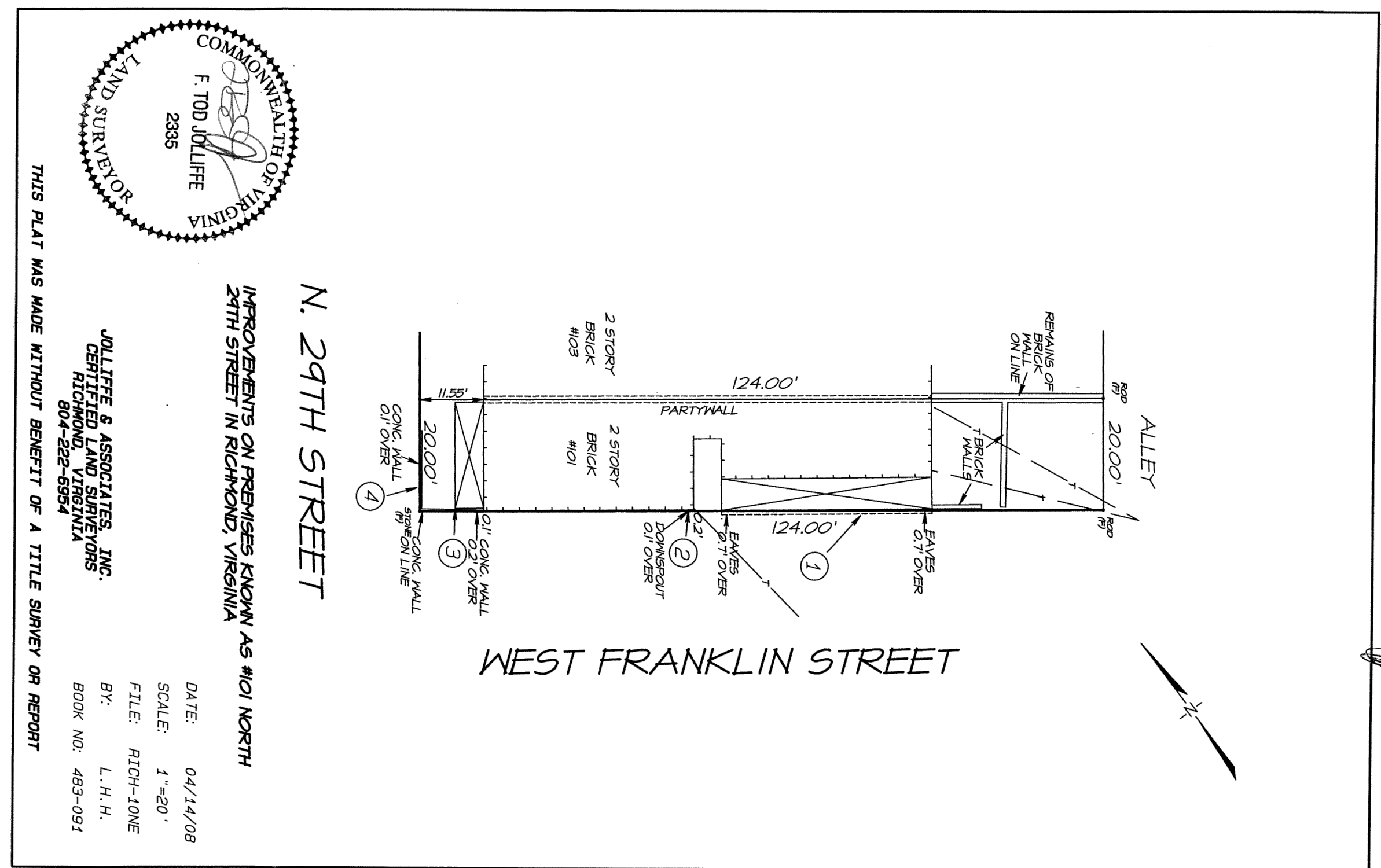


01 ARCHITECTURAL SITE PLAN

CS01
 1/16" = 1'-0" 0 16 32 48 FT
 1/32" = 1'-0" HALF SCALE [32] [64] [96]



02 PROPERTY SURVEY (BY OTHERS)

CS01
 NOT TO SCALE

PROJECT DESCRIPTION

REHABILITATION OF EXISTING ATTACHED RESIDENCE WITH CONVERSION FROM CURRENT 2-FAMILY RENTAL OCCUPANCY BACK TO SINGLE-FAMILY ATTACHED AND WITH RECONSTRUCTION OF CARRIAGE HOUSE NOW DEMOLISHED. THIS SPECIAL USE APPLICATION SEEKS REMEDY FOR LOT COVERAGE INSTITUTED UNDER CURRENT R-4 REQUIREMENTS THAT DO NOT ALLOW RECONSTRUCTION OF THE HISTORIC SECTION OF THE STRUCTURE.

CODE INFORMATION

APPLICABLE CODES: VIRGINIA CONSTRUCTION CODE 2012 (BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2012) AND THE VIRGINIA REHABILITATION CODE 2012

CONSTRUCTION TYPE: V-B

USE GROUP: R-3 RESIDENTIAL

BUILDING AREA: EXISTING: 1715 SF, PROPOSED: 2,251 SF

ZONING INFORMATION

ZONING DISTRICT: R-6 RESIDENTIAL

OCCUPANCY: EXISTING: 2-FAMILY ATTACHED RESIDENTIAL
 PROPOSED: SINGLE FAMILY ATTACHED RESIDENTIAL

AREA OF SITE: 2,480 SQFT / .057 ACRES

SETBACKS: [BY ZONING VARIANCE PER NOTE BELOW] EXISTING FRONT YARD: ±11'-8" NO CHANGE
 EXISTING & PROPOSED SIDE YARD: 0'-0"
 REQUIRED / PROPOSED REAR YARD [ALLEY]: 5'-0" / 5'-0"
 91% PROPOSED / 55% ALLOWED

COVERAGE: EXISTING STRUCTURE W/ COVERED PORCHES & FOUNDATIONS: 1,715 SF = 69%
 W/ PROPOSED CARRIAGE HOUSE ADDITION: 1715 + 536 = 2,251 SF = 91% COVERAGE

HEIGHT: EXISTING: VARIES - NO CHANGE
 PROPOSED CARRIAGE ADDITION: ±23'-2" FROM PROPOSED GARAGE LEVEL

PARKING: ON STREET PARKING / GARAGE

ECONOMIC ZONES: ST JOHN'S CHURCH OLD & HISTORICAL DISTRICT

COMMISSION OF ARCHITECTURAL REVIEW [CAR] PLANS HEREIN REFLECT DRAWINGS SUBMITTED TO THE RICHMOND CITY COMMISSION OF ARCHITECTURAL REVIEW, APPLICATION #COA-023280-2017 APPROVED ON SEPTEMBER 26, 2017

BOARD OF ZONING APPEALS [BZA] N/A

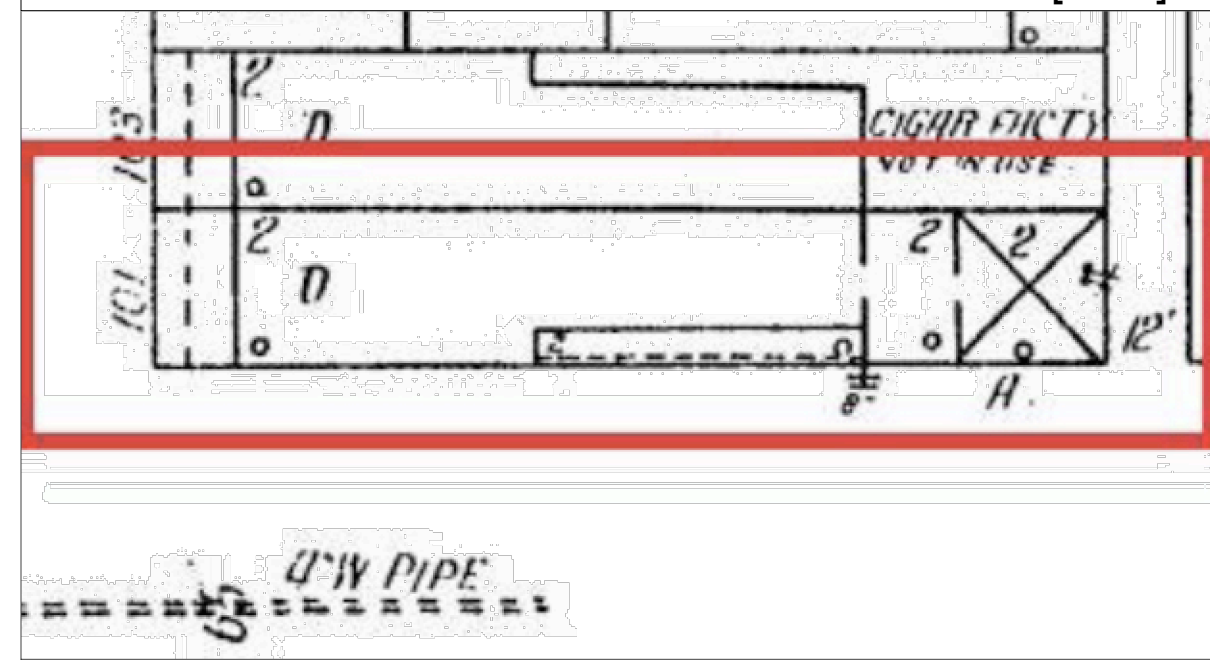
DRAWING INDEX

ARCHITECTURAL		SUP 01-04-18
CS01	COVER SHEET / PROJECT INFORMATION & ARCHITECTURAL SITE PLAN	X
CS02	PROPERTY DIAGRAMS: HISTORIC, EXISTING AND PROPOSED	X
H101	DEMOLITION/ALTERATION PLANS	X
A101	FLOOR PLANS	X
A301	EXTERIOR ELEVATIONS	X
A302	EXTERIOR ELEVATIONS	X
A401	BUILDING SECTION	

VICINITY MAP [NTS]



SANBORN MAP SHOWING CARRIAGE HOUSE [NTS]



REVISED SPECIAL USE PERMIT - RESPONSE TO COMMENTS
 01/04/2018

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

REHABILITATION & ADDITION AT
101 N 29TH ST
 RICHMOND, VA 23223

COVER SHEET
 PROJECT INFORMATION
 PROJ NUMBER
 101.2016
 AUTHOR(S)

CS01

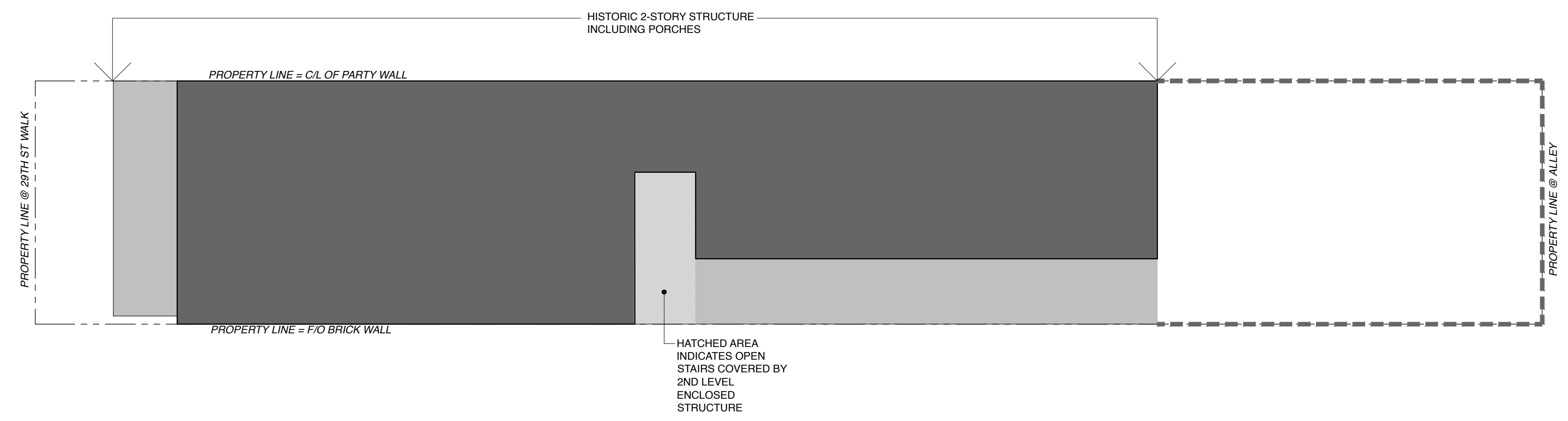


DIAGRAM KEY

- BUILDING STRUCTURE
- COVERED PORCH

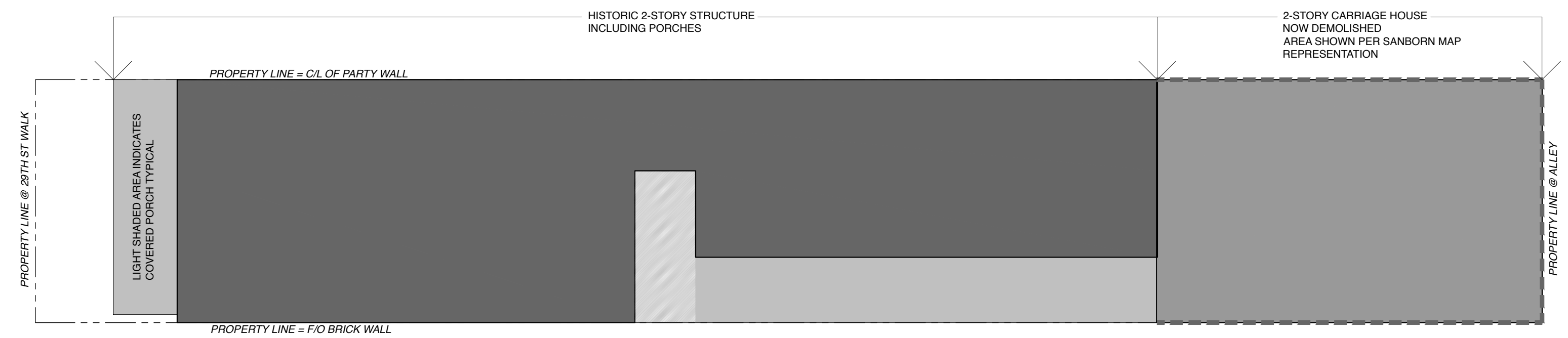
PROPERTY COVERAGE SUMMARIES

PROPERTY 20' X 124' = 2,480 SF	
EXISTING 2-STORY MASONRY RESIDENCE [2-STORY/PER FLOOR]	1,346 SF
EXISTING FRONT COVERED PORCH	101 SF
EXISTING SIDE COVERED PORCH	204 SF
EXISTING COVERED STAIRS	63 SF
TOTAL COVERAGE EXISTING	1,714 SF
	69%

01 STRUCTURE ON PROPERTY - EXISTING

CS02
1/8" = 1'-0" 0 8 16 24 FT

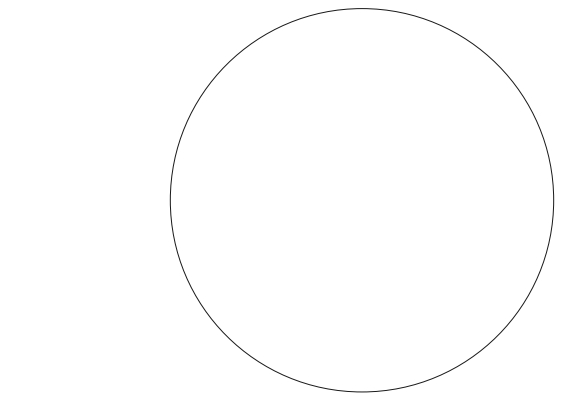
REVISED SPECIAL USE PERMIT - RESPONSE TO COMMENTS
01/04/2018



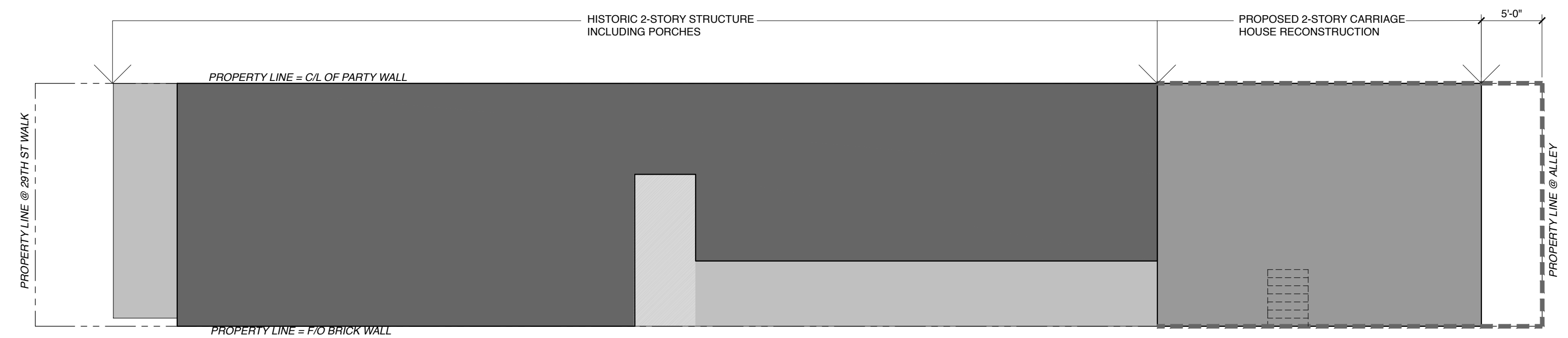
PROPERTY 20' X 124' = 2,480 SF	
EXISTING 2-STORY MASONRY RESIDENCE [2-STORY/PER FLOOR]	1,346 SF
EXISTING FRONT COVERED PORCH	101 SF
EXISTING SIDE COVERED PORCH	204 SF
EXISTING COVERED STAIRS	63 SF
DEMOLISHED CARRIAGE HOUSE [AS SHOWN IN SANBORN MAPS, 2 SECTIONS]	633 SF
TOTAL COVERAGE HISTORICALLY	2,347 SF
	95%

02 STRUCTURE ON PROPERTY - W HISTORIC CARRIAGE HOUSE

CS02
1/8" = 1'-0" 0 8 16 24 FT



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



PROPERTY 20' X 124' = 2,480 SF	
EXISTING 2-STORY MASONRY RESIDENCE [2-STORY/PER FLOOR]	1,346 SF
EXISTING FRONT COVERED PORCH	101 SF
EXISTING SIDE COVERED PORCH	204 SF
EXISTING COVERED STAIRS	63 SF
REBUILT CARRIAGE HOUSE [2-STORY/PER FLOOR]	534 SF
TOTAL COVERAGE HISTORICALLY	2,248 SF
	91%

03 STRUCTURE ON PROPERTY - W PROPOSED CARRIAGE HOUSE RECONSTRUCTION

CS02
1/8" = 1'-0" 0 8 16 24 FT

REHABILITATION & ADDITION AT 101 N 29TH ST
RICHMOND, VA 23223

PROPERTY DIAGRAMS: HISTORIC, EXISTING, AND PROPOSED
PROJ NUMBER
101.2016
AUTHOR(S)
CS02

INSTRUCTIONS FOR EXTERIOR WORK WITH HISTORIC PROPERTIES:

1/ REFER TO THE TAX CREDIT FOR HISTORIC STRUCTURES DIRECTIVE ON THE COVER SHEET FOR INFORMATION AND INSTRUCTION ON MATERIALS AND PROCESSES FOR HISTORIC RESTORATION OF EXTERIORS.

GENERAL ELEVATION NOTES:

- 1/ EXISTING BRICK WALLS AND PARAPETS TO BE CLEANED AND RE-POINTED AS NECESSARY FOR CONTINUED USE & SERVICEABILITY.
- 2/ WINDOWS AND DOORS ARE GENERALLY IN GOOD CONDITION THROUGHOUT, UNLESS OTHERWISE NOTED. ALL DOORS AND WINDOWS TO BE REPAIRED AS NECESSARY AND REPAINTED, COLOR TBD. WINDOWS AND DOORS TO BE PHOTOGRAPHED AND DOCUMENTED IN A SEPARATE AND FORTHCOMING EXTERIOR OPENING SURVEY WITH NOTES PERTAINING TO CORRECTIVE MEASURES.
- 3/ ALL EXISTING METAL FLASHING AND PARAPET COPING TO BE COORDINATED WITH INSTALLATION OF NEW ROOF AND REPAIRED/REPLACED IN KIND AS NECESSARY.
- 4/ ALL VEGETATION ON AND AROUND PERIMETER OF BUILDING TO BE REMOVED IN ITS ENTIRETY, AND BUILDING TO BE REPAIRED AS NECESSARY WHERE VEGETATION DAMAGED STRUCTURE. COORDINATE WITH CLIENT BEFORE REMOVING VEGETATION.

ELEVATION KEY NOTES

- 01 024119-DEMO REMOVE EXISTING PORCH, DECK & UPPER LEVEL VINYL SIDING ADDITION.
- 02 024119-DEMO REMOVE EXISTING DOOR/WINDOWS AND CREATE NEW OPENING IN EXISTING MASONRY WALL.
- 03 024119-DEMO REMOVE BRICK AND WOOD STEPS. REPAIR EXISTING BRICK.
- 04 024119-DEMO REMOVE EXISTING WINDOW, SILL AND BRICK BELOW. PREPARE BRICK FOR INTERIOR FRAMED DOORWAY OPENING.
- 05 024119-DEMO REMOVE EXISTING WINDOW AND PREPARE BRICK FOR INTERIOR FRAMED OPENING.
- 06 042000-BRK1 NEW BRICK TO MATCH ADJACENT EXISTING STRUCTURE, RUNNING BOND.
- 07 EXPAND EXISTING SLOPED ROOF & REPLACE EXISTING DOWNSPOUT AND GUTTER LINING WITH NEW 076200-HGL GUTTER LINING WITH AND 077100-DS1 PRE-FINISHED ALUMINUM DOWNSPOUT.
- 08 040120-83-EXST EXISTING BRICK CHIMNEY TO REMAIN AND BE REPAIRED AS NECESSARY FOR CONTINUED STABILITY. REPAIR OR REPLACE FLASHING AND PROVIDE CAPS FOR CONTINUED USE.
- 09 084113 NEW STOREFRONT FULL-LITE DOOR IN STOREFRONT SYSTEM WITH BRASS METAL CLOSURE PANELS AT FLOOR LEVELS. VARIED INSULATED METAL AND GLASS PANELS, PATTERN TBD.
- 10 085113-W1 NEW ALUMINUM CLAD CASEMENT WINDOW WITH 064613 PAINTED TRIM MOULDING.
- 11 057300-RAIL1 METAL HORIZONTAL CABLE RAILING
- 12 074213-MTL METAL WALL PANELS
- 13 084113- NEW STOREFRONT DOOR & TRANSOM IN NEW MASONRY OPENING.
- 14 061500 NEW WOOD T&G TERRACE DECKING AT NEW CARRIAGE HOUSE ADDITION.
- 15 NEW STAIR BEYOND.
- 16 085113-W2 NEW ALUMINUM CLAD CASEMENT WINDOW.
- 17 085113-W3 NEW ALUMINUM CLAD COMBINATION FIXED/AWNING WINDOW.
- 18 083613-OH1 SECTIONAL GARAGE DOOR
- 19 084113 NEW ALUMINUM FRAMED INSULATED GLAZING SYSTEM
- 20 062000 PAINTED WOOD VERTICAL TRIM
- 21 062000 NEW PAINTED CORNICE & PORCH RAIL MOULDING.
- 22 NO WORK, REPAIR BRICK & PAINT AS NECESSARY.
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REVISED SPECIAL USE PERMIT - RESPONSE TO COMMENTS
01/04/2018

ARCHITECT:
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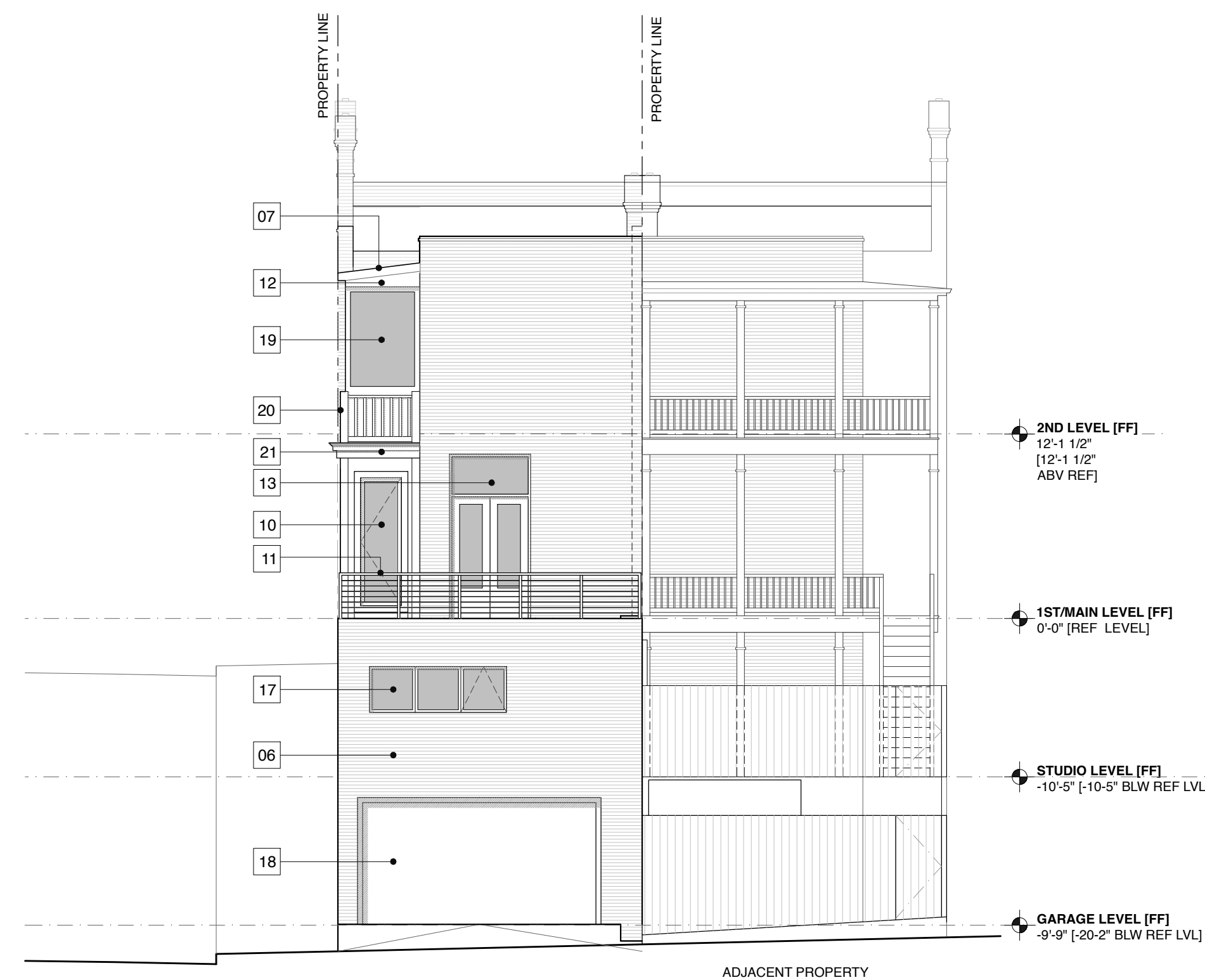
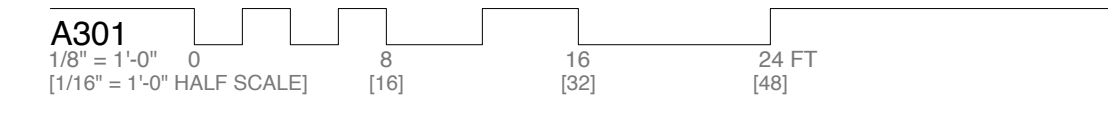
REHABILITATION & ADDITION AT 101 N 29TH ST
RICHMOND, VA 23223

ELEVATIONS
PROJ NUMBER
101.2016
AUTHOR(S)
SOCIAL

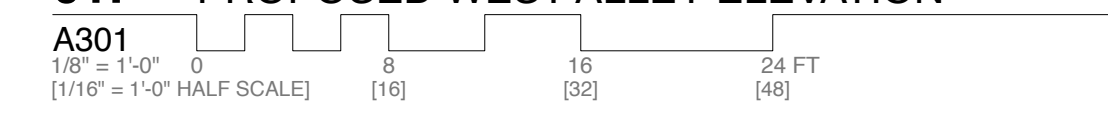
A301



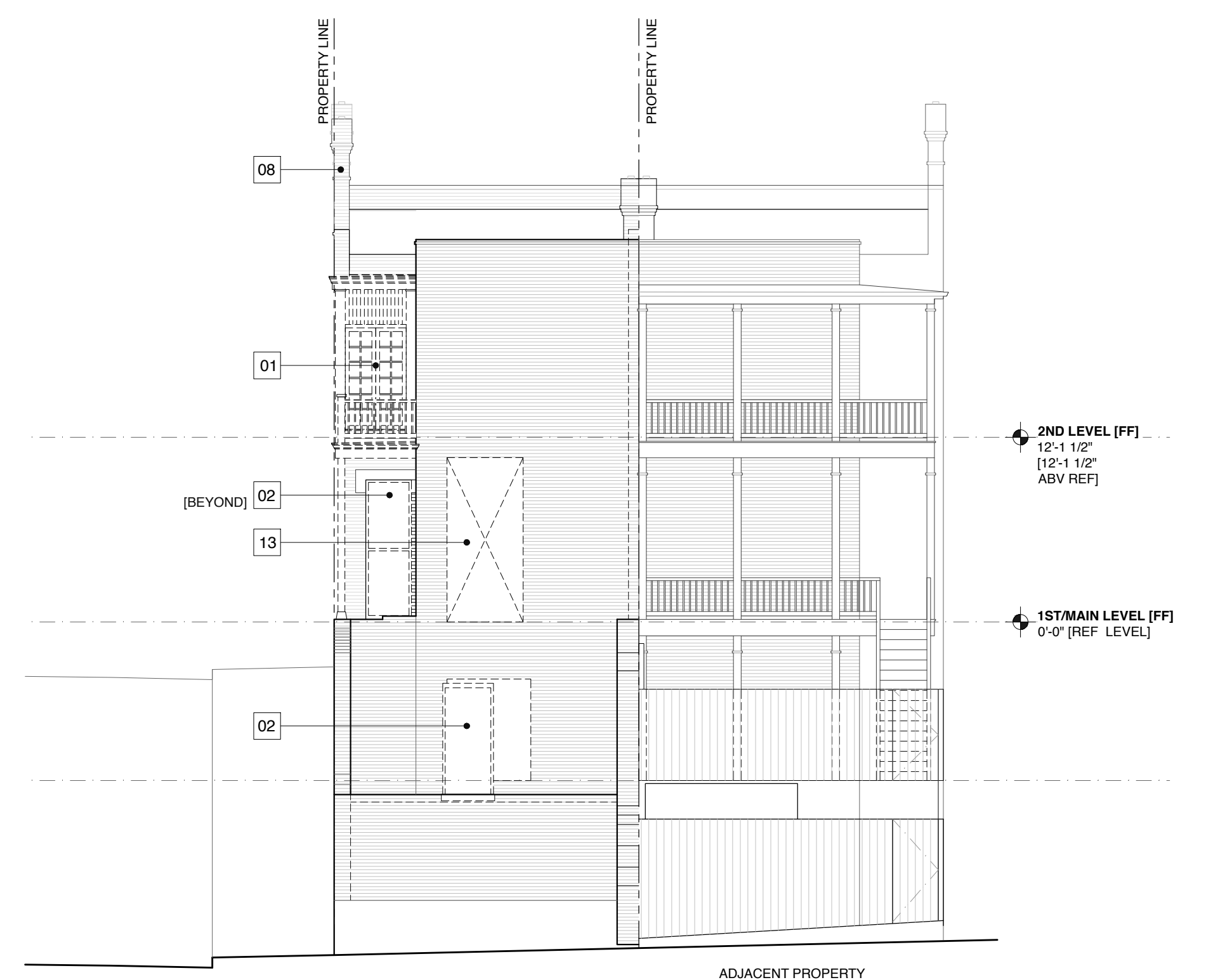
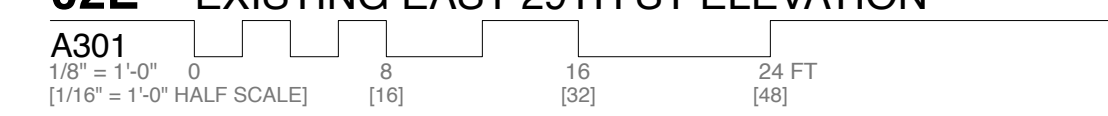
02P PROPOSED EAST 29TH ST ELEVATION



01P PROPOSED WEST ALLEY ELEVATION



02E EXISTING EAST 29TH ST ELEVATION



01E EXISTING WEST ALLEY ELEVATION



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804 343 1212

REHABILITATION & ADDITION AT 101 N 29TH ST
RICHMOND, VA 23223

ELEVATIONS
PROJ NUMBER
101.2016
AUTHOR(S)

A302



02P PROPOSED NORTH / ADJ BLDG ELEVATION

A302
1/8" = 1'-0"
[1/16" = 1'-0" HALF SCALE]

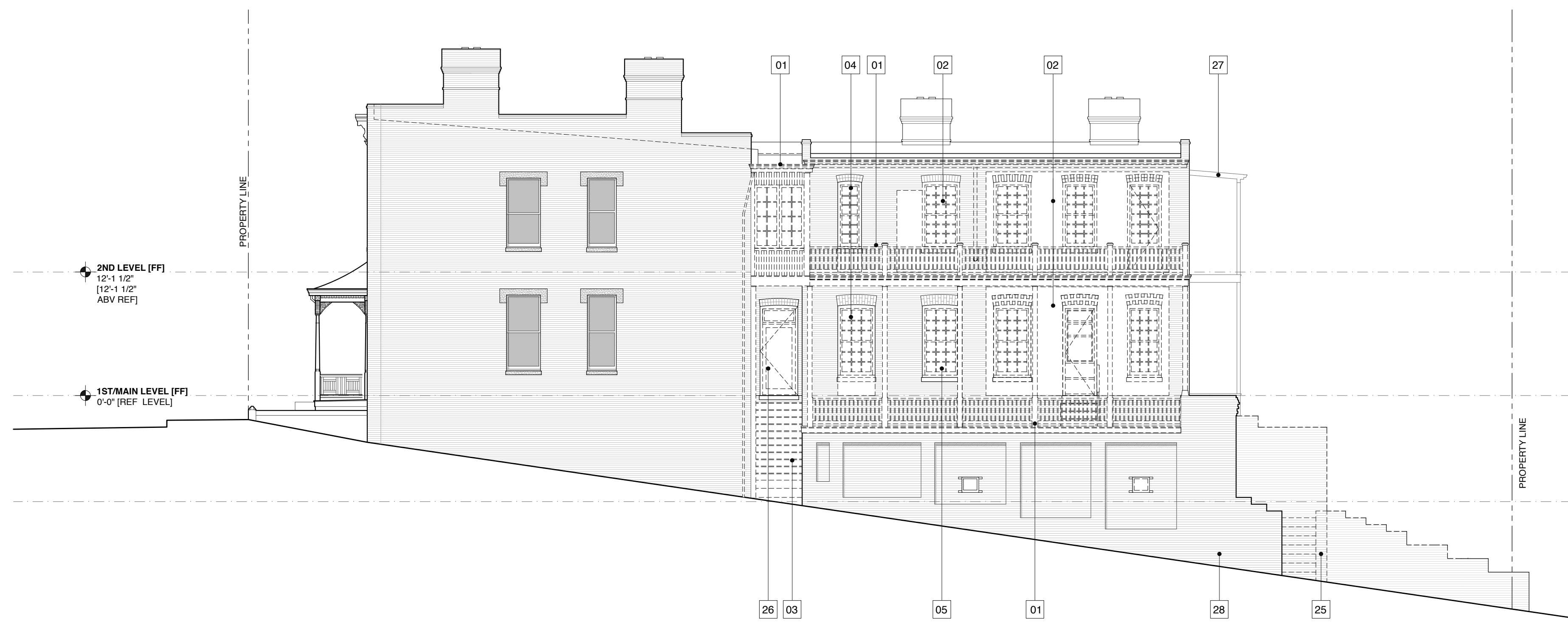
01P PROPOSED SOUTH / FRANKLIN ST ELEVATION

A302
1/8" = 1'-0"
[1/16" = 1'-0" HALF SCALE]



02E EXISTING NORTH / ADJ BLDG ELEVATION

A302
1/8" = 1'-0"
[1/16" = 1'-0" HALF SCALE]



01E EXISTING SOUTH / FRANKLIN ST ELEVATION

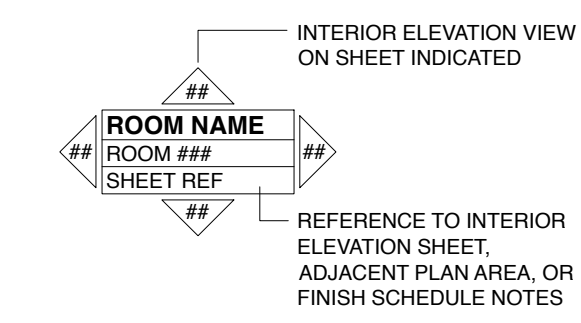
A302
1/8" = 1'-0"
[1/16" = 1'-0" HALF SCALE]

FRAMING AND DIMENSIONS

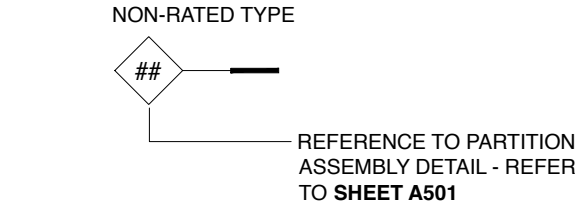
- 1/ DIMENSIONS PROVIDED WITHIN INTERIOR SPACES ARE TO FINISHED FACE OF WALL, UNLESS OTHERWISE SPECIFIED. COORDINATE FRAMING WITH FINISH WALL SHEATHING THICKNESS INCLUDING, WHERE SPECIFIED, RC CHANNEL AND OTHER WALL ASSEMBLY COMPONENTS AT REQUIRED CLEAR PASSAGES, EQUIPMENT, FIXTURES AND ACCESSORIES.
- 2/ UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE ARE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
- 3/ UNLESS DIMENSIONED OTHERWISE, CLOSET DOORS (SINGLE AND DOUBLE TYPES) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
- 4/ DOOR SIZES PROVIDED AND WINDOWS DIMENSIONED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER/INSTALLER'S REQUIREMENTS AND CLEARANCES.
- 5/ COORDINATE FRAMED CHASES AND FURRED WALLS WITH PLUMBING FIXTURES AND APPLIANCES ASSOCIATED WITH THEM, PARTICULARLY AT TUB/SHOWER ENCLOSURES, COORDINATE FRAMING WITH OWNER'S SELECTED ITEMS.
- 6/ PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETRY LOCATIONS, REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVING, AND WALL MOUNTED TV LOCATIONS.

PLAN SHEET NOTES

ROOM INFORMATION



PARTITION & FLOOR/CEILING ASSEMBLIES



DOORS & WINDOWS:

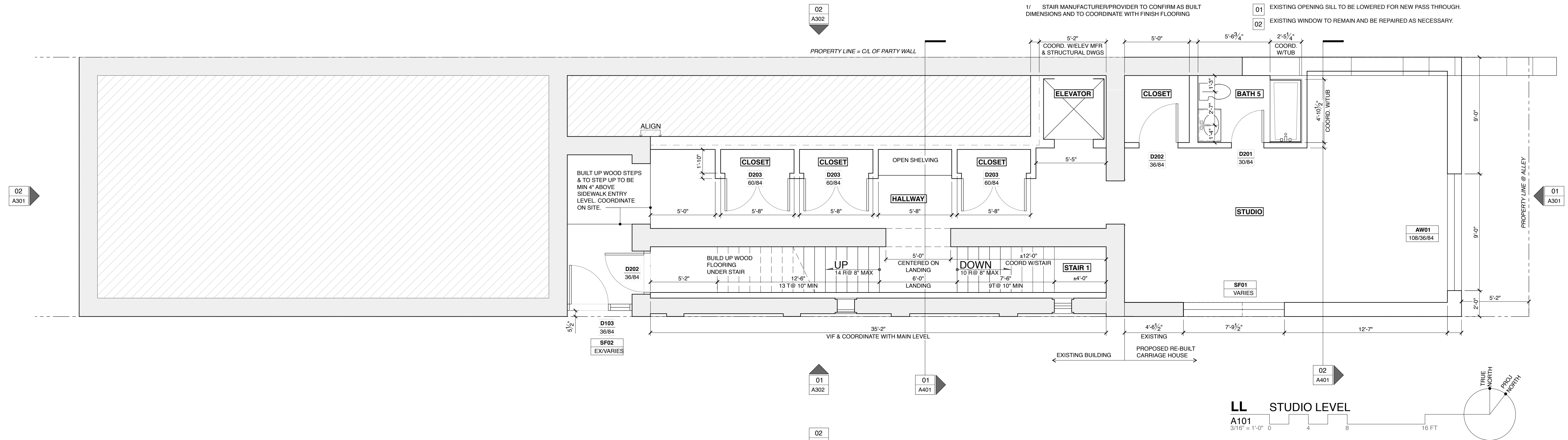
- NEW DOORS ARE TAGGED IN EITHER OVERALL OR ENLARGED PLANS
- NON-RATED TYPE
- DOORS**
- D###
XXXX
- TYPE BY CSI INDEX NO. REFER TO BELOW FOR SCHEDULE
- DOOR WIDTH/DOOR HEIGHT
- DOOR NUMBER RATING
- NON-RATED TYPE
- WINDWS**
- D###
WDHT/HD
- TYPE BY CSI INDEX NO. REFER TO BELOW FOR SCHEDULE
- WINDOW TYPE / NUMBER
- WINDOW WIDTH/ HEIGHT/ HEAD HEIGHT
- * DENOTES VARIATION REFER TO ELEVATIONS

STAIRS

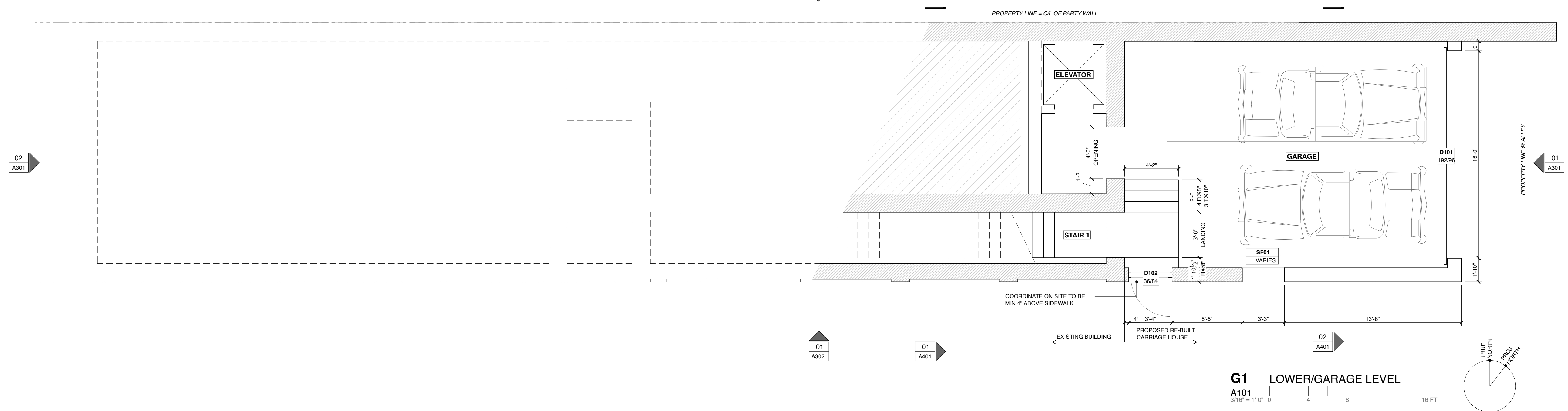
- 1/ STAIR MANUFACTURER/PROVIDER TO CONFIRM AS BUILT DIMENSIONS AND TO COORDINATE WITH FINISH FLOORING

KEY PLAN NOTES:

- 01 EXISTING OPENING SILL TO BE LOWERED FOR NEW PASS THROUGH.
- 02 EXISTING WINDOW TO REMAIN AND BE REPAIRED AS NECESSARY.



REVISED SPECIAL USE PERMIT - RESPONSE TO COMMENTS
01/04/2018



REHABILITATION & ADDITION AT
101 N 29TH ST
RICHMOND, VA 23223

FLOOR PLAN DIAGRAMS
SCHEMATIC 170523
PROJ NUMBER
101.2016
AUTHOR(S)

A101