



**PROGRAM AREAS**  
\*NSF CALCULATED TO CENTERLINE OF UNIT WALL

UNIT #	BR	BA	AREA (NSF)
<b>1ST LEVEL</b>			
COMMERCIAL			
01	101	1	567
02	102	1	578
03	103	2	854
TOTAL			3,178
<b>2ND LEVEL</b>			
04	201	1	567
05	202	1	578
06	203	1	578
07	204	1	685
08	205	1	790
09	206	1	790
TOTAL			3,988
<b>3RD LEVEL</b>			
10	301	1	567
11	302	1	578
12	303	1	578
13	304	1	685
TOTAL			2,408
<b>SUMMARY OF AREAS</b>			
COMMERCIAL TOTAL (SQ FT)			1,179
TOTAL 13 RESIDENTIAL UNITS (SQ FT)			8,395
[1] 2 BR/ 2 BA UNITS			854
[12] 1 BR/ 1 BA UNITS			7,541
AVERAGE UNIT AREA (SQ FT)			646
BUILDING TOTAL LEASEABLE (SQ FT)			9,574

**PROJECT INFORMATION**  
NEW MIXED-USE OFFICE, RETAIL/COMMERCIAL AND RESIDENTIAL BUILDING.

**CODE INFORMATION**

APPLICABLE CODES: VIRGINIA UNIFORM STATEWIDE BUILDING CODE (BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2012)

CONSTRUCTION TYPE: V-B

USE GROUP: NON-SEPARATED MIXED USE (A, B, OR M AND R-2)

BUILDING AREA: ALLOWED: 18,000 SQ FT PER FLOOR  
PROPOSED: SEE BUILDING AREA ANALYSIS TABLE (THIS SHEET)

BUILDING HEIGHT: ALLOWED: 40'-0"  
PROPOSED: 35'-0"

FIRE SUPPRESSION: FULLY SPRINKLERED PER NFPA 13 (SECTION 903.3.1.1)

**ZONING INFORMATION**

ZONING DISTRICT: B-2 - BUSINESS (COMMUNITY BUSINESS)

SETBACKS: FRONT YARD: (SEE SITE PLAN) NOT LESS THAN THAT OF EXISTING ADJACENT BUILDINGS PER RICHMOND ZONING ARTICLE VI, SECTION 30-630.2.6.1  
SIDE YARD: NONE REQUIRED  
REAR YARD: NONE REQUIRED

COMMERCIAL FLOOR AREA: REQUIRED: ≥ 1,172 SF (33% OF 3,515 SF GROUND FLOOR AREA)  
PROVIDED: 1,174 SF

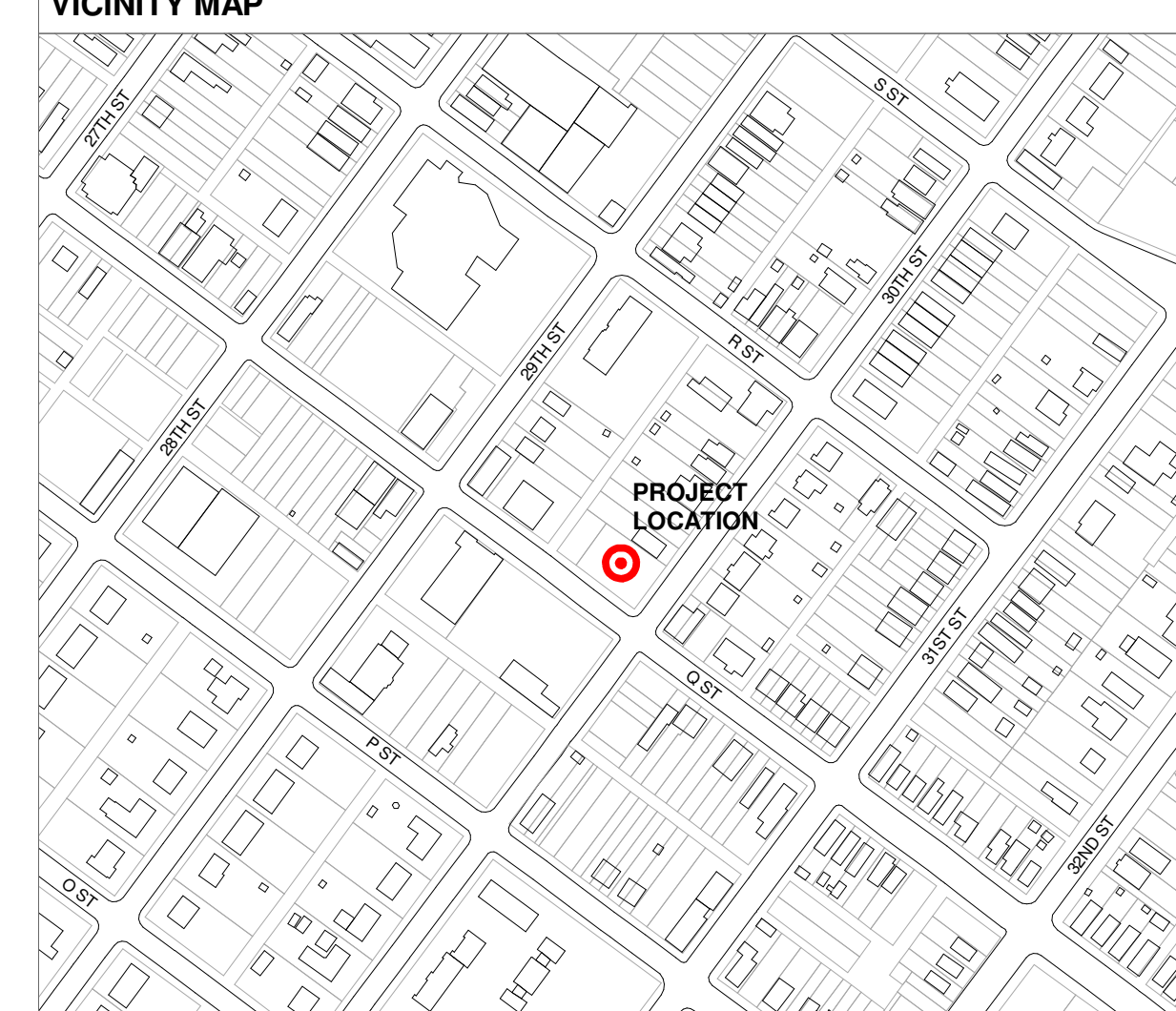
SCREENING: SEE ARCHITECTURAL SITE PLAN

HEIGHT: MAX ALLOWED PER B-2: 35'-0"  
PROPOSED: 35'-0"

PARKING SPACES: REQUIRED (RESIDENTIAL): 3 TOTAL PROVIDED: 13  
REQUIRED (COMMERCIAL): TBD

**DRAWING INDEX**

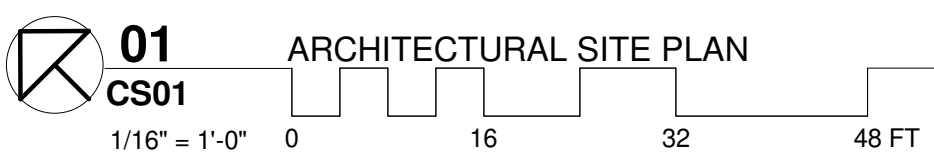
	POD REVIEW 18 10/24	POD REVIEW RESPONSE 19 01/22	BUILDING PERMIT SET
CS01 COVER SHEET & PROJECT INFORMATION	X	X	X
CIVIL UNDER SEPARATE COVER			
ARCHITECTURAL			
A001 RATED AND NON-RATED PARTITION TYPES	X	X	X
A002 EXTERIOR WALL, FLOOR/CEILING & ROOF/CEILING ASSEMBLIES	X	X	X
A003 UL ASSEMBLIES	X	X	X
A101 1ST LEVEL FLOOR PLAN	X	X	X
A102 2ND AND 3RD LEVEL FLOOR PLANS	X	X	X
A103 ROOF PLAN	X	X	X
A110 FOUNDATION AND FRAMING PLANS	X	X	X
A201 ENLARGED AREA PLANS	X	X	X
A202 ENLARGED AREA PLANS	X	X	X
A203 ENLARGED AREA PLANS	X	X	X
A301 ELEVATIONS	X	X	X
A401 BUILDING SECTIONS	X	X	X
A402 BUILDING SECTIONS	X	X	X
A501 WALL SECTIONS	X	X	X
A502 WALL SECTIONS	X	X	X
A503 WALL SECTIONS	X	X	X
A510 FOUNDATION DETAILS	X	X	X
A511 FLOOR TO WALL DETAILS	X	X	X
A512 BALCONY DETAILS	X	X	X
A513 WALKWAY DETAILS	X	X	X
A514 ROOF DETAILS	X	X	X
A601 EXTERIOR STAIR PLANS, SECTIONS AND DETAILS	X	X	X
A602 TOWNHOUSE STAIR PLANS, SECTIONS AND DETAILS	X	X	X
A701 DOOR SCHEDULE AND ELEVATIONS	X	X	X
A702 STOREFRONT AND WINDOW SCHEDULE AND ELEVATIONS	X	X	X
A801 KITCHEN ENLARGED PLANS, SCHEDULE AND ELEVATIONS	X	X	X
A802 BATH ENLARGED PLANS, SCHEDULE AND ELEVATIONS	X	X	X
A803 TYPICAL KITCHEN & BATH CABINET SECTIONS	X	X	X
A901 REFLECTED CEILING PLANS	X	X	X
MECHANICAL / ELECTRICAL / PLUMBING UNDER SEPARATE COVER			



**ARCHITECTURAL SITE PLAN KEY NOTES**

NOTE: REFER TO CIVIL SITE PLAN FOR GRADING, STORM WATER MANAGEMENT, AND ADDITIONAL INFORMATION

- 01 LANDSCAPE BUFFER 1', RICHMOND ZONING
- 02 LANDSCAPE BUFFER, 3'-6" PLANTING OR 4'-0" HIGH FENCE PER RICHMOND ZONING SECTION 30-710.12 AND 30-436.4
- 03 SETBACK EQUAL TO EXISTING ADJACENT BUILDING, PER RICHMOND ZONING ARTICLE VI, SECTION 30-630.2.6.1
- 04 STAMPED CONCRETE PAVING
- 05 BIKE RACK
- 06 FENCED-IN RESIDENT COURTYARD
- 07 PRIVACY FENCE AND LANDSCAPE SCREENING
- 08 RICHMOND CITY SIDEWALK
- 09 TRASH/ RECYCLING BINS
- 10 NEW TREE PLANTING TOLERANT OF URBAN CONDITIONS. REF TO CIVIL PLANS FOR SIZE, CALIPER AND LOCATION
- 11 SECURE COURTYARD ENTRY GATE: PROVIDE UNDERGROUND CONDUIT FROM BUILDING TO GATE POST
- 12 ROOF DOWNSPOUT LOCATION. REF TO CIVIL PLANS FOR DRAINAGE AND STORM WATER MANAGEMENT INFORMATION
- 13 LOCATION OF BACKFLOW PREVENTER. REF PLUMBING DRAWINGS FOR MORE INFORMATION
- 14 OPAQUE TRASH ENCLOSURE PER RICHMOND ZONING SECTION 30-660.



**CITY OF RICHMOND**  
POD REVIEW  
10/24/2018

NOT FOR CONSTRUCTION

01 01.22.19 RESPONSE TO POD REVIEW COMMENTS

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**1100 N 30TH ST**

Richmond, VA  
23223

**COVER SHEET & PROJECT INFORMATION**

PROJ NUMBER PUBLISH DATE

16-1100 01.22.2019

AUTHOR(S) DRWG TYPE

ACM

**CS01**

BUILDING AREA ANALYSIS	
	AREA (SF)
FIRST LEVEL	3,503
SECOND LEVEL	3,405
THIRD LEVEL	3,405
<b>GROSS BUILDING AREA (GSF)</b>	<b>10,313</b>

PROGRAM AREAS				
*NSF CALCULATED TO CENTERLINE OF UNIT WALL				
UNIT #	BR	BA	AREA (NSF*)	
<b>1ST LEVEL</b>				
COMMERCIAL			1,179	
01	101	1	1	567
02	102	1	1	578
03	103	2	2	854
TOTAL			3,178	
<b>2ND LEVEL</b>				
04	201	1	1	567
05	202	1	1	578
06	203	1	1	578
07	204	1	1	685
08	205	1	1	790
09	206	1	1	790
TOTAL			3,988	
<b>3RD LEVEL</b>				
10	301	1	1	567
11	302	1	1	578
12	303	1	1	578
13	304	1	1	685
TOTAL			2,408	
<b>SUMMARY OF AREAS</b>				
COMMERCIAL TOTAL (SQ FT)			1,179	
TOTAL 13 RESIDENTIAL UNITS (SQ FT)			8,395	
[1] 2 BR/ 2 BA UNITS			854	
[12] 1 BR/ 1 BA UNITS			7,541	
AVERAGE UNIT AREA (SQ FT)			646	
BUILDING TOTAL LEASEABLE (SQ FT)			9,574	

**CODE INFORMATION**

APPLICABLE CODES:	VIRGINIA UNIFORM STATEWIDE BUILDING CODE (BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2012)
CONSTRUCTION TYPE:	V-B
USE GROUP:	NON-SEPARATED MIXED USE (A, B OR M AND R-2)
FIRE SUPPRESSION:	FULLY SPRINKLERED PER NFPA 13 (SECTION 903.3.1.1)

**ALLOWABLE BUILDING AREAS**

	ACTUAL (SF)	USE GROUP	ALLOWABLE (SF) PER TABLE 503/ SECTION 506
1ST LEVEL	3,503	A, B OR M AND R-2	18,000
2ND LEVEL	3,405	R-2	21,000
3RD LEVEL	3,405	R-2	21,000

**ALLOWABLE BUILDING HEIGHT**

ALLOWABLE # OF STORIES ABOVE GRADE (TABLE 503/ SECTION 504)	ACTUAL # OF STORIES ABOVE GRADE	ALLOWABLE BUILDING HEIGHT (FT) (TABLE 503/ SECTION 504)	ACTUAL BUILDING HEIGHT (FT)
3	3	40	35'-0"

**OCCUPANCY CALCULATIONS**

	AREA (INC. BALCONIES) (SF)	OCCUPANCY TYPE	FLOOR AREA IN SQ. FT. PER OCCUPANT (TABLE 1004.1.2)	OCCUPANT LOAD
1ST LEVEL (COMMERCIAL)	1,179	A, B OR M	TBD	GROSS
1ST LEVEL (RESIDENTIAL)	1,999	R-2	200	GROSS
2ND LEVEL	3,464	R-2	200	GROSS
3RD LEVEL	3,358	R-2	200	GROSS

**REQUIRED EGRESS WIDTH AND NUMBER OF EXITS**

	OCCUPANT LOAD	REQUIRED EGRESS WIDTH (INCHES)		REQD NO. OF EXITS	PROVIDED NO. OF EXITS
		STAIRS (2" OCC.)	CORRIDORS/DOORS (1.5" OCC.)		
1ST LEVEL (COMMERCIAL)	TBD	44	44 / 36	TBD	TBD
1ST LEVEL (RESIDENTIAL)	9	44	44 / 36	1*	1*
2ND LEVEL	17	44	44 / 36	1*	1*
3RD LEVEL	16	44	44 / 36	1*	1*

\*PER SECTION 1015.1, EXCEPTION 1

**REQUIRED TRAVEL DISTANCE**

MAXIMUM TRAVEL DISTANCE	250 FT (PER TABLE 1016.2)	ACTUAL TRAVEL DISTANCE	SEE FLOOR PLANS
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**FIRE SAFETY NOTES**

DOOR 50(15)	EGRESS AT DOOR: ALLOWABLE LOAD PER TABLE 1005.1 (ARROW IN PATH OF TRAVEL)
STAIR 210(2)	EGRESS AT STAIR: ALLOWABLE LOAD PER TABLE 1005.1 (ARROW IN PATH OF TRAVEL)
---	TRAVEL PATH (NOTATION INDICATES EXIT ACCESS TRAVEL DISTANCE, MAX 250' PER TABLE 1016.1)
---	1-HOUR FIRE PARTITION
---	EXIT ACCESS PATH (WIDTH = 36" UNO)

**CITY OF RICHMOND  
POD REVIEW  
10/24/2018**

**NOT FOR CONSTRUCTION**

01.22.19 RESPONSE TO POD REVIEW COMMENTS

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1ST LEVEL FLOOR PLAN

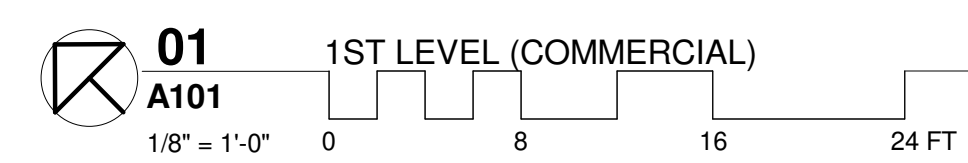
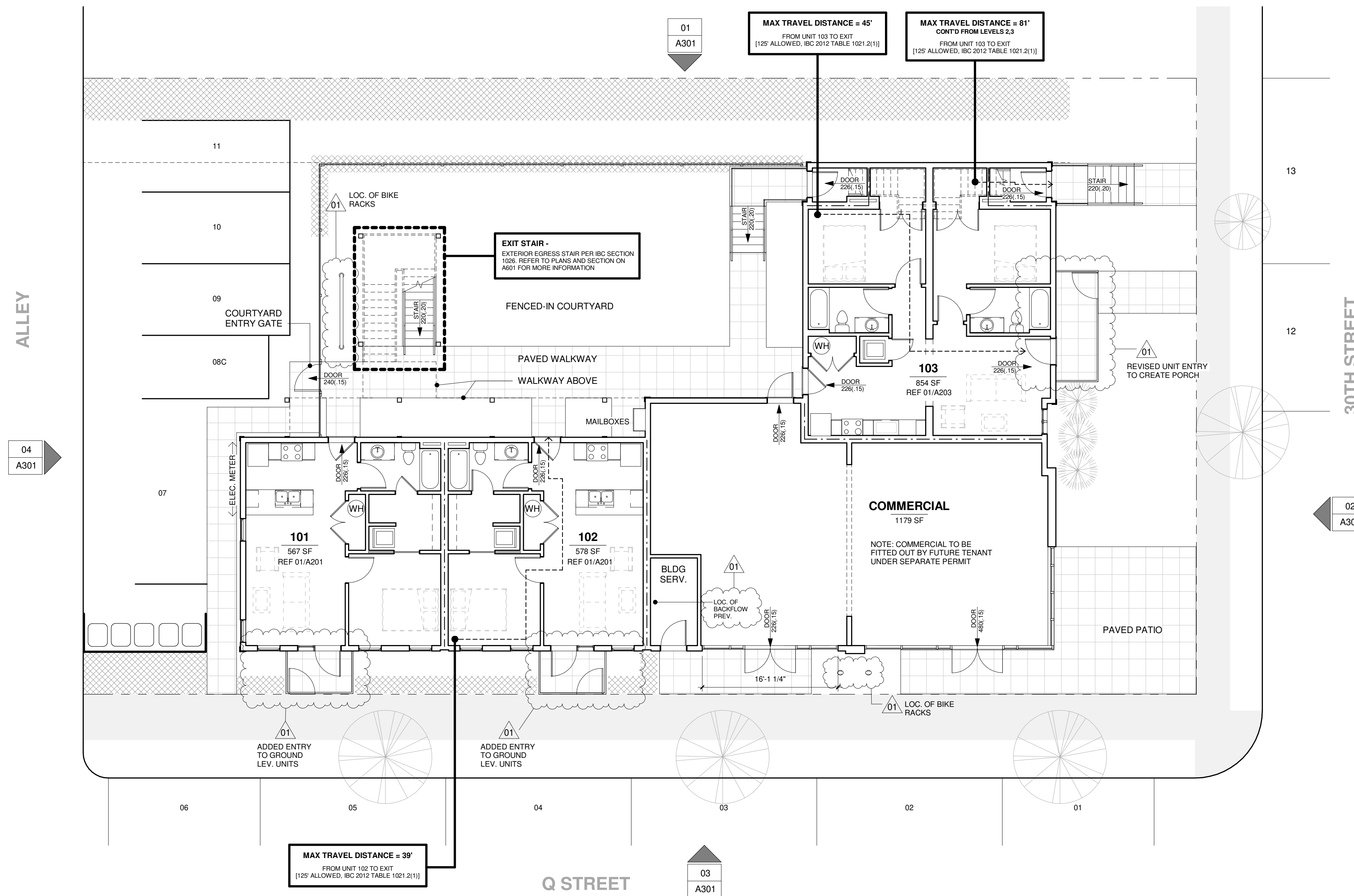
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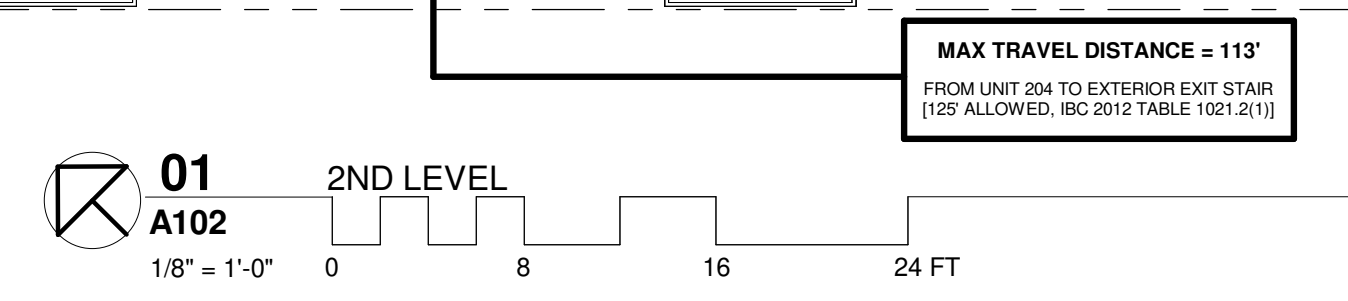
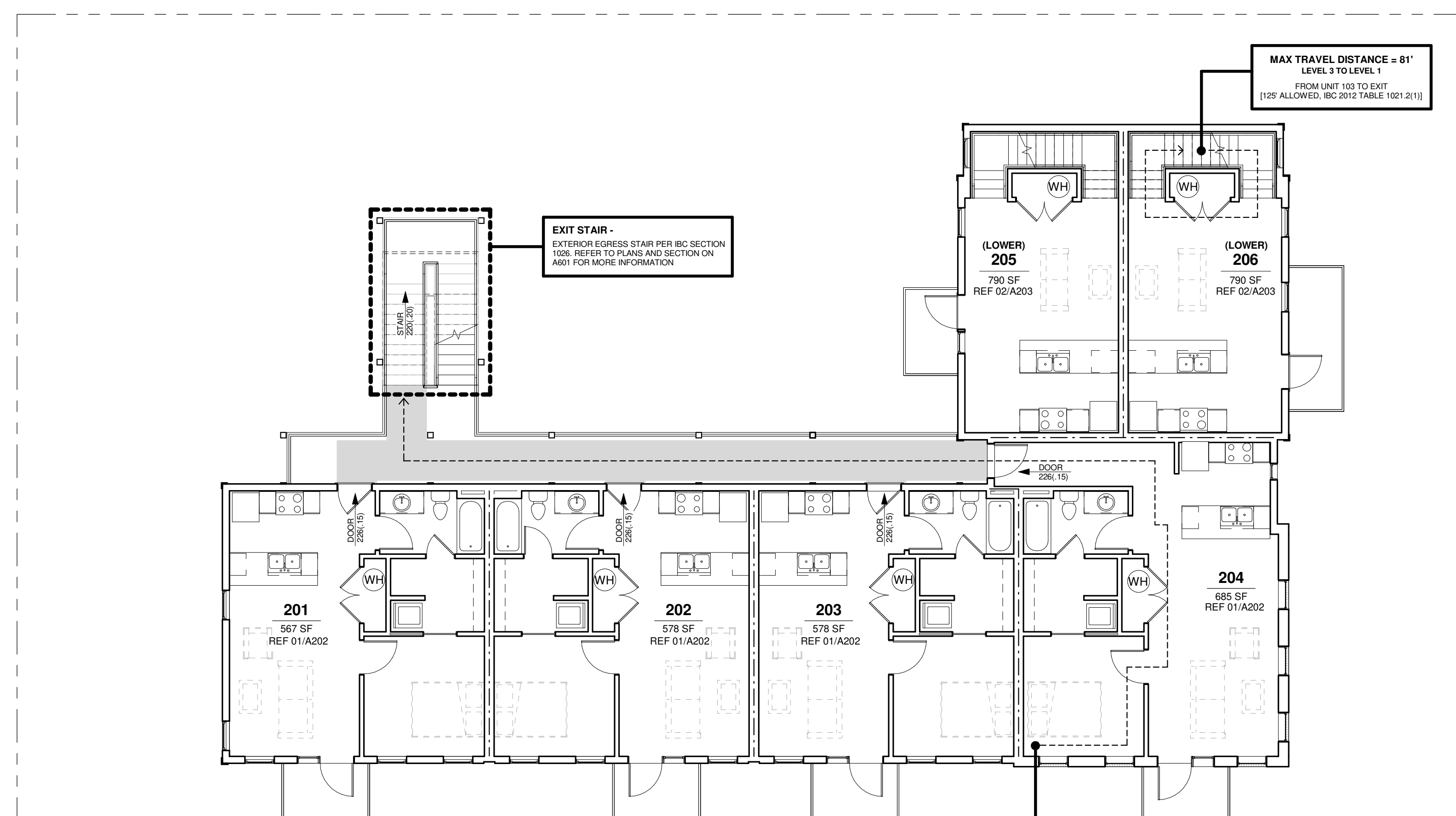
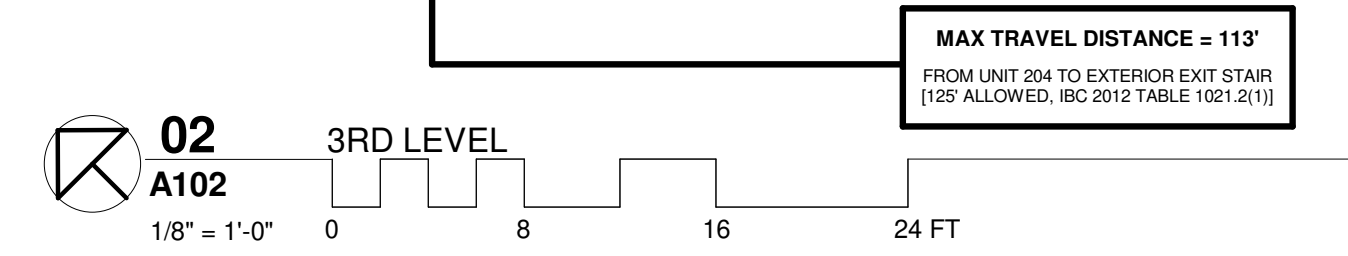
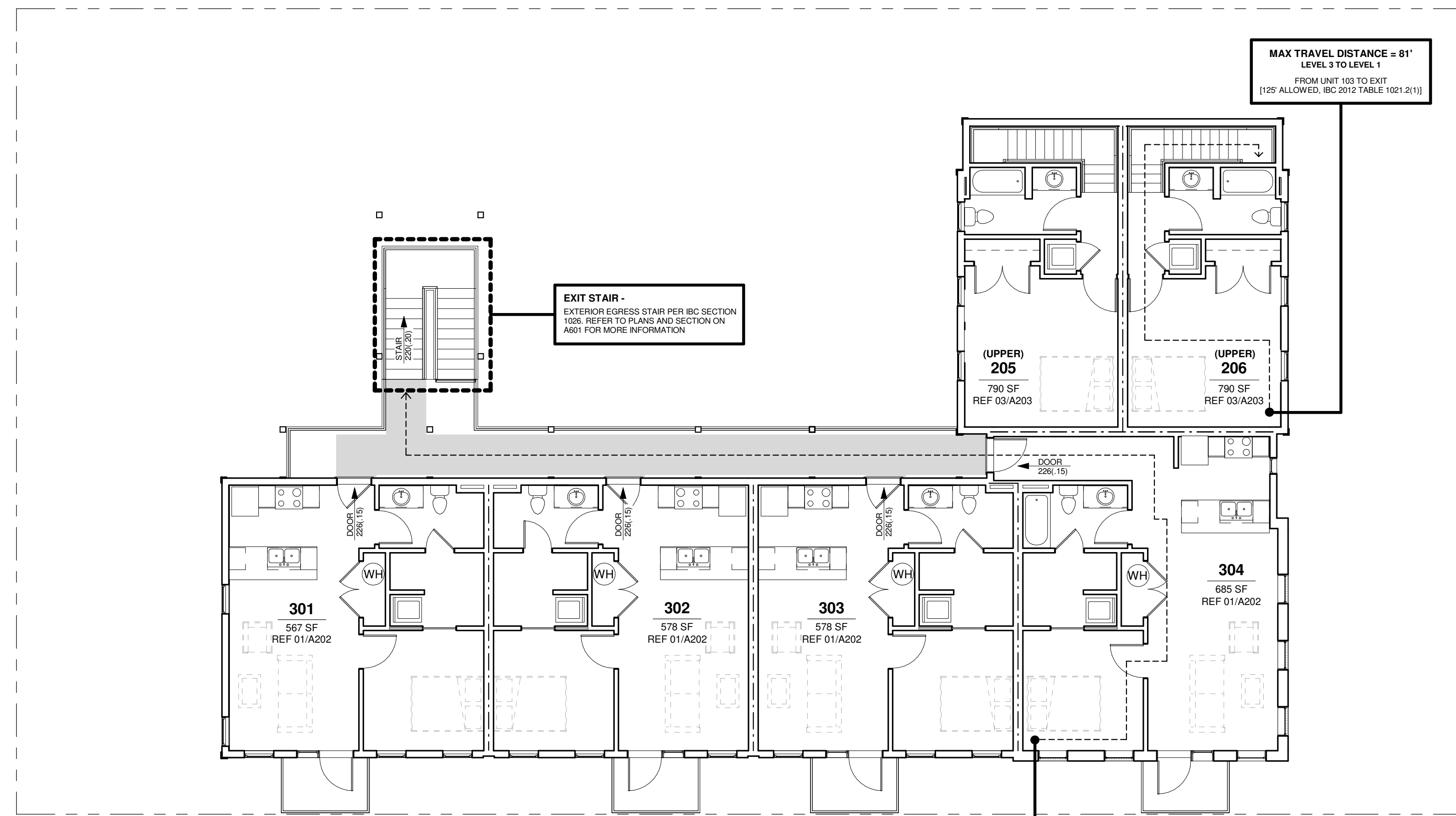
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AUTHOR(S) DRWG TYPE

NLM / ACM

**A101**





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1ST LEVEL (COMMERCIAL)	1,179	A, B OR M	TBD	GROSS TBD
1ST LEVEL (RESIDENTIAL)	1,999	R-2	200	GROSS 9
2ND LEVEL	3,464	R-2	200	GROSS 17
3RD LEVEL	3,358	R-2	200	GROSS 16

REQUIRED EGRESS WIDTH AND NUMBER OF EXITS					
	OCCUPANT LOAD	REQUIRED EGRESS WIDTH (INCHES)		REQD NO. OF EXITS	PROVIDED NO. OF EXITS
		STAIRS (.2/OCC.)	CORRIDORS/DOORS (.15/OCC.)		
1ST LEVEL (COMMERCIAL)	TBD	44	44 / 36	TBD	TBD
1ST LEVEL (RESIDENTIAL)	9	44	44 / 36	1*	1*
2ND LEVEL	17	44	44 / 36	1*	1*
3RD LEVEL	16	44	44 / 36	1*	1*

\*PER SECTION 1015.1, EXCEPTION 1

REQUIRED TRAVEL DISTANCE			
MAXIMUM TRAVEL DISTANCE	250 FT (PER TABLE 1016.2)	ACTUAL TRAVEL DISTANCE	SEE FLOOR PLANS

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---	1-HOUR FIRE PARTITION
---	EXIT ACCESS PATH (WIDTH = 36" UNO)

**CITY OF RICHMOND  
POD REVIEW  
10/24/2018**

*NOT FOR CONSTRUCTION*

01 01.22.19 RESPONSE TO POD REVIEW COMMENTS

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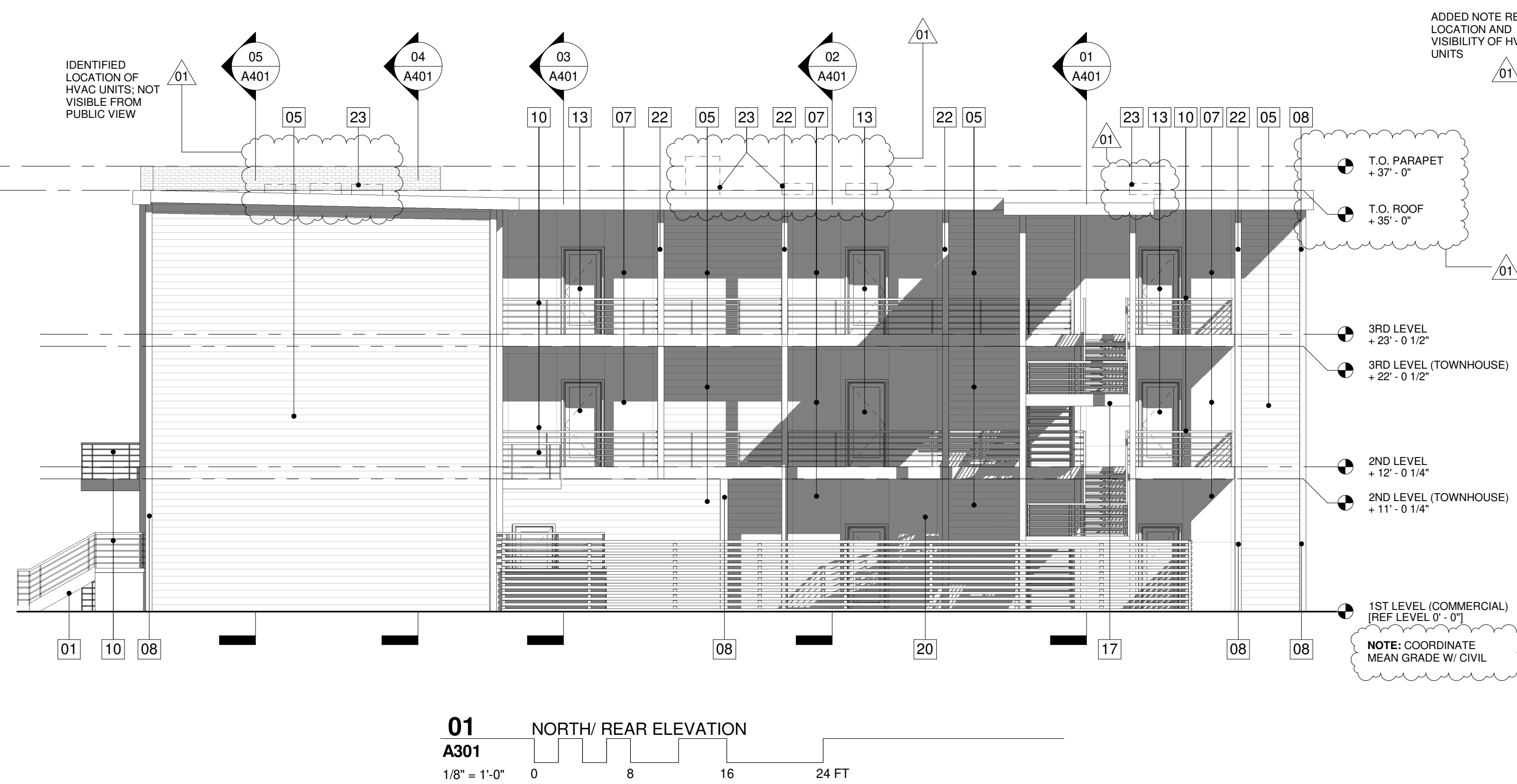
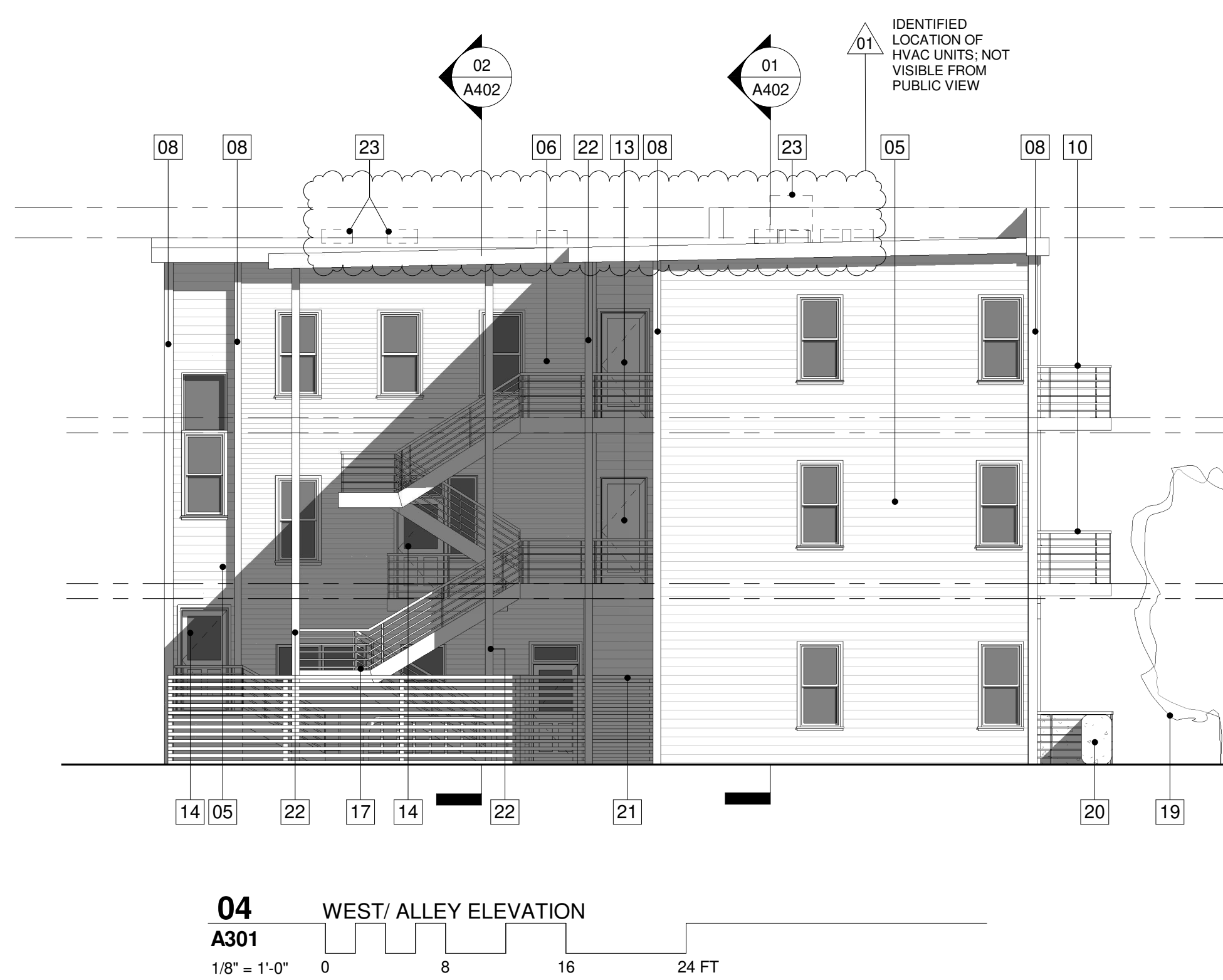
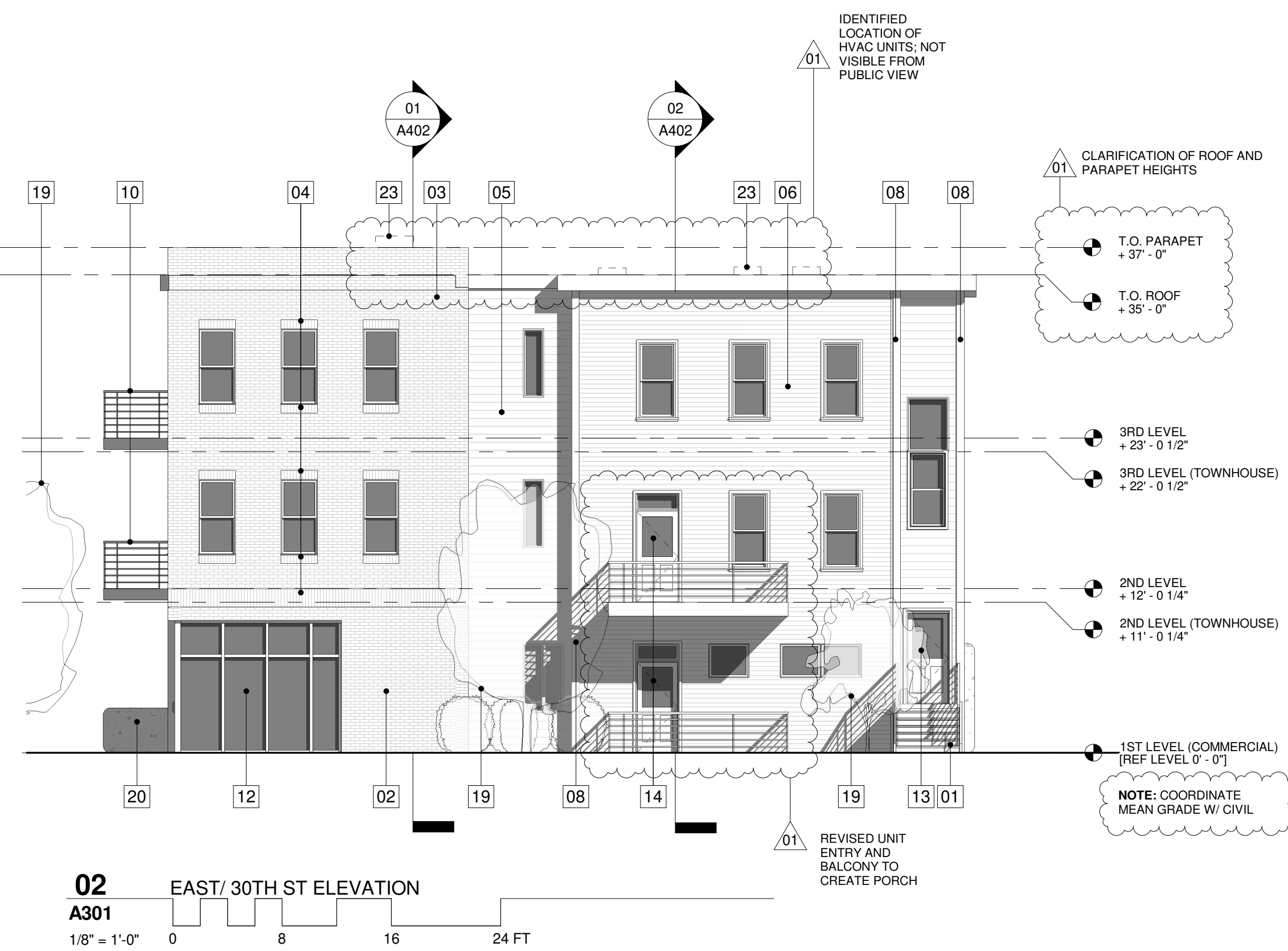
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**2ND AND 3RD LEVEL FLOOR PLANS**

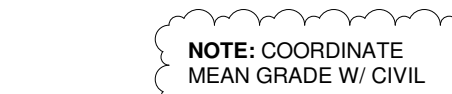
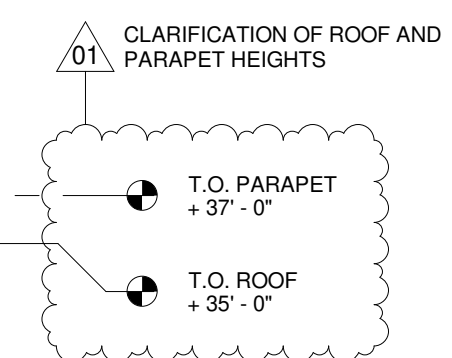
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AUTHOR(S) DRWG TYPE  
NLM / ACM **A102**



**BLDG ELEVATION MATERIAL KEY NOTES**

- 01 033000 - STR POURED IN PLACE CONCRETE STEPS AND LANDING WITH PREFINISHED METAL GUARDRAILS AND HANDRAILS
- 02 042613 - BRK1 BRICK VENEER, COLOR: TBD, RUNNING BOND
- 03 042613 - BRK1 BRICK VENEER, COLOR: TBD, RECESSED 1", RUNNING BOND
- 04 042613 - BRK1 BRICK SOLDIER COURSE, COLOR: TBD
- 05 074646 - LAP1 FIBER CEMENT HORIZONTAL LAP SIDING, W/ 074456 - FCP ACCESSORIES, REFER TO ELEVATIONS AND DETAILS FOR PATTERN AND REVEAL TRIMS
- 06 074646 - LAP2 FIBER CEMENT HORIZONTAL LAP SIDING, W/ 074456 - FCP ACCESSORIES, REFER TO ELEVATIONS AND DETAILS FOR PATTERN AND REVEAL TRIMS
- 07 074646 - PNL1 FIBER CEMENT PANEL W/ 074456 - FCP ACCESSORIES, REFER TO ELEVATIONS AND DETAILS FOR PATTERN AND REVEAL TRIMS
- 08 074646 - TRIM 6" TRIM BOARD, TYP. AS SHOWN AT CORNERS AND MATERIAL TRANSITIONS.
- 09 074646 - 12" REVEAL
- 10 055213 - RL PIPE AND TUBE RAILING, SHOP PRIMED AND FIELD PAINTED, COLOR: TBD
- 11 076200 - FL1 PREFINISHED METAL PARAPET CAP WITH DRIP EDGE
- 12 084113 - ALUMINUM STOREFRONT WITH NON-TINTED GLASS, REF. SHEET A702
- 13 EXTERIOR PRE-FINISHED ALUMINUM CLAD WOOD DOOR, REF. SHEET A701
- 14 EXTERIOR PRE-FINISHED ALUMINUM CLAD WOOD DOOR WITH TRANSOM, REF. SHEETS A701-702
- 15 EXTERIOR PRE-FINISHED ALUMINUM CLAD WOOD DOOR WITH TRANSOM AND SIDELITE, REF. SHEETS A701-702
- 16 EXTERIOR HOLLOW METAL DOOR, PAINT FINISH, COLOR TBD, REF. SHEET A701
- 17 GALVANIZED DIAMONDPLATE METAL EXTERIOR STAIR, REF. SHEET A601
- 18 NOT USED.
- 19 NEW TREE PLANTING, REF. ARCHITECTURAL SITE PLAN, SHEET CS01
- 20 LANDSCAPE BUFFER BY PER ZONING REQUIREMENTS, REF. ARCHITECTURAL SITE PLAN, SHEET CS01
- 21 PRIVACY FENCE OR LANDSCAPE SCREENING, REF. ARCHITECTURAL SITE PLAN, CS01
- 22 STEEL TUBE COLUMNS, REF. STRUCTURAL DRAWINGS
- 23 DASHED LINE INDICATES ROOFTOP HVAC UNITS BEYOND, NOT VISIBLE FROM PUBLIC VIEW. REF. MECHANICAL DRAWINGS FOR MORE INFORMATION.



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**ELEVATIONS**

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AUTHOR(S) DRWG TYPE  
NLM / ACM

**A301**