

INTRODUCED: September 10, 2018

AN ORDINANCE No. 2018-245

As Amended

To authorize the special use of the properties known as 2009 Brook Road, 2011 Northumberland Avenue, and a portion of Northumberland Avenue for the purpose of multifamily dwellings containing up to 224 dwelling units, upon certain terms and conditions.

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

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

PUBLIC HEARING: OCT 8 2018 AT 6 P.M.

WHEREAS, the owner of the properties known as 2009 Brook Road, which is situated in a M-1 Light Industrial District, 2011 Northumberland Avenue, which is situated in a R-5 Single-Family Residential District, and a portion of Northumberland Avenue closed to public use and travel by Ordinance No. 2018-243, adopted April 8, 2019, which is situated partially in a M-1 Light Industrial District and partially in a R-5 Single-Family Residential District, desires to use such properties for the purpose of multifamily dwellings containing up to 224 dwelling units and accessory parking, which use, among other things, is not currently allowed by sections 30-410.1 and 30-452.1 of the Code of the City of Richmond (2015), as amended; and

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

ADOPTED:      APR 8 2019    REJECTED:      \_\_\_\_\_    STRICKEN:      \_\_\_\_\_

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), 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 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 (2015), 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, (i) the properties known as 2009 Brook Road and 2011 Northumberland Avenue and identified as Tax Parcel Nos. N000-0530/010 and N000-0586/009, respectively, in the 2018 records of the City Assessor, and (ii) a portion of Northumberland Avenue closed to public use and travel by Ordinance No. 2018-\_\_\_\_\_, adopted \_\_\_\_\_, 2018, being more particularly shown on a survey entitled “Topographic Survey of 2011 Northumberland Ave & 2009 Brook Road, City of Richmond, Virginia,” prepared by Halder Surveys, P.C., and dated August 22, 2017, 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 multifamily development containing up to 224 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on (i) the plans entitled “Special Use Permit Plan for Brook Road Apartments, 2009 Brook Road, Richmond, Virginia,” prepared by Kimley-Horn and Associates, Inc., dated December 8, 2017, and last revised June 6, 2018; (ii) the plans entitled “New Multi-Family Development, Brook Road Apartments,” prepared by Cox, Kliewer & Company, P.C., dated October 3, 2017, and last revised June 6, 2018; and (iii) the plans entitled “Brook Road Apartments, Brook Road, Richmond, Virginia,” prepared by Hickman-Ambrose, Inc., and dated December 8, 2017, hereinafter referred to collectively as “the Plans,” copies of which are attached to and made a part of this ordinance.

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

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

(a) The Special Use of the Property shall be multifamily dwellings containing up to 224 dwelling units and interior and exterior amenity space, substantially as shown on the Plans.

(b) No more than 268 on-site parking spaces shall be provided on the Property for the Special Use, substantially as shown on the Plans. No charge shall be levied for the use of the on-site parking spaces.

(c) Signage pertaining to the Special Use shall be limited to signage permitted in all districts, pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, and to the signage as shown on the Plans, provided that, at the Owner’s request, the Director of Planning and Development Review may approve signage that is not shown on the Plans but that is otherwise consistent with this ordinance, including section 4(e).

(d) All building materials, material colors, and elevations shall be substantially as shown on the Plans.

(e) All site improvements, including installation of landscaping, fencing, and sidewalks on the Property, shall be substantially as shown on the Plans, provided that, at the Owner’s request, the Director of Planning and Development Review may approve site

improvements other than those shown on the Plans that are otherwise consistent with this ordinance, including section 4(e). No chain link fencing shall be permitted on the Property.

(f) The height of the Special Use shall not exceed four stories in height, substantially as shown on the Plans.

(g) Lighting structures for the parking areas shall not exceed 30 feet in height. The intensity of illumination within the parking areas shall not be less than 0.5 horizontal footcandle at any location, provided that in no case shall the intensity of illumination exceed 0.5 horizontal footcandle at any property line. The lighting maximum-to-minimum ratio within the parking areas shall not exceed 15:1. Parking area lighting fixtures shall be constructed or shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane of the fixture.

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

(i) Prior to the issuance of any final certificate of occupancy for the Special Use, the Property shall be consolidated into one parcel substantially as shown on the Plans by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

(j) Exterior bicycle parking for no fewer than ten bicycles and interior bicycle storage for no fewer than 24 bicycles shall be provided 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 (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the construction of entrances to Brook Road and West Roberts Street, 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, and (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 (2015), 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 (2015), 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 (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

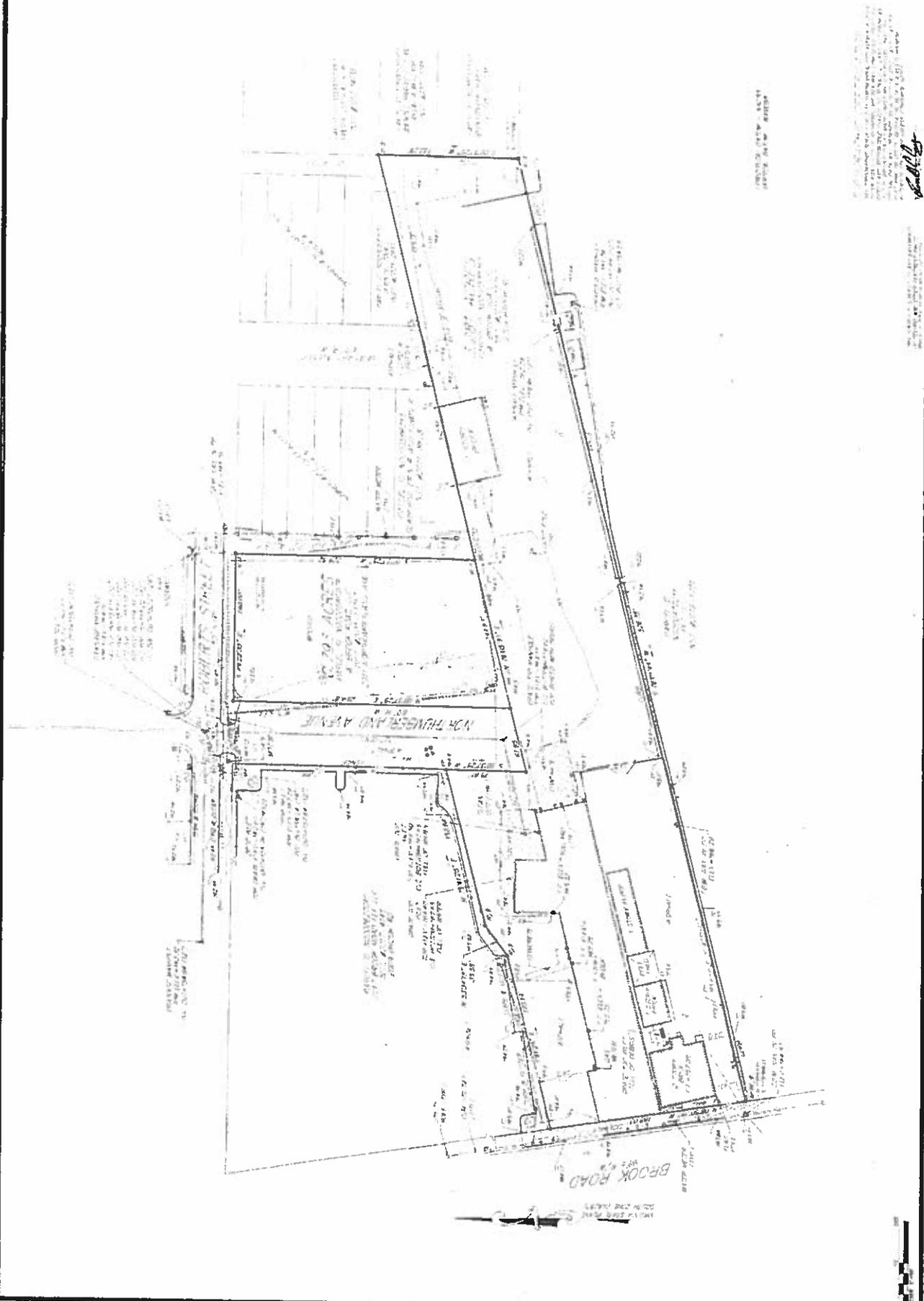
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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.



STATE OF NEW YORK  
 COUNTY OF ...  
 CITY OF ...  
 ...



CV-101 - EXISTING CONDITIONS

SPECIAL USE PERMIT PLAN FOR

# BROOK ROAD APARTMENTS

2009 BROOK ROAD  
RICHMOND, VIRGINIA

PROJECT CONTACT LIST

- APPLICANT**  
 CITY OF RICHMOND  
 501 STANLEY CITY HALL, SUITE 100  
 RICHMOND, VA 23220  
 TEL (804) 646-4732  
 EMAIL: JMCHESTER@COURTRECCONSTRUCTION.COM
- ENGINEER/DEVELOPER**  
 W BROOK ROAD, LLC  
 3051 EASTBURY LANE  
 CHARLES CITY, VA 23030  
 TEL (804) 748-8707  
 EMAIL: KEEF@VIRGINIAE.COM
- CIVIL ENGINEER**  
**Kimley-Horn**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 2000 GAYLAND AVENUE, SUITE 200  
 RICHMOND, VA 23220  
 TEL: (804) 673-4887  
 EMAIL: MARK.HORN@KIMLEY-HORN.COM
- ARCHITECT**  
 COX ALPHEM  
 2333 VIRGINIA BEACH BOULEVARD  
 VIRGINIA BEACH, VA 23452  
 TEL: (757) 435-1100  
 CONTACT: GREY MALSON  
 EMAIL: GREY@COXALPHEM.COM
- SUBCONTRACTOR**  
 HENDER SURVEYS, P.C.  
 1400 BRADDOCK ROAD  
 CHESTER, VA 23031  
 TEL: (804) 748-8707  
 CONTACT: TONIA BILINGS  
 EMAIL: TONYA@HENDER-SURVEYS.COM
- PLANNING**  
 CITY OF RICHMOND  
 900 EAST BROAD STREET, ROOM 115  
 RICHMOND, VA 23219  
 TEL (804) 646-4169
- STORMWATER**  
 CITY OF RICHMOND  
 DEPT. OF PUBLIC UTILITIES  
 900 EAST BROAD STREET, ROOM 115  
 RICHMOND, VA 23219  
 TEL (804) 646-7000
- WATER AND SANITARY ENGINEER**  
 CITY OF RICHMOND  
 DEPT. OF PUBLIC UTILITIES  
 900 EAST BROAD STREET, ROOM 115  
 RICHMOND, VA 23219  
 TEL (804) 646-7000
- MAINTENANCE**  
 CITY OF RICHMOND  
 DEPT. OF PUBLIC UTILITIES  
 900 EAST BROAD STREET, ROOM 115  
 RICHMOND, VA 23219  
 TEL (804) 646-7000
- ELECTRICAL**  
 DOMARON VIRGINIA POWER  
 2500 GAYLAND AVENUE  
 RICHMOND, VA 23220  
 TEL (804) 257-4837
- TELEPHONE**  
 VARIOUS PROVIDERS  
 2400 BRADDOCK HILL ROAD  
 RICHMOND, VA 23220  
 TEL (804) 772-5235

VICINITY MAP

APPROX. SCALE 1" = 2000'



PROJECT DATA

SITE AREA	6.4 ACRES
PROPOSED USE	RESIDENTIAL
UNITS	115 UNITS (APARTMENTS) 215 TOTAL UNITS (APARTMENTS + OFFICE) 100 OFFICE SPACES (TOTAL) 115 APARTMENT SPACES (TOTAL)
DEVELOPER	W BROOK ROAD, LLC
ENGINEER OF RECORD	KIMLEY-HORN AND ASSOCIATES, INC.
PLANNING ENGINEER	CITY OF RICHMOND
PERMITTING CONTRACT SPACES	215 CONTRACT SPACES

CIVIL SHEET INDEX

SHEET NUMBER	SHEET TITLE
1.01	GENERAL NOTES
1.02	PROPOSED LAYOUT
1.03	PROPOSED UTILITIES
1.04	PROPOSED PAVING
1.05	PROPOSED SIGNAGE

NOT FOR CONSTRUCTION ONLY IF COMPLETE AND APPROVED  
 THIS PERMIT PLAN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. UNLESS OTHERWISE SPECIFIED.  
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CITY APPROVAL BLOCK



MISS UTILITY OF VIRGINIA  
 CALL BEFORE YOU DIG  
 811

SHEET NUMBER  
 CA-001

BROOK ROAD APARTMENTS  
 PREPARED FOR  
 LOUNGERIDGE CONSTRUCTION  
 CITY OF RICHMOND

COVER SHEET

Kimley-Horn  
 2000 GAYLAND AVENUE, SUITE 200  
 RICHMOND, VA 23220  
 TEL: (804) 673-4887  
 FAX: (804) 673-4888  
 WWW.KIMLEY-HORN.COM

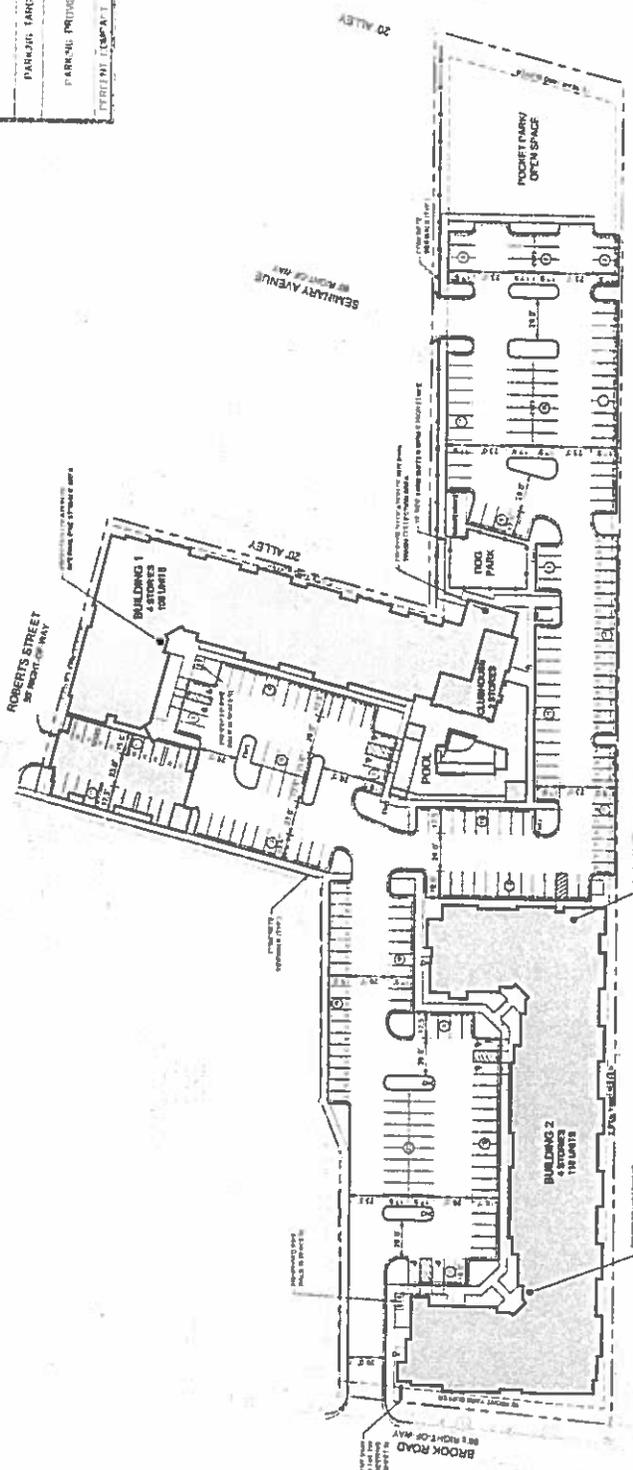


DATE	12/28/77
SCALE	AS SHOWN
DESIGNED BY	ARM
CHECKED BY	ARM
PROJECT NO.	1122200
DATE	11/22/77

**Kimley»Horn**

SITE DATA TABLE	
NET AREA	4.45 ACRES
IMPERVED FSI	100 D-FRONT
INITS	61 SUITED UNITS (27/73) 54 1-BEDROOM UNITS (19/43) 7 JUNIOR 2-BED UNITS (0/0) 712 APARTMENTS TOTAL
DENSITY	50.3 UNITS PER ACRE
PARKING REQUIREMENTS	125 SPACES / 1 RR UNIT 15 SPACES / 1 RR UNIT
PARKING TARGET	299 PARKING SPACES 15 SPACES / 100
PARKING PROVIDED	210 STANDARD SPACES 1 54 COMPACT SPACES - JFR TOTAL PARKING SPACES - 12 SPACES / UNIT
TOTAL COMPACT SPACES	2108 COMPACT SPACES

SITE LEGEND	
REINFORCED CONCRETE	[Symbol]
PAVED DRIVE	[Symbol]
WOOD SIGN LEG-2 ADJUSTMENT CURB	[Symbol]
CURB & GUTTER	[Symbol]
STREET LIGHT	[Symbol]



THIS SITE PLAN IS THE PROPERTY OF KIMLEY-HORN & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN & ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS SITE PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS SITE PLAN.

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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# Kimley»Horn

1200 N. 10TH ST. SUITE 200  
 RICHMOND, VA 23261  
 PHONE (804) 781-2200  
 FAX (804) 781-2201  
 WWW.KIMLEY-HORN.COM

## PLANTING PLAN

BROOK ROAD  
 APARTMENTS  
 PREPARED FOR  
 LOUHRIDGE CONSTRUCTION

CP-101

**LANDSCAPE REQUIREMENTS AND CALCULATIONS PER CITY OF RICHMOND ZONING ORDINANCE REGARDING THE LABEL LINDSEAE**

MINIMUM 10% OF THE TOTAL AREA OF THE LOT SHALL BE PLANTED WITH PERENNIALS AND SHRUBS. THE PLANTING SHALL BE INSTALLED WITHIN THE PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE PLANTING SHALL BE INSTALLED WITHIN THE PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

**PERMANENT PLANTING:**

- 1. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
- 2. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
- 3. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
- 4. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
- 5. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
- 6. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
- 7. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
- 8. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
- 9. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
- 10. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF

**TOTAL PERMANENT PLANTING = 40,000 SF**

**TEMPORARY PLANTING:**

- 1. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
- 2. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
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- 9. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF
- 10. 10" - 15" CAL. BRUSHY LOVED WOODS AT 200 SF = 4,000 SF

**TOTAL TEMPORARY PLANTING = 40,000 SF**

**TOTAL PLANTING = 80,000 SF**

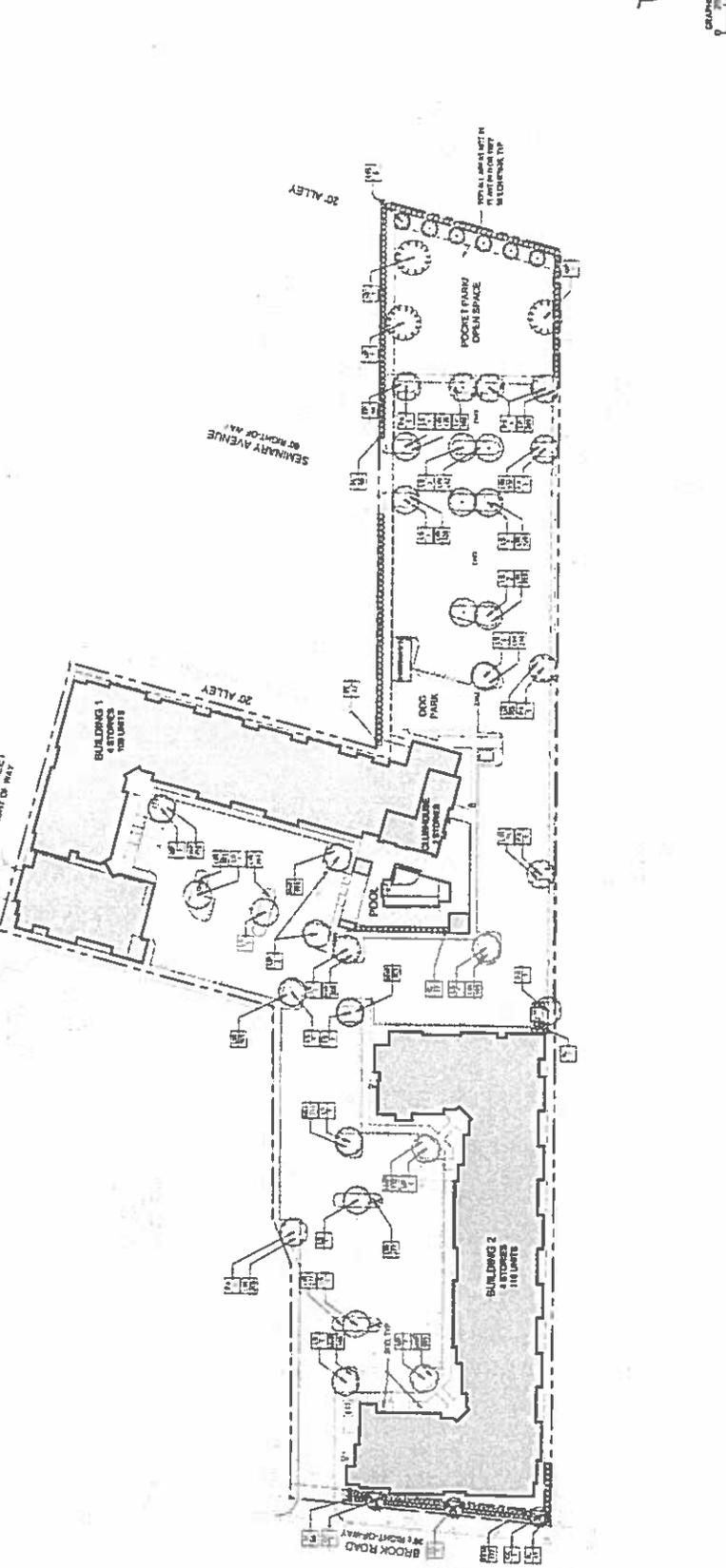
**REQUIREMENTS FOR PERMANENT PLANTING:**

- 1. PERMANENT PLANTING SHALL BE INSTALLED WITHIN THE PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 2. PERMANENT PLANTING SHALL BE INSTALLED WITHIN THE PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
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- 10. PERMANENT PLANTING SHALL BE INSTALLED WITHIN THE PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

PLANT	SYMBOL	PLANT NAME	PLANT SIZE	PLANT QUANTITY	TOTAL PLANTING AREA (SQ FT)
1	10"	BRUSHY LOVED WOODS	10"	4000	40000
2	10"	BRUSHY LOVED WOODS	10"	4000	40000
3	10"	BRUSHY LOVED WOODS	10"	4000	40000
4	10"	BRUSHY LOVED WOODS	10"	4000	40000
5	10"	BRUSHY LOVED WOODS	10"	4000	40000
6	10"	BRUSHY LOVED WOODS	10"	4000	40000
7	10"	BRUSHY LOVED WOODS	10"	4000	40000
8	10"	BRUSHY LOVED WOODS	10"	4000	40000
9	10"	BRUSHY LOVED WOODS	10"	4000	40000
10	10"	BRUSHY LOVED WOODS	10"	4000	40000

**REQUIREMENTS FOR PERMANENT PLANTING:**

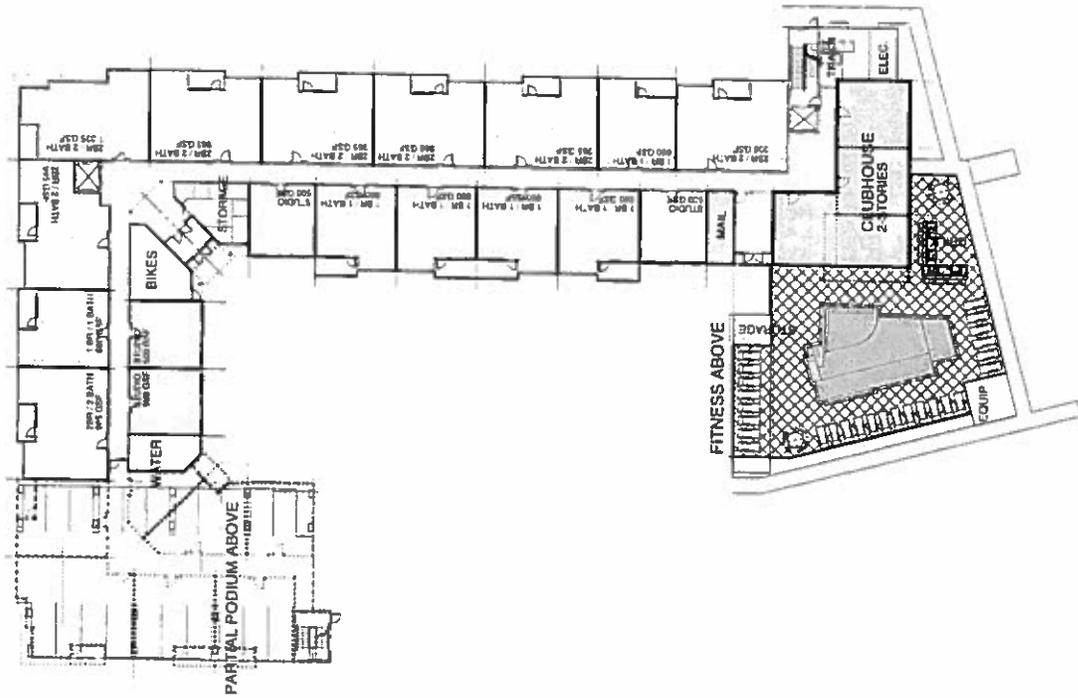
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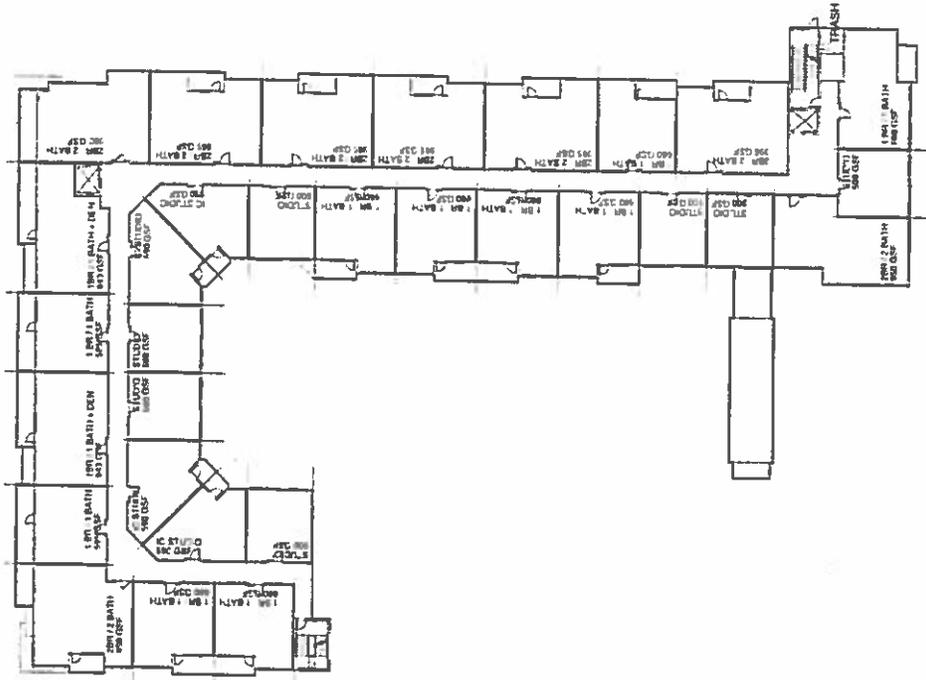
NOTE: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN IRRIGATION PLAN AND MAINTENANCE OF THE IRRIGATION SYSTEM. SEE SHEET CP-101 DRAINAGE LANDSCAPE NOTS PARAGRAPH 4.



- DATA:**
- BUILDING 1**
  - 4 STORIES / 106 UNITS**
  - GROUND FLOOR: 18 UNITS**
    - 6 - 1 BR UNITS
    - 8 - 2 BR UNITS
  - 2ND FLOOR: 28 UNITS**
    - 7 - STUDIO UNITS
    - 10 - 1 BR UNITS
    - 9 - 2 BR UNITS
  - 3RD FLOOR: 31 UNITS**
    - 10 - 1 BR UNITS
    - 10 - 2 BR UNITS
    - 11 - STUDIO UNITS
  - 4TH FLOOR: 31 UNITS**
    - 10 - 1 BR UNITS
    - 2 - 1 BR + DEN UNITS
    - 8 - 2 BR UNITS



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



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

**BROOK ROAD APARTMENTS**

NEW MULTI-FAMILY DEVELOPMENT

**LOUGHRIDGE & COMPANY, LLC**

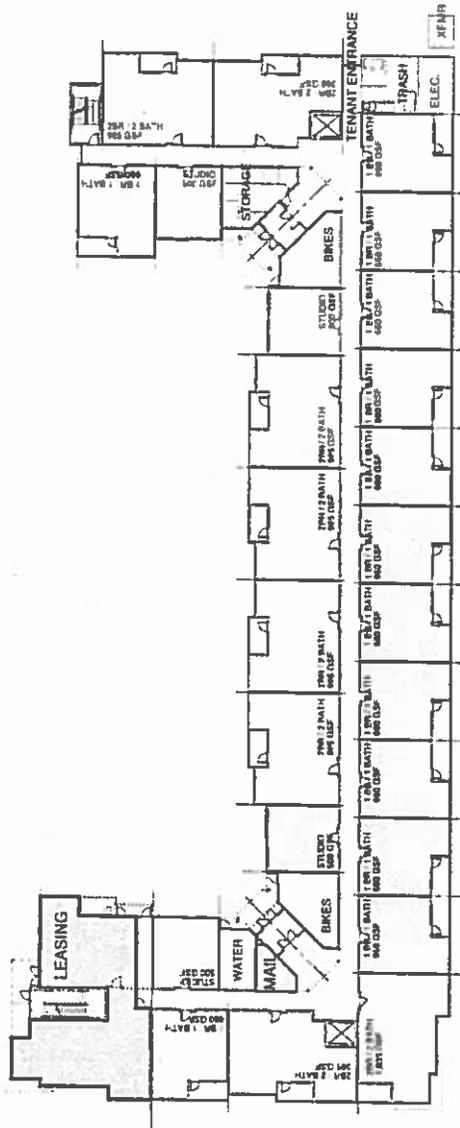
OCTOBER 3, 2017

BROOK ROAD  
RICHMOND VIRGINIA

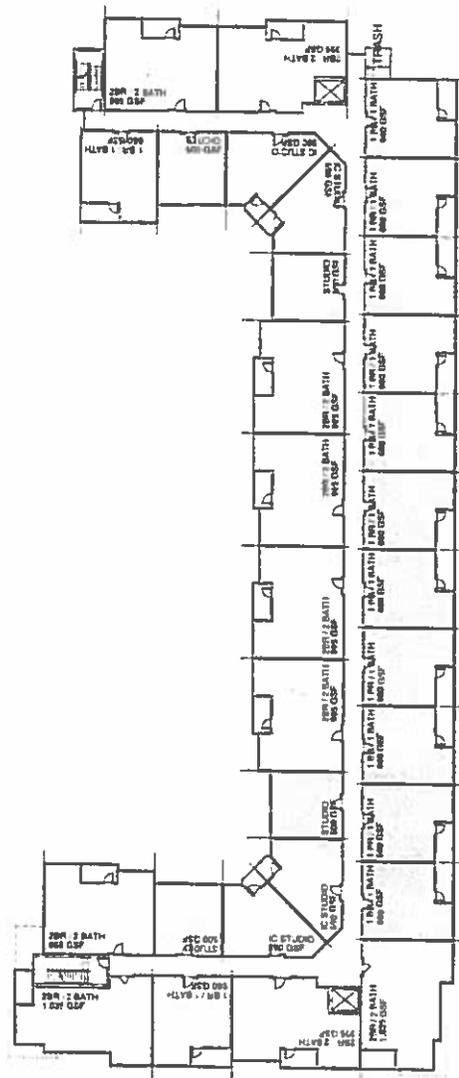
**DATA:**  
**BUILDING 2**  
 4 STORIES / 118 UNITS

GROUND FLOOR: 25 UNITS  
 4 - STUDIO UNITS  
 13 - 1 BR UNITS  
 8 - 2 BR UNITS

2ND - 4TH FLOOR: 31 UNITS  
 8 - STUDIO UNITS  
 13 - 1 BR UNITS  
 10 - 2 BR UNITS

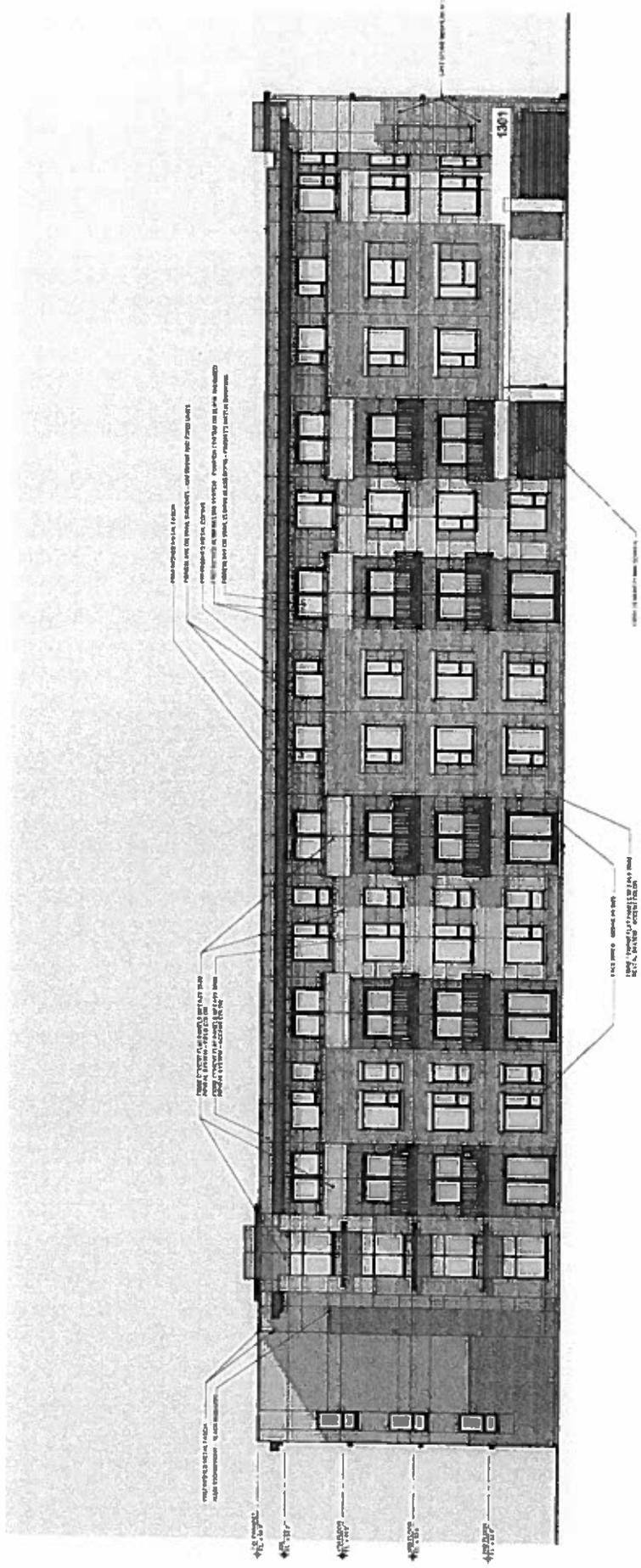


SCALE: 1/16" = 1'-0"



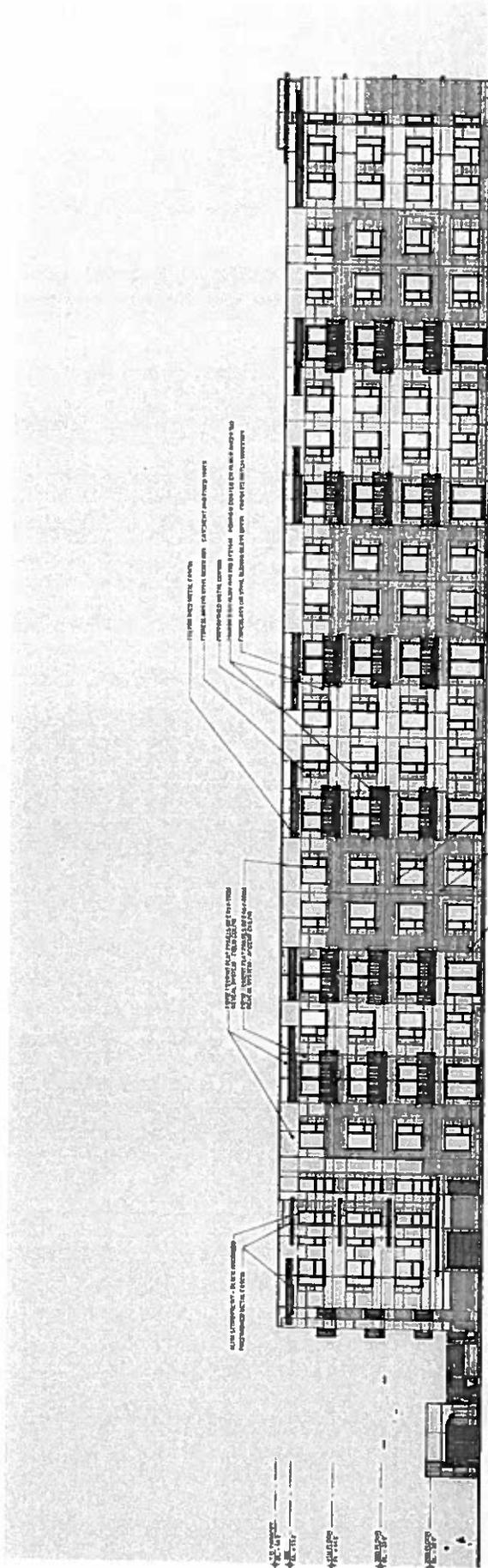
SCALE: 1/16" = 1'-0"

NEW MULTI-FAMILY DEVELOPMENT



PRELIMINARY RENDERING - BUILDING 1 NORTH ELEVATION





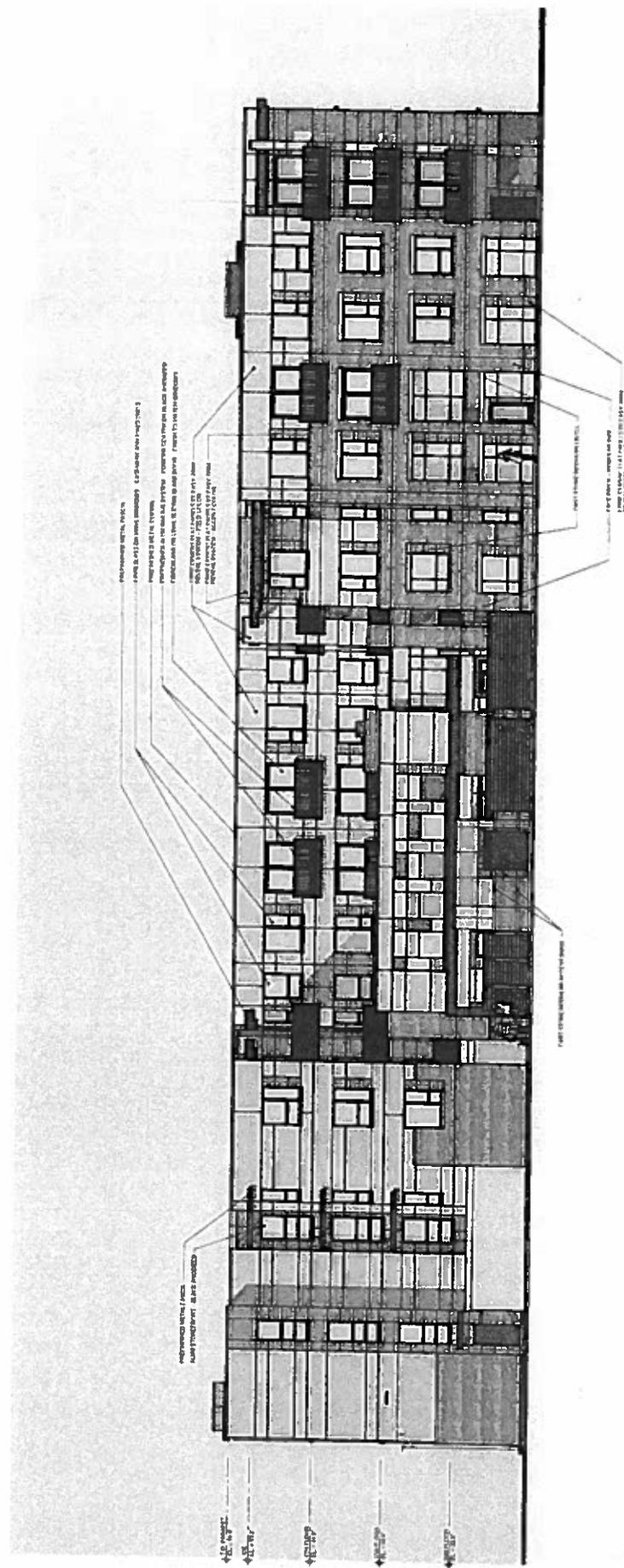
FRONT PORCHES SHALL BE FINISHED WITH POLISHED CONCRETE AND STAINLESS STEEL RAILINGS. BALCONIES SHALL BE FINISHED WITH POLISHED CONCRETE AND STAINLESS STEEL RAILINGS. BALCONIES SHALL BE FINISHED WITH POLISHED CONCRETE AND STAINLESS STEEL RAILINGS. BALCONIES SHALL BE FINISHED WITH POLISHED CONCRETE AND STAINLESS STEEL RAILINGS.

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PRELIMINARY RENDERING - BUILDING 1 EAST ELEVATION

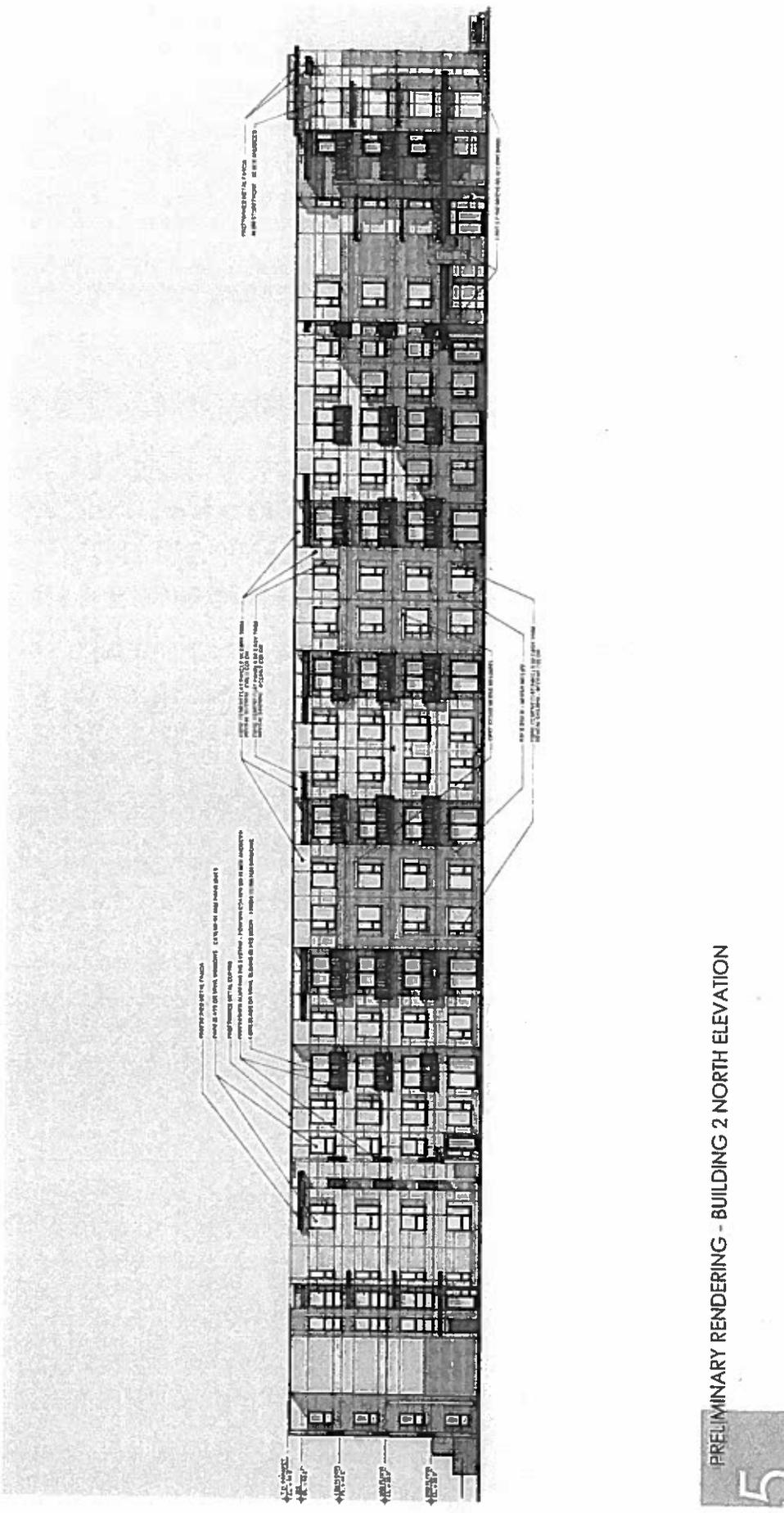
NEW MULTI-FAMILY DEVELOPMENT



PRELIMINARY RENDERING - BUILDING 1 SOUTH ELEVATION

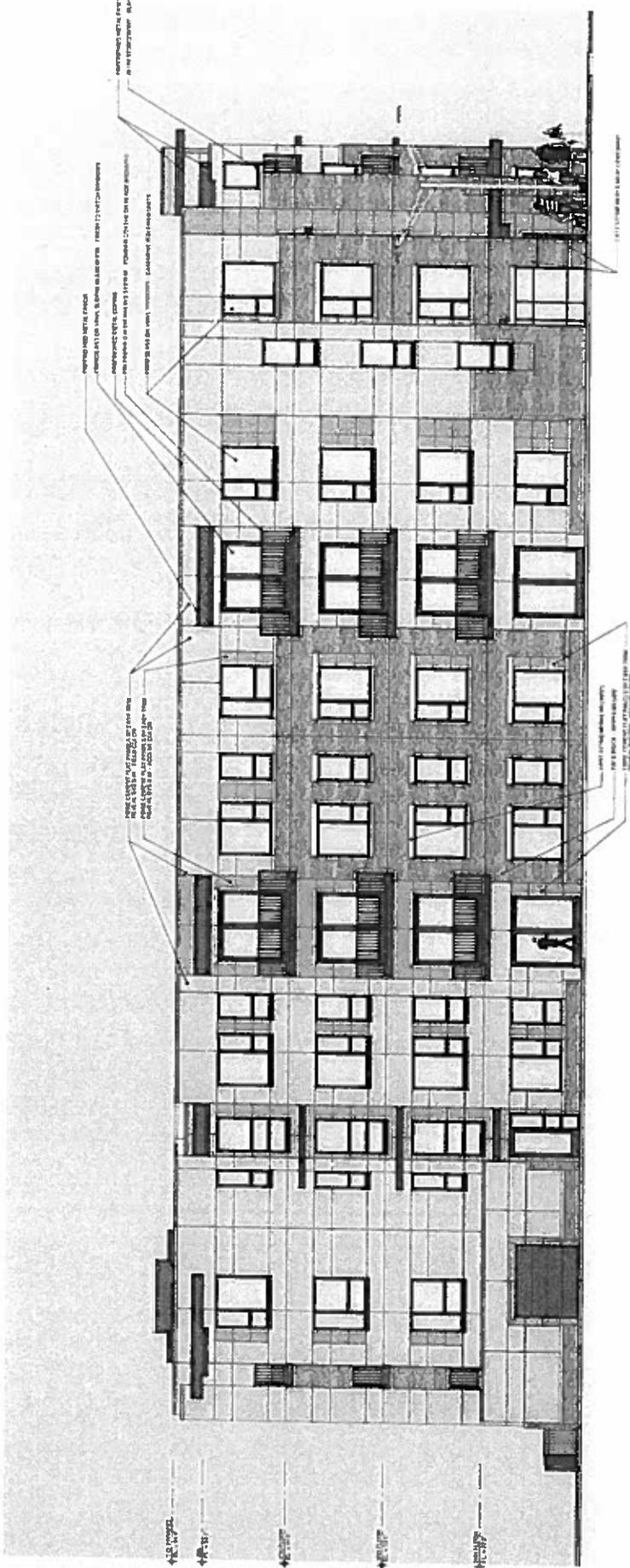


NEW MULTI-FAMILY DEVELOPMENT



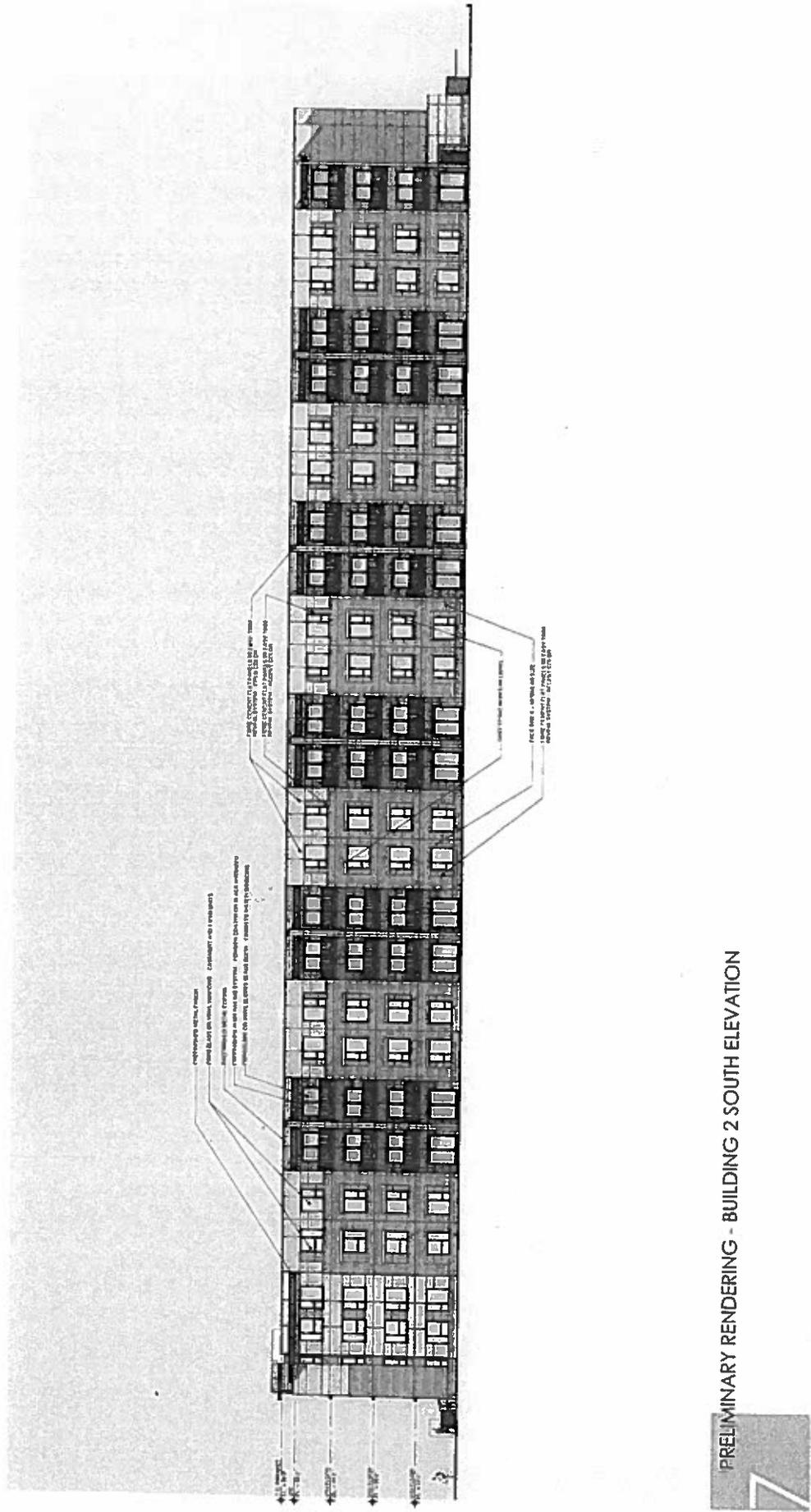
PRELIMINARY RENDERING - BUILDING 2 NORTH ELEVATION

NEW MULTI-FAMILY DEVELOPMENT



PRELIMINARY RENDERING - BUILDING 2 EAST ELEVATION

NEW MULTI-FAMILY DEVELOPMENT



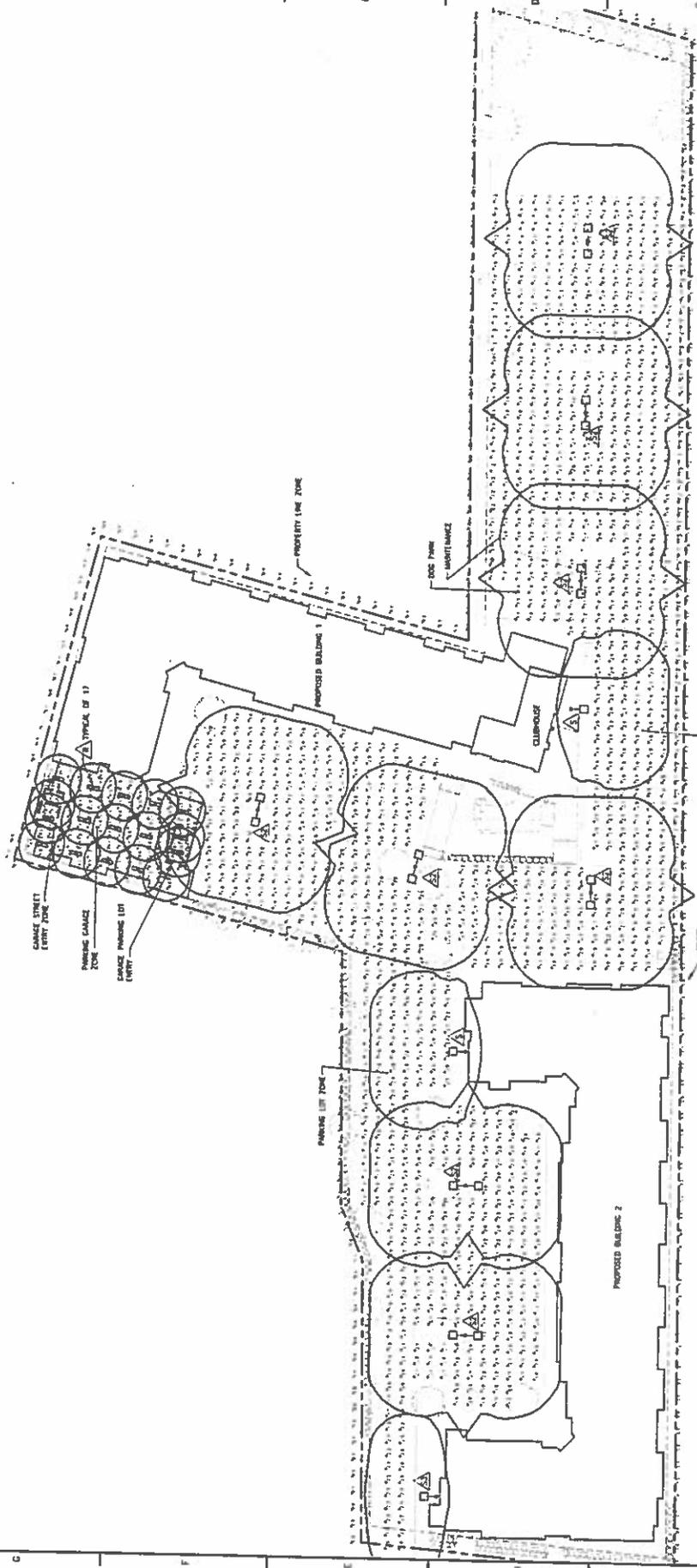
PRELIMINARY RENDERING - BUILDING 2 SOUTH ELEVATION







DATE: 12-8-17  
JOB NUMBER: 17039  
DESIGNED: TDU  
DRAWN: RPB  
CHECKER: TGA  
SHEET NO.



SITE LIGHTING PHOTOMETRIC CALCULATION PLAN

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Temp	Light Type	Footcandle	Mounting Height	Notes
□	17	UPDOWN LIGHTING	1104	LED 3A	1" RINGED & CASTERED PARABOLIC BEAM LIGHTING FRACATED BEP 410K 410K	LED	0.90	31264	30.4 FT OF A.F.S.	
○	8	UPDOWN LIGHTING	W01	LED 2 W/1000/400K 240 W/1000/400K 240	OUTDOOR WALL PACK 20 LED 2000 BROW W/1000/400K 240 TYPE 4 12185	LED	0.90	30003	47 FT OF A.F.S.	
□	2	UPDOWN LIGHTING	D511	LED 400 1000 MA 4000K W/1000/400K 240 W/1000/400K 240	D511 LED WITH 40 LENS 8 1000 MA 4000K TYPE 4 HOUSING SIDE SHIELD	LED	0.6	17003.7	200 30" A.F.S.	
□	8	UPDOWN LIGHTING	D511	LED 400 1000 MA 4000K W/1000/400K 240 W/1000/400K 240	D511 LED WITH 40 LENS 8 1000 MA 4000K TYPE 4 HOUSING SIDE SHIELD	LED	0.6	17003.7	410 30" A.F.S.	
□	1	UPDOWN LIGHTING	D511	LED 400 700 MA 4000K W/1000/400K 240 W/1000/400K 240	D511 LED WITH 40 LENS 8 SHORT OPTICS WITH TYPE 2 HOUSING SIDE SHIELD	LED	0.6	13040	131 30" A.F.S.	

PHOTOMETRIC STATISTICS

Item Description	Symbol	Qty	Area	Area/Foot	Area/Min	Area/Max
PARKING GARAGE ZONE	+	128	78	161	2.11	1.81
CALLEZ STREET ENTRY	+	118	59	174	2.91	2.80
PARKING GARAGE	+	61	38	148	3.89	2.11
PARKING LOT	+	22	0.8	0.8	0.71	3.74
PROPERTY LINE	+	0.1	0.0	1.2	N/A	N/A



**FEM LED** for Public Building and General  
 Applications

**LITHONIA LIGHTING**

**FEM LED** for Public Building and General  
 Applications

Model	Wattage	Beam Angle	Height	Mounting
FEM-100	100W	60°	100mm	Recessed
FEM-150	150W	60°	150mm	Recessed
FEM-200	200W	60°	200mm	Recessed
FEM-300	300W	60°	300mm	Recessed
FEM-400	400W	60°	400mm	Recessed
FEM-500	500W	60°	500mm	Recessed
FEM-600	600W	60°	600mm	Recessed
FEM-800	800W	60°	800mm	Recessed
FEM-1000	1000W	60°	1000mm	Recessed

**LITHONIA LIGHTING**

**FEM LED** for Public Building and General  
 Applications

Model	Wattage	Beam Angle	Height	Mounting
FEM-100	100W	60°	100mm	Recessed
FEM-150	150W	60°	150mm	Recessed
FEM-200	200W	60°	200mm	Recessed
FEM-300	300W	60°	300mm	Recessed
FEM-400	400W	60°	400mm	Recessed
FEM-500	500W	60°	500mm	Recessed
FEM-600	600W	60°	600mm	Recessed
FEM-800	800W	60°	800mm	Recessed
FEM-1000	1000W	60°	1000mm	Recessed

**LITHONIA LIGHTING**

**FEM LED**

**LITHONIA LIGHTING**

**WSQ LED** for Public Building and General  
 Applications

**LITHONIA LIGHTING**

**WSQ LED** for Public Building and General  
 Applications

Model	Wattage	Beam Angle	Height	Mounting
WSQ-100	100W	60°	100mm	Recessed
WSQ-150	150W	60°	150mm	Recessed
WSQ-200	200W	60°	200mm	Recessed
WSQ-300	300W	60°	300mm	Recessed
WSQ-400	400W	60°	400mm	Recessed
WSQ-500	500W	60°	500mm	Recessed
WSQ-600	600W	60°	600mm	Recessed
WSQ-800	800W	60°	800mm	Recessed
WSQ-1000	1000W	60°	1000mm	Recessed

**LITHONIA LIGHTING**

**WSQ LED** for Public Building and General  
 Applications

Model	Wattage	Beam Angle	Height	Mounting
WSQ-100	100W	60°	100mm	Recessed
WSQ-150	150W	60°	150mm	Recessed
WSQ-200	200W	60°	200mm	Recessed
WSQ-300	300W	60°	300mm	Recessed
WSQ-400	400W	60°	400mm	Recessed
WSQ-500	500W	60°	500mm	Recessed
WSQ-600	600W	60°	600mm	Recessed
WSQ-800	800W	60°	800mm	Recessed
WSQ-1000	1000W	60°	1000mm	Recessed

**LITHONIA LIGHTING**

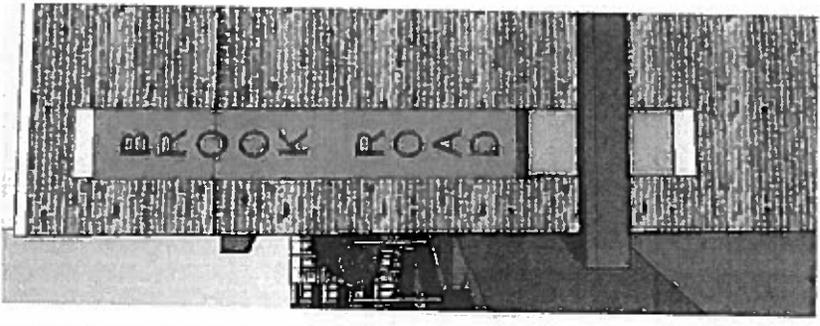
**D-Series Site 1** LED Area Illumination

**LITHONIA LIGHTING**

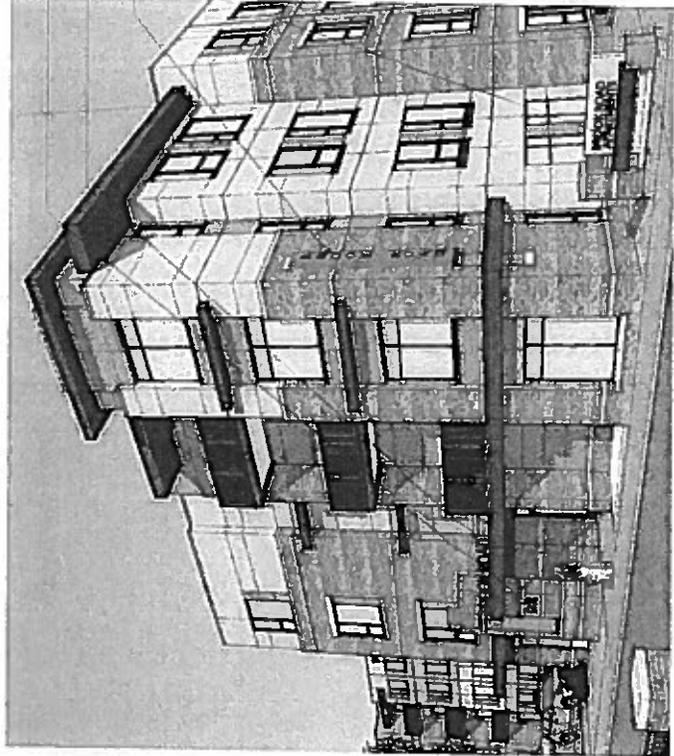
BROOK ROAD APARTMENTS

NEW MULTI-FAMILY DEVELOPMENT

- INDIVIDUAL LETTERS 8" H  
BACK LIT ADDRESS
- INDIVIDUAL LETTERS 16" H  
LIT FAUX BRICK
- AWNING SIGN - SEE DETAIL BELOW
- ENTRANCE SIGN - SEE DETAIL BELOW



PRELIMINARY BUILDING SIGN

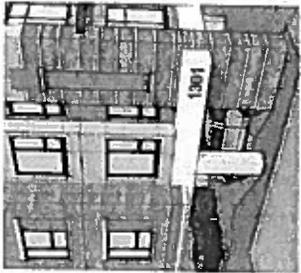


BROOK ROAD ENTRANCE

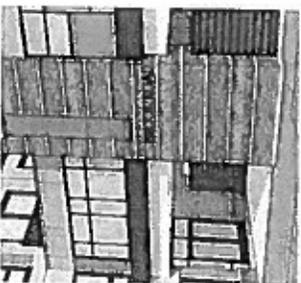
- BUILDING SIGN:
- ILLUMINATED PANEL 7'W X 13'H
  - 12" INDIVIDUAL LETTERS
  - BOTTOM @ 3' ABOVE GRATE

- ENTRANCE SIGN:
- 11" INDIVIDUAL LETTERS, BACK LIT
  - BRICK, CAST STONE, FIBRE CEMENT PANELS, GLASS

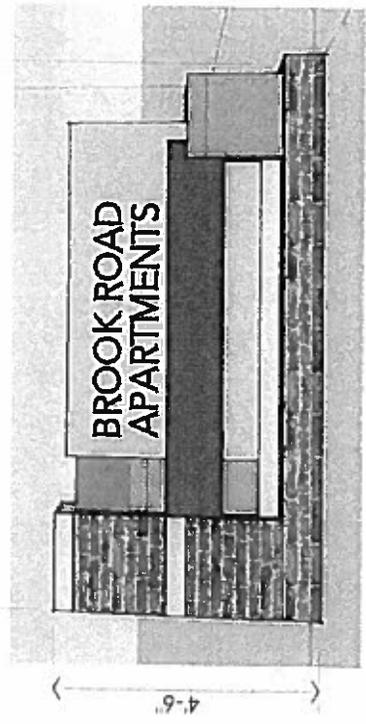
- 8" H INDIVIDUAL LETTERS, BACK LIT  
LOCATED AT GARAGE ENTRANCE ON CORNERS



- 8" H INDIVIDUAL LETTERS, BACK LIT  
LOCATED AT CLUBHOUSE ENTRANCE



SECONDARY SIGNAGE



PRELIMINARY ENTRANCE SIGN ON BROOK ROAD

PRELIMINARY SIGNAGE CONCEPTS

