

INTRODUCED: June 14, 2021

AN ORDINANCE No. 2021-183

To authorize the special use of the property known as 412 West Franklin Street for the purpose of a multifamily dwelling and a dwelling unit within an accessory building, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JUL 26 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 412 West Franklin Street, which is situated in a RO-3 Residential-Office District, desires to use such property for the purpose of a multifamily dwelling and a dwelling unit within an accessory building, which use, among other things, is not currently allowed by section 30-428.6(2)(a), concerning requirements for side and rear yards, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), 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 safety, health, morals and general welfare of the community involved, will not tend to create

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    JUL 26 2021    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

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 (2020), 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 412 West Franklin Street and identified as Tax Parcel No. W000-0214/023 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Survey Plat Showing Existing Improvements To #412 West Franklin Street, City of Richmond Virginia,” prepared by Shadrach & Associates LLC, and dated January 17, 2019, provided as an inset on sheet AS-1 of the plans entitled “412 W. Franklin Renovation, 412 West Franklin Street, Richmond, Virginia 23220,” prepared by Ratio, PC, dated September 17, 2019, and last revised March 9, 2021, 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 and a dwelling unit within an accessory building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “412 W. Franklin Renovation, 412 West Franklin Street, Richmond, Virginia 23220,” prepared by Ratio, PC, dated September 17, 2019, and last revised March 9, 2021, 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 Special Use of the Property shall be as a multifamily dwelling and a dwelling unit within an accessory building, substantially as shown on the Plans. The multifamily dwelling shall contain no more than three dwelling units and the accessory building shall contain no more than one dwelling unit.

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(d) No fewer than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans. Two additional off-street parking spaces may be provided for the Property within a radius of 750 feet.

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

§ 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 (2020), 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 (2020), 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 (2020), 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 (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

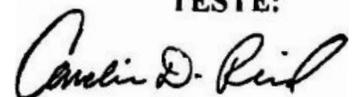
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 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.

A TRUE COPY:

TESTE:



City Clerk

# City of Richmond

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

## Item Request File Number: PRE.2021.629

---

### O & R Request

**DATE:** May 17, 2021

**EDITION:** 1

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Mayor, by Request)  
(This is no way reflects a recommendation on behalf of the Mayor.)



**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer *JELS*

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic  
Development and Planning



**FROM:** Kevin J. Vonck, Acting Director, Department of Planning and  
Development Review *Kevin J. Vonck*

**RE:** To authorize the special use of the property known as 412 West Franklin Street for the  
purpose of a multifamily dwelling and a dwelling unit within an accessory building, upon  
certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 412 West Franklin Street for the purpose  
of a multifamily dwelling and a dwelling unit within an accessory building, upon certain terms and  
conditions.

**REASON:** The applicant is requesting a Special Use Permit to authorize a three-unit multifamily dwelling  
and an accessory dwelling unit within an RO-3 Residential Office District. The proposed use does not meet  
certain feature requirements within the RO-3 zone including minimum side-yard set-back requirements. A  
Special Use Permit is therefore required.

**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 July 6, 2021, meeting.

**BACKGROUND:** The property is located in the Monroe Ward neighborhood on West Franklin Street  
between North Henry and North Monroe Streets. The property is currently a 4,387 sq. ft. (.10 acre) parcel  
of land.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Downtown Mixed-Use which is defined as the "Central business district of the Richmond region features high density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment."

Primary Uses: Retail/office/personal service, multi-family residential, cultural, institutional, government, and open space. Secondary Uses: Not applicable

The current zoning for this property is RO-3 Residential Office. Surrounding properties to the west, south, and east are located within the same RO-3 District. Properties to the north are located in the B-4 Central Business District.

A mix of office, commercial, public open space, mixed use, and multi-family residential 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:** June 14, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** July 26, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** Planning Commission  
July 6, 2021

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

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



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: 412 West Franklin Street Date: 10/09/20  
 Tax Map #: W000-0214/023 Fee: \$1,800 (verify)  
 Total area of affected site in acres: .0264 acres of .099 total acres site

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

**Zoning**

Current Zoning: RO-3

Existing Use: R-3 (Apartments - 3 units)

**Proposed Use**

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

See Attached

Existing Use: R-3 (Apartments - 3 units)

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Elizabeth Drucher - Basch  
 Company: 412 W. Franklin St.  
 Mailing Address: \_\_\_\_\_  
 City: see below State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Telephone: ( ) Fax: ( )  
 Email: \_\_\_\_\_

**Property Owner:** 412 W. Franklin St, LLC  
 If Business Entity, name and title of authorized signee: Elizabeth Drucher - Basch

(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: 13412 Rupert Ct  
 City: Henrico State: VA Zip Code: 23233  
 Telephone: (804) 387-1717 Fax: ( )  
 Email: lizzie@baschfy.com

**Property Owner Signature:** [Signature]

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)

412 West Franklin Street October 26, 2020

Special Use Permit

Applicant's Statement:

The attached application is for a Special Use Permit (SUP) at 412 West Franklin Street, located in the Monroe Ward District. When completed, the building will contain 3 units in the main building and 1 unit within the accessory building, making it Multi-Family. According to code, multi-family property requires side yard setbacks for a commercial use (15' setback) under the RO-2 Zoning.

In any other scenario the garage proposed could be built by rights as zoning outright allows an accessory building like a garage with a dwelling/office unit above it for either single family or commercial uses. However, the designation as multi-family expands the setbacks. This SUP seeks to shrink the setbacks to a 3' setback allowing a two-car garage on the property. Within the same block and throughout the district, there are many other similar sites which have accessory buildings that are 3' or even 0' setback, both for residential uses and commercial uses. We believe this project will enhance the neighborhood and remains in keeping with other neighboring, similar properties.

In drawing AS-01 in the submission a 5-car parking lot is shown. This parking lot, located at 414 West Franklin Street was purchased by the owners of 412 West Franklin Street to provide additional parking to avoid congestion in streets, roads, alleys, and other public ways. When the project is completed, two of the parking spaces at 414 West Franklin Street may be dedicated to residents at 412 West Franklin Street.

Respectfully Submitted,

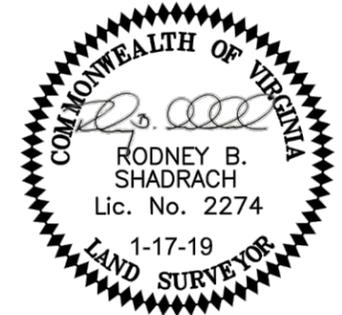
Elizabeth Drucker-Basch

Member of 412 West Franklin St., LLC

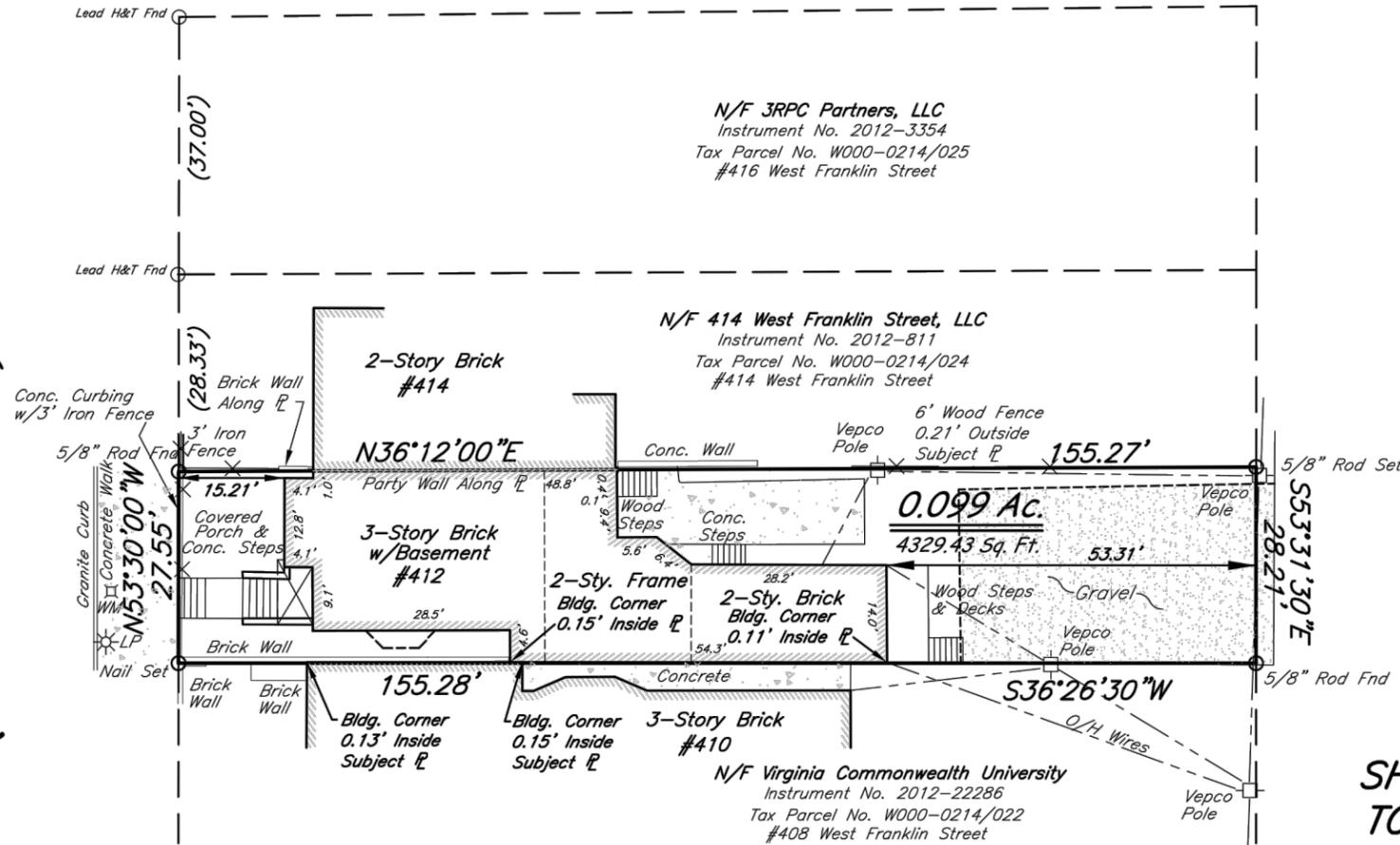
Revised, 4/12/2021

# Henry Street (35'± Public R/W)

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



W. Franklin Street  
(65'± Public R/W)



SURVEY PLAT  
SHOWING EXISTING IMPROVEMENTS  
TO #412 WEST FRANKLIN STREET  
CITY OF RICHMOND, VIRGINIA  
DATE: JANUARY 17, 2019



**Shadrach & Associates LLC**

LAND SURVEYING

430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • Email: rod@shadrachsurveys.com

**Notes:**

- The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0039-E, effective date: July 16, 2014 (Zone X).
- This survey plat represents a current and accurate field transit survey of the premises shown hereon.  
Date of last physical survey: December 21, 2018.
- This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property.

**Legal References:**

412 West Franklin Street, LLC  
Instrument No. 2018-21319  
Tax Parcel No. W000-0214/023  
#412 West Franklin Street

**DRAWING INDEX**

- AS-1 EXISTING BOUNDARY SURVEY
- AS-2 ARCHITECTURAL SITE PLAN
- A-1 PROPOSED DETACHED GARAGE PLANS
- A-2 PROPOSED DETACHED GARAGE ELEVATIONS

18079BAS.JOB -- 18079-BNDY.DWG

## 412 W. Franklin Renovation

412 W. FRANKLIN STREET  
RICHMOND, VA 23220

SUP SUBMISSION  
DATE: 10.26.20

Revisions: None

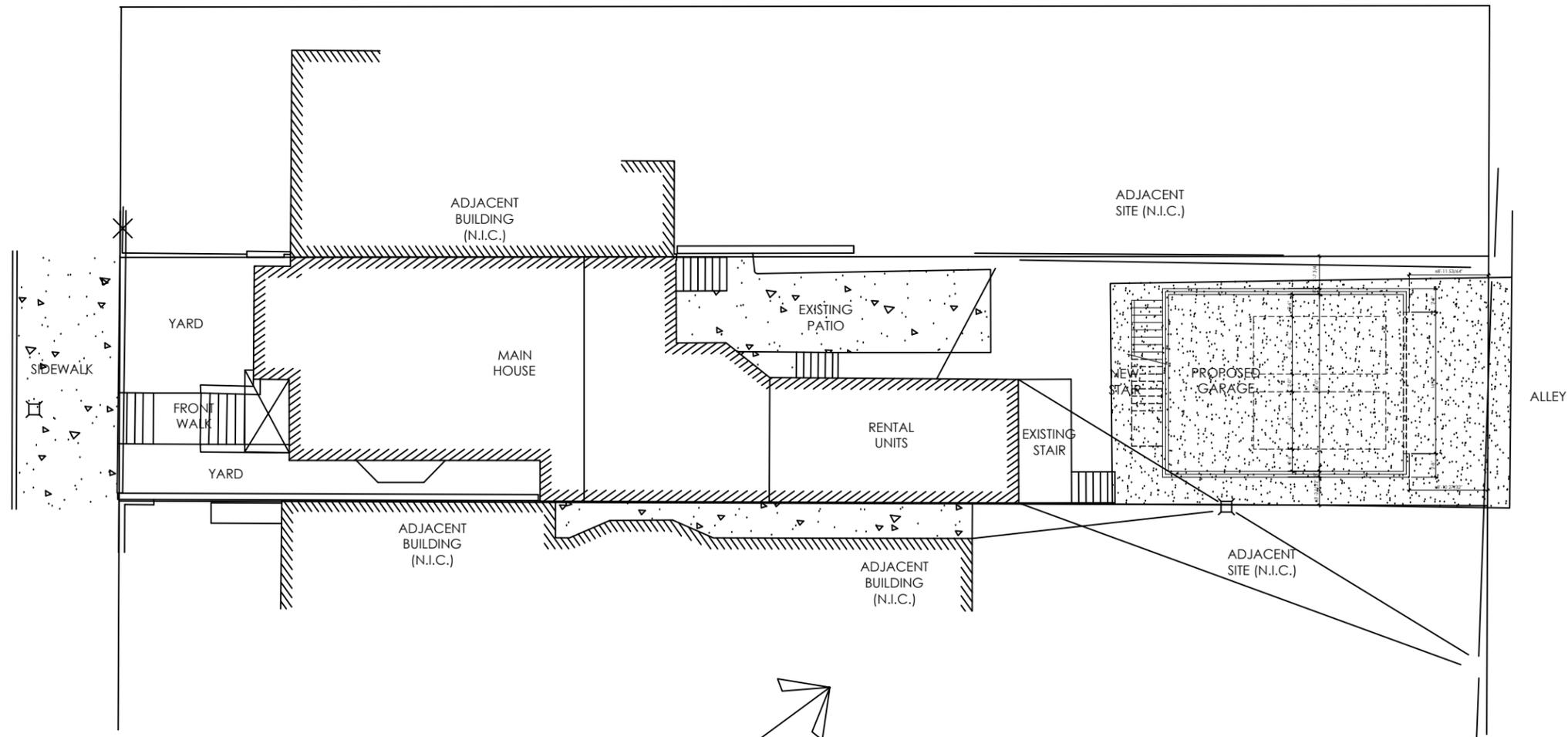
ARCHITECT:  
Ratio, PC  
1406 Confederate Avenue  
Richmond, VA 23227  
804.264.1729

© ratio.pc 2020

## EXISTING BOUNDARY SURVEY

SCALE: 1" = 1'-0"

# AS-1



# 412 W. Franklin Renovation

412 W. FRANKLIN STREET  
RICHMOND, VA 23220

SUP SUBMISSION  
DATE: 10 . 26 . 20

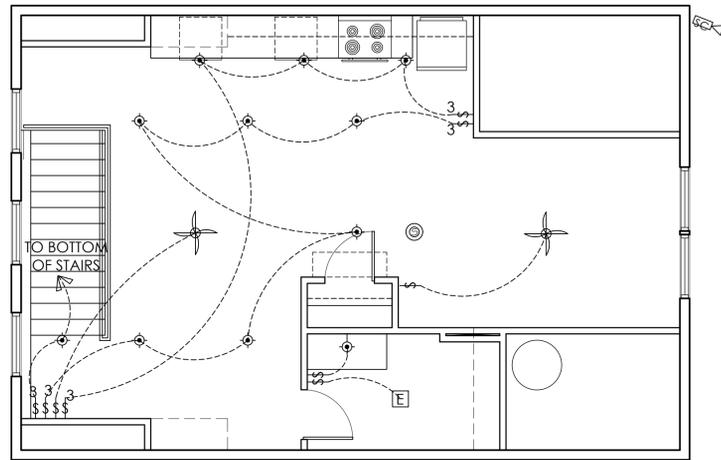
Revisions: None

ARCHITECT:  
Ratio, PC  
1406 Confederate Avenue  
Richmond, VA 23227  
804.264.1729

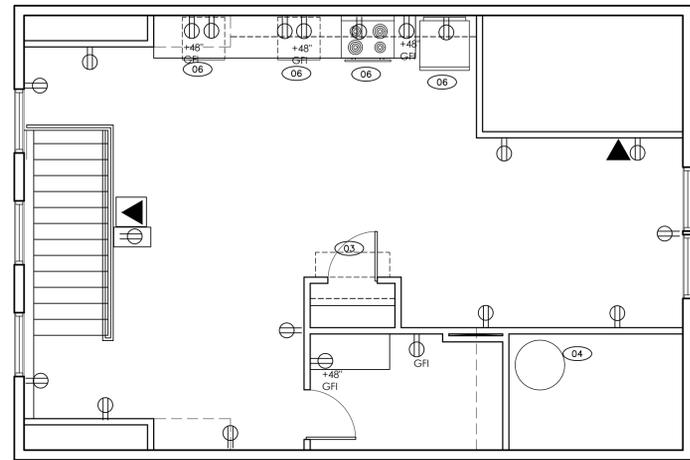
© ratio,pc 2020

ARCHITECTURAL SITE PLAN  
SCALE: 1/16" = 1'-0"

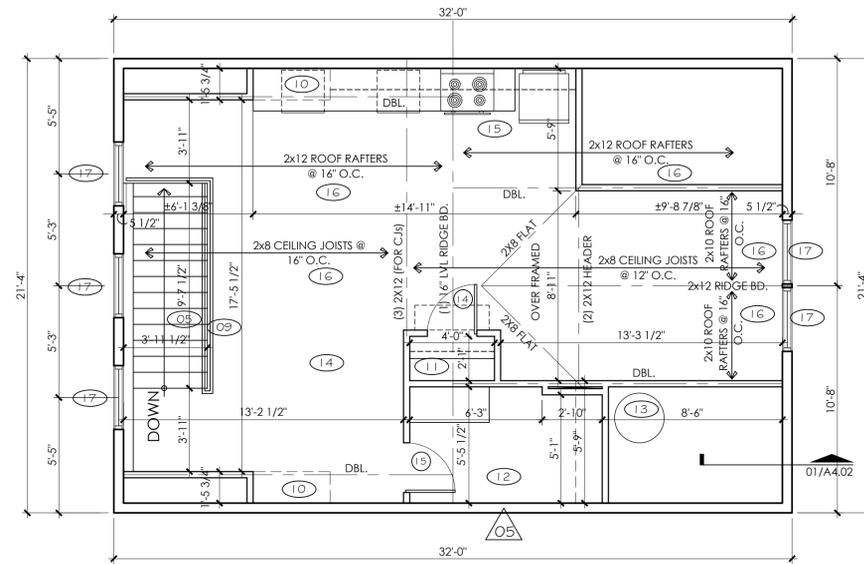
# AS-2



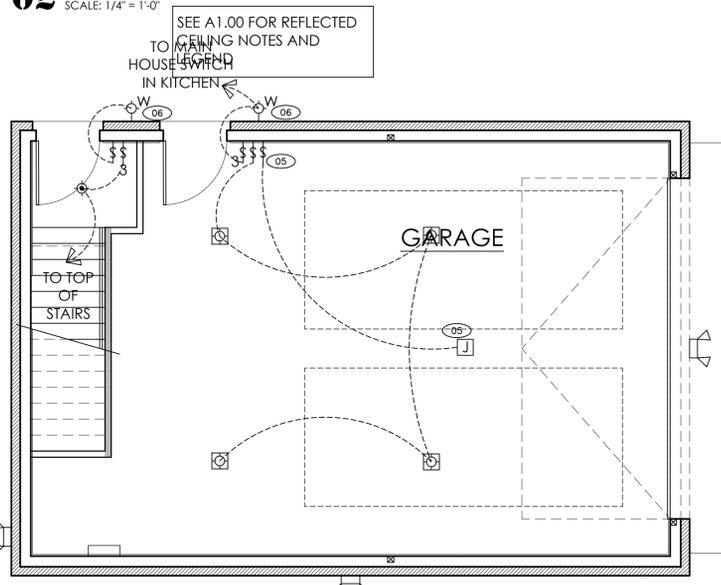
**02 GARAGE SECOND FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"



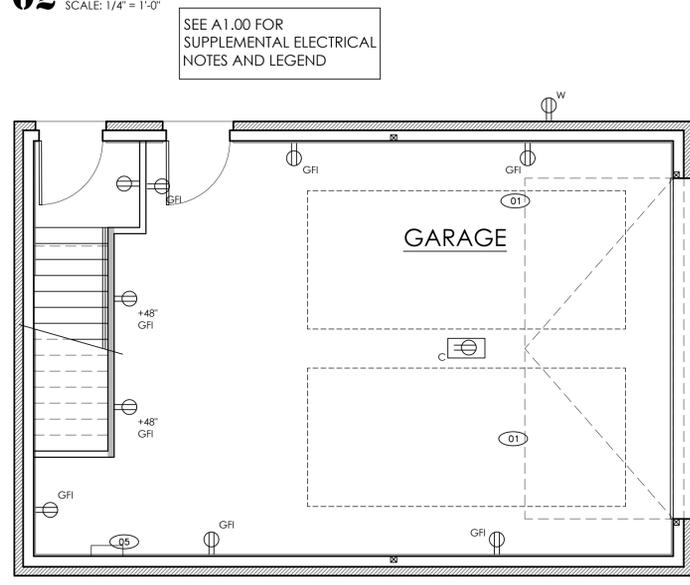
**02 GARAGE SECOND FLOOR SUPPLEMENTAL ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



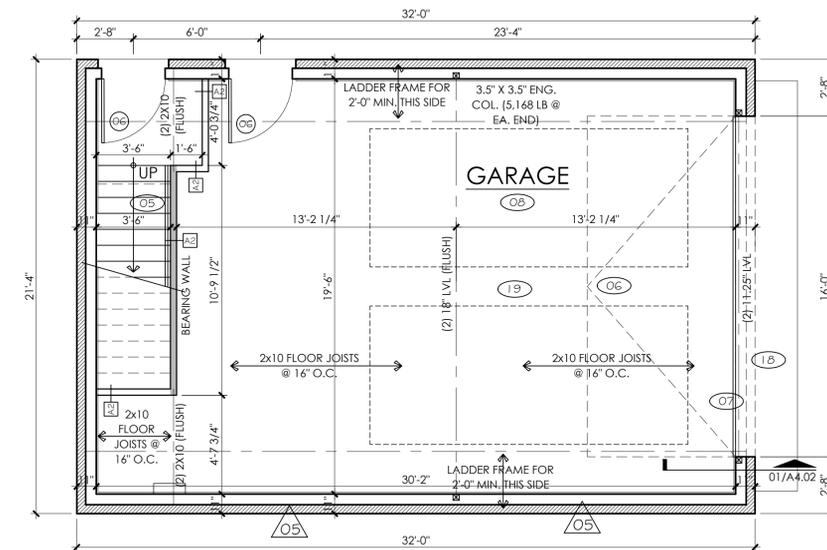
**03 GARAGE SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



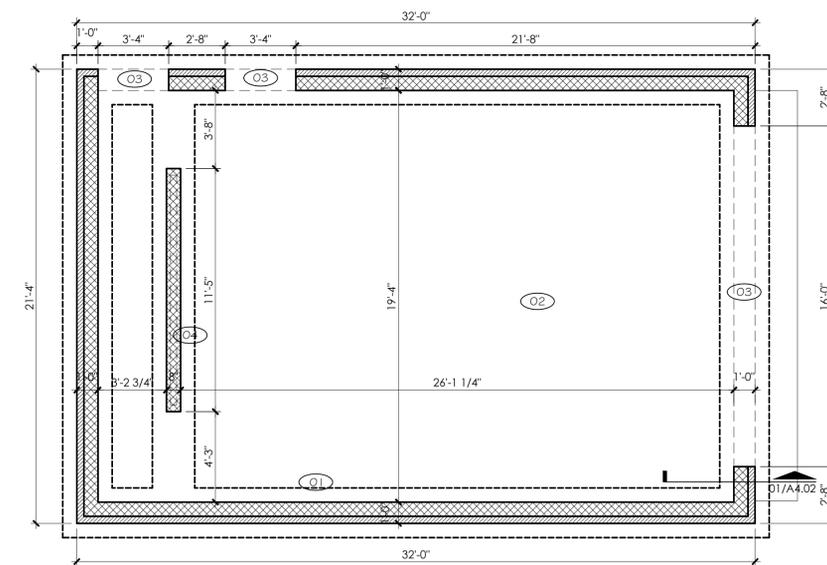
**01 GARAGE FIRST FLOOR REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"



**01 GARAGE FIRST FLOOR SUPPLEMENTAL ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



**02 GARAGE FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**01 GARAGE FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

**KEYED NEW CONSTRUCTION NOTES**

- 12" CMU (OR 4" BRICK VENEER WITH 8" CMU BACKUP) ON 28" X 10" CONT. CONC. FOOTING W/ #2 BARS EA. WAY.
- 4" CONC. SLAB (3,500 PSI) W/ 6X6 - W1.4 X W1.4 WWF ON 4" COMP. VDOT #57 STONE ON 6 MIL. VAPOR BARRIER (PROVIDE CONTROL JOINTS @ CENTER IN BOTH DIRECTIONS)
- PROVIDE CONCRETE AS REQUIRED OVER CMU OPENINGS FOR DOORS.
- PROVIDE 8" CMU STEM WALL BELOW SLAB TO TYPICAL FOOTING BELOW (BEARING WALL ABOVE)
- PROVIDE WOOD STAIRS TO SECOND FLOOR (15 RISERS AND TREADS @ 9" DEEP)
- PROVIDE GARAGE DOOR OPENING AND SUPPORT AS NEEDED.
- PROVIDE 16' X 7' GARAGE DOOR.
- GARAGE WALLS AND CEILING ARE TO RECEIVE 5/8" TYPE X GPDW AT ALL SURFACES.
- PROVIDE 36" GUARD RAIL AND HANDRAIL AT STAIR. WRAP OPENING AND CONT. HANDRAIL DOWN ONE SIDE OF STAIR.
- SLOPED CEILING ABOVE FROM 5' KNEE WALL TO 8' TYPICAL FLAT CEILING.
- PROVIDE PAINTED WOOD SHELF AND ROD IN CLOSET.
- PROVIDE OWNER ELECTED TILE FLOOR IN BATH, FIXTURES AS SELECTED BY OWNER (42" VANITY).
- LOWBOY HWH TO BE IN EAVE SPACE - PROVIDE ACCESS PANEL AS NEEDED.
- PROVIDE WOOD FLOOR IN MAIN LIVING SPACE.
- KITCHEN FINISHES AND APPLIANCES AS SELECTED BY OWNER.
- PROVIDE 2X6 COLLAR TIES @ 32" O.C. IN TOP THIRD OF ALL ROOF RAFTER SPANS.
- WINDOW TO BE METAL CLAD WOOD 1 OVER 1 TO MATCH MAIN HOUSE (3' X 5').
- PROVIDE CONCRETE APRON
- SLOPE CONCRETE SLAB TO GARAGE DOOR OPENING (TYP.)

1406 Laburnum Park Boulevard  
Richmond VA 23227  
t & f 804.264.1729  
www.ratiostudio.com



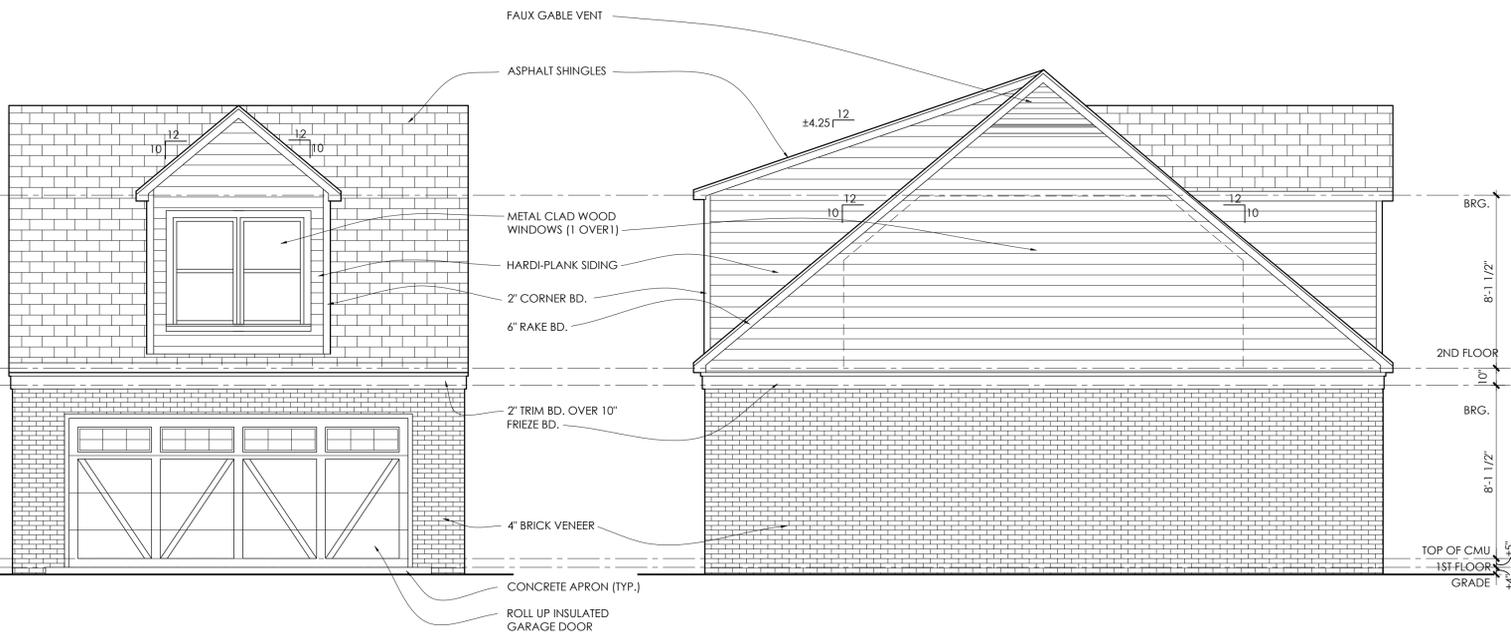
09.17.19  
DHR Set  
11.30.19  
Permit Set

Revisions:  
01 - 02.26.20 (City Comments & Field Edits)  
02 - 06.10.20 (Field & Misc. Edits)  
03 - 07.22.20 (Cabinets and elect. update)  
04 - 01.19.21 (Garage & Patio)  
05 - 03.09.21 (Garage Edits)

GARAGE PLANS

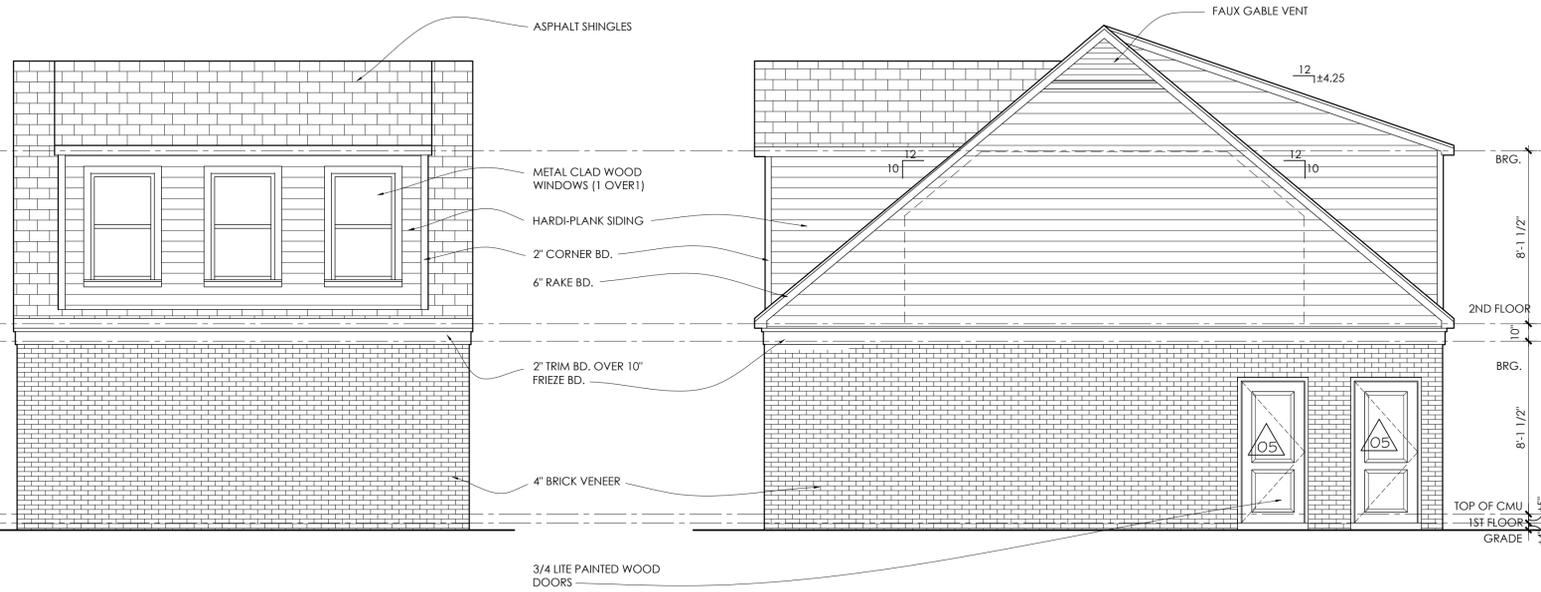
**A4 01**

**ratio**  
**412 W. Franklin Renovation**  
 412 West Franklin Street  
 Richmond, Virginia 23220



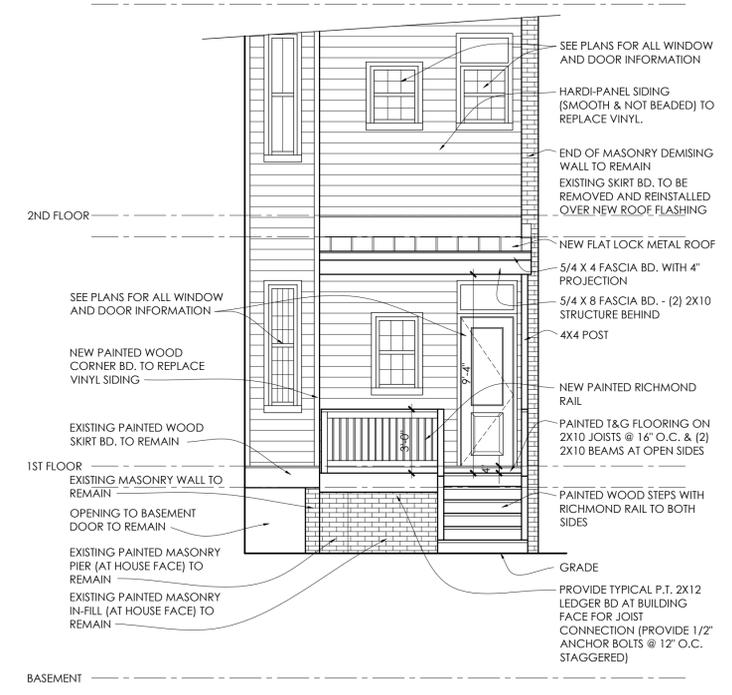
**05** SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

**06** ALLEY ELEVATION  
SCALE: 1/4" = 1'-0"

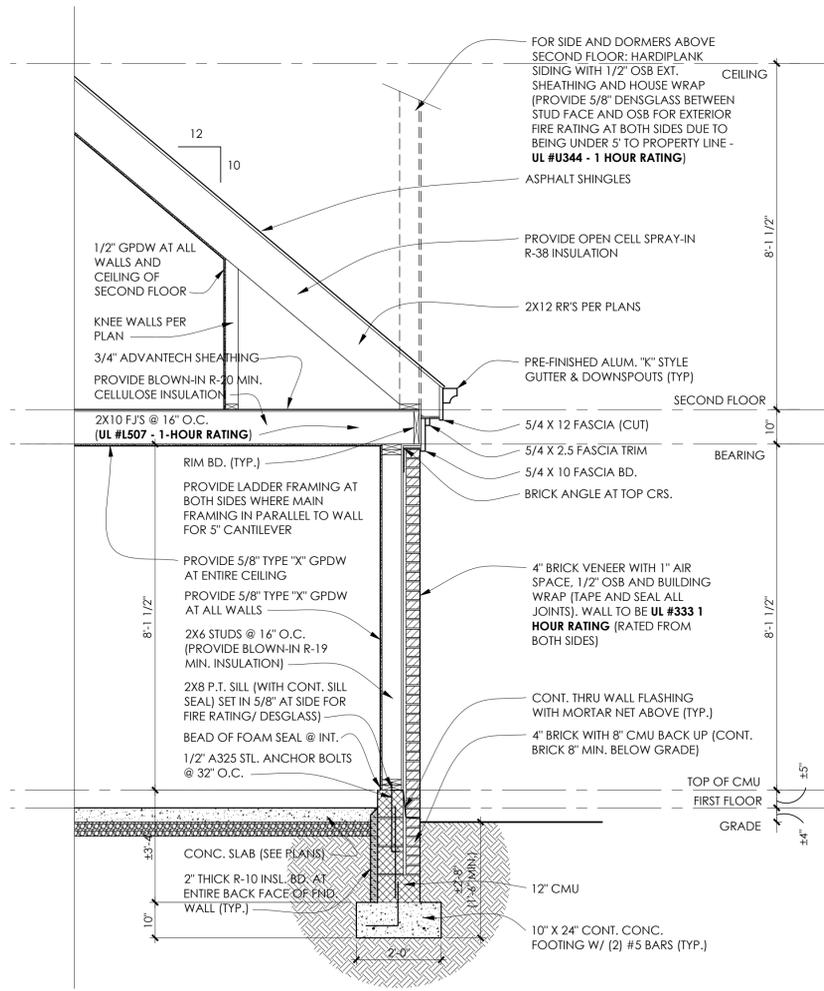


**03** YARD ELEVATION  
SCALE: 1/4" = 1'-0"

**02** SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



**04** BACK PORCH ELEVATION  
SCALE: 1/4" = 1'-0"



**01** GARAGE WALL SECTION  
SCALE: 1/2" = 1'-0"

1406 Laburnum Park Boulevard  
Richmond VA 23227  
t & f 804.264.1729  
www.ratiostudio.com



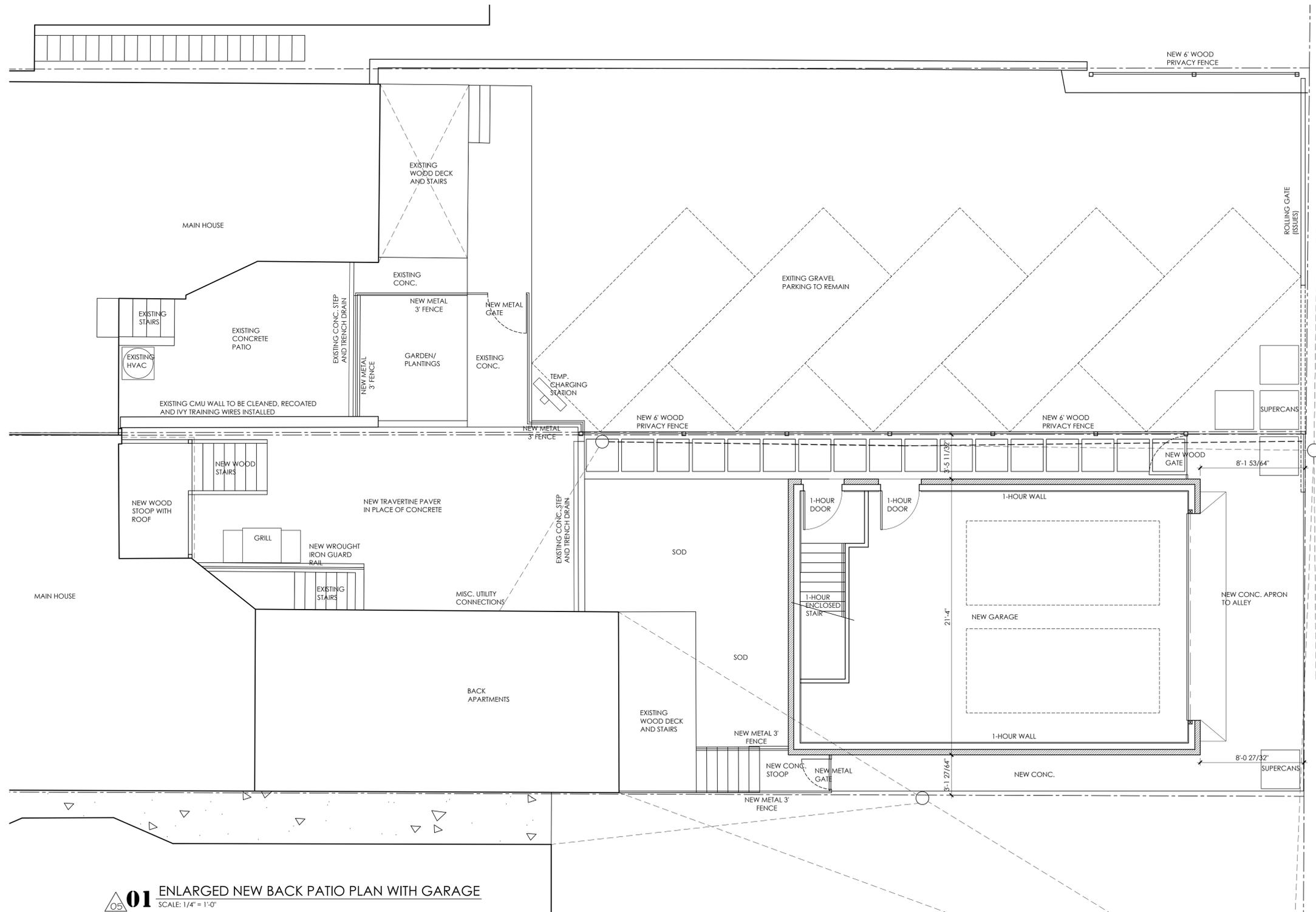
09.17.19  
DHR Set  
11.30.19  
Permit Set

Revisions:  
01 - 02.26.20 (City Comments & Field Edits)  
02 - 06.10.20 (Field & Misc. Edits)  
03 - 07.22.20 (Cabinets and elect. update)  
04 - 01.19.21 (Garage & Patio)  
05 - 03.09.21 (Garage Edits)

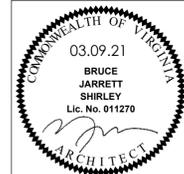
GARAGE ELEVATIONS AND WALL SECTION

**A4 02**

**ratio**  
**412 W. Franklin Renovation**  
 412 West Franklin Street  
 Richmond, Virginia 23220



**01** ENLARGED NEW BACK PATIO PLAN WITH GARAGE  
SCALE: 1/4" = 1'-0"



09.17.19  
DHR Set  
11.30.19  
Permit Set  
Revisions:  
01 - 02.26.20 (City Comments & Field Edits)  
02 - 06.10.20 (Field & Misc. Edits)  
03 - 07.22.20 (Cabinets and elect. update)  
04 - 01.19.21 (Garage & Patio)  
05 - 03.09.21 (Garage Edits)

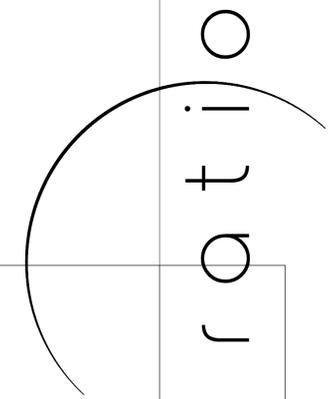
ENLARGED  
PACK PATIO PLAN

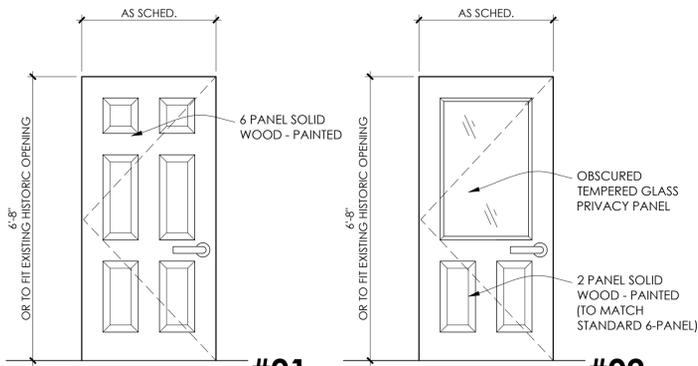
**AS 01**

© ratio 2021

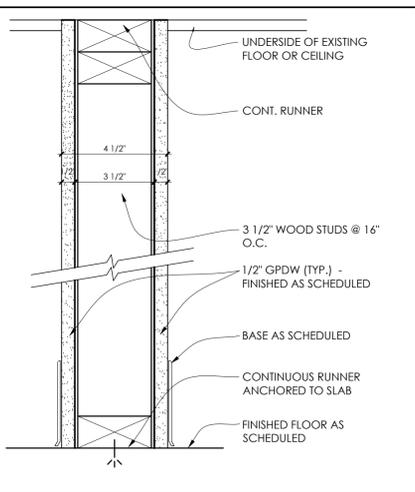
1406 Laburnum Park Boulevard  
Richmond VA 23227  
t & f 804.264.1729  
www.ratiostudio.com

**412 W. Franklin Renovation**  
412 West Franklin Street  
Richmond, Virginia 23220





**04 NEW DOOR ELEVATIONS #01**  
SCALE: 1/2" = 1'-0"



**PARTITION TYPE A1** (SHOWN ABOVE)

**PARTITION TYPE A2** SIM. TO "A1" ABOVE BUT WITH ONE (1) LAYERS 5/8" TYPE "X" GPDW @ EACH SIDE - UL DES. U305 - 1-HOUR

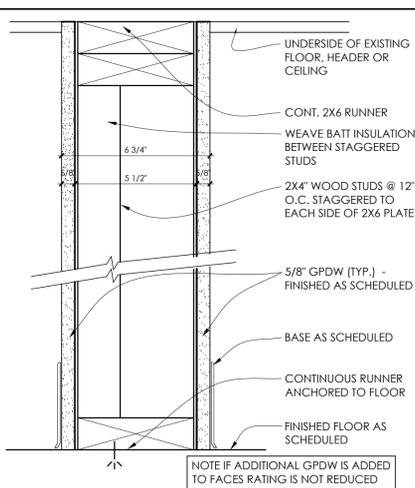
**PARTITION TYPE A3** SIM. TO "A1" ABOVE BUT FURRING TO EXISTING WALL - 1/2" GPDW AT OUTSIDE FACE ONLY

**PARTITION TYPE A4** SIM. TO "A3" ABOVE BUT WITH STUDS FLAT (1.5)

**PARTITION TYPE A5** SIM. TO "A3" ABOVE BUT WITH 2X6 WOOD STUDS

**PARTITION TYPE A6** SIM. TO "A1" ABOVE, TOP OF WALL 8'-0" HEIGHT MAX.

**PARTITION TYPE B1** EXISTING MASONRY WALL INHERENTLY **ONE HOUR RATED** - CONSISTS OF 8" MIN. SOLID BRICK (DEMISING WALL AND LOT LINE FIRE WALL - ALL EXISTING TO REMAIN)



**PARTITION TYPE C1** (SHOWN ABOVE) 1-HOUR RATED UL DESIGN NO. U340

**03 PARTITION TYPES**  
SCALE: 3/4" = 1'-0"

**HARDWARE SCHEDULE**

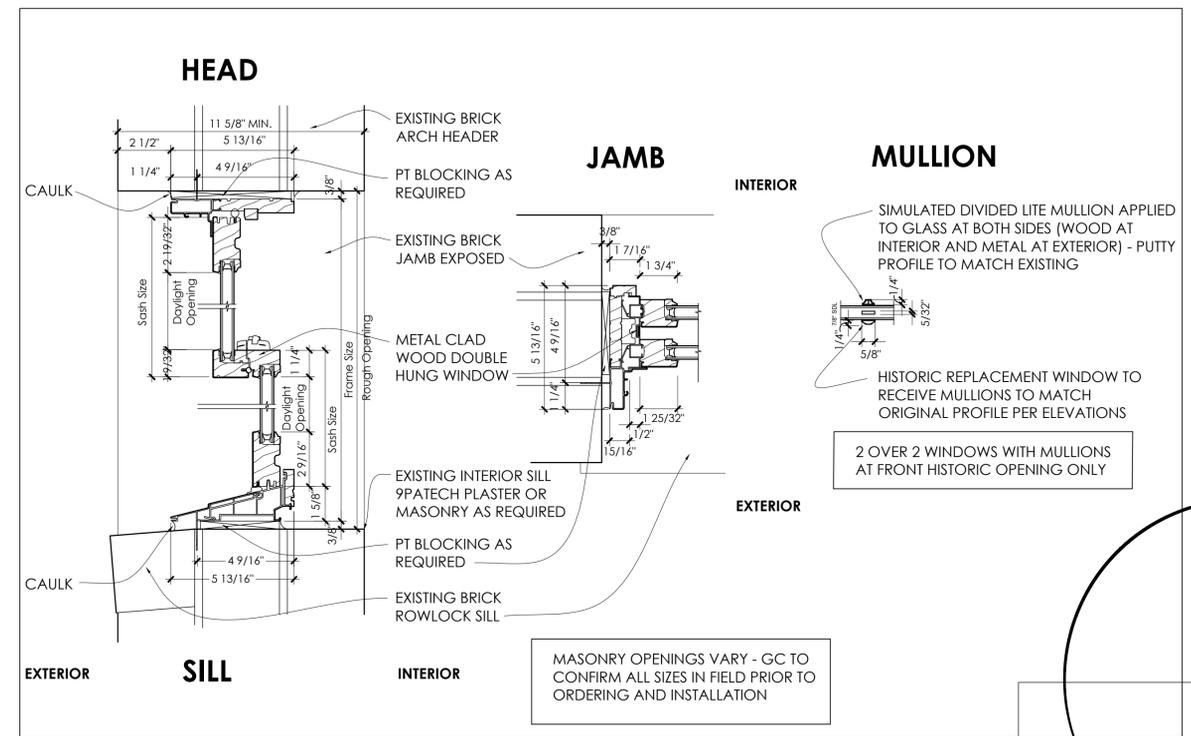
SET #	DESCRIPTION	MANUF.	STYLE	FINISH	HINGES	REMARKS
01	ENTRANCE TYPE	NOTE #03	NOTE #03	AS SELECTED BY OWNER	NOTE #01	NOTE #02
02	PASSAGE TYPE	AS SELECTED BY OWNER	AS SELECTED BY OWNER	AS SELECTED BY OWNER	NOTE #01	NOTE #02
03	PRIVACY TYPE	AS SELECTED BY OWNER	AS SELECTED BY OWNER	AS SELECTED BY OWNER	NOTE #01	NOTE #02
04	CLOSET TYPE	AS SELECTED BY OWNER	AS SELECTED BY OWNER	AS SELECTED BY OWNER	NOTE #01	NOTE #02

**HARDWARE NOTES:**  
01. Provide (3) hinges per door installed per manufacturer recommendations.  
02. All doors are to receive wall stops. Coordinate final selection and locations with Owner. Where wall stops are not feasible, provide floor stops.  
03. Entrance hardware to be exterior grade as selected by owner.

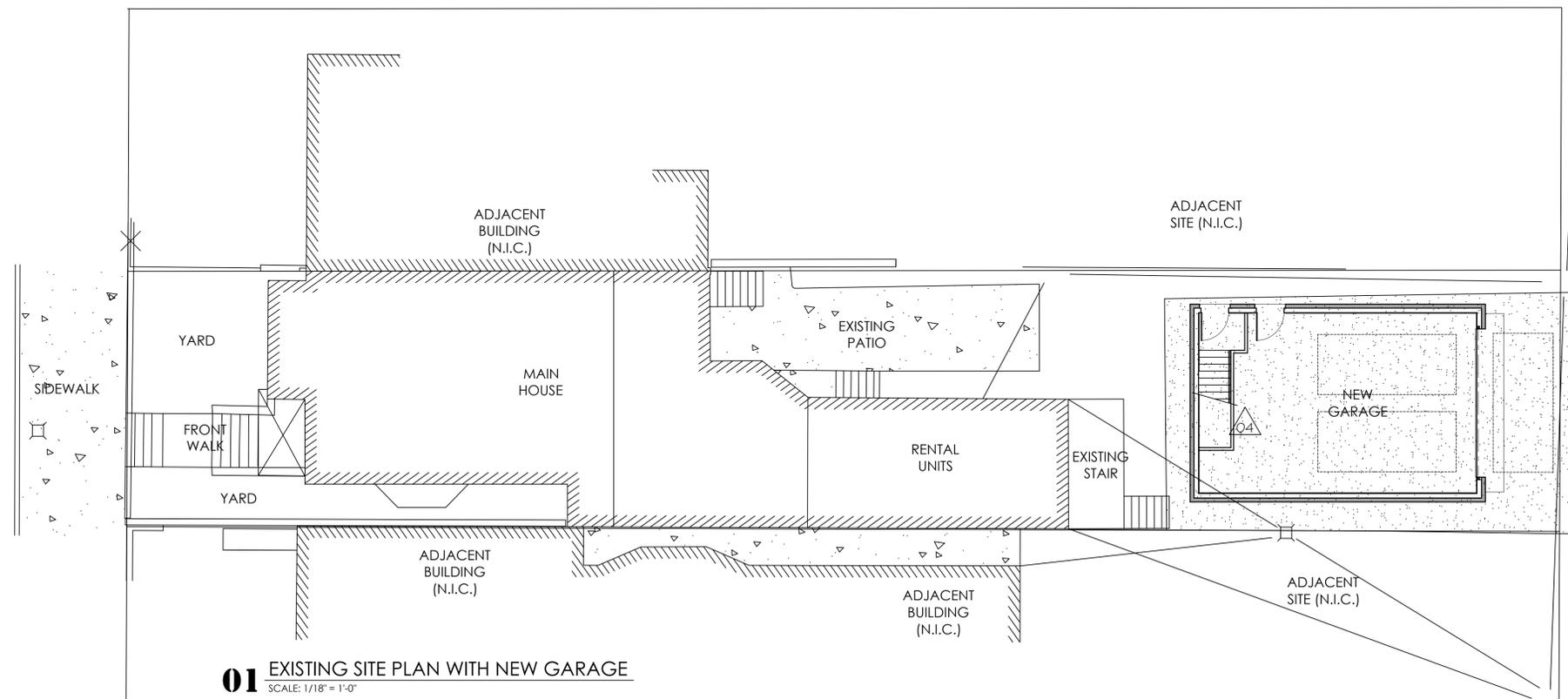
**DOOR SCHEDULE**

MARK	DESCRIPTION	ELEV.	WIDTH	HEIGHT	THK.	MATERIAL	FRAME	HDWR.	REMARKS
01	HALF LIGHT DOUBLE ENTRANCE DOOR	EXIST.	(2) 2'-4"	±7'-0"	1 3/4"	WOOD/GL	WOOD	EXIST.	NOTE 01
02	HALF LIGHT MAIN ENTRANCE DOOR	EXIST.	3'-6"	±7'-0"	1 3/4"	WOOD/GL	WOOD	EXIST.	NOTE 01
03	REAR ENTRANCE DOOR (6 PANEL)	EXIST.	2'-6"	±6'-8"	1 3/4"	FIBERGL.	WOOD	EXIST.	NOTE 01
04	UNIT ENTRANCE DOOR (6 PANEL)	EXIST.	2'-10"	±6'-8"	1 3/4"	FIBERGL.	WOOD	EXIST.	NOTE 01 & 02
05	UNIT ENTRANCE DOOR (3 PANEL)	EXIST.	2'-10"	±6'-8"	1 3/4"	FIBERGL.	WOOD	EXIST.	NOTE 01
06	ROOF GARAGE DOOR (3 PANEL)	EXIST.	±3'-0"	±6'-8"	1 3/4"	WOOD/GL	WOOD	01	NOTE 03 & 04
07	BASEMENT ENTR. DOOR (6 PANEL)	EXIST.	3'-0"	±6'-8"	1 3/4"	FIBERGL.	WOOD	EXIST.	NOTE 01
10	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	02	-
11	INT. DOOR	EXIST.	2'-6"	±6'-8"	1 3/4"	WOOD/GL	WOOD	03	NOTE 01 & 02
12	INT. DOOR	01	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	04	-
13	INT. DOOR	01	2'-0"	6'-8"	1 3/8"	WOOD	WOOD	04	-
14	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	04	-
15	INT. DOOR	01	2'-4"	6'-8"	1 3/4"	WOOD	WOOD	03	-
16	INT. DOOR	01	3'-0"	6'-8"	1 3/4"	WOOD	WOOD	03	-
17	INT. DOOR	EXIST.	2'-6"	±6'-8"	1 3/4"	WOOD/GL	WOOD	03	NOTE 01 & 02
18	INT. DOOR	01	3'-0"	6'-8"	1 3/8"	WOOD	WOOD	04	-
19	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	03	-
20	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	04	-
21	INT. DOOR	-	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 03
22	INT. DOOR	EXIST.	3'-0"	±6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
23	INT. DOOR	01	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	03	-

**DOOR NOTES:**  
01. EXISTING DOOR(S) TO BE REFURBISHED PER NPS GUIDELINES AND REPAINTED OR STAINED AS APPLICABLE. RE-KEY ALL LOCKS TO OWNER KEYING SYSTEM. UNITS TO BE KEYED DIFFERENTLY.  
02. EXISTING DOOR TO BE RE-HINGED TO OPPOSITE SWING.  
03. NEW DOOR TO MATCH PROFILE (HEIGHT, WIDTH, MATERIALS) OF ADJACENT HISTORIC DOOR TO SUN PORCH. GC TO CONFIRM IN FIELD  
04. GARAG DOOR TO BE SOLID (NO GLASS), 1-HOUR RATED AND WITH A CLOSER



**02 NEW WINDOW DETAILS**  
SCALE: 3/4" = 1'-0"



**01 EXISTING SITE PLAN WITH NEW GARAGE**  
SCALE: 1/18" = 1'-0"

1406 Laburnum Park Boulevard  
Richmond VA 23227  
t & f 804.264.1729  
www.ratiostudio.com



09.17.19  
DHR Set  
11.30.19  
Permit Set  
Revisions:  
01 - 02.26.20 (City Comments & Field Edits)  
02 - 06.10.20 (Field & Misc. Edits)  
03 - 07.22.20 (Cabinets and elect. update)  
04 - 01.19.21 (Garage & Patio)  
05 - 03.09.21 (Garage Edits)

ARCHITECTURAL  
SITE PLAN &  
SCHEDULES



**ratio**  
**412 W. Franklin Renovation**  
 412 West Franklin Street  
 Richmond, Virginia 23220