



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: 310 North 25th st Richmond, Va 23223

Current **Zoning**: UB

Historic District: Church Hill

Application is submitted for: *(check one)*

- Alteration
 Demolition
 New Construction

Project Description *(attach additional sheets if needed):*

A Duplex in rear of the lot featuring top and bottom units structure to be 27x 125 featuring double porches and party wall with 312 N 25th st

Applicant/Contact Person: Blake Jones

Company: RB Jones Properties

Mailing Address: 6203 Lakeside Ave

City: Richmond State: Va Zip Code: 23228

Telephone: (804) 3179436

Email: blake@rbjonesproperties.com

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

Property Owner: Robert B Jones & Jeffrey F. Zona

If Business Entity, name and title of authorized signer:

Mailing Address: 6203 Lakeside Ave

City: Richmond State: Va Zip Code: 23228

Telephone: () 804-317-9436, 804-385-1027

Email: blake@rbjonesproperties.com jeffreyzonajr@gmail.com

Billing Contact?

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

NOT FOR
CONSTRUCTION

Lot =
Blk =
Sec =

JOB #:
24-073A

2018 VRC
FIRST
FLOOR PLAN

RESIDENCE

A2

FLOOR, CEILING, AND RAFTERS TO BE #2 SOUTHERN YELLOW PINE (SYP) 16' LENGTHS OR LESS. OVER 16' MATERIAL TO BE #2 Hem FIR UNLESS NOTED OTHERWISE (UNO). HEADER MATERIAL TO BE SYP UNO. STUDS TO BE #2 SPRUCE PINE FIR (SPF) UNO.

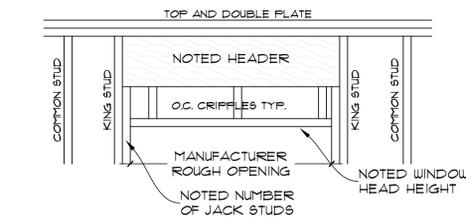
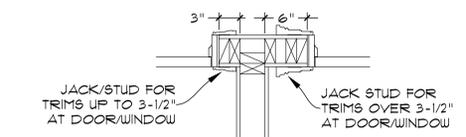
EXTERIOR HEADERS IN BRG. WALLS TO BE MIN. DBL. 2 x 8 SYP UNO. HEADERS OVER 4'-0" IN LENGTH TO HAVE DBL. JACKS UNO. INTERIOR HEADERS IN BRG. WALLS TO BE MIN. DBL. 2 x 8 SYP UNO. HEADERS OVER 5'-0" IN LENGTH TO HAVE DBL. JACKS UNO. ALL HEADERS TO CONFORM WITH VRC TABLES R502.5(1) & (2)

CONTINUOUS HEADER OVER MULTIPLE OVERHEAD DOOR OPENINGS REQUIRE ADDITIONAL BRACING FOR HORIZONTAL DEFLECTION AND WIND LOADING OR HEADER PLACED IN CONTACT WITH TOP PLATE SUPPORTING FLOOR ABOVE

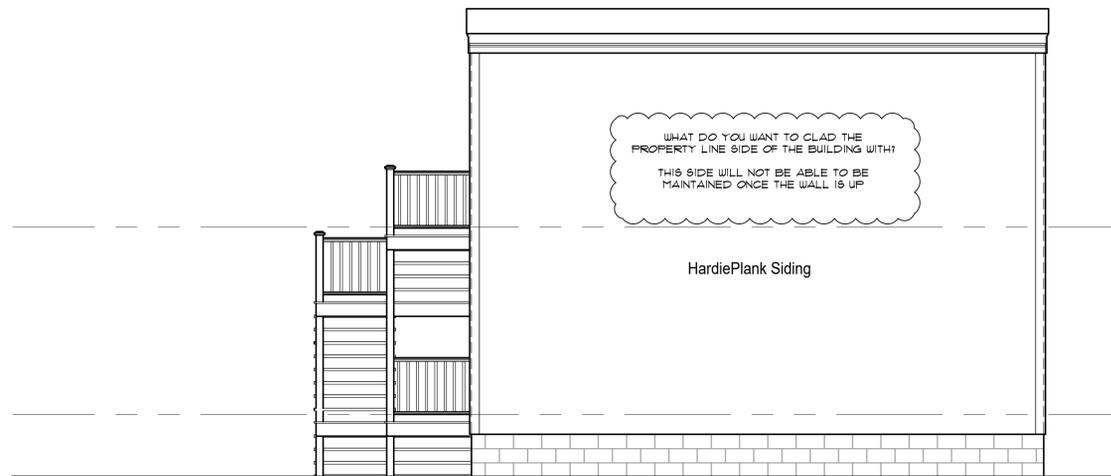
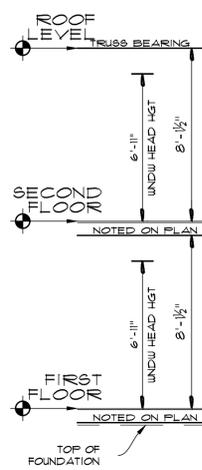
NOTED WINDOW HEIGHT PLUS 3" ASSUMED MIN. ROUGH OPENING

NOTED WINDOW WIDTH PLUS 2" ASSUMED MIN. ROUGH OPENING

MINIMUM WINDOW SIZE BASED ON NOTED OPENING

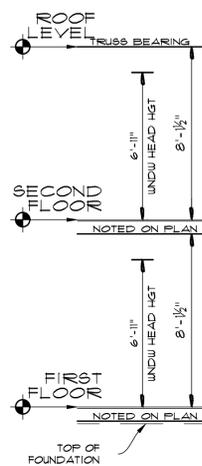


HEADER PLACEMENT PER VRC 602.1



ELEVATION: RIGHT

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



ELEVATION: LEFT

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

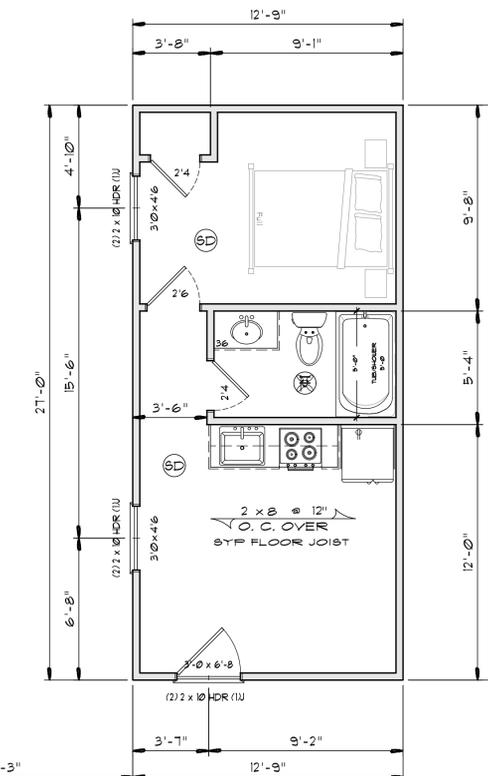
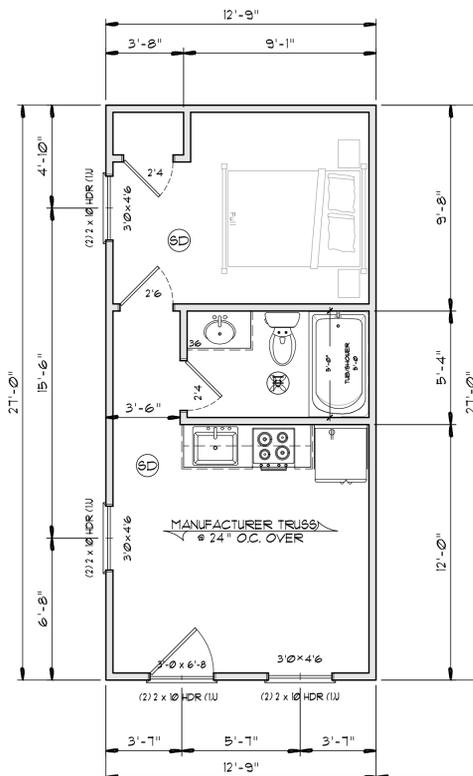
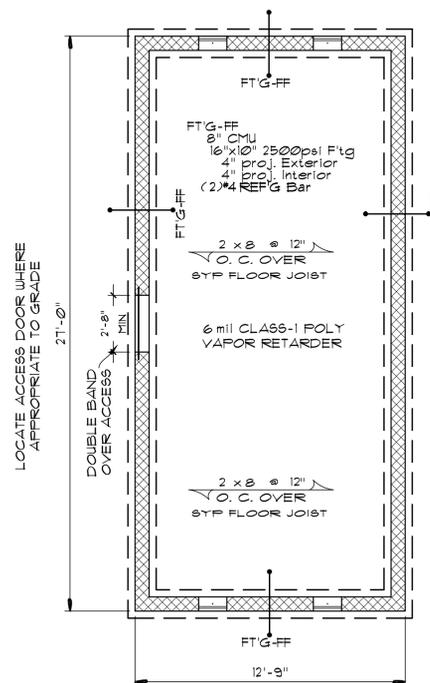
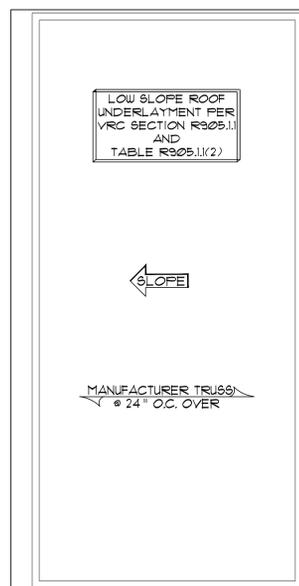


ELEVATION: FRONT

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

ELEVATION: REAR

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



LEGEND:
 ☒ DENOTES LOAD PATH TO BEAM OR FOUNDATION
 - (3) STUD POST, NOTED MANUFACTURER COLUMN, SOLID BLOCKING, OR GROUT CMU UNLESS NOTED OTHERWISE (UNO).
 - MIN. 4-1/2" (3 STUD MIN.) BRG ASSUMED AT ALL LVL.
 - TRIPLE LVL. MINIMUM (4) STUD POST AT BEARING.
 - QUAD LVL. MINIMUM (5) STUD POST AT BEARING
 ☒ DENOTES POINT FROM ABOVE
 INTERIOR BRG WALLS INDICATED THUSLY:
 DOUBLE JOISTS WALLS PARALLEL TO F.J.:
 N.B.F. = BEARING ON WALL PLATE NOT ALLOWED. MUST BEAR ON POST
 HEADER SIZE: (2) 2 x 8 SYP HDR (1) MATERIAL
 NO. OF JACKS

344 sqft - 1st Floor Living
344 sqft - 2nd Floor Living

