

MARKHAM PLANNING

208 E GRACE STREET · RICHMOND, VIRGINIA 23219

March 31, 2023

Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

Re: Special Use Permit application at 1401-07 Hull St

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit application for 1401-07 Hull Street. With this application, the property owners, WRT 1400 LIHTC Apts LLC and 1407 Hull Street Owner LLC, are petitioning the City Council for a SUP to waive side yard requirements under the B-5 Central Business zoning district regulations. If granted, the waiver would allow the properties to be redeveloped as a mixed-use development with ground level commercial space, 60 multifamily dwelling units, and parking garage.

Existing Site Conditions

The subject properties are two parcels located the City's Manchester neighborhood. 1401-05 Hull St is one parcel containing 0.19 acres of land area. This parcel is currently improved with two commercial storefronts facing Hull Street. The larger of the two buildings was constructed in 1920 and contains 4,968 square feet of floor area. The smaller building was constructed in 1950 and contains 2,147 square feet of floor area.

1407 Hull Street is a parcel containing 0.07 acres of land area improved with a two-story building with 4,436 square feet of floor area. This building was also constructed in 1920.

Surrounding properties along Hull Street are a mixture of uses that comprise the commercial district of Old Manchester. Many of these properties contain ground level commercial uses with multifamily use on upper levels. The Hull Street Branch of the Richmond Public Library is directly across Hull St from the subject properties. Across an alley, north of the subject properties, is an R-63 Multifamily Urban Residential District.

Current Zoning

The property is currently zoned in a B-5 Central Business District which allows for a variety of commercial and multifamily uses. The B-5 district generally does not have front, side, or rear yard requirements. However, when a side lot line abuts or is situated across an alley from property in an R or RO district a side yard of not less than ten feet in width is required. Because the subject properties comprise a corner lot for zoning purposes, the lot line abutting this alley to the north is considered as a side lot line.

Proposal

Should this Special Use Permit amendment be granted, the properties would be redeveloped as a five-story, mixed-use building containing approximately 42,000 square feet of floor area. A ground level commercial space would front the property along Hull Street with a 25-space parking garage at the rear. 60 dwelling units would be located on levels 2-5. This building would occupy the entire lot with no front or side yard setbacks. A waiver to the side yard requirement abutting an R district is required in order to develop the properties as planned.

Richmond 300 Master Plan

Richmond 300 designates the properties for Community Mixed-Use land use. These areas call for clusters of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

The plan recommends that future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Parking areas are located within the structure and to the rear of buildings. Buildings generally range from two to six stories, based on street widths and depending on the historic context. Primary recommended uses are retail/office/ personal service, multi-family residential, cultural, and open space.

City Charter Conditions

Allowing for the redevelopment of the properties as proposed would provide new commercial services and needed housing in this important neighborhood in the City. This effort would greatly contribute to the ongoing revitalization of Hull Street and the surrounding community.

We trust that you will agree with us that this proposed Special Use Permit amendment meets the City Charter criteria for the granting of SUPs as the project 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 be 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.

Thank you for your consideration of this Special Use Permit. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Lory Markham". The signature is written in a cursive style with a large initial "L" and "M".

Lory Markham

Enclosure: application form, plans, survey

cc: Alyson Oliver, Secretary to the City Planning Commission
The Honorable Ellen F. Roberson, 6th District Representative



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.richmondva.gov/>

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: 1401-1407 Hull Street Date: 3/15/2023
 Tax Map #: S0000153016, 018 Fee: \$2400.00
 Total area of affected site in acres: 0.26

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

Zoning

Current Zoning: B-5

Existing Use: Mixed Use

Proposed Use

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

Mixed Use with 60 multifamily dwelling units

Existing Use: Mixed Use

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory Markham

Company: Markham Planning
 Mailing Address: 208 E Grace Street
 City: Richmond State: VA Zip Code: 23219
 Telephone: (804) 248-2561 Fax: ()
 Email: lory@markhamplanning.com

Property Owner: WRT 1400 LIHTC APTS LLC & 1407 HULL STREET OWNER LLC

If Business Entity, name and title of authorized signee: Walter Parks

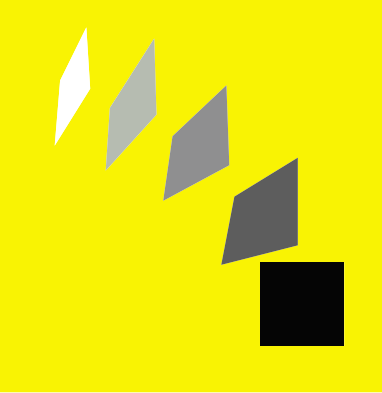
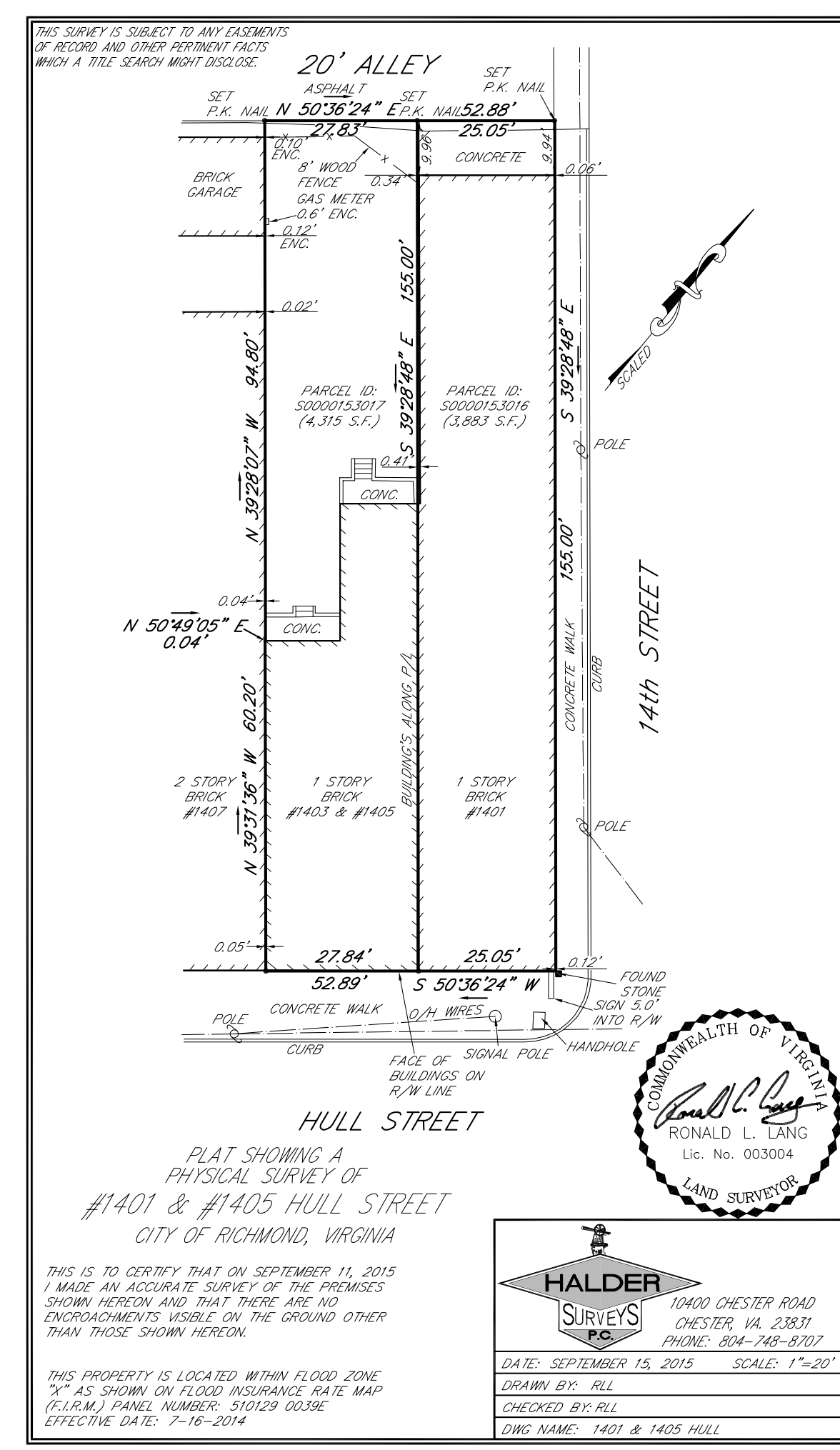
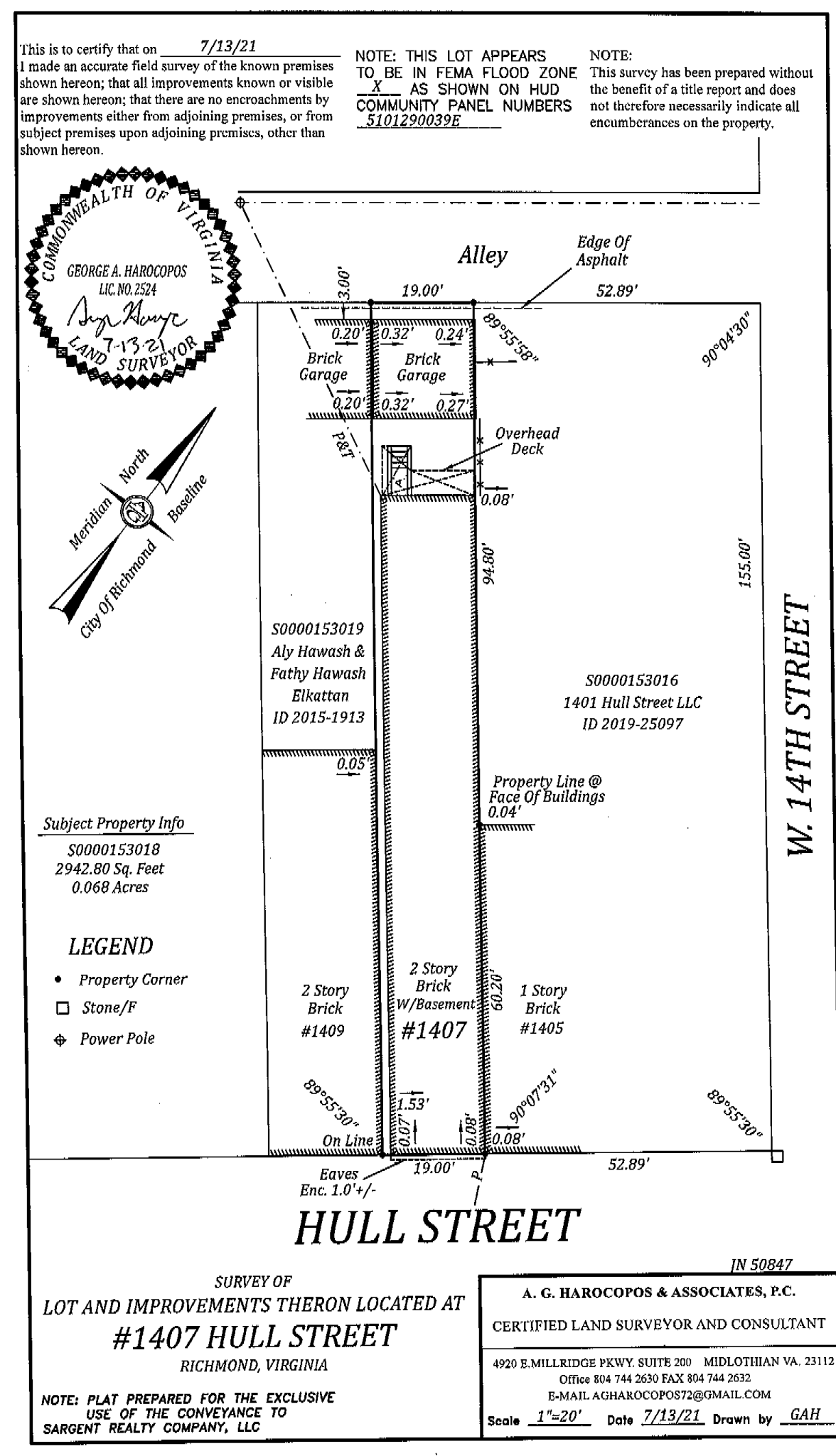
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 1711 REYMET RD
 City: N CHESTERFIELD State: VA Zip Code: 23237
 Telephone: () Fax: ()
 Email: _____

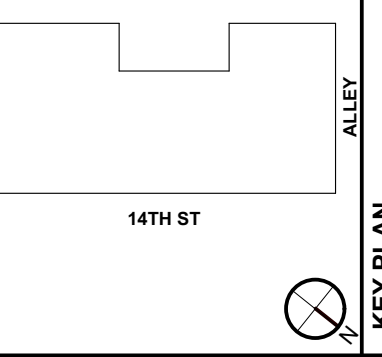
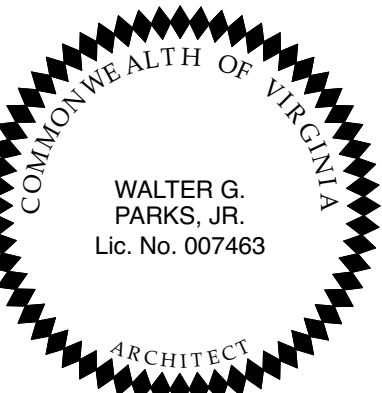
Property Owner Signature: 

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)



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 RICHMOND, VIRGINIA 23220
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 f: 644-4763
 wparks.com



1401 - 1407 Hull St
 1401-1407 Hull Street
 Richmond, VA 23224
 SUP SET

ID	Issue Date	Change Name

PROJECT #: 22.19
ISSUE DATE: 9/6/23

ZONING INFORMATION

CURRENT ZONING: B-5 - CENTRAL BUSINESS DISTRICT
PROPOSED USE: COMMERCIAL, PARKING, MULTIFAMILY
EXISTING LOT AREA: 11,144sf
HEIGHT: MAX 5 STORIES
 5 STORIES PROPOSED
FRONT YARD SETBACK: NO FRONT YARD REQUIRED
 NONE PROPOSED
SIDE YARD SETBACK: MIN 10'-0" REQUIRED
 0'-0" PROPOSED
REAR YARD SETBACK: NA
PARKING SCREENING: MIN 45% OPACITY REQUIRED
FENESTRATION: REFER TO DIAGRAMS ON A.303

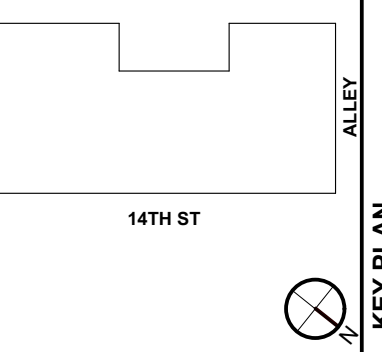
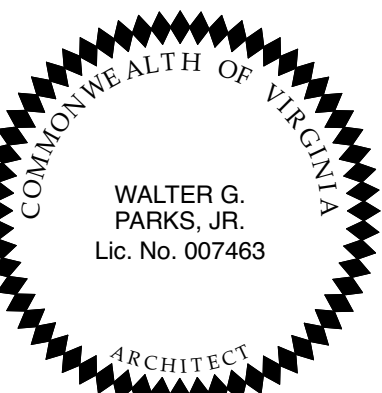
UNIT SUMMARY		
UNIT TYPE	QUANTITY	AREA (SF)
1 Bed/1 Bath	60	34,108
60	34,108	ft²

PARKING SUMMARY	
TYPE	QUANTITY
ADA	2
COMPACT	6
FULL	19
27	

GROSS BUILDING AREA	
STORY	PROPOSED AREA (SF)
FIRST FLOOR	10,815
SECOND FLOOR	9,686
THIRD FLOOR	9,761
FOURTH FLOOR	9,730
FIFTH FLOOR	9,789
49,781	ft²



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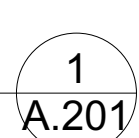


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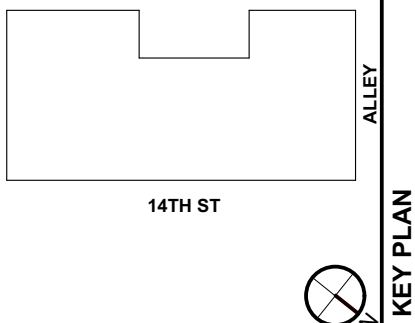
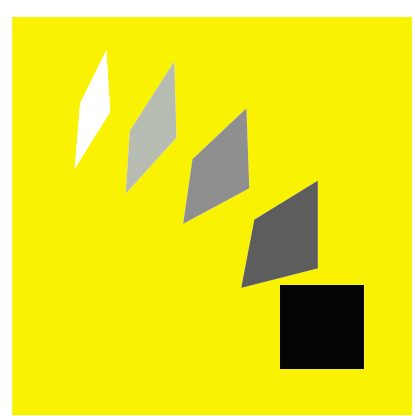
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LEVEL 1
 SCALE: 1/8" = 1'-0"



LEVEL 1 LAYOUT
A.201



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SUP SET

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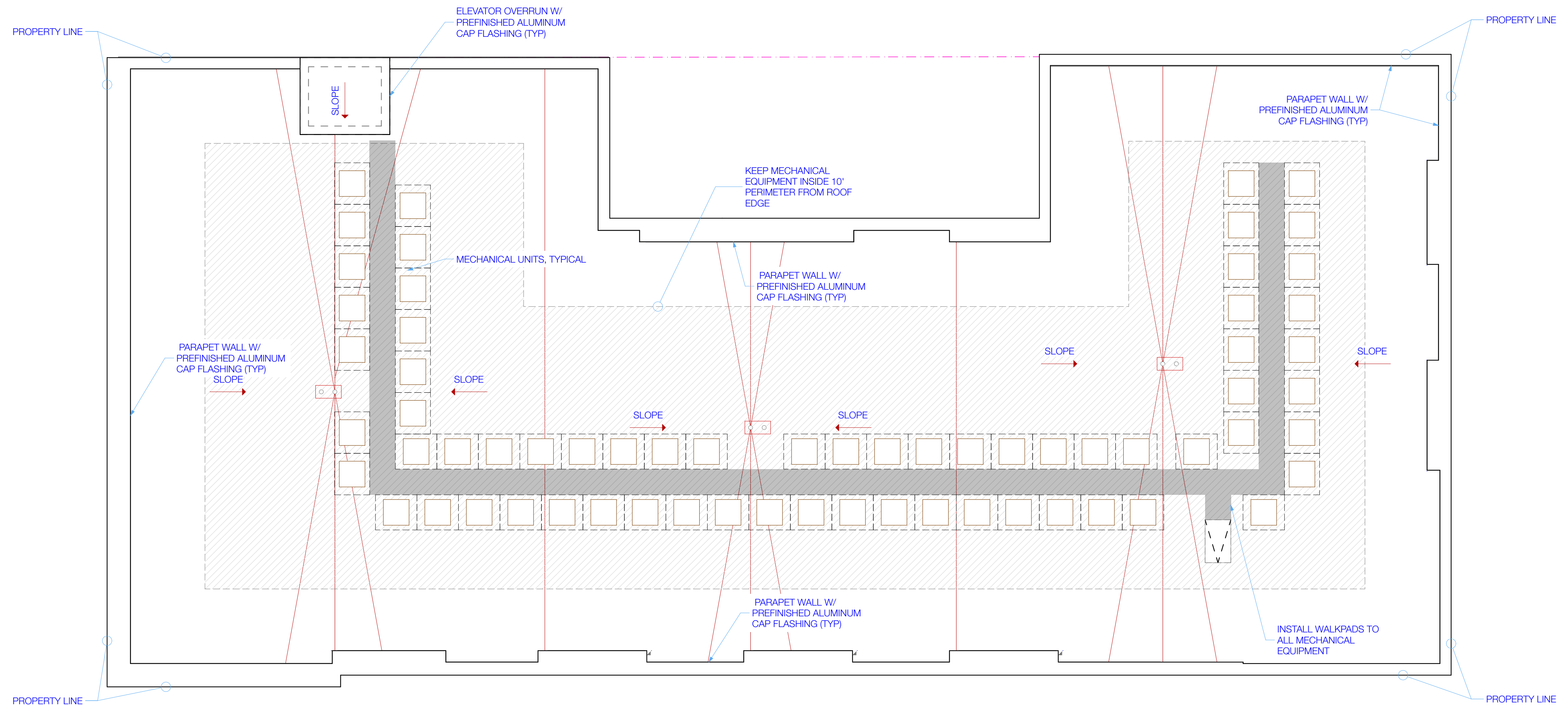
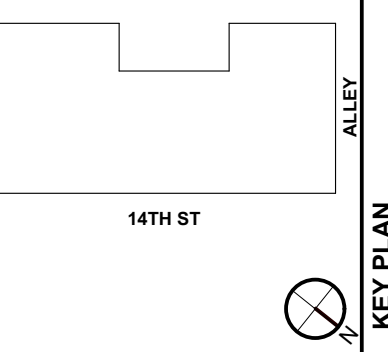
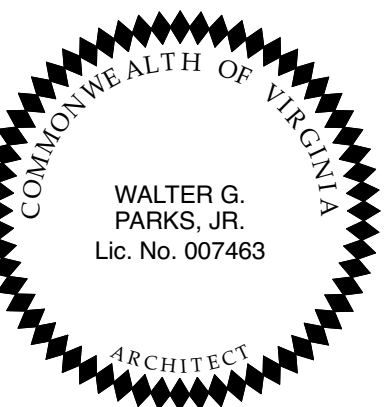
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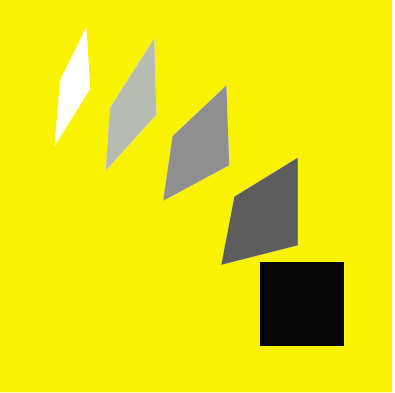
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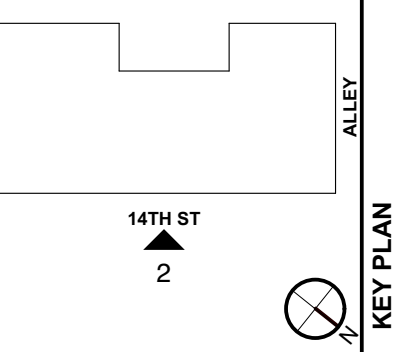
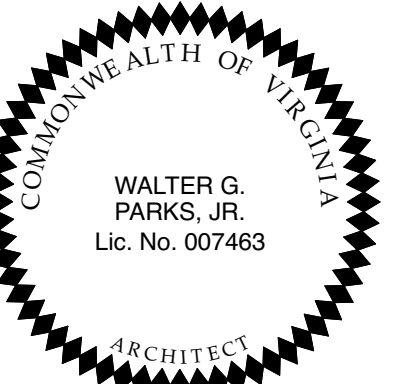
ROOF PLAN
SCALE: 1/8" = 1'-0"

1
A.203

ROOF PLAN
A.203



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14TH STREET ELEVATION
SCALE: 1/8" = 1'-0"
A.301

EXTERIOR FINISHES

Mark	Description	Product Name/No.	Color/Finish	Notes
1	FIBER CEMENT PANEL SYSTEM 1	SMOOTH 4'X10' PANEL SYSTEM WITH REVEALS	TBD (DARK GRAY COLOR)	RAINSCREEN SYSTEM
2	FIBER CEMENT PANEL SYSTEM 2	SMOOTH 4'X10' PANEL SYSTEM WITH REVEALS	TBD (WHITE COLOR)	RAINSCREEN SYSTEM
3	CLADDING SYSTEM 3	TBD	TBD (ACCENT COLOR)	RAINSCREEN SYSTEM
4	ALUMINUM TRIM REVEAL	5/16" THICK PANEL REVEAL	MATCH ADJACENT PANEL SYSTEM COLOR	
5	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	---	MATCH MARK 1 COLOR	
6	FIBER CEMENT TRIM OR BATTENS	SMOOTH 1X	COLOR VARIES (ACCENT, WHITE OR DARK GRAY)	
7	SIGNAGE PANEL SYSTEM	TBD	TBD (DARK GRAY COLOR)	
8	ENERGY STAR QUALIFIED WINDOW	TBD	BLACK	DASH LINES INDICATE OPERABLE SASH
9	ENERGY STAR QUALIFIED DOOR	TBD	BLACK	DASH LINES INDICATE OPERABLE SASH
10	ALUM. STOREFRONT WINDOW & DOOR ASSEMBLY	KAWNEER OR EQUAL	BLACK	DASH LINES INDICATE OPERABLE SASH
11	BUILDING ENTRY DOORS	TBD	TBD (ACCENT COLOR)	
12	EXTERIOR LIGHTING FIXTURE	TBD	LED STRIP	
13	EXISTING BLADE SIGN	---	TBD (ACCENT COLOR)	SALVAGED AND RESTORED
14	PARKING GARAGE VEHICULAR ENTRY/ EXIT	---	BLACK, POWDER COATED OR EQUAL	W/ CRASH BAR
15	GUARDRAIL SYSTEM	TBD	BLACK, POWDER COATED OR EQUAL	
16	INDUSTRIAL ROLLING STEEL DOOR	TBD	BLACK, POWDER COATED OR EQUAL	
17	MASONRY VENEER	ARRISCRAFT OR EQUAL	TBD (LIGHT GRAY COLOR)	MORTAR COLOR TBD
18	MASONRY ROWLOCK SILL & WATER TABLE	ARRISCRAFT OR EQUAL	TBD (LIGHT GRAY COLOR)	MORTAR COLOR TBD
19	MASONRY PARKING SCREEN	ARRISCRAFT OR EQUAL	TBD (DARK GRAY COLOR)	MORTAR COLOR TBD (MIN. 45% STRUCTURAL OPACITY)
20	EIFS WITH DRAINAGE WALL SYSTEM	STO CORP. OR EQUAL	STOTHERM G1 OR EQUAL	INTEGRAL COLOR SMOOTH FINISH
21	CONCRETE BLOCK	SPLIT FACE, RUNNING BOND	---	
22	6' HIGH SHADOW BOX FENCE W/ SECURITY GATE	---	STEEL FRAME GATES - BLACK, POWDER COATED PRESSURE TREATED WOOD FENCE	PROVIDE PAD LOCK LATCH HARDWARE



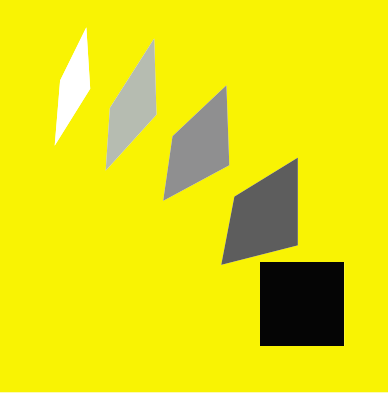
HULL STREET ELEVATION
SCALE: 1/8" = 1'-0"
A.301

1401 - 1407 Hull St
1401-1407 Hull Street
Richmond, VA 23224
SUP SET

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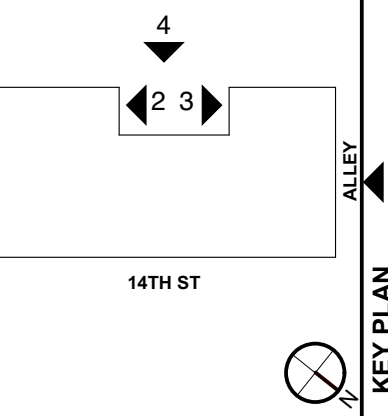
ELEVATIONS
A.301



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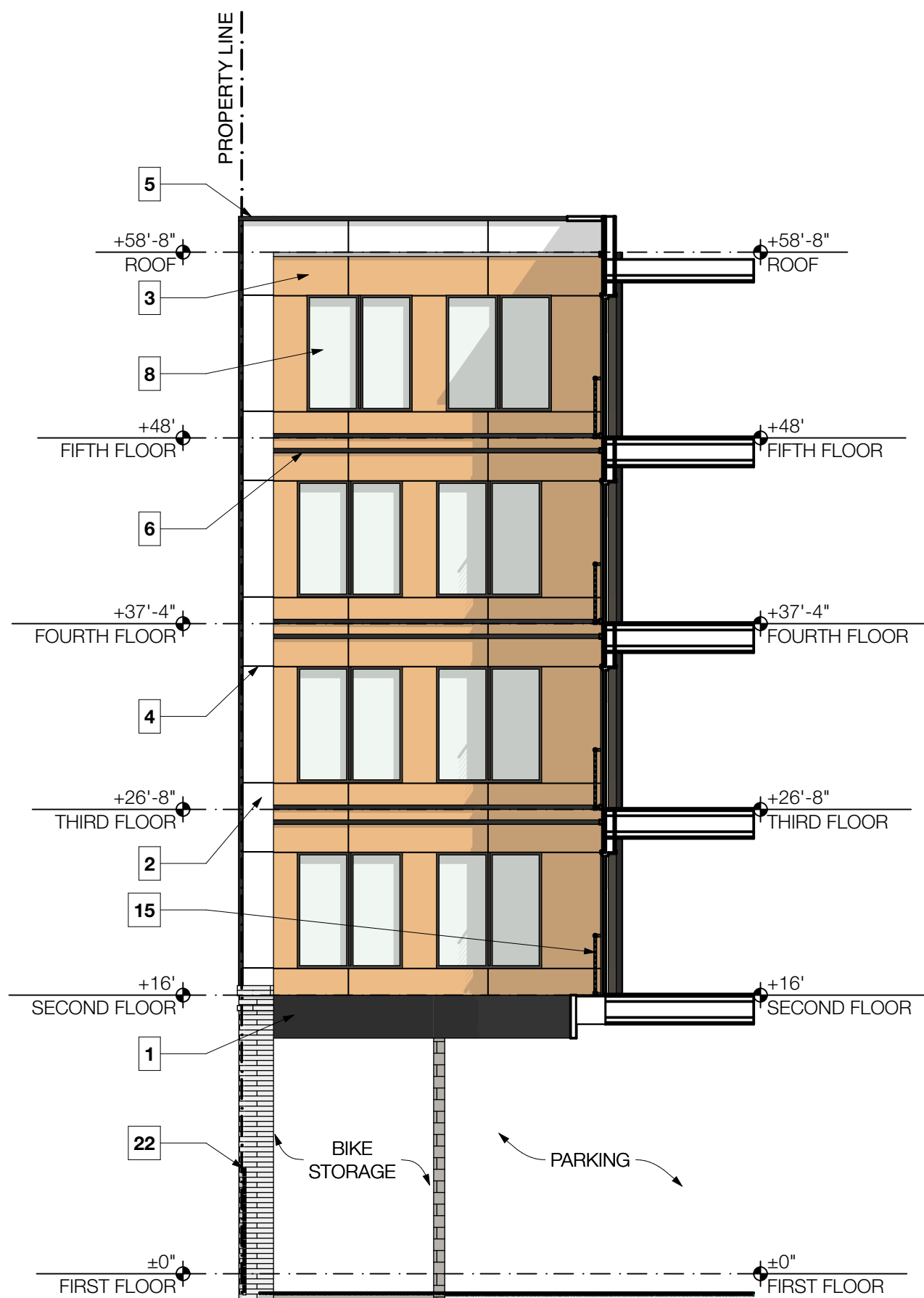


PROPERTY LINE ELEVATION

SCALE: 1/8" = 1'-0"

4

A.302

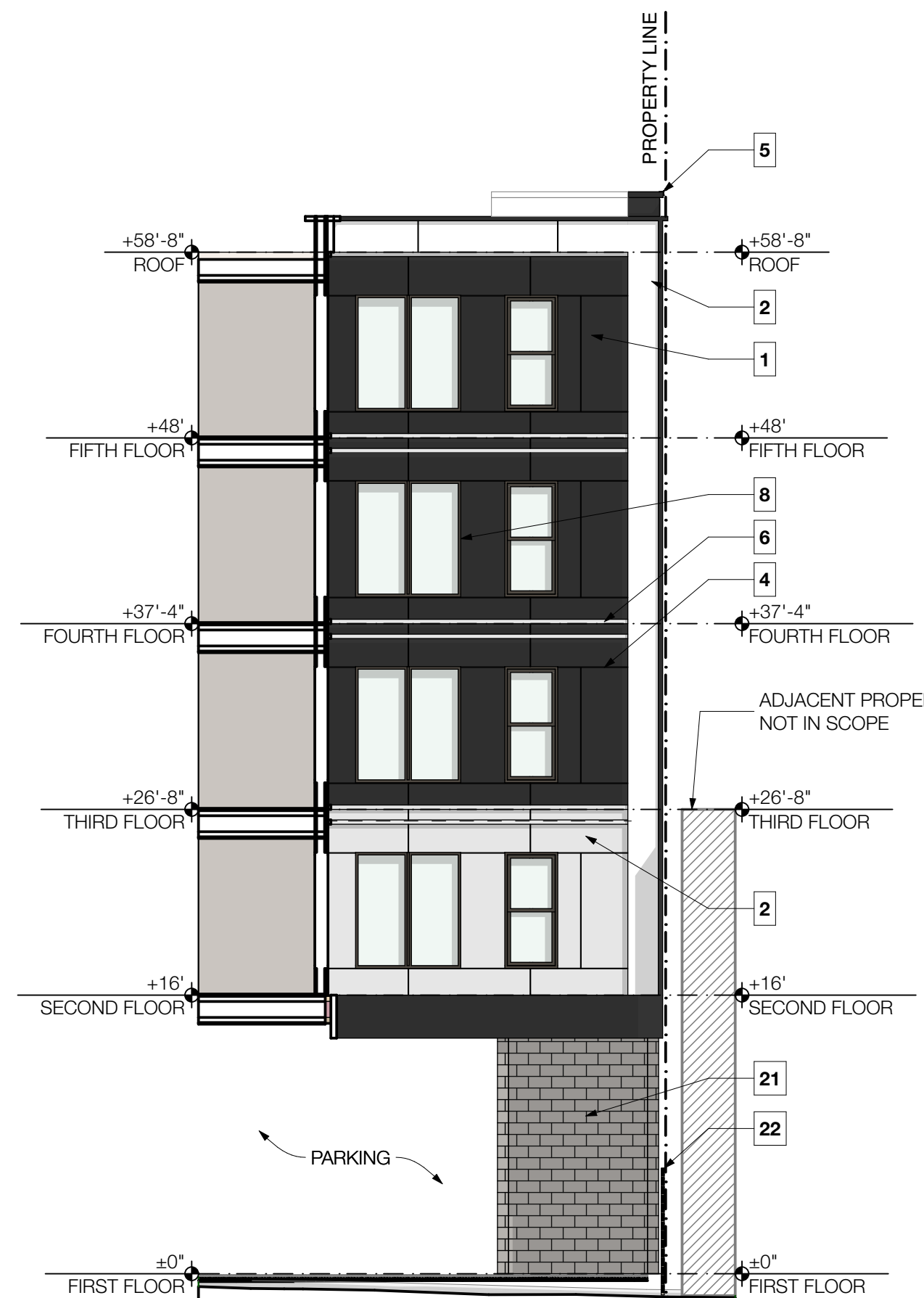


COURTYARD ELEVATION - ALLEY

SCALE: 1/8" = 1'-0"

3

A.302



COURTYARD ELEVATION - HULL

SCALE: 1/8" = 1'-0"

2

A.302



ALLEY ELEVATION

SCALE: 1/8" = 1'-0"

1

A.302

1401 - 1407 Hull St

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Richmond, VA 23224

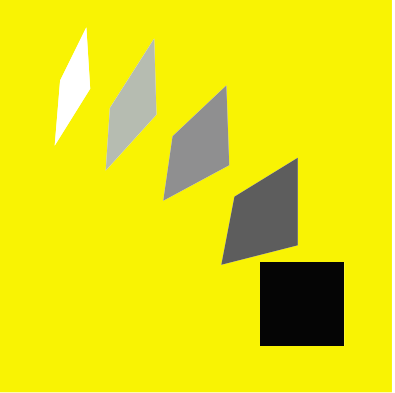
ID Issue Date Change Name

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ELEVATIONS

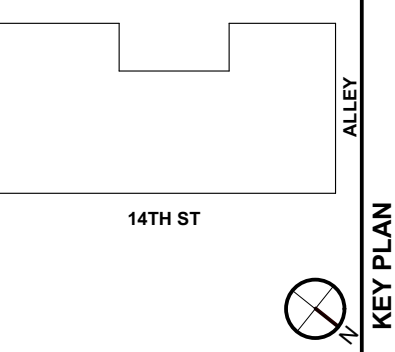
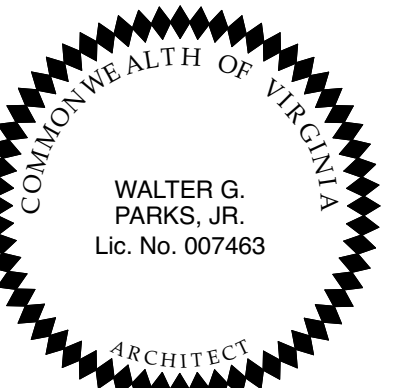
A.302



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HULL STREET ELEVATION 1 A.303
SCALE: 1/8" = 1'-0"

1401 - 1407 Hull St
1401-1407 Hull Street
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SUP SET

ID	Issue Date	Change Name

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FENESTRATION CALCULATION
A.303

EXTERIOR FINISHES

Mark	Description	Product Name/No.	Color/Finish	Notes
1	FIBER CEMENT PANEL SYSTEM 1	SMOOTH 4'X10' PANEL SYSTEM WITH REVEALS	TBD (DARK GRAY COLOR)	RAINSCREEN SYSTEM
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5	PARAPET WALL W/ PREFINISHED ALUMINUM COPING/ FLASHING	---	MATCH MARK 1 COLOR	
6	FIBER CEMENT TRIM OR BATTENS	SMOOTH 1X	COLOR VARIES (ACCENT, WHITE OR DARK GRAY)	
7	SIGNAGE PANEL SYSTEM	TBD	TBD (DARK GRAY COLOR)	
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9	ENERGY STAR QUALIFIED DOOR	TBD	BLACK	DASH LINES INDICATE OPERABLE SASH
10	ALUM. STOREFRONT WINDOW & DOOR ASSEMBLY	KAWNEER OR EQUAL	BLACK	DASH LINES INDICATE OPERABLE SASH

11	BUILDING ENTRY DOORS	TBD	TBD (ACCENT COLOR)	
12	EXTERIOR LIGHTING FIXTURE	TBD	LED STRIP	
13	EXISTING BLADE SIGN	---	TBD (ACCENT COLOR)	SALVAGED AND RESTORED
14	PARKING GARAGE VEHICULAR ENTRY/ EXIT	---	BLACK, POWDER COATED OR EQUAL	W/ CRASH BAR
15	GUARDRAIL SYSTEM	TBD	BLACK, POWDER COATED OR EQUAL	
16	INDUSTRIAL ROLLING STEEL DOOR	TBD	BLACK, POWDER COATED OR EQUAL	
17	MASONRY VENEER	ARRISCRAFT OR EQUAL	TBD (LIGHT GRAY COLOR)	MORTAR COLOR TBD
18	MASONRY ROWLOCK SILL & WATER TABLE	ARRISCRAFT OR EQUAL	TBD (LIGHT GRAY COLOR)	MORTAR COLOR TBD
19	MASONRY PARKING SCREEN	ARRISCRAFT OR EQUAL	TBD (DARK GRAY COLOR)	MORTAR COLOR TBD (MIN. 45% STRUCTURAL OPACITY)
20	EIFS WITH DRAINAGE WALL SYSTEM	STO CORP. OR EQUAL	STOTHERM CI OR EQUAL	INTEGRAL COLOR SMOOTH FINISH
21	CONCRETE BLOCK	SPLIT FACE, RUNNING BOND	---	
22	6' HIGH SHADOW BOX FENCE W/ SECURITY GATE	---	STEEL FRAME GATES - BLACK, POWDER COATED PRESSURE TREATED WOOD FENCE	PROVIDE PAD LOCK LATCH HARDWARE



1, 4, 5 (COLOR)



FIBER CEMENT

2, 4



3, 4, 20 (COLOR)



17, 18

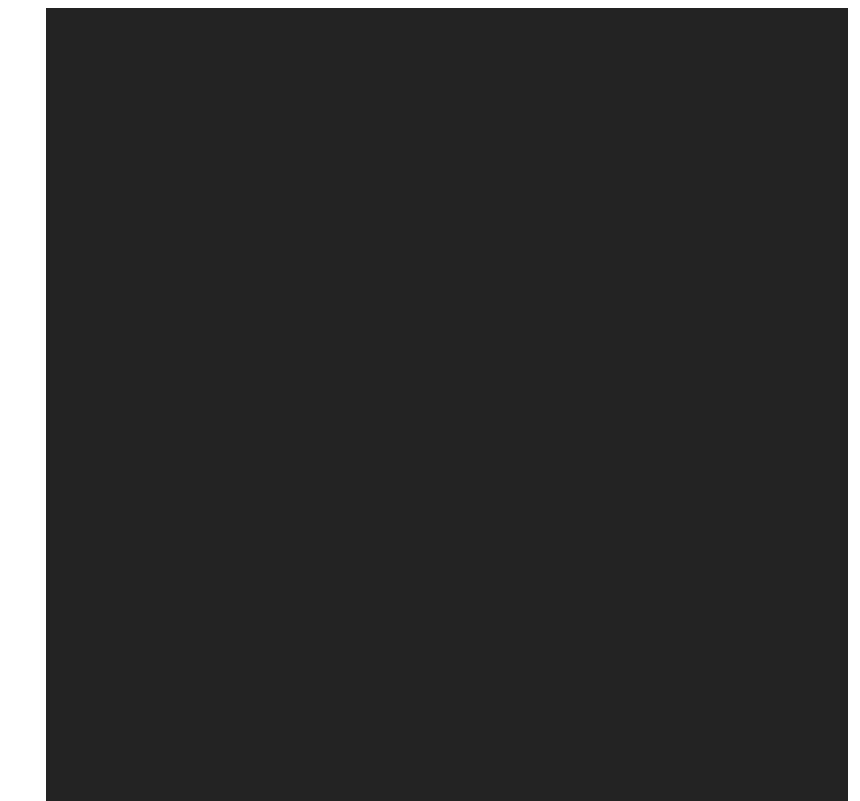


MASONRY

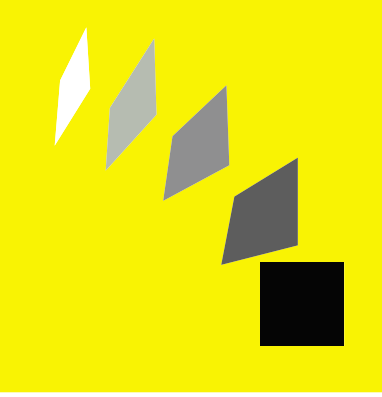
19



8, 9, 10



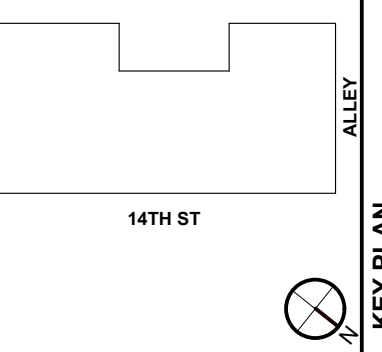
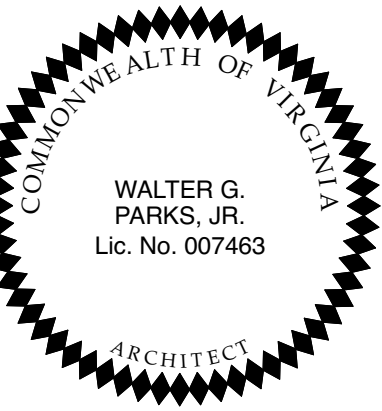
WINDOWS & DOORS



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1401 - 1407 Hull St

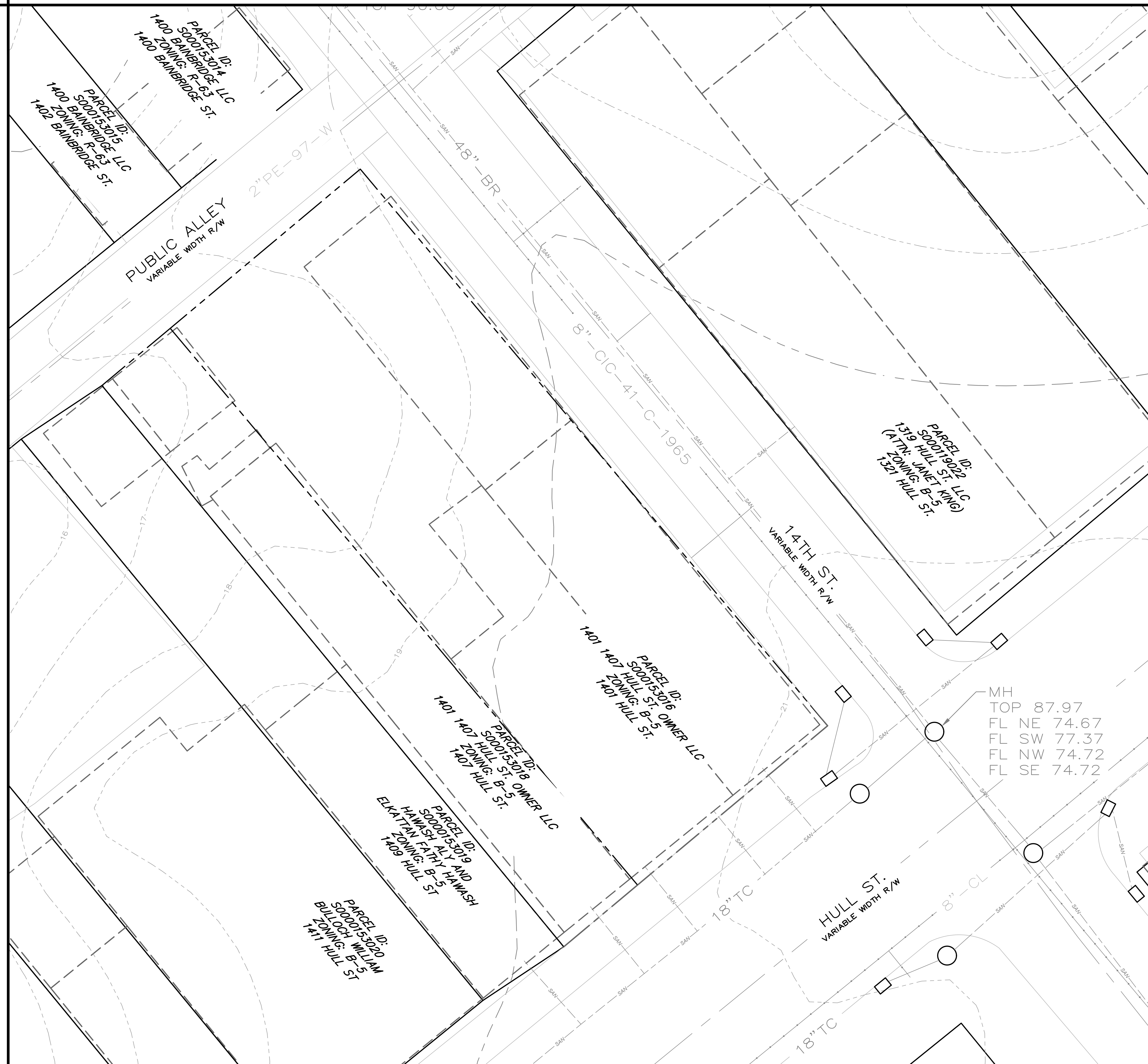
1401-1407 Hull Street
Richmond, VA 23224

ID Issue Date Change Name

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PROPOSED COLORS

A.304



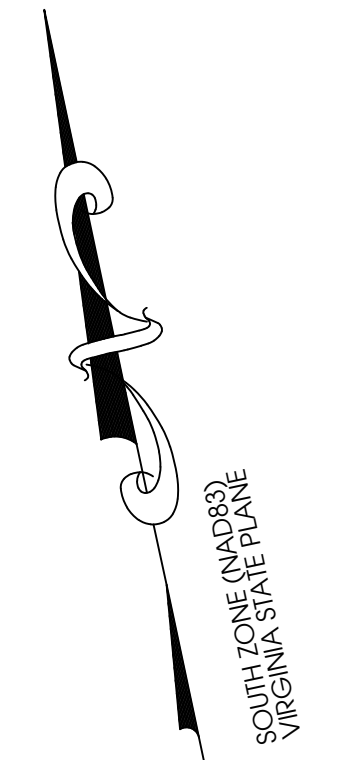
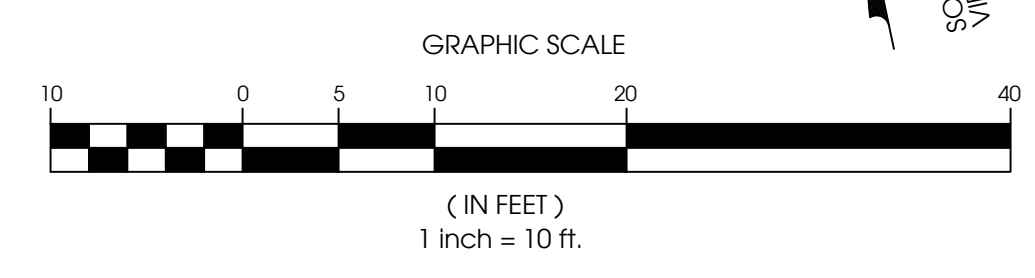
DEMOLITION NOTES:

1. A PRE-CONSTRUCTION CONFERENCE IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. ARRANGE A MEETING WITH THE CONTRACTOR, OWNER, ENGINEER AND THE CITY INSPECTOR (OR AUTHORIZED REPRESENTATIVE). THE OWNER MUST GIVE THE CITY INSPECTOR 48 HOURS NOTIFICATION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
2. POST PERMITS ON SITE.
3. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ALL UTILITY PROVIDERS INCLUDING BUT NOT LIMITED TO CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES (GAS, SEWER AND WATER), DOMINION ENERGY, AND CABLE, DATA, AND TELEPHONE PROVIDERS TO DISCONNECT ALL UTILITY SERVICES AT THE PROJECT SITE. ALL UTILITY DISCONNECTS ARE TO BE IN CONFORMANCE WITH CITY OF RICHMOND AND UTILITY PROVIDER STANDARDS.
4. BEGIN BUILDING DEMOLITION. DEMOLITION OF BUILDING SHALL INCLUDE THE REMOVAL OF ALL ABOVE GROUND APPURTENANCES, FOOTINGS AND FOUNDATIONS, AND BUILDING SLAB TO THE BASE STONE. THE CONTRACTOR SHALL NOT REMOVE BASE STONE SO AS TO AVOID CREATING LAND DISTURBANCE. ANY VOIDS LEFT FROM FOOTING AND FOUNDATION REMOVAL SHALL BE BACKFILLED WITH #57 STONE.
5. REMOVE ALL EXISTING SANITARY SEWER LATERALS UP TO THE PROPERTY LINE AND INSTALL CLEANOUTS AT THE PROPERTY LINE FOR FUTURE TIE IN. BACKFILL ANY LATERAL TRENCHES WITH #57 STONE.
6. REMOVE ALL EXISTING WATER SERVICE LINES UP TO THE PROPERTY LINE. BACKFILL ANY WATER SERVICE LINES WITH #57 STONE. COORDINATE WITH CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES FOR REMOVAL OF METER BOX AND SERVICE IN RIGHT OF WAY.
7. DUST PRODUCING OPERATIONS SHALL BE WETTED DOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST.
8. DEMOLITION SHALL INCLUDE COMPLETE BUILDING DEMOLITION INCLUDING BUT NOT LIMITED TO: FOOTINGS AND FOUNDATIONS, EXTERIOR IMPROVEMENTS SUCH AS SCREEN WALLS AND FENCING, STORAGE RACKS, DEBRIS, TRASH, AND CONSTRUCTION REMNANTS.
9. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CONCRETE PAVEMENT, ASPHALT PAVEMENT, WALKS, STAIRS, AND LOADING DOCKS. REMOVAL OF PAVEMENT ITEMS IS TO BE DOWN TO BASE STONE BUT NOT BELOW BASE STONE SO AS TO PREVENT LAND DISTURBANCE.
10. ANY UNDERGROUND TANKS ARE TO BE EXCAVATED AND REMOVED IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL STANDARDS AND BACKFILLED WITH #57 STONE.
11. THIS DEMOLITION PLAN IS AN ATTEMPT TO IDENTIFY ITEMS THAT ARE TO BE REMOVED BY THE CONTRACTOR BASED ON FIELD OBTAINED SURVEY INFORMATION AND SITE OBSERVATIONS. ITEMS THAT ARE NOT SPECIFICALLY IDENTIFIED ON THE PLAN BUT THAT EXIST ON THE SITE AND MUST BE REMOVED FOR FUTURE CONSTRUCTION ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
12. SITE IS TO BE LEFT CLEAN AND FREE OF CONSTRUCTION ACTIVITY OPERATIONS. VOIDS WHERE BUILDINGS WERE REMOVED ARE TO BE BACKFILLED WITH #57 STONE BY CONTRACTOR TO ESTABLISH A NON-EROSIVE GROUND COVER CONDITION.

ADDITIONAL DEMOLITION NOTES FOR POD

1. THE NOTES ABOVE ARE AS PROVIDED HEREIN AS REFERENCE AND SHOULD BE COMPLETED VIA THE DEMOLITION PERMIT. CONTRACTOR FOR BUILDING CONSTRUCTION MUST CONFIRM THE DEMOLITION AS NOTED ABOVE AND ON THIS PLAN HAS BEEN COMPLETED TO THEIR SATISFACTION SUCH THAT BUILDING CONSTRUCTION CAN COMMENCE. ANY ITEMS NOT DEMOLISHED SHALL BE IDENTIFIED TO THE OWNER IMMEDIATELY FOR THE COORDINATION OF THEIR REMOVAL.

MH
 TOP 87.97
 FL NE 74.67
 FL SW 77.37
 FL NW 74.72
 FL SE 74.72



DATE : AUGUST 21, 2023

REVISION BLOCK	
DATE	DESCRIPTION

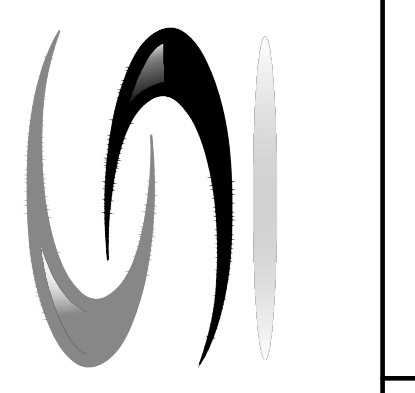
WALTER PARKS ARCHITECTS
 313 N. ADAMS ST.
 RICHMOND, VIRGINIA 23220
 ATTN : SEAN WHEELER, RA
 TELEPHONE : 804.552.1612

1401-1407 HULL ST.
 CITY OF RICHMOND
 HENRICO COUNTY
 VIRGINIA

EXISTING CONDITIONS PLAN

SHEET NO.
C-101

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SCALE : AS SHOWN PROJECT NO. : 10702 PROJECT MANAGER : K. STANLEY QUALITY ASSURANCE : S. OWENS

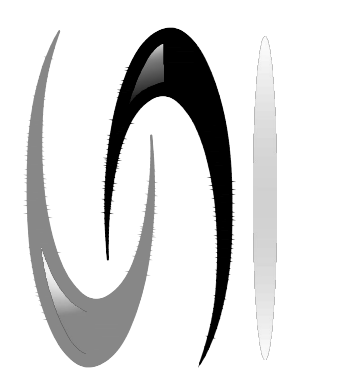


NOTES

GENERAL

1. THE GRANITE SIDEWALK PANELS ALONG 14TH ST. SHALL BE PROTECTED AND/OR REINSTALLED UPON COMPLETION OF THE PROJECT. ANY MODIFICATION OR ACTIVITY SURROUNDING THEM MUST BE APPROVED AND MONITORED BY DPW STAFF.
2. NO WATERLINE CONNECTIONS CAN BE MADE IN THE AREA OF THE GRANITE SIDEWALK AS IT WOULD REQUIRE REMOVAL OF ONE OR MORE OF THE SLABS.
3. EXISTING GRANITE CURBING AND DECORATIVE BRICK WORK ILL BE RETAINED AND RESTORED UPON COMPLETION OF THE PROJECT.
4. ADA RAMP WILL BE CONFIGURED TO BE BI-DIRECTIONAL.
5. TRASH WILL BE HELD ON THE PROPERTY AND HANDLED BY PRIVATE PICKUP. SEE NORTHEAST CORNER OF BUILDING FOR TRASH COLLECTION LOCATION.
6. ALLEY SURFACE BEHIND THE BUILDING MUST BE RESTORED UPON COMPLETION OF WORK.
7. ANY DAMAGE TO THE STREET, SIDEWALK, OR ALLEY APRON WILL NEED TO BE CORRECTED BY THE DEVELOPER PRIOR TO ISSUANCE OF ANY COs FOR THIS BUILDING.

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PROJECT NO. : 10702
 PROJECT MANAGER : K. STANLEY
 QUALITY ASSURANCE : S. OWENS
 SCALE : AS SHOWN



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REVISION BLOCK	
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1401-1407 HULL ST.
 CITY OF RICHMOND
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PROPOSED CONDITIONS PLAN

SHEET NO.
C-102

MH
 TOP 87.97
 FL NE 74.67
 FL SW 77.37
 FL NW 74.72
 FL SE 74.72

