



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 2310-2310 1/2 Venable St 23223
 Historic District Union Hill

PROPOSED ACTION

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Demolition
- Conceptual Review
- Final Review

OWNER

Name _____
 Company _____
 Mailing Address SAME
 Phone _____
 Email _____
 Signature _____
 Date _____

APPLICANT (if other than owner)

Name Daniel Weisman
 Company Evolve Development Inc
 Mailing Address 3420 Pump Rd #169
Richmond VA 23233
 Phone 804-591-4111
 Email DVK5FO@AOL.COM
 Signature Daniel We
 Date 4/28/17

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Compliance: If granted, you agree with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. ~~COA~~ COA is valid for one (1) year and may be extended for an additional year, upon written request.

(Space below for staff use only) **APR 28 2017**

Application received:

Date/Time 4/28/17 3:15pm

Complete Yes No

By C. Seaman

Daniil Kleyman
Evolve Development, Inc
3420 Pump Rd Suite 169
Richmond, VA 23233

April 28, 2017

To whom it may concern,

Attached you will find proposed architectural plans for a new duplex located at 2310-2310 1/2 Venable St. The structure will be in full compliance with the Old and Historic District Design Review Guidelines. Furthermore, the new construction project will be in full compliance with the R-63 zoning requirements in Union Hill.

This project was presented for Conceptual Review at the April 25th CAR meeting. At the meeting, commission took issue with the double entry front doors on the front elevation and expressed concerns that this particular block has mostly brick structures.

To address this, the front has been revised to include a single entry into the duplex. But the design remains clad in hardiplank. The structure directly to right of the subject property is clad in wood. (see pics). The structure one over is clad in hardiplank. Moreover, Union Hill is characterized predominantly and overwhelmingly characterized by diverse blocks with varied building materials. This block is already no different, so building a hardi-plank structure should present no issues.

Setback drawing can be found on page C-1 of the attached drawings
Context Drawing can be found on page C-1 of the attached drawings.

Architectural Key Notes can be found on page A-3 of the attached drawings.

Siding and Exterior Trim will be fiber-cement (hardiplank). Siding will have a smooth, non-textured finish, with a 7" reveal.

Siding color will be Autumn Tan from the Hardi Color Palette:



Trim color will be white.

Exterior Doors will be painted a 4 or 6-panel fiberglass doors, with a single light transom above. Color will be white.

Exterior Windows will be 2x2 SDL MW Jefferson Series 300 Double Hung window. Please see attached spec sheet.

Fascia boards will fibercement, with wood corbels, all painted white.

Porch roof will be EPDM, with a black finish.

Main structure roof: TPO, white.

For any additional questions prior to the CAR meeting in January, please feel free to contact me at 804-991-4111 or dk5f@yahoo.com

Daniil V. Kleyman



2300 Venable St



2312 Venable and 2314 Venable

TWO-FAMILY RESIDENCE at 2310 - 2310 1/2 VENABLE STREET RICHMOND, VA 23223

BUILDING INFORMATION:

CONSTRUCTION CODE: VCC 2012, IRC 2012
 CONSTRUCTION TYPE: V-B
 BUILDING AREA (INCLUDING EXTERIOR WALL):
 1ST FLOOR: 1,280 SF
 2ND FLOOR: 1,280 SF
 TOTAL: 2,560 SF
 STORIES ABOVE GRADE: 2
 HEIGHT ABOVE GRADE: 25'-4" +/-
 USE GROUP: TWO-FAMILY
 NUMBER OF UNITS: 2
 SPRINKLER SYSTEM: NO
 FIRE DETECTION: YES, HARD-WIRED SMOKE DETECTION SYSTEM THROUGHOUT FIRE AREA.

DRAWING INDEX:

- T-1 TITLE SHEET, SITE SURVEY, BUILDING INFORMATION, GENERAL NOTES
- C-1 CONTEXT SET BACK PLANS & ELEVATIONS
- A-1 FOUNDATION PLAN, ROOF PLAN, & WALL SECTION DETAIL
- A-2 WALL TYPES, 1ST FLOOR PLAN, 2ND FLOOR PLAN, SCHEDULES
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 SIDING & ROOF SQUARE FOOTAGE

GENERAL STRUCTURAL NOTE: STRUCTURAL ITEMS ARE SHOWN FOR REFERENCE. ALL STRUCTURAL ELEMENTS ARE TO BE SPECIFIED/APPROVED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

General Conditions:

Contractor to carefully review the contract documents and existing conditions of the job site to achieve full comprehension of the project renovation requirements. Contractor to include cost for all work described and required to satisfy the intent of the contract documents and required by existing conditions. Account to be notified of conflicts between existing conditions and new work conflicts or omissions in the drawings and any limitations related to the execution of the work. In the case of conflicts within the contract documents, the strictest condition or requirement is to be included in the cost and scope of work. Contractor shall not proceed with the work, involved in such errors, omissions, or discrepancies until written instructions are given by the Architect. The Contractor shall be responsible to correct all work erroneously installed prior to receiving said instructions.

All work shall be in accordance with the Virginia Statewide Uniform Building Code and International Residential Code. Unless otherwise noted, the satisfaction of authorities having jurisdiction. All manufactured products shall be used per manufacturer's written specifications. Contractor to apply for, pay for and obtain all permits, fees and inspections by authorities having jurisdiction over the work. Copies of all transactions shall be made available to the owner. Notify the architect of any variance with current codes. Contractor shall be responsible for compliance with public authorities regarding the performance of work.

Contractor to make available to the owner a construction schedule along with a schedule of values prior to commencement of work.

Contractor shall supply all labor, materials, equipment, tools, handling, transportation, debris removal, and all related costs and services necessary for the execution of the work.

Work is to be executed by the general contractor unless provisions are made otherwise. References to "contractor" are to include general contractor and subcontractors. The contractor shall be solely responsible for and have control over all construction means and methods required by the contract documents including coordination of work. The contractor is to be responsible for acts and omissions of the contractor's employees, subcontractors and their employees, and any other persons performing any of the work under contract with the contractor. The architect will not be responsible for errors, omissions or delays caused by the contractor.

Field verifications: Verify all dimensions of the field before performing the work. The Contractor will be responsible to correct any work that is done in error because of failure to verify or clarify dimensions.

Substantial changes to the drawings or actual work are to be issued by the architect with the owner's approval.

Construction Coordination:

Contractor is to coordinate and protect all new and existing work in place when engaged to perform damage by work of multiple trades. The Contractor shall coordinate construction of all required mechanical, electrical and plumbing.

All work and improvements shall be in strict accordance with the current codes adopted by the local jurisdictions and approved by the local building inspection office. All work is to comply with applicable provisions of the the Occupational Safety and Health act: OSHA.

The contractor is to keep the premises free from excessive accumulation of waste materials or debris caused by construction and will remove it from site in a timely fashion or as directed by the owner. Upon completion of the project, the contractor will remove all existing materials, waste or otherwise, as well as all construction equipment. The work and support areas shall be left broom clean.

Product information and samples:

Shop-drawings and all other submittals are to be examined by the general contractor and checked for compliance with contract requirements.

Quality Control:

Complete all construction and install materials per manufacturer's specifications and instructions and in a manner consistent with industry standards of workmanship and the products selected.

Material Acquisition:

Product and manufacturer's instructions to ensure optimum condition of final installed product.

Work Conditions:

Create appropriate environmental conditions for installing or applying finishes to the products specified.

Prior to product installation, evaluate all existing surfaces to receive product per product manufacturer's recommendation. Installation shall imply acceptance of substrate and shall not be grounds for claims against improper performance of installed materials.

Guarantee:

Warrant all materials, finishes and equipment supplied under this contract shall be new, unless otherwise specified and that all work shall be of good quality, free from defects and in compliance with the contract documents. For one year beginning at the date of substantial completion, contractor will promptly remedy work found not to be in compliance with the contract documents. Contractor shall assume all costs for corrections.

Transfer all manufacturer warranties, product literature, maintenance requirements and schedules to the owner at completion of the project.

Products:

Contractor to provide products specified in the following specifications or in the other contract documents. If no product is specified, contractor shall provide a match in quality and appearance to typical materials used in other similar buildings.

Construction execution:

Dimensions to be verified in the field. If dimensions can not be verified or the verification would cause a delay in the progress of work, contractor shall guarantee dimensions to the subcontractor for coordination. Drawings may be scaled for reference only.

Wall partitions, unless noted otherwise, shall be installed as dimensioned and shown on the construction plans and details. Dimensions are to faces of finished partitions. Actual partition thicknesses are used. Contractor shall verify dimensions. All vertical dimensions are given from top of finished flooring unless otherwise noted.

Contractor shall prepare concrete floors, if applicable, to be a smooth uniform surface. All floor actions and preparations shall be coordinated by contractor as part of the floor preparation.

Clean all surfaces and equipment 24 hours prior to occupancy. Vacuum or mop, as required. All floors and clean windows and glazing.

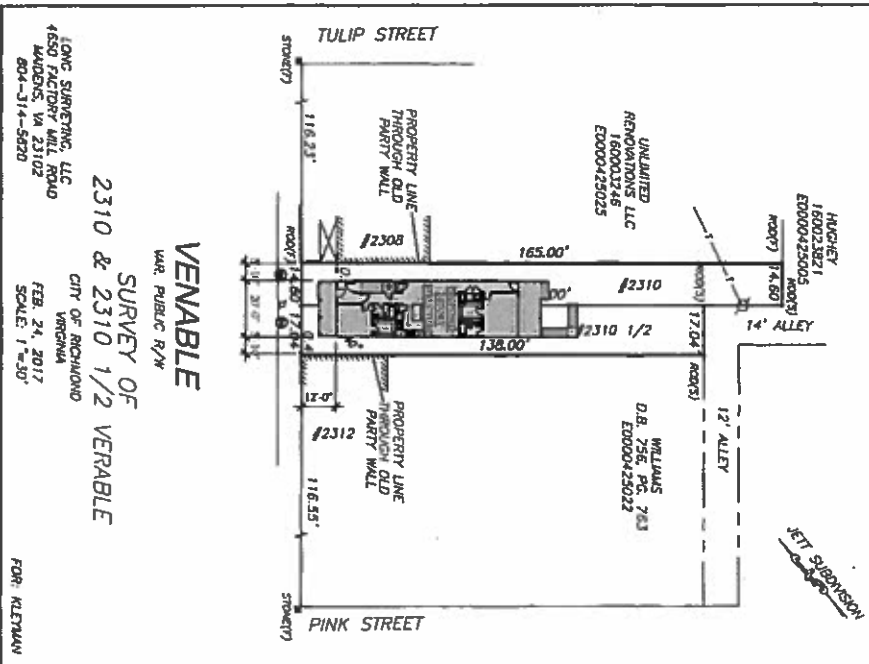
The date when the project is available for owner occupancy will be known as substantial completion. Additional touch up or minor installation work may be incomplete.

Contract all items in strict adherence to the approved shop drawings and the referenced product standards. Connections of all parts being assembly and neatly fitted and securely fastened together.

THIS IS TO CERTIFY THAT ON 2/24/17 SURVEYED AND PLANNED THE BOUNDARIES OF THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAN. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN.

BRUN LONG, L.S.

1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN.



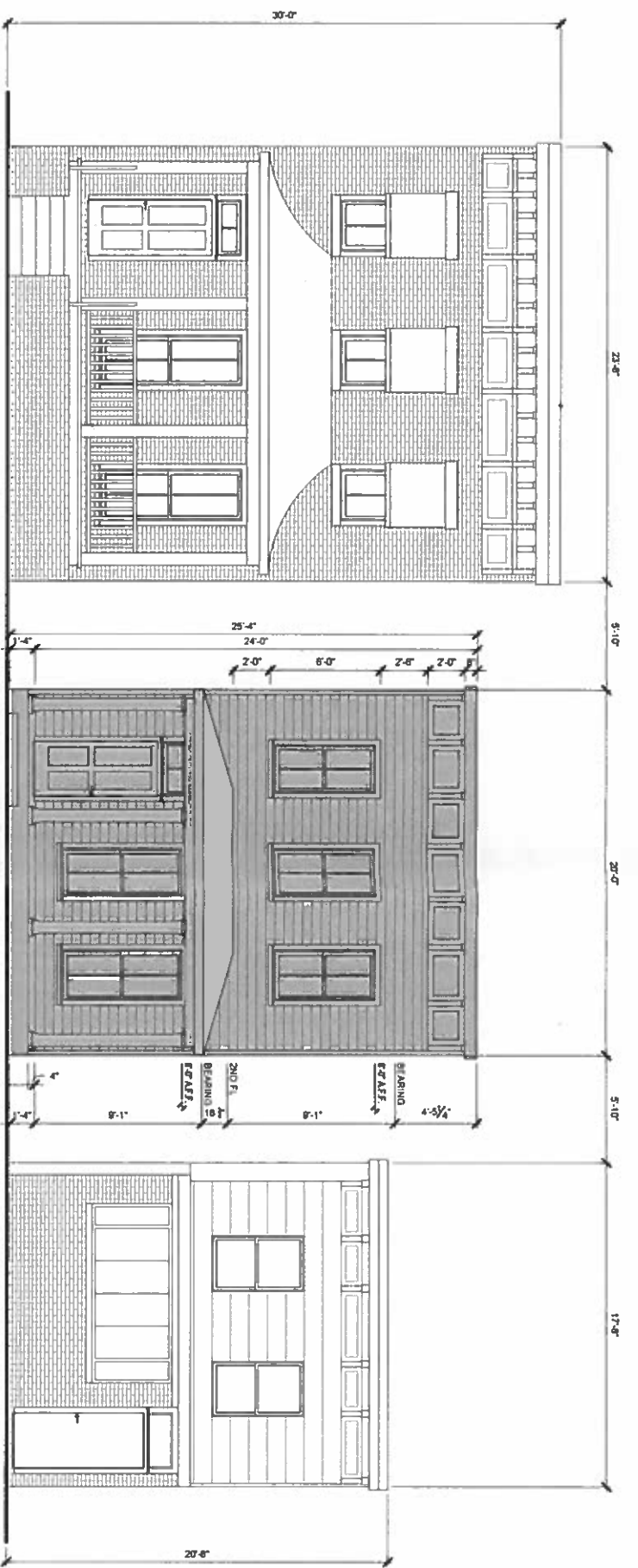
3420 PUMP RD SUITE 169
 RICHMOND, VA 23233

dvk5f@yahoo.com
 804-991-4111

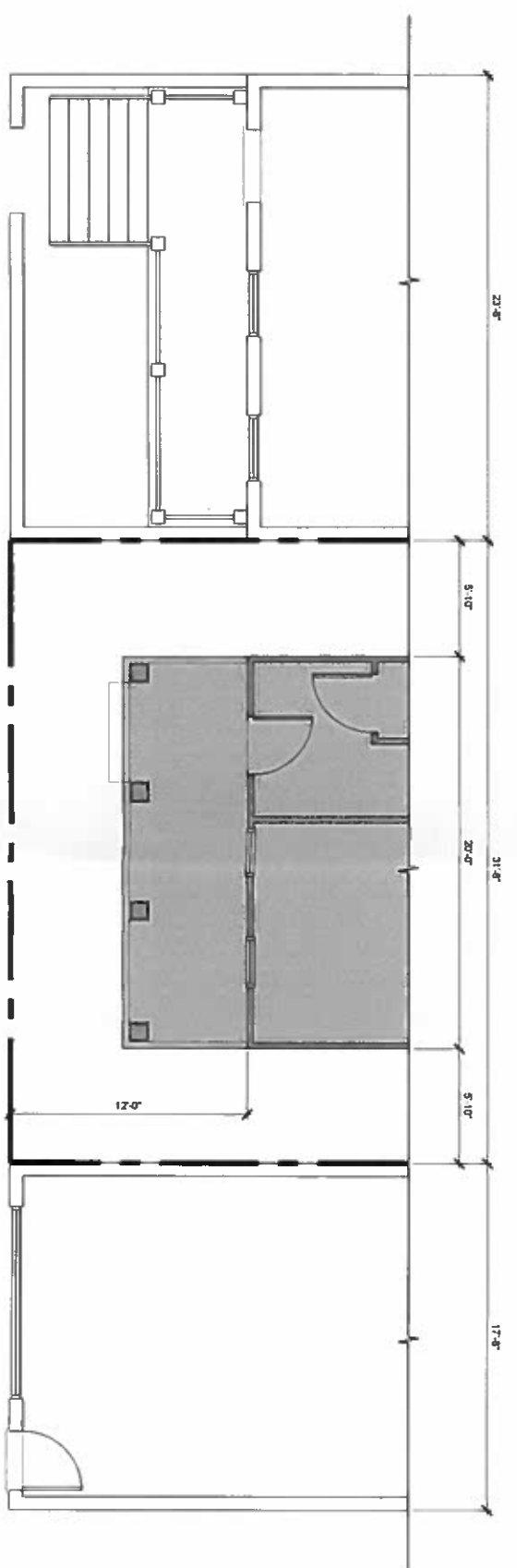
TWO-FAMILY RESIDENCE AT
2310 - 2310 1/2 VENABLE STREET
 RICHMOND, VA 23223

DATE: 04.27.17

T1



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



CONTEXT SETBACK PLANS
SCALE: 1/4"=1'-0"

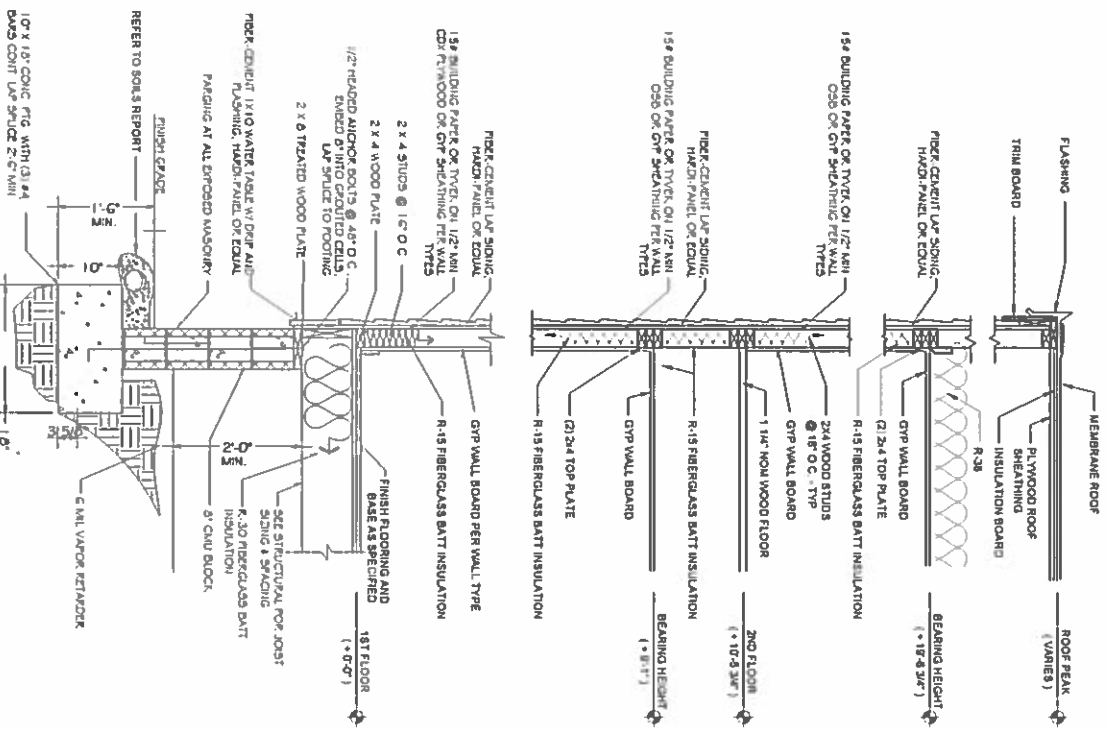
EVOLVE
DEVELOPMENT INC

3420 PUMP RD SUITE 169
RICHMOND, VA 23233
dvk5f@yahoo.com
804-991-4111

TWO-FAMILY RESIDENCE AT
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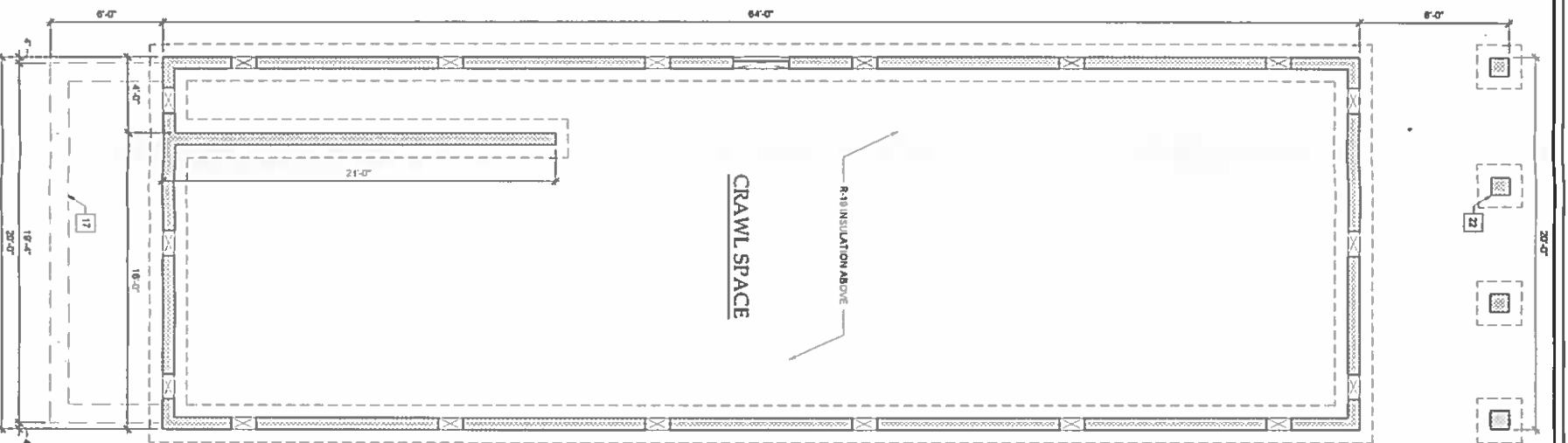
DATE: 04.27.17
C-1

- ARCHITECTURAL KEY NOTES** 1
- NOTE 7. CONTINUOUS SHEATHING FOR ALL WALL BRACING, INCLUDING CORNERS BY DOORS AND WINDOWS**
1. FOUNDATION: CAU FINISHED WITH PARING SEE WALL DETAIL 1/A.1 FOR ADDITIONAL INFORMATION.
 2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
 3. RAILING: RICHMOND RAIL, PAINTED
 4. FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED
 5. PORCH ROOFING: MEMBRANE, BLACK FINISH
 6. WINDOWS: S/DL. SEE WINDOW SCHEDULE
 7. DOORS: PAINTED FIBERGLASS-SEE DOOR SCHEDULE
 8. FASCIA BOARDS: FIBER CEMENT (HARDPANEL MATERIAL OR EQUAL)
 9. CORRIBELS: PAINTED WOOD
 10. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
 11. REAR PORCH STRUCTURE: PRESSURE TREATED STRAINED, VERTICAL, 6x6 POSTS
 12. WOOD STEPS & RAILING: RICHMOND STYLE
 13. 18" X 24" ATTIC VENT
 14. SIMPSON HDU18 HOLD DOWN
 15. UPPER ROOF- MEMBRANE ROOF OVER 1/2" OSB
 16. TURNED DOWN PORCH FOUNDATION: PARGED TO MATCH FOUNDATION, 12" CONTINUOUS CONCRETE FOOTING, 18" BELOW GRADE MIN. (2) # 4 REBAR HORIZONTAL
 17. CRAWL SPACE ACCESS PANEL
 18. CRAWL SPACE ACCESS PANEL
 19. 12" X 12" BRICK COLUMN
 20. WOOD LATHICE PANEL
 21. PORCH PERIMETER 12" BRICK PIER, 24X24X12 CONCRETE FOOTING
 22. (1) # 4 REBAR HORIZONTAL, (2) # 4 REBAR VERTICAL, GROUT SOLID.



TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

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



ROOF PLAN

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

A-1

DATE: 04.27.17

TWO-FAMILY RESIDENCE AT
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 804-991-4111

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| WINDOW SCHEDULE | | | | | | | | | |
|-----------------|-----|---------|-------|------------|-------|--------|-----|-------------|---------------------------------|
| # | QTY | FINISH | SIZE | DIMENSIONS | WIDTH | HEIGHT | R/O | DESCRIPTION | COMMENTS |
| W01 | 1 | 264 LDI | 30X48 | 30" x 48" | 30" | 48" | 1/2 | DOUBLE HUNG | TRANSOM WINDOW ABOVE ENTRY DOOR |
| W02 | 3 | 265 DDH | 30X66 | 30" x 66" | 30" | 66" | 1/2 | DOUBLE HUNG | |
| W03 | 3 | 301 4FX | 36X16 | 36" x 16" | 36" | 16" | 1/2 | FIXED GLASS | |
| W04 | 3 | 264 LDI | 30X48 | 30" x 48" | 30" | 48" | 1/2 | DOUBLE HUNG | |
| W05 | 2 | 265 DDH | 30X72 | 30" x 72" | 30" | 72" | 1/2 | DOUBLE HUNG | |
| W06 | 2 | 301 4FX | 36X16 | 36" x 16" | 36" | 16" | 1/2 | FIXED GLASS | TRANSOM WINDOW ABOVE ENTRY DOOR |
| W07 | 5 | 265 DDH | 30X66 | 30" x 66" | 30" | 66" | 1/2 | DOUBLE HUNG | |
| W08 | 2 | 265 DDH | 30X66 | 30" x 66" | 30" | 66" | 1/2 | DOUBLE HUNG | |
| W09 | 1 | 401 6FX | 48X18 | 48" x 18" | 48" | 18" | 1/2 | FIXED GLASS | |
| W10 | 1 | 401 6FX | 48X18 | 48" x 18" | 48" | 18" | 1/2 | FIXED GLASS | |

ALL WINDOWS TO BE S/D.

| DOOR SCHEDULE | | | | | | | | | |
|---------------|-----|--------|------|------------|-------|--------|-----|-------------|--|
| # | QTY | FINISH | SIZE | DIMENSIONS | WIDTH | HEIGHT | R/O | DESCRIPTION | COMMENTS |
| D01 | 5 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | |
| D02 | 2 | 302 C | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | COVERED AS REQUIRED FOR EQUIPMENT |
| D03 | 1 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | |
| D04 | 2 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | |
| D05 | 1 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | |
| D06 | 2 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | |
| D07 | 2 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | |
| D08 | 2 | 302 C | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | EXTERIOR FIBERGLASS COVERED AS REQUIRED FOR EQUIPMENT |
| D09 | 1 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | |
| D10 | 1 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | |
| D11 | 3 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | |
| D12 | 1 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | |
| D13 | 1 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | |
| D14 | 1 | 245 F | 36 | 36" x 80" | 36" | 80" | 1/2 | PAINT DOOR | EXTERIOR FIBERGLASS |

ARCHITECTURAL KEY NOTES: 1

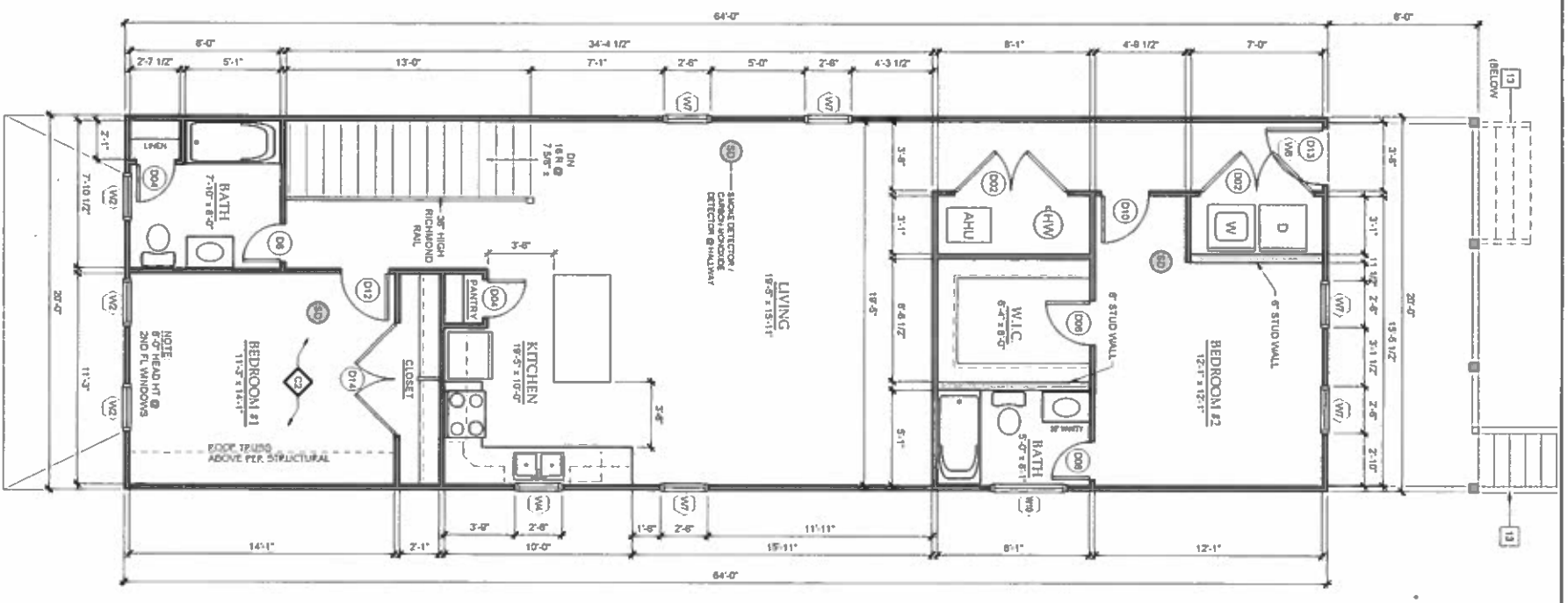
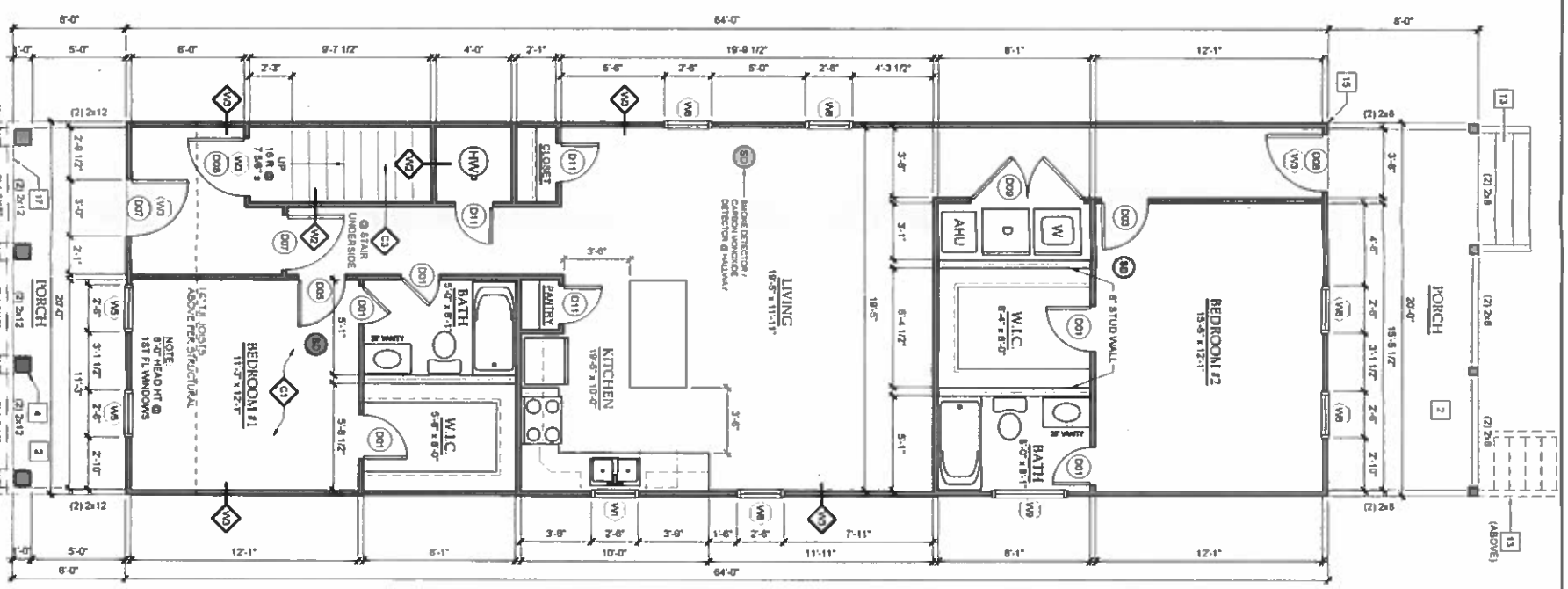
- NOTE: 7 CONTINUOUS SHEATHING FOR ALL WALL BRACING, INCLUDING CORNERS BY DOORS AND WINDOWS
- FOUNDATION: CMU FINISHED WITH PARPING SEE WALL DETAIL 1/A1 FOR ADDITIONAL INFORMATION.
 - FRONT PORCH FLOORING AND TRIM: PARPING SEE WALL DETAIL 1/A1 FOR ADDITIONAL INFORMATION.
 - FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED
 - WINDOWS: S/DL - SEE WINDOW SCHEDULE
 - DOORS: PAINTED FIBERGLASS-SEE DOOR SCHEDULE
 - SIDING AND TRIM: FIBER-CEMENT (PANEL/MATERIAL OR EQUAL)
 - ROOF: ASPH/FLT - FIBER-CEMENT (PANEL/MATERIAL OR EQUAL)
 - COBBLES: PAINTED
 - ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
 - REAR PORCH STRUCTURE: PRESSURE TREATED STAMMED, VERTICAL 6X6 POSTS
 - WOOD STEPS & RAILING: RICHMOND STYLE
 - 18" X 24" ATTIC VENT
 - SIMPSON-HOUZ HOLD DOWN
 - UPPER ROOF: MEMBRANE ROOF OVER 1/2" CSB
 - TURNED DOWN PORCH FOUNDATION: PARGED TO MATCH FOUNDATION, 12" CONTINUOUS CONCRETE FOOTING, 18" BELOW GRADE MIN. (2) # 4 REBAR HORIZONTAL.
 - CRAWL SPACE ACCESS PANEL
 - WOOD LATTICE COLUMN
 - 8" X 18" FOUNDATION VENT
 - PORCH PIER: 12" X 12" BRICK PIER, 24" X 24" CONCRETE FOOTING.
 - PORCH PIER: 12" X 12" BRICK PIER, 24" X 24" CONCRETE FOOTING.
 - (3) # 4 REBAR HORIZONTAL, (2) # 4 REBAR VERTICAL, GROUT SOLID.

| WALL TYPE | PLAN DETAIL | DESCRIPTION | FINISH | ACoustic PROPERTIES |
|---|----------------|---|--------|------------------------|
| 4-2 | | 1/2" PERFORATED GYPSUM BOARD OVER 2" MINERAL WOOL INSULATION. 5/8" GYPSUM BOARD OVER 1" MINERAL WOOL INSULATION. 1/2" PERFORATED GYPSUM BOARD OVER 2" MINERAL WOOL INSULATION. 5/8" GYPSUM BOARD OVER 1" MINERAL WOOL INSULATION. | 1-HK | U37* |
| 4-3 | | 1/2" PERFORATED GYPSUM BOARD OVER 2" MINERAL WOOL INSULATION. 5/8" GYPSUM BOARD OVER 1" MINERAL WOOL INSULATION. 1/2" PERFORATED GYPSUM BOARD OVER 2" MINERAL WOOL INSULATION. 5/8" GYPSUM BOARD OVER 1" MINERAL WOOL INSULATION. | 1-HK | U30S U314 |
| FLOOR/CILING TYPE <th>SECTION DETAIL</th> <th>DESCRIPTION</th> <th>FINISH</th> <th>ACoustic PROPERTIES</th> | SECTION DETAIL | DESCRIPTION | FINISH | ACoustic PROPERTIES |
| 1-2 | | 1/2" PERFORATED GYPSUM BOARD OVER 2" MINERAL WOOL INSULATION. 5/8" GYPSUM BOARD OVER 1" MINERAL WOOL INSULATION. 1/2" PERFORATED GYPSUM BOARD OVER 2" MINERAL WOOL INSULATION. 5/8" GYPSUM BOARD OVER 1" MINERAL WOOL INSULATION. | 1-HK | LS114 (R.A. ACCORDING) |
| 1-3 | | 1/2" PERFORATED GYPSUM BOARD OVER 2" MINERAL WOOL INSULATION. 5/8" GYPSUM BOARD OVER 1" MINERAL WOOL INSULATION. 1/2" PERFORATED GYPSUM BOARD OVER 2" MINERAL WOOL INSULATION. 5/8" GYPSUM BOARD OVER 1" MINERAL WOOL INSULATION. | 1-HK | 1H2* 259 |

GENERAL NOTES: EXTERIOR WALLS AND 1/2" ALL UNPAINTED INTERIOR PARTITIONS TO BE ALL TYPE "W-1" UNLESS NOTED OTHERWISE. DIVISIONS ARE SHOWN TO FACE OF STUD

WALL TYPES

SCALE: 1" = 1'-0"



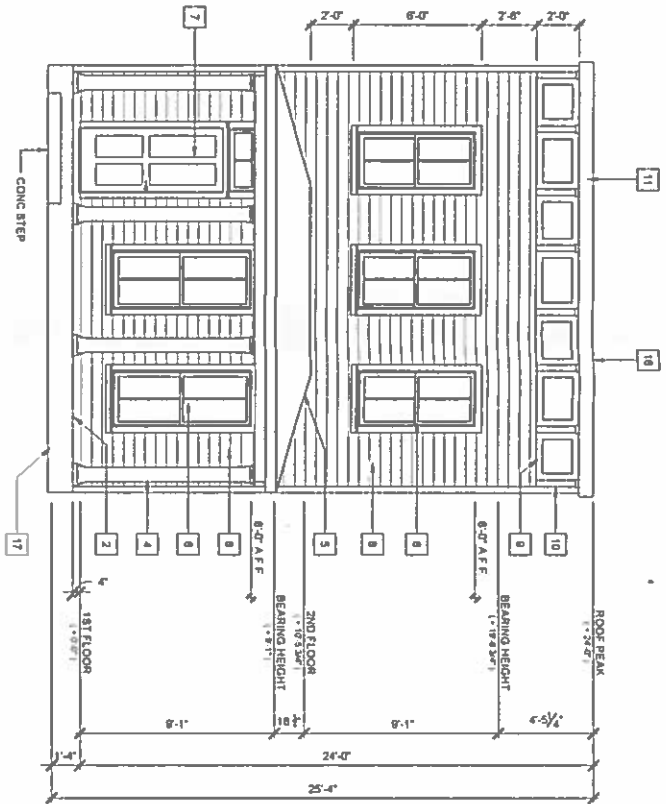
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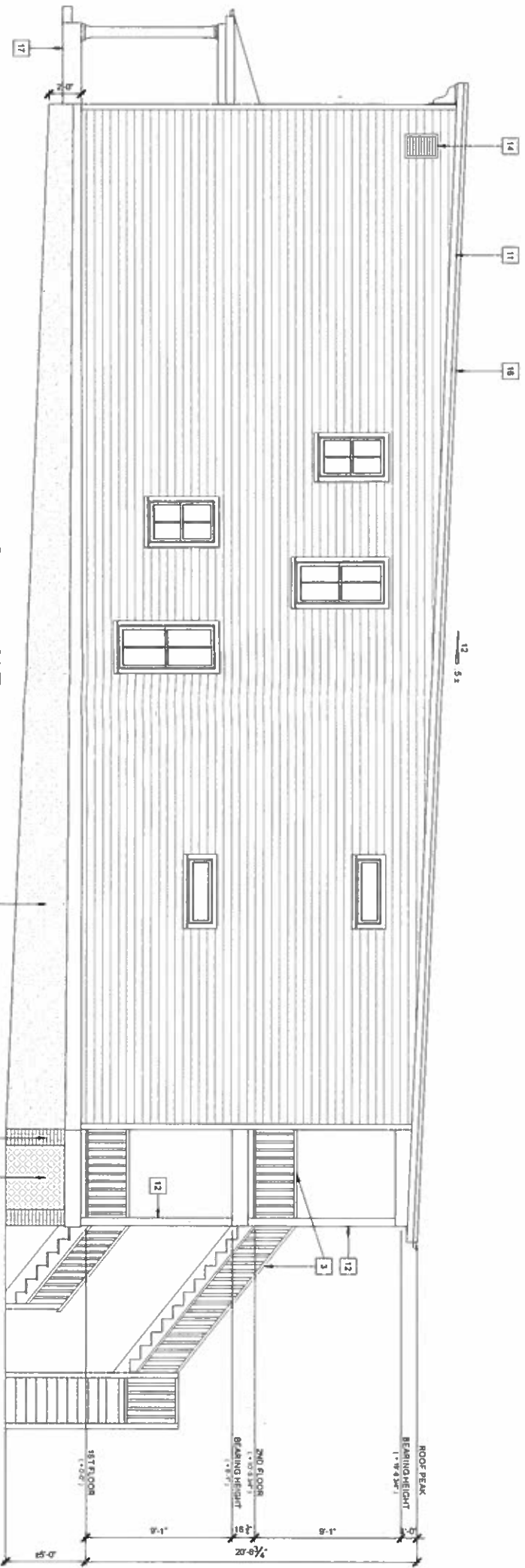
TWO-FAMILY RESIDENCE AT
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RICHMOND, VA 23223

DATE: 04/27/17
A-2

- ARCHITECTURAL KEY NOTES: 1
- NOTE: 2 CONTINUOUS SHEATHING FOR ALL WALL BRACING, INCLUDING CORNERS BY DOORS AND WINDOWS
1. FOUNDATION: GOLF FINISHED WITH PARING SEE WALL DETAIL 1/A.1 FOR ADDITIONAL INFORMATION.
 2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
 3. FRONT PORCH FLOORING: FIBERGLASS DOOR COLLUMS PAINTED
 4. FRONT COLUMNS: FIBERGLASS DOOR COLLUMS PAINTED
 5. PORCH ROOFING: METABANE, BLACK FINISH
 6. WINDOWS: SOL - SEE WINDOW SCHEDULE
 7. DOORS: PAINTED FIBERGLASS-SEE DOOR SCHEDULE
 8. SIDING AND TRIM: FIBER-CEMENT (HARD-PANEL, MATERIAL OR EQUAL)
 9. FASCIA BOARDS: FIBER-CEMENT (HARD-PANEL, MATERIAL OR EQUAL)
 10. CORBELS: PAINTED WOOD
 11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
 12. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED VERTICAL 6X6 POSTS
 13. WOOD STEPS & RAILING: RICHMOND STYLE
 14. 18" X 24" ATTIC VENT
 15. SHARSON HOUSE HOLD DOWN
 16. SHARSON HOUSE HOLD DOWN ROOF OVER 1/2" OSB
 17. TURNED DOWN PORCH FOUNDATION: PARAGED TO MATCH FOUNDATION, 12" CONTINUOUS CONCRETE FOOTING, 1" BELOW GRADE MIN. (2) # 4 REBAR HORIZONTAL
 18. CRAWL SPACE ACCESS PANEL
 19. 12" X 12" BRICK COLUMN
 20. WOOD LATTICE PANEL
 21. 8" X 16" FOUNDATION VENT
 22. PORCH PIER: 12" X 12" BRICK PIER, 24X24X12 CONCRETE FOOTING, GROUT SOLID.
- (3) # 4 REBAR HORIZONTAL, (2) # 4 REBAR VERTICAL, GROUT SOLID.



FRONT ELEVATION
SCALE 1/4"=1'-0"



RIGHT ELEVATION
SCALE 1/4"=1'-0"

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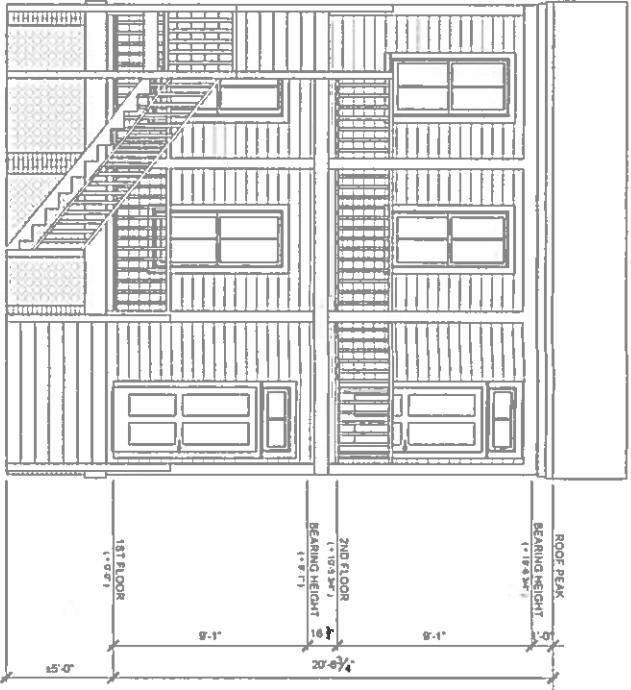
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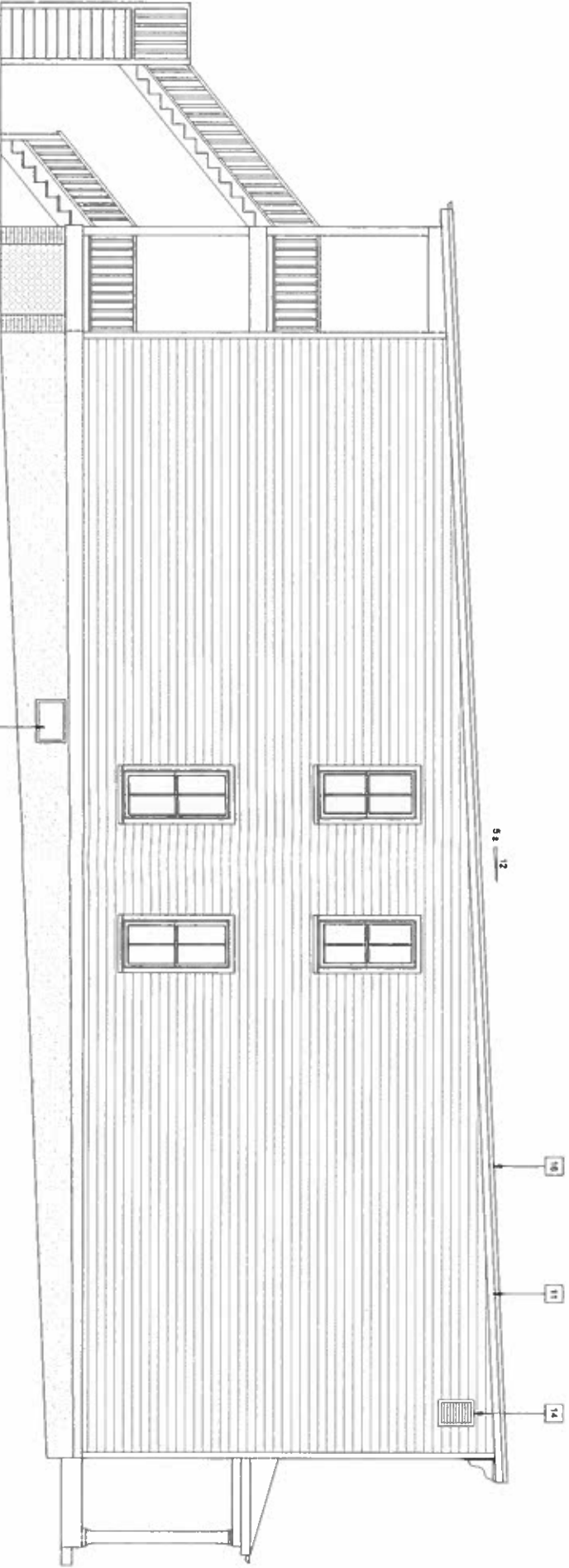
A-3

ARCHITECTURAL KEY NOTES: 1

- NOTE: 2" CONTINUOUS SHEATHING FOR ALL WALL BRACING, INCLUDING CORNERS BY DOORS AND WINDOWS
1. FOUNDATION: GUT-FINISHED WITH PARING SEE WALL DETAIL 1/A-1 FOR ADDITIONAL INFORMATION.
 2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
 3. FRONT PORCH FLOORING: FIBERGLASS DOOR COLUMNS PAINTED
 4. FRONT COLUMNS: FIBERGLASS DOOR COLUMNS PAINTED
 5. PORCH ROOFING: METABRIANE, BLACK FINISH
 6. WINDOWS: S.D.L. - SEE WINDOW SCHEDULE
 7. DOORS: PAINTED FIBERGLASS-SEE DOOR SCHEDULE
 8. SIDING AND TRIM: FIBER CEMENT (HARD-PANEL MATERIAL OR EQUAL)
 9. FASCIA BOARDS: FIBER CEMENT (HARD-PANEL MATERIAL OR EQUAL)
 10. CORBELS: PAINTED WOOD
 11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
 12. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 6X6 POSTS
 13. WOOD STEPS & RAILING: RICHMOND STYLE
 14. 18" X 24" ATTIC VENT
 15. SHIPSON HOUSE HOLD DOWN
 16. SHIPSON HOUSE HOLD DOWN: ROOF OVER 12" OSB
 17. TUBED DOWN PORCH FOUNDATION: MATCH TO FRONT FOUNDATION, 12" CONTINUOUS CONCRETE FOOTING, 1" BELOW GRADE MIN. (2) # 4 REBAR HORIZONTAL
 18. CRAWL SPACE ACCESS PANEL
 19. 12" X 12" BRICK COLUMN
 20. WOOD LATTICE PANEL
 21. 8" X 16" FOUNDATION VENT
 22. PORCH PIER: 12"X12" BRICK PIER, 24X24X12 CONCRETE FOOTING
 - (3) # 4 REBAR HORIZONTAL (2) # 4 REBAR VERTICAL, GROUT SOLID



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



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

EVOLVE
DEVELOPMENT INC

3420 PUMP RD SUITE 169
RICHMOND, VA 23233

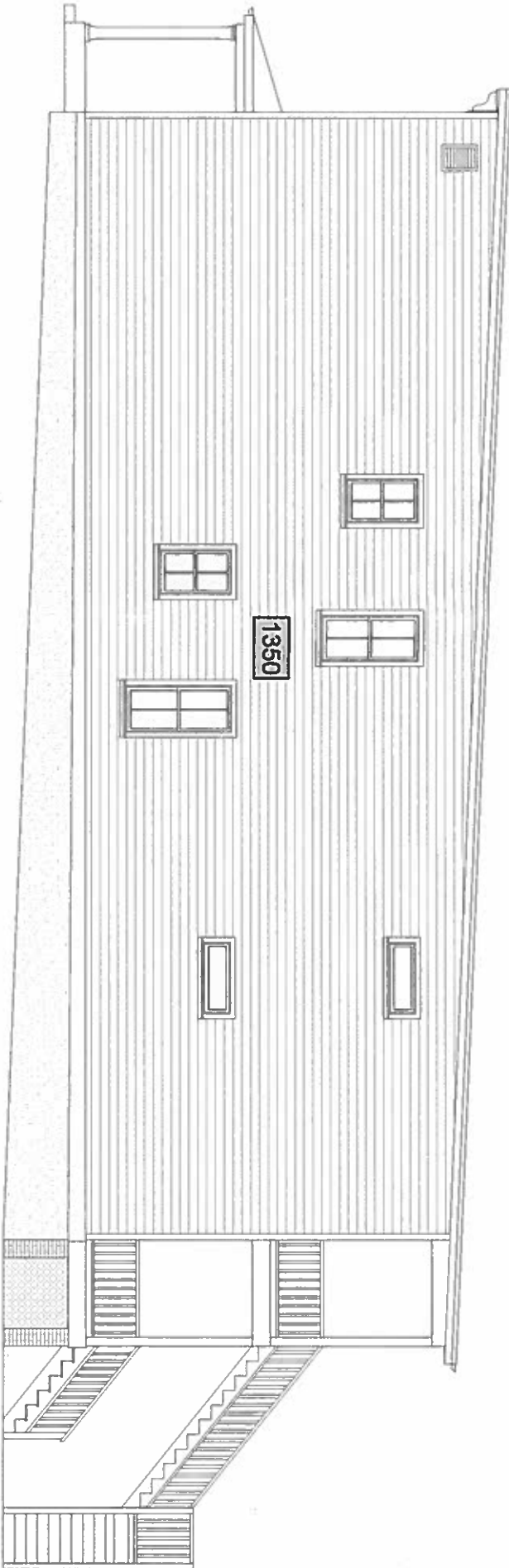
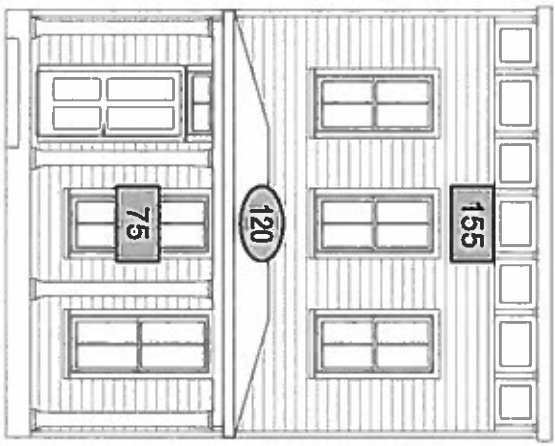
dvk5f@yahoo.com
804-991-4111

TWO-FAMILY RESIDENCE AT
2310 - 2310 1/2 VENABLE STREET
RICHMOND, VA 23223

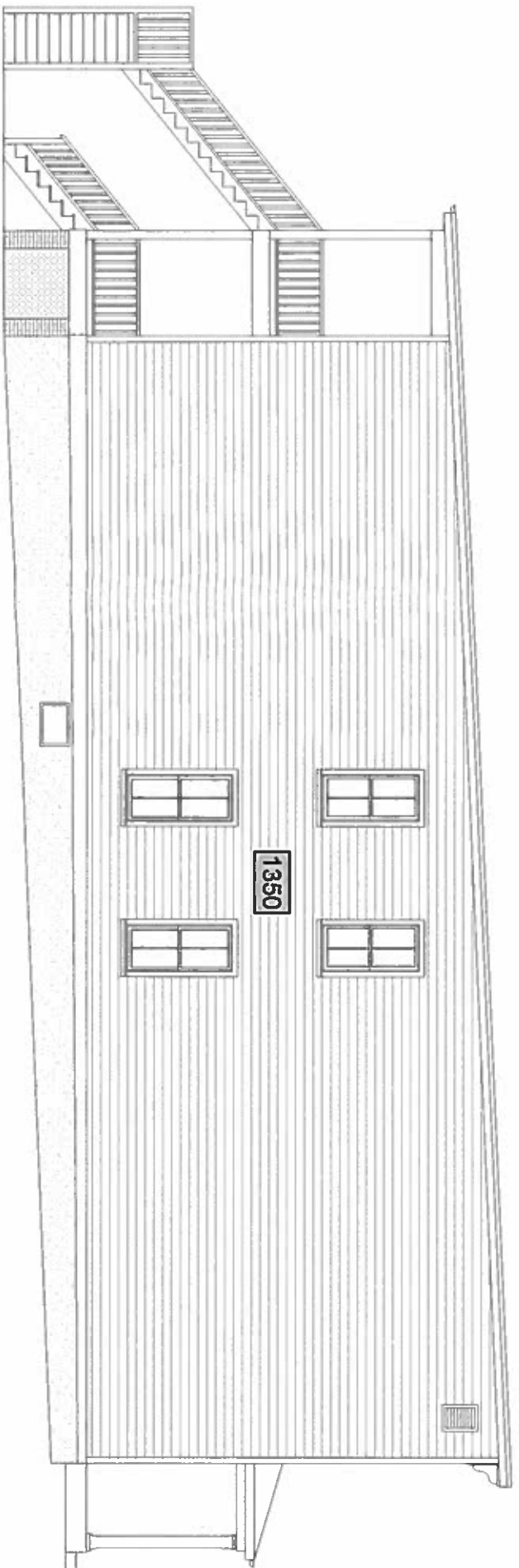
DATE: 04.27.17

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| | |
|------------|---------------|
| SIDING | 3,200 SQ. FT. |
| MAIN ROOF | 1,500 SQ. FT. |
| PORCH ROOF | 120 SQ. FT. |



RIGHT ELEVATION
SCALE 1/4"=1'-0"



LEFT ELEVATION
SCALE 1/4"=1'-0"

A-4

DATE: 04/27/17

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