



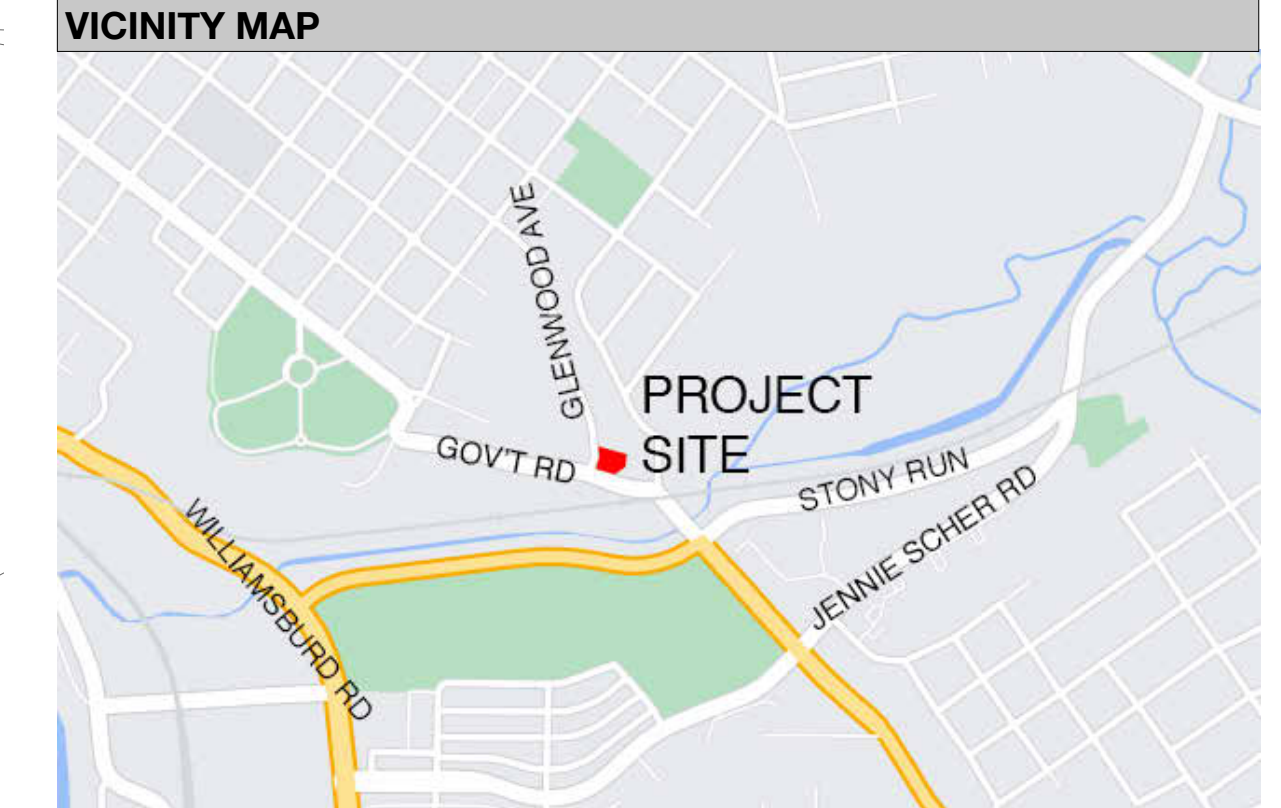
**PROJECT DESCRIPTION**  
NEW 3-STORY RESIDENTIAL APARTMENT BUILDING WITH COMMERCIAL SPACE ON FIRST FLOOR

**CODE INFORMATION** 1 BUILDING AREA AND CONSTRUCTION TYPE CLARIFICATIONS 2022-08-15

APPLICABLE CODES:	2018 VIRGINIA CONSTRUCTION CODE	
CONSTRUCTION TYPE:	V-A	
USE GROUP:	NON-SEPARATED MIXED-USE (R-2 & A, B, OR M (TBD))	
FIRE SUPPRESSION:	MIXED - NFPA-13 AT COMMERCIAL AREA, NFPA-13R THROUGHOUT DWELLING UNITS	
BUILDING AREAS:	ALLOWED	ACTUAL
LEVEL 1	11,500 SF + FRONTAGE INCREASE	11,616 SF (INCLUDES PARKING AREA)
LEVEL 2	12,000 SF	11,567 SF
LEVEL 3	12,000 SF	11,567 SF
BUILDING HEIGHTS:		
# OF STORIES ABOVE GRADE	4	3
BUILDING HEIGHT (FT., ABOVE GRADE)	60'	±45'

**ZONING INFORMATION**

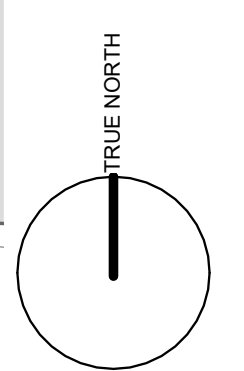
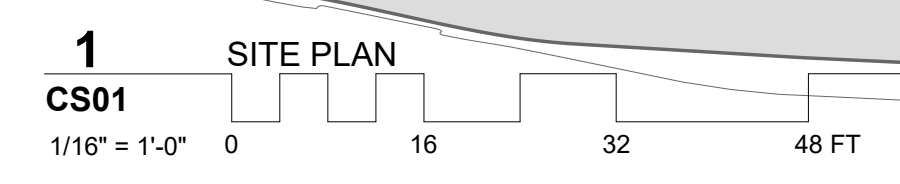
ZONING DISTRICT:	B-3	
ECONOMIC ZONES:	COMMERCIAL VACANT LAND	
PARCEL AREA:	.48 ACRES [20,908 SF]	
REQUIRED YARDS:	NONE	
LOT COVERAGE:	ALLOWED/REQUIRED	ACTUAL
	REF. SUP	34%
LOT WIDTH:	REF. SUP	REF. SITE PLAN
USABLE OPEN SPACE RATIO:	REF. SUP	7%
ALLOWABLE FLOOR AREA RATIO:	REF. SUP	1.49
BUILDING HEIGHT:	60'	±45' / 3 STORIES
PARKING SPACES:	14 - 8 RESIDENTIAL (1 PER 4 DWELLING UNITS, RICHMOND - ARTICLE VII, 6 BUSINESS USE	39 SPACES (INC. 1 ADA)
BICYCLE PARKING (LONG TERM):	12 - 1 SPACE FOR EVERY 3 DWELLING UNITS (RICHMOND - ARTICLE VII)	12 SPACES



SHEET NUMBER	SHEET NAME	SPECIAL USE SET
0		
CS01	TITLE SHEET	X
<b>3.5 ARCH</b>		
A101	FLOOR PLANS	X
A102	FLOOR PLANS	X
A103	FLOOR PLANS	X
A104	ROOF PLAN	X
A201	ENLARGED PLANS	X
A202	ENLARGED PLANS	X
A203	ENLARGED PLANS	X
A301	EXTERIOR ELEVATIONS	X
A302	EXTERIOR ELEVATIONS	X
A500	RENDERS	X
SHEET COUNT: 11		

**ARCHITECTURAL SITE PLAN KEYNOTES**

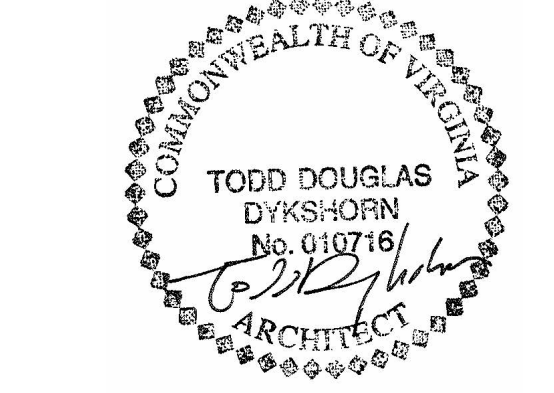
NOTE #	NOTE TEXT
01	NEW PAVED SIDEWALK
02	NEW TREE, SPECIES TBD
03	NEW PLANTED SHRUBS, SPECIES TBD
04	GRAVEL BED
05	RESIDENTIAL BUILDING ENTRY
05	RESIDENTIAL ENTRY
06	COMMERCIAL ENTRY
07	RESIDENTIAL FLOOR ABOVE
08	BALCONY ABOVE
09	PRIVATE RESIDENT ENTRY STOOP. COORDINATE STEPS AND LANDINGS WITH CHANGE IN SIDEWALK GRADE AND CIVIL ENGINEERS PLANS AND DETAILS
10	PRIVATE RESIDENTIAL ENTRY
11	PLANTED AREA



1 RESPONSE TO PLANNING AND BUILDING PLAN REVIEW-COMMERCIAL COMMENTS 2022-08-15

**SPECIAL USE PERMIT**  
11.22.2021

**NOT FOR CONSTRUCTION**



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

**4000 GOVT RD**  
Richmond, VA 23223  
TITLE SHEET

PROJECT NUMBER  
21-4000

**CS01**





**UNIT SCHEDULE**

NAME	AREA	Comments
<b>LEVEL 1</b>		
101	572 SF	1BR/1BA
102	582 SF	1BR/1BA
103	971 SF	2BR/2BA
104	941 SF	2BR/2BA
105	930 SF	2BR/2BA
<b>COMMERCIAL</b>		
1228 SF		
<b>LEVEL 2</b>		
201	701 SF	1BR/1BA
202	701 SF	1BR/1BA
203	559 SF	1BR/1BA
204	1147 SF	2BR/2BA
205	591 SF	1BR/1BA
206	592 SF	1BR/1BA
207	970 SF	2BR/2BA
208	592 SF	1BR/1BA
209	982 SF	2BR/2BA
210	592 SF	1BR/1BA
211	955 SF	2BR/2BA
212	583 SF	1BR/1BA
213	951 SF	2BR/2BA
<b>LEVEL 3</b>		
301	700 SF	1BR/1BA
302	700 SF	1BR/1BA
303	560 SF	1BR/1BA
304	1147 SF	2BR/2BA
305	591 SF	1BR/1BA
306	591 SF	1BR/1BA
307	972 SF	2BR/2BA
308	591 SF	1BR/1BA
309	982 SF	2BR/2BA
310	591 SF	1BR/1BA
311	954 SF	2BR/2BA
312	582 SF	1BR/1BA
313	952 SF	2BR/2BA

RESPONSE TO PLANNING AND BUILDING PLAN REVIEW/COMMERCIAL COMMENTS 2022-08-15

**BUILDING SUMMARY**

LEVEL 1 GSF: 11,616 SF  
 LEVEL 2 GSF: 11,567 SF  
 LEVEL 3 GSF: 11,567 SF  
 TOTAL GSF: 30,894 SF

LEVEL 1 UNIT COUNT: 5  
 2 1BR/1BA  
 3 2BR/2BA

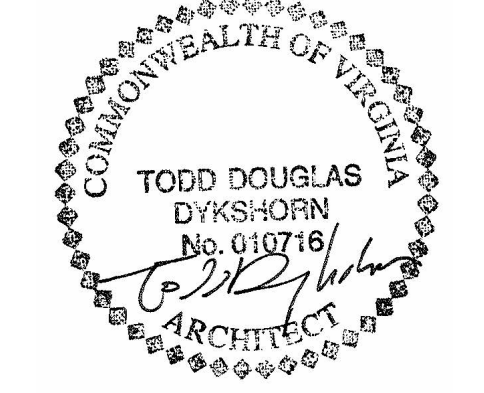
LEVEL 2 UNIT COUNT: 13  
 8 1BR/1BA  
 5 2BR/2BA

LEVEL 3 UNIT COUNT: 13  
 8 1BR/1BA  
 5 2BR/2BA

TOTAL UNIT COUNT: 31  
 18 1BR/1BA  
 13 2BR/2BA

**SPECIAL USE PERMIT**  
 11.22.2021

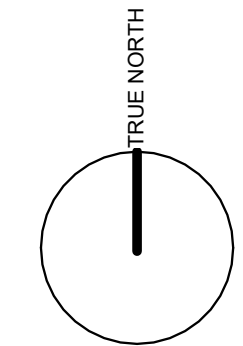
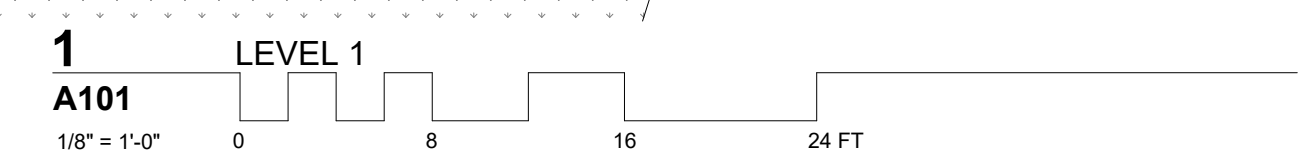
**NOT FOR CONSTRUCTION**



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

**4000 GOVT RD**  
 Richmond, VA 23223  
**FLOOR PLANS**

PROJECT NUMBER  
 21-4000



**A101**





**UNIT SCHEDULE**

NAME	AREA	Comments
<b>LEVEL 1</b>		
101	572 SF	1BR/1BA
102	582 SF	1BR/1BA
103	971 SF	2BR/2BA
104	941 SF	2BR/2BA
105	930 SF	2BR/2BA
<b>COMMERCIAL</b> 1228 SF		
<b>LEVEL 2</b>		
201	701 SF	1BR/1BA
202	701 SF	1BR/1BA
203	559 SF	1BR/1BA
204	1147 SF	2BR/2BA
205	591 SF	1BR/1BA
206	592 SF	1BR/1BA
207	970 SF	2BR/2BA
208	592 SF	1BR/1BA
209	982 SF	2BR/2BA
210	592 SF	1BR/1BA
211	955 SF	2BR/2BA
212	583 SF	1BR/1BA
213	951 SF	2BR/2BA
<b>LEVEL 3</b>		
301	700 SF	1BR/1BA
302	700 SF	1BR/1BA
303	560 SF	1BR/1BA
304	1147 SF	2BR/2BA
305	591 SF	1BR/1BA
306	591 SF	1BR/1BA
307	972 SF	2BR/2BA
308	591 SF	1BR/1BA
309	982 SF	2BR/2BA
310	591 SF	1BR/1BA
311	954 SF	2BR/2BA
312	582 SF	1BR/1BA
313	952 SF	2BR/2BA

**BUILDING SUMMARY**

LEVEL 1 GSF: 6,918 SF  
 LEVEL 2 GSF: 11,988 SF  
 LEVEL 3 GSF: 11,988 SF  
 TOTAL GSF: 30,894 SF

LEVEL 1 UNIT COUNT: 5  
 2 1BR/1BA  
 3 2BR/2BA

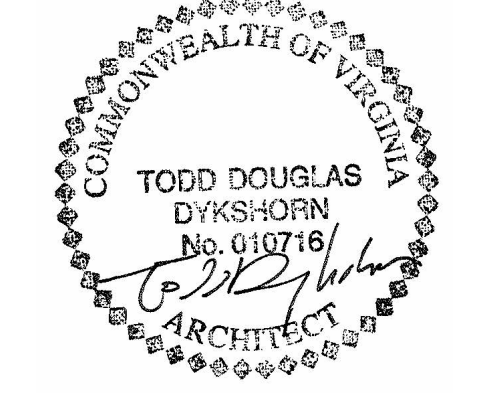
LEVEL 2 UNIT COUNT: 13  
 8 1BR/1BA  
 5 2BR/2BA

LEVEL 3 UNIT COUNT: 13  
 8 1BR/1BA  
 5 2BR/2BA

TOTAL UNIT COUNT: 31  
 18 1BR/1BA  
 13 2BR/2BA

**SPECIAL USE PERMIT**  
 11.22.2021

**NOT FOR CONSTRUCTION**

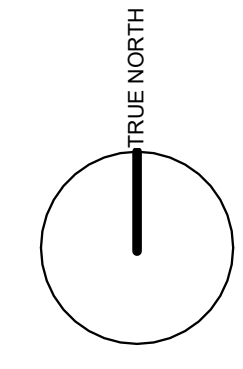
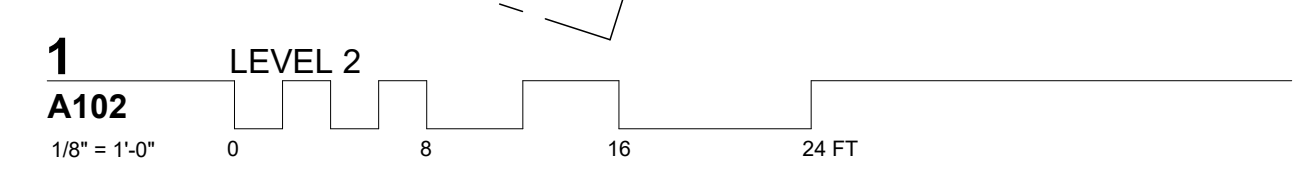


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 728 E Main Street  
 Richmond, Virginia 23219  
 804 343 1212

**4000 GOVT RD**  
 Richmond, VA 23223  
**FLOOR PLANS**

PROJECT NUMBER  
 21-4000

**A102**







**UNIT SCHEDULE**

NAME	AREA	Comments
<b>LEVEL 1</b>		
101	572 SF	1BR/1BA
102	582 SF	1BR/1BA
103	971 SF	2BR/2BA
104	941 SF	2BR/2BA
105	930 SF	2BR/2BA
<b>COMMERCIAL</b>		
<b>LEVEL 2</b>		
201	701 SF	1BR/1BA
202	701 SF	1BR/1BA
203	559 SF	1BR/1BA
204	1147 SF	2BR/2BA
205	591 SF	1BR/1BA
206	592 SF	1BR/1BA
207	970 SF	2BR/2BA
208	592 SF	1BR/1BA
209	982 SF	2BR/2BA
210	592 SF	1BR/1BA
211	955 SF	2BR/2BA
212	583 SF	1BR/1BA
213	951 SF	2BR/2BA
<b>LEVEL 3</b>		
301	700 SF	1BR/1BA
302	700 SF	1BR/1BA
303	560 SF	1BR/1BA
304	1147 SF	2BR/2BA
305	591 SF	1BR/1BA
306	591 SF	1BR/1BA
307	972 SF	2BR/2BA
308	591 SF	1BR/1BA
309	982 SF	2BR/2BA
310	591 SF	1BR/1BA
311	954 SF	2BR/2BA
312	582 SF	1BR/1BA
313	955 SF	2BR/2BA
○ SYMBOL INDICATES TYPE A DWELLING UNIT		

RESPONSE TO CITY OF RICHMOND REVIEW COMMENTS

RESPONSE TO PLANNING AND BUILDING PLAN REVIEW/COMMERCIAL COMMENTS 2022-08-15

**BUILDING SUMMARY**

LEVEL 1 GSF: 6,918 SF  
 LEVEL 2 GSF: 11,988 SF  
 LEVEL 3 GSF: 11,988 SF  
 TOTAL GSF: 30,894 SF

LEVEL 1 UNIT COUNT: 5  
 2 1BR/1BA  
 3 2BR/2BA

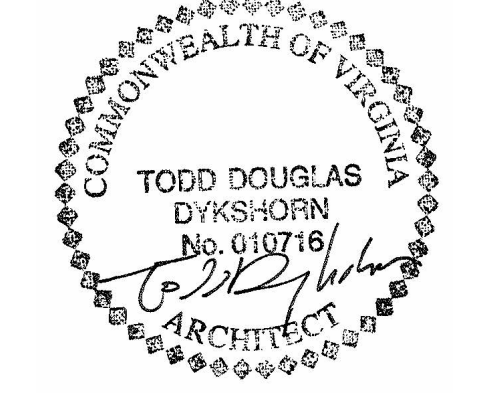
LEVEL 2 UNIT COUNT: 13  
 8 1BR/1BA  
 5 2BR/2BA

LEVEL 3 UNIT COUNT: 13  
 8 1BR/1BA  
 5 2BR/2BA

TOTAL UNIT COUNT: 31  
 18 1BR/1BA  
 13 2BR/2BA

**SPECIAL USE PERMIT**  
 11.22.2021

**NOT FOR CONSTRUCTION**

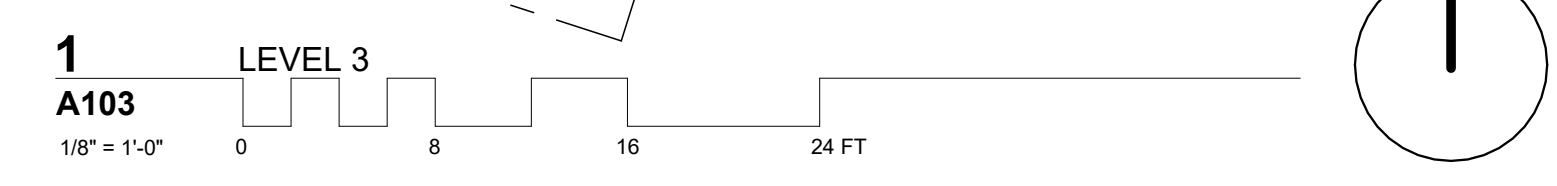


**ARCHITECT:**  
**ADO/ Architecture Design Office**  
 728 E Main Street  
 Richmond, Virginia 23219  
 804 343 1212

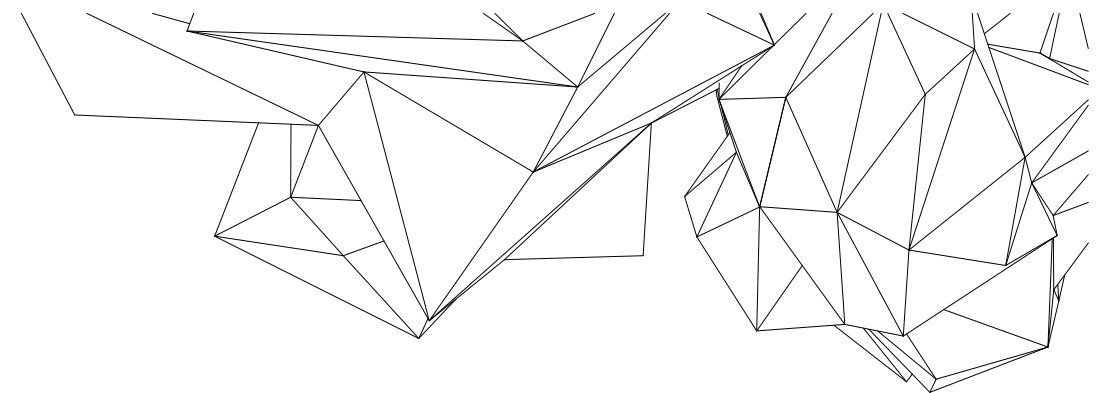
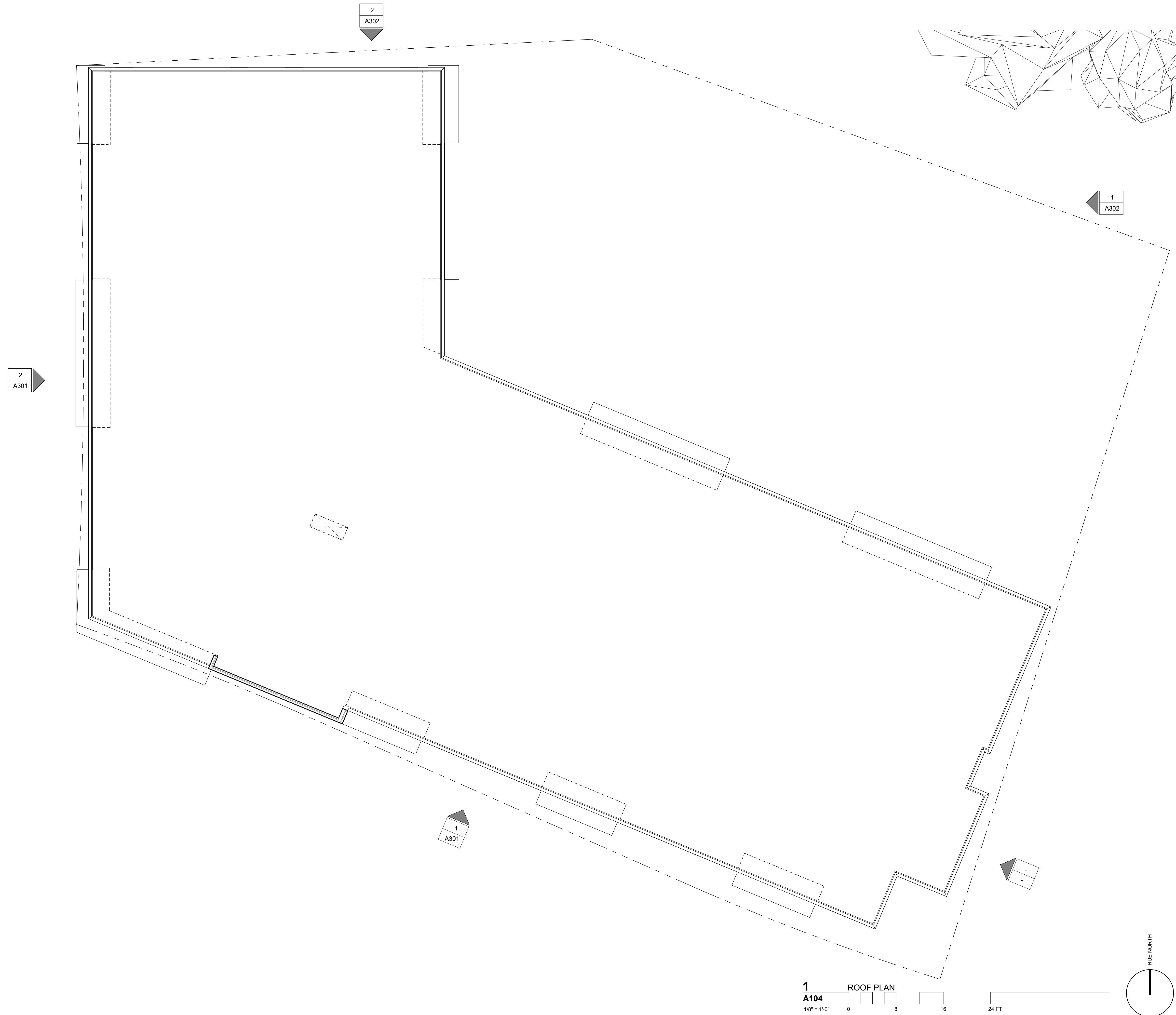
**4000 GOVT RD**  
 Richmond, VA 23223  
**FLOOR PLANS**

PROJECT NUMBER  
 21-4000

**A103**





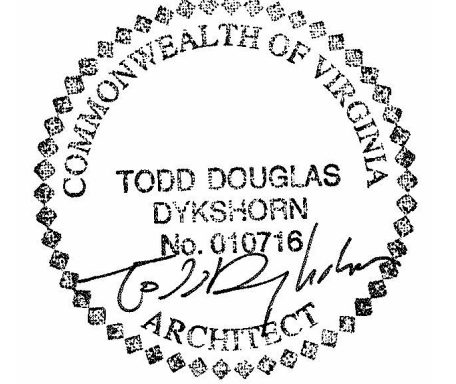


RESPONSE TO CITY OF RICHMOND REVIEW COMMENTS



**SPECIAL USE PERMIT**  
11.22.2021

~~NOT FOR CONSTRUCTION~~

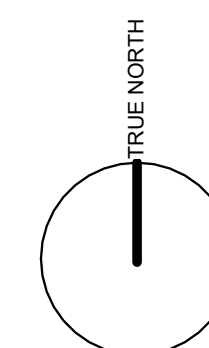


**ad** ARCHITECT:  
ADO/ Architecture Design Office  
728 E Main Street  
Richmond, Virginia 23219  
804 343 1212

**4000 GOVT RD**  
Richmond, VA 23223  
ROOF PLAN

PROJECT NUMBER  
21-4000

**1**  
A104 ROOF PLAN  
1/8" = 1'-0"  
0 8 16 24 FT

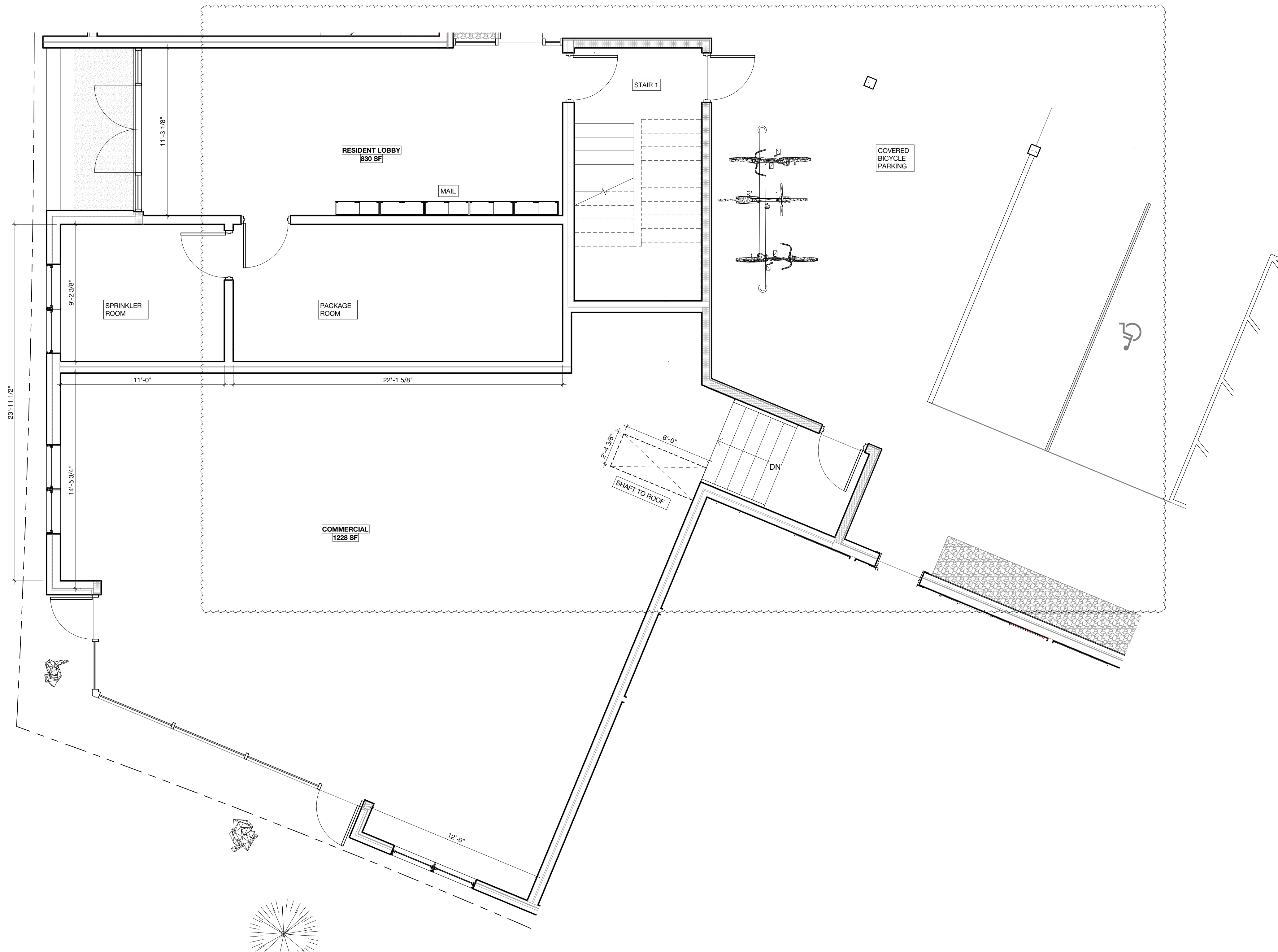


**A104**



2  
A301

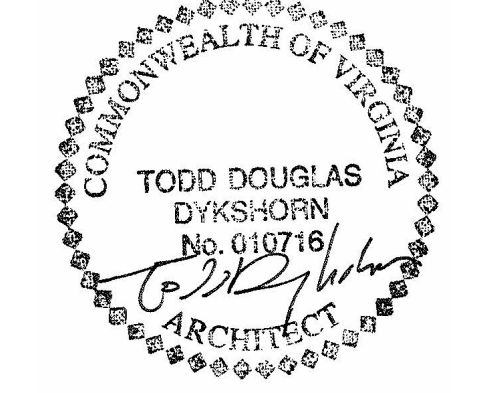
PLAN REVISED TO CORRECT DEAD-END CORRIDOR ON LEVELS 2&3  
2022-08-15



RESPONSE TO PLANNING AND BUILDING PLAN REVIEW COMMERCIAL COMMENTS  
2022-08-15

**SPECIAL USE PERMIT**  
11.22.2021

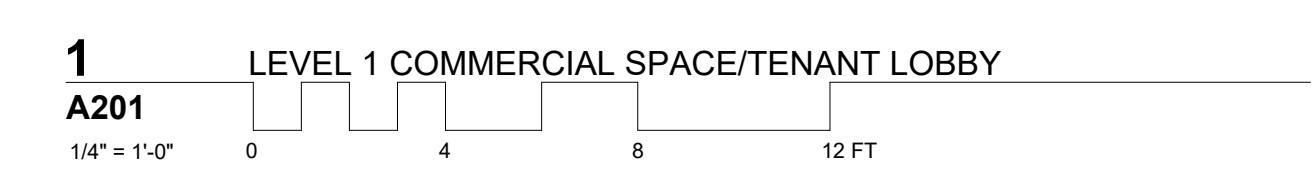
**NOT FOR CONSTRUCTION**



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

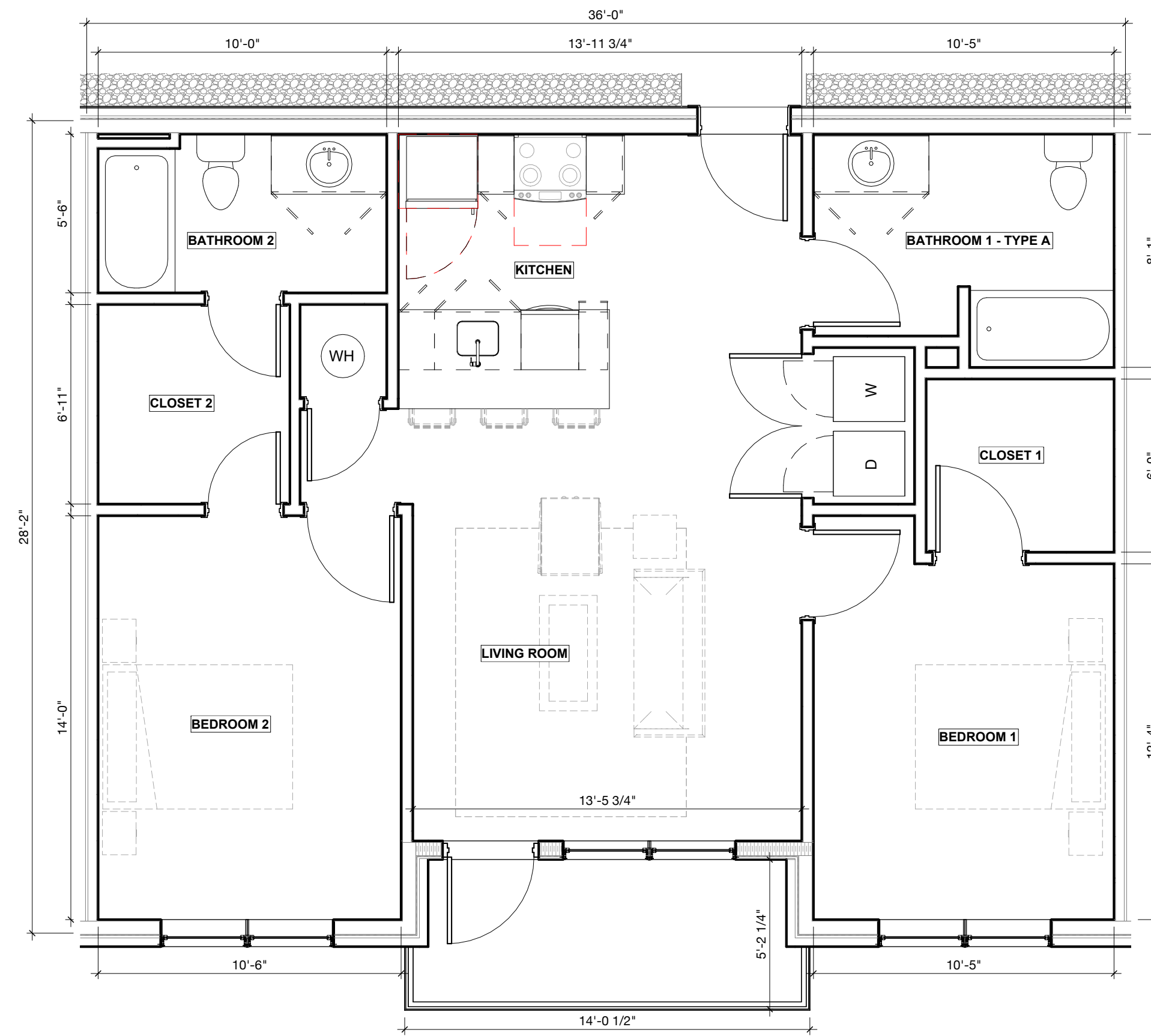
**4000 GOVT RD**  
 Richmond, VA 23223  
 ENLARGED PLANS

PROJECT NUMBER  
 21-4000

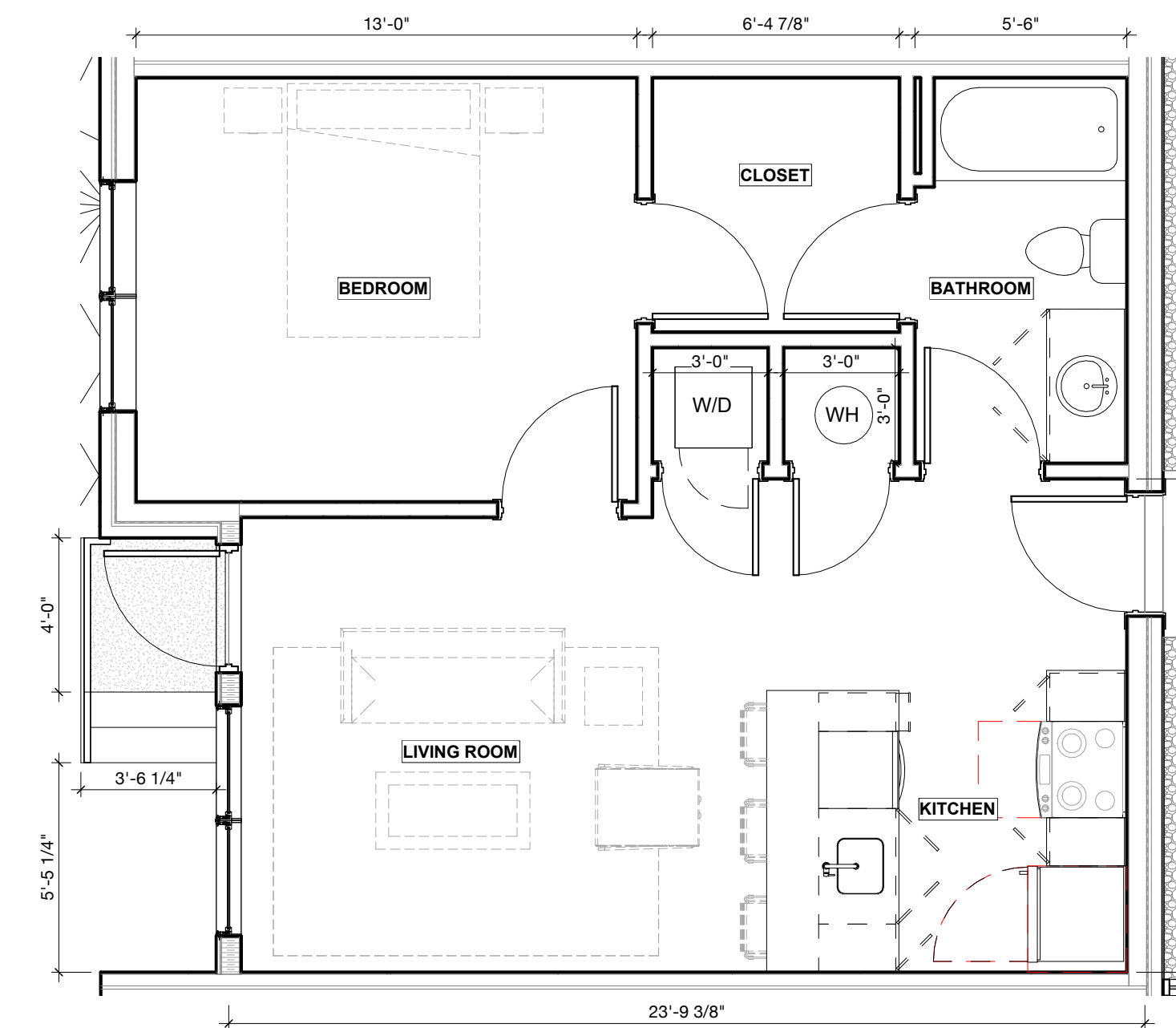


**A201**

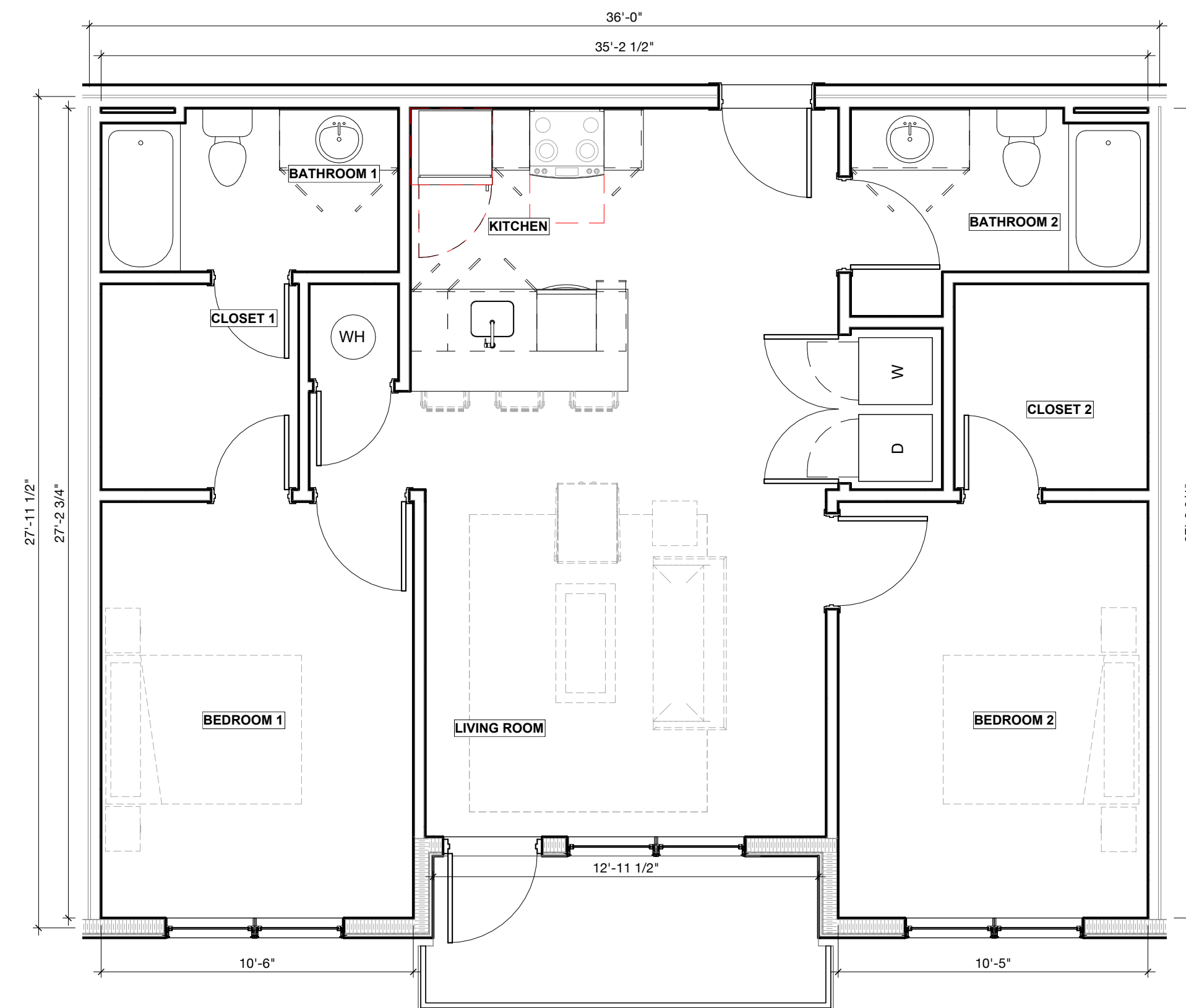




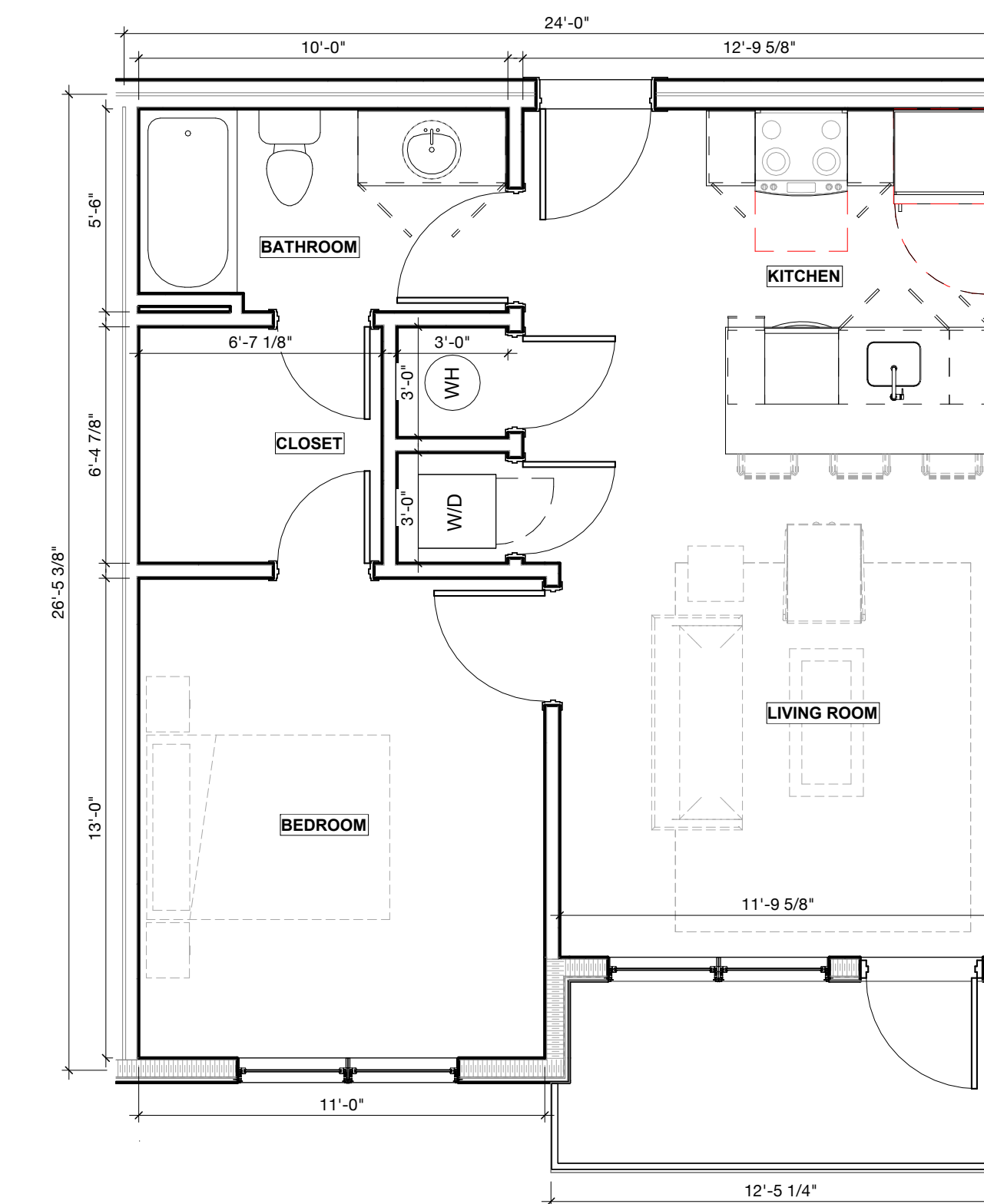
**2** TYPICAL LEVEL 1 2BR/2BA 930 SF, QUANTITY: 3  
**A202**  
 1/4" = 1'-0"



**1** TYPICAL LEVEL 1 1BR/1BA 575 SF, QUANTITY: 2  
**A202**  
 1/4" = 1'-0"



**4** TYPICAL LEVEL 2-3 2BR/2BA 954 SF, QUANTITY: 6  
**A202**  
 1/4" = 1'-0"

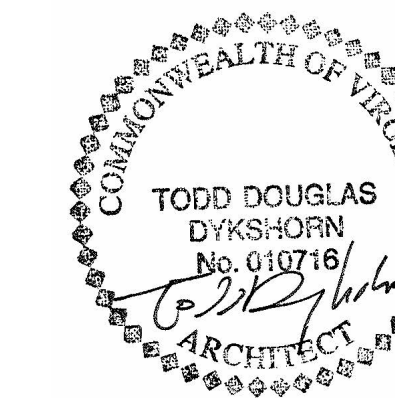


**3** TYPICAL LEVEL 2-3 1BR/1BA 592 SF, QUANTITY: 12  
**A202**  
 1/4" = 1'-0"



**SPECIAL USE PERMIT**  
**11.22.2021**

**NOT FOR CONSTRUCTION**



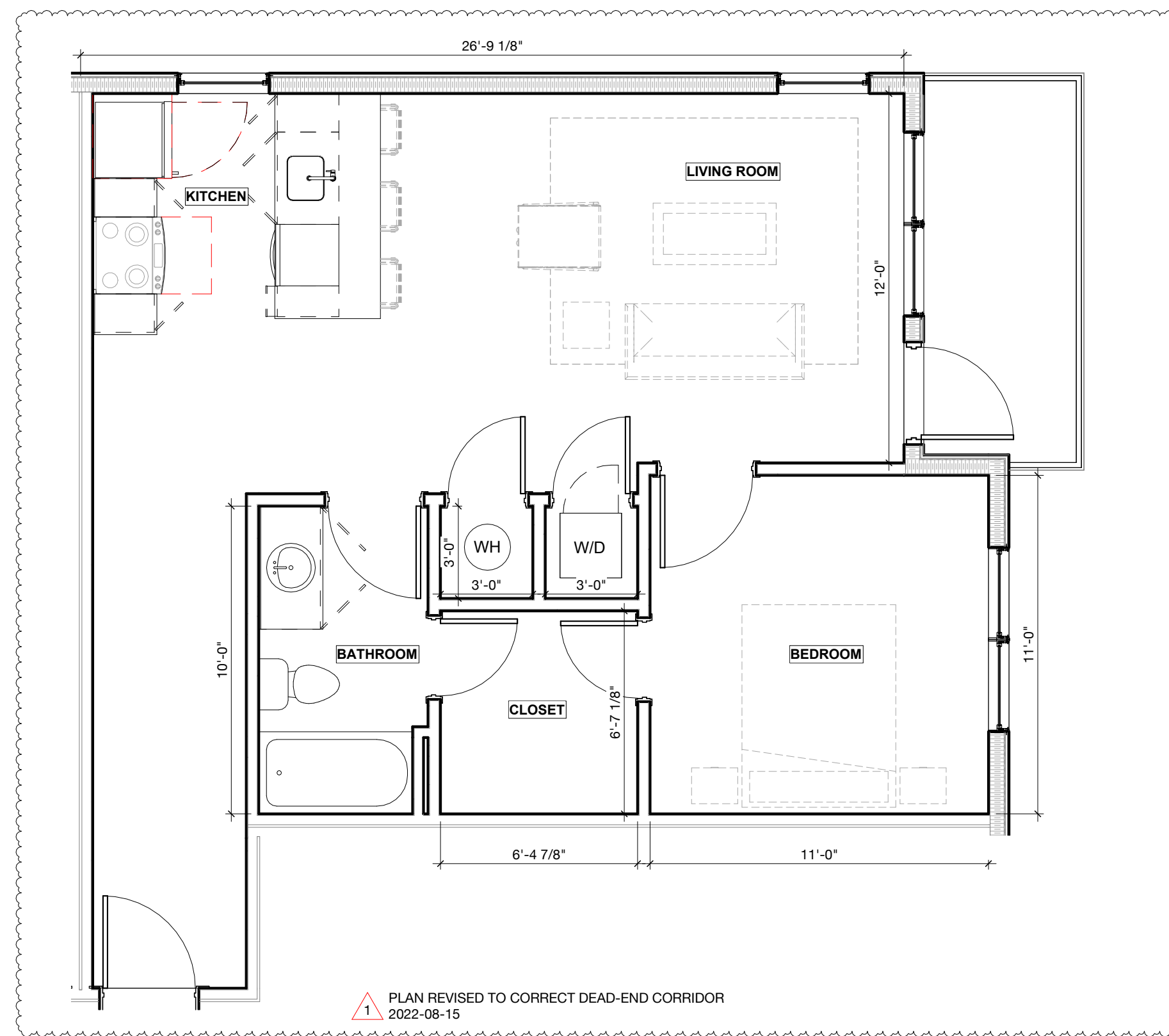
**ad** ARCHITECT:  
**ADO** / Architecture Design Office  
 728 E Main Street  
 Richmond, Virginia 23219  
 804 343 1212

**4000 GOVT RD**  
 Richmond, VA 23223  
 ENLARGED PLANS

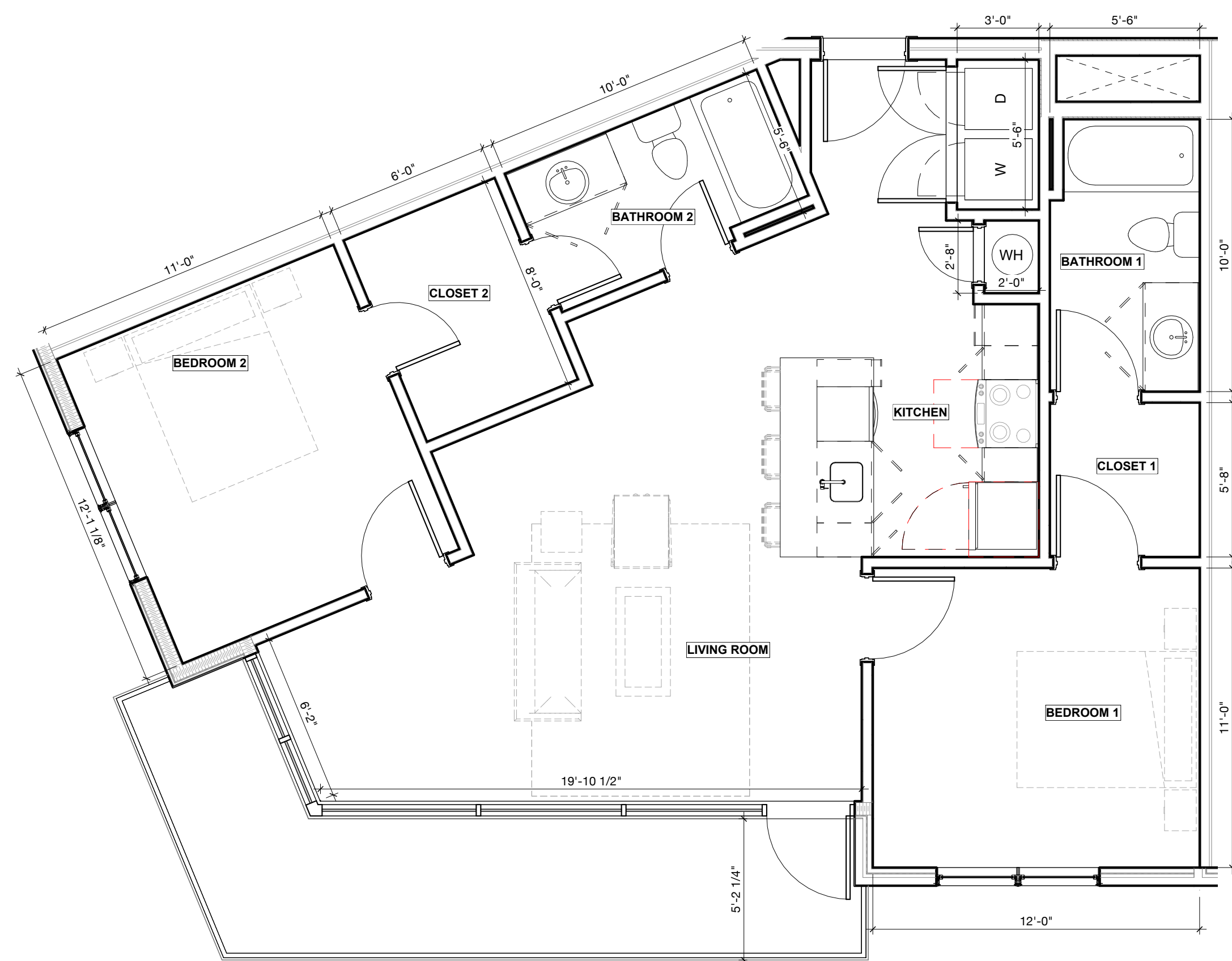
PROJECT NUMBER  
 21-4000

**A202**

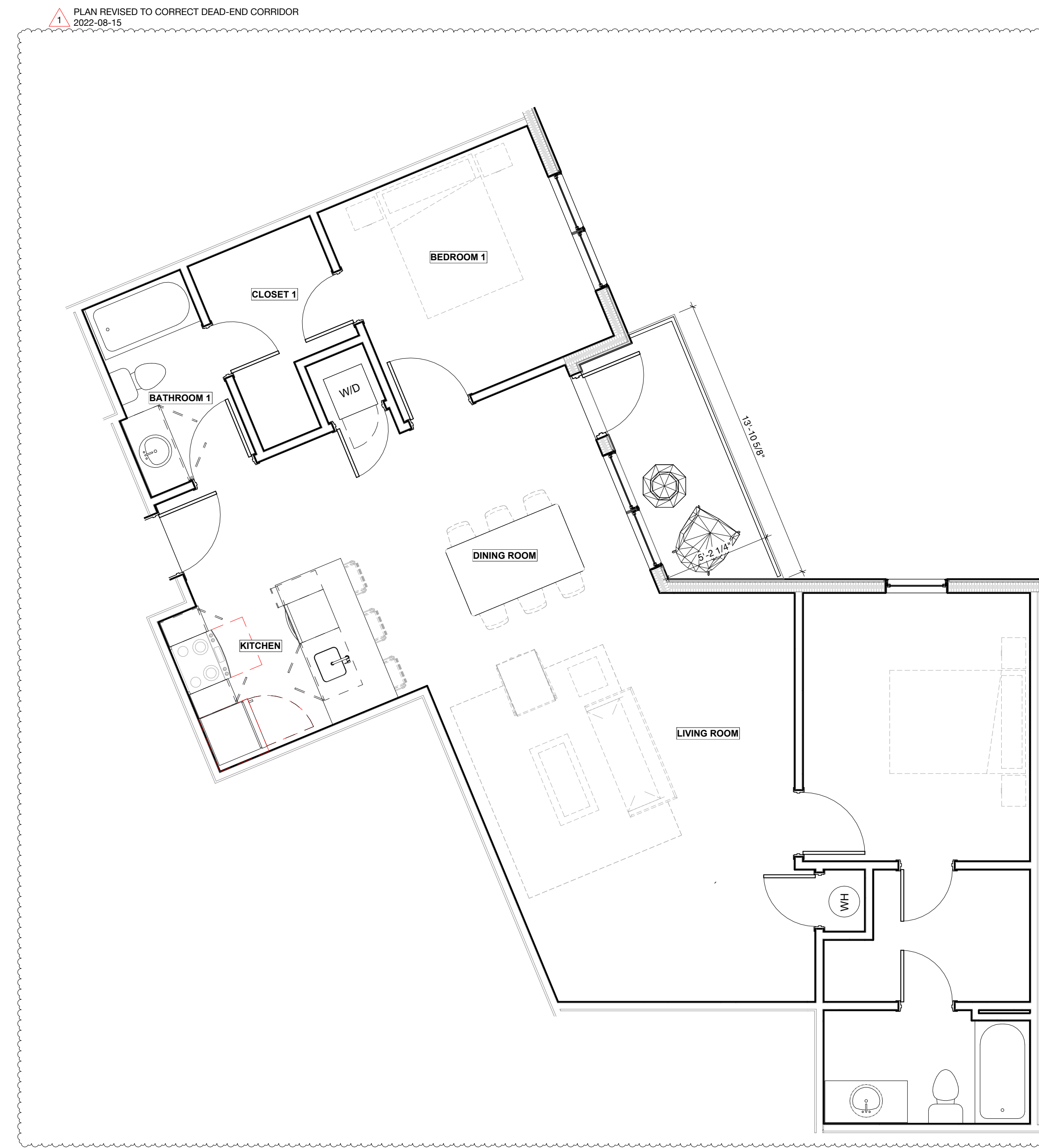




**2** LEVEL 2-3 1BR/1BA NORTH UNITS 701 SF. QUANTITY: 4  
**A203**  
 1/4" = 1'-0" 0 4 8 12 FT



**3** 2BR/2BA WEST CORNER UNIT 970 SF. QUANTITY: 2  
**A203**  
 1/4" = 1'-0" 0 4 8 12 FT

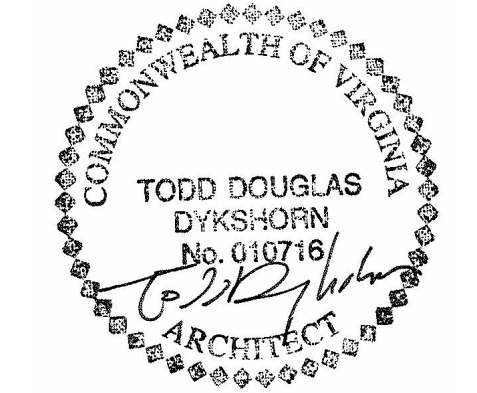


**1** 2BR/2BA EAST CORNER UNIT 1147 SF. QUANTITY: 2  
**A203**  
 1/4" = 1'-0" 0 4 8 12 FT

RESPONSE TO PLANNING AND BUILDING PLAN  
 REVIEW COMMERCIAL COMMENTS  
 2022-08-15

**SPECIAL USE PERMIT**  
**11.22.2021**

**NOT FOR CONSTRUCTION**



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

**4000 GOVT RD**  
 Richmond, VA 23223  
 ENLARGED PLANS

PROJECT NUMBER  
 21-4000

**A203**



### ELEVATION KEYNOTES

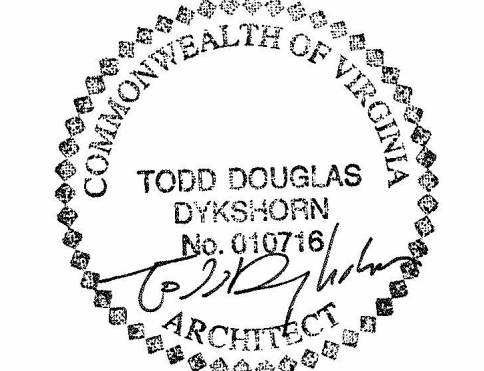
#	NOTE TEXT
01	HARDPLANK FIBER CEMENT LAP SIDING, ARCTIC WHITE
02	CEMENTITIOUS PANEL
03	EXTERIOR UNIT ENTRY DOOR
04	PREFINISHED ALUMINUM-CLAD DOUBLE-HUNG WINDOW
05	PREFINISHED ALUMINUM STOREFRONT ASSEMBLY
07	FULL LITE ALUMINUM STOREFRONT DOOR
08	PREFINISHED STEEL COLUMN
09	CANTILEVERED WOOD FRAMED BALCONIES
10	PAINTED WOOD OR COMPOSITE FACIAS
11	PREFINISHED METAL PARAPET COPING
12	PREFINISHED METAL GUARDRAILS
13	BRICK FACED STOOPS WITH PREFINISHED METAL RAILS
14	PREFINISHED COMPOSITE OR METAL-CLAD DOOR
15	BRICK WALL, DARK GRAY
16	STOREFRONT WINDOW ASSEMBLY

RESPONSE TO PLANNING AND BUILDING PLAN  
REVIEW COMMERCIAL COMMENTS  
2022-08-15



**SPECIAL USE PERMIT**  
11.22.2021

**NOT FOR CONSTRUCTION**



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

**1** SOUTH ELEVATION  
A301  
1/8" = 1'-0"  
0 8 16 24 FT



**2** WEST ELEVATION  
A301  
1/8" = 1'-0"  
0 8 16 24 FT

**4000 GOVT RD**  
Richmond, VA 23223  
EXTERIOR ELEVATIONS

PROJECT NUMBER  
21-4000

**A301**



ELEVATION KEYNOTES

#	NOTE TEXT
01	HARDPLANK FIBER CEMENT LAP SIDING, ARCTIC WHITE
02	CEMENTITIOUS PANEL
03	EXTERIOR UNIT ENTRY DOOR
04	PREFINISHED ALUMINUM-CLAD DOUBLE-HUNG WINDOW
05	PREFINISHED ALUMINUM STOREFRONT ASSEMBLY
07	FULL LITE ALUMINUM STOREFRONT DOOR
08	PREFINISHED STEEL COLUMN
09	CANTILEVERED WOOD FRAMED BALCONIES
10	PAINTED WOOD OR COMPOSITE FACIAS
11	PREFINISHED METAL PARAPET COPING
12	PREFINISHED METAL GUARDRAILS
13	BRICK FACED STOOPS WITH PREFINISHED METAL RAILS
14	PREFINISHED COMPOSITE OR METAL-CLAD DOOR
15	BRICK WALL, DARK GRAY



**1**  
A302 EAST ELEVATION  
1/8" = 1'-0" 0 8 16 24 FT

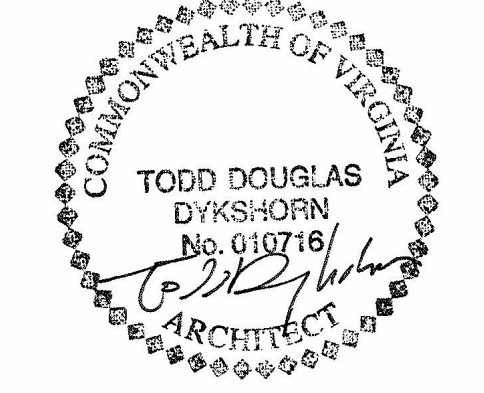


**2**  
A302 NORTH ELEVATION  
1/8" = 1'-0" 0 8 16 24 FT

RESPONSE TO PLANNING AND BUILDING PLAN  
REVIEW COMMERCIAL COMMENTS  
2022-08-15

SPECIAL USE PERMIT  
11.22.2021

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804 343 1212

4000 GOVT RD  
Richmond, VA 23223  
EXTERIOR ELEVATIONS

PROJECT NUMBER  
21-4000

A302





1 PERSPECTIVE VIEW FROM CORNER OF GLENWOOD AND GOVERNMENT

A500

NOT TO SCALE



2 PERSPECTIVE VIEW LOOKING SOUTH ON GLENWOOD

A500

NOT TO SCALE

WINDOWS ADDED TO SIDE ELEVATION  
2022-08-15



3 PERSPECTIVE VIEW LOOKING WEST ON GOVERNMENT

A500

NOT TO SCALE



4 PERSPECTIVE VIEW FROM PARKING AREA

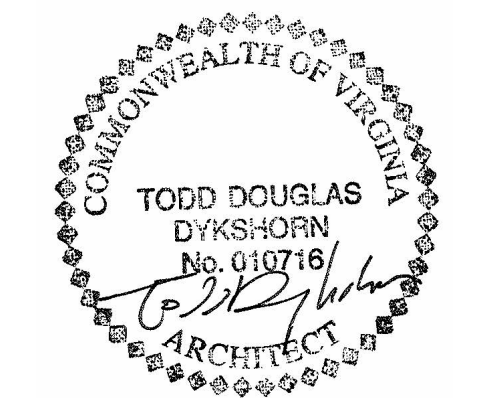
A500

NOT TO SCALE

RESPONSE TO PLANNING AND BUILDING PLAN  
REVIEW COMMERCIAL COMMENTS  
2022-08-15

SPECIAL USE PERMIT  
11.22.2021

NOT FOR CONSTRUCTION



ARCHITECT:  
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728 E Main Street  
Richmond, Virginia 23219  
804 343 1212

4000 GOVT RD  
Richmond, VA 23223  
RENDERS

PROJECT NUMBER  
21-4000

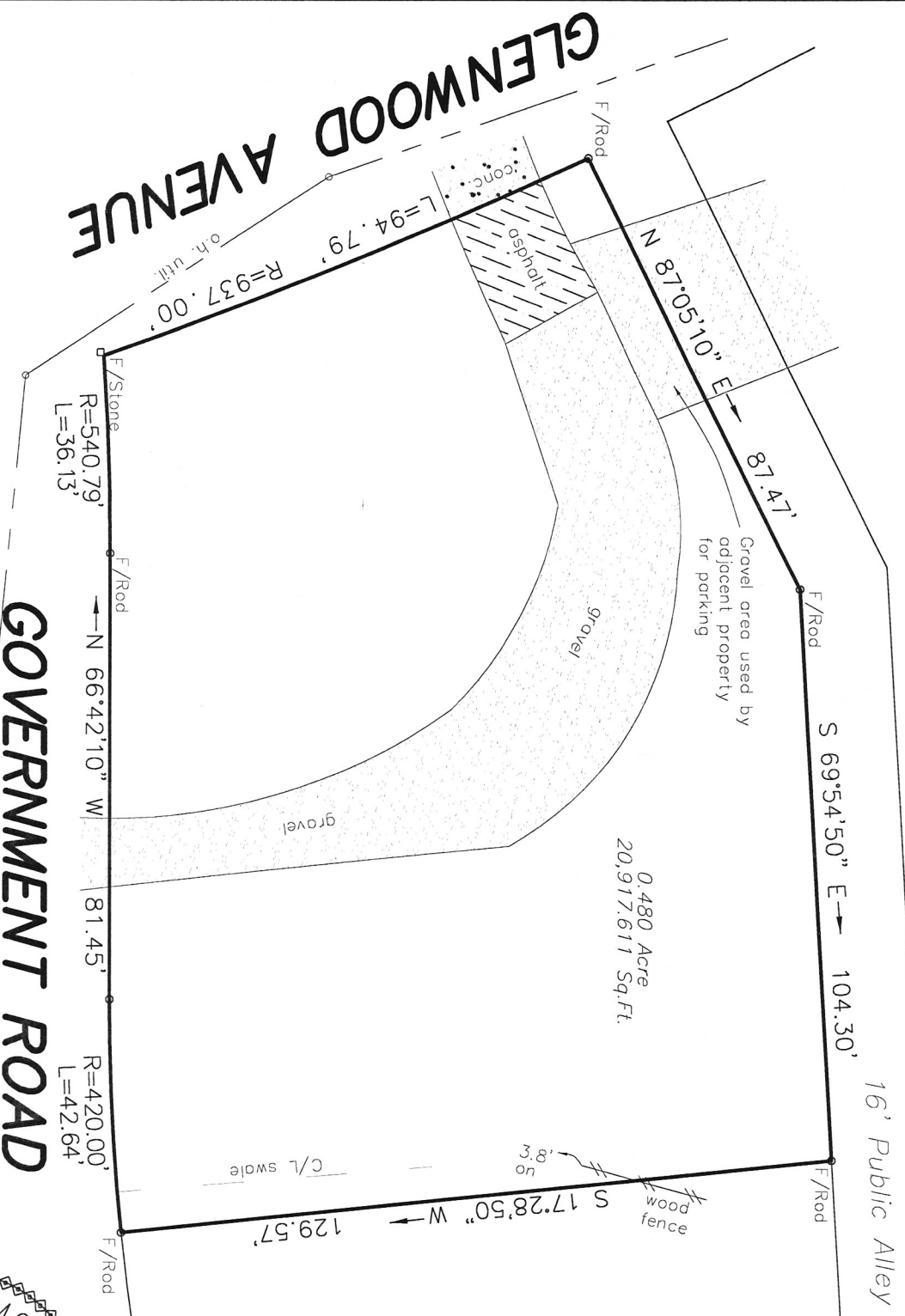
A500



Address: #4000 Government Road  
 Current Owner: David E. Williamson  
 Parcel ID: E0001663014  
 D.B. 127, Pg. 1723

Frank F. Potts, Jr.  
 May 4, 1984  
 D.B. 11, Pg. 625

Survey and Plat of  
**The Property Known as  
 #4000 Government Road,  
 Containing 0.480 Acres of Land,  
 City of Richmond, Virginia**



FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290044D effective date of 02/04/81. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property 04/02/09in a Special Flood Hazard Area.

This is to certify that on 10/10/18 I made an accurate field survey of the premises shown hereon that all improvements and easements 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. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.



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 Virginia-North Carolina  
 1900 Byrd Avenue, Suite 103  
 Richmond, Virginia, 23230  
 Phone (804) 673-9666  
 Fax (804) 673-9990

Scale: 1"=30'  
 Drawn: TCJ  
 Job: 1590-18  
 Date: 10/18/18  
 Checked: JAL