



**PROJECT CONTACTS:**

DEVELOPER:  
MATT JARREAU  
804-306-9019

CONTRACTOR:  
KIWI DEVELOPMENT  
804-869-8600

ARCHITECT:  
CHRISTOPHER WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

THREE NEW ATTACHED 2-STORY SINGLE-FAMILY HOUSES  
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

# 1108 N 28TH ST. HOUSE

1108 NORTH 28TH STREET  
RICHMOND, VIRGINIA 23223

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SET/REVISION:  
S.U.P. ZONING REVISION

DATE/MARK:  
12.13.2020

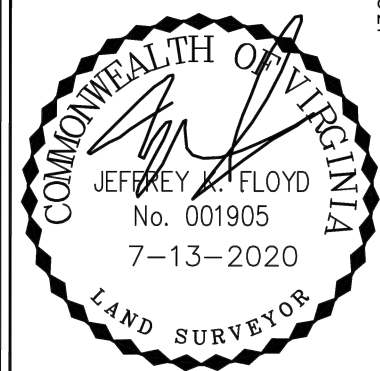
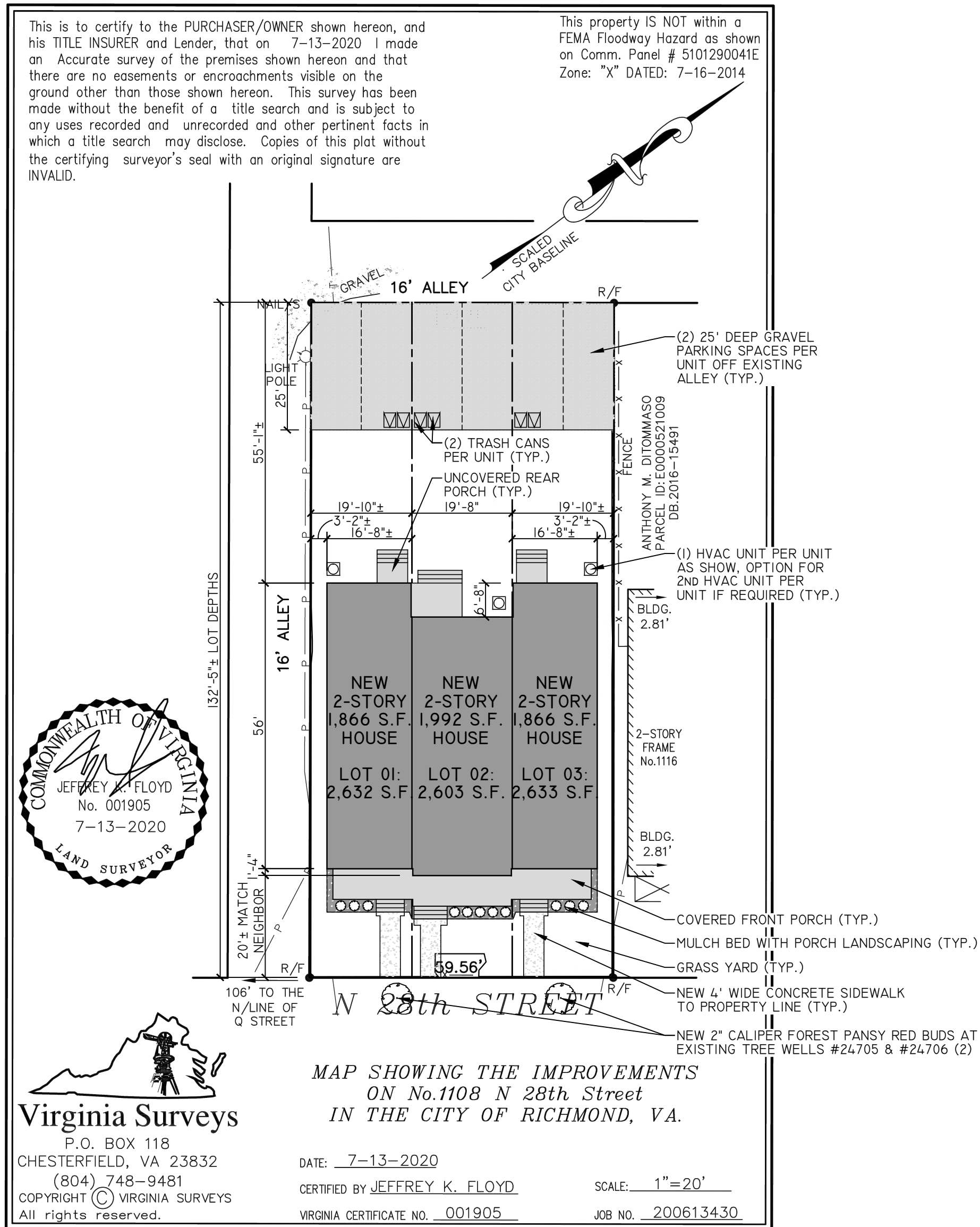
COVER SHEET

# CS

**ZONING INFORMATION (PROPOSED):**

LOT ZONED R-6

SETBACKS/YARDS:	LOT 01	LOT 02	LOT 03
FRONT YARD:	21'-4"±	20'±	21'-4"±
LEFT SIDE YARD:	3'-2"±	0	3'-2"±
RIGHT SIDE YARD:	3'-2"±	0	3'-2"±
REAR YARD:	55'-1"±	61'-9"±	55'-1"±
HEIGHT:	26'±	26'±	26'±
<b>LOT SIZE &amp; COVERAGE:</b>	<b>LOT 01</b>	<b>LOT 02</b>	<b>LOT 03</b>
LOT WIDTH:	19'-10"±	19'-8"±	19'-10"±
LOT AREA:	2,632 S.F.	2,603 S.F.	2,633 S.F.
LOT COVERAGE:	933 S.F.	996 S.F.	933 S.F.
LOT COVERAGE PERCENTAGE:	35%	38%	35%



**Virginia Surveys**  
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ARCHITECTURAL  
SITE PLAN  
**CI.I**

01 ARCHITECTURAL SITE PLAN  
1" = 20'

PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS;  
FORMAL LOT DIVISION PLAN SHALL BE PROVIDED BY OTHERS;  
PROFESSIONAL STAMP DOES NOT APPLY



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

SQUARE FOOTAGE:  
OUTSIDE UNITS- 1,864 S.F.  
CENTER UNIT- 1,992 S.F.

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FIRST FLOOR PLANS  
**AI.1**



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

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SECOND FLOOR PLANS  
**AI.2**



01 | FRONT ELEVATION  
1/4" = 1'



02 | REAR ELEVATION  
1/4" = 1'

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FRONT & REAR  
EXTERIOR ELEVATIONS

**A2.1**

**EXTERIOR FINISH SCHEDULE**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FOUNDATION & PORCH PIERS - PARGED BLOCK	GRAY OR TAN
02	BRICK PORCH PIER	RED BRICK
03	HARDIEPLANK LAP SIDING	DIFFERENT COLOR EACH UNIT, SELECTIONS TBD
04	SYNTHETIC TRIM	PAINTED WHITE
05	SYNTHETIC-WRAPPED DROPPED BEAMS	PAINTED WHITE
06	VINYL OR COMPOSITE SOFFIT	FACTORY WHITE
07	PARTIAL GLASS ENTRY DOORS	DIFFERENT COLOR EACH UNIT, SELECTIONS TBD
08	VINYL WINDOWS	WHITE
09	TURNED WOOD PORCH POSTS	PAINTED WHITE
10	FRONT PORCH- SYNTH. WRAP STAIRS, COMP. DECKING	PAINTED- WHITE WRAP; GRAY DECKING
11	PORCH RAILINGS - WOOD "RICHMOND" RAIL	PAINTED WHITE
12	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
13	MAIN ROOF- TPO	FACTORY WHITE
14	THREE-TAB ASPHALT SHINGLE MANSARD/PORCH ROOFS	DARK GRAY OR BLACK

EXTERIOR FINISH NOTES:  
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.  
 2. GRADES SHOWN APPROXIMATE. V.I.F.  
 3. G.C. COORDINATE ALL MATERIALS/PRODUCT SELECTIONS WITH DEVELOPER.

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01 LEFT SIDE ELEVATION

3/16" = 1"



02 RIGHT SIDE ELEVATION

3/16" = 1"

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LEFT & RIGHT SIDE  
 EXTERIOR ELEVATIONS

**A2.2**