



SPECIAL USE PERMIT
04/12/2018

- 01 07.24.18 REVISIONS
02 01.09.19 REVISIONS

ARCHITECT
ADO / Architecture Design Office
105 E Broad
Richmond, Virginia
804 343

CIVIL ENGINEER:
//name//
//address//state//zip code
///.///.///

STRUCTURAL
//name//
//address//state//zip code
///.///.///

MECHANICAL/PLUMBING/
ELECTRICAL ENGINEER
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ARCHITECTURAL SITE PLAN KEY NOTES

- 01 NEW PAVED PATH CONNECTING PROJECT
ENTRIES TO EXISTING SIDEWALK
02 NEW GRAVEL PARKING AREA
03 NEW ENCLOSED TRASH AREA
04 EXISTING TREE
05 EXISTING 4'-0" WIDE SIDEWALK IN FRONT OF
SUBJECT PROPERTY, 1204-1210 N 30TH.
06 NEW 6'-0" PRIVACY FENCE
07 PENDING CONFIRMATION FROM RICHMOND
URBAN FORESTRY DIVISION: NEW HORNBEAM
OR OTHER MEDIUM-SIZED TREE TOLERANT OF
URBAN CONDITIONS, MIN. 1.5" CALIPER, TO BE
SET IN PLANTING STRIP ON STREET SIDE OF
NEW SIDEWALK
08 EXISTING CURB CUT
09 EXISTING SIDEWALK

02 SITE PLAN
REVISIONS

01 SITE PLAN
REVISIONS

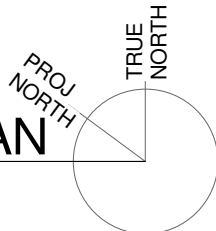
1204-1210 N 30th
Street

Richmond, VA 23223

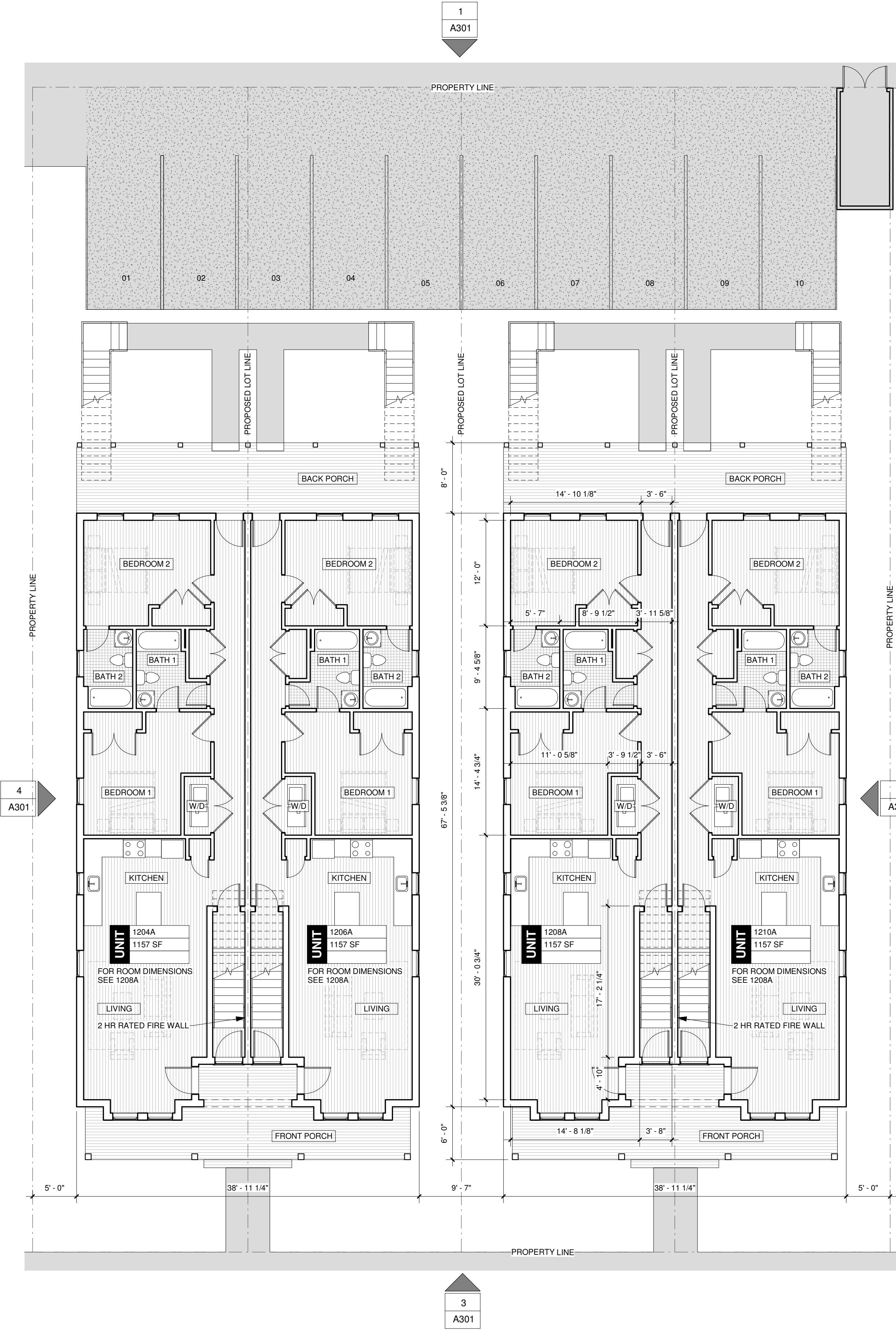
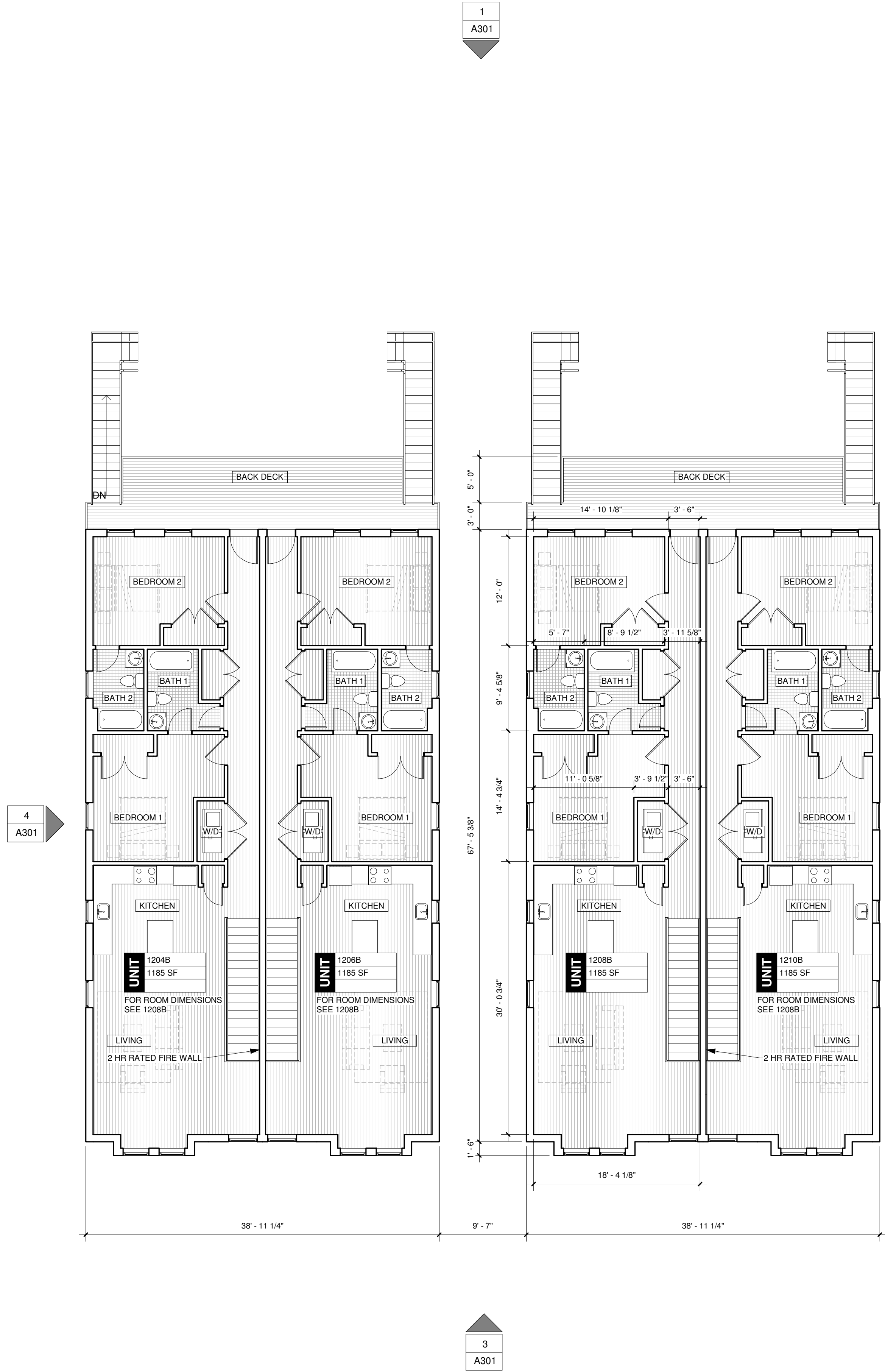
ARCHITECTURAL SITE/
CONTEXT PLAN

PROJ 18-1204
AUTHOR 18-1204
PUBLISH 01.09.2019
DRAWG
ACM

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



A100



BUILDING UNIT SCHEDULE				
*NSF CALCULATED TO CENTERLINE OF UNIT WALL				
	UNIT #	BR	BA	AREA (NSF)
1204 N 30TH ST				
1ST LEVEL				
01	A	2	2	1,157
2ND LEVEL				
02	B	2	2	1,185
TOTAL RESIDENTIAL (1204 N 30TH ST)				2,342 SF
1206 N 30TH ST				
1ST LEVEL				
03	A	2	2	1,157
2ND LEVEL				
04	B	2	2	1,185
TOTAL RESIDENTIAL (1206 N 30TH ST)				2,342 SF
1208 N 30TH ST				
1ST LEVEL				
05	A	2	2	1,157
2ND LEVEL				
06	B	2	2	1,185
TOTAL RESIDENTIAL (1208 N 30TH ST)				2,342 SF
1210 N 30TH ST				
1ST LEVEL				
07	A	2	2	1,157
2ND LEVEL				
08	B	2	2	1,185
TOTAL RESIDENTIAL (1210 N 30TH ST)				2,342 SF
TOTAL RESIDENTIAL (PROJECT)				9,368 SF

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**1204-1210 N 30th
Street**

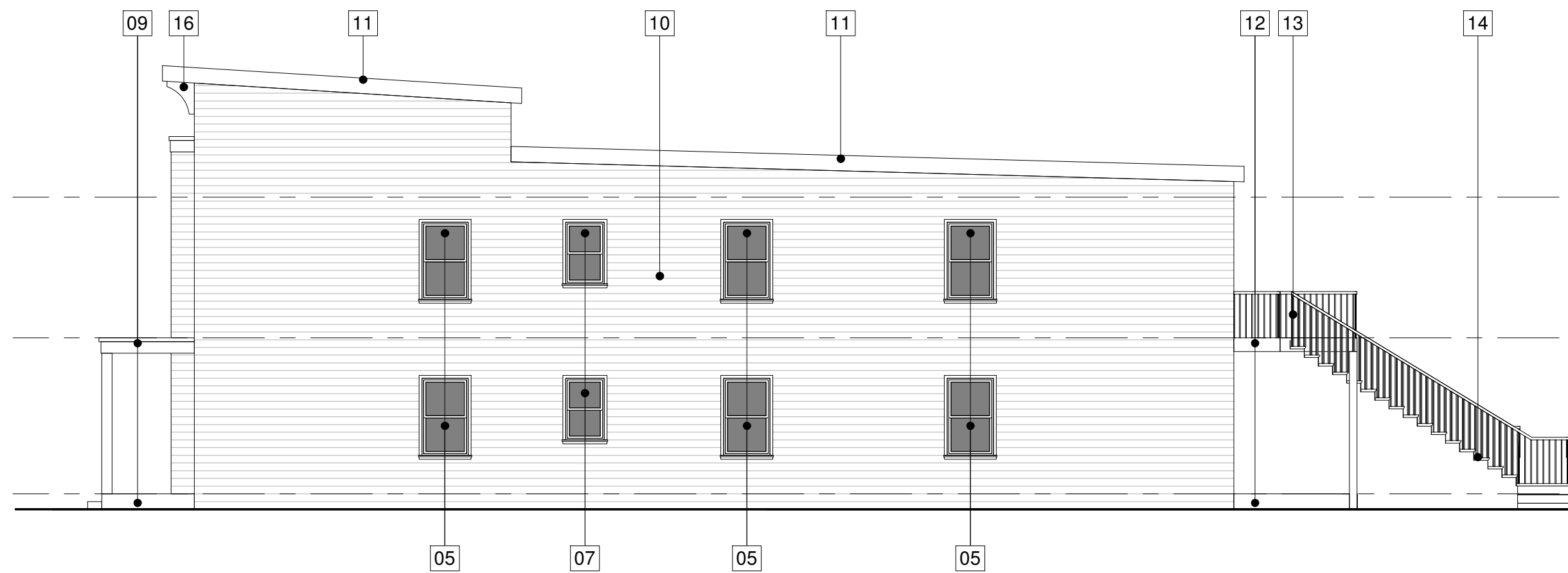
Richmond, VA 23223

FLOOR PLANS

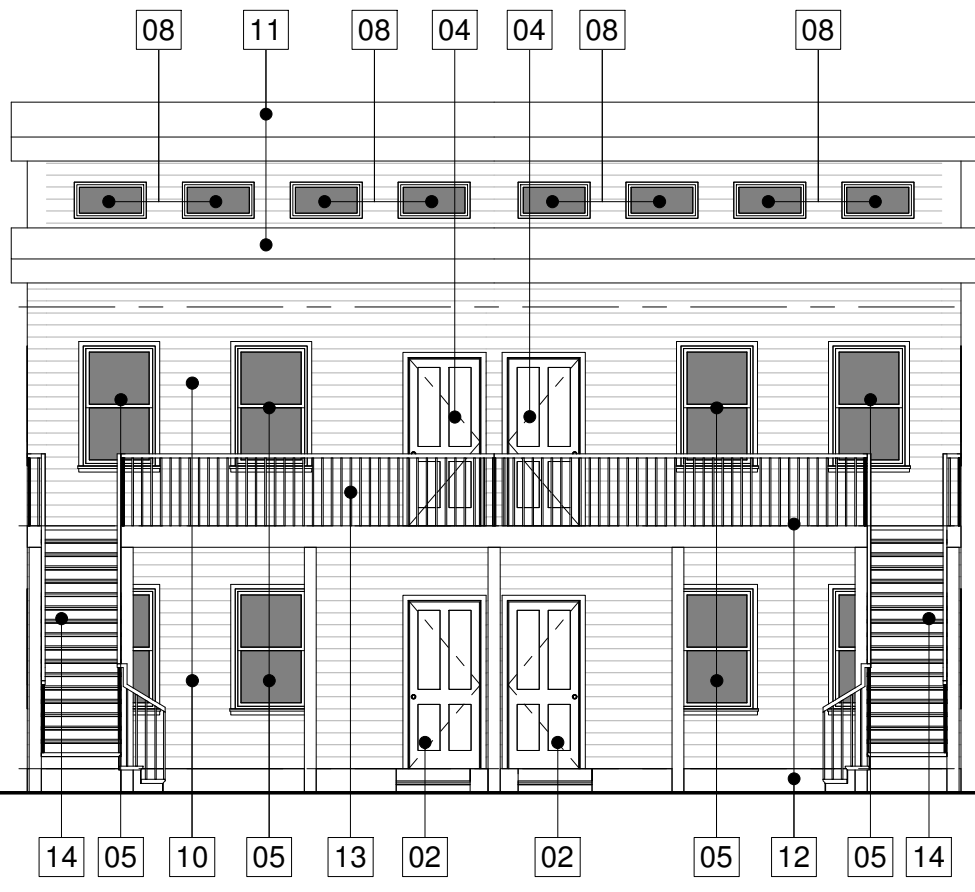
PROJ 04.12.2018

AUTHOR(S) DRWG
Author

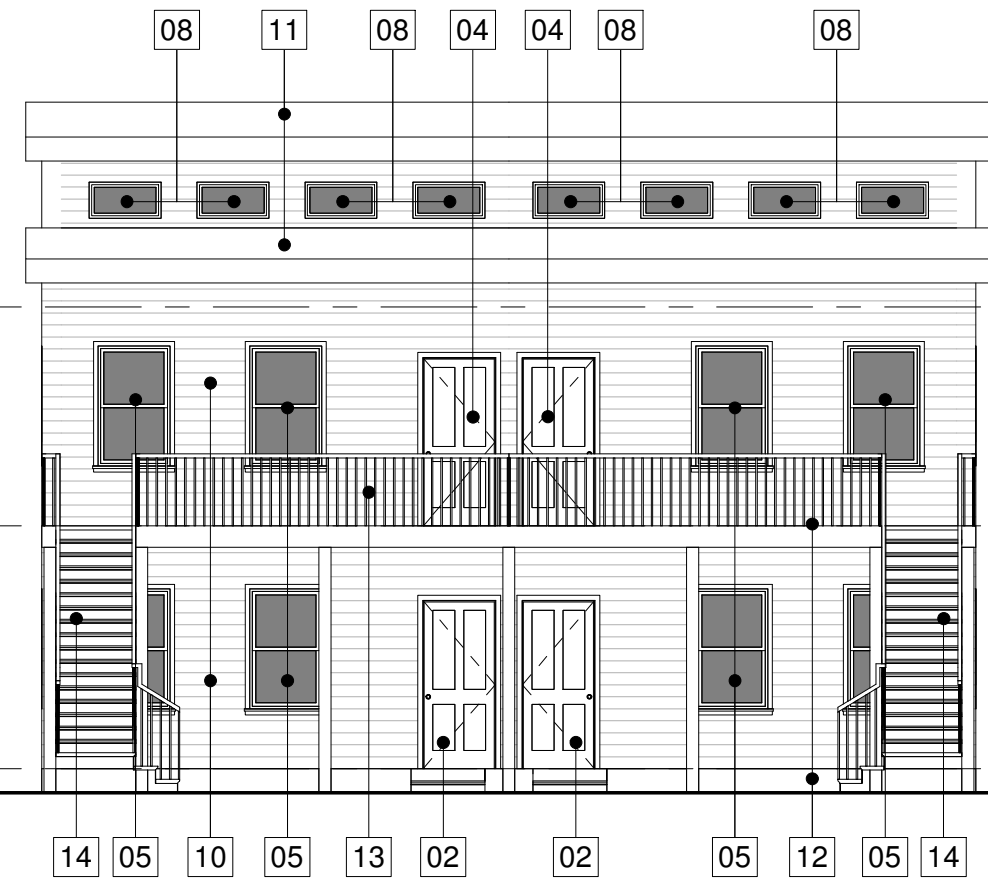
A101



02 EAST ELEVATION
A301
1/8" = 1'-0"



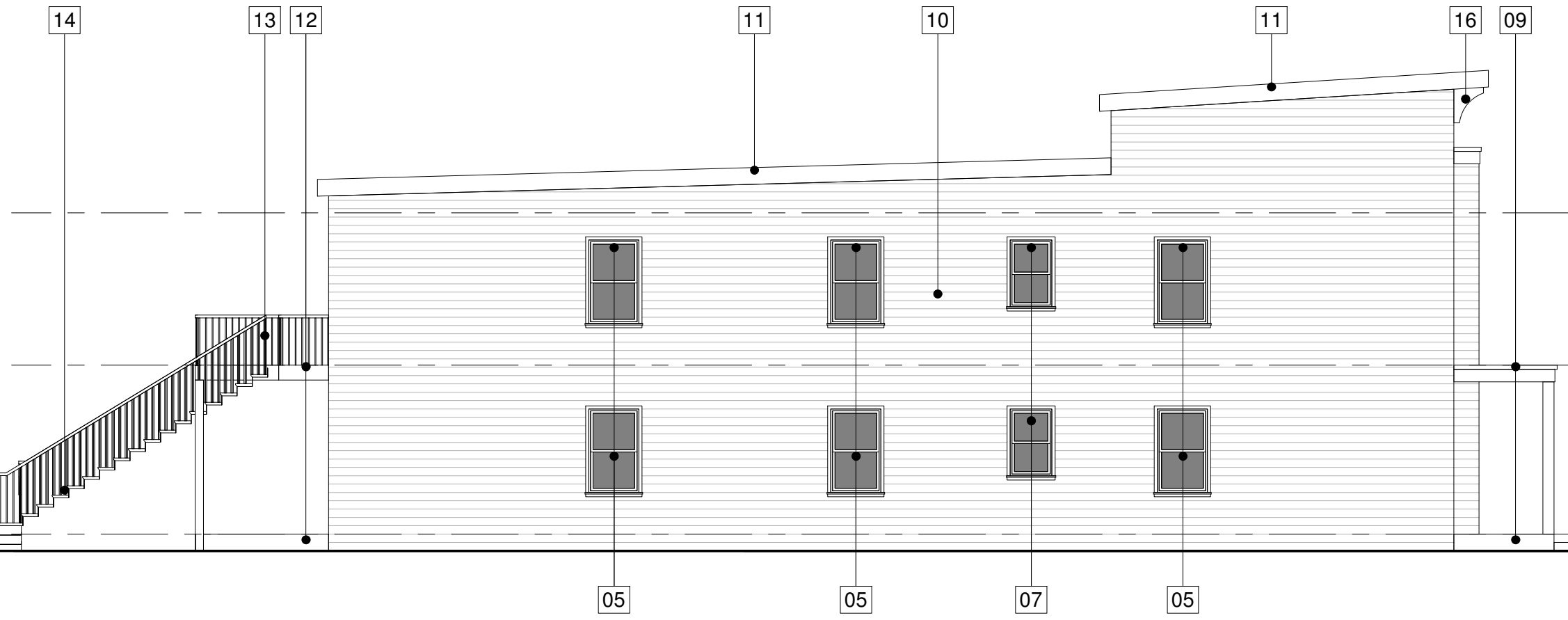
01 NORTH ELEVATION
A301
1/8" = 1'-0"



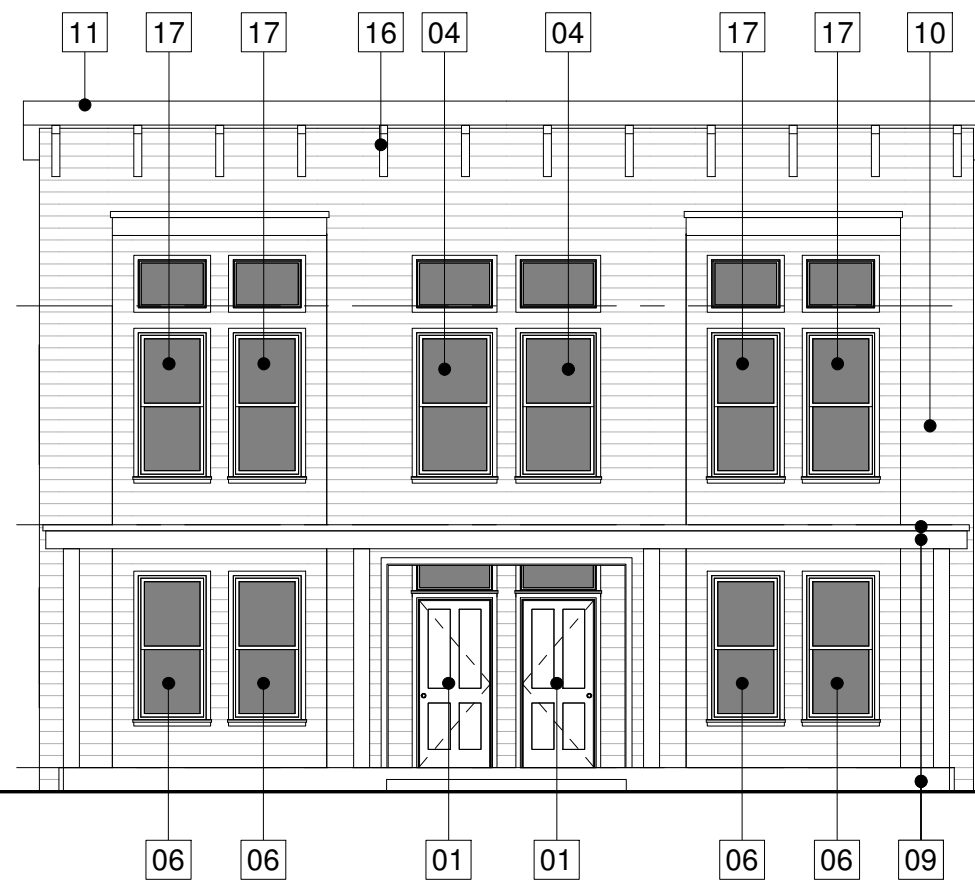
ELEVATION KEY NOTES

- 01 FIRST LEVEL UNIT B FRONT ENTRY DOOR W/ TRANSOM
- 02 FIRST LEVEL UNIT A REAR ENTRY DOOR
- 03 SECOND LEVEL UNIT B REAR ENTRY DOOR
- 04 36" x 72" DOUBLE HUNG CASEMENT WINDOW W/ 24" H TRANSOM
- 05 36" x 60" DOUBLE HUNG CASEMENT WINDOW
- 06 30" x 72" DOUBLE HUNG CASEMENT WINDOW
- 07 30" x 48" DOUBLE HUNG CASEMENT WINDOW
- 08 36" x 18" FIXED CASEMENT CLERESTORY WINDOW
- 09 COVERED WOOD FRAMED FRONT PORCH
- 10 CEMENTITIOUS FIBER LAP SIDING
- 11 SLOPED ASPHALT SHINGLE ROOF
- 12 WOOD FRAMED PORCH WITH DECK ABOVE
- 13 PREMANUFACTURED WOOD RAILING, MAX BALUSTER SPACING AT 0'-4"
- 14 PREMANUFACTURED WOOD STAIRS; 11" TREADS WITH MAX 7" RISERS
- 15 PREFINISHED METAL DOWNSPOUT
- 16 DECORATIVE ROOF CORBEL PROFILE
- 17 30" x 72" DOUBLE HUNG CASEMENT WINDOW W/ 24" H TRANSOM

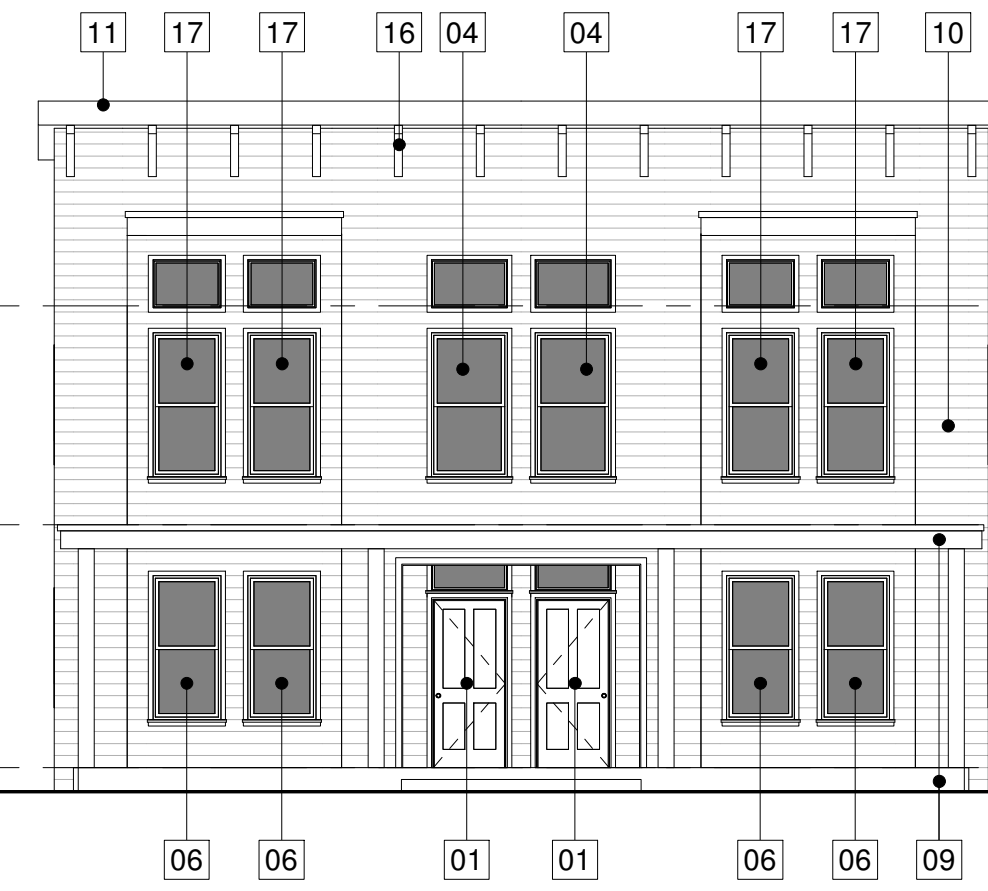
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04 WEST ELEVATION
A301
1/8" = 1'-0"



03 SOUTH ELEVATION
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1/8" = 1'-0"



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Street

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ELEVATIONS

PROJ PUBLISH
04.12.2018
AUTHOR(S) DRWG
Author

A301



01
A302
1" = 20'-0"
0 20 40 60 FT
CONTEXT ELEVATION

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CONTEXT ELEVATION

PROJ # 04.12.2018
AUTHOR'S DRWG
Author

A302



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CONTEXT RENDERING

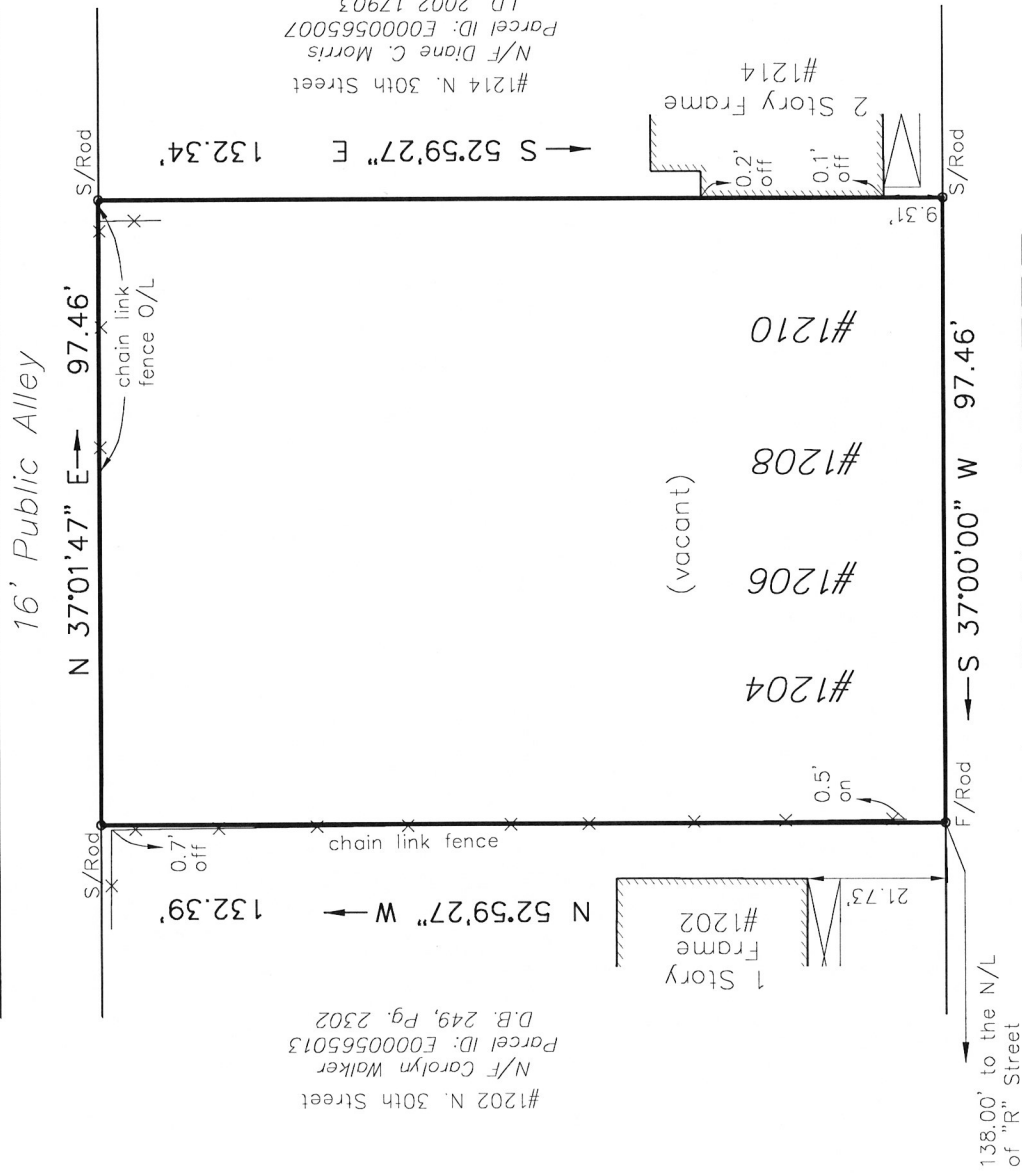
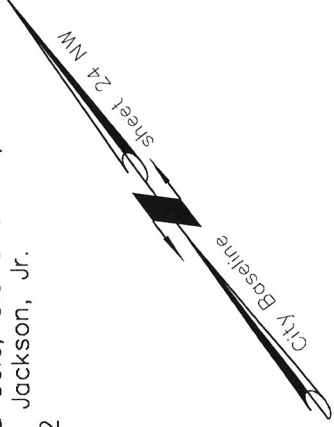
PROJ PUBLISH
04.12.2018
AUTHOR(S) DRWG
Author

A304

Purchaser: Evolve Development, LLC
Current Owners: Tabitha Cole, Gloria Smith,
& C.D. Jackson, Jr.
Parcel ID: E0000565012
I.W. 2010 345

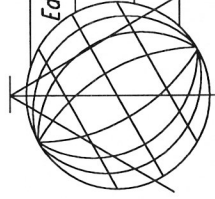
Note: Bearings protracted from City
Baseline sheet 24 NW.

No utilities service property
at time of survey.



This is to certify that on 08/15/17 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 0716/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors--Planners

Virginia--North Carolina

1900 Byrd Avenue, Suite 103
Richmond, Virginia, 23230
Phone (804) 673-9666
Fax (804) 673-9990

Scale: 1"=30'
Drawn: TCJ
Job: 1462-17
Date: 08/17/17
Checked: JAL