



# 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: 603-603 1/2 N. 21<sup>st</sup> St.

DATE: 6-25-15

OWNER'S NAME: Evolve Development Inc.

TEL NO.: 804-991-4111

AND ADDRESS: 3420 Pomp Rd. #169

EMAIL: DVKSF@yahoo.com.

CITY, STATE AND ZIPCODE: Richmond VA, 23233.

ARCHITECT/CONTRACTOR'S NAME: \_\_\_\_\_

TEL. NO.: \_\_\_\_\_

AND ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

CITY, STATE AND ZIPCODE: \_\_\_\_\_

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.)

*Please see attached.*

Signature of Owner or Authorized Agent: **X**   
Name of Owner or Authorized Agent (please print legibly): Mark Pacetti for Daniil Kley Kleyman

(Space below for staff use only) **RECEIVED**  
Received by Commission Secretary \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_  
DATE JUN 25 2015 2pm SCHEDULED FOR \_\_\_\_\_

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

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

June 24, 2015

To whom it may concern,

Attached you will find proposed architectural plans for a new single family residence located at 603 N. 21st 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  
**Architectural Key Notes** can be found on page A-3 of the attached drawings.  
**Context Drawing** can be found on page C-1 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 a Hardie ColorPlus Palette Harris Cream which is very close to S from the CAR Paint Color Palette

**Front Exterior Door** will be painted 6-panel fiberglass doors. Color will be white.  
**Rear Exterior Doors** will be painted fiberglass patio doors.  
**Exterior Windows** will be 2x2 SDL MW Jefferson Series 300 Double Hung window. Please see attached spec sheet.  
**Fascia boards** will be fiber-cement, with wood corbels, all painted white.  
**Porch roof** will be EPDM, with a black finish.  
**Main structure roof** will be membrane roofing over 5/8" osb.  
**Front Columns** will be plain round with Tuscan base and cap.  
Rear yard will be enclosed with a fence, stained in one of the approved solid colors.  
**Retaining Wall:** Existing retaining wall is parged over brick/block. It will be torn down and rebuilt with brick.

For any additional questions prior to the CAR meeting in July, please feel free to contact me at 804-991-4111 or [dvk5f@yahoo.com](mailto:dvk5f@yahoo.com)

Daniil V. Kleyman

MW JEFFERSON®  
300 DOUBLE HUNG



STANDARD FEATURES

- Low-maintenance cellular PVC exterior components ready to accept acrylic latex paints
- 4-9/16" jamba eliminates need for drywall work; creates jamb extensions to 8-9/16"
- Classic double hung design with traditional brick mould complements an array of architectural styles
- Paint-free all-steel sash fully welded at the corners
- Energy-efficient Warm Edge Insulated Glass
- Low-maintenance cellular PVC exterior brick mould
- Both sashes tilt in and remove for safe and easy cleaning of exterior glass
- Balances counter-balanced with quiet, adjustable springs for smooth up and down action
- Built weather-stripping at top, bottom and check rails for efficient performance and smooth, easy openings and closings

OPTIONS

**Glass Options:** Low-E, Low-E/Argon, Tinted, Low-E Tinted, Tempered and Obscure

**Exterior Casing:** 180 Brick Mould (standard), 3-1/4" Williamsburg, 3-1/2" Flat, 5-1/2" Flat or 4-1/2" Wide Back Band, Full Sill Mow

**Balance Options:** Compression standard, Easy-Tilt optional

**Grille Options:** Grille-between-the-glass (GBG) in flat 5/8", 7/8" styles, sculptured 5/8" and 1" contour styles; classic muntin bar appearance with 1-1/4" simulated-divided-lite (SDL)

**Product Configuration:** Tilt, Side Lift, Stationary, Combinations, Bay & Boss, Circle Heads, Quarter Circles, Ellipticals, Transoms, True Radius, Arches and a wide variety of architectural shapes

TESTING & PERFORMANCE DATA

Tilted in accordance with ASTM standards, rated in accordance with International Residential Code, and witnessed by an independent AAMA accredited lab.

NFRC Thermal Performance:

	U Value*	R Value	SHGC**	VLT**
1/2" Clear	0.47	2.13	0.60	0.62
1/2" Low-E	0.34	2.94	0.35	0.53
1/2" Low-E/Argon	0.30	3.33	0.35	0.53

\* Solar Heat Gain Coefficient    \*\* Visible Light Transmission



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CM-952-012021 REV. C





[ENLARGE IMAGE](#)

## **BKT-8X17 BRACKET, Fypon Designer 16-5/8" H x 6-3/16" W x 8-3/16"**

Crown-Molding.com is your online dealer for the Fypon BKT8X17 BRACKET in stock and ready to ship through out the USA and Canada.

[Visit Store](#)

**PRICE: \$51.99**

at [Decorative Crown Moldings](#)

[Tweet](#)

[Pin it](#)

# SINGLE-FAMILY RESIDENCE at

## 603-603 1/2 N 21ST

### RICHMOND, VA 23223

#### 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, & TYPICAL WALL SECTION
- A-2 1ST FLOOR PLAN, 2ND FLOOR PLAN, SCHEDULES
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 SIDING & ROOF SQUARE FOOTAGE

#### BUILDING INFORMATION:

CONSTRUCTION CODE: VCC 2009, IRC 2009  
 CONSTRUCTION TYPE: V-B  
 BUILDING AREA (INCLUDING EXTERIOR WALL):  
 1ST FLOOR: 1,032 SF  
 2ND FLOOR: 1,148 SF  
 TOTAL: 2,180 SF  
 STORIES ABOVE GRADE: 2  
 HEIGHT ABOVE GRADE: 30'-0" +/-  
 USE GROUP: SINGLE-FAMILY  
 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 conflicts 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 manufacturer's 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 submittals are to be examined by the general contractor and checked for compliance with contract requirements.

#### 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 improper 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.

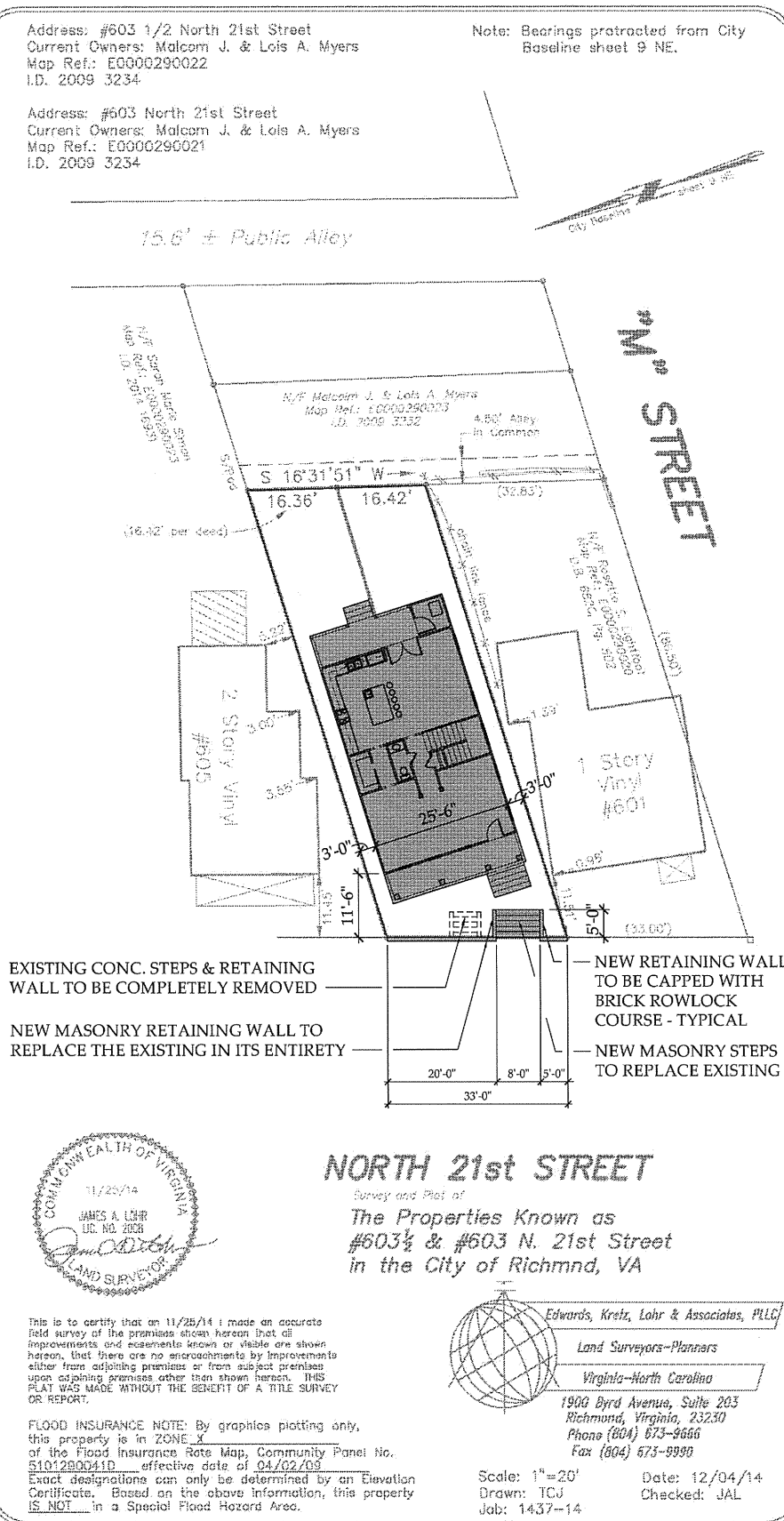
The date when the project is available for owner occupancy will be known as substantial completion. Additional touch-up or minor installation work may be incomplete.

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.

Address: #603 1/2 North 21st Street  
 Current Owners: Malcom J. & Lois A. Myers  
 Map Ref.: E0000290022  
 I.D. 2009 3234

Note: Bearings protracted from City  
 Baseline sheet 9 NE.

Address: #603 North 21st Street  
 Current Owners: Malcom J. & Lois A. Myers  
 Map Ref.: E0000290021  
 I.D. 2009 3234



**EVOLVE**  
 DEVELOPMENT INC

3420 PUMP RD SUITE 169  
 RICHMOND, VA 23233  
 dvk5f@yahoo.com  
 804-991-4111

**603-603 1/2 N 21ST**  
 RICHMOND, VA 23223

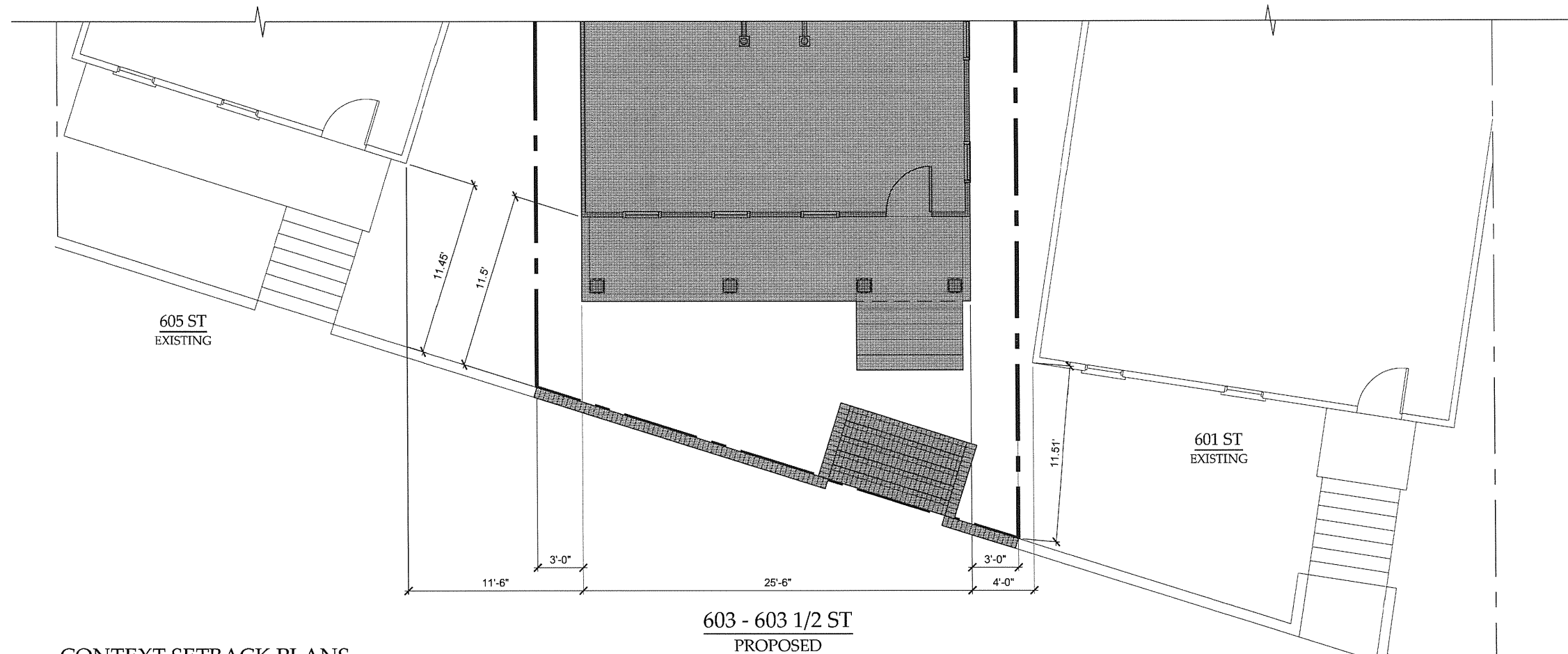
DATE: 07-07-15

**T1**



**CONTEXT ELEVATIONS**

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



**CONTEXT SETBACK PLANS**

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

**EVOLVE**  
DEVELOPMENT INC

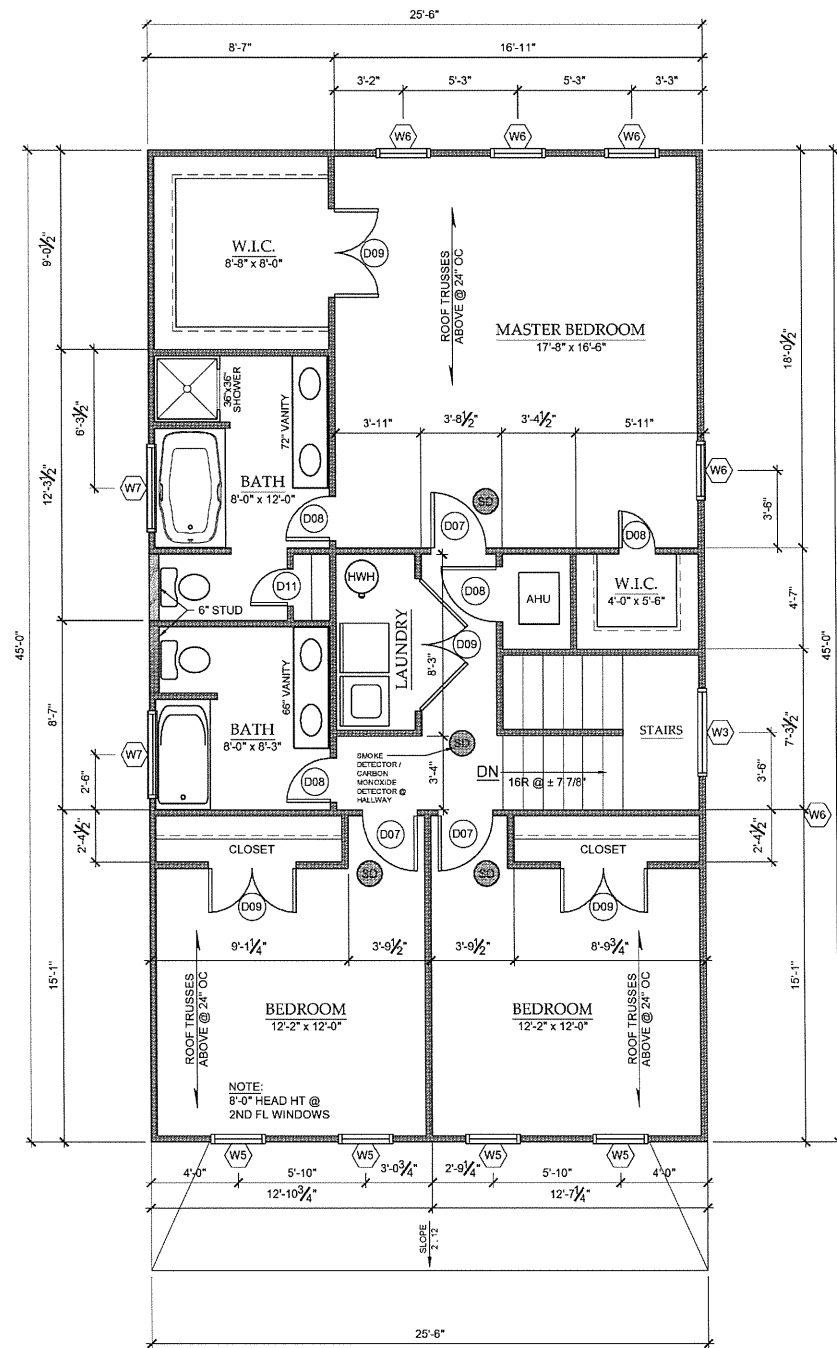
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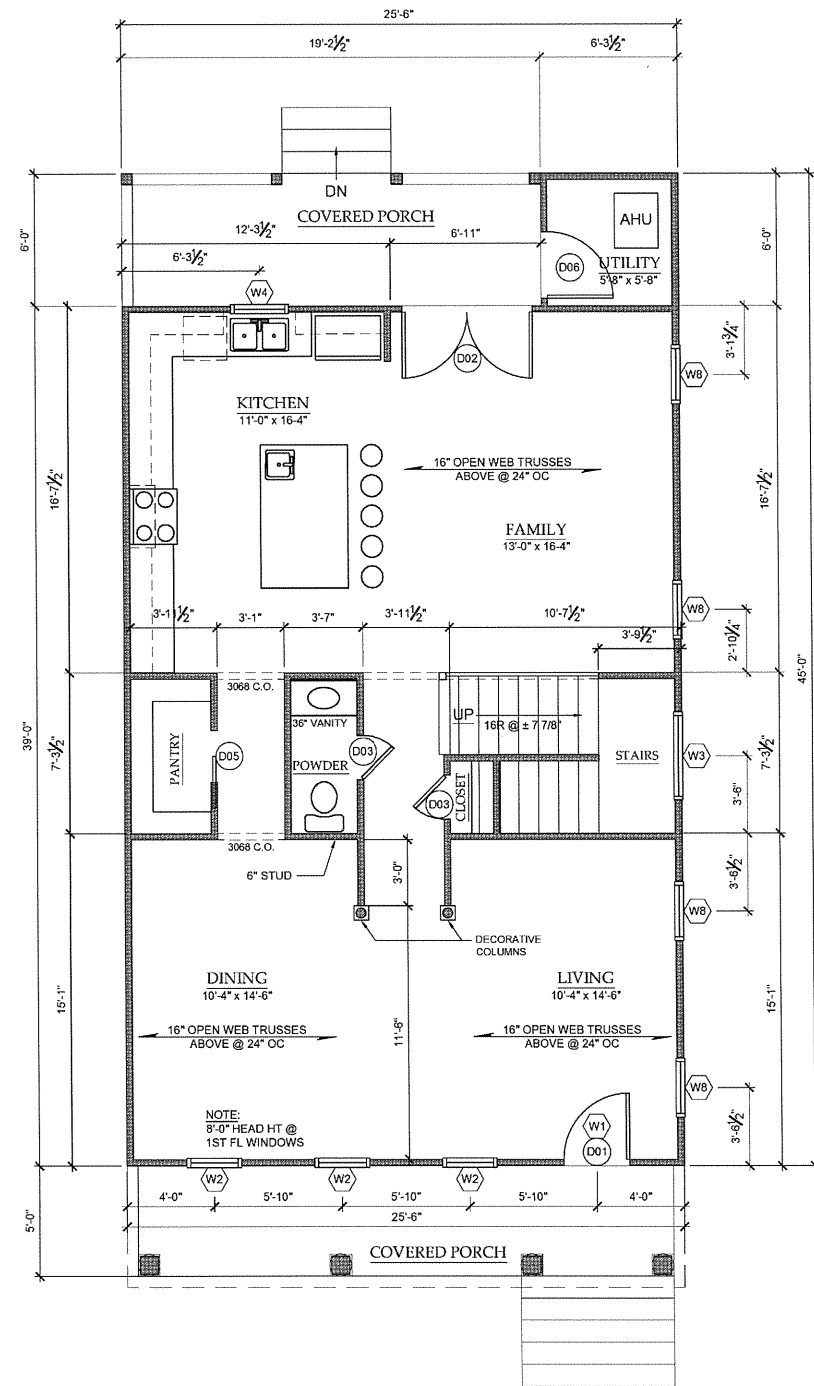
**C-1**



**SECOND FLOOR PLAN**

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

DOOR SCHEDULE									
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	COMMENTS
D01	1	1	30GA	36"X80"X1/4"	36"	80"	37X81 1/2	EXT. 2 PANEL 2 GLASS	EXTERIOR FIBERGLASS W/LIGHT PER ELEVATION
D02	1	1	(2) 30GA	36"X80"X1/4"	72"	80"	74X81 1/2	EXT. FRENCH DOOR	(2) EXTERIOR FRENCH DOORS
D03	2	1	20GA	24"X80"X1/2"	24"	80"	25X81 1/2	2 PANEL DOOR	
D04	2	1	20GA	24"X80"X1/2"	24"	80"	25X81 1/2	GLASS DOOR	
D05	2	1	24GA	28"X80"X1/2"	28"	80"	29X81 1/2	2 PANEL DOOR	POCKET DOOR
D06	1	1	30GA	36"X80"X1/4"	36"	80"	37X81 1/2	EXT. 2 PANEL DOOR	
D07	3	2	26GA	30"X80"X1/2"	30"	80"	31X81 1/2	2 PANEL DOOR	
D08	4	2	20GA	24"X80"X1/2"	24"	80"	25X81 1/2	2 PANEL DOOR	
D09	3	2	(2) 20GA	24"X80"X1/2"	48"	80"	49X81 1/2	2 PANEL DOOR	
D10	1	2	30GA	36"X80"X1/4"	36"	80"	37X81 1/2	2 PANEL DOOR	
D11	1	2	30GA	30"X80"X1/2"	30"	80"	31X81 1/2	2 PANEL DOOR	



**FIRST FLOOR PLAN**

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

WINDOW SCHEDULE									
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	DESCRIPTION	COMMENTS
W01	1	1	3014FX	36"X16"FX	36"	16"	37X17 1/2	FIXED GLASS	TRANSOM WINDOW ABOVE ENTRY DOOR
W02	4	1	26GGDH	30"X78"DH	30"	78"	31X79 1/2	DOUBLE HUNG	
W03	1	1	401GFX	48"X18"FX	48"	18"	49X19 1/2	FIXED GLASS	
W04	1	1	2641DH	30"X48 3/4"DH	30"	48 3/4"	31X50 1/4	DOUBLE HUNG	
W05	4	2	265GDH	30"X66"DH	30"	66"	31X67 1/2	DOUBLE HUNG	
W06	4	2	265GDH	30"X60"DH	30"	60"	31X61 1/2	DOUBLE HUNG	
W07	2	2	401GFX	48"X18"FX	48"	18"	49X19 1/2	FIXED GLASS	
W08	4	1	26GGDH	30"X72"DH	30"	72"	31X73 1/2	DOUBLE HUNG	

ALL WINDOWS TO BE WHITE VINYL MW JEFFERSON 300 SERIES

ARCHITECTURAL KEY NOTES: 1

- NOTE: 2' CONTINUOUS SHEATHING FOR ALL WALL BRACING, INCLUDING CORNERS BY DOORS AND WINDOWS
1. FOUNDATION: CMU FINISHED WITH PARING SEE WALL DETAIL 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, 4X4 INTERIOR POST
  5. PORCH ROOFING: MEMBRANE, BLACK FINISH
  6. WINDOWS: WHITE VINYL- DOUBLE PANE- SEE WINDOW SCHEDULE
  7. DOORS: PAINTED FIBERGLASS-SEE DOOR SCHEDULE
  8. SIDING AND TRIM: FIBER-CEMENT (HARDIPANEL) MATERIAL OR EQUAL
  9. FASCIA BOARDS: FIBER-CEMENT (HARDIPANEL) MATERIAL OR EQUAL
  10. WOOD STEPS & RAILING: RICHMOND STYLE
  11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
  12. UPPER ROOF: MEMBRANE ROOF OVER 1/2" OSB
  13. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 6X6 POSTS
  14. PORCH PIER: 12"X12" BRICK PIER, 24X24X12 CONCRETE FOOTING, (3) # 4 REBAR HORIZONTAL, (2) #4 REBAR VERTICAL, GROUT SOLID.
  15. WOOD LATTICE PANEL
  16. UPPER ROOF: MEMBRANE ROOF OVER 1 HR FIRE RATED PLYWOOD, 4'-0" FROM SEPARATION WALL - EACH SIDE
  17. UNIT SEPARATION WALL - SEE DETAIL ON A-1
  18. CRAWL SPACE ACCESS PANEL
  19. 12" x 12" BRICK COLUMN
  20. 18" x 24" ATTIC VENT
  21. 8" x 16" FOUNDATION VENT
  22. SIMPSON HDU8 HOLD DOWN



**FRONT ELEVATION**

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



**RIGHT ELEVATION**

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



ARCHITECTURAL KEY NOTES: 1

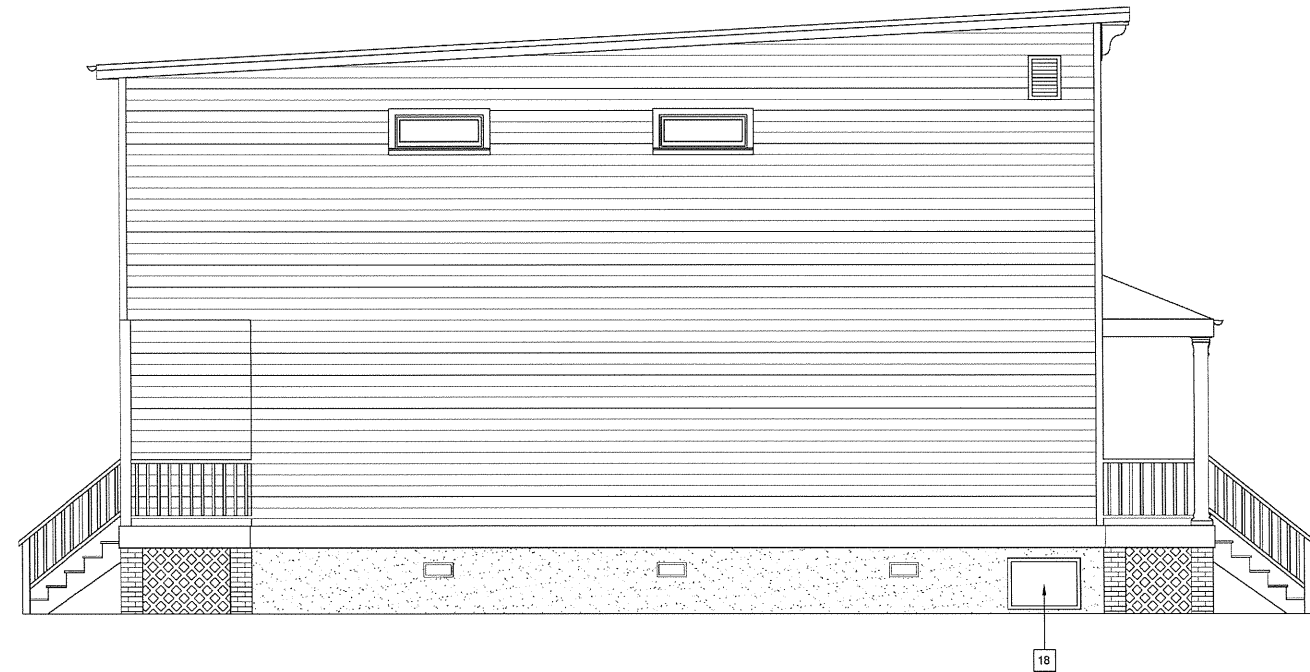
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11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
12. UPPER ROOF: MEMBRANE ROOF OVER ½ OSB
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22. SIMPSON HDU8 HOLD DOWN



**REAR ELEVATION**

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



**LEFT ELEVATION**

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

SIDING	2,545 SQ. FT.
MAIN ROOF	1,300 SQ. FT.
PORCH ROOF	200 SQ. FT.



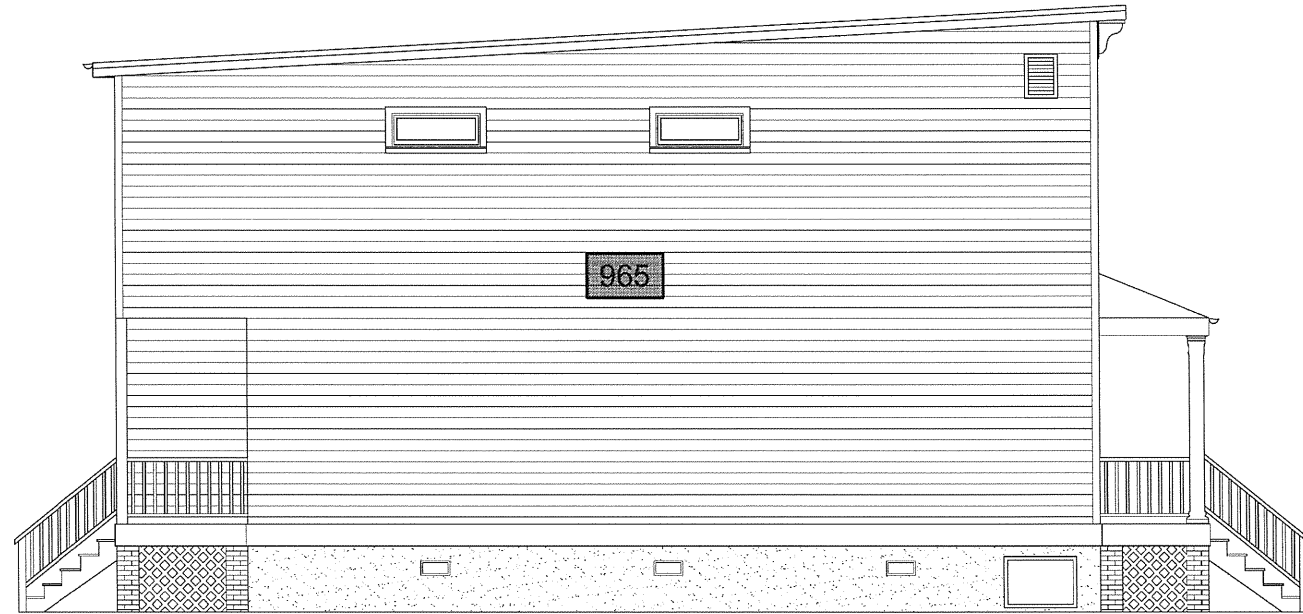
FRONT ELEVATION  
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RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



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



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

**EVOLVE**  
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dvk5f@yahoo.com  
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**603-603 1/2 N 21ST**

RICHMOND, VA 23223

DATE: 07-07-15

**A-5**