

PROJECT DESCRIPTION

CONSTRUCTION OF NEW MIXED USE COMMERCIAL & RESIDENTIAL STRUCTURE

LIST OF DRAWINGS

PROJECT INFO/PROPERTY DESCRIP/ GENERAL INFORMATION PROPOSED FLOOR PLANS: 1ST + 2ND LEVELS PROPOSED BUILDING ELEVATIONS

PROPOSED BUILDING ELEVATIONS

GENERAL SPECIAL USE PERMIT NOTES

1/ ALL WORK SHALL CONFORM WITH GOVERNING LAWS, CODES AND ORDINANCES INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.

2/ ENGINEERING INCLUDING UTILITIES PLANS AND TIE 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.

3/ THIS PROJECT REQUIRES APPROVAL BY THE COMMISSION OF ARCHITECTURAL REVIEW (CAR). ALL EXTERIOR MATERIALS, COLORS, WINDOWS, AND DOORS TO BE COORDINATED WITH THE CAR APPROVAL PROCESS.

4/ EXTENTS OF PROPOSED SIGNAGE ARE NOT KNOWN AT THIS TIME. IT IS PROPOSED FOR FUTURE COMMERCIAL TENANTS TO INSTALL SIGNAGE ON THE BRICK ACCENT PANEL ABOVE THE COMMERCIAL TENANT ENTRY DOORS ON MARSHALL STREET AND ADDITIONAL SIGNAGE ON THE GLAZING OF THE 1ST FLOOR STOREFRONT WINDOWS AND DOORS.

5/ ALL EXTERIOR LIGHTING TO BE BUILDING MOUNTED AND ASSOCIATED WITH BUILDING ENTRIES ENTERPRISE ZONE CALC: 1,240 NSF REQUIRED ONLY WITH THE EXCEPTION OF WALL LIGHTS MOUNTED ON THE WEST WALL TO ILLUMINATE THE WALK AT HEAD OF PROPOSED PARKING SPACES. THIS ECONOMIC ZONES & HISTORIC DISTRICTS: WALL AND ASSOCIATED LIGHTS ARE LOCATED 25 FEET FROM WEST PROPERTY LINE. NO POLE MOUNTED LIGHTING FIXTURES ARE PROPOSED AND NO LIGHTING HISTORIC DISTRICT FIXTURES ARE PROPOSED ON THE SOUTH WALL FACING THE ADJACENT RESIDENTIAL PROPERTY.

CODE INFORMATION

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

CONSTRUCTION TYPE: V-B

USE GROUP: NON-SEPARATED MIXED-USE OCCUPANCIES: A, B, or M AND R-2

PROPOSED AREAS: 1ST LEVEL - A, B, or M 1,602 GSF 1ST LEVEL - R-2 712 GSF 2,314 GSF 2ND LEVEL - R-2 4,628 GSF TOTAL PROPOSED

MAX ALLOWABLE FLOOR AREA(IBC): A = 6,000 GSF B *or* M = 9,000 GSF

R-2 = 7,000 GSF PROPOSED BUILDING HEIGHT: 2 STORIES / ±26'-6"

MAX ALLOWABLE BUILDING HEIGHT:

EXISTING USE:

N. 32nd STREET

JEFFREY K. FLOYD Z

No. 001905

JOB NO. <u>14039959</u>

3-17-14

MAP SHOWING THE IMPROVEMENTS
ON 320 N. 32nd Street
IN THE CITY OF RICHMOND, VA.

DATE: 3-17-14

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

2 STORIES / 60' PER IBC 504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE

ZONING INFORMATION

[UNDER CONSIDERATION FOR SPECIAL USE PERMISSION BASED ON R-63 REQUIREMENTS]

VACANT

SETBACKS [UNDER SPECIAL USE]: FRONT: 3' @RES, 5' @COMM SIDE: REAR:

LOT COVERAGE: 2314 SQFT COVERED/ 3742 SQFT PARCEL

USABLE OPEN SPACE: 23% PROVIDED BUILDING HEIGHT: ±26'-6"/2 STORIES COMMERCIAL SPACE: 1,417 NSF/1,602 GSF

1,417 NSF PROVIDED OAKWOOD-CHIMBORAZO NATIONAL HISTORIC DISTRICT CITY OF RICHMOND ST. JOHN'S CHURCH OLD AND

CITY OF RICHMOND ENTERPRISE ZONE I

SPECIAL USE PERMIT **REVIEW SET** 03-12-2015 NOT FOR CONSTRUCTION

ARCHITECT: **ADO**/Architecture Design Office 105 E Broad Street Richmond, Virginia 23219

CIVIL ENGINEER: //TBD// //address//state//zip code

804 343 1212

///.///.////

STRUCTURAL ENGINEER: //address//state//zip code

NEW MIXED USE STRUCTURE

PROGRESS REALTY **GROUP, LLC**

320 N 32ND STREET RICHMOND, VIRGINIA

PROJECT INFORMATION/ ARCHITECTURAL SITE PLAN

PROJ NUMBER PUBLISH DATE 14.0320 15/03.12

AUTHOR(S) DRWG TYPE SOCIAL

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