



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 808 N. 21ST ST. R VA

Historic District UNION HILL

PROPOSED ACTION

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

OWNER

Name DANIIL KLEYMAN

Company EVOLVE DEVELOPMENT, LLC

Mailing Address 3420 PUMP RD, STE 109
R VA 23233

Phone 804.991.4111

Email dvk5f@yahoo.com

Signature _____

Date _____

APPLICANT (if other than owner)

Name MICHAEL PELLIS

Company MICHAEL PELLIS ARCHITECTURE, PLLC

Mailing Address 201 W. 7TH ST.
RVA 23224

Phone 804.212.9024

Email MICHAEL@MICHAELPELLIS.COM

Signature *[Signature]*

Date 3.15.17

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 _____

By _____

Complete Yes No

PROJECT DESCRIPTION FOR 808 N. 21ST STREET, RICHMOND VIRGINIA

THE SCOPE OF WORK FOR THIS PROJECT IS TO BUILD A 2-STORY, 6-UNIT, MULTI-FAMILY STRUCTURE. THE BUILDING WILL BE A 4 BAY AND ENTIRELY FINISHED IN BRICK W/ PORCH. THE FRONT PORCH WILL MIMICK DETAILING SIMILAR TO THE ADJACENT 2-STORY, 3 BAY, BRICK W/ PORCH. THE PROJECT WILL FOLLOW THE THE DESIGN GUIDELINES WHERE APPLICABLE, PER THE HANDBOOK AND DESIGN REVIEW GUIDELINES FOR BUILDING IN OLD AND HISTORIC DISTRICTS AS AUTHORIZED BY SECTION 930.7 (g) OF THE CITY CODE.

SITING:

THE NEW STRUCTURE WILL CONFORM TO ALL R-63 ZONING REQUIREMENTS INCLUDING: 5' SIDE YARD SETBACKS, BE NO FURTHER THAN 15' FROM THE FRONT AND PROVIDE 1 CAR PARKING SPACE/ UNIT ALONG THE ALLEY (REAR). THE STRUCTURE WILL FACE N. 21 ST.

FORM:

THE STREET ELEVATION IS COMPATIBLE AND DERIVES IT'S PROPORTIONS FROM THE ADJACENT STRUCTURES. (SEE STREETScape ELEVATION)

SCALE:

SEE ABOVE COMMENT

HEIGHT, WIDTH, PROPORTION AND MASSING:

SEE COMMENT UNDER FORM

1ST FLOOR WILL BE 30"± ABOVE FIN GRADE

FLOOR TO FLOOR HEIGHT OF APPROX. 10'-6 3/4"

OVERALL HEIGHT OF APPROX 28'-0".

BUILDING WIDTH IS 24'-6"

MATERIALS, COLORS & DETAILS:

NO EXISTING CONSTRUCTION WILL BE REMOVED FOR THIS PROJECT.

THE ENTIRE BUILDING WILL BE FINISHED IN BRICK. COLOR & PROPORTIONS TO MATCH ADJACENT STRUCTURE.

THE FRONT PORCH COLUMNS, RAILINGS, DECKING AND TREADS WILL BE OF A SYNTHETIC - ROT RESISTANT MATERIAL. ALL EXTERIOR FRAMING WILL BE OF SALT - TREATED LUMBER. RAILINGS, PICKETS AND RAIL CAPS TO BE TIMBERTECH EVOLUTIONS RAIL.

WINDOWS WILL BE JEFFERSON MW 300 SERIES - DOUBLE HUNG 2 OVER 2

HANDICAPPED RAMP: PRESSURE TREATED WOOD FRAME WITH PVC DECKING & BLACK ALUM. HANDRAILS

TRASH ENCLOSURES & CONDENSER SCREENS - 5 1/2"W X 5' TALL WOODEN DOG EARED PICKET FENCING. SEE ELEVATIONS ON CAR 2

FRONT PORCH ROOF: GRAY OR BLACK EPDM

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

March 1, 2017

To whom it may concern,

Attached you will find proposed architectural plans for a new multi-family residence at 808 N. 21st.

After the December meeting, this building has been revised as follows:

- 2 Story instead of 3
- Brick exterior instead of hardi
- 6 units down from 8
- Much more cohesive in mass and scale compared to other structures in the neighborhood and on this block.
- Much more cohesive in terms of materials to other structures on this block.

You will find full architectural detail on the 1st page of the plans.

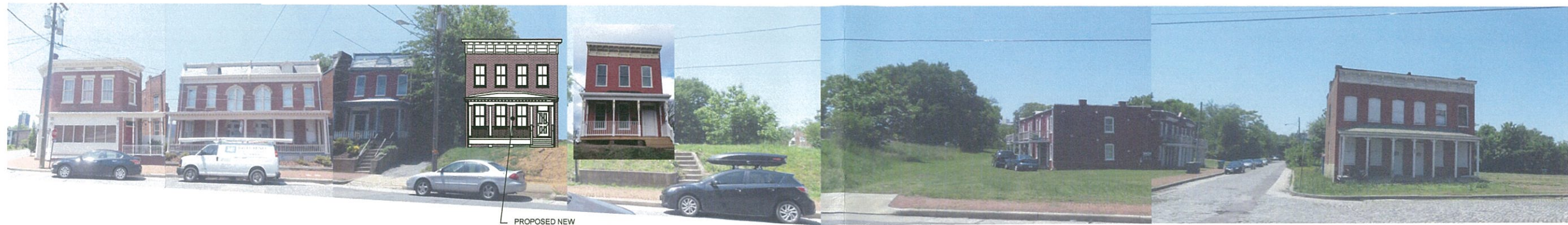
Thank you,

ECE VED

MAR 03 2017

Daniil V. Kleyman

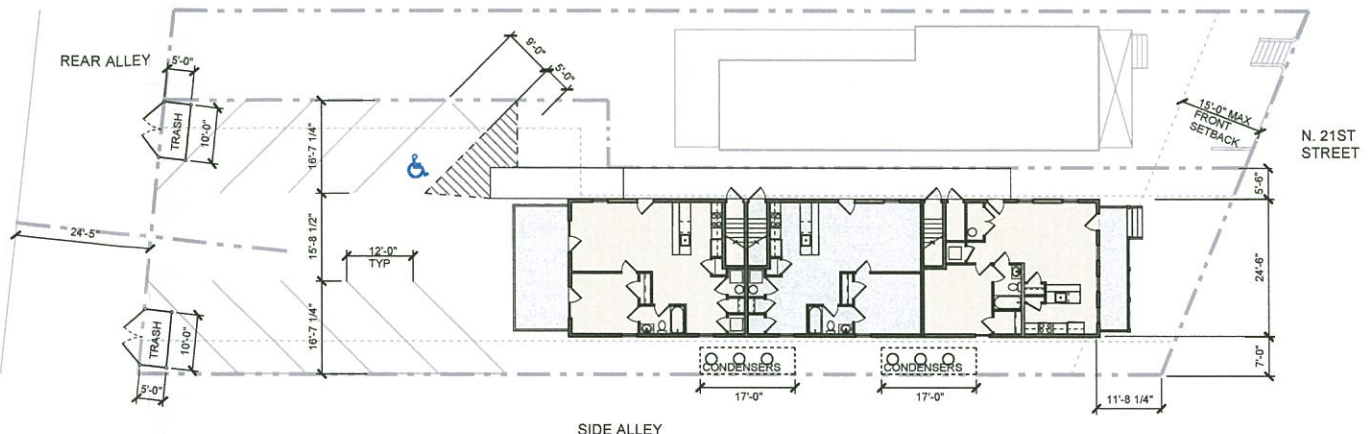
9:32AM



PROPOSED NEW MULTI-FAMILY STRUCTURE

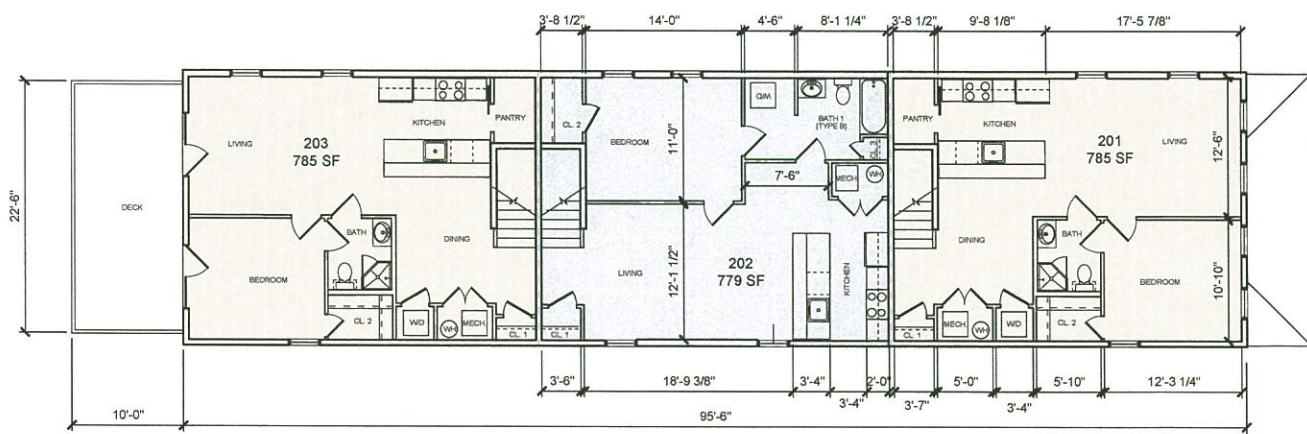
STREETSCAPE ELEVATION

N.T.S. 6



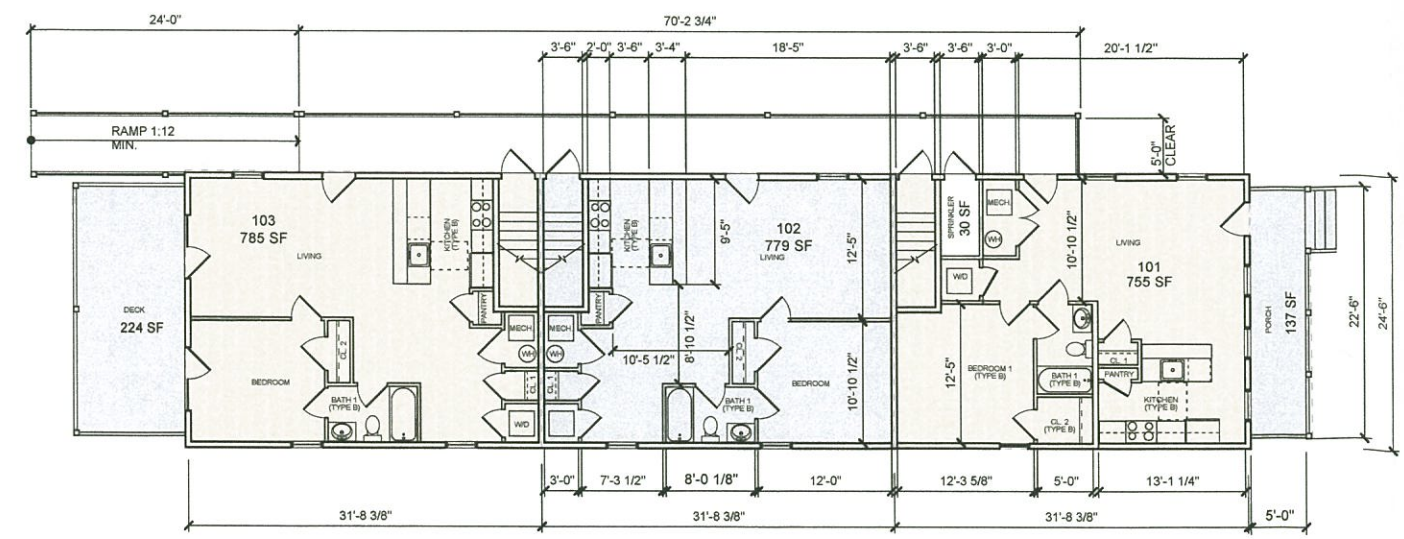
SITE PLAN

1/16" = 1' - 0" 2



2ND FLOOR PLAN

2,351 SF 1/8" = 1' - 0" 4



1ST FLOOR PLAN

2,351 SF 1/8" = 1' - 0" 3



LOCATION MAP

1 N.T.S.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
CAR 1	COVER SHEET, PLANS, LOCATION MAP, SITE PLAN, STREETSCAPE ELEVATION, PROJECT SCOPE
CAR 2	PROPOSED ELEVATIONS

SCOPE OF PROJECT

THE SCOPE OF WORK FOR THIS PROJECT IS TO BUILD A 2-STORY, 6-UNIT, MULTI-FAMILY STRUCTURE. THE BUILDING WILL BE A 4 BAY AND ENTIRELY FINISHED IN BRICK W/ PORCH. THE FRONT PORCH WILL MIMICK DETAILING SIMILAR TO THE ADJACENT 2-STORY, 3 BAY, BRICK W/ PORCH. THE PROJECT WILL FOLLOW THE DESIGN GUIDELINES WHERE APPLICABLE, PER THE HANDBOOK AND DESIGN REVIEW GUIDELINES FOR BUILDINGS IN OLD AND HISTORIC DISTRICTS AS AUTHORIZED BY SECTION 930.7 (g) OF THE CITY CODE.

SITING:
THE NEW STRUCTURE WILL CONFORM TO ALL R-63 ZONING REQUIREMENTS INCLUDING: 5' SIDE YARD SETBACKS, BE NO FURTHER THAN 15' FROM THE FRONT AND PROVIDE 1 CAR PARKING SPACE/UNIT ALONG THE ALLEY (REAR). THE STRUCTURE WILL FACE N. 21 ST.

FORM:
THE STREET ELEVATION IS COMPATIBLE AND DERIVES ITS PROPORTIONS FROM THE ADJACENT STRUCTURES. (SEE STREETSCAPE ELEVATION)

SCALE:
SEE ABOVE COMMENT

HEIGHT, WIDTH, PROPORTION AND MASSING:
SEE COMMENT UNDER FORM
1ST FLOOR WILL BE 30"± ABOVE FIN GRADE
FLOOR TO FLOOR HEIGHT OF APPROX. 10'-8 3/4"
OVERALL HEIGHT OF APPROX 28'-0".
BUILDING WIDTH IS 27'-0"

MATERIALS, COLORS & DETAILS:
NO EXISTING CONSTRUCTION WILL BE REMOVED FOR THIS PROJECT.
THE ENTIRE BUILDING WILL BE FINISHED IN BRICK, COLOR & PROPORTIONS TO MATCH ADJACENT STRUCTURE.

THE FRONT PORCH COLUMNS, RAILINGS, DECKING AND TREADS WILL BE OF A SYNTHETIC-ROT RESISTANT MATERIAL. ALL EXTERIOR FRAMING WILL BE OF SALT-TREATED LUMBER, RAILINGS, PICKETS AND RAIL CAPS TO BE TIMBERTECH EVOLUTIONS RAIL. WINDOWS WILL BE JEFFERSON MW 300 SERIES - DOUBLE HUNG 2 OVER 2

HANDICAPPED RAMP: PRESSURE TREATED WOOD FRAME WITH PVC DECKING & BLACK ALUM. HANDRAILS

TRASH ENCLOSURES & CONDENSER SCREENS - 5 1/2" W X 5' TALL WOODEN DOG EARED PICKET FENCING. SEE ELEVATIONS ON CAR 2

FRONT PORCH ROOF: GRAY OR BLACK EPDM

the **KETTNER DESIGN GROUP, INC.**
ARCHITECTURE
SPACES PLANNING
DESIGN
4915 RADFORD AVENUE
SUITE 203
P.O. BOX 11755
RICHMOND, VA 23230

PROJECT:
NEW MULTI-FAMILY:
808 NORTH 21ST STREET, RICHMOND, VIRGINIA

OWNER:
EVOLVE DEVELOPMENT, LLC
808 NORTH 21ST STREET, RICHMOND, VIRGINIA

COMMISSION OF ARCHITECTURAL
REVIEW SUBMISSION APPLICATION

REVISIONS

N/A
N/A
N/A
N/A
N/A

CAR 1

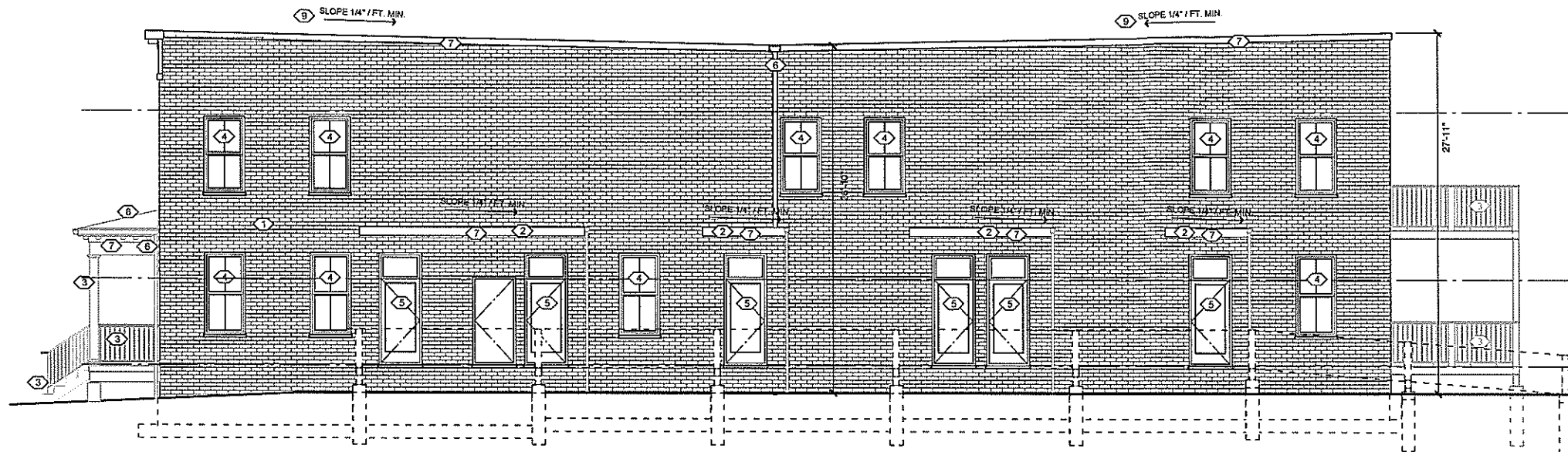
DATE
FEBRUARY 27, 2017

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
201 W. 7th St., Richmond, VA 23224

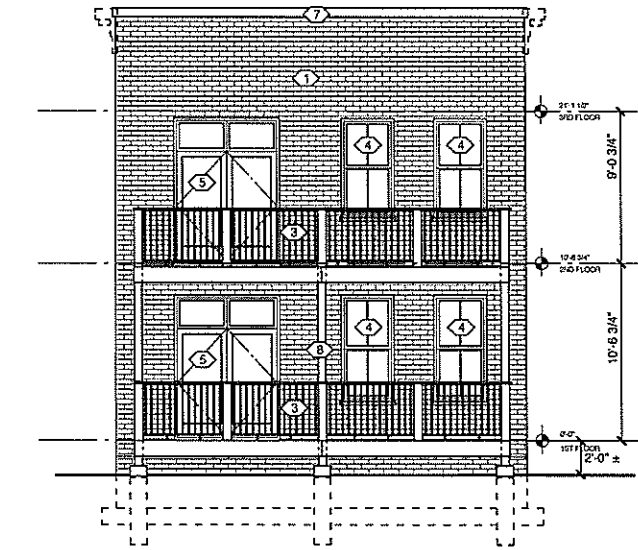
ELEVATION KEYNOTES

- ① 2 X 6 WOOD FRAMED WALLS WITH BRICK EXTERIOR FINISH
- ② 36" EYEBROW OVERHANG WITH MEMBRANE ROOF SLOPE 1/4" / FT. TO GUTTER
- ③ FRONT PORCH COLUMNS, RAILINGS AND STEPS WILL BE FRAMED IN EXTERIOR GRADE WOOD WITH A ROT RESISTANT DECKING AND RAIL CAPS.
- ④ WINDOWS - JEFFERSON MW 300 SERIES - DBL HUNG
- ⑤ FULL LITE DOORS WITH TRANSOMS
- ⑥ SOLID FIBERGLASS, 4-PANEL DOOR W/ TRANSOM
- ⑦ PAINTED ALUMINUM GUTTER & DOWNSPOUT

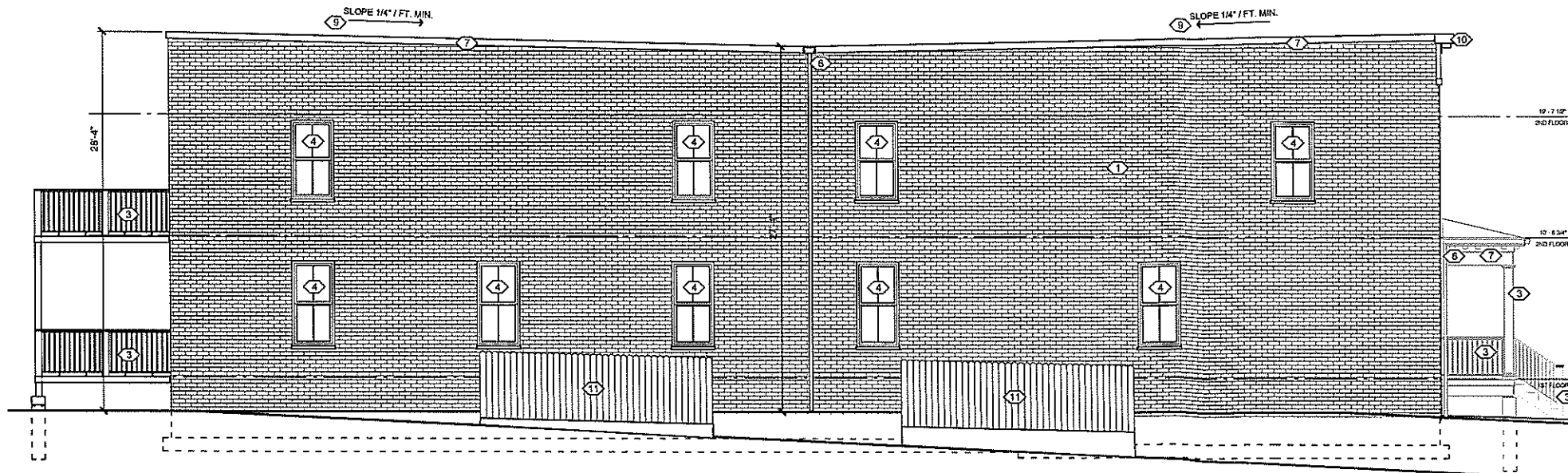
- ⑧ CEMENTITIOUS FIBER-CEMENT TRIM (HARDIE, CERTAINTED OR BORAL TRIM) WITH A SMOOTH FINISH
 - ⑨ METAL ROOF
 - ⑩ MEMBRANE ROOF - SLOPED 1/4" / FT. MIN
 - ⑪ CORNICE, DENTILS - GFRC OR EQUAL, ROT RESISTANT MATERIAL - ROOF CORNICE: MATCH ROOF CORNICE AT 810 N. 21ST STREET
 - ⑫ CONDENSER SCREENS - 5 1/2" W X 5' TALL WOODEN DOG EARED PICKET FENCING
- GENERAL NOTES:
 PAINT FINISH TO BE AN EARTHTONED PALETTE PER THE DURON EXTERIOR PRESERVATION PALLETTE
 RAILINGS TO BE THE ROT RESISTANT EVOLUTIONS RAIL - CONTEMPORARY AS MANUFACTURED BY TIMBERTECH



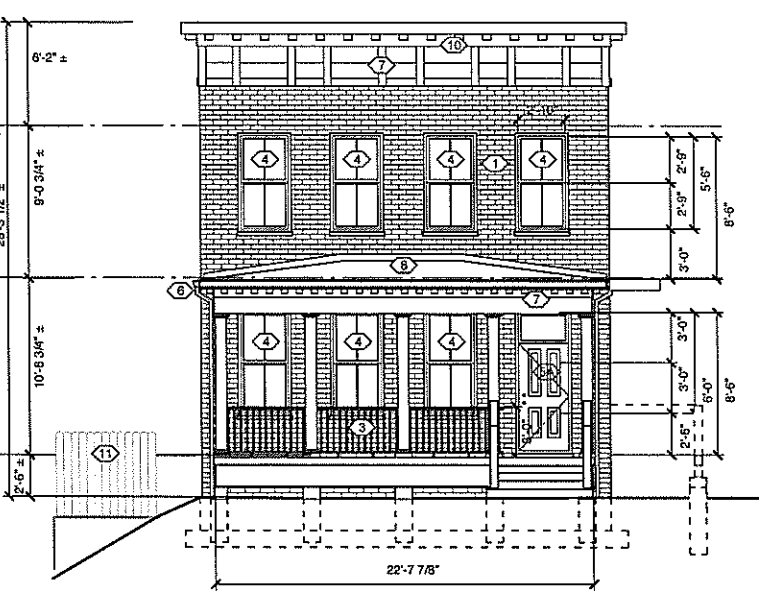
④ NORTH ELEVATION
 3/16" = 1' - 0"



③ WEST ELEVATION (REAR)
 3/16" = 1' - 0"



② SOUTH ELEVATION
 3/16" = 1' - 0"



① EAST ELEVATION (FRONT)
 3/16" = 1' - 0"

KETTNER DESIGN GROUP, INC.
 ARCHITECTURE
 SPACES PLANNING
 DESIGN
 4815 RADFORD AVENUE
 SUITE 233
 P.O. BOX 11755
 RICHMOND, VA 23230

PROJECT: **NEW MULTI-FAMILY:** 808 NORTH 21ST STREET, RICHMOND, VIRGINIA
 OWNER: **EVOLVE DEVELOPMENT, LLC** 808 NORTH 21ST STREET, RICHMOND, VIRGINIA

BUILDING ELEVATIONS
 MICHAEL PELLIS
 ARCHITECTURE
 www.michaelpellis.com
 804.212.5624
 201 W. 7th St. Richmond, VA 23224

REVISIONS

N/A
N/A
N/A
N/A
N/A

CAR 2
 DATE: FEBRUARY 27, 2017