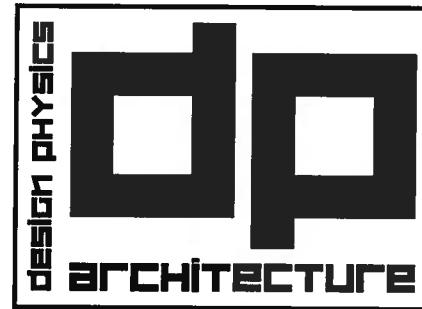


URBANCORE DEVELOPMENT SUP PERMIT APPLICATION

1400 N. BOULEVARD

RICHMOND, VIRGINIA



4940 OLD MAIN STREET
HENRICO VIRGINIA 23231
PH: 804-598-9216
FX: 703-935-1432
design | architecture | planning

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LAND USE ADMINISTRATION

OWNER
PROGRESS DODSON II, LLC
409 E MAIN STREET, SUITE 100
RICHMOND VIRGINIA 23219

DEVELOPER
URBANCORE DEVELOPEMENT
409 E MAIN STREET, SUITE 100
RICHMOND VIRGINIA 23219

DRAWING INDEX

- ARCHITECTURAL**
- CS-101 SITE PLAN
 - CP-101 LANDSCAPE PLAN
 - AS-2 PHOTOGRAPHICS
 - A1.3 FIRST FLOOR NEW WORK PLAN
 - A1.4 SECOND FLOOR NEW WORK PLAN
 - A1.5 SECOND FLOOR NEW WORK PLAN - COMMERCIAL OPTION
 - A3.1 EXTERIOR ELEVATIONS
 - A3.2 EXTERIOR ELEVATIONS
 - A10.1 REFLECTED CEILING PLAN

CODE DATA

DESCRIPTION:
THE PROJECT CONSISTS OF RENOVATING AN EXISTING TWO STORY BUILDING INTO 1-3 COMMERCIAL SPACES ON THE FIRST FLOOR AND 11 (MAX OF 1BR & 2BR) RESIDENTIAL UNITS ON THE SECOND FLOOR. A NEW (EGRESS STAIR TOWER) WILL BE ADDED TO THE EXTERIOR OF THE BUILDING AND NEW PRIVATE DECKS WILL BE ADDED TO 5 OF THE UNITS ADJACENT TO THE STAIR TOWER. A NEW CANOPY WILL BE ADDED OVER THE RESIDENTIAL ENTRANCE.

CODES: BUILDING: 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC)
2012 VIRGINIA CONSTRUCTION CODE
2012 VIRGINIA REHABILITATION CODE
2012 INTERNATIONAL EXISTING BUILDING CODE

ACCESSIBILITY: 2009 ICC/ANSI A117.1

FIRE PREVENTION: 2012 INTERNATIONAL FIRE CODE

MECHANICAL: 2012 INTERNATIONAL MECHANICAL CODE

PLUMBING: 2012 INTERNATIONAL PLUMBING CODE

ELECTRICAL: 2011 NATIONAL ELECTRIC CODE

USE GROUP: MIXED USE
FIRST FLOOR: A.8.8 OF M
SECOND FLOOR: R-2

CONSTRUCTION TYPE: IIB
SPRINKLERED: Yes
HEIGHT: 2 STORIES
AREA: FIRST FLOOR 6,376 SF
SECOND FLOOR 8,422 SF
TOTAL 14,798 SF

BUILDING DATA

NUMBER OF STORIES: 1 STORY LOBBY/COMMERCIAL
1 STORY RESIDENTIAL

COMMERCIAL SPACES: 1-3 (SPACES COULD BE COMBINED)

SPACE 1 2,485 SF
SPACE 2 2,160 SF
SPACE 3 2,210 SF
TOTAL RENTABLE 6,855 SF

RESIDENTIAL UNITS 11

UNIT 1 1 BED/1 BATH 648 SF
UNIT 2 1 BED/1 BATH 521 SF
UNIT 3 1 BED/1 BATH 521 SF
UNIT 4 1 BED/1 BATH 521 SF
UNIT 5 1 BED/1 BATH 538 SF
UNIT 6 2 BED/1 BATH 806 SF
UNIT 7 1 BED/1 BATH 391 SF
UNIT 8 2 BED/1 BATH 864 SF
UNIT 9 2 BED/1 BATH 733 SF
UNIT 10 2 BED/1 BATH 734 SF
UNIT 11 2 BED/1 BATH 704 SF
TOTAL RENTABLE 7,041 SF

SITE DATA

PARCEL ID NUMBER: N0001598001

PARCEL ADDRESS: 1400 N BOULEVARD
RICHMOND VIRGINIA 23230-4524

ZONING: M-1 LIGHT INDUSTRIAL

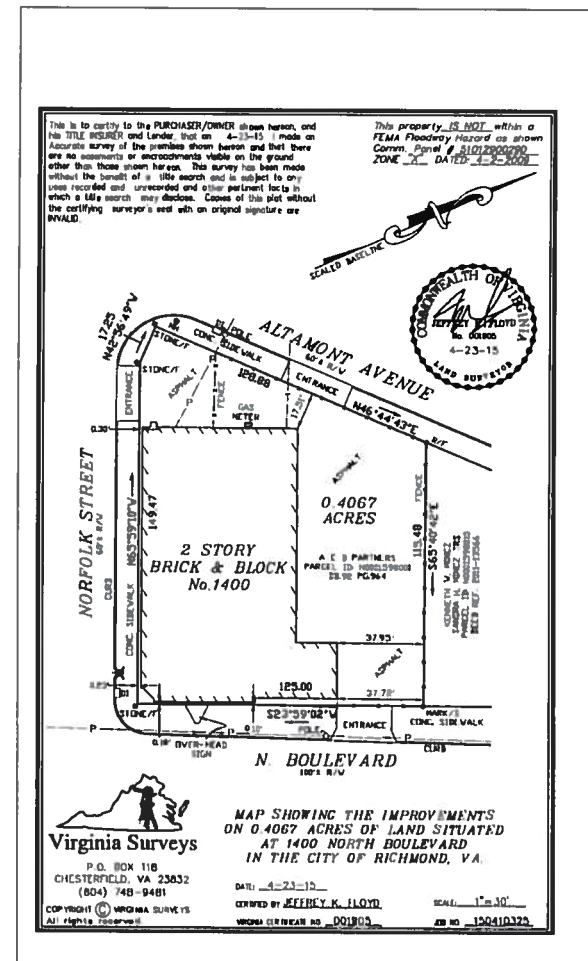
SITE AREA: 0.4067 ACRES (16,191.5 SF)
BUILDING FOOTPRINT: 8,803 SF
PAVED AREA: 9,320 SF (EXISTING)
OPEN SPACE: 70 SF (EXISTING)

PARKING REQUIRED: 1/300SF
COMMERCIAL 6,855/300 = 22.85 (23 SPACES)
RESIDENTIAL 1 PER DWELLING UNIT
11 SPACES

TOTAL SPACES REQUIRED: 34

TOTAL SPACES PROVIDED: 16

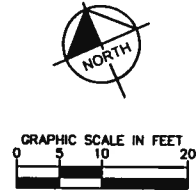
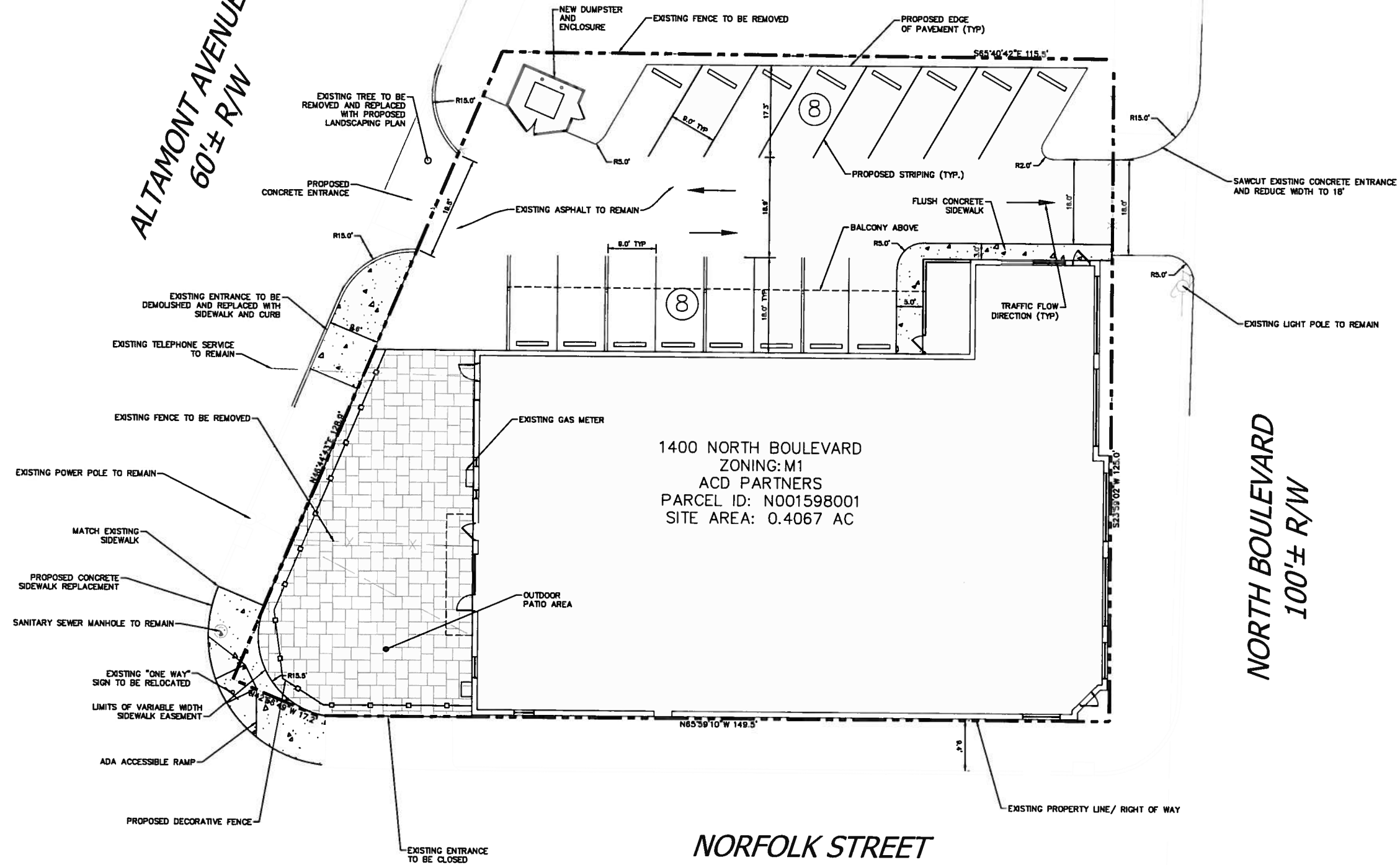
VICINITY MAP



PROPERTY SURVEY
N.T.S.

KENNETH W. MINCZ
SANDRA H. MINCZ TRS
ZONING: M1
PARCEL ID: N0001598010

ALTAMONT AVENUE
60'± R/W



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1700 WILLOW LAWN DR., SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

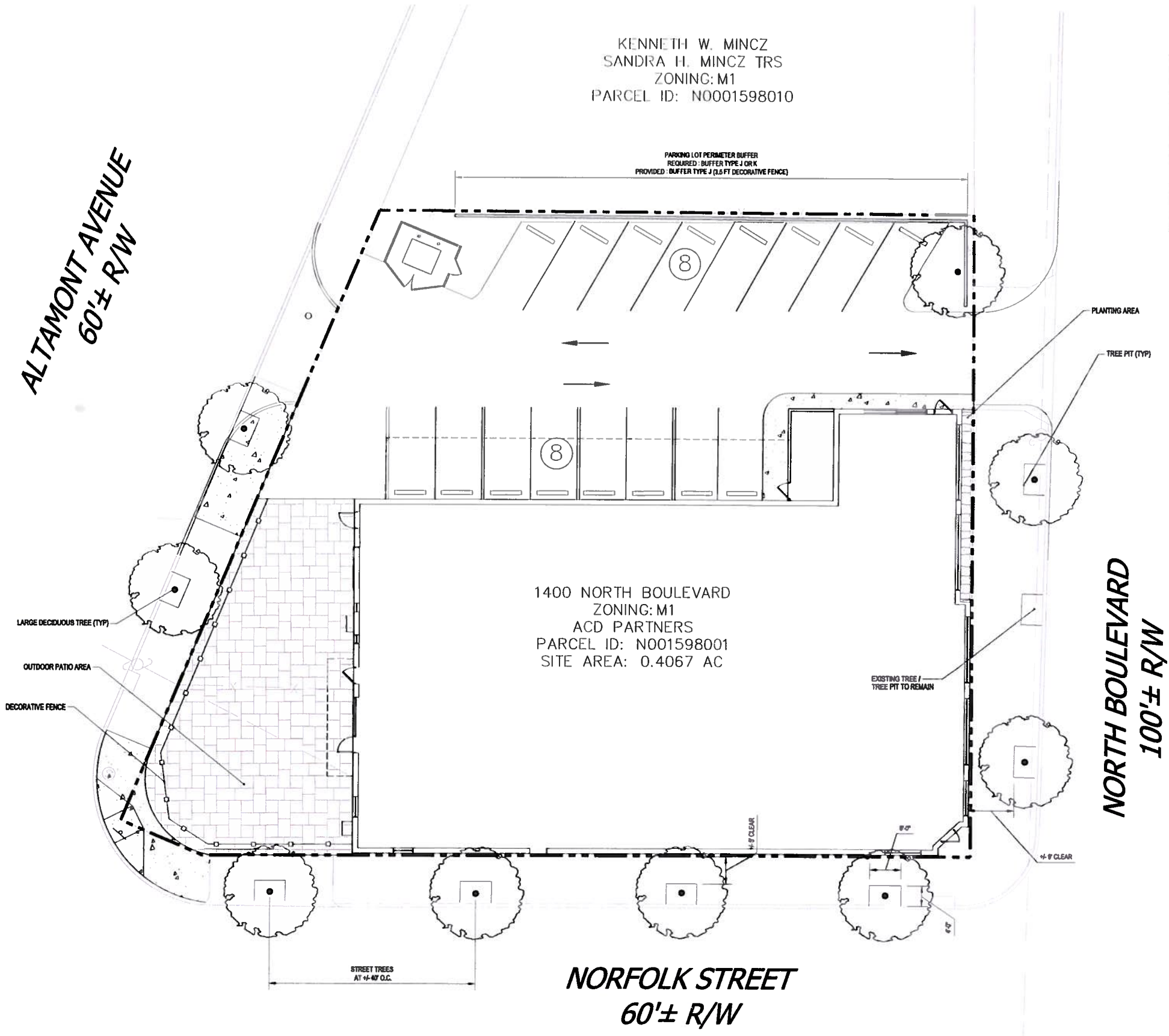
KHA PROJECT
11.3229000
DATE
10-21-15
SCALE AS SHOWN
DESIGNED BY SMP
DRAWN BY SMP
CHECKED BY BLB

1400 N BOULEVARD
PREPARED FOR
URBANCORE

SHEET NUMBER
CS-101

CITY OF RICHMOND VIRGINIA

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LANDSCAPE LEGEND

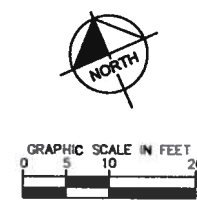
	LARGE DECIDUOUS TREE TYPICAL SPECIES: Platanus acerifolia - London Planetree Tilia cordata - Littleleaf Linden Ulmus parvifolia - Chinese Elm Zelkova serrata - Japanese Zelkova
	PLANTING AREAS Shrubs / Ornamental Grasses / Groundcovers / Turf

NOTE: LOCATION OF EXISTING UTILITIES NEEDS TO BE CONFIRMED. LOCATION OF STREET TREES IS SCHEMATIC AND SUBJECT TO CHANGE BASED ON UTILITY LOCATIONS.

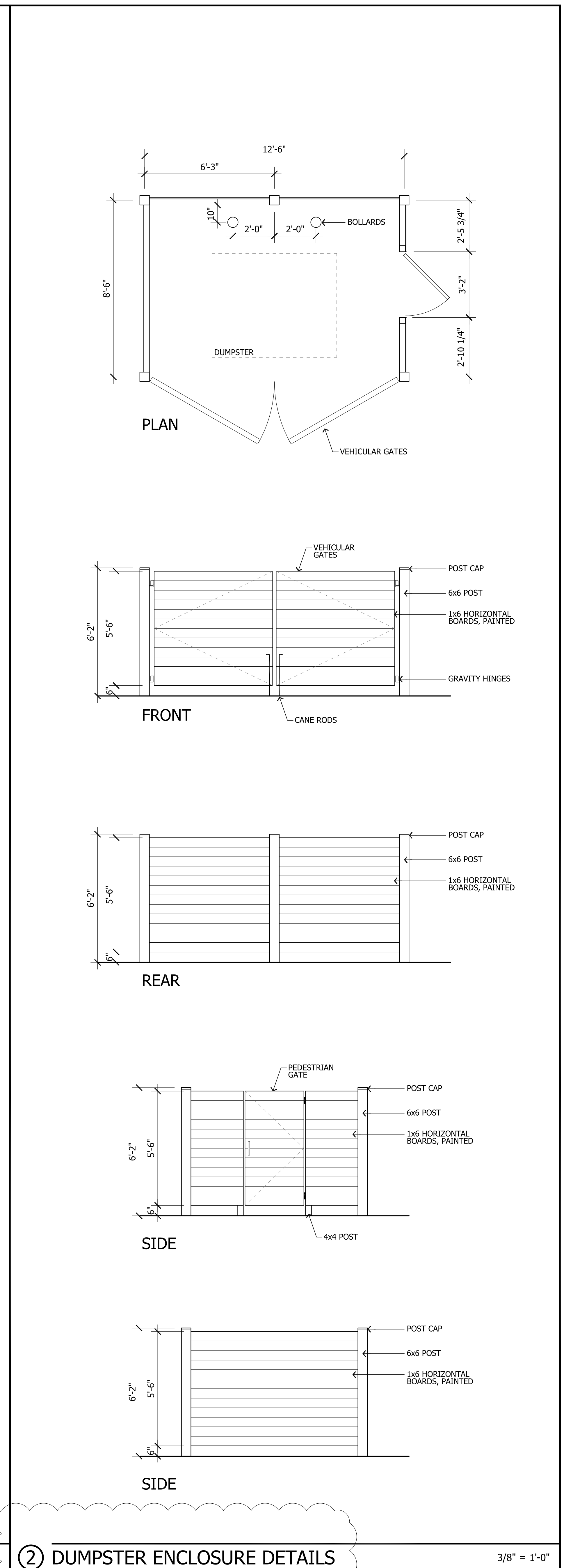
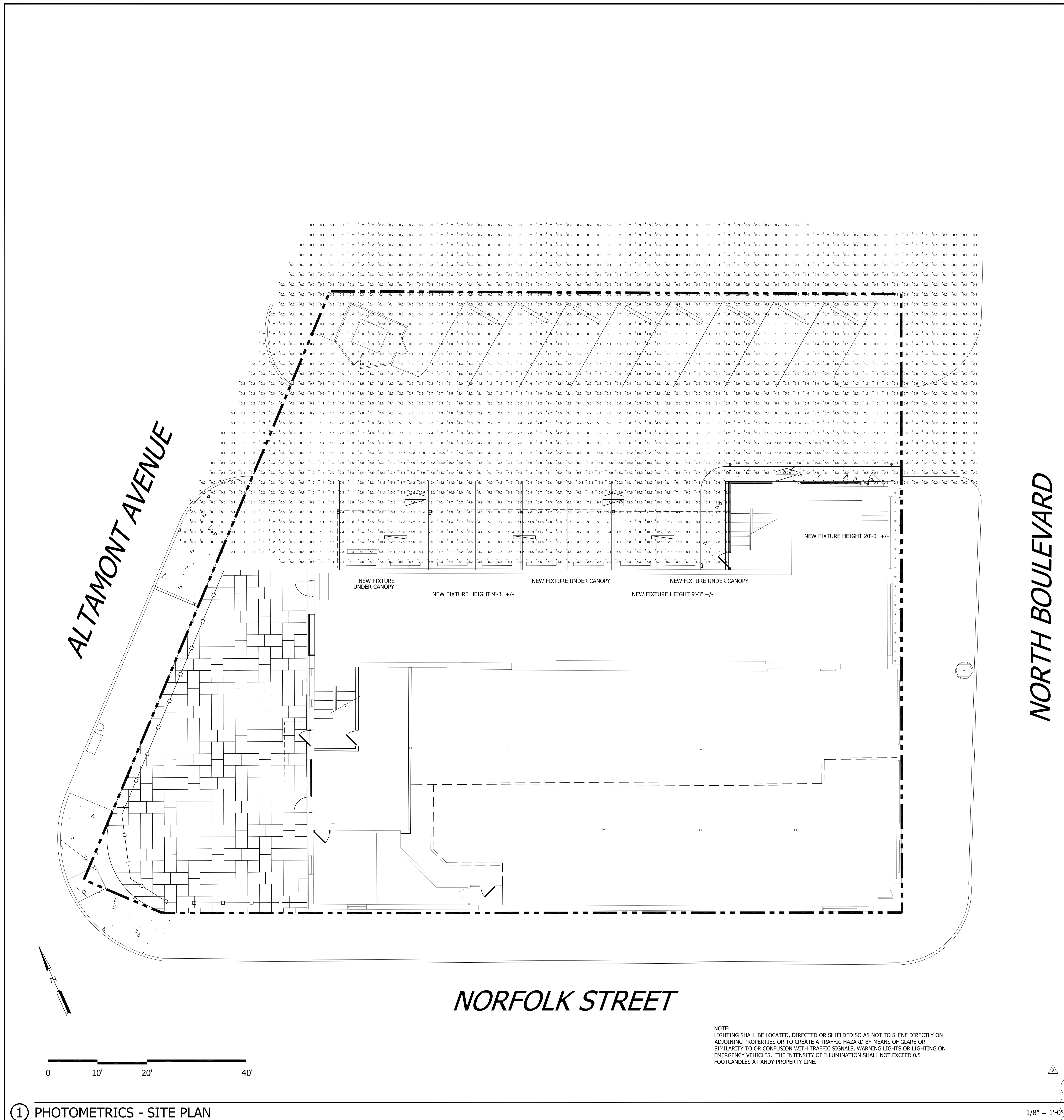
RECEIVED

DEC 10 2015

LAND USE ADMINISTRATION



<p>1400 N BOULEVARD PREPARED FOR URBANCORE</p> <p style="font-size: 8px;">CITY OF RICHMOND VIRGINIA</p>	<p>LANDSCAPE PLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>K/A PROJECT</td> <td>113229000</td> </tr> <tr> <td>DATE</td> <td>12-09-15</td> </tr> <tr> <td>SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td>DESIGNED BY</td> <td>SMP</td> </tr> <tr> <td>DRAWN BY</td> <td>SMP</td> </tr> <tr> <td>CHECKED BY</td> <td>BJB</td> </tr> </table>	K/A PROJECT	113229000	DATE	12-09-15	SCALE	AS SHOWN	DESIGNED BY	SMP	DRAWN BY	SMP	CHECKED BY	BJB
K/A PROJECT	113229000													
DATE	12-09-15													
SCALE	AS SHOWN													
DESIGNED BY	SMP													
DRAWN BY	SMP													
CHECKED BY	BJB													
<p>Kimley-Horn</p> <p style="font-size: 8px;">2015 KIMLEY-HORN AND ASSOCIATES, INC. 1700 WILLOW LANE DR. SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISIONS	DATE	BY									
NO.	REVISIONS	DATE	BY											
<p>SHEET NUMBER CP-101</p>														



ARCHITECT **dp**
DESIGN PHYSICS ARCHITECTURE
 4940 OLD MAIN STREET
 HENRICO, VIRGINIA 23231
 PH: 804-598-9216
 FX: 703-935-1432

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CONSULTANT **dp**

SEAL **dp**

PROJECT **dp**
URBAN CORE
1400 N. BLVD.
SUP PLANS

REVISIONS **dp**

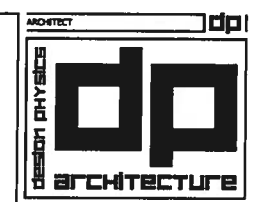
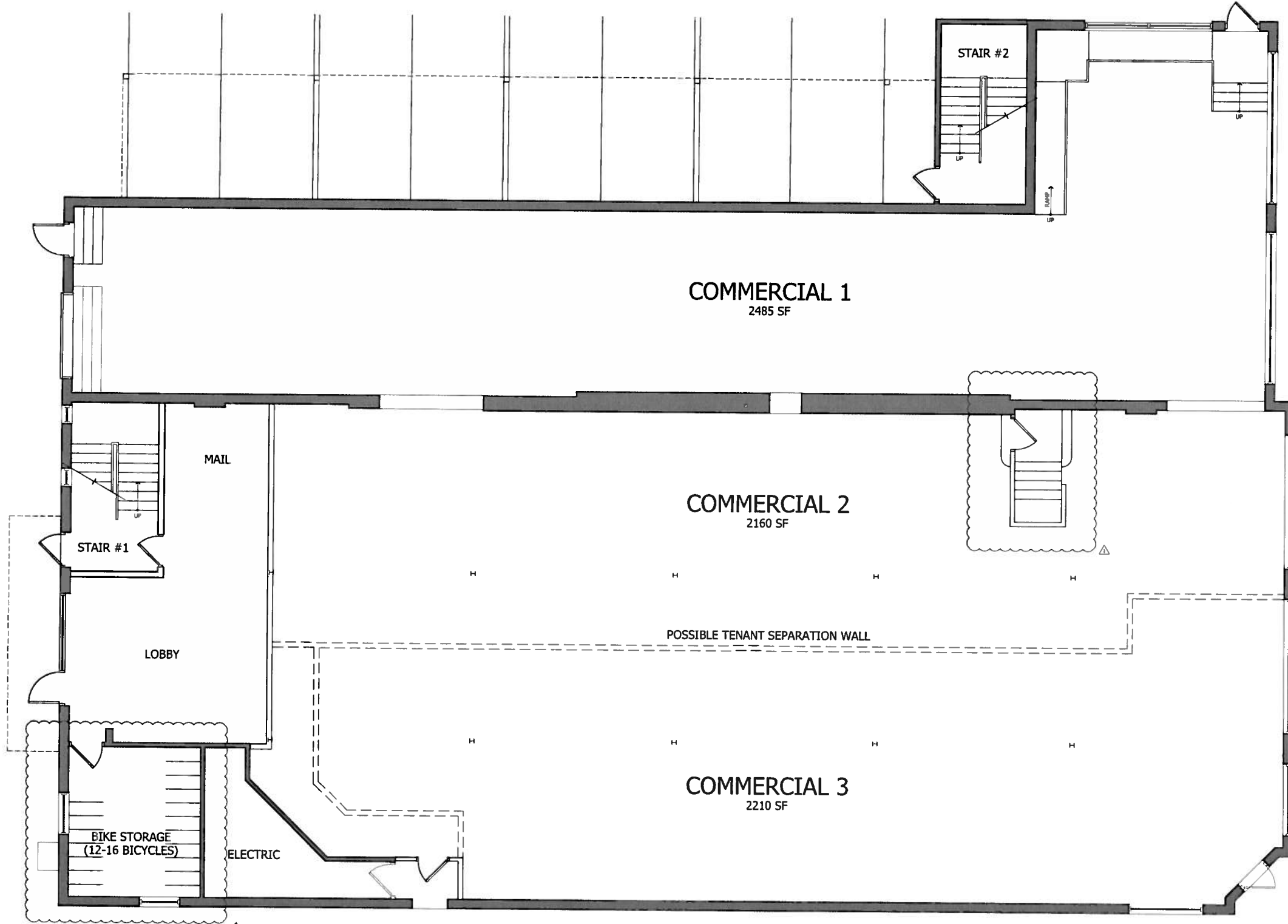
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1	SUP SUBMISSION	6.5.2015
2	SUP RESUBMISSION	10.22.2015
3	SUP RESUBMISSION	12.9.2015

DRAWING TITLE **dp**
PHOTO METRICS -
SITE PLAN/
DUMPSTER
ENCLOSURE

DRAWING INFORMATION **dp**
 SCALE 1/8" = 1'-0"
 DATE 6.5.2015
 DRAWN BY JMH
 PROJECT NUMBER 2015.188

AS-2

DRAWING NUMBER **dp**



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COMPLIANT dp

SEAL dp

PROJECT dp
 URBAN CORE
 1400 N. BLVD.
 SUP PLANS

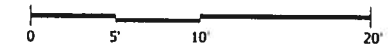
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2	R.P. SUBMISSION	10.22.2013

DRAWING TITLE dp
 FIRST FLOOR
 NEW WORK
 PLAN

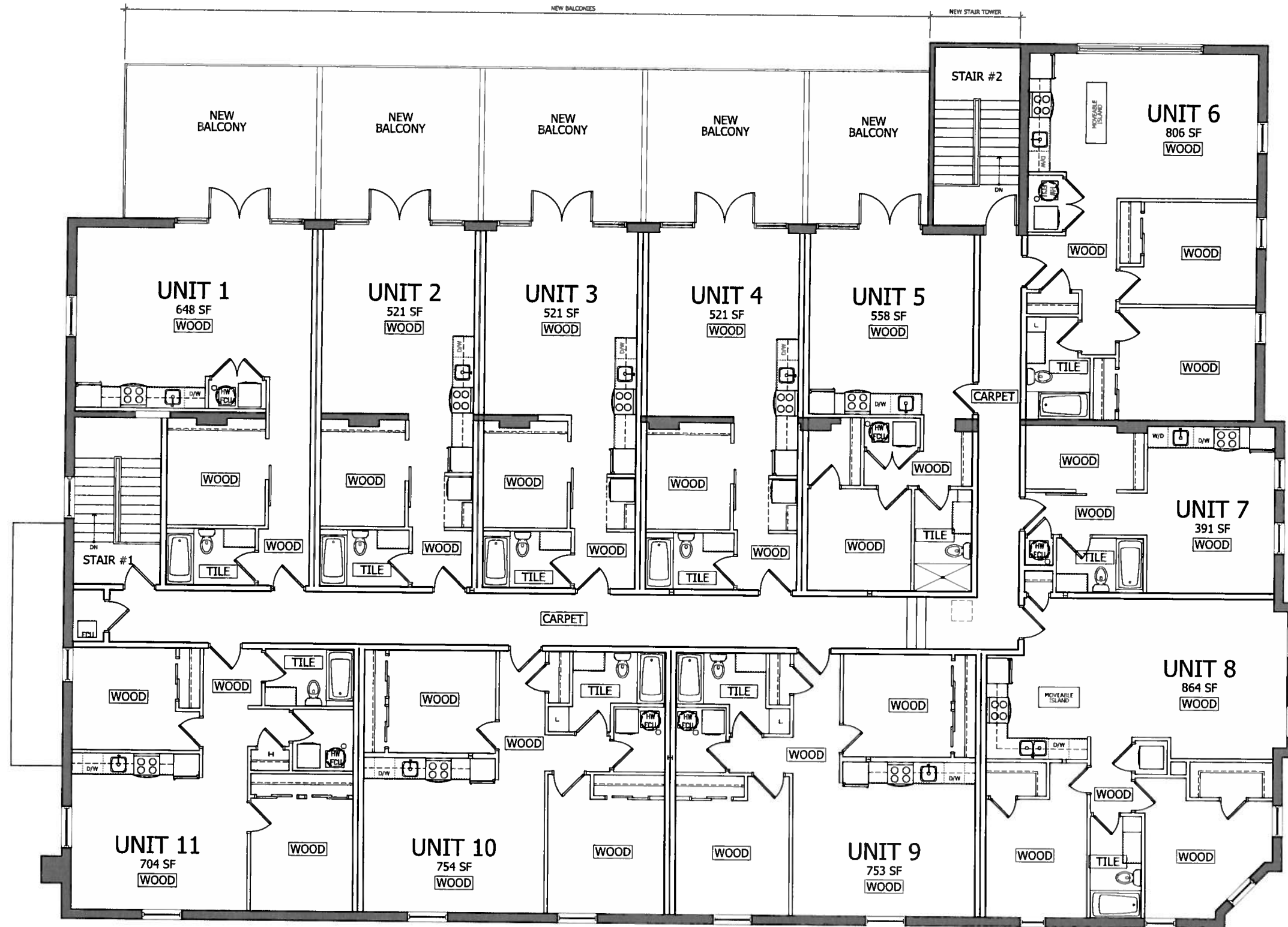
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 DATE
 DRAWN BY
 PROJECT NUMBER 2013.118

A1.3
DRAWING NUMBER dp

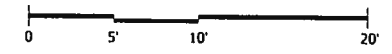
① FIRST FLOOR NEW WORK PLAN



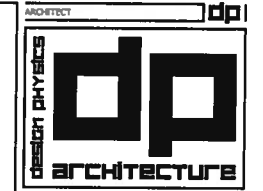
1/4" = 1'-0"



NOTE:
FLOOR FINISHES ADDED TO SHEET



1 SECOND FLOOR NEW WORK PLAN



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PROJECT
**URBAN CORE
1400 N. BLVD.
SUP PLANS**

NO.	DESCRIPTION	DATE
1	R.F. SUBMISSION	6.3.2013
1	R.F. RESUBMISSION	10.22.2013

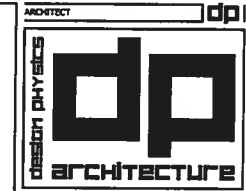
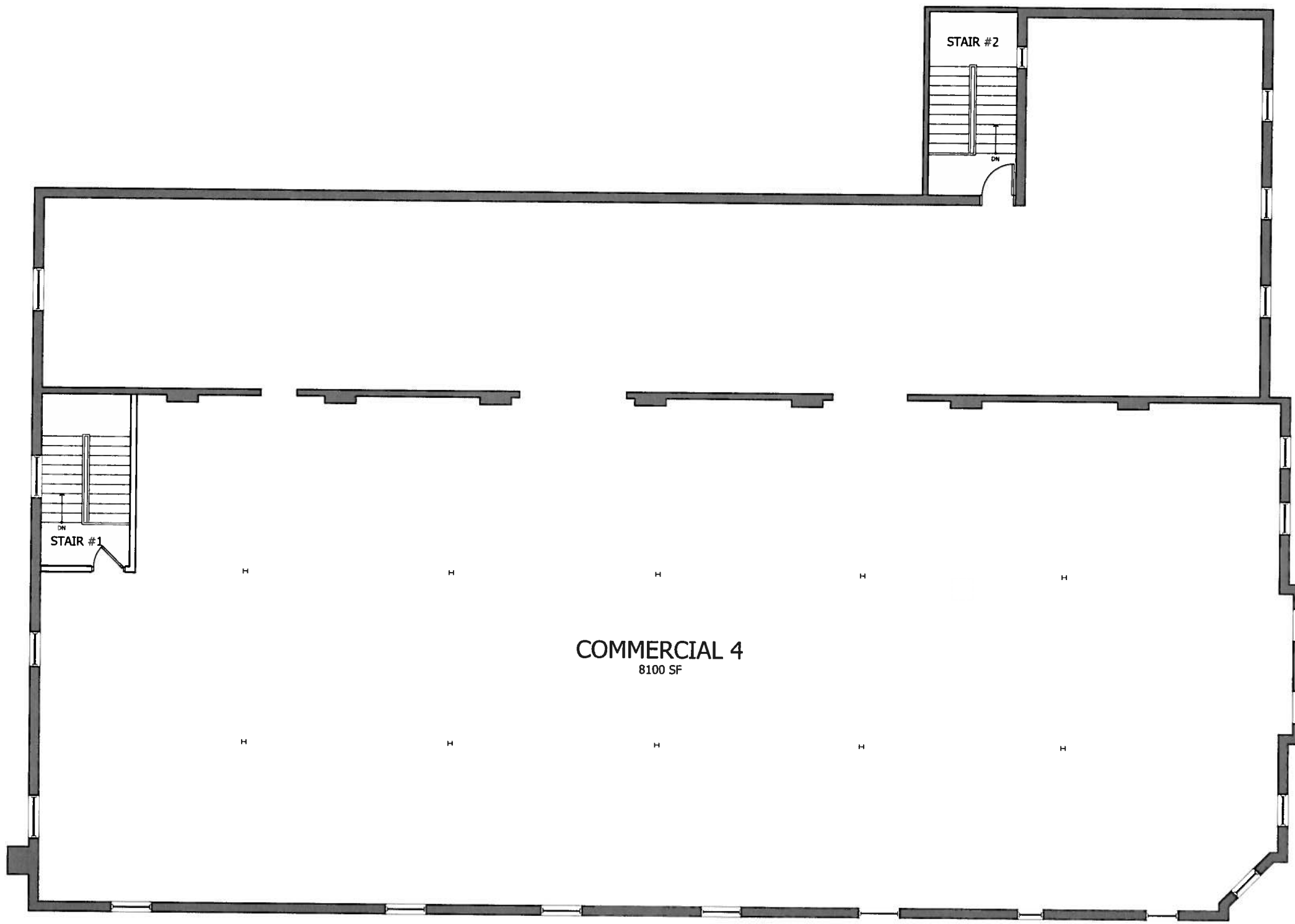
DRAWING TITLE
**SECOND
FLOOR
NEW WORK
PLAN**

DRAWING INFORMATION
SCALE: 1/4" = 1'-0"
DATE: -
DRAWN BY: JSH
PROJECT NUMBER: 2013.188

A1.4

DRAWING NUMBER

1/4" = 1'-0"



4940 OLD MAIN STREET
 HENRICO, VIRGINIA 23221
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CONSULTANT dp

SEAL dp

PROJECT dp
 URBAN CORE
 1400 N. BLVD.
 SUP PLANS

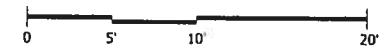
REVISIONS dp

NO.	DESCRIPTION	DATE
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DRAWING TITLE dp
 SECOND
 FLOOR
 NEW WORK
 PLAN -
 COMMERCIAL
 OPTION

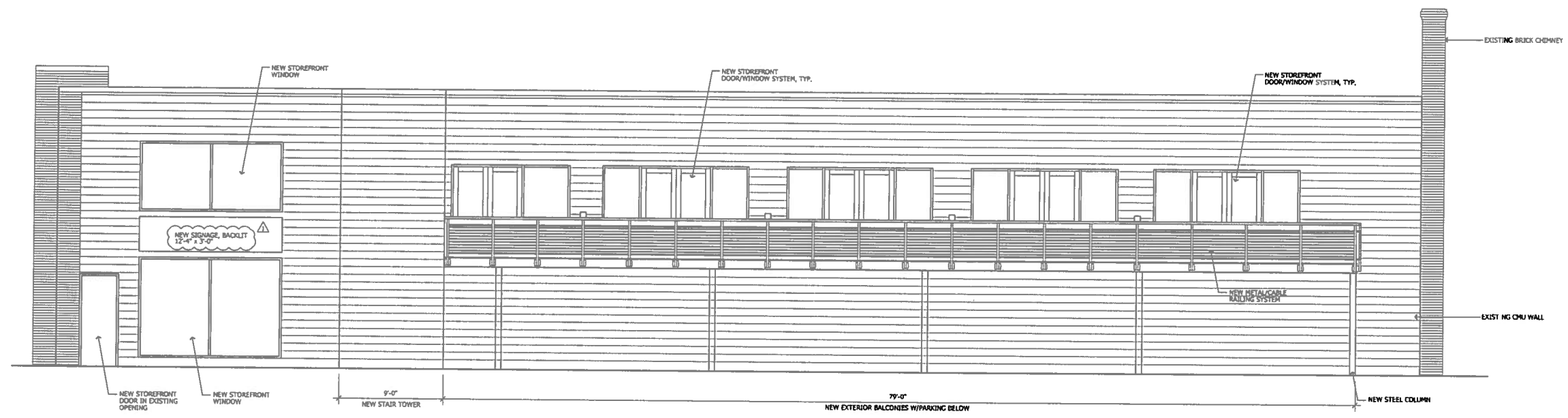
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 DATE: --
 DRAWN BY: J21
 PROJECT NUMBER: 2011.101

DRAWING NUMBER dp
 A1.5



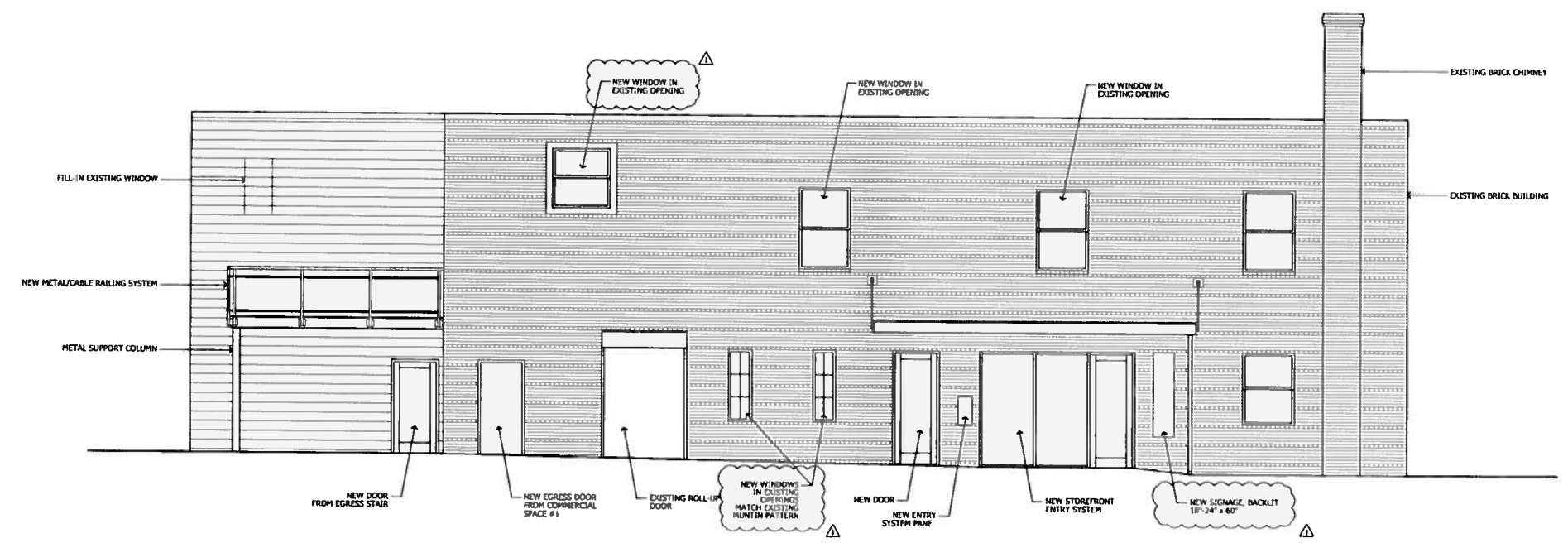
① SECOND FLOOR NEW WORK PLAN - COMMERCIAL SPACE OPTION

1/4" = 1'-0"



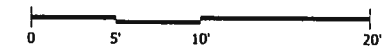
① SIDE ELEVATION

1/4" = 1'-0"



② REAR ELEVATION

1/4" = 1'-0"



PROJECT **dp**
URBAN CORE
1400 N. BLVD.
SUP PLANS

NO.	DESCRIPTION	DATE
1	SUP. SUBMISSION	4.5.2013
2	SUP. REVISION	10.22.2013

DRAWING TITLE **dp**
EXTERIOR
ELEVATIONS

DRAWING INFORMATION **dp**
 SCALE 1/4" = 1'-0"
 DATE
 DRAWN BY
 PROJECT NUMBER 2013.118

A3.1

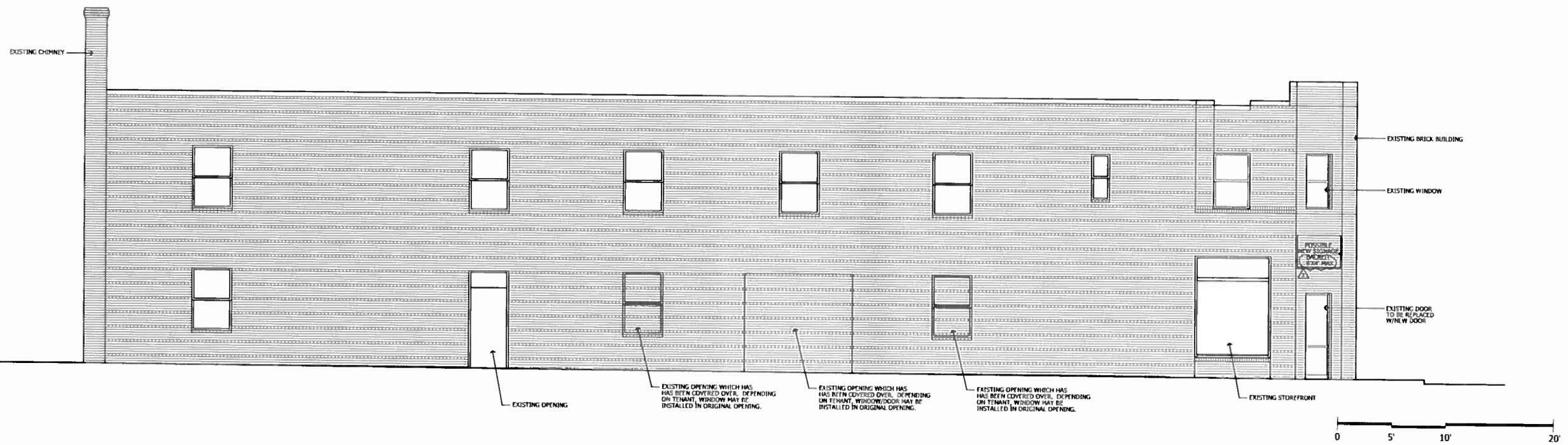
DRAWING NUMBER **dp**



① FRONT ELEVATION

1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	SUP. PERMISSION	1.3.2013
2	SUP. PERMISSION	10.22.2013



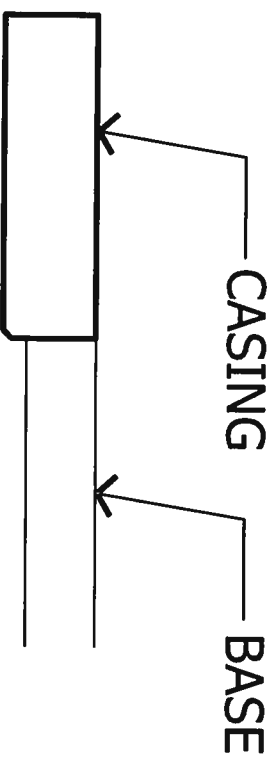
② SIDE ELEVATION

1/4" = 1'-0"

1X4 MDF 1/8" CHAMFER
PAINTED



UNIT
BASE



DOOR CASING
5/4X4 MDF 1/8" CHAMFER
PAINTED

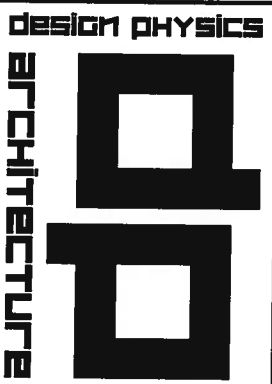
1X6 MDF 1/8" CHAMFER
PAINTED



CORRIDOR
BASE



WINDOW CASING
1X4 MDF 1/8" CHAMFER
PAINTED



4940 OLD MAIN STREET
HENRICO, VIRGINIA 23231
PH: 804-598-9216
FX: 703-935-1432
E: DPSTUDIOS@DESIGNPHYSICS.NET

PROJECT
1400 N. BOULEVARD

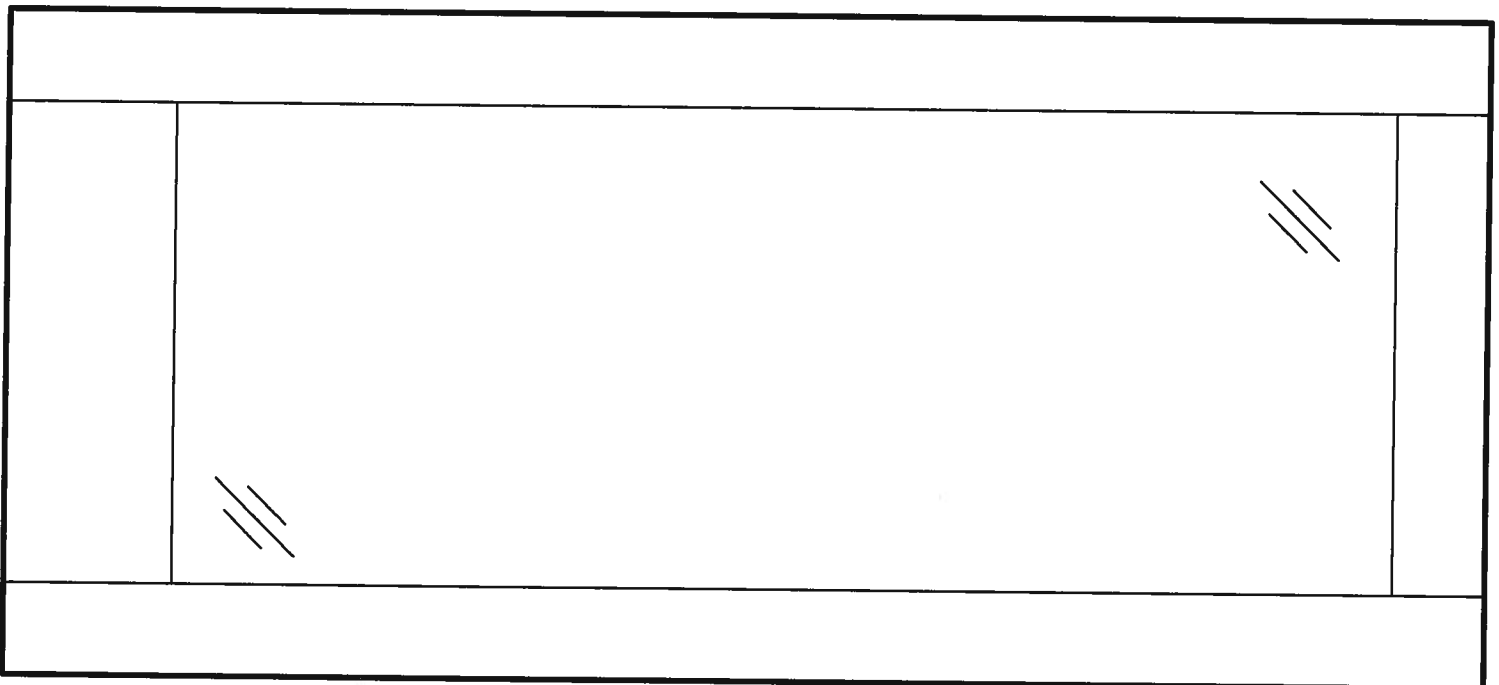
SHEET TITLE
ARCHITECTURAL WOODWORK

SHEET NUMBER

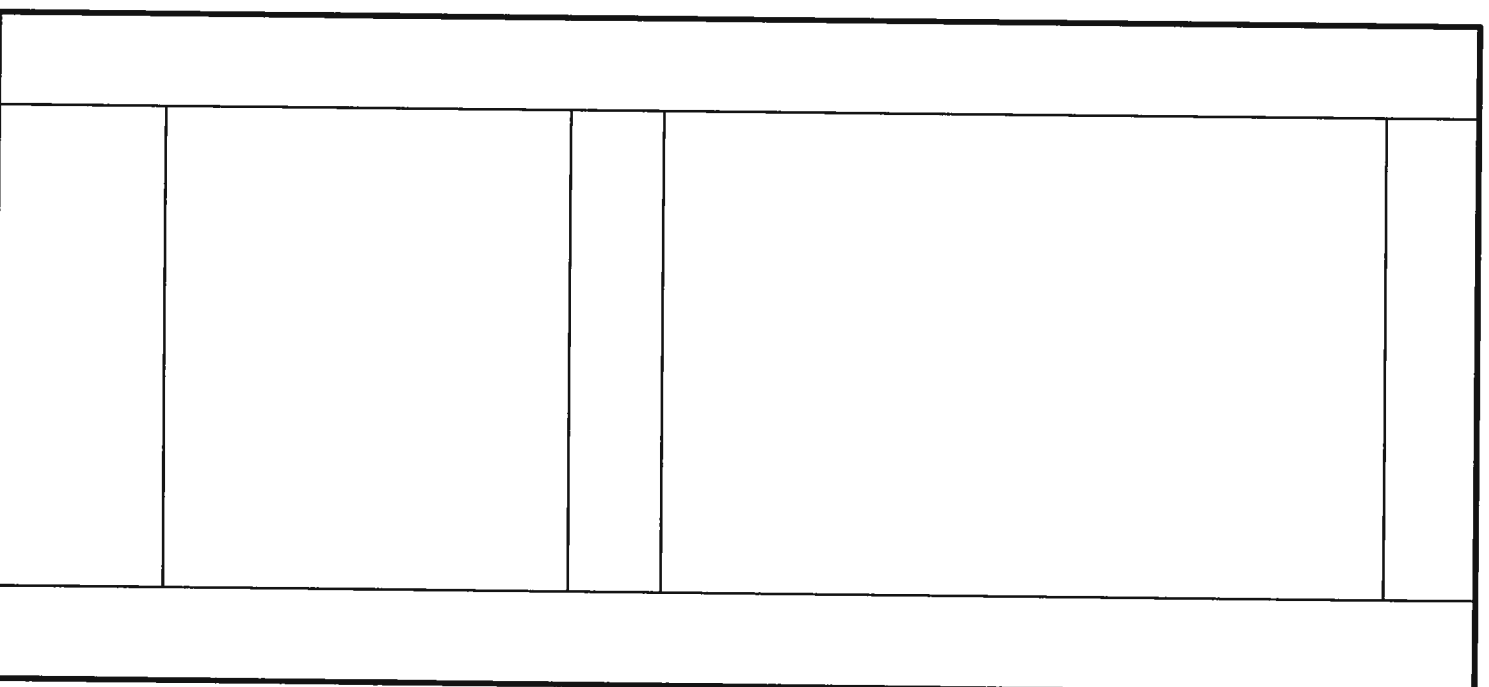
SK-1

DRAWING NUMBER

DRAWING INFORMATION
FROM SHEET
SCALE N.T.S.
DATE 10.22.2015
DRAWN BY JMH
PROJECT NUMBER 2015-188



ENTRY
**FROSTED
 GLASS**



INTERIOR
2-PANEL




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 HENRICO, VIRGINIA 23231
 Ph: 804-598-9216
 Fx: 703-935-1432
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PROJECT
1400 N. BOULEVARD

UNIT DOORS

SHEET TITLE

DRAWING INFORMATION 


FROM SHEET

SCALE N.T.S.

DATE 10.22.2015

DRAWN BY JMH

PROJECT NUMBER 2015-188

DRAWING NUMBER 

SK-2