



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**Commission of Architectural Review
Certificate of Appropriateness Application**

900 E. Broad Street, Room 510

Richmond, VA 23219

804-646-6569

Property (location of work)

Property Address: 1924 Princess Anne St, Richmond, VA 23233 Current **Zoning**: R-63

Historic District: Union Hill

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Single family Two and Half Story Residence. The residence will feature Bricks and Partial Hardie Planks for exterior finish. Dormers, Aluminum Cladded Windows, Front Porch with Tuscan Columns and Balustrade and Richmond Railing.

Applicant/Contact Person: [REDACTED]

Company: [REDACTED]

Mailing Address: [REDACTED]

City: Richmond State: VA Zip Code: 23225

Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact? Yes Applicant Type (owner, architect, etc.): Agent

Property Owner: [REDACTED]

If Business Entity, name and title of authorized signee: [REDACTED]

Mailing Address: [REDACTED]

City: Glen Allen State: VA Zip Code: 23059

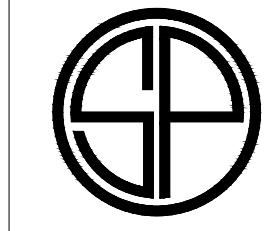
Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact? No

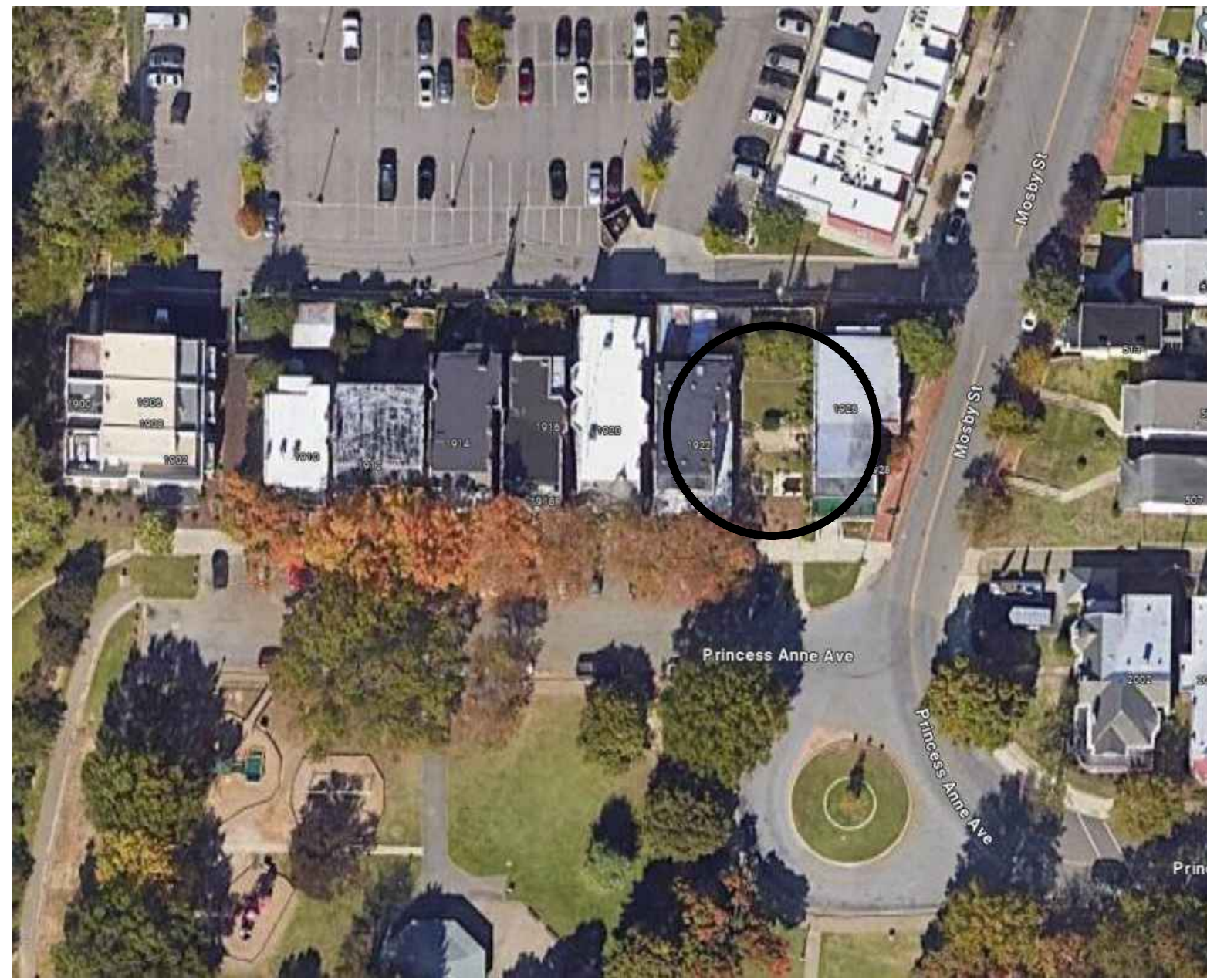
****Owner must sign at the bottom of this page****

HISTORIC BOARD REVIEW DOCUMENTS



SIDE PRACTICE
DESIGN STUDIO LLC
7224 BUGGY PLACE
NORTH CHESTERFIELD, VA
23251
804.512.5259
SIDE.PRACTICE@GMAIL.COM

PROJECT LOCATION



1924 PRINCESS ANNE ST
RICHMOND, VA
23223

PROJECT INFORMATION

SCOPE OF WORK:
DESCRIPTION: TWO AND HALF STORY RESIDENCE

TOTAL SQUARE FOOTAGE:
FIRST FLOOR: 1131
SECOND FLOOR: 1131
THIRD HALF STORY: 896
3,131 TOTAL

APPLICABLE CODES
2021 VIRGINIA RESIDENTIAL CONSTRUCTION CODE

CODE ANALYSIS
OCCUPANCY: R-5
CONSTRUCTION TYPE: V-B
UNSPRINKLERED

SHEET INDEX

T-1: COVER SHEET
PS: SITE PICTURES
SP-2: SITE PLAN
A-1: FLOOR PLAN
A-2: ELEVATIONS
A-3: ELEVATIONS
A-4: ENLARGED ELEVATIONS
A-5: HEIGHT STUDY

GRAPHIC SYMBOLS

GENERAL		CONSTRUCTION	
<p>NUMBER ON SHEET EXTERIOR ELEVATION REFERENCE SHEET ON WHICH ELEVATION IS DRAWN</p> <p>NUMBER ON SHEET INTERIOR ELEVATION REFERENCE SHEET ON WHICH ELEVATION IS DRAWN</p> <p>SECTION NUMBER BUILDING SECTION REFERENCE SHEET ON WHICH SECTION IS DRAWN</p> <p>SECTION NUMBER WALL SECTION REFERENCE SHEET ON WHICH SECTION IS DRAWN</p> <p>CALLOUT NUMBER SHEET ON WHICH CALLOUT IS DRAWN</p> <p>DETAIL CALLOUT REFERENCE</p> <p>PLAN OR DETAIL NUMBER PLAN OR DETAIL TITLE DRAWING SCALE SHEET NUMBER</p> <p>SPOT ELEVATION</p>		<p>GENERAL CONSTRUCTION SYMBOLS</p> <p>ROOM TAG DOOR TAG PARTITION TAG WINDOW TAG LOUVER TAG</p> <p>CONSTRUCTION PLAN LEGEND</p> <p>AREA NOT IN SCOPE NEW DOOR NEW WALL MILLWORK PROVIDE BLOCKING WITHIN PARTITION AS REQUIRED. SEE REFERENCED ELEVATION AND CORRESPONDING DETAILS. RECESSED FIRE EXTINGUISHER CABINET BREAK POINT BETWEEN (2) OBJECTS/MATERIALS CARD READER</p> <p>DEMO PLAN LEGEND</p> <p>AREA NOT IN SCOPE DEMO DOOR DEMO WALL DEMO MILLWORK</p>	

GENERAL NOTES

- CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE REQUIRED TO CHECK AND BE RESPONSIBLE FOR CONFORMANCE OF PLANS WITH ALL REQUIREMENTS AND LOCAL ORDINANCES, BUILDING CODES, BUILDING INSPECTOR, AND MANUFACTURERS RECOMMENDATIONS PRIOR TO SIGNING THE CONTRACT OR BEGINNING WORK. THE COST OF CORRECTION, MODIFICATIONS, ADDITIONS, ETC., WHICH ARE CALLED FOR OR REQUIRED BY LOCAL ORDINANCES, BUILDING CODES, BUILDING INSPECTOR AND MANUFACTURERS AND NOT SPECIFICALLY NOTED OR SHOWN ON THE DRAWINGS TO COMPLETE A TURNKEY JOB SHALL BE PAID FOR AND BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DRAWINGS ARE DIAGRAMMATIC, INTENDED TO OUTLINE GENERAL REQUIREMENTS ONLY AND NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATIONS OF PLANS SHALL BE THE REQUIREMENT OF THE CONTRACTOR WHO REPRESENTS HE HAS THE SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.
- ALL WORK SHALL BE ACCURATELY LAID OUT IN COOPERATION WITH OTHER TRADES TO AVOID CONFLICTS AND TO OBTAIN A NEAT WORKMANLIKE INSTALLATION. EACH SUB-CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND MAKING SURE HIS WORK PROPERLY CONNECTS WITH ADJOINING OR CONNECTING WORK ON WHICH THE CONSTRUCTION OF HIS WORK IS DEPENDENT FOR A TURNKEY JOB.
- ALL DRAWINGS ARE INTENDED TO BE RIGID IN SPECIFIC DETAILS. WHERE SUCH DETAILS MAY BE IN CONFLICT WITH RECOMMENDATIONS OF THE MANUFACTURER OF EQUIPMENT ACTUALLY PROVIDED AND WHEN DISCREPANCIES BETWEEN DRAWINGS AND RECOMMENDATIONS CHANGE THE INTENT OF THE DRAWINGS,
- THE CONTRACTOR AND EACH SUB-CONTRACTOR SHALL PROTECT HIS AND OTHERS WORK FROM DAMAGE DUE TO HIS OPERATIONS AND SHALL REPLACE, OR REPAIR AS REQUIRED, ALL DAMAGED WORK TO THE SATISFACTION OF THE OWNER.
- MEASUREMENTS AND WORKMANSHIP AND WORKING CONDITIONS FOR ALL WORK SHALL BE TAKEN AT THE SITE AND COORDINATED WITH CONNECTING WORK BY EACH SUB-CONTRACTOR. EACH SUB-CONTRACTOR SHALL VERIFY FIGURES SHOWN ON DRAWINGS BEFORE LAYING OUT OR PROCEEDING WITH WORK AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS RESULTING FROM HIS FAILURE TO EXERCISE SUCH VERIFICATION.
- THE ELECTRICAL AND MECHANICAL CONTRACTORS SHALL OBTAIN AND SUBMIT TO THE LOCAL DEPARTMENT OF BUILDING INSPECTIONS ALL DRAWINGS AND DOCUMENTATION REQUIRED TO OBTAIN A PERMIT FOR THE ELECTRICAL AND MECHANICAL WORK. HVAC PLANS MUST BE APPROVED BY HHHUNT PRIOR TO INSTALLATION.
- BLOCKING: GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING ON WALLS AND CEILING FOR ATTACHING FIXTURES, EQUIPMENT, DRAPERY TRACK, ETC.

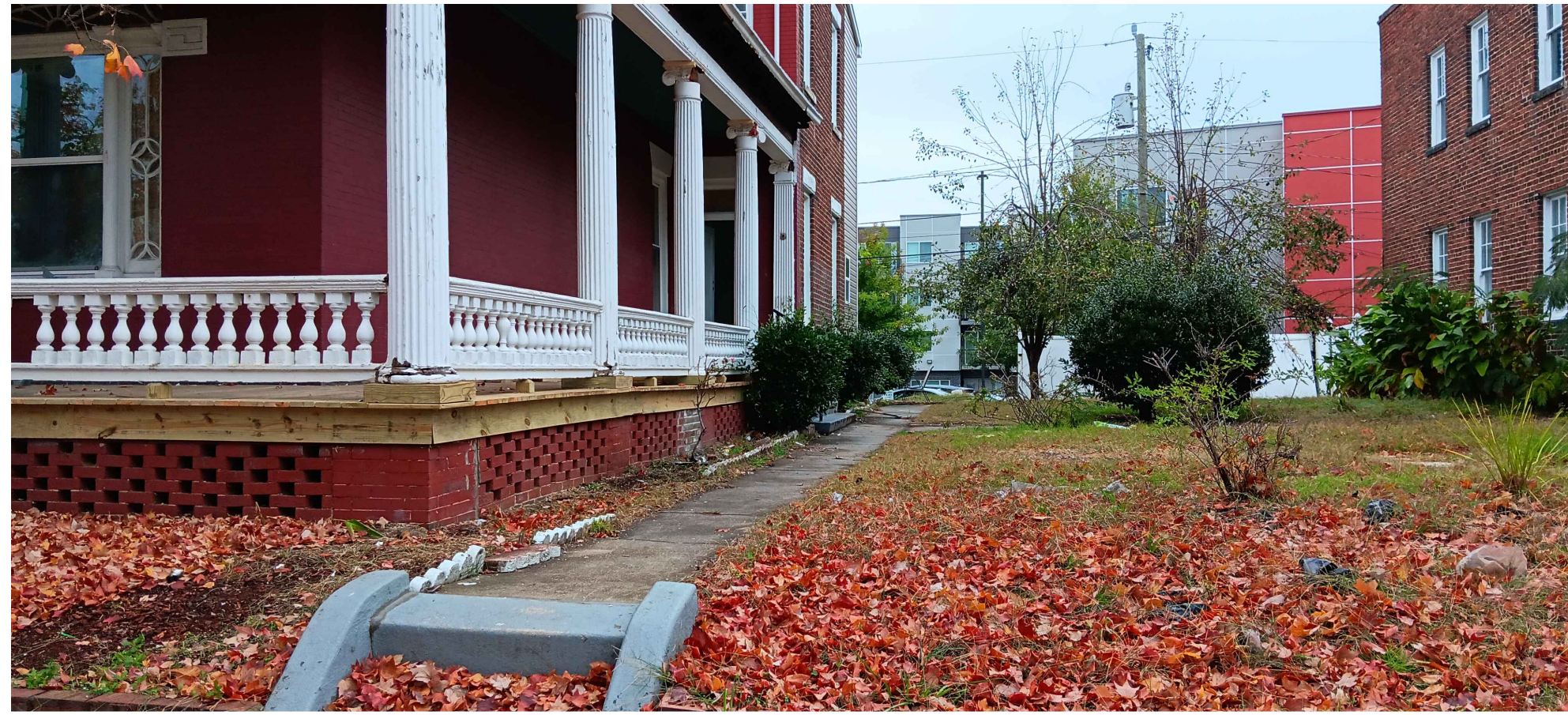
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ATALLAH
MAHADES

PRINCESS ANNE RESIDENCE
CONSTRUCTION
DOCUMENTS
1924 PRINCESS ANNE
RICHMOND, VA
23223

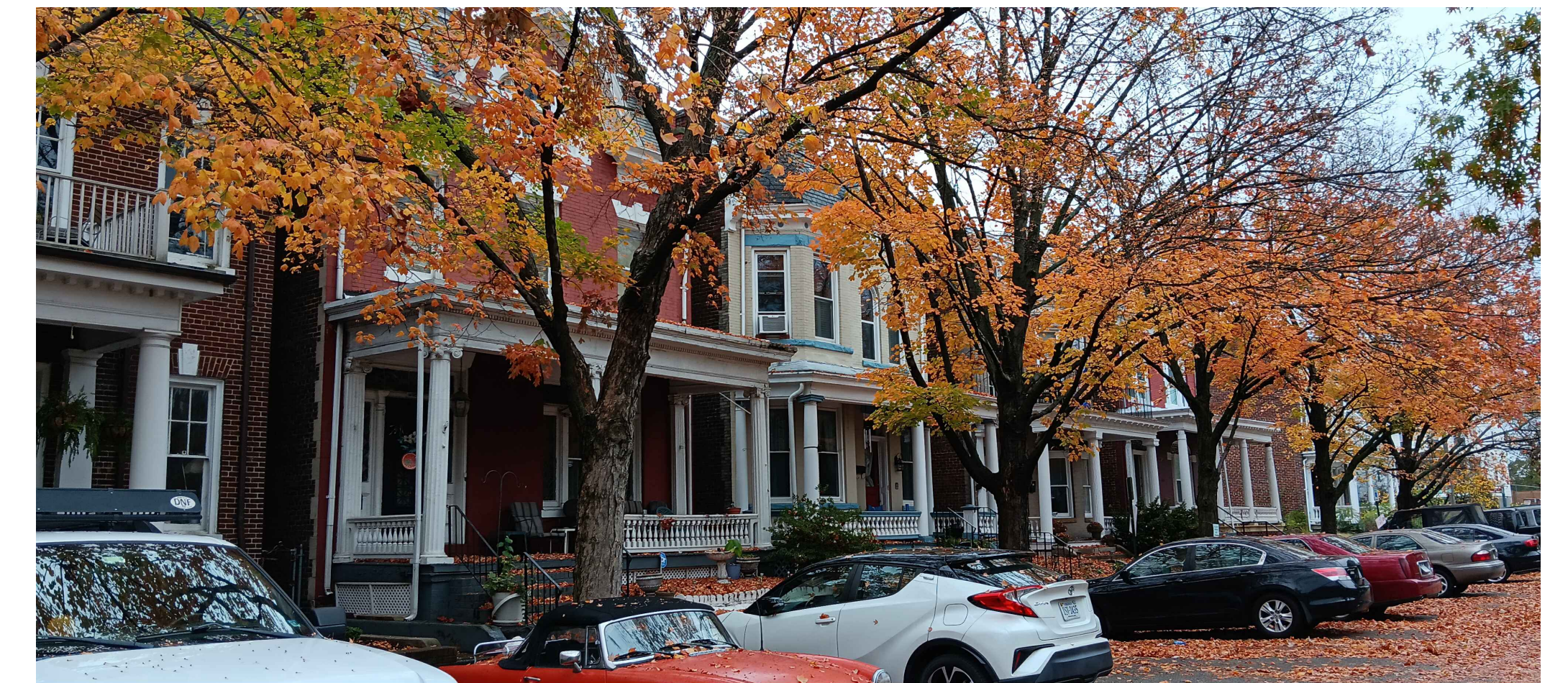
PLAN REVISIONS DATES

COVER SHEET

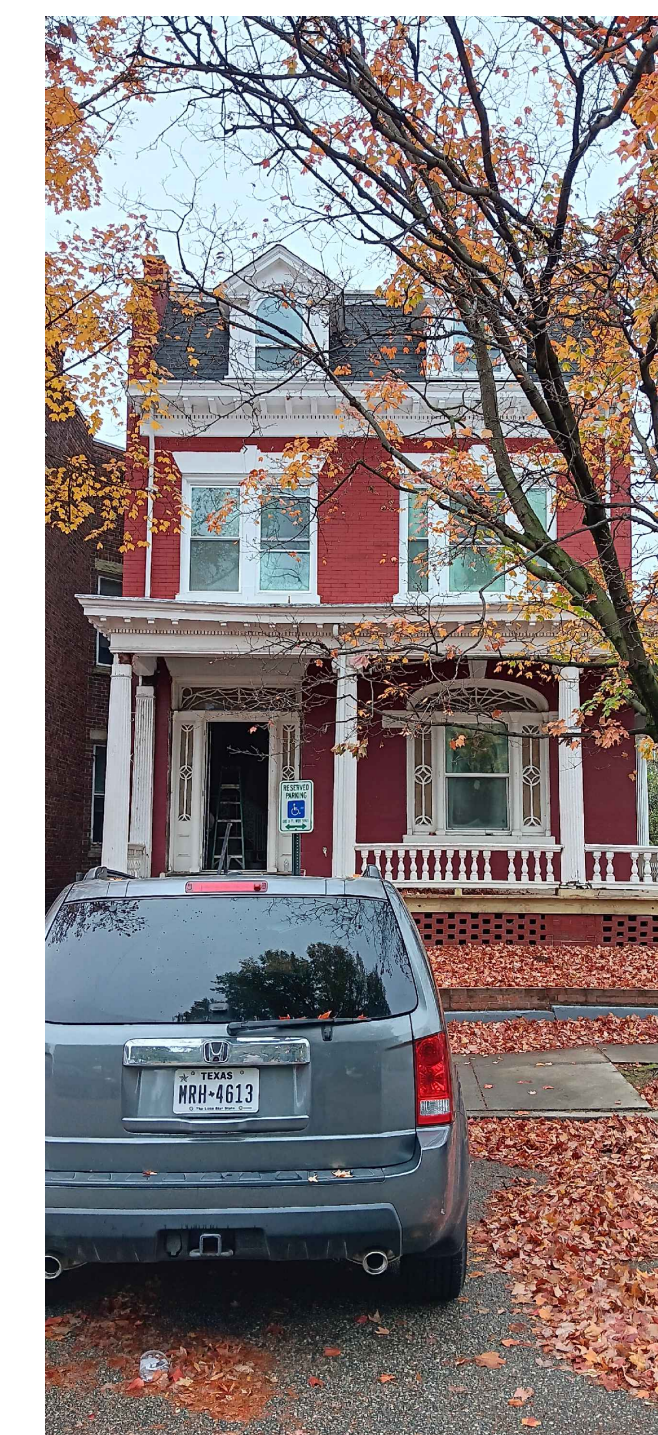
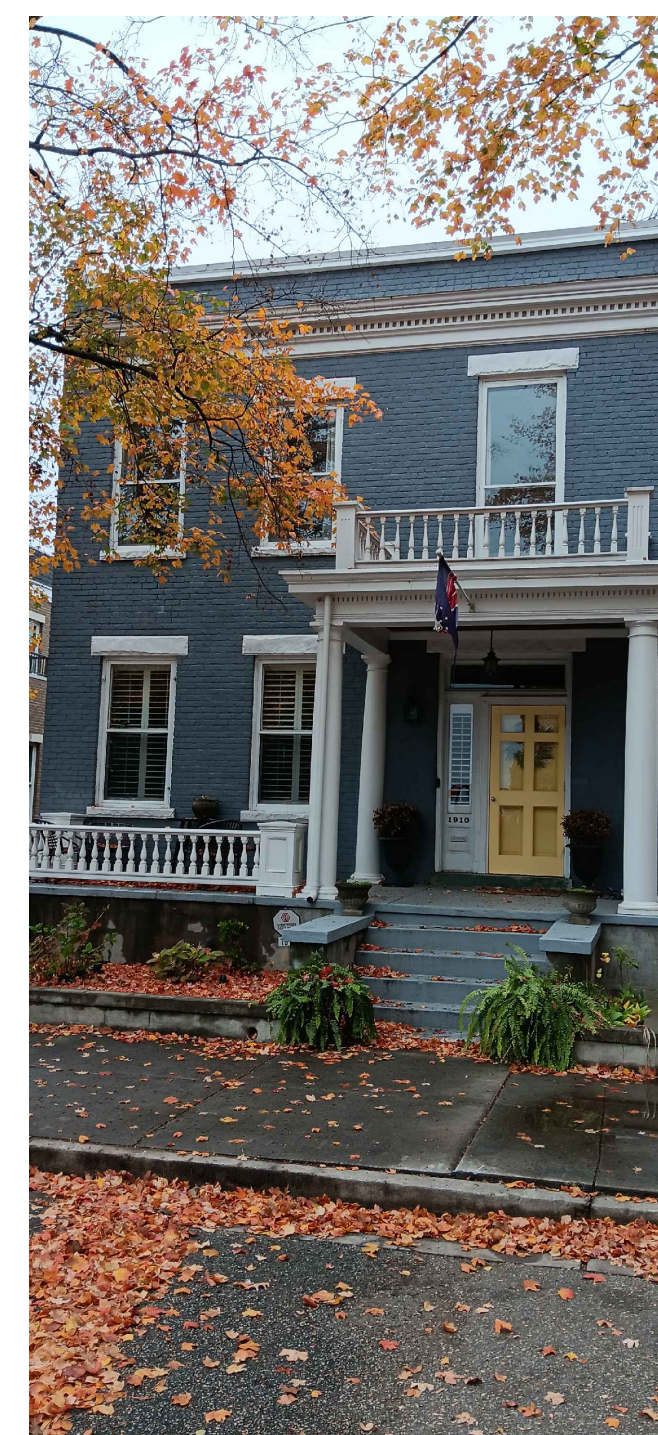
SHEET
T-1
SCALE: AS NOTED



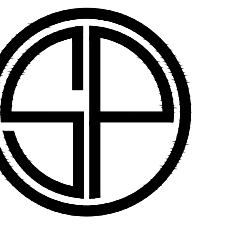
PROPOSED BUILDING SITE



CURRENT STREET VIEW



ADJACENT RESIDENCES



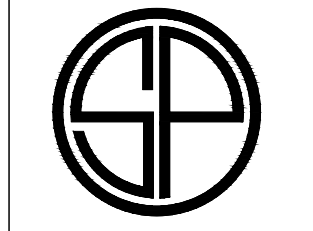
**SIDE PRACTICE
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MAHASES**

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SITE PICTURES

SHEET
PS
SCALE: AS NOTED



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PLAN REVISIONS DATES

SITE PLAN

SHEET
SP-2
SCALE: AS NOTED

40.01
REAR PROPERTY LINE

21.54

11'-3³/₄"

18'-5"
REAR SETBACK

3'-6"

6'-0"

96.00
SIDE PROPERTY LINE

PROPOSED FOOTPRINT
RESIDENCE
1924 PRINCESS ANNE
AVE

#1920

#1922

#1926

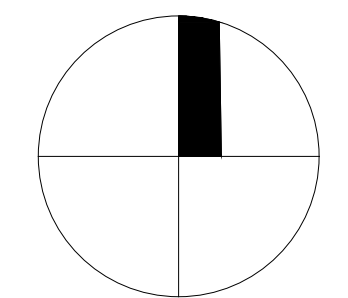
KEY LEGEND

--- PROPERTY LINES

8'-0"
FRONT SETBACK

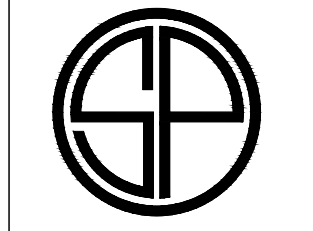
28.73
FRONT PROPERTY LINE

PRINCESS ANNE ST



NORTH

1 **SITE PLAN**
SP-2 SCALE: 3/16=1'-0"



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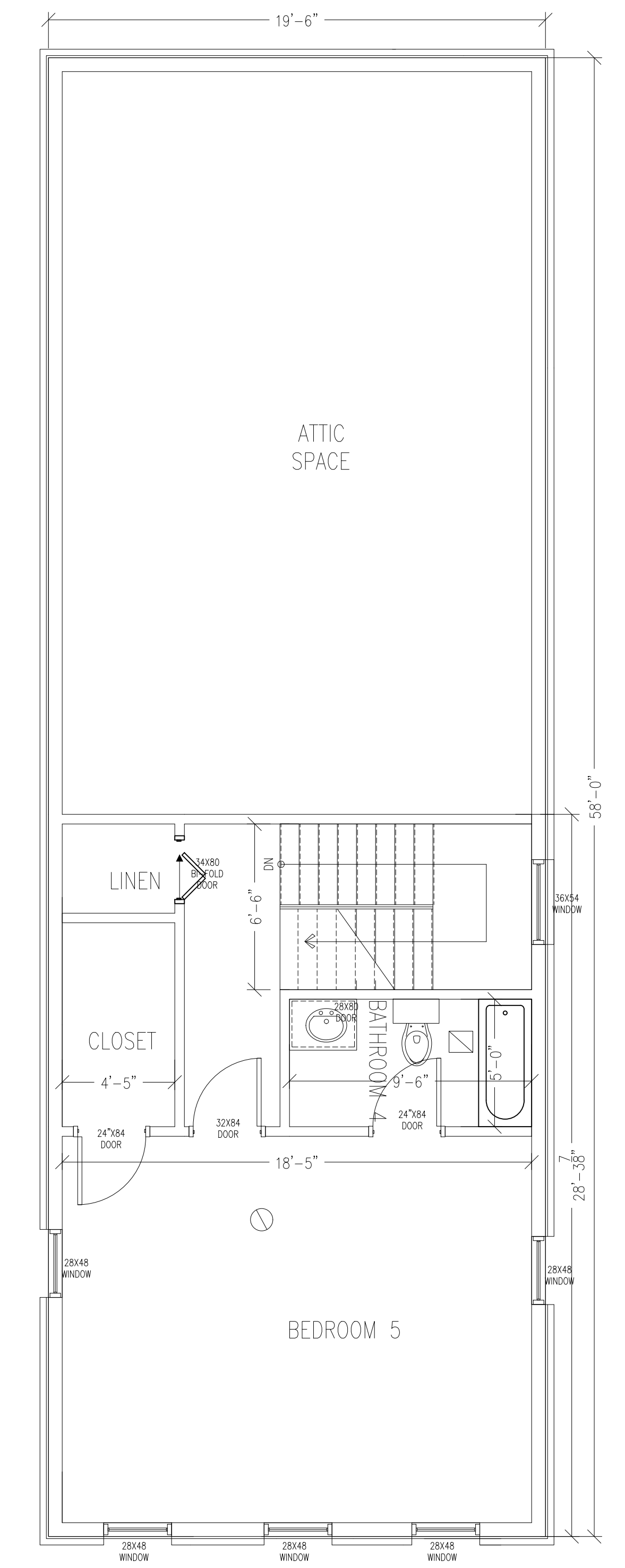
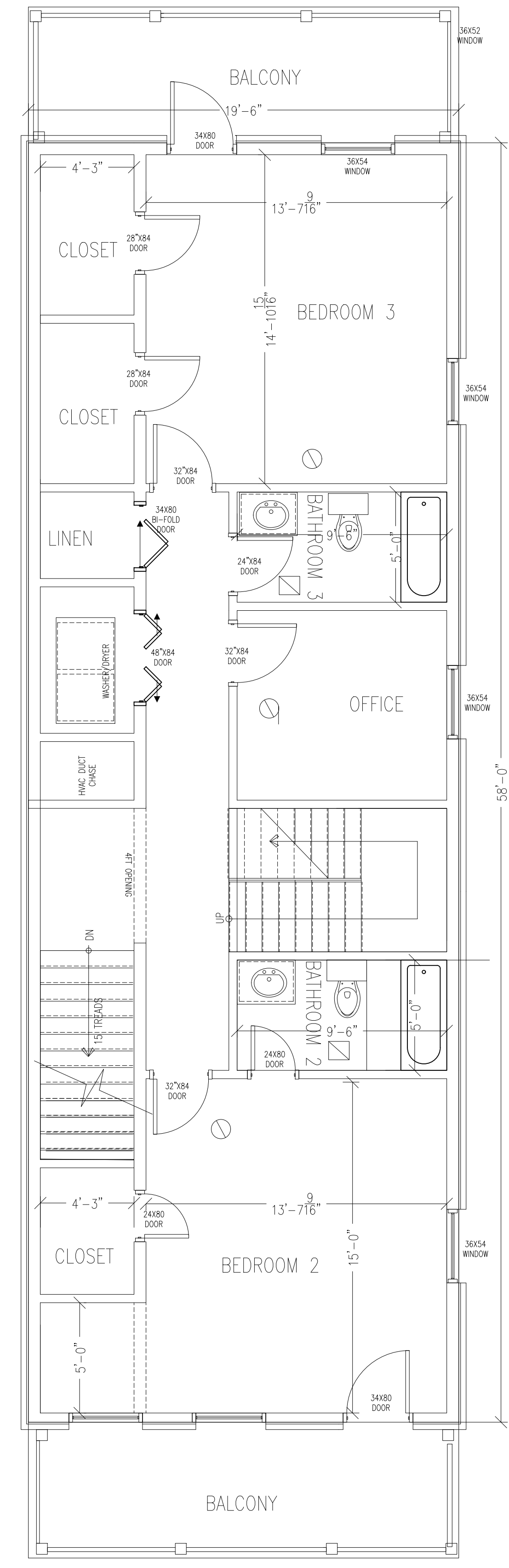
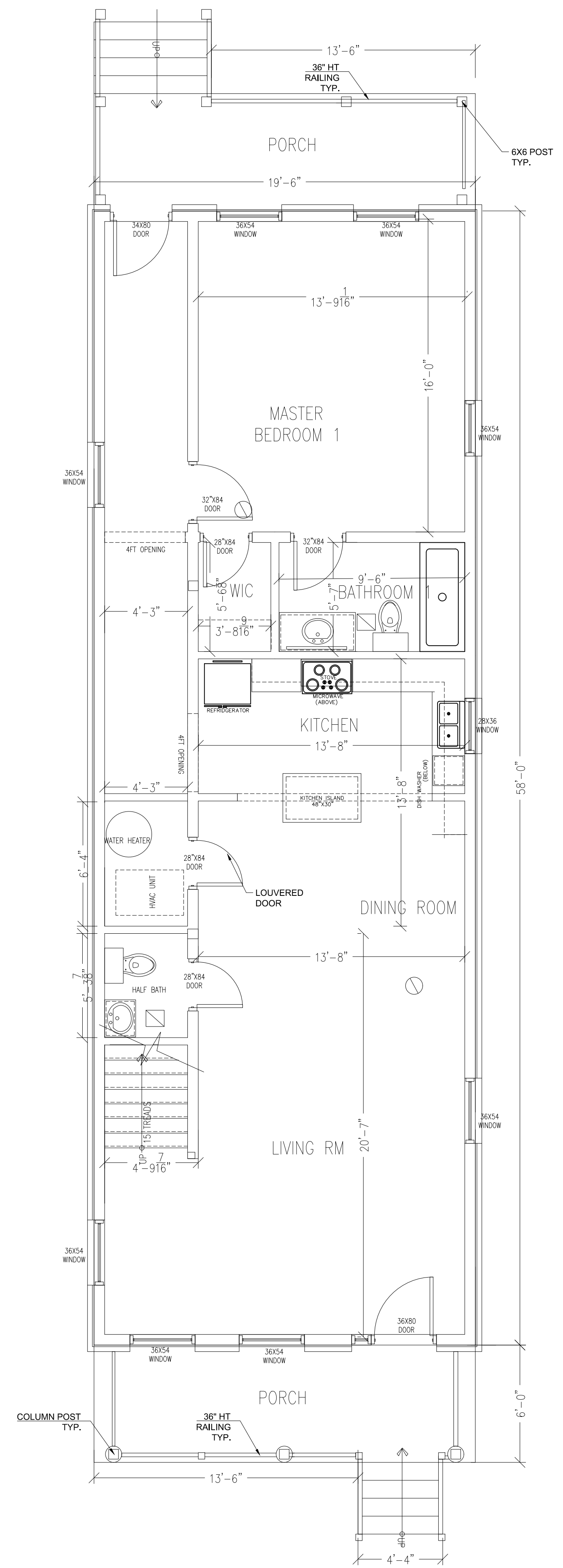
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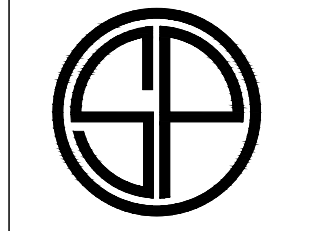
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NO.	DATE	REVISIONS

FLOOR PLANS

SHEET
A-1
SCALE: AS NOTED





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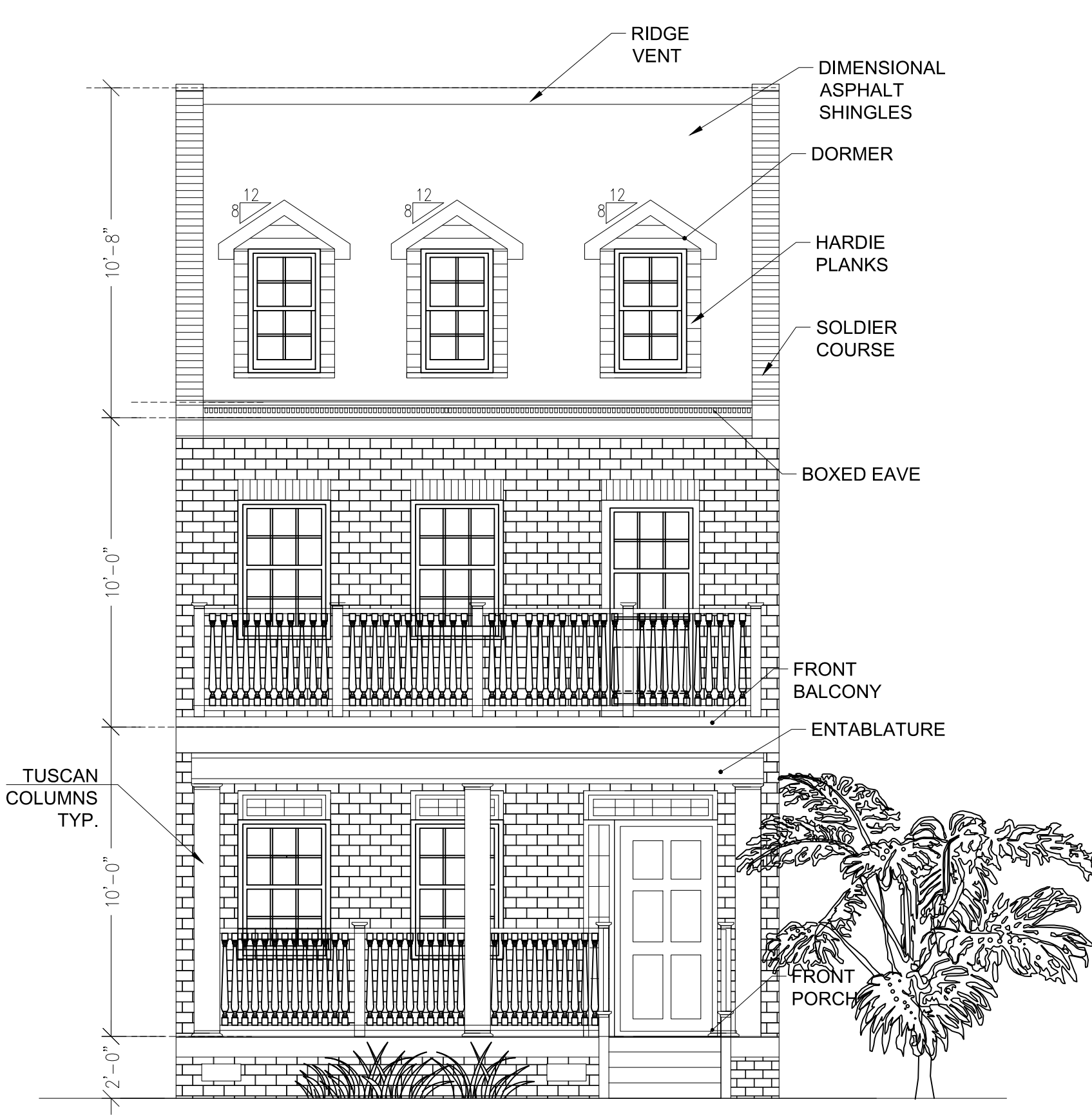
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PLAN REVISIONS DATES

ELEVATIONS

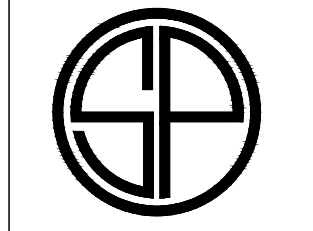
SHEET
A-2
SCALE: AS NOTED



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



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



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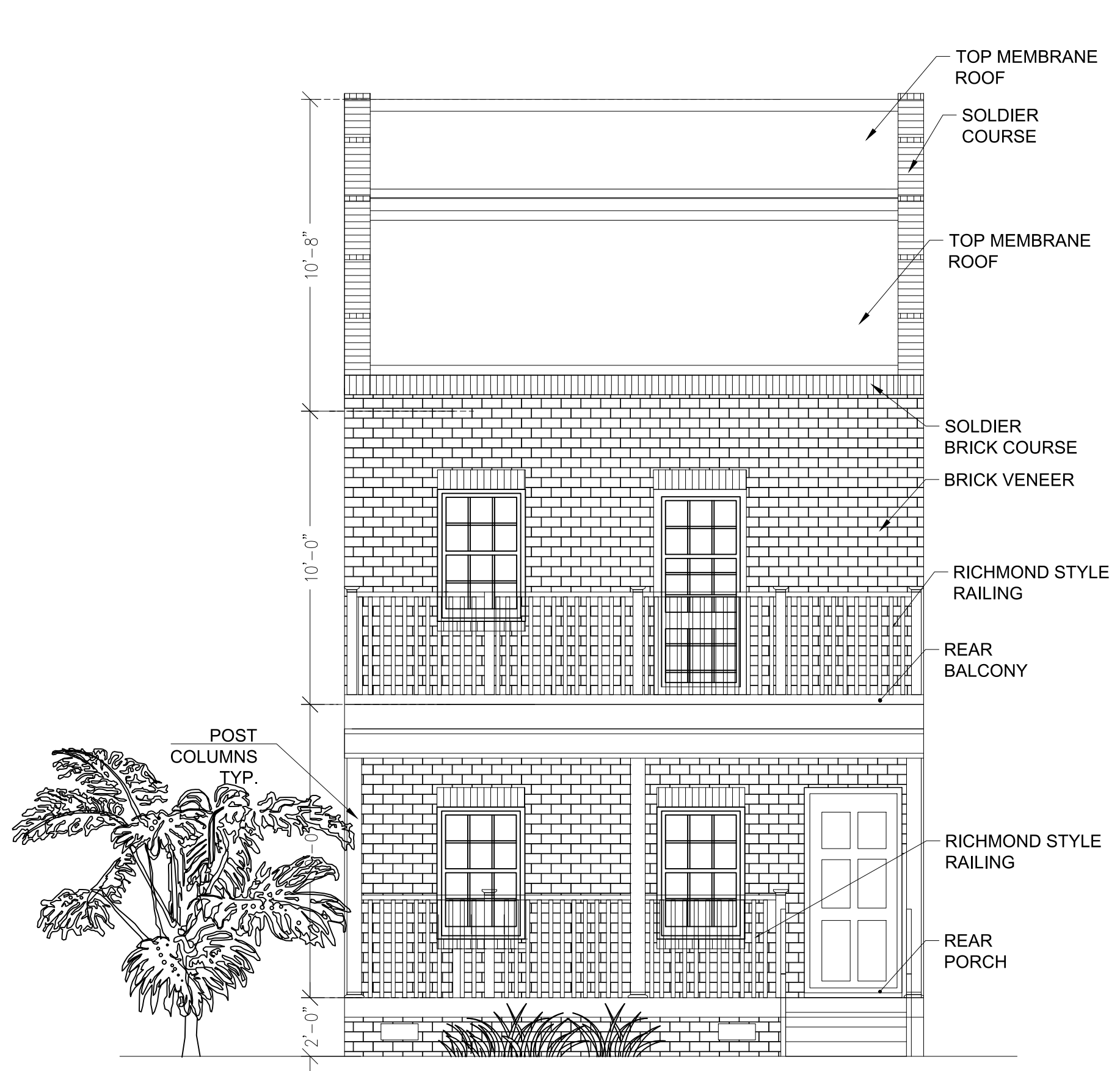
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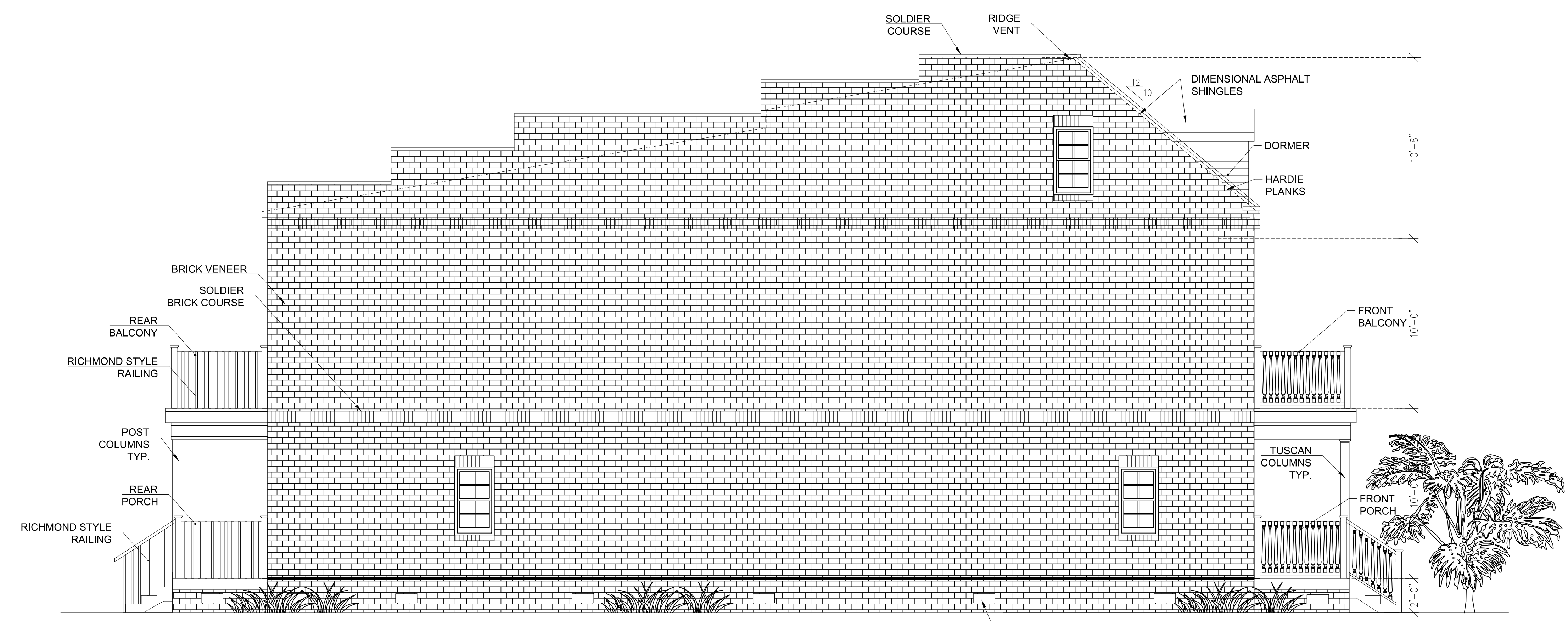
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ELEVATIONS

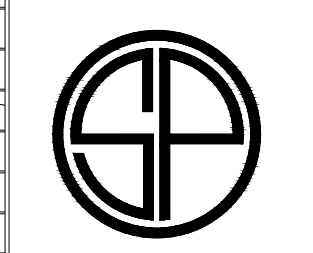
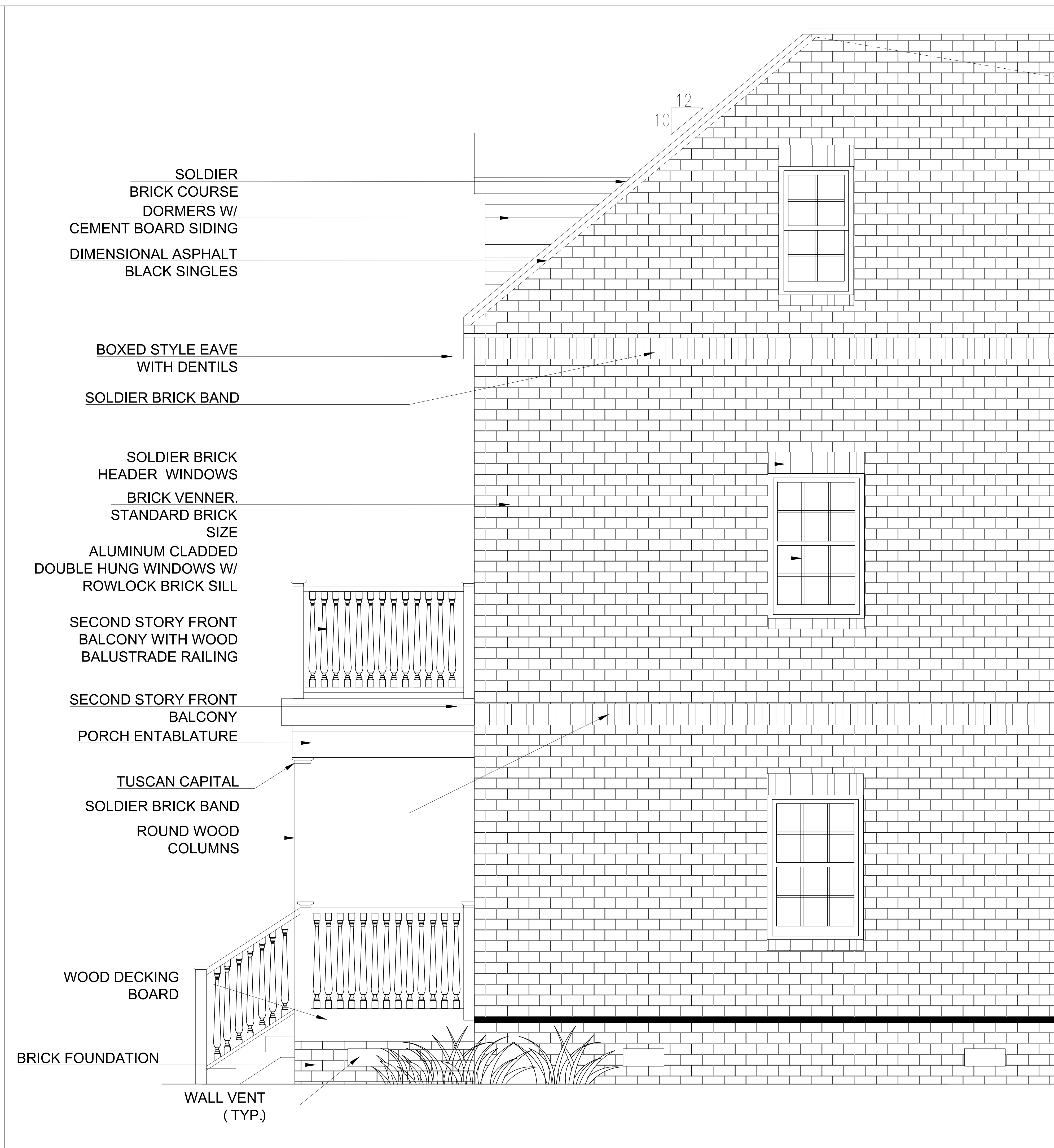
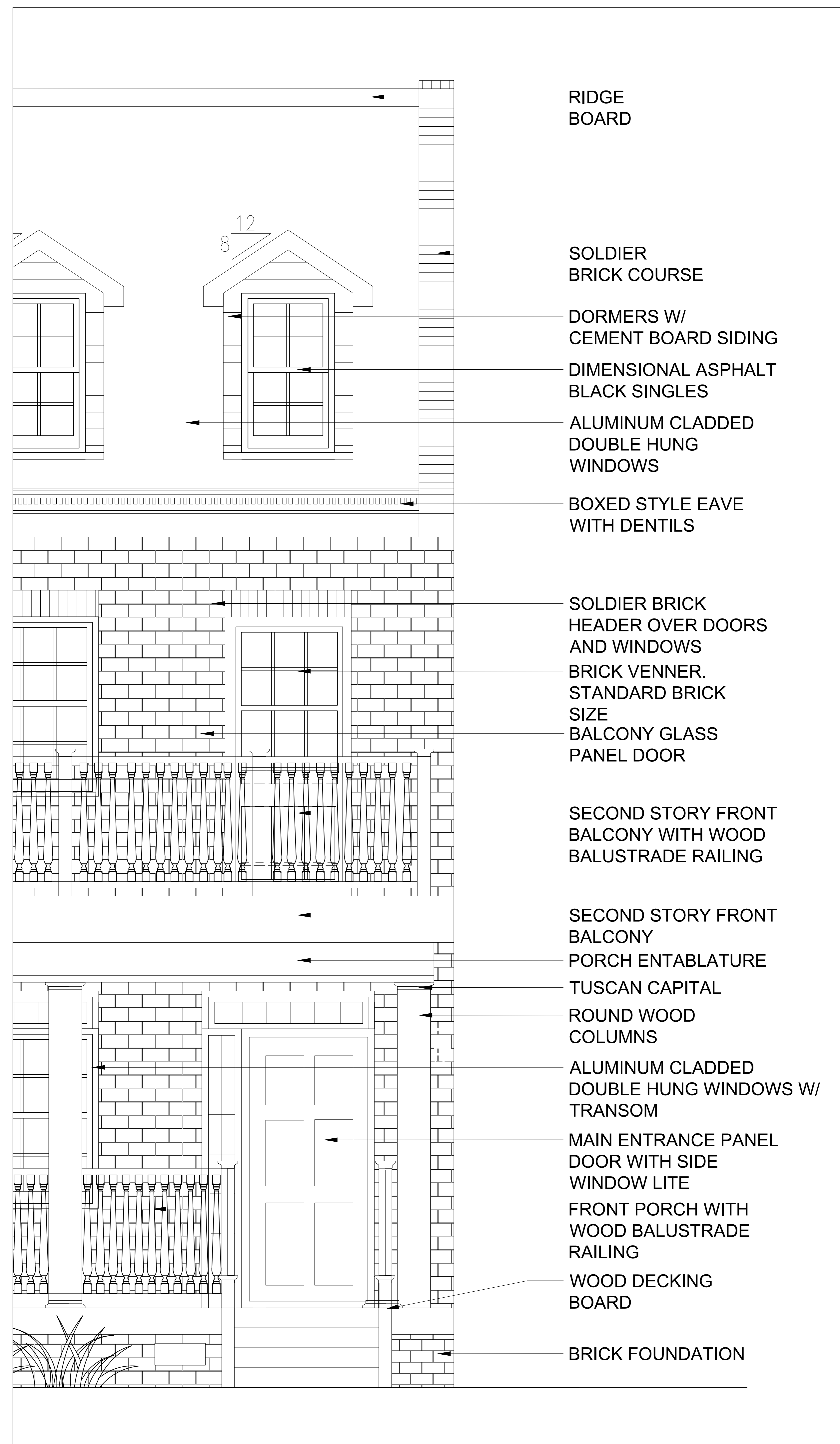
SHEET
A-3
SCALE: 1/4"=1'-0"



1
A-3 **REAR ELEVATION**
SCALE: 1/4"=1'-0"



2
A-3 **LEFT ELEVATION**
SCALE: 1/4"=1'-0"



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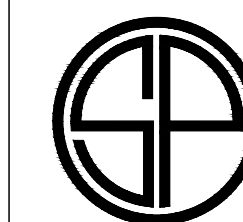
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PLAN REVISIONS DATES

ENLARGED
ELEVATIONS

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



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PLAN REVISIONS DATES

HEIGHT
STUDY

SHEET
A-5

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

