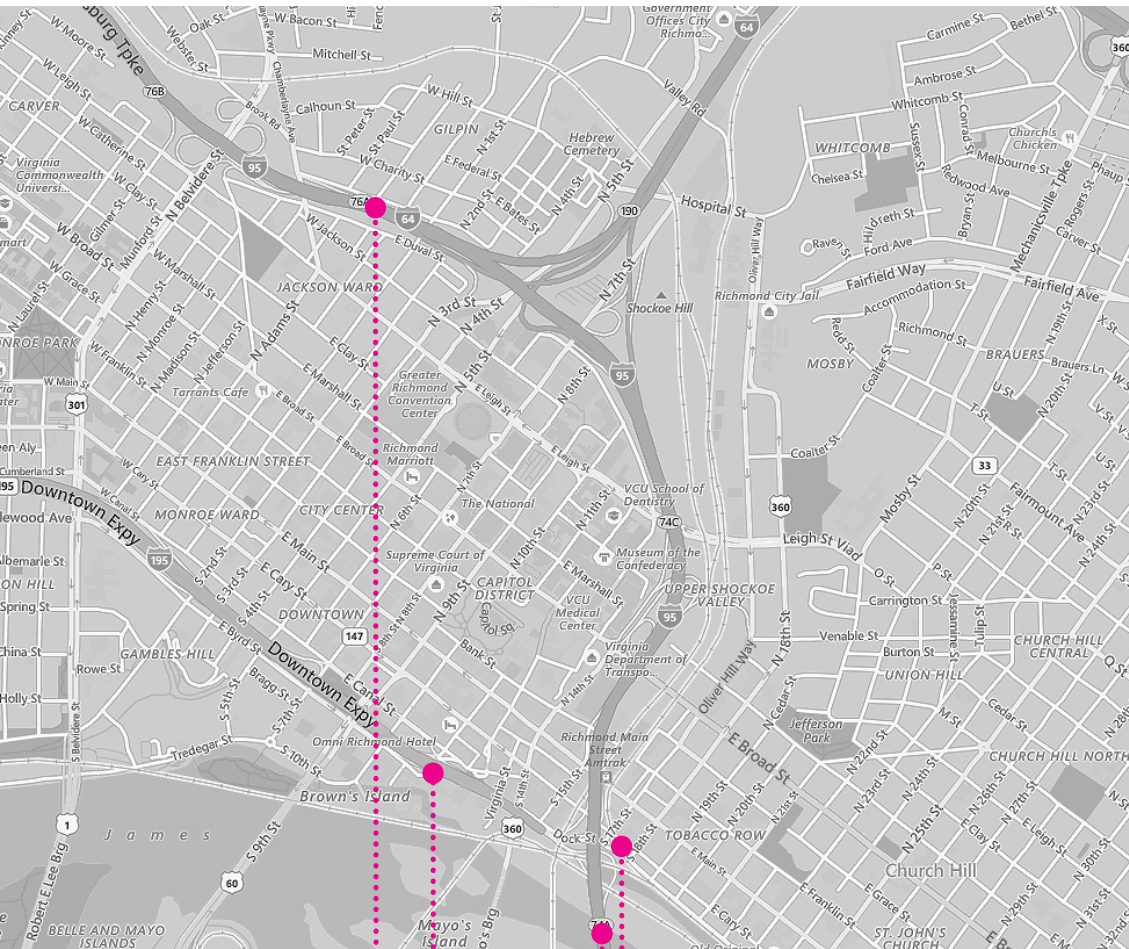


1717 East Cary Street

Special Use



Project Name: 1717 Innovation Hub

Project Area: Shockoe Bottom

Owner / Developer: Capital One

Zoning: B-5

Current Use: 1st FL - Commercial Office, 2nd-5th FL - Vacant

Total Gross Floor Area: 37,827 SF

Total Land Area: 8,924 SF (7,506 SF + 1,418 SF)

Total Land Area Covered by Building: 7,506 SF

Total Paved Area: 1,418 SF

Total Open Space on Site: 1287 SF

1717 EAST CARY STREET

ROUTE 95

DOWNTOWN EXPRESSWAY (195)

ROUTE 64

NEW BUILDING SIGNAGE TBD

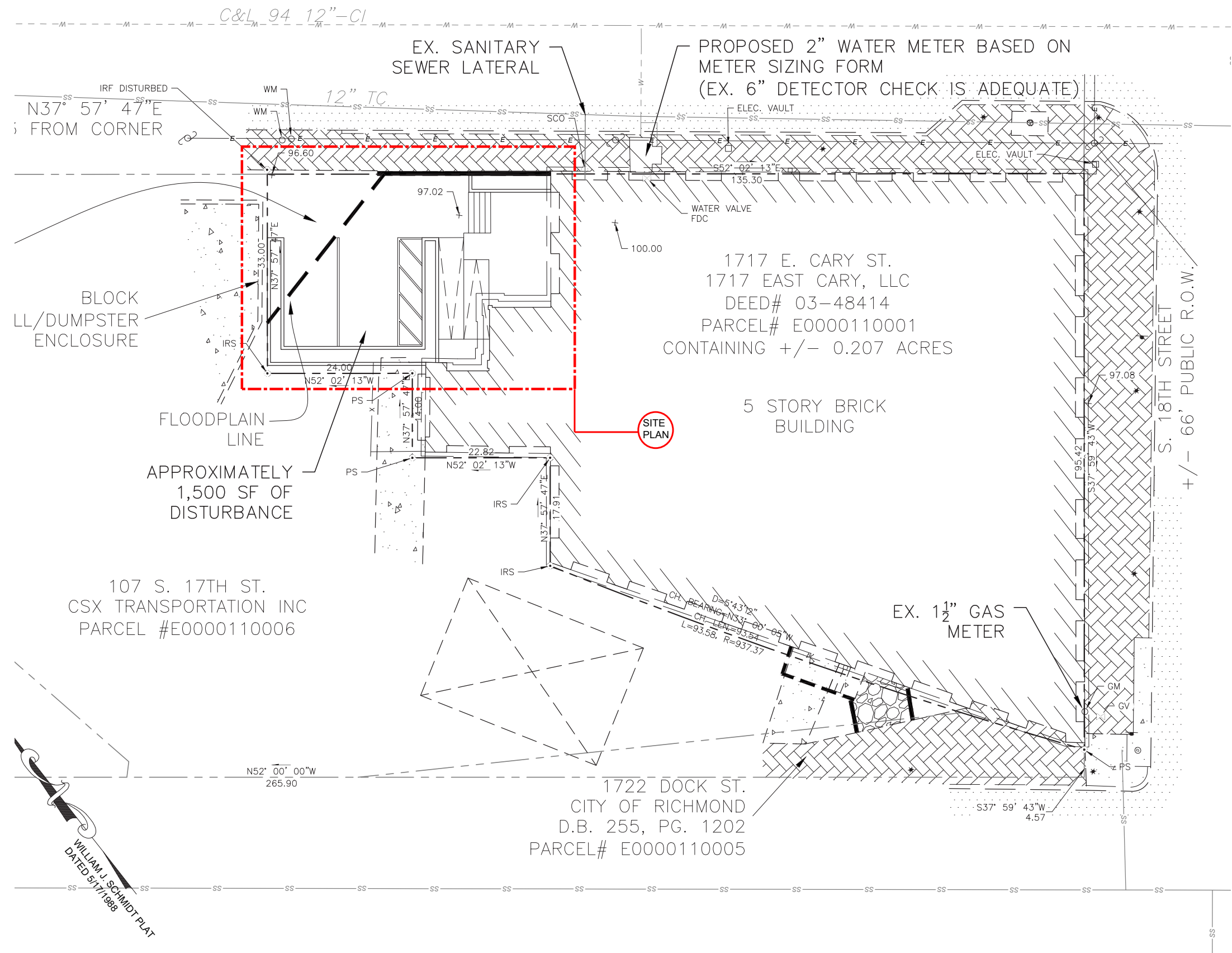
New signage will conform to standard B-5 requirements, and details of proposed signage and lighting will be provided once developed.



Rendering_Proposed Design

Existing Building Condition

Civil Boundary Plan



Architectural Site Plan

SOUTH 18TH STREET

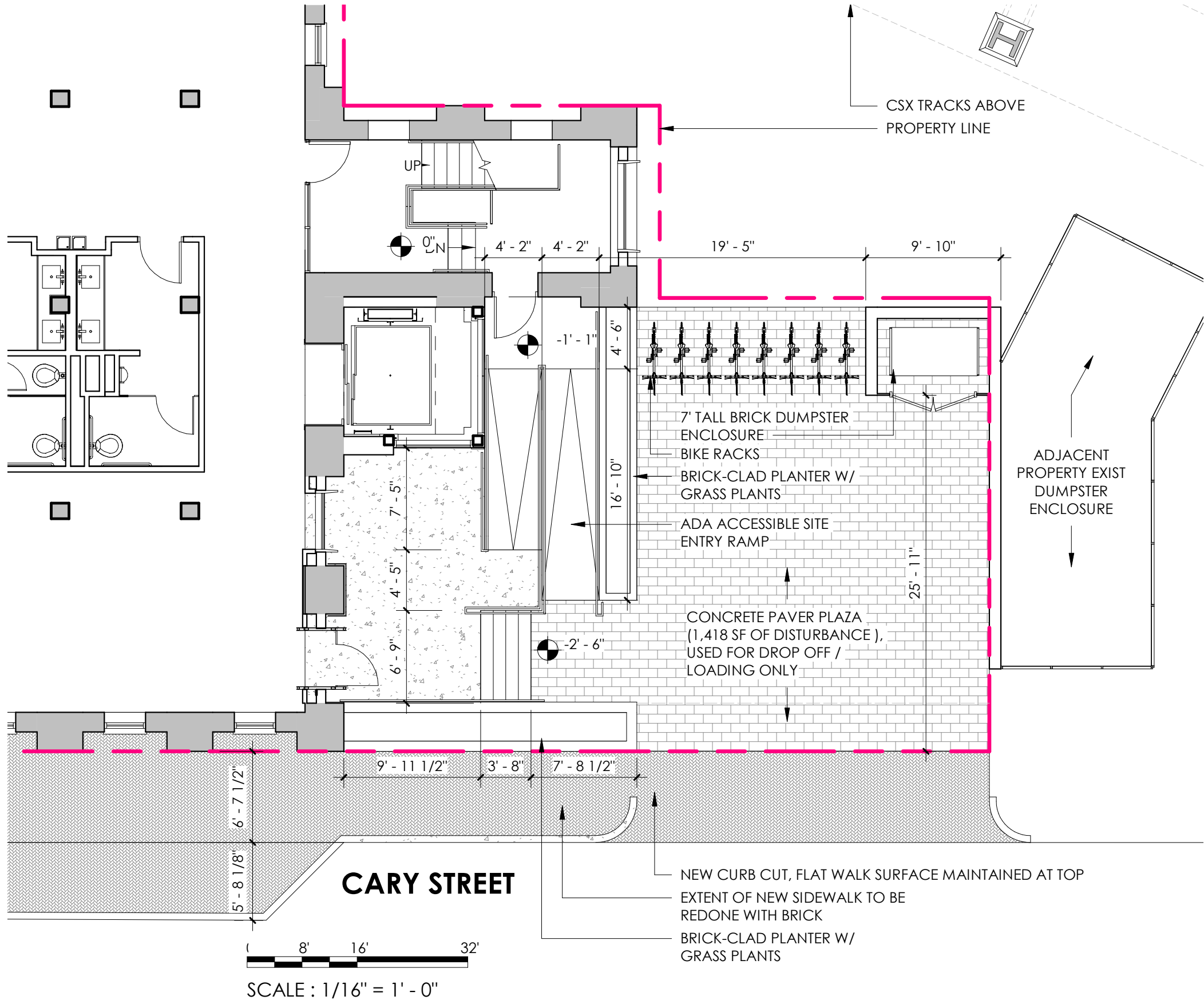
DOCK STREET

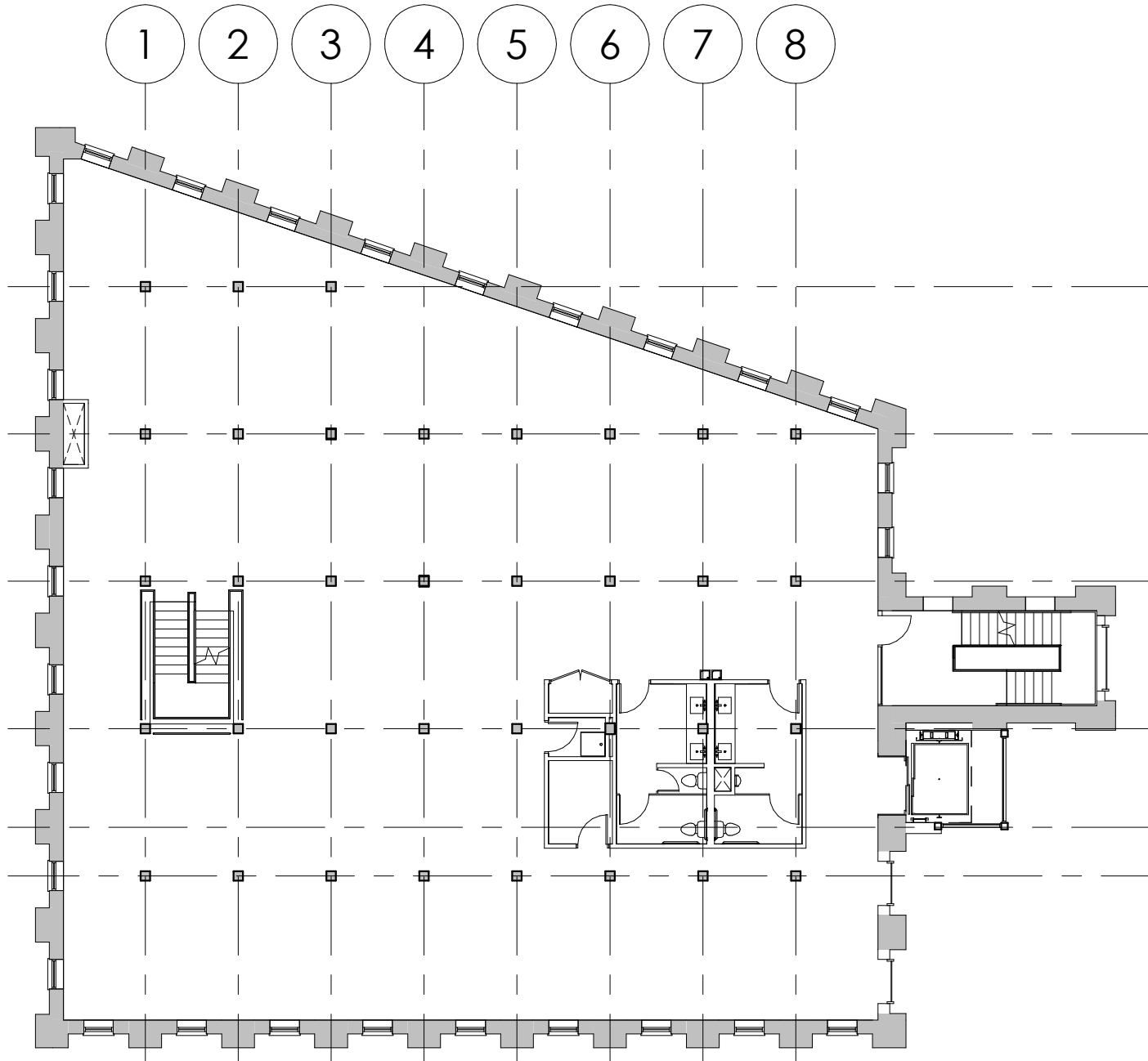
CARY STREET

68' - 4 1/2"

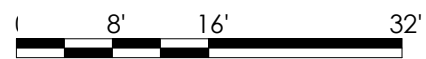
- NEW CURB CUT, FLAT WALK SURFACE MAINTAINED AT TOP
- EXISTING CONCRETE SIDEWALK REDONE WITH BRICK PAVERS
- EXPANDED SECTION OF SIDEWALK
- REVISED STREETLIGHT LOCATION TO HOLD WIDENED SIDEWALK CONSTANT

Enlarged Plaza Plan

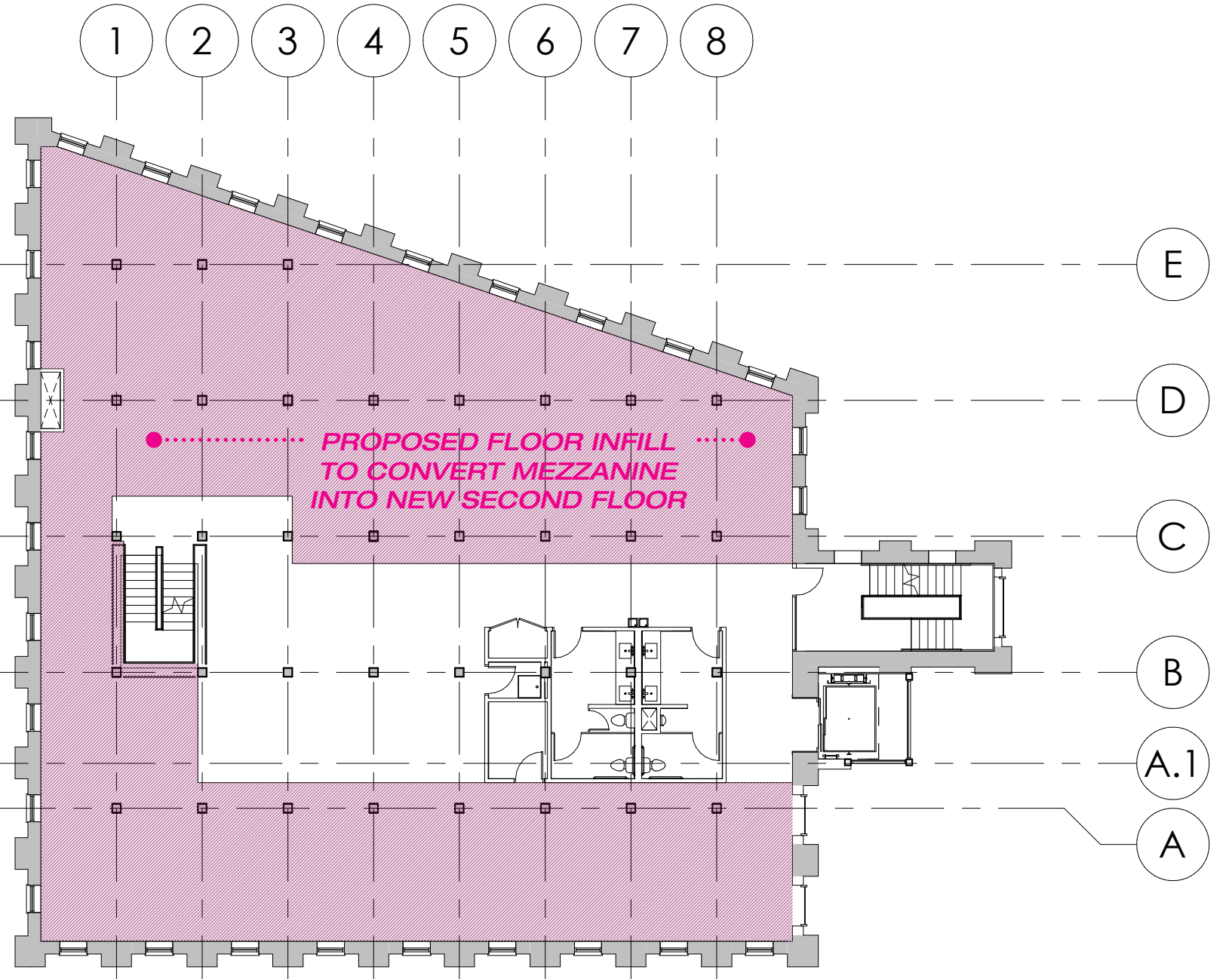




Typical (FL. 1,2,3,4) Plan



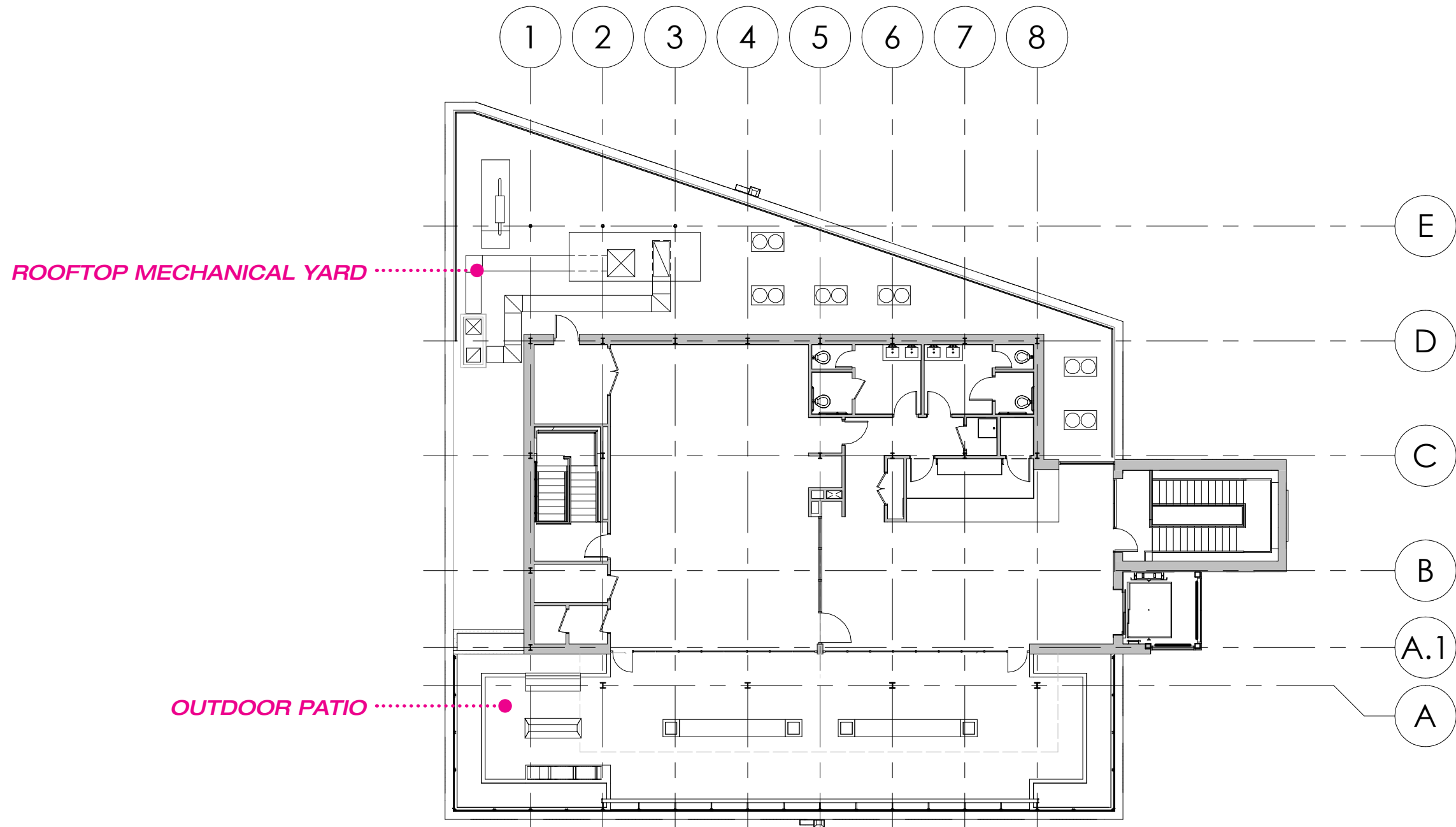
SCALE : 1/16" = 1' - 0"



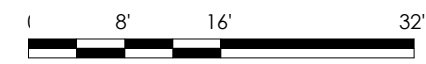
FL. 1 Mezzanine Plan



SCALE : 1/16" = 1' - 0"



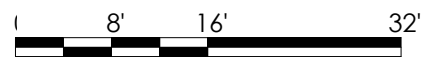
Roof Plan



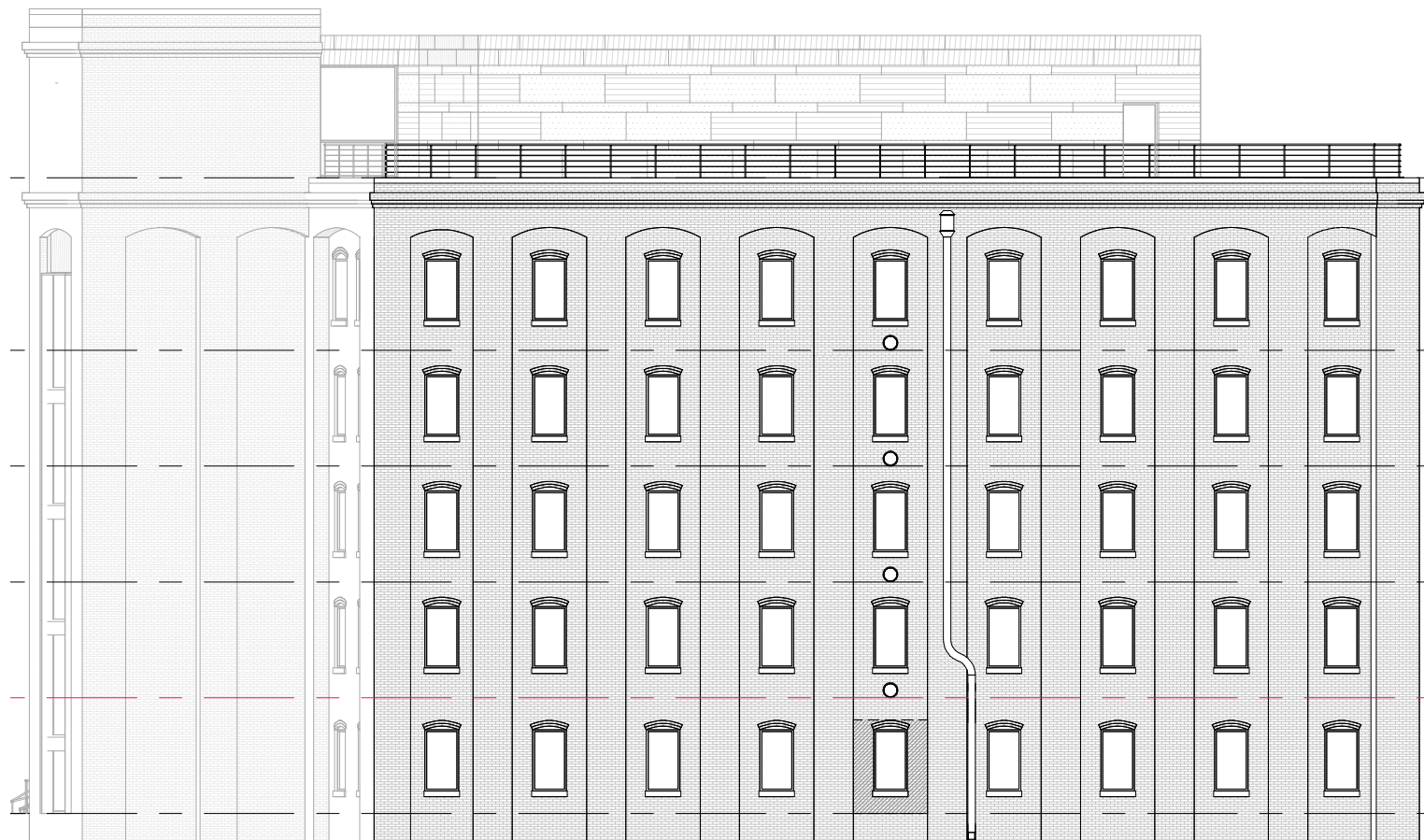
SCALE : 1/16" = 1' - 0"



West Elevation (existing floor levels)

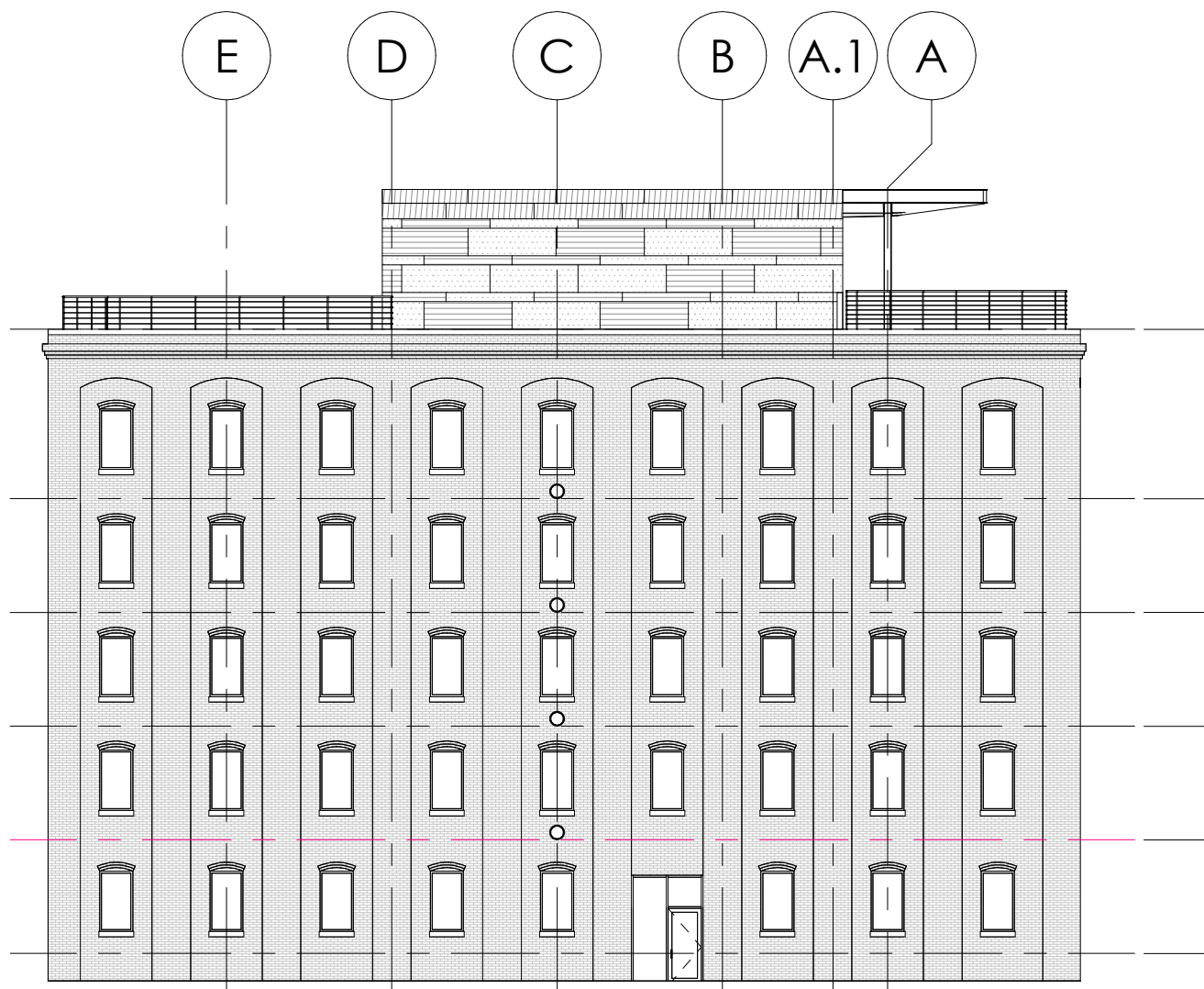


SCALE : 1/16" = 1' - 0"

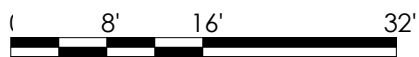


South Elevation (existing floor levels)

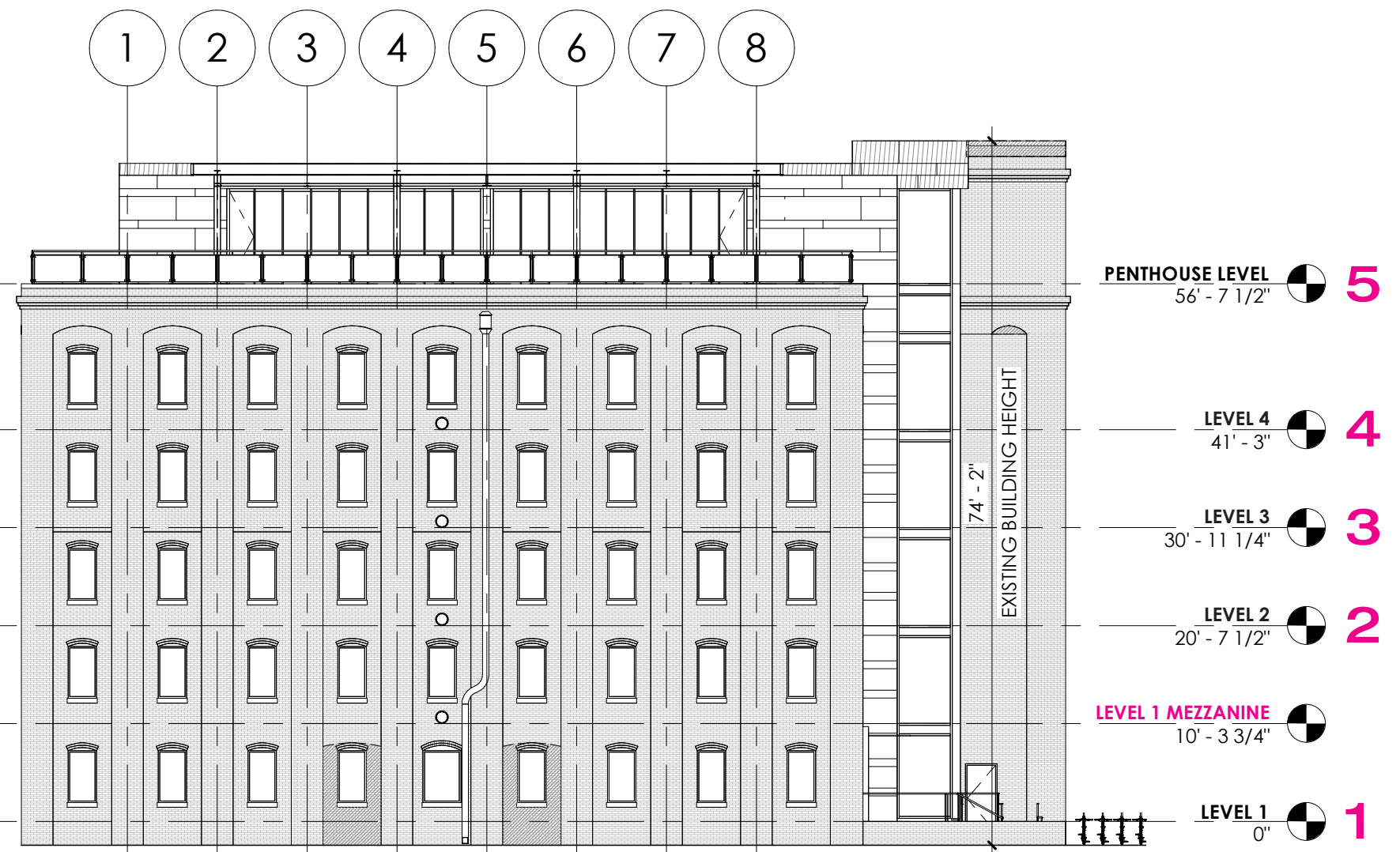
- PENTHOUSE LEVEL 56' - 7 1/2" 5
- LEVEL 4 41' - 3" 4
- LEVEL 3 30' - 11 1/4" 3
- LEVEL 2 20' - 7 1/2" 2
- LEVEL 1 MEZZANINE 10' - 3 3/4" 1
- LEVEL 1 0" 1



East Elevation (existing floor levels)



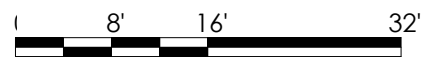
SCALE : 1/16" = 1' - 0"



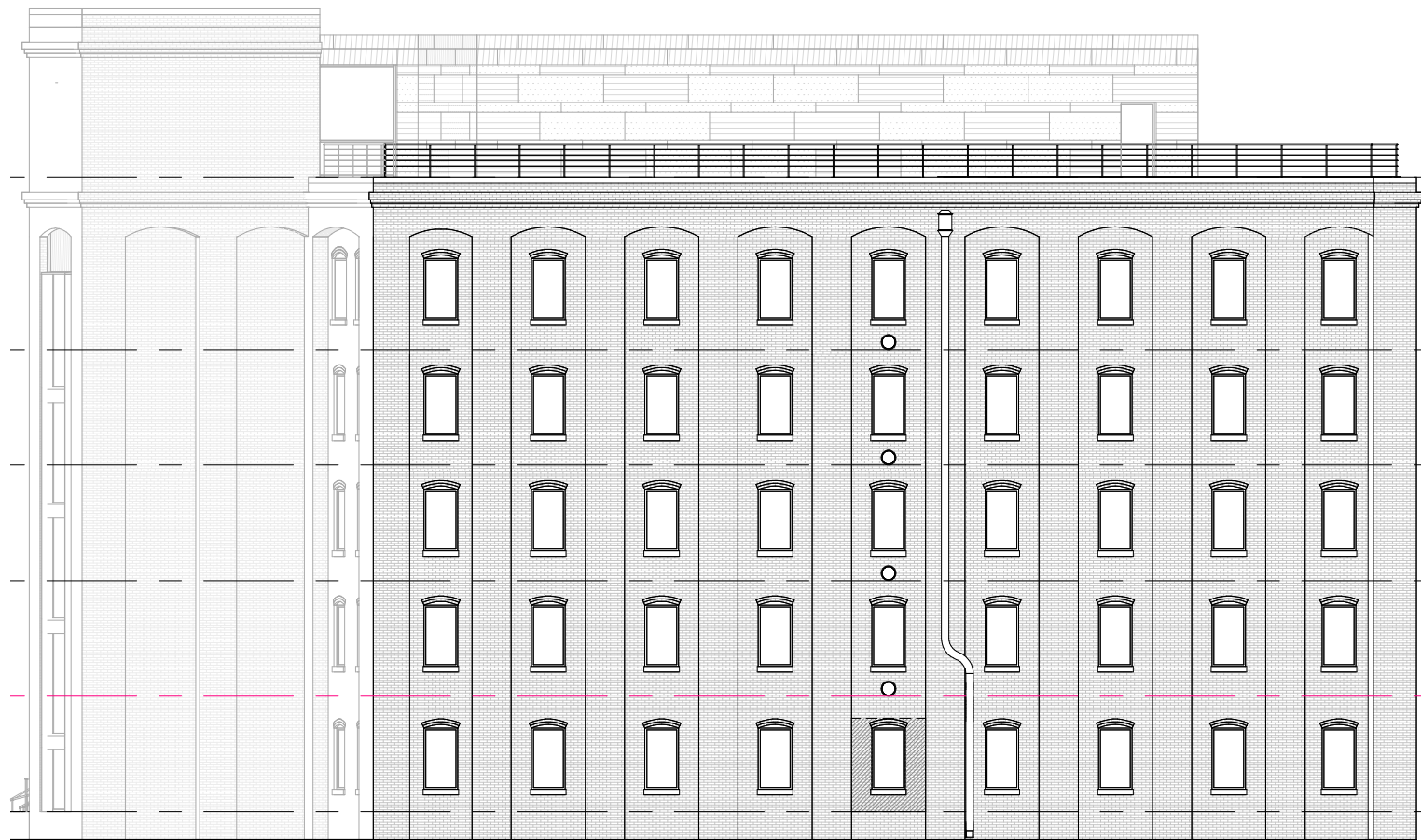
North Elevation (existing floor levels)



West Elevation (proposed floor levels)

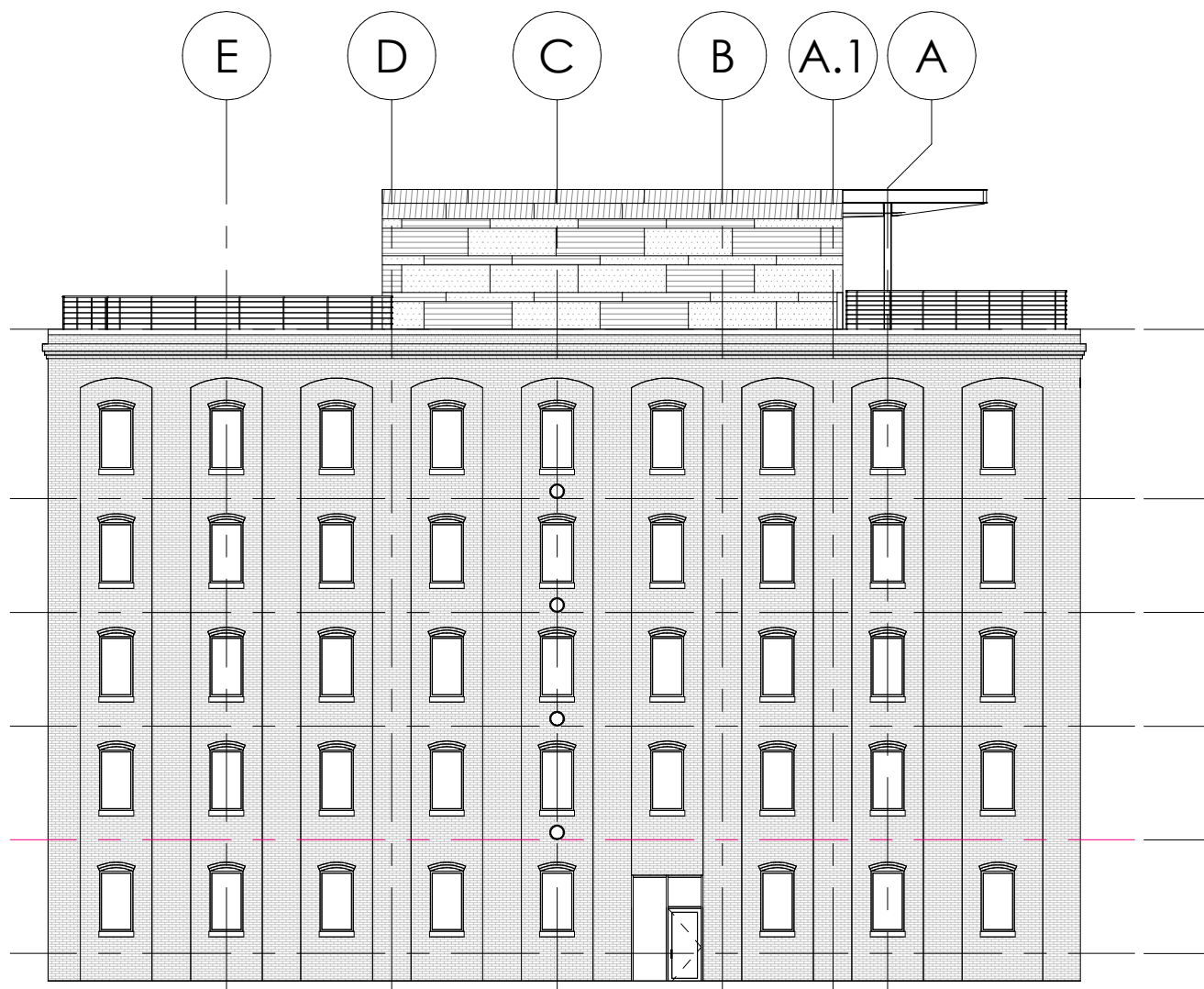


SCALE : 1/16" = 1' - 0"

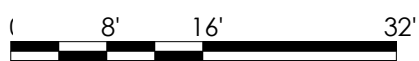


South Elevation (proposed floor levels)

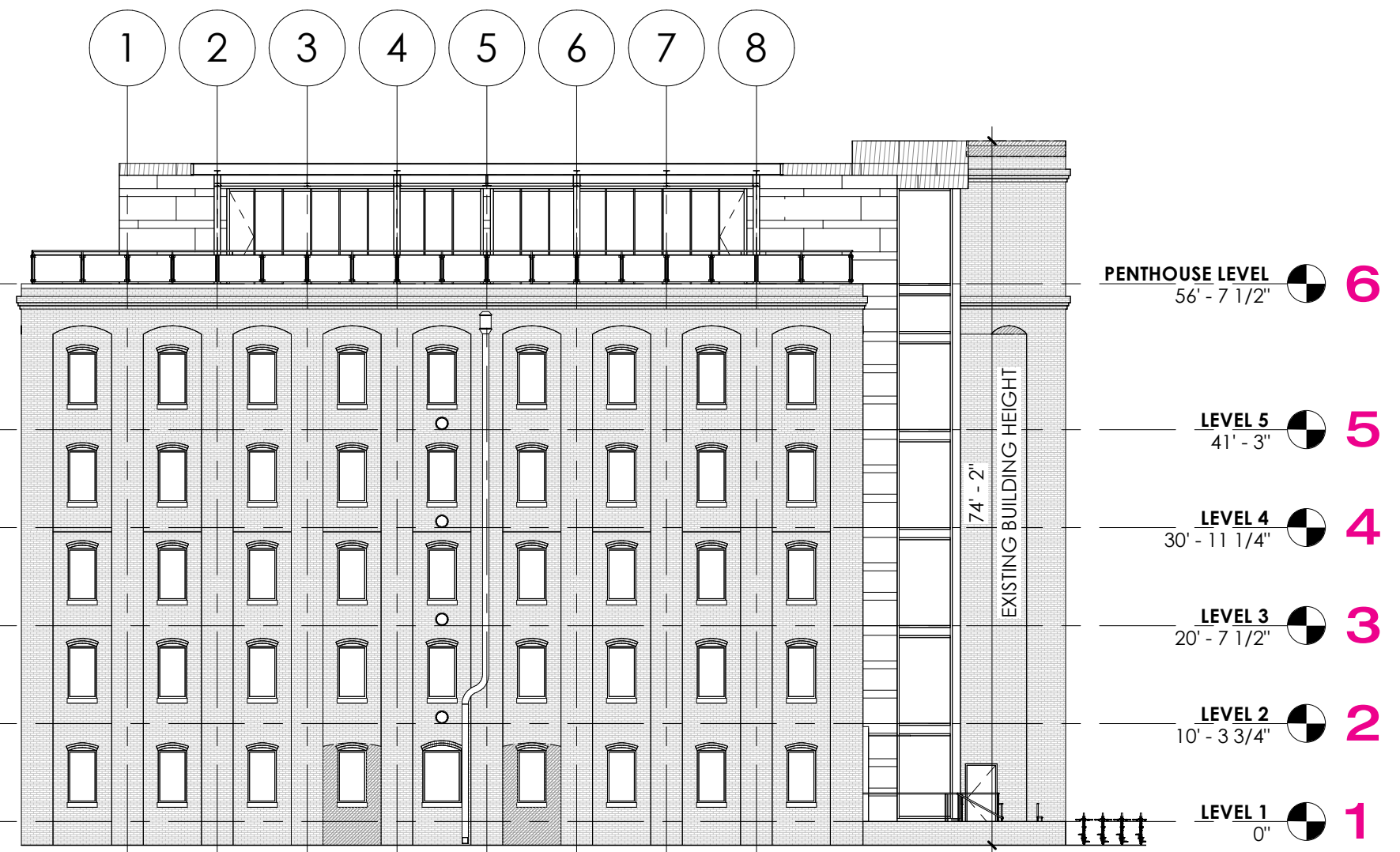
- PENTHOUSE LEVEL** 56' - 7 1/2"  **6**
- LEVEL 5** 41' - 3"  **5**
- LEVEL 4** 30' - 11 1/4"  **4**
- LEVEL 3** 20' - 7 1/2"  **3**
- LEVEL 2** 10' - 3 3/4"  **2**
- LEVEL 1** 0"  **1**



East Elevation (proposed floor levels)



SCALE : 1/16" = 1' - 0"



North Elevation (proposed floor levels)

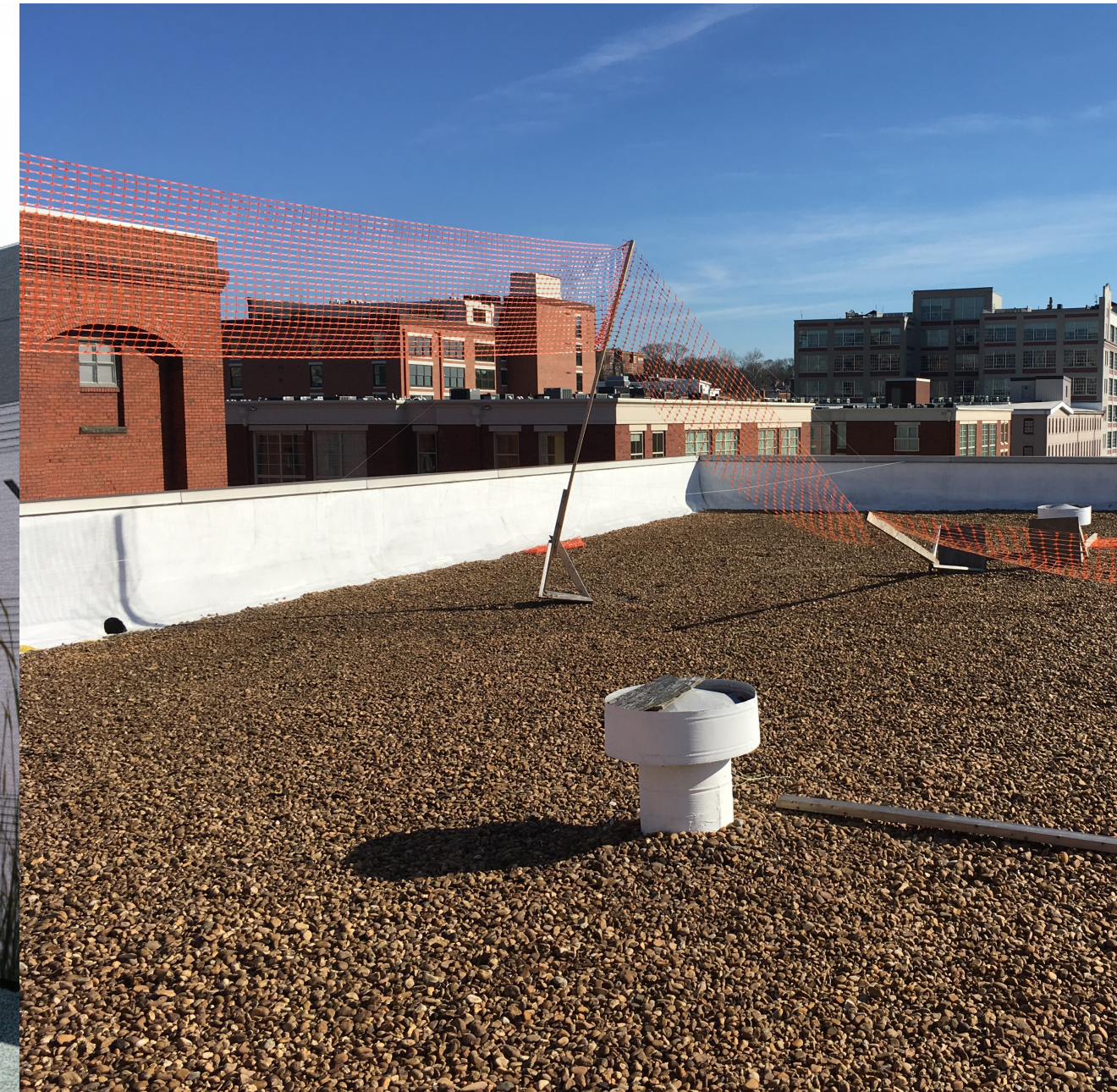
GUARDRAIL: Painted Steel / Wire Mesh

GLAZING: Operable Glass Partitions

EXPOSED STRUCTURE: Painted Steel / Metal Decking

FLOOR / DECK: Wood

FACADE: Fiber-Cement Rain Screen Panels



Rendering_Proposed Roof top Design

Existing Rooftop Condition

