



### PROJECT DESCRIPTION

NEW MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING

### CODE INFORMATION

APPLICABLE CODES: VIRGINIA UNIFORM STATEWIDE BUILDING CODE (BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2012)

CONSTRUCTION TYPE: III-B

USE GROUP: NON-SEPARATED MIXED USE (A, B, OR M AND R-2)

BUILDING AREA: 31,816 (GROSS SF)

BUILDING HEIGHT: +/- 49'-0" / 4 STORIES

FIRE SUPPRESSION: FULLY SPRINKLERED PER NFPA 13 (SECTION 903.3.1.1)

### ZONING INFORMATION

ZONING DISTRICT: R-8 (UNDER CONSIDERATION FOR SPECIAL USE PERMIT BASED ON R-63)

SETBACKS: FRONT YARD: NONE REQUIRED  
SIDE YARD: 5'-0"  
REAR YARD: 15'-0"

COVERAGE: MAX ALLOWED PER R-63: 65%  
PROPOSED: 34.8% / 10,370 SF

USABLE OPEN SPACE: MIN REQUIRED PER R-63: 30%  
PROPOSED: 37.8% / 11,337 SF

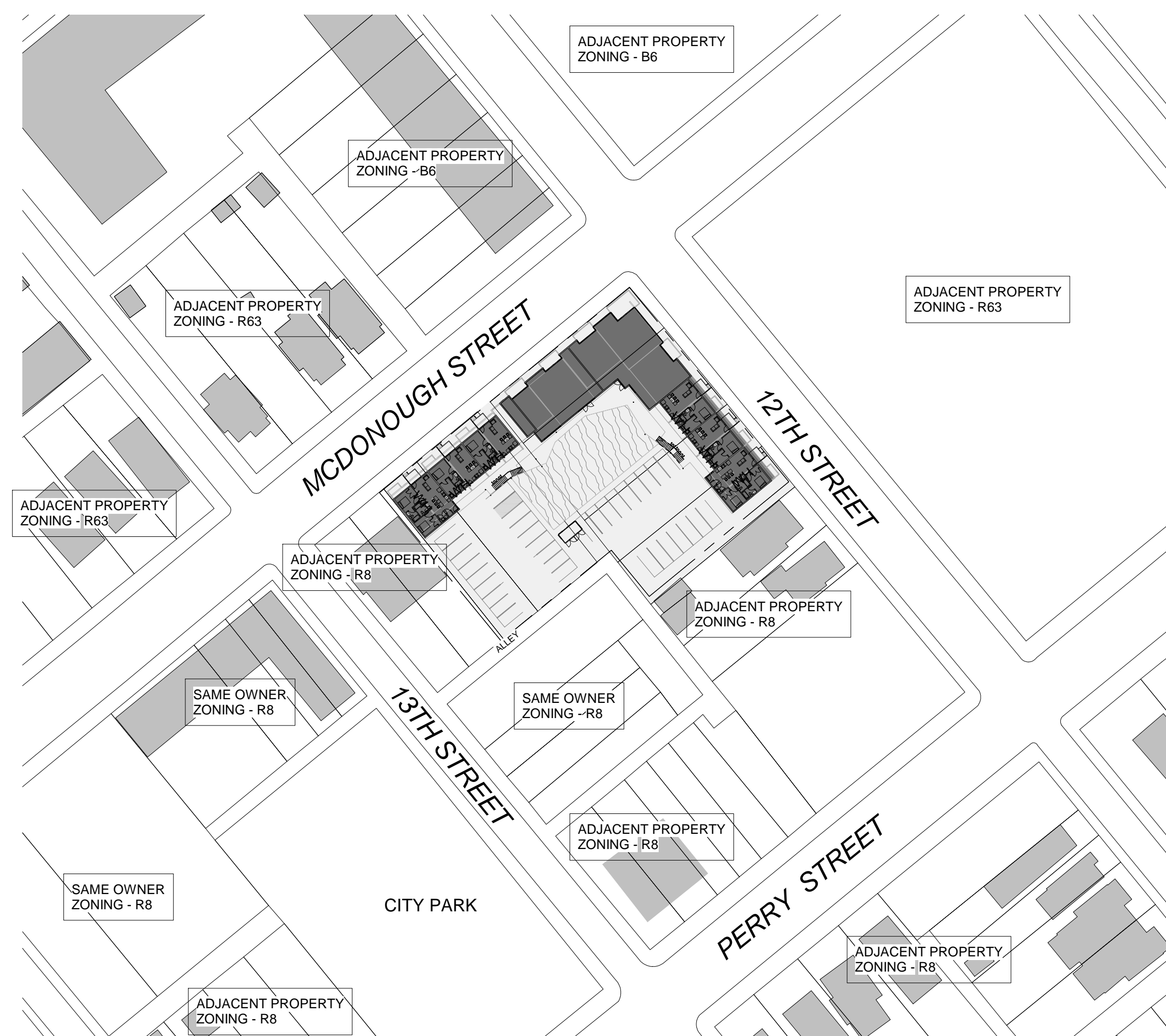
HEIGHT: MAX ALLOWED PER R-63: 35'-0"  
PROPOSED: 48'-0" / 4 STORIES

PARKING SPACES: 33 PROPOSED ON SITE

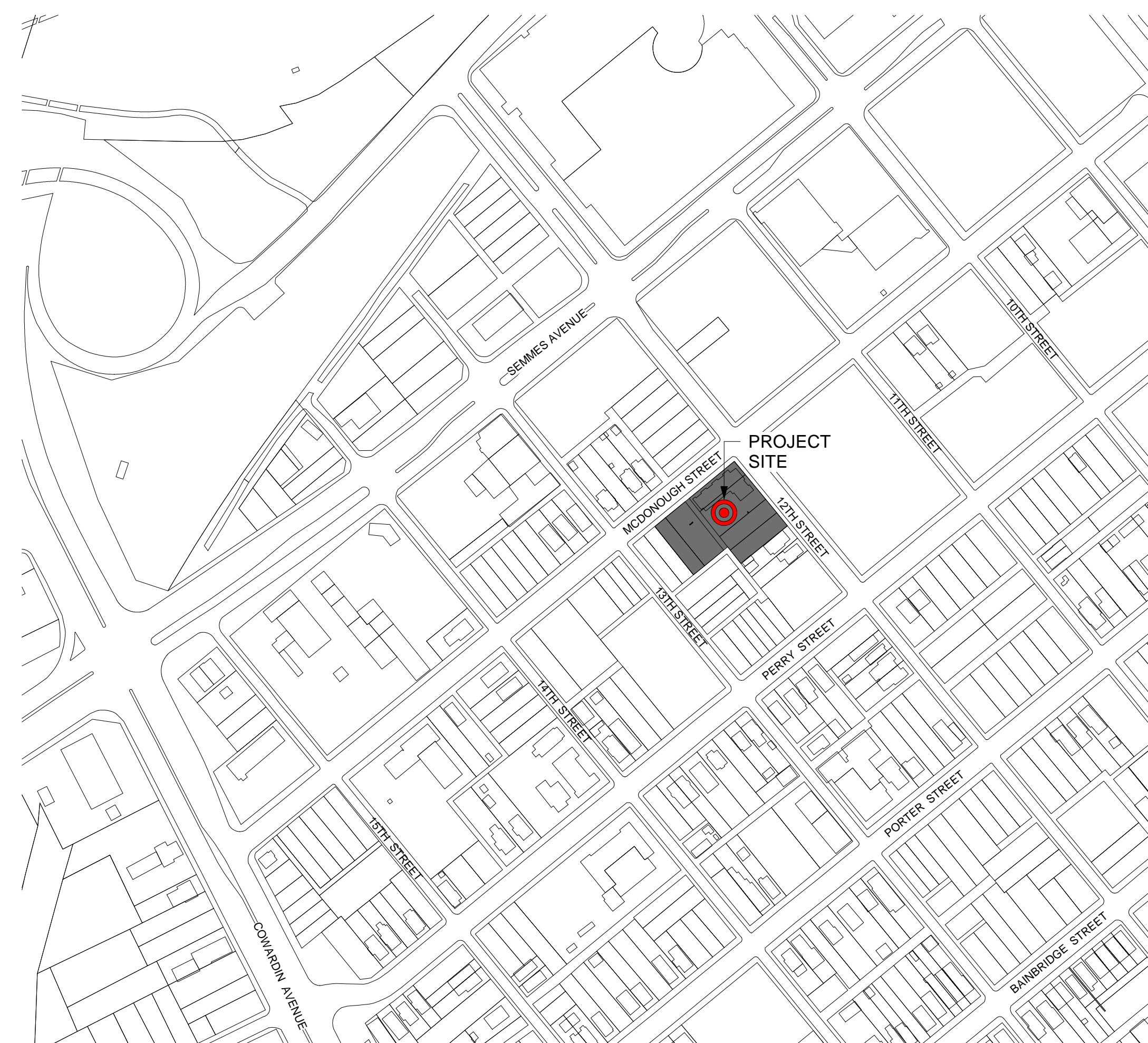
### DRAWING INDEX

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01 RESPONSE TO CITY OF RICHMOND SPECIAL USE PERMIT COMMENTS DATED 11/16/17  
**SPECIAL USE PERMIT REVISION**  
11/21/17



01 VICINITY PLAN  
1/64" = 1'-0"  
0 64 128 192 FT



CS01 VICINITY MAP  
NOT TO SCALE

### BUILDING AREA ANALYSIS

1ST LEVEL	9,034 SF
2ND LEVEL	8,942 SF
3RD LEVEL	9,398 SF
4TH LEVEL	4,427 SF
<b>TOTAL</b>	<b>31,802 SF</b>

GROSS BUILDING AREA (GSF) 31,802 SF

### BUILDING UNIT SCHEDULE

\*NSF CALCULATED TO CENTERLINE OF UNIT WALL

UNIT #	BR	BA	AREA (NSF)	UOS (NSF)
<b>1ST LEVEL</b>				
COMMERCIAL 1			1,646 SF	
COMMERCIAL 2			2,523 SF	
01	101	2	846 SF	224 SF
02	102	1	635 SF	224 SF
03	103	1	627 SF	224 SF
04	104	1	635 SF	224 SF
05	105	1	635 SF	224 SF
06	106	2	846 SF	224 SF
<b>2ND LEVEL</b>				
07	201	1	787 SF	50 SF
08	202	1	806 SF	50 SF
09	203	1	806 SF	50 SF
10	204	1	806 SF	50 SF
11	205	1	806 SF	50 SF
12	206	1	806 SF	50 SF
13	207	1	719 SF	78 SF
14	208	1	719 SF	78 SF
15	209	1	719 SF	78 SF
16	210	2	940 SF	118 SF
17	211	1	722 SF	78 SF
18	212	1	806 SF	50 SF
19	213	1	806 SF	50 SF
20	214	1	806 SF	50 SF
21	215	1	806 SF	50 SF
22	216	1	806 SF	50 SF
23	217	1	787 SF	50 SF
<b>3RD LEVEL</b>				
24	301	1	806 SF	50 SF
25	302	1	806 SF	50 SF
26	303	1	806 SF	50 SF
27	304	1	805 SF	50 SF
28	305	1	806 SF	50 SF
29	306	1	806 SF	50 SF
30	307	1	806 SF	50 SF
31	308	1	818 SF	50 SF
32	309	1	787 SF	50 SF
33	310	1	796 SF	50 SF
<b>TOTAL RESIDENTIAL (SQ FT)</b>			<b>29,883 SF</b>	

NOTES:  
Ⓜ SYMBOL INDICATES TYPE A DWELLING UNIT  
UOS = USABLE OPEN SPACE

ARCHITECT  
ADO / Architecture Design Office  
105 E Broad  
Richmond, Virginia  
804 343

CIVIL ENGINEER:  
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STRUCTURAL  
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MECHANICAL/PLUMBING/  
ELECTRICAL ENGINEER  
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**MIXED USE RESIDENTIAL DEVELOPMENT**  
314-322 W. 12TH STREET &  
1208-1212 MCDONOUGH STREET  
MANCHESTER, RICHMOND, VA  
23224

COVER SHEET AND PROJECT INFORMATION

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0322 2017 8/30

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NLM

**CS01**



CURRENT ZONING: R-8 PROPOSED ZONING: R-63  
 314-322 W 12TH STREET &  
 1208-1212 MCDONOUGH ST  
 VACANT LOTS PARCEL IDS: S0000088003-S0000088010

RESPONSE TO CITY OF RICHMOND SPECIAL  
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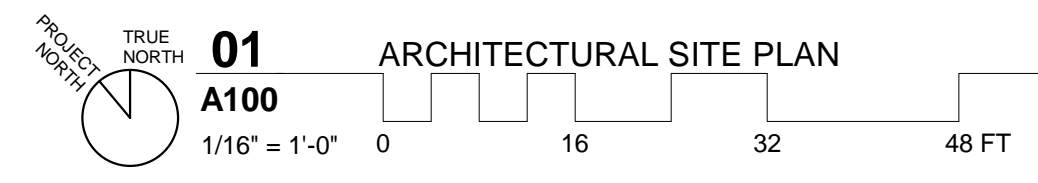
ARCHITECTURAL SITE PLAN

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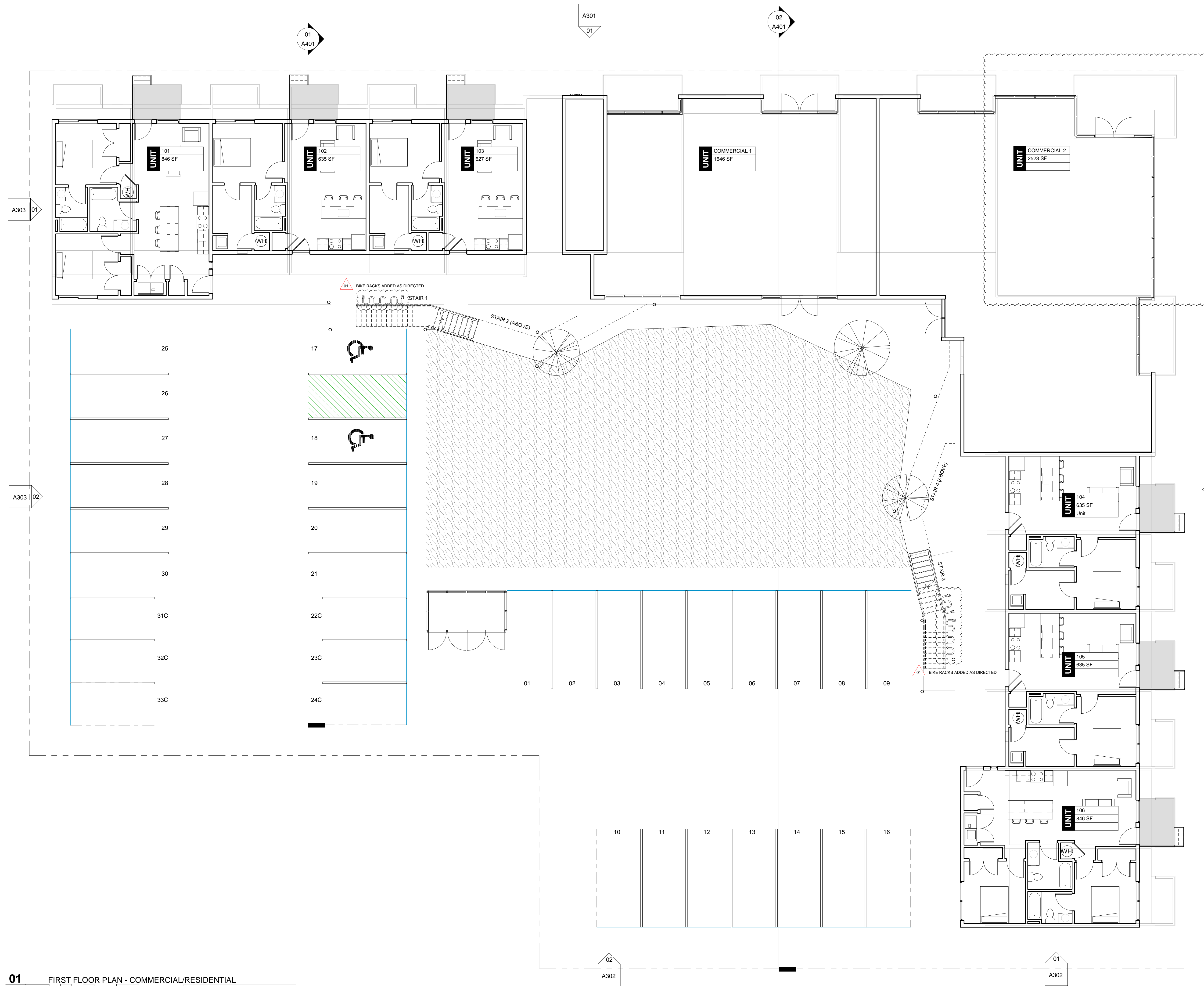
**A100**

**Key Notes**

- 01 EXISTING TREE
- 02 PROPOSED TREE
- 03 TRASH AND RECYCLING ENCLOSURE  
 01 RECYCLING ADDED AS DIRECTED
- 04 BIKE RACKS  
 01 BIKE RACKS ADDED AS DIRECTED
- 05 VEGETATION SCREENING  
 01 SCREENING ADDED AS DIRECTED



PROJECT WORKSHEET  
**01** ARCHITECTURAL SITE PLAN  
**A100**  
 1/16" = 1'-0"



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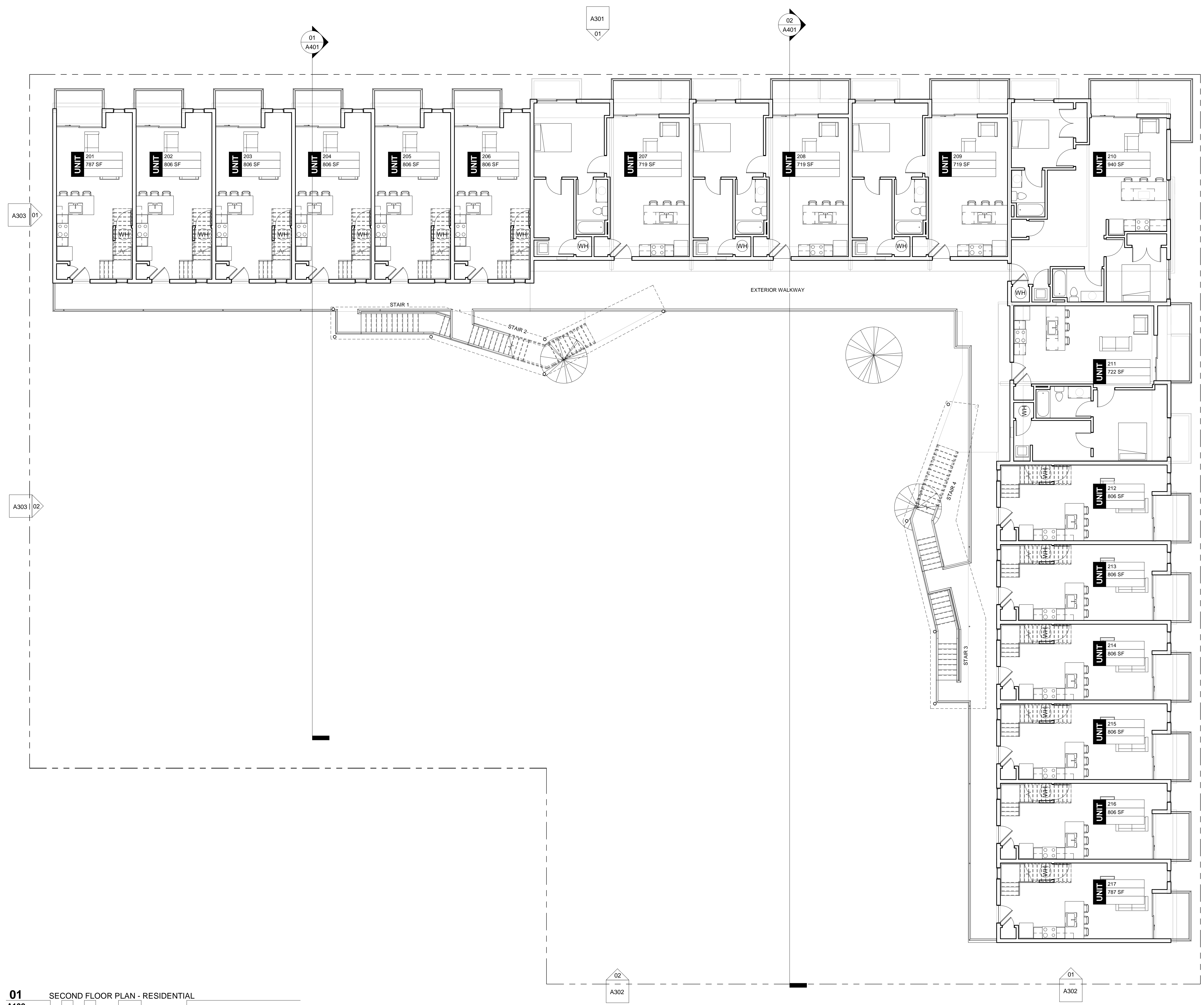
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**1ST/GROUND LEVEL FLOOR  
 PLAN**

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**A101**

TRUE NORTH  
**01**  
**A101**  
 1/8" = 1'-0"  
 0 8 16 24 FT  
**FIRST FLOOR PLAN - COMMERCIAL/RESIDENTIAL**



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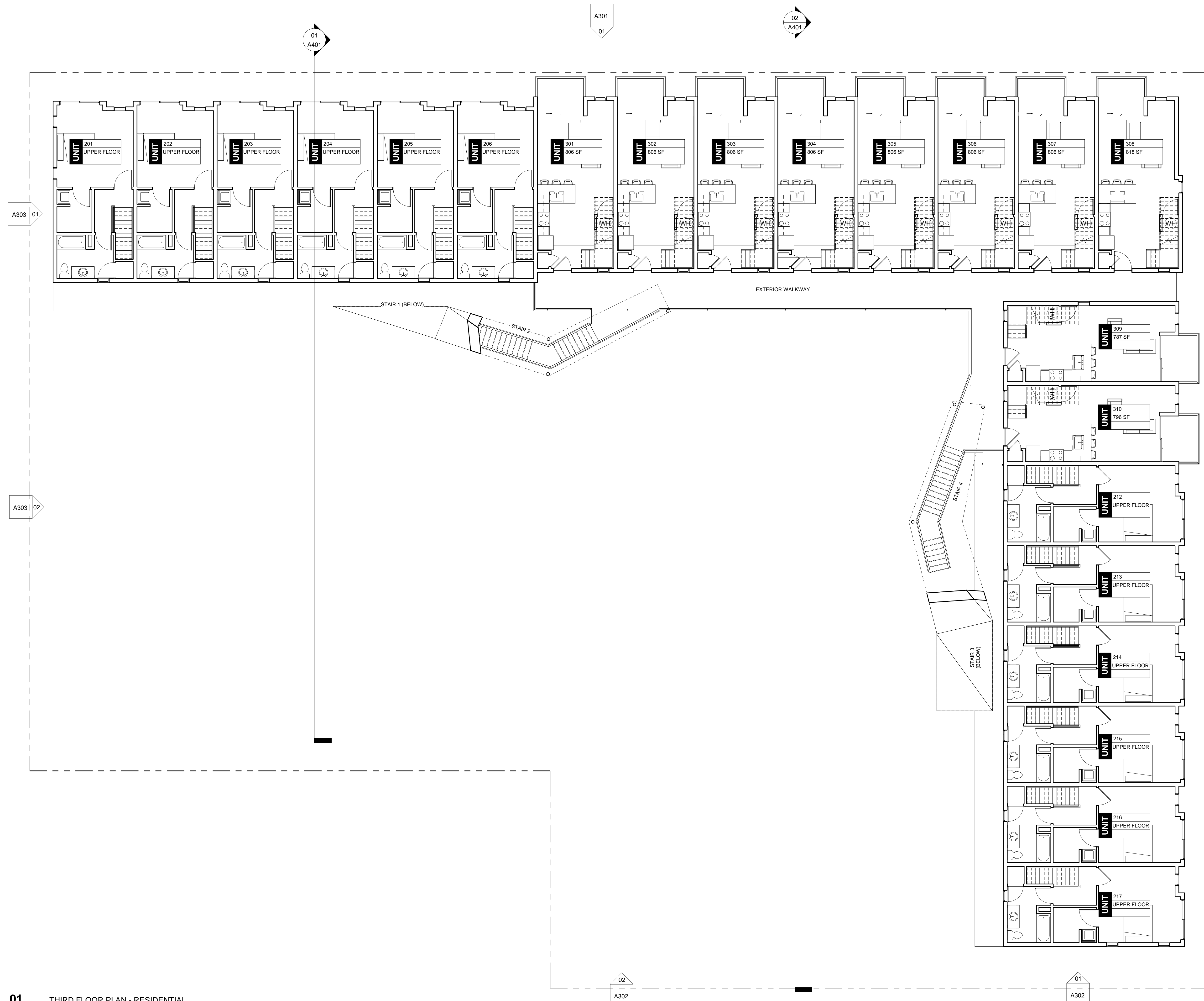
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2ND LEVEL FLOOR PLAN

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 NLN

**A102**

TRUE NORTH  
**01**  
**A102**  
 1/8" = 1'-0"  
 0 8 16 24 FT  
**SECOND FLOOR PLAN - RESIDENTIAL**



RESPONSE TO CITY OF RICHMOND SPECIAL USE PERMIT COMMENTS DATED 11/16/17  
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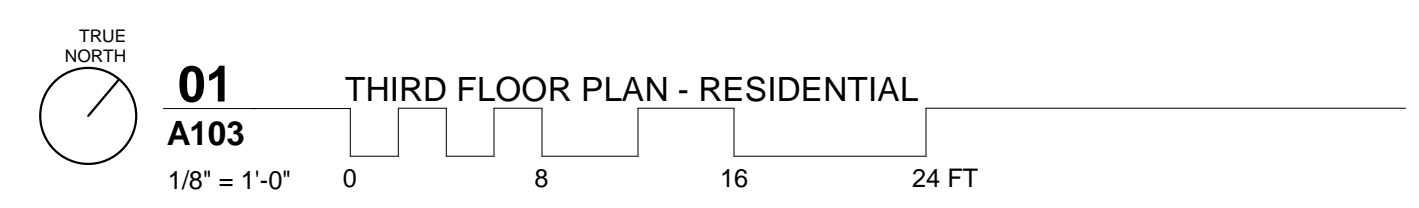
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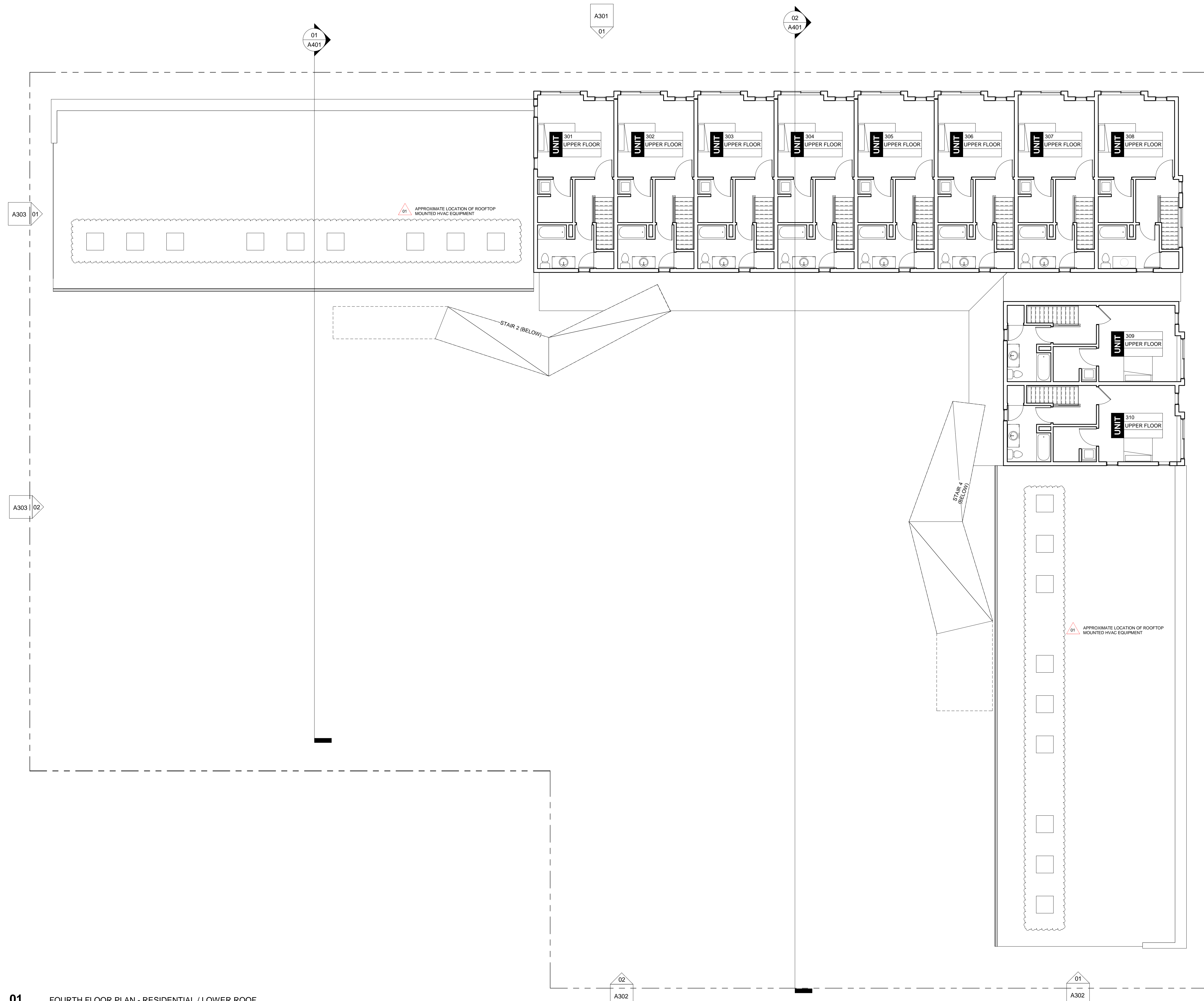
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3RD LEVEL FLOOR PLAN

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**A103**





RESPONSE TO CITY OF RICHMOND SPECIAL USE PERMIT COMMENTS DATED 11/16/17  
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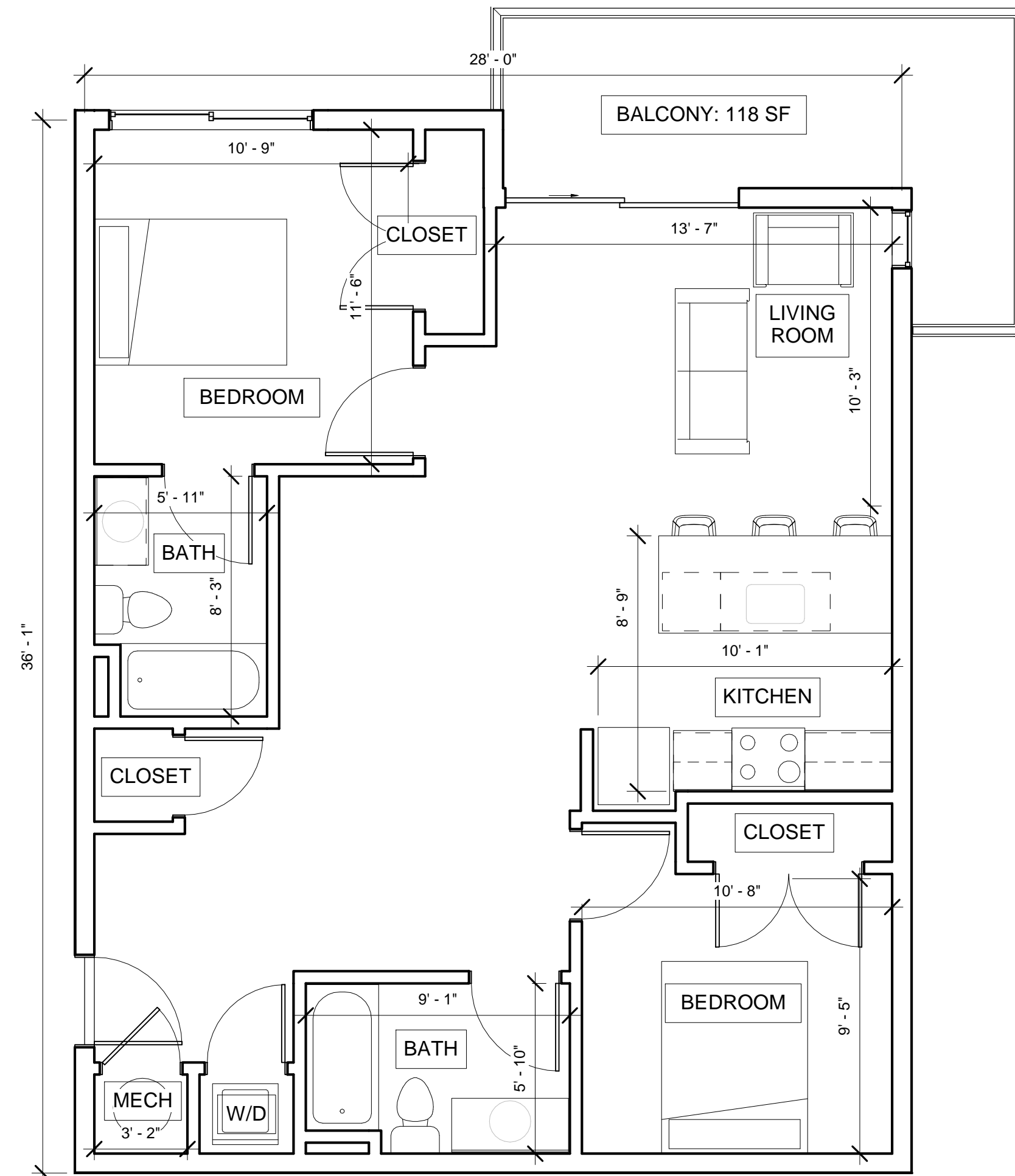
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4TH LEVEL FLOOR PLAN

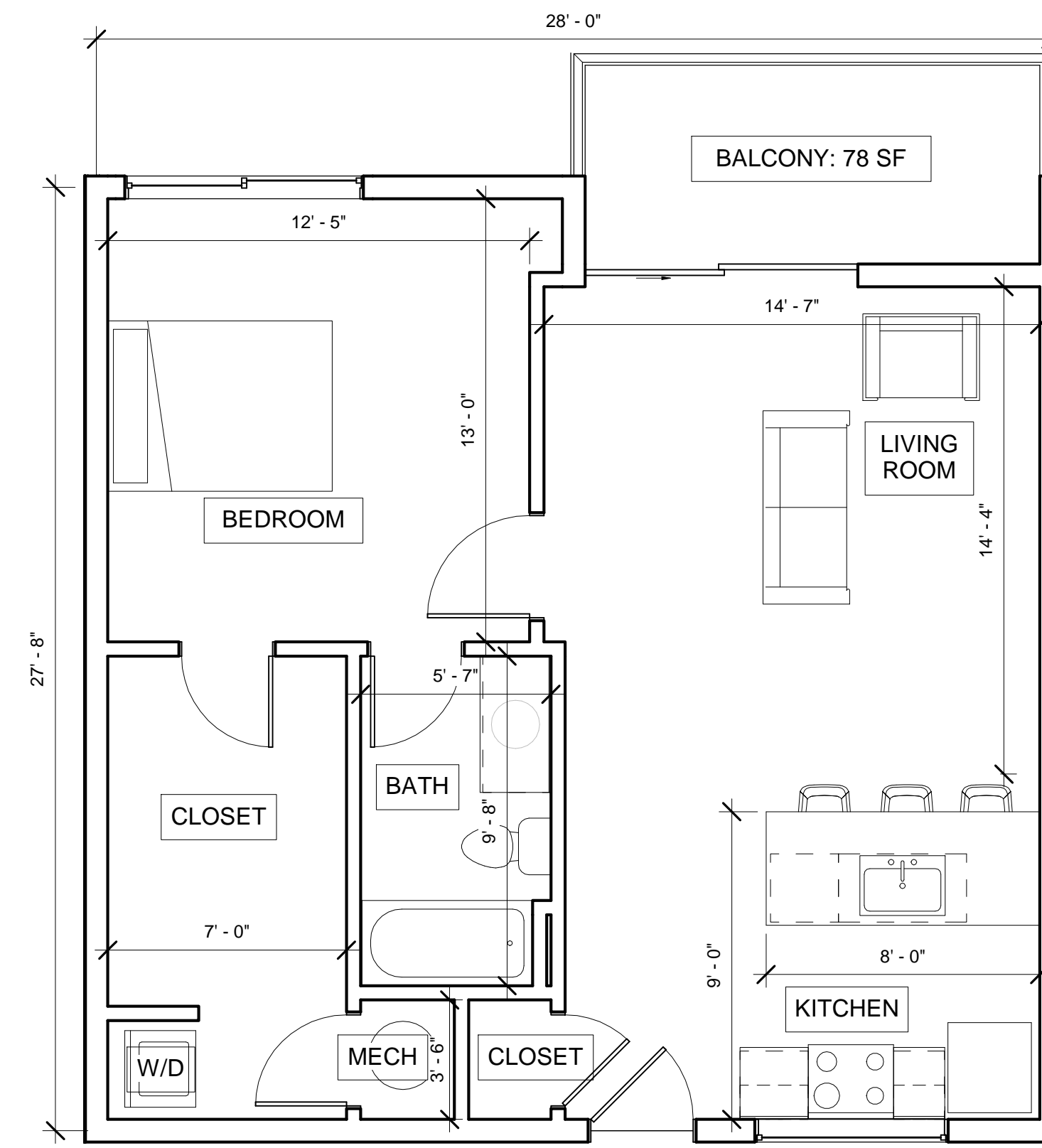
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**A104**

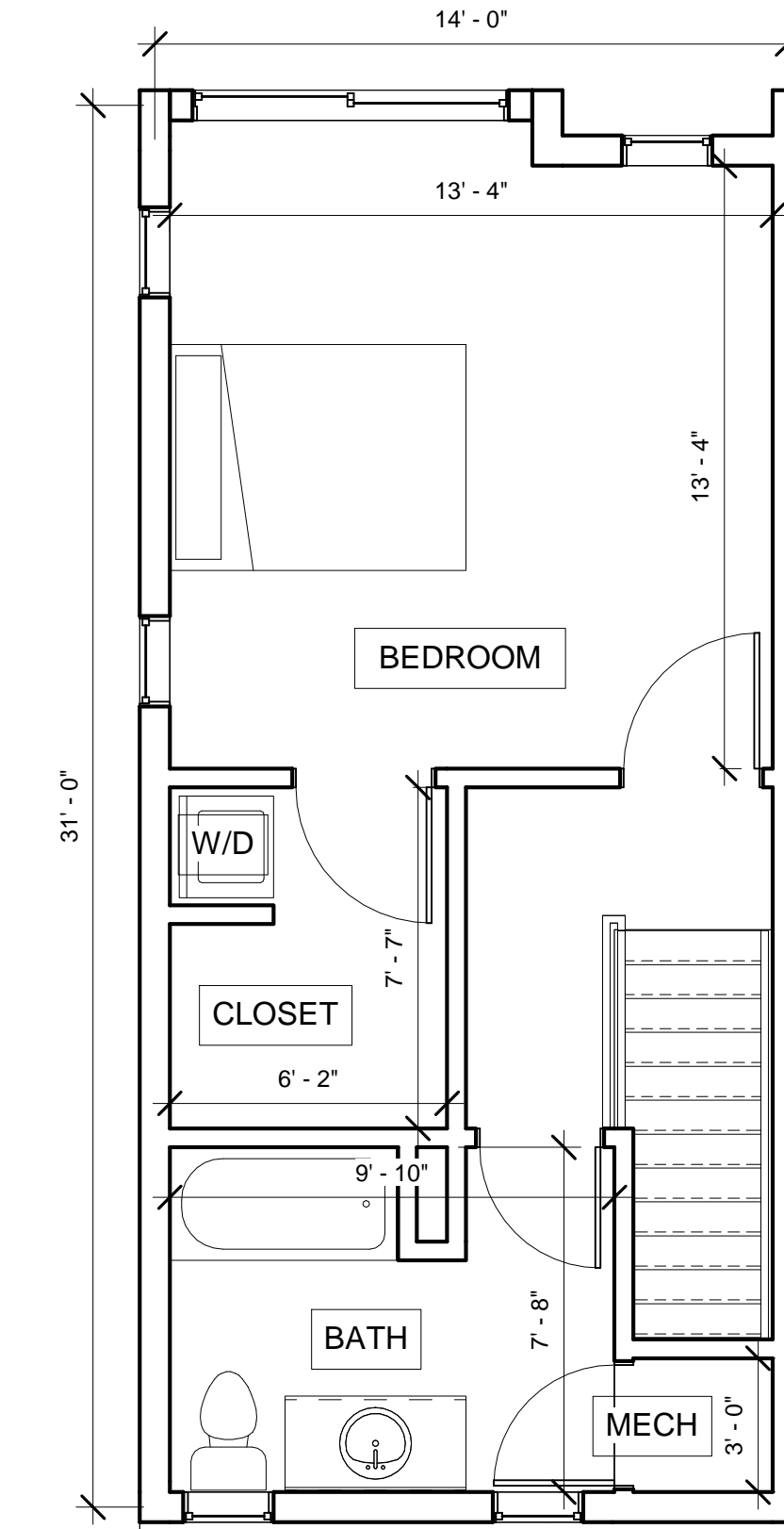
TRUE NORTH  
**01**  
**A104**  
 1/8" = 1'-0"  
 0 8 16 24 FT  
**FOURTH FLOOR PLAN - RESIDENTIAL / LOWER ROOF**



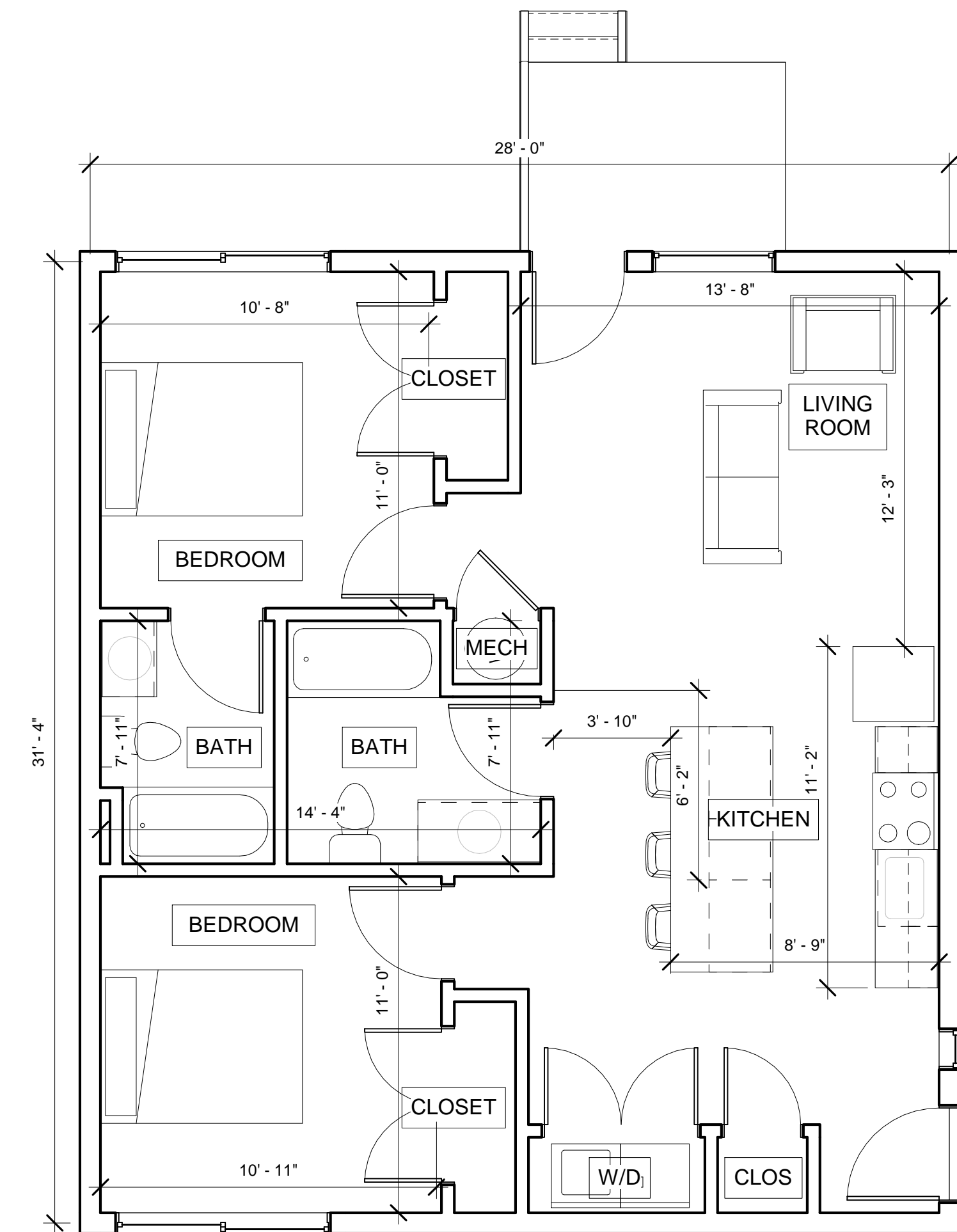
**05** 2 bedroom Flat Level 2 - 964 SF (1 Unit)  
**A201**  
 1/4" = 1'-0" 0 4 8 12 FT



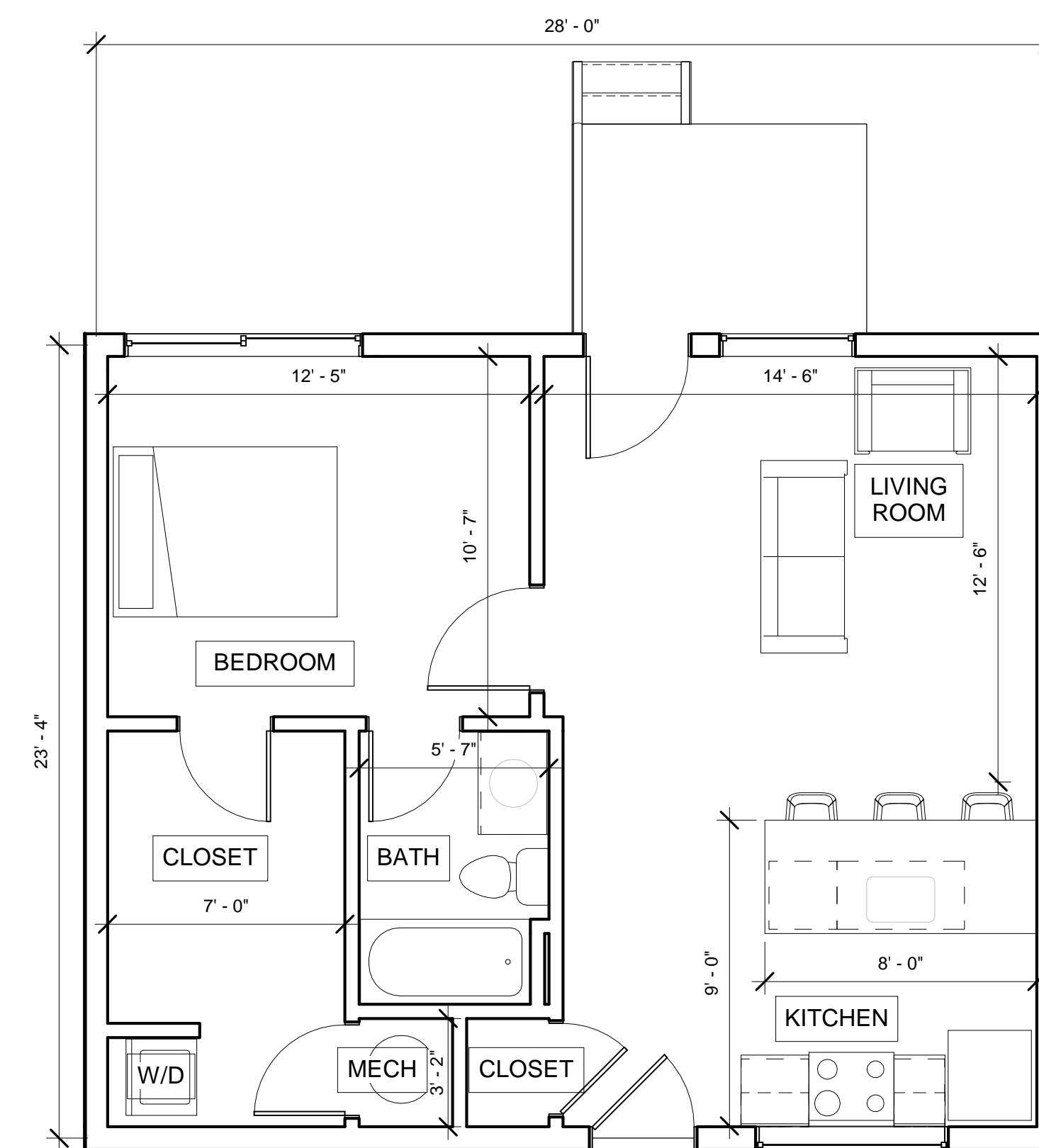
**04** 1 Bedroom Flat Level 2 - 739 SF (4 Units)  
**A201**  
 1/4" = 1'-0" 0 4 8 12 FT



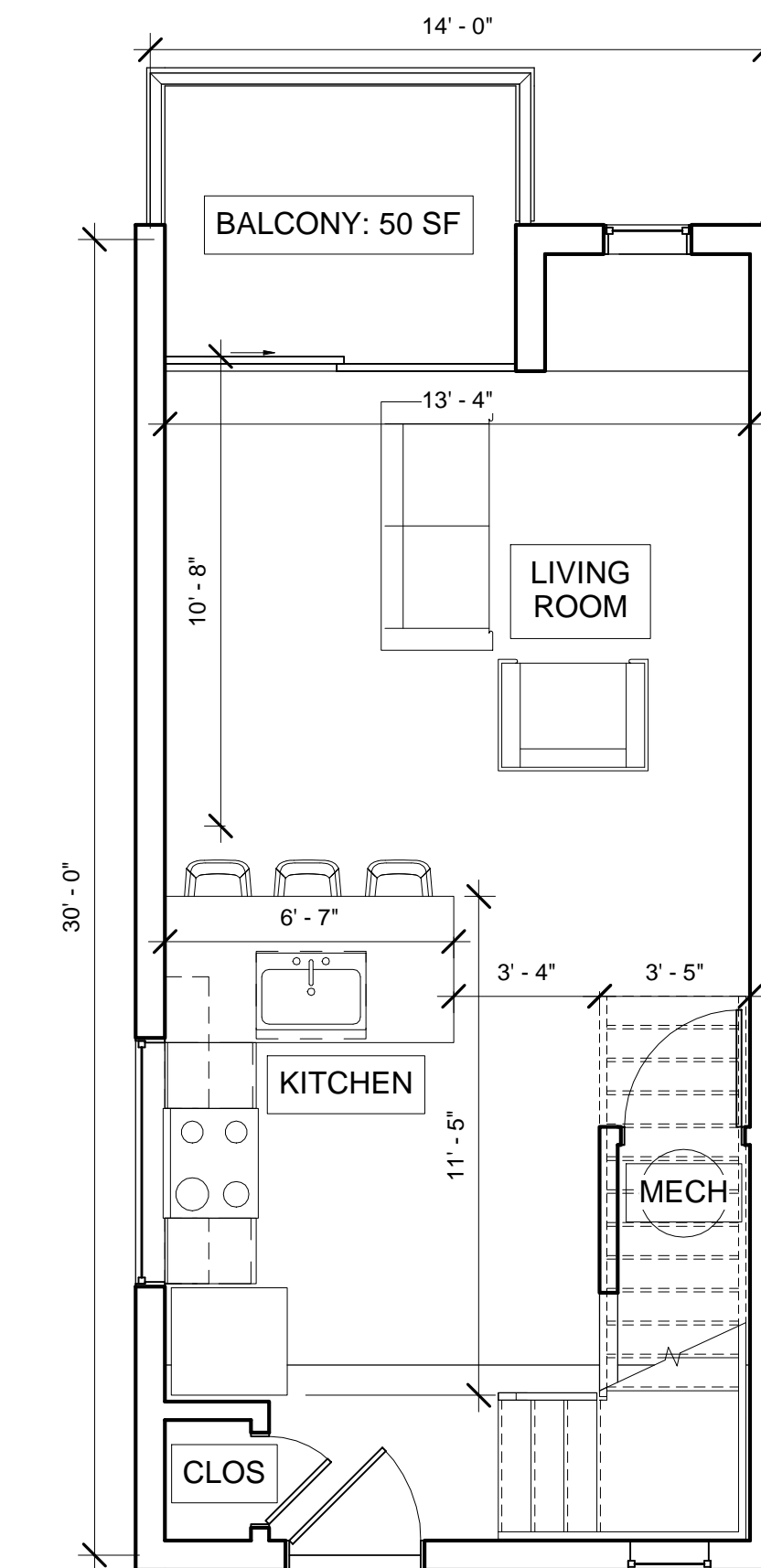
**01U** Townhouse Upper Level - 437 SF (22 Units)  
**A201**  
 1/4" = 1'-0" 0 4 8 12 FT



**03** 2 Bedroom Flat Level 1 - 877 SF (2 Units)  
**A201**  
 1/4" = 1'-0" 0 4 8 12 FT



**02** 1 Bedroom Flat Level 1 - 653 SF (4 Units)  
**A201**  
 1/4" = 1'-0" 0 4 8 12 FT



**01L** Townhouse Lower Level - 397 SF (22 Units)  
**A201**  
 1/4" = 1'-0" 0 4 8 12 FT

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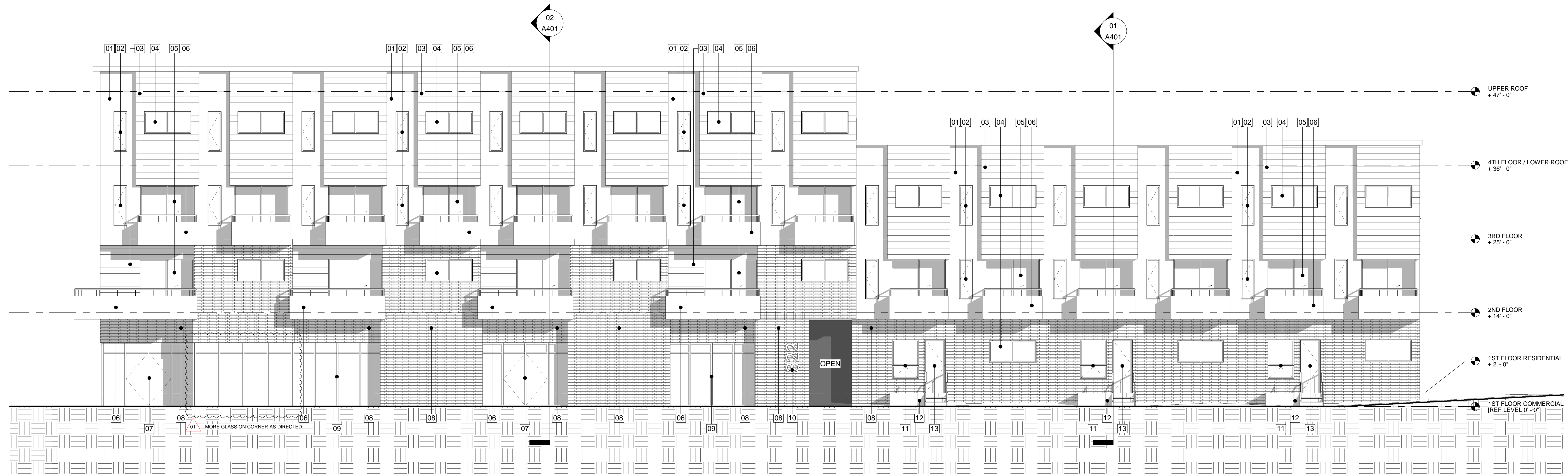
ENLARGED RESIDENTIAL UNIT  
 PLANS

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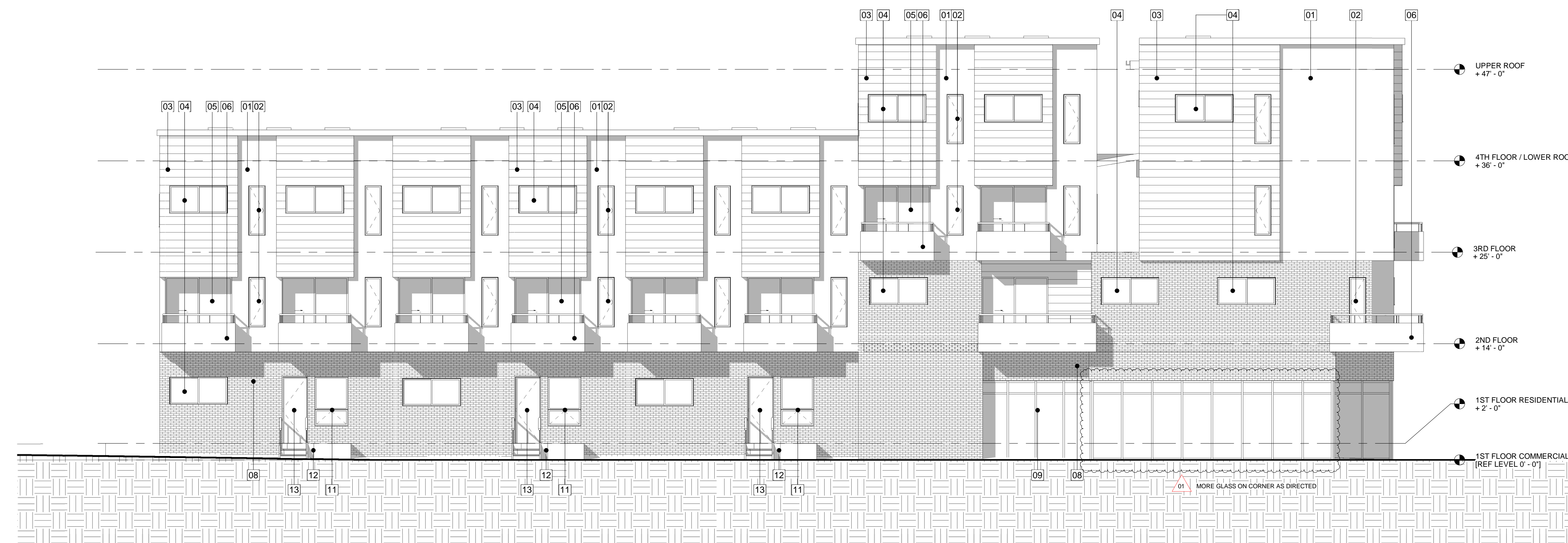
AUTHORIS DRWG

NLM

**A201**



**01** PROPOSED WEST ELEVATION  
A301  
1/8" = 1'-0"  
0 8 16 24 FT



**02** PROPOSED NORTH ELEVATION  
A301  
1/8" = 1'-0"  
0 8 16 24 FT

RESPONSE TO CITY OF RICHMOND SPECIAL USE PERMIT COMMENTS DATED 11/16/17  
**SPECIAL USE PERMIT REVISION**  
11/21/17

**Elevation Key Notes**

- 01 EXTERIOR INSULATED FINISH SYSTEM, SMOOTH FINISH, COLOR TBD
- 02 COMPOSITE FRAMED CASEMENT WINDOW
- 03 WOOD OR COMPOSITE CLADDING
- 04 COMPOSITE FRAMED SLIDING WINDOW
- 05 EXTERIOR 8'-0" X 8'-0" PRE-FINISHED ALUMINUM CLAD WOOD SLIDING DOOR
- 06 WOOD FRAMED BALCONY WITH POWDER COATED METAL RAILING, COLOR TBD
- 07 ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY, COLOR TBD
- 08 BRICK VENEER, COLOR TBD, RUNNING BOND
- 09 ALUMINUM STOREFRONT ASSEMBLY, COLOR TBD
- 10 PROPOSED SIGNAGE, SIZE AND MATERIAL TBD
- 11 COMPOSITE FRAMED FIXED WINDOW AND AWNING ASSEMBLY
- 12 CONCRETE STOOP AND UNIT STAIR
- 13 UNIT ENTRY DOOR
- 14 FIBER CEMENT HORIZONTAL LAP SIDING, COLOR TBD
- 15 COMPOSITE FRAMED AWNING WINDOW
- 16 UNIT ENTRY DOOR WITH TRANSOM ABOVE
- 17 COMPOSITE FRAMED FIXED WINDOW
- 18 EXTERIOR COVERED STAIR AND WALKWAY. FINAL STRUCTURAL DESIGN INCLUDING MATERIAL TBD

**ARCHITECT**  
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105 E Broad  
Richmond, Virginia  
804 343

**CIVIL ENGINEER:**  
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**STRUCTURAL**  
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**MECHANICAL/PLUMBING/  
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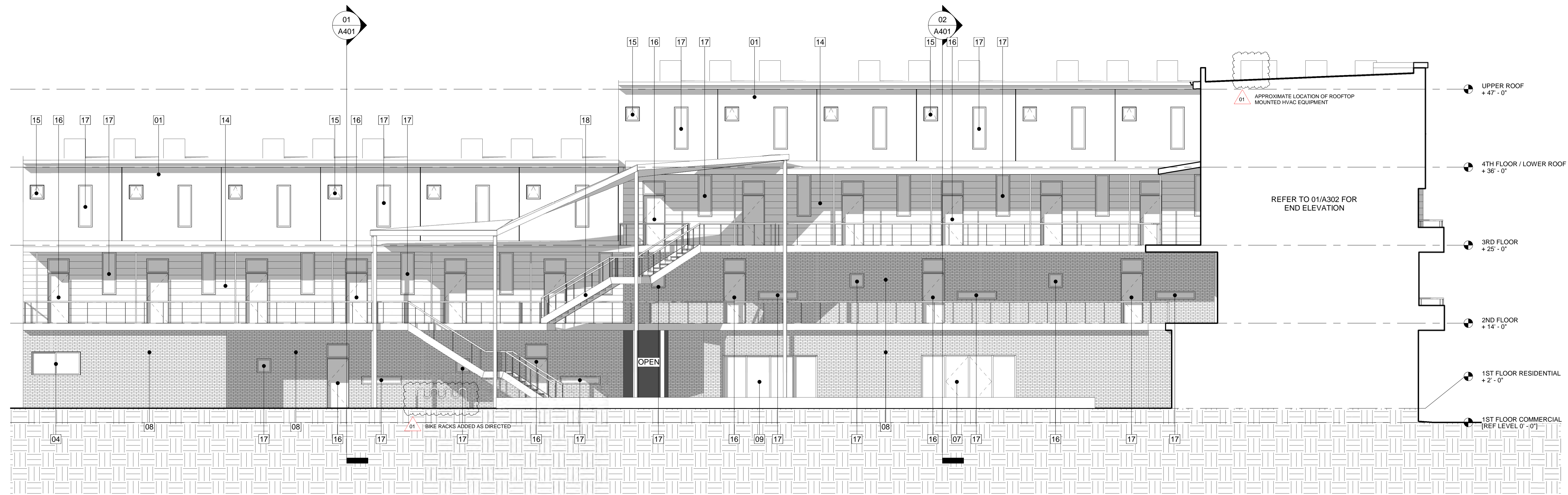
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BUILDING ELEVATIONS

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**A301**

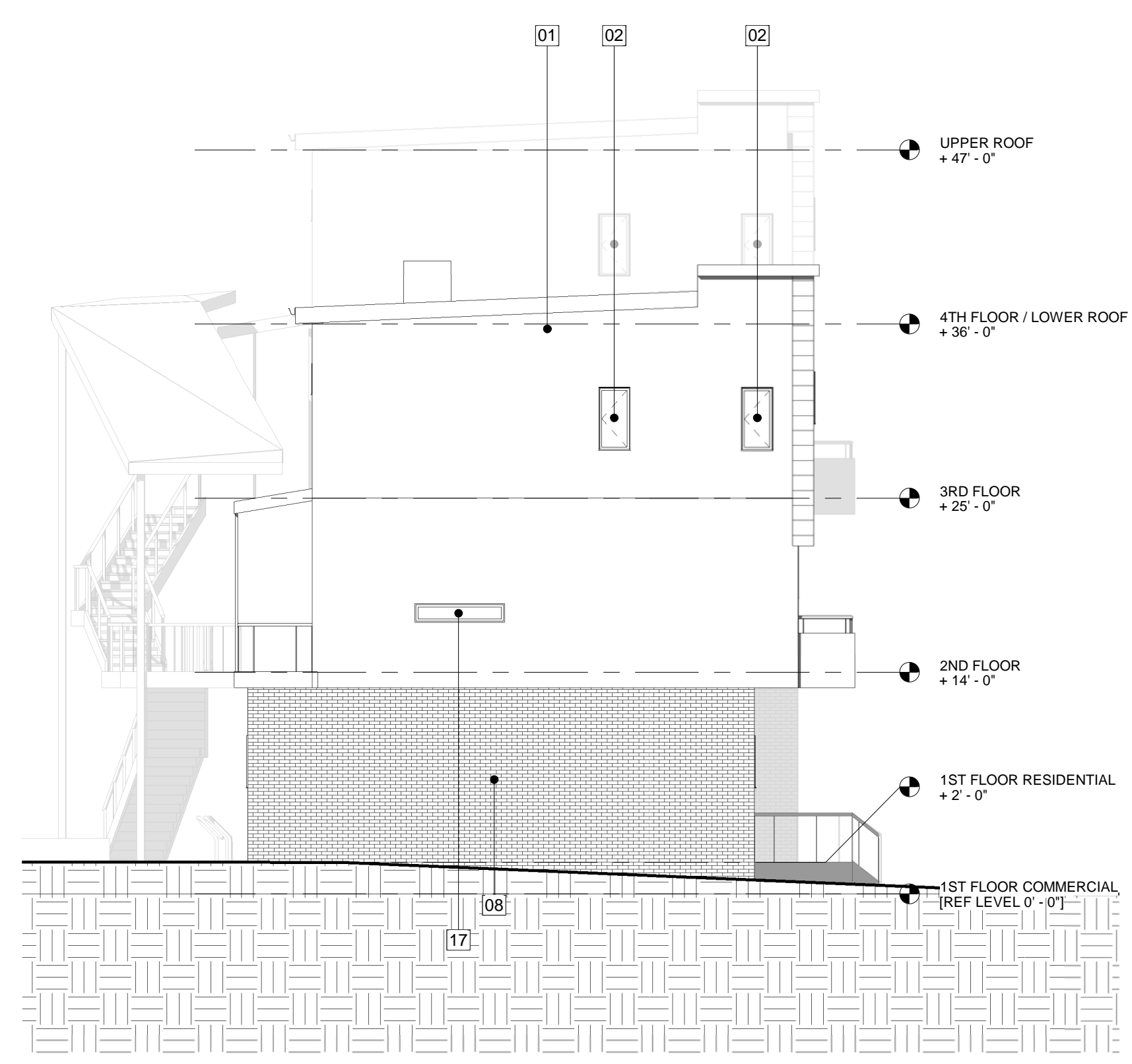




**02** PROPOSED EAST ELEVATION  
**A302**  
 1/8" = 1'-0" 0 8 16 24 FT

**Elevation Key Notes**

- 01 EXTERIOR INSULATED FINISH SYSTEM, SMOOTH FINISH, COLOR TBD
- 02 COMPOSITE FRAMED CASEMENT WINDOW
- 03 WOOD OR COMPOSITE CLADDING NOTE REVISED
- 04 COMPOSITE FRAMED SLIDING WINDOW
- 05 EXTERIOR 6'-0" X 8'-0" PRE-FINISHED ALUMINUM CLAD WOOD SLIDING DOOR
- 06 WOOD FRAMED BALCONY WITH POWDER COATED METAL RAILING, COLOR TBD
- 07 ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY, COLOR TBD
- 08 BRICK VENEER, COLOR TBD, RUNNING BOND
- 09 ALUMINUM STOREFRONT ASSEMBLY, COLOR TBD
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- 15 COMPOSITE FRAMED AWNING WINDOW
- 16 UNIT ENTRY DOOR WITH TRANSOM ABOVE
- 17 COMPOSITE FRAMED FIXED WINDOW
- 18 EXTERIOR COVERED STAIR AND WALKWAY, FINAL STRUCTURAL DESIGN INCLUDING MATERIAL TBD NOTE ADDED



**01** PROPOSED EAST END ELEVATION  
**A302**  
 1/8" = 1'-0" 0 8 16 24 FT

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**STRUCTURAL**  
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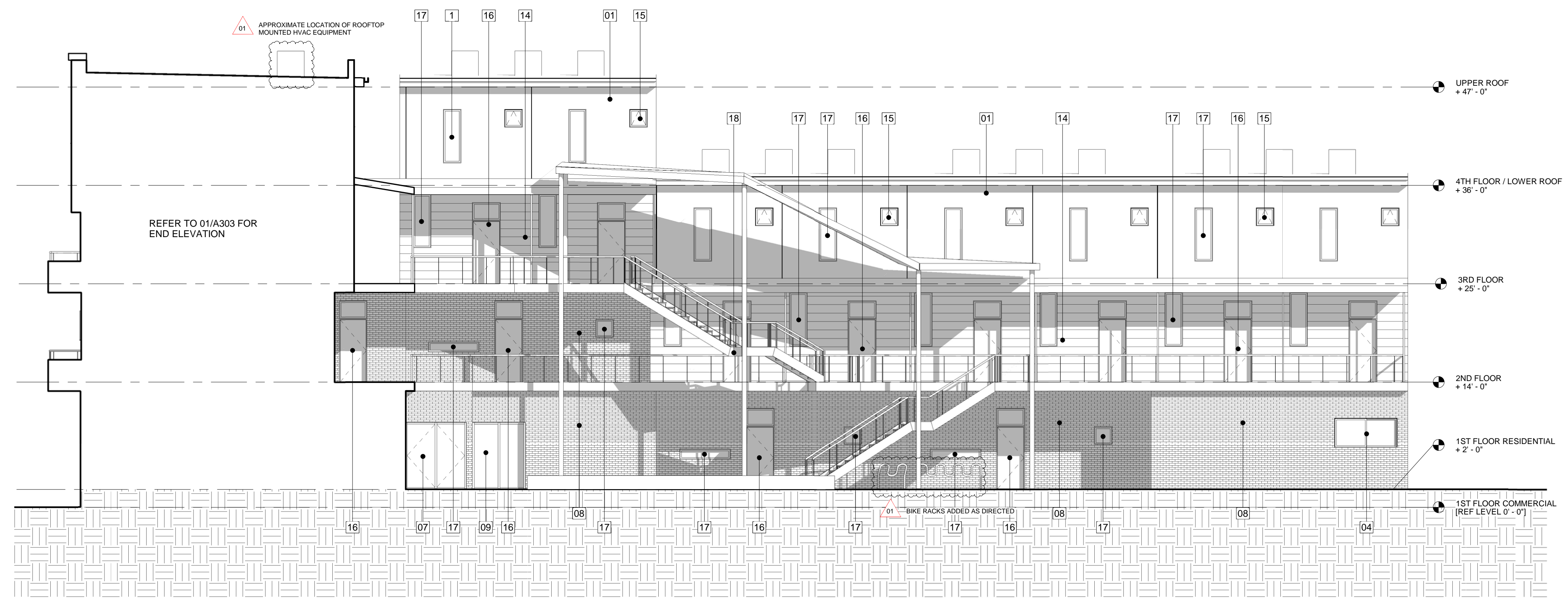
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**MIXED USE RESIDENTIAL DEVELOPMENT**  
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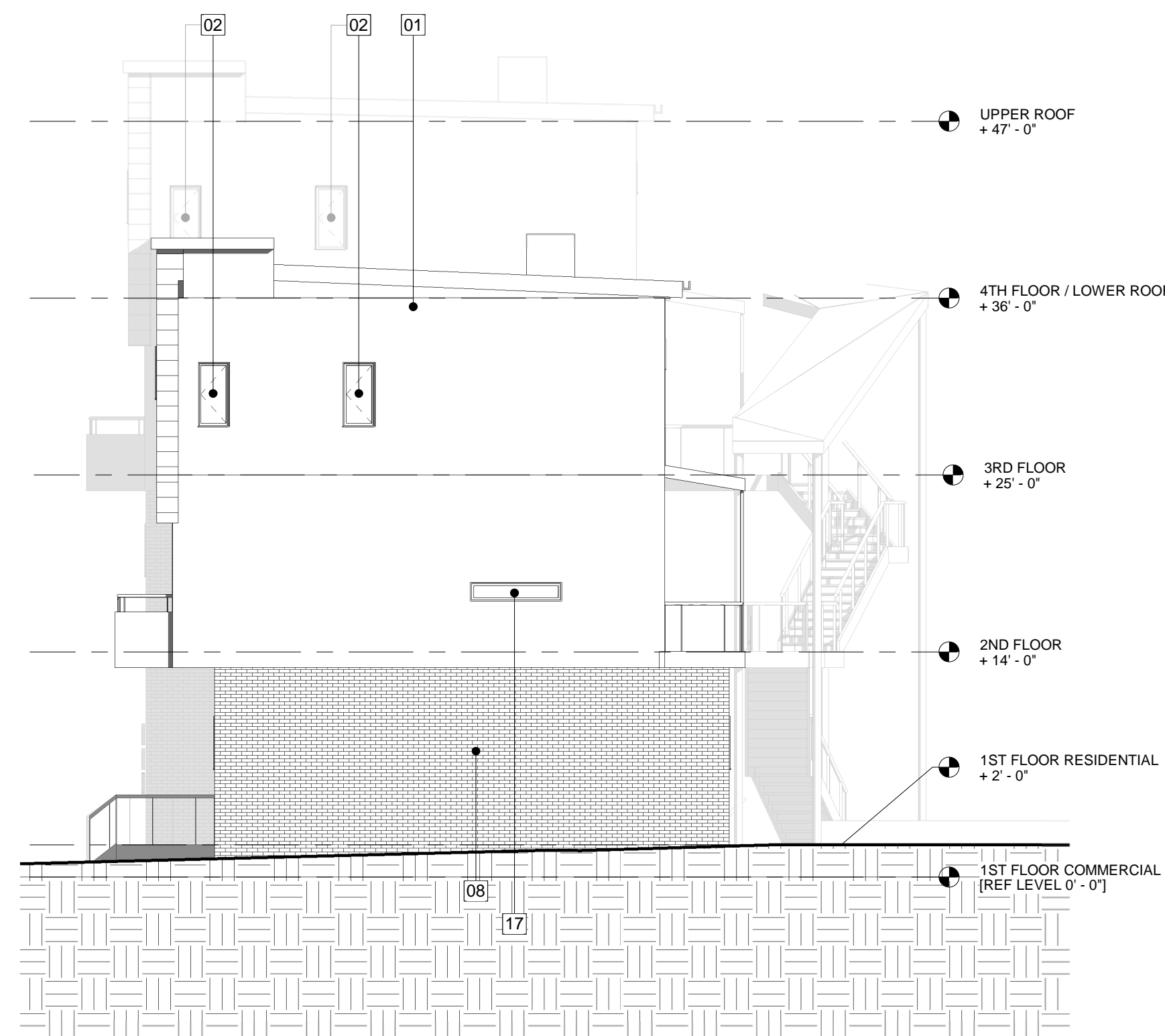
**BUILDING ELEVATIONS**

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**A302**



**02** PROPOSED SOUTH ELEVATION  
**A303**  
 1/8" = 1'-0" 0 8 16 24 FT



**01** PROPOSED SOUTH END ELEVATION  
**A303**  
 1/8" = 1'-0" 0 8 16 24 FT

**Elevation Key Notes**

- 01 EXTERIOR INSULATED FINISH SYSTEM, SMOOTH FINISH, COLOR TBD
- 02 COMPOSITE FRAMED CASEMENT WINDOW
- 03 WOOD OR COMPOSITE CLADDING NOTE REVISED
- 04 COMPOSITE FRAMED SLIDING WINDOW
- 05 EXTERIOR 8'-0" X 8'-0" PRE-FINISHED ALUMINUM CLAD WOOD SLIDING DOOR
- 06 WOOD FRAMED BALCONY WITH POWDER COATED METAL RAILING, COLOR TBD
- 07 ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY, COLOR TBD
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- 15 COMPOSITE FRAMED AWNING WINDOW
- 16 UNIT ENTRY DOOR WITH TRANSOM ABOVE
- 17 COMPOSITE FRAMED FIXED WINDOW
- 18 EXTERIOR COVERED STAIR AND WALKWAY. FINAL STRUCTURAL DESIGN INCLUDING MATERIAL TBD NOTE ADDED

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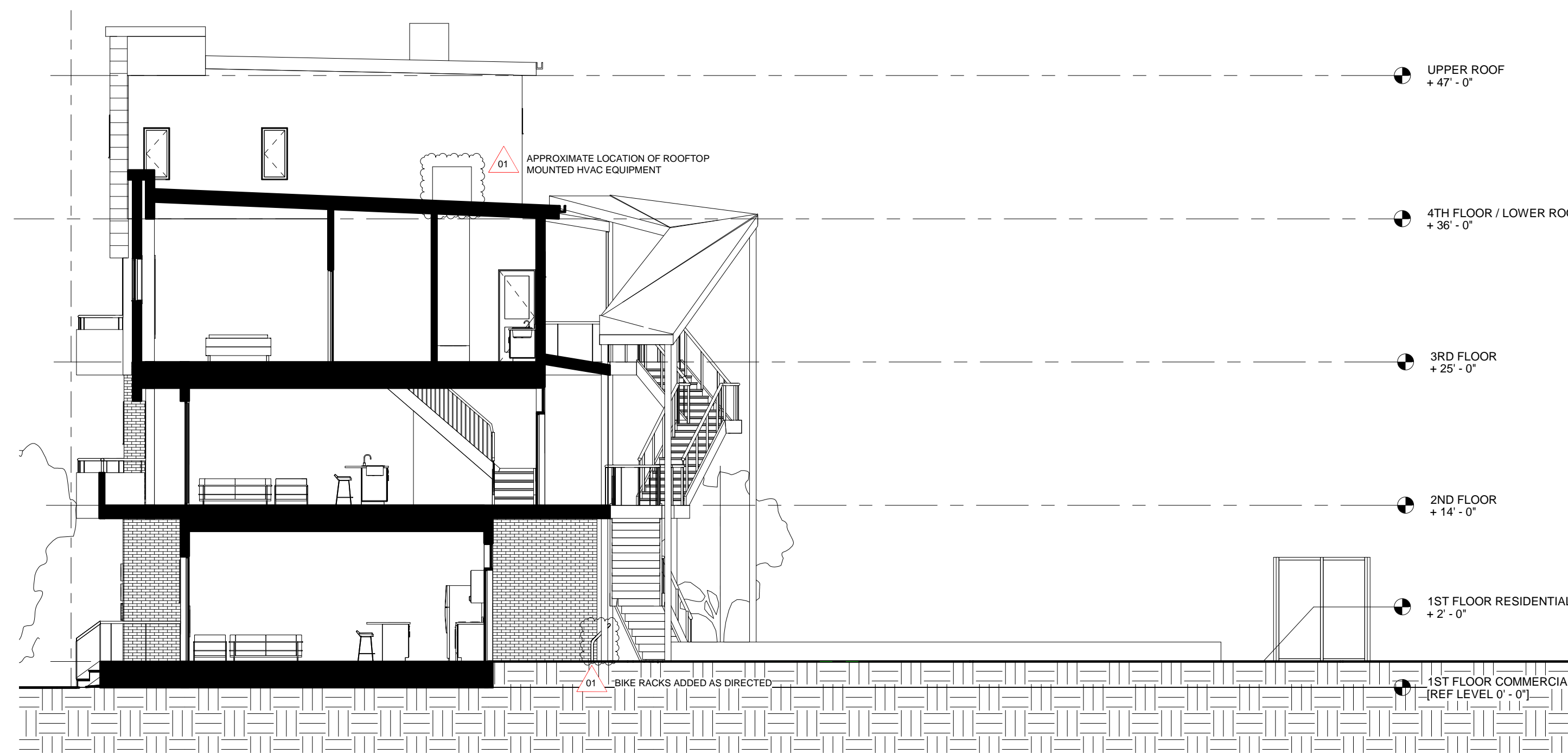
**BUILDING ELEVATIONS**

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**A303**



**02** Section 1  
**A401**  
 1/8" = 1'-0" 0 8 16 24 FT



**01** Section 2  
**A401**  
 1/8" = 1'-0" 0 8 16 24 FT

RESPONSE TO CITY OF RICHMOND SPECIAL  
 USE PERMIT COMMENTS DATED 11/16/17  
**SPECIAL USE PERMIT  
 REVISION  
 11/21/17**

**ARCHITECT**  
**ADO / Architecture Design Office**  
 105 E Broad  
 Richmond, Virginia  
 804 343

**CIVIL ENGINEER:**  
 //name//  
 //address//state//zip code  
 //././././

**STRUCTURAL**  
 //name//  
 //address//state//zip code  
 //././././

**MECHANICAL/PLUMBING/  
 ELECTRICAL ENGINEER**  
 //name//  
 //address//state//zip code  
 //././././

**MIXED USE  
 RESIDENTIAL  
 DEVELOPMENT**  
 314-322 W. 12TH STREET &  
 1208-1212 MCDONOUGH STREET  
 MANCHESTER, RICHMOND, VA  
 23224

**BUILDING SECTIONS**

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**A401**