



Property (location of work)

Property Address: 2316 Burton st and 2318 Burton st Current **Zoning:** R-63
Historic District: Union Hill

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Build single family attached townhouse dwelling

Applicant/Contact Person: Stanislav Lobkov

Company: _____
Mailing Address: 4501 Patterson
City: Richmond State: VA Zip Code: 23221
Telephone: (347) 4469445
Email: stan.lv1988@gmail.com
Billing Contact? Yes Applicant Type (owner, architect, etc.): Owner

Property Owner: Stanislav Lobkov

If Business Entity, name and title of authorized signee: _____
Mailing Address: 4501 Patterson ave
City: Richmond State: VA Zip Code: 23221
Telephone: (347) 4469445
Email: stan.lv1988@gmail.com
Billing Contact? Yes
****Owner must sign at the bottom of this page****

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: 11/27/2023

Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | alex.dandridge@rva.gov

Before You Submit

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review.

Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following Commission 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 that month's agenda.

Submission Requirements

Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances Sec. 30-930.6(b). The Commission 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.

Meeting Information and Application Due Dates

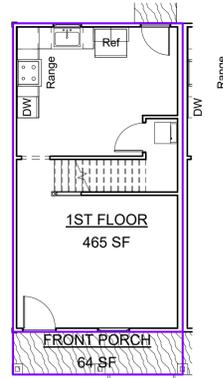
- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5th floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.

Sheet List	
Sheet Number	Sheet Name
A1	COVER AND ELEVATIONS
A2	FOUNDATION AND FRAMING
A3	FIRST FLOOR AND FRAMING
A4	SECOND FLOOR AND FRAMING
A5	SECTIONS AND ROOF PLAN
A6	DETAILS
A7.1	WIND BRACING DIAGRAM-1ST FLOOR
A7.2	WIND BRACING DIAGRAM-2ND FLOOR

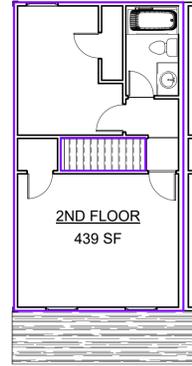
SQUARE FOOTAGE-1 UNIT	
Name	Area
1ST FLOOR	465 SF
2ND FLOOR	439 SF
FRONT PORCH	64 SF

Door Schedule		
Level	Count	Mark
FOUNDATION	1	ACCESS
1ST FLOOR	1	3068
1ST FLOOR	1	3068
1ST FLOOR	1	2868
2ND FLOOR	1	2668
2ND FLOOR	1	2468
2ND FLOOR	1	2468
2ND FLOOR	1	2668
2ND FLOOR	1	2468
2ND FLOOR	1	2668
2ND FLOOR	1	2468
2ND FLOOR	1	2668
2ND FLOOR	1	2468
2ND FLOOR	1	2668
2ND FLOOR	1	2468
Grand total:	17	

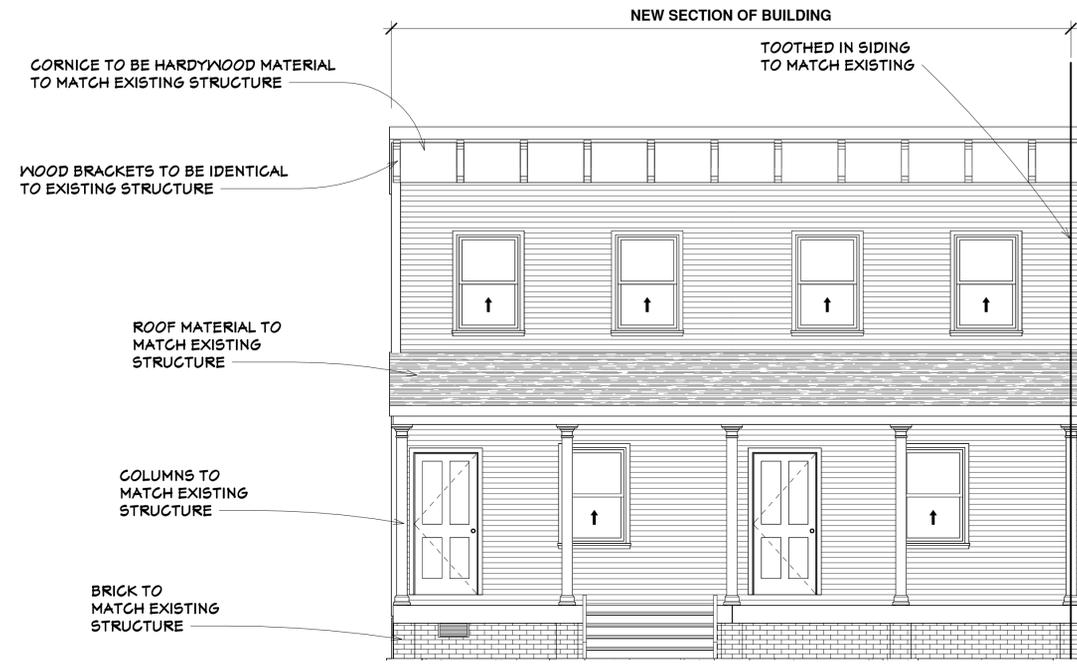
Window Schedule		
Level	Count	Type
1ST FLOOR	1	3046
1ST FLOOR	1	28x32
1ST FLOOR	1	3046
1ST FLOOR	1	28x32
2ND FLOOR	1	3046



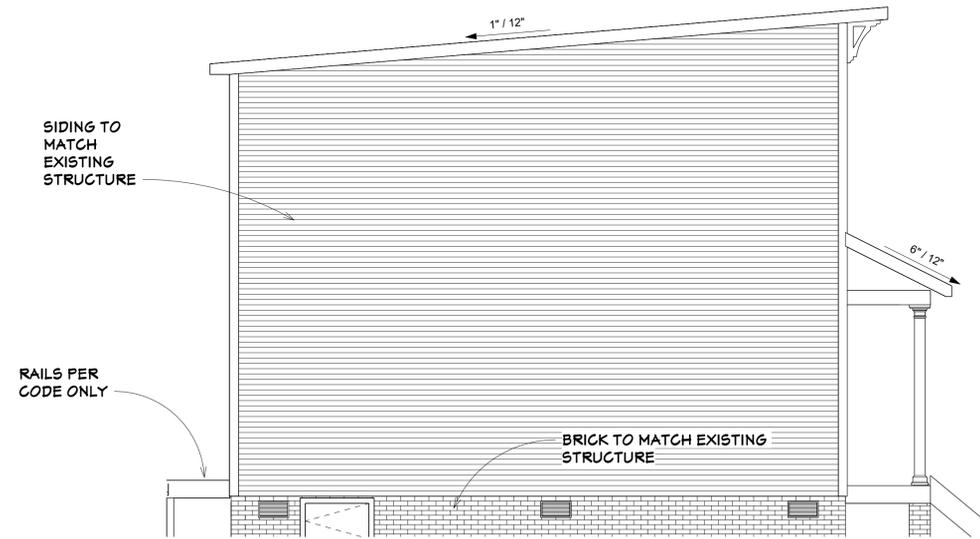
4 1ST FLOOR
1/8" = 1'-0"



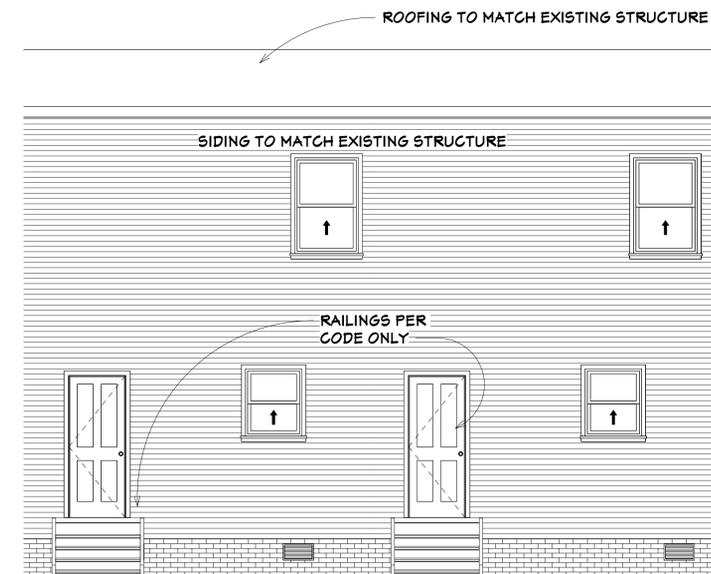
5 2ND FLOOR
1/8" = 1'-0"



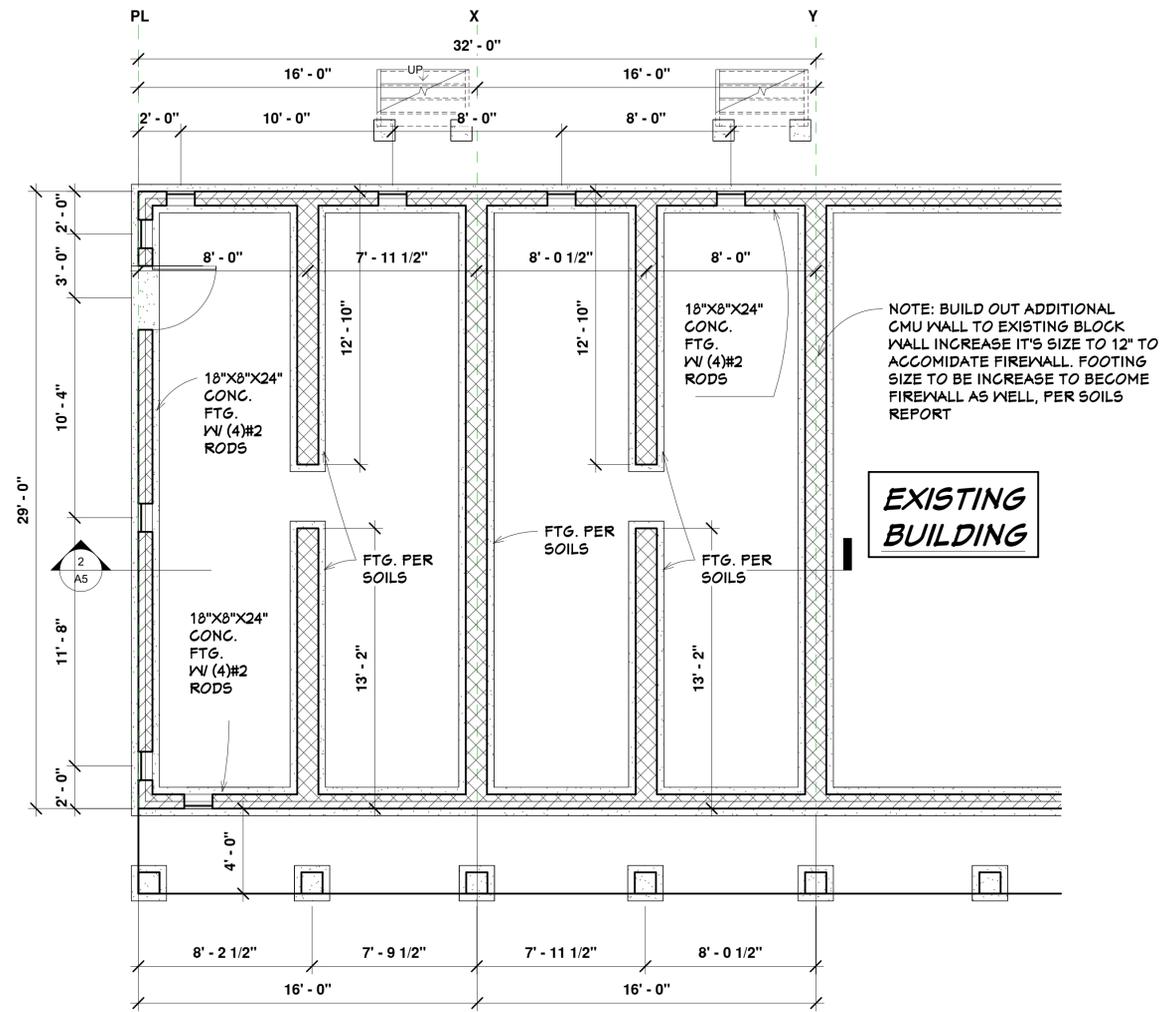
1 FRONT ELEVATION
1/4" = 1'-0"



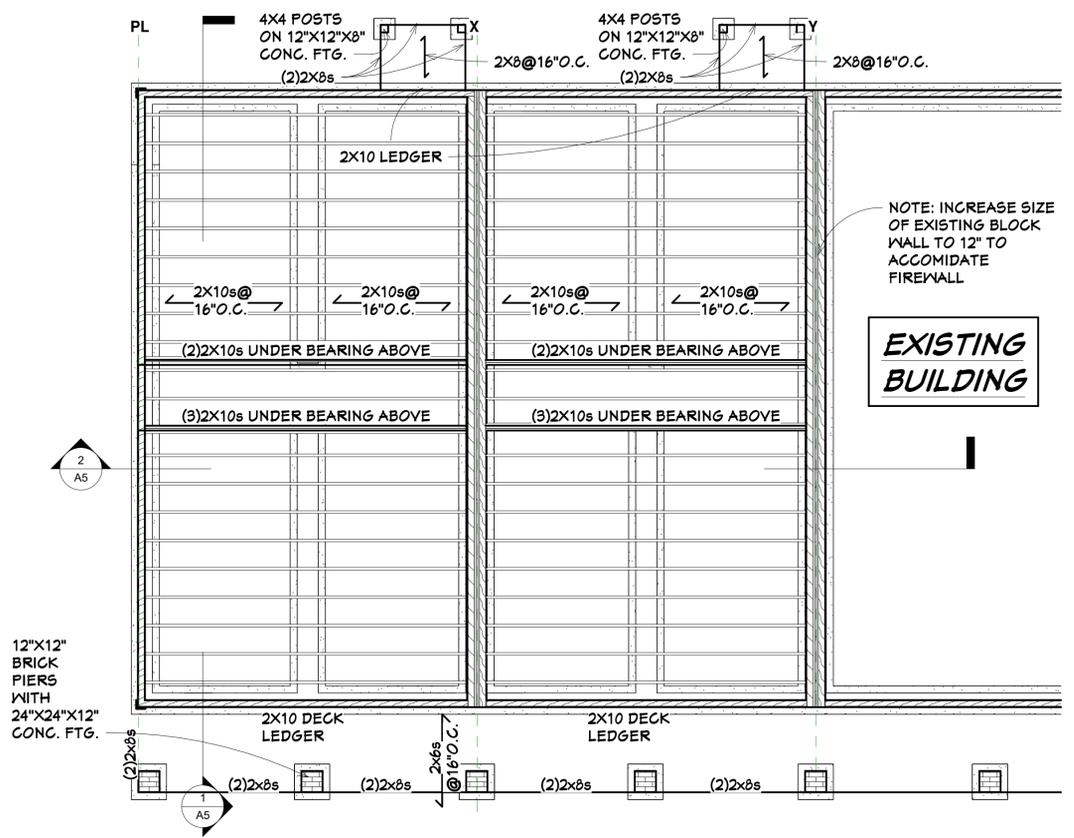
2 LEFT ELEVATION
1/4" = 1'-0"



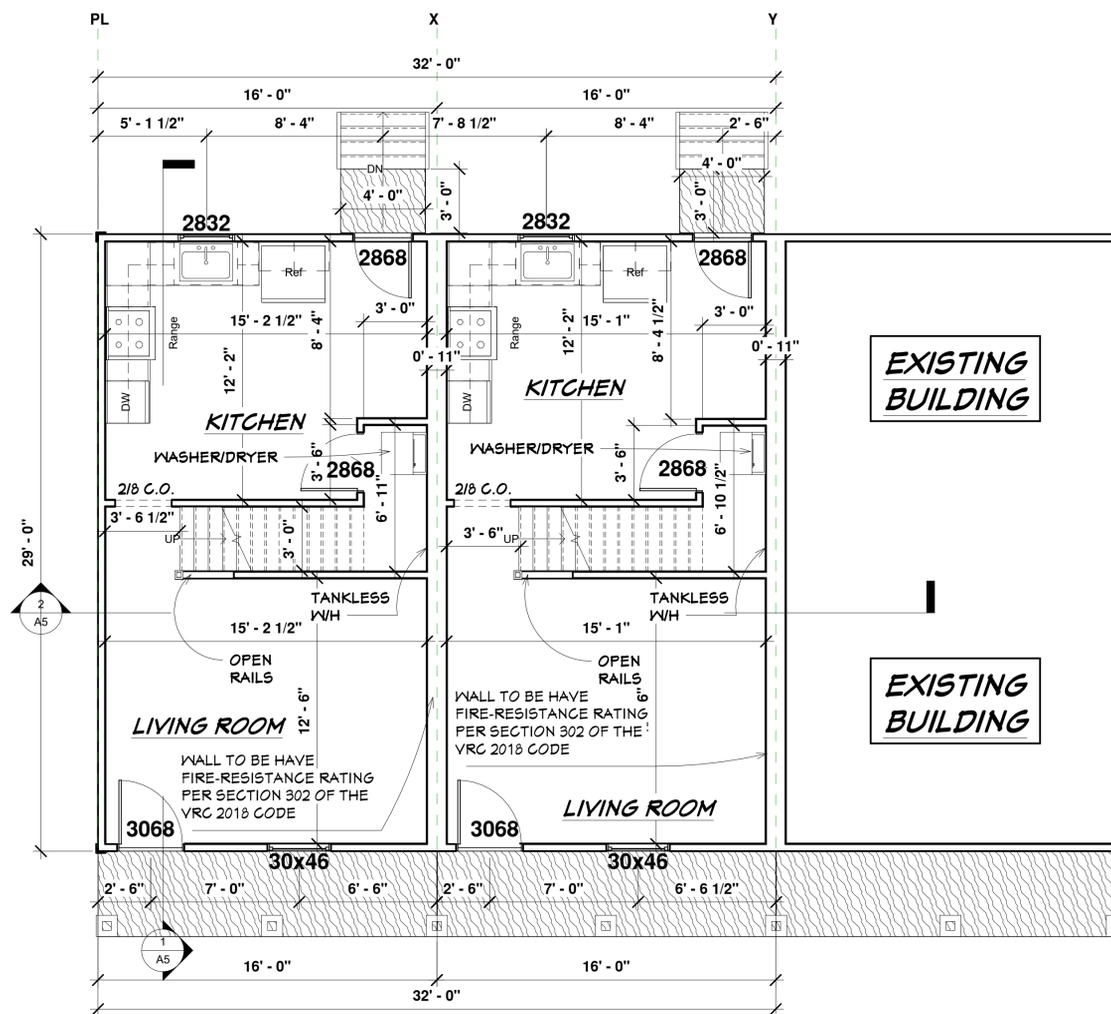
3 REAR ELEVATION
1/4" = 1'-0"



① FOUNDATION
1/4" = 1'-0"

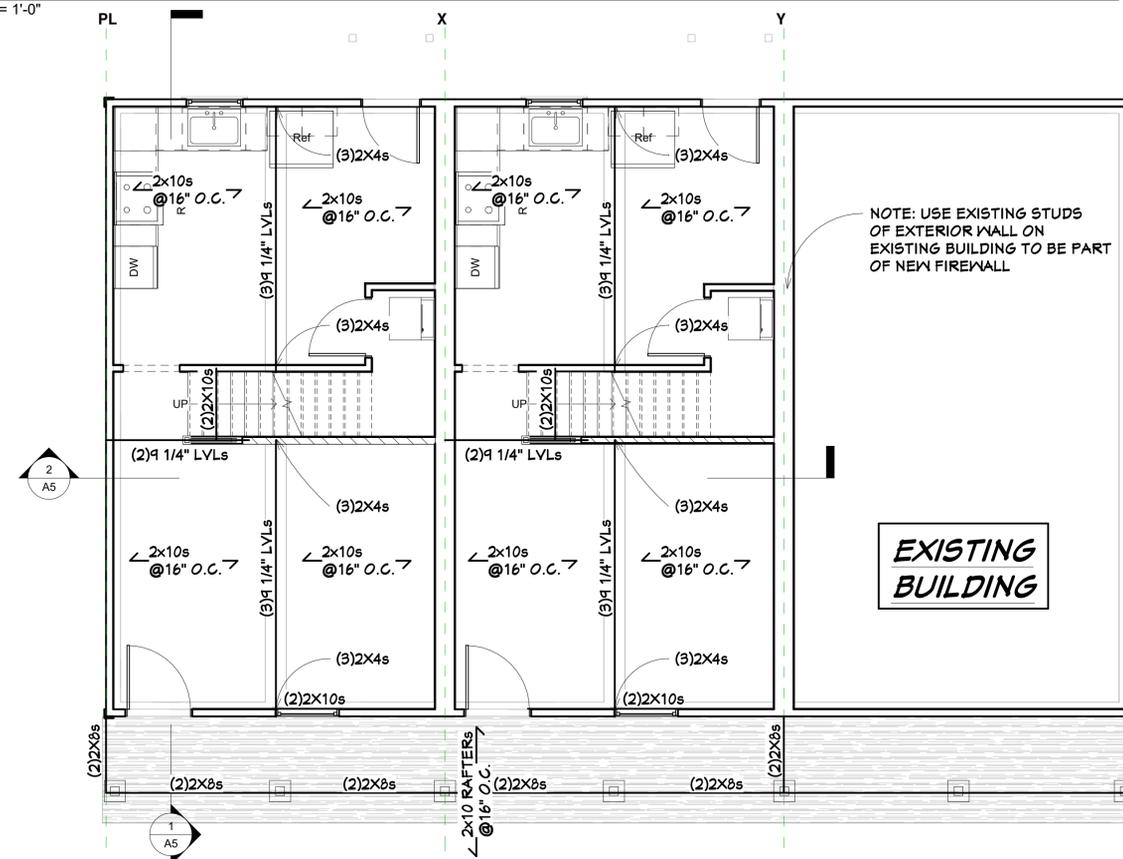


② FOUNDATION FRAMING
1/4" = 1'-0"

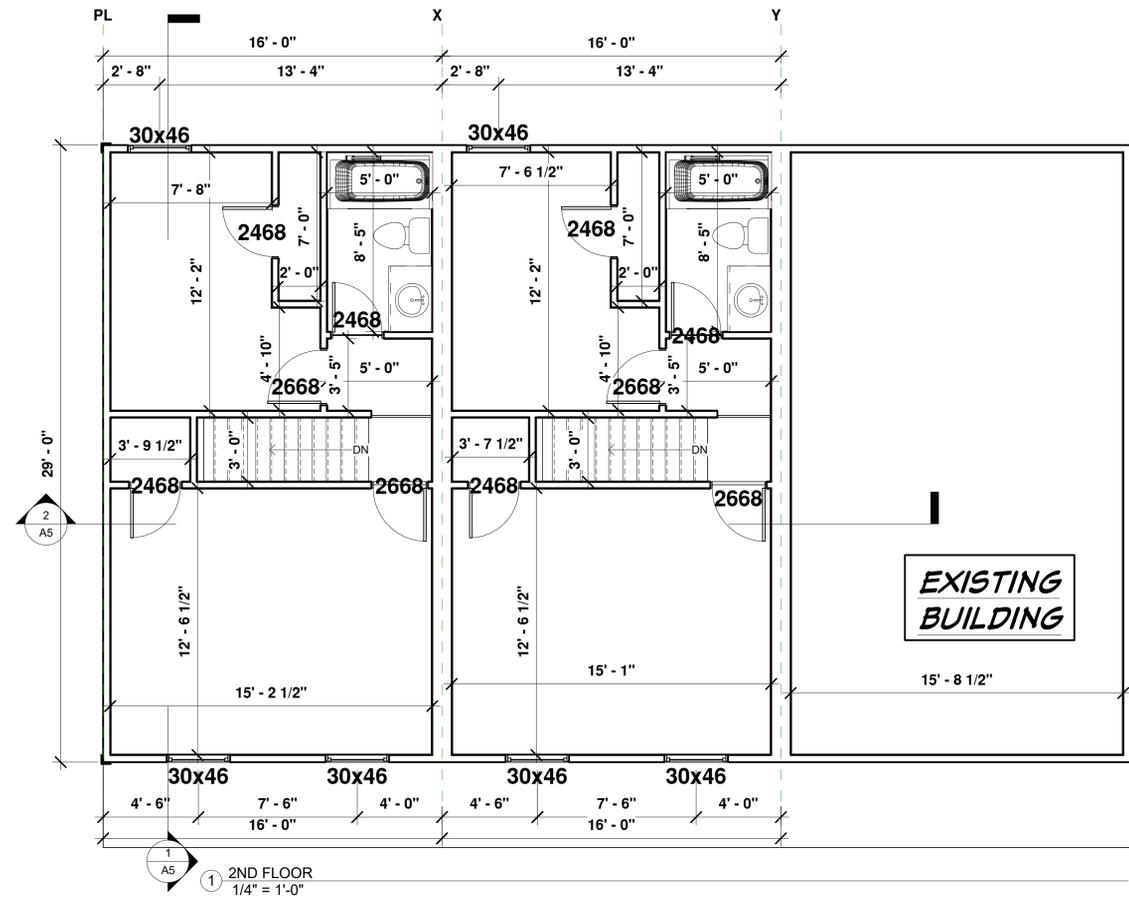


1 1ST FLOOR
1/4" = 1'-0"

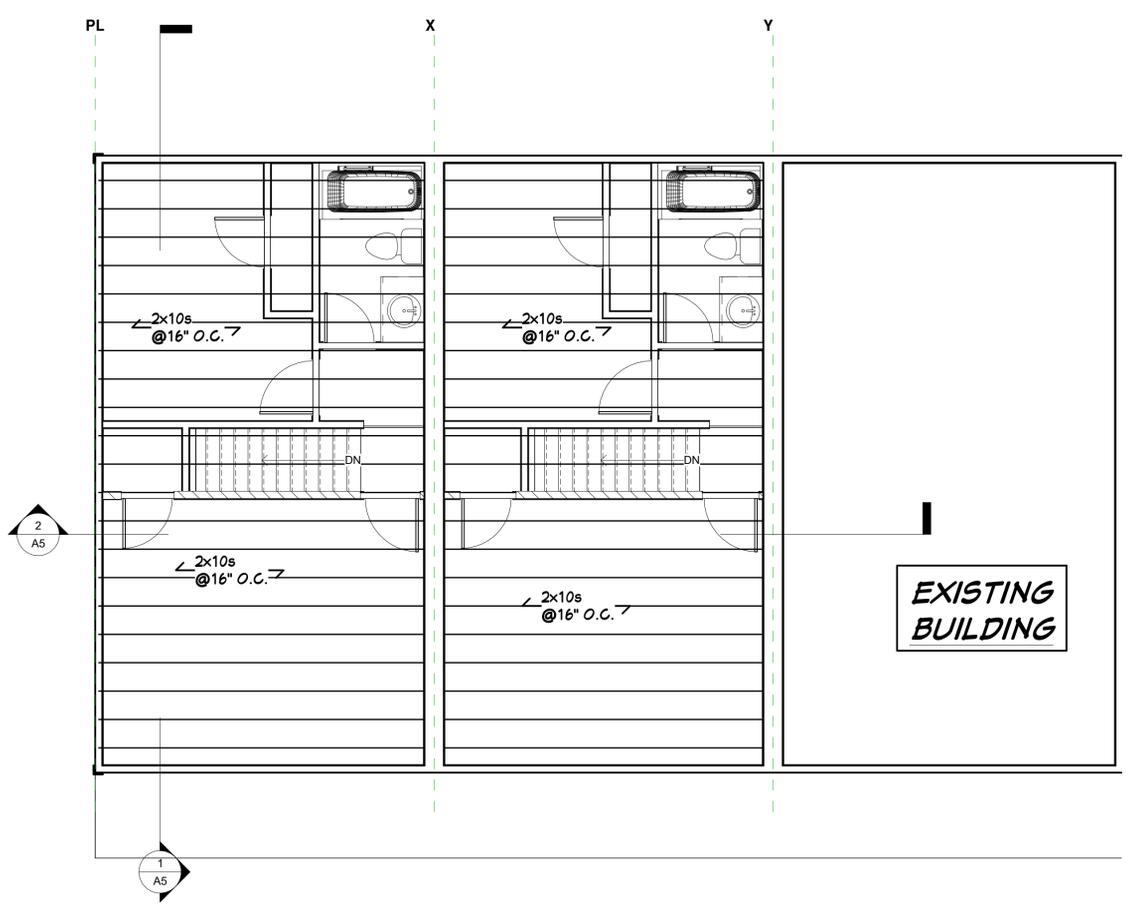
NOTES:
 - ALL DIMENSIONS ARE SHOWN TO BE FROM THE FACE OF THE STUD
 - THIS PLAN DESIGNED UNDER VRC 2018 CODE.
 - ALL WINDOW AND DOOR HEADERS ARE (2)2X8s UNLESS OTHERWISE NOTED.
 - ALL POSTS ARE (2)2X4s UNLESS OTHERWISE NOTED.
 - FIRST FLOOR CEILINGS 9'
 - SECOND FLOOR CEILINGS 8'
 - KEEP JOISTS CLEAR OF TOILET DRAIN.

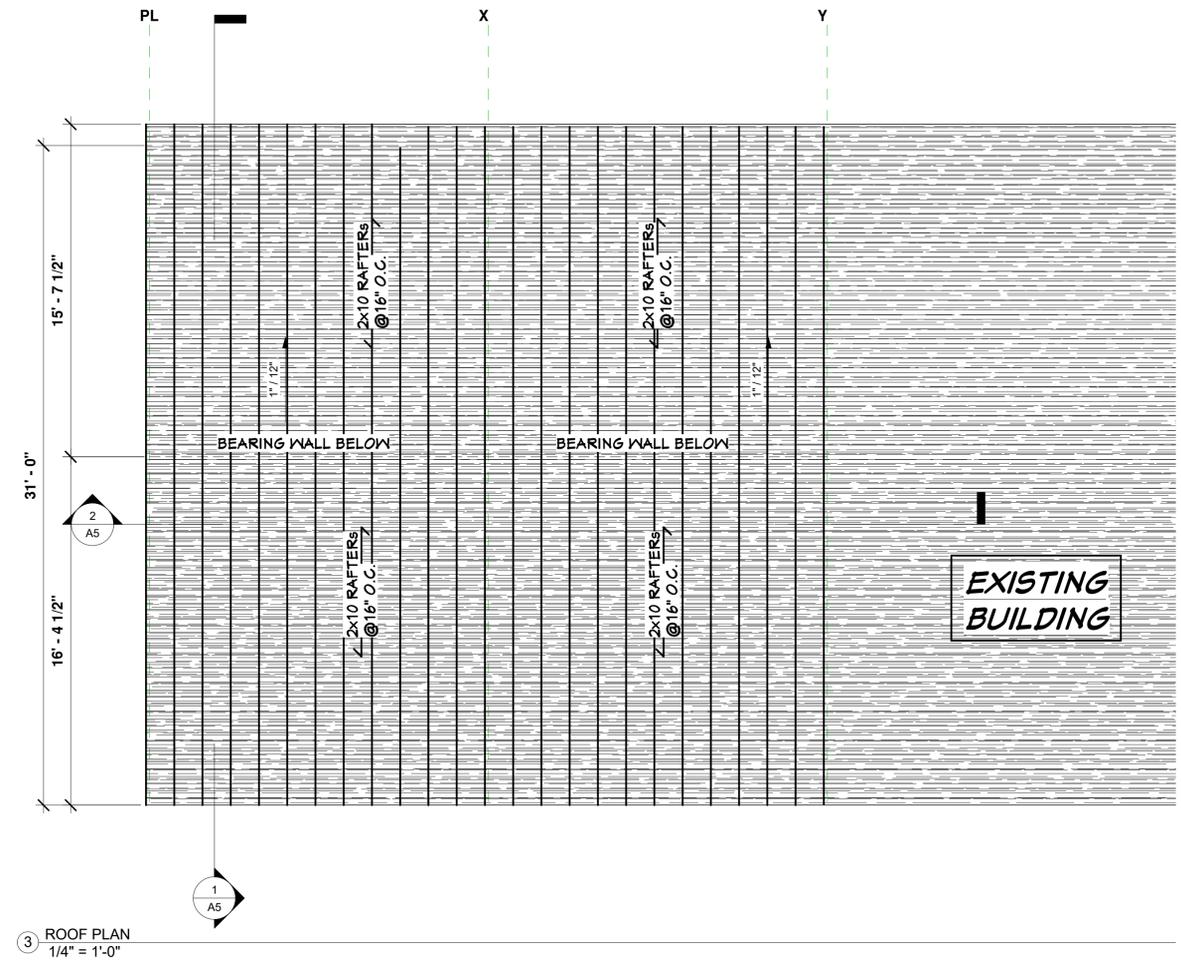
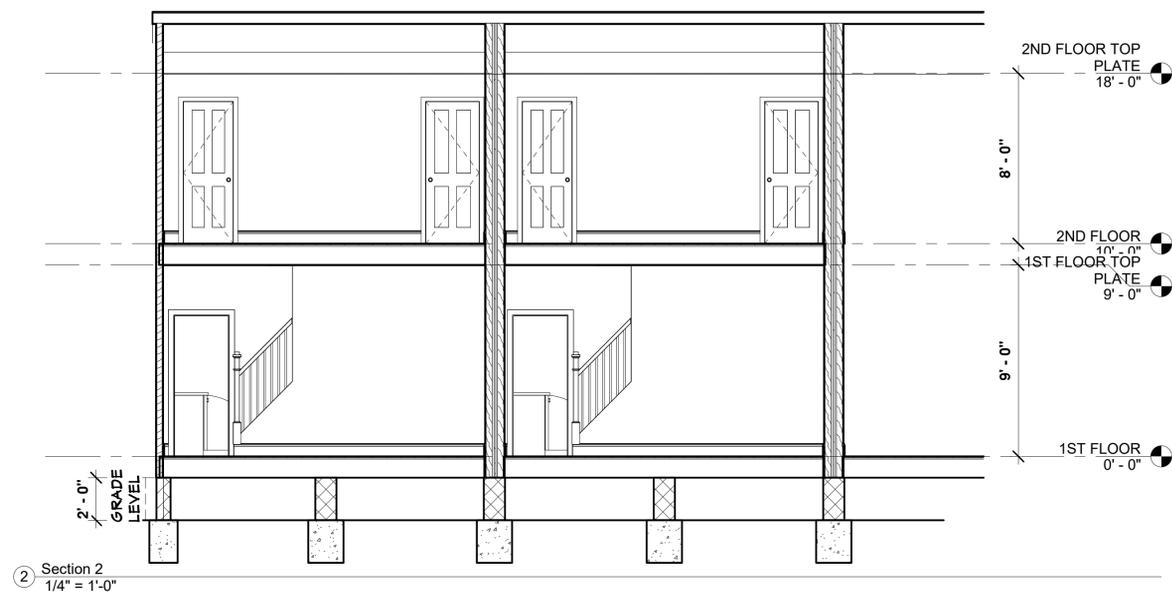
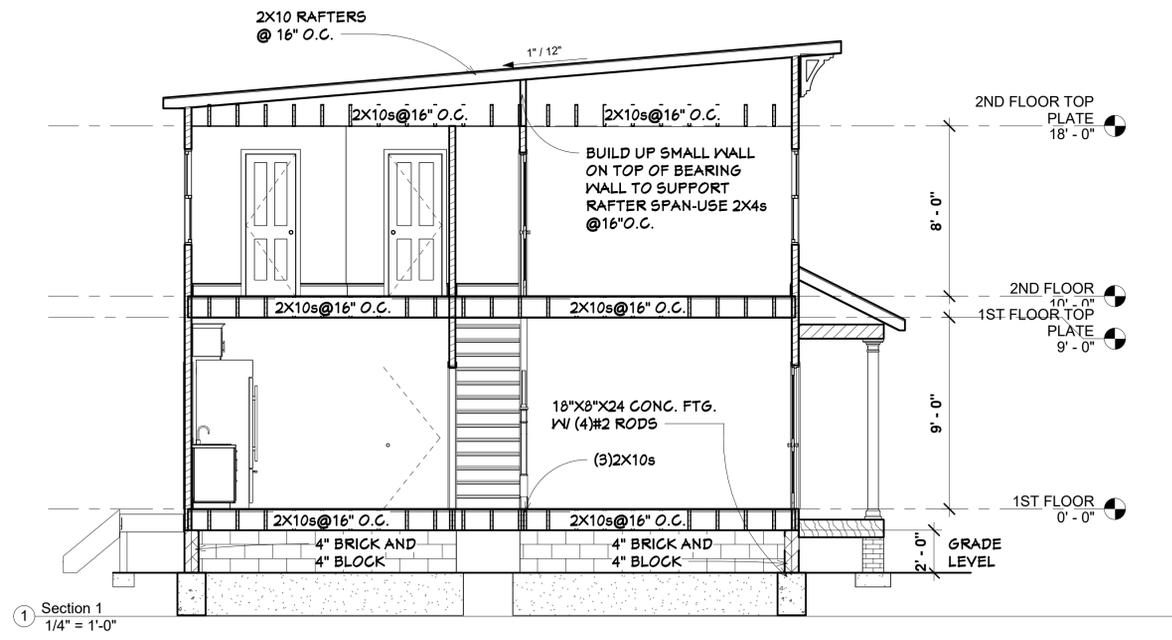


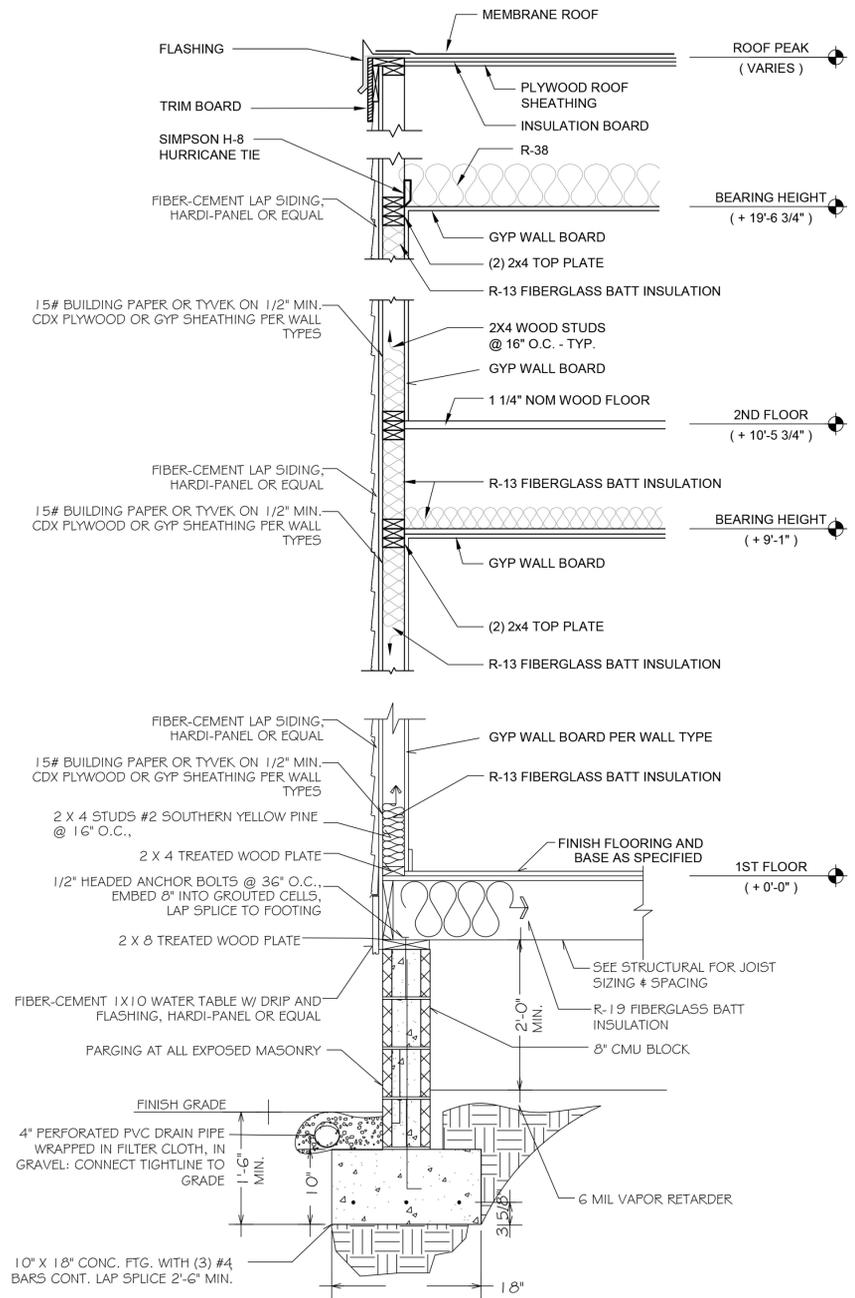
2 1ST FLOOR FRAMING
1/4" = 1'-0"



NOTES:
 - ALL DIMENSIONS ARE SHOWN TO BE FROM THE FACE OF THE STUD
 - THIS PLAN DESIGNED UNDER VRC 2018 CODE.
 - ALL WINDOW AND DOOR HEADERS ARE (2)2X8s UNLESS OTHERWISE NOTED.
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 - FIRST FLOOR CEILINGS 9'
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 - KEEP JOISTS CLEAR OF TOILET DRAIN.

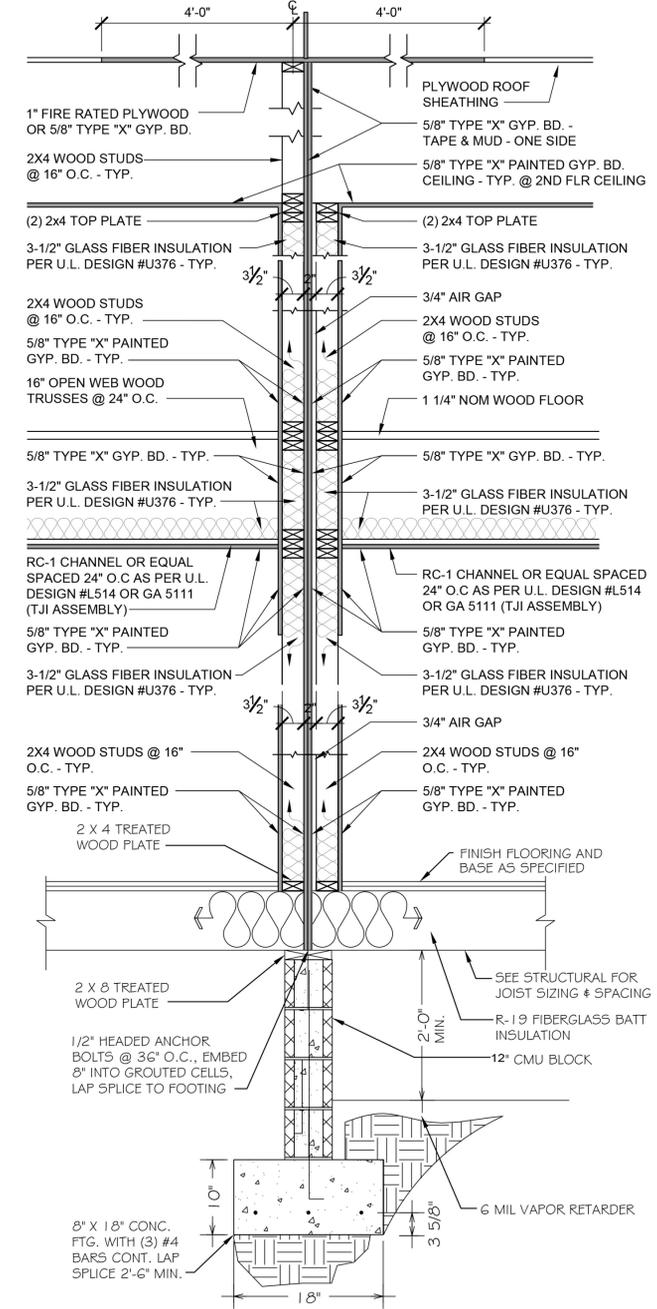






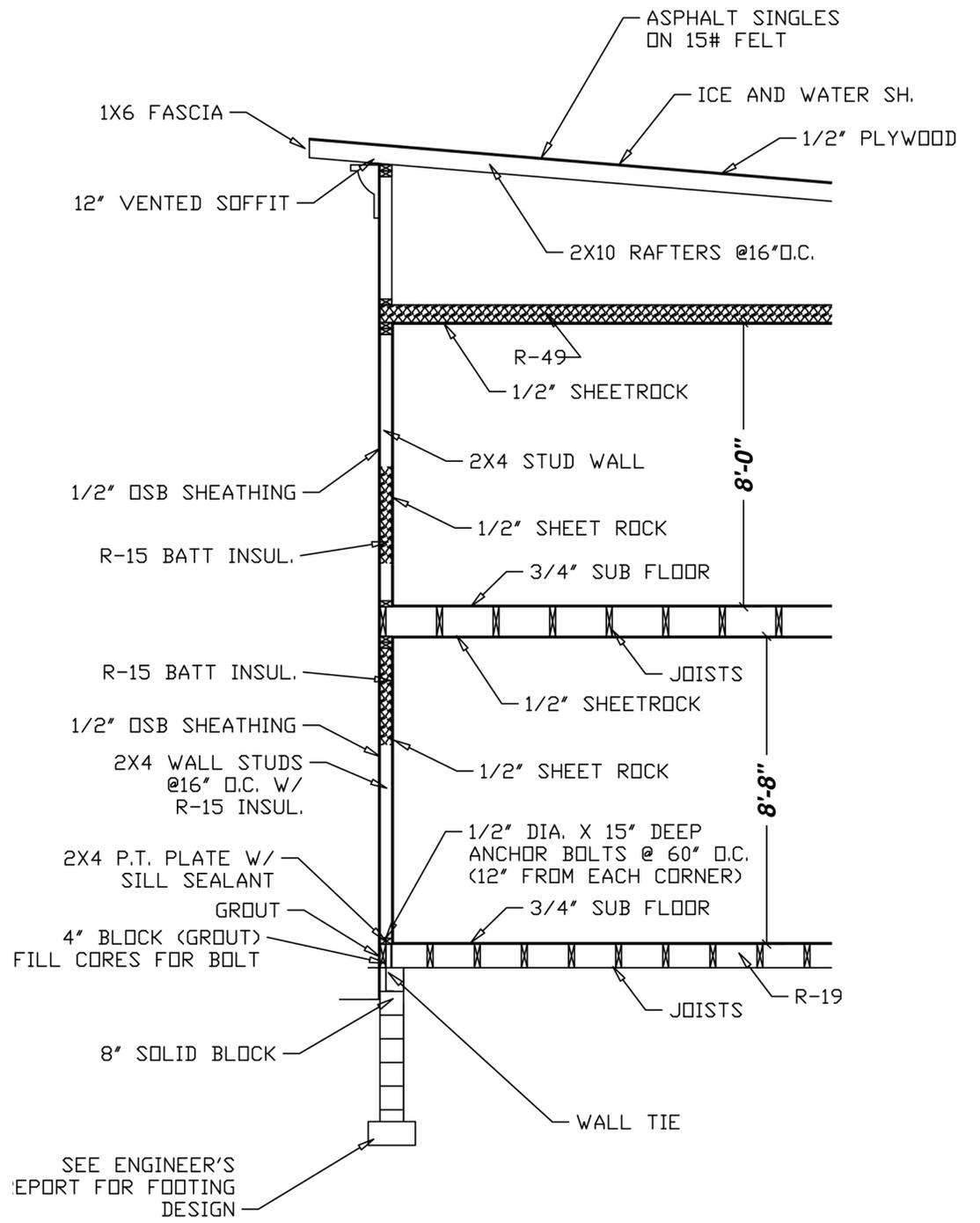
TYPICAL WALL SECTION

SCALE: NTS



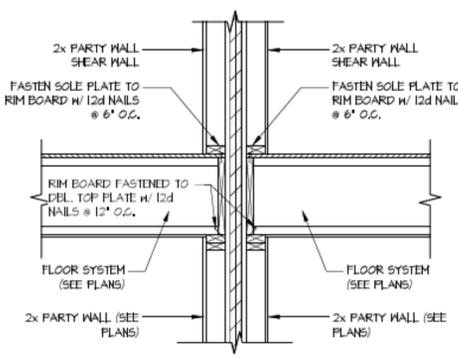
2 HR FIRE RATED SEPARATION WALL

SCALE: NTS



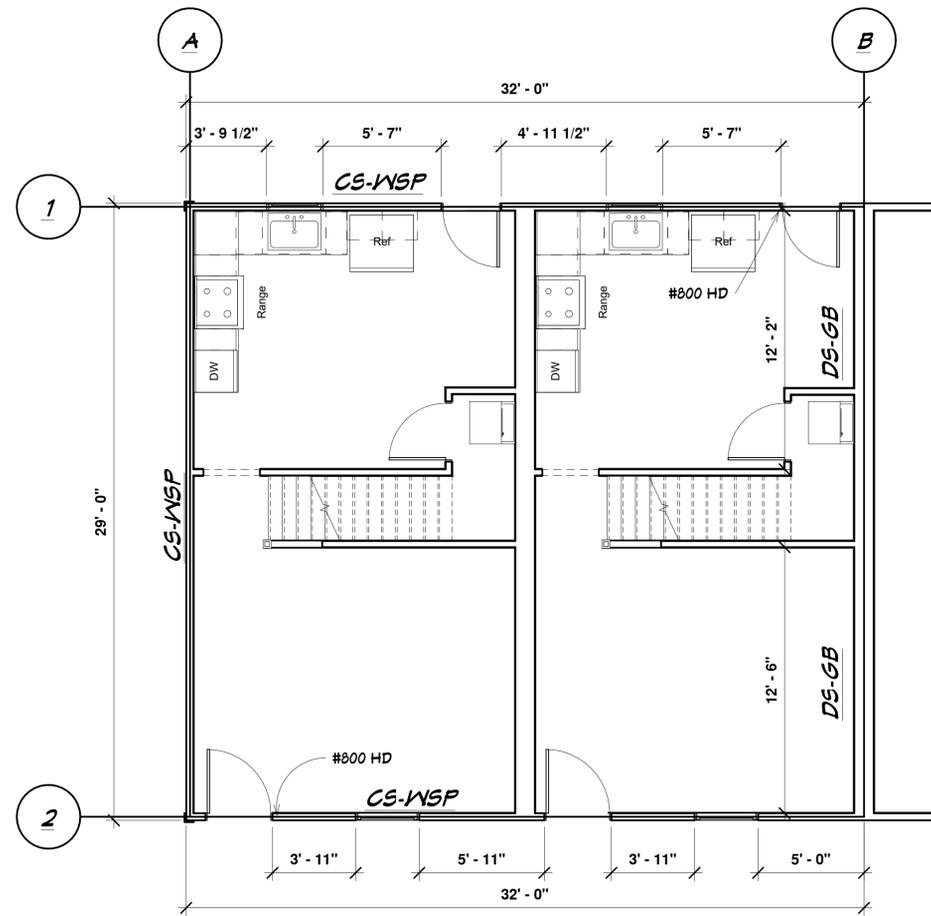
WALL SECTION

SCALE N.T.S.



SHEAR TRANSFER DETAIL BTWN FLRS @ PARTY WALL

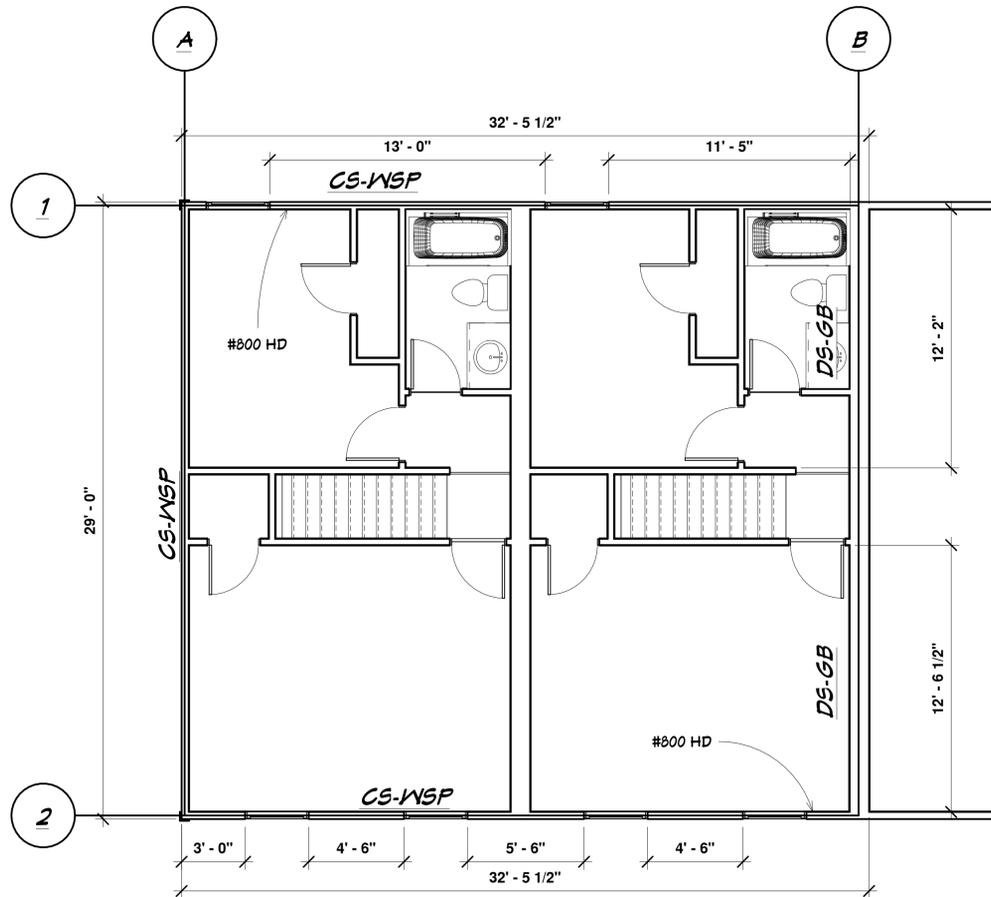
Classic Wall Bracing Worksheet



① WIND BRACING DIAGRAM-FIRST FLOOR
1/4" = 1'-0"

Ultimate Wind Speed (mph)	130									
BWL Designation	1		2		A		B			
No. of Floors above BWL	1		1		1		1			
BWP Method	CS-WSP		CS-WSP		CS-WSP		GB			
Average BWL Spacing (ft)	29		29		32		32			
Tabular Requirement (ft)	11.15		11.15		12.20		24.40			
Adjustments	Exposure	B	1.00	B	1.00	B	1.00	B	1.00	
	Eave-to-Ridge Ht. (ft)	2.58	0.85	2.58	0.85	2.58	0.85	2.58	0.85	
	Max. Wall Ht. (ft)	9.00	0.95	9.00	0.95	9.00	0.95	9.00	0.95	
	No. of BWLs	2	1.00	2	1.00	2	1.00	2	1.00	
	Omit Interior Finish?	No	1.00	No	1.00	No	1.00	No	1.00	
	Added Hold-downs?	No	1.00	No	1.00	No	1.00	No	1.00	
	Joints Blocked?	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00	
	Fasteners @ 4" o.c.?	No	1.00	No	1.00	No	1.00	No	1.00	
Required BWP Length (ft)	9.00		9.00		9.85		19.70			
Actual BWPs	Contributing Length (ft) WSP=actual SFB=actual GB(ss)=0.5xactual GB(ds)=actual CS-PF=1.5xactual PFG=1.5xactual PFH=4' ABW=4'	BWP	Method	Length	Method	Length	Method	Length	Method	Length
		1	CS-WSP	3.75	CS-WSP	3.90	GB (ds)	29.00	GB (ds)	12.16
		2	CS-WSP	5.58	CS-WSP	5.91			GB (ds)	12.50
		3	CS-WSP	4.91	CS-WSP	3.91				
		4	CS-WSP	5.58	CS-WSP	5.00				
		5								
		6								
7										
Actual BWP Length (ft)	19.82		18.72		29.00		24.66			
Actual ≥ Required?	PASS		PASS		PASS		PASS			
BWPs ≤ 20' Apart?	Yes		Yes		Yes		Yes			
≥ 2 Panels in BWL?	Yes		Yes		Yes		Yes			
BWP 10' from Ends?	Yes		Yes		Yes		Yes			
Continuous Sheathing End Conditions	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2		
	3	4	5	3	3	3	3	3		
BWL Compliance	PASS		PASS		PASS		PASS			

Classic Wall Bracing Worksheet



WIND BRACING DIAGRAM-SECOND FLOOR
1/4" = 1'-0"

Ultimate Wind Speed (mph)	130										
BWL Designation	1		2		A		B				
No. of Floors above BWL	0		0		0		0				
BWP Method	CS-WSP		CS-WSP		CS-WSP		GB				
Average BWL Spacing (ft)	29		29		32		32				
Tabular Requirement (ft)	5.80		5.80		6.30		12.70				
Adjustments	Exposure	B	1.00	B	1.00	B	1.00	B	1.00		
	Eave-to-Ridge Ht. (ft)	2.58	0.70	2.58	0.70	2.58	0.70	2.58	0.70		
	Max. Wall Ht. (ft)	8.00	0.90	8.00	0.90	8.00	0.90	8.00	0.90		
	No. of BWLs	2	1.00	2	1.00	2	1.00	2	1.00		
	Omit Interior Finish?	No	1.00	No	1.00	No	1.00	No	1.00		
	Added Hold-downs?	No	1.00	No	1.00	No	1.00	No	1.00		
	Joints Blocked?	Yes	1.00	Yes	1.00	Yes	1.00	Yes	1.00		
	Fasteners @ 4" o.c.?	No	1.00	No	1.00	No	1.00	No	1.00		
Required BWP Length (ft)	3.65		3.65		3.97		8.00				
Actual BWPs	Contributing Length (ft) WSP=actual SFB=actual GB(ss)=0.5xactual GB(ds)=actual CS-PF=1.5xactual PFG=1.5xactual PFH=4' ABW=4'	BWP	Method	Length	Method	Length	Method	Length	Method	Length	
		1	CS-WSP	13.00	CS-WSP	3.00	CS-WSP	29.00	GB (ds)	12.16	
		2	CS-WSP	11.41	CS-WSP	4.50			GB (ds)	12.50	
		3				CS-WSP	5.50				
		4				CS-WSP	4.50				
		5									
		6									
7											
Actual BWP Length (ft)	24.41		17.50		29.00		24.66				
Actual ≥ Required?	PASS		PASS		PASS		PASS				
BWPs ≤ 20' Apart?	Yes		Yes		Yes		Yes				
≥ 2 Panels in BWL?	Yes		Yes		Yes		Yes				
BWP 10' from Ends?	Yes		Yes		Yes		Yes				
Continuous Sheathing End Conditions	End 1	End 2	End 1	End 2	End 1	End 2	End 1	End 2			
	5	3	1	5	3	3	3	3			
BWL Compliance	PASS		PASS		PASS		PASS				