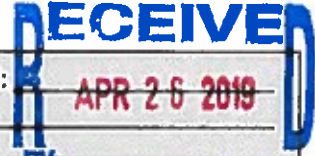




# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



### PROPERTY (location of work)

Address 2516 Monument Ave, 23220  
Historic district Monument Ave

Date/time rec'd: APR 26 2019  
Rec'd by: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Hearing date: \_\_\_\_\_

### APPLICANT INFORMATION

Name William Lewis  
Company River City Renovations  
Mailing Address 18 South Thompson St.  
Suite 111, Richmond, VA 23221

COA-053437-2019  
Phone 804 405-0880  
Email william@rivercityrenovations.com  
Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify):

### OWNER INFORMATION (if different from above)

Name Eric Grossman  
Mailing Address 2516 Monument Ave  
Richmond, VA 23220

Company \_\_\_\_\_  
Phone 804-212-7272  
Email ecgman@gmail.com

### PROJECT INFORMATION

- Review Type:  Conceptual Review  Final Review  
Project Type:  Alteration  Demolition  New Construction  
(Conceptual Review Required)

### Project Description: (attach additional sheets if needed)

Replace existing Terrazzo and concrete in front  
(like materials)  
Build deck, fence, partial roof in rear of  
property

### ACKNOWLEDGEMENT OF RESPONSIBILITY

**Compliance:** If granted, you agree to comply 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. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

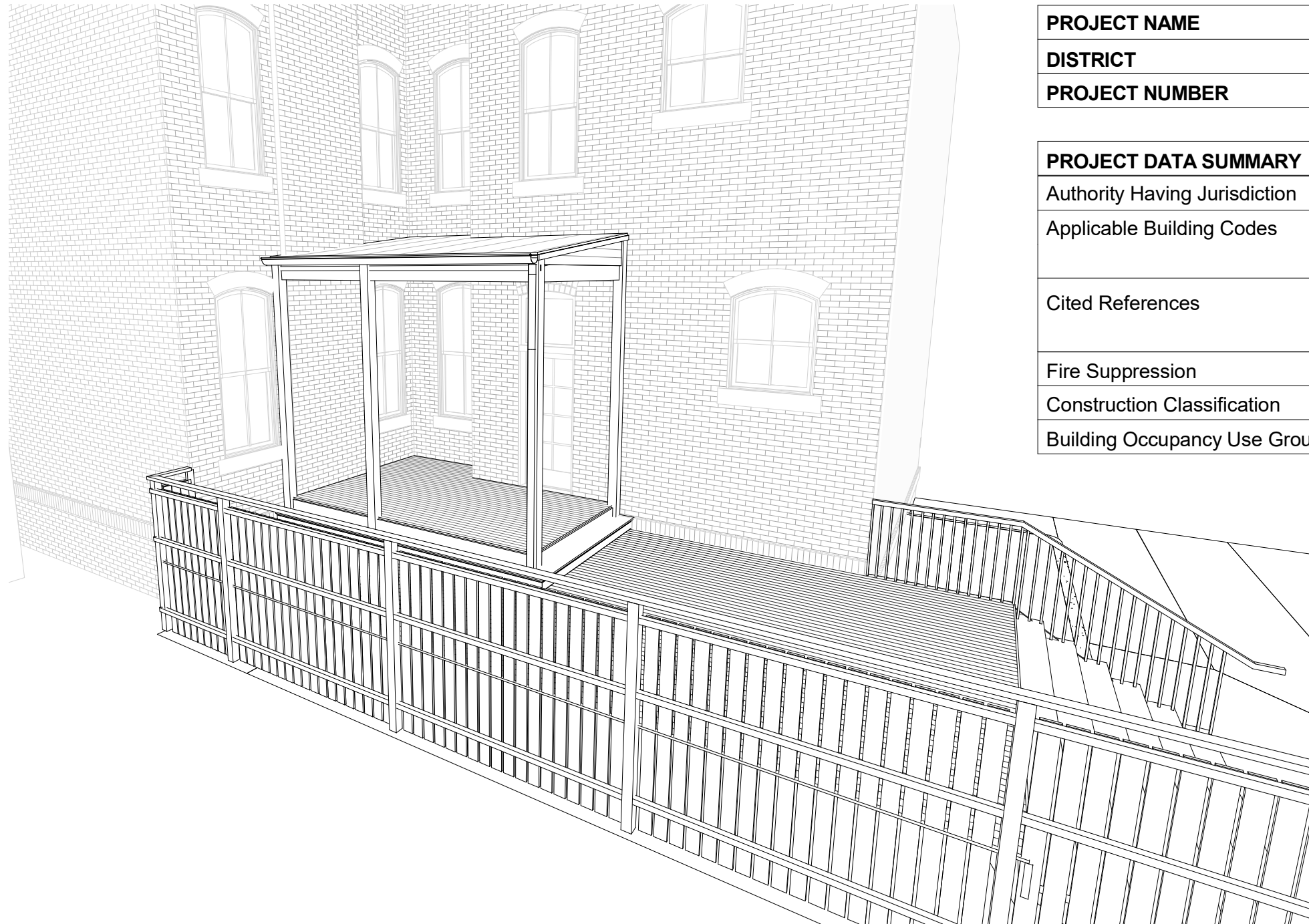
**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to Commission 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.

Signature of Owner [Signature] Date 4/21/19

# REAR PORCH ADDITION, GROSSMAN RESIDENCE

MONUMENT AVENUE, CITY OF RICHMOND, VIRGINIA



## CODE WORKSHEET

<b>PROJECT NAME</b>	Rear Porch Addition, Grossman Residence
<b>DISTRICT</b>	R-6, City of Richmond
<b>PROJECT NUMBER</b>	3602.00

## PROJECT DATA SUMMARY

Authority Having Jurisdiction	City of Richmond, Permits and Inspections
Applicable Building Codes	International Residential Code, Virginia, 2012 Virginia Uniform Statewide Building Code, 2012
Cited References	Chapter 30, Zoning, of the Code of the Ordinances of the City of Richmond, Virginia (Adopted November 9, 2015)
Fire Suppression	NA
Construction Classification	NA
Building Occupancy Use Group	NA

Sheet Number	Sheet Name
G01	Title Sheet
A00	Project Plat
A01	Site Plan
A02	Foundation Plan
A04	Floor Plan
A07	Elevations
A08	Sections
A09	Standard Details
A10	Standard Details



**Rear Porch Addition**

2516 Monument Avenue, Richmond, VA 23220

Grossman

STRUCTURAL REVIEW DRAFT 1

Project Plat

Project ID: 3602

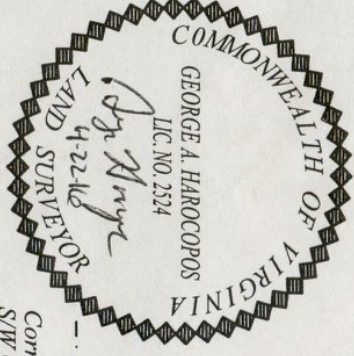
Date: 06/15/2018

Drawn by: SJK

Scale

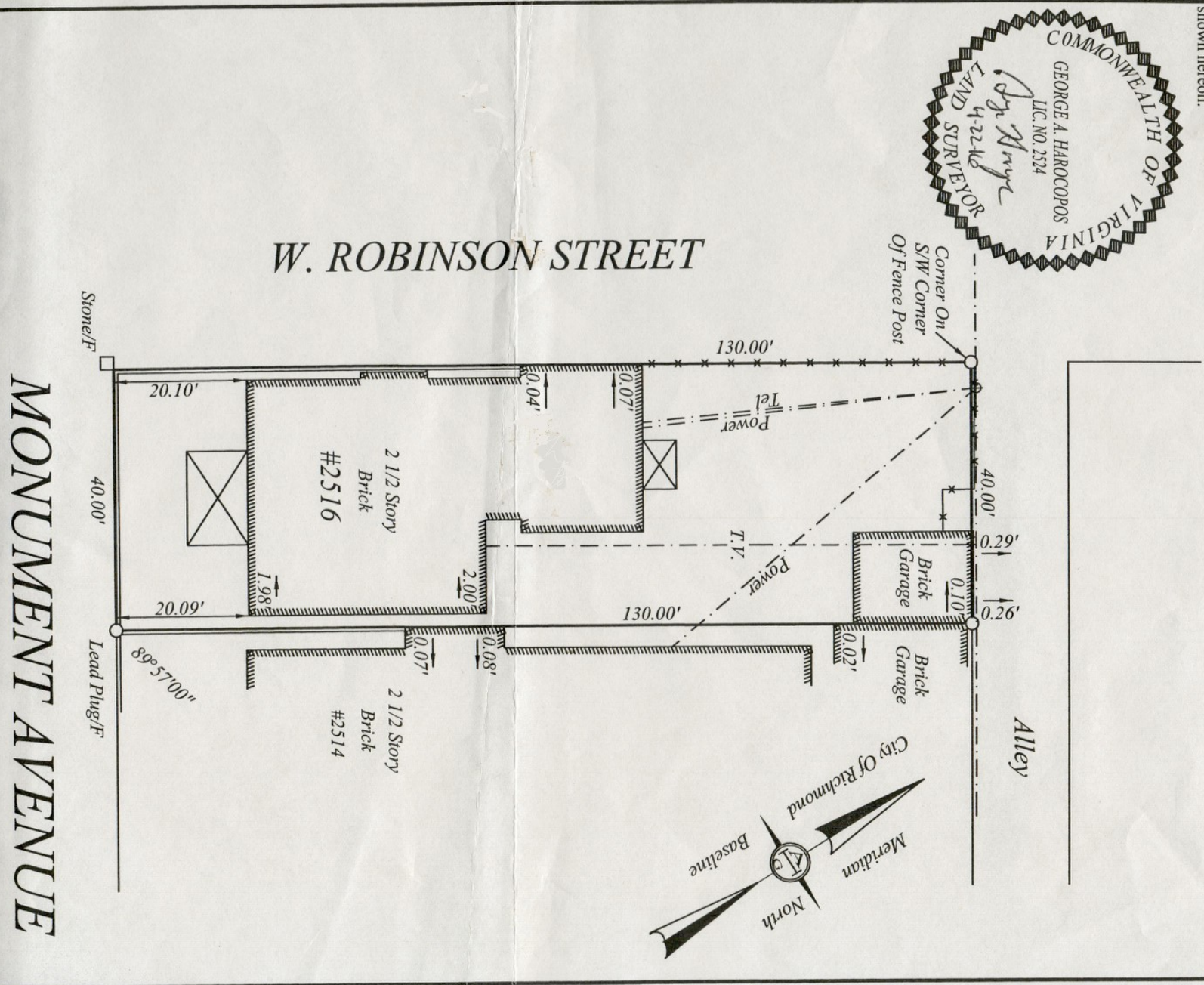
**A00**

This is to certify that on 4/22/16  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.



NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290037D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



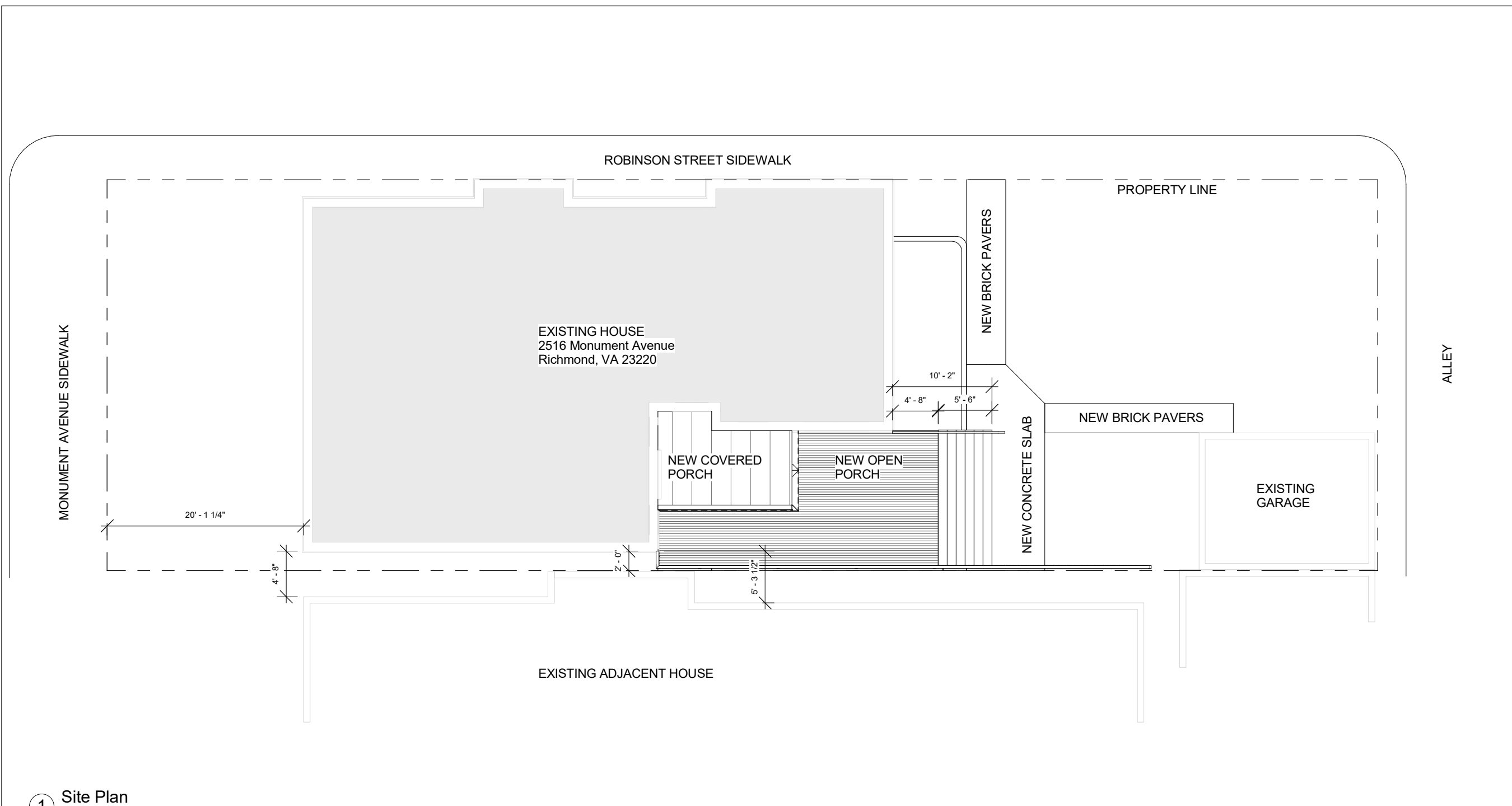
SURVEY OF  
 LOT AND IMPROVEMENTS THEREON LOCATED AT  
**#2516 MONUMENT AVENUE**  
 RICHMOND, VIRGINIA

**A. G. HAROCOPOS & ASSOCIATES, P.C.**  
 CERTIFIED LAND SURVEYOR AND CONSULTANT  
 4920 E. MILLBRIDGE PKWY. SUITE 200 MIDDLELOTHIAN VA. 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS@VERIZON.NET

Scale 1"=20' Date 4/22/16 Drawn by GAH

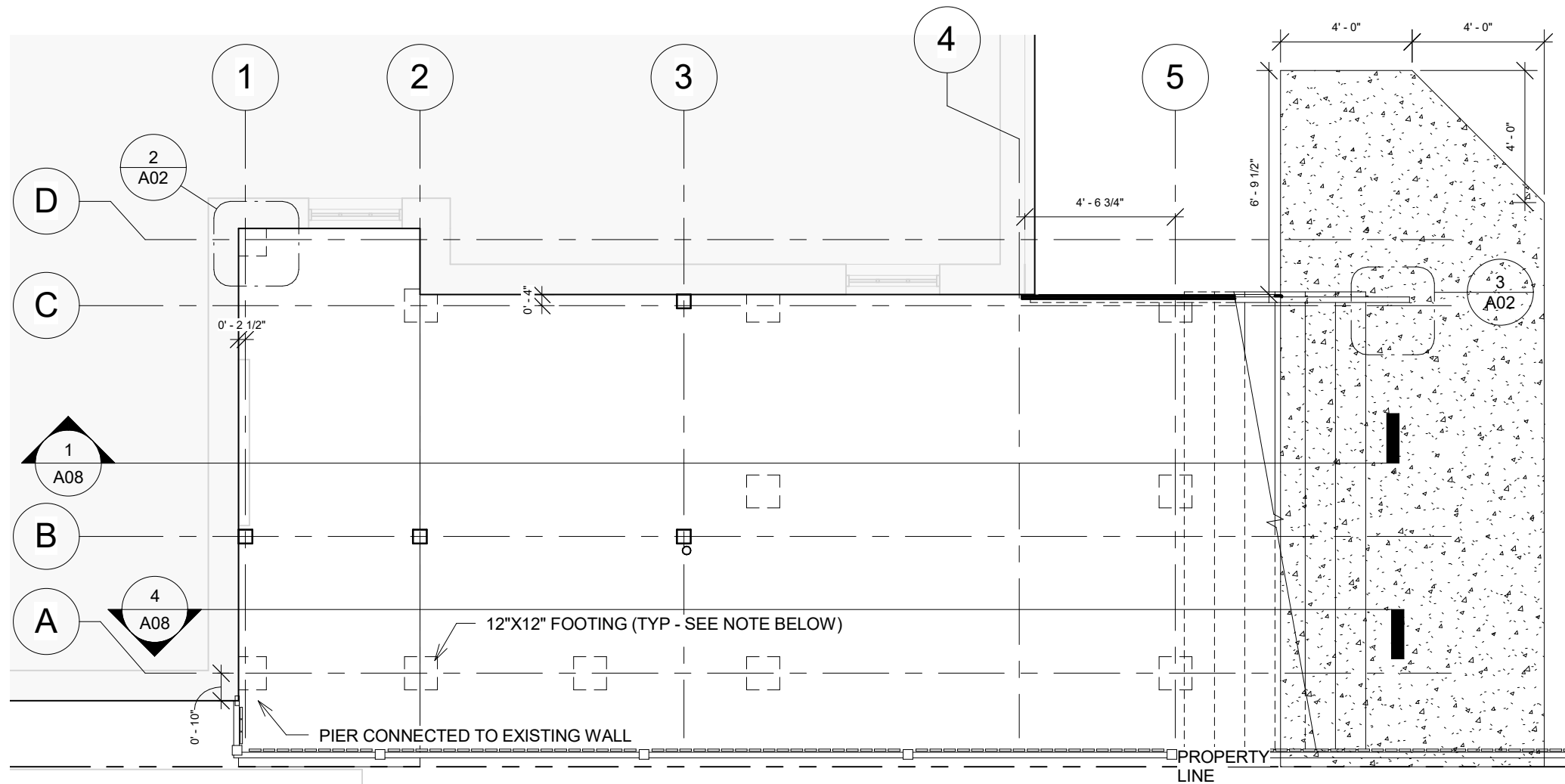
NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
 USE OF THE CONVEYANCE TO  
 Eric & Melanie Grossman

JN 45368



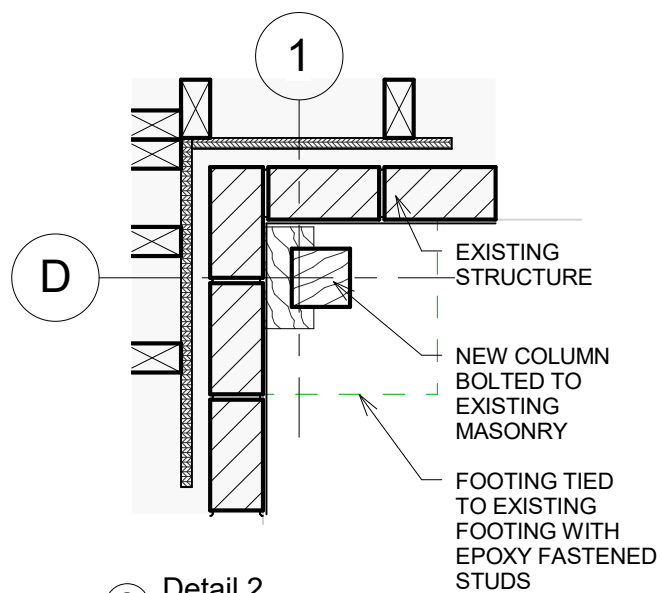
1 Site Plan  
 1" = 10'-0"



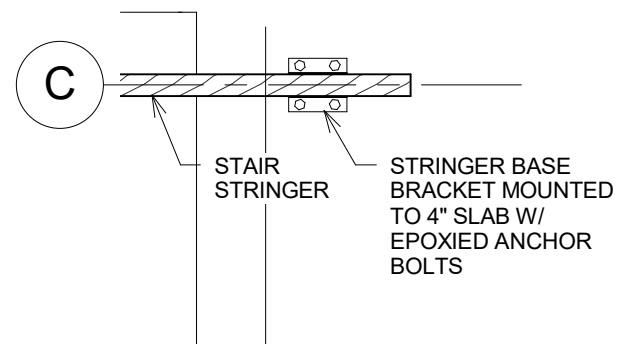


① Grade  
1/4" = 1'-0"

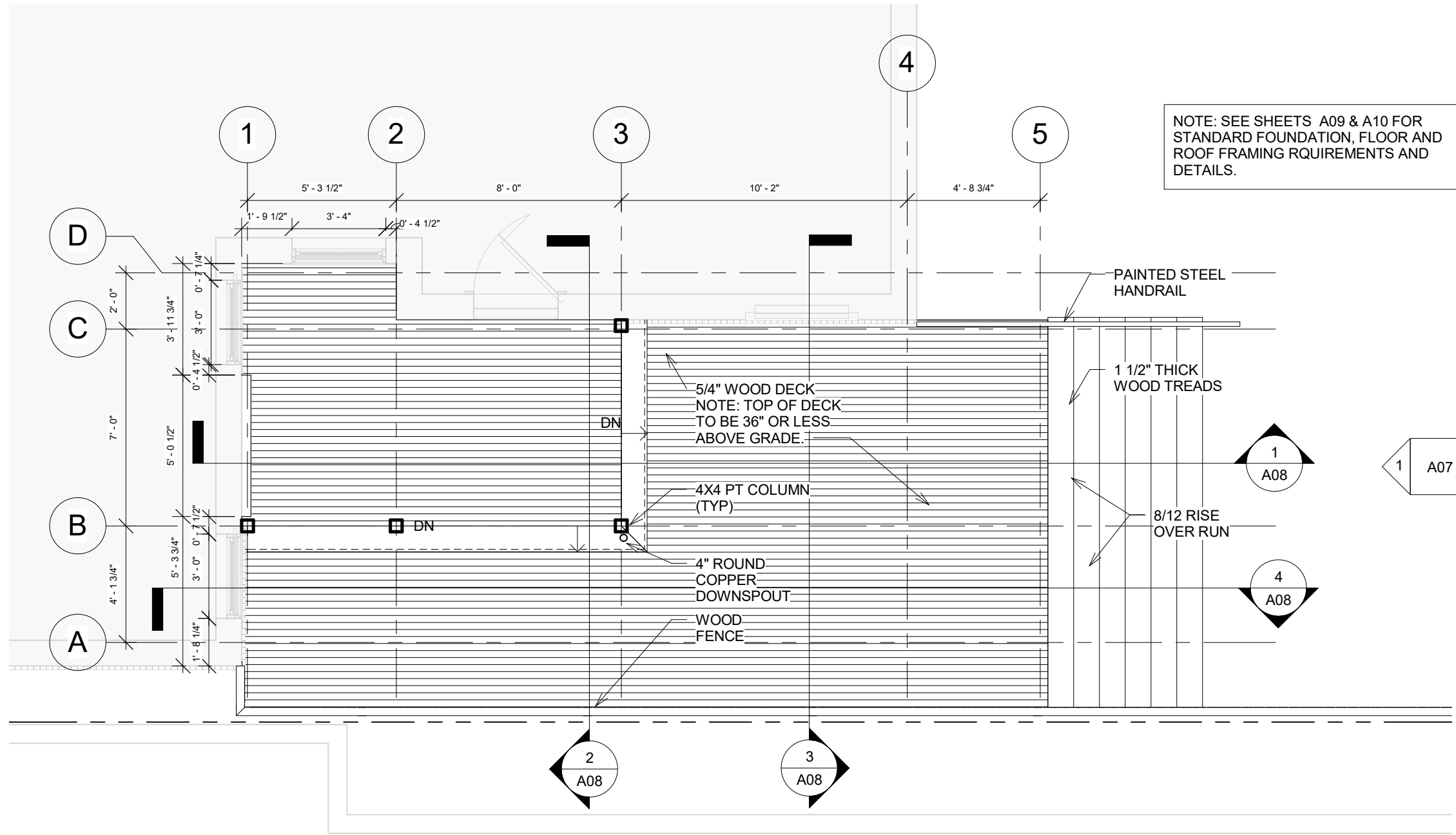
NOTE: SEE SHEETS A09 & A10 FOR STANDARD FOUNDATION, FLOOR AND ROOF FRAMING REQUIREMENTS AND DETAILS.



② Detail 2  
1" = 1'-0"



③ Detail 3  
1" = 1'-0"

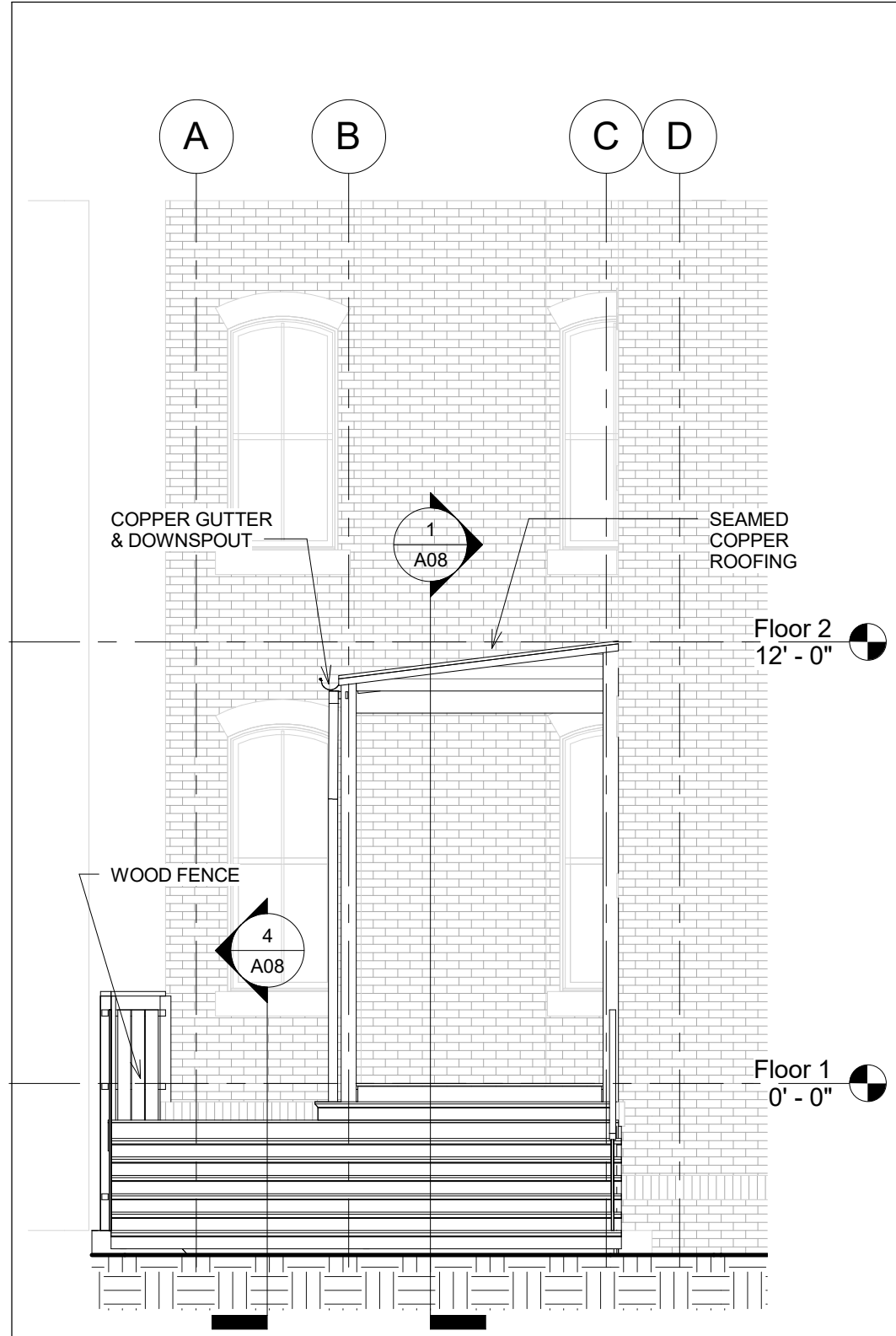


1 Floor 1  
1/4" = 1'-0"

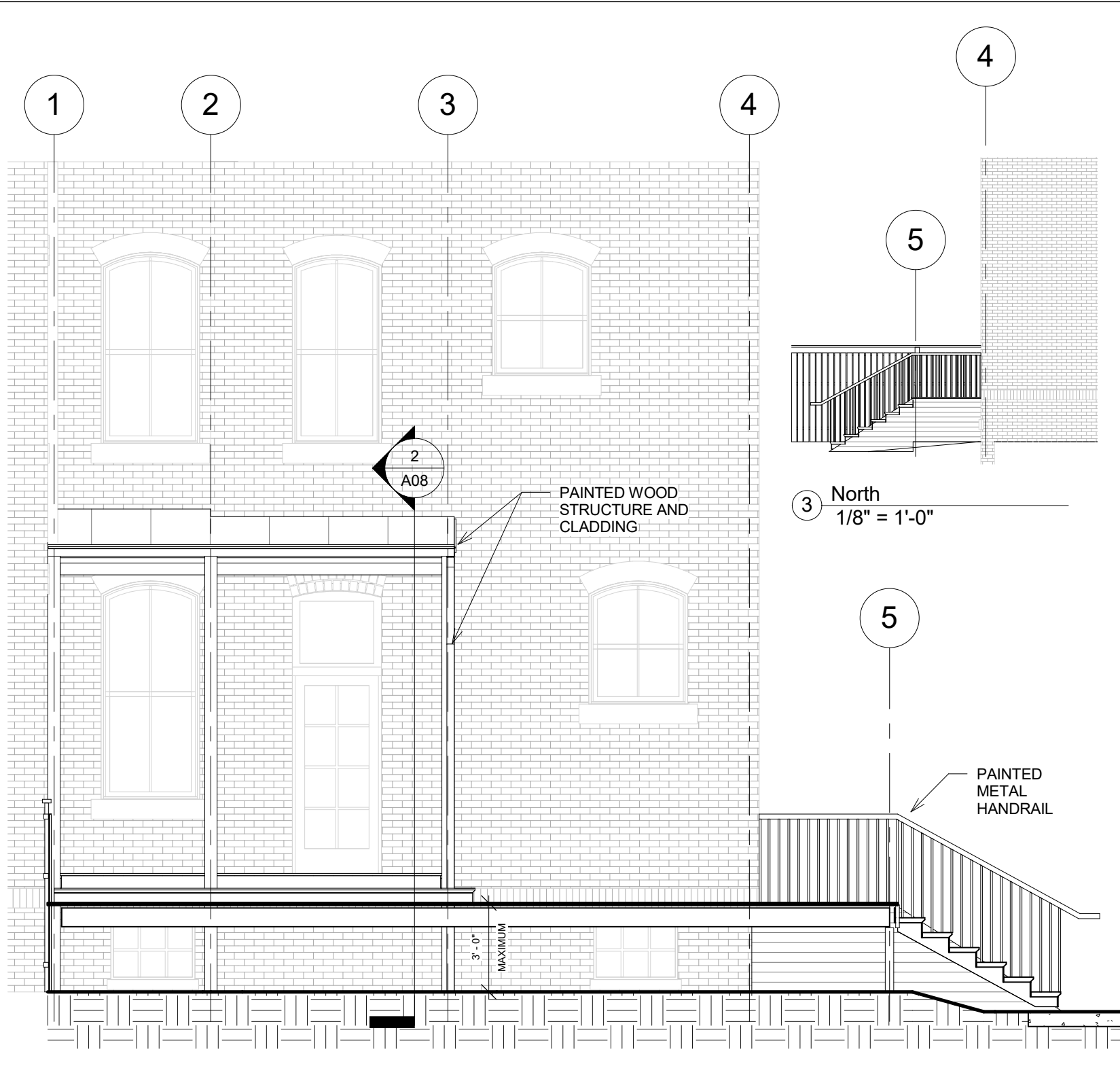
STRUCTURAL REVIEW DRAFT 1
<b>Floor Plan</b>
Project ID: 3602
Date: 06/15/2018
Drawn by: Author

Scale 1/4" = 1'-0"

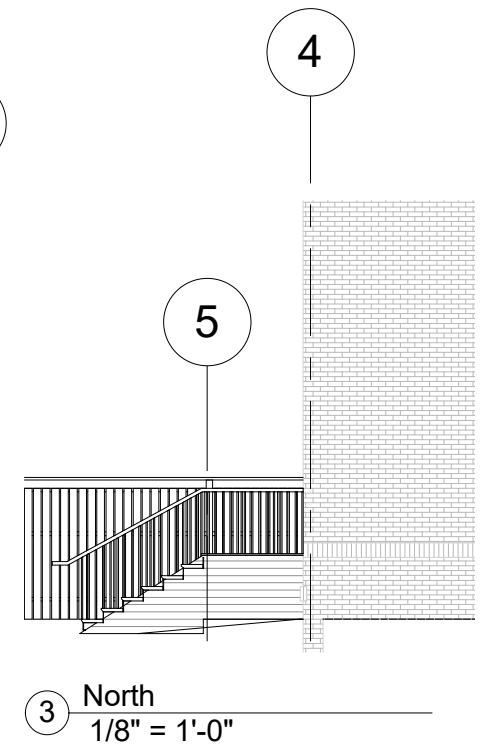
**A04**



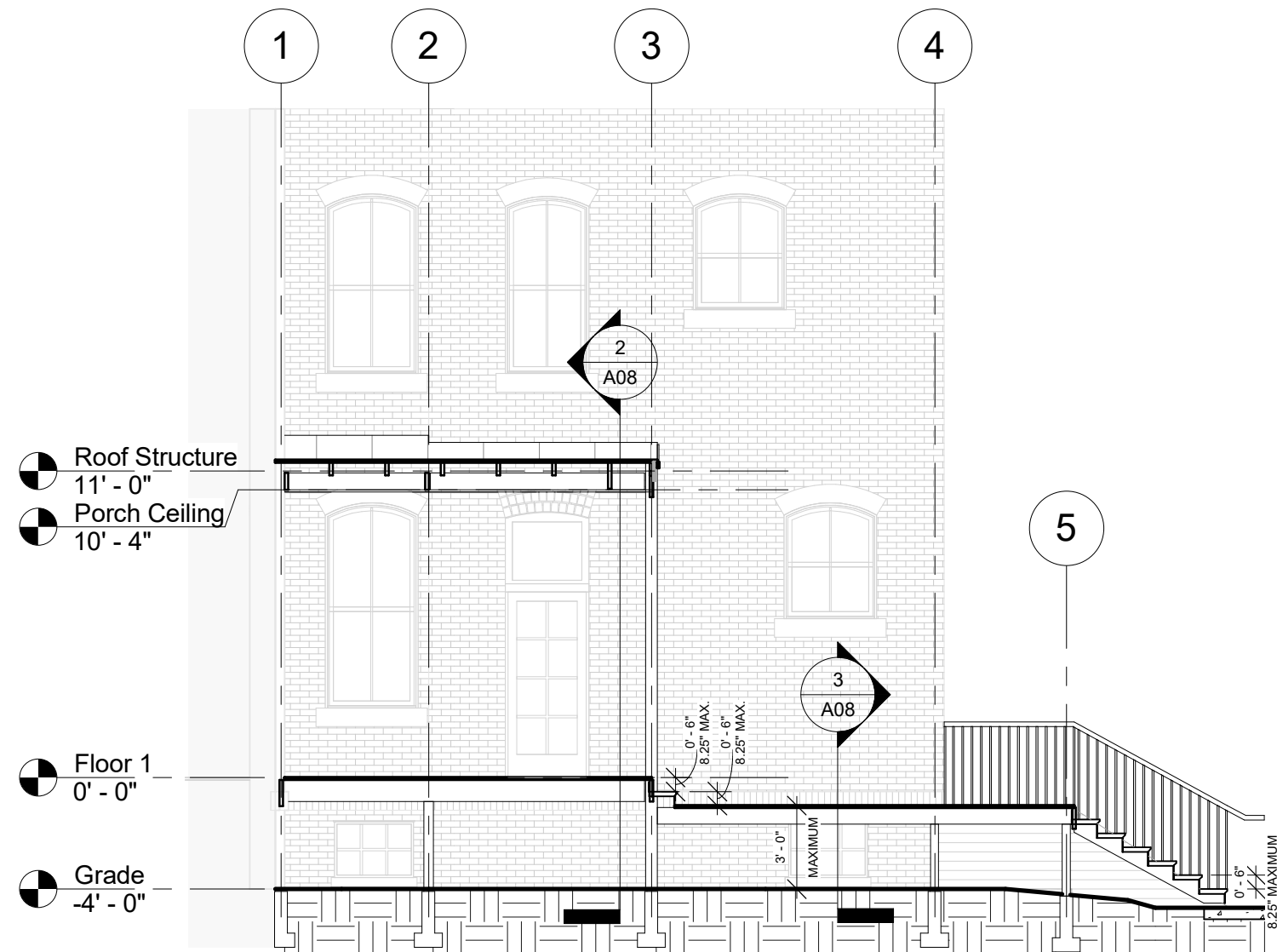
① East  
 1/4" = 1'-0"



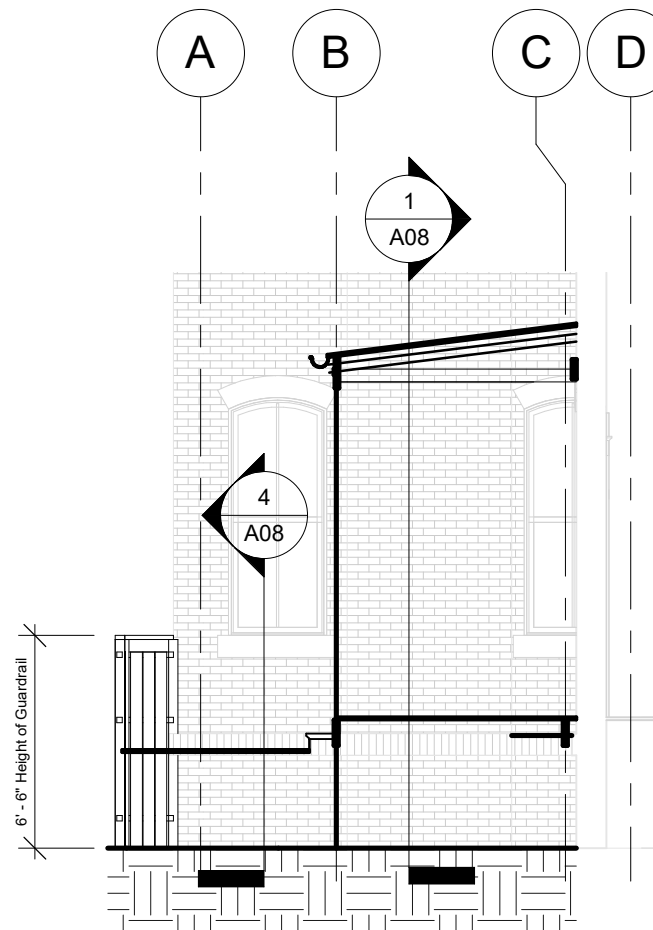
② South  
 1/4" = 1'-0"



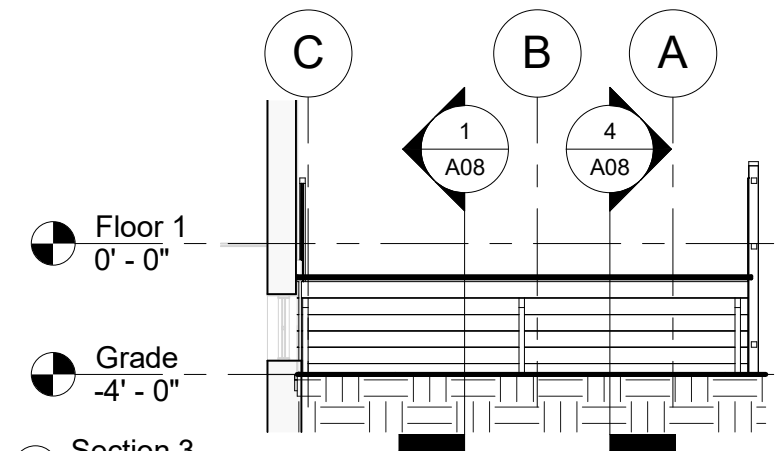
③ North  
 1/8" = 1'-0"



1 Section 1  
3/16" = 1'-0"

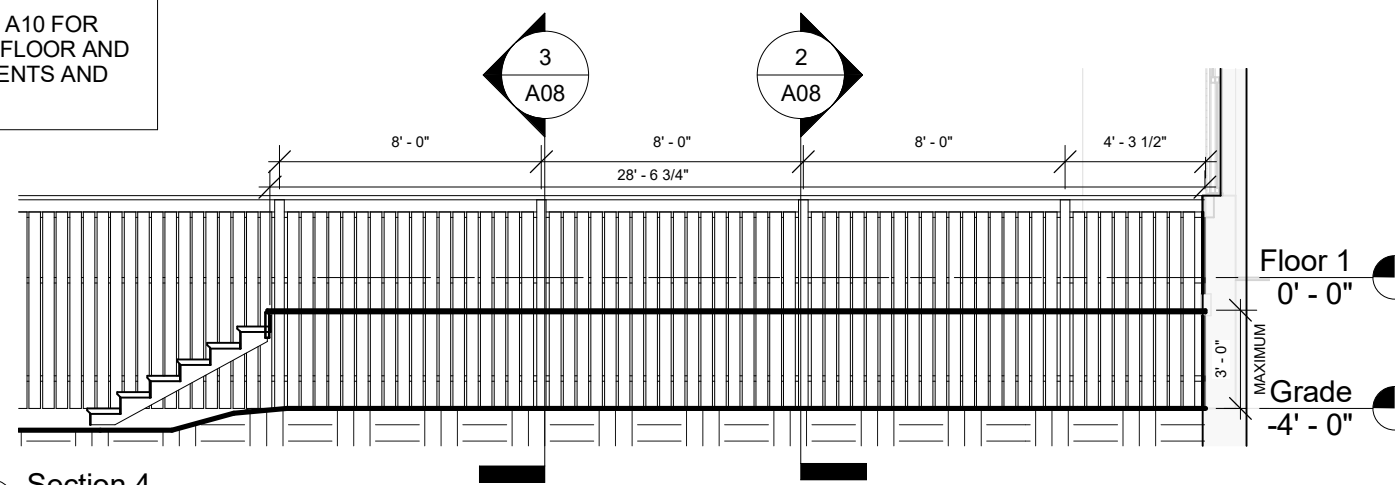


2 Section 2  
3/16" = 1'-0"



3 Section 3  
3/16" = 1'-0"

NOTE: SEE SHEETS A09 & A10 FOR STANDARD FOUNDATION, FLOOR AND ROOF FRAMING REQUIREMENTS AND DETAILS.



4 Section 4  
3/16" = 1'-0"

STRUCTURAL REVIEW DRAFT 1

Sections

Project ID: 3602

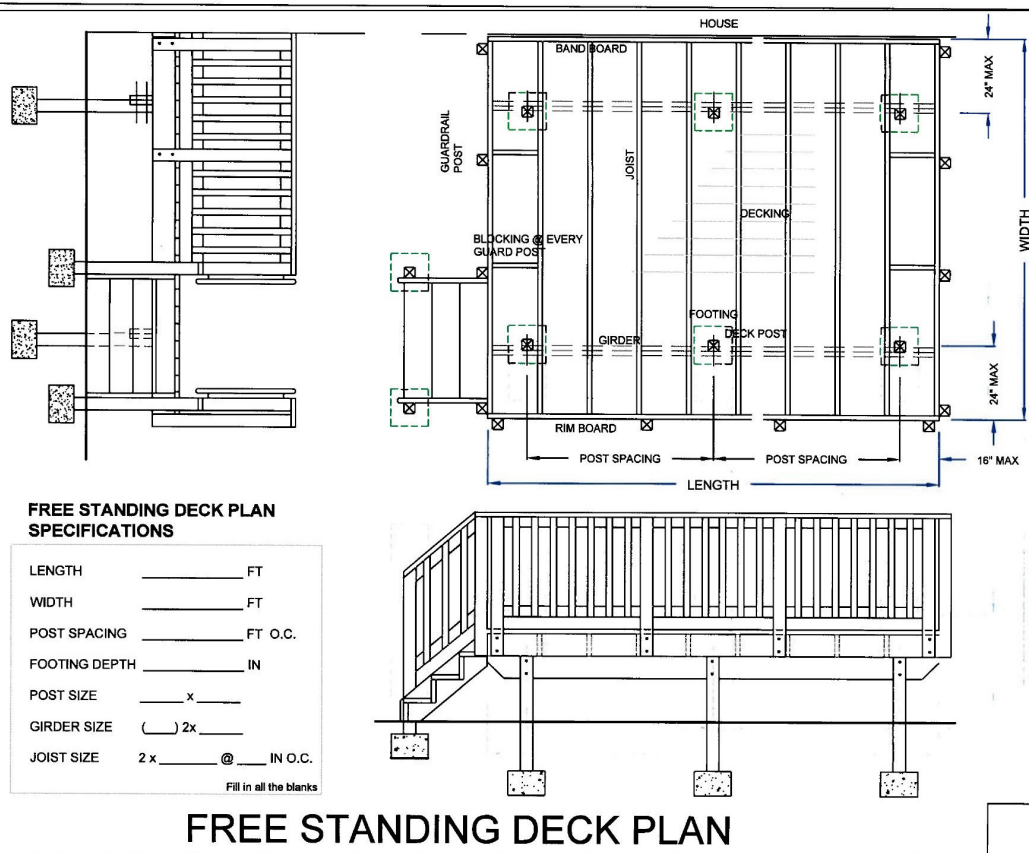
Date: 06/15/2018

Drawn by: Author

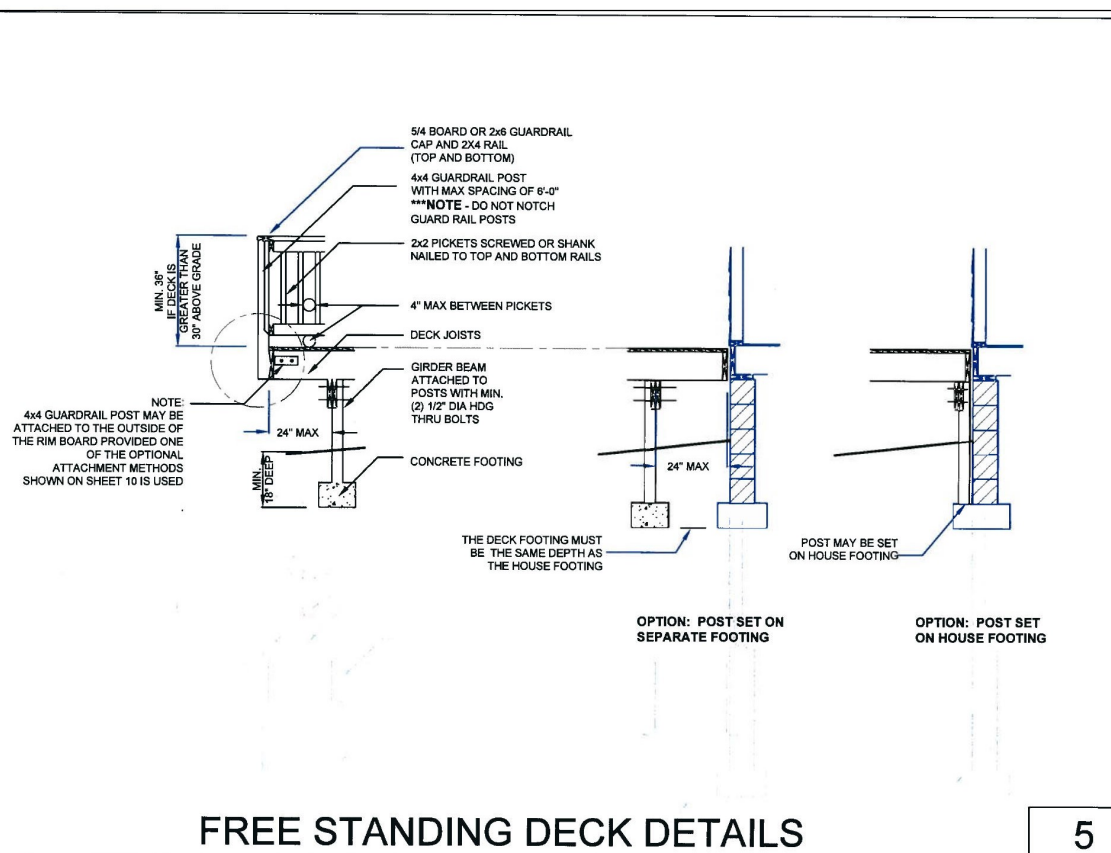
Scale 3/16" = 1'-0"

**A08**





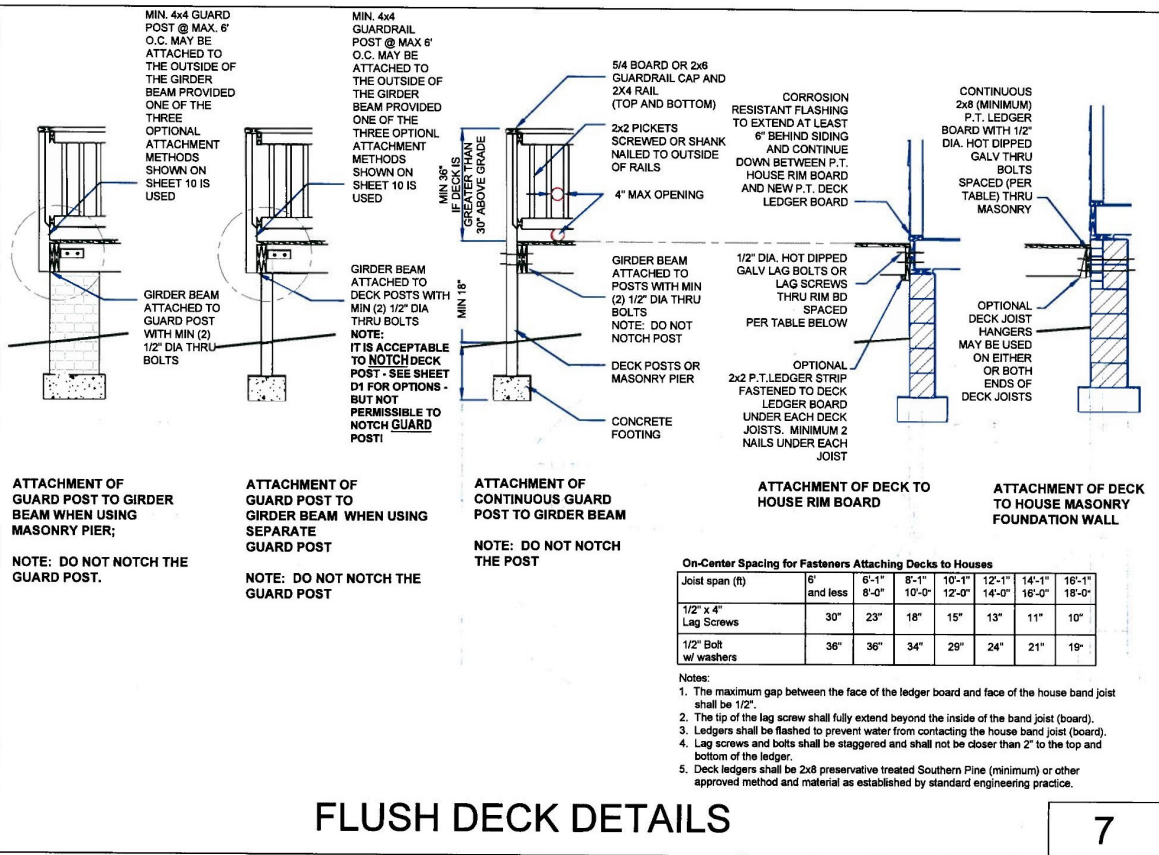
4



5

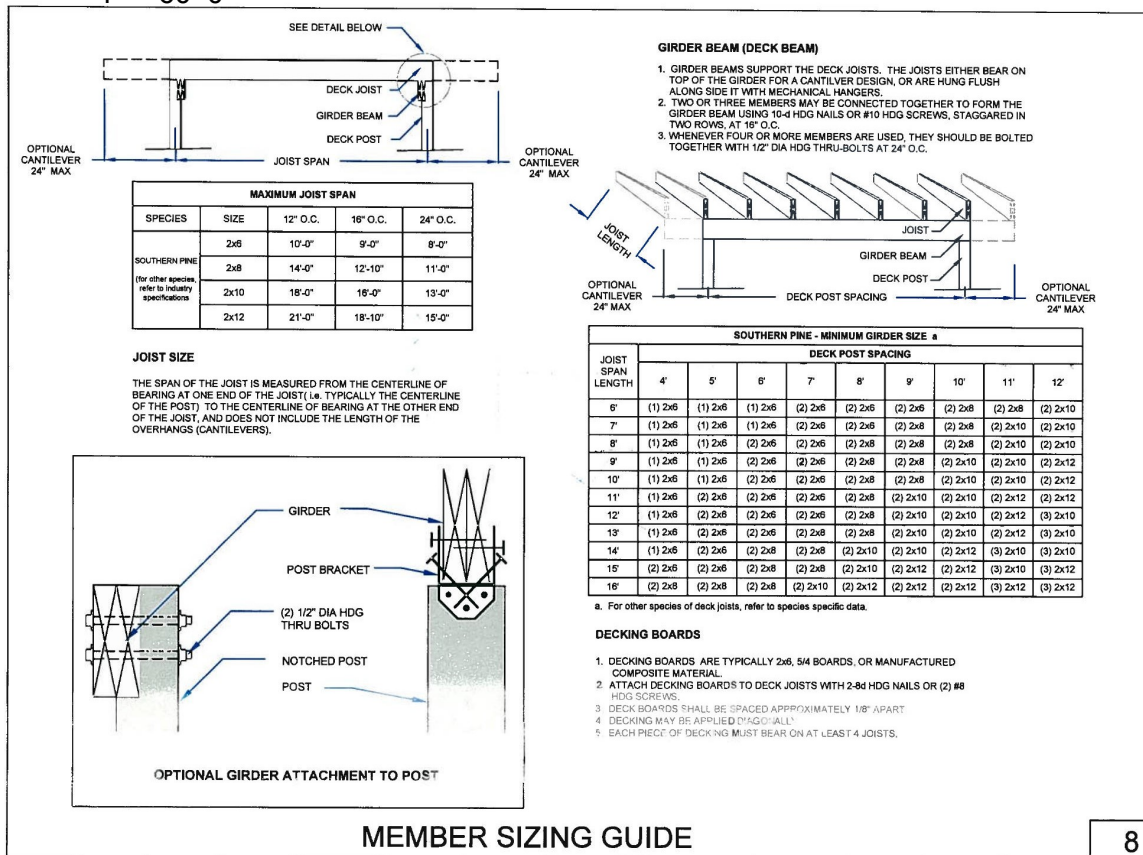
① Free Standing Deck  
1" = 60'-0"

② Free Standing Deck Details  
1" = 60'-0"



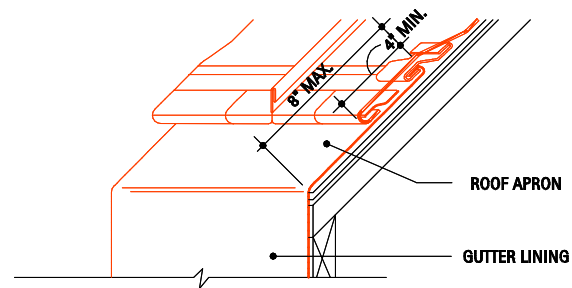
7

③ Flush Deck Details  
1" = 60'-0"



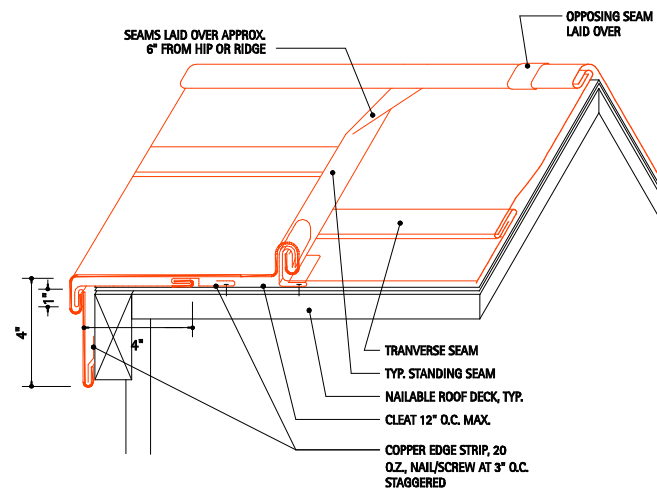
8

④ Member Sizing Guide  
1" = 60'-0"

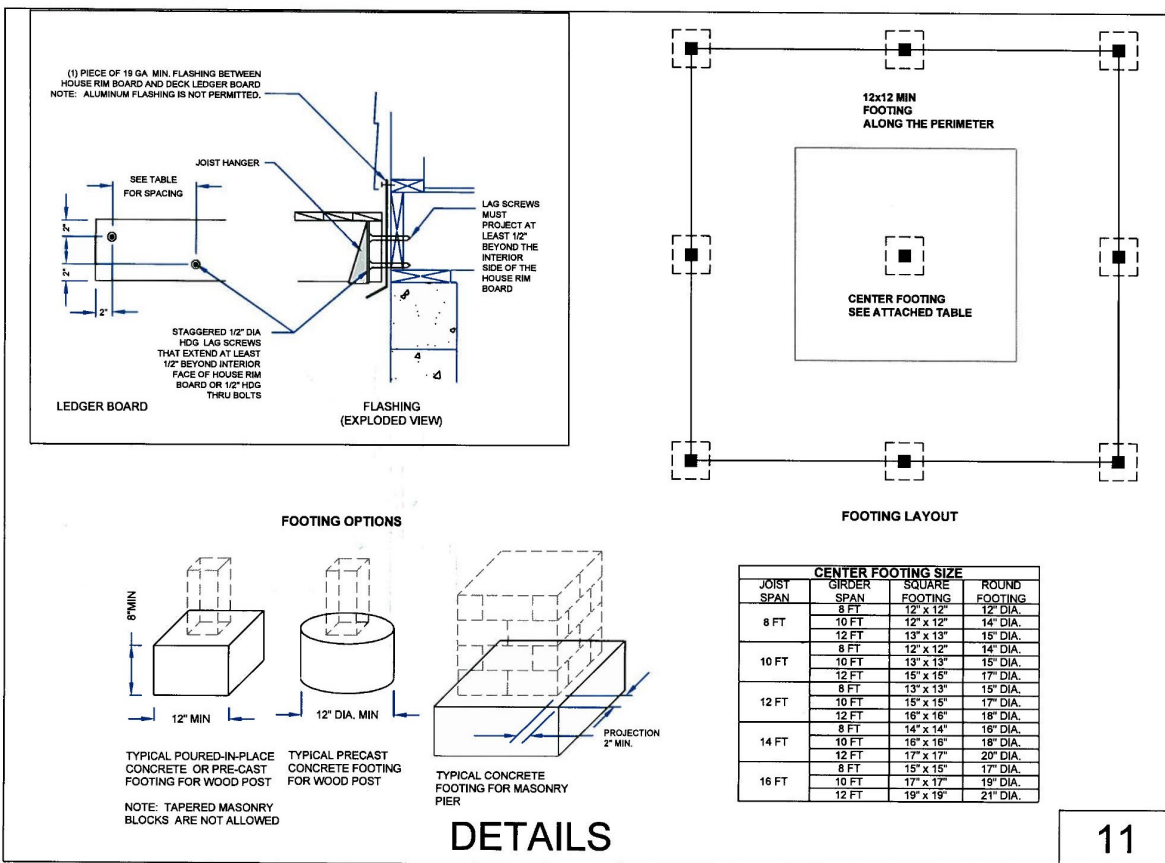


DETAIL 2. EAVE WITH GUTTER LINING - LOW PITCH

① Copper Eave Detail  
1/16" = 1'-0"



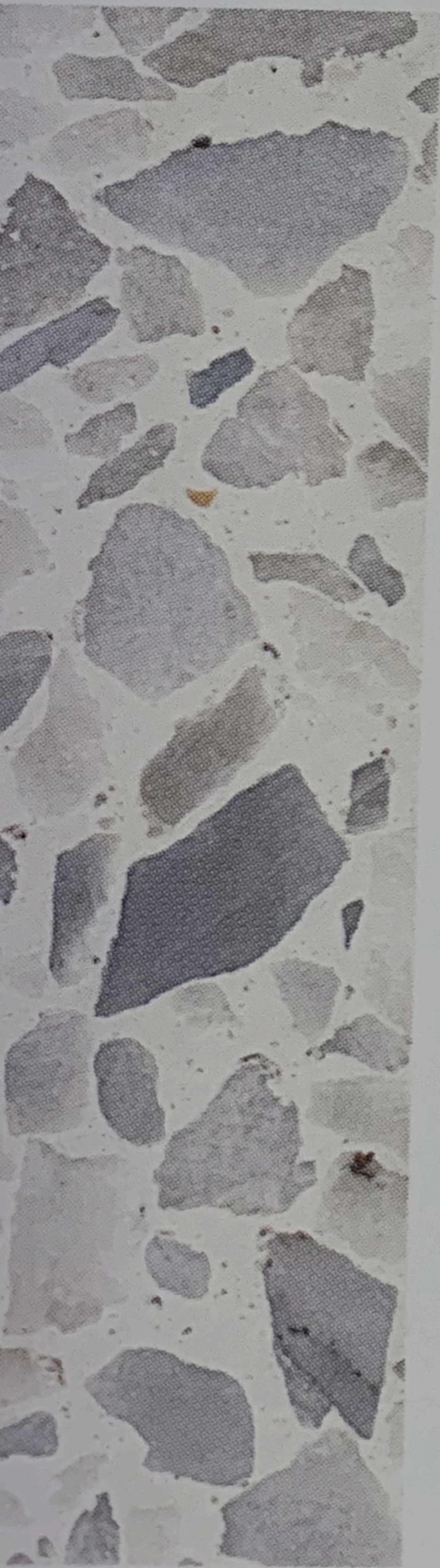
② Copper Seam Detail  
1/16" = 1'-0"



NOTE: DETAILS FOR DECKS ARE INCLUDED FOR CONVENIENCE FROM THE CITY OF RICHMOND POLICY 10-08 DOCUMENT "1 & 2 FAMILY DECK AND RAMP HANDOUT"

③ Ledger Footer Details  
1" = 60'-0"





CI-01



CI-02

