



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 106 EAST CLAY

Historic district _____

Date/time rec'd: 4/29/2019
Rec'd by: _____
Application #: COA-053588-2019
Hearing date: 5/28/2019

APPLICANT INFORMATION

Name LARRY CLUFF

Phone 804-972-0124

Company _____

Email larry@ghci.net

Mailing Address 1726 ALTAMONT AVE
RICHMOND 23230

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name 721 WEST CLAY LLC

Company "

Mailing Address 721 West Clay

Phone see above

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

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

Project Description: (attach additional sheets if needed)

Renovate according to plans.

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

Date 4/29/2019

PROJECT DATA

LIST OF DRAWINGS

- 1.0 SITE PLAN, CODE NOTES, LEGEND, SCHEDULES, ELEVATION
- 2.0 EXISTING UNIT "A" AND "B" FLOOR PLANS, ROOF PLAN
- 3.0 NEW UNIT "A" AND "B" FLOOR PLANS, SECTIONS
- 4.0 EXISTING AND NEW ELEVATIONS
- 4.1 EXISTING AND NEW ELEVATIONS

CODE NOTES

- 1.0 2012 VIRGINIA UNIFORM BUILDING CODE
2012 IRC
- 2.0 BUILDING USE GROUP: RESIDENTIAL - SINGLE FAMILY ATTACHED
- 3.0 BUILDING AREA: BASEMENT 1,334 SQ FT
FIRST FLOOR 1,334 SQ FT
SECOND FLOOR 1,334 SQ FT
TOTAL SQ FT 4,002 SQ FT

DESIGN LOADS

SNOW	25P.S.F.
DEAD LOAD	10P.S.F.
SEISMIC	0.5P.S.F.
WIND	90P.S.F.
LIVE (EXCEPT BEDROOMS)	40P.S.F.
DEAD	10P.S.F.
LIVE (BEDROOMS)	30P.S.F.
GARAGE	50P.S.F.
STAIRS	40P.S.F.

NOTE

THESE DRAWINGS ARE INTENDED TO PORTRAY THE WORK SHOWN. THEY DO NOT SHOW EVERY CONSTRUCTION DETAIL. THE GENERAL CONTRACTOR BY TAKING ON THIS PROJECT, IS RESPONSIBLE FOR ALL CONSTRUCTION. THE G.C. ACKNOWLEDGES THAT HE IS EXPERIENCED WITH CONSTRUCTION OF THIS TYPE AND IS FULLY CAPABLE OF IMPLEMENTING SUCH WORK SO AS TO IMPLEMENT IT'S CONSTRUCTION AND COMPLETION IN A TIMELY MANNER.

SCHEDULES

WINDOW SCHEDULE

WIN	SIZE	MATERIAL	GRILLE	MODEL
1	2/0X3/2	VINYL	2/2	-
2	2/0X3/0	VINYL	0/0	HORIZ SLIDING

NOTE:
ALL OTHER WINDOWS ARE EXISTING AND SHALL BE REFURBISHED WHERE POSSIBLE.

ALL WINDOW HEADERS ARE (2) 2 X 8 SOUTHERN PINE NO. 2

DOOR SCHEDULE

DOOR	SIZE	TYPE
1	3/0X6/8	EXTERIOR METAL WITH TRANSOM
2	3/0X6/8	INTERIOR 6 PANEL
3	2/8X6/8	INTERIOR 6 PANEL
4	(2)2/6X6/8	INTERIOR 6 PANEL
5	3/0X6/8	EXTERIOR METAL 6 PANEL
6	(2)2/0X6/8	INTERIOR 6 PANEL
7	2/6X6/8	EXTERIOR METAL 6 PANEL
8	2/6X6/8	INTERIOR 6 PANEL
9	2/4X6/8	INTERIOR 6 PANEL
10	-	-

ALL DOOR HEADERS ARE (2) 2 X 8 SOUTHERN PINE NO. 2

LEGEND

	BRICK VENEER		RECESSED CAN LIGHT
	C.M.U.		EXHAUST FAN
	NON-LOAD BEARING INTERIOR WALLS - 2X4 STUDS @ 24" O.C.		GARBAGE DISPOSAL
	EXTERIOR BRICK VENEER WITH 2X6 STUDS @ 16" O.C.		110VOLT RECEPTACLE
	"8C.M.U. WALL AND FOOTING		GROUND FAULT INTERRUPTION
	SECTION DESIGNATION		WEATHER PROOF
	DOOR DESIGNATION		GROUND FAULT INTERRUPTION
	WINDOW DESIGNATION		DRYER RECEPTACLE
	LIGHT FIXTURE		RANGE RECEPTACLE
	WALL MTD LIGHT FIXTURE		TELEPHONE
	LIGHT FIXTURE		CABLE TELEVISION
	EXTERIOR DBL FLOOD LIGHT WITH MOTION SENSOR		SWITCH @ 50" A.F.F.
	SURFACE MTD FLORESCENT NO. INDICATES LENGTH		3-WAY SWITCH @ 50" A.F.F.
			SMOKE DETECTOR
			DOOR BELL TRANSFORMER
			RECESSED ELECTRICAL PANEL
			CEILING FAN - WHEN DASHED, ROUGH-IN AND PROVIDE BLANK COVER FOR FUTURE USE, OTHER WISE INSTALL WHERE SHOWN

STRUCTURAL SCHEDULE

NO	MEMBER NAME	RESULTS	CURRENT SOLUTION
1	EXISTING FLOOR JOISTS	PASSED	EXISTING 2X10
2	FLOOR JOISTS	PASSED	(1) 2X10 SOUTHERN PINE NO. 2
3	FAMILY ROOM BEAM	PASSED	2 PIECE(S) 1-3/4" X 10" 2.0E MICROLLAM LVL
4	FAMILY ROOM POST	PASSED	1 PIECE(S) 3-1/2" X 5-1/5" PSL
5	KITCHEN BEAM	PASSED	2 PIECE(S) 1-3/4" X 10" 2.0E MICROLLAM LVL
6	KITCHEN BEAM POST	PASSED	1 PIECE(S) 3-1/2" X 5-1/5" PSL
7	BALCONY DECK JOISTS	PASSED	1 PIECE(S) P.T. 2X6 SOUTHERN PINE NO. 2
8	BALCONY DECK BEAMS	PASSED	2 PIECE(S) P.T. 2X8 SOUTHERN PINE NO. 2
9	-	-	-
10	-	-	-

DRAWING	INFORMATION
Scale	Noted
Drawn	LP Harrison
Checked	Larry Cluff 804.872.0124
Coordinator	Justin Freeman
Date	04.05.2019
Project	106 E. Clay Street



Residential Design Services
11924 Longfellow Drive
Midlothian, Virginia 23112
804.334.7415

106 E. CLAY STREET
RICHMOND, VIRGINIA



106 E. CLAY STREET 106-1/2 E. CLAY STREET

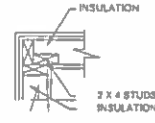
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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SITE PLAN, CODE NOTES AND
 FRONT ELEVATION

Drawing No.
1.0

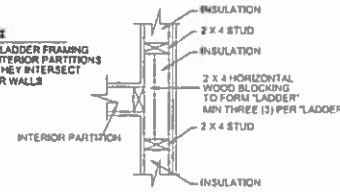
NOTE:
USE THIS FRAMING DETAIL AT ALL CORNER CONDITIONS IN THE EXTERIOR WALL IN ORDER TO PROVIDE THE MOST EFFECTIVE INSULATION



CORNER FRAMING DETAIL

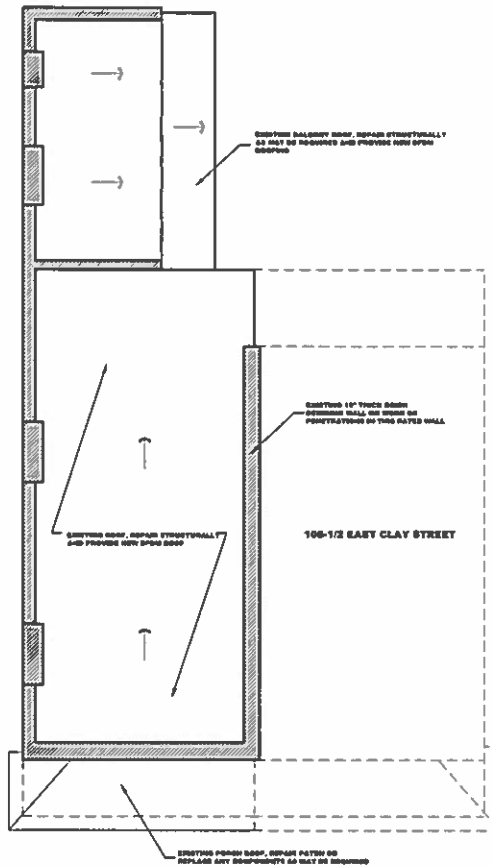
D
2.0
SCALE: 1" = 1'-0"

NOTE:
TYPICAL LADDER FRAMING AT ALL INTERIOR PARTITIONS WHERE THEY INTERSECT EXTERIOR WALLS

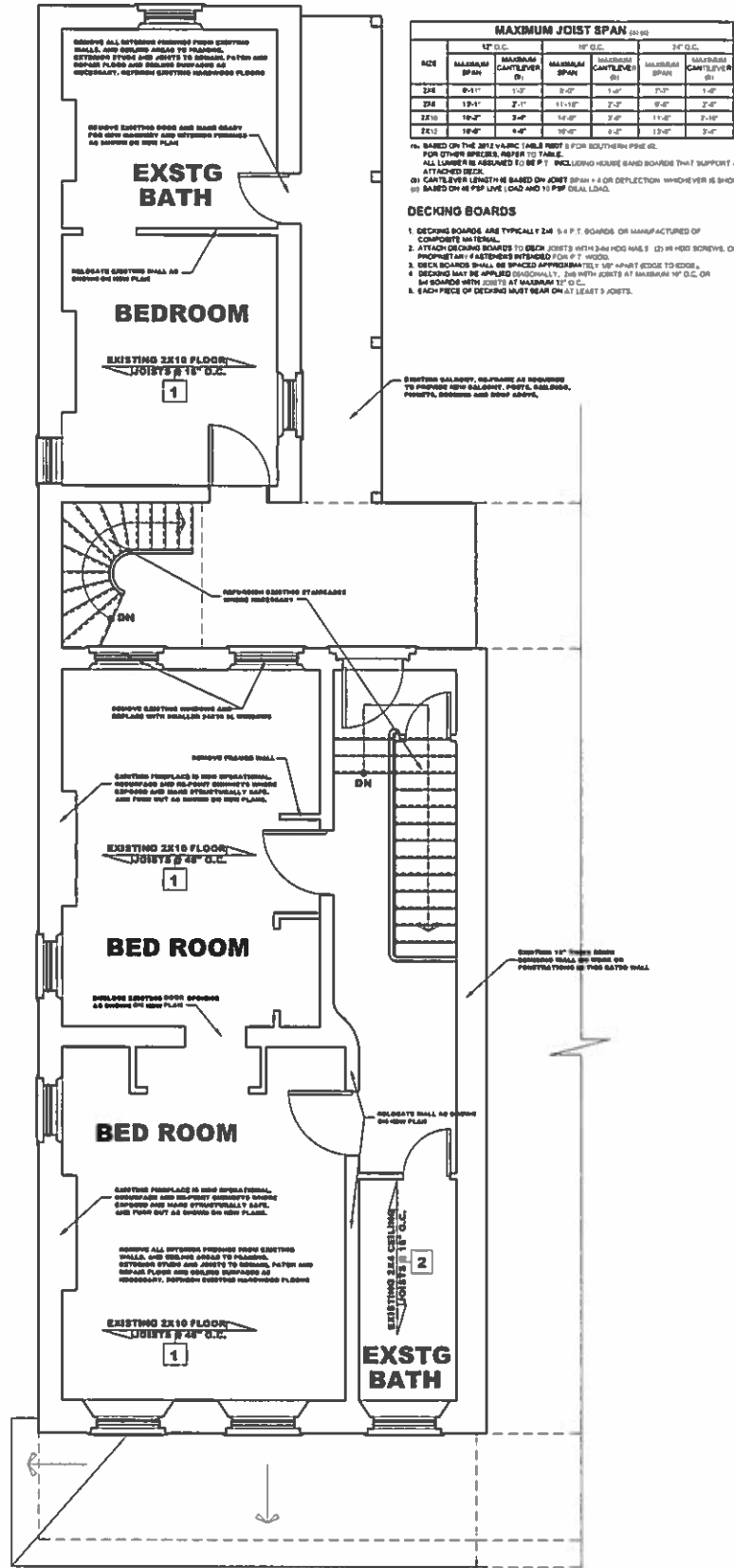


PLAN FRAMING DETAIL

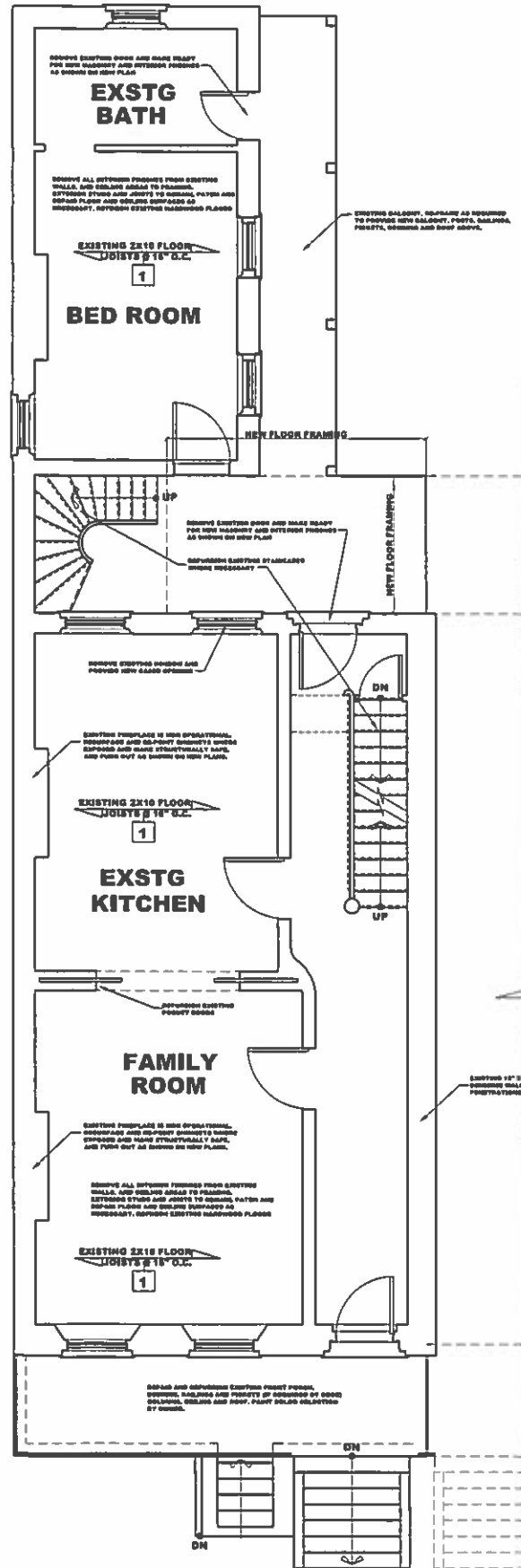
E
2.0
SCALE: 1" = 1'-0"



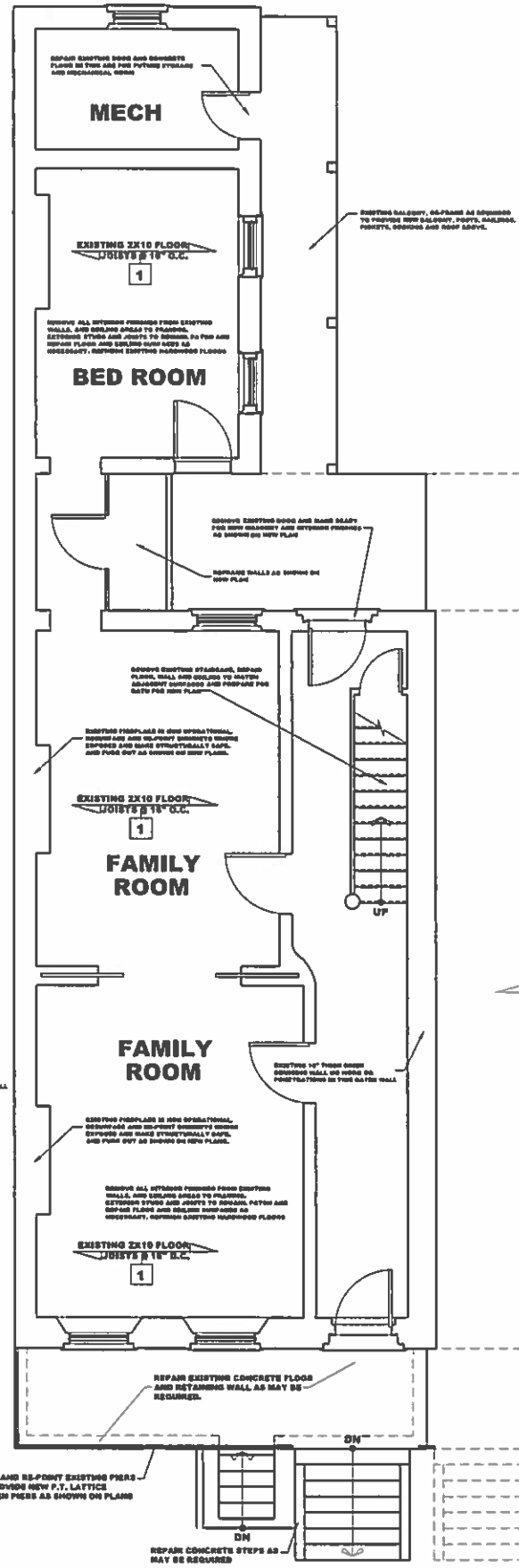
4
2.0
SCALE: 1/8" = 1'-0"



3
2.0
SCALE: 1/4" = 1'-0"



2
2.0
SCALE: 1/4" = 1'-0"



1
2.0
SCALE: 1/4" = 1'-0"

DRAWING INFORMATION

Scale	Noted
Drawn	LP Harrison
Checked	Larry Cliff 604.972.0124
Coordinates	04.03.2019
Date	04.01.2019
Project	106 E. Clay Street



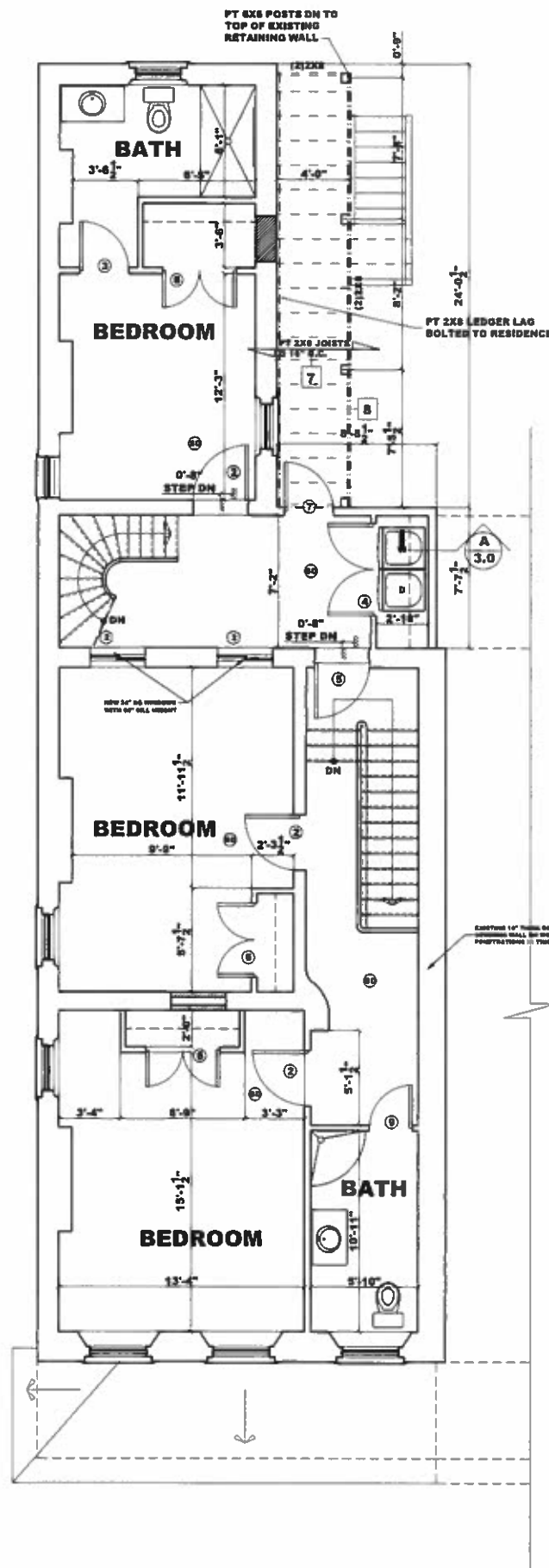
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11824 Longfellow Drive
Midlothian, Virginia 23112
804.334.7413

**106 E. CLAY STREET
RICHMOND, VIRGINIA**

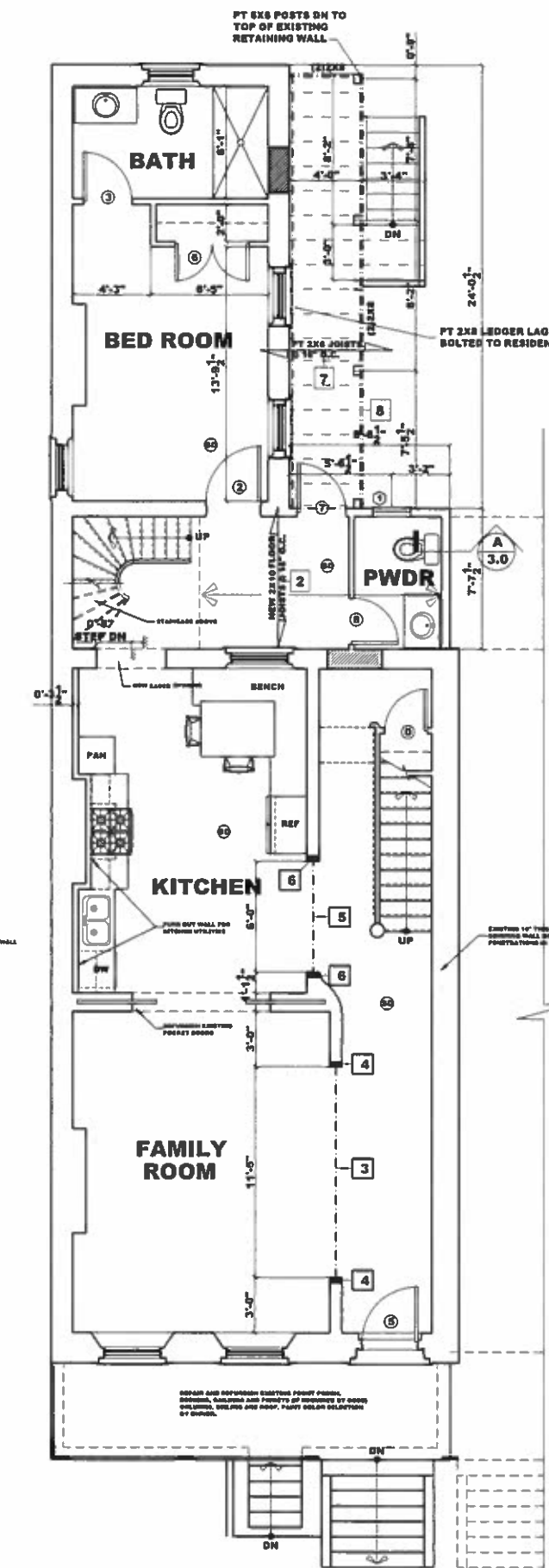
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**BASEMENT PLAN, DETAILS
1ST & 2ND FLOOR DEMO PLANS**

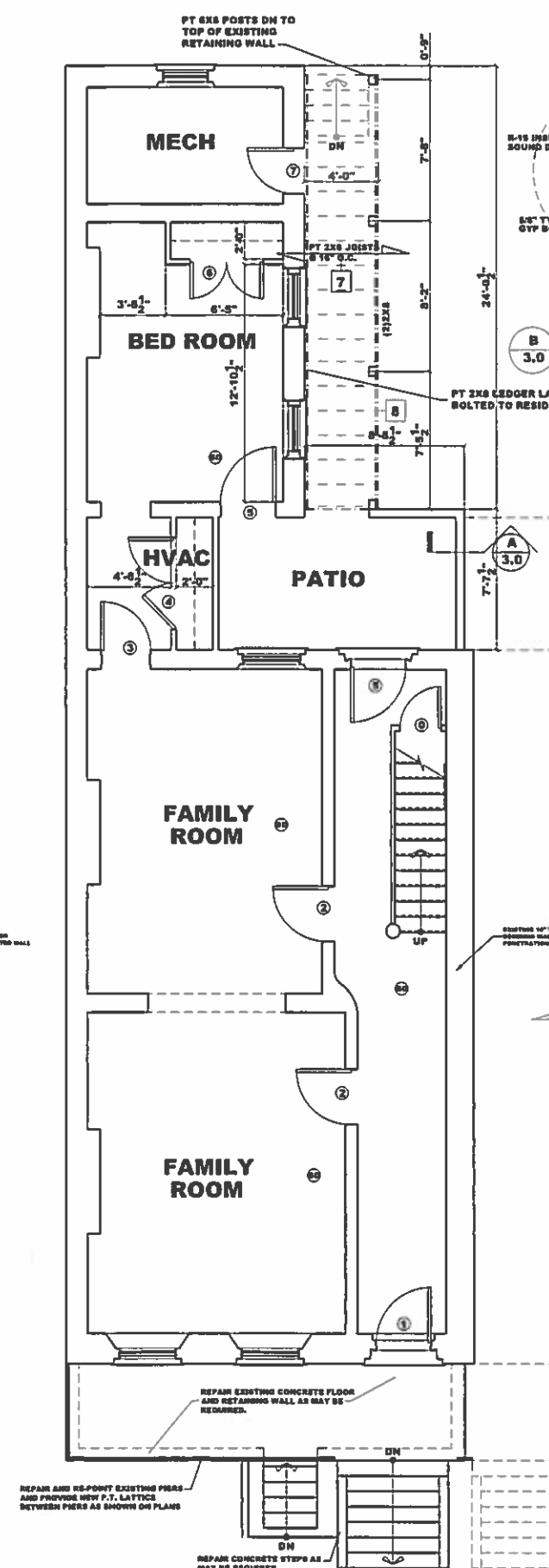
Project
Drawing No.
2.0



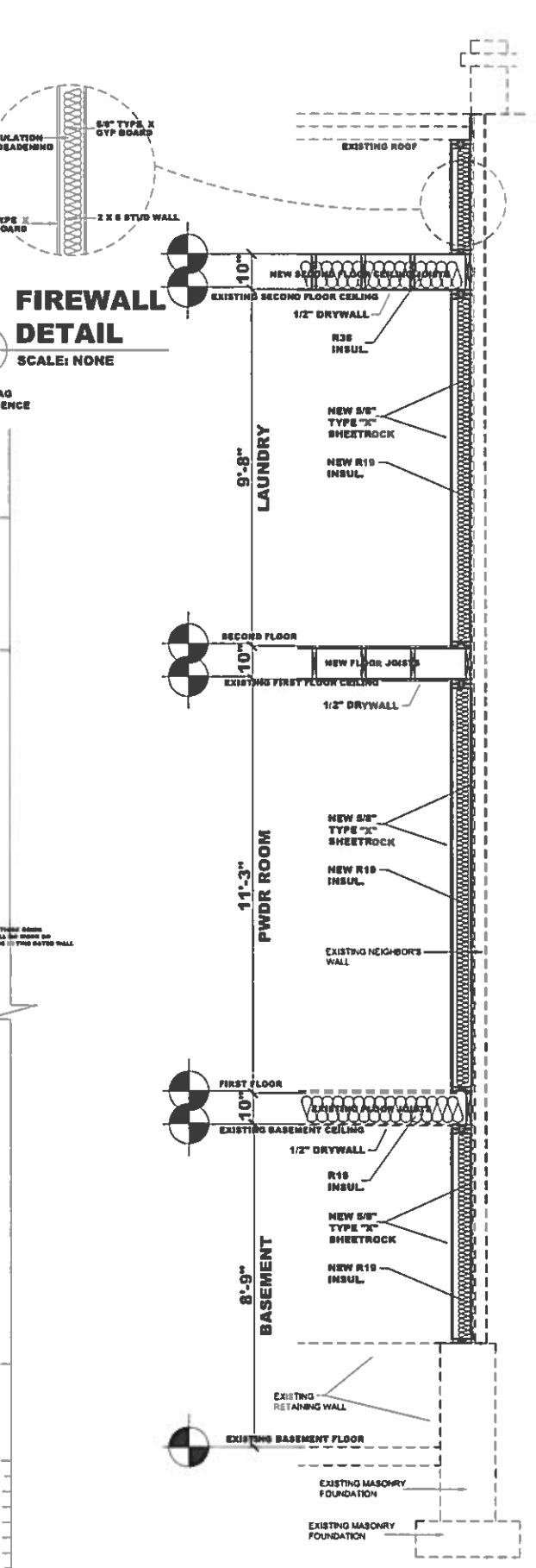
3 NEW SECOND FLOOR PLAN
 3.0 SCALE: 1/4" = 1'-0"



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



1 NEW BSMNT - NEW FLOOR PLAN
 3.0 SCALE: 1/4" = 1'-0"



A WALL SECTION
 3.0 SCALE: NONE

FIREWALL DETAIL
 B 3.0 SCALE: NONE

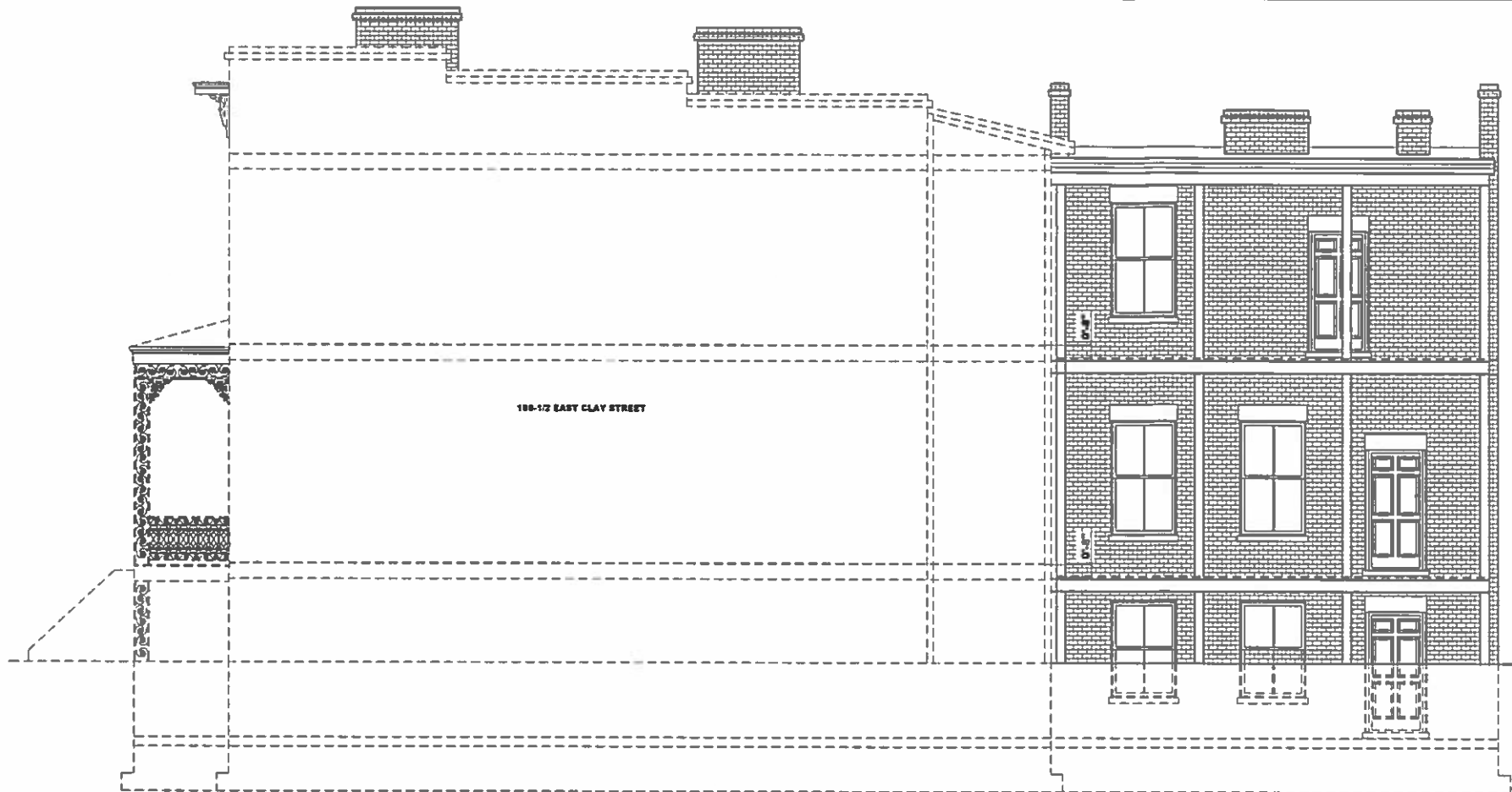
DRAWING INFORMATION	
Scale	Noted
Drawn	LP Harrison
Checked	Larry Cluff 804.972.0124
Coordinator	Justin Freeman
Date	04.08.2019
Project	106 E. Clay Street

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RICHMOND, VIRGINIA

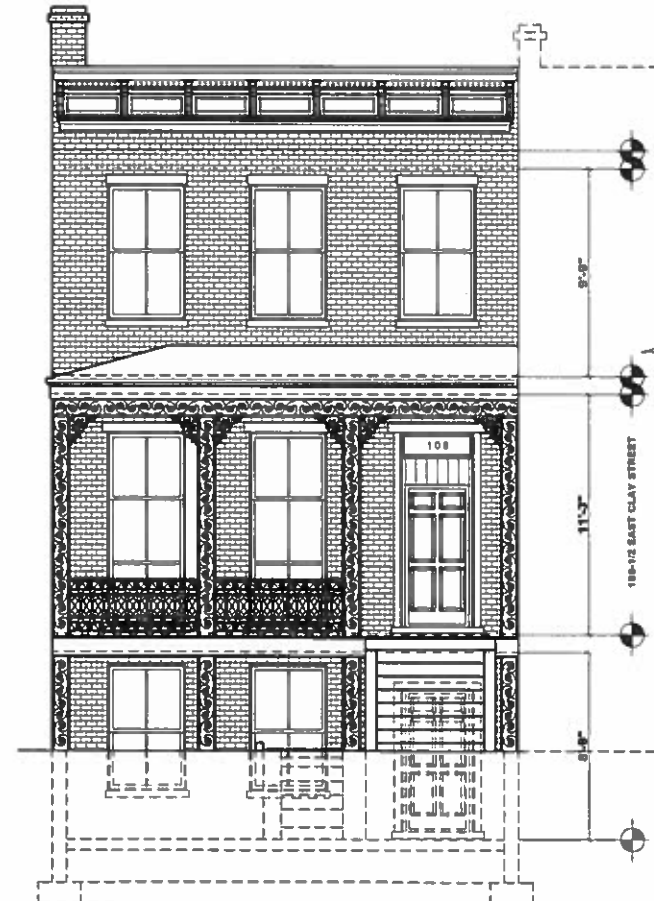
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3.0

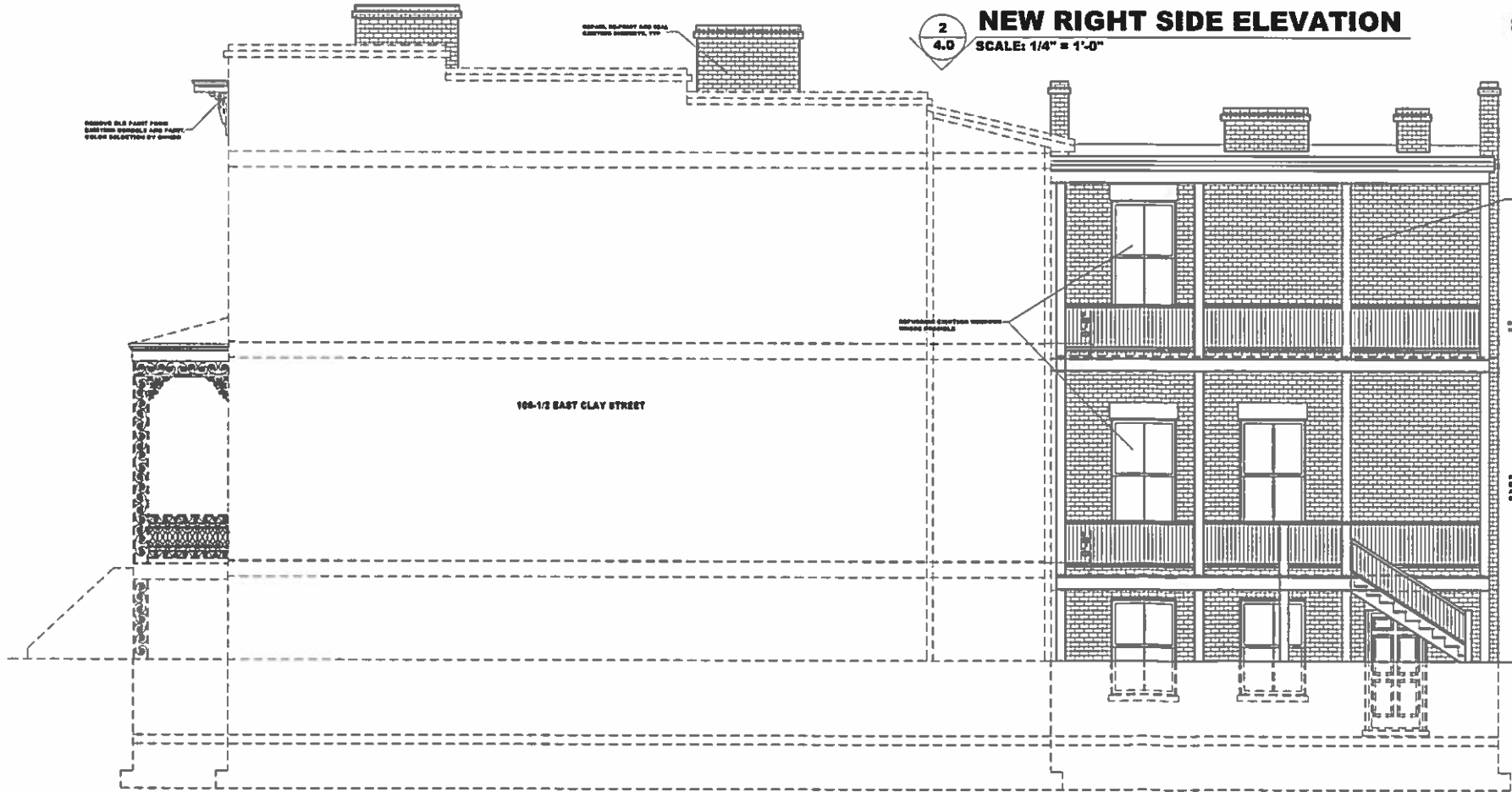
THE BASEMENT, FIRST AND SECOND FLOOR PLANS



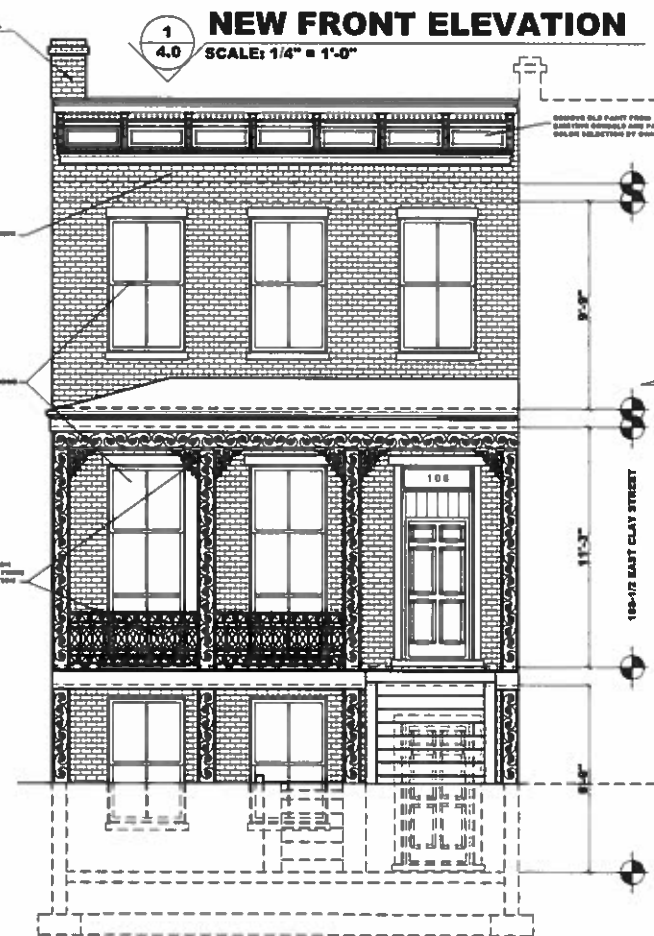
2
4.0
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
4.0
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2
4.0
NEW RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
4.0
NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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EXISTING ELEVATIONS
SECTION AND DETAILS

Drawing No. **4.0**

