

INTRODUCED: July 24, 2023

AN ORDINANCE No. 2023-222

To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 11 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 423 North 33rd Street, which is situated in a R-8 Urban Residential District, desires to use such property for the purpose of a single-family attached dwelling, which use, among other things, is not currently allowed by section 30-413.19, concerning height, 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 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 11 2023 REJECTED: _____ STRICKEN: _____

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 423 North 33rd Street and identified as Tax Parcel No. E000-0884/031 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Two Parcels of Land on the East Line of N. 33rd Street, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated January 12, 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 single-family attached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “423 N. 33rd Street Residences, Richmond, Virginia 23223,” prepared by Mario Di Marco Architects, dated January 20, 2021, and last revised August 25, 2022, and “Plat Showing Proposed Improvements on No. 423 N. 33rd Street, in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated February 13, 2023, hereinafter referred to, collectively, 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 single-family attached dwelling, substantially as shown on the Plans.

(b) No less than one parking space shall be provided on the Property, to the rear of the building.

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

(d) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(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.

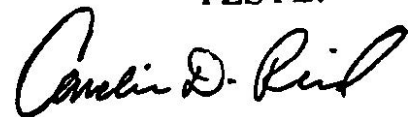
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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

A handwritten signature in black ink that reads "Carlin D. Reil". The signature is written in a cursive style with a large, looping initial "C".

City Clerk



City of Richmond

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

Master

File Number: Admin-2023-0316

File ID: Admin-2023-0316

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Richmond Dept of Planning & Development. Review

Cost:

File Created: 05/09/2023

Subject:

Final Action:

Title: To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Internal Notes:

Code Sections:

Agenda Date: 06/26/2023

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-0316 - Application Documents, Admin-2023-0316 - Ordinance DRAFT

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Approval History

| Version | Seq # | Action Date | Approver | Action | Due Date |
|-------------------------------------------------|-------|-------------|---------------------------|----------------|-----------|
| 1 | 1 | 5/30/2023 | Matthew Ebinger | Approve | 6/1/2023 |
| 1 | 2 | 5/31/2023 | Kevin Vonck | Approve | 6/6/2023 |
| 1 | 3 | 5/31/2023 | Kris Daniel-Thiem - FYI | Notified - FYI | |
| 1 | 4 | 5/31/2023 | Sharon Ebert | Approve | 6/7/2023 |
| 1 | 5 | 5/31/2023 | Alecia Blackwell - FYI | Notified - FYI | |
| 1 | 6 | 5/31/2023 | Caitlin Sedano - FYI | Notified - FYI | |
| 1 | 7 | 5/31/2023 | Jeff Gray - FYI | Notified - FYI | |
| 1 | 8 | 6/1/2023 | Lincoln Saunders | Approve | 6/2/2023 |
| 1 | 9 | 6/8/2023 | Mayor Stoney (By Request) | Approve | 6/5/2023 |
| Notes: Wrong Stoney account -- Kit Hagen | | | | | |
| 1 | 10 | 6/21/2023 | Mayor Stoney | Approve | 6/16/2023 |

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|

Text of Legislative File Admin-2023-0316

Title

To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Body

O & R Request

DATE: May 30, 2023 **EDITION:** 1

TO: The Honorable Members of City Council

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, Chief Administrative Officer

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

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

RE: To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit to authorize a new single-family attached dwelling within an R-8 Urban Residential District. While the use is permitted the property does not meet the current requirements for section 30-413.19(2), regarding maximum height, within the R-8 zone for height. 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.

BACKGROUND: The property is located in the Chimborazo neighborhood on North 33rd Street near the corner of North 33rd Street and East Clay Street. The property is currently a 2,405 sq. ft. (.05 acre) parcel of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as “Existing or new highly-walkable

urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

The current zoning for this property is R-8 Urban Residential District. All adjacent properties are located primarily within the same R-8 Zone as the property in question. The area is primarily residential with some neighborhood commercial and institutional uses present in the vicinity. The proposed density is 2 units per .05 acres, or 40 units per acre.

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: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 26, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission July 17, 2023

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

..Recommended Action

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike Withdrawn --- Continue to:



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: 42 N 33rd Street Date: _____
Tax Map #: E0000884031 Fee: \$300
Total area of affected site in acres: 0.0552

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

Zoning

Current Zoning: R-8 Urban Residential

Existing Use: Vacant

Proposed Use

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

Construction of a new single-family attached dwelling
Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources
Mailing Address: 530 East Main Street, Suite 730
City: Richmond State: VA Zip Code: 23219
Telephone: (864) 377-9140 Fax: ()
Email: will@bakerdevelopmentresources.com

Property Owner: CCR II Holdings Llc

If Business Entity, name and title of authorized signee: _____

(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: 11 S 12th Street #115
City: Richmond State: VA Zip Code: 23219
Telephone: () Fax: ()
Email: _____

Property Owner 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)

APPLICANT'S REPORT

November 11th, 2022

*Special Use Permit Request
423 N 33rd Street, Richmond, Virginia
Map Reference Number: E000-0884/031*

| | |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Submitted to: | City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219 |
| Submitted by: | Baker Development Resources 530 East Main Street, Suite 730 Richmond, Virginia 23219 |

Introduction

The property owner is requesting a special use permit (the "SUP") for 423 N 33rd Street (the "Property"). The SUP would authorize the construction of one single-family attached dwelling on the Property to be attached to the existing dwelling at 421 N 33rd Street. While the single-family attached dwelling use is permitted by the underlying R-8 Urban Residential zoning district, some of the underlying feature and requirements cannot be met and, therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the eastern side of North 33rd Street between E Marshall and E Clay Streets. The Property is currently vacant and is referenced by the City Assessor as tax parcel E000-0884/031. The Property is roughly 26.6 feet wide by 124 feet in depth and contains approximately 2,405 square feet of lot area. Access is provided at the rear of the Property by means of a north-south alley.



The subject block contains primarily single-family attached and detached dwellings, though a SUP was recently approved at the adjacent parcel to the south to permit a first-floor office use. Properties in the area consist of a range of uses. Along with single- and two-family dwellings, within two blocks of the Property multifamily, commercial, institutional, and government uses can be found.

EXISTING ZONING

The Property is currently zoned R-8 Urban Residential. The surrounding properties are also zoned R-8 with properties further to the south, at the intersection of N 33rd and E Marshall Streets, being zoned R-63 Single-Family Residential and UB Urban Business. B-1 and R-6 zoning districts can also be found within the neighborhood.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
 - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to "Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."

- a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PROJECT SUMMARY

The SUP would authorize the construction of a new, single-family attached dwelling on the vacant parcel. The side yard setback adjacent to 421 N 33rd Street and height requirement are not met and therefore, a SUP is required.

PURPOSE OF REQUEST

The applicant would like to construct a new single-family dwelling on the Property which would be attached to the existing dwelling at 421 N 33rd. Given the lot's narrow width and the siting of the adjacent dwellings, both of which lie on the adjacent lot lines, the Property owner is proposing to construct a three-story dwelling on the site to meet the needs of today's market. While three story dwellings can be found throughout the Church Hill neighborhood, and the dwelling has been designed with a set-back third floor to appear as a two-story dwelling from the street, a SUP is needed as the underlying R-8 zoning district only allows three story dwellings when less than 60 percent of the dwellings in the block are three stories or taller. Furthermore, as the proposed dwelling will extend beyond the existing dwelling it is attaching to at 421 N 33rd, a side yard waiver is needed to allow the third floor of the dwelling to extend upwards along the southern lot line. All other R-8 zoning requirements, including the side yard requirement adjacent to 423 N 33rd Street and the provision for off-street parking are met by the proposed design.

In exchange for the SUP, the intent of this request is to ensure a high-quality infill development. This is consistent with the Richmond 300 Master Plan. It would also be consistent with the uses permitted by-right by the underlying zoning. Furthermore, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The proposed dwelling would be three stories in height and is consistent with the historic development pattern, which includes a variety of architectural styles. The third floor would be set back and the building design would utilize a false mansard roof at the second story in order to

achieve the appearance of a two-story building from the street. This design has been utilized elsewhere in the neighborhood including projects which have received Certificates of Appropriateness from the Commission of Architectural review in City Old and Historic Districts.

The dwelling would include approximately 2,347 square feet of finished floor area and consist of four bedrooms and three-and-one half bathrooms. The proposed floor plans are modern and efficient and designed to meet the needs of families in today's market. The dwelling has been designed with a floorplan which offers a modern and open living area and kitchen on the first floor. Two bedrooms and a full bathroom will be located on the second floor. The third floor is stepped back to allow for a forward-facing outdoor terrace which is accessible from an interior loft. The primary bedroom will be located at the rear of the third floor and will contain a large closet and en-suite bathroom.

The new dwelling would be clad in cementitious lap siding in order to ensure quality and consistency in appearance with many other dwellings in the vicinity. A full width front porch and a roof deck is included in the design and would provide additional outdoor living space for the occupants. An off-street parking space is proposed for the dwelling which will be accessible from the rear alley.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposed use would be limited in size, type and scale to avoid any traffic or parking concerns.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The proposed special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected.

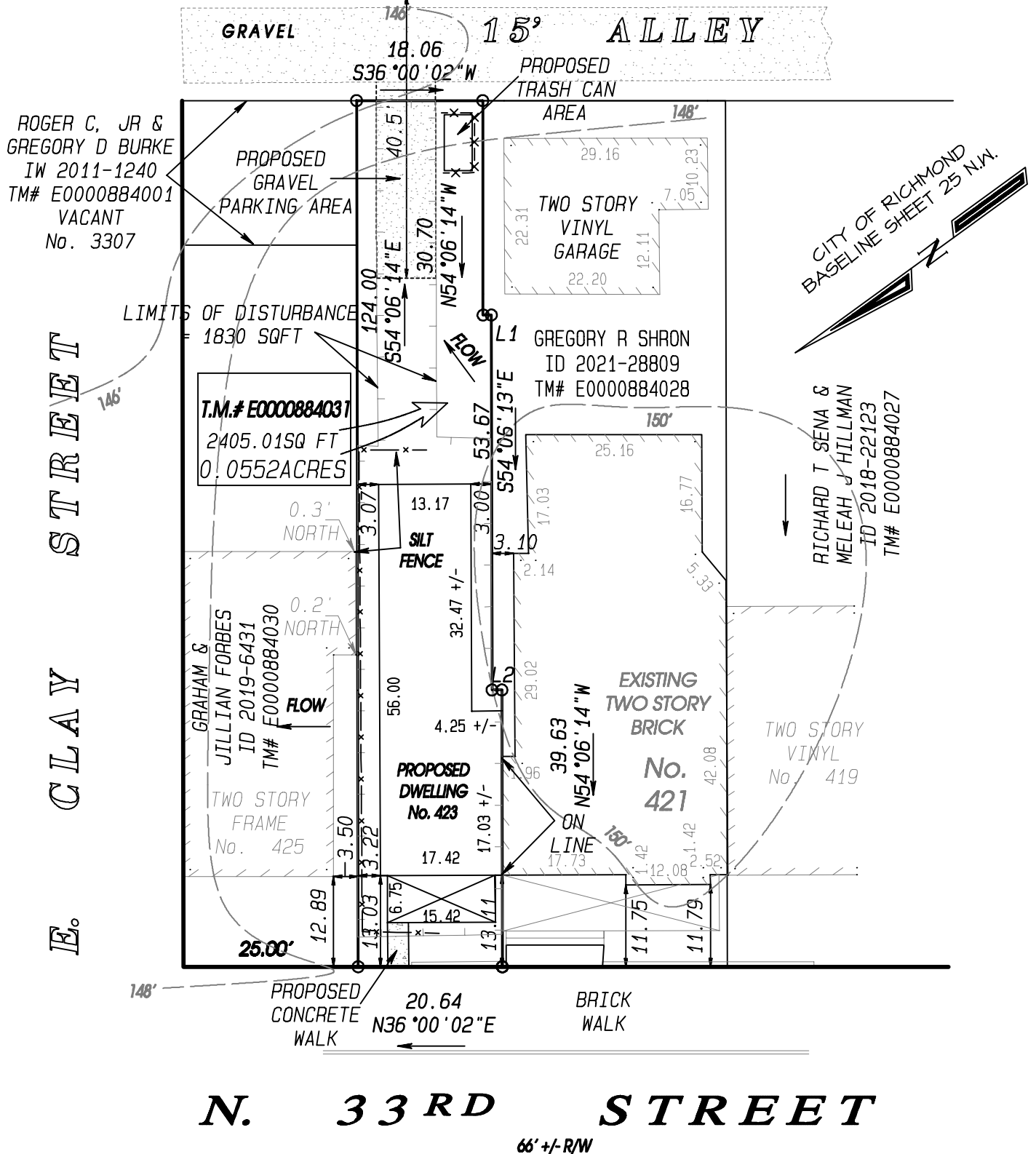
Summary

In summary we are enthusiastically seeking approval for the construction of a new, single-family attached dwelling on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality residence consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the existing dwellings in the surrounding neighborhood.

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".

CURRENT OWNER: T.M.# E0000884031: CCR II HOLDINGS LLC ID 2021-6684

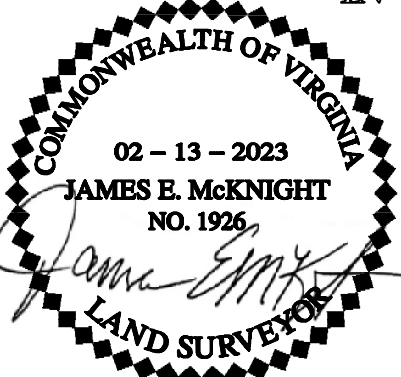
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S36°01'35"W | 1.19 |
| L2 | S35°53'46"W | 1.40 |



N. 33 RD STREET

66' +/- R/W

PLAT SHOWING PROPOSED IMPROVEMENTS
ON No. 423 N. 33 RD STREET,
IN THE CITY OF RICHMOND, VIRGINIA.



McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 20050121PP

SCALE: 1" = 20'

423 N. 33RD STREET

423 N. 33RD STREET RESIDENCE

RICHMOND, VIRGINIA 23223

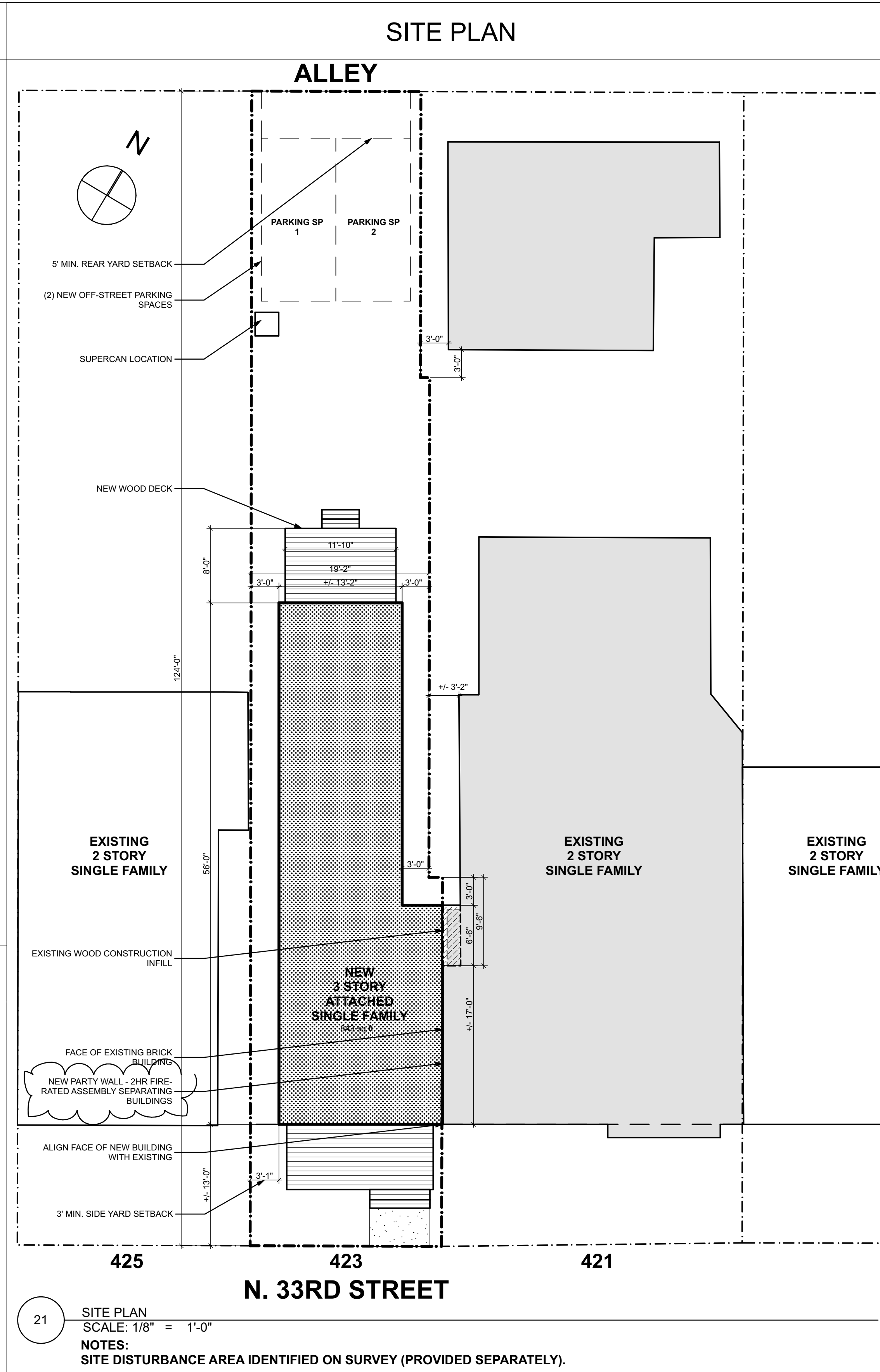


mario di marco
ARCHITECTS
4020 CLINTON AVENUE
RICHMOND, VIRGINIA 23227
TELEPHONE: 804.564.6307

RESIDENCE
23223

I:\Users\mario\marco\Dropbox\Projects\20015- 423 N 33RD ST\Drawings\PLN\423 N 33RD ST 2 - 24.pln - Thursday, August 25, 2022 - 4:28 PM - Mario DiMarco

| ABBREVIATIONS | | | |
|---------------|---------------------|----------|------------------------|
| ABV | above finish floor | FAB | fabricate |
| A.D. | access door | FAS | fasten |
| ADJ | adjacent | F.G. | fiber glass |
| AG | aggregate | F.H.S. | flat head screw |
| AL | aluminum | F.L. | floor |
| ANCH | anchor | F.M. | floor mounted |
| ANOD | anodized | FL.MTD | floor mounted |
| ASPH | asphalt | FT | foot |
| ASSEMBLY | assembly | FDN | foundation |
| BSMT | basement | FUT | future |
| BM | benchmark | GALV. | galvanized |
| BET. | between | GA | gauge |
| BIT. | bituminous | GL | glass |
| BK | block | GR | grade |
| BLKG | blocking | GRAN. | granite |
| BD | board | GYP | gypsum drywall |
| BRKT | bracket | GYPPL | gypsum plaster |
| BRK | brick | GWB | gypsum wall board |
| BLDG | building | HDW. | hardware |
| B.U.R. | built-up roofing | HD | head |
| CAB. | cabinet | HGT. | height |
| CPT | carpet | H.P.T. | high point |
| C.I.P. | cast-in-place | H.C. | hollow core |
| C.I. | cast iron | H.M. | hollow metal |
| CLG | ceiling | H.B. | hose bib |
| CEM. | cement | IN | inch |
| CTR | center | INCL. | include |
| C.L. | center line | INSUL. | insulation |
| CER. | ceramic | INT. | interior |
| C.T. | ceramic tile | J.C. | janitor's closet |
| C.M.T. | ceramic mosaic tile | JT. | joint |
| CLO. | closet | JST. | joist |
| COL. | column | K.P.L. | kick plate |
| CONC. | concrete | K.O. | knock out |
| C.M.U. | conc. masonry unit | L.B.L. | label |
| CONST. | construction | L.B. | lag bolt |
| C.J. | control joint | L.A.M. | laminated |
| CONT. | continuous | L.A.V. | lavatory |
| CSK. | countersunk | L.T. | light |
| DP | damproofing | L.T.W.T. | light weight |
| DET. | detail | L.W.C. | light weight conc. |
| DIA. | diameter | L.M.S. | limestone |
| DIM. | dimension | L.F. | linear feet |
| DR | door | LNTL | lintel |
| D.T.A. | dovetail anchor | L.G. | long |
| D.T.S. | dovetail slot | LVR | louver |
| DN | down | L.P.T. | low point |
| DWG. | drawing | MFR. | manufacture |
| D.F. | drinking fountain | MRB. | marble |
| DW | drywall | MAS. | masonry |
| EA | each | M.O. | masonry opening |
| ELAS. | elastic | MAX. | maximum |
| E.W.C. | el. water cooler | MEMB. | membrane |
| EL | elevation | MTL | metal |
| ELEV. | elevator | MTL.DK | metal deck |
| ENCL. | enclosure | MTL.L. | metal lath |
| EQ | equal | M | meter |
| EQUIP. | equipment | MEZZ. | mezzanine |
| E.T.R. | existing to remain | MM. | millimeter |
| EX | example | MLWK | millwork |
| EXH. | exhaust | MIN. | minimum |
| EXIST. | existing | MISC. | miscellaneous |
| EXP | expansion | MOD. | module |
| EXP.ANC. | expansion anchor | M.R. | mop rack |
| EXP.BLT. | expansion bolt | MLDG. | moulding |
| E.J. | expansion joint | MTG. | mounting |
| EXT. | exterior | MULL. | mullion |
| | | NAT. | natural |
| | | NOM. | nominal |
| | | N.I.C. | not in contract |
| | | N.T.S. | not to scale |
| | | NO. | number |
| | | O.C. | on center |
| | | OPNG | opening |
| | | OPP. | opposite |
| | | O.D. | outside diameter |
| | | P.T. | point |
| | | PR | panel |
| | | PR.NU. | panel number |
| | | P.B. | board |
| | | PRPF. | fire proofing |
| | | PLAS. | plaster |
| | | PLAM. | plastic laminate |
| | | POL. | point/paint |
| | | P.T. | pressure treated |
| | | P.P. | polyvinyl chloride |
| | | PRCST | precast |
| | | PRCP | privacy curtain |
| | | PC. | quantity |
| | | Q.T. | quarry tile |
| | | RAB. | rabbit |
| | | RAD. | radius |
| | | REF. | reference |
| | | REINF. | reinforce |
| | | RECO. | required |
| | | R.A. | return air |
| | | REV. | revise |
| | | R.I.P. | re-use if possible |
| | | R.O.W. | right-of-way |
| | | R. | riser |
| | | R.D. | roof drain |
| | | RFG. | roofing |
| | | RM. | room |
| | | R.O. | rough opening |
| | | RUB. | rubber |
| | | SAF.GL. | safety glass |
| | | SCHED. | schedule |
| | | SMT. | seamant |
| | | SECT. | section |
| | | SEP. | separate |
| | | SH. | sheet |
| | | S.C. | solid core |
| | | SPCL. | special |
| | | SPEC. | specifications |
| | | SQ. | square |
| | | S.S. | stainless steel |
| | | STD. | standard |
| | | STL. | steel |
| | | S.D. | storm drain |
| | | STR. | structural |
| | | SURF. | surface |
| | | SUSP. | suspended |
| | | S.CLG. | suspended ceiling |
| | | TEL. | telephone |
| | | TERR. | terrazzo |
| | | THK. | thick |
| | | T.O.C. | top of curb |
| | | T.O.S. | top of slab |
| | | T. | tread |
| | | TYP. | typical |
| | | U.C. | undercut |
| | | UR | urn |
| | | UNO | unless noted otherwise |
| | | V.B. | vapor barrier |
| | | VAR. | varies |
| | | VERT. | vertical |
| | | V.V.C. | vinyl wall covering |
| | | V.A.T. | vinyl asbestos tile |
| | | W.T.W. | wall to wall |
| | | WH. | wall hung |
| | | W.C. | water closet |
| | | W.P. | water proofing |
| | | WIN. | window |
| | | W.W.F. | welded wire fabric |
| | | WD. | wood |
| | | WO | without |
| | | W | with |
| | | YD. | yard |



| PROJECT DATA | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PROJECT DESCRIPTION | |
| THE PROJECT CONSISTS OF ADDING AN ATTACHED SINGLE FAMILY DWELLING - 2,347 SF THREE STORY BUILDING - TO AN EMPTY LOT ADJACENT TO AN EXISTING SINGLE FAMILY RESIDENCE. THE NEW BUILDING WILL BE AN ATTACHED SINGLE FAMILY RESIDENCE TO THE EXISTING SINGLE FAMILY RESIDENCE WITH A PARTY WALL BETWEEN. | |
| THE ATTIC WILL BE ACCESSIBLE. THE CRAWL SPACE WILL BE ACCESSIBLE AND CONDITIONED. | |
| THE AREA OF NEW WORK IS WITHIN THE CONFINES OF REGULATORY SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY, AND LOT COVERAGE LIMITS. | |

| DESIGN DATA | |
|--------------------------------------------|--------------------------------------|
| DESIGN LOADS & MISC: | BUILDING SITE & ZONING: |
| ROOFS: | 423 N. 33RD ST |
| DEAD LOAD: 15 P.S.F. | PARCEL ID# E0000884031 |
| LIVE LOAD: 20 P.S.F. | |
| TOTAL DESIGN LOAD: 35 P.S.F. | PARCEL SIZE: - 2405 SF / .0552 ACRES |
| | ZONING: R-8 |
| LIVING SPACES: | FRONT YARD SETBACK: 10'-18' |
| DEAD LOAD: 15 P.S.F. | REAR YARD: 5' |
| LIVE LOAD: 40 P.S.F. | SIDE YARD: 5' |
| TOTAL DESIGN LOAD: 55 P.S.F. | HEIGHT LIMIT: 35' |
| SLEEPING SPACES: | |
| DEAD LOAD: 15 P.S.F. | |
| LIVE LOAD: 30 P.S.F. | |
| TOTAL DESIGN LOAD: 35 P.S.F. | |
| DESIGN WIND SPEED - 115 MPH, 3-SECOND GUST | |
| SNOW LOAD - 20 PSF | |
| SEISMIC DESIGN CATEGORY - B | |
| WALLS: R-19 | |
| ROOF: R-38 / 49 | |
| WINDOWS: U FACTOR .35 | |
| SOIL BEARING CAPACITY: 2000 PSF (ASSUMED) | |

| CONTACTS | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| ARCHITECTURAL | OWNER |
| MARIO DIMARCO ARCHITECTS, PLLC 4020 CLINTON AVE RICHMOND VA 23227 www.dimarcoarchitects.com P: 804.564.6307 CONTACT: Mario DiMarco, AIA EMAIL: mario@dimarcoarchitects.com | CENTER CREEK HOMES 11 S. 12 ST. SUITE 115 RICHMOND VA, 23219 P: 804.362.7727 CONTACT: GREG SHRON EMAIL: greg@centercreekhomes.com |

| GENERAL SYMBOL LEGEND | |
|-------------------------|----------------------------------------------|
| SECTION | SECTION NUMBER SECTION SHEET LOCATION |
| ELEVATION | ELEVATION NUMBER ELEVATION SHEET LOCATION |
| DETAIL (PLAN) | DETAIL NUMBER DETAIL SHEET LOCATION |
| DETAIL (SECTION) | DETAIL NUMBER DETAIL SHEET LOCATION |
| COLUMN LINE TAG | COLUMN LINE TAG |

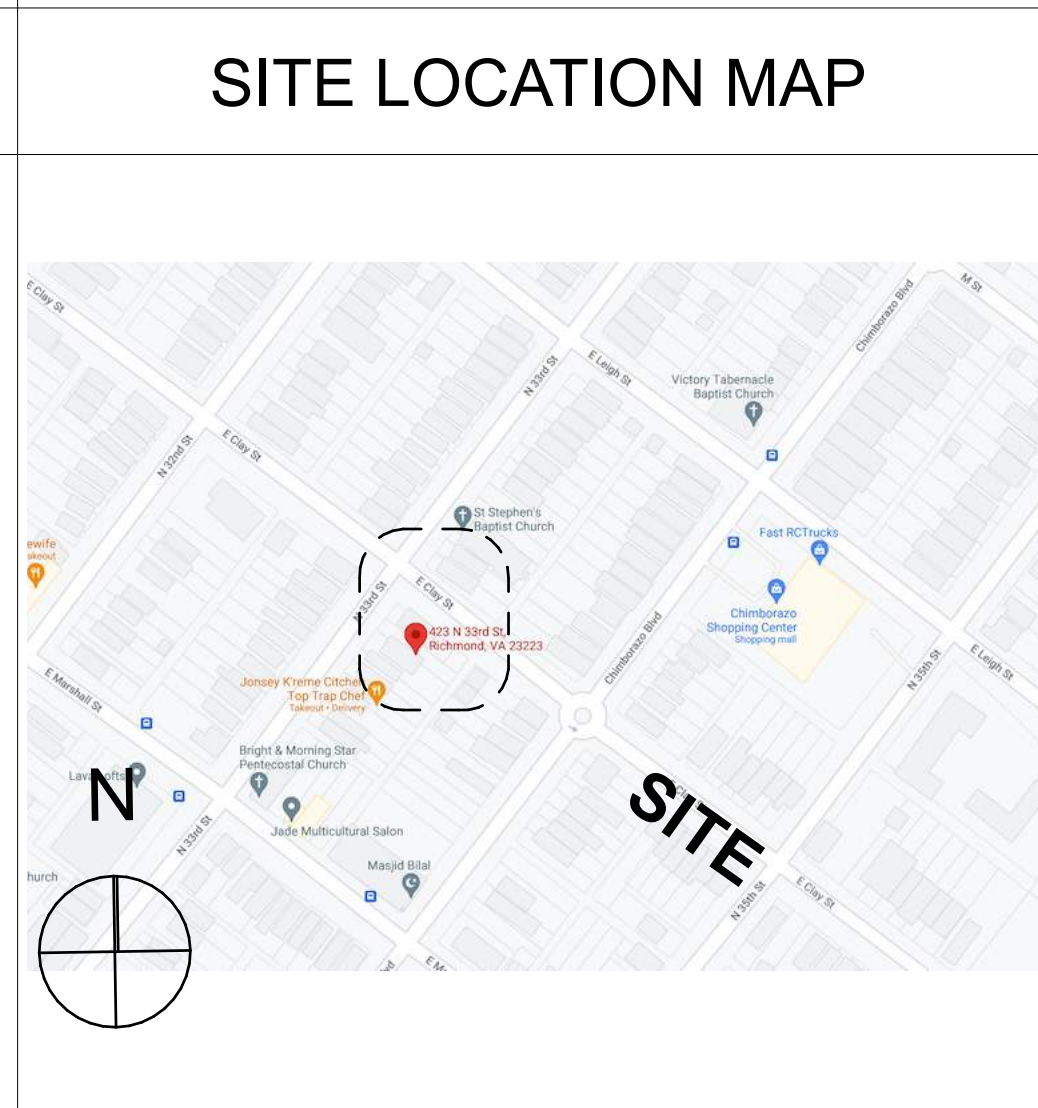
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| GENERAL | |
| SHEET NO. | NAME |
| A-001 | CONTACTS, PROJECT DATA & INDEX |

| ARCHITECTURAL | |
|---------------|-----------------------------|
| SHEET NO. | NAME |
| A-101 | FOUNDATION PLAN |
| A-102 | FIRST FLOOR & FRAMING PLAN |
| A-103 | SECOND FLOOR & FRAMING PLAN |
| A-104 | THIRD FLOOR & FRAMING PLAN |
| A-105 | ROOF & ROOF FRAMING PLAN |
| A-106 | LIGHTING PLANS |
| A-201 | EXTERIOR ELEVATIONS |
| A-202 | EXTERIOR ELEVATIONS |
| A-301 | BUILDING SECTIONS |
| A-302 | WALL SECTIONS & UL ASSEMBLY |
| A-303 | WALL SECTIONS & UL ASSEMBLY |

DESIGN BUILD ELECTRICAL, AND PLUMBING

This project requires that electrical, plumbing and HVAC systems be modified and/or expand. These project scopes will be completed on a design build basis. Trade professionals responsible for these scopes of work shall provide complete working electrical, plumbing and HVAC systems sized to comply with current codes and standards for residential use. All trade professionals shall meet with the Owners and/or Owners' Representative to review their scopes of work and confirm requirements before submitting for trade permits.

| CODES & STANDARDS | |
|-------------------|--------------------------------------------------------|
| STATE | BUILDING: 2018 VIRGINIA RESIDENTIAL CODE |
| STRUCTURE | 2018 INTERNATIONAL RESIDENTIAL CODE ASCE / SEI 7-10 |



SEAL



423 N. 33RD STREET
RESIDENCES
423 N 33RD STREET
RICHMOND, VIRGINIA 23223

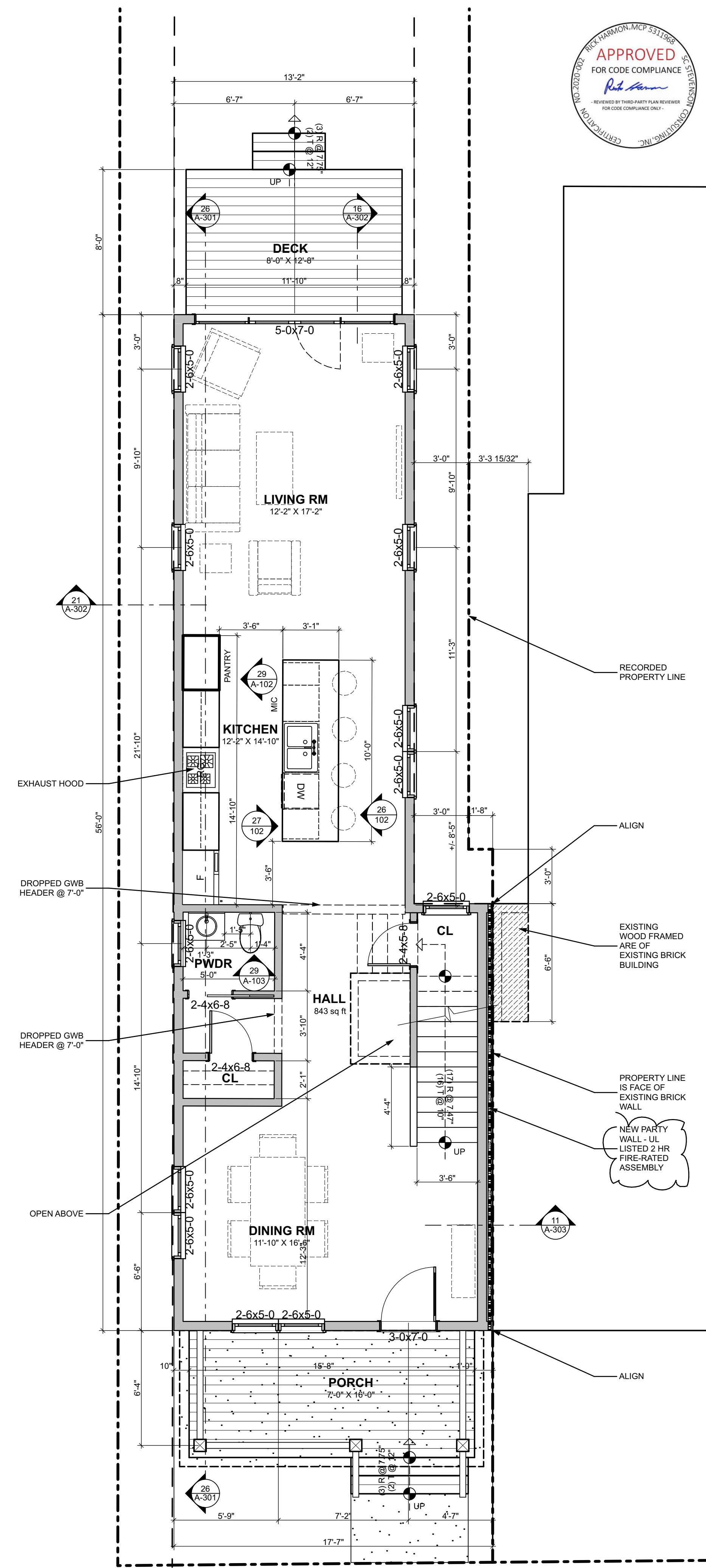
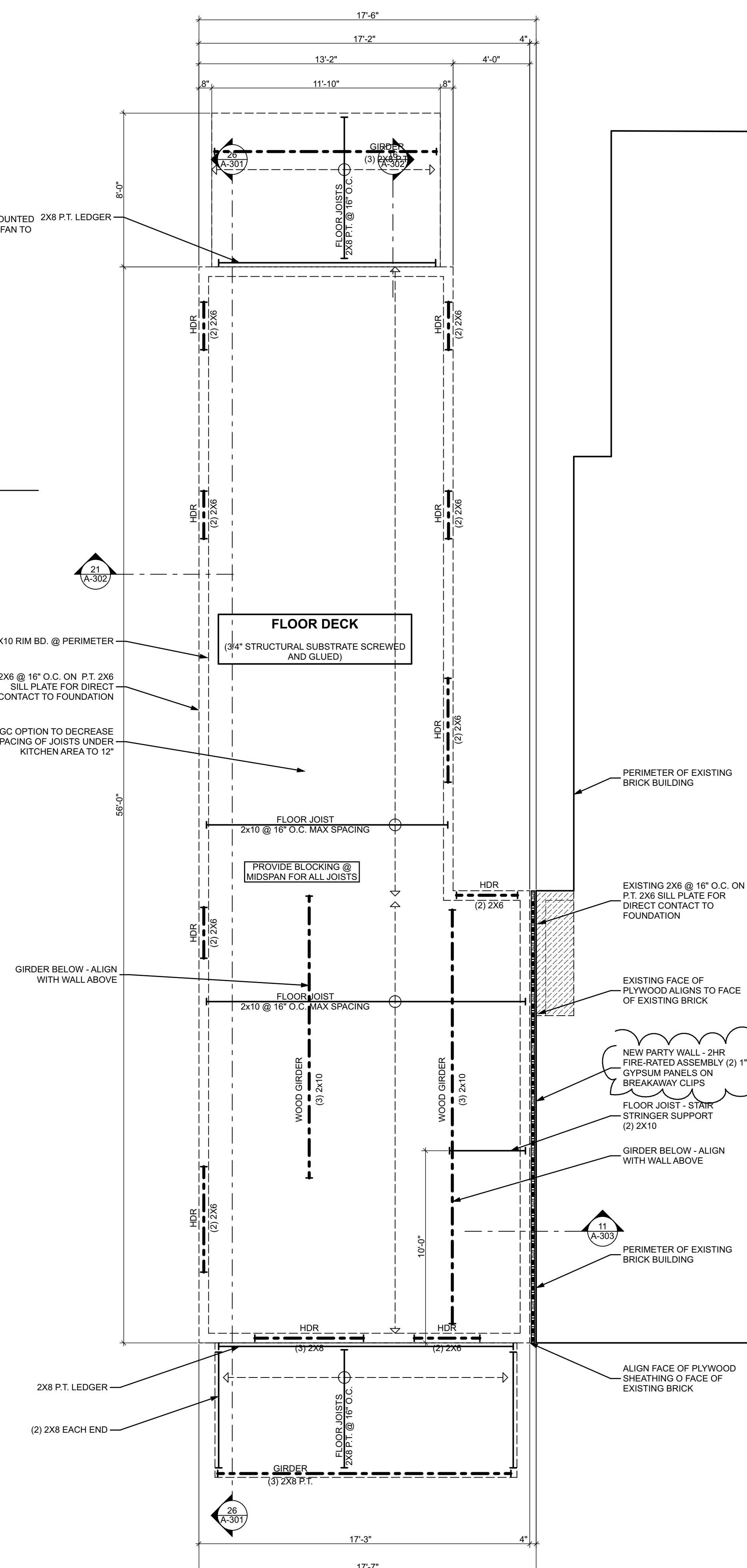
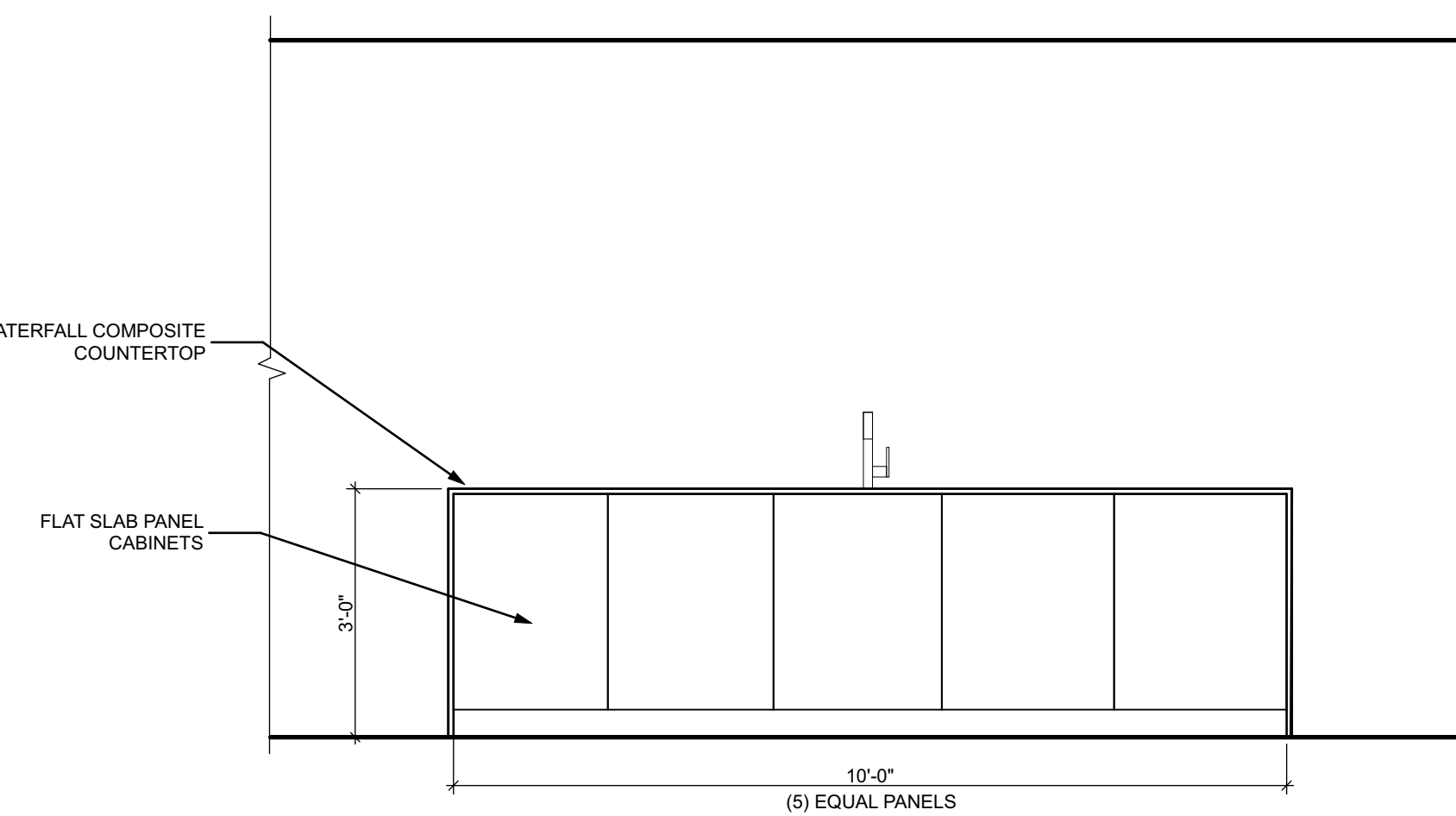
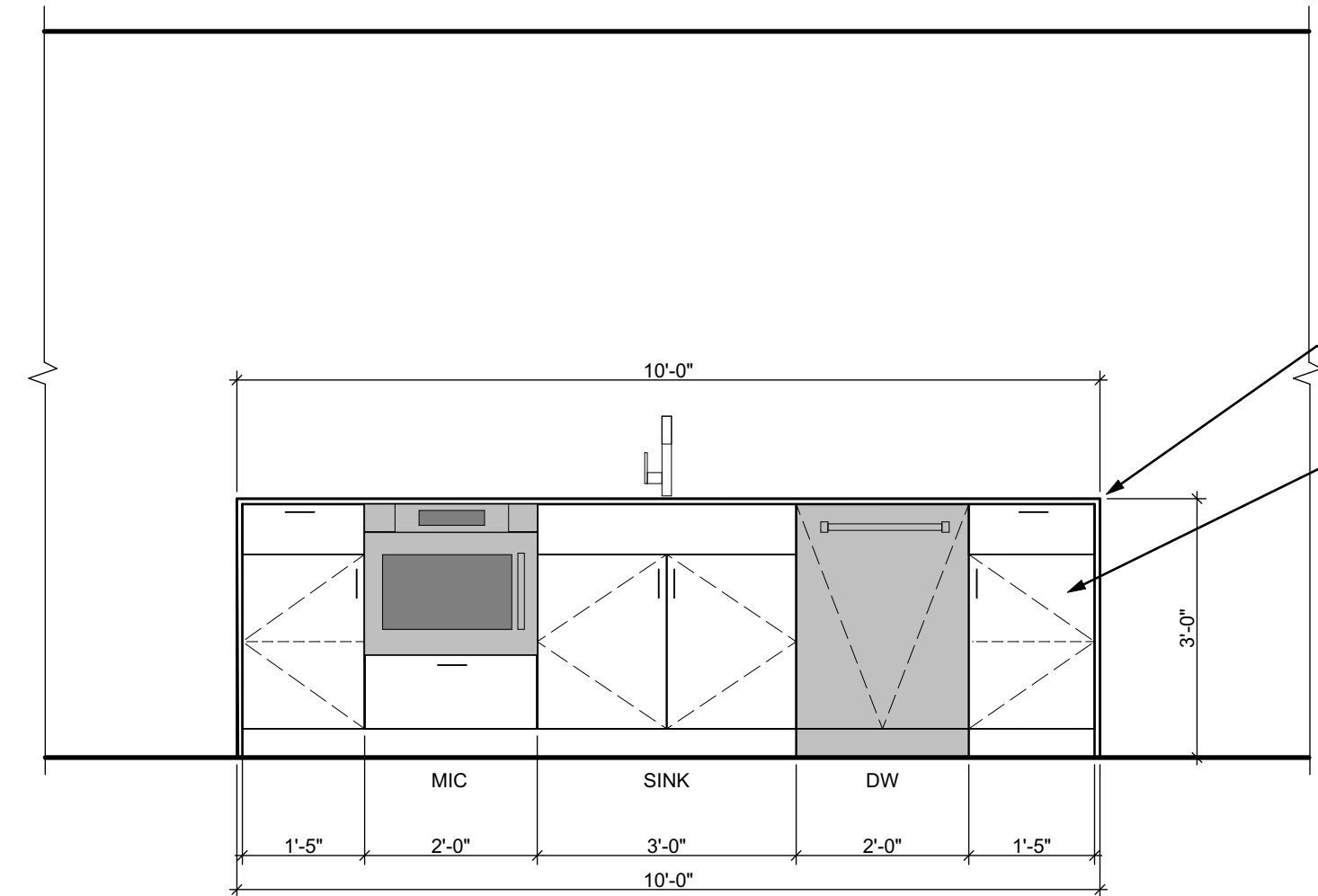
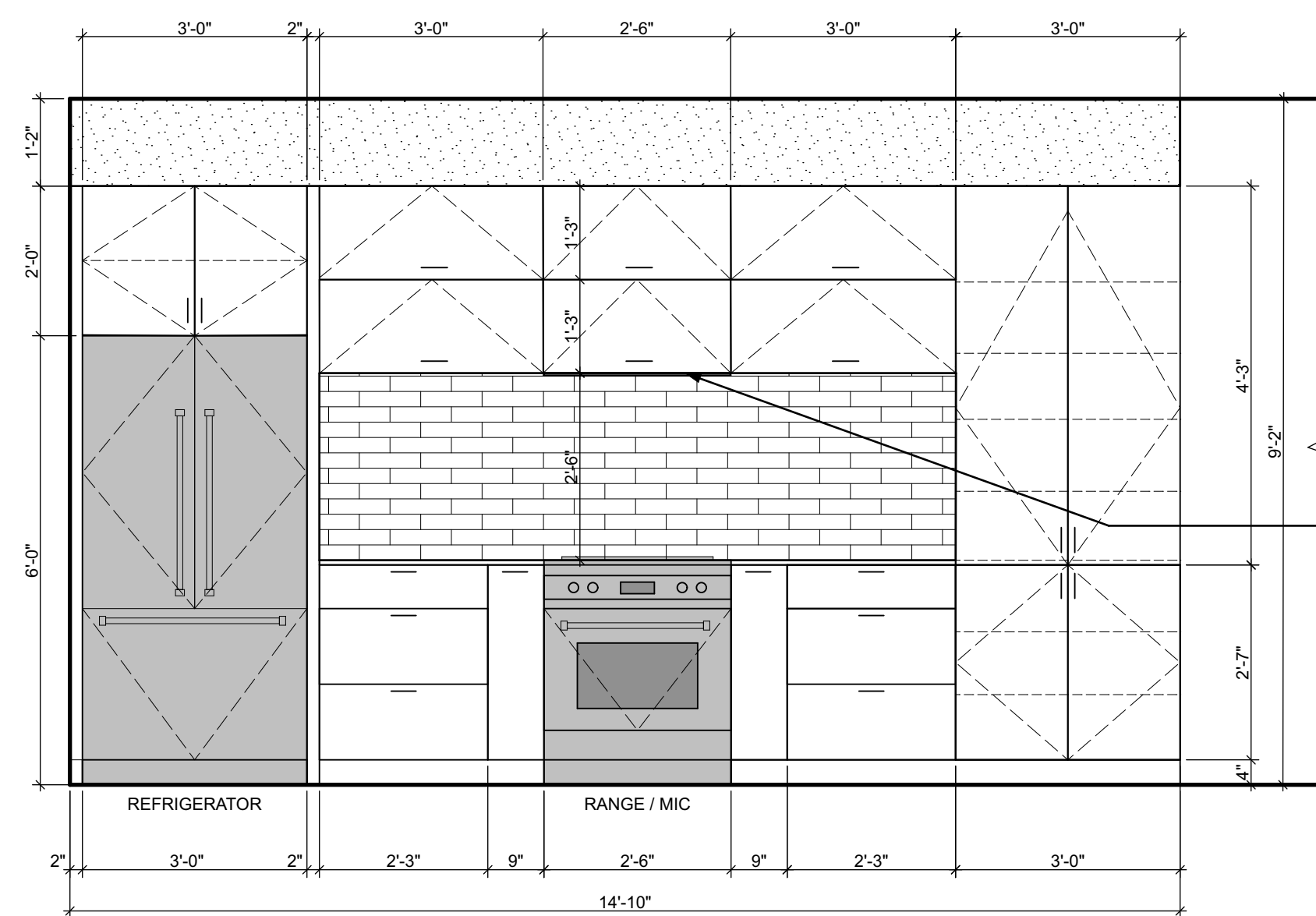
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| | 11/22/21 | PLAN REVIEW / OWNER COMMENTS |
| | 08/17/21 | ROOF CHANGES |
| | 07/20/21 | OWNER COMMENTS |
| | 05/20/21 | PERMIT & CONSTRUCTION |

PROJECT NO: 20015
START DATE: 01/20/21
DRAWN BY: MAD
CHECKED BY: MAD

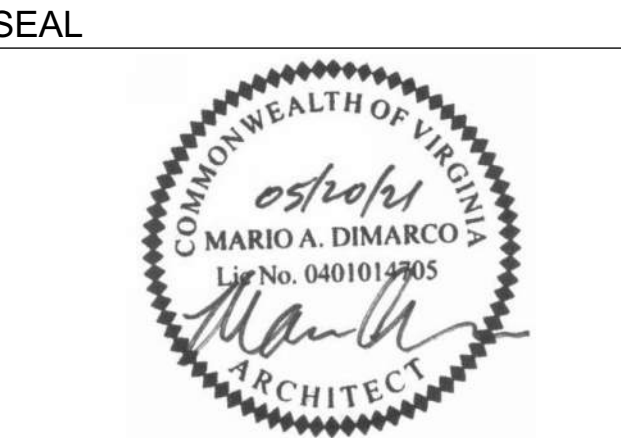
CONTACTS, PROJECT DATA & INDEX

A-001

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mario di marco
ARCHITECTS
4020 CLINTON AVENUE
RICHMOND, VIRGINIA 23227
TELEPHONE: 804.564.6307



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| | 05/20/21 | PERMIT & CONSTRUCTION |

PROJECT NO: 20015
START DATE: 01/20/21
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FIRST FLOOR & FRAMING PLAN

A-102



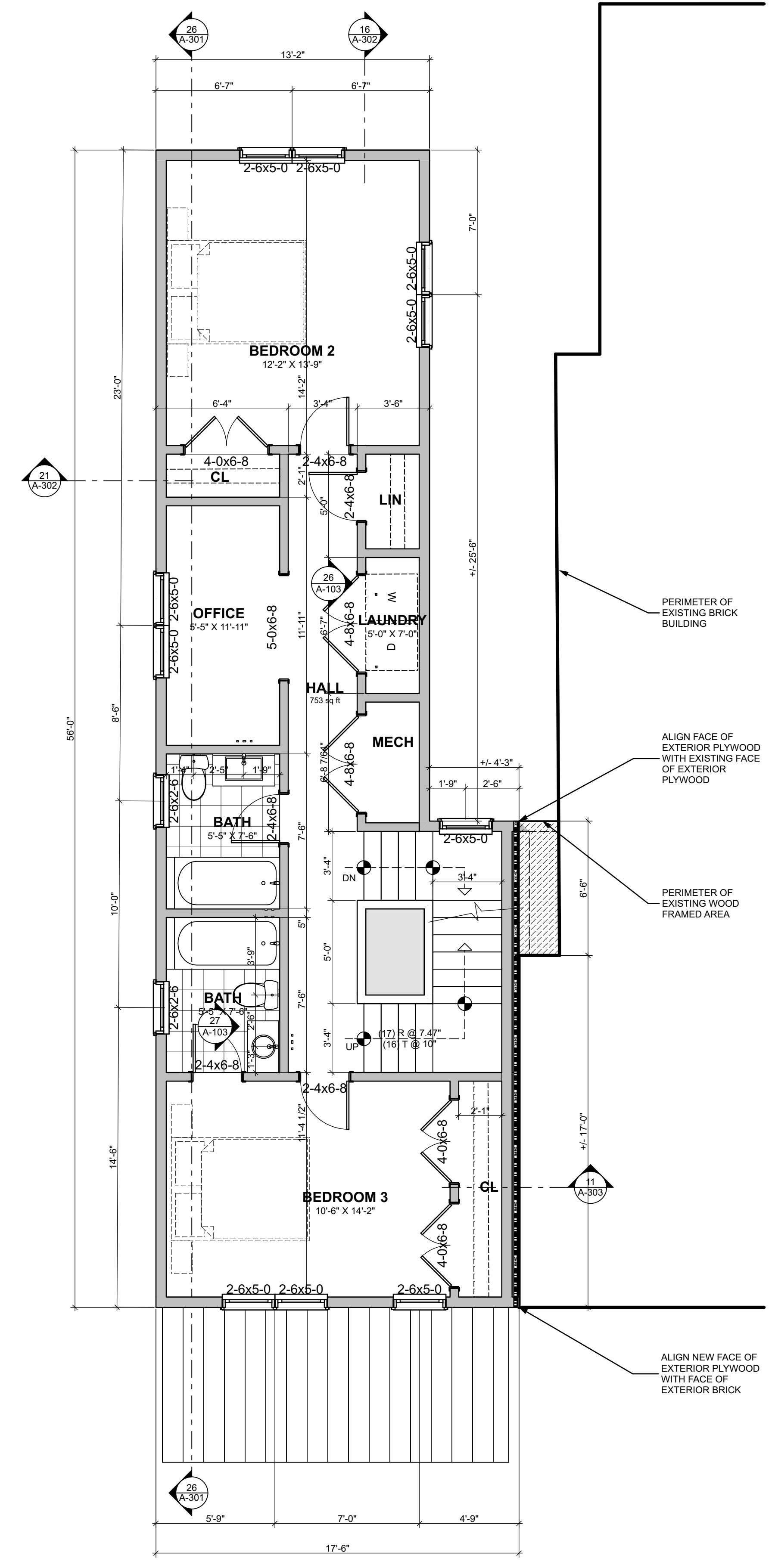
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| | 09/20/21 | PERMIT & CONSTRUCTION |

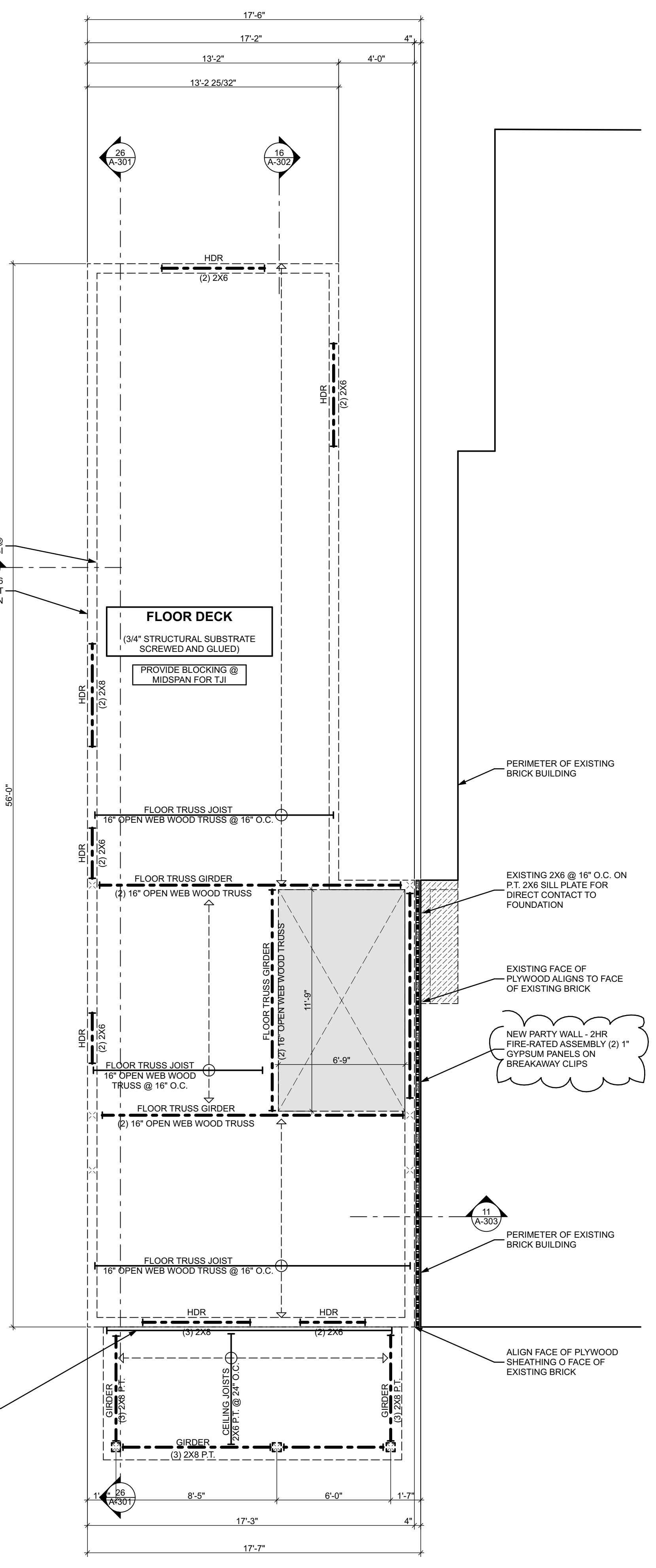
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**SECOND FLOOR &
FRAMING PLAN**

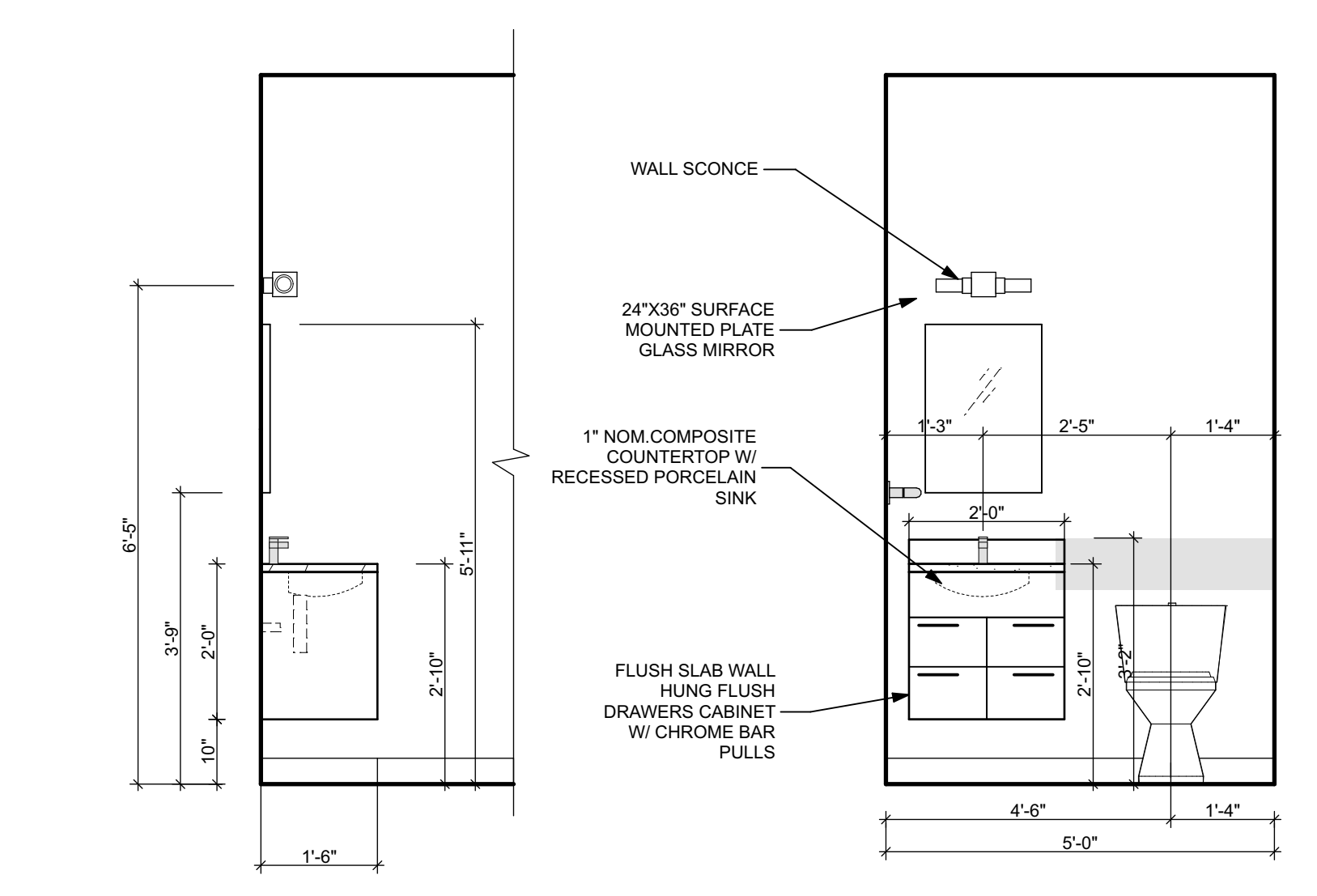
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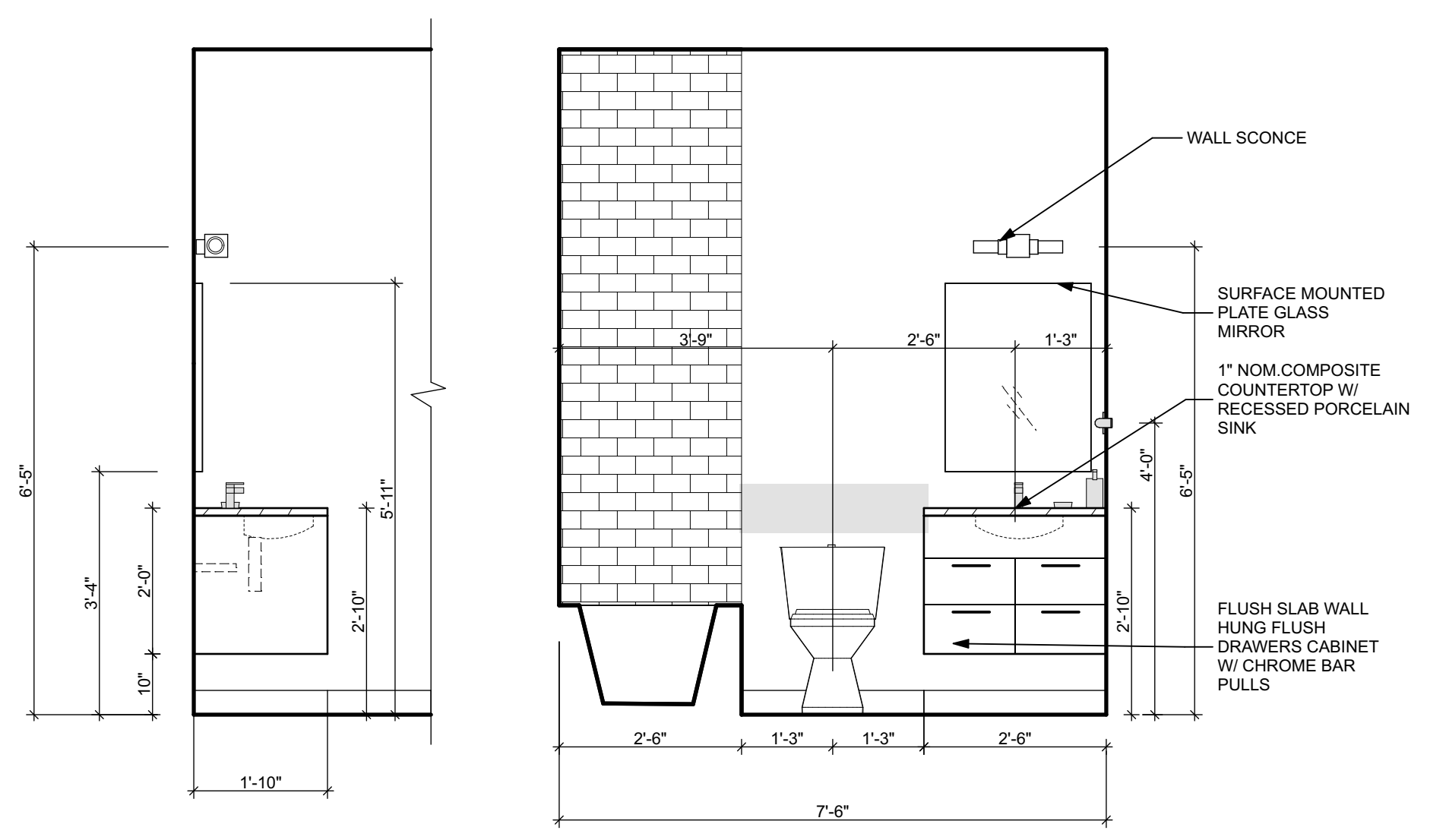
11 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



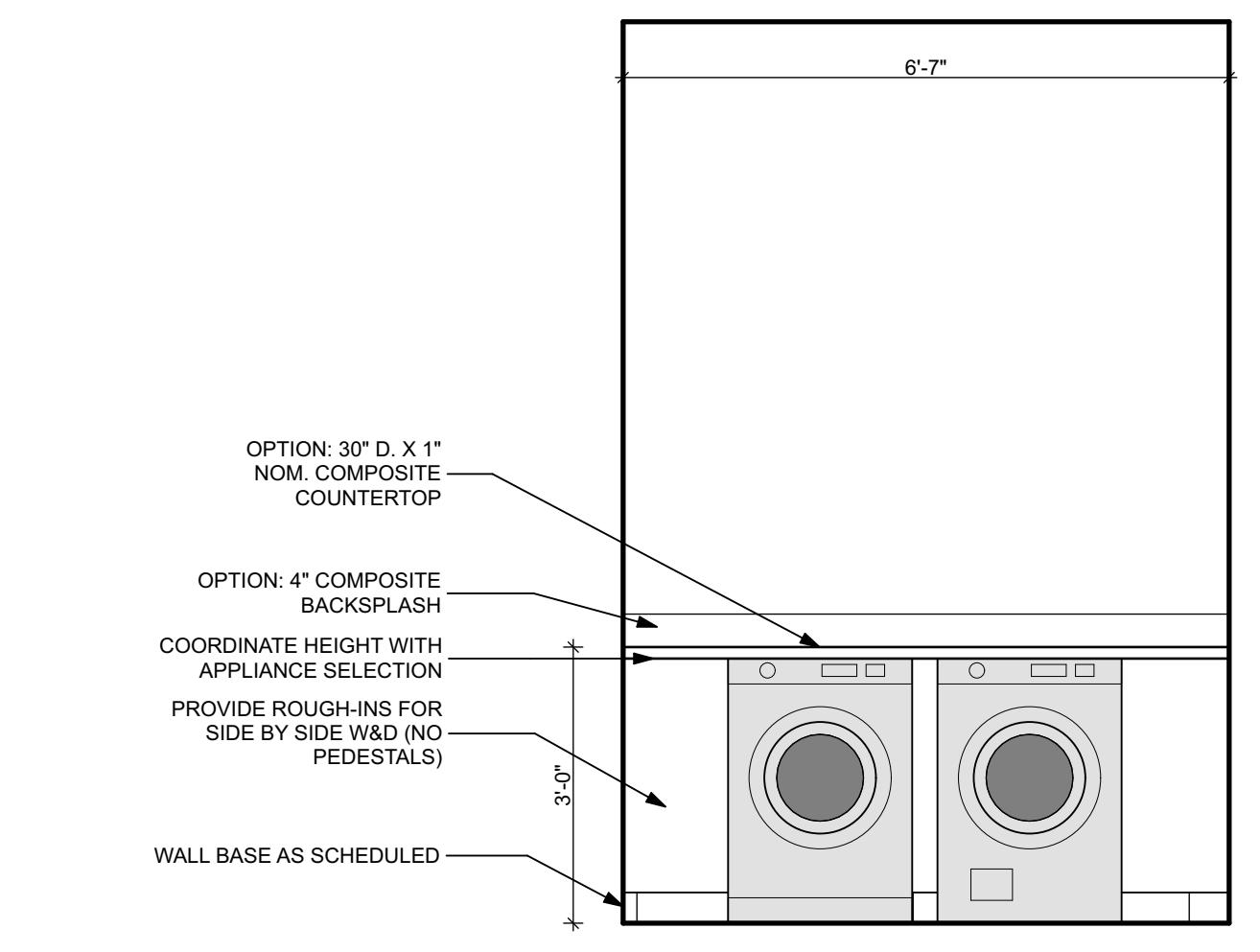
21 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



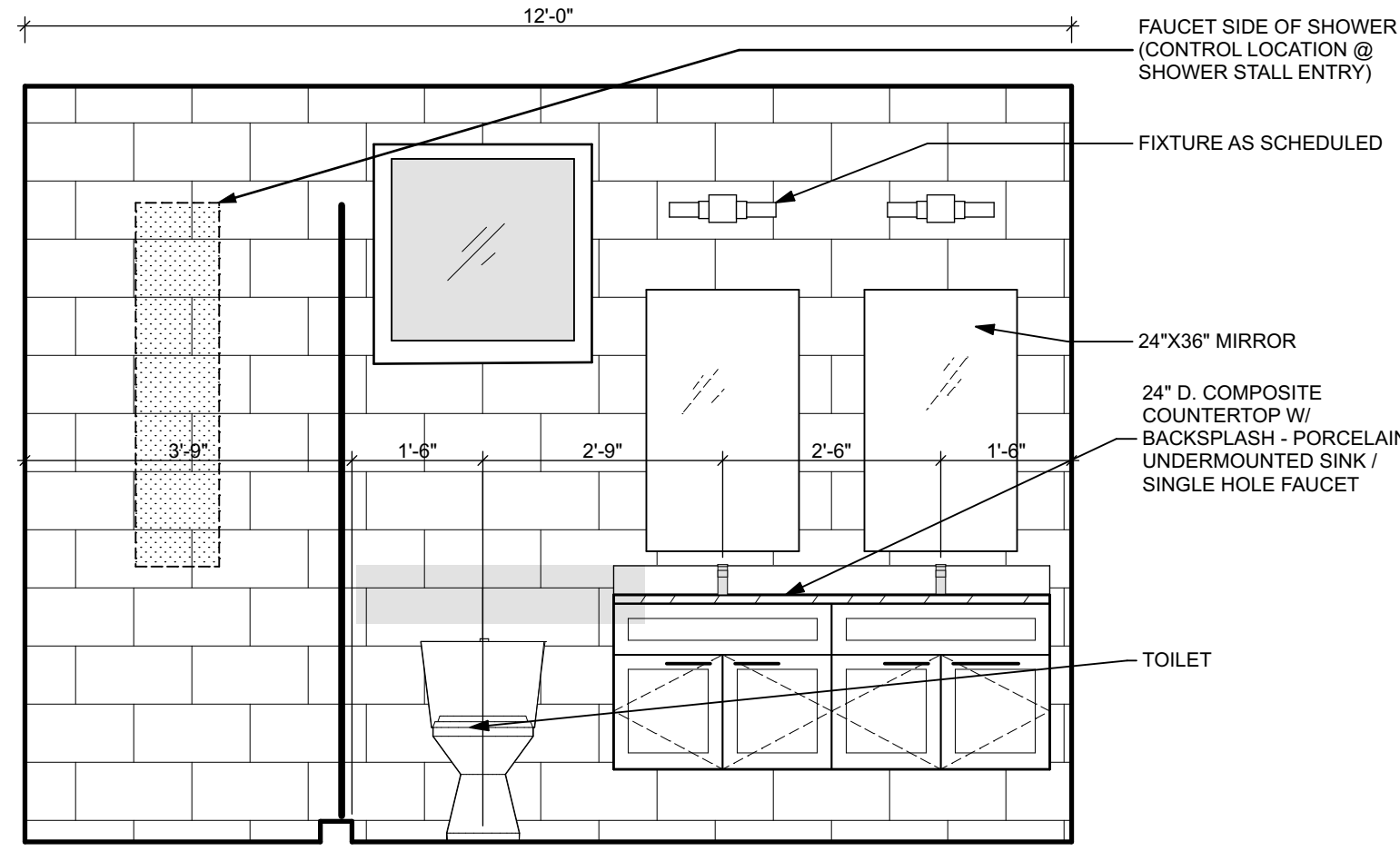
29 POWDER ROOM
SCALE: 1/2" = 1'-0"



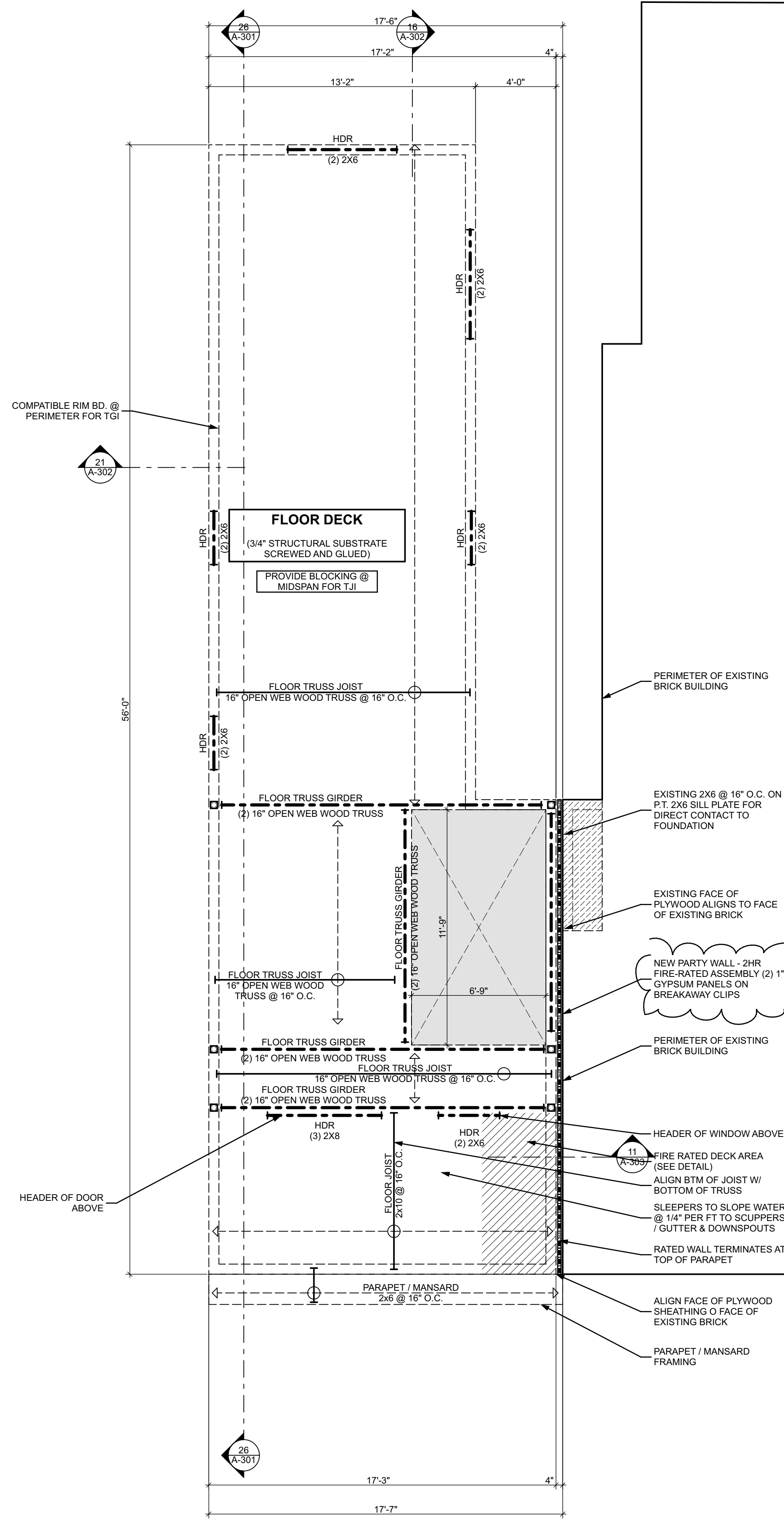
27 TYPICAL BATHROOM - SINK
SCALE: 1/2" = 1'-0"



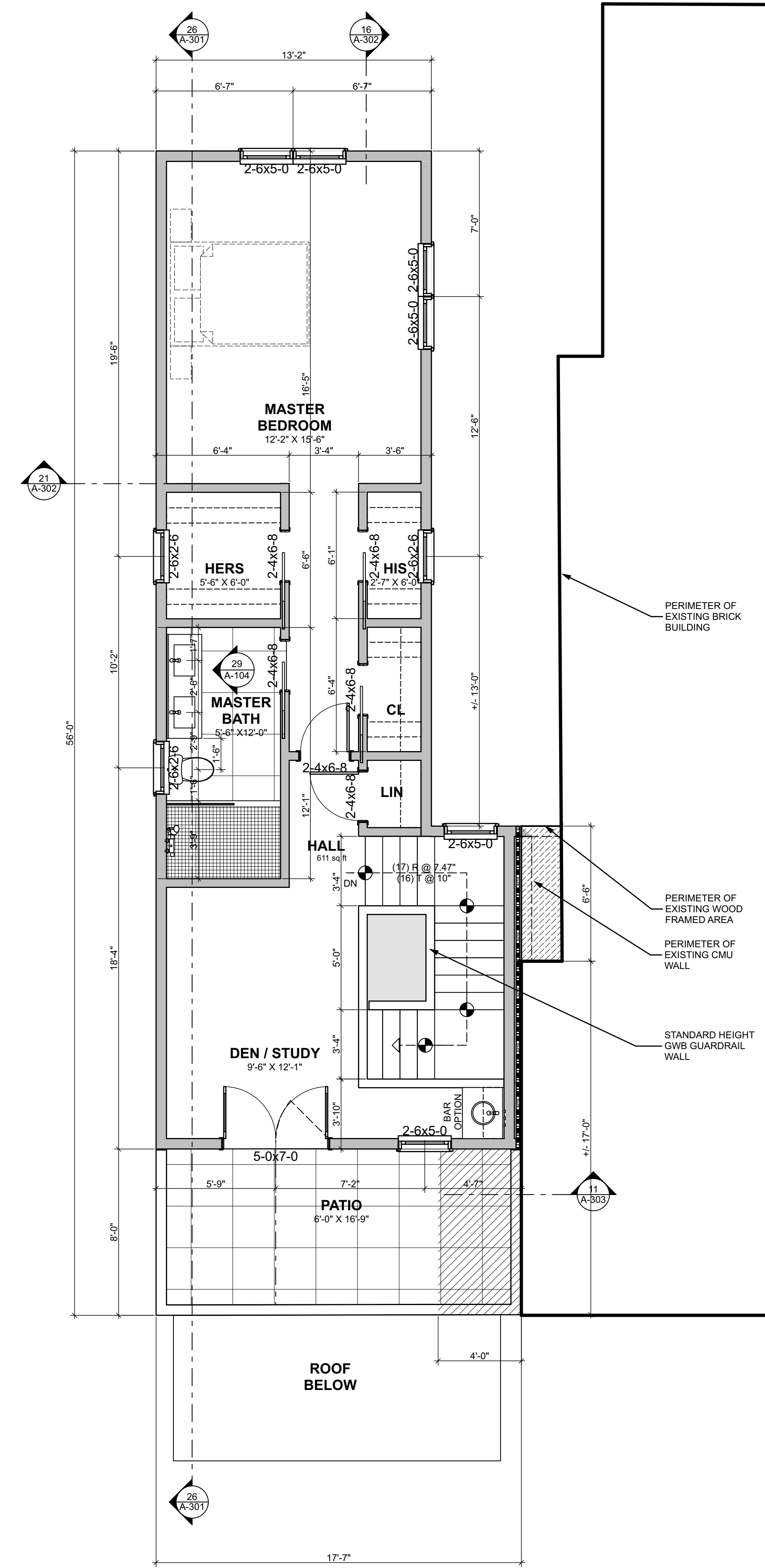
26 LAUNDRY
SCALE: 1/2" = 1'-0"



29 MASTER BATHROOM - SINK
SCALE: 1/2" = 1'-0"



21 THIRD FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



11 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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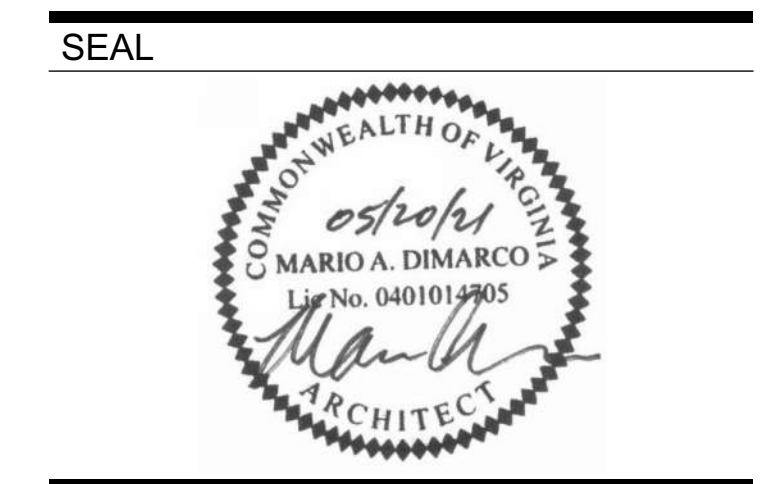
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| | 05/20/21 | PERMIT & CONSTRUCTION |

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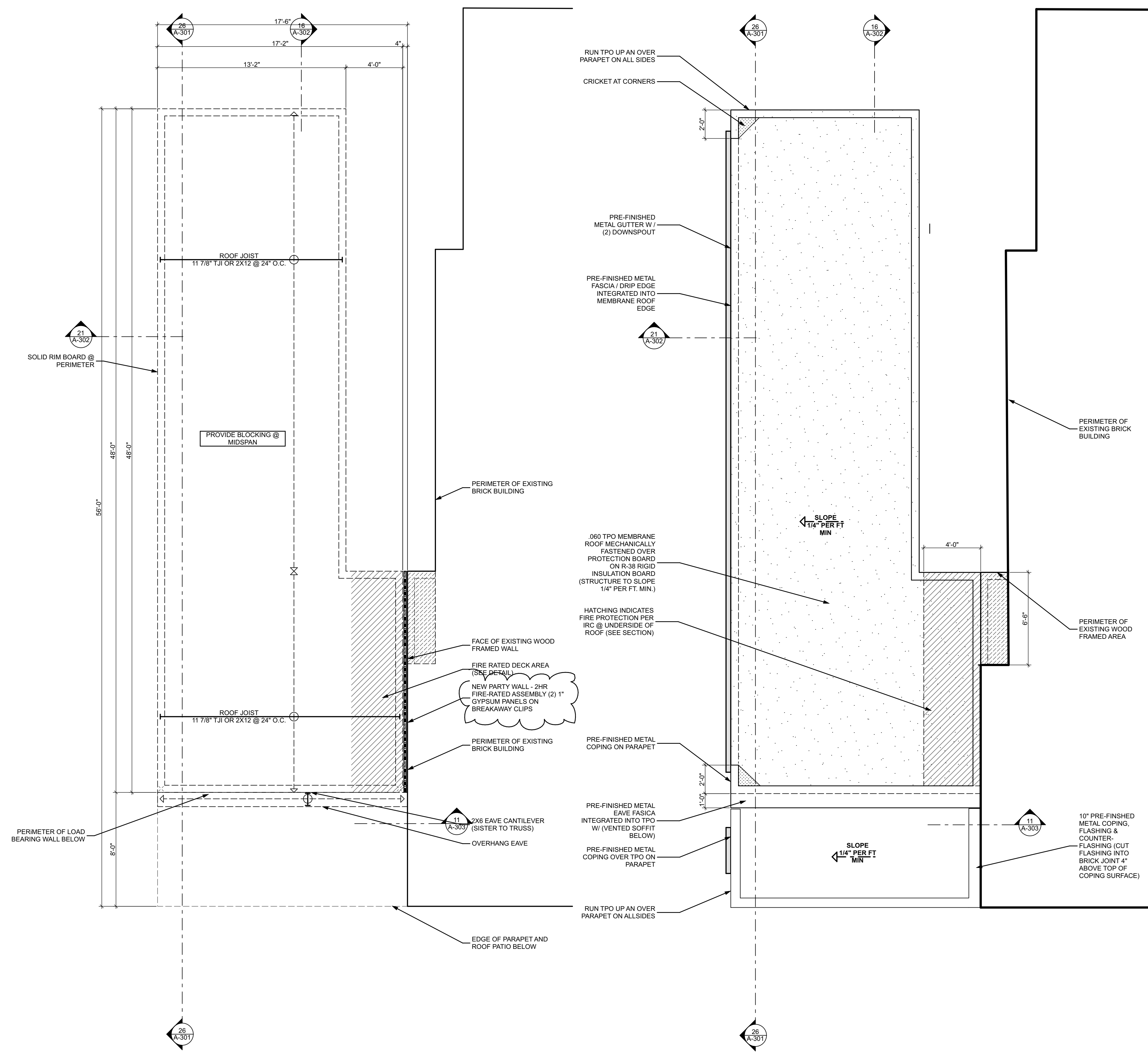
**THIRD FLOOR & FRAMING
PLAN**

A-104

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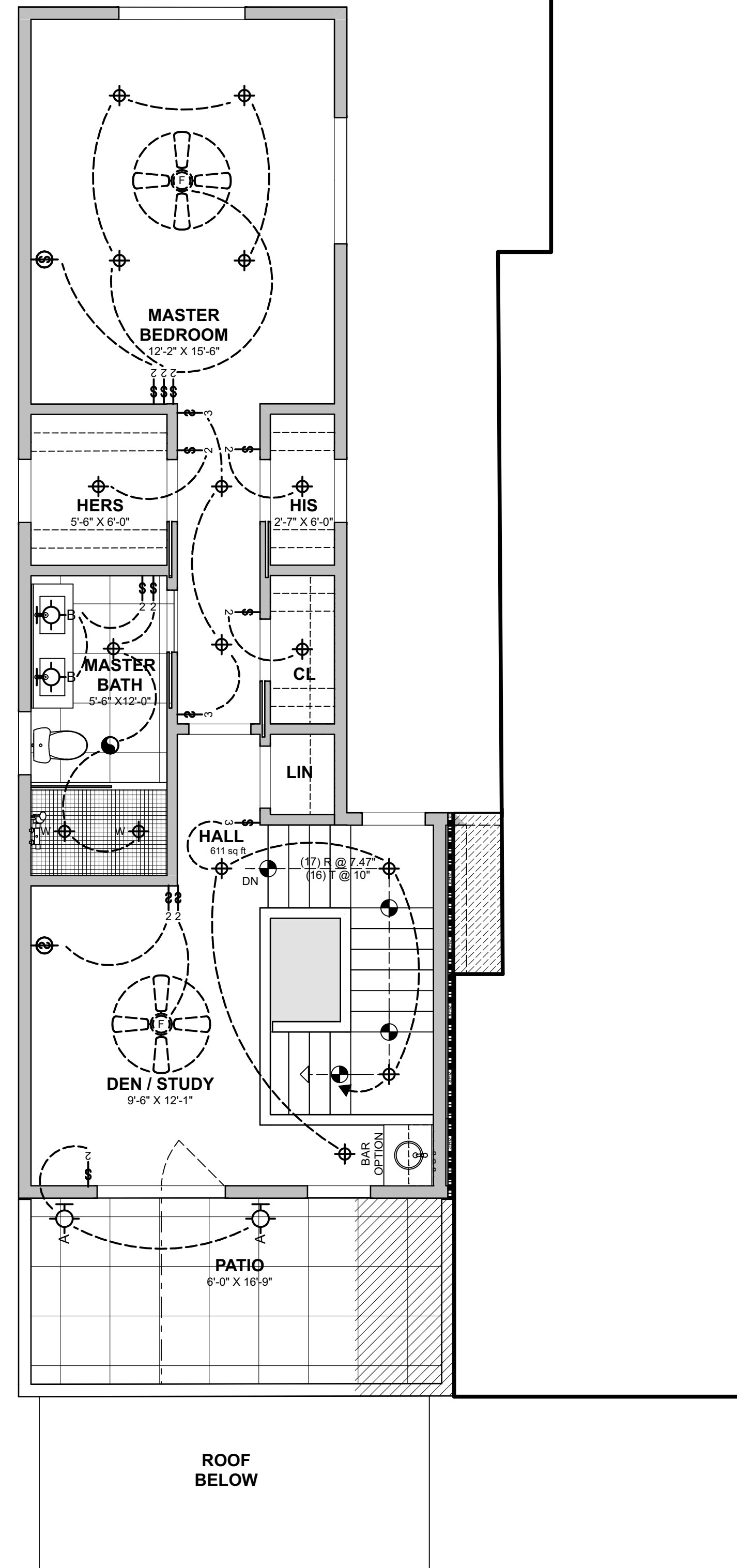
**ROOF & ROOF FRAMING
PLAN**

21 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

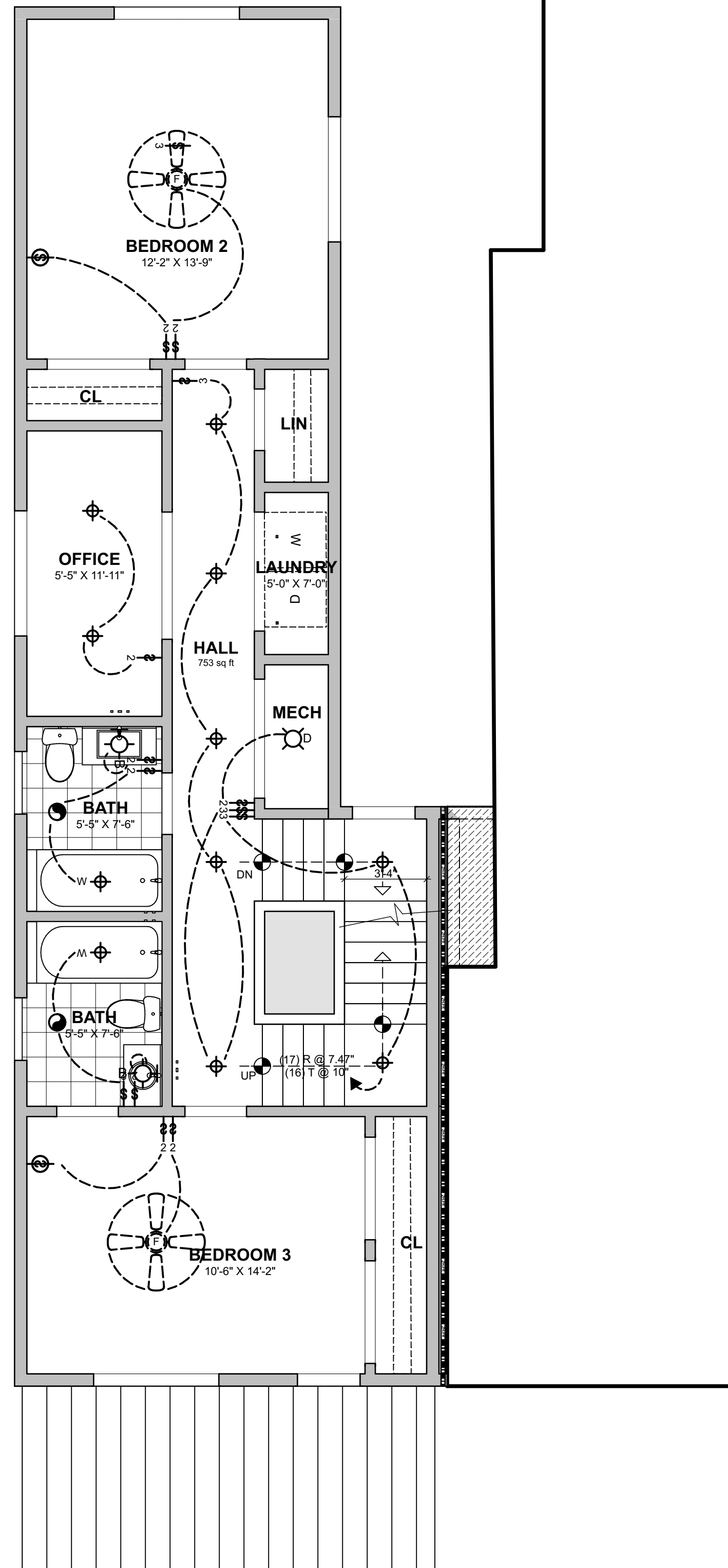
11 ROOF PLAN
SCALE: 1/4" = 1'-0"

A-105

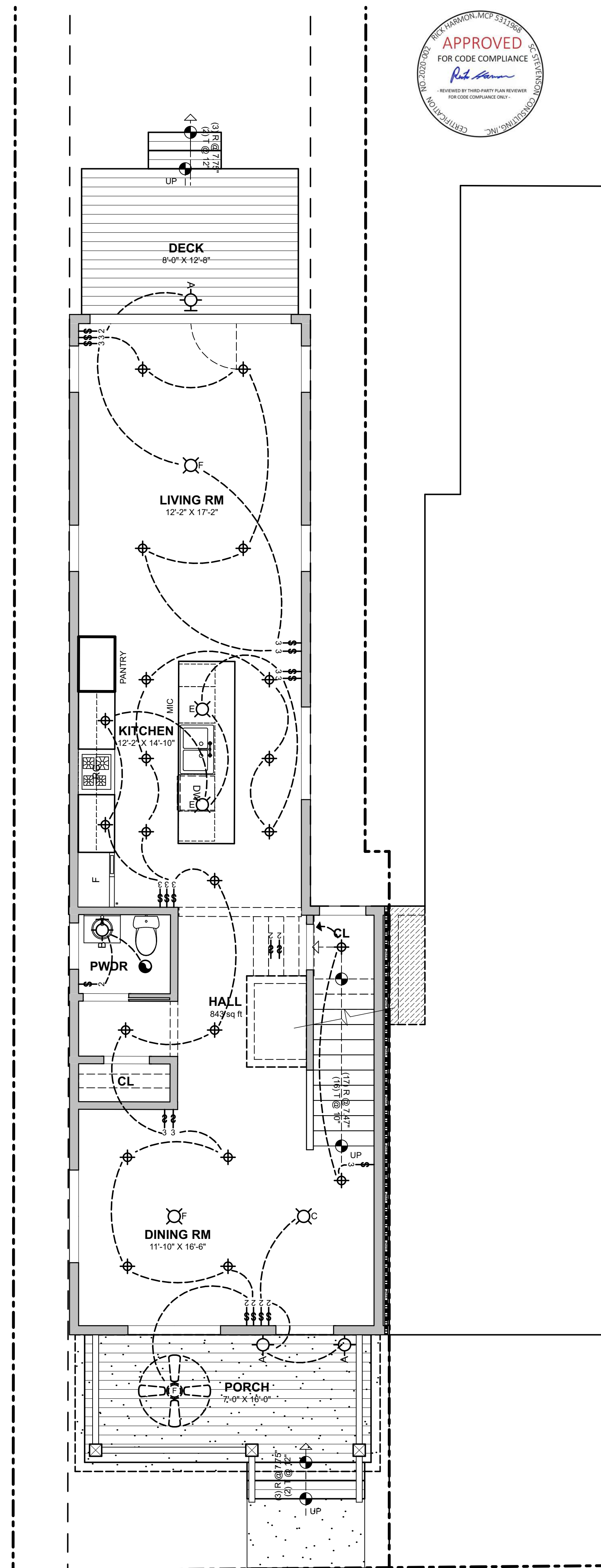
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26 THIRD FLOOR - RCP
SCALE: 1/4" = 1'-0"



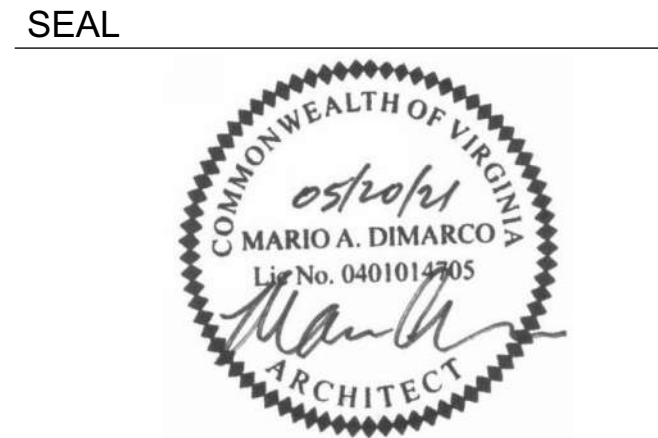
21 SECOND FLOOR - RCP
SCALE: 1/4" = 1'-0"



11 FIRST FLOOR - RCP
SCALE: 1/4" = 1'-0"



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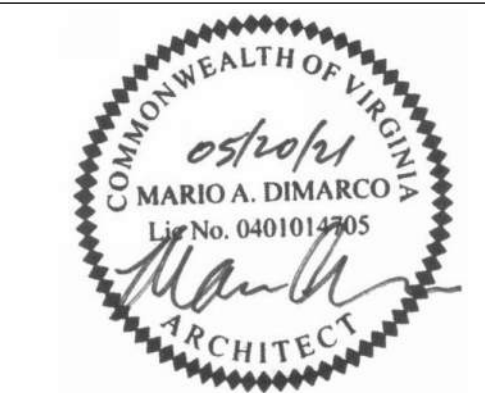
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LIGHTING PLANS

A-106



SEAL

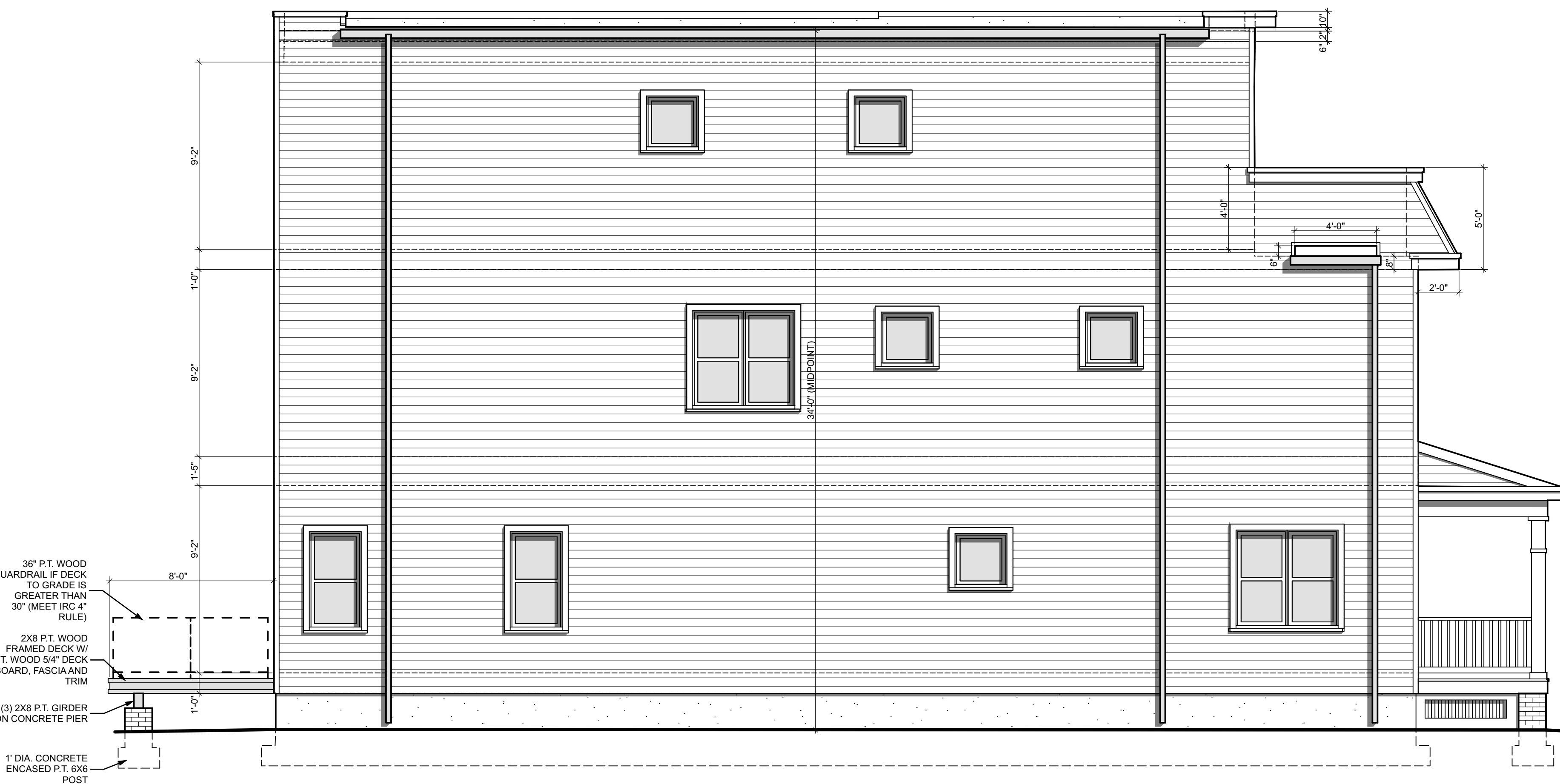


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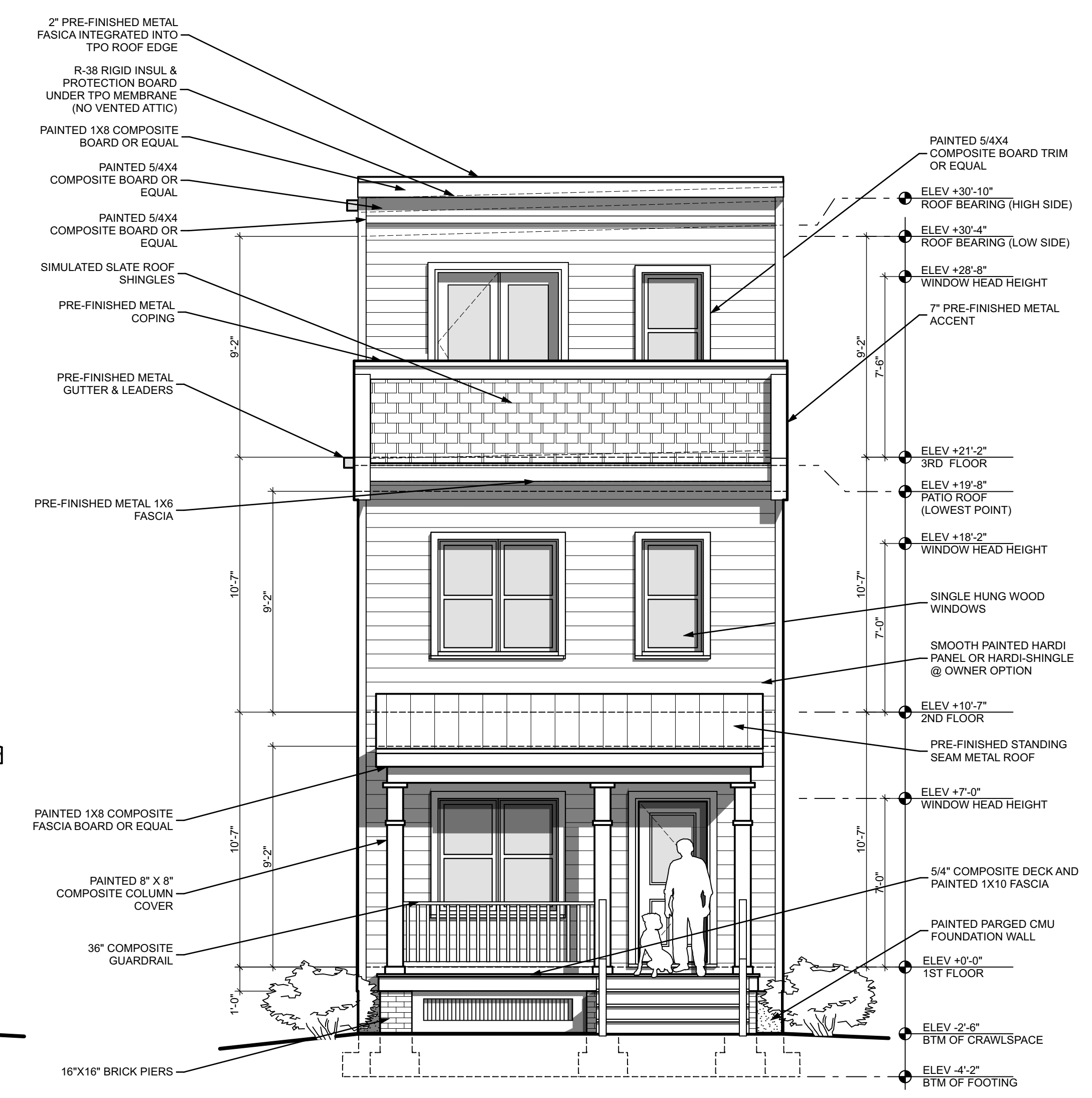
26

PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



11

PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



| MARK | DATE | DESCRIPTION |
|------|----------|------------------------------|
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EXTERIOR ELEVATIONS

A-201



SEAL



**423 N. 33RD STREET
RESIDENCES**
423 N 33RD STREET
RICHMOND, VIRGINIA 23223

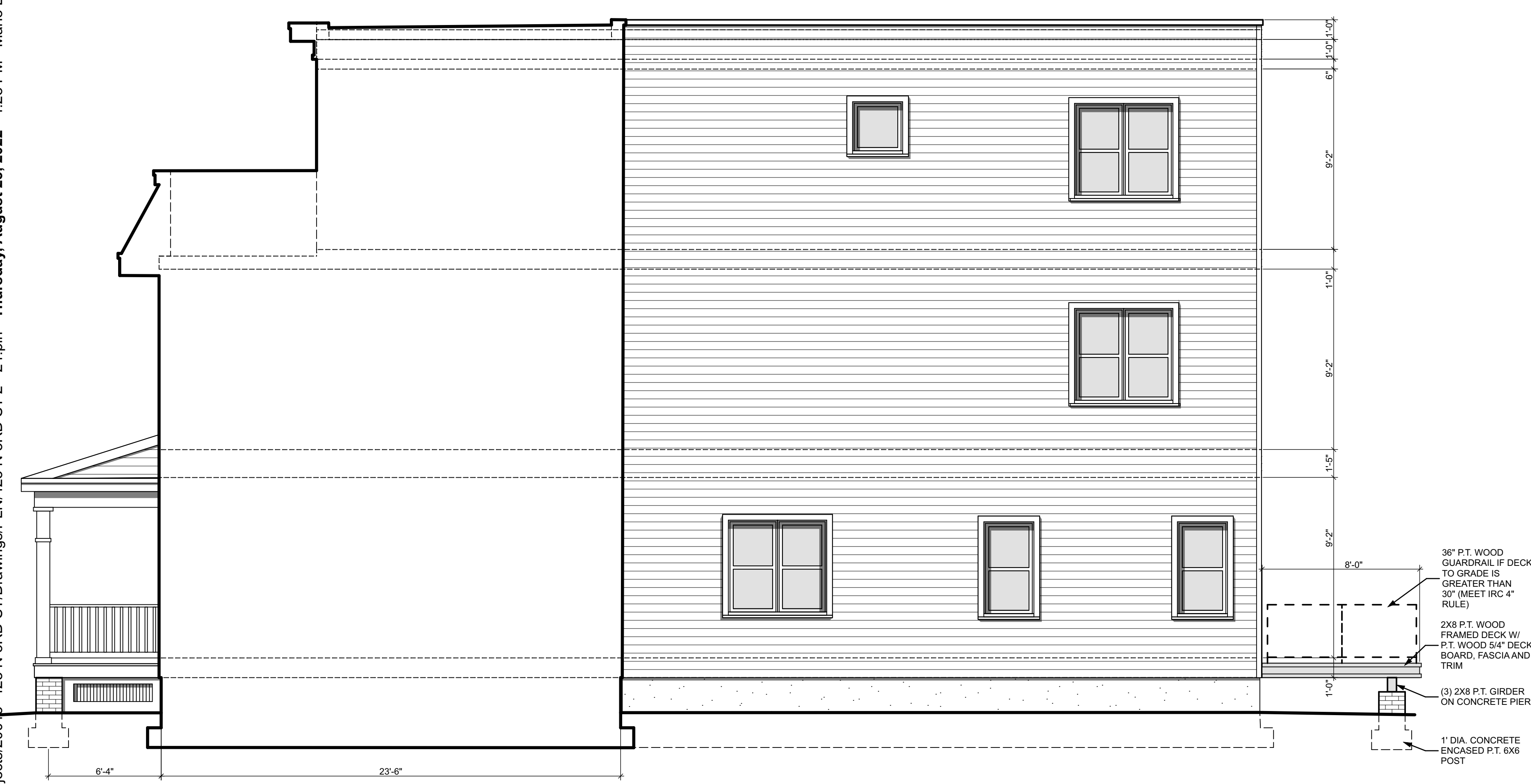
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PROJECT NO: 20015
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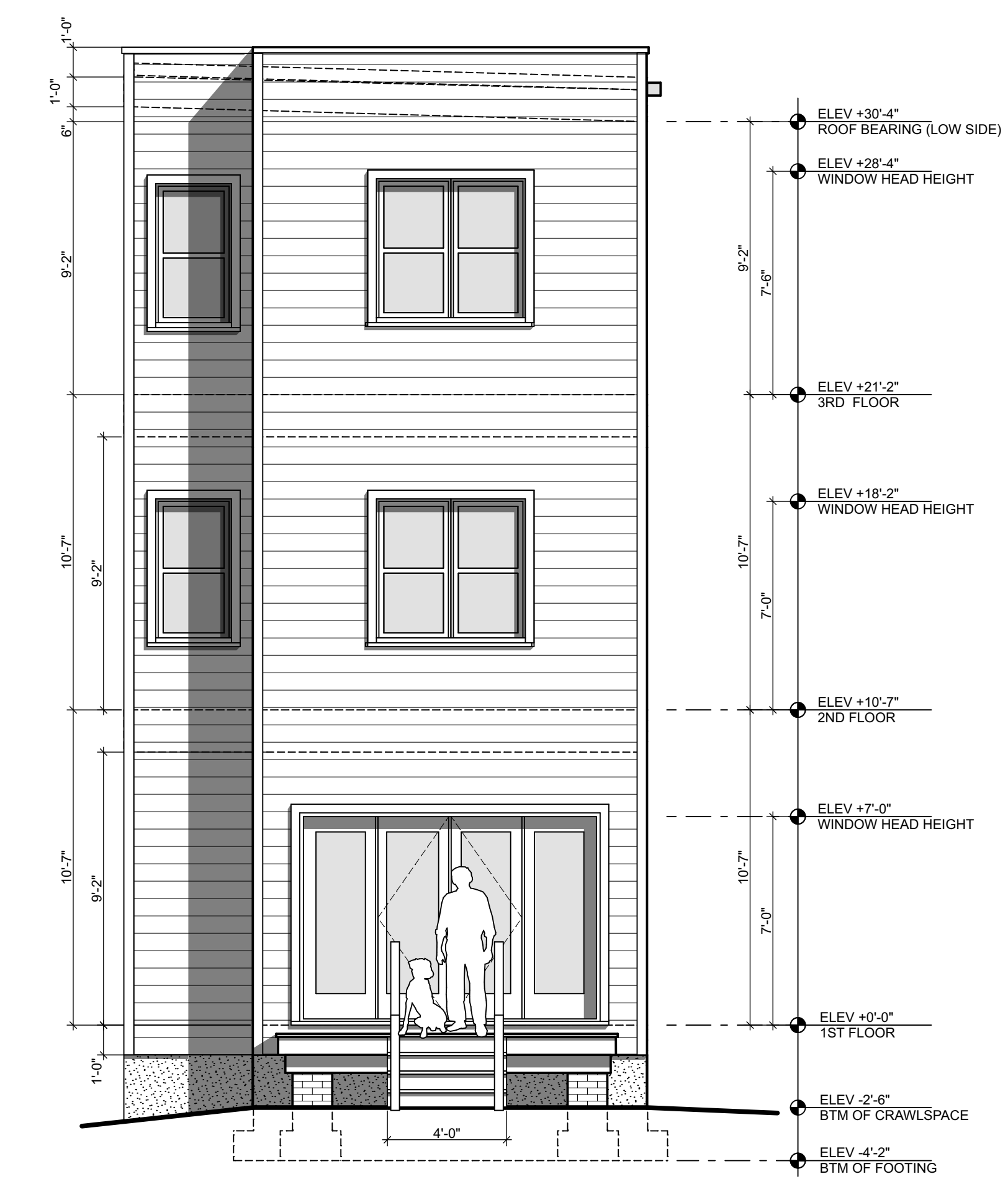
EXTERIOR ELEVATIONS

A-202

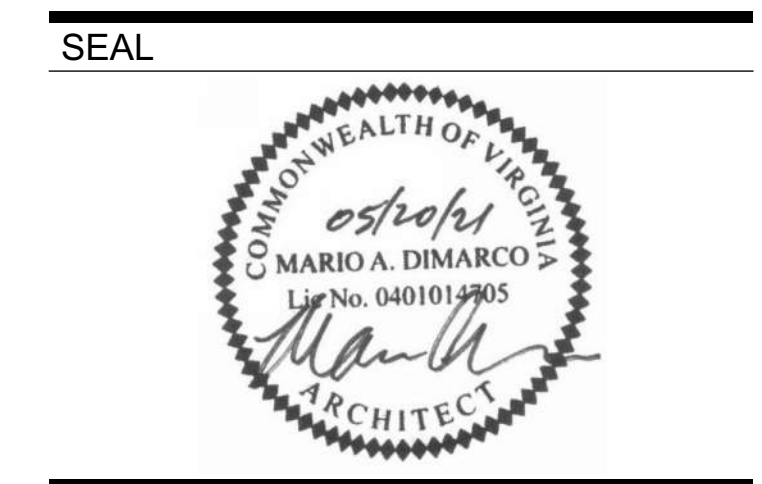
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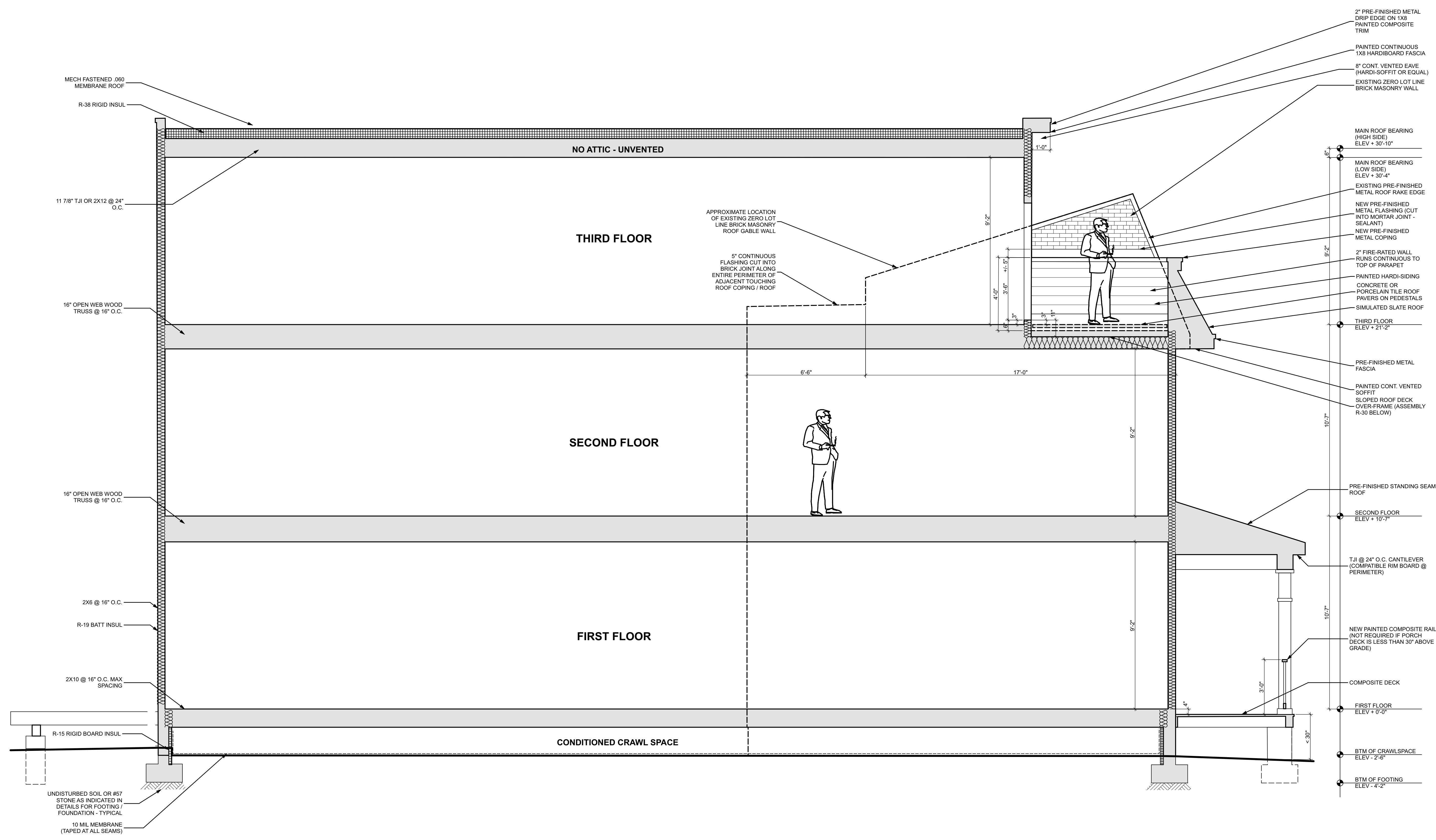
26 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



11 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



**423 N. 33RD STREET
RESIDENCES**
423 N 33RD STREET
RICHMOND, VIRGINIA 23223



SEAL

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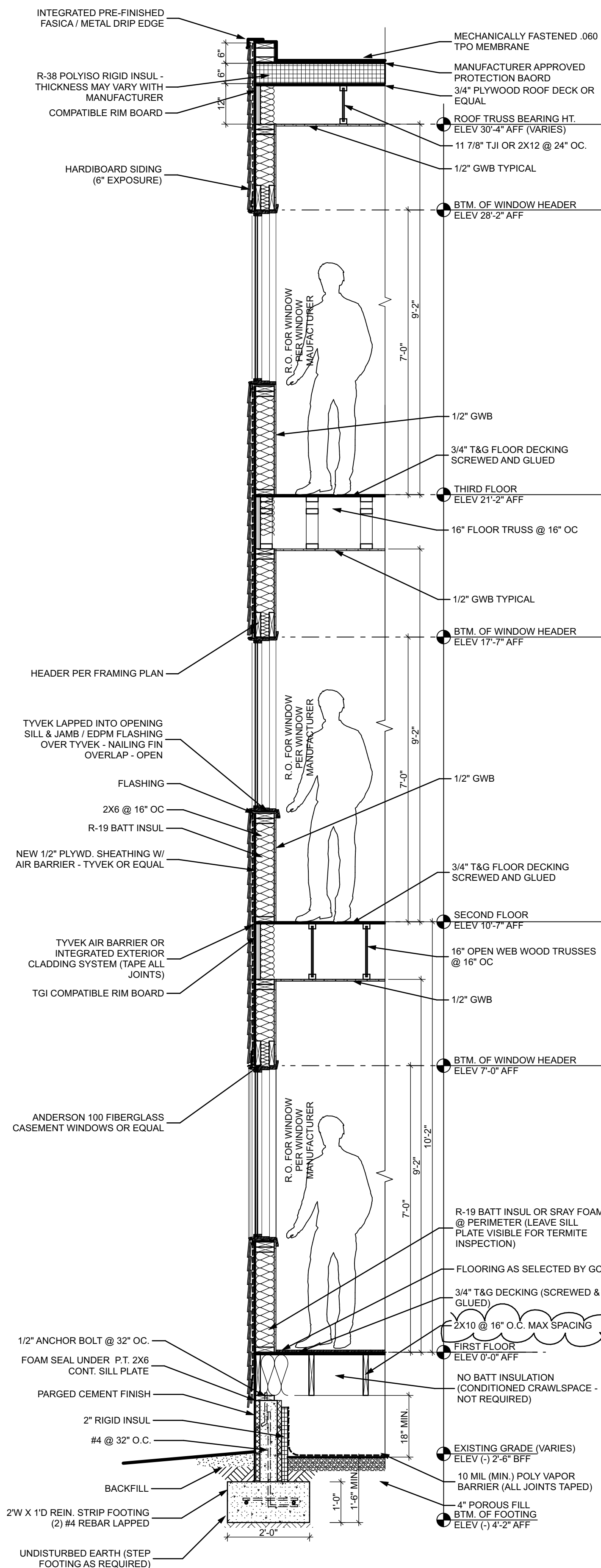
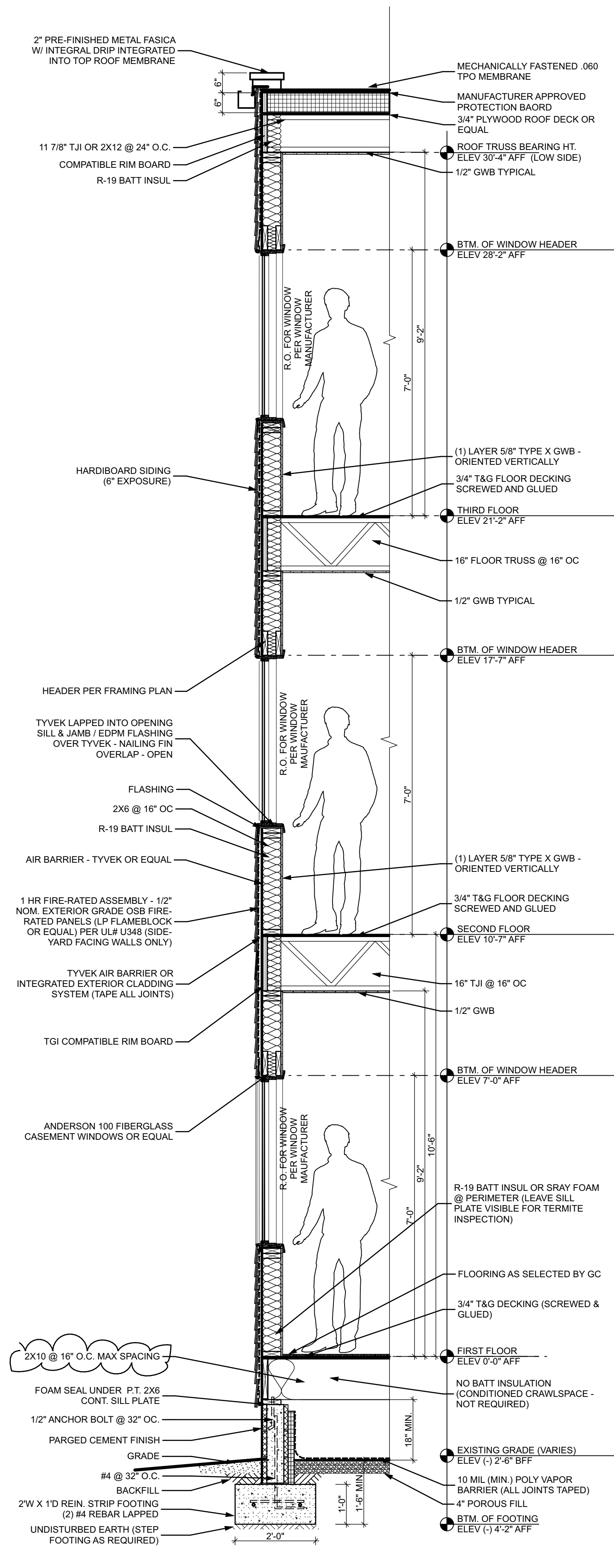
BUILDING SECTIONS

A-301

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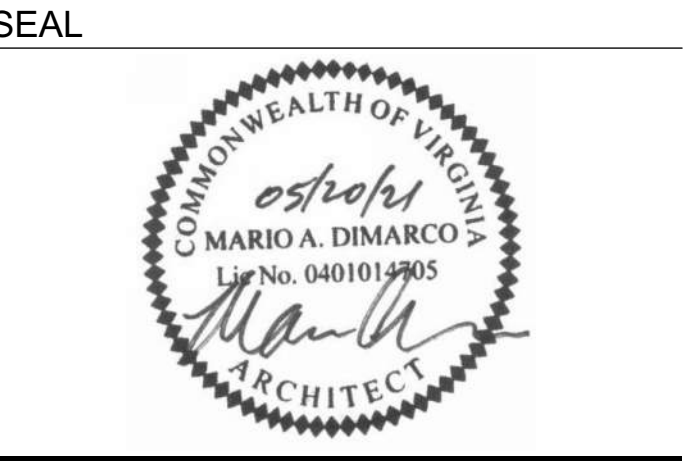


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WALL SECTION GEN. NOTES

- THE CONTINUITY OF THE THERMAL BARRIER.
- THE CONTINUITY OF THE VAPOR BARRIER.
- THE CONTINUITY OF ALL FLASHING THROUGH WALL FLASHING, HEAD, JAMB, SILL AND BASE FLASHING.
- THE BASE, SILL, JAMB, HEAD, THROUGH WALL FLASHING AND ALL OTHER FLASHING SHALL BE EITHER ONE OF THE FOLLOWING:
 - 40 MIL. MINIMUM, EPDM SELF-STICKING/SEALING RUBBER FLASHING
 - COPPER, 5 OZ. PER S.F.
 - GALVANIZED METAL, THE FOLLOWING MANUFACTURERS WILL BE: ACCEPTABLE - FIRESTONE, NEVASTRAL, OR YORK.
- MAINTAIN THE WATER TIGHT INTEGRITY OF THE BUILDING'S EXTERIOR WATER VAPOR AND MOISTURE BARRIERS.



UL ONLINE CERTIFICATIONS DIRECTORY
Design No. W408
BXUV, W408
Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, systems, devices, and materials.

Fire-resistance Ratings - ANSI/UL 263
Design No. W408
April 01, 2013

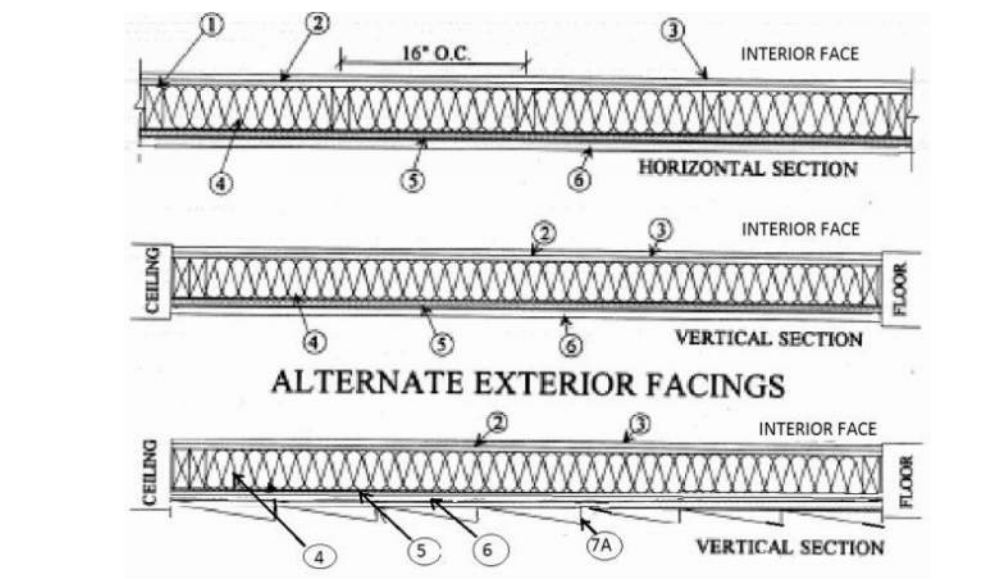
Bearing Wall Rating - 2 hr when EXPOSED TO FIRE ON INTERIOR FACE ONLY

Bearing Wall Rating - 1 hr when EXPOSED TO FIRE ON EXTERIOR FACE ONLY, see Item 4 and 6

For Wood Studs, Finish Rating - 50 min when EXPOSED TO FIRE ON INTERIOR FACE.

For Wood Studs, Finish Rating - 17 min when EXPOSED TO FIRE ON EXTERIOR FACE.

Load Restricted for Canadian Applications - See Guide BX02Z



423 N. 33RD STREET RESIDENCES
423 N 33RD STREET
RICHMOND, VIRGINIA 23223

| MARK | DATE | DESCRIPTION |
|------|----------|------------------------------|
| | 08/25/22 | PLAN REVIEW / OWNER COMMENTS |
| | 11/22/21 | PLAN REVIEW / OWNER COMMENTS |
| | 08/17/21 | ROOF CHANGES |
| | 07/20/21 | OWNER COMMENTS |
| | 05/20/21 | PERMIT & CONSTRUCTION |

PROJECT NO: 20015
START DATE: 01/20/21
DRAWN BY: MAD
CHECKED BY: MAD

WALL SECTIONS & UL ASSEMBLY

A-302

Design No. U336
BXUV.U336
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U336

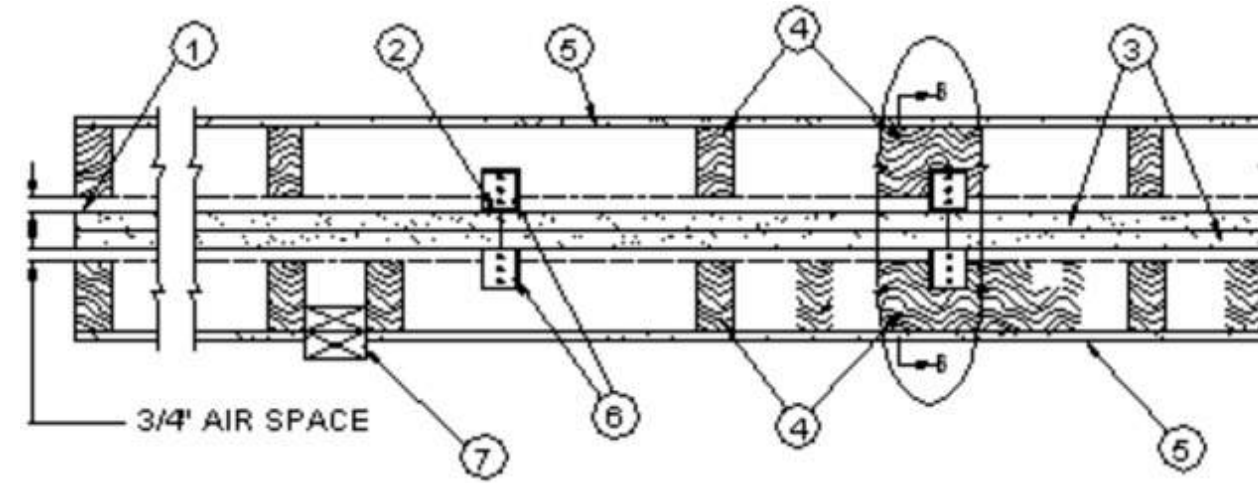
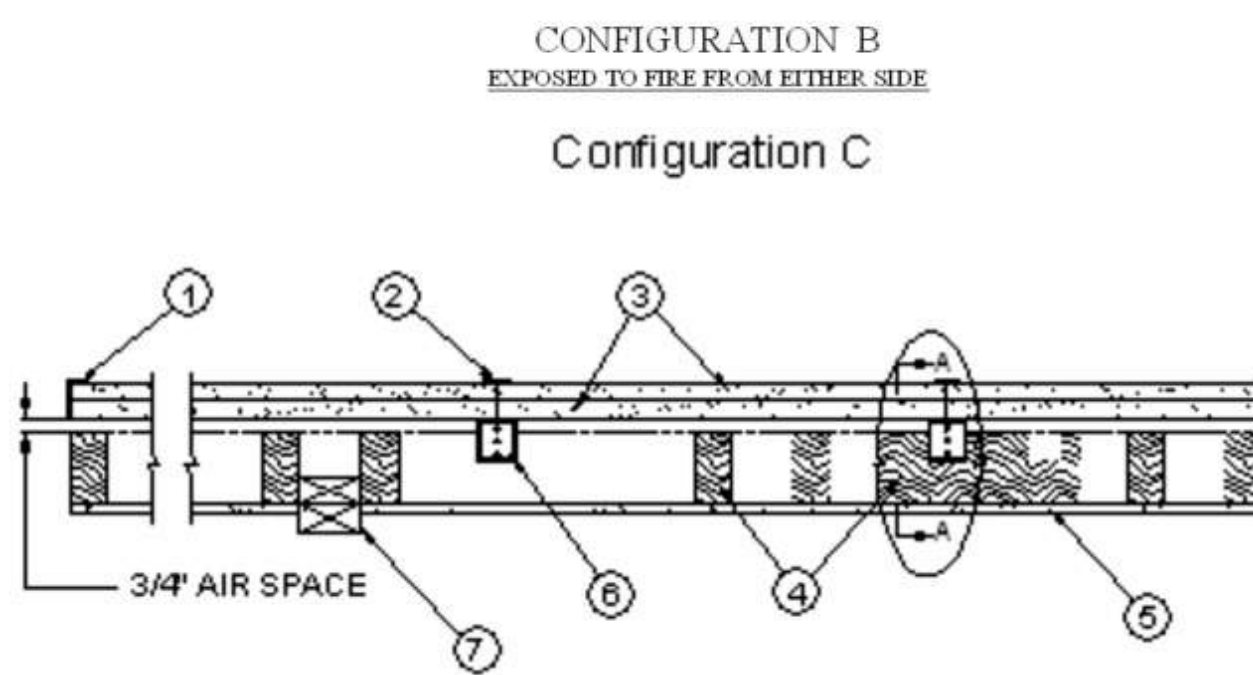
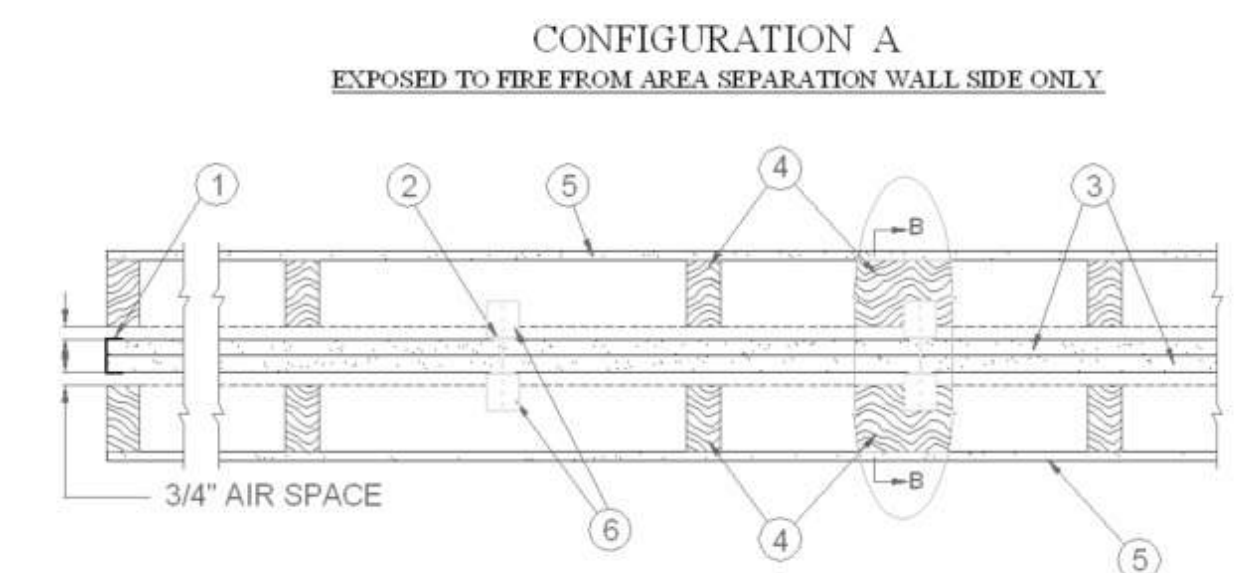
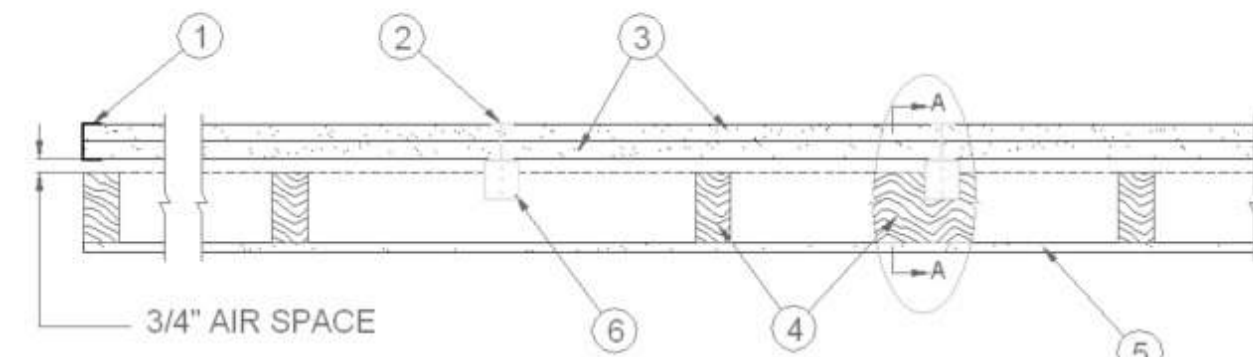
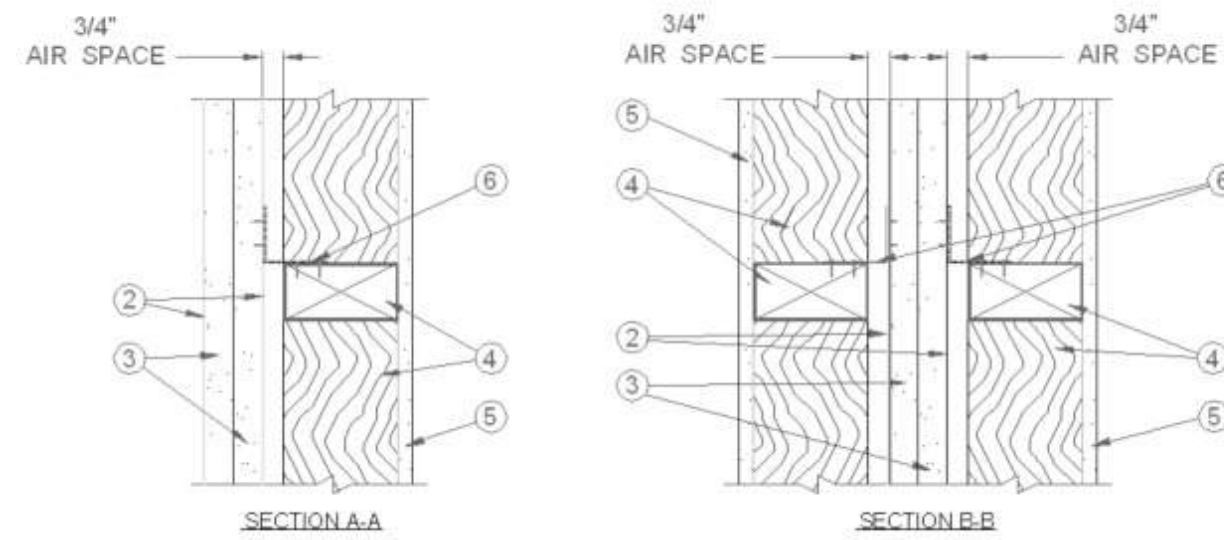
May 05, 2016

Exposed to fire from separation wall side only

Nonbearing Wall Rating - 2 Hr

Finish Rating - 120 Min

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



CONFIGURATION D
EXPOSED TO FIRE FROM EITHER SIDE

SEPARATION WALL: (Max Height - 66 ft)

- Floor, Intermediate or Top Wall** - 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
- Metal Studs** - Steel members formed from No. 25 MSG galv steel having "H"-shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.
- Gypsum Board*** - Two layers of 1 in. thick gypsum board linear panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H"-shaped studs.
- CGC INC** - Type SLX
- UNITED STATES GYPSUM CO** - Type SLX
- USG BORAL ZAWAWI DRYWALL L L C SFZ** - Type SLX
- USG MEXICO S A D E C V** - Type SLX

PROTECTED WALL: (Bearing or Nonbearing Wall). When Bearing, Load Restricted for Canadian Applications - See Guide 93032.

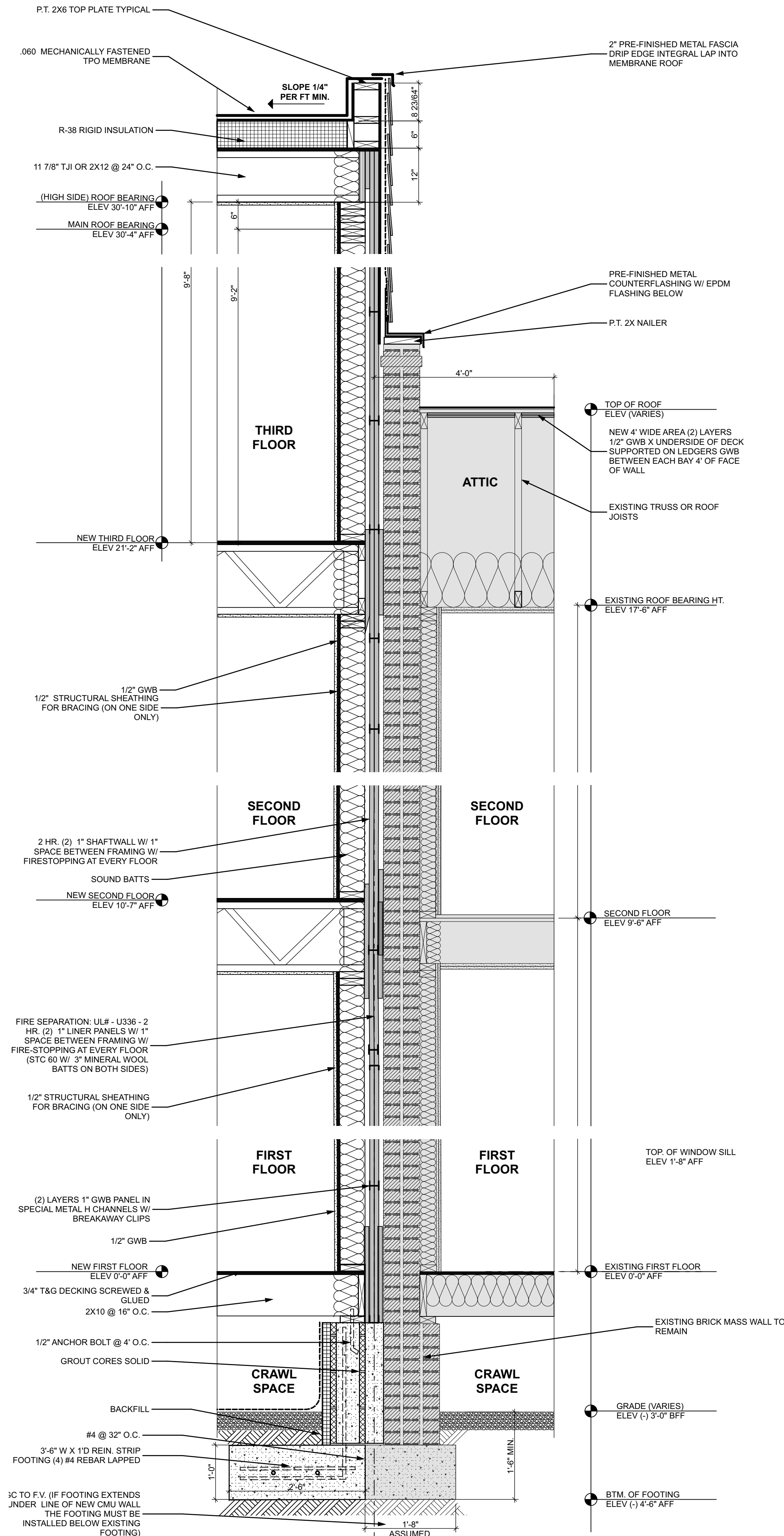
- Wood Studs** - Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.
- Steel Studs** - (As an alternate to Item 4, Not Shown) - For Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
- Steel Studs** - As an alternate to Items 4 and 4A, for use in Configuration B only, Not Shown) - For Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
- Gypsum Board** - Classified or Unclassified - Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.
- Attachment Clips** - Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.
- Clip placement (Item 6)** for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.
- Clip placement (Item 6)** for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.
- Clip placement (Item 6)** for separation walls up to 66 ft high. Space clips as described in Item 6B for upper 24 ft. Space clips as described in Item 6B for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.
- Non-Bearing Wall Partition Intersection** - (Optional) - Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.
- Caulking and Sealants*** - (Optional) - A bead of sealant applied around the partition perimeter, and at the interface between wood or steel framing and gypsum board panels to create an air barrier.

KNAUF INSULATION LLC - Type ECOSEAL™ Plus

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2016-05-05
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11 PARTY WALL SECTION
 SCALE: 3/4" = 1'-0"



423 N. 33RD STREET
RESIDENCES
 423 N 33RD STREET
 RICHMOND, VIRGINIA 23223

| MARK | DATE | DESCRIPTION |
|------|----------|------------------------------|
| | 08/25/22 | PLAN REVIEW / OWNER COMMENTS |
| | 11/22/21 | PLAN REVIEW / OWNER COMMENTS |
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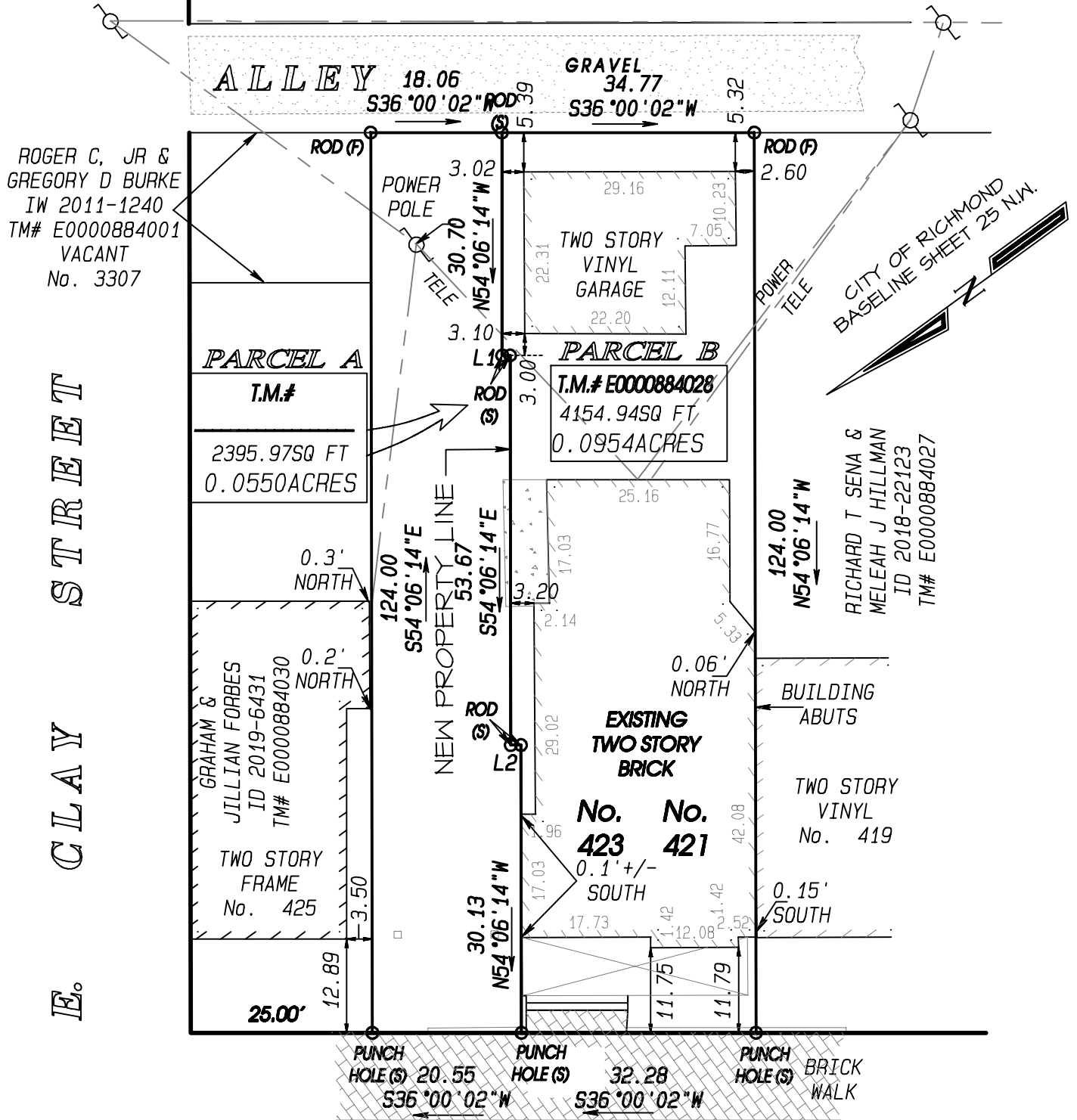
PROJECT NO: 20015
 START DATE: 01/20/21
 DRAWN BY: MAD
 CHECKED BY: MAD

WALL SECTIONS & UL ASSEMBLY

A-303

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: CCR II HOLDINGS LLC ID 2020-29377

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N36°01'35"E | 1.09 |
| L2 | N35°53'46"E | 1.41 |



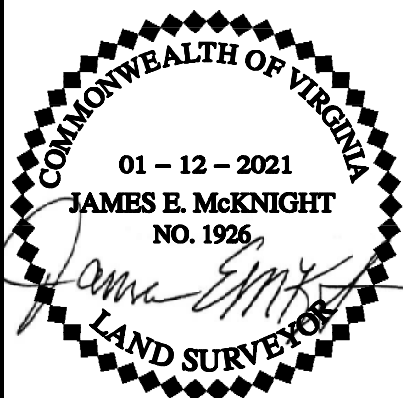
N. 33 RD STREET

66' +/- R/W

PLAT SHOWING TWO PARCELS OF LAND
 ON THE EAST LINE OF N. 33 RD STREET,
 IN THE CITY OF RICHMOND, VIRGINIA.

THIS IS TO CERTIFY THAT ON JANUARY 12, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 20'



McKNIGHT & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 20050121