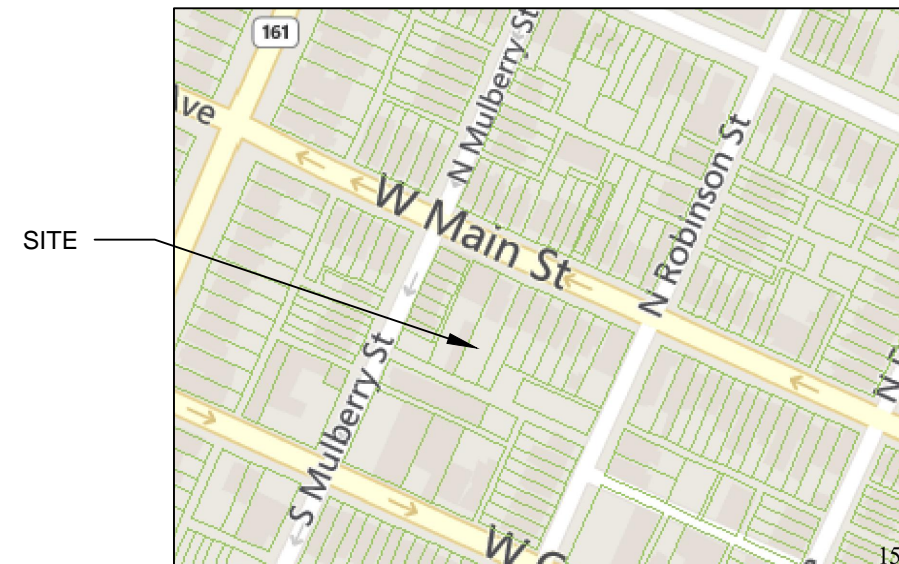


2617 and 2617 1/2 west main street infill housing



TABLE OF CONTENTS

- C101 CUP TITLE SHEET
- C102 SITE PLAN
- A101 SITE PLAN
- A102 FIRST FLOOR PLAN
- A103 SECOND FLOOR PLAN
- A104 MANSARD ATTIC PLAN
- A201 ELEVATIONS
- A202 ELEVATIONS



LOCATION PLAN

J O H A N N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 F 804.358.4993 804.358.8211

2716 WEST MAIN ST. ---

SHEET TITLE
COPY OF SURVEY
PROJECT NO.
1430
DATE
1.8.2008
SHEET NO.

C102

BALZER AND ASSOCIATES INC.
ENGINEERS ARCHITECTS
 REFLECTING TOMORROW
 www.balzer.cc
 PLANNERS ARCHITECTS
 ENGINEERS SURVEYORS
 15871 City View Drive
 Suite 200
 Midlothian, Virginia 23113
 Phone: 804/794-0571
 FAX: 804/794-2635

1208 Corporate Circle
 Roanoke, Virginia 24018
 Phone: 540/772-9580
 FAX: 540/772-8050

448 Peppers Ferry Road
 Christiansburg, Virginia 24073
 Phone: 540/381-4290
 FAX: 540/381-4291

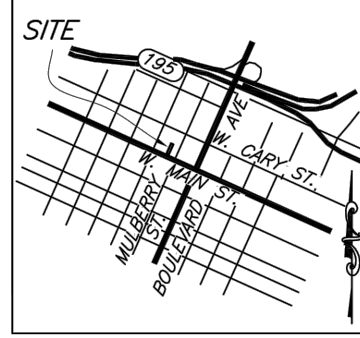
1561 Commerce Road
 Verona, Virginia 24482
 Phone: 540/248-3220
 FAX: 540/248-3221

**ALTA/ACSM LAND TITLE SURVEY
 OF 0.165 ACRE OF LAND LYING
 SOUTH OF WEST MAIN STREET**

CITY OF RICHMOND, VIRGINIA

DRAWN BY: SCZ
 DESIGNED BY:
 CHECKED BY: MBB
 DATE: 5/15/2014
 REVISIONS:

SCALE: 1"=20'
 SHEET NO.
1 OF 1
 JOB NO.
 C1420213.00
 DEPT. 55



NOTES:

OWNER INFO:
 DS CHUMLEY, LLC
 PID W0001160004
 Inst. 2013-26273 Pg.518
 #2617 W. Main Street

This plat was prepared with the benefit of a title report commitment by Old Republic National Title Insurance Company, file no. RTL13-29, policy no. OX-09188130, dated December 3, 2013.

There are no striped parking spaces.

Subject property lies within FEMA zone "X" per FIRM No. 5101290036D, dated April 2, 2009.

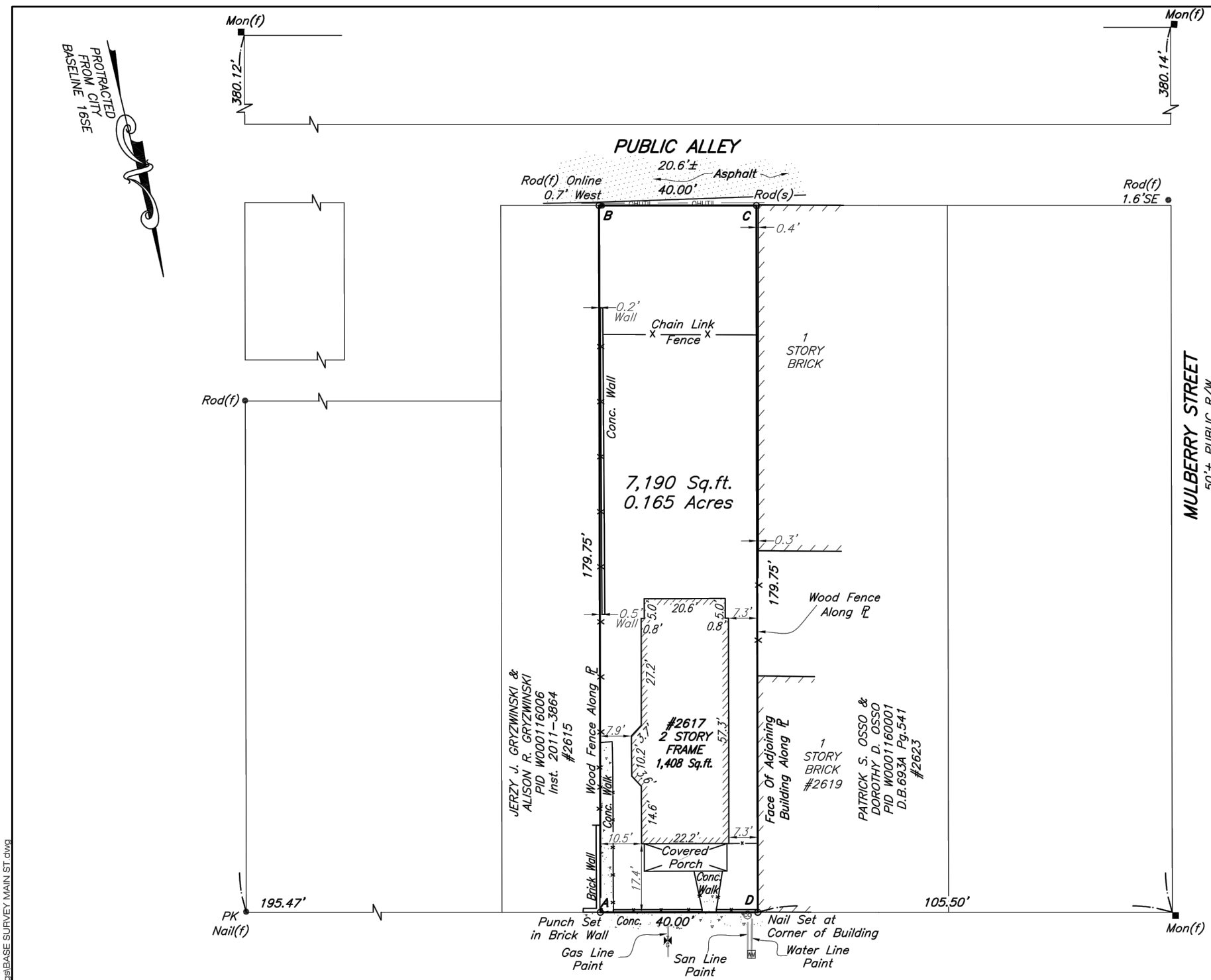
EXCEPTIONS FROM COVERAGE PER TITLE COMMITMENT

1-4 Are standard exceptions contain no survey data to be shown hereon
 5-11 Do not apply to this property

SURVEY CERTIFICATION:
 To: D.S. CHUMLEY, LLC a Virginia limited liability company and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 10a, 13 & 14 of Table A thereof. The field work was completed on 5/13/2014.

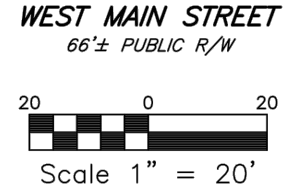
Mark B. Beall
 Mark B. Beall, L.S.
 Registration No. 1613
 Date
 5/15/2014



R-7 ZONING
 Setbacks:
 Front=15'
 Side=3' for dwellings, except at building attachment
 5' for "other" uses
 Rear=5'

SYMBOL LEGEND

⊗ Gas Valve
 ⊕ Clean Out
 ◻ Water Meter



ANGLE TABLE

A:	90°06'29"
B:	89°53'31"
C:	90°06'29"
D:	89°53'31"

NOTE: THIS SURVEY IS FOR INFORMATION PURPOSES AND IS NOT TO SCALE.

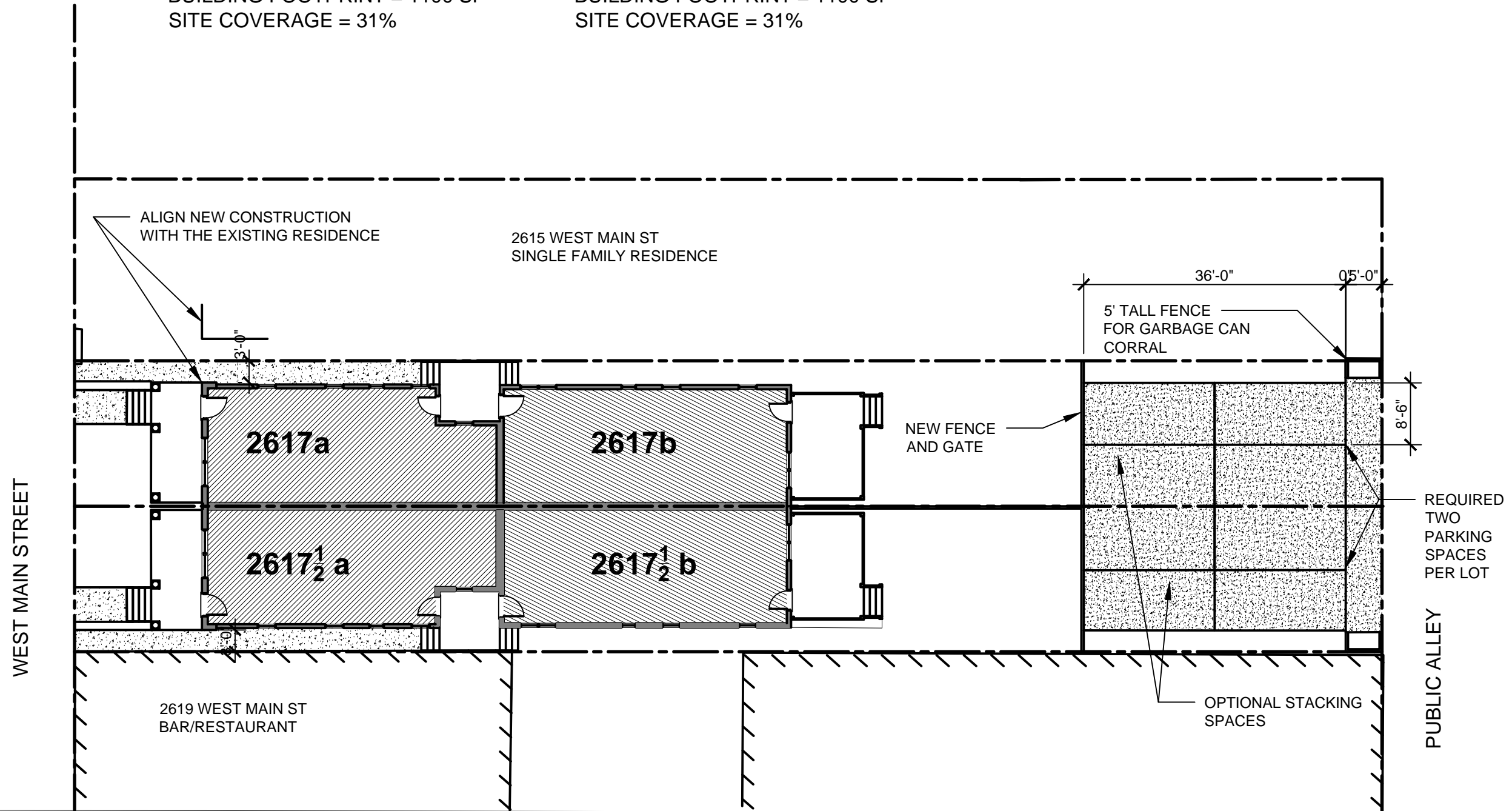
Y:\C2014\C1420213\Drawings\BASE SURVEY MAIN ST.dwg

2617 a+b

SITE AREA = 3595 SF
FLOOR PLATE FOR 2617a = 640 SF
FLOOR PLATE FOR 2617B = 660 SF
BUILDING FOOTPRINT = 1100 SF
SITE COVERAGE = 31%

2617¹/₂ a+b

SITE AREA = 3595 SF
FLOOR PLATE FOR 2617a = 640 SF
FLOOR PLATE FOR 2617B = 660 SF
BUILDING FOOTPRINT = 1100 SF
SITE COVERAGE = 31%



WEST MAIN STREET

ALIGN NEW CONSTRUCTION WITH THE EXISTING RESIDENCE

2615 WEST MAIN ST
SINGLE FAMILY RESIDENCE

2617a

2617b

NEW FENCE AND GATE

5' TALL FENCE FOR GARBAGE CAN CORRAL

2617¹/₂ a

2617¹/₂ b

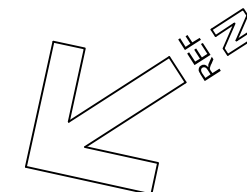
REQUIRED TWO PARKING SPACES PER LOT

2619 WEST MAIN ST
BAR/RESTAURANT

OPTIONAL STACKING SPACES

PUBLIC ALLEY

1 SITE PLAN
1/16"



REVISIONS

J O H A N N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

2617 and 2617¹/₂ WEST MAIN STREET

SHEET TITLE

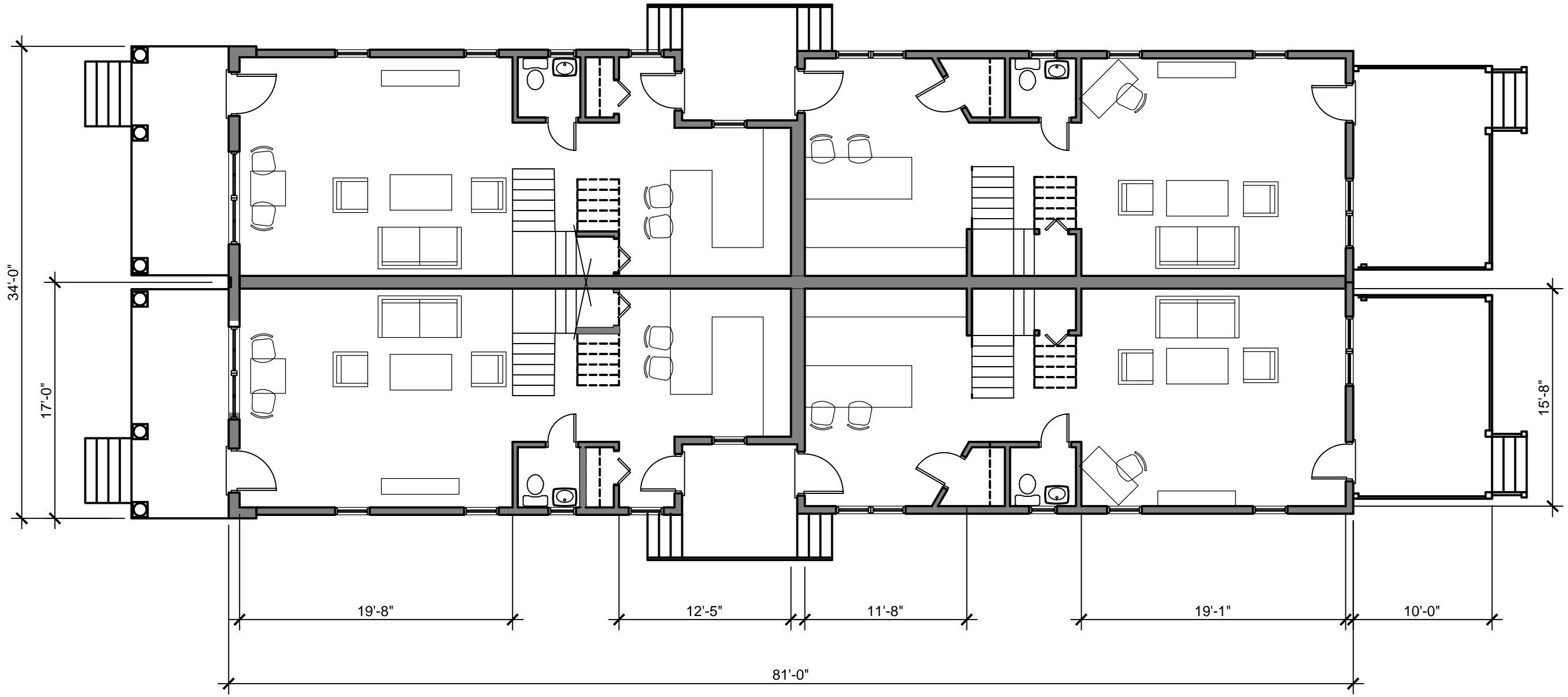
SUP SITE PLAN

PROJECT NO. 1430

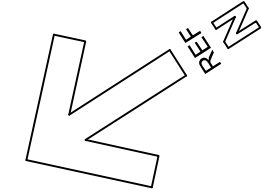
DATE 8.8.14

SHEET NO.

A101



1 FIRST FLOOR PLANS
1/8"



J O H A N N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	
2617 and 2617½ WEST MAIN STREET	
SHEET TITLE	
FIRST FLOOR PLAN	
PROJECT NO.	
1430	
DATE	
8.8.14	
SHEET NO.	
A102	

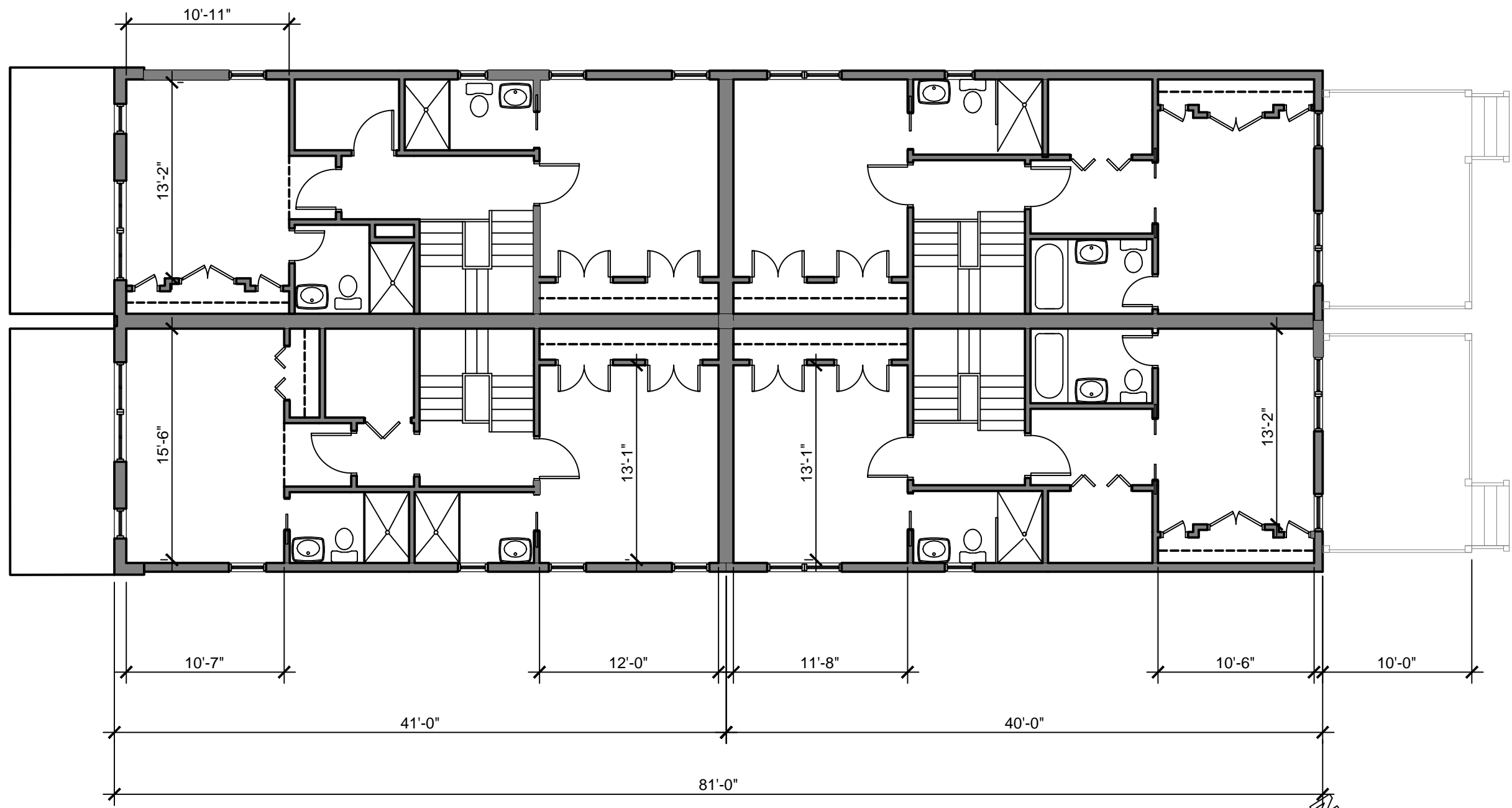
2617 and 2617½ WEST MAIN STREET

SHEET TITLE
SECOND FLOOR PLAN

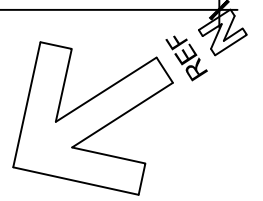
PROJECT NO.
1430

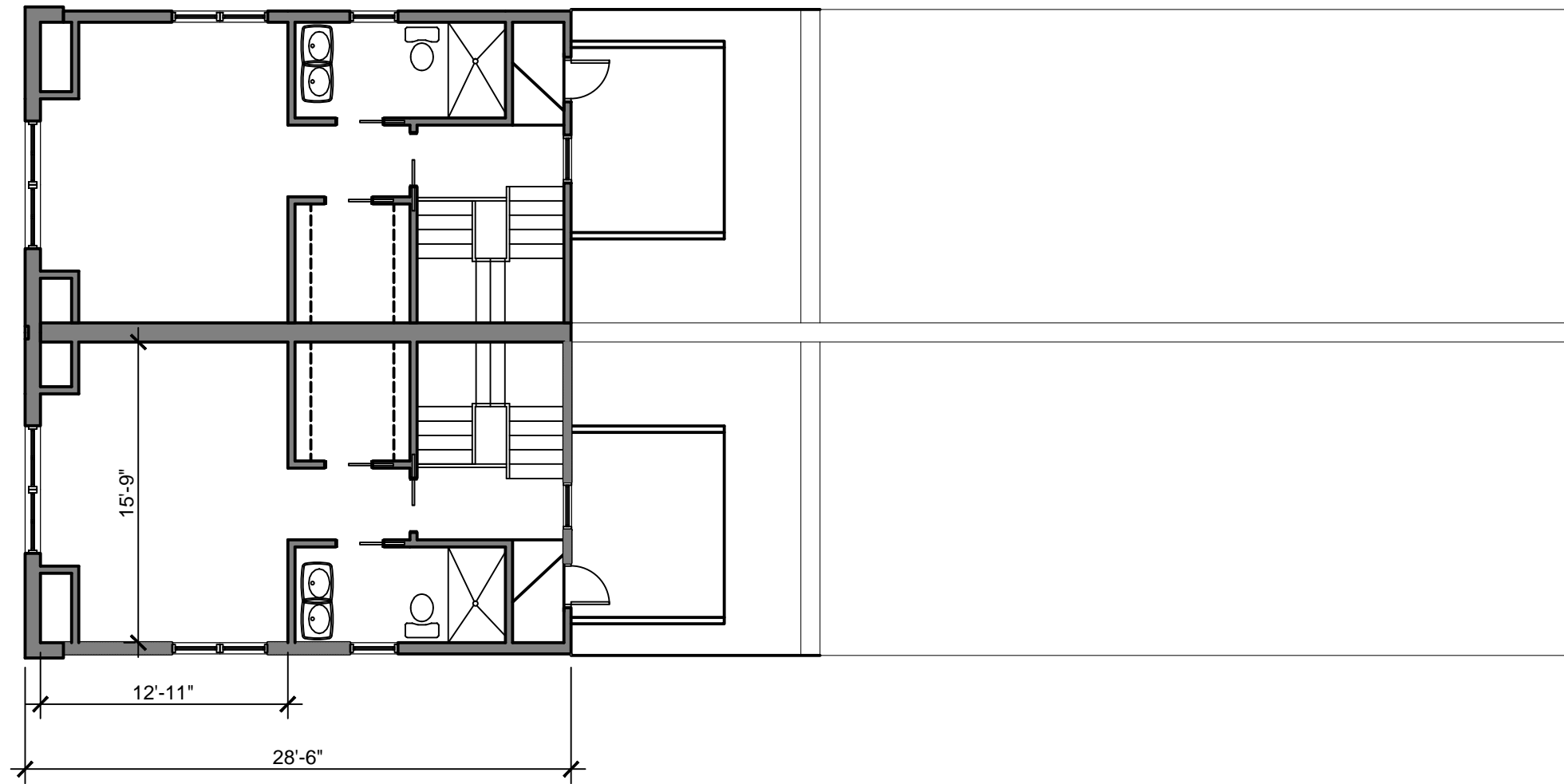
DATE
8.8.14

SHEET NO.
A103

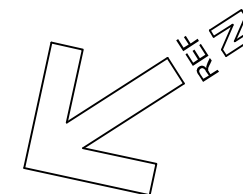


1 SECOND FLOOR PLANS
1/8"





1 MANSARD ATTIC
1/8"



J O H A N N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	
2617 and 2617½ WEST MAIN STREET	
SHEET TITLE	
THIRD FLOOR	
PROJECT NO.	1430
DATE	8.8.14
SHEET NO.	A104



1 FRONT ELEVATION
3/16"

REVISIONS

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

2617 and 2617½ WEST MAIN STREET

SHEET TITLE

ELEVATIONS

1/8"

PROJECT NO.
1430

DATE
8.8.14

SHEET NO.

A201

J O H A N N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

2617 and 2617½ WEST MAIN STREET

SHEET TITLE
ELEVATIONS
3/16"
PROJECT NO.
1430
DATE
8.8.14
SHEET NO.

A202



1 REAR ELEVATION
1/8"



2 SIDE ELEVATION (TYPICAL)
1/8"