



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2200 / 2202 M ST

Historic district Union Hill

Date/time rec'd: 1/8/18 3pm
Rec'd by: C. Jeffries
Application #: COA-028569-2018
Hearing date: 1/23/18

APPLICANT INFORMATION

Name John Humphries

Company Kiwi Development LLC

Mailing Address 1704 Ardenale Ave
Richmond VA 23227

Phone 804 869 8600

Email ~~John.Humphries@kiwidevelopment.com~~ Casey@kiwidevelopment.com

Applicant Type: Owner Agent
 Lessee Architect Contractor
Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

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.

Signature of Owner [Signature] Date 1/10/18

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. Visit the Commission of Architectural Review website for project guidance and forms:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

| |
|---|
| Division of Planning and Preservation 804.646.6335 Marianne.Pitts@Richmondgov.com |
|---|

SUBMISSION INSTRUCTIONS

Submit applications to the Division of Planning and Preservation, Rm. 510, 900 E. Broad Street

- One (1) signed and completed application – property owners signature required
- Twelve (12) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled

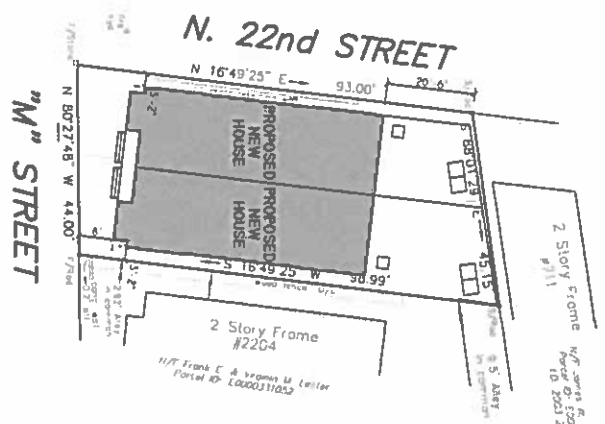
MEETING SCHEDULE

- Applications are due by 12 PM (noon) on the deadline date. Exception: revisions to items deferred, denied or presented conceptually at the previous CAR meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following CAR meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on the agenda.
- CAR will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, commissioners, and public notice if required.
- CAR monthly meetings are held at 3:30 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.

| 2018 Meeting Dates (Tuesdays unless noted otherwise) | Application Deadlines (Fridays unless noted otherwise) |
|---|---|
| January 23 | December 22, 2017 |
| February 27 | January 26 |
| March 27 | March 2 |
| April 24 | March 30 |
| May 22 | April 27 |
| June 26 | May 25 |
| July 24 | June 29 |
| August 28 | July 27 |
| September 25 | August 24 |
| October 23 | September 28 |
| November 27 | October 26 |
| December 18 | November 26 (Monday) |

Address: #2200 & #2202 "M" Street
 Owner: O'Brien Real Development, LLC
 Parcel ID: E000031036
 ID: 2016 4404

Note: Bearings protected from City
 Boards sheet 9 NE.



Survey and Plat of
 The Properties Known as
 #2200 & #2202 "M" Street
 in the City of Richmond, VA

This is to certify that on 04/17/17, I, James York, Surveyor, have surveyed and plotted the above described property and the same has been approved by the Board of Supervisors of the City of Richmond, Virginia. I hereby certify that the same is a true and correct copy of the original survey and plat as shown to me by the owner or his agent. My commission expires on 07/16/21.

FLOOD INSURANCE NOTE: By accepting plotting only, the property owner or their agent, O'Brien Real Development, LLC, is not releasing the surveyor from liability for any errors or omissions in the survey. The surveyor is not responsible for any errors or omissions in the survey. The surveyor is not responsible for any errors or omissions in the survey. The surveyor is not responsible for any errors or omissions in the survey.

Scale: 1"=20'
 Drawn: TCG
 Date: 04/17/17
 Checked: JAL



01 SITE PLAN



PROJECT CONTACTS:
 DEVELOPER:
 KIMI DEVELOPMENT
 1704 AVONDALE AVE
 RICHMOND, VA 23227
 804-659-8600

ARCHITECT:
 CHRIS WOLF
 ARCHITECTURE, PLLC
 504 W. 15TH ST.

TWO NEW 2-STORY, ATTACHED SINGLE-FAMILY
 RESIDENCES IN HISTORIC CHURCH HILL

2200-2202 M ST. HOUSE

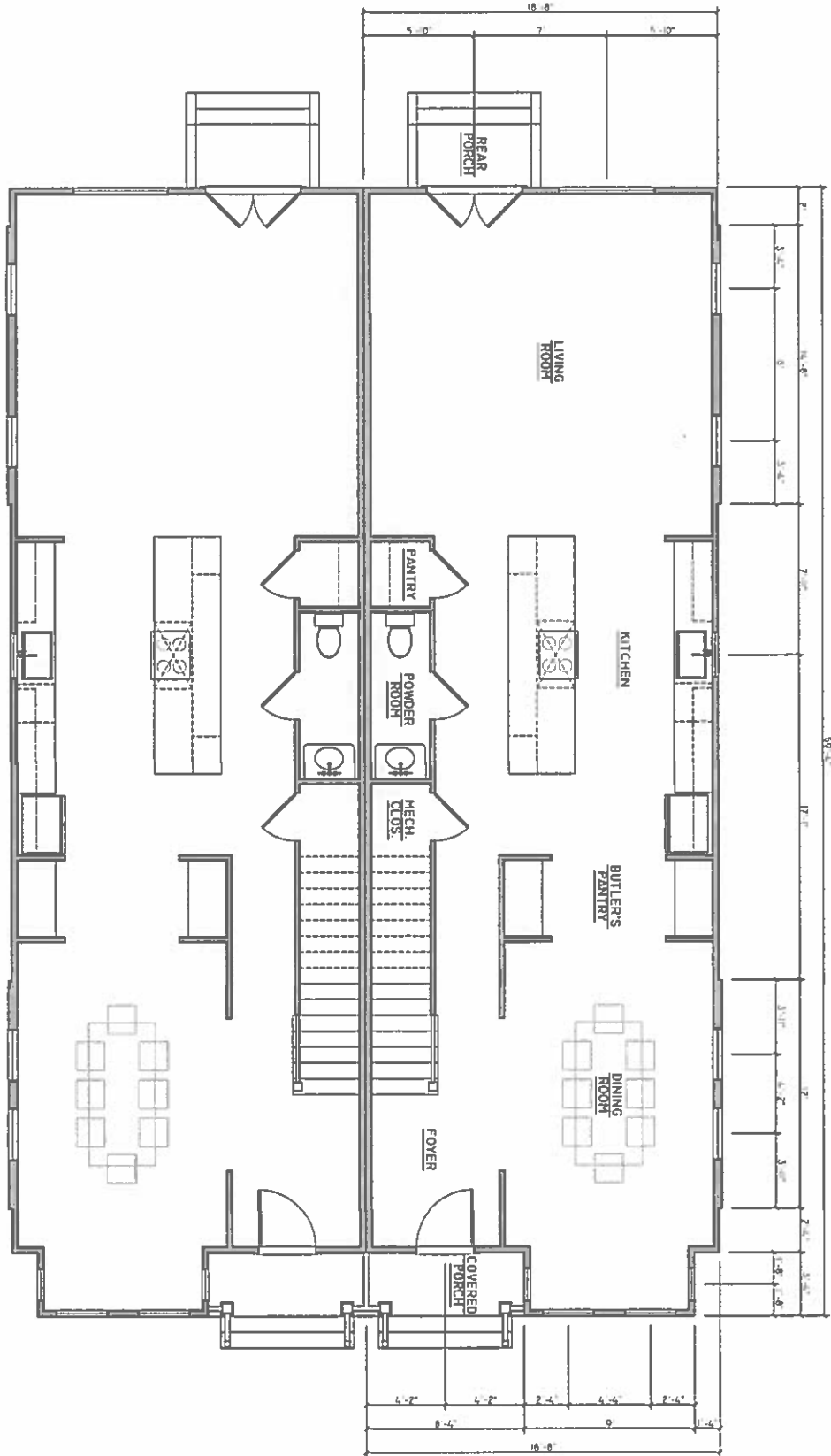
2200-2202 M STREET
 RICHMOND, VIRGINIA 23225



DATE/REVISION
 DATE/ISSUE
 C.A.R. SUBMITTAL SET

SITE PLAN/PLAT
CI.1

01 FIRST FLOOR PLAN



TWO NEW 2-STORY, ATTACHED SINGLE-FAMILY
RESIDENCES IN HISTORIC CHURCH HILL

2200-2202 M ST. HOUSE

2200-2202 M STREET
RICHMOND, VIRGINIA 23223



PROJECT CONTACTS:

DEVELOPER:
KIWI DEVELOPMENT
1700 AVONDALE AVE.
RICHMOND, VA 23227
801-809-8600

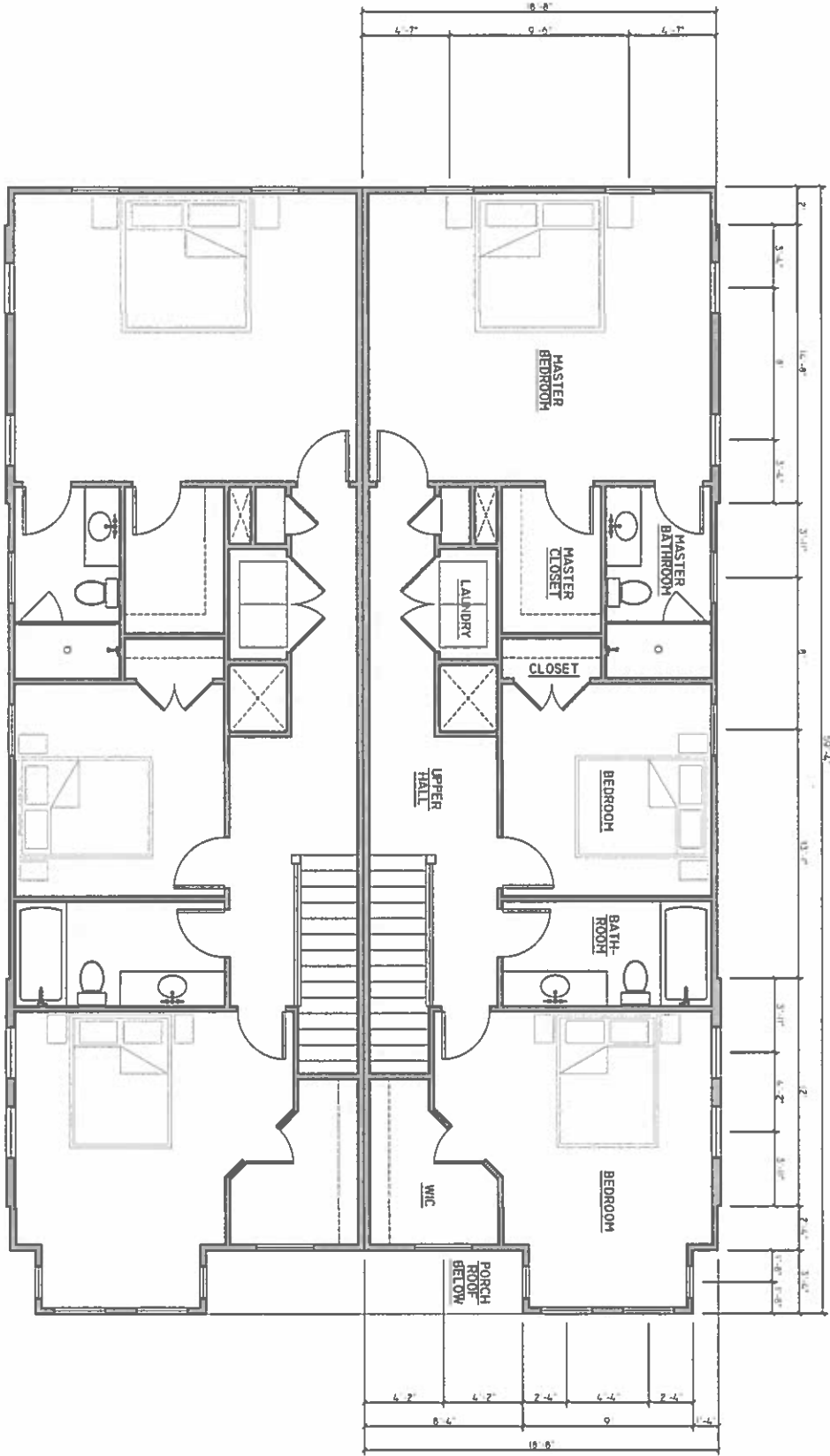
ARCHITECT:
CHRIS WOLF
ARCHITECTURE PLLC
504 S. 19th St.

**NOT FOR
CONSTRUCTION**

SET/REVISION
C.A.R. SUBMITTAL SET

DATE/PAK:
01.08.2018

FIRST FLOOR PLANS
A.I.I.



01 SECOND FLOOR PLAN



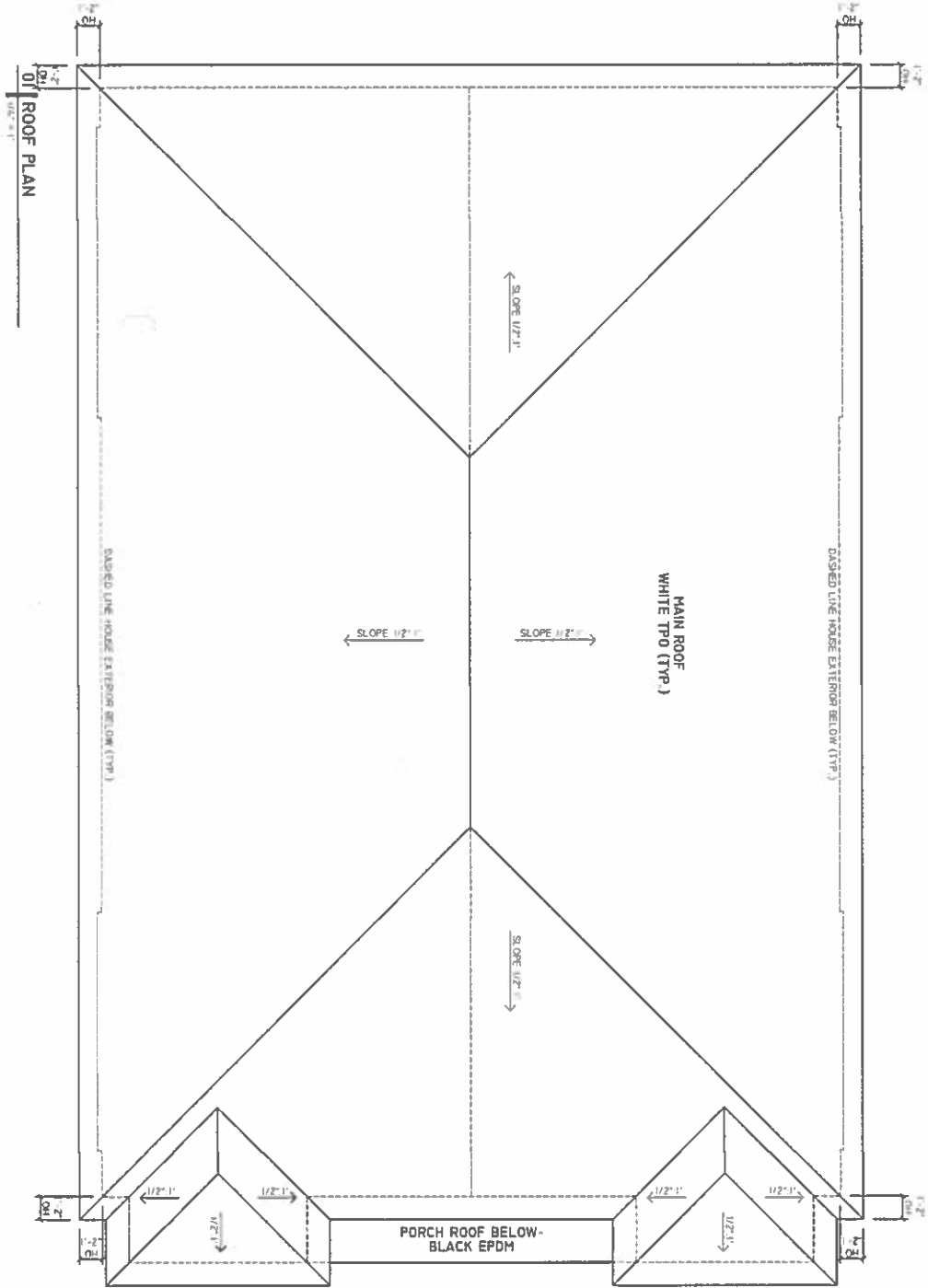
PROJECT CONTACTS:
 DEVELOPER:
 KIWI DEVELOPMENT
 1701 AVONDALE AVE
 RICHMOND, VA 23227
 802-869-8600
 ARCHITECT:
 CHRIS WOLF PLLC
 800 541-7924

TWO NEW 2-STORY, ATTACHED SINGLE-FAMILY RESIDENCES IN HISTORIC CHURCH HILL
2200-2202 M ST. HOUSE
 2200-2202 M STREET
 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

SE7/REVISION
 CAR SUBMITTAL SET
 DATE/ISSUE
 01/08/2018

SECOND FLOOR PLAN
A1.2



01 ROOF PLAN

TWO NEW 2-STORY, ATTACHED SINGLE-FAMILY RESIDENCES IN HISTORIC CHURCH HILL
2200-2202 M ST. HOUSE
 2200-2202 M STREET
 RICHMOND, VIRGINIA 23223

PROJECT CONTACTS:
 DESIGNER:
 KIMM DEVELOPMENT
 1702 AVONDALE AVE
 RICHMOND, VA 23227
 804-869-8600

ARCHITECT:
 CHRIS WOLF
 ARCHITECTURE, PLLC
 505 S. 15th



NOT FOR CONSTRUCTION

SEE 7/08 VISION
 C.A.R. SUBMITTAL SET
 DATE/PACK:
 01/08/2018

ROOF PLAN
A1.3

EXTERIOR FINISH SCHEDULE

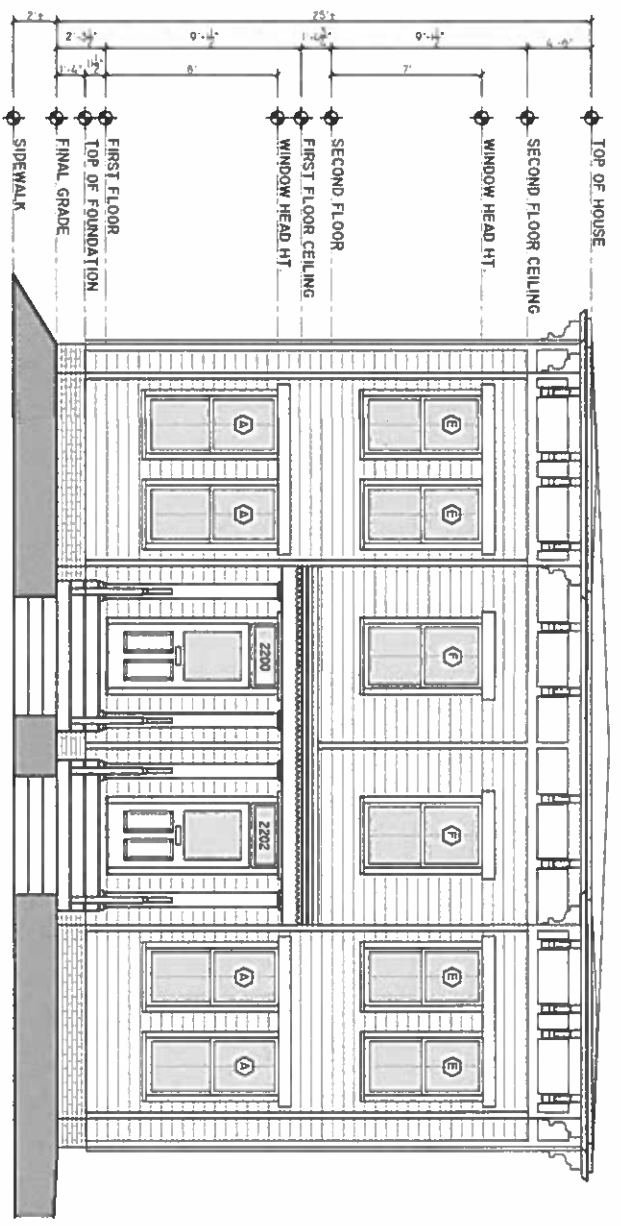
| NO. | COMPONENT/MATERIAL | COLOR/FINISH |
|-----|--------------------|--------------|
| 01 | BRICK FOUNDATION | RED |
| 02 | BRICK FOUNDATION | WHITE |
| 03 | HORIZONTAL SIDING | WHITE |
| 04 | HORIZONTAL SIDING | BLACK GRAY |
| 05 | TRIM | WHITE |
| 06 | TRIM | BLACK GRAY |
| 07 | TRIM | WOOD GRAY |
| 08 | TRIM | WOOD GRAY |
| 09 | WOOD TRIM | WOOD GRAY |
| 10 | WOOD TRIM | WOOD GRAY |
| 11 | WOOD TRIM | WOOD GRAY |
| 12 | WOOD TRIM | WOOD GRAY |

1. EXTERIOR FINISH SCHEDULE NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
 2. GRADES SHOWN APPROXIMATE. V.I.F.

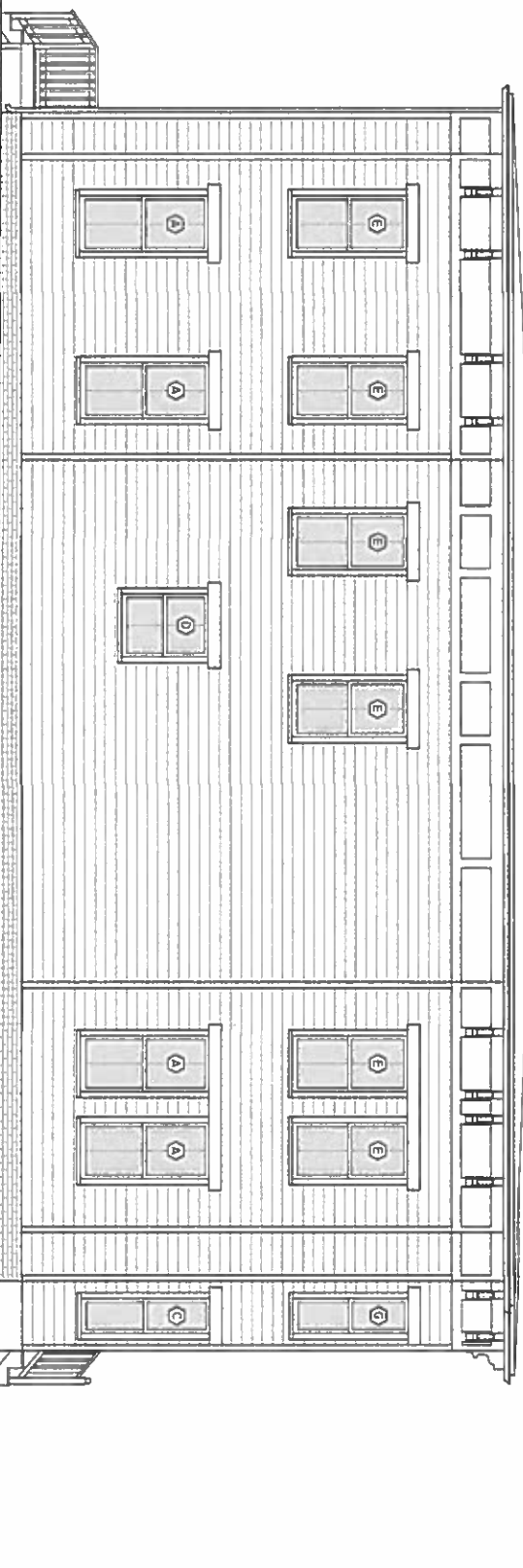
WINDOW TYPE SCHEDULE

| NO. | QTY | SIZE (NON I) | HEAD TYPE | REMARKS |
|-----|-----|--------------|-------------|---------|
| 1 | 2 | 3'0" x 4'0" | DOUBLE HANG | |
| 2 | 2 | 3'0" x 4'0" | DOUBLE HANG | |
| 3 | 2 | 3'0" x 4'0" | DOUBLE HANG | |
| 4 | 2 | 3'0" x 4'0" | DOUBLE HANG | |
| 5 | 2 | 3'0" x 4'0" | DOUBLE HANG | |
| 6 | 2 | 3'0" x 4'0" | DOUBLE HANG | |
| 7 | 2 | 3'0" x 4'0" | DOUBLE HANG | |
| 8 | 2 | 3'0" x 4'0" | DOUBLE HANG | |
| 9 | 2 | 3'0" x 4'0" | DOUBLE HANG | |
| 10 | 2 | 3'0" x 4'0" | DOUBLE HANG | |
| 11 | 2 | 3'0" x 4'0" | DOUBLE HANG | |
| 12 | 2 | 3'0" x 4'0" | DOUBLE HANG | |

WINDOW NOTES:
 1. VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS OR FRAMING.
 2. SEE CONSTRUCTION NOTES FOR ADDITIONAL SPECIFICATIONS.
 3. ALL WINDOW SIZES SHOWN ARE C. VERIFY ACTUAL SIZES & FRAMING REQUIREMENTS.
 4. 2ND FLOOR WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN CLEAR WIDTH, 24" MIN CLEAR HEIGHT.
 5. NO SECOND FLOOR WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.



01 FRONT ELEVATION (M ST.)



02 LEFT SIDE ELEVATION (N 22ND ST.)



PROJECT CONTACTS:
 DESIGNER:
 KIMBERLY DELOACH
 1704 AVONDALE AVE
 RICHMOND, VA 23227
 804-809-8600

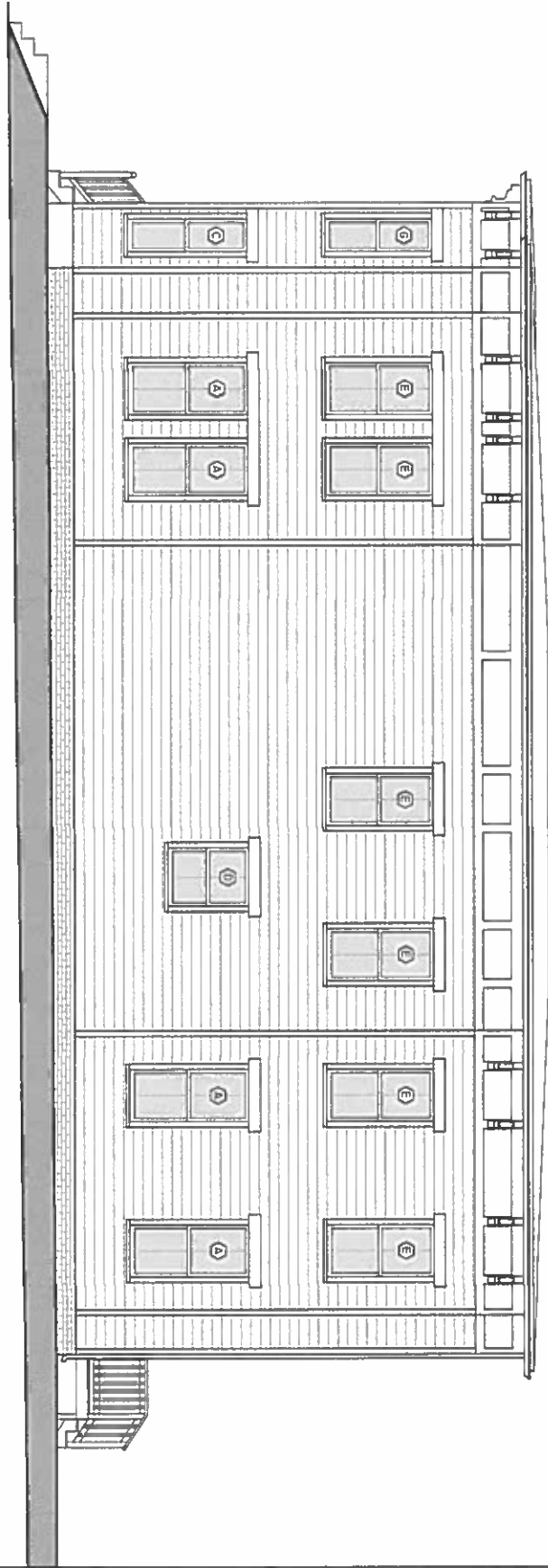
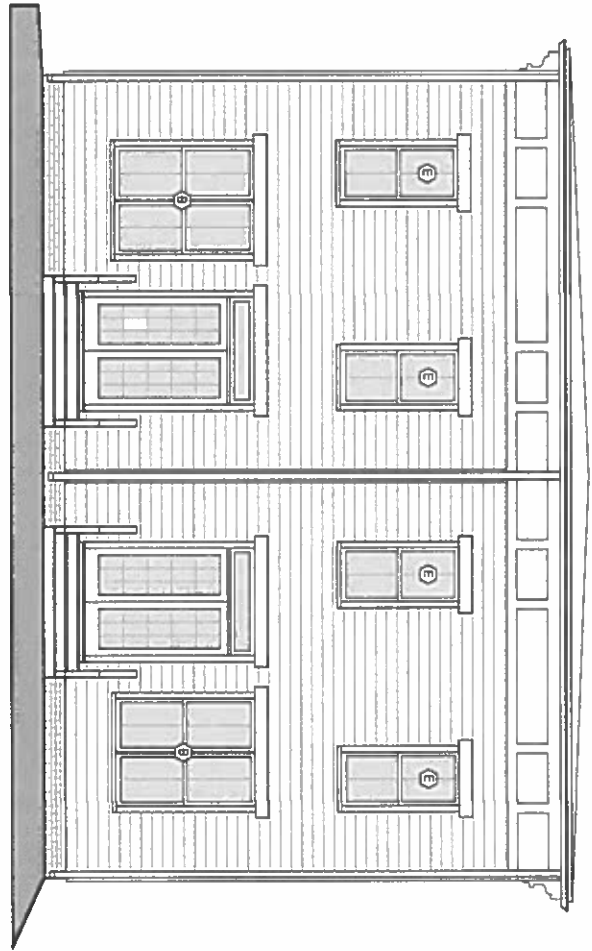
ARCHITECT:
 CHRIS WOLF
 ARCHITECTURE PLLC
 504 S. 19th St.

TWO NEW 2-STORY, ATTACHED SINGLE-FAMILY RESIDENCES IN HISTORIC CHURCH HILL
2200-2202 M ST. HOUSE
 2200-2202 M STREET
 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

SET/REVISION
 DATE/MARK
 01.08.2016

FRONT & LEFT SIDE EXTERIOR ELEVATIONS
A2.1



PROJECT CONTACTS:

DEVELOPER:
KIWI DEVELOPMENT
1704 AVONDALE AVE.
RICHMOND, VA 23227
804-689-8600

ARCHITECT:
CHRIS WOLF
ARCHITECTURE, PLLC
804-504-7966

TWO NEW 2-STORY, ATTACHED SINGLE-FAMILY
RESIDENCES IN HISTORIC CHURCH HILL
2200-2202 M ST. HOUSE
2200-2202 M STREET
RICHMOND, VIRGINIA 23223

**NOT FOR
CONSTRUCTION**

REVISION
C.A.R. SUBMITTAL SET

DATE/NO: 01.08.2018

REAR & RIGHT SIDE
EXTERIOR ELEVATIONS

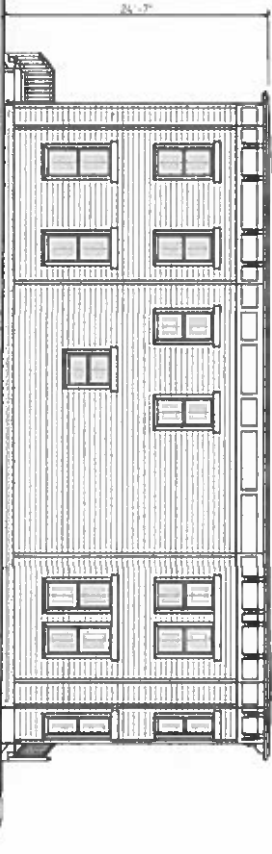
A2.2



01 | M ST. CONTEXT ELEVATION



711



02 | N 22ND ST. CONTEXT ELEVATION

1/4" = 1'



PROJECT CONTACTS:

DEVELOPER:
KIWI DEVELOPMENT
1704 AVONDALE AVE
RICHMOND, VA 23227
800-869-4600

ARCHITECT:
CHRIS WOLF
ARC STUDIO, PLLC
800 5th St, 10th Fl
Richmond, VA 23219

TWO NEW 2-STORY, ATTACHED SINGLE-FAMILY
RESIDENCES IN HISTORIC CHURCH HILL

2200-2202 M ST. HOUSE

2200-2202 M STREET
RICHMOND, VIRGINIA 23223



SET/REVISION
C.A.R. SUBMITTAL SET
DATE/SCALE:
01.08.2018

CONTEXT ELEVATIONS
A2.3