

PROJECT
821 N 25th St
 821 N 25th St
 Richmond, VA 23223
 No: 1905

OWNER
 Deworth Restoration Associates LLC

PROJECT TEAM
Architecture:
 Forrest Frazier, AIA
 Architecture AF, PLLC
 310 N 2nd St
 Richmond, VA 23219
 (917) 288-6253
 info@architecture.af

NOT FOR CONSTRUCTION

NOTES

KEY PLAN

No.	Issue	Date
A	Notes for SUP	09.09.2019
B	Notes for SUP	10.03.19

REVISIONS

Site Plans

SHEET TITLE

A001.0B

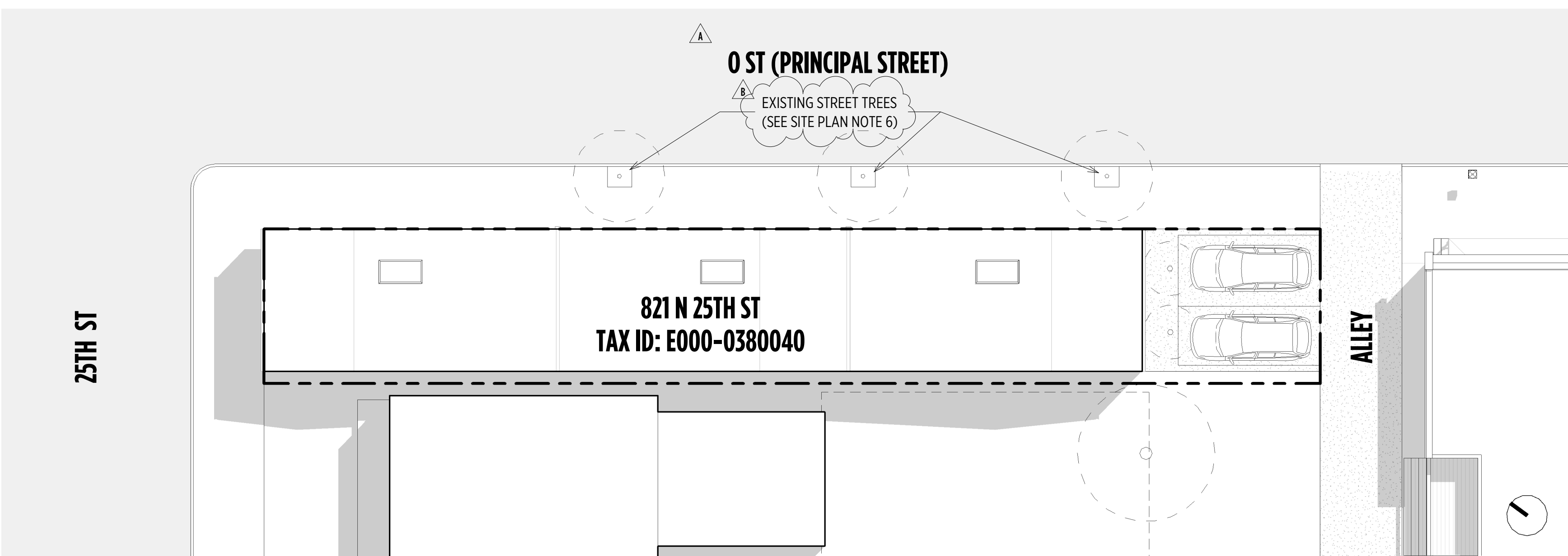


G6 Contextual Site Plan

3/64" = 1'-0"

SITE PLAN NOTES

- 1) SIDEWALK ALONG O ST TO BE REPAIRED/REPLACED.
- 2) RAMP TO BE UPDATED ON THE INTERSECTION OF 25TH AND O ST.
- 3) CONSTRUCTION SITE PLAN WILL BE REQUIRED PRIOR TO BUILDING PERMIT BEING ISSUED.
- 4) GRANITE CURB ADJACENT TO ALLEY WILL BE RESET.
- 5) SHOULD ANY ENCROACHMENTS BE NEEDED TO CONSTRUCT THIS PROJECT, A SEPARATE APPLICATION WILL BE MADE PRIOR TO THE START OF CONSTRUCTION AND APPROVED PRIOR TO THE ISSUANCE OF ANY CO'S.
- 6) THREE EXISTING TREE WELLS WITH STREET TREES ALONG O ST TO REMAIN. ALL EXISTING STREET TREES TO BE PROTECTED DURING CONSTRUCTION.



A6 Site Plan

3/32" = 1'-0"

SURVEY

This is to certify that on 12/13/18
 I made an accurate field survey of the known premises
 shown hereon; that all improvements known or visible
 are shown hereon; that there are no encroachments by
 improvements either from adjoining premises, or from
 subject premises upon adjoining premises, other than
 shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

LEGEND

- Rod/S
- Stone/F
- ⊕ Power Pole
- To Be Set

SURVEY OF LOT AND IMPROVEMENTS THEREON LOCATED AT #821 N. 25th STREET RICHMOND, VIRGINIA

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT
 4920 E MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS72@GMAIL.COM
 Scale 1"=20' Date 12/13/18 Drawn by GAH

RENDERING

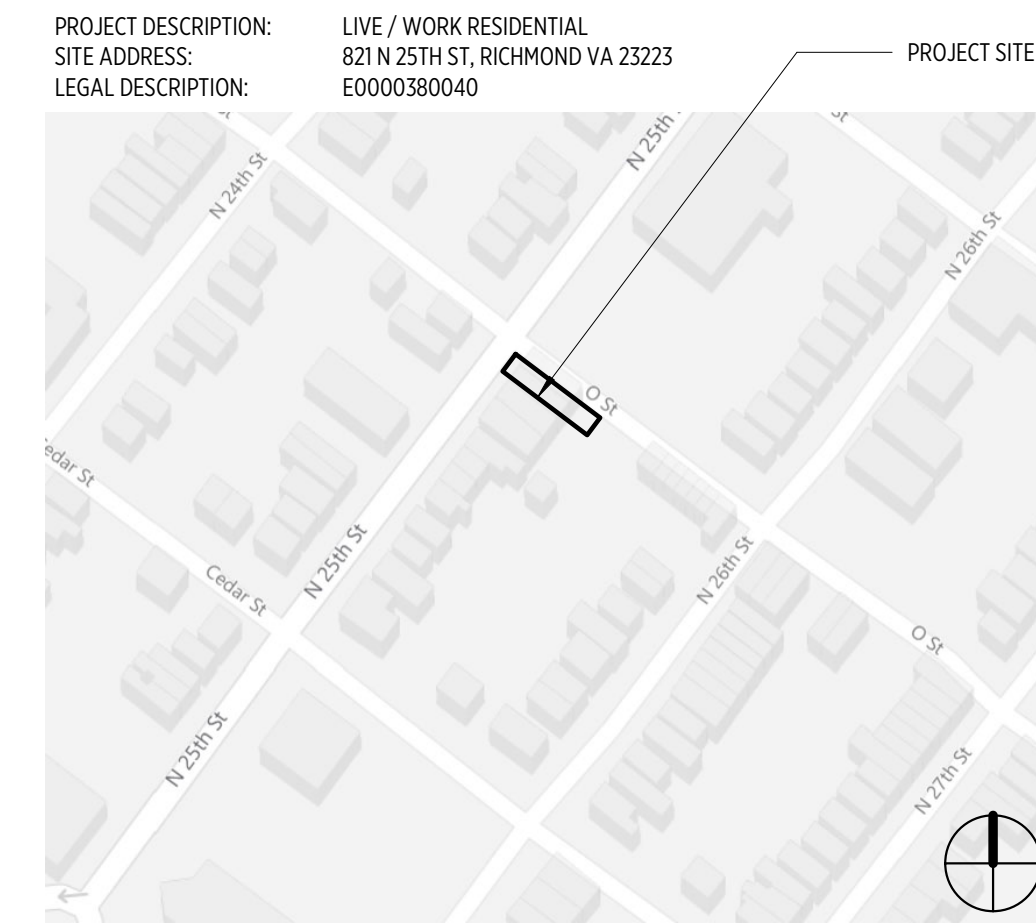


VIEW FROM O STREET LOOKING SOUTH WEST

PROJECT DATA

CURRENT ZONING: R-63 (RESIDENTIAL - MULTI-FAMILY URBAN)
HISTORIC DISTRICT: CHURCH HILL NORTH
COUNCIL DISTRICT: 7
NEIGHBORHOODS IN BLOOM: CHURCH HILL CENTRAL
OCCUPANCY CLASSIFICATION: R-2 (LIVE/WORK UNITS)
SITE AREA: 2,470sf
ALLOWABLE LOT COVERAGE:
 REQUIRED: 65% (1605.5sf)
 PROPOSED: 76.5% (1890sf) - SPECIAL USE PERMIT REQUEST
FRONT YARD:
 REQUIRED: NONE
 PROPOSED: NONE
SIDE YARD:
 REQUIRED: 5'-0"
 PROPOSED: TO MATCH PREVIOUS STRUCTURE - SPECIAL USE PERMIT REQUEST
REAR YARD:
 REQUIRED: 15'-0"
 PROPOSED: 22'-0"
PARKING (Sec. 30-710.1):
 REQUIRED: 1/UNIT - 3
 PROPOSED: 2 - SPECIAL USE PERMIT REQUEST
GROSS FLOOR AREA:
 1st FLOOR 1,844sf
 2nd FLOOR 1,890sf
 TOTAL 3,734sf
BUILDING HEIGHT (MAIN BUILDING - CORNER LOT):
 PERMITTED: 48'-0" MAX / 24'-0" MIN
 PROPOSED: 26'-0" +/-

VICINITY MAP



Sheet Number	Sheet Name
A000	Cover Sheet
A001	Site Plans
A100	Floor Plans
A200	Exterior Elevations

ARCHITECTURE AF

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 Special Use Permit Application 07.03.2019

REVISIONS

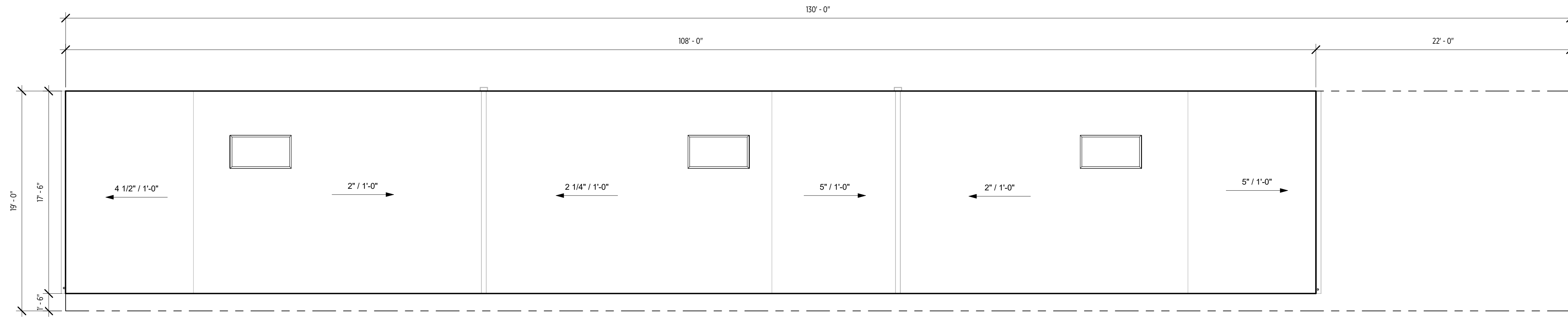
SHEET TITLE
 Cover Sheet

SHEET ID
 A000

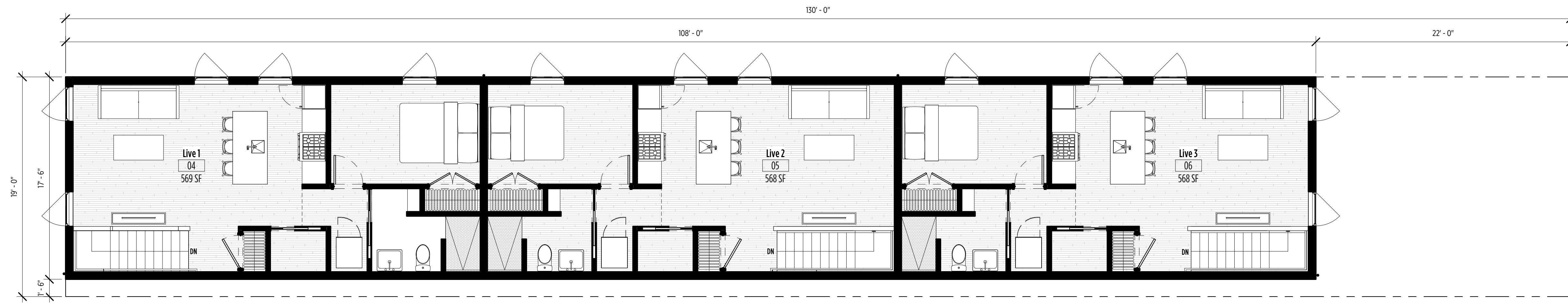
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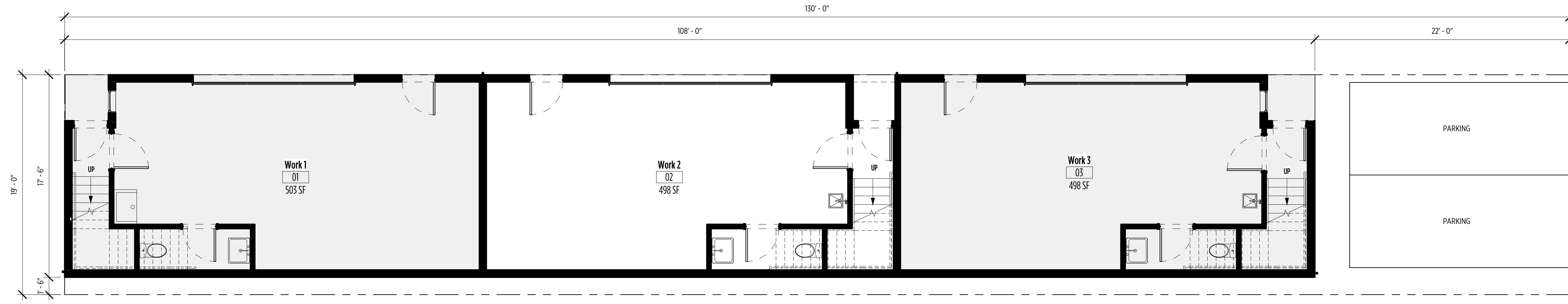


K2 Roof Plan
 3/16" = 1'-0"



F2 Second Floor Plan
 3/16" = 1'-0"

NOTE: ARCHITECT RESERVES THE RIGHT TO RECONFIGURE THE FLOOR PLANS



A2 First Floor Plan
 3/16" = 1'-0"

NOTE: ARCHITECT RESERVES THE RIGHT TO RECONFIGURE THE FLOOR PLANS

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REVISIONS

Floor Plans

SHEET TITLE

A100

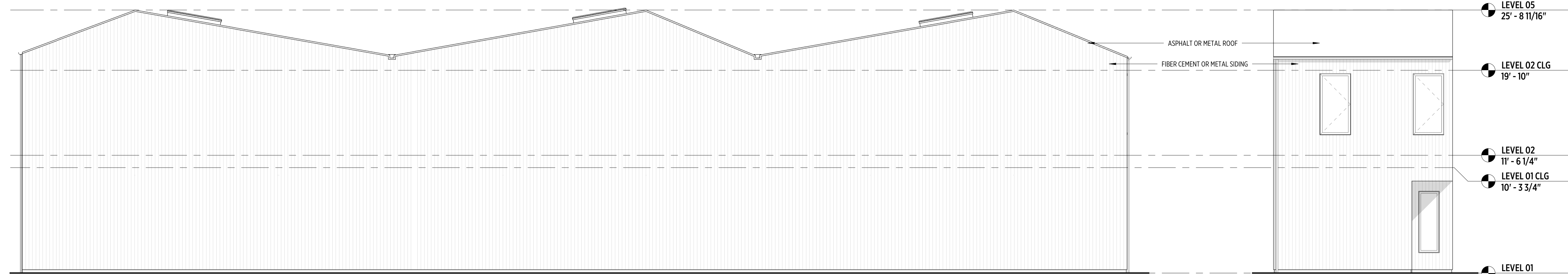
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G1 West Elevation

3/16" = 1'-0"

G12 South Elevation

3/16" = 1'-0"

NOTE: 45% FENESTRATION ALONG THE PRINCIPAL FACADE (EAST ELEVATION), 30% MIN REQ'D



A1 East/Principal Elevation

3/16" = 1'-0"

A12 North Elevation

3/16" = 1'-0"

REVISIONS
 Exterior Elevations

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 Special Use Permit Application 07.03.2019
 A Revision 1 09.09.2019

SHEET TITLE
A200.0A