

404 North 33rd Street

Special Use Permit Plans

Owner

3308 E Broad, LLC
 c/o Mason Wyatt
 203 N 36th Street
 Richmond, VA 23223
 804.240.1001
 mason@noisecontrol.net

Engineer

Obsidian, Inc.
 Charles R. Field, P.E.
 515 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 crfield@obsidian.pro

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Property Information

Parcel ID	E0000810011
Zoning	R-8
Use	Residential

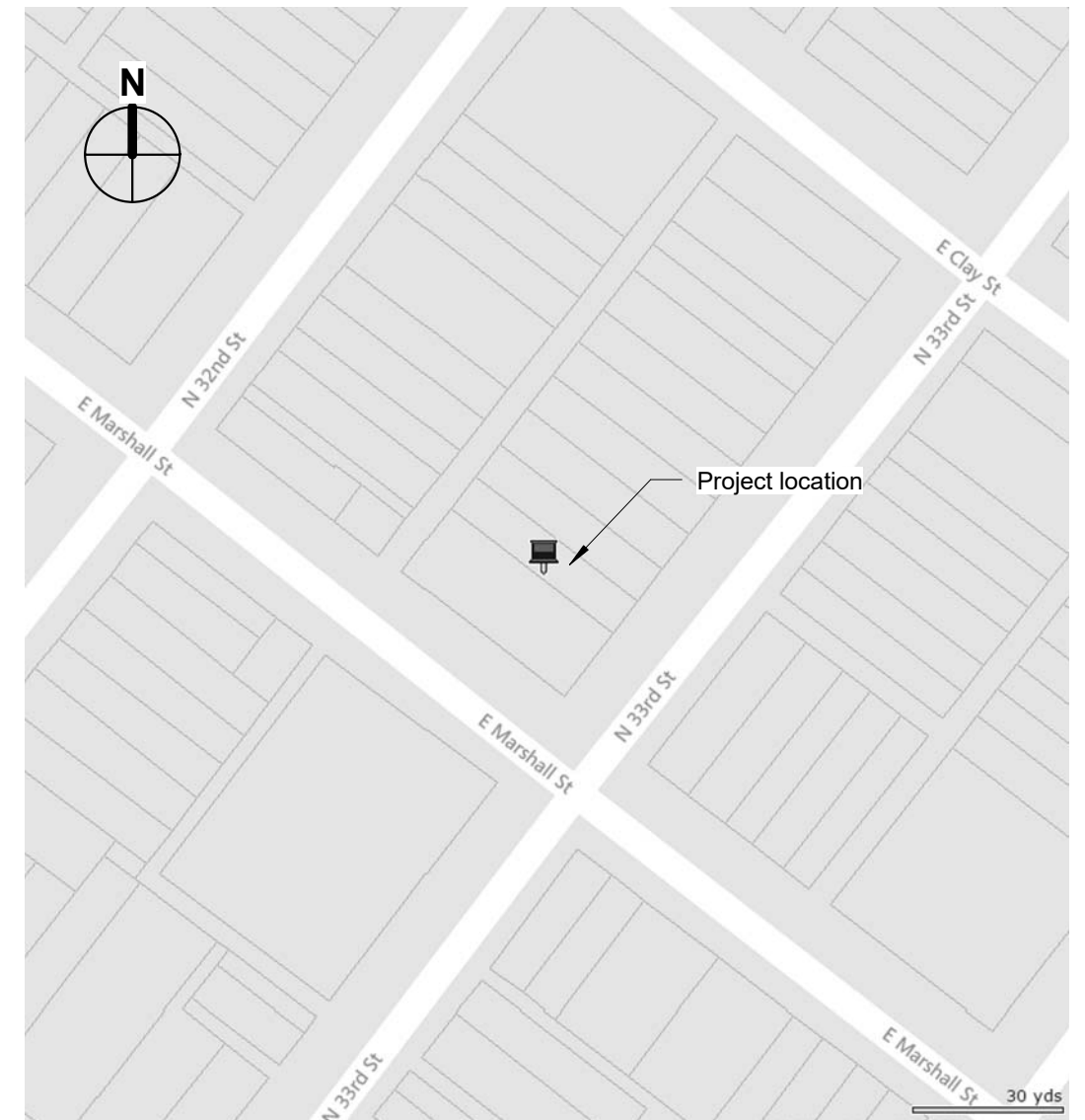
General Notes

- The structure will be constructed in accordance with the 2012 edition of the "International Residential Code", the Statewide Uniform Building Code and the applicable City of Richmond ordinances.
- The contractor is responsible for compliance with City, State and Federal job site safety requirements.
- The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will immediately be brought to the attention of the engineer.
- The construction type is V-B.
- There are 2 stories.
- Load criteria:
 - Bearing soil capacity = 2000 psf
 - Floor live load = 40 psf
 - Floor dead load = 10 psf
 - Roof live load = 20 psf
 - Roof dead load = 10 psf
 - Snow loads = 20 psf
 - Basic Wind speed = 90 mph, Seismic Category B, Exposure B.
- IRC 2012 minimum insulation and fenestration requirements:
 - Fenestration U-factor : 0.35
 - Ceiling R-value : 38
 - Wood frame wall R-value : 15
 - Mass wall R-value : 8/13
 - Floor R-value : 19
 - Basement wall R-value : 10/13
 - Slab R-value & depth: 10, 2ft
 - Crawlspace wall R-value : 10/13

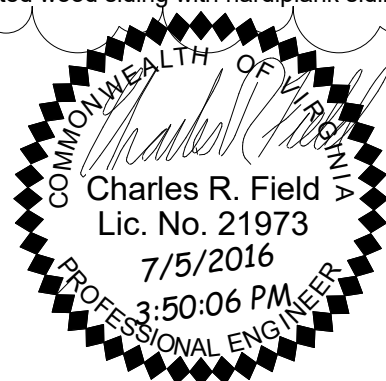
Scope of Work

Scope of work will generally consist of the conversion of an existing single family home into a duplex in accordance with these plans and the IRC, 2012.

The work includes interior renovations to bring the house into compliance with the building code fire separation requirements and general maintenance of the exterior to include replacing rotted wood siding with hardiplank siding.



Vicinity Map



Rev.	Date	Description
1	7/5/16	Revised scope of work to include exterior renovations

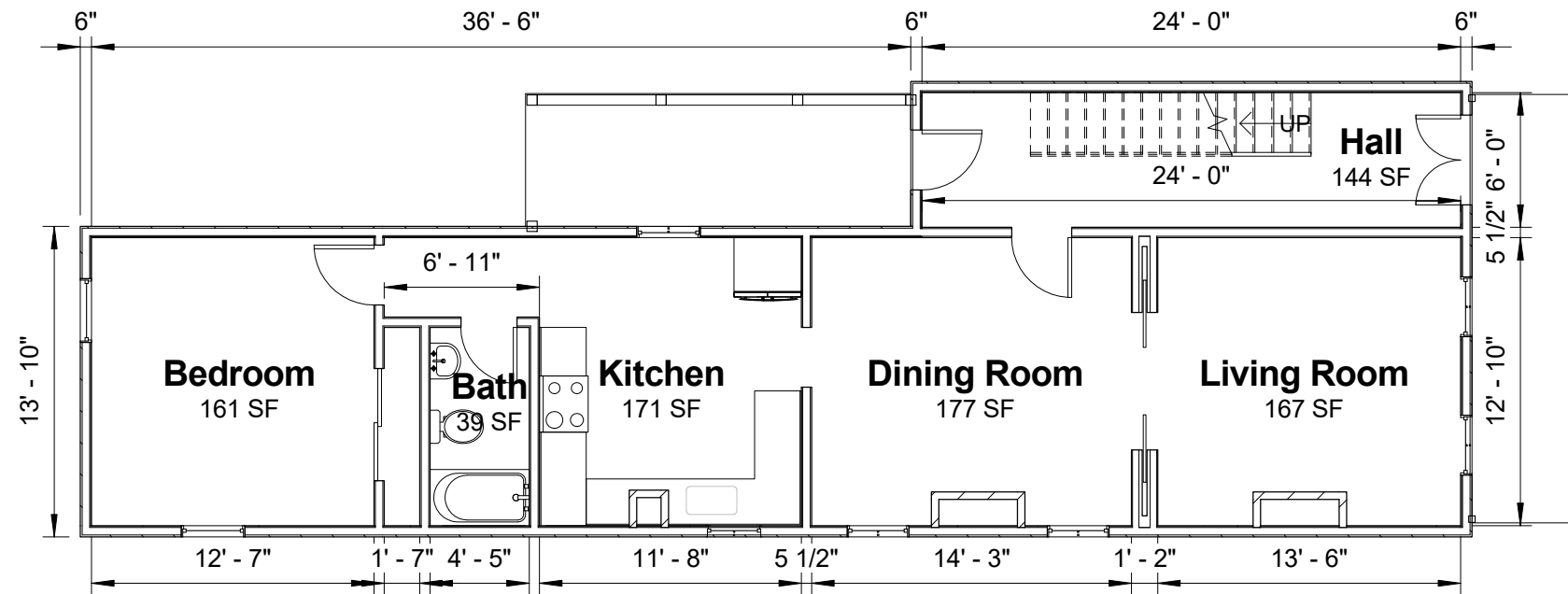


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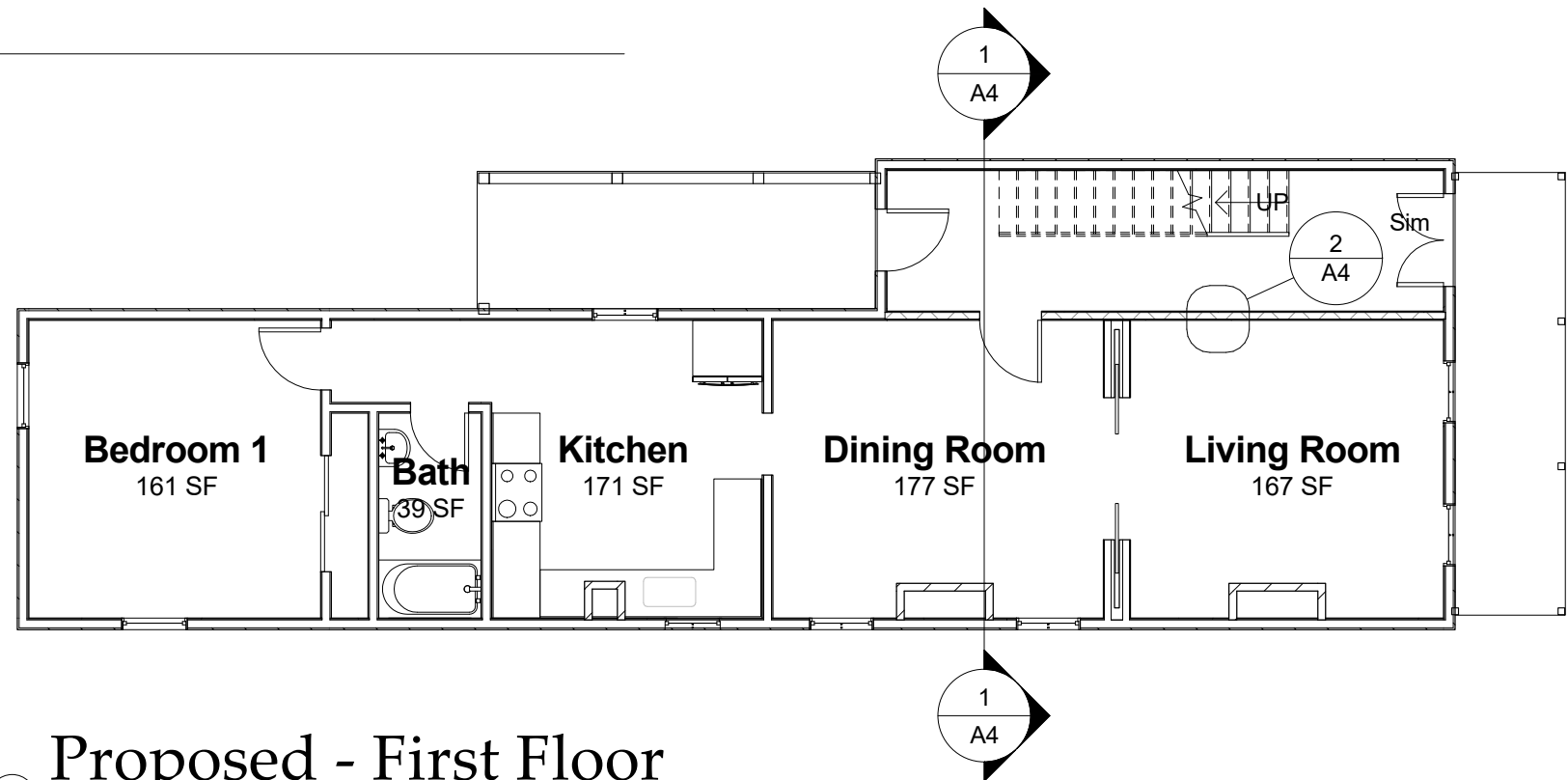
Title Sheet
 404 North 33rd Street
 3308 E Broad, LLC

rev. 7/5/2016
 March 16, 2016

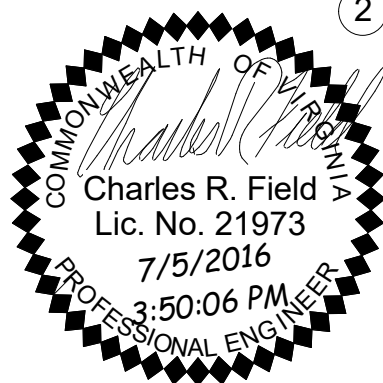
A1



1 Existing - First Floor
1/8" = 1'-0"



2 Proposed - First Floor
1/8" = 1'-0"

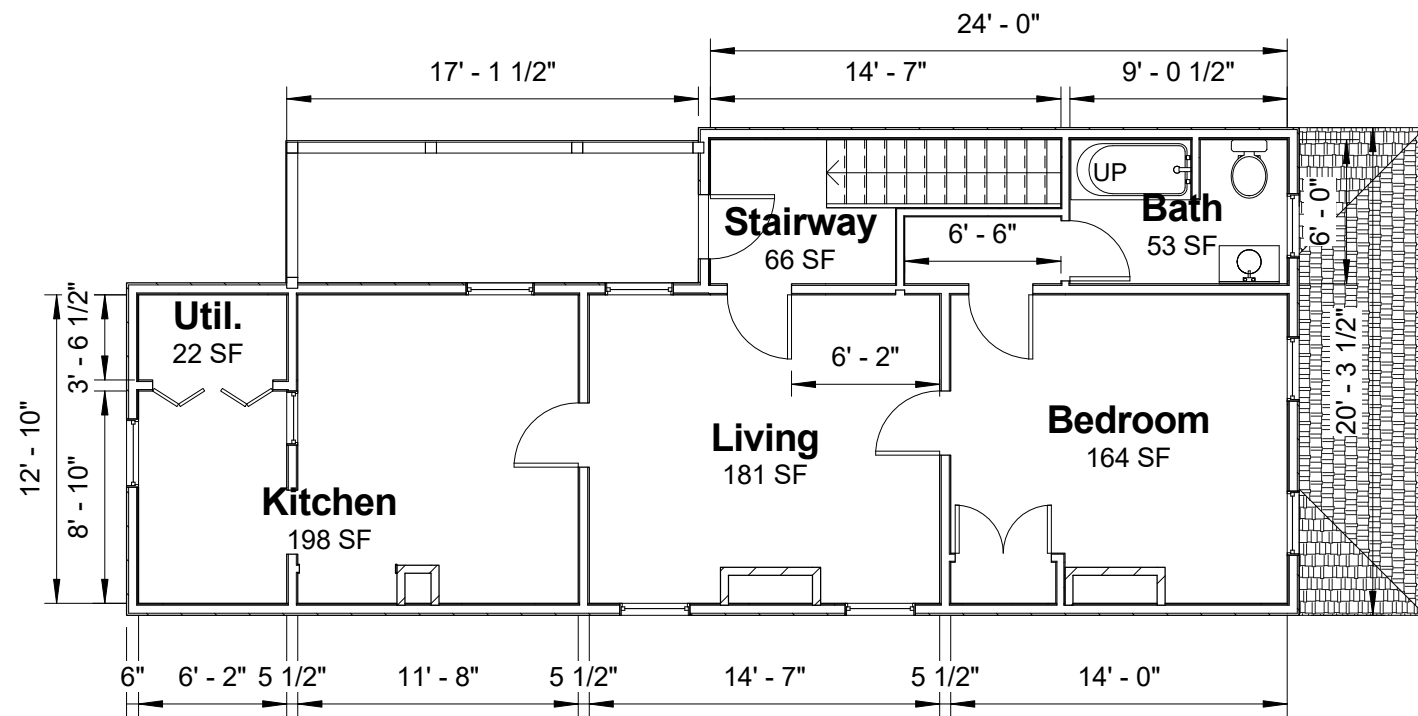


Rev.	Date	Description

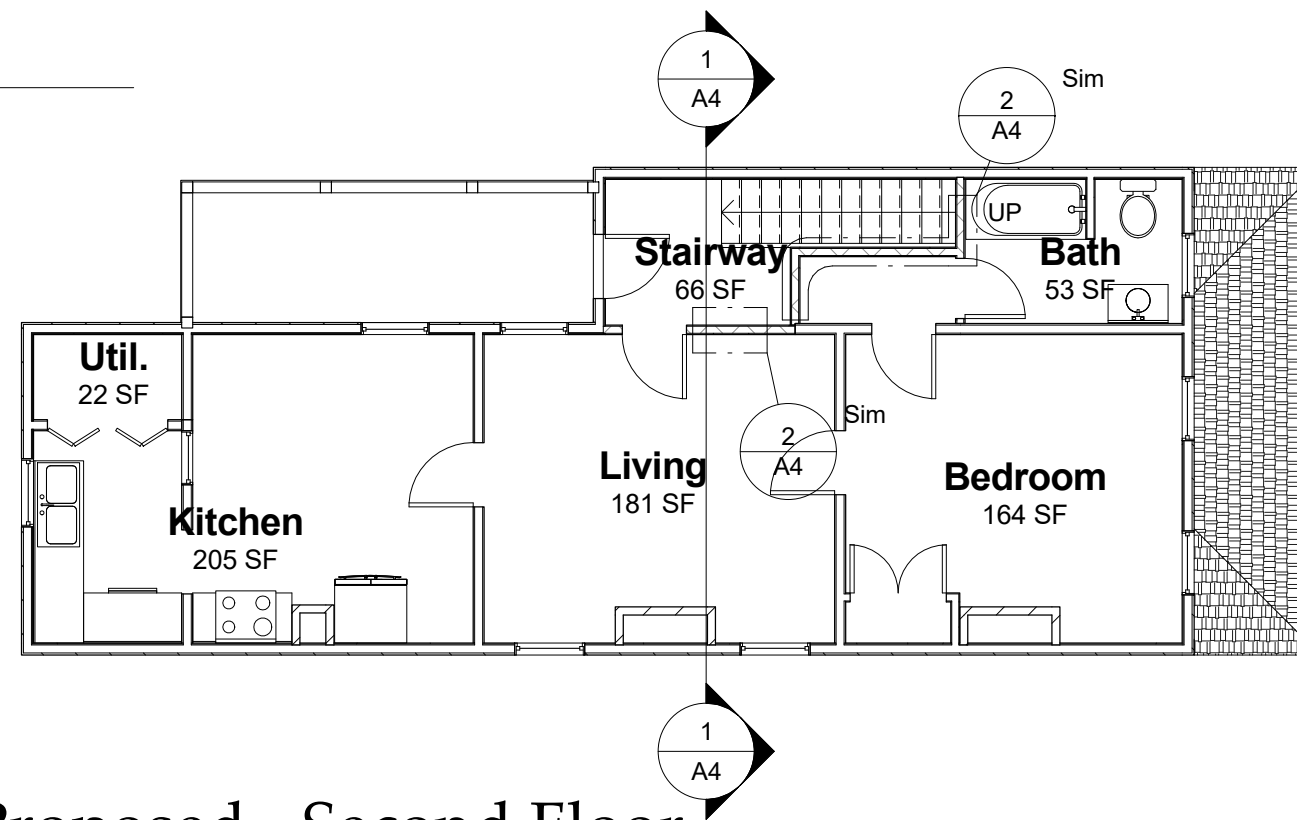


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First Floor Plans
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March 16, 2016



1 Existing - Second Floor
1/8" = 1'-0"



2 Proposed - Second Floor
1/8" = 1'-0"



Rev.	Date	Description



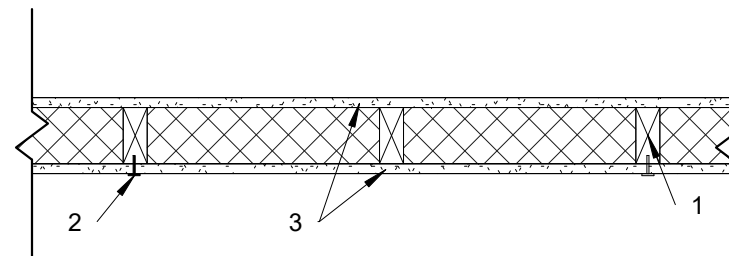
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Second Floor Plans
404 North 33rd Street
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Design No. U305

Bearing Wall Rating - 1 Hr.
STC Rating - 56

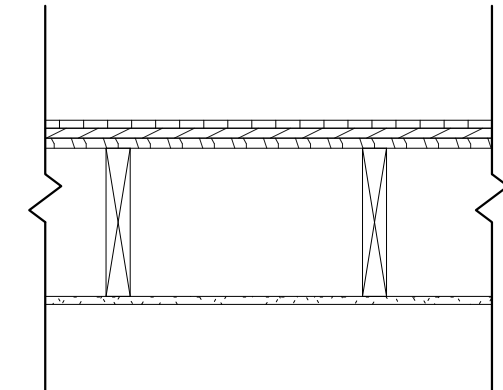


1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.
2. Joints and Nail-Heads — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.
3. Batts and Blankets --- The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.
4. Steel Framing Members -- Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.
5. Caulking and Sealants -- A bead of acoustical sealant shall be applied around the partition perimeter for sound control.
6. Gypsum Board* — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

Exterior grade drywall to be used on exterior walls.

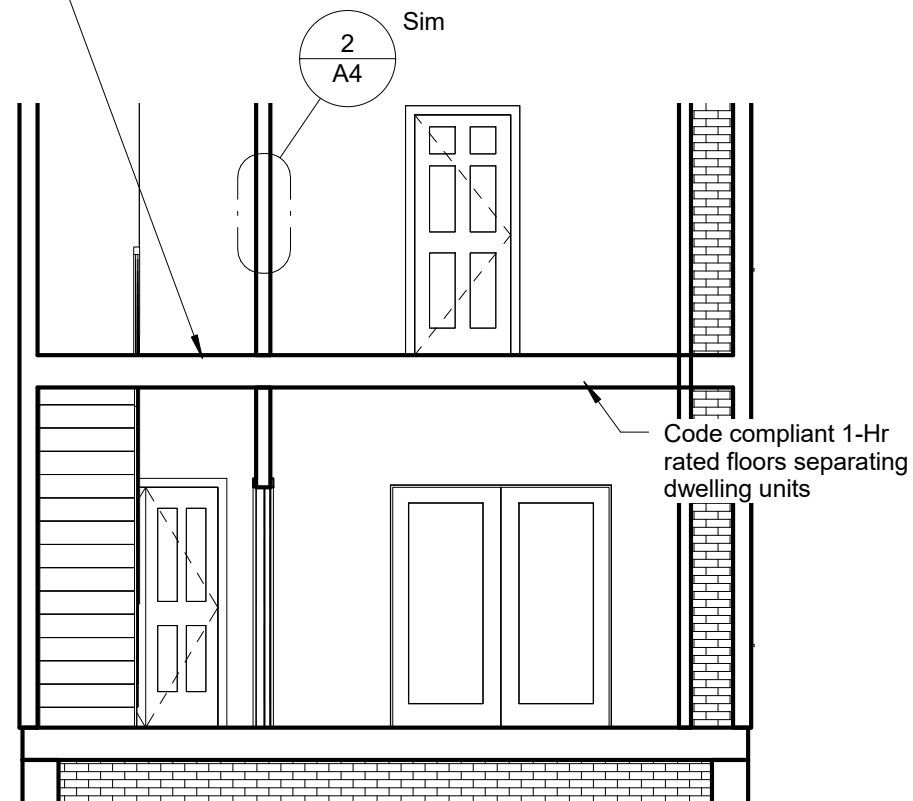
UL Assembly Design No. L501

Fire Rating - 1 Hr.



1. 44 oz carpet and 40 oz pad atop flooring.
2. Finish Flooring - 1 by 4 in. T&G, laid perpendicular to joists; or 19/32 in. thick wood structural panels, min grade "underlayment" or "single floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.
3. Vapor Barrier - Commercial rosin-sized, 0.010 in. thick.
4. Subflooring - 1 by 6 in. T&G, fastened diagonally to joists; or 15/32 in. thick plywood or 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.
5. Wood Joists - 2 by 10 in. spaced 16 in. OC, firestopped.
6. Historic plaster and lathe ceiling.

Existing L501 floor assembly to remain. STC ratings to be achieved with carpeting and the installation of RST-10 Genie Mats to subfloor throughout



1 Floor Section

3/16" = 1'-0"

2 1 Hr Wall - Stud, U305

1" = 1'-0"

3 1 Hr Floor - Wood Joist, L501

1" = 1'-0"

Rev.	Date	Description



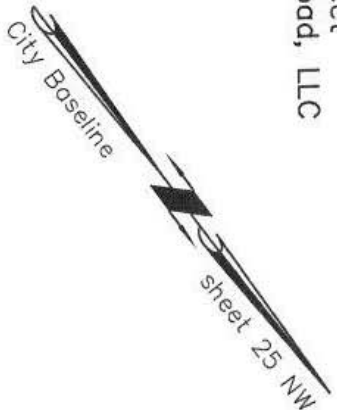
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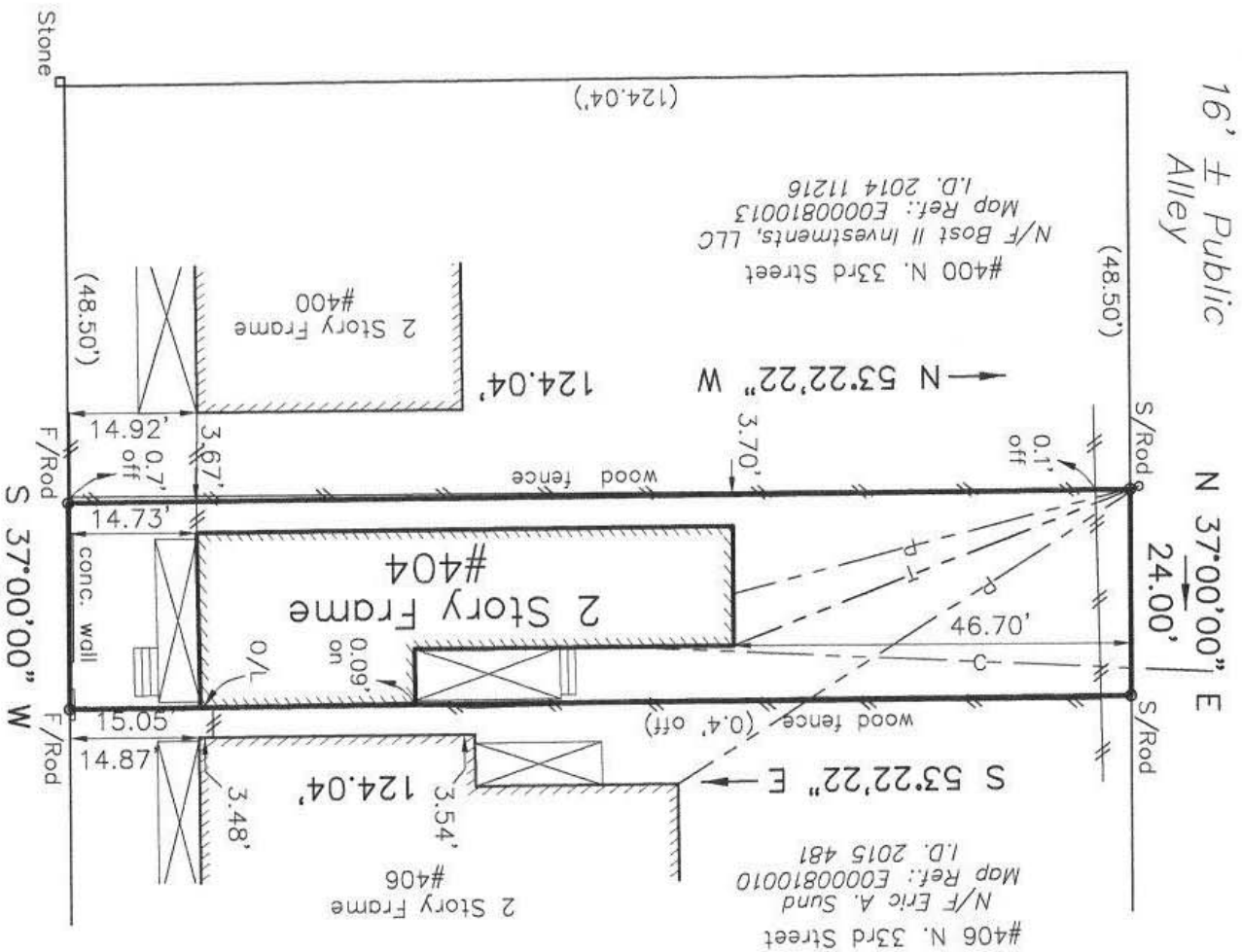
Details
404 North 33rd Street
3308 E Broad, LLC

Address: #404 N. 33rd Street
 Current Owner: 3308 E. Broad, LLC
 Map Ref.: E0000810011
 I.D. 2008 16193

Note: Bearings protracted from City
 Baseline sheet 25 NW.



E. MARSHALL STREET



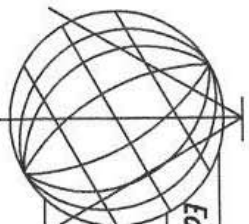
N. 33rd STREET

Survey and Plat of
The Property Known as
#404 N. 33rd Street in
the City of Richmond, VA



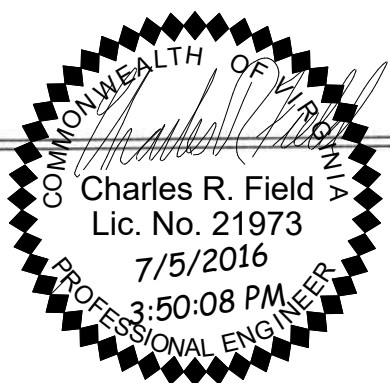
This is to certify that on 03/10/16 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290043E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC
Land Surveyors-Planners
 Virginia-North Carolina
 1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=25'
 Drawn: TCJ
 Job: 1089-16
 Date: 03/15/16
 Checked: JAL



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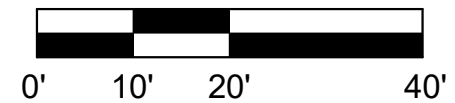
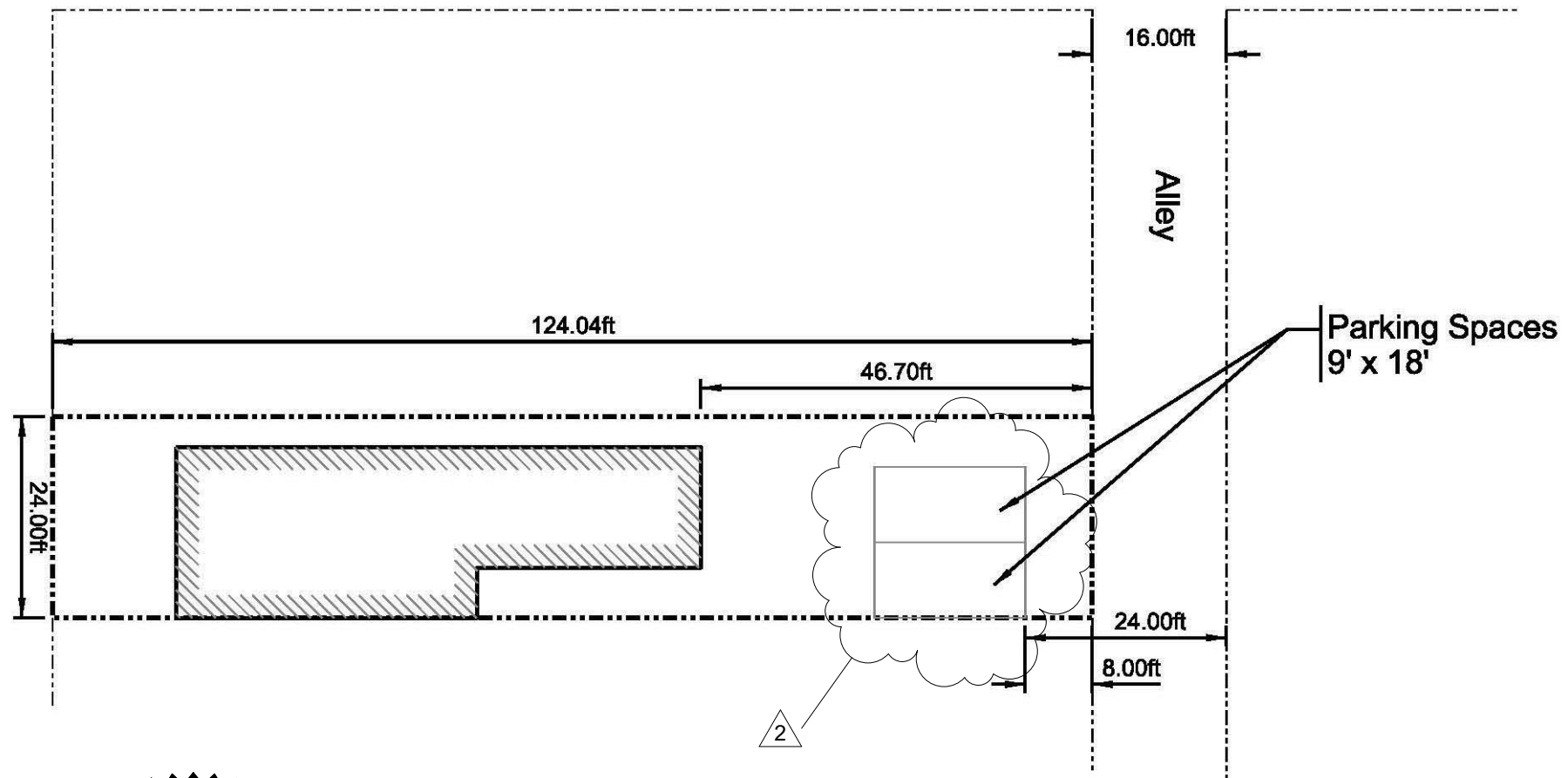
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Survey Plat
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Rev.	Date	Description

East Marshall Street

North 33rd Street



Rev.	Date	Description
2	7/5/16	Addition of 2 parking spaces



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