## PROJECT DESCRIPTION

SPECIAL USE APPLICATION FOR CONSTRUCTION OF A NEW 3-STORY MULTI-FAMILY RESIDENTIAL STRUCTURE WI...

## CODE INFORMATION

| | | | |
|---|---|---|---|
| APPLICABLE CODES: | 2015 VIRGINIA CONSTRUCTION CODE | | |
| CONSTRUCTION TYPE: | V-A | | |
| USE GROUP: | R-2 [MULTIFAMILY RESIDENTIAL] | | |
| FIRE SUPPRESSION: | FULLY SPRINKLERED PER NFPA 13R [SECTION 903.3.1.1] | | |
| ALLOWABLE BUILDING AREAS: | | | |
| LEVEL | ACTUAL AREA [SF] | | ALLOWABLE AREA [SF] [PER VCC TABLE 506.2] |
| 1ST LEVEL | 12,567 SF [ENCLOSED BUILDING AREA] + 3,840 SF [COVERED BY ENCLOSED... | | 12,000 SF / LEVEL [2-HR FIRE WALL TO BE ESTABLISHED AS NECESSARY TO MEET BUILDING AREA REQUIREMENT] |
| 2ND & 3RD LEVELS | 16,542 SF | | |
| ALLOWABLE BUILDING HEIGHTS: | | | |
| ALLOWABLE # OF STORIES ABOVE GRADE [VCC TABLE 504.4] | ACTUAL # OF STORIES ABOVE GRADE | ALLOWABLE BLDG HEIGHT [FT] [VCC TABLE 504.3] | ACTUAL BUILDING HEIGHT [FT] [ABOVE GRADE PLANE] |
| 4 | 3 | 60' | 35'-40' DEPENDANT ON FINAL GRADE |

## ZONING INFORMATION

| | | | | |
|---|---|---|---|---|
| ZONING DISTRICT: | R-6 | | | |
| ECONOMIC ZONES: | N/A | | | |
| PARCEL AREA: | 1.023 ACRES [44,562 SF] | | | |
| REQUIRED YARDS: | FRONT | REAR | SIDE | STREET SIDE |
| ALLOWED: | ≥15' | ≥5' | ≥3' | ≥3' |
| ACTUAL: | REFER TO SITE PLAN ON THIS SHEET | | | |
| | ALLOWED | | ACTUAL | |
| LOT COVERAGE: | ≤55% | | ±37% | |
| USABLE OPEN SPACE RATIO: | N/A | | ±37.5% [16,928 SF OPEN SPACE /... | |
| BUILDING HEIGHT: | ≤35' | | 35'-40' DEPENDANT ON FINAL GRADE ... | |
| PARKING SPACES: | 52 [1 PER DWELLING UNIT] | | 53 SPACES | |
| BICYCLE PARKING [LONG TERM]: | 13 [1 SPACE FOR EVERY 4 DWELLING... | | 13 SPACES | |
| BICYCLE PARKING [SHORT TERM]: | 3 [2 SPACES FOR EVERY 50 DWELLIG... | | 3 SPACES | |

## VICINITY MAP

1 RESPONSE TO CITY OF RICHMOND REVIEW COMMENTS 03.04.22

**SPECIAL USE PERMIT**
**11.17.2021**

COMMONWEALTH OF VIRGINIA
TODD DOUGLAS DYKSHORN
No. 010716
ARCHITECT

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

## DRAWING INDEX



| SHEET NUMBER | SHEET NAME | SPECIAL USE PERMIT |
|---|---|---|
| 3.5 ARCH | | |
| A100 | SITE PLAN | X |
| A101 | FLOOR PLANS | X |
| A102 | FLOOR PLANS | X |
| A201 | ENLARGED FLOOR PLANS | X |
| A202 | ENLARGED FLOOR PLANS | X |
| A301 | EXTERIOR ELEVATIONS | X |
| A401 | RENDER VIEWS | X |
| SHEET COUNT: 7 | | |



1 SITE PLAN
A100
1/16" = 1'-0"
0 16 32 48 FT

**2906 5TH AVE**
Richmond, VA 23222
SITE PLAN

PROJECT NUMBER
21-2906

**A100**

## UNIT SCHEDULE

| Name | Area | Comments |
|---|---|---|
| 1ST LEVEL | | |
| 101 | 685 SF | 1BR/BA |
| 102 | 685 SF | 1BR/BA |
| 103 | 685 SF | 1BR/BA |
| 104 | 685 SF | 1BR/BA |
| 201 | 650 SF | 1BR/BA |
| 202 | 898 SF | 2BR/2BA |
| 301 | 899 SF | 2BR/2BA |
| 302 | 899 SF | 2BR/2BA |
| 401 | 901 SF | 2BR/2BA |
| 402 | 899 SF | 2BR/2BA |
| 501 | 899 SF | 2BR/2BA |
| 502 | 650 SF | 2BR/2BA |
| 12 | 9435 SF | |
| 2ND LEVEL | | |
| 121 | 691 SF | 1BR/1BA |
| 122 | 888 SF | 2BR/2BA |
| 123 | 770 SF | 1BR/1BA |
| 124 | 684 SF | 1BR/1BA |
| 221 | 789 SF | 1BR/1BA |
| 222 | 863 SF | 2BR/2BA |
| 223 | 743 SF | 1BR/1BA |
| 224 | 660 SF | 1BR/1BA |
| 321 | 660 SF | 1BR/1BA |
| 322 | 863 SF | 2BR/2BA |
| 323 | 751 SF | 1BR/1BA |
| 324 | 659 SF | 1BR/1BA |
| 421 | 660 SF | 1BR/1BA |
| 422 | 863 SF | 2BR/2BA |
| 423 | 751 SF | 1BR/1BA |
| 424 | 659 SF | 1BR/1BA |
| 521 | 660 SF | 1BR/1BA |
| 522 | 854 SF | 2BR/2BA |
| 523 | 751 SF | 1BR/1BA |
| 524 | 651 SF | 1BR/1BA |
| 20 | 14871 SF | |
| 3RD LEVEL | | |
| 131 | 691 SF | 1BR/1BA |
| 132 | 888 SF | 2BR/2BA |
| 133 | 770 SF | 1BR/1BA |
| 134 | 684 SF | 1BR/1BA |
| 231 | 789 SF | 1BR/1BA |
| 232 | 863 SF | 2BR/2BA |
| 233 | 743 SF | 1BR/1BA |
| 234 | 660 SF | 1BR/1BA |
| 331 | 660 SF | 1BR/1BA |
| 332 | 863 SF | 2BR/2BA |
| 333 | 751 SF | 1BR/1BA |
| 334 | 659 SF | 1BR/1BA |
| 431 | 660 SF | 1BR/1BA |
| 432 | 863 SF | 2BR/2BA |
| 433 | 751 SF | 1BR/1BA |
| 434 | 659 SF | 1BR/1BA |
| 531 | 660 SF | 1BR/1BA |
| 532 | 854 SF | 2BR/2BA |
| 533 | 751 SF | 1BR/1BA |
| 534 | 651 SF | 1BR/1BA |
| 20 | 14871 SF | |
| Grand total: 52 | 39177 SF | |

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# 2906 5TH AVE

Richmond, VA 23222

FLOOR PLANS

PROJECT NUMBER
21-2906

**A102**

1 TYPICAL LEVEL 2-3
A102
3/32" = 1'-0"
0 16 32 48 FT

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ENLARGED FLOOR PLANS

PROJECT NUMBER
21-2906

**A201**

**1** LEVEL 1 EAST WING
**A201**
1/4" = 1'-0"
0 4 8 12 FT

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ENLARGED FLOOR PLANS

PROJECT NUMBER
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**A202**

**1** TYPICAL UPPER LEVEL UNIT QUAD
**A202**
1/4" = 1'-0"
0 4 8 12 FT

## KEYNOTES - BUILDING ELEVATIONS

| MARK | DESCRIPTION |
|---|---|
| 01 | FIBER CEMENT LAP SIDING, COLOR TBD |
| 02 | BRICK FOUNDATION WALL |
| 03 | BRICK PORCH WALLS WITH CONCRETE PORCH SLAB |
| 04 | PICKET GUARDRAIL, PAINT FINISH, COLOR TBD |
| 05 | WOOD OR COMPOSITE PORCH FASCIA AND COLUMNS |
| 06 | PREFINISHED CLAD DOUBLE-HUNG WINDOW |
| 07 | PORCH ROOF WITH FLAT MEMBRANE ROOFING AND COMPOSITE TRIM SURROUND |
| 08 | PARAPET WITH COMPOSITE OR WOOD TRIM AND PREFINISHED METAL WALL CAP WITH DRIP EDGE |
| 09 | PAINTED CORNICE TRIM, COLOR TBD |
| 10 | STEEL COLUMN, PAINT FINISH, COLOR TBD |
| 11 | BUILDING ENTRY |
| 12 | BRICK DEMISING WALL AT BALCONIES |

**1** NORTH / BROOKLAND PARK ELEVATION
**A301**
3/32" = 1'-0" 0 16 32 48 FT

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

**3** EAST / 5TH AVE ELEVATION
**A301**
3/32" = 1'-0" 0 16 32 48 FT

**4** WEST / ALLEY ELEVATION - NORTH WING
**A301**
3/32" = 1'-0" 0 16 32 48 FT

**5** WEST / ALLEY ELEVATION - EAST WING
**A301**
3/32" = 1'-0" 0 16 32 48 FT

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EXTERIOR ELEVATIONS

PROJECT NUMBER
21-2906

**A301**

**1** VIEW FROM ACROSS BROOKLAND PARK BLVD

**A401**

NOT TO SCALE

**2** VIEW FROM ACROSS RADY ST

**A401**

NOT TO SCALE

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**2906 5TH AVE**

Richmond, VA 23222

RENDER VIEWS

PROJECT NUMBER
21-2906

**A401**

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: CLEAN LIVIN LLC ID 2021-8206

PLAT SHOWING IMPROVEMENTS ON
LOT 5 – 15, BLOCK "D", PLAN OF
"HIGHLAND PARK ADDITION",
IN THE CITY OF RICHMOND, VIRGINIA.

COMMONWEALTH OF VIRGINIA
05 – 06 – 2021
JAMES E. McKNIGHT
NO. 1926
LAND SURVEYOR

THIS IS TO CERTIFY THAT ON MAY 06, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 60'

McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS
201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 89121106