

INTRODUCED: November 13, 2017

AN ORDINANCE No. 2017-231

To authorize the special use of the property known as 2128 West Cary Street for the purpose of permitting a multifamily dwelling containing up to three dwelling units and uses permitted in the UB Urban Business District, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 11 2017 AT 6 P.M.

WHEREAS, the owner of the property known as 2128 West Cary Street, which is situated in a R-63 Multifamily Urban Residential District, desires to use such property for the purpose of a multifamily dwelling with up to three dwelling units and uses permitted in the UB Urban Business District, which uses, among other things, are not currently allowed by sections 30-419.2 and 30-419.3 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 11 2017 REJECTED: _____ STRICKEN: _____

safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2128 West Cary Street and identified as Tax Parcel No. W000-0942/034 in the 2017 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing the proposed easement and bldg encroachment at 2128 West Cary Street,” prepared by C.E. Duncan & Associates, Inc., and dated March 22, 2012, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a multifamily dwelling containing up to three dwelling units and uses permitted in the UB Urban Business District, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2128 W Cary St,” prepared by Johannas Design Group, dated October 17, 2017, and last revised October 30, 2017, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall be as a multifamily dwelling containing up to three dwelling units and uses permitted in the UB Urban Business District, substantially as shown on

the Plans. Uses permitted in the UB Urban Business District shall be limited to the first floor of the building. No more than two dwelling units shall be located on the second floor of the building. The dwelling unit shown on the first floor of the building may be used for uses permitted in the UB Urban Business District.

(b) A minimum of one parking space per dwelling unit shall be provided for the residential use of the Property, substantially as shown on the Plans. No parking shall be required for nonresidential uses.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(d) Signage on the Property shall be limited to (i) those signs permitted in all districts by section 30-505 of the Code of the City of Richmond (2015), as amended, (ii) those signs permitted in R-1, R-2, R-3, R-4, R-5, R-5A, R-6, R-7, and R-8 residential districts by section 30-506 of the Code of the City of Richmond (2015), as amended, and (iii) wall signs, suspended signs and awning and canopy signs, provided that the aggregate area of all signs directed toward or intended to be viewed from any street frontage shall not exceed one square foot for each linear foot of building frontage along such street, nor in any case 16 square feet, and projecting signs, provided that (a) no projecting sign shall exceed six square feet in area or be located within 25 feet of another projecting sign on the same building wall, (b) no projecting sign, other than a noncommercial flag, shall project greater than three feet from the face of the building or extend above the height of the wall to which it is attached, and (c) the area of the projecting signs shall be included in the calculation of maximum permitted aggregate area of all signs.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 consecutive calendar days following the date on which this ordinance becomes effective. If

either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

RECEIVED

NOV 07 2017

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

OFFICE OF CITY ATTORNEY

Item Request
File Number: PRE. 2017.444

~~O & R REQUEST~~

4-7180

OCT 26 2017

Office of the
Chief Administrative Officer

O & R Request

DATE: October 24, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor *JS 11/7/17*
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SLG*

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning *PLD-2017*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MO*

RE: To authorize the special use of the property known as 2128 West Cary Street for the purpose of permitting up to three multi-family dwelling units and uses permitted in the UB Urban Business District, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 2128 West Cary Street for the purpose of permitting up to three multi-family dwelling units and uses permitted in the UB Urban Business District, upon certain terms and conditions.

REASON: The applicant is requesting a special use permit to authorize uses permitted in the UB Urban Business District, including up to three multi-family dwelling units, at 2128 West Cary Street. The property zoning is R-63 Multi-Family Urban Residential, which permits residential uses and principal permitted commercial uses on corner parcels but does not permit an office use.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its December 4, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The applicant is requesting a special use permit to authorize uses permitted in the UB

Urban Business District, including up to three multi-family dwelling units, at 2128 West Cary Street. The property is located north of West Cary Street at the intersection of West Cary Street and South Shields Avenue. The property is comprised of .055 acres (2,396 square feet). The existing building, constructed in 1940, is a two-story structure that has been historically used for restaurant uses. The property is located within the Fan neighborhood.

The applicant proposes to use the first floor for office spaces and the second floor for two dwelling units. In addition, the applicant would request that the rear office space on the first floor be authorized to be used as an optional third dwelling unit. A minimum of one parking space per dwelling unit would be provided on site. Finally, the applicant proposes that the uses permitted in the UB Urban Business district be permitted for this property.

The City of Richmond's Master Plan designates the subject property for Single Family - Medium Density land use. "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. (p. 133).

The zoning of the subject property is R-63 Multi-Family Urban Residential, which permits residential uses and principal permitted commercial uses on corner parcels but does not permit office use. The intention of the R-63 district relevant to corner properties is to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood.

Nearby properties are located in the same R-63 district, with RO-2 (Residential-Office) and R-7 (Residential Single & 2 Family Urban) Zones to the north and south respectively. A mix of single-, two-, and multi-family residential, commercial and office land uses are present in the vicinity.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 13, 2017

CITY COUNCIL PUBLIC HEARING DATE: December 11, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission,
December 4, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No. 17-40



Application for SPECIAL USE PERMIT

Department of Planning and Development Review
 Land Use Administration Division
 900 E. Broad Street, Room 511
 Richmond, Virginia 23219
 (804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 2128 West Cary Street Date: June 26, 2017
 Tax Map #: W0000942034 Fee: \$1,800
 Total area of affected site in acres: .055

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-63

Existing Use: Vacant mixed-use building

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Up to 3 dwelling units and commercial uses permitted in the UB Urban Business District

Existing Use: Vacant mixed-use building

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: BZA 1960-125

Applicant/Contact Person: Willy Thompson

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond State: VA Zip Code: 23220

Telephone: (540) 3,834,320 Fax: ()

Email: willy.thompson@markhamplanning.com

Property Owner: Goliath LLC

If Business Entity, name and title of authorized signer _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 7056 Sassafras Landing Road

City: Gloucester State: VA Zip Code: 23061

Telephone: () Fax: ()

Email: _____

Property Owner Signature: Carrie McDaniels

AuthenticSign
Carrie McDaniels
6/27/2017 9:08:43 AM EDT

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



June 26, 2017

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Special Use Permit Application at 2128 West Cary Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for 2128 West Cary Street. With this application, Carter Snipes, owner of Snipes Properties, is petitioning the City Council for authorization to use their property at 2128 West Cary Street for the purposes of authorizing uses permitted in the UB Urban Business zoning district, which would include office space and up to three dwelling units. Currently, the R-63 Multi-Family Urban Residential district permits residential uses and principal permitted commercial uses on corner parcels but does not permit an office use and the property does not have the minimum square footage to accommodate three dwelling units.

Site

The property is located north of West Cary Street at the intersection of West Cary Street and South Shields Avenue. The property at 2128 West Cary Street is comprised of .055 acres (2,396 square feet). The existing building, constructed in 1940, is a two-story structure that has been historically used for restaurant uses. The most recent Certificate of Occupancy was issued in 2010 for a restaurant use on the first floor and no required off-street parking.

Proposal

The applicant proposes to use the first floor for two office spaces and the second floor for two dwelling units. In addition, the applicant would request that the rear office space on the first floor be authorized to be used as an optional third dwelling unit. This unit would be constructed similarly to the second floor dwelling units as substantially shown on the attached plans. Finally, the applicant proposes that the uses permitted in the UB Urban Business district be permitted for this property.

Zoning and Ordinance Conditions

The zoning is R-63 Multi-Family Urban Residential, which permits residential uses and principal permitted commercial uses on corner parcels but does not permit an office use and the property does not have the minimum square footage to accommodate three dwelling units. The existing zoning requires multi-family dwelling units be located on lot sizes of at least 4,000 square feet. The subject parcel is just under 2,400 square feet. In addition, the applicant is also requesting those uses permitted in the UB district.

MARKHAM PLANNING
2314 West Main Street · Richmond, Virginia 23220
(804) 248-2561

It should be noted that in 2007, the City rezoned this property as well as the surrounding properties along West Cary Street from B-3 General Business to the R-63 zoning district in an effort to encourage residential, commercial, and office uses.

Master Plan

The City's 2001 Master Plan recommends Single-Family (medium density) for the property, which may include single and two-family dwellings with densities up to 20 units per acre. It also includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. A substantial mixed-use land use designation is located to rear of this property along West Main Street. In addition, the property has been historically used for commercial purposes, including a hair salon on the second floor and a restaurant on the first floor starting in 1997. The property was rezoned in 2007 by the City to encourage an appropriate mix of residential and commercial uses, which is precisely the objective of the applicant's proposal. The mix of uses proposed would enhance the value of the property and become an asset to the surrounding community.

City Charter Conditions

This is an ideal opportunity in the City's Near West End area to utilize a historically commercial property for the community's benefit. We trust that you will agree with us that this mixed-use proposal meets the City Charter criteria as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at willy.thompson@markhamplanning.com or (540) 383-4320 if you have any questions or require additional materials to process the application.

Very Truly Yours,

Willy Thompson, AICP

Enclosures

cc: The Honorable Parker Agelasto
Matthew Ebinger, Secretary to the City Planning Commission

BUILDING CODE DATA: VRC 2012 ed.

EXISTING BUILDING IS 2 STORIES
 FIRST FLOOR TO BE OFFICE USE and 1 APARTMENT
 SECOND FLOOR TO BE 2 APARTMENTS
 VRC Chapter 10 - Change of Occupancy and Chapter 12 - Historic Buildings applies. This building is a contributing structure to a historic district.

ITEM	CODE SECT.	REQUIRED/ALLOWED	PROVIDED
1. Occupancy	VCC 302		Mixed use: Group R-2 Group B
2. Const. Type	VCC 602		III B
3. Height and Bldg Area	VRC 1205.2	R-3, III B, 4 stories, unlimited area B, III B, 3 stories, 23,000 sf	2 story above grade 1 story, 1900 sf
4. Occupancy Separation	VRC 1012.1 and 1205.4	B to R-2 sprinklered, 1-Hour	1-Hour provided
5. Fire-Resistance Rating	VRC 1012.1	Type III B	exterior walls 2 hour masonry
6. Distance Separation	VRC 1205.3	1 hour required if separation distance is less than 10' or 0 hour required if separation is greater than 10'	North = greater than 10' separation, no protection provided East = less than 5' to property line, 1-Hour provided South = greater than 10' separation, no protection provided West = greater than 10' separation, no protection provided
7. Dwelling Unit Separation	VRC 1012.1	1-hour fire partitions required	1-hour partitions provided
8. Horizontal Assemblies	VRC 1012.1	1-Hour assembly required between B & R2 areas in sprinklered bldg;	1-Hour floorceasing assembly provided
9. Sprinkler System	VRC 1012.2	Sprinkler required throughout	sprinkler system provided
10. Fire Extinguishers	906	Required for B group	Provide two extinguishers on first floor Minimum 2-A, 10-B
11. Smoke Alarms	VRC 1012.2	Required in sleeping rooms and outside of sleeping rooms	2 Provided in each apartment
12. Occupant Load	VCC 1004.1.2	R-3: allow 200 sf per occupant B: allow 100 sf per occupant	Design occupant load = 1st Floor 10 occupants 2nd Floor R-3 area = 1740 sf = 18 occupants Max of 48 provided at apartment 1
13. Exit Access Travel Distance	VRC 1012.4	Groups B & R-3 200' max.	1st floor B occupancy - 2 exits provided 2nd floor R-3 occupancy - 1 exit provided
14. Number of Exits	VRC 1012.4	2 exits required from B group 1 exit allowed for R-3 group	1-Hour and doors provided
15. Exit Stairways	VRC 1012.4	1-Hour wall w/ 1-Hour doors	

DRAWING INDEX

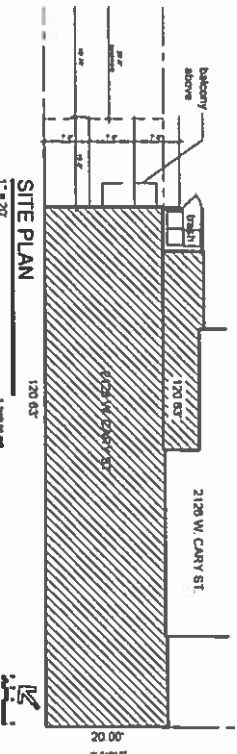
COVER SHEET	DESCRIPTION
A1	FIRST FLOOR PLAN - DEMOLITION
A2	SECOND FLOOR PLAN - DEMOLITION
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	DETAILS
A6	STOREFRONT ELEVATION

UNIT SCHEDULE

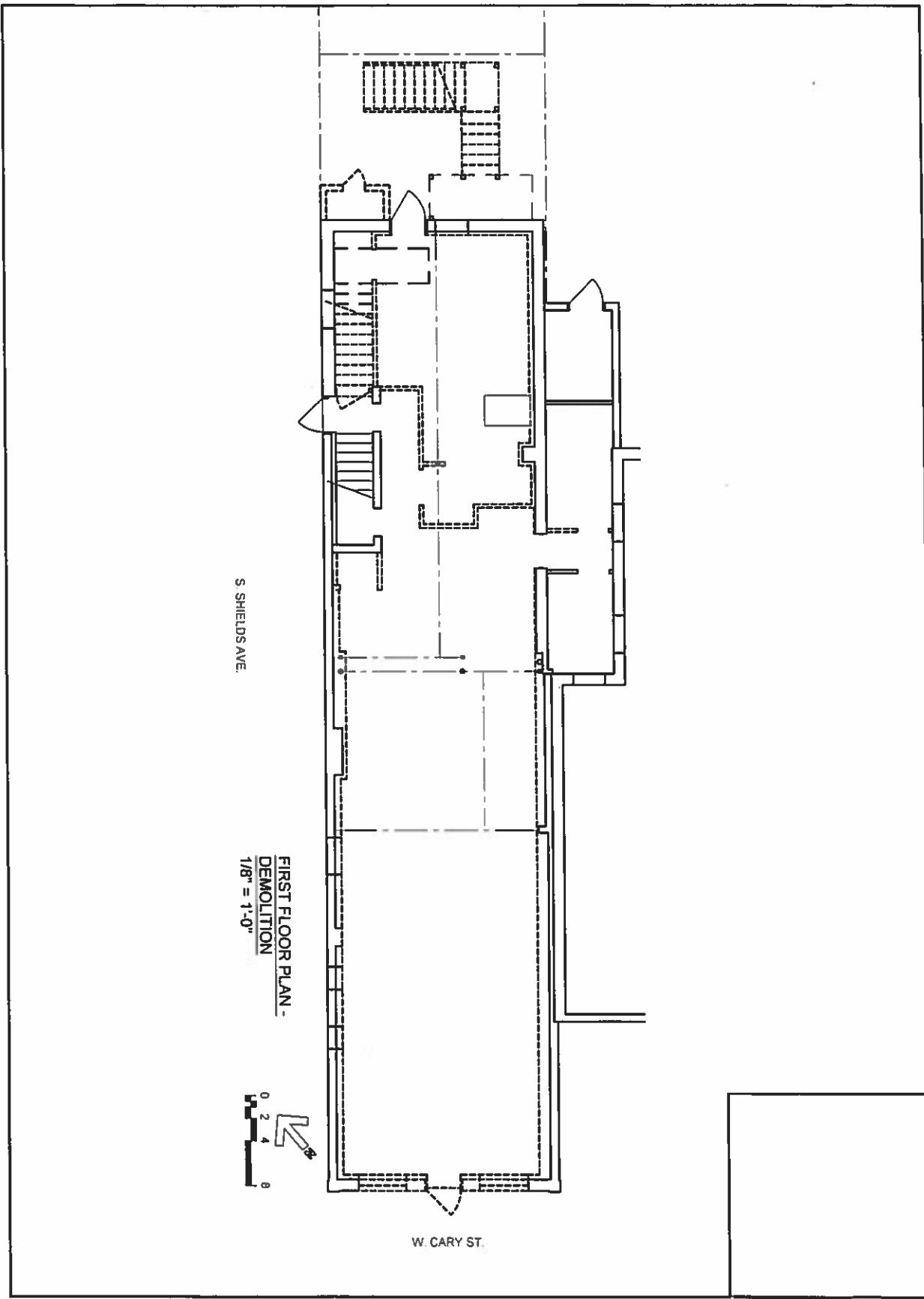
UNIT	DESCRIPTION	SQ FT
1ST FL FRONT	COMMERCIAL	1000 SF
1ST FL REAR	RES. 1 BEDROOM	604 SF
2ND FL FRONT	RES. 1 BEDROOM	783 SF
2ND FL REAR	RES. 1 BEDROOM	635 SF

ZONING DATA

Zoning: R-63
 Yards: Existing building, no change in yards proposed
 Height Limit: Existing building, no change in height proposed
 Parking: 3 apartments:
 3 spaces per the plan below



DATE	10.30.17
PROJECT NO	1722
SHEET NO	COVER
2128 W CARY ST	
COVER	



JOHANNAS DESIGN GROUP 1001 WEST CARY STREET RICHMOND, VA 23220

 P 804 358 4993
 F 804 358 8217

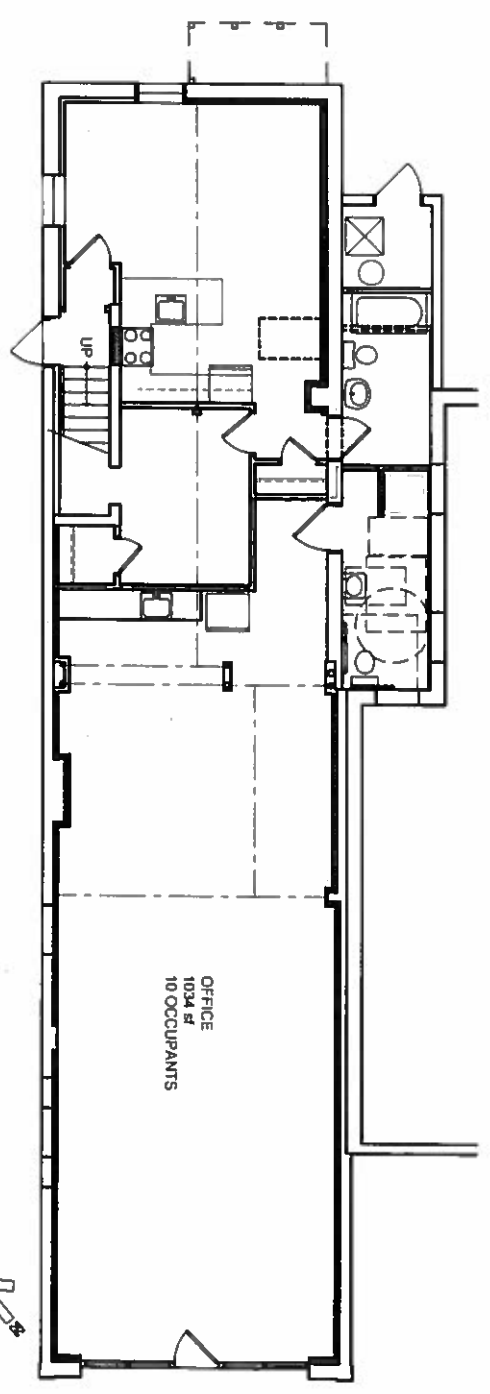
A1	<small>PROJECT NO.</small> <small>Number</small>	<small>DATE</small> <small>date</small>	<small>PROJECT</small> FIRST FLOOR DEMOLITION PLAN	2128 W CARY ST	<small>REVISIONS</small>
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D O O R S C H E D U L E

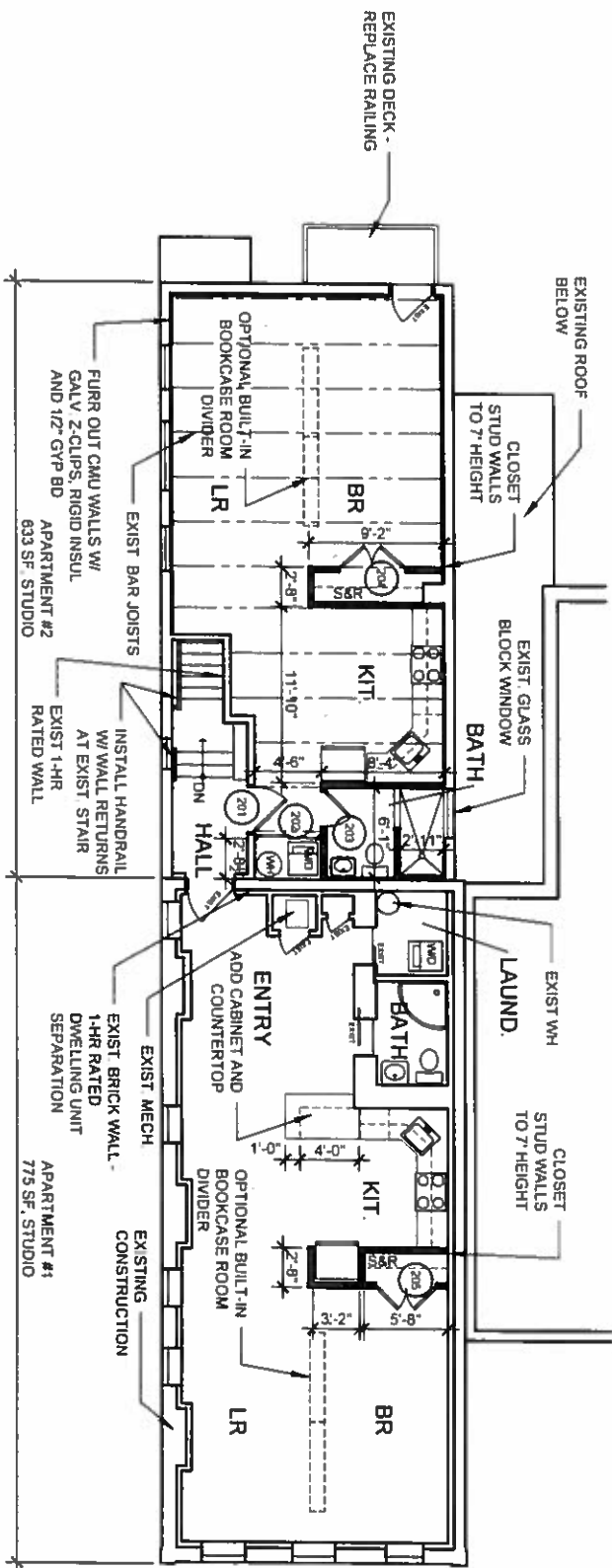
DOOR #	DOOR		FRAME MAT'L	FIRE RATG	HWD	REMARKS
	TYPE	SIZE				
101	A	3'-0" x 6'-0"	AL	AL	1	STAIRWELL - SEE ELEVATION
102	C	(2)3'-0" x 6'-6"	WD	HD	2	
103	C	3'-0" x 6'-6"	WD	HD	3	
104	C	3'-0" x 6'-6"	WD	HD	3	
105	B	3'-0" x 6'-6"	WD	HD	4	
106	B	3'-0" x 6'-6"	WD	HD	4	
201	B	3'-0" x 6'-6"	WD	HD	3	
202	B	(2)3'-0" x 6'-6"	WD	HD	6	BI-PASS SLIDING DOORS
203	B	2'-4" x 6'-6"	WD	WD	7	
204	B	(2)2'-0" x 6'-6"	WD	WD	2	
205	B	(2)2'-0" x 6'-6"	WD	WD	2	

HARDWARE

- SET1
 - SET2
 - SET3
 - SET4
 - SET5
 - SET6
 - SET7
 - SET8
 - SET9
- SET1 OFFSET HINGERS BY STONEFRONT MANUF
 LOCKSET W/ EGRESS HANDLE
 CLOSER
 PULL/PUSH 35" DIA
 W/ALUMINUM STRIP
 THRESHOLD
 SET2 HINGERS
 ROLLER BALL CATCHES
 DOORWAY LEVERS
 SET3 SPRING HINGERS
 PASSAGE LEVER LATCHSET
 SET4 HINGERS
 CLOSER
 PRIVACY LOCKSET
 SET5 HINGERS
 ENTRANCE LOCKSET
 SMOKE GASKET
 THRESHOLD
 DOOR WEATHER
 SET6 SLIDING DOOR TRACK
 RECESSED PULLS
 SET7 HINGERS
 PRIVACY LOCKSET

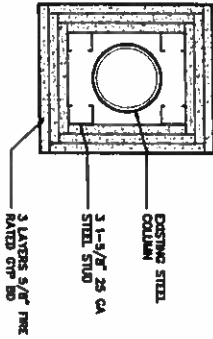


FIRST FLOOR PLAN - PROPOSED
 1/8" = 1'-0"

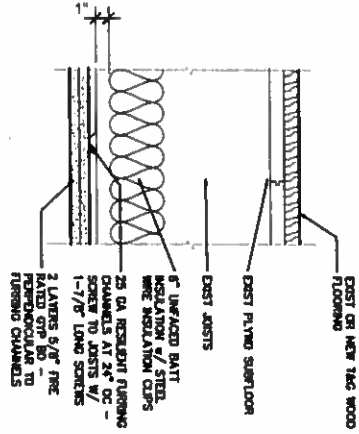


SECOND FLOOR PLAN - PROPOSED
1/8" = 1'-0"

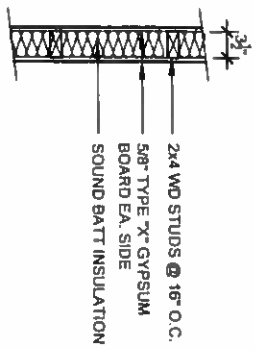
2128 W CARY ST		SHEET TITLE	
SECOND FLOOR PLAN		date	
PROJECT NO 1722		DATE	
SHEET NO A4		DATE	



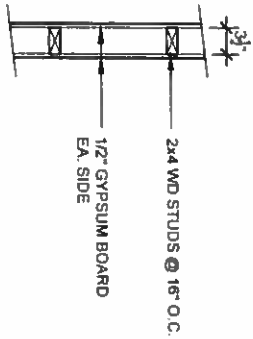
2-HR COLUMN ASSEMBLY
UL 1995B



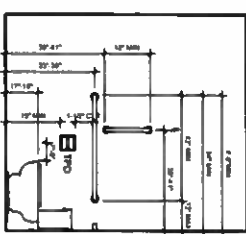
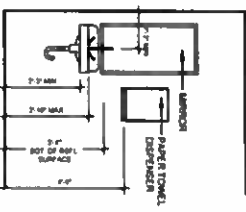
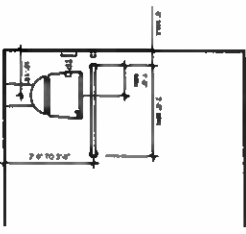
2-HR FLOOR/CEILING ASSEMBLY
UL 1541



1-HR STUD WALL -
UL: U314

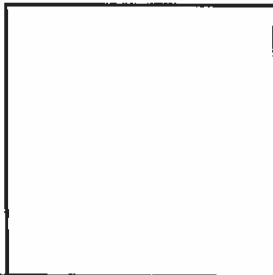
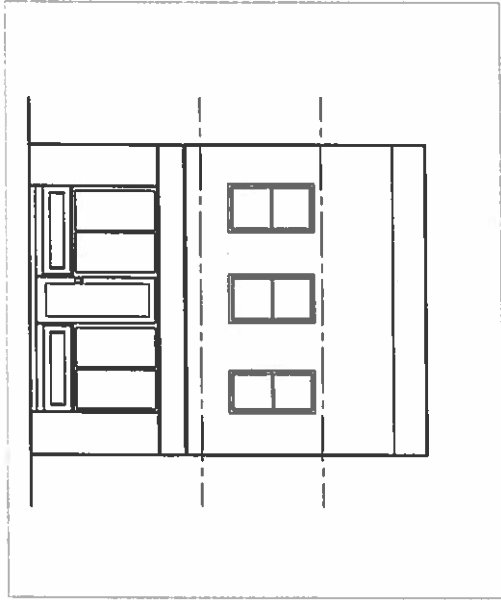
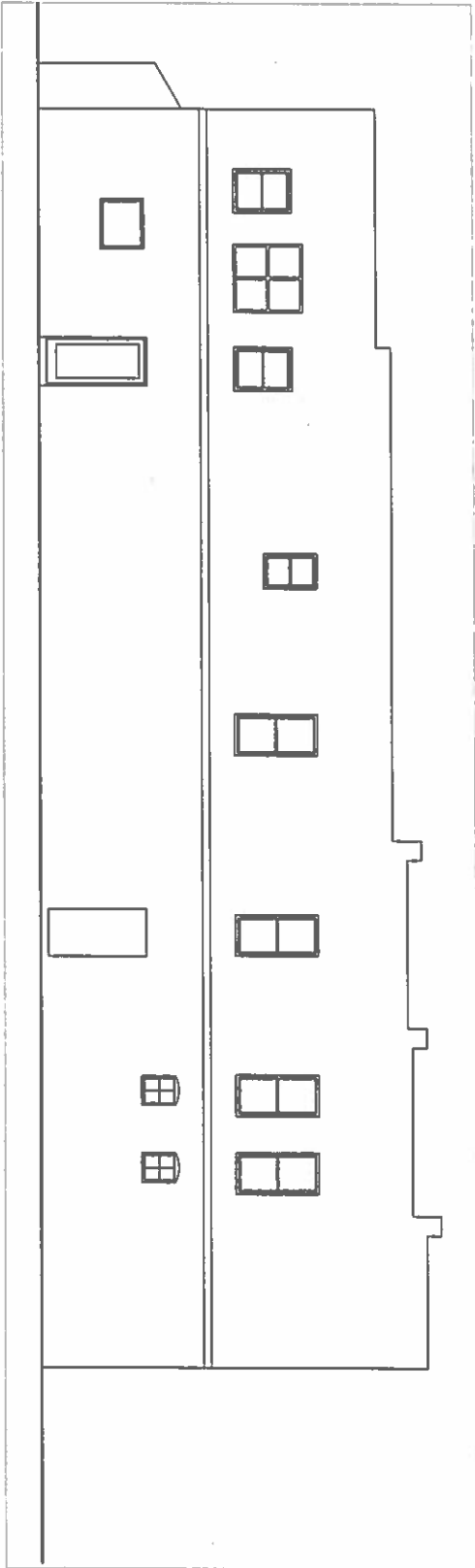


TYPICAL STUD WALL



BATHROOM ACCESSORIES

SHEET TITLE		2128 W CARY ST	
DETAILS			
DATE	date		
PROJECT NO	1722		
SHEET NO	A5		



JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220

 P 804 358 4800
 F 804 358 8211

A6	<small>DATE</small> date	<small>PROJECT NO</small> PROJECT NO	<small>SHEET NO</small> SHEET NO	ELEVATIONS 2128 W CARY ST	<small>REVISIONS</small> REVISIONS
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