



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 2108 1/2 East Broad St DATE: 7/31/2015

OWNER'S NAME: Ampak Properties/McLaughlin Homes TEL NO.: 804-833-5953

AND ADDRESS: 4906 Cutshaw Ave Ste 103 / 14850 Perch Point Dr EMAIL: mclaughlinrk@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 23230 / Chester, VA 23836

ARCHITECT/CONTRACTOR'S NAME: McLaughlin Homes TEL. NO.: 804-833-5953

AND ADDRESS: 14850 Perch Point Dr EMAIL: mclaughlinrk@gmail.com

CITY, STATE AND ZIPCODE: Chester, VA 23836

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

New construction - I would like to build (1) single family detached home. This home will utilize Jefferson Series simulated divided lite windows, hardi plank siding, and cornice work that will reflect elements of the surrounding homes to allow it to fit in.

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): Richard Kyle McLaughlin

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.

Windows: Brand: MW
Type: Jefferson 300 Series with simulated divided lite – Vinyl sash
Double Hung Energy Star

Doors: Front: Thermatru Fiberglass Staingrade 3/0 6 Panel Door
Ream: 1 Lite Fiberglass door (double 2/8)

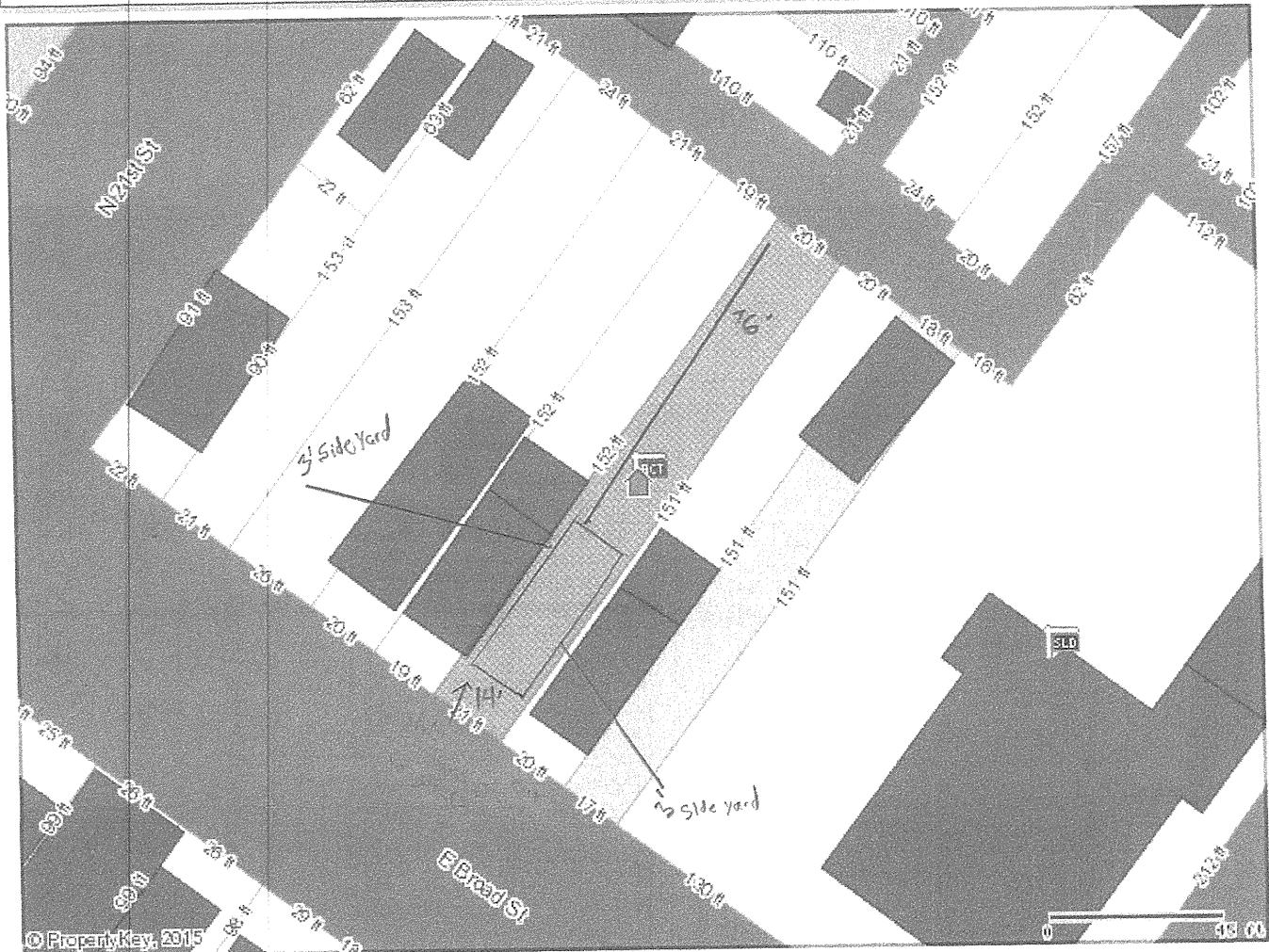
Ext. Trim: Windows trimmed in 1x4 PVC or similar
Doors trimmed in 1x4 PVC or similar

Landscape: Seed and straw entire lot

Sidewalk: Concrete from stairs to city sidewalk

Water Utility: Public Water

Sewer Utility: Public Sewer



© PropertyKey, 2015

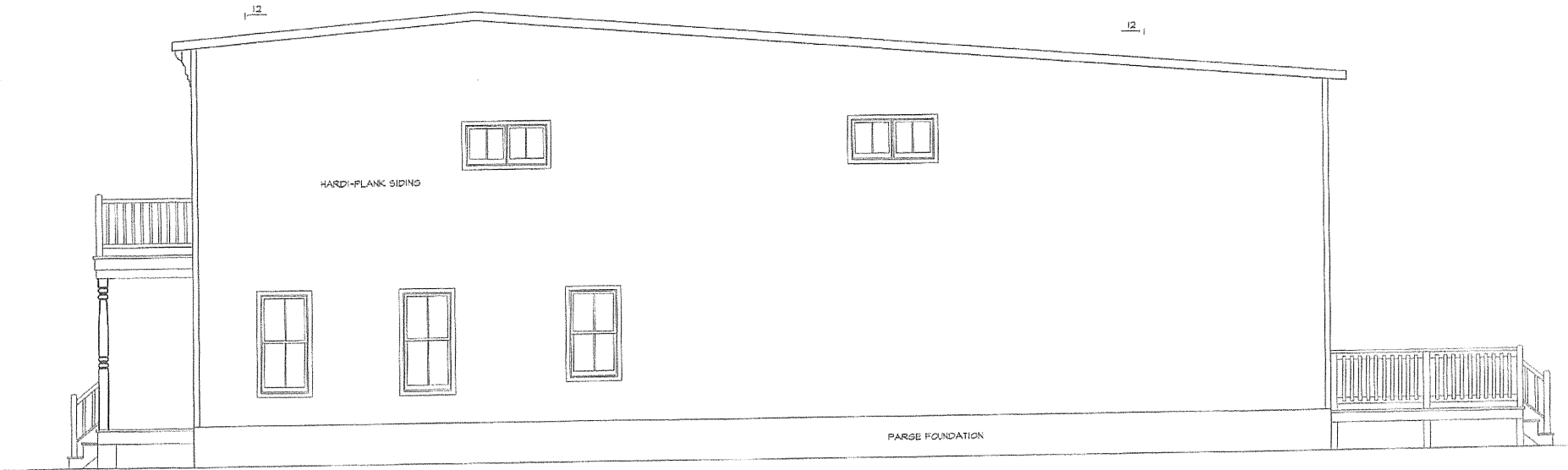
- Residential
- Agricultural
- Government
- Water
- Commercial
- Industrial
- Other
- Condo
- Active
- Sold
- Pending
- Withdrawn
- Expired

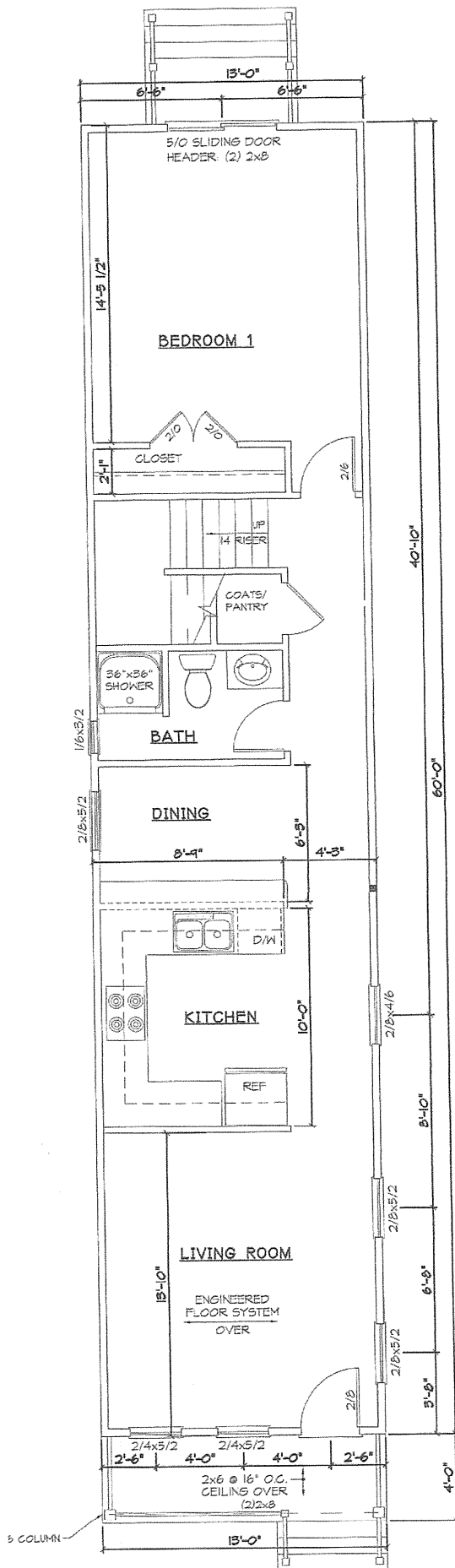
PROPERTY INFORMATION

<p>PID # E0000223024 Property Type: Commercial Property Address: 2108 1/2 E BROAD ST RICHMOND, VA 23223-7028 Current Owner: AMPAK PROPERTIES LLC 4906 CUTSHAW AVE STE 103 RICHMOND, VA 23230-3630</p>	<p>Property Use: 401 COMMERCIAL VACANT LAND Land Description: 1. PRIMARY COMMERCIAL/INDUST LAND Lot Size: 0.07 acres / 2,963 sf Zoning: R-8 Urban Residential Frontage: 19 ft Depth: 150 ft</p>	<p>Census Tract: 020500 Block: 2001 Block / Lot: Subdivision: Legal Description: 19.75X150.00 Historic District: St John's Church</p>
---	---	--

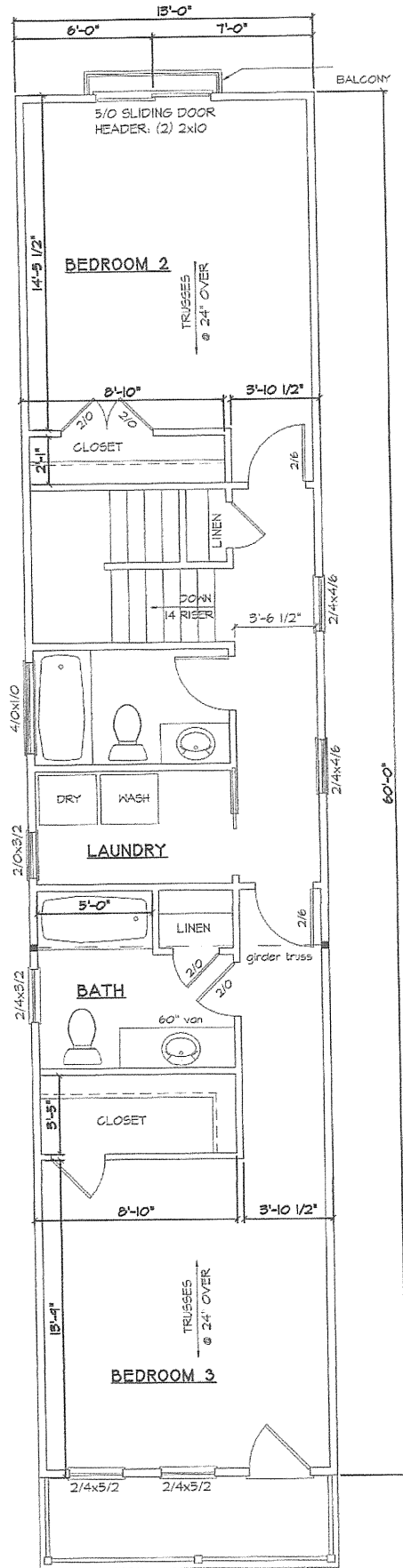
VALUE INFORMATION

	<u>2011 Final</u>	<u>2012 Final</u>	<u>2013 Final</u>	<u>2014 Final</u>	<u>2015 Prelim</u>
Building Value:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
Extra Feature Value:	- n/a -	- n/a -	- n/a -	- n/a -	- n/a -
Total Assessed Value:	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
Percent Change:	- n/a -	0%	0%	0%	0%
Taxable Value:	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
Millage Rate:	01.2000	01.2000	01.2000	01.2000	01.2000
Total Tax Amount:	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00





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



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

CEILING LINE

HEADER HEIGHT

7'-2"

8'-1 1/2"

2ND FLOOR

CEILING LINE 14" TRUSSES

HEADER HEIGHT

7'-8"

8'-1 1/2"

MAIN FLOOR

FINISH GRADE

2'-6"

DECORATIVE CORNICE & BRACKETS

HARDI-PLANK SIDING

WOODEN TURNED COLUMNS

PORCH RAILING NOT SHOWN

BRICK PIERS

13'

FRONT ELEVATION

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



2108 ½ E Broad St Street Builder's Specification Sheet

Site Address: 2108 ½ E Broad St

Finished Sq ft: 1st - 780 Sq ft
2nd - 780 Sq ft
Total - 1560 Sq ft

Unfinished Sq ft: Deck - 120 Sq ft (10x12)
Porch - 60 Sq ft (13x5)
Total - 180 Sq ft

Total Finished and Unfinished: 1740 Sq ft

EXTERIOR of HOME

Footing: According to engineer specifications

Foundation: Crawlspace – Brick Front piers and remaining to be Masonry block parged with masonry cement

Frame: Per approved plans – 2x4 wall studs 16” on center with house wrap

Front Porch: TPO flooring on balcony covering front porch
Size: 13 x 5 covered front with wooden Richmond Rails painted white with matte finish
Wood painted columns
Ceiling – Non-vented Hardie soffit
Wood board decking *tdg*

Deck: 10x12 Treated Lumber per code

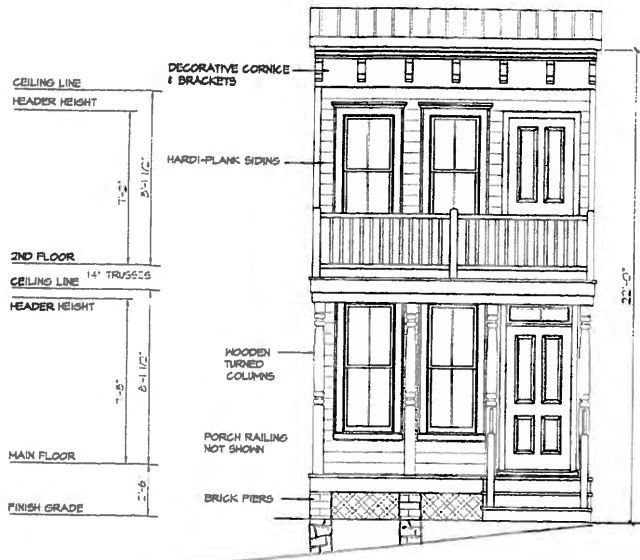
Roof: Type: Rubber Membrane Roof

Siding: James Hardie 7” Exposure Color Plus Cement Siding with ColorPlus Technology and smooth in texture. Buyer to select from CAR list.

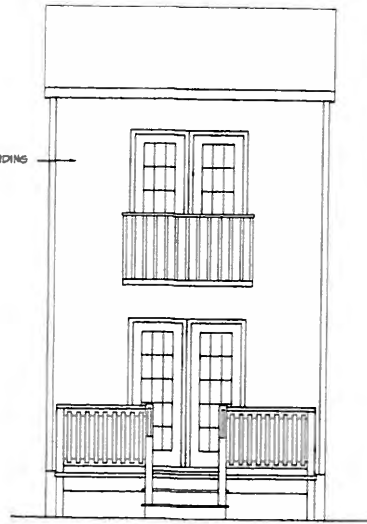
Facial: White PVC or Hardie

Soffit: White Vented PVC or Hardie

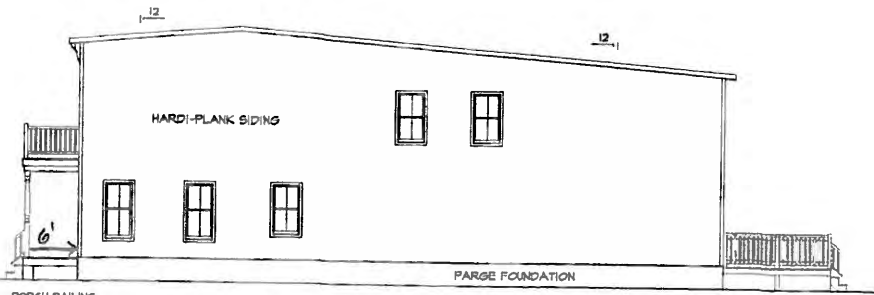




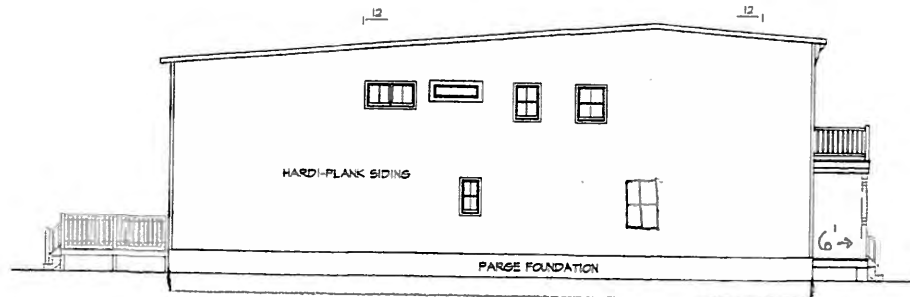
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NO.
1 OF 7
SCALE
1/4" = 1'-0"
DRAWN BY
PDS
DATE
7-31-2015

Professional
drafting
services, LLC
5421 NORTH ALBERTA LANE
ROANOKE, VA 24018
(840) 882-5940
DRAWN BY - K.LI DALONG

2108 1/2

2185 1/2 E. BROAD STREET
ELEVATIONS

McLaughlin Homes, LLC
833-5973