



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: 2313 2315 Carrington St. DATE: _____

OWNER'S NAME: Nest Builders LLC TEL NO.: 804-399-7495

AND ADDRESS: 717 W CLAY ST. EMAIL: _____

CITY, STATE AND ZIP CODE: Richmond, VA 23220

ARCHITECT/CONTRACTOR'S NAME: Unlimited Renovators LLC TEL. NO.: 804-399-7495

AND ADDRESS: 615 Albemarle St. EMAIL: bryantraylor

CITY, STATE AND ZIP CODE: Richmond, VA 23220

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.)

Signature of Owner or Authorized Agent: X 
Name of Owner or Authorized Agent (please print legibly): BRYAN C TRAYLOR

(Space below for staff use only) ECE YED

Received by Commission Secretary APR 27 2017 APPLICATION NO. _____
DATE _____ 9:30 SCHEDULED FOR _____

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



615 Albemarle Street Richmond, VA 23220 Ph 804.780.2628 Fax 804.780.0038

2313, 2315 Carrington Street

Description of Finishes for renovation

Same materials will be used for both structures where applicable unless otherwise noted.

Renovation of existing homes to include small 2 story addition off rear of homes (16' x 17'). Lot will be fenced in on side and rear yard. These homes will have smooth Cementous siding installed on new addition. Front porch roof to have black rubber membrane installed. Main body of house not seen by public view will have white TPO roof installed. Built in gutters on front porch to be maintained. 2" round white downspouts to be installed. Concrete sidewalks to be maintained.

Exterior finishes:

1. Vinyl to be removed from original home. Clapboard siding to be repaired and replaced with like kind on front and sides of home.
2. New windows installed as per historic picture. Windows to be Jeldwen 2 over 2. Exterior trim of windows to be similar as other homes in the area. 5/4 x 4. 1st floor 3/0 x 6/0 headers set at 8'. 2nd floor 3/0 x 5/6 headers set at 7'6" and based upon historic picture scale and existing frame work.
3. Front doors to be 6 panel colonial fiberglass smooth with 12" glass transom above.
4. Front porch roofing to be black Epdm rubber if original tin cannot be salvaged.
5. Front porch corbels to line up with columns and to be Typon COR 5 x 10, Front porch corner brackets to be BKT 16x16x 3 and will be similar to existing porch brackets found in the area.
6. Front porch columns to be turned wood, 6" x 8' nominal columns. HB & G #100
7. Handrails to be Richmond Rail with 1" x 2" pickets.
8. Porch floor to be repaired or replaced with 5/4" x 4 wood or grey PVC
9. Original cornice line and brackets will be maintained. Repair/replace with like kind.
10. Addition will be clad in smooth hardiplank on sides and rear.
11. Side and rear doors will be obscured by 6' high dog eared privacy fence. These doors will be smooth fiberglass
12. Side and rear windows on addition to be Jeldwen 1 over 1.
13. Ceiling of front porch to be beaded porch ceiling.



615 Albemarle Street Richmond, VA 23220 Ph 804.780.2628 Fax 804.780.0038

2313, 2315 Carrington Street

Description of Finishes for renovation

Paint colors:

2313 Carrington siding color to be #6 Classic French Grey (As per recommend color selection from handbook) Hardiplank prefinished siding to be smooth Gray Slate. Very similar to approved color #6.
Front door: Semi gloss Black

2315 Carrington siding color to be #35 Naval (As per recommend color selection from handbook)
Hardiplank prefinished siding to be smooth Evening Blue. Very similar to approved color #35.
Front door: Semi gloss Red

All trim, cornice line, front porch, rake boards, windows, window trim to be Arctic white
All door hardware, exterior lights to be black and will be in keeping with other homes the area in regards to scale and style.

Front porch ceiling to be painted light blue

Yard to be landscaped in native plants.

Foundation plants and grass.

Fencing to be 6' tall, 1x6 dog-eared fencing. Fencing to start at addition or 32' back from front of home to rear of property. Entire property to be fenced in.

HVAC units to be installed behind these fences.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Bryan Traylor".

Bryan Traylor
Unlimited Renovations LLC



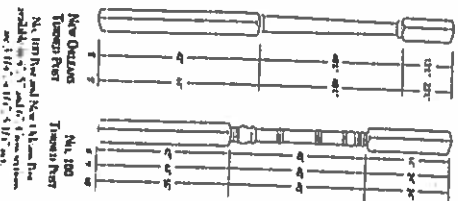
Example of front porch corbels and porch corner brackets.

1118 North 23 Street. Also make note of size of windows.

*Post Ash Columns
6" Turned*

WOOD PORCH POSTS

HB&G warrants that the wood porch posts are free from defects in material and workmanship. For one year, upon proper installation of the post, HB&G will replace any wood post which has failed as a result of defective material or workmanship. In the event of a claim against this warranty, proof of purchase, with date will be required to affect such a claim. Installation cost not included. HB&G gives no other warranty expressed or implied.



LOAD BEARING SIZE	LOAD
4"	3,000
5"	6,000
6"	7,500

NUMBER 100 AND NEW ORLEANS
Our No. 100 and New Orleans turned wood posts are available in 4", 5" and 6" nominal sizes (net size 3 1/4", 4 1/4" and 5 1/4").



ALUMINUM PINTH FOR WOOD POST
Wood posts must be installed with aluminum pinths or quick mount bracket to comply with warranty.

Faint punch column post label
To install from Bottom of Faint Punch slot,
over Box Beam and top of tuned punch column



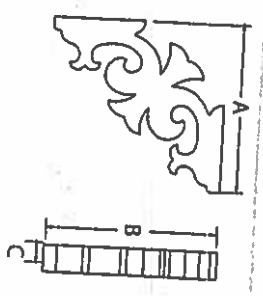
Paint Arch Column Bracket. To Be Installed
At Each Column

BKT16X16X3

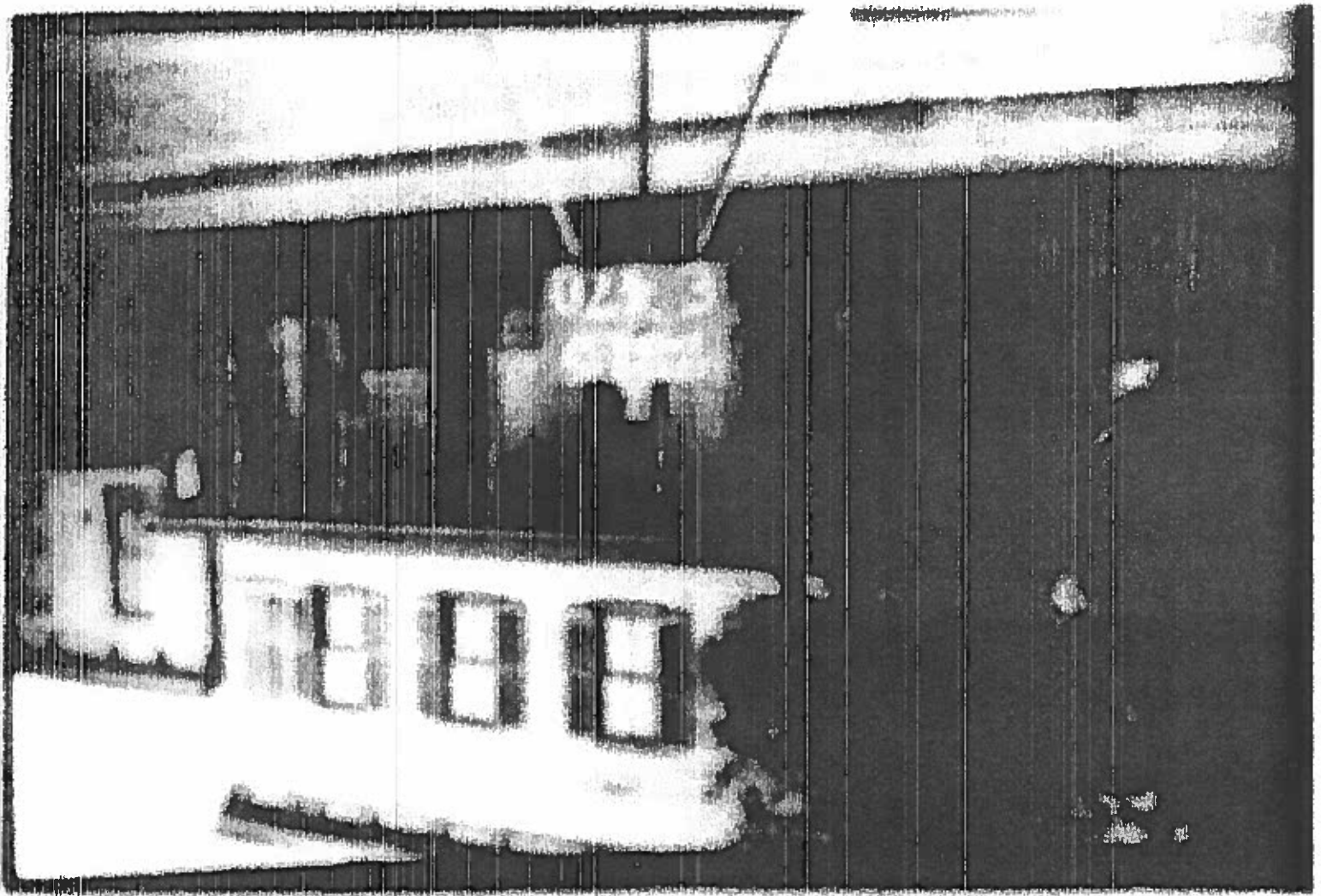
16"

16"

2 1/2"



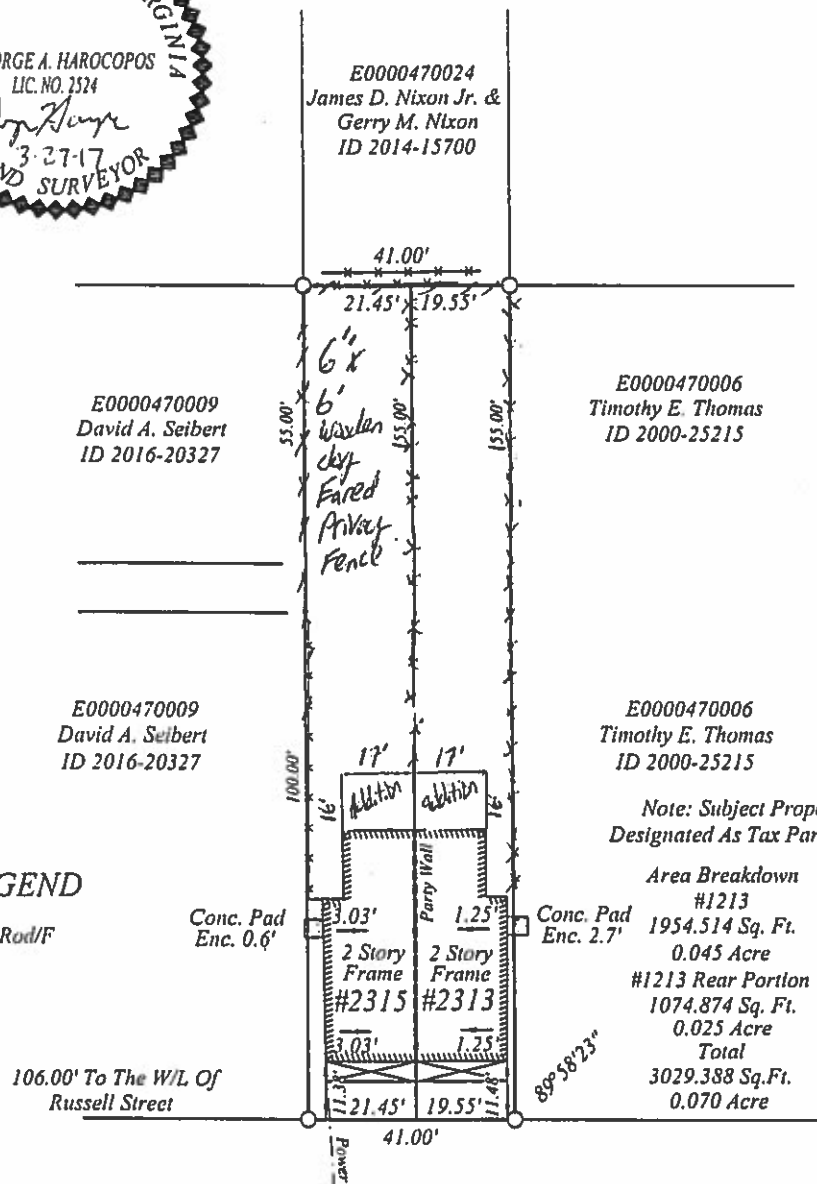
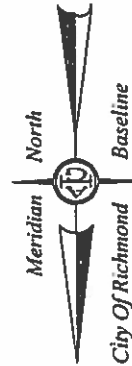
Picture of 2315 Carrington



This is to certify that on 3/27/17
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



E0000470009
 David A. Seibert
 ID 2016-20327

E0000470006
 Timothy E. Thomas
 ID 2000-25215

E0000470009
 David A. Seibert
 ID 2016-20327

E0000470006
 Timothy E. Thomas
 ID 2000-25215

Note: Subject Property Is Currently Designated As Tax Parcel # E0000470007

LEGEND

- Rod/F
- Conc. Pad Enc. 0.6'

Area Breakdown	Area Breakdown
#1213	#1215
1954.514 Sq. Ft.	2145.000 Sq. Ft.
0.045 Acre	0.049 Acre
#1213 Rear Portion	#1215 Rear Portion
1074.874 Sq. Ft.	1179.642 Sq. Ft.
0.025 Acre	0.027 Acre
Total	Total
3029.388 Sq. Ft.	3324.642 Sq. Ft.
0.070 Acre	0.076 Acre

106.00' To The W/L Of Russell Street

CARRINGTON STREET
 Proposed 16' x 17' 2-Story addition in Rear

SURVEY OF
 A DIVISION OF PROPERTY LOCATED AT
#2313 & #2315 CARRINGTON STREET
 RICHMOND, VIRGINIA

JN 46248

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY SUITE 200 MIDLOTHIAN VA 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS@VERIZON NET

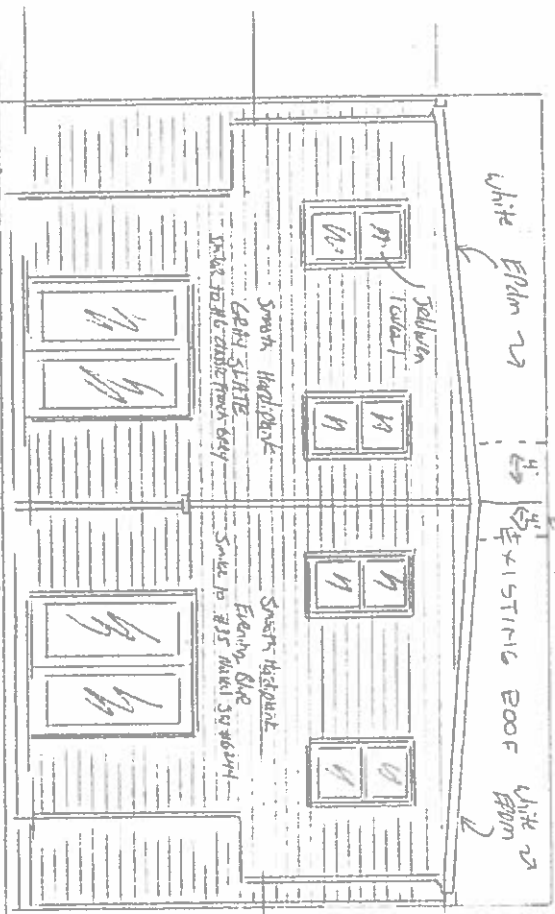
Scale 1"=30' Date 3/27/17 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO Unlimited Renovations

2313 SPRINGTON ST 2315 SPRINGTON ST

REAR ELE

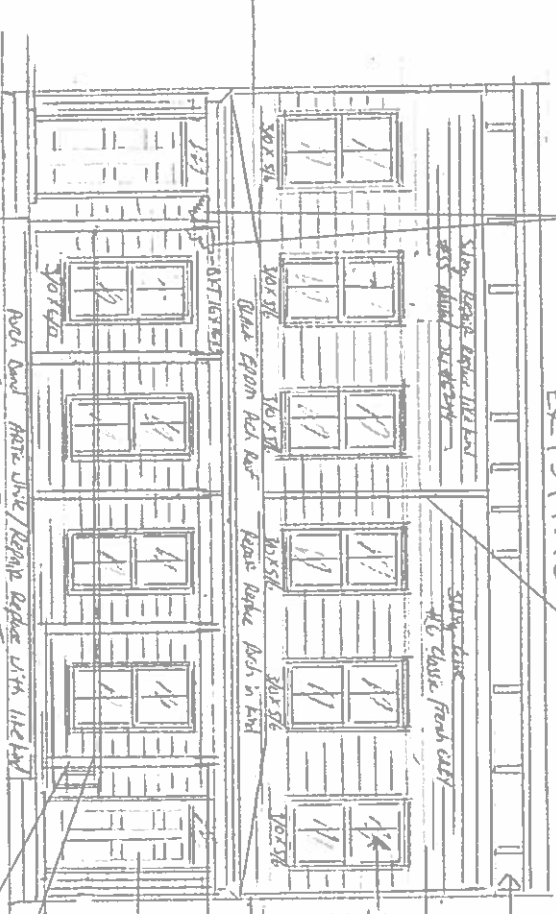
CONC PATIO



1ST FL
GRADE

2315 SPRINGTON ST 2313 SPRINGTON ST

FRONT ELE



1ST FL
2ND FL
200' EL
5/8\" x 4\" White LK Corners
Rock Sills Angled from Rock soff
over top of concrete tyrod 2\" x 2\"
6 Panel Almond door
with 12\" transoms
Painted white
2313
Handrail Almond Red top
Painted white
2313
Almonds to be
HD 4\" x 6\" turned wood
to column installed in
Home

EXISTING
4\" x 4\" Double
Paint white

White Epdm
White Epdm

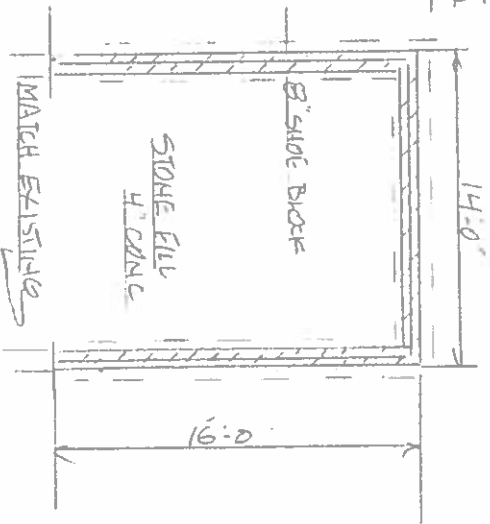
MAINTENANCE SERVICE INC
DOOR AND ROOF WORK

Remove vinyl
Remove Redwood with LK
Siding
Siding

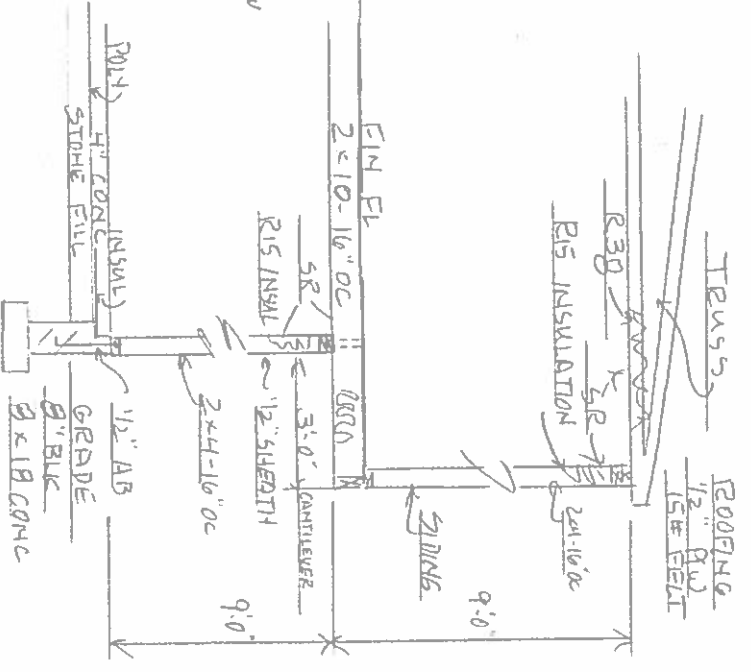
Window to be
SOL Locket Yellow
5/8\" x 4\" concrete
Painted white

Rock Sills
Angled from Rock soff
over top of concrete tyrod 2\" x 2\"
6 Panel Almond door
with 12\" transoms
Painted white
2313

ADDITION FOUNDATION

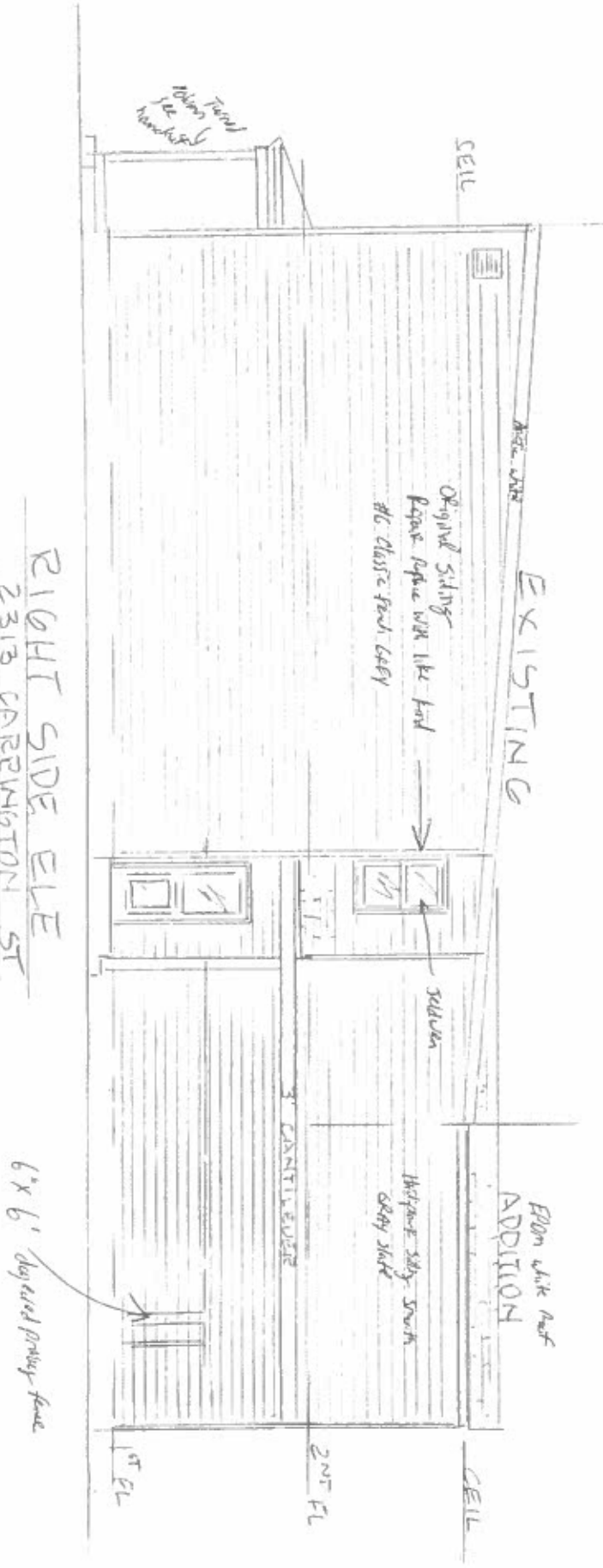
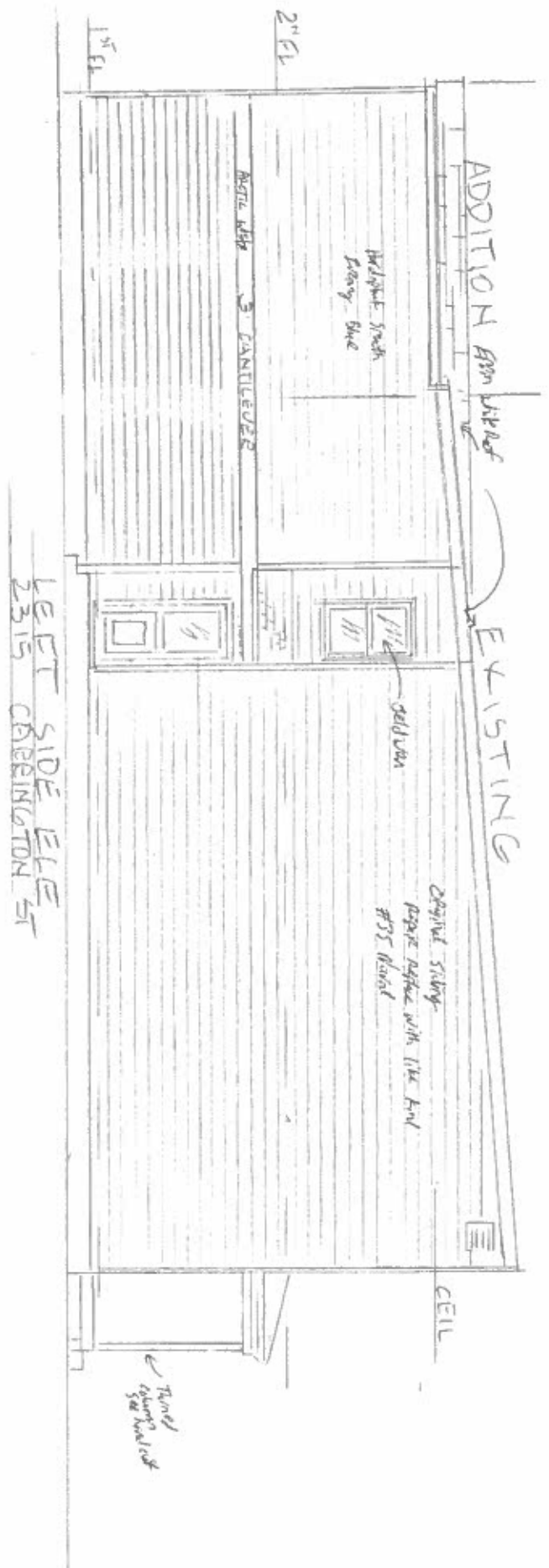


ADDITION WALL S/E



UNLIMITED RENOVATIONS
REG-2013

16.10E4

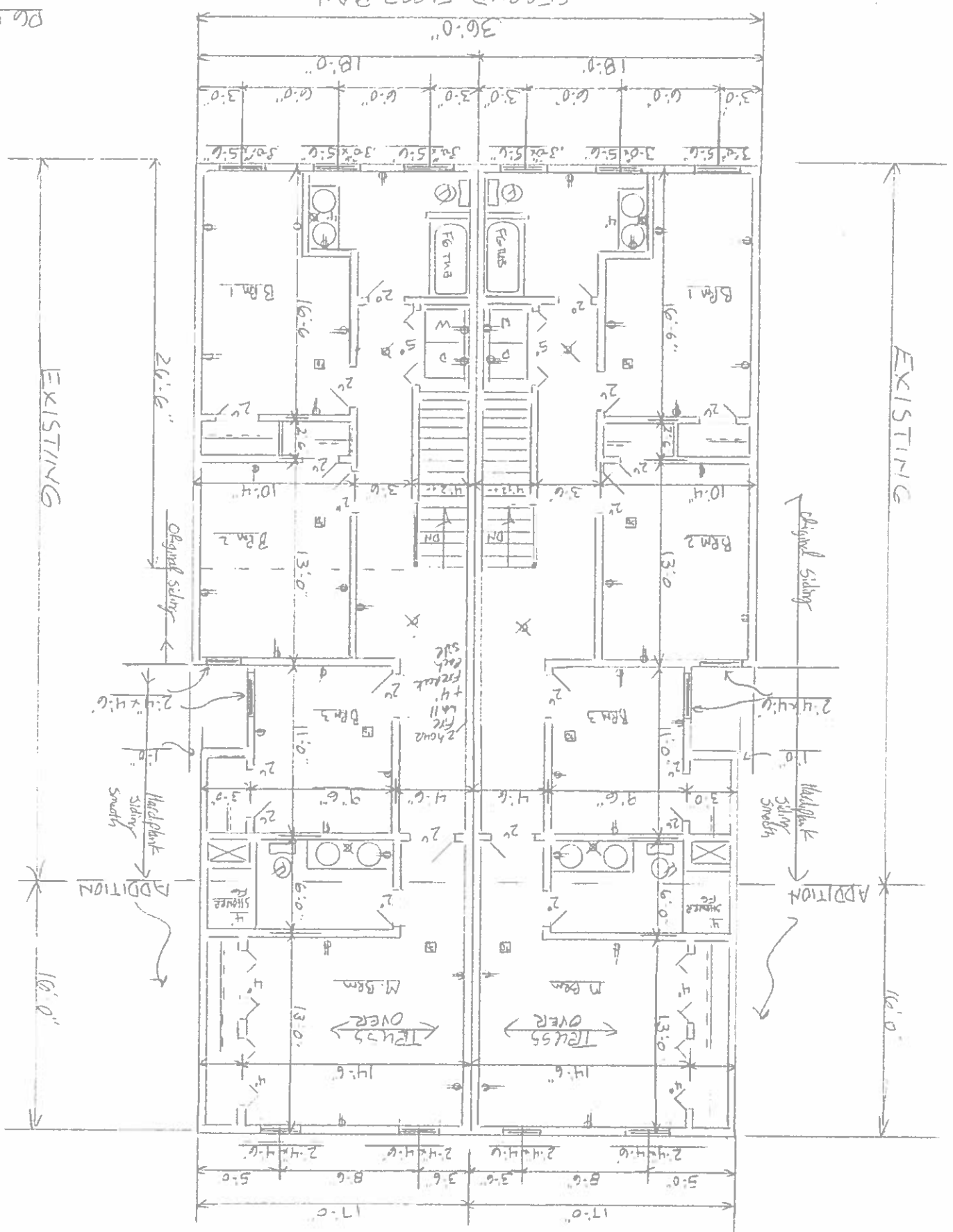


UNLIMITED RENOVATIONS
 SPAN 2017

PG 2 OF 4

UNLIMITED RENOVATIONS
 SAN 2017 1070 S.F.
 1/4" = 1'-0"

2315 CARRINGTON ST
 SECOND FLOOR PLAN



D.G. HOEF