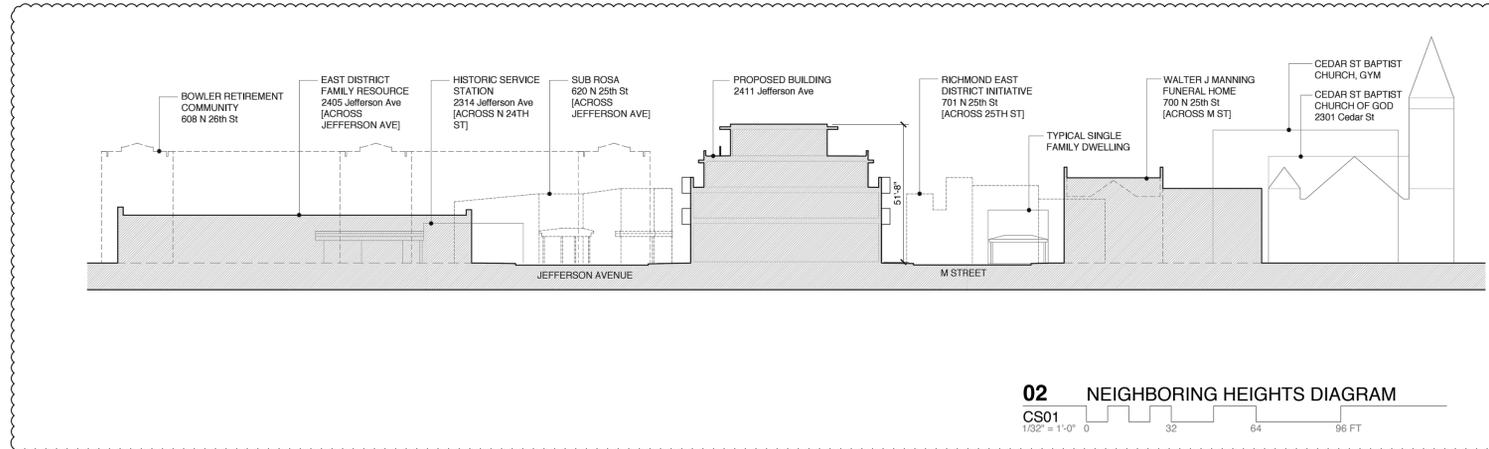




01 PROPOSED AERIAL

CS01
NOT TO SCALE



BUILDING AREA ANALYSIS

	AREA (SF)	UOS (SF)
1ST LEVEL	13,862	331
2ND LEVEL	13,855	809
3RD LEVEL	12,983	1610
ROOF LEVEL	3,385	2,485
TOTAL	44,085	5,235

[SF = INSIDE FACE OF EXTERIOR WALLS]

PROGRAM AREAS

UNIT #	UNIT CONFIG	AREA (SF)	UOS (SF)
1ST LEVEL			
COMMERCIAL 1	2,642	331	
COMMERCIAL 2	3,270		
COMMERCIAL 3	1,723		
COMMERCIAL 4	2,096		
TOTAL	9,731	331	
2ND LEVEL			
01 201	1 BR/1 BA	603	97
02 202	1 BR/1 BA	634	60
03 203	2 BR/ 2 BA	1,101	0
04 204	1 BR/ 1 BA	660	60
05 205	1 BR/ 1 BA	701	60
06 206	1 BR/ 1 BA	701	60
07 207	1 BR/ 1 BA	637	52
08 208	2 BR/ 2 BA	908	60
09 209	1 BR/ 1 BA	691	60
10 210	1 BR/ 1 BA	691	60
11 211	1 BR/ 1 BA	709	60
12 212	2 BR/ 2 BA	945	60
13 213	1 BR/ 1 BA	701	60
14 214	1 BR/ 1 BA	701	60
	FITNESS [ACCESSORY]	752	
3RD LEVEL			
15 301	1 BR/ 1 BA	603	98
16 302	3 BR/ 3 BA	1,649	60
17 303	1 BR/ 1 BA	682	116
18 304	1 BR/ 1 BA	681	145
19 305	1 BR/ 1 BA	681	145
20 306	1 BR/ 1 BA	630	97
21 307	2 BR/ 2 BA	933	60
22 308	1 BR/ 1 BA	651	145
23 309	1 BR/ 1 BA	671	145
24 310	1 BR/ 1 BA	662	145
25 311	1 BR/ 1 BA	729	162
26 312	1 BR/ 1 BA	681	145
27 313	1 BR/ 1 BA	681	147
	TENANT LOUNGE [ACCESSORY]	599	
4TH/ ROOF LEVEL			
	ASSEMBLY	3,385	2,485
SUMMARY OF AREAS			
	COMMERCIAL TOTAL (SQ FT)	9,731	331
	ASSEMBLY TOTAL (SQ FT)	3,385	2,485
	TOTAL 27 RESIDENTIAL UNITS (SQ FT)	20,317	2,419
	[1] 3 BR/3 BA UNITS		
	[4] 2 BR/2 BA UNITS		
	[22] 1 BR/1 BA UNITS		
	AVERAGE UNIT AREA (SQ FT)	753	
	BUILDING TOTAL LEASEABLE (SQ FT)	33,433	5,235

NOTES:

⊗ SYMBOL INDICATES TYPE A DWELLING UNIT
UOS = USABLE OPEN SPACE

03 NEIGHBORING HEIGHT DIAGRAM
17/05.09

PROJECT DESCRIPTION

NEW MIXED-USE OFFICE, RETAIL/COMMERCIAL AND RESIDENTIAL BUILDING

CODE INFORMATION

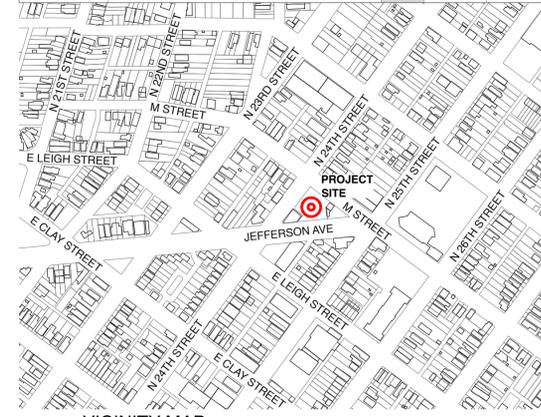
APPLICABLE CODES:	VIRGINIA UNIFORM STATEWIDE BUILDING CODE (BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2012)
CONSTRUCTION TYPE:	IIA
USE GROUP:	NON-SEPARATED MIXED USE (A, B, OR M AND R-2)
BUILDING AREA:	ALLOWED: TBD PROPOSED:
BUILDING HEIGHT:	ALLOWED: TBD PROPOSED: 4 STORIES / 51'-8"
FIRE SUPPRESSION:	FULLY SPRINKLERED PER NFPA 13 (SECTION 903.3.1.1)

ZONING INFORMATION

ZONING DISTRICT:	UB - PE4 URBAN BUSINESS PARKING EXEMPTION 4 DISTRICT
SETBACKS:	NONE REQUIRED
COVERAGE:	95% LOT COVERAGE TOTAL 5,235 SF UPDATED SF 17/05.09
USABLE OPEN SPACE:	03
HEIGHT:	MAX ALLOWED: 28'-0" PROPOSED: 4 STORIES / 51'-8"
HISTORIC DISTRICT:	UNION HILL
ECONOMIC ZONES:	ENTERPRISE ZONE III
RICHMOND CITY ARCHITECTURAL REVIEW:	APPLICATION NO. 16-114 APPROVED FEBRUARY 26, 2017
PARKING SPACES:	REQUIRED (RESIDENTIAL): 7 PROVIDED: 6 + 15 STREET PARKING

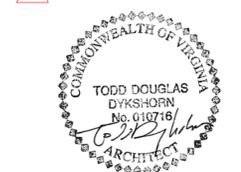
DRAWING INDEX

		SPECIAL USE PERMIT 06/24/2016
ARCHITECTURAL		
CS01	COVER SHEET / PROJECT INFORMATION	X
A100	ARCHITECTURAL SITE PLAN	X
A101	1ST/GROUND LEVEL FLOOR PLAN	X
A102	2ND LEVEL FLOOR PLAN	X
A103	3RD LEVEL FLOOR PLAN	X
A104	4TH/ROOF LEVEL FLOOR PLAN	X
A201	ENLARGED RESIDENTIAL UNIT PLANS	X
A202	ENLARGED RESIDENTIAL UNIT PLANS	X
A203	ENLARGED RESIDENTIAL UNIT PLANS	X
A204	ENLARGED RESIDENTIAL UNIT PLANS	X
A205	ENLARGED RESIDENTIAL UNIT PLANS	X
A301	BUILDING ELEVATIONS	X
A302	BUILDING ELEVATIONS	X



SPECIAL USE PERMIT 06/24/2016

REVISIONS TO PROJECT PER COMMISSION OF ARCHITECTURAL REVIEW COMMENTS AND CONDITIONS 17/05.09



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Richmond, Virginia 23219
804 343 1212

DEVELOPER:
2411 M ST LLC
Danil Kleyman
Matt Jarreau

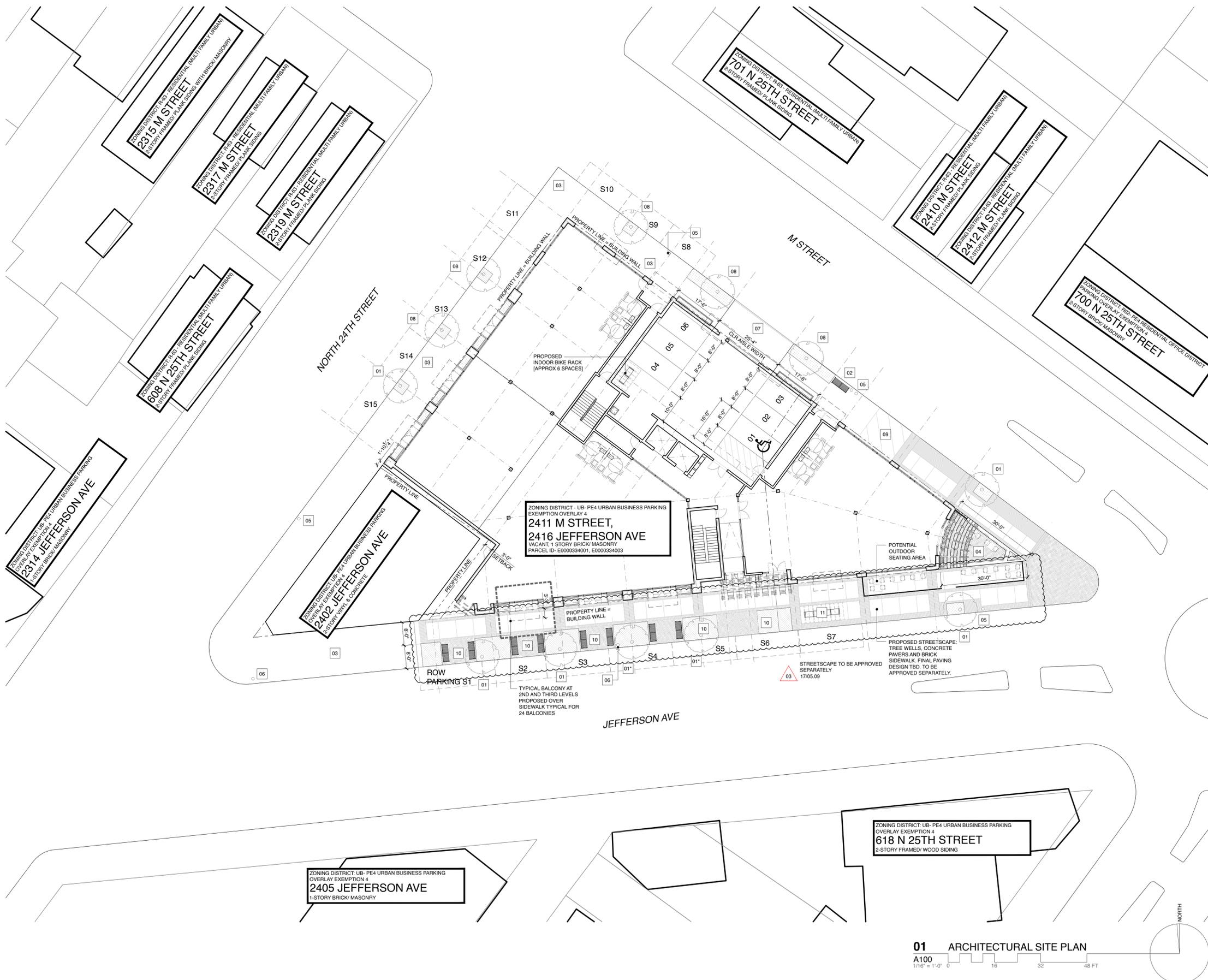
2411 M ST
[JEFFERSON AVE/M ST/24TH ST]
RICHMOND, VA
23223

ARCHITECTURAL SITE PLAN & PROJECT INFORMATION

PROJ NUMBER
YY####

AUTHOR(S)
SOCIAL

CS01



BUILDING AREA ANALYSIS

	AREA (SF)	UOS (SF)
1ST LEVEL	13,862	331
2ND LEVEL	13,855	809
3RD LEVEL	12,983	1610
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(SF = INSIDE FACE OF EXTERIOR WALLS)

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05	205	1 BR/1 BA	701	60
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FITNESS [ACCESSORY]			752	

3RD LEVEL

15	301	1 BR/1 BA	603	98
16	302	3 BR/3 BA	1,649	60
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26	312	1 BR/1 BA	681	145
27	313	1 BR/1 BA	681	147
TENANT LOUNGE [ACCESSORY]			599	

4TH/ROOF LEVEL

ASSEMBLY	3,385	2,485
----------	-------	-------

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COMMERCIAL TOTAL (SQ FT)	9,731	331
ASSEMBLY TOTAL (SQ FT)	3,385	2,485
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[1] 3 BR/3 BA UNITS
 [4] 2 BR/2 BA UNITS
 [22] 1 BR/1 BA UNITS

AVERAGE UNIT AREA (SQ FT)	753
BUILDING TOTAL LEASEABLE (SQ FT)	33,433
	5,235

NOTES:

SYMBOL INDICATES TYPE A DWELLING UNIT
 UOS = USABLE OPEN SPACE

- KEY NOTES**
- 01 EXISTING STREET TREES, WITH NEW TREE WELL *RELOCATED
 - 02 EXISTING BUS STOP
 - 03 EXISTING BRICK PAVED SIDEWALK
 - 04 PROPOSED PAVED ENTRY
 - 05 EXISTING ELECTRICAL POLE WITH STREET LIGHTING
 - 06 EXISTING ELECTRICAL POLE
 - 07 PROPOSED CURB CUT ENTRY TO GARAGE
 - 08 PROPOSED NEW TREES & TREE WELL
 - 09 EXISTING CURB CUT & SIDEWALK TO BE REMOVED & REPLACED WITH NEW SIDEWALK TO MATCH EXISTING
 - 10 PROPOSED NEW STREETScape WITH LANDSCAPED TREE WELLS AND BENCHES
 - 11 PROPOSED NEW BIKE RACK [APPROX 10 SPACES]
- *SITE WORK SCHEMATIC ONLY
 NOT PARKLETS
 17/05/09

SPECIAL USE PERMIT
06/24/2016

REVISIONS TO PROJECT PER COMMISSION OF ARCHITECTURAL REVIEW COMMENTS AND CONDITIONS
 17/05/09



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 Matt Jarreau

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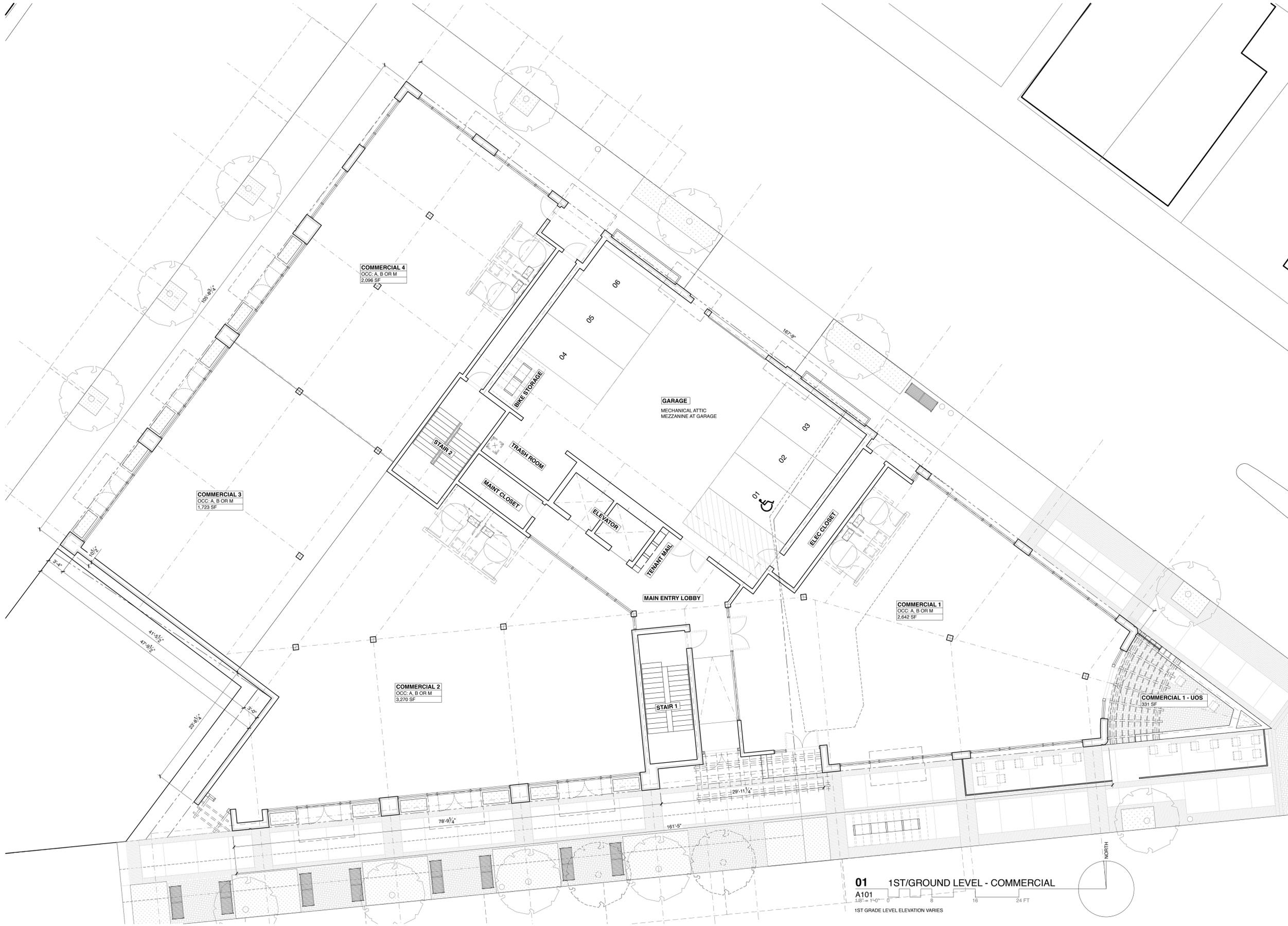
ARCHITECTURAL SITE PLAN

PROJ NUMBER
 YY####

AUTHOR(S)
 SOCIAL

A100
ARCHITECTURAL SITE PLAN
 1/16" = 1'-0"

A100



SPECIAL USE PERMIT
06/24/2016

REVISIONS TO PROJECT PER
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23223

FLOOR PLANS

PROJ NUMBER

YY.###

AUTHOR(S)

SOCIAL

A101

01 1ST/GROUND LEVEL - COMMERCIAL

A101
1/8" = 1'-0"
0 8 16 24 FT
1ST GRADE LEVEL ELEVATION VARIES





SPECIAL USE PERMIT
06/24/2016

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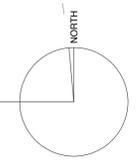
SOCIAL

A102

01 2ND LEVEL/RESIDENTIAL



2ND GRADE LEVEL ELEVATION +16'-10" ABV MEAN GRADE





**SPECIAL USE PERMIT
06/24/2016**

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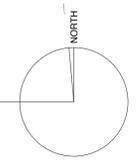
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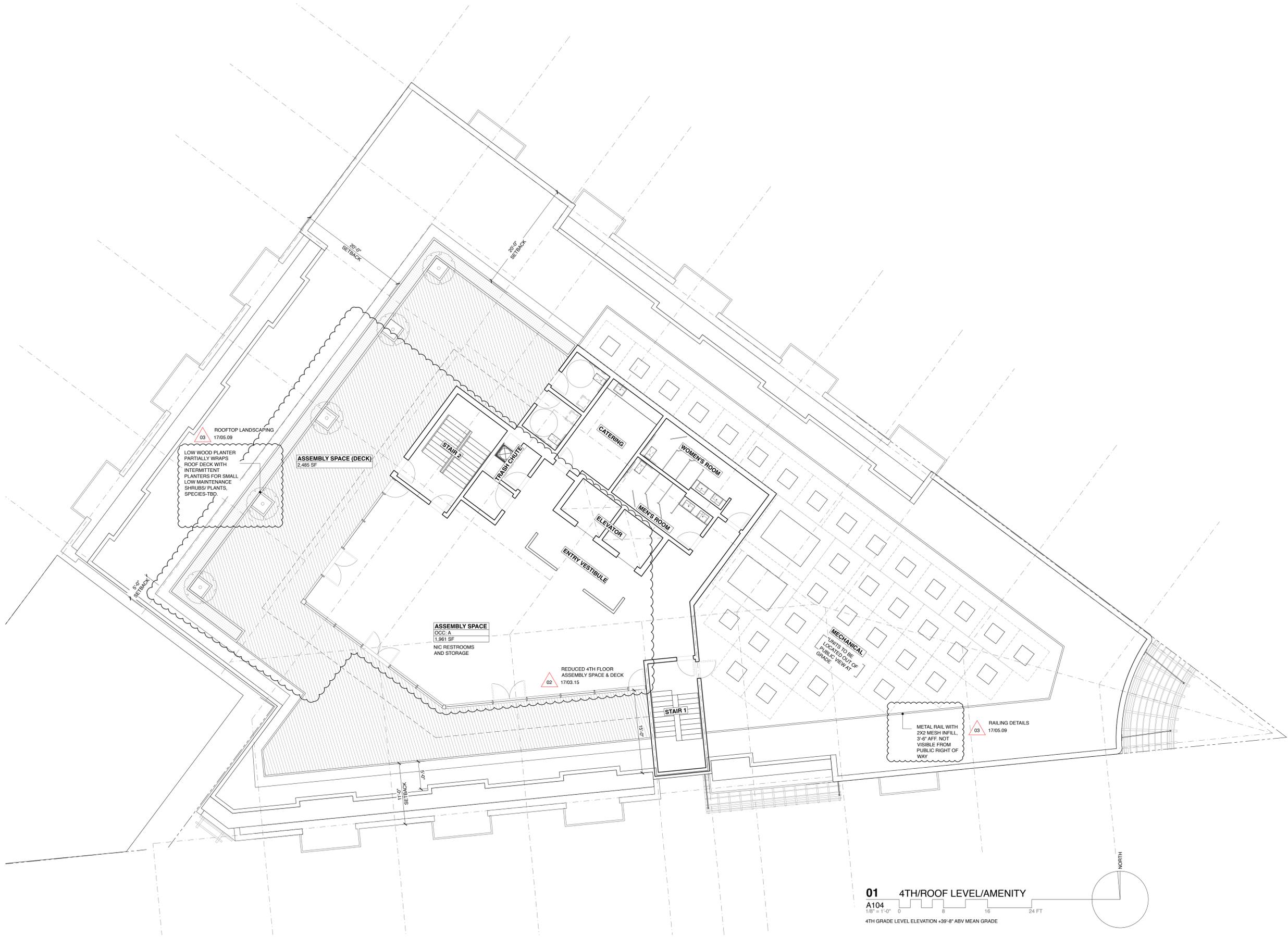
01 3RD LEVEL/RESIDENTIAL

A103
1/8" = 1'-0"
0 8 16 24 FT

3RD GRADE LEVEL ELEVATION +28'-6" ABV MEAN GRADE

UPDATED PLAN/ELEVATION - FULL HT
BRICK AT JEFFERSON/ M ST
17/03/15





SPECIAL USE PERMIT
06/24/2016

REVISIONS TO PROJECT PER
 COMMISSION OF ARCHITECTURAL
 REVIEW COMMENTS AND CONDITIONS
 03 17/05.09



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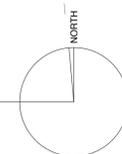
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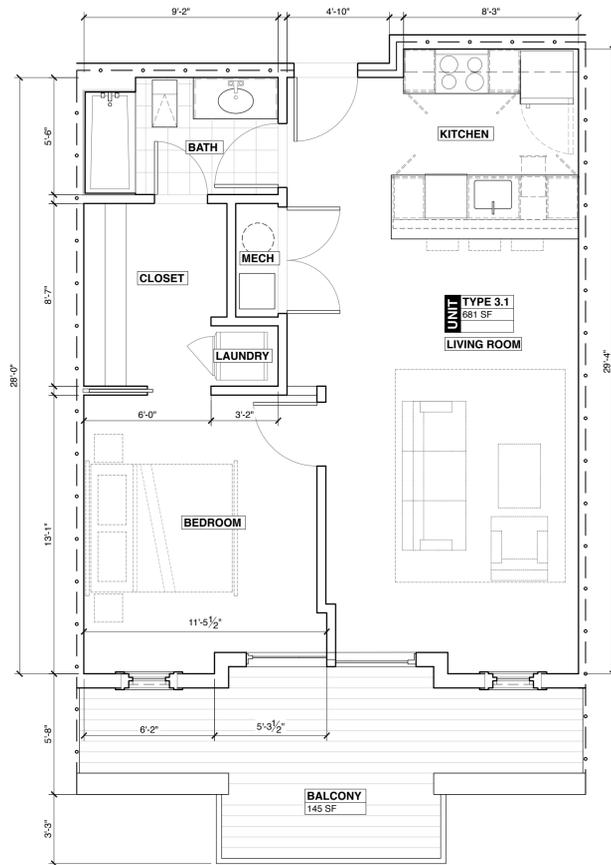
01 4TH/ROOF LEVEL/AMENITY

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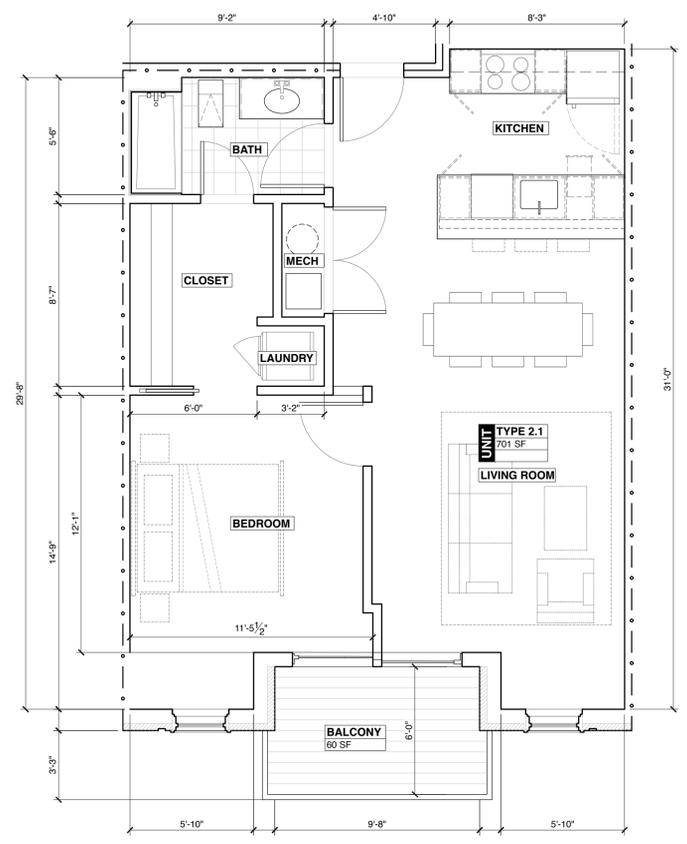
1/8" = 1'-0"

4TH GRADE LEVEL ELEVATION +39'-8" ABV MEAN GRADE

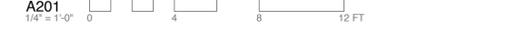




02 UNIT TYPE 3.1

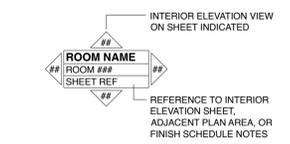


01 UNIT TYPE 2.1

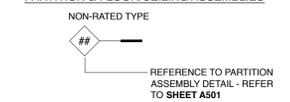


PLAN SHEET NOTES

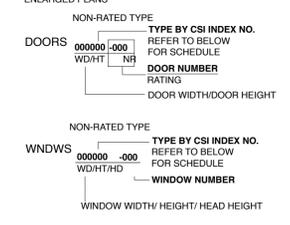
ROOM INFORMATION



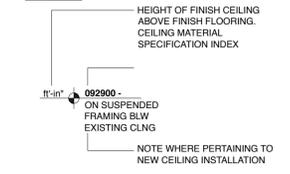
PARTITION & FLOOR/CEILING ASSEMBLIES



DOORS & WINDOWS:



CEILINGS:

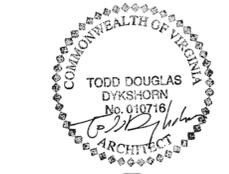


GENERAL NOTES

- 1/ ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.
- 2/ UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE ARE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
- 3/ UNLESS DIMENSIONED OTHERWISE, CLOSET DOORS (SINGLE AND DOUBLE TYPES) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
- 4/ DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLER'S REQUIREMENTS AND CLEARANCES.
- 5/ COORDINATE FRAMED CHASES AND FURRED WALLS WITH PLUMBING FIXTURES AND APPLIANCES ASSOCIATED WITH THEM. PARTICULARLY AT TUB/SHOWER ENCLOSURES. COORDINATE FRAMING WITH OWNER'S SELECTED ITEMS.
- 6/ PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETS LOCATIONS, REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.

SPECIAL USE PERMIT
06/24/2016

REVISIONS TO PROJECT PER COMMISSION OF ARCHITECTURAL REVIEW COMMENTS AND CONDITIONS 1705.09



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[JEFFERSON AVE/M ST/24TH ST]
RICHMOND, VA
23223

ENLARGED UNIT PLANS

PROJ NUMBER
YY,####

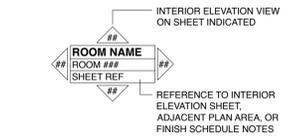
AUTHOR(S)

SOCIAL

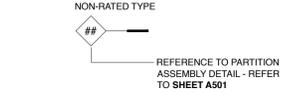
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PLAN SHEET NOTES

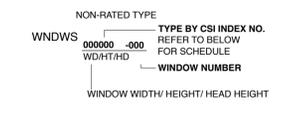
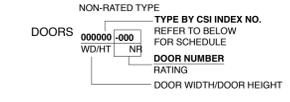
ROOM INFORMATION



PARTITION & FLOOR/CEILING ASSEMBLIES



DOORS & WINDOWS:
NEW DOORS ARE TAGGED IN EITHER OVERALL OR ENLARGED PLANS

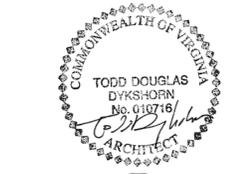


CEILING:



SPECIAL USE PERMIT
06/24/2016

REVISIONS TO PROJECT PER COMMISSION OF ARCHITECTURAL REVIEW COMMENTS AND CONDITIONS
17/05/09



GENERAL NOTES

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23223

ENLARGED UNIT PLANS

PROJ NUMBER

YY####

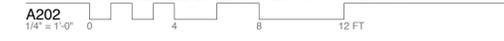
AUTHOR(S)

SOCIAL

A202



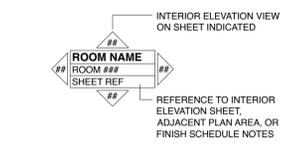
01 2ND LEVEL ENLARGED UNIT PLANS



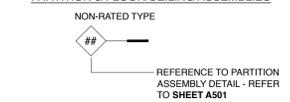


PLAN SHEET NOTES

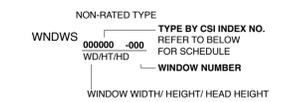
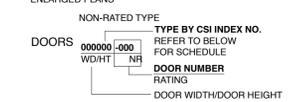
ROOM INFORMATION



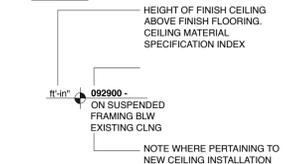
PARTITION & FLOOR/CEILING ASSEMBLIES



DOORS & WINDOWS:
NEW DOORS ARE TAGGED IN EITHER OVERALL OR ENLARGED PLANS



CEILING:



GENERAL NOTES

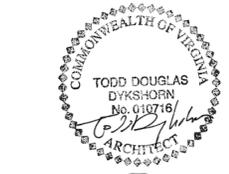
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SPECIAL USE PERMIT
06/24/2016

REVISIONS TO PROJECT PER COMMISSION OF ARCHITECTURAL REVIEW COMMENTS AND CONDITIONS 17/05/09



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01 3RD LEVEL ENLARGED UNIT PLANS

A203
1/4" = 1'-0"



UPDATED PLAN/ELEVATION - FULL HT BRICK AT JEFFERSON/M ST 17/03/15

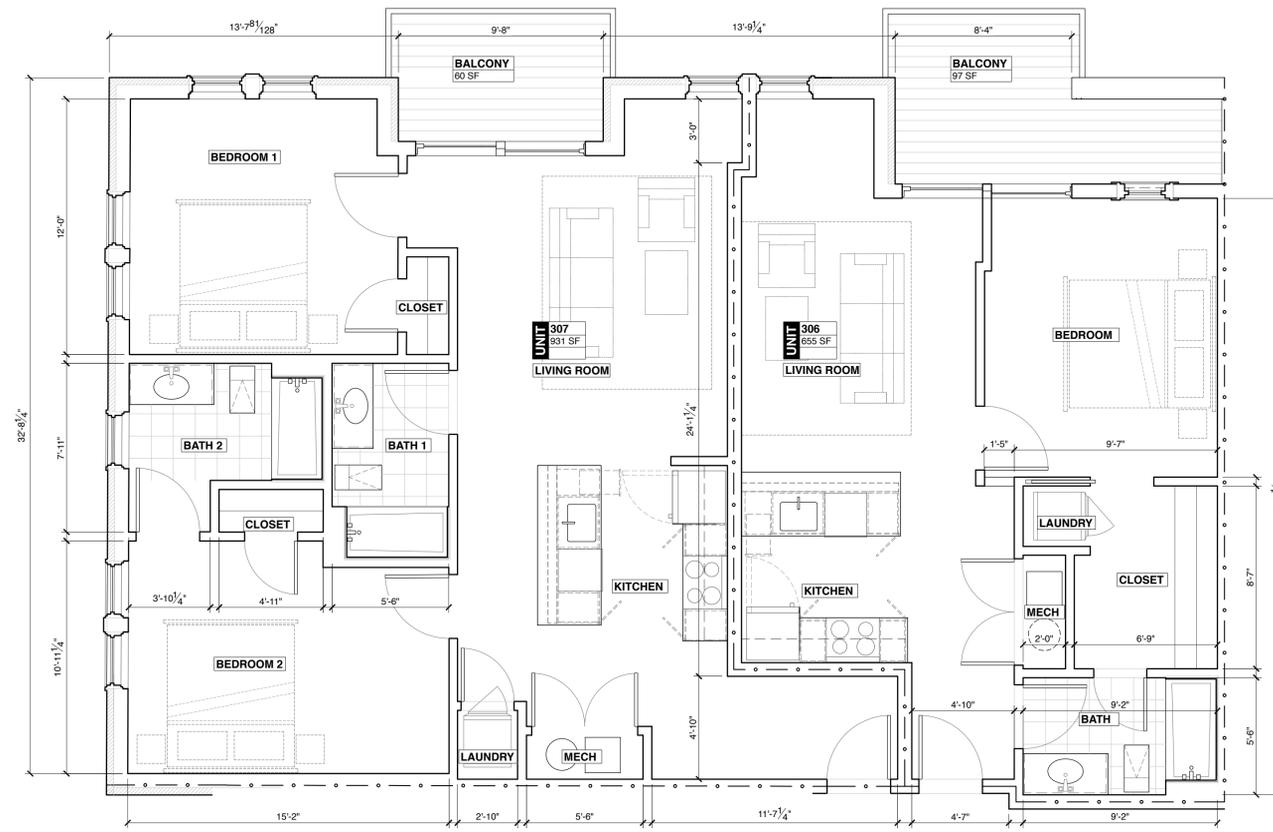


ENLARGED UNIT PLANS

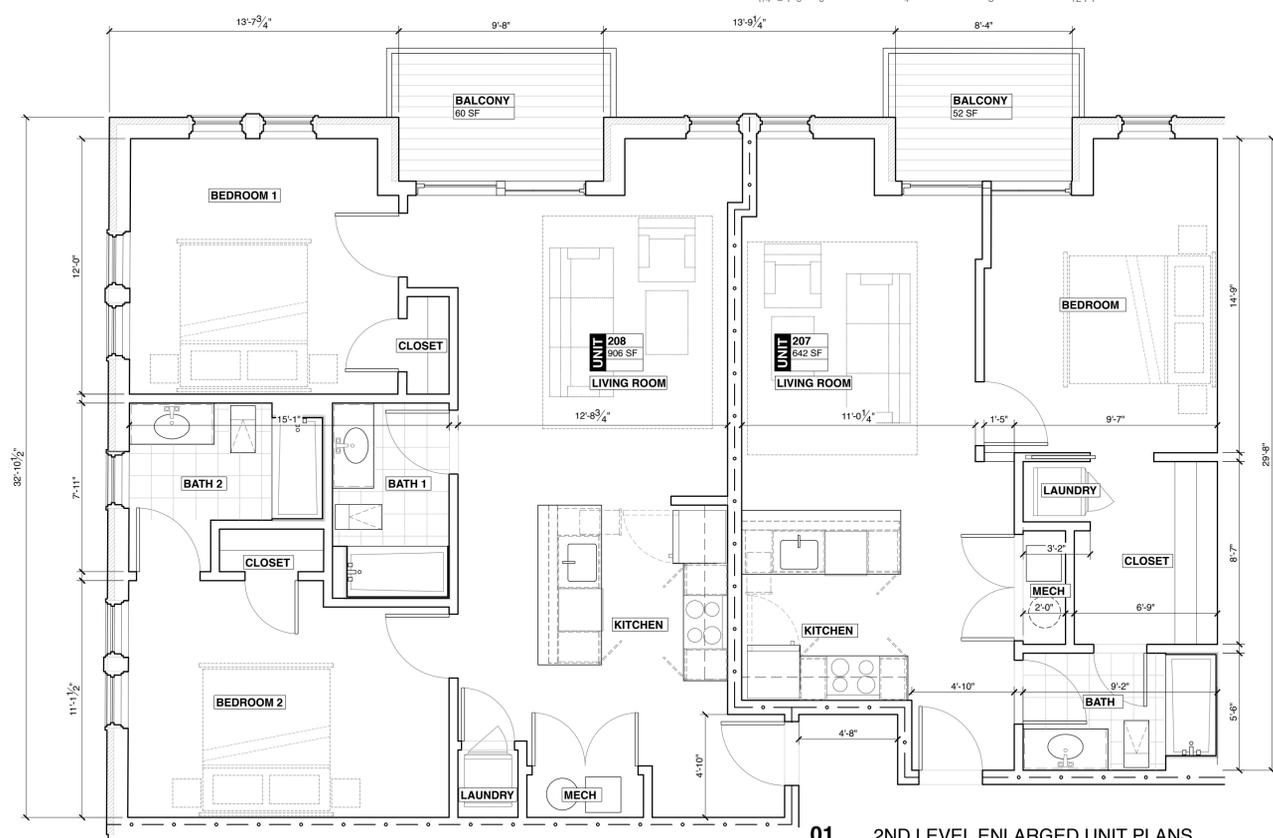
PROJ NUMBER
YY####

AUTHOR(S)
SOCIAL

A203



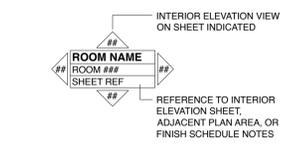
02 3RD LEVEL ENLARGED UNIT PLANS
A204
1/4" = 1'-0" 0 4 8 12 FT



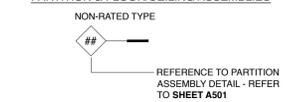
01 2ND LEVEL ENLARGED UNIT PLANS
A204
1/4" = 1'-0" 0 4 8 12 FT

PLAN SHEET NOTES

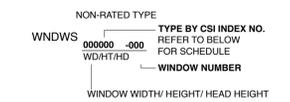
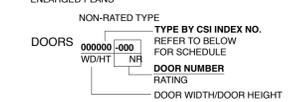
ROOM INFORMATION



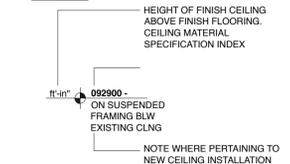
PARTITION & FLOOR/CEILING ASSEMBLIES



DOORS & WINDOWS:
NEW DOORS ARE TAGGED IN EITHER OVERALL OR ENLARGED PLANS

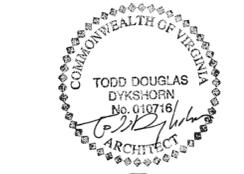


CEILING:



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GENERAL NOTES

1/ ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.

DIMENSIONS:

- 1/ DIMENSIONS PROVIDED WITHIN INTERIOR SPACES ARE TO FACE OF FINISH WALL UNON AND DESCRIBE CLEAR OPENINGS AT CORRIDORS. COORDINATE FRAMING WITH FINISH WALL SHEATHING THICKNESS INCLUDING, WHERE SPECIFIED, RC CHANNEL AND OTHER WALL ASSEMBLY COMPONENTS.
- 2/ UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE ARE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
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ENLARGED UNIT PLANS

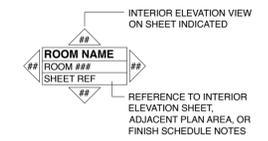
PROJ NUMBER
YY####

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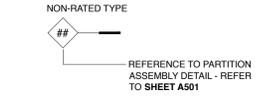
A204

PLAN SHEET NOTES

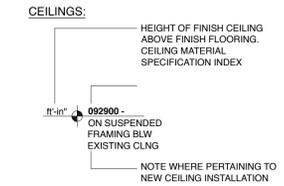
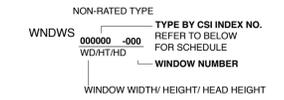
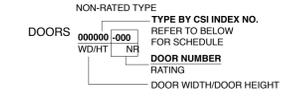
ROOM INFORMATION



PARTITION & FLOOR/CEILING ASSEMBLIES



DOORS & WINDOWS:
NEW DOORS ARE TAGGED IN EITHER OVERALL OR ENLARGED PLANS



GENERAL NOTES

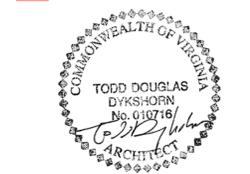
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ENLARGED UNIT PLANS

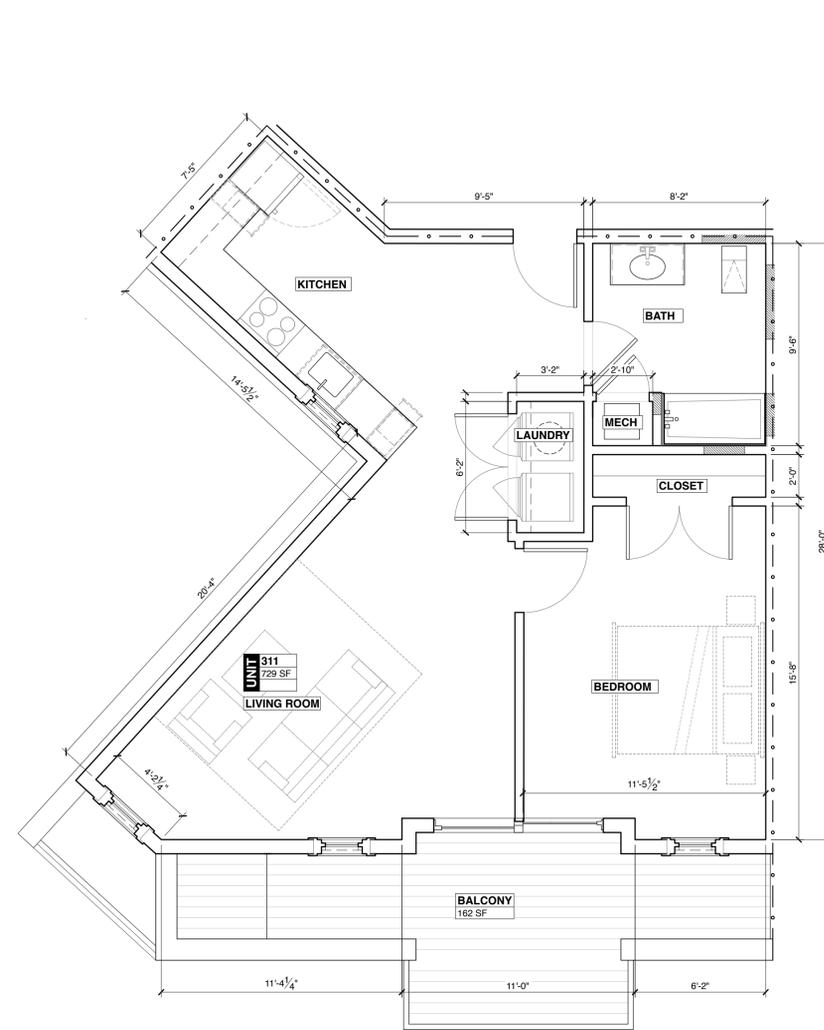
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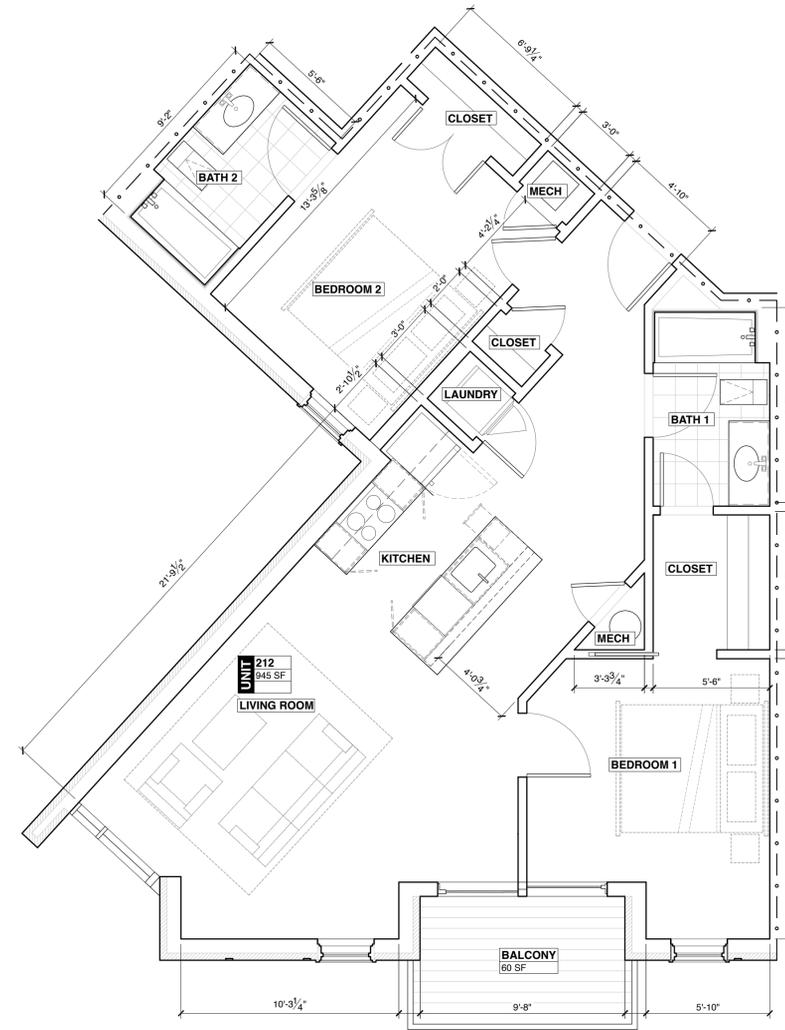
AUTHOR(S)

SOCIAL

A205



02 3RD LEVEL ENLARGED UNIT PLAN - TYPE A
A205
1/4" = 1'-0" 0 4 8 12 FT



01 2ND LEVEL ENLARGED UNIT PLAN
A205
1/4" = 1'-0" 0 4 8 12 FT

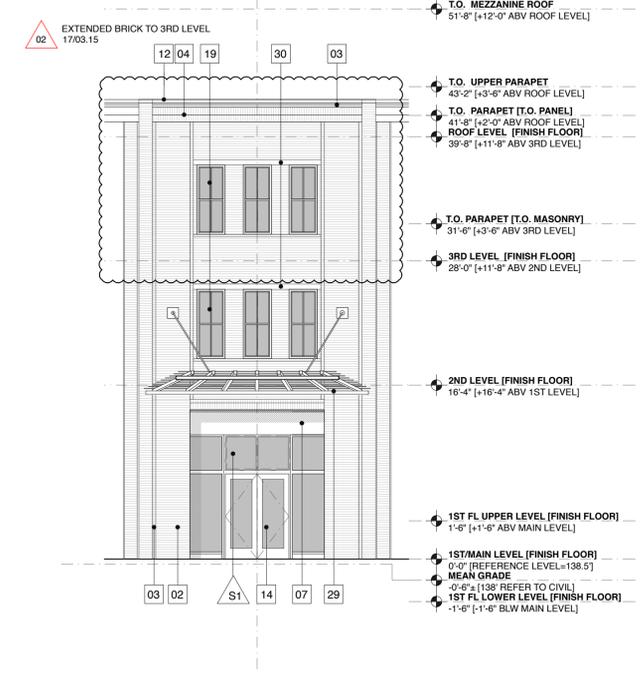


01 SOUTH/JEFFERSON ST ELEVATION

A301
1/8" = 1'-0"
0 8 16 24 FT

SIGNAGE SCHEDULE

	LOCATION	TYPE		MAX AREA (ACTUAL AREA TBD IN FINAL PLAN)	LIGHTING
S1	CORNER JEFFERSON/ M ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S2	JEFFERSON ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S3	JEFFERSON ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S4	JEFFERSON ST	BUILDING	WALL MOUNTED	53 SQ FT	YES, METHOD TBD
S5	JEFFERSON ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S6	JEFFERSON ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S7	JEFFERSON ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S8	M ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S9	M ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S10	M ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S11	M ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S12	24TH ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S13	24TH ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S14	24TH ST	BUILDING	WINDOW MOUNTED	19 SQ FT	YES, METHOD TBD
S15	24TH ST	BUILDING	WINDOW MOUNTED	13 SQ FT	YES, METHOD TBD
S16	24TH ST	BUILDING	WINDOW MOUNTED	13 SQ FT	YES, METHOD TBD
	TOTAL SIGNAGE AREA			307 SQ FT	



02 EAST ELEVATION

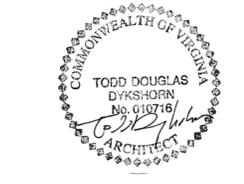
A301
1/8" = 1'-0"
0 8 16 24 FT

BLDG ELEVATION MATERIAL KEYNOTES

- 01 033000 - STR CONCRETE STEP
- 02 042613 - BRK1 BRICK VENEER, COLOR: TBD, RUNNING BOND
- 03 042613 - BRK1 BRICK VENEER, COLOR: TBD, RECESSED 1", RUNNING BOND
- 04 042613 - BRK1 BRICK SOLDIER COURSE, COLOR: TBD
- 05 FRAMED OPENING
- 06 055213 - WM1 WIRE MESH & TUBE RAILING, SHOP PRIMED AND FIELD PAINTED, COLOR TBD. TYPICAL AT BALCONIES.
- 07 SPANDREL PANEL
- 08 074646 - PNL1 FIBER-CEMENT PANEL - PAINT FINISH W/ 074456 - FCP ACCESSORIES. REFER TO ELEVATIONS AND DETAILS FOR PATTERN AND REVEAL TRIMS.
- 09 CLEAR ANONIZED ALUMINUM CLADDED CANOPY
- 10 074646 - LAP1 FIBER CEMENT HORIZONTAL LAP SIDING, W/ 074456 - FCP ACCESSORIES. REFER TO ELEVATIONS AND DETAILS FOR PATTERN AND REVEAL TRIMS.
- 11 076200 - FL1 PREFINISHED METAL PARAPET CAP WITH DRIP EDGE
- 12 CONCRETE SILL CAP
- 13 PAINTED METAL FRAMED CANOPY
- 14 084113 - ALUMINUM STOREFRONTS BRAKE METAL CLOSURE PANEL, COLOR TO MATCH ADJACENT STOREFRONT
- 15 ALUMINUM OVERHEAD DOOR WITH FROSTED GLASS PANELS, BOTTOM TWO ROWS TO BE METAL PANEL
- 16 084113 - ALUMINUM STOREFRONTS BRAKE METAL CLOSURE PANEL, COLOR TO MATCH ADJACENT STOREFRONT - FROSTED GLASS
- 17 089119 - ML PRE-FINISHED METAL LOUVERS IN ALUMINUM FRAME
- 18 055213 - RL PIPE AND TUBE RAILING, SHOP PRIMED AND FIELD PAINTED, COLOR TBD
- 19 1 OVER 1 DOUBLE HUNG WINDOW
- 20 (2) 1 OVER 1 DOUBLE HUNG GANGED WINDOW
- 21 [NOT USED]
- 22 EXTERIOR HOLLOW METAL DOOR WITH VIEW LITE
- 23 EXTERIOR 8'-0" PRE-FINISHED ALUMINUM CLAD WOOD SLIDING DOOR
- 24 EXTERIOR 6'-0" PRE-FINISHED ALUMINUM CLAD WOOD SLIDING DOOR
- 25 EXTERIOR LIGHT FIXTURE
- 26 PARGED CMU WALL
- 27 CONCRETE PLANTER
- 28 EXISTING/ NEW TREE, REFER TO SITE PLAN 01/A100
- 29 SUSPENDED CANOPY WITH CLEAR ANONIZED METAL AND WOOD FRAMING
- 30 CONCRETE LINTEL
- 31 DASHED LINE INDICATES ROOFTOP MECHANICAL UNITS BEYOND. NOT VISIBLE FROM PUBLIC VIEW AT GRADE.

SPECIAL USE PERMIT 06/24/2016

REVISIONS TO PROJECT PER COMMISSION OF ARCHITECTURAL REVIEW COMMENTS AND CONDITIONS 1705.09



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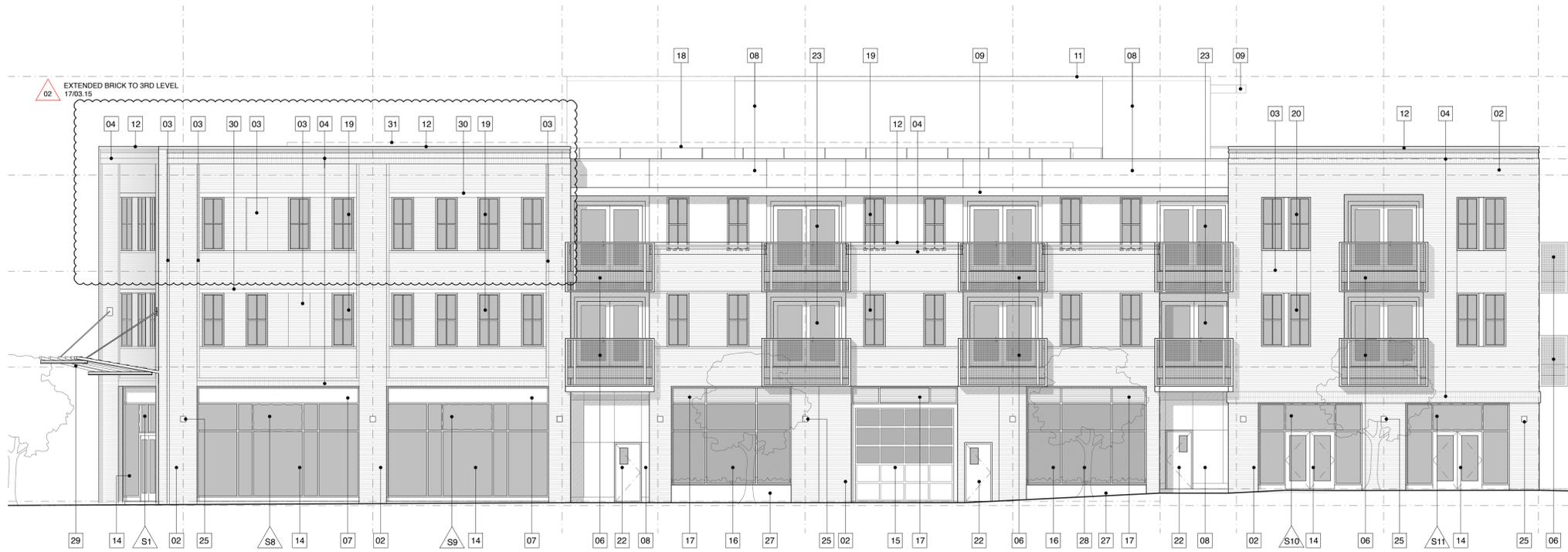
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BUILDING ELEVATIONS

PROJ NUMBER
YY####

AUTHOR(S)

A301



01 NORTH/M ST ELEVATION

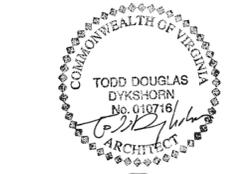
A302
1/8" = 1'-0"

**BLDG ELEVATION
MATERIAL KEYNOTES**

- 01 03000 - STR CONCRETE STEP
- 02 042613 - BRK1 BRICK VENEER, COLOR: TBD, RUNNING BOND
- 03 042613 - BRK1 BRICK VENEER, COLOR: TBD, RECESSED T, RUNNING BOND
- 04 042613 - BRK1 BRICK SOLDIER COURSE, COLOR: TBD
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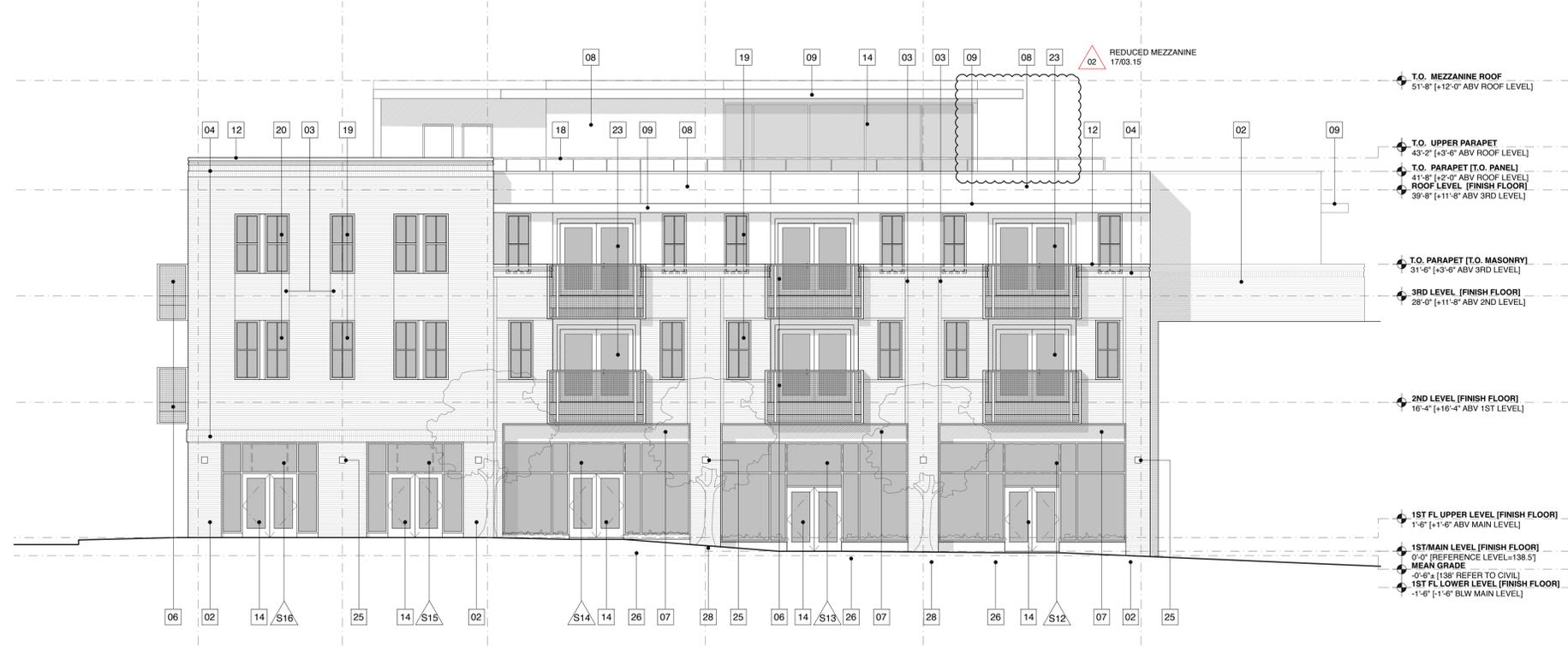
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23223

BUILDING ELEVATIONS

PROJ NUMBER
YY####

AUTHOR(S)

A302



02 WEST/N 24TH ST ELEVATION

A302
1/8" = 1'-0"