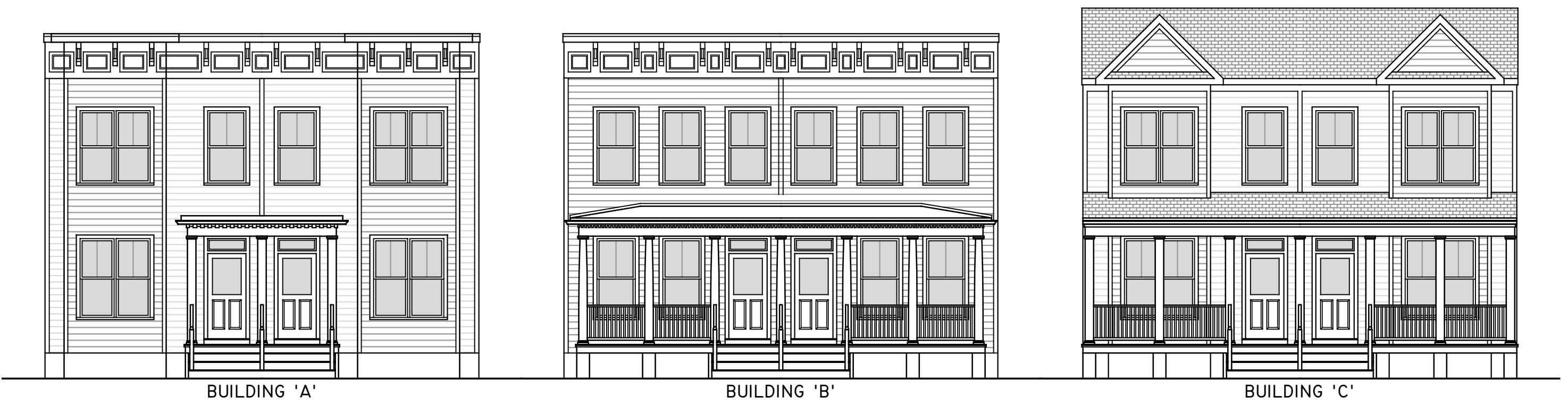


01 | SITE PLAN  
1/8" = 1'



02 | M STREET ELEVATION  
1/8" = 1'

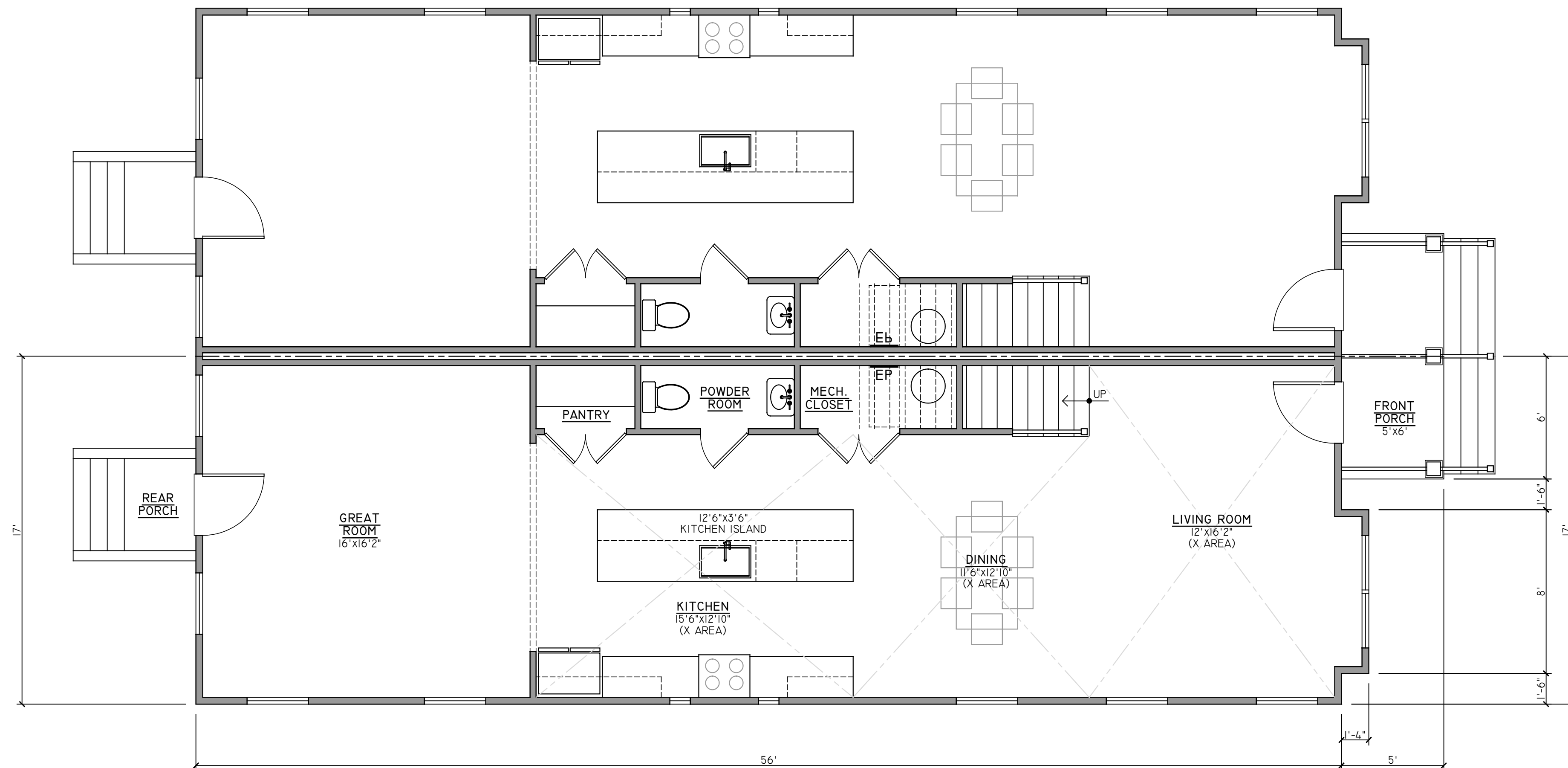
**PROJECT CONTACTS:**  
 DEVELOPER:  
 RVA SUGAR, LLC  
 804-306-9019  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-514-7644

**700 N. 31ST ST. DUPLEXES**  
 THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

NOT FOR  
 CONSTRUCTION

SET/REVISION:  
 S.U.P. REVISION  
 DATE/MARK:  
 02.19.2019

SITE PLAN/PLAT  
**CI.1**



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

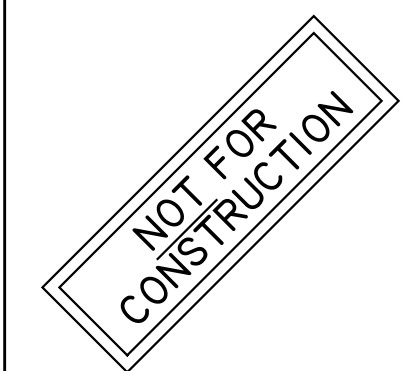
**PROJECT CONTACTS:**

DEVELOPER:  
RVA SUGAR, LLC  
804-306-9019

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

THREE NEW 2-STORY DUPLEXES  
IN HISTORIC CHURCH HILL  
**700 N. 31ST ST. DUPLEXES**

700 NORTH 31ST STREET  
RICHMOND, VIRGINIA 23223

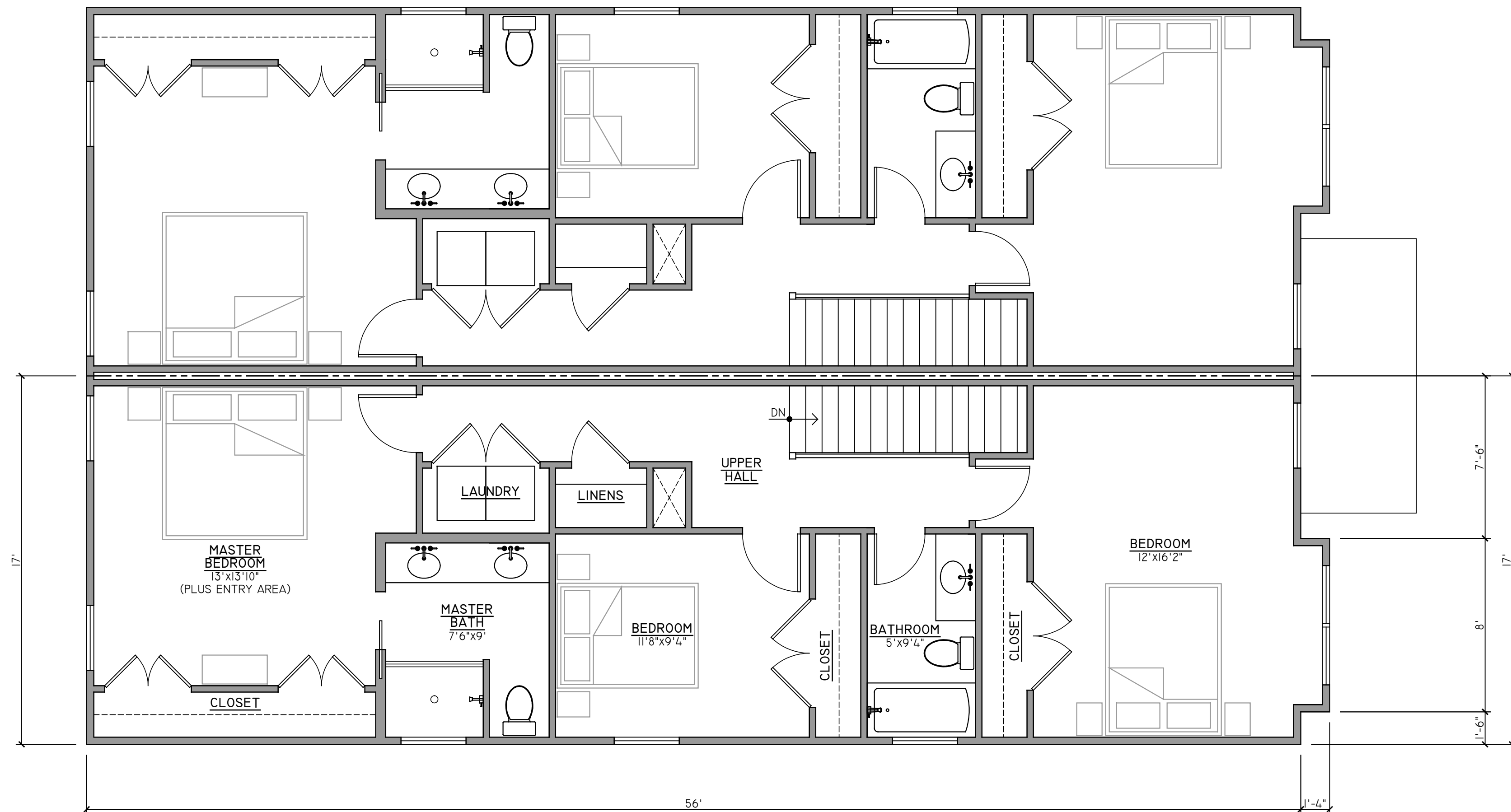


SET/REVISION:  
SUP - FINAL OWNER REVIEW

DATE/MARK:  
11.01.2018

BUILDING A  
FIRST FLOOR PLANS

**AI.IA**



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

**PROJECT CONTACTS:**

DEVELOPER:  
RVA SUGAR, LLC  
804-306-9019

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

THREE NEW 2-STORY DUPLEXES  
IN HISTORIC CHURCH HILL  
**700 N. 31ST ST. DUPLEXES**

700 NORTH 31ST STREET  
RICHMOND, VIRGINIA 23223



SET/REVISION:  
SUP - FINAL OWNER REVIEW

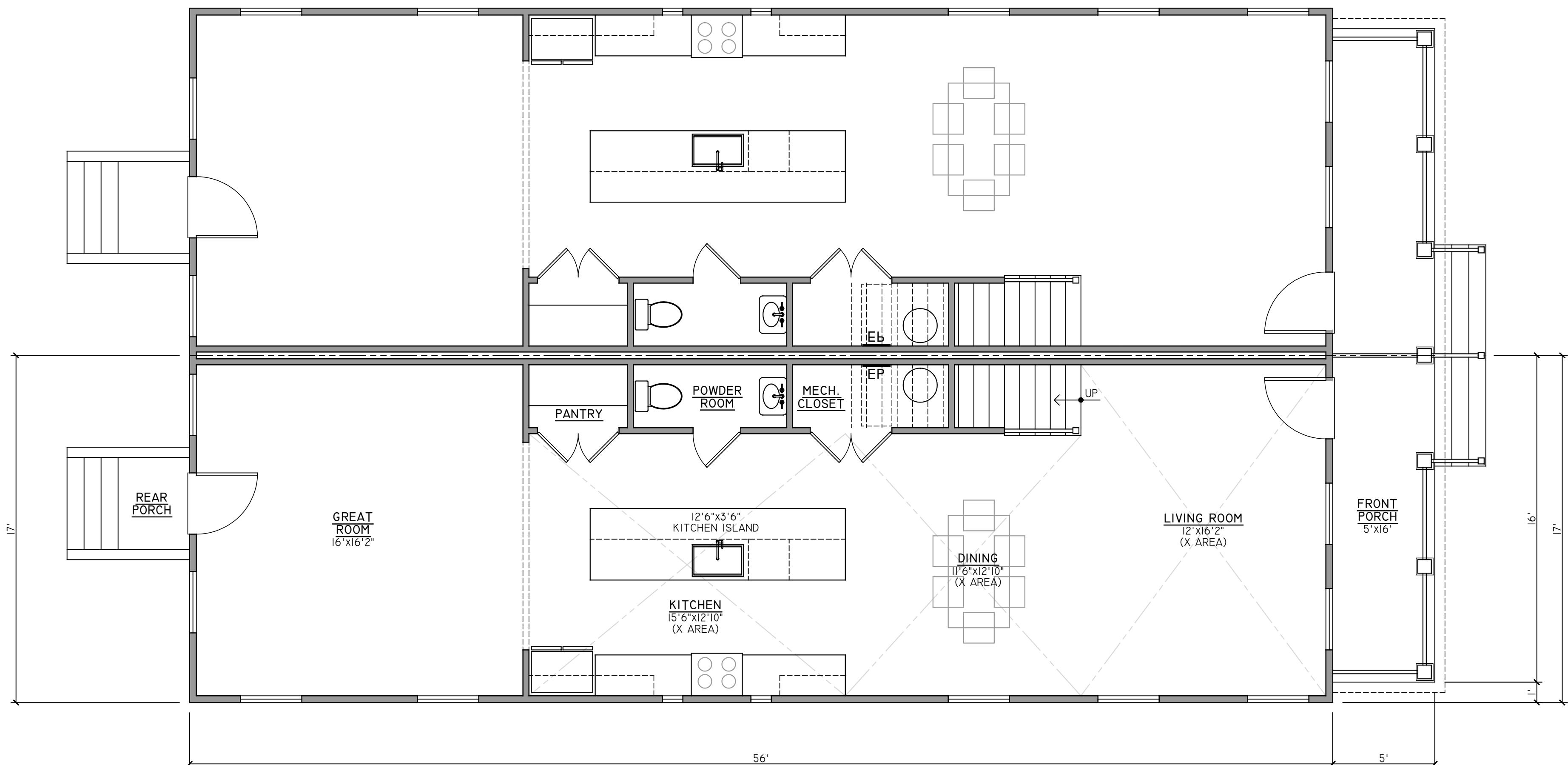
DATE/MARK:  
11.01.2018

BUILDING A  
SECOND FLOOR PLAN

**AI.2A**

**PROJECT CONTACTS:**  
 DEVELOPER:  
 RVA SUGAR, LLC  
 804-306-9019  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-514-7644

THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223



**01 | B - FIRST FLOOR PLAN**  
 1/4" = 1'

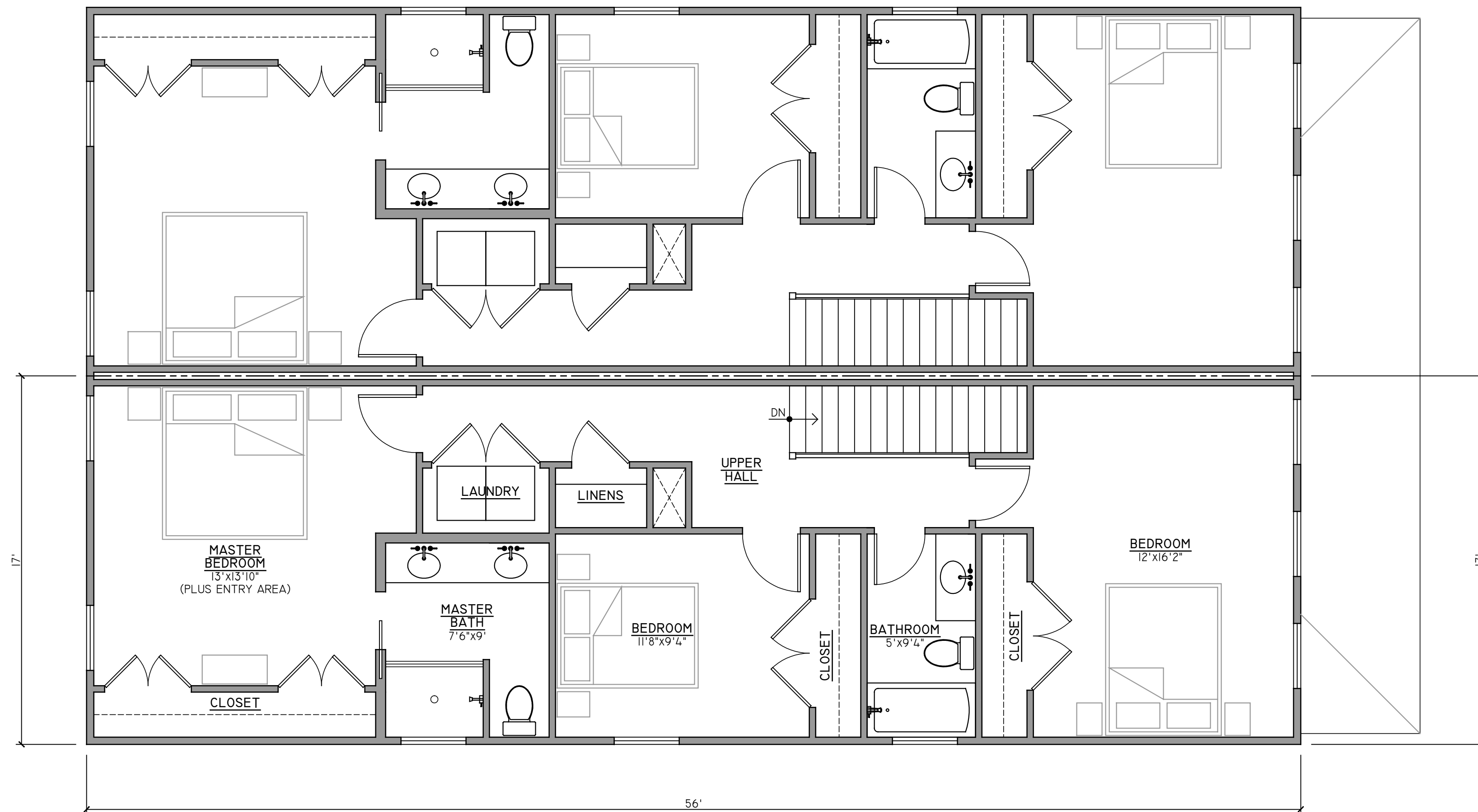
NOT FOR  
 CONSTRUCTION

SET/REVISION:  
 SUP - FINAL OWNER REVIEW

DATE/MARK:  
 11.01.2018

BUILDING B  
 FIRST FLOOR PLANS

**AI.IB**



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

**PROJECT CONTACTS:**  
 DEVELOPER:  
 RVA SUGAR, LLC  
 804-306-9019  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-514-7644

THREE NEW 2-STORY DUPLEXES  
 IN HISTORIC CHURCH HILL  
**700 N. 31ST ST. DUPLEXES**  
 700 NORTH 31ST STREET  
 RICHMOND, VIRGINIA 23223

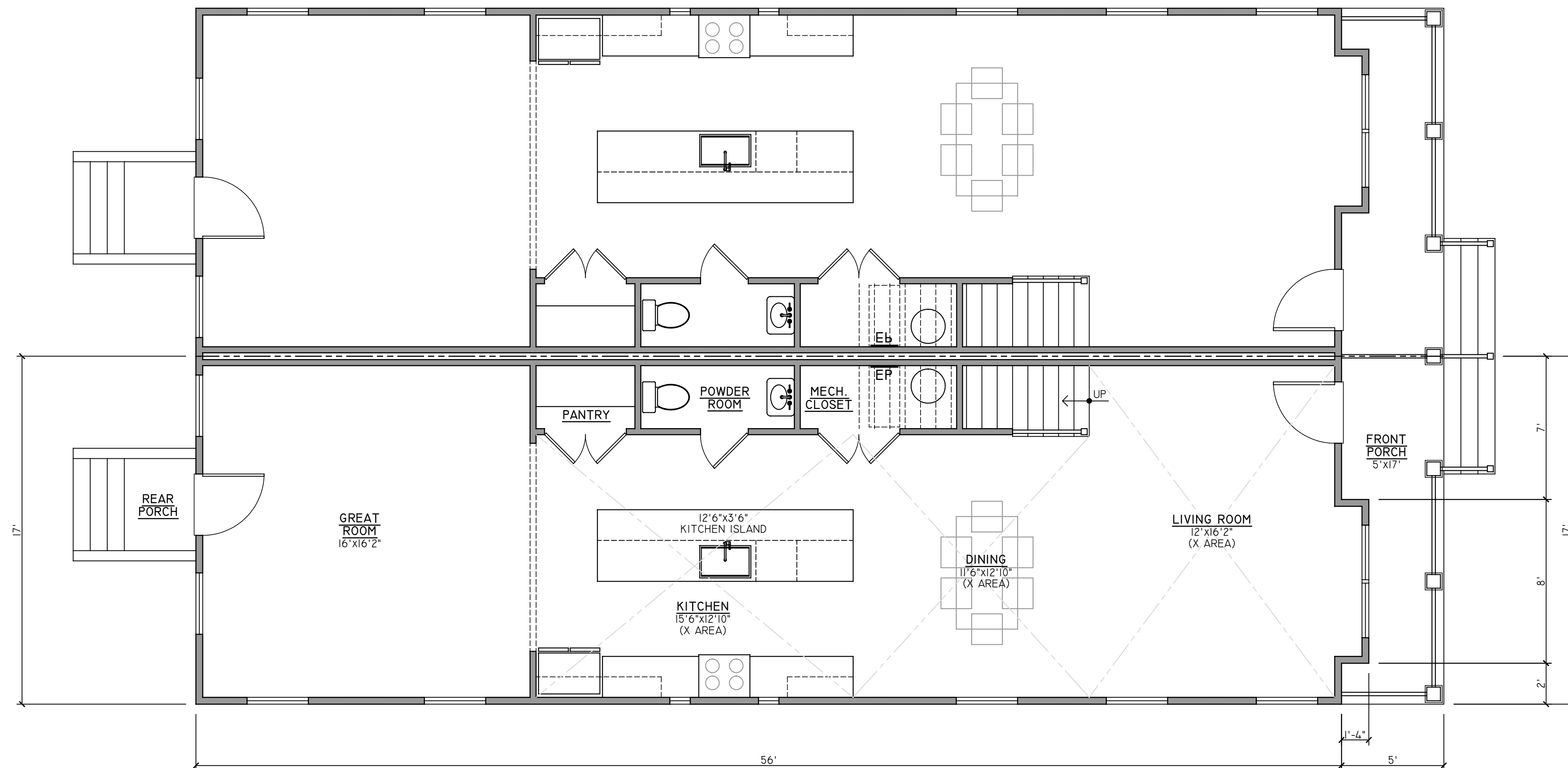
NOT FOR  
 CONSTRUCTION

SET/REVISION:  
 SUP - FINAL OWNER REVIEW

DATE/MARK:  
 11.01.2018

BUILDING B  
 SECOND FLOOR PLAN

**AI.2B**



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

**PROJECT CONTACTS:**

DEVELOPER:  
RVA SUGAR, LLC  
804-306-9019

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

THREE NEW 2-STORY DUPLEXES  
IN HISTORIC CHURCH HILL

# 700 N. 31ST ST. DUPLEXES

700 NORTH 31ST STREET  
RICHMOND, VIRGINIA 23223

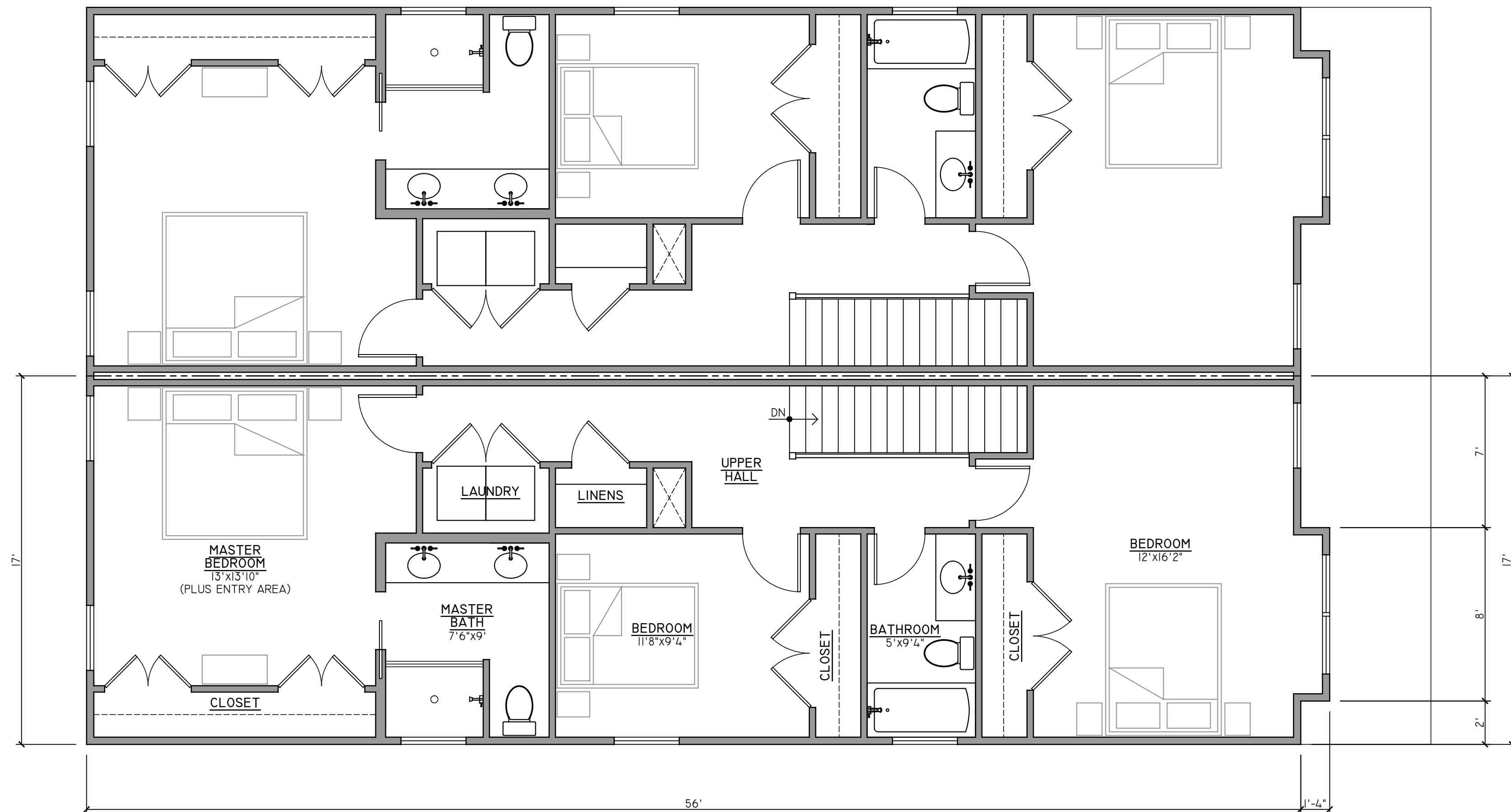
NOT FOR  
CONSTRUCTION

SET/REVISION:  
SUP - FINAL OWNER REVIEW

DATE/MARK:  
11.01.2018

BUILDING C  
FIRST FLOOR PLANS

**AI.IC**



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

**PROJECT CONTACTS:**

DEVELOPER:  
RVA SUGAR, LLC  
804-306-9019

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

THREE NEW 2-STORY DUPLEXES  
IN HISTORIC CHURCH HILL  
**700 N. 31ST ST. DUPLEXES**

700 NORTH 31ST STREET  
RICHMOND, VIRGINIA 23223



SET/REVISION:  
SUP - FINAL OWNER REVIEW

DATE/MARK:  
11.01.2018

BUILDING C  
SECOND FLOOR PLAN

**AI.2C**

**EXTERIOR FINISH SCHEDULE**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	TAN/GRAY
02	HARDIEPLANK LAP SIDING	TBD
03	PVC TRIM	WHITE
04	COMPOSITE CORNICE BRACKETS	WHITE
05	MAIN ROOF- TPO	FACTORY WHITE
06	PORCH ROOF EPDM	FACTORY BLACK
07	DOORS	PAINTED- COLOR TBD
08	PVC-WRAPPED WINDOWS	WHITE
09	FRONT PORCH RICHMOND RAIL	PAINTED- COLOR TBD
10	REAR DECK, DECKING, & RAILING	NATURAL TREATED WOOD
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

**EXTERIOR FINISH NOTES:**

1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
2. GRADES SHOWN APPROXIMATE. V.I.F.



01 | A - FRONT ELEVATION  
1/4" = 1'



02 | A - REAR ELEVATION  
1/4" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
RVA SUGAR, LLC  
804-306-9019

ARCHITECT:  
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THREE NEW 2-STORY DUPLEXES  
IN HISTORIC CHURCH HILL

**700 N. 31ST ST. DUPLEXES**

700 NORTH 31ST STREET  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

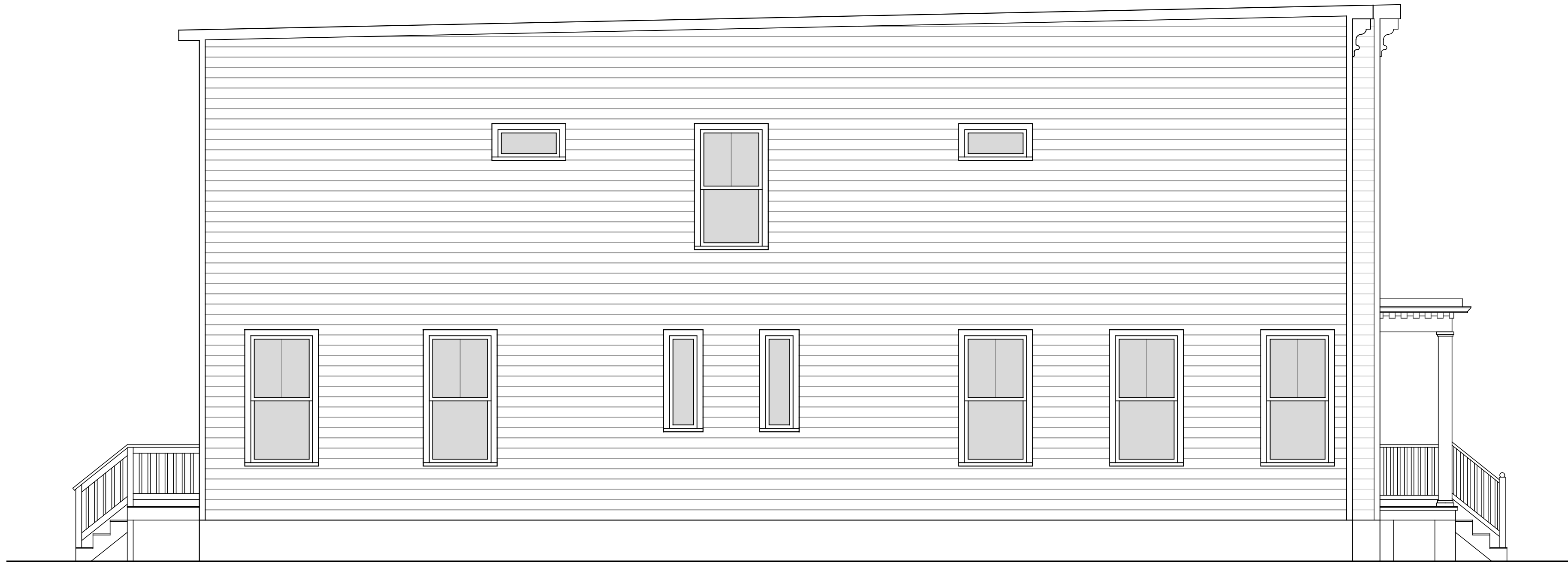
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SUP - FINAL OWNER REVIEW

DATE/MARK:  
11.01.2018

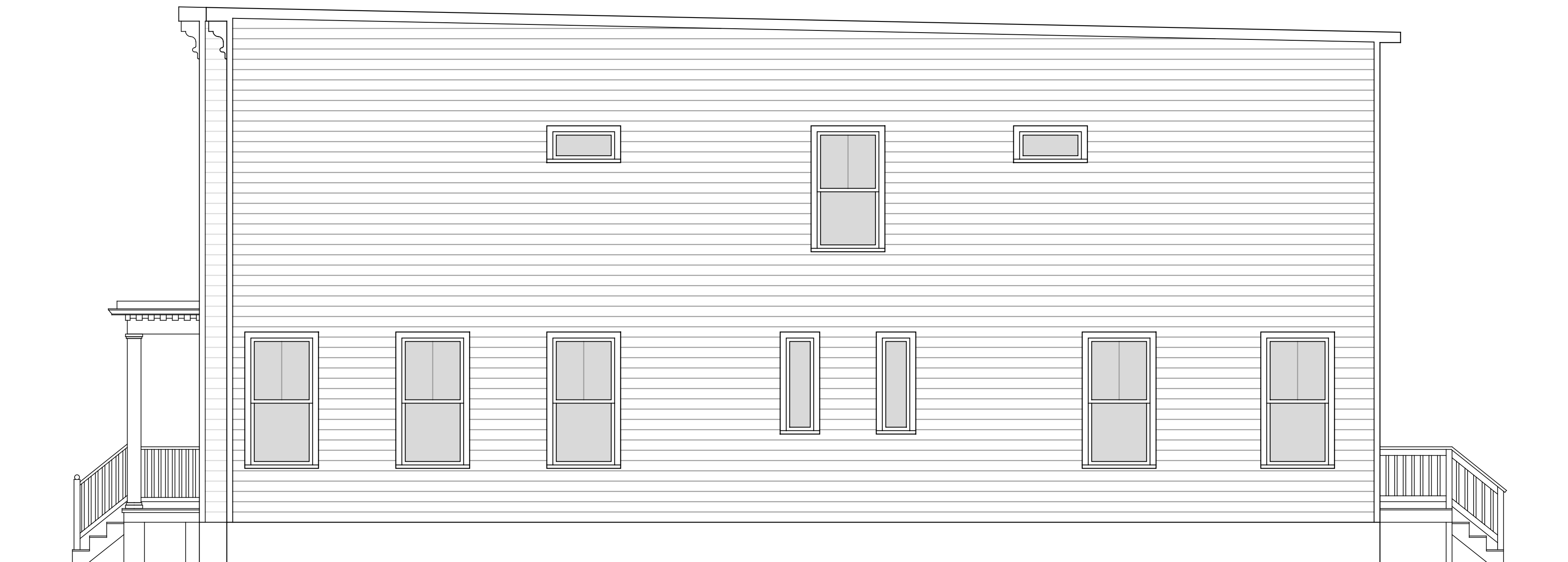
BUILDING A  
FRONT & REAR ELEVS.

**A2.1A**





01 | A - LEFT ELEVATION  
1/4" = 1'



02 | A - RIGHT ELEVATION  
1/4" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
RVA SUGAR, LLC  
804-306-9019

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

THREE NEW 2-STORY DUPLEXES  
IN HISTORIC CHURCH HILL

# 700 N. 31ST ST. DUPLEXES

700 NORTH 31ST STREET  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
SUP - FINAL OWNER REVIEW

DATE/MARK:  
11.01.2018

BUILDING A  
SIDE ELEVATIONS

# A2.2A

**EXTERIOR FINISH SCHEDULE**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PAVED FOUNDATION	TAN/GRAY
02	HARDIEPLANK LAP SIDING	TBD
03	PVC TRIM	WHITE
04	COMPOSITE CORNICE BRACKETS	WHITE
05	MAIN ROOF- TPO	FACTORY WHITE
06	PORCH ROOF EPDM	FACTORY BLACK
07	DOORS	PAINTED- COLOR TBD
08	PVC-WRAPPED WINDOWS	WHITE
09	FRONT PORCH RICHMOND RAIL	PAINTED- COLOR TBD
10	REAR DECK, DECKING, & RAILING	NATURAL TREATED WOOD
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

**EXTERIOR FINISH NOTES:**

1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
2. GRADES SHOWN APPROXIMATE. V.I.F.



01 | B - FRONT ELEVATION  
1/4" = 1'



02 | B - REAR ELEVATION  
1/4" = 1'

**PROJECT CONTACTS:**

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THREE NEW 2-STORY DUPLEXES  
IN HISTORIC CHURCH HILL

**700 N. 31ST ST. DUPLEXES**

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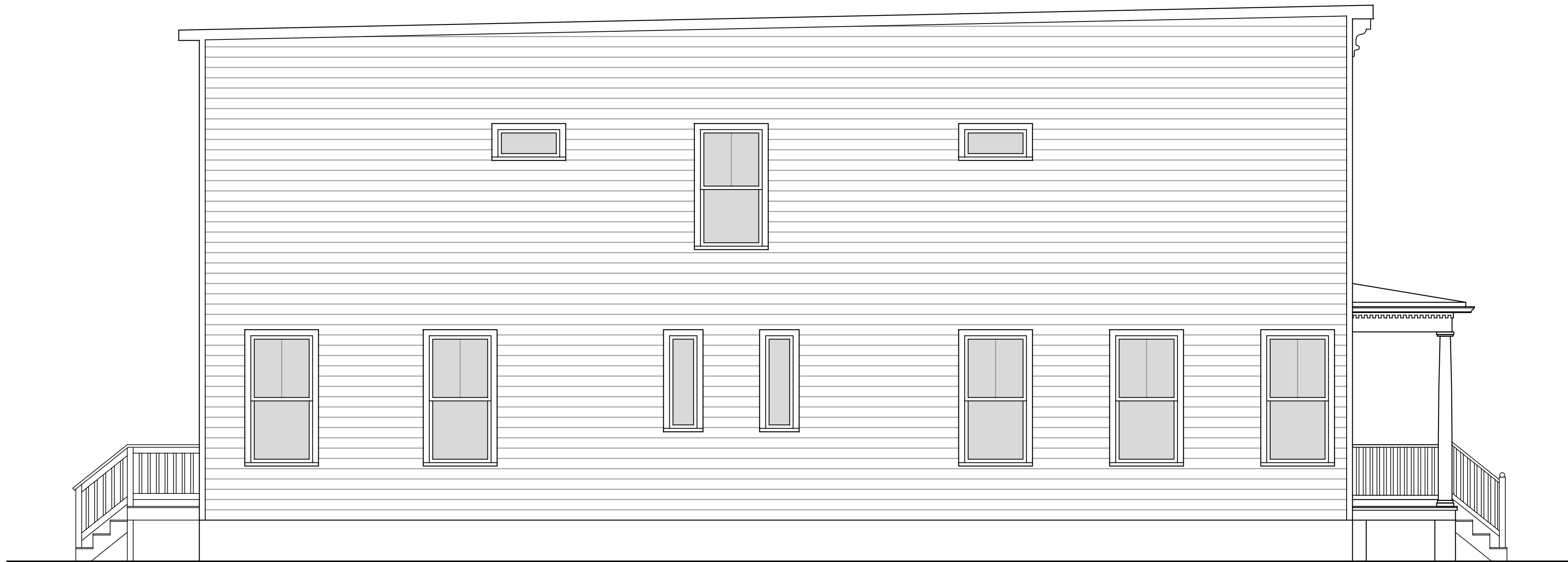
NOT FOR  
CONSTRUCTION

SET/REVISION:  
SUP - FINAL OWNER REVIEW

DATE/MARK:  
11.01.2018

BUILDING B  
FRONT & REAR ELEVATIONS

**A2.1B**



01 | B - LEFT ELEVATION  
1/4" = 1'



02 | B - RIGHT ELEVATION  
1/4" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
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ARCHITECT:  
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IN HISTORIC CHURCH HILL

# 700 N. 31ST ST. DUPLEXES

700 NORTH 31ST STREET  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
SUP - FINAL OWNER REVIEW

DATE/MARK:  
11.01.2018

BUILDING B  
SIDE ELEVATIONS

# A2.2B

**EXTERIOR FINISH SCHEDULE**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	TAN/GRAY
02	HARDIEPLANK LAP SIDING	TBD
03	PVC TRIM	WHITE
04	COMPOSITE CORNICE BRACKETS	WHITE
05	MAIN ROOF- SHINGLE/TPO	GRAY/BROWN/TAN TBD; WHITE TPO
06	PORCH ROOF SHINGLES	GRAY/BROWN/TAN TBD
07	DOORS	PAINTED- COLOR TBD
08	PVC-WRAPPED WINDOWS	WHITE
09	FRONT PORCH RICHMOND RAIL	PAINTED- COLOR TBD
10	REAR DECK, DECKING, & RAILING	NATURAL TREATED WOOD
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

**EXTERIOR FINISH NOTES:**

- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.



01 | C - FRONT ELEVATION  
1/4" = 1'



02 | C - REAR ELEVATION  
1/4" = 1'

**PROJECT CONTACTS:**

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ARCHITECT:  
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THREE NEW 2-STORY DUPLEXES  
IN HISTORIC CHURCH HILL

**700 N. 31ST ST. DUPLEXES**

700 NORTH 31ST STREET  
RICHMOND, VIRGINIA 23223



SET/REVISION:  
SUP - FINAL OWNER REVIEW

DATE/MARK:  
11.01.2018

BUILDING C  
FRONT & REAR ELEVS.

**A2.IC**



01 | C - LEFT ELEVATION  
1/4" = 1'



02 | C - RIGHT ELEVATION  
1/4" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
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ARCHITECT:  
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THREE NEW 2-STORY DUPLEXES  
IN HISTORIC CHURCH HILL

# 700 N. 31ST ST. DUPLEXES

700 NORTH 31ST STREET  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
SUP - FINAL OWNER REVIEW

DATE/MARK:  
11.01.2018

BUILDING C  
SIDE ELEVATIONS

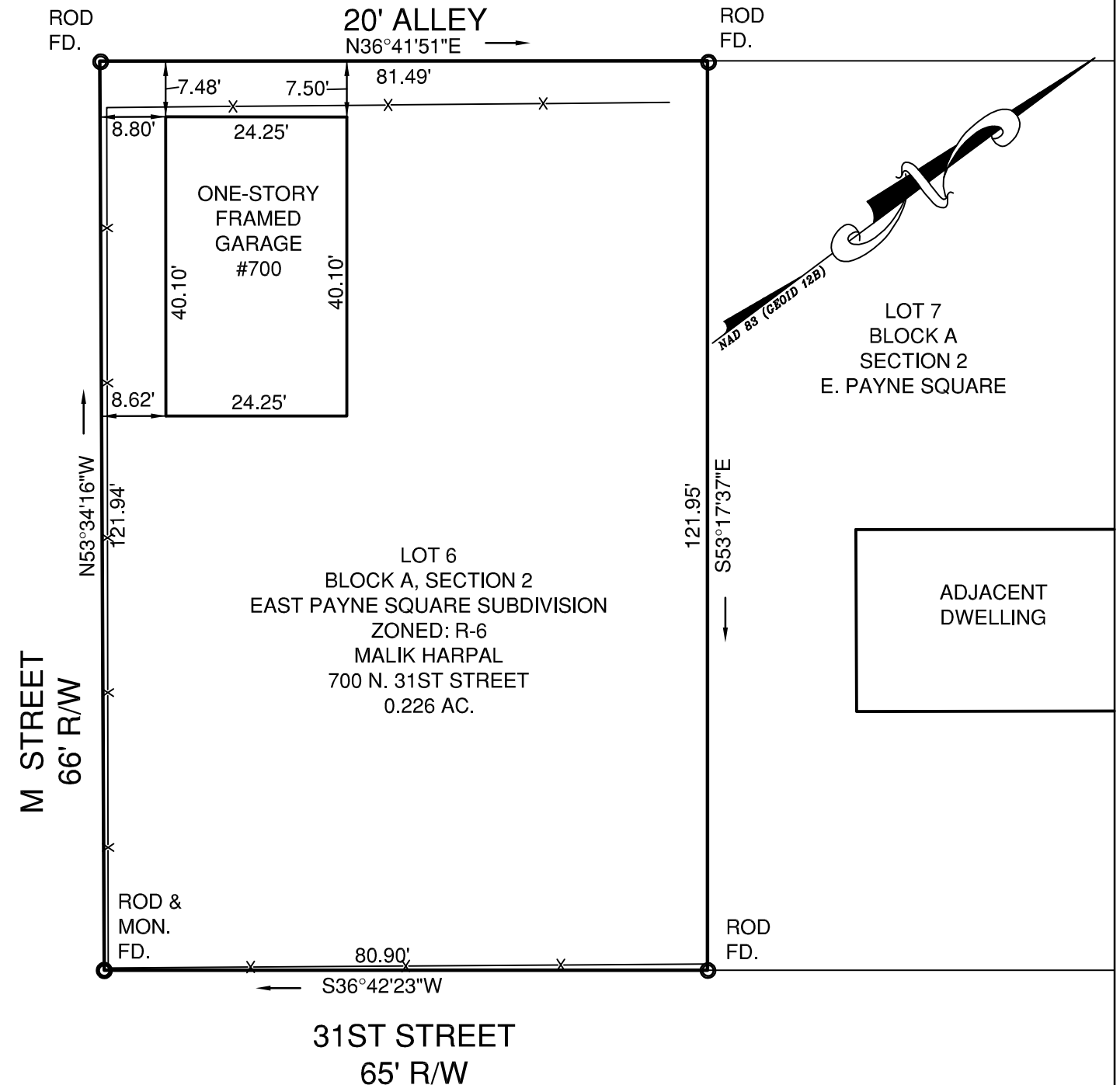
# A2.2C

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #5101290041E, EFFECTIVE DATE JULY 16, 2014.

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

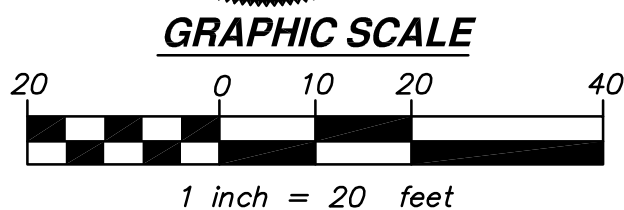
REFERENCE PLAT : E. PAYNE SQUARE, SECTION II, BLOCK "A", SUBDIVISION PLAT BY AUSTIN BROCKENBROUGH AND ASSOCIATES, DATED FEBRUARY 27, 1979.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON OCTOBER 15, 2018. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

*Charles C. Townes, II*  
COMMONWEALTH OF VIRGINIA  
CHARLES C. TOWNES, II  
Lic. No. 2803  
10/17/18  
LAND SURVEYOR

PLAT  
SHOWING  
PHYSICAL IMPROVEMENTS OF  
LOT 6, BLOCK A, SECTION 2  
E. PAYNE SQUARE SUBDIVISION  
FOR  
KIWI DEVELOPMENT  
CITY OF RICHMOND, VIRGINIA  
DATE: OCTOBER 17, 2018 SCALE: 1"=20'



2463 boulevard  
colonial heights, va 23834  
telephone: 804.520.9015  
facsimile: 804.520.9016  
email: cctownes@townespc.com

consulting engineers, planners, and land surveyors  
DRAWN BY: C.A.L. CHECKED BY:

ATTN: CASEY WHITE