



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION / CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (Location of Work)

Address 966-968 Pine St Richmond, VA 23223  
 Historic District Union Hill

**PROPOSED ACTION**

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

**OWNER**

Name Daniel Weyman  
 Company Eclipse Development, Inc  
 Mailing Address 3420 Pump Rd #169  
Richmond VA 23233  
 Phone 804-991-4111  
 Email DVK5F@YAHOO.COM  
 Signature Daniel V. Weyman  
 Date 3/31/17

**APPLICANT** (if other than owner)

Name \_\_\_\_\_  
 Company \_\_\_\_\_  
 Mailing Address SAME  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Date \_\_\_\_\_

**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 3:07 \_\_\_\_\_ Complete  Yes  No  
 By KC \_\_\_\_\_ MAR 3 / 2017

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

March 4, 2017

To whom it may concern,

Attached you will find proposed architectural plans for a new duplex located at 966-968 Pink st. 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  
**Context 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.

**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:

**Woodland Cream from Hardie:**



Trim color will be white.

**Exterior Doors** will be painted a 4 or 6-panel fiberglass doors, with a single light 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 fibercement, with wood corbels, all painted white.

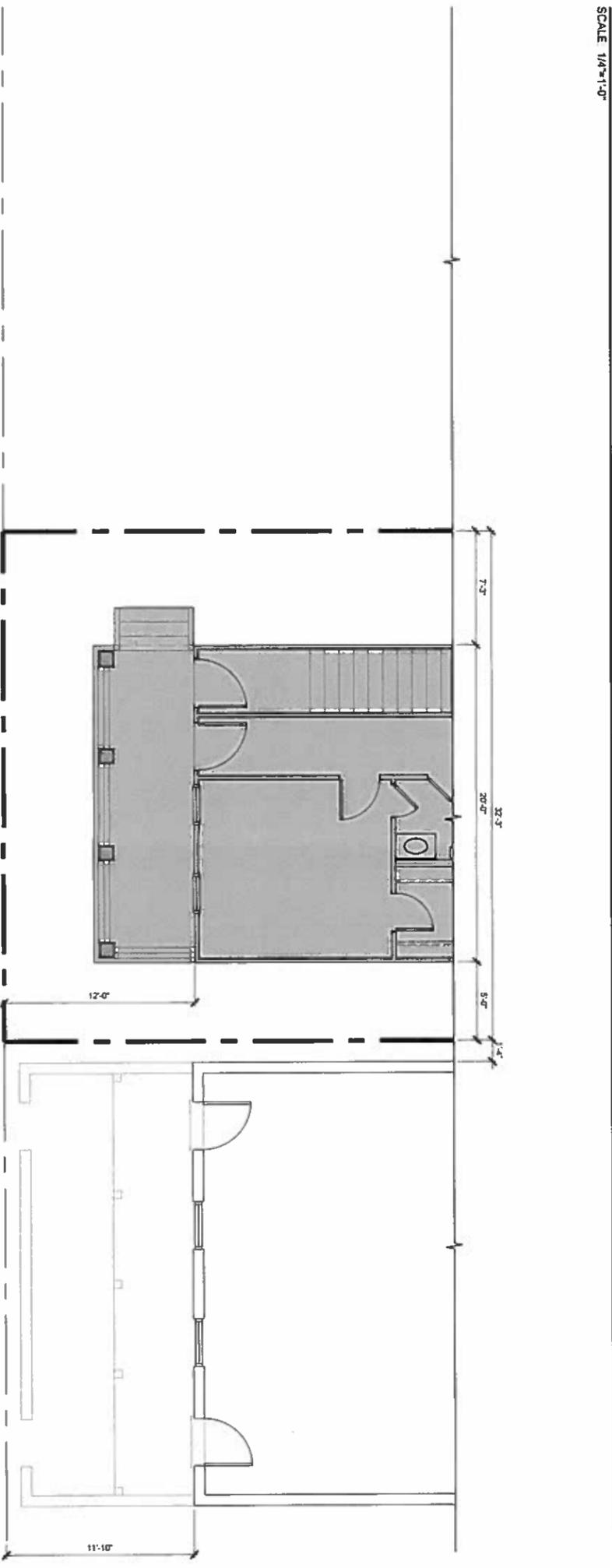
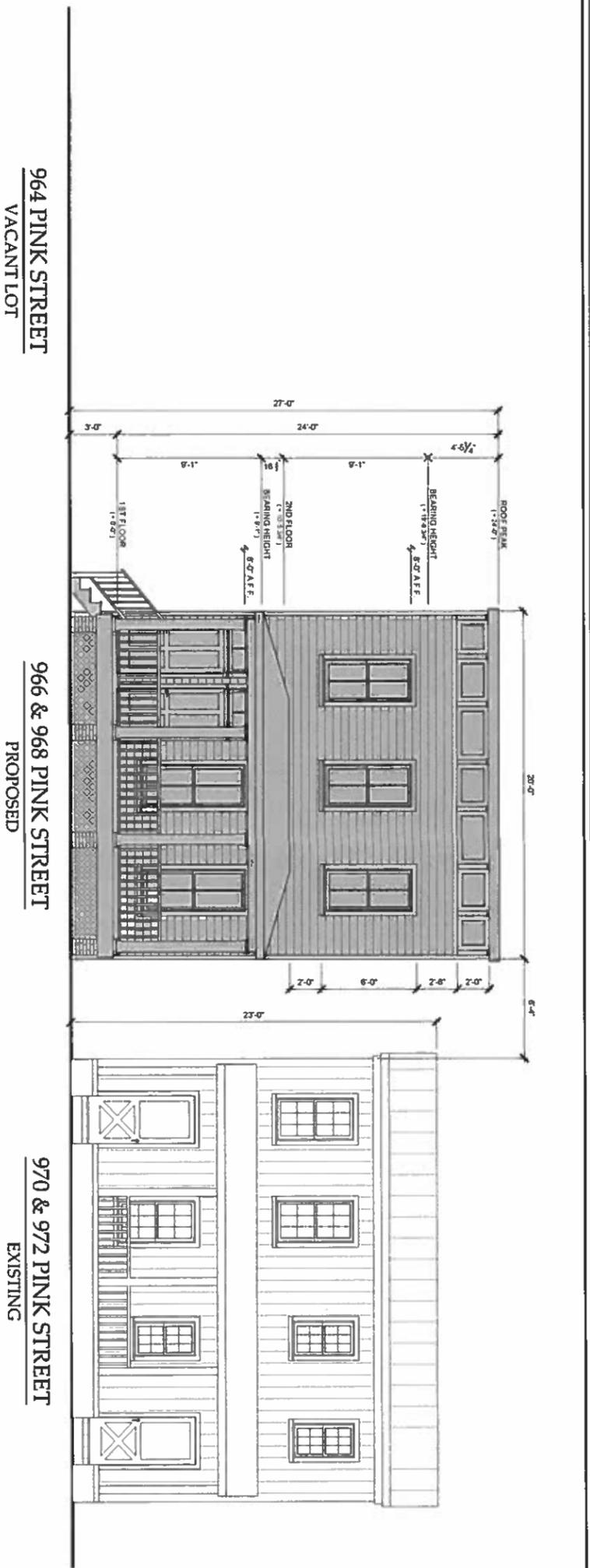
**Porch roof** will be EPDM, with a black finish.

**Main structure roof** will be membrane roofing over 5/8" osb.

For any additional questions prior to the CAR meeting in January, please feel free to contact me at 804-991-4111 or [dyk5f@yahoo.com](mailto:dyk5f@yahoo.com)

Daniil V. Kleyman





**CONTEXT SETBACK PLANS**

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

**EVOLVE**  
DEVELOPMENT INC

3420 PUMP RD SUITE 169  
RICHMOND, VA 23233

dvk5f@yahoo.com  
804-991-4111

TWO-FAMILY RESIDENCE AT  
**966 - 968 PINK STREET**  
RICHMOND, VA 23223

DATE: 01.26.17

**C-1**



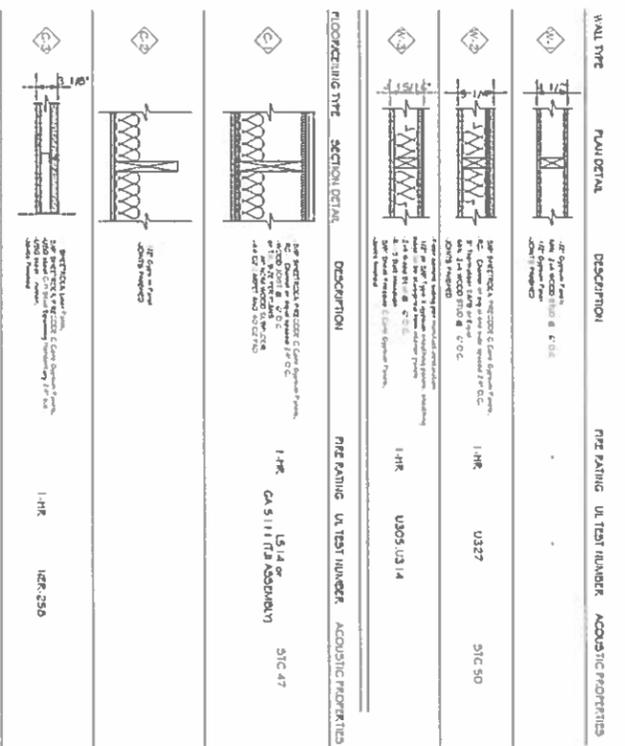
WINDOW SCHEDULE									
#	QTY	FIN. SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	COMMENTS	
W01	1	264	10H	30X48	34	30"	48 3/4"	11X50 1/4 DOUBLE HUNG	
W02	3	265	6DH	30X65	65	30"	65"	31X67 1/2 DOUBLE HUNG	TRANSOM WINDOW ABOVE ENTRY DOOR
W03	1	301	4FP	35X16	16	30"	11X67 1/2	FIXED GLASS	
W04	1	264	10H	30X48	34	30"	48 3/4"	11X50 1/4 DOUBLE HUNG	
W05	2	266	6DH	30X65	65	30"	65"	31X67 1/2 DOUBLE HUNG	TRANSOM WINDOW ABOVE ENTRY DOOR
W06	2	301	4FP	35X16	16	30"	11X67 1/2	FIXED GLASS	
W07	5	265	6DH	30X65	65	30"	65"	31X67 1/2 DOUBLE HUNG	
W08	1	265	6DH	30X65	65	30"	65"	31X67 1/2 DOUBLE HUNG	
W09	1	401	6FP	48X19	19	48"	49X19 1/2	FIXED GLASS	
W10	2	401	6FP	48X19	19	48"	49X19 1/2	FIXED GLASS	

ALL WINDOWS TO BE S/DL

DOOR SCHEDULE									
#	QTY	FIN. SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	COMMENTS	
D01	5	245A	28X60	34	60"	28"	60"	23X61 1/2 2 PANEL DOOR	
D02	2	(2) 306B	35X90	34	90"	72"	90"	74X91 1/2 2 PANEL DOOR	COVERED AS REQUIRED FOR EQUIPMENT
D03	1	245A	32X60	34	60"	32"	60"	23X61 1/2 2 PANEL DOOR	
D04	2	205E	24X90	34	90"	24"	90"	23X61 1/2 2 PANEL DOOR	
D05	1	245A	32X60	34	60"	32"	60"	23X61 1/2 2 PANEL DOOR	
D06	3	245A	28X60	34	60"	28"	60"	23X61 1/2 2 PANEL DOOR	
D07	2	305E	35X90	34	90"	35"	90"	37X91 1/2 EXTERIOR 2 PANEL DOOR	EXTERIOR FIBERGLASS
D08	2	305E	35X90	34	90"	35"	90"	37X91 1/2 EXTERIOR 2 PANEL DOOR	EXTERIOR FIBERGLASS
D09	1	(2) 306B	35X90	34	90"	72"	90"	74X91 1/2 2 PANEL DOOR	COVERED AS REQUIRED FOR EQUIPMENT
D10	1	245A	32X60	34	60"	32"	60"	23X61 1/2 2 PANEL DOOR	
D11	3	205E	24X90	34	90"	24"	90"	23X61 1/2 2 PANEL DOOR	
D12	1	245A	32X60	34	60"	32"	60"	23X61 1/2 2 PANEL DOOR	
D13	1	305E	35X90	34	90"	35"	90"	37X91 1/2 EXTERIOR 2 PANEL DOOR	EXTERIOR FIBERGLASS
D14	1	(2) 306B	35X90	34	90"	72"	90"	74X91 1/2 2 PANEL DOOR	EXTERIOR FIBERGLASS

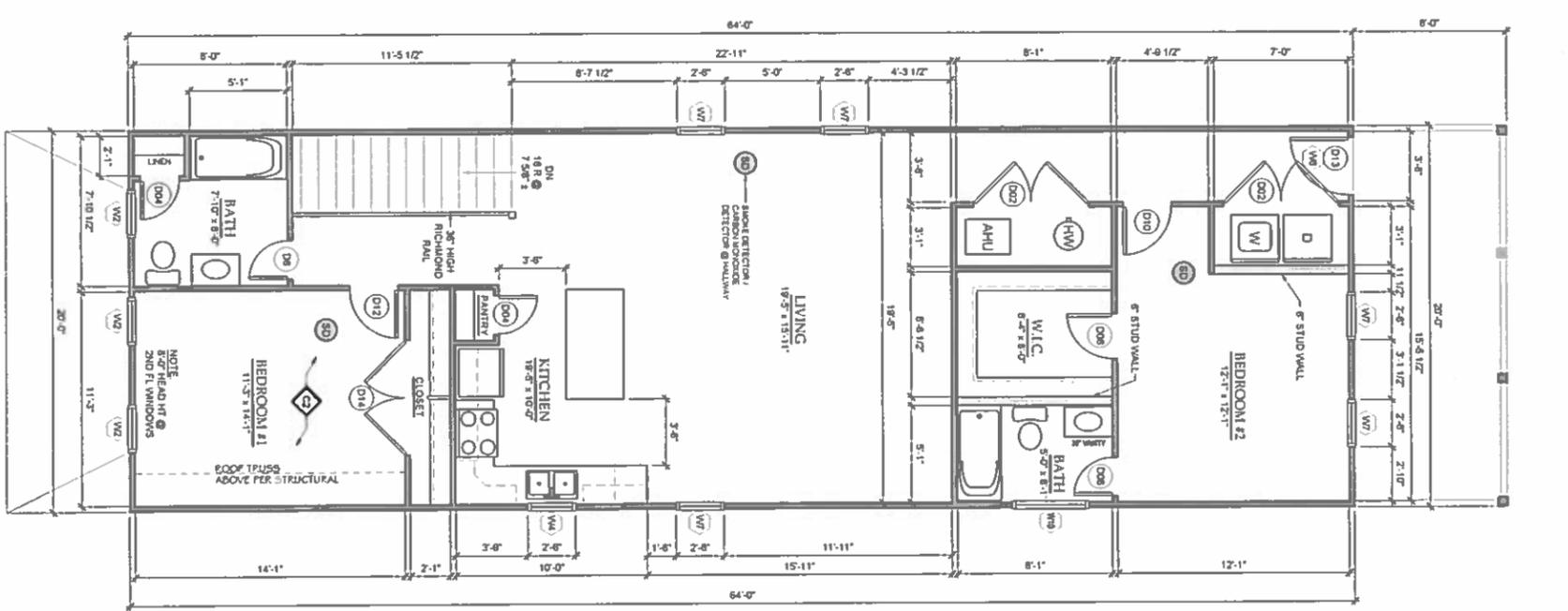
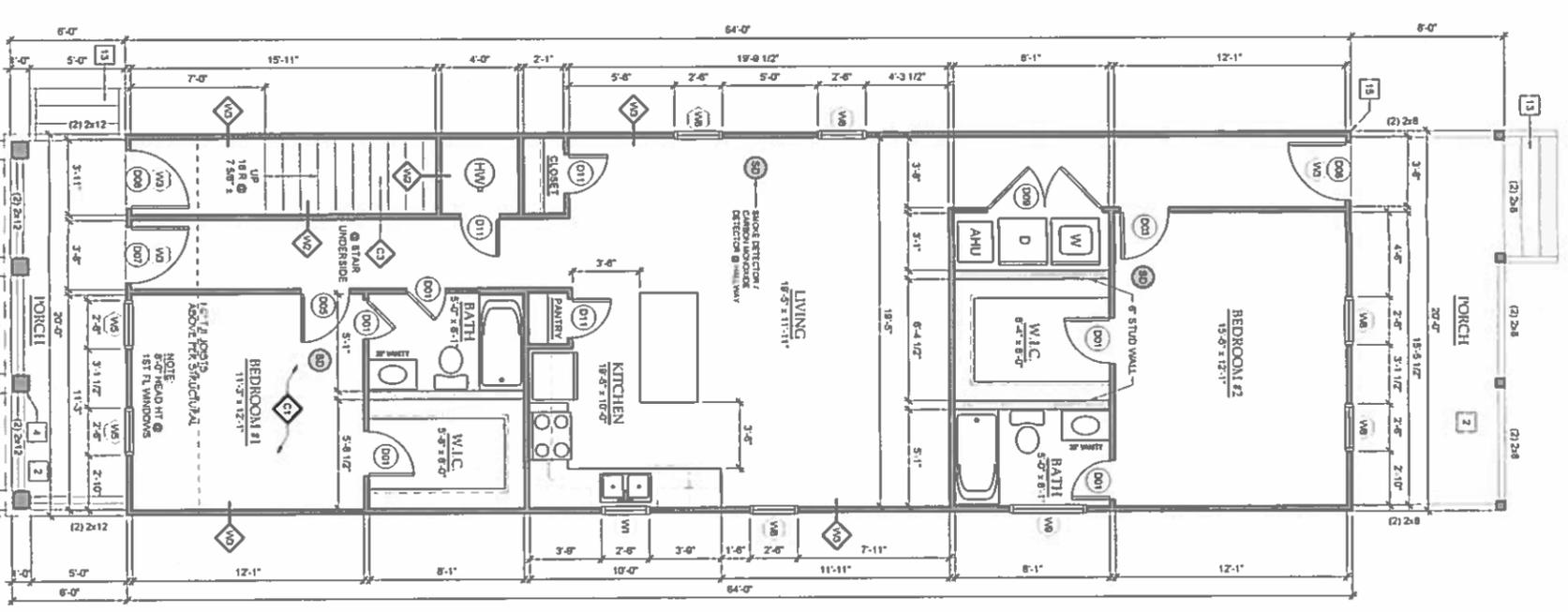
ARCHITECTURAL KEY NOTES:

- FOUNDATION: CMU FINISHED WITH PARPING SEE WALL DETAIL 11A1 FOR ADDITIONAL INFORMATION.
- FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
- FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED
- FRONT ROOFING: MEMBRANE BLACK FINISH
- WINDOWS: S/DL - SEE WINDOW SCHEDULE
- DOORS: PAINTED FIBERGLASS - SEE DOOR SCHEDULE
- SPONGE AND TRIM: FIBER-CEMENT (TRAP/STAIN RESISTANT OR EQUAL)
- FASCIA BOARDS: FIBER-CEMENT (TRAP/STAIN RESISTANT OR EQUAL)
- ROOF FLASHING: METAL COLOR TO MATCH FASCIA BOARD
- REAR PORCH STRUCTURE: PRESSURE TREATED STAINED VERTICAL 6X6 POSTS
- WOOD STEPS & RAILING: RICHMOND STYLE
- 18" X24" ATTIC VENT
- SIMPSON H08S HOLD DOWN
- UPPER ROOF: MEMBRANE ROOF OVER 1/2" OSB
- PORCH PIER: 12" X12" BRICK PIER, 24X24X12 CONCRETE FOOTING.
- (1) #4 REBAR HORIZONTAL, (2) #4 REBAR VERTICAL, CROUT SOLID.
- CRAWL SPACE ACCESS PANEL
- 12" X12" BRICK COLUMN
- WOOD LATTICE PANEL
- 8" X18" FOUNDATION VENT



GENERAL NOTES: EXTERIOR WALLS ARE 4" X 8" ALL UNLESS OTHERWISE NOTED. INTERIOR WALLS ARE 1/2" GYPSUM PANEL ON 1/2" WOOD STUD @ 16" O.C. UNLESS OTHERWISE NOTED. DIMENSIONS ARE SHOWN TO FACE OF STUD.

WALL TYPES SCALE: 1"=1'-0"

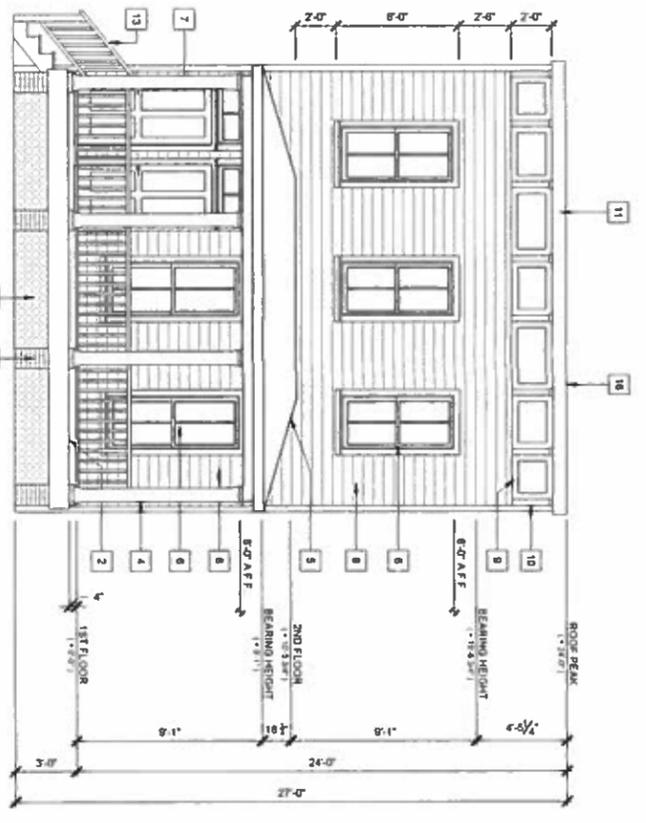


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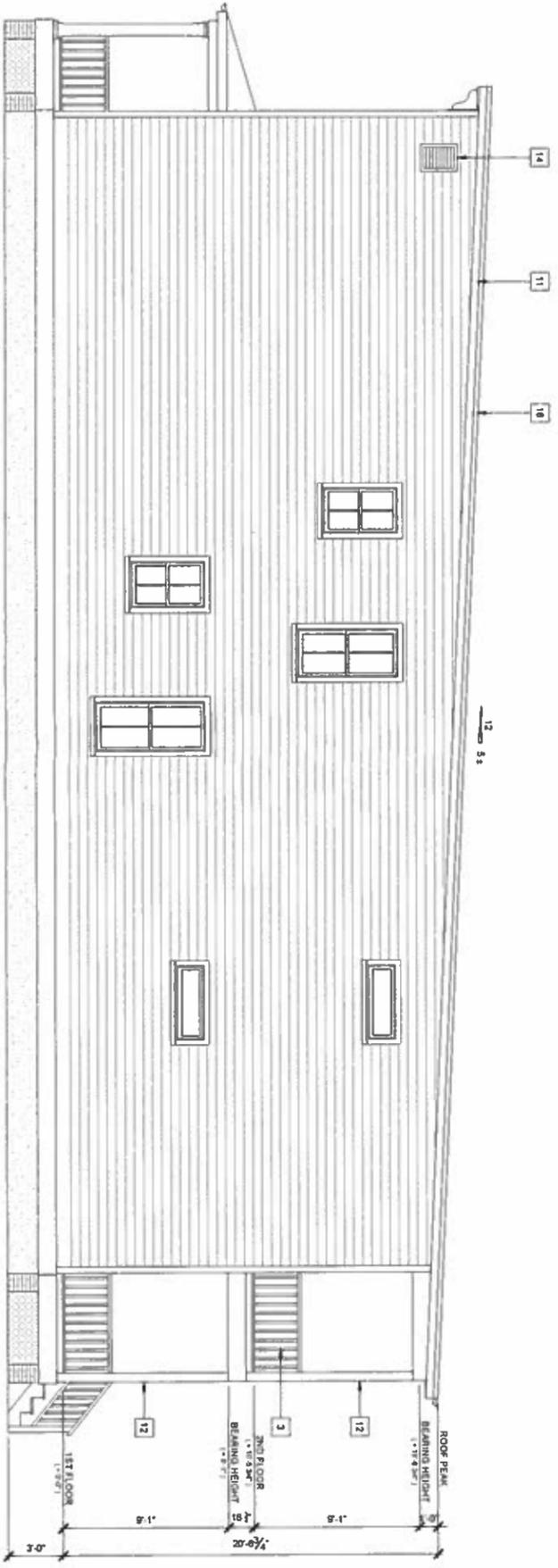
TWO-FAMILY RESIDENCE AT  
966 - 968 PINK STREET  
RICHMOND, VA 23223

DATE: 01.26.17  
A-2

- 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 1/A-1 FOR ADDITIONAL INFORMATION.
  - 2 FLOORING: 1/2" TYPICAL AND 3/4" TYPICAL AND SHOVE BEARING
  - 3 RAILING: RICHMOND RAIL, PAINTED
  - 4 FRONT COLUMNS: FIBERGLASS DOOR COLUMNS PAINTED
  - 5 PORCH ROOFING: MEMBRANE BLACK FINISH
  - 6 WINDOWS: SGL. 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 CORBELS: PAINTED WOOD
  - 11 ROOF FLASHING METAL. COLOR TO MATCH FASCIA BOARD
  - 12 REAR PORCH STRUCTURE: PRESSURE TREATED STAINED VERTICAL 6x8 POSTS
  - 13 WOOD STEPS & RAILING: RICHMOND STYLE
  - 14 8" x 24" KITCHEN DOWN
  - 15 8" x 24" KITCHEN UP
  - 16 UPPER ROOF: MEMBRANE ROOF OVER 1/2" OSB
  - 17 PORCH PIER: 12"x12" BRICK PIER. 24"x24"x12" CONCRETE FOOTING.
  18. (1) #4 REBAR HORIZONTAL, (2) #4 REBAR VERTICAL, GROUT SOLID.
  19. 17" x 17" BRICK COLUMN
  20. WOOD LATTICE PANEL
  21. 8" x 16" FOUNDATION VENT



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

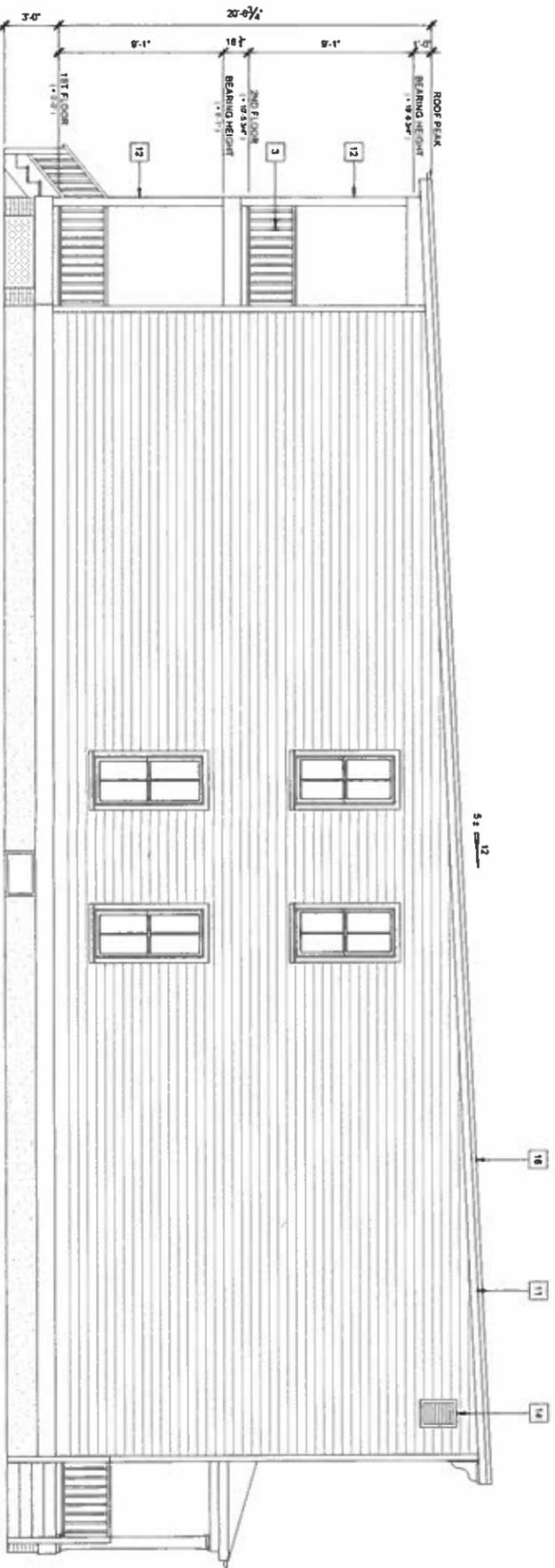


RIGHT ELEVATION  
SCALE: 1/4"=1'-0"

- 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 1/A-1 FOR ADDITIONAL INFORMATION.
  2. FLOORING: 1/2" THICK POLISHED CONCRETE WITH 1/4" TONGUE AND GROOVE BEARING
  3. RAIRS: RICHMOND PAINT PAINTED
  4. FRONT COLUMNS: FIBERGLASS DOOR COLUMNS PAINTED
  5. PORCH ROOFING: MEMBRANE BLACK FINISH
  6. WINDOWS: SGL. SEE WINDOW SCHEDULE
  7. DOORS: PAINTED FIBERGLASS SEE DOOR SCHEDULE
  8. SIDING AND TRIM: FIBER-CEMENT (HARD/PANEL MATERIAL OR EQUAL)
  9. FASCIA BOARDS: FIBER-CEMENT (HARD/PANEL MATERIAL OR EQUAL)
  10. CORBELS: PAINTED WOOD
  11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
  12. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 6X8 POSTS
  13. WOOD STEPS & PAULING: RICHMOND STYLE
  14. 8" X 24" ATTIC VENT
  15. 2" X 4" STUDS AND JOIST
  16. UPPER PORCH: REAR PORCH ROOF OVER 1/2" OSB
  17. PORCH PIER: 12X12" BRICK PIER, 24X24X12 CONCRETE FOOTING
  18. CPWM, SPACE ACCESS PANEL
  19. 12" X 12" BRICK COLUMN
  20. WOOD LATTICE PANEL
  21. 8" X 16" FOUNDATION VENT

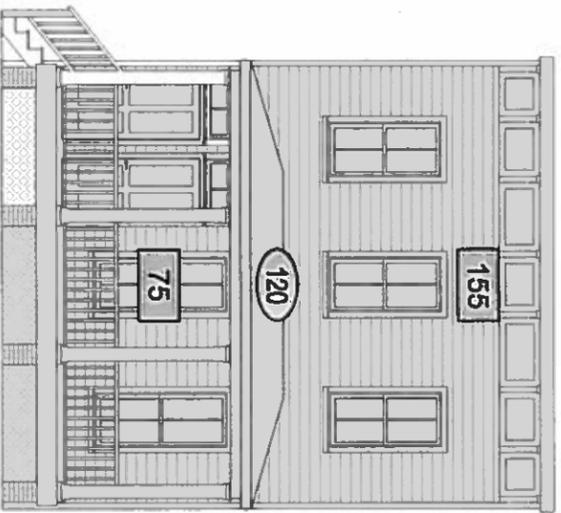


REAR ELEVATION  
SCALE: 1/4"=1'-0"

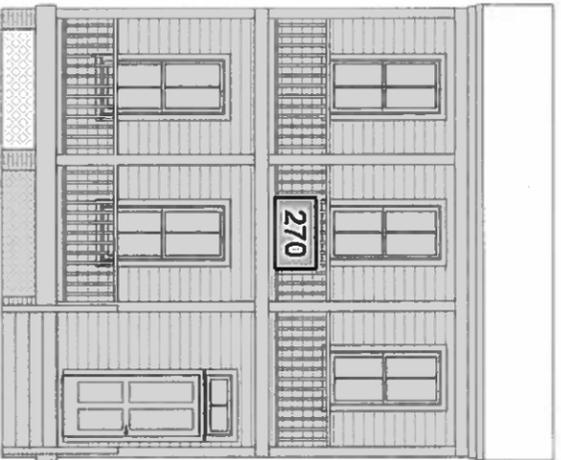


LEFT ELEVATION  
SCALE: 1/4"=1'-0"

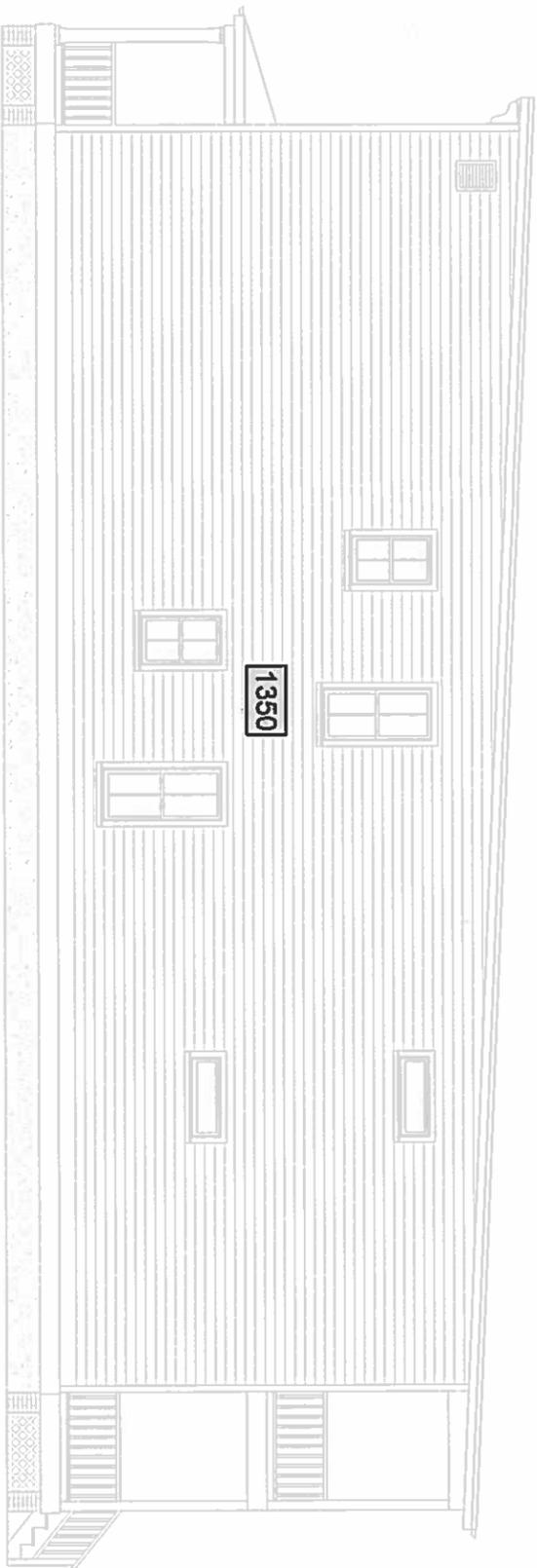
SIDING	3,200 SQ. FT.
MAIN ROOF	1,500 SQ. FT.
PORCH ROOF	120 SQ. FT.



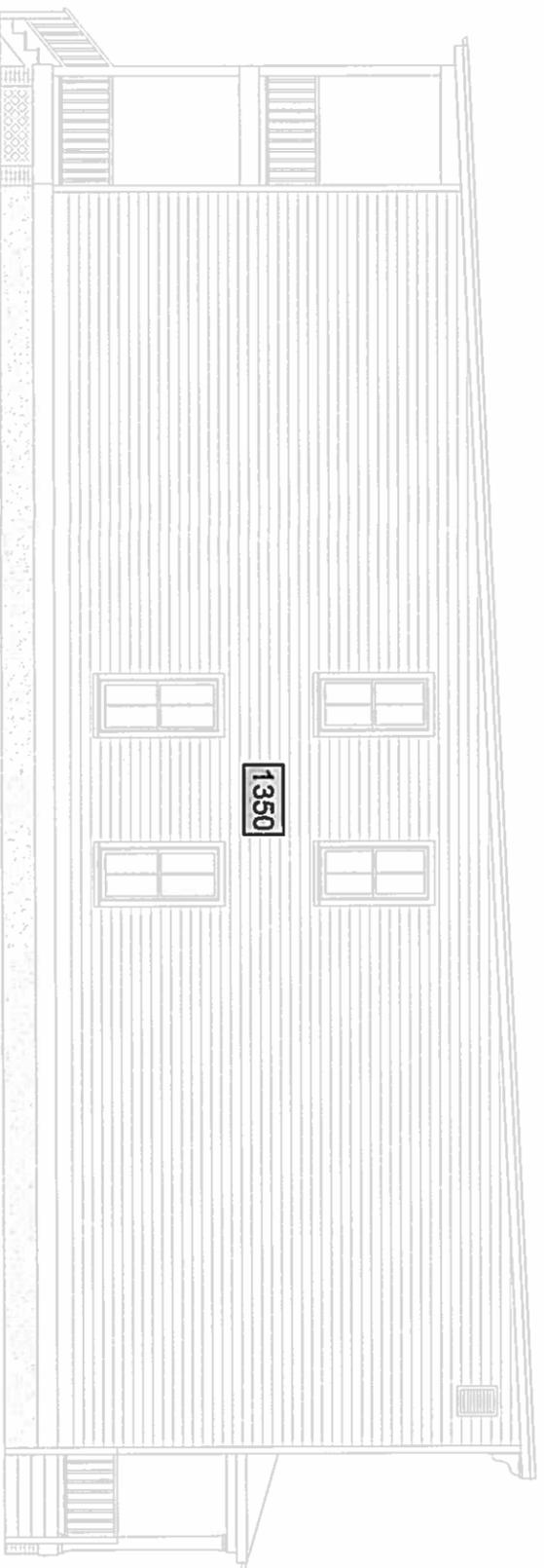
**FRONT ELEVATION**  
SCALE 1/4"=1'-0"



**REAR ELEVATION**  
SCALE 1/4"=1'-0"



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



**LEFT ELEVATION**  
SCALE 1/4"=1'-0"

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**A-4**