



COMMISSION OF ARCHITECTURAL REVIEW APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 812 N Robinson St (810, 812, 814)

Historic District FAN AREA

PROPOSED ACTION

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

OWNER

Name 812 N Robinson LLC
 Company u
 Mailing Address 3213 Ellwood Ave #D
Richmond VA 23221
 Phone 804-651-9202
 Email PLUSPROPRIC@GMAIL.COM
 Signature [Signature]
 Date 2-8-17

APPLICANT (if other than owner)

Name David Levine
 Company 812 N Robinson LLC
 Mailing Address 3213 Ellwood Ave #D
Richmond VA 23221
 Phone 804-651-9202
 Email PLUSPROPRIC@GMAIL.COM
 Signature [Signature]
 Date 2-8-17

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:

Date/Time _____

Complete Yes No

By _____

Alterations & Repairs to 810-814 N. Robinson Street, Richmond, VA 23220

SCOPE OF WORK:

The property, 810, 812, and 814 North Robinson Street, on the south side of the alley between West Broad & West Franklin streets, has an historic existing, full-lot covering, 2-story brick with wood frame, commercial building with a restaurant space and a take-out restaurant space on the 1st floor, both with partial basements, and one 2nd floor apartment. The building, undergoing structural repairs under a separate building permit, will be renovated under the auspices of the Virginia Department of Historic Resources and National Park Service for rehabilitation tax credits to make the take-out space's bathroom handicapped accessible, and improve the apartment predominantly by adding a bathroom and improving the existing one and the existing kitchen.

ZONING:

R-48 Residential (Multi-family)
Special Use Ordinance No.97-290-292 adopted 10/13/1997

BUILDING CODE

Applicable Codes:
2012 Virginia Uniform Statewide Building Code
2012 Virginia Rehabilitation Code
2012 Virginia Energy Conservation Code: IECC Residential Provisions (3-stories or less)
ANSI ICC A117.1-2010

Building has no automatic fire suppression system as authorized by Special Use

Use Group: (no change of use proposed: Mixed-use, Non-separated)

Existing 1st Floor: A-2, Restaurant

Existing 2nd Floor: R-3, Apartment (single unit)

Building Area: 3,207 sf (per City records)

Building Height: 2-story

Construction Type: IIIB

420.2/708 Separation walls: all dwelling unit separations 1-HR

420.3/711 Horizontal assemblies: all dwelling unit separations 1-HR
(711.4 exception 2 - supporting construction is not required to be fire-resistance rated)

Table 602: south/west wall to be 1-HR rated. (FSD less than 5'/between 5' and 10')

Table 705.8: west wall can have 10% unprotected openings

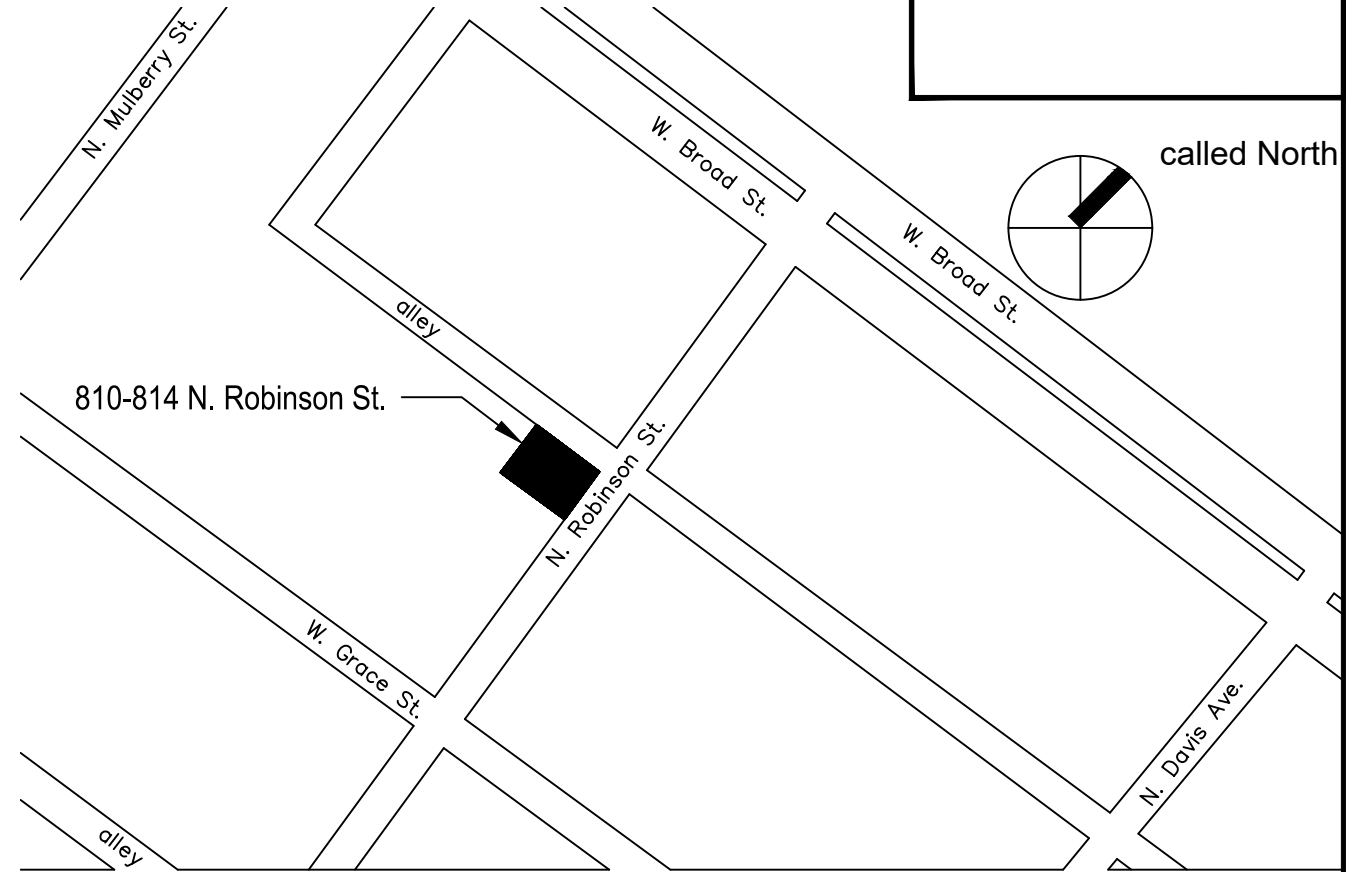
Residential Exit Stairway: 1-HR

CONSTRUCTION NOTES

- 1) All work shall comply with all local and national building code requirements.
- 2) Contractor shall verify all dimensions in the field prior to commencing with construction. Use noted dimensions only; do not scale. Notify Architect of any discrepancies.
- 3) All work shall be done in accordance with industry standards.
- 4) All materials shall be properly protected from weather conditions or potential problems on site.
- 5) All products shall be used in accordance with manufacturers' specifications.
- 6) Contractor is responsible for verifying actual manufacturers' dimensions for any rough openings or actual installation dimensions.
- 7) Contractor shall guarantee all materials and workmanship for a period of not less than one year from date of acceptance.
- 8) Contractor shall correct any defects without additional charge and shall include replacement or repair of any other phase of installation which may have been damaged thereby.
- 9) Contractor shall verify all glass and glazing dimensions in field and coordinate shop drawings to suit.
- 10) Contractor shall verify all tempered glass requirements. All doors and adjacent side panels shall have tempered safety glazing. All glazing within 18" of sidewalk grade, stair treads or finished floor shall have tempered safety glazing.
- 11) Contractor shall be responsible for coordinating grade dimensions with proposed foundations, entrance levels, and footing elevations.
- 12) Contractor shall provide wood blocking for bath hardware.
- 13) Contractor shall provide Owner with all manuals, guides, warranties, etc. for all equipment.
- 14) Contractor shall review and coordinate all equipment requirements with Owner.
- 15) All doors shall receive handicap hardware.
- 16) Contractor and Owner shall assume the position of prime consultant and coordinate all mechanical, electrical and plumbing. Contractor shall provide design-build drawings for mechanical, electrical, and plumbing packages for Owner's approval.
- 17) Contractor and Owner shall review lease requirements and verify provision for all lease requirements within the base building contract.
- 18) Contractor shall coordinate all work, including site storage of materials, with the Landlord/other tenants so as not to interfere with existing business operations.
- 19) All shop drawings shall be submitted to the Owner and Architect for approval.

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- D200 Demolition Elevations
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- A1.2 2nd Floor Plans
- A2.1 Facade Elevation



vicinity map
1/64"=1'-0"

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REVISIONS

Alterations & Repairs
810-814 N. Robinson Street
Richmond, VA 23220

SHEET TITLE

title sheet:
code/constr.
notes,
vicinity map

DATE

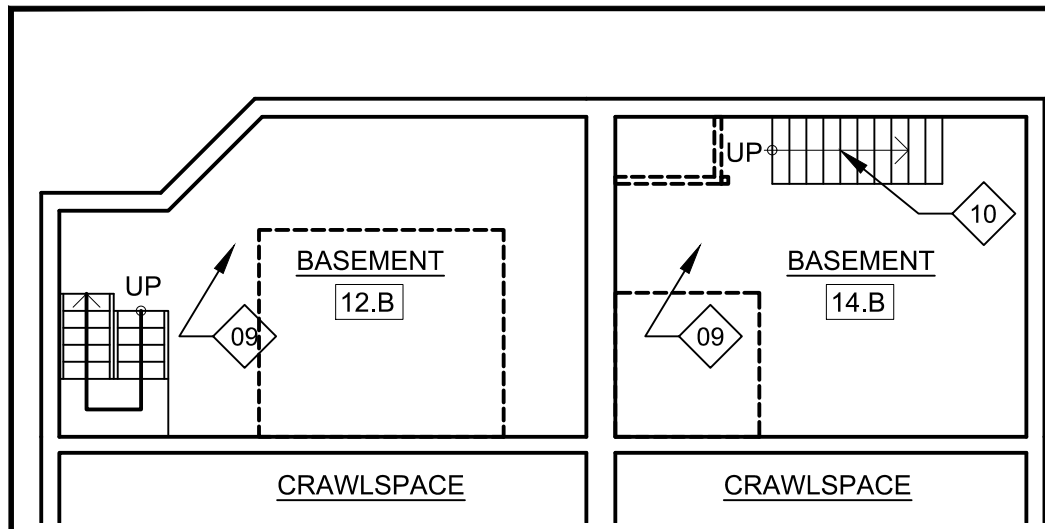
12.12.16

PROJECT NO.

1631

SHEET NO.

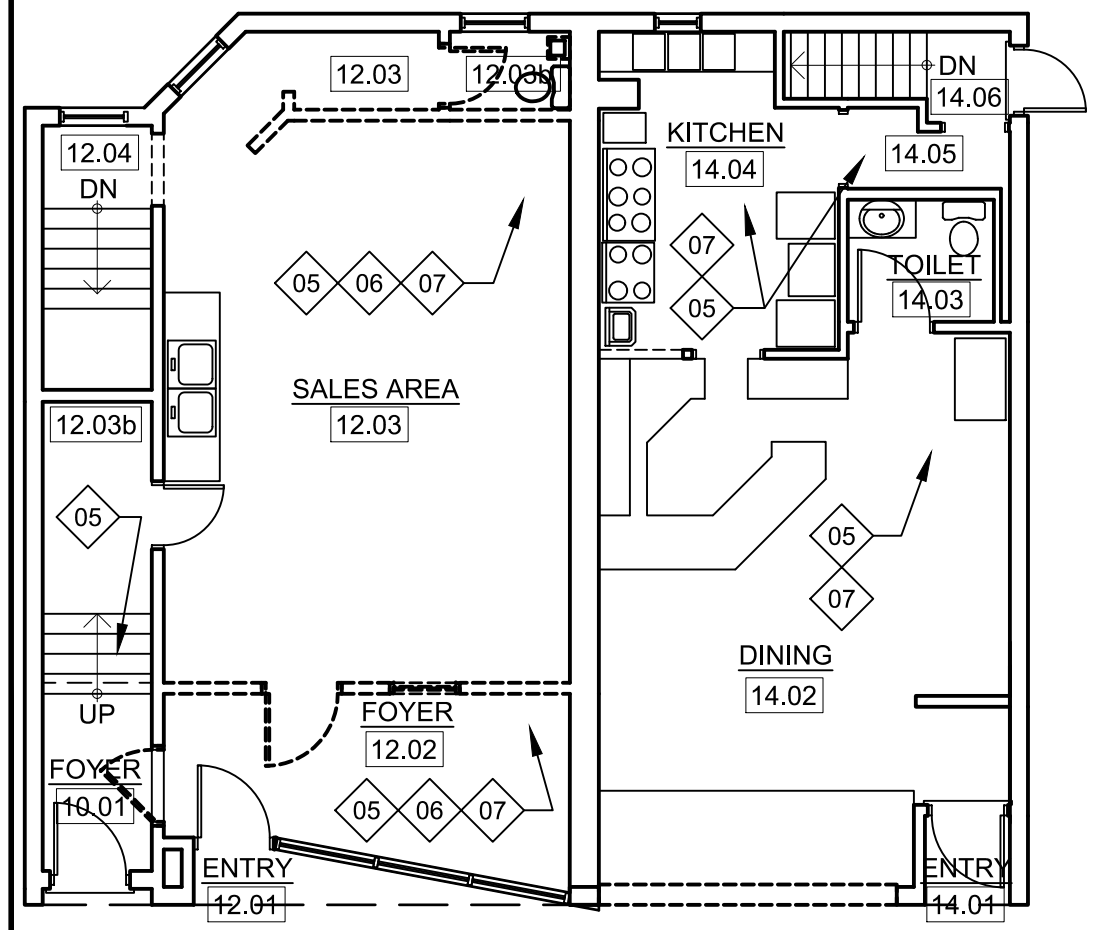
T1.0



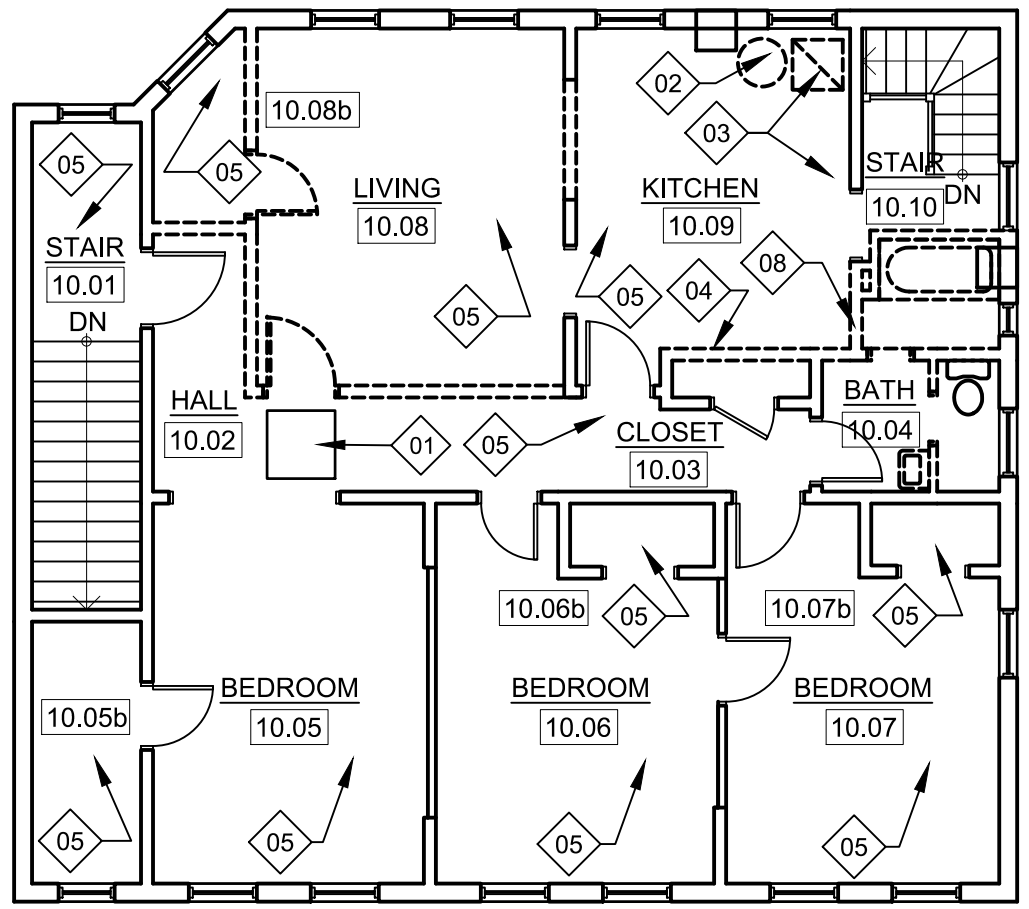
1 **basement floor plan**
1/8"=1'-0"

GENERAL DEMOLITION NOTES

1. NOTE THAT THIS DEMOLITION SET OF DOCUMENTS IS PRELIMINARY AND WILL NEED TO BE UPDATED AS THE HISTORIC TAX CREDIT CERTIFICATION PROCESS CONTINUES. CONSULT OWNER FOR DRAWING UPDATES.
2. CONTRACTOR SHALL SECURE ALL NECESSARY LOCAL AND STATE PERMITS AND SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL ORDINANCES, CODES AND GUIDELINES FOR THE WORK AND THE PROTECTION OF THE PUBLIC AND WORKMEN.
3. CONTRACTOR SHALL PROVIDE ALL SHORING/SHEEETING/BRACING REQUIRED FOR DEMOLITION OF WALLS, JOISTS, RAFTERS OR OTHER STRUCTURAL ELEMENTS DURING AND AFTER DEMOLITION, AS REQUIRED.
4. CONTRACTOR SHALL CONFIRM WITH OWNER WHAT ITEMS ARE TO BE RETAINED FOR REUSE OR SALVAGE.
5. ALL ITEMS NOT TO BE REUSED OR SALVAGED SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE DEMOLISHED MATERIAL FROM THE PROPERTY AND SHALL LEGALLY DISPOSE OF IT PER LOCAL, STATE AND FEDERAL LAWS.
6. CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW NATIONAL PARK SERVICE (NPS) HISTORIC PRESERVATION REQUIREMENTS AND TECHNICAL BRIEFS.
7. CONTRACTOR SHALL CLEAN ALL EXTERIOR AND INTERIOR SPACES, SURFACES AND EQUIPMENT THROUGHOUT THE BUILDING.
8. CONTRACTOR SHALL ONLY USE THE GENTLEST CLEANING/REMOVAL MATERIALS/METHODS APPROVED BY NPS. DO NOT USE ABRASIVE OR MECHANICAL METHODS FOR CLEANING.
9. CONTRACTOR SHALL TEST CLEANING PROCEDURES ON A SMALL AREA OF LOW VISIBILITY PRIOR TO FULL COMMENCEMENT OF CLEANING.
10. CONTRACTOR SHALL NOT REMOVE ANY MORE WALLS THAN THOSE INDICATED ON THE DEMOLITION PLAN.
11. ALL ORIGINAL WOOD TRIM, DOORS, WINDOWS, FLOOR/WALL/CEILING MATERIALS THROUGHOUT THE BUILDING ARE TO REMAIN, EXCEPT WHERE INDICATED TO BE REMOVED. SALVAGE ALL SUCH TRIM AT AREAS OF NEW WORK AND HEAVY REPAIRS.
12. REMOVE ALL NON-ORIGINAL WATER/SANITARY PIPING, ELECTRICAL CONDUIT AND MECHANICAL EQUIPMENT/DUCTWORK THAT IS NOT TO BE REUSED.
13. REMOVE ALL NON-ORIGINAL FLOOR FINISHES ABOVE THE EXISTING WOOD FLOORS.
14. WHERE EXISTING PLASTER HAS FAILED AND FALLEN, REMOVE ONLY THAT PLASTER AND LATH THAT CANNOT BE REPAIRED, PER NPS PRESERVATION BRIEF #21.
15. CONTRACTOR SHALL NOTIFY OWNER OF ANY FINISHES SUSPECTED TO CONTAIN HAZARDOUS MATERIALS.
16. CONTRACTOR SHALL NOTIFY OWNER OF ANY LIFE/SAFETY CONCERNS OBSERVED BEFORE, DURING OR AFTER DEMOLITION.



1 **1st floor plan**
1/8"=1'-0"



1 **2nd floor plan**
1/8"=1'-0"

| DEMOLITION PLAN KEYNOTE SCHEDULE | |
|----------------------------------|--|
| # | DESCRIPTION |
| 01 | EXISTING SKYLIGHT IS TO REMAIN. |
| 02 | REMOVE EXISTING WATER HEATER AND ASSOCIATED EXHAUST AND WATER PIPING. |
| 03 | REMOVE EXISTING AIR HANDLER AND ASSOCIATED DUCTWORK. COORDINATE THE DEMOLITION WITH THE PHASING OF THE PROJECT IN ORDER TO LEAVE UNIT FUNCTIONAL AS LONG AS PRACTICABLE DURING CONSTRUCTION. |
| 04 | REMOVE ALL WALLS AND FIXTURES INDICATED WITH DASHED LINES |
| 05 | REMOVE WOOD PANELING FROM PLASTER WALLS (CONFIRM SUBSTRATE PRIOR TO FULL REMOVAL). USE CARE TO MAINTAIN PLASTER KEY. |
| 06 | REMOVE EXISTING SUSPENDED ACOUSTICAL CEILING GRID AND TILES. |
| 07 | CAREFULLY REMOVE EXISTING METAL CEILING. STORE AND PROTECT FOR REINSTALLATION. |
| 08 | CONFIRM ROOF BEARING AND PROVIDE ANY REQUIRED SUPPORT PRIOR TO DEMOLITION. |
| 09 | REMOVE WALK-IN BOXES, APPLIANCES, WATER HEATER AND FIXTURES. |
| 10 | REMOVE ROTTED STAIR; SAVE STRINGER TO BE USED AS TEMPLATE FOR REPLACEMENT |

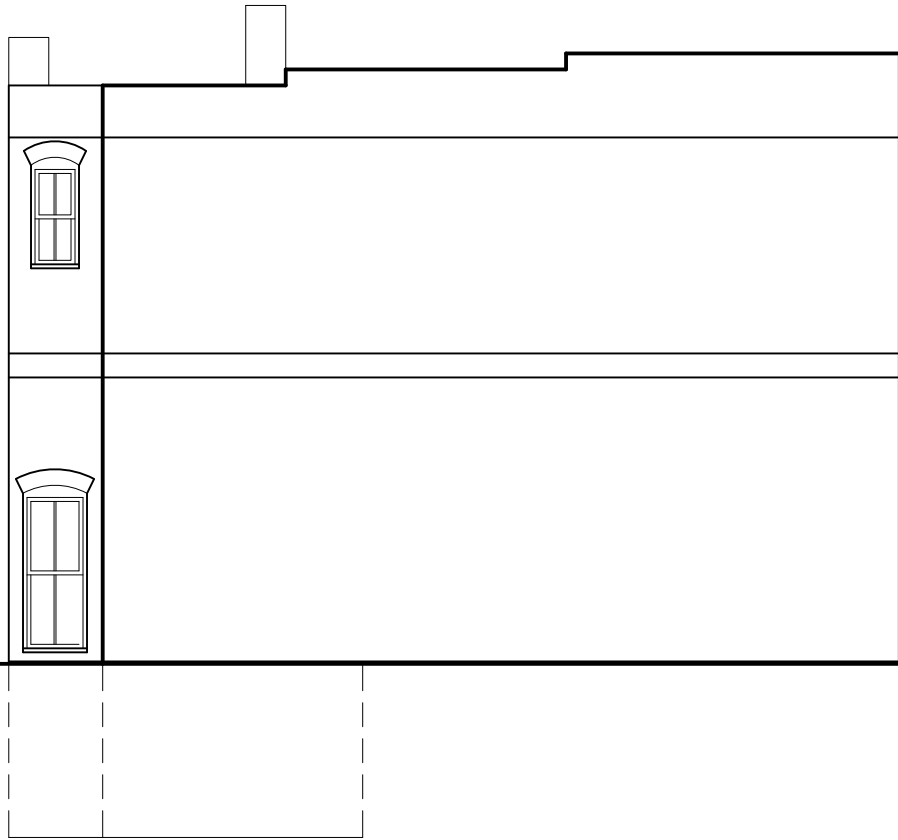
X THIS SYMBOL INDICATES A KEYNOTE FOR A SPECIFIC DEMOLITION TASK DESCRIBED IN TABLE ABOVE.

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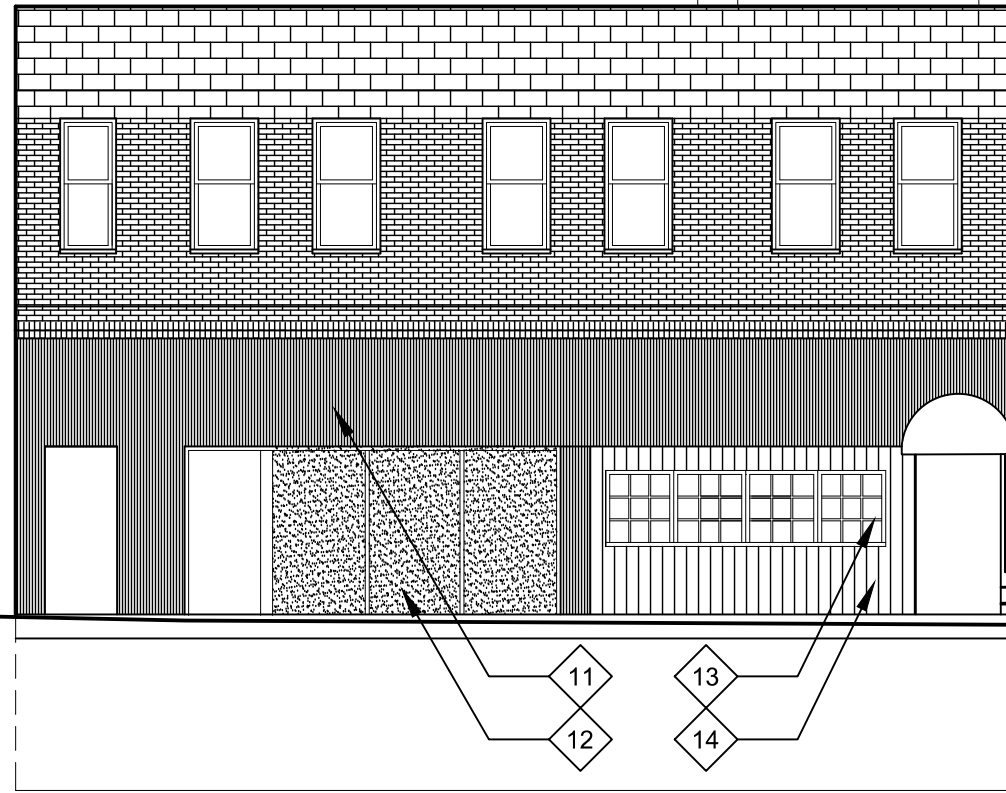
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SHEET TITLE
 Demolition Plan
 DATE
 12.12.16
 PROJECT NO.
 1631
 SHEET NO.
 D100

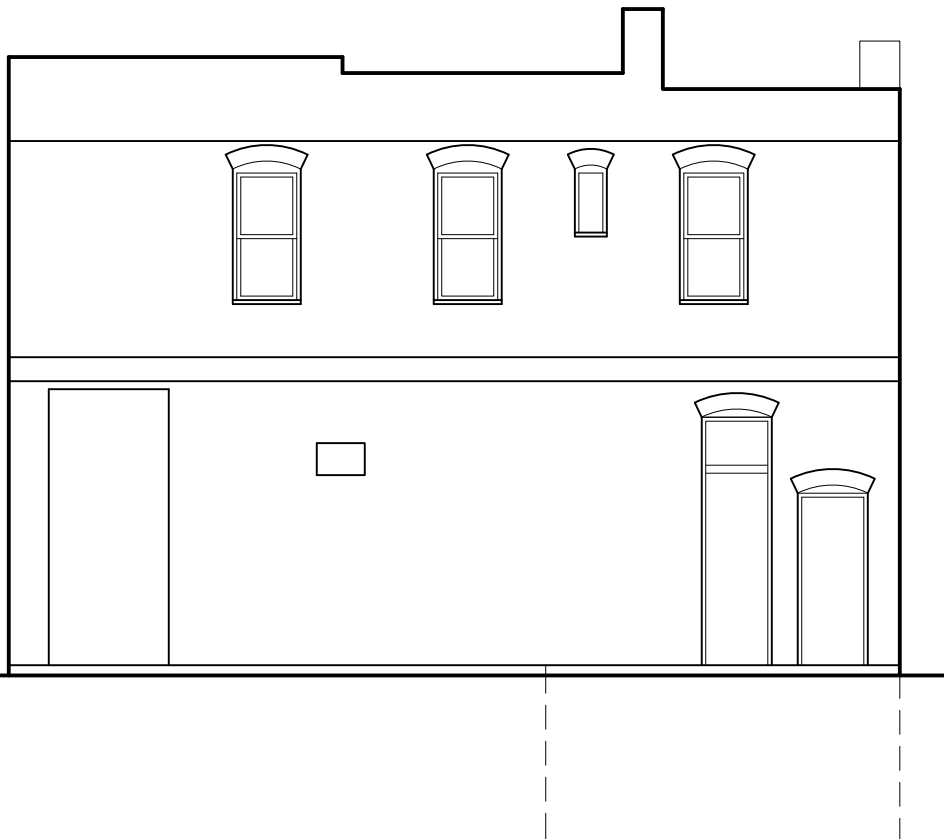
REVISIONS



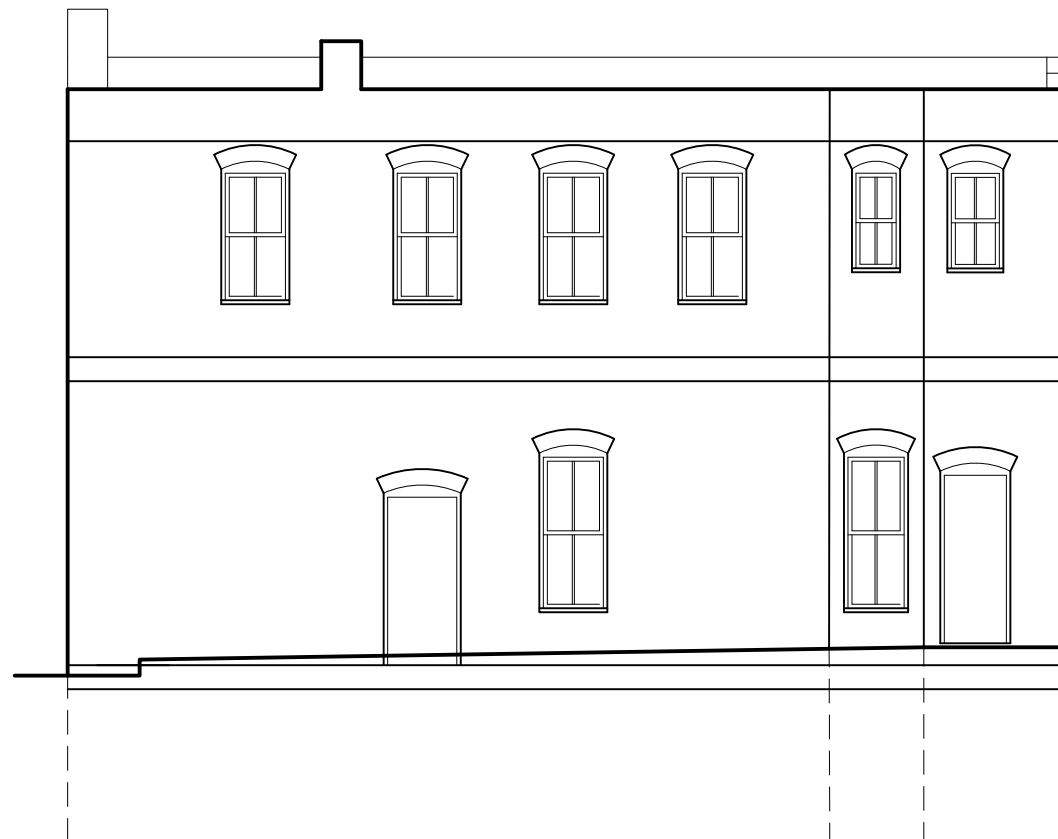
3 side (south) elevation
1/8"=1'-0"



4 facade (east elevation)
1/8"=1'-0"



1 alley (north) elevation
1/8"=1'-0"



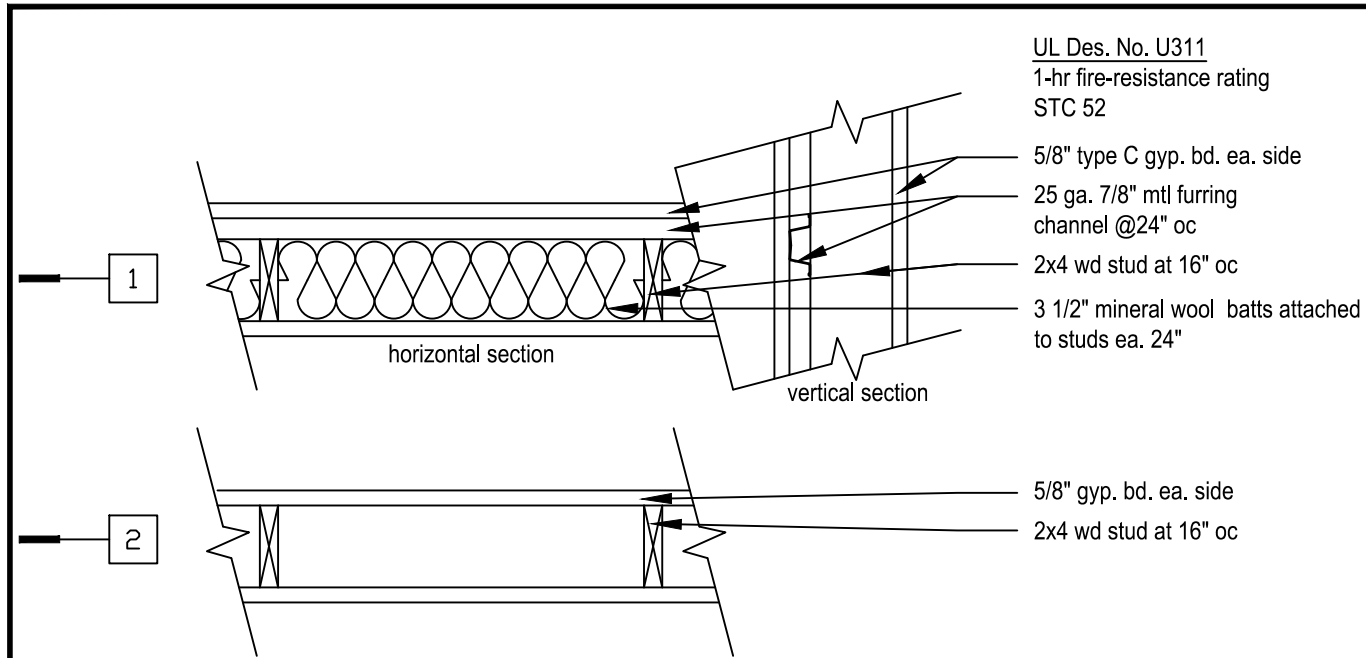
2 rear (west) elevation
1/8"=1'-0"

| DEMO. ELEVATION KEYNOTE SCHEDULE | |
|-------------------------------------|---|
| # | DESCRIPTION |
| 11 | REMOVE PLYWOOD OVER GLAZING |
| 12 | CAREFULLY REMOVE METAL CLADDING TO PRESERVE SUBSTRATE TO REMAIN EXPOSED |
| 13 | REMOVE WINDOWS |
| 14 | REMOVE INFILLED COMPOSITE CLADDING, SUBSTRATE, AND SUPPORTING STRUCTURE |

X THIS SYMBOL INDICATES A KEYNOTE FOR A SPECIFIC DEMOLITION TASK DESCRIBED IN TABLE ABOVE.

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 SHEET TITLE
 Demolition Elevations
 DATE
 12.12.16
 PROJECT NO.
 1631
 SHEET NO.
D200

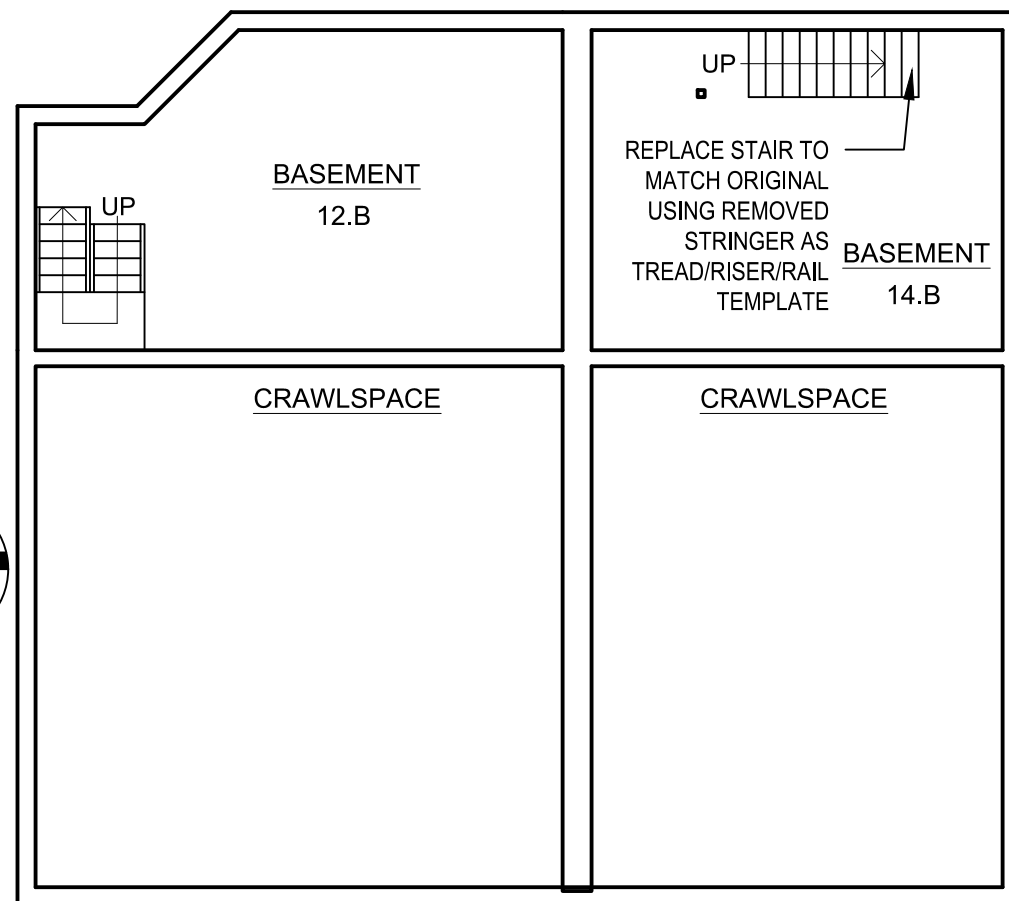


UL Des. No. U311
 1-hr fire-resistance rating
 STC 52
 5/8" type C gyp. bd. ea. side
 25 ga. 7/8" mtl furring channel @24" oc
 2x4 wd stud at 16" oc
 3 1/2" mineral wool batts attached to studs ea. 24"

5/8" gyp. bd. ea. side
 2x4 wd stud at 16" oc

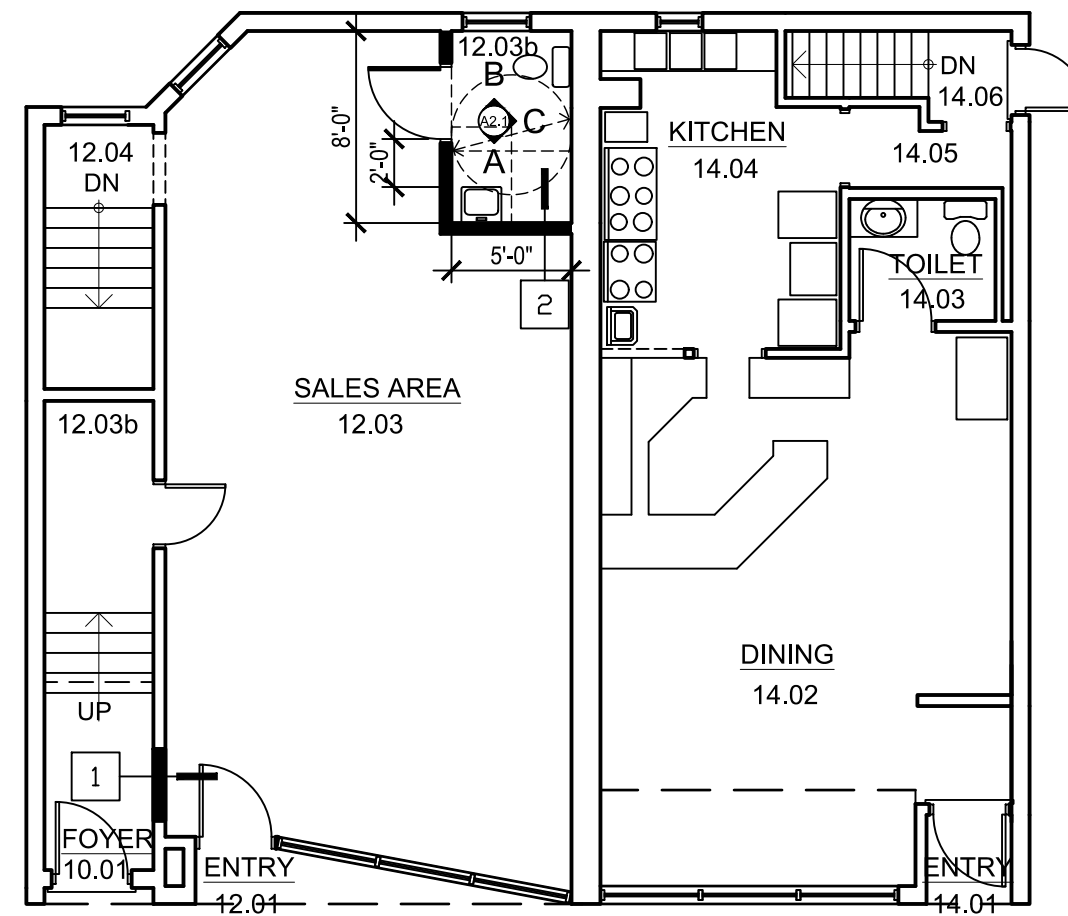
wall types

1 1/2"=1'-0"



basement floor plan

1/8"=1'-0"



1st floor plan

1/8"=1'-0"

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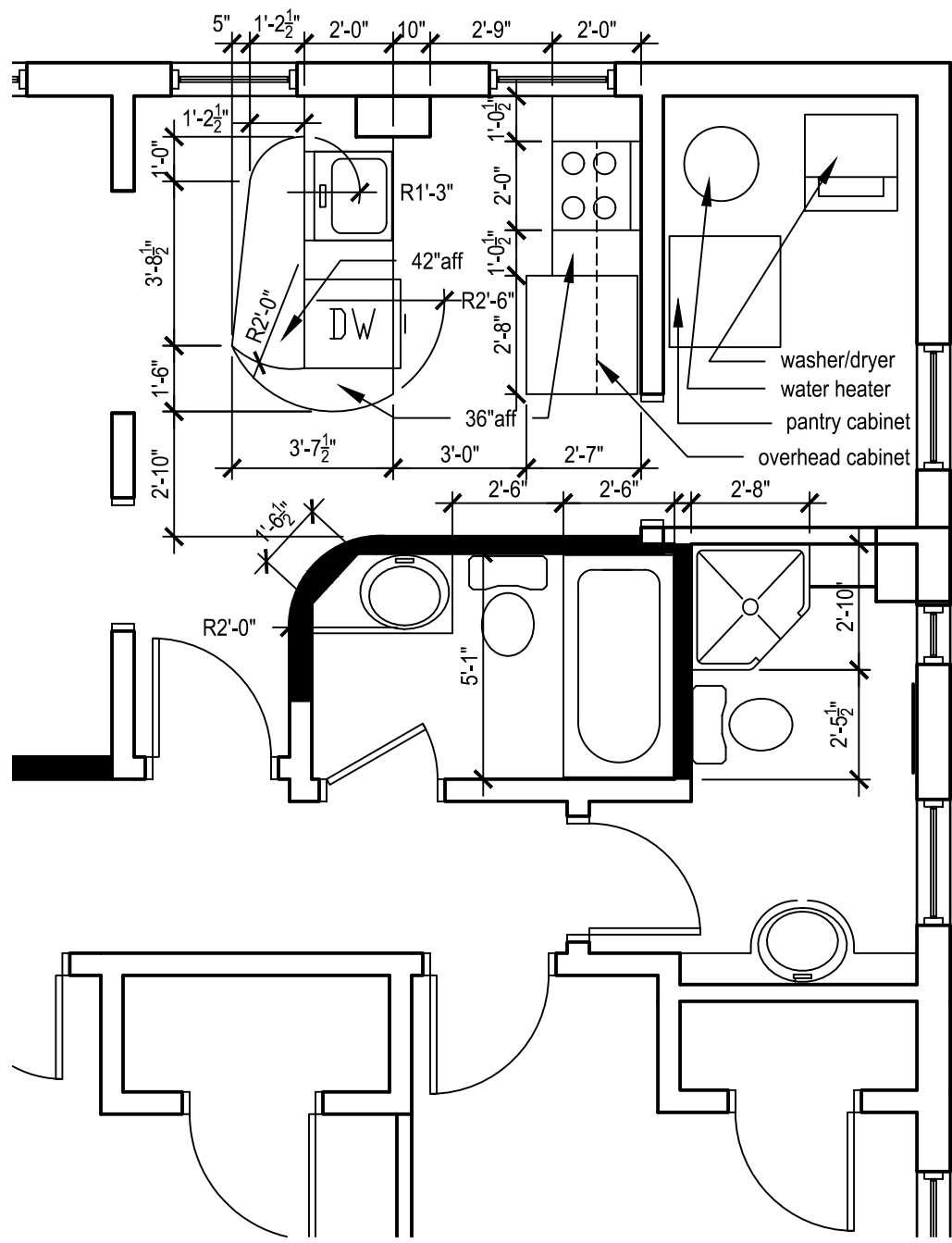
basement/
 1st floor
 plans

DATE
 12.12.16

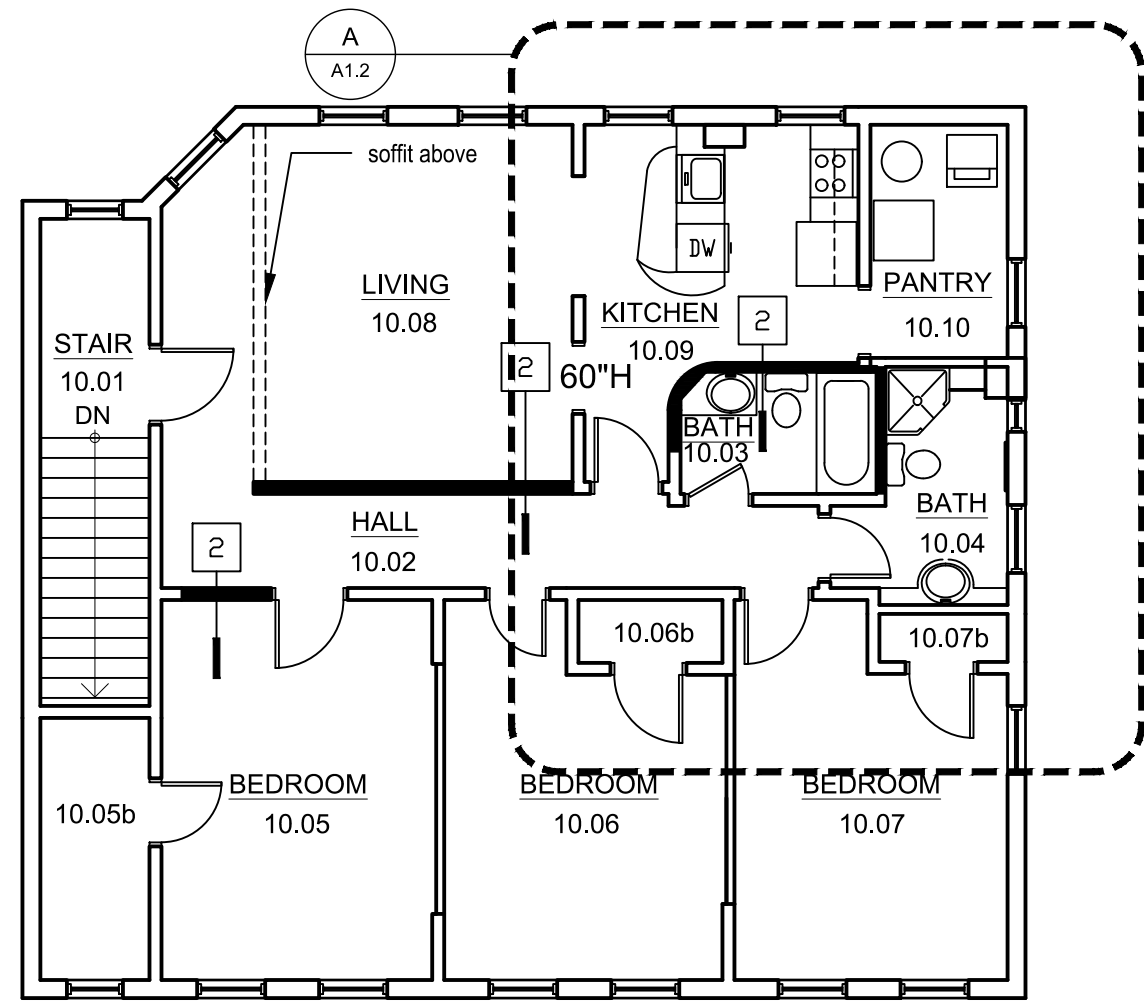
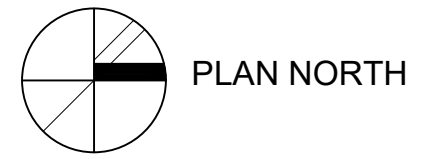
PROJECT NO.
 1631

SHEET NO.

A1.1



A 2nd floor plan detail
SCALE: 1/4"=1'-0"

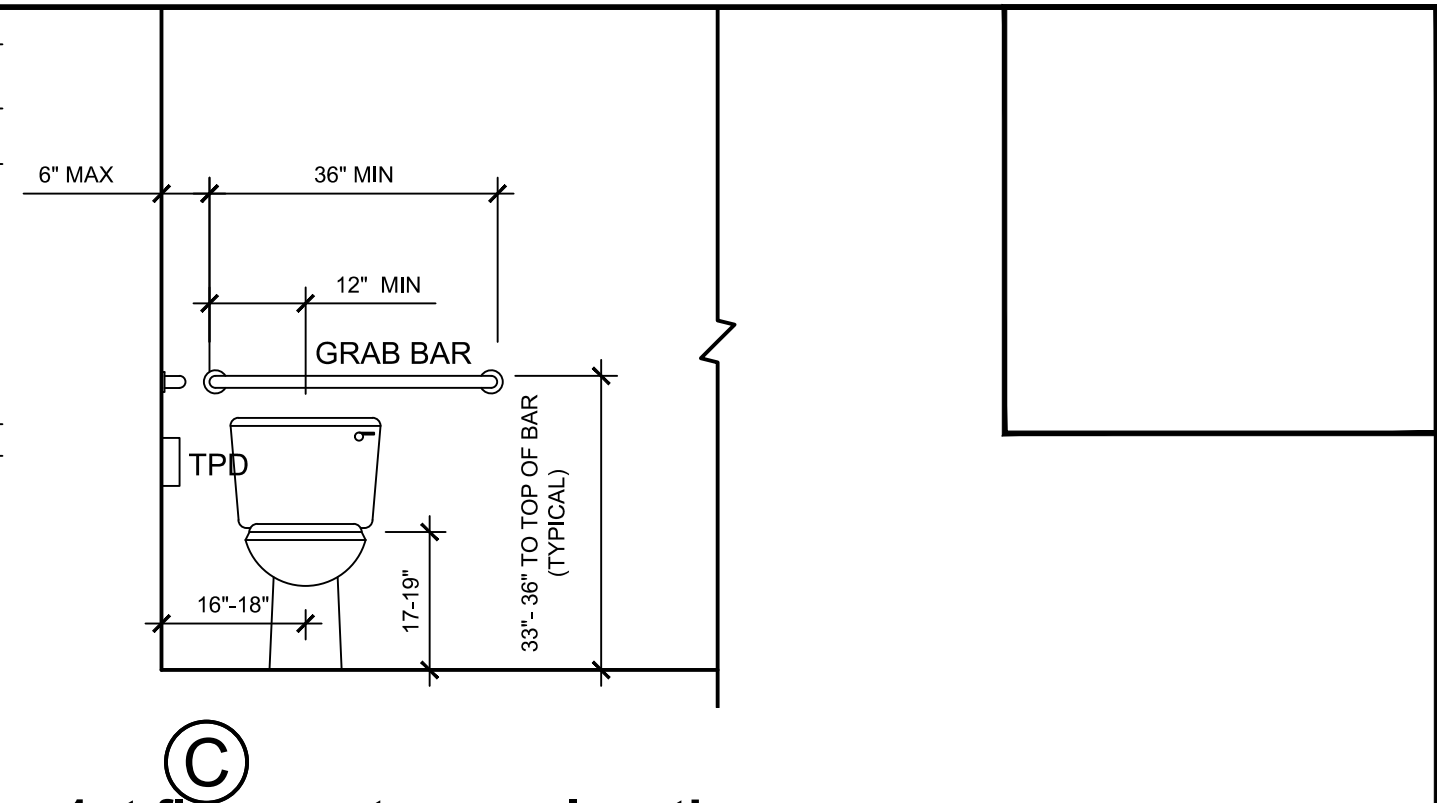
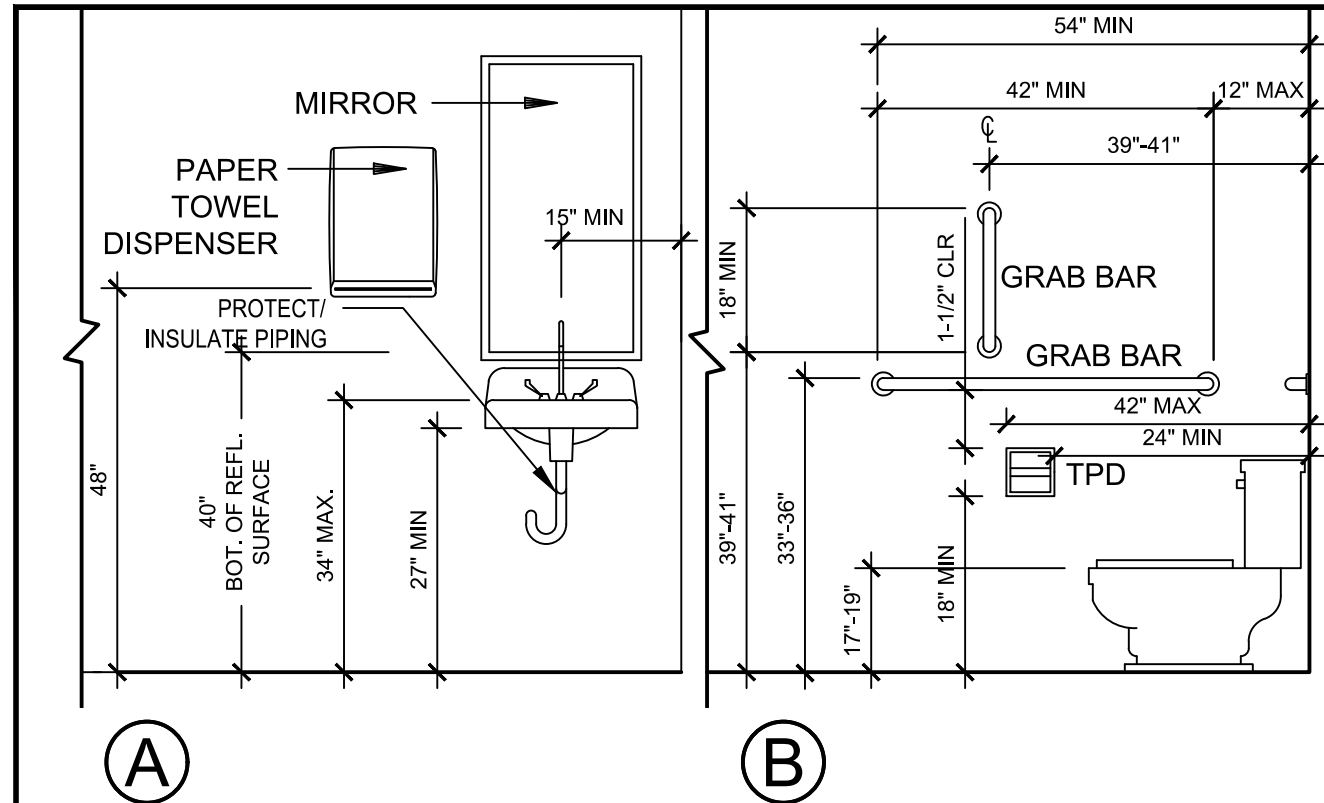


1 2nd floor plan
SCALE: 1/8"=1'-0"

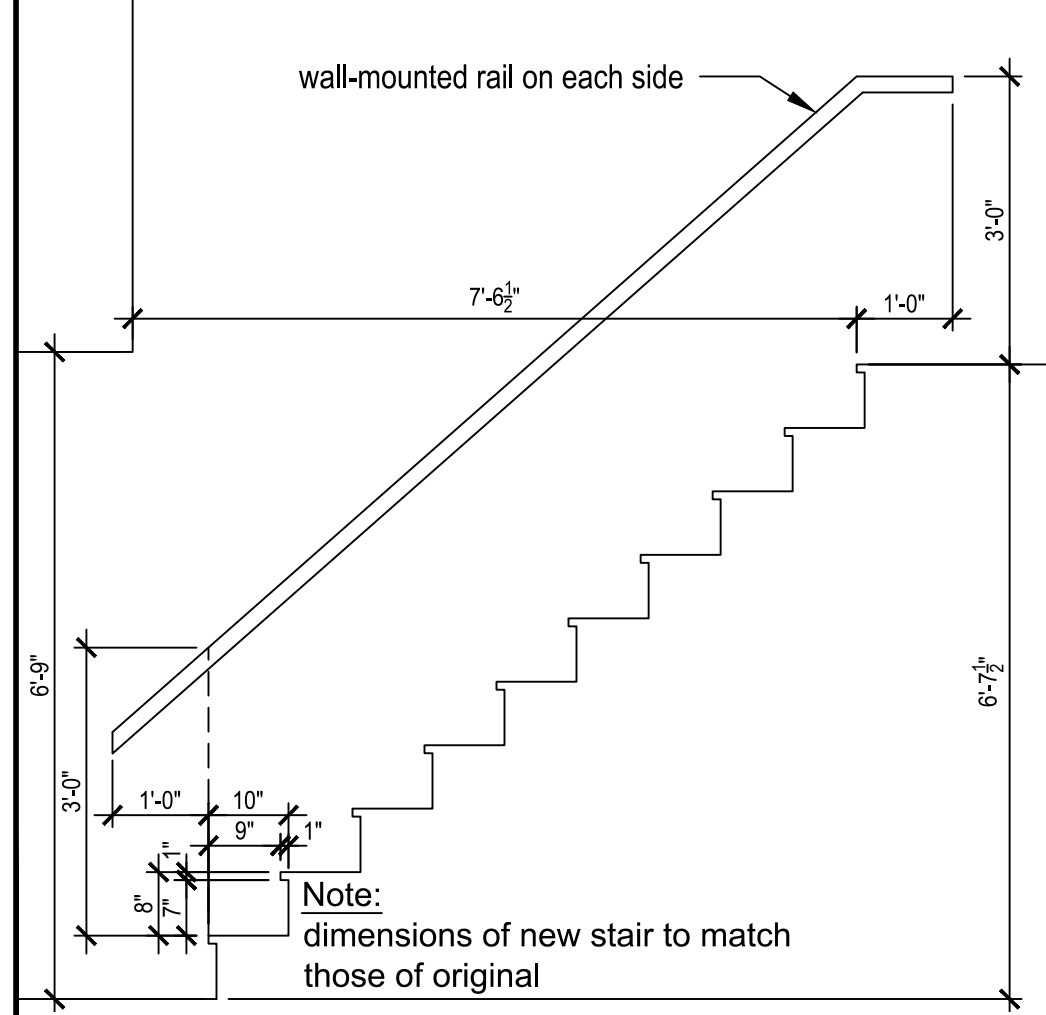
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|---------------------------------------|----------|
| | |
| SHEET TITLE 2nd floor plans | |
| DATE | 12.12.16 |
| PROJECT NO. | 1631 |
| SHEET NO. | A1.2 |

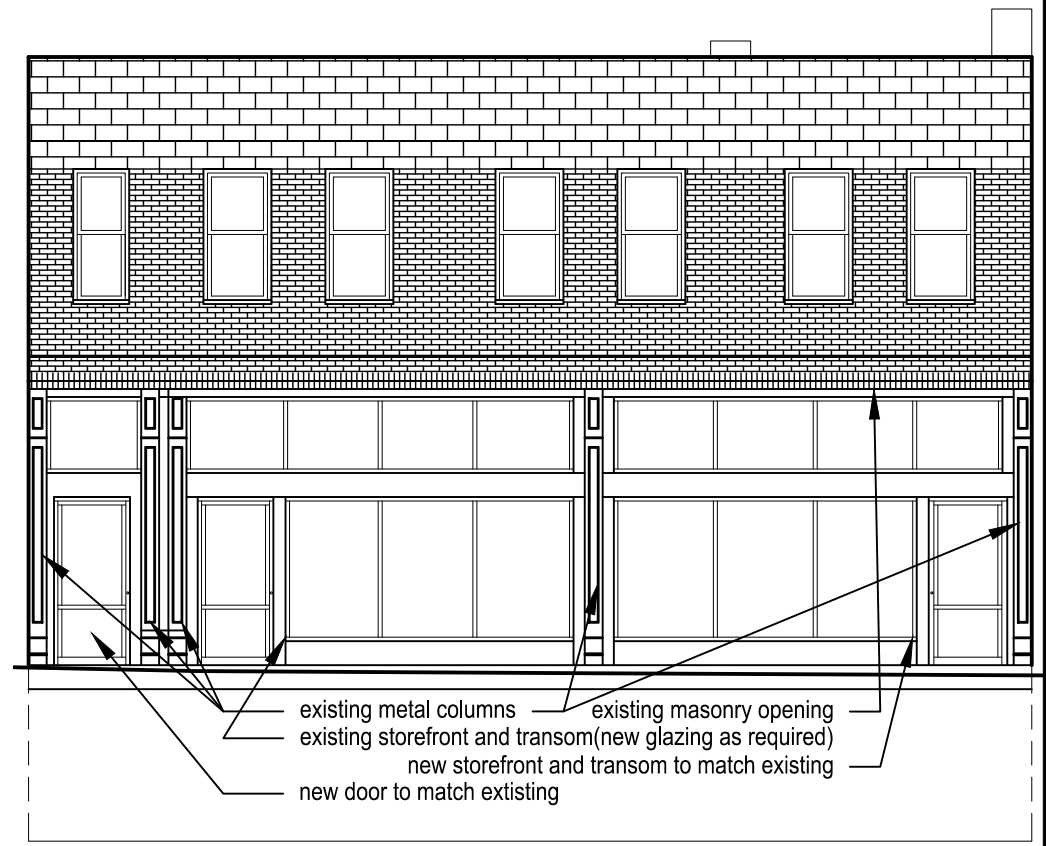
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1st floor restroom elevations
 SCALE: 1/2"=1'-0"



basement stair replacement section
 SCALE: 1/2"=1'-0"



facade elevation
 SCALE: 1/8"=1'-0"

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| REVISIONS | |
|-------------|----------|
| SHEET TITLE | |
| elevation | |
| DATE | 12.12.16 |
| PROJECT NO. | 1631 |
| SHEET NO. | A2.1 |

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