

VICTORY APARTMENTS

RICHMOND, VIRGINIA

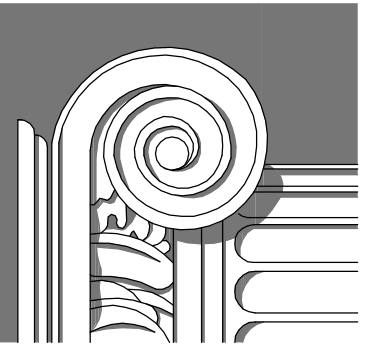
SPECIAL USE PERMIT APPLICATION: APRIL 5, 2012

DEVELOPER: VICTORY APARTMENTS, LLC
5711 GREENDALE ROAD, HENRICO, VA 23228

ARCHITECT: EDWARD H. WINKS - JAMES D. SNOWA, ARCHITECTS, P.C.
2119 EAST FRANKLIN STREET, RICHMOND, VIRGINIA 23223 - (804) 643-6196

CIVIL ENGINEER: TOWNES SITE ENGINEERING
9850 LORI ROAD SUITE 201 CHESTERFIELD, VA 23832 - (804) 748-9011

EDWARD H. WINKS
JAMES D. SNOWA
ARCHITECTS P.C.



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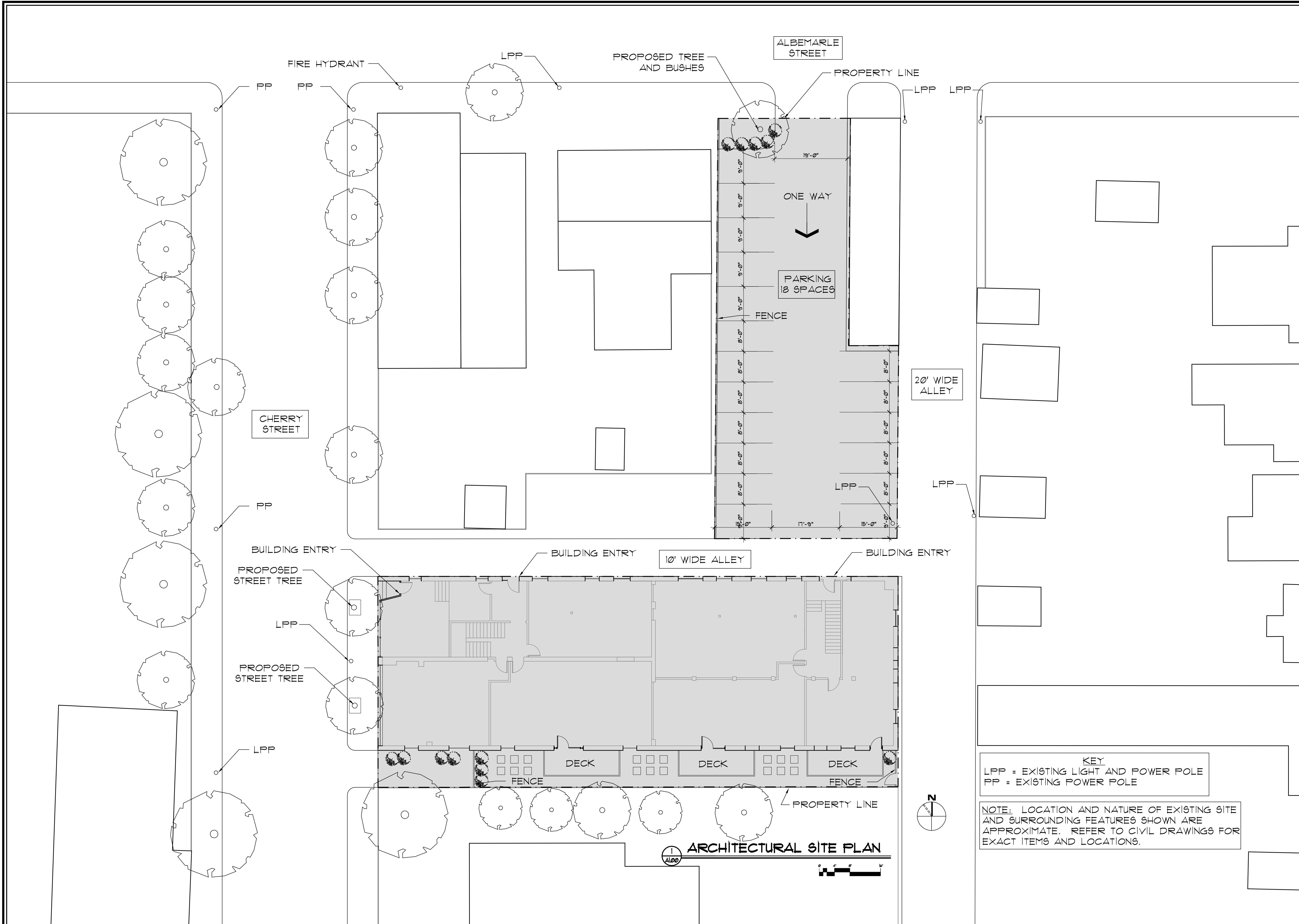
SITE DATA		VICINITY MAP		INDEX OF DRAWINGS																																																																							
PARCEL TAX #	W0000167051 & W0000167051			TITLE	ISSUED																																																																						
PARCEL ADDRESS:	407 SOUTH CHERRY STREET			COVER SHEET	4/5/12																																																																						
ZONING:	R-7 RESIDENTIAL			PLAT																																																																							
SITE AREA:	0.27 ACRES (11,880 SQ. FT.)			A1.00 ARCHITECTURAL SITE PLAN	4/5/12																																																																						
LAND AREA COVERED BY BUILDING:	6,197 SQ. FT.			A1.01 EXISTING FLOOR PLANS PROPOSED FLOOR PLANS & CODE DATA	4/5/12																																																																						
PAVED AREA (VEHICULAR):	4,176 SQ. FT.			A1.02	4/5/12																																																																						
TOTAL OPEN SPACE:	5,683 SQ. FT.			A2.01 EXISTING BUILDING ELEVATIONS	4/5/12																																																																						
TOTAL GROSS BUILDING FLOOR AREA:	18,591 SQ. FT.			A2.02 PROPOSED BUILDING ELEVATIONS	4/5/12																																																																						
NUMBER OF STORIES:	3 STORIES			A3.01 EXISTING BUILDING SECTIONS	4/5/12																																																																						
PARKING SPACES REQUIRED/PROVIDED:	18/18			A3.02 PROPOSED BUILDING SECTIONS	4/5/12																																																																						
<table border="1"> <thead> <tr> <th colspan="10">UNIT MIX</th> </tr> <tr> <th></th> <th>STUDIO</th> <th>1 BEDRM</th> <th>1 BEDRM</th> <th>1 BEDRM</th> <th>2 BEDRM</th> <th>2 BEDRM</th> <th>2 BEDRM</th> <th>2 BEDRM</th> <th>TOTAL</th> </tr> <tr> <th></th> <th>GROSS SF</th> <th>640</th> <th>106/110</th> <th>134</th> <th>903</th> <th>952</th> <th>958/963</th> <th>1141</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>0</td> <td>1</td> <td>0</td> <td>6</td> </tr> <tr> <td>2</td> <td>0</td> <td>1</td> <td>1</td> <td>1</td> <td>0</td> <td>1</td> <td>1</td> <td>1</td> <td>6</td> </tr> <tr> <td>3</td> <td>0</td> <td>1</td> <td>1</td> <td>1</td> <td>0</td> <td>1</td> <td>1</td> <td>1</td> <td>6</td> </tr> <tr> <td>TOTAL</td> <td>1</td> <td>3</td> <td>3</td> <td>3</td> <td>1</td> <td>2</td> <td>3</td> <td>2</td> <td>18</td> </tr> </tbody> </table> <p>1 - STUDIO UNIT 6% 6 - 1 BEDROOM UNITS 50% 8 - 2 BEDROOM UNITS 44%</p>		UNIT MIX											STUDIO	1 BEDRM	1 BEDRM	1 BEDRM	2 BEDRM	2 BEDRM	2 BEDRM	2 BEDRM	TOTAL		GROSS SF	640	106/110	134	903	952	958/963	1141		1	1	1	1	1	1	0	1	0	6	2	0	1	1	1	0	1	1	1	6	3	0	1	1	1	0	1	1	1	6	TOTAL	1	3	3	3	1	2	3	2	18				
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3	0	1	1	1	0	1	1	1	6																																																																		
TOTAL	1	3	3	3	1	2	3	2	18																																																																		

SHEET TITLE
COVER SHEET

DATE: 4/5/2012
REVISIONS

COVER

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KEY
 LPP = EXISTING LIGHT AND POWER POLE
 PP = EXISTING POWER POLE

NOTE: LOCATION AND NATURE OF EXISTING SITE AND SURROUNDING FEATURES SHOWN ARE APPROXIMATE. REFER TO CIVIL DRAWINGS FOR EXACT ITEMS AND LOCATIONS.

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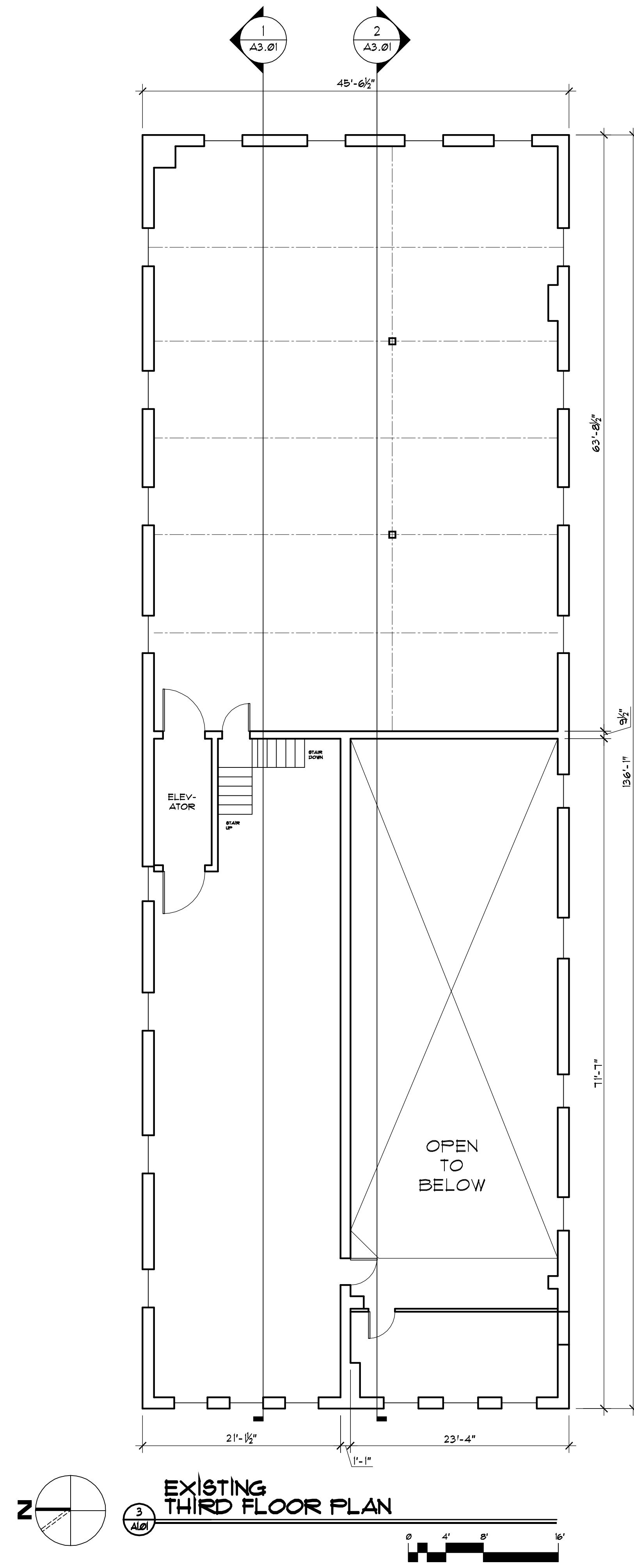
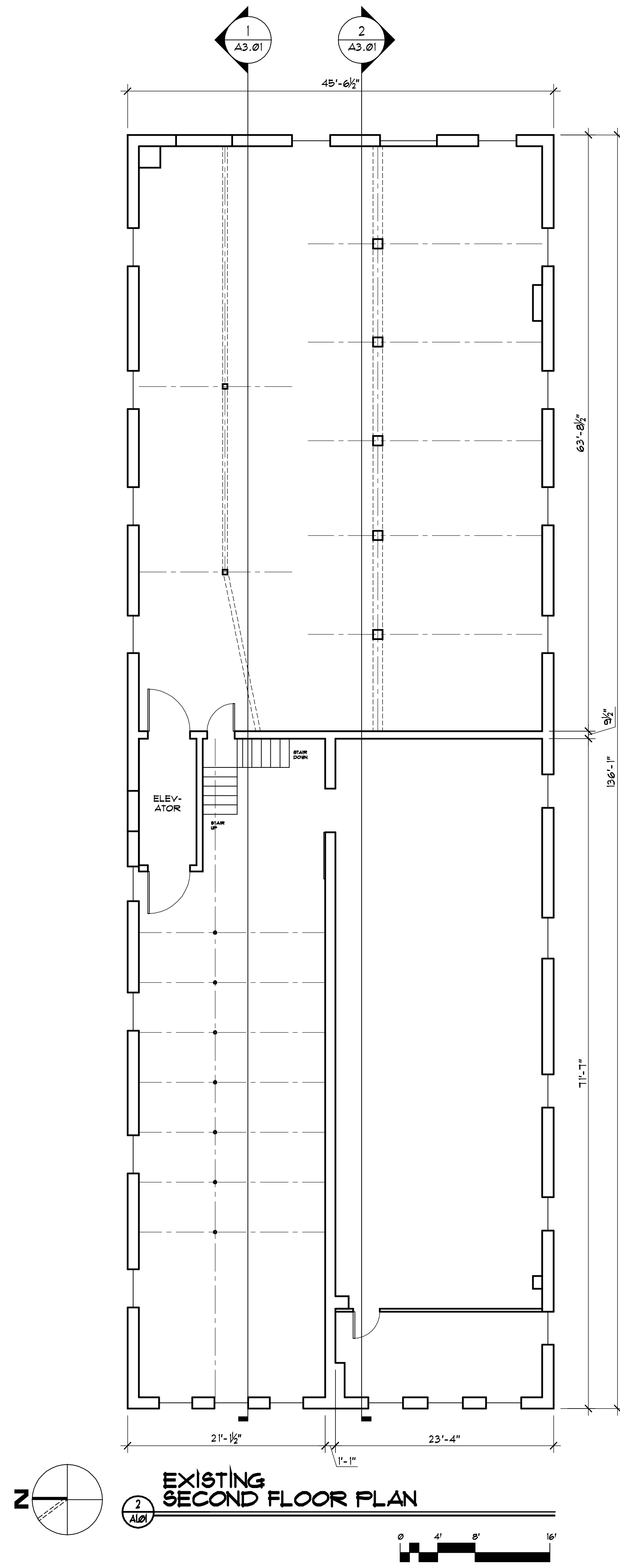
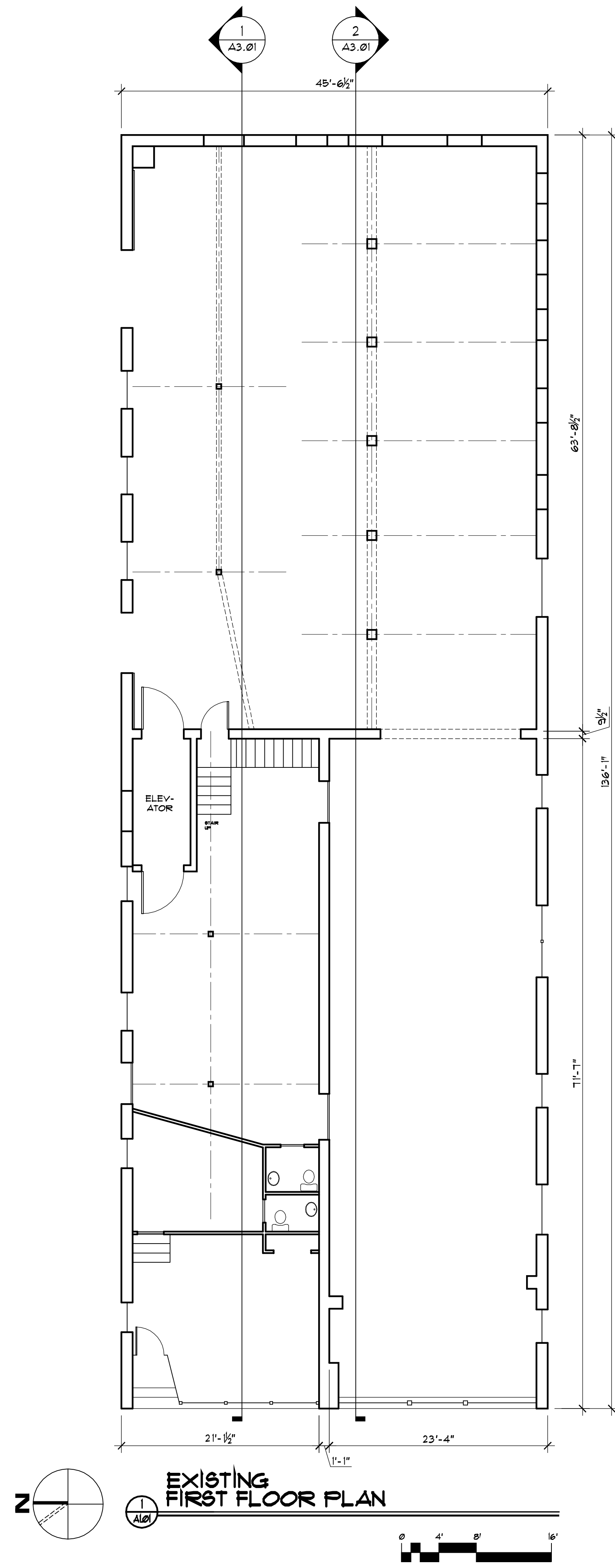
SHEET TITLE
PROPOSED SITE PLAN

DATE: 4/5/2012
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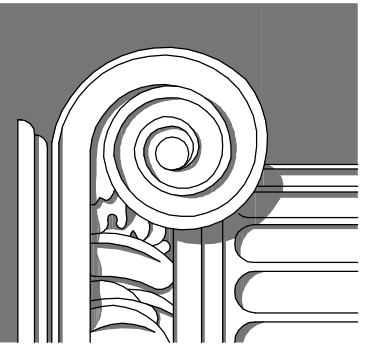
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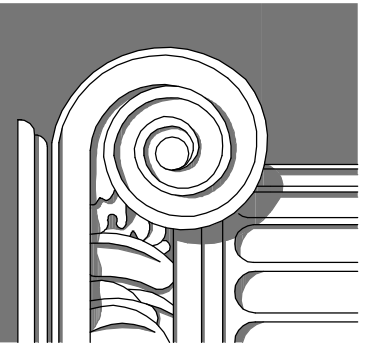
SHEET TITLE
**EXISTING
BUILDING
PLANS**

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A1.01

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VICTORY
 APARTMENTS
 RICHMOND, VIRGINIA

SHEET TITLE
 PROPOSED
 BUILDING
 PLANS

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A1.02

JOB NO. 11-551

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CODE DATA

AFFICABLE BUILDING CODES
 2009 IBC (2009 INTERNATIONAL BUILDING CODE W/ VIRGINIA AMENDMENTS)

CONSIDER STRUCTURE AS TWO BUILDINGS SEPARATED BY PARTY WALL. EACH BUILDING TO HAVE ONE EXIT.

IBC 3101 - USE GROUP, R-2 RESIDENTIAL

IBC 4202.4.2.2.3 - ONE HOUR FIRE RATED SEPARATION BETWEEN DWELLING UNITS

IBC 503 - CONSTRUCTION TYPE 5B - 2 STORIES AND 1,000 SQ. FT.

IBC 504.2 - INCREASES BY 1 STORY AND 60 FT. MAX. W/ SPRINKLER IN ACCORDANCE WITH NFPA 13R.

ACTUAL BUILDING AREAS
 FIRST FLOOR = 3,306 SQ. FT. + 2,873 SQ. FT. = 6,179 SQ. FT.
 SECOND FLOOR = 3,306 SQ. FT. + 2,873 SQ. FT. = 6,179 SQ. FT.
 THIRD FLOOR = 3,306 SQ. FT. + 2,873 SQ. FT. = 6,179 SQ. FT.
 TOTAL = 9,918 SQ. FT. + 8,619 SQ. FT. = 18,537 SQ. FT.
 ACTUAL BUILDING HEIGHT - 3 STORIES, 43' HIGH

IBC 601 - CONSTRUCTION TYPE VB - 0 HOUR STRUCTURE

REQUIRED FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS:
 PRIMARY STRUCTURAL FRAME = 0 HOUR
 BEARING WALLS = 0 HOUR
 INTERIOR NONBEARING WALLS AND PARTITIONS = 0 HOUR
 FLOOR CONSTRUCTION = 0 HOUR
 ROOF CONSTRUCTION = 0 HOUR

IBC 705.3 - CONSIDER AS TWO BUILDINGS ON THE SAME LOT - MEET HEIGHT AND AREA REQUIREMENTS FOR SINGLE BUILDING

IBC 706.11 - PARTY WALL BETWEEN BUILDINGS TO BE FIRE WALL

IBC 706.4 - FIRE WALL TO HAVE 2 HOUR FIRE RATING, CAN TERMINATE AT EXTERIOR WALLS

IBC 903.2.8 & 903.3.1.2 - USE GROUP R-2 TO HAVE NFPA 13R SPRINKLER SYSTEM

IBC 905 - STANDPIPE NOT REQUIRED (NOT MORE THAN 30 FEET ABOVE LOWEST FIRE DEPARTMENT ACCESS)

IBC 907.2.9.2 - SMOKE ALARMS REQUIRED

1004.11 - FLOOR AREA PER OCCUPANT - RESIDENTIAL - 200 GROSS
 SIDE 1 - 3070/200X3 STORIES = 41 OCCUPANTS
 SIDE 2 - 2624/200X3 STORIES = 40 OCCUPANTS

1008.12 - BUILDING ENTRY DOORS CAN SWING IN (TO AVOID ENCROACHMENT ISSUE WITH ALLEY), OCCUPANT LOAD IS LESS THAN 50

1016.1 - EXIT ACCESS TRAVEL DISTANCE - R USE = 250 FEET W/ NFPA 13R SPRINKLER

1021.2 BUILDING WITH ONE EXIT ALLOWED (3 DWELLING UNITS PER FLOOR AND LESS THAN 50 FEET OF TRAVEL DISTANCE TO EXIT)

1022.1 - STAIR CONNECTING 3 STORIES = 1 HOUR FIRE RATED STAIR ENCLOSURE

1051.6 EXCEPTION 2 - ACCESSIBLE UNIT ENTRANCES ARE NOT REQUIRED (UNITS ARE NOT REQUIRED TO BE TYPE A OR TYPE B)

1107.6.2.11 - TYPE A UNITS NOT REQUIRED (LESS THAN 20 UNITS TOTAL)

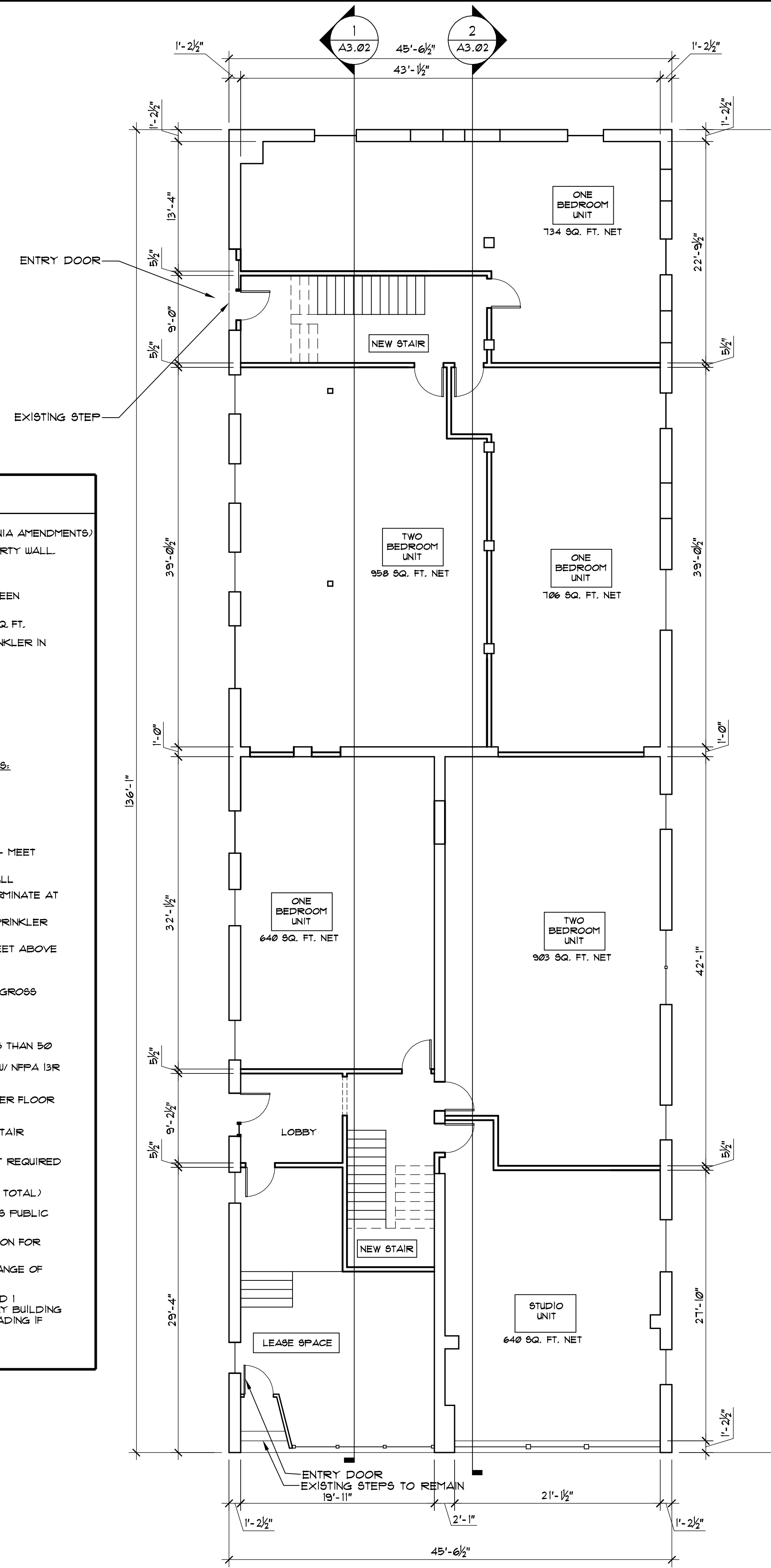
1207.2 - 50 STC MINIMUM BETWEEN DWELLING UNITS AS WELL AS PUBLIC AREAS

1301 - ENERGY CODE REQUIREMENTS (NEED CODE MODIFICATION FOR HISTORIC BUILDING)

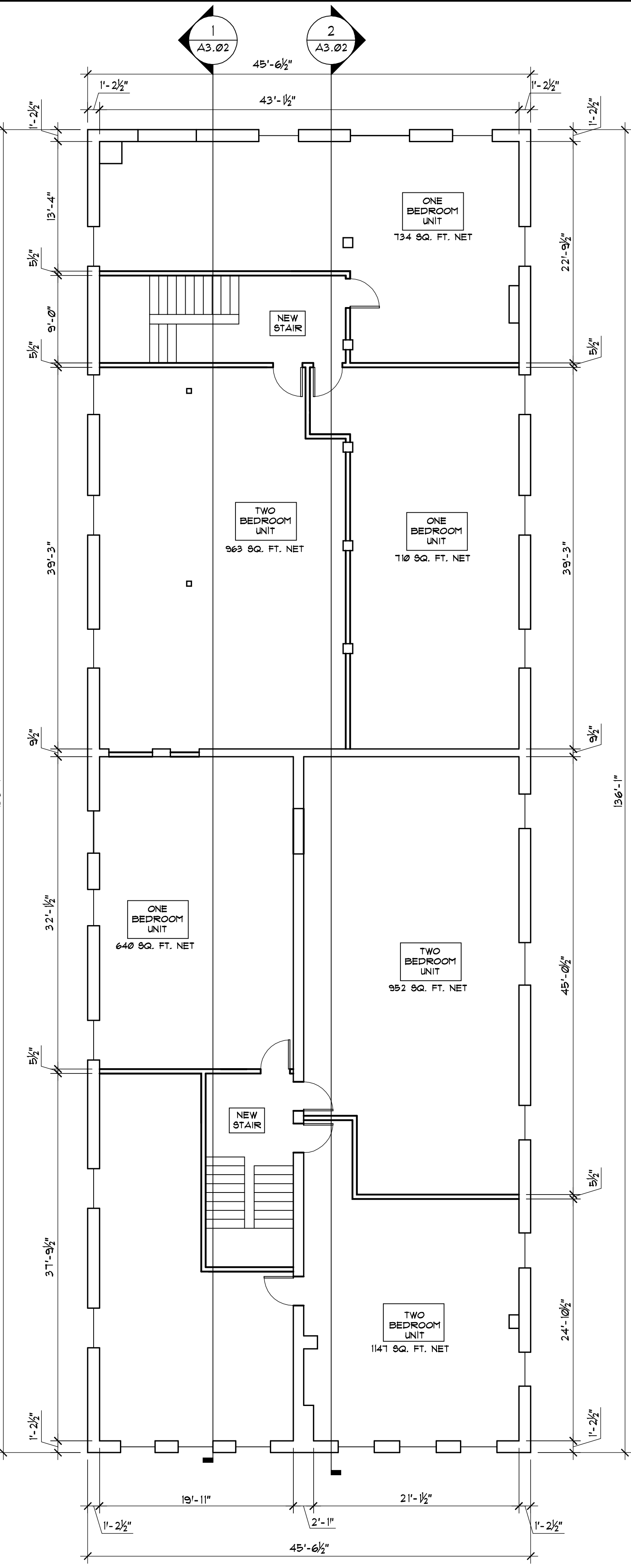
34111 - TYPE B UNITS NOT REQUIRED - EXISTING BUILDING CHANGE OF OCCUPANCY

34114.2 - COMPLETE BUILDING CHANGE OF OCCUPANCY - NEED 1 ACCESSIBLE ENTRANCE, ONE ACCESSIBLE ROUTE TO PRIMARY BUILDING FUNCTIONS, SIGNAGE PER 110, ACCESSIBLE PARKING AND LOADING IF PROVIDED AND FEASIBLE PER AHJ

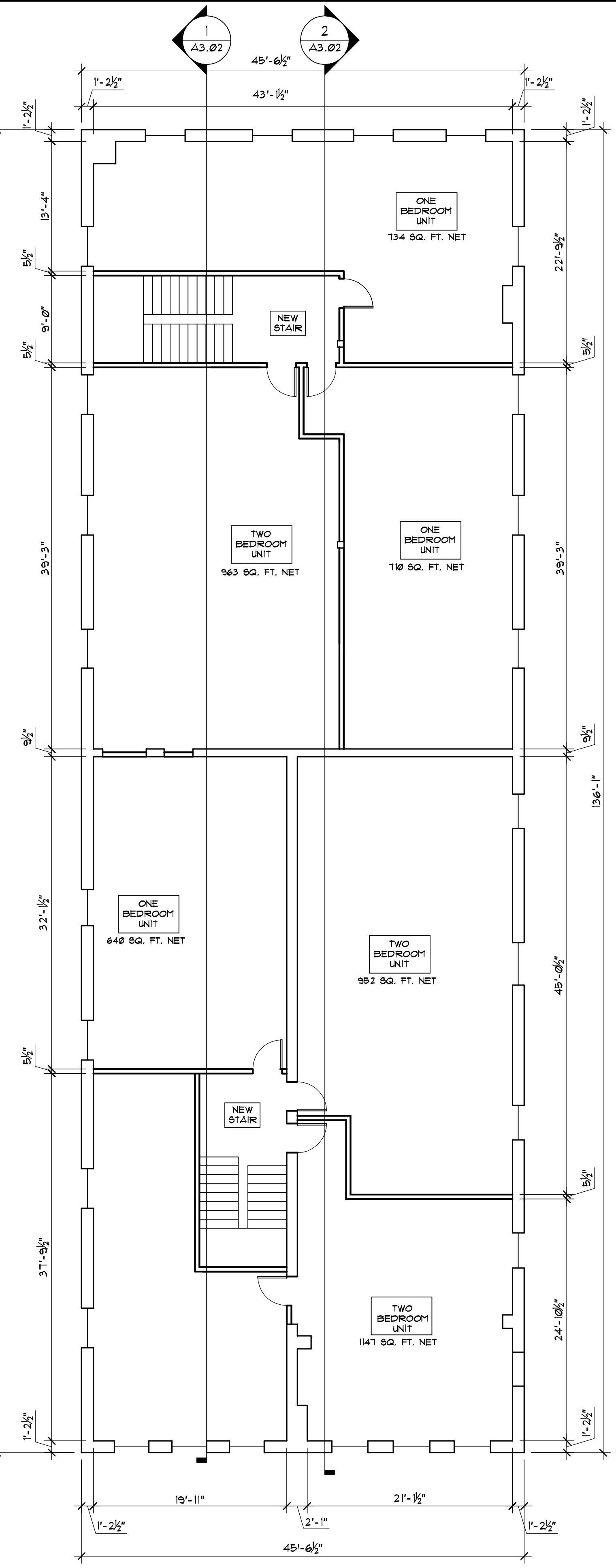
34118.14 - DOOR THRESHOLDS = 3/4" MAX



PROPOSED FIRST FLOOR PLAN
 6,191 SQ. FEET GROSS



PROPOSED SECOND FLOOR PLAN



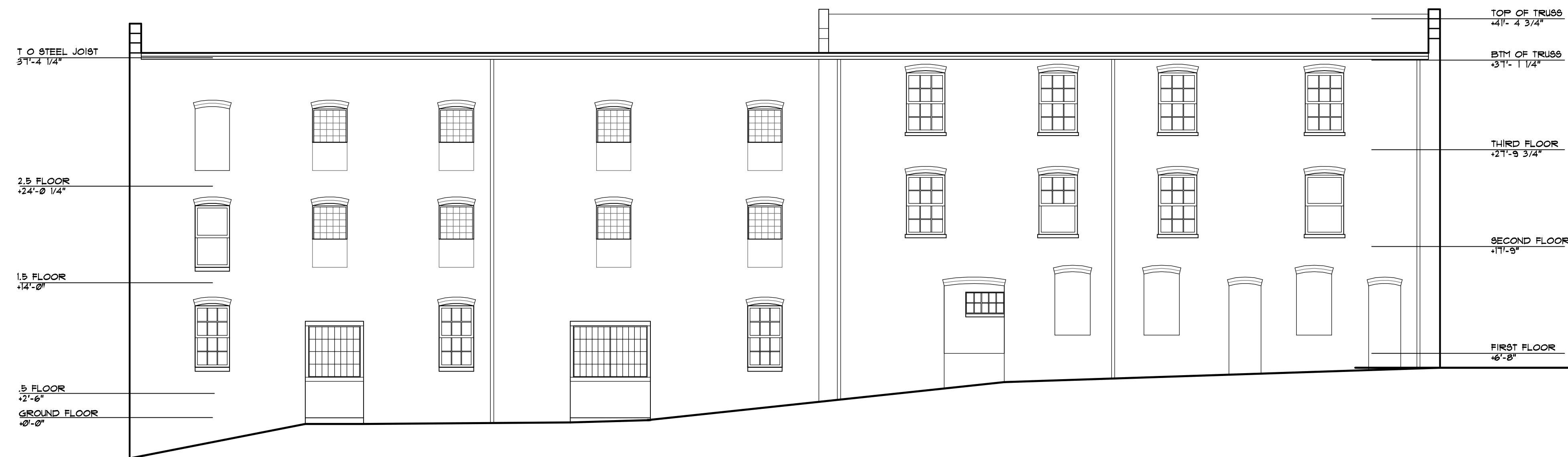
PROPOSED THIRD FLOOR PLAN



EXISTING NORTH/SIDE ELEVATION



EXISTING WEST/FRONT ELEVATION



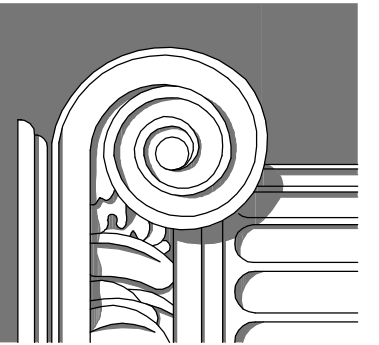
EXISTING SOUTH/SIDE ELEVATION



EXISTING EAST/REAR ELEVATION



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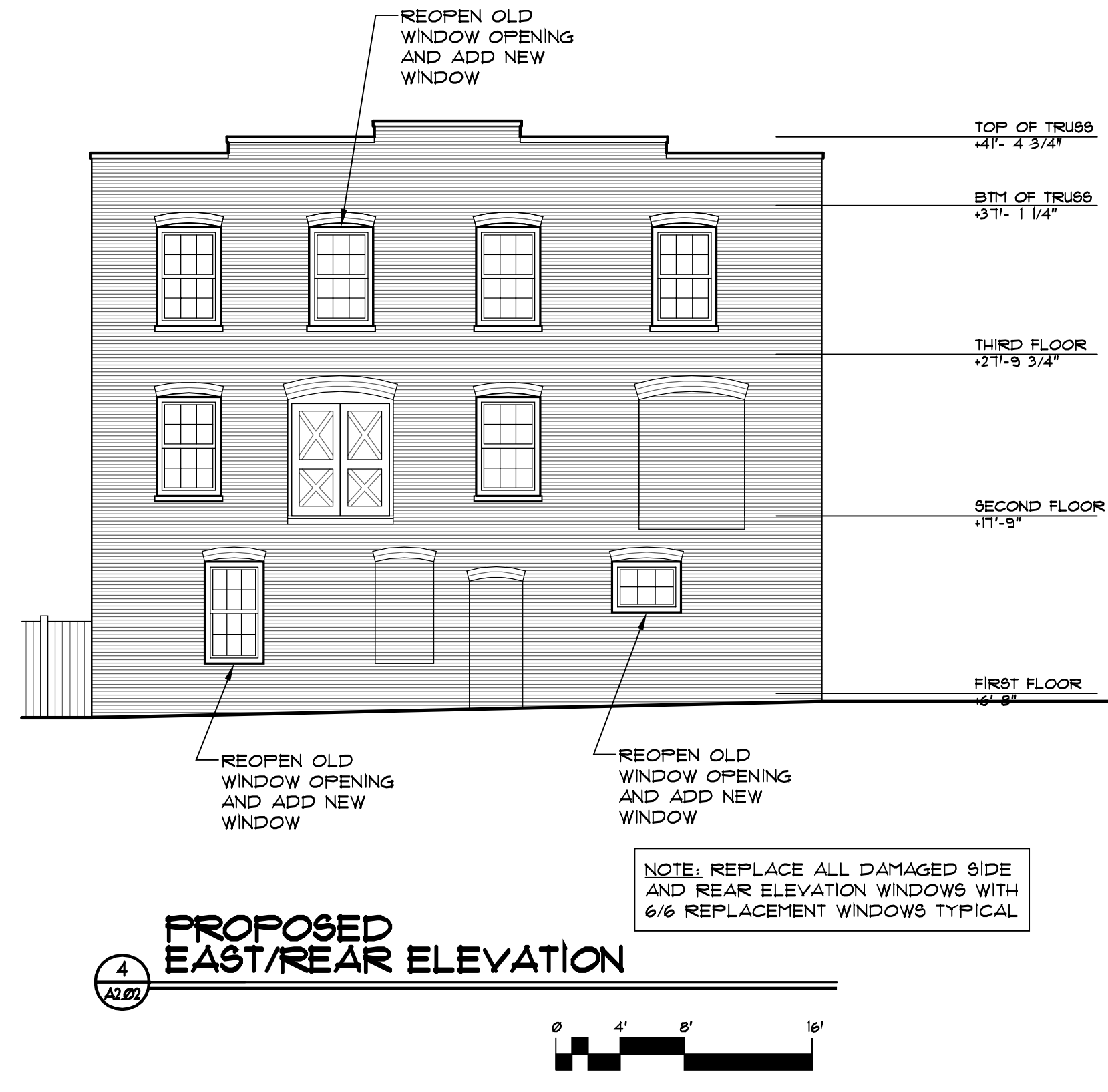
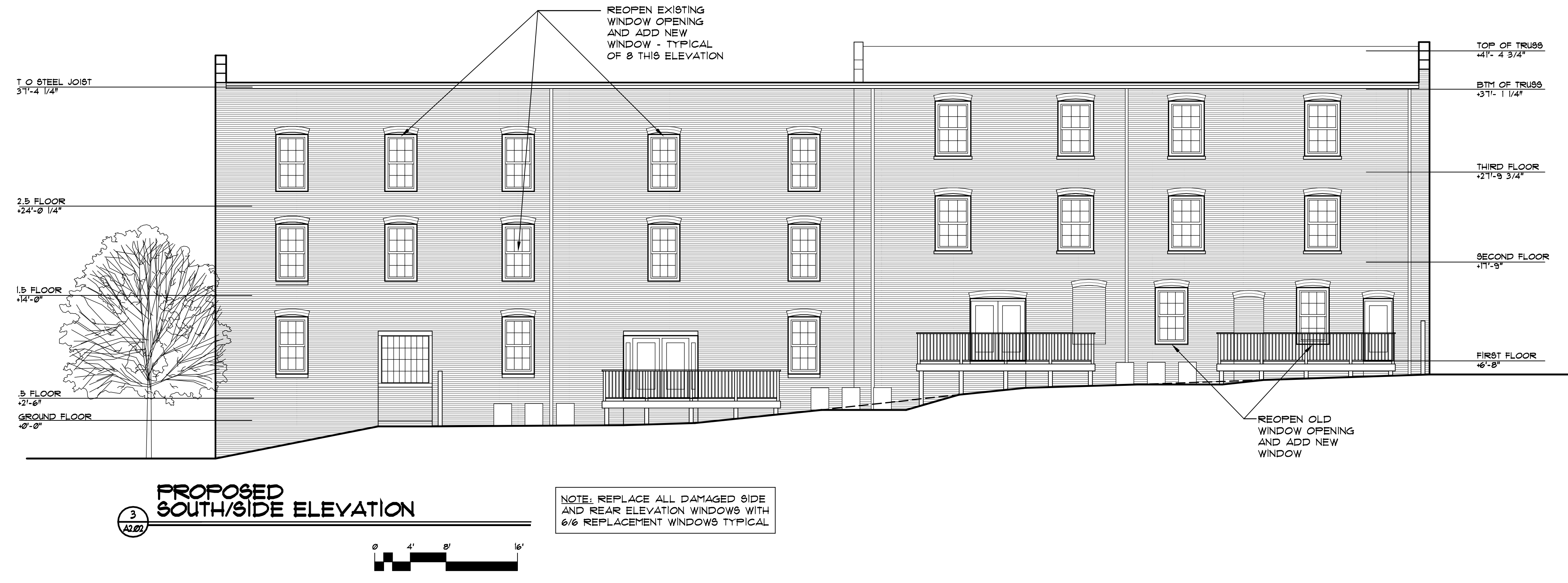
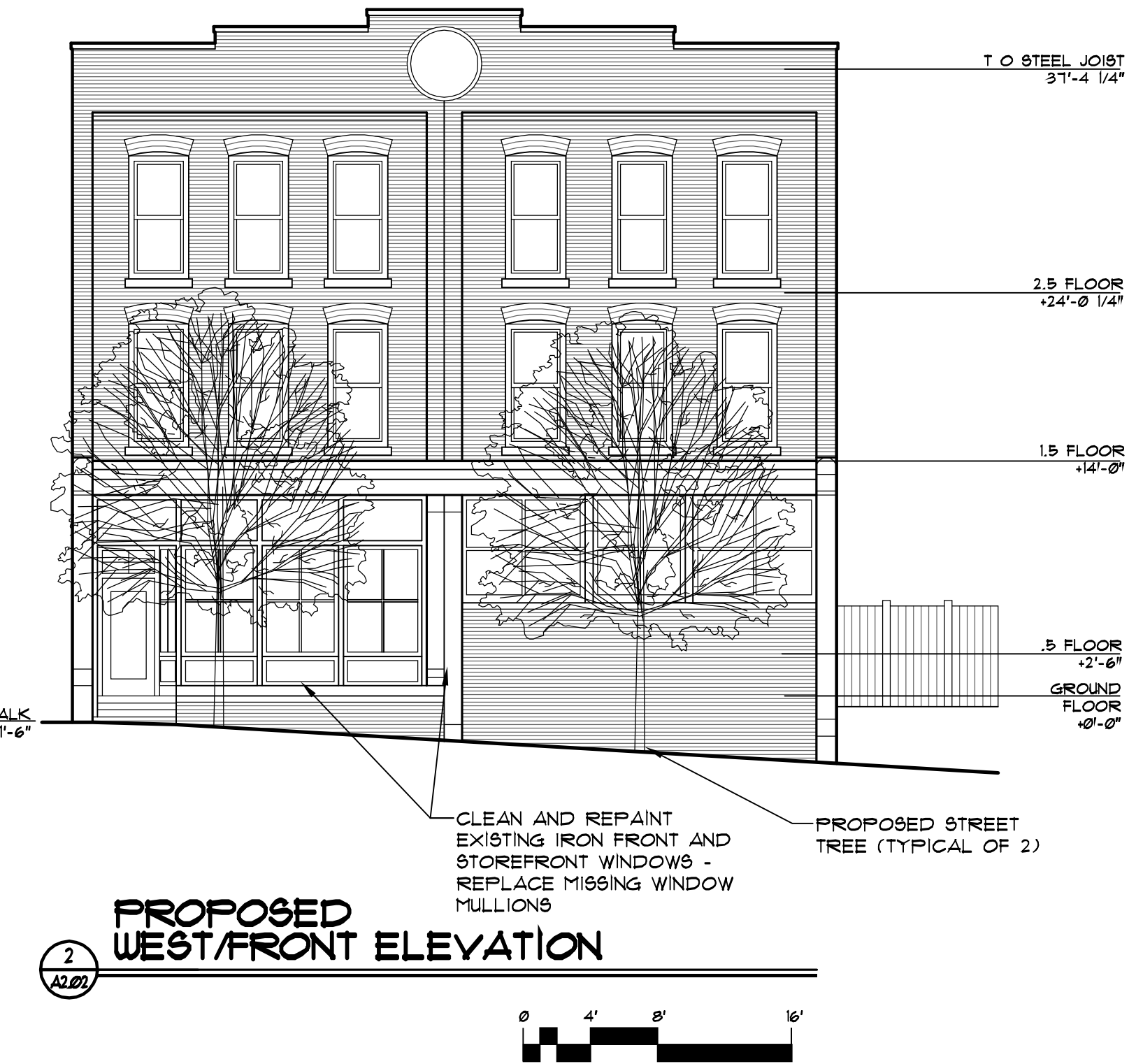
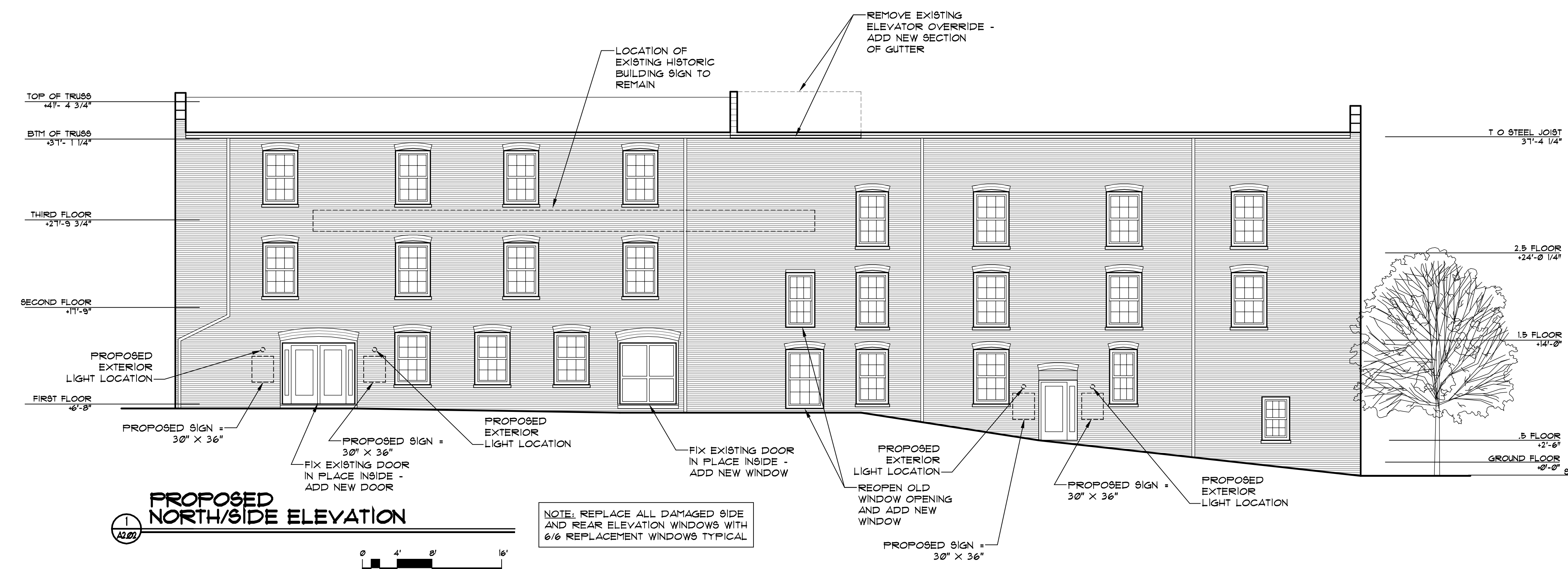
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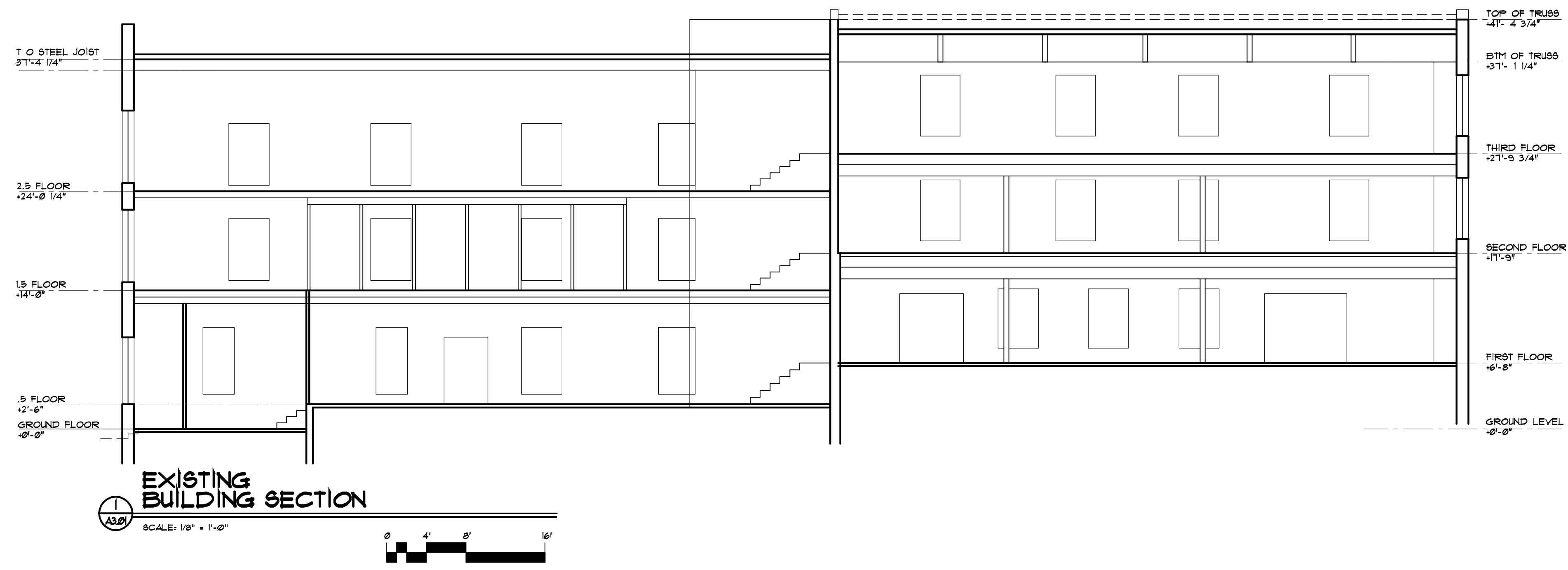
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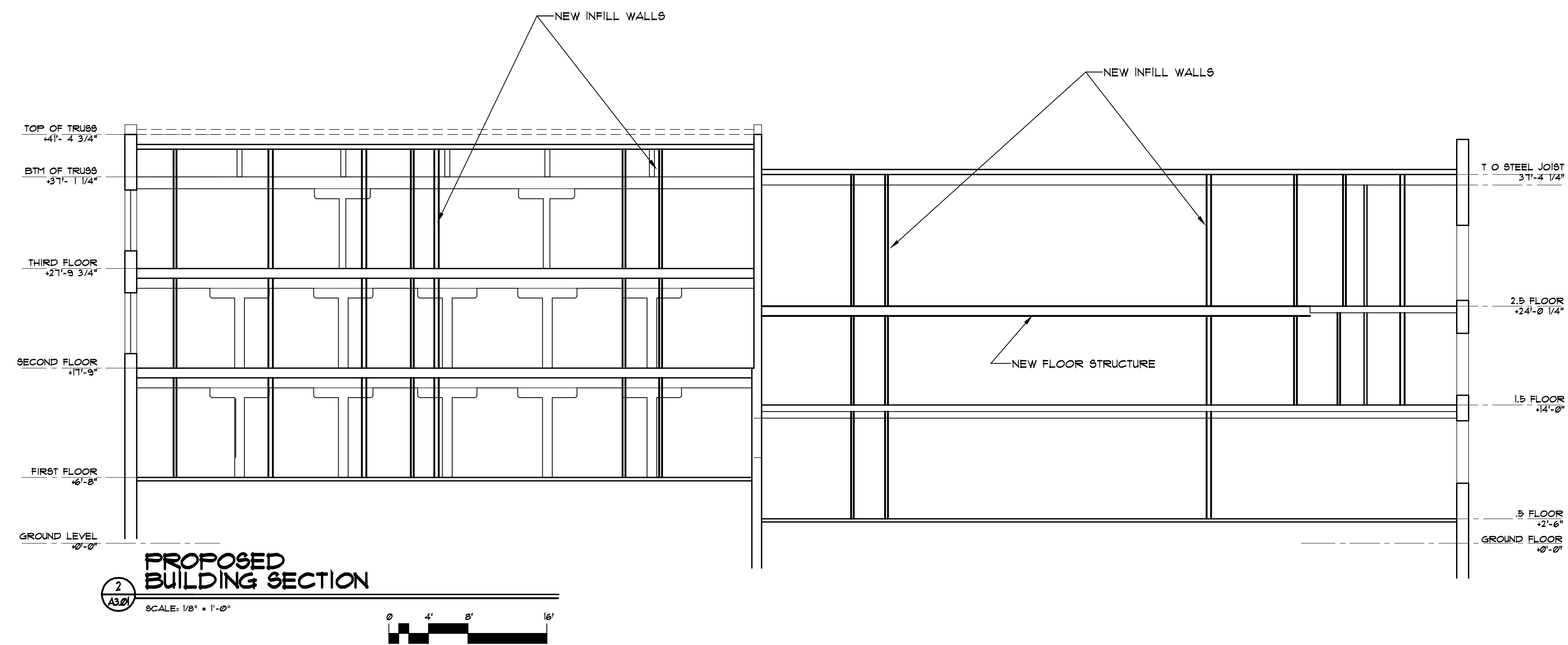
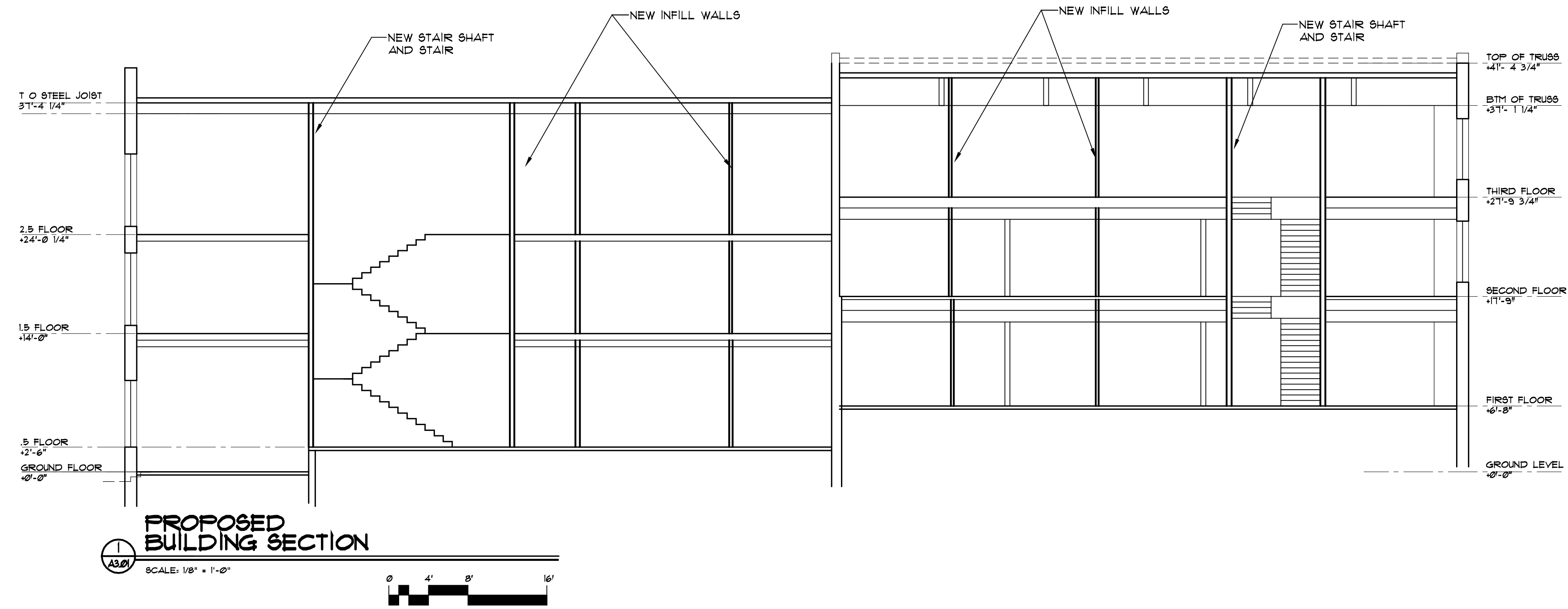
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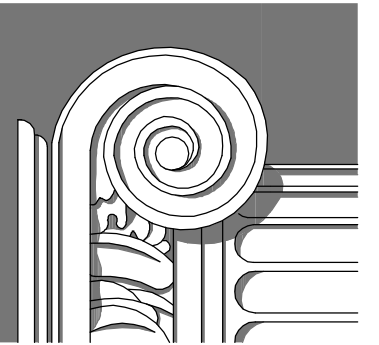
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