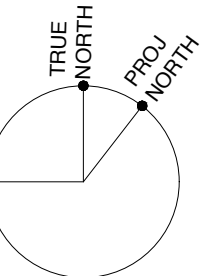




EXISTING 2 STORY MASONRY STRUCTURE AND PROPOSED 2 STORY FRAMED ADDITIONS
3001, 3005, 3007
E FRANKLIN ST
 PARCEL AREA 22973 SQ. FT. (0.527 ACRES)
 PARCEL ID: E000068901
 ZONING DISTRICT: R-6 - RESIDENTIAL (SINGLE FAMILY ATTACHED)

01 ARCHITECTURAL SITE PLAN
 CS01
 1/16" = 1'-0"

- SITE PLAN KEYNOTES**
- COVERED PORCH
 - PAVED WALKWAY
 - YARD
 - EXISTING 4 FOOT WIDE CONCRETE SIDEWALK TO REMAIN AND BE REPAIRED AS NECESSARY FOR CONTINUED USE. SIDEWALK TO BE EXTENDED TO EXTENTS OF PROPERTY FRONTAGE ALONG EAST FRANKLIN ST.
 - LANDSCAPE BUFFER BETWEEN SIDEWALK AND STREET CURB
 - STREET TREE. TO BE SELECTED FROM APPROVED SPECIES LIST
 - EXISTING COBBLESTONE GUTTER TO REMAIN AND BE REPAIRED AS NECESSARY FOR CONTINUED USE.
 - EXISTING CONCRETE CURB CUT TO REMAIN AND BE REPAIRED AS NECESSARY FOR CONTINUED USE.
 - ON-STREET PARKING SPACE
 - HATCHED AREA INDICATES EXENTS OF FIRE LANE IN PARKING LOT DRIVE ASLE TO BE DESIGNED IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE SECTION 503.2 AND APPENDIX D.
 - LANDSCAPE BUFFER RICHMOND ZONING 30-710.13 BUFFER 'A' - 5' MINIMUM LANDSCAPE BED WITH EVERGREEN SHRUBBERY LOCATED CONTINUOUSLY WITH NO BREAKS AND TO BE NO LESS THAN 3.5' HIGH AT TIME OF PLANTING.
 - 4 LONG-TERM BICYCLE PARKING SPACES (1 PER 3 DWELLING UNITS)



PROJECT DESCRIPTION

SPECIAL USE APPLICATION FOR RENOVATIONS OF AND ADDITIONS TO AN EXISTING 2-STORY MASONRY APARTMENT BUILDING

GENERAL SUP NOTES

- THE INS ARE PROPOSED TO BE DESIGN BUILD AT THE TIME OF CONSTRUCTION PERMITTING. ALL RELEVANT INFORMATION AND DRAWINGS TO BE SUBMITTED AT TIME OF PERMITTING.
- ALL EXTERIOR LIGHTING ANTICIPATED TO BE BUILDING AND FENCE MOUNTED AND ASSOCIATED WITH BUILDING ENTRIES.
- MAXIMUM HEIGHT OF BUILDING/FENCE OR POLE MOUNTED LIGHTING NOT TO EXCEED 20'.

CODE INFORMATION

APPLICABLE CODES:	VIRGINIA UNIFORM STATEWIDE BUILDING CODE (BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2012)
CONSTRUCTION TYPE:	V-B
USE GROUP:	R-2 RESIDENTIAL
BUILDING AREA:	EXISTING: 2,360 SF/FLOOR PROPOSED: 4,290 SF/FLOOR ALLOWED: 7,000 SF/FLOOR
FIRE SUPPRESSION:	UNDER REVIEW, TBD AT TIME OF PERMITTING

ZONING INFORMATION

ZONING DISTRICT:	R-6 RESIDENTIAL
EXISTING USE:	DWELLING UNITS
AREA OF SITE:	22973 SQFT / 0.527 ACRES

SETBACKS:	PROPOSED FRONT YARD: 21'-0" PROPOSED SIDE YARD: SEE SITE PLAN 01/CS01 PROPOSED REAR YARD: 17'-0"
-----------	--

COVERAGE:	52% PROPOSED / 55% ALLOWED 3000: 1,000 SQFT COVERED / 1,920 SQFT PARCEL
-----------	--

HEIGHT:	PROPOSED: 34'-6" / MAX ALLOWED: 35'-0"
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PARKING:	8 OFF STREET SPACES (INCLUDING 1 VAN ACCESSIBLE) 6 ON STREET SPACES
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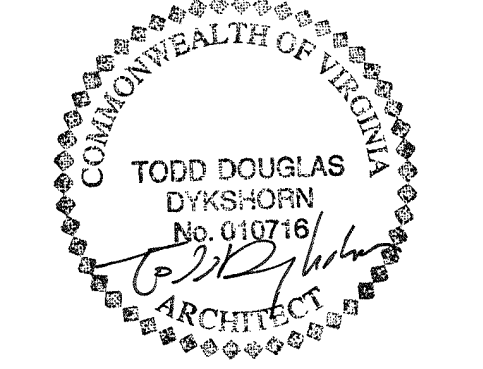
ECONOMIC ZONES:	"SUGAR BOTTOM" ST. JOHNS CHURCH OLD & HISTORICAL DISTRICT
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DRAWING INDEX

	SUP RESPONSE (8/1,2017)
ARCHITECTURAL	
CS01	COVER SHEET / PROJECT INFORMATION & ARCHITECTURAL SITE PLAN
A101	FLOOR PLANS
A102	FLOOR PLANS
A301	EXTERIOR ELEVATIONS

RESPONSE TO SUP STAFF COMMENTS
 08-12-2017

NOT FOR CONSTRUCTION

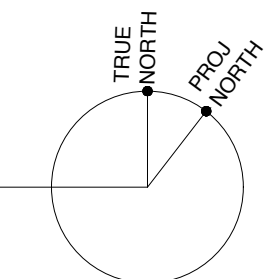


ARCHITECT:
AD Architecture Design Office
 105 E Broad Street
 Richmond, Virginia 23219
 804 343 1212



03 VICINITY MAP

CS01
 NOT TO SCALE

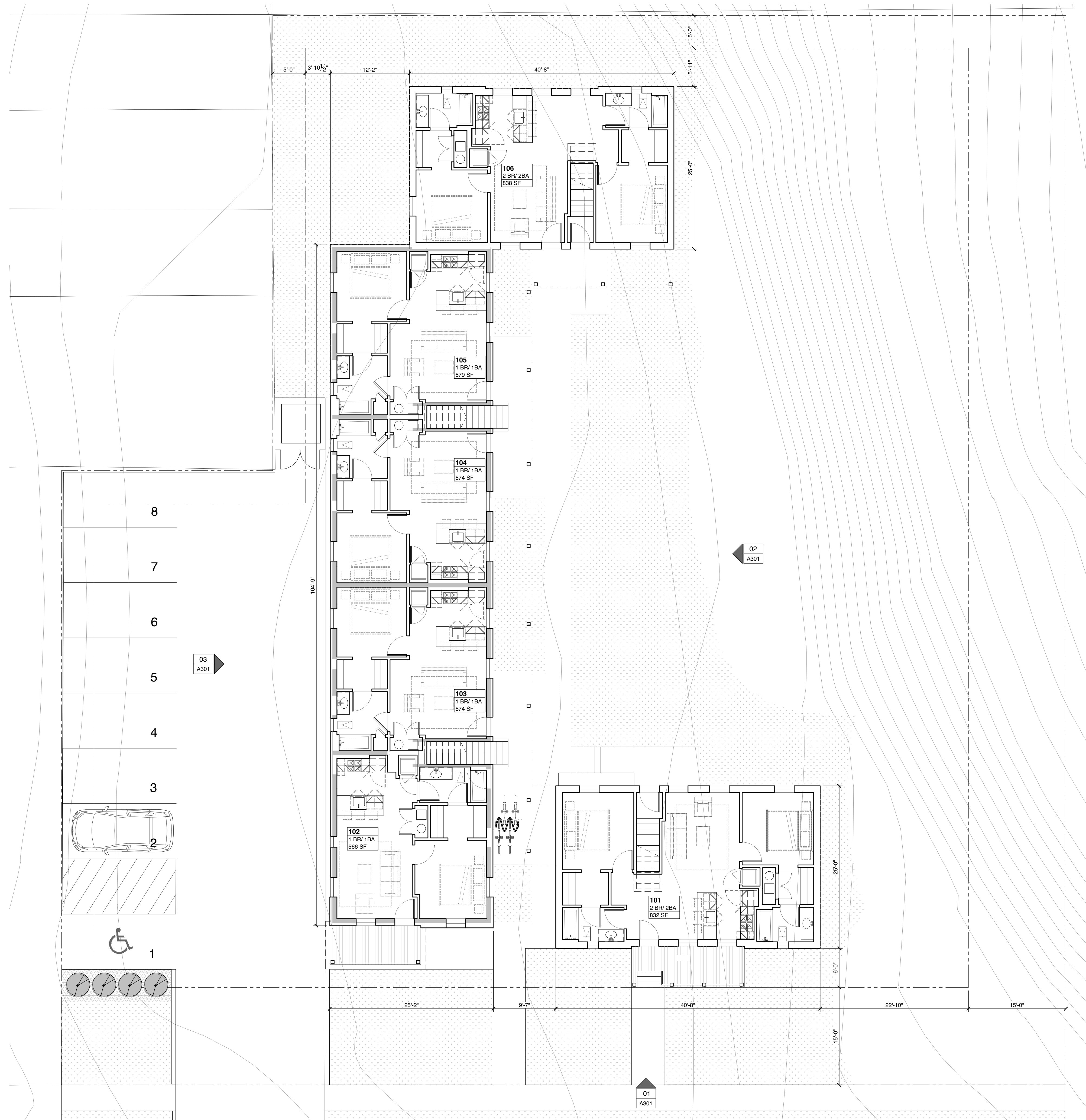


SUGAR BOTTOM APARTMENTS
 3005 E FRANKLIN ST
 RICHMOND, VIRGINIA 23223

COVER SHEET / PROJECT INFORMATION

PROJ NUMBER	PUBLISH DATE
16.3005	17/08.12
AUTHOR(S)	DRWG TYPE
	INFORM

CS01



01 1ST LEVEL
A101
1/8" = 1'-0"

UNIT SCHEDULE					
UNIT #	TYPE	BR	BA	AREA (NSF)	BALCO NY SF
1ST LEVEL					
101		2	2	832	
102		1	1	566	
103		1	1	574	
104		1	1	574	
105		1	1	579	
106		2	2	838	
2ND LEVEL					
201		2	2	883	100
202		1	1	557	220
203		1	1	565	150
204		1	1	565	150
205		1	1	570	133
206		2	2	888	144
TOTAL DWELLING UNIT AREA				7991	
AVERAGE DWELLING UNIT AREA				666	



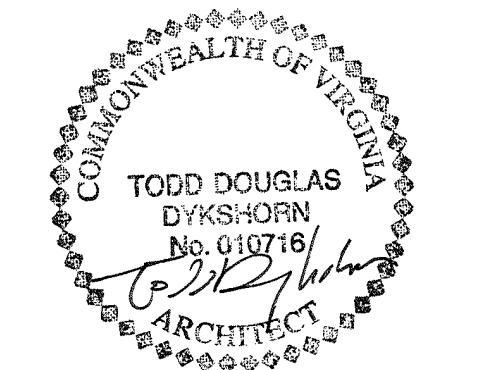
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FLOOR PLAN

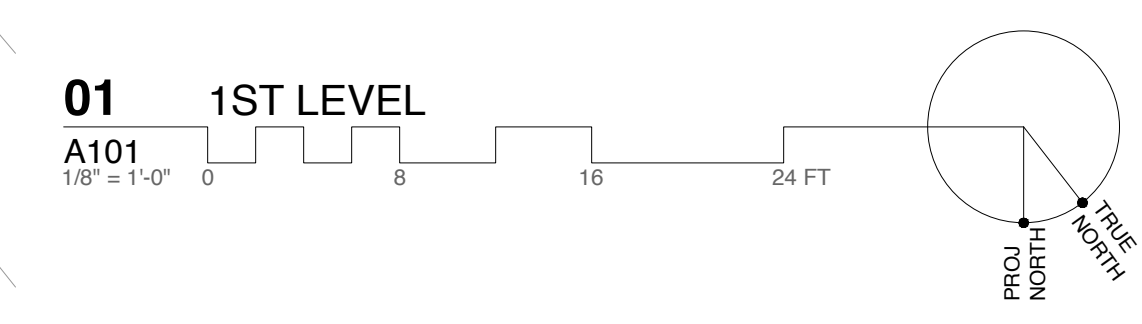
PROJ NUMBER PUBLISH DATE
16.3005 17/08.12
AUTHOR(S) DRWG TYPE
SOCIAL

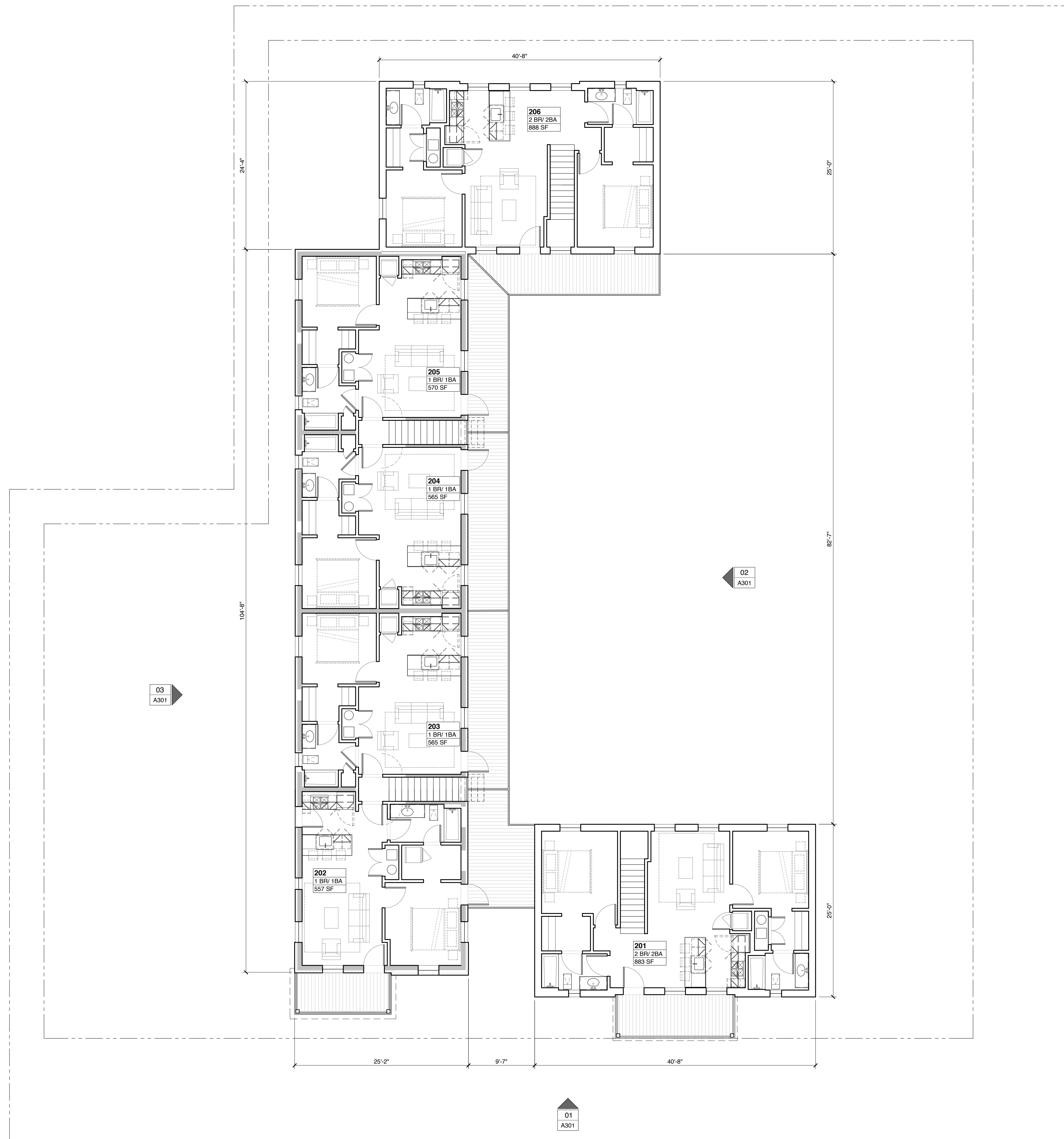
A101

RESPONSE TO SUP STAFF COMMENTS
08-12-2017
NOT FOR CONSTRUCTION

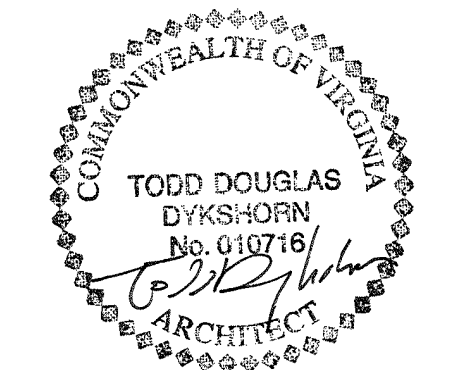


ad ARCHITECT:
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Richmond, Virginia 23219
804-343-1212





**RESPONSE TO SUP STAFF
COMMENTS
08-12-2017**
NOT FOR CONSTRUCTION



ad ARCHITECT:
ADO/Architecture Design Office
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Richmond, Virginia 23219
804-343-1212

UNIT SCHEDULE					
UNIT #	TYPE	BR	BA	AREA (NSF)	BALCO NY SF
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202		1	1	557	220
203		1	1	565	150
204		1	1	565	150
205		1	1	570	133
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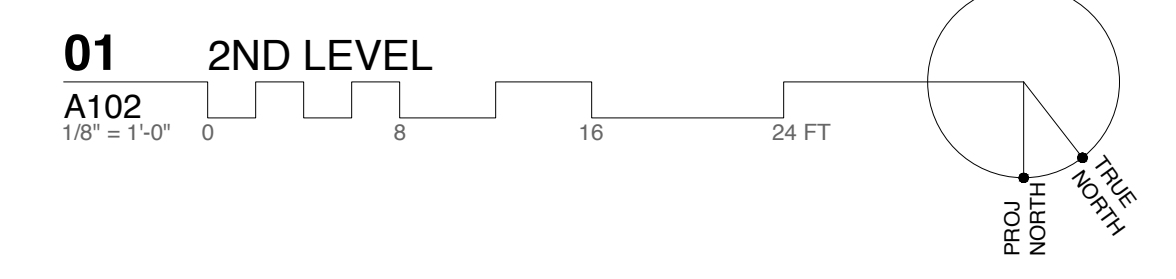
**SUGAR BOTTOM
APARTMENTS**
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RICHMOND, VIRGINIA 23223

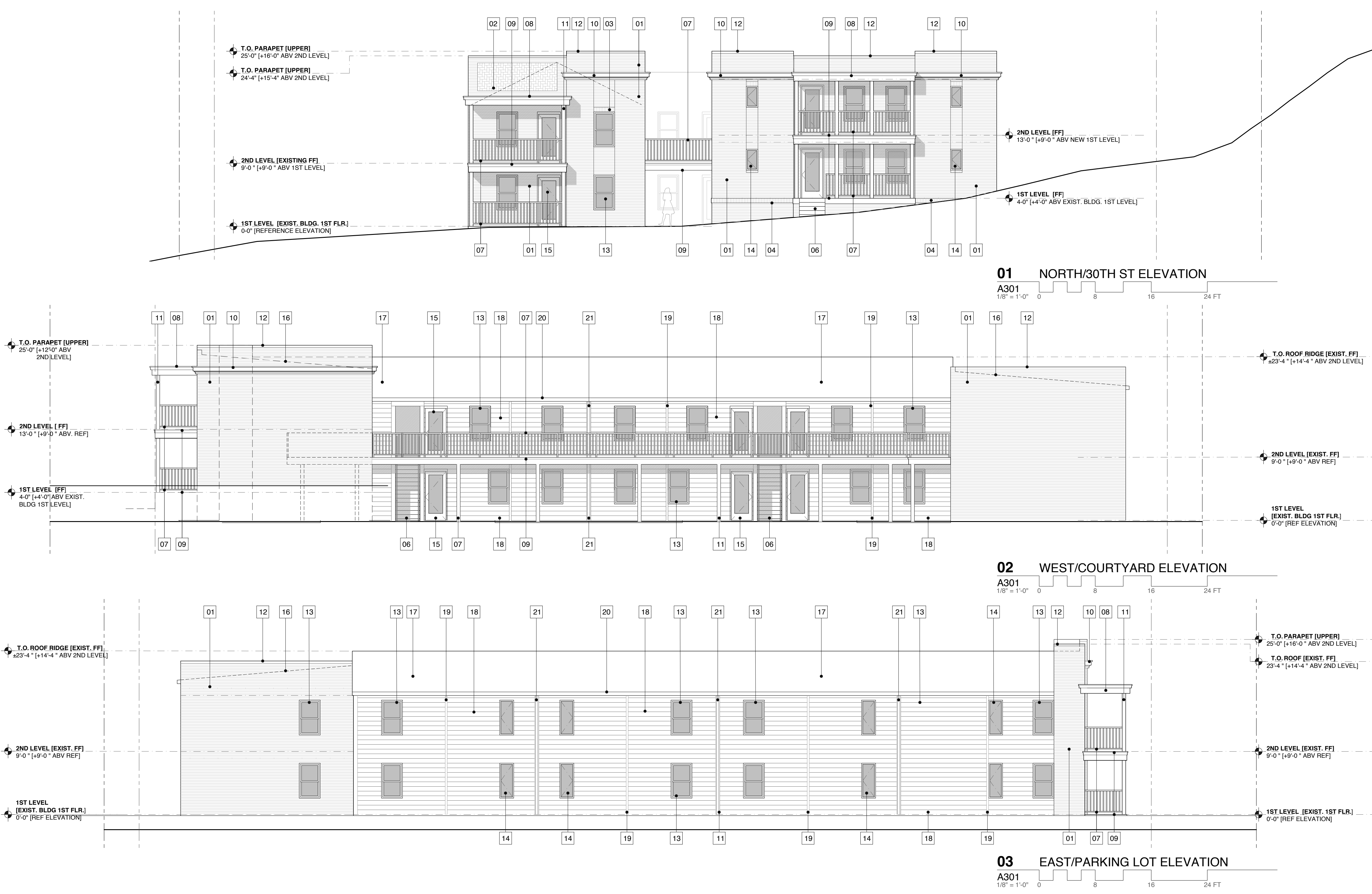
FLOOR PLAN

PROJ NUMBER PUBLISH DATE
16.3005 17/08.12

AUTHOR(S) DRWG TYPE
SOCIAL

A102

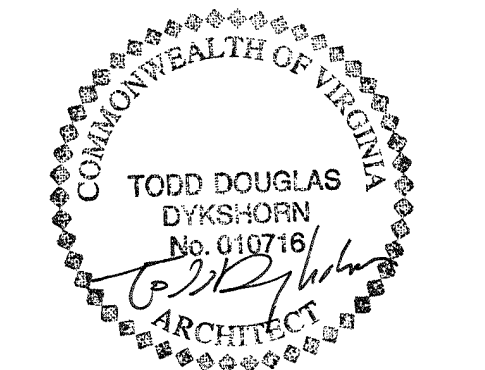




BLDG ELEVATION MATERIAL KEYNOTES

- 01 RUNNING BOND BRICK, COLOR TBD
- 02 DECORATIVE HERRINGBONE PATTERN BRICK PANEL, COLOR TBD
- 03 RECESSED BRICK SOLDIER COURSE, COLOR TBD
- 04 BRICK SOLDIER WATER COURSE, COLOR TBD
- 05 RECESSED BRICK PANEL, COLOR TBD
- 06 WOOD STEPS, PAINT FINISH
- 07 WOOD 'RICHMOND RAIL' RAILING, PAINT FINISH
- 08 WOOD FRAMED PORCH ROOF, PAINTED
- 09 T&G WOOD DECKING W/ PAINTED BUILT-UP TRIM AT PORCH BAND BOARD
- 10 DECORATIVE EXTERIOR WOOD OR COMPOSITE MOULDING, PAINTED
- 11 PAINTED WOOD BOX COLUMN
- 12 PRECAST CONCRETE PARAPET CAP COPING, COLOR TBD
- 13 ALUMINUM CLAD 1 / 1 DOUBLE HUNG WINDOW
- 14 ALUMINUM CLAD CASEMENT WINDOW
- 15 ALUMINUM CLAD FULL LITE DOOR
- 16 60 MIL TPO ROOFING
- 17 ASPHALT SHINGLE ROOF, COLOR: SLATE
- 18 FIBER CEMENT LAP SIDING, PAINT FINISH
- 19 FIBER CEMENT VERTICAL TRIM, PAINT FINISH
- 20 PREFINISHED METAL GUTTER
- 21 PREFINISHED METAL DOWNSPOUT

RESPONSE TO SUP STAFF COMMENTS
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EXTERIOR ELEVATIONS

PROJ NUMBER PUBLISH DATE
 16.3005 17/08.12

AUTHOR(S) DRWG TYPE
 SOCIAL

A301