



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work) 23223
 Address 319 N. 27th St. Richmond Va ~~23229~~
 Historic District North Clarendon Hill

PROPOSED ACTION

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

OWNER

Name Karen Chase / Ted Petrocchi
 Company _____
 Mailing Address 319 N. 27th St
RVA 23223
 Phone 804-822-0271
 Email Tpetrocchi@gmail.com
 Signature [Signature]
 Date 7/21/17

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.

(Space below for staff use only)

Application received:

Date/Time 11:17am
 By ECE VED

Complete Yes No

COA-021085-2017 Created 7/2016

JUL 27 2017

July 20, 2017

To: Commission Of Architectural Review

Re: Standard Porch replacement

This is a request for a review of attached plans. The existing porch is no longer safe and need to be removed and replaced. There are attached pictures showing deterioration and rot in all elements. The upper porch is no longer safe to use as the floor is sagging and rotted. I have also attached the form from the City of Richmond Permits and Inspection office to detail my specifications and dimensions of materials for the replacement.

The included photos will show both the current state of the existing porch and it can be seen that at some point there was an outside staircase whether it was original or not it would be hard to know. The current porch is clearly not original and is composed of more modern and inferior materials than would have been used in any original construction of this period.

The replacement will be constructed of treated lumber of the dimensions indicated on the porch section form. My interpretation of the regulations set forth in your material, Part III, Sec. 2, is that this project meets the criteria for an "in-kind replacement " of an existing porch.

We look forward to hearing from you about this project.

Sincerely,

Ted Petrocci/Karen Chase

319 N. 27th St.

RVA, 23223



**OUR BACK
OF HOUSE IS
BACK HERE**

**THE VIEW OF OUR PORCH
FROM THE STREET (OR LACK
THEREOF) - Over the chain link,
coiled wire, and left of all the 2015
installed, unapproved cooking
vents on the restaurant.**

FULL EXTERIOR SHOTS





WOOD ROT AND CRUMBLING
FLOOR, RAILINGS AND POSTS





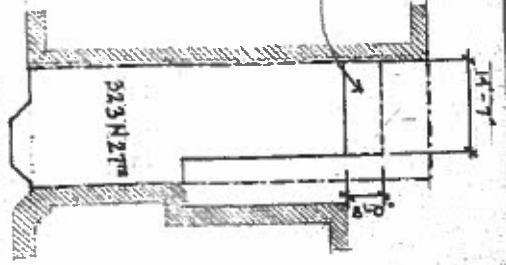
HOLES IN FLOORS UPSTAIRS
AND DOWN



OLD STAIRCASE
LINE FROM OLD
BACK PORCH



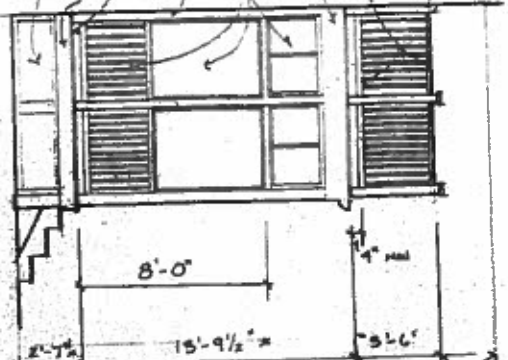
LOCATION OF DECK SCREENED PORCH - MATCH FOOTPRINT OF EXISTING DECK



SITE PLAN
1'-0" = 1'-0"

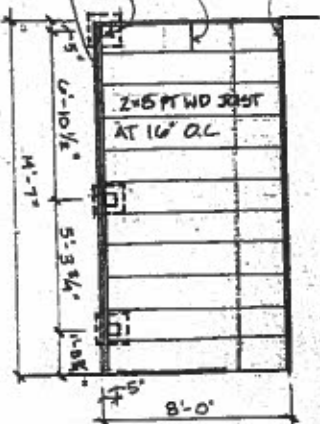
27th STREET

3/4" PT WD POST, PAINT
WD KICKBOARD RAIL SYSTEM PAINT
1" x 10" FACIA - PAINT



NOTE: MATCH EXISTING REAR DECK HEIGHT

3/4" PT WD LEDGER
2" PT WD BLOCKING AT LOCATION OF 4" POST ABOVE
2" x 6" PT WD POST ON 12" x 12" B CONCRETE
DOUBLE END JOINT



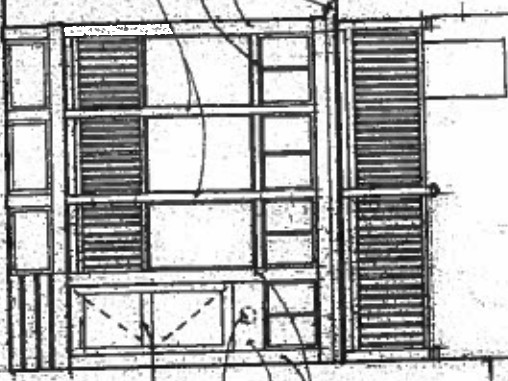
ELEVATION PLAN
1" = 1'-0"

EXISTING 2x6 FLOOR JOIST
4x4 PT WD ANCHOR BAIL POST
2" x 2" BLOCKING ATTACHED W/ 24" 10d NAILS
SIMPSON DTT28 POST CONNECTORS
DBL END JOINT
FACIA



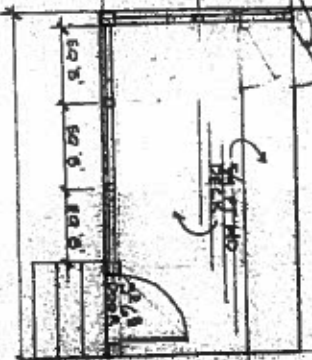
2" x 6" PT WD AT 16" O.C.

3" ALUM. GASKET CURTAIN RODS TO 1/2" DIA. POST - PAINT
1" x 6" PT WD POST - PAINT
4x4 PT WD POST



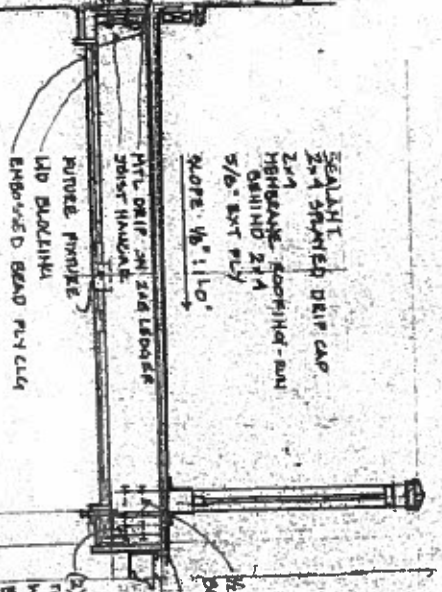
ELEVATION

8'-0"



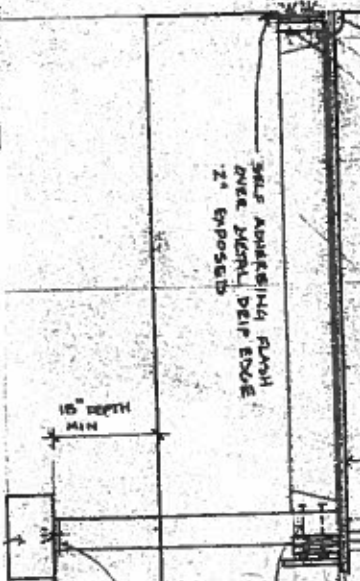
ELEVATION PLAN
1" = 1'-0"

EXIST. DECK
SELF-ADHESIVE MEMBRANE FLASH
1/2" DIA EXP BRGTS SET IN GROUT - SINKED IN 5/8" O.C. TYP



3/4" PT WD EXT LAGSIDE PLY PANEL
FUTURE LIGHT FIXT
SCREENED DOOR

SELF-ADHESIVE FLASH OVER DECK DRIP EDGE 2" SPPOSED

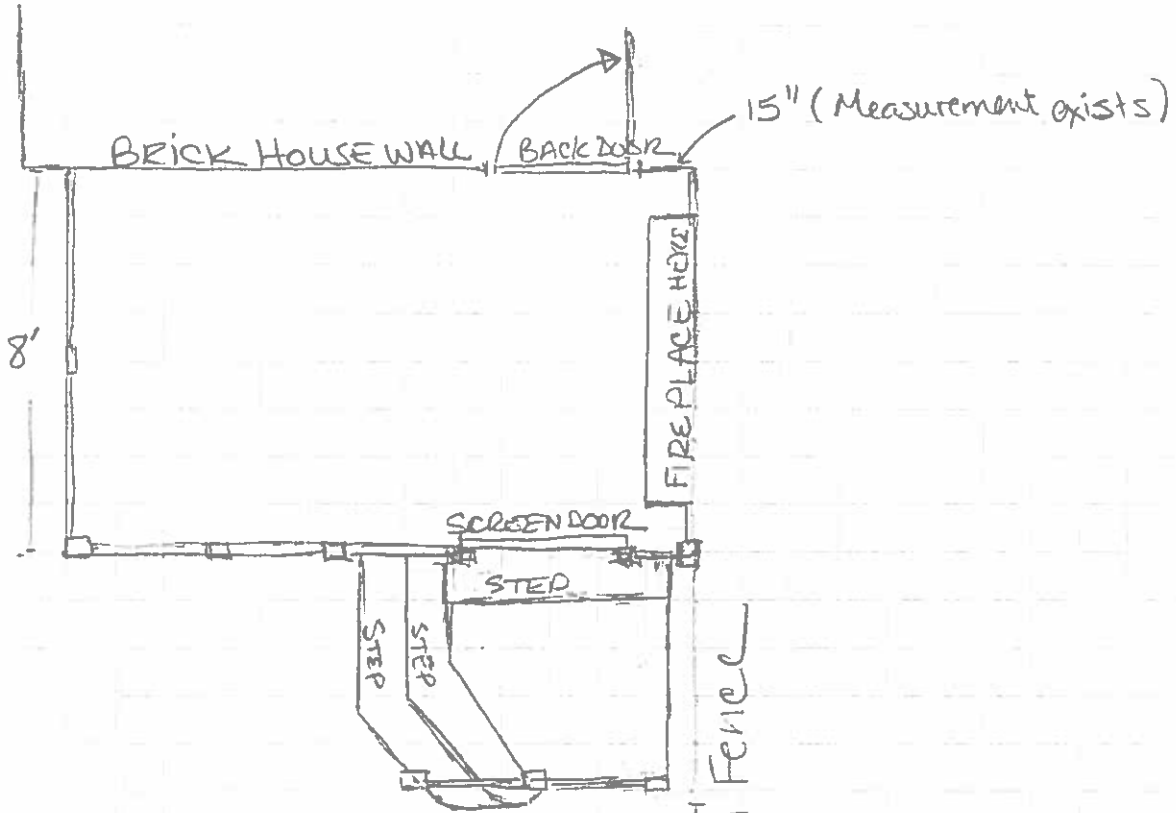


ELEVATION PLAN
1" = 1'-0"

18" DEPTH

□ = 1 FOOT

FUTURE/
NEW PLANS (ISH)

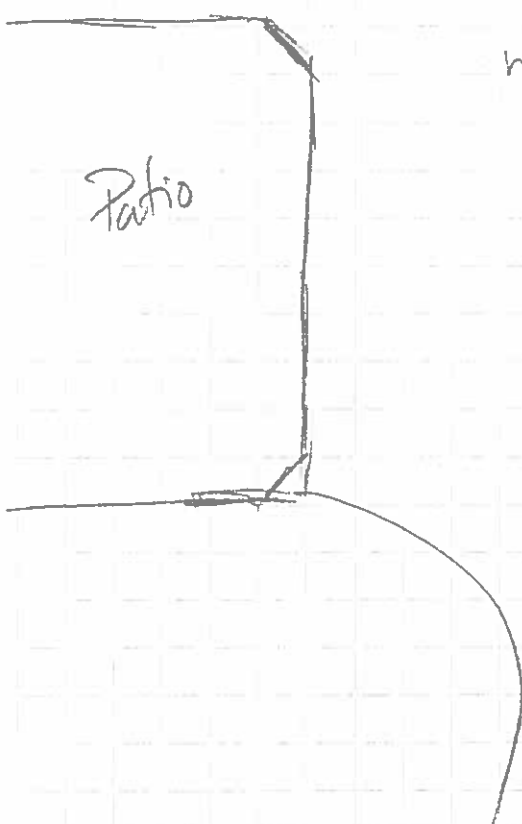


hmm?

Northern Fence

Patio

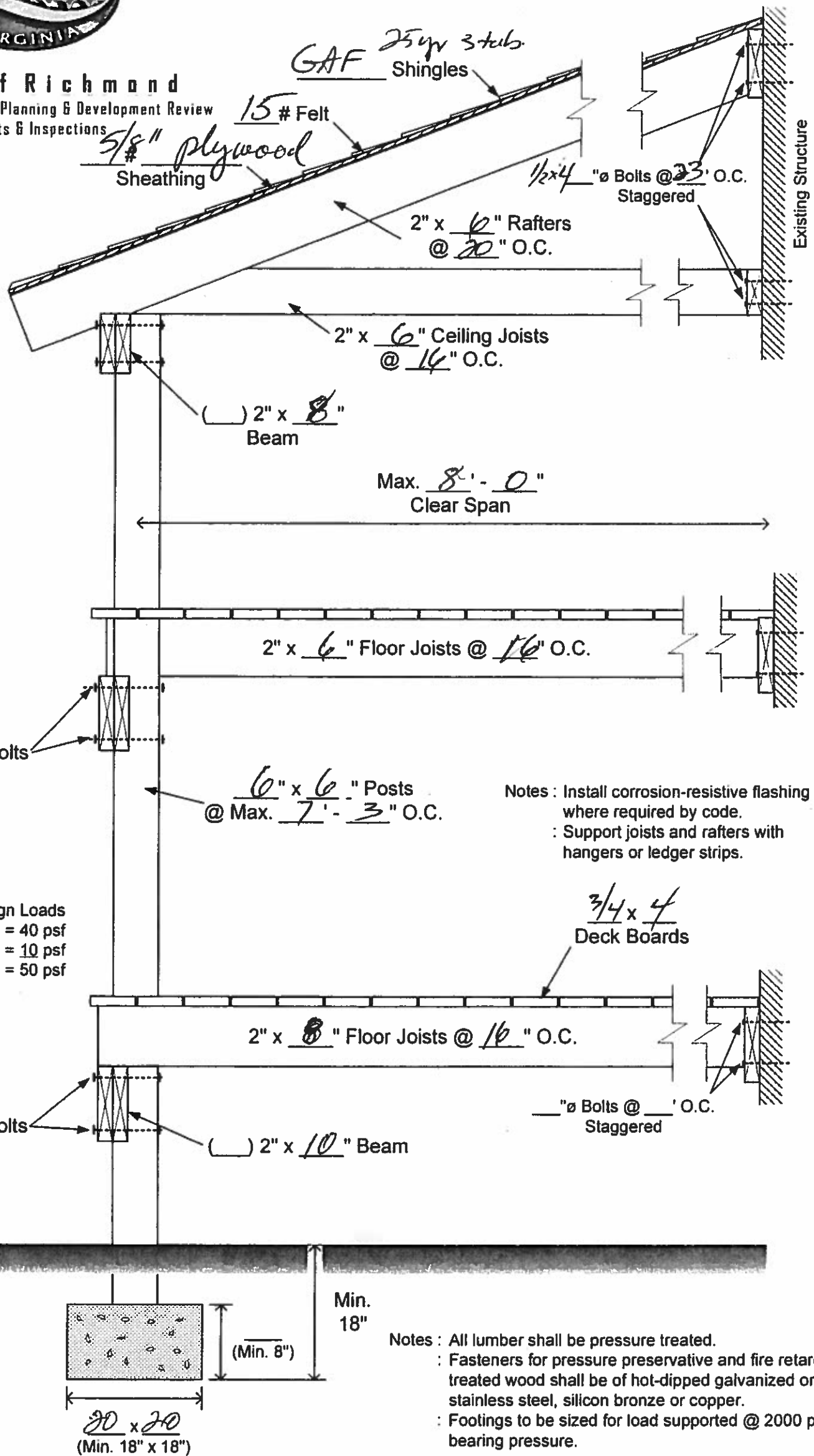
PLANTER





Standard Porch Section

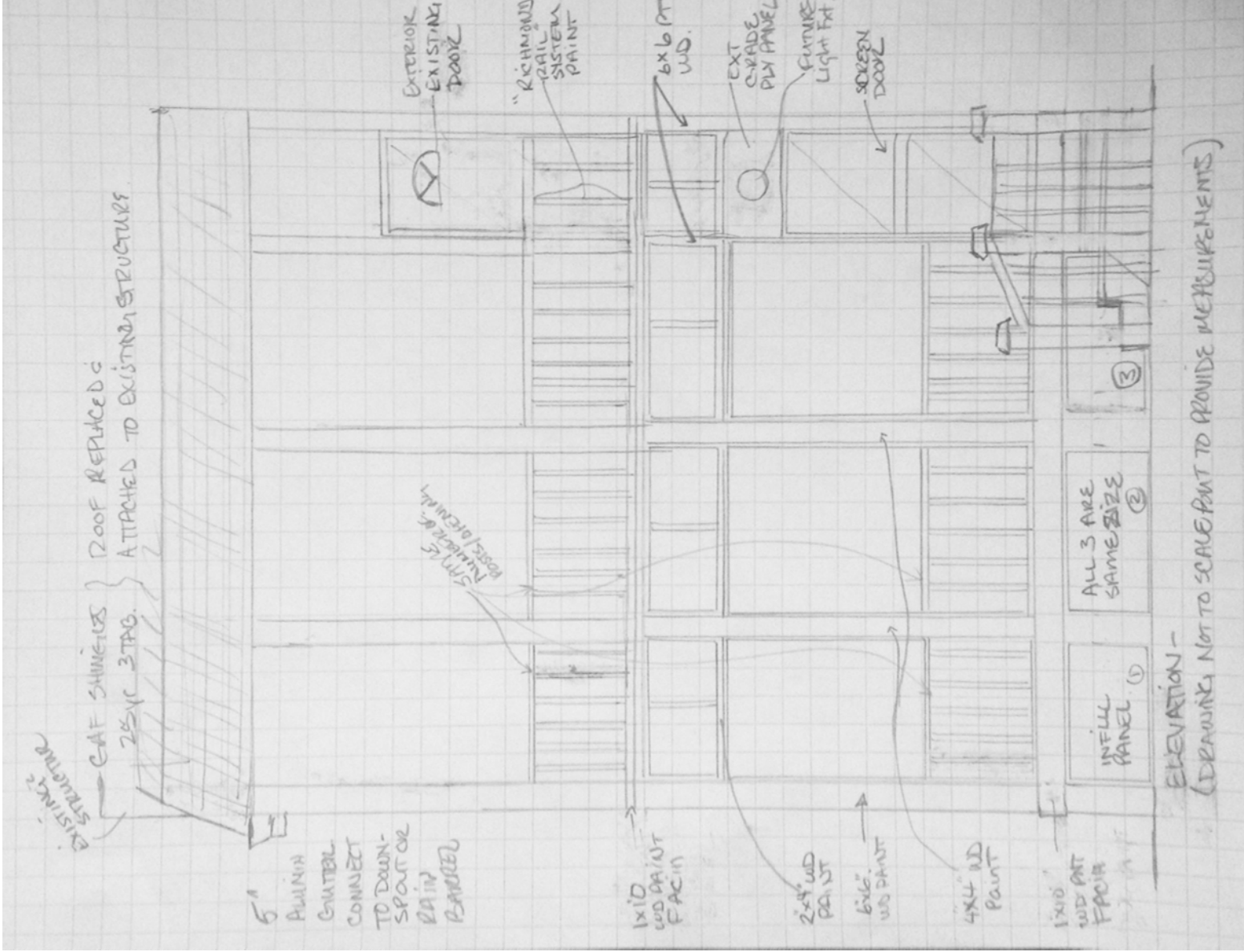
City of Richmond
 Department of Planning & Development Review
 Permits & Inspections

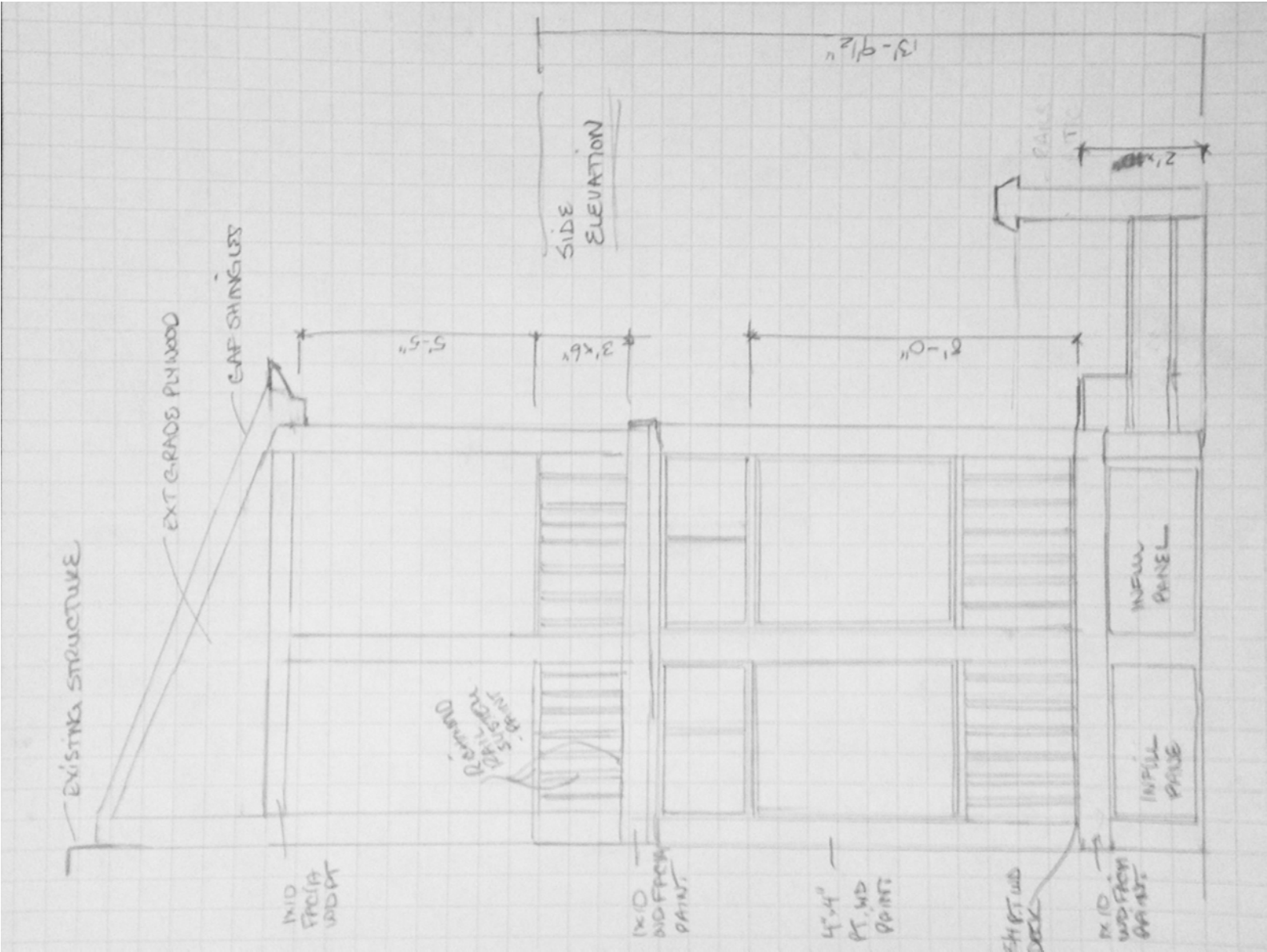


Deck Design Loads
 Live Load = 40 psf
 Dead Load = 10 psf
 Total Load = 50 psf

Notes : Install corrosion-resistive flashing where required by code.
 : Support joists and rafters with hangers or ledger strips.

Notes : All lumber shall be pressure treated.
 : Fasteners for pressure preservative and fire retardant treated wood shall be of hot-dipped galvanized or stainless steel, silicon bronze or copper.
 : Footings to be sized for load supported @ 2000 psf bearing pressure.





EXISTING STRUCTURE

EXT. G-RAD PLYWOOD

GAP SHINGLES

SIDE ELEVATION

5'-5"

3'-6"

2'-0"

REMOVE EXISTING SILL - BRICK

IND FROM W/ FROM W/ DAT

IND FROM W/ FROM W/ DAT

4" x 4" PT. W/ POINT

5 1/2 FT W/ DECK

IND FROM W/ FROM W/ DAT

INFILL PANEL

INFILL PANEL

PAVING

T/C

2'-2"

13'-9 1/2"