



# 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: 2317 Carrington St. DATE: 12-18-15

OWNER'S NAME: Richmond 1st Recycle LLC - David Seibert TEL NO.: 201 7220

AND ADDRESS: 717 W. Clay St. EMAIL: Dave.S@langandfoster.ca

CITY, STATE AND ZIPCODE: Richmond VA 23220

ARCHITECT/CONTRACTOR'S NAME: Augustine Construction TEL. NO.: (804) 247 0566

AND ADDRESS: 1111 N. 36th St. EMAIL: gdakulls@gmail.com

CITY, STATE AND ZIPCODE: Richmond VA 23223

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.

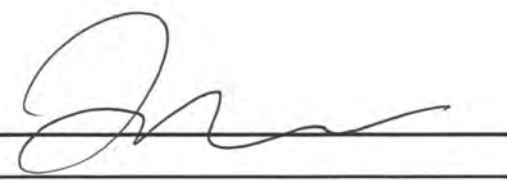
## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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.)

Signature of Owner or Authorized Agent: X   
Name of Owner or Authorized Agent (please print legibly): \_\_\_\_\_

(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.

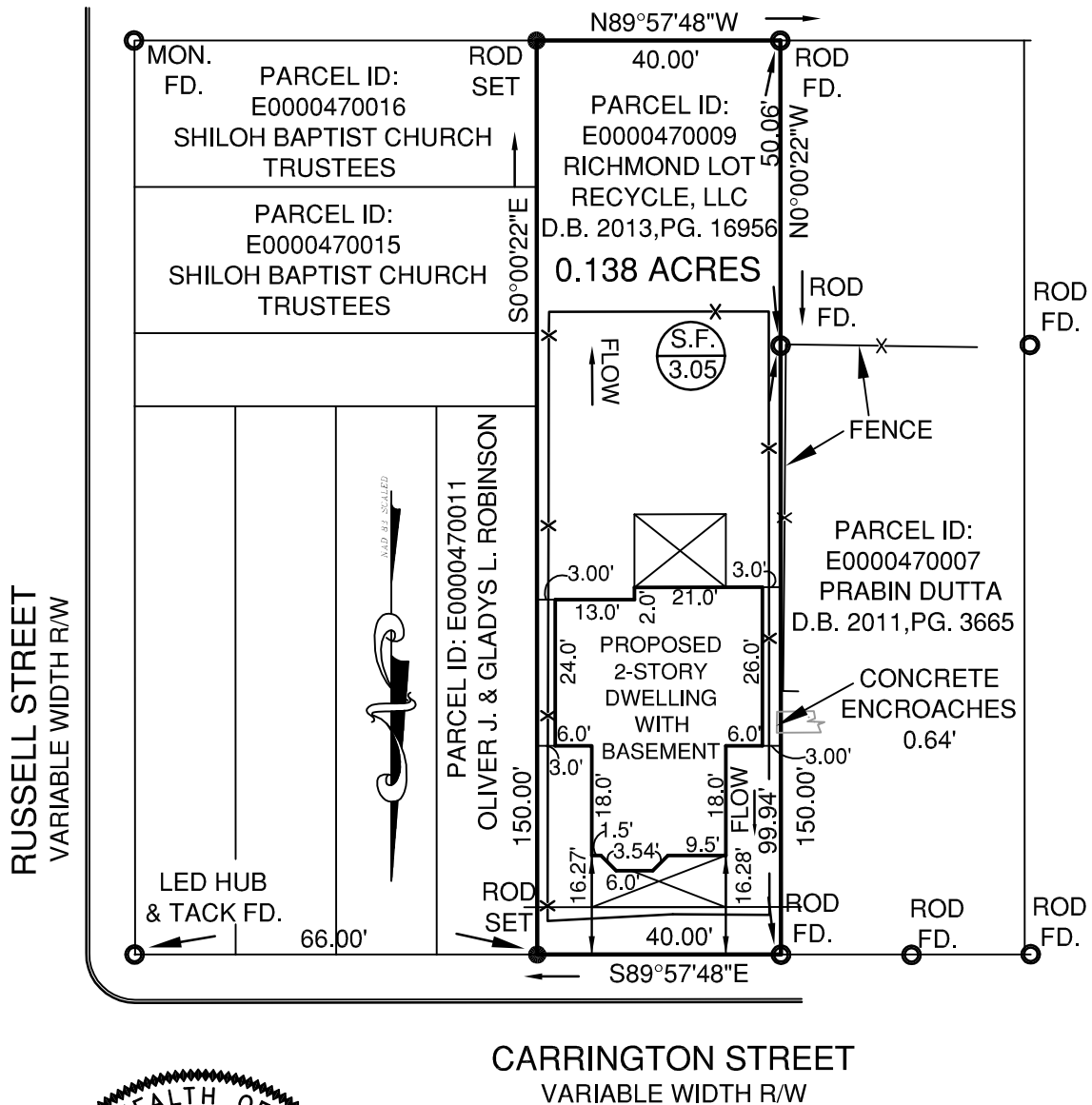
THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #51012900041D, EFFECTIVE DATE: APRIL 2, 2009

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

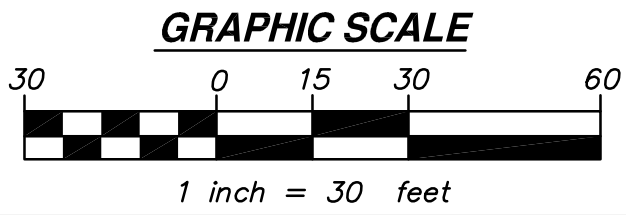
NOTE: THIS PLAT IS VOID IF CONSTRUCTION IS BEGUN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS PLAT DOES NOT REPRESENT A CURRENT FIELD SURVEY AND IS FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT.

**ALLEY UNSPECIFIED WIDTH**  
 PER LEGAL DESCRIPTION IN COMMITMENT NUMBER B12-2578F.  
 NOTE CITY GIS MAPS DO NOT SHOW ALLEY



COMMONWEALTH OF VIRGINIA  
*Charles C. Townes, II*  
 CHARLES C. TOWNES, II  
 Lic. No. 2803  
 1/11/16  
 LAND SURVEYOR

PLAT  
 SHOWING  
 PROPOSED DWELLING ON  
 #2317 CARRINGTON STREET  
 FOR  
 RICHMOND LOT RECYCLE, LLC  
 CITY OF RICHMOND, VIRGINIA



DATE: JANUARY 11, 2016 SCALE: 1"= 30'

2463 boulevard  
 colonial heights, va 23834  
 telephone: 804.520.9015  
 facsimile: 804.520.9016  
 email: cctownes@townespc.com

**townes**  
 consulting engineers, planners, and land surveyors

ATTN: DAVID SEIBERT  
 DRAWN BY: CCT, II  
 CHECKED BY:



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



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

NOTE:  
GRADE IS SHOWN AS APPROXIMATE,  
CONTRACTOR TO VERIFY ACTUAL GRADE CHANGE.

6812 JOEHUA AARON CT.  
MECHANICSVILLE, VA 23111  
TEL: (804) 351-8042  
E-mail: christopherhomesltd.com  
Online at: www.hanoverhomesltd.com  
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**HANOVER HOMES, LTD.**

REVISIONS:

No.	DESCRIPTION

**SEIBERT RESIDENCE**  
2911 CARRINGTON ST.  
RICHMOND, VA

DRAWN BY: CHRIS PROOST  
DATE: Wednesday, January 06, 2016  
DWG NAME: Elevations  
FILE NAME: H:\Hanover Homes Ltd\Clients\Seibert

SHEET No. 1

A-1

**PLAN NOTES**

**A. PIER FOOTINGS:**

PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)

1. PROVIDE 2'-0"x2'-0"x1'-0" DEEP CONCRETE FOOTING WITH (2) #4 REINF. RODS EACH WAY UNDER 12"x12" MASONRY PIERS.
2. PROVIDE 2'-8"x2'-8"x1'-0" DEEP CONCRETE FOOTING WITH (2) #4 REINF. RODS EACH WAY UNDER 20"x20" MASONRY PIERS.
3. PROVIDE 2'-8"x2'-0"x1'-0" DEEP CONCRETE FOOTING WITH (2) #4 REINF. RODS EACH WAY UNDER 20"x12" MASONRY PIERS.
4. FILL PIERS SOLID WITH 3,000 P.S.I. CONCRETE, TYPICAL.
5. HEIGHT OF PIERS:
  - A. PIERS LESS THAN 36" IN HEIGHT MAY BE 16"x8" OR AS NOTED ON FOUNDATION PLAN.
  - B. PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16".
  - C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16" WITH (4) CONTINUOUS #5 BARS.

**B. FOOTINGS:**

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING: 18"x10" FOOTING FOR 8" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.
2. FOOTINGS MUST BE A MINIMUM OF 18" BELOW FINISH GRADE.

**C. GENERAL:**

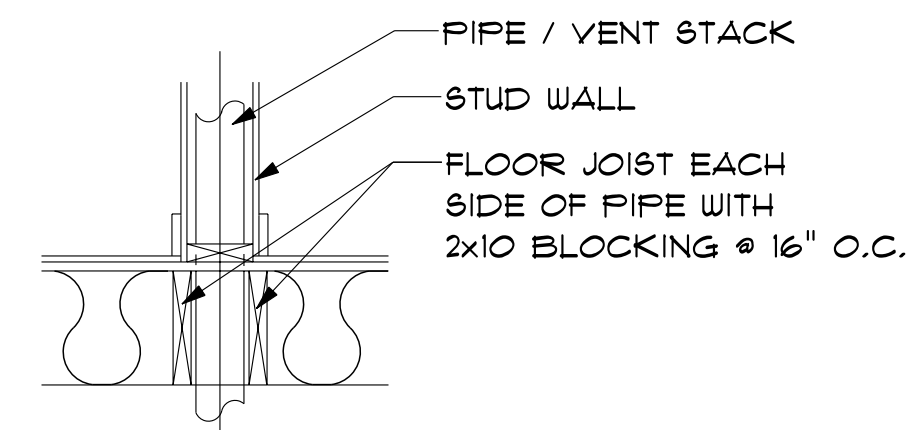
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
3. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
4. CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPT OUTLETS AS PER CODE.
5. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES.
6. INSTALL EXTERIOR FINISH SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)
7. ANCHOR BOLTS EVERY 6' O.C. & 12" FROM ALL CORNERS & END WALLS.

**D. VENTILATION:**

1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS.
2. PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS.

**E: VAPOR BARRIER**

1. 6 MIL. POLYETHYLENE MOISTURE BARRIER TO BE USED IN CRAWL SPACE.

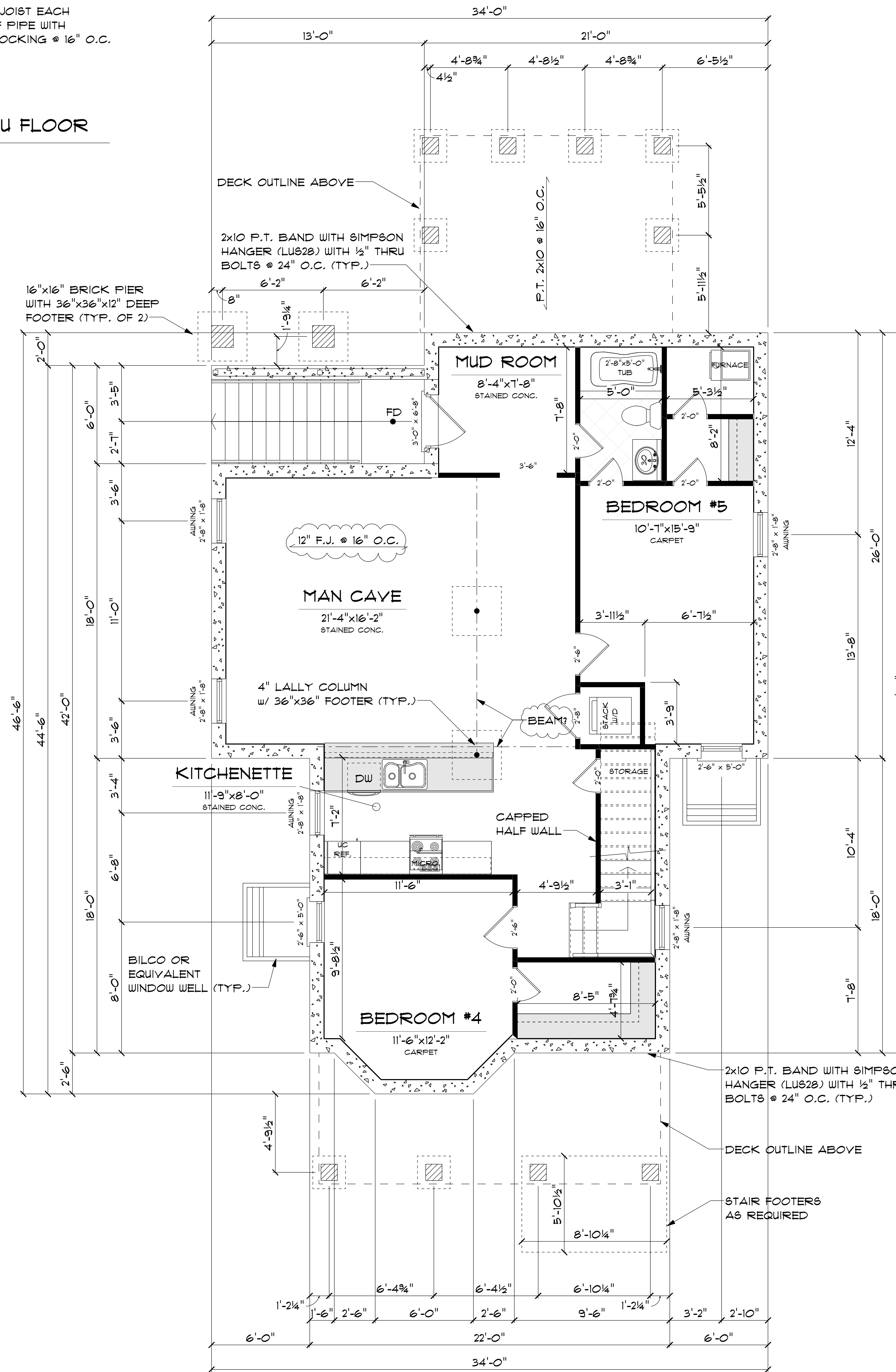


**TYPICAL PIPE THRU FLOOR**

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

WALL LEGEND	
	2x4 EXTERIOR WALL
	2x4 INTERIOR WALL

FOUNDATION LEGEND	
	10' SUPERIOR WALL X1
	2x4 INTERIOR WALL
	16"x16" BRICK PIER
	12x12 BRICK PIER



**BASEMENT PLAN**

TOTAL = 1275.3 sq. ft.

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

**SEIBERT RESIDENCE**

2911 CARRINGTON ST.  
RICHMOND, VA

NO.	DESCRIPTION

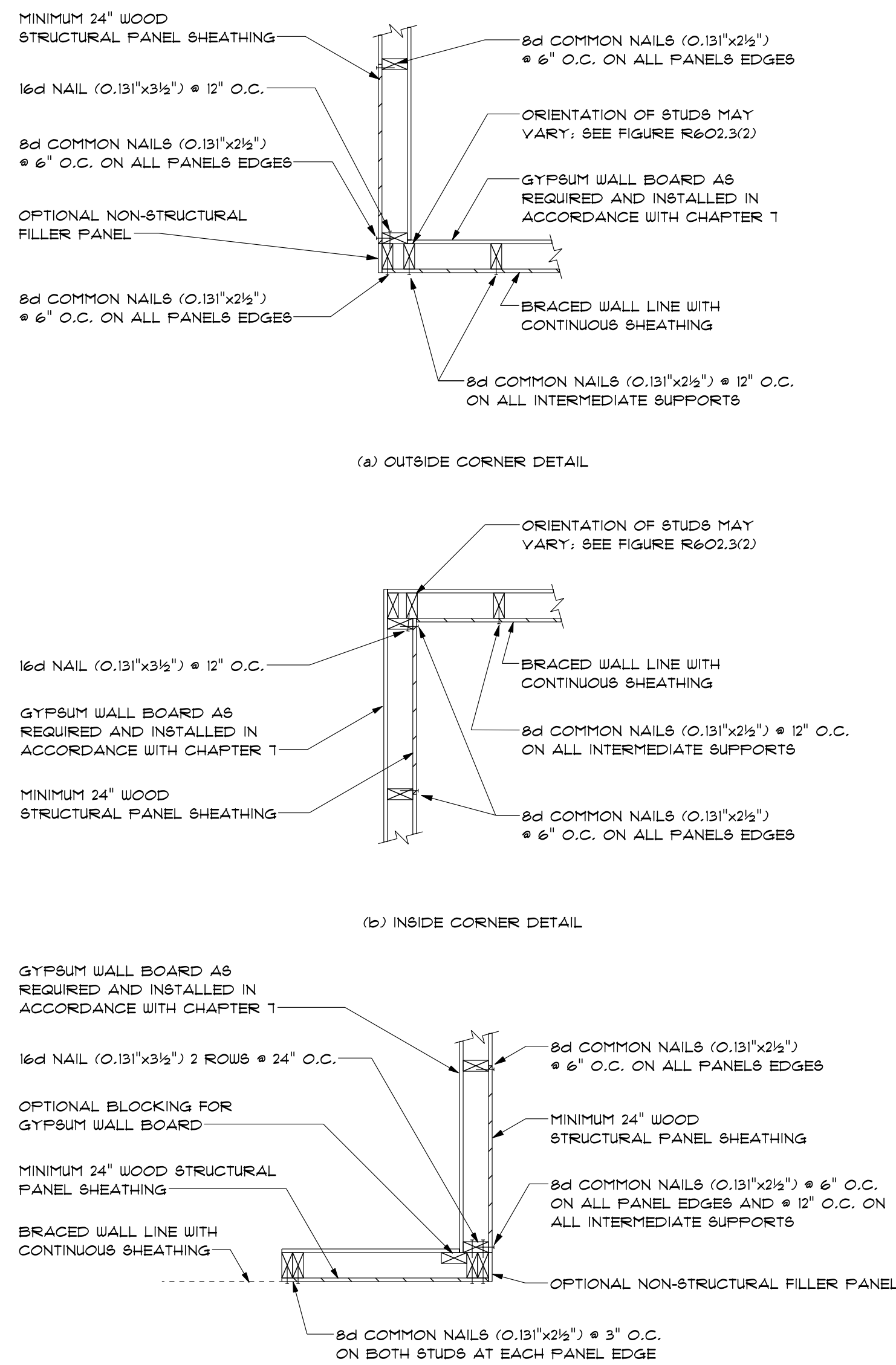
DRAWN BY: CHRIS PROOST  
 DATE: Wednesday, January 06, 2016  
 DWG NAME: Foundation Plan  
 FILE NAME: H:\Hanover Homes Ltd\Clients\Seibert

6812 JOEHUA AARON CT.  
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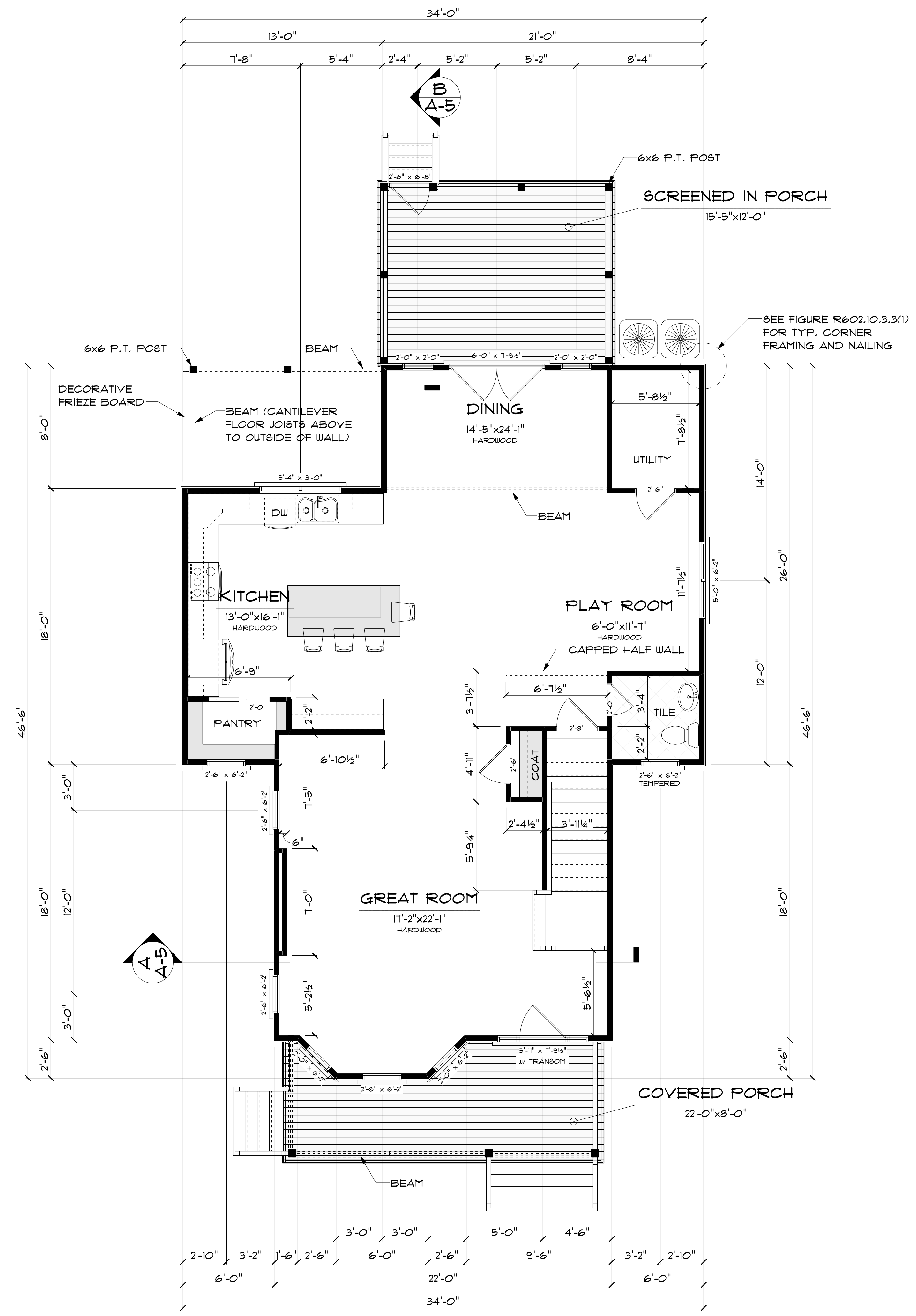
SHEET No. 1  
**A-2**

**FLOOR PLAN NOTES**

- FLOOR SHEATHING - 25/32" A.P.A. RATED PLYWOOD MINIMUM, GLUED AND NAILED.
- FLOOR JOISTS - 12" FLOOR TRUSS #2 S.P.F. WESTERN @ 16" O.C. FLOOR JOISTS ARE BRIDGED WITH SOLID BLOCKING AT MID SPAN. (UNLESS NOTED OTHERWISE)
- EXTERIOR WALLS TO BE 9' 2x4 #2 S.P.F. STUD GRADE @ 16" O.C.
- EXTERIOR WALL SHEATHING TO BE 1/2" STRUCTURAL GRADE 2 PLYWOOD OR 1/2" O.S.B. MIN., WITH R-19 KRAFT FACED FIBERGLASS BATTS.
- #2 S.Y.P. HEADERS OVER DOORS AND WINDOWS ARE AS FOLLOWS: 4' OR LESS TO BE (2) 2x6's, 4' TO 6' TO BE (2) 2x8's, 6' TO 8' TO BE (2) 2x12's AND LARGER IS AS SPECIFIED.
- ROOF - R-38 MIN. KRAFT FACED FIBERGLASS BATTS.
- VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.  
  
REVIEW SUB-CONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. VERIFY LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS FOR ATTIC, CRAWL SPACE, OR GARAGE LOCATIONS.  
  
HVAC EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22"x36".
- ANY STRUCTURAL OR FRAMING MEMBERS NOT INCLUDED ON THE PLANS ARE TO BE SIZED BY THE CONTRACTOR. CONSULT WITH A LICENSED STRUCTURAL ENGINEER WHERE NECESSARY.
- VERIFY HEIGHT CLEARANCE BETWEEN TUB AND WINDOW WITH ACTUAL TUB UNIT TO BE PURCHASED.
- WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.



**FIGURE R602.10.3.3(1)**  
NOT TO SCALE



**FIRST FLOOR PLAN** TOTAL = 1198.4 sq. ft.  
SCALE: 1/4" = 1'-0"

WALL LEGEND	
	2x4 EXTERIOR WALL
	2x4 INTERIOR WALL

AREA SCHEDULE	
NAME	AREA
TOTAL AIR CONDITIONED	3,115 sq. ft.
REAR DECK	176 sq. ft.
FRONT PORCH	120 sq. ft.

6812 JOEHLIA AARON CT.  
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REVISIONS:

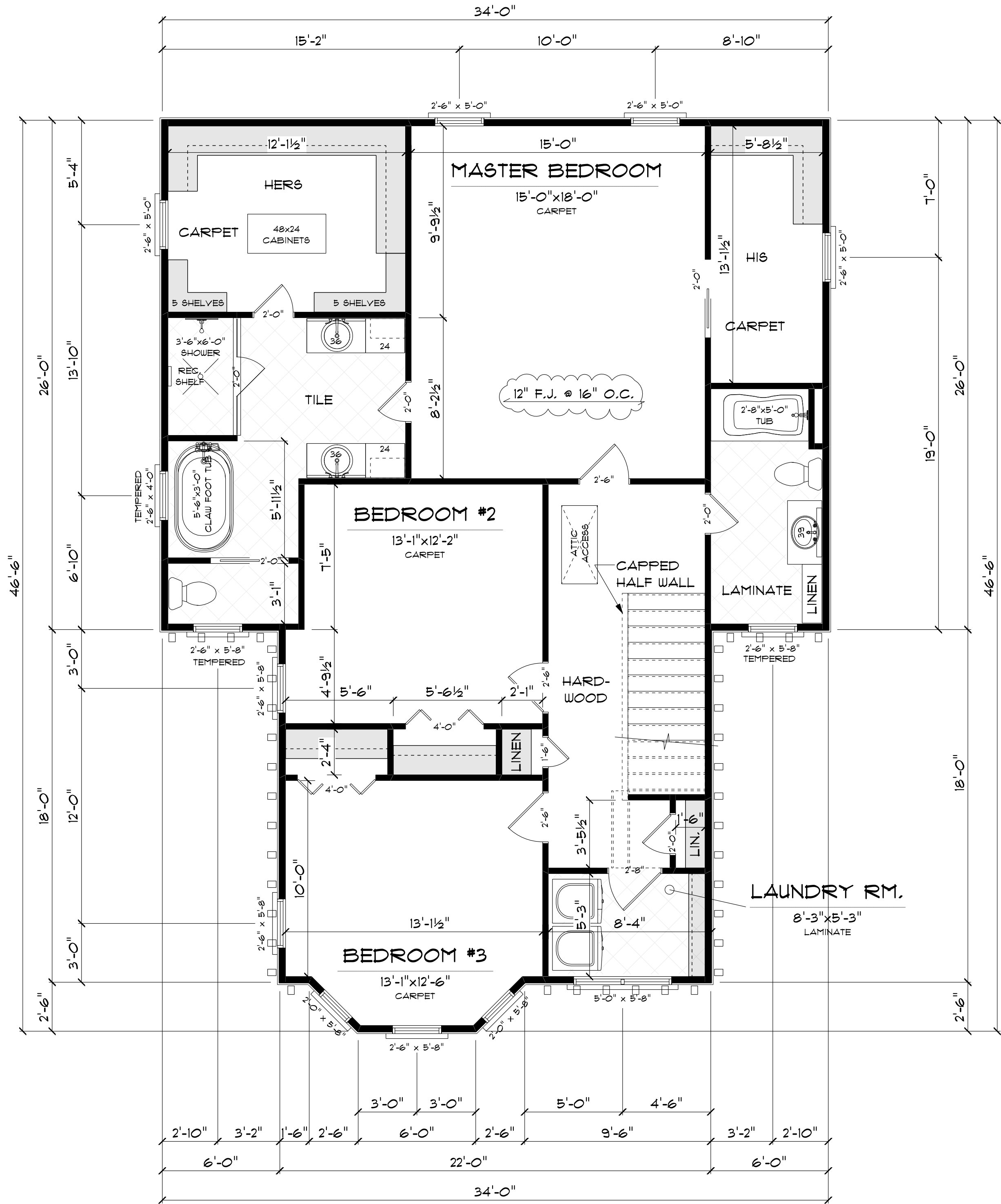
No.	DESCRIPTION

SEIBERT RESIDENCE  
2911 CARRINGTON ST.  
RICHMOND, VA

DRAWN BY: CHRIS PROOST  
DATE: Wednesday, January 06, 2016  
DWG NAME: Main Floor  
FILE NAME: H:\Hanover Homes Ltd\Clients\Seibert\

SHEET No.: **A-3**

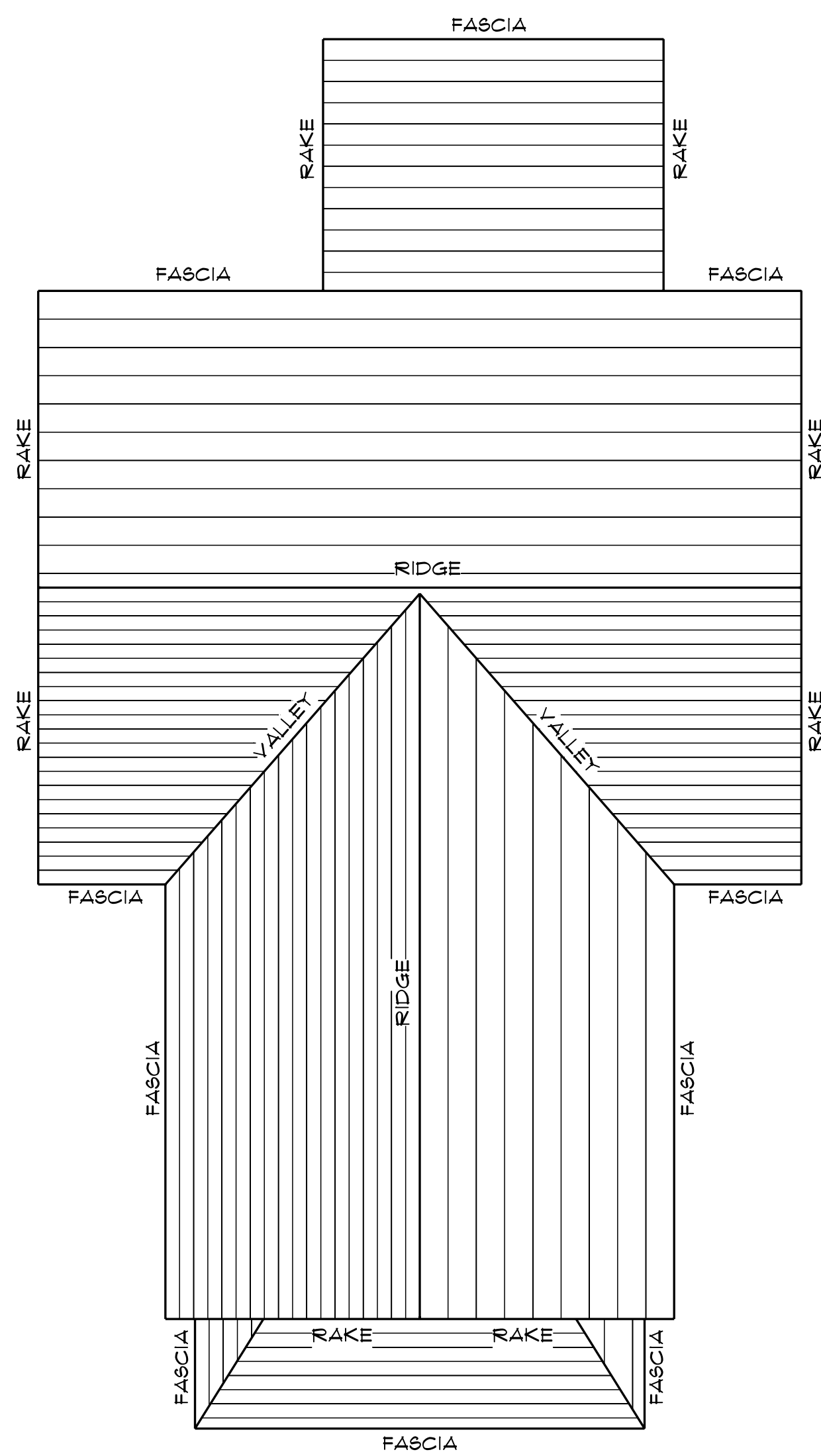
WALL LEGEND	
	2x4 EXTERIOR WALL
	2x4 INTERIOR WALL



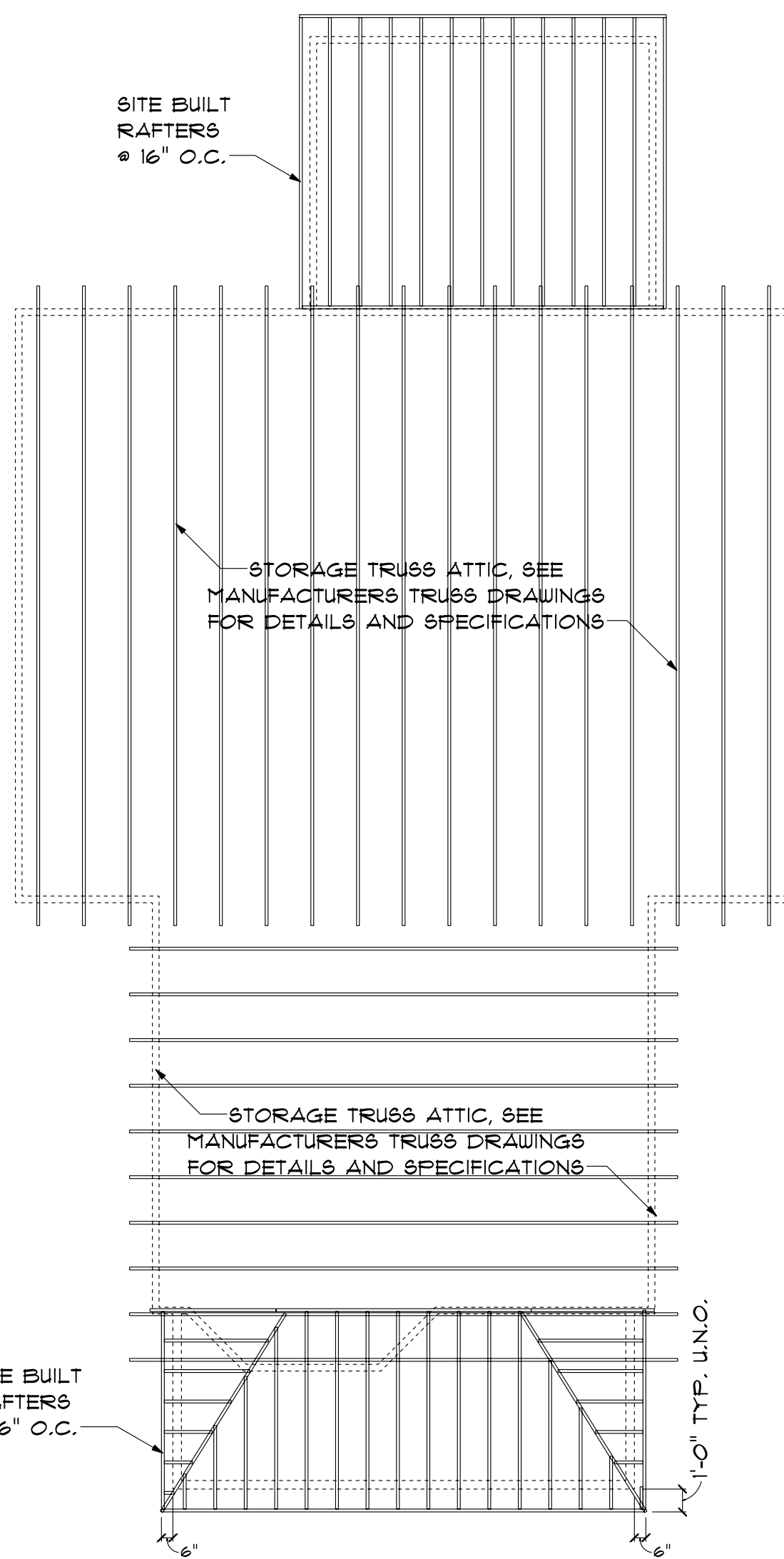
**SECOND FLOOR PLAN** TOTAL = 1301.3 sq. ft.  
SCALE: 1/4" = 1'-0"



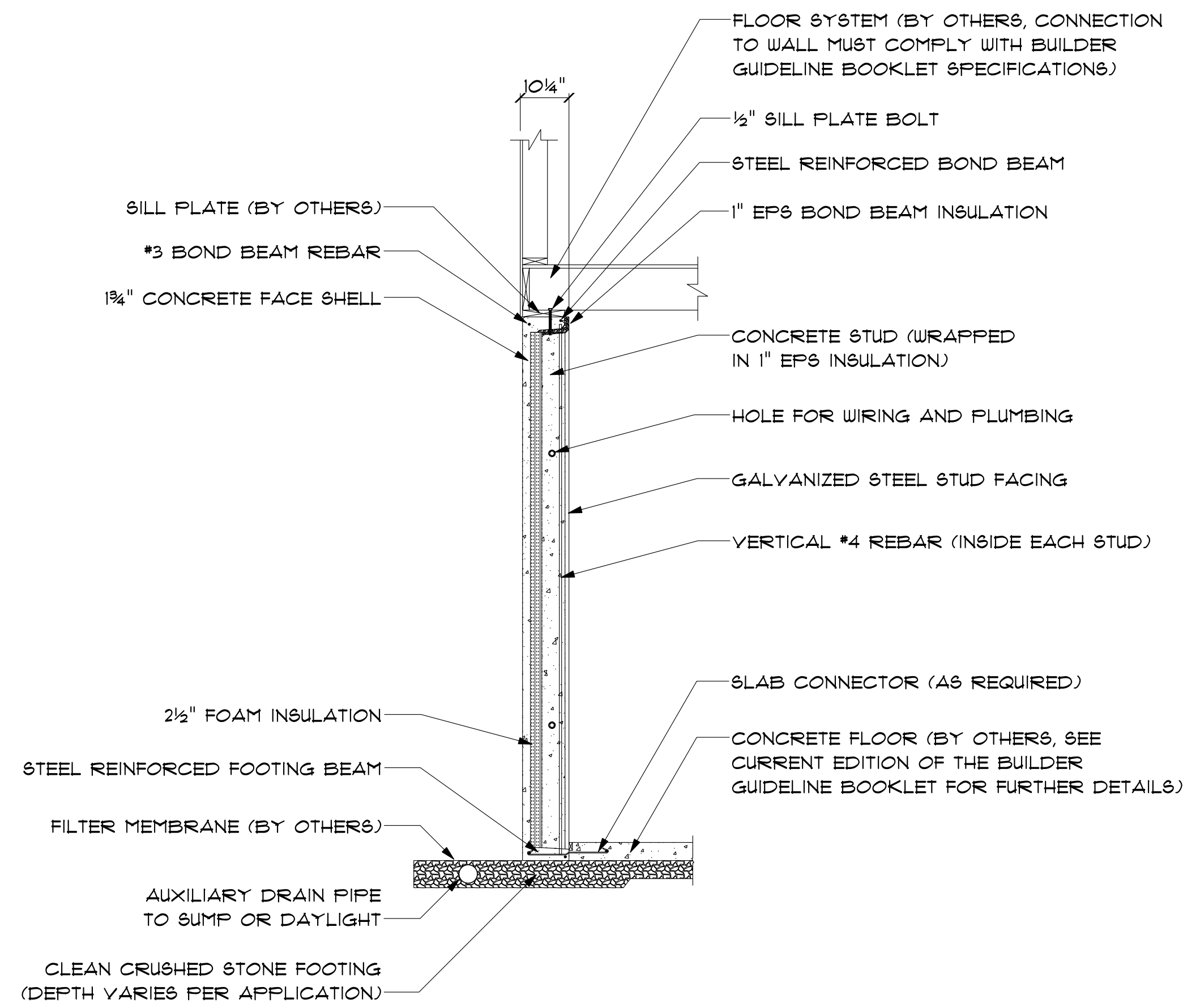
REVISIONS:	
No.:	DESCRIPTION:



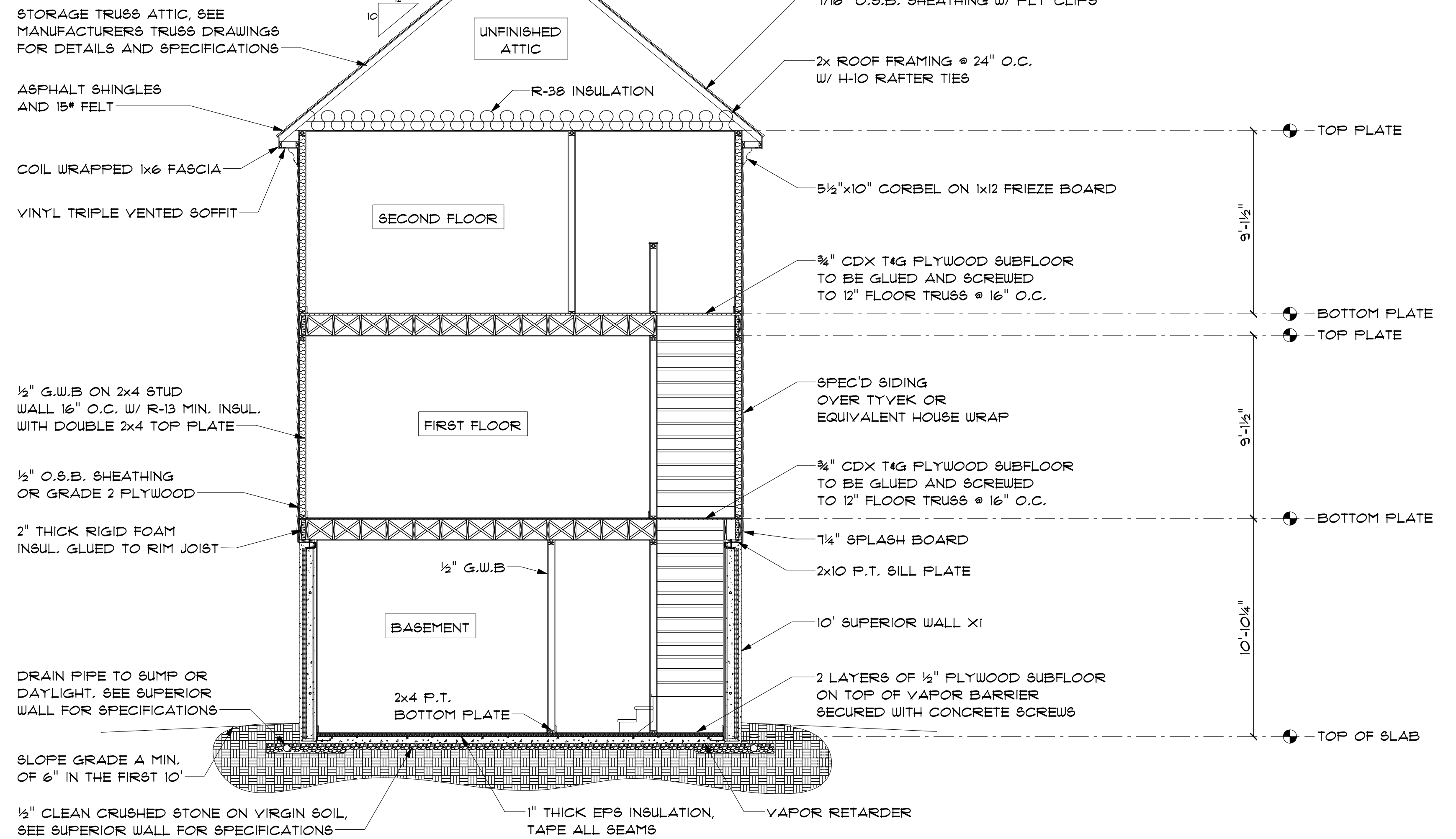
**ROOF PLAN**  
SCALE: 3/8" = 1'-0"



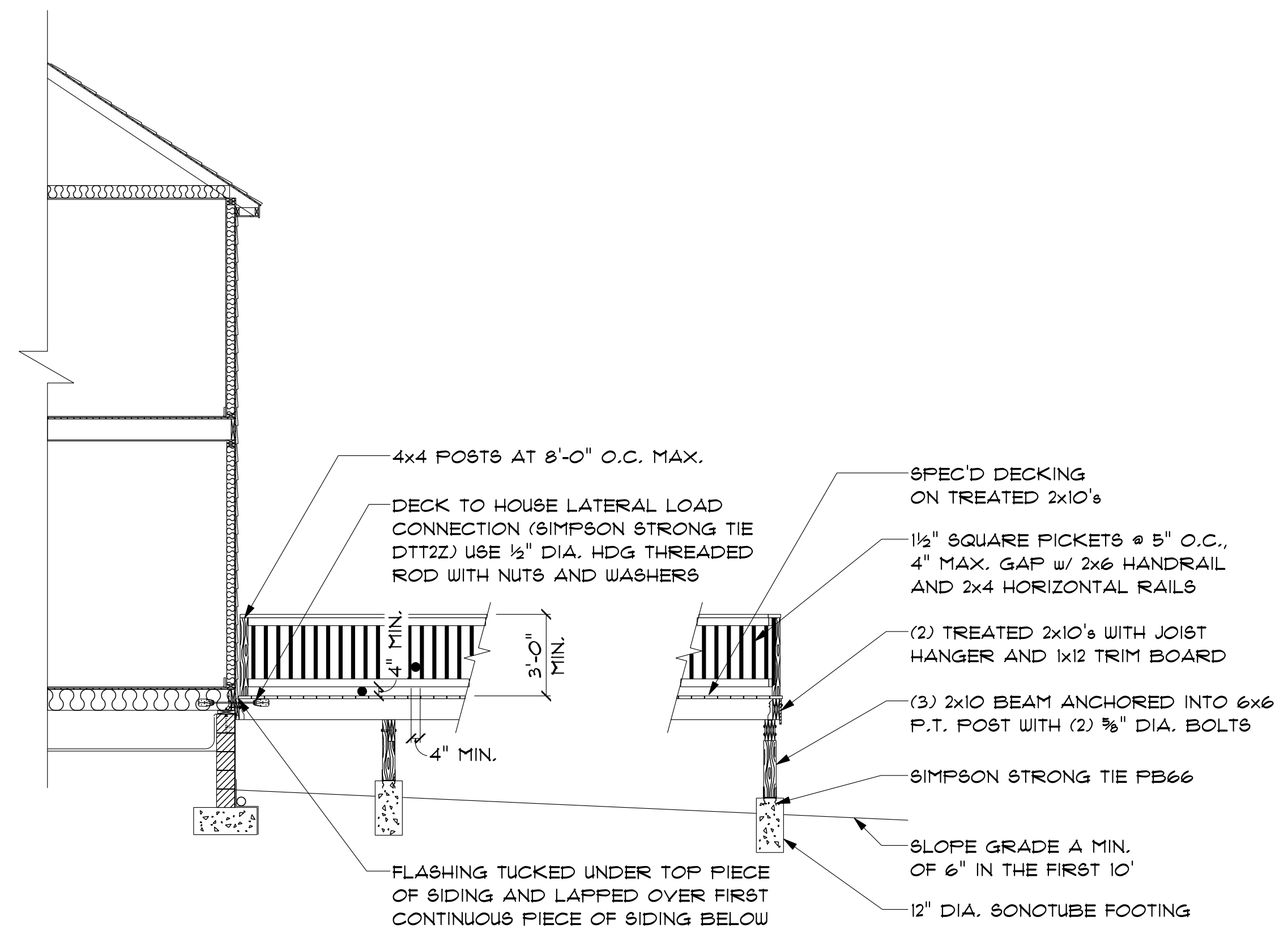
**ROOF FRAMING PLAN**  
SCALE: 3/8" = 1'-0"



**SUPERIOR WALL SECTION**  
SCALE: 1/2" = 1'-0"



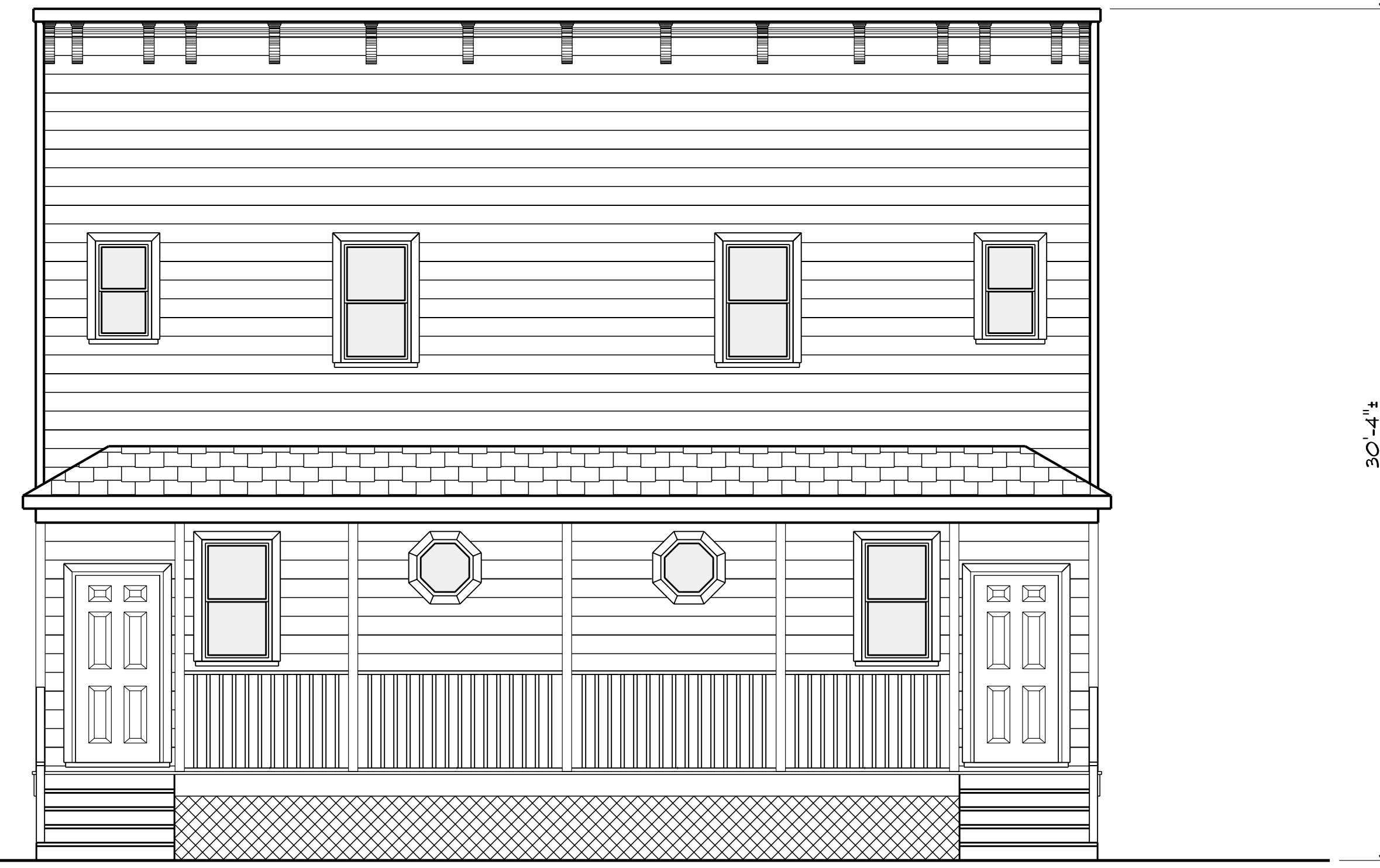
**TYPICAL BUILDING SECTION "A"**  
SCALE: 1/4" = 1'-0"



**TYPICAL DECK SECTION "B"**  
SCALE: 1/4" = 1'-0"



2317 CARRINGTON STREET  
SCALE: 1/4" = 1'-0"



2315 CARRINGTON STREET  
SCALE: 1/4" = 1'-0"

No.:	DESCRIPTION:



**PLAN NOTES**

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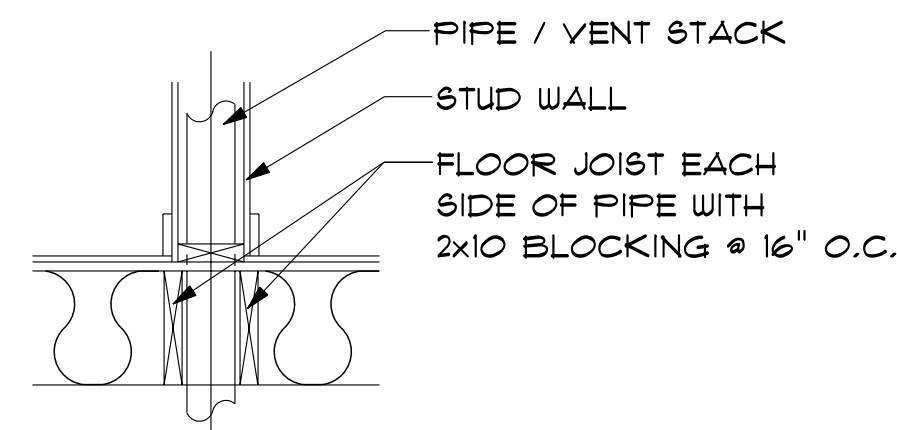
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**D. VENTILATION:**

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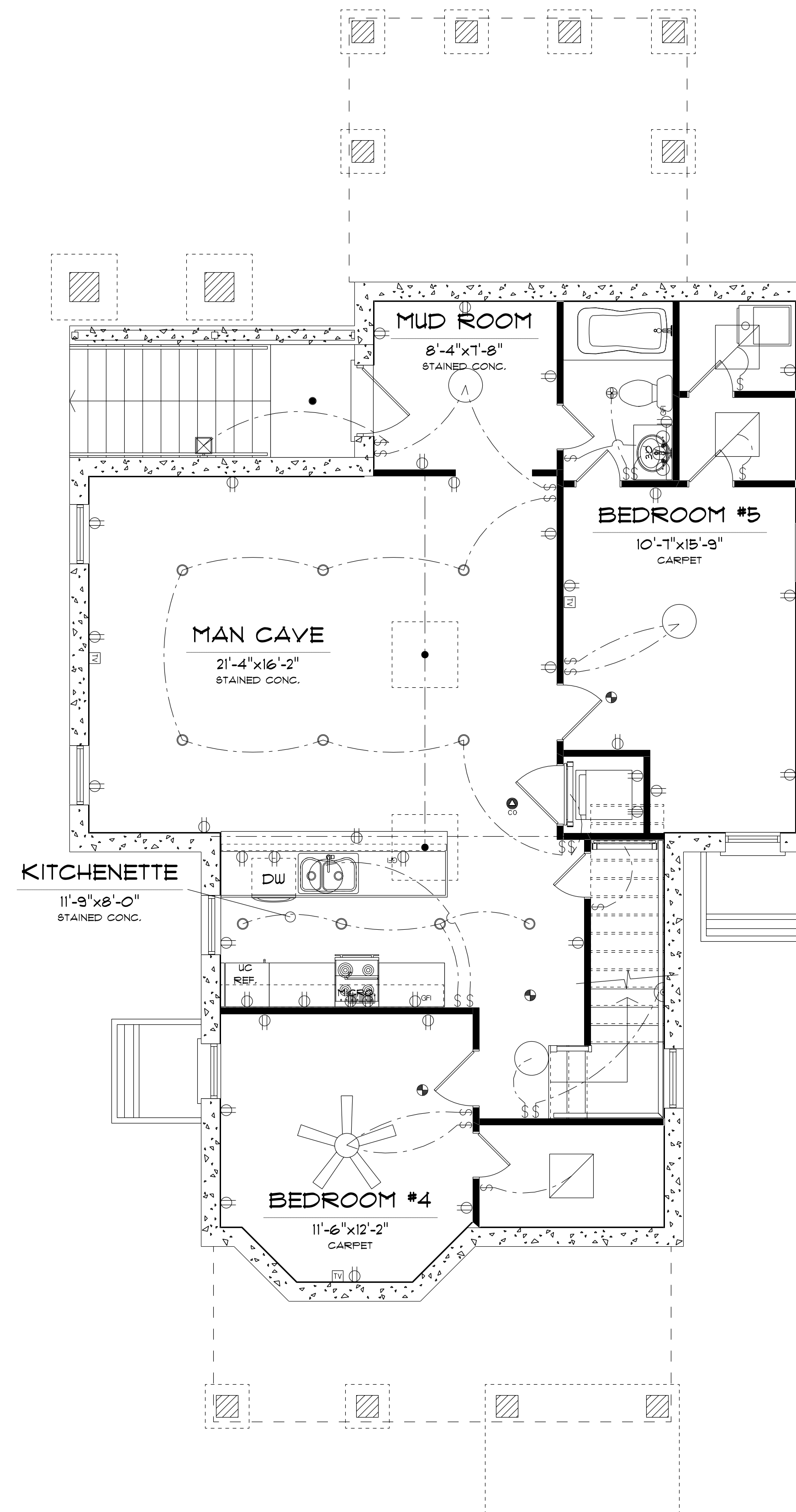
**E. VAPOR BARRIER**

1. 6 MIL. POLYETHYLENE MOISTURE BARRIER TO BE USED IN CRAWL SPACE.



TYPICAL PIPE THRU FLOOR

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



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan/ light	1	
6" can light	10	
ceiling light	4	
2x2 fluorescent light	3	
exterior wall light	1	
fluorescent wall light	2	
cable tv outlet	3	
exhaust fan	1	
outlet	33	
outlet 220v	2	
outlet gfi	3	
smoke detector	3	
switch	21	
vanity light	1	
wall sconce	1	
co detector	1	

NOTE:  
ELECTRICAL PLAN FOR PRICING PURPOSES AND SUGGESTIVE LAYOUT ONLY, ELECTRICAL CODE WILL OVERRULE THIS PLAN.

**BASEMENT ELECTRICAL PLAN**

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

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 MECHANICSVILLE, VA 23111  
 TEL: (804) 351-8042  
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REVISIONS:

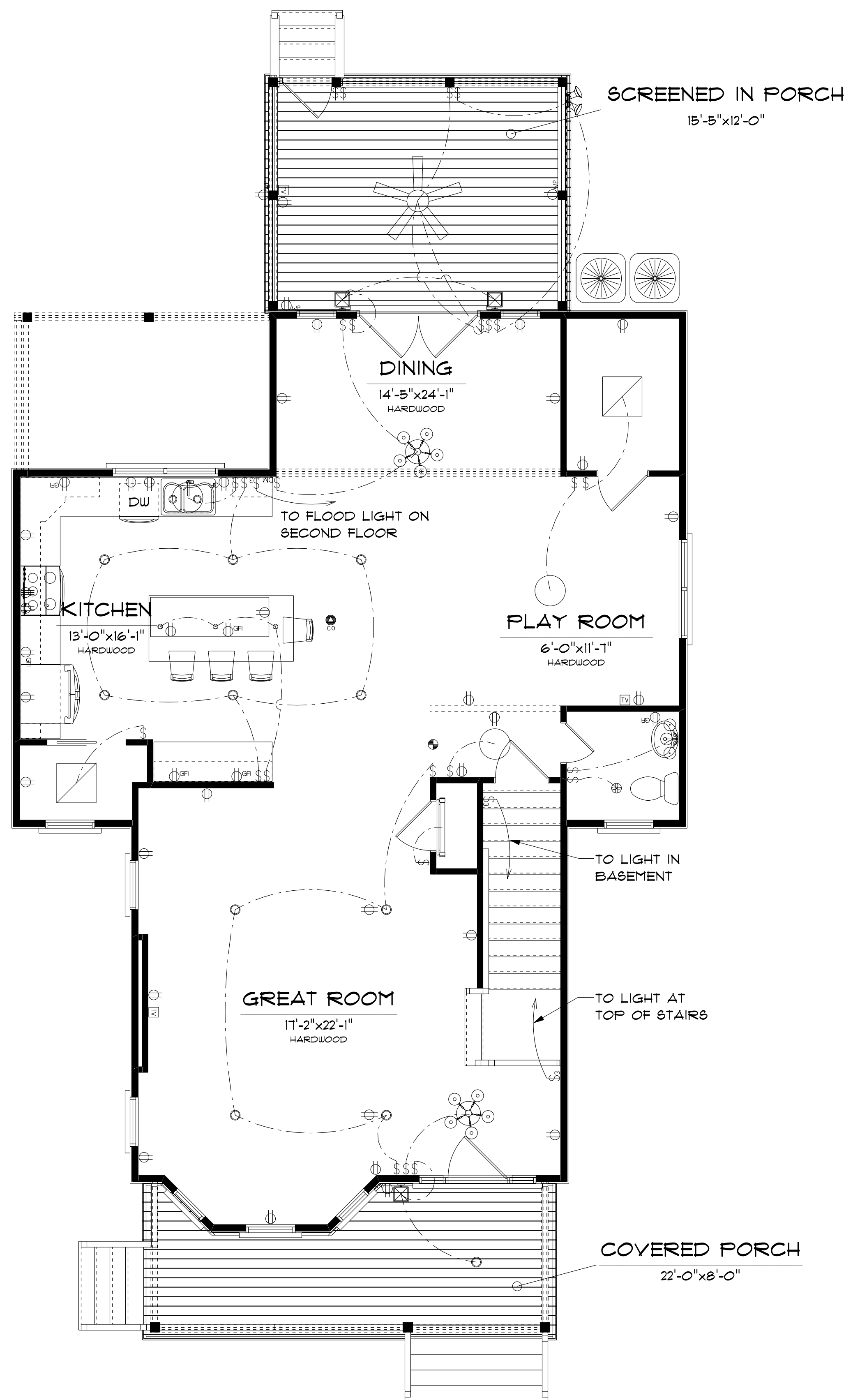
No.:	DESCRIPTION:

**SEIBERT RESIDENCE**

2911 CARRINGTON ST.  
RICHMOND, VA

DRAWN BY: CHRIS PROOST  
 DATE: Wednesday, January 06, 2016  
 DWG NAME: Foundation Plan  
 FILE NAME: H:\Hanover Homes Ltd\Clients\Seibert\

SHEET No.:



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan/ light	1	
6" can light	11	
ceiling light	3	
chandelier	2	
2x2 fluorescent light	2	
pendant cone	3	
exterior wall light	3	
fluorescent wall light	1	
cable tv outlet	3	
exhaust fan	1	
floor receptacle duplex	2	
outlet	28	
outlet 220v	1	
outlet gfi	7	
outlet up	4	
smoke detector	1	
switch	22	
vanity lights	1	
co detector	1	

NOTE:  
ELECTRICAL PLAN FOR PRICING  
PURPOSES AND SUGGESTIVE LAYOUT ONLY.  
ELECTRICAL CODE WILL OVERRULE THIS PLAN.

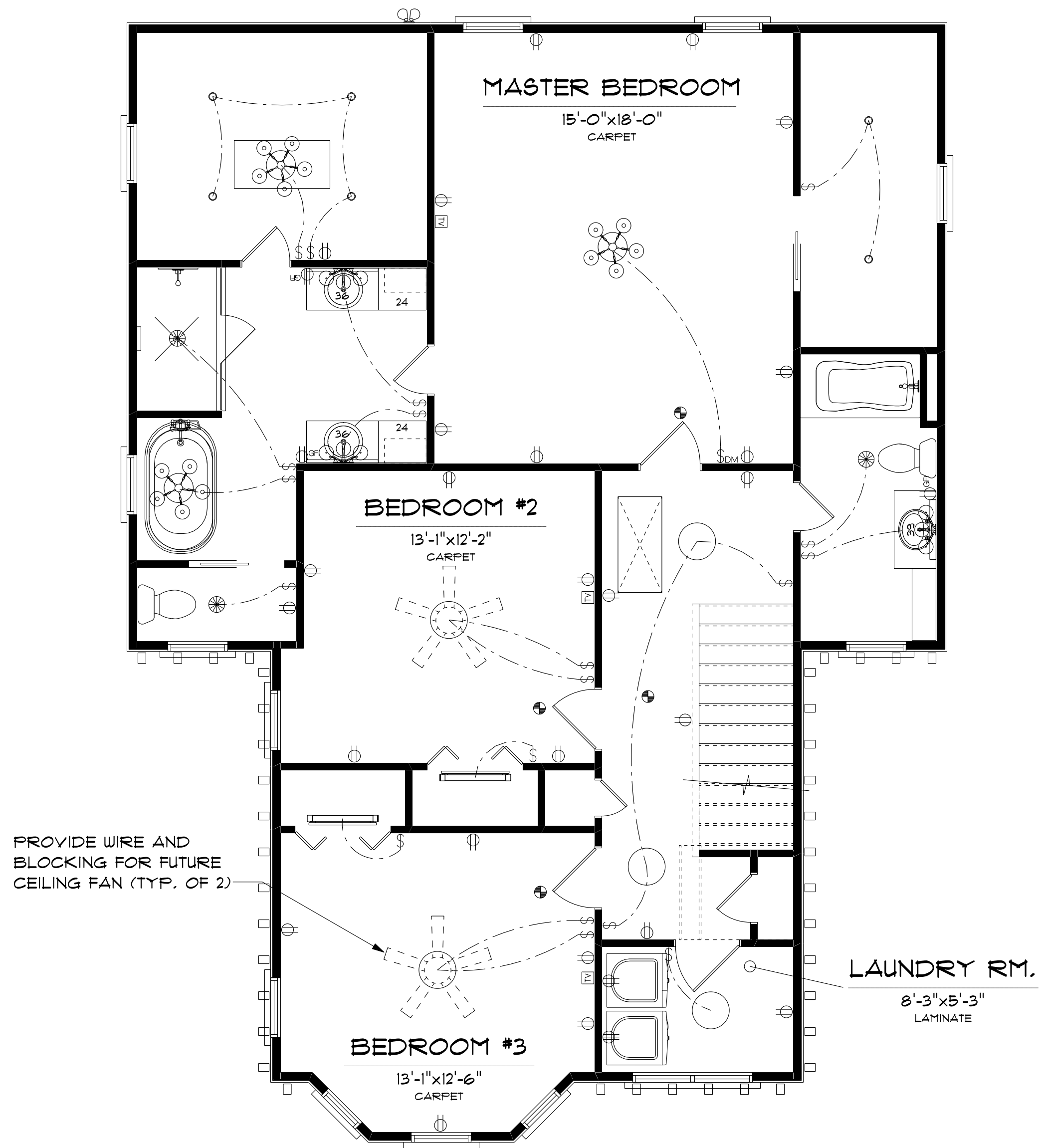
AREA SCHEDULE	
NAME	AREA
TOTAL AIR CONDITIONED	3,715 sq ft.
REAR DECK	176 sq ft.
FRONT PORCH	120 sq ft.

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



REVISIONS:

No.: DESCRIPTION:



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
exhaust fan/ light	3	⊗
4" can light	6	o
ceiling light	5	○
fluorescent wall light	2	▬
cable tv outlet	3	⊞
exhaust fan	1	⊗
outlet	26	⊕
outlet 220v	1	⊕
outlet gfi	3	⊕
smoke detector	4	⊕
switch	19	⊞
vanity light	3	⊕
flood light	1	⊕
chandelier	3	⊗

NOTE:  
ELECTRICAL PLAN FOR PRICING  
PURPOSES AND SUGGESTIVE LAYOUT ONLY,  
ELECTRICAL CODE WILL OVERRULE THIS PLAN.

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

No.:	DESCRIPTION:



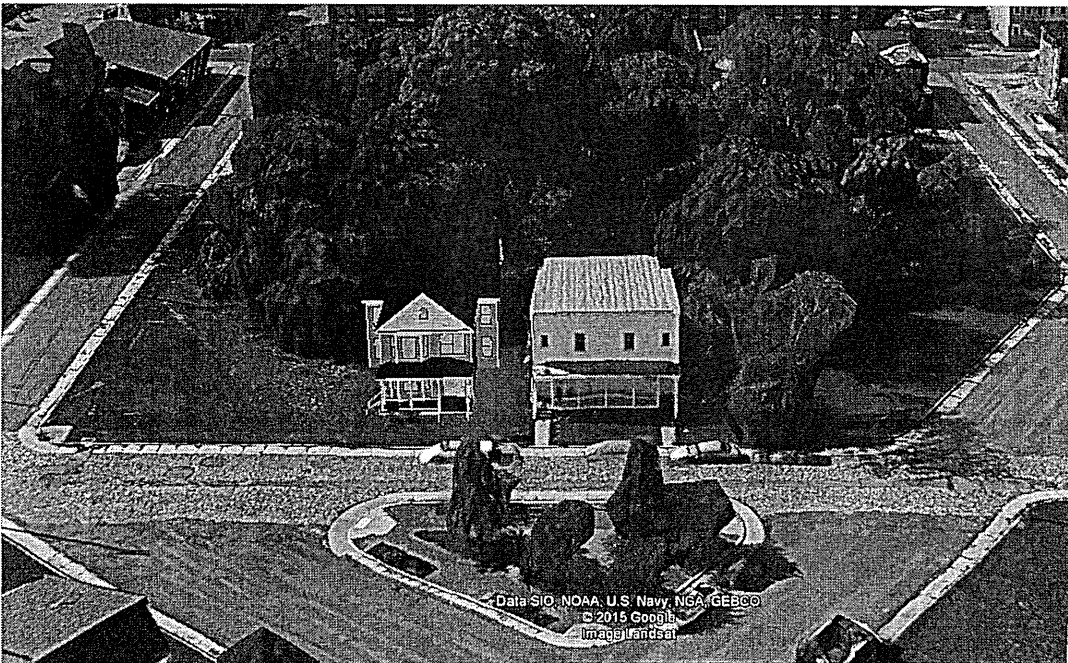
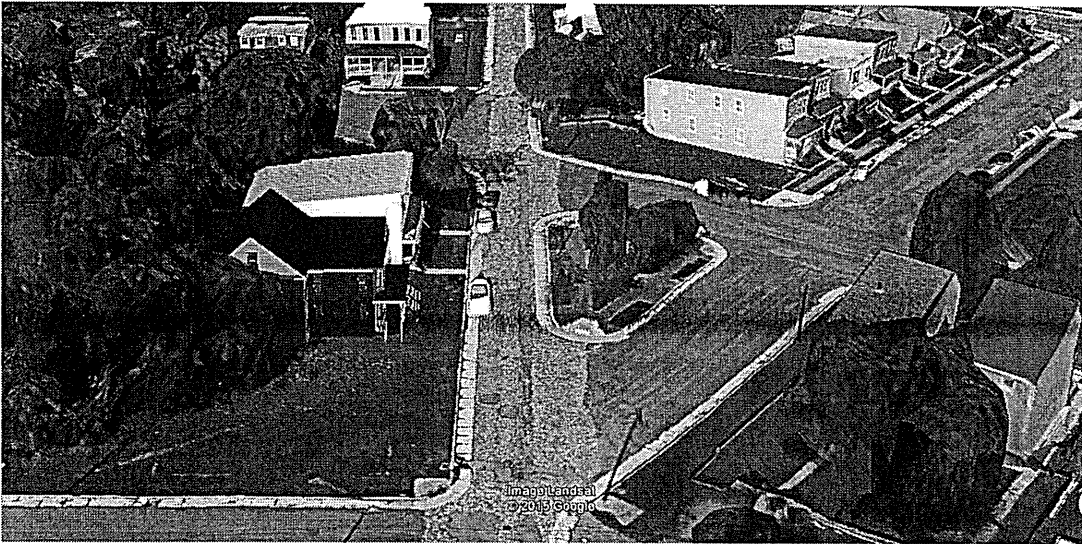


## DETAILED DESCRIPTION OF WORK PROPOSED AT 2317 CARRINGTON STREET:

The applicant proposes to construct a single family home on the vacant lot at 2317 Carrington Street located in the Union Hill Old Historic District and directly across the street from the Fairmount Historic Neighborhood.

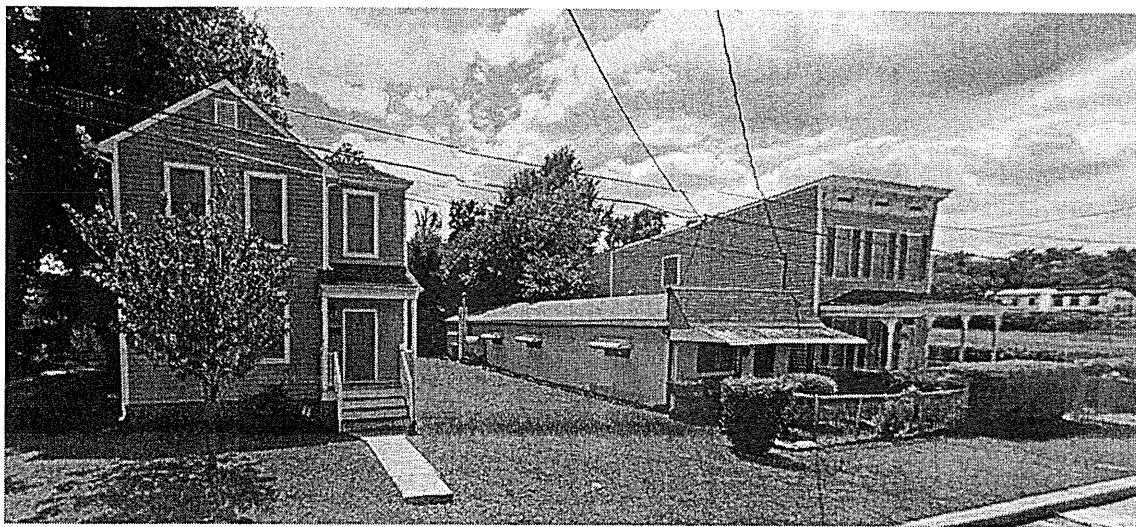
### SITING:

There is only one existing structure on the block immediately east of the proposed dwelling. Front porch for the proposed dwelling to be aligned with the front porch of the existing structure and shall share the same setback from the sidewalk.

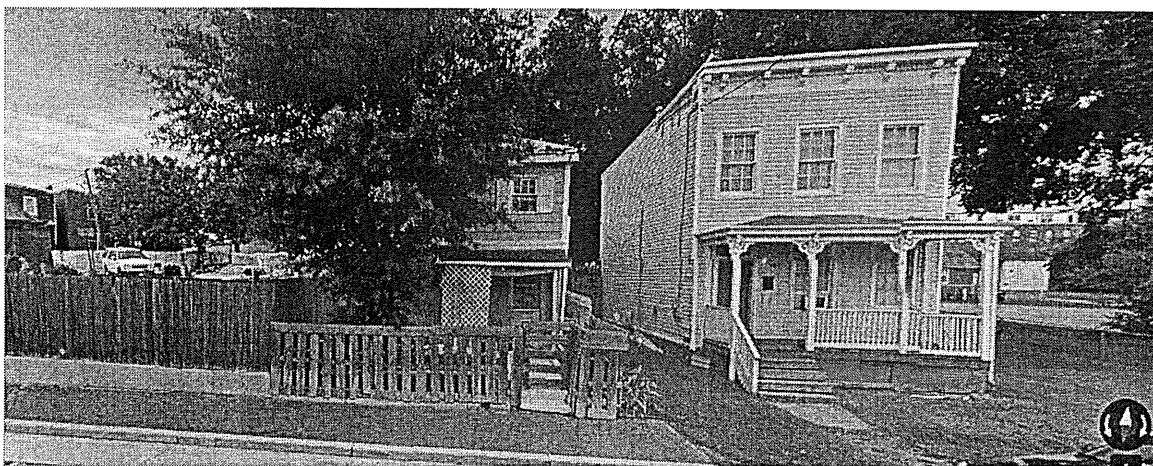


## CARRINGTON STREET CONTEXT:

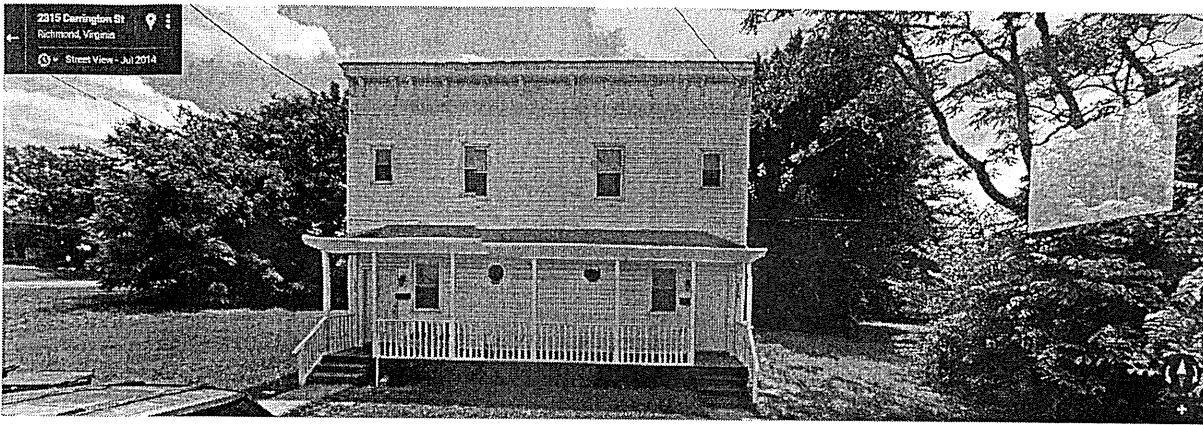
There are only seven structures on the Union Hill side of Carrington Street. Carrington runs seven blocks between Mosby Street and 25<sup>th</sup> Street. Images of all structures are attached below. Most of these homes have been significantly altered over the years and two of them are infill construction. The architecture for the proposed dwelling has been borrowed largely from my favorite homes on Clay Street, Princess Anne, and Venable Street in Union Hill which also share aspects of many of the homes immediately North in Fairmount.



Newer infill construction, older infill construction, and the historic home on the corner has been greatly altered.



Two older homes just West of 25<sup>th</sup> Street.



Historic Duplex immediately East of proposed dwelling. Windows, siding, doors, and porch have all been altered significantly.



Historic Multi-Family Building between Mosby and 21<sup>st</sup> Street.

**NEIGHBORHOOD INSPIRATION:**

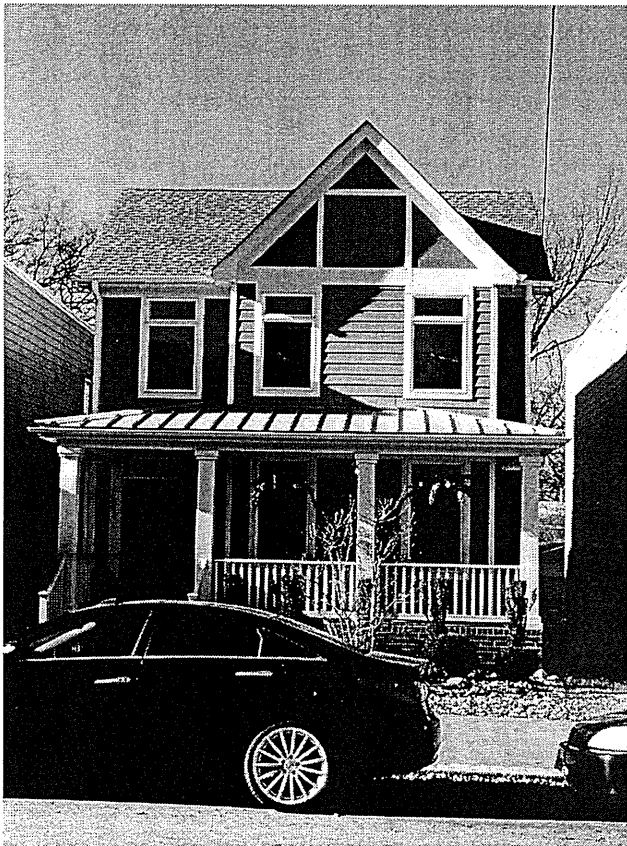


Front elevation Clay Street





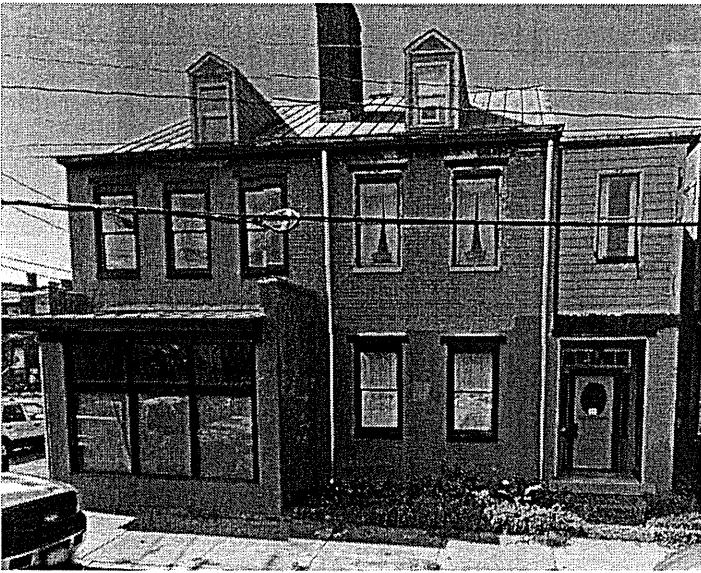
Front Elevation Broad Street



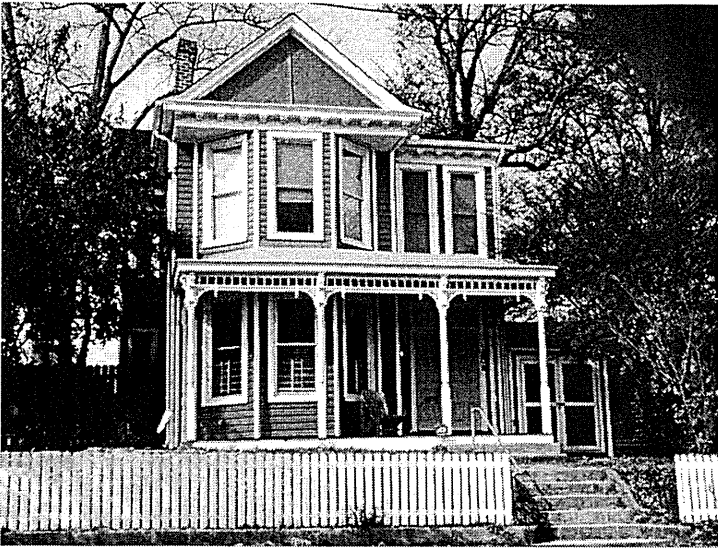
New infill construction 28<sup>th</sup> Street



Side elevation Princess Anne Avenue



Front elevation Venable Street



Front Elevation 23<sup>rd</sup> St.



Side/Front Elevation Leigh St. infill



Screen porch example

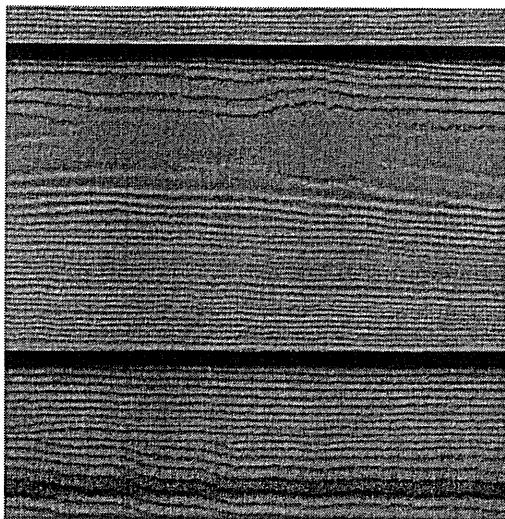


23<sup>rd</sup> Street, one block North of proposed dwelling.

## MATERIALS, COLORS & DETAILS:

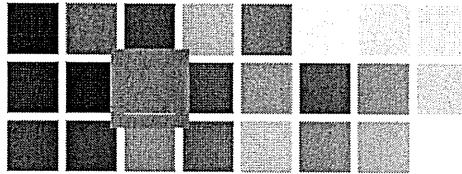
### Exterior Cladding:

The proposed dwelling will be clad with HardiePlank fiber cement smooth lap siding with a 7" reveal. The color will be Light Mist, which is similar in color to colors in the CAR color palette.



HardiePlank® Lap Siding  
**SELECT CEDARMILL**

Aged Pewter



26 ColorPlus® Technology Colors for 2

**HARDIEPLANK® LAP  
SIDING**



[Request a Sample](#)



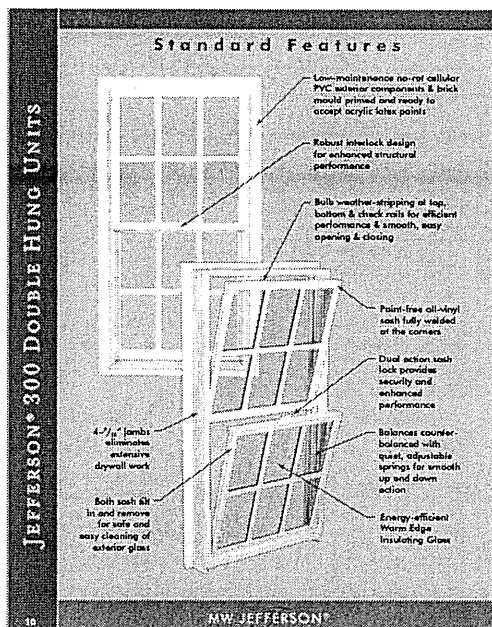
[Download Product Catalog](#)



[Warranty & Install Info](#)

### Doors & Windows:

Windows will be MW Jefferson 300 Series cellular PVC double-hung 1/1 simulated divided light. Sills and window trim will be Arctic White and exterior sashes will be painted black.



## Front Door

### Design Your Door

Choose your door and then personalize it with our wide variety of options.



Print



Email



Post It



Share

Save My Door



Pick Door Height: 6'8" Doors 8'0" Doors

Pick a Configuration: 6 Available Styles

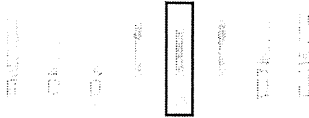
Pick a Door Style: 36 Available Styles

Pick a Glass Style: 3 Available Styles

Add Left Sidelite: 8 Available Styles



Add Right Sidelite: 8 Available Styles



Add Transom: 4 Available Styles

About Transoms (?)



View Details

Where to Buy

Try It On

View style number(s), features and additional information.

#### Available Door Sizes:

- 2'6" x 6'8"
- 2'8" x 6'8"
- 2'10" x 6'8"
- 3'0" x 6'8"

## Rear Door

close or Esc Key

### Door Details



Email



Post It

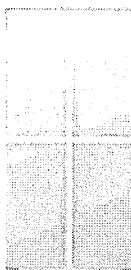
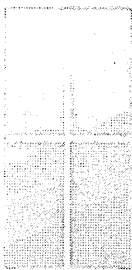


Share



Print

Save My Door



Create curb appeal with plenty of color options. Smooth-Star features crisp, clean lines with a smooth, paintable surface. A much more attractive and durable alternative to steel, it has the look of a real wood door with all the benefits of fiberglass. From curb appeal to

### Fiberglass Entry Door Systems: Smooth-Star

#### About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Thermo-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

#### Door

##### 3/4 Lite 1 Panel Flush-Glazed Style IDs

S2103-GBGC

##### Available Sizes

2'6" x 6'8"  
2'8" x 6'8"  
2'10" x 6'8"  
3'0" x 6'8"

##### Available Options

Flush Glazed (?)



S2103-GBGF

2'6" x 6'8"  
2'8" x 6'8"  
2'10" x 6'8"  
3'0" x 6'8"

Flush Glazed (?)

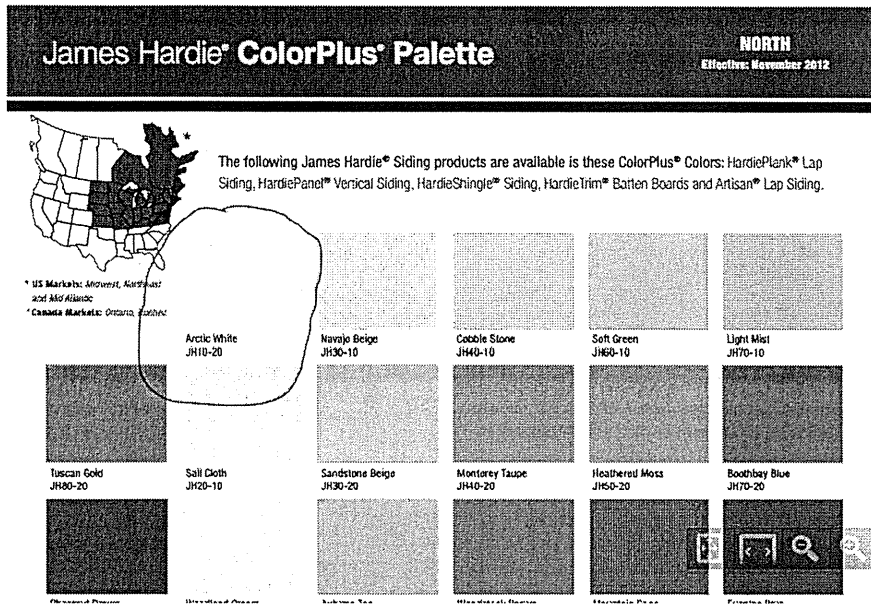
Front door to be half light Thermaflu fiberglass door with sidelights and smooth finish. Glass will be clear color to be submitted later for administrative approval.

Rear doors to be three quarter light Thermaflu fiberglass doors with smooth finish and clear glass. Color to be submitted later for administrative approval.

Basement door will be standard solid six panel fiberglass door with smooth finish.

**Trim:**

All of the window and door trim will be Hardie trim prefinished 4.5" smooth in the color Arctic White.



**Decking:**

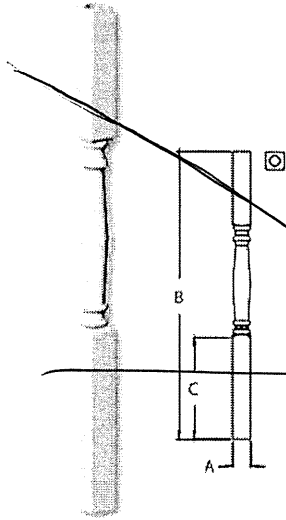
The front porch will be Azek tongue and groove cellular PVC in the color Slate Gray.

**Porch Columns:**

The front porch columns will be by Fypon cellular polyurethane in the color white.

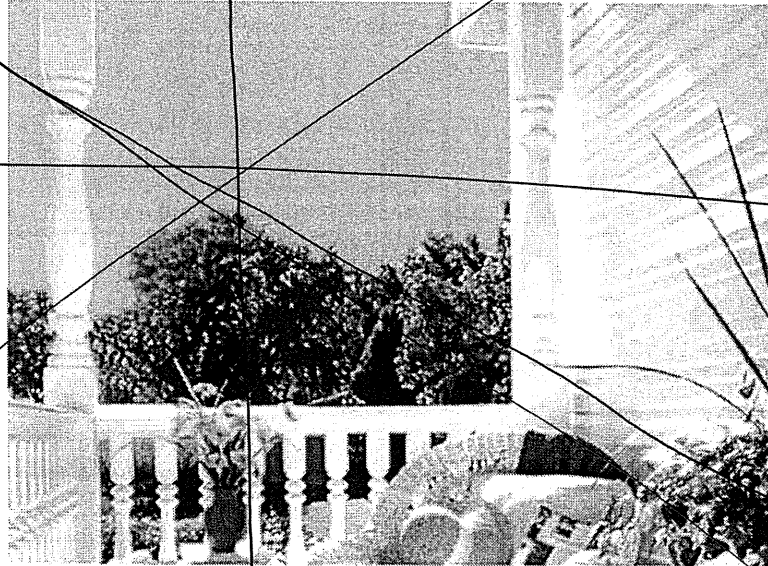
# Porch Post

Structural



Post Number	Width (W)	Overall Height (H)	Bottom Block Height (G)	Load Rating (LBS)	Color/Finish System
PP8X120A	7 1/2"	120"	42"	12,000#	7" System

NOTE: Installation kit included. Porch posts can be field trimmed to various heights without losing load rating.



# AZEK PORCH

- AZEK Porch is designed for homeowners who want:
- A nice traditional porch look with a narrower board profile
  - Hidden fastening installation offered with a tongue and groove system
  - A finished lip/edge warranty from the leader in Capped PVC Deck
  - Five charming color options that look great with any building exterior

01 Brownstone 02 Slate Gray 03 Morado\* 04 Silver Oak\* 05 Oyster\*



All AZEK Porch boards are tongue & groove and measure 1" x 3 1/8".  
Brownstone and Slate Gray are available in 10', 12' and 16' lengths.  
Morado, Silver Oak and Oyster are available in 12' and 16' lengths.



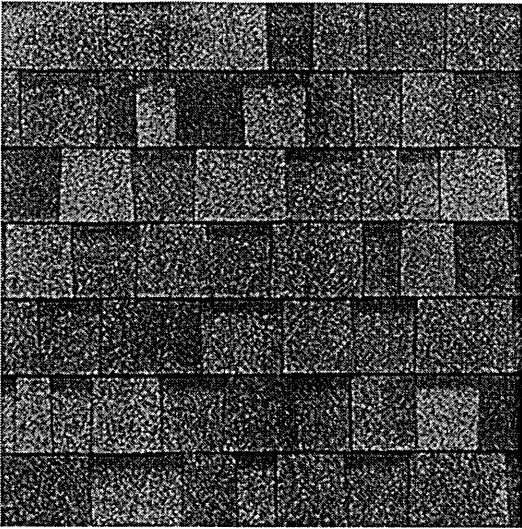
Front and rear porch piers will be red brick.

## Roofing:

The porch roof will be a standing seam grey metal roof.

The main roof will be a gray three tabbed dimensional shingle.

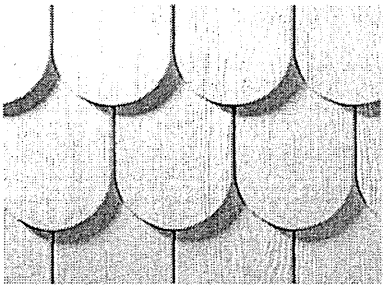
The kicker roofs will also be standing seam grey metal roof.



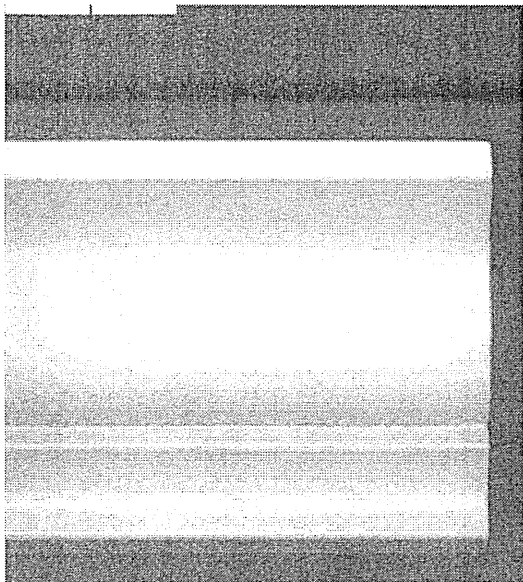
**Gable Ends:**

We'd like to do something different than standard siding in the gables. We are proposing a HardiePlank wood grain paneled siding in Arctic White (the same color as the trim). This selection was inspired by the homes on Broad Street and 28<sup>th</sup> Street that we included above.

HALF ROUNDS  
*Not available with ColorPlus Technology*



This is the 5.25" option Arctic White Hardie Crown that will be applied to the front gable.



HardieTrim® Boards  
**CROWN MOULDING**

- THICKNESS: 1"
- LENGTH: 144" boards
- WIDTHS: 3.25" 5.25"

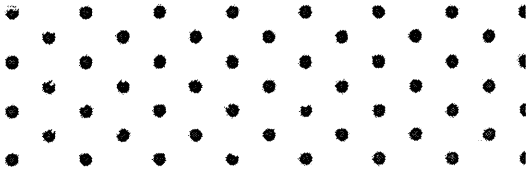


**Porch Railings:**

Porch railings will be wood painted white with slightly wider balusters than standard Richmond rail. Balusters to be 3 inches wide and standard Richmond rail depth.

**Soffits:**

The soffits will be Hardie vented prefinished smooth in the color Arctic White.

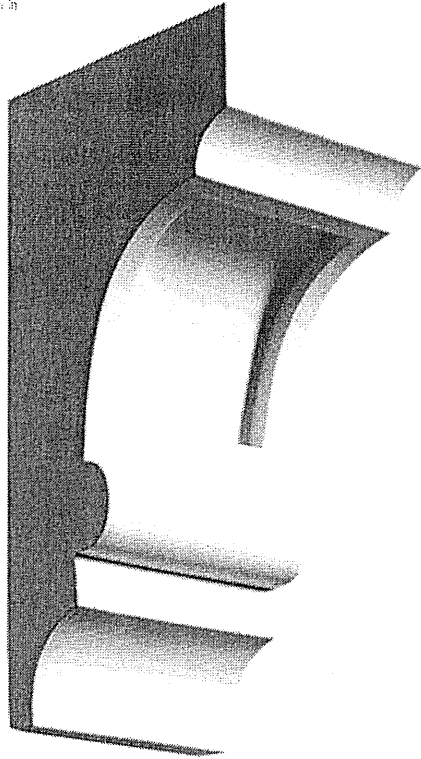


**Corbels:**

See below Wyon paintable corbels for the front and sides of the house.

4" X 5 1/4" D X 10" H RECESSED CORBEL, URETHANE

Roll over image to zoom in



## Fencing

The rear of the property will be surrounded by a 6 foot wood privacy fence with a double door gate large enough to drive a car through, facing the alley off of Russell Street.

Below fence is the style of fencing we would like to build minus the gate. Our gate will be built in the same style as the rest of the fence.

