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DEC 21 2017

COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3208 Monument Ave
 Historic district Monument Ave

Date/time rec'd: 12-21-2017
 Rec'd by: KM-FRE
 Application #: COA-08142-2017
 Hearing date: 1/23/18

APPLICANT INFORMATION

Name Alex Van Nuy
 Company Lane Homes & Remodeling
 Mailing Address 12536 Patterson Ave
Richmond, VA 23238

Phone 804-784-0012
 Email alex@lanebuilt.com
 Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Jay & Jessie Reuben
 Mailing Address 3208 Monument Ave
Richmond, VA 23221

Company _____
 Phone 804-213-3885
 Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review
 Project Type: Alteration Demolition New Construction
 (Conceptual Review Required)

Project Description: (attach additional sheets if needed)

ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

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.

Signature of Owner Jessie Reuben
Alex

Date 12-21-17
12/21/17



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 3208 Monument Ave

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 1/2 x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- | | | |
|--|--|--|
| <input type="checkbox"/> current site plan | <input type="checkbox"/> list of current windows and doors | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> proposed site plan | <input type="checkbox"/> list of proposed window and door | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> current floor plans | <input type="checkbox"/> current roof plan | <input type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input type="checkbox"/> proposed roof plan | <input checked="" type="checkbox"/> perspective and/or line of sight |
| <input type="checkbox"/> legal "plat of survey" | | |

LANE HOMES & REMODELING

Commission of Architectural Review:

We are proposing a small rear sunroom addition to 3208 Monument Ave. The current deck will be removed to allow for this new room. All existing windows and doors will remain. The proposed addition will be barely visible from the alley.

Please see attached pictures of the current front and rear of the home.

Plans for the addition including renderings, elevations and floor plans are attached.

The specifications included outline all materials planned for use.

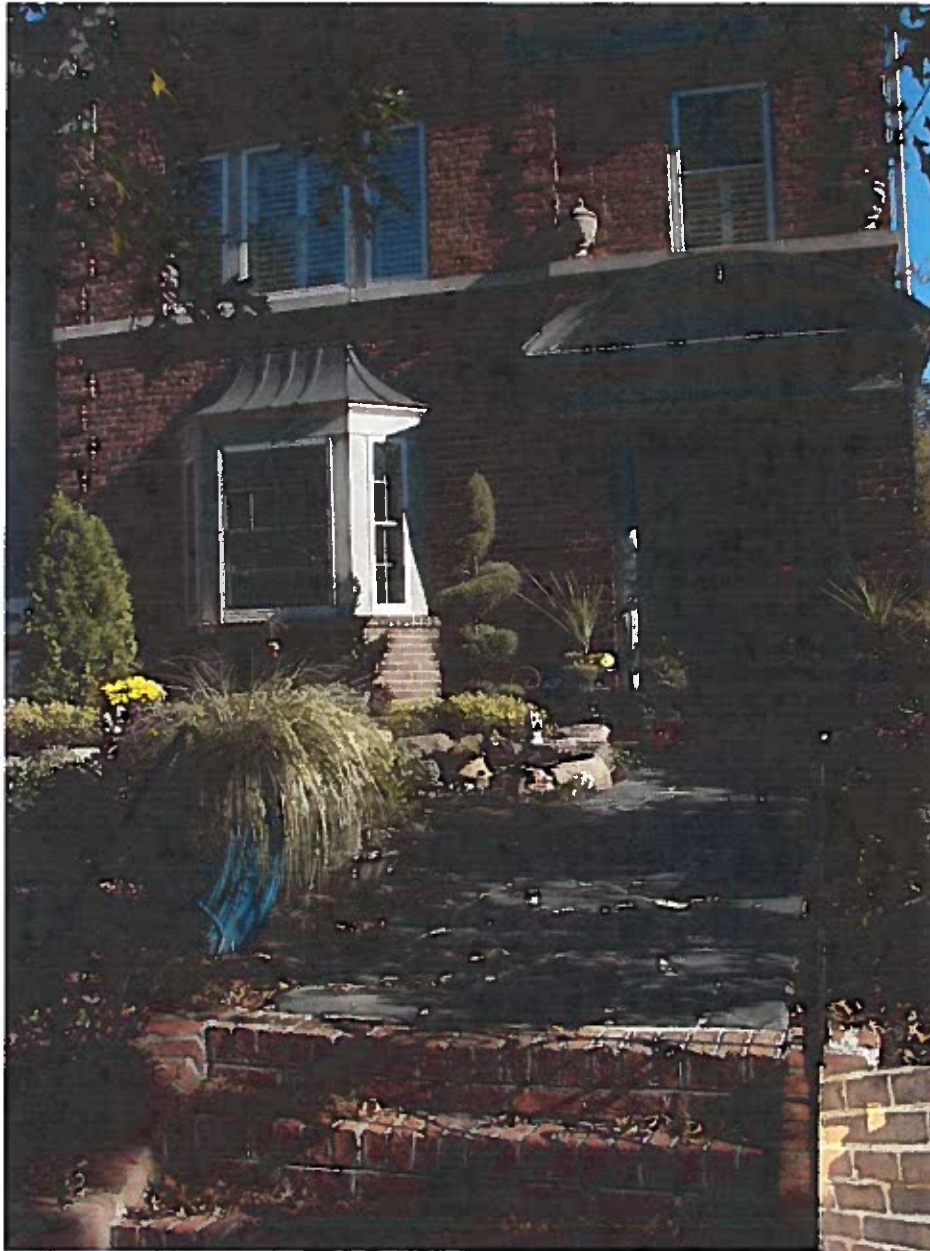
Enclosed is also a current view from the alley and the proposed rendering view from the alley.

Thank you for your consideration,



Alex Van Nuys
Design Consultant
Lane Homes & Remodeling
804-432-2147
alex@lanebuilt.com

Front



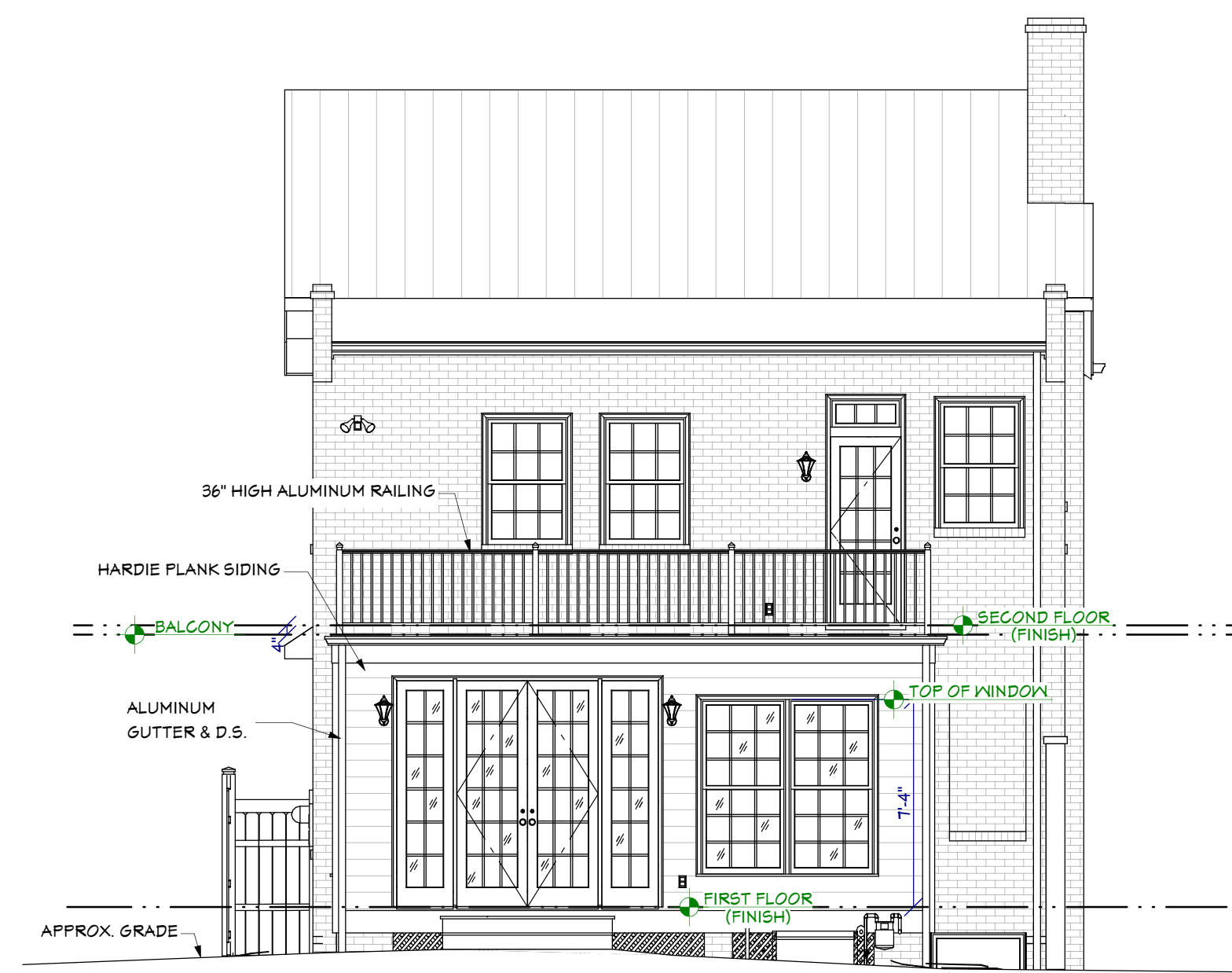
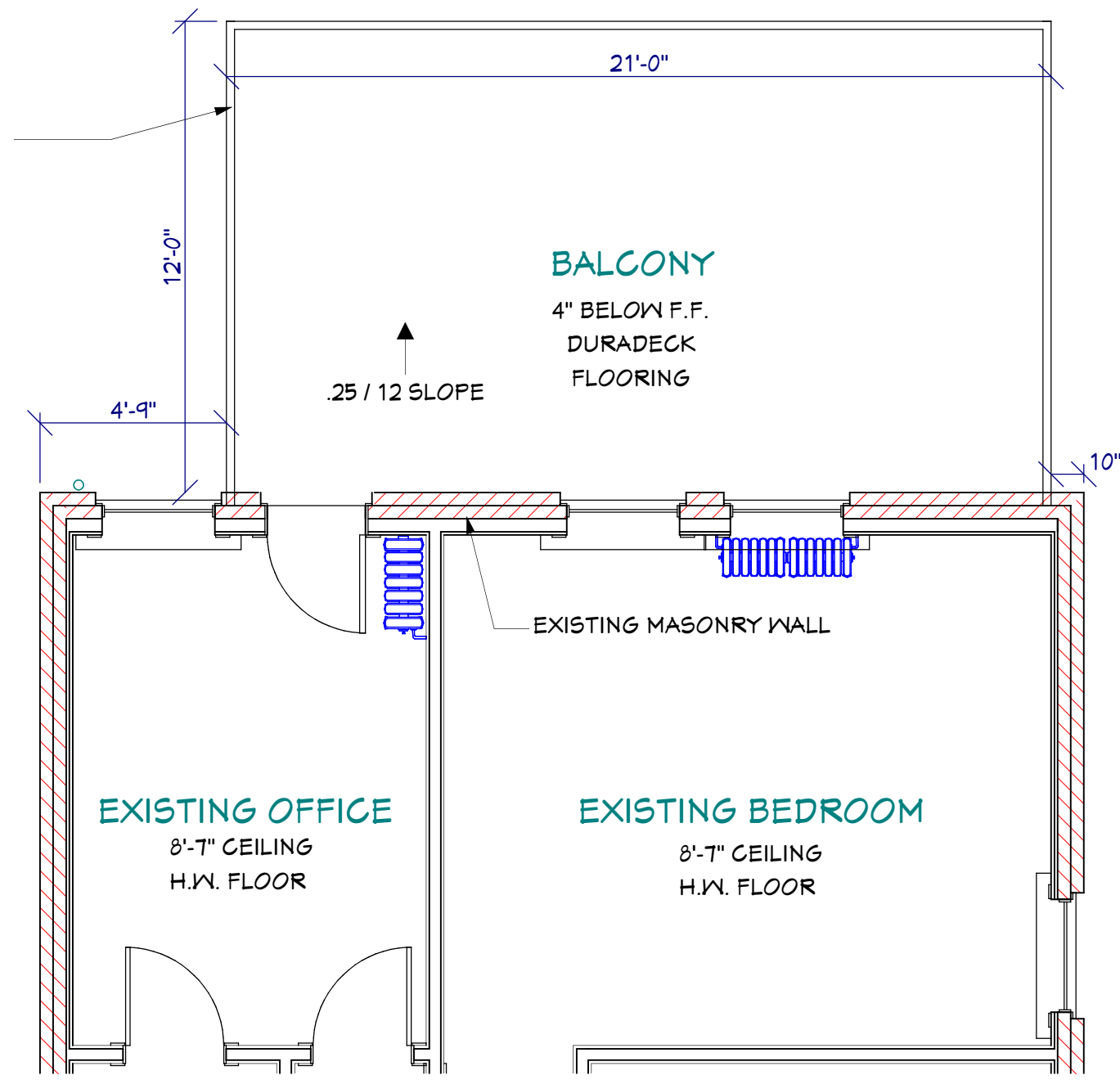
Front
Railing
Detail



Existing Rear



- SECOND FLOOR PLAN NOTES**
- CONFIRM ALL MEASUREMENTS BEFORE STARTING CONSTRUCTION
 - ALL FRAMING LUMBER (EXCEPT TREATED LUMBER) TO BE WEYERHAEUSER FRAMER SERIES LUMBER
 - ALL WINDOWS, DOORS, AND CABINETS ARE EXISTING UNLESS OTHERWISE NOTED
 - ALL LOAD BEARING HEADERS TO BE (2) 2 x 10 UNLESS OTHERWISE NOTED
 - ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING OR BRICK; ALL INTERIOR DIMENSIONS ARE FROM DRYWALL TO DRYWALL
 - ALL LANDSCAPING AND FURNITURE BY OWNER

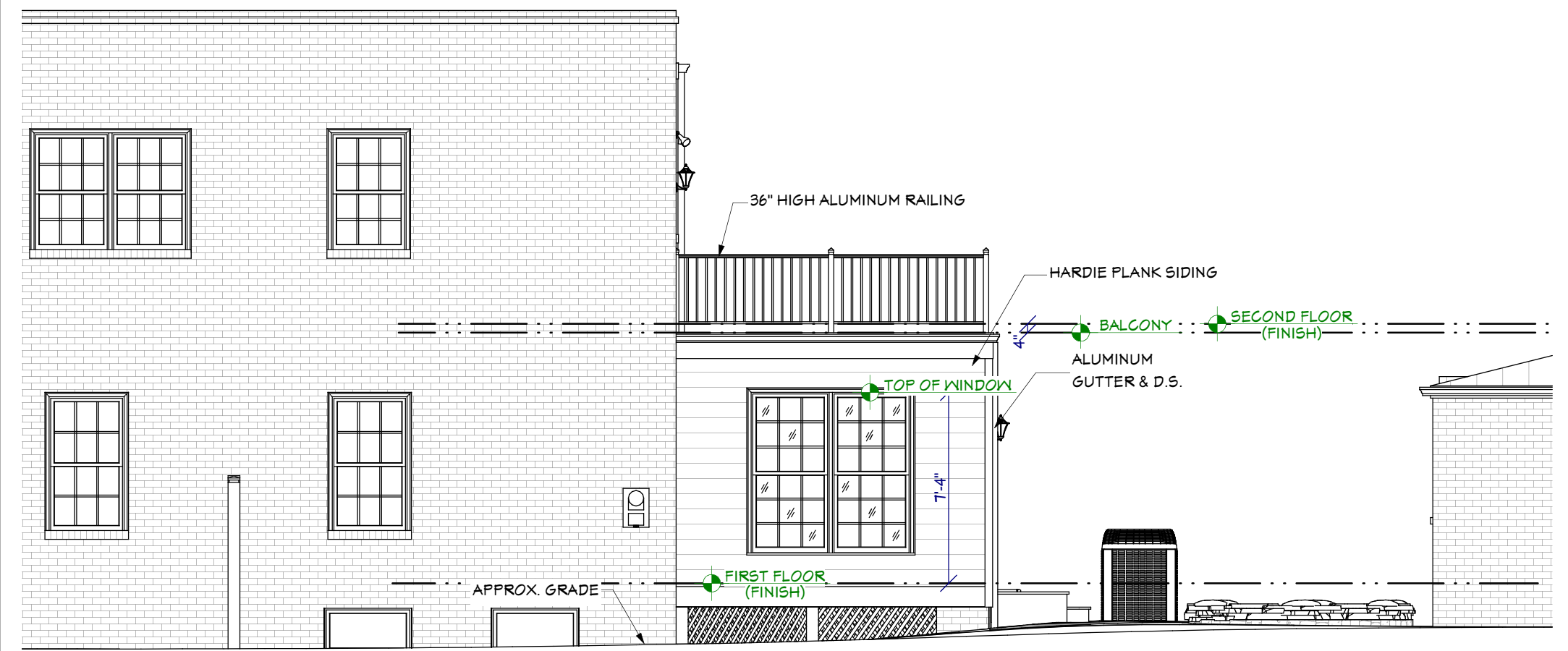
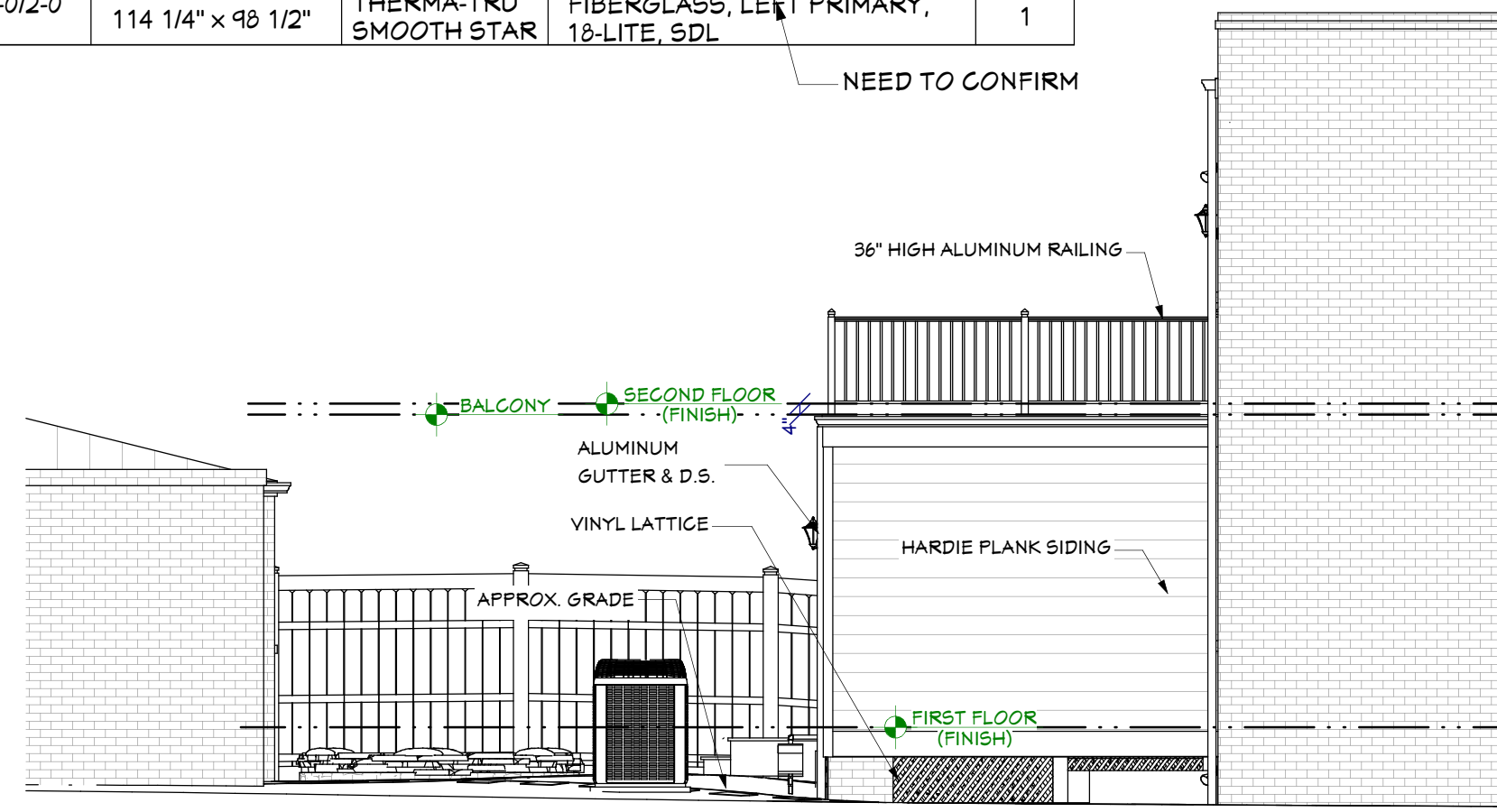


WINDOW SCHEDULE

SYM.	TYPE	SIZE	R.O.	MANUFACTURE	NOTES	QTY.
(A)	TWIN DOUBLE HUNG UNIT	(2) 3-0 x 6-2	6'-3 7/8" x 6'-4 7/8"	ANDERSEN TW3062-2	VINYL CLAD, FDL, 18-LITE, SCREEN	2

DOOR SCHEDULE

SYM.	TYPE	SIZE	R.O.	MANUFACTURE	NOTES	QTY.
(1)	EXTERIOR DOOR W/ SIDELITES	2-0/5-0/2-0 x 8-0	114 1/4" x 98 1/2"	THERMA-TRU SMOOTH STAR	FIBERGLASS, LEFT PRIMARY, 18-LITE, SDL	1



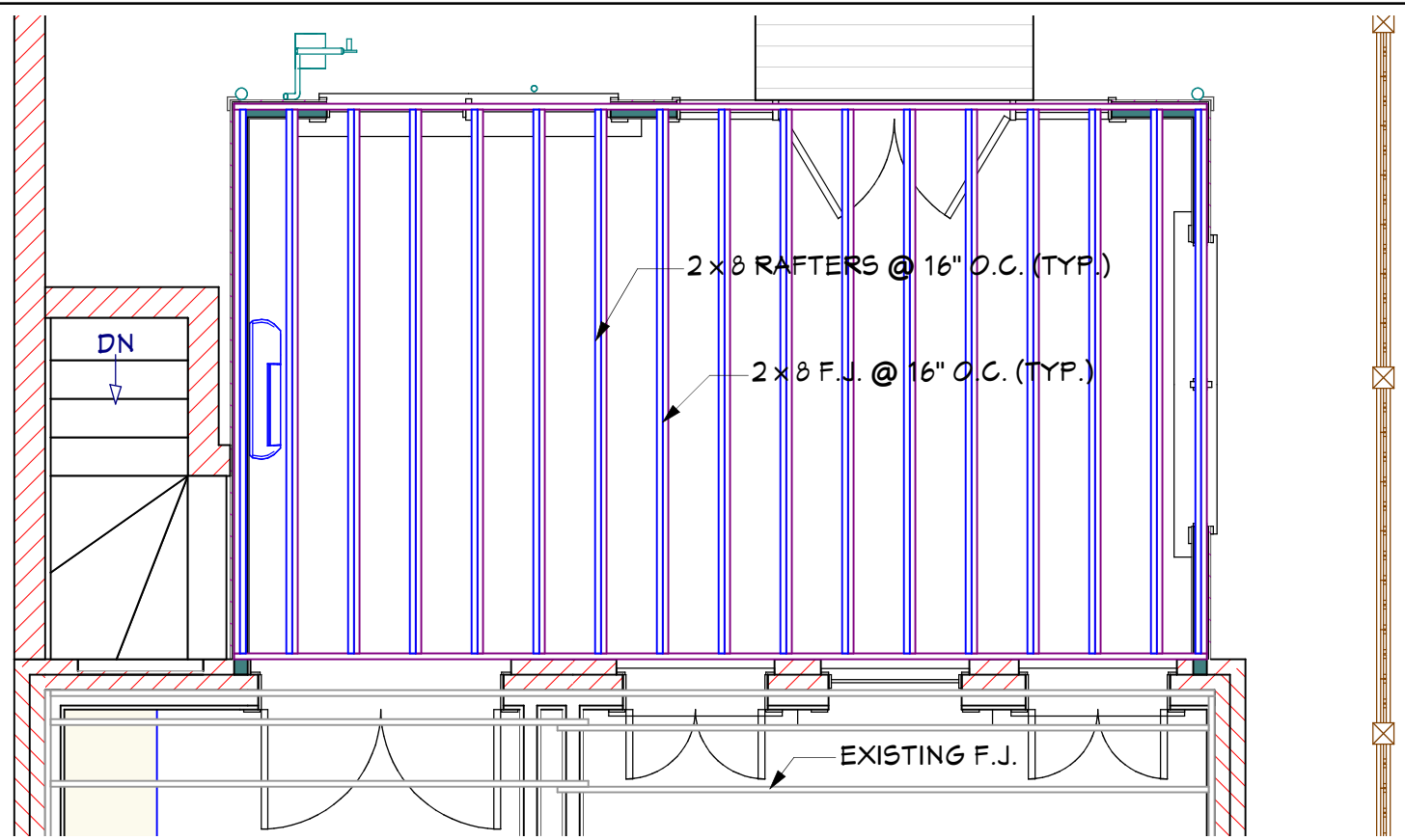
DATE: 1/2/18	JOB#: 17R050	CLIENT ADDRESS: 3208 MONUMENT AVE. RICHMOND, VA 23221
DRAWING #: 2 OF 4	DRAFTER: GFC	FINAL PLAN

CLIENT PHONE #: H# W# 804-213-3885 C#	APPROVAL:
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JAY AND JESSIE REUBEN
ADDITION

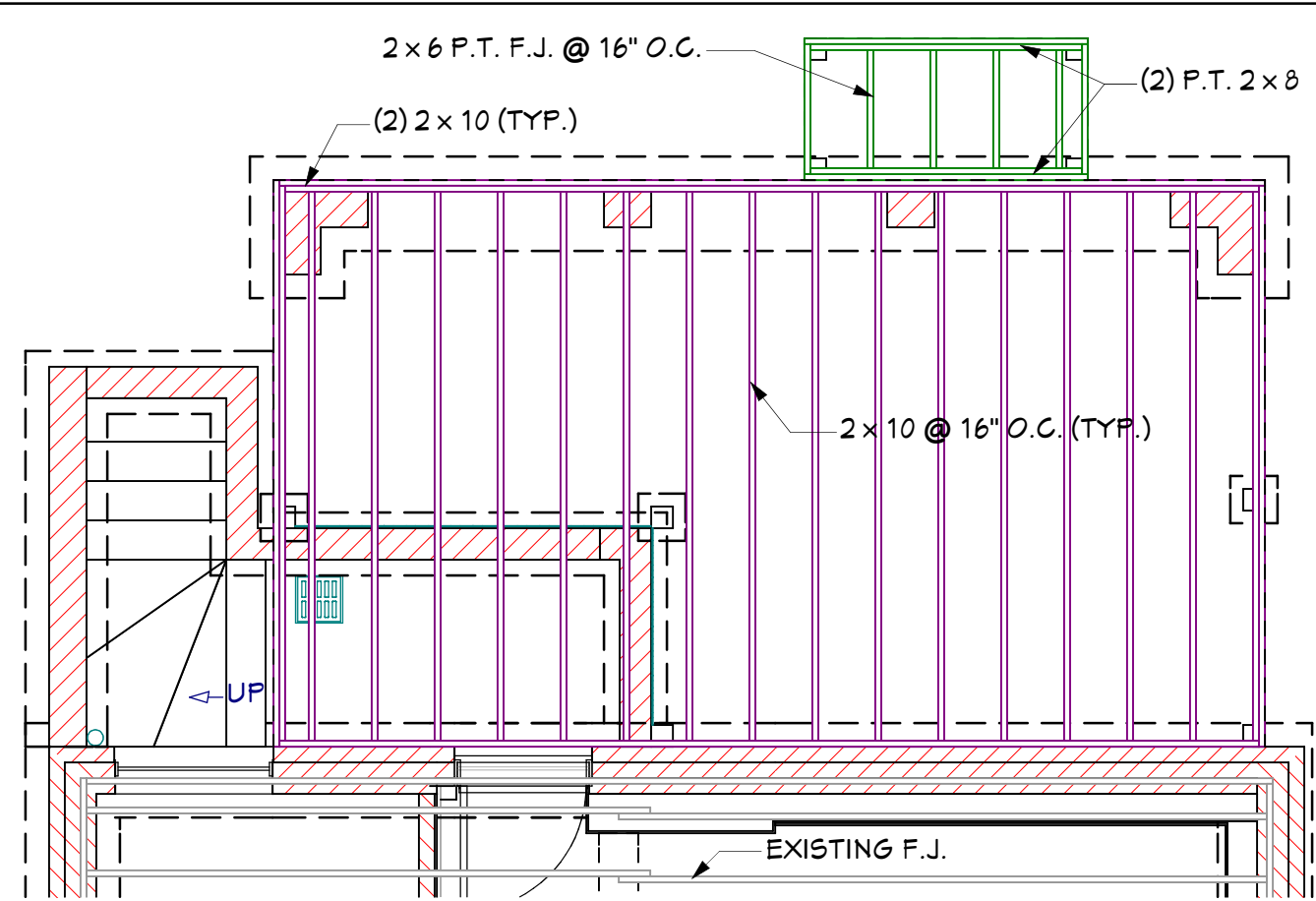
PLANS AND SPECIFICATION CONFIDENTIALITY AGREEMENT
*** I/WE HEREBY ACKNOWLEDGE RECEIPT OF PLANS AND SPECIFICATIONS WHICH HAVE BEEN PREPARED BY LANE HOMES & REMODELING, INC. (LHRI). WE UNDERSTAND THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF LHRI AND ARE INTENDED FOR USE AND CONSTRUCTION BY LHRI ONLY. WE ALSO ACKNOWLEDGE THAT LHRI'S PLANS AND SPECIFICATIONS CONTAIN PROPRIETARY INFORMATION AND WILL RETURN THE PLANS AND SPECIFICATIONS UPON REQUEST. WE AGREE NOT TO SHARE, COPY, OR OTHERWISE DISSEMINATE THESE PLANS AND SPECIFICATIONS TO OTHERS WITHOUT THE EXPRESS CONSENT OF LANE HOMES & REMODELING, INC. ***

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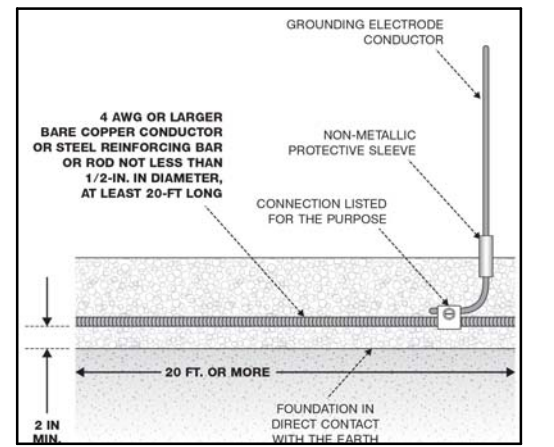
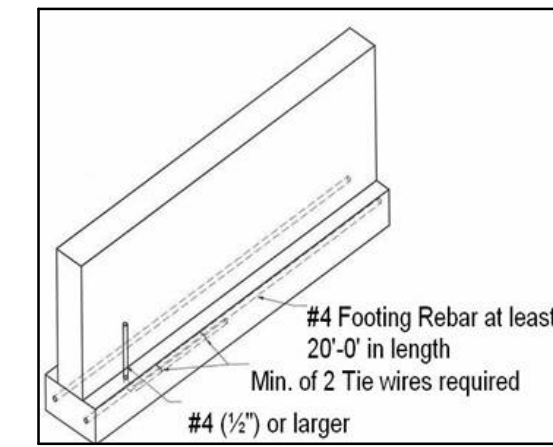
SECOND FLOOR AND ROOF FRAMING PLAN

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



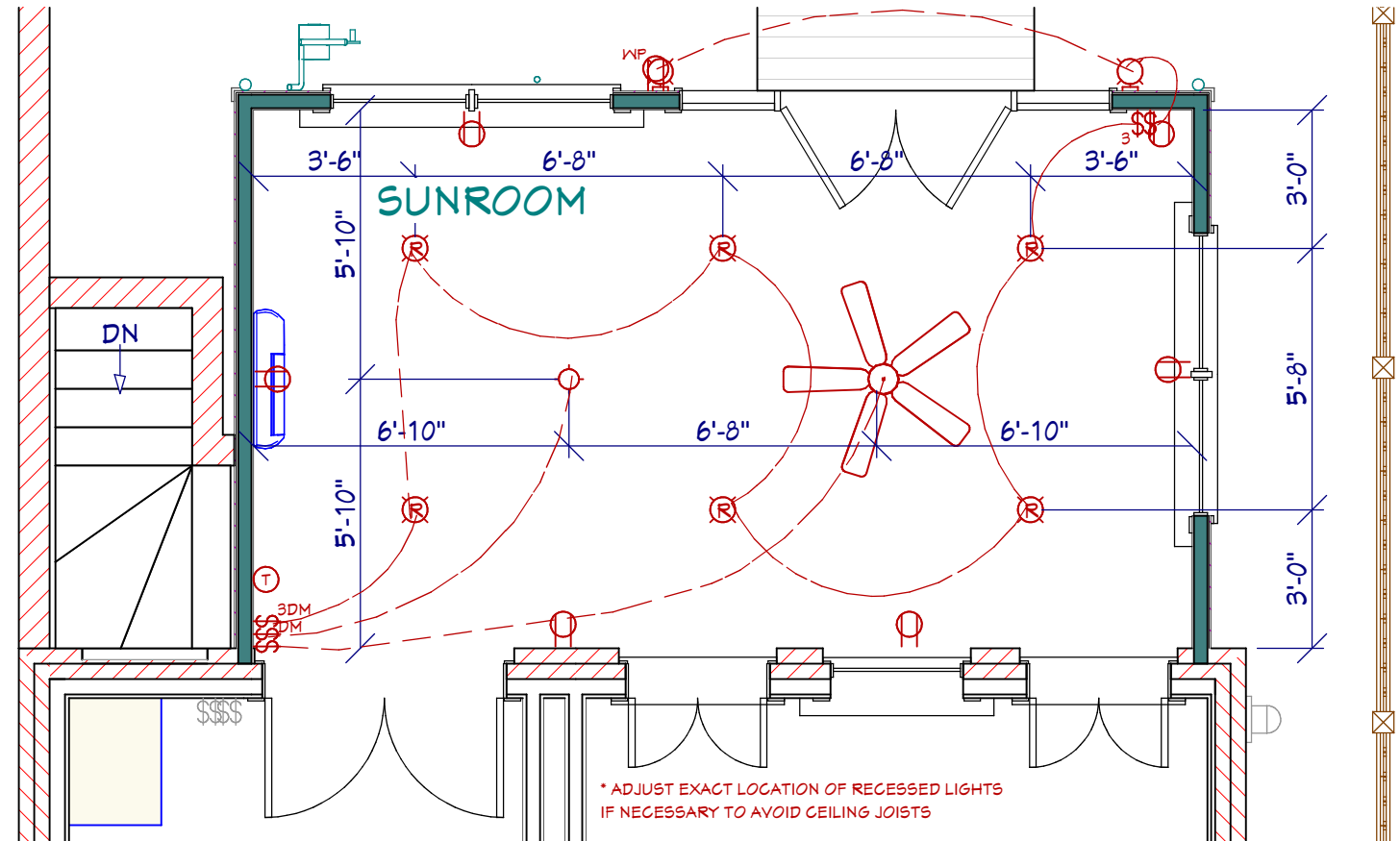
FIRST FLOOR FRAMING PLAN

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



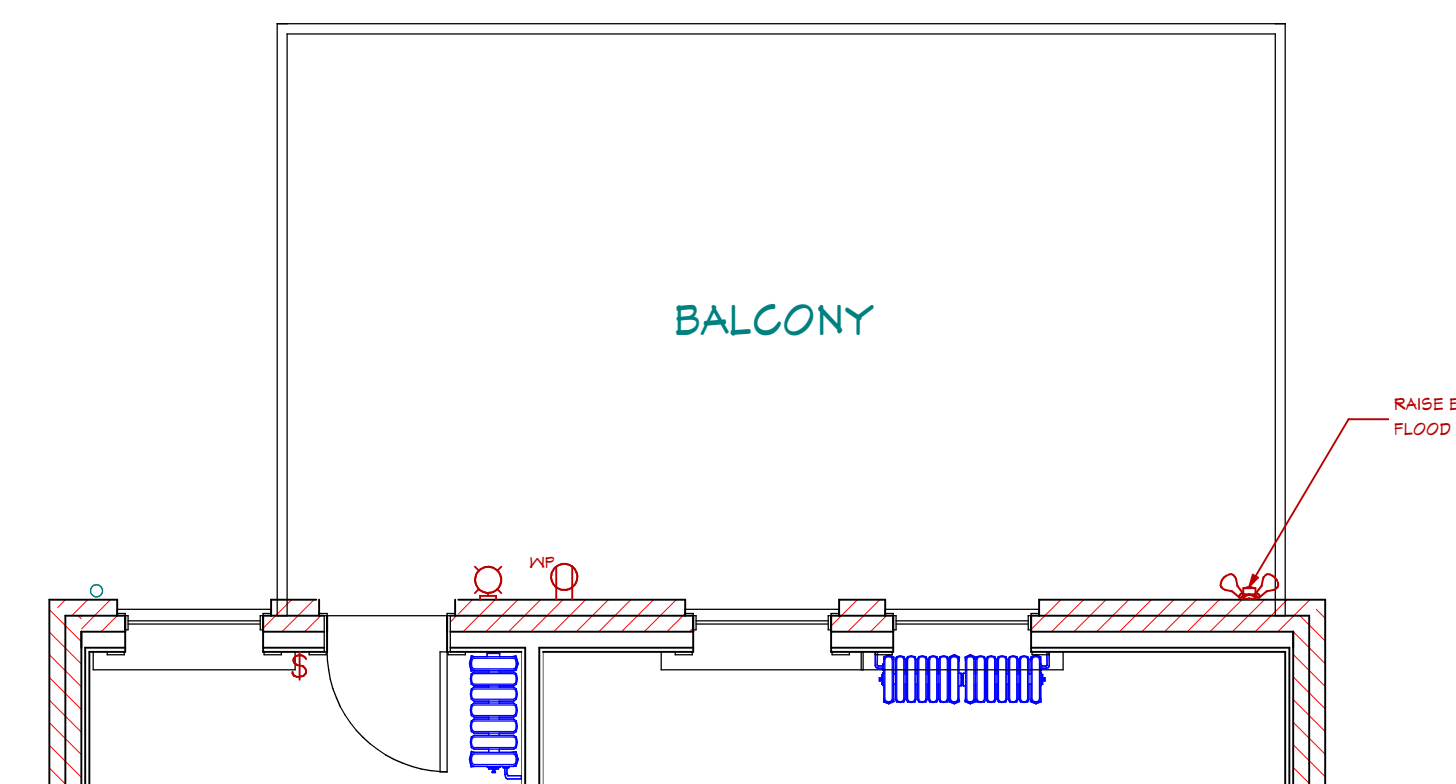
UFER GROUND

NO SCALE



FIRST FLOOR ELECTRICAL PLAN

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

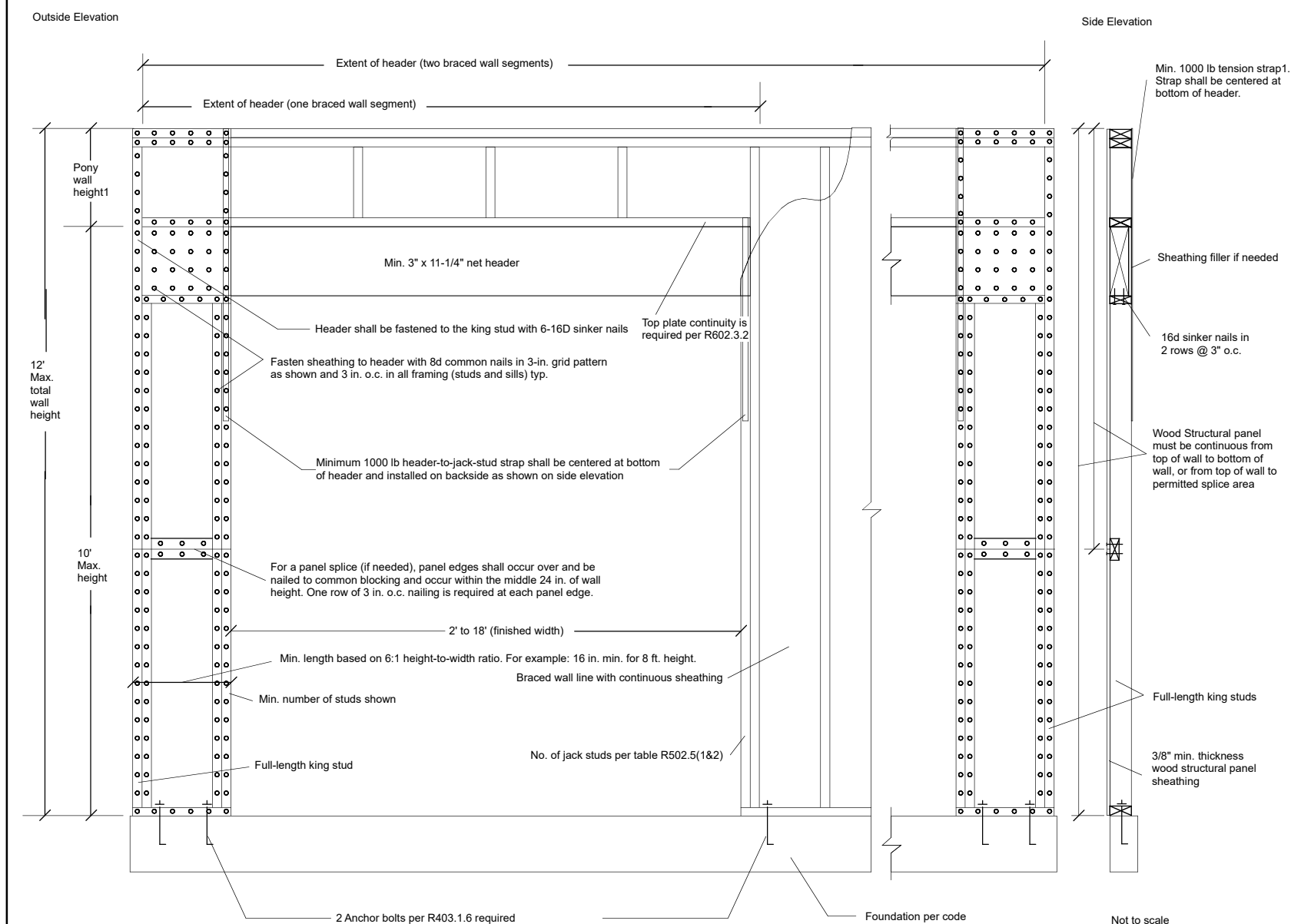


SECOND FLOOR ELECTRICAL PLAN

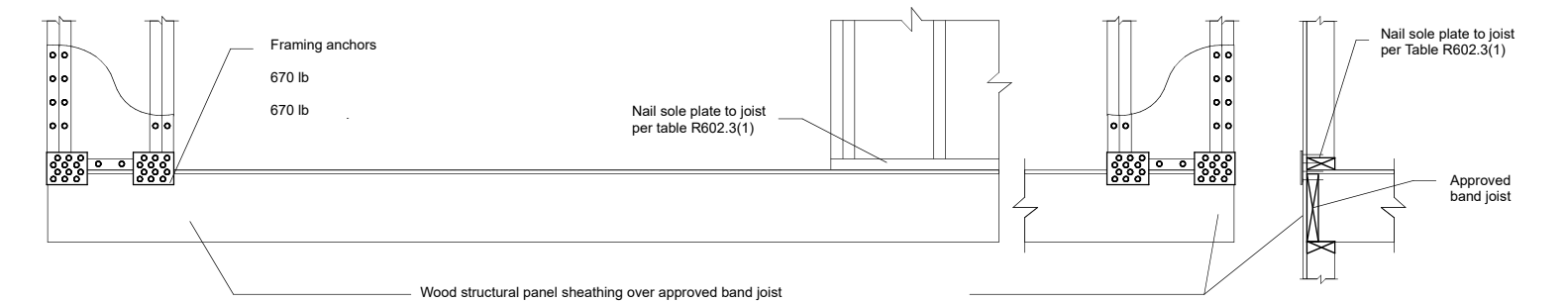
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET
	GROUND FAULT INTERRUPTER DUPLEX OUTLET
	EXISTING OUTLET, SWITCH, OR FIXTURE
	220 VOLT OUTLET
	APPLIANCE OUTLET
	RECESSED LIGHT / FAN COMBO
	4" LED RECESSED CEILING LIGHT FIXTURE
	HANGING PENDANT FIXTURE (BY OWNER)
	WALL MOUNTED SCENCE FIXTURE
	UNDER CABINET LED TAPE LIGHTING
	6" LED RECESSED CEILING LIGHT FIXTURE
	CEILING MOUNTED FLOURESCENT FIXTURE
	RECESSED CEILING FLOURESCENT FIXTURE
	SMOKE DETECTOR
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	ALARM SYSTEM CONTROLS
	EXTERIOR FLOOD LIGHT FIXTURE
	CEILING MOUNTED PADDLE FAN W/ LIGHT
	CEILING MOUNTED EXHAUST FAN
	CEILING MOUNTED EXHAUST FAN & LIGHT
	EXHAUST FAN, LIGHT, & HEATER
	CEILING MOUNTED LIGHT FIXTURE (BY OWNER)
	TELEPHONE JACK
	SPEAKER
	CABLE TV JACK
	THERMOSTAT
	ELECTRICAL SERVICE PANEL BOX
	LOW VOLTAGE TRANSFORMER
	SINGLE POLE SWITCH
	DIMMER SWITCH
	THREE WAY DIMMER SWITCH
	THREE WAY SWITCH



OVER RAISED WOOD FLOORS OR SECOND FLOOR - FRAMING ANCHOR OPTION



OVER RAISED WOOD FLOORS OR SECOND FLOOR - WOOD STRUCTURAL PANEL OVERLAP OPTION

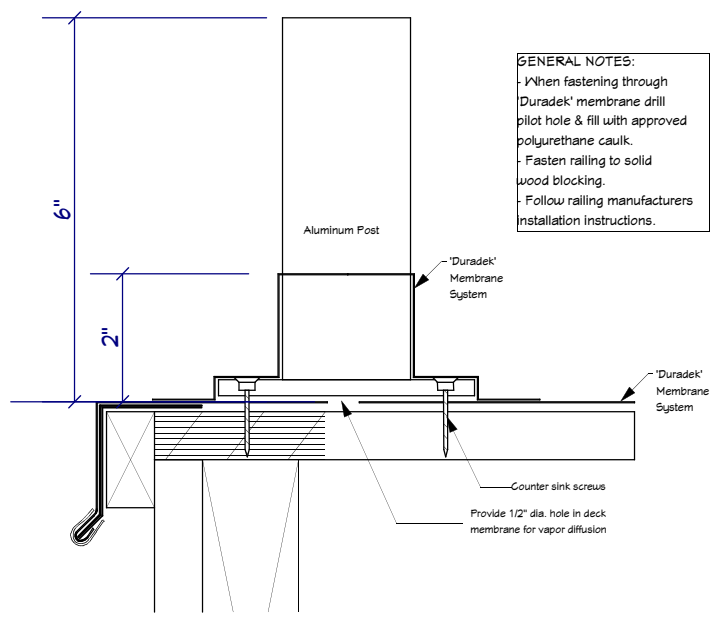
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DRAWING #: 3 OF 4	DRAFTER: GFC	FINAL PLAN		

JAY AND JESSIE REUBEN
ADDITION

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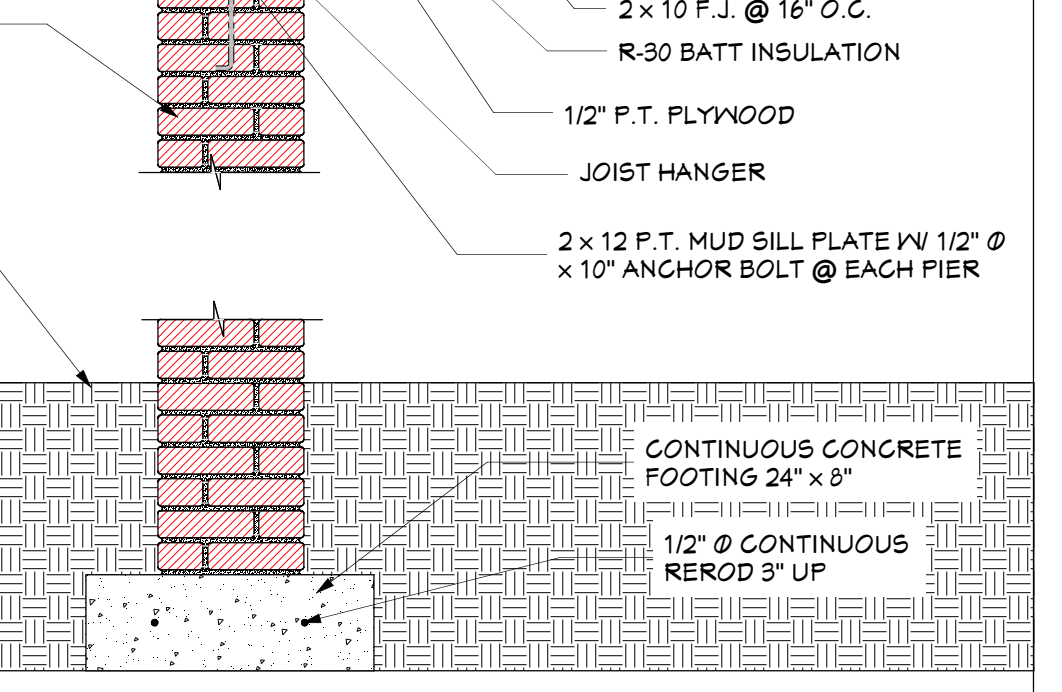
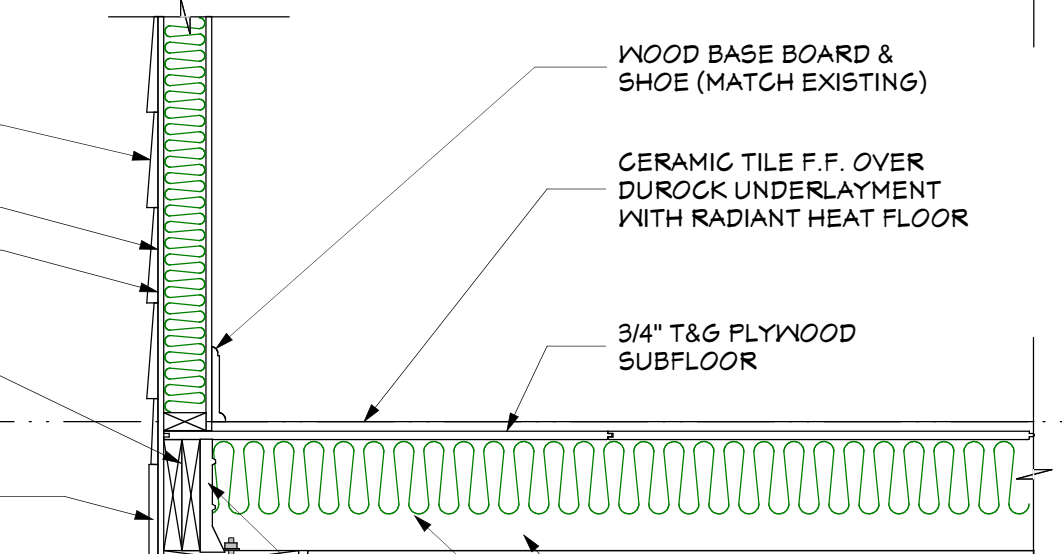
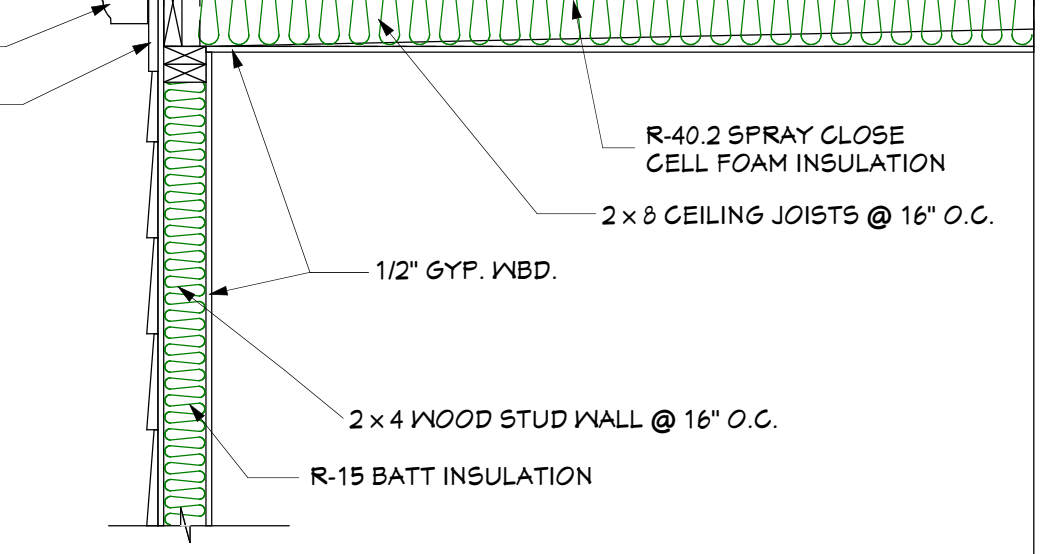
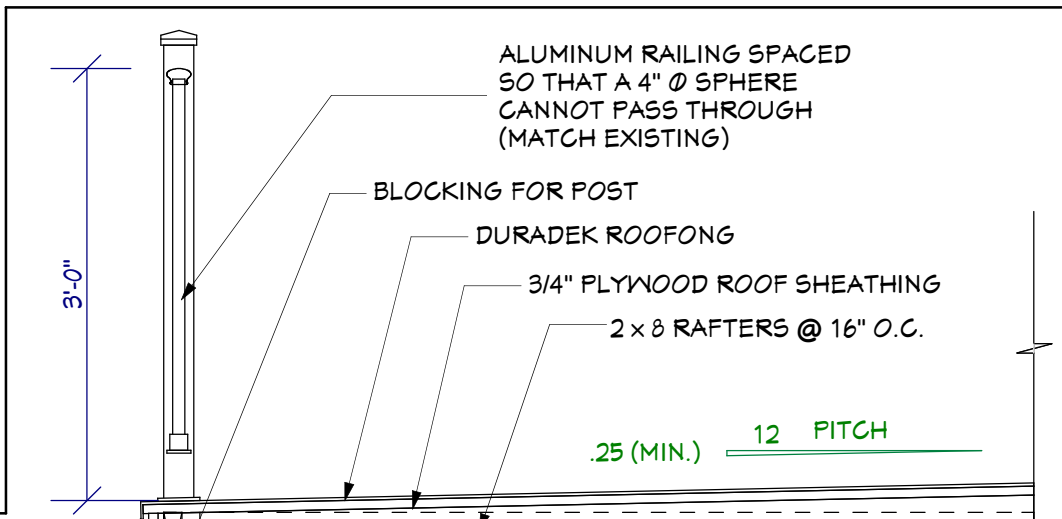
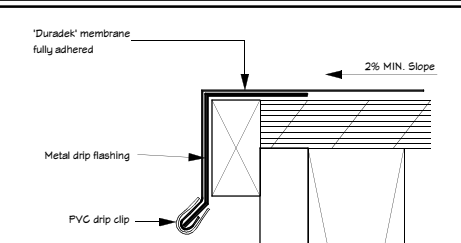
3



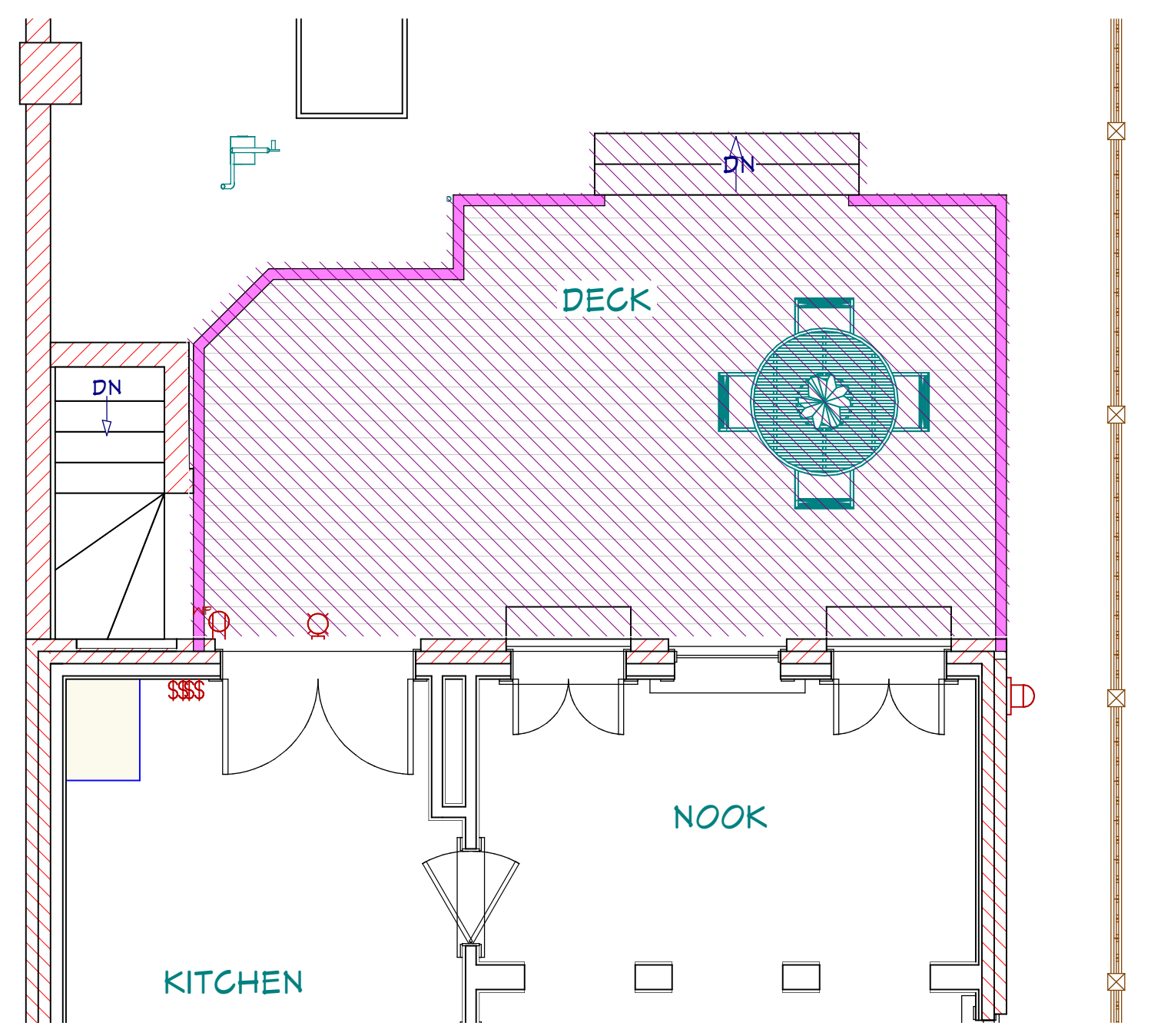
**POST MOUNT DETAIL
@ DURADEK ROOF**
SCALE: 4" = 1'-0"

GENERAL NOTES:
 *When fastening through Duradek membrane drill pilot hole & fill with approved polyurethane caulk.
 *Fasten railing to solid wood blocking.
 *Follow railing manufacturers installation instructions.

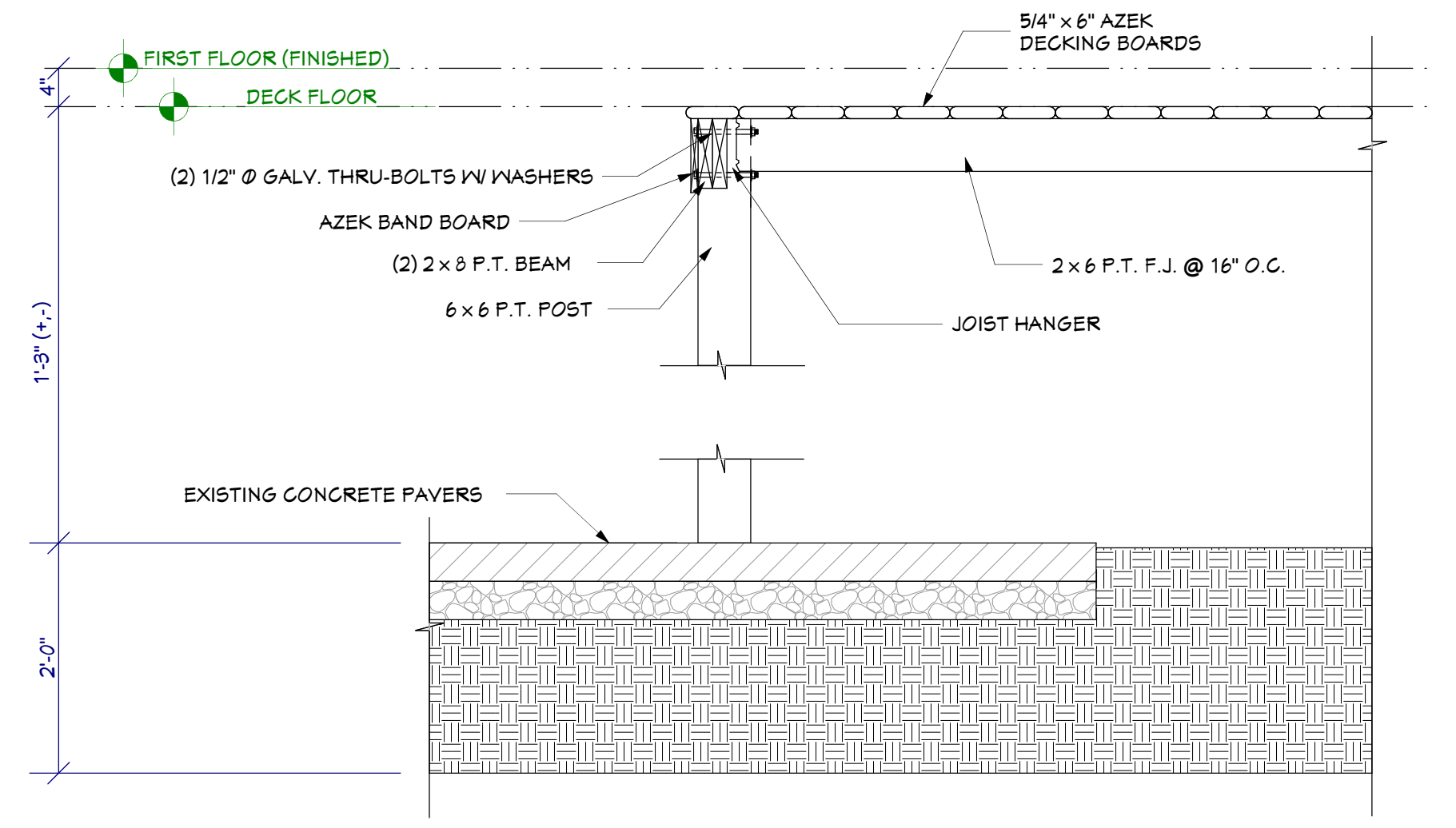
PERIMETER ROOF DETAIL
SCALE: 4" = 1'-0"



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



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



DECK LANDING DETAIL
SCALE: 3/4" = 1'-0"

DATE: 1/2/18	JOB#: 17R050
DRAWING #: 4 OF 4	DRAFTER: GFC

CLIENT ADDRESS: 3208 MONUMENT AVE. RICHMOND, VA 23221
FINAL PLAN

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3208 Monument Avenue
Richmond, VA 23221
W# (804) 213-3885
7-Dec-17

Addition

***Job# 17R050
Rough Draft #3***

- CONDITIONS -

- * These plans and specifications are for construction by Lane Homes and Remodeling, Inc. only.
- * This plan and its design are property of Lane Homes and Remodeling, Inc. and may not be used or reproduced without written permission.

Addition

Plans and Permits

ALL REMODELING AND RENOVATION WORK

Plans charge per job

1 EA

PRODUCTION MANAGEMENT

Production Management

1 EA

SURVEY FEE

Survey Fee

1 EA

SOIL TEST

Engineered soil report

1 EA

TERMITE PRE-TREATMENT

Termite pre-treatment of soil before foundation work

1 EA

BUILDING PERMIT

Building Permit charge per job

1 EA

BUILDING PERMIT

Electrical Permit charge per job

1 EA

BUILDING PERMIT

Mechanical Permit charge per job

1 EA

Site Preparation

REMOVE PORCH OR DECK RAILING

Remove wood porch or deck railing and spindles

45 LF

REMOVE DECK

Deck removal

250 SF

REMOVE DECK STEPS

Remove deck steps

1 EA

REMOVE LIGHT FIXTURES

Exterior light fixture removal, save spot light for re-use

2 EA

REMOVE SWITCHES, OUTLETS

Remove switch or duplex outlet

1 EA

PARKING AND MATERIAL DELIVERY

Parking and material delivery

1 EA

Excavation**EXCAVATION**

Footing excavation

1 EA

Concrete**CONCRETE TRUCK FEE**

Concrete truck fee

1 EA

PUMP CONCRETE

Pump concrete

1 EA

CONCRETE WALL FOOTING

24" x 8" Continuous concrete footing

25 LF

STEEL BAR REINFORCEMENT

2 bar steel reinforcement

25 LF

UFER GROUND

Ufer ground

1 EA

POST FOOTING

Post block footing 12" x 12" x 8"

3 EA

Masonry**BRICK MATCHING**

Brick matching

1 EA

BRICK PIER

12" x 12" brick pier

6 LF

BRICK CORNER PIER

24" x 24" brick corner pier 6 LF

Floor Framing

WOOD BEAM

(2) 2 x 10 pressure treated wood beam 21 LF

LAMINATED WOOD BEAM

Laminated wood beam, (2) 1 3/4" x 11 1/4", @ Addition 33 LF

JOISTS, FIRST FLOOR

2" x 10" floor joists 252 SF

SUBFLOOR

3/4" T&G plywood subfloor 252 SF

PLYWOOD

1/2" pressure treated plywood under cantilever floor joists 252 SF

Wall Framing

WOOD STUDS

2" x 4" framed exterior wall 382.5 SF

SHEATHING

1/2" OSB sheathing 382.5 SF

Roof Framing

FLAT ROOF

2" x 8" flat roof framing 252 SF

CEILING JOISTS

2" x 8" ceiling joists 252 SF

ROOF SHEATHING

3/4" plywood roof sheathing 252 SF

Roofing, Flashing

DURADEK ROOFING

Duradek roofing @ Balcony	252 SF
ALUMINUM GUTTERS AND DOWNSPOUTS	
Aluminum gutter	70 LF
POST MOUNT	
post mount	8 EA
Exterior Trim and Decks	
FRIEZE	
1 x 10 Boral frieze	17 LF
WOOD POSTS	
Pressure treated pine 6x6 posts	9 EA
WOOD BEAM	
(2) 2 x 8 pressure treated wood beam	12 LF
DECK JOISTS	
2" x 6" deck joists	18 SF
BAND	
AZEK band	12 LF
DECK SURFACE	
AZEK decking boards with hidden fastener, 5/4" x 6", Brownstone or Slate Grey	18 SF
STEPS TO DECK	
P t steps with AZEK decking and AZEK risers, Brownstone or Slate Grey	1 EA
BAND	
1 x 10 Boral band	45 LF
LATTICE SLATS	
Vinyl lattice slats	79.5 SF
LATTICE GATE	
Vinyl lattice gate	1 EA

ALUMINUM RAILING
Aluminum railing, black

45 LF

Siding**TYVEK**

Tyvek house wrap

382.5 SF

TYVEK

Tyvek window and door flashing

71 LF

HARDIE PLANK SIDING

Hardie plank siding, 7" exposure

382.5 SF

Doors**DOOR HARDWARE**

Exterior door hardware (ALLOWANCE: \$100.00ea)

2 EA

THERMA-TRU DOUBLE DOOR

5-0 x 8-0 fiberglass door with 2-0 sidelites, 18-lite, SDL

1 EA

Windows**ANDERSEN DOUBLE HUNG TWIN WINDOW UNIT**

18 lights (2) 3-0 x 6-2 vinyl clad double hung twin window unit, SDL

2 EA

EXTERIOR WINDOW CASING

Exterior window casing, PVC

2 EA

Plumbing**RE-LOCATE WATER PIPE**

Re-locate water pipe near existing deck

1 EA

RE-LOCATE GAS METER

Re-locate gas meter

1 EA

Heating and Cooling

RADIANT FLOOR HEAT Radiant floor heat	252 SF
DUCTLESS SPLIT SYSTEM Ductless Split System	1 EA
Electrical	
DUPLX OUTLETS Duplex outlets	6 EA
DUPLX OUTLETS Weatherproof outlet	2 EA
SWITCH Single-pole switch	2 EA
SWITCH LED three-way dimmer switch	1 EA
SWITCH Quiet control ceiling fan & light switch	1 EA
FISH OUTLETS OR SWITCHES Fish outlets or switches in masonry wall	1 EA
RECESSED LIGHT FIXTURE Recessed LED light fixture, 6"	6 EA
RE-INSTALL EXISTING SPOTLIGHT Re-install existing second floor spotlight	1 EA
INSTALL CEILING FAN Install ceiling fan (CEILING FAN BY OWNER)	1 EA
INSTALL CEILING FAN LIGHT Install ceiling fan light (LIGHT FOR CEILING FAN BY OWNER)	1 EA
EXTERIOR LIGHT FIXTURE Exterior fixture (FIXTURE BY OWNER)	

	3 EA
RADIANT FLOOR HEAT HOOK-UP Radiant floor heat hook-up	1 EA
RADIANT FLOOR HEAT THERMOSTAT Radiant floor heat thermostat	1 EA
WIRING FOR MINI-SPLIT Wiring for mini-split heat pump	1 EA
SPECIAL WIRING Wiring for mini-split interior unit	1 EA
SWITCH LED dimmer switch	1 EA
PENDANT FIXTURE Pendant fixture (FIXTURE BY OWNER)	1 EA
Insulation	
FIBERGLASS BLANKET Kraftback one face R-15 insulation in walls	382.5 SF
SPRAY FOAM INSULATION Spray close cell foam insulation in ceiling, 6", R-40.2	252 SF
FIBERGLASS BLANKET Kraftback one face R-30 insulation in cantilevered floor	252 SF
Interior Walls	
GYPSUM DRYWALL ON NEW WALL Gypsum drywall new work	1 EA
GYPSUM DRYWALL 1/2" drywall	382.5 SF
Ceiling Coverings	

GYPSUM DRYWALL ON NEW CEILING

Gypsum drywall new work 1 EA

GYPSUM DRYWALL

1/2" drywall 252 SF

Millwork and Trim

BASE TRIM

Base trim 66 LF

SHOE MOULD

Shoe mould 66 LF

TRIM DOOR

Trim exterior door 1 EA

TRIM WINDOW

Trim window 2 EA

Floor Covering

UNDERLAYMENT

Underlayment for ceramic tile 252 SF

CERAMIC TILE

Ceramic tile floor (TILE ALLOWANCE \$3.90/SF) 252 SF

Painting

CAULK

Caulk trim and siding joints 1 EA

PAINT SIDING

Paint siding, Prime and 2 coats 382.5 SF

PAINT FRIEZE

Paint frieze, Prime and 2 coats 45 LF

PAINT BAND BOARD

Paint band board, Prime and 2 coats

	45 LF
PAINT EXTERIOR DOOR Paint exterior 9 to 18 light door, Prime and 2 coats	4 EA
PAINT EXISTING EXTERIOR FRENCH DOOR Paint existing french door, Prime and 2 coats, exterior side only	2 EA
PAINT WINDOW EXTERIOR TRIM, FIRST FLOOR Paint window exterior trim only on first floor, Prime and 2 coats	2 EA
PAINT WINDOW INTERIOR Paint window interior, Prime and 2 coats	4 EA
PAINT WINDOW LITES Paint window lites, Prime and 2 coats	72 LIT
PAINT WALL Paint interior wall, Prime and 2 coats, one color per room	382.5 SF
PAINT MOULDING Paint interior moulding, Prime and 2 coats	132 LF
PAINT CEILING Paint ceiling, Prime and 2 coats	252 SF
PAINT PLYWOOD CEILING Paint plywood ceiling under portion of Sunroom over basement steps, Prime and 2 coats	40 SF
Clean-up CLEAN-UP Clean-up	1 EA
DEMOLITION Dumpster, 10 cubic yards, each dump	3 EA
DEMOLITION Loading demolition material	1 EA

