



# 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: 865 N. 22nd Street DATE: March 01, 2016

OWNER'S NAME: Buddy Corbett TEL NO.: 804-439-0843

AND ADDRESS: 865 N. 22nd Street EMAIL: None

CITY, STATE AND ZIPCODE: Richmond, VA

ARCHITECT/CONTRACTOR'S NAME: Joseph F. Yates TEL. NO.: 804-839-3747

AND ADDRESS: 201 Hull St. Suite B EMAIL: joe@jfyarchitects.com

CITY, STATE AND ZIPCODE: Richmond, VA 23224

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.)

Addition was demolished because structure was comprised due to extensive water and termite damage.

New construction, at the rear of the house, using the same footprint of the previous addition.

This new construction and elevation will exactly match the appearance of the former addition.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Joseph F. Yates

**(Space below for staff use only)**

Received by Commission Secretary

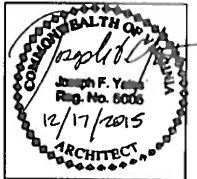
APPLICATION NO. \_\_\_\_\_

DATE \_\_\_\_\_

SCHEDULED FOR \_\_\_\_\_

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

# CORBETT RESIDENCE



## GENERAL NOTES

### RICHMOND, VIRGINIA

#### DEMOLITION NOTES:

- The General Contractor shall remove all demolition debris from the house, prior to beginning construction.
- The General Contractor shall provide and pay for a commercial size dumpster to kept on the site until the project is substantially complete. The dumpster is to be emptied on a regular basis, not to exceed every two weeks.
- The General Contractor shall keep the site neat and orderly during the period of construction.
- The General Contractor shall take all necessary precautions to insure that addition area has been secured at the end of each workday.

#### GENERAL NOTES:

The General Contractor shall guarantee all materials and workmanship for a period of one (1) year from the date of Substantial Completion. General Contractor shall repair any deficient work during this period, at no cost to Owner.

- Contractor shall verify all existing conditions prior to proceeding with any work, and shall notify Architect if any condition does not coincide with Construction Documents.
- The General Contractor is responsible to pay for all permits and coordinate all inspections, including final inspection, unless directed in writing by Owner.
- Dimensions shown are to face of studs in new construction, and to face of plaster in existing construction unless noted otherwise.

#### STRUCTURAL:

Presumed allowable soil bearing load is 2000 psf. If the Owner chooses, the Contractor will employ, at the Owner's expense, a Geotechnical Engineer to perform hand augers of the footing excavations prior to pouring of footings. Contractor shall follow the recommendations of the engineer prior to proceeding with foundation work.

- Mixed, poured-in-place concrete shall be designed to produce compressive strengths as follows:  
Slab-on-grade: 3500 psi at 28 days.  
Footings: 3000 psi at 28 days.  
Provide proper protection when air temperature falls below 40 degrees F. Concrete exposed to freeze-thaws cycle shall be air entrained.
- Reinforcing Steel: Deformed bars - ASTM A615, Grade 60. Welded wire fabric (WWF) - ASTM A185.
- All masonry to be placed with continuous horizontal joint reinforcement at 8" o.c. below grade and at 1'-4" o.c. above grade. Where foundation walls act as retaining walls provide reinforcing using #3 rebar embedded in concrete footing at 2'-8" o.c.
- Floor Joists: Refer to Architectural drawings.

#### EXTERIOR:

- Concrete Masonry (CMU): ASTM C90, 2000 psi compressive strength.
- New siding to be a WOOD to match existing house. New face brick shall match adjacent brick as closely as possible. Architect shall approve brick selection prior to purchase of face brick. Face brick shall match common bond pattern on original house.
- Mortar: Shall meet ASTM C270. Below grade use Type M mortar. Above grade use Type S mortar. Joints shall be flush, 1/4" wide. Mortar color shall be selected by Architect.
- All unpainted wood exposed to exterior in contact with concrete or CMU or below grade shall be pressure treated.
- Plywood: Use 5/8" CC exterior grade for roof deck (use edge clips for roof deck), and 3/4" CC exterior grade tongue and groove for floor decks.
- Floor decking shall be glued and nailed to floor joists.
- New windows shall be simulated divided light, double hung, aluminum clad wood, and shall match existing windows as closely as possible. Provide aluminum flashing at heads and bottoms of all windows. New windows shall be equal to Jeld-Wen and shall be approved by owner and Architect prior to purchase.
- All wood trim shall be clear White Pine or Fir unless otherwise noted. Profiles as indicated in details. A minimum of two coats of an oil-based wood preservative shall be brushed on all exposed exterior wood surfaces, including edge cuts of wood trim, prior to installation. Back prime all wood trim.
- Exterior Painting:
  - The following are acceptable paint manufacturers:  
Bennette, Porter, Duron, Sampson, Benjamin Moore, Sherwin Williams
  - All exterior wood is to receive two coats of oil base or acrylic paint. All bare and new wood to be primed prior to receiving finish coats.  
Colors to be selected by Architect or Owner.
    - Scrape and hand sand all exposed painted surfaces, prior to repainting.
- New siding to be white pine or fir. Exposure to match existing adjacent siding.

#### ROOFING:

- Roofing Materials:
  - Provide and install 0.60 mil EDPM roofing membrane, fully adhered. Color black.
  - Flashing to be aluminum or as recommended by manufacturer. Extend flashing a minimum of 8".
  - Install new 5/8" plywood sheathing.
  - Gutters/Downspouts: All gutters to be new, prefinished, aluminum, 4" wide, half-round, hanging gutters. Color to be white.
- Replace existing downspouts and gutters. Where new grade affect location of existing downspouts coordinate location of relocated downspouts with Architect and Owner.

#### INTERIOR:

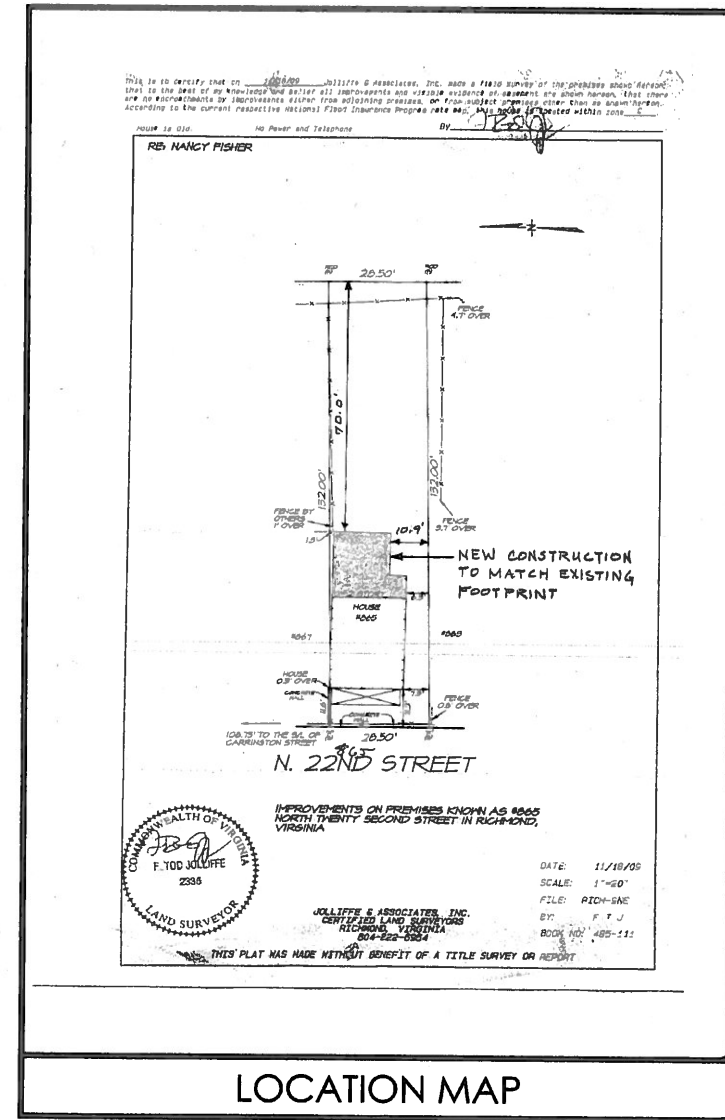
- All new joists, rafters and beams shall have a minimum bearing of not less than 3-1/2" x 3-1/2". All bearing masonry shall be grouted solid to footings.
- Framing lumber shall be Southern Yellow Pine, No. 2, kiln dried, min. Fb = 1200 psi. Studs shall be spaced at 1'-4" o.c.
- Plywood: Use 3/4" CC exterior grade tongue and groove for floor decks. Floor decking shall be glued and nailed to floor joists.
- Install fiberglass batt insulation, in walls shown on drawings, to achieve a minimum rating of R-19. Butt edges of insulation, do not leave voids in wall. e.g
- WALLS/CEILINGS:
  - New Walls: Install 5/8" gypsum board at all new walls New Ceilings: 1/2" gypsum board at ceilings.
  - Use only brand name gypsum board and finishing materials. Install ceilings first, so that edges are supported and concealed by gypsum board at walls.

#### 6 FLOORS:

- Floor stain color shall match existing and must be approved by Owner.
- Apply four coats of semi-gloss and one coat of matte finish polyurethane floor finish to all refinished floors. Follow manufacturer's instructions for application and drying times.
- Ceramic tile, carpeting, and vinyl floor coverings are to be selected by Owner and installed by Contractor.

#### 7. INTERIOR PAINTING:

- The following are acceptable paint manufacturers:  
Bennette, Porter, Duron, Sampson, Benjamin Moore, Sherwin Williams
- All new and existing plaster and new gypsum board walls and ceilings are to be primed with one coat of latex primer and shall receive two coats of latex paint. All existing bare and new wood trim to be primed with one coat of oil based primer two finish coats of oil or acrylic paint. Colors to be selected by Architect.
  - Scrape and hand sand all exposed painted wood surfaces, prior to repainting.
  - Color scheme to be three (3) colors as follows:
    - New and existing plaster and gyp. bd.
    - New and existing wood trim and baseboards
    - Doors



LOCATION MAP

## SCOPE OF WORK

SCOPE OF WORK: New construction at rear of house using same footprint of previous two story addition. New construction will exactly match appearance of former addition.

## DRAWING INDEX

T1	TITLE DRAWING
A1	FOUNDATION PLAN
	FIRST FLOOR PLAN
	SECOND FLOOR PLAN
A2	ELEVATIONS
A3	BUILDING SECTION

Corbett Residence

865 North 22nd Street  
Richmond, Virginia

Joseph F. Yates  
ARCHITECTS  
804.864.0180  
201 1st Street, Suite B Richmond, Virginia 23220

Set Date:  
SEPT 2, 2010  
Revisions:  
1 10/15/15  
2 12/17/15

Project No.:  
2010-16

T1

1 OF 4





**CORBETT RESIDENCE**

865 NORTH 22 Street  
Richmond, Virginia

**Joseph F. Yates**  
**ARCHITECTS**  
804.864.0180  
jyates@jfyates.com  
201 1st Street, Suite B, Richmond, Virginia 23294

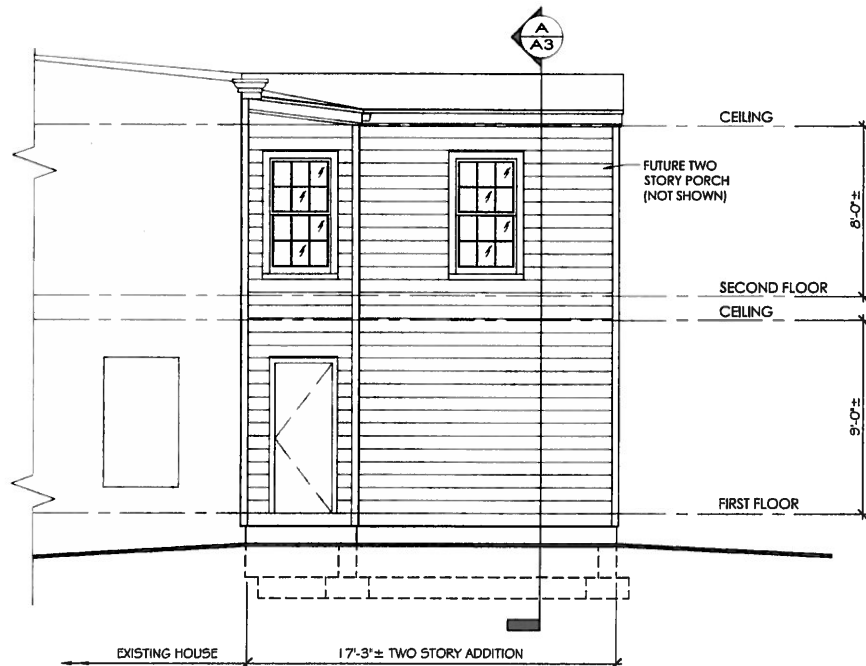
Set Date:  
SEPT 2, 2010

Revisions:

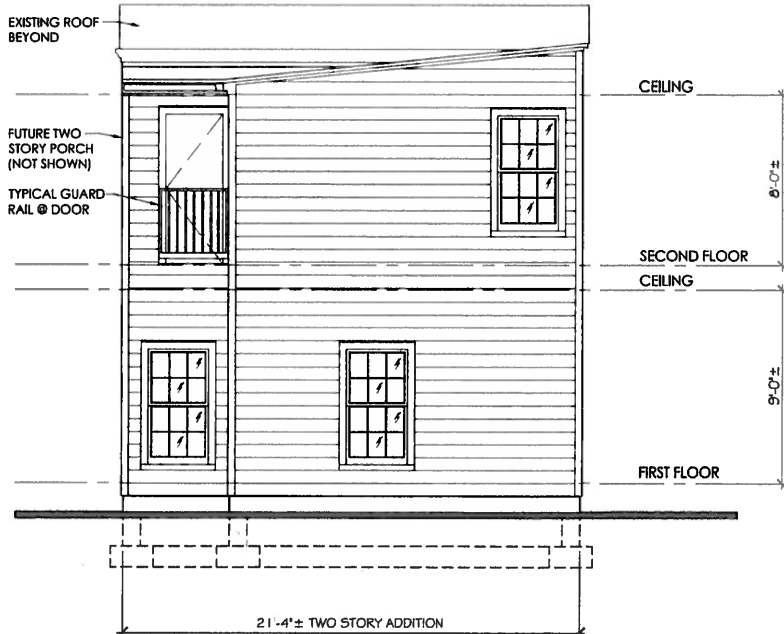
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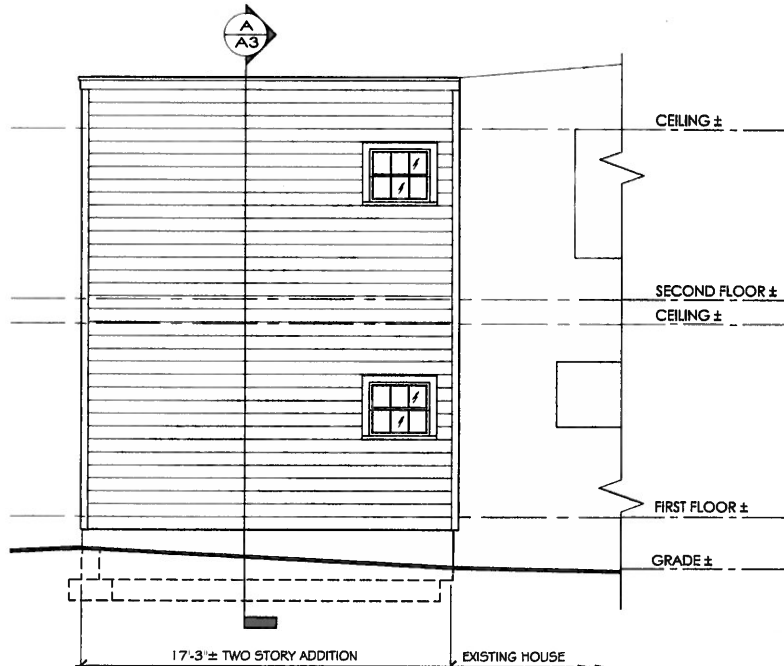
**A2**  
3 OF 4



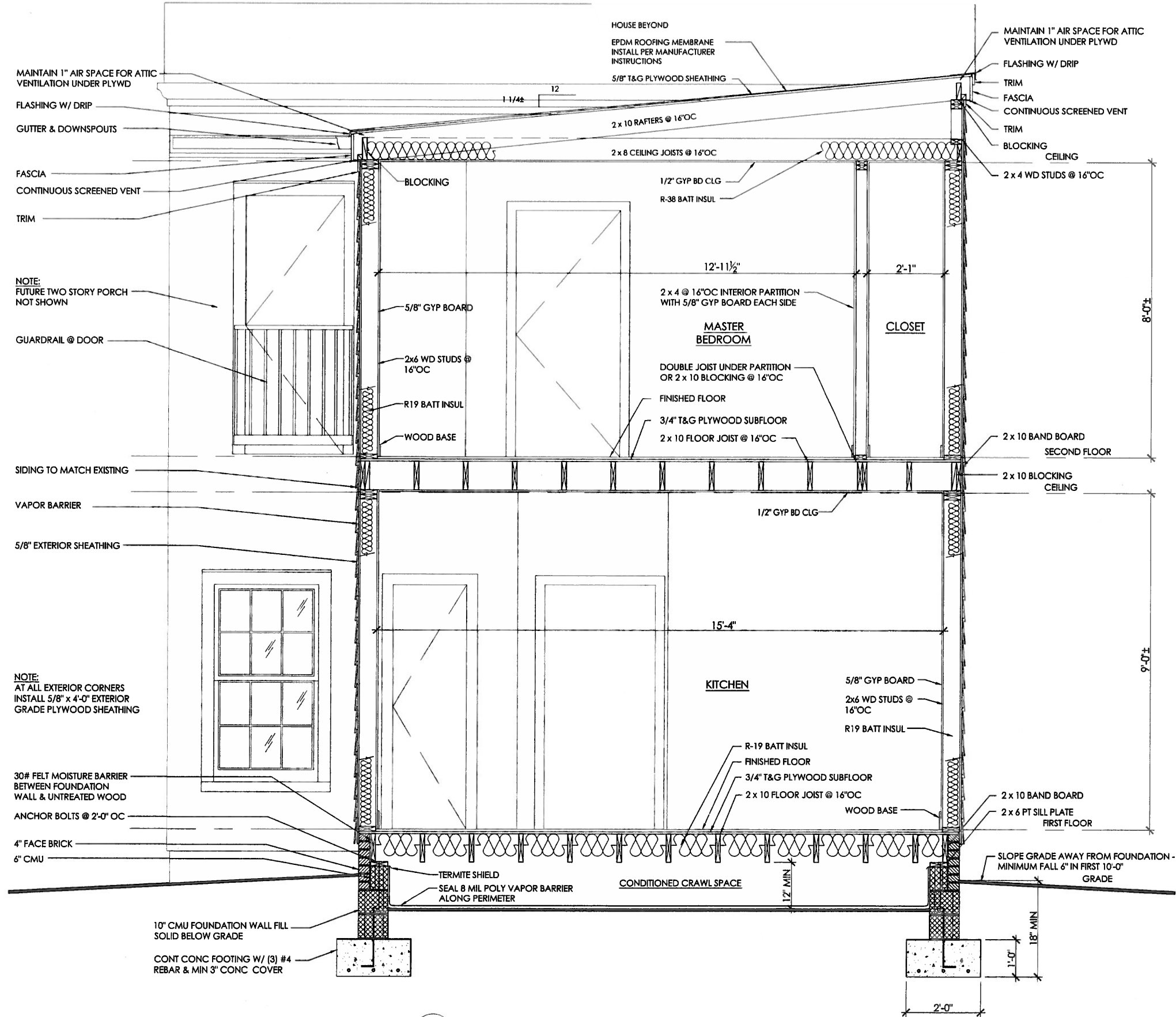
**WEST ELEVATION**  
SCALE: 1/4" = 1' - 0"



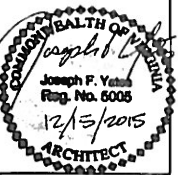
**SOUTH ELEVATION**  
SCALE: 1/4" = 1' - 0"



**EAST ELEVATION**  
SCALE: 1/4" = 1' - 0"



**A BUILDING SECTION**  
 A3 SCALE: 3/4" = 1' - 0"



**CORBETT RESIDENCE**

865 NORTH 22 Street  
 Richmond, Virginia

**Joseph F. Yates**  
 ARCHITECTS  
 804.864.0180  
 201 Hill Street, Suite B, Richmond, Virginia 23224

Set Date:  
 SEPT 2, 2010  
 Revisions:  
 1 10/15/15  
 2 12/17/15

Project No.:  
 2010-16

**A3**

OF