



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: 2716 Monument Avenue DATE: 09/05/2014

OWNER'S NAME: Adrian & Ilvy Cotterell TEL NO.: 804.353.6300

AND ADDRESS: 2716 Monument Avenue EMAIL: kplane@visibleproof.net

CITY, STATE AND ZIPCODE Richmond, Va. 23221

ARCHITECT/CONTRACTOR'S NAME: Visible Proof TEL. NO. 804.353.6300

AND ADDRESS: 3324 West Cary Street, Suite D EMAIL: kplane@visibleproof.net

CITY, STATE AND ZIPCODE Richmond, Va. 23221

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.)

Proposed modification includes new garage, tying into existing north & west site wall, requiring partial removal and rebuilding of the site wall. The rebuilt portion of the wall would use salvaged masonry and would be executed to match the current masonry detailing. The existing rear swing gate would remain, and two new garage doors would open onto the alley. A new, pntd wood lattice would be attached to the top of the north masonry site wall, for additional privacy, in such a way that it could be removed without damaging the masonry wall. The new lattice would be similar to the existing lattice at the east site wall, but would be significantly lower. The new garage would match the masonry of the existing site wall and would have a standing seam pntd metal roof and pntd steel doors that are visible from the alley side.

Signature of Owner or Authorized Agent:

Name of Owner or Authorized Agent (please print legibly): Kristi Pipes Lane

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. _____

DATE SEP 11 2014

SCHEDULED FOR _____

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

PROJECT TEAM

OWNER
ADRIAN & ILVY COTTERELL
2716 MONUMENT AVENUE
RICHMOND, VA 23220

INTERIOR DESIGNER
VISIBLE PROOF
3324 WEST CARY STREET, SUITE D
RICHMOND, VA 23221
T: 804 353 8300
CONTACTS:
KRISTI LANE (kristi@visibleproof.net)
AMY REDMAN (areman@visibleproof.net)

ARCHITECT
EDGE 4 DESIGN
11425 BRANDENBURG DRIVE
MIDDLETON, VA 23112
CONTACT:
JAMES KOBUS (james.kobus@gmail.com)

GENERAL CONTRACTOR
MARK FRANKO CUSTOM BUILDING
2121 NORTH HAMILTON STREET
UNIT F
RICHMOND, VA 23230
T: 804 355 4917
CONTACT: MARK FRANKO
(mark@frankocustombuilding.com)

STRUCTURAL ENGINEER
MISCH ENGINEERING CONCEPTS, PLC
PO BOX 262
MANAKIN SABOT, VA 23103
T: 804 283 1346
CONTACTS:
EVERETT MISCH
(emisch@men.com)

CODE INFORMATION

SITE ADDRESS: 2716 MONUMENT AVENUE
RICHMOND, VIRGINIA 23221

APPLICABLE CODES: 2009 IRC
RICHMOND CITY ZONING

ZONE: R-8 - RESIDENTIAL
(SINGLE FAMILY ATTACHED)

BUILDING CLASSIFICATION: TYPE 5B (UNPROTECTED)
(EXISTING & PROPOSED)

AREA: 7031 SF (EXISTING W/O GARAGE)
7737 SF (PROPOSED W/ GARAGE)

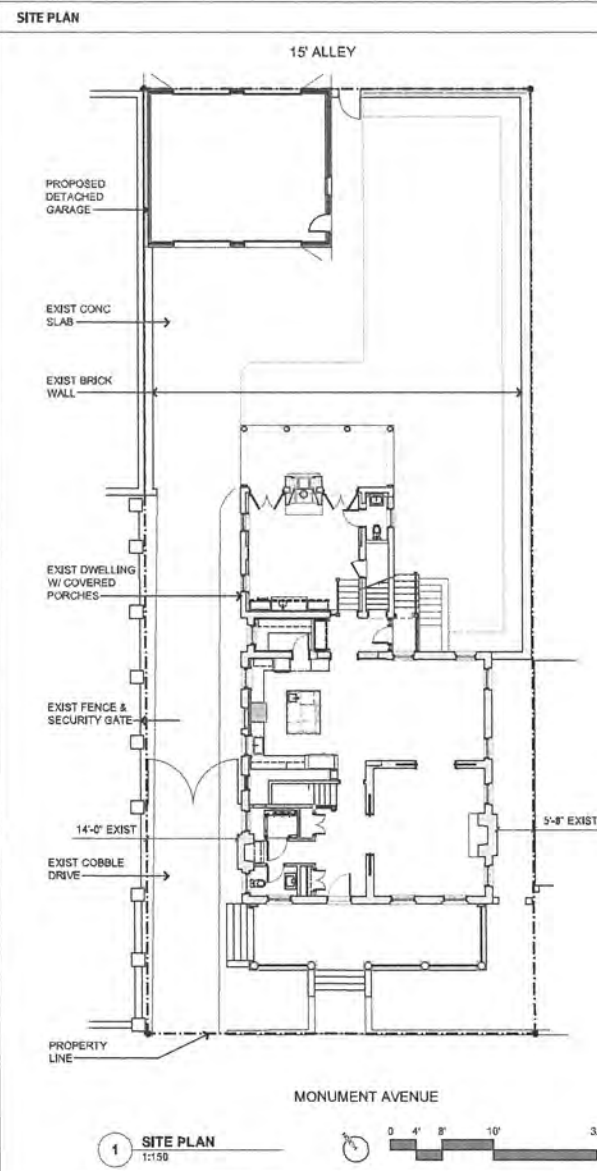
SITE WIDTH: 60' (EXISTING, NO CHANGE)
(50' WIDTH REQ'D MIN)

SETBACKS:
FRONT (EXISTING) 5'-0"
SIDES (EXISTING) 14'-0" WEST, TOP DWELLING, 5'-0" EAST
REAR (EXISTING) 51'-5" (TO DWELLING)

HEIGHT: EXISTING, NO CHANGE

LOT COVERAGE: 51% = 2762 SF (EXIST)
49% = 3485 SF (PROPOSED)

PROPOSED FLOOR AREAS:
(INCLUDES COVERED PORCHES)
GARAGE: 705 SF (PROPOSED)
BASEMENT: 864 SF (EXIST - NO CHANGE)
1ST FLOOR: 2762 SF (EXIST - NO CHANGE)
2ND FLOOR: 2139 SF (EXIST - NO CHANGE)
3RD FLOOR: 1266 SF (EXIST - NO CHANGE)
TOTAL: 7737 SF (PROPOSED)



SYMBOLS

DRAWING TITLE 1 DRAWING NAME
SCALE: 1/4" = 1'-0"

FINISH FLOOR HEIGHT MAIN F.F.P.
205'-0"

ELEVATION KEY 1 AX.X

SECTION KEY 1 AX.X

DETAIL KEY 1 AX.X

INTERIOR ELEVATION KEY 1 AX.X

ROOM NAME, NUMBER & FINISH ROOM
101 T.F.

WINDOW TAG 100

DOOR TAG 100

CENTER LINE 100

BREAK INDICATOR 100

ABBREVIATIONS

ABV ABOVE	CRS COURSE (S)	CDRR CORRIDOR	FCU FAN COIL UNIT	LT WT LIGHT WEIGHT
ACT ACOUSTICAL TILE	CF CUBIC FEET	FE FIRE EXTINGUISHER	FE FIRE EXTINGUISHER CABINET	LL LINEAR FOOT
ACC ACOUSTIC (AL)	CY CUBIC YARD	FA FIRE ALARM / FRESH AIR	LL LIVE LOAD	MH MANHOLE
ADJ ADJACENT	DEPT DEPARTMENT	FLASH FLASHING	MFR MANUFACTURER	PCF POUNDS PER CUBIC FOOT
AHU AIR HANDLING UNIT	DTL DETAIL	FLR FLOOR (RING)	PCF POUNDS PER LINEAL FOOT	PFL POUNDS PER SQUARE FOOT
ALUM ALUMINUM	DSM DIAMETER	FD FLOOR DRAIN	MAS MASONRY	PSF POUNDS PER SQUARE INCH
AB ANCHOR BOLT	DM DIMENSION	FLUOR FLUORESCENT	MNO MASONRY OPENING	PSI POUNDS PER SQUARE INCH
APPROX APPROXIMATE	DISP DISPENSER	FT FOOT OR FEET	MTL METAL	PC PRECAST
AD AREA DRAIN	DIV DIVISION	FTG FOOTING	MAX MAXIMUM	RD ROOF DRAIN
APC ARCHITECTURAL PRECAST	DR DOOR	FND FOUNDATION	MED MECHANICAL	QT QUARRY TILE
CONCRETE CONCRETE	DRY DRYER	GA GAUGE	MECH MEDIUM	R RUBBER
BRG BEARING	DBL DOUBLE	GALV GALVANIZED	MBR MEMBER	RA RETURN AIR
BLW BELOW	DH DOUBLE HUNG	GC GENERAL CONTRACTOR	MATL MATERIAL	RAD RADUS
BLDG BUILDING	DN DOWN	(CONTRACTOR)	METER METER	RD ROOF DRAIN
BLK BLOCK	DS DOWNSPOUT	GL GLASS/GLAZING	MM MILLIMETER	RCP REINFORCED CONCRETE PIPE
BLKG BLOCKING	DWG DRAWING	GLB GLAZED CONCRETE	MIN MINIMUM	REF REFERENCE (REFER)
BD BOARD	DF DRINKING FOUNTAIN	GCMU GLAZED CONCRETE	MIR MIRROR	RECEP RECEPTACLE
BM BEAM	EACH EACH	MAS MASONRY UNIT	MISC MISCELLANEOUS	RFL REFLECT (ED)
BO BOTTOM OF	E EAST	GR GRADE	MOO MODULAR	REFR REFRIGERATOR
BRK BRICK	EJ EXPANSION JOINT	GRNT GRANITE	MTD MOUNTED	RENF REINFORCED
BTW BETWEEN	ELEC ELECTRIC (AL)	GFCMU GROUND FACE CMU	NAT NATURAL	REQ REQUIRED
BUR BUILT UP ROOFING	EWC ELECTRIC WATER COOLER	GPDW GYPSUM DRYWALL	NRC NOISE REDUCTION	RESIL RESILIENT
BOW BOTTOM OF WALL	ELEV ELEVATION	HWD HARDWARE	NOM NOMINAL	RHT RIGHT HAND
CPT CARPET	EMER EMERGENCY	HTG HEATING	NORTH NORTH	RND ROUND
CI CAST IRON	ENCL ENCLOSURE	HVAC HEATING VENTILATING	NOT IN CONTRACT NOT IN CONTRACT	RM ROOM
CB CEMENT BOARD	EP EPOXY PAINT	AIR CONDITIONING AIR CONDITIONING	NTS NOT TO SCALE	RL RAIN LEADER
CEILING CEILING	EQUIP EQUIPMENT	HGT HEIGHT	NO NUMBER	RO ROUGH OPENING
CLG CLG	EST ESTIMATE	HM HOLLOW METAL	O OVER	SAF SELF ADHERED FLASHING
CTR CENTER	EXH EXHAUST	HORZ HORIZONTAL	OC ON CENTER	SCHED SCHEDULE
CT CERAMIC TILE	EXTG EXISTING	HB HOSE BIB	OFF OFF	SFCMU SPLIT FACE CMU
CIR CIRCLE	ED CLEAR (ANGE)	HR HOUR	OPNG OPENING	SLNT SLANT
CLR CLEAR (ANGE)	EXP EXPOSED (EXPOSURE)	INCL INCLUDE	OPP OPPOSITE	SECT SECT
CLOS CLOS	EXT EXTERIOR	ID INSIDE DIAMETER	OWS OPEN WEB STEEL JOIST	SHT SHEET
CO CLEAN OUT	EIFS EXTERIOR INSULATION	INSUL INSULATION	OPPH OPPOSITE HAND	SIM SIMILAR
COL COLUMN	COMP COMPOSITION	INT INTERIOR	OD OUTSIDE DIAMETER	S SOUTH
CONC CONCRETE	CONC CONTRACT LIMIT LINE	JAN JANITOR CLOSET	OA OVERALL	SC SOLID CORE
CMU CONCRETE MASONRY UNIT	CONSTR CONSTRUCTION	JT JOINT	OH OVERHEAD	SD SMOKE DETECTOR
CONST CONSTRUCTION	CONTR CONTRACT LIMIT LINE	J KIT KITCHEN	PT PRESSURE TREATED	SPEC SPECIFICATION
CONT CONTINUOUS OR CONTINUE	CONTR CONTRACT LIMIT LINE	LAB LABEL	PNT PAINTED	SO SQUARE
CONC CONCRETE	CONTR CONTRACT LIMIT LINE	LAM LAMINATE	PVMT PAVEMENT	STD STANDARD
CMU CONCRETE MASONRY UNIT	CONTR CONTRACT LIMIT LINE	LAV LAVATORY	PAR PAR	STG STORAGE
CONST CONSTRUCTION	CONTR CONTRACT LIMIT LINE	LH LEFT HAND	PERM PERIMETER	STL STEEL
CONC CONCRETE	CONTR CONTRACT LIMIT LINE	L STEEL ANGLE		

DRAWING LIST

CS.G COVER SHEET (GARAGE PLANS)	
G.1 GARAGE PLANS	
G.2 GARAGE ELEVATIONS AND BUILDING SECTION	
G.3 GARAGE WALL SECTIONS	
G.4 GARAGE WALL SECTIONS	

GENERAL INFORMATION

- ALL WORK SHALL CONFORM WITH ALL GOVERNING LAWS, CODES & ORDINANCES INCLUDING, BUT NOT LIMITED TO, THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE. IF POTENTIAL CONFLICTS ARISE, THE CONTRACTOR SHALL NOT PROCEED WITH THE EFFECTED WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. THIS SHALL SPECIFICALLY INCLUDE ON-SITE PROCEDURES AS THEY RELATE TO THE SAFETY OF THE CONSTRUCTION CREW AND THE GENERAL PUBLIC. IN ADDITION, IT SHALL SPECIFICALLY INCLUDE THE PROTECTION OF ANY EXISTING STRUCTURES TO AVOID DAMAGE RELATING TO OR ARISING FROM WORK WITHIN THIS CONTRACT.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR AMBIGUITIES DISCOVERED IN THE CONTRACT DOCUMENTS DURING BIDDING, DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IN ANY AREA OF CONFLICT UNTIL THE ISSUE HAS BEEN RESOLVED.
- THE CONTRACTOR SHALL PROVIDE CLEAN-UP OF DEBRIS AND TRASH AT INTERVALS REQUIRED TO KEEP THE SITE AND WORK AREAS REASONABLY CLEAN OF UNSAFE AND UNSIGHTLY ACCUMULATION. THE CONTRACTOR SHALL ALSO PROVIDE A PROFESSIONAL CLEANING AT PROJECT COMPLETION.
- WHERE POTENTIAL HAZARDOUS MATERIALS ARE ENCOUNTERED DURING WORK WITHIN THIS CONTRACT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR USING NECESSARY PRECAUTIONS DURING WORK AND / OR DISPOSAL. IF UNIFORM SUSPECT MATERIALS ARE UNCOVERED DURING WORK WITHIN THIS CONTRACT, THE CONTRACTOR SHALL STOP WORK IN THE AREA IMMEDIATELY AND NOTIFY THE ARCHITECT.



VISIBLE:PROOF

1324 WEST CARY STREET SUITE D
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804.753.0300
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**COVER SHEET (GARAGE PLANS)
PERMIT DRAWINGS**

2716 MONUMENT AVE, RICHMOND, VA 23220

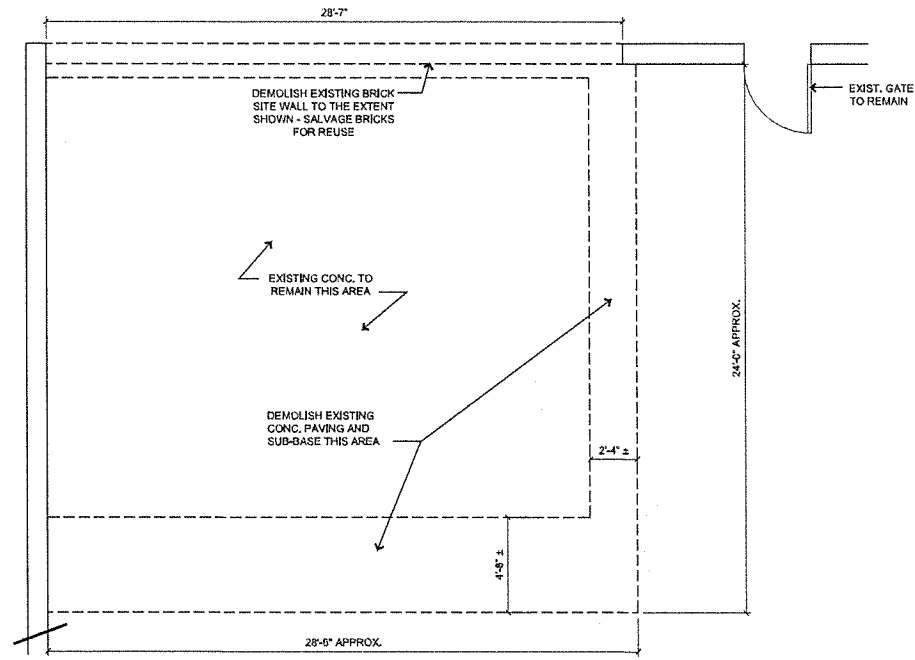
COTTERELL RESIDENCE

REVISIONS

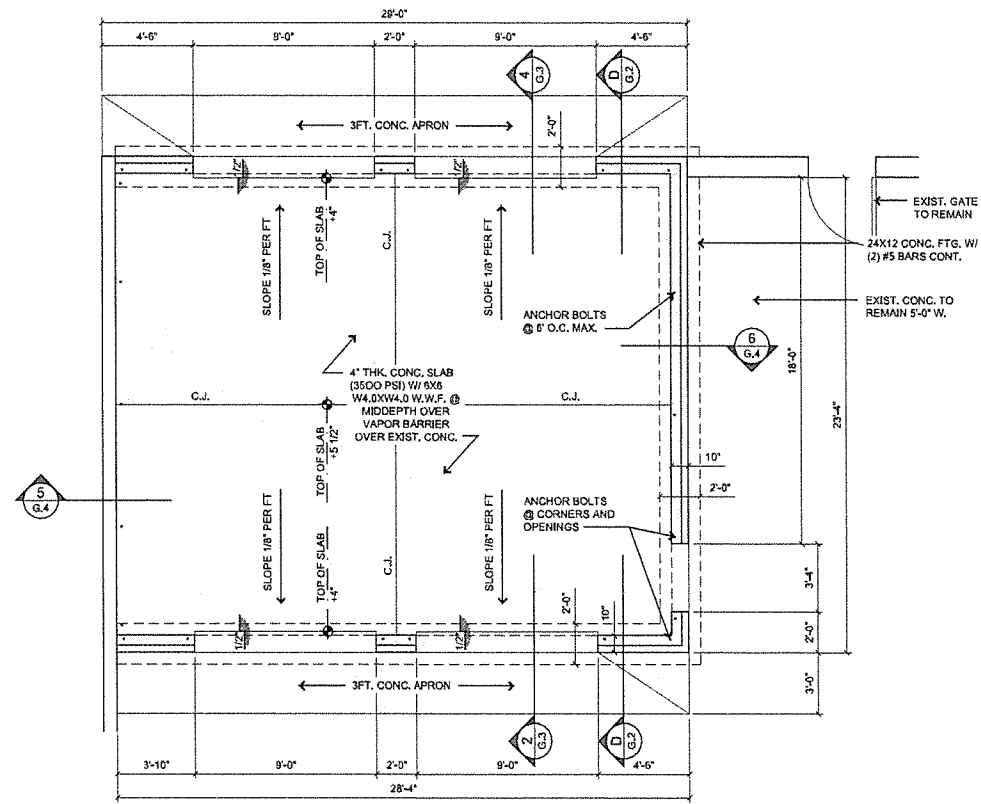
5 SEP 2014

CS.G

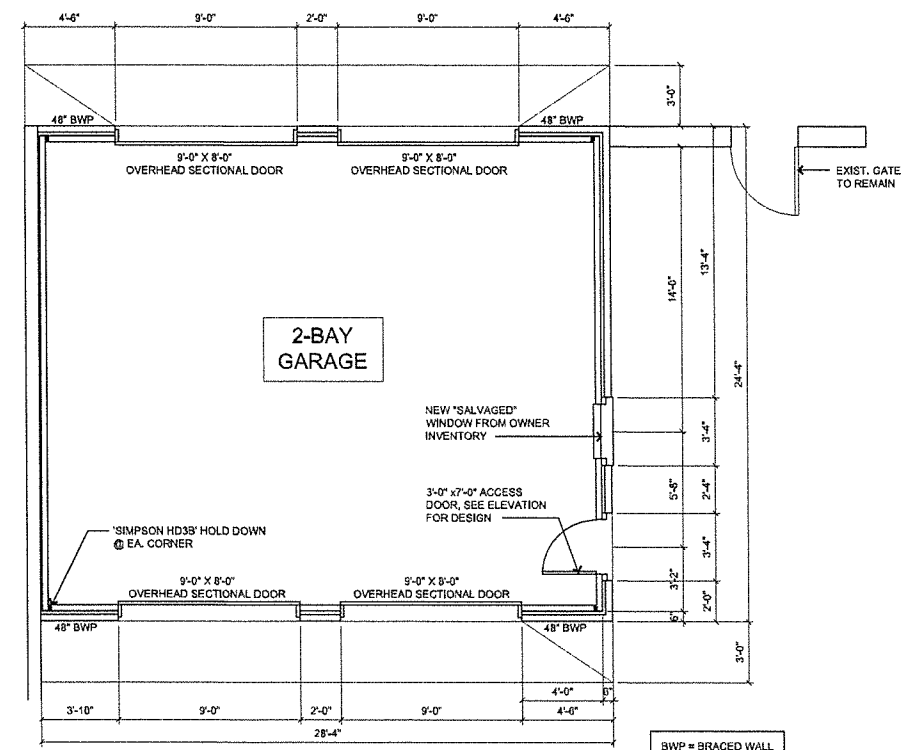
ARCHITECT
JAMES G. KOBUS
Lic. No. 14954



1 DEMO PLAN
1/4" = 1'-0"

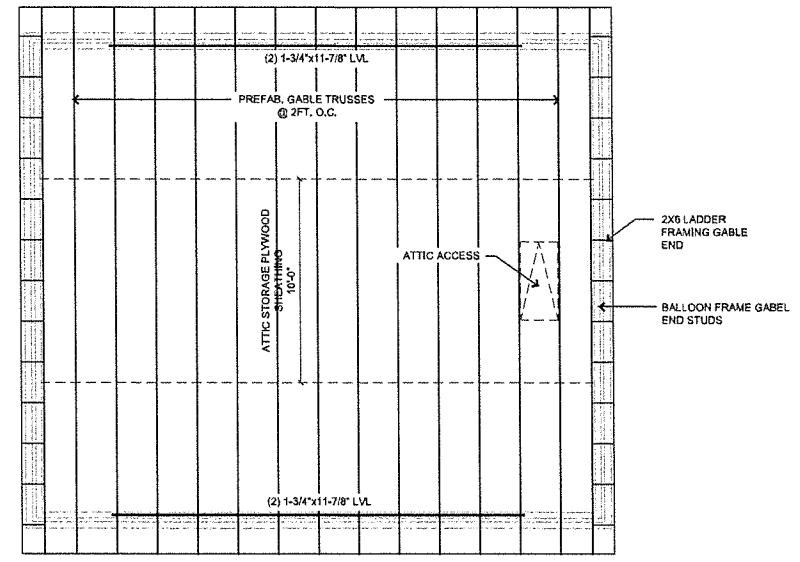


2 FOUNDATION PLAN
1/4" = 1'-0"



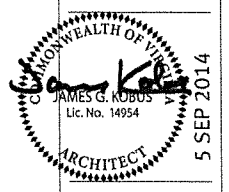
3 FLOOR PLAN
1/4" = 1'-0"

BWP = BRACED WALL
PANEL PER I.A.
RESIDENTIAL CODE
R602.10.2, CS-WSP
METHOD



4 ROOF FRAMING / ATTIC PLAN
1/4" = 1'-0"

**GARAGE PLANS
PERMIT DRAWINGS**



G.1

VISIBLE:PROOF

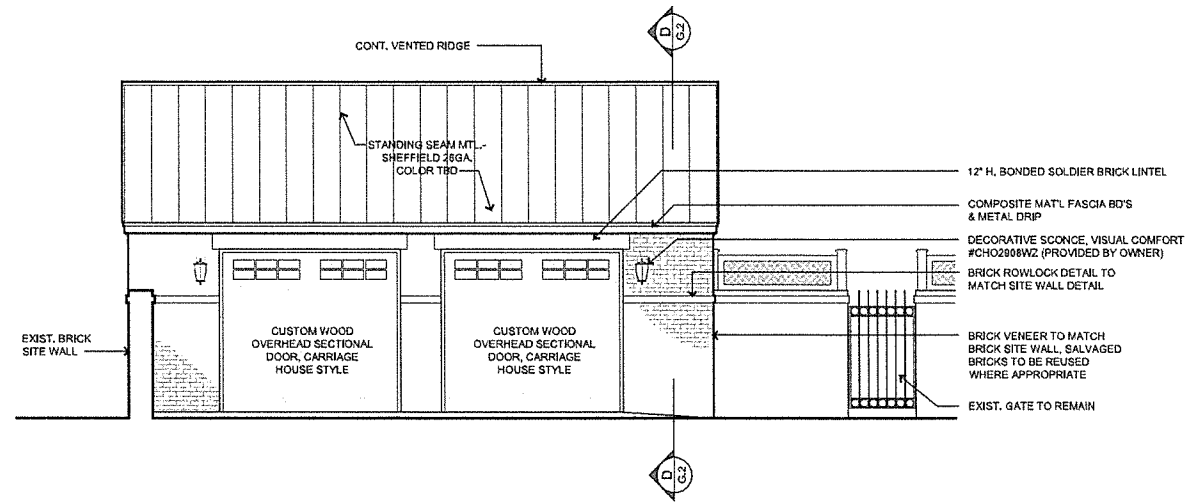
3374 WEST CARY STREET SUITE D
RICHMOND, VIRGINIA 23221
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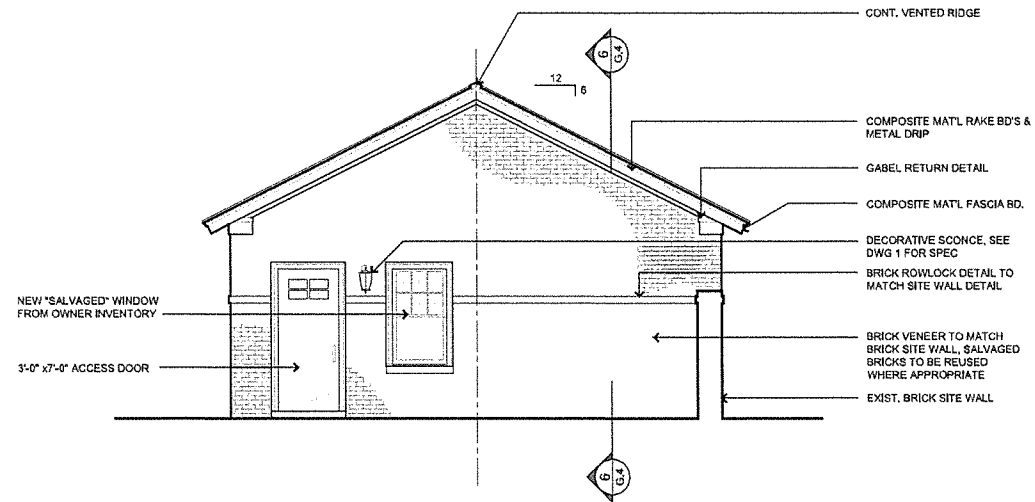
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REVISIONS

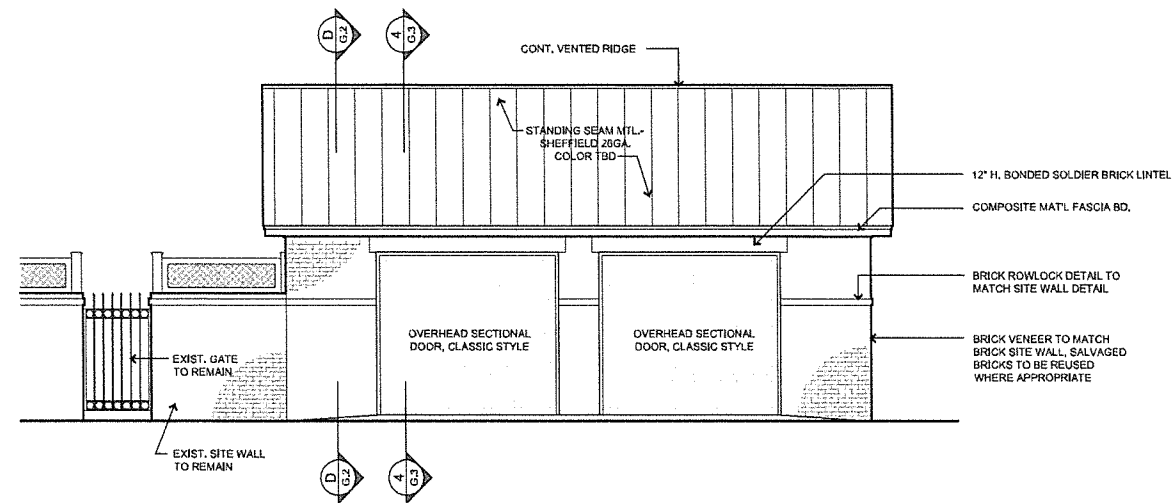
5 SEP 2014



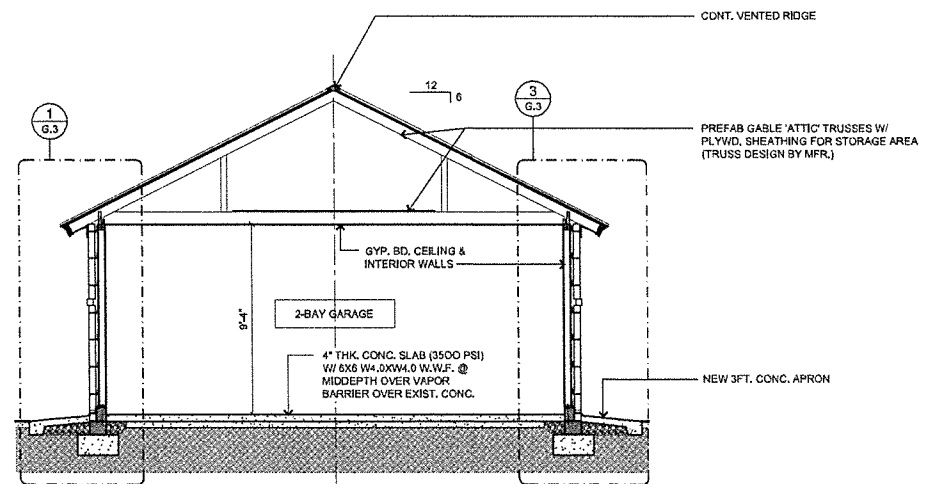
A FRONT ELEVATION
1/4" = 1'-0"



B SIDE ELEVATION
1/4" = 1'-0"



C REAR ELEVATION
1/4" = 1'-0"



D GARAGE SECTION
1/4" = 1'-0"

**GARAGE ELEVATIONS AND BUILDING SECTION
PERMIT DRAWINGS**

VISIBLE:PROOF

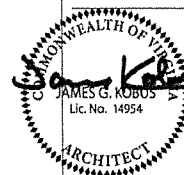
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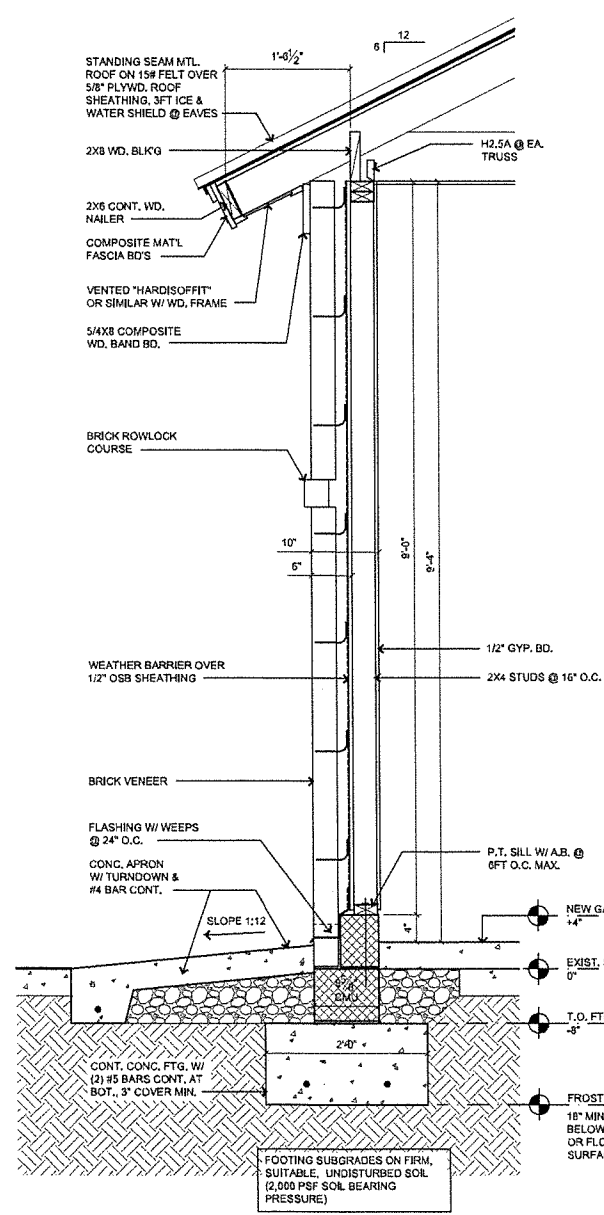
COTTERELL RESIDENCE

REVISIONS

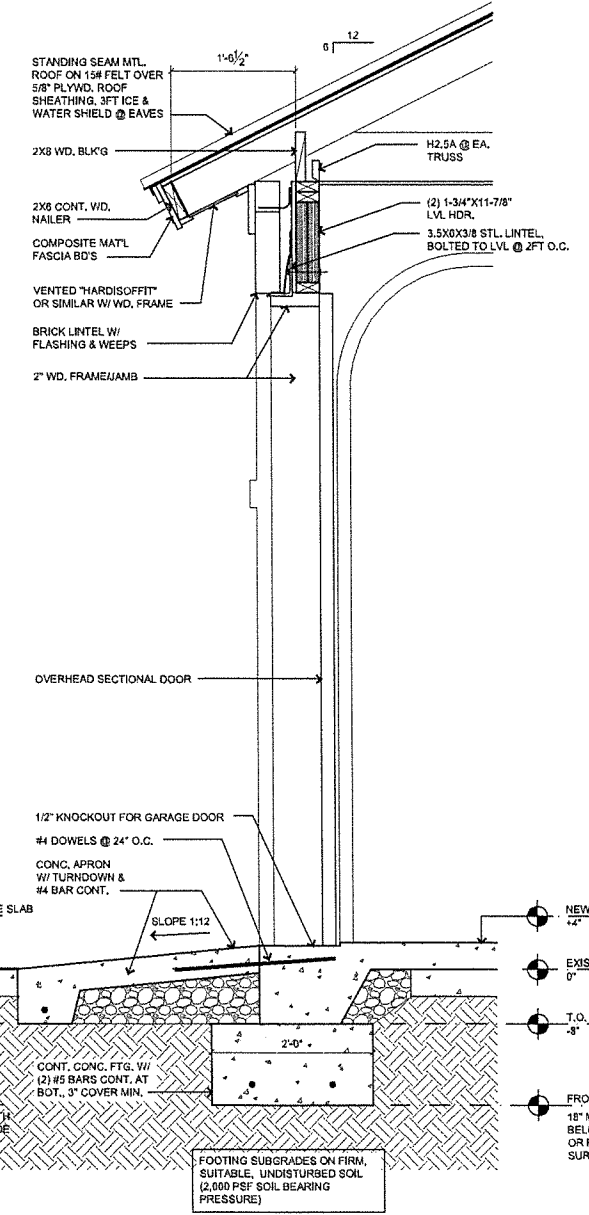
5 SEP 2014



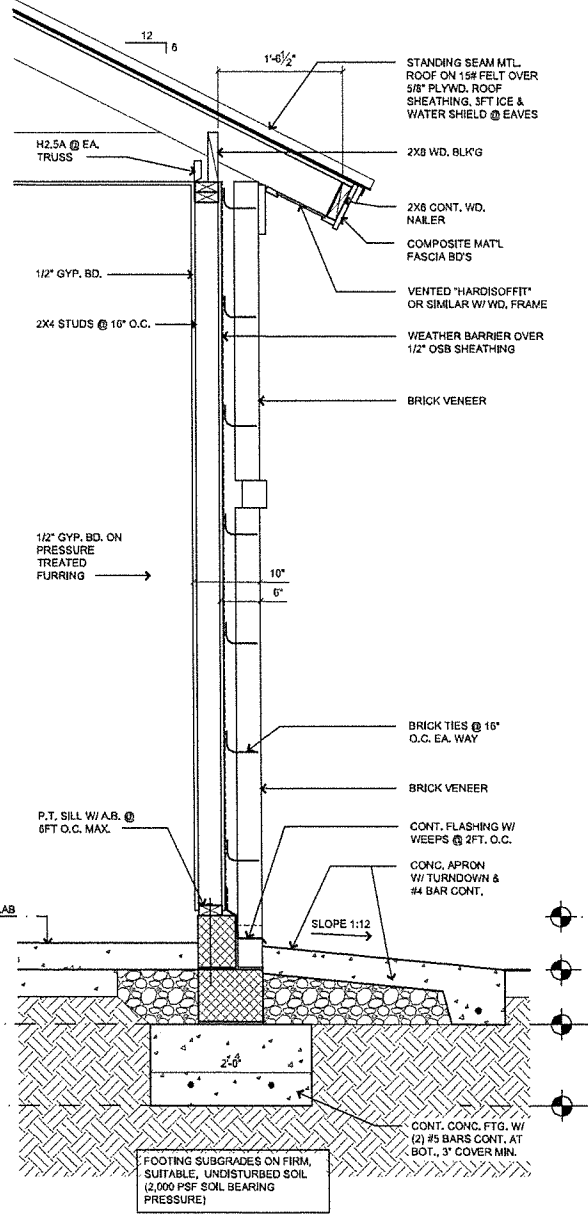
G.2



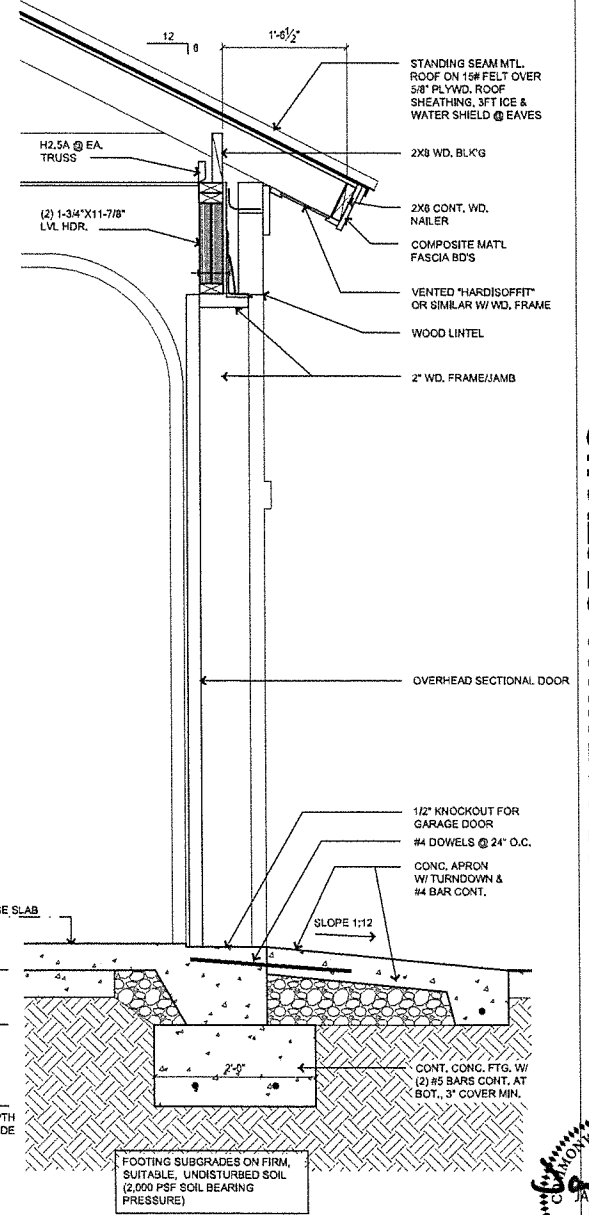
1 WALL SECTION
1/4" = 1'-0"



2 WALL SECTION
1/4" = 1'-0"

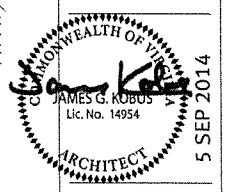


3 WALL SECTION
1/4" = 1'-0"



4 WALL SECTION
1/4" = 1'-0"

**GARAGE WALL SECTIONS
PERMIT DRAWINGS**



G.3

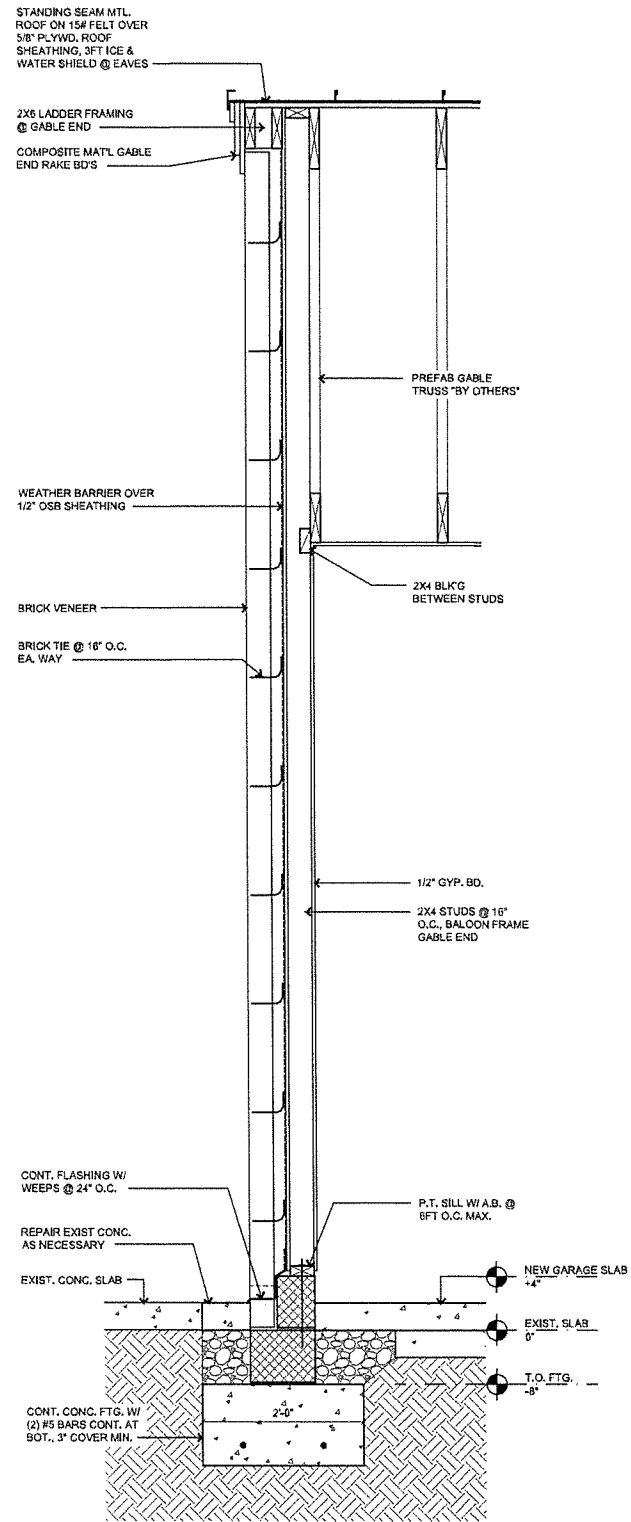
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www.visibleproof.net

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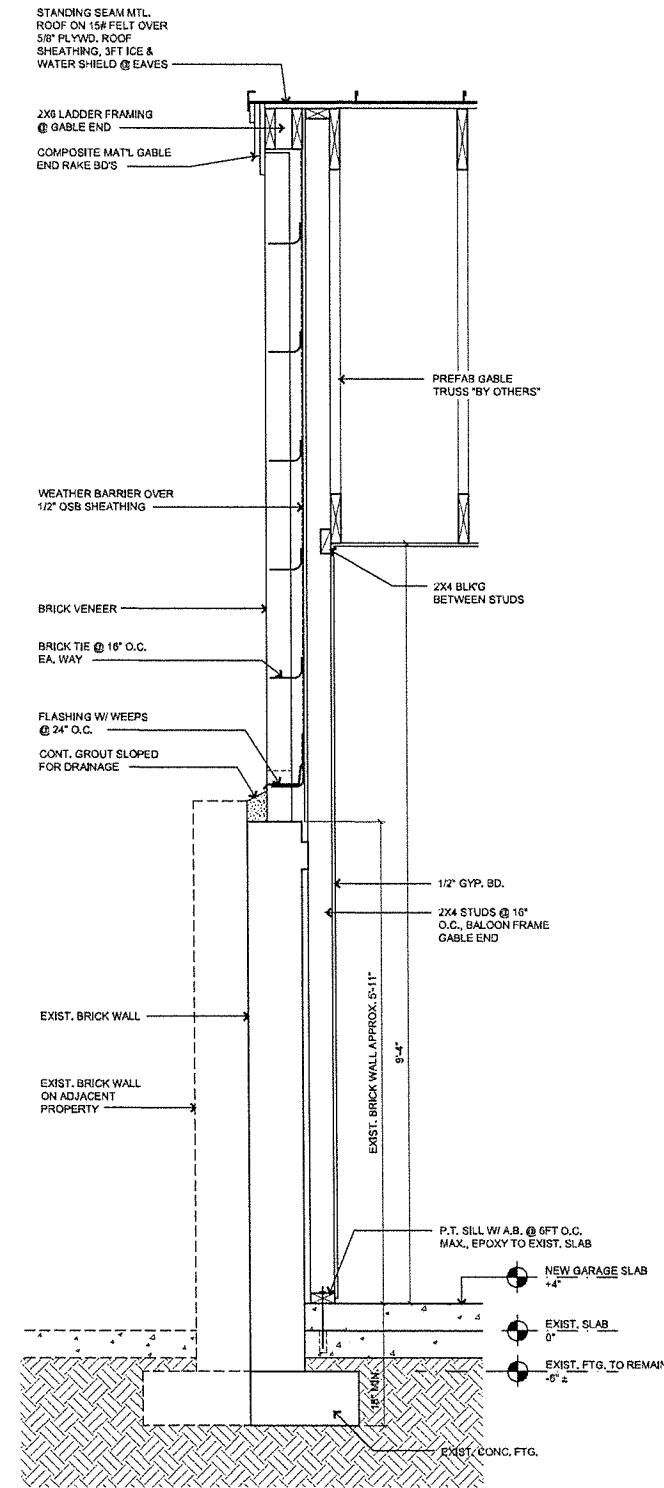
COTTERELL RESIDENCE

REVISIONS

5 SEP 2014



6 WALL SECTION @ EAST GABLE END
1/4" = 1'-0"



5 WALL SECTION @ WEST GABLE END
1/4" = 1'-0"

**GARAGE WALL SECTIONS
PERMIT DRAWINGS**

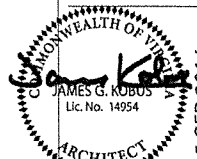
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G.4