

Church Hill Central Civic Association

Project Response

1301 N. 27th St.

October 15, 2024

1. 1301 N. 27th (SUP): Lot split; construction of new SF House:
 - A. General Comments on the Plan (Civic Association's Standard Conditions, which are known by house designer and development representative, but not included on these plans. These are not a surprise to anyone. A couple of standard conditions were included.):
 - i. Single color windows on all elevations and **note on plans. Additionally, call out specified color and note on Window Schedule and show on relevant plan sheets "same color windows on all sides."**
 - ii. Please install foundation plantings in front elevation and show on plans.
 - iii. Shrubs need to be at a minimum 3-gallon size, so they have immediate effect on landscape upon completion.
 - iv. Protect existing street tree on S St.
 - v. Please adjust front porch depth to 6'.
 - vi. Please confirm foundation height is minimum 2'.
 - vii. Materials for handrails, porch railing. Please identify materials on plan and, if there is any unfinished lumber, **please note that they are to be painted and stained in conformance with balance of structure.**
 - viii. Please identify if privacy fencing or fencing along front will be provided (it appears so but not sure) and location of HVAC units. Trash and recycling can storage and route to alley are shown and acceptable.
 - B. Specific Comments on the Plans:
 - i. Shutters on only 2 windows? Recommend removing them, or if they must exist, have them sized such that they would actually cover the windows. This just looks weird.
 - ii. Shift house to the left approx. 2' or so to give it clearance from the (soon-to-be public alley) to minimize conflicts with alley traffic.

Recommendation:

Approval subject to conditions shown on Section A (Standard Conditions). Section B comments are suggested items that Civic Association believes would improve project.

We appreciate the opportunity to comment on this project.

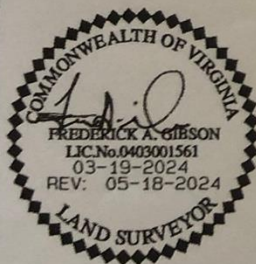
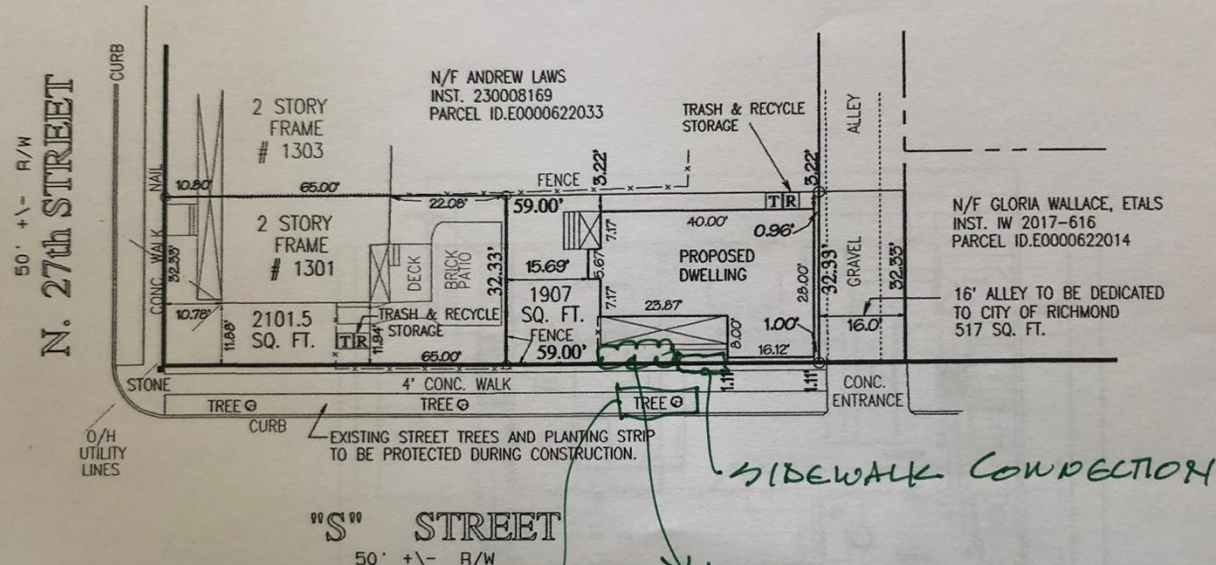
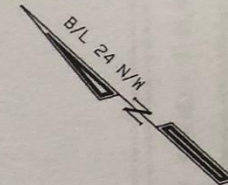
Respectfully submitted,

Church Hill Central Civic Association

encl

c: Mr. Will Gillette, Baker Development Resources via email

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.
CURRENT OWNER(S): BRANDON J. POWELL INST. 150009324 PARCEL ID E0000622016



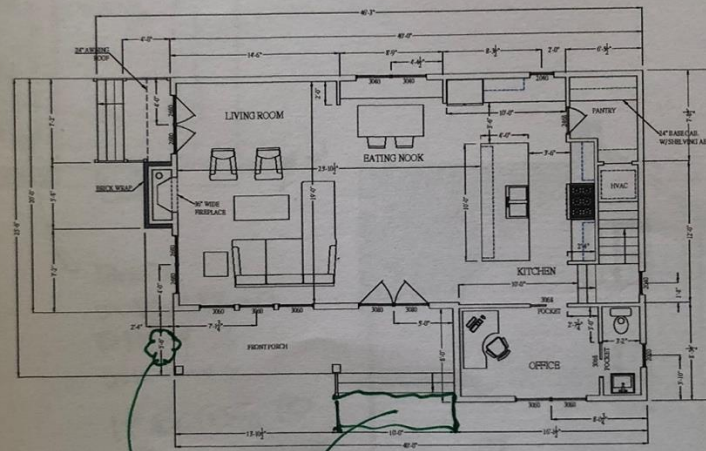
PLAT SHOWING PROPOSED DIVISION,
ALLEY DEDICATION
& PROPOSED IMPROVEMENTS AT
No.1301 N. 27th STREET IN THE
CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'

FREDERICK A. GIBSON
& ASSOCIATES, P.C.
LAND SURVEYORS
2361 JUDES FERRY ROAD
POWHATAN, VIRGINIA 23139
PHONE 804 378-4485

PROJECT # 2310-14 SUP

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FIRST FLOOR PLAN

01/25/2024 1:50

WALK CONNECTION
TO SIDEWALK

POWELL - "S" ST. PROJECT

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE (404) 774-4333

REVISION NOTES

DATE	START

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

DATE:
3-01-2024

SHEET:
A1.1

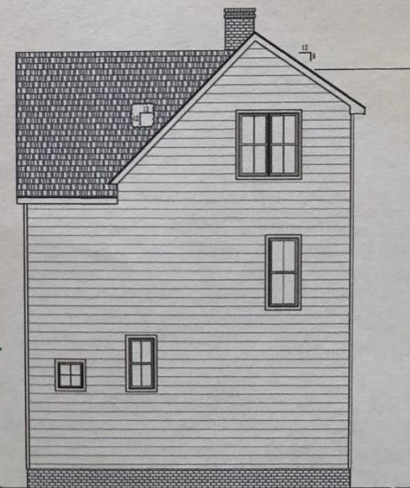


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FRONT ELEVATION

• WINDOWS SAME COLOR
ALL SIDES.



RIGHT ELEVATION

POWELL - "S" ST. PROJECT

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE (434) 714-4833

REVISION NOTES

DATE	REVISION

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

DATE:
3-01-2024

SHEET:
A2.1

