

# Renovation to 1200 N 28th Street - SPECIAL USE PERMIT

REVISIONS	
1	05.14.2019
2	06.11.2019
3	08.14.2019

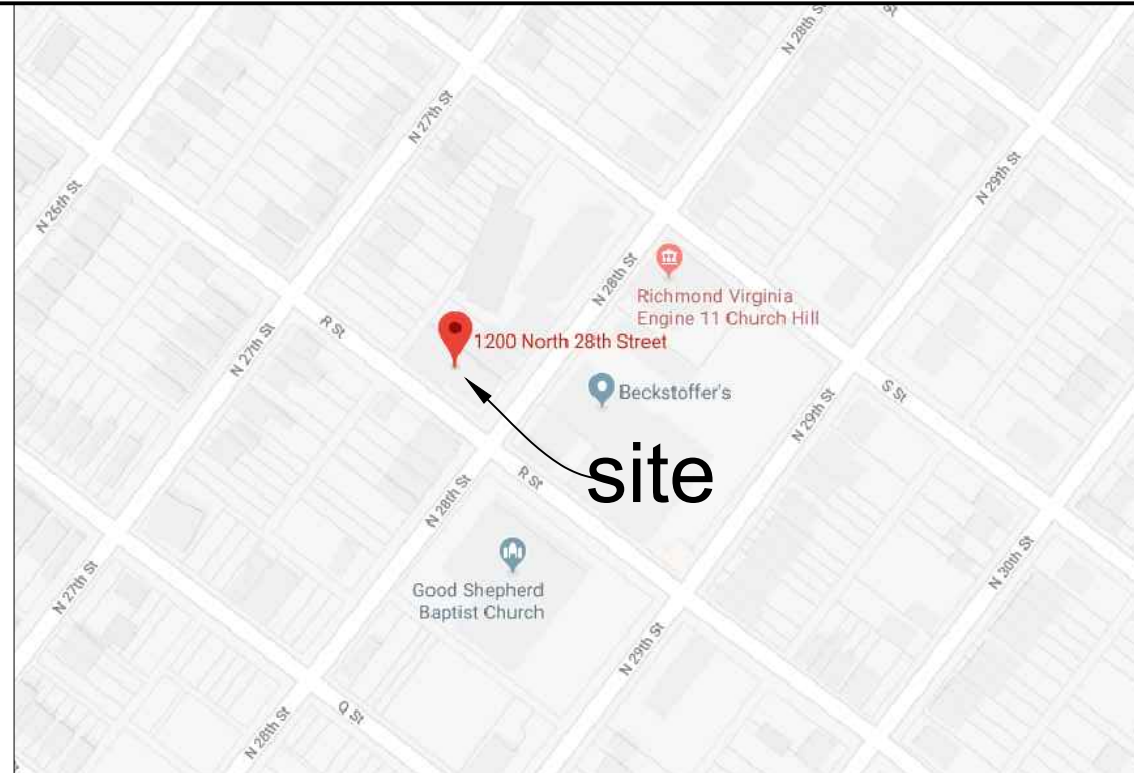
## Project Info

Scope: Renovation of an existing church building to apartments.

Site Area: 8,055 sq ft

Existing Building: 5,241 sq ft

Current Zoning - M-1



## Contents

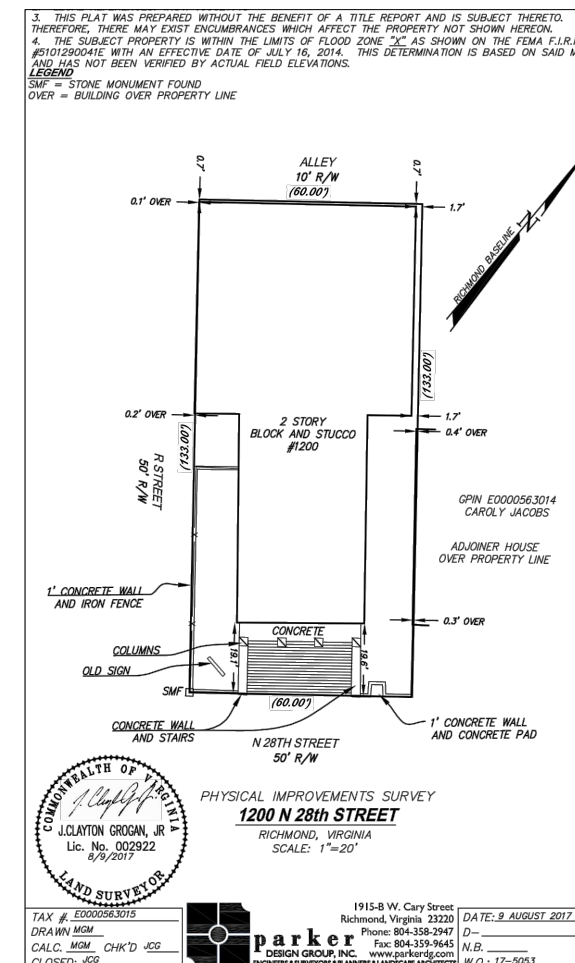
- SUP 1 TITLE SHEET
- SUP 2 EXISTING FIRST FLOOR
- SUP 3 EXISTING SECOND FLOOR
- SUP 4 PROPOSED FIRST FLOOR
- SUP 5 PROPOSED SECOND FLOOR
- SUP 6 PROPOSED THIRD FLOOR
- SUP 7 PROPOSED SIDE ELEVATIONS
- SUP 8 PROPOSED ELEVATIONS

## Proposed Approximate square Footage Breakdown of Apartments

1st Flr	Apt. 101	580 sf
	Apt. 102	580 sf
	Apt. 103	615 sf
	Apt. 104	680 sf
	Apt. 105	600 sf
	Apt. 106	495 sf
	Apt. 107	710 sf

2nd Flr	Apt. 201	830 sf
	Apt. 202	860 sf
	Apt. 203	1050 sf
	Apt. 204	1180 sf
	Apt. 205	640 sf
	Apt. 206	570 sf
	Apt. 207	1190 sf

3rd Flr	Apt. 301	690 sf
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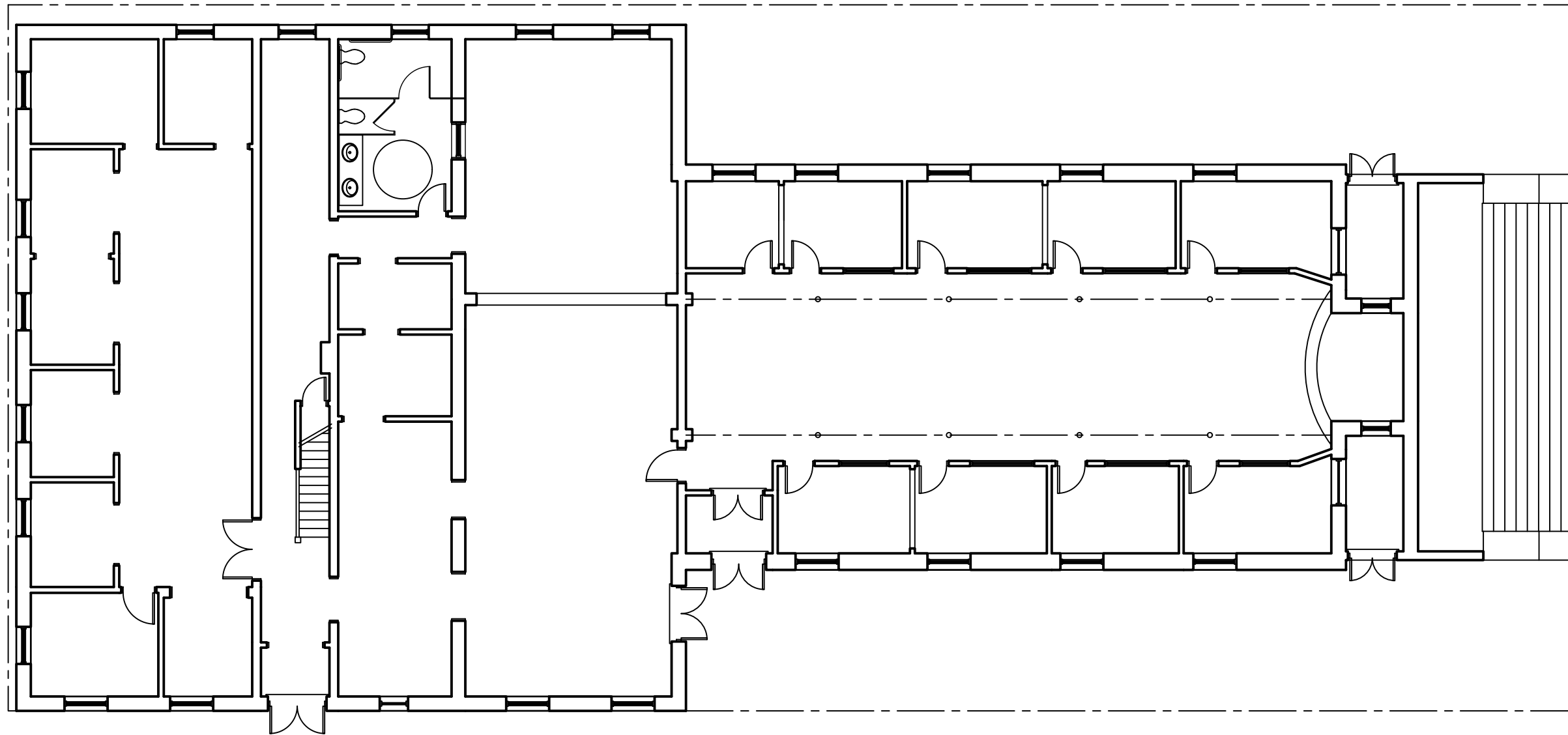
1200 N. 28TH STREET

SHEET TITLE  
**TITLE SHEET**

DATE  
**02.14.19**

PROJECT NO.  
**1862**

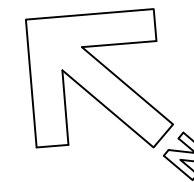
SHEET NO.  
**SUP 1**



R STREET

N 28th STREET

EXISTING FIRST FLOOR  
3/32" = 1'-0"



0 5'-4" 10'-8" 21'-4"



SCALE: 3/32" = 1'-0"

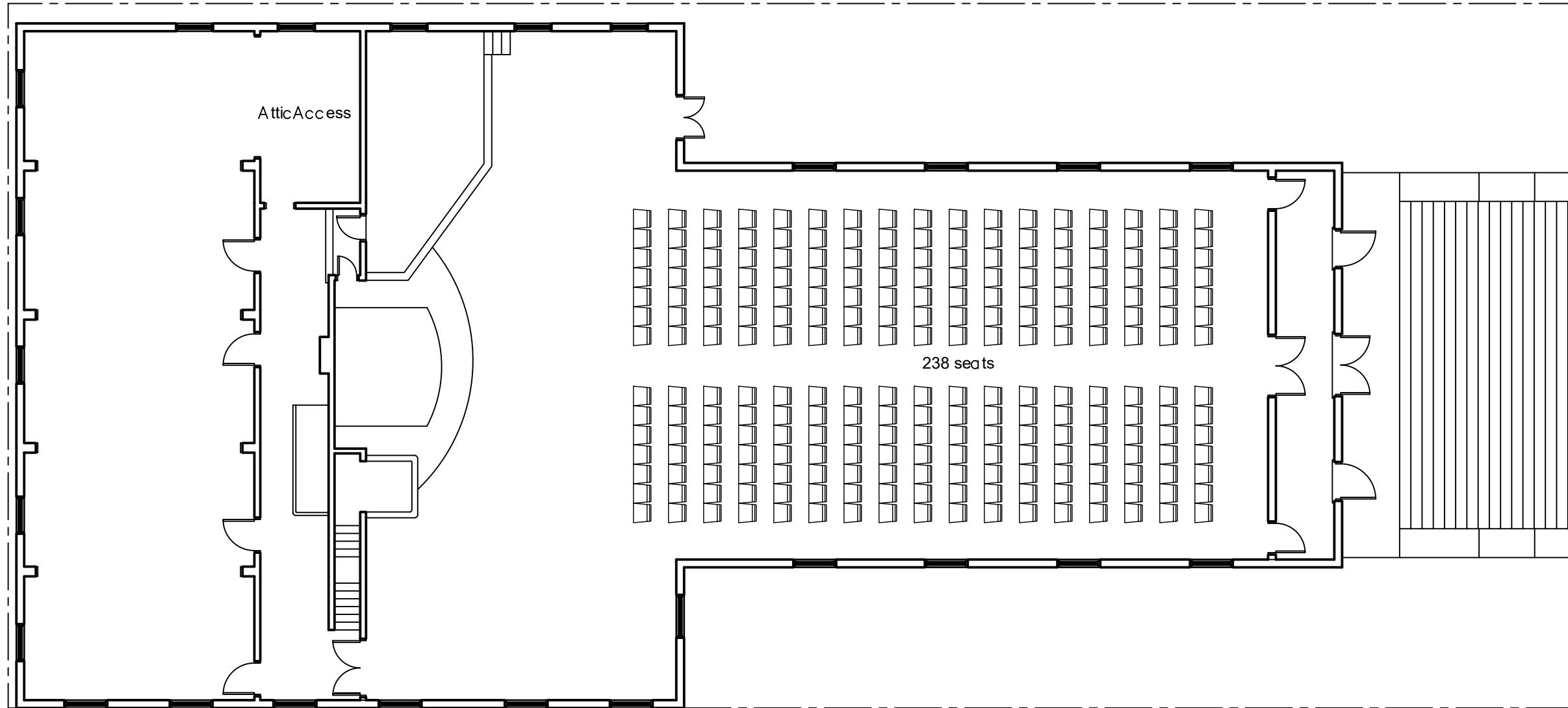
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1200 N. 28TH STREET

SHEET TITLE	
EXISTING FIRST FLOOR	
DATE	02.14.18
PROJECT NO.	1862
SHEET NO.	

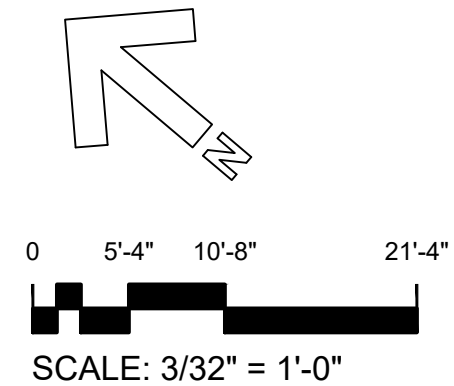
**SUP 2**



R STREET

N 28th STREET

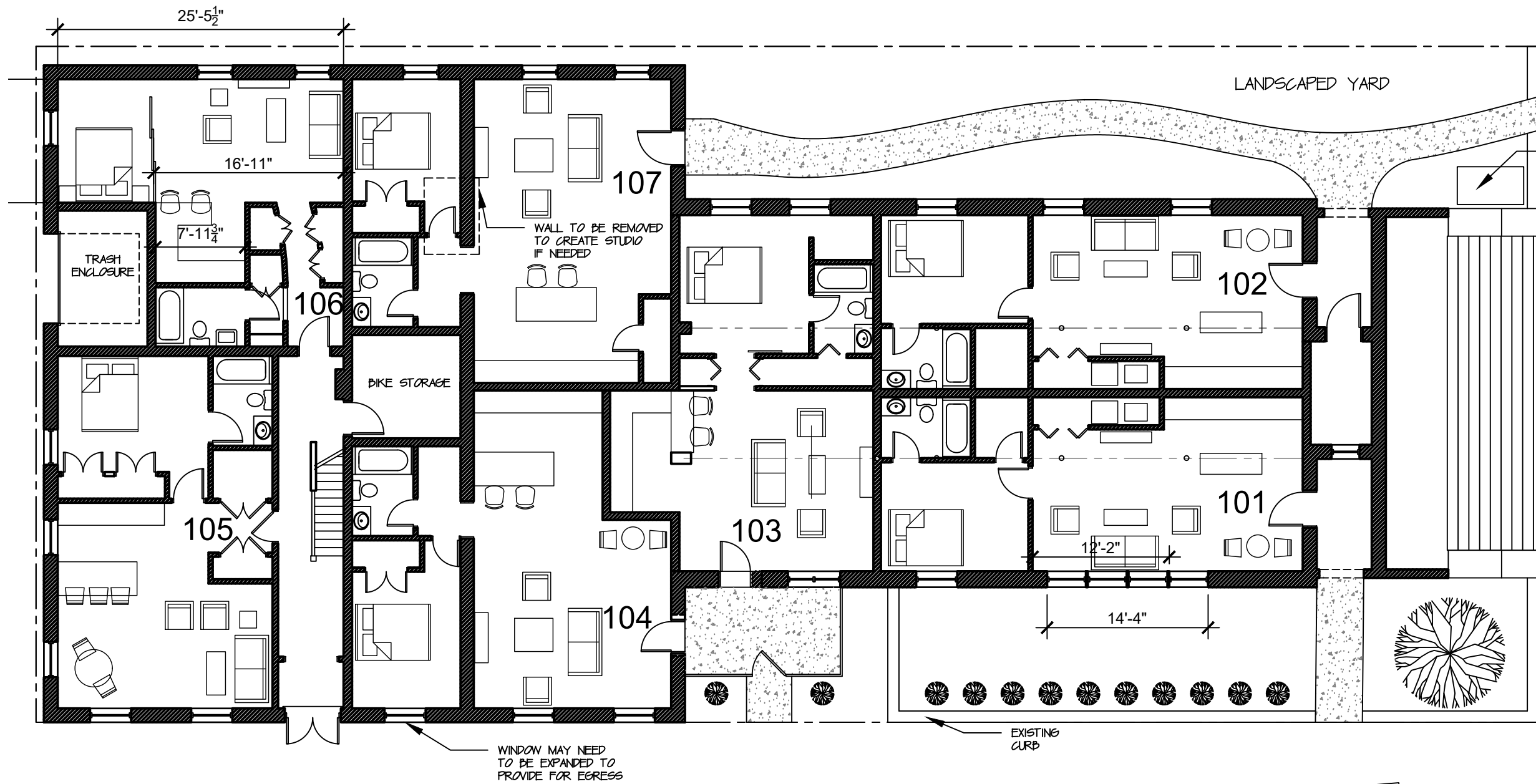
EXISTING SECOND FLOOR  
3/32" = 1'-0"



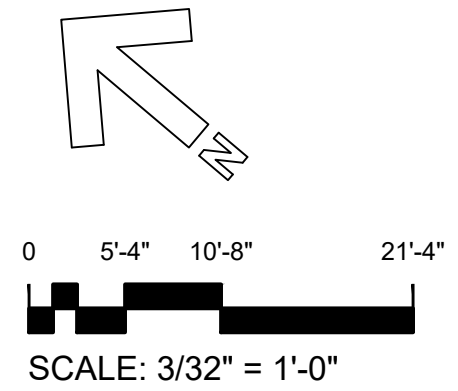
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**J O H A N N A S D E S I G N G R O U P**  
 1200 N. 28TH STREET

SHEET TITLE	
EXISTING SECOND FLOOR	
DATE	02.14.18
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SHEET NO.	SUP 3



PROPOSED FIRST FLOOR (UNIT LAYOUTS MAY VARY)  
 3/32" = 1'-0"



N 28th STREET

R STREET

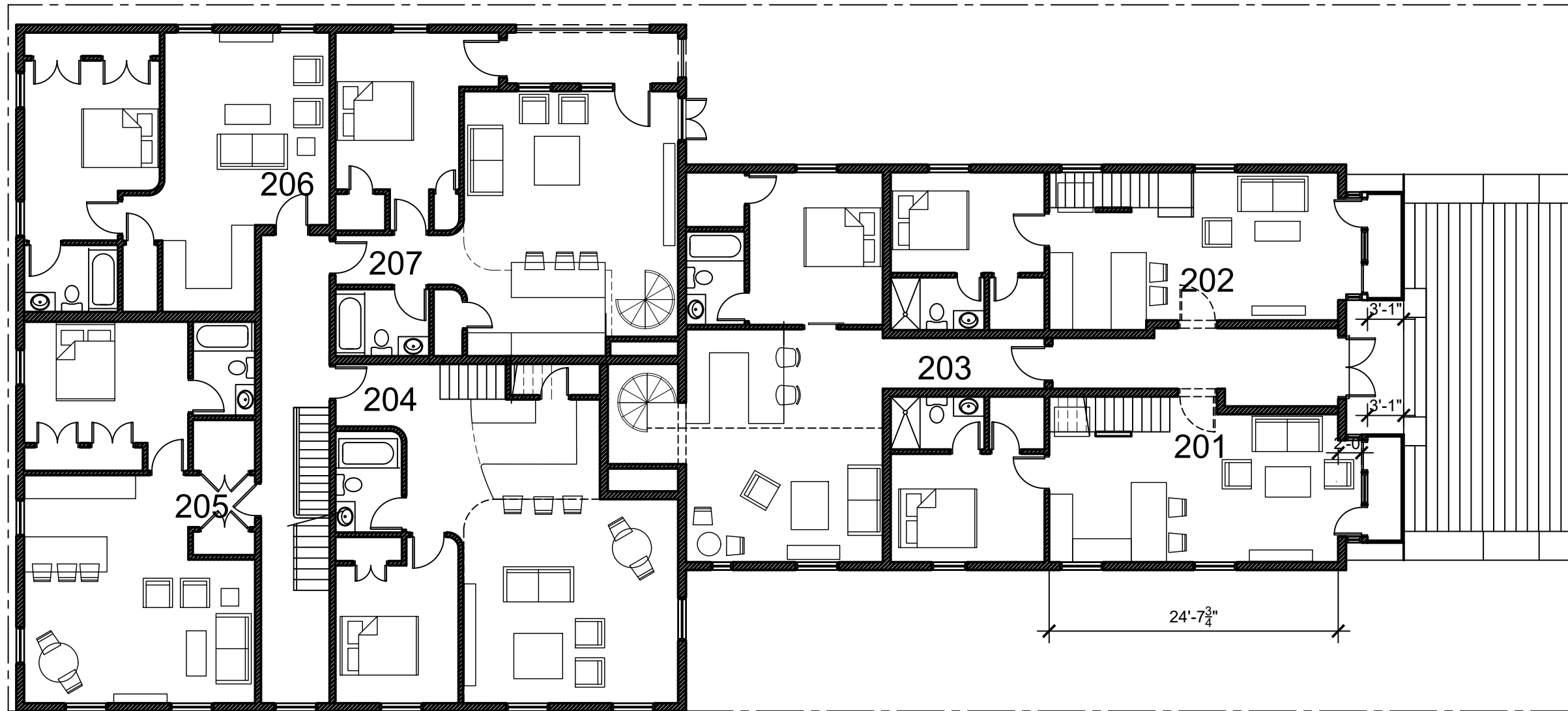
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1200 N. 28TH STREET

SHEET TITLE	
PROPOSED FIRST FLOOR	
DATE	02.14.18
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SHEET NO.	

SUP 4

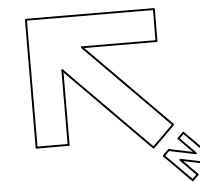


N 28th STREET

R STREET

PROPOSED SECOND FLOOR (UNIT LAYOUTS MAY VARY)

3/32" = 1'-0"



0 5'-4" 10'-8" 21'-4"



SCALE: 3/32" = 1'-0"

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1200 N. 28TH STREET

SHEET TITLE

PROPOSED  
SECOND  
FLOOR

DATE

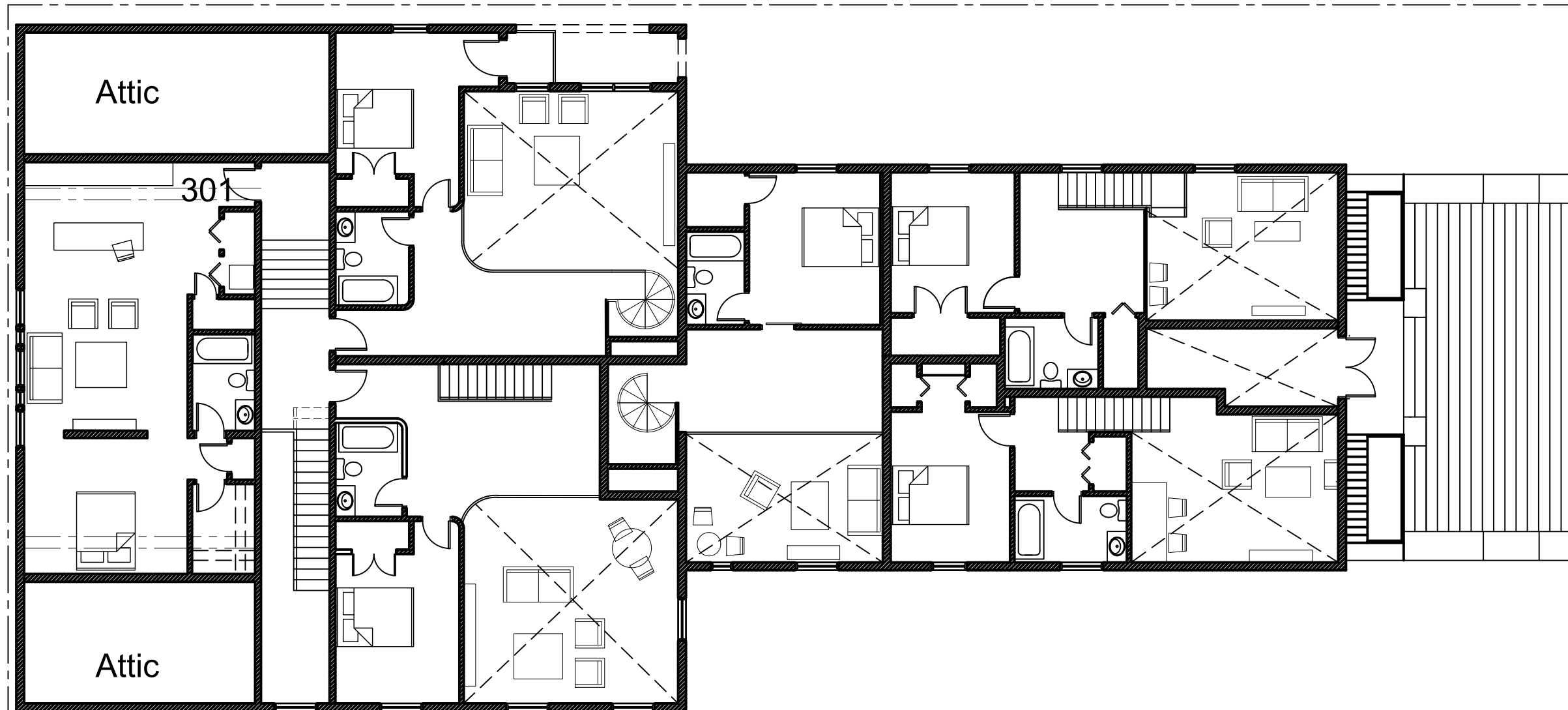
02.14.18

PROJECT NO.

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SHEET NO.

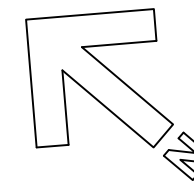
SUP 5



N 28th STREET

R STREET

PROPOSED THIRD FLOOR (UNIT LAYOUTS MAY VARY)  
 3/32" = 1'-0"



0 5'-4" 10'-8" 21'-4"



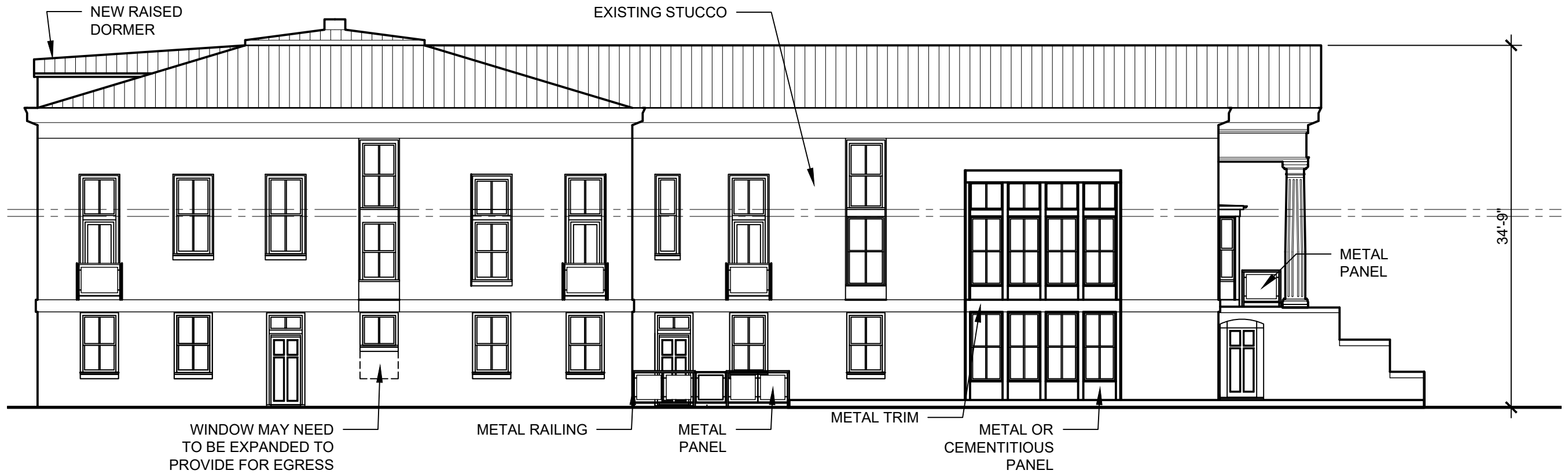
SCALE: 3/32" = 1'-0"

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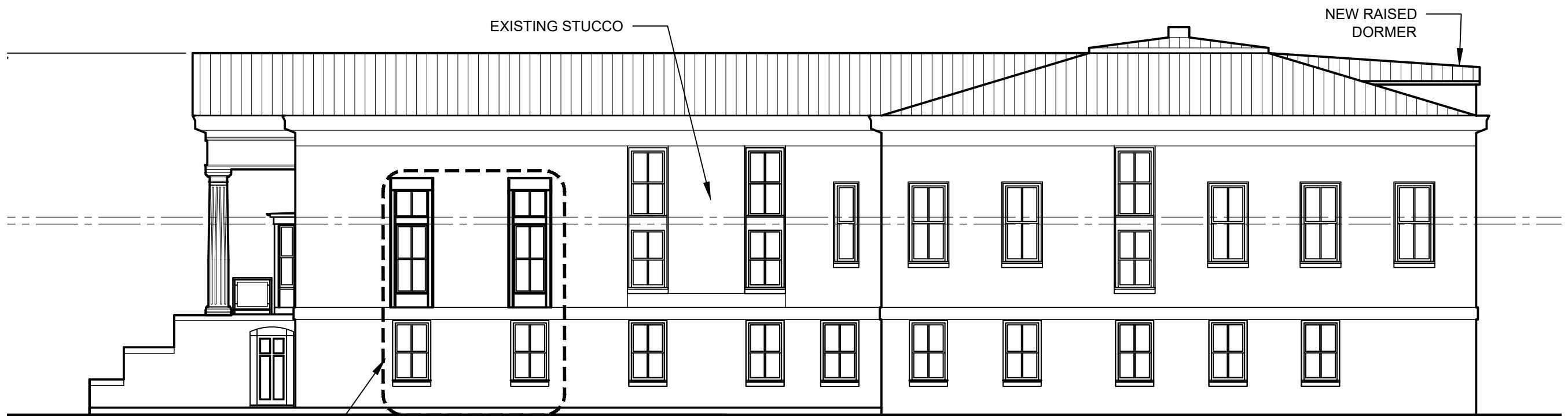
SHEET TITLE	
PROPOSED THIRD FLOOR	
DATE	02.14.18
PROJECT NO.	1862
SHEET NO.	SUP 6



WINDOW MAY NEED TO BE EXPANDED TO PROVIDE FOR EGRESS

**PROPOSED WEST ELEVATION**

3/32" = 1'-0"



OWNER SHALL HAVE THE OPTION TO MIRROR THE OPPOSITE ELEVATION WINDOW CONFIG.

**PROPOSED EAST ELEVATION**

3/32" = 1'-0"

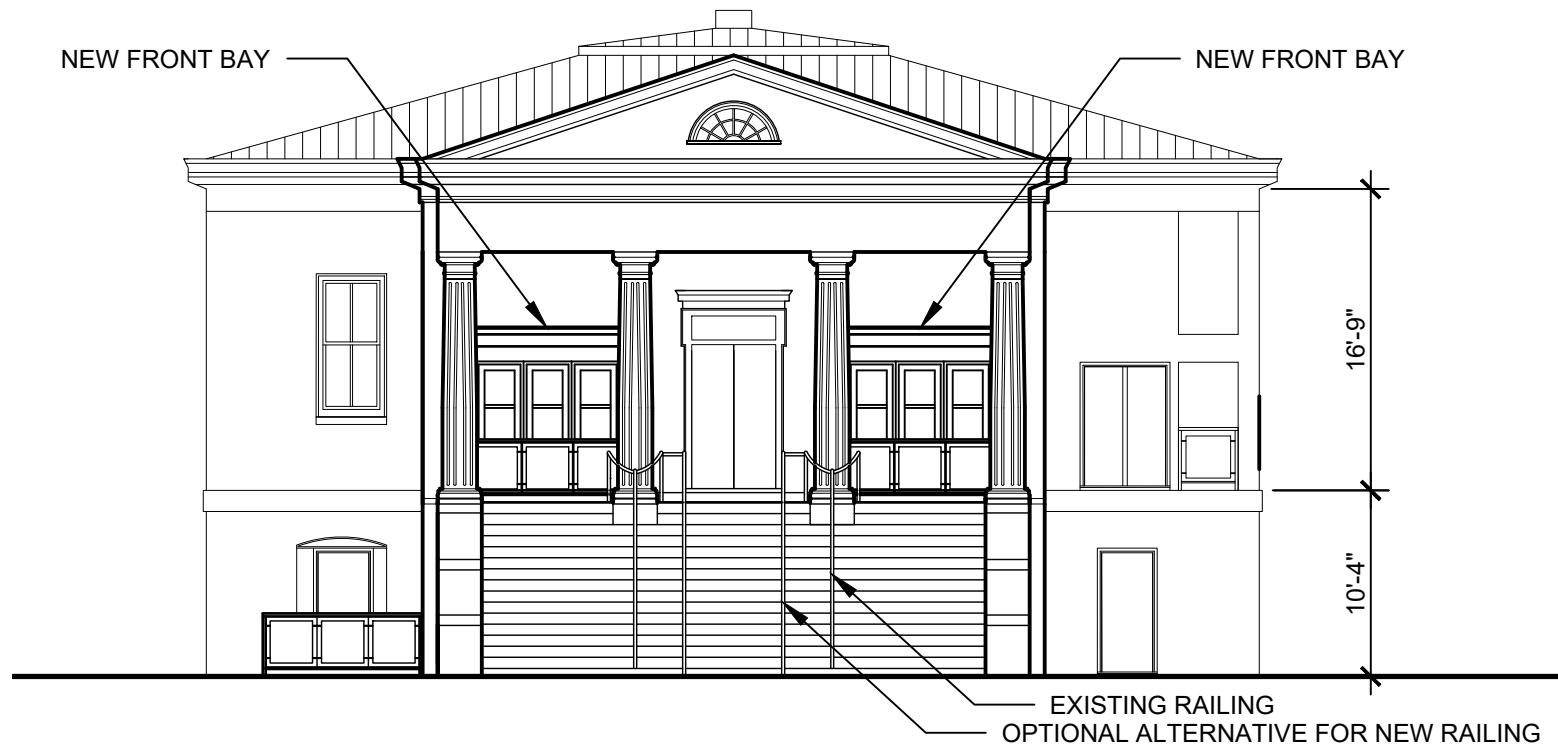
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**JOHANNAS DESIGN GROUP**

1200 N. 28TH STREET

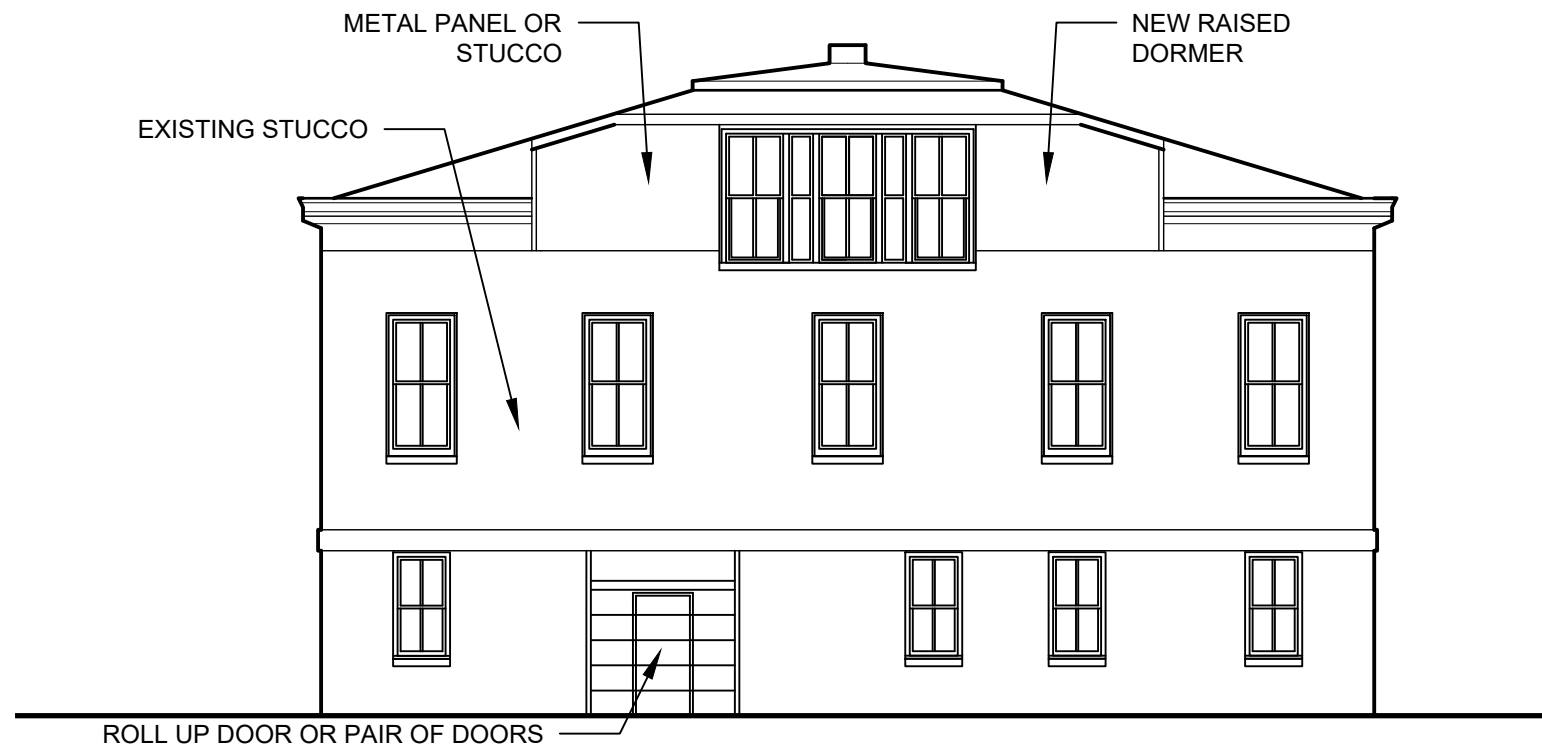
SHEET TITLE	
PROPOSED SIDE ELEVATIONS	
DATE	02.14.18
PROJECT NO.	1862
SHEET NO.	

**SUP 7**



**PROPOSED SOUTH ELEVATION**

3/32" = 1'-0"



**PROPOSED NORTH ELEVATION**

3/32" = 1'-0"

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 1200 N. 28TH STREET

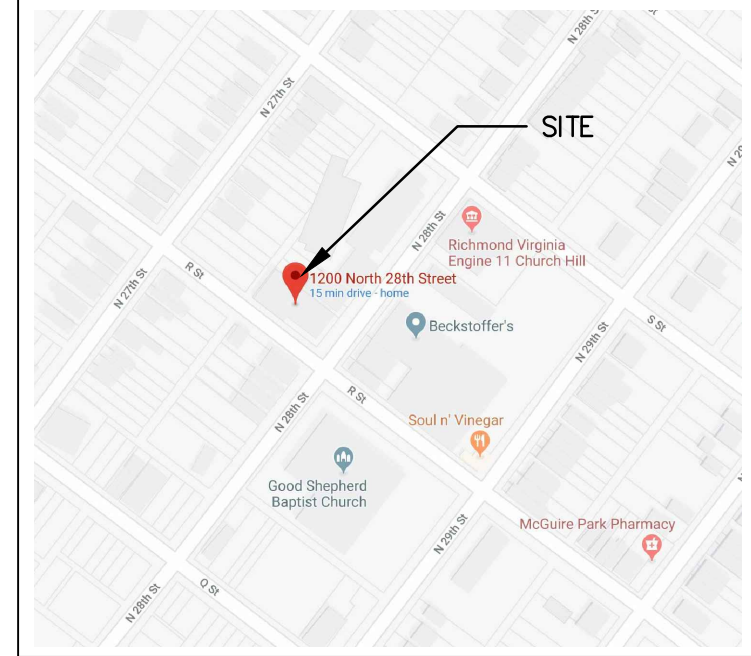
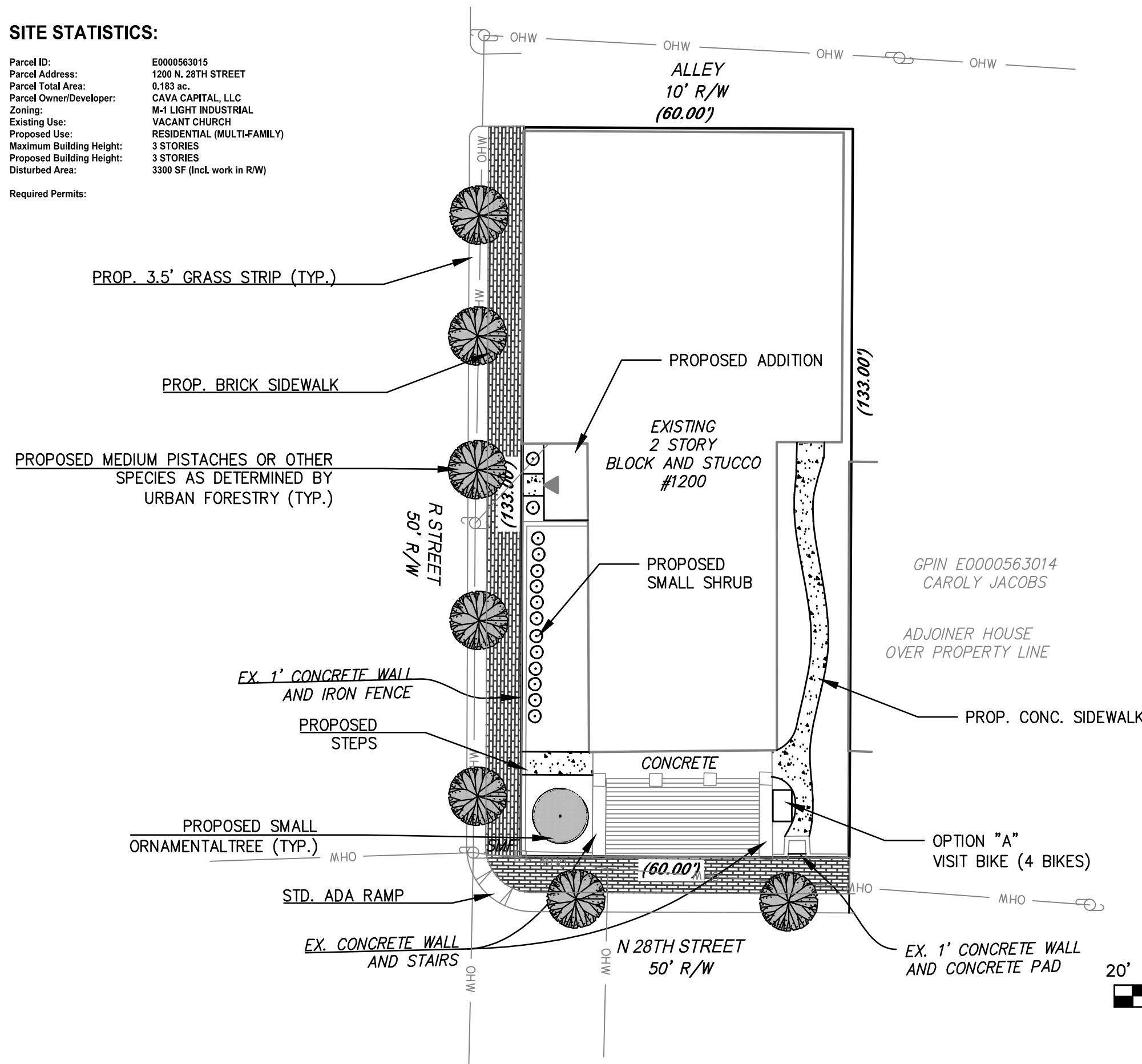
SHEET TITLE	
PROPOSED FRONT & REAR	
DATE	02.14.18
PROJECT NO.	1862
SHEET NO.	SUP 8



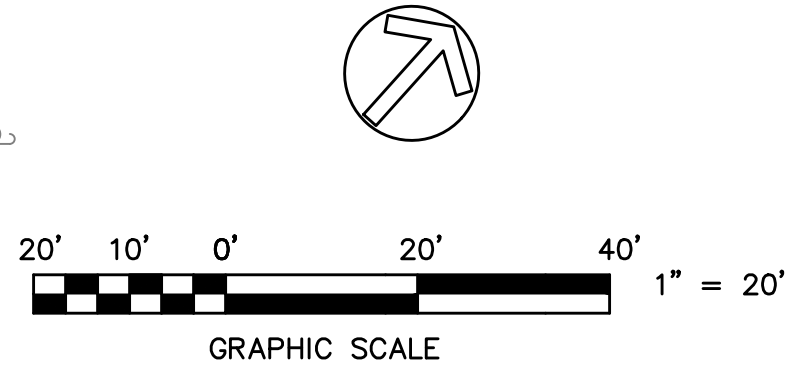
**SITE STATISTICS:**

Parcel ID: E0000563015  
 Parcel Address: 1200 N. 28TH STREET  
 Parcel Total Area: 0.183 ac.  
 Parcel Owner/Developer: CAVA CAPITAL, LLC  
 Zoning: M-1 LIGHT INDUSTRIAL  
 Existing Use: VACANT CHURCH  
 Proposed Use: RESIDENTIAL (MULTI-FAMILY)  
 Maximum Building Height: 3 STORIES  
 Proposed Building Height: 3 STORIES  
 Disturbed Area: 3300 SF (Incl. work in RW)

Required Permits:



VICINITY MAP  
N.T.S.



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 DESIGN GROUP, INC.  
 ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

**SUP Plan**  
**1200 N. 28th Street**  
**CAVA Capital**  
**City of Richmond, VA**

SCALE: 1" = 20'  
 PROJECT NO. 18-5181  
 DATE: February 22, 2019  
 REV: August 14, 2019