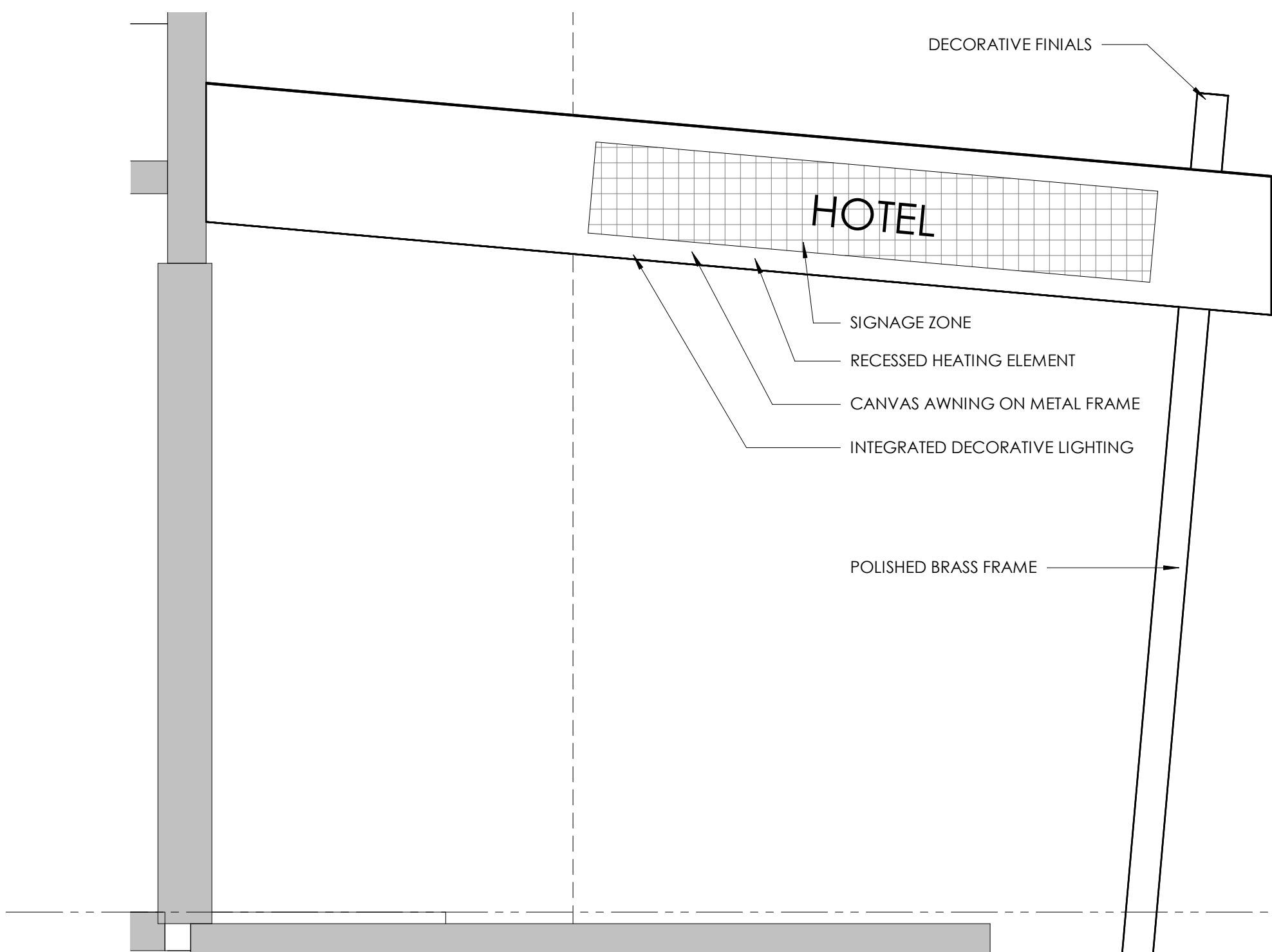
Comm No 2116.00



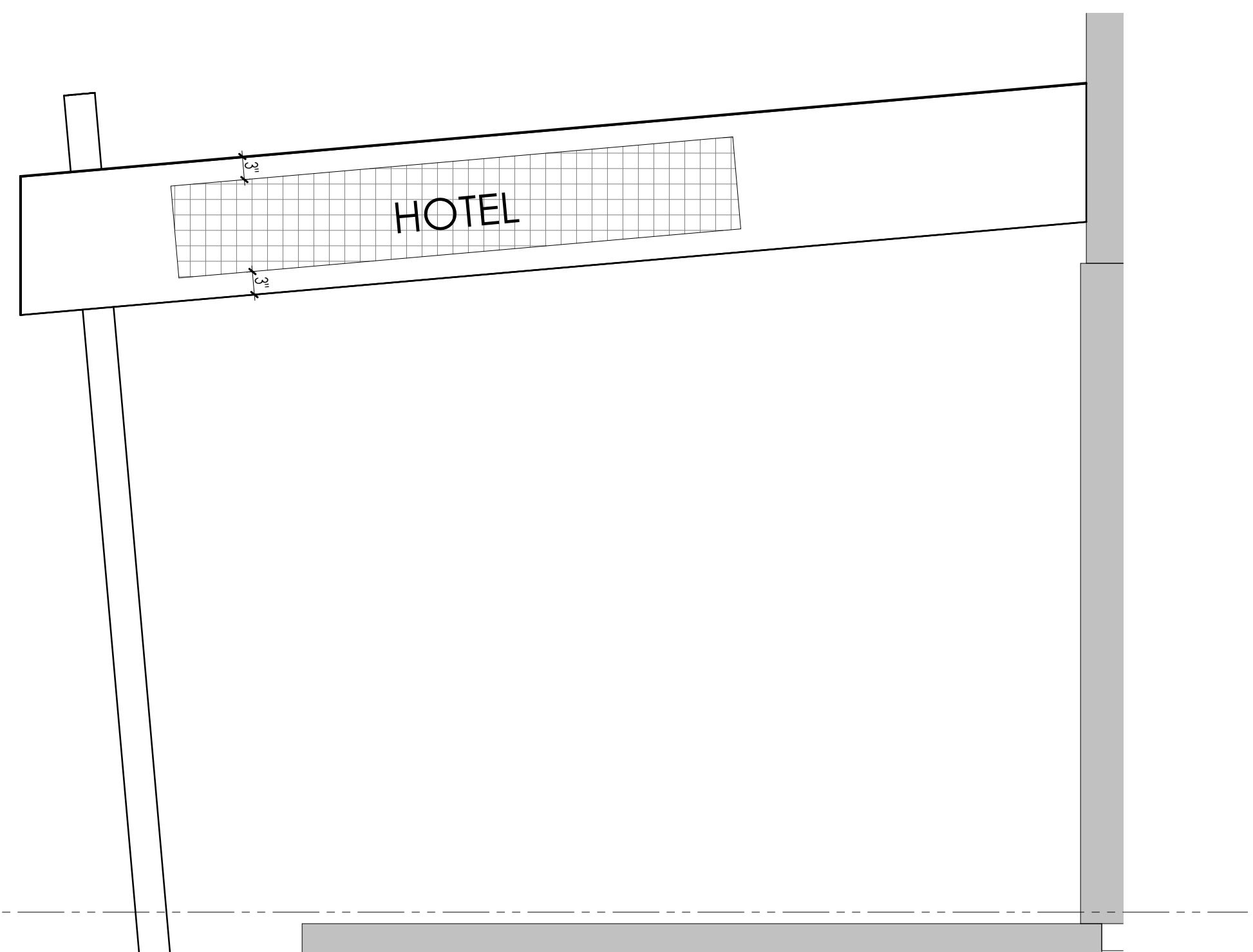
⑥ FRONT AWNING - LEFT  
3/4" = 1'-0"

⑤ FRONT AWNING - FRONT  
3/4" = 1'-0"

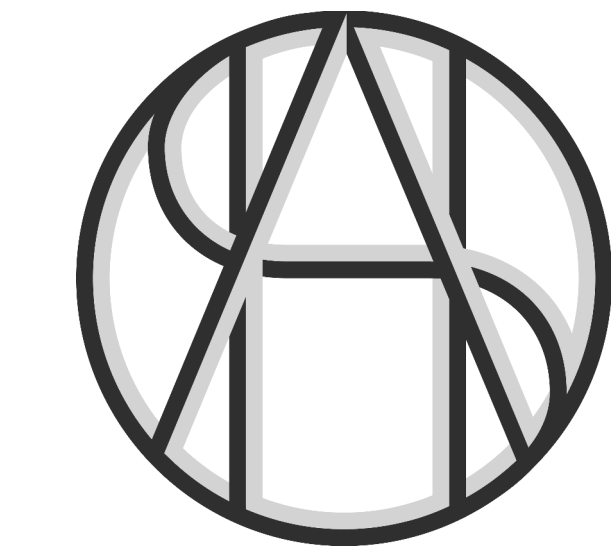
④ FRONT AWNING - RIGHT  
3/4" = 1'-0"



② REAR AWNING - FRONT  
3/4" = 1'-0"



① REAR AWNING - RIGHT  
3/4" = 1'-0"



## SHENANDOAH

501 NORTH ALLEN AVENUE  
RICHMOND VIRGINIA 23220

**ARCHITECT**  
**COMMONWEALTH ARCHITECTS**  
101 SHOCKOE SLIP  
3RD FLOOR  
RICHMOND, VA 23219  
804.648.5040

### STRUCTURAL ENGINEER

**NAME**  
ADDRESS 1  
RICHMOND, VA 23220  
###.###.####

### MEP ENGINEER

**NAME**  
ADDRESS 1  
RICHMOND, VA 23220  
###.###.####

### CIVIL ENGINEER

**NAME**  
ADDRESS 1  
RICHMOND, VA 23220  
###.###.####

### FOOD SERVICE

**NAME**  
ADDRESS 1  
RICHMOND, VA 23220  
###.###.####

## ASH NYC

153 LAFAYETTE STREET  
5TH FLOOR  
NEW YORK, NEW YORK 10013  
212.518.3153

| DATE | REV | ISSUANCE |
|------|-----|----------|
|      |     |          |
|      |     |          |
|      |     |          |
|      |     |          |
|      |     |          |
|      |     |          |
|      |     |          |

### Signage

SCALE: 3/4" = 1'-0"

DATE: 03/14/22

ASH##



RECORD LEGAL DESCRIPTION

(from commitment)

All that certain lot or parcel of land together with all improvements thereon located and being in the City of Richmond, Virginia and being more particularly described as follows:

All that certain lot, piece or parcel of land with all appurtenances thereunto belonging and improvements erected thereon lying and being in the City of Richmond, Virginia, as shown that certain plot of Survey prepared by LaPrade Bros., Civil Engineers & Surveyors, entitled "Map of Premises No. 501 N. Allen Ave., Richmond, VA", dated September 21, 1984, and more particularly described with reference to such plot as follows:

BEGINNING AT A ROD AT THE INTERSECTION OF THE SOUTHERN LINE OF WEST GRACE STREET WITH THE EASTERN LINE OF NORTH ALLEN AVENUE; THENCE CONTINUING EASTWARDLY ALONG THE SOUTHERN LINE OF WEST GRACE STREET 140 FEET TO A POINT; THENCE CONTINUING IN A SOUTHWARDLY DIRECTION BETWEEN THE EASTERN LINE OF NORTH ALLEN AVENUE AND A LINE PARALLEL THEREWITH 140 FEET TO A POINT MARKED BY A ROD ALONG AN ALLEY; THENCE CONTINUING ALONG SAID ALLEY IN A WESTWARDLY DIRECTION A DISTANCE OF 140 FEET TO A POINT MARKED BY A ROD ON THE EASTERN LINE OF NORTH ALLEN AVENUE; THENCE CONTINUING NORTHWARDLY ALONG THE EASTERN LINE OF NORTH ALLEN AVENUE 140 FEET TO THE POINT AND PLACE OF BEGINNING.

LESS, EXCEPT AND EXCLUDING THE AIR SPACE ABOVE A PLANE (THE "PLANE") WHICH EXTENDED IS 8 FEET ABOVE A POINT IN THE SURFACE OF THE FIRST FLOOR OF THE SHENANDOAH APARTMENTS BUILDING (WHICH BUILDING IS SITUATED UPON THE PROPERTY NEXT ABOVE DESCRIBED) AND WHICH AIR SPACE IS A RECTANGULAR COLUMN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE PLANE ABOVE THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF WEST GRACE STREET AND THE DIVIDING LINE OF THE PROPERTY KNOWN AS NO. 501 NORTH ALLEN AVENUE AND THE PROPERTY KNOWN AS 1649 WEST GRACE STREET, WHICH DIVIDING LINE IS THE REAR LINE OF THE SHENANDOAH APARTMENTS BUILDING PARKING LOT AND IS 140 FEET EAST OF THE EASTERN LINE OF NORTH ALLEN AVENUE; THENCE FROM SAID POINT OF BEGINNING RUNNING WESTWARDLY A DISTANCE OF 15 FEET IN SAID PLANE ABOVE THE SAID SOUTHERN LINE OF WEST GRACE STREET TO A POINT IN THE PLANE; THENCE SOUTHWARDLY A DISTANCE OF 140 FEET IN SAID PLANE ALONG A LINE PARALLEL TO THE DIVIDING LINE BETWEEN NO. 501 NORTH ALLEN AVENUE AND NO. 1649 WEST GRACE STREET TO A POINT IN THE PLANE ABOVE A POINT IN AN ALLEY; THENCE EASTWARDLY A DISTANCE OF 15 FEET IN THE PLANE ABOVE THE NORTHERN LINE OF SAID ALLEY (PARALLEL TO THE SOUTHERN LINE OF WEST GRACE STREET) TO A POINT IN THE PLANE ABOVE THE AFORESAID DIVIDING LINE; THENCE NORTHWARDLY A DISTANCE OF 140 FEET IN THE PLANE ABOVE THE SAID DIVIDING LINE TO THE POINT AND PLACE OF BEGINNING; ALL OF WHICH AIR SPACE ABOVE THE PLANE (BUT NOT BELOW) WAS RESERVED AND HEREBY DEDICATED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PROPERTY KNOWN AS NO. 1649 WEST GRACE STREET AND THE USES TO WHICH THAT PROPERTY, EITHER ALONE OR IN COMMON OWNERSHIP WITH NO. 1647 AND NO. 1645 WEST GRACE STREET, MAY BE LAWFULLY PUT, AS SET FORTH IN THAT CERTAIN DEED FROM SHENANDOAH ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, TO SHENANDOAH APARTMENTS (GRACE AND ALLEN, RICHMOND, VIRGINIA), DATED JULY 1, 1978, RECORDED SEPTEMBER 18, 1978, CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA (FORMERLY DIVISION J), VIRGINIA, IN DEED BOOK 742, PAGE 716. THE SURFACE OF THE FIRST FLOOR OF THE SAID SHENANDOAH APARTMENTS BUILDING IS 210.78 FEET ABOVE MEAN SEA LEVEL, BASED ON THE CITY OF RICHMOND, VIRGINIA DATUM.

LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

- [A] Bay windows encroach into alley EXCEPTION 5A
- [B] Balconies encroach into alley EXCEPTION 5A
- [C] Gas Valve encroaches into alley EXCEPTION 5D
- [D] Building encroaches 14.7' into setback
- [E] Building encroaches 16.0' into setback
- [F] Building encroaches 0.7' into setback

ZONING INFORMATION

Zoning District: R-48 Multifamily Residential District

Setbacks:

Front: 25'  
Side: 15'  
Rear: 15'

Existing Building Height at highest point: 70'±  
Maximum Building Height permitted: Not to exceed 35'

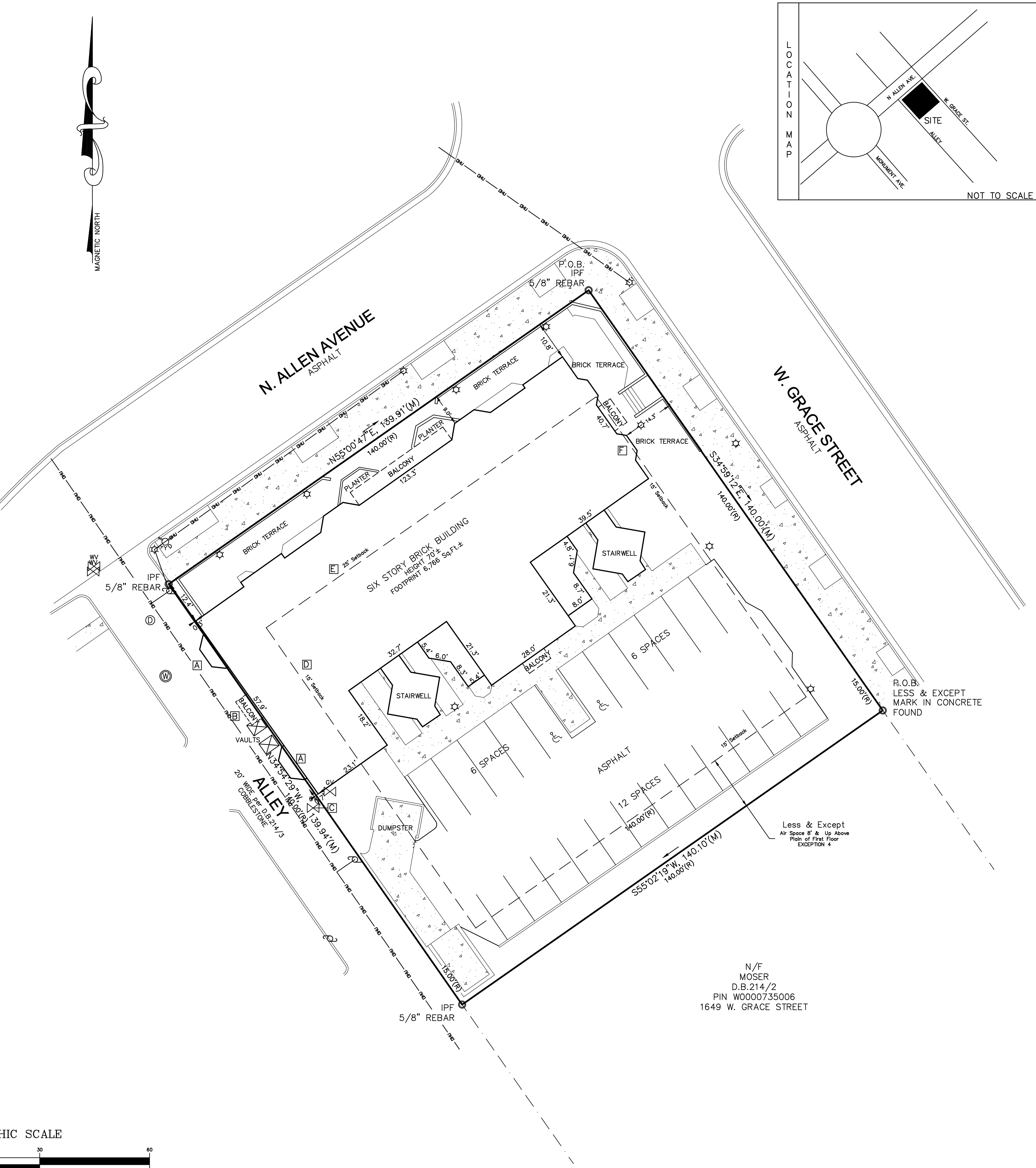
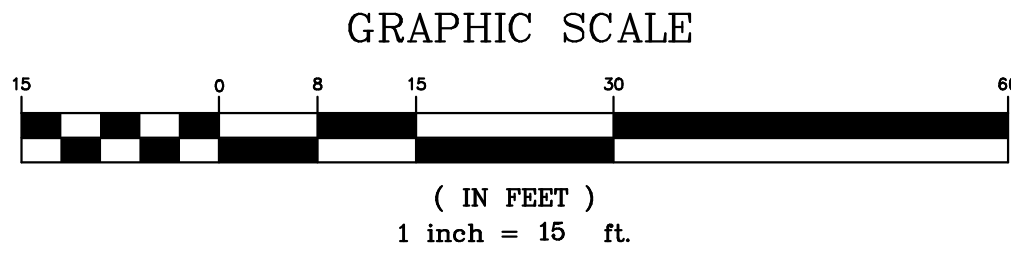
Existing Square Footage of building(s):  
Floor Space Area Restrictions:

Zoning Source: EMG Zoning Report No. 128675.17R000040.259, dated November 13, 2017

LAND AREA:

0.45 Acres±, 19,596 Sq.Ft.±

| LEGEND |        |                        |
|--------|--------|------------------------|
|        | IPF    | IRON PIN FOUND         |
|        | IPS    | IRON PIN SET           |
|        | PT     | POINT—No Monumentation |
|        |        | STORM DRAIN MANHOLE    |
|        |        | GAS VALVE              |
|        |        | FIRE HYDRANT           |
|        |        | SEWER MANHOLE          |
|        |        | CATCH BASIN            |
|        |        | CURB INLET             |
|        |        | WATER METER            |
|        |        | WATER VALVE            |
|        |        | TRANSFORMER            |
|        |        | TELEPHONE PEDESTAL     |
|        |        | CABLE BOX              |
|        |        | LIGHT POLE             |
|        |        | POWER POLE             |
|        |        | CLEAN OUT              |
|        |        | OVERHEAD UTILITY LINE  |
|        |        | SEWER LINE             |
|        |        | FENCE                  |
|        | P.O.B. | POINT OF BEGINNING     |
|        | P.O.C. | Point of Commencement  |
|        | (M)    | MEASURED               |
|        | (R)    | RECORD                 |



SURVEYOR'S CERTIFICATE

To (1) Mainstreet Health Investments Inc. and (2) Core GSL Richmond Propco LP, a Delaware limited partnership; (3) Fidelity National Title Insurance Company (4) Invesque, Inc. (5) Invesque Holdings, LP (6) Core GSL Oak Ridge PropCo LP:

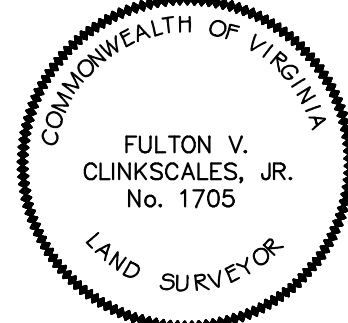
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 8, 13, 14, 16, 17, 18 and 20 of Table A thereof.

The field work was completed on November 9, 2017

Date of Plat or Map November 30, 2017

*F.V. Clinkscales, Jr.*

F.V. Clinkscales, Jr., No. 1705



Not valid without the signature of a Professional Land Surveyor

GENERAL SURVEY NOTES:

- This survey was made in accordance with laws and/or Minimum Standards of the State of Virginia.
- The basis of bearing for this survey is Magnetic North, as shown hereon.
- The property described hereon is the same as the property described in Fidelity National Title Insurance Company Commitment No. 24801730650 with an effective date of October 17, 2017 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 5101290037D, with a date of identification of April 2, 2005, for Community No. 510129, in Richmond, an Independent City, State of Virginia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to N Allen Ave. 20' Alley and W. Grace St., a dedicated public street or highway.
- The total number of striped parking spaces on the subject property is 24, including 2 designated handicap spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in street right of way lines. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- Utility Note Regarding Table A, Item 11: The utilities shown have been located from above ground evidence and existing drawings (as provided). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
- No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at [www.fws.gov/wetlands](http://www.fws.gov/wetlands).

SCHEDULE B-2 EASEMENT NOTES

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
Commitment Number: 24801730650  
Effective Date: October 17, 2017

- The exact acreage or volume of land stated in Schedule A is not insured.
- Terms, provisions, conditions and easements contained in Deed by and between Shenandoah Associates and Shenandoah Apartments recorded in Deed Book 742, page 716 and down to and including Raymond B. Dawber, Job No. 1400725, dated July 7, 2014 and last revised September 6, 2014; AFFECTS AS SHOWN.
- The following matters shown on plat of survey by Raymond B. Dawber, Job No. 1400725, dated July 7, 2014 and last revised September 6, 2014:
  - a. Projection of Canopies and awnings into the public alley; AFFECTS AS SHOWN
  - b. Overhead utility lines; AFFECTS AS SHOWN
  - c. Curb inlet; AFFECTS AS SHOWN
  - d. Gas meter; AFFECTS AS SHOWN

COORDINATED BY:



510 E Memorial Road, Suite A-1  
Oklahoma City, OK 73114  
800.411.2010  
[www.emgcorp.com](http://www.emgcorp.com)

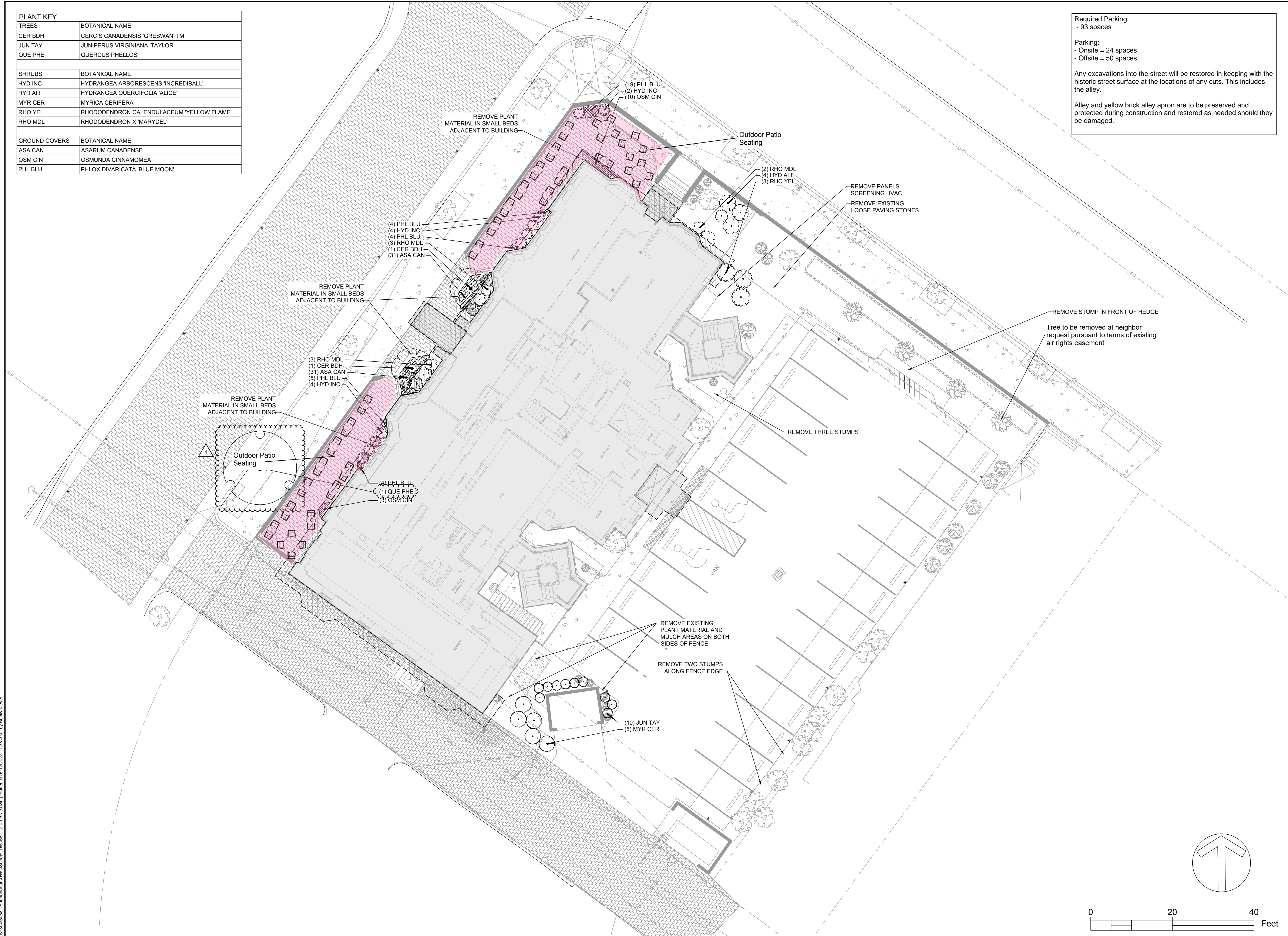
ALTA/NSPS LAND TITLE SURVEY  
GREENFIELD RESIDENCE AT MONUMENT AVENUE  
501 NORTH ALLEN AVENUE  
RICHMOND, VIRGINIA

FREELAND - CLINKSCALES  
& ASSOCIATES, INC. of NC  
*Engineers \* Land Surveyors*  
201 2nd AVE. EAST  
HENDERSONVILLE, N.C. 28792  
(828) 697-6539  
(828) 697-4195 (Fax)  
[fcaofnc@outlook.com](mailto:fcaofnc@outlook.com)

|                |                        |
|----------------|------------------------|
| REF. PLAT BOOK | 214/2                  |
| REF. INST.     | 2014/17502, 2002/34683 |
| TAX MAP        | W000-0735-001          |
| PARTY CHIEF    | FVC                    |
| DRAWN          | JDA                    |
| DATE           | NOVEMBER 29, 2017      |
| DWG.NO.        | H37309                 |



| PLANT KEY     |   |
|---------------|---|
| TREES         | BOTANICAL NAME                            |
| CER BDH       | CERCIS CANADENSIS 'GRESWAN' TM            |
| JUN TAY       | JUNIPERUS VIRGINIANA 'TAYLOR'             |
| QUE PHE       | QUERCUS PHELLOS                           |
|               |   |
| SHRUBS        | BOTANICAL NAME                            |
| HYD INC       | HYDRANGEA ARBORESCENS 'INCREDIBALL'       |
| HYD ALI       | HYDRANGEA QUERCIFOLIA 'ALICE'             |
| MYR CER       | MYRICA CERIFERA                           |
| RHO YEL       | RHODODENDRON CALENDULACEUM 'YELLOW FLAME' |
| RHO MDL       | RHODODENDRON X 'MARYDEL'                  |
|               |   |
| GROUND COVERS | BOTANICAL NAME                            |
| ASA CAN       | ASARUM CANADENSE                          |
| OSM CIN       | OSMUNDA CINNAMOMEA                        |
| PHL BLU       | PHLOX DIVARICATA 'BLUE MOON'              |



Required Parking:  
- 93 spaces

Parking:  
- Onsite = 24 spaces  
- Offsite = 50 spaces

Any excavations into the street will be restored in keeping with the historic street surface at the locations of any cuts. This includes the alley.

Alley and yellow brick alley apron are to be preserved and protected during construction and restored as needed should they be damaged.

06/13/2022

JULIA E. MURPHY

LANDSCAPE ARCHITECT

No. 2161

SUP SET

THIS DRAWING PREPARED AT THE

CORPORATE OFFICE

1001 Boulders Parkway, Suite 300 | Richmond, VA 23225

TEL 804.200.0500 FAX 804.580.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE 04/01/2022

REVISION DESCRIPTION

DD PRICING SET

SUP COMMENT REVISIONS

03/25/2022

DRAWN BY MKW

DESIGNED BY MKW

CHECKED BY JMK

SCALE 1" = 10'

TIMMONS GROUP

SHENANDOAH HOTEL RENOVATION

501 N ALLEN AVE, CITY OF RICHMOND, VIRGINIA

LANDSCAPE PLAN

JOB NO. 50681

SHEET NO. L2.0

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PLANT SCHEDULE

| TREES         | QTY | BOTANICAL NAME                            | COMMON NAME                    | MIN. INSTALLED SIZE | ROOT             |          |
|---------------|-----|---|--------------------------------|---------------------|------------------|----------|
| CER BDH       | 2   | CERCIS CANADENSIS 'GRESWAN' TM            | BURGUNDY HEARTS EASTERN REDBUD | 2" CAL.             | B&B OR CONTAINER |          |
| JUN TAY       | 10  | JUNIPERUS VIRGINIANA 'TAYLOR'             | TAYLOR EASTERN REDCEDAR        | 7'-8' HT.           | B&B OR CONTAINER |          |
| QUE PHE       | 1   | QUERCUS PHELLOS                           | WILLOW OAK                     | 2" CAL.             | B&B              |          |
|               |     |   |                                |                     |                  |          |
| SHRUBS        | QTY | BOTANICAL NAME                            | COMMON NAME                    | MIN. INSTALLED SIZE | ROOT             | SPACING  |
| HYD INC       | 10  | HYDRANGEA ARBORESCENS 'INCREDIBALL'       | INCREDIBALL WHITE HYDRANGEA    | 24" HT./SPRD.       | CONTAINER        | 33" o.c. |
| HYD ALI       | 4   | HYDRANGEA QUERCIFOLIA 'ALICE'             | ALICE OAKLEAF HYDRANGEA        | 24" HT./SPRD.       | CONTAINER        | 48" o.c. |
| MYR CER       | 5   | MYRICA CERIFERA                           | WAX MYRTLE                     | 36" HT./SPRD.       | CONTAINER        | 48" o.c. |
| RHO YEL       | 3   | RHODODENDRON CALENDULACEUM 'YELLOW FLAME' | YELLOW FLAME AZALEA            | 24" HT./SPRD.       | CONTAINER        | 54" o.c. |
| RHO MDL       | 8   | RHODODENDRON X 'MARYDEL'                  | MARYDEL AZALEA                 | 24" HT./SPRD.       | CONTAINER        | 36" o.c. |
|               |     |   |                                |                     |                  |          |
| GROUND COVERS | QTY | BOTANICAL NAME                            | COMMON NAME                    | MIN. INSTALLED SIZE | ROOT             | SPACING  |
| ASA CAN       | 62  | ASARUM CANADENSE                          | WILD GINGER                    | 1 QT.               | CONTAINER        | 12" o.c. |
| OSM CIN       | 13  | OSMUNDA CINNAMOMEA                        | CINNAMON FERN                  | 1 GAL.              | CONTAINER        | 18" o.c. |
| PHL PLU       | 2   | PHLOX DIVARICATA 'BLUE MOON'              | BLUE MOON CREEPER PHLOX        | 1 QT.               | CONTAINER        | 9" o.c.  |

NOTE: QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO BIDDING.  
NOTE: ALL LANDSCAPE AREAS, INCLUDING AREAS RETAINING THEIR EXISTING PLANTINGS, TO BE FRESHLY MULCHED.

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING KENTUCKY 811 AT 1.800.752.6007 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
- SOIL TESTS SHALL BE PERFORMED TO DETERMINE SOIL CHARACTER AND QUALITY. NECESSARY SOIL AMENDMENTS SHALL BE PERFORMED PER TEST RESULTS TO ENSURE PLANT HEALTH.

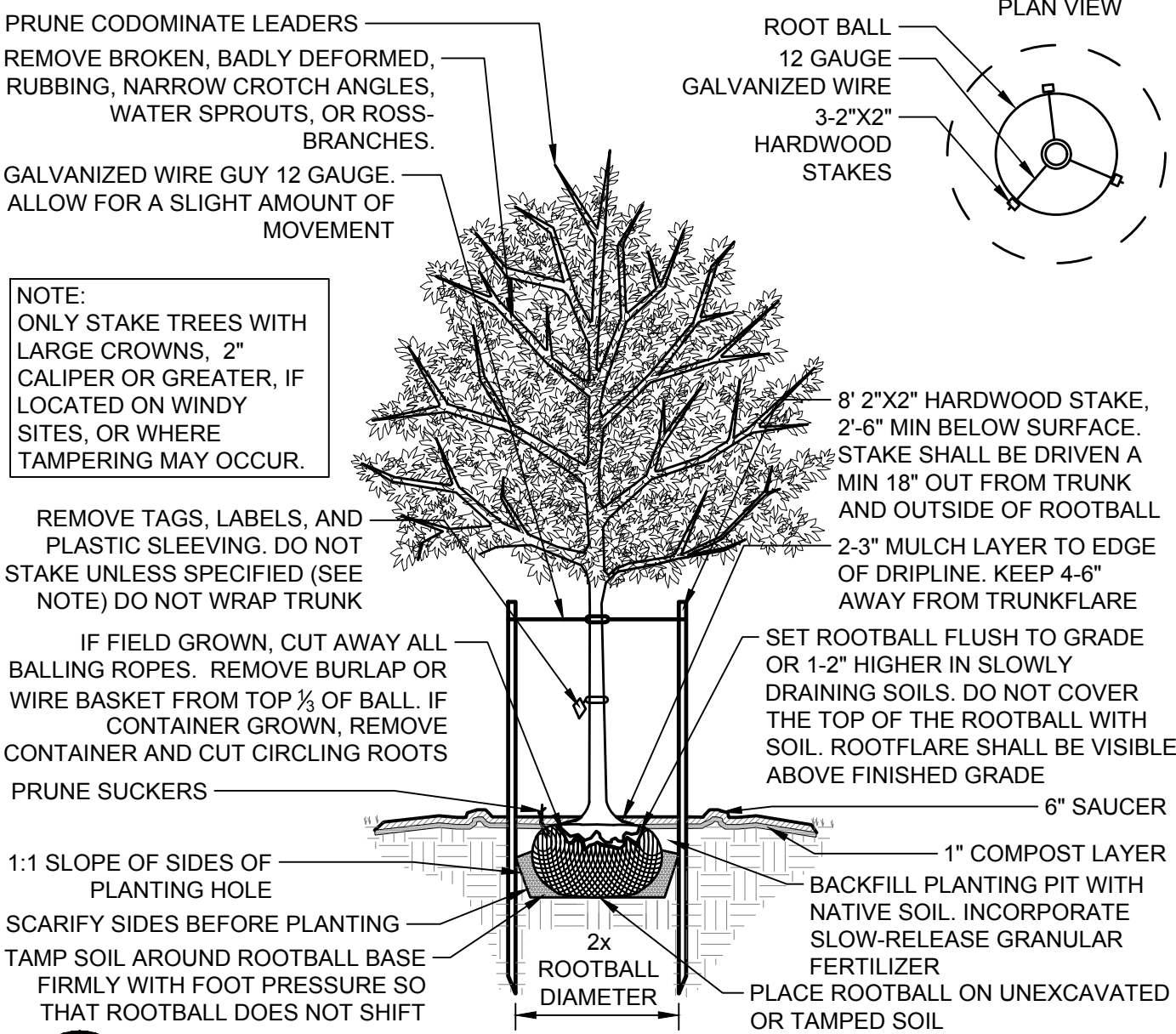
CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

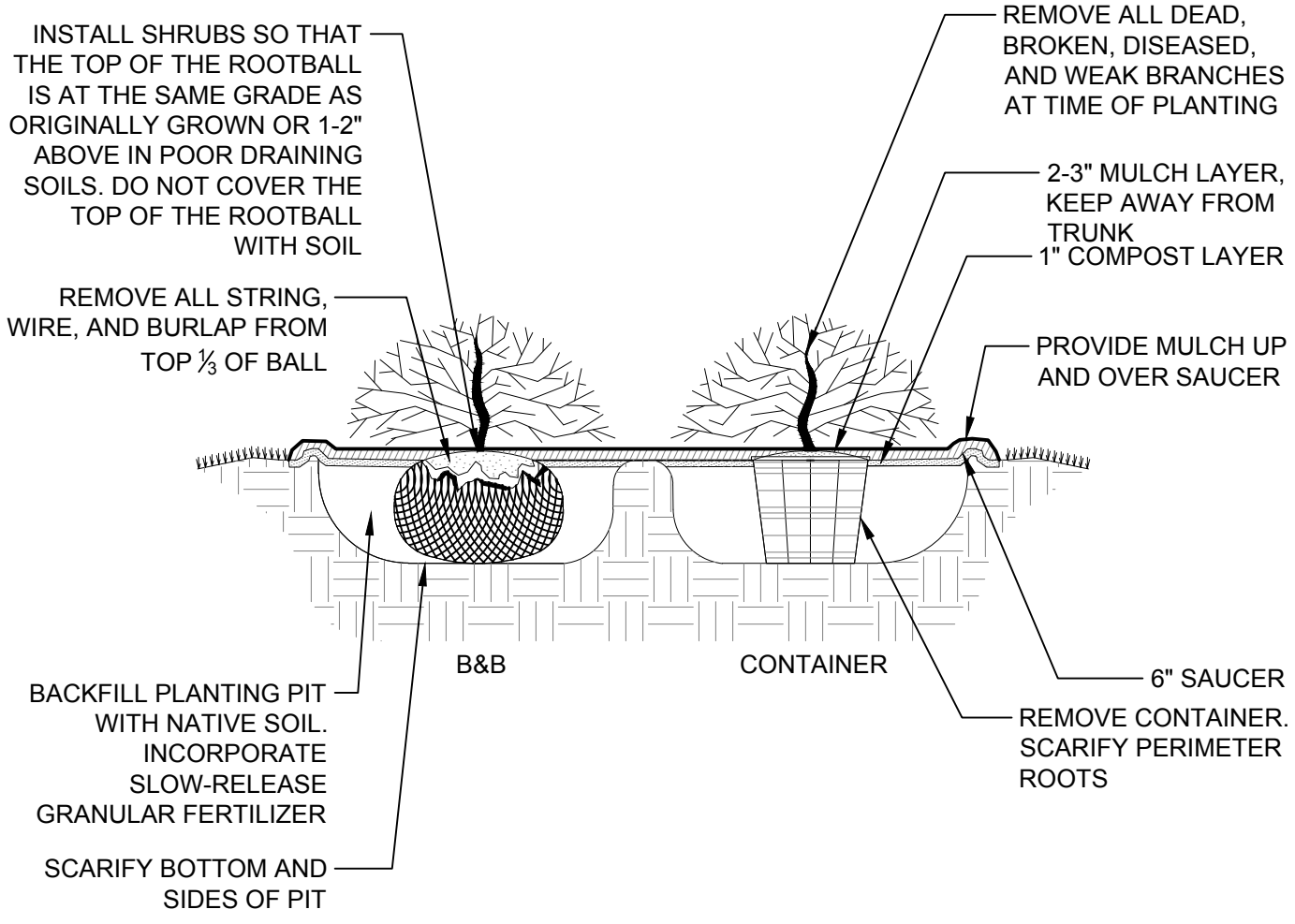
INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

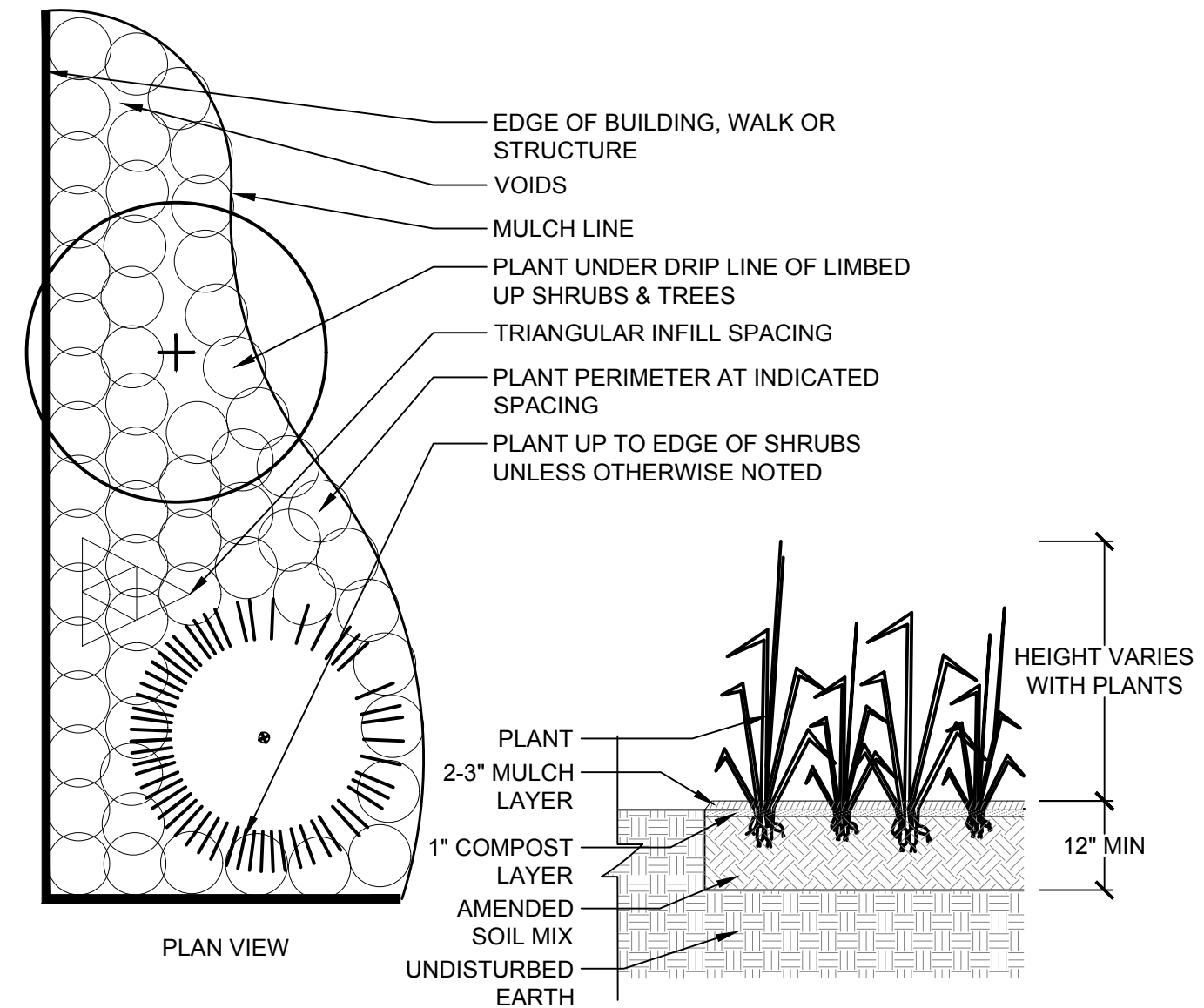
GENERAL NOTES AND DETAILS



1 DECIDUOUS TREE PLANTING DETAIL NTS



2 SHRUB PLANTING DETAIL NTS



3 GROUNDCOVER PLANTING DETAIL NTS



SUP SET

THIS DRAWING PREPARED AT THE  
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1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.200.6500 FAX 804.580.1016 www.timmons.com

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REVISION DESCRIPTION  
DD PRICING SET  
SUP COMMENT REVISIONS

DATE  
04/01/2022  
06/13/2022

DATE  
03/25/2022

DRAWN BY  
MKW

DESIGNED BY  
MKW

CHECKED BY  
JMK

SCALE  
1" = 10'

SHENANDOAH HOTEL RENOVATION  
501 N ALLEN AVE, CITY OF RICHMOND, VIRGINIA  
LANDSCAPE NOTES AND DETAILS

JOB NO.  
50681  
SHEET NO.  
L3.0

SHENANDOAH HOTEL  
RENOVATION

RICHMOND, VIRGINIA

| Issue Record   | Date     |
|----------------|----------|
| SUP SUBMISSION | 12.17.21 |

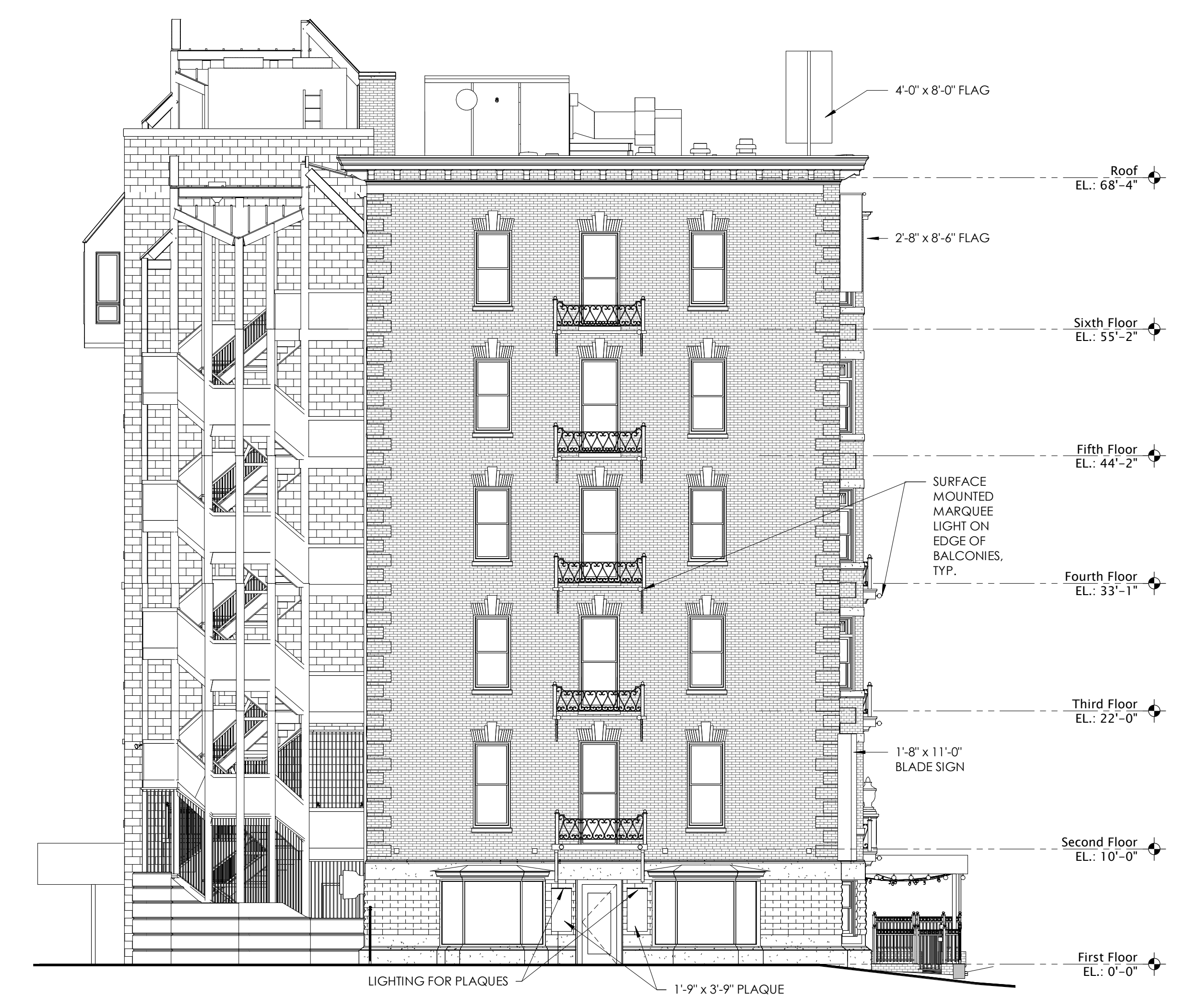
NOT FOR CONSTRUCTION

Drawing Title

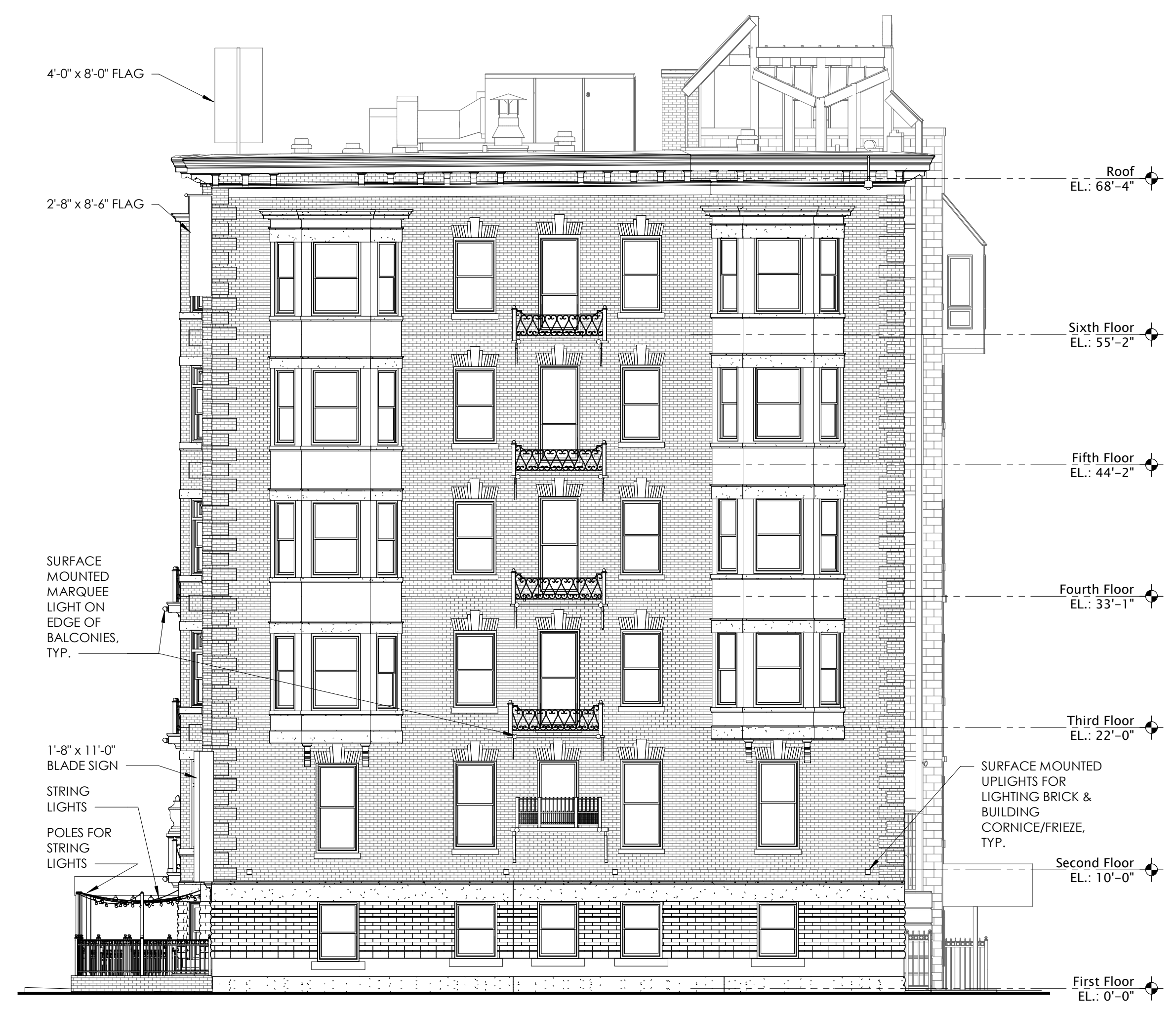
BUILDING  
ELEVATIONS



4 NORTH ELEVATION  
A300 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
A300 SCALE: 1/8" = 1'-0"

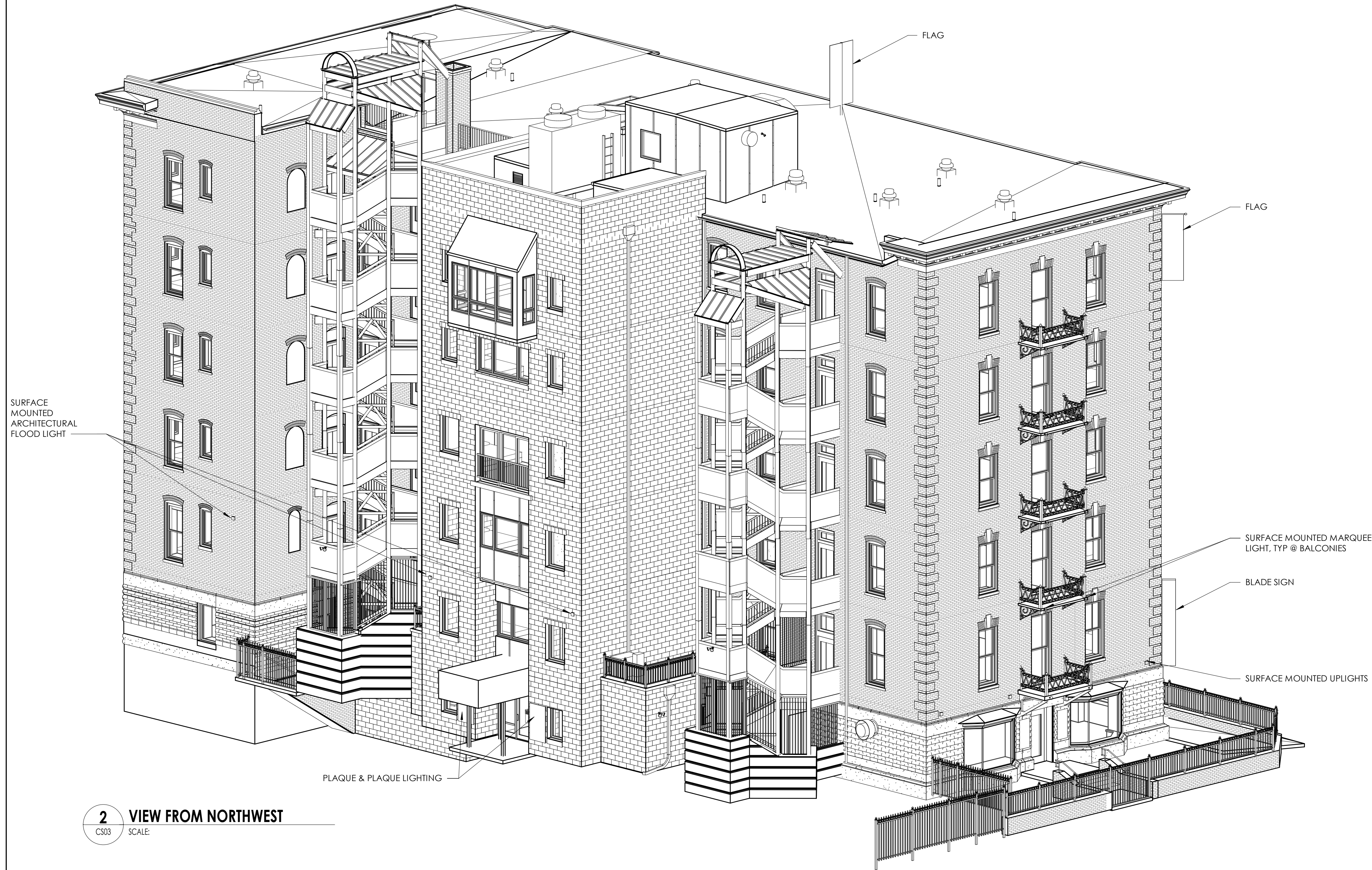


2 EAST ELEVATION  
A300 SCALE: 1/8" = 1'-0"

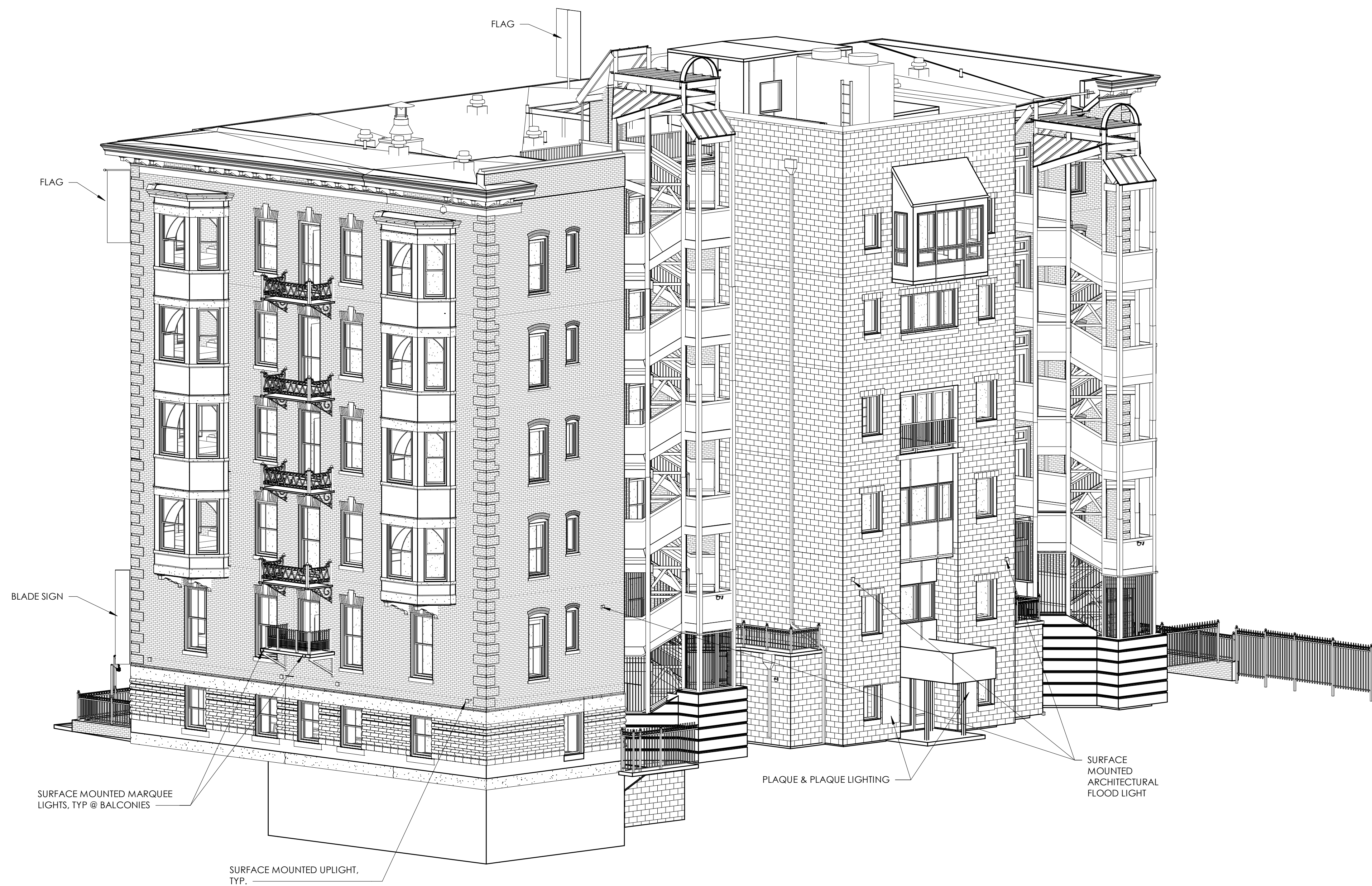


1 SOUTH ELEVATION  
A300 SCALE: 1/8" = 1'-0"





2 VIEW FROM NORTHWEST  
CS03 SCALE



1 VIEW FROM SOUTHWEST  
CS03 SCALE

SHENANDOAH HOTEL  
RENOVATION

RICHMOND, VIRGINIA

| Issue Record   | Date     |
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| SUP SUBMISSION | 12.17.21 |
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NOT FOR CONSTRUCTION

Drawing Title

3D VIEWS

Sheet

CS03

Comm No 2116.00