

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

PROJECT CONTACTS:

ARCHITECT:
CHRIS WOLF
ARCHITECTURE, PLLC
804-514-7644

TWO NEW 2-STORY, ATTACHED SINGLE-FAMILY
RESIDENCES IN HISTORIC CHURCH HILL

2825 M STREET

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RICHMOND, VIRGINIA 23223

EDGE OF SIDEWALK (SEE SITE PLAN)

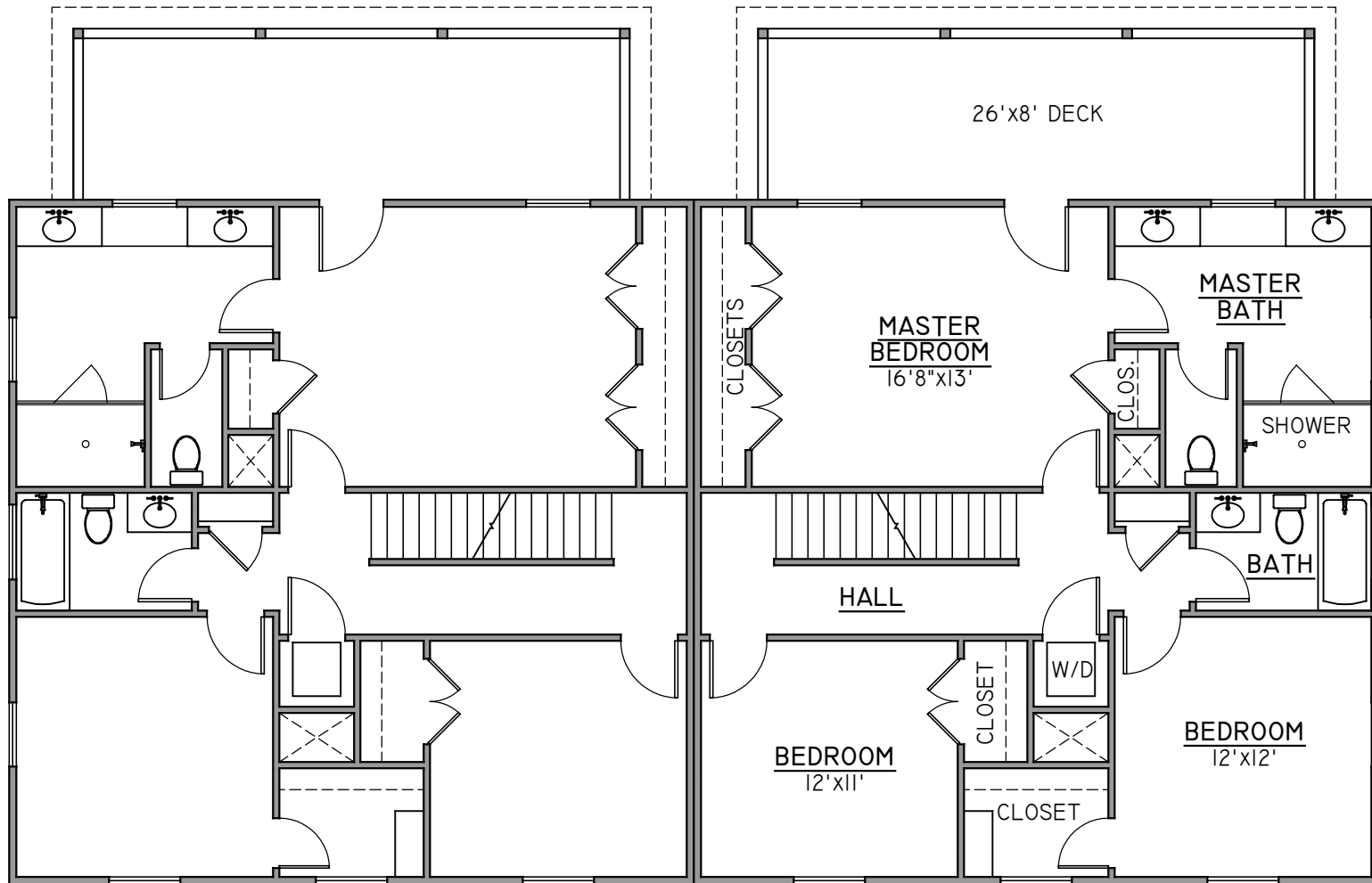


SET/REVISION:
S.U.P. REVISIONS

DATE/MARK:
03.01.2018

FIRST FLOOR PLANS

AI.I



2825 M STREET
SCHEMATIC SECOND FLOOR PLANS | 1/8"=1' | 11-27-2017



01 FRONT ELEVATION (N. 29TH ST.)

3/16" = 1'

EXTERIOR FINISH SCHEDULE

| NO. | COMPONENT/MATERIAL | COLOR/FINISH |
|-----|---|----------------------|
| 01 | PARGED FOUNDATION | TBD |
| 02 | HARDIEPLANK LAP SIDING | TBD |
| 03 | HARDIE/PVC TRIM | WHITE |
| 04 | ROOF- STANDING SEAM METAL | PAINTED, COLOR TBD |
| 05 | TPO ROOF | WHITE |
| 06 | SOLID WOOD DOOR | PAINTED- COLOR TBD |
| 07 | WINDOW | JEFFERSON 300, WHITE |
| 08 | WOOD PORCH WITH T&G DECKING & RICHMOND RAIL | PAINTED- COLOR TBD |
| 09 | WOOD DECK, DECKING, & RAILING | NATURAL TREATED WOOD |
| 10 | ALUMINUM GUTTER & DOWNSPOUTS | PREFINISHED WHITE |

EXTERIOR FINISH NOTES:

- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.

WINDOW TYPE SCHEDULE

| DOORS (FULL GLASS) | | | | | |
|--------------------|------|-------------|------|-------------|---------|
| NO. | QTY. | SIZE (NOM.) | HEAD | TYPE | REMARKS |
| A | - | 2'8"x6'2" | - | DOUBLE HUNG | |
| B | - | 2'8"x5'6" | - | DOUBLE HUNG | |
| C | - | 2'8"x5'2" | - | DOUBLE HUNG | |
| D | - | 2'8"x4'6" | - | DOUBLE HUNG | |

WINDOW NOTES:

- G.C. SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS OR FRAMING.
- SEE CONSTRUCTION NOTES FOR ADDITIONAL SPECIFICATIONS.
- ALL WINDOW SIZES NOMINAL. G.C. VERIFY ACTUAL SIZES & FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
- 2ND FLOOR WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, & MIN. 5.7 S.F. NET CLEAR OPENING.
- NO SECOND FLOOR WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.



02 RIGHT SIDE ELEVATION (M ST.)

3/16" = 1'

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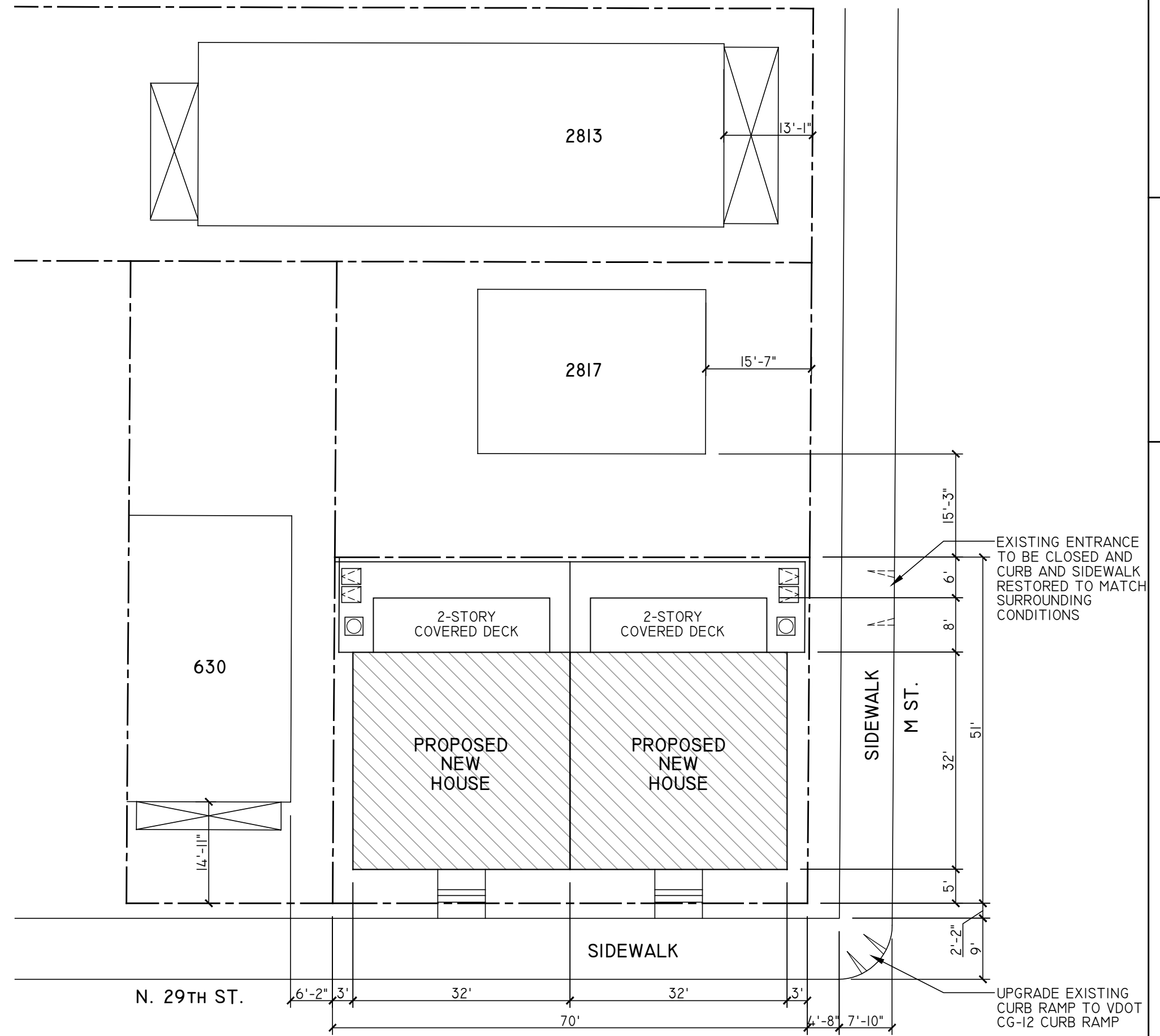
**NOT FOR
CONSTRUCTION**

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FRONT & LEFT SIDE
EXTERIOR ELEVATIONS

A2.1



01 | SITE PLAN
1/16" = 1'



02 | N 29TH ST. CONTEXT ELEVATION
1/16" = 1'



03 | M ST. CONTEXT ELEVATION
1/16" = 1'

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SITE PLAN/PLAT
CI.1