

INTRODUCED: September 5, 2023

AN ORDINANCE No. 2023-243

To authorize the special use of the property known as 2200 Ingram Avenue for the purpose of a residential development, upon certain terms and conditions.

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

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

PUBLIC HEARING: SEPT 25 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 2200 Ingram Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a residential development, which use, among other things, is not currently allowed by section 30-410.1 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 create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    SEP 25 2023    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

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 2200 Ingram Avenue and identified as Tax Parcel No. S000-0863/001 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Special Use Permit Plat for 2200 Ingram Avenue, Parcel S0000863001, City of Richmond, VA,” prepared by Nyfeler Associates, and dated March 13, 2023, 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 residential development, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Oak Grove Housing, 2200 Ingram Avenue, Richmond, Virginia,” prepared by vhb, and dated May 10, 2023, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a residential development, substantially as shown on the Plans. The Special Use shall include (i) a multifamily dwelling containing no more than 250 dwelling units, labeled as “Proposed Multifamily Dwelling” on the Plans, (ii) amenity spaces, and (iii) in addition to the multifamily dwelling containing no more than 250 dwelling units, no more than 15 single-family attached dwellings or multifamily dwellings

containing an aggregate of up to 15 dwelling units that are not located on individual lots as shown on the Plans.

(b) No less than 175 parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) The height of the Special Use as described in section 3(a)(i) shall not exceed four stories and as described in section 3(a)(iii) shall not exceed two stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans. Brick, brick veneer, stone, stone veneer, masonry, vinyl, fiber cement, and engineered wood shall be permitted building siding materials for the Special Use as described in section 3(a)(iii). Vinyl siding shall have a minimum wall thickness of 0.044 inches, as evidenced by the manufacturer's printed literature.

(e) All mechanical equipment, including heating, ventilation, and air conditioning units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Signs on the Property shall be limited to an aggregate of 300 square feet in area and shall not be internally illuminated. Roof-mounted signs shall not be permitted on the Property.

§ 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) The Owner shall make improvements within the right-of-way, including the installation of an entrance to Ingram Avenue, two entrances to Joplin Street, and 40 new street trees, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required

by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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

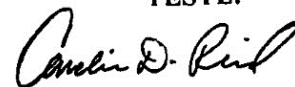
of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(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. **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 "Camille D. Reed".

City Clerk



# City of Richmond

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

## Master

**File Number: Admin-2023-1123**

**File ID:** Admin-2023-1123

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** Planning Commission

**Department:**

**File Created:** 07/14/2023

**Subject:**

**Final Action:**

**Title:** To authorize the special use of the property known as 2200 Ingram Avenue for the purpose of a residential development, upon certain terms and conditions.

### Internal Notes:

### Code Sections:

**Agenda Date:** 09/11/2023

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2023-1123 - Application Documents,  
Admin-2023-1123 Ordinance DRAFT

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** Shaianna.Trump@rva.gov

**Effective Date:**

### Related Files:

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/14/2023	Matthew Ebinger	Approve	7/18/2023
1	2	7/14/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	7/14/2023	Kevin Vonck	Approve	7/21/2023
1	4	7/14/2023	Alecia Blackwell - FYI	Notified - FYI	
1	5	7/17/2023	Sharon Ebert	Approve	7/21/2023
1	6	7/17/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	7/17/2023	Jeff Gray - FYI	Notified - FYI	
1	8	8/25/2023	Lincoln Saunders	Approve	7/19/2023
1	9	9/1/2023	Mayor Stoney	Approve	8/29/2023

### History of Legislative File

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<b>Ver- sion:</b>	<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>	<b>Sent To:</b>	<b>Due Date:</b>	<b>Return Date:</b>	<b>Result:</b>
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**Text of Legislative File Admin-2023-1123**

**Title**

To authorize the special use of the property known as 2200 Ingram Avenue for the purpose of a residential development, upon certain terms and conditions.

**Body**

**O & R Request**

**DATE:** July 14, 2023

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Mayor, by Request)  
(This in 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 2200 Ingram Avenue for the  
purpose of a residential development, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 2200 Ingram Avenue for the  
purpose of a residential development, upon certain terms and conditions.

**REASON:** The applicant is requesting a Special Use Permit to allow for a residential development  
containing multi-family residential and single-family attached residential uses, to be designated as  
an Affordable Housing Development. The property is currently zoned R-5 Single-Family residential,  
which does not permit the proposed development. A Special Use Permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning  
Ordinance, the City Planning Commission will review this request and make a recommendation to  
City Council.

**BACKGROUND:** The property is located in the Oak Grove neighborhood between Mason Street  
and East 21st Street. The property is currently a 222,492.7 square foot (5.1 acre) parcel of land  
improved with a vacant school building. The proposal would allow for at minimum 220 multi-family  
rental units and at minimum 15 townhomes and/or condominiums units available for purchase.



The City's Richmond 300 Master Plan designated a future land use for the subject property as Residential. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (Richmond 300, p. 54).

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets

The property is located in the R-5 Single-Family Residential zoning district. Adjacent properties are within that same zone and are primarily single-family residential units.

**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:** September 11, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** October 10, 2023

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
October 2, 2023

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

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

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

**STAFF:** Shaianna Trump, Associate Planner, Land Use Administration (Room 511) 646-7319

**..Recommended Action**

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike      Withdrawn      --- Continue to:



## Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- ☒ **special use permit, new**  
☐ **special use permit, plan amendment**  
☐ **special use permit, text only amendment**

### Project Name/Location

Property Address: 2200 INGRAM AVENUE, 2109 JOPLIN AVENUE, 2100 INGRAM AVENUE Date: MARCH, 2023

Parcel I.D. #: S0000863001 Fee: \$2,400.00

Total area of affected site in acres: 5.108

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-5 - RESIDENTIAL

Richmond 300 Land Use Designation: RESIDENTIAL - PRIORITY GROWTH NODE

### Proposed Use

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

Existing Use: VACANT - FORMER OAK GROVE SCHOOL

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** OAK GROVE PARTNERS, LLC c/o BRIAN K. JACKSON

Company: HIRSCHLER

Mailing Address: 2100 E. CARY STREET

City: RICHMOND

State: VA

Zip Code: 23223

Telephone: (804) 771-9545

Fax: ( )

Email: BJACKSON@HIRSCHLERLAW.COM

**Property Owner:** CITY OF RICHMOND

If Business Entity, name and title of authorized signee: LINCOLN SAUNDERS, CHIEF ADMINISTRATIVE OFFICER

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

Mailing Address: 900 E. BROAD STREET

City: RICHMOND


State: VA

Zip Code: 23219

Telephone: ( )

Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:**  3/30/23

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



Brian K. Jackson  
D: 804.771.9545  
bjackson@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com  
2100 East Cary Street | Richmond, VA 23223  
P: 804.771.9500 | F: 804.644.0957

March 23, 2023

**RE: Applicant's Report for Special Use Permit Application for Oak Grove Partners, LLC (the "Applicant"), to develop an Affordable Housing Development at 2200 Ingram Avenue, Richmond, VA.**

Dear Ladies and Gentlemen:

On behalf of the Applicant, the undersigned submits this Applicant's Report in connection with its Special Use Permit Application to allow the development of an Affordable Housing Development (as defined below) on the real estate known as 2200 Ingram Avenue, consisting of approximately 5.108 acres, and identified more particularly as Tax Parcel No. S000-0863/001 (the "Property").

1. **Introduction and Background.** The City of Richmond (the "City") owns the Property, which is currently vacant. The Property is designated as surplus City-owned real estate according to Resolution No. 2021-R024, whereby the City Council for the City (the "City Council") approved the 2020 Biennial Real Estate Strategies Plan. Importantly, that same resolution also identified the Property as a parcel with potential for future affordable multi-family rental units. This identification is consistent with the Applicant's proposed Affordable Housing Development.

On September 26, 2022, in support of the Applicant's proposed development, the City Council adopted Ordinance No. 2022-258, which directs the sale of the Property to the Applicant for the purpose of facilitating the Applicant's construction of the Affordable Housing Development. The foregoing Ordinance noted that the proposed Affordable Housing Development yields a higher and better use for the Property and increases the availability of affordable dwelling units in the City. The Property is currently zoned R-5, which is the Single-Family Residential District. As outlined in more detail in Section 3 below, the proposed Affordable Housing Development will feature multifamily rental units and condominiums or townhomes. The uses contemplated are not permitted uses under the R-5 zoning district. Accordingly, the Applicant desires to apply for the Special Use Permit so that the Applicant can develop the Affordable Housing Development.

The Affordable Housing Development is consistent with the goals of both the Applicant and the City, which are focused on benefitting the community and providing more inclusive housing to areas that may be lacking such housing. Given its experience and capabilities, the Applicant believes that it is ideally-situated to develop the Affordable Housing Development, which will serve to further the above-mentioned goals. The City has recently established goals of (1) creating 10,000 rental units affordable at 60% AMI by 2033, and (2) creating 2,000 new homeowners at 50%-80% AMI by 2033. The proposed Affordable Housing Development would represent a major step toward both goals.

The Property is located in the “Richmond Highway – North” boundary, which is one of five geographic Priority Areas for affordable housing designated in the City’s 2021-2025 Consolidated Plan. Furthermore, in its 2021 Richmond Equity Agenda, the City established a strategy to create new affordable homeownership opportunities by transferring City-owned surplus parcels to private sector groups such as Maggie Walker Community Land Trust. The proposed Affordable Housing Development, with its 15 new for-sale townhomes designated for 80% AMI or below, is the direct implementation of this strategy.

2. **Applicant’s Background.** The Applicant is a mission-oriented firm committed to inclusive and thoughtful development, which is in line with the goals of the Richmond 300 Plan. The Applicant has created over 1,100 mixed-income units in the Richmond region over the past 20 years. It has developed five properties under the federal Low-Income Housing Tax Credit program, and two more are currently underway. The Applicant is also experienced with public-private partnerships, including multiple performance grant agreements in various localities. The Applicant has experience in handling complex developments, with most projects incorporating multiple phases, uses, income levels, and investors/lenders. The Applicant is focused on setting goals centered around community benefits. For the foregoing reasons, the Applicant is well-poised to develop the Property in a manner that aligns with the goals of the City and the Richmond 300 Plan.

3. **Proposed Use and Special Use Permit Request.** Approval of the Special Use Permit for development of the Affordable Housing Development as shown on the Project Plans (as defined below) will allow the Applicant to construct and operate, on the Property, an affordable residential development consisting of (i) no less than 220 multifamily affordable rental units with 30-year rent restrictions averaging no greater than 60% of the area median income for the Richmond-Petersburg Metropolitan Statistical Area, as determined by the United States Department of Housing and Urban Development (“AMI”), and (ii) no less than 15 townhomes, condominiums, either or both, made available for sale to individuals or families at or below 80% of the AMI (collectively, the “Affordable Housing Development” or the “Project”). The Applicant intends to subdivide the Property in order to create one parcel for the multifamily units and a separate parcel (or parcels) for the townhome/condominium units, as shown on the project plans submitted with the Special Use Permit Application (the “Project Plans”).

The energy-efficient rental units will feature amenities including swimming pool and patio, fitness center, community room, greenspace, granite countertops, in-unit washer/dryers, and EV chargers. Ten percent (10%) of the rental units will be Universal Design, accessible to persons with disabilities. The project will leverage state and federal funding. It follows the goals and guidelines set out by the Richmond 300 plan, in a Priority Area under the City’s Consolidated Plan, and creates new affordable and accessible opportunities in a neighborhood experiencing significant pressure from rising tax assessments.

Additionally, the proposed Affordable Housing Development directly addresses the City’s environmental, urban heat island, and air quality goals by creating new, energy-efficient units under the EnergyStar 3.0 certification. The project’s extensive landscaping will result in the planting of over 30 net additional oak trees to improve air quality and create future tree canopy. It will also provide

Electric Vehicle charging infrastructure, both now and with future expansion capacity as EVs become more affordable and widespread. The project's new underground stormwater retention system will improve stormwater infrastructure and capacity in the City.

The Project's on-site parking plus directly adjacent street parking stalls will provide the new units with stalls at a 1:1 ratio. This parking is separated from the principal street frontage, and softened by both extensive landscaping and a large open greenspace. It provides internal sidewalks and accessible travel paths that exceed code minimum.

4. **The Richmond 300 Plan.** The Property is located to the south of the Manchester Node, which is identified as a "Priority Growth Node" in the Richmond 300 Plan. Due to the Property's proximity to the Manchester Node, the Affordable Housing Development will create essential housing options allowing lower-income individuals to actively participate in the growth of one of the City's priority growth nodes. The Richmond 300 Plan designates the Property's future use as "Residential" which typically focuses more on single-family dwelling units and small multi-family buildings. However, the Property is located less than a quarter of a mile from U.S. Route 1 (Richmond Highway). The properties immediately along Route 1 in this area of the City are designated as "Corridor Mixed-Use" which contemplates multi-family residential as a primary use. Therefore, looking at the Property through the lens of its proximity to the Manchester Node and U.S. Route 1, the Property's location appears to be ideal for the Affordable Housing Development. Furthermore, a key goal of the Richmond 300 Plan is to provide inclusive housing with access to quality housing choices for *all* Richmonders. The proposed Affordable Housing Development ensures that a greater number of Richmonders will have quality housing in an area underserved by affordable housing. The Oak Grove neighborhood is a Priority Neighborhood for future residential development.

5. **Property and Surrounding Area.** The Property is vacant and the surrounding area consists of a large number of residential properties, but the proximity of the Property to a major thoroughfare reinforces the importance of the Property's location and the potentially far-reaching benefits of having affordable residential housing in this area of the City.

6. **Community Benefits.** Approval of the Special Use Permit will allow the Applicant to develop affordable housing in an area of the City currently underserved by such housing. Moreover, the Affordable Housing Development will serve to revitalize the Property, which currently houses an elementary school that has been vacant and deteriorating for over 10 years. The vacant building has become a hotspot for crime, with extensive complaints from adjacent neighbors about disturbances and unsafe conditions. The proposed Affordable Housing Development will include extensive site lighting, security cameras, full-time on-site staff, and other security measures that will directly reduce the amount of crime and improve neighborhood safety. The Applicant will include a community room as part of the development which will be available to residents and members of the neighborhood for association and other meetings or events. The Applicant is also committed to working with community partners and advocates to program the community space for programs sought by the community such as workforce development and health/fitness resources.



By creating new rental units and homes on vacant property, the proposed Affordable Housing Development does not displace current residents, but is fully additive to the community. In conversations with the Applicant, several long-time neighborhood residents have stated that the proposed Affordable Housing Development would allow them to remain in Oak Grove when they otherwise would be forced to move out – both seniors who are increasingly unable to take care of older homes and need no-maintenance elevator-served units with accessible design, as well as young people looking to progress from a family home into a first place of their own. Accordingly, the Affordable Housing Development will not only create an essential type of housing in that area, but will also ensure the Property, as surplus property owned by the City, is yielding a higher and better use.

7. **Community Support of the SUP.** This Property is within an area served by the Oak Grove Civic Association, a City-registered civic association, to which the Applicant has met with members of the civic association on numerous occasions. The Applicant began engagement and discussions with the community in February, 2022 and has held two special neighborhood open meetings on the project, two presentations and Q&A sessions at 8<sup>th</sup> district meetings hosted by Councilwoman Reva Trammel, and numerous smaller conversations with community members, including going door-to-door for a several-block radius near the Property. A clear majority of such residents welcome the proposed project for the Property - particularly those who live very close to the dilapidated vacant building and the criminal activities it currently brings. The applicant has received over 20 letters of support and a supporting petition with over 130 signatures from community residents, including a letter from one of many supportive property owners directly across from the Property. Copies of the letters of support and petition are included with the SUP Application. Additionally, the Applicant has discussed the Affordable Housing Development with Councilwoman Reva M. Trammell who has indicated her support of the project and the SUP request. **Moreover, the City Council voted unanimously to approve the sale of the Property for the exact purpose sought by the SUP Application.**

8. **Jurisdictional Requirements, Suitability of Rezoning and Findings of Fact.** All of the general jurisdictional requirements for approval of the requested Special Use Permit are satisfied for the following reasons:

- (a) The Special Use Permit will not be detrimental to the safety, health, morals and general welfare of the community.
- (b) The Special Use Permit will not tend to create undue congestion in the streets, roads, alleys and other public ways and places in the area involved.
- (c) The Special Use Permit will not result in hazards from fire, panic and other dangers. The Affordable Housing Development will be developed with strict compliance with all applicable regulations for such development, including fire and other safety codes.
- (d) The Special Use Permit will not tend to overcrowd the land and cause an undue concentration of population. The development of the Park will leave ample open space and pedestrian paths for access.

(e) The Special Use Permit will not adversely affect or interfere with public or private schools, water supplies, sewage disposal, transportation or other requirements, conveniences and improvements. The Affordable Housing Development will have no negative impact on any of the foregoing.

(f) The Special Use Permit will not interfere with adequate light and air. No improvements will be constructed on the Property that would create such impediments or that will have any impact on the supply of adequate light and air. Moreover, the project's extensive landscaping will result in the planting of over 30 net additional oak trees to improve air quality and create future tree canopy.

9. **Conclusion.** The Special Use Permit to allow the Applicant to develop the Affordable Housing Development will have only beneficial effects on the community. Based on the foregoing Applicant's Report, we respectfully request that the Planning Commission recommend and the City Council approve the Special Use Permit as requested.

Respectfully submitted,



Brian K. Jackson



# Site Plans

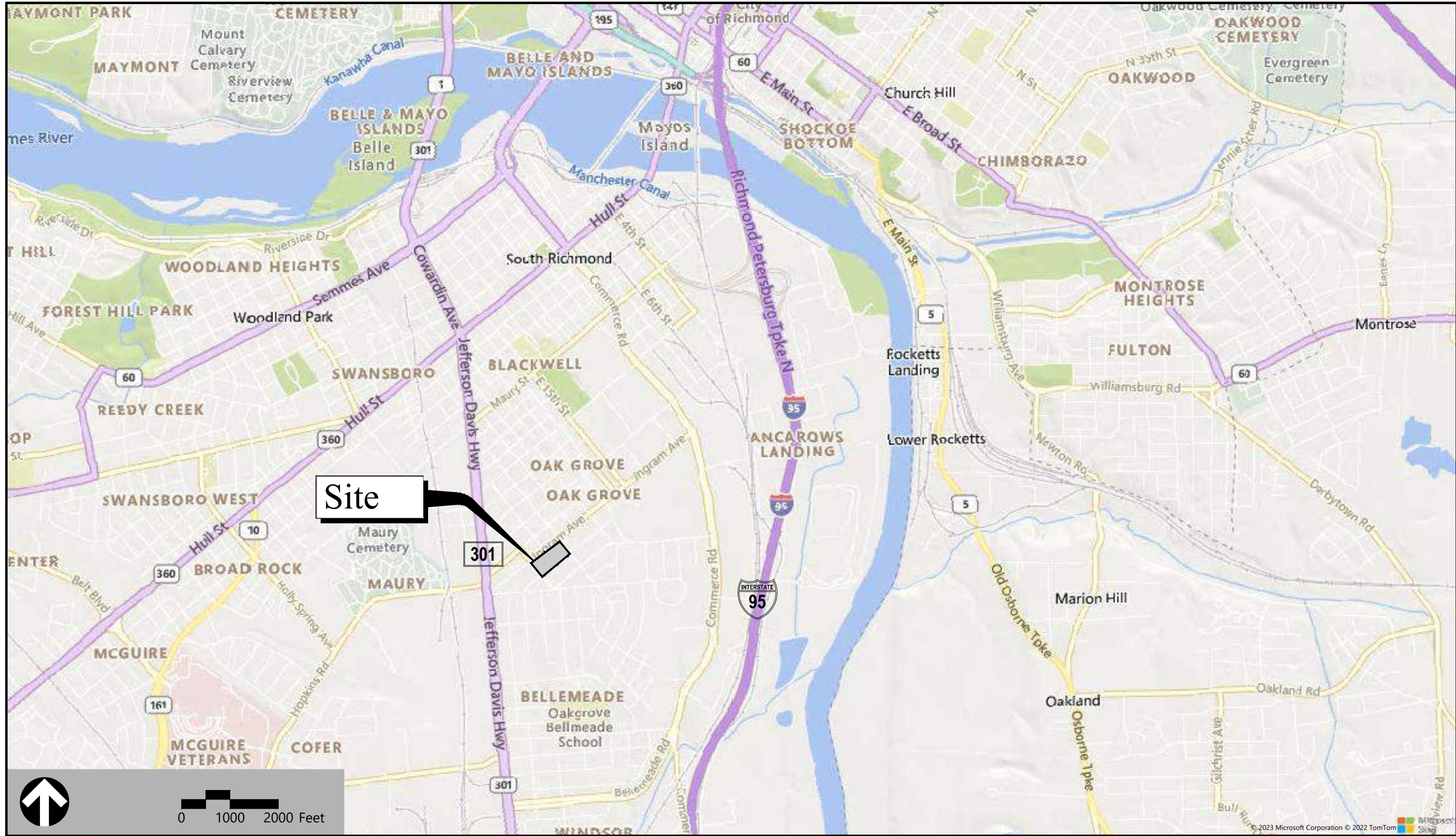
Issued for	SUP Resubmission
Date Issued	May 10, 2023
Latest Issue	May 10, 2023

## Oak Grove Housing

2200 Ingram Avenue  
Richmond, Virginia

### Applicant

Oak Grove Partners, LLC  
7 East 2nd Street  
Richmond, Virginia 23222  
804.920.5435



Sheet Index		
No.	Drawing Title	Latest Issue
C0.00	Cover Sheet	May 10, 2023
C5.00	Layout and Materials Plan	May 10, 2023
C7.00	Utility Plan	May 10, 2023
C8.00	Sanitary Details	May 10, 2023
L1.01	Overall Landscape Site Plan	May 10, 2023
L7.00	Lighting Plan	May 10, 2023
A1.1	1st Floor Plan	May 10, 2023
A1.2	2nd Floor Plan	May 10, 2023
A1.5	Roof Plan	May 10, 2023
A2.1	Elevations	May 10, 2023
A2.2	Elevations & Building Sections	May 10, 2023

No.	Drawing Title	Latest Issue
REF-1	Existing Conditions Plan	March 13, 2023
REF-2	Triplex Schematic Plans	June 8, 2021

### General Notes

GPIN:	S0000863001
Zoning:	R-5
Intended Use:	Residential
Horizontal Datum:	VA State Grid North NAD'83
Vertical Datum:	NAVD'88
Total Site Acreage:	5.108 Ac
Building Square Footage:	
Existing:	27322 SF (FOOTPRINT)
Proposed:	Multifamily building: 56775 SF (FOOTPRINT) Townhomes: 540 SF x 15 Units (FOOTPRINT)



vhb.com

### Engineer

VHB  
115 South 15th Street  
Suite 200  
Richmond, Virginia 23219  
804.343.7100

### Architect

Baskervill  
1051 E Cary Street  
Suite 200  
Richmond, Virginia 23219  
804.343.1010

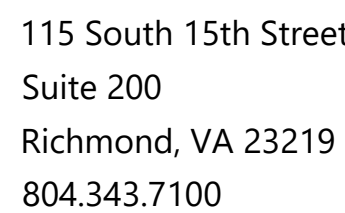
### Landscape Architect




Watersteet Studio  
1417 W Main Street  
Richmond, Virginia 23220  
804.358.0100

### Surveyor

Nyfeler Associates  
619 West Cary Street  
Richmond, Virginia 23220  
804.277.4231



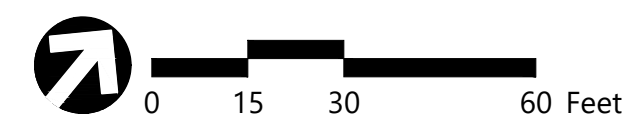


M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	
R7-8	12"	18"	
R7-8P	12"	6"	

 CONCRETE PAVEMENT  
 HEAVY DUTY ASPHALT PAVEMENT

Description	Size	Spaces		
	Required	Provided	Required	Provided
STANDARD SPACES	8.5 x 17.5	9 x 18	236	183
STANDARD STREET PARKING SPACES*	8.5 x 22	9 x 22	0	54
COMPACT SPACES (20% ALLOWED)	8 x 15	8 x 15	0	0
STANDARD ACCESSIBLE SPACES **	8 x 18	8 x 18	5	5
VAN ACCESSIBLE SPACES	11 x 18	11 x 18	2	2
TOTAL SPACES			243	244

\* STREET PARKING PROVIDED TO SATISFY REQUIRED ON-SITE PARKING  
\*\* ADA/STATE/LOCAL REQUIREMENTS



Richmond, Virginia

[illegible]

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## Layout and Materials Plan

Drawing Number

**C5.00**

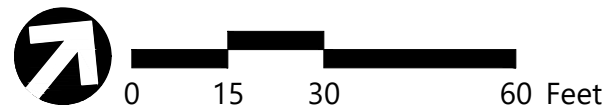
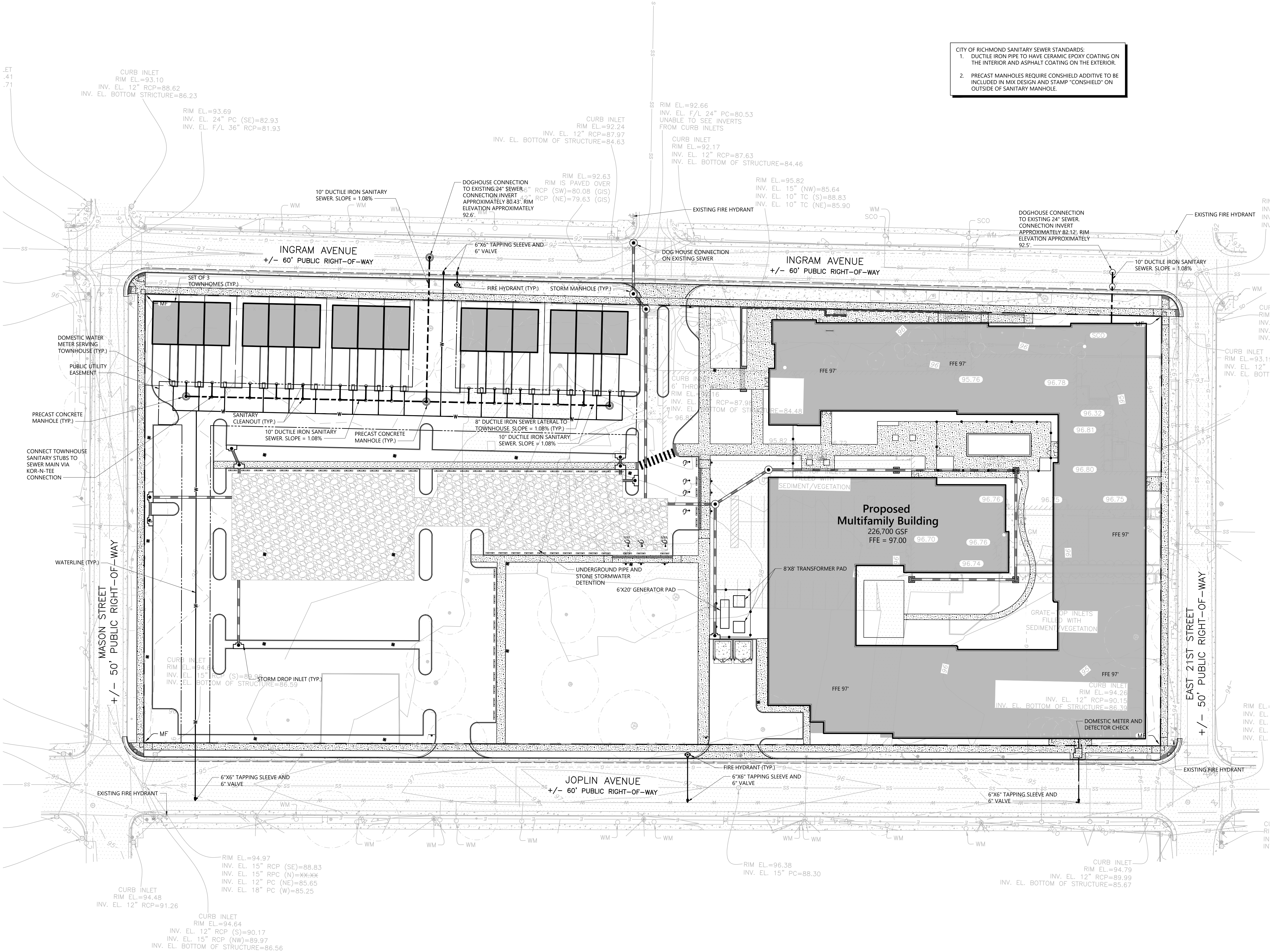
Sheet of

Project Number  
34899.00





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804.343.7100



## Oak Grove Housing

Richmond, Virginia

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Issued for: SUP Resubmission Date: 5/10/2023

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Utility Plan

Drawing Number

C7.00

Sheet of

Project Number

34899.00





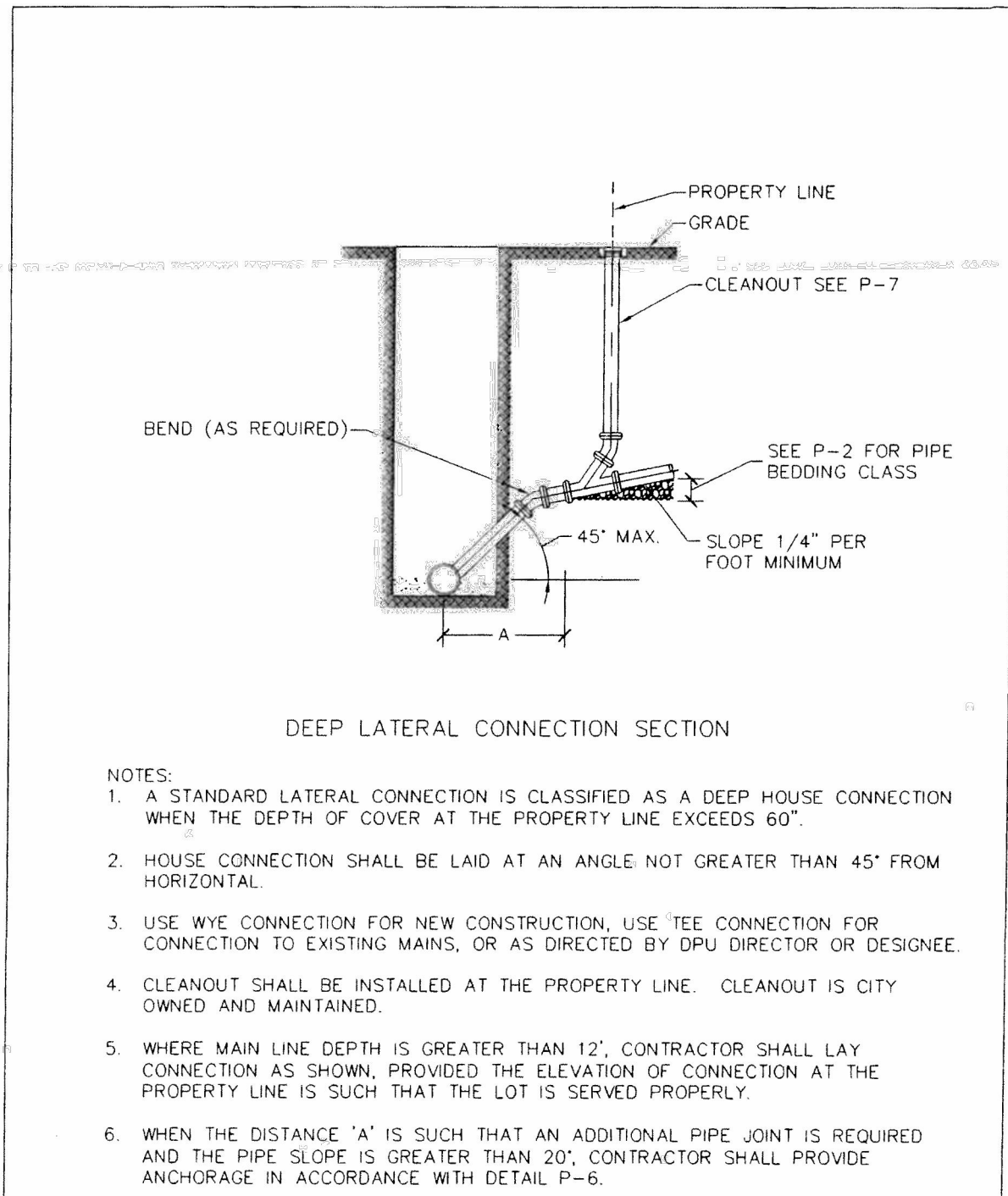
115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100

SEWER NOTES:

1. ALL CONSTRUCTION AND MATERIALS FOR SEWER SYSTEMS SHALL CONFORM WITH THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (DPU) SANITARY SEWER SYSTEM STANDARDS APPLICABLE AT THE TIME OF RELEASE TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING DPU TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE WORK.
4. EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THE PLANS. CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. CONTRACTOR SHALL CALL "MISS-UTILITY" AT 811 PRIOR TO START OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND LINES OR STRUCTURES.
5. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH RELOCATING, SUPPORTING AND MAINTAINING SEWER SERVICE TO ALL CUSTOMERS DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT DPU IMMEDIATELY IN THE EVENT OF ANY SEWAGE SPILLS AND OVERFLOWS. CONTRACTOR SHALL PROVIDE DPU WITH DOCUMENTATION ON THE SPILL AND OVERFLOW INCLUDING DATE, TIME, DURATION, ESTIMATED AMOUNT, LOCATION, CORRECTIVE ACTION, AND CAUSE OF SPILL AND OVERFLOW WITHIN FIVE CALENDAR DAYS.
7. CONTRACTOR SHALL INCLUDE IN APPLICABLE BID PRICE, COST OF LOCATING AND UNCOVERING ALL SEWER MANHOLES AFTER COMPLETION OF ALL PAVING AND TO ADJUST THEM TO THE FINAL ROAD GRADES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CLEANING OUT SEWER MAINS FOR FINAL INSPECTION, IF NECESSARY.
8. NO STRUCTURES OR PLANTING OF TREES SHALL BE PERMITTED IN UTILITY EASEMENTS.
9. VANDALPROOF / WATERTIGHT COVERS SHALL BE USED ON ALL MANHOLES IN EASEMENTS AND IN FLOODPLAINS.
10. FINAL ACCEPTANCE OF WORK BY DPU SHALL NOT BE MADE UNTIL ALL WORK SHOWN ON THE APPROVED UTILITY PLANS IS COMPLETED, INCLUDING PAVING, GRADING, AND ALL REQUIRED ADJUSTMENTS.
11. THE CONTRACTOR SHALL SCHEDULE ALL WORK INVOLVING THE EXISTING SEWER SYSTEMS, TIE INS, SHUTDOWNS OR REPAIRS WITH DPU AND AFFECTED PARTIES 48 HOURS IN ADVANCE, UNLESS SPECIFICALLY APPROVED BY DPU FOR EMERGENCY SITUATIONS.
12. MONITORING MANHOLES SHALL BE INSTALLED ON ALL SEWER LATERALS WHERE NON-DOMESTIC OR STRONG WASTE WILL BE POTENTIALLY DISCHARGED TO THE PUBLIC SEWER SYSTEM. IF MONITORING MANHOLES ARE NOT PROVIDED WITH THE INITIAL CONSTRUCTION, DPU MAY REQUIRE THAT THE OWNER ADD A MONITORING MANHOLE, AT THE OWNERS COST, SHOULD THE USE OF THE FACILITY CHANGE, SHOULD THE CHARACTERISTICS OF THE WASTE DISCHARGED BE CHANGED, SHOULD REGULATIONS CHANGE, OR SHOULD DPU DETERMINE FOR ANY REASON WHAT SO EVER, IN ITS SOLE JUDGEMENT, THAT A MONITORING MANHOLE IS NECESSARY TO PROTECT THE CITY'S SEWER SYSTEM OR TREATMENT FACILITIES.
13. PIPING OR MATERIALS BEING REPLACED OR REMOVED AS PART OF WORK SHALL BE PROPERLY DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
14. NO STAGING OF EQUIPMENT OR STOCKPILING OF MATERIAL SHALL OCCUR WITHIN 75 FEET OF ANY STREAM, WITHIN LIMITS OF WETLANDS, OR WITHIN THE 100 YEAR FLOODPLAIN.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS AND SEQUENCE OF CONSTRUCTION FOR THE WORK AND ALL COSTS FOR THE SAME. CONTRACTOR SHALL UTILIZE THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS, VISIT THE SITE, MAKE INDEPENDENT INVESTIGATIONS AS DEEMED NECESSARY TO DETERMINE THE CONDITIONS AFFECTING THE COST OF THE WORK, AND MAKE PROVISIONS AS NECESSARY.

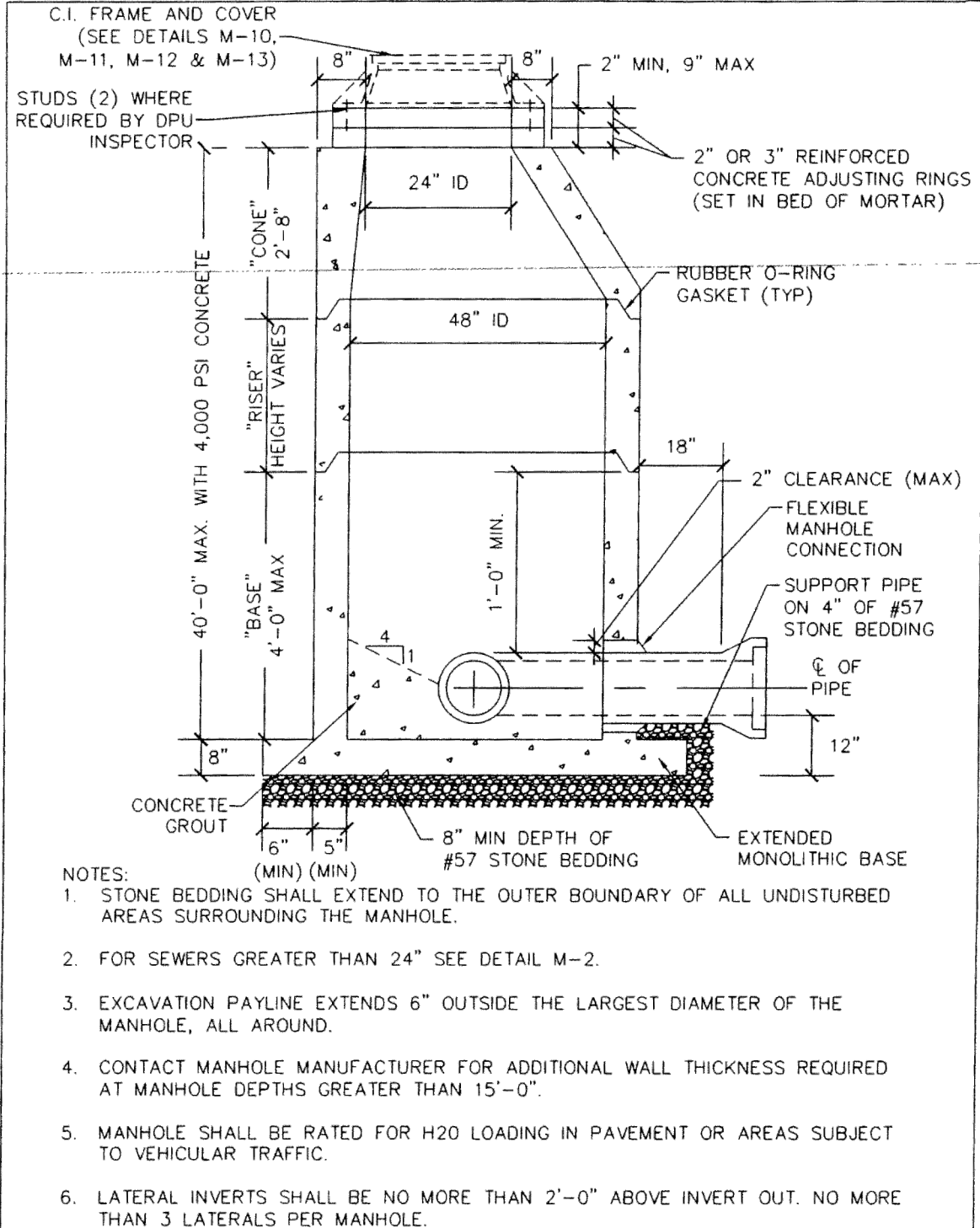
DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA STANDARD SEWER NOTES NOT TO SCALE	REV. 12/21 G-1
--------------------------------	--------------------------------------------------------------------	-------------------

Standard Sewer Notes12/09  
N.T.S. Source: Richmond DPU G-1



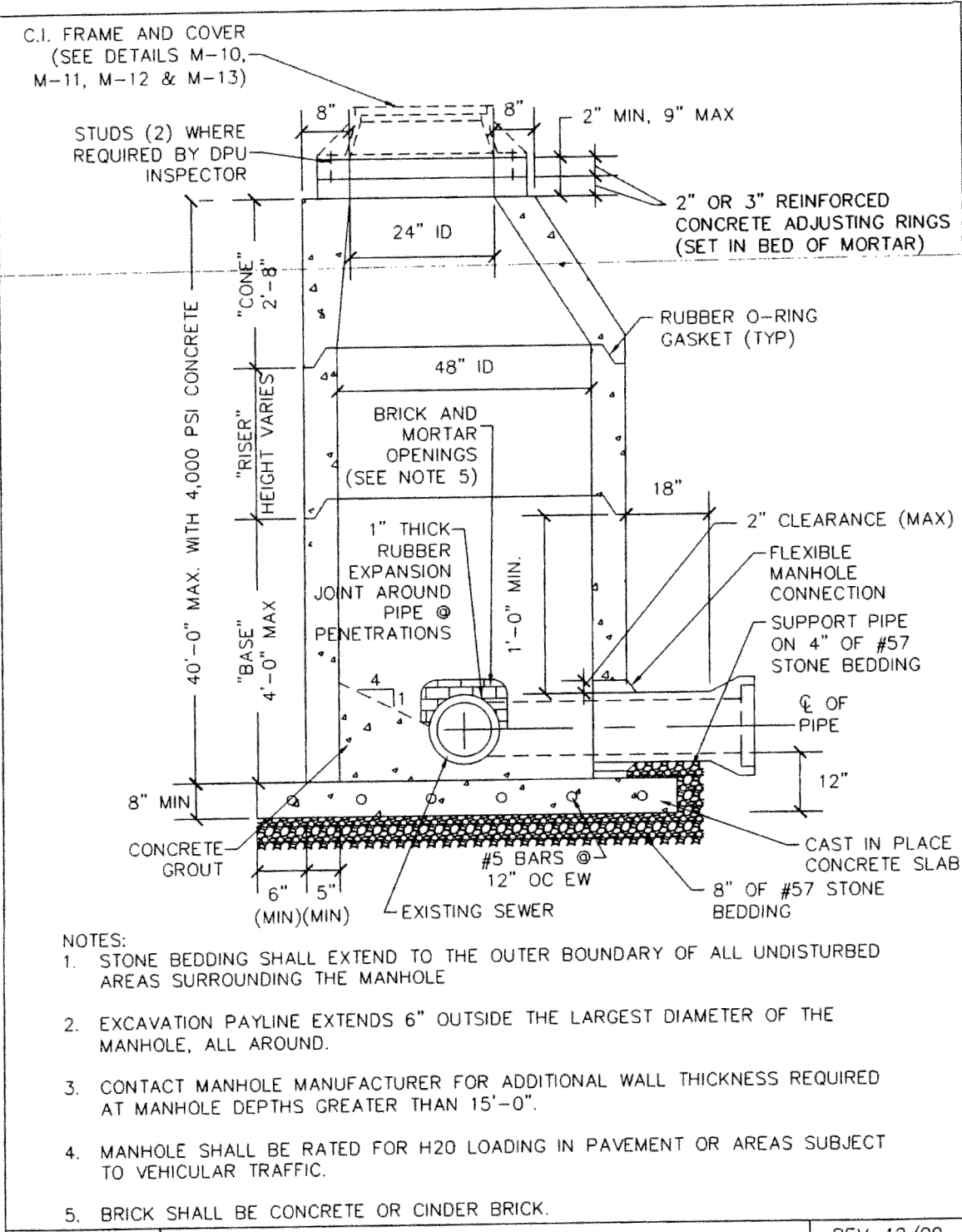
DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA SEWER LATERAL CONNECTIONS NOT TO SCALE	REV. 12/09 P-5B
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Sewer Lateral Connections12/09  
N.T.S. Source: Richmond DPU P-5B



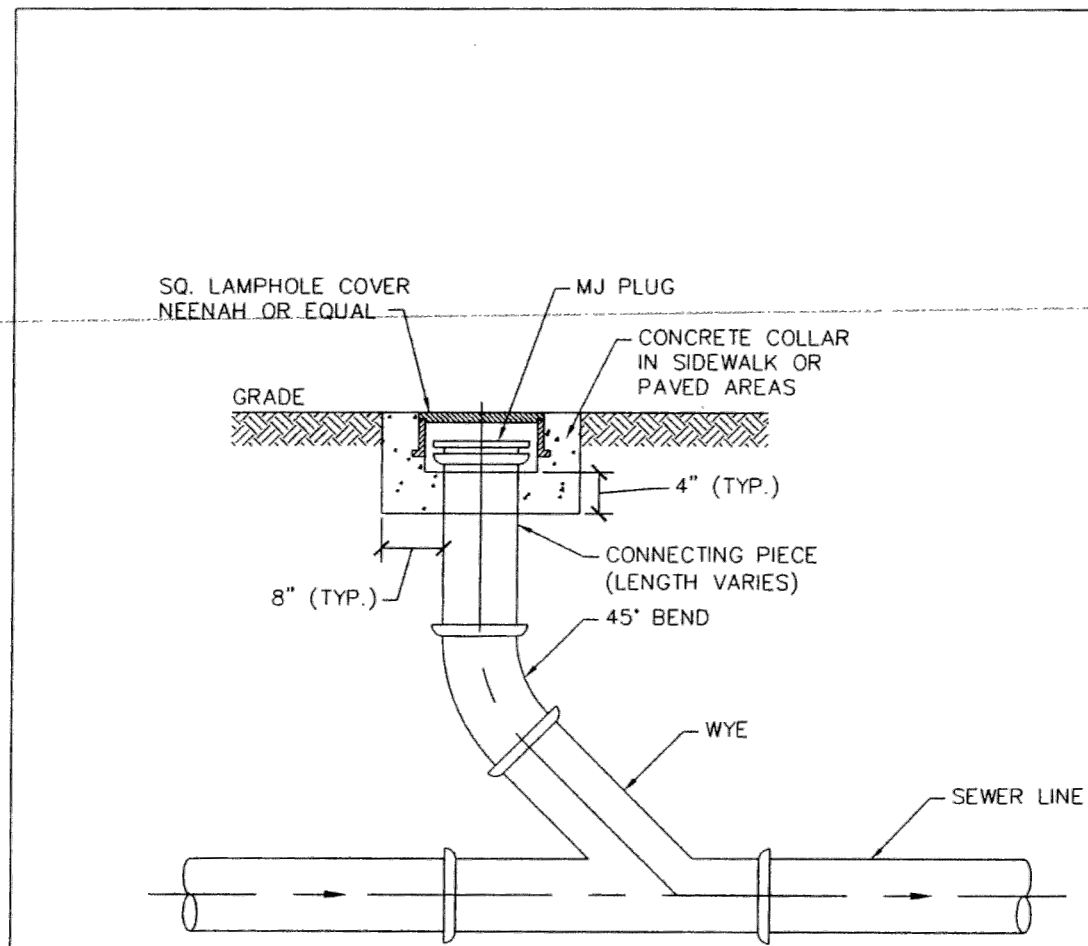
DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA STANDARD PRECAST CONCRETE MANHOLE SEWERS 8" TO 24" NOT TO SCALE	REV. 12/09 M-1
--------------------------------	-----------------------------------------------------------------------------------------------------	-------------------

Standard Precast Concrete Manhole12/09  
N.T.S. Source: Richmond DPU M-1



DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA STANDARD DOG-HOUSE MANHOLE NOT TO SCALE	REV. 12/09 M-6
--------------------------------	--------------------------------------------------------------------------	-------------------

Standard Dog-House Manhole12/09  
N.T.S. Source: Richmond DPU M-6

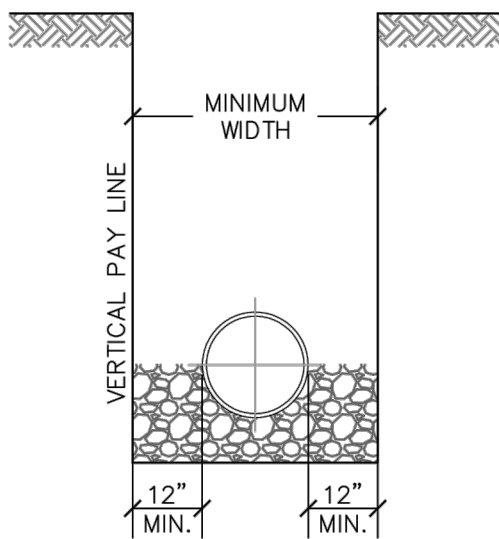


- NOTES:
1. CLEANOUT COVER SHALL BE BRASS IN CONCRETE/PAVEMENT OR PLASTIC IN GRASS AREAS.
  2. CLEANOUT SHALL BE 4" OR LARGER UNLESS OTHERWISE APPROVED BY DPU DEPUTY DIRECTOR OR DESIGNEE.

DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA CLEANOUT DETAIL NOT TO SCALE	REV. 12/09 P-7
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Cleanout12/09  
N.T.S. Source: Richmond DPU P-7

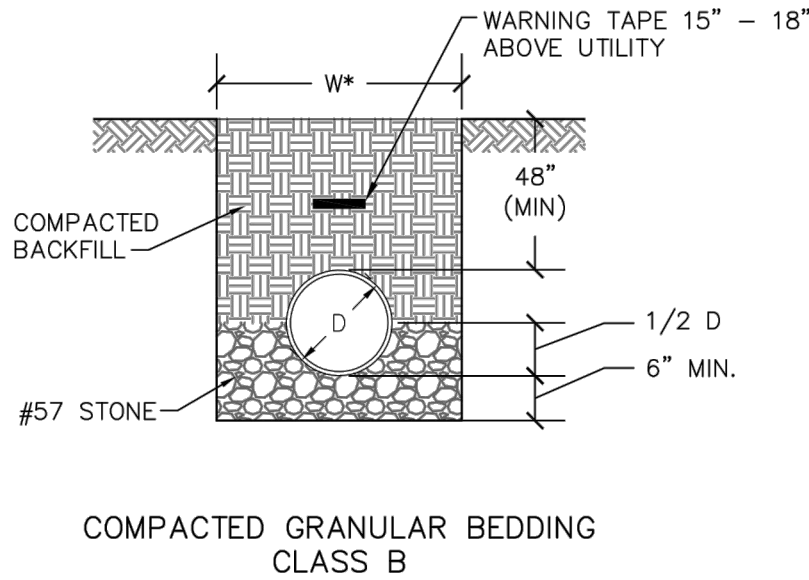
PIPE SIZE	OUTER DIAMETER OF PIPE (SEE NOTE 2)	MIN TRENCH WIDTH (FT)
6"	6.90	2.58
8"	9.05	2.75
10"	11.10	2.93
12"	13.20	3.10
14"	15.30	3.28
16"	17.40	3.45
18"	19.50	3.63
20"	21.60	3.80
24"	25.80	4.15
30"	32.00	4.67
36"	38.30	5.19
42"	44.50	5.71
48"	50.80	6.23
54"	57.56	6.80
60"	61.61	7.13
64"	65.67	7.47



- NOTES:
1. DIMENSIONS ALLOWED FOR SEWER EXCAVATIONS FOR DIP.
  2. FOR DEPTHS GREATER THAN 30' CONTACT THE DPU FOR ALLOWABLE EXCAVATIONS.
  3. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL OSHA REQUIREMENTS.

DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA PIPELINE EXCAVATION FOR DIP NOT TO SCALE	REV. 12/21 P-1B
--------------------------------	---------------------------------------------------------------------------	--------------------

Pipeline Excavation for DIP12/09  
N.T.S. Source: Richmond DPU P-1B



- NOTES:
1. \* FOR "W" SEE DETAILS P-1A AND P-1B.
  2. USE CLASS B COMPACTED GRANULAR BEDDING UNLESS OTHERWISE DIRECTED BY DPU TECHNICAL SERVICES DIVISION.
  3. TRENCH, BACKFILL, AND STREET RESTORATION SHALL BE IN ACCORDANCE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC WORKS AND/OR VDOT REQUIREMENTS.
  4. DI PIPE IS REQUIRED IN AREAS WITH LESS THAN 48" OF COVER.

DEPARTMENT OF PUBLIC UTILITIES	CITY OF RICHMOND, VIRGINIA SEWER BEDDING NOT TO SCALE	REV. 04/17 P-2
--------------------------------	-------------------------------------------------------------	-------------------

Sewer Bedding12/09  
N.T.S. Source: Richmond DPU P-2

Oak Grove Housing

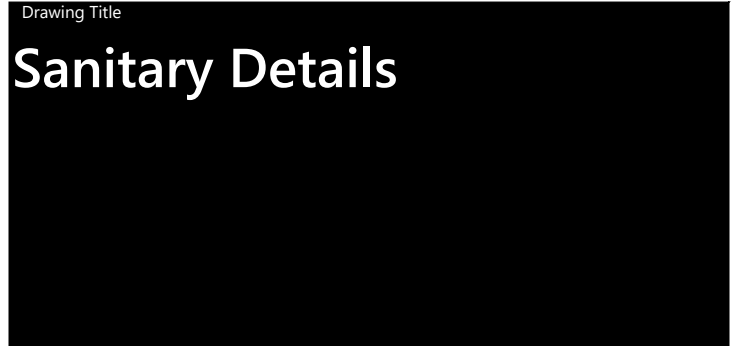
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Issued for	Date

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C8.00

Sheet of



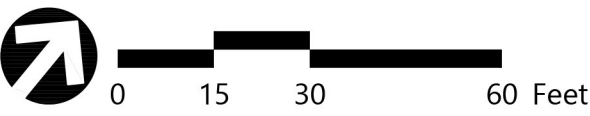


115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100

waterstreetstudio  
LANDSCAPE ARCHITECTS  
CIVIL ENGINEERS



01 OVERALL LANDSCAPE SITE PLAN  
L1.01 SCALE : 1:30



## Oak Grove Housing

Richmond, Virginia

No.	Revision	Date	Appr.

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OVERALL LANDSCAPE SITE  
PLAN

Drawing Number

Sheet of

Project Number

34899.00

### LANDSCAPE KEYNOTES

01 EXISTING TREES	06 FOUNDATION PLANTINGS (SHRUBS, MIXED GROUNDCOVERS, ETC.)	11 DUMPSTER ENCLOSURE	16 COMMUNITY CENTER TERRACE	INTERIOR COURTYARD	
02 PROPOSED STREET TREES	07 TOWN HOUSES	12 FENCED-IN TRANSFORMER PAD	17 STAIRS	21 OAK TREE ALLEE	25 OUTDOOR FITNESS AREA
03 PROPOSED CANOPY TREES	08 MIXED-USE APARTMENT BUILDING	13 LOADING DOCK PARKING	18 RAMP	22 ENTRANCE FENCE	26 MOVEABLE FURNITURE
04 ORNAMENTAL TREES	09 PARKING STALL	14 ASPHALT PAVEMENT	19 RETAINING WALL	23 BUILT-IN SEATING	27 TREE GRATES
05 SCREEN PLANTING FOR PARKING LOT	10 ADA PARKING AND CURB RAMP	15 CONCRETE PAVEMENT	20 GUARD RAIL	24 POOL W/ FENCING	28 OUTDOOR KITCHEN





Richmond, Virginia

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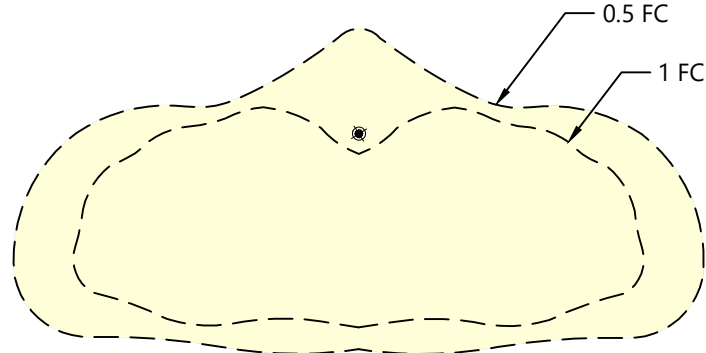
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Drawing Number

**L7.00**

Sheet \_\_\_\_\_ of \_\_\_\_\_

Project Number  
**34899.00**





TOTAL UNIT COUNT SCHEDULE	
Department	Count
1BED TYPE A/UD/UFAS	22
1BED TYPE B	166
2 BED TYPE A/UD/UFAS	4
2 BED TYPE B	38
3 BED TYPE A/UD/UFAS	4
3 BED TYPE B	11
Grand total	245

- AREA/UNIT TYPE
- 1BED TYPE A/UD/UFAS
  - 1BED TYPE B
  - 2 BED TYPE A/UD/UFAS
  - 2 BED TYPE B
  - 3 BED TYPE A/UD/UFAS
  - 3 BED TYPE B
  - COMMUNITY AMENITY
  - RESIDENT AMENITY
  - ACCESS
  - LEASING OFFICE
  - BOH
  - UTILITY SPACE



**1A 1ST FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100



BASKERVILL, P.O. BOX 400,  
RICHMOND, VA 23218-0400

## Oak Grove Housing

Richmond, Virginia

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Date  
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**1ST FLOOR PLAN**

Drawing Number

**A1.1**

Sheet

of

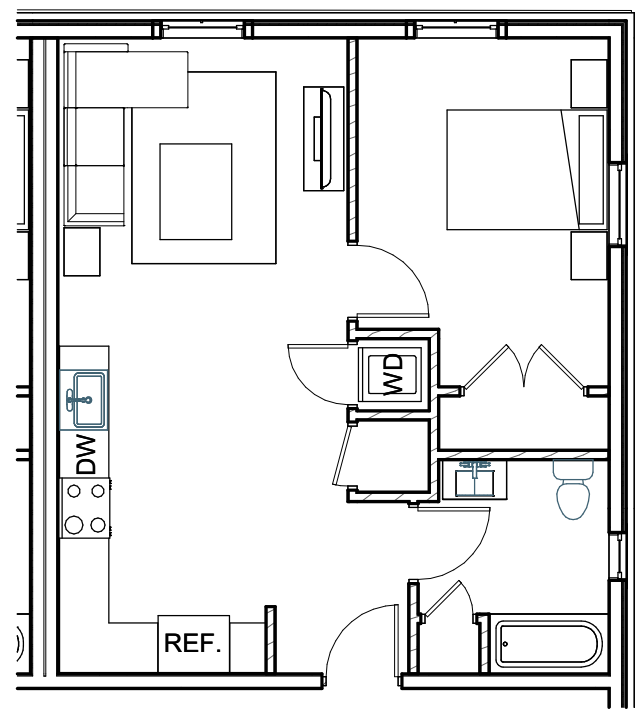
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**34899.00**

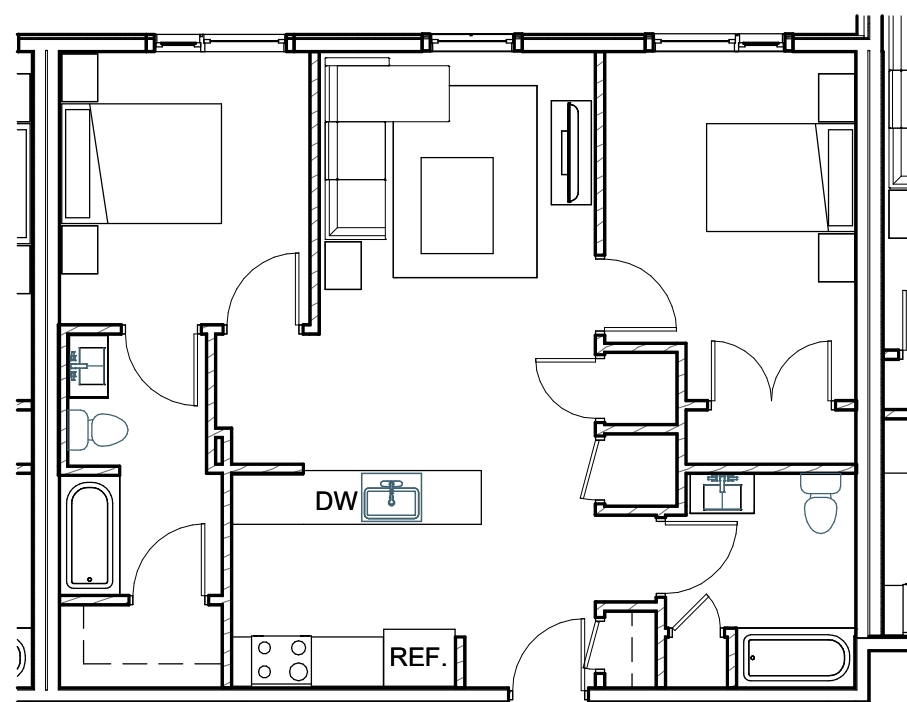


AREA/UNIT TYPE

- 1BED TYPE A/UD/UFAS
- 1BED TYPE B
- 2 BED TYPE A/UD/UFAS
- 2 BED TYPE B
- 3 BED TYPE A/UD/UFAS
- 3 BED TYPE B
- ACCESS
- BOH
- UTILITY SPACE



**2B** TYPICAL 1 BEDROOM ENLARGED PLAN  
SCALE: 1/8" = 1'-0" DRAWING REF: A1.2



**2A** TYPICAL 2 BEDROOM ENLARGED PLAN  
SCALE: 1/8" = 1'-0" DRAWING REF: A1.2



**1A** 2ND FLOOR PLAN (3RD & 4TH FLOOR PLANS SIMILAR)  
SCALE: 1/16" = 1'-0"



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Richmond, Virginia

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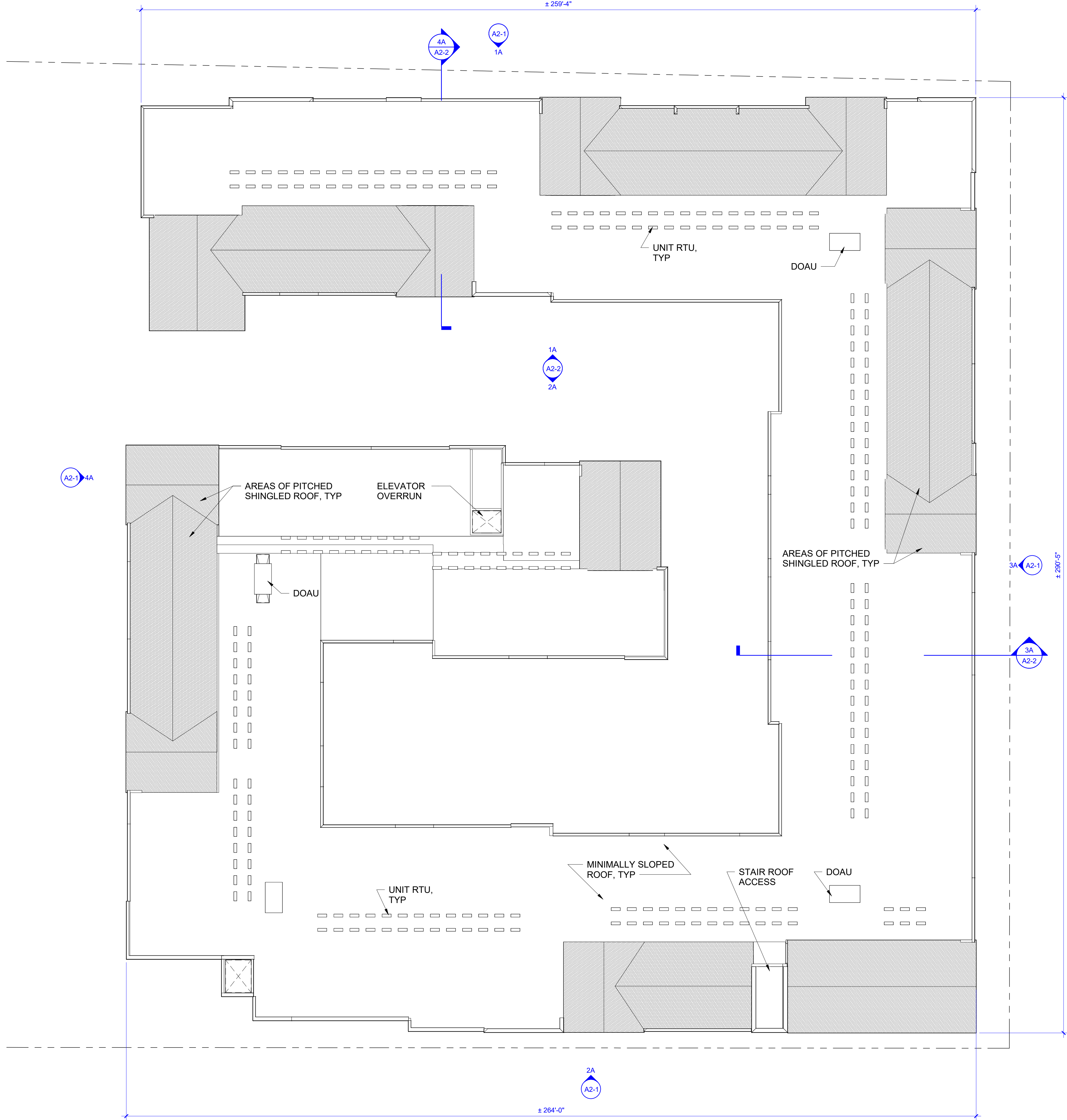
Not Approved for Construction  
**2ND FLOOR - PLAN**

Drawing Number  
**A1.2**

Sheet of

Project Number  
**34899.00**





**1A ROOF PLAN**  
SCALE: 1/16" = 1'-0"



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Richmond, Virginia

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**ROOF PLAN**

Drawing Number  
**A1.5**

Sheet of

Project Number  
**34899.00**





SCALE: 1/16" = 1'-0"

DRAWING REF: A1-1



SCALE: 1/16" = 1'-0"

DRAWING REF: A1-1



SCALE: 1/16" = 1'-0"

DRAWING REF: A1-1



SCALE: 1/16" = 1'-0"

DRAWING REF: A1.1

## Oak Grove Housing

Richmond, Virginia

[illegible]

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## ELEVATIONS

Drawing Number

A2.1

Sheet \_\_\_\_\_ of \_\_\_\_\_

Project Number  
**34899.00**





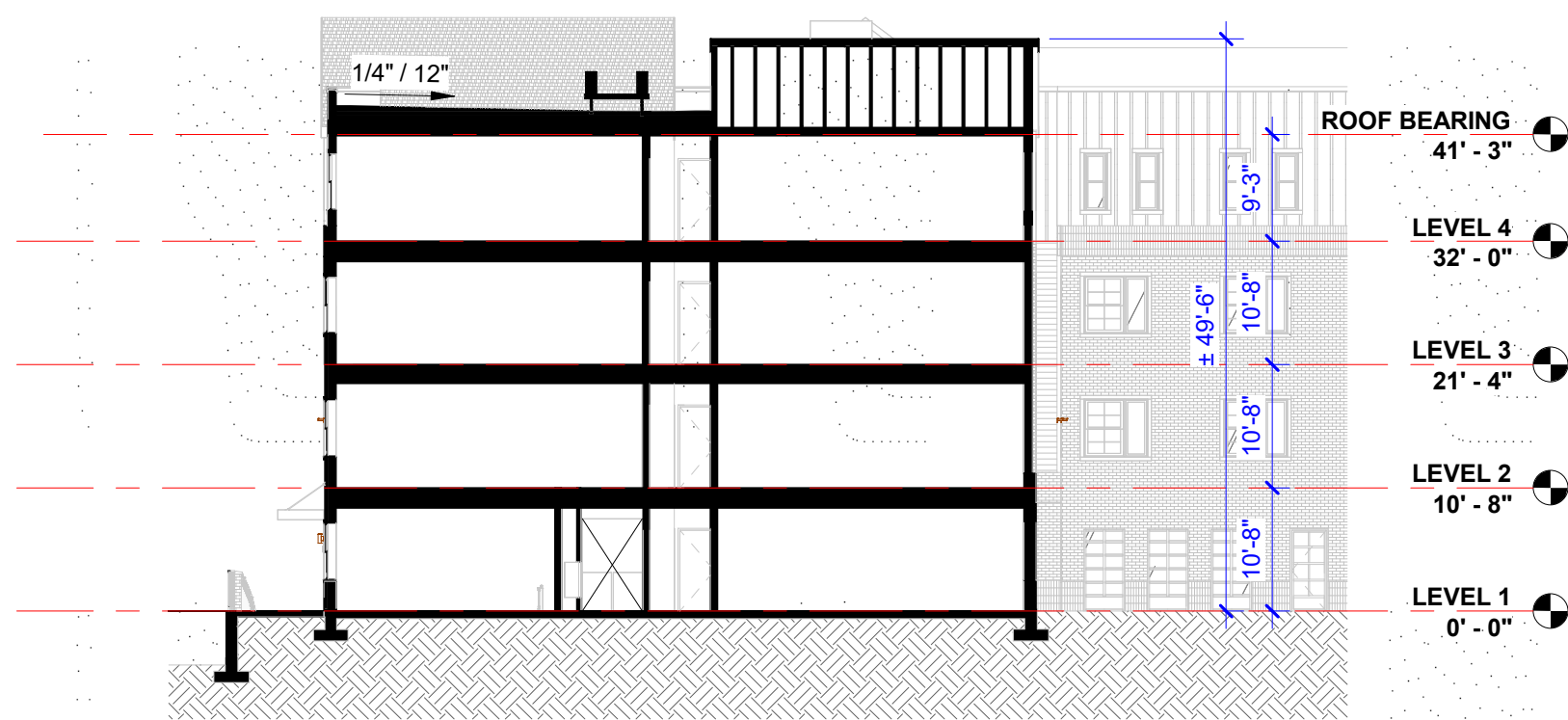
**6A INGRAM AVE RENDERING**

SCALE: 3" = 1'-0"



**5A MAIN ENTRY RENDERING**

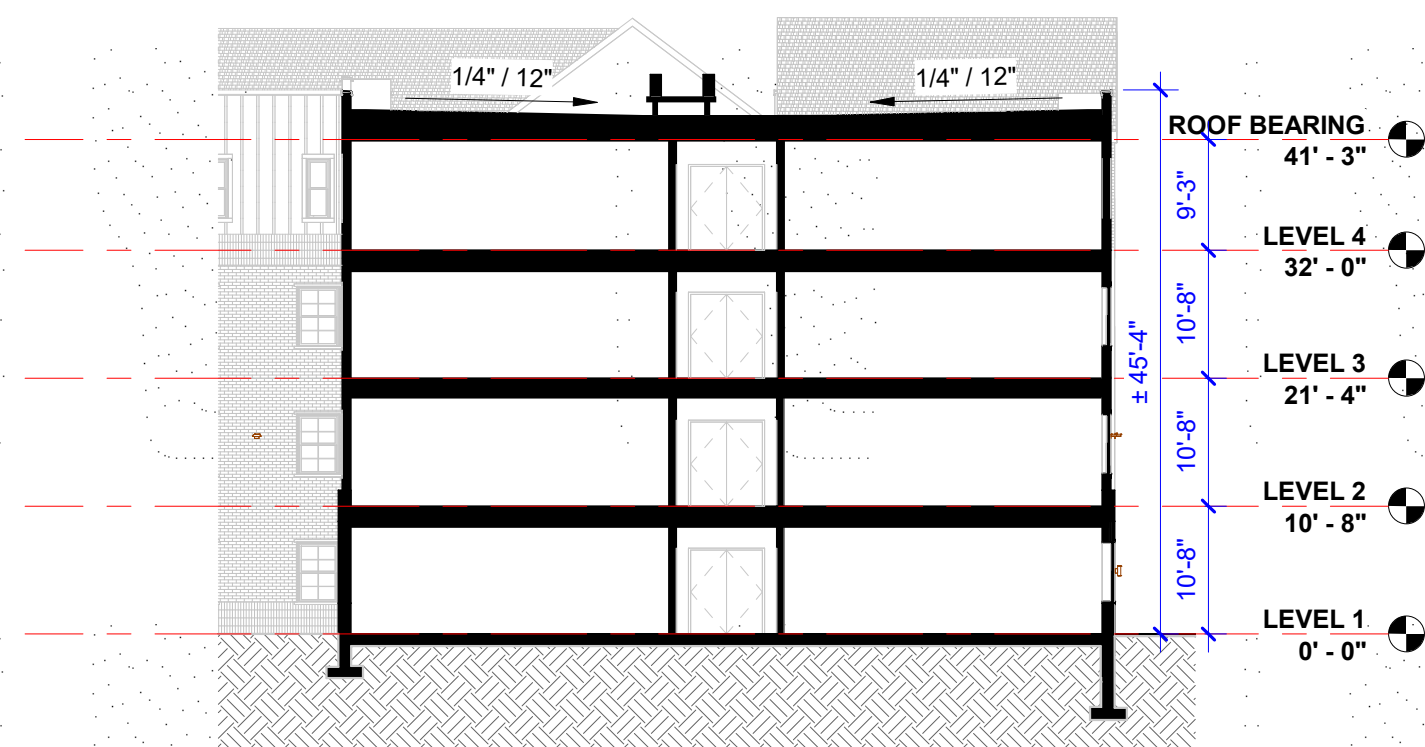
SCALE: 3" = 1'-0"



**4A BUILDING SECTION - N/S**

SCALE: 1/16" = 1'-0"

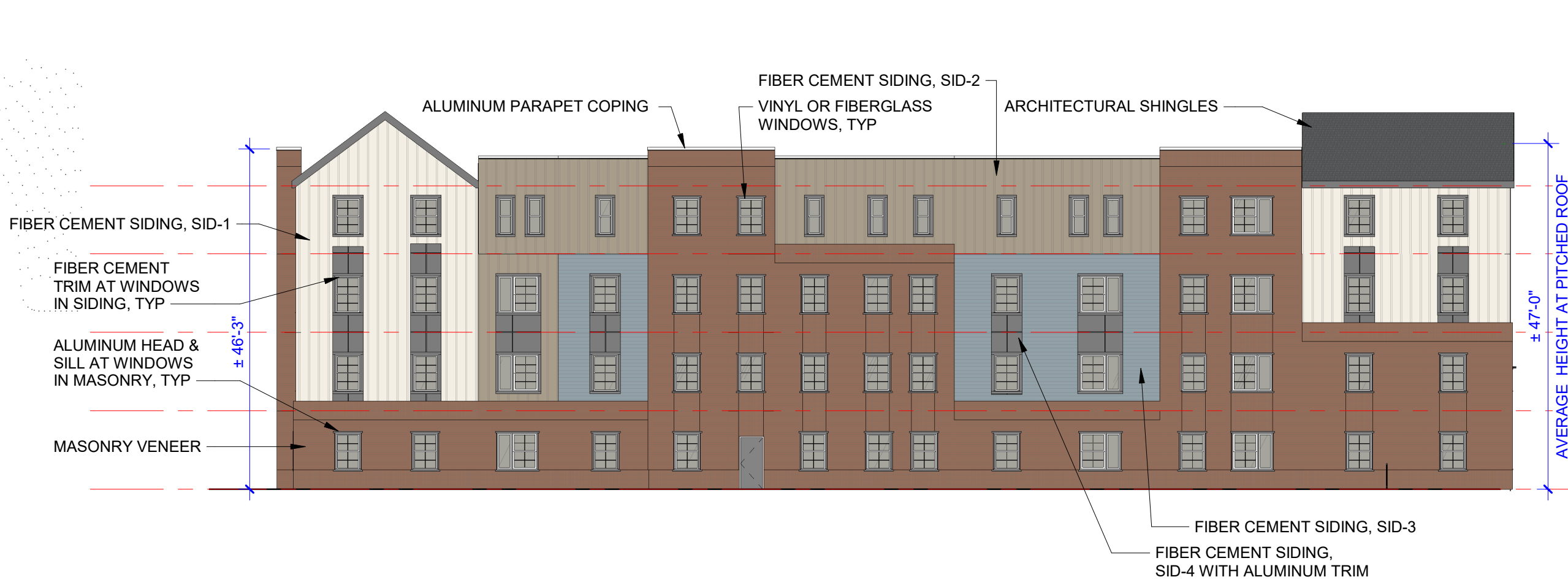
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**3A BUILDING SECTION - E/W**

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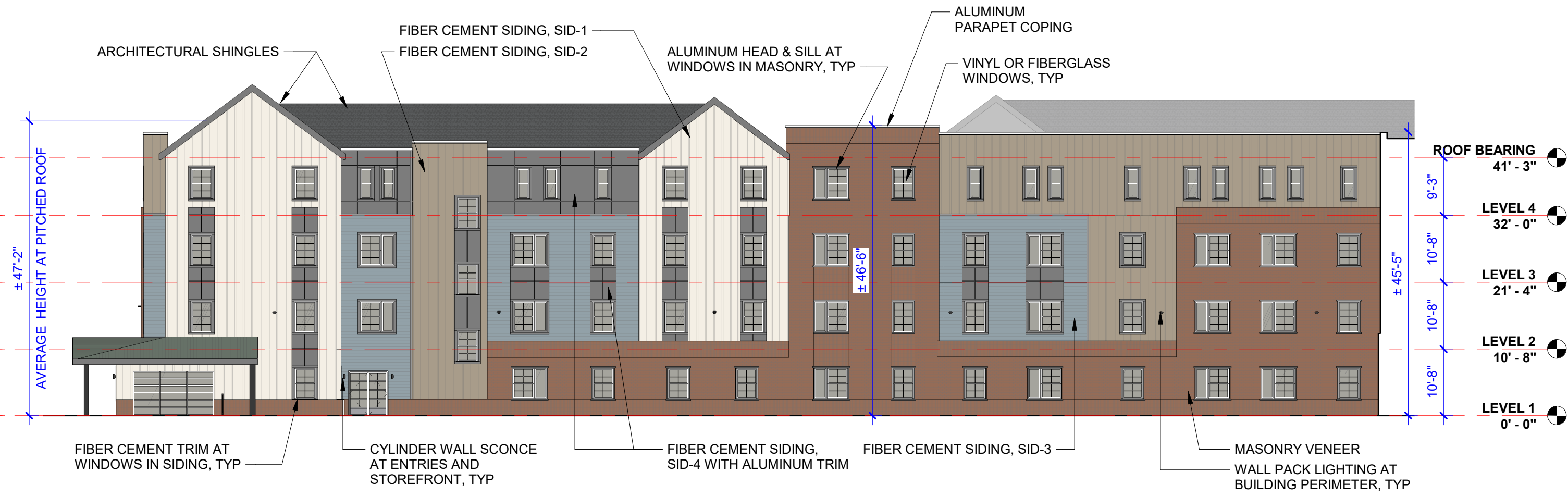
DRAWING REF: A1-1



**2A ELEVATION - SOUTH COURTYARD**

SCALE: 1/16" = 1'-0"

DRAWING REF: A1-1



**1A ELEVATION - NORTH COURTYARD**

SCALE: 1/16" = 1'-0"

DRAWING REF: A1-1

**Oak Grove Housing**

Richmond, Virginia

No.	Revision	Date	Appr.

Issued for  
**SUP Resubmission**

Date  
**5/10/2023**

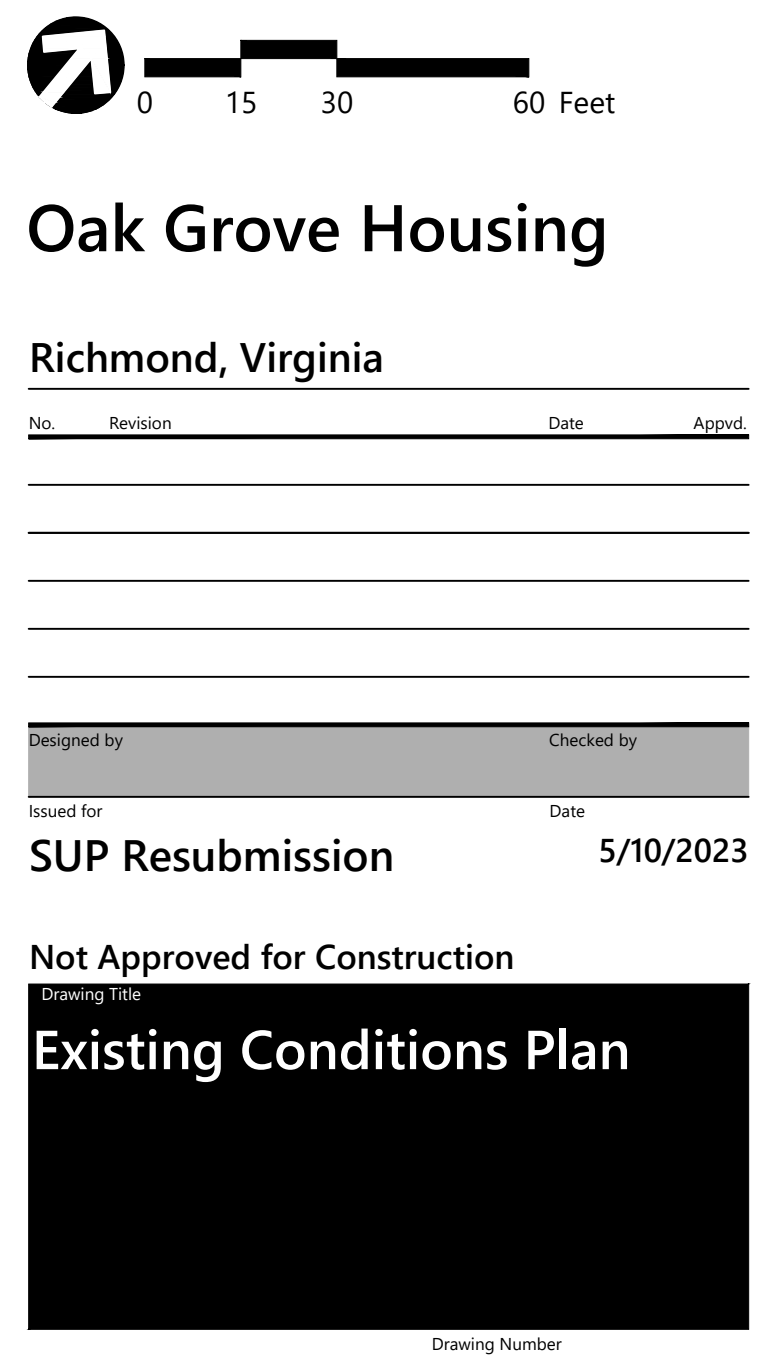
Not Approved for Construction  
**ELEVATIONS & BUILDING SECTIONS**

Drawing Number  
**A2.2**

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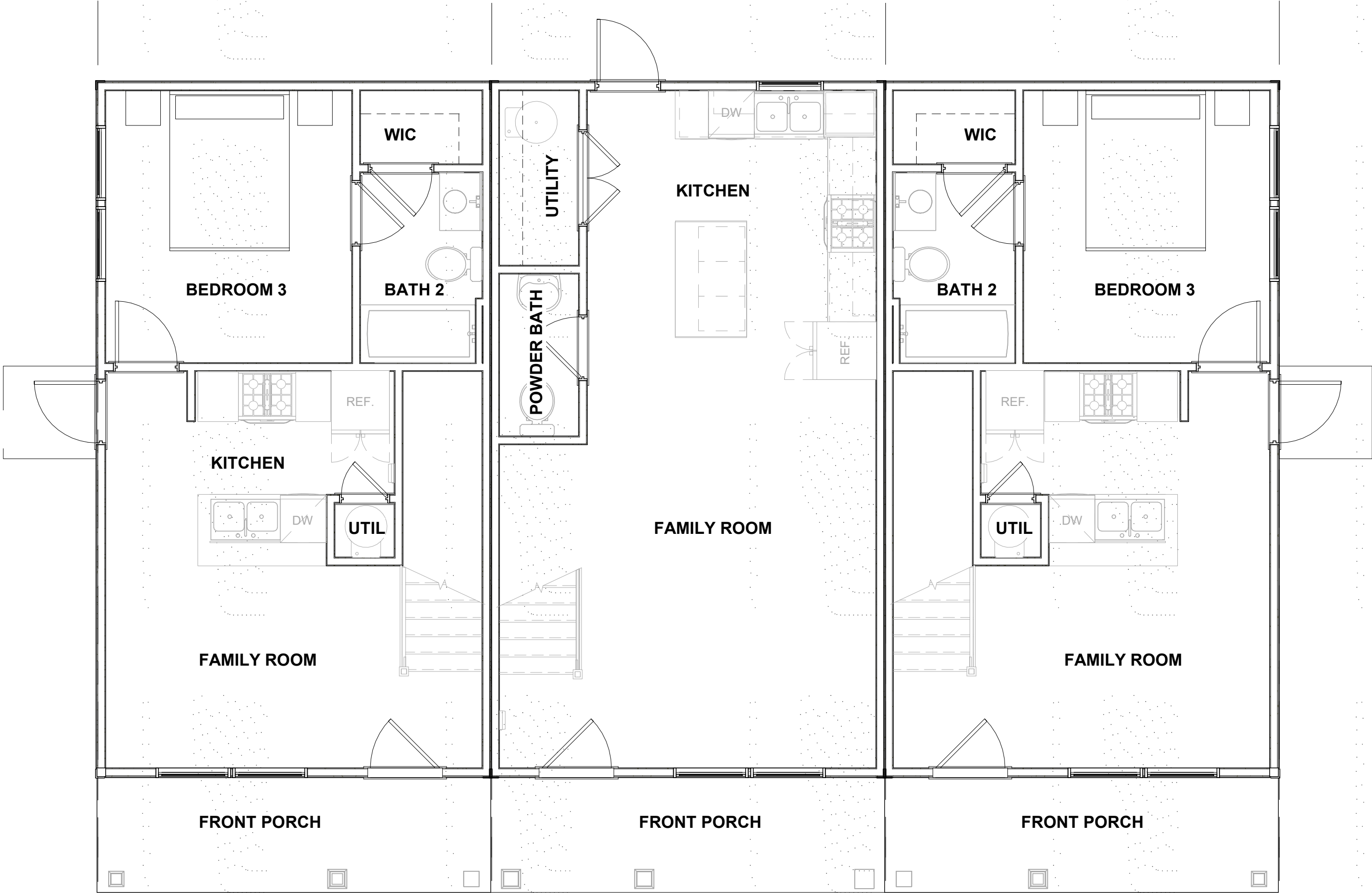
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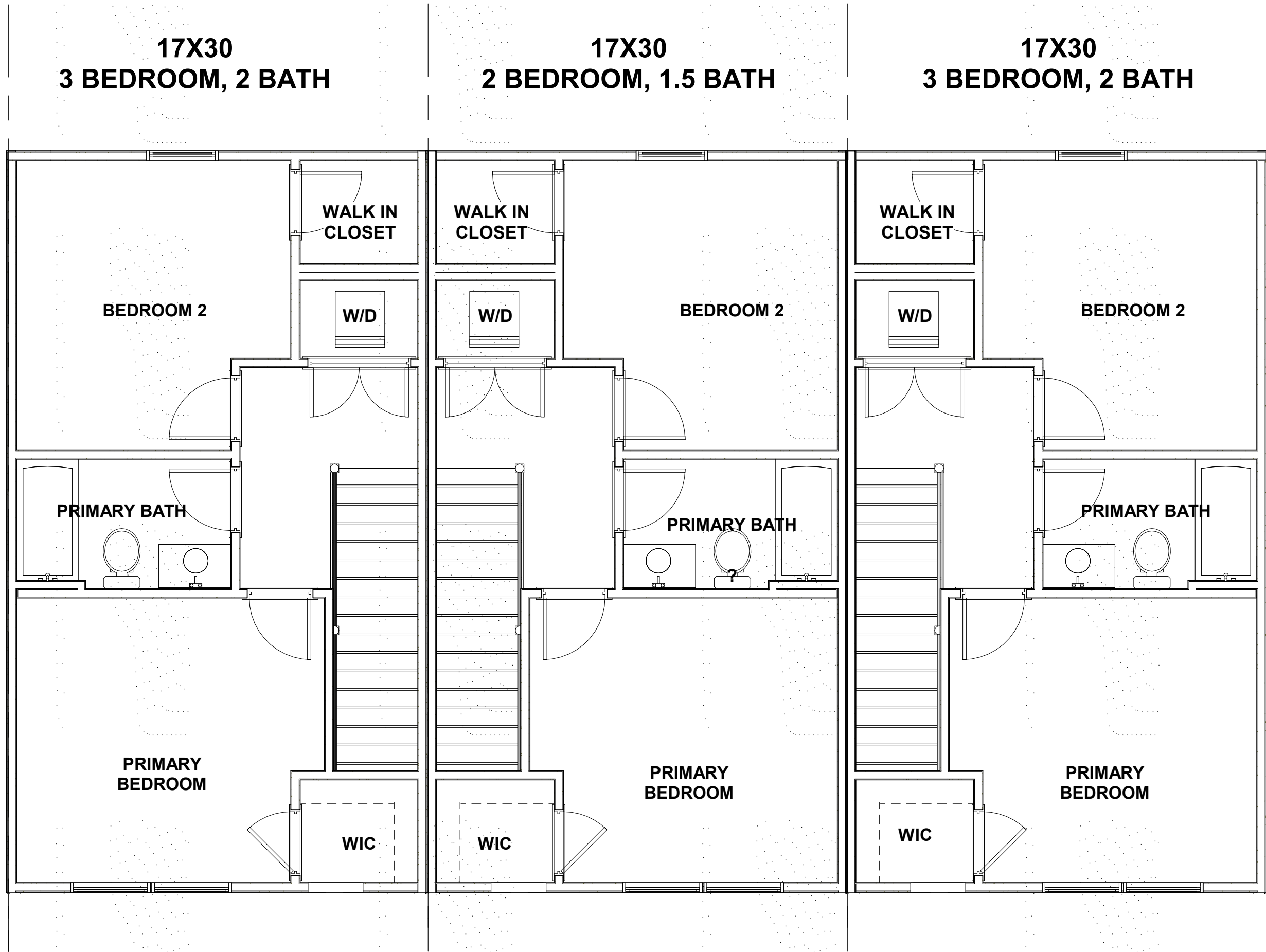




NOTE: REF TO PREVIOUS 17X30 PAGES FOR MORE INFO.



OVERALL FIRST FLOOR PLAN



OVERALL SECOND FLOOR PLAN



OVERALL FRONT ELEVATION

FIRST FLOOR: 510 SF  
SECOND FLOOR: 497 SF  
TOTAL SQ. FOOTAGE: 1,007 SF

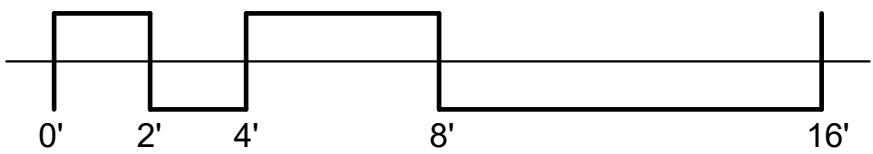
TWO BEDROOM, ONE AND A HALF BATH.  
THREE BEDROOM, TWO BATH.

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Fax: (804) 741-0553  
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DRAWN DATE: 06/08/2021  
DRAFTED BY: archi-TEC-tonic  
REVISED DATE: 06/08/2021

TRIPLEX SCHEMATIC  
PLANS  
HIGHLAND GROVE



FIRST FLOOR: 540 SF  
SECOND FLOOR: 540 SF  
TOTAL SQ. FOOTAGE: 1,080 SF

**18X30 OPTIONS:**  
TWO BEDROOM, ONE AND  
A HALF BATH.  
THREE BEDROOM, TWO BATH.



1 OVERALL RIGHT ELEVATION  
18X30/ 3/16" = 1'-0"



2 OVERALL LEFT ELEVATION  
18X30/ 3/16" = 1'-0"

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Phone: (804) 741-4663  
Fax: (804) 741-0553

eagleofva.com

**DRAWN DATE:**  
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**DRAFTED BY:**  
archi-TEC-tonic  
**REVISED DATE:**  
08/08/2023

TRIPLEX SCHEMATIC  
SIDE ELEVATIONS  
GLADE HEIGHTS

18X30  
TRIPLEX