



Property (location of work)

Property Address: 2917 E. BROAD STREET, RICHMOND VA Current Zoning: _____
Historic District: St. John's

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Current porch + stairs (both levels) structure has experienced significant deterioration over time. Requesting to add screens at both levels (screen enclosures) and replace

Applicant/Contact Person: Dianna Jennings MACON Flooring, railing
Stairs and support
elements.
Company: _____

Mailing Address: 2917 E. Broad Street
City: Richmond State: VA Zip Code: 23223

Telephone: (202) 360-7969

Email: dpjennings@icloud.com

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

Property Owner: Winston & Dianne MACON

If Business Entity, name and title of authorized signee: _____

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City: Richmond State: VA Zip Code: 23223

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Billing Contact?

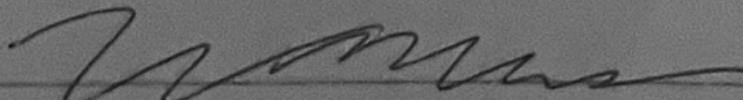
****Owner must sign at the bottom of this page****

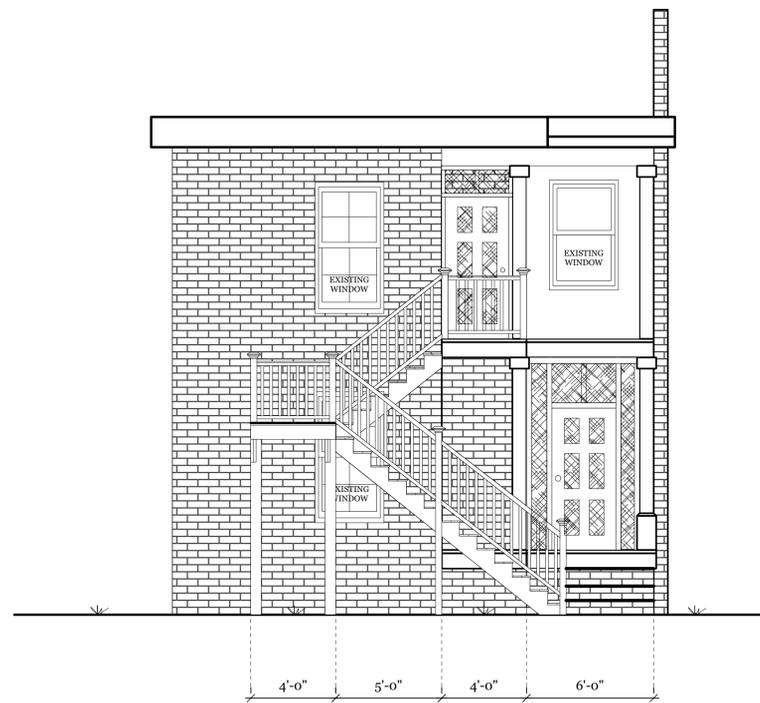
Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

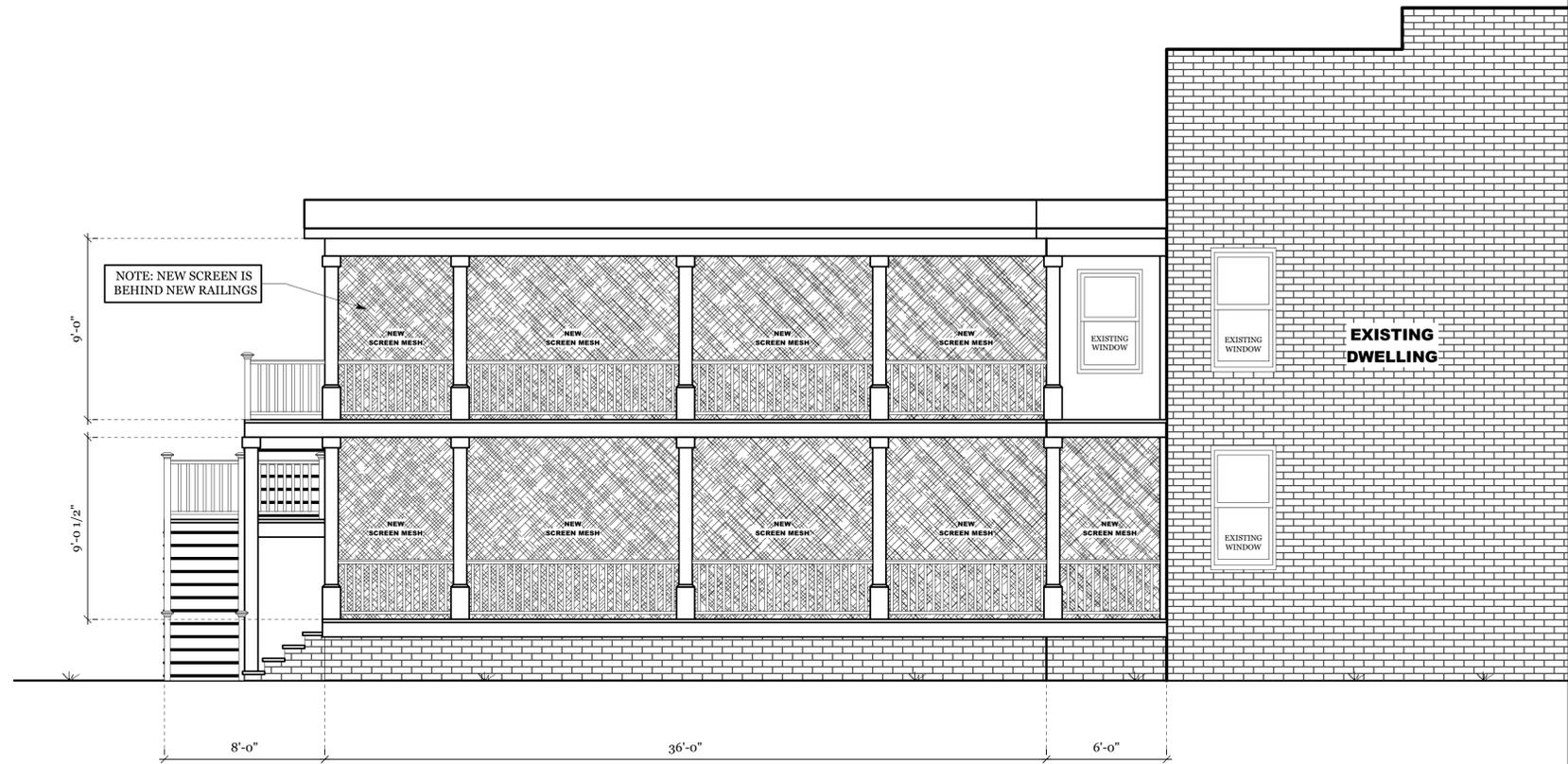
Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: 9/10/2025



New Left Elevation

SCALE: 1/4"=1'



New Rear Elevation

SCALE: 1/4"=1'

SCOPE OF WORK

1. REPLACE ALL EXISTING PORCH FLOOR JOIST WITH NEW P.T. 2x8 FLOOR JOIST.
2. REPLACE ALL EXISTING PORCH DECKING BOARDS WITH NEW COMPOSIT DECKINGS BOARDS. (AZEK TIMBER TECH-RUSTIC ELM)
3. REPLACE ALL EXISTING PORCH POST WITH NEW P.T. 6x6 POST.
4. REPLACE ALL EXISTING WOOD RAILING WITH NEW WHITE VINYL RAILINGS AND SQUARE VINYL PICKETS.
5. INSTALL (3) NEW SCREEN STORM DOORS.

REVISED: OCT. 6, 2025











3000 STYLE

WHITE

TAN

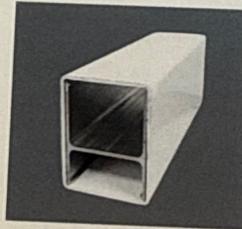
KHAKI

The Longevity 3000 Style seamlessly combines colonial-inspired charm with modern safety features. Designed with a slimmer rail for enhanced grip, it brings a timeless aesthetic to any space without compromising on function.

Aluminum reinforcement ensures long-lasting stability, with section lengths available in 4', 5', 6', 8', and 10' to suit a variety of layouts. Offered in White, Tan, and Khaki, it provides flexible color options to complement any design style. With a wide range of baluster choices, the 3000 Style allows you to customize your railing to reflect both your personal style and practical needs.



Top T-Rail
3" Wide
1 3/4" High
Aluminum Reinforced



Bottom Rail
1 3/4" Wide
2 1/4" High
Aluminum Reinforced



Level



Stairs - Upper



Stairs - Lower



Top rail assembled with aluminum bracket and cover clip.



ADAPTORS



8 INCH ROUND

22.5°

45°

Pocket Gates Available in 2000 Style.



WHITE

TAN

The Longevity 40 safety and class top rail offers a distinctive look to any space.

With section le and 10'. Choos Tan, and Khak customize furt ter options for and function.

Pocket Gate

8 INCH ROUND

22.5°

45°

400 STYLE

TAN

The Longevity 4000
safety and classic
top rail offers a se
distinctive look—t
any space.

h section ler
10'. Choos
and Khak
omize fur
ter options fo
and function

Pocket Ga



Top rail assembled with
aluminum bracket and
cover clip.

ADAPTORS



8 INCH ROUND

22.5°

45°





SCREENEZE®
SAND Screen Porch System



Handwritten notes on a piece of paper:

- 6 - Slaps
- 6 - Slaps
- 2 - 200' roll wire
- 2 - 200' roll wire
- 10 - Insers
- 1 - Insers
- Wire cables
- 10 - 6' Slaps

Printed text on a paper:

DISCOUNT

TECH

NUM

PRINTED BY: 10/10/00

PRINTED AT: 10/10/00

PRINTED IN: 10/10/00

Decking is

Timbertech Terrain, Rustic elm

Railing is

**Longevity 3000 series tan with
tan sq baluster**

Screen door is

PCA A500 Tan

Screeneze tan corners

PVC is tan royal