



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 705 N. 21st Street

Historic district Union Hill

Date/time rec'd: 9/28 11:30
Rec'd by: _____
Application #: CAA-042475-2018
Hearing date: 10 23 2018

APPLICANT INFORMATION

Name Shaunda + Derrick Parker

Phone (804)601-1125

Company Power Builders, LLC

Email info@powerbuilders.co

Mailing Address 11533 Busy Street #234
N. Chesterfield, VA 23236

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

OWNER INFORMATION (if different from above)

Name Same as above

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)
Light remodel to residential home to include adding a full bathroom into the master suite and creating a 4th (fourth) bedroom by fabricating an interior wall and enclosing the existing back stoop to make a closet.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. 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. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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 Shaunda Parker

Date 9/28/18

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. Visit the Commission of Architectural Review website for project guidance and forms:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Division of Planning and Preservation 804.646.3709 Chelsea.Jeffries@Richmondgov.com

SUBMISSION INSTRUCTIONS

Submit applications to the Division of Planning and Preservation, Rm. 510, 900 E. Broad Street

- One (1) signed and completed application – property owners signature required
- Twelve (12) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled

MEETING SCHEDULE

- Applications are due by 12 PM (noon) on the deadline date. Exception: revisions to items deferred, denied or presented conceptually at the previous CAR meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following CAR meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on the agenda.
- CAR will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, commissioners, and public notice if required.
- CAR monthly meetings are held at 3:30 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.

2017 Meeting Dates (Tuesdays unless noted otherwise)	Application Deadlines (Fridays unless noted otherwise)
January 23	December 22, 2017
February 27	January 26
March 27	March 2
April 24	March 30
May 22	April 27
June 26	May 25
July 24	June 29
August 28	July 27
September 25	August 24
October 23	September 28
November 27	October 26
December 18	November 26 (Monday)



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 706 N. 21st Street

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 1/2 x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight



Power Builders, LLC
2Tim1:7

11533 Busy Street, Suite 234
N. Chesterfield, VA 23236
(804) 601-1125
Info@PowerBuilders.co

Written Description of 705 N. 21st Street

To Whom It May Concern:

Power Builders, LLC focuses on being a premier real estate solutions company, and since our inception we have been helping homeowners along with improving communities in our city. Our mission is to rejuvenate neighborhoods and increase the standard of living by improving the overall quality of housing for the residents. We carefully consider the need of every renovation that we complete. We live and work by our motto, "Revitalizing Communities by Restoring Their Value and Power!" With this in mind, Power Builders, certainly understands the need to preserve the history of the Union Hill District of the Historic Church Hill, VA.

This property has been modified several times, both inside and out, by the previous home owner. The current conditions include the room above the lower porch has been altered, adding square footage to one of this secondary bedroom. Although, this is complete it is not secure. Also, currently, there are French Doors in the other secondary bedroom, leading to nowhere. All windows have been converted to vinyl replacement windows, some functional and some not, none of which are historic. The current siding is a mixture of aluminum and hardie plank with bead. There is a metal fence surrounding the yard.

We plan to change all windows back to wood windows, especially changing the French Doors back to a regular window to line up with kitchen window underneath. Also, the bedroom beside it will have a window added on the side wall to line up with the existing window in the hallway. We plan to enclose the existing back porch, without changing or disturbing the existing footprint of the home, only securing and stabilizing the structure itself. We plan to change the now mixed siding, back to a smooth, no bead, hardie board siding. Due to the condition of the walkway leading from the front to the back of the house (missing bricks, broken bricks, covered by plywood), we plan to even and make the walkway safe by installing a concrete walkway in its place. Also, so today's new owner can enjoy life outside, we plan to install a 12'x12' concrete patio in the backyard, directly off of the kitchen. In order to create some storage for the outdoor maintenance items, i.e. lawnmower, weed eater, etc., we plan to install a 8'x10' work shed in the rear yard at the furthest most acceptable point. The metal fence will be replaced with a dog-ear privacy fence following the rear yard and transitioning to a French Gothic fence at the front of the home. The rails on the front porch will be updated to "Richmond Rail." The metal awning will be removed from the front porch. The outdoor air units will be relocated to the roof of the

home. Since the metal roof is in a stable and above satisfactory condition, we plan to have it sealed only.

Proposed New Material:

-Front Entry Door: 4-LT ¾ Glass Over Panel, 3-0/6-8 Wood Door

-Siding: 8-1/4x12 SMTH Plank HZ10

-Windows: Builder Series 100 Double Hung Wood

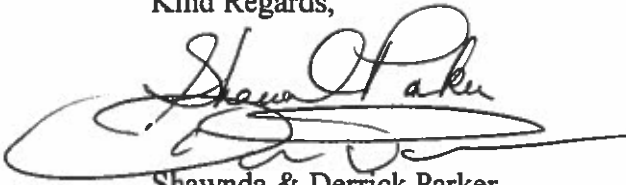
-Rear Entry Door: 32"x80" 9-Lite Exterior Wood Door

-Paint

- Body-SW6207 Retreat
- Wood Trim-SW7006 Extra White
- Masonry Body-SW2805 Renwick Beige
- Window Sashes- SW7006 Extra White
- Doors-SW6394 Sequin
- Porch Ceilings-SW0059 Frostwork
- Porch Floors-SW2805 Renwick Beige
- Metal Elements-SW 6258 Tricorn Black
- Metal Roofs-SW6207 Retreat
- Wood Fences-SW7006 Extra White

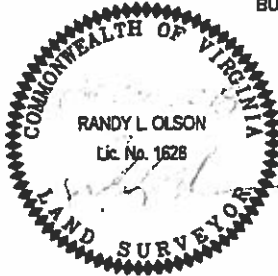
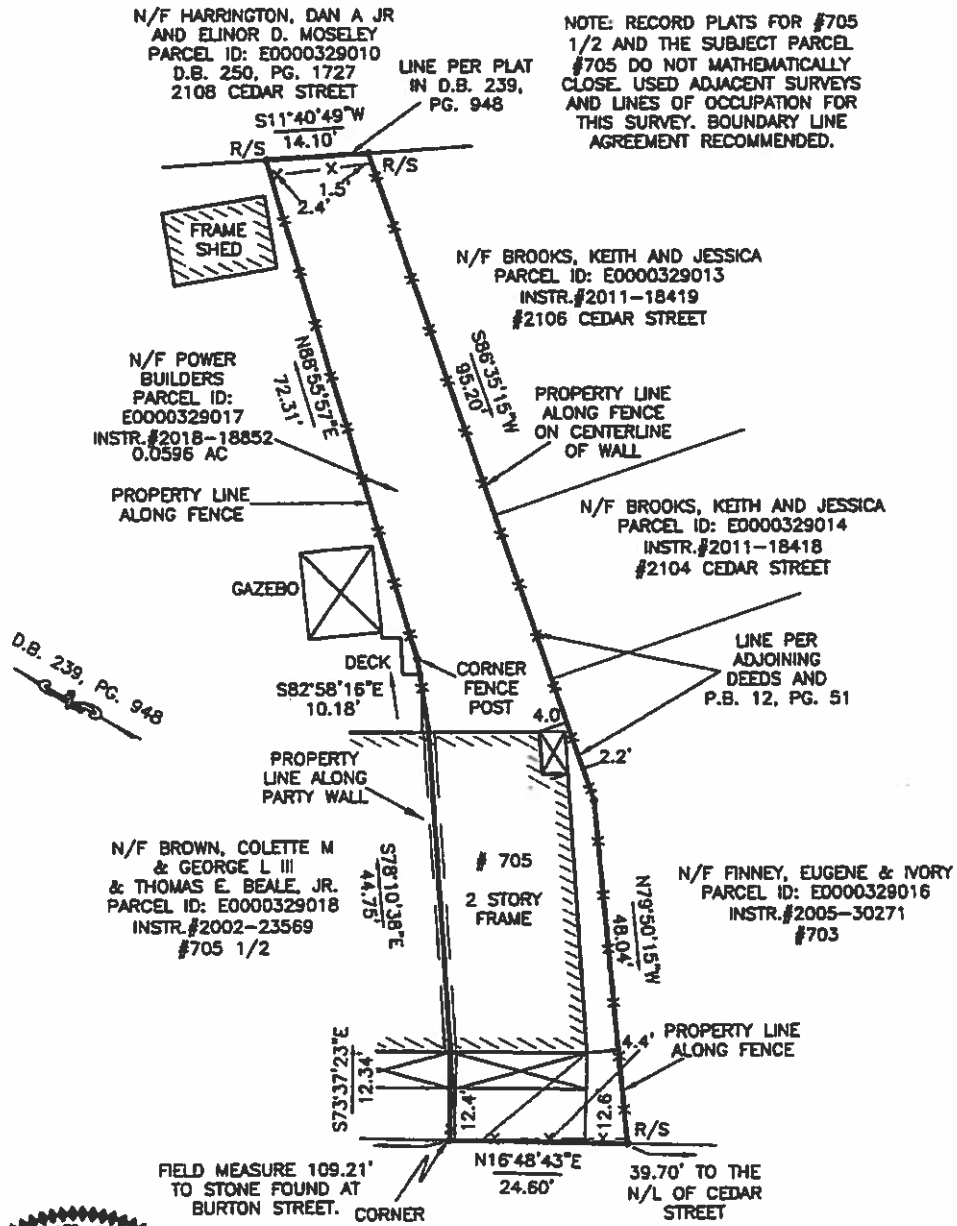
As we are excited to restore this gem, we thank you for reviewing our proposal!

Kind Regards,



Shawnda & Derrick Parker
Power Builders, LLC

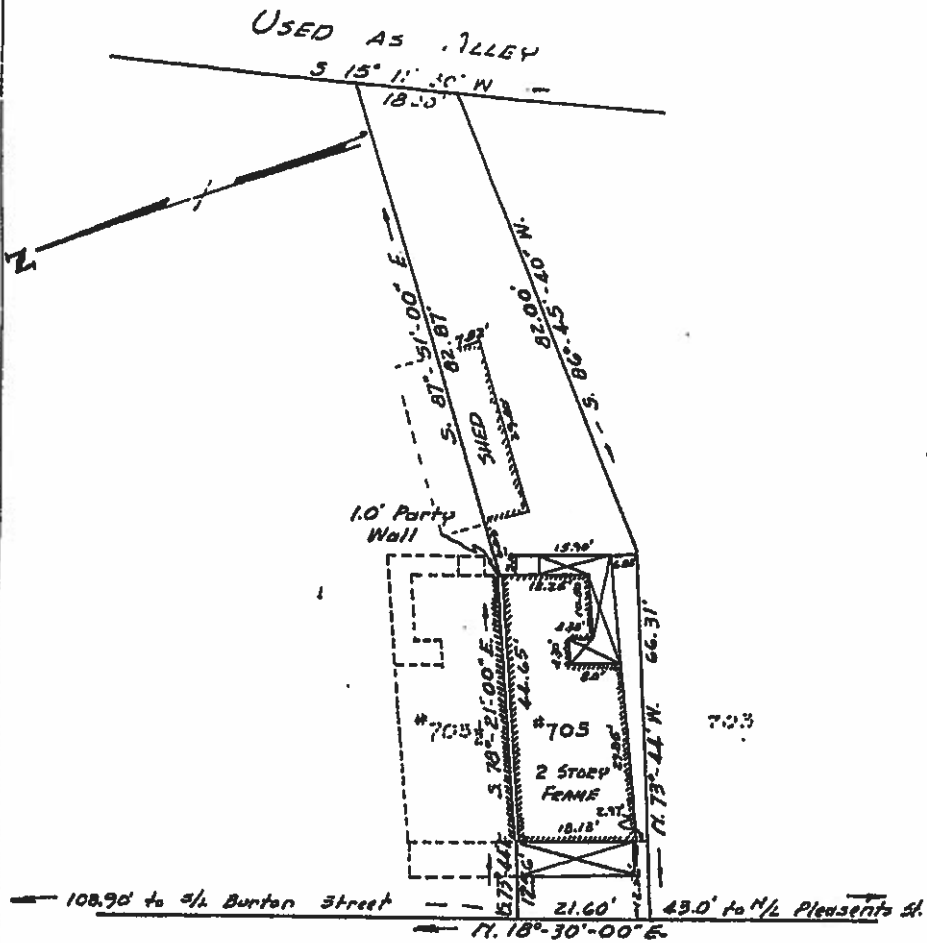
1. THIS IS TO CERTIFY THAT ON SEPTEMBER 24, 2018, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.
2. THIS PROPERTY IS IN H.U.D. DEFINED FLOOD HAZARD AREA. ZONE: "X", AS SHOWN ON FIRM COMMUNITY PANEL #5101290041E, EFFECTIVE DATE 7-16-2014.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.



PLAT SHOWING IMPROVEMENTS ON
705 N. 21ST STREET
CITY OF RICHMOND, VIRGINIA

HARVEY L. PARKS, INC.
4508 W. HUNDRED ROAD
CHESTER, VA.
748-8641 748-0515
EMAIL: SURVEYS@HARVEYPARKS.COM FAX: 796-5742

DATE: SEPTEMBER 24, 2018 SCALE: 1"=30'
DRAWN BY: J.M.D.
CHECKED BY: R.L.O.
61725.dwg



NORTH 21ST STREET

PLAT SHOWING PROPERTY WITH IMPROVEMENTS THEREON, LOCATED IN THE CITY OF RICHMOND, VIRGINIA.

SCALE - 1"=20' SEPTEMBER 9, 1949.

JOHN H. FOSTER
 CERTIFIED SURVEYOR
 RICHMOND, VIRGINIA

City of Richmond—to-wit:

In the Office of the Court of Chancery for said City,
 the 6th day of October, 1949

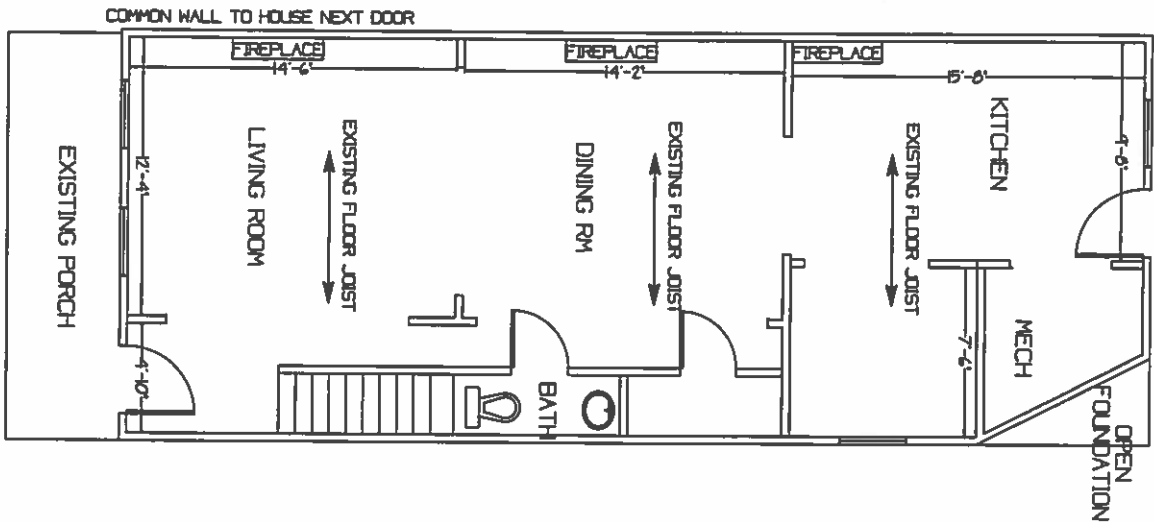
This deed was presented, and, with the Certificate + Plat annexed, admitted
 to record at 10:10 o'clock A. M.

Tap # 825

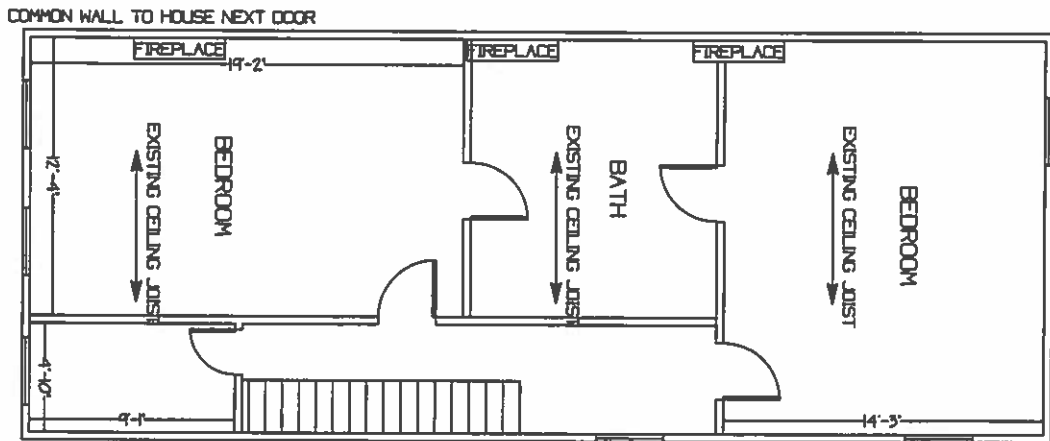
Teste: [Signature] Clerk.

VERIFIED WHEN SIGNED

705 N 21st ST
 RICHMOND, VA
 FIRST FLOOR / EXISTING
 SCALE 3/16"=1"



705 N 21st ST
 RICHMOND, VA
 FIRST FLOOR / EXISTING
 SCALE 3/16"=1"



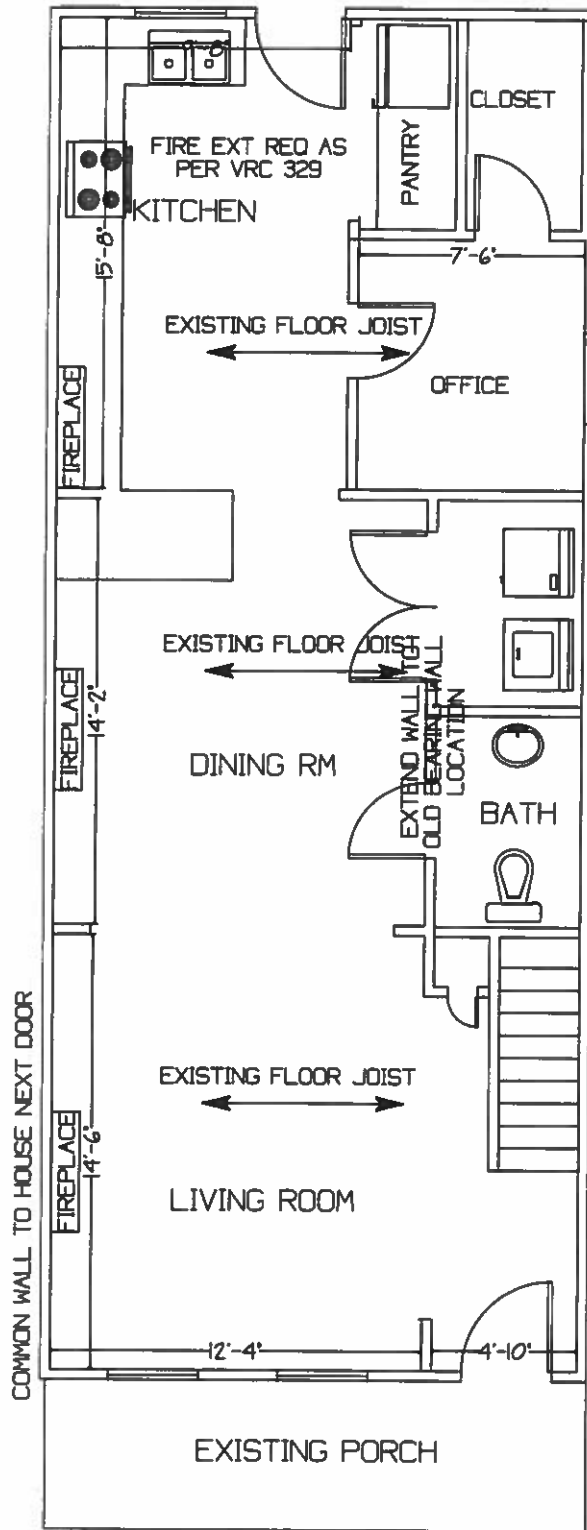
1
 of
 4

THIS PLAN WAS DESIGNED FOR
 705 N 21st ST
 RICHMOND, VA

NetCadDrafting.com
 RESIDENTIAL HOUSE PLAN
 SERVICES
 804-640-0791

DATE OF PLANS
 9/19/18
 PLANS DRAWN BY
 BRAD PRICE

CLOSE IN OPEN
SPACE w/ NEW 2x4's 16" OC
7/16" OSB



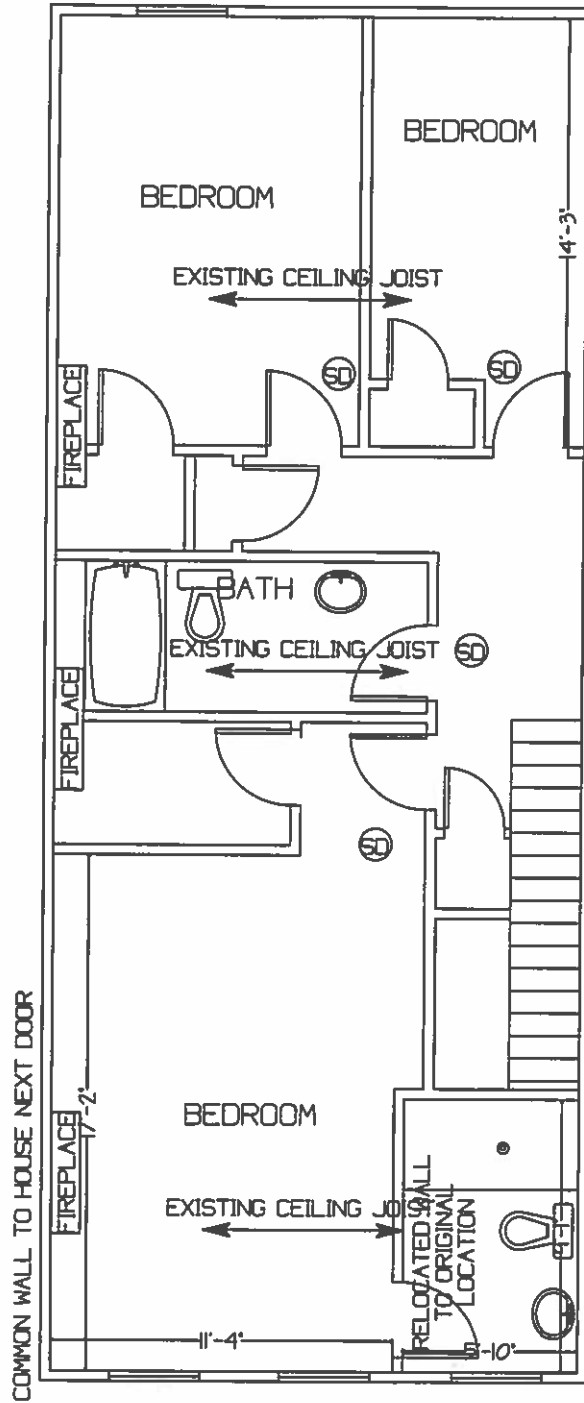
705 N 21st ST
RICHMOND, VA
FIRST FLOOR / PROPOSED
SCALE 1/4"=1'

2
of
4

THIS PLAN WAS DESIGNED FOR
705 N 21st ST
RICHMOND, VA

NetCadDrafting.com
RESIDENTIAL HOUSE PLAN
SERVICES
804-648-0791

DATE OF PLANS
9/19/18
PLANS DRAWN BY
BRAD PRICE



705 N 21st ST
 RICHMOND, VA
 FIRST FLOOR / PROPOSED
 SCALE 1/4"=1'

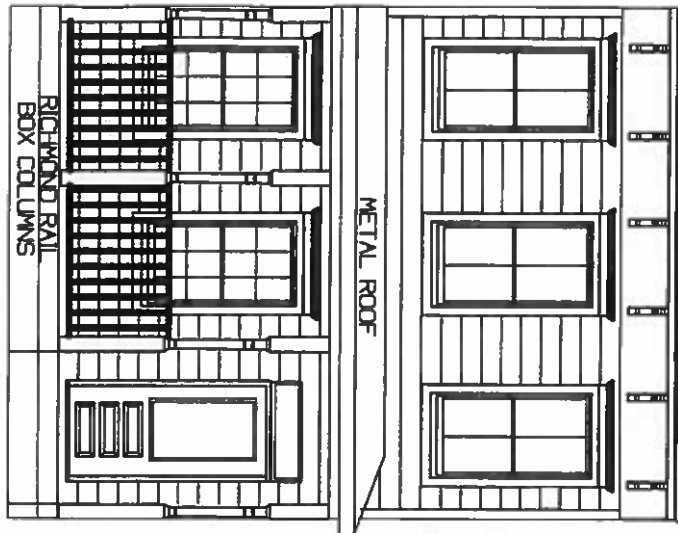
3
 OF
 4

THIS PLAN WAS DESIGNED FOR
 705 N 21st ST
 RICHMOND, VA

NetCadDrafting.com
 RESIDENTIAL HOUSE PLAN
 SERVICES
 804-640-0791

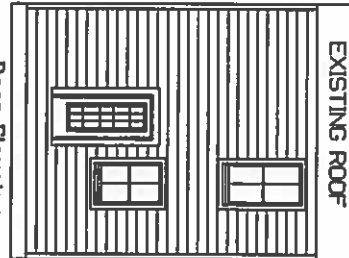
DATE OF PLANS
 9/19/18

PLANS DRAWN BY
 BRAD PRICE



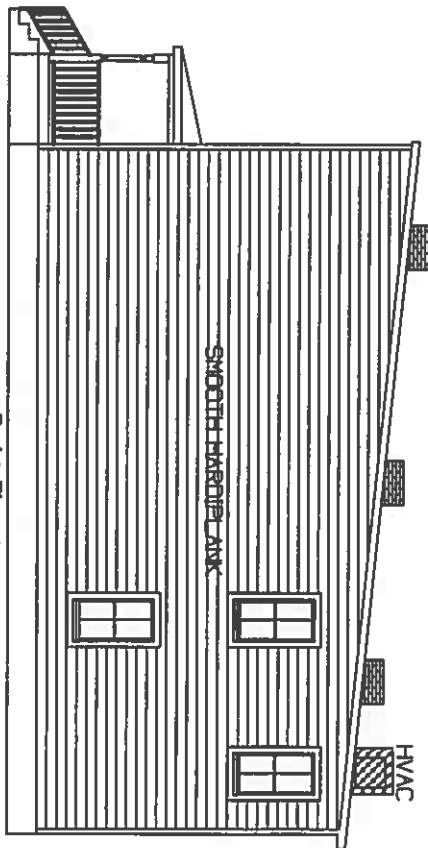
Front Elevation

Scale 1/4"=1'



Rear Elevation

Scale 1/8"=1'



Right Elevation

Scale 1/8"=1'

ESTIMATE #1450

09/24/18 12:14 PM

84 LUMBER CO.

PAGE 1

NAME: POWER BUILDERS LLC
CODE:
ADDRESS: 123 TBD
RICHMOND, VA 23236
PHONE: (804) 601-1125 FAX:
PROJECT:

STORE: 1705 - FALLING CREEK
ADDRESS: 2400 STATION DR RICH VA 23234
PHONE: (804) 271-9484
ASSOCIATE: SPENCER BERMAN
EST DATE: 09/24/18 START: / /

< THIS IS NOT A RECEIPT >

#1450

CUSTOMER COPY

P.O.S.#	QTY	DESCRIPTION	PRICE	EXTENDED
1.	88400	PLYGEM BLDRS 100 SERIES		
2.	88400	PRMD EXT. NATURAL INT.		
3.	88400	2 OVER 2 WOOD GRILLE		
4.	88400	W/ FULL SCREEN		
5.	88400	LOW E GLASS		
6.	88400	PRIMED 4-9/16 JAMB		
7.	88424	2 33-3/8X73 DH	324.99	649.98
8.	88424	4 33-3/8X69 DH	309.99	1239.96
9.	88424	1 21-3/8X33 DH	184.99	184.99
10.	88424	1 29-3/8X45 DH	224.99	224.99
11.	88424	2 29-3/8X57 DH	254.99	509.98
			SUBTOTAL	\$2,809.90
			TAX	\$148.93
			TOTAL	\$2,958.83

84 LUMBER CO. ESTIMATE AND PRICING POLICY

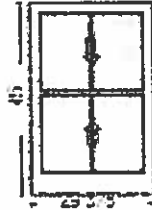
1. REGULAR UNIT PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE ANYTIME AFTER 7 DAYS FOLLOWING DATE OF ESTIMATE.
2. SALE PRICES ARE IN EFFECT ONLY UNTIL THE END OF THE ADVERTISED SALE PERIOD.
3. CUSTOMER DEPOSIT OF FULL AMOUNT OF ESTIMATED TOTAL PRICE WILL RENDER UNIT PRICES FIRM FOR 30 DAYS FROM DATE OF DEPOSIT.
4. 84 LUMBER CO. ASSUMES NO RESPONSIBILITY FOR ACCURACY OF TAKE OFFS FROM DRAWINGS OR BLUEPRINTS OR THAT THE PRODUCTS LISTED WILL BE SUFFICIENT TO COMPLETE CUSTOMER'S INTENDED PROJECT. CUSTOMERS SHOULD HAVE QUALIFIED ENGINEER OR ARCHITECT REVIEW ALL QUANTITIES.
5. THIS ESTIMATE DOES NOT CONSTITUTE A CONTRACT OF SALE OR GUARANTEE AVAILABILITY OF ANY PRODUCT LISTED.
6. ALL PRICES QUOTED BASED ON TOTAL PACKAGE PRICE AND SUBJECT TO CHANGE IF TOTAL PACKAGE NOT PURCHASED OR CONTENTS OF PACKAGE CHANGE.

For this project, call Maggie's Mgmt LLC dba 84 Insurance for a quote on Builders Risk Insurance at 877-866-1384 Opt. 1 Ext. 2108 or visit 84insurance.com.

Maggies Management, LLC is a licensed insurance producer and is a separate entity from 84 Lumber Co. 84 Lumber Co. is not licensed to and does not sell insurance.

QUOTE #	QUOTE DATE	REQUESTED DATE	SHIP DATE	QUOTED BY
4220996	9/24/2018	1/1/0001	Quote Not Ordered	ghodges
JOB NAME		CUSTOMER PO#	PLANT	SALES PERSON
Power Builders			Rocky Mount	Liebig, David

LineItem #	Description
4-1	<p>Qty: 1</p> <p>Room Location: None Assigned</p> <p>Note:</p> <p>Rough Opening: 30 1/2 X 45 5/8, Frame: 29 3/8 X 45</p> <p>Wrapping - Clear Opening Calculations 25.75 X 18.625, Clear Opening Area: 3.33</p> <p>Product Unit 1: Builder Series 100 Double Hung</p> <p>Dimensions Call Size 2-4 3-6, Frame Size 29.375 X 45</p> <p>Color Exterior = Primed, Interior = Natural, Balance = White</p> <p>Unit Type Compression Tilt, Base Sill Material = Wood, Blind Stop Material = Wood, Prep for Stool and Apron</p> <p>Unit Performance Performance Upgrade = None, DP +35/-35, No Thermal Requirement, U-Factor = 0.34, SHGC = 0.29, VLT = 0.52, CPD = PWG-M-80-01156-00001</p> <p>Glass Unit 1: Low-E, Double Glazed, Warm Edge (WE), Metal Unit 1 Lower, 1 Upper: Annealed</p> <p>Grilles 5/8" Wood Removable, Colonial, 2W1H</p> <p>Hardware White, 2 Locks</p> <p>Screen Full Screen, White, Shipped Separately</p> <p>Wrapping - Frame Options Standard Nose, Wood</p> <p>Wrapping - Exterior Casing MW Brickmould, Wood</p> <p>Wrapping - Jamb Extension 4 9/16"</p>



LineItem #	Description
4-2	<p>Qty: 1</p> <p>Room Location: None Assigned</p> <p>Note:</p> <p>Unit 1 Screen, 2-4 3-6, Screen Color: White</p>

LineItem #	Description
4-3	<p>Qty: 1</p> <p>Room Location: None Assigned</p> <p>Note:</p> <p>Unit 1 5/8" Wood Removable, Colonial</p>

QUOTE #	QUOTE DATE	REQUESTED DATE	SHIP DATE	QUOTED BY
4220996	9/24/2018	1/1/0001	Quote Not Ordered	ghodges
JOB NAME		CUSTOMER PO#	PLANT	SALES PERSON
Power Builders			Rocky Mount	Liebig, David

PROJECT	QUOTE
Power Builders	Unassigned Quote
NOTES	
Order:	
Delivery:	
Comment:	

CUSTOMER SIGNATURE _____ DATE _____

Prices listed are good for acceptance for 30 days after the quote is certified. All material to be delivered within an additional 90 days or pricing may be increased due to material cost increase. Acceptance of the order by Ply Gem will be determined by availability of production time. Product quoted may or may not meet architect's specifications. Please verify adherence to state and local codes. Total does not include applicable taxes. Job total is reflected by the quantities SHOWN ABOVE. In the event of quantity or extension discrepancy, unit price will prevail.

ESTIMATE #2661

09/18/18 3:46 PM

84 LUMBER CO.

PAGE 1

NAME: POWER BUILDERS LLC
CODE:
ADDRESS: 123 TBD
RICHMOND, VA 23236
PHONE: (804) 601-1125 FAX:
PROJECT:

STORE: 1705 - FALLING CREEK
ADDRESS: 2400 STATION DR RICH VA 23234
PHONE: (804) 271-9484
ASSOCIATE: SPENCER BERMAN
EST DATE: 09/18/18 START: / /

< THIS IS NOT A RECEIPT >

#2661

CUSTOMER COPY

P.O.S.#	QTY	DESCRIPTION	PRICE	EXTENDED
1.	7386300	200	8-1/4X12 SMTH PLANK HZ10	8.89 1778.00
			SUBTOTAL	\$1,778.00
			TAX	\$94.24
			TOTAL	\$1,872.24

84 LUMBER CO. ESTIMATE AND PRICING POLICY

1. REGULAR UNIT PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE ANYTIME AFTER 7 DAYS FOLLOWING DATE OF ESTIMATE.
2. SALE PRICES ARE IN EFFECT ONLY UNTIL THE END OF THE ADVERTISED SALE PERIOD.
3. CUSTOMER DEPOSIT OF FULL AMOUNT OF ESTIMATED TOTAL PRICE WILL RENDER UNIT PRICES FIRM FOR 30 DAYS FROM DATE OF DEPOSIT.
4. 84 LUMBER CO. ASSUMES NO RESPONSIBILITY FOR ACCURACY OF TAKE OFFS FROM DRAWINGS OR BLUEPRINTS OR THAT THE PRODUCTS LISTED WILL BE SUFFICIENT TO COMPLETE CUSTOMER'S INTENDED PROJECT. CUSTOMERS SHOULD HAVE QUALIFIED ENGINEER OR ARCHITECT REVIEW ALL QUANTITIES.
5. THIS ESTIMATE DOES NOT CONSTITUTE A CONTRACT OF SALE OR GUARANTEE AVAILABILITY OF ANY PRODUCT LISTED.
6. ALL PRICES QUOTED BASED ON TOTAL PACKAGE PRICE AND SUBJECT TO CHANGE IF TOTAL PACKAGE NOT PURCHASED OR CONTENTS OF PACKAGE CHANGE.

For this project, call Maggie's Mgmt LLC dba 84 Insurance for a quote on Builders Risk Insurance at 877-866-1384 Opt. 1 Ext. 2108 or visit 84insurance.com.

Maggies Management, LLC is a licensed insurance producer and is a separate entity from 84 Lumber Co. 84 Lumber Co. is not licensed to and does not sell insurance.

ESTIMATE #6458

09/21/18 10:19 AM

84 LUMBER CO.

PAGE 2

NAME: POWER BUILDERS
CODE:
ADDRESS: 123 TBD
RICHMOND, VA 23236
PHONE: (804) 601-1125 FAX:
PROJECT:

STORE: 1705 - FALLING CREEK
ADDRESS: 2400 STATION DR RICH VA 23234
PHONE: (804) 271-9484
ASSOCIATE: SPENCER BERMAN
EST DATE: 09/21/18 START: / /

< THIS IS NOT A RECEIPT >

#6458

CUSTOMER COPY

P.O.S.#	QTY	DESCRIPTION	PRICE	EXTENDED
15.	88400	4-LT 3/4 GLASS OVER PANEL		
16.	88400	4-5/8 PRMD JAMB		
17.	88400	NICKEL HINGE		
18.	88400	DBL BORE		
19.	88422	1 3-0/6-8 DOOR	697.97	697.97
			SUBTOTAL	\$9,330.43
			TAX	\$494.51
			TOTAL	\$9,824.94

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Maggies Management, LLC is a licensed insurance producer and is a separate entity from 84 Lumber Co. 84 Lumber Co. is not licensed to and does not sell insurance.

ESTIMATE #2363
09/25/18 2:55 PM

84 LUMBER CO. PAGE 1

NAME: POWER BUILDERS LLC
CODE:
ADDRESS: 123 TBD
RICHMOND, VA 23236
PHONE: (804) 601-1125 FAX:
PROJECT:

STORE: 1705 - FALLING CREEK
ADDRESS: 2400 STATION DR RICH VA 23234
PHONE: (804) 271-9484
ASSOCIATE: SPENCER BERMAN
EST DATE: 09/25/18 START: / /

< THIS IS NOT A RECEIPT >

#2363

CUSTOMER COPY

P.O.S.#	QTY	DESCRIPTION	PRICE	EXTENDED
1.	88400	EXTERIOR WOOD DOOR		
2.	88400	PINE DOOR		
3.	88400	32"X80" 9-LITE		
4.	88400	PRIMED 4-9/16 JAMB		
5.	88422	1 SN HARDWARE	588.46	588.46
			SUBTOTAL	\$588.46
			TAX	\$31.19
			TOTAL	\$619.65

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4. 84 LUMBER CO. ASSUMES NO RESPONSIBILITY FOR ACCURACY OF TAKE OFFS FROM DRAWINGS OR BLUEPRINTS OR THAT THE PRODUCTS LISTED WILL BE SUFFICIENT TO COMPLETE CUSTOMER'S INTENDED PROJECT. CUSTOMERS SHOULD HAVE QUALIFIED ENGINEER OR ARCHITECT REVIEW ALL QUANTITIES.
5. THIS ESTIMATE DOES NOT CONSTITUTE A CONTRACT OF SALE OR GUARANTEE AVAILABILITY OF ANY PRODUCT LISTED.
6. ALL PRICES QUOTED BASED ON TOTAL PACKAGE PRICE AND SUBJECT TO CHANGE IF TOTAL PACKAGE NOT PURCHASED OR CONTENTS OF PACKAGE CHANGE.

For this project, call Maggie's Mgmt LLC dba 84 Insurance for a quote on Builders Risk Insurance at 877-866-1384 Opt. 1 Ext. 2108 or visit 84insurance.com.

Maggies Management, LLC is a licensed insurance producer and is a separate entity from 84 Lumber Co. 84 Lumber Co. is not licensed to and does not sell insurance.



-Front Porch (remove awning, replace spindles with Richmond Rail)



-Front Porch - Masonry (to be painted 6W2805)



-Front Steps (Cracked concrete, to be demo'd and brought to code.



-Porch Ceiling and Siding (porch ceiling to be painted and siding replaced.



- Window seal (replaced with wood)



- Gated Entrance (replaced with wood French Gothic Fence.



- Distressed Brick Walkway and Fence (replace bricks with concrete and privacy fence.)



- Siding (replace with smooth hardie plank.)



- Upper level Windows (replaced with wood).



- Back Porch Area (improve structure of house).



- Back Porch Area (supports to be brought to code).



- Non-code supports (close in area to fully support upper level).



-Upper to Lower Level view (support and appeal)



- Back left of Structure (room supported by piers to deck).



- Back left of Structure (Lower) (improve continuity & structure).



-Back yard (privacy fence and work shed).



- Doors to Nowhere (replace with wood window)



- Back door (replace outdoor unit, install on the roof; add concrete patio).





-View of Attached neighbor's yard (gazebo and deck)



-View of Attached neighbor's yard (deck, gazebo and work shed).



-Union Hill Patio (proposed in concrete for 705 N. 21st Street).



- Look-on view of Union Hill Patio (similar to proposed patio for 705 N 21st Street).