



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 24th St DATE: 03.29.19

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

AND ADDRESS: 5310 Markel Rd Suite 104 EMAIL: khenderson@cavacompanies.com

CITY, STATE AND ZIPCODE: Richmond Va 23230

ARCHITECT/CONTRACTOR'S NAME: Metro Design LLC TEL. NO.: 804.814.0818

AND ADDRESS: PO Box 25788 EMAIL: cgrogan@metrodesignrva.com

CITY, STATE AND ZIPCODE: Richmond Va 23260

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.)

We would like to remove the exterior stairs from the second floor front porch to the ground floor and add matching rails to close off the end of the porch. Repair exterior siding as needed and paint the siding, exterior doors, porch floor and porch ceilings, remove the existing shed and add privacy fence and patio in rear yard.

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

APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

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

Revised 10-02-2014

SINGLE FAMILY RESIDENCE RENOVATIONS

511 N 24TH STREET
RICHMOND, VA 23223

OWNER

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

CONSULTANT



METRO design, llc
P.O. Box 25788
Richmond, VA 23260
cgrogan@metrodesignva.com
(804) 814-0818

SEAL

PROJECT DESCRIPTION:
RENOVATIONS TO EXISTING THREE STORY RESIDENCE

PROPERTY OWNER:
CAVA CAPITAL, LLC
FRANK CAVA
(804) 510-0667

FINISHED SQUARE FOOTAGE:

1ST FLOOR: 784 SF
2ND FLOOR: 791 SF
3RD FLOOR: 791 SF
TOTAL: 2,366 SF

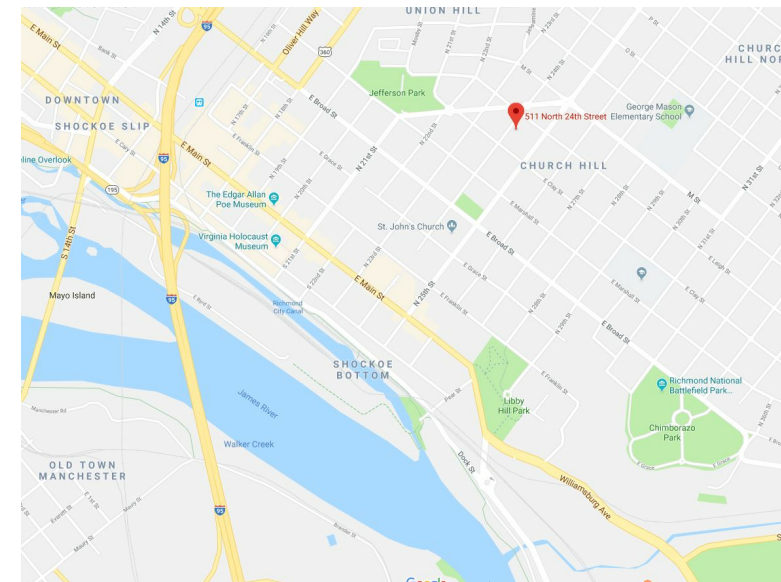
BUILDING CODE:
2012 INTERNATIONAL BUILDING CODE (IBC 2012)
REFERENCING 2012 INTERNATIONAL RESIDENTIAL CODE (IRC 2012)

LOCAL CODE DATA:
GROUND SNOW LOAD (Pg): 20 PSF
WIND LOAD: 90 MPH 3 SEC GUST (ASD); 115MPH (ULTIMATE)
SEISMIC DESIGN CATEGORY: B
MEAN ANNUAL TEMPERATURE: 56.5 DEGREES
AIR FREEZE INDEX: 25 DEGREES
FROST DEPTH: 18 INCHES
M5 WEATHER: MODERATE

NO ICE BARRIER UNDERLAYMENT REQUIRED

SHEET INDEX:

CS100	COVER SHEET	3/27/19
A101	EXISTING FLOOR PLANS	3/27/19
A102	EXISTING ELEVATIONS	3/27/19
A103	PROPOSED FLOOR PLANS	3/27/19
A104	PROPOSED ELEVATIONS	3/27/19



PROJECT INFORMATION

**511 N 24TH STREET
RICHMOND, VA 23223**

ISSUES

NO	DATE	DESCRIPTION
1	3/27/19	CAR SUBMISSION

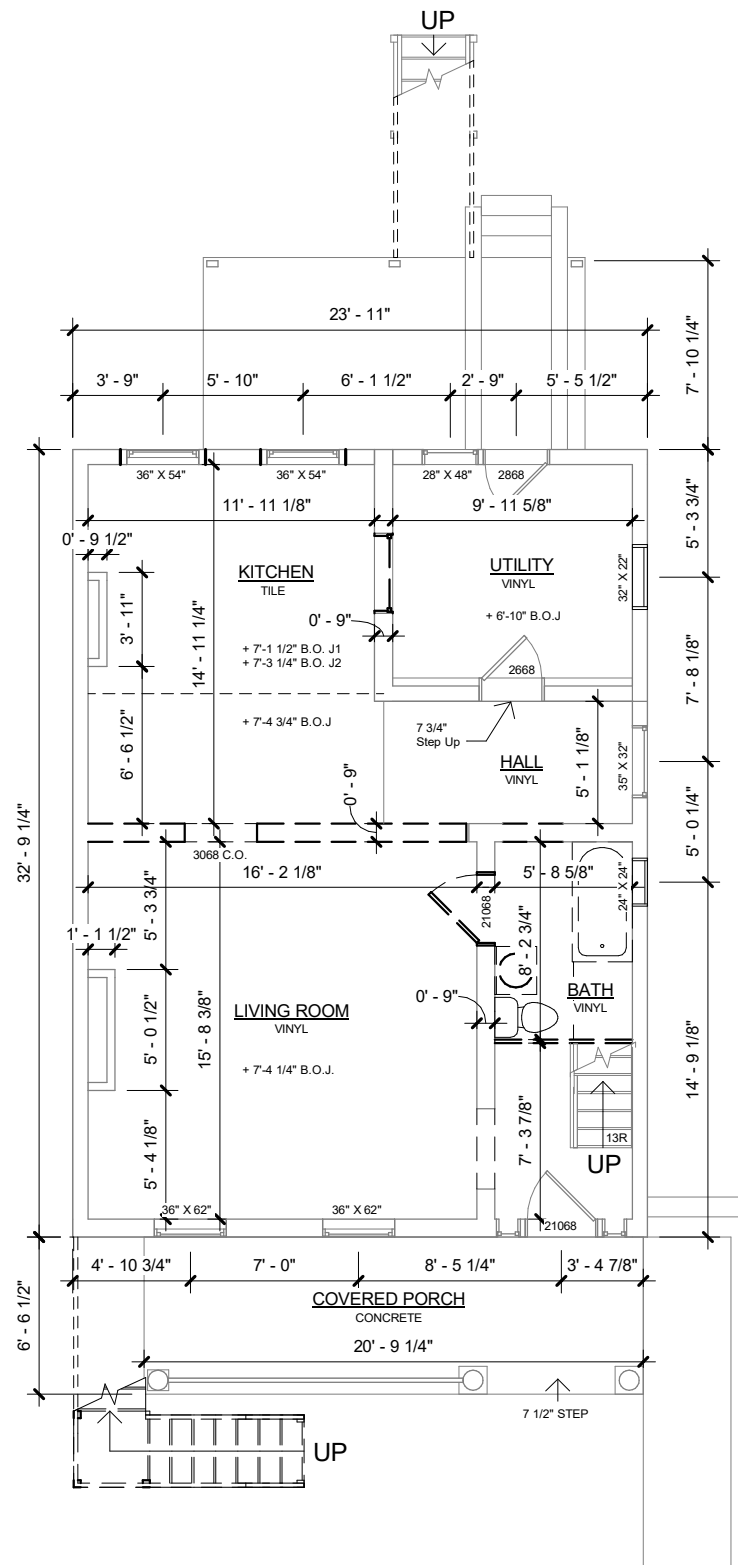
REVISIONS

NO	DATE	DESCRIPTION

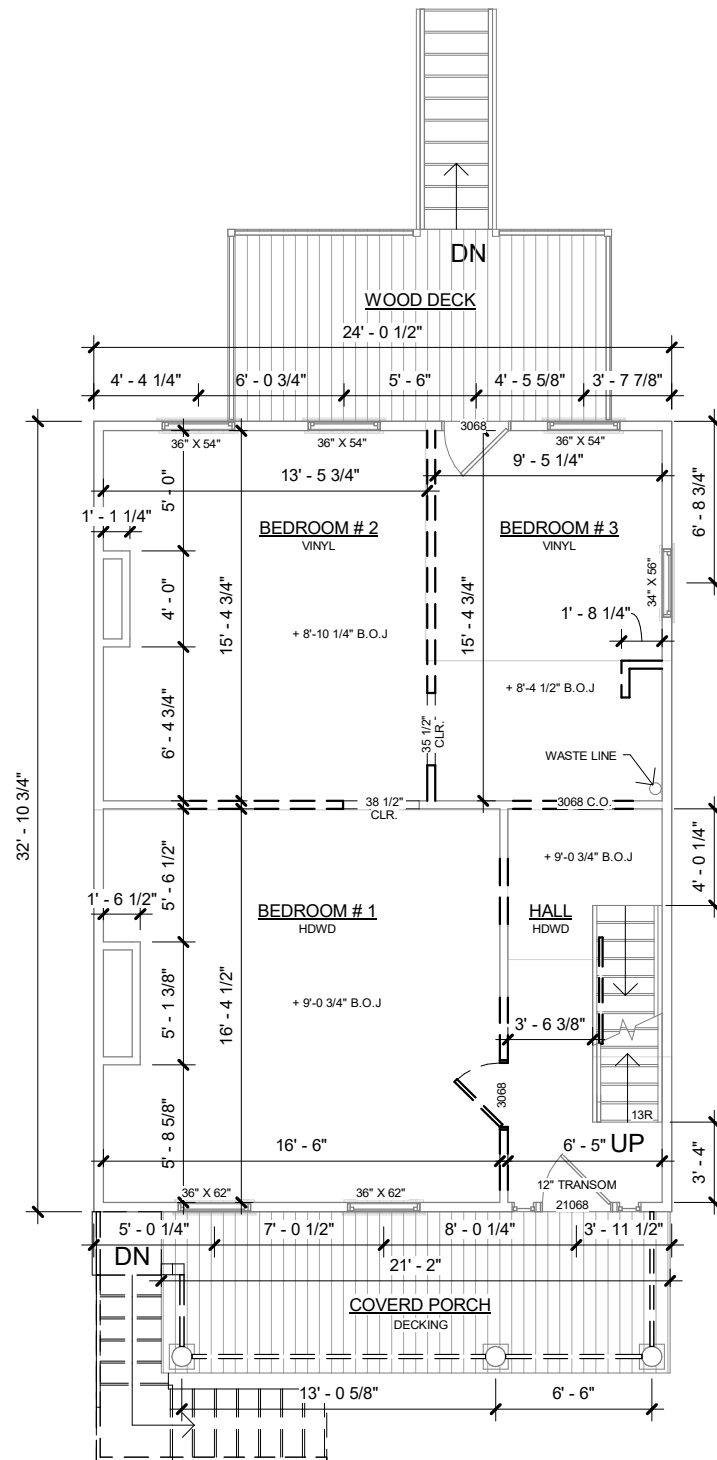
PROJECT NUMBER: 19-111
DRAWN BY: Author
CHECKED BY: Checker
SCALE:
DATE: 03/27/19

SHEET NAME & TITLE

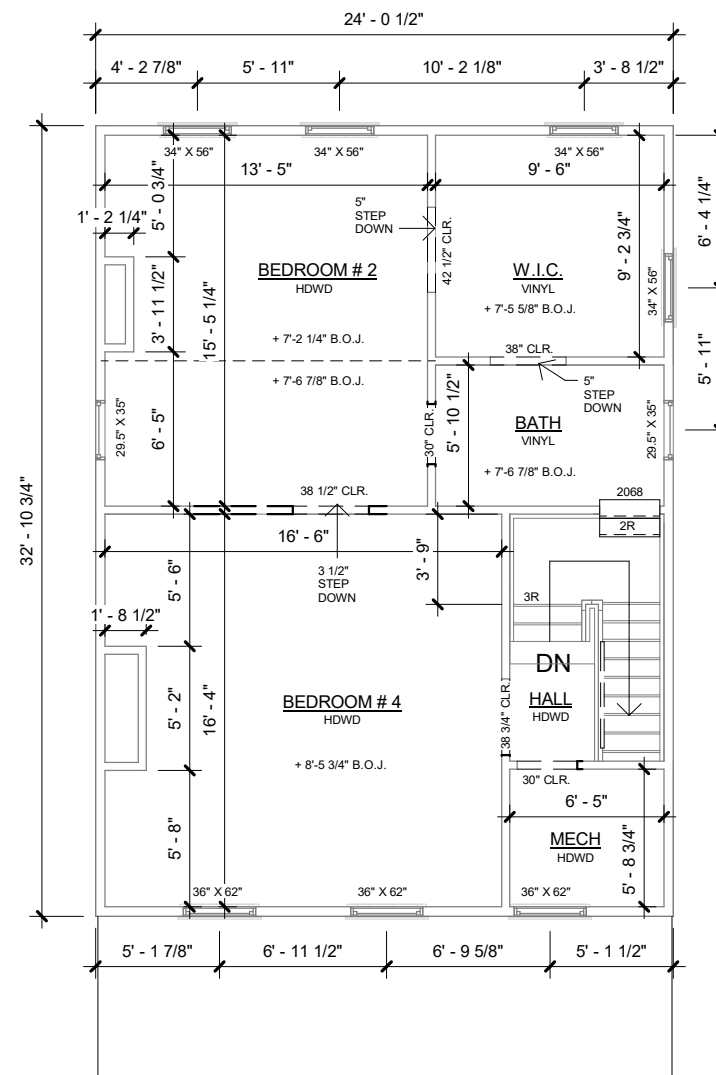
**COVER SHEET
CS-100**



1 First Floor - Existing & Demo Plan
1/8" = 1'-0"



2 Second Floor - Existing & Demo Plan
1/8" = 1'-0"



3 Third Floor - Existing & Demo Plan
1/8" = 1'-0"

PLAN NOTES:

1. ALL EXISTING PERIMETER WALLS AT PROPERTY LINE TO RECEIVE (2) LAYERS OF TYPE X GWB
2. ALL OTHER EXISTING STUD WALL TO RECEIVE (1) LAYER 5/8" GWB
3. ALL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR AND NOTIFY DESIGNER OF ANY DISCREPANCIES
4. CONTRACTOR TO VERIFY FRAMING DIRECTIONS DURING DEMOLITION AND NOTIFY DESIGNER OF ANY DISCREPANCIES
5. EXISTING STRUCTURAL FRAMING (WALL, FLOOR & ROOF) NOT INDICATED. CONTRACTOR TO NOTIFY DESIGNER OF STRUCTURAL FRAMING AND DAMAGE DURING DEMOLITION.
6. STRUCTURAL ANALYSIS OF LVLS TO BE COORDINATED WITH STRUCTURAL ENGINEER.

OWNER

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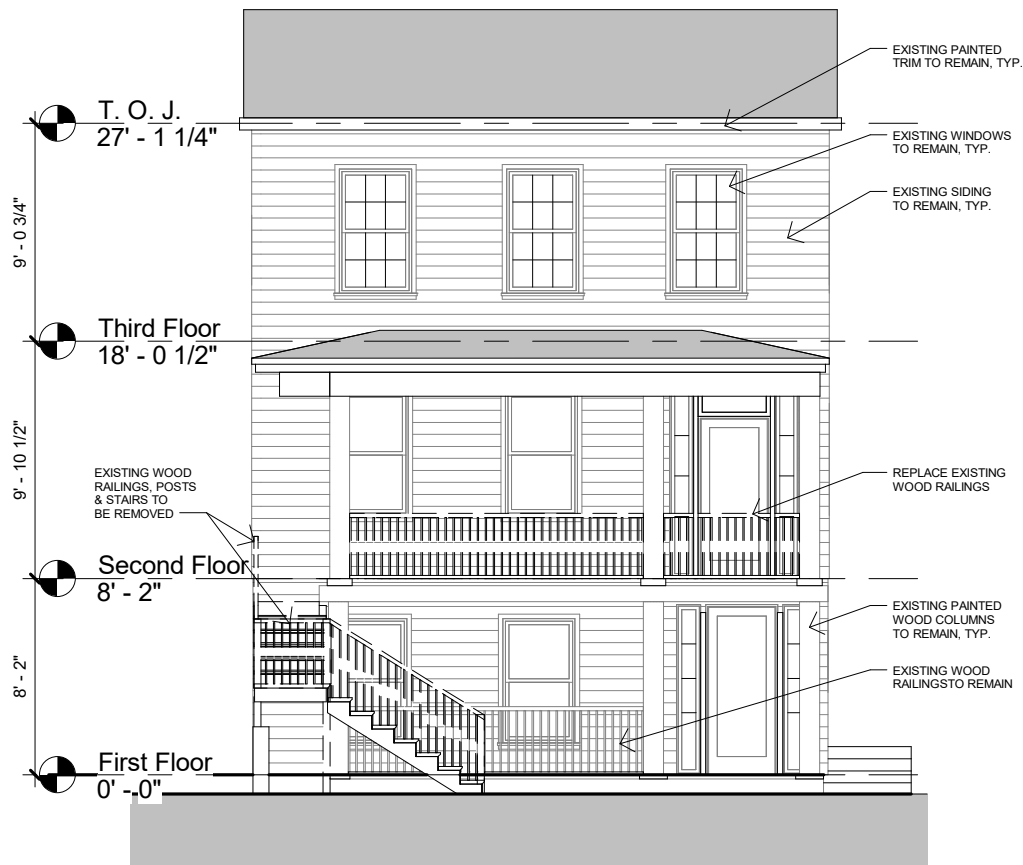
PROJECT NUMBER: 19-111
DRAWN BY: CRG
CHECKED BY: CRG
SCALE: 1/8" = 1'-0"
DATE: 03/27/19

SHEET NAME & TITLE

EXISTING FLOOR PLANS
A101

PLAN NOTES:

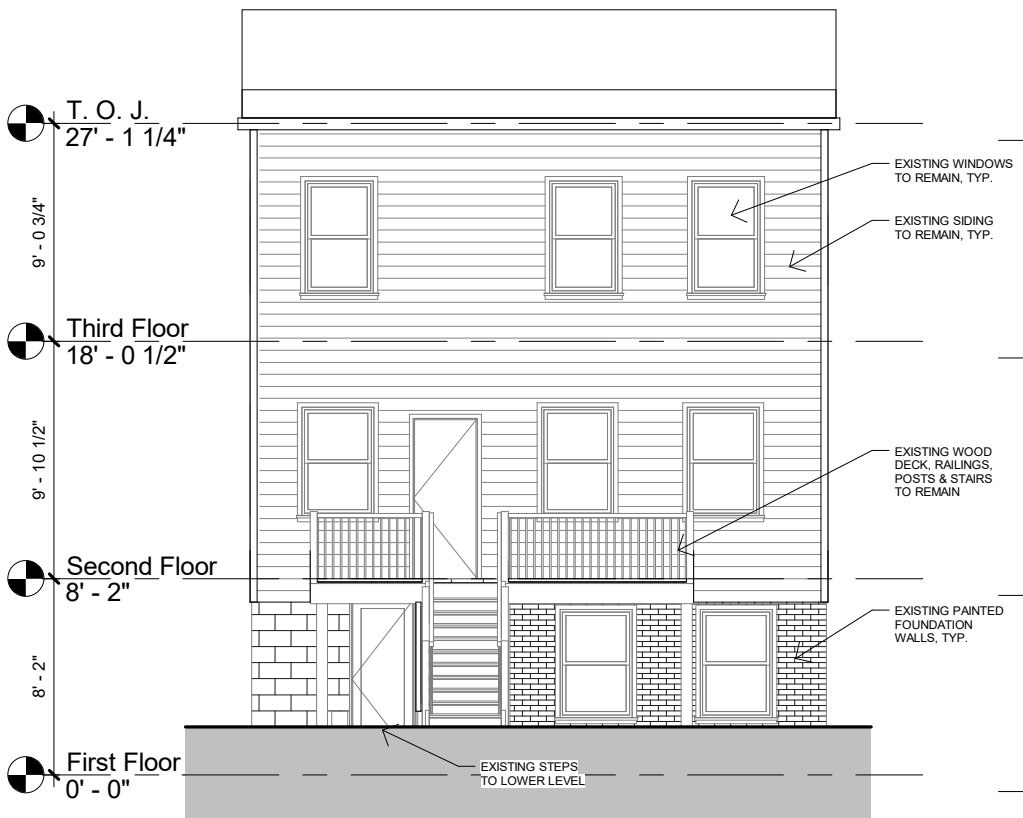
1. ROOF PITCH ASSUMED BASED ON FIELD OBSERVATION.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR AND NOTIFY DESIGNER OF ANY DISCREPANCIES



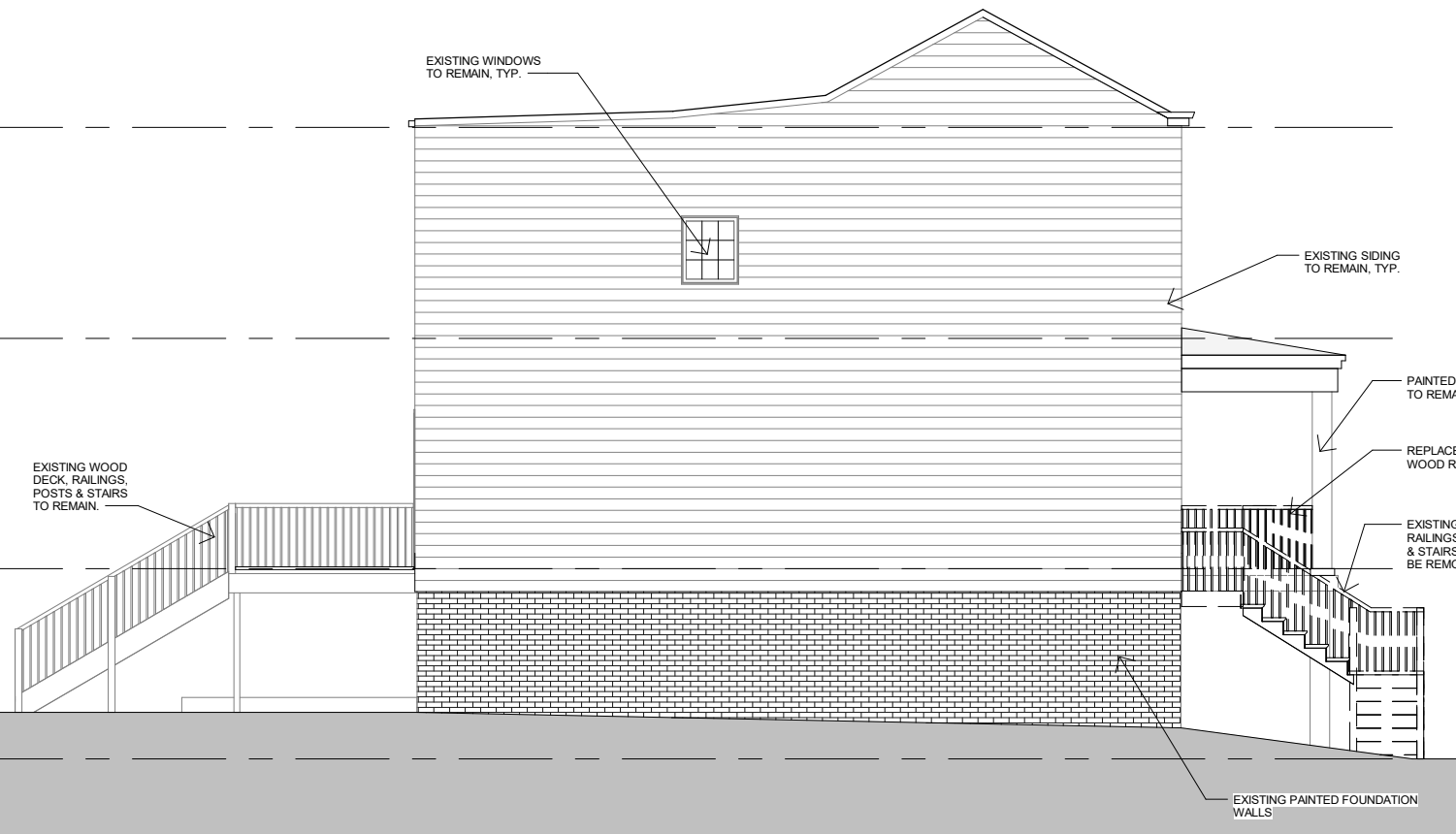
① Existing & Demo -South Elevation
1/8" = 1'-0"



② Existing & Demo East Elevation
1/8" = 1'-0"



③ Existing & Demo -North Elevation
1/8" = 1'-0"



④ Existing & Demo -West Elevation
1/8" = 1'-0"

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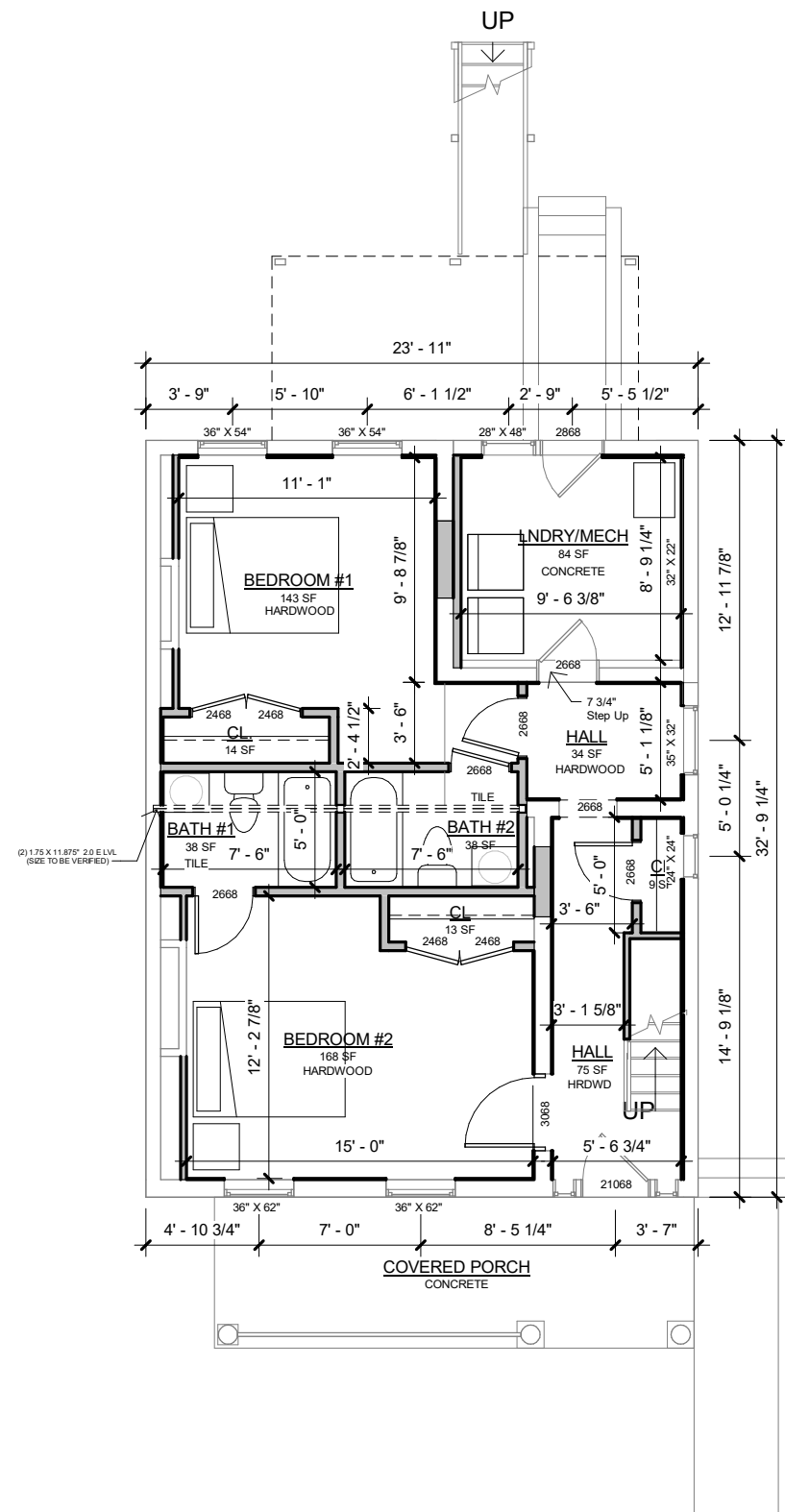
REVISIONS

NO	DATE	DESCRIPTION

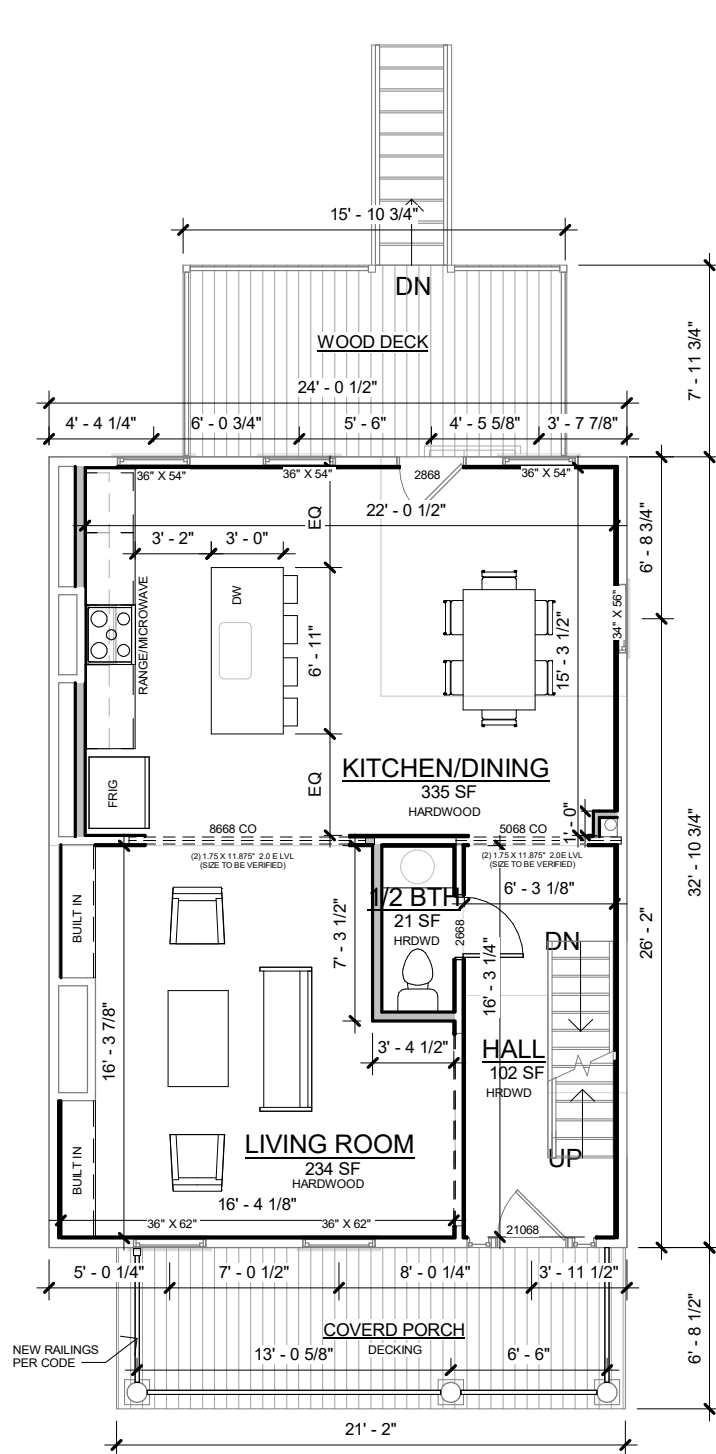
PROJECT NUMBER: 19-111
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/8" = 1'-0"
DATE: 3/27/19

SHEET NAME & TITLE

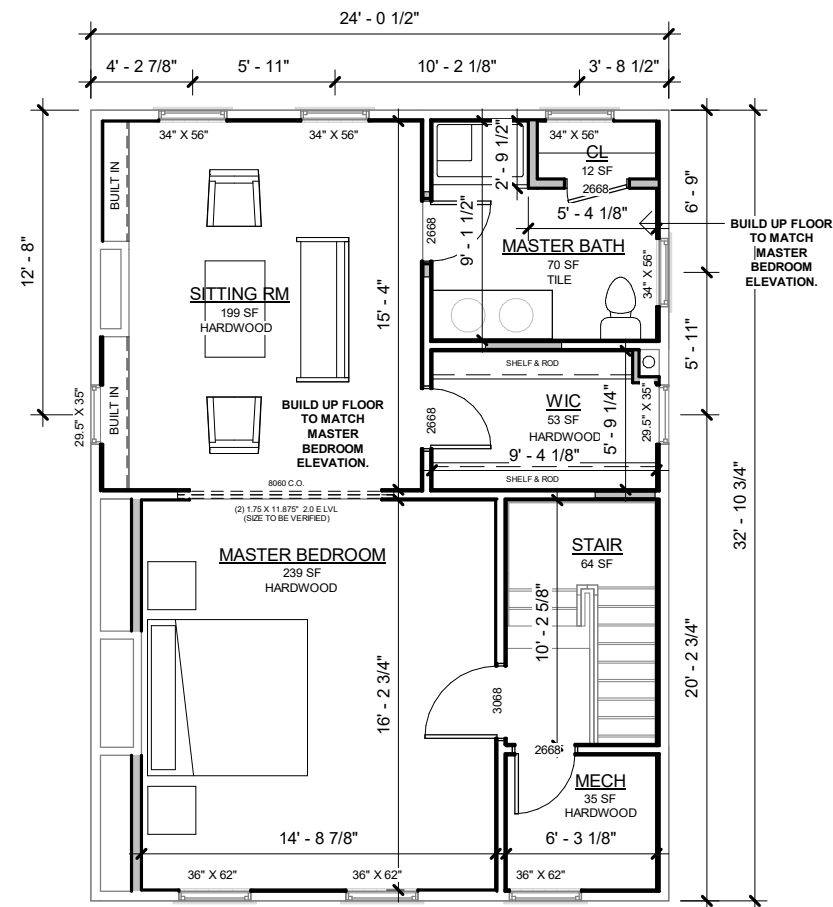
EXISTING ELEVATIONS
A102



1 FIRST FLOOR - PROPOSED PLAN
1/8" = 1'-0"



2 SECOND FLOOR - PROPOSED PLAN
1/8" = 1'-0"



3 THIRD FLOOR - PROPOSED PLAN
1/8" = 1'-0"

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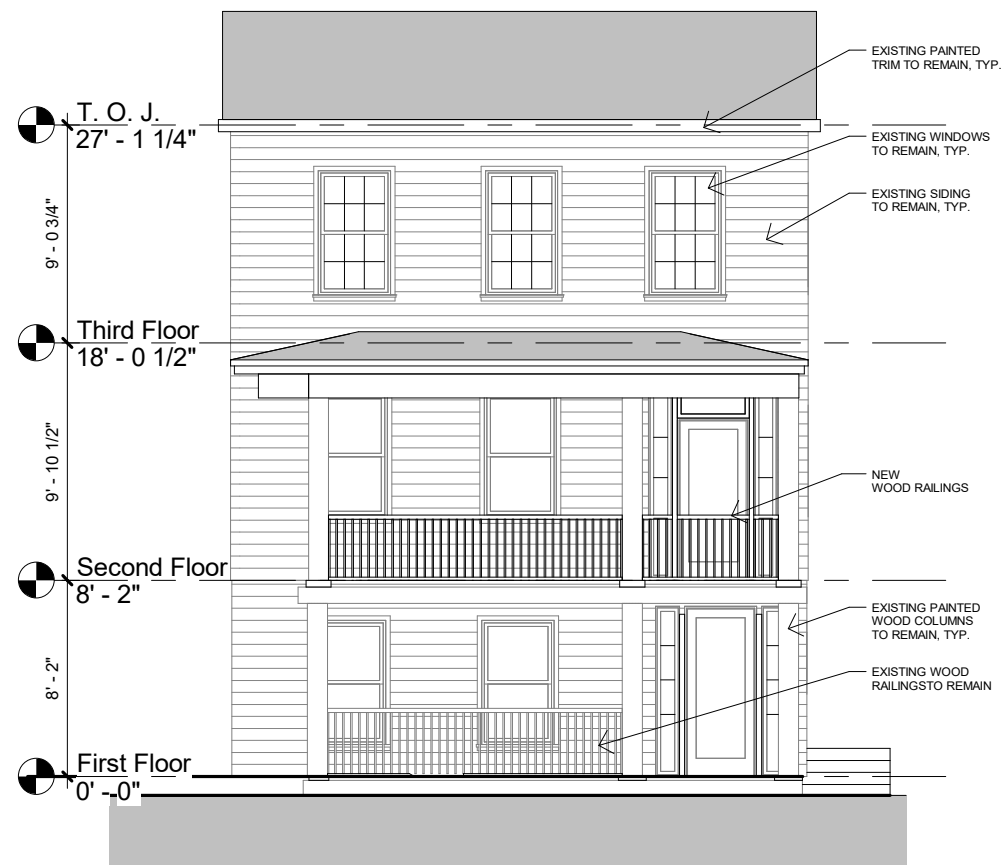
REVISIONS

NO	DATE	DESCRIPTION
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PROJECT NUMBER: 19-111
DRAWN BY: Author
CHECKED BY: CRC
SCALE: 1/8" = 1'-0"
DATE: 03/26/19

SHEET NAME & TITLE

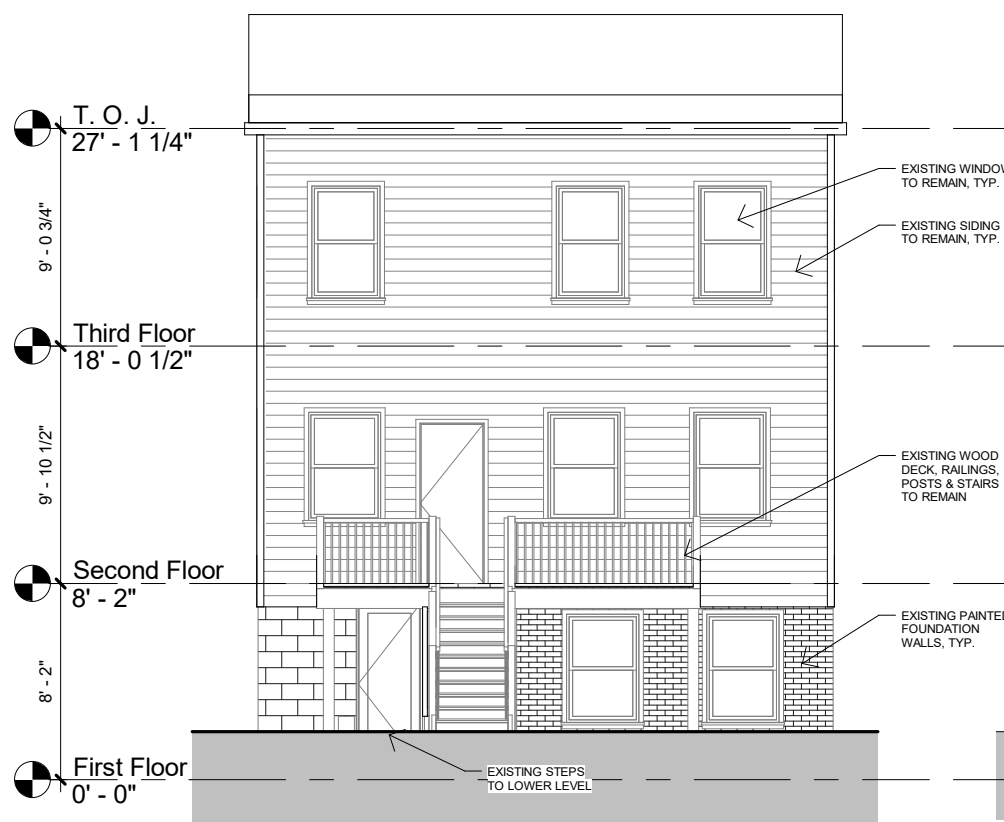
PROPOSED FLOOR PLANS
A103



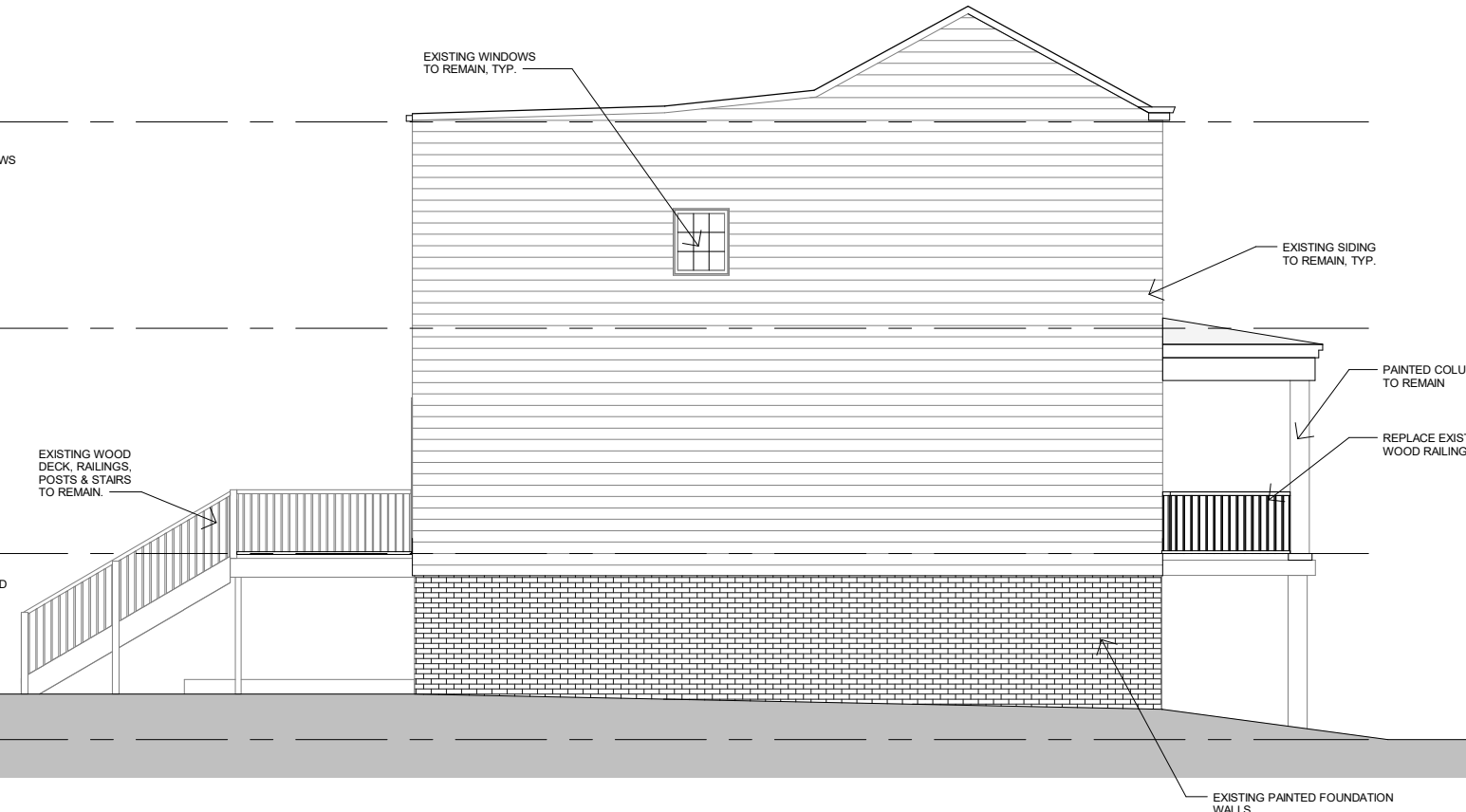
1 Proposed South Elevation
1/8" = 1'-0"



2 Proposed East Elevation
1/8" = 1'-0"



3 Proposed North Elevation
1/8" = 1'-0"



4 Proposed West Elevation
1/8" = 1'-0"

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SHEET NAME & TITLE

**PROPOSED ELEVATIONS
A104**





Exterior Scope	
Roof	Repair metal as needed- Paint Black
Windows	Keep and repair as needed
Siding	Only replace damaged pieces of siding with matching materials then paint
Paint	<p>All Trim/columns/soffits/window surrounds- Extra White SW7006</p> <p>Paint Exterior Doors- Butter Up SW6681 </p> <p>Body of house- Westchester Gray SW2849 </p> <p>Porch ceilings- Bubble SW6770 </p> <p>2nd Floor Porch Floors- online gray SW7072 </p>
Porches and Decks	<p>Second floor porch will have rails added where steps are removed. Rails may need to be taller to meet code. If so- Richmond Rail painted white</p> <p>Repair and parge concrete steps and retaining wall</p>
Landscaping	<p>IN FRONT- Add mulch and flowers in flat retaining wall area in front of porch. Add taller bush/small tree to the area to the right of the concrete stairs</p> <p>IN REAR-</p> <p>Remove shed</p> <p>Add 6' wood privacy fence and parking area with crush and run</p> <p>Add mulch only in the basement concrete area in front of windows.</p> <p>Add brick herringbone patio in backyard</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>