



# 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: 511 N. 26<sup>th</sup>

DATE: 7/31/15

OWNER'S NAME: Evelve HLD, LLC

TEL NO.: 804-991-4111

AND ADDRESS: 3420 Pump Rd #169

EMAIL: DVKSF@YAHOO.COM

CITY, STATE AND ZIPCODE: Richmond, VA 23233

ARCHITECT/CONTRACTOR'S NAME: \_\_\_\_\_

TEL. NO.: \_\_\_\_\_

AND ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

CITY, STATE AND ZIPCODE: \_\_\_\_\_

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.)

*See attached please*

Signature of Owner or Authorized Agent: **X** Daniel V. Klegman

Name of Owner or Authorized Agent (please print legibly): Daniel V. Klegman

(Space below for staff use only)

RECEIVED

Received by Commission Secretary

3:17 pm

APPLICATION NO. \_\_\_\_\_

JUL 31 2015

RECEIVED

SCHEDULED FOR \_\_\_\_\_

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

Daniil Kleyman  
Evolve Development, Inc  
3420 Pump Rd Suite 169  
Richmond, VA 23233

July 30, 2015

To whom it may concern,

Attached you will find proposed architectural plans for a new 4-unit building at 511 N. 26<sup>th</sup> st.

This is a resubmittal from the July CAR meeting. Based on the comments from the staff as well as the comments from the committee, a number of important changes have been made to the plans and the proposal that should now satisfy all remaining concerns about this project:

- The height of the building has been massively reduced to put it much closer in line with it's neighbors and the block, by reducing the pitch of the false mansard roof as well as the a-frame roof behind it. The building is now less than 1ft taller than it's neighbor to the right. It should also be noted that the new construction building to the right does not appear to have 9ft ceilings, especially upstairs. If it did, as is standard in most new construction projects, it would be the same height as the building we intend to build.
- The front entry door to the downstairs unit has now been moved to the left bay, creating a balance front elevation with each door at opposite ends of the building.
- Side transoms have been removed. They have been replaced to regular simulated divided light windows, same as rest of the structure. (See specs below).
- There was a concern raised by one member about locations of HVAC units as well as having enough space in the backyard for trashcans. Both have been drawn on the context plans. It should be re-iterated that this building fully meets the R-63 zoning requirements in terms of setbacks, lot coverage, and every other parameter.
- At the suggestion of one of the committee members, we decided it was a good idea to change the color of the building from a bright yellow to a darker, lower-maintenance color (see below).
- Exterior doors have been changed to 6-panel doors with a transom above.

**Other specs:**

The structure will be in full compliance with the Old and Historic District Design Review Guidelines. Furthermore, the new construction project will be in full compliance with the R-63 zoning requirements in Union Hill.

**Setback drawing** can be found on page C-1 of the attached drawings

**Architectural Key Notes** can be found on page A-3 of the attached drawings.

**Context Drawing** can be found on page C-1 of the attached drawings.

**Siding and Exterior Trim** will be fiber-cement (hardipanel). Siding will have a smooth, non-textured finish, with a 7" reveal.

**Siding Color** will be a Hardie ColorPlus Evening Blue which is very close to Needlepoint Navy from the CAR Paint Color Palette

**Exterior Doors** will be painted 6-panel fiberglass doors a transom above. Color will be white.

**Exterior Windows** will be 2x2 SDL MW Jefferson Series 300 Double Hung window. Please see attached spec sheet.

**Fascia boards** will be fiber cement, with wood corbels, all painted white.

**Porch roof** will be EPDM, with a black finish.

**Main structure roof** will be a mansard slate roof in the front, and a A-frame shingle roof behind it. This roof structure is similar to the new construction project at 322 N. 36<sup>th</sup> st that was approved during the June 2015 CAR meeting. The main roof will be set between 2 existing structures and will have minimal visibility from the street.

**Front Columns** will be plain round with Tuscan base and cap.

For any additional questions prior to the CAR meeting in July, please feel free to contact me at 804-991-4111 or [dvk5f@yahoo.com](mailto:dvk5f@yahoo.com)

Daniil V. Kleyman



MW JEFFERSON®  
300 DOUBLE HUNG



STANDARD FEATURES

- Low-maintenance cellular PVC exterior components ready to accept acrylic latex paints
- 4-9/16" jamb eliminates need for drywall work; custom jamb extensions to 8-9/16"
- Classic double hung design with traditional brick mould complements an array of architectural styles
- Paint-free all-steel sash fully welded at the corners
- Energy-efficient Warm Edge Insulated Glass
- Low-maintenance cellular PVC exterior brick mould
- Both sashes tilt in and remove for safe and easy cleaning of exterior glass
- Balance counter-balanced with quiet, adjustable springs for smooth up and down action
- Built weather-stripping at top, bottom and check rails for efficient performance and smooth, easy opening and closing

OPTIONS

**Glass Options:** Low-E, Low-E/Argon, Tinted, Low-E Tinted, Tempered and Obscure

**Exterior Casings:** 180 Brick Mould (standard), 3-1/4" Williamsburg, 3-1/2" Flat, 5-1/2" Flat or 4-1/2" Wide Bark Band, Bulb Sill New

**Balance Options:** Compression standard, Easy-Tilt optional

**Grille Options:** Grille-between-the-glass (OBO) in flat 5/8", 7/8" styles, scalloped 5/8" and 1" contour styles; classic muntin bar appearance with 1-1/4" simulated-divided-lite (SDL)

**Product Configuration:** Twins, Side Lites, Stationary, Combinations, Bays & Boxes, Circle Heads, Quarter Circles, Ellipticals, Transoms, True Radius, Arches and a wide variety of architectural shapes

TESTING & PERFORMANCE DATA

Tested in accordance with ASTM standards, rated in accordance with International Residential Code, and witnessed by an independent AAMA accredited lab.

NFRC Thermal Performance:

	U-Value*	R-Value	SHGC**	VLT**
1/2" Clear	0.47	2.13	0.60	0.62
1/2" Low-E	0.34	2.94	0.35	0.53
1/2" Low-E/Argon	0.30	3.33	0.35	0.53

\* Solar Heat Gain Coefficient    \*\* Visible Light Transmission



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CH-10000-2004 REV. C



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[ENLARGE IMAGE](#)

## **BKT-8X17 BRACKET, Fypon Designer 16-5/8" H x 6-3/16" W x 8-3/16"**

Crown-Molding.com is your online dealer for the Fypon BKT8X17 BRACKET in stock and ready to ship through out the USA and Canada.

[Visit Store](#)

PRICE: **\$51.99**

at Decorative Crown Moldings

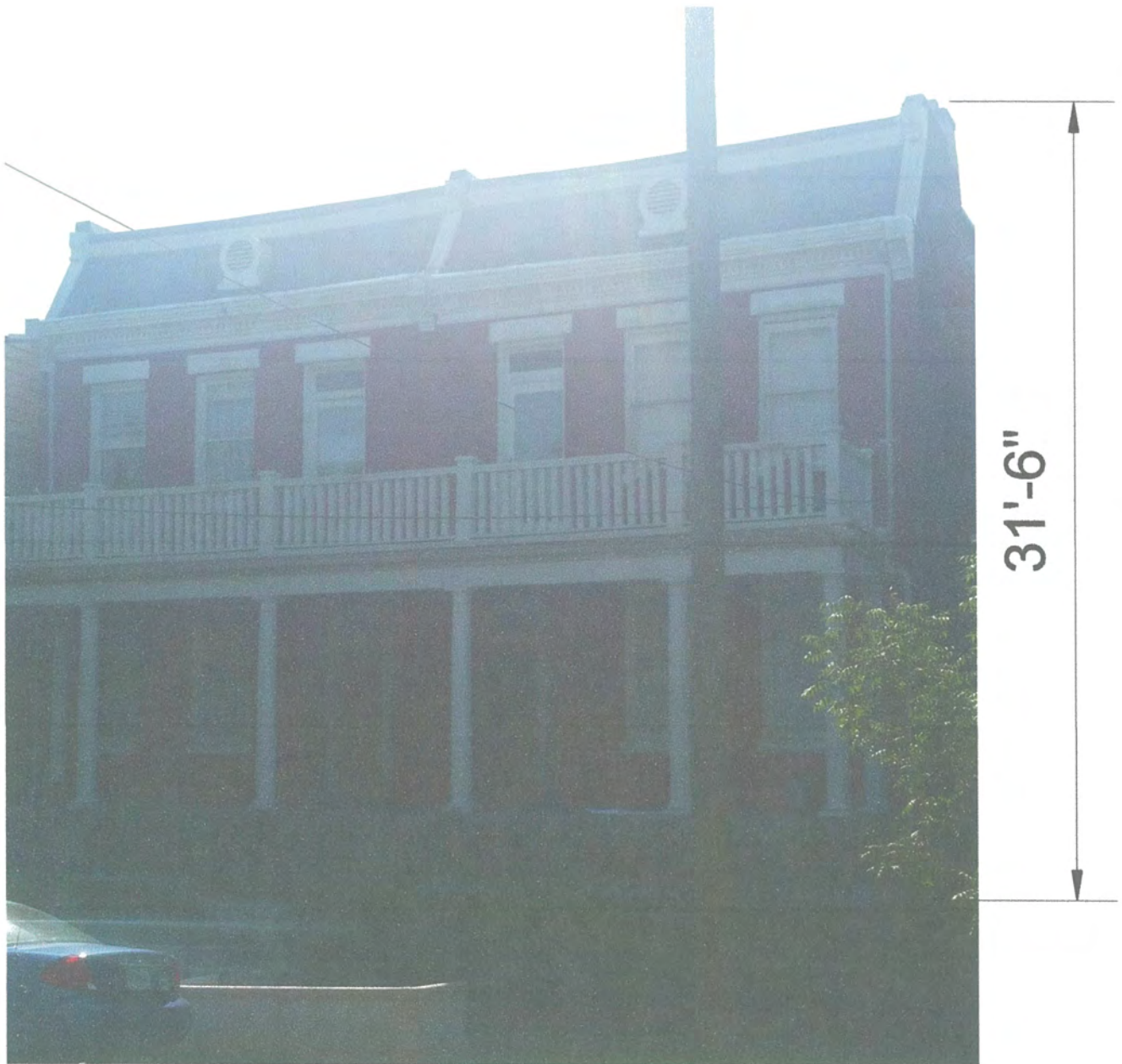
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416 N 26TH Street



417-419 N 26TH Street





29'-0"

**506-506 1/2 N 26TH Street**





31'-0"

508-510 N 26TH Street



31'-6"

607 N 26TH Street





25'-0" ±

25'-0" ±

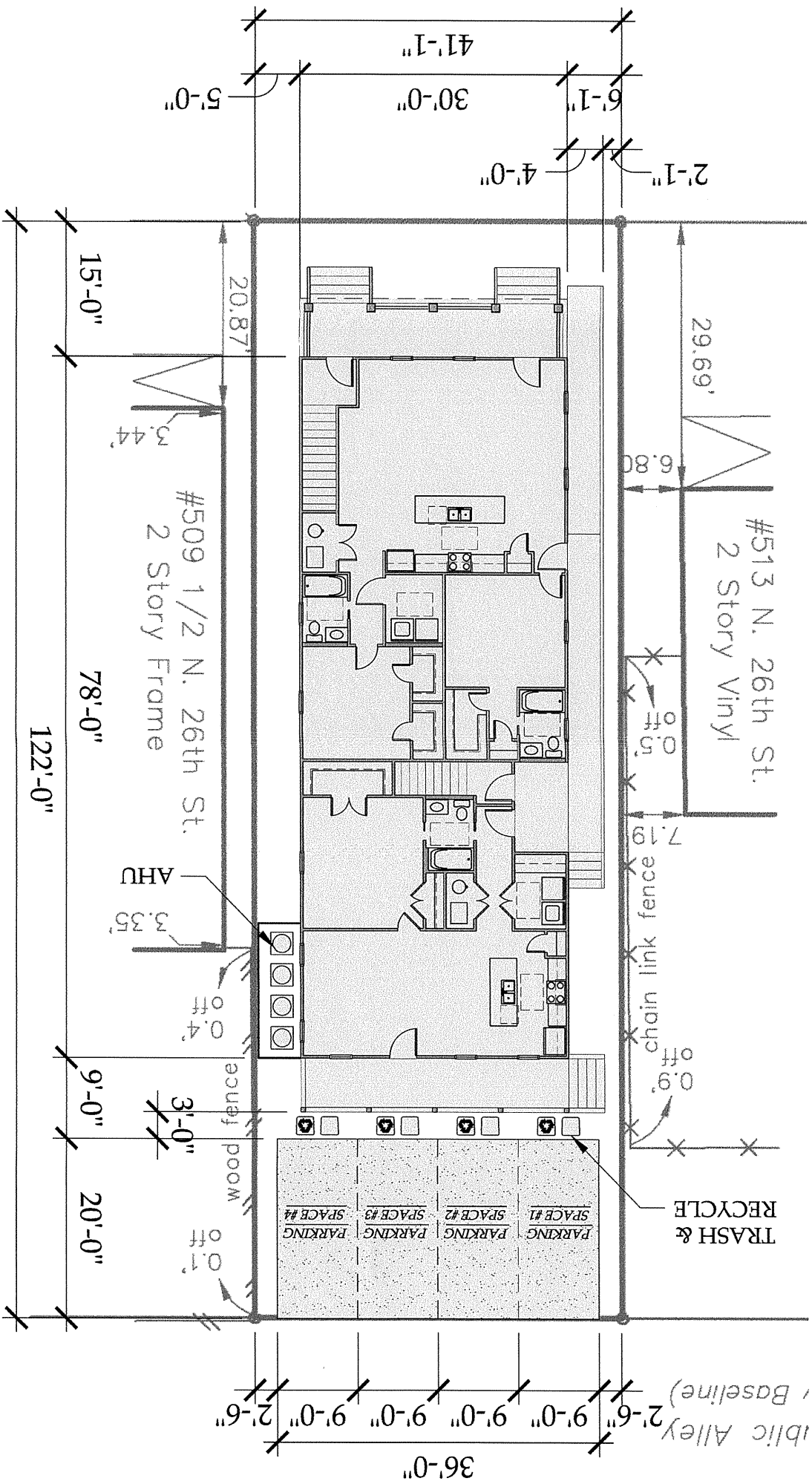
28'-8" ±

25'-0" ±

29'-0" ±

500 BLOCK - N 26TH Street





36'-0"

Public Alley (Baseline) 2'-6" 9'-0" 9'-0" 9'-0" 9'-0" 9'-0" 9'-0" 2'-6"

TRASH & RECYCLE

PARKING SPACE #1  
PARKING SPACE #2  
PARKING SPACE #3  
PARKING SPACE #4

#509 1/2 N. 26th St.  
2 Story Frame

#513 N. 26th St.  
2 Story Vinyl

122'-0"

78'-0"

15'-0"

20'-0"

9'-0"

3'-0"

AHU 3.35'

3.44'

20.87'

5'-0"

41'-1"

30'-0"

6'-1"

4'-0"

2'-1"

29.69'

6.80'

0.5'

0.5'

7.19'

0.9'

0.9'

off 0.4'

off 0.1'

fence

pool

fence

chain

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# MULTI-FAMILY RESIDENCE

## 511-511 1/2 26TH STREET

### RICHMOND, VA 23223

#### BUILDING INFORMATION:

REGULATORY AGENCY  
BUREAU OF PERMITS AND  
INSPECTIONS CITY HALL  
900 E. BROAD ST. RM. 110  
RICHMOND, VA 23219

TYPE OF PROJECT  
MULTI-FAMILY RESIDENTIAL R-2

APPLICABLE CODES  
INTERNATIONAL BUILDING CODE (IBC) 2009  
VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) 2009  
INTERNATIONAL ENERGY CODE 2009

BUILDING CODE EXTERIOR BEARING WALLS: 1 HOUR  
CONSTRUCTION TYPE: 5B (AT WALLS WITHIN 10' OF PROPERTY LINE)  
SEE PLAN FOR 1 HR EXTERIOR WALLS

USE GROUP: R-2 QUADPLEX  
SPRINKLED: YES (NFPA-13R)  
MAX ALLOWED AREA PER FLOOR: 7,000 SF PROPOSED AREA: 2,340 SF  
MAX HEIGHT: 40 FT PROPOSED HEIGHT: 29'-9"  
NUMBER OF TYPE 'B' UNITS: 2 TYPE 'B' UNITS PROVIDED: 2

#### ZONING R-63

ZONING REQUIREMENTS	PROPOSED
MINIMUM LOT AREA: 4,000 SF	LOT AREA: 5,012 SF
MINIMUM OPEN SPACE: 30% (1,504 SF)	OPEN SPACE: 2,672 SF
	$2,672 / 5,012 = 54\%$
MAXIMUM BUILDING HEIGHT: 40 FT	BUILDING HEIGHT: 29'-9"

SETBACKS REQUIRED: (SECTION 114-419.5)	
FRONT YARD: NO SETBACK	FRONT YARD: 15 FT
SIDE YARD: 5 FT	SIDE YARD: 5 FT & 6 FT
REAR YARD: 15 FT	REAR YARD: 29 FT

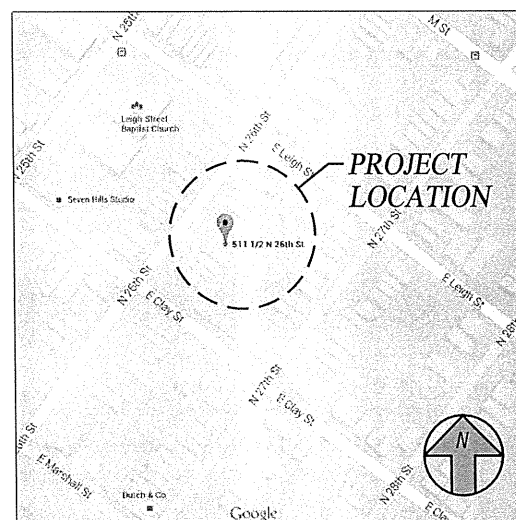
PARKING REQUIREMENTS:	
1 PER DWELLING UNIT	PARKING SPACES: 4

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

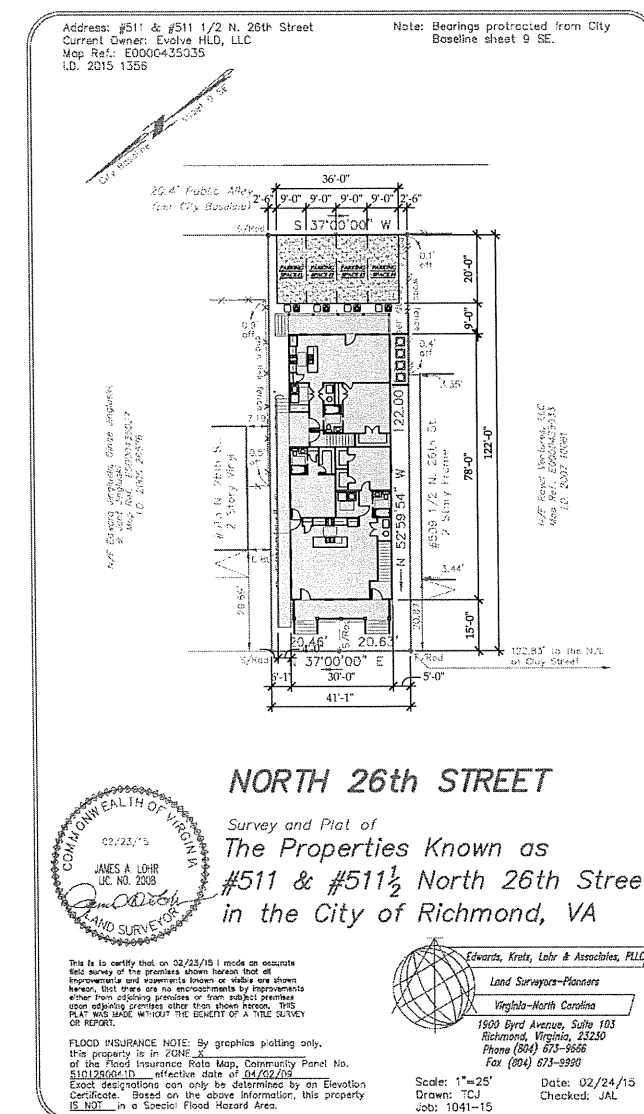
#### DRAWING INDEX:

- T-1 TITLE SHEET, SITE SURVEY AND BUILDING INFORMATION
- C-1 CONTEXT ELEVATIONS
- A-1 1ST FLOOR PLAN & 2ND FLOOR PLAN
- A-2 EXTERIOR ELEVATIONS
- A-3 EXTERIOR ELEVATIONS

#### VICINITY MAP:



#### PROPOSED SURVEY PLAN



**EVOLVE**  
DEVELOPMENT INC

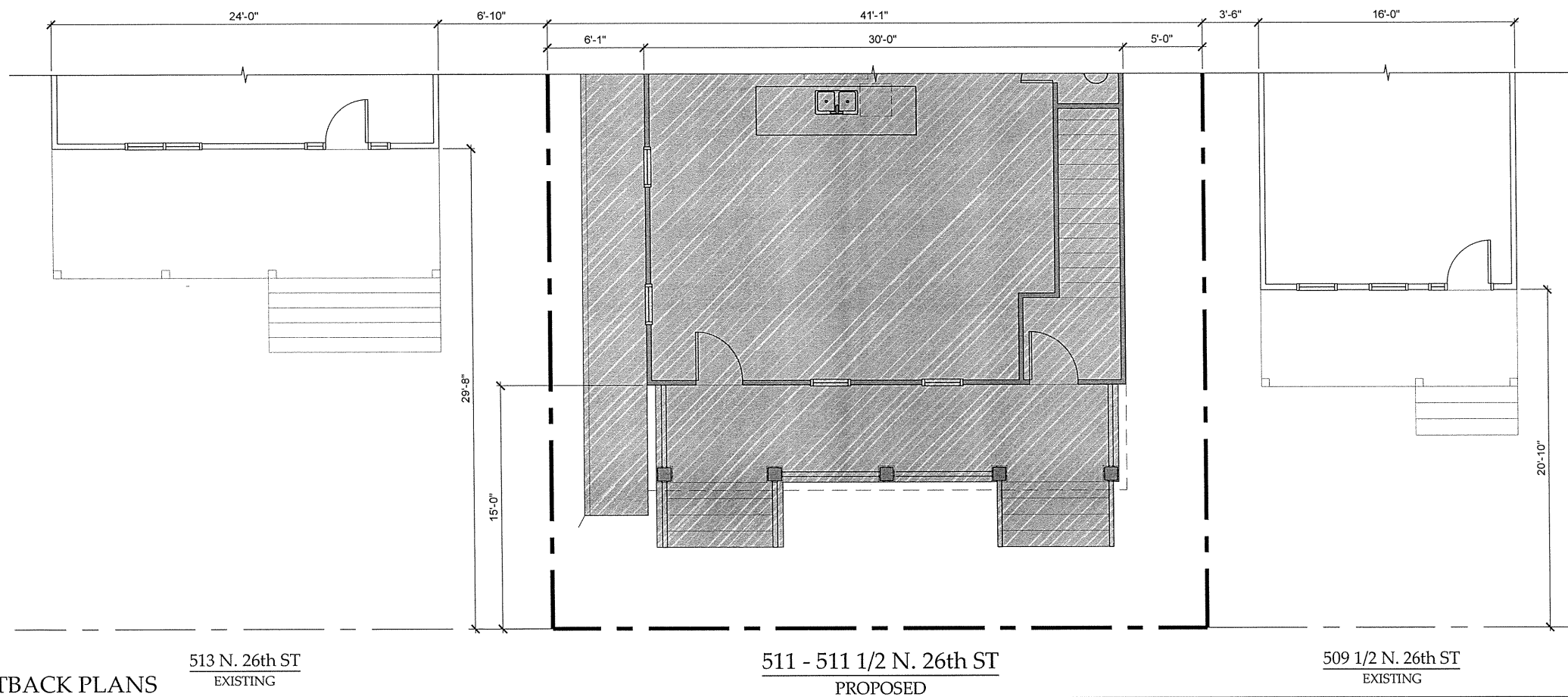
3420 PUMP RD SUITE 169  
RICHMOND, VA 23233

dvk5f@yahoo.com  
804-991-4111

MULTI-FAMILY RESIDENCE  
**511-511 1/2 26TH ST**  
RICHMOND, VA 23223

DATE: 07-31-15

**T1**



**EVOLVE**  
DEVELOPMENT INC

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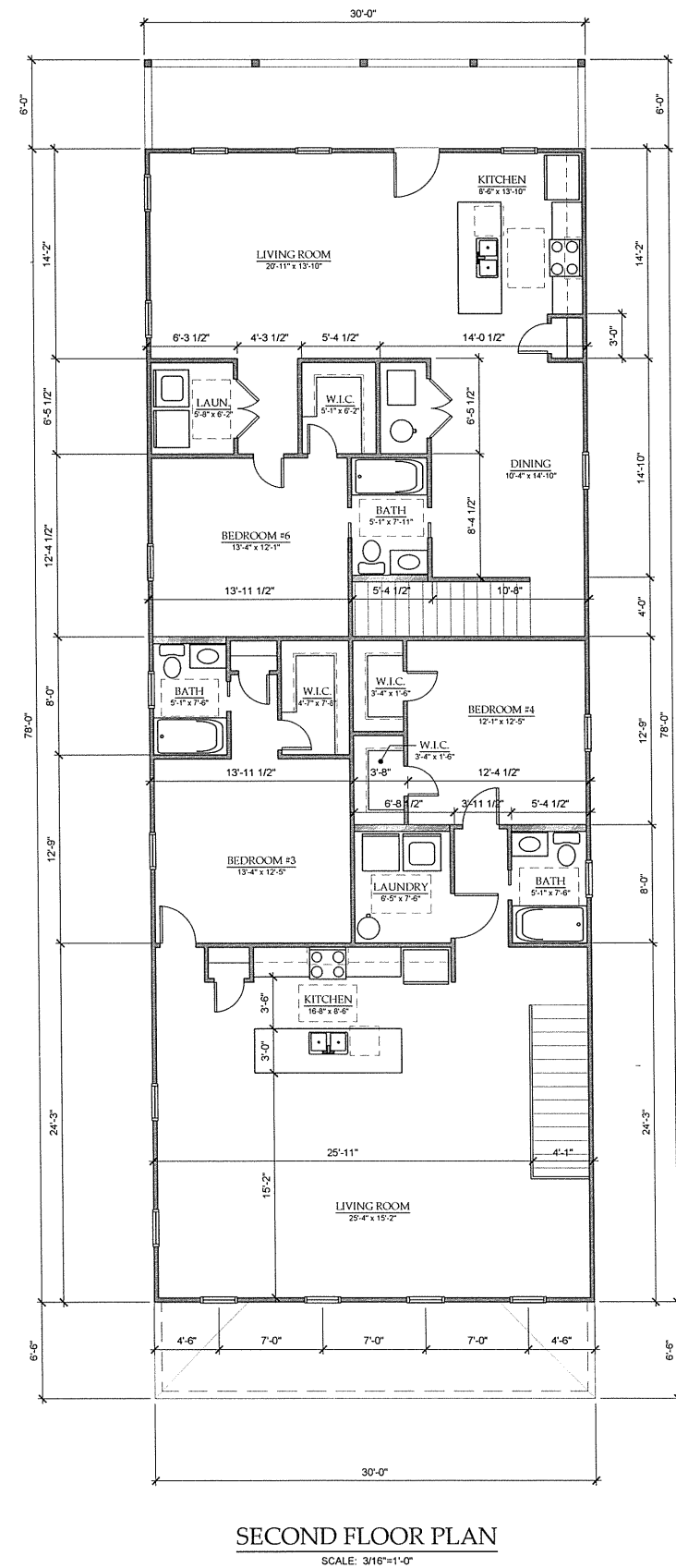
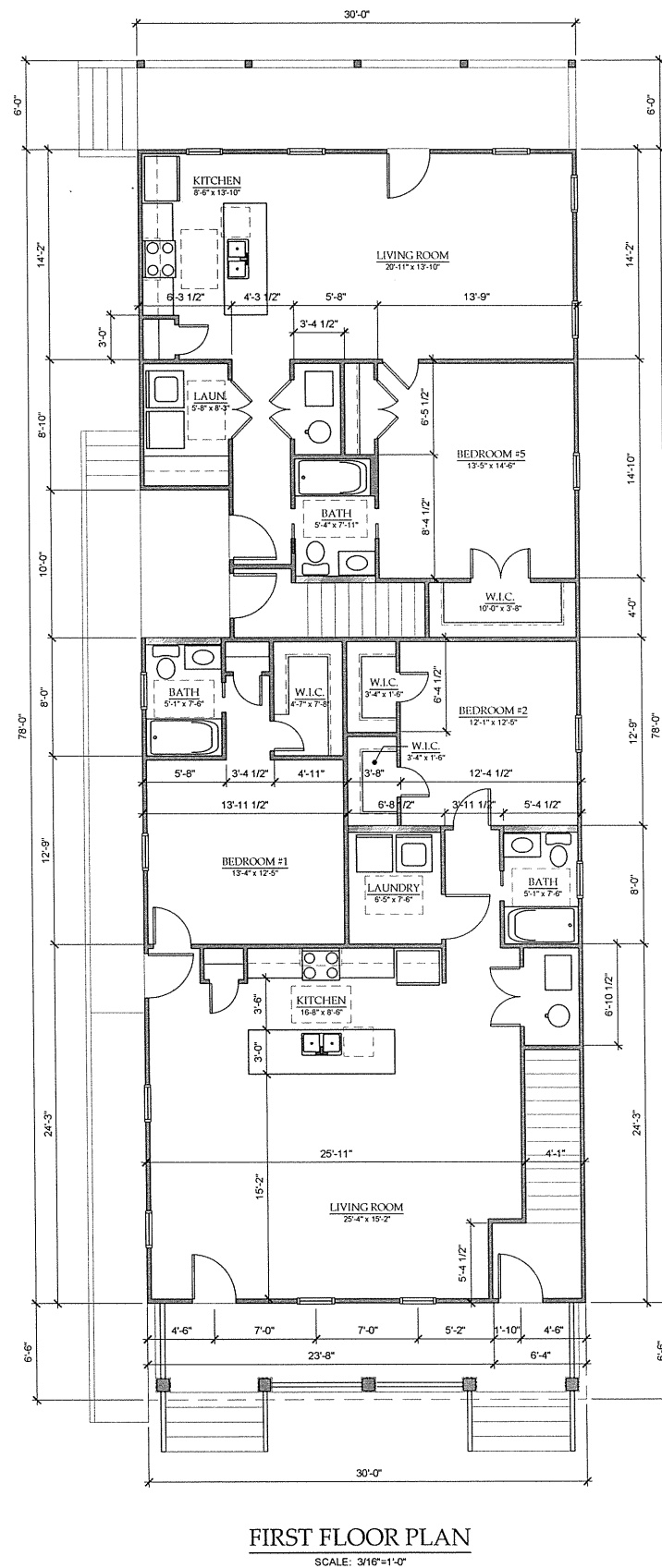
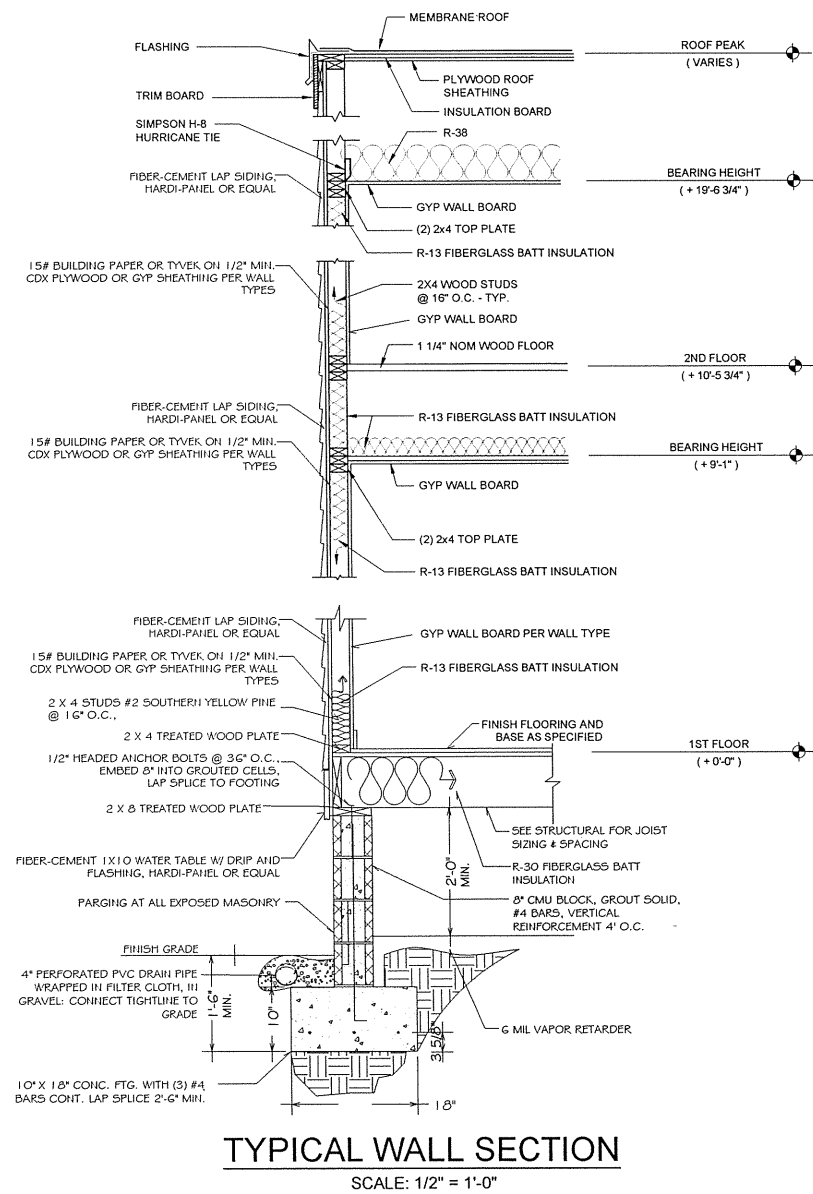
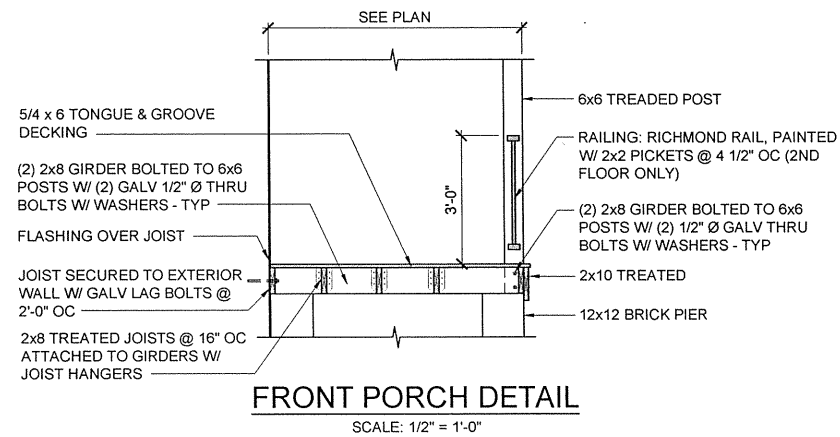
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MULTI-FAMILY RESIDENCE  
**511-511 1/2 26TH ST**  
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**C-1**





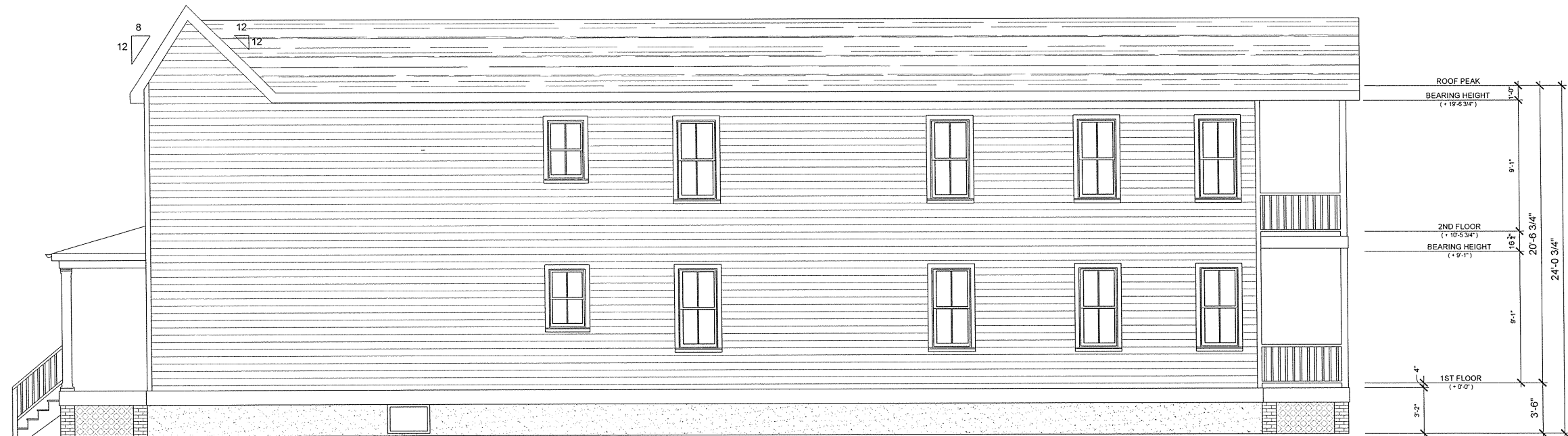
ARCHITECTURAL KEY NOTES: 1

NOTE: 2" CONTINUOUS SHEATHING FOR ALL WALL BRACING, INCLUDING CORNERS BY DOORS AND WINDOWS

1. FOUNDATION: CMU FINISHED WITH PARING SEE WALL DETAIL A-1 FOR ADDITIONAL INFORMATION.
2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED, 4X4 INTERIOR POST
5. PORCH ROOFING: MEMBRANE, BLACK FINISH
6. WINDOWS: WHITE VINYL- DOUBLE PANE. SEE WINDOW SCHEDULE
7. DOORS: PAINTED FIBERGLASS-SEE DOOR SCHEDULE
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 ½ OSB
13. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 6X6 POSTS
14. PORCH PIER: 12"x12" BRICK PIER, 24X24X12 CONCRETE FOOTING, (3) #4 REBAR HORIZONTAL, (2) #4 REBAR VERTICAL, GROUT SOLID.
15. WOOD LATTICE PANEL
16. UPPER ROOF: MEMBRANE ROOF OVER 1 HR. FIRE RATED PLYWOOD, 4'-0" FROM SEPARATION WALL - EACH SIDE
17. UNIT SEPARATION WALL - SEE DETAIL ON A-1
18. CRAWL SPACE ACCESS PANEL
19. 12" x 12" BRICK COLUMN
20. 18" x 24" ATTIC VENT
21. 8" x 16" FOUNDATION VENT
22. SIMPSON HD08 HOLD DOWN



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



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



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11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
12. UPPER ROOF: MEMBRANE ROOF OVER 1/2" OSB
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REAR ELEVATION

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



LEFT SIDE ELEVATION

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

**EVOLVE**  
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**A-3**