



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 9 West Clay Street, Richmond Va 23220
 Historic District Jackson Ward

PROPOSED ACTION

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Demolition
- Conceptual Review
- Final Review

OWNER

Name Jackson North LLC
 Company Jackson North LLC
 Mailing Address 2000 Lakeview Avenue #C
Richmond Va 23220
 Phone 917 301 6641
 Email alex@dobrienhomes.com
 Signature Alex Lugonoy
 Date 02/27/17

APPLICANT (if other than owner)

Name ALBERTA MONTANO
 Company _____
 Mailing Address _____
 Phone 804 295 9368
 Email alberta@dobrienhomes.com
 Signature [Signature]
 Date 02/28/17

ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

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.

(Space below for staff use only)

Application received:

ECE VED

Date/Time 2/28/17 9:30 am **FEB 28 2017** complete Yes No

By C Jeffries

Owner

Jackson North LLC
2000 Lakeview Avenue #C
Richmond, VA 23220

Engineer

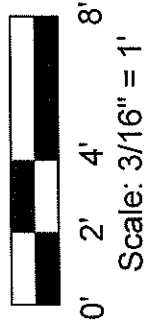
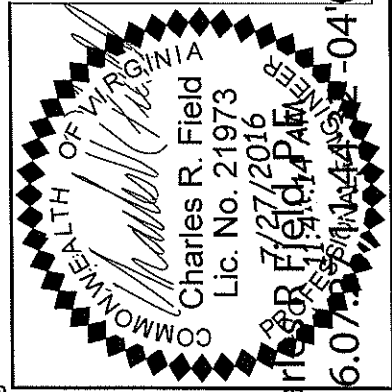
Obsidian, Inc.
Charles R. Field, P.E.
515 North 22nd Street
Richmond, VA 23223
804.647.1589
crfield@obsidian.pro

Property Information

Parcel ID N0000077007
Zoning R-6
Use Residential

General Notes

1. The structure will be constructed in accordance with the 2012 edition of the "International Building Code", the Statewide Uniform Building Code and the applicable City of Richmond ordinances.
2. The contractor is responsible for compliance with City, State and Federal job site safety requirements.
3. The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will immediately be brought to the attention of the engineer.



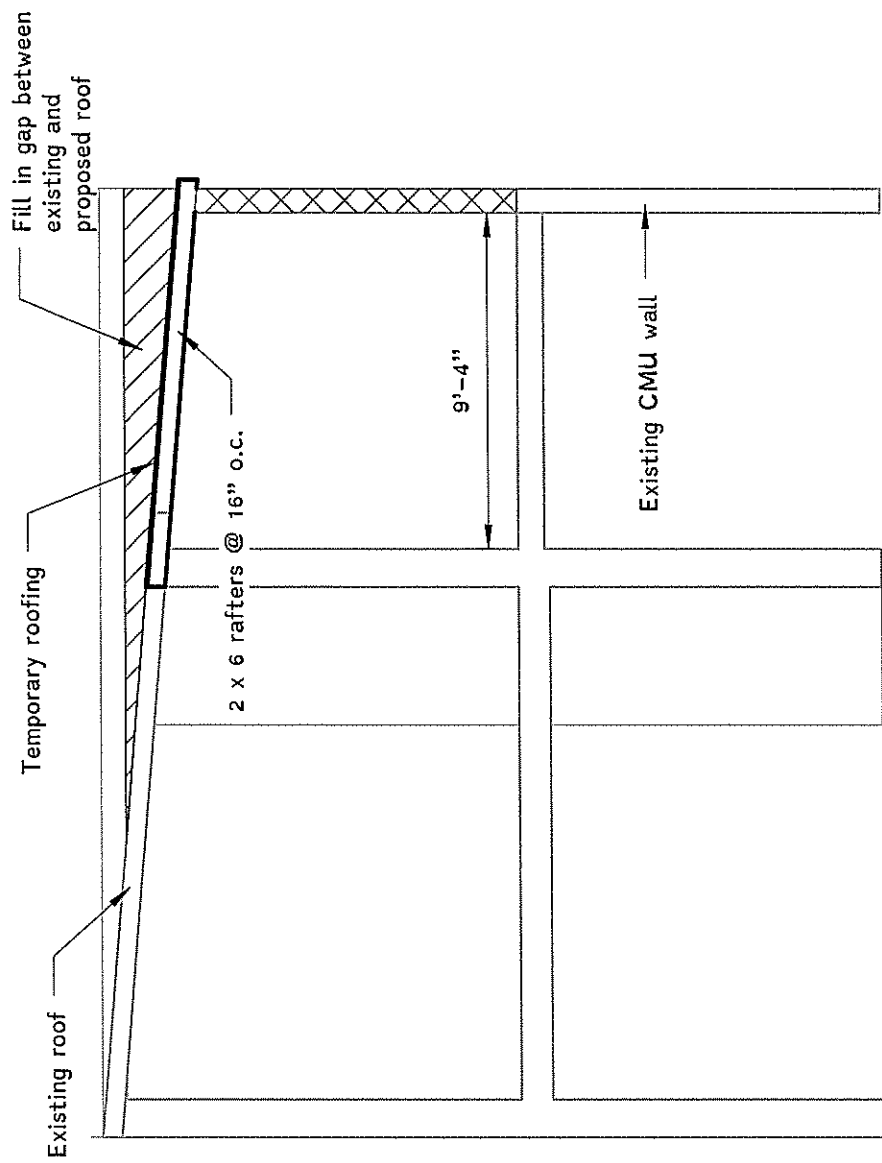
Obsidian, Inc.
515 North 22nd Street
Richmond, VA 23223
804.647.1589

Revision	Date	Description

Temporary Emergency Roof
9 West Clay Street Roof Plan
North Jackson LLC

July 27, 2016

AI



WRITTEN DESCRIPTION

PROPERTY : 9 WEST CLAY STREET , RICHMOND VA 23220

OWNER: JACKSON NORTH LLC

2000 LAKEVIEW AVENUE # C , RICHMOND VA 23220

Property description :

This property is located within Jackson Ward Historical Old and Historic District, Parcel ID N 0000077007 , R-6 Residential zoning with 445.1 square feet parcel, 30 ' front size and 148' rear size. currently it is a 2 story residence , with a front porch of 139 sqft , main 2 stories building with 1273 sqft and 1storie in the back of the building with 249 Square feet.

Currently , there are located in the 1st floor : 3 bedrooms , 1.5 bathrooms , living room , kitchen, laundry, hall , storage and 2 staircase, 1 in the front and one in the back .

In the 2nd floor are located :3 bedroom 2 baths kitchen, closets, and the 2 staircase that are connected to the first floor. There is also a TPO roof that covers one bedroom and bathroom in the back of the house.

Proposed Work:

We propose to remove the existing TPO roof located in the back of the 1st floor , the one that covers one bedroom and one bathroom and continue the existing CMU Wall on the right side to support rafters for a new roof on the second floor.

The new roof will continue with the existing pitch from the old roof, and will cover the same area on the second floor, this addition will be used as a living room for the second floor and will increase the area to 1522 sqft. per story.

Current Building Material:

The existing building has masonry in all the walls within the perimeter there is red brick on first and second floor, the first floor roof is supported by a concrete masonry wall (concrete block) (CMU) and the existing roof is TPO over insulation and framing .

Proposed new material Description:

The new roof is going to be supported by existing brick wall on one side and by a new CMU wall continuing from the 1st floor. Over those walls we will install 2 x 6 " rafters @ 16 inches O.C. (On the Center) and over that will install ¾ " plywood, 2" insulation and TPO cover. The TPO will also cover all gaps and intersections between new and old roof to protect all this area. (Attached roof detail).

Address: 9 W Clay Street Richmond, VA 23220

Owner: Jackson North LLC



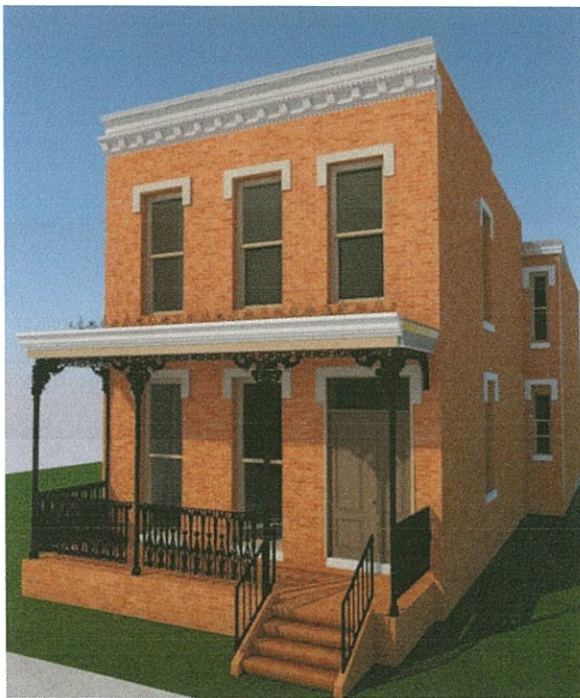
PERSPECTIVES

PROPERTY: 9 W CLAY STREET, RICHMOND VA 23220

OWNER: Jackson North LLC

2000 Lakeview Avenue # C

Richmond VA 23220



Existing and proposed right view



Proposed left view



Existing Back view

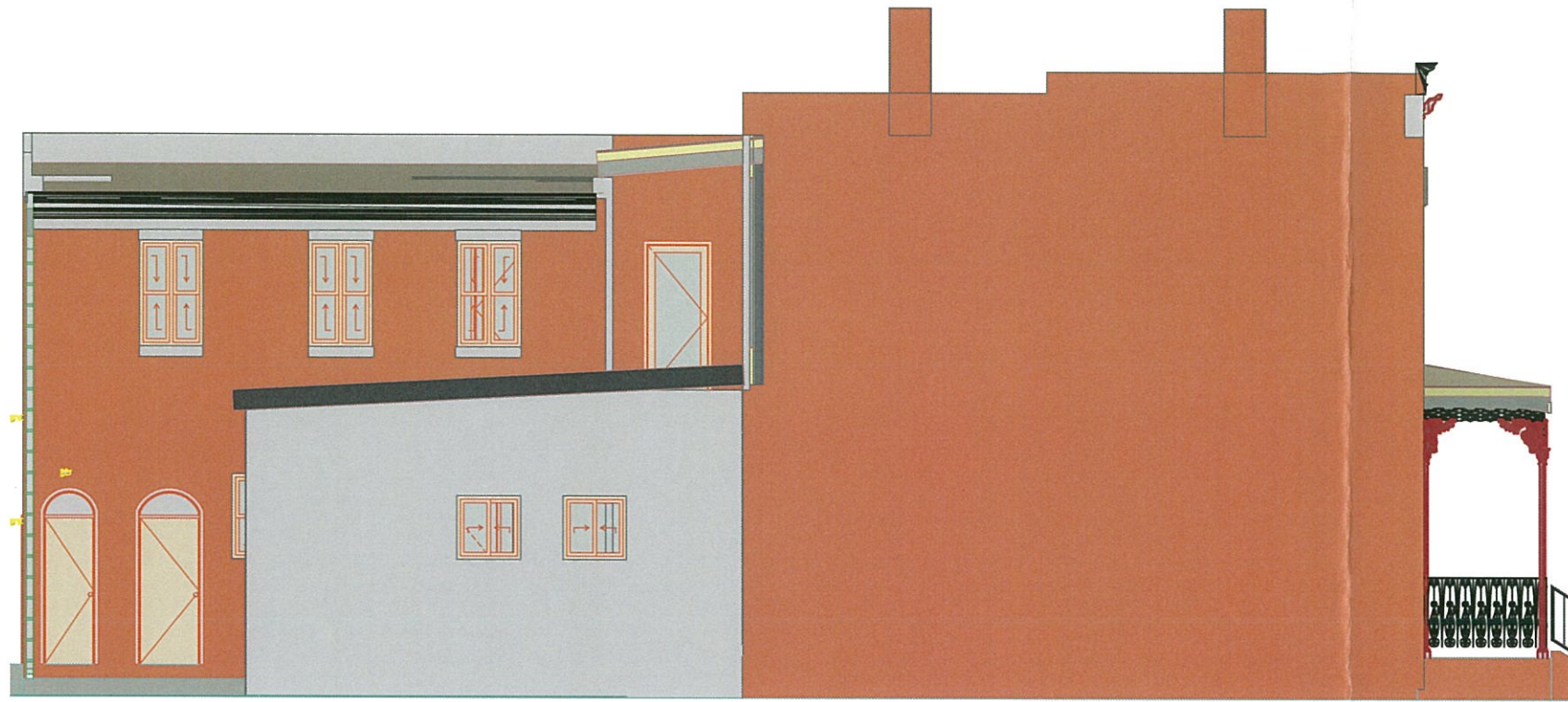


Proposed back view



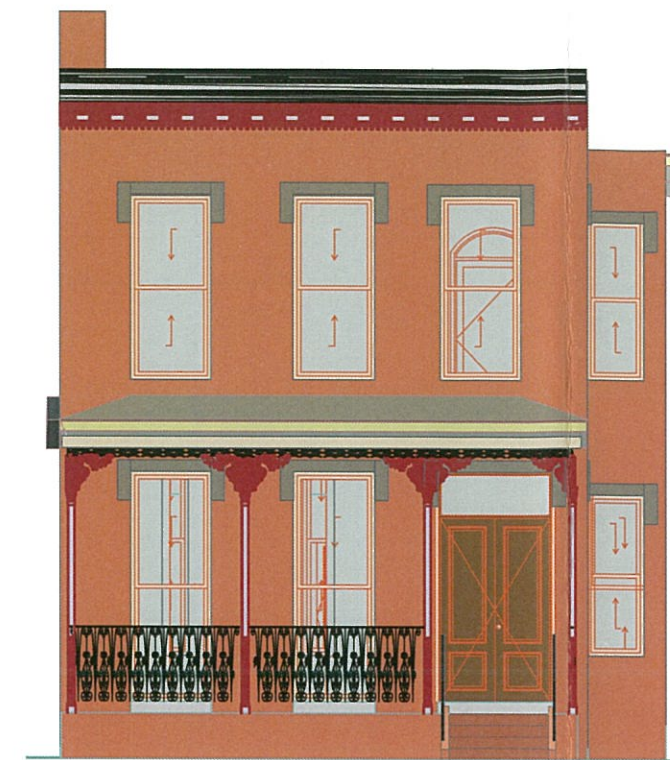
Proposed left view

EXISTING



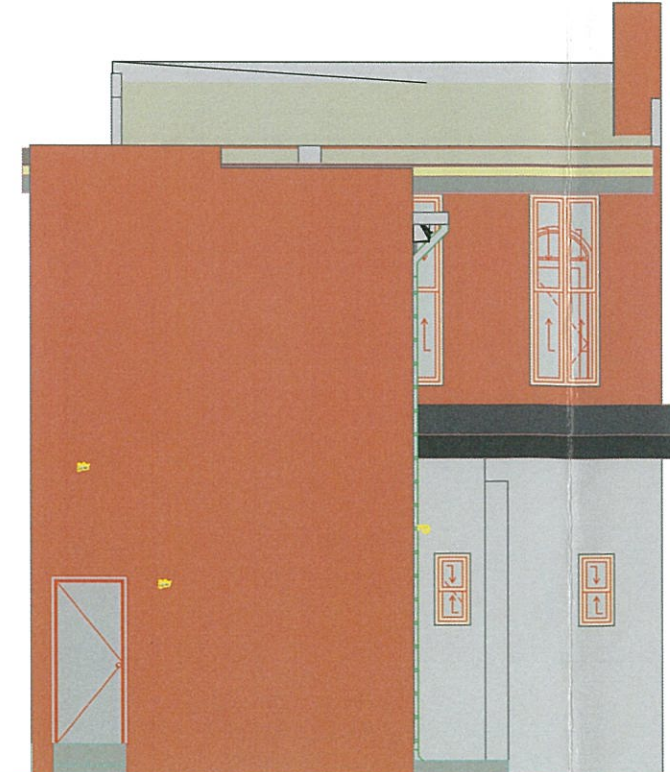
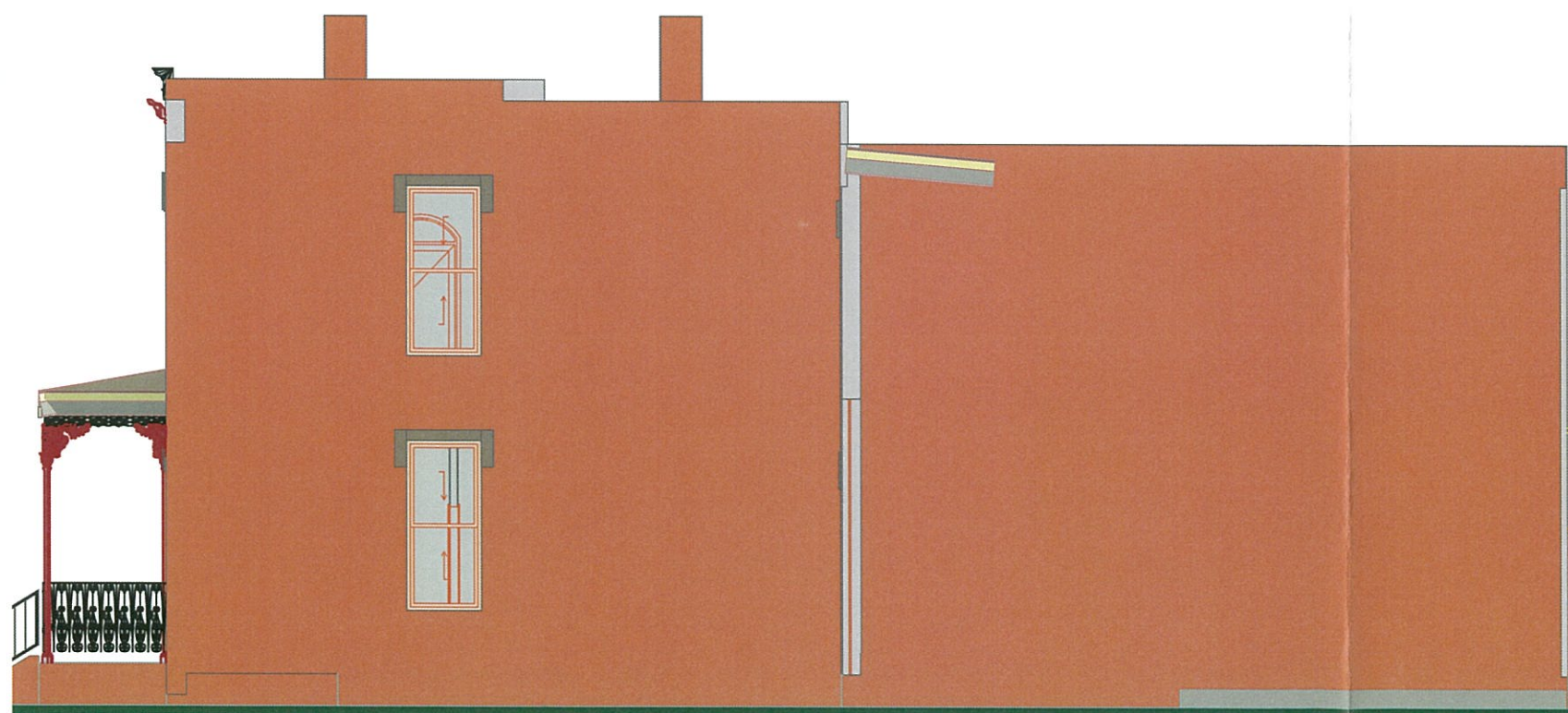
West Elevation

1:100



South Elevation

1:100



Revision History

RevID	ChID	Change Name	Date

Company Title

Jackson North LLC

2000 Lakeview Avenue # C
Richmond VA 23220

9 W Clay addition

9 W Clay Street
Richmond
Virginia
23220

Drawing Name

**North Elevation, South
Elevation, East Elevation, West
Elevation**

Modified by

A.M.

Date

Checked by

A.M.

Date

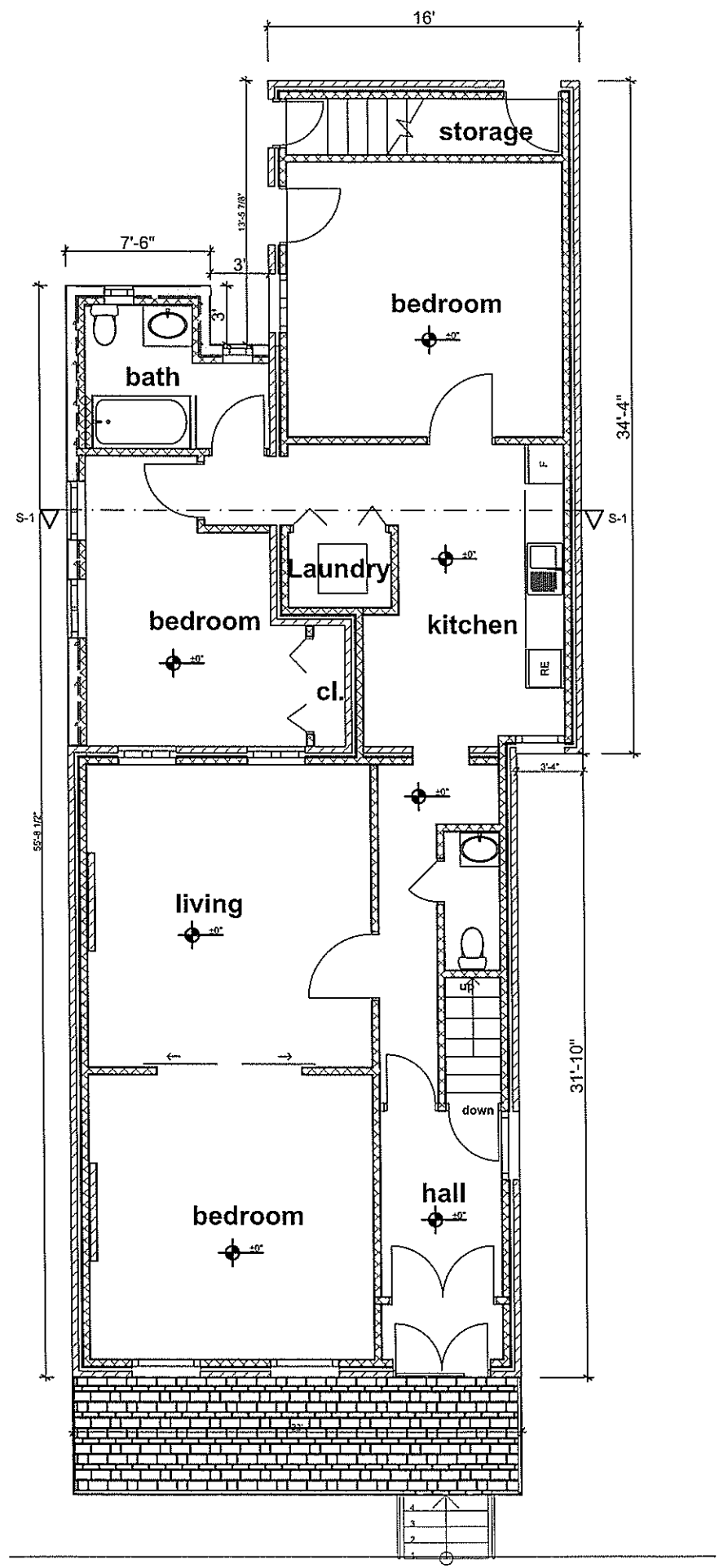
Drawing Scale

1/8" = 1'-0", 1:100

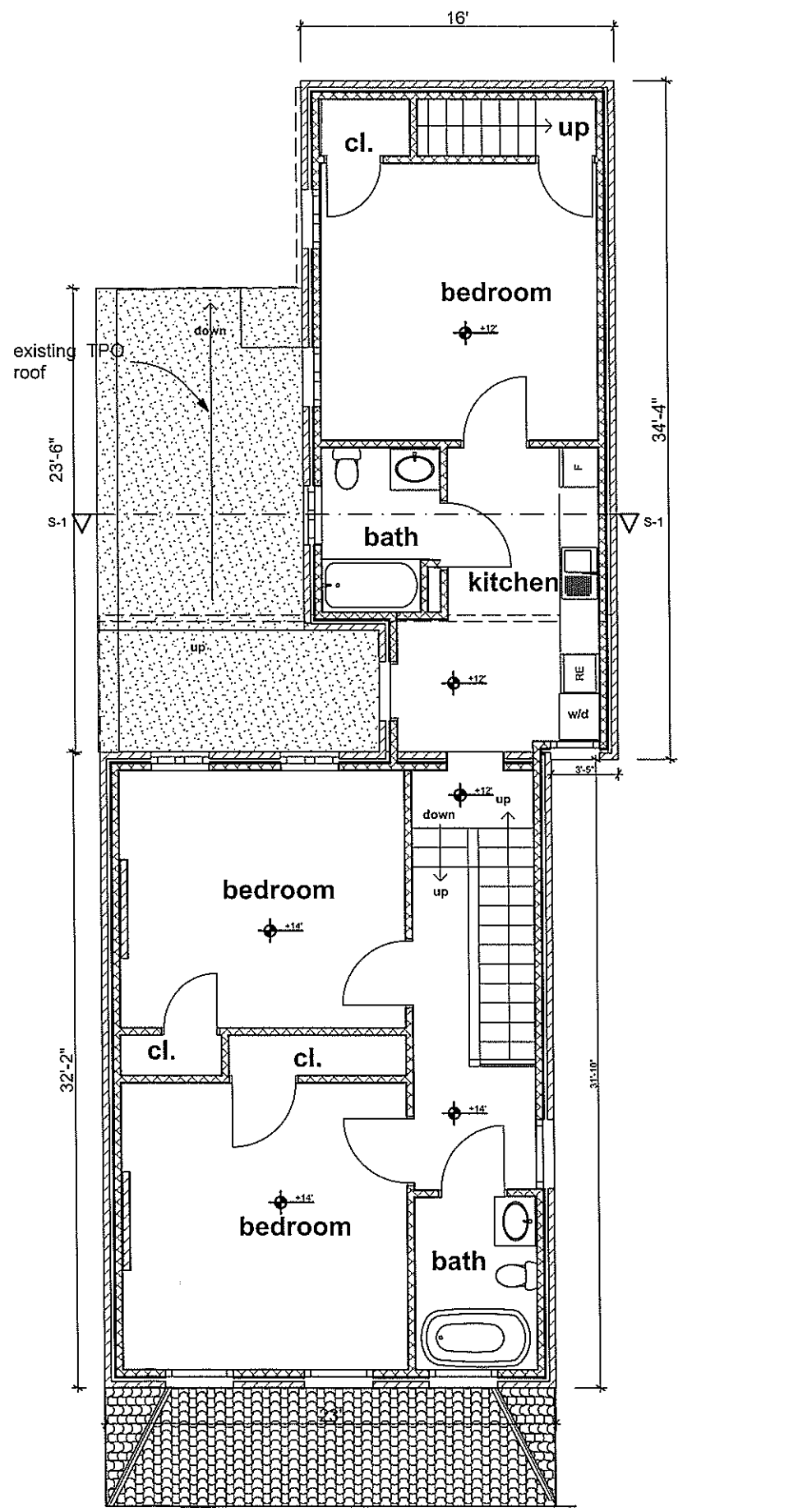
Layout ID

A.02.1

Revision



0. 1st floor 1/8" = 1'-0"



1. 2nd floor (1) 1/8" = 1'-0"

EXISTING

Revision History

RevID	ChID	Change Name	Date

Company Title

Jackson North LLC

2000 Lakeview Avenue # C
Richmond VA 23220

9 W Clay addition

9 W Clay Street
Richmond
Virginia
23220

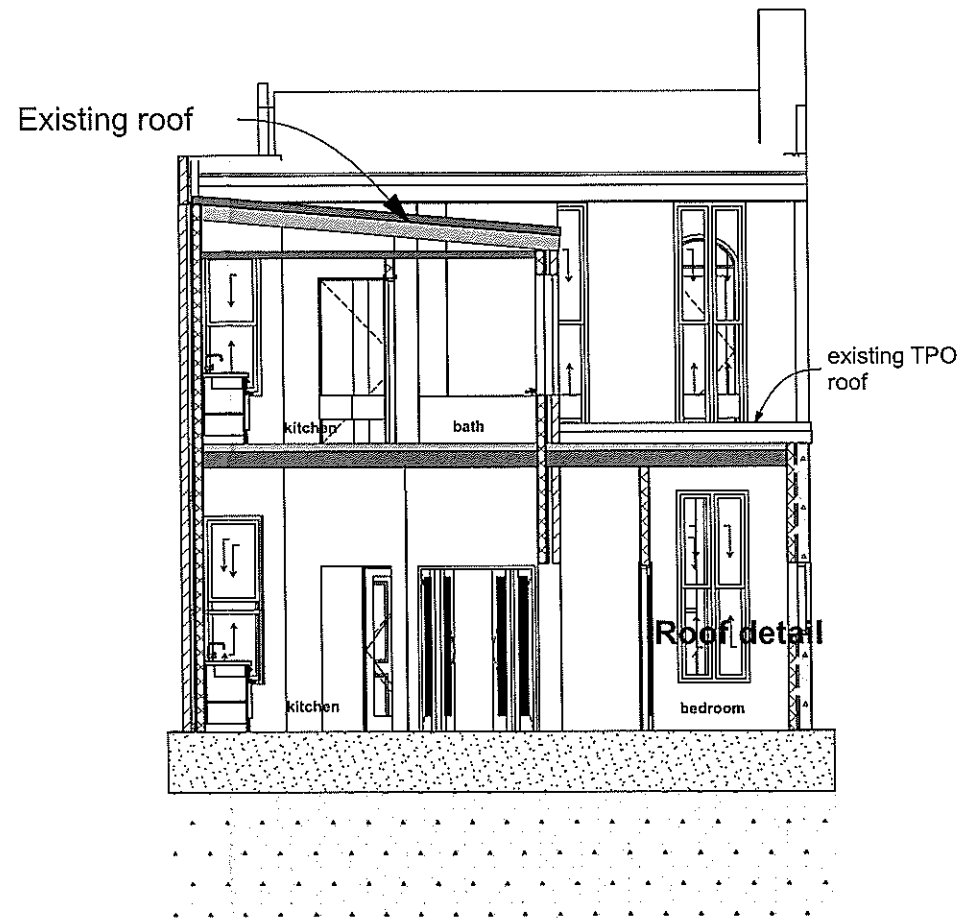
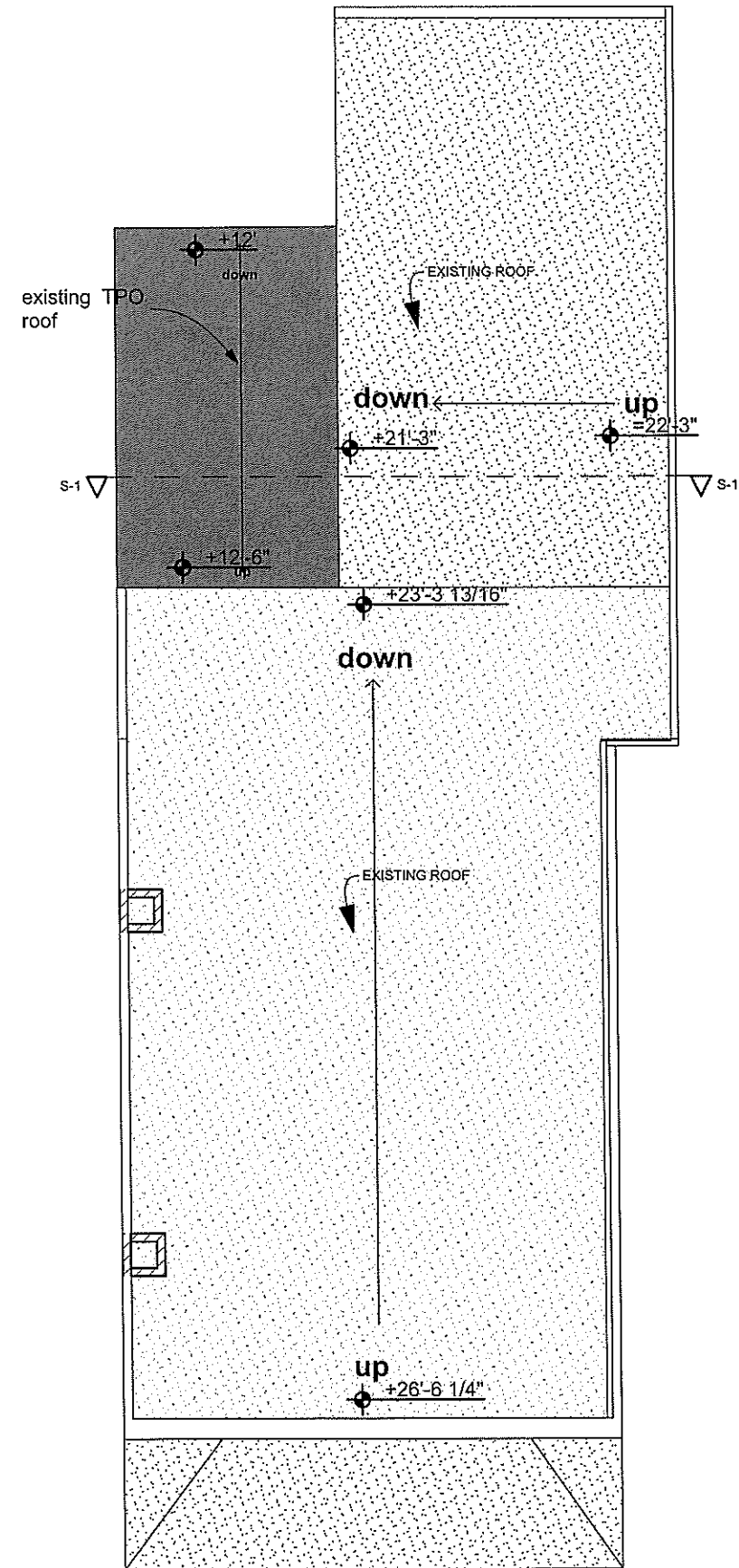
Drawing Name **EXISTING**
1st floor, 2nd floor (1)

Drawing Status
Project

Modified by	Date
A.M.	
Checked by	Date
A.M.	

Drawing Scale
1/8" = 1'-0"

Layout ID	Revision
A.01.1	



S-03

Building Section

1/8" = 1'-0"

Existing

Revision History

RevID	ChID	Change Name	Date

Company Title

Jackson North LLC

2000 Lakeview Avenue # C
Richmond VA 23220

9 W Clay addition

9 W Clay Street
Richmond
Virginia
23220

Drawing Name

Roof, Building Section

Drawing Status

Project

Modified by

A.M.

Date

Checked by

A.M.

Date

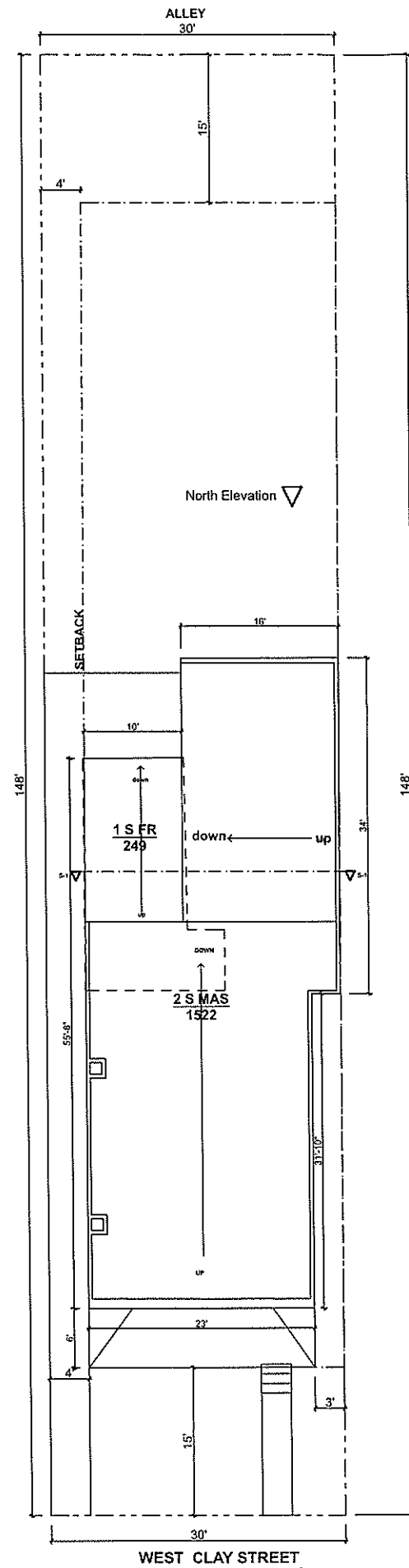
Drawing Scale

1/8" = 1'-0"

Layout ID

A.01.2

Revision



EXISTING SITE PLAN

3. site plan 1/16" = 1'-0"

Revision History

RevID	ChID	Change Name	Date

Company Title

Jackson North LLC

2000 Lakeview Avenue # C
Richmond VA 23220

9 W Clay addition

9 W Clay Street
Richmond
Virginia
23220

Drawing Name **EXISTING
site plan**

Drawing Status **Project**

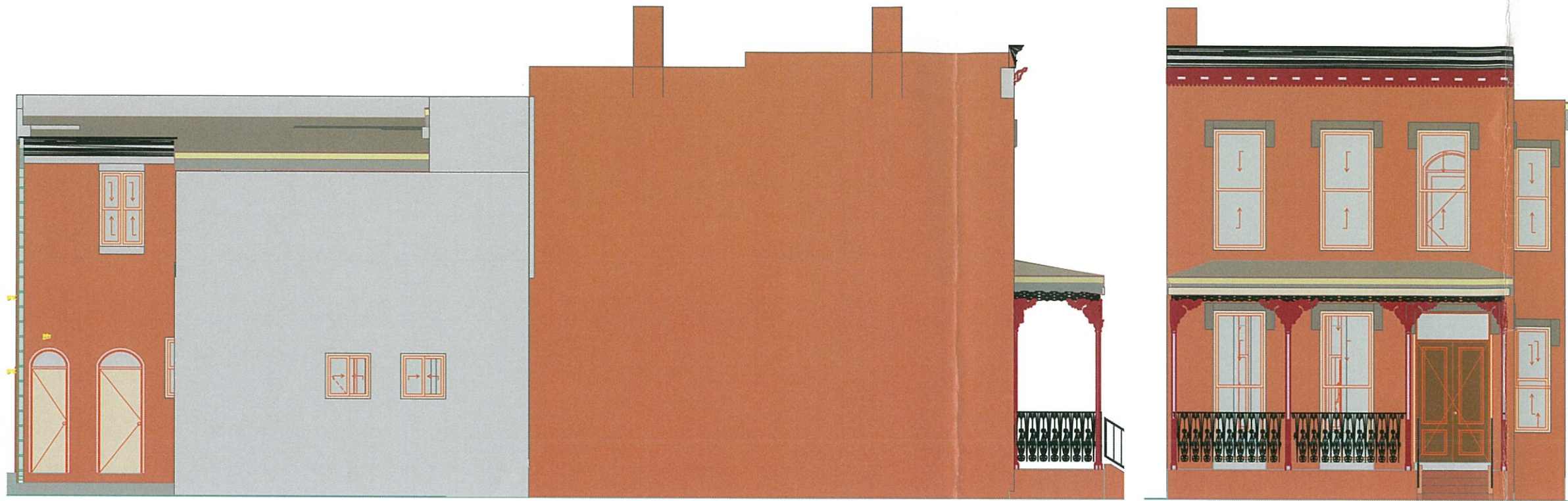
Modified by **A.M.** Date

Checked by **A.M.** Date

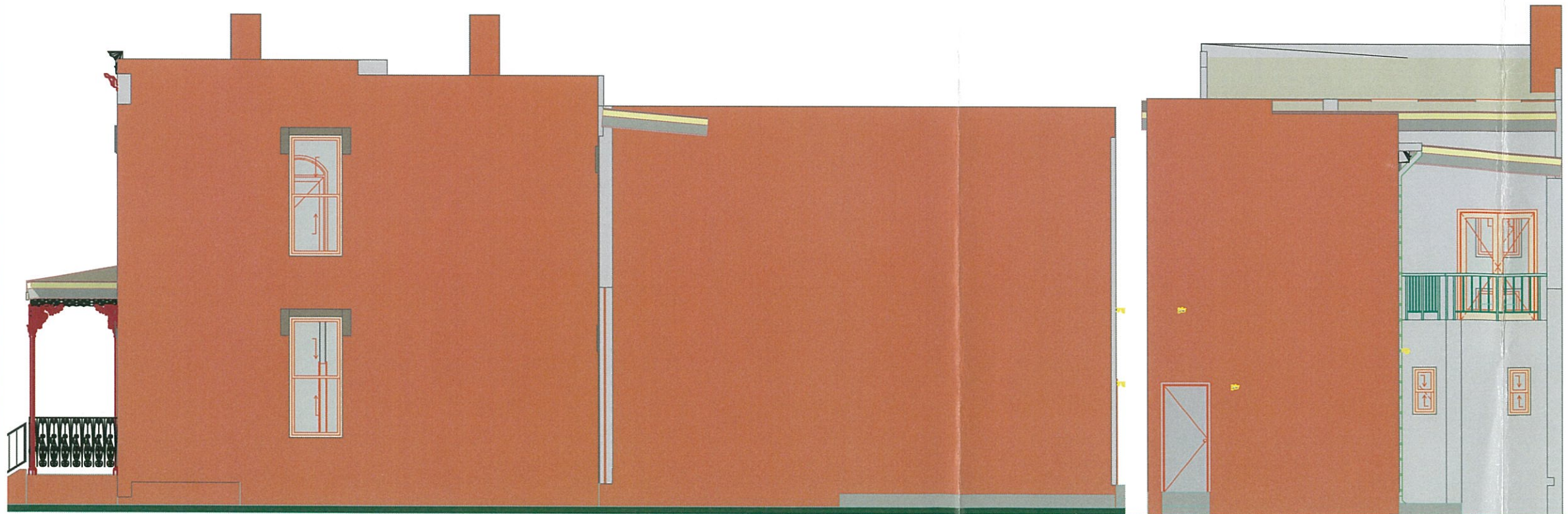
Drawing Scale **1/16" = 1'-0"**

Layout ID **A.01.3** Revision

PROPOSED



1 West Elevation 1:100 2 South Elevation 1:100



Revision History

RevID	ChID	Change Name	Date

Company Title

Jackson North LLC

2000 Lakeview Avenue # C
Richmond VA 23220

9 W Clay addition

9 W Clay Street
Richmond
Virginia
23220

Drawing Name

**North Elevation, South
Elevation, East Elevation, West
Elevation**

Modified by

A.M.

Date

Checked by

A.M.

Date

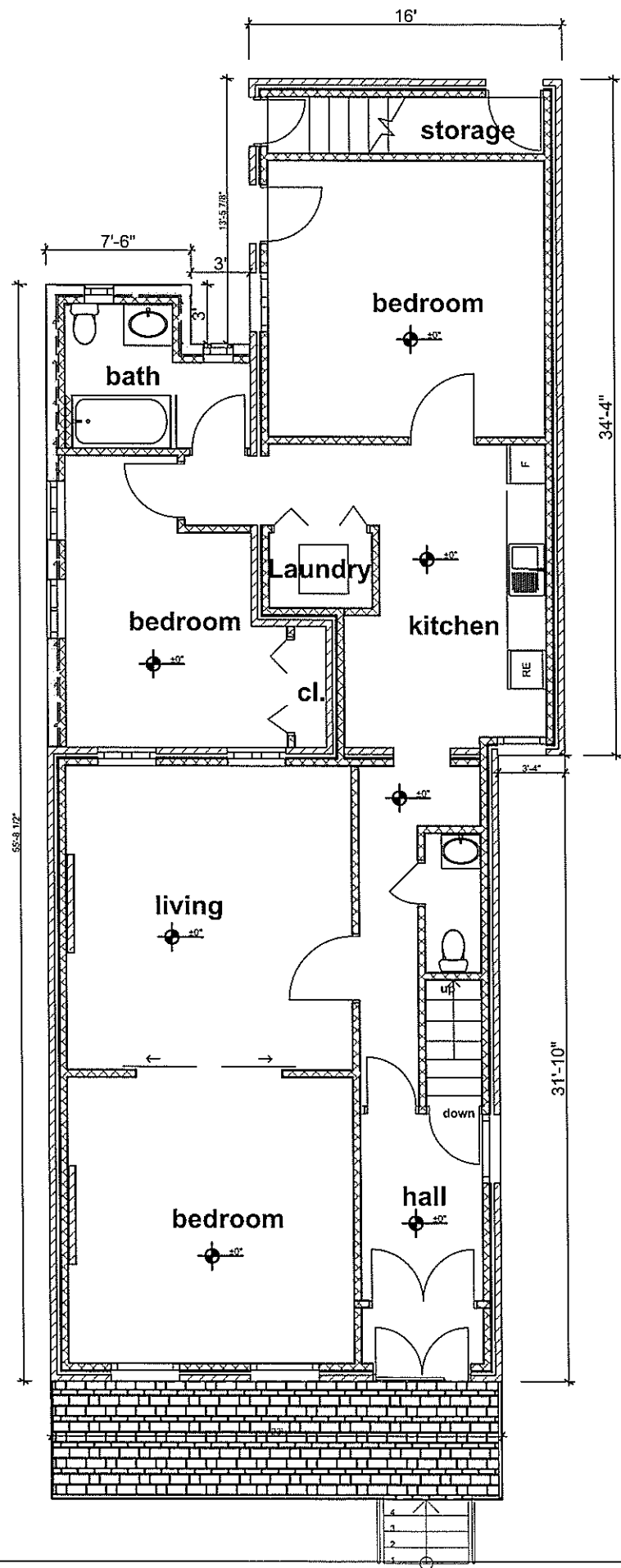
Drawing Scale

1/8" = 1'-0", 1:100

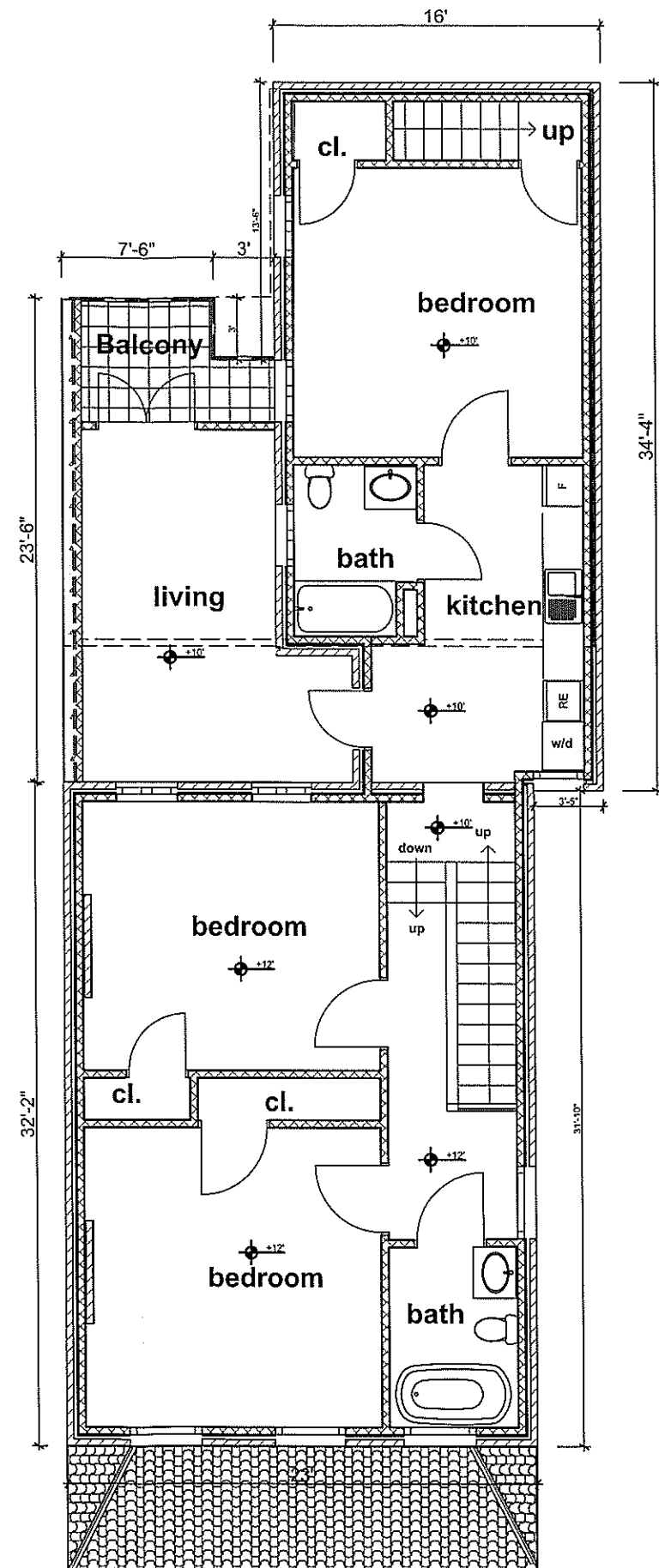
Layout ID

A.02.1

Revision



0. 1st floor 1/8" = 1'-0"



1. 2nd floor (1) 1/8" = 1'-0"

AFTER RENOVATION

Revision History			
RevID	ChID	Change Name	Date

Company Title

Jackson North LLC

2000 Lakeview Avenue # C
Richmond VA 23220

9 W Clay addition

9 W Clay Street
Richmond
Virginia
23220

Drawing Name **AFTER RENOVATION
1st floor, 2nd floor (1)**

Drawing Status

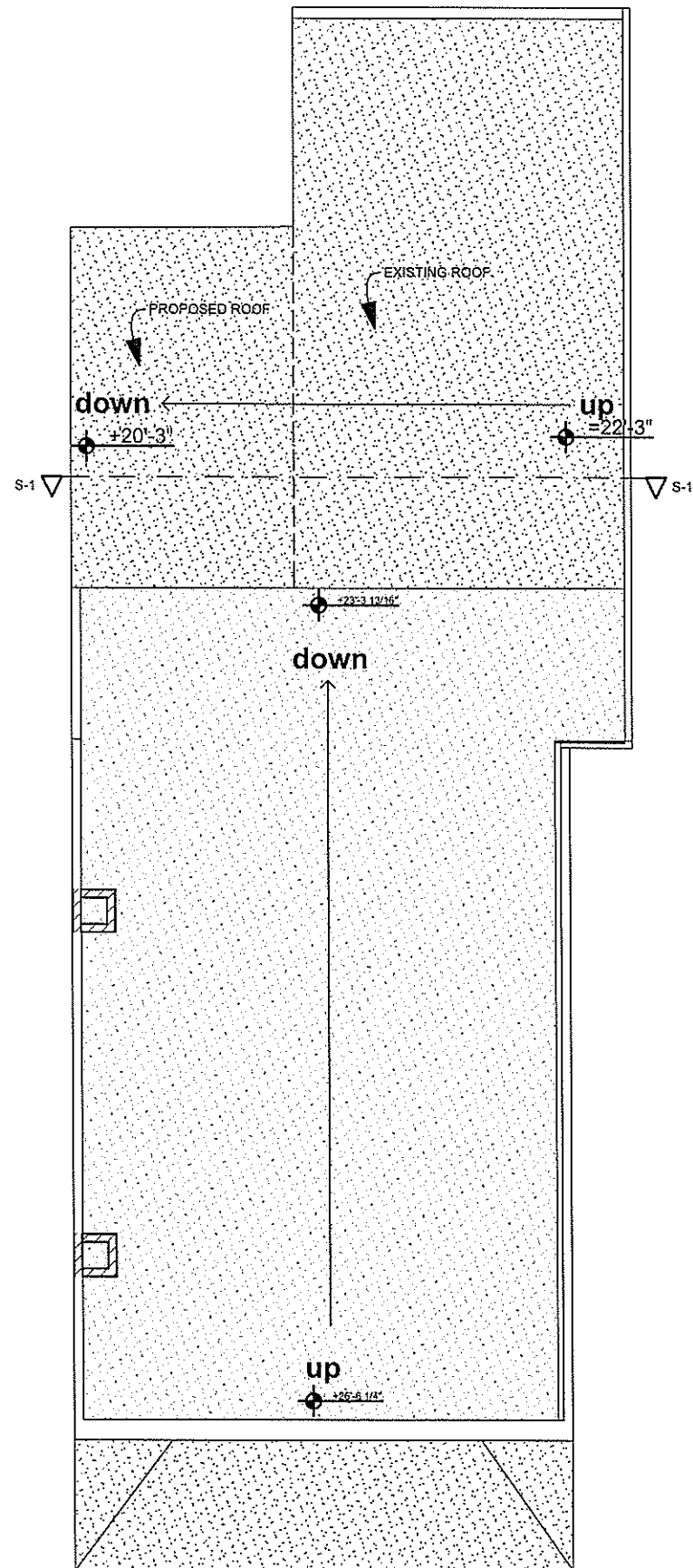
Project

Modified by	Date
A.M.	
Checked by	Date
A.M.	

Drawing Scale

1/8" = 1'-0"

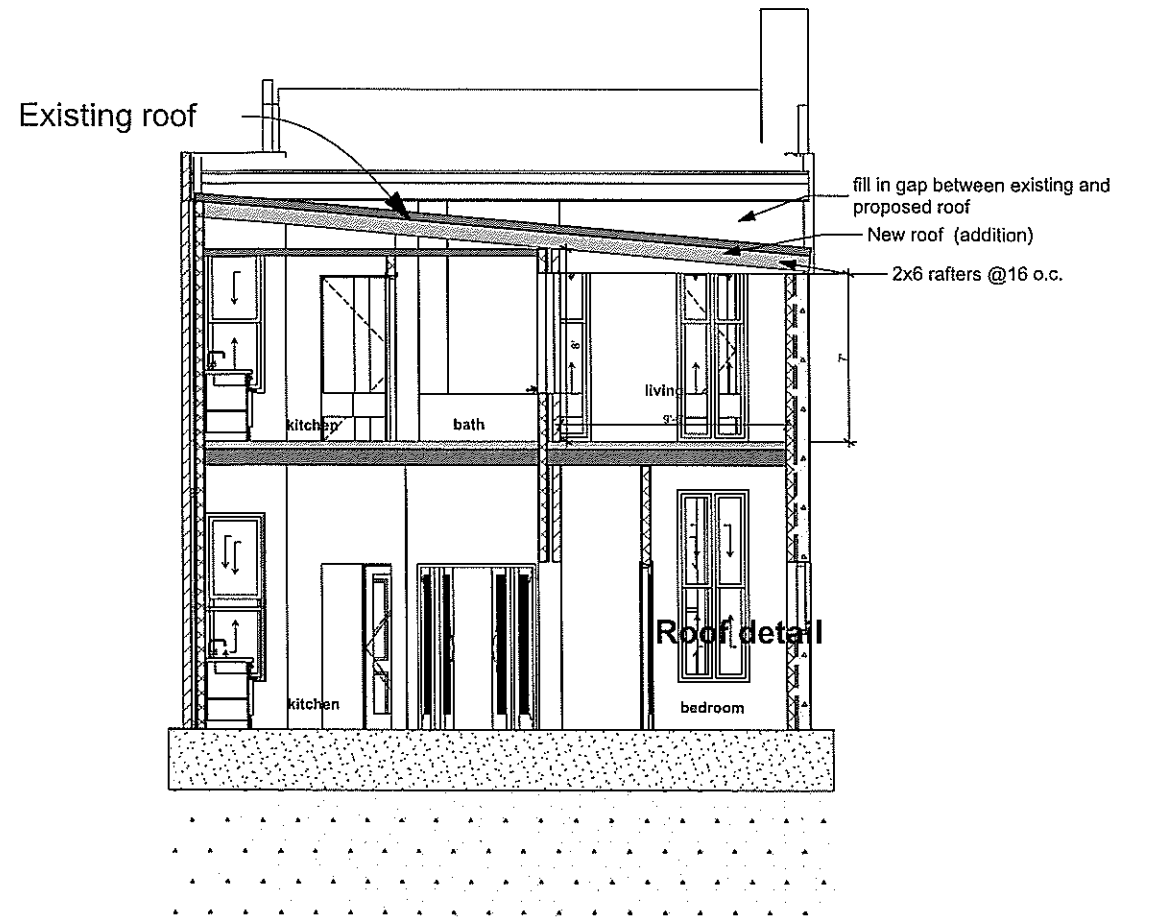
Layout ID	Revision
A.01.1	



2.

Roof

1/8" = 1'-0"



S-03

Building Section

1/8" = 1'-0"

Revision History

RevID	ChID	Change Name	Date

Company Title

Jackson North LLC

2000 Lakeview Avenue # C
Richmond VA 23220

9 W Clay addition

9 W Clay Street
Richmond
Virginia
23220

Drawing Name

Roof, Building Section

Drawing Status

Project

Modified by

A.M.

Date

Checked by

A.M.

Date

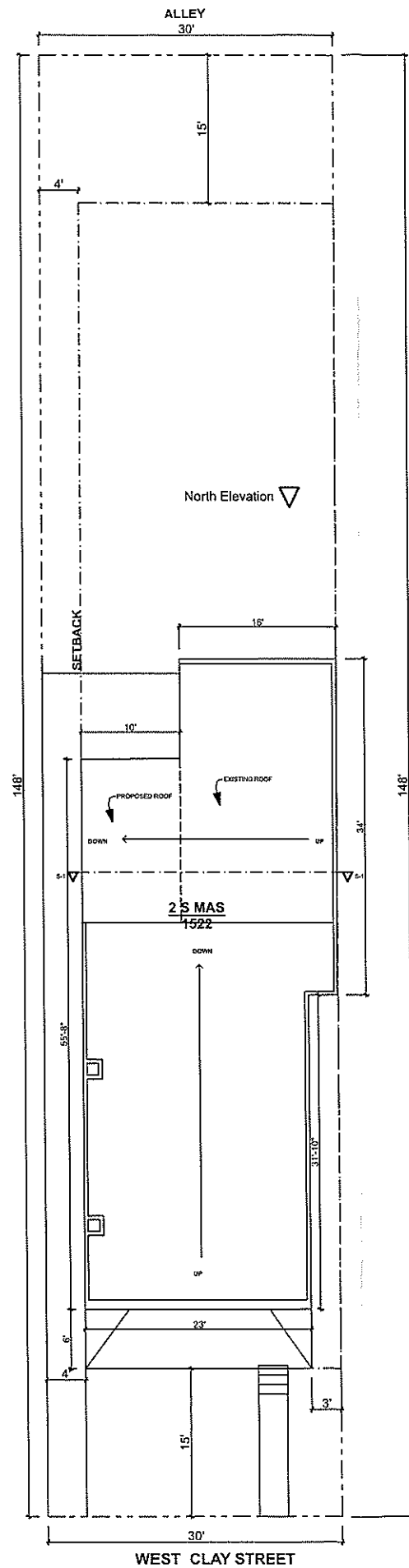
Drawing Scale

1/8" = 1'-0"

Layout ID

A.01.2

Revision



PROPOSED SITE PLAN

3. site plan 1/16" = 1'-0"

Revision History

RevID	ChID	Change Name	Date

Company Title

Jackson North LLC

2000 Lakeview Avenue # C
Richmond VA 23220

9 W Clay addition

9 W Clay Street
Richmond
Virginia
23220

Drawing Name

site plan

Drawing Status

Project

Modified by	Date
A.M.	
Checked by	Date
A.M.	

Drawing Scale

1/16" = 1'-0"

Layout ID	Revision
A.01.3	

Door Name	Quantity	Zone Number	W x H Size	Orientation	Door List		2D Symbol	View from Side	
					Door sill height	Door head height		Opposite to opening side	Opposite to opening side
Arch Door with Transom 18	1		2'-0" x 2'-7 1/8"	R	-1'	7'-2 7/16"			
Arch Door with Transom 18	1		3'-8" x 2'-7 1/8"	L	0'-3 15/16"	8'-6 3/8"			
Arch Door with Transom 18	1		3'-8" x 2'-7 1/8"	L	0'-3 15/16"	8'-6 3/8"			
Arch Door with Transom 16	1		3'-8" x 2'-7 1/8"	L	0'-3 15/16"	8'-6 3/8"			
Arch Door with Transom 18	1		3'-8" x 2'-7 1/8"	R	-1'	7'-2 7/16"			
Arch Door with Transom 18	1		3'-8" x 2'-7 1/8"	R	0'-3 15/16"	8'-6 3/8"			
Arch Door with Transom 18	1		3'-6" x 2'-7 1/8"	L	0'-3 15/16"	8'-6 3/8"			
Arch Door with Transom 18	1		3'-6" x 2'-7 1/8"	L	0'-3 15/16"	8'-6 3/8"			
Arch Door with Transom 18	1		3'-6" x 2'-7 1/8"	L	0'-3 15/16"	8'-6 3/8"			
Door 18	1		2'-4" x 6'-10 1/16"	L	0'	6'-10 1/16"			
Door 18	1		2'-8 15/16" x 6'-10 1/16"	R	0'	6'-10 1/16"			
Door 18	1		2'-10" x 6'-10 1/16"	L	0'	6'-10 1/16"			
Door 18	1		2'-11 7/16" x 6'-10 1/16"	L	0'-3 15/16"	7'-2 5/8"			
Door 18	1		2'-11 7/16" x 6'-10 1/16"	L	0'-3 15/16"	7'-2 5/8"			
Door 18	1		2'-11 7/16" x 6'-10 1/16"	R	-1'	6'-10 1/16"			
Door 18	1		3'-6" x 6'-10 1/16"	L	0'	6'-10 1/16"			
Door 18	1		3'-8" x 6'-10 1/16"	L	0'-3 15/16"	7'-2 5/8"			
Door 18	1		3'-6" x 6'-10 1/16"	L	0'-3 15/16"	7'-2 5/8"			
Door 18	1		3'-6" x 6'-10 1/16"	R	0'	6'-10 1/16"			
Door 18	1		3'-6" x 6'-10 1/16"	R	0'	6'-10 1/16"			
Double Door 18	1		4'-11 1/16" x 6'-10 1/16"	R	-2'	4'-10 1/16"			
Double Door with Transom 18	1		9'-10"	L	0'	10'			
Double Door with Transom 18	1		7'-10 1/2"	R	0'	7'-10 1/2"			
Exterior Double Sliding Door 18	1		7'-0" x 10'	0'	0'	10'			

List of current Doors

New Door

Window Name	Quantity	From Room Number	W x H Size	Orientation	Window List		2D Symbol	View from side	
					Window sill height	Window head height		Opposite to Opening	Side
2-Sash Sliding Window 18	2		3x3'		4"	7"			
Double-Hung Double Window 18	1		3x4'		4"	8"			
Double-Hung Double Window 18	3		3x5'		2"	7"			
Double-Hung Double Window 18	4		3x10'		2"	12"			
Double-Hung Window 18	2		1'-6"x3'		4"	7"			
Double-Hung Window 10	2		2'-6"x7'		2"	9"			
Double-Hung Window 18	3		3'-6"x10'		0"	10"			
Double-Hung Window 18	5		3'-6"x8'		2"	10"			

List of current windows