



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 712 N 27th

Historic District Church Hill North

PROPOSED ACTION

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Demolition
- Conceptual Review
- Final Review

OWNER

Name Ridge Point Real Estate Co
 Company Chris Jefferson
 Mailing Address 2926 West Broad St
Suite 235
 Phone 804-201-3624
 Email Chris@RidgePointRe.com
 Signature [Signature]
 Date 9-29-17

APPLICANT (if other than owner)

Name _____
 Company _____
 Mailing Address _____
 Phone _____
 Email _____
 Signature _____
 Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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.

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.

SEP 29 2017
12:30

(Space below for staff use only)

Application received:

Date/Time _____

Complete Yes No

By _____



Ridge Point Real Estate, LLC.

***2930 West Broad St Suite 238
Richmond, VA 23230***

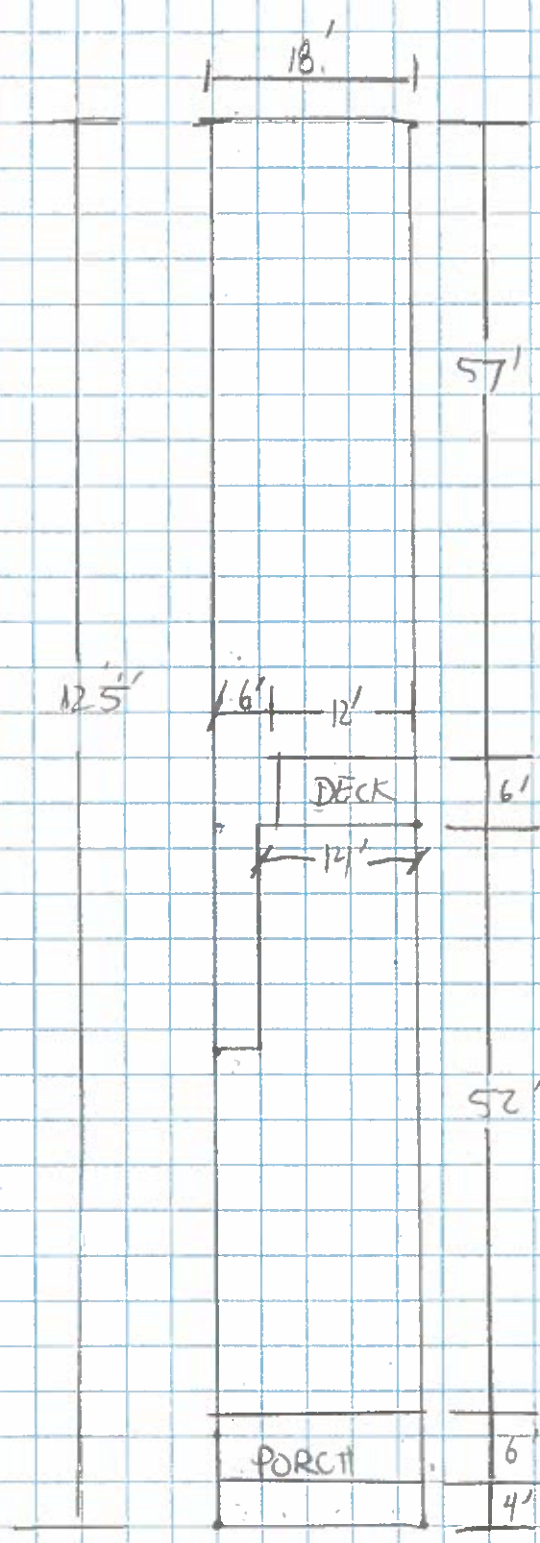
***Office: 804-420-2274
Fax: 804-751-5310***

712 N 27th St

It is proposed that two new decks be added to the subject property. The openings as previously discussed with CAR staff were previously existing. We are proposing to build the deck off the master bedroom on the 2nd floor with a wood tongue and groove deck with Richmond Railing. On the 1st floor deck off the kitchen we are proposing to install a wooden deck per the plans with tongue and groove decking broad and Richmond rail. The decking will remain unpainted. Please refer to pictures below as reference to the existing openings and location of the proposed decks. The property was previously approved by CAR for exterior rehabilitation excluding the decks currently being proposed. We are also proposing to remove the existing french doors and replace them with wood stained doors.



Rear elevation photo from alley.

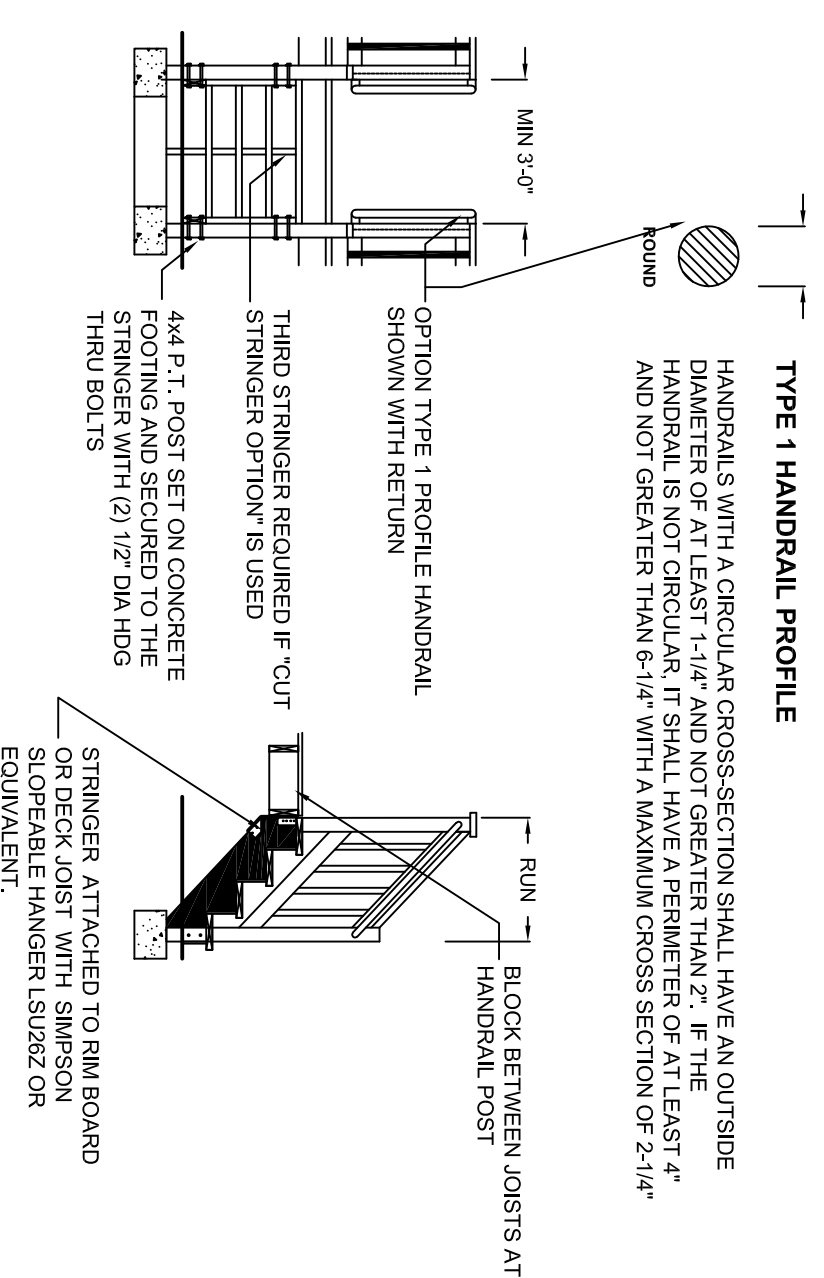
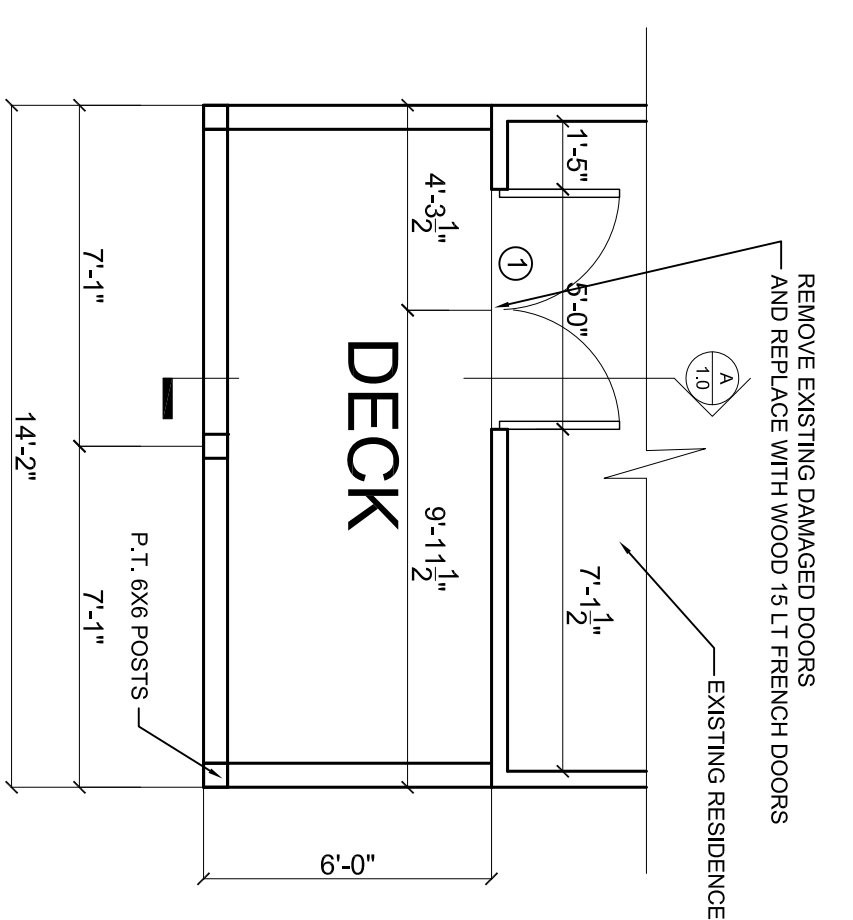
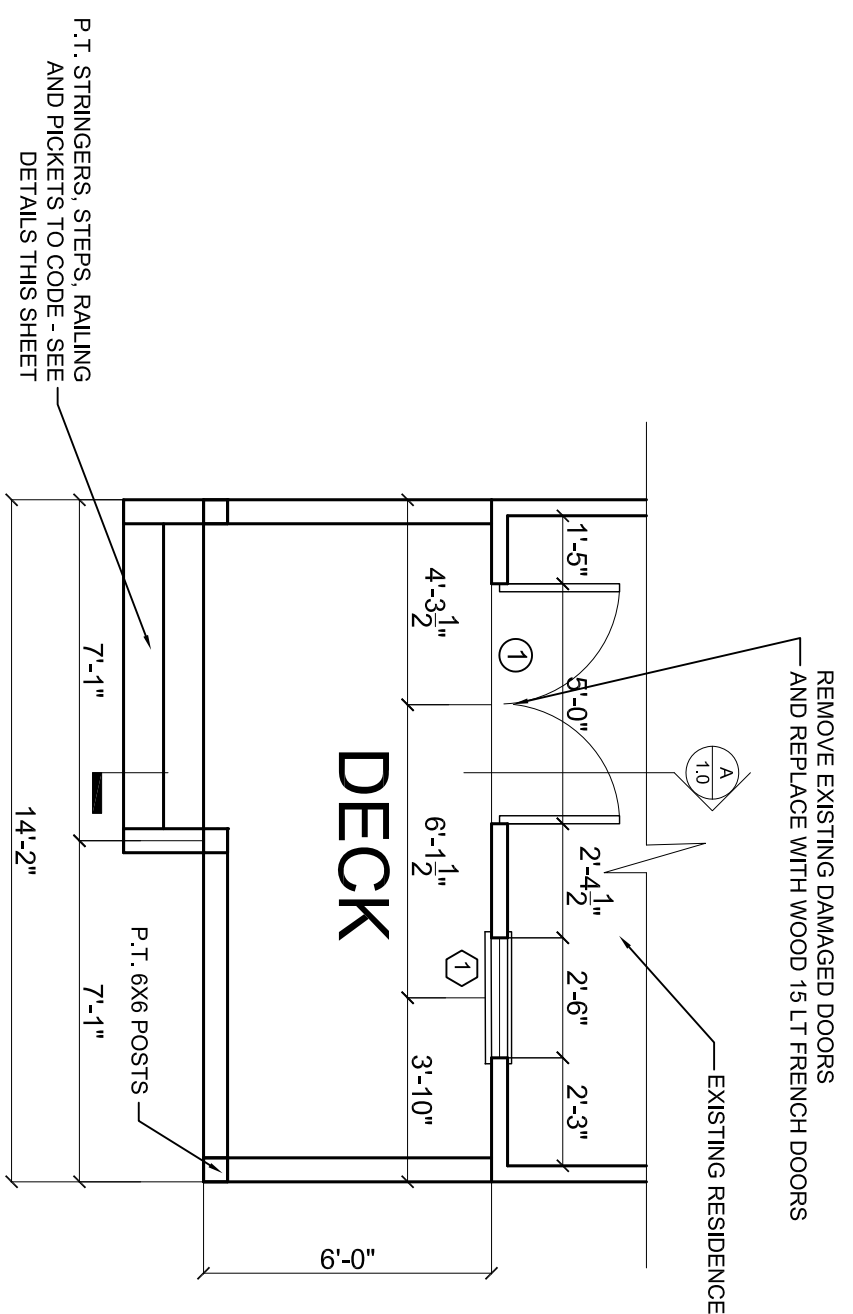
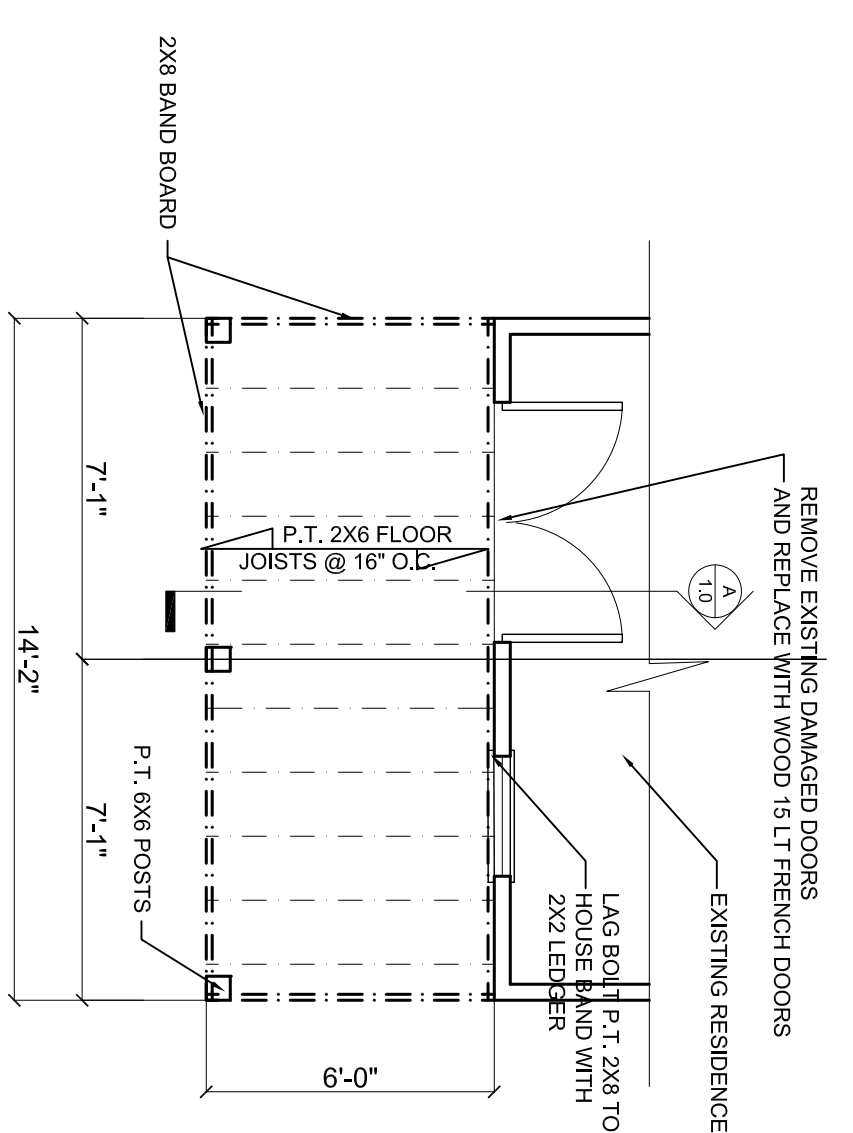
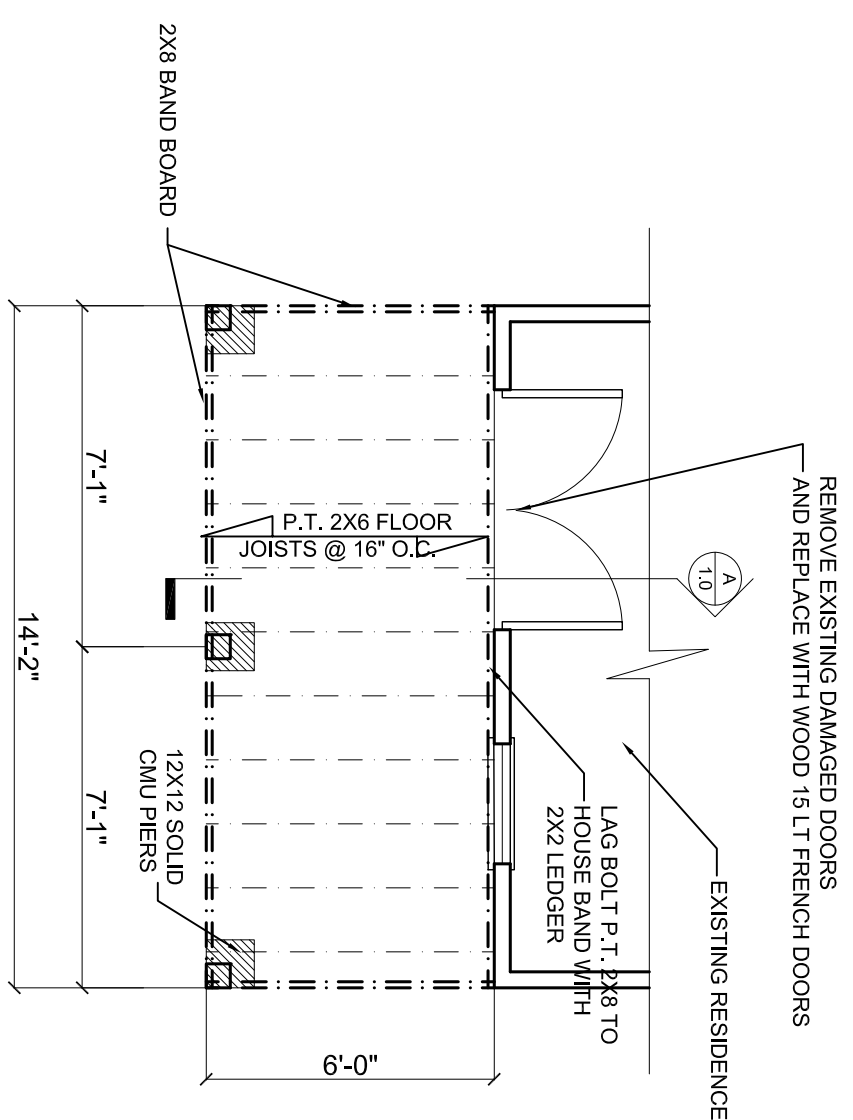


N 27th ST

712.
~~421~~ N 27th ST
 DUNDAS

SITE PLAN 1/4" = 1'

RIDGE POINT
 REAL ESTATE
 9/29/17



DOOR SCHEDULE			WINDOW SCHEDULE				
DOOR	SIZE	TYPE	WIN	SIZE	MATERIAL	GRILLE	MODEL
①	50X68 FRENCH	WOOD 15 LT	①	26X30	VINYL	6/6	-

PROJECT DATA	
LIST OF DRAWINGS	1.0 ELEVATIONS CODE NOTES AND DATA SHEET
	1.0 FLOOR PLANS, FRAMING PLANS AND WALL SECTION

CODE NOTES

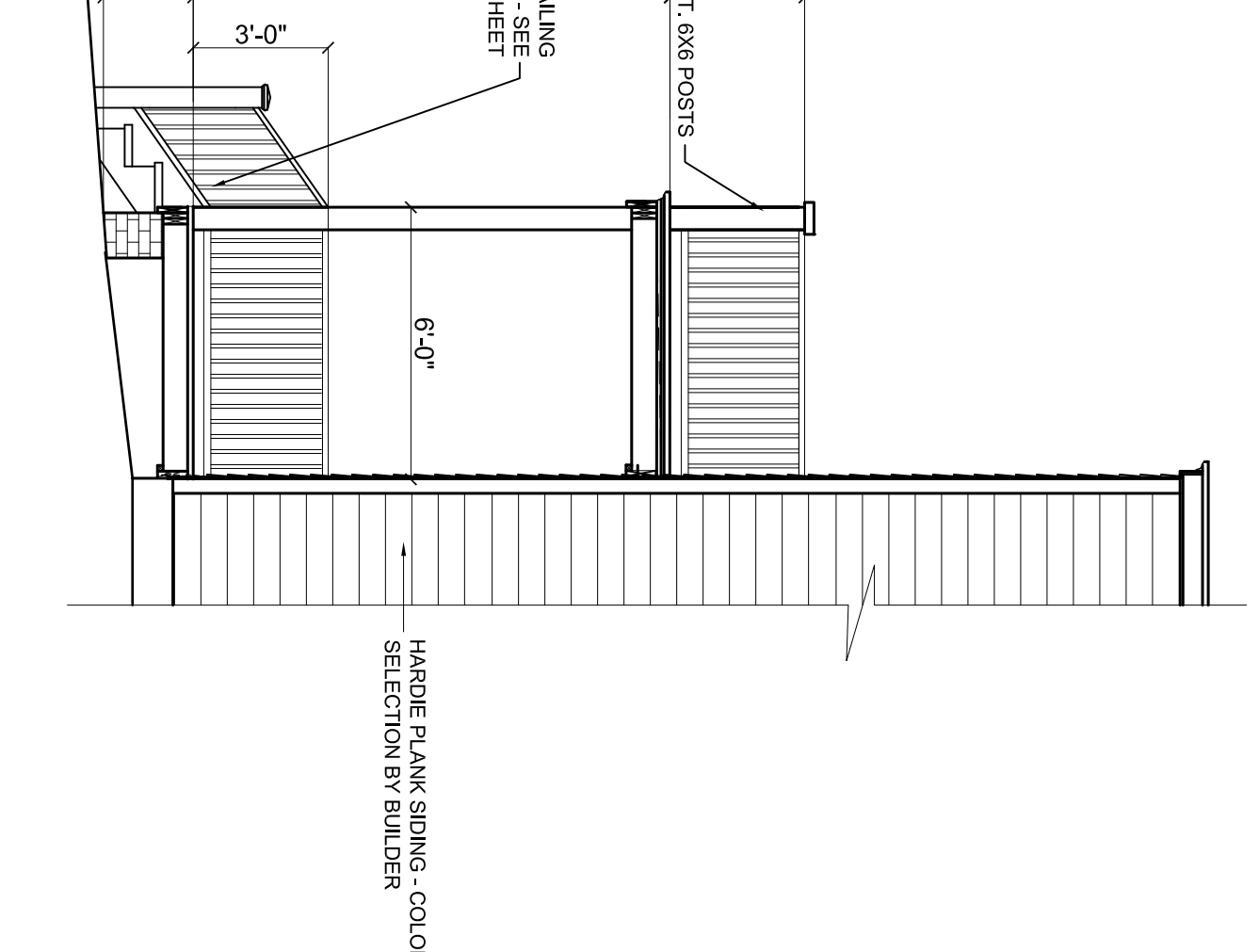
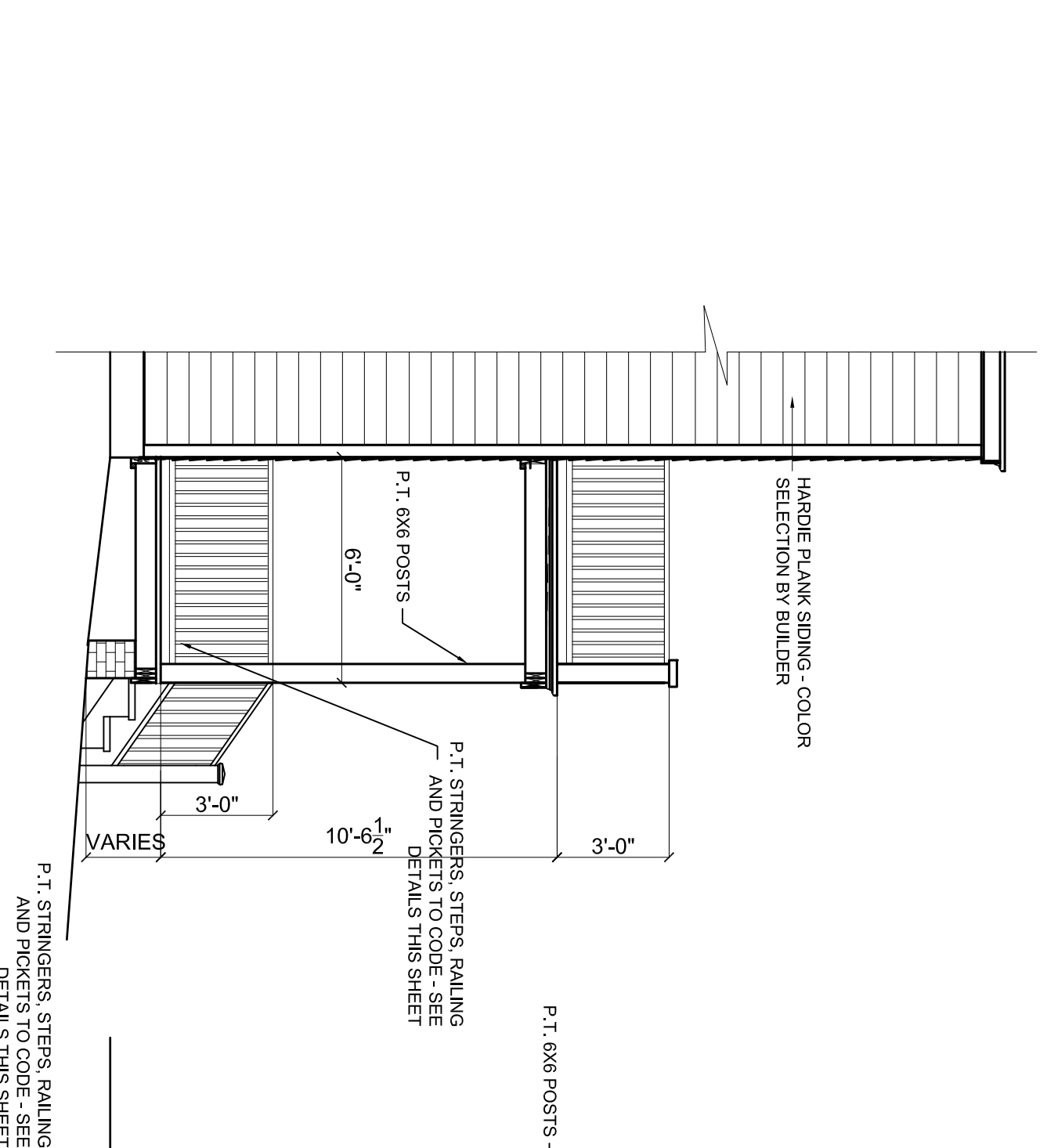
- 1.0 2012 VIRGINIA UNIFORM BUILDING CODE
- 2.0 BUILDING USE GROUP: RESIDENTIAL - R3 SINGLE FAMILY DETACHED
- 3.0 BUILDING AREA SECOND FLOOR DECK 102 SQ FT

DESIGN LOADS

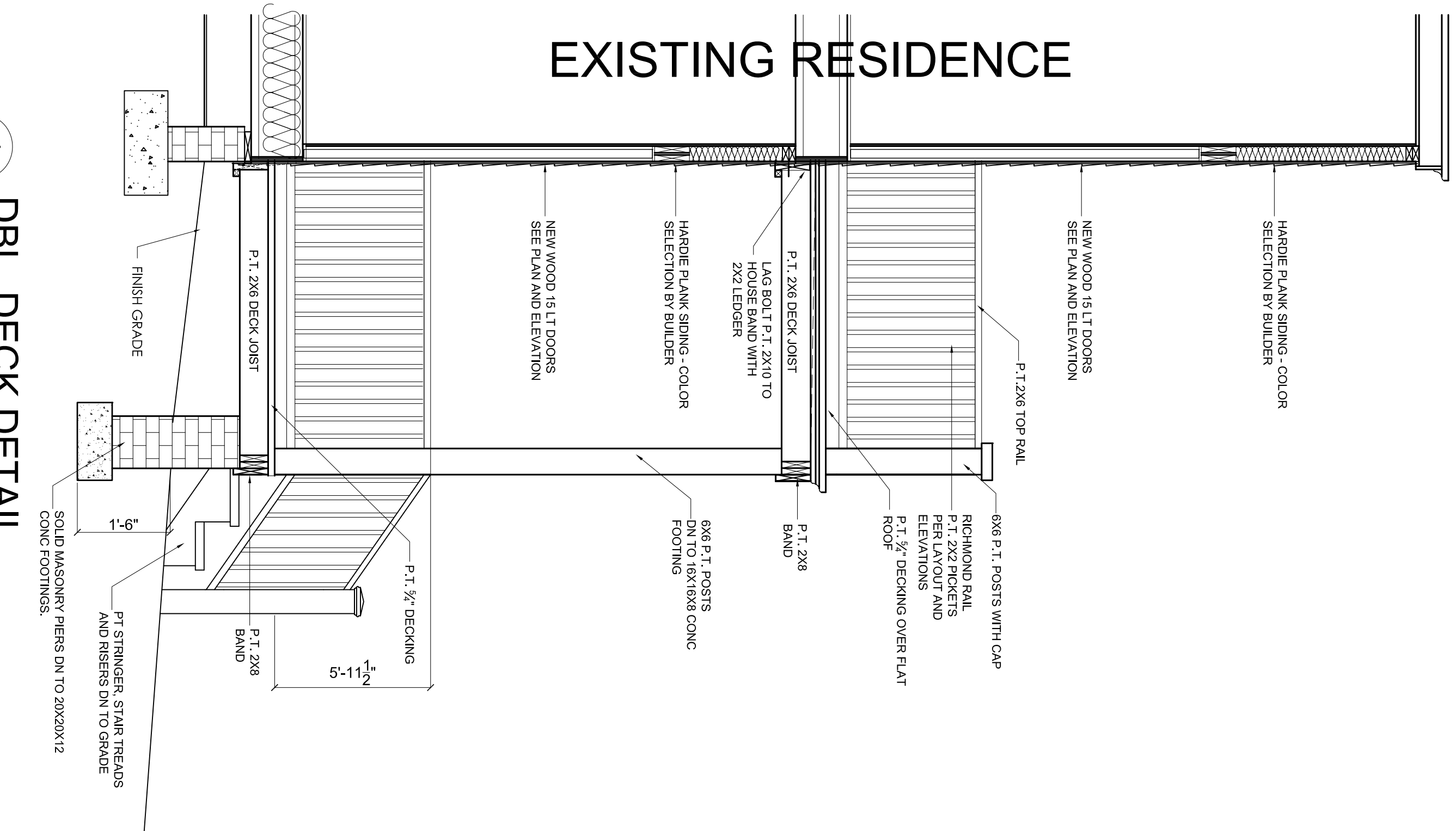
SNOW	20 PS.F.
WIND	0.4 PS.F.
SEISMIC	0.4 PS.F.
WIND	0.4 PS.F.
LIVE (EXCEPT BEDROOMS)	40 PS.F.
DEAD (EXCEPT BEDROOMS)	10 PS.F.
GARAGE	40 PS.F.
STAIRS	40 PS.F.

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. AND IS FULLY RESPONSIBLE FOR VERIFYING SUCH WORK AS TO WHETHER IT IS ITS CONSTRUCTION AND COMPLETION IN A TIMELY MANNER.



EXISTING RESIDENCE



DRAWING INFORMATION	
Scale	Noted
Drawn	L.P. Hankson
Checked	Chris Jefferson
Coordinator	Chris Jefferson
Date	10.05.2017 R 10.09.2017
Project	712 N. 27th Street



Residential Design Services
11924 Longleaf Drive
Mechanicville, VA 24122
804.334.7413

Project	712 N. 27TH STREET RICHMOND, VIRGINIA 23219
Title	NOTES, FIRST AND SECOND FLOOR DECK PLAN, SECTION AND DETAILS

Drawing No. **1.0**