



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION / CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (Location of Work)

Address 2901 MONUMENT AVENUE  
 Historic District MONUMENT AVENUE

**PROPOSED ACTION**

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

**OWNER**

Name JEREMY CONNELL  
 Company PARETO LLC  
 Mailing Address 612 HULL ST., STE 301  
RICHMOND, VA. 23224  
 Phone (804) 339-2358  
 Email JCC@PARETO.LLC.COM  
 Signature \_\_\_\_\_  
 Date 5/25/17

**APPLICANT** (if other than owner)

Name JOE YATES  
 Company JOSEPH F. YATES, ARCHITECT  
 Mailing Address 1812 MONUMENT AVE.  
 Phone (804) 839-3747  
 Email JOE@JFYARCHITECTS.COM  
 Signature [Signature]  
 Date 5/25/17

**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.

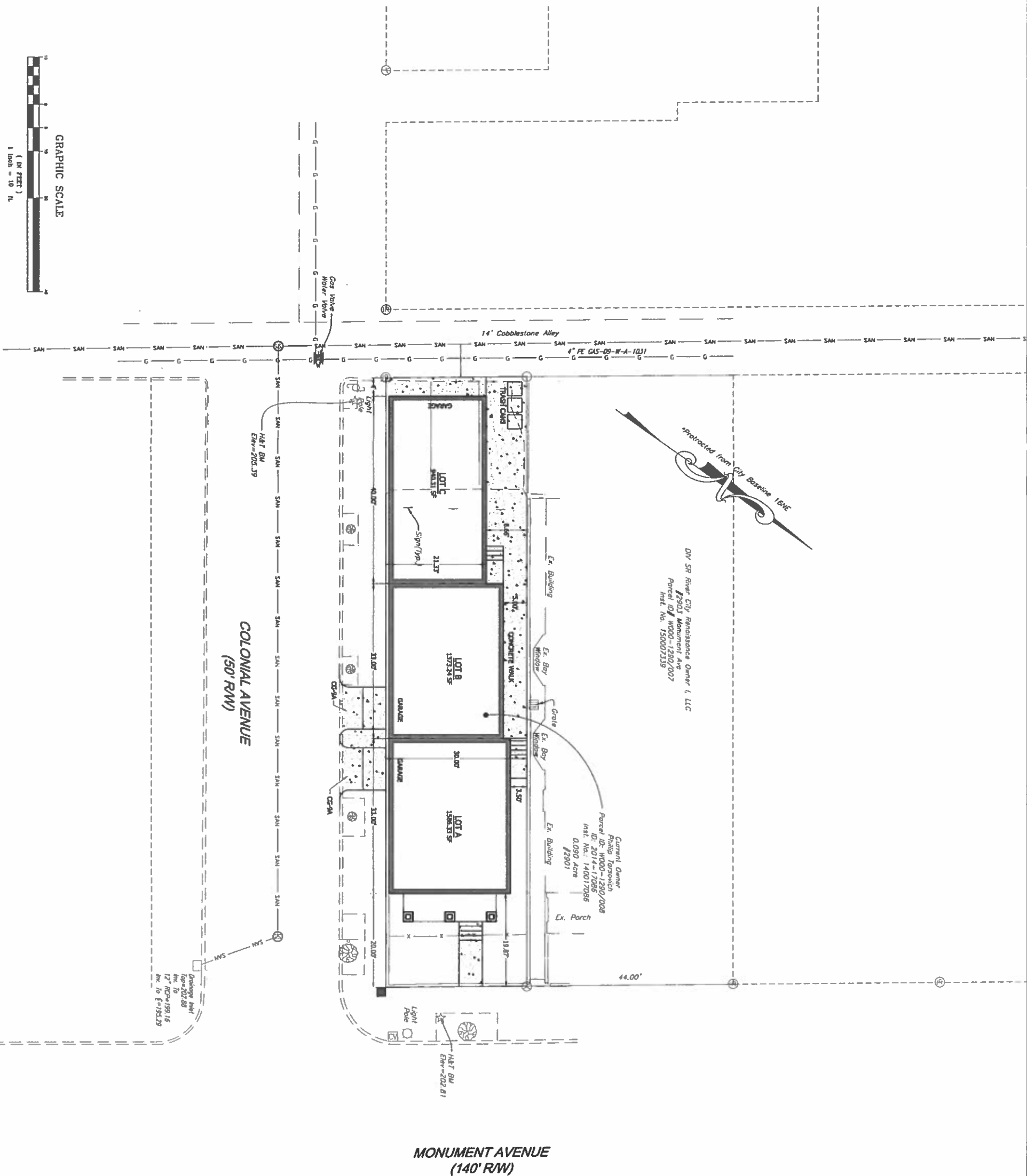
(Space below for staff use only) ECE VED 11:06 KC

Application received: MAY 26 2017

Date/Time \_\_\_\_\_ Complete  Yes  No

By \_\_\_\_\_

COA-018242-2017 Created 7/2016



DR SR River City Renaissance Owner 1, LLC  
 #2901 Monument Ave  
 Parcel ID: W000-1290/007  
 Int. No. 150007319

Current Owner  
 Phillip Toronich  
 Parcel ID: W000-1290/008  
 Int. No. 140017086  
 0.090 Acre  
 #2901

Drainage Inlet  
 Elev=202.88  
 Int. No. 12  
 Int. No. 199.16  
 Int. No. 8755229

MONUMENT AVENUE  
 (140' R/W)

PRELIMINARY - NOT FOR CONSTRUCTION

# 2091 MONUMENT TOWNHOUSES

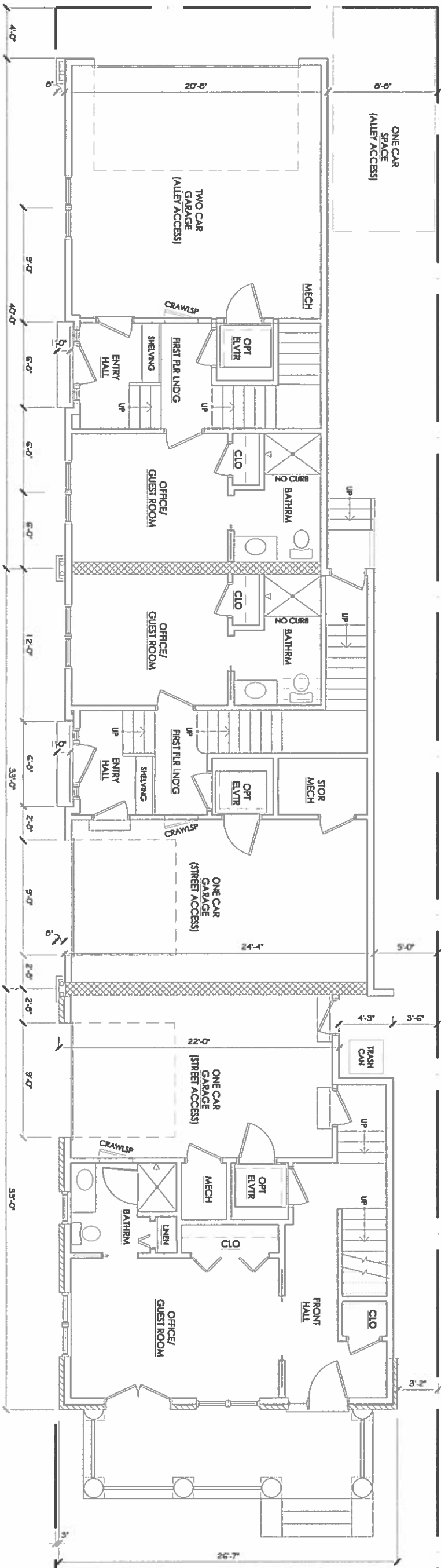
DATE: 05.17

DIMEI  
 LAYC

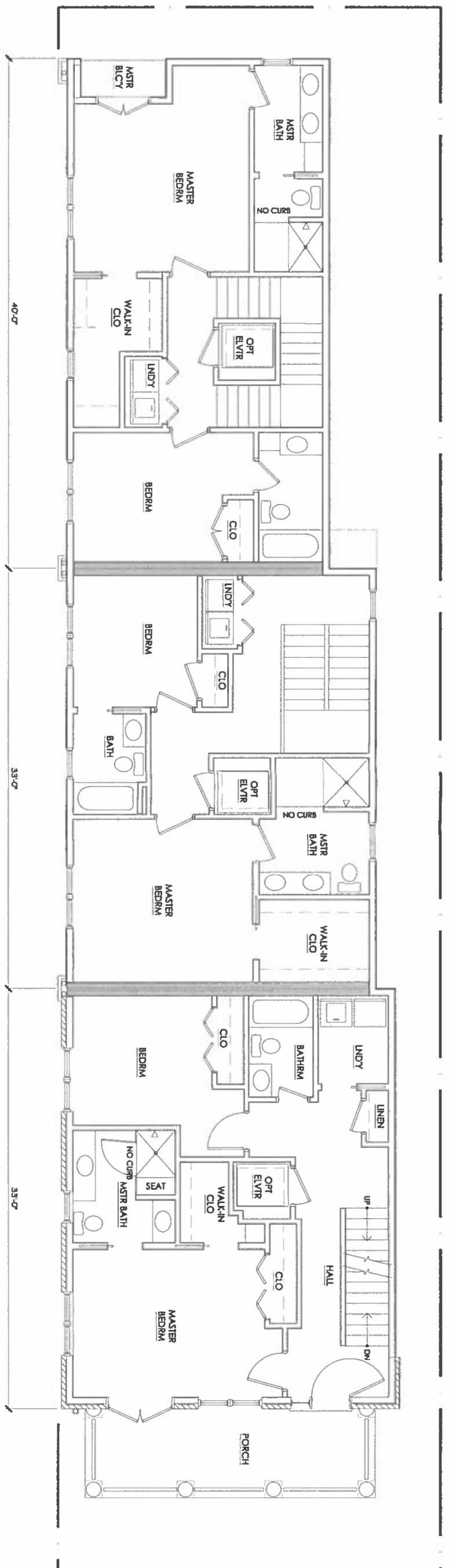
REVISIONS	
DATE	DESCRIPTION

GRA  
 1627 West  
 Richmond  
 904.



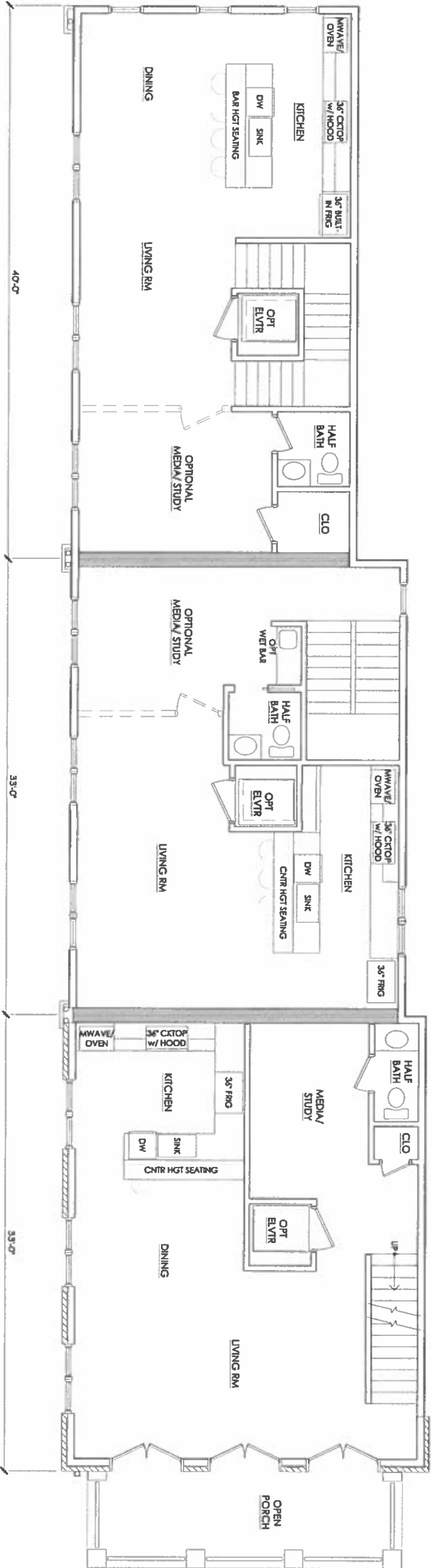


First Floor Plan  
SCALE: 1/4" = 1'-0"



Second Floor Plan  
SCALE: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION



Third Floor Plan  
SCALE: 1/4" = 1'-0"



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

PROGRESS PRINT - NOT FOR CONSTRUCTION

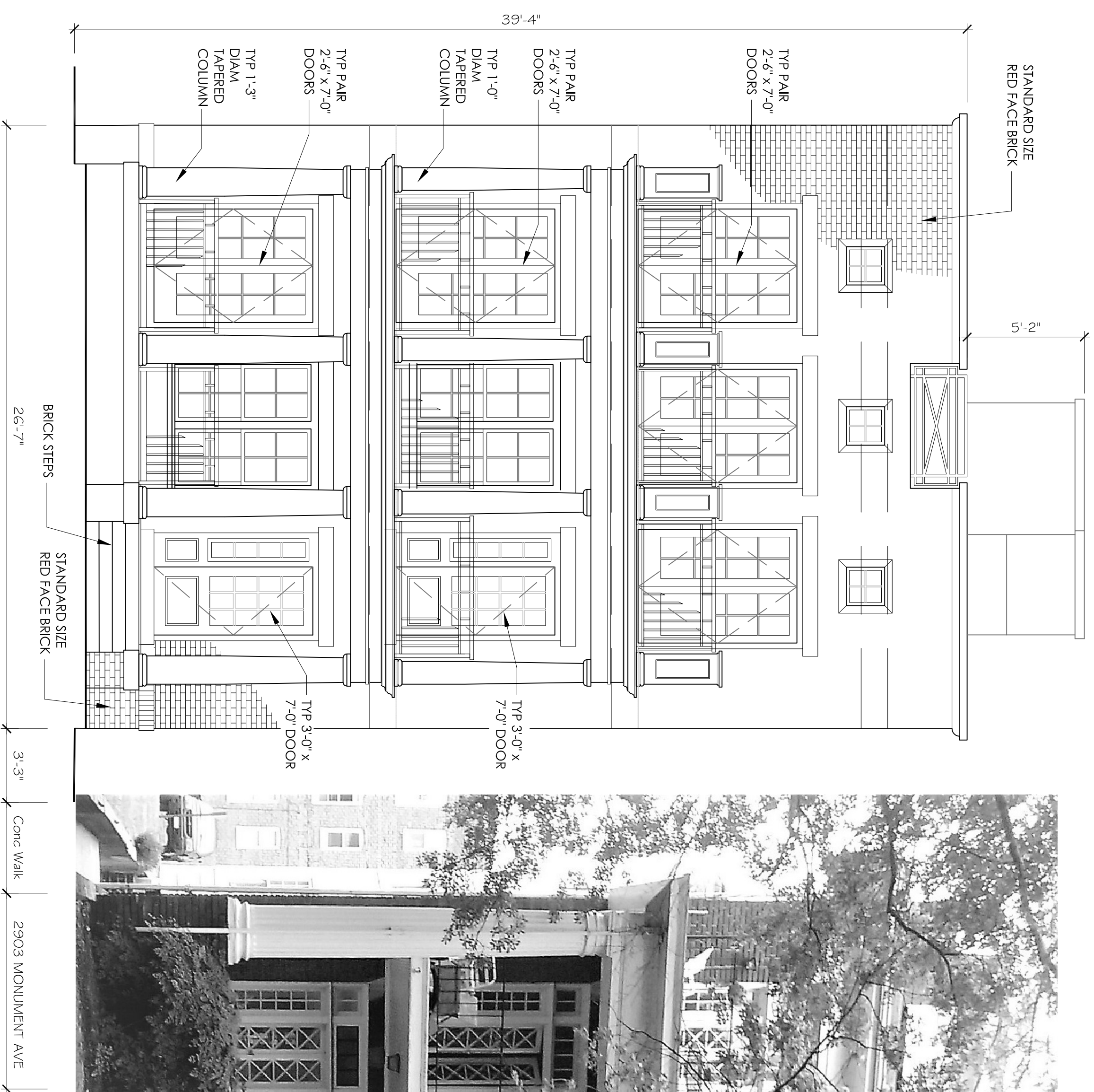




2903 FRONT ELEVATION



2903 EAST SIDE ELEVATION



- TYPICAL MATERIAL NOTES:**
1. Windows are aluminum clad wood w/ simulated divided lights (munins applied interior and exterior with internal spacer bars)
  2. Columns will be either cast stone or PVC
  3. All trim to be solid PVC or Hardie-plank
  4. Rollings to be powder coated aluminum

MONUMENT AVE ELEVATION  
SCALE: 1/4" = 1'-0"



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

PROGRESS PRINT - NOT FOR CONSTRUCTION

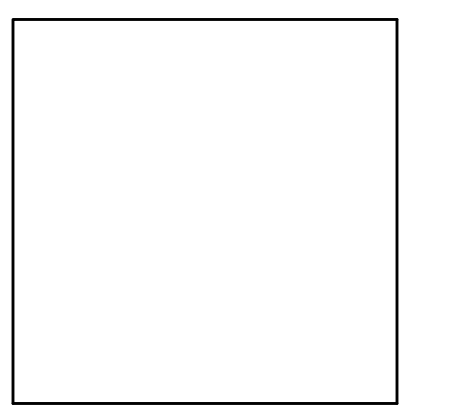
SUP  
A3

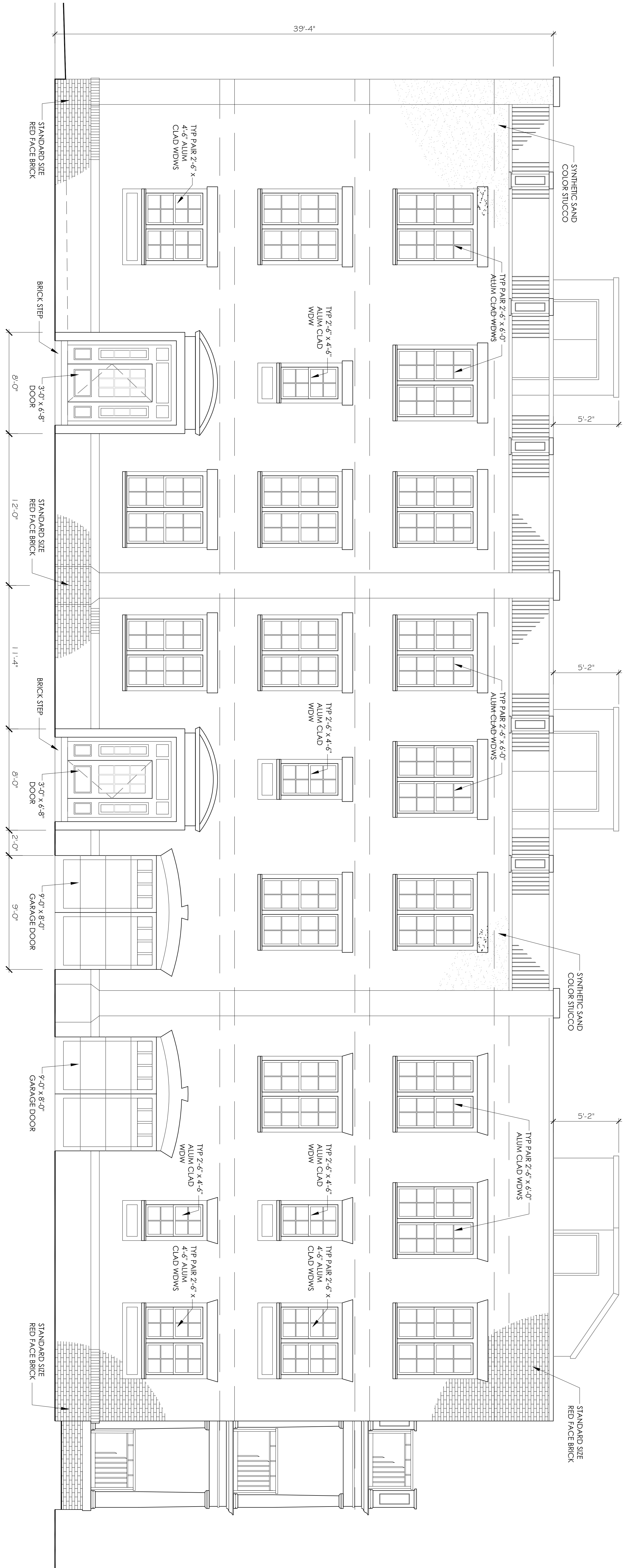
Project No.:  
2017-11

Set Date:  
MAY 26, 2017  
Revisions:

Joseph F. Yates  
ARCHITECTS  
804-839-3747  
joe@jfyarchitects.com

Monument Townhouses  
2901 Monument & North Colonial Avenues  
RICHMOND, VIRGINIA





- TYPICAL MATERIAL NOTES :**
1. Windows are aluminum clad wood w/simulated divided lights (muntins applied interior and exterior with internal spacer bars)
  2. Columns will be either cast stone or PVC
  3. All trim to be solid PVC or Hardie-plank
  4. Railings to be powder coated aluminum

**Colonial Avenue Elevation**  
 SCALE: 1/4" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

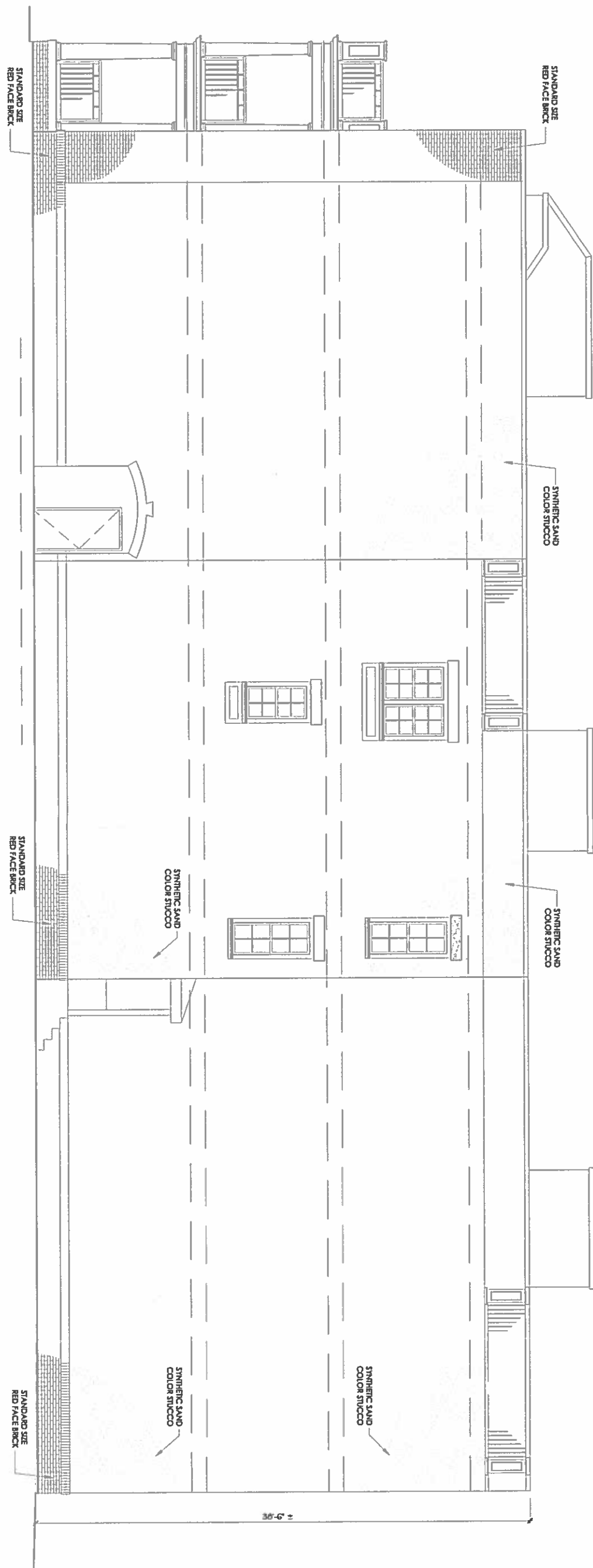
SUP  
A4

Project No.:  
2017-11

Set Date:  
MAY 26, 2017  
Revisions:

**Joseph F. Yates**  
**ARCHITECTS**  
 804-839-3747  
 joe@jfyarchitects.com

**Monument Townhouses**  
 2901 Monument & North Colonial Avenues  
 RICHMOND, VIRGINIA



- TYPICAL MATERIAL NOTES :**
1. Windows are aluminum clad wood, w/stained divided lights (munits applied interior and exterior with internal spacer bars)
  2. Columns will be either cast stone or PVC
  3. All trim to be solid PVC or Horde-plank
  4. Rolligs to be powder coated aluminum

**West Elevation**  
 SCALE: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

<p><b>SUP A5</b></p>	<p>Project No.: 2017-11</p>	<p>Set Date: MAY 26, 2017 Revisions:</p>	 <p><b>Joseph F. Yates</b>  <b>ARCHITECTS</b>                  804-839-3747                  joe@jfyarchitects.com</p>	<p><b>Monument Townhouses</b></p> <hr/> <p>2901 Monument &amp; North Colonial Avenues                  RICHMOND, VIRGINIA</p>	
--------------------------	---------------------------------	--	---	---	--