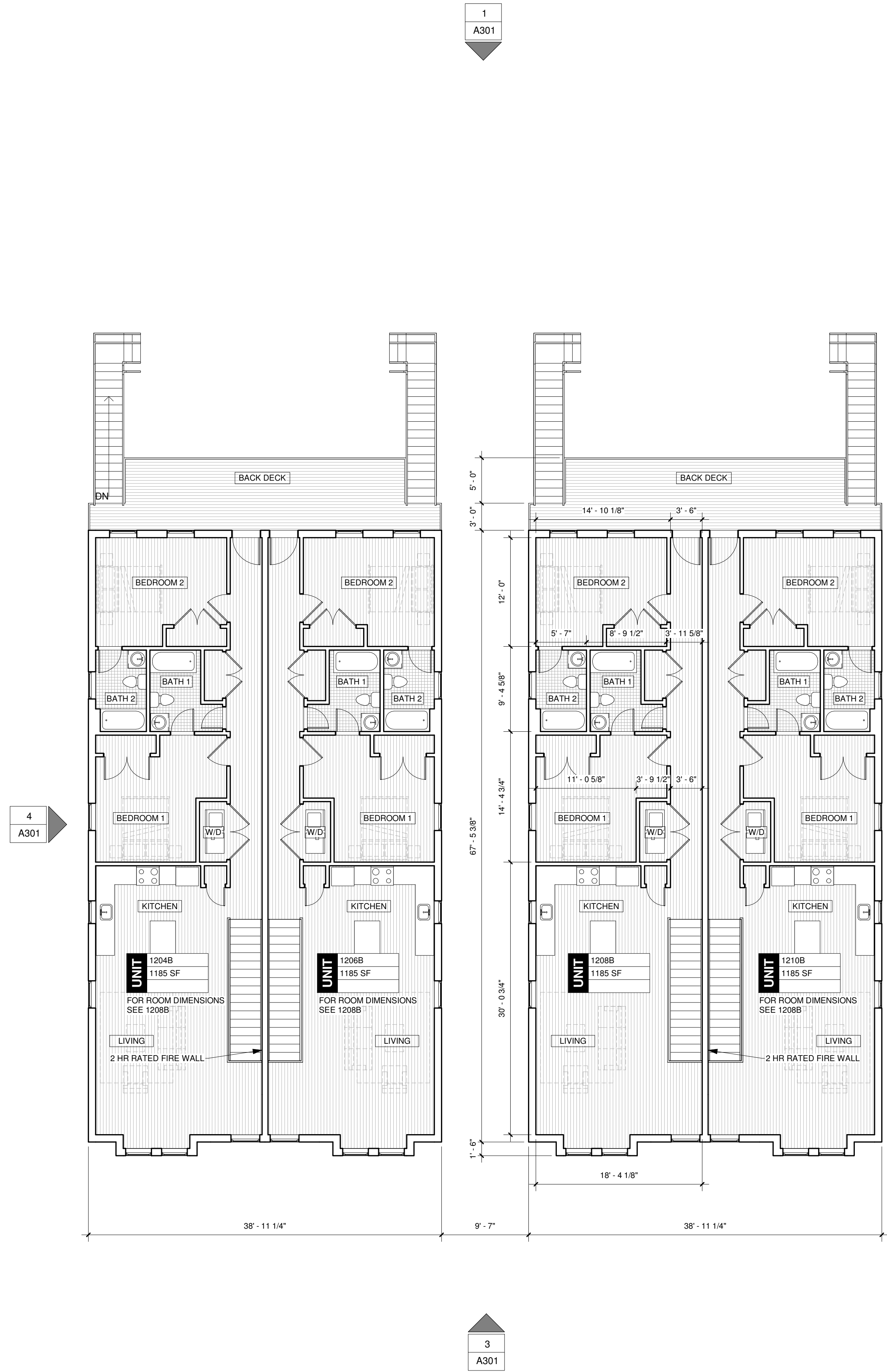


A100

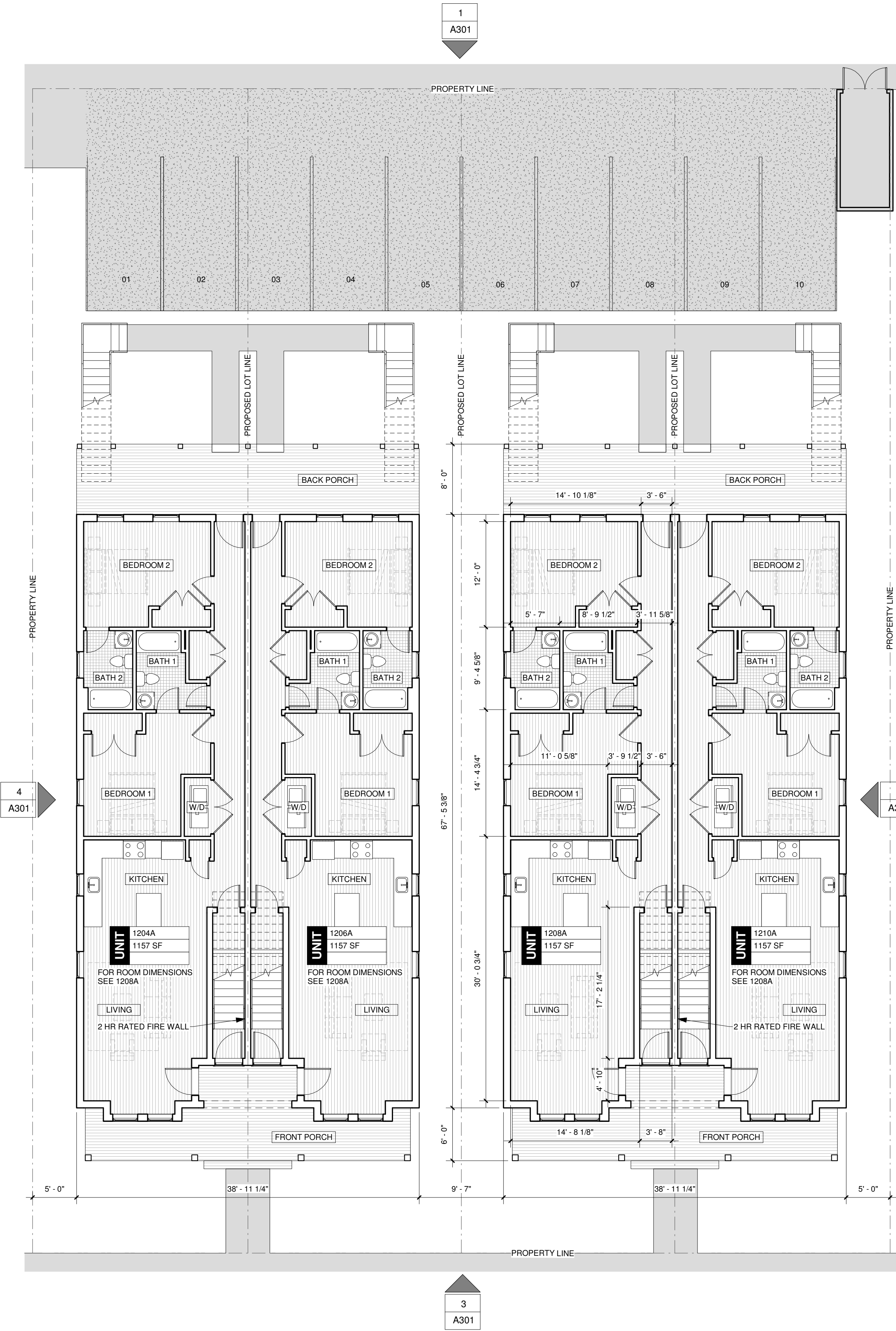
1/16" = 1'-0"

0 16 32 48 FT



02 2ND LEVEL FLOOR PLAN

A101
1/8" = 1'-0" 0 8 16 24 FT



01 1ST/ GROUND LEVEL FLOOR PLAN

A101
1/8" = 1'-0" 0 8 16 24 FT

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

SPECIAL USE PERMIT
04/12/2018

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
//name//
//address//state//zip code
//,/,/,//

1204-1210 N 30th
Street

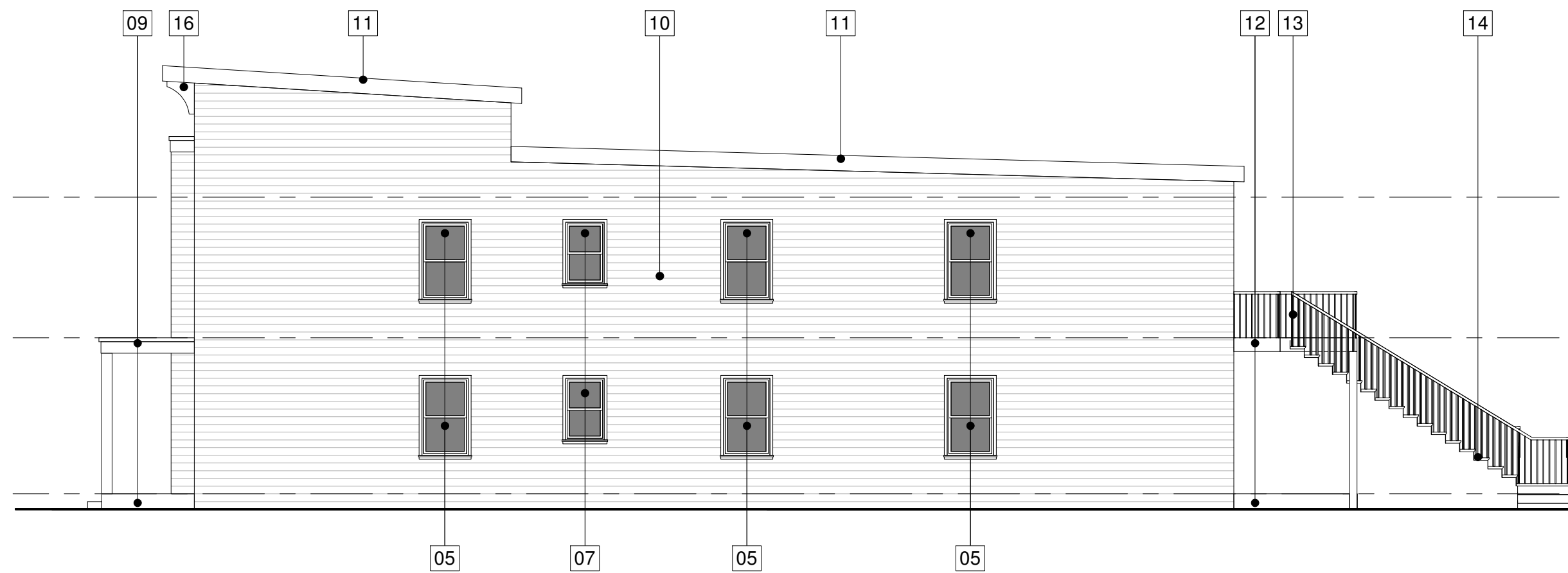
Richmond, VA 23223

FLOOR PLANS

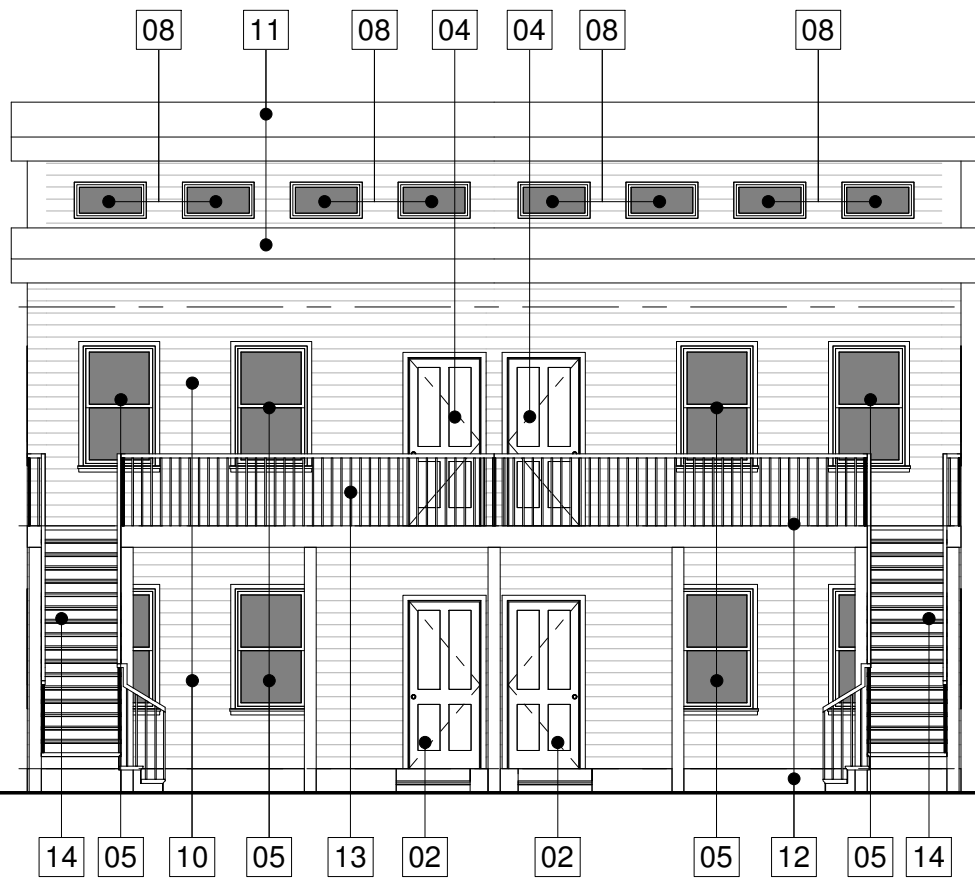
PROJ 04.12.2018

AUTHOR(S) DRWG
Author

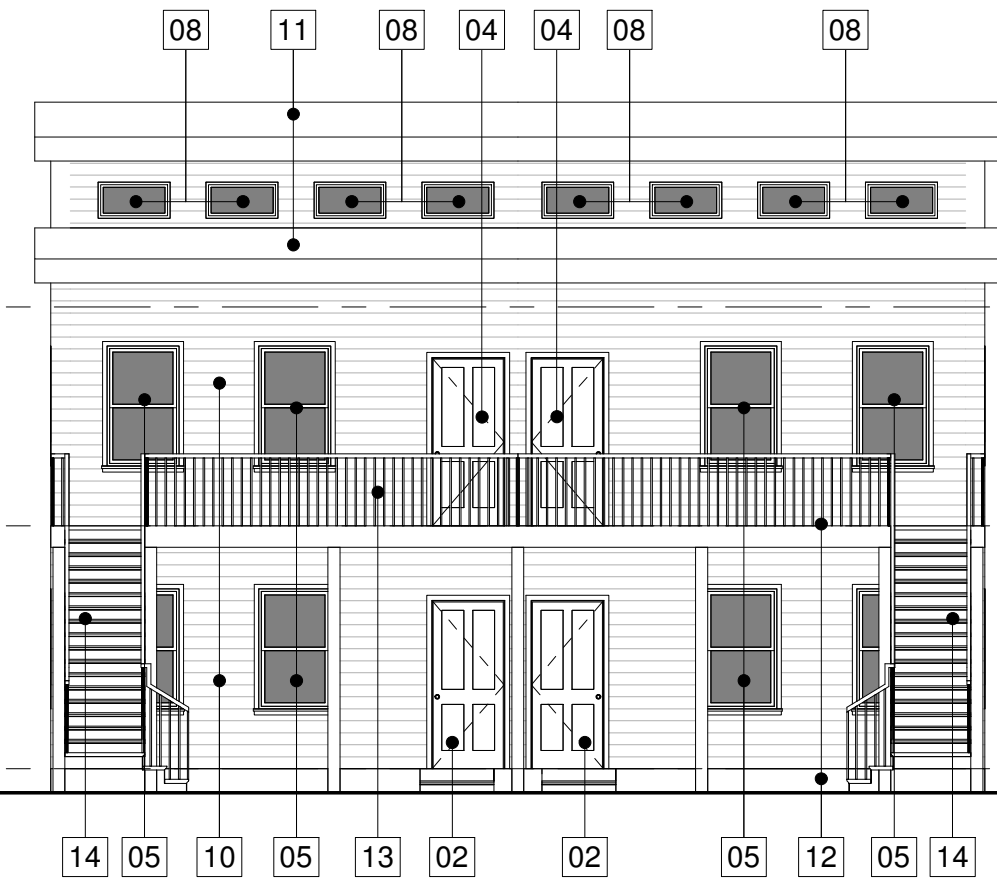
A101



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



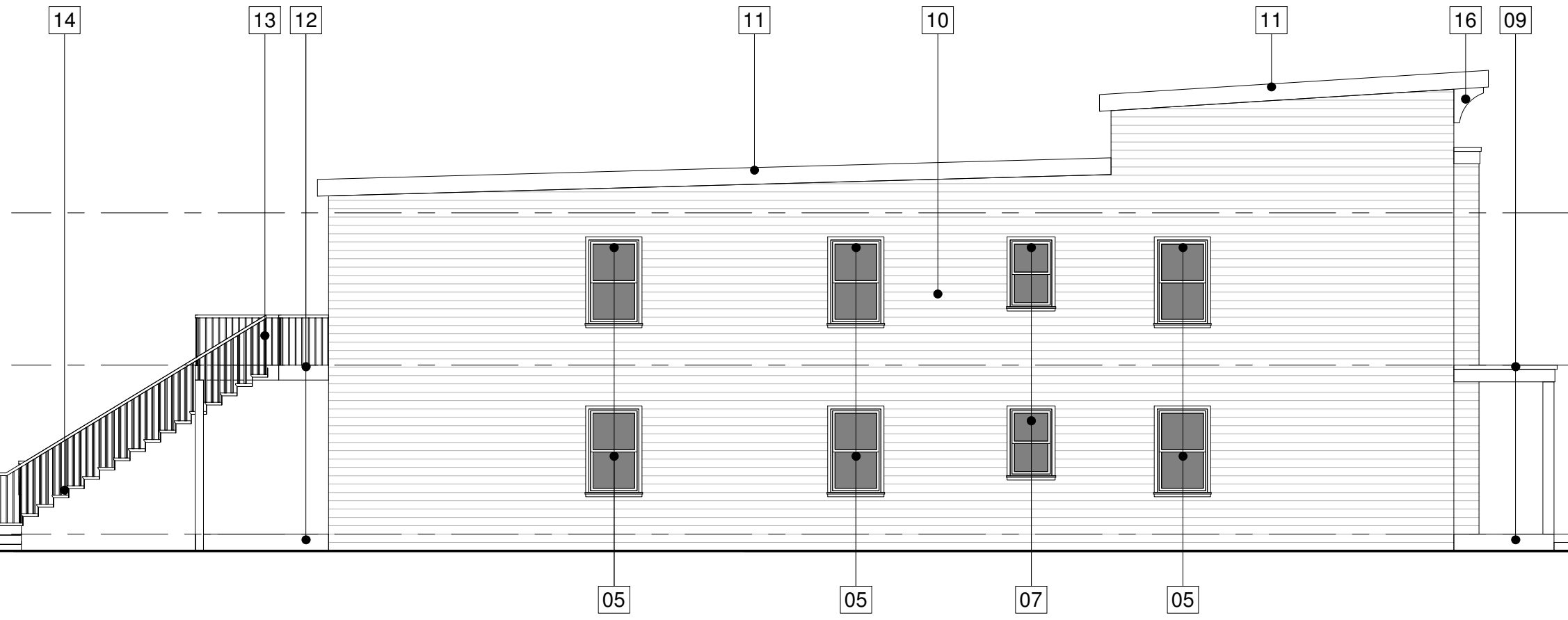
01 NORTH ELEVATION
A301
1/8" = 1'-0"



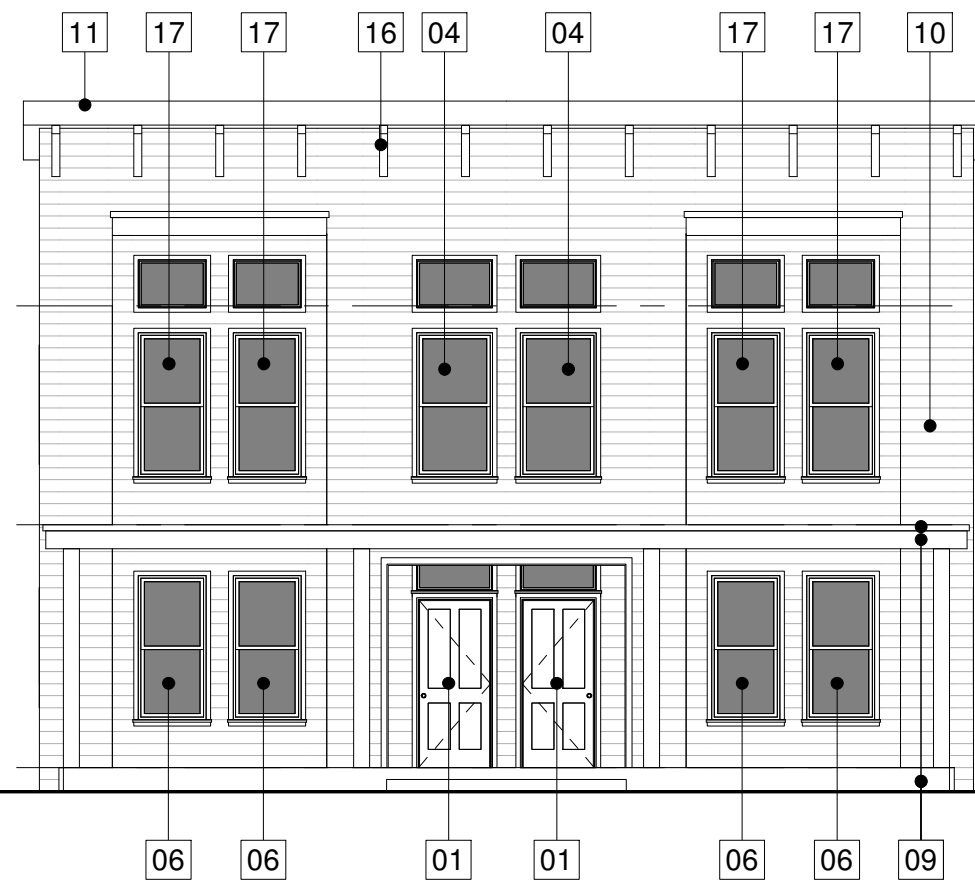
ELEVATION KEY NOTES

- 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

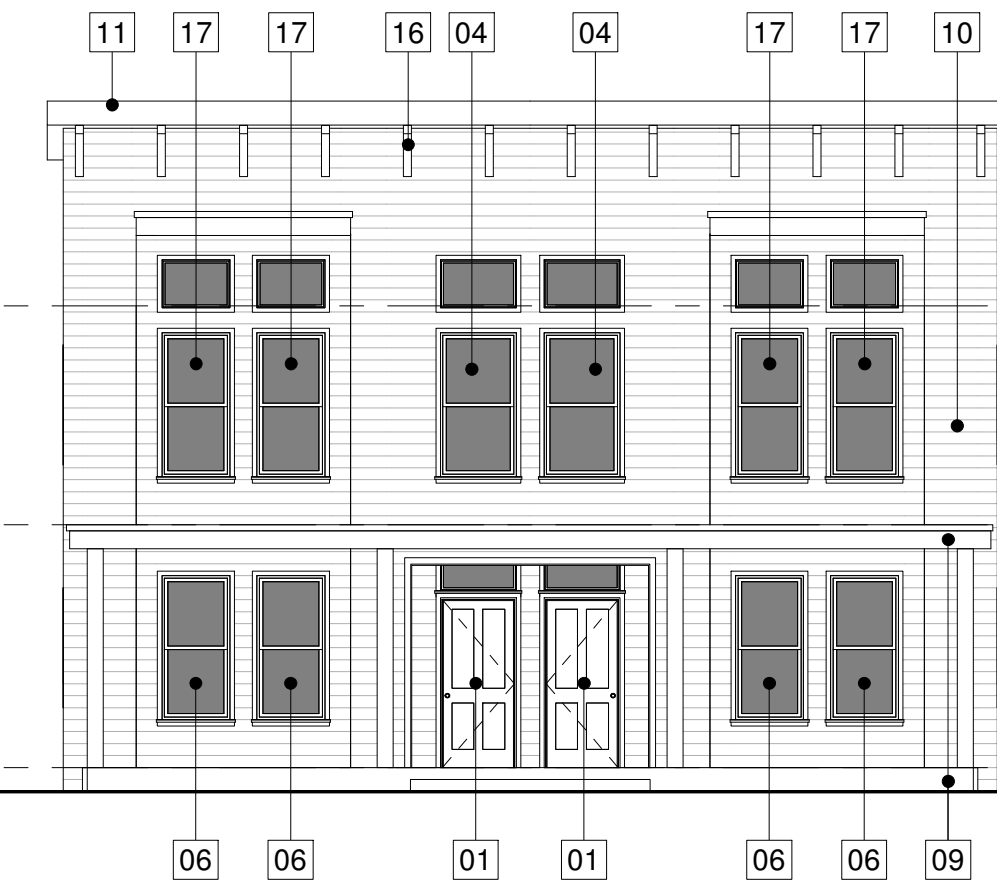
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04 WEST ELEVATION
A301
1/8" = 1'-0"



03 SOUTH ELEVATION
A301
1/8" = 1'-0"



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**1204-1210 N 30th
Street**

Richmond, VA 23223

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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//address//state//zip code
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MECHANICAL/PLUMBING/
ELECTRICAL ENGINEER
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//address//state//zip code
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1204-1210 N 30th
Street

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CONTEXT ELEVATION

PROJ # 04.12.2018
AUTHOR'S DRWG
Author

A302



SPECIAL USE PERMIT
04/12/2018

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

**MECHANICAL/PLUMBING/
ELECTRICAL ENGINEER**
//name//
//address//state//zip code
///././././

**1204-1210 N 30th
Street**

Richmond, VA 23223

CONTEXT RENDERING

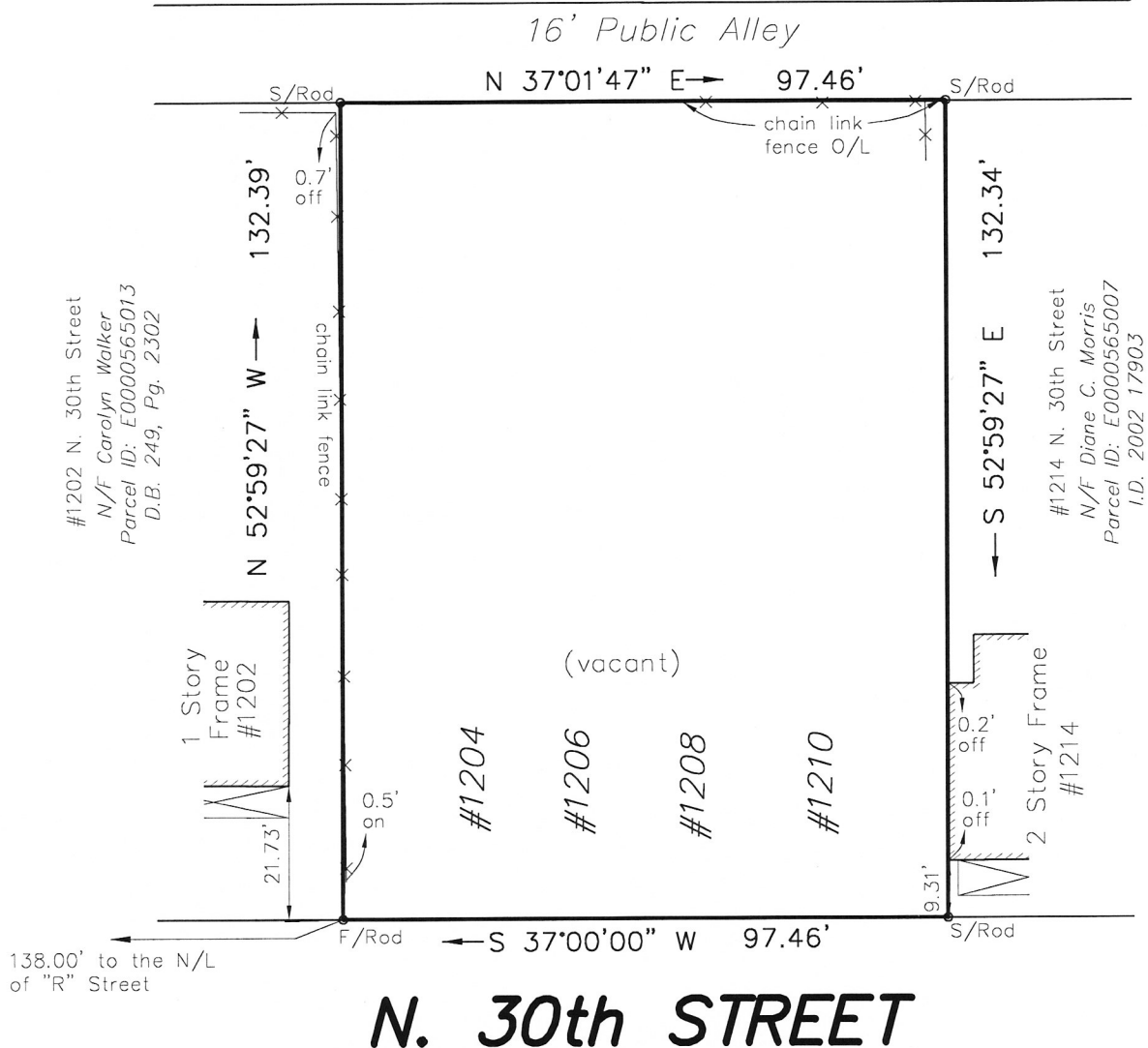
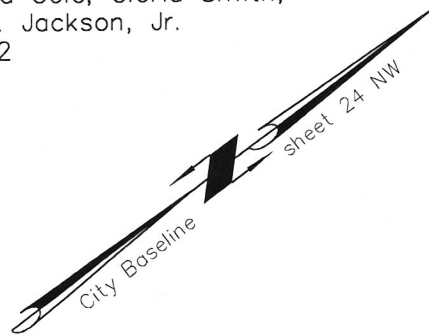
PROJ **PUBLISH**
04.12.2018
AUTHOR(S) **DRWG**
Author

A304

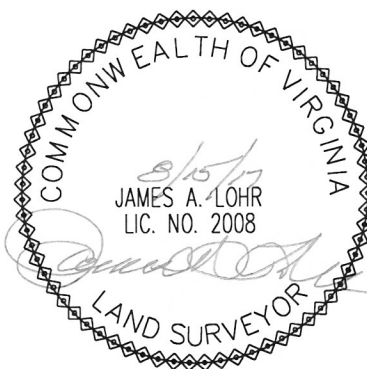
Purchaser: Evolve Development, LLC
Current Owners: Tabitha Cole, Gloria Smith,
& C.D. Jackson, Jr.
Parcel ID: E0000565012
I.W. 2010 345

Note: Bearings protracted from City
Baseline sheet 24 NW.

No utilities service property
at time of survey.



N. 30th STREET



Survey and Plat of

The Property Known as
#1204, #1206, #1208 & #1210
North 30th Street in
the City of Richmond, VA

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