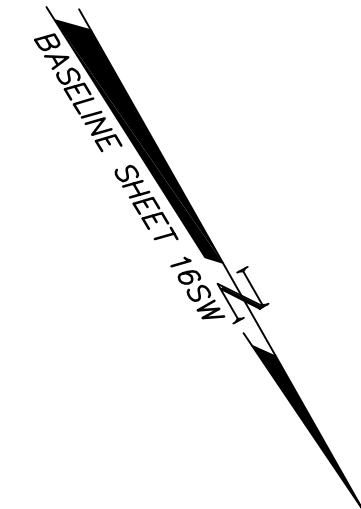


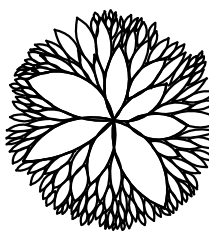


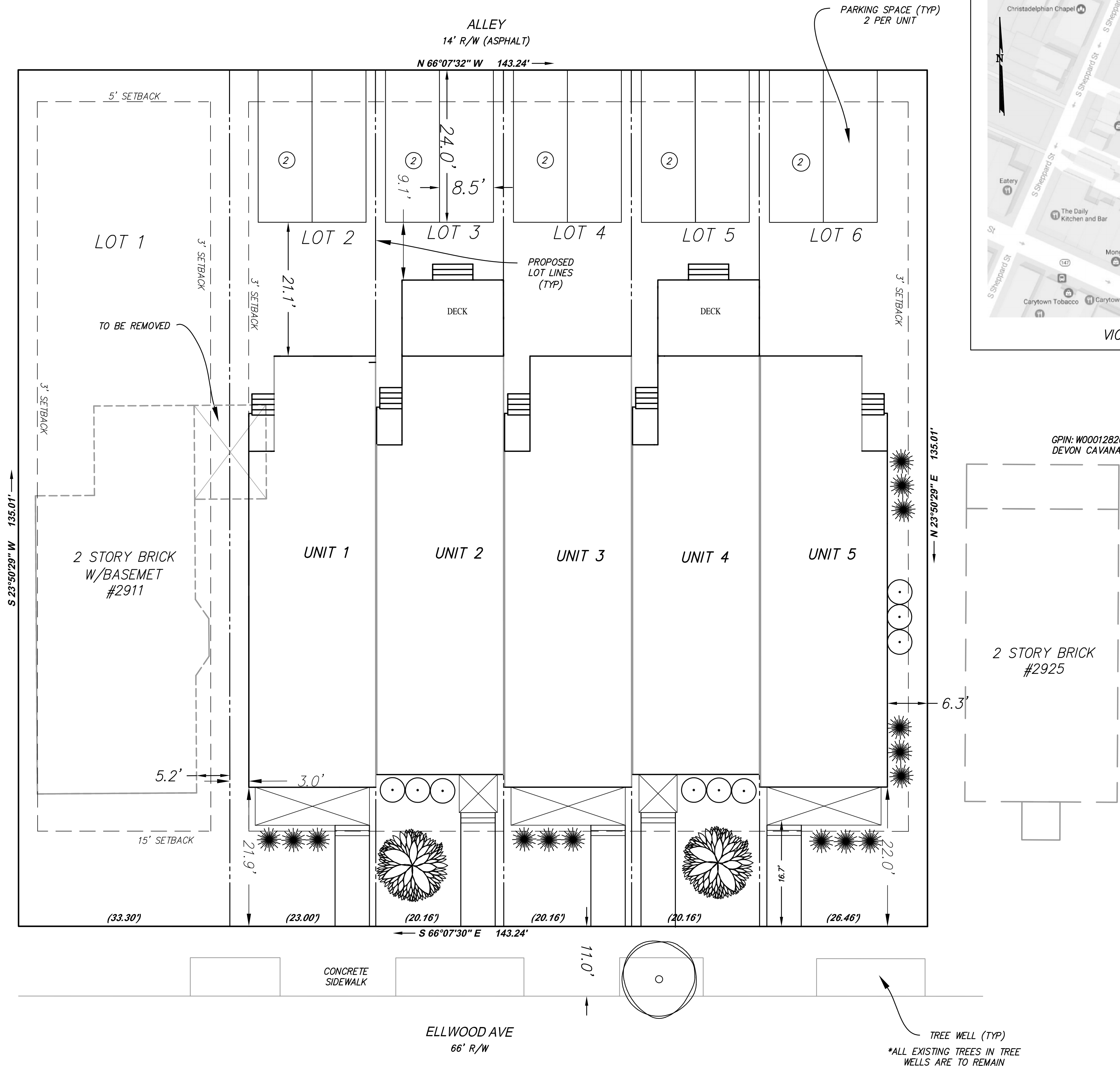
SITE STATISTICS:

Parcel ID: W0001282005
 Parcel Address: 2917 ELLWOOD AVE
 Parcel Total Area: 0.269 AC.
 Parcel Owner/Developer: BRATTICE MILL LLC.
 Zoning: R-6 RESIDENTIAL (SINGLE FAMILY ATTACHED)
 Existing Use: VACANT LOT
 Proposed Use: RESIDENTIAL (SINGLE FAMILY ATTACHED)
 Required Parking Spaces: 1 PER UNIT
 Proposed Parking Spaces: 2 PER UNIT
 Proposed Water: PUBLIC
 Proposed Sewer: PUBLIC
 Proposed Height: 2 STORY
 Required Permits: Demolition Permit (Permit #) Land Disturbance Permit



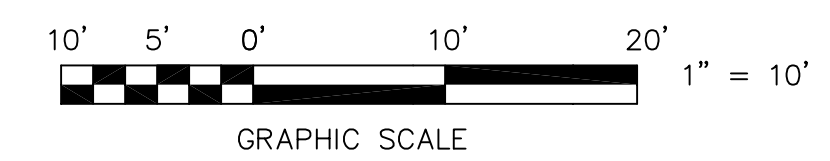
GPIN: W0001282008
 RACHAEL & LUKE HARRIS-EVANS

-  *Berberis thunbergii* var. *atropurpurea*
Japanese Redleaf Barberry
18" #3 Cont.
-  *Ilex crenata* 'Helleri'
Heller's Holly
18" #3 Cont.
-  *Acer Rubrum* 'October Glory'
October Glory Red Maple
1 1/2" Cal. B&B
-  *Gleditsia triacanthos* f. *inermis*
Thornless Honeylocust
1 1/2" Cal. B&B

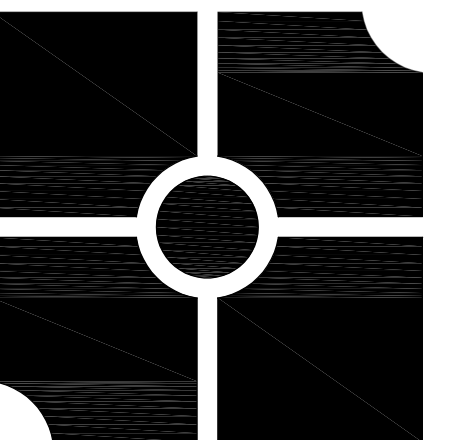


VICINITY MAP (NO SCALE)

GPIN: W0001282001
 DEVON CAVANAGH



GENERAL NOTES:
 1. THE BOUNDARY SHOWN HEREON IS BASED ON A PLAT BY BALZER AND ASSOCIATES DATED 10/26/2016 AND TITLED "IMPROVEMENTS ON #2911 & #2917 ELLWOOD AVE."



parker
 DESIGN GROUP
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

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EXHIBIT SHOWING EXISTING HOUSE & 5 LOT SPLIT HOUSE & 5 LOT SPLIT
2911 & 2917 ELLWOOD AVE
 RICHMOND, VIRGINIA

REVISIONS:

NO.	DATE	DESCRIPTION
1	30 JUNE 2017	CITY COMMENTS

DESIGNED BY: _____
 DRAWN BY: **MGM**
 CHECKED BY: **JCG**
 SCALE: 1"=10'
 DATE: 4 APRIL 2017

SHEET TITLE:
EXHIBIT

001
 1 OF 1
 PROJECT NUMBER:
 17-5015



24'-3"



ELLWOOD AVE PROJECT

COBBLESTONE DEVELOPMENT GROUP

SCALE:
3/32" = 1'-0"

DATE:
09-09-16

SHEET:
A1.1

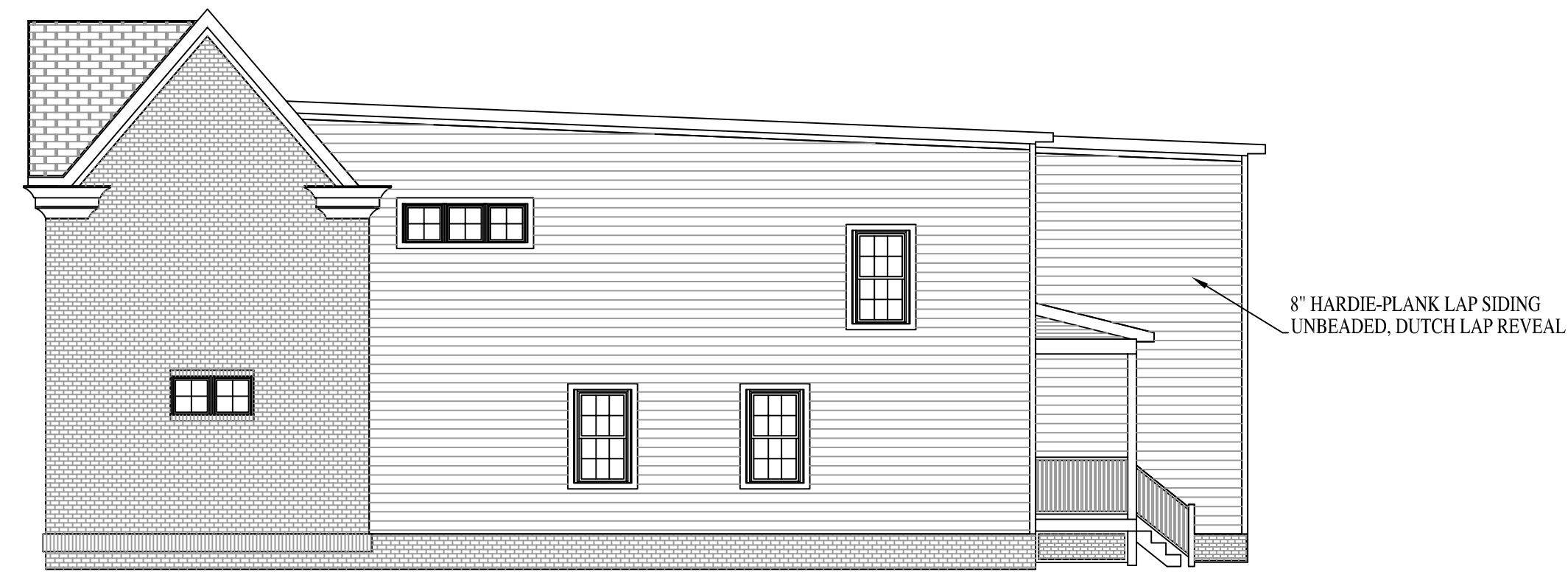
COBBLESTONE
DEVELOPMENT GROUP

FRONT ELEVATION

APPROPRIATELY MATCH NEIGHBORING HOMES



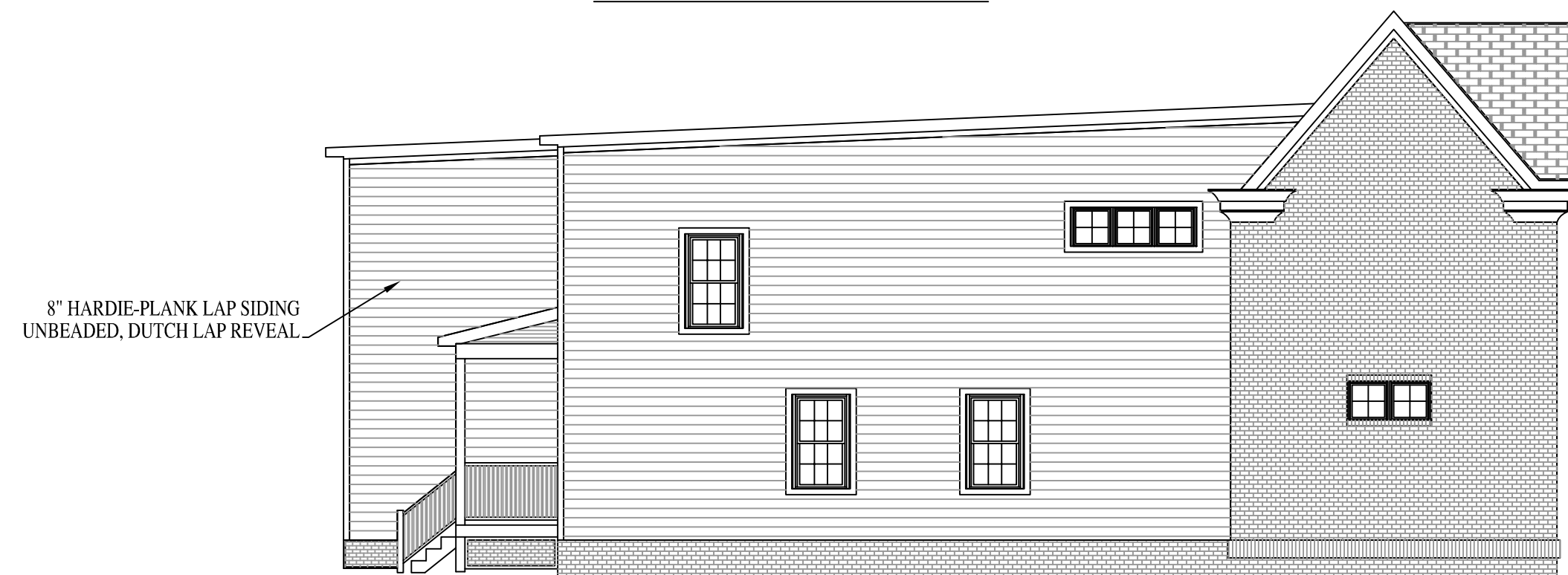
7'-6" WINDOW HH - 9' 1 1/2" 2ND FL. WALL HT.
8'-8" WINDOW HH - 10' 0" 1ST FL. WALL HT.
4'-3 1/2"
APPROX. 24'-8"
APPROX. 33'-6"



RIGHT ELEVATION

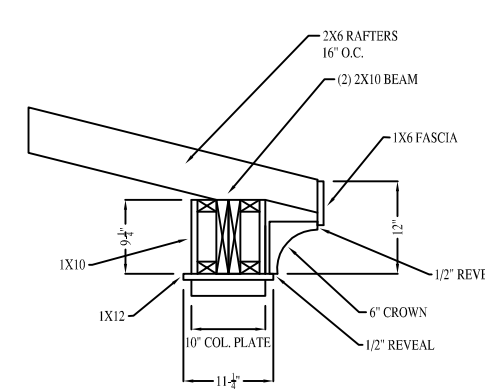


REAR ELEVATION



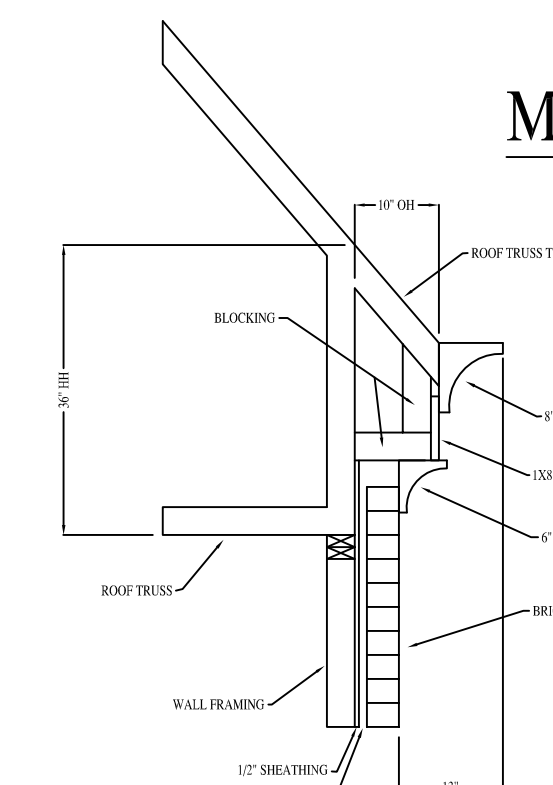
LEFT ELEVATION

PORCH CORNICE DETAIL



8" CROWN SPEC: FYPON MLD449 OR EQUIVALENT
6" CROWN SPEC: FYPON MLD457 OR EQUIVALENT

MAIN CORNICE DETAIL



ELLWOOD AVE PROJECT
COBBLESTONE DEVELOPMENT GROUP

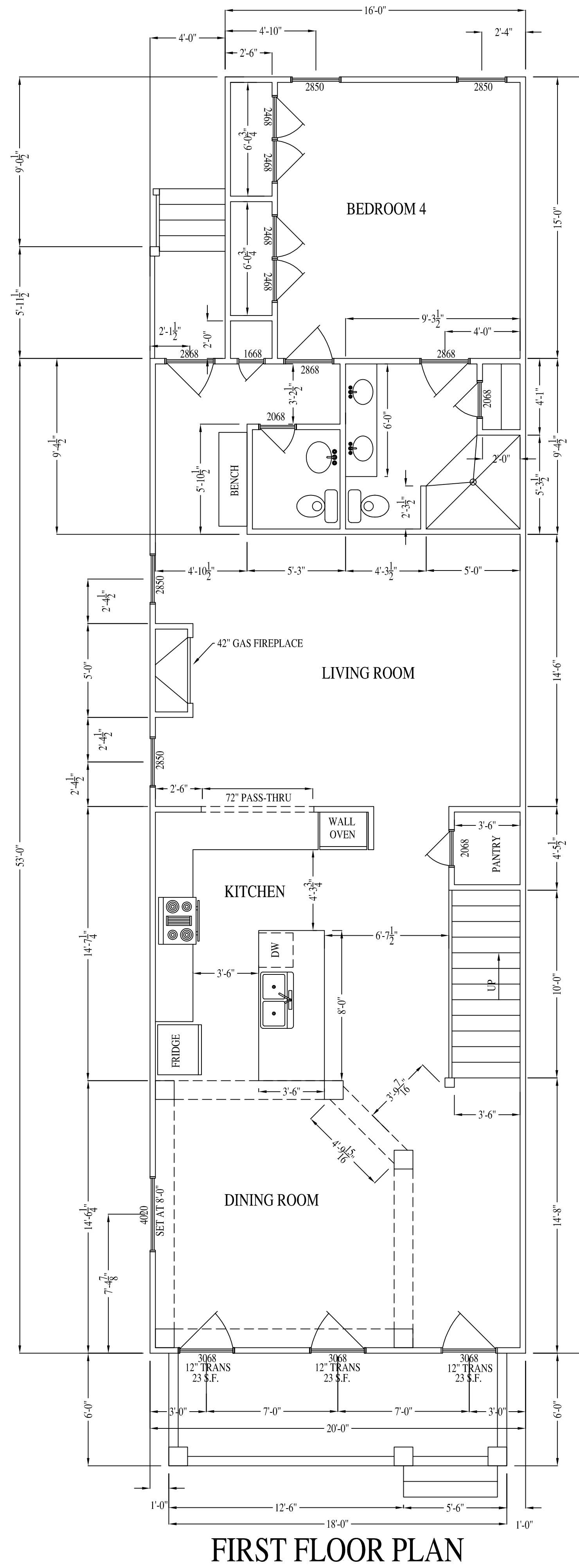
SCALE:
1/8" = 1'-0"

DATE:
09-09-16

SHEET:
A1.2

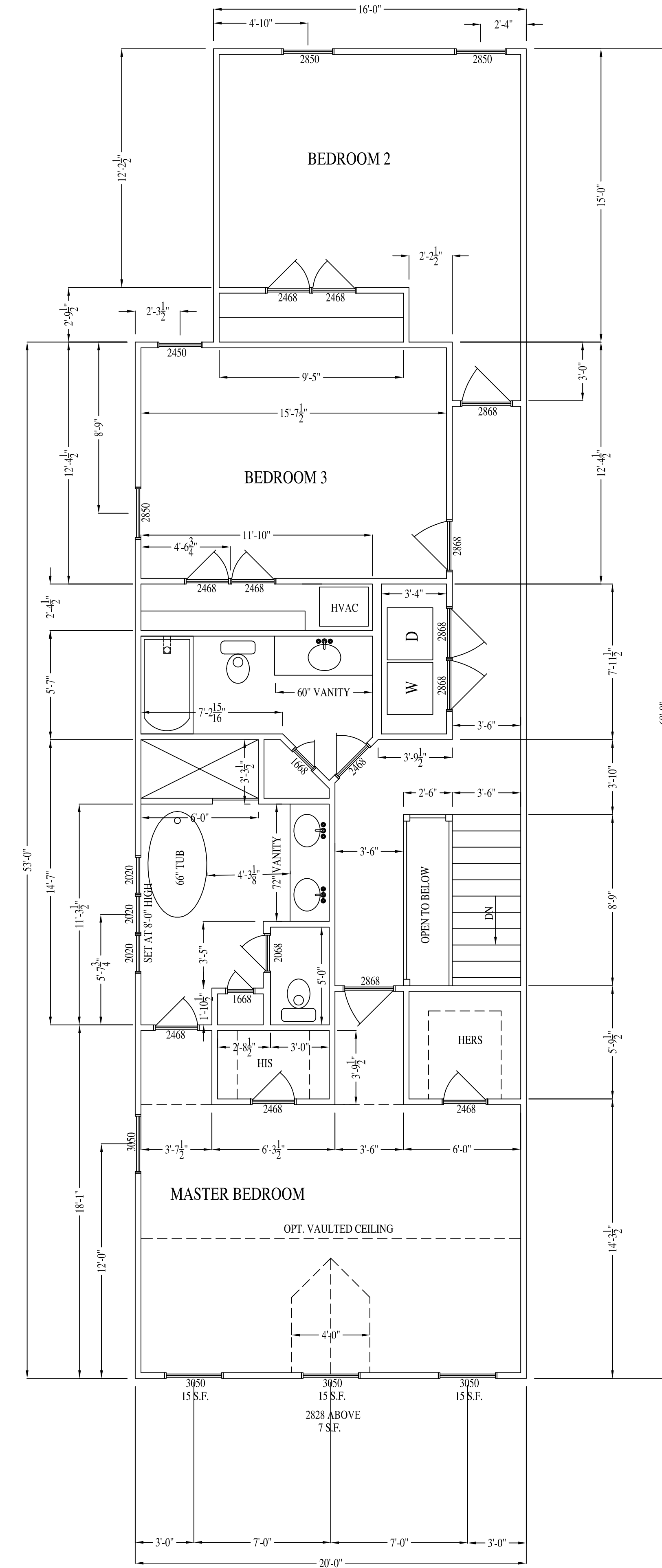
COBBLESTONE
DEVELOPMENT GROUP

1ST FLOOR SQ. FOOTAGE: 1300 S.F.
 2ND FLOOR SQ. FOOTAGE: 1246 S.F.
 TOTAL SQ. FOOTAGE: 2546 S.F.



FIRST FLOOR PLAN

UNIT A & E ONLY



SECOND FLOOR PLAN

ELLWOOD AVE PROJECT

COBBLESTONE DEVELOPMENT GROUP

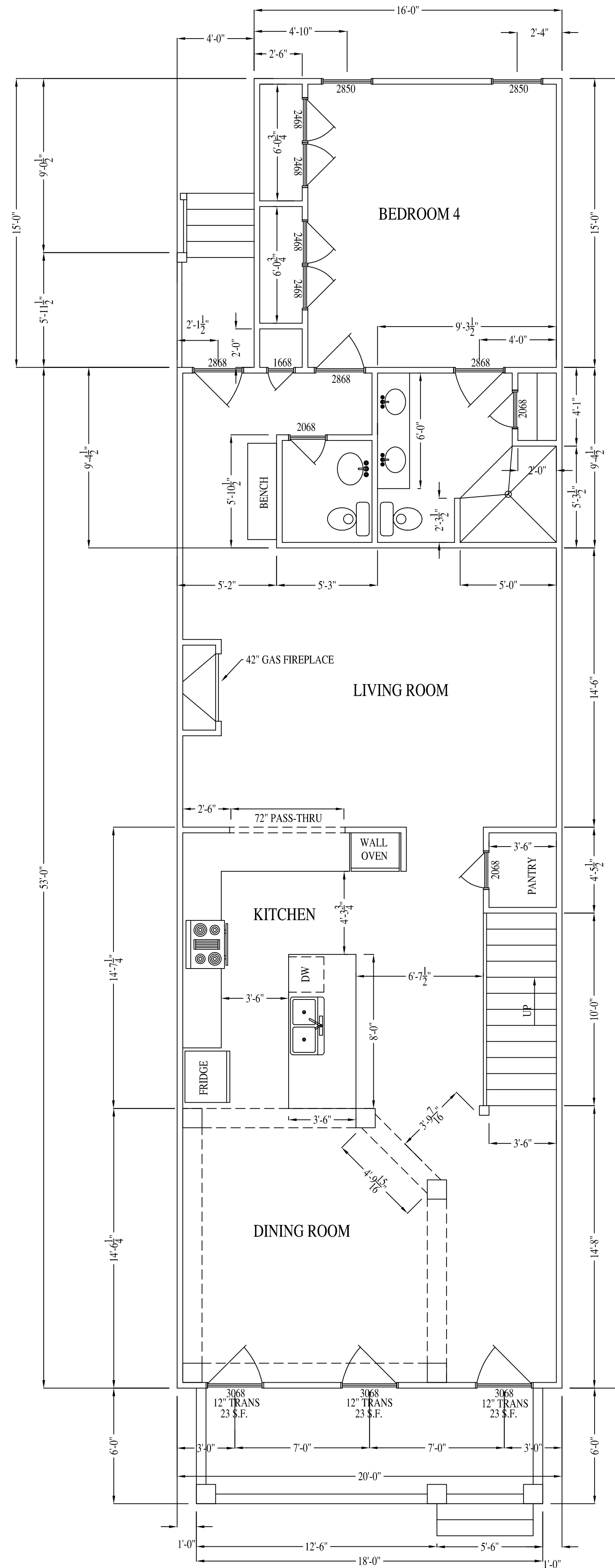
SCALE:
 1/4" = 1'-0"

DATE:
 09-09-16

SHEET:
 A2.1

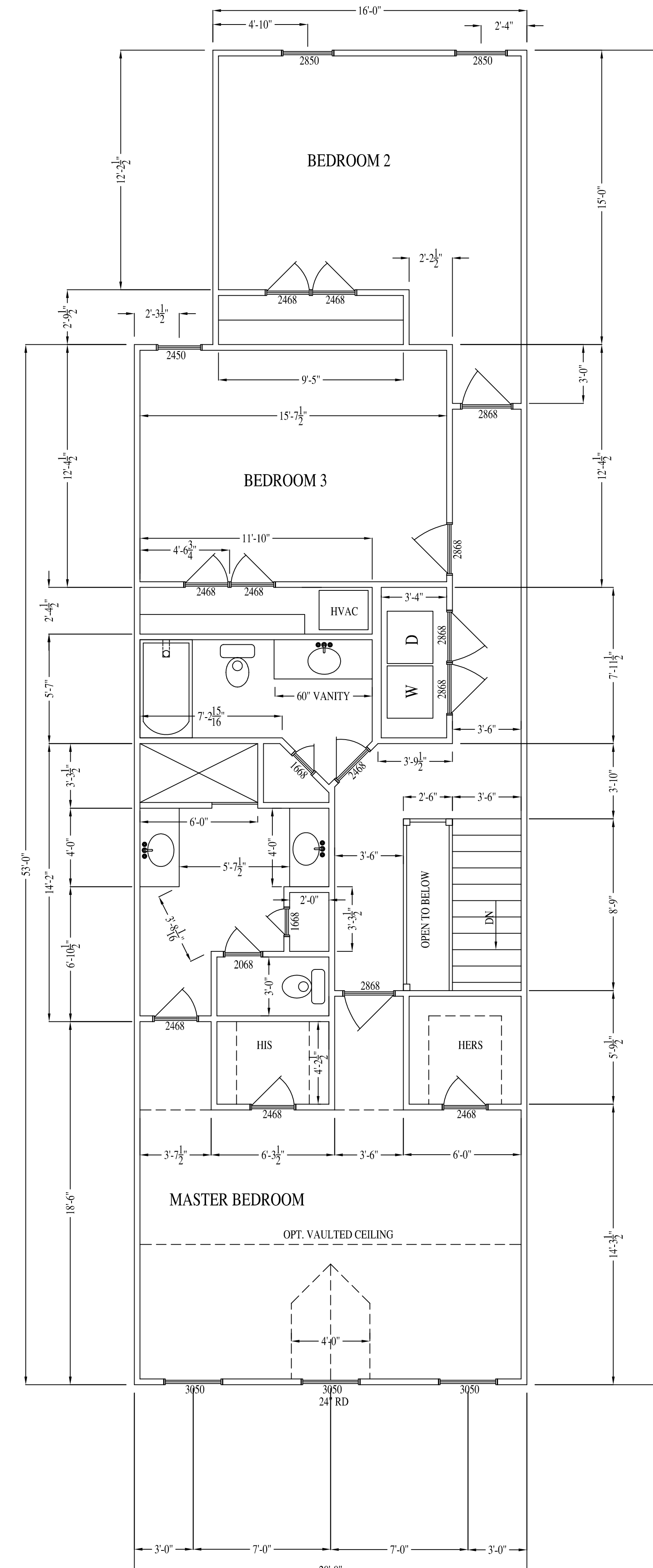
COBBLESTONE
 DEVELOPMENT GROUP

1ST FLOOR SQ. FOOTAGE: 1300 S.F.
 2ND FLOOR SQ. FOOTAGE: 1246 S.F.
 TOTAL SQ. FOOTAGE: 2546 S.F.



FIRST FLOOR PLAN

UNIT C ONLY



SECOND FLOOR PLAN

ELLWOOD AVE PROJECT

COBBLESTONE DEVELOPMENT GROUP

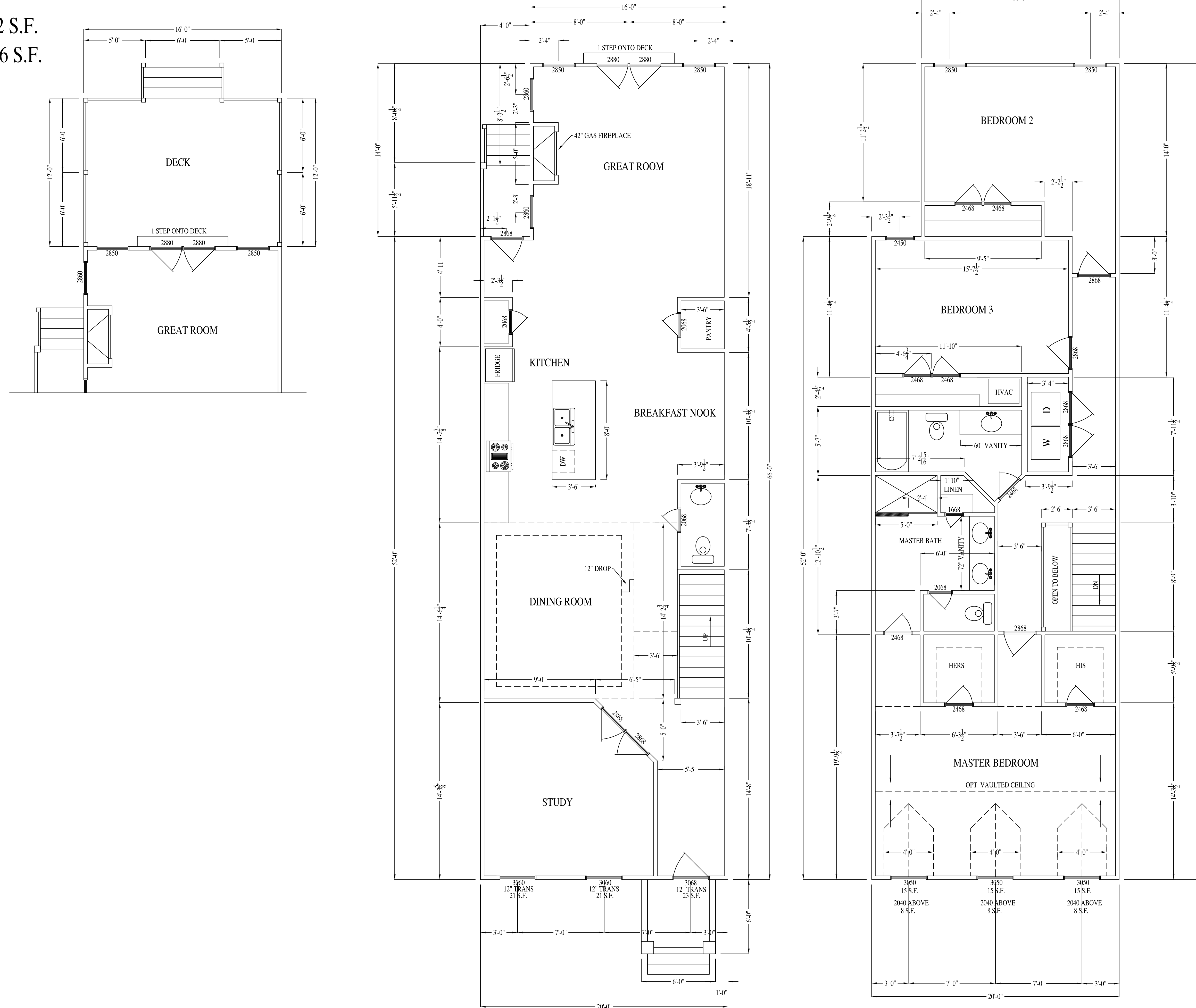
SCALE:
 1/4" = 1'-0"

DATE:
 09-09-16

SHEET:
 A2.2

COBBLESTONE
 DEVELOPMENT GROUP

1ST FLOOR SQ. FOOTAGE: 1262 S.F.
 2ND FLOOR SQ. FOOTAGE: 1196 S.F.
 TOTAL SQ. FOOTAGE: 2458 S.F.



FIRST FLOOR PLAN
 UNIT B & D ONLY

SECOND FLOOR PLAN

ELLWOOD AVE PROJECT
 COBBLESTONE DEVELOPMENT GROUP

SCALE:
 1/4" = 1'-0"

DATE:
 09-09-16

SHEET:
 A2.3

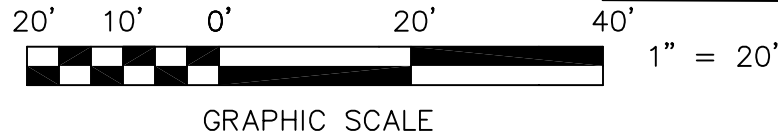
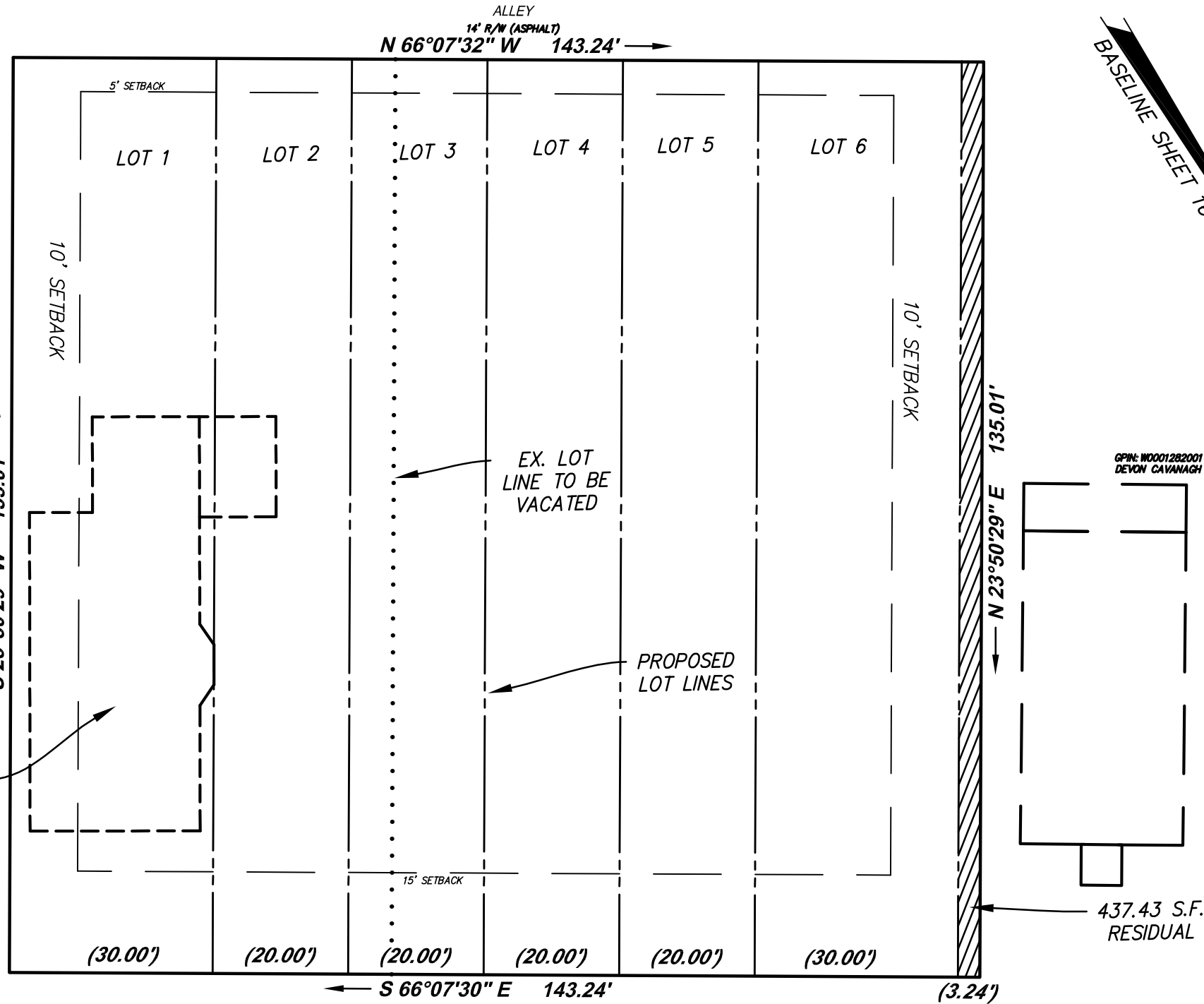
COBBLESTONE
 DEVELOPMENT GROUP

GENERAL NOTES:

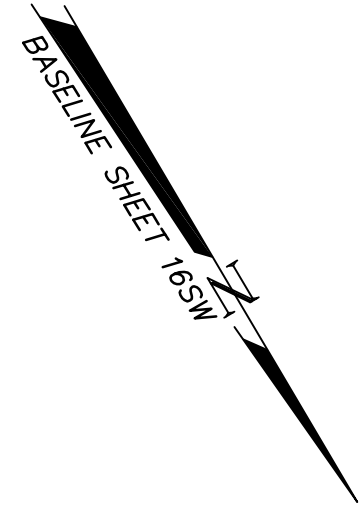
- OWNER OF RECORD: BRATTICE MILL LLC
- LEGAL REFERENCES: INSTR. 160025658
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND FROM INFORMATION OF RECORD AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290036D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

GIN: W0001282008
RACHAEL & LUKE HARRIS-EVANS

GIN: W0001282001
DEVON CAVANAGH



ELLWOOD AVE
66' R/W



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DESIGN GROUP, INC.
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**EXHIBIT SHOWING HOUSE DEMO
& 6 LOT SPLIT**

**2911 & 2917 ELLWOOD AVE
RICHMOND, VA**

SCALE: 1" = 20'
PROJECT NO. 17-5015
DATE: 23 MARCH 2017
REV: 30 JUNE 2017