



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 717 N 27th St DATE: 05.05.17

OWNER'S NAME: Cava Capital LLC TEL NO.: 804.510.0333

AND ADDRESS: 5310 Markel Rd Suite 104 EMAIL: frank_cava@becava.com

CITY, STATE AND ZIPCODE: Richmond Va 23230

ARCHITECT/CONTRACTOR'S NAME: Cava Capital LLC TEL. NO.: 804.510.0333

AND ADDRESS: 5310 Markel Rd Suite 104 EMAIL: frank_cava@becava.com

CITY, STATE AND ZIPCODE: Richmond Va 23230

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

Remove vinyl siding and restore front elevation wood siding and paint to match color of new Hardie Plank siding on the other elevations. Install smooth non-beaded Hardie Plank horizontal siding on the side elevations of the original structure with a vertical and horizontal band board (painted white) to separate this siding from the new addition. Install vertical smooth Hardie Plank siding on the addition. All siding will be Pearl Gray. The rear decking and steps to grade will be constructed of pressure treated lumber with Richmond rails painted white. The new windows on the addition will be wood windows with simulated divided lites in the 6 over 6 pattern currently on the front elevation. The new roofing material will be asphalt shingles.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Kelly Henderson

(Space below for staff use only)

Received by Commission Secretary ECE YED 4:24pm APPLICATION NO. _____
DATE MAY 05 2017 SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.

Revised 10-02-2014

717 N 27th Street Exterior Colors

- Remove awnings from front porch and window
- Remove storm door
- Paint front door SW7618 Deep Sea Dive



- Remove vinyl siding and restore wood siding beneath on front elevation. Custom color match paint to match new hardie plank siding on other 3 sides.

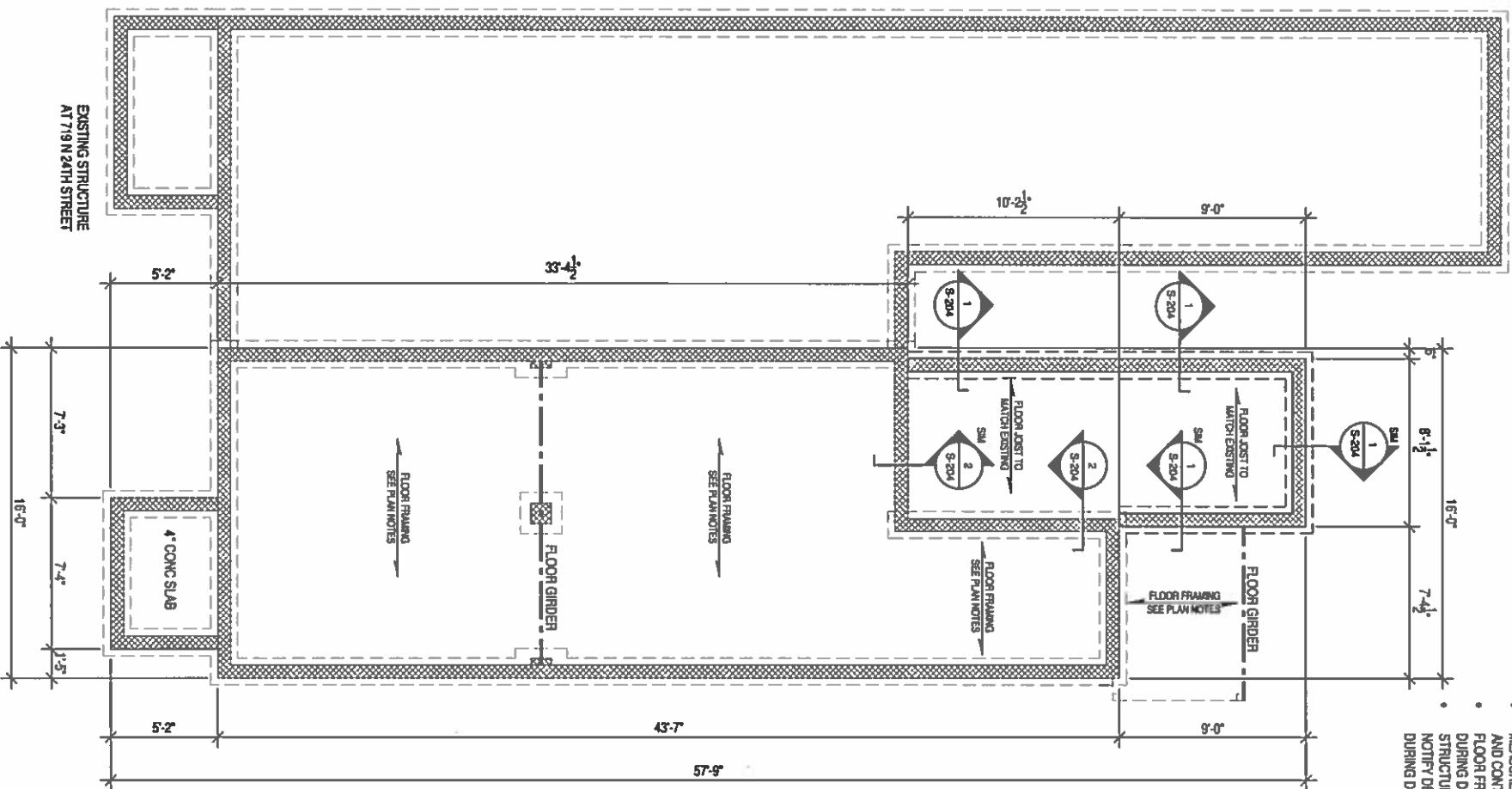
- Install smooth non-beaded siding on non party wall side on the original house and vertical smooth non-beaded on addition, all in Pearl Gray



Trim/Columns/porch rails/ window surrounds- Extra White SW7006

- Paint front stoop/steps- Online Gray SW7072





- PLAN NOTES**
- MEASUREMENTS OBTAINED IN FIELD. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN.
 - AND CONTACT DESIGNER OF RECORD WITH ANY DISCREPANCIES.
 - FLOOR FRAMING DIRECTIONS ASSUMED. CONTRACTOR TO VERIFY FRAMING DIRECTIONS DURING DEMOLITION AND NOTIFY DESIGNER OF RECORD OF ANY DISCREPANCIES.
 - STRUCTURAL FRAMING (WALL, FLOOR AND ROOF FRAMING) NOT INDICATED. CONTRACTOR TO NOTIFY DESIGNER OF RECORD OF STRUCTURAL FRAMING AND ANY STRUCTURAL DAMAGE DURING DEMOLITION.

FOUNDATION NOTE
 EXISTING FOUNDATION WILL BE EXPOSED AS PART OF INITIAL CONSTRUCTION AND MODIFIED AS DIRECTED BY RDP (REGISTERED DESIGN PROFESSIONAL) BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 1200 PSF AS RECOMMENDED BY THE RDP.

EXISTING FOUNDATION PLAN

PROPERTY OWNER

CAVA CAPITAL, LLC.
 5310 MARKET ROAD, SUITE 104
 RICHMOND, VA 23230
 804-510-0987

PRIME CONSULTANT

PENNN
DESIGN GROUP, LLC
 515 M STREET SE, SUITE 207
 WASHINGTON, DC 20003
 (202) 629-2423 PHONE
 (202) 629-3498 FAX

SEALED

PROJECT TITLE

**RENOVATED HOME
 PLANS FOR
 717 N 24th STREET
 RICHMOND, VA 23223**

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION
1	4-21-17	DATE REVISION
2	4-21-17	CAD REVISION (WALL, LUSD)
3	4-25-17	SOIL ENGINEER RECOMMENDATIONS

REVISIONS

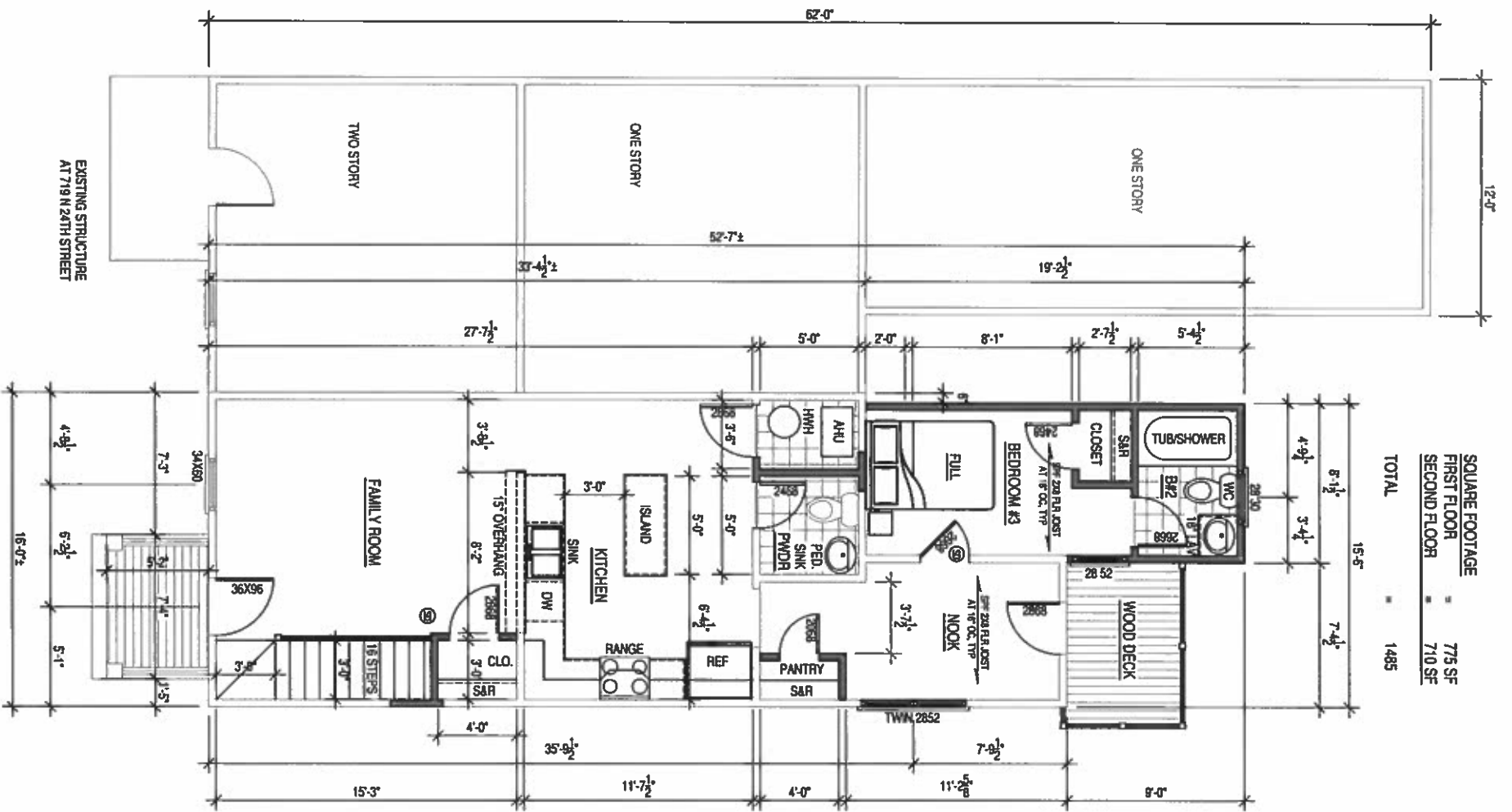
NO.	DATE	DESCRIPTION
1	4-21-17	DATE REVISION
2	4-21-17	CAD REVISION (WALL, LUSD)
3	4-25-17	SOIL ENGINEER RECOMMENDATIONS

PROJECT NO. _____
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 DRAWN BY: _____
 CHECK BY: _____
 SCALE: 1/8"=1'-0"
 DATE: 3-2-2017

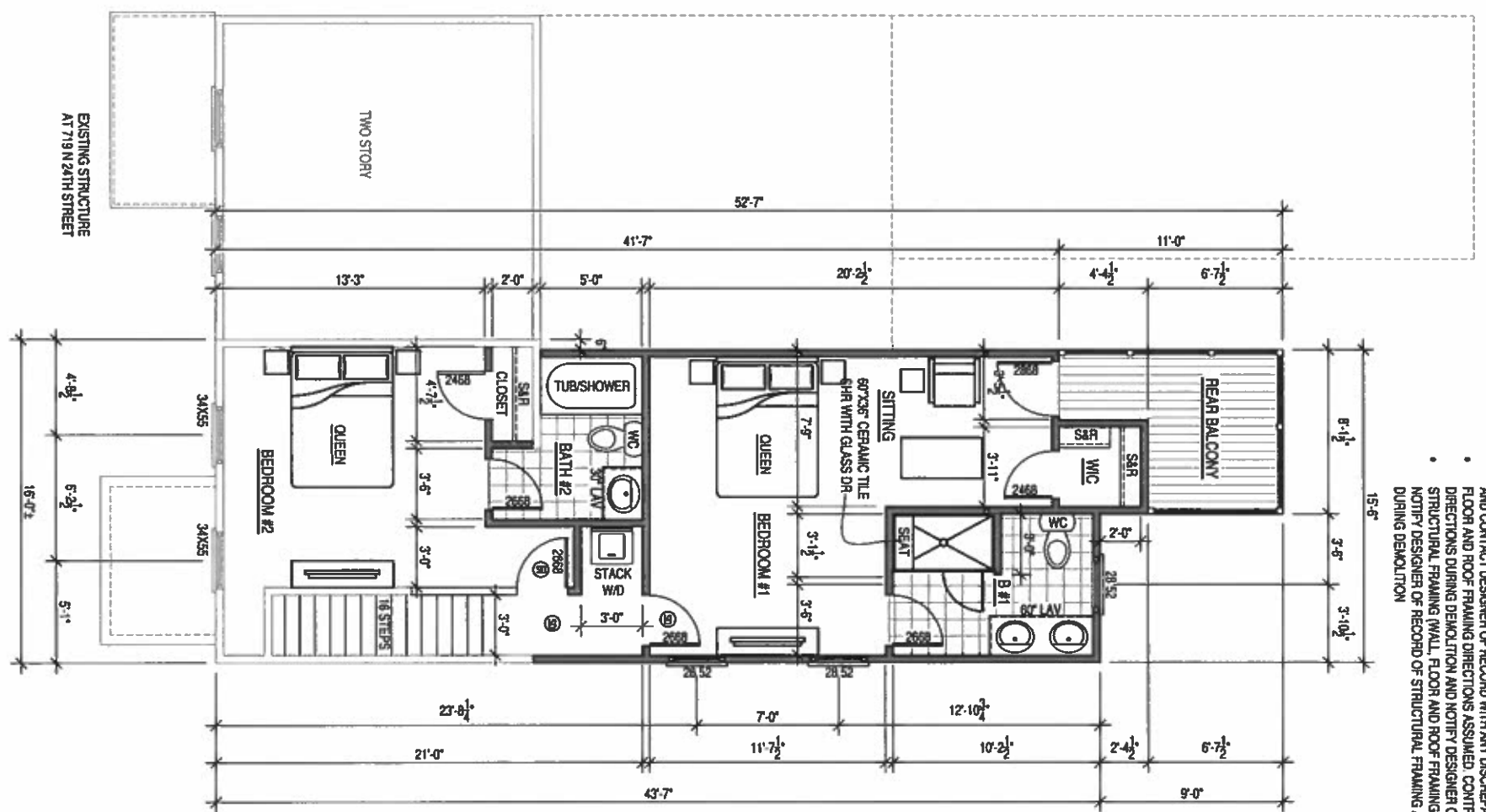
**RENOVATED
 FOUNDATION PLAN**

SHEET NUMBER **A-100**

SHEET 10 OF 10



NEW FIRST FLOOR PLAN



NEW SECOND FLOOR PLAN

- PLAN NOTES**
- FIRST FLOOR CEILING HEIGHT = 10'5"
 - SECOND FLOOR CEILING HEIGHT = 9'5"
 - MEASUREMENTS OBTAINED IN FIELD. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN
 - AND CONTACT DESIGNER OF RECORD WITH ANY DISCREPANCIES.
 - FLOOR AND ROOF FRAMING DIRECTIONS ASSUMED. CONTRACTOR TO VERIFY FRAMING DIRECTIONS DURING DEMOLITION AND NOTIFY DESIGNER OF RECORD OF ANY DISCREPANCIES
 - STRUCTURAL FRAMING (WALL, FLOOR AND ROOF FRAMING) NOT INDICATED. CONTRACTOR TO NOTIFY DESIGNER OF RECORD OF STRUCTURAL FRAMING AND ANY STRUCTURAL DAMAGE DURING DEMOLITION

PROPERTY OWNER
CAVA CAPITAL, LLC.
 5310 MARKEL ROAD, SUITE 104
 RICHMOND, VA 23230
 804.510.0687

PROJECT CONSULTANT
PENNN
 DESIGN GROUP, LLC
 515 M STREET SE, SUITE 207
 WASHINGTON, DC 20003
 (202) 629-2425 PHONE
 (202) 629-3488 FAX

PROJECT TITLE
 RENOVATED HOME
 PLANS FOR
 717 N 24th STREET
 RICHMOND, VA 23223

NO.	DATE	DESCRIPTION
1	4-24-17	CAD REVISION
2	4-24-17	CAD REVISION (ADDITIONAL INFO)
3	4-25-17	SOIL ENGINEER RECOMMENDATIONS

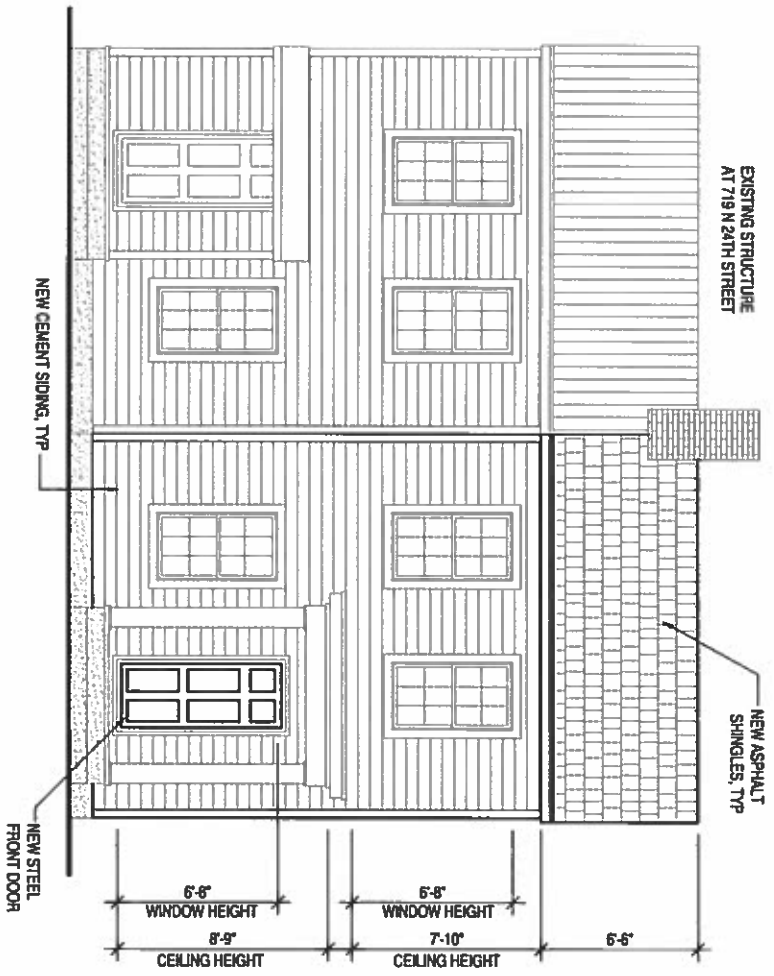
REVISIONS

NO.	DATE	DESCRIPTION
1	4-24-17	CAD REVISION
2	4-24-17	CAD REVISION (ADDITIONAL INFO)
3	4-25-17	SOIL ENGINEER RECOMMENDATIONS

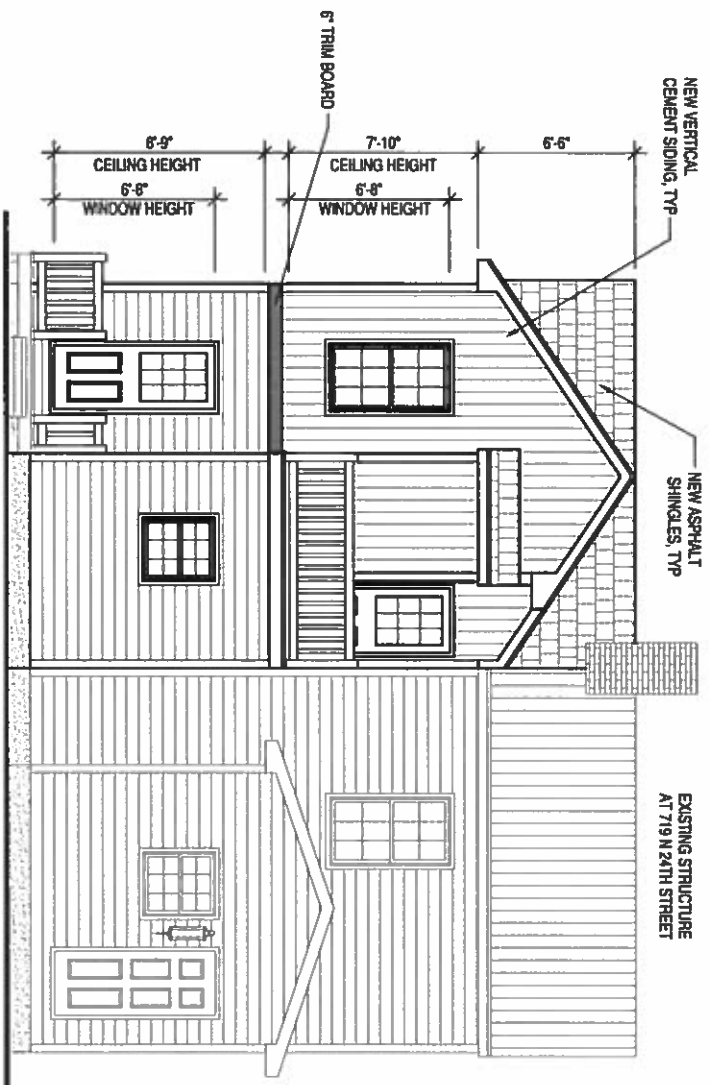
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CAD DWG FILE: 18111-02-17.dwg
DRAWN BY: J.P.
CHECKED BY: J.P.
SCALE: 1/8" = 1'-0"
DATE: 3-3-2017

SHEET TITLE
 RENOVATED
 FLOOR PLANS

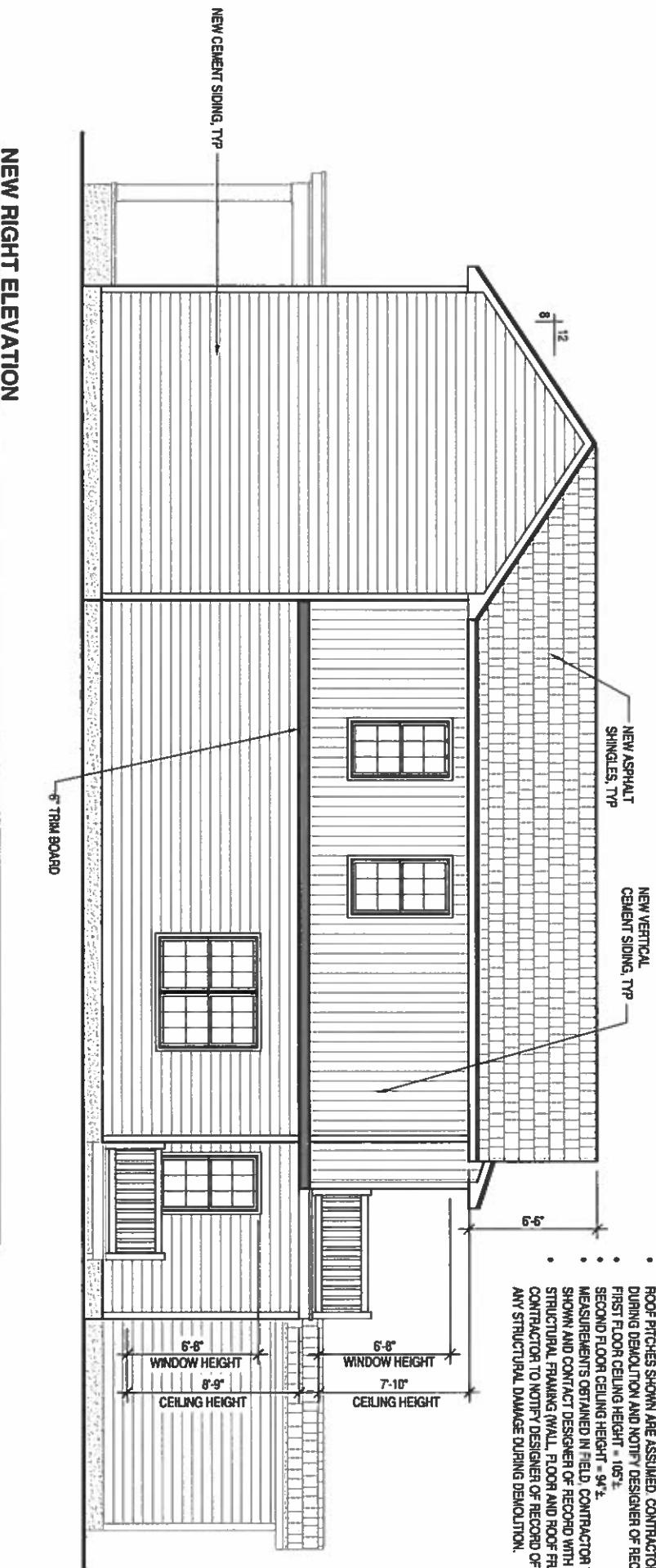
SHEET NUMBER
 A-101
 OF



NEW FRONT ELEVATION



NEW REAR ELEVATION



NEW RIGHT ELEVATION

- ELEVATION NOTES**
- ROOF PITCHES SHOWN ARE ASSUMED CONTRACTOR TO VERIFY ROOF PITCHES DURING DEMOLITION AND NOTIFY DESIGNER OF RECORD OF ANY DISCREPANCIES.
 - FIRST FLOOR CEILING HEIGHT = 10'5 1/2\".
 - SECOND FLOOR CEILING HEIGHT = 9'4 1/2\".
 - MEASUREMENTS OBTAINED IN FIELD. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN AND CONTACT DESIGNER OF RECORD WITH ANY DISCREPANCIES.
 - STRUCTURAL FRAMING (WALL, FLOOR AND ROOF FRAMING) NOT INDICATED. CONTRACTOR TO NOTIFY DESIGNER OF RECORD OF STRUCTURAL FRAMING AND ANY STRUCTURAL DAMAGE DURING DEMOLITION.

PROPERTY OWNER

CAVA CAPITAL, LLC.
 5310 MARKEL ROAD, SUITE 104
 RICHMOND, VA 23230
 804-510-0867

PRIME CONSULTANT

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 515 M STREET SE, SUITE 207
 WASHINGTON, DC 20003
 (202) 828-2425 PHONE
 (202) 828-3498 FAX

SEAL

PROJECT TITLE

**RENOVATED HOME
 PLANS FOR
 717 N 24TH STREET
 RICHMOND, VA 23223**

RICHMOND, VA 23223

NO.	DATE	DESCRIPTION

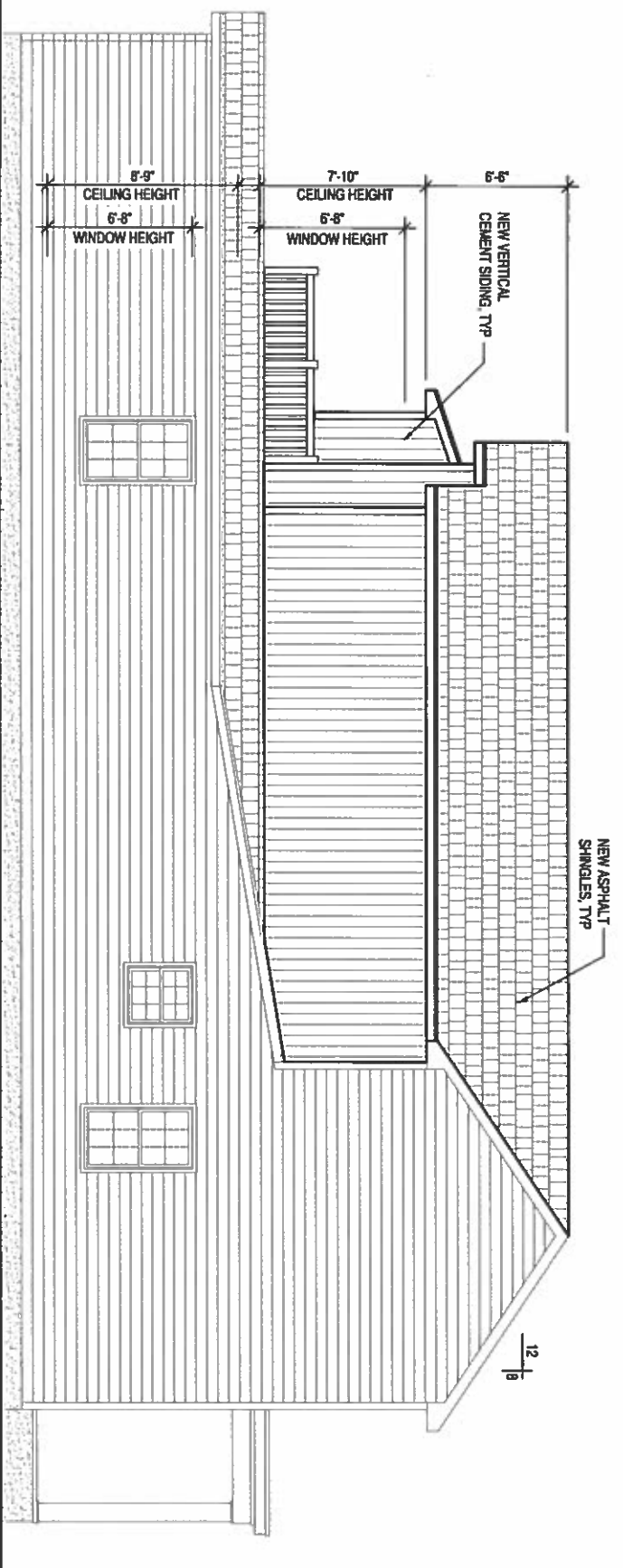
NO.	DATE	DESCRIPTION
1	4-24-17	CAD FILE
2	4-24-17	CAD REVISION
3	4-25-17	SOIL ENGINEER RECOMMENDATIONS

PROJECT NO.	
CAD DWG FILE	
DRAWN BY	
CHECK BY	
SCALE	1/8"=1'-0"
DATE	3-3-2017

SHEET TITLE
**ALL VIEW ELEVATIONS
 RENOVATED**

SHEET NUMBER
A-201
 OF

NEW LEFT ELEVATION



- ELEVATION NOTES**
- ROOF PITCHES SHOWN ARE ASSUMED. CONTRACTOR TO VERIFY ROOF PITCHES DURING DEMOLITION AND NOTIFY DESIGNER OF RECORD OF ANY DISCREPANCIES.
 - FIRST FLOOR CEILING HEIGHT = 10'5".
 - SECOND FLOOR CEILING HEIGHT = 9'4".
 - MEASUREMENTS OBTAINED IN FIELD. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN AND CONTACT DESIGNER OF RECORD WITH ANY DISCREPANCIES.
 - STRUCTURAL FRAMING (WALL, FLOOR AND ROOF FRAMING) NOT INDICATED. CONTRACTOR TO NOTIFY DESIGNER OF RECORD OF STRUCTURAL FRAMING AND ANY STRUCTURAL DAMAGE DURING DEMOLITION.

PROPERTY OWNER
CAVA CAPITAL, LLC.
 5310 MARKEL ROAD, SUITE 104
 RICHMOND, VA 23230
 804-510-0667

PRIME CONSULTANT

PENN DESIGN GROUP, LLC
 515 M STREET SE, SUITE 207
 WASHINGTON, DC 20003
 (202) 629-2425 PHONE
 (202) 629-3488 FAX

PROJECT TITLE
RENOVATED HOME PLANS FOR
717 N 24th STREET
RICHMOND, VA 23223

ISSUES	NO	DATE	DESCRIPTION

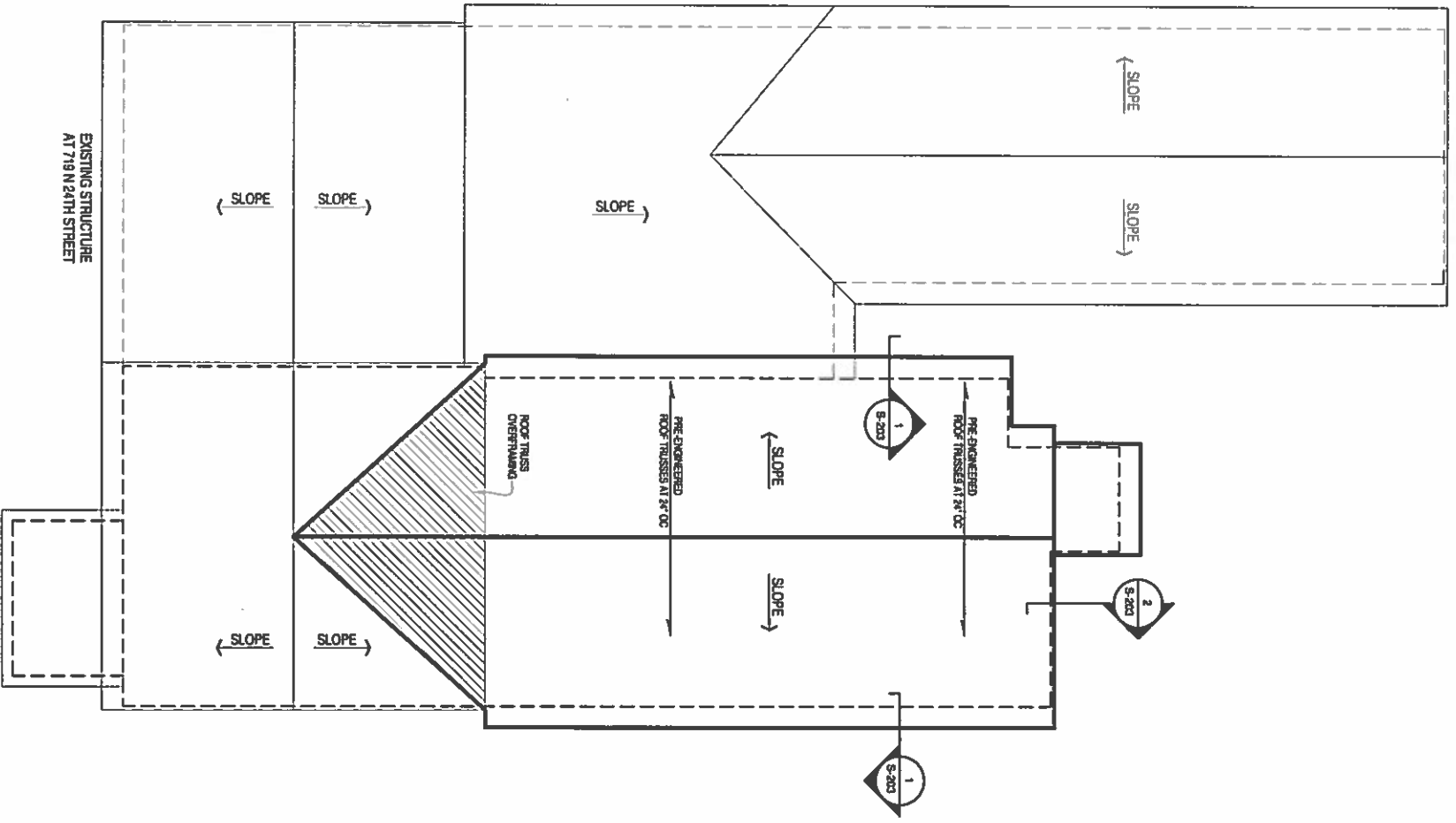
REVISIONS

NO	DATE	DESCRIPTION
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2	4.24.17	CAD RENOVATION (ADDITIONAL INFO)
3	4.25.17	SOL. ENGINEER RECOMMENDATIONS

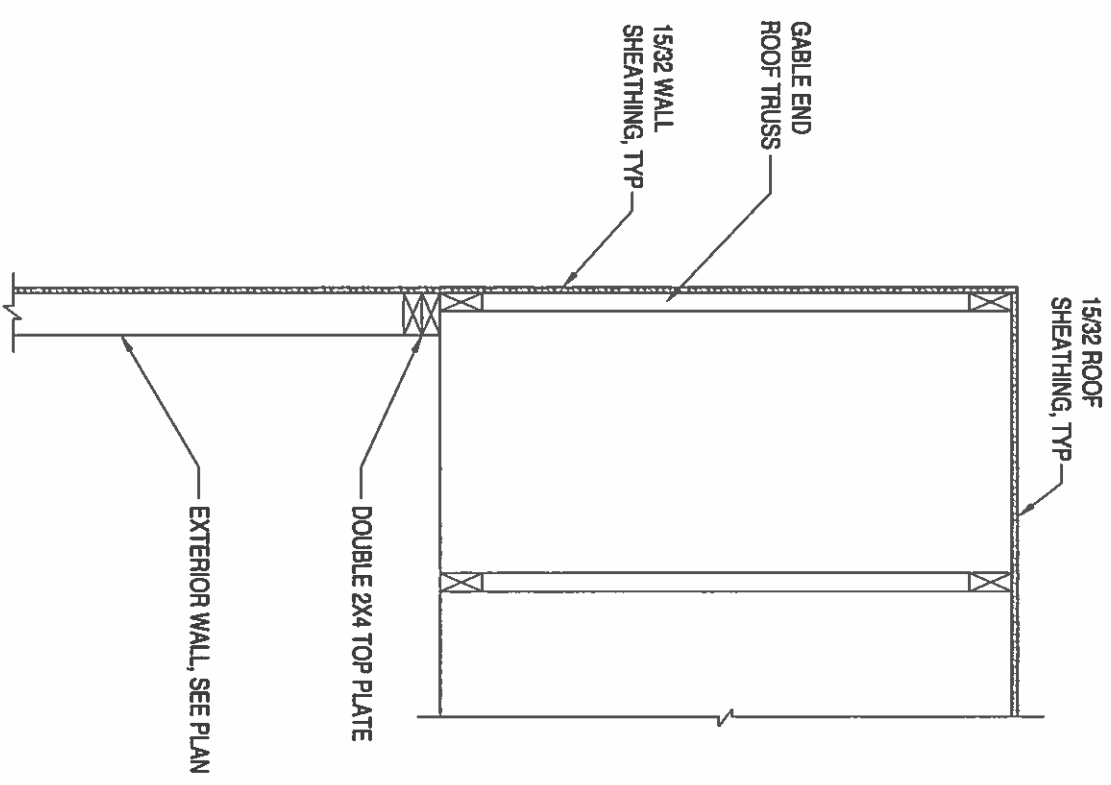
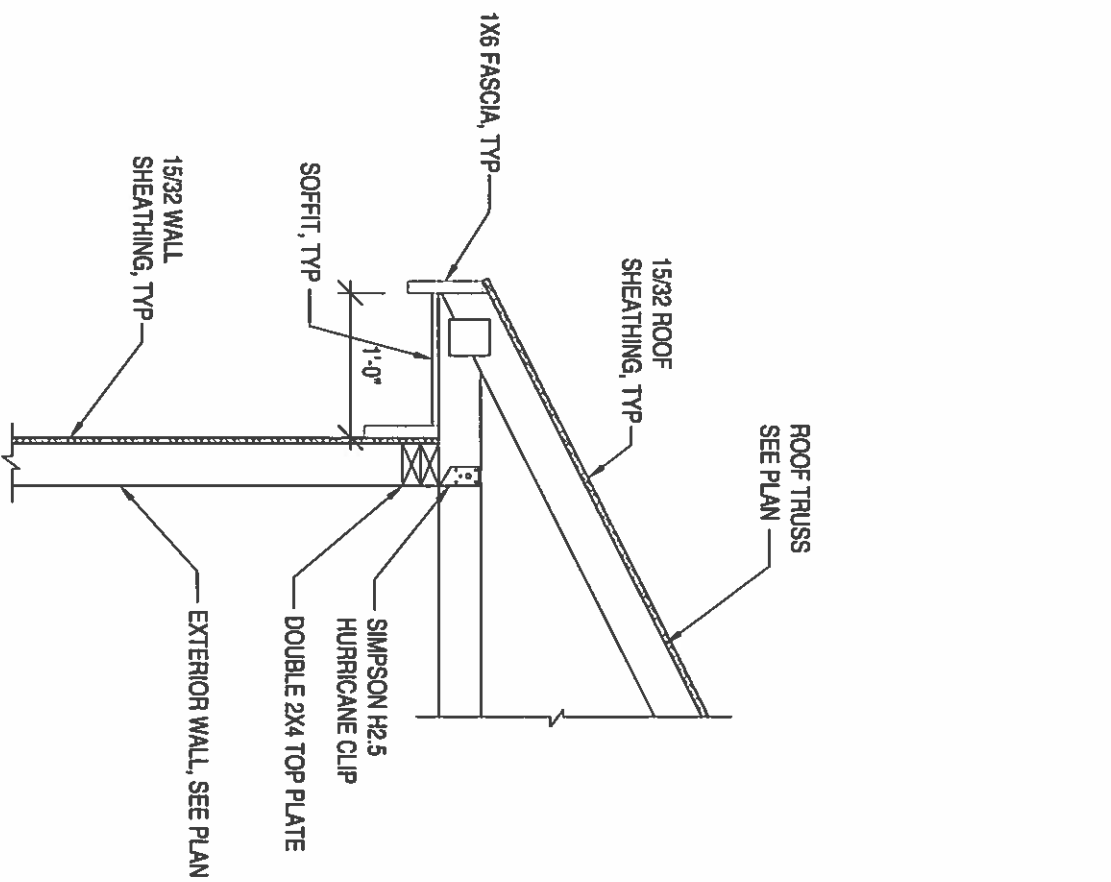
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 DRAWN BY: _____
 CHKD BY: _____
 SCALE: 1/8"=1'-0"
 DATE: 3-2-2017

SHEET TITLE
ALL VIEW ELEVATIONS RENOVATED

SHEET NUMBER
A-202
 OF SHEET



NEW ROOF LINE PLAN



PROPERTY OWNER
CAVA CAPITAL, LLC.
 5310 MARKET ROAD, SUITE 104
 RICHMOND, VA 23230
 804.510.0687

PRIME CONSULTANT
PENNN
 DESIGN GROUP, LLC
 515 M STREET SE, SUITE 207
 WASHINGTON, DC 20003
 (202) 829-2425 PHONE
 (202) 829-3498 FAX

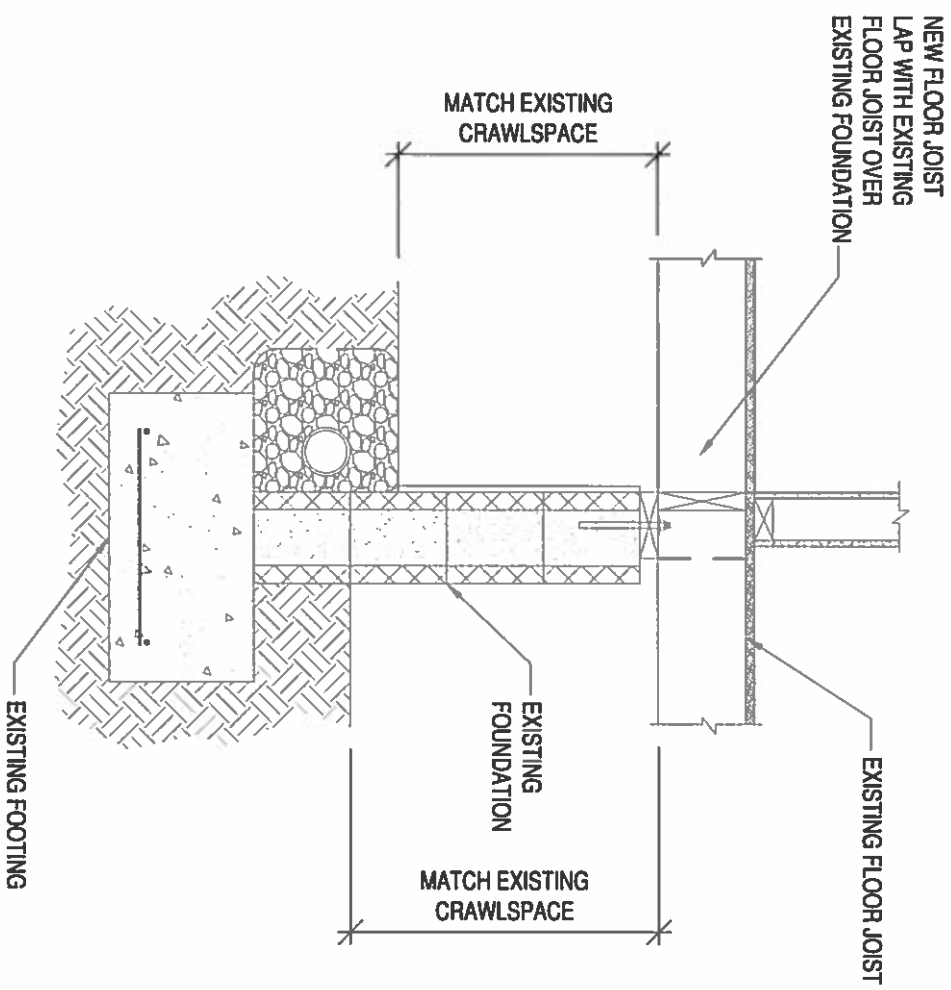
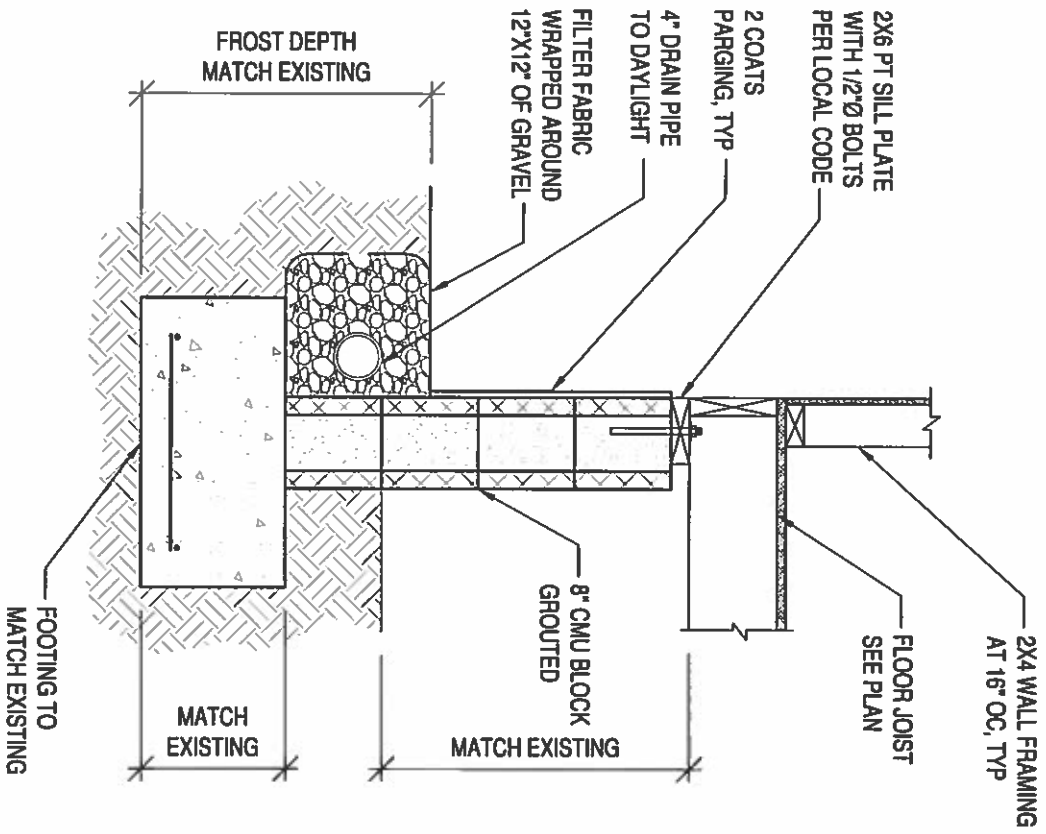
PROJECT TITLE
**RENOVATED HOME
 PLANS FOR
 717 N 24th STREET
 RICHMOND, VA 23223**

ISSUES	NO	DATE	DESCRIPTION
REVISIONS <td></td> <td></td> <td></td>			
1	4-25-17		REVISION
2	4-25-17		CAD REVISION
3	4-25-17		SOIL ENGINEER RECOMMENDATIONS

PROJECT NO. _____
 CAD DWG FILE: _____
 DRAWN BY: _____
 CKD BY: _____
 SCALE: 1/8" = 1'-0"
 DATE: 3-3-2017

SHEET TITLE
**RENOVATED
 ROOF LINE PLAN**

SHEET NUMBER
A-203
 OF
 SHEET



PROPERTY OWNER

CAVA CAPITAL, LLC.
5310 MARKEL ROAD, SUITE 104
RICHMOND, VA 23230
804-510-0667

PRIME CONSULTANT

PENNN
DESIGN GROUP, LLC
515 M STREET SE, SUITE 207
WASHINGTON, DC 20003
(202) 629-2425 PHONE
(202) 629-3486 FAX

SEAL

PROJECT TITLE

**RENOVATED HOME
PLANS FOR
717 N 24th STREET**

RICHMOND, VA 23223

ISSUES

NO	DATE	DESCRIPTION

REVISIONS

NO	DATE	DESCRIPTION
1	4-23-17	QA REVIEW
2	4-23-17	QA REVISION (ADDITIONAL INFO)
3	4-25-17	SOIL ENGINEER RECOMMENDATIONS

PROJECT NO.

CAD DWG FILE: 1000-04-16-17.dwg

DRAWN BY:

CHKD BY:

SCALE: 1/8"=1'-0"

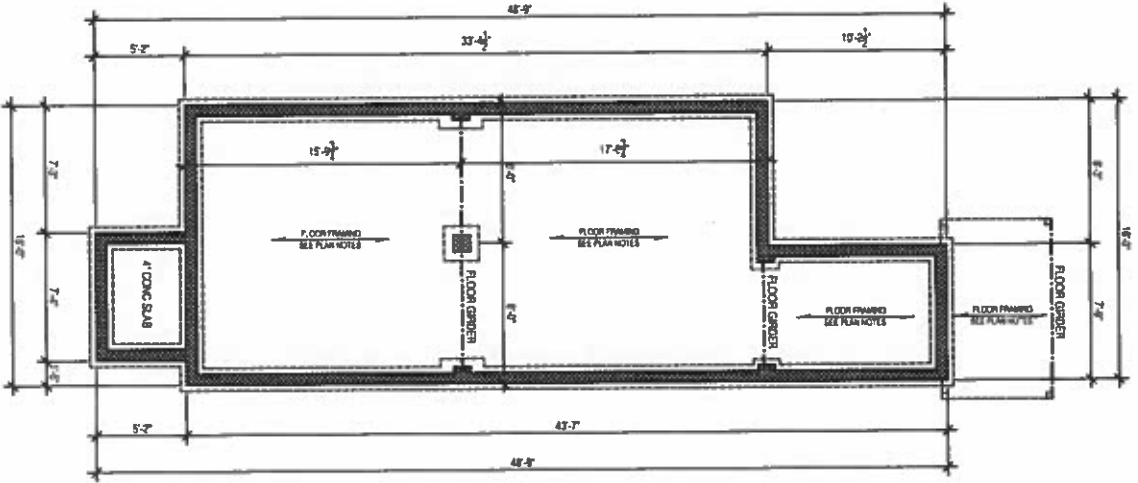
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SHEET TITLE

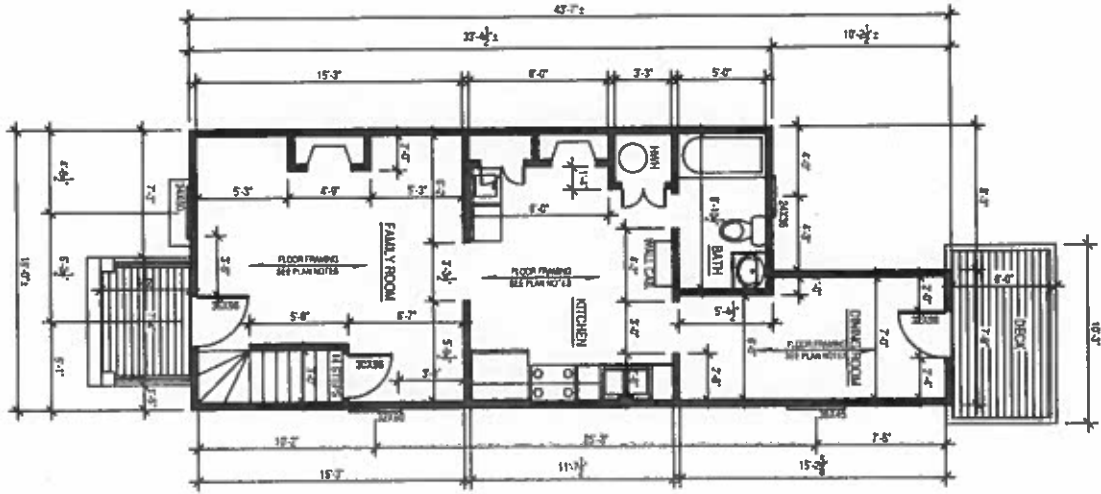
**FOUNDATION
SECTIONS**

SHEET NUMBER
A-204
OF

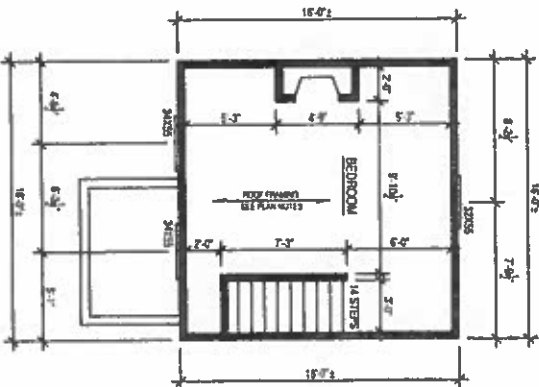
SHEET



EXISTING FOUNDATION PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

- PLAN NOTES**
- FIRST FLOOR CEILING HEIGHT - 10'3"
 - SECOND FLOOR CEILING HEIGHT - 8'3"
 - MEASUREMENTS OBTAINED IN FIELD. CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN AND CONTACT DESIGNER OF RECORD WITH ANY DISCREPANCIES.
 - FLOOR AND ROOF FRAMING DIRECTIONS ASSIGNED. CONTRACTOR TO VERIFY FRAMED DIRECTIONS DURING DEMOLITION AND NOTIFY DESIGNER OF RECORD OF ANY DISCREPANCIES.
 - STRUCTURAL FRAMING WALL, FLOOR AND ROOF FRAMING NOT INDICATED. CONTRACTOR TO NOTIFY DESIGNER OF RECORD OF STRUCTURAL FRAMING AND ANY STRUCTURAL DAMAGE DURING DEMOLITION.

PROPERTY OWNER
CAVA CAPITAL, LLC.
 1115 SUNSET HILL ROAD, SUITE 309
 RESTON, VA 20191
 871-515-8888

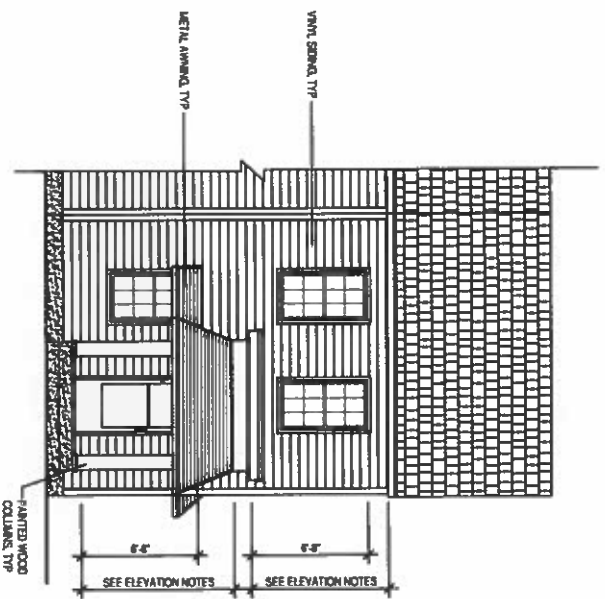
DESIGNER
PENNN
 DESIGN GROUP, LLC
 515 M STREET SE, SUITE 207
 WASHINGTON, DC 20003
 (202) 638-2425 PHONE
 (202) 638-2488 FAX

PROJECT TITLE
EXISTING HOME PLANS
 717 N 24th STREET
 RICHMOND, VA 23223

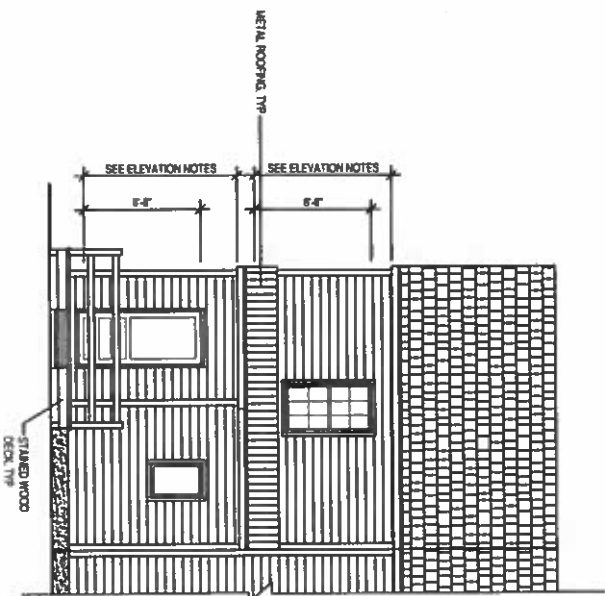
NO.	DATE	DESCRIPTION

PROJECT NO.	
CAD DRAW FILE	
DRAWN BY	
CHECKED BY	
SCALE	
DATE	

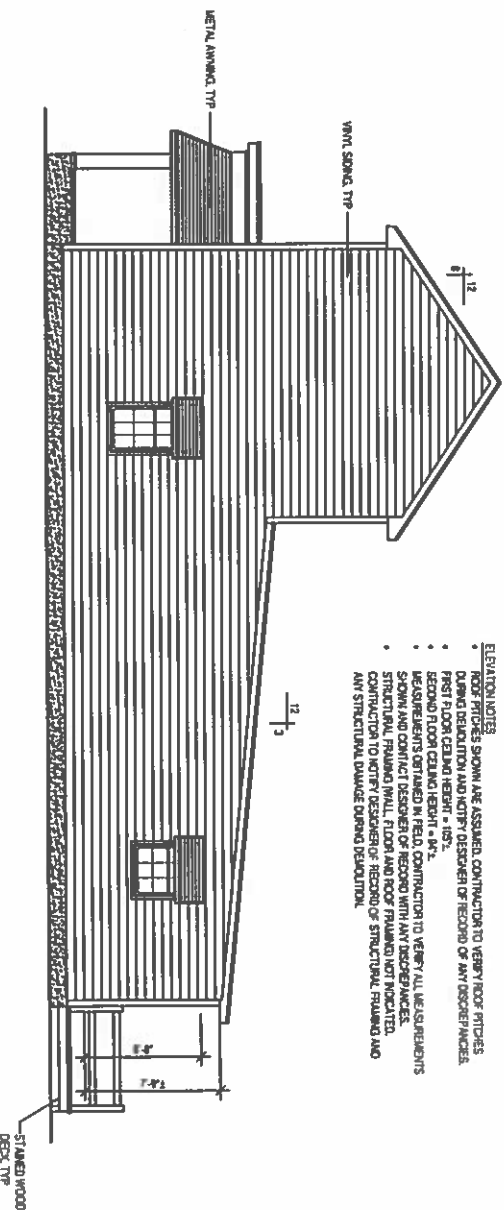
SHEET TITLE
EXISTING FLOOR PLANS
 SHEET NUMBER
A-101
 OF
 SHEET



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

- ELEVATION NOTES
- ROOF PRICES SHOWN ARE ASSUMED. CONTRACTOR TO VERIFY ROOF PRICES DURING DEMOLITION AND NOTIFY DESIGNER OF RECORD OF ANY DISCREPANCIES.
 - FIRST FLOOR CEILING HEIGHT = 10'-0".
 - SECOND FLOOR CEILING HEIGHT = 8'-0".
 - MEASUREMENTS OBTAINED IN FIELD. CONTRACTOR TO VERIFY ALL MEASUREMENTS.
 - SHOWN AND CONTACT DESIGNER OF RECORD WITH ANY DISCREPANCIES.
 - STRUCTURAL FRAMES (WALL, FLOOR AND ROOF FRAMES) NOT INDICATED. CONTRACTOR TO NOTIFY DESIGNER OF RECORD OF STRUCTURAL FRAMING AND ANY STRUCTURAL DAMAGE DURING DEMOLITION.

PROJECT OWNER
CAVA CAPITAL, LLC.
 1115 SUNSET HILL ROAD, SUITE 309
 RESTON, VA 20191
 871-314-0024

PROJECT ARCHITECT
PENNN
 DESIGN GROUP, LLC
 515 M STREET SE, SUITE 207
 WASHINGTON, DC 20003
 (202) 639-2423 PHONE
 (202) 639-3449 FAX

EXISTING HOME
 PLANS
 717 N 24th STREET
 RICHMOND, VA 23223

NO.	DATE	REVISIONS

DESIGNER
 JASON PITT
 11-07-05

PROJECT NO:
 CAD DRAW FILE: Existing Home.rvt
 DRAWN BY:
 CHECK BY:
 SCALE: 1/4"=1'-0"
 DATE: 11-08-05

SHEET TITLE
ALL VIEW ELEVATIONS

SHEET NUMBER
A-201

SHEET TOTAL
 48-01