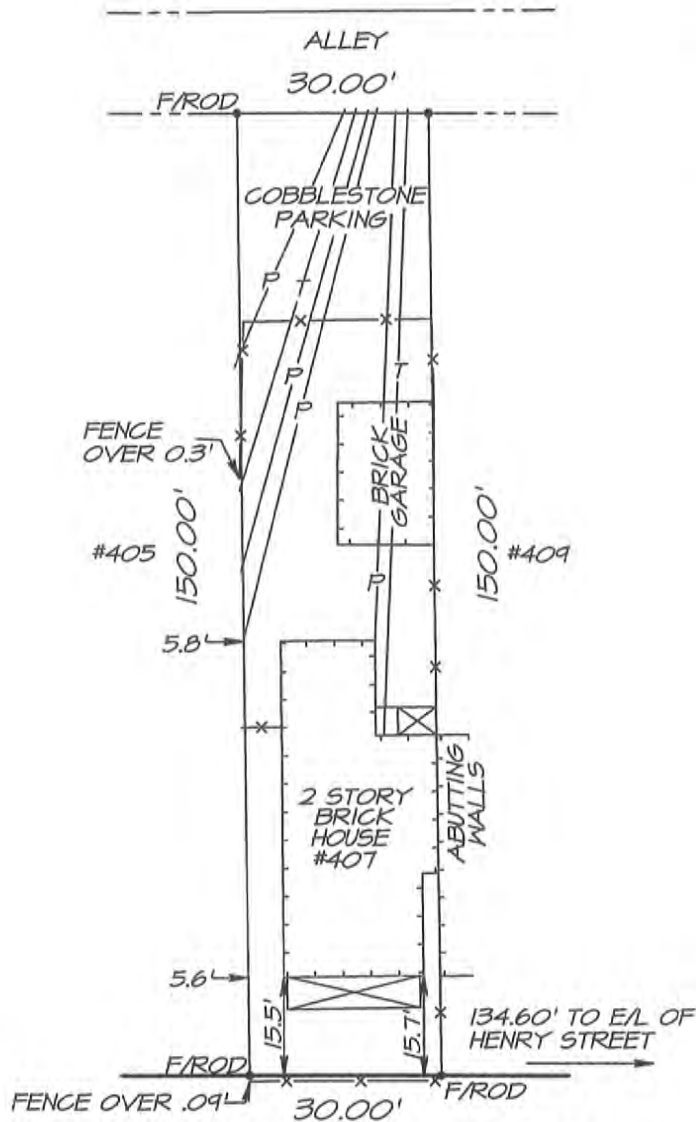


This is to certify that on 9/17/12 Jolliffe & Associates, Inc. made a full survey of the premises shown hereon; that to the best of my knowledge and belief all improvements and visible evidence or easement are shown hereon, that there are no encroachments by improvements either from adjoining premises, or from subject premises other than as shown hereon. According to the current respective National Flood Insurance Program rate map, this house is located within zone X.

House is old. Power and Telephone are overhead.

By F. Jolliffe

RE: SEAN WHEELER



CITY OF RICHMOND
BASELINE 11W

W. MARSHALL STREET

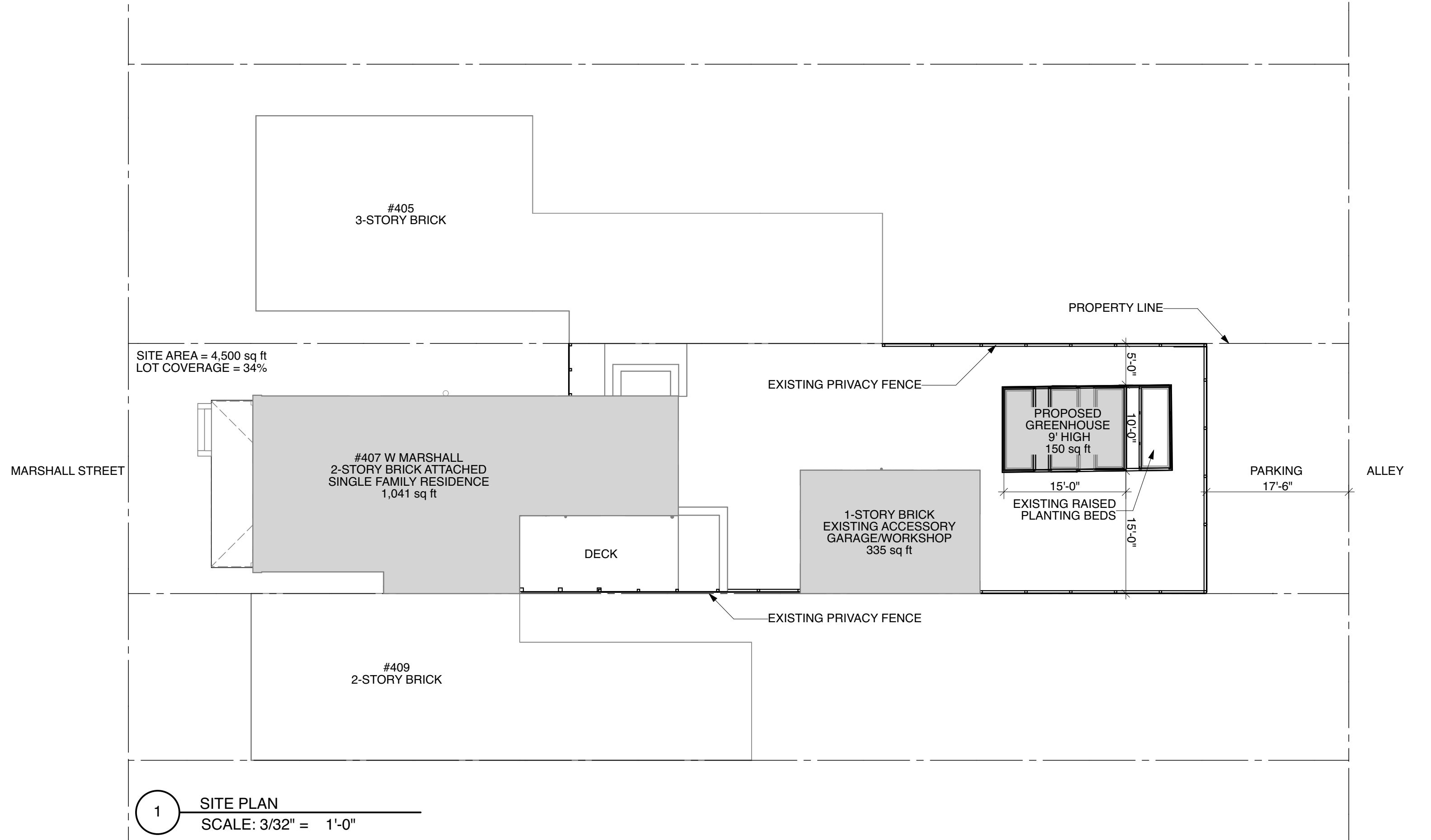


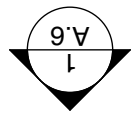
IMPROVEMENTS ON PREMISES KNOWN AS
#407 W. MARSHALL STREET IN RICHMOND, VA

DATE: 9/17/12
SCALE: 1"=30'
FILE: RICH-1NW
BY: DEB
BOOK NO: 491-001

JOLLIFFE & ASSOCIATES, INC.
CERTIFIED LAND SURVEYORS
RICHMOND, VIRGINIA
804-222-6954

THIS PLAT WAS MADE WITHOUT BENEFIT OF A TITLE SURVEY OR REPORT

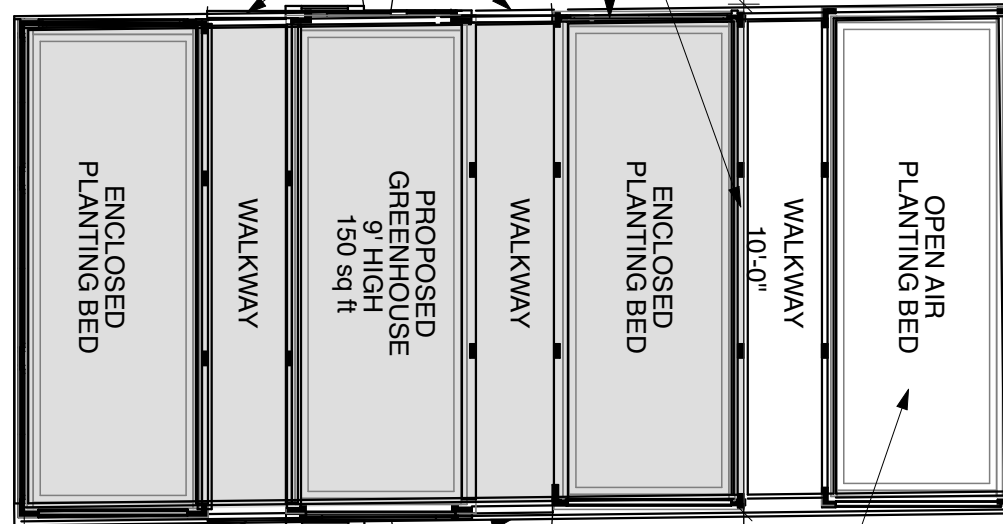




PROPERTY LINE

REFURBISHED STORM WINDOW (TYP)
NATURAL ALUMINUM FRAME, CLEAR GLASS
AT PERIMETER OF ENCLOSED GREENHOUSE
FULL HEIGHT DOOR

EXISTING PRIVACY FENCE



ENCLOSED
PLANTING BED

WALKWAY

PROPOSED
GREENHOUSE
9' HIGH
150 sq ft

WALKWAY

ENCLOSED
PLANTING BED

WALKWAY

OPEN AIR
PLANTING BED

5'-0"

10'-0"

PARKING

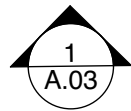
ALLEY

17'-6"

15'-0"
ENCLOSED GREENHOUSE

NOT ENCLOSED

FULL HEIGHT DOOR



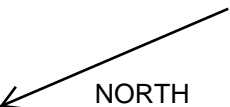
EXISTING RAISED
PLANTING BEDS

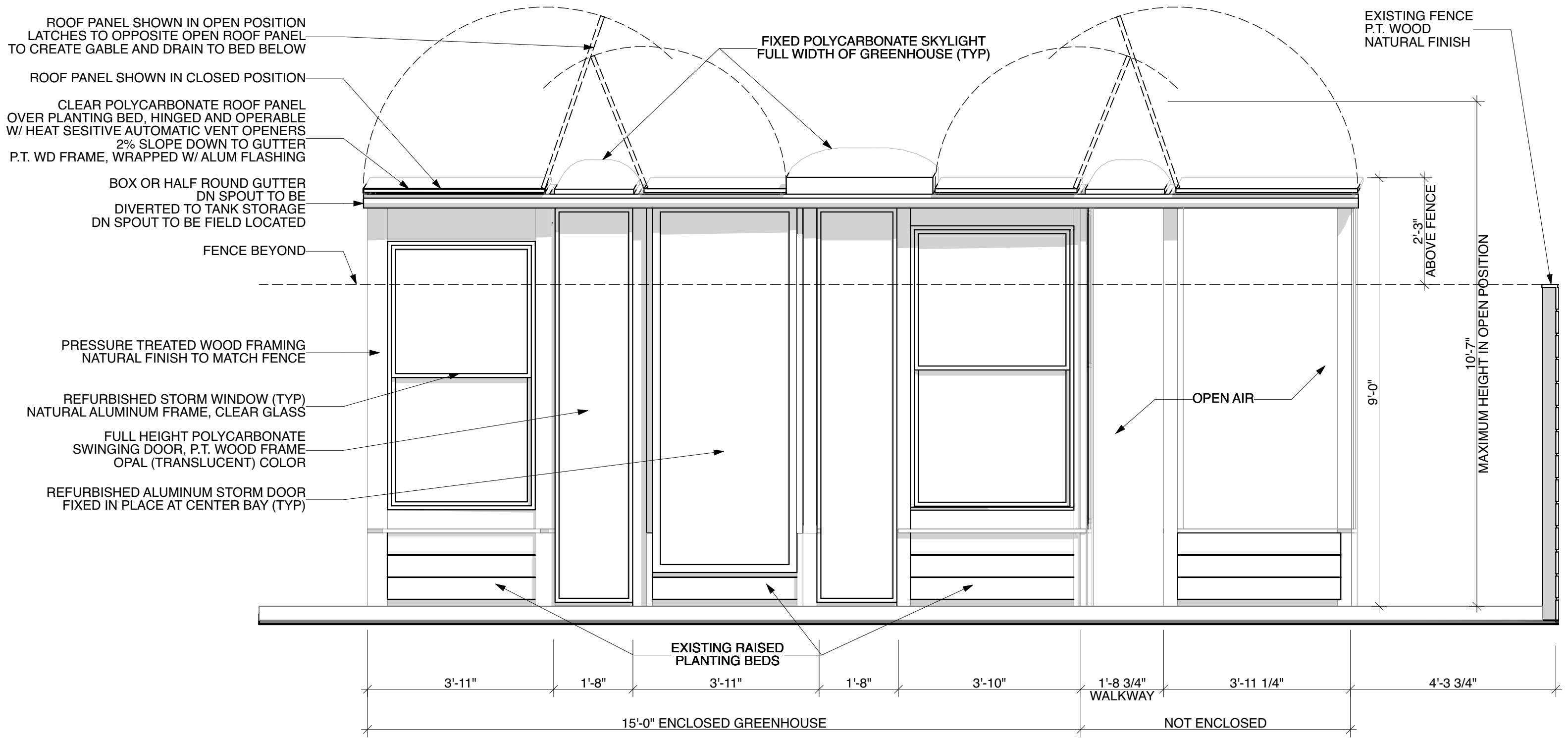
P.T. WOOD FRAMING
NATURAL FINISH (TYP)

15'-0"

1-STORY BRICK
EXISTING ACCESSORY
GARAGE/WORKSHOP
335 sq ft

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





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

Siting:

The green house complies with R-6 zoning as a private garden building. The structure is subordinate to the primary structure and the other accessory structure.

Form:

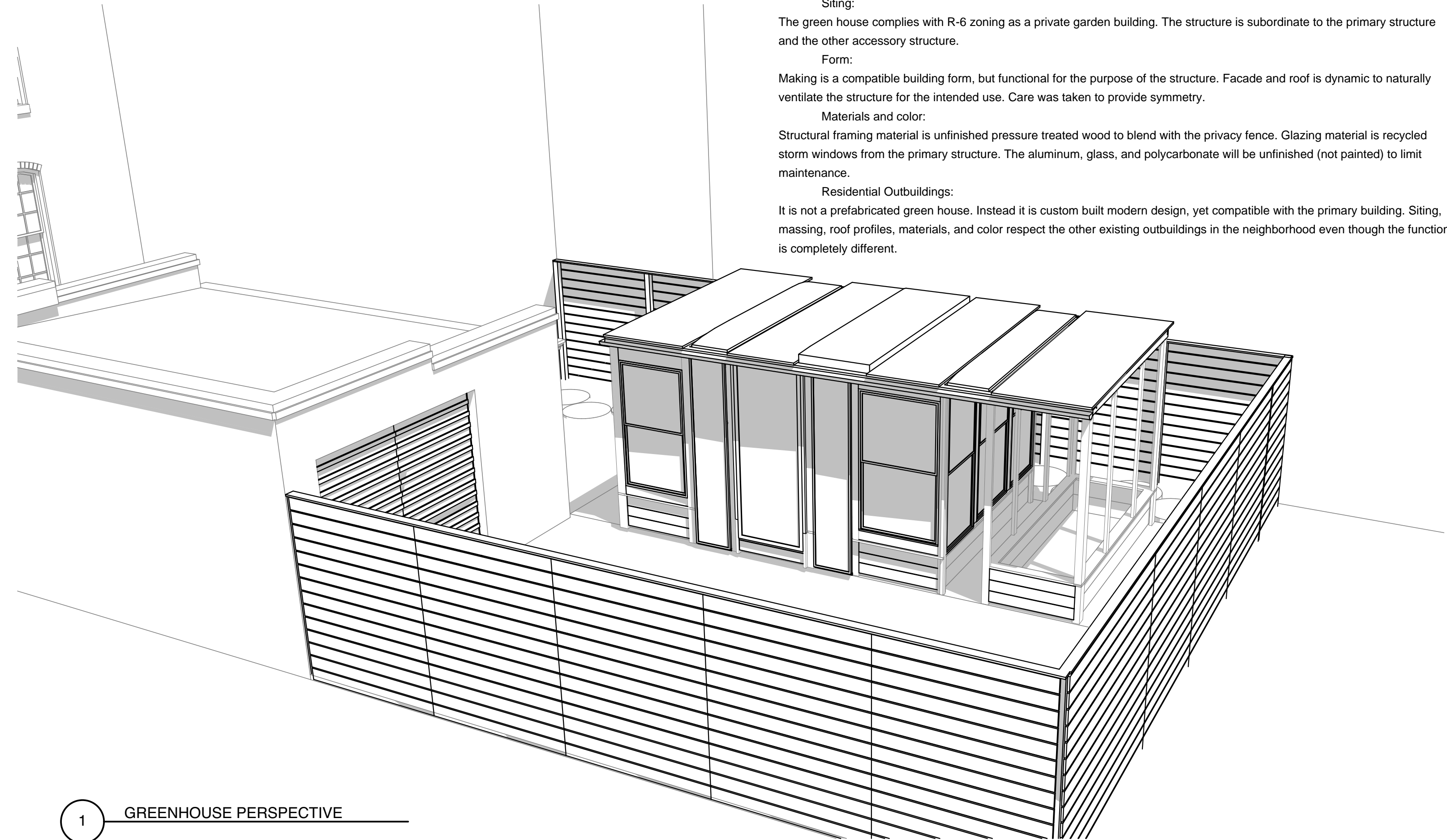
Making is a compatible building form, but functional for the purpose of the structure. Facade and roof is dynamic to naturally ventilate the structure for the intended use. Care was taken to provide symmetry.

Materials and color:

Structural framing material is unfinished pressure treated wood to blend with the privacy fence. Glazing material is recycled storm windows from the primary structure. The aluminum, glass, and polycarbonate will be unfinished (not painted) to limit maintenance.

Residential Outbuildings:

It is not a prefabricated green house. Instead it is custom built modern design, yet compatible with the primary building. Siting, massing, roof profiles, materials, and color respect the other existing outbuildings in the neighborhood even though the function is completely different.



1

GREENHOUSE PERSPECTIVE



top of greenhouse is visible

SW view of structural framing from alley



top of greenhouse is visible

SE view of structural framing from alley