

Church Hill Central Civic Association

Project Response

Address: 1205 N. 34th St.

1. Project Details: 2 attached SF on subdivided lot on 1205 N. 34th St. Exist'g house to be demolished.
2. Overall Comment: Following discussion with developer representatives, and the receipt of revised drawings from the developer, the Church Hill Central Civic Association is supportive of the plan set dated for site plan/survey dated 11/27/2023, and building plans dated 10/09/23, subject to the following amendments: detailed in Item 3, below:
3. Items Reviewed: **N.B.: Additional comments may be found on the PDF of the plans provided to the Association. They should also be reviewed along with this Response.**
 - a. Architecture: Size of units 18' wide.
 - i. **Additional window in LR.** Units face in a northward direction. Light into LR will have less daylight than other elevations. Additional window will open space and provide more light.
 - ii. **Please vertically align windows on side elevations.**
 - iii. **Please provide drop-down ladder access to attic,**
 - b. Windows:
 - i. Single color windows on all elevations are noted on plans. Thank you. **Please add this note to window schedule as well.**
 - c. Other specific building details:
 - i. Landscape:
 - **Please install foundation plantings in front elevations of both units.**
 - **The developer should specify the shrubs and trees.**
 - **Shrubs need to be at a minimum 3-gallon size, so they have immediate effect on landscape upon completion.**
 - **Trees in front yard of each unit should be 1 1/2-2" caliper shade trees.**
 - **New street tree on N. 34th should also be shade trees as there are no overhead utilities along this portion of N. 34th St.**

ii. Open Space/Parkland: 1205 ½ is a little tight in rear, 1205 nice. Decent front yards provide addit'l open space.

iii. Porch/Deck Depth:

- Please adjust front porch depth to 6'.
- Consider removing porch railings to open up front porch view to sidewalk and street.
- Please make sure foundation height is minimum 2' and note on plans.
- Materials for handrails, porch railing, and back stoop undefined on plans. Please identify materials on plan and, if unfinished lumber (not preferred), please note that they are to be painted and stained in conformance with balance of structure.
- Please consider option of a deck in rear instead of 4'x4' stoop.

iv. Site Infrastructure, e.g., trash can locations, condenser locations/screening, fencing, bike parking, existence of sidewalk, curb & gutter, street trees, etc.:

- Please identify if privacy fencing will be provided and location of HVAC, and trash can storage and route to street.

4. Other Misc. Comments (Richmond 300, etc.): General compliance.

5. Overall Comment: Decent unit widths. Nice front yard setbacks consistent with balance of this area.

OWNER: DENISE McQUEEN
PAR.ID: E000110444
DEED: 2015-22304

GRAVEL CONSTRUCTION ENTRANCE/OFF-STREET PARKING

OWNER: DENISE McQUEEN
PAR.ID: E000110444
DEED: 2015-22304



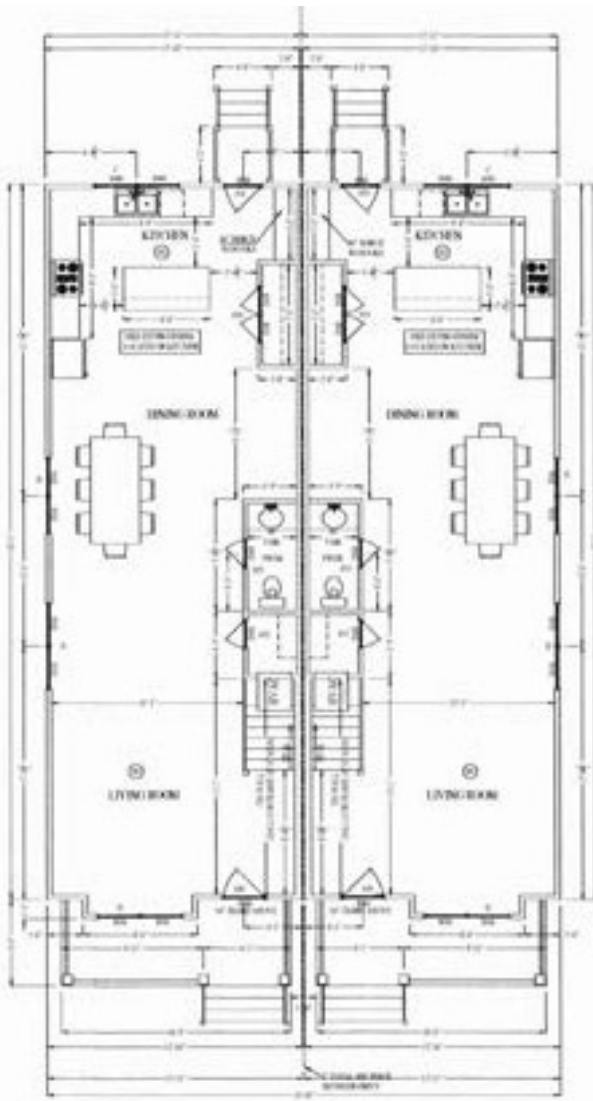
Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832

N34th STREET
SKETCH SHOWING THE PROPOSED IMPROVEMENTS ON No.1205 N 34th STREET IN THE CITY OF RICHMOND, VA.

Jeffrey A. Floyd
Surveyor

REVISION: 10-18-2023

PROJECT: 230715870



*Drop
Down
Ladder*

*Drop
Down
Ladder.
* Has been
done to
other
houses
Nice touch
for multi-
staged
units.*

SECOND FLOOR PLAN

W2x2

1205-1205.5 N 34TH ST.

RIVER MILL DEVELOPMENT

WWW.RIVERMILLDEVELOPMENT.COM

REVISION NOTES

NO.	DATE	DESCRIPTION

SCALE:
1/8" = 1'-0"

DATE:
10-09-2013

SHEET:
A1.1



Legend symbols for architectural elements like doors, windows, and stairs.



1" = 1/4"

0" 1/2" 1" 1 1/2" 2"



0" 1/2" 1" 1 1/2" 2"

Align both sides.

Explore 2/1 1/1 for window patterning.
2/1 existing neighbor hood & ~~tree~~

1 1 1 1/2"

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1205-1205.5 N 34TH ST.

RIVER MILL DEVELOPMENT

REVISION NOTES

NO.	DATE	DESCRIPTION

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

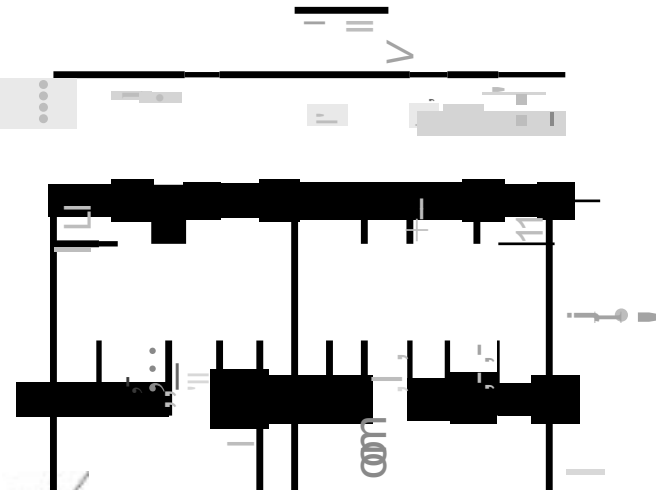
DATE:
10-09-2023

SHEET:
A2.1



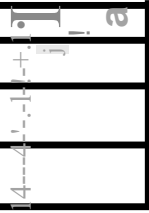


LEFT ELEVATION



REAR ELEVATION

1700 ALPINE S W 14TH ST
 1700 ALPINE S W 14TH ST
 1700 ALPINE S W 14TH ST



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

DATE:
 10-09-2011



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