

**ABBREVIATION LEGEND**

N/F - NOW OR FORMERLY  
 R/W - RIGHT OF WAY  
 P/L - PROPERTY LINE  
 S.F. - SQUARE FEET

**SYMBOL LEGEND**

- - ROD FOUND
- - ROD SET
- ⊙ - MAG NAIL SET
- ⊖ - UTILITY POLE
- ⊕ - LIGHT POLE
- ⊗ - CLEANOUT
- ⊕ - WATER METER
- ⊙ - GAS VALVE
- ⊖ - SIGN

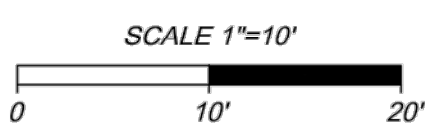
**LINE TABLE**

LINE	BEARING	LENGTH
L1	N35°43'13"E	3.98'
L2	N53°43'44"W	44.95'
L3	S53°43'44"E	4.69'
L4	S35°52'02"W	45.77'
L5	S35°52'02"W	21.80'
L6	S35°52'02"W	23.97'
L7	S53°50'02"E	36.52'
L8	N36°21'26"E	6.47'

**LINE TABLE**

LINE	BEARING	LENGTH
L9	N52°23'14"W	23.63'
L10	S36°43'15"W	1.59'
L11	S52°53'31"E	31.17'
L12	S35°30'10"W	1.33'
L13	S53°21'48"E	23.60'
L14	N36°45'32"E	21.73'
L15	S36°45'32"W	15.78'

PROPOSED SITE PLAN OVERLAI  
 ON ORIGINAL PLAT BY OTHERS;  
 PROFESSIONAL STAMP DOES NOT  
 APPLY TO MODIFICATIONS

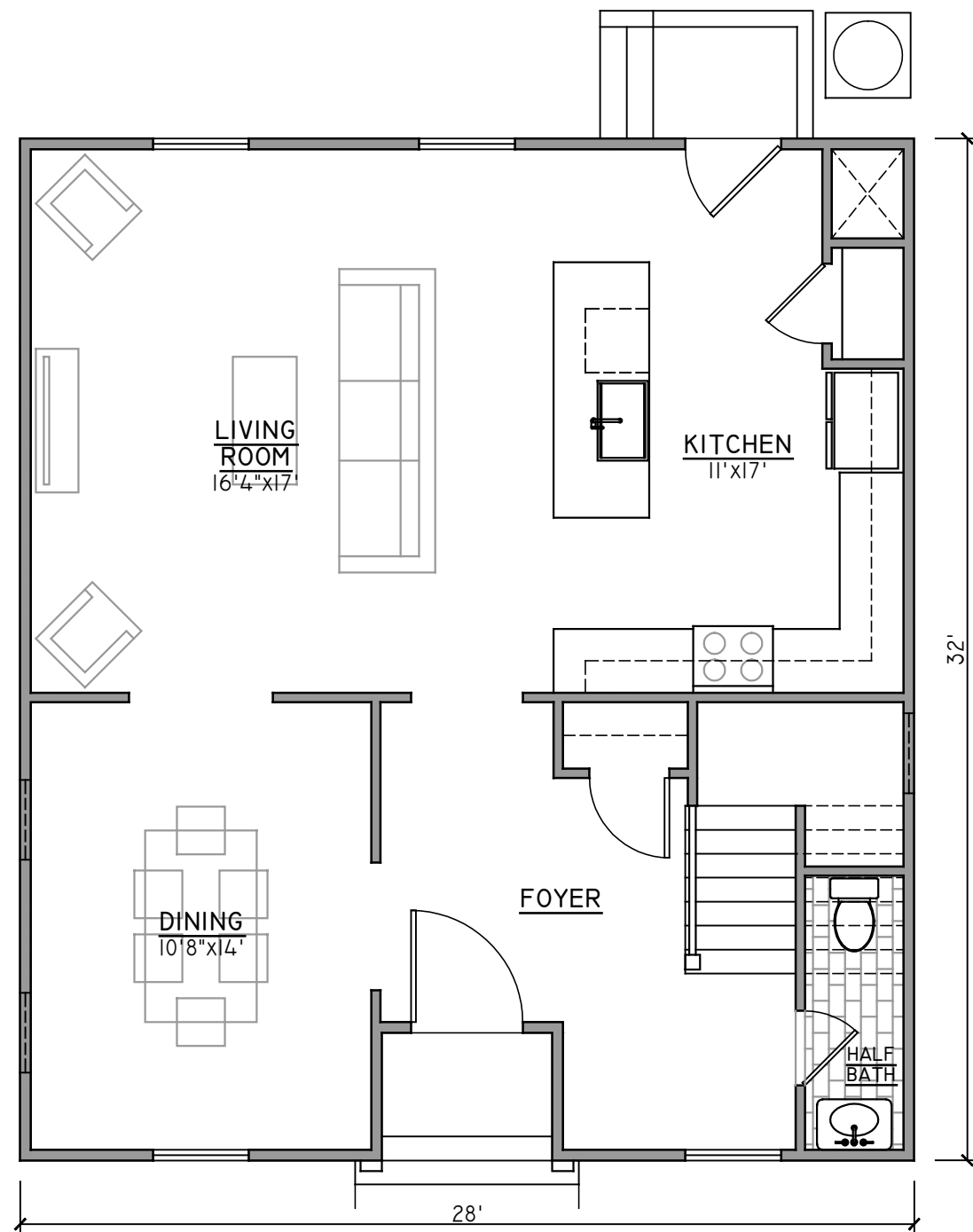


**30TH & M  
 SUBDIVISION**

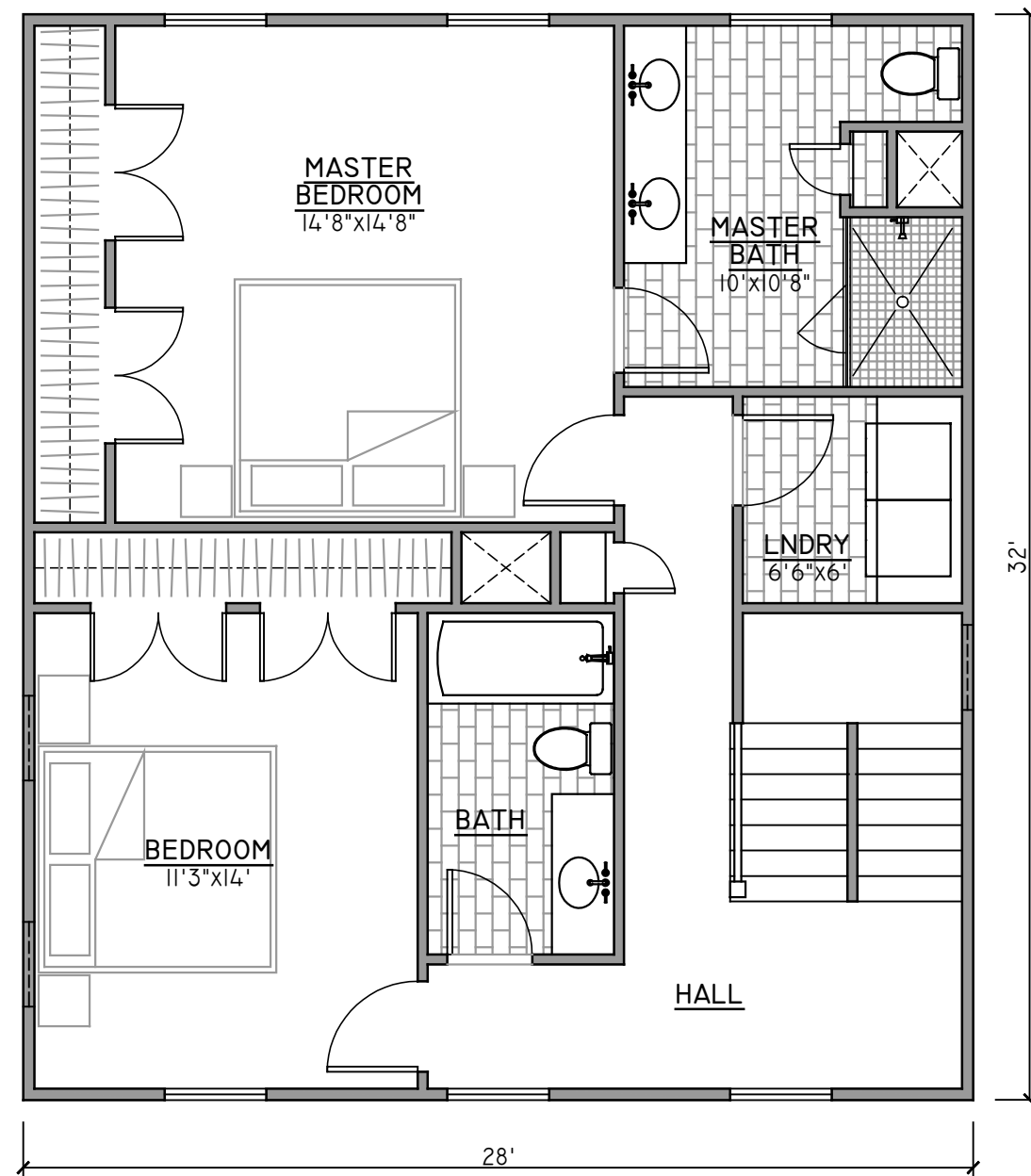
**TIMMONS GROUP**

YOUR VISION ACHIEVED THROUGH OURS.  
 THIS DRAWING PREPARED AT THE  
**TRI-CITIES OFFICE**  
 4701 Owens Way, Suite 900 | Prince George, VA 23875  
 TEL 804.541.6600 FAX 804.458.1511 www.timmons.com

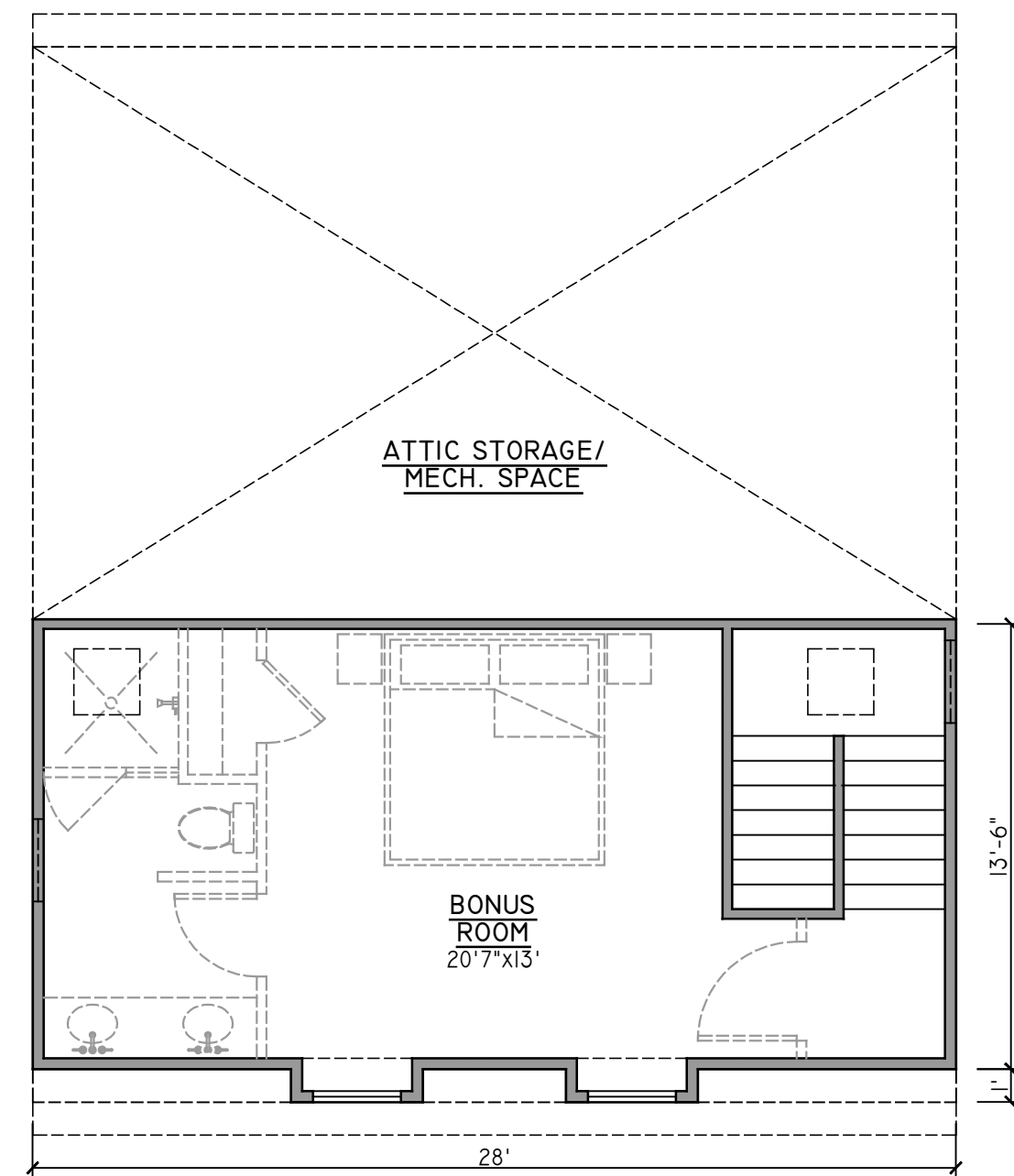
Date: January 22, 2018	Scale: 1"=10'
Sheet 2 of 2	J.N.:39842-903
Drawn by: J. Livingston	Checked by: W.M. Naulty
Revised: May 11, 2018	



01 | FIRST FLOOR PLAN - 900 S.F.  
3/16" = 1'



02 | SECOND FLOOR PLAN - 900 S.F.  
3/16" = 1'



03 | THIRD FLOOR PLAN - 390 S.F.  
3/16" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
RVA SUGAR, LLC  
804-306-9019

CONTRACTOR:  
KIWI DEVELOPMENT  
804-869-8600

ARCHITECT:  
CHRISTOPHER WOLF, R.A.  
804-514-7644

DRAWINGS ACCOMPANYING APPLICATION FOR  
SPECIAL USE PERMIT FOR:

# 30TH & M STREET SUP

621-623 N. 30TH ST. & 3001-3009 M ST.  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
REVISED SUP-  
NEW HOUSES PUSHED BACK

DATE/MARK:  
05.25.2018

M ST. FLOOR PLANS

# AI.I



01 | FIRST FLOOR PLAN  
1/4" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
RVA SUGAR, LLC  
804-306-9019

CONTRACTOR:  
KIWI DEVELOPMENT  
804-869-8600

ARCHITECT:  
CHRISTOPHER WOLF, R.A.  
804-514-7644

DRAWINGS ACCOMPANYING APPLICATION FOR  
SPECIAL USE PERMIT FOR:

**30TH & M STREET SUP**

621-623 N. 30TH ST. & 3001-3009 M ST.  
RICHMOND, VIRGINIA 23223

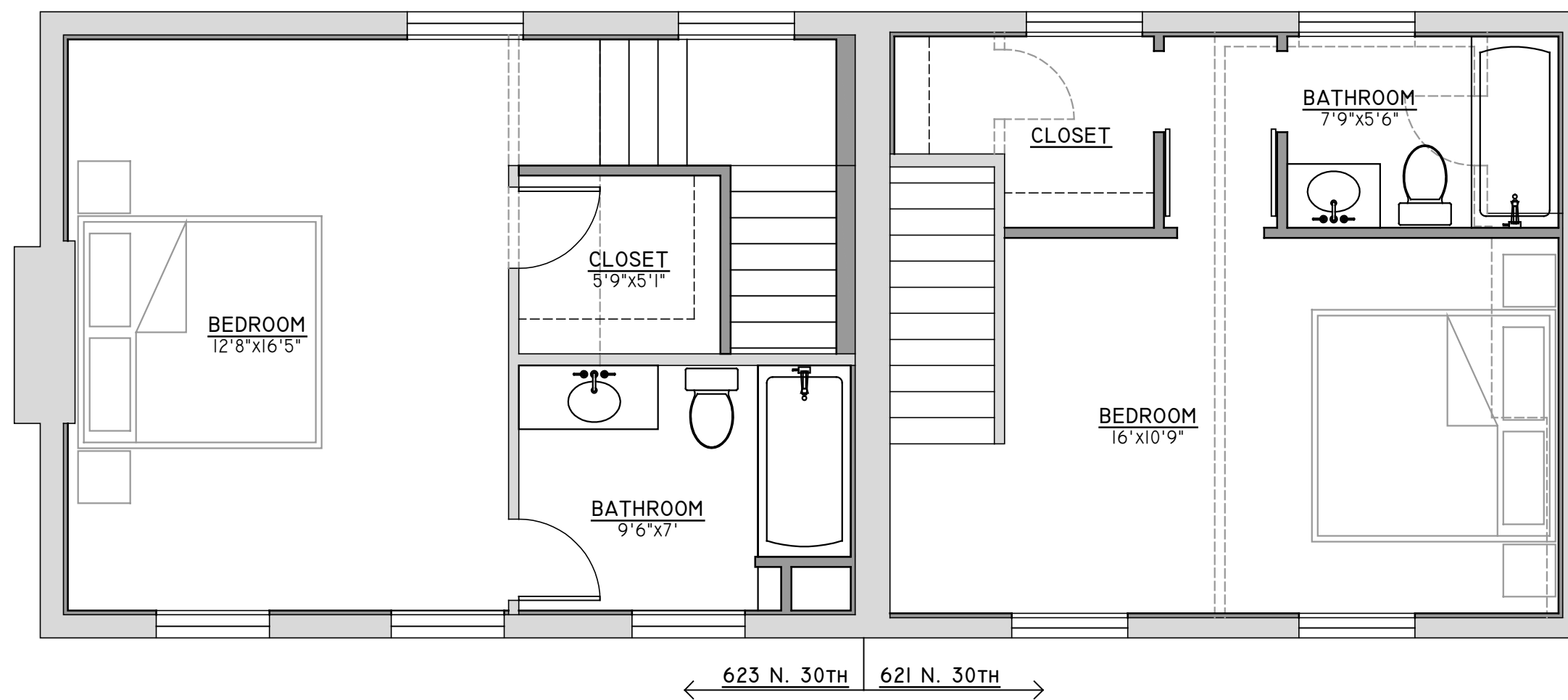
NOT FOR  
CONSTRUCTION

SET/REVISION:  
REVISED SUP-  
NEW HOUSES PUSHED BACK

DATE/MARK:  
05.25.2018

30TH ST.  
FIRST FLOOR PLANS

**AI.2**



01 | SECOND FLOOR PLAN  
1/4" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
RVA SUGAR, LLC  
804-306-9019

CONTRACTOR:  
KIWI DEVELOPMENT  
804-869-8600

ARCHITECT:  
CHRISTOPHER WOLF, R.A.  
804-514-7644

DRAWINGS ACCOMPANYING APPLICATION FOR  
SPECIAL USE PERMIT FOR:

**30TH & M STREET SUP**

621-623 N. 30TH ST. & 3001-3009 M ST.  
RICHMOND, VIRGINIA 23223

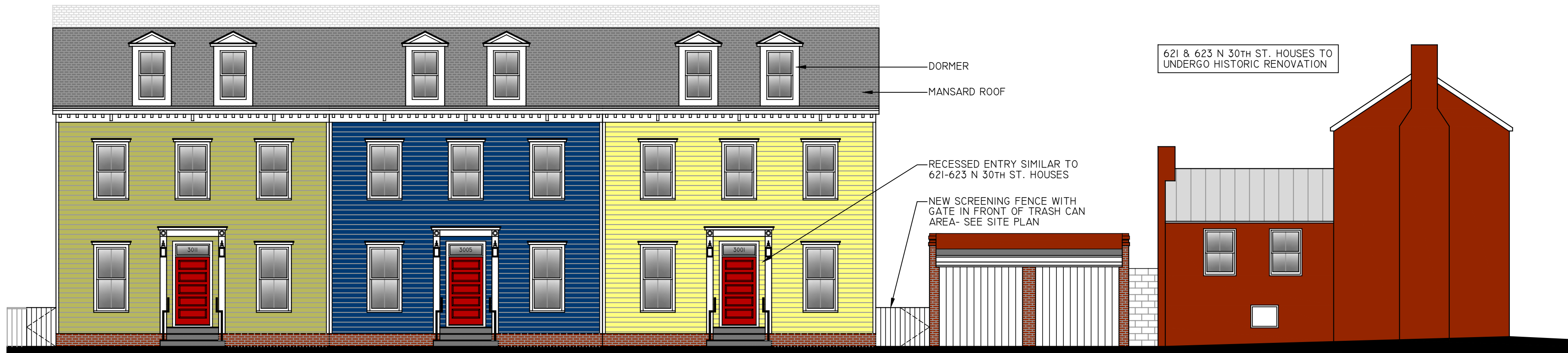
NOT FOR  
CONSTRUCTION

SET/REVISION:  
REVISED SUP-  
NEW HOUSES PUSHED BACK

DATE/MARK:  
05.25.2018

30TH ST.  
SECOND FLOOR PLANS

**AI.3**



01 | NORTH (M ST.) ELEVATION  
1/8" = 1'

3001-3011 M ST. EXTERIOR MATERIAL LIST	
NO.	COMPONENT/MATERIAL
01	BRICK FOUNDATION
02	HARDIEPLANK LAP SIDING
03	HARDIE/COMPOSITE TRIM/FASCIAS/RAKES/ETC.
04	HARDIESOFFIT SOFFIT OR SIMILAR
05	BEADBOARD PORCH CEILING
06	COMPOSITE ARCHITECTURAL BRACKETS
07	COMPOSITE WINDOW CROSSHEAD
08	PAINTED ENTRY DOOR
09	WINDOWS
10	IRON RAIL OR STANDARD WOOD "RICHMOND" RAILING
11	PAINTED WOOD STAIRS WITH T&G DECKING
12	NATURAL WOOD DECK
13	ALUMINUM GUTTERS & DOWNSPOUTS
14	ASPHALT SHINGLES

EXTERIOR FINISH NOTES:  
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.  
 2. COLORS SHOWN ARE CONCEPTUAL ONLY. FINAL COLOR SELECTIONS TO BE DETERMINED.



02 | SOUTH ELEVATION  
1/8" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
 RVA SUGAR, LLC  
 804-306-9019  
 CONTRACTOR:  
 KIWI DEVELOPMENT  
 804-869-8600  
 ARCHITECT:  
 CHRISTOPHER WOLF, R.A.  
 804-514-7644

DRAWINGS ACCOMPANYING APPLICATION FOR  
 SPECIAL USE PERMIT FOR:

**30TH & M STREET SUP**

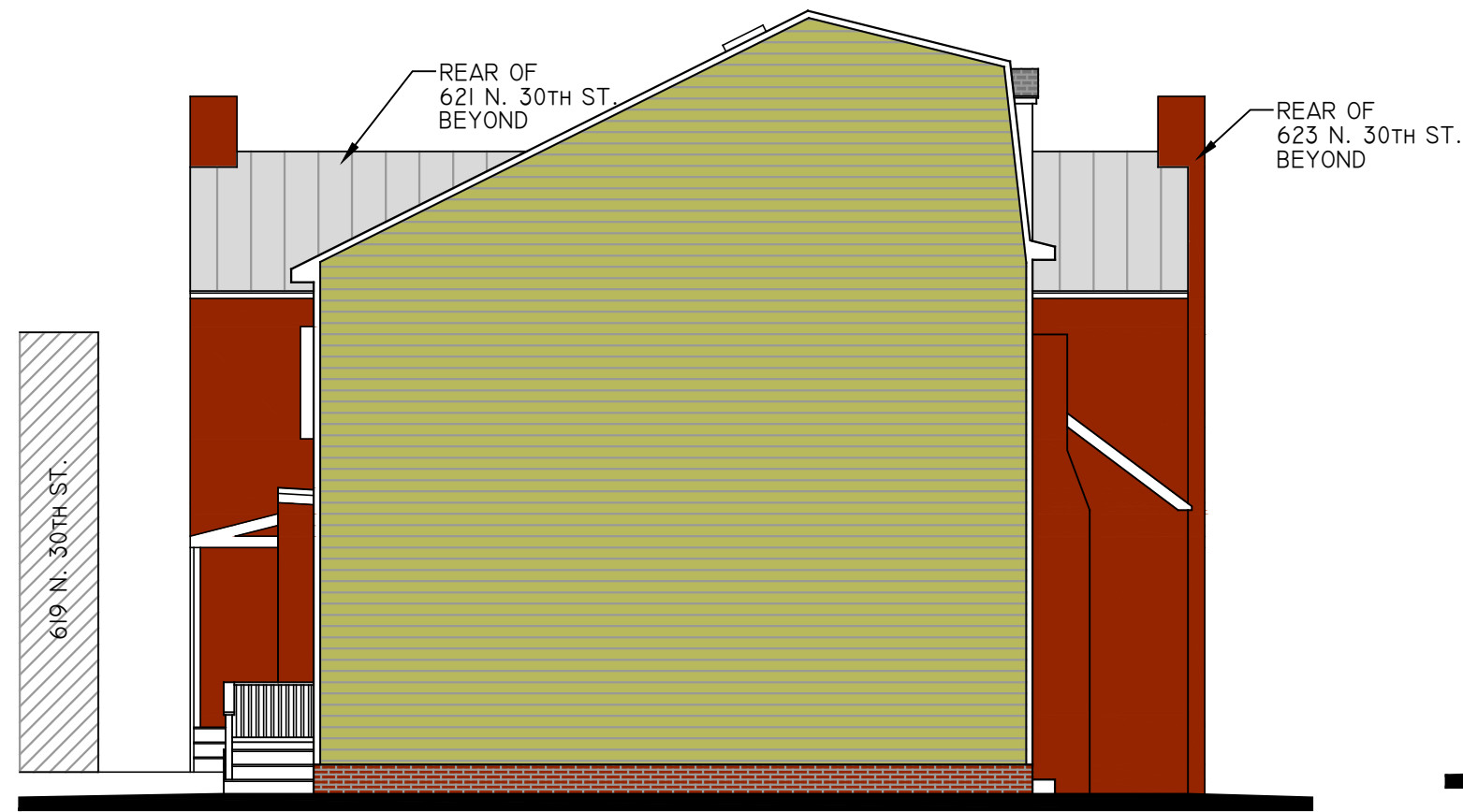
621-623 N. 30TH ST. & 3001-3009 M ST.  
 RICHMOND, VIRGINIA 23223

NOT FOR  
 CONSTRUCTION

SET/REVISION:  
 REVISED SUP-  
 NEW HOUSES PUSHED BACK  
 DATE/MARK:  
 05.25.2018

NORTH (M ST.) &  
 SOUTH ELEVATIONS

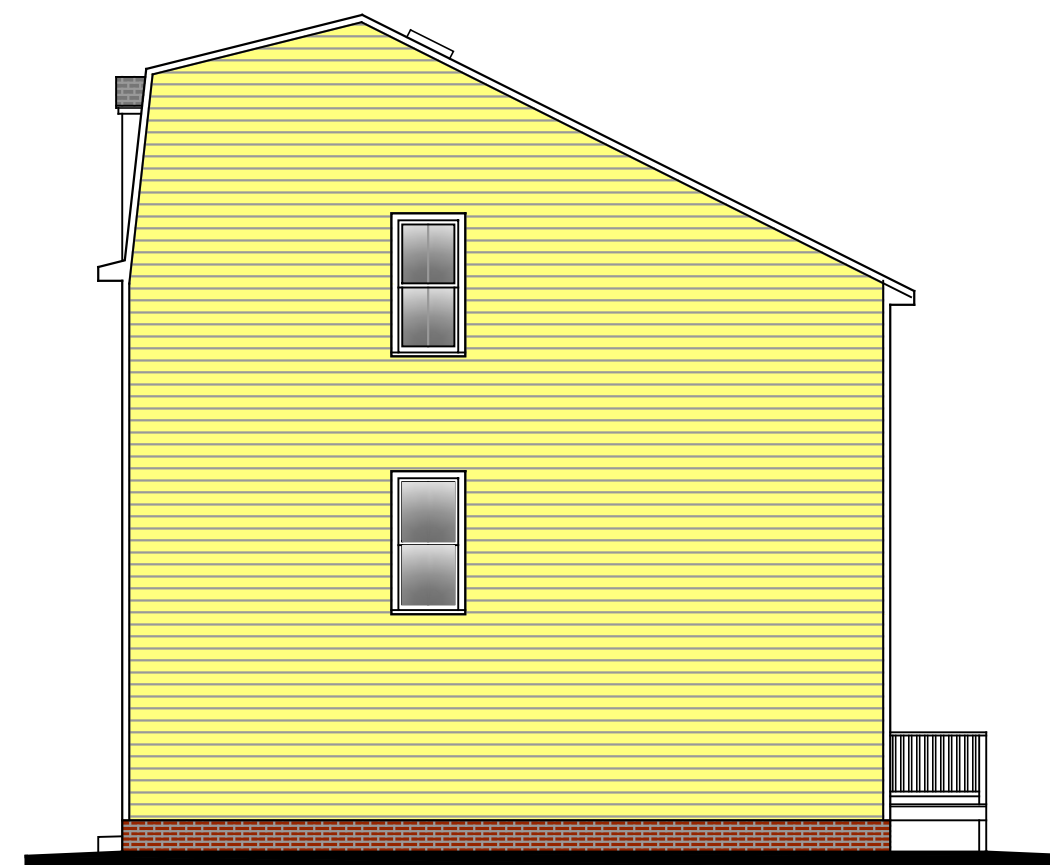
**A2.1**



01 | EAST ELEVATION  
1/8" = 1'



02 | WEST (30TH ST.) ELEVATION  
1/8" = 1'



03 | WEST ELEVATION (3001 M ST.)  
1/8" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
RVA SUGAR, LLC  
804-306-9019

CONTRACTOR:  
KIWI DEVELOPMENT  
804-869-8600

ARCHITECT:  
CHRISTOPHER WOLF, R.A.  
804-514-7644

DRAWINGS ACCOMPANYING APPLICATION FOR  
SPECIAL USE PERMIT FOR:

**30TH & M STREET SUP**

621-623 N. 30TH ST. & 3001-3009 M ST.  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
REVISED SUP-  
NEW HOUSES PUSHED BACK

DATE/MARK:  
05.25.2018

EAST & WEST (30TH ST.)  
ELEVATIONS

**A2.2**