

# VICTORY APARTMENTS

RICHMOND, VIRGINIA

SPECIAL USE PERMIT APPLICATION: APRIL 5, 2012

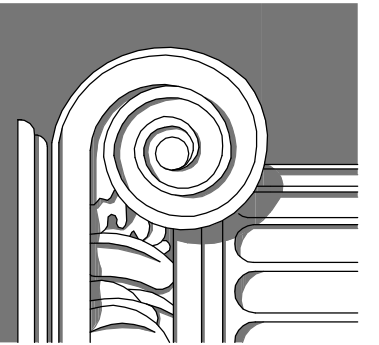
**DEVELOPER:** VICTORY APARTMENTS, LLC  
5711 GREENDALE ROAD, HENRICO, VA 23228

**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.

2119 EAST FRANKLIN STREET RICHMOND, VIRGINIA 23223  
(804) 643-6196 FAX (804) 643-6196 WINKS@W-S-NOWA.COM



VICTORY APARTMENTS  
RICHMOND, VIRGINIA

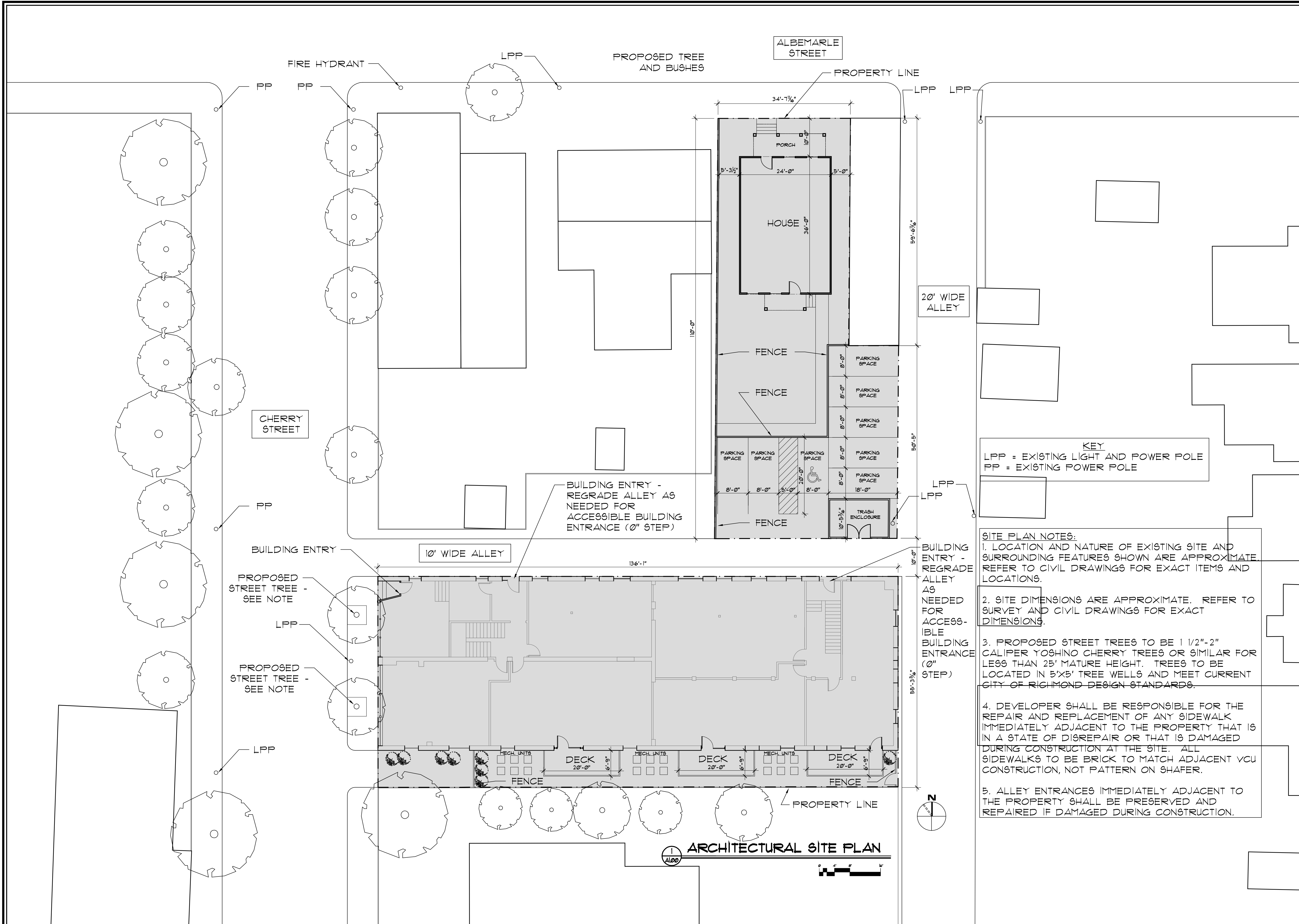
SITE DATA		VICINITY MAP		INDEX OF DRAWINGS																																																													
PARCEL TAX NUMBERS	W0000167051 & W0000167005			TITLE	ISSUED																																																												
PARCEL ADDRESSES:	407 SOUTH CHERRY STREET & 811 ALBEMARLE STREET			COVER SHEET	4/5/12																																																												
CURRENT 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 BUILDINGS:	6,197 SQ. FT. - APARTMENTS 1,045 SQ. FT. - HOUSE & PORCHES 7,242 SQ. FT. - TOTAL			A1.01 EXISTING FLOOR PLANS PROPOSED FLOOR PLANS & CODE DATA	4/5/12																																																												
PAVED AREA (VEHICULAR):	1,722 SQ. FT. - TOTAL			A1.02 PROPOSED HOUSE FLOOR PLANS & ELEVATIONS	5/30/12																																																												
OPEN SPACE:	4,638 SQ. FT - TOTAL			A2.01 EXISTING BUILDING ELEVATIONS	4/5/12																																																												
USEABLE OPEN SPACE:	2,916 SQ. FT - TOTAL			A2.02 PROPOSED BUILDING ELEVATIONS	4/5/12																																																												
TOTAL GROSS BUILDING FLOOR AREA:	18,591 SQ. FT. - APARTMENTS 1,909 SQ. FT. - HOUSE & PORCHES 20,500 SQ. FT. - TOTAL			A3.01 EXISTING BUILDING SECTIONS	4/5/12																																																												
NUMBER OF STORIES:	3 STORIES - APARTMENTS 2 STORIES - HOUSE			A3.02 PROPOSED BUILDING SECTIONS	4/5/12																																																												
PARKING SPACES REQUIRED/PROVIDED:	18/8 PLUS ON STREET PARKING																																																																
<table border="1"> <thead> <tr> <th>UNIT MIX</th> <th>GROSS SF</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> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>640</td> <td>640</td> <td>706/710</td> <td>734</td> <td>903</td> <td>952</td> <td>958/963</td> <td>1141</td> <td></td> <td>(1) - STUDIO UNIT 6%</td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>(9) - 1 BEDROOM UNITS 50%</td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>(8) - 2 BEDROOM UNITS 44%</td> </tr> <tr> <td>TOTAL</td> <td></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> <td></td> </tr> </tbody> </table>				UNIT MIX	GROSS SF	STUDIO	1 BEDRM	1 BEDRM	1 BEDRM	2 BEDRM	2 BEDRM	2 BEDRM	2 BEDRM	TOTAL		1		640	640	706/710	734	903	952	958/963	1141		(1) - STUDIO UNIT 6%	2											(9) - 1 BEDROOM UNITS 50%	3											(8) - 2 BEDROOM UNITS 44%	TOTAL		1	3	3	3	1	2	3	2	18			
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SHEET TITLE  
COVER SHEET

DATE: 4/5/2012  
REVISIONS  
SUP COMMENTS  
5/30/2012

COVER

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 ARCHITECTS P.C.



**VICTORY  
 APARTMENTS**  
 RICHMOND, VIRGINIA

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

- SITE PLAN NOTES:**
1. LOCATION AND NATURE OF EXISTING SITE AND SURROUNDING FEATURES SHOWN ARE APPROXIMATE. REFER TO CIVIL DRAWINGS FOR EXACT ITEMS AND LOCATIONS.
  2. SITE DIMENSIONS ARE APPROXIMATE. REFER TO SURVEY AND CIVIL DRAWINGS FOR EXACT DIMENSIONS.
  3. PROPOSED STREET TREES TO BE 1 1/2"-2" CALIPER YOSHINO CHERRY TREES OR SIMILAR FOR LESS THAN 25' MATURE HEIGHT. TREES TO BE LOCATED IN 5'X5' TREE WELLS AND MEET CURRENT CITY OF RICHMOND DESIGN STANDARDS.
  4. DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY SIDEWALK IMMEDIATELY ADJACENT TO THE PROPERTY THAT IS IN A STATE OF DISREPAIR OR THAT IS DAMAGED DURING CONSTRUCTION AT THE SITE. ALL SIDEWALKS TO BE BRICK TO MATCH ADJACENT VCU CONSTRUCTION, NOT PATTERN ON SHAFER.
  5. ALLEY ENTRANCES IMMEDIATELY ADJACENT TO THE PROPERTY SHALL BE PRESERVED AND REPAIRED IF DAMAGED DURING CONSTRUCTION.

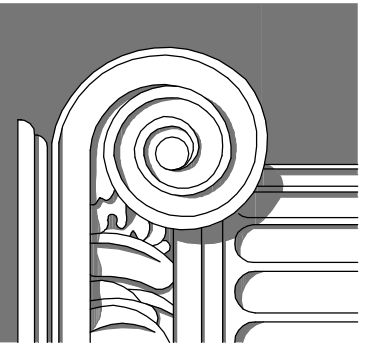
SHEET TITLE  
**PROPOSED  
 SITE PLAN**

DATE: 4/5/2012  
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 5/30/2012

**A1.00**

JOB NO. 11-551

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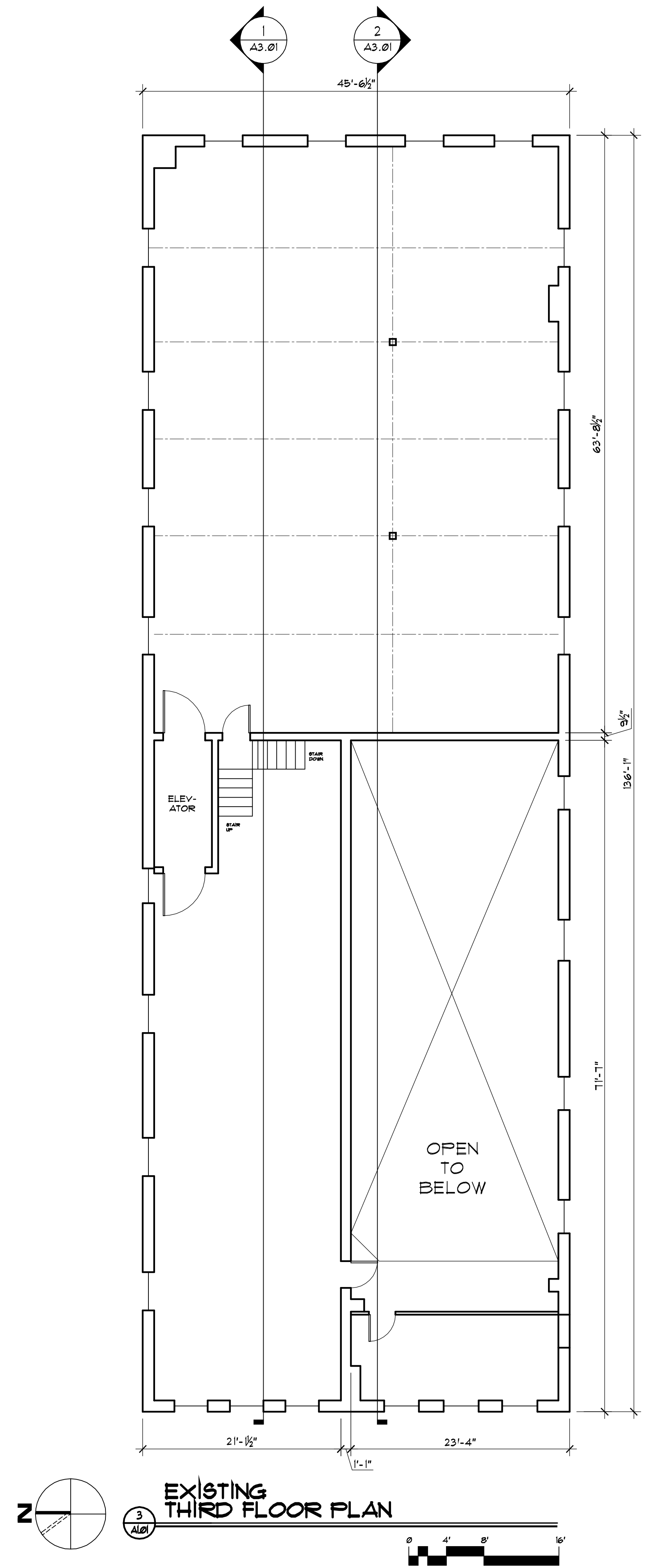
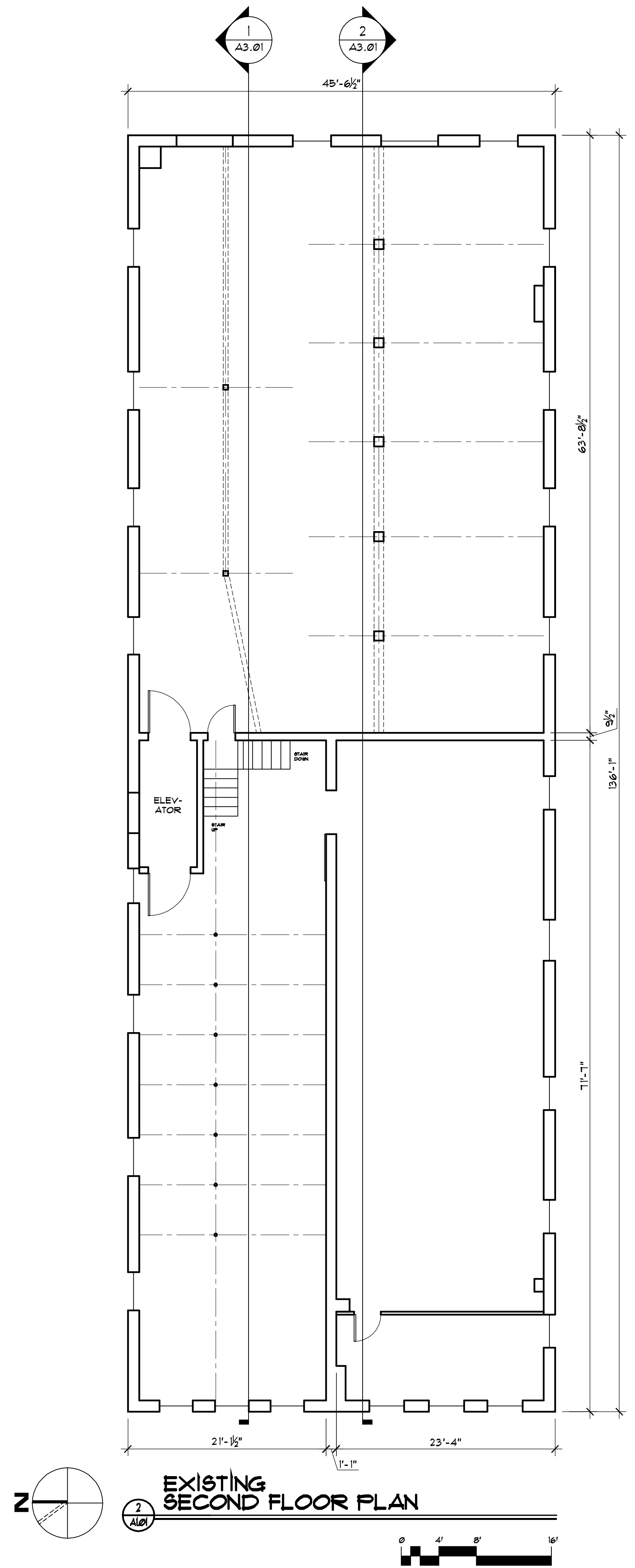
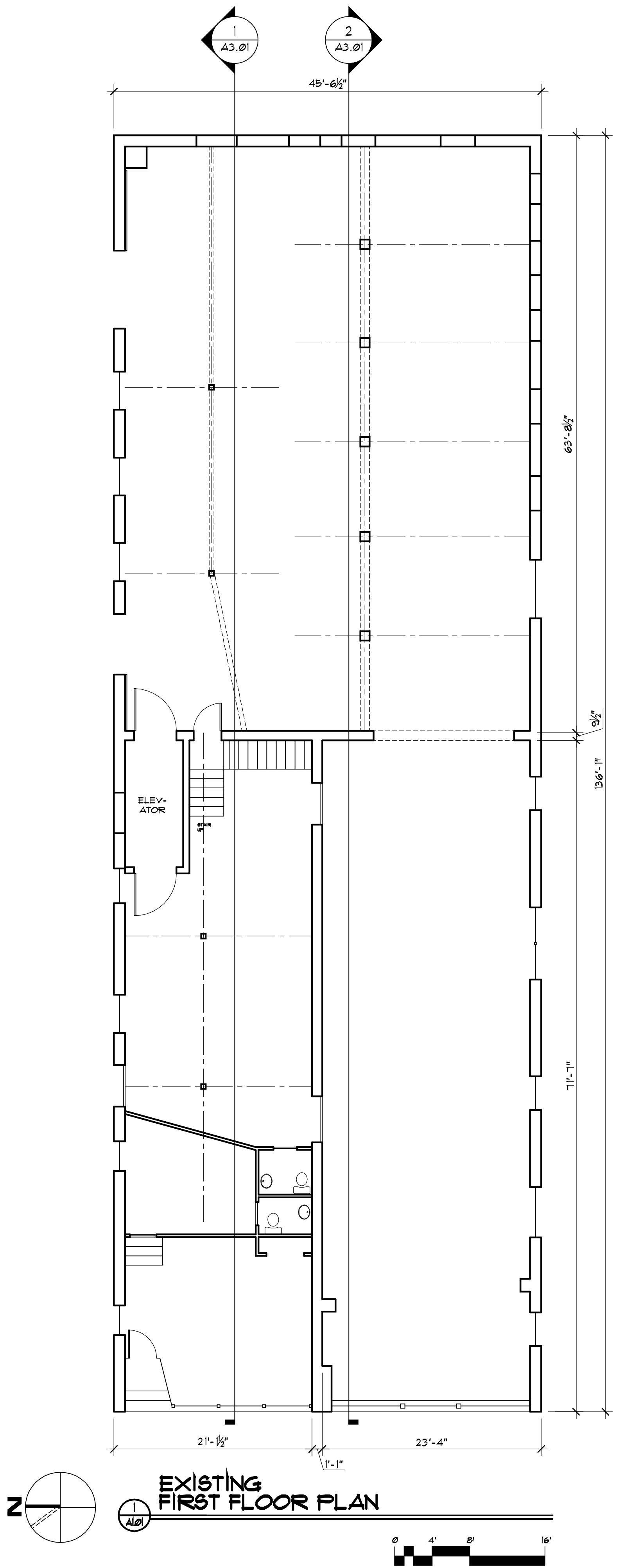
SHEET TITLE  
**EXISTING  
 BUILDING  
 PLANS**

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**A1.01**

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**CODE DATA - APARTMENTS**

**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.

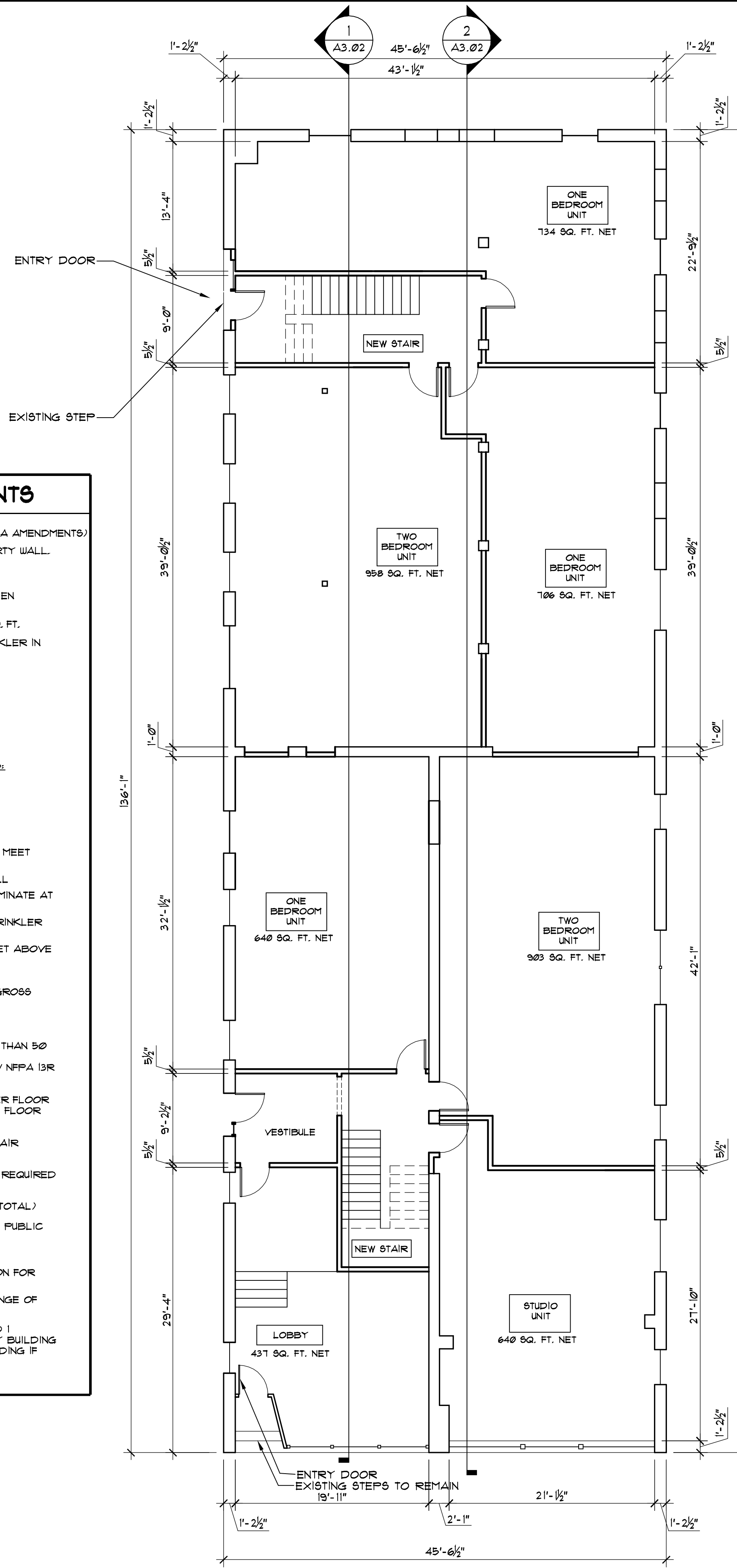
**ACTUAL BUILDING AREAS**  
 FIRST FLOOR = 3,306 SQ. FT. + 2,873 SQ. FT. + 6,179 SQ. FT.  
 SECOND FLOOR = 3,306 SQ. FT. + 2,873 SQ. FT. + 6,179 SQ. FT.  
 THIRD FLOOR = 3,306 SQ. FT. + 2,873 SQ. FT. + 6,179 SQ. FT.  
 TOTAL = 9,918 SQ. FT. + 8,619 SQ. FT. + 18,337 SQ. FT.  
 ACTUAL BUILDING HEIGHT - 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

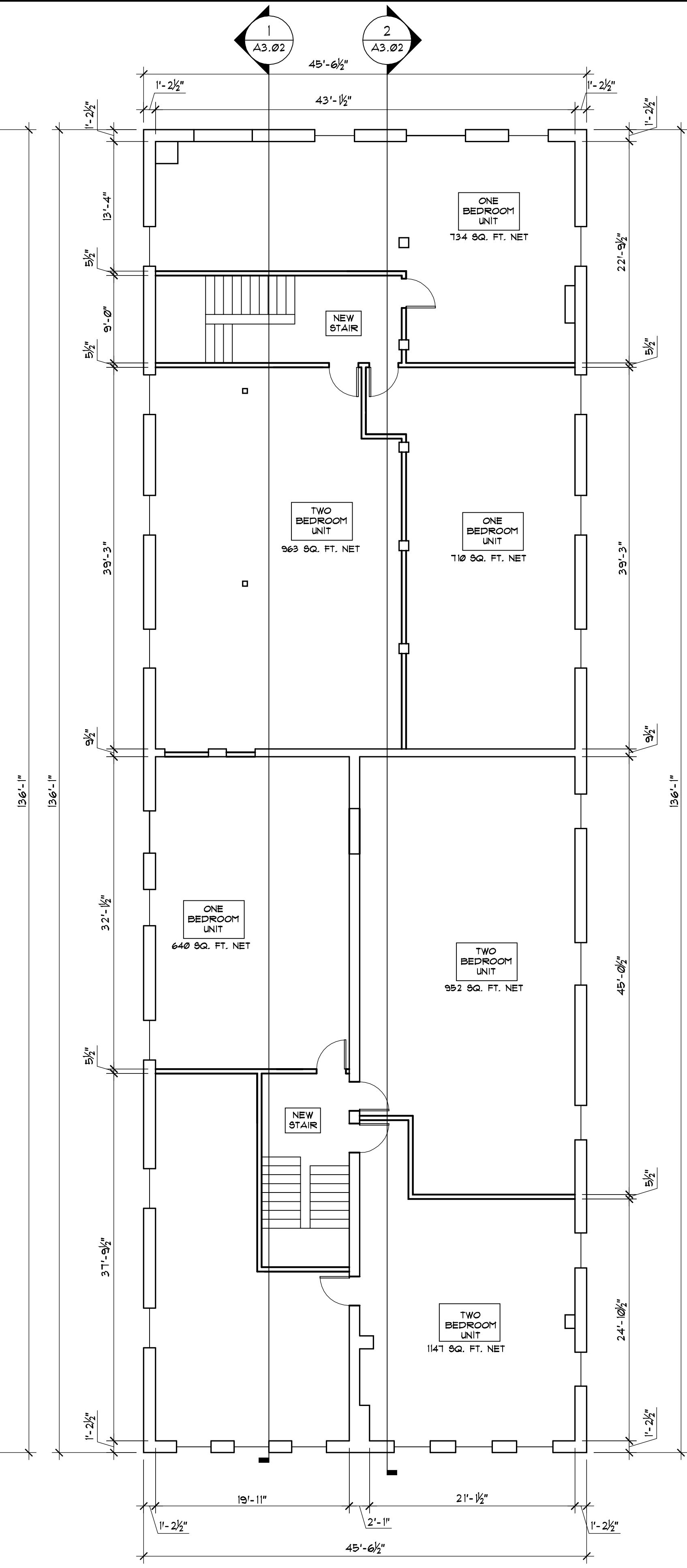
IBC 705.3 - CONSIDER AS TWO BUILDINGS ON THE SAME LOT - MEET HEIGHT AND AREA REQUIREMENTS FOR SINGLE BUILDING  
 IBC 706.11 - PARTY WALL BETWEEN BUILDINGS TO BE FIRE WALL  
 IBC 706.4 - FIRE WALL TO HAVE 2 HOUR FIRE RATING, CAN TERMINATE AT EXTERIOR WALLS  
 IBC 903.2.2 & 903.3.1.2 - USE GROUP R-2 TO HAVE NFPA 13R SPRINKLER SYSTEM  
 IBC 905 - STANDPIPE NOT REQUIRED (NOT MORE THAN 30 FEET ABOVE LOWEST FIRE DEPARTMENT ACCESS)  
 IBC 907.2.2 - 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

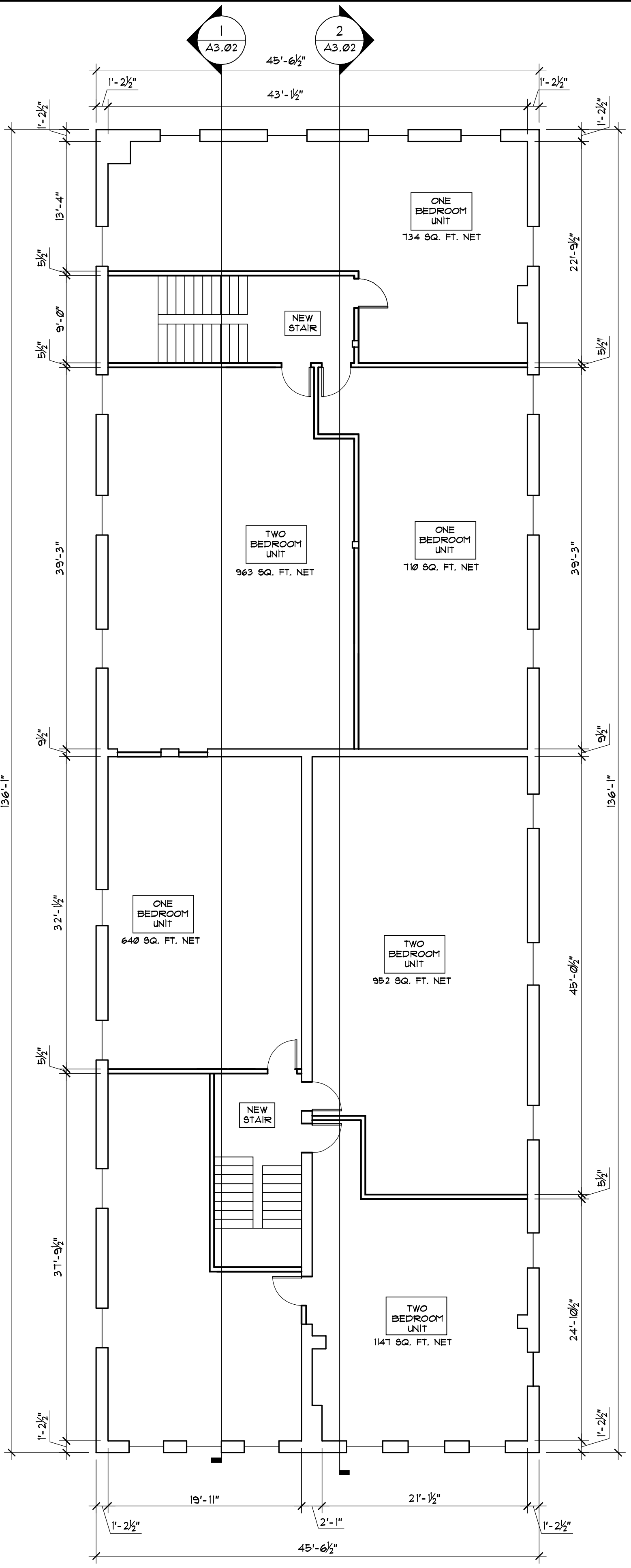
1008.12 - BUILDING ENTRY DOORS CAN SWING IN (TO AVOID ENCROACHMENT ISSUE WITH ALLEY), OCCUPANT LOAD IS LESS THAN 50  
 1016.1 - EXIT ACCESS TRAVEL DISTANCE - R USE = 250 FEET W/ NFPA 13R SPRINKLER  
 1021.2 - BUILDING WITH ONE EXIT ALLOWED (3 DWELLING UNITS PER FLOOR AND LESS THAN 50 FEET OF TRAVEL DISTANCE TO EXIT), 3RD FLOOR SLEEPING ROOMS TO HAVE EGRESS OPENINGS.  
 1022.1 - STAIR CONNECTING 3 STORIES = 1 HOUR FIRE RATED STAIR ENCLOSURE W/ ONE HOUR DOORS (TABLE 103.4).  
 1105.1.6 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  
 1208.4 - STUDIO APARTMENT TO COMPLY WITH THIS SECTION  
 1301 - ENERGY CODE REQUIREMENTS (NEED CODE MODIFICATION FOR HISTORIC BUILDING)  
 3411 - TYPE B UNITS NOT REQUIRED - EXISTING BUILDING CHANGE OF OCCUPANCY  
 3411.4.2 - 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 A11  
 3411.8.14 - DOOR THRESHOLDS = 3/4" MAX



**PROPOSED FIRST FLOOR PLAN**  
 6,191 SQ. FEET GROSS



**PROPOSED SECOND FLOOR PLAN**



**PROPOSED THIRD FLOOR PLAN**

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 RICHMOND, VIRGINIA

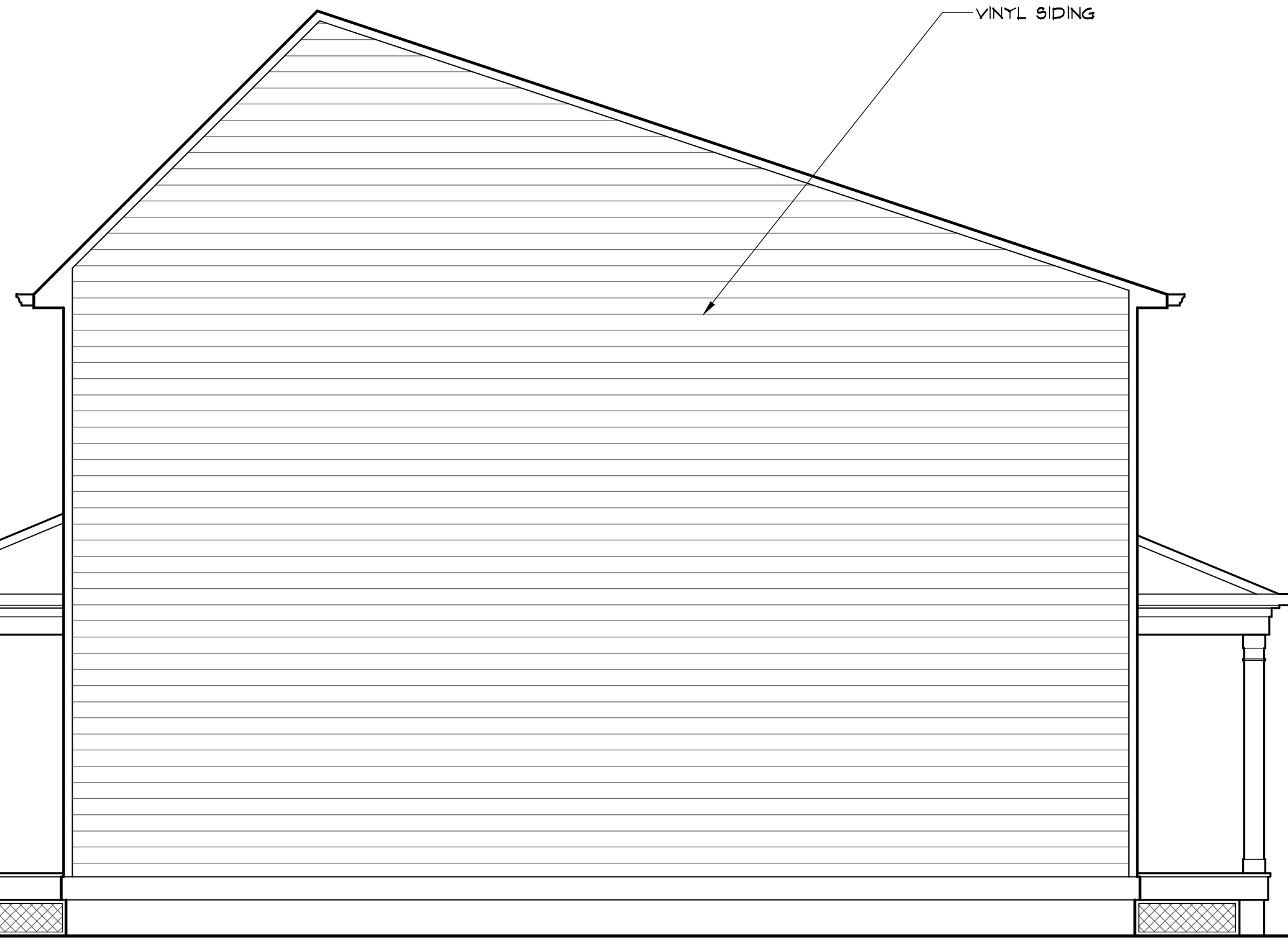
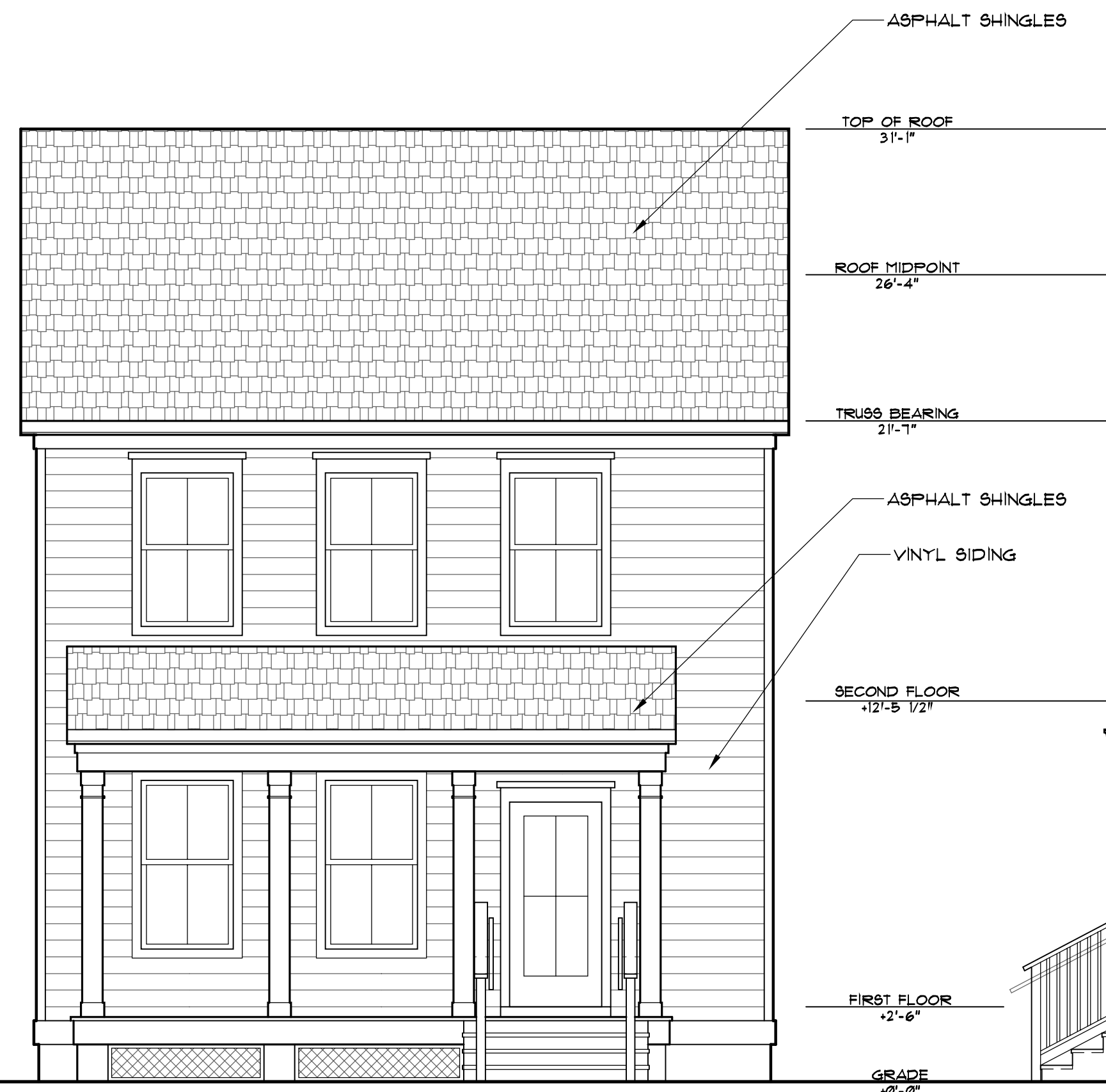
SHEET TITLE  
**PROPOSED BUILDING PLANS**

DATE: 4/5/2012  
 REVISIONS:  
 SUP COMMENTS  
 5/30/2012

**A1.02**

JOB NO. 11-551

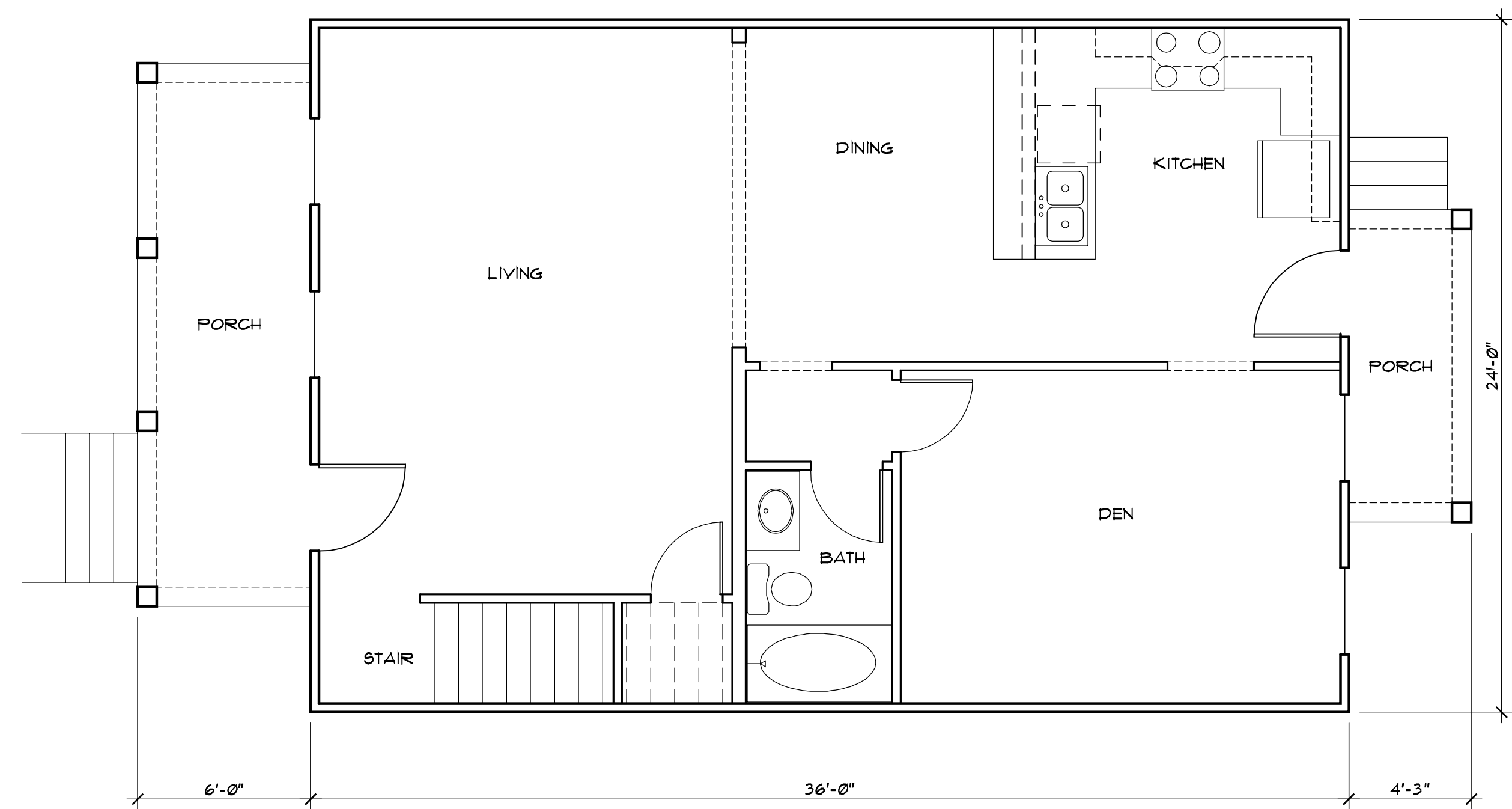
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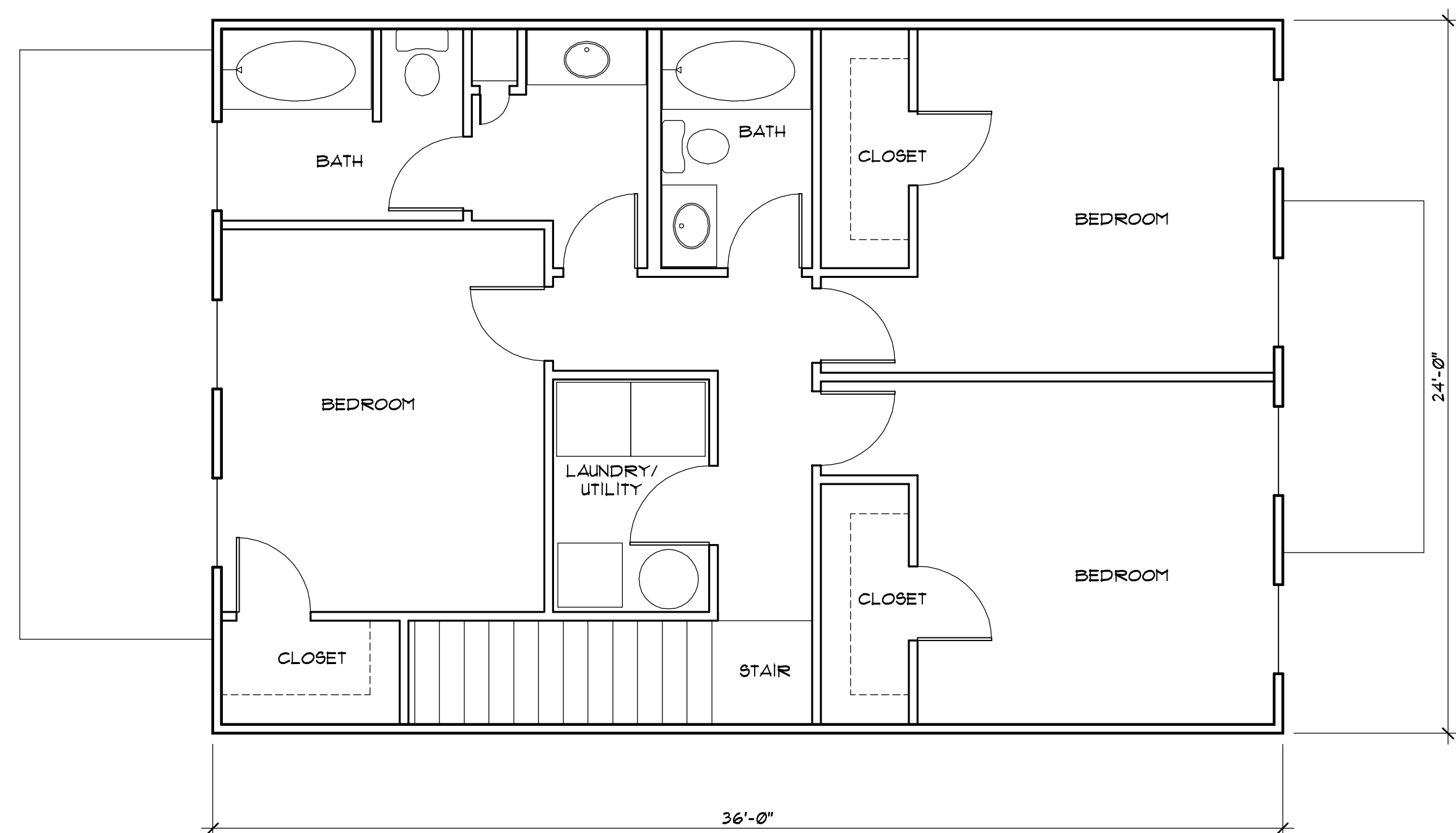
**PROPOSED FRONT ELEVATION**  
 1/AL03 864 SQ. FEET GROSS  
 0 2' 4' 8'

**PROPOSED SIDE ELEVATION**  
 1/AL03 864 SQ. FEET GROSS  
 0 2' 4' 8'

**PROPOSED REAR ELEVATION**  
 1/AL03 864 SQ. FEET GROSS  
 0 2' 4' 8'

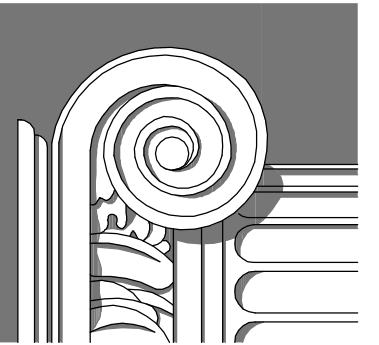


**PROPOSED FIRST FLOOR PLAN**  
 1/AL03 864 SQ. FEET GROSS  
 1,045 SQ. FEET GROSS INCL. PORCHES  
 0 2' 4' 8'



**PROPOSED SECOND FLOOR PLAN**  
 2/AL03 864 SQ. FEET GROSS  
 0 2' 4' 8'

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



**VICTORY APARTMENTS**  
 RICHMOND, VIRGINIA

SHEET TITLE  
**PROPOSED HOUSE PLANS & ELEV.**  
 DATE: 4/5/2012  
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 5/30/2012

**A1.03**

JOB NO. 11-551

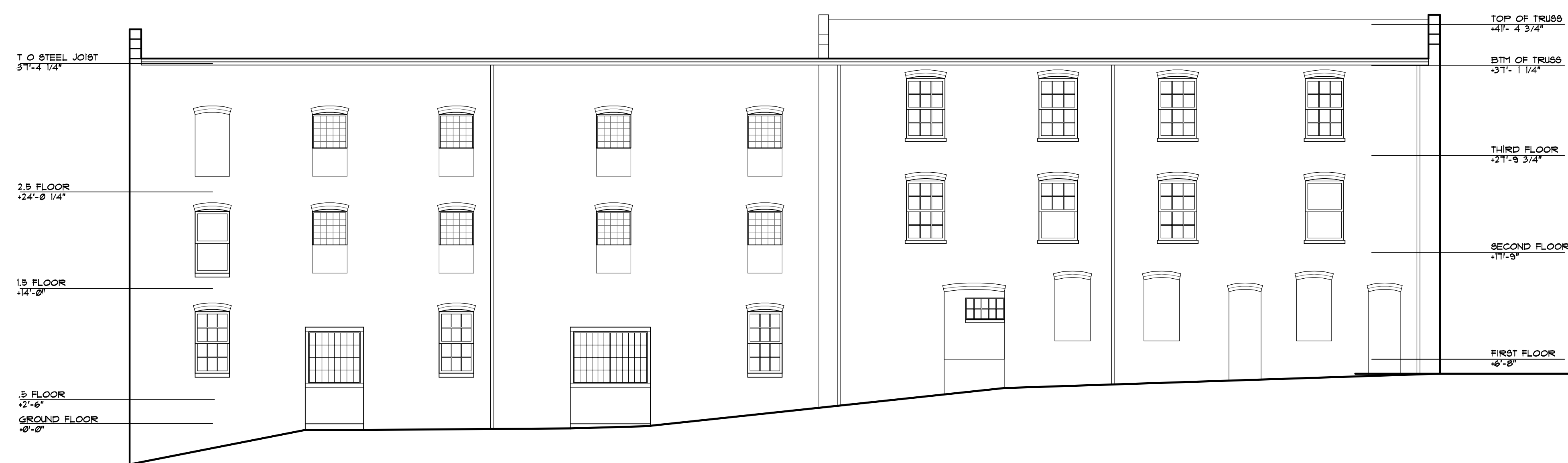
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EXISTING NORTH/SIDE ELEVATION



EXISTING WEST/FRONT ELEVATION



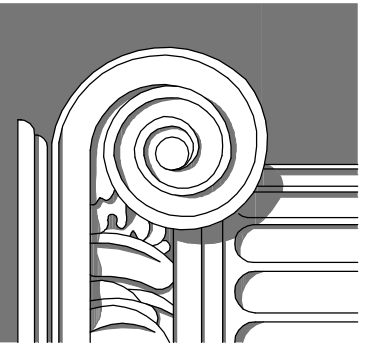
EXISTING SOUTH/SIDE ELEVATION



EXISTING EAST/REAR ELEVATION



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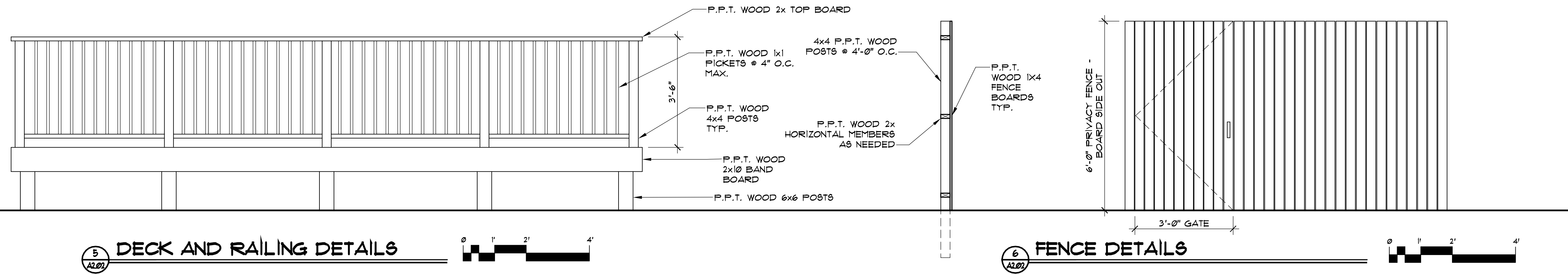
SHEET TITLE  
 EXISTING BUILDING ELEVATIONS

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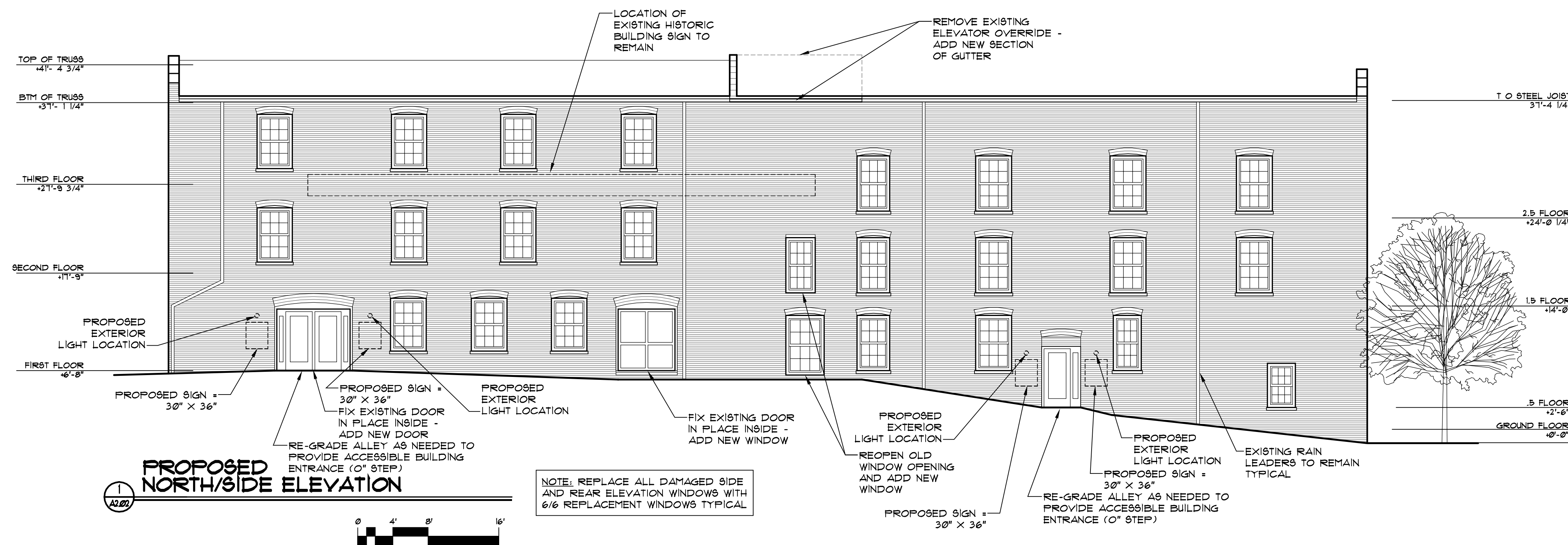
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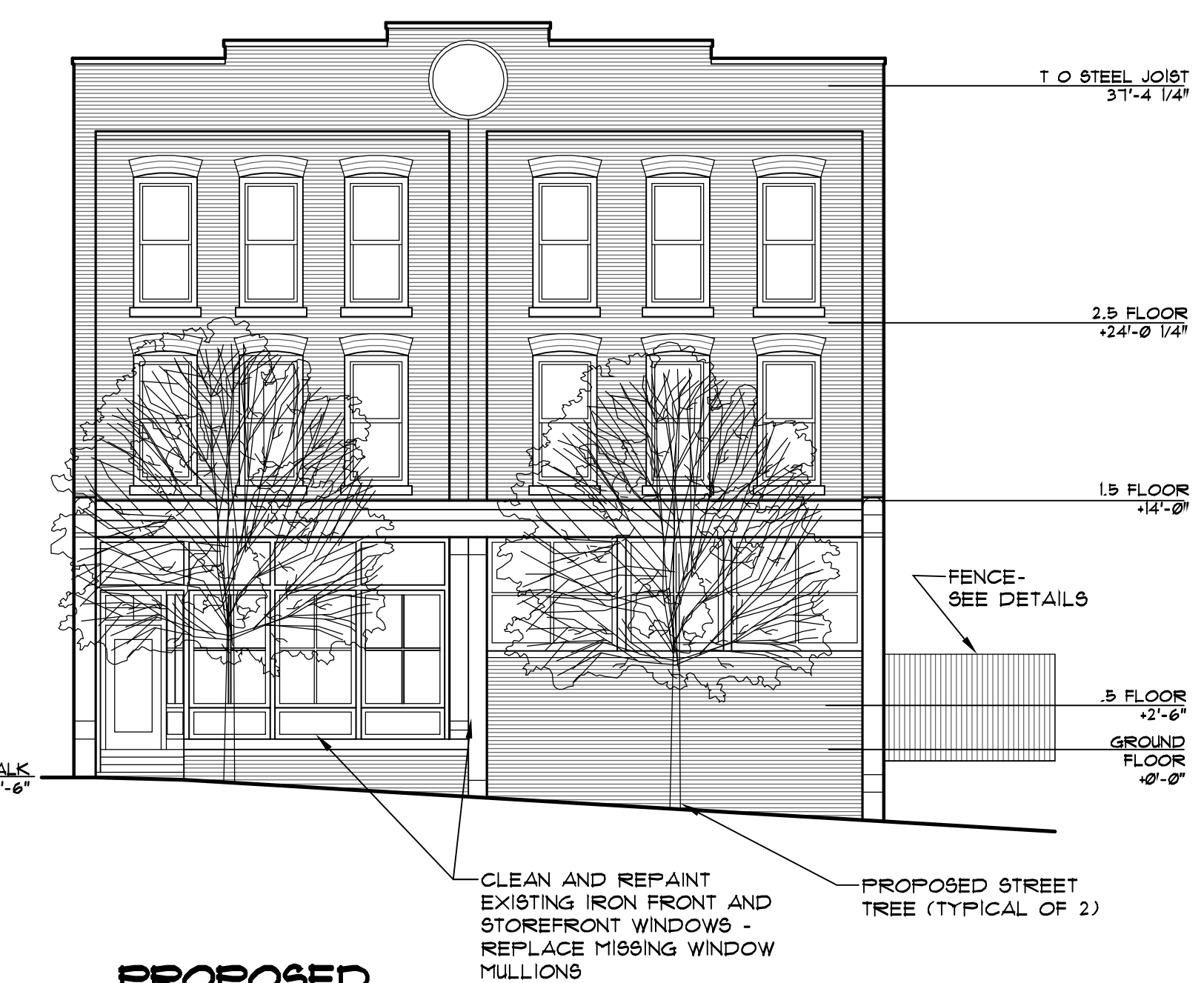


**5 DECK AND RAILING DETAILS**

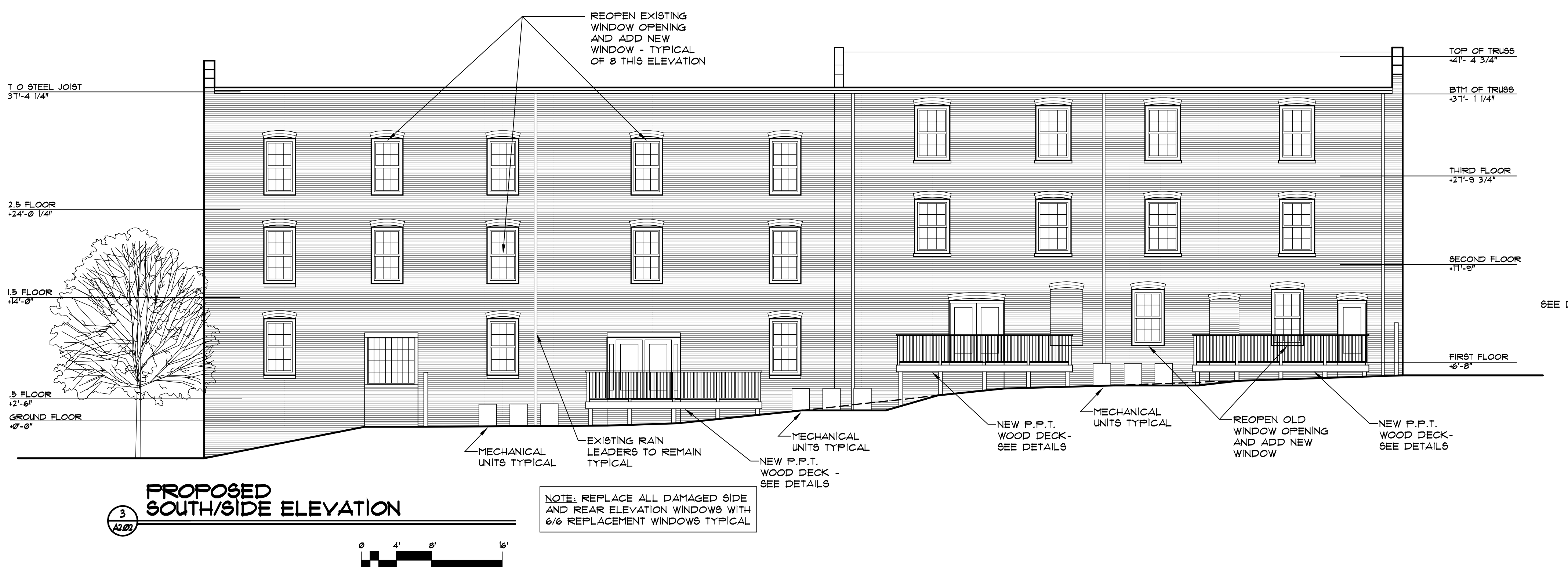
**6 FENCE DETAILS**



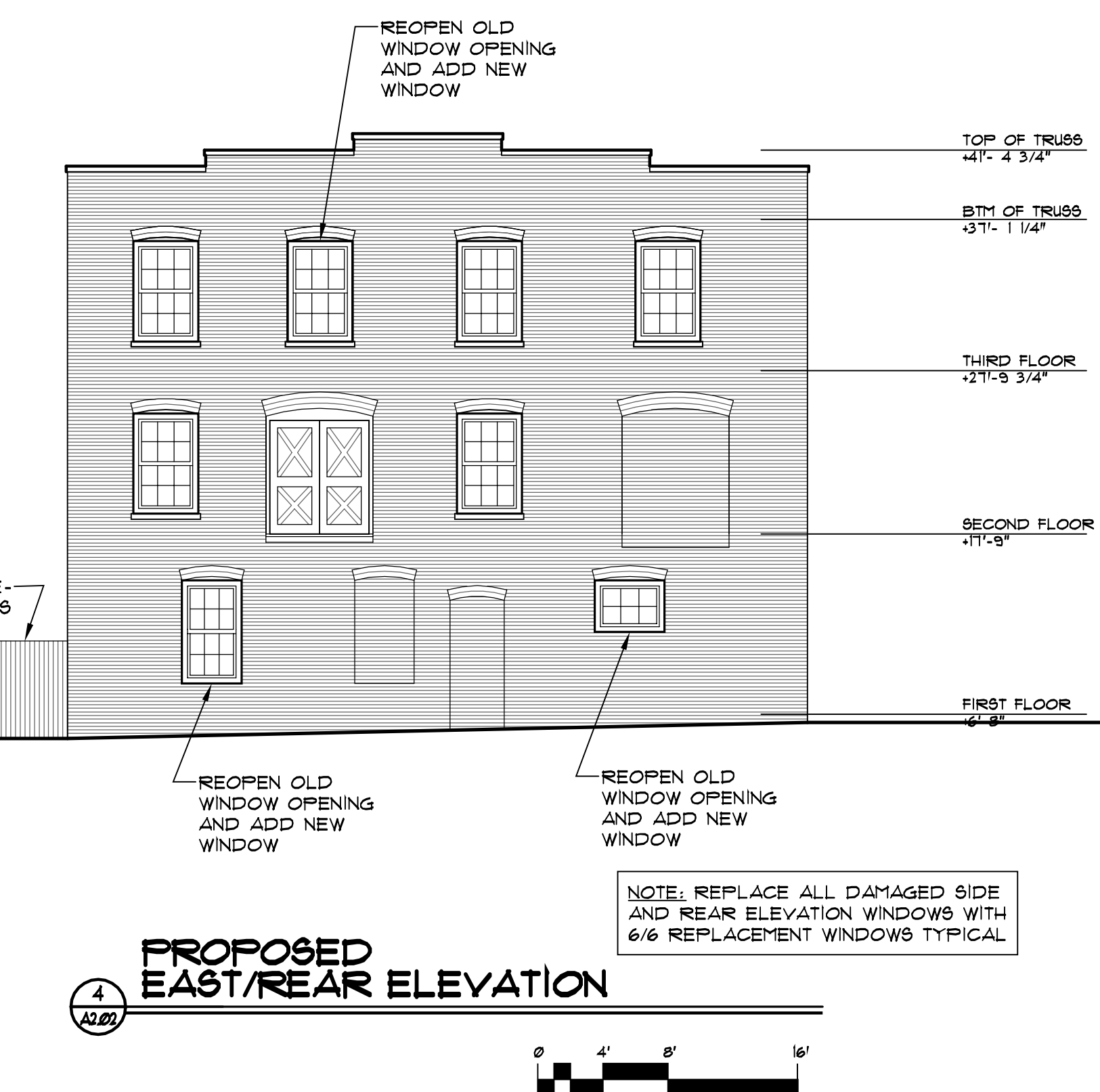
**1 PROPOSED NORTH/SIDE ELEVATION**



**2 PROPOSED WEST/FRONT ELEVATION**



**3 PROPOSED SOUTH/SIDE ELEVATION**



**4 PROPOSED EAST/REAR ELEVATION**

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RICHMOND, VIRGINIA

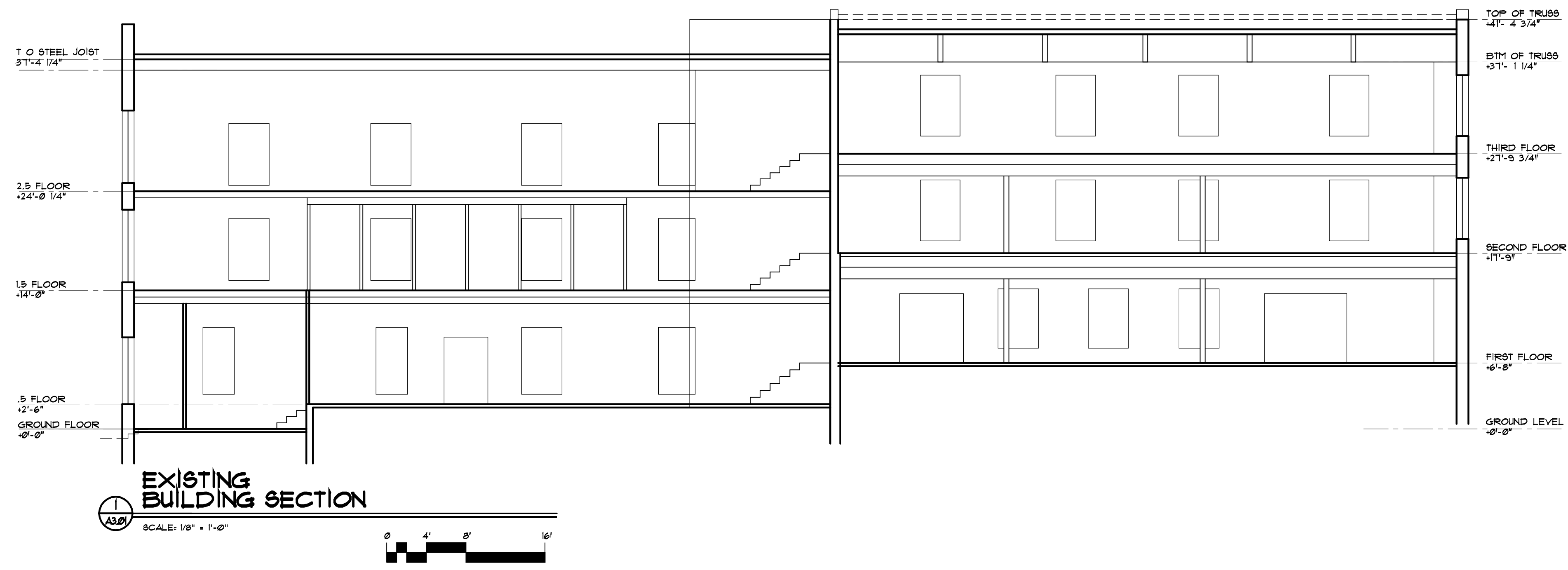
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**PROPOSED BUILDING ELEVATIONS**

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**A2.02**

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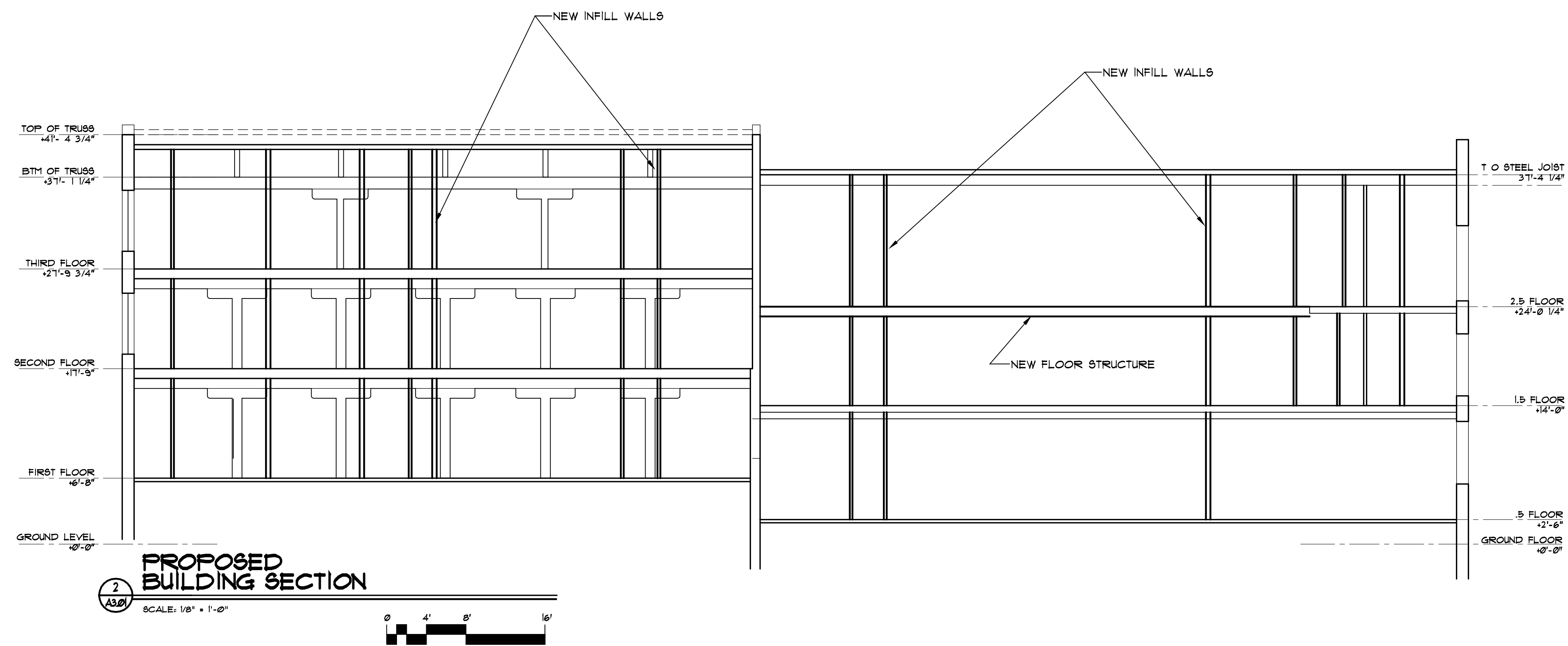
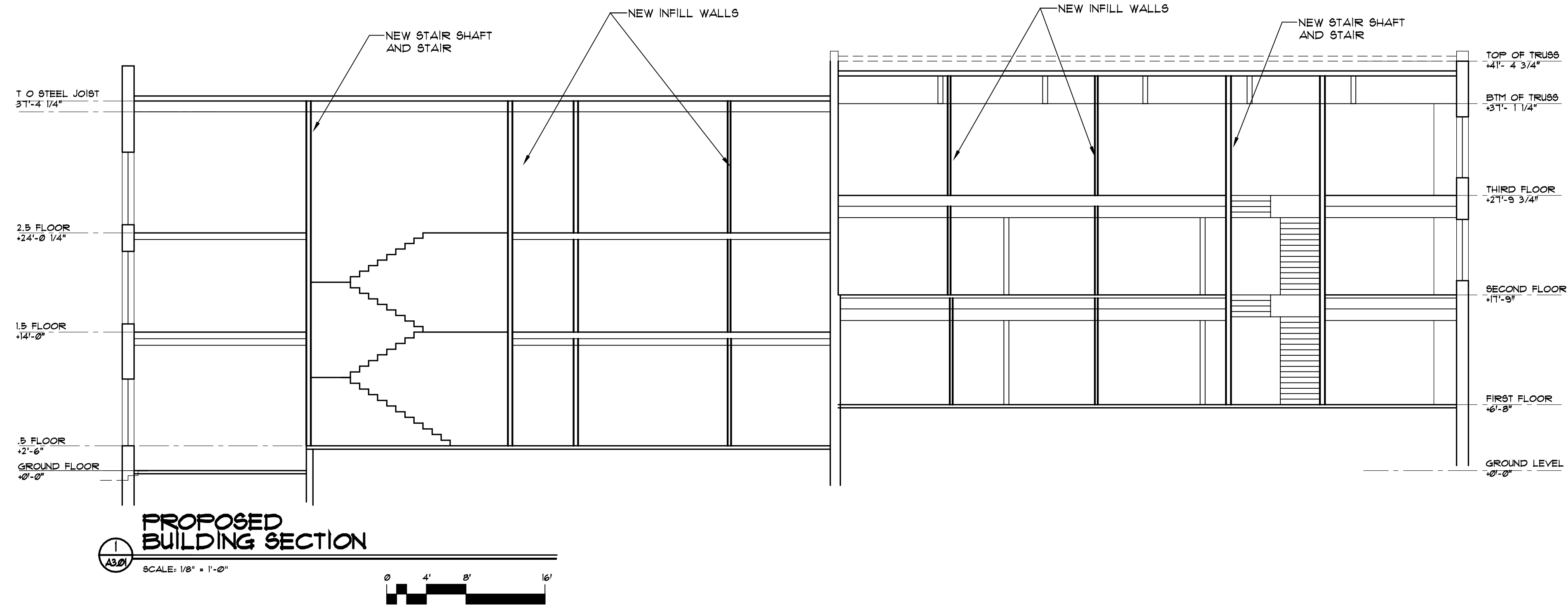
SHEET TITLE  
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