



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: 870 N 22nd Street DATE: 9/25/2014

OWNER'S NAME: Augustine Construction LLC TEL NO.: 804-247-0566
 AND ADDRESS: 1111 N 36th Street EMAIL: gdabulls@gmail.com
 CITY, STATE AND ZIP CODE: Richmond, VA 23223

ARCHITECT/CONTRACTOR'S NAME: Augustine Construction LLC TEL. NO. 804-247-0566
 AND ADDRESS: 1111 N 36th Street EMAIL: gdabulls@gmail.com
 CITY, STATE AND ZIP CODE: Richmond, VA 23223

Would you like to receive your staff report via email? Yes X 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.)

Signature of Owner or Authorized Agent: X
 Name of Owner or Authorized Agent (please print legibly): Garrett Augustine

(Space below for staff use only)

Received by Commission Secretary _____ APPLICATION NO. 14-115
 DATE 9/25/2014 _____ SCHEDULED FOR 10/28/2014

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

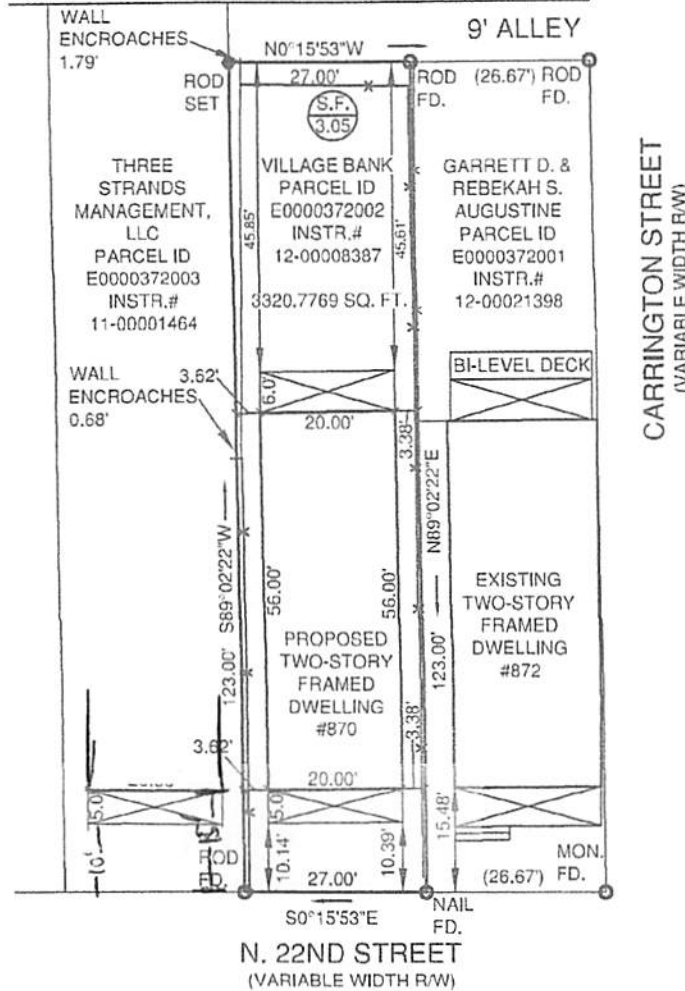
Project Description

I am proposing to build a two story Italianate in the Historic district. This home will conform to the character of the neighborhood by using Hardie Plank siding to be consistent with the look of the historic wood clapboard siding of the other structures in the neighborhood. I will be using 2 over 2 simulated divided light windows which are a style that fits with this neighborhood. The front porch will have 8" round columns with Richmond Rails.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

ASSESSMENT MIGHT IDENTIFY.

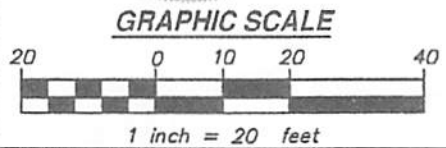
NOTE: THIS PLAT IS VOID IF CONSTRUCTION IS BEGUN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS PLAT DOES NOT REPRESENT A CURRENT FIELD SURVEY AND IS FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT.



Charles C. Townes, II
 CHARLES C. TOWNES, II
 Lic. No. 2803
 09 / 26 / 14
 LAND SURVEYOR

PLAT
 SHOWING
 PROPOSED DWELLING AT
 #870 N. 22ND STREET
 FOR
 GARRETT AUGUSTINE
 CITY OF RICHMOND, VIRGINIA

DATE: SEPTEMBER 26, 2014 SCALE: 1"=20'

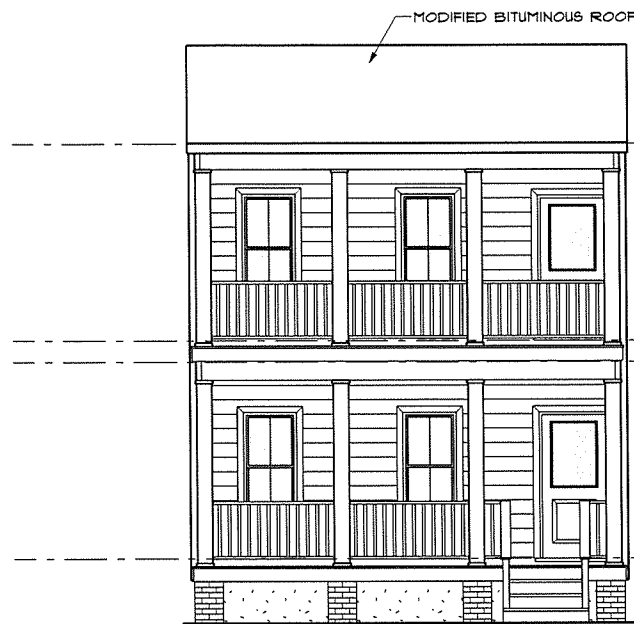


townes
 consulting engineers, planners, and land surveyors
 2463 boulevard
 colonial heights, va 23834
 telephone: 804.520.9015
 facsimile: 804.520.9016
 email: cctownes@townespc.com

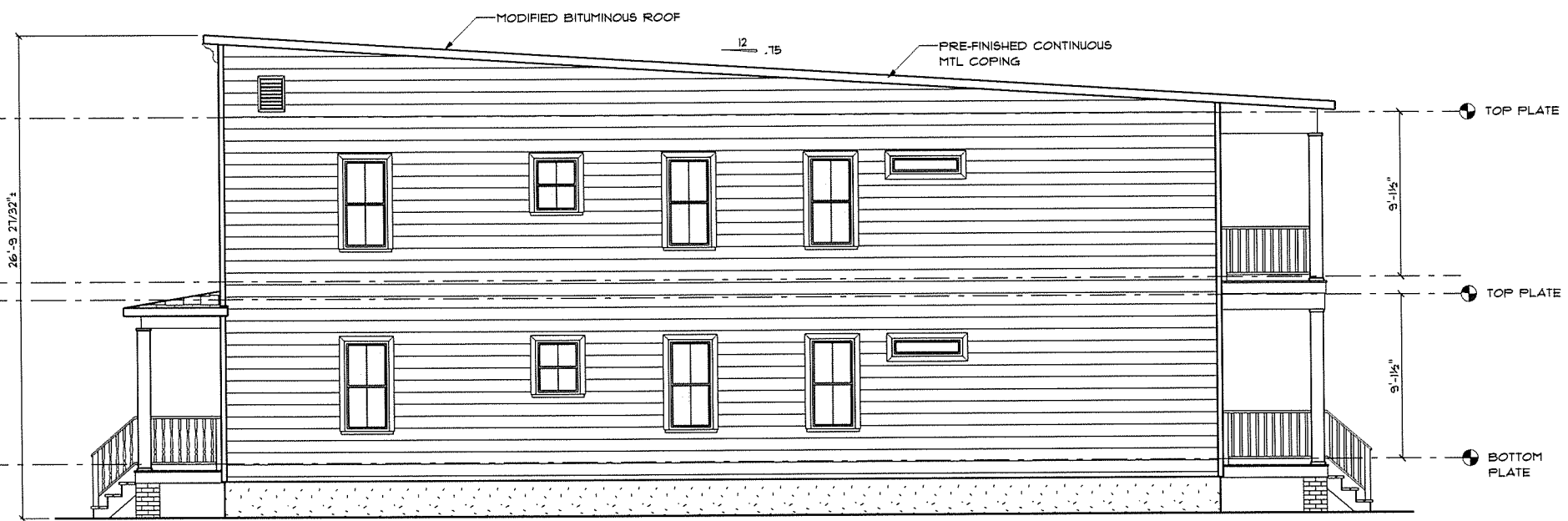
ATTN: GARRETT AUGUSTINE

DRAWN BY: J.S.L.

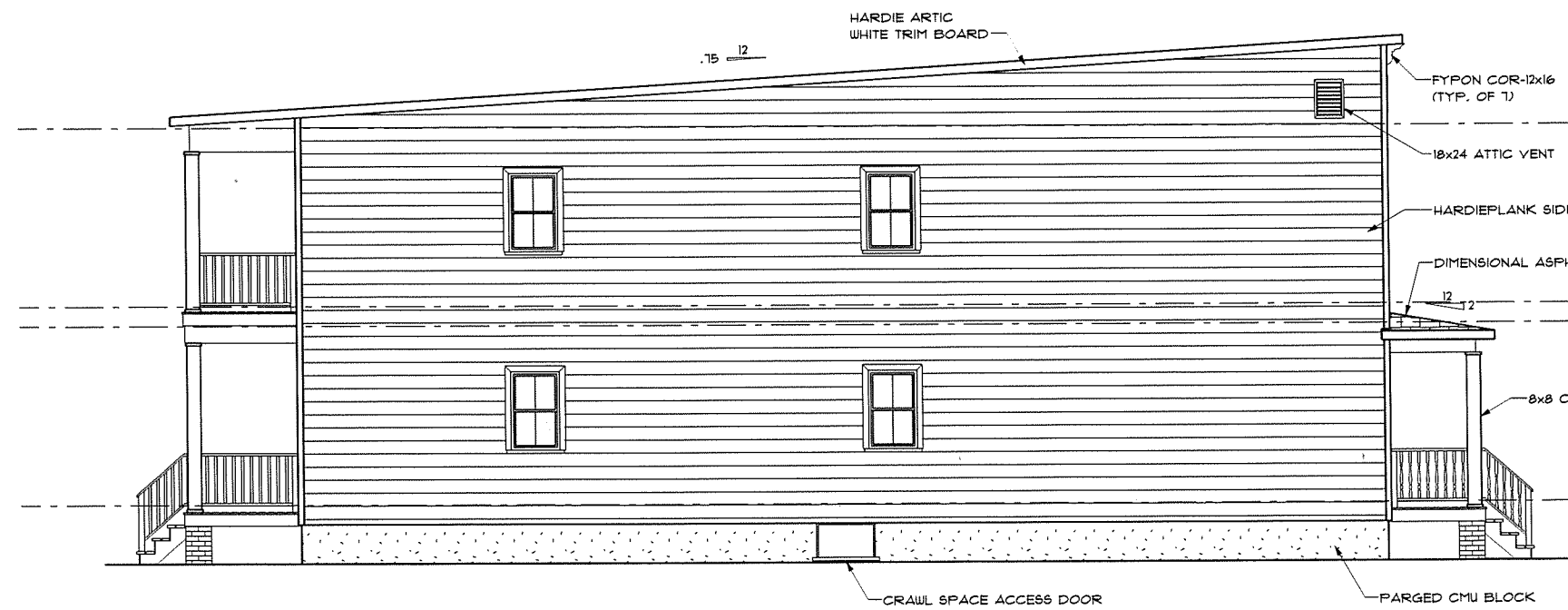
CHECKED BY:



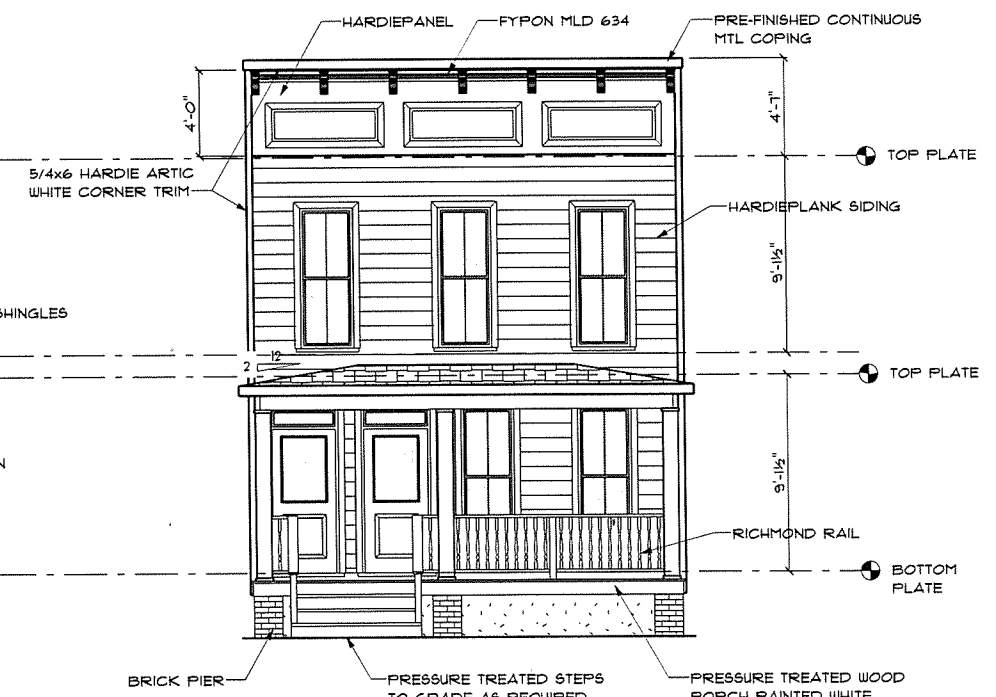
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



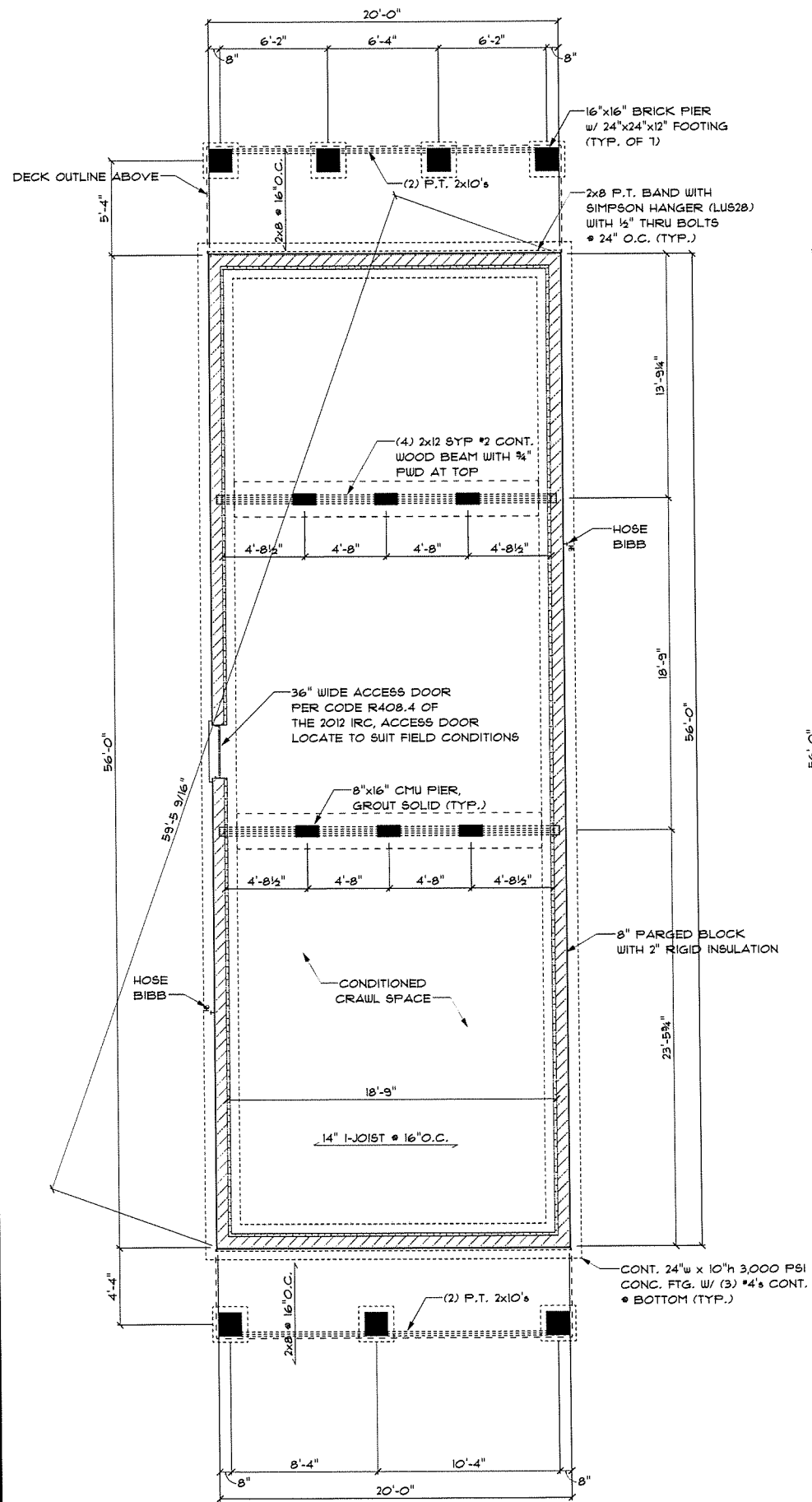
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

6812 JOSHUA AARON CT.
MECHANICSVILLE, VA 23111
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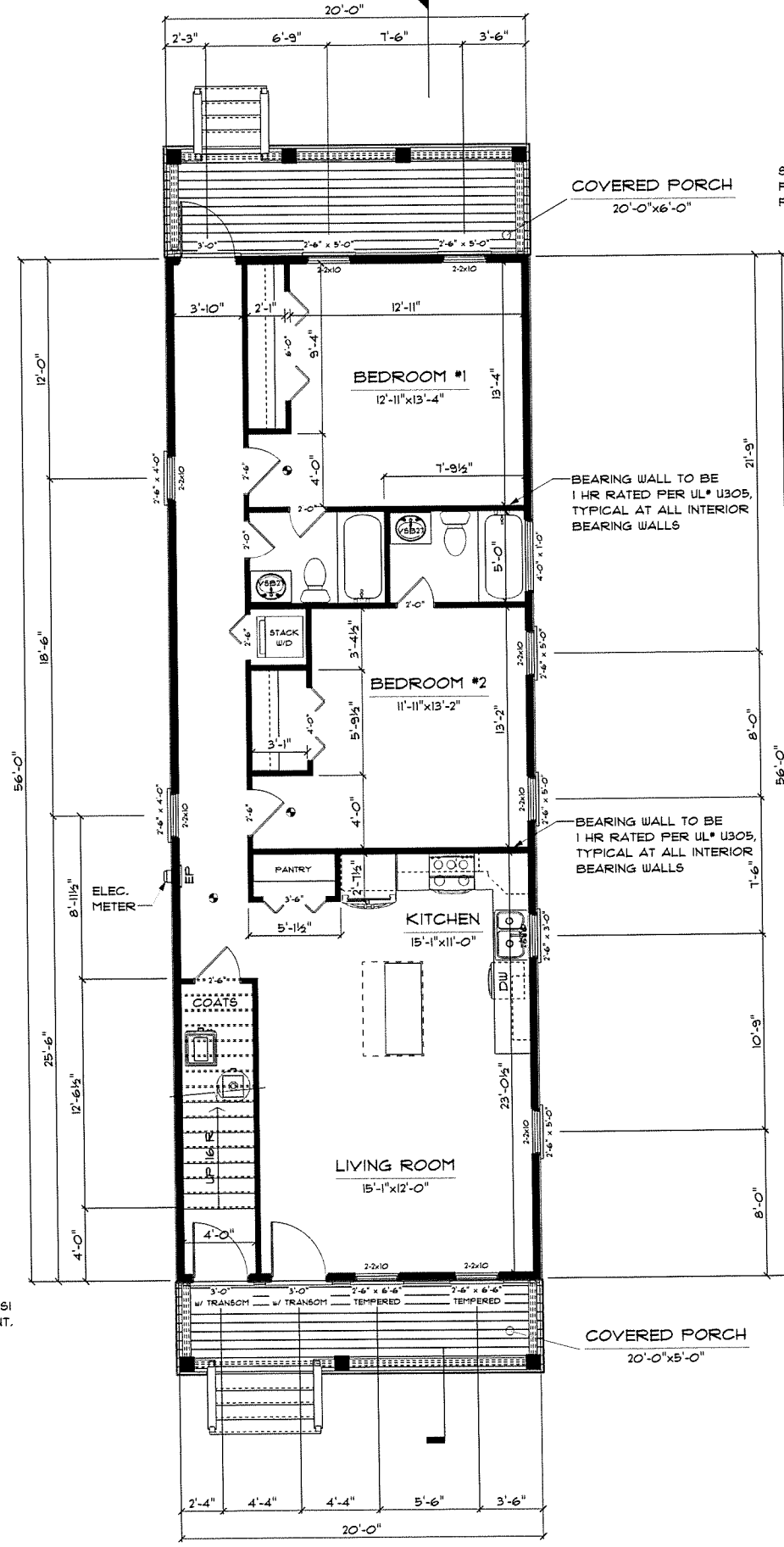
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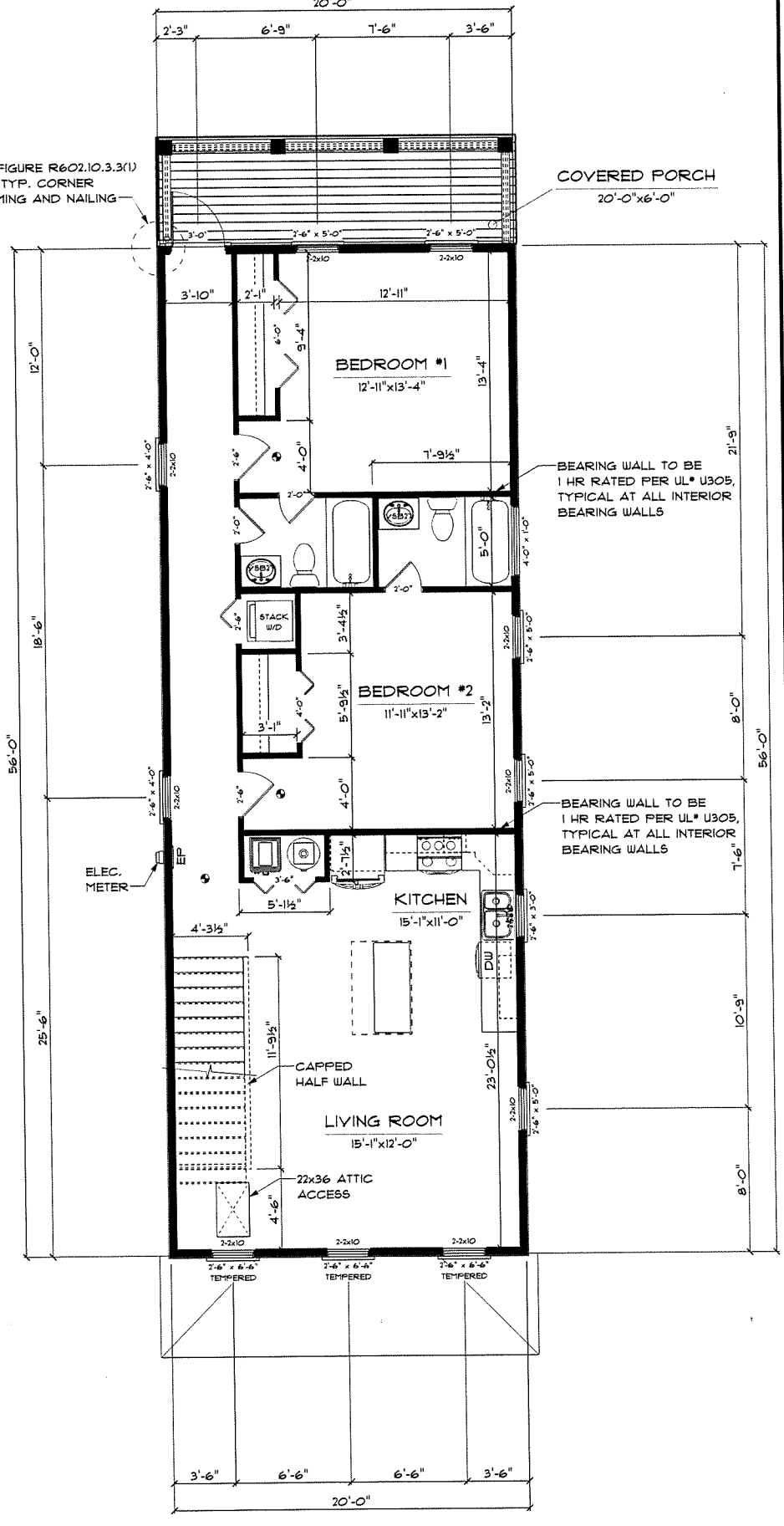
DRAWN BY: CHRIS PROOST
DATE: Wednesday, September 24, 2014
DWG NAME: Elevations
FILE NAME: E:\Documents\HHL\Hanover Homes Ltd\Clients\Habitat For Humanity\Garrett Augustine\810 N 22nd Street\



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



FIRST FLOOR PLAN TOTAL = 1120.0 sq. ft.
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN TOTAL = 1120.0 sq. ft.
SCALE: 1/4" = 1'-0"

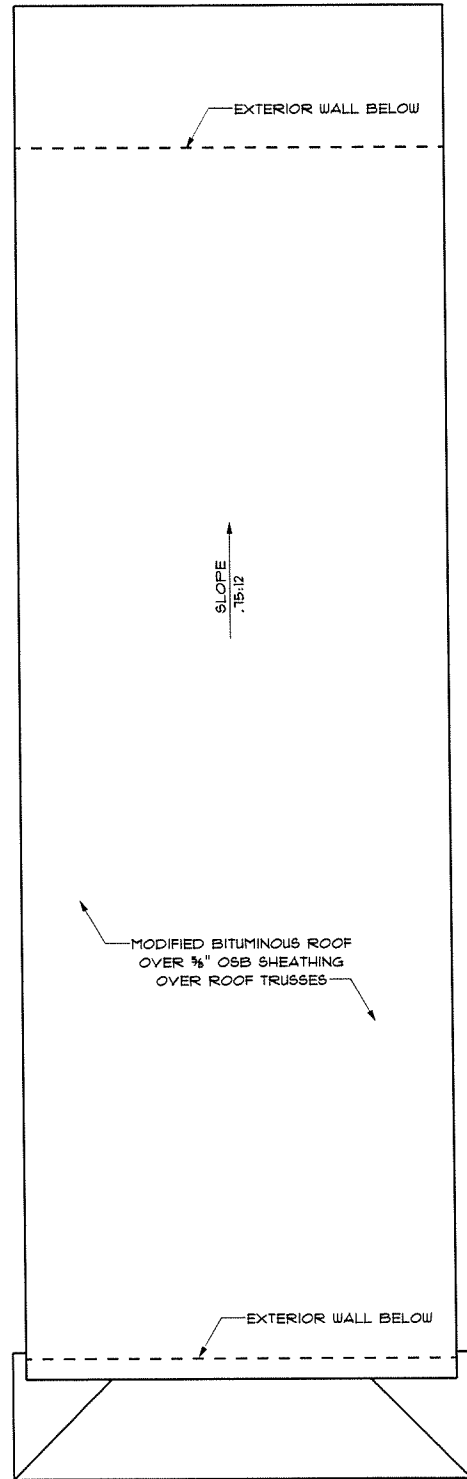
6812 JOSHUA AARON CT.
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REVISIONS:

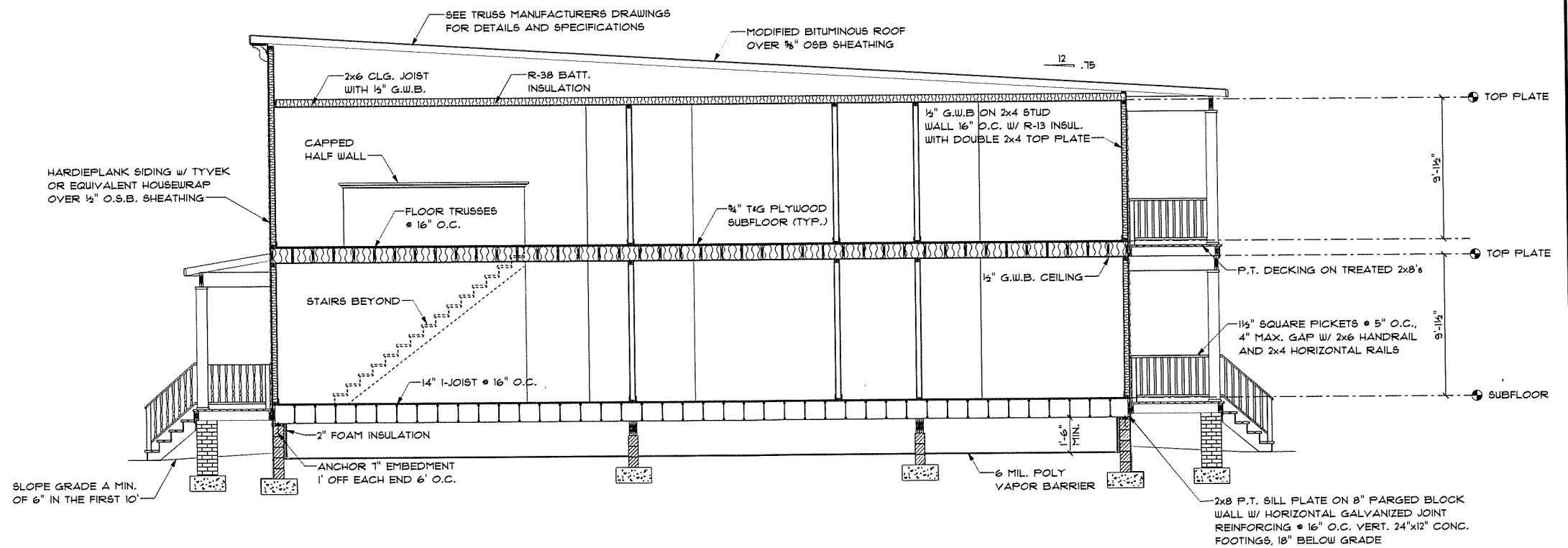
NO.	DESCRIPTION:

870 N. 22nd STREET

DRAWN BY: CHRIS PROOST
DATE: Wednesday, September 24, 2014
DWG NAME: Main Floor
FILE NAME: E:\Documents\HHL\Hanover Homes Ltd\Clients\Habitat for Humanity\Garrett_Augustina\870 N 22nd Street\



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



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

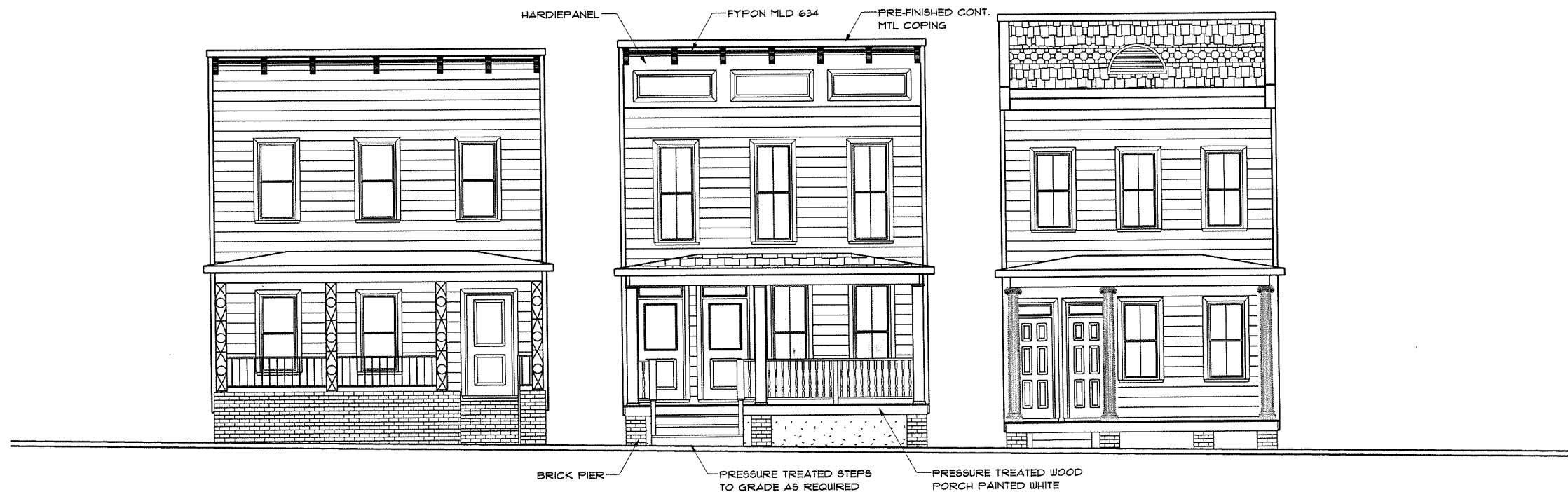
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810 N. 22nd STREET
 DRAWN BY: CHRIS PROOST
 DATE: Wednesday, September 24, 2014
 DWG NAME: Section
 FILE NAME: E:\Documents\HHL\Hanover Homes Ltd\Clients\Habitat for Humanity\Garrett Augustine\810 N 22nd Street\

870 N. 22nd STREET



CONTEXT ELEVATION

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

REVISIONS:

No.	DESCRIPTION:

870 N. 22nd STREET

DRAWN BY: CHRIS PROOST
DATE: Wednesday, September 24, 2014
DWG NAME: Context Elevations
FILE NAME: E:\Documents\HHL\Hanover Homes Ltd\Clients\Habitat For Humanity\Garrett - Augustine\870 N 22nd Street\

FOUNDATION PLAN NOTES

A. PIER FOOTINGS:

PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)

1. PROVIDE 2'-0"x2'-0"x1'-0" DEEP CONCRETE FOOTING WITH (2) #4 REINF. RODS EACH WAY UNDER 12"x12" MASONRY PIERS.
2. PROVIDE 2'-8"x2'-8"x1'-0" DEEP CONCRETE FOOTING WITH (2) #4 REINF. RODS EACH WAY UNDER 20"x20" MASONRY PIERS.
3. PROVIDE 2'-8"x2'-0"x1'-0" DEEP CONCRETE FOOTING WITH (2) #4 REINF. RODS EACH WAY UNDER 20"x12" MASONRY PIERS.
4. FILL PIERS SOLID WITH 3,000 P.S.I. CONCRETE, TYPICAL.
5. HEIGHT OF PIERS:
 - A. PIERS LESS THAN 36" IN HEIGHT MAY BE 16"x8" OR AS NOTED ON FOUNDATION PLAN.
 - B. PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16".
 - C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16" WITH (4) CONTINUOUS #5 BARS.

B. FOOTINGS:

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING: 18"x10" FOOTING FOR 8" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.
2. FOOTINGS MUST BE A MINIMUM OF 18" BELOW FINISH GRADE. STEP DOWN AS REQUIRED.

C. GENERAL:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
3. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
4. CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPT OUTLETS AS PER CODE.
5. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES.
6. INSTALL EXTERIOR FINISH SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)
7. ANCHOR BOLTS EVERY 6' O.C. & 12" FROM ALL CORNERS & END WALLS.

D. VENTILATION:

1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS.
2. PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS.

E: VAPOR BARRIER

1. 6 MIL. POLYETHYLENE MOISTURE BARRIER TO BE USED IN CRAWL SPACE.

FLOOR PLAN NOTES

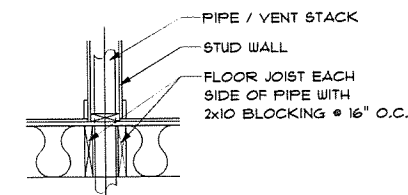
1. FLOOR SHEATHING - 3/4" A.P.A. RATED PLYWOOD OR O.S.B.
2. FLOOR JOISTS - 2x12 #2 S.P.F. WESTERN @ 16" O.C. FLOOR JOISTS ARE BRIDGED WITH SOLID BLOCKING AT MID SPAN. (UNLESS NOTED OTHERWISE.)
3. INTERIOR AND EXTERIOR WALLS 9' 2x4 #2 S.P.F. STUD GRADE @ 16" O.C.
4. EXTERIOR WALL SHEATHING TO BE 1/2" STRUCTURAL GRADE 2 PLYWOOD OR 1/2" O.S.B. MIN. OR MATCH EXISTING, WITH R-13 KRAFT FACED FIBERGLASS BATTS.
5. #2 S.P.F. HEADERS OVER DOORS AND WINDOWS ARE AS FOLLOWS: 4' OR LESS TO BE (2) 2x6's, 4' TO 6' TO BE (2) 2x8's, 6' TO 8' TO BE (2) 2x12's AND LARGER IS AS SPECIFIED.
6. ROOF - R-38 MIN. KRAFT FACED FIBERGLASS BATTS.

1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.

REVIEW SUB-CONTRACTORS LOCATIONS OF THE WATER HEATER AND HYAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. VERIFY LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS FOR, ATTIC CRAWL SPACE, OR GARAGE LOCATIONS.

HYAC EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22"x36".

9. INSULATE AROUND ALL BATHS AND UTILITY ROOM.
10. VERIFY HEIGHT CLEARANCE BETWEEN TUB AND WINDOW WITH ACTUAL TUB UNIT TO BE PURCHASED.
11. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
12. VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.



TYPICAL PIPE THRU FLOOR

SCALE: 3/4" = 1'-0"

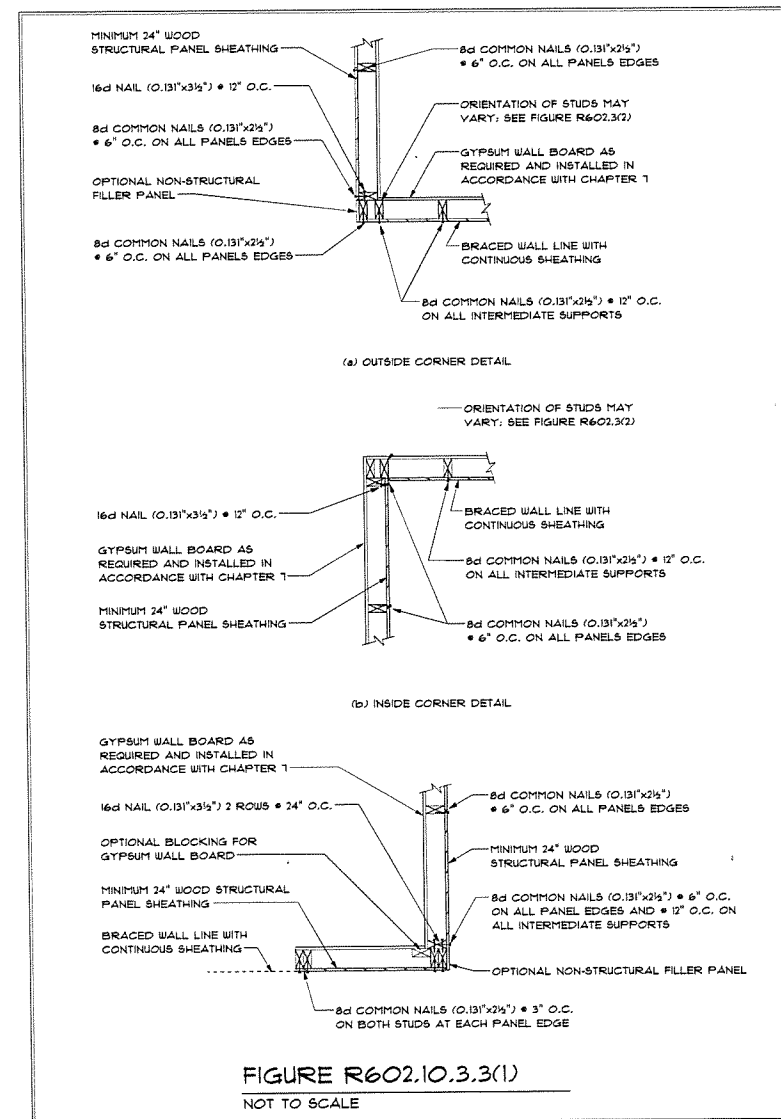


FIGURE R602.10.3.3(1)

NOT TO SCALE

No.	DESCRIPTION:

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REVISIONS:

DESCRIPTION:

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DATE:

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