



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 2310-2310 1/2 A Venable 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 Exolve Development, Inc
 Mailing Address 3420 Pump Rd #169
Richmond, VA 23233
 Phone 804-991-4111
 Email AVULSF@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:

Date/Time 3:05

By KC

ECE VED

MAR 3 ' 2017

Complete Yes No

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

March 31, 2017

To whom it may concern,

Attached you will find proposed architectural plans for a new duplex located at 2310-2310 ½ Venable 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:

TBD

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: TPO, white.

For any additional questions prior to the CAR meeting in January, please feel free to contact me at 804-991-4111 or dvk5f@yahoo.com

Daniil V. Kleyman

TWO-FAMILY RESIDENCE at 2310 - 2310 1/2 VENABLE STREET RICHMOND, VA 23223

BUILDING INFORMATION:

CONSTRUCTION CODE: VCC 2012, IRC 2012
 CONSTRUCTION TYPE: V-B
 BUILDING AREA (INCLUDING EXTERIOR WALL):
 1ST FLOOR: 1,280 SF
 2ND FLOOR: 1,280 SF
 TOTAL: 2,560 SF
 STORIES ABOVE GRADE: 2
 HEIGHT ABOVE GRADE: 24'-8" +/-
 USE GROUP: TWO-FAMILY
 NUMBER OF UNITS: 2
 SPRINKLER SYSTEM: NO
 FIRE DETECTION: YES, HARD-WIRED SMOKE DETECTION SYSTEM THROUGHOUT FIRE AREA.

GENERAL STRUCTURAL NOTE: STRUCTURAL ITEMS ARE SHOWN FOR REFERENCE. ALL STRUCTURAL ELEMENTS ARE TO BE SPECIFIED/APPROVED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

General Conditions:

Contractor to carefully review the contract documents and existing conditions of the job site to achieve full comprehension of the project renovation requirements. Contractor to include cost for all work described and required to satisfy the intent of the contract documents and required by existing conditions. Architect to be notified of conflicts between existing conditions and new work conditions or omissions in the drawings and any limitations related to the execution of the work. In the case of conflicts within the contract documents, the strictest condition or requirement is to be included in the cost and scope of work. Contractor shall not proceed with the work, involved in such errors, omissions, or discrepancies until written instructions are given by the Architect. The Contractor shall be responsible to correct all work erroneously installed prior to receiving said instructions.

All work shall be in accordance with the Virginia Statewide Uniform Building Code and International Residential Code, latest editions, to the satisfaction of authorities having jurisdiction. All manufactured products shall be used per manufacturers written specifications. Contractor to apply for, pay for and obtain all permits, fees and inspections by authorities having jurisdiction over the work. Copies of all transactions shall be made available to the owner. Notify the architect of any variance with current codes. Contractor shall be responsible for compliance with public authorities regarding the performance of work.

Contractor to make available to the owner a construction schedule along with a schedule of values prior to commencement of work.

Contractor shall supply, all labor, materials, equipment, tools, handling, transportation, debris removal, and all related costs and services necessary for the execution of the work.

Work is to be executed by the general contractor unless provisions are made otherwise. References to "contractor" are to include general contractor and subcontractors. The contractor shall be solely responsible for and have control over all construction means and methods required by the contract documents including coordination of work. The contractor is to be responsible for acts and omissions of the contractor's employees, subcontractors and their employees, and any other persons performing any of the work under contract with the contractor. The architect will not be responsible for errors, omissions or delays caused by the contractor.

Field Verifications: Verify all dimensions in the field before performing the work. The Contractor will be responsible to correct any work that is done in error because of failure to verify or clarify dimensions.

Substantial changes to the drawings or actual work are to be issued by the architect with the owner's approval.

Construction Coordination:
 Contractor is to coordinate and protect all new and existing work in place when exposed to potential damage by work of multiple trades. The Contractor shall coordinate construction of all required mechanical, electrical and plumbing.

All work and improvements shall be in strict accordance with the current codes adopted by the local jurisdictions and approved by the local building inspection office. All work is to comply with applicable provisions of the the occupational safety and health act: OSHA.

The contractor is to keep the premises free from excessive accumulation of waste materials or rubbish caused by construction and will remove it from the site in a timely fashion or as directed by the owner. Upon completion of the project, the contractor shall remove all remaining materials, waste or otherwise, as well as all construction equipment. The work and support areas shall be left broom clean.

Product, information and samples:
 Shop-drawings and all other materials are to be examined by the general contractor and checked for compliance with contract requirements.

DRAWING INDEX:

- T-1 TITLE SHEET, SITE SURVEY, BUILDING INFORMATION, GENERAL NOTES
- C-1 CONTEXT SET BACK PLANS & ELEVATIONS
- A-1 FOUNDATION PLAN, ROOF PLAN, & WALL SECTION DETAIL
- A-2 WALL TYPES, 1ST FLOOR PLAN, 2ND FLOOR PLAN, SCHEDULES
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 SIDING & ROOF SQUARE FOOTAGE

Quality Control:

Complete all construction and install materials per manufacturer's specifications and instructions and in a manner consistent with industry standards of workmanship and the products selected.

Material Acquisition:

Protect products during all stages of handling to prevent damage. Comply with all requirements of specified product and manufacturer's instructions to ensure optimum condition of final installed product.

Work Conditions:

Create appropriate environmental conditions for installing or applying finishes to the products specified.

Prior to product installation, evaluate all existing surfaces to receive product per product manufacturer's recommendation. Installation shall imply acceptance of substrate and shall not be grounds for claims against proper performance of installed materials.

Keep exits, exit lighting, fire protection and life safety devices operational during construction. Keep means of egress clear of all tools, materials and debris.

Guarantee:

Warrant all materials, finishes and equipment supplied under this contract shall be new, unless otherwise specified, and that all work shall be of good quality, free from defects and in compliance with the contract documents. For one year beginning at the date of substantial completion, contractor will promptly remedy work found not to be in compliance with the contract documents. Contractor shall assume all costs for corrections.

Transfer all manufacturer warranties, product literature, maintenance requirements and schedules to the owner at completion of the project.

Products:

Contractor to provide products specified in the following specifications or in the other contract documents. If no product is specified, contractor shall provide a match in quality and appearance to typical materials used in other similar buildings.

Construction execution:

Dimensions to be verified in the field. If dimensions can not be verified or the verification would cause a delay in the progress of work, contractor shall guarantee dimensions to the subcontractor for coordination. Drawings may be scaled for reference only.

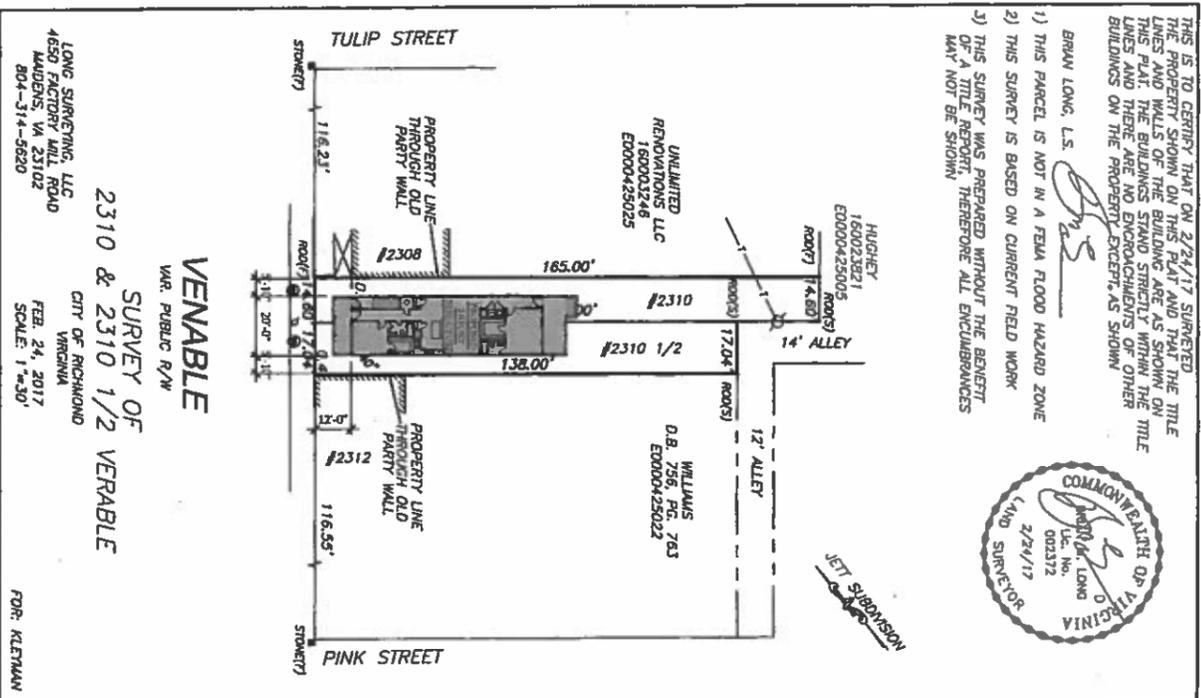
Wall partitions, unless noted otherwise, shall be located as dimensioned and shown on the construction plans and details. Dimensions are to faces of finished partitions. Actual partition thicknesses are used. Contractor shall verify dimensions. All vertical dimensions are given from top of finished flooring unless otherwise noted.

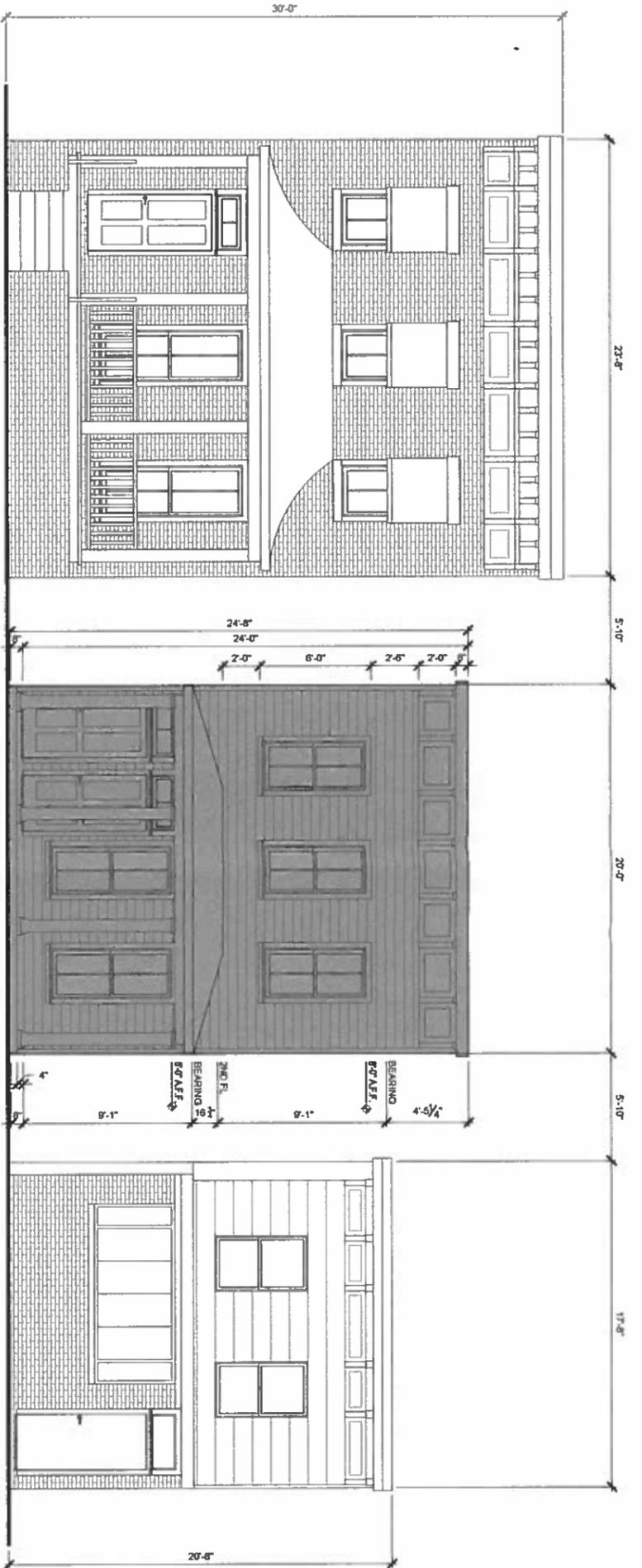
Contractor shall prepare concrete floors, if applicable, to be a smooth uniform surface. All floor anchors and penetrations shall be coordinated by contractor as part of the floor preparation.

Clean all surfaces and equipment 24 hours prior to occupancy. Vacuum or mop, as required, all floors and clean windows and glazing.

The date when the project is available for owner occupancy will be known as substantial completion. Additional touch-up or minor installation work may be incomplete.

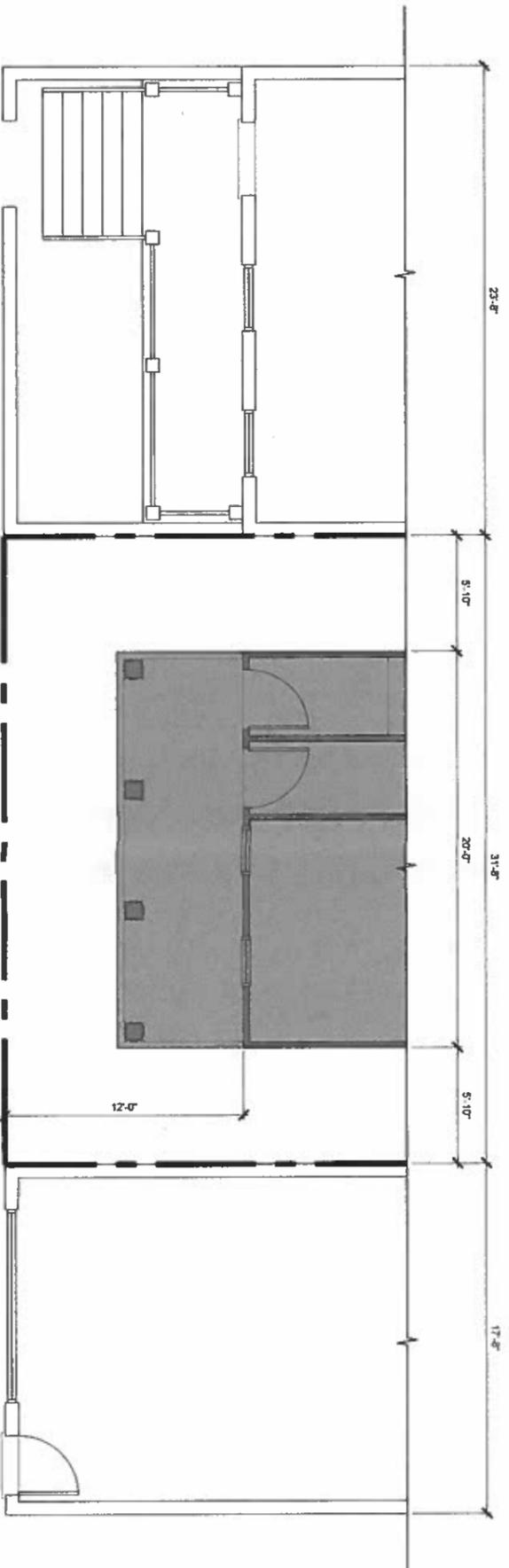
Construct all items in strict adherence to the approved shop drawings and the referenced product standards. Connections of all parts being accurately and neatly fitted and securely fastened together.





CONTEXT ELEVATIONS

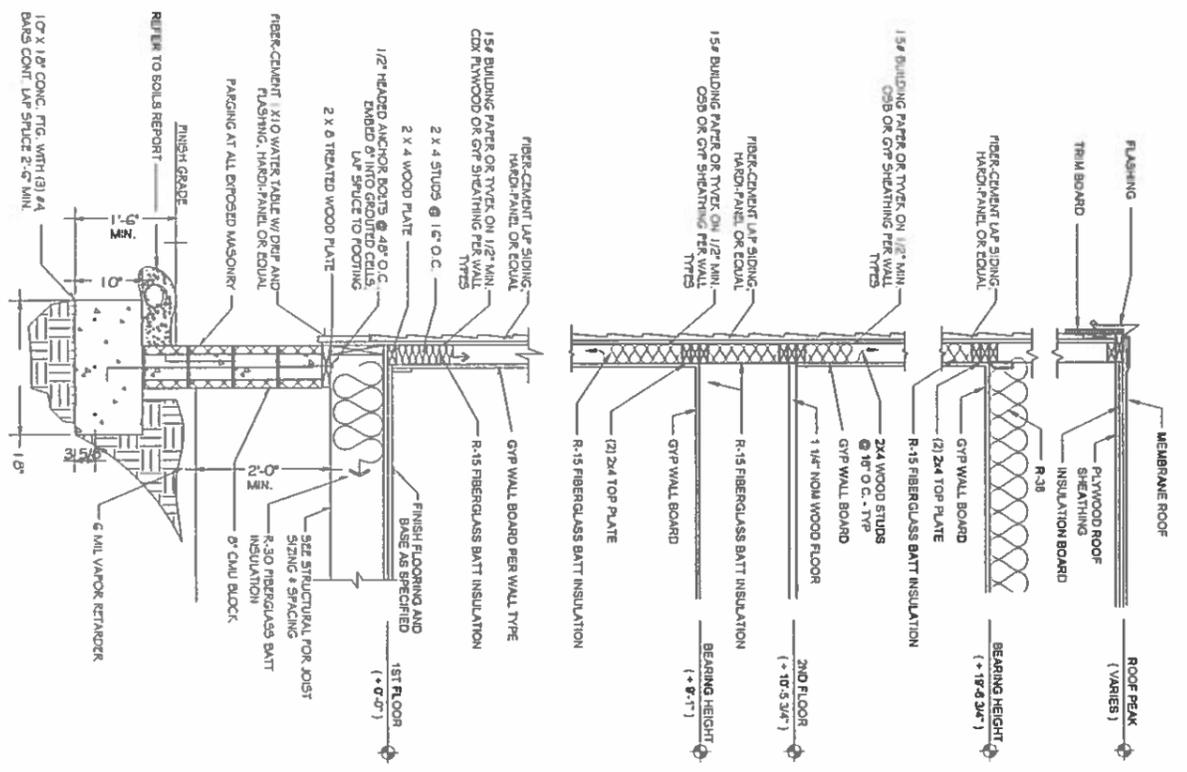
SCALE 1/4"=1'-0"



CONTEXT SETBACK PLANS

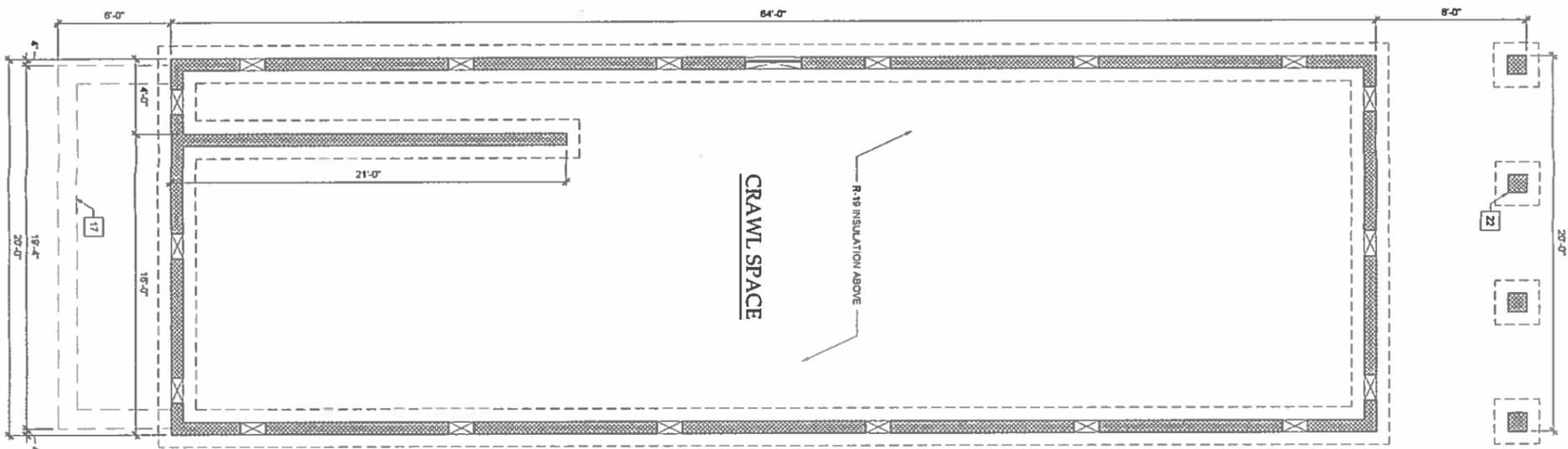
SCALE 1/4"=1'-0"

- ARCHITECTURAL KEY NOTES: 1
- NOTE: 2 CONTINUOUS SHEATHING FOR ALL WALL BRACING, INCLUDING CORNERS BY DOORS AND WINDOWS
- FOUNDATION: CMU FINISHED WITH PARING SEE WALL DETAIL 1/A-1 FOR ADDITIONAL INFORMATION.
 - FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
 - RAILING RICHMOND RAIL, PAINTED
 - FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED
 - PORCH ROOFING: MEMBRANE, BLACK FINISH
 - WINDOWS S.D.L. - SEE WINDOW SCHEDULE
 - DOORS PAINTED FIBERGLASS-SEE DOOR SCHEDULE
 - SIDING AND TRIM: FIBER-CEMENT (HARDPANEL MATERIAL OR EQUAL)
 - FASCIA BOARDS: FIBER-CEMENT (HARDPANEL MATERIAL OR EQUAL)
 - CORBELS: PAINTED WOOD
 - ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
 - REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 8x6 POSTS
 - WOOD STEPS & RAILING: RICHMOND STYLE
 - 18" X 24" ATTIC VENT
 - SIMPSON HDL8 HOLD DOWN
 - UPPER ROOF: MEMBRANE ROOF OVER 1/2" OSB
 - TURNED DOWN PORCH FOUNDATION: PARGED TO MATCH FOUNDATION, 12" CONTINUOUS CONCRETE FOOTING, 18" BELOW GRADE MIN. (2) # 4 REBAR HORIZONTAL
 - CONCRETE FOOTING, 18" BELOW GRADE MIN. (2) # 4 REBAR HORIZONTAL
 - CRAWL SPACE ACCESS PANEL
 - 12" X 12" BRICK COLUMN
 - WOOD LATTICE PANEL
 - 8" X 18" FOUNDATION VENT
 - PORCH PIER: 12" X 12" BRICK PIER, 24X24X12 CONCRETE FOOTING.
 - (3) # 4 REBAR HORIZONTAL, (2) # 4 REBAR VERTICAL, GROUT SOLID.



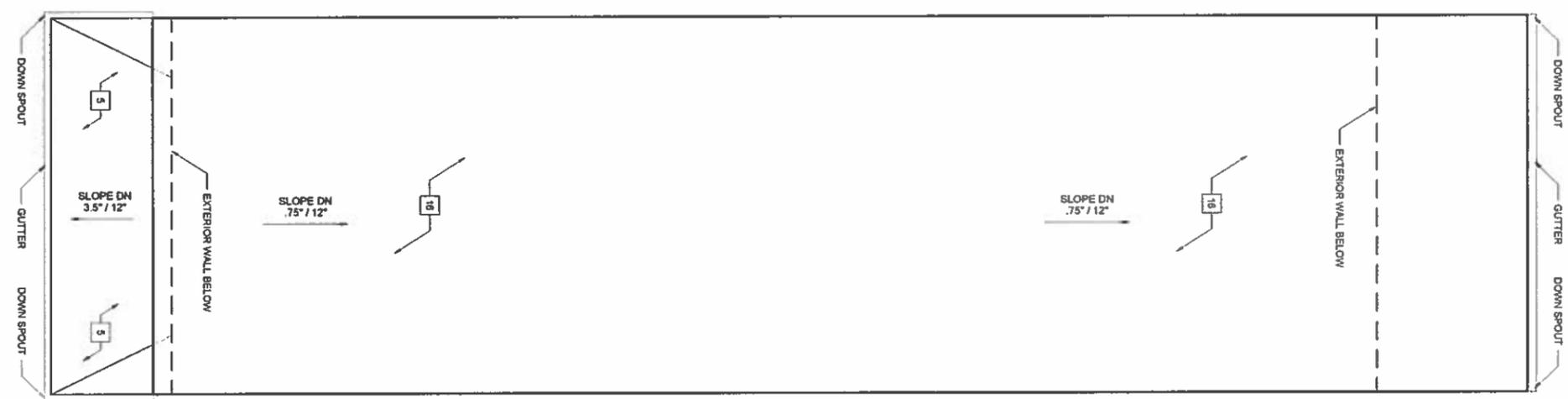
TYPICAL WALL SECTION

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



FOUNDATION PLAN

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



ROOF PLAN

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

#	QTY	FR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	COMMENTS
W01	1	1	264 LH	30X48.5/41H 30"	48.5"	31X50 1/4"	1/2	DOUBLE HUNG	
W02	3	2	263 GDH	30X66GDH 30"	66"	31X67 1/2"	1/2	DOUBLE HUNG	TRANSOM WINDOW ABOVE ENTRY DOOR
W03	3	1	3014FR	36X16FR 36"	16"	37X17 1/2"	1/2	FIXED GLASS	
W04	1	2	264 LH	30X48.5/41H 30"	48.5"	31X50 1/4"	1/2	DOUBLE HUNG	
W05	2	2	266GDH	30X78GDH 30"	78"	31X79 1/2"	1/2	DOUBLE HUNG	TRANSOM WINDOW ABOVE ENTRY DOOR
W06	1	2	3014FR	36X16FR 36"	16"	37X17 1/2"	1/2	FIXED GLASS	
W07	1	2	265GDH	30X66GDH 30"	66"	31X67 1/2"	1/2	DOUBLE HUNG	
W08	5	1	265GDH	30X66GDH 30"	66"	31X67 1/2"	1/2	DOUBLE HUNG	
W09	1	2	4015FR	48X16FR 48"	16"	49X19 1/2"	1/2	FIXED GLASS	
W10	2	2	4015FR	48X16FR 48"	16"	49X19 1/2"	1/2	FIXED GLASS	

ALL WINDOWS TO BE S/DL

#	QTY	FR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	COMMENTS
D01	5	1	246D	28X80X1 3/8"	28"	80"	1/2	PANEL DOOR	
D02	2	2	(2) 306D	35X80X1 3/8"	35"	80"	1/2	PANEL DOOR	LOUVERED AS REQUIRED FOR EQUIPMENT
D03	1	1	286D	32X80X1 3/8"	32"	80"	1/2	PANEL DOOR	
D04	2	2	206D	24X80X1 3/8"	24"	80"	1/2	PANEL DOOR	
D05	1	1	286D	32X80X1 3/8"	32"	80"	1/2	PANEL DOOR	
D06	3	2	246D	28X80X1 3/8"	28"	80"	1/2	PANEL DOOR	
D07	1	1	306D	35X80X1 3/8"	35"	80"	1/2	PANEL DOOR	EXTERIOR FIBERGLASS
D08	2	1	306D	35X80X1 3/8"	35"	80"	1/2	PANEL DOOR	EXTERIOR FIBERGLASS
D09	1	1	(2) 306D	35X80X1 3/8"	35"	80"	1/2	PANEL DOOR	LOUVERED AS REQUIRED FOR EQUIPMENT
D10	1	2	286D	32X80X1 3/8"	32"	80"	1/2	PANEL DOOR	
D11	3	1	206D	24X80X1 3/8"	24"	80"	1/2	PANEL DOOR	
D12	1	2	286D	32X80X1 3/8"	32"	80"	1/2	PANEL DOOR	
D13	1	2	306D	35X80X1 3/8"	35"	80"	1/2	PANEL DOOR	EXTERIOR FIBERGLASS
D14	1	2	(2) 306D	35X80X1 3/8"	35"	80"	1/2	PANEL DOOR	

ARCHITECTURAL KEY NOTES: 1

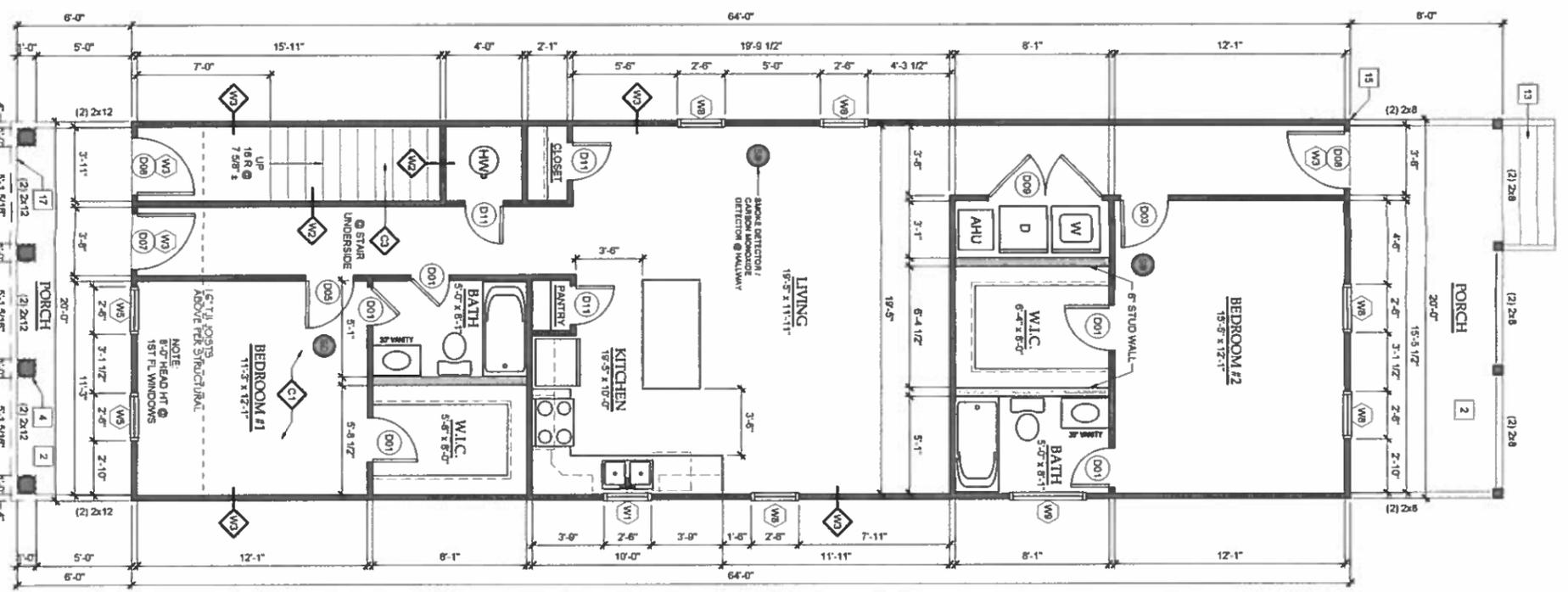
- NOTE: 2 CONTINUOUS SHEATHING FOR ALL WALL BRACING, INCLUDING CORNERS BY DOORS AND WINDOWS
- FOUNDATION: CMU FINISHED WITH PARING SEE WALL DETAIL 1/A-1 FOR ADDITIONAL INFORMATION.
 - FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
 - RAILINGS: RICHMOND RAIL, PAINTED
 - FRONT COLUMNS: FIBERGLASS DORIC COLUMNS PAINTED
 - PORCH ROOFING: MEMBRANE, BLACK FINISH
 - WINDOWS: S/DL - SEE WINDOW SCHEDULE
 - DOORS: PAINTED FIBERGLASS-SEE DOOR SCHEDULE
 - SIDING AND TRIM: FIBER-CEMENT (HARD/PANEL MATERIAL OR EQUAL)
 - FASCIA BOARDS: FIBER-CEMENT (HARD/PANEL MATERIAL OR EQUAL)
 - CORBELS: PAINTED WOOD
 - ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
 - REAR PORCH STRUCTURE: PRESSURE TREATED STAINED VERTICAL 6X8 POSTS
 - WOOD STEPS & RAILING: RICHMOND STYLE
 - 18" X 24" ATTIC VENT
 - SIMPSON HOUSS HOLD DOWN
 - UPPER ROOF: MEMBRANE ROOF OVER 1/2" OSB
 - TURNER DOWN PORCH FOUNDATION: PARGED TO MATCH FOUNDATION, 12" CONTINUOUS CONCRETE FOOTING, 18" BELOW GRADE MIN. (2) #4 REBAR HORIZONTAL.
 - CRAWL SPACE ACCESS PANEL
 - 12" X 12" BRICK COLUMN
 - WOOD LATTICE PANEL
 - 6" X 18" FOUNDATION VENT
 - PORCH PIER: 12X12 BRICK PIER, 24X24X12 CONCRETE FOOTING.
 - (3) #4 REBAR HORIZONTAL, (2) #4 REBAR VERTICAL, GROUT SOLID.

WALL TYPE	PLAN DETAIL	DESCRIPTION	FIRE RATING	UL TEST NUMBER	ACOUSTIC PROPERTIES
W-1		1/2" Gypsum Panel 1/2" Gypsum Panel @ 8" O.C. 1/2" Gypsum Panel JOINT REINFORCED	UL TEST NUMBER		
W-2		1/2" Gypsum Panel 1/2" Gypsum Panel @ 8" O.C. 1/2" Gypsum Panel JOINT REINFORCED	1-HR	U327	STC 50
W-3		1/2" Gypsum Panel 1/2" Gypsum Panel @ 8" O.C. 1/2" Gypsum Panel JOINT REINFORCED	1-HR	U305 U314	STC 47
W-4		1/2" Gypsum Panel 1/2" Gypsum Panel @ 8" O.C. 1/2" Gypsum Panel JOINT REINFORCED	1-HR	CA 511 (FILL ASSEMBLY)	STC 47
W-5		1/2" Gypsum Panel 1/2" Gypsum Panel @ 8" O.C. 1/2" Gypsum Panel JOINT REINFORCED	1-HR	NER 256	

GENERAL NOTES: EXTERIOR WALLS ARE W-3. ALL UNRATED INTERIOR PARTITIONS TO BE WALL TYPE W-1 UNLESS NOTED OTHERWISE. DIVISIONS ARE SHOWN TO FACE OF STUD.

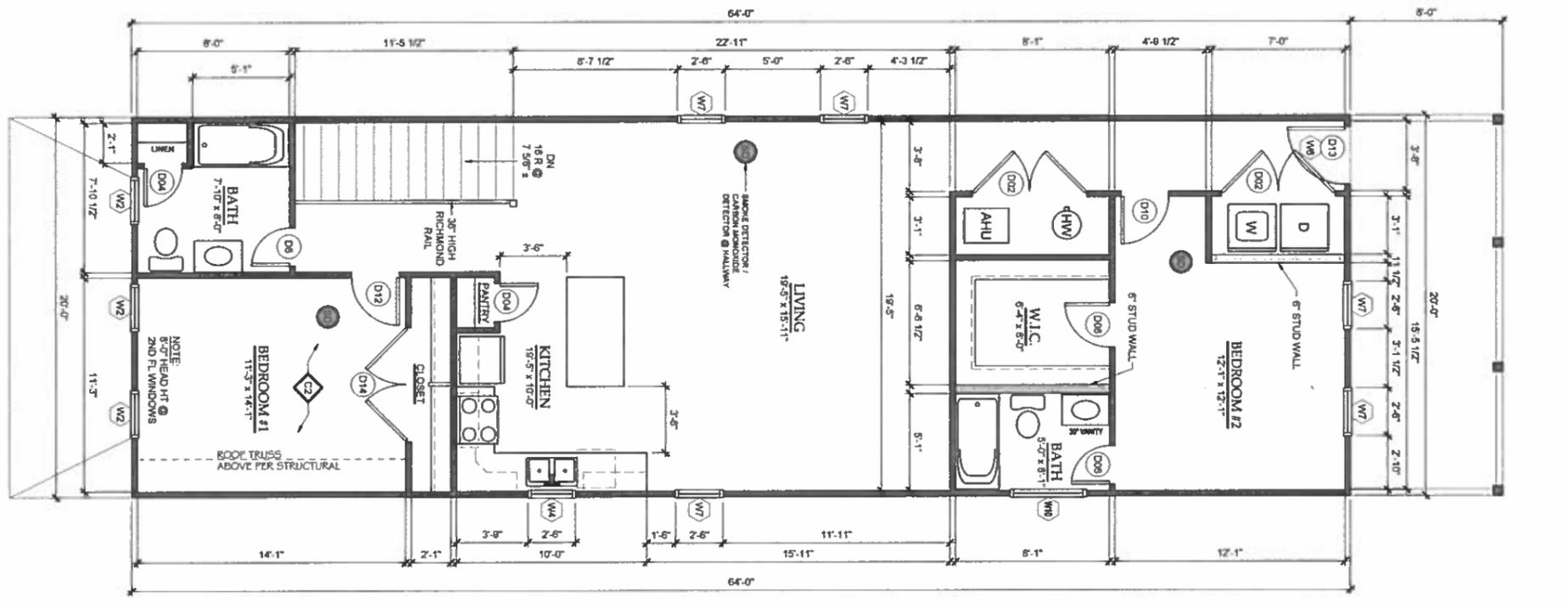
WALL TYPES

SCALE: 1"=1'-0"



FIRST FLOOR PLAN

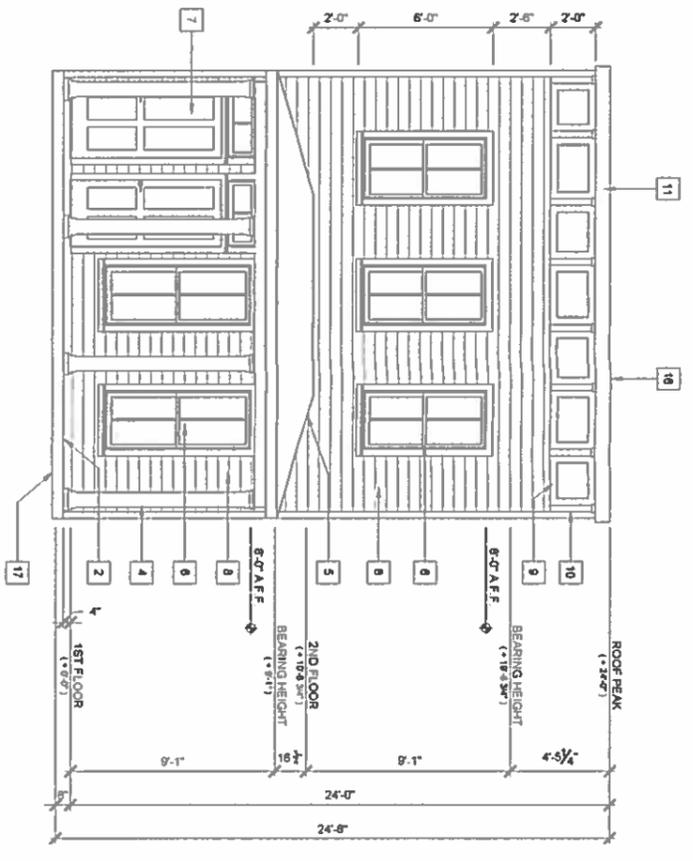
SCALE: 1/4"=1'-0"



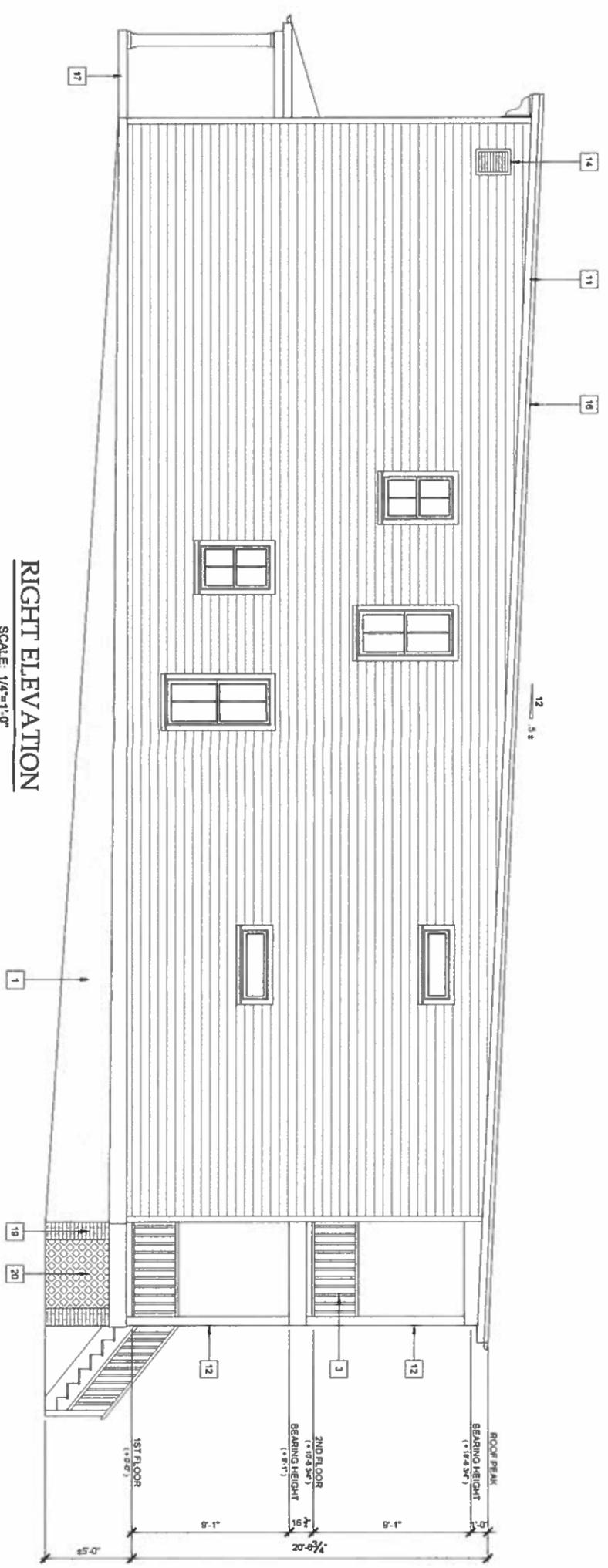
SECOND FLOOR PLAN

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

- ARCHITECTURAL KEY NOTES**
- 1 FOUNDATION: CMU FINISHED WITH PARPING SEE WALL DETAIL 1/1-A1 FOR ADDITIONAL INFORMATION
 - 2 FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
 - 3 FALING: RICHMOND PAL, PAINTED
 - 4 FRONT COLUMNS: FIBERGLASS DOG COLUMNS PAINTED
 - 5 PORCH ROOFING: MEMBRANE, BLACK FINISH
 - 6 WINDOWS: SCL, 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, 6x6 POSTS
 - 13 WOOD STEPS & FALING: RICHMOND STYLE
 - 14 18" X 24" ATTIC VENT
 - 15 SIMPSON HDU8 HOLD DOWN
 - 16 UPPER ROOF: MEMBRANE ROOF OVER 1/2" OSB
 - 17 TURNED DOWN PORCH FOUNDATION: PARGED TO MATCH FOUNDATION, 12" CONTINUOUS CONCRETE FOOTING, 18" BELOW GRADE MIN. (2) #4 REBAR HORIZONTAL, (2) #4 REBAR VERTICAL, GROUT SOLID
 - 18 CRAWL SPACE ACCESS PANEL
 - 19 12" X 12" BRICK COLUMN
 - 20 WOOD LATTICE PANEL
 - 21 8" X 18" FOUNDATION VENT
 - 22 PORCH PIER: 12" X 12" BRICK PIER, 24X24X12 CONCRETE FOOTING, (3) #4 REBAR HORIZONTAL, (2) #4 REBAR VERTICAL, GROUT SOLID



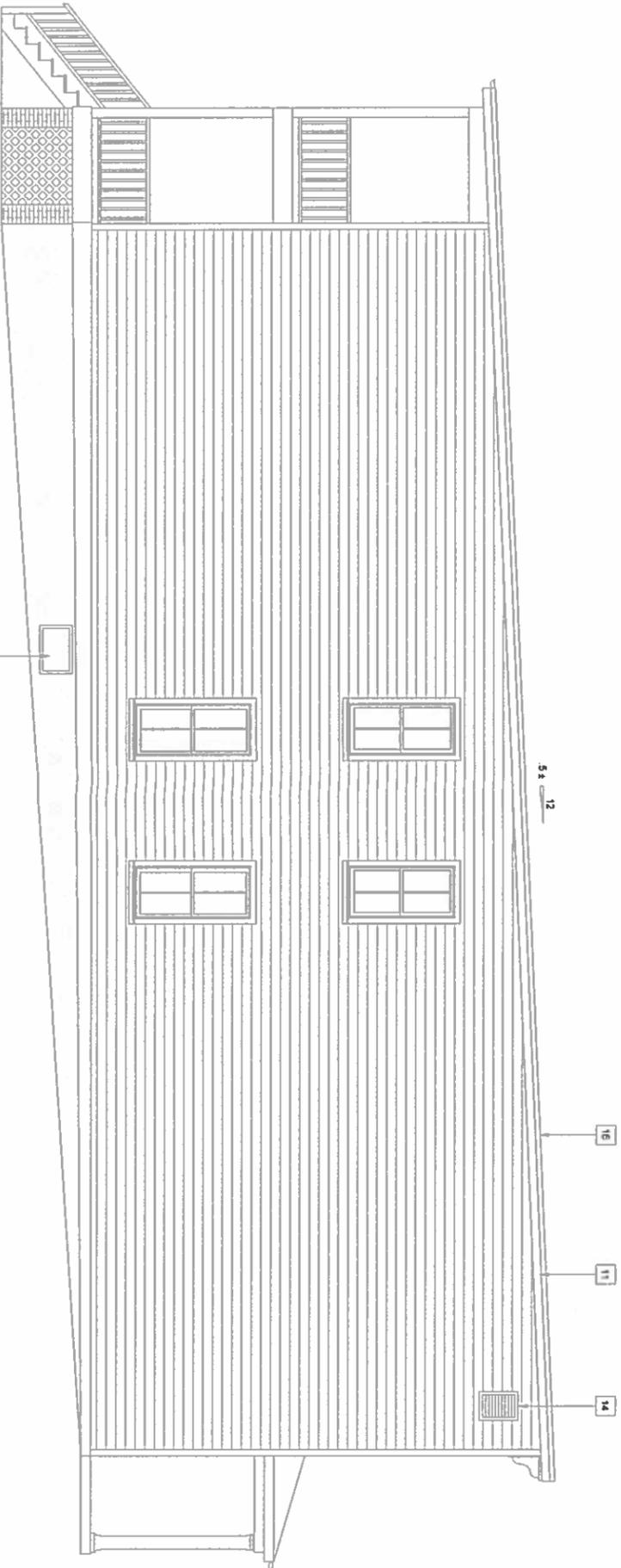
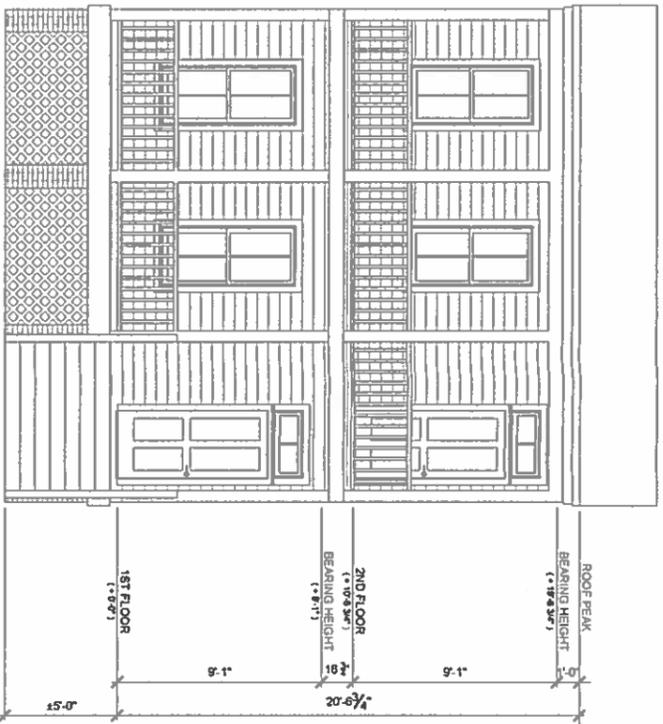
FRONT ELEVATION
SCALE: 1/4"=1'-0"



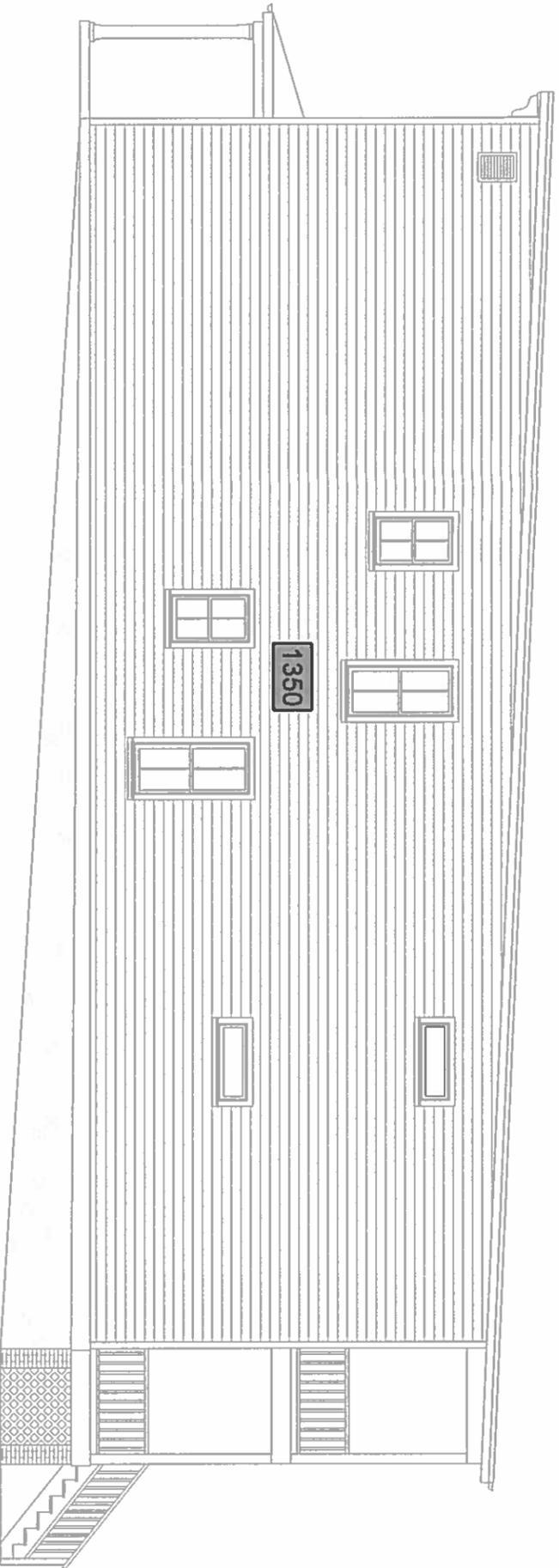
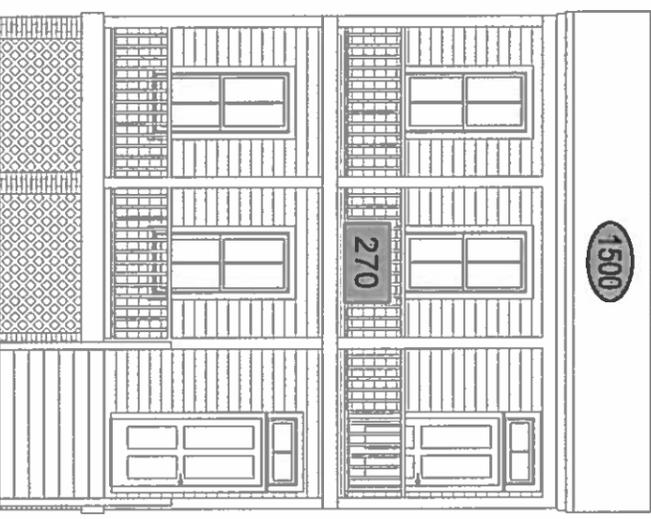
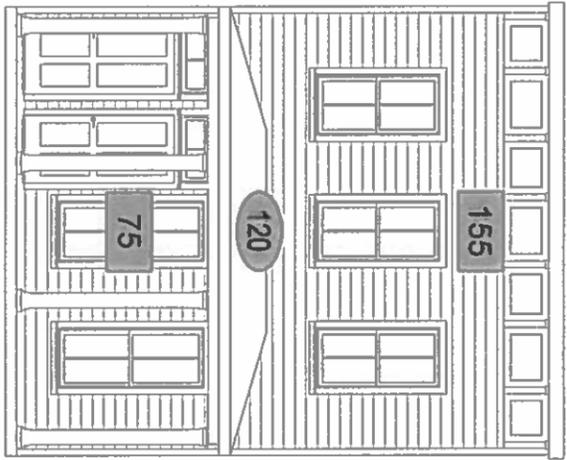
RIGHT ELEVATION
SCALE: 1/4"=1'-0"

ARCHITECTURAL KEY NOTES 1

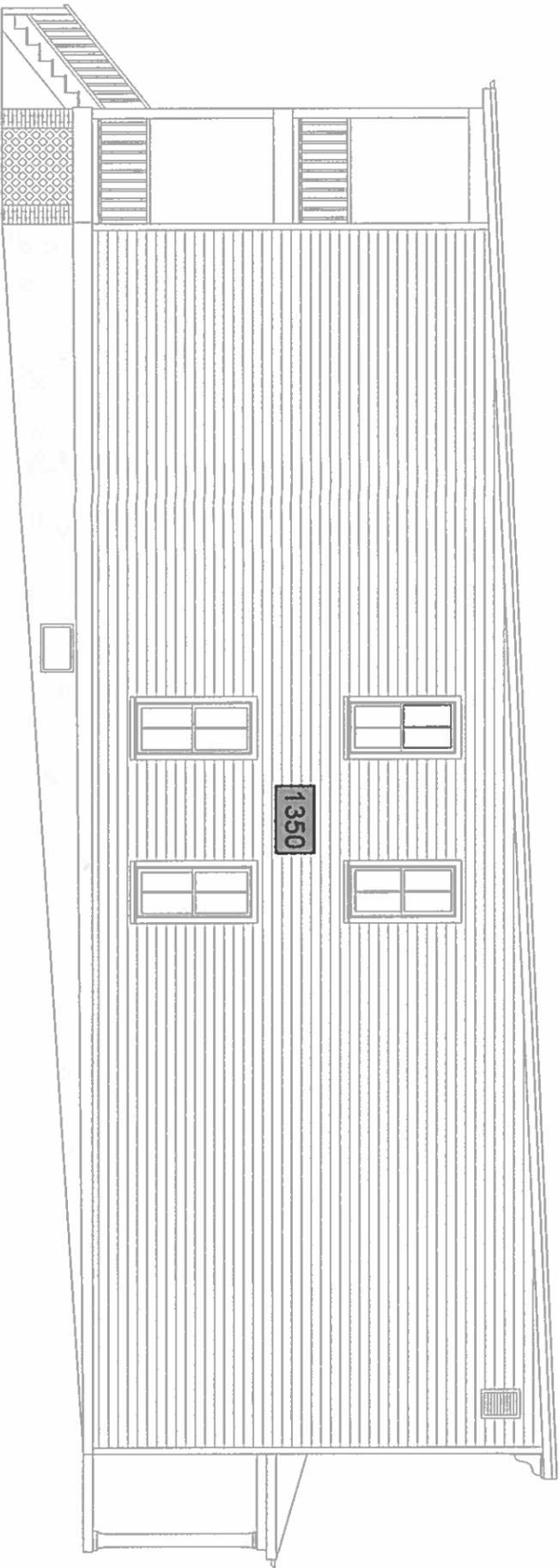
- NOTE: 2 CONTINUOUS SHEATHING FOR ALL WALL BRACING INCLUDING CORNERS BY DOORS AND WINDOWS
1. FOUNDATION: CMU FINISHED WITH PARPING SEE WALL DETAIL 1/A-1 FOR ADDITIONAL INFORMATION
 2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
 3. RAILING: RICHMOND RAIL, PAINTED
 4. FRONT COLUMNS: FIBERGLASS DORIC 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 8x8 POSTS
 13. WOOD STEPS & RAILING, RICHMOND STYLE
 14. 18" X 24" ATTIC VENT
 15. SIMPSON HUBB HOLD DOWN
 16. UPPER ROOF: MEMBRANE ROOF OVER 1/2" OSB
 17. TURNED DOWN PORCH FOUNDATION, PARGED TO MATCH FOUNDATION, 12" CONTINUOUS CONCRETE FOOTING, 1" BELOW GRADE MIN. (2) # 4 REBAR HORIZONTAL.
 18. CRAWL SPACE ACCESS PANEL
 19. 12" X 12" BRICK COLUMN
 20. WOOD LATTICE PANEL
 21. 8" X 18" FOUNDATION VENT
 22. PORCH PIER: 12X12" BRICK PIER, 24X24X12 CONCRETE FOOTING, (3) # 4 REBAR HORIZONTAL, (2) # 4 REBAR VERTICAL, GROUT SOLID



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



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



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