

CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
BOARD OF ZONING APPEALS

October 10, 2022

CCR3 Holdings LLC
11 South 12th Street #115
Richmond, Virginia 23219

Baker Development Resources
530 East Main Street, Suite 730
Richmond, Virginia 23219
Attn: Mark Baker

To Whom It May Concern:

RE: **BZA 37-2022**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on Wednesday, November 2, 2022 at **1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (attached) dwelling at 415 NORTH ARTHUR ASHE BOULEVARD (Tax Parcel Number W000-1206/020), located in an R-48 (Multi-Family Residential) District. This meeting will be open to in-person participation. To maximize compliance with public health guidance aimed at preventing the spread of COVID-19, the public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **705 223 233#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2022 drop-down, click meeting details for November 2, 2022 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 37-2022
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association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in blue ink that reads "Roy W. Benbow". The signature is fluid and cursive, with the first and last names being more prominent than the middle initial.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

425 N Boulevard Llc
2513 W Main St
Richmond, VA 23220

Austin James S And Susan S
409 N Arthur Ashe Blvd
Richmond, VA 23220

Braille Circulating Library For The Blind
400 N Mulberry St
Richmond, VA 23220

Caa Properties Llc
417 N Arthur Ashe Blvd
Richmond, VA 23220

Campus-pierce Arrow Llc
P.o. Box 530292
Birmingham, AL 35253

Deaner Kimberly D & Hooper Jefferson
Dean & Kylee C
2701 Kensington Ave
Richmond, VA 23220

Doster James M Jr & Ella A
2707 Kensington Ave
Richmond, VA 23220

Garrett Shirley
102 Craig End #17
Nags Head, NC 27959

Gilbert Elizabeth A
404 N Mulberry St
Richmond, VA 23220

Goodwin Michael W And Barbara A M
Trustees
2706 Stuart Ave
Richmond, VA 23220

Jeffreys Harvey E & Lacy B C/o Neville C
Johnson
4905 Radford Ave Ste 111
Richmond, VA 23230

Kensington Properties Llc C/o
Christopher Small
500 N Arthur Ashe Blvd
Richmond, VA 23220

Main Street Richmond Property Llc
17 W Main St
Richmond, VA 23220

Shannon Mary M
2705 Kensington Ave
Richmond, VA 23220

Sheridan Janet D Trust Of 2015 Trustee
406 N Mulberry St
Richmond, VA 23220

Tibbetts Ryan J And Katharine W
418 N Mulberry St
Richmond, VA 23220

Virginia Historical Society
428 N Arthur Ashe Blvd
Richmond, VA 23220

Property: 415 N Arthur Ashe Blvd **Parcel ID:** W0001206020**Parcel**

Street Address: 415 N Arthur Ashe Blvd Richmond, VA 23220-
Owner: CCR3 HOLDINGS LLC
Mailing Address: 11 S 12TH ST #115, RICHMOND, VA 23220
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 450 - Fan/Near West
Property Class: 406 - B Paved Surface Parking
Zoning District: R-48 - Residential (Multi-Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2022
Land Value: \$385,000
Improvement Value: \$12,000
Total Value: \$397,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 4049.8
Acreage: 0.093
Property Description 1: 0027.00X0150.00 0000.093 AC L40
State Plane Coords(?): X= 11780791.517290 Y= 3728238.051777
Latitude: 37.55775001 , **Longitude:** -77.47251330

Description

Land Type: Commercial S2
Topology:
Front Size: 27
Rear Size: 150
Parcel Square Feet: 4049.8
Acreage: 0.093
Property Description 1: 0027.00X0150.00 0000.093 AC L40
Subdivision Name : NONE
State Plane Coords(?): X= 11780791.517290 Y= 3728238.051777
Latitude: 37.55775001 , **Longitude:** -77.47251330

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2023	\$240,000	\$12,000	\$252,000	Reassessment
2022	\$385,000	\$12,000	\$397,000	Reassessment
2021	\$365,000	\$12,000	\$377,000	Reassessment
2020	\$365,000	\$12,000	\$377,000	Reassessment
2019	\$328,000	\$12,000	\$340,000	Reassessment
2018	\$292,000	\$12,000	\$304,000	Reassessment
2017	\$292,000	\$12,000	\$304,000	Reassessment
2016	\$178,000	\$12,000	\$190,000	Reassessment
2015	\$178,000	\$12,000	\$190,000	Reassessment
2014	\$178,000	\$12,000	\$190,000	Reassessment
2013	\$178,000	\$12,000	\$190,000	Reassessment
2012	\$178,000	\$12,000	\$190,000	Reassessment
2011	\$235,000	\$4,000	\$239,000	CarryOver
2010	\$235,000	\$4,000	\$239,000	Reassessment
2009	\$235,000	\$4,000	\$239,000	Reassessment
2008	\$235,000	\$4,000	\$239,000	Reassessment
2007	\$235,200	\$4,300	\$239,500	Reassessment
2006	\$117,600	\$4,300	\$121,900	Reassessment
2005	\$112,000	\$4,000	\$116,000	Reassessment
2004	\$67,900	\$6,100	\$74,000	Reassessment
2003	\$59,000	\$5,500	\$64,500	Reassessment
2002	\$59,000	\$5,500	\$64,500	Reassessment
2001	\$43,500	\$4,000	\$47,500	Reassessment
2000	\$31,500	\$4,000	\$35,500	Reassessment
1998	\$31,500	\$4,000	\$35,500	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
10/20/2021	\$700,000	18 W FRANKLIN STREET LLC	ID2021-30014	1 - VALID SALE-Sale Includes Multiple Parcels
08/09/2021	\$1,400,000	MJK PROPERTIES LLC	ID2021-23054	1 - VALID SALE-Sale Includes Multiple Parcels
10/31/2006	\$960,000	BED ASSOCIATES L L C	ID2006-37726	2 - INVALID SALE-Sale Includes Multiple Parcels
04/20/1998	\$0	BED ASSOCIATES	009800-09934	
04/20/1998	\$0	BEAZLEY WYATT S III	ID9800-9935	
06/23/1983	\$0	Not Available	000813-00789	

Planning

Master Plan Future Land Use: NH-MU
Zoning District: R-48 - Residential (Multi-Family)
Planning District: Near West
Traffic Zone: 1093
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District: Boulevard
National historic District: Boulevard
Neighborhoods in Bloom:

Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	2018	0405002	040500
1990	205	0405002	040500

Schools

Elementary School: Fox
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 10
Dispatch Zone: 045A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Wednesday
Bulk Collection: TBD

Government Districts

Council District: 2
Voter Precinct: 207
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: C02 -
Year Built: 1970
Stories: 0
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style:
Roof Material:
Interior Wall:
Floor Finish:
Heating Type:
Central Air: N
Basement Garage Car #: 0
Fireplace: N
Building Description (Out Building and Paving
Yard Items) :

Extension 1 Dimensions

Finished Living Area: 0 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

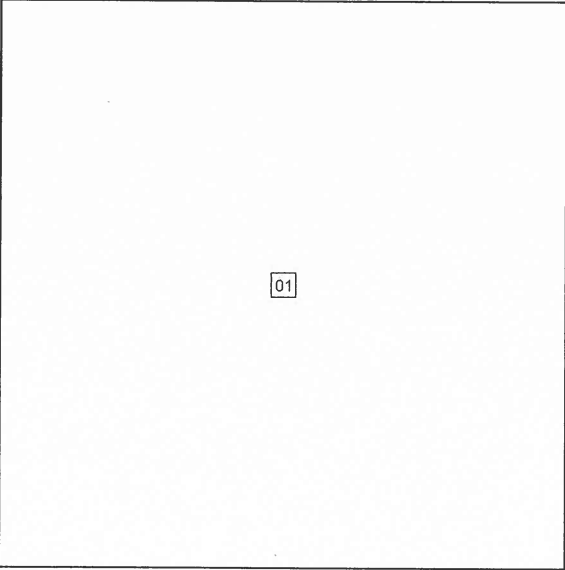
Name:W0001206020 Desc:C02



[Click here for Larger Image](#)

Sketch Images

Name:W0001206020 Desc:C02



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY OWNER: CCR3 Holdings LLC **PHONE: (Home) (703) 489-0668 (Mobile) ()**
ADDRESS 11 South 12th Street #115 **FAX: () (Work) ()**
Richmond, VA 23219 **E-mail Address: greg@centercreekhomes.com**

PROPERTY OWNER'S

REPRESENTATIVE: Baker Development Resources **PHONE: (Home) () (Mobile) (804) 374-6275**
(Name/Address) 530 East Main Street, Suite 730 **FAX: () (Work) ()**
Richmond, VA 23219 **E-mail Address: markbaker@bakerdevelopmentresources.com**
Attn: Mark Baker

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 415 North Arthur Ashe Boulevard
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-416.8 & 30.800.2(b)
APPLICATION REQUIRED FOR: A lot split and building permit to construct a new single-family dwelling.
TAX PARCEL NUMBER(S): W000-1206/020 **ZONING DISTRICT:** R-48 (Multi-Family Residential)
REQUEST DISAPPROVED FOR THE REASON THAT: The building height requirement is not met. In the R-48 zoning district no building shall exceed thirty-five (35) feet in height. A building height of 43.44' ± is proposed. Additionally the lot area of a lot on which a nonconforming use is located shall not be reduced unless authorized by the Board of Zoning Appeals. The lot formerly known at 415 North Arthur Ashe Blvd contains a nonconforming parking area use and was divided to create a new lot (413 North Arthur Ashe Blvd).

DATE REQUEST DISAPPROVED: September 9, 2022 **FEE WAIVER: YES ☐ NO: ☒**
DATE FILED: September 15, 2022 **TIME FILED:** 2:15 p.m. **PREPARED BY:** Josh Young **RECEIPT NO.** BZAR-118367-2022
AS CERTIFIED BY: [Signature] **(ZONING ADMINISTRATOR)**

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ **OF THE CHARTER OF THE CITY OF RICHMOND**
SECTION 15.2-2309.2 ☒ OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) (15) & (17) **OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND**

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☒
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] **DATE:** 9/28/2022

*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***

CASE NUMBER: BZA 37-2022 **HEARING DATE:** November 2, 2022 **AT** 1:00 **P.M.**

BOARD OF ZONING APPEALS CASE BZA 37-2022
150' Buffer

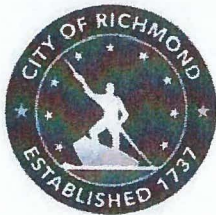
APPLICANT(S): CCR3 Holdings LLC

PREMISES: 415 North Arthur Ashe Boulevard
(Tax Parcel Number W000-1206/020)

SUBJECT: A lot split and building permit to construct a new single-family (attached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-416.8 & 30-800.2(b)
of the Zoning Ordinance for the reason that:
The building height and nonconforming use requirements are not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

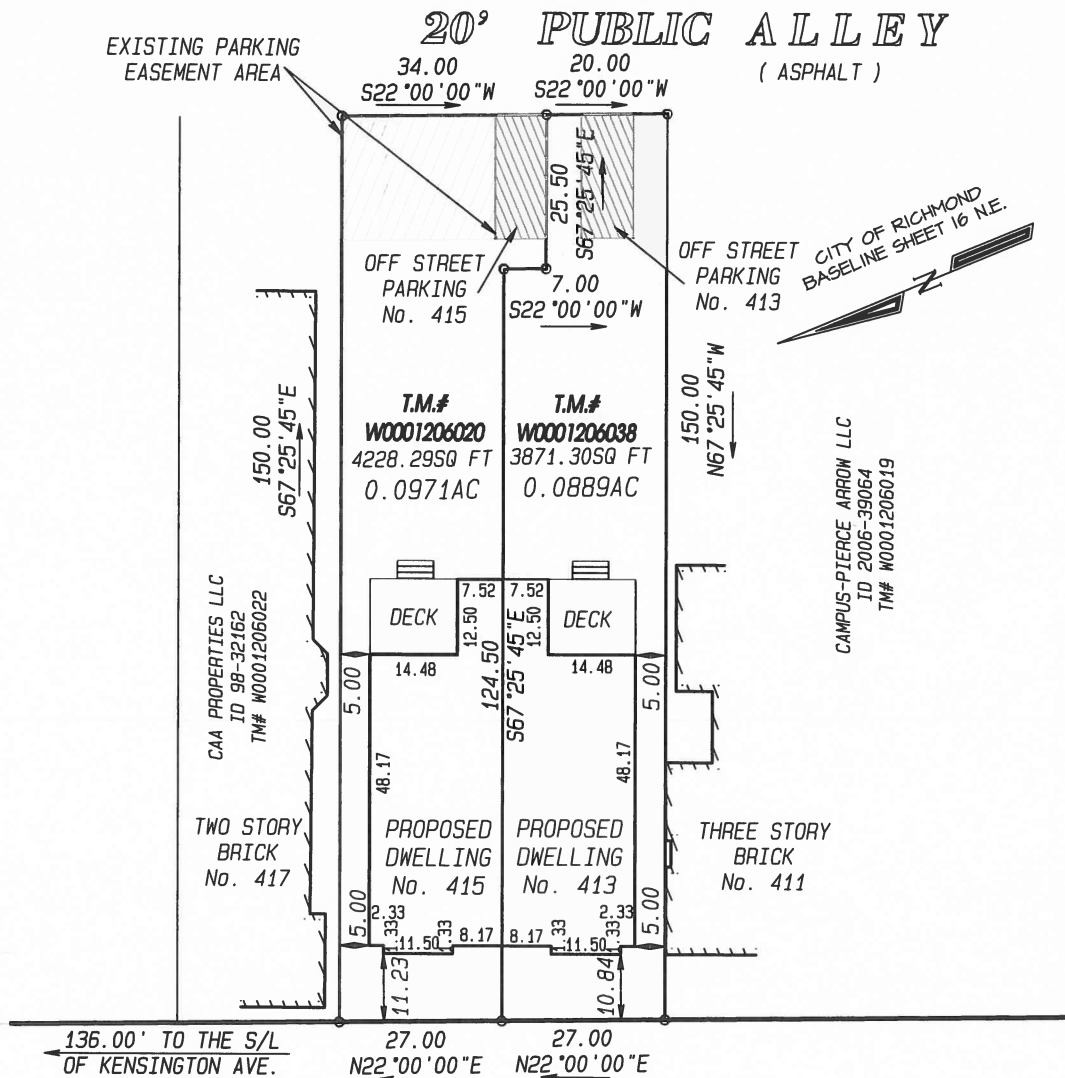
Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

Revised: November 10, 2020

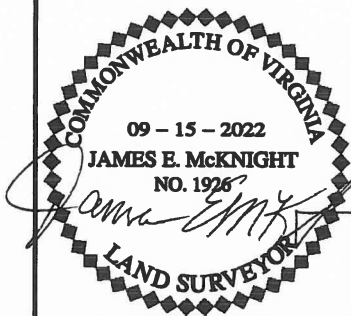
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: CCR3 HOLDINGS LLC ID 2021-30014



N. ARTHUR ASHE BOULEVARD

66' +/- PUBLIC RW

PLAT SHOWING PROPOSED IMPROVEMENTS ON
No. 413 & No. 415 N. ARTHUR ASHE BOULEVARD,
IN THE CITY OF RICHMOND, VIRGINIA.



McKNIGHT
& ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

SCALE: 1" = 25'

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 91042915PP

TWO SINGLE-FAMILY 3-STORY TOWNHOUSES IN RICHMOND'S BOULEVARD HISTORIC DISTRICT



CONTACTS	ARCHITECT	CLIENT
DEVELOPER	CHRIS WOLF	CENTER CREEK HOMES
CCO HOLDINGS, LLC	CHRIS WOLF ARCHITECTURE, PLLC	3, 12TH ST., STE. 115
400 CENTER CREEK HOMES		RICHMOND, VA 23219
GREG SCHRON		
T 804.382.7127	T 804.514.7864	

PROJECT
413 & 415 ARTHUR
ASHE BLVD
415-413 ARTHUR ASHE
BLVD
RICHMOND, VA 23220

SEAL
NOT FOR
CONSTRUCTION

PROJECT#: 21024	NO.	DATE	DESCRIPTION
DRAWN BY: DRH	1	11/23/2021	CAR CONCEPT SUBMISSION
DATE: 2022.06.30	2	01/03/2022	CONCEPT CAR SUBMISSION 2
	3	06/30/2022	PERMIT SET

SHEET TITLE
COVER SHEET

SHEET NUMBER
A0.0

Copyright 2021, CENTER CREATIVE HOMES. ALL RIGHTS RESERVED

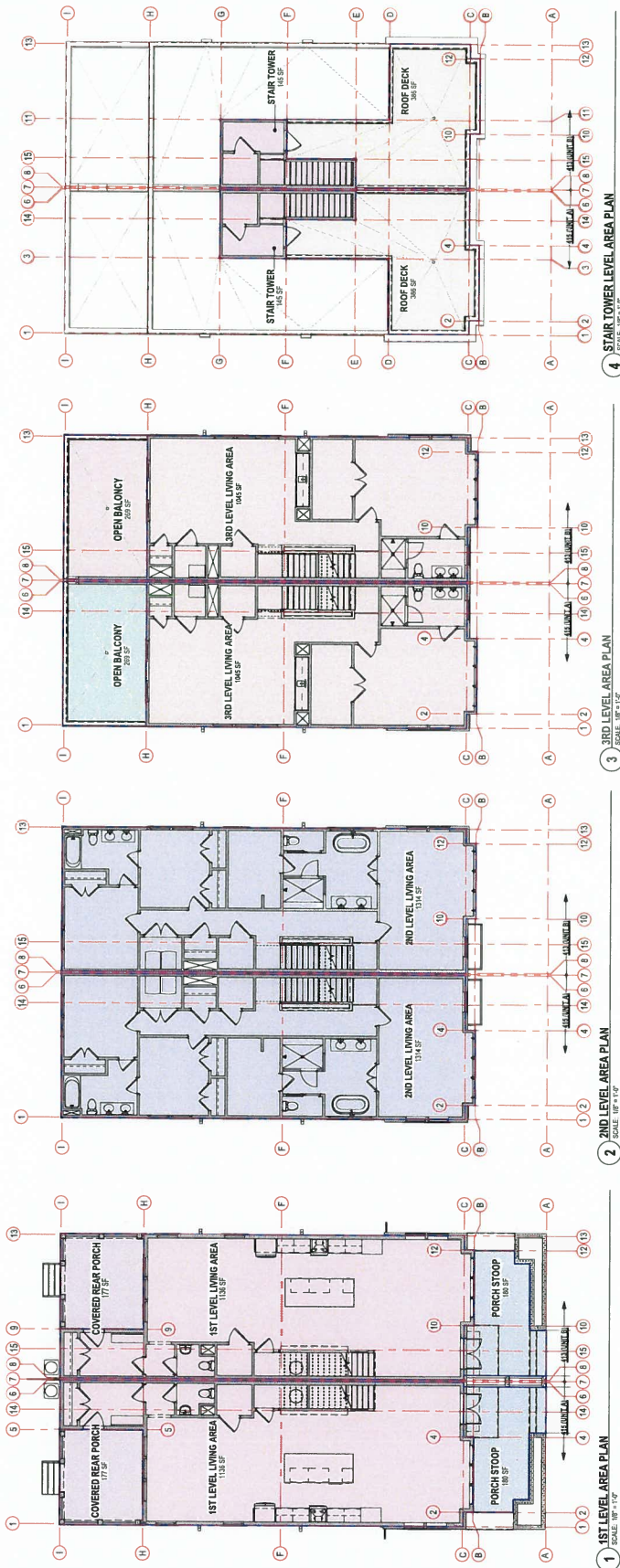
DRAWING LIST	
SHEET NUMBER	SHEET NAME
A01	COVER SHEET
A02	ADDITIONAL WORKING SCHEDULES
A03	ADDITIONAL WORKING SCHEDULES
A10	FOUNDATION PLAN
A11	1ST FLOOR PLAN
A12	2ND FLOOR PLAN
A13	3RD LEVEL, LOOR PLAN
A14	4TH LEVEL, LOOR PLAN
A15	STAIR, ELEVATION AT FRONT
A16	STAIR, ELEVATION AT REAR
A17	STAIR, ELEVATION AT LEFT
A18	STAIR, ELEVATION AT RIGHT
A19	EXTERIOR ELEVATION AT FRONT
A20	EXTERIOR ELEVATION AT REAR
A21	EXTERIOR ELEVATION AT LEFT
A22	EXTERIOR ELEVATION AT RIGHT
A23	LONG CROSS SECTION 1 DETAILS
A24	LONG CROSS SECTION 2 DETAILS
A25	LONG CROSS SECTION 3 DETAILS
A26	LONG CROSS SECTION 4 DETAILS
A27	SHORT CROSS SECTION 1 DETAILS
A28	SHORT CROSS SECTION 2 DETAILS
A29	SHORT CROSS SECTION 3 DETAILS
A30	SHORT CROSS SECTION 4 DETAILS
A40	DETAILS
A41	DETAILS
A42	DETAILS
A43	DETAILS
A44	DETAILS
A45	DETAILS
A46	DETAILS
A47	DETAILS
A48	DETAILS
A49	DETAILS
A50	ULSRS PREPARED WALL SPECIFICATIONS
A51	ULSRS PREPARED WALL SPECIFICATIONS
A52	ULSRS PREPARED WALL SPECIFICATIONS
A53	ULSRS PREPARED WALL SPECIFICATIONS
E11	2ND LEVEL ELECTRICAL PLAN
E12	3RD LEVEL ELECTRICAL PLAN
E13	4TH LEVEL ELECTRICAL PLAN
E14	MECHANICAL PLAN
E15	MECHANICAL PLAN

[illegible]

PROJECT INFORMATION	
PROJECT NAME	415-13 4THUR AISE BLVD
PROJECT ADDRESS	2100 S. AVALA - A STUDY ATTEMPTING NEW CONSTRUCTION TOWNHOUSES IN RICHMONDS SOLIDARY HISTORIC DISTRICT
OWNER	415-13 4THUR AISE BLVD, RICHMOND, VA 23220
OWNER REPRESENTATIVE	
OWNER PHONE	CEITRE CHEN KOHLS 115 1TH ST SUITE 108 RICHMOND VA 23219 PHONE: 773-777-7777 E: CHEN@CENTRECHENHOME.COM
OWNER FAX	
INVENTOR, LLC	INVENTOR, LLC 10000 WILSON BLVD, W CANTON, OHIO 44705 CONTACT: CATHY HENK PHONE: 330-933-3333 E: HENK@INVENTORFIRM.COM
BUILDING CODES / ZONING	PROJECT SHALL CONFORM TO: THE 2014 VIRGINIA INTERNATIONAL BUILDING CODE AND 2015 VIRGINIA INTERNATIONAL RESIDENTIAL CODE, RICHMOND COUNTY ZONING LOT ZONED R-1C, CONSTRUCTION TYPE 4-B
STRUCTURAL ENGINEER	SHAWNEE ENGINEERING, INC. (SEE REPORT) 10000 WILSON BLVD, W CANTON, OHIO 44705 ULTIMATE DESIGNER FOR FOUNDATION CATEGORY II BUILDINGS - 105 MPH CATEGORY III BUILDINGS - 120 MPH CATEGORY III BUILDINGS - 120 MPH SEISMIC DESIGN CATEGORY - A
BUILDING AREA PLANS / SHOWING AND AREA SCHEDULES FOR BUILDING AREA TYPICALS	

[illegible]

PAPER SIZE: 24" X 36" (ARCH D)



1 1ST LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"

2 2ND LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"

3 3RD LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"

4 STAIR TOWER LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"

AREA SCHEDULE OF 415 (UNIT A)

AREA SCHEDULE OF 413 (UNIT B)

WINDOW SCHEDULE (EACH UNIT)

#	TYPE	FINISH	MODEL	DESCRIPTION	SIZE	GLASS	HEIGHT	WIDTH	QTY.	MANUFACTURER	REMARKS	COMMENTS
1	Window	W101	W101	10' x 10' SINGLE HUNG WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
2	Window	W102	W102	10' x 10' DOUBLE HUNG WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
3	Window	W103	W103	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
4	Window	W104	W104	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
5	Window	W105	W105	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
6	Window	W106	W106	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
7	Window	W107	W107	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
8	Window	W108	W108	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
9	Window	W109	W109	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
10	Window	W110	W110	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
11	Window	W111	W111	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
12	Window	W112	W112	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
13	Window	W113	W113	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
14	Window	W114	W114	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
15	Window	W115	W115	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
16	Window	W116	W116	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
17	Window	W117	W117	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
18	Window	W118	W118	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
19	Window	W119	W119	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
20	Window	W120	W120	10' x 10' CASSETT WINDOW	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO

DOOR SCHEDULE (EACH UNIT)

#	TYPE	FINISH	MODEL	DESCRIPTION	SIZE	GLASS	HEIGHT	WIDTH	QTY.	MANUFACTURER	REMARKS	COMMENTS
1	Door	D101	D101	10' x 10' SINGLE SWING DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
2	Door	D102	D102	10' x 10' DOUBLE SWING DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
3	Door	D103	D103	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
4	Door	D104	D104	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
5	Door	D105	D105	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
6	Door	D106	D106	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
7	Door	D107	D107	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
8	Door	D108	D108	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
9	Door	D109	D109	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
10	Door	D110	D110	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
11	Door	D111	D111	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
12	Door	D112	D112	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
13	Door	D113	D113	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
14	Door	D114	D114	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
15	Door	D115	D115	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
16	Door	D116	D116	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
17	Door	D117	D117	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
18	Door	D118	D118	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
19	Door	D119	D119	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO
20	Door	D120	D120	10' x 10' CASSETT DOOR	10' x 10'	1/2"	10'	10'	2	SERENA PACIFIC WINDOWS	2	NO



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PROJECT
413 & 415 ARTHUR
ASHE BLVD

415-413 ARTHUR ASHE
BLVD
RICHMOND, VA 23220

SEAL

NOT FOR CONSTRUCTION

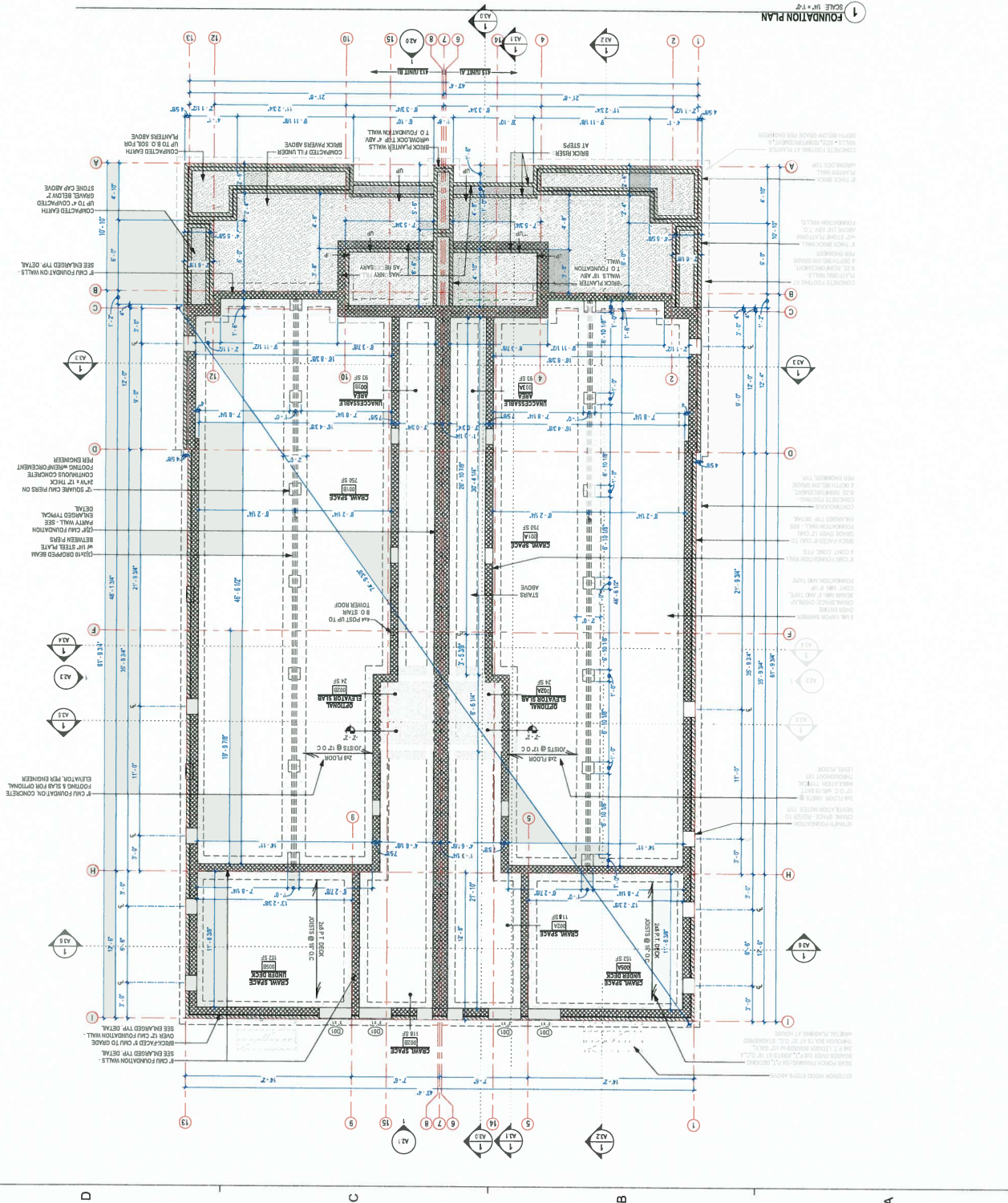
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DATE: 2022.03.30

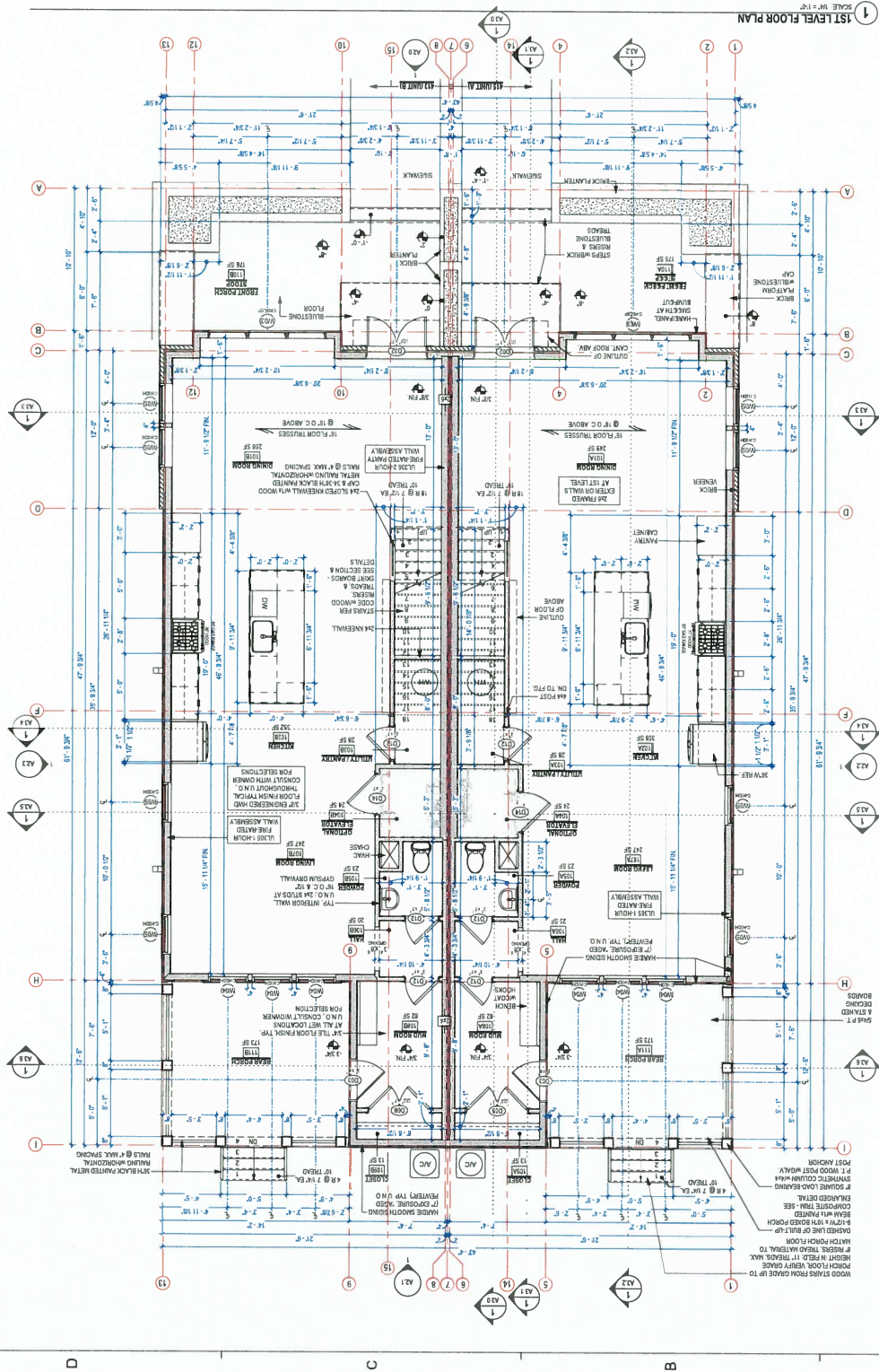
REVISIONS
NO. DATE DESCRIPTION

SHEET TITLE
FOUNDATION
PLAN

SHEET NUMBER
A1.0

- FOUNDATION NOTES**
1. FOUNDATION WALLS TO BE CONCRETE MASONRY UNITS (CMU) WITH 10% AIR ENTRAINMENT. WALLS SHALL BE 16" THICK UNLESS NOTED OTHERWISE. WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S1 PLASTER. WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S1 PLASTER. WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S1 PLASTER.
 2. FOOTINGS ARE TO BE CONCRETE WITH A MINIMUM 4" THICK SLAB. FOOTINGS SHALL BE FINISHED WITH 1/2" THICK TYPE S1 PLASTER. FOOTINGS SHALL BE FINISHED WITH 1/2" THICK TYPE S1 PLASTER.
 3. ALL FOUNDATION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S1 PLASTER. ALL FOUNDATION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S1 PLASTER.
 4. CMU ACCESS TO BE PROVIDED. 18" X 24" MIN. SIZE IN PERIMETER WALL. PROVIDE CLEARANCE OPENING BELOW GRADE IF NECESSARY. PROVIDE CLEARANCE OPENING BELOW GRADE IF NECESSARY.
 5. ALL FOUNDATION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S1 PLASTER. ALL FOUNDATION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S1 PLASTER.
 6. 12" O.C. FOUNDATION WALLS TO BE PROVIDED FOR UNCONDITIONED SPACE. 12" O.C. FOUNDATION WALLS TO BE PROVIDED FOR UNCONDITIONED SPACE.
 7. ALL DIMENSIONS ARE TO FACE OF FOUNDATION OR CENTER OF WALL. ALL DIMENSIONS ARE TO FACE OF FOUNDATION OR CENTER OF WALL.
 8. IF REVISIONS ARE USED, REFERENCE REVISION NOTE LEGEND ON THIS SHEET FOR DESCRIPTION.





- FLOOR PLAN NOTES**
1. ALL EXTERIOR FRAMING DIMENSIONS ARE TO FACE OF SHEATHING / UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF STUD. UNLESS OTHERWISE NOTED.
 2. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER OF FRAME. OPENING UNLESS OTHERWISE NOTED. EXTERIOR ELEVATION FOR WINDOW TOP REQUIREMENTS. TEMPORARY GLAZING SHALL BE USED AT ALL WINDOW LOCATIONS AS REQUIRED BY CODE. REFERENCE SECTIONS FROM SCHEDULES.
 3. ALL WINDOWS & ALL DOORS IN BEARING WALLS SHALL HAVE UNIFORM JACO STUDS & 2X4 BRACERS UNLESS OTHERWISE NOTED. IF ENGINEER REVIEW REQUIRED, REFER TO WALL LEGEND AND SCHEDULES.
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS.
 5. ALL 1ST LEVEL EXTERIOR WALL FRAMING TO BE 2X4 STUDS AT 16" O.C. WITH 1/2" MIN BATT INSULATION AND 1/2" OSB SHEATHING. FLASHING SHALL HAVE 3" PREPARED DRESSAGE SHAPING FLASH WITH FACE OF STUD. UNLESS OTHERWISE NOTED. EXTERIOR ELEVATION FOR WINDOW TOP REQUIREMENTS. TEMPORARY GLAZING SHALL BE USED AT ALL WINDOW LOCATIONS AS REQUIRED BY CODE. REFERENCE SECTIONS FROM SCHEDULES.
 6. ALL 1ST LEVEL EXTERIOR WALL FRAMING TO BE 2X4 STUDS AT 16" O.C. WITH 1/2" MIN BATT INSULATION AND 1/2" OSB SHEATHING. FLASHING SHALL HAVE 3" PREPARED DRESSAGE SHAPING FLASH WITH FACE OF STUD. UNLESS OTHERWISE NOTED. EXTERIOR ELEVATION FOR WINDOW TOP REQUIREMENTS. TEMPORARY GLAZING SHALL BE USED AT ALL WINDOW LOCATIONS AS REQUIRED BY CODE. REFERENCE SECTIONS FROM SCHEDULES.
 7. DOORS TO BE CENTERED IN CLOSETS OR HALLWAYS UNLESS OTHERWISE NOTED.
 8. IF JOISTS OR FLOOR TRUSSES ARE SPACED, REFER TO LAYOUT AND DETAILS PROVIDED BY MANUFACTURER. IF JOISTS OR FLOOR TRUSSES ARE SPACED, REFER TO LAYOUT AND DETAILS PROVIDED BY MANUFACTURER.
 9. PROVIDE BLOCKING FOR ALL WALLS, COLUMNS, CABINETS, SINKING, MECHANICAL SYSTEMS, ETC. AS REQUIRED. U.C. TO COORDINATE.
 10. IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.



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PROJECT
413 & 415 ARTHUR
ASHE BLVD

415-413 ARTHUR ASHE
BLVD
RICHMOND, VA 23220

SEAL

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CONSTRUCTION

PROJECT#: 21024
DRAWN BY: DRH
DATE: 02/28/20

REVISIONS
NO. DATE DESCRIPTION

SHEET TITLE
2ND LEVEL
FLOOR PLAN

SHEET NUMBER
A1.2

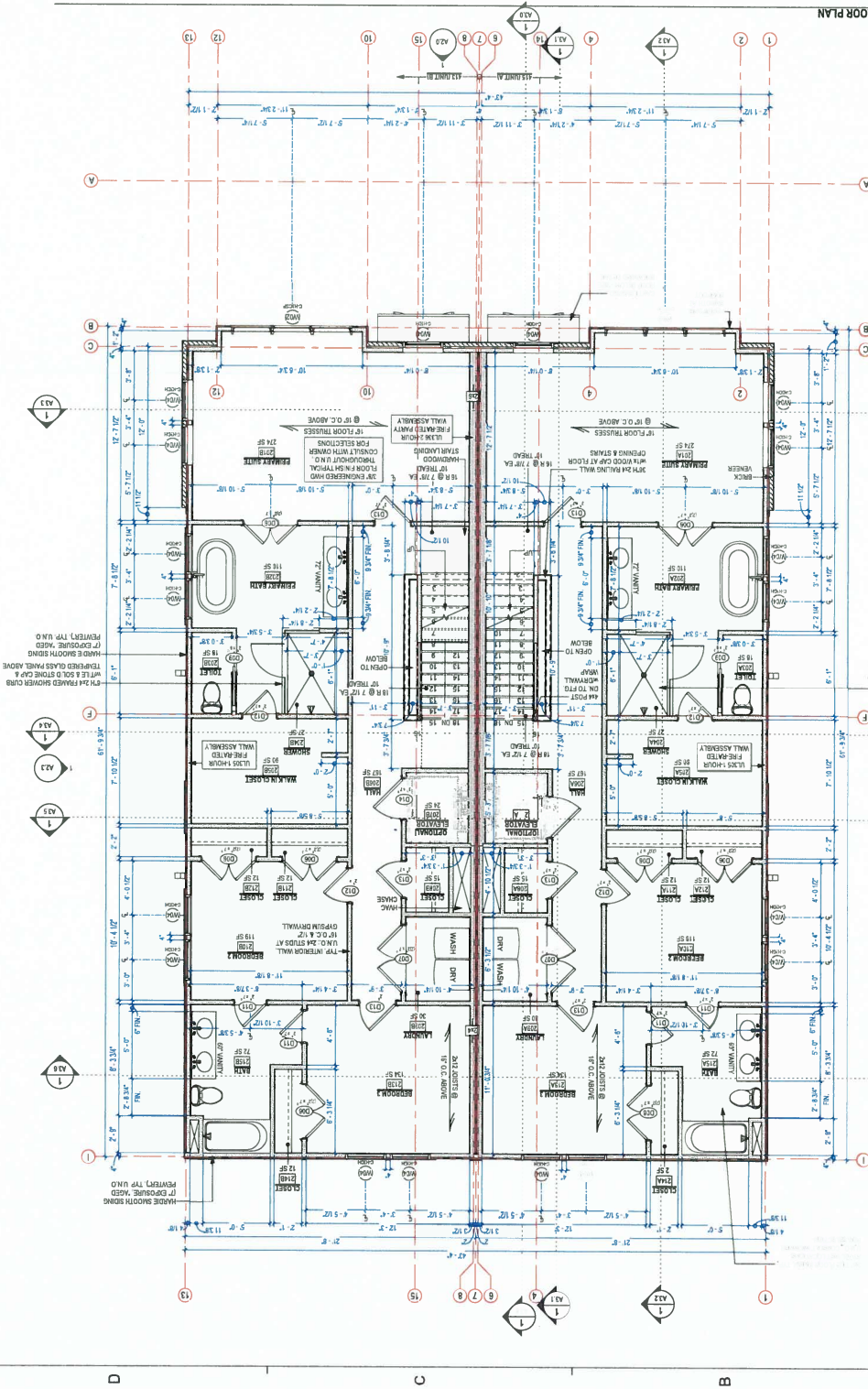
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FLOOR PLAN NOTES

1. ALL EXTERIOR INTERIOR DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE TO BE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL INTERIOR DOORS ARE TO BE 36" WIDE BY 80" HIGH UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROOM OPENINGS. ALL WORK TO BE DONE SHALL COMPLY WITH ALL APPLICABLE CODES.
5. ALL INTERIOR WALLS ARE TO BE 1/2" THICK UNLESS NOTED OTHERWISE.
6. ALL INTERIOR WALLS ARE TO BE 1/2" THICK UNLESS NOTED OTHERWISE.
7. DOORS TO BE CENTERED IN CLOSET OR HALLWAY UNLESS NOTED OTHERWISE.
8. ALL LIGHTS ON FLOOR TRUSSES ARE TO BE 1/2" WIDE BY 8" HIGH UNLESS NOTED OTHERWISE.
9. PROVIDE BLOODING FOR PLUMBING ENTITIES, CABBETS, SHELVE, ETC. UNLESS NOTED OTHERWISE.
10. IF ANY NOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THE SHEET FOR DESCRIPTION.



1 2ND LEVEL FLOOR PLAN





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413 & 415 ARTHUR
ASHE BLVD

415-413 ARTHUR ASHE
BLVD
RICHMOND, VA 23220

SEAL

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PROJECT#: 21024
DRAWN BY: DRH
DATE: 2022.06.30

REVISIONS	
NO.	DATE DESCRIPTION

SHEET TITLE
3RD LEVEL
FLOOR PLAN

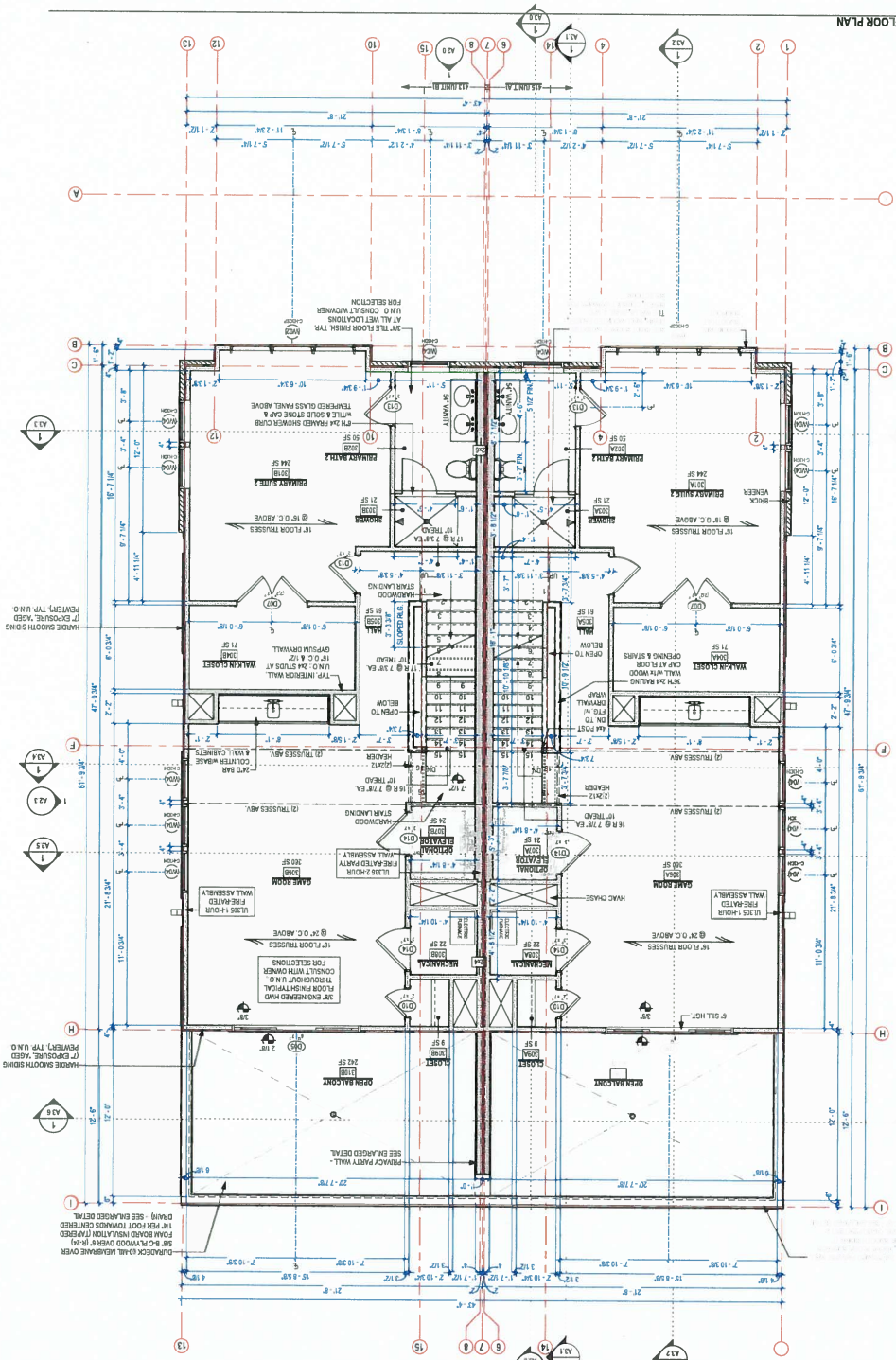
HEET NUMBER

A1.3

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[illegible]

3RD LEVEL FLOOR PLAN



PAPER SIZE: 24" X 36" ARCH D



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ASHE BLVD

415413 ARTHUR ASHE
BLVD
RICHMOND, VA 23220

SEAL

CONSTRUCTION
& OFFICE

PROJECT: 21024
DATE: 2022.08.30

REVISIONS
NO. DATE
DESCRIPTION

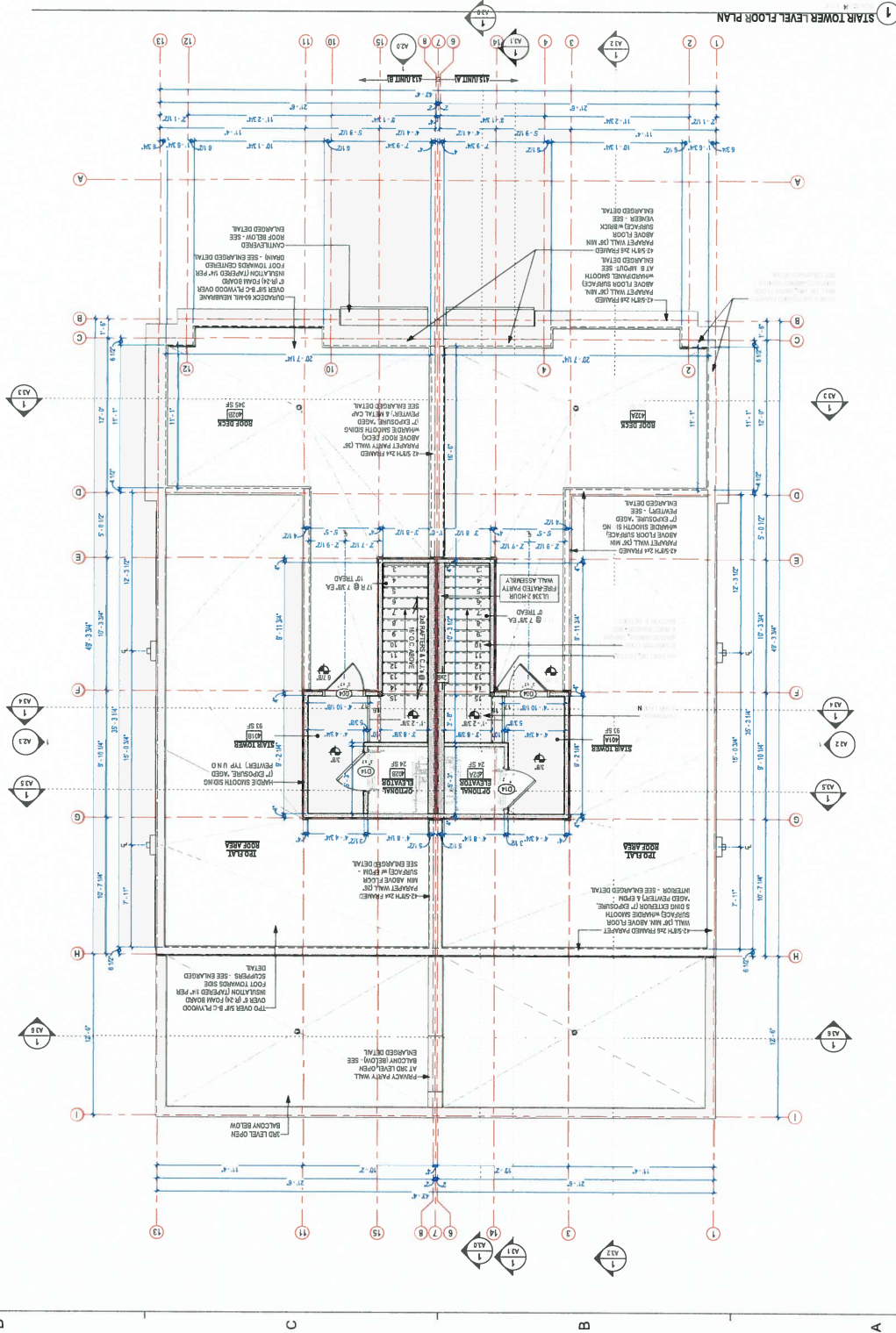
SHEET TITLE
STAIR TOWER
LEVEL FLOOR
PLAN

SHEET NUMBER
A1.4



FLOOR PLAN NOTES

1. ALL EXTERIOR FINISHES ARE TO BE SHOWN ON THE EXTERIOR. INTERIOR FINISHES ARE TO BE SHOWN ON THE INTERIOR. FINISHES ARE TO BE SHOWN ON THE FLOOR PLAN. THE LAYOUT IS ASSUMED TO BE AS SHOWN ON THE FLOOR PLAN.
2. ALL EXTERIOR FINISHES ARE TO BE SHOWN ON THE EXTERIOR. INTERIOR FINISHES ARE TO BE SHOWN ON THE INTERIOR. FINISHES ARE TO BE SHOWN ON THE FLOOR PLAN. THE LAYOUT IS ASSUMED TO BE AS SHOWN ON THE FLOOR PLAN.
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4. ALL EXTERIOR FINISHES ARE TO BE SHOWN ON THE EXTERIOR. INTERIOR FINISHES ARE TO BE SHOWN ON THE INTERIOR. FINISHES ARE TO BE SHOWN ON THE FLOOR PLAN. THE LAYOUT IS ASSUMED TO BE AS SHOWN ON THE FLOOR PLAN.
5. ALL EXTERIOR FINISHES ARE TO BE SHOWN ON THE EXTERIOR. INTERIOR FINISHES ARE TO BE SHOWN ON THE INTERIOR. FINISHES ARE TO BE SHOWN ON THE FLOOR PLAN. THE LAYOUT IS ASSUMED TO BE AS SHOWN ON THE FLOOR PLAN.
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7. ALL EXTERIOR FINISHES ARE TO BE SHOWN ON THE EXTERIOR. INTERIOR FINISHES ARE TO BE SHOWN ON THE INTERIOR. FINISHES ARE TO BE SHOWN ON THE FLOOR PLAN. THE LAYOUT IS ASSUMED TO BE AS SHOWN ON THE FLOOR PLAN.
8. ALL EXTERIOR FINISHES ARE TO BE SHOWN ON THE EXTERIOR. INTERIOR FINISHES ARE TO BE SHOWN ON THE INTERIOR. FINISHES ARE TO BE SHOWN ON THE FLOOR PLAN. THE LAYOUT IS ASSUMED TO BE AS SHOWN ON THE FLOOR PLAN.
9. ALL EXTERIOR FINISHES ARE TO BE SHOWN ON THE EXTERIOR. INTERIOR FINISHES ARE TO BE SHOWN ON THE INTERIOR. FINISHES ARE TO BE SHOWN ON THE FLOOR PLAN. THE LAYOUT IS ASSUMED TO BE AS SHOWN ON THE FLOOR PLAN.
10. ALL EXTERIOR FINISHES ARE TO BE SHOWN ON THE EXTERIOR. INTERIOR FINISHES ARE TO BE SHOWN ON THE INTERIOR. FINISHES ARE TO BE SHOWN ON THE FLOOR PLAN. THE LAYOUT IS ASSUMED TO BE AS SHOWN ON THE FLOOR PLAN.





CENTER CREEK
- HOMES -

INCORPORATING
INTEGRITY, INNOVATION, AND
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PROJECT

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ASHE BLVD

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BLVD
RICHMOND, VA 23220

SEAL

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CONSTRUCTION

REVISIONS

PROJECT#: 21024
DRAWN BY: DRH
DATE: 12/22/2023

NO. DATE

SHEET TITLE
STAIR TOWER
LEVEL ROOF
PLAN

SHEET NUMBER

A1.5



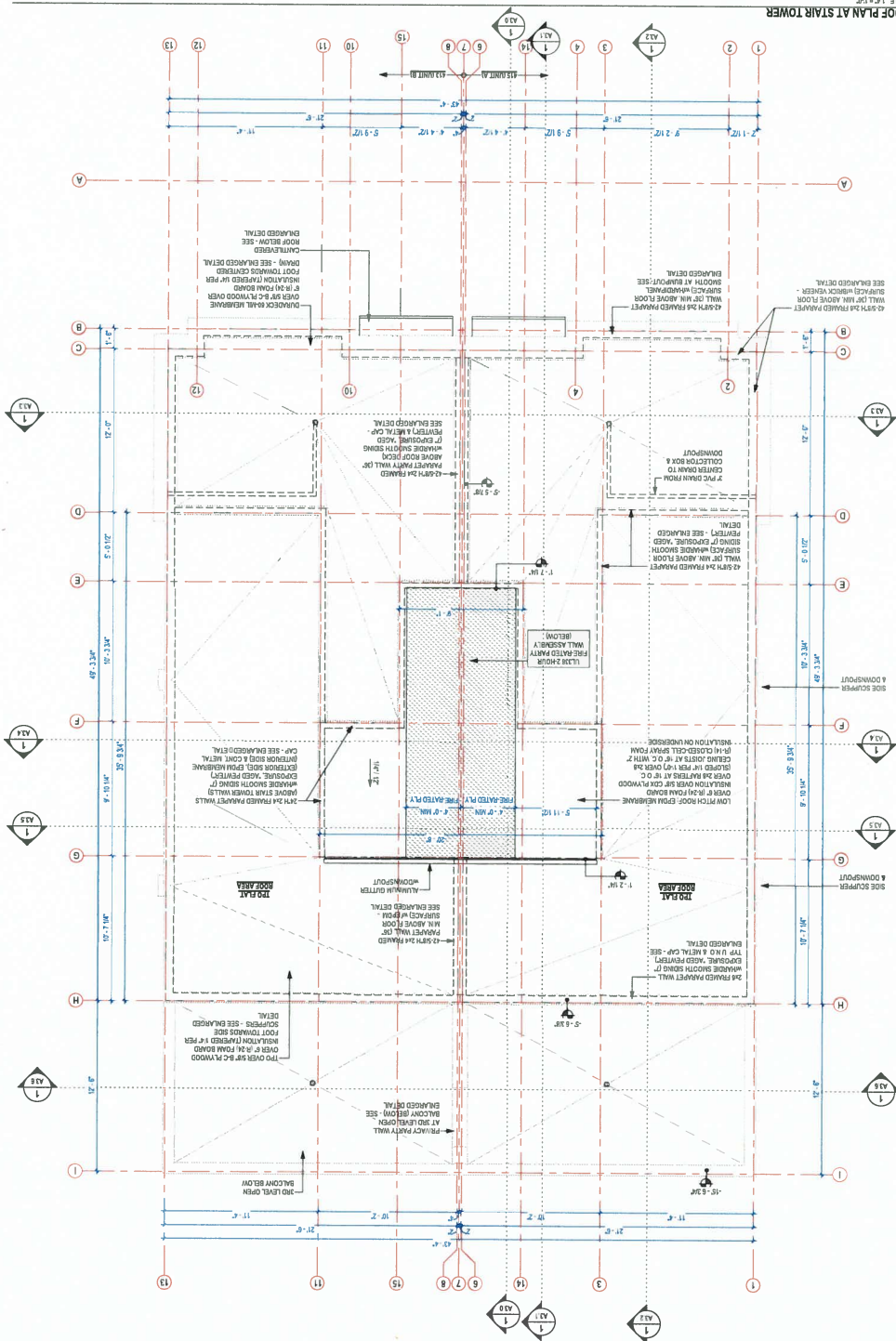
ROOF VENT CALCULATIONS

TWO METHODS OF NET FREE VENT AREA (NFVA) CALCULATION
1. 150% OF THE VENTILATION AREA FOR EVERY 100 SQ. FT. OF ATTIC FLOOR SPACE
2. 1 SQ. FT. OF VENTILATION FOR EVERY 100 SQ. FT. OF ATTIC FLOOR SPACE
THE NFVA REQUIREMENTS ARE BASED ON THE NFVA, HOWEVER, THE NFVA REQUIREMENTS FOR OPTIMAL PERFORMANCE, AND MAY BE REQUIRED TO EXCEED THE NFVA REQUIREMENTS.
BOTH OF THESE CALCULATIONS ARE BASED ON AN IDEALLY PLACED SYSTEM (PER WALL, SINK EXHAUST).
ROOF SQUARE FOOTAGE: 11,000 SQ. FT.
NET FREE VENT AREA: 165 SQ. FT.
SINK EXHAUST (SINK) = 165 SQ. FT. * 4 AT 1100 * 100 SQ. IN. CP
SINK EXHAUST (SINK) = 165 SQ. FT. * 4 AT 1100 * 100 SQ. IN. CP
EAVE EXHAUST (EAVE) = 165 SQ. FT. * 4 AT 1100 * 100 SQ. IN. CP
AVAILABLE ROOF LENGTH = 22' * 10' = 220' FT.
EAVE EXHAUST (EAVE) = 165 SQ. FT. * 4 AT 1100 * 100 SQ. IN. CP
AVAILABLE ROOF LENGTH = 22' * 10' = 220' FT.
SINK EXHAUST (SINK) = 165 SQ. FT. * 4 AT 1100 * 100 SQ. IN. CP
AVAILABLE ROOF LENGTH = 22' * 10' = 220' FT.

ROOF PLAN NOTES

1. ROOF SLOPE ARROWS POINT IN THE DIRECTION OF WATER FLOW.
2. INSTALL ROOF DRAINAGE, FLASHING, CHIMNEYS, AND ROOF DRAINAGE IN ACCORDANCE WITH CODE REQUIREMENTS.
3. REFERENCE TRUSS LAYOUT DRAWINGS BY OTHER SHEETS. TRUSSES ARE NOTED IN VIEW OF IMPEDERS.
4. INTERFERENCES WITH ROOF DRAINAGE AND FLASHING ARE NOTED IN VIEW OF IMPEDERS.
5. ROOF VENT AS NOTED FOR AIRFLOW VENTILATION, UNLESS IN VENTILATION INDICATED AND CONDITIONED ATTIC SPACE.
6. PLACE ROOF PENETRATIONS EXHAUSTS, VENT STACKS, ETC. IN LEAST VISIBLE AREAS PRACTICAL.
7. PROVIDE CEILING WATER SHIELD 1' UP FROM ROOF EDGES & IF ALL FOR DESCRIPTION.
8. EAVE EXHAUSTS ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

1 ROOF PLAN AT STAIR TOWER





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PROJECT
4113 & 4115 ARTHUR
ASHES BLVD

15-413 ARTHUR ASHE
BLVD
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EAL

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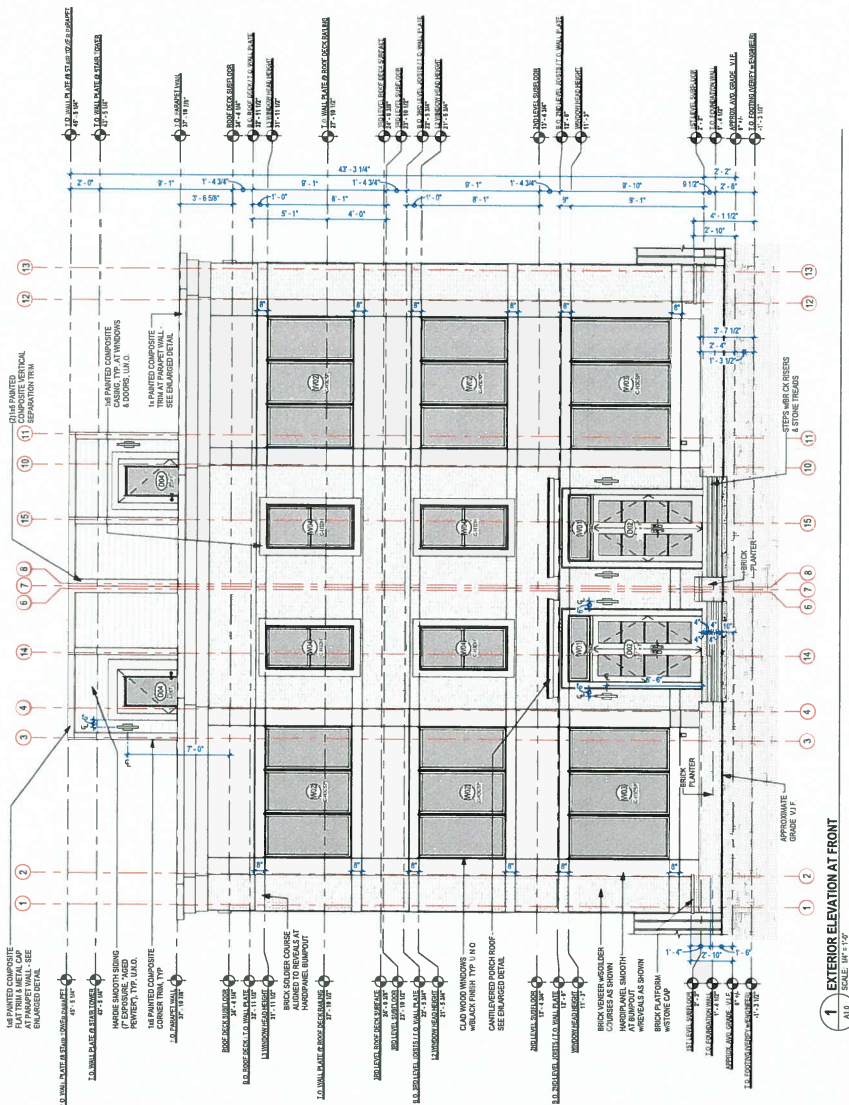
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DRAWN BY: DRH
DATE: 2022.06.30

REVISIONS	
NO.	DATE DESCRIPTION

SHEET TITLE
EXTERIOR
ELEVATION AT
FRONT

A2.0 SHEET NUMBER

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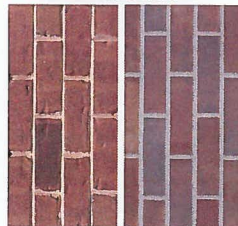
1 EXTERIOR ELEVATION AT FRONT

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

FINISH LEGEND



PAINT CONCEPTS: INTERPRETED FROM COLOR GUIDE
TRIM / ACCENT PAINT: "IRON ORE" SW7069
DOOR FINISH: LIGHT STAINED



BRICK COLOR CONCEPTS: DARK RED/BURGUNDY
(TOP LEFT SHOWN IN RENDERINGS)

BRICK COLOR CONCEPTS: DARK RED (TOP LEFT SHOWN IN RENDERINGS)

...ING CONCEPT: SMOOTH 7" IN

WINDING CONCEPT
SEWTER GRAY

ELEVATION & 3D NOTES

- ELLATIONS & 3D NOTES**
- REFERENCE WINDOW, DOOR, OR ANY OTHER TABS TO LEGENDS AND SCHEDULES, SHOWING THROUGHOUT SET.
- ANY FURNITURE SHOWN IS GENERIC AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER IF APPLICABLE FOR SPACE PLANNING.
- ALL MATERIALS, PATTERNS, TRAIL WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER FEATURES NOT REPRESENT EXACTLY. SELECTIONS GENERIC TYPES SHOWN, UNLESS OTHERWISE INDICATED.
- TOPOGRAPHY SHOWN IS RELATIVELY ACCURATE, BUT NOT EXACT. REFER TO SURVEY PHOTOS OR SITE PLAN (BY OTHERS).
- IF VENETTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.



ENTRANCE/ISSUE
NO. 1015, 1016, 1017, 1018, 1019, 1020
PHONE: 800-551-7753
ST. LOUIS, MO

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SEAL

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CONSTRUCTION

PROJECT#: 21024
DRAWN BY: DRH
DATE: 2022.06.30

REVISIONS

NO.	DATE	DESCRIPTION
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3	1952	...
4	1953	...
5	1954	...
6	1955	...
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97	2046	...
98	2047	...
99	2048	...
100	2049	...

ELEVATION & 3D NOTES

ELEVATION AT REAR

SHEET NUMBER
A2.1

ELEVATION & 3D NOTES

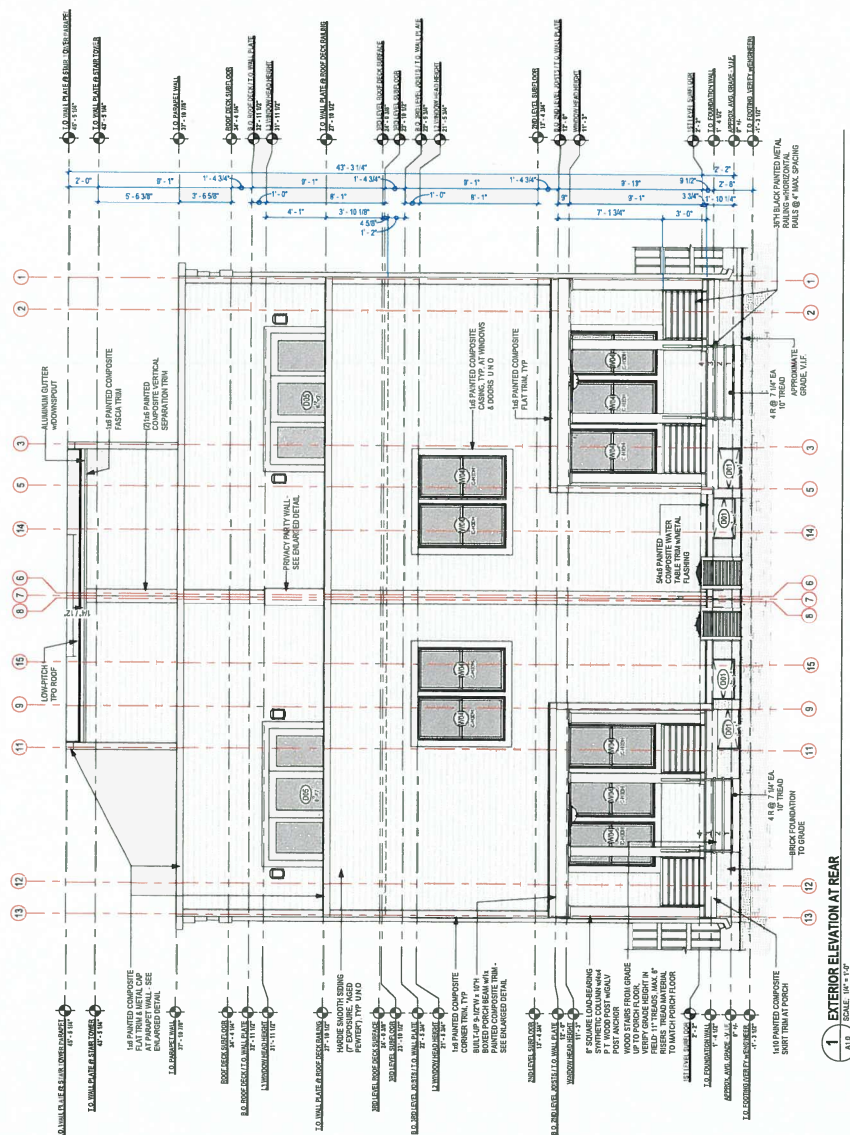
REFERENCE WINDOW, DOOR, OR ANY OTHER ADD TO LEGENDS AND SCHEDULES, SHOWN THROUGHOUT SET.

ANY FURNITURE SHOWN IS GENERIC AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER (IF APPLICABLE) FOR SPACE PLANNING.

ALL MATERIALS, PATTERNS, TRIM, WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER FEATURES SHOWN DO NOT REPRESENT EXACT SELECTIONS. GENERIC STYLES SHOWN, UNLESS OTHERWISE INDICATED.

TOPOGRAPHY SHOWN IS RELATIVELY ACCURATE, BUT NOT EXACT. REFER TO SURVEY PHOTO'S OR SITE PLAN (BY OTHERS).

IF NEWTONS ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTIONS.



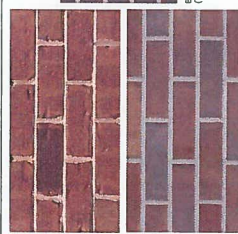
1 EXTERIOR EVALUATION AT REAR

EXTERIOR E
A10 SCALE: 1/4" = 1'-0"

FINISH | EGG



PAINT CONCEPTS: INTERPRETED FROM COLOR GUIDE
FORM / ACCENT PAINT: "IRON ORE" SW7069



BRICK COLOR CONCEPTS: DARK RED/BURGUNDY
FOR 1 SET CLIMAX BY CONCEPTS

SIDING CONCEPT: SMOOTH 7" IN

CONTACTS
DEVELOPER
CORRIDOR HOMES LLC
115.12TH ST. STE. 115
RICHMOND, VA 23219
T 804.382.7727

ARCHITECT
CHRIS WOLF
CHRIS WOLF ARCHITECTURE PLLC
T 804.514.7864

CLIENT
CENTER CREEK HOMES
115.12TH ST. STE. 115
RICHMOND, VA 23219

PROJECT
413 & 415 ARTHUR
ASHE BLVD

415-413 ARTHUR ASHE
BLVD
RICHMOND, VA 23220

SEAL
CONSTRUCTION FOR

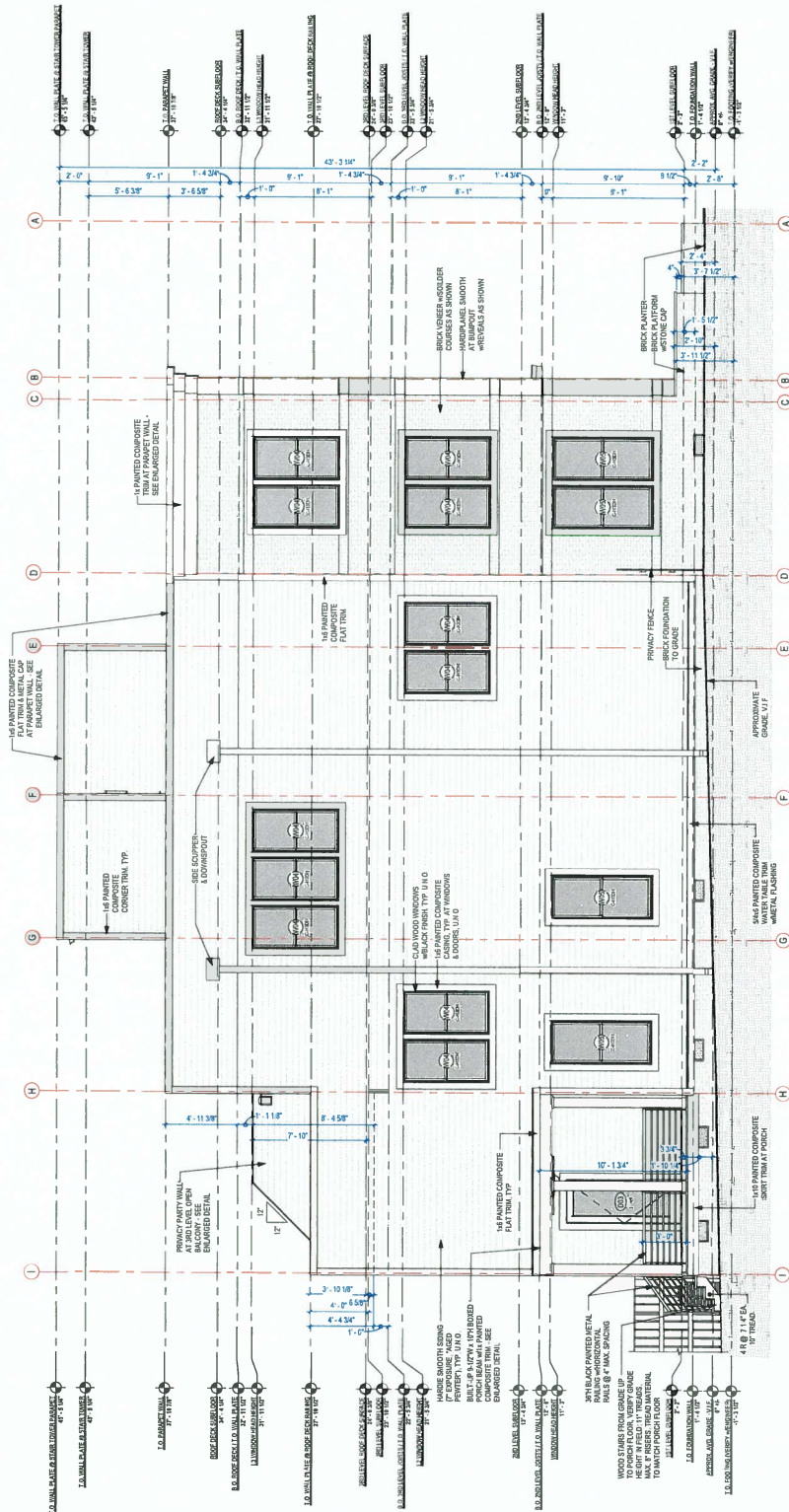
PROJECT: 21024
DRAWN BY: JPH
DATE: 2022.05.03

REVISIONS
NO. DATE DESCRIPTION

SHEET TITLE
EXTERIOR ELEVATION AT LEFT

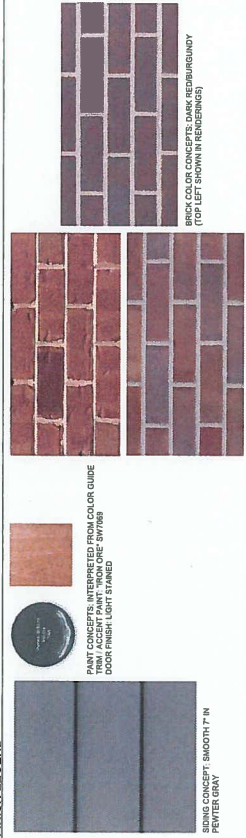
SHEET NUMBER
A2.2

- ELEVATION & 3D NOTES**
1. REFERENCE WINDOW DOOR ON ANY OTHER TAGS TO LEGENDS AND SCHEDULES SHOWN THROUGHOUT SET.
 2. MATERIALS, PATTERNS, FINISHES, AND COLORS ARE INDICATED ONLY. CONSULT WITH ARCHITECT'S OFFICE FOR MATERIALS AND FINISHES.
 3. ALL MATERIALS, PATTERNS, FINISHES, WINDOW DOOR CASEWORK, AND COLORS ARE INDICATED ONLY. CONSULT WITH ARCHITECT'S OFFICE FOR MATERIALS, PATTERNS, FINISHES, WINDOW DOOR CASEWORK, AND COLORS.
 4. TOP OF FINISH GRADE IS INDICATED BY A DASHED LINE. ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
 5. IF DIMENSIONS ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.



1 EXTERIOR ELEVATION AT LEFT
SCALE: 1/8\"/>

FINISH LEGEND



CONTACTS

DEVELOPER
CC HOMES, LLC
CENTER CREEK HOMES
GREG SCHRON
T 804.347.7227

ARCHITECT
CHRIS WOLF
CHRIS WOLF ARCHITECTURE PLLC
T 804.347.7064

CLIENT
CENTER CREEK HOMES
115. 12TH ST. STE 115
RICHMOND, VA 23219

PROJECT
413 & 415 ARTHUR
ASHE BLVD

415-413 ARTHUR ASHE
BLVD
RICHMOND, VA 23220

SEAL

CONSTRUCTION

PROJECT: 21024
DATE: 2022.05.30

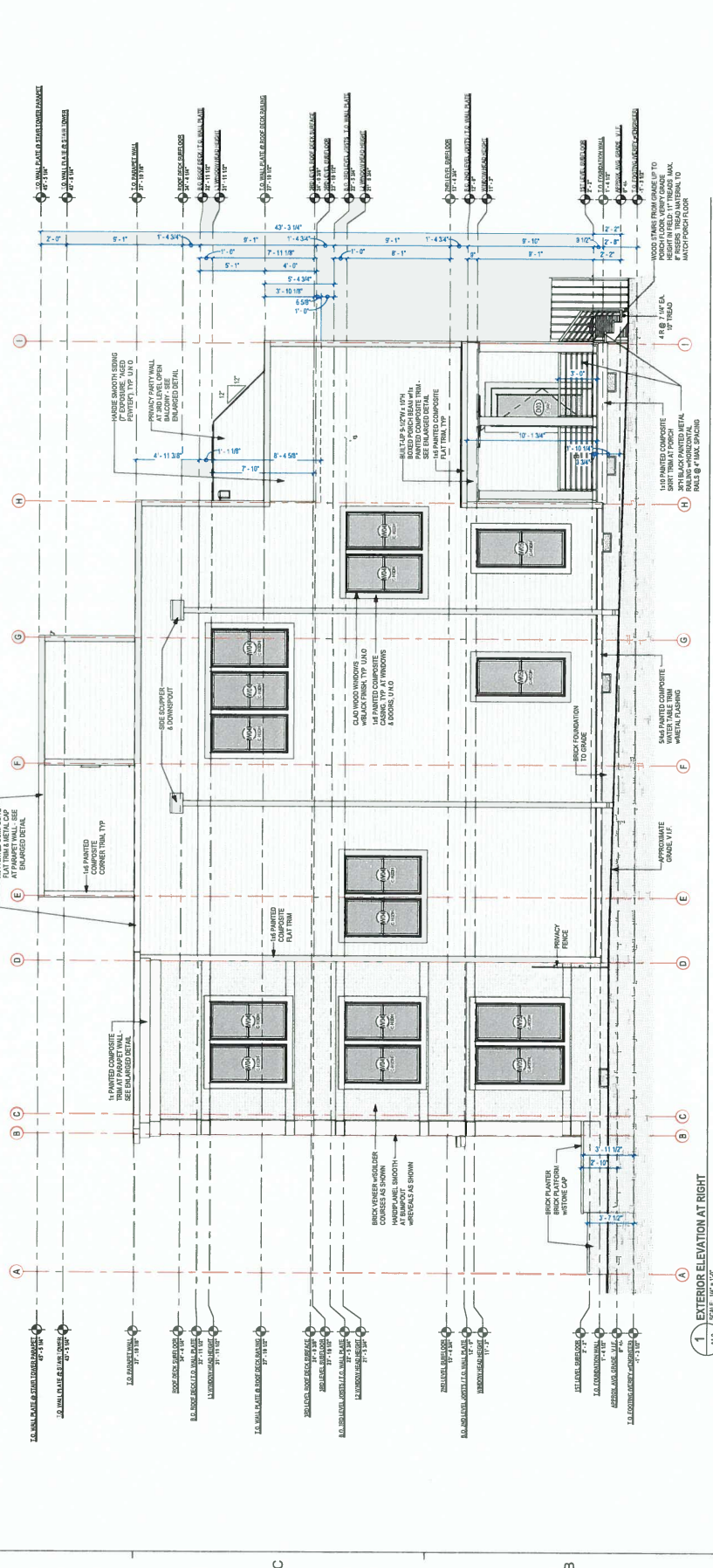
REVISIONS

NO. **DATE** **DESCRIPTION**

SHEET TITLE
EXTERIOR
ELEVATION AT
RIGHT

SHEET NUMBER
A2.3

COPYRIGHT © 2022 CENTER CREEK HOMES. ALL RIGHTS RESERVED.



- ELEVATION & 3D NOTES**
1. REFERENCE WINDOW DOOR, OR ANY OTHER TABS TO LEGENDS AND 3D RENDERINGS FOR MATERIALS AND FINISHES.
 2. ALL FINISHES ARE TO BE USED FOR REFERENCE ONLY. CONSULT WITH INTERNAL DESIGNER IF APPLICABLE FOR SPACE PLANNING.
 3. ALL MATERIALS, PATTERNS, TRIM, WINDOWS, DOORS, CASEWORK, ETC. SHALL BE USED FOR REFERENCE ONLY. CONSULT WITH INTERNAL DESIGNER IF APPLICABLE FOR SPACE PLANNING.
 4. 3D RENDERINGS ARE FOR REFERENCE ONLY. CONSULT WITH INTERNAL DESIGNER IF APPLICABLE FOR SPACE PLANNING.
 5. IF REVISIONS ARE USED, REFERENCE NEWNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.

FINISH LEGEND

BRICK COLOR CONCEPTS: DARK RED/BRICK/CLAY (TOP LEFT SHOWN IN RENDERINGS)

PAINT CONCEPTS: INTERPRETED FROM COLOR GUIDE TRIM / ACCENT PAINT: "IRON ONE" SW7088 (DOOR FINISH: LIGHT STAINED)

STUCCO CONCEPT: SMOOTH 7" W/ PEPPER GRAY

This is a detailed street map of a neighborhood in Washington, D.C. The map shows a grid of streets including Kensington Ave, N Mulberry St, Stuart Ave, and N Arthur Ashe Blvd. A large orange hatched area is located in the upper right, and a blue hatched area is in the lower left. A red arrow points to a specific location on Kensington Ave, near the intersection with N Mulberry St. The map includes numerous house numbers and street names. The Virginia Museum of History & Culture is labeled in the lower left. The map also shows various colored markers (blue crosses, yellow triangles, purple circles) and a red hatched area near the center.

1:2,257

+ Board of Zoning Appeals

0.06 mi

 Zoning Confirmation Letter

Esri Community Maps Contributors, City of Richmond, County of Henrico, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

 **Special Use Permits**  **Plan of Development**

VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

210030014

This instrument was prepared by:
Robert W. Hughes, Esquire (VSB#44182)
FloranceGordonBrown, PC
901 East Cary Street, Suite 1900
Richmond, Virginia 23219
Map Reference Number: W0001206020
Title Company: Fidelity National Title Insurance Company
Binder Number: Z21-1587D

Consideration: \$700,000.00
Assessed Value: \$377,000.00

DEED

THIS DEED is made this 13th day of October, 2021, by and between 18 W FRANKLIN STREET LLC, a Virginia limited liability company ("Grantor"); and CCR3 HOLDINGS, LLC, a Delaware limited liability ("Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, with General Warranty of Title, that certain real property located in the City of Richmond, Virginia, more particularly described in Exhibit A attached hereto, and by this reference made a part hereof (the "Property"); provided, however, that Grantor hereby reserves from such conveyance, unto itself and its successors and assigns, for the benefit of the Dominant Parcel (as defined below), a perpetual, exclusive easement (the "Parking Easement") over, upon and across that certain portion of the Property labeled as "Parking Easement Area" on that certain plat (the "Plat") prepared by McKnight & Associates, P.C., dated October 4, 2021, and entitled "Plat Showing "Reserved Parking Easement Area" on 415 N. Arthur Ashe Boulevard, in the City of Richmond, Virginia," a copy of which Plat is attached hereto as Exhibit B, and by this reference made a part hereof (the "Parking Easement Area"), which Parking Easement Area is more particularly described in Exhibit C attached hereto, and by this reference made a part hereof, for the purposes of (i) parking of vehicles, and (ii) constructing, operating, using, maintaining, inspecting, repairing, replacing, relocating within the Parking Easement Area, enlarging, altering, improving, and removing parking related improvements, including but not limited to signs and striping of

210030014

parking spaces. Grantor and its successors and assigns shall have the right of access to the Parking Easement Area to and from the adjacent public alley.

For purposes hereof, the "Dominant Parcel" shall mean that certain lot, piece or parcel of land, located in the City of Richmond, Virginia, presently known as 425 North Arthur Ashe Boulevard, and more particularly described as Parcel I in that certain deed from MJK Properties, LLC to Grantor dated August 4, 2021, and recorded August 9, 2021, in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia, as Instrument No. 210023054.

The owner(s) of the Dominant Parcel and the agents, employees, invitees, licensees and tenants of such owner(s), and the subtenants, licensees and invitees of such tenants (collectively, the "Permitted Parkers"), shall have the exclusive right to park in the Parking Easement Area. The owner(s) of the Dominant Parcel shall have the right at all times to keep the Parking Easement clear of all buildings or structures, trees, roots, undergrowth and other obstructions which would interfere with the exercise of the rights reserved hereunder.

Neither Grantee, nor its successors and assigns, nor any of their respective agents, employees, contractors, tenants, licensees or invitees shall (i) park vehicles of any kind in the Parking Easement Area, or (ii) construct any building, structure, or other above-ground obstruction in the Parking Easement Area, or otherwise obstruct the Parking Easement Area, or (iii) prevent any of the Permitted Parkers from parking vehicles in the Parking Easement Area, at any time, or otherwise interfere with the exercise of any of the rights reserved herein.

The owner(s) of the Dominant Parcel shall maintain the Parking Easement Area in a state of good repair and general cleanliness at all times and shall be solely responsible for all maintenance, and costs associated with maintenance, of the Parking Easement Area.

The easement reserved herein and the rights and obligations hereunder (i) shall be enforceable by injunction or by specific performance or as otherwise permitted at law or equity; (ii) shall run with the title to the Property and the Dominant Parcel; and (iii) shall be an easement appurtenant (for the benefit of the Dominant Parcel), and not an easement in gross.

This conveyance is made subject to all restrictions, covenants, conditions and easements of record, insofar as they may legally affect the Property.

210030014

WITNESS the following signature and seal:

18 W FRANKLIN STREET LLC,
a Virginia limited liability company

By: _____ (SEAL)
Peter Megyeri, Operating Manager

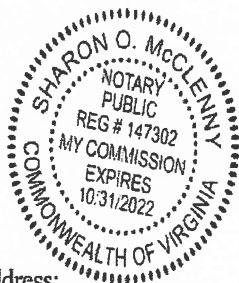
COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF Richmond, to-wit:

The foregoing Deed was acknowledged before me this the 13th day of October, 2021, by Peter Megyeri, Operating Manager of 18 W FRANKLIN STREET LLC, a Virginia limited liability company, on behalf of the limited liability company.

My commission expires:

Notary Registration Number:



Sharon O. McClelleny
Notary Public

Grantee's Address:

11 S. 12th St. #115
Richmond, VA 23220

210030014

EXHIBIT A

ALL that certain lot, piece or parcel of land, with the improvements thereon and the appurtenances thereto belonging, lying and being in the City of Richmond, Virginia, and designated as Parcel 2 on a plat made by George M Stephens, Jr., dated March 24, 1983, entitled "Plat of No. 425 North Boulevard, (Being Parcel 1) and Parcel 2, Richmond, VA.", a copy of which is recorded in the Clerk's Office, Circuit Court, City of Richmond, Virginia, Division 1, in Deed Book 809, Page 588, and being more particularly bounded and described in accordance with said plat as follow:

COMMENCING at a point on the east side of the Boulevard, distant 136 feet South of Kensington Avenue; thence running southwardly along the Boulevard and fronting thereon 54 feet; thence extending back eastwardly from said front between lines parallel with Kensington Avenue 150 feet to an alley in common twenty (20) feet wide.

BEING a portion of the same property conveyed to 18 W Franklin Street LLC, by Deed from MJK Properties, LLC, dated August 4, 2021, and recorded August 9, 2021, in the Clerk's Office, Circuit Court, City of Richmond, Virginia, as Instrument No. 210023054.

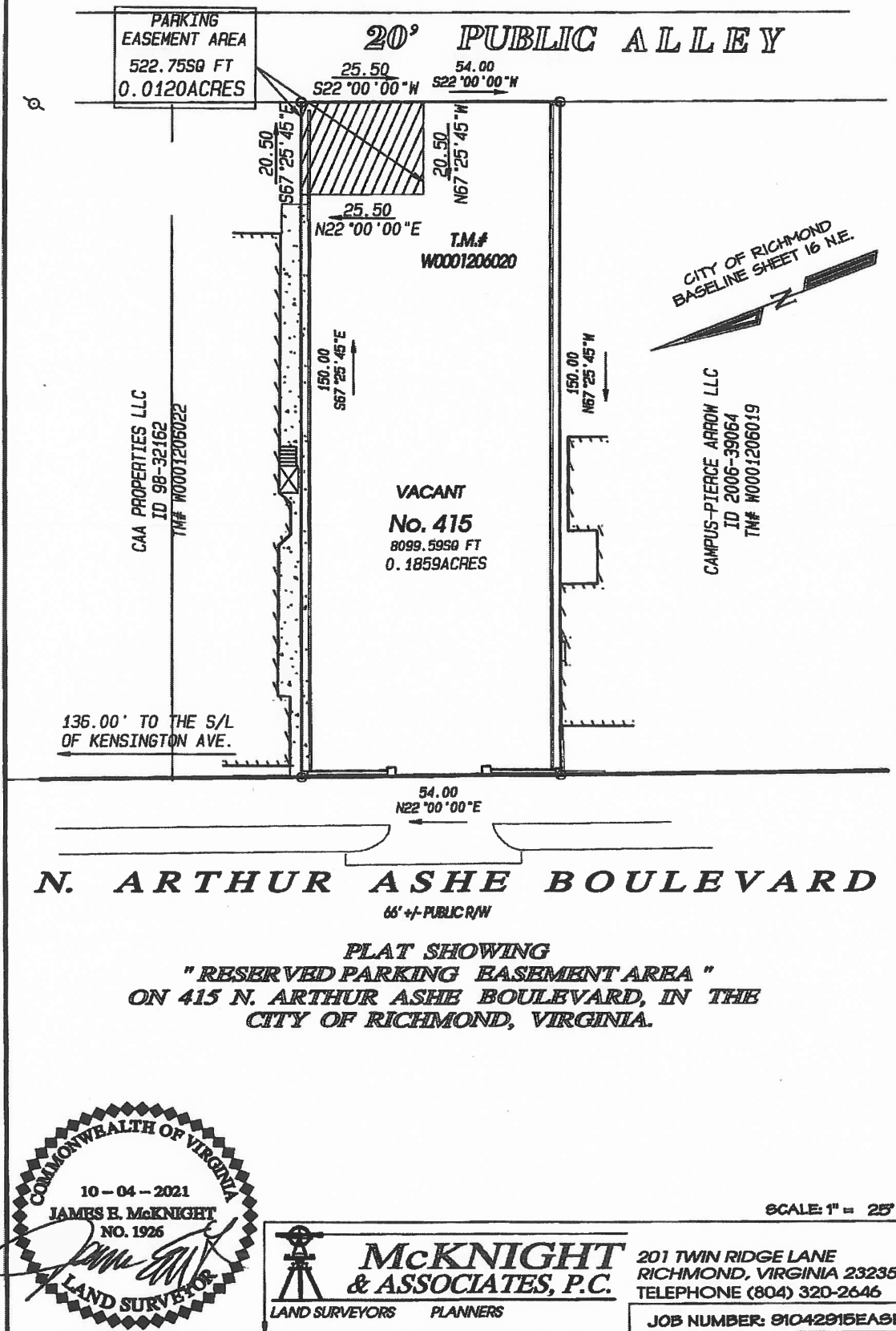
210030014

EXHIBIT B

Plat

210030014

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: 18 W. FRANKLIN STREET LLC ID 2021-23054
 PARKING EASEMENT AREA IS ADJACENT TO THE ALLEY.
 PARKING EASEMENT AREA HAS PHYSICAL ACCESS TO THE ALLEY.



210030014

EXHIBIT C**Description of the Parking Easement Area**

Commencing at the Point in the City of Richmond where the south line of Kensington Avenue intersects with the East line of N Arthur Ashe Boulevard; thence, along the East line of N Arthur Ashe Boulevard, South 22°00'00" West, a distance of 136.00 feet; thence South 67°25'45" East, a distance of 150.00 feet to the West line of a 20 ft Public Alley; the Point of Beginning; thence in a southerly direction along West line of the twenty foot Alley, South 22°00'00" West, a distance of 25.50 feet; thence North 67°25'45" West, a distance of 20.50 feet; thence North 22°00'00" East, a distance of 25.50 feet; thence South 67°25'45" East, a distance of 20.50 feet to the Point of Beginning.

INSTRUMENT 210030014
RECORDED IN THE CLERK'S OFFICE OF
RICHMOND CITY CIRCUIT COURT ON
OCTOBER 20, 2021 AT 08:30 AM
\$700.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$350.00 LOCAL: \$350.00
EDWARD F. JEWETT, CLERK
RECORDED BY: TMG

210035058

PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH BY
LAWRENCE H. PEARSON, JR., ESQ. (VSB# 78915)
FLECKENSTEIN & ASSOCIATES
311 S. ARTHUR ASHE BOULEVARD
RICHMOND, VA 23220
804-358-9400

TAX MAP PARCEL NO.: W000-1206/020

THIS DEED OF DIVISION AND CONFIRMATION, which is exempt from recording taxes pursuant to Section 58.1-810(1) of the Code of Virginia of 1950, as amended, made this 7th day of December, 2021, is by CCR3 HOLDINGS, LLC, a Delaware limited liability company, Grantor and Grantee for indexing purposes.

RECITALS:

WHEREAS, Grantor is the owner of a parcel of real property located in the City of Richmond, Virginia commonly known as 415 N. Arthur Ashe Boulevard, Richmond, VA 23220 (the "Property"), having obtained title to the Property by deed dated October 13, 2021, and recorded October 20, 2021, in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 210030014; and

WHEREAS, the Grantor desires to divide this parcel into two distinct parcels and has entered into and caused this deed to be recorded to formally divide the Property.

NOW, THEREFORE, WITNESSETH:

That for and in consideration of the premises contained herein, the Grantor does hereby declare that certain parcel located in the City of Richmond, Virginia, commonly known as 415 N. Arthur Ashe Boulevard, Richmond, VA 23220, and having a Tax Map Parcel Number of W000-1206/020, is hereby split and divided into two lots, labeled "No. 415", consisting of approximately 4049.80 square feet, and "No. 413", consisting of approximately 4049.80 square feet, respectively, as shown on a certain plat dated October 8, 2021, entitled "PLAT SHOWING

210035058

DIVISION OF TAX MAP PARCEL W0001206020, ALSO KNOWN AS 415 N. ARTHUR ASHE BOULEVARD, IN THE CITY OF RICHMOND, VIRGINIA" made by McKnight & Associates, P.C., Land Surveyors, Planners, a copy of which is attached hereto, and to which reference is made for a more complete description of the two resulting lots.

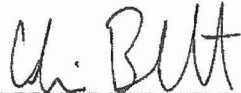
[SIGNATURE ON FOLLOWING PAGE]

210035058

WITNESS the following signature of the Grantor:

CCR3 HOLDINGS, LLC

BY:



Chris Barnhardt, Project Manager

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to wit;

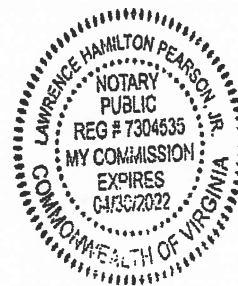
The foregoing instrument was subscribed, sworn to, and acknowledged before me, in the jurisdictions aforesaid, this 10th day of December 2021 by Chris Barnhardt, Project Manager and duly authorized agent of CCR3 Holdings, LLC, a Delaware limited liability company.

My commission expires: 04/30/2022

Notary Public

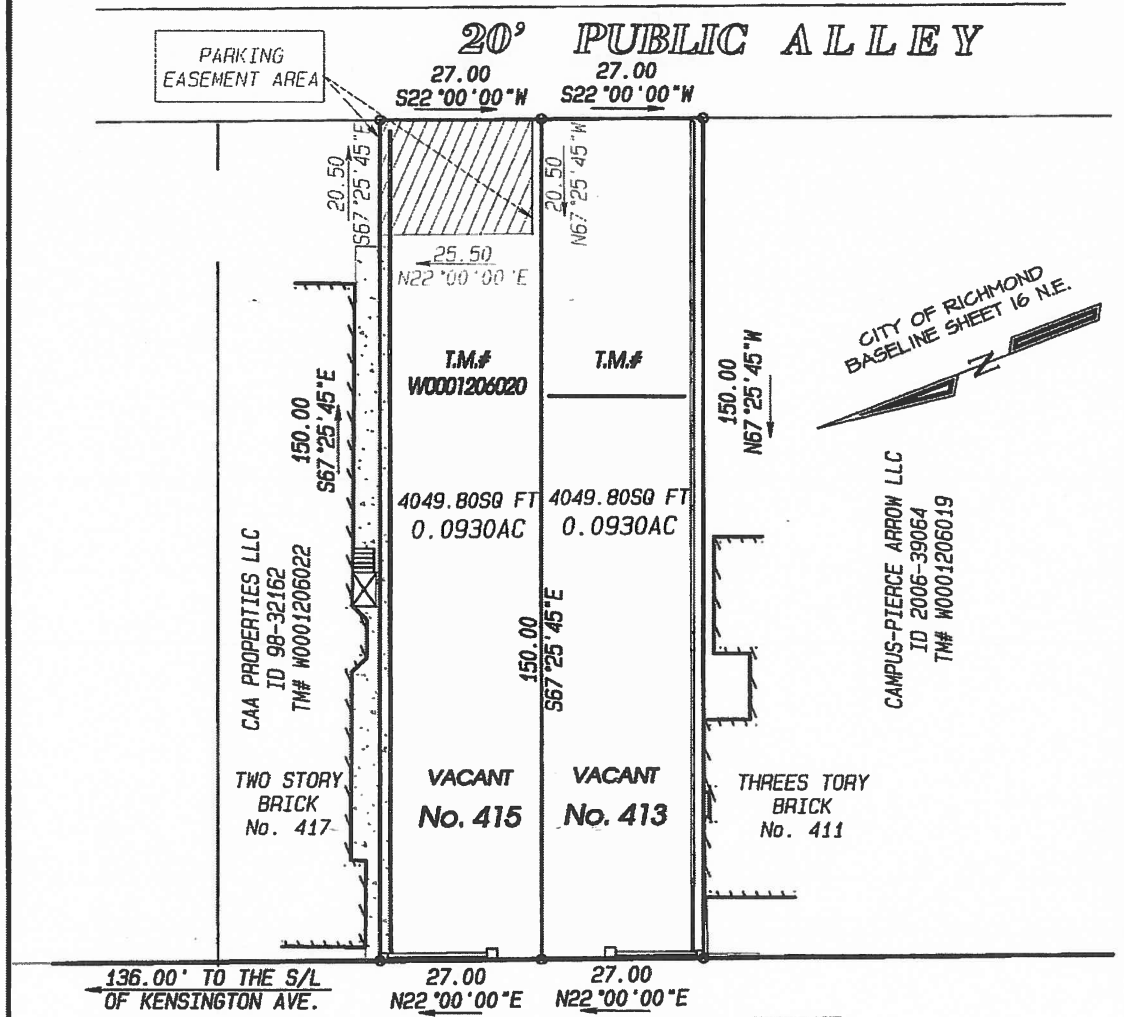
Grantee's Address:

11 S. 12th Street #115
Richmond, VA 23219



210035058

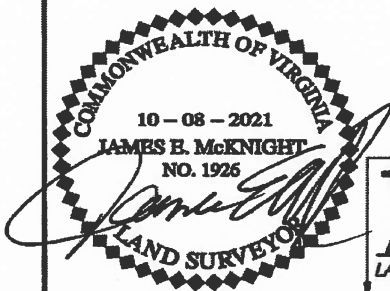
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: CCR3 HOLDINGS LLC ID 2021-30014
 PARKING EASEMENT AREA IS ADJACENT TO THE ALLEY.
 PARKING EASEMENT AREA HAS PHYSICAL ACCESS TO THE ALLEY.



N. ARTHUR ASHE BOULEVARD

66' +/- PUBLIC RW

PLAT SHOWING
DIVISION OF TAX MAP PARCEL W0001206020, ALSO KNOWN
AS 415 N. ARTHUR ASHE BOULEVARD, IN THE
CITY OF RICHMOND, VIRGINIA.



LAND SURVEYORS PLANNERS

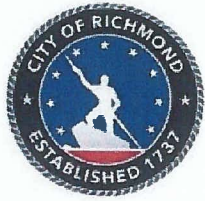
McKNIGHT & ASSOCIATES, P.C.

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 910429156PLIT

SCALE: 1" = 25'

INSTRUMENT 210035058
RECORDED IN THE CLERK'S OFFICE OF
RICHMOND CITY CIRCUIT COURT ON
DECEMBER 13, 2021 AT 11:29 AM
EDWARD F. JEWETT, CLERK
RECORDED BY: JRO



City of Richmond Commission of Architectural Review



January 26, 2022

Josh Bosler
413-415 Arthur Ashe
Richmond, VA 23220

RE: 413-415 Arthur Ashe
Application No. COA-104541-2022

Dear Applicant:

At the January 25, 2022 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: Approved with Conditions. Specifically, the Commission approved the application for the reasons cited in the staff report provided the following conditions are met:

- all final material specifications and colors be submitted to staff for review and approval,
- the patio material be submitted for administrative review and approval,
- and the fence be a simple design and painted or stained a color that complements the building.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact Alex Dandridge, CAR Secretary at (804) 646-6569 or by e-mail at alex.dandridge@richmondgov.com.

Sincerely,



City of Richmond Commission of Architectural Review



Alex Dandridge, Secretary, Commission of Architectural Review



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

July 29, 2021

Baker Development Resources
1519 Summit Avenue, Suite 102
Richmond, Virginia 23230

Attn: Mark Baker

RE: 415 North Arthur Ashe Boulevard (W00-1206/020) and 425 North Arthur Ashe Boulevard (W000-1206-025)

Dear Mr. Baker:

In response to your request for a Letter of Zoning Confirmation, as of the date of this letter, please be advised of the following:

415 North Arthur Ashe Boulevard (W00-1206/020)

- (a) The above referenced Property is zoned R-48 (Multi-family Residential District) and is subject to the restrictions generally applicable to that classification which are contained in the City of Richmond Zoning Ordinance. Additionally the subject property is within the Boulevard City Old and Historic District. According to the City Assessor's records, the subject property has a road frontage of fifty-four feet (54') along North Arthur Ashe Boulevard, and a lot depth of one hundred fifty feet (150'), which results in a lot area of 8,100 square feet. The property is currently improved with a surface parking area primarily serving the medical office use located at 425 North Arthur Ashe Boulevard and under common ownership with the above reference property.
- (b) The R-48 district permits principal uses such as single-family, two-family, and multi-family dwelling uses by-right. The off-street parking requirement for a single-family, two-family, or multi-family dwelling with only one (1) main building on a lot of record is one (1) parking space per dwelling unit.
- (c) This office can find no record of any required parking leases existing related to the premises. However because the two properties (415 & 425 North Arthur Ashe Blvd.) are under common ownership no formal leases would have been required for parking for 425 North Arthur Ashe Boulevard to be provided at 415 North Arthur Ashe Boulevard. Multiple approvals including the most recent Certificate of Zoning Compliance (CZC) (Z11122801) related to the use of 425 North Arthur Ashe Boulevard require that at least sixteen (16) spaces for the use at 425 North Arthur Ashe Boulevard be provided at 415 North Arthur Ashe Boulevard.
- (d) As proposed, your intent is to determine whether the property could be redeveloped subject to the R-48 district regulations while providing three (3) off-street parking spaces within an easement as shown on the site plan provided with the Zoning Confirmation Letter request, serving the use located at 425 North Arthur Ashe Boulevard. The existing use of the property as a stand-alone parking area is currently nonconforming. Based on the nonconforming use regulations (Sec. 30-800) continuing to provide three (3) off street parking spaces within an easement serving the use located at 425 North Arthur Ashe Boulevard would be permitted and redeveloping the remaining portion of the property according to the R-48 district

regulations would also be permitted as a matter of right without the necessity for special approvals.

425 North Arthur Ashe Boulevard (W000-1206-025)

- (a) The above referenced Property is zoned R-48 (Multi-family Residential District) and is subject to the restrictions generally applicable to that classification which are contained in the City of Richmond Zoning Ordinance. Additionally the subject property is within the Boulevard City Old and Historic District. According to the City Assessor's records, the subject property has a road frontage of forty-five feet (45') along North Arthur Ashe Boulevard, and a lot depth of one hundred fifty feet (150'), which results in a lot area of 6,750 square feet. The property is currently improved with a three-story medical office building constructed circa 1910 and containing 5,524 square feet of finished living space and a 2,310 square foot basement. It was also noted on the most recent CZC that four (4) parking spaces were being provided on-site for the medical office use. The rest of the parking for the medical office use is provided at 415 North Arthur Ashe Boulevard and there are no nonconforming or "grandfathered" parking spaces associated with the property.
- (b) As proposed, your intent is to determine whether the existing medical office could be converted into a multi-family dwelling containing seven (7) dwelling units. Included in the conversion proposal was the ability to provide of four (4) parking spaces on-site and three (3) parking spaces located off-site at 415 North Arthur Ashe Boulevard to serve the seven (7) dwelling units at 425 North Arthur Ashe Boulevard. Based on the nonconforming use regulations (Sec. 30-800.3), the conversion of the nonconforming medical to a multi-family dwelling containing seven (7) dwelling units would be permitted as a matter of right without the necessity for special approvals provided that the medical office use has not been discontinued for a period of two years or longer and the off-street parking requirement was met.

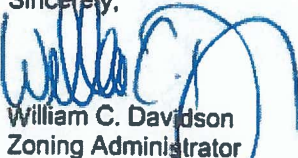
Without a more specific proposal this office is unable to confirm or refute compliance with applicable zoning requirements pertaining to potential changes/development of the two subject properties. Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

Please be advised that this office does not issue opinions with respect to compliance with building codes, fire code or other health and safety regulations that may pertain to this property. For building code questions, contact the City of Richmond Permits and Inspections office at 804-646-4169. For fire and safety questions, contact Fire and Emergency Services at 804-646-2500.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred and fifty dollars (\$250.00).

I hope this information is sufficient. If you have additional questions, please contact Josh Young by E-mail at: joshua.young@richmondgov.com or by telephone at: (804) 646-6923.

Sincerely,



William C. Davidson
Zoning Administrator

cc: MJK Properties LLC
425 North Arthur Ashe Boulevard
Richmond, VA 23220