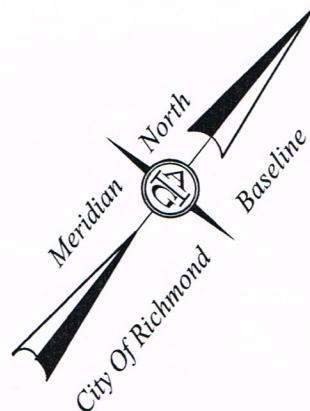
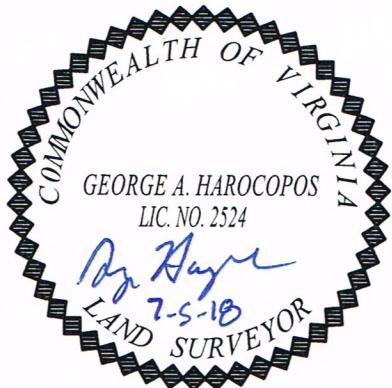


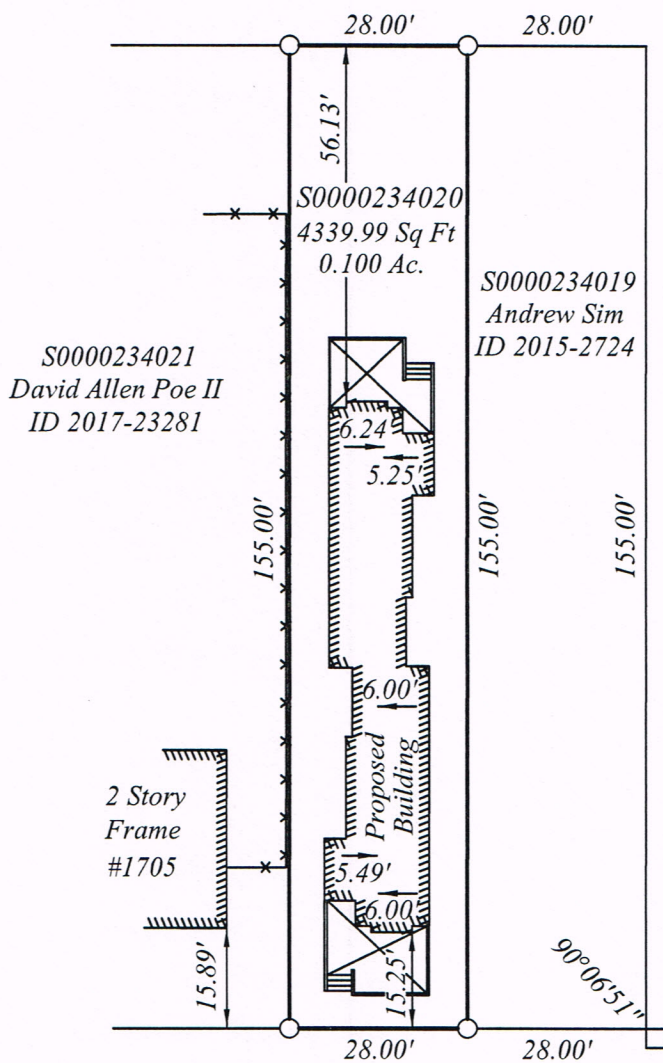
This is to certify that on 7/5/18  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290039E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



ALLEY



E. 17th STREET

MAURY STREET

SURVEY OF  
 LOT AND IMPROVEMENTS THEREON LOCATED AT

**#1703 MAURY STREET**

RICHMOND, VIRGINIA

JN 47649

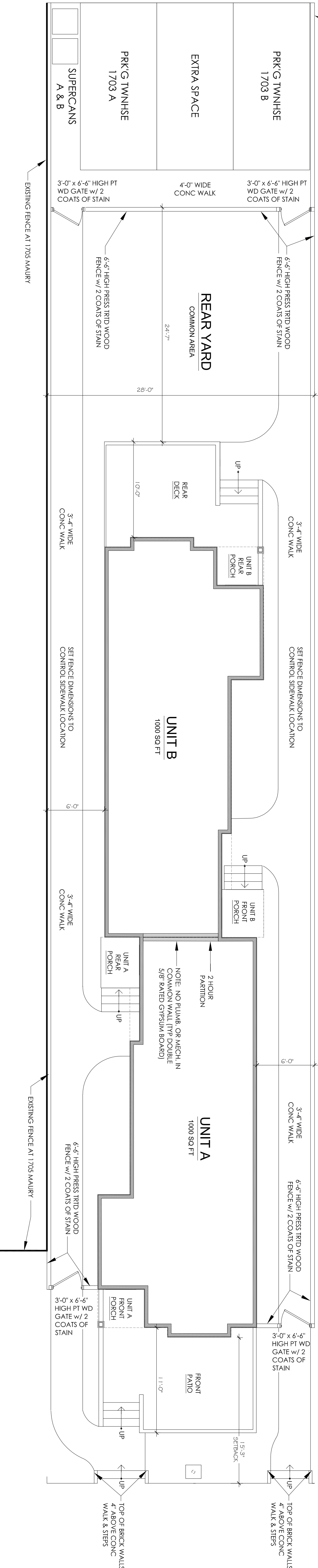
A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

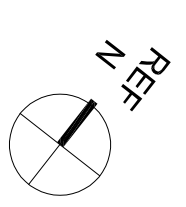
4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=30' Date 7/5/18 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
 USE OF THE CONVEYANCE TO  
 CHURCH HILL VENTURES LLC



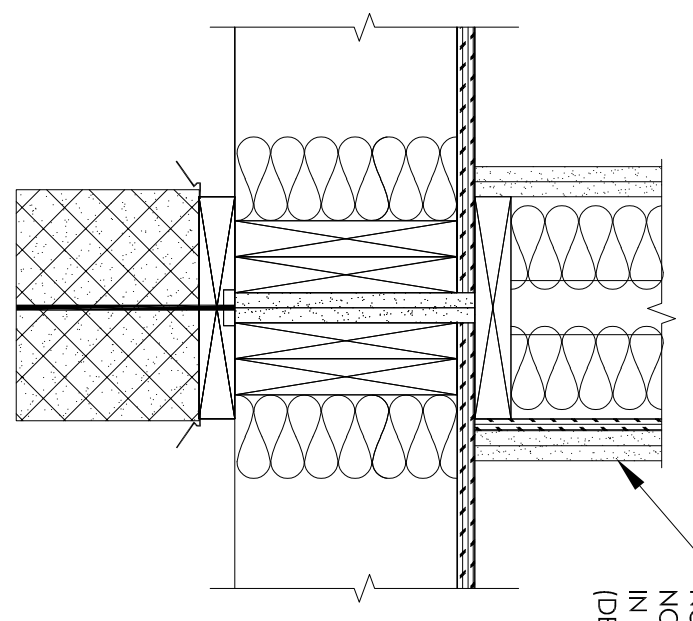
**1703 Maury - Site Layout**  
SCALE: 3/16" = 1'-0"



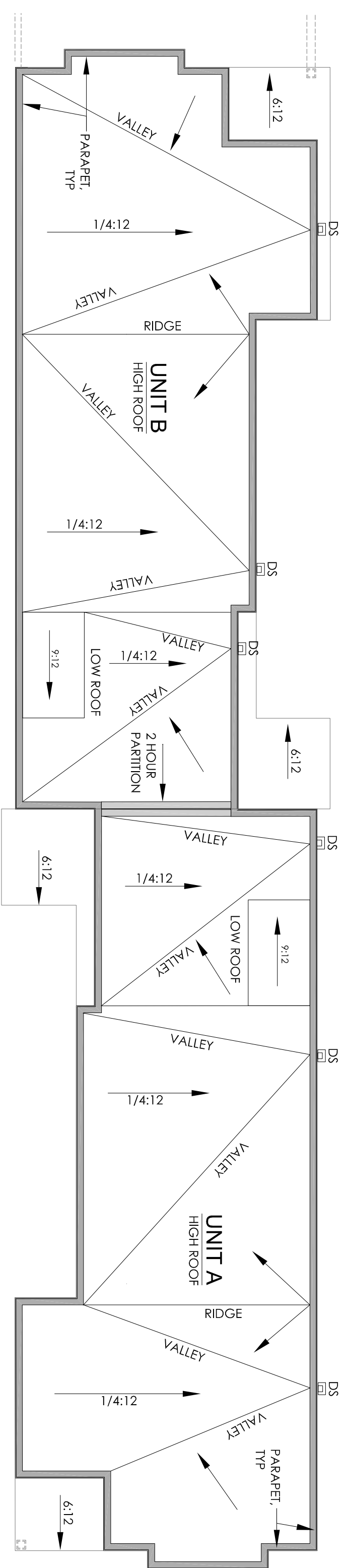
**2 HOUR FIRE RATED PARTITION**  
(GA FILE # WP 3910)

Base layer 5/8" Type X gypsum wallboard or gypsum veneer base applied at right angles to each side of 2 x 4 wood studs, 16" oc, staggered 8" oc on 2 x 6 wood plates, with 6d coated nails, 1 7/8" long, 0.0885" shank, 1/4" heads, 24" oc face layer 5/8" Type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 6d coated nails, 2 3/8" long, 0.113" shank, 9/32" heads, 8" oc joints staggered 16" each layer on end side, sound tested with 10dB to 100dB SPL spaced 9" oc, horizontal bracing required at mid-height (CONDBRACING)

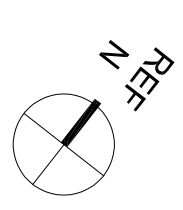
NOTE: SHEATH ONE SIDE OF DEMISING WALL WITH 1/2" STRUCTURAL SHEATHING WITH 10d NAILS @ 4"OC SEE FLOOR PLANS

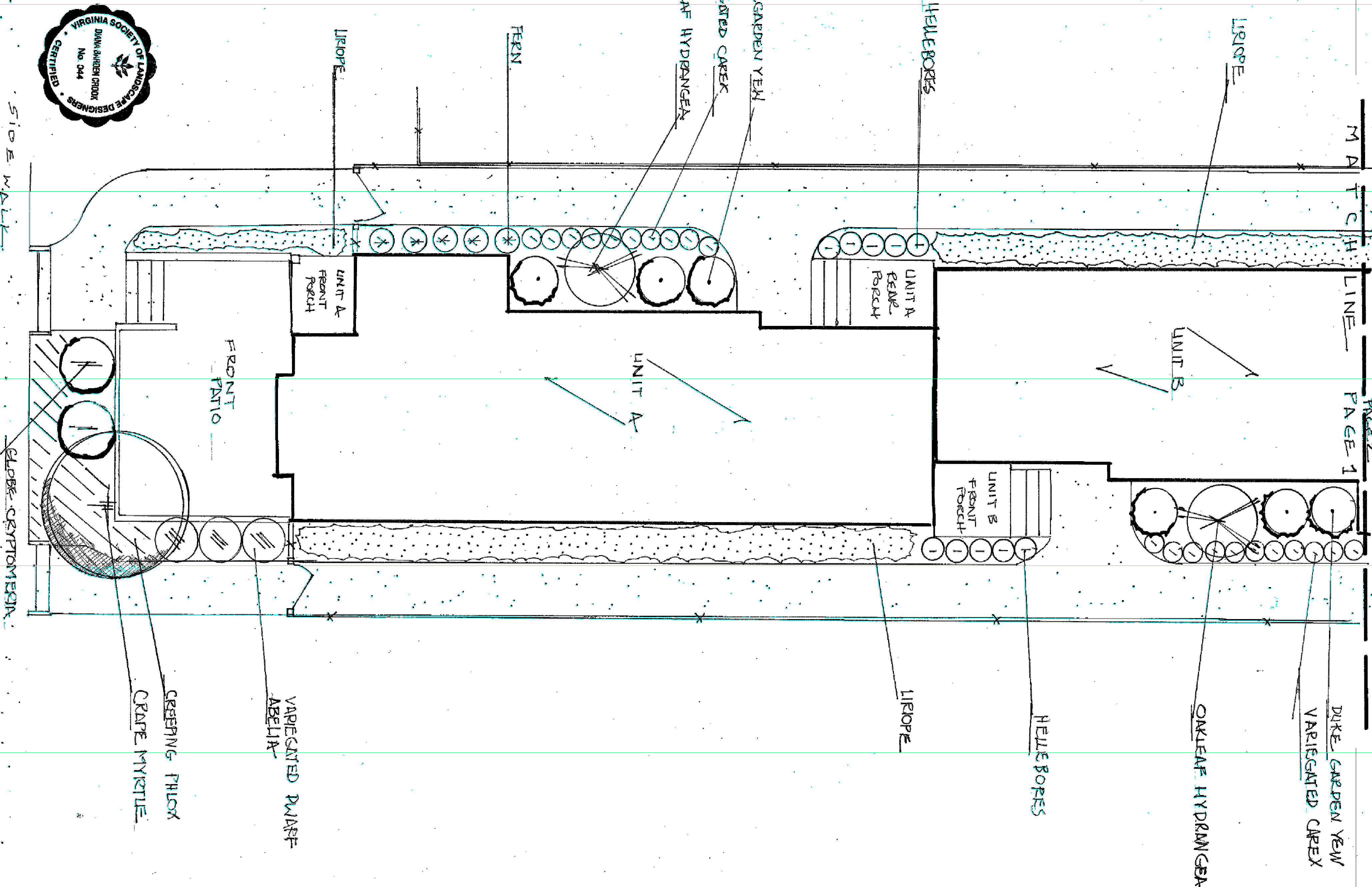
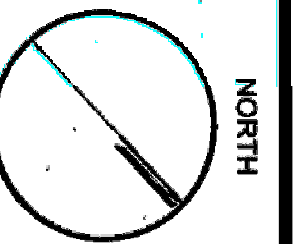
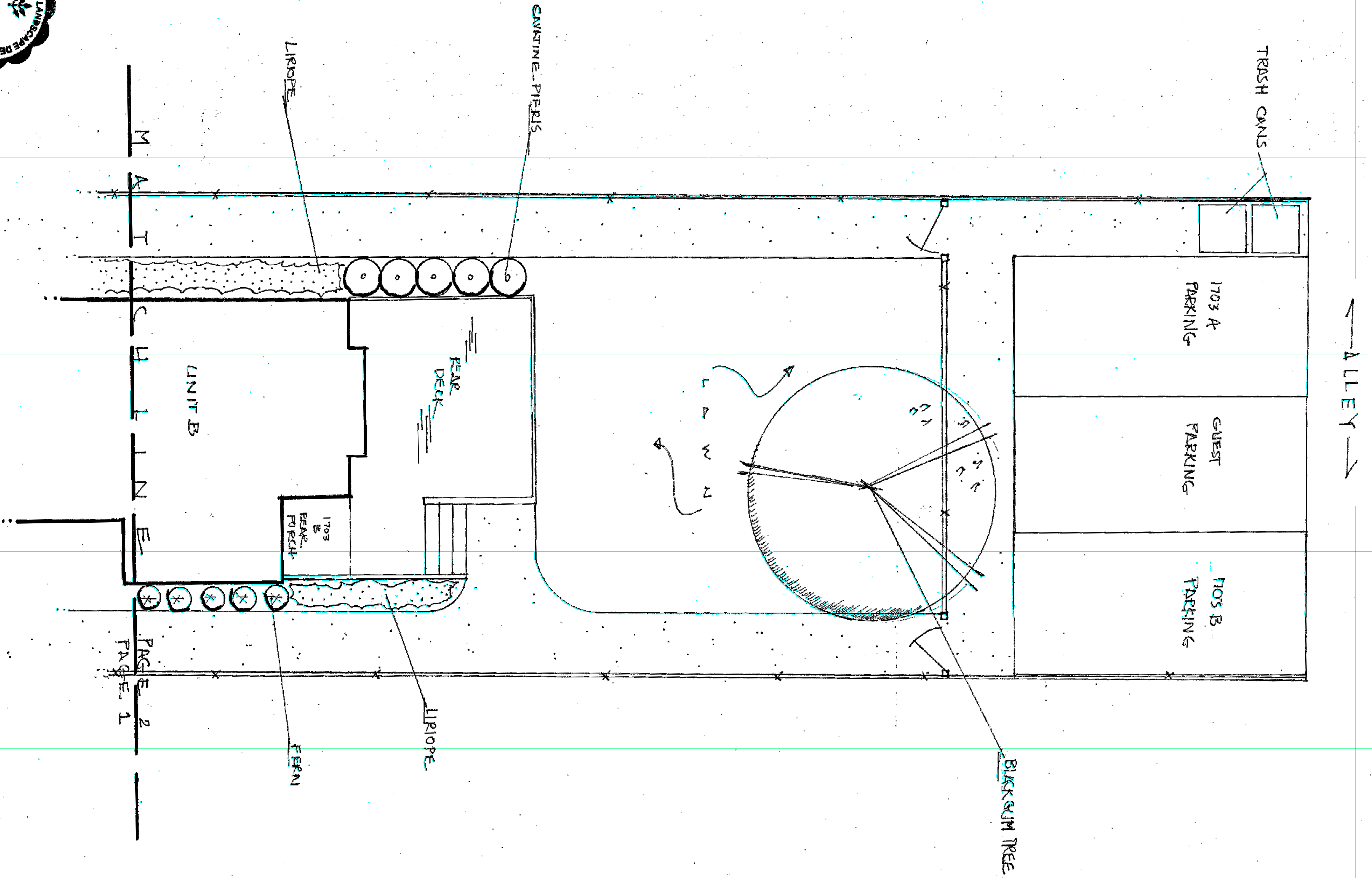
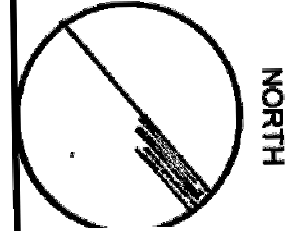


NOTE:  
NO PLUMBING OR MECHANICAL IN COMMON WALL (DBL 5/8" RATED GYP BOARD)



**Roof Plan**  
SCALE: 3/16" = 1'-0"

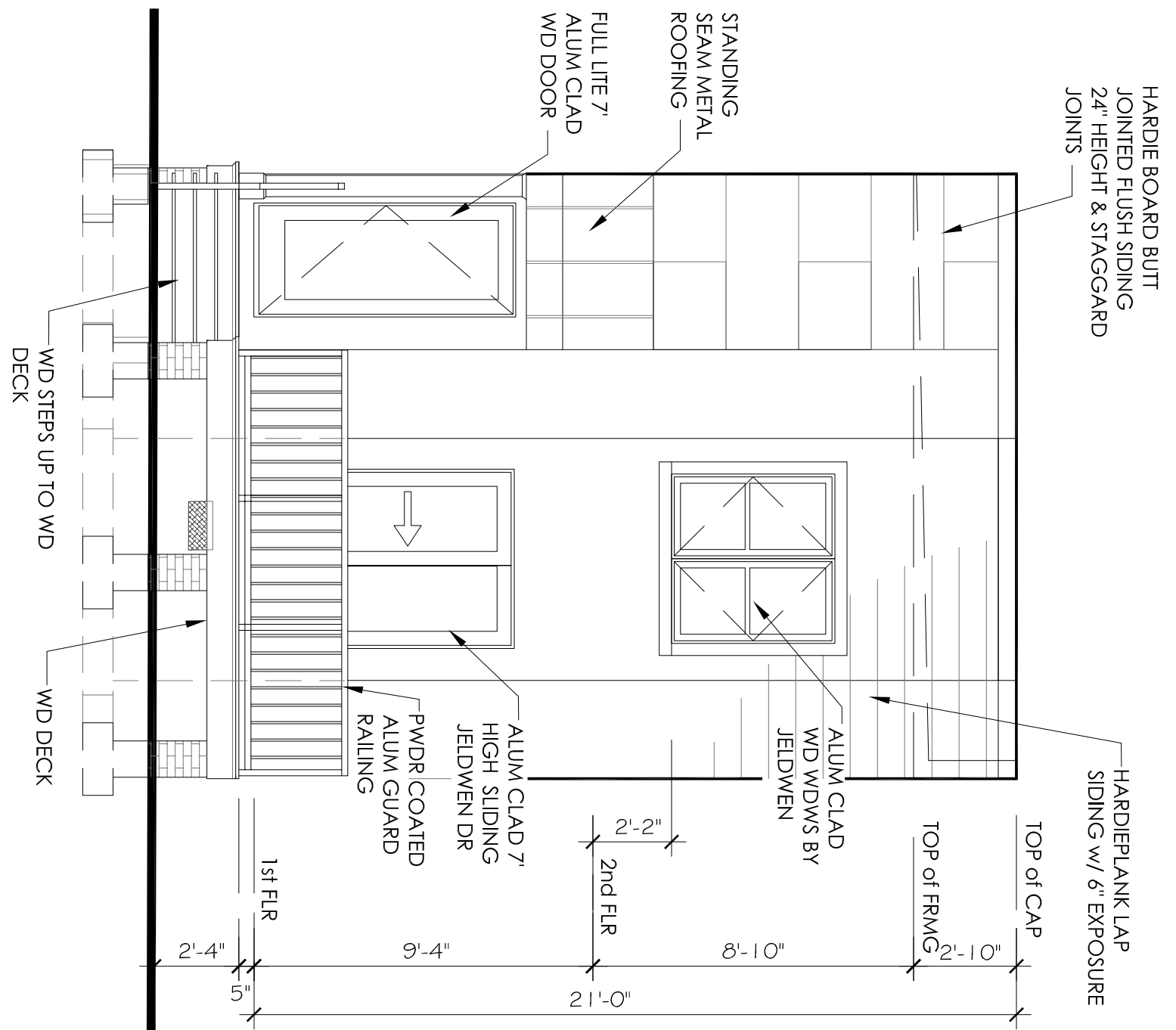




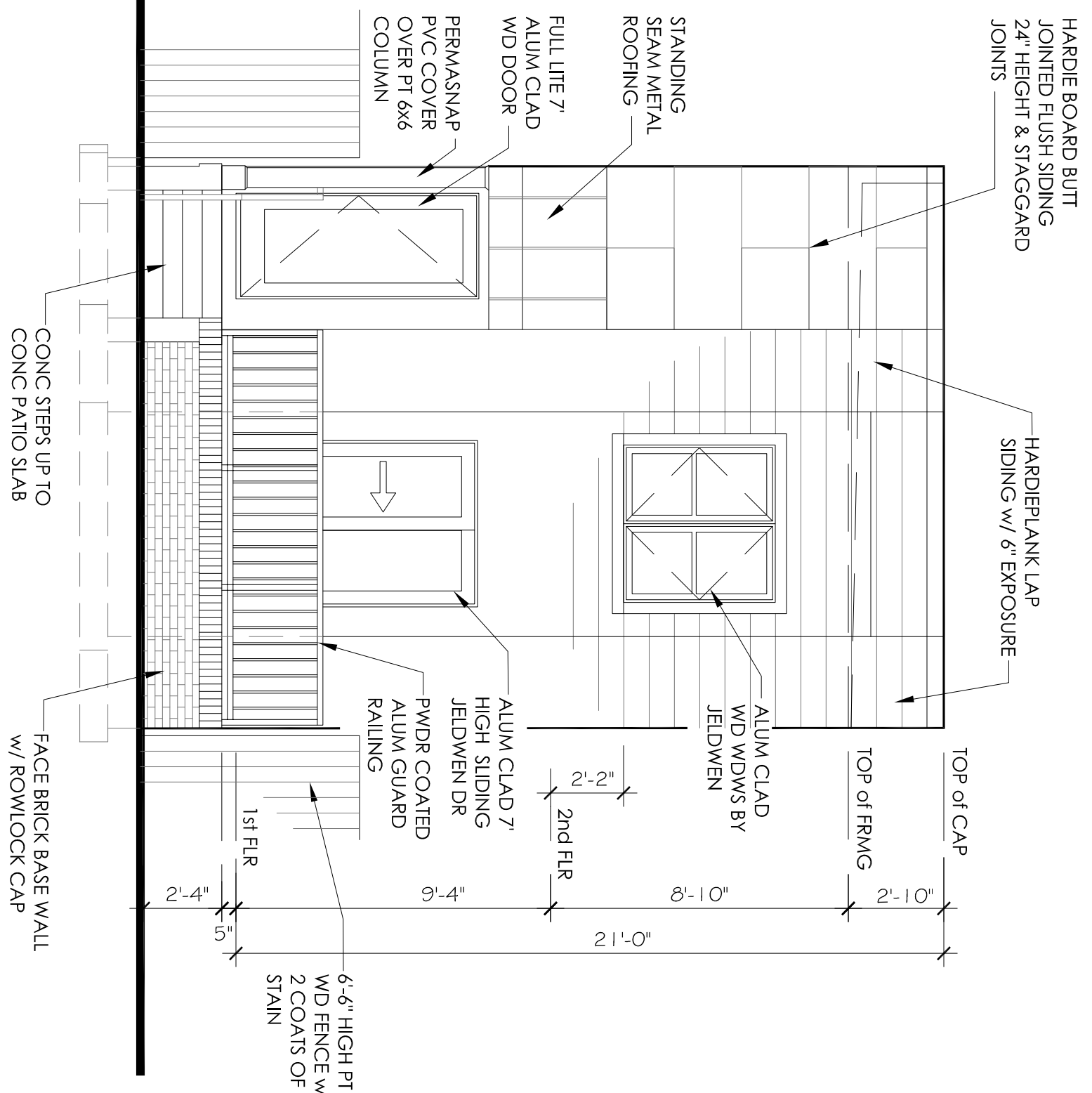
**Joseph F. Yates**  
**ARCHITECTS**  
804-839-3747  
joe@jfyarchitects.com

**1703 Maury Duplex**  
1703 MAURY STREET  
RICHMOND, VIRGINIA

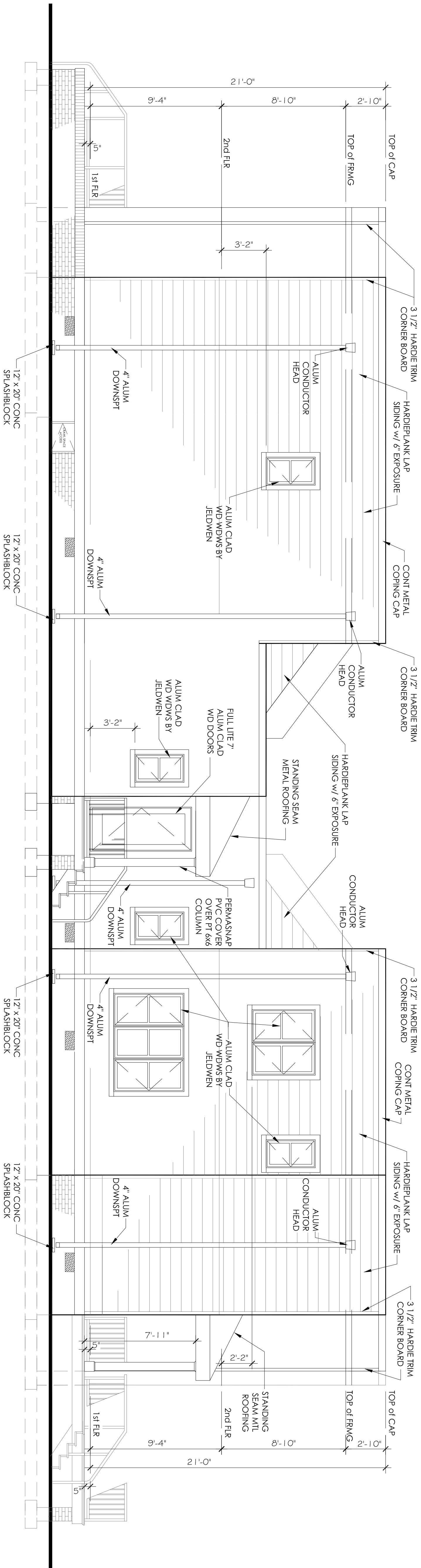
Set Date:  
JULY 09, 2018  
Revisions:  
Project No.:  
2018-02



Rear Elevation  
SCALE: 1/4" = 1'-0"



Front Elevation  
SCALE: 1/4" = 1'-0"



Side Elevation  
SCALE: 1/4" = 1'-0"



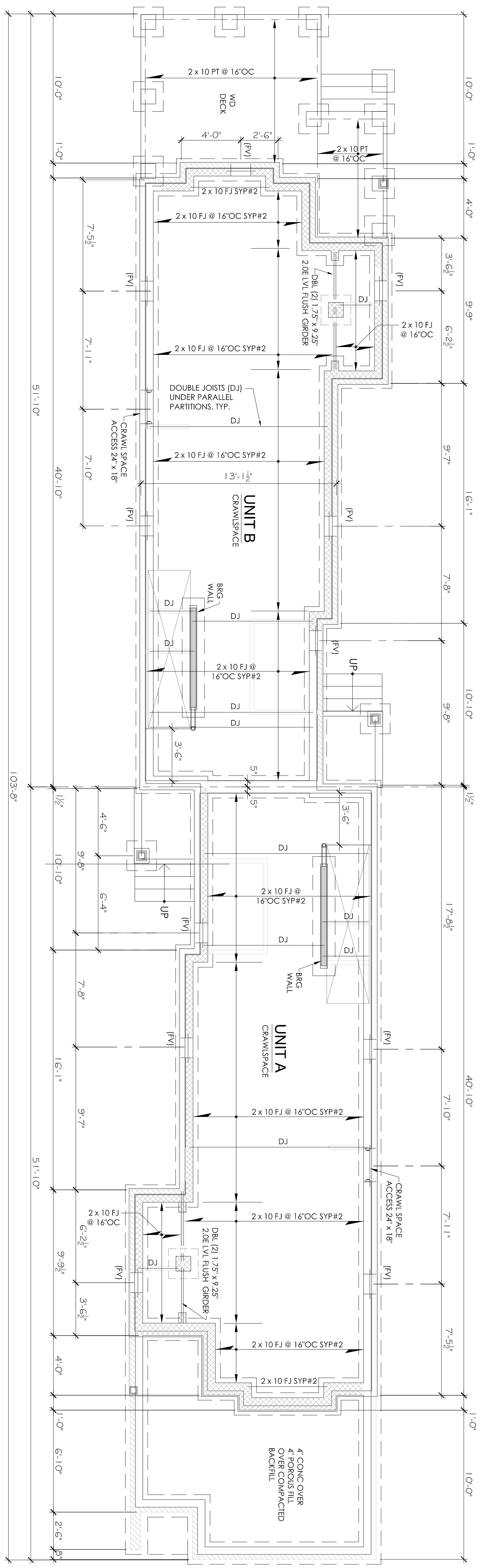
**1703 Maury Duplex**  
1703 MAURY STREET  
RICHMOND, VIRGINIA



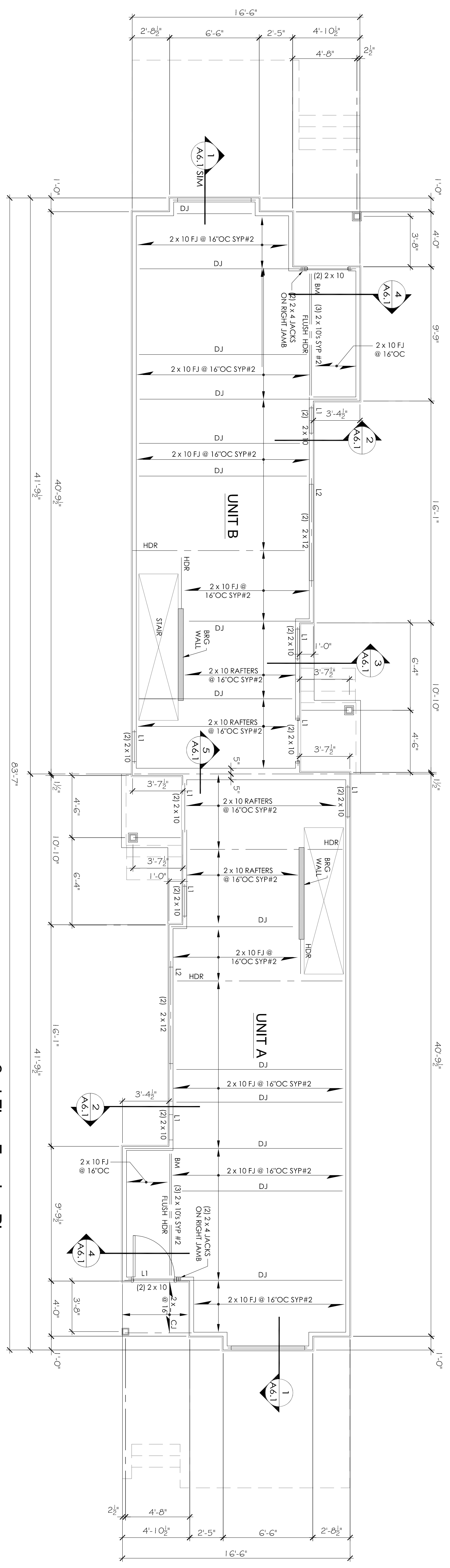
Set Date:  
**JULY 09, 2018**  
Revisions:

Project No.:  
**2018-02**

**A3**



**Foundation / 1st Floor Framing Plan**  
SCALE: 1/4" = 1'-0"



**2nd Floor Framing Plan**  
SCALE: 1/4" = 1'-0"

REVIEWED BY STRUCTURAL ENGINEER:  
MISH ENGINEERING CONCEPTS, P.L.C.  
Everett H. Mish, P.E.  
Richmond, Virginia  
Phone: 804/285-3346



**Joseph F. Yates**  
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**1703 Maury Duplex**  
1703 MAURY STREET  
RICHMOND, VIRGINIA

**S1**

Project No.:  
**2018-02**

Set Date:  
**JULY 09, 2018**  
Revisions: