



PROJECT CONTACTS:

DEVELOPER:
 JOSH & ALEX PARDUE
 610-937-2095

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

TWO NEW ATTACHED SINGLE-FAMILY
 RESIDENCES IN CHURCH HILL

3412 R ST. SUBDIVISION

3412 R STREET
 RICHMOND, VIRGINIA 23223

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A2.1	FRONT & REAR EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE
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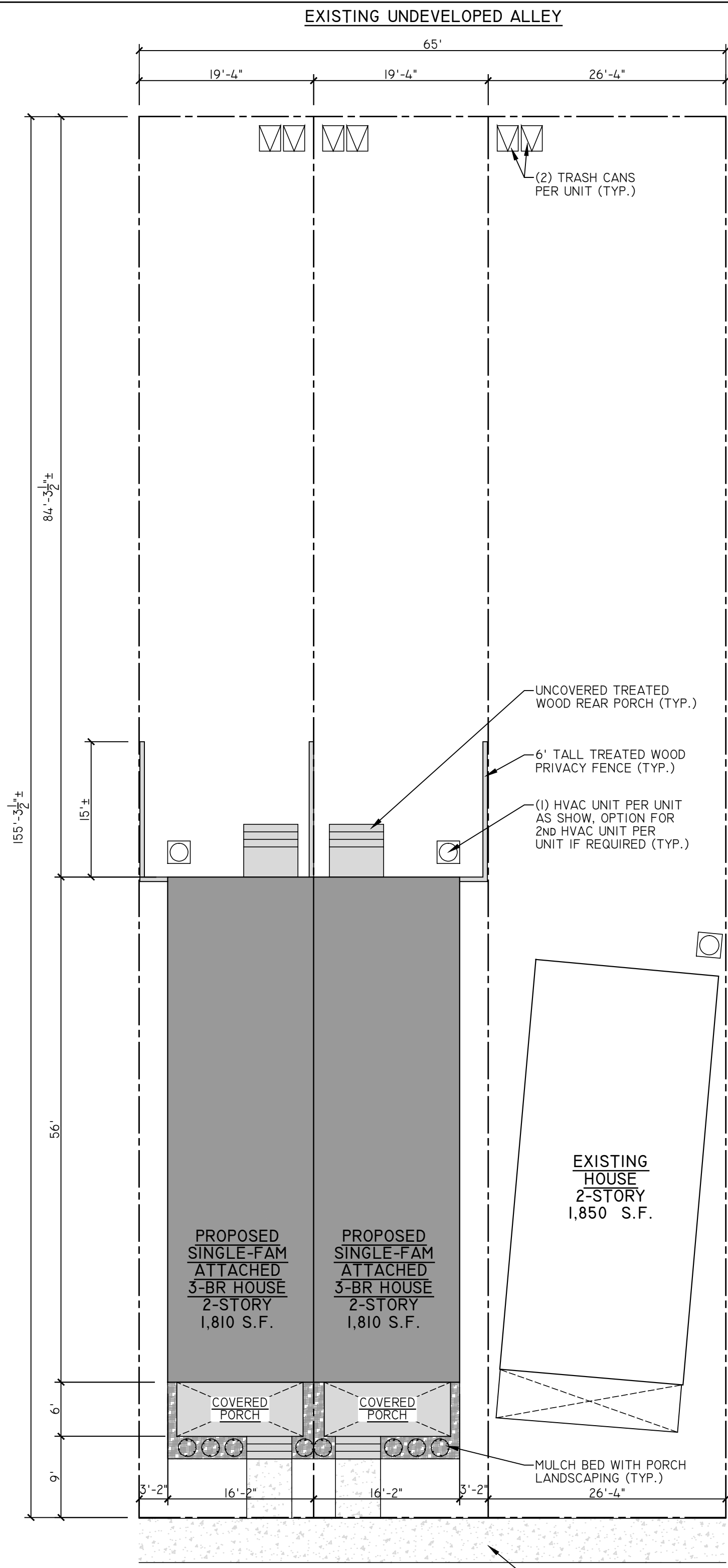


SET/REVISION:
 S.U.P. INITIAL SUBMITTAL

DATE/MARK:
 09.26.2019

COVER SHEET

CS



R STREET
 01 | SCHEMATIC SITE PLAN
 3/32" = 1'

LOT COVERAGE/DENSITY:
 TOTAL LAND AREA: 10,090 S.F.
 EXISTING BUILDING FOOTPRINT: 925 S.F.
 NEW BUILDING FOOTPRINT: 1,810 S.F.
 TOTAL BUILDING FOOTPRINT: 2,735 S.F.
 LOT COVERAGE: 27.1%

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SCHEMATIC SITE PLAN
CI.I

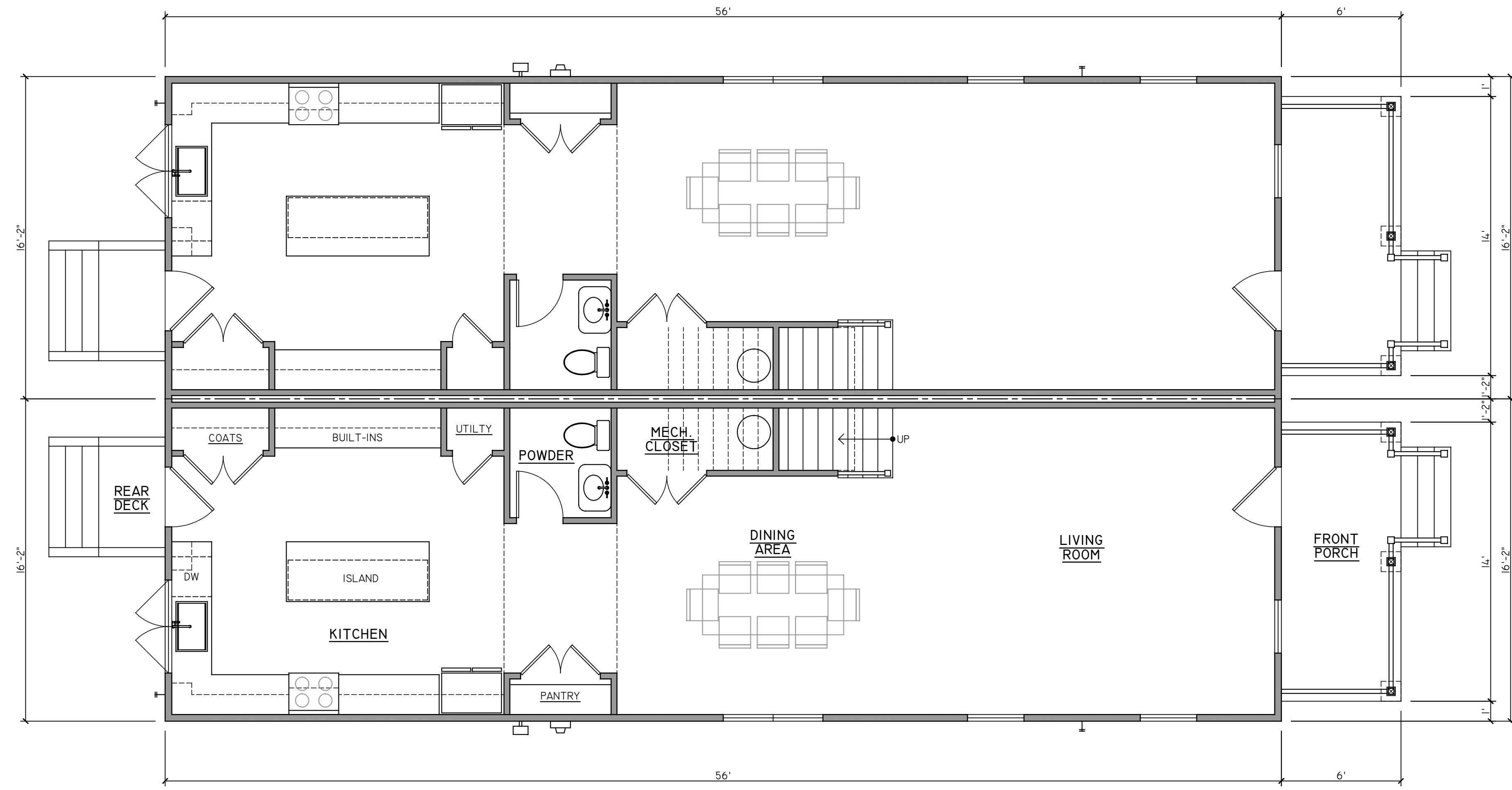
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FIRST FLOOR PLANS
AI.1



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

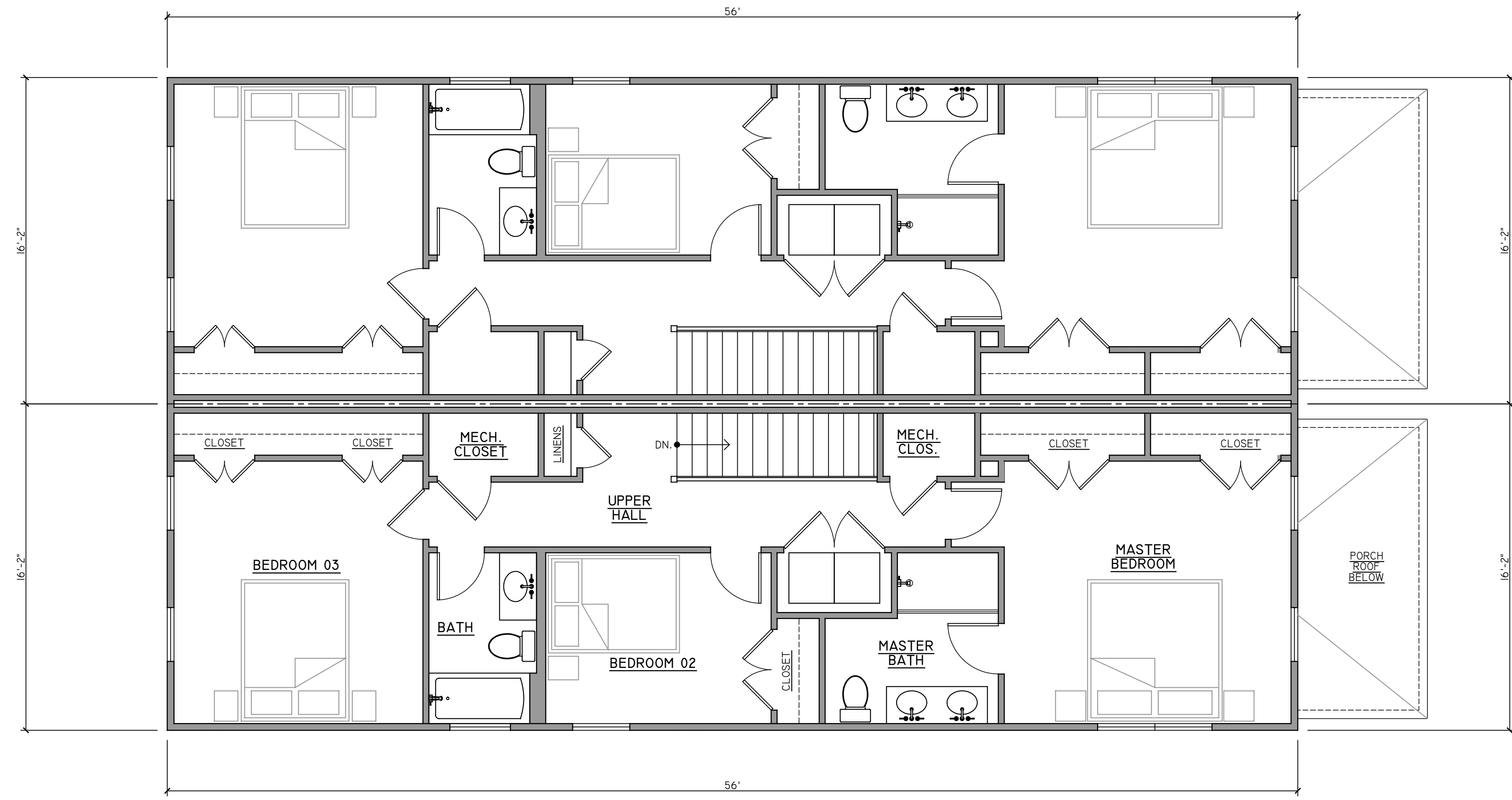
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 BUILDING A
 SECOND FLOOR PLANS

AI.2



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



01 | FRONT ELEVATION
1/4" = 1'



02 | REAR ELEVATION
1/4" = 1'

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED PIERS	THRU-COLOR TAN/GRAY PER DEVELOPER
02	PARGED FOUNDATION	THRU-COLOR TAN/GRAY PER DEVELOPER
03	VINYL SIDING	COLOR PER DEVELOPER
04	VINYL TRIM	FACTORY WHITE
05	VINYL SOFFIT	VENTED, FACTORY WHITE
06	BEADBOARD PORCH CEILING	NON-VENTED, FACTORY WHITE
07	COMPOSITE FLAT SHEET	PAINTED WHITE
08	ENTRY DOOR	PAINTED PER OWNER
09	WINDOW - SEE FLOOR PLANS FOR SIZES	PREFINISHED WHITE
10	6" SQUARE COLUMN	PAINTED WHITE
11	FRONT PORCH FLOOR: COMPOSITE STAIRS/TRIM & COMPOSITE OR TREATED WOOD DECKING	PAINTED WHITE FRAME, P.T. 5/4x6 DECKING
12	FRONT PORCH RAILING: WOOD "RICHMOND RAIL"	PAINTED WHITE
13	REAR DECK & DECK STAIRS- TREATED WOOD	NATURAL TREATED WOOD
14	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
15	ASPHALT SHINGLES	PER OWNER
16	TPO ROOF WITH ALUM. EDGE TRIM	FACTORY WHITE

EXTERIOR FINISH NOTES:
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
 2. GRADES SHOWN APPROXIMATE. V.I.F.

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FRONT & REAR
 EXTERIOR ELEVATIONS
A2.1



01 | LEFT SIDE ELEVATION
1/4" = 1'



02 | RIGHT SIDE ELEVATION
1/4" = 1'

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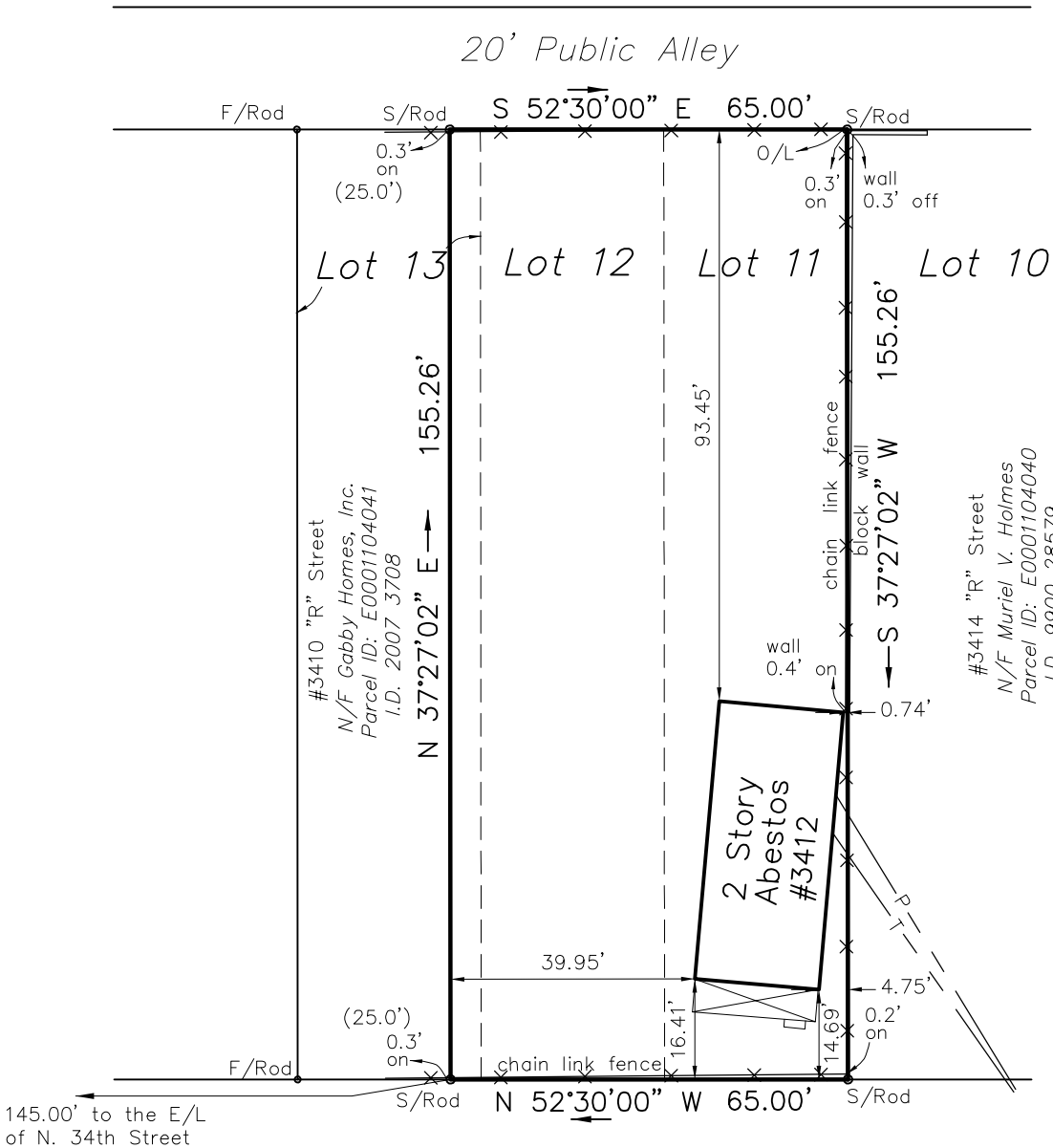
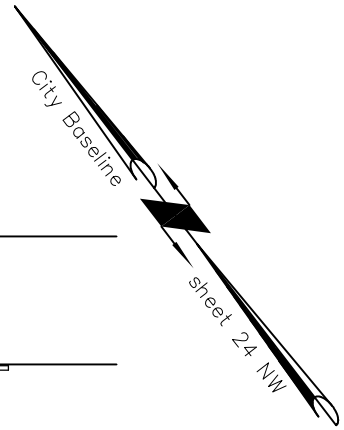
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LEFT & RIGHT SIDE
EXTERIOR ELEVATIONS

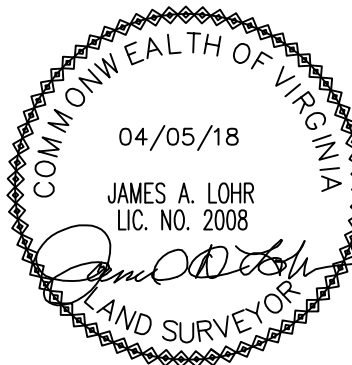
A2.2

Address: #3412 "R" Street
 Current Owner: OM & OM Management Corp.
 Parcel ID: E0001104037
 I.D. 2018 4075

Note: Bearings protracted from City
 Baseline sheet 24 NW.



"R" STREET



Survey and Plat of
**The Property Known as
 #3412 "R" Street, Also Designated
 as the Eastern 5' of Lot 13,
 Lots 12 & 11, Square D, Galway's Plan
 in the City of Richmond, Virginia**

This is to certify that on 04/05/18 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290042D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=30'
 Drawn: TCJ
 Job: 1158-18

Date: 04/06/18
 Checked: JAL