



PROJECT CONTACTS:

DEVELOPER:
MATT JARREAU
804-306-9019

CONTRACTOR:
CASEY WHITE
804-869-8600

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

S.U.P. FOR TWO PAIRS OF ATTACHED 2-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S CHURCH HILL NORTH NEIGHBORHOOD

707 N. 31ST ST. - S.U.P.

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DRAWINGS

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A2.2	BUILDING A LEFT & RIGHT SIDE EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE
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B2.1	BUILDING B FRONT & REAR EXTERIOR ELEVATIONS
B2.2	BUILDING B LEFT & RIGHT SIDE EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE



SET/REVISION:
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09.14.2022

COVER SHEET

CS

ZONING INFORMATION (PROPOSED):				
LOT CURRENTLY ZONED R-6				
SETBACKS/YARDS:	707	709	711	713
FRONT YARD:	10'	10'	8'-8"	8'-8"
SIDE YARD:	3'-2"	3'-2"	3'-2"±	1'-2"±
REAR YARD:	16'±	16'±	16'±	16'±
HEIGHT:	28'-1"±	28'-1"±	28'-1"±	28'-1"±
LOT SIZE & COVERAGE:	707	709	711	713
LOT WIDTH:	20'-6"±	20'-6"±	20'-6"±	18'-6"±
LOT AREA:	1,804 S.F.	1,804 S.F.	1,804 S.F.	1,628 S.F.
LOT COVERAGE:	1,075 S.F.	1,075 S.F.	1,085 S.F.	1,085 S.F.
LOT COVERAGE PERCENTAGE:	60%	60%	61%	67%

GARY L FORD
PAR. ID: E0000726002
DB. N/A

2-STORY
FRAME
No.3105

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ARCHITECTURAL
SITE PLAN

CI.I

NEW STREET TREE- MAPLE,
LINDEN OR SIM. AS APPROVED
BY URBAN FORESTRY

EXISTING TREE TO BE REMOVED

NEW STREET TREE- MAPLE,
LINDEN OR SIM. AS APPROVED
BY URBAN FORESTRY

EXISTING CITY TREE TO REMAIN;
PROTECTION TO BE PROVIDED
DURING CONSTRUCTION

INSTALL NEW ADA-COMPLIANT
BI-DIRECTIONAL RAMP AT CORNER;
TIE INTO EXISTING CITY SIDEWALKS

01 | ARCHITECTURAL SITE PLAN
1/8" = 1'

Street

N

66'± R/W

CURB

POLE

CONC. WALK

88.00'

S52°50'58"E

R/F

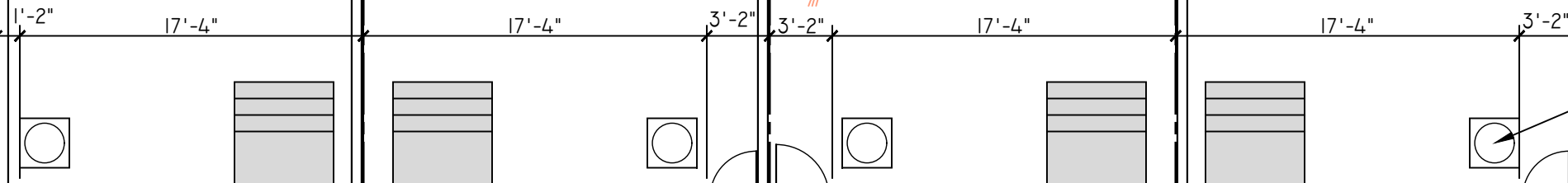
80.00' ← N37°07'56"E

N 31st Street
66'± R/W

35'±

S37°07'56"W

80.00'



713
NEW
2-STORY
2,170 S.F.
HOUSE

711
NEW
2-STORY
2,170 S.F.
HOUSE

709
NEW
2-STORY
2,150 S.F.
HOUSE

707
NEW
2-STORY
2,150 S.F.
HOUSE

COVERED
PORCH

COVERED
PORCH

COVERED
PORCH

COVERED
PORCH

DRILL
HOLE
SET

88.00'

N52°50'58"W

6' PORCH

10'

4'

62' HOUSE

88'±

1-STORY
FRAME
No.705

24.40'

CONC. WALK

DIAGONAL HATCHING DENOTES TRASH
CAN EASEMENT FOR ALL (4) HOUSES
3' WIDE CONCRETE SIDEWALK CONNECTING
CONCRETE TRASH CAN TO CITY SIDEWALK

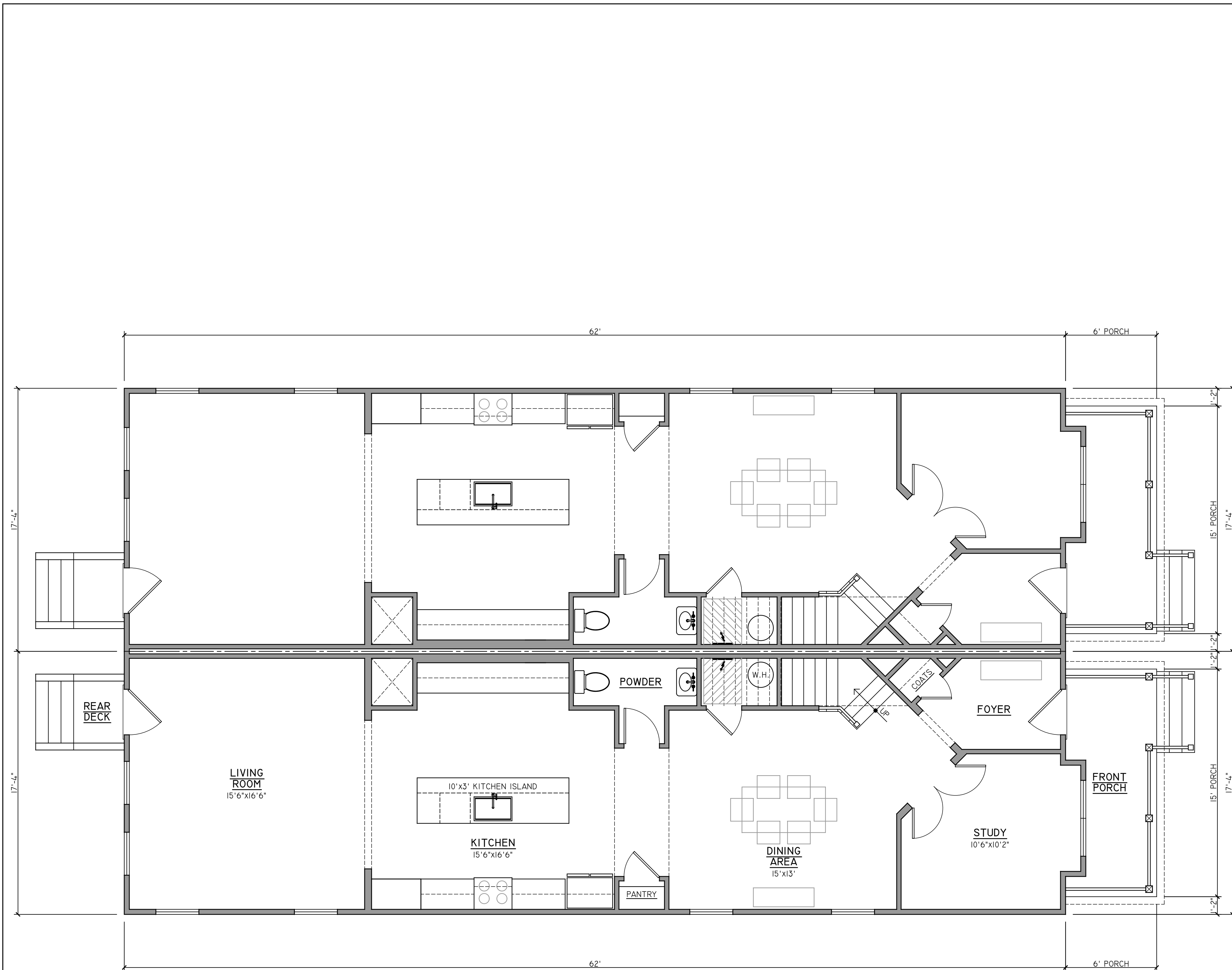
MULCH BED WITH PORCH LANDSCAPING (TYP.)

NEW CONCRETE SIDEWALK CONNECTING
PORCH STAIRS TO CITY SIDEWALK (TYP.)

REMOVE EXISTING CONCRETE DRIVEWAY
APRON & INSTALL NEW CURB/GRASS TO
MATCH EXISTING
NEW STREET TREE- MAPLE, LINDEN OR SIM.
AS APPROVED BY URBAN FORESTRY

EXISTING CITY TREE TO REMAIN; PROTECTION
TO BE PROVIDED DURING CONSTRUCTION

PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS;
FORMAL LOT DIVISION PLAN SHALL BE PROVIDED BY OTHERS



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BUILDING A
 FIRST FLOOR PLANS

AI.I

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'

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BUILDING A
FRONT ELEVATION

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	CEMENTITIOUS HORIZONTAL LAP SIDING (HARDIE OR SIM.)	PAINTED, COLORS 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	PAINTED, COLORS 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 - ALUMINUM "RICHMOND"-STYLE RAIL	PREFINISHED 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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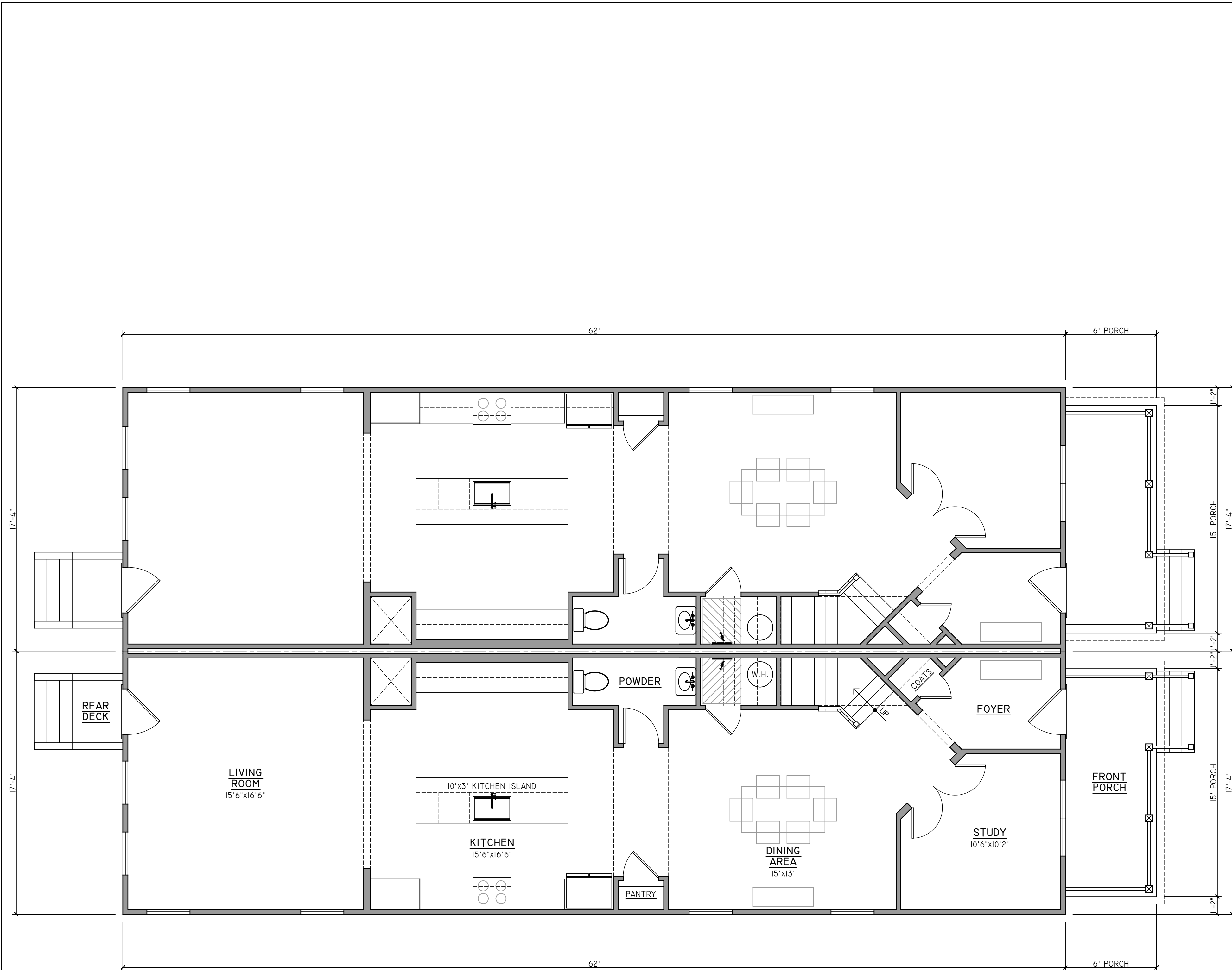
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BUILDING A
 SIDE EXT. ELEVATIONS

A2.2



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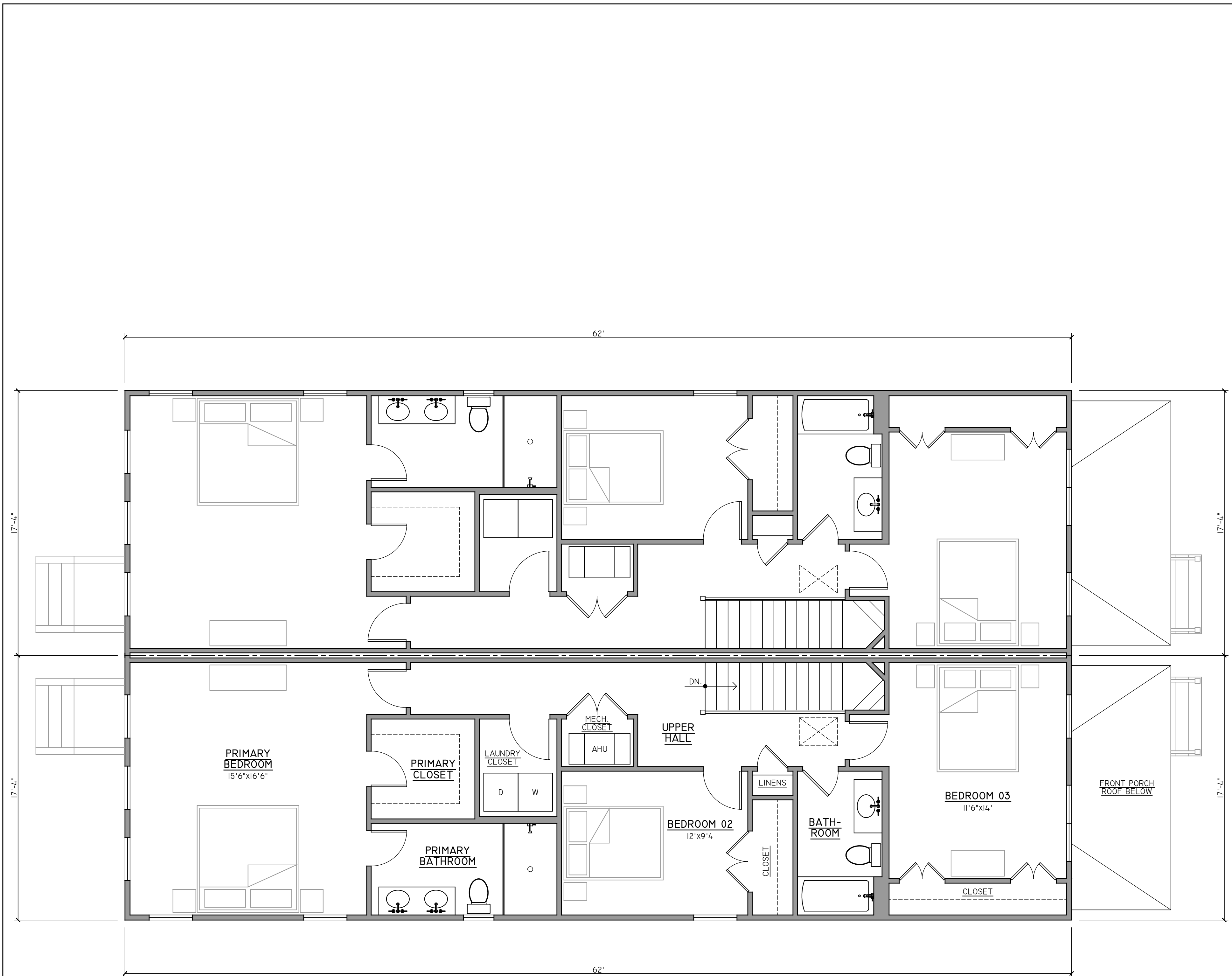
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BUILDING B
 FIRST FLOOR PLANS
BI.I

01 | FIRST FLOOR PLANS
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01 | SECOND FLOOR PLANS
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BUILDING B
 SECOND FLOOR PLANS
BI.2



01 | FRONT ELEVATION

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02 | REAR ELEVATION

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FRONT ELEVATION

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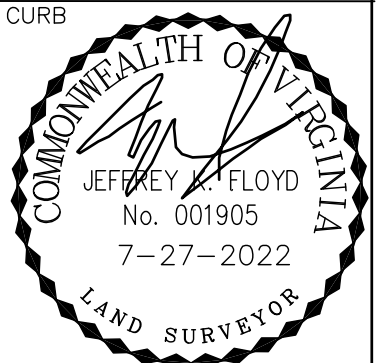
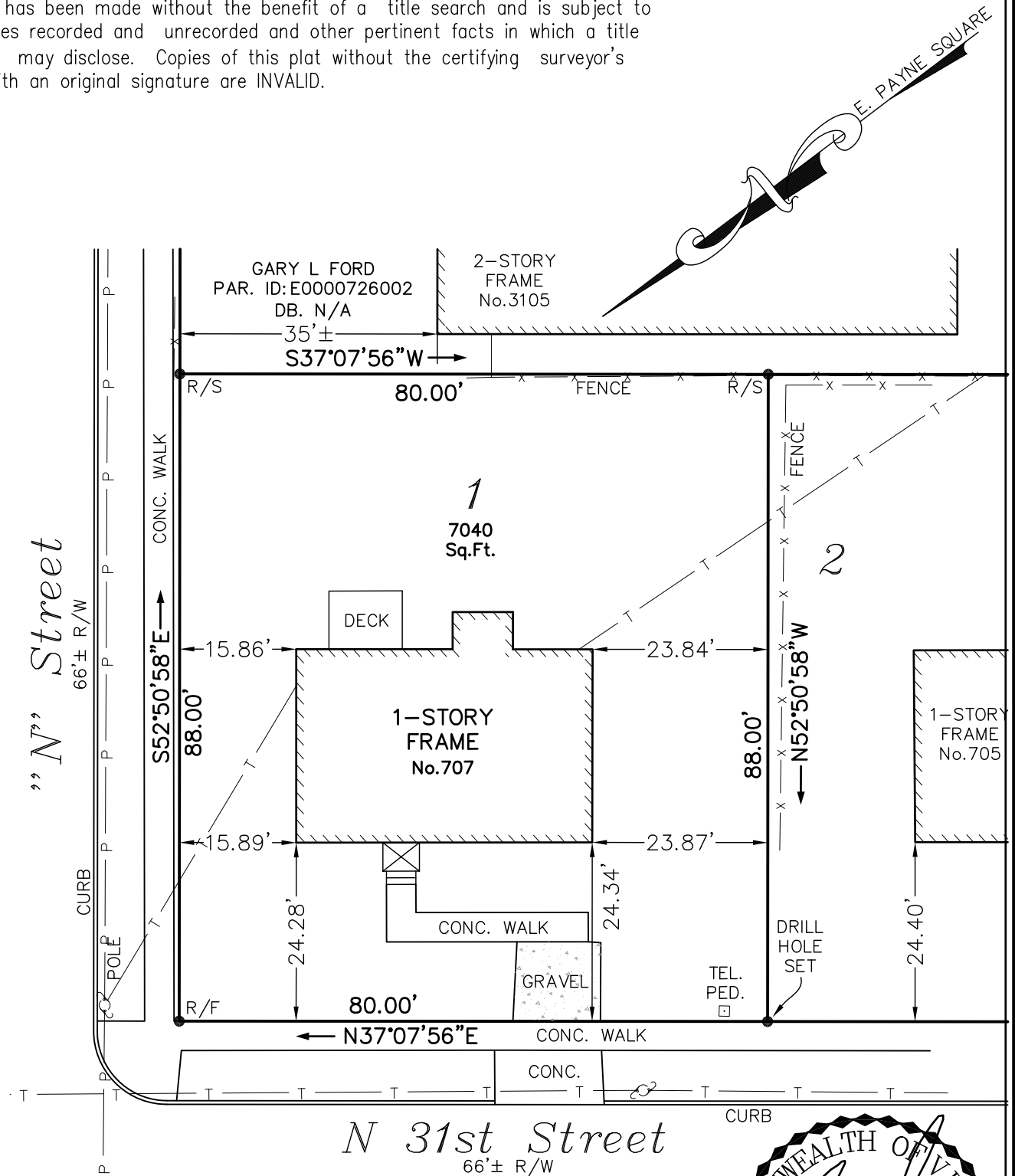
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BUILDING B
 SIDE EXT. ELEVATIONS

B2.2

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-27-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290041E Zone: "X" DATED: 7-16-2014



MAP SHOWING THE IMPROVEMENTS ON LOT 1, BLOCK "A", SECTION 4, "EAST PAYNE SQUARE" IN THE CITY OF RICHMOND, VA.

Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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DATE: 7-27-2022
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=20'
JOB NO. 220715191