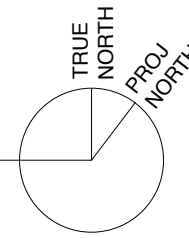


**01 ZONING SITE PLAN**



**PROJECT DESCRIPTION**

NEW 5-STORY MIXED USE COMMERCIAL / MULTIFAMILY RESIDENTIAL CONSTRUCTION  
SPECIAL USE PERMIT FOR INCREASED HEIGHT

**CODE INFORMATION**

APPLICABLE CODES:	VIRGINIA CONSTRUCTION CODE BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2012
CONSTRUCTION TYPE:	BELOW PODIUM: I-A ABOVE PODIUM: V-A
USE GROUP:	BELOW PODIUM: NON-SEPARATED MIXED USE (A/BM)/ A-3 (ACCESSORY TO R-2) ABOVE PODIUM: RESIDENTIAL (R-2)
FIRE SUPPRESSION:	BELOW PODIUM: FULLY SPRINKLERED PER NFPA 13 (IBC SECTION 903.3.1.1) ABOVE PODIUM: FULLY SPRINKLERED PER NFPA 13 (IBC SECTION 903.3.1.1)

**ALLOWABLE BUILDING AREAS**

[REFER TO A100.1 FOR ADDITIONAL INFORMATION & CALCULATIONS]

	ACTUAL (SF)	USE GROUP	ALLOWABLE (SF) TABLE 506.2
1ST FLOOR [BLW PODIUM]	5,178	A/BM/ A-3 (R-2 ACCESSORY)	UNLIMITED
2ND FL [ABV PODIUM]	15,247	R2	36,000
3RD FL [ABV PODIUM]	15,247	R2	36,000
4TH FL [ABV PODIUM]	15,247	R2	36,000
5TH FL [ABV PODIUM]	15,247	R2/ R-2 ACCESSORY	36,000
TOTAL RESIDENTIAL	60,988		
TOTAL	66,166		

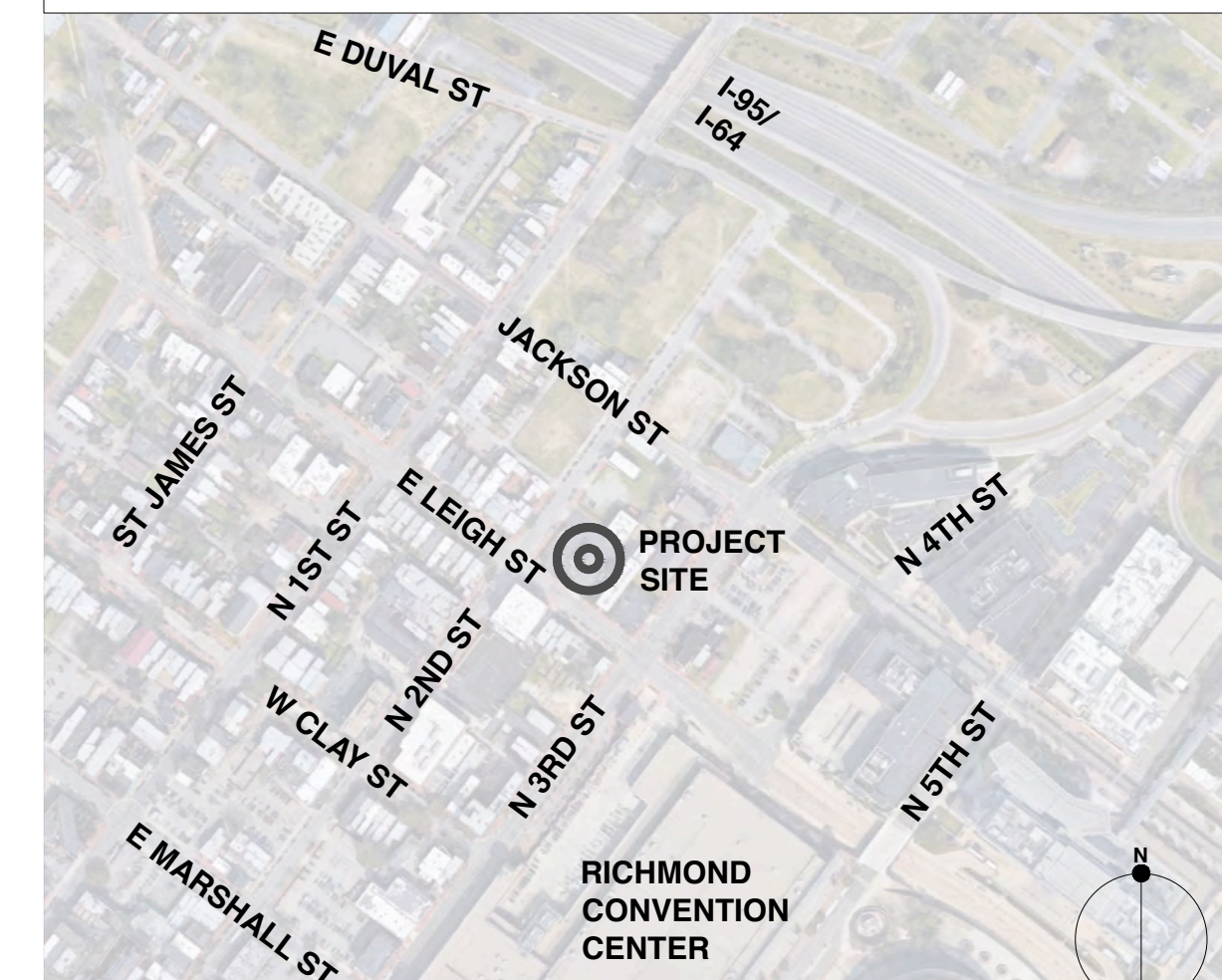
**ALLOWABLE BUILDING HEIGHT**

ALLOWABLE # OF STORIES ABOVE GRADE	ACTUAL # OF STORIES ABOVE PODIUM	ALLOWABLE BUILDING HEIGHT (FT)	ACTUAL BUILDING HT. (FT)
4 [AUTOMATIC SPRINKLER SYSTEM INCREASE (13R) PER SECTION 504.2]	4	70' [AUTOMATIC SPRINKLER SYSTEM INCREASE (13) TABLE 504.3]	70'-0"

**ZONING INFORMATION** [REFER ALSO TO CIVIL ENGINEER'S DWGS AND INFORMATION]

ZONING DISTRICT:	B-2 - BUSINESS (COMMUNITY BUSINESS)
SITE AREA:	0.86 ACRES
PROPOSED USE:	MIXED USE: MULTI-FAMILY
YARDS:	REQUIRED: 25'-0" FRONT YARD, 0'-0" SIDE & REAR YARD PROVIDED: 0'-0" FRONT YARD, 0'-0" SIDE AND REAR
PARKING:	PROPOSED 37 OFF-STREET PARKING SPACES (9 COMPACT AND 28 STANDARD)
HEIGHT:	ALLOWED: 35'-0" PROPOSED: 61'-4"

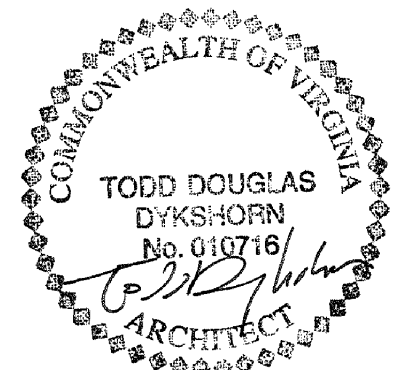
**VICINITY MAP [N.T.S.]**



**DRAWING INDEX**

ARCHITECTURAL		SPECIAL USE PERMIT DATE 08-09-2021
CS01 COVER SHEET / PROJECT INFORMATION		X
A100 ARCHITECTURAL SITE PLAN		X
A101 PROPOSED BUILDING FLOOR PLANS		X
A102 PROPOSED BUILDING FLOOR PLANS		X
A102 PROPOSED BUILDING FLOOR PLANS		X
A201 ENLARGED UNIT PLANS		X
A202 ENLARGED UNIT PLANS		X
A301 EXISTING & PROPOSED EXTERIOR ELEVATIONS		X
A302 EXISTING & PROPOSED EXTERIOR ELEVATIONS		X
A303 EXISTING & PROPOSED EXTERIOR ELEVATIONS		X
A310 EXTERIOR RENDERINGS		X
A401 BUILDING SECTIONS		
A501 WALL SECTION & DETAILS		
A601 STAIRS		
A701 DOOR / WINDOW SCHEDULES & ELEVATIONS		
A702 DOOR DETAILS		
A801 ENLARGED KITCHEN PLANS & ELEVATIONS		
A802 ENLARGED BATH PLANS & ELEVATIONS		
A901 REFLECTED CEILING PLANS		

**SPECIAL USE PERMIT  
RESPONSE TO CITY REVIEW  
COMMENTS  
08-09-2021  
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COVER SHEET

PROJ NUMBER  
19.212

AUTHOR(S)  
SOCIAL

**CS01**

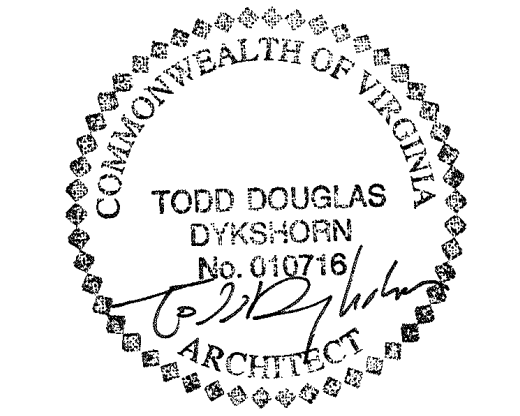


**KEYNOTE LEGEND**

MARK	DESCRIPTION
01	EXISTING PARKING TO BE PREPARED AS NECESSARY FOR CONTINUED USE
02	PROPOSED LANDSCAPING
03	EXISTING SIDEWALK TO REMAIN, REPAIR AS NECESSARY, TREES SHOWN SCHEMATIC ONLY
04	PROPOSED OUTDOOR COMMUNITY AMENITY & SAFE DISPERSAL AREA FOR EXISTING BUILDING
05	PROPOSED NEW PARKING AND LANDSCAPING
06	EXISTING ELECTRICAL POLE
07	EXISTING CURB CUT & SIDEWALK TO BE MODIFIED FOR NEW PARKING ENTRY
08	15 COVERED LONG-TERM BICYCLE PARKING SPACES
09	PROPOSED CURB STOPS AT PARKING SPOTS CLOSE TO STRUCTURE OR ADJACENT CARS
10	EXISTING BUS STOPS REMAIN
11	REINFORCE SIDEWALK AS NEEDED FOR DUMPSTER/TRASH ROLL-OUT

**SPECIAL USE PERMIT  
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08-09-2021**

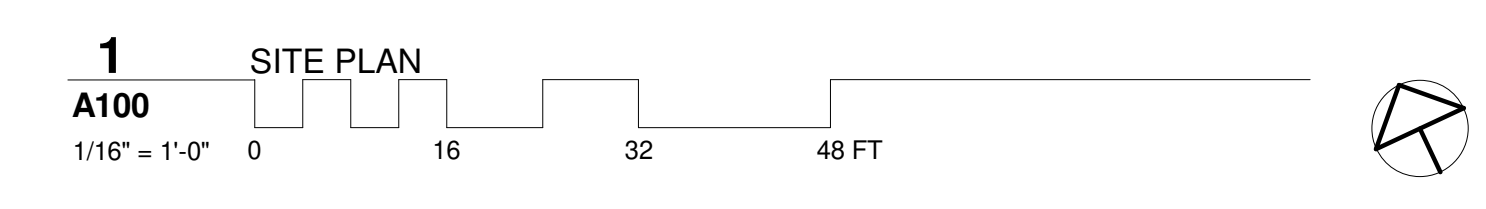
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 SITE PLAN

PROJ NUMBER  
 19-0212

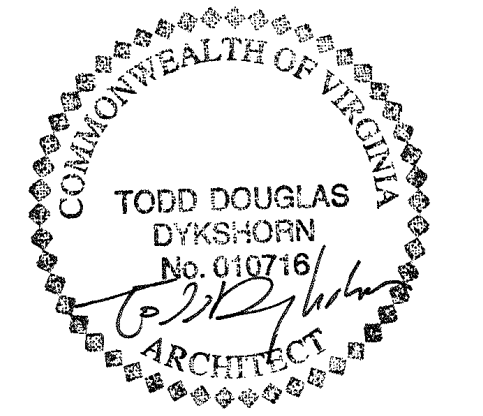


**A100**



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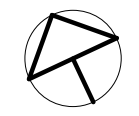


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FLOOR PLANS

PROJ NUMBER  
19-0212

**1** 1ST/GROUND LEVEL PLAN  
A101  
1/8" = 1'-0"  
0 8 16 24 FT



**A101**

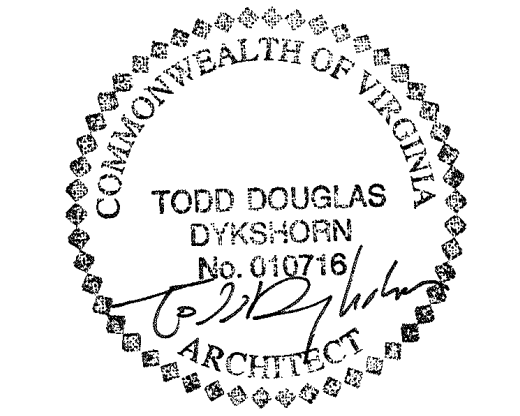


**UNIT SCHEDULE**

UNIT #	AREA	UNIT TYPE
<b>2ND-4TH LEVEL PLAN</b>		
UNIT - 01	645 SF	TYPE 1
UNIT - 02	664 SF	TYPE 1
UNIT - 03	664 SF	TYPE 1
UNIT - 04	986 SF	TYPE 2
UNIT - 05	986 SF	TYPE 2
UNIT - 06	663 SF	TYPE 1
UNIT - 07	664 SF	TYPE 1
UNIT - 07	657 SF	TYPE 1
UNIT - 08	664 SF	TYPE 1
UNIT - 09	664 SF	TYPE 1
UNIT - 10	792 SF	TYPE 5
UNIT - 11	665 SF	TYPE 1
UNIT - 12	664 SF	TYPE 1
UNIT - 13	664 SF	TYPE 1
UNIT - 14	994 SF	TYPE 2
UNIT - 15	1297 SF	TYPE 3
<b>5TH LEVEL PLAN</b>		
UNIT 501	587 SF	TYPE 1A
UNIT 502	552 SF	TYPE 1A
UNIT 503	552 SF	TYPE 1A
UNIT 504	823 SF	TYPE 2A
UNIT 505	988 SF	TYPE 2
UNIT 506	663 SF	TYPE 1
UNIT 507	664 SF	TYPE 1
UNIT 508	666 SF	TYPE 1
UNIT 509	657 SF	TYPE 1
UNIT 510	664 SF	TYPE 1
UNIT 511	796 SF	TYPE 5
UNIT 512	554 SF	TYPE 1A
UNIT 513	552 SF	TYPE 1A
UNIT 514	552 SF	TYPE 1A
UNIT 515	934 SF	TYPE 4

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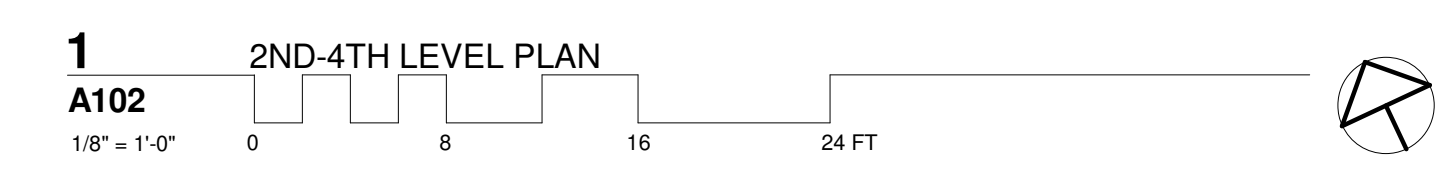
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FLOOR PLANS

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**A102**

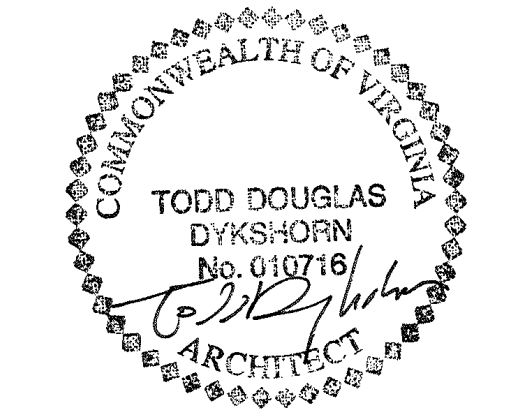


**UNIT SCHEDULE**

UNIT #	AREA	UNIT TYPE
<b>2ND-4TH LEVEL PLAN</b>		
UNIT - 01	645 SF	TYPE 1
UNIT - 02	664 SF	TYPE 1
UNIT - 03	664 SF	TYPE 1
UNIT - 04	986 SF	TYPE 2
UNIT - 05	986 SF	TYPE 2
UNIT - 06	663 SF	TYPE 1
UNIT - 07	664 SF	TYPE 1
UNIT - 07	657 SF	TYPE 1
UNIT - 08	664 SF	TYPE 1
UNIT - 09	664 SF	TYPE 1
UNIT - 10	792 SF	TYPE 6
UNIT - 11	665 SF	TYPE 1
UNIT - 12	664 SF	TYPE 1
UNIT - 13	664 SF	TYPE 1
UNIT - 14	994 SF	TYPE 2
UNIT - 15	1297 SF	TYPE 3
<b>5TH LEVEL PLAN</b>		
UNIT 501	587 SF	TYPE 1A
UNIT 502	552 SF	TYPE 1A
UNIT 503	552 SF	TYPE 1A
UNIT 504	823 SF	TYPE 2A
UNIT 505	988 SF	TYPE 2
UNIT 506	663 SF	TYPE 1
UNIT 507	664 SF	TYPE 1
UNIT 508	666 SF	TYPE 1
UNIT 509	657 SF	TYPE 1
UNIT 510	664 SF	TYPE 1
UNIT 511	796 SF	TYPE 5
UNIT 512	554 SF	TYPE 1A
UNIT 513	552 SF	TYPE 1A
UNIT 514	552 SF	TYPE 1A
UNIT 515	934 SF	TYPE 4

**SPECIAL USE PERMIT  
RESPONSE TO CITY REVIEW  
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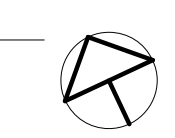
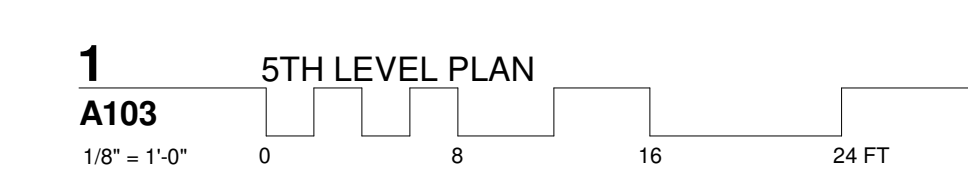
**ARCHITECT:**  
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 804 343 1212

2  
A301

2  
A302

1  
A303

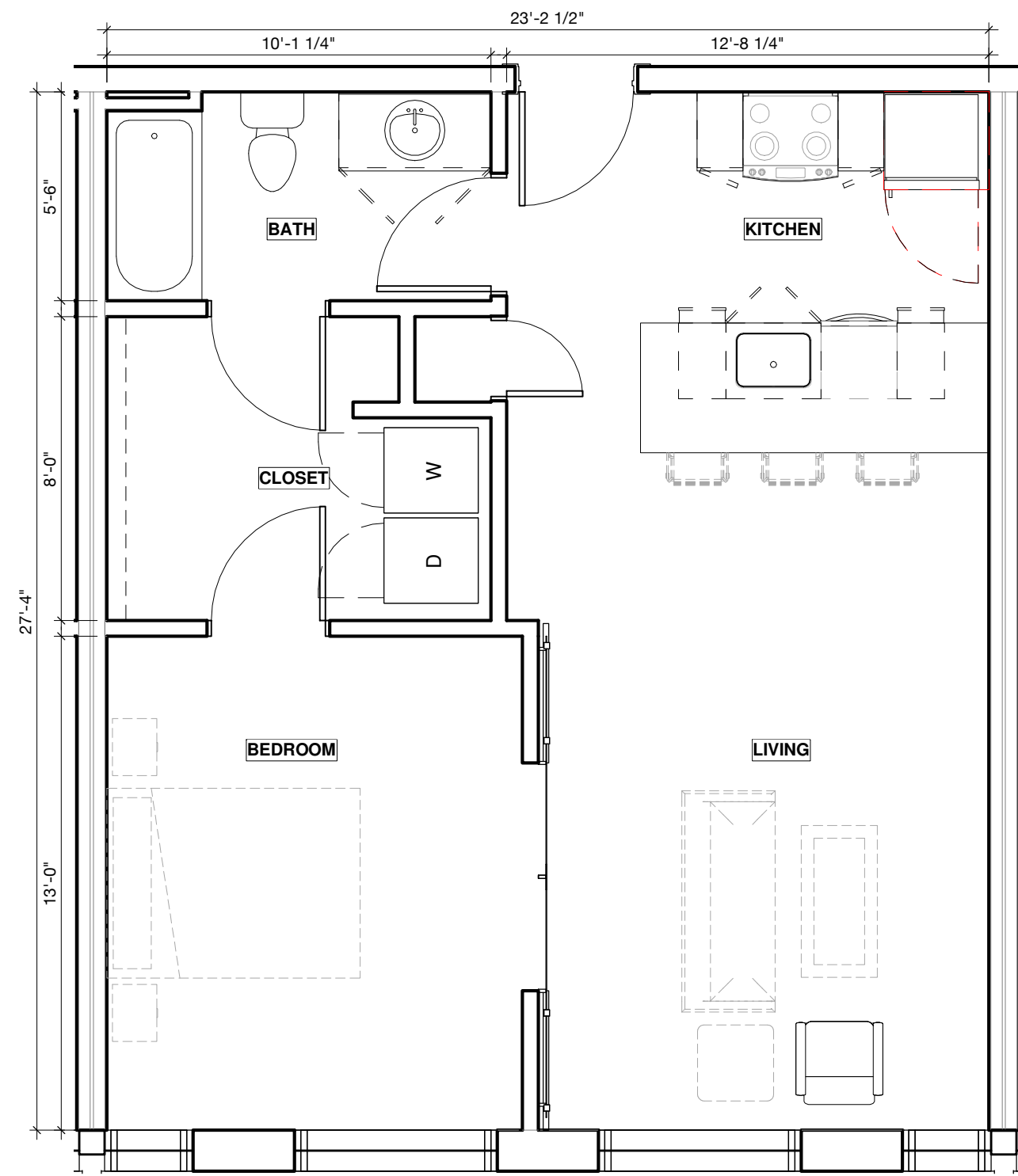
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A301



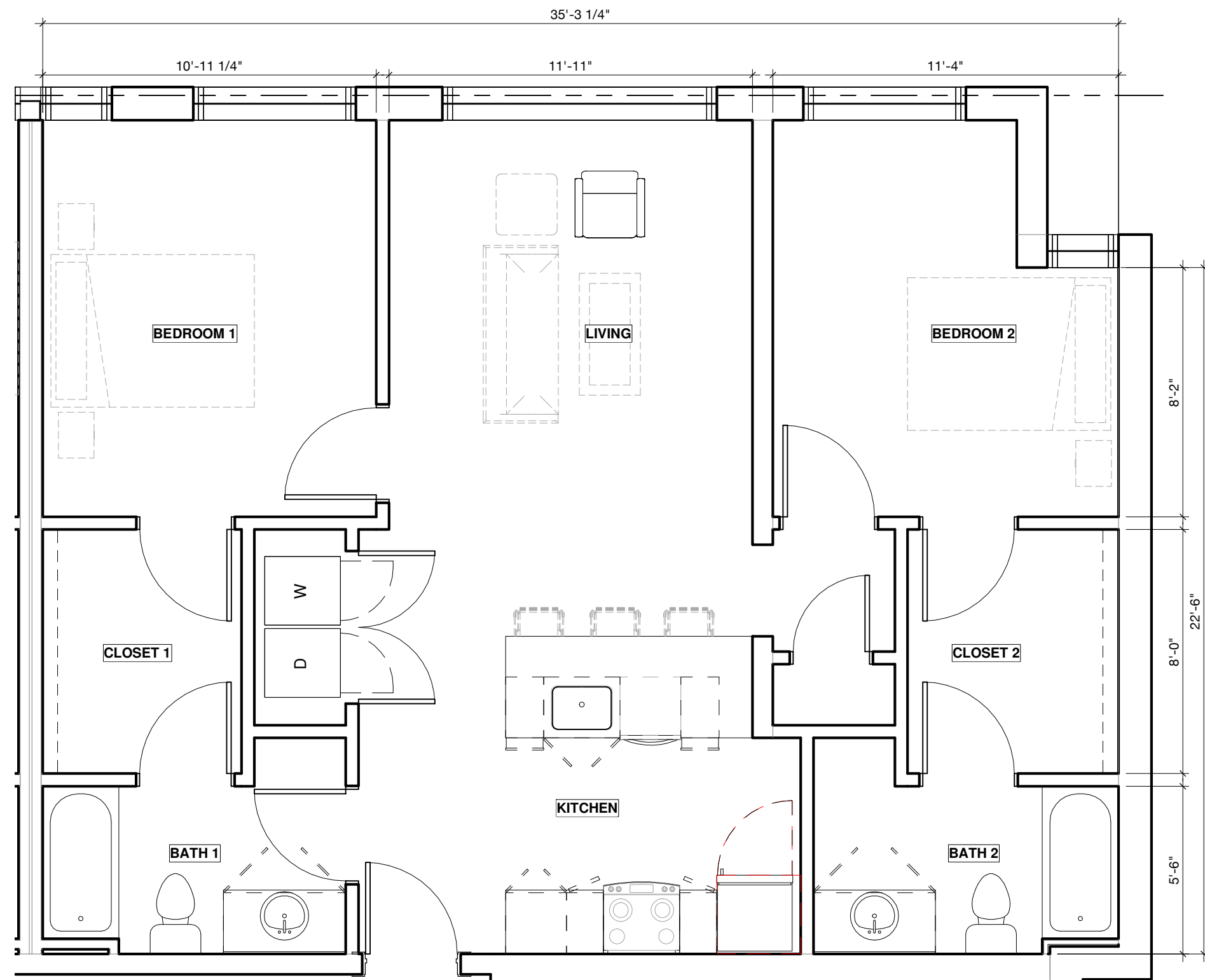
**212 E LEIGH ST**  
 Richmond, VA 23219  
 FLOOR PLANS

PROJ NUMBER  
19-0212

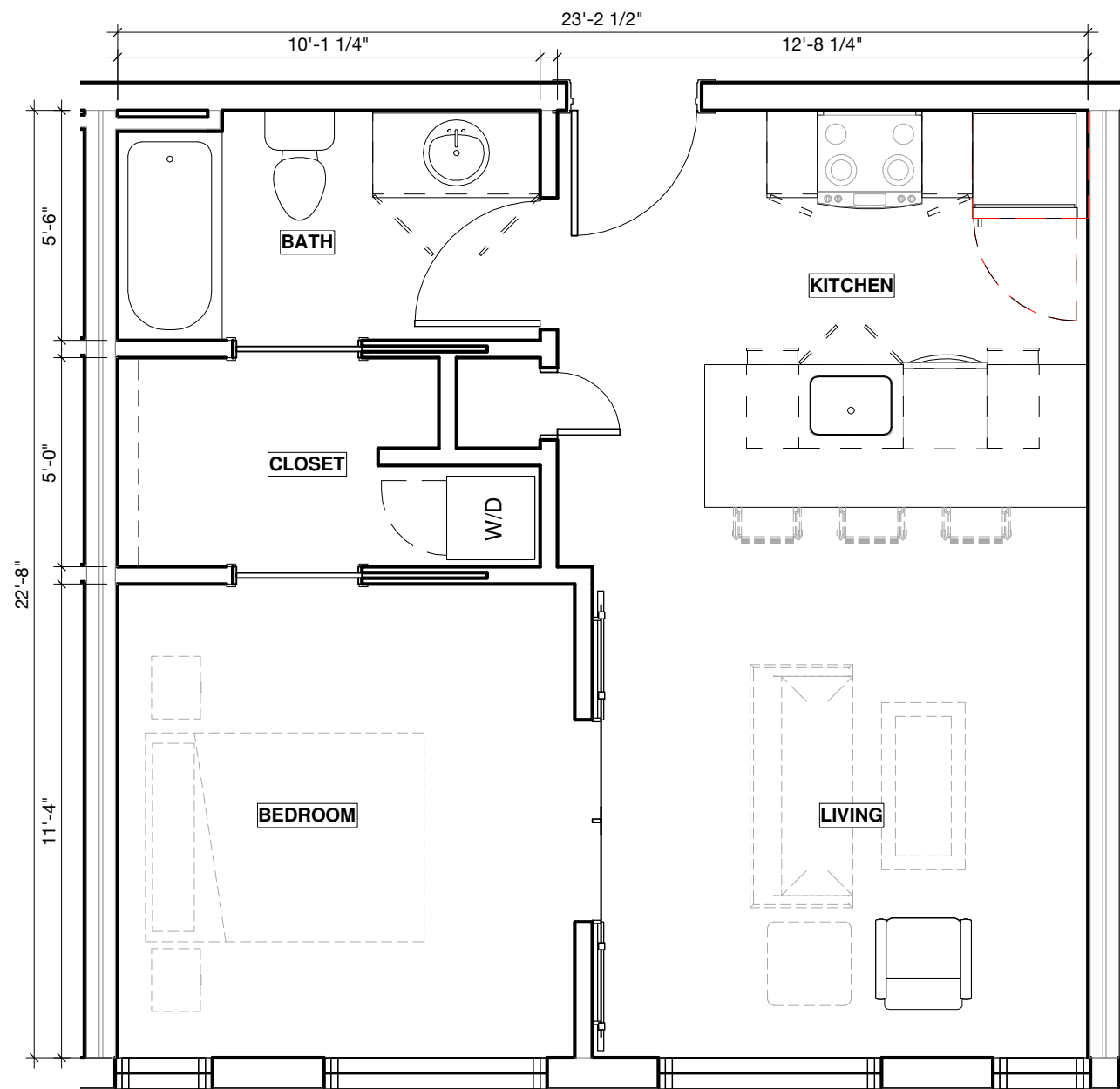
**A103**



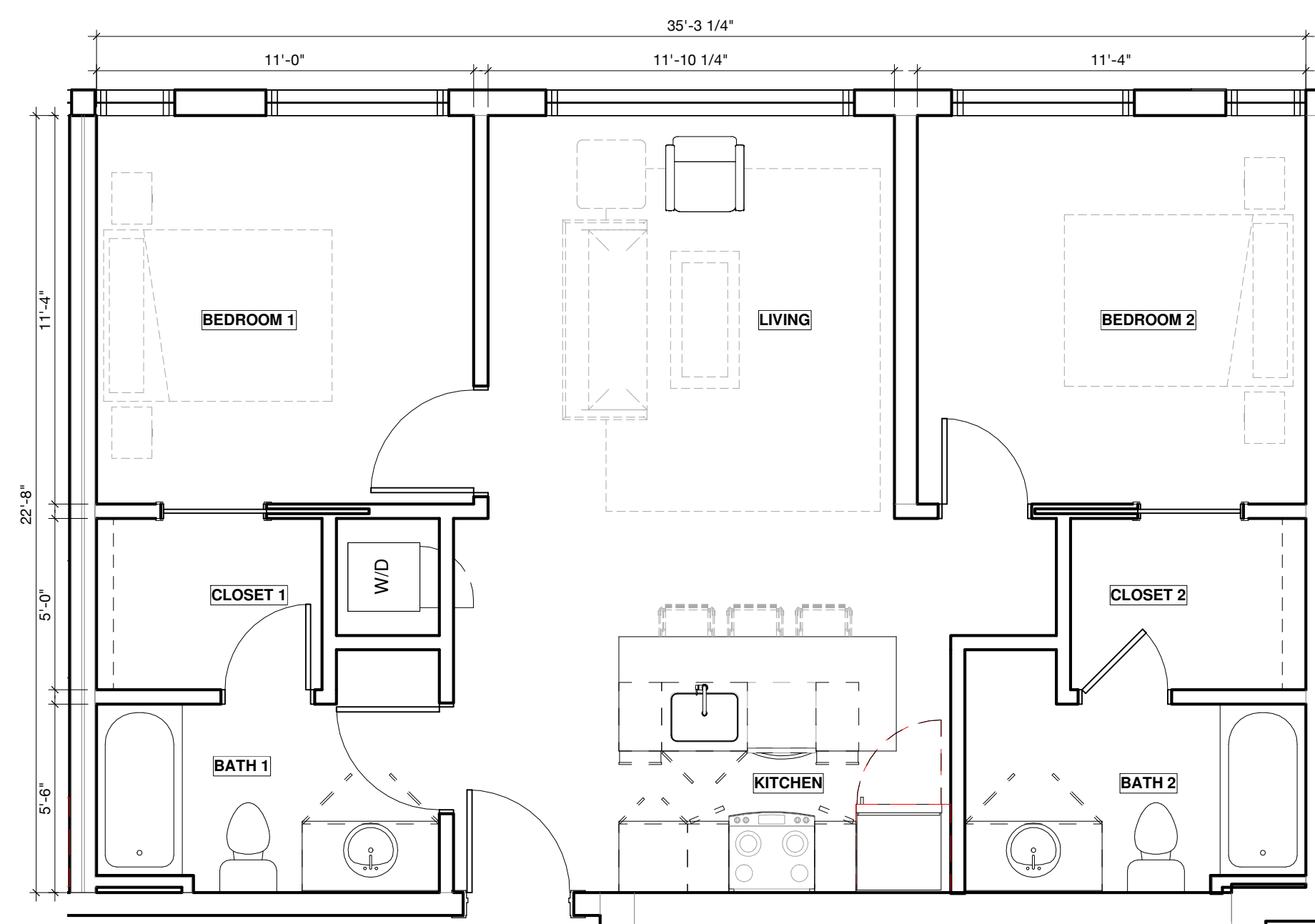
**1** UNIT TYPE 1\_1BR/1BA\_672 SF  
A201  
1/4" = 1'-0"



**2** UNIT TYPE 2\_2BR/2BA\_1008 SF  
A201  
1/4" = 1'-0"



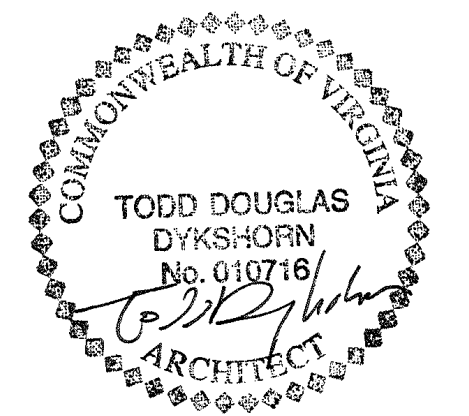
**3** UNIT TYPE 1A\_1BR/1BA  
A201  
1/4" = 1'-0"



**4** UNIT TYPE 2A\_2BR/2BA  
A201  
1/4" = 1'-0"

**SPECIAL USE PERMIT  
RESPONSE TO CITY REVIEW  
COMMENTS  
08-09-2021**

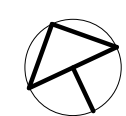
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804 343 1212

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Richmond, VA 23219  
ENLARGED UNIT PLANS

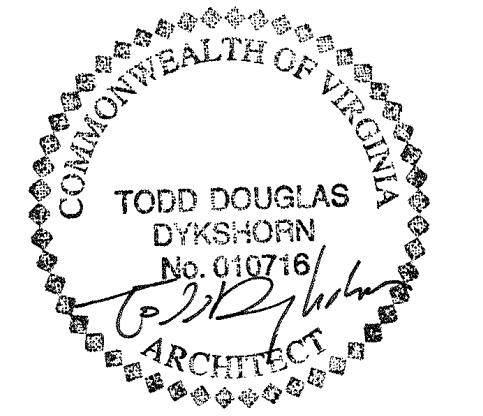
PROJ NUMBER  
19-0212



**A201**

**SPECIAL USE PERMIT  
RESPONSE TO CITY REVIEW  
COMMENTS  
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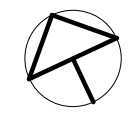
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ENLARGED UNIT PLANS

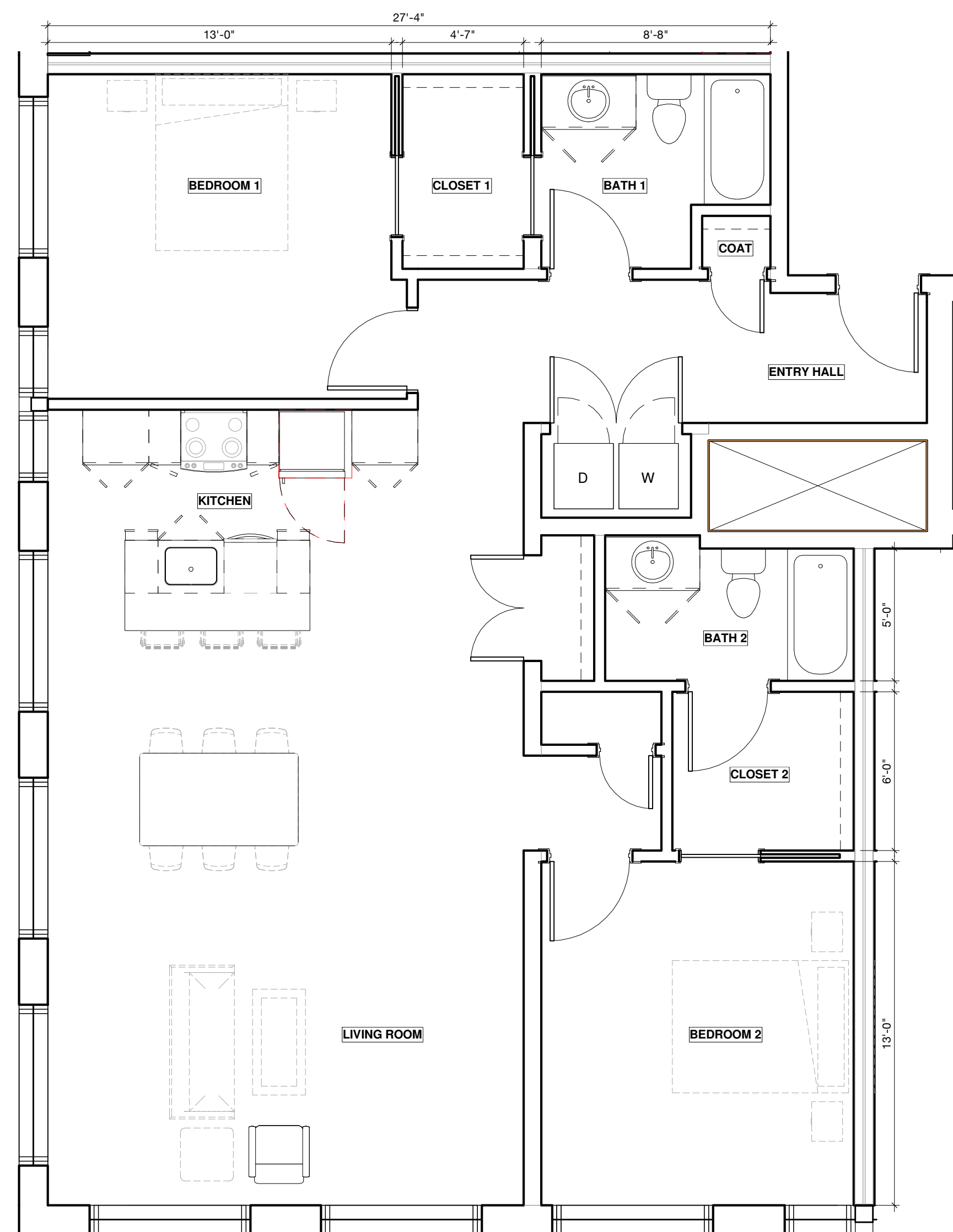
PROJ NUMBER  
19-0212



**A202**



**1** UNIT TYPE 5\_1BR/1BA  
A202  
1/4" = 1'-0" 0 4 8 12 FT



**2** UNIT TYPE 3\_2BR/2BA 1274 SF  
A202  
1/4" = 1'-0" 0 4 8 12 FT



**3** UNIT TYPE 4\_2BR/2BA 1008 SF  
A202  
1/4" = 1'-0" 0 4 8 12 FT



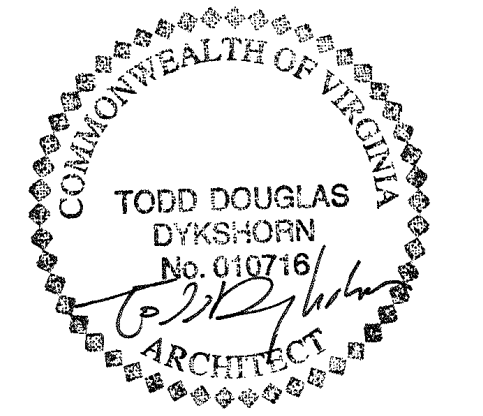
**1** SOUTH / E LEIGH STREET ELEVATION  
 A301  
 3/32" = 1'-0" 0 16 32 48 FT

**KEYNOTE LEGEND**

MARK	DESCRIPTION
301	BRK1 THIN BRICK VENEER - RUNNING BOND PATTERN COLOR AND MORTAR COLOR TBD
302	PREFINISHED METAL PANELS
303	ALUMINUM STOREFRONT ASSEMBLY, DOORS AND WINDOWS COLOR TBD
304	PREFINISHED ALUMINUM FIXED AND OPERABLE WINDOWS
305	PREFINISHED ALUMINUM WINDOW ASSEMBLY WITH VERTICAL BREAK METAL DIVIDER TO MATCH WINDOW FRAME, COLOR TBD
306	ALUMINUM OVERHEAD ROLL UP DOOR
307	PAINTED HOLLOW METAL DOORFRAME
308	PREFINISHED METAL PARAPET COPING
309	PAINTED COMPOSITE FASCIA, COLOR TBD
310	PREFINISHED METAL CANOPY
311	PREFINISHED METAL CANOPY SUPPORT
A	EXISTING HISTORIC BUILDINGS TO REMAIN
B	EXISTING BUS STOP

**SPECIAL USE PERMIT  
 RESPONSE TO CITY REVIEW  
 COMMENTS  
 08-09-2021**

NOT FOR CONSTRUCTION



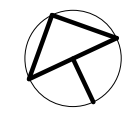
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**2** WEST / N 2ND STREET ELEVATION  
 A301  
 3/32" = 1'-0" 0 16 32 48 FT

**212 E LEIGH ST**  
 Richmond, VA 23219  
 EXTERIOR ELEVATIONS

PROJ NUMBER  
 19-0212



**A301**



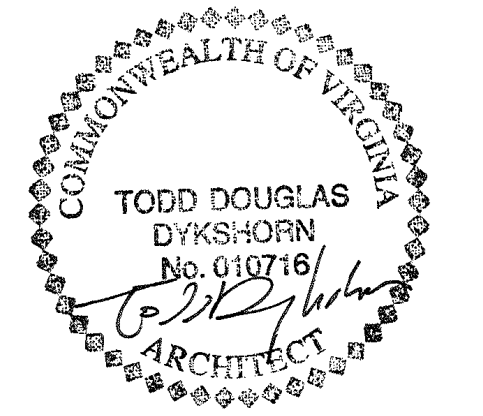


**1** NORTH ELEVATION  
 A302  
 3/32" = 1'-0" 0 16 32 48 FT

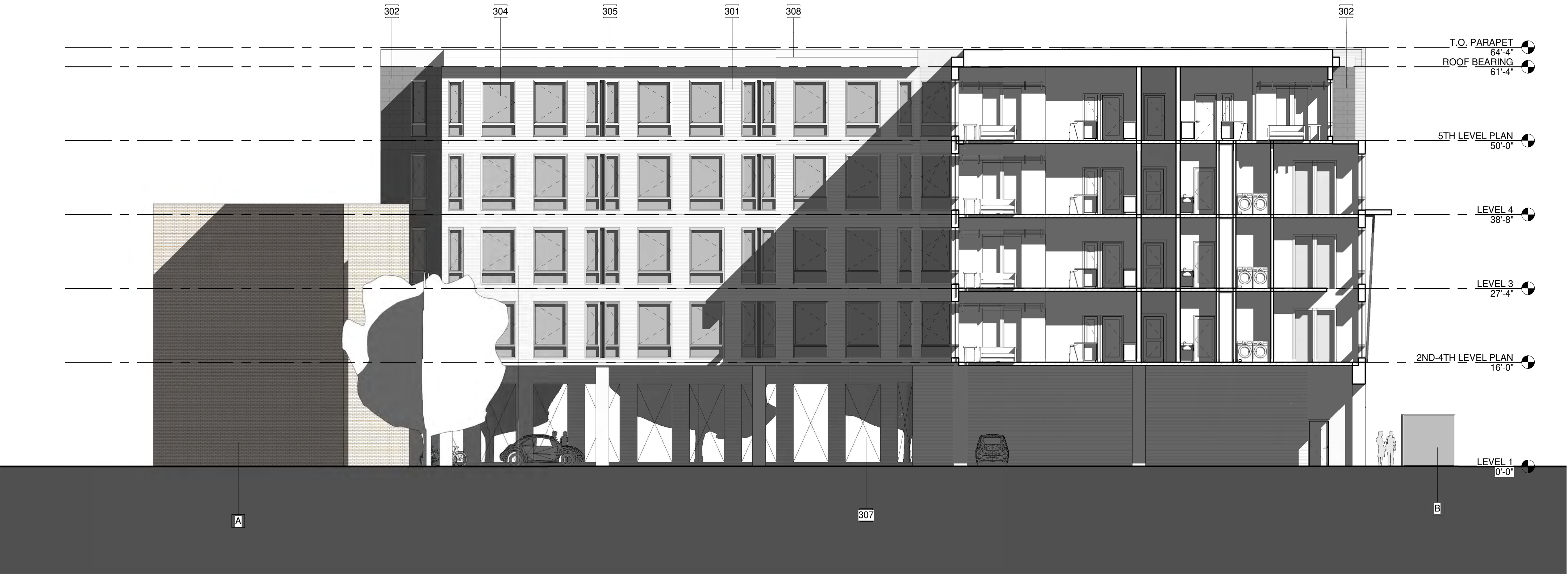
MARK	DESCRIPTION
301	BRK1 THIN BRICK VENEER - RUNNING BOND PATTERN COLOR AND MORTAR COLOR TBD
302	PREFINISHED METAL PANELS
304	PREFINISHED ALUMINIUM FIXED AND OPERABLE WINDOWS
305	PREFINISHED ALUMINIUM WINDOW ASSEMBLY WITH VERTICAL BREAK METAL DIVIDER TO MATCH WINDOW FRAME, COLOR TBD
307	PAINTED HOLLOW METAL DOOR/FRAME
308	PREFINISHED METAL PARAPET COPING
A	EXISTING HISTORIC BUILDINGS TO REMAIN
B	EXISTING BUS STOP

**SPECIAL USE PERMIT  
 RESPONSE TO CITY REVIEW  
 COMMENTS  
 08-09-2021**

NOT FOR CONSTRUCTION



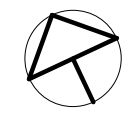
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 804 343 1212



**2** NORTH PARKING SECTION ELEVATION  
 A302  
 3/32" = 1'-0" 0 16 32 48 FT

**212 E LEIGH ST**  
 Richmond, VA 23219  
 EXTERIOR ELEVATIONS

PROJ NUMBER  
 19-0212

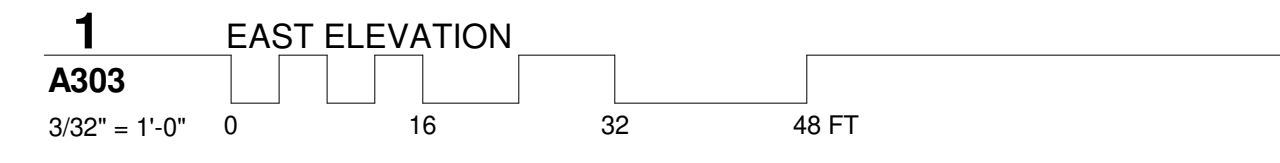


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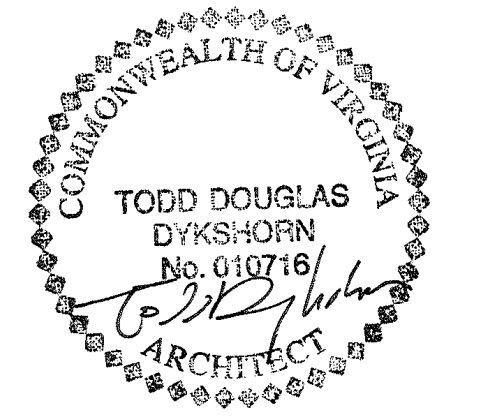
**KEYNOTE LEGEND**

MARK	DESCRIPTION
301	BRK1 THIN BRICK VENEER - RUNNING BOND PATTERN COLOR AND MORTAR COLOR TBD
304	PREFINISHED ALUMINUM FIXED AND OPERABLE WINDOWS
305	PREFINISHED ALUMINUM WINDOW ASSEMBLY WITH VERTICAL BREAK METAL DIVIDER TO MATCH WINDOW FRAME COLOR TBD
307	PAINTED HOLLOW METAL DOOR/FRAME
308	PREFINISHED METAL PARAPET COPING
A	EXISTING HISTORIC BUILDINGS TO REMAIN



**SPECIAL USE PERMIT  
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08-09-2021**

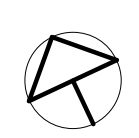
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804 343 1212

**212 E LEIGH ST**  
Richmond, VA 23219  
EXTERIOR ELEVATIONS

PROJ NUMBER  
19-0212



**A303**

