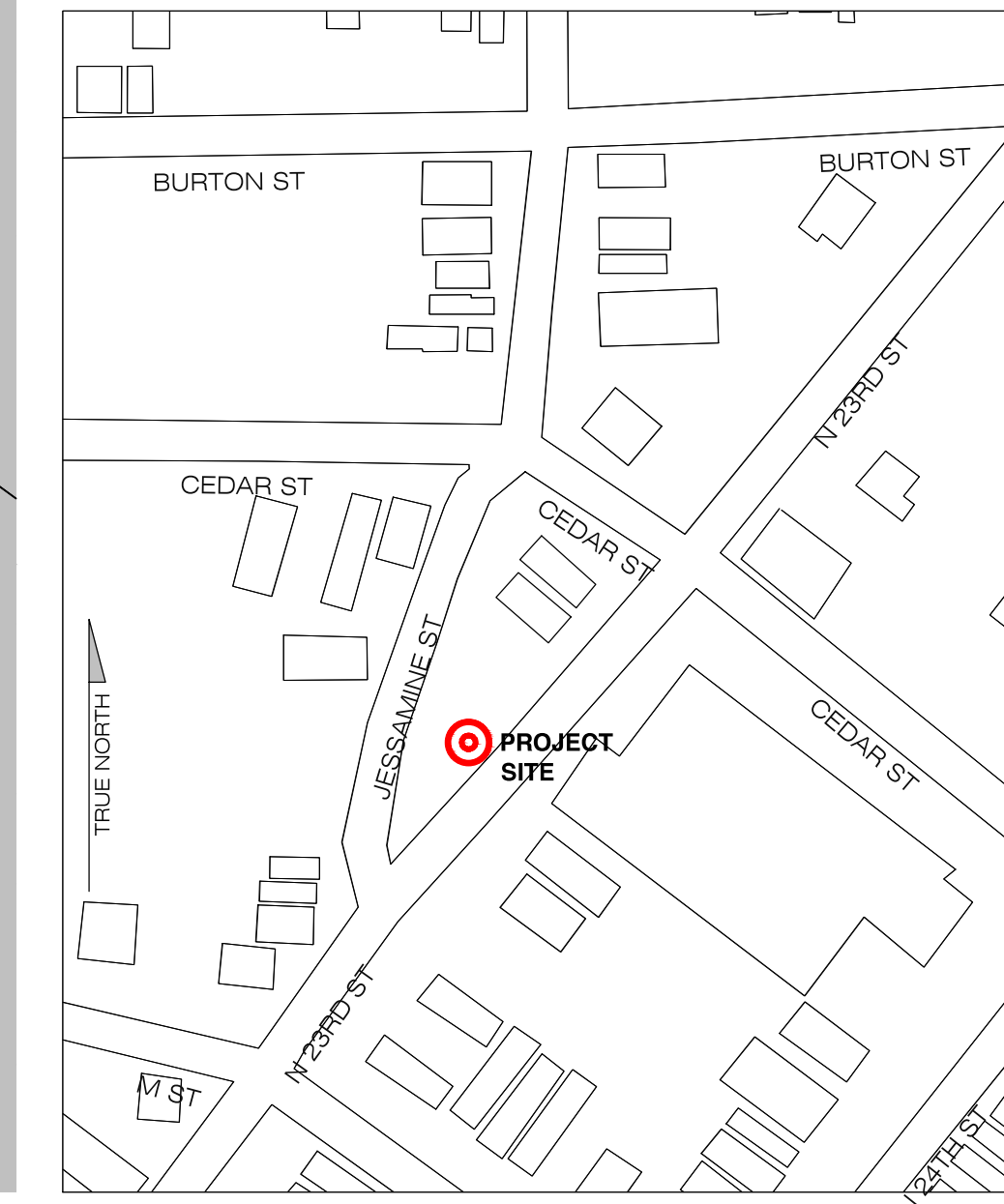
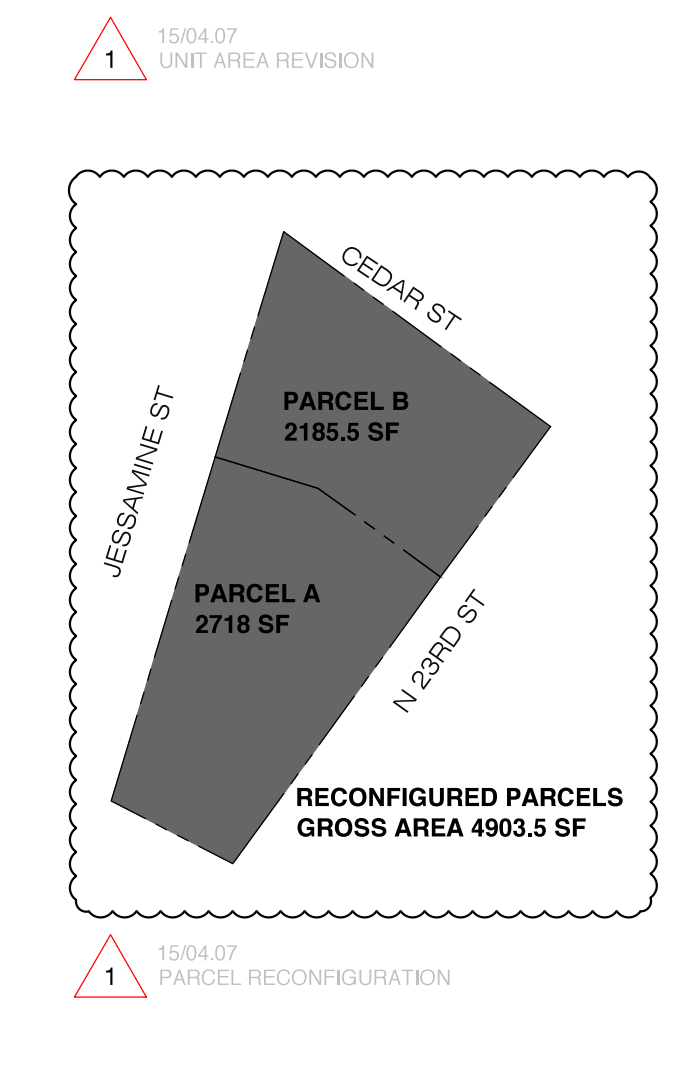


**01 SITE DESCRIPTION**  
 CS01  
 1/16" = 1'-0"

**UNIT SCHEDULE**

722 N. 23RD JESSAMINE ST.  
 \*NSF CALCULATED TO CENTERLINE OF UNIT WALL

UNIT #	BR	BA	AREA (NSF)
<b>1ST LEVEL COMMERCIAL TENANT</b>			
01	A-C01		1858
TOTAL COMMERCIAL NSF			1858
<b>2ND LEVEL</b>			
02	101	1	762
03	102	2	1144
2ND LEVEL TOTAL NSF (UNITS ONLY)			1906
<b>3RD LEVEL</b>			
04	201	1	762
05	202	2	1144
3RD LEVEL TOTAL NSF (UNITS ONLY)			1906
TOTAL RESIDENTIAL NSF			3812



**02 VICINITY MAP**  
 CS01  
 NOT TO SCALE

**PROJECT DESCRIPTION**  
 CONSTRUCTION OF NEW MIXED USE COMMERCIAL & RESIDENTIAL STRUCTURE

**CODE INFORMATION**  
 APPLICABLE CODES:  
 INTERNATIONAL BUILDING CODE (IBC) 2012  
 VIRGINIA UNIFORM STATEWIDE BUILDING CODE

**CONSTRUCTION TYPE:** V-A  
**USE GROUP:** NON-SEPARATED MIXED-USE  
**OCCUPANCIES:** A-2 AND R-2

**PROPOSED AREAS:**  
 1ST LEVEL - A-2 2,199 GSF  
 2ND LEVEL - R-2 2,233 GSF  
 3RD LEVEL - R-2 2,233 GSF  
 TOTAL PROPOSED 6,665 GSF

**MAX ALLOWABLE FLOOR AREA (IBC):**  
 A-2 = 9,500 GSF  
 R-2 = 16,000 GSF

**PROPOSED BUILDING HEIGHT:**  
 3 STORIES / 38'-8"

**MAX ALLOWABLE BUILDING HEIGHT:**  
 3 STORIES / 70' PER IBC 504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE

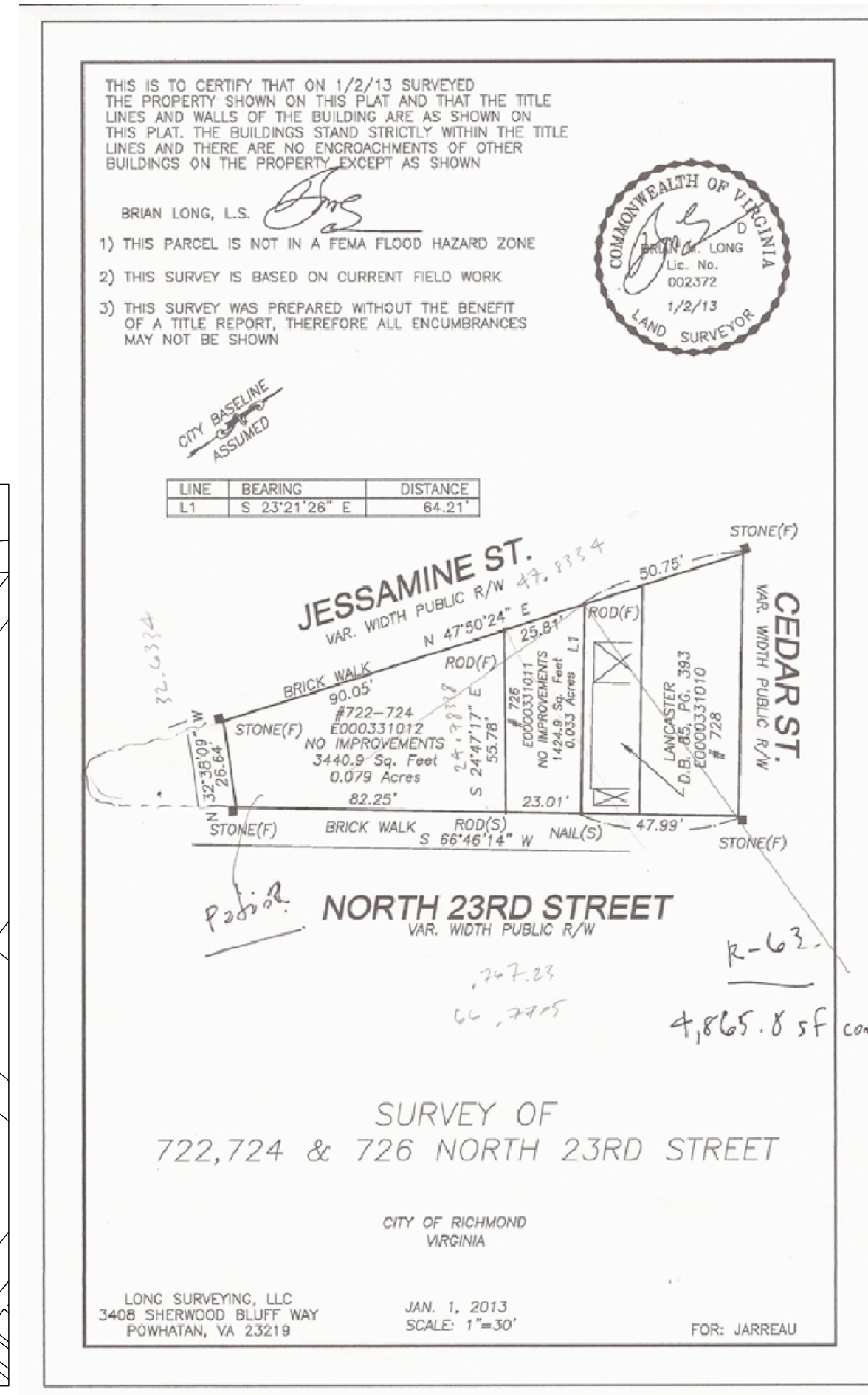
**ENTERPRISE ZONES:**  
 >30% OF MAIN FLOOR SF = COMMERCIAL USE

**GENERAL SPECIAL USE PERMIT NOTES**

- ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.
- THIS PROJECT REQUIRES APPROVAL BY THE COMMISSION OF ARCHITECTURAL REVIEW (CAR). ALL EXTERIOR MATERIALS, COLORS, WINDOWS, AND DOORS TO BE COORDINATED WITH THE CAR APPROVAL PROCESS.
- EXTENTS OF PROPOSED SIGNAGE ARE NOT KNOWN AT THIS TIME. IT IS PROPOSED THAT FUTURE COMMERCIAL TENANTS MAY INSTALL SIGNAGE ABOVE THE COMMERCIAL TENANT ENTRY DOORS ON NORTH 23RD STREET AND ABOVE THE COMMERCIAL TENANT ENTRY DOORS ON THE SOUTH ELEVATION (CORNER OF NORTH 23RD AND JESSAMINE STREET.) ADDITIONAL SIGNAGE MAY BE ADDED IN THE RECESSED BRICK PANELS ON NORTH 23RD STREET.
- ALL EXTERIOR LIGHTING TO BE BUILDING MOUNTED AND ASSOCIATED WITH BUILDING ENTRIES WITH THE EXCEPTION OF WALL LIGHTS MOUNTED ON THE EAST ELEVATION TO ILLUMINATE TWO RECESSED BRICK PANELS (PROPOSED COMMERCIAL TENANT SIGNAGE LOCATIONS) ON NORTH 23RD STREET. BUILDING MOUNTED EXTERIOR LIGHTING WILL ALSO BE INSTALLED ALONG THE NORTH ELEVATION FACING THE ADJACENT RESIDENTIAL PROPERTY.
- ENGINEERING INCLUDING UTILITIES PLANS AND TIE INS ARE PROPOSED TO BE DESIGN BUILT AT THE TIME OF CONSTRUCTION PERMITTING. ALL RELEVANT INFORMATION AND DRAWINGS TO BE SUBMITTED AT TIME OF PERMITTING. ALL MECHANICAL EQUIPMENT WILL BE LOCATED OUT OF PUBLIC VIEW, EITHER ON THE ROOF OR IN ENCLOSED TRASH AREA.

**ZONING INFORMATION**  
 ZONING DISTRICT: R-63 (UNDER CONSIDERATION FOR SPECIAL USE)  
 EXISTING USE: VACANT  
 SETBACKS (UNDER SPECIAL USE):  
 FRONT: 0'  
 SIDES: 0'  
 REAR: 5'  
 LOT COVERAGE: 84% (2,287 SQFT COVERED / 2,716 SQFT PARCEL)  
 USABLE OPEN SPACE: 16% PROVIDED  
 BUILDING HEIGHT: 38'-8" / 3 STORIES  
 COMMERCIAL SPACE: 1,838 NSF / 2,199 GSF  
 ENTERPRISE ZONE CALC: 1,791 NSF REQUIRED / 1,838 NSF PROVIDED

**ECONOMIC ZONES & HISTORIC DISTRICTS:**  
 UNION HILL HISTORIC DISTRICT  
 CITY OF RICHMOND ENTERPRISE ZONE II



**03 PROPERTY SURVEY (BY OTHERS)**  
 CS01  
 NOTE: PROPOSED PROPERTY LINE REVISIONS TO 722-726 N 23RD STREET INDICATED ON 01/A101 NOT TO SCALE

**SPECIAL USE PERMIT REVIEW SET**  
**02.12.2015**  
**NOT FOR CONSTRUCTION**



**ARCHITECT:**  
 ADO/Architecture Design Office  
 105 E Broad Street  
 Richmond, Virginia 23219  
 804 343 1212

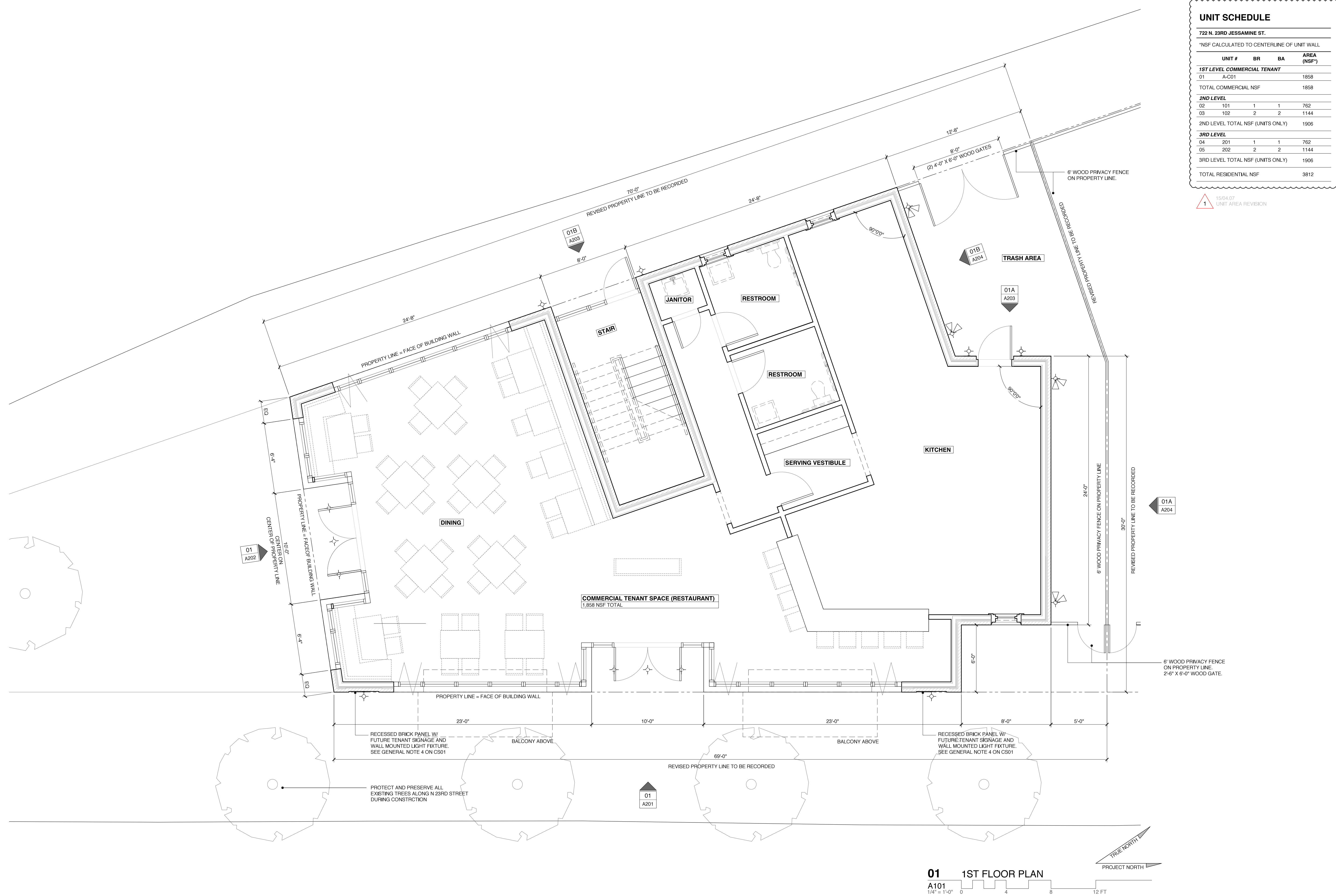
**CIVIL ENGINEER:**  
 TBD

**STRUCTURAL ENGINEER:**  
 TBD

**NEW MIXED USE STRUTURE FOR:**  
**722 724 JESSAMINE ST, LLC**  
 AT 718 N 23RD STREET  
 RICHMOND, VA

**PROJECT INFO / SITE PLAN**  
 PROJ NUMBER PUBLISH DATE  
 CS01 02.12.2015

AUTHOR(S) DRWG TYPE  
 CS01



**UNIT SCHEDULE**

722 N. 23RD JESSAMINE ST.

\*NSF CALCULATED TO CENTERLINE OF UNIT WALL

UNIT #	BR	BA	AREA (NSF*)
<b>1ST LEVEL COMMERCIAL TENANT</b>			
01	A-C01		1858
TOTAL COMMERCIAL NSF			1858
<b>2ND LEVEL</b>			
02	101	1	762
03	102	2	1144
2ND LEVEL TOTAL NSF (UNITS ONLY)			1906
<b>3RD LEVEL</b>			
04	201	1	762
05	202	2	1144
3RD LEVEL TOTAL NSF (UNITS ONLY)			1906
TOTAL RESIDENTIAL NSF			3812

1504.07  
 1 UNIT AREA REVISION

**SPECIAL USE PERMIT  
 REVIEW SET  
 02.12.2015  
 NOT FOR CONSTRUCTION**



ARCHITECT:  
 ADO Architecture Design Office  
 105 E Broad Street  
 Richmond, Virginia 23219  
 804 343 1212

CIVIL ENGINEER:  
 TBD

STRUCTURAL ENGINEER:  
 TBD

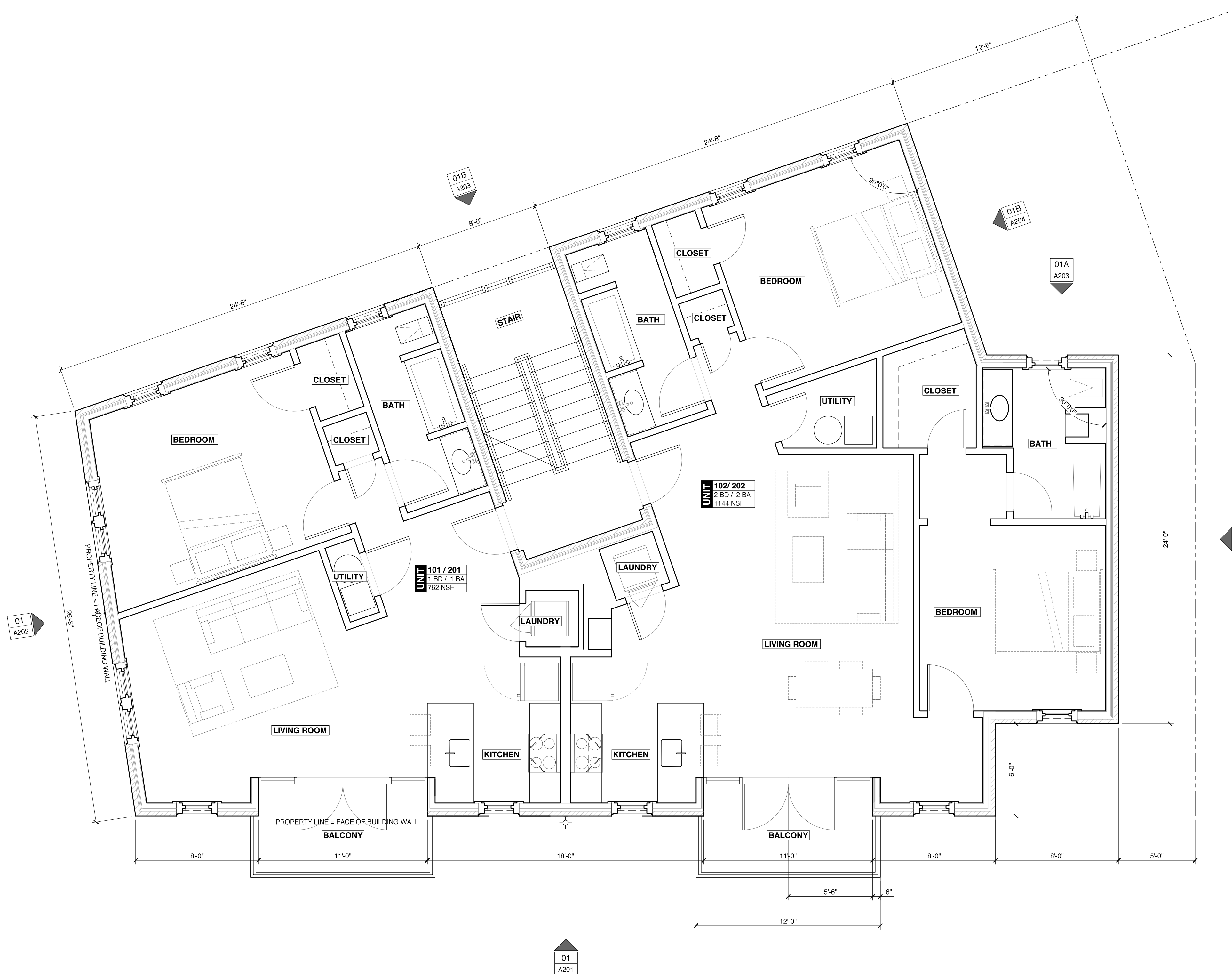
**NEW MIXED USE STRUTURE FOR:  
 722 724 JESSAMINE ST, LLC  
 AT 718 N 23RD STREET  
 RICHMOND, VA**

**PROPOSED FLOOR PLANS  
 FIRST LEVEL**

PROJ NUMBER PUBLISH DATE  
 02.12.2015

AUTHOR(S) DRWG TYPE **A101**

**01 1ST FLOOR PLAN**  
 A101  
 1/4" = 1'-0"



**UNIT SCHEDULE**

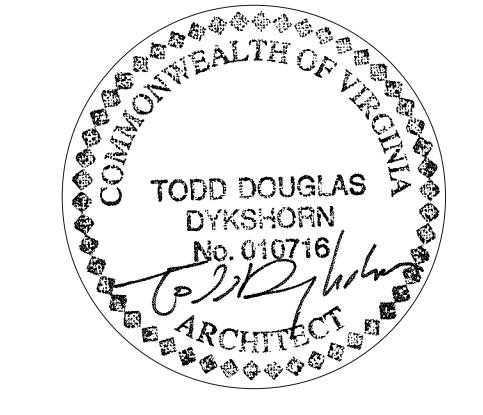
722 N. 23RD JESSAMINE ST.

\*NSF CALCULATED TO CENTERLINE OF UNIT WALL

UNIT #	BR	BA	AREA (NSF*)
<b>1ST LEVEL COMMERCIAL TENANT</b>			
01	A-C01		1858
TOTAL COMMERCIAL NSF			1858
<b>2ND LEVEL</b>			
02	101	1	762
03	102	2	1144
2ND LEVEL TOTAL NSF (UNITS ONLY)			1906
<b>3RD LEVEL</b>			
04	201	1	762
05	202	2	1144
3RD LEVEL TOTAL NSF (UNITS ONLY)			1906
TOTAL RESIDENTIAL NSF			3812

1504.07  
 1 UNIT AREA REVISION

**SPECIAL USE PERMIT  
 REVIEW SET  
 02.12.2015  
 NOT FOR CONSTRUCTION**



ARCHITECT:  
**AD**/Architecture Design Office  
 105 E Broad Street  
 Richmond, Virginia 23219  
 804 343 1212

CIVIL ENGINEER:  
 TBD

STRUCTURAL ENGINEER:  
 TBD

NEW MIXED USE STRUTURE FOR:  
**722 724 JESSAMINE ST, LLC**  
 AT 718 N 23RD STREET  
 RICHMOND, VA

PROPOSED FLOOR PLANS  
 SECOND AND THIRD LEVELS

PROJ NUMBER PUBLISH DATE  
 A102 02.12.2015

AUTHOR(S) DRWG TYPE  
 A102

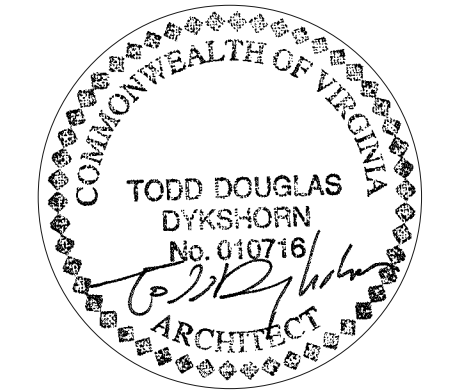


**GENERAL NOTES**

1. ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING ALL REQUIREMENTS AND PRECAUTIONS TO BE TAKEN TO ASSURE THE WORK IS CARRIED OUT TO MAINTAIN THE HISTORICAL STANDING OF THE STRUCTURE AND SITE PER THE REQUIREMENTS OF THE TAX CREDIT APPLICATION FILED FOR THE PROPERTY.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CIVIL WORK WITH THE STRUCTURE AS SHOWN IN THE DRAWINGS.



**SPECIAL USE PERMIT  
REVIEW SET  
02.12.2015  
NOT FOR CONSTRUCTION**



ARCHITECT:  
**ADO/Architecture Design Office**  
105 E Broad Street  
Richmond, Virginia 23219  
804 343 1212

CIVIL ENGINEER:  
TBD

STRUCTURAL ENGINEER:  
TBD

**01 EAST\_N 23RD STREET ELEVATION**  
A201  
1/4" = 1'-0"  
0 4 8 12 FT

**NEW MIXED USE STRUTURE FOR:  
722 724 JESSAMINE ST, LLC  
AT 718 N 23RD STREET  
RICHMOND, VA**

**PROPOSED  
BUILDING ELEVATIONS**

PROJ NUMBER PUBLISH DATE  
02.12.2015

AUTHOR(S) DRWG TYPE

**A201**

**GENERAL NOTES**

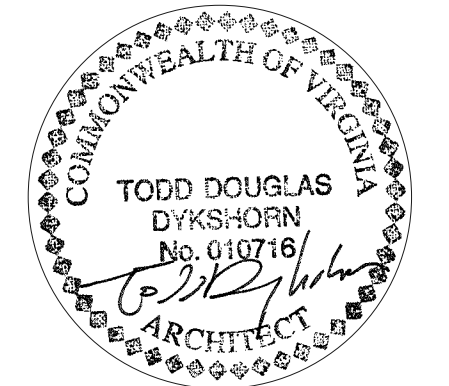
1. ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.
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**01 SOUTH CORNER OF N 23RD AND JESSAMINE STREET ELEVATION**



**SPECIAL USE PERMIT  
REVIEW SET  
02.12.2015  
NOT FOR CONSTRUCTION**



ARCHITECT:  
**ADO** Architecture Design Office  
105 E Broad Street  
Richmond, Virginia 23219  
804 343 1212

CIVIL ENGINEER:  
TBD

STRUCTURAL ENGINEER:  
TBD

NEW MIXED USE STRUTURE FOR:  
**722 724 JESSAMINE ST, LLC**  
AT 718 N 23RD STREET  
RICHMOND, VA

PROPOSED  
BUILDING ELEVATIONS

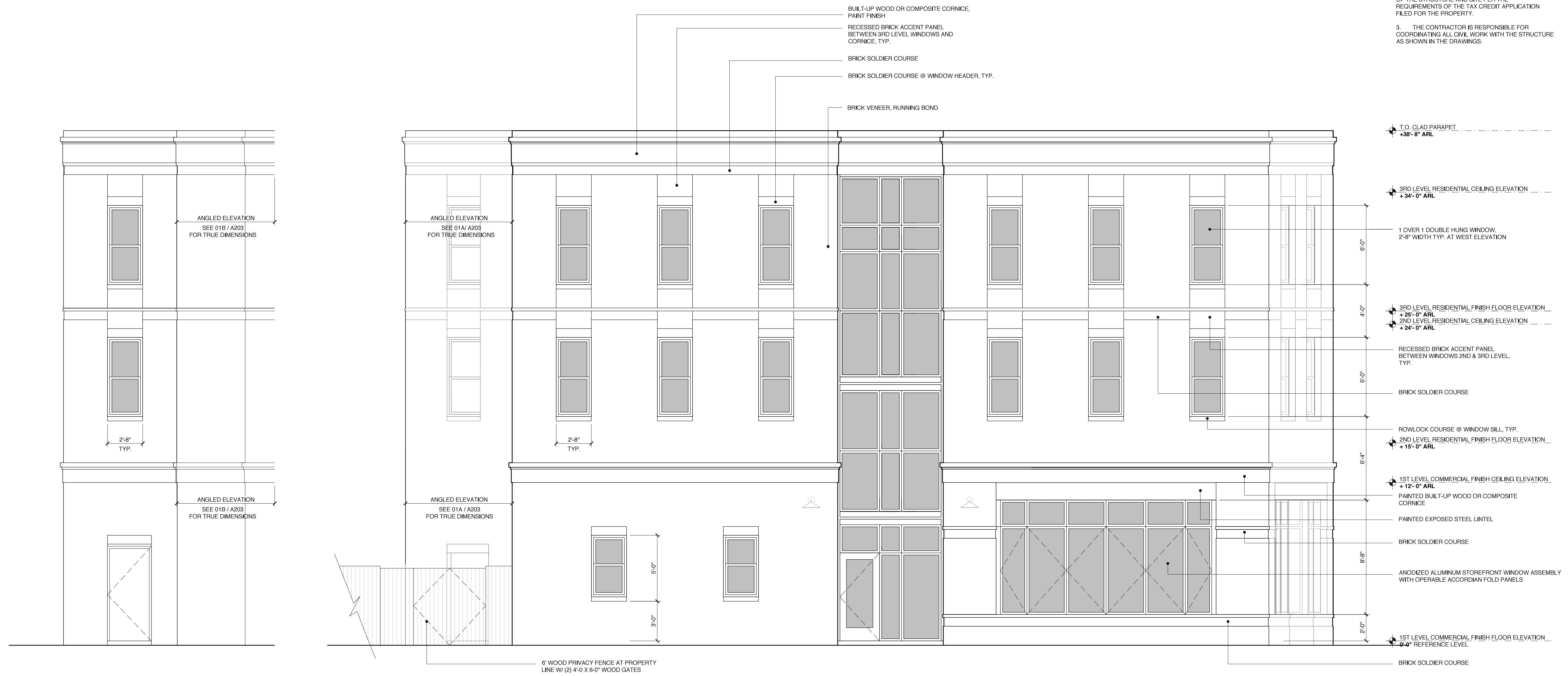
PROJ NUMBER PUBLISH DATE  
02.12.2015

AUTHOR(S) DRWG TYPE

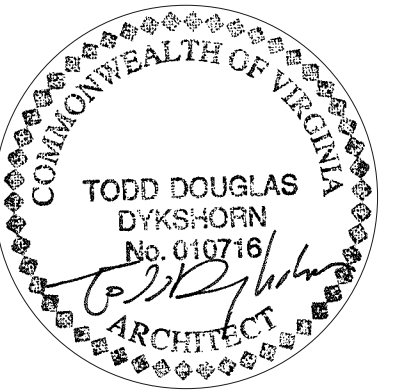
**A202**

**GENERAL NOTES**

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3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CIVIL WORK WITH THE STRUCTURE AS SHOWN IN THE DRAWINGS.



**SPECIAL USE PERMIT  
REVIEW SET  
02.12.2015  
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ARCHITECT:  
**ADO** Architecture Design Office  
105 E Broad Street  
Richmond, Virginia 23219  
804 343 1212

CIVIL ENGINEER:  
TBD  
STRUCTURAL ENGINEER:  
TBD

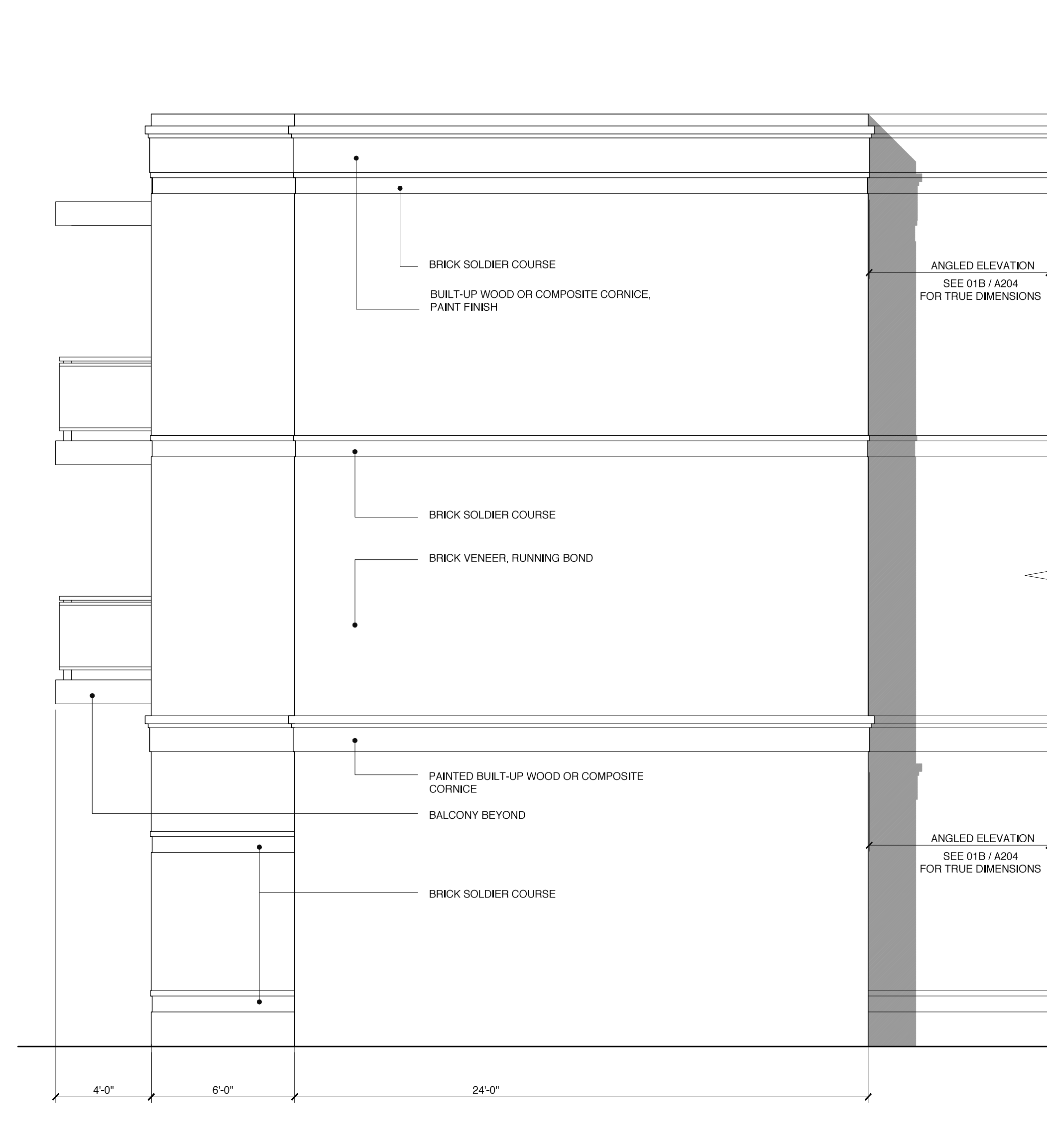
**01A PARTIAL WEST\_JESSAMINE STREET ELEVATION**  
A203  
1/4" = 1'-0"

**01B WEST\_JESSAMINE STREET ELEVATION**  
A203  
1/4" = 1'-0"

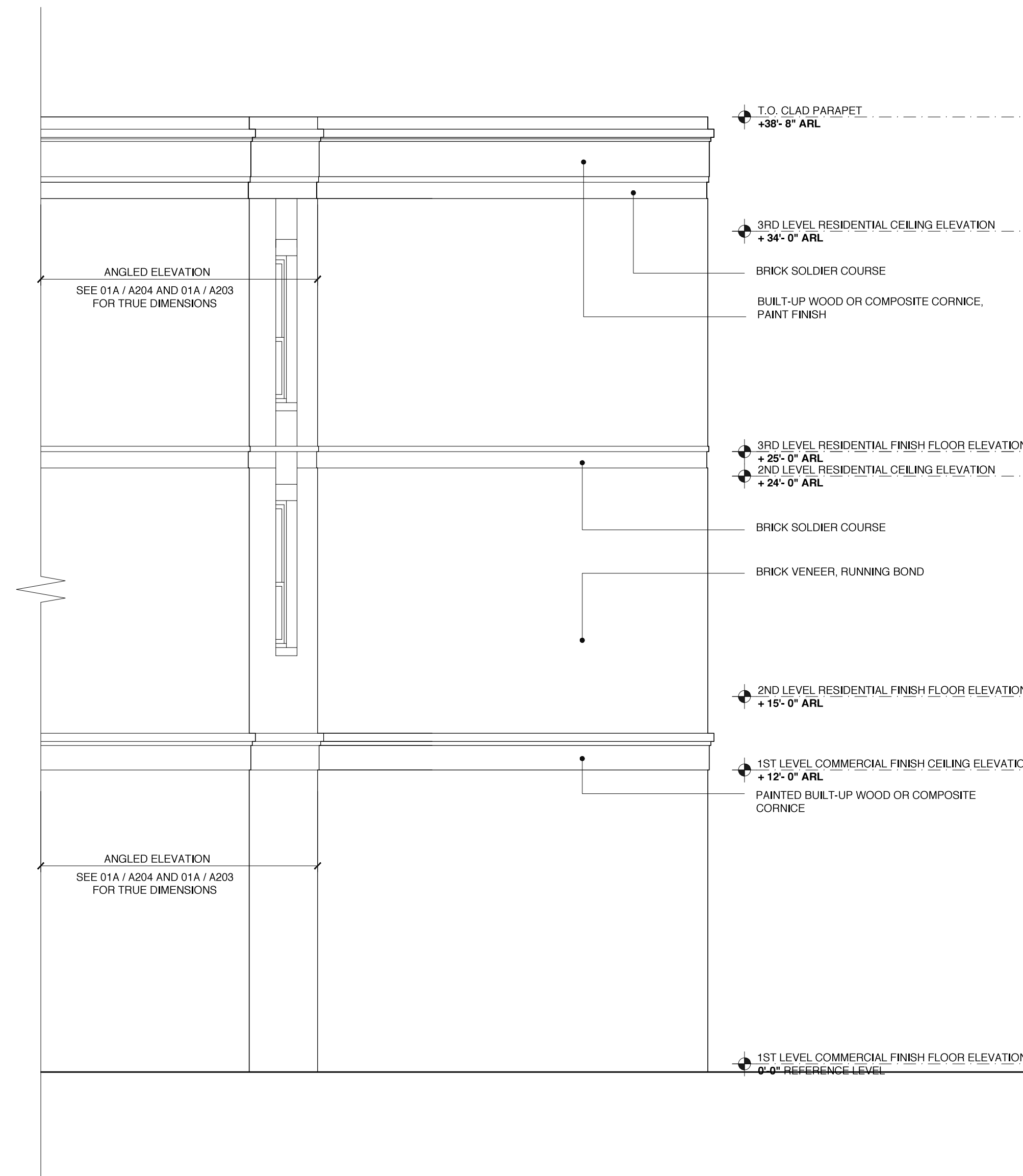
NEW MIXED USE STRUTURE FOR:  
**722 724 JESSAMINE ST, LLC**  
AT 718 N 23RD STREET  
RICHMOND, VA

PROPOSED  
BUILDING ELEVATIONS  
PROJ NUMBER PUBLISH DATE  
02.12.2015

AUTHOR(S) DRWG TYPE **A203**



**01A PARTIAL NORTH ELEVATION**  
 A204  
 1/4" = 1'-0"

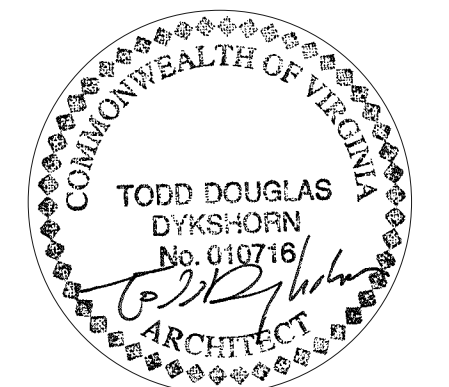


**01B PARTIAL NORTH ELEVATION**  
 A204  
 1/4" = 1'-0"

**GENERAL NOTES**

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3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CIVIL WORK WITH THE STRUCTURE AS SHOWN IN THE DRAWINGS.

**SPECIAL USE PERMIT  
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ARCHITECT:  
**ADO** Architecture Design Office  
 105 E Broad Street  
 Richmond, Virginia 23219  
 804 343 1212

CIVIL ENGINEER:  
 TBD

STRUCTURAL ENGINEER:  
 TBD

NEW MIXED USE STRUTURE FOR:  
**722 724 JESSAMINE ST, LLC**  
 AT 718 N 23RD STREET  
 RICHMOND, VA

PROPOSED  
 BUILDING ELEVATIONS

PROJ NUMBER PUBLISH DATE  
 02.12.2015

AUTHOR(S) DRWG TYPE

**A204**