

INTRODUCED: February 10, 2020

AN ORDINANCE No. 2020-042

To authorize the special use of the property known as 1111 North 32nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 9 2020 AT 6 P.M.

WHEREAS, the owner of the property known as 1111 North 32nd Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a two-family detached dwelling, which use, among other things, is not currently allowed by section 30-412.4, concerning lot area and width, density, and unit width, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2019), 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 09 2020 REJECTED: _____ STRICKEN: _____

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

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

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1111 North 32nd Street and identified as Tax Parcel No. E000-0803/026 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Survey Showing Improvements on Property Located at 1111 North 32nd Street, City of Richmond, Virginia,” prepared by Bruce Robertson Land Surveying, P.C., and dated January 31, 2019, 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 two-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1111 N 32nd Street Duplex, Richmond, Virginia 23223,” prepared by Penn & Co., dated August 4, 2019, and last revised August 10, 2019, on a sheet entitled “Material Selection for 1111 N. 32th street [sic],” prepared by an unknown preparer, and undated, and on a survey entitled “Survey Showing Improvements on Property Located at 1111 North 32nd Street, City of Richmond, Virginia,” prepared by Bruce Robertson Land Surveying, P.C., and dated January 31, 2019, 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 two-family detached dwelling, substantially as shown on the Plans.

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

(c) Two off-street parking spaces shall be provided on the Property to the rear of the proposed dwelling.

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

(d) All building materials, elevations, and setbacks shall be substantially as shown on the Plans.

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

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

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

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

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

(e) The Owner shall make improvements within the right-of-way, including the installation of a street tree along North 32nd Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

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

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

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

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

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

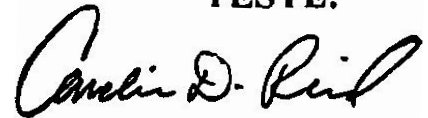
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 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, appearing to read "Camille D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk

City of Richmond

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

Item Request

File Number: PRE.2019.566

O & R REQUEST

RECEIVED

JAN 15 2020

4-9549
DEC 31 2019

Office of the
Chief Administrative Officer

OFFICE OF THE CITY ATTORNEY

O & R Request

DATE: December 20, 2019

EDITION: 1

TO: The Honorable Members of City Council

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

JS 11/4/2019

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer *LS*

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

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

12/27/19

RE: To authorize the special use of the property known as 1111 32nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1111 32nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

REASON: Two-family detached homes are allowed in the R-6 Single-Family Attached residential district provided that a minimum lot area of 6,000 square feet and a minimum of 50 feet of width is met. The subject property has a lot that is 32.5 feet wide and 124 feet deep, for a total area of 4,030 square feet.

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 February 18, 2020, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 4,030 SF parcel of land and is vacant. It is located in the Church Hill North Neighborhood within the City's East Planning District, midblock of North 32 Street between Q and R Streets.

The City of Richmond's Master Plan designates the subject property for Single-Family (Medium Density) uses. Primary uses in this category are "single-family detached dwellings at densities between 8 and 20 units per acre." (See page 133, Richmond Master Plan.) The density of the parcel if developed as proposed would be a ratio of approximately 23 units per acre. There are also a variety of general housing goals contained in the Master Plan Neighborhoods and Housing chapter that are applicable to the request. These goals include, among other things, recognition of the need for the continued creation of market rate rental housing and a desire for neighborhoods to provide a variety of housing choices.

All properties surrounding the subject property are located within the same R-6 Single-Family Attached Residential zoning district. Within the area of the subject property, those properties with improvements contain a mixture of single-family detached and single-family attached structures.

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: January 27, 2020

CITY COUNCIL PUBLIC HEARING DATE: February 24, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
February 18, 2020

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance; Application; The Property; The Plans; Map

STAFF: David Watson, Senior Planner, Land Use Administration, 804-646-1036



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 1111 N. 32ND ST. Date: 8.8.19
 Tax Map # E000080301 Fee: _____
 Total area of affected site in acres: _____

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

Zoning

Current Zoning R-6

Existing Use VACANT LAND

Proposed Use

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

TWO FAMILY ATTACH. TWO STORY-
 Existing Use VAC. LAND.

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: ROYAL VENTURES LLC.
 Company: _____
 Mailing Address: 2307 VICTORIA CROSSING LA.
 City: MIDDLETON State: VA. Zip Code: 23113
 Telephone: (804) 833-9002 Fax: _____
 Email: TECH TOWN CONSTRUCTION CO @ GMAIL.COM

Property Owner: ROYAL VENTURES LLC.
 If Business Entity, name and title of authorized signer: SABED RABIE

(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: 2307 VICTORIA CROSSING LA.
 City: MIDDLETON State: VA. Zip Code: 23113
 Telephone: (804) 833-9002 Fax: _____
 Email: TECH TOWN CONSTRUCTION CO @ GMAIL.COM

Property Owner Signature: Sabed Rabie

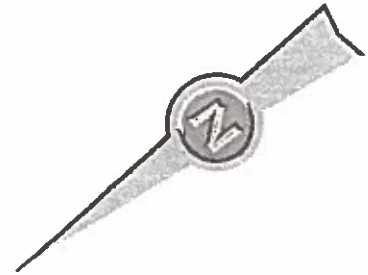
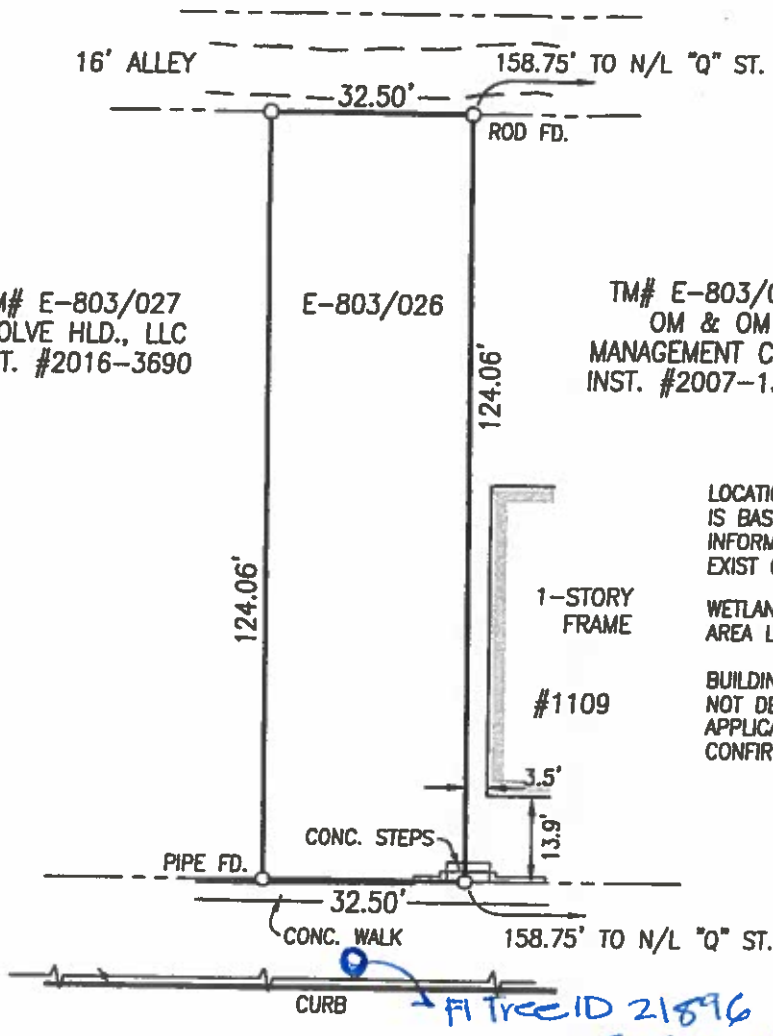
The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

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

TM# E-803/027
EVOLVE HLD., LLC
INST. #2016-3690

E-803/026

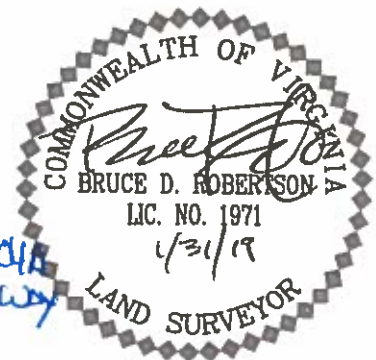
TM# E-803/025
OM & OM
MANAGEMENT CORP.
INST. #2007-13002



LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.



NORTH 32nd STREET *FI Tree ID 21896*
saucer height in city right-of-way

**SURVEY SHOWING IMPROVEMENTS
ON PROPERTY LOCATED AT
1111 NORTH 32nd STREET
CITY OF RICHMOND, VIRGINIA**

This is to certify that on 1/30/19
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 as shown hereon.

This plot was prepared without the benefit of a title report and may not, therefor, indicate all easements or conditions affecting subject property.



Bruce Robertson Land Surveying, P.C.

P.O. Box 35311 Richmond, Virginia Phone/Fax (804)330-2801

Date: 1/31/19
Scale: 1"=30'

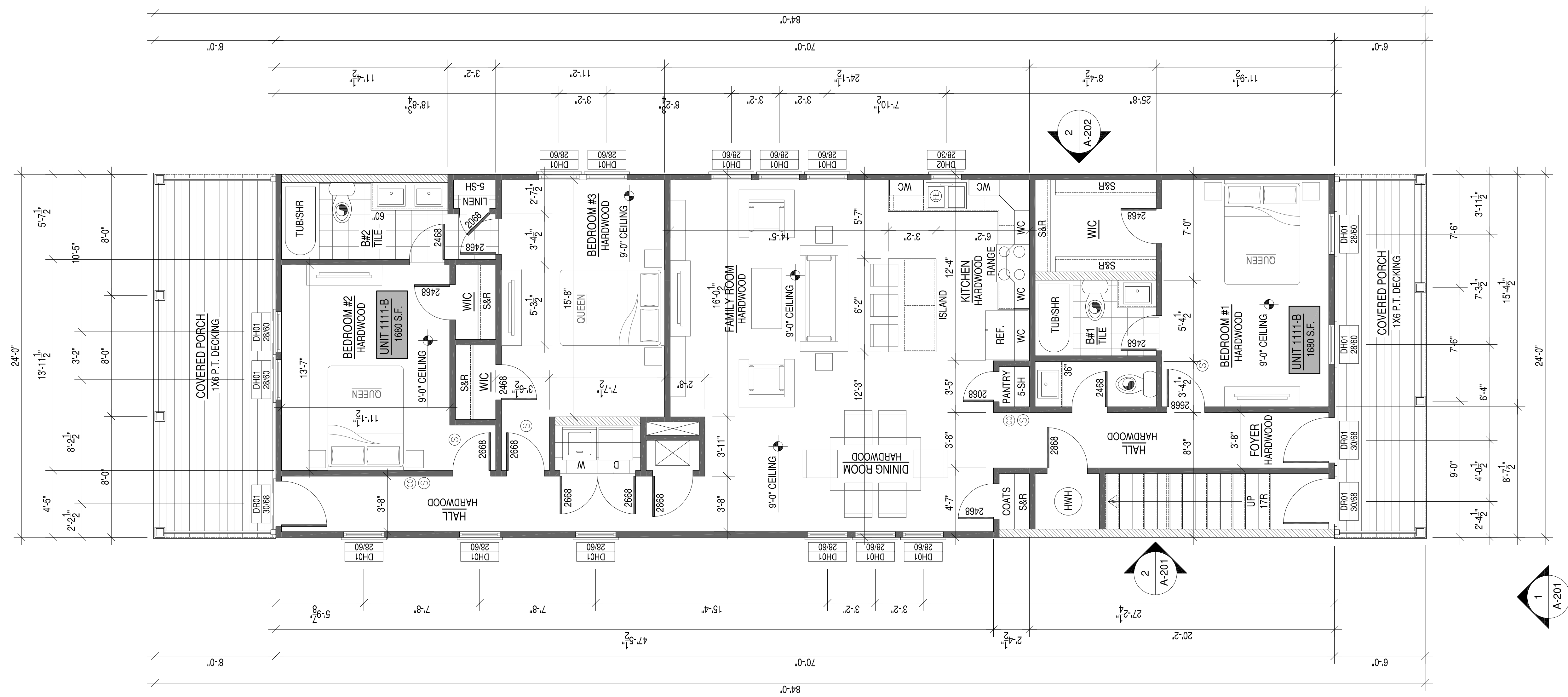
JN 19018

PRELIMINARY NOT FOR CONSTRUCTION - FOR PLANNING PURPOSES ONLY



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STAIR RISERS NOT TO EXCEED 8 1/4" PER CODE. TREADS TO BE 9" MIN. WITH 1" NOSING.
 HANDRAILS & PICKETS:
 36" HIGH HANDRAILS @ ALL STAIRS. 36" RAILING @ ALL BALCONIES. PICKETS SPACED TO NOT ALLOW A 4" SPHERE TO PASS THROUGH.
 LABEL DRYER VENT LENGTH ON DUCT
 ALL DRYWALL TO BE 1/2"
 (E) = FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK
 (B) = BATH FAN VENTED TO EXTERIOR
 (C) = CARBON MONOXIDE DETECTOR
 (S) = SMOKE DETECTOR



FIRST FLOOR PLAN

PLAN AND FRAMING NOTES

1. ALL WALL FRAMING TO BE 2X4'S AT 16" OC UNLESS OTHERWISE NOTED.
2. ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 4-1/2" THICK (FINISHED) UNLESS OTHERWISE NOTED.
3. ALL WINDOW AND DOOR HEADERS TO BE (2) 2X8'S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
4. INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
5. CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
6. DOOR SIZES PROVIDED ARE NOMINAL. COORDINATE ROUGH FRAMING OPENING SIZES WITH WINDOW AND DOOR MANUFACTURER'S REQUIREMENTS AND CLEARANCES.
7. PROVIDE WOOD BLOCKING IN 2X4 FRAMING AT ALL BUILT-IN CABINETS LOCATIONS. REQUIRED GRAB BAR LOCATIONS, CLOSET SHELVEING, AND WALL MOUNTED TV LOCATIONS.
8. CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE HAVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

2X4 WALL FRAMING AT 16" OC
 2X6 WALL FRAMING AT 16" OC

NO.	DESCRIPTION	DATE	APPRO.
3	PRELIM SITE PLAN	8-10-19	
2	PLANNING PURPOSES	8-5-19	
1	CLIENT REVIEW	8-4-19	



42296 BENFOLD SQUARE
 ASHBURN VA 20148
 (703) 675-4502 PHONE

DESIGN CONSULTANT

SAEED RABIE
 TECHTOWN
 CONSTRUCTION
 (804) 833-9002 PHONE

GENERAL CONTRACTOR

APPROVED	
ACTIVITY	
SATISFACTORY TO DATE	
DES	DRW_JRP3
CHK	JRP3

1111 N 32nd STREET DUPLEX
 RICHMOND, VIRGINIA 23223
 UNIT 1111-B FIRST FLOOR PLAN

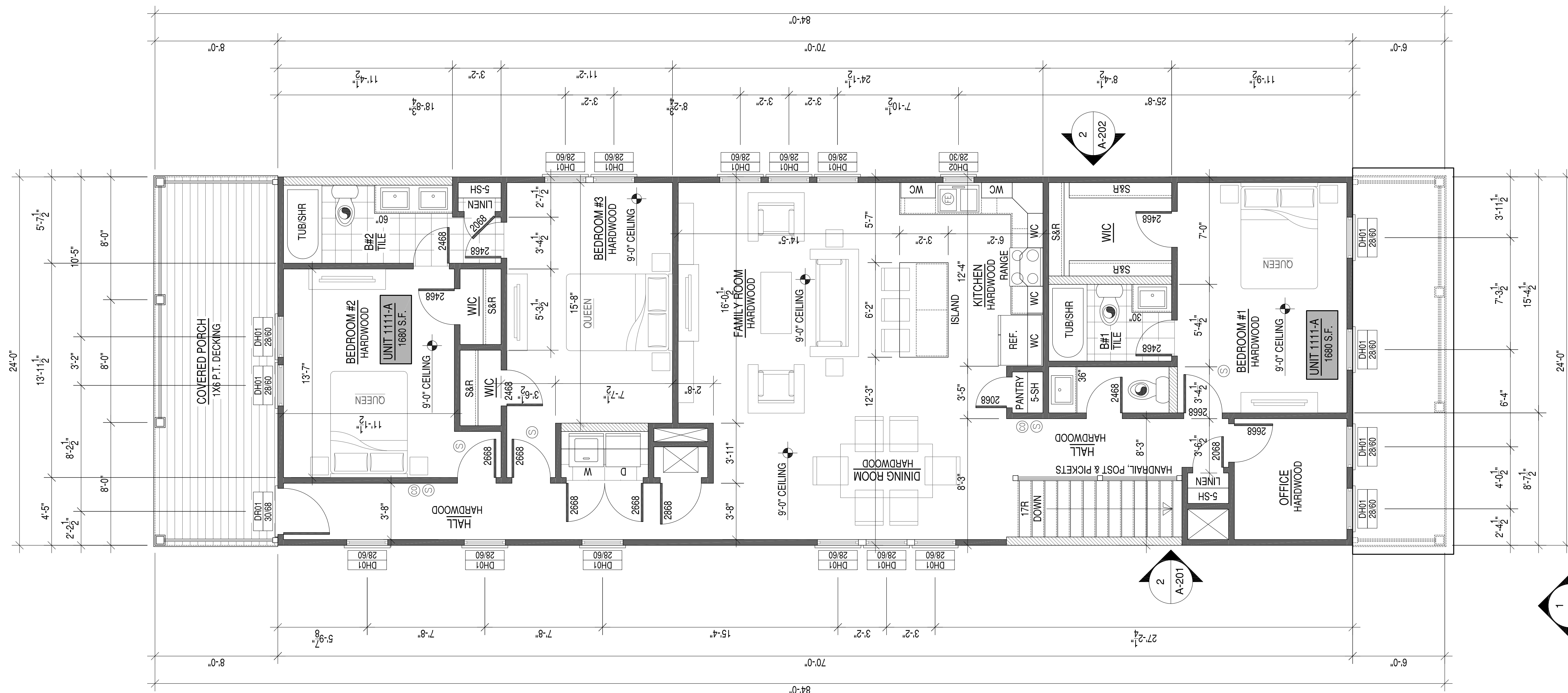
SCALE	1/4"=1'-0"
PROJECT NO.	2019-01
CONSTR. CONTR. NO.	
DRAWING NO.	
SHEET	OF
A-101	

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(FE) = FIRE EXTINGUISHER TO BE LOCATED IN CABINET UNDER KITCHEN SINK
(FAN) = BATH FAN VENTED TO EXTERIOR
(CO) = CARBON MONOXIDE DETECTOR
(S) = SMOKE DETECTOR



2x4 WALL FRAMING AT 16" OC
2x6 WALL FRAMING AT 16" OC

SECOND FLOOR PLAN

- PLAN AND FRAMING NOTES
1. ALL WALL FRAMING TO BE 2x4'S AT 16" OC UNLESS OTHERWISE NOTED.
 2. ALL INTERIOR AND EXTERIOR WALLS SHOWN ARE 4-1/2" THICK (FINISHED) UNLESS OTHERWISE NOTED.
 3. ALL WINDOW AND DOOR HEADERS TO BE (2) 2x8'S WITH (1) JACK STUDS UNLESS OTHERWISE NOTED.
 4. INTERIOR DOORS IN CLOSE PROXIMITY TO A PERPENDICULAR WALL ON THE HINGE SIDE TO MAINTAIN 4" CLEAR FROM JAMB TO ADJACENT PERPENDICULAR WALL SURFACE. COORDINATE THIS DIMENSION WITH DOOR SURROUND TRIM.
 5. CLOSET DOORS (SINGLE AND DOUBLE TYPE) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
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 8. CLOSETS AND OTHER SURFACES NOT CALLED OUT OTHERWISE ABOVE FLOOR, WALL, AND CEILING MATERIALS AND FINISHES TO MATCH THE SPACE THEY ARE ACCESSED FROM. REFER TO PLANS FOR ANY INTERRUPTION OF FLOORING BETWEEN THESE SPACES.

3	PRELIM SITE PLAN	8-10-19	DATE
2	PLANNING PURPOSES	8-5-19	DATE
1	CLIENT REVIEW	8-4-19	DATE



42296 BENFOLD SQUARE
ASHBURN VA 20148
(703) 675-4502 PHONE

SAEED RABIE
TECHTOWN
CONSTRUCTION
(804) 833-9002 PHONE

1111 N 32nd STREET DUPLEX
RICHMOND, VIRGINIA 23223
UNIT 1111-A SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-102

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SYN	DESCRIPTION	DATE	APPRO
3	PRELIM SITE PLAN	8-10-19	
2	PLANNING PURPOSES	8-5-19	
1	CLIENT REVIEW	8-4-19	



42296 BENFOLD SQUARE
ASHBURN VA 20148
(703) 675-4502 PHONE

**SAEED RABIE
TECHTOWN
CONSTRUCTION**
(804) 833-9002 PHONE

GENERAL CONTRACTOR

ACTIVITY

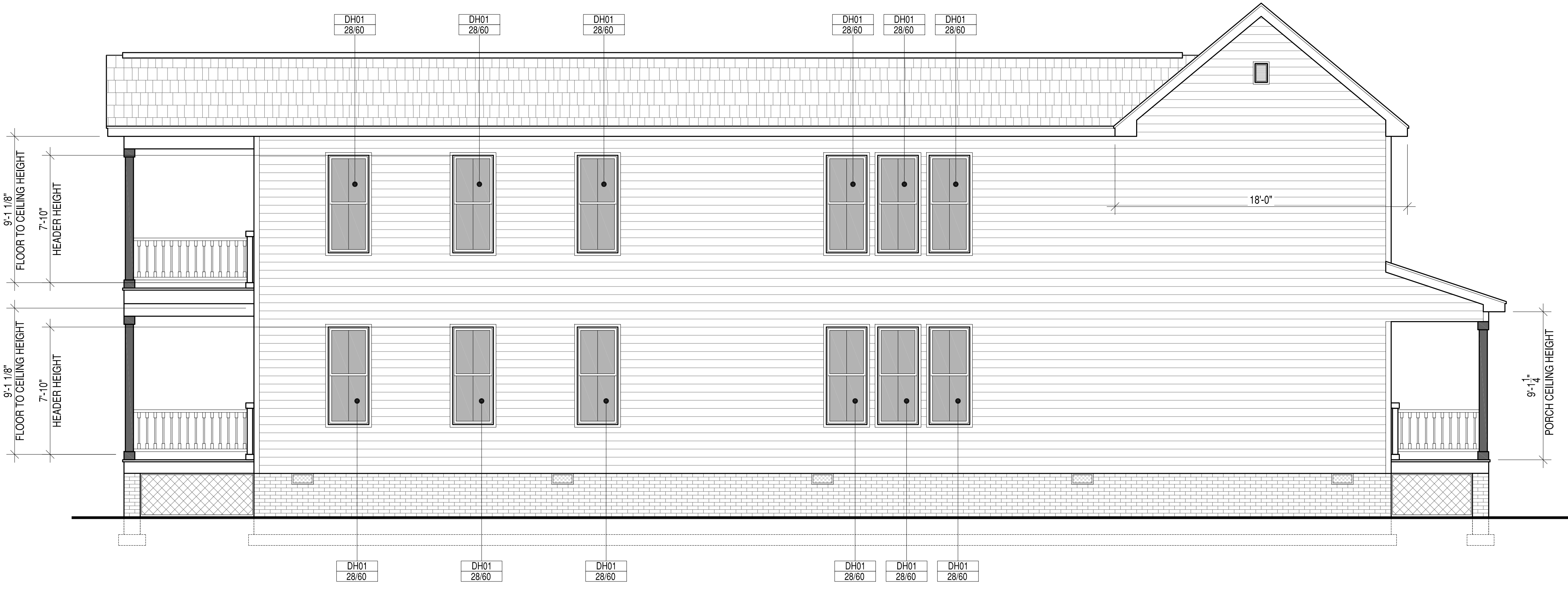
SATISFACTORY TO DATE
DES *** | DRW JRP3 | CHK JRP3

1111 N 32nd STREET DUPLEX
RICHMOND, VIRGINIA 23223
FRONT AND LEFT ELEVATIONS

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-201



1 FRONT ELEVATION
A-201

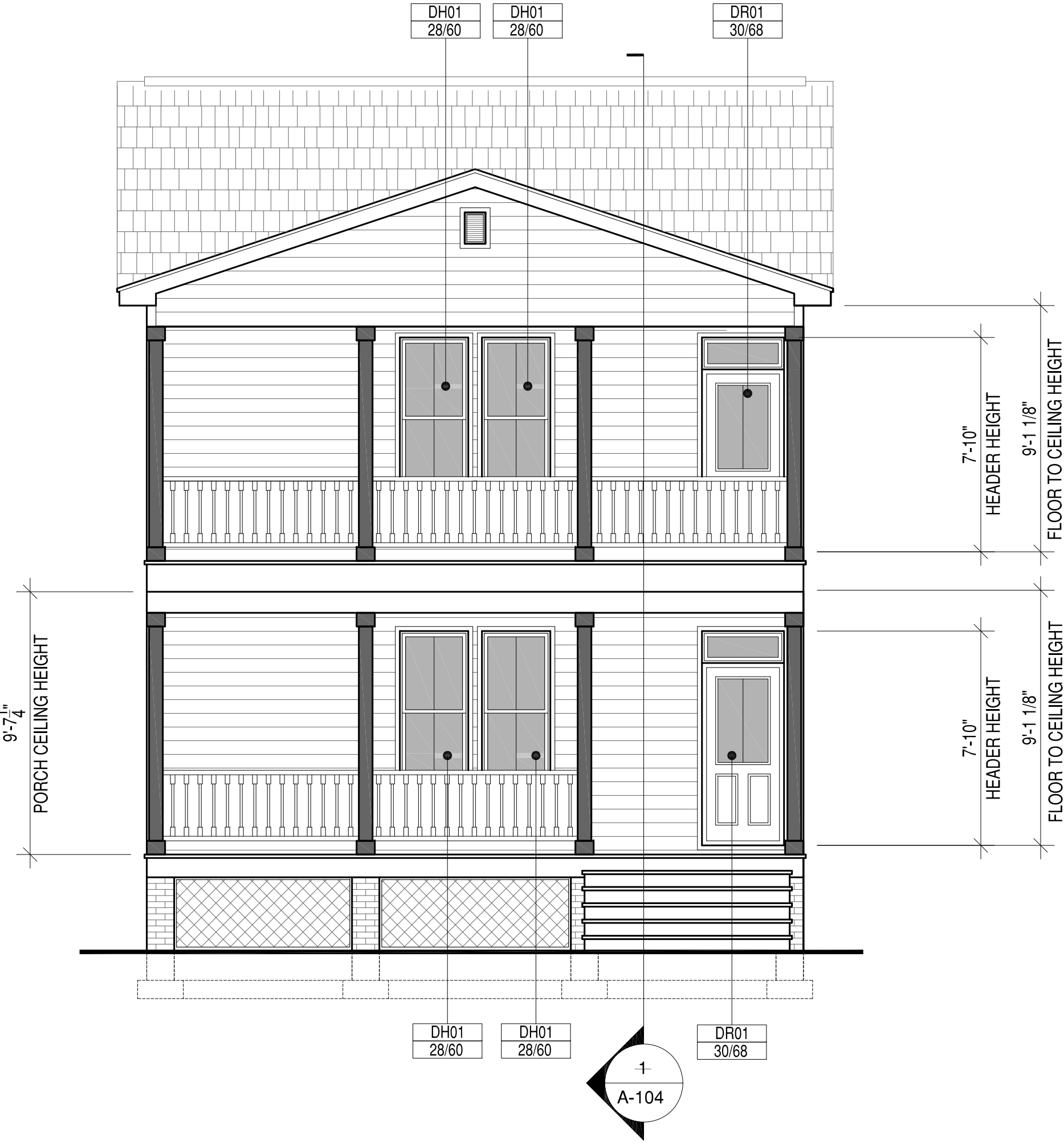


2 LEFT ELEVATION
A-201

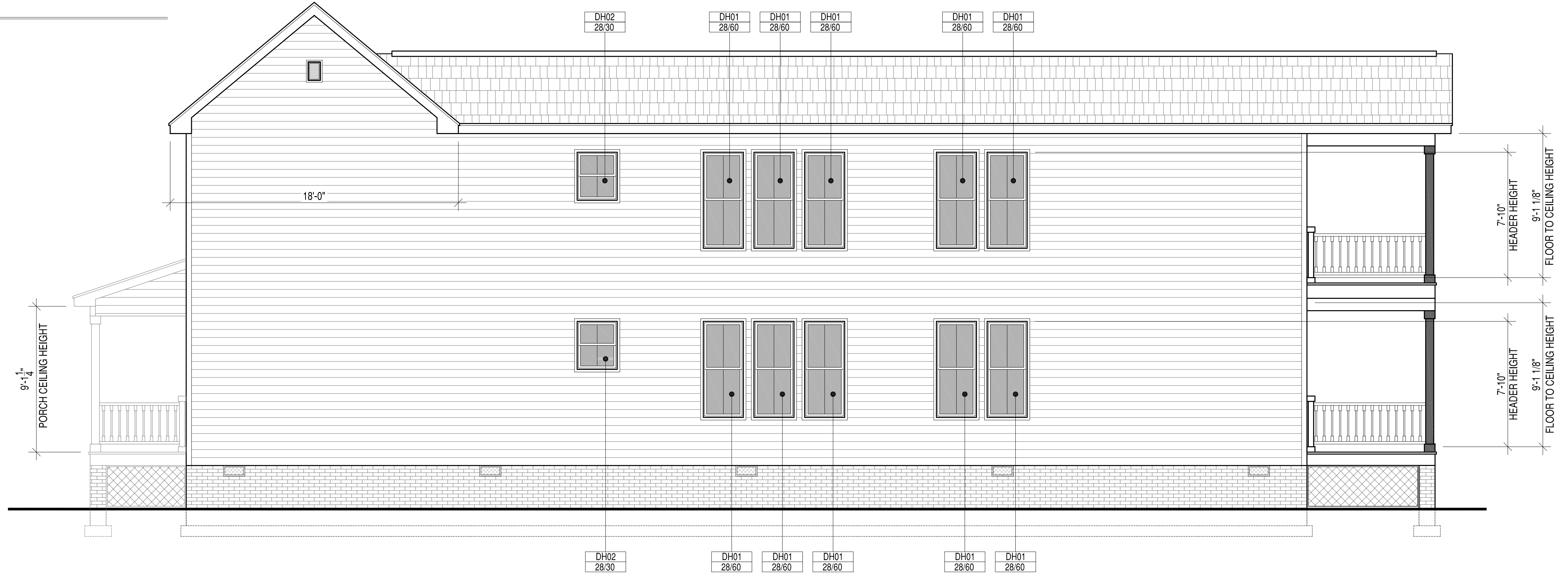
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1 REAR ELEVATION
A-202



2 RIGHT ELEVATION
A-202

DATE	APPROVED
8-10-19	
8-5-19	
8-4-19	
DESCRIPTION	
PRELIM SITE PLAN	
PLANNING PURPOSES	
CLIENT REVIEW	
SYW	
3	
2	
1	

PENN & CO.
42296 BENFOLD SQUARE
ASHBURN VA 20148
(703) 675-4502 PHONE
DESIGN CONSULTANT

**SAEED RABIE
TECHTOWN
CONSTRUCTION**
(804) 833-9002 PHONE
GENERAL CONTRACTOR

APPROVED

ACTIVITY

SATISFACTORY TO DATE

DES *** | DRW JRP3 | CHK JRP3

1111 N 32nd STREET DUPLEX
RICHMOND, VIRGINIA 23223
REAR AND RIGHT ELEVATIONS

SCALE: 1/4"=1'-0"
PROJECT NO.: 2019-01
CONSTR. CONTR. NO.
DRAWING NO.
SHEET OF
A-202

Material Selection

For

1111 N.32th street

Exterior wall: Hardie Plank

Windows: Vinyl Windows

Exterior Porch: Truex Composite Decking for floor and steps.

Roof: Architectural Shingle.