



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 2100 m St Richmond 23223 DATE: 6/1/15

OWNER'S NAME: Evolve HLD, LLC

TEL NO.: 804-991-4111

AND ADDRESS: 3420 Pump Rd #169

EMAIL: DVK5F@YAHOO.COM

CITY, STATE AND ZIPCODE: Richmond, VA 23233

ARCHITECT/CONTRACTOR'S NAME: _____

TEL. NO.: _____

AND ADDRESS: _____

EMAIL: _____

CITY, STATE AND ZIPCODE: _____

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):
STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

Please see Attached

Signature of Owner or Authorized Agent: **X** Devin V. Weyner
Name of Owner or Authorized Agent (please print legibly): _____

(Space below for staff use only) _____

Received by Commission Secretary _____ APPLICATION NO. _____
DATE _____ SCHEDULED FOR _____

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

June 1, 2015

To whom it may concern,

Attached you will find proposed architectural plans for a new single family residence located at 2100 M st. This a revised design based on:

- Staff recommendations prior to the May 26th meeting
- Comments from the board during the May 26th
- Staff suggestions given during a private meeting after the May 26th CAR meeting

The house and the interior floor plan was designed to maximize the use and shape of the lot. Given the wide lot, the optimal floorplan requires a central entrance, which then results in a 5-bay design.

The front façade of the house has been adjusted from the previously submitted plans to better reflect a true 5-bay design vs. a 4-bay with a central door. The windows have been moved out away from the door. Columns no longer block the windows. The porch has been redesigned from a 5-bay porch to a 3-bay porch. The goal of the redesign was to bring form and style into better alignment and achieve better massing spacing and rhythm of the bays and the porch.

The roof truss system has been updated as well in order to achieve an architectural style more consistent with greek revival architecture. The cornice line now is a simple 14" freezeboard with crown moulding at the top. 2nd floor window head height has been adjusted to 8' from 7'6" in order to minimize the space between the top of the window and cornice line.

Additional updates based on Staff recommendations prior to May 26th meeting:

- Transom on the alley side (east side) has been removed.
 - The transoms on the west side are needed to allow natural light into both bathrooms and will not be visible from any public right of way
- 2 windows have been added to 2nd floor master bedroom on alley side
- Front door design has been updated to remove the lites in the door

Setback 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.

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

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

Siding Color will be a Hardie ColorPlus Palette Countrylane Red which is very close to Roycroft Copper Red from the CAR Paint Color Palette

Front Exterior Door will be painted 6-panel fiberglass doors. Color will be white.

Rear Exterior Doors will be painted fiberglass patio doors.

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

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

Porch roof will be EPDM, with a black finish.

Main structure roof will be membrane roofing over 5/8" osb.

Front Columns will be plain round with Tuscan base and cap. Please see attached sheet.

Rear yard will be enclosed with a fence on the alley side, stained in one of the approved solid colors.

For any additional questions prior to the CAR meeting in September, please feel free to contact me at 804-991-4111 or dvk5f@yahoo.com

Daniil V. Kleyman

Architectural Influence: 413 N. 28th



MW JEFFERSON®
300 DOUBLE HUNG



STANDARD FEATURES

- Low-maintenance cellular PVC exterior components ready to accept acrylic latex paints
- 4-9/16" jamb eliminates need for drywall work; custom jamb extensions to 8-9/16"
- Classic double hung design with traditional brick mould complements an array of architectural styles
- Paint-free all-sigyl sash fully added at the corners
- Energy-efficient Warm Edge Insulated Glass
- Low-maintenance cellular PVC exterior brick mould
- Both sashes tilt in and reverse for safe and easy cleaning of exterior glass
- Balance counter-balanced with quiet, adjustable springs for smooth up and down action
- Built weather-stripping at top, bottom and check rails for efficient performance and smooth, easy opening and closing

OPTIONS

Glass Options: Low-E, Low-E/Argon, Tinted, Low-E Tinted, Tempered and Obscure

Exterior Casings: 180 Brick Mould (standard), 3-1/4" Williamsburg, 3-1/2" Flat, 5-1/2" Flat or 4-1/2" Wide Back Band, Full Sill Nose

Balance Options: Compression standard, Easy-Tilt optional

Grille Options: Grille-between-the-glass (OBG) in flat 5/8", 7/8" styles, sculptured 5/8" and 1" contour styles, classic muntin bar appearance with 1-1/4" simulated-divided-lite (SDL)

Product Configurations: Twin, Side Lite, Stationary, Combinations, Bay & Box, Circle Head, Quarter Circle, Elliptical, Transoms, True Radius, Arches and a wide variety of architectural shapes

TESTING & PERFORMANCE DATA

Tested in accordance with ASTM standards; rated in accordance with International Residential Code; and witnessed by an independent AAMA accredited lab.

NFRC Thermal Performance:

	U Value ¹	R Value	SHGC ²	VLT ³
1/2" Clear	0.47	2.13	0.60	0.62
1/2" Low-E	0.34	2.94	0.35	0.53
1/2" Low-E/Argon	0.30	3.33	0.35	0.53

¹ Solar Heat Gain Coefficient ² Visible Light Transmission



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SINGLE-FAMILY RESIDENCE at 2100-2102 M STREET RICHMOND, VA 23223

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, & TYPICAL WALL SECTION
A-2	1ST FLOOR PLAN, 2ND FLOOR PLAN, SCHEDULES
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	SIDING & ROOF SQUARE FOOTAGE

BUILDING INFORMATION:

CONSTRUCTION CODE: VCC 2009, IRC 2009

CONSTRUCTION TYPE: V-B

BUILDING AREA (INCLUDING EXTERIOR WALL):

1ST FLOOR: 1,058 SF

2ND FLOOR: 1,200 SF

TOTAL: 2,258 SF

STORIES ABOVE GRADE: 2

HEIGHT ABOVE GRADE: 28'-4" +/-

USE GROUP: SINGLE-FAMILY

SPRINKLER SYSTEM: NO

FIRE DETECTION: YES, HARD-WIRED SMOKE DETECTION SYSTEM THROUGHOUT FIRE AREA.

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. Architect 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, latest editions, to 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 in 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 exposed to potential 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 rubbish caused by construction and will remove it from the site in a timely fashion or as directed by the owner. Upon completion of the project, the contractor shall remove all remaining 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:

Protect products during all stages of handling to prevent damage. Comply with all requirements of specified 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.

Keep exits, exit lighting, fire protection and life safety devices operational during construction. Keep means of egress clear of all tools, materials and debris.

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.

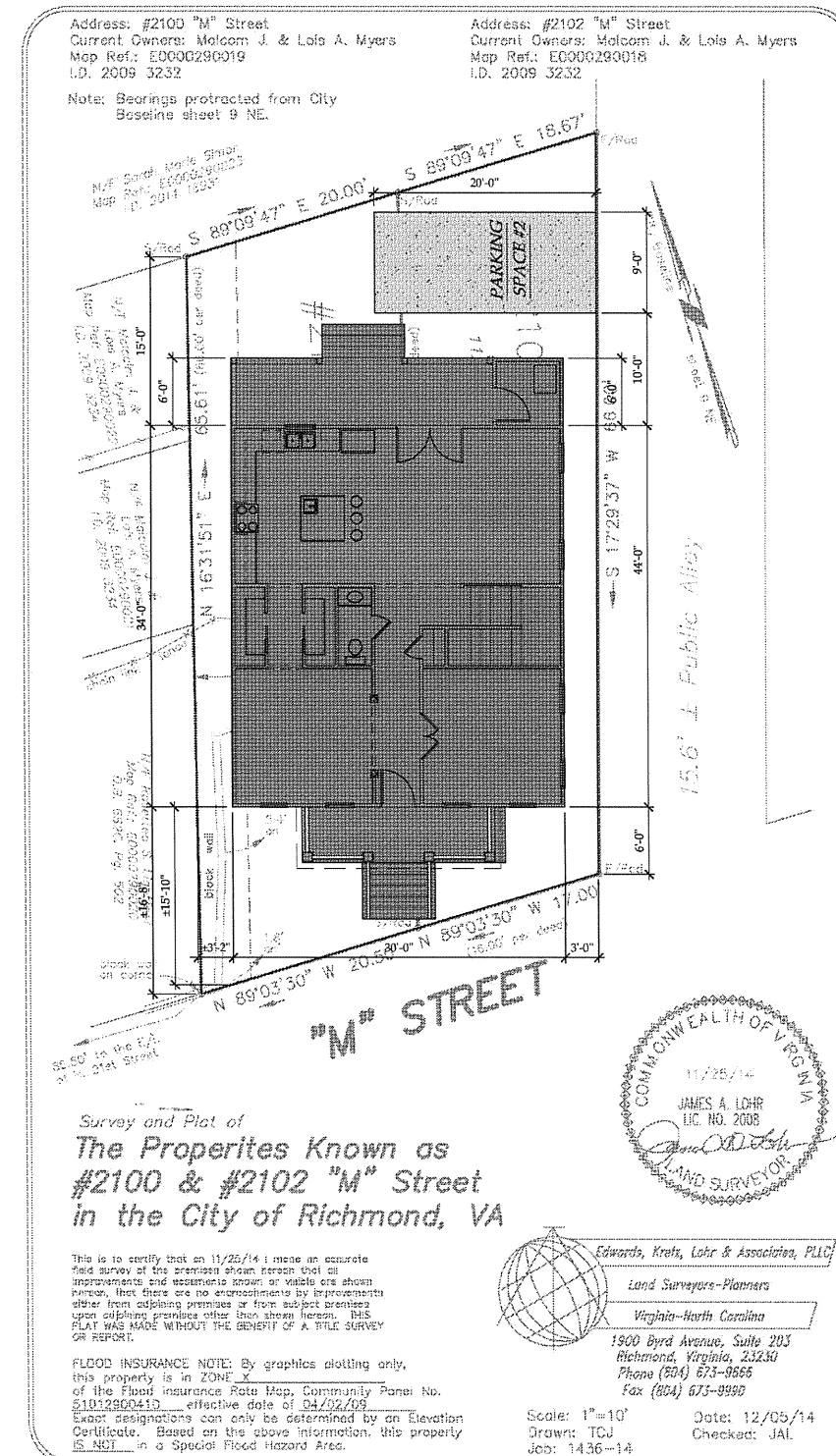
Wall partitions, unless noted otherwise, shall be located as dimensioned and shown on the construction plans and details. Dimensions are to faces of finished partitions. Actual partition thicknesses are used. Contractor shall verify dimensions. All vertical dimensions are given from top of finished flooring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

Contractor shall prepare concrete floors, if applicable, to be a smooth uniform surface. All floor anchors and penetrations 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 clear 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.

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



EVOLVE
DEVELOPMENT INC

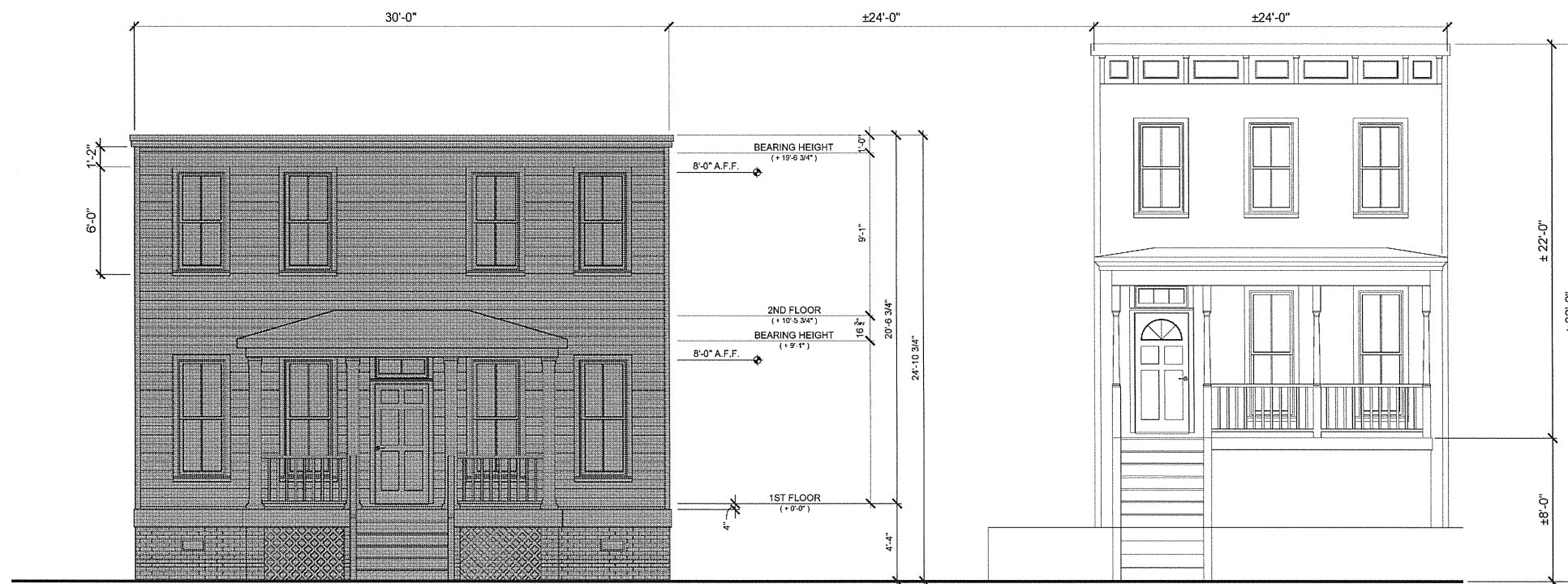
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DATE: 06-03-15

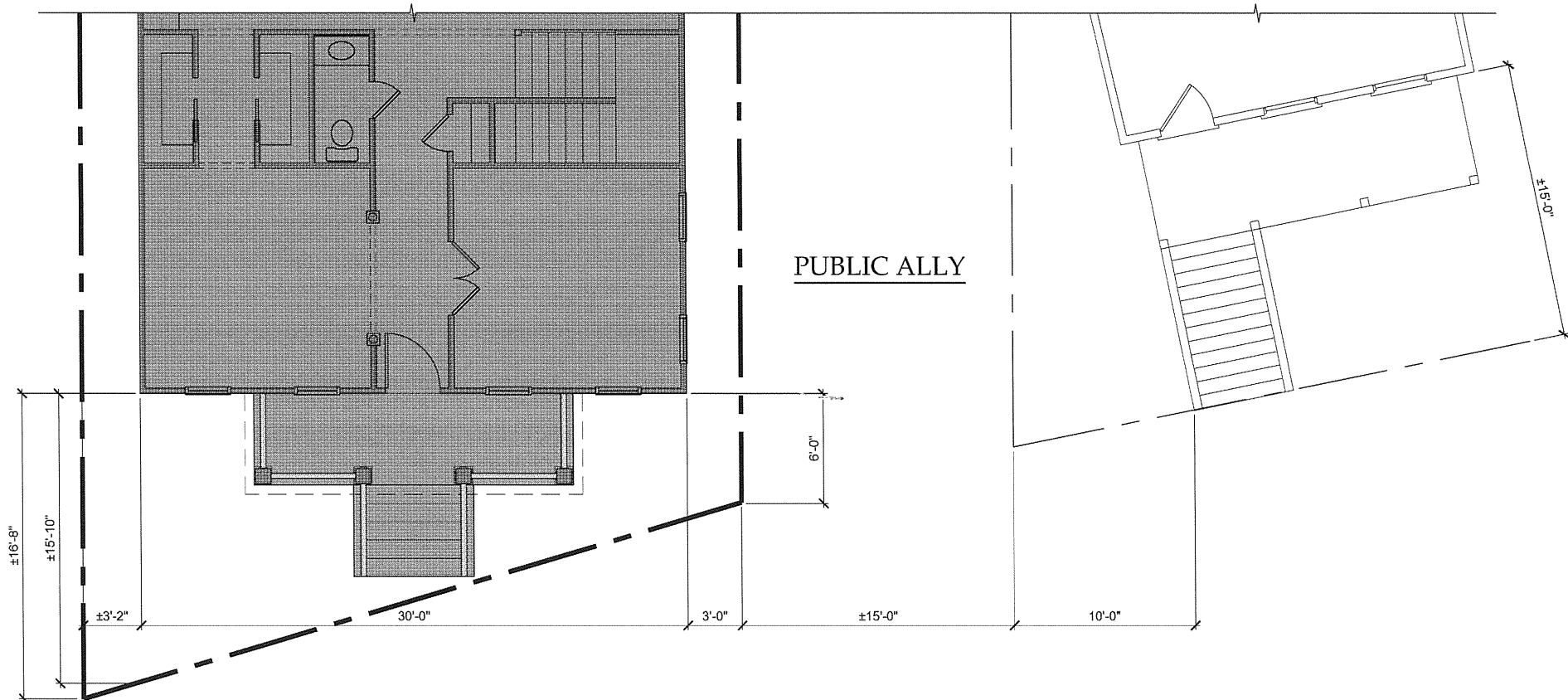
T1



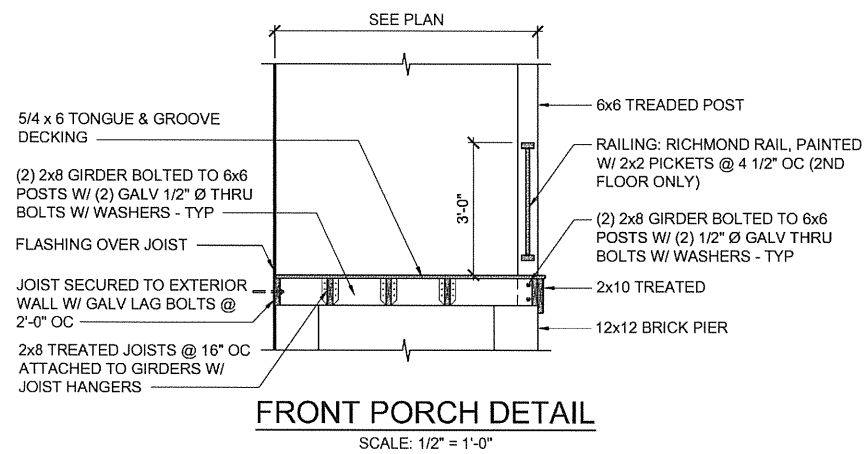
2100 - 2102 St
PROPOSED

PUBLIC ALLY

2104 M ST
EXISTING



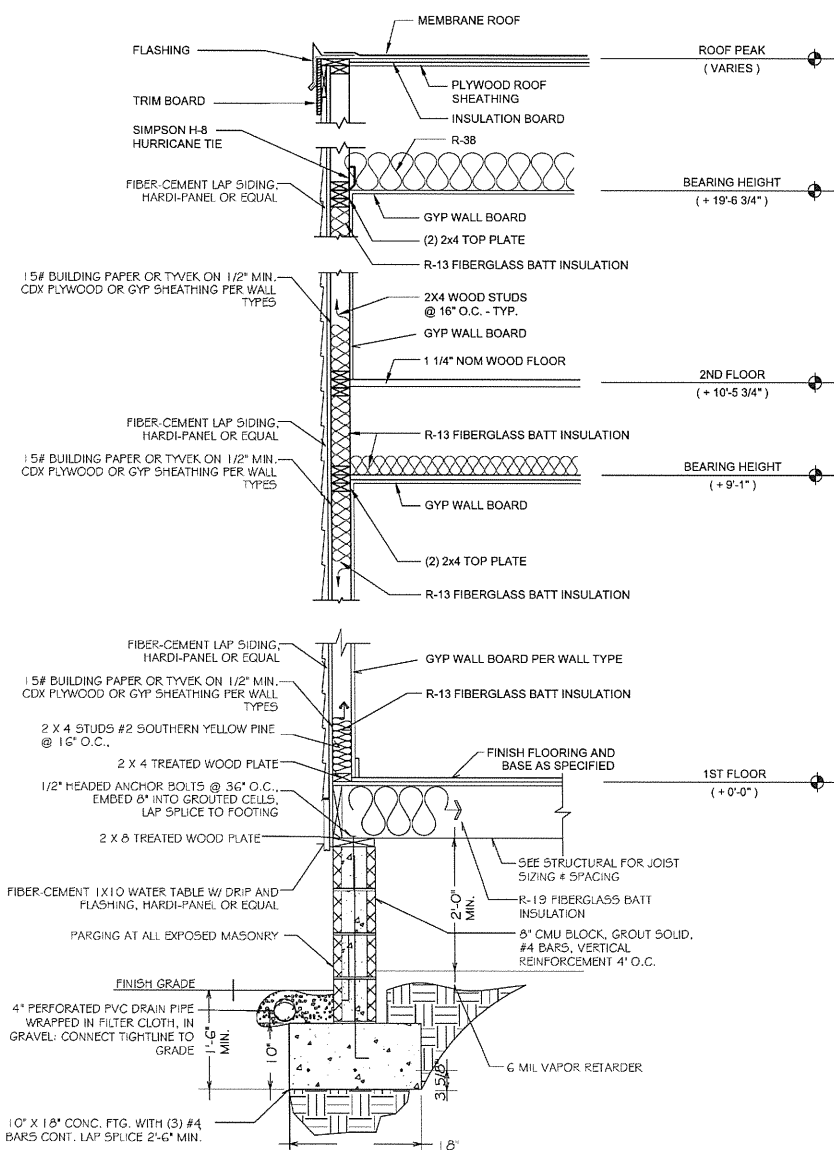
CONTEXT SETBACK PLANS & ELEVATIONS
SCALE: 1/4"=1'-0"



ARCHITECTURAL KEY NOTES: 1

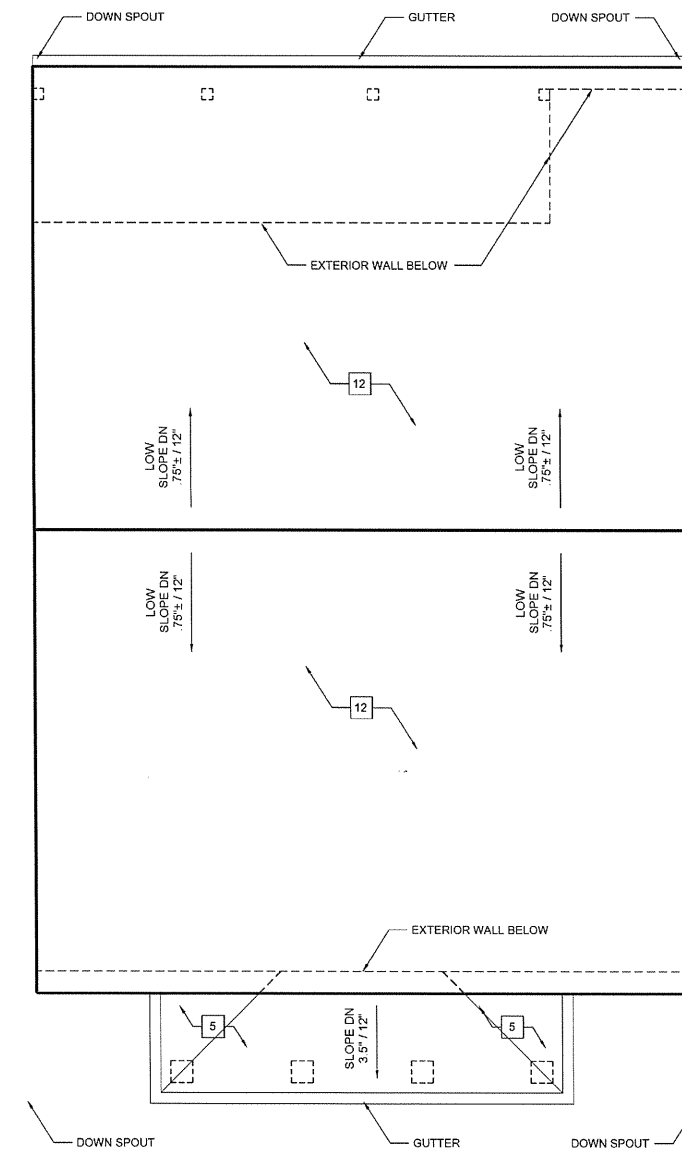
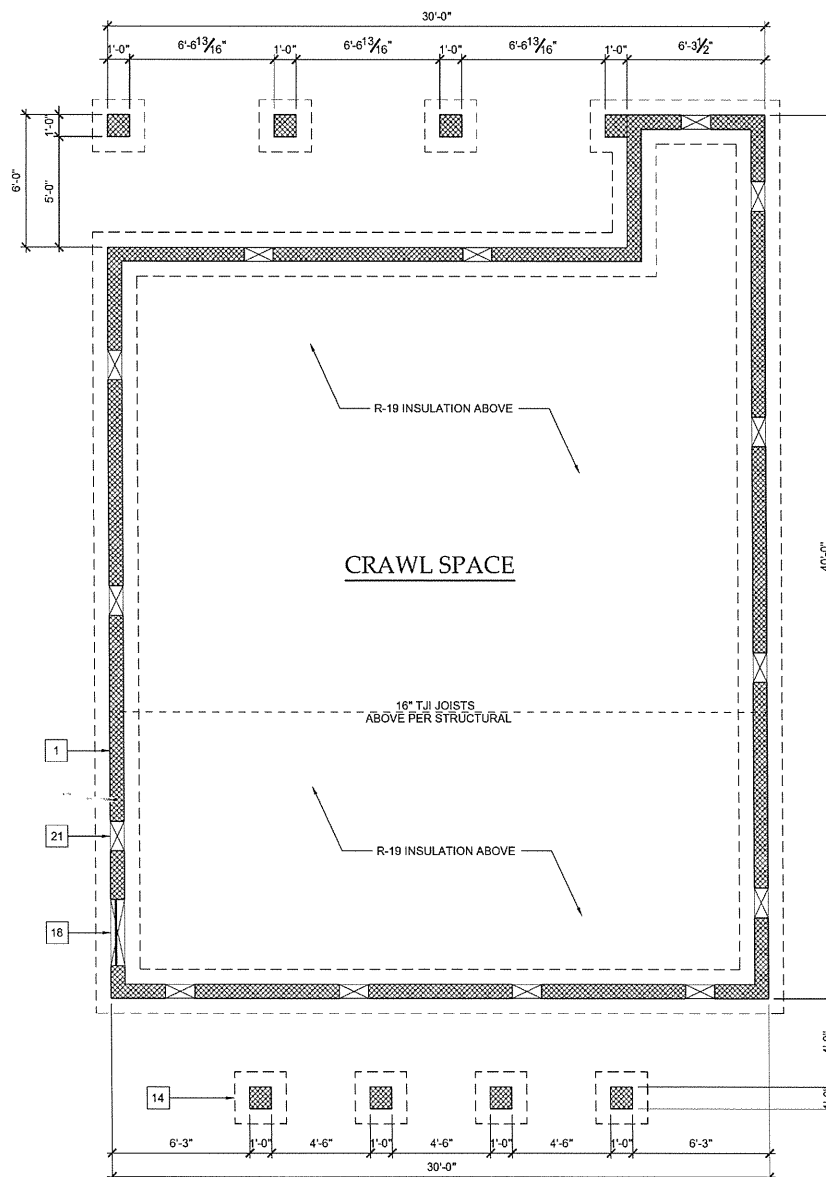
NOTE: 2' CONTINUOUS SHEATHING FOR ALL WALL BRACING, INCLUDING CORNERS BY DOORS AND WINDOWS

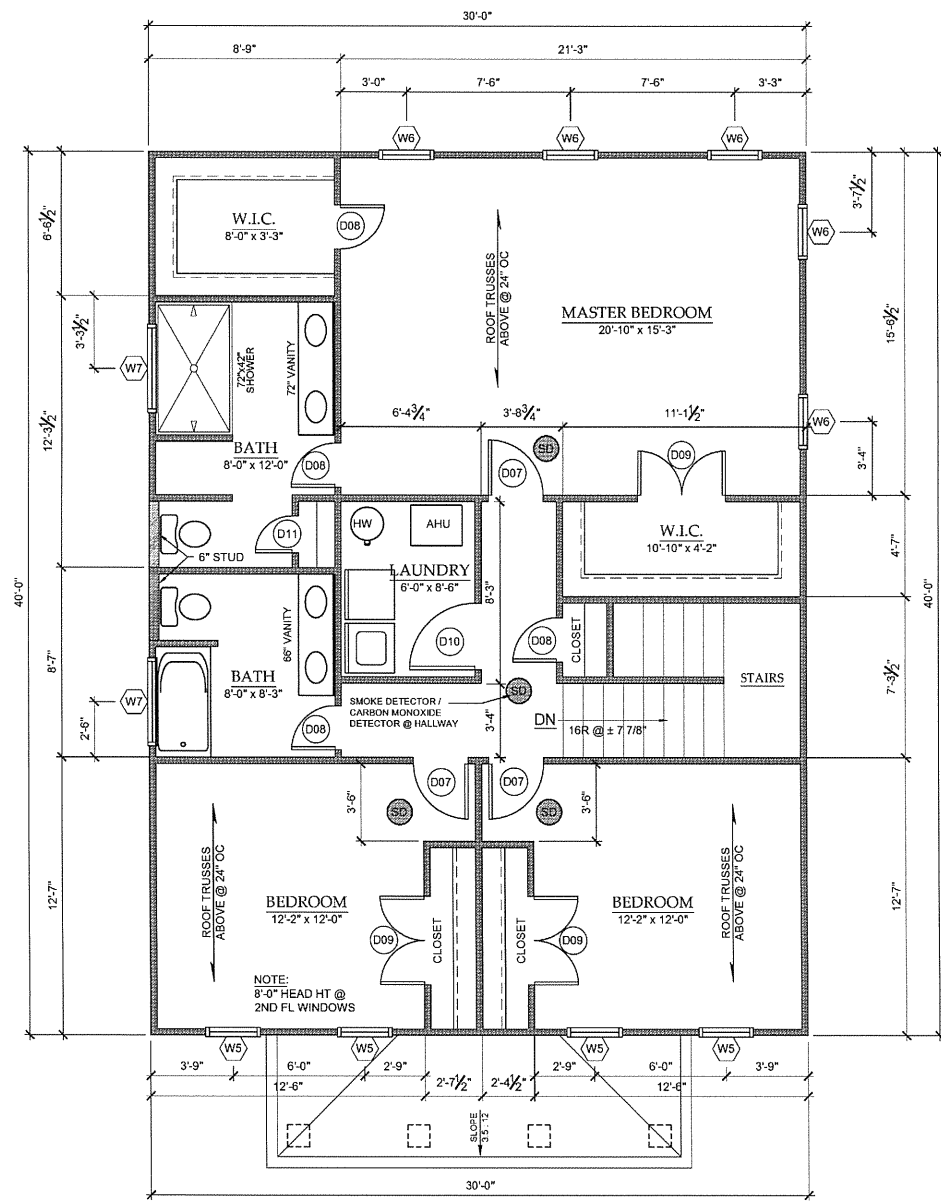
1. FOUNDATION: CMU FINISHED WITH PARING SEE WALL DETAIL A-1 FOR ADDITIONAL INFORMATION.
2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED, 4X4 INTERIOR POST
5. PORCH ROOFING: MEMBRANE, BLACK FINISH
6. WINDOWS: WHITE VINYL- DOUBLE PANE- SEE WINDOW SCHEDULE
7. DOORS: PAINTED FIBERGLASS-SEE DOOR SCHEDULE
8. SIDING AND TRIM: FIBER-CEMENT (HARDIPANEL MATERIAL OR EQUAL)
9. FASCIA BOARDS: FIBER-CEMENT (HARDIPANEL MATERIAL OR EQUAL)
10. WOOD STEPS & RAILING: RICHMOND STYLE
11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
12. UPPER ROOF: MEMBRANE ROOF OVER 5/8" OSB
13. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 6X6 POSTS
14. PORCH PIER: 12"X12" BRICK PIER, 24X24X12 CONCRETE FOOTING, (3) # 4 REBAR HORIZONTAL, (2) #4 REBAR VERTICAL, GROUT SOLID.
15. WOOD LATTICE PANEL
16. UPPER ROOF: MEMBRANE ROOF OVER 1 HR FIRE RATED PLYWOOD, 4'-0" FROM SEPARATION WALL - EACH SIDE
17. UNIT SEPARATION WALL - SEE DETAIL ON A-1
18. CRAWL SPACE ACCESS PANEL
19. 12" x 12" BRICK COLUMN
20. 18" x 24" ATTIC VENT
21. 8" x 16" FOUNDATION VENT
22. SIMPSON HDUB HOLD DOWN



TYPICAL WALL SECTION

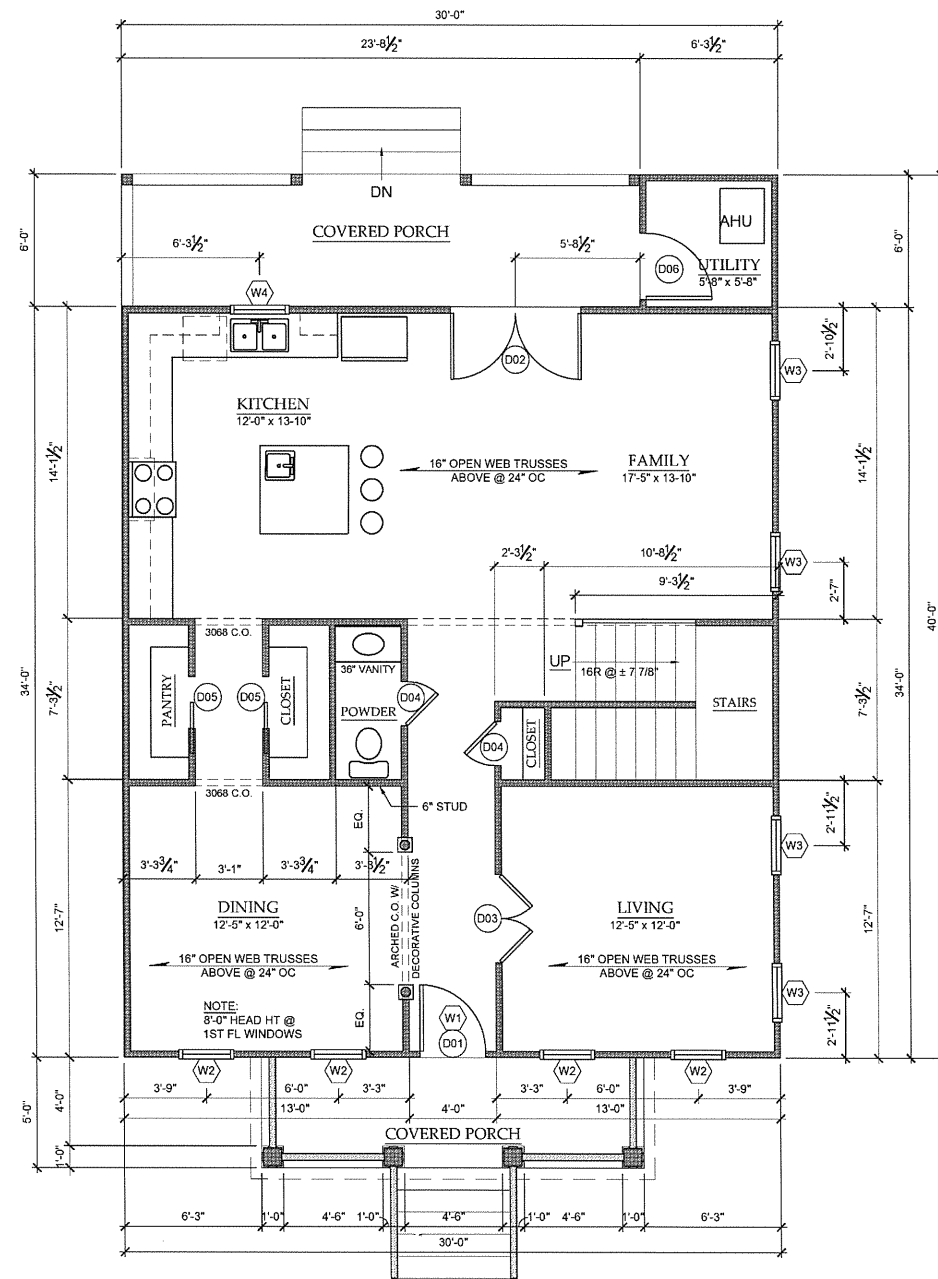
SCALE: 1/2" = 1'-0"





SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE										
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	COMMENTS	
D01	1	1	30GA	36"X60"X1 3/4"	36"	80"	37X91 1/2	EXT. 2 PANEL 2 GLASS	EXTERIOR FIBERGLASS W/ LIGHT PER ELEVATION	
D02	1	1	(1) 30GA	36"X60"X1 3/4"	36"	80"	74X91 1/2	EXT. FRENCH DOOR	(2) EXTERIOR FRENCH DOORS	
D03	1	1	(2) 20GA	24"X60"X1 3/8"	24"	80"	49X91 1/2	INT. FRENCH DOOR	(2) INTERIOR FRENCH DOORS	
D04	2	1	20GA	24"X60"X1 3/8"	24"	80"	25X91 1/2	1/2 PANEL DOOR		
D05	2	1	24GA	24"X60"X1 3/8"	24"	80"	29X91 1/2	1/2 PANEL DOOR	POCKET DOOR	
D06	1	1	30GA	36"X60"X1 3/4"	36"	80"	37X91 1/2	EXT. 2 PANEL DOOR		
D07	3	2	26GA	30"X60"X1 3/8"	30"	80"	31X91 1/2	1/2 PANEL DOOR		
D08	4	2	20GA	24"X60"X1 3/8"	24"	80"	25X91 1/2	1/2 PANEL DOOR		
D09	3	2	(2) 20GA	24"X60"X1 3/8"	24"	80"	49X91 1/2	1/2 PANEL DOOR		
D10	1	2	30GA	36"X60"X1 3/4"	36"	80"	37X91 1/2	1/2 PANEL DOOR		
D11	1	2	12GA	20"X60"X1 3/8"	20"	80"	21X91 1/2	1/2 PANEL DOOR		



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE										
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	COMMENTS	
W01	1	1	30 14FX	36"X1 6"FX	36"	16"	37X17 1/2	1/2 FIXED GLASS	TRANSOM WINDOW ABOVE ENTRY DOOR	
W02	4	1	26G6DH	30"X76"DH	30"	76"	31X79 1/2	1/2 DOUBLE HUNG		
W03	4	1	26G6DH	30"X76"DH	30"	76"	31X79 1/2	1/2 DOUBLE HUNG		
W04	1	1	26 11DH	30"X48 3/4"DH	30"	48 3/4"	31X50 1/4	1/4 DOUBLE HUNG		
W05	4	2	26G6DH	30"X66"DH	30"	66"	31X67 1/2	1/2 DOUBLE HUNG		
W06	5	2	26G6DH	30"X66"DH	30"	66"	31X67 1/2	1/2 DOUBLE HUNG		
W07	2	2	4016FX	48"X1 6"FX	48"	16"	49X19 1/2	1/2 FIXED GLASS		

ALL WINDOWS TO BE WHITE VINYL, MW JEFFERSON 300 SERIES

ARCHITECTURAL KEY NOTES: 1

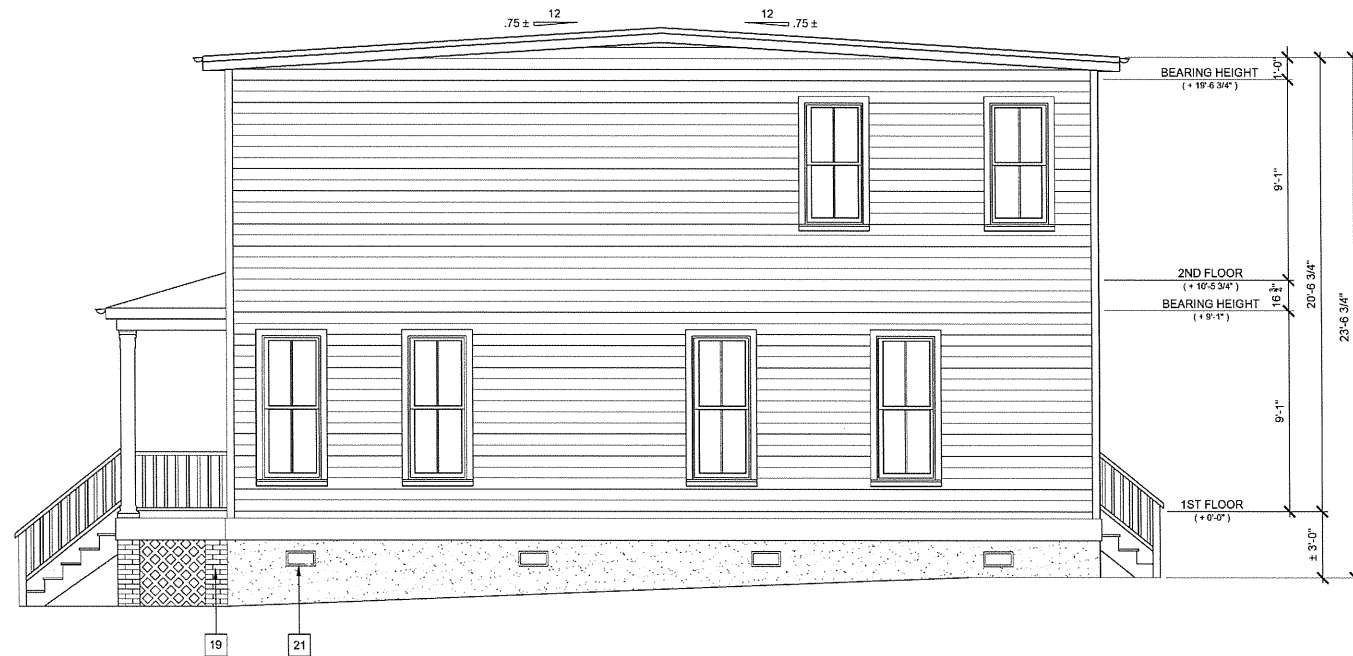
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2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED, 4X4 INTERIOR POST
5. PORCH ROOFING: MEMBRANE, BLACK FINISH
6. WINDOWS: WHITE VINYL- DOUBLE PANE- SEE WINDOW SCHEDULE
7. DOORS: PAINTED FIBERGLASS-SEE DOOR SCHEDULE
8. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
9. FASCIA BOARDS: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
10. WOOD STEPS & RAILING: RICHMOND STYLE
11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
12. UPPER ROOF: MEMBRANE ROOF OVER 1/2" OSB
13. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 6X6 POSTS
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22. SIMPSON HDU8 HOLD DOWN



FRONT ELEVATION

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



RIGHT ELEVATION

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

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DATE: 06-03-15

A-3

ARCHITECTURAL KEY NOTES: 1

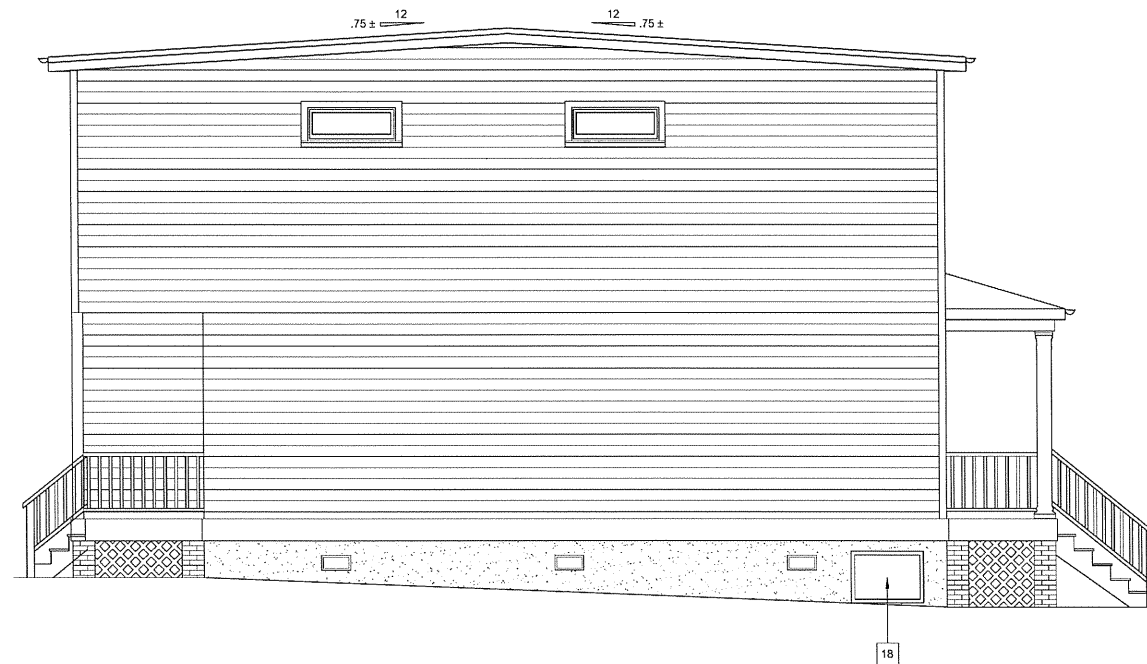
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REAR ELEVATION

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



LEFT ELEVATION

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

SIDING	2,315 SQ. FT.
MAIN ROOF	1,260 SQ. FT.
PORCH ROOF	120 SQ. FT.



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



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



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



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

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A-5