



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 608 N 27th St

Historic district Church Hill North

| | |
|------------------|-------|
| Date/time rec'd: | _____ |
| Rec'd by: | _____ |
| Application #: | _____ |
| Hearing date: | _____ |

APPLICANT INFORMATION

Name Richard Lugg

Phone 804-314-3979

Company _____

Email rickluggva@gmail.com

Mailing Address 608 N 27th St, Richmond VA 23223

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

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)

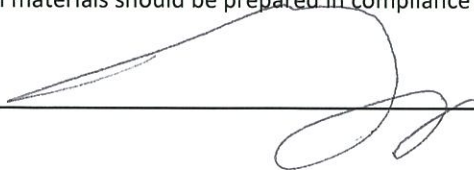
Finishing 2nd level deck as an expansion to the master bedroom. Removing existing exterior door and windows and replacing with a cased opening into the new finished space. The two (2) existing windows will be used on the new finished space, along with 2 double windows to keep an open look to the finished porch.

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 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. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. 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 and application materials should be prepared in compliance with zoning.

Signature of Owner 

Date 1-31-2020

Original

SINGLE FAMILY RESIDENCE at 608 N 27TH STREET RICHMOND, VA 23223

BUILDING INFORMATION:

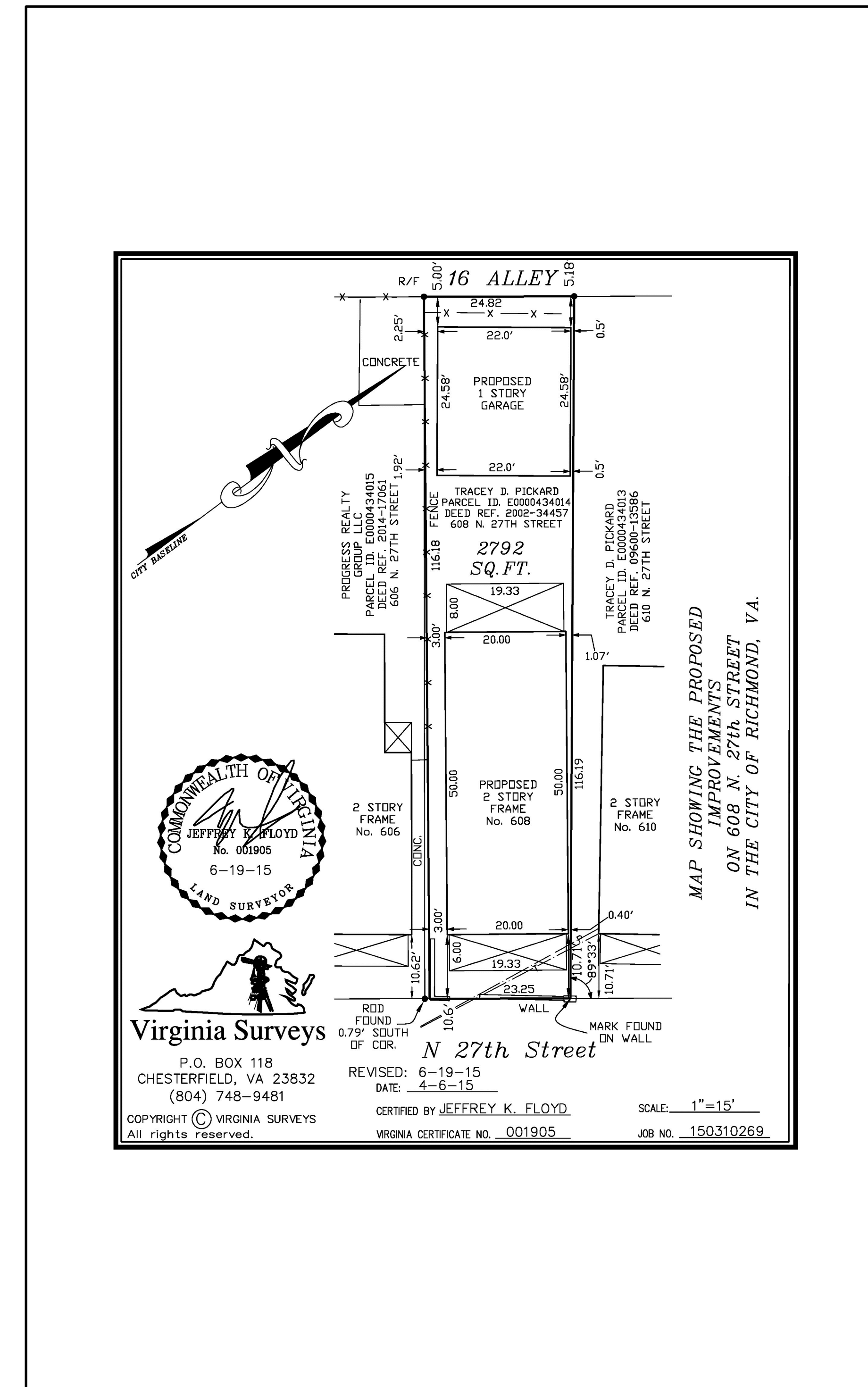
CONSTRUCTION CODE: VCC 2009, IRC 2009 - CONSTRUCTION TYPE: V-B
 BUILDING AREA (INCLUDING THE EXTERIOR WALL): 1ST FLOOR: 983 SF
 2ND FLOOR: 983 SF
 TOTAL: 1,966 SF

STORIES ABOVE GRADE: 2 HEIGHT ABOVE GRADE: 28'+/-
 USE GROUP: SINGLE-FAMILY SPRINKLER SYSTEM: NO
 FIRE DETECTION: YES, HARD-WIRED SMOKE DETECTION SYSTEM
 INSULATION VALUES: CEILING: R-38 BATT INSUL
 WALLS: R-13 BATT INSUL
 FLOORS: R-30 BATT INSUL

DRAWING INDEX:

- T-1 TITLE SHEET, SITE SURVEY & BUILDING INFO
- C-1 CONTEXT ELEVATIONS
- A-1 GENERAL CONSTRUCTION NOTES
- A-2 BASEMENT PLAN, ROOF PLAN, WALL SECTION & PORCH DETAIL
- A-3 1ST FLOOR PLAN & 2ND FLOOR PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 BUILDING SECTION
- A-7 GARAGE- FLOOR PLAN & ELEVATIONS

PROPOSED SURVEY PLAN



GENERAL STRUCTURAL NOTE: STRUCTURAL ITEMS ARE SHOWN FOR REFERENCE. ALL STRUCTURAL ELEMENTS ARE TO BE SPECIFIED/APPROVED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

General Conditions:

Contractor to carefully review the contract documents and existing conditions of the job site to achieve full comprehension of the project renovation requirements. Contractor to include cost for all work described and required to satisfy the intent of the contract documents and required by existing conditions. Architect to be notified of conflicts between existing conditions and new work conflicts or omissions in the drawings and any limitations related to the execution of the work. In the case of conflicts within the contract documents, the strictest condition or requirement is to be included in the cost and scope of work. Contractor shall not proceed with the work, involved in such errors, omissions, or discrepancies until written instructions are given by the Architect. The Contractor shall be responsible to correct all work erroneously installed prior to receiving said instructions.

All work shall be in accordance with the Virginia Statewide Uniform Building Code and International Residential Code, latest editions, to the satisfaction of authorities having jurisdiction. All manufactured products shall be used per manufacturer's written specifications. Contractor to apply for, pay for and obtain all permits, fees and inspections by authorities having jurisdiction over the work. Copies of all transactions shall be made available to the owner. Notify the architect of any variance with current codes. Contractor shall be responsible for compliance with public authorities regarding the performance of work.

Contractor to make available to the owner a construction schedule along with a schedule of values prior to commencement of work.

Contractor shall supply all labor, materials, equipment, tools, handling, transportation, debris removal, and all related costs and services necessary for the execution of the work.

Work is to be executed by the general contractor unless provisions are made otherwise. References to "contractor" are to include general contractor and subcontractors. The contractor shall be solely responsible for and have control over all construction means and methods required by the contract documents including coordination of work. The contractor is to be responsible for acts and omissions of the contractor's employees, subcontractors and their employees, and any other persons performing any of the work under contract with the contractor. The architect will not be responsible for errors, omissions or delays caused by the contractor.

Field Verifications: Verify all dimensions in the field before performing the work. The Contractor will be responsible to correct any work that is done in error because of failure to verify or clarify dimensions.

Substantial changes to the drawings or actual work are to be issued by the architect with the owner's approval.

Construction Coordination:

Contractor is to coordinate and protect all new and existing work in place when exposed to potential damage by work of multiple trades. The Contractor shall coordinate construction of all required mechanical, electrical and plumbing.

All work and improvements shall be in strict accordance with the current codes adopted by the local jurisdictions and approved by the local building inspection office. All work is to comply with applicable provisions of the the occupational safety and health act- OSHA.

The contractor is to keep the premises free from excessive accumulation of waste materials or rubbish caused by construction and will remove it from the site in a timely fashion or as directed by the owner. Upon completion of the project, the contractor shall remove all remaining materials, waste or otherwise, as well as all construction equipment. The work and support areas shall be left broom clean.

Product information and samples:

Shop-drawings and all other submittals are to be examined by the general contractor and checked for compliance with contract requirements.

Quality Control:

Complete all construction and install materials per manufacturer's specifications and instructions and in a manner consistent with industry standards of workmanship and the products selected.

Material Acquisition:

Protect products during all stages of handling to prevent damage. Comply with all requirements of specified product and manufacturer's instructions to ensure optimum condition of final installed product.

Work Conditions:

Create appropriate environmental conditions for installing or applying finishes to the products specified.

Prior to product installation, evaluate all existing surfaces to receive product per product manufacturer's recommendation. Installation shall imply acceptance of substrate and shall not be grounds for claims against improper performance of installed materials.

Keep exits, exit lighting, fire protection and life safety devices operational during construction. Keep means of egress clear of all tools, materials and debris.

Guarantee:

Warrant all materials, finishes and equipment supplied under this contract shall be new, unless otherwise specified, and that all work shall be of good quality, free from defects and in compliance with the contract documents. For one year beginning at the date of substantial completion, contractor will promptly remedy work found not to be in compliance with the contract documents. Contractor shall assume all costs for corrections.

Transfer all manufacturer warranties, product literature, maintenance requirements and schedules to the owner at completion of the project.

Products:

Contractor to provide products specified in the following specifications or in the other contract documents. If no product is specified, contractor shall provide a match in quality and appearance to typical materials used in other similar buildings.

Construction execution:

Dimensions to be verified in the field. If dimensions can not be verified or the verification would cause a delay in the progress of work, contractor shall guarantee dimensions to the subcontractor for coordination. Drawings may be scaled for reference only.

Wall partitions, unless noted otherwise, shall be located as dimensioned and shown on the construction plans and details. Dimensions are to faces of finished partitions. Actual partition thicknesses are used. Contractor shall verify dimensions. All vertical dimensions are given from top of finished flooring unless otherwise noted.

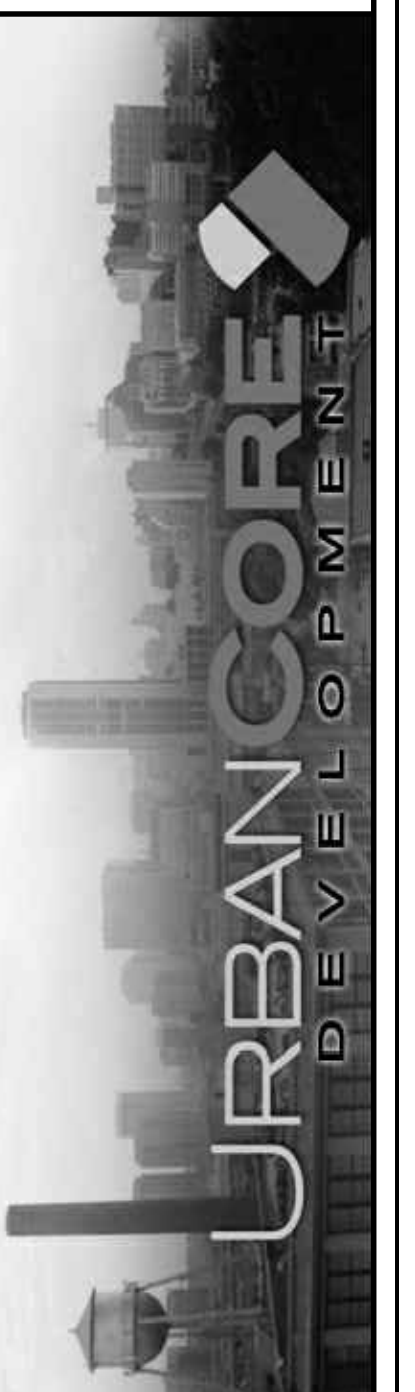
Contractor shall prepare concrete floors, if applicable, to be a smooth uniform surface. All floor anchors and penetrations shall be coordinated by contractor as part of the floor preparation.

Clean all surfaces and equipment 24 hours prior to occupancy. Vacuum or mop, as required, all floors and clean windows and glazing.

The date when the project is available for owner occupancy will be known as substantial completion. Additional touch-up or minor installation work may be incomplete.

Construct all items in strict adherence to the approved shop drawings and the referenced product standards. Connections of all parts being accurately and neatly fitted and securely fastened together.

409 E MAIN ST SUITE 100
RICHMOND, VA, 23219
(804) 562-2926



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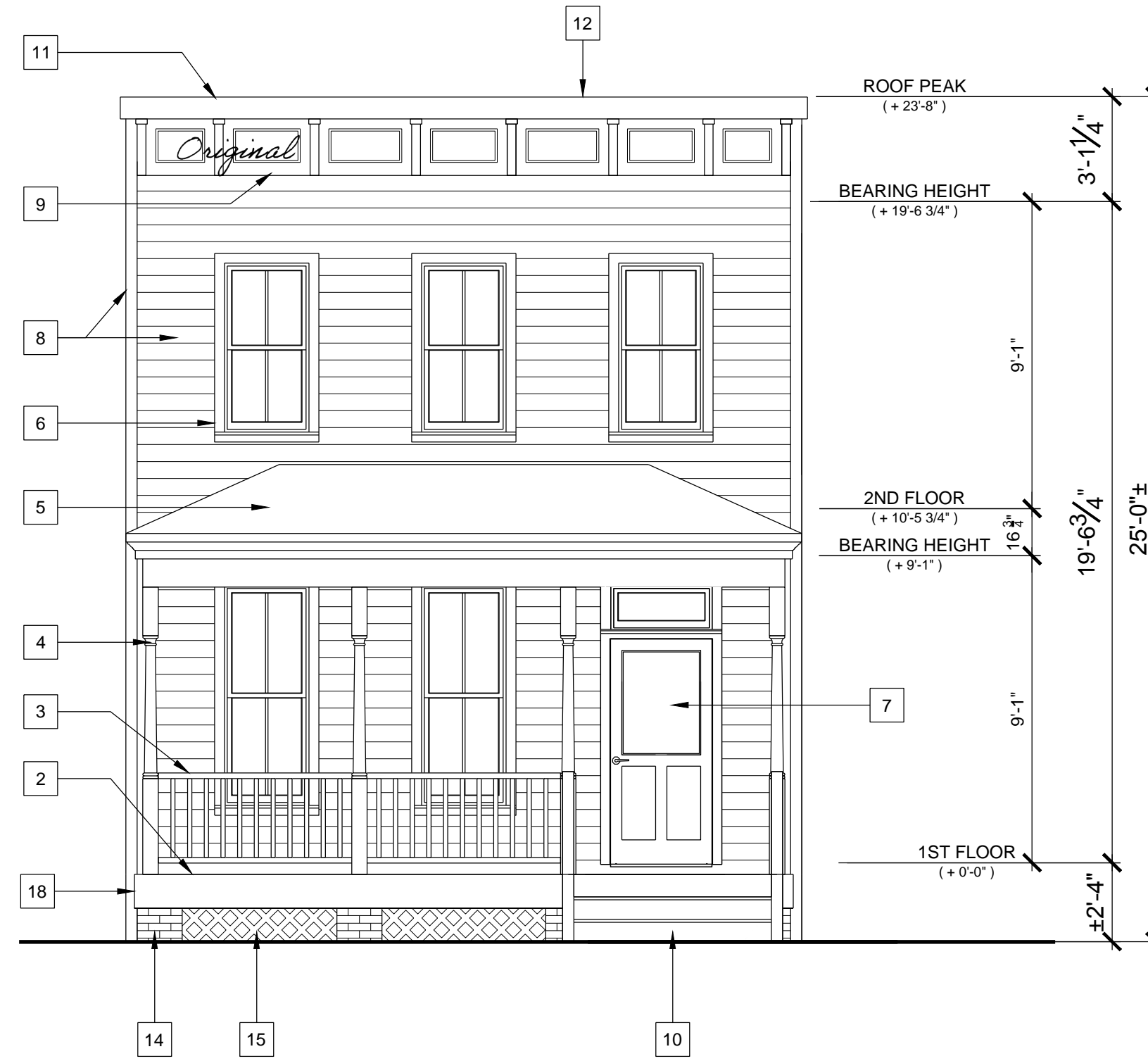
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T-1

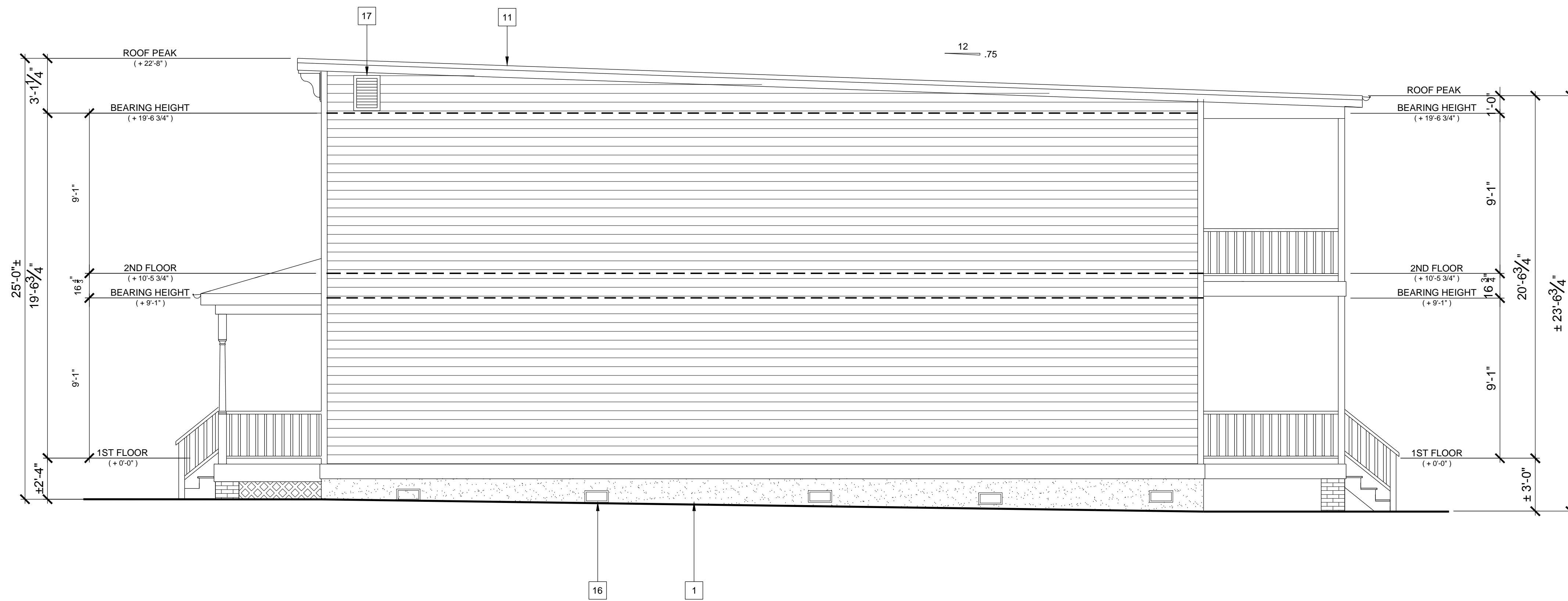
Original

ARCHITECTURAL KEY NOTES: 1

1. FOUNDATION: CMU FINISHED WITH PARING SEE FOUNDATION DETAIL A-1
2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: PAINTED, WOODEN, TURNED COLUMNS, 4X4 INTERIOR POST
5. PORCH ROOFING: MEMBRANE, BLACK FINISH
6. WINDOWS: M AND W JEFFERSON SERIES 2 OVER 2 WITH MULLIONS ON OUTSIDE OF GLASS
7. DOORS: SEE PLAN FOR SIZE
8. SIDING AND TRIM: FIBER-CEMENT (HARDIPANEL) MATERIAL OR EQUAL
9. FASCIA BOARDS: FIBER-CEMENT (HARDIPANEL) MATERIAL OR EQUAL
10. WOOD STEPS & RAILING: RICHMOND STYLE
11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
12. UPPER ROOF: MEMBRANE ROOF OVER 5/8" OSB
13. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 6X6 POSTS
14. PORCH PIER: 1 6"X1 6" BRICK PIER. 24"X24"X1 2" CONCRETE FOOTING. (3) # 4 REBAR HORIZONTAL. (2) #4 REBAR VERTICAL, GROUT SOLID.
15. WOOD LATTICE PANEL
16. 8" x 1 6" FOUNDATION VENTS
17. 1 8" x 24" ATTIC VENT
18. P.T. WOOD PORCH FRAMING, PAINTED

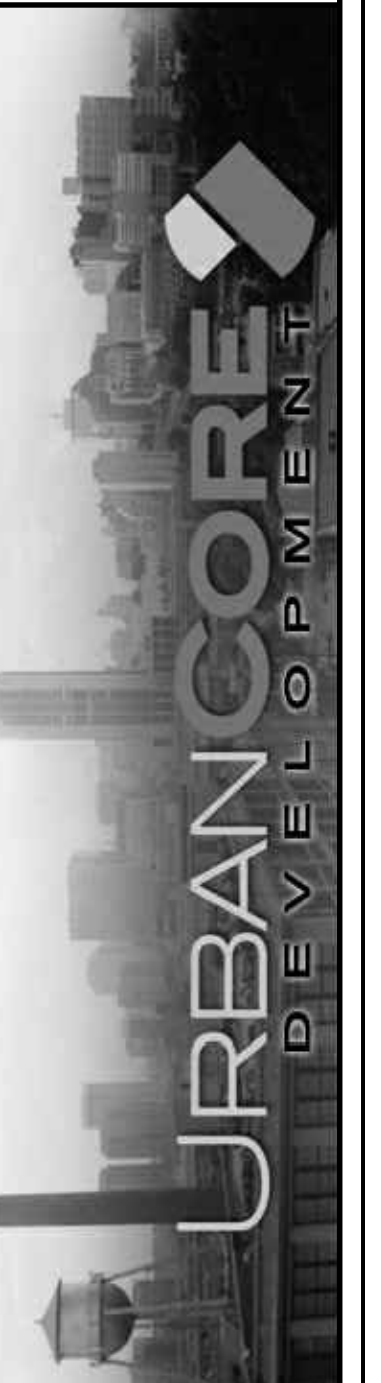


FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

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A-4

Original

ARCHITECTURAL KEY NOTES: 1

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2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: PAINTED, WOODEN, TURNED COLUMNS, 4X4 INTERIOR POST
5. PORCH ROOFING: MEMBRANE, BLACK FINISH
6. WINDOWS: M AND W JEFFERSON SERIES 2 OVER 2 WITH MULLIONS ON OUTSIDE OF GLASS
7. DOORS: SEE PLAN FOR SIZE
8. SIDING AND TRIM: FIBER-CEMENT (HARDIPANEL MATERIAL OR EQUAL)
9. FASCIA BOARDS: FIBER-CEMENT (HARDIPANEL MATERIAL OR EQUAL)
10. WOOD STEPS & RAILING: RICHMOND STYLE
11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
12. UPPER ROOF: MEMBRANE ROOF OVER 5/8" OSB
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14. PORCH PIER: 1 6"x1 6" BRICK PIER. 24"x24"x1 2" CONCRETE FOOTING. (3) # 4 REBAR HORIZONTAL, (2) # 4 REBAR VERTICAL, GROUT SOLID.
15. WOOD LATTICE PANEL
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REAR ELEVATION

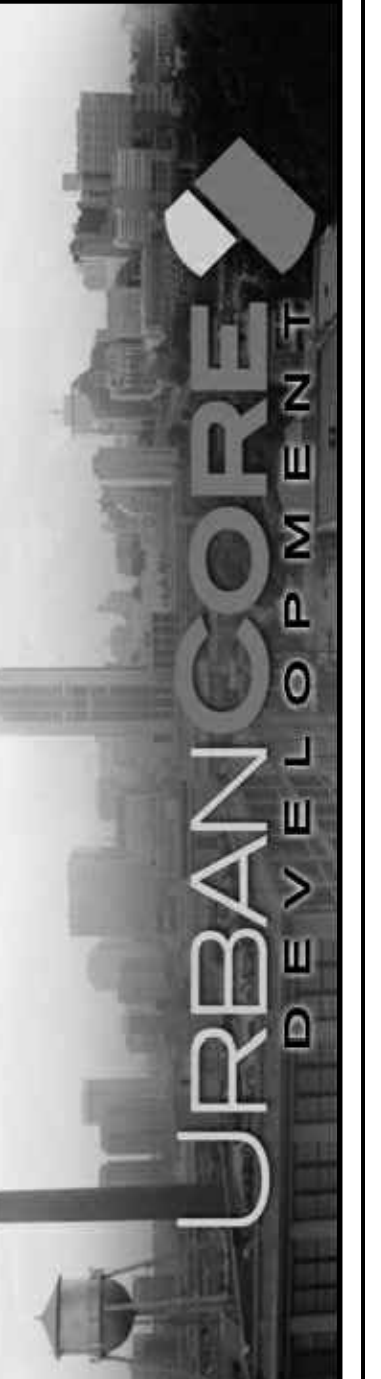
SCALE: 1/4"=1'-0"



LEFT ELEVATION

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

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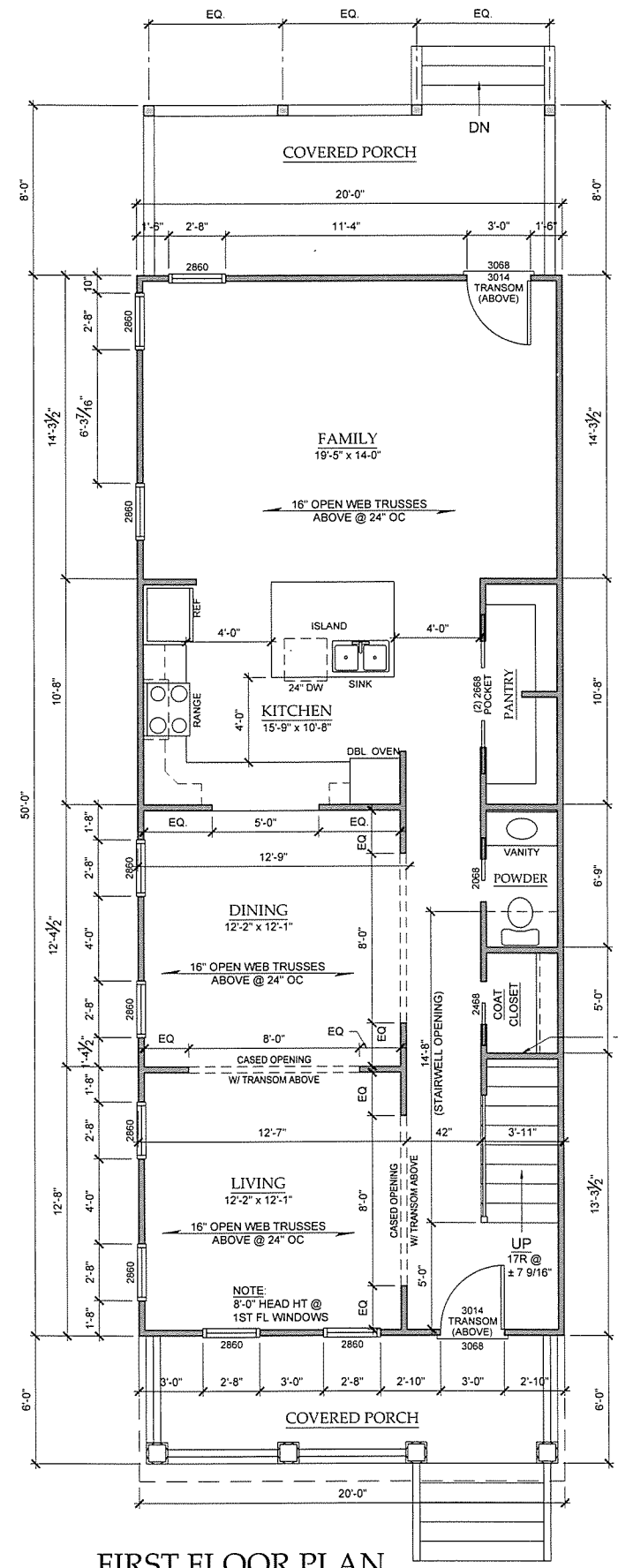


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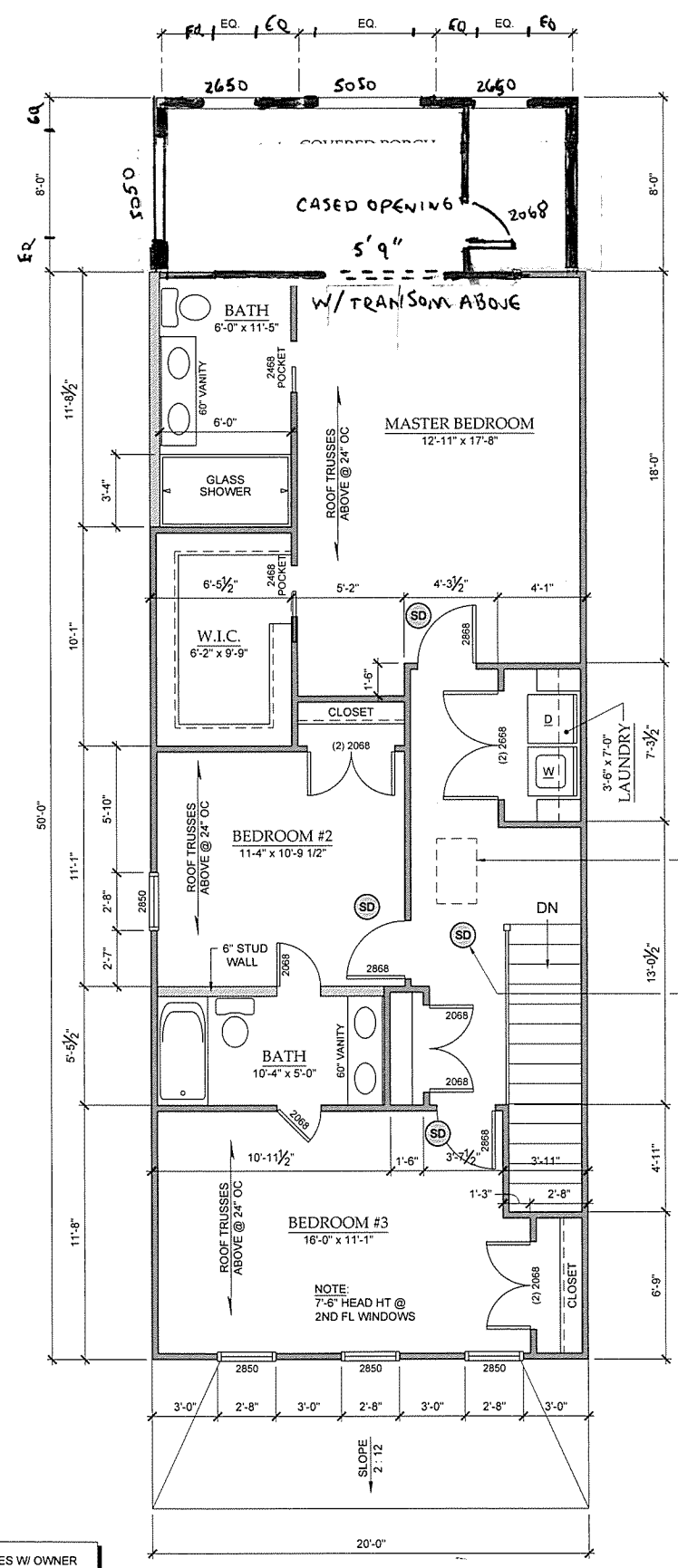
A-5

SED Proposed



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

- NOTES:
1. COORDINATE ALL FINISHES W/ OWNER
 2. COORDINATE ALL FIXTURE & EQUIP SELECTIONS W/ OWNER
 3. COORDINATE ALL CABINETS SELECTIONS W/ OWNER
 4. BEDROOM WINDOWS TO BE DOUBLE-HUNG ALUMN CLAD WOOD
 5. ALL OTHER WINDOWS TO BE SINGLE-HUNG ALUMN CLAD WOOD

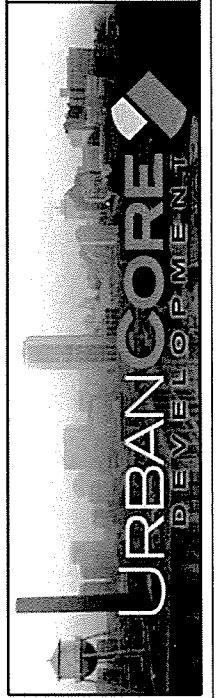


SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

22x36 ATTIC ACCESS PANEL, WEATHER STRIP @ PERIMETER, PROVIDE INSUL COVER

SMOKE DETECTOR / CARBON MONOXIDE DETECTOR @ HALLWAY

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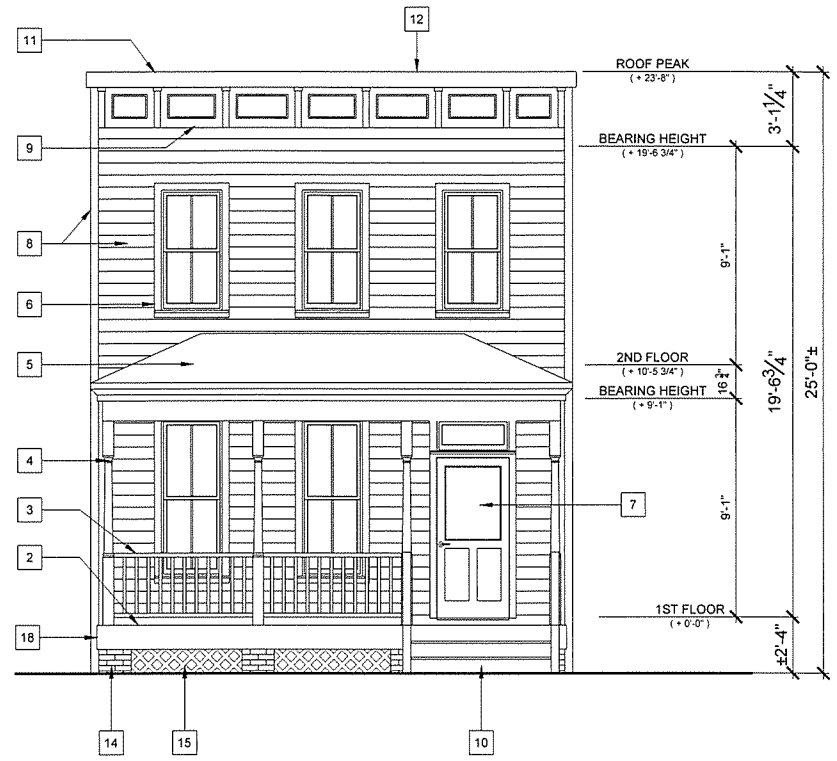
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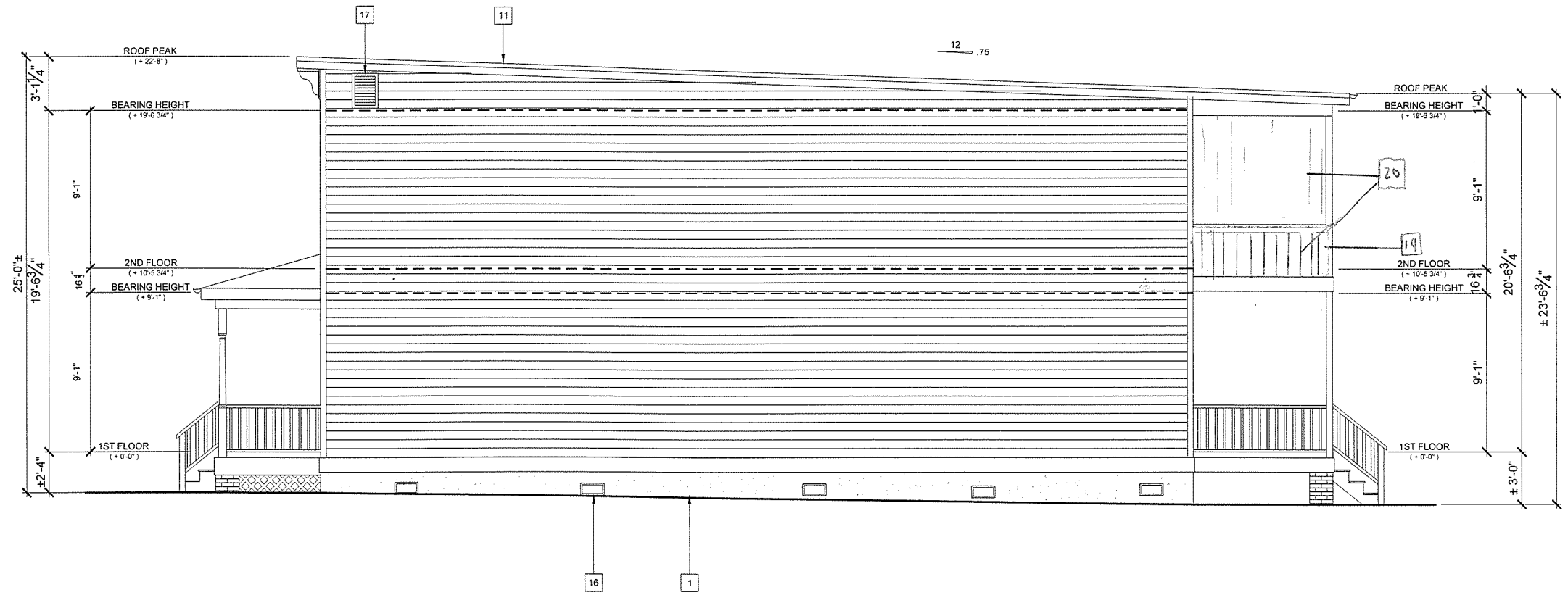
Proposed

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19. 1x6 PVC TRIM BOARD (PVC OR EQUAL)
 20. HARDIPANEL VERTICAL (FIBER CEMENT OR EQUAL)

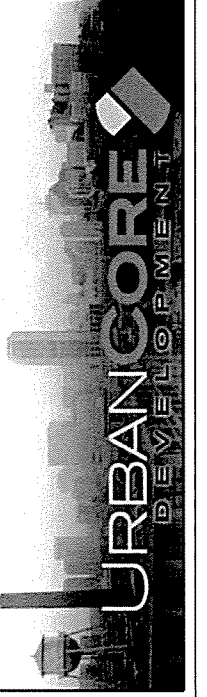


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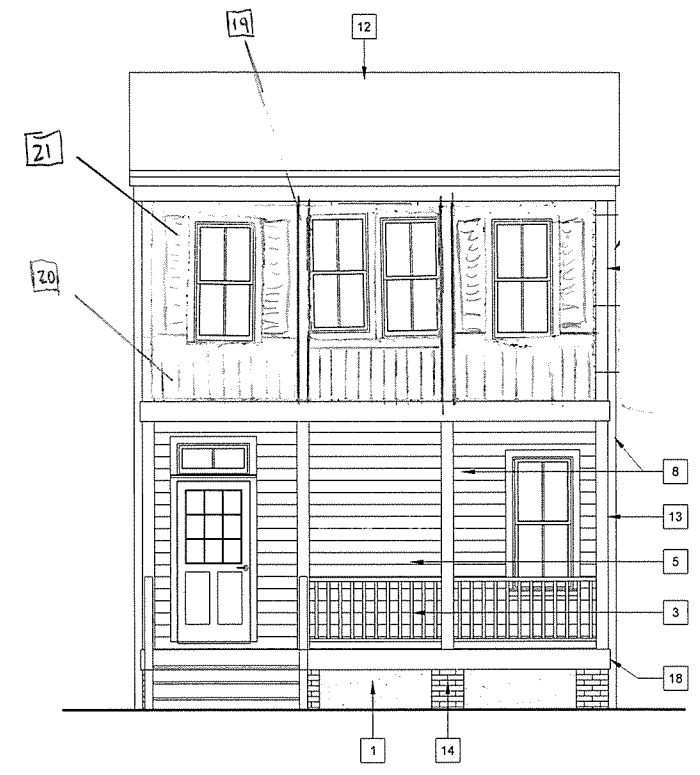
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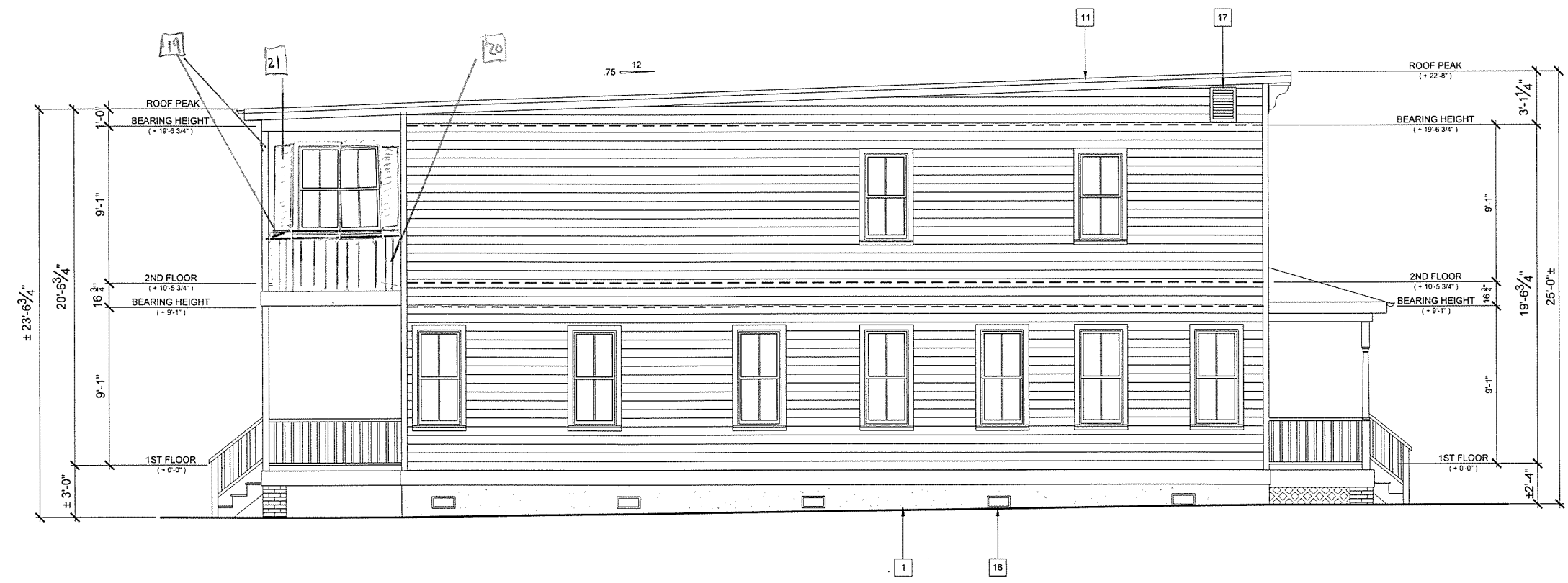
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19. 1x6 PVC TRIM BOARD
 20. HARDIPANEL VERTICAL (FIBER-CEMENT OR SIMILAR)
 21. 15x6 VINYL SHUTTER (BLACK) (LOUVERED)

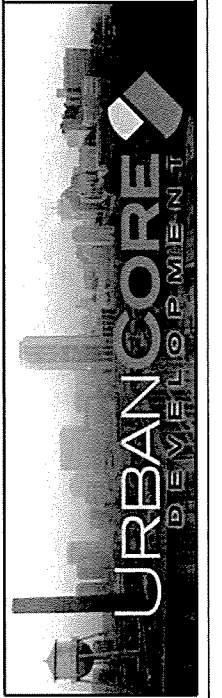


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