



**PROJECT CONTACTS:**  
 OWNER:  
 JORDAN CLARK  
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 804-350-8622  
 ARCHITECT:  
 CHRIS WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-514-7644

B.Z.A. FOR NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
 IN RICHMOND'S WASHINGTON PARK NEIGHBORHOOD

# 506 CHEATWOOD AVE. HOUSE

506 CHEATWOOD AVENUE  
 RICHMOND, VIRGINIA 23220

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DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
AI.1	FIRST & SECOND FLOOR PLANS
A2.1	FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	REAR & SIDE EXTERIOR ELEVATIONS



SET/REVISION:  
 B. Z. A. NEIGHBOR RESPONSE  
 DATE/MARK:  
 03.22.2021

COVER SHEET  
**CS**

**ZONING INFORMATION (PROPOSED):**

LOT ZONED R-5

**SETBACKS/YARDS:**

FRONT YARD:  
LEFT SIDE YARD:  
RIGHT SIDE YARD:  
REAR YARD:  
HEIGHT:

EXISTING  
24'±  
11'-10"±  
4'-2"  
66'±  
2 STORIES

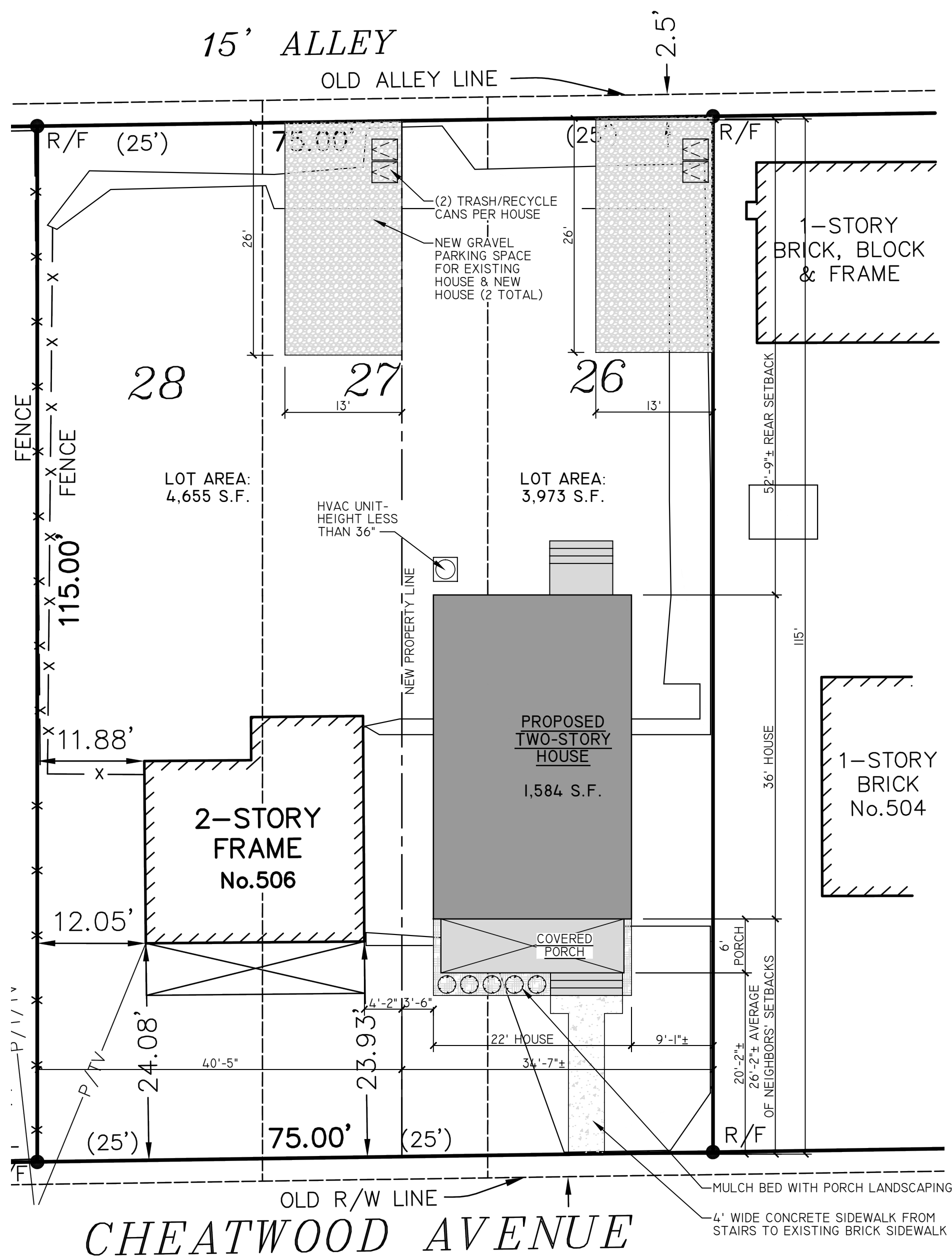
NEW  
26'-2"  
3'-6"  
9'-1"±  
52'-9"±  
2 STORIES (28-29'±)

**LOT SIZE & COVERAGE:**

LOT WIDTH:  
LOT AREA:  
LOT COVERAGE (HOUSE + GARAGE/SHED):  
COVERAGE PERCENTAGE:

EXISTING  
40'-5"  
4,655 S.F.  
551 S.F.  
12%

NEW  
34'-7"  
3,973 S.F.  
792 S.F.  
20%



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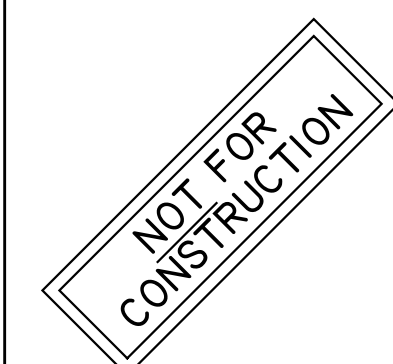
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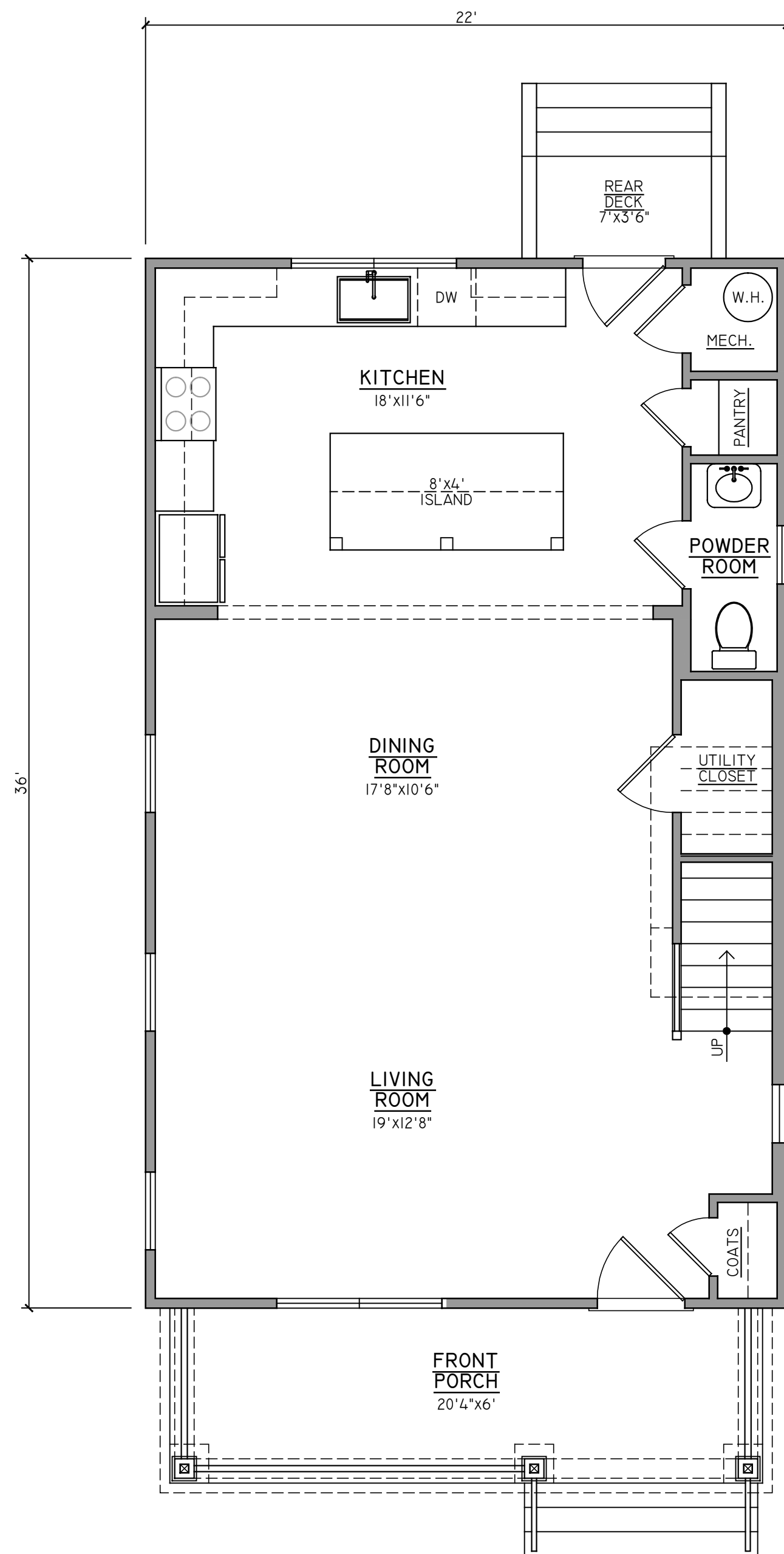


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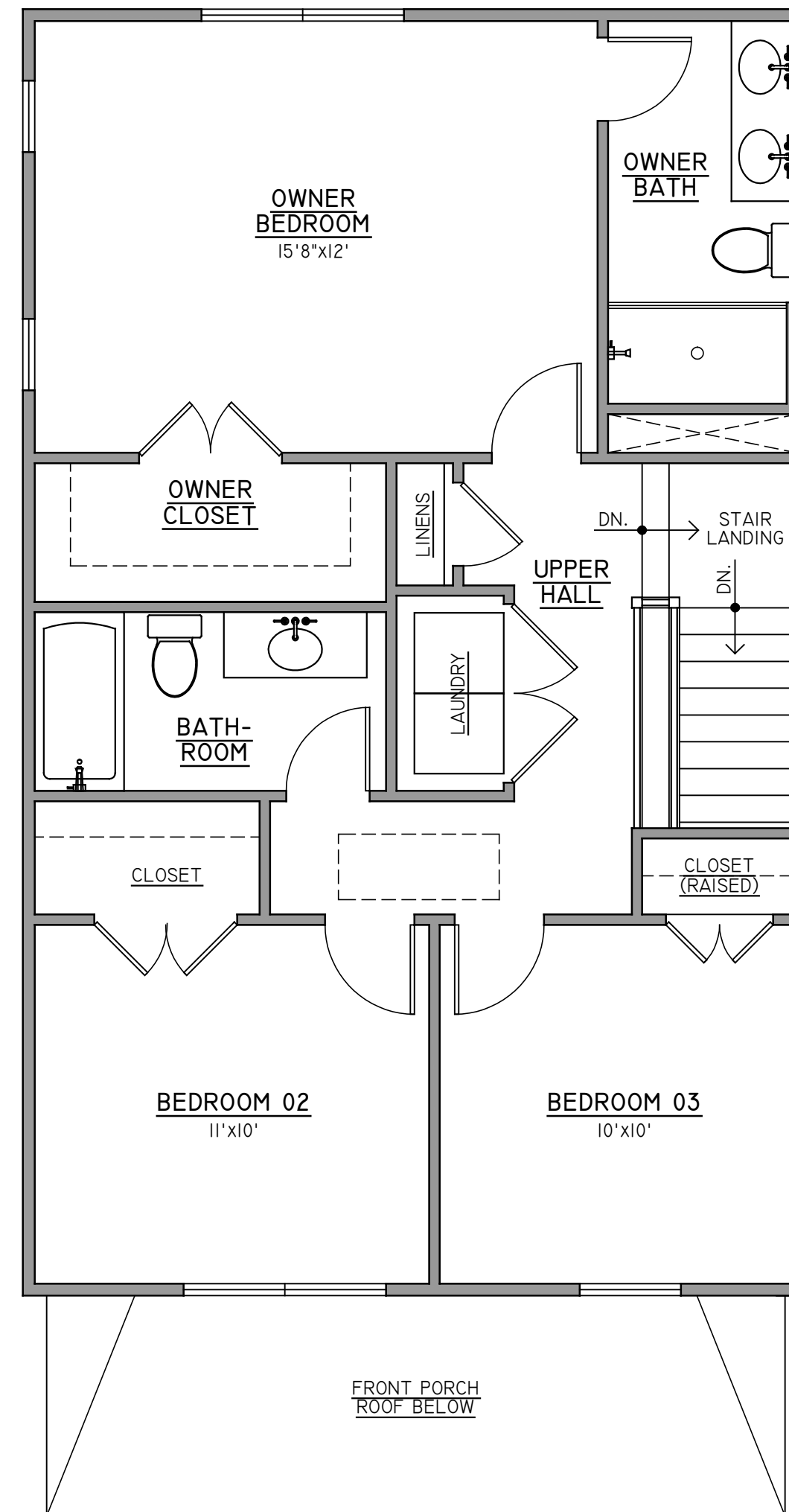
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ARCHITECTURAL  
SITE PLAN

**CI.I**



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



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

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FIRST & SECOND  
FLOOR PLANS

**AI.I**

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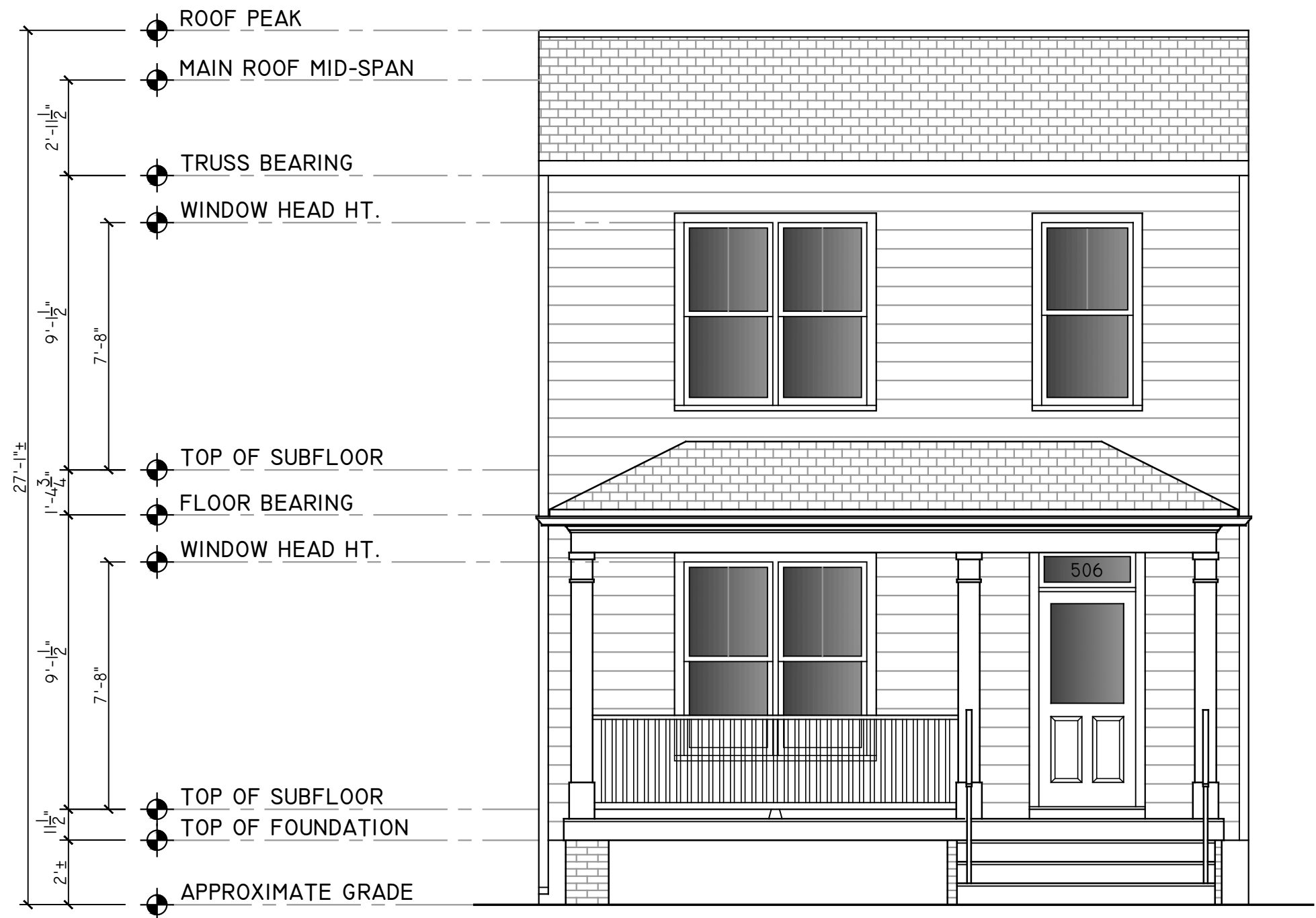
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FRONT ELEVATION  
**A2.1**



**01 FRONT ELEVATION**  
 1/4" = 1'

EXTERIOR FINISH SCHEDULE			
NO.	COMPONENT/MATERIAL	COLOR/FINISH	REMARKS
01	BRICK PIERS	RICHMOND RED	
02	PARGED FOUNDATION	THRU-COLOR TAN/GRAY	
03	FIBER-CEMENT LAP SIDING (HARDIE OR EQUAL)	COLOR TBD	
04	FIBER-CEMENT BOARD & BATTEN GABLES	COLOR TBD	
05	COMPOSITE TRIM- SEE WALL SECTION	PAINTED WHITE	
06	FIBER-CEMENT SOFFIT	FACTORY WHITE	
07	VINYL BEADBOARD PORCH CEILING	NON-VENTED, FACTORY WHITE	
08	ENTRY DOOR	PAINTED, COLOR DBD	
09	5/4x4 COMPOSITE DOOR/WINDOW TRIM	PAINTED WHITE	
10	VINYL WINDOWS - SEE FLOOR PLANS FOR SIZES	PREFINISHED WHITE	
11	8" SQUARE DECORATIVE PORCH COLUMN	PAINTED WHITE	
12	COMPOSITE STAIRS/TRIM WITH P.T. WOOD DECKING	PAINTED WHITE FRAME	
13	STEEL FRONT PORCH RAILING/ HANDRAIL	FACTORY WHITE	
14	TREATED WOOD REAR DECK/STAIRS/RAILING	NATURAL TREATED WOOD	
15	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE	
16	ASPHALT SHINGLE MANSARD & PORCH ROOFS	TBD	
17	MAIN ROOFING - TPO	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.  
 3. SEE ADDITIONAL SPECIFICATIONS BY DEVELOPER  
 4. G.C. VERIFY ALL MATERIAL & COLOR SELECTIONS WITH DEVELOPER PRIOR TO CONSTRUCTION

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NOT FOR  
CONSTRUCTION

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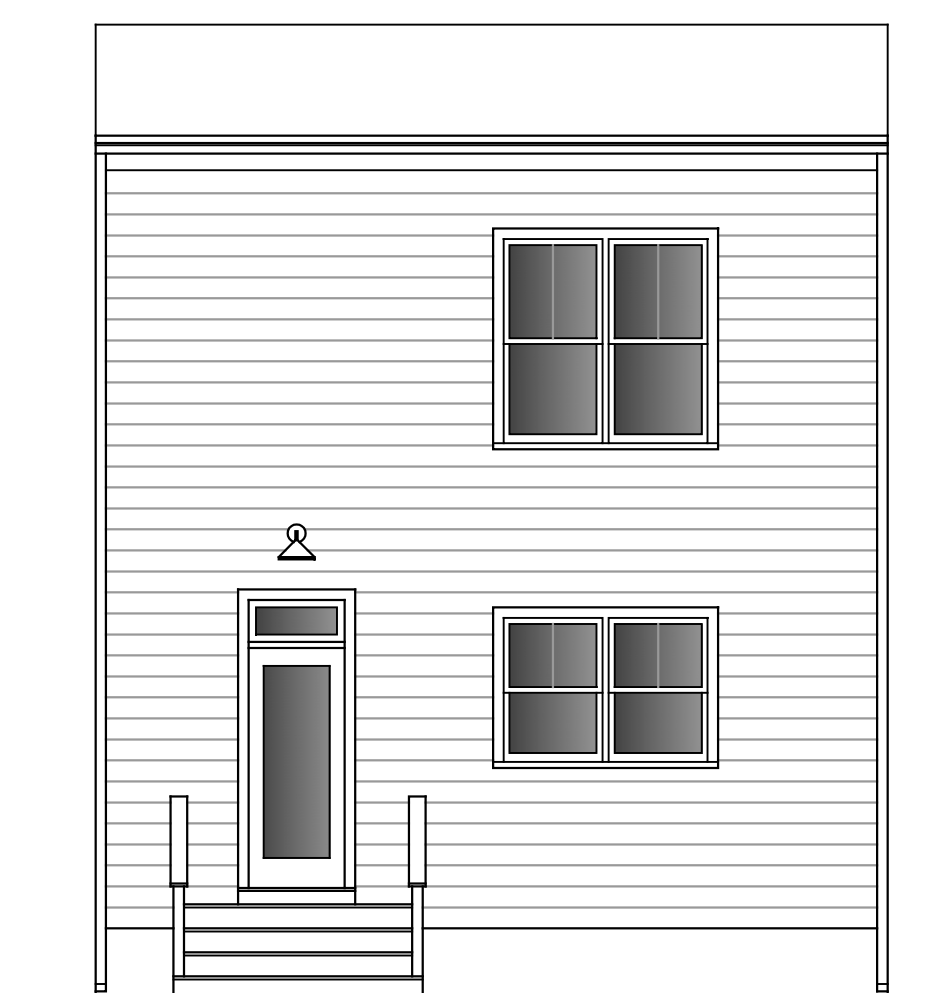
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REAR & LEFT SIDE  
EXTERIOR ELEVATIONS

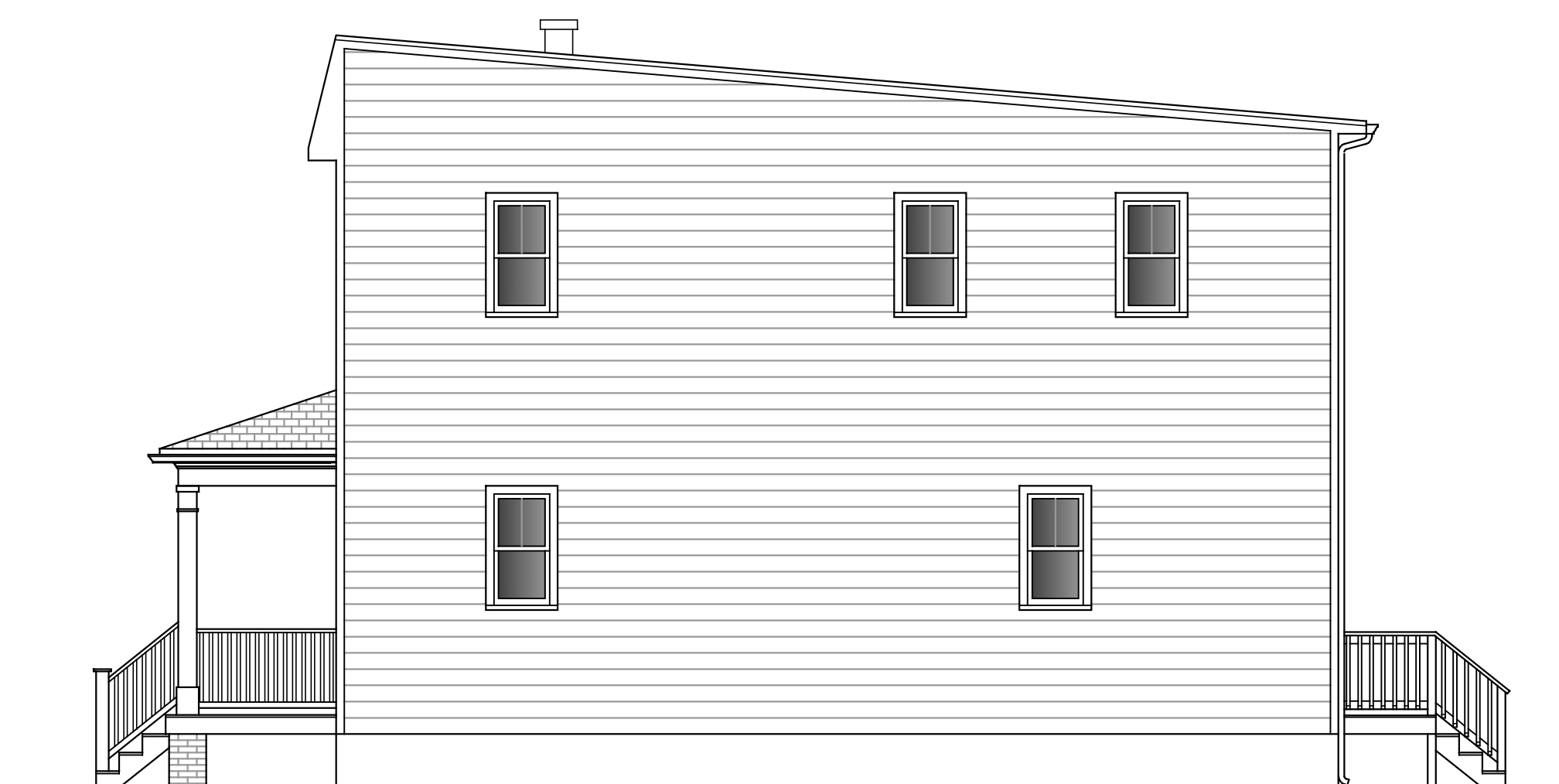
# A2.2



03 | LEFT SIDE ELEVATION  
3/16" = 1'



01 | REAR ELEVATION  
3/16" = 1'



02 | RIGHT SIDE ELEVATION  
3/16" = 1'