

CRENSHAW MEWS

PROJECT DESCRIPTION: New construction of three two-story buildings: a 3,600 sf duplex and two single family residences, 3,000 sf and 1,600 sf each. The three adjacent buildings are planned on one existing contiguous parcel bordered by three alleys and an existing garage, all bound by Floyd, Ellwood, and N. Crenshaw Avenues, and N. Nansemond Street.

BUILDING AREAS		
Building A	First Floor	1505 SF
Building A	Second Floor	1513 SF
Building B	First Floor	1792 SF
Building B	Second Floor	1792 SF
Building C	First Floor	723 SF
Building C	Second Floor	847 SF
Grand total		8171 SF

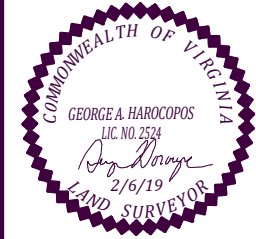
DRAWING LIST:	
G0	COVER SHEET
G1	SURVEY PLAT
G2	SITE CONTEXT RENDERING
G3.1	EXISTING SITE UTILITIES: WATER
G3.2	EXISTING SITE UTILITIES: SEWER
G3.3	EXISTING SITE UTILITIES: GAS
G3.4	EXISTING SITE UTILITIES: STREETLIGHTS
A0	CONCEPTUAL SITE PLAN
A1	CONCEPTUAL FLOOR PLANS
A2	CONCEPTUAL ROOF PLAN
A3	CONCEPTUAL ELEVATIONS, NORTH/SOUTH
A4	CONCEPTUAL ELEVATIONS, EAST/WEST
LS1	CONCEPTUAL LANDSCAPE PLAN
SL1	CONCEPTUAL SITE LIGHTING PLAN

CODE WORKSHEET	
PROJECT NAME	Crenshaw Mews
OWNER	In The Alley, LLC
PROJECT ADDRESS	3415A Floyd Avenue
DISTRICT	R-6, City of Richmond
PROJECT NUMBER	3601.00

PROJECT DATA SUMMARY	
Authority Having Jurisdiction	City of Richmond, Permits and Inspections
Applicable Building Codes	International Residential Code, Virginia, 2015 Virginia Uniform Statewide Building Code, 2015
Cited References	Chapter 30, Zoning, of the Code of the Ordinances of the City of Richmond, Virginia (Adopted November 9, 2015)
Fire Suppression	None
Construction Classification	Type VA (Type 5 Protected)
Building Occupancy Use Group	R5



This is to certify that on 2/6/19
I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.



NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE 'X' AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290036D

NOTE:
This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF DANTE DeCAPRI

LINE	BEARING	DISTANCE
L1	S 23°29'23" W	51.50'
L2	N 66°48'50" W	100.00'
L3	N 23°29'56" E	2.00'
L4	N 66°48'31" W	79.99'
L5	N 23°29'44" E	51.95'
L6	S 66°48'51" E	79.99'
L7	S 23°29'56" W	2.45'
L8	S 66°48'33" E	99.99'
L9	N 66°48'31" W	20.01'
L10	S 23°20'23" W	5.44'

Top 225.92'
Inv 217.22'

2" PE-11-W-A-1141

Alley

Subject Property
W0001596050
9305.76 Sq. Feet
0.2136 Acres

W0001596048
C.S Properties LLC
ID 2000-17400

Alley

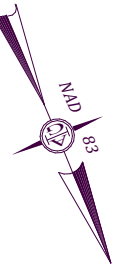
Alley

Alley

Alley

B.M Nail/F
N. 3727764.68'
E. 11777264.47'
Elev. 229.49'

B.M Nail/F
N. 3727837.80'
E. 11777100.01'
Elev. 224.26'



Note: **= By Subtraction From City Utility Maps.
Further Field Work For Verification May Be Needed.

LEGEND

- ⊕ Power Pole
- Rod/F
- ⊙ Nail/F
- ⊗ Man Hole

BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOT AND IMPROVEMENTS THEREON LOCATED ON
TAX PARCEL W0001596050
RICHMOND, VIRGINIA

JN 29588

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E.MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOST72@GMAIL.COM

Scale 1"=30' Date 2/6/19 Drawn by GAH

Top 222.30'
Inv 213.07'**

6" CI-00-L

2" PE-11-W-A-1141

15" TC

N. NANSEMOND STREET

Top 224.09'
Inv 213.89'**

N. CRENSHAW AVENUE

4" PE-11-W-A-1141

Top 224.63'
Inv 215.22'

6" CI

12" TC

20" CI

ELLWOOD AVENUE

FLOYD AVENUE

1 Plat Plan
1" = 50'-0"

CRENSHAW MEWS

Location - Crenshaw/Nansemond/Floyd/Ellwood Alley

Client - In The Alley, LLC

Survey 1-50 - YR 2019

SUP Submission

Project number: 3601

Date: 2/12/2020 | Drawn by: Author

Scale 1" = 50'-0"

G1



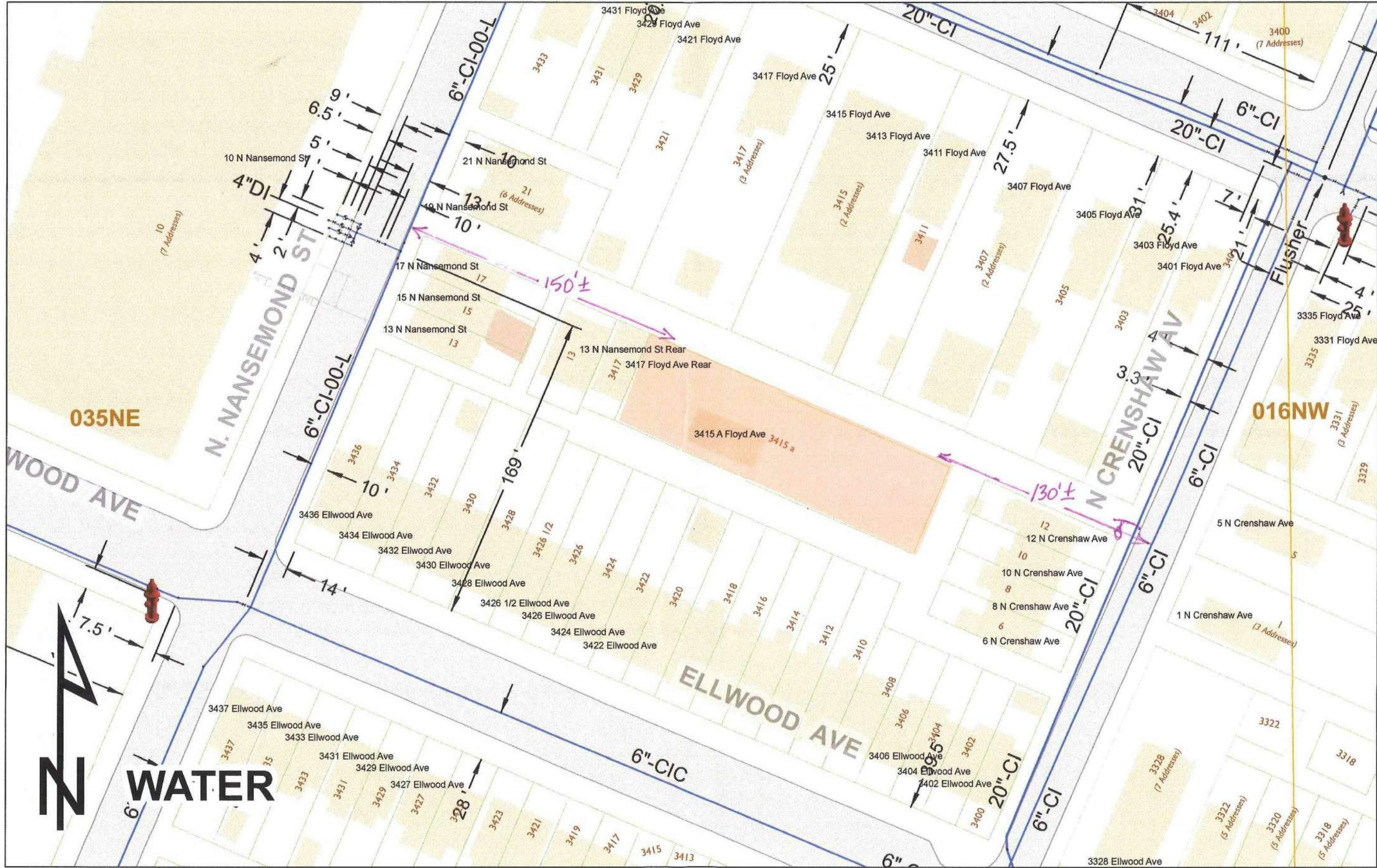
SITE CONTEXT VIEW: WEST



SITE CONTEXT VIEW: NORTH

SITE DESIGN FEATURES

1. Single-family and duplex residences.
2. Provide contextual architectural character and scale with modern energy efficient technologies and high performance building envelope.
3. Retain residential component of block.
4. Improved safety from existing conditions via “eyes-on-alley” from new residents and security cameras.
5. No impact on street parking.
6. Reduction of paved parking area compared to existing condition.
7. Reduced stormwater runoff from current site condition via additional added green space and pervious pavers.
8. Rainwater attenuation and collection for plantings below the courtyards in underground cisterns.
9. Ground level shared and screened courtyard/patios.
10. Tall evergreen screening plantings and native low growing plantings on Ellwood side in the five-foot setback.
11. On-grade screening for HVAC and garbage cans to improve quality of informal “back-of-house” areas and interactions, sense of community.
12. Provide additional tax base for area.



EXIST SITE UTIL - WATER

SUP Submission

Project number: 3601

Date: 2/12/2020 | Drawn by: Author

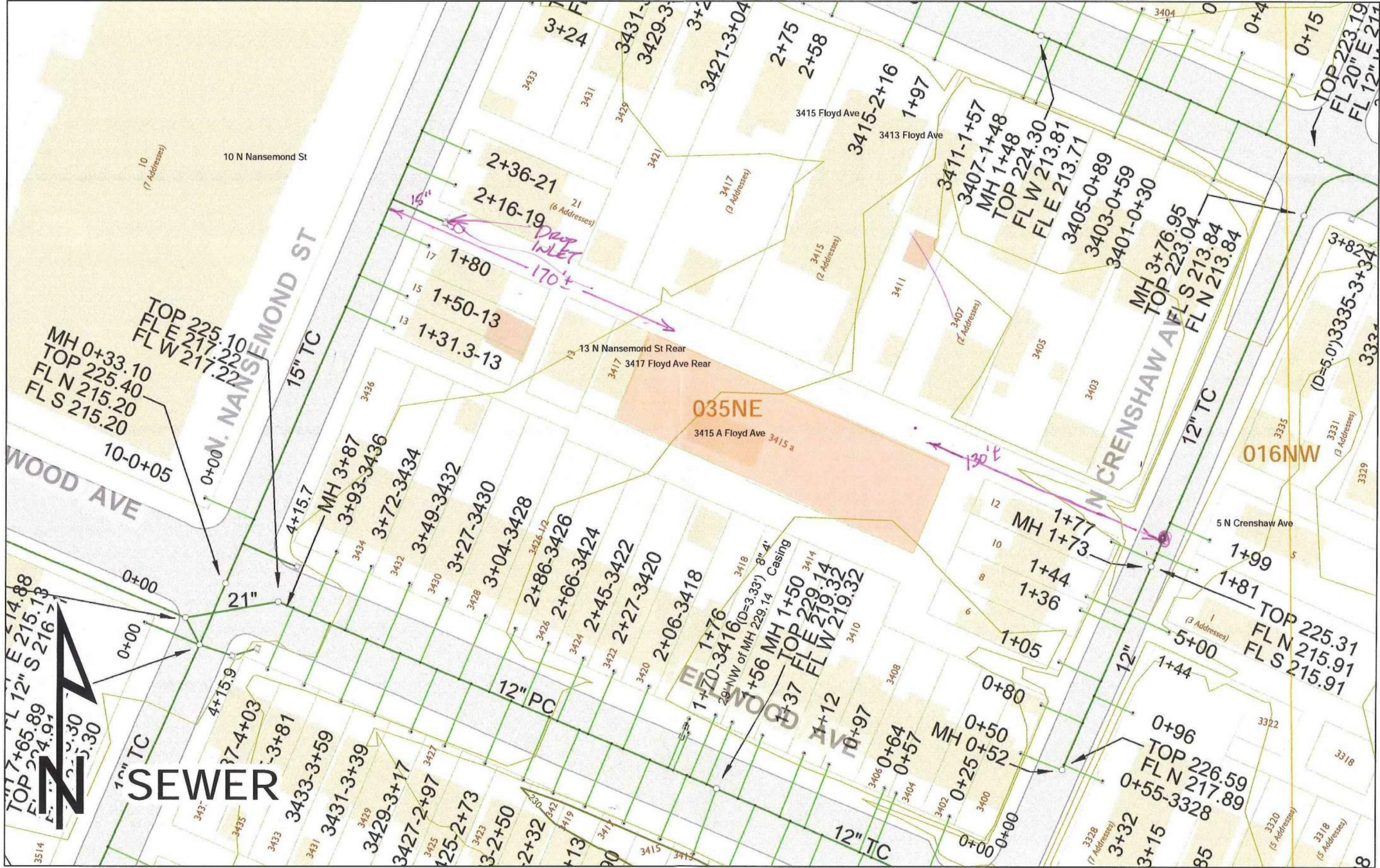
Scale

G3.1

CRENSHAW MEWS

Location - Crenshaw/Nansemond/Floyd/Ellwood Alley

Client - In The Alley, LLC

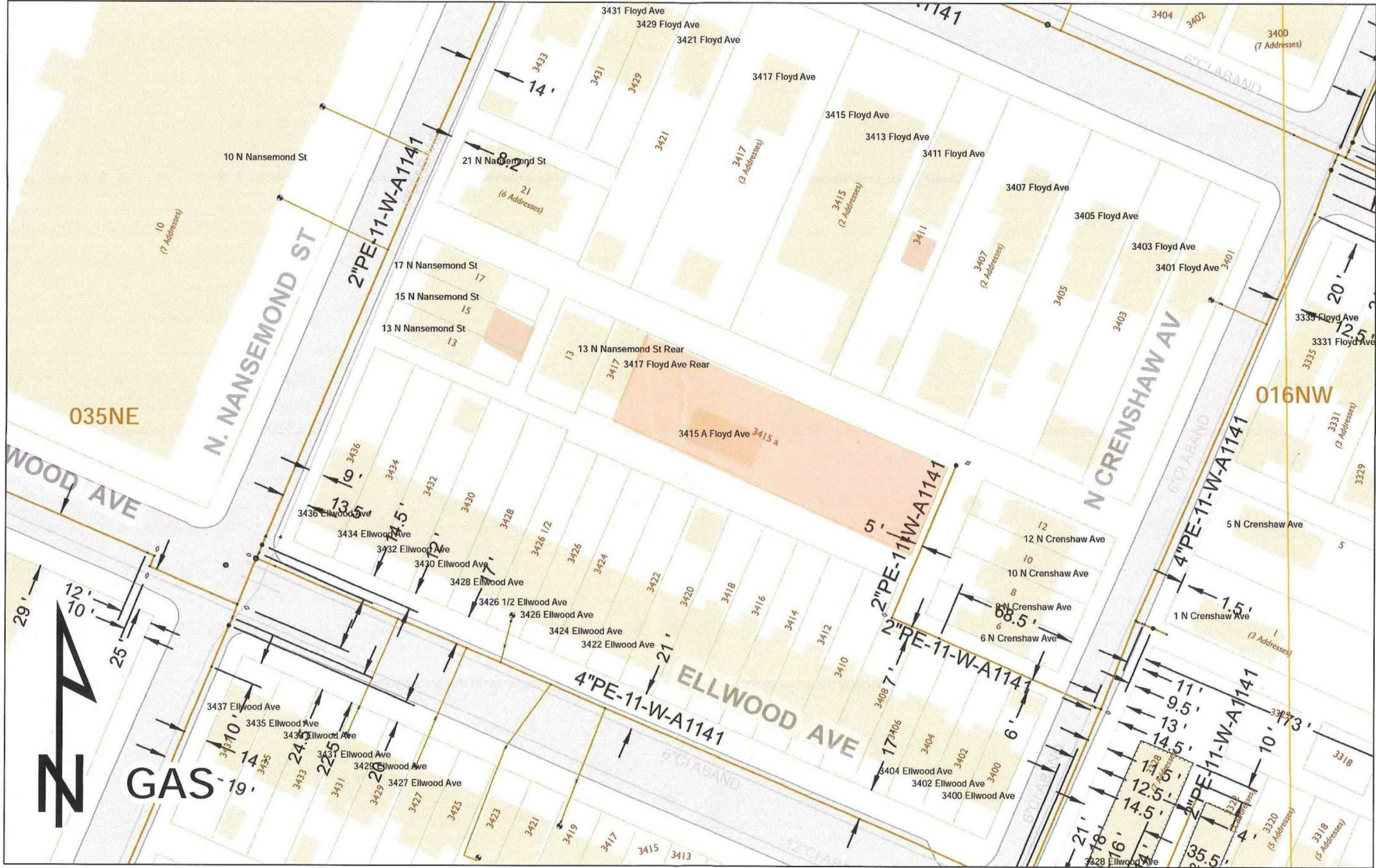


EXIST SITE UTIL - SEWER
SUP Submission
Project number: 3601
Date: 2/12/2020
Drawn by: Author

Scale

G3.2

CRENSHAW MEWS
Location - Crenshaw/Nansemond/Floyd/Ellwood Alley
Client - In The Alley, LLC



EXIST SITE UTIL - GAS

SUP Submission

Project number: 3601

Date: 2/12/2020 | Drawn by: Author

Scale

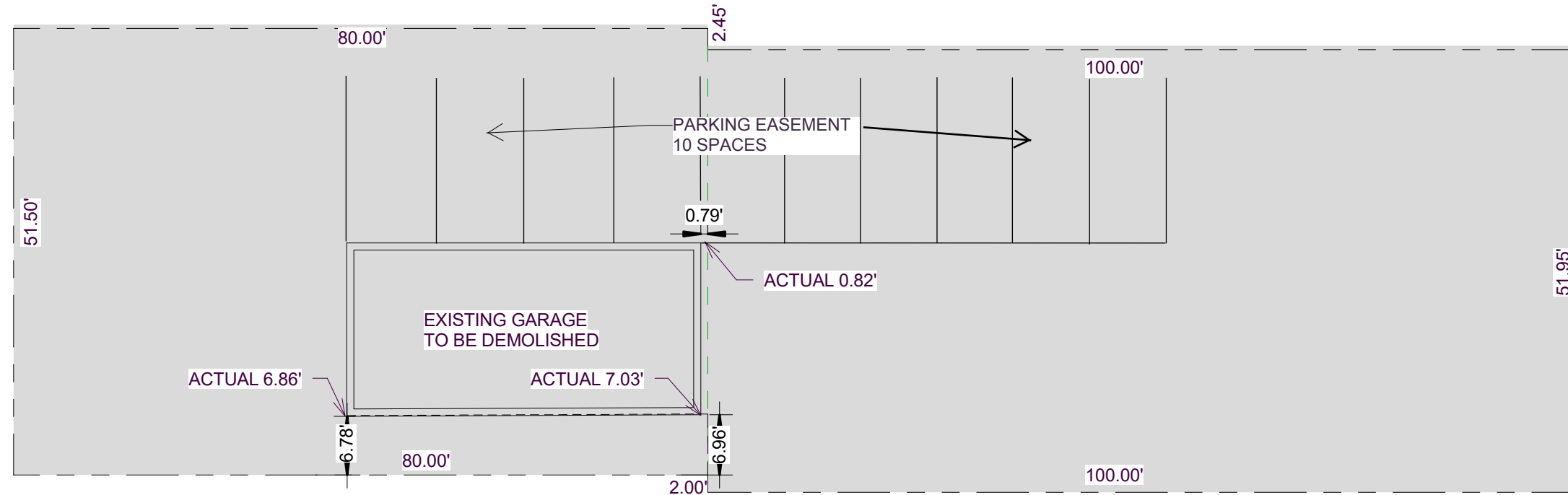
G3.3

CRENSHAW MEWS

Location - Crenshaw/Nansemond/Floyd/Ellwood Alley

Client - In The Alley, LLC

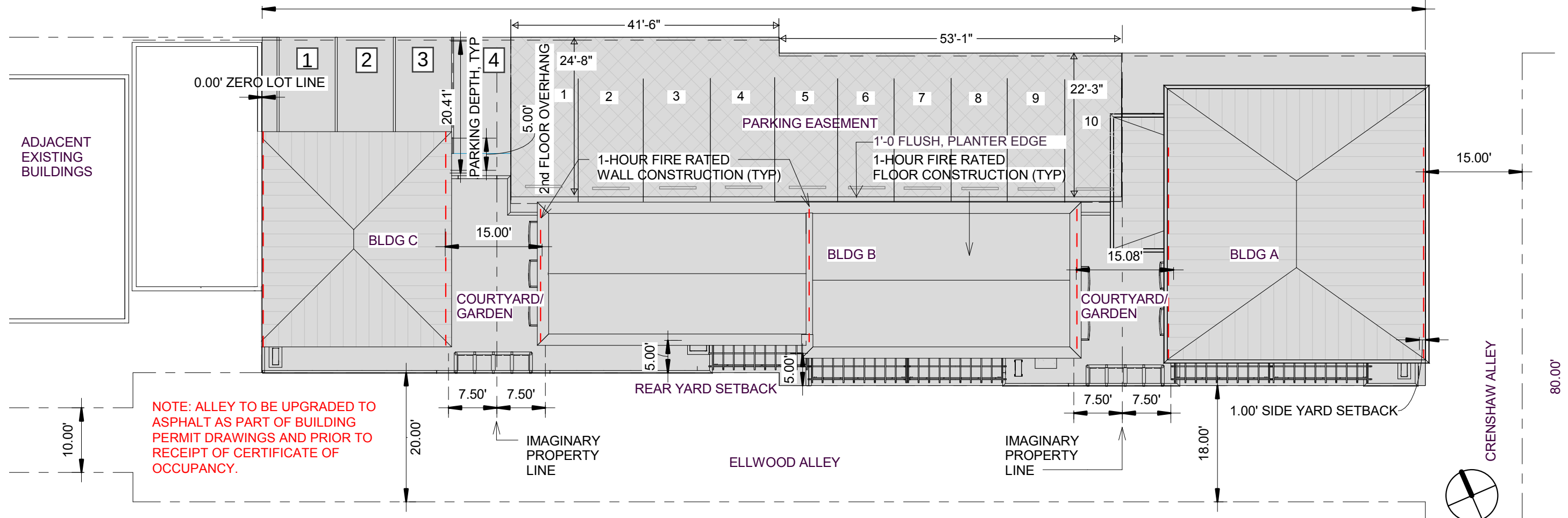




② Existing Site Plan
1/16" = 1'-0"

NOTE: ALLEY TO BE UPGRADED TO ASPHALT AS PART OF BUILDING PERMIT DRAWINGS AND PRIOR TO RECEIPT OF CERTIFICATE OF OCCUPANCY.

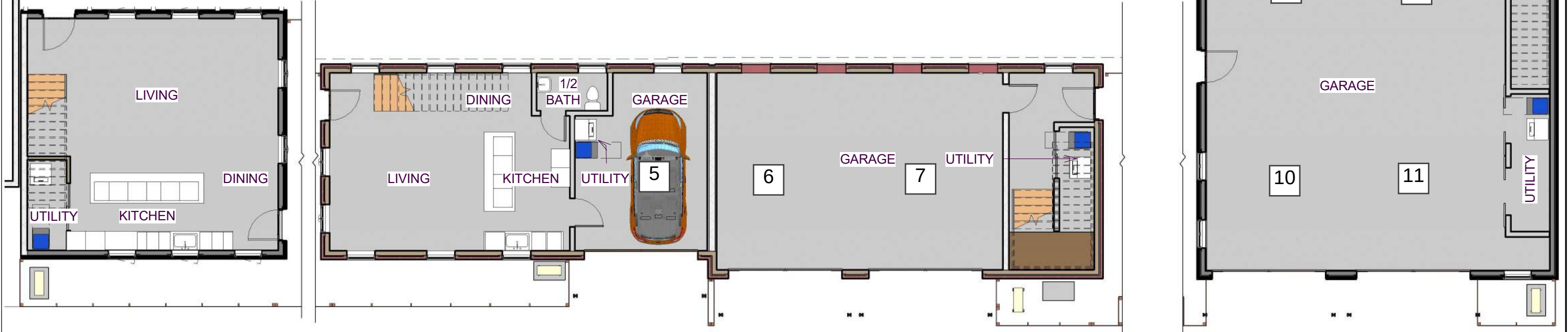
NOTE: PRIMARY ACCESS ALLEY TO BE NAMED ("NAME" "ALLEY") PRIOR TO BUILDING PERMIT SUBMISSION AND APPROVED BY CITY COUNCIL. OWNER PURCHASED AND INSTALLED SIGNAGE TO MEET CITY SPECIFICATIONS.



① Fire Access Plan
1/16" = 1'-0"

NOTE: UTILITY SURVEY AND STORMWATER QUALITY AND QUANTITY CALCULATIONS WILL BE PART OF BUILDING PERMIT APPLICATION. SANITARY AND STORMWATER PIPING TO BE RUN SEPARATELY TO CRENSHAW COMBINED SYSTEM.

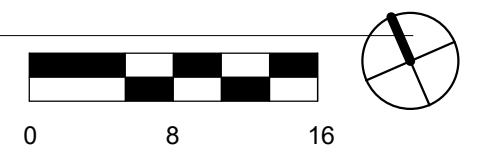
SEE 1/A0 FOR LAYOUT OF FOUR
(4) SITE PARKING SPACES

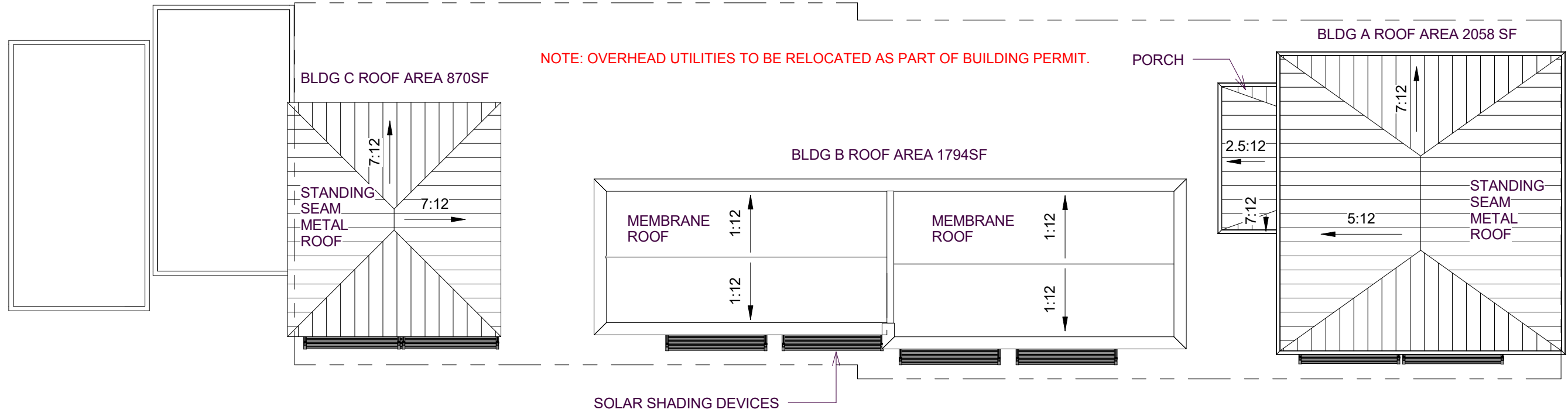


1 First Floor Overall
3/32" = 1'-0"

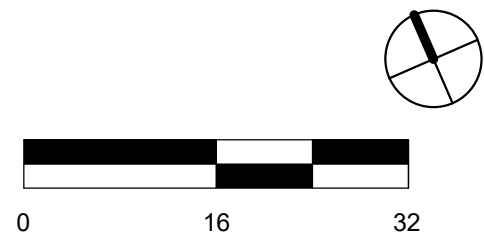


2 Second Floor Overall
3/32" = 1'-0"



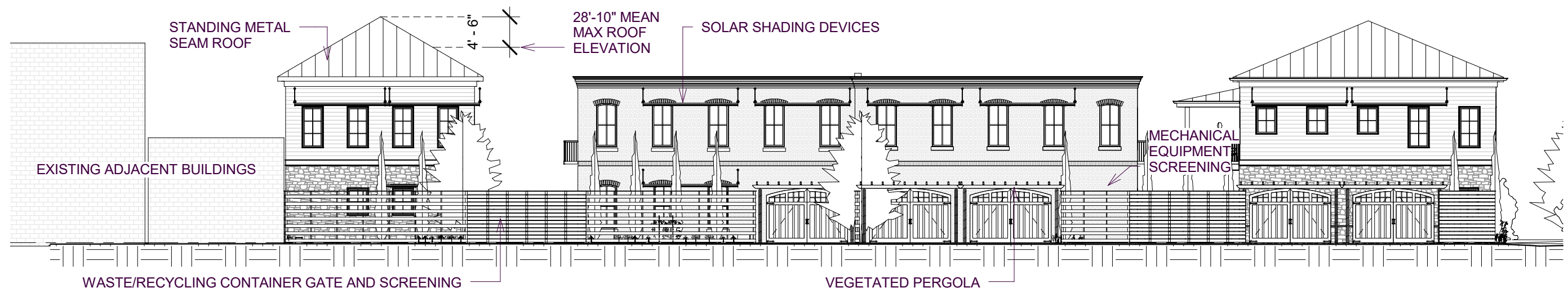


1 Roof Plan
1/16" = 1'-0"





1 North Elevation
1/16" = 1'-0"

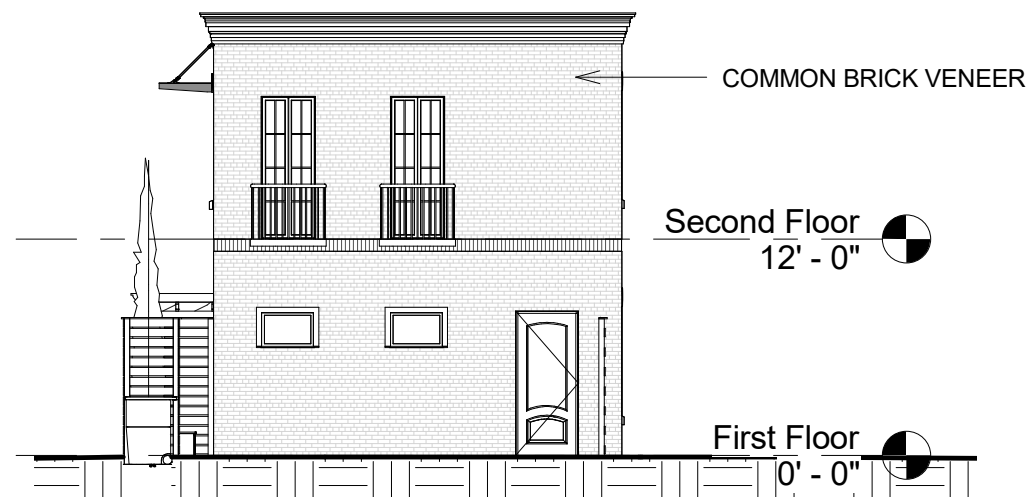


2 South Elevation
1/16" = 1'-0"





① East Elevation - Building A
3/32" = 1'-0"



③ East Elevation - Building B
3/32" = 1'-0"



⑦ West Elevation - Building A
3/32" = 1'-0"



④ East Elevation - Building C
3/32" = 1'-0"



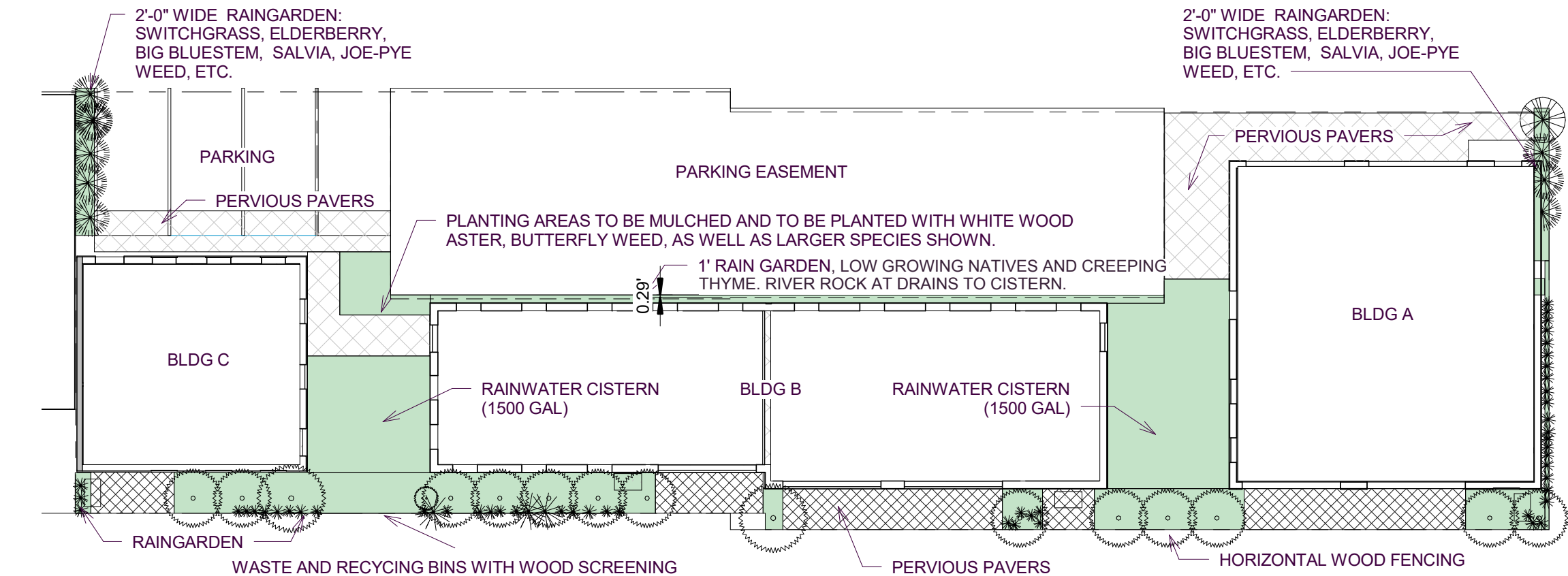
⑥ West Elevation - Building B
3/32" = 1'-0"



② West Elevation - Building C
3/32" = 1'-0"



0 8 16



PLANT SPECIES SCHEDULE	
	VIRGINIAN JUNIPER (20')
	CHERRY TREE (15')
	GRAY BIRCH TREE (10')
	SWITCHGRASS (1'-6", 4'-6")
	LUPINE (1'-10", 3'-10")

NOTE: PLANT SPECIES LISTED AS EXAMPLES WHILE EQUIVALENT SPECIES AND ADDITIONAL LIKE SPECIES WILL BE ACCEPTED WITH PREFERENCE GIVEN TO NATIVE POLLINATOR FRIENDLY SPECIES.

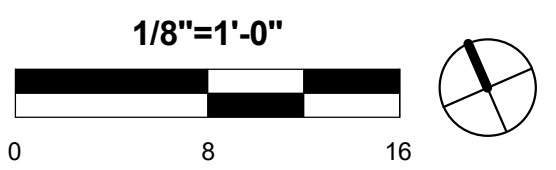
1 Landscape Plan
1/16" = 1'-0"

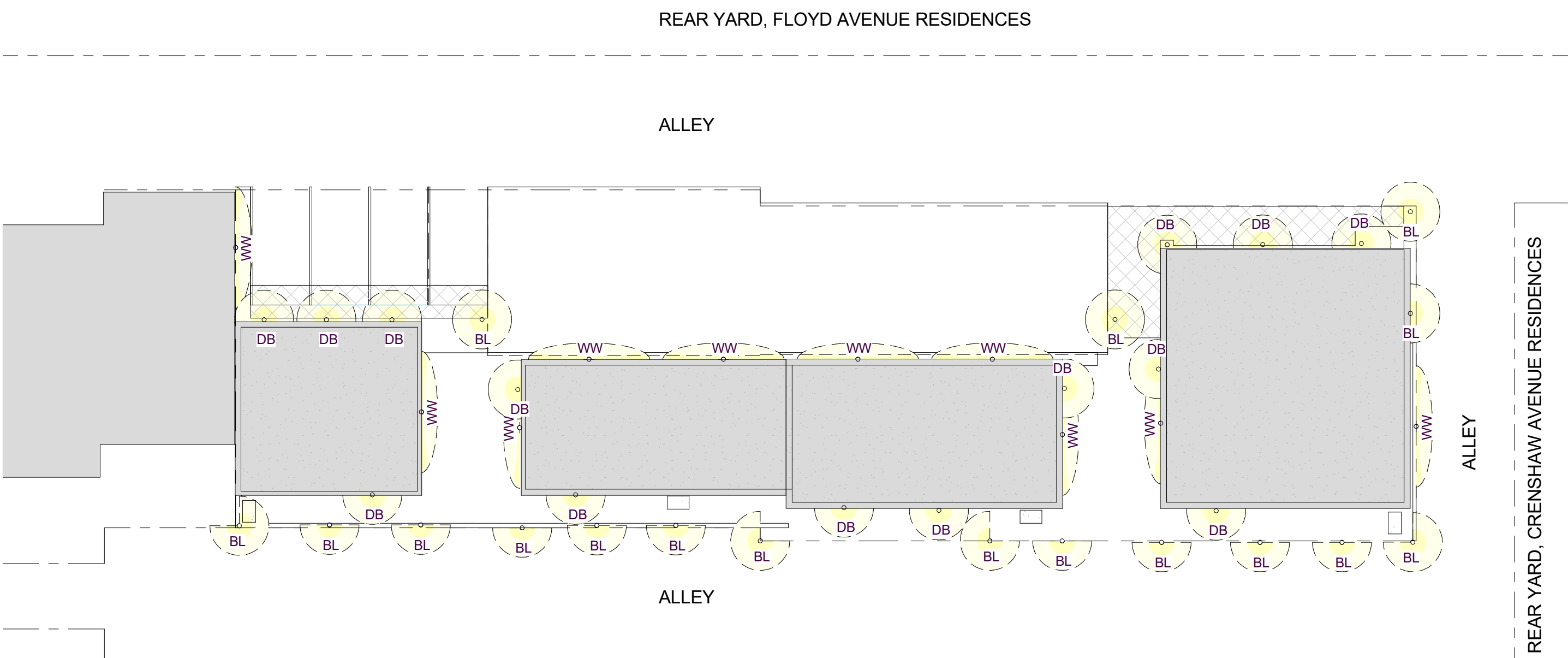
PERVIOUS SURFACE AREA IMPROVEMENTS

- NOTE: R-6 ZONING ALLOWS 55% LOT COVERAGE.
TOTAL BUILDING FOOTPRINT (A,B,&C): 4,030 SF (43%)
1. EXISTING: 0% OF 9305.76 SF
 2. NEW: PERVIOUS/ATTENUATED AREA: 5513/9305 = 59%
1290 SF PLANTED AREA
960 SF PERVIOUS PAVERS
5063 SF ROOF AREA (54%), RAINWATER COLLECTION
5513 SF TOTAL PERVIOUS OR DIVERTED/DELAYED RUNOFF
 3. NEW: REMAINING PARKING EASEMENT AND ACCESS
41% IMPERVIOUS AREA

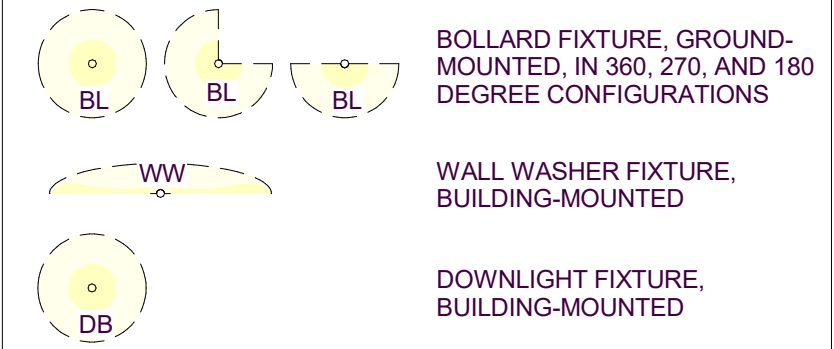
LOW IMPACT DESIGN STRATEGIES

1. 3000 GALLONS OF ON-SITE RAINWATER STORAGE AND WATER SUPPLY FOR LANDSCAPING.
2. 180 SF OF RAIN GARDENS TO FILTER PAVED PARKING RUNOFF.
3. 480 VEGETATED FILTER STRIPS TO FILTER ALLEYWAY RUNOFF.
4. 300 SF OF PLANTED PATIO WITH PERVIOUS SURFACES.
5. 960 SQUARE FEET OF PERVIOUS PAVERS.





BEAM SPREAD DIAGRAMS



NOTE: ALL EXTERIOR LIGHTING TO MEET LOCAL ZONING REGULATIONS AND AT A MINIMUM ACHIEVE "FULL CUT-OFF" AND BE "FULLY SHIELDED". FOLLOW RECOMMENDATIONS OF THE **INTERNATIONAL DARK SKY ASSOCIATION** IN THE GUIDELINES FOR GOOD EXTERIOR LIGHTING PLANS.



Full Scale Architecture

Site/Landscape/Building/Lighting

CRENSHAW MEWS

Location - Crenshaw/Nansemond/Floyd/Ellwood Alley

Client - In The Alley, LLC

Site Lighting	SUP Submission	Project number: 3601	Date: 2/12/2020	Drawn by: Author
Scale 1/16" = 1'-0"				SL1