

- SITE PLAN KEYNOTES**
- A /DELETED/
  - B /DELETED/
  - C LANDSCAPED HILLSIDE
  - D /DELETED/
  - E /DELETED/
  - F /DELETED/
  - G 5' PAVED SIDEWALK
  - H ASPHALT PARKING AREA WITH CURBOUT TO HOWKS RD, 1:20 SLOPE
  - I BRICK FACED TRASH ENCLOSURE WITH WOOD GATE DOORS, MINIMUM 6'H
  - J BUFFER ZONE "H" AS ACCORDING TO RICHMOND ZONING ORDINANCE: DECORATIVE FENCE OR WALL NOT LESS THAN 5'6" FEET IN HEIGHT AND SHRUBS AT A RATE OF NOT LESS FOUR SHRUBS FOR EACH 50 LINEAR FEET OR MAJOR FRACTION THEREOF OF BUFFER ALONG EACH STREET FRONTAGE.
  - K RESIDENT LOBBY ENTRY
  - L RESIDENT EGRESS
  - M EXISTING LANDSCAPED AREA TO BE AUGMENTED WITH ADDITIONAL TREES PLANTED. TREES TO BE EITHER "NELLIE STEPHENS HOLLY" OR "JAPANESE CRYPTOMERIA" TO BE PLANTED PER LF STANDARDS.
  - N NOT USED
  - O BIKE RACK
  - P NEW ADA BIDIRECTIONAL RAMP
  - Q EXISTING ADA CORNER CURB CUT
  - R EXISTING TRAFFIC LIGHT
  - S EXISTING UTILITY POLE
  - T NEW TREE WELLS: 1 PER 25' AVG. MIN. 25' FROM INTERSECTION, MIN. 10' FROM EXISTING POWER POLES. TO BE POPULATED PER CITY OF RICHMOND URBAN FORESTRY STANDARDS.
- NOTE MODIFIED TO ADD REQUIREMENT TO PLANT ADD'L TREES

**PROJECT DESCRIPTION**

NEW 3-STORY APARTMENT STRUCTURE ON VACANT PARCEL COMPOSED OF 17 MARKET-RATE DWELLINGS WITH ENTRY LOBBY ON 1ST LEVEL AND 29 PARKING SPACES ON SITE.

**CODE INFORMATION**

APPLICABLE CODES:	VIRGINIA CONSTRUCTION CODE 2024		
CONSTRUCTION TYPE:	V-B		
USE GROUP:	R-2		
FIRE SUPPRESSION:	NFPA 13R		
<b>ALLOWABLE BUILDING AREAS:</b>			
LEVEL	USE GROUP	ACTUAL AREA (SF)	ALLOWABLE AREA (SF) (PER VOC TABLE 506.2)
1ST LEVEL	R-2	4,740	7,000 SF
2ND LEVEL	R-2	4,740	7,000 SF
3RD LEVEL	R-2	4,740	7,000 SF
TOTAL	R-2	14,220	
<b>ALLOWABLE BUILDING HEIGHTS:</b>			
ALLOWABLE # OF STOREYS ABOVE GRADE (VOC TABLE 504.4)	ACTUAL # OF STOREYS ABOVE GRADE	ALLOWABLE BLDG HEIGHT (FT) (VOC TABLE 504.3)	ACTUAL BUILDING HEIGHT (FT) (ABOVE GRADE PLANE)
3	3	60'	44'-38"

**ZONING INFORMATION**

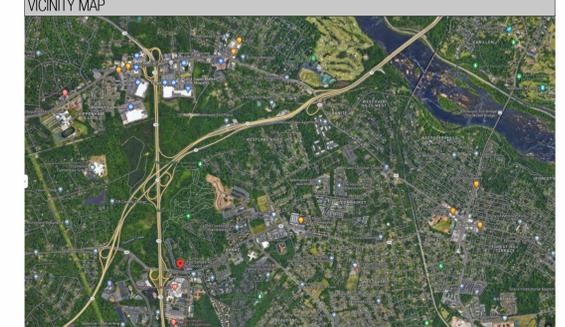
ZONING DISTRICT: R-1, PROJECT AS DESIGNED REQUIRES SPECIAL USE PERMISSION

ECONOMIC ZONES: CONFIRM W/MUNICIPALITY'S GIS/CDRS. (TYPICALLY INCLUDES HISTORIC DISTRICT/ENTERPRISE ZONE)

PARCEL AREA: 20,473.2 SQFT = .47 ACRES (RICHMOND CITY GIS)

YARDS:	FRONT	REAR	SIDE	STREET SIDE
REQUIRED:	35'	10'	10'	-
ACTUAL:	/S/UP/	/S/UP/	/S/UP/	/S/UP/

	ALLOWED/REQUIRED	ACTUAL
LOT COVERAGE:	20% (PER ZONING DISTRICT)	/S/UP/ 23% (BUILDING)
LOT WIDTH:	NA	-
USABLE OPEN SPACE RATIO:	NA	-
ALLOWABLE FLOOR AREA RATIO:	NA	-
BUILDING HEIGHT:	35' / STOREYS (PER ZONING DISTRICT)	/S/UP/ 44'-38"/3 STOREYS
BUILDING FACADE FENESTRATION:	NA	NA
PARKING SPACES:	0 REDD	29 SPACES
BICYCLE PARKING (LONG TERM):	1:3 UNITS = 6	/S/UP/ 0 (IN UNIT)
BICYCLE PARKING (SHORT TERM):	0	8 SPACES

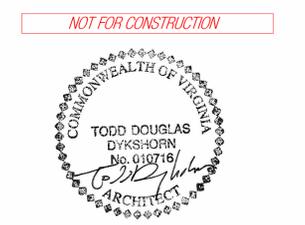


**DRAWING INDEX**

SHEET #	SHEET NAME	SPECIAL USE PERMISSION SET
1.100	COVER SHEET, PROJECT INFORMATION, SITE PLAN	X
2.101	PROPOSED FLOOR PLANS	X
2.102	PROPOSED FLOOR PLANS	X
2.301	ENLARGED FLOOR PLANS	X
3.100	BUILDING PERSPECTIVES	X
3.101	BUILDING ELEVATIONS	X
3.102	BUILDING ELEVATIONS	X

SHEET COUNT: 8

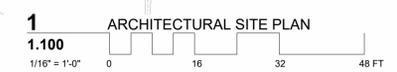
**DRAWINGS ACCOMPANYING SPECIAL USE ZONING APPLICATION - REVISED FROM PREVIOUS VERSIONS 7-9-2025**

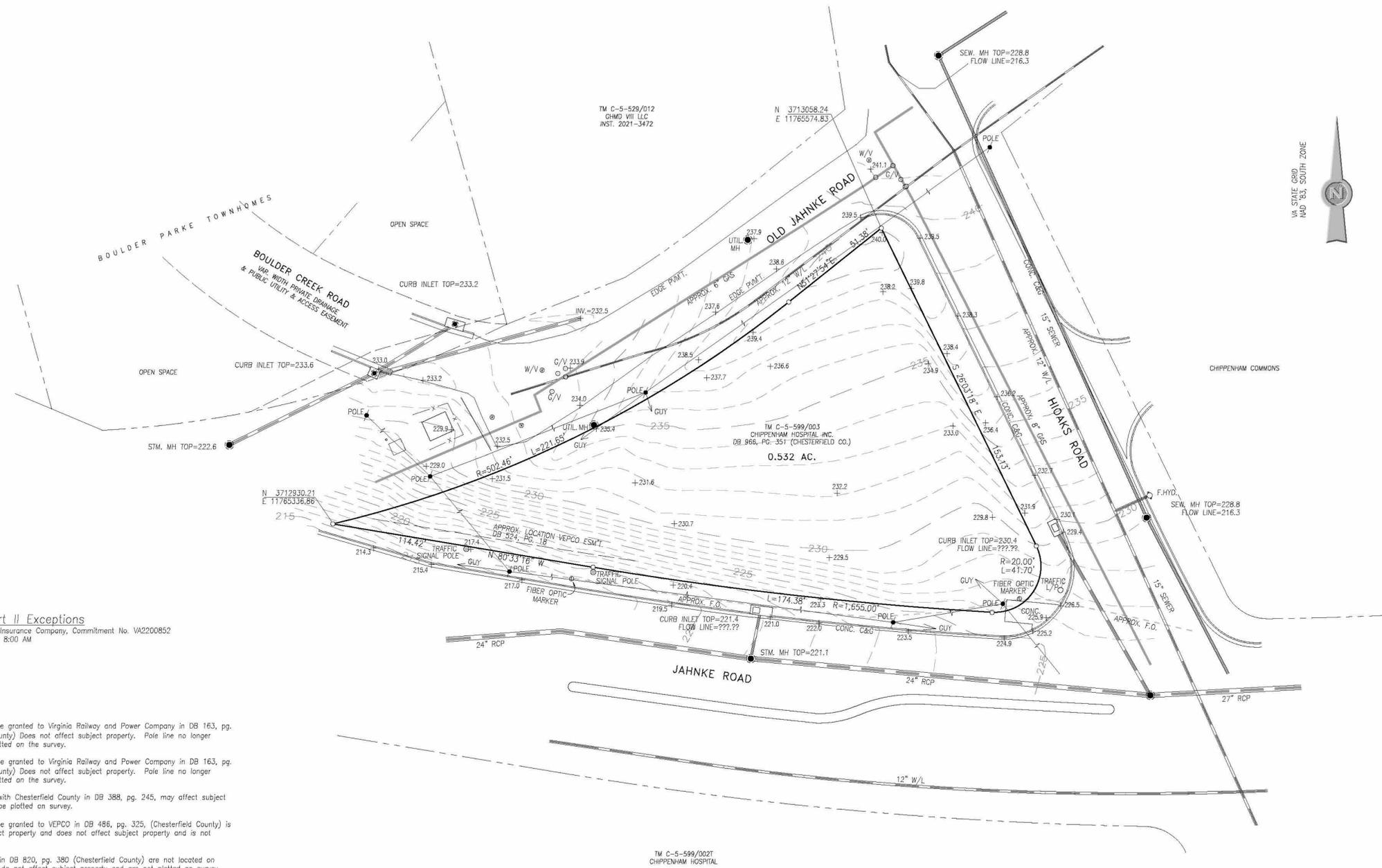


**ARCHITECT:**  
**ad** ADO / Architecture Design Office  
 728 E Main Street  
 Richmond, Virginia 23219  
 804-343-1212

**7100 JAHNKE RD**  
 Richmond, VA 23225  
**COVER SHEET, PROJECT INFORMATION, SITE PLAN**

PROJECT NUMBER  
 22-7100





**Schedule B, Part II Exceptions**

Per Fidelity National Title Insurance Company, Commitment No. VA2200852  
 Dated March 24, 2022 at 8:00 AM

**Special Exceptions:**

1. Not a survey matter
2. Not a survey matter
3. Not a survey matter
4. Easement for pole line granted to Virginia Railway and Power Company in DB 163, pg. 586, (Chesterfield County) Does not affect subject property. Pole line no longer exists and is not plotted on the survey.
5. Easement for pole line granted to Virginia Railway and Power Company in DB 163, pg. 589, (Chesterfield County) Does not affect subject property. Pole line no longer exists and is not plotted on the survey.
6. Waterline Agreement with Chesterfield County in DB 388, pg. 245, may affect subject property but cannot be plotted on survey.
7. Easement for pole line granted to VEPCO in DB 486, pg. 325, (Chesterfield County) is not located on subject property and does not affect subject property and is not plotted on survey.
8. Easements set forth in DB 820, pg. 380 (Chesterfield County) are not located on subject property and do not affect subject property and are not plotted on survey.
9. Sewer Easement granted to Chesterfield County in DB 371, pg. 380 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
10. Easement granted to VEPCO in DB 380, pg. 131 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
11. Easement granted to VEPCO in DB 380, pg. 134 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
12. Easement granted to C&P Telephone Co. in DB 396, pg. 644 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
13. Easement Agreement between Chippenham Hospital, Inc. and Chippenham Medical Building Corp. in DB 499, pg. 47 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
14. Easement Agreement between Chippenham Hospital, Inc. and Chippenham Medical Building Corp. in DB 499, pg. 61 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
15. Easement granted to VEPCO in DB 524, pg. 18 (City of Richmond) is located on subject property and affects subject property. Easement is plotted approximately on survey.
16. Easements taken by Commonwealth of Virginia in DB 172, pg. 2249 & Plat book 7, pg. 12-13 are not located on subject property and do not affect subject property and are not plotted on survey.

**Legal Description**

All that parcel of land, containing 0.532 acres, located on the west line of Hioks Road, City of Richmond, Virginia (formerly Chesterfield County, Virginia) and more particularly described as follows:

Beginning at a rod set at the intersection of the west line of Hioks Road and the south line of Old Jahnke Road;

Thence, along the west line of Hioks Road, S26°03'18"E a distance of 153.13' to a point; thence, along a curve to the right, having a radius of 20.00', an arc length of 41.70' a delta angle of 119°27'49", a chord bearing of S33°40'37"W and a chord distance of 34.55' to a point on the north line of Jahnke Road; thence, along the north line of Jahnke Road, along a curve to the right, having a radius of 1655.00', an arc length of 174.38' a delta angle of 6°02'13", a chord bearing of N83°34'28"W and a chord distance of 174.38' to a point; thence, N60°33'16"W a distance of 114.42' to a point at the intersection of the north line of Jahnke Road with the south line of Old Jahnke Road, thence, along the south line of Old Jahnke Road, along a curve to the left having a radius of 502.46', an arc length of 221.65' a delta angle of 25°16'28", a chord bearing of N64°06'08"E and a chord distance of 219.85' to a point; thence, N51°27'54"E a distance of 51.38' to the point of beginning and containing 0.532 acres of land as shown on plat entitled "Survey Showing Existing Conditions on a 0.532 Acre Parcel of Land Located at 7100 Jahnke Road," dated June 16, 2022, by Bruce Robertson Land Surveying, P.C.

**Notes**

1. SUBJECT PROPERTY IS DESIGNATED AS 7100 JAHNKE ROAD, TAX MAP C-5-599/003, IN THE LAND RECORDS OF THE CITY OF RICHMOND, VA.
2. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FEMA. PER FIRM MAP #510129-00190 DATED 2/12/09.
3. SUBJECT PROPERTY WAS FOUND, BY SURVEY, TO CONTAIN 0.532 ACRES OF LAND (23164 SQ. FT.).
4. ALL SUBSTANTIAL IMPROVEMENTS SHOWN.
5. LOCATION OF U/G UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD INFORMATION AND FIELD OBSERVATION. OTHER UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.
6. THERE ARE NO CONSTRUCTION RELATED ACTIVITIES UNDERWAY ON ADJACENT PROPERTIES.
7. NO EVIDENCE OF PENDING R/W CHANGES WAS NOTED AT TIME OF SURVEY.
8. THIS SURVEY WAS PREPARED WITH REFERENCE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. VA2200852 MARCH 24, 2022 AT 8:00 AM.
9. SUBJECT PROPERTY HAS VEHICULAR ACCESS TO A PUBLIC R/W.
10. THERE ARE NO ENCROACHMENT BY IMPROVEMENTS FROM ADJACENT PROPERTIES ONTO SUBJECT PROPERTY OR FROM SUBJECT PROPERTY ONTO ADJACENT PROPERTIES EXCEPT AS NOTED.

**Surveyors Certificate:**

To: Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1-4, 6(a), 6(b), 7(a), 7(b)(1) 7(c), 8, 9, 11, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on June 6, 2022.

Date of Plat: June 14, 2022.

Bruce Robertson, LS, VA #1971



**ALTA/NSPS SURVEY**

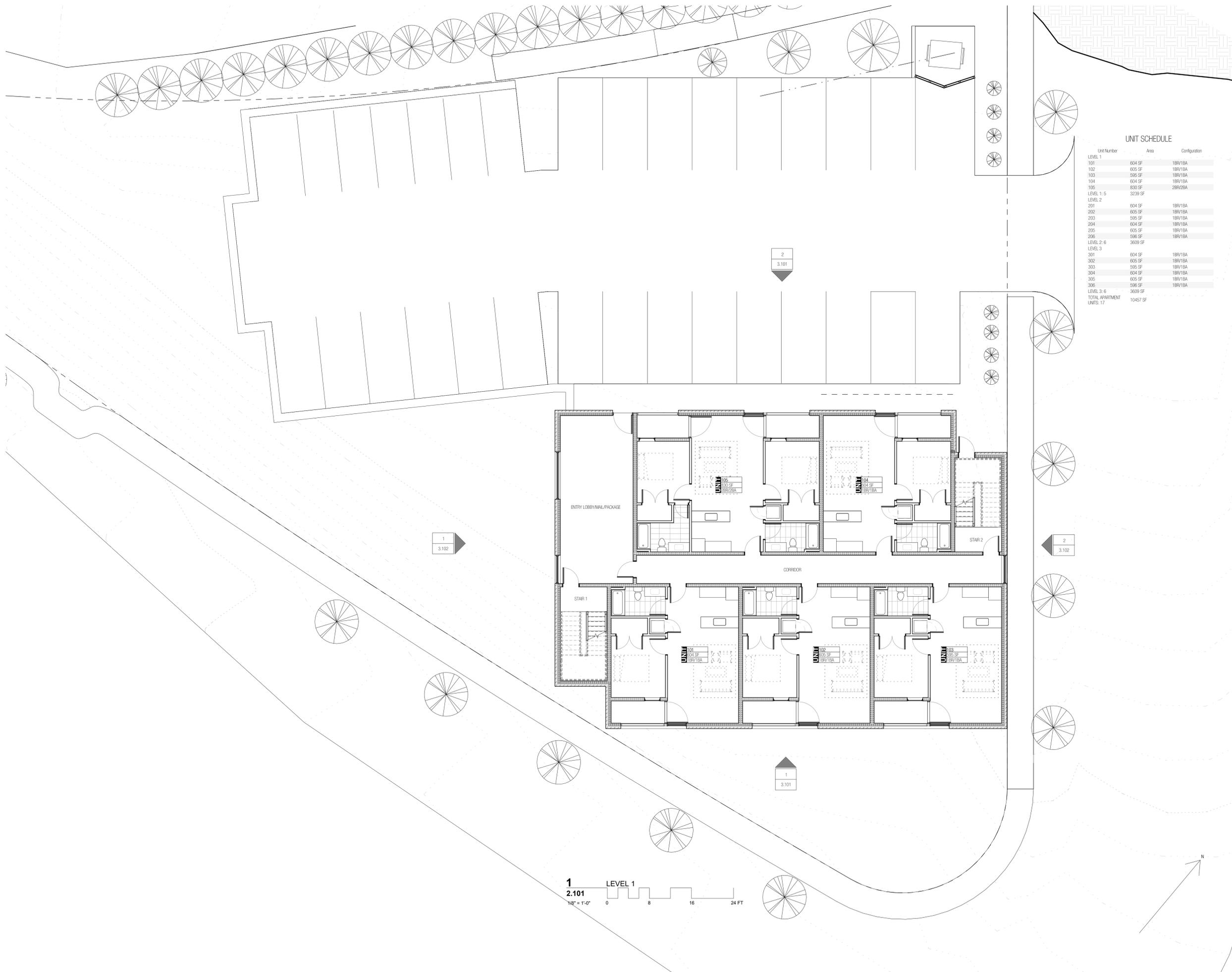
**SURVEY SHOWING EXISTING CONDITIONS  
 ON A 0.532 ACRE PARCEL OF LAND  
 LOCATED AT 7100 JAHNKE ROAD**

CITY OF RICHMOND, VIRGINIA

Date: 6/16/22

**Bruce Robertson Land Surveying, P.C.**

P.O. Box 35311 Richmond, Virginia Phone (804)218-2801

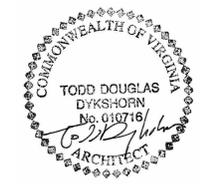


**UNIT SCHEDULE**

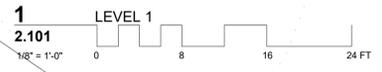
Unit Number	Area	Configuration
<b>LEVEL 1</b>		
101	604 SF	1BR/1BA
102	605 SF	1BR/1BA
103	595 SF	1BR/1BA
104	604 SF	1BR/1BA
105	830 SF	2BR/2BA
<b>LEVEL 1-5</b>		
3239 SF		
<b>LEVEL 2</b>		
201	604 SF	1BR/1BA
202	605 SF	1BR/1BA
203	595 SF	1BR/1BA
204	604 SF	1BR/1BA
205	605 SF	1BR/1BA
206	596 SF	1BR/1BA
<b>LEVEL 2-6</b>		
3609 SF		
<b>LEVEL 3</b>		
301	604 SF	1BR/1BA
302	605 SF	1BR/1BA
303	595 SF	1BR/1BA
304	604 SF	1BR/1BA
305	605 SF	1BR/1BA
306	596 SF	1BR/1BA
<b>LEVEL 3-6</b>		
3609 SF		
<b>TOTAL APARTMENT UNITS: 17</b>		
10457 SF		

**DRAWINGS ACCOMPANYING  
SPECIAL USE ZONING  
APPLICATION - REVISED  
FROM PREVIOUS VERSIONS  
7-9-2025**

NOT FOR CONSTRUCTION



**ad** ARCHITECT:  
ADO / Architecture Design Office  
728 E Main Street  
Richmond, Virginia 23219  
804-343-1212



**7100 JAHNKE RD**  
Richmond, VA 23225  
PROPOSED FLOOR PLANS

PROJECT NUMBER  
22-7100

**2.101**



1  
3.102

1  
3.101

UNIT SCHEDULE

Unit Number	Area	Configuration
LEVEL 1		
101	604 SF	1BR/1BA
102	605 SF	1BR/1BA
103	595 SF	1BR/1BA
104	604 SF	1BR/1BA
105	830 SF	2BR/2BA
LEVEL 1-5		
3239 SF		
LEVEL 2		
201	604 SF	1BR/1BA
202	605 SF	1BR/1BA
203	595 SF	1BR/1BA
204	604 SF	1BR/1BA
205	605 SF	1BR/1BA
206	596 SF	1BR/1BA
LEVEL 2-6		
3609 SF		
LEVEL 3		
301	604 SF	1BR/1BA
302	605 SF	1BR/1BA
303	595 SF	1BR/1BA
304	604 SF	1BR/1BA
305	605 SF	1BR/1BA
306	596 SF	1BR/1BA
LEVEL 3-6		
3609 SF		
TOTAL APARTMENT		
UNITS: 17		
10457 SF		



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1  
3.102

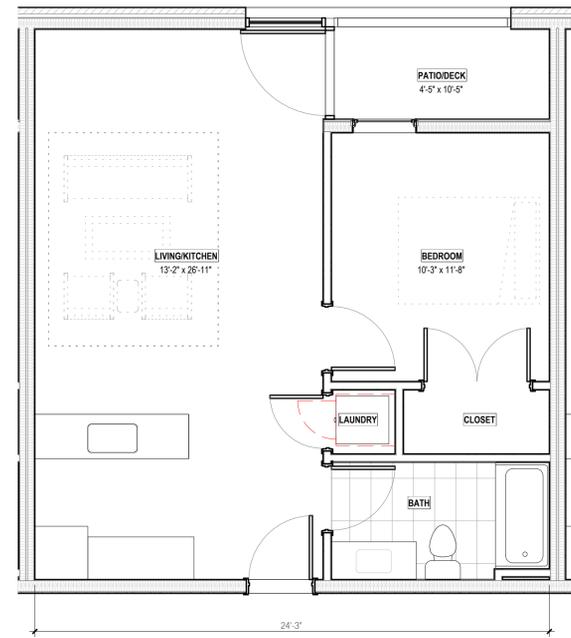
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**7100 JAHNKE RD**  
Richmond, VA 23225  
PROPOSED FLOOR PLANS

PROJECT NUMBER  
22-7100

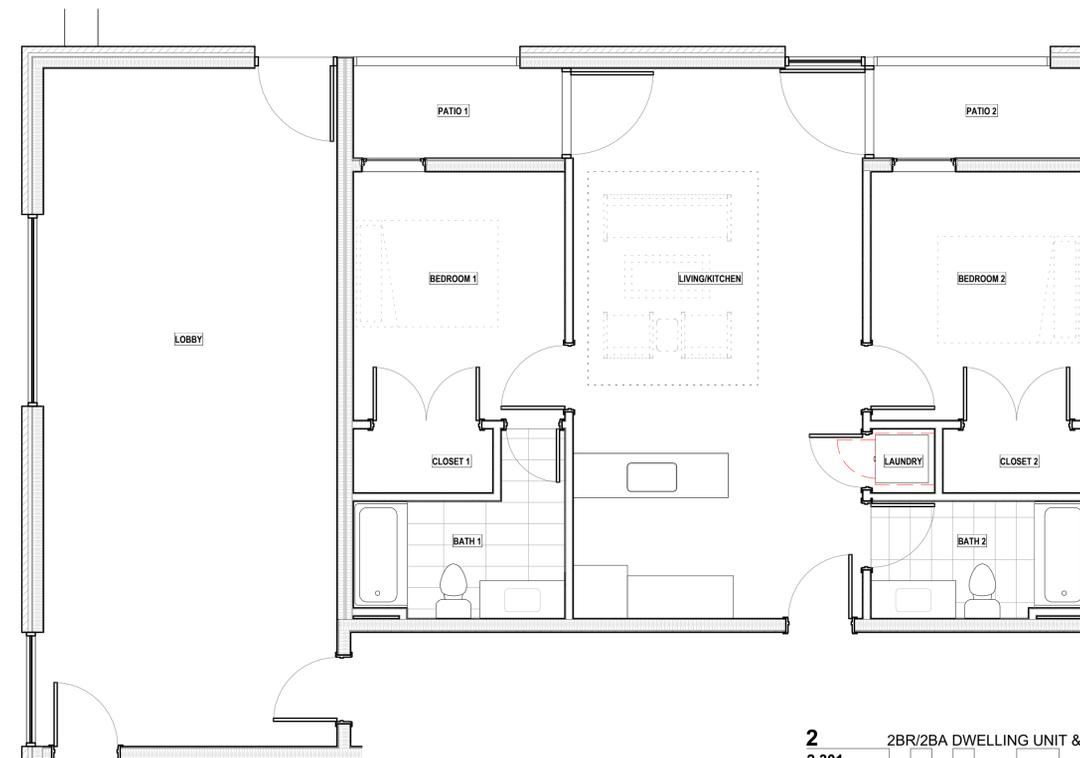
**2.102**



**UNIT SCHEDULE**

Unit Number	Area	Configuration
<b>LEVEL 1</b>		
101	604 SF	1BR/1BA
102	605 SF	1BR/1BA
103	595 SF	1BR/1BA
104	604 SF	1BR/1BA
105	830 SF	2BR/2BA
<b>LEVEL 1-5</b>		
3239 SF		
<b>LEVEL 2</b>		
201	604 SF	1BR/1BA
202	605 SF	1BR/1BA
203	595 SF	1BR/1BA
204	604 SF	1BR/1BA
205	605 SF	1BR/1BA
206	595 SF	1BR/1BA
<b>LEVEL 2-6</b>		
3609 SF		
<b>LEVEL 3</b>		
301	604 SF	1BR/1BA
302	605 SF	1BR/1BA
303	595 SF	1BR/1BA
304	604 SF	1BR/1BA
305	605 SF	1BR/1BA
306	595 SF	1BR/1BA
<b>LEVEL 3-6</b>		
3609 SF		
<b>TOTAL APARTMENT UNITS: 17</b>	<b>10457 SF</b>	

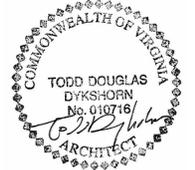
**1** TYPICAL 1BR/1BA DWELLING UNIT PLAN  
**2.301**  
 1/4" = 1'-0"  
 0 4 8 12 FT



**2** 2BR/2BA DWELLING UNIT & BUILDING LOBBY  
**2.301**  
 1/4" = 1'-0"  
 0 4 8 12 FT

**DRAWINGS ACCOMPANYING  
 SPECIAL USE ZONING  
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 Richmond, Virginia 23219  
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**7100 JAHNKE RD**  
 Richmond, VA 23225  
 ENLARGED FLOOR PLANS

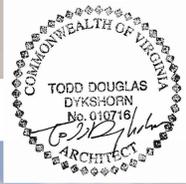
PROJECT NUMBER  
 22-7100

**2.301**



DRAWINGS ACCOMPANYING  
SPECIAL USE ZONING  
APPLICATION - REVISED  
FROM PREVIOUS VERSIONS  
7-9-2025

NOT FOR CONSTRUCTION



7100 JAHNKE RD

Richmond, VA 23225

BUILDING PERSPECTIVES

PROJECT NUMBER  
22-7100

3.100

ELEVATION MATERIAL KEYNOTES

- 01 BRICK VENEER, RUNNING BOND PATTERN, COLOR TO BE DETERMINED
- 02 MASONRY CLAD FOUNDATION WALL
- 03 MASONRY CLAD RETAINING WALL TO MATCH FOUNDATION WALLS AT PARKING EDGE
- 04 INSULATED GLASS WINDOW UNIT
- 05 GLASS PANEL RAIL AT PATIOS AND BALCONIES
- 06 CERMENTIOUS PANEL CLAD WALL AT RECESSED BALCONIES
- 07 GLASS ENTRY DOOR AND TRANSOM
- 08 SOLID PANEL EGRESS DOOR
- 09 MEMBRANE ROOFING, GRAY COLOR



**1** SOUTH/JAHNKE RD  
**3.101**  
 1/8" = 1'-0" 0 16 32 48 FT



**2** NORTH/PARKING & OLD JAHNKE RD  
**3.101**  
 1/8" = 1'-0" 0 16 32 48 FT

**DRAWINGS ACCOMPANYING  
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 7-9-2025**

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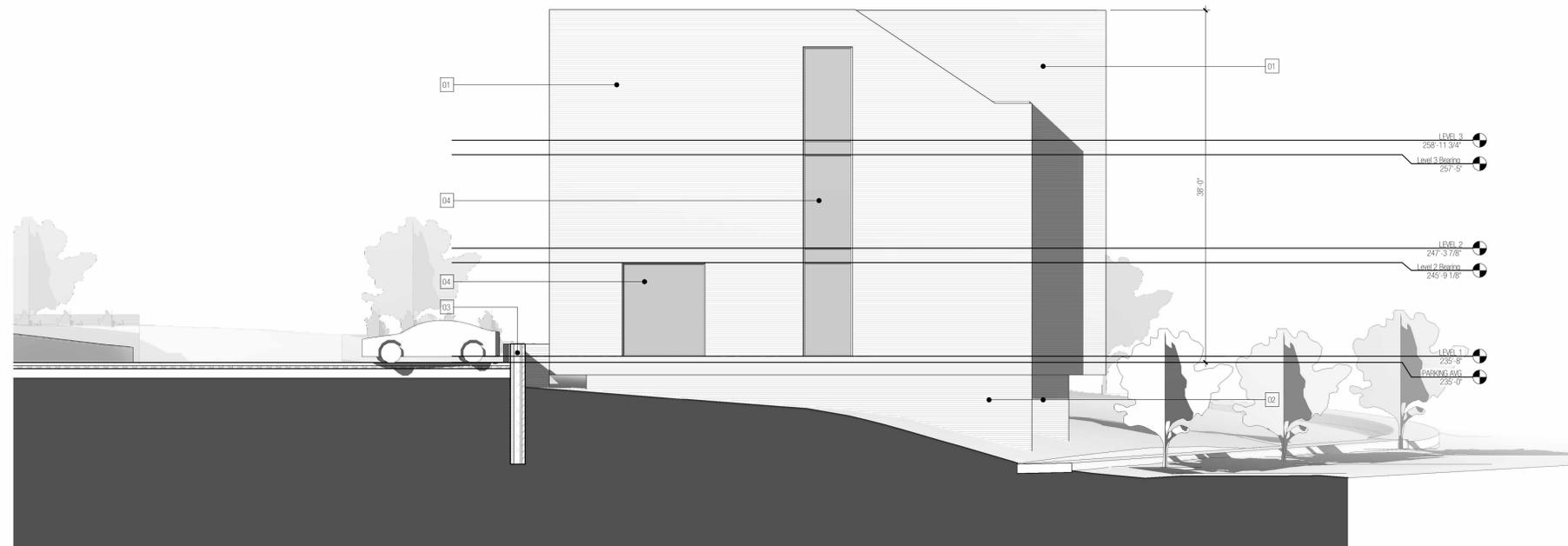
**7100 JAHNKE RD**  
 Richmond, VA 23225  
 BUILDING ELEVATIONS

PROJECT NUMBER  
 22-7100

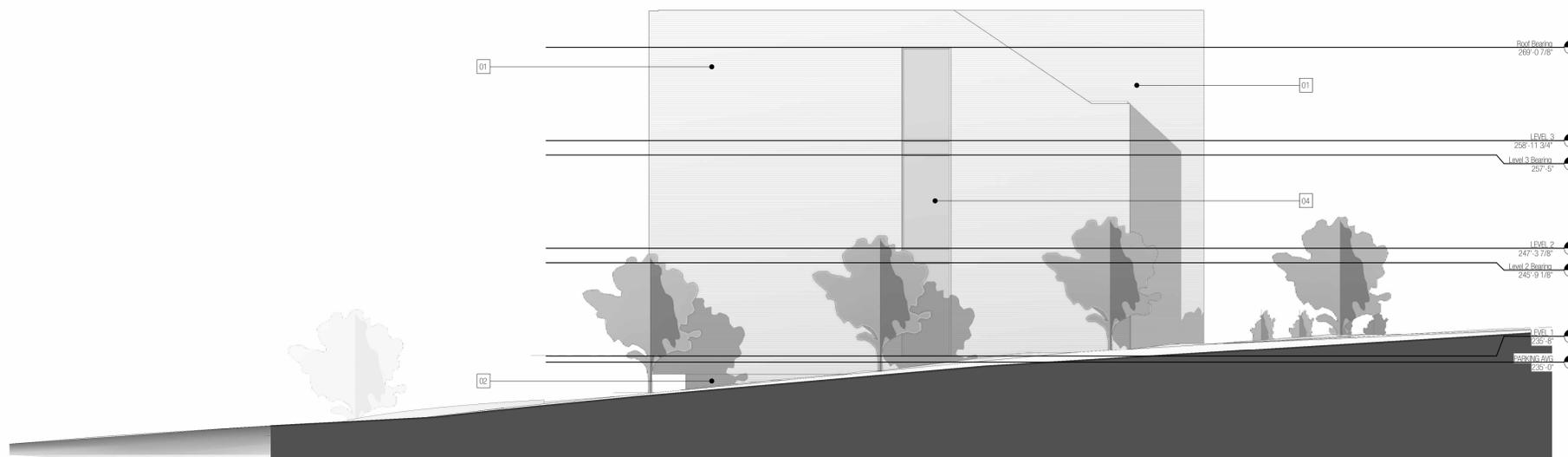
**3.101**

ELEVATION MATERIAL KEYNOTES

- 01 BRICK VENEER, RUNNING BOND PATTERN, COLOR TO BE DETERMINED
- 02 MASONRY CLAD FOUNDATION WALL
- 03 MASONRY CLAD RETAINING WALL TO MATCH FOUNDATION WALLS AT PARKING EDGE
- 04 INSULATED GLASS WINDOW UNIT
- 05 GLASS PANEL RAIL AT PATIOS AND BALCONIES
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- 07 GLASS ENTRY DOOR AND TRANSOM
- 08 SOLID PANEL EGRESS DOOR
- 09 MEMBRANE ROOFING, GRAY COLOR



**1**  
**3.102** WEST/JAHNKE RD  
 1/8" = 1'-0" 0 8 16 24 FT



**2**  
**3.102** EAST/HIOAKS RD  
 1/8" = 1'-0" 0 8 16 24 FT

**DRAWINGS ACCOMPANYING  
 SPECIAL USE ZONING  
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 FROM PREVIOUS VERSIONS  
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 804-343-1212

**7100 JAHNKE RD**  
 Richmond, VA 23225  
 BUILDING ELEVATIONS

PROJECT NUMBER  
 22-7100

**3.102**