



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

RECEIVED
AUG 30 2019

PROPERTY (location of work)

Address 706 North 21st Street, Richmond, VA 23223

Historic district Union Hill

Date/time received AUG 30 2019
Rec'd by: MS
Application #: BY
Hearing date: _____

APPLICANT INFORMATION

Name Enoch Pou, Jr.

Phone 804-482-0806

Company ClaireView Enterprises I, LLC

Email epoujr@cve1.com

Mailing Address 7330 Staples Mill Road, #184
Richmond, VA 23228

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

OWNER INFORMATION (if different from above)

Name Maurice Oliver

Company Xtreme Homes, LLC

Mailing Address 7288 Hanover Green Drive
Mechanicsville, VA 23111

Phone 804-301-7195

Email maurice.oliver@yahoo.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

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

Project Description: (attach additional sheets if needed)
Demolition of an existing single family home.

Additional project description is contained in the Applicant's Report that addresses the information requested on the Demolition Checklist.

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

Maurice Oliver

Date

8/30/19



CERTIFICATE OF APPROPRIATENESS

DEMOLITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in office or on site.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Demolition outlined in Section 30.930.7(d) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 706 North 21st Street, Richmond, VA 23223

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location

- elevations (all sides)
- interior views that show structural damage and/or deterioration

DRAWINGS

- legal "plat of survey" showing improvements

DOCUMENTATION

- evidence of any consideration by the owner of uses and adaptive reuses, relocation or re-sale of the property
- rehabilitation cost estimates, itemized and detailed
- comparison costs of rehabilitation of the existing building, demolition of the building and new construction
- report by a licensed structural engineer on the feasibility of rehabilitation
- evidence that the building does or does not contribute to the historic character of the Old and Historic District
- complete architectural plans and drawings of the intended future use of the property (See CAR New Construction checklist)
- plans to reuse or recycle -- list of building materials to be salvaged

The Honorable Council of the City of Richmond, Virginia

**c/o The Department of Planning
and Development Review
Commission of Architectural Review
900 East Broad Street
Room 510
Richmond, VA 23219**

**Commission of Architectural Review
Application for Certificate Of Appropriateness**

Applicant's Report pertaining to the Demolition Checklist

Subject Property

706 North 21st Street

Tax Parcel Number

E-000-0328/017

Owner/Contact

Xtreme Homes, LLC
c/o Enoch Pou, Jr.
ClaireView Enterprises I, LLC
7330 Staples Mill Rd, #184
Richmond, VA 23228
Office: (804) 482-0806
Fax: (804) 755-6659

Written Description

The Applicant has previously received a Certificate of Appropriateness (COA-045814-2018) for the rehabilitation of the existing structure, an addition, and construction of a new detached garage. Since that time, the Applicant has had a licensed Professional Engineer review the condition of the property as to whether it is structurally sound and as to the actual feasibility of rehabilitation. The single family home was found to be in deplorable condition structurally from the piers and foundation to the roof trusses. A copy of the Engineer's Report is attached to this Demolition Checklist.

Photographs

Photos of all elevations and interior views that show the significant interior deterioration are attached.

Drawings

A Site Plan showing the placement of the existing structure is attached. The Site Plan is labeled as Context Site Plan-Existing/Demolition, page C-1 and displays the placement of the existing structure.

Documentation

a) Evidence of any consideration by the Applicant of uses and adaptive reuses, relocation or resale of the property.

As the property is a single family home located in the middle of a residential block, an adaptive reuse to a commercial use is not practical and would not be looked favorably upon by City Staff. Due to the lack of structural soundness and the scarcity of available vacant lots in the general proximity, relocation of the property is not a viable option. Also, given the costs associated with shoring up the property in order for it be safe to move coupled with the cost of the move only adds to making the relocation of the property impractical and cost prohibitive.

b) Rehabilitation cost estimates

Attached is a spreadsheet reflecting the estimated cost of the rehabilitation of the property in its current condition. There are tremendous costs associated with alleviating the foundation and pier issue, overspanning of joists, extensive rot and termite damage to the wood substructure, and replacement of wood trusses as outlined in the Engineer's Report. Because of the alteration of the original floor plan, the Applicant cannot qualify the rehab for State Historic Tax Credits and therefore cannot defray costs by syndicating said credits.

c) Comparison costs of rehabilitation of the existing building, demolition of the building and new construction.

Attached is a spreadsheet reflecting the cost comparison outlined above. For direct comparison, the rehabilitation costs are directly compared to the construction of one detached, new single family structure of a size similar to what was previously approved by the Commission. The value of the newly constructed house was given a \$5/SF additional value upon sale as new homes sell for more than rehabilitated homes. The analysis reflects a loss on the rehabilitation of approximately -\$48,000, gain on the new construction of \$62,500 resulting in a Total Difference Between Net Sale Proceeds of \$111,400 for rehabilitation versus demolition/new construction.

d) Report by a licensed structural engineer on the feasibility of the rehabilitation.

As mentioned in Written Description above, attached is a report by a licensed Professional Engineer with regard to the condition of the property and feasibility of rehabilitation. The report addresses the lack of structural integrity due to insufficient foundation and pier support, overspanning of joists, condition of the roof structure, and termite and water damage.

e) Evidence that the building does or does not contribute to the historic character of the Old and Historic District.

The site is located within the Union Hill City Old and Historic District and the Union Hill National Historic District. The property is listed as a contributing structure on the inventory of the Union Hill National Historic District.

f) Complete architectural plans and drawings of the intended future use of the property.

Attached are plans that are simultaneously being presented, under a separate Application, for Conceptual Review of the proposed new construction. The Applicant has designed the proposed infill construction to be compatible with and appropriate to the Historic District. The design and materials are all within The Design Guidelines as outlined in the CAR Handbook.

g) Plans to reuse or recycle – list of building materials to be salvaged.

Because of the condition of the property, it is not safe to attempt to salvage exterior elements such as the wood siding beneath the existing asphalt siding nor the interior wood studs. Many of the historic interior elements have been vandalized to include interior doors and knobs, newel posts, railing, pickets, and stair tread endcaps. While mindful of the dangers involved with entering the property, it is the intent of the Applicant to allow a local architectural salvage company to remove and salvage the remaining fireplace mantels and flooring.

Conclusion

During its evaluation of the previously proposed rehabilitation of the property, the Applicant engaged a Professional Engineer familiar with historic properties to fully gauge the condition of the property and the feasibility of a complete rehabilitation. After receiving the report which clearly states the dangerous and dilapidated condition of the property, cost estimates for the rehabilitation were prepared and have been submitted as requested. Given the condition of the property, the cost prohibitive nature of selling and relocating the property, it is the Applicant's position that demolition and construction of infill housing is the only feasible alternative. Included in this application are plans that conform to the Zoning Ordinance and are appropriate and compatible with the surrounding properties. Under a separate Application, the same plans are being submitted for Conceptual Review by the Commission.

Respectfully submitted,

Xtreme Homes, LLC

enclosures

1- Photographs

2- Rehabilitation Cost Estimates

3- Rehabilitation and New Construction Cost Comparison

4- Professional Engineer's Report

5- Plans, Existing Site Plan, Proposed Use (Floor, Context Elevation, Site, Context Setbacks)

706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District
Demolition Checklist Photos
(all photos taken August 2019)

Photo 1. Front Elevation, Site



Photo 2. Rear Elevation with collapsing porch at left, North Elevation at right



706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District

Photo 3. North Elevation



Photo 4. Southern Elevation, relationship to neighboring property



706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District

Photo 5. Severe water damage in upstairs rear bedroom as a result of damaged roof per Engineer's Report



Photo 6. Exterior stud wall along the Southern elevation and floor in Living Room rotted due to water damage; sill and joist damage below flooring

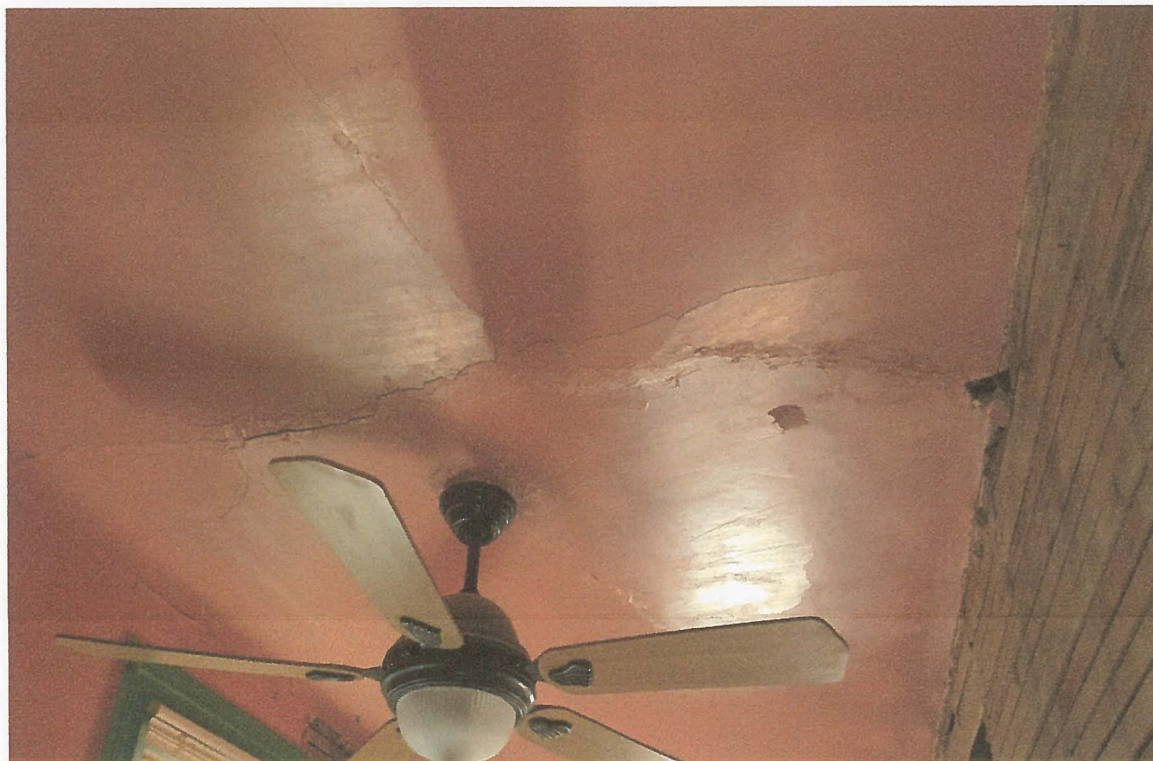


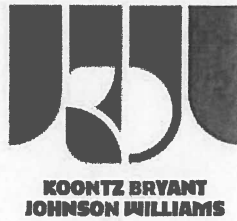
706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District

Photo 7. Load bearing crossmember for 2nd Floor and support studs in center of Living Room at 1st Floor rotted due to water damage



Photo 8. Water damage to plaster ceiling in Foyer on 1st Floor due to leak above





July 15, 2019

Xtreme Homes
Mr. Maurice Oliver
2900 Noble Avenue
Richmond, VA 23222

RE: 706 N. 21st Street
Structural Condition of Dwelling
City of Richmond, Virginia

Dear Mr. Oliver,

At your request I have completed a site visit and review of the single family dwelling at the above referenced location. The purpose of our review was to determine major structural damage or defects to the existing building. The following were my observations:

1. The structure is supported by pier footings and pier block with portions of skirt wall appearing to be installed post original construction. In multiple areas, primarily the rear of the home, the piers are damaged, leaning, and appear to be over-spanned.
2. Areas of floor sag were observed in multiple locations within the first and second floors. This is likely due to a combination of over-spanning and termite damage.
3. Roof damage was evident throughout that has allowed significant water leakage into the home. Walls and floors were observed in multiple locations with significant water damage.
- 4.

Conclusions:

1. The roof system has experienced multiple areas of damage and is not salvageable.
2. Only portions of the framing have not been damaged by water or termites. Multiple areas would require complete removal and replacement.
3. The current foundation appears insufficient for support of a two story dwelling. A new footing and foundation would be required.



Based upon the results of my review, I conclude that the structure has experienced sufficient damage that makes it impractical to salvage. Repair and replacement costs for the damaged members will likely exceed the cost to remove the structure and construct a new dwelling. Removal of the home and replacement with a full new structure is recommended. Please do not hesitate to contact me with any questions.

Sincerely,

Brent E. Johnson P.E.
Principal Engineer



706 N. 21st St.
Richmond, VA 23223

E's Quality Work
9021 Resaca Rd, Richmond, VA 23236
Lic. #2705089280A Class (A)
Exp. Date: 10/31/2020
Specialty Svcs: BLD

Xtreme Homes, LLC
August 30, 2019

Acct#	Division	Trade Item	Cost/Unit, EA, or Bldg	Item Quan	Labor	Materials	Total
100 MASONRY							
		Repoint brick piers and foundation wall as needed if partially retained; include tuck pointing of fireplaces/chimneys at interior and exterior	\$ 920	1	\$ 500	\$ 300	\$ 920
		Foundation; as needed per Engineer's Report	\$ 5,865	1	\$ 3,000	\$ 2,100	\$ 5,865
200 ROUGH CARPENTRY							
		Rough Carpentry; demo any remaining plaster and inspect for additional rotted wood; right side sill is rotted and needs to be demoed and rebuilt in its entirety; replace all 1st Floor joists to eliminate overspanning; replace load bearing wall at 1st and 2nd Floor; attic to get new trusses per Engineer's Report; frame per plans; rot and wall damages in and around windows and door areas will be addressed; frame for and install crawl space access door in foundation; instal vapor barrier in crawl space	\$ 25,875	1	\$ 12,500	\$ 10,000	\$ 25,875
		Exterior carpentry - Siding; removal of remaining, existing, asphalt siding; inspect wood siding; exterior siding at front elevation removed as needed and replaced with wood siding as needed; install Hardiplank at all other elevations	\$ 4,830	1	\$ 1,700	\$ 2,500	\$ 4,830
		Exterior carpentry; new 2 level pressure treated 10' x 21' upper and lower deck at rear; repair existing front porch; replace wrought iron with wood posts	\$ 10,925	1	\$ 5,200	\$ 4,300	\$ 10,925
300 FINISH CARPENTRY							
		Interior Trim (M); new and/or used two member baseboard on 1st Floor and beaded base on 2nd floor; new and/or used door and window trim re-installed after drywall installation	\$ 3,910	1	\$ -	\$ 3,400	\$ 3,910
		Interior Trim (M); wood mantel at 1st floor fireplace to match 2nd floor mantels; remove non-original brick mantel and install historic mantel to match existing	\$ 1,150	1	\$ -	\$ 1,000	\$ 1,150
		Interior Trim (L) installation	\$ 4,600	1	\$ 4,000	\$ -	\$ 4,600
400 INSULATION							
		(M) foam insulation on interior of all exterior walls with R-38 foam on attic ceiling; BATT R-38 in flat ceilings; R-15 in exterior walls, and R-19 in crawlspace ceiling after trades	\$ 16,905	1	\$ -	\$ 14,700	\$ 16,905
		(L) installation	\$ -	1	\$ -	\$ -	\$ -
500 ROOFING							
		Main Roof-new TPO roof. Trusses allocated in Rough Carpentry; New roof decking. Flash remaining chimneys and other roof penetrations. Install main roof gutters and install downspouts.	\$ 6,670	1	\$ 4,000	\$ 1,800	\$ 6,670
		Porch Roof- Repair metal porch roof. Install new metal at new roof and coat. Install downspouts in their historic size, style, and configuration	\$ 1,840	1	\$ 1,000	\$ 600	\$ 1,840
600 WATERPROOFING							
		New foundation coating	\$ 690	1	\$ 300	\$ 300	\$ 690

706 N. 21st St.
Richmond, VA 23223

E's Quality Work
9021 Resaca Rd, Richmond, VA 23236
Lic. #2705089280A Class (A)
Exp. Date: 10/31/2020
Specialty Svcs: BLD

Xtreme Homes, LLC
August 30, 2019

Acct#	Division	Trade Item	Cost/Unit, EA, or Bldg	Item Quan	Labor	Materials	Total
700 DOORS							
		Exterior (M); CAR approved front door; rear exterior French security doors	\$ 230	2 \$	-	\$ 200	\$ 460
		Exterior (L) installation; locks; locksmith	\$ 144	2 \$	125	\$ -	\$ 288
		Interior (M); install new interior doors as needed	\$ 2,300	1 \$	-	\$ 2,000	\$ 2,300
		Interior (L) installation	\$ 1,150	1 \$	1,000	\$ -	\$ 1,150
800 WINDOWS							
		Windows (M); aluminum clad wood winows at all elevations	\$ 2,875	1 \$	-	\$ 2,500	\$ 2,875
		Windows (L) repair windows as needed; install new wooden windows as needed	\$ 2,300	1 \$	2,000	\$ -	\$ 2,300
900 DRYWALL							
		Drywall (M): new drywall	\$ 5,175	1 \$	-	\$ 4,500	\$ 5,175
		Drywall (L) installation; hang, mud, and finish new drywall; prep for painting	\$ 6,210	1 \$	5,400	\$ -	\$ 6,210
1000 SHUTTERS							
		N/A	\$ -	1 \$	-	\$ -	\$ -
1100 PAINTING & DECORATING							
		Powerwash Exterior	\$ 690	1 \$	600	\$ -	\$ 690
		Prime Exterior at front elevation and decks (both primer and finish will be color chosen by Owner; white semi-gloss on trim); siding, trim, and decks to be painted	\$ 2,588	1 \$	1,500	\$ 750	\$ 2,588
		Finish Exterior at front elevation and decks (both primer and finish will be color chosen by Owner; Home Depot (Behr) paint to be used)	\$ 1,725	1 \$	1,000	\$ 500	\$ 1,725
		Prime Interior using low VOC paint (ceilings are white, off-white eggshell wall finish); Kitchen, bath, and all trim in a semi-gloss finish; Foyer, Kitchen, and 2nd floor	\$ 7,475	1 \$	4,000	\$ 2,500	\$ 7,475
		Master Bedroom colors selected by Owner	\$ 4,025	1 \$	2,000	\$ 1,500	\$ 4,025
		Finish Interior; Low VOC	\$ 4,025	1 \$	2,000	\$ 1,500	\$ 4,025
1200 SPECIALTIES							
		Postal Equipment (new)	\$ 86	1 \$	25	\$ 50	\$ 86
		Closets, (rods and shelving to be provided by Owner)	\$ -	1 \$	-	\$ -	\$ -
		Interior door knobs/handles; as needed	\$ 374	1 \$	25	\$ 300	\$ 374
		Bathroom mirrors, Bath accessories (sets for each Bath)	\$ 259	3 \$	50	\$ 175	\$ 776
1300 DEMOLITION							
		Selective Demolition of roofing system, wall and floor systems, foundation/piers	\$ 24,150	1 \$	20,000	\$ 1,000	\$ 24,150
		Debris removal; clean up labor; Contractor to provide dumpsters	\$ 2,415	1 \$	-	\$ 2,100	\$ 2,415

Acct#	Division	Trade Item	Cost/Unit, EA, or Bldg	Item Quan	Labor	Materials	Total
1400 CABINETS							
		Cabinets (M); kitchen cabinet layout with island to be determined; under counter mount sink; install semi-custom solid wood cabinets with soft close drawers	\$ 6,900	1 \$	- \$	6,000 \$	6,900
		Kitchen (L) cabinet installation	\$ 690	1 \$	600 \$	- \$	690
		Bathroom Vanities (M) double bowl in Master Bath; single in all other Baths	\$ 690	5 \$	- \$	600 \$	3,450
		Bath (L); Installation	\$ 92	5 \$	- \$	80 \$	460
		Tops (M) granite in Kitchen with two compartment S/S sink; Master Bath vanity; price includes \$4,000.00 allowance for granite/quartz countertops for Kitchen & Master Bath vanity	\$ 4,600	1 \$	- \$	4,000 \$	4,600
		Tops (L)	\$ 575	1 \$	500 \$	- \$	575
1500 APPLIANCES (Stainless Steel) Owner to supply all appliances							
		Dishwasher	\$ 403	1 \$	- \$	350 \$	403
		Disposal	\$ 115	1 \$	- \$	100 \$	115
		Range (gas)	\$ 2,070	1 \$	- \$	1,800 \$	2,070
		Rangehood	\$ 345	1 \$	- \$	300 \$	345
		Microwave/Built-in	\$ 345	1 \$	- \$	300 \$	345
		Refrigerator	\$ 2,415	1 \$	- \$	2,100 \$	2,415
1600 BLINDS							
		Trade item; all windows	\$ 63	14 \$	25 \$	30 \$	886
1700 RESILIENT FLOORS							
		Porcelain (M); tile on Bath floors; (Kitchen backsplash; Master Bath shower; (1) Hall Bath shower); price includes \$3,500.00 allowance for materials and grout	\$ 5,175	1 \$	- \$	4,500 \$	5,175
		Porcelain (L); installation	\$ 4,600	1 \$	4,000 \$	- \$	4,600
1800 FLOORS							
		Floors (M); install hardwoods (that match hardwoods in the home) where repairs are needed; refinish existing and repaired hardwoods thru-out 1st and 2nd floors; attic to be carpeted with padding under carpet; price includes \$3,000.00 allowance for wood and carpet materials	\$ 3,450	1 \$	- \$	3,000 \$	3,450
		Floors/finish (porcelain tile in Bath)	\$ 8,050	1 \$	7,000 \$	- \$	8,050
1900 SPECIAL CONSTRUCTION							
		N/A	\$ -	1 \$	- \$	- \$	-

Acct#	Division	Trade Item	Cost/Unit, EA, or Bldg	Item Quan	Labor	Materials	Total
2000 PLUMBING							
		Top-Out; run all new plumbing per drawings and new floor plan layout; material, labor, and fixtures included; get camera view of main drain checking for roots and clogs prior to installation; all new PVC drain lines; all new fresh water lines; quote includes installing vanities in all bathrooms; also includes installing brush nickel finish faucets and diverters; total of 2 1/2 baths; dual flush toilets; porcelain finish tubs; electric on-demand water heater specified by Owner	\$ 13,800	1	\$ 6,000	\$ 6,000	\$ 13,800
		Trim-Out; Geysler S/S pull down commercial-style kitchen faucet (or comparable model); standard 1/2 HP continuous fed garbage disposal; price includes \$3,000.00 allowance for plumbing fixtures to include tubs and water heater	\$ 6,900	1	\$ 3,000	\$ 3,000	\$ 6,900
2100 HVAC							
		Rough-In; two zones (3.5 ton heat pump with gas back-up installed in the basement; 5.0 ton heat pump installed in attic to service 2nd floor and finished attic; main trunk lines will be hard duct; branch lines will be flex and located in crawl space and attic; crawl space will be conditioned; natural gas lines will be installed for heating as well as for cooking (gas range)	\$ 5,175	2	\$ 1,500	\$ 3,000	\$ 10,350
		Unit Set; 15-SEER (minimum) heat pump	\$ 2,588	2	\$ 750	\$ 1,500	\$ 5,175
		Condenser Set	\$ 2,588	2	\$ 750	\$ 1,500	\$ 5,175
		Trim-Out	\$ 1,725	2	\$ 500	\$ 1,000	\$ 3,450
2200 ELECTRICAL							
		Rough-In; wire electrical per drawings and floor plan to Code; relocate Dominion Energy drop entry location into house and move meter and the panel; wire house to 2012 IRC Code; add all wiring for can lights in kitchen, add fans in all baths, and add GFI and Arc fault circuits as required; wire new kitchen, new HVAC units and baths; install motion flood lights at each corner of the house (4 total); install front porch light and front porch GFI electric outlet; install 2 electrical outlets at the rear of the house; install recessed lights in kitchen as well as light fixtures over the Island; install under cabinet lighting and outlets under cabinets (obstructed view); install 2 electrical outlets in kitchen island; install quiet exhaust fans in bathrooms and hood exhaust in kitchen with exhaust to the exterior; install ethernet/coax cable for internet in Living Room, attic, and all bedrooms; install fire alarms and CO detectors per code. Price includes \$4,000.00 allowance for lighting fixtures	\$ 9,775	1	\$ 3,500	\$ 5,000	\$ 9,775
		Trim-Out; install ceiling fans in all bedrooms; install vanity lights and task lighting	\$ 9,200	1	\$ 3,000	\$ 5,000	\$ 9,200
		Fixture (M); vanity lights, ceiling fans; interior task lights, exterior lights	\$ 6,325	1	\$ 1,500	\$ 4,000	\$ 6,325
2300 ACC. STRUCTURES							
		Single car garage per CAR approved design and materials	\$ 13,225	1	\$ 6,000	\$ 5,500	\$ 13,225
		TOTAL STRUCTURES	\$ 69,286				\$ 277,144

706 N. 21st St.
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Xtreme Homes, LLC
August 30, 2019

Acct#	Division	Trade Item	Cost/Unit, EA, or Bldg	Item Quan	Labor	Materials	Total
2400	SITE IMPROVEMENTS						
		Fencing	\$ 7,360	1	\$ 3,500	\$ 2,900	\$ 7,360
		Grading; repair concrete walkways; railroad ties and gravel for parking	\$ -	1	\$ -	\$ -	\$ -
2500	LAWNS & PLANTING						
		Landscaping	\$ 2,645	1	\$ 800	\$ 1,500	\$ 2,645
		TOTAL LAND IMPROVEMENTS	\$ 10,005				\$ 10,005
		TOTAL STRUCTURES AND LAND	\$ 287,149				\$ 287,149
		All Regulatory Permits, DHR review fees, and City Tax Abatement program fees Project will be done with DHR regulations and guidelines in order to achieve awarding of tax credits. Cost does not include plans for the Building Permit, DHR plans, nor CPA cost certification for Historic Tax Credits.	\$ 7,300	1	\$ 6,350		\$ 7,300
		UTILITIES DURING CONSTRUCTION (paid by Owner during Contract)	\$ -		\$ -		\$ -
		TOTAL GENERAL CONTRACTOR COSTS	\$ 7,300				\$ 7,300
		CONTINGENCY - N/A	\$ 29,445				\$ 29,445
		TOTAL COSTS	\$ 323,894				\$ 323,894

Equity and Revenue Projections

TOTAL DEVELOPMENT COST - Rehab per Engineer's Report

ACQUISITION		150,000	
SOFT COST (including closing costs, legal, title ins. & RE taxes)		10,000	
HARD COST (including Genl. Req. and Overhead)		324,000	
GENERAL CONTRACTOR FEE (Owner)		-	
DEVELOPER'S FEE (Owner)		-	
TOTAL COST WITH DEVELOPER FEE			\$ 484,000

ACQUIS/CONST FUNDING

DEFERRED GENERAL CONTRACTOR'S FEE	\$	-	
DEFERRED DEVELOPER'S FEE	\$	-	
OWNER'S EQUITY	\$	484,000	
TOTAL CONSTRUCTION FINANCING			\$ 484,000

PERMANENT FINANCING

DEFERRED GENERAL CONTRACTOR'S FEE (Owner)	\$	-	
DEFERRED DEVELOPER'S FEE (Owner)	\$	-	
OWNER'S EQUITY	\$	484,000	
TOTAL PERMANENT FINANCING			\$ 484,000

PROJECTED SALE PRICE @ \$175/SF X 2,645 SF		\$	462,875
RE AGENT COMMISSION (6% OF SALE PRICE)		\$	(27,773)
OWNER EQUITY RETURNED		\$	(484,000)

NET SALE PROCEEDS 706 N. 21st ST per Engineer's Report \$ (48,898)

TOTAL DEVELOPMENT COST - Demolition and New Construction*

ACQUISITION		150,000	-
SOFT COST (including closing costs, legal, survey, RE taxes & plans)		10,000	
HARD COST (including Demolition, Genl. Req. and Overhead)		225,000	
GENERAL CONTRACTOR FEE (Owner)		-	
DEVELOPER'S FEE (Owner)		-	
TOTAL COST WITH DEVELOPER FEE			\$ 385,000

ACQUIS/CONST FUNDING

DEFERRED GENERAL CONTRACTOR'S FEE	\$	-	
DEFERRED DEVELOPER'S FEE	\$	-	
OWNER'S EQUITY	\$	385,000	
TOTAL CONSTRUCTION FINANCING			\$ 385,000

PERMANENT FINANCING

DEFERRED GENERAL CONTRACTOR'S FEE (Owner)	\$	-	
DEFERRED DEVELOPER'S FEE (Owner)	\$	-	
OWNER'S EQUITY	\$	385,000	
TOTAL PERMANENT FINANCING			\$ 385,000

PROJECTED SALE PRICE @ \$180/SF X 2,645 SF		\$	476,100
RE AGENT COMMISSION (6% OF SALE PRICE)		\$	(28,566)
OWNER EQUITY RETURNED		\$	(385,000)

NET SALE PROCEEDS FOR 706 N. 21st ST as New Construction \$ 62,534

TOTAL DIFFERENCE BETWEEN NET SALE PROCEEDS \$ 111,432

C.A.R. REVIEW

(2) SINGLE FAMILY - ATTACHED
 706 N 21st ST, RICHMOND, VA 23223

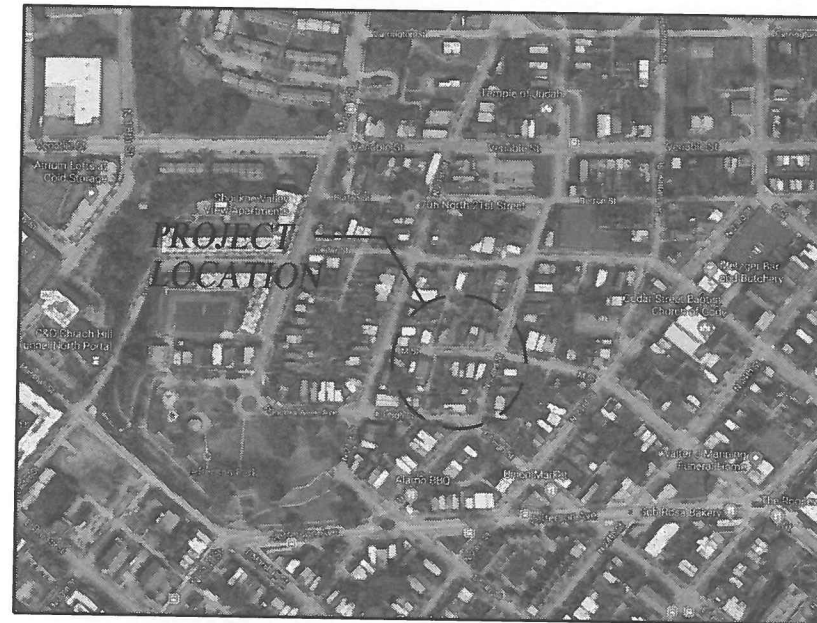
DRAWING INDEX:

T-1	TITLE SHEET
C-1	CONTEXT SITE PLAN - EXISTING / DEMO
C-2	CONTEXT SITE PLAN - PROPOSED
C-3	CONTEXT PLAN & ELEVATION
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	GARAGE PLANS

BUILDING INFORMATION:

UNIT - 1		UNIT - 2	
1ST FLOOR:	1,085 S.F.	1ST FLOOR:	1,085 S.F.
2ND FLOOR:	1,085 S.F.	2ND FLOOR:	1,085 S.F.
TOTAL	2,170 S.F.	TOTAL	2,170 S.F.
TOTAL COMBINED: 4,340 S.F.			
FRONT ELEVATION HEIGHT:		± 27'	

VICINITY MAP



LOCATION MAP



Contact@XtremeHomesLLC.com
 804.301.7195

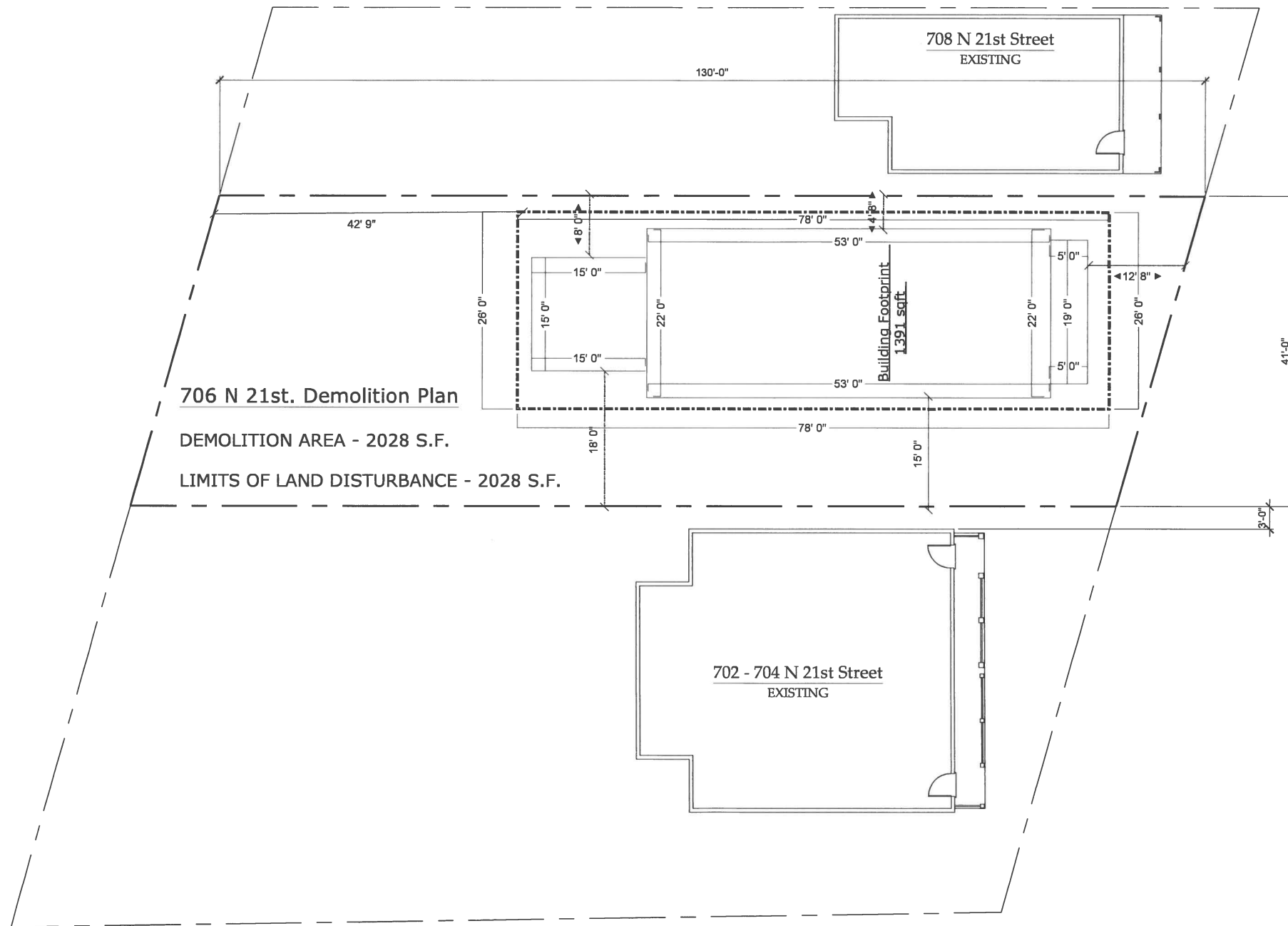


(2) SINGLE FAMILY - ATTACHED

706 N 21st STREET
 RICHMOND, VA 23223

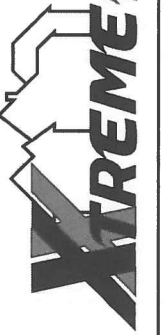
DATE: 08.29.19

T-1



CONTEXT SITE PLAN - EXISTING / DEMO

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804.301.7195



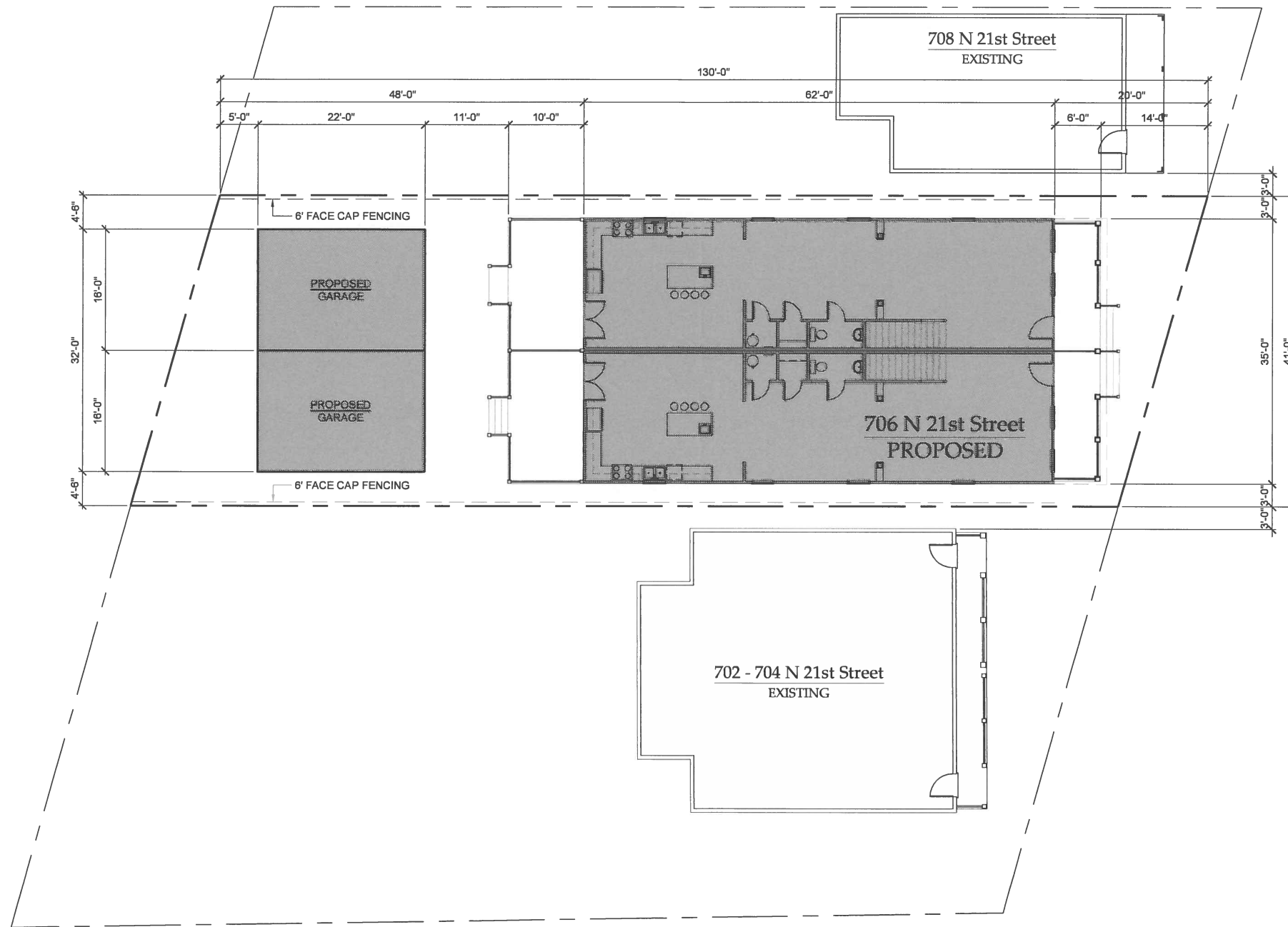
(2) SINGLE FAMILY - ATTACHED

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DATE: 08.29.19

C-1



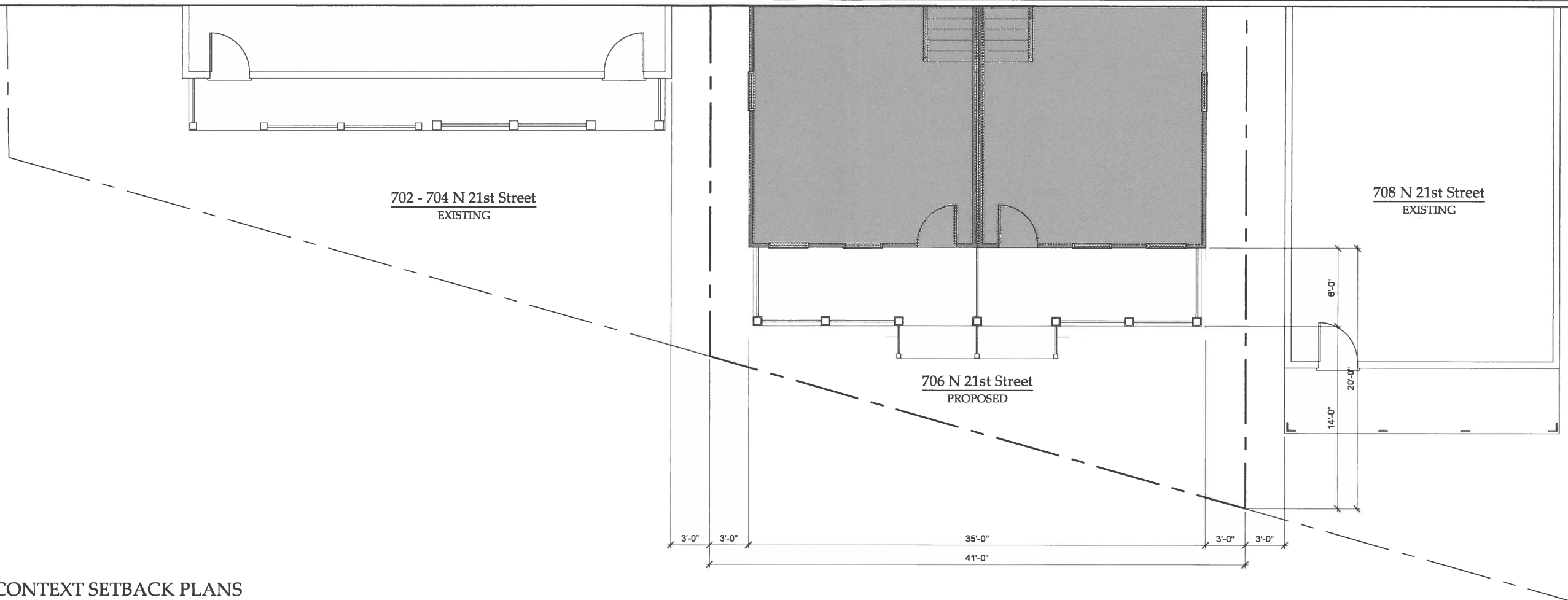
CONTEXT SITE PLAN - PROPOSED

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 804.301.7195
XTREME HOMES, L.L.C.

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 RICHMOND, VA 23223

DATE: 08.29.19

C-2



CONTEXT SETBACK PLANS



CONTEXT ELEVATIONS

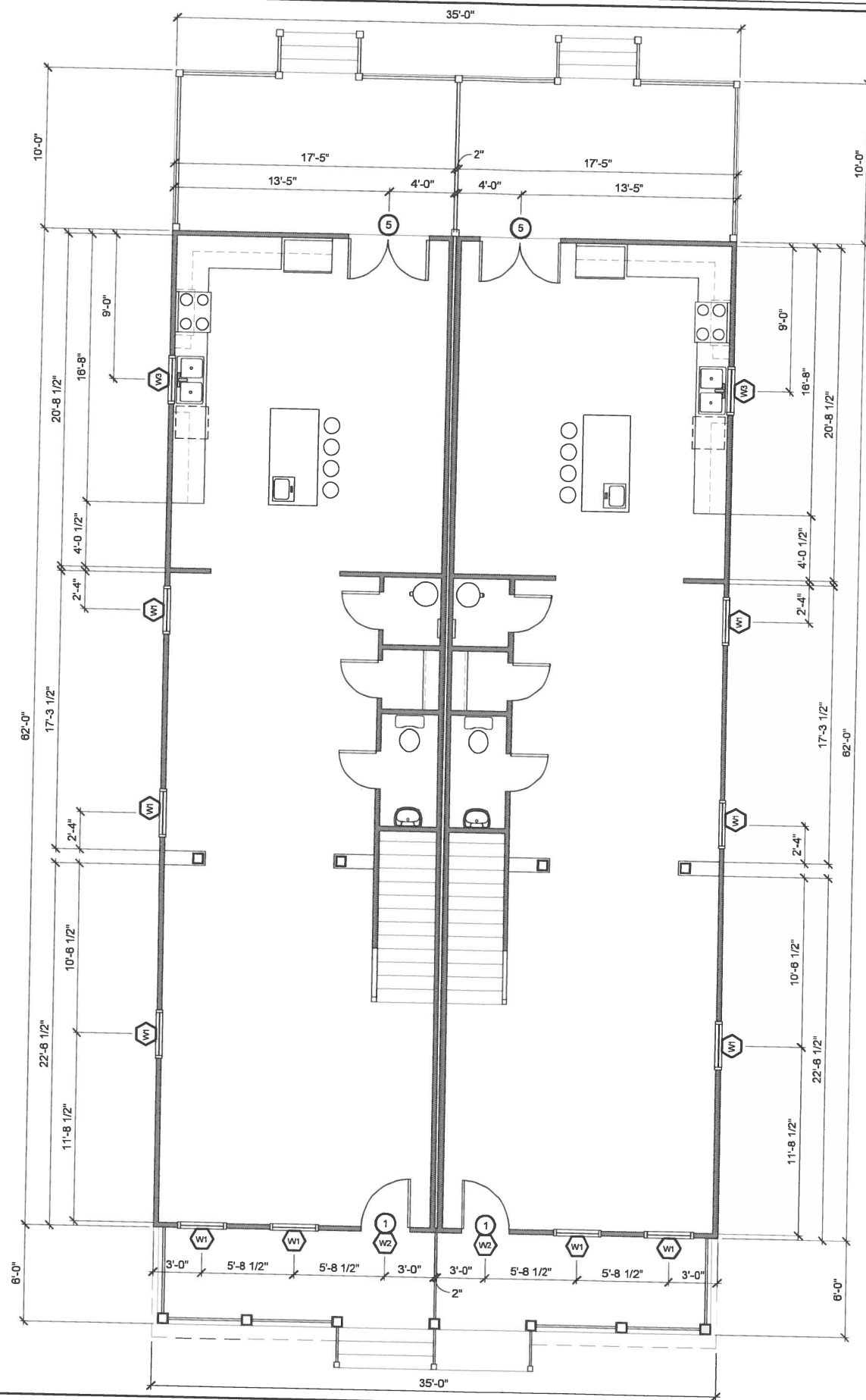
Contact@XtremeHomesLLC.com
804.301.7195

Xtreme Homes, LLC.

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RICHMOND, VA 23223

DATE: 08.29.19

C-3



SQUARE FOOTAGE			
UNIT - 1		UNIT - 2	
1ST FLOOR:	1,085 S.F.	1ST FLOOR:	1,085 S.F.
2ND FLOOR:	1,085 S.F.	2ND FLOOR:	1,085 S.F.
TOTAL	2,170 S.F.	TOTAL	2,170 S.F.
TOTAL COMBINED: 4,340 S.F.			

DOOR SCHEDULE				
NUMBER	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D1	3'-0"	6'-8"		EXTERIOR WOOD
D2	2'-6"	6'-8"		INTERIOR
D3	2'-4"	6'-8"		INTERIOR
D4	(2) 2'-6"	6'-8"		INTERIOR
D5	(2) 2'-6"	6'-8"		EXTERIOR FRENCH DOOR
D6	(2) 2'-6"	6'-8"		INTERIOR

WINDOW SCHEDULE				
NUMBER	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
W1	3'-0"	6'-0"	2/2	
W2	3'-0"	1'-4"	TRANSOM	
W3	3'-0"	4'-0"	2/2	
W4	3'-0"	4'-0"	TRANSOM	

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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804.301.7195

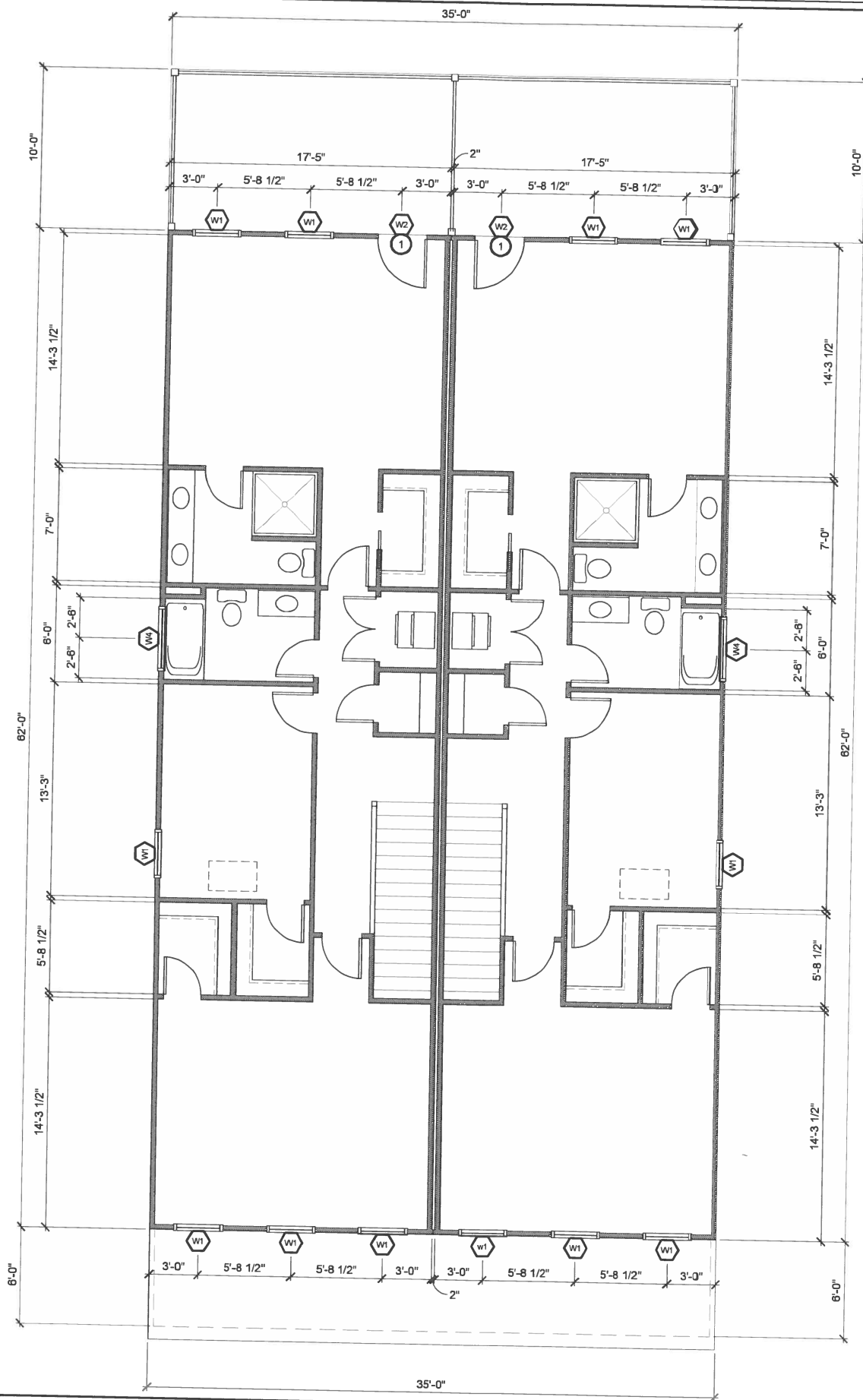
(2) SINGLE FAMILY - ATTACHED

706 N 21st STREET

RICHMOND, VA 23223

DATE: 08.29.19

A-1

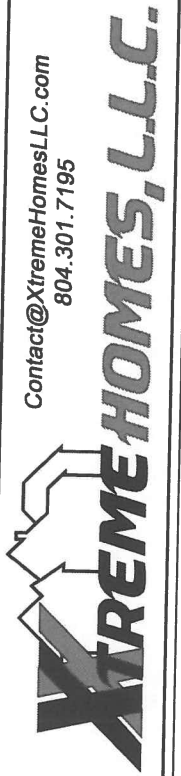


SQUARE FOOTAGE			
UNIT - 1		UNIT - 2	
1ST FLOOR:	1,085 S.F.	1ST FLOOR:	1,085 S.F.
2ND FLOOR:	1,085 S.F.	2ND FLOOR:	1,085 S.F.
TOTAL	2,170 S.F.	TOTAL	2,170 S.F.
TOTAL COMBINED: 4,340 S.F.			

DOOR SCHEDULE				
NUMBER	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D1	3'-0"	6'-8"		EXTERIOR WOOD
D2	2'-6"	6'-8"		INTERIOR
D3	2'-4"	6'-8"		INTERIOR
D4	(2) 2'-6"	6'-8"		INTERIOR
D5	(2) 2'-6"	6'-8"		EXTERIOR FRENCH DOOR
D6	(2) 2'-6"	6'-8"		INTERIOR

WINDOW SCHEDULE				
NUMBER	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
W1	3'-0"	6'-0"	2/2	
W2	3'-0"	1'-4"	TRANSOM	
W3	3'-0"	4'-0"	2/2	
W4	3'-0"	4'-0"	TRANSOM	

SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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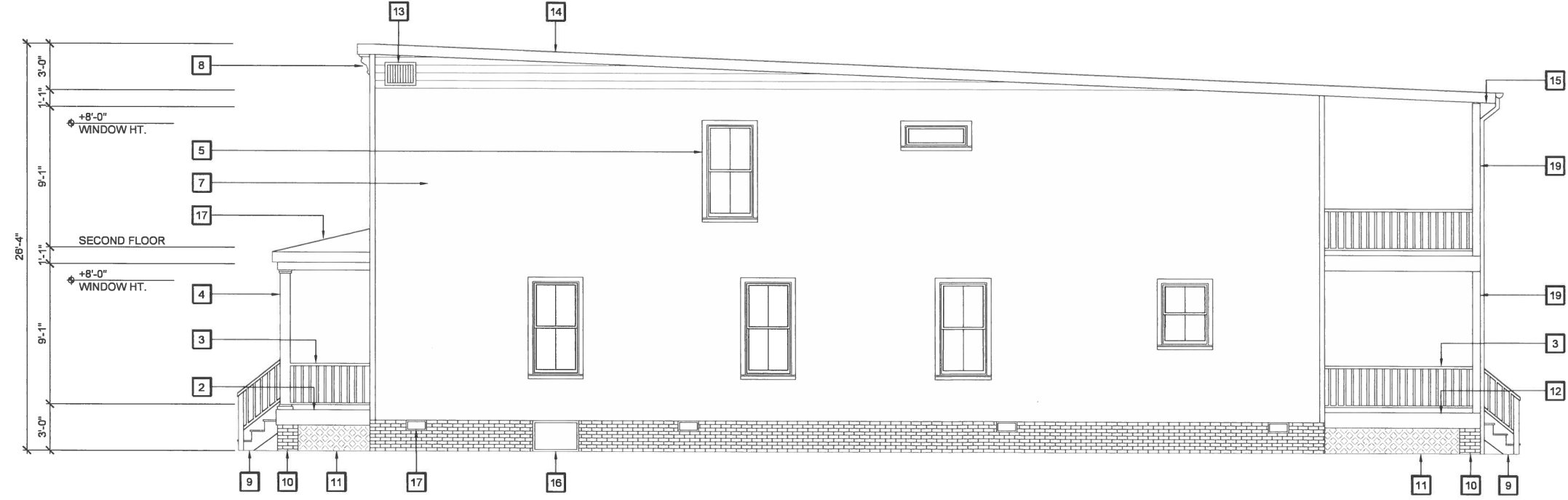
DATE: 08.29.19

A-2

- ARCHITECTURAL KEY NOTES: 1
1. FOUNDATION: 8" CMU W/ 4" BRICK EXTERIOR
 2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
 3. RAILING: RICHMOND RAIL, PAINTED
 4. ADJUSTABLE METAL POSTS WRAPPED W/ WOOD BOARD FOR 8x8 APPEARANCE
 5. WINDOWS: MW JEFFERSON SERIES
 6. DOORS: SEE PLAN & SCHEDULE FOR SIZE
 7. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
 8. FASCIA BOARD: FIBER-CEMENT, EDWARDS CORBEL (FYPON)
 9. WOOD STEPS & RAILING: RICHMOND STYLE
 10. PORCH PIER: 18"x18" BRICK PIER. 24"x24"x12" CONCRETE FOOTING. (3) #4 REBAR HORIZONTAL
 11. WOOD LATTICE PANEL (PAINTED)
 12. P.T. WOOD DECK FRAMING, PAINTED
 13. 18" x 24" ATTIC VENT
 14. UPPER ROOF: MEMBRANE ROOFING OVER 5/8" OSB SHEATHING ON TRUSSES PER MANUFACTURER
 15. VENTED SOFFIT
 16. 24x36 FOUNDATION ACCESS PANEL
 17. TPO MEMBRANE
 18. FOUNDATION VENT
 19. REAR PORCH STRUCTURE: PRESSURE TREATED PAINTED, VERTICAL 6X6 POSTS

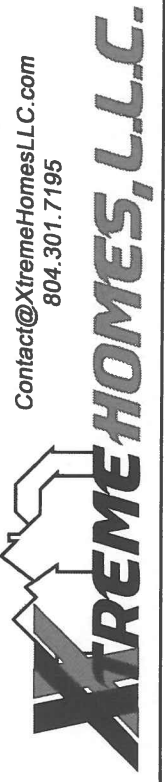


EAST ELEVATION
SCALE: 1/4"=1'-0"



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

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(2) SINGLE FAMILY - ATTACHED

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DATE: 08.29.19

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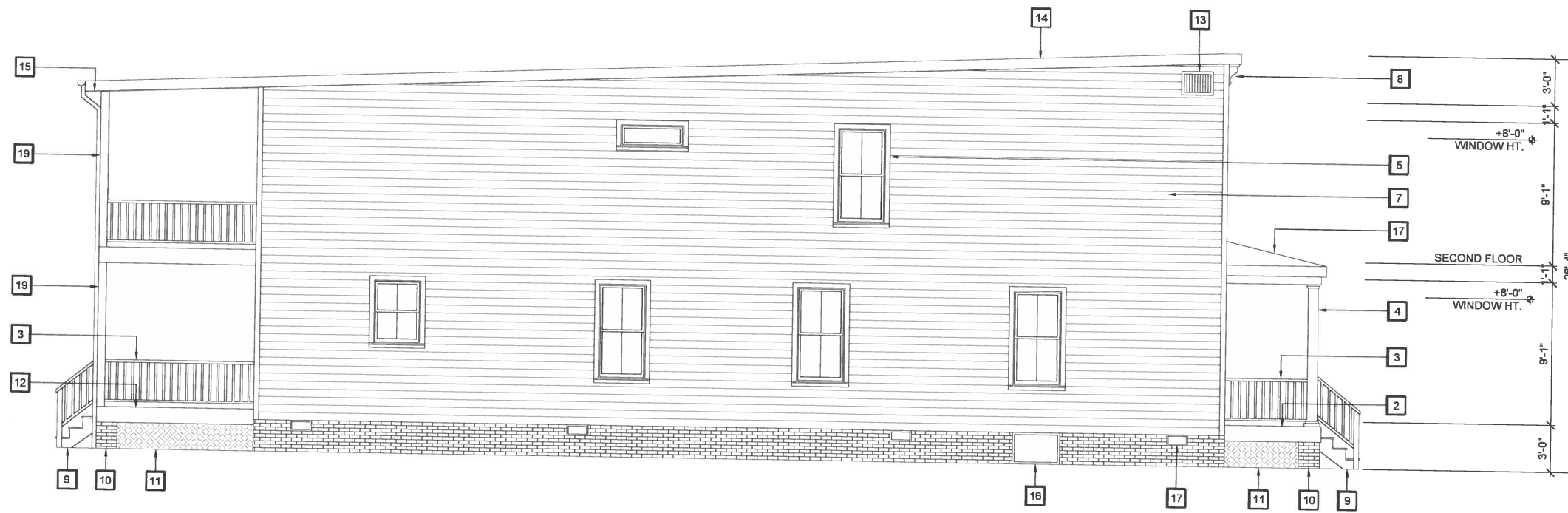
ARCHITECTURAL KEY NOTES: 1

1. FOUNDATION: 8" CMU W/ 4" BRICK EXTERIOR
2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. ADJUSTABLE METAL POSTS WRAPPED W/ WOOD BOARD FOR 8x8 APPEARANCE
5. WINDOWS: MW JEFFERSON SERIES
6. DOORS: SEE PLAN & SCHEDULE FOR SIZE
7. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
8. FASCIA BOARD: FIBER-CEMENT, EDWARDS CORBEL (FYFON)
9. WOOD STEPS & RAILING: RICHMOND STYLE
10. PORCH PIER: 16"X16" BRICK PIER. 24"X24"X12" CONCRETE FOOTING. (3) # 4 REBAR HORIZONTAL
11. WOOD LATTICE PANEL (PAINTED)
12. P.T. WOOD DECK FRAMING, PAINTED
13. 18" x 24" ATTIC VENT
14. UPPER ROOF: MEMBRANE ROOFING OVER 5/8" OSB SHEATHING ON TRUSSES PER MANUFACTURER
15. VENTED SOFFIT
16. 24x36 FOUNDATION ACCESS PANEL
17. TPO MEMBRANE
18. FOUNDATION VENT
19. REAR PORCH STRUCTURE: PRESSURE TREATED PAINTED, VERTICAL 6X6 POSTS



WEST ELEVATION

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



NORTH ELEVATION

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

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804.301.7195

XtremeHOMES, L.L.C.

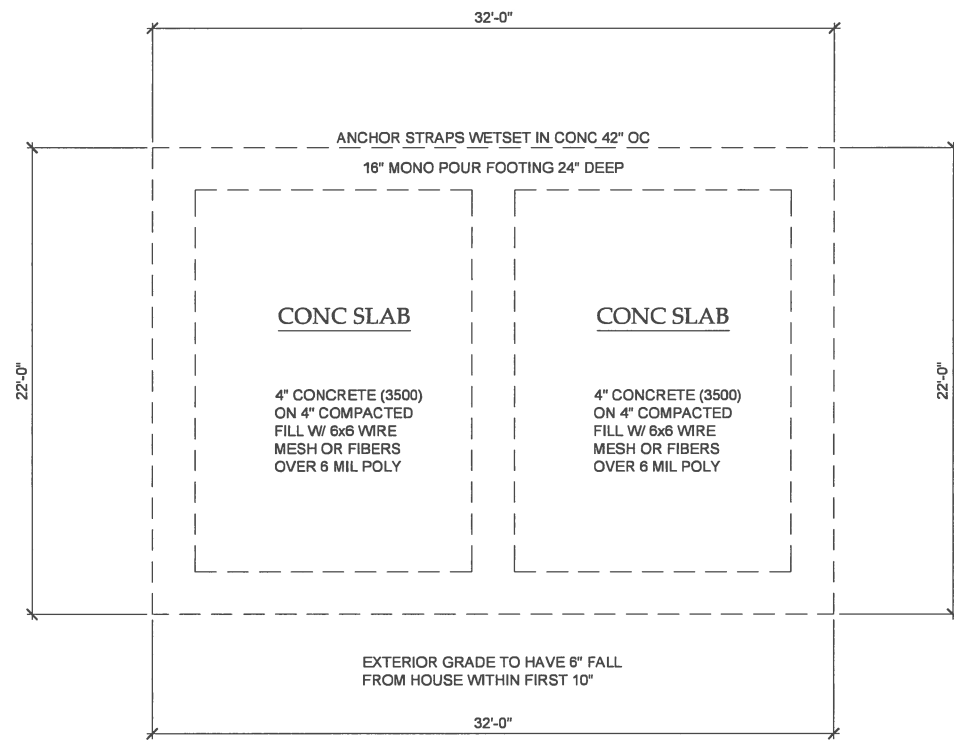
(2) SINGLE FAMILY - ATTACHED

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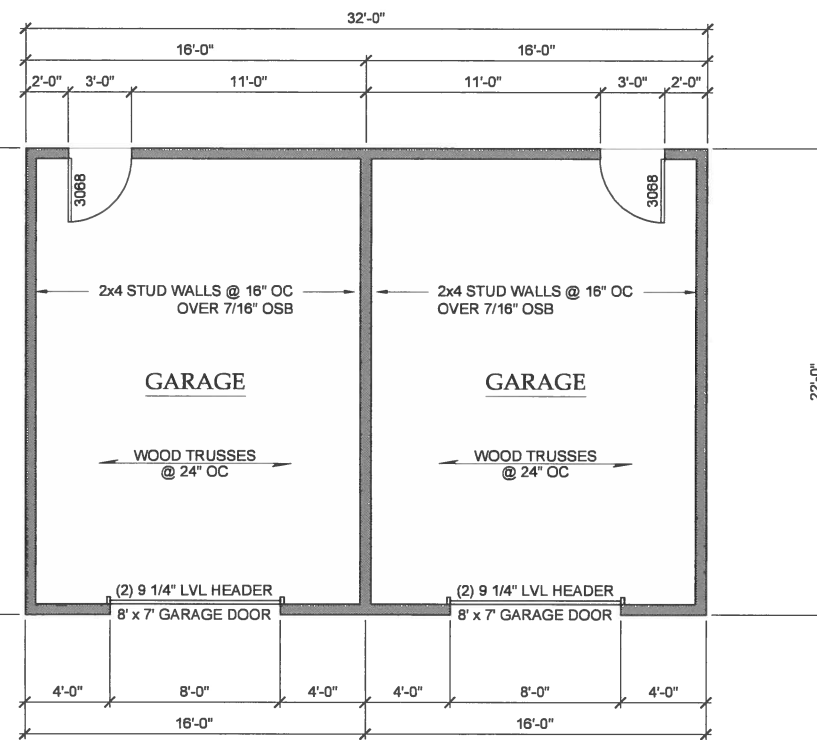
DATE: 08.29.19

A-4



FOUNDATION PLAN

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



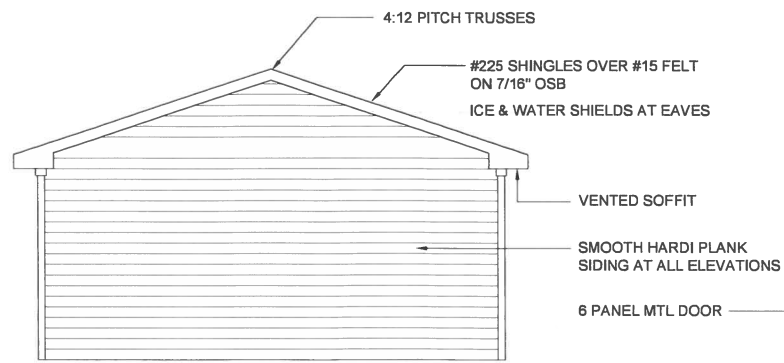
GARAGE PLAN

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



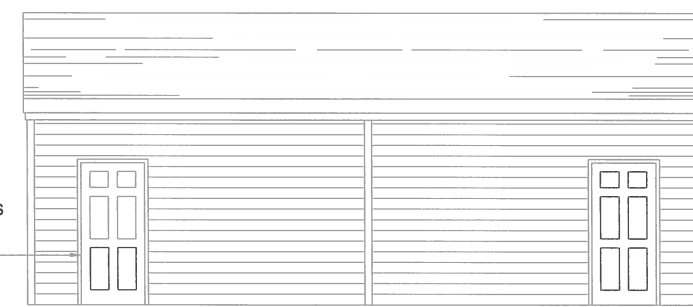
GARAGE FRONT ELEVATION

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



GARAGE SIDE ELEVATIONS

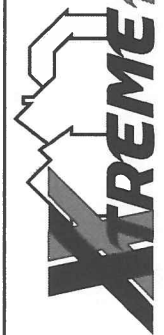
SCALE: 1/4"=1'-0"



GARAGE FRONT ELEVATION

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

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