



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: 611-613 N. 21st St DATE: 8/1/14

OWNER'S NAME: Evolve Development, Inc TEL NO.: 804-991-4111

AND ADDRESS: 3420 Pump Rd Suite 169 EMAIL: DVK5F@YAHOO.COM

CITY, STATE AND ZIP CODE Richmond, VA 23233

ARCHITECT/CONTRACTOR'S NAME: _____ TEL. NO. _____

AND ADDRESS: _____ EMAIL: _____

CITY, STATE AND ZIP CODE _____

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 Docs.

Signature of Owner or Authorized Agent: Daniel V. Weyman

Name of Owner or Authorized Agent (please print legibly): Daniel Weyman

(Space below for staff use only)

RECEIVED
Received by Commission Secretary _____ APPLICATION NO. _____
DATE AUG 05 2014 4:00 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

August 1, 2014

To whom it may concern,

Attached you will find proposed architectural plans for 2 attached duplexes at 611 and 613 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:

Name: Leisure Blue

Number: 6515

Selected Color Sample



- From the Duron (TM) Exterior Preservation Palette (or a very similar color from another vendor).
Trim color will be white.

Exterior Doors will be painted 4-panel fiberglass doors, with a 4-light transom above. Color will be white.

Exterior Windows will be 2x2 SDL MW Jefferson Series 300 Double Hung window. Please see attached spec sheet.

Fascia boards will be fibercement, 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. Please see attached sheet.

For any additional questions prior to the CAR meeting in September, please feel free to contact me at 804-991-4111 or dvk5f@yahoo.com

Daniil V. Kleyman



 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](#)

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MW JEFFERSON®
300 DOUBLE HUNG



STANDARD FEATURES

- ◆ Low-maintenance cellular PVC exterior components ready to accept acrylic latex paints
- ◆ 4-9/16" jamb eliminate need for drywall work; custom jamb extensions to 8-9/16"
- ◆ Classic double hung design with traditional brick muntin complements an array of architectural styles
- ◆ Paint-free all-sigyl sash fully welded at the corners
- ◆ Energy-efficient Warm Edge Insulated Glass
- ◆ Low-maintenance cellular PVC exterior brick muntin
- ◆ 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 Coatings: 180 Brick Muntin (standard), 3-1/4" Williamsburg, 3-1/2" Flat, 5-1/2" Flat or 4-1/2" Wide Back Band, Bull Sill Nose

Balance Options: Compression standard, Easy-Tilt optional

Grills 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-in, Side Lites, Stationary, Combinations, Bags & Boxes, Circle Heads, Quarter Circles, Ellipticals, Transoms, True Radius, Arches and a wide variety of architectural shapes

TESTING & PERFORMANCE DATA

Tested 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 ^{**}
3/4" Clear	0.47	2.13	0.60	0.62
3/4" Low-E	0.34	2.94	0.35	0.53
3/4" Low-E/Argon	0.30	3.33	0.35	0.53

[†] Solar Heat Gain Coefficient ^{**} Visible Light Transmission



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Clear-Muntin 300 887-C



WINDOWS & DOORS®

(2) TWO-FAMILY RESIDENCE at 611 & 613 N 21ST STREET 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 & DETAIL, ROOF PLAN, PORCH DETAIL & UNIT SEPARATION DETAIL
- A-2 1ST FLOOR PLAN, SCHEDULES & WALL TYPES
- A-3 2ND FLOOR PLAN, SCHEDULES & WALL TYPES
- A-4 WEST & SOUTH EXTERIOR ELEVATIONS
- A-5 EAST & NORTH EXTERIOR ELEVATIONS

BUILDING INFORMATION:

CONSTRUCTION CODE: VCC 2009, IRC 2009

CONSTRUCTION TYPE: V-B

BUILDING AREA (INCLUDING EXTERIOR WALL):

BUILDING 'A' - 1ST FLOOR: 1,360 SF

BUILDING 'B' - 1ST FLOOR: 1,360 SF

BUILDING 'A' - 2ND FLOOR: 1,360 SF

BUILDING 'B' - 2ND FLOOR: 1,360 SF

BUILDING 'A' TOTAL: 2,720 SF

BUILDING 'B' TOTAL: 2,720 SF

STORIES ABOVE GRADE: 2

HEIGHT ABOVE GRADE: 31' +/-

USE GROUP: TWO-FAMILY

NUMBER OF UNITS: 2 PER STRUCTURE - 4 TOTAL

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 products are specified, contractor shall provide a match in quality and appearance to typical materials used in other projects.

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.

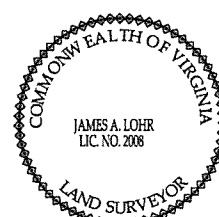
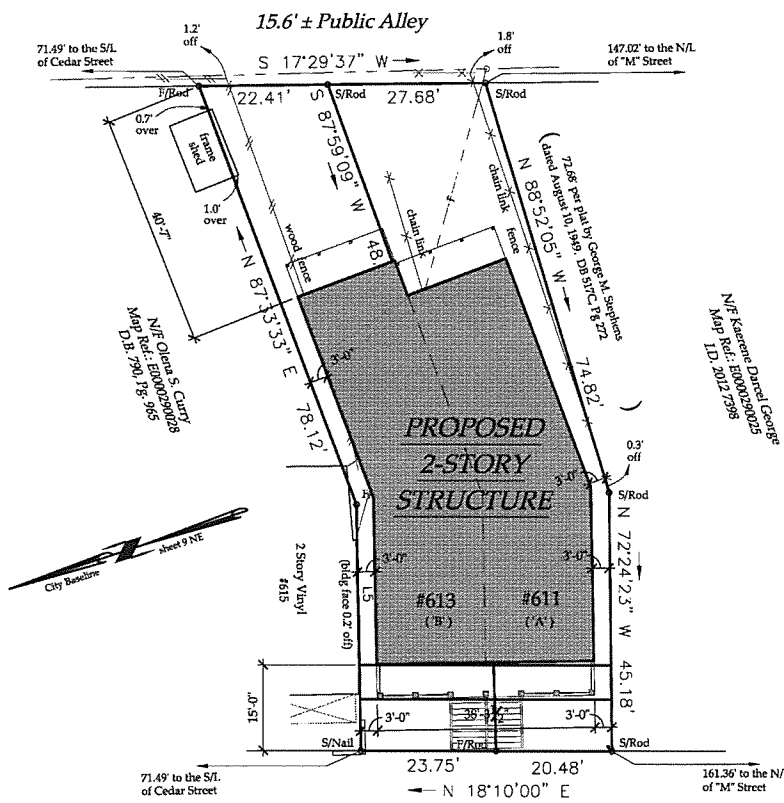
Address: #613 North 21st Street
Current Owner: Evolve Development, LLC
Map Ref.: E0000290027
I.D. 2014 2920

Note: Bearings protracted from City
Baseline sheet 9 NE.

Courses for #613 N. 21st Street from
plat by Steven B. Kent in L.D. 2005 6838.

Address: #311 North 21st Street
Current Owner: Evolve Development, LLC
Map Ref.: E0000290026
I.D. 2014 2920

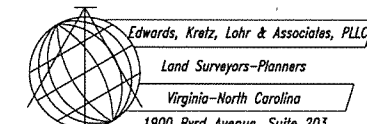
LINE	BEARING	DISTANCE
L1	S 18°10'00" W	5.92'
L2	N 71°50'00" W	14.25'
L3	S 18°10'00" W	2.67'
L4	N 82°05'27" W	18.26'
L5	S 72°48'34" E	43.00'



NORTH 21st STREET

Survey and Plat of
**The Properties Known as
#613 & #611 N. 21st Street
in the City of Richmond, VA**

This is to certify that on 03/07/14 I made an accurate field survey of the premises shown hereon that all improvements and easements 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. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.



FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Scale: 1"=20'
Drawn: TCJ
Job: 1046-14

Date: 03/14/14
Checked: JAL

Area on each parcel added 06/06/14

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

611 & 613 N 21st St
RICHMOND, VA 23223

TITLE SHEET, SITE SURVEY, BUILDING INFORMATION, GENERAL NOTES

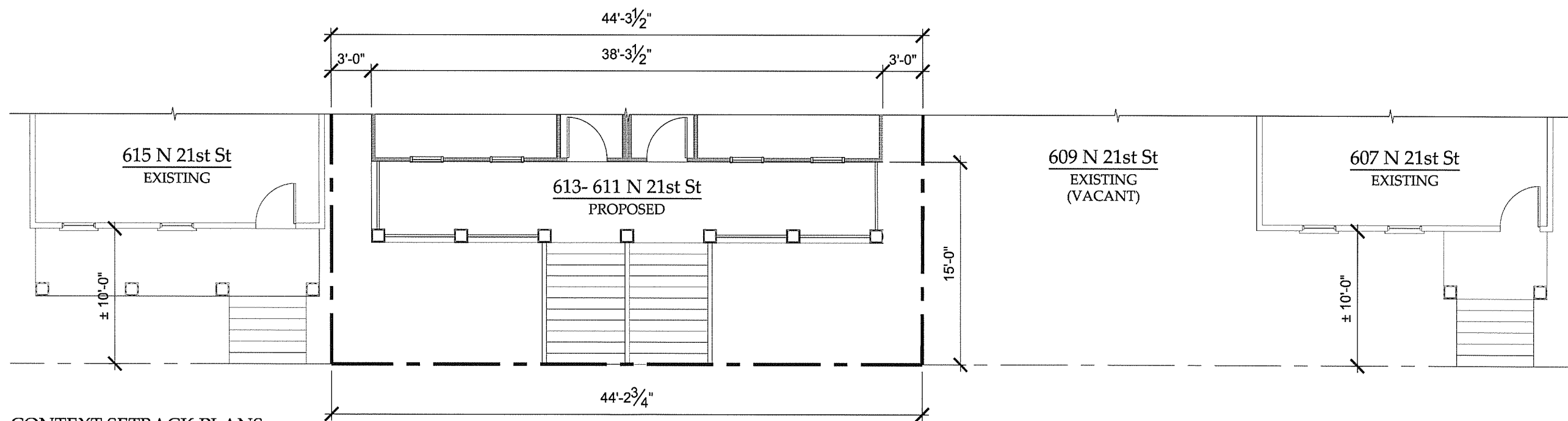
DATE: 07-26-14

T-1



CONTEXT ELEVATIONS

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



CONTEXT SETBACK PLANS

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

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TITLE SHEET, SITE SURVEY, BUILDING INFORMATION, GENERAL NOTES

DATE: 07-26-14

C-1

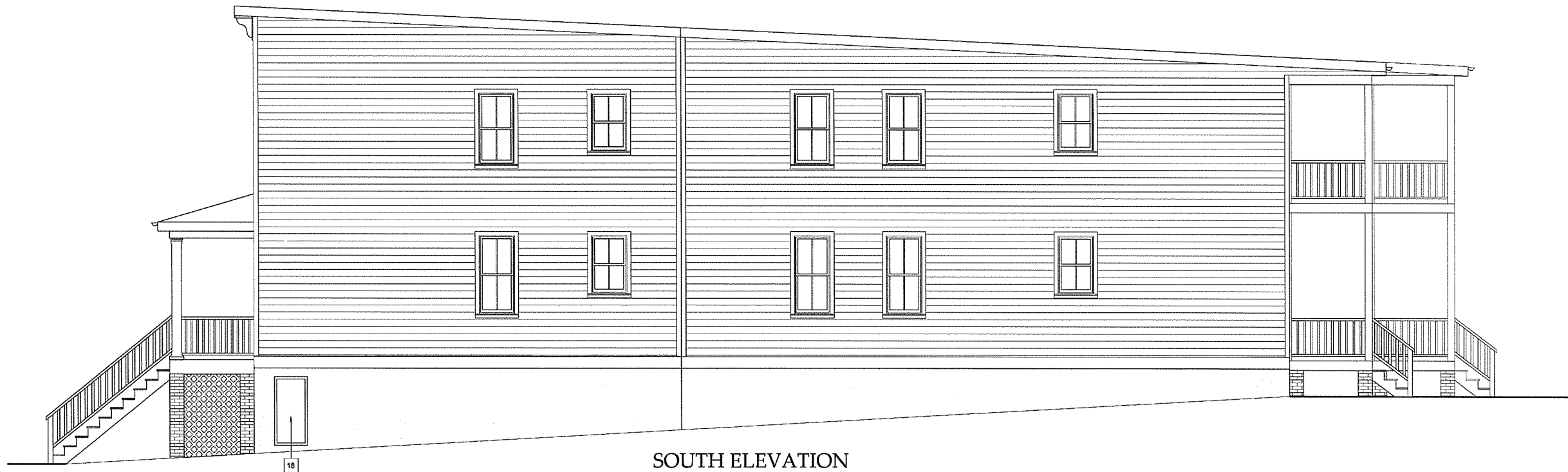
ARCHITECTURAL KEY NOTES: 1

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 STEEPS & RAILING: RICHMOND STYLE
11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
12. UPPER ROOF: MEMBRANE ROOF OVER 5/8" 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 STEEPS & RAILING: RICHMOND STYLE
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. WOOD LATTICE PANEL



WEST ELEVATION

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



SOUTH ELEVATION

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

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dvk5f@yahoo.com 804-991-4111

611 & 613 N 21st St

RICHMOND, VA 23223

WEST & SOUTH EXTERIOR ELEVATIONS

DATE: 07-26-14

A-4

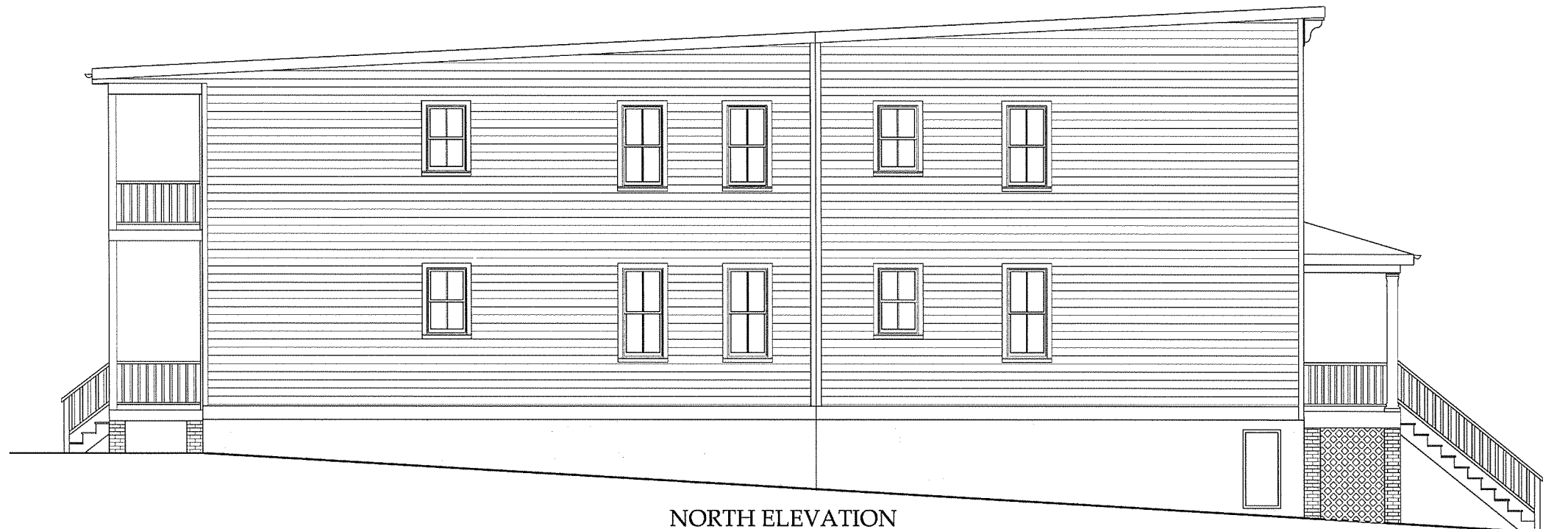
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EAST ELEVATION

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



NORTH ELEVATION

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

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EAST & NORTH EXTERIOR ELEVATIONS

DATE: 07-26-14

A-5