



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: 808 N. 21ST ST. RVA

DATE: 08.20.16

OWNER'S NAME: DANIIL KLEYTMAN

TEL NO.: 804 991 4111

AND ADDRESS: 808 N. 21ST ST

EMAIL: duk5f@yahoo.com

CITY, STATE AND ZIPCODE: RVA

ARCHITECT/CONTRACTOR'S NAME: MICHAEL PELLIS ARCHITECTURE

TEL NO.: 804 212.9024

AND ADDRESS: 201 W. 7TH ST.

EMAIL: MICHAEL@MICHAELPELLIS.COM

CITY, STATE AND ZIPCODE: RVA 23224

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.)

TO BUILD AN 8-UNIT MULTI-FAMILY STRUCTURE. FACING THE STREET WILL BE A 2 STORY PORTION WITH A FRONT PORCH/COLUMNS AND PROPORTIONS & CORNICE DETAIL TO MATCH THE EXISTING NEIGHBORHOOD. THE REAR PORTION WILL BE 3 STORIES AND BE CONNECTED BY A COMMON STAIR BETWEEN. THE REAR PORTION WILL HAVE A MORE MODERN AESTHETIC.

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): MICHAEL PELLIS

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

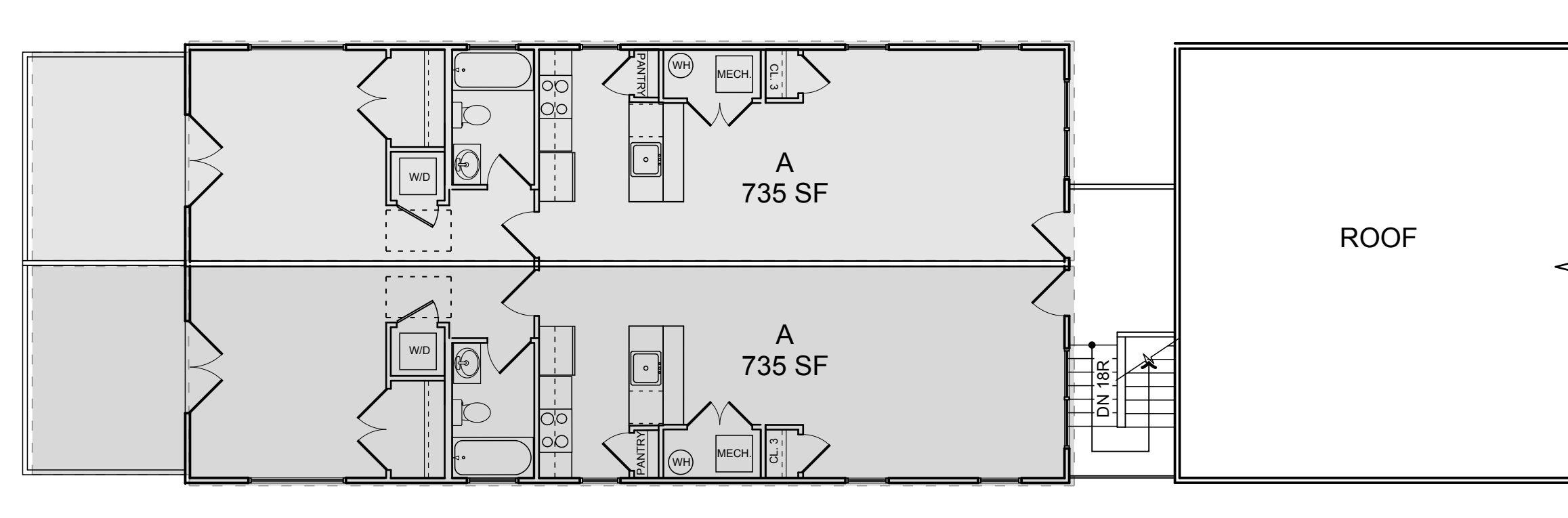
Note: CAR reviews all applications on a case-by-case basis.



PROPOSED NEW MULTI-FAMILY STRUCTURE

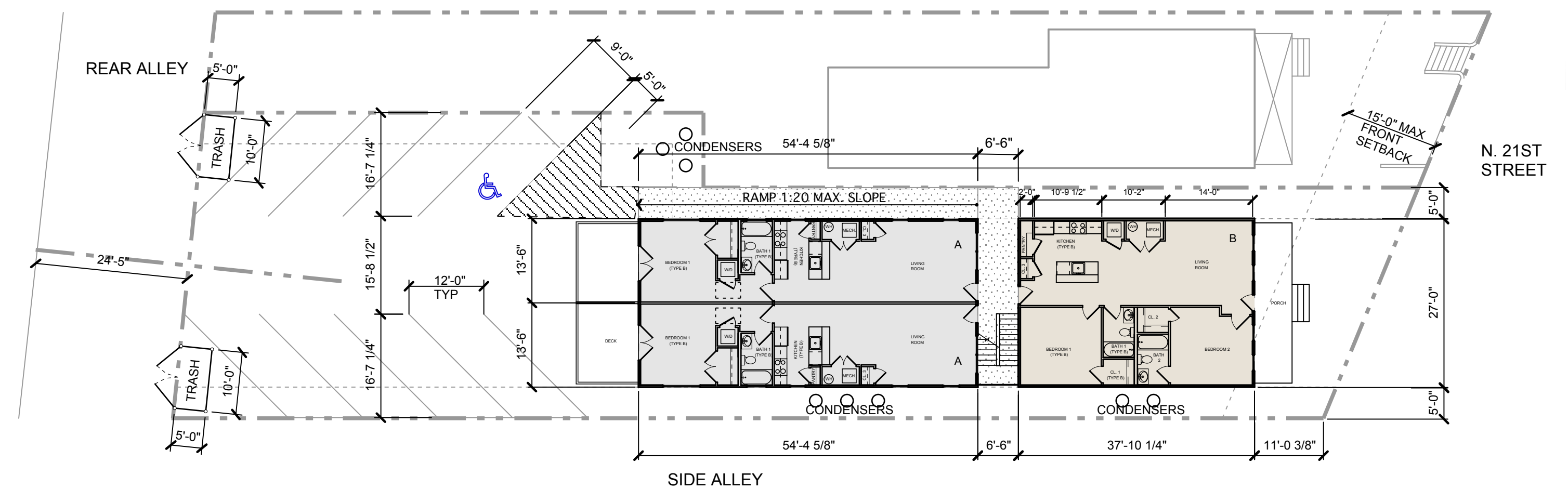
STREETSCAPE ELEVATION

N.T.S. 6



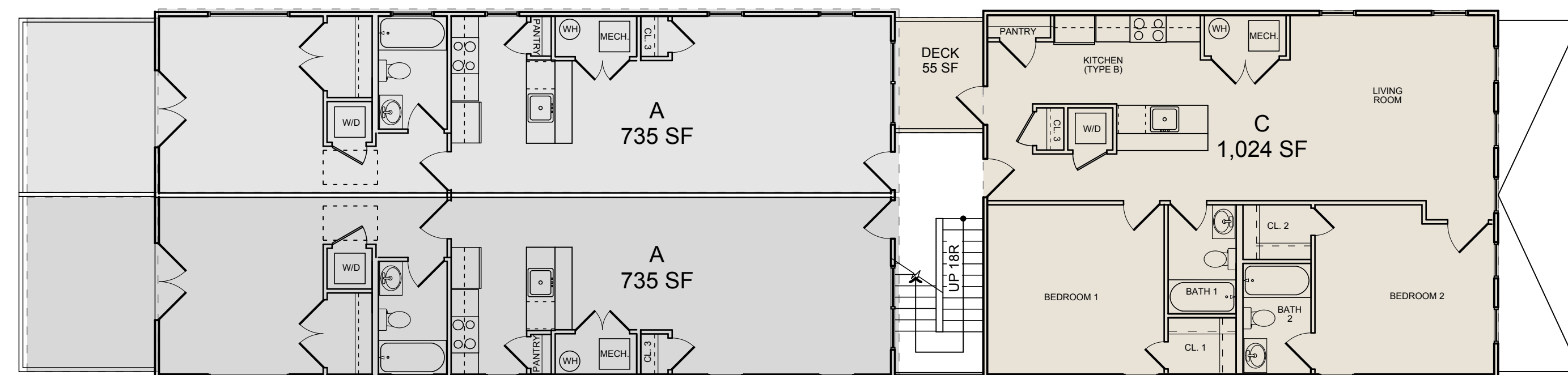
3RD FLOOR PLAN

1,470 SF 1/8" = 1' - 0" 5



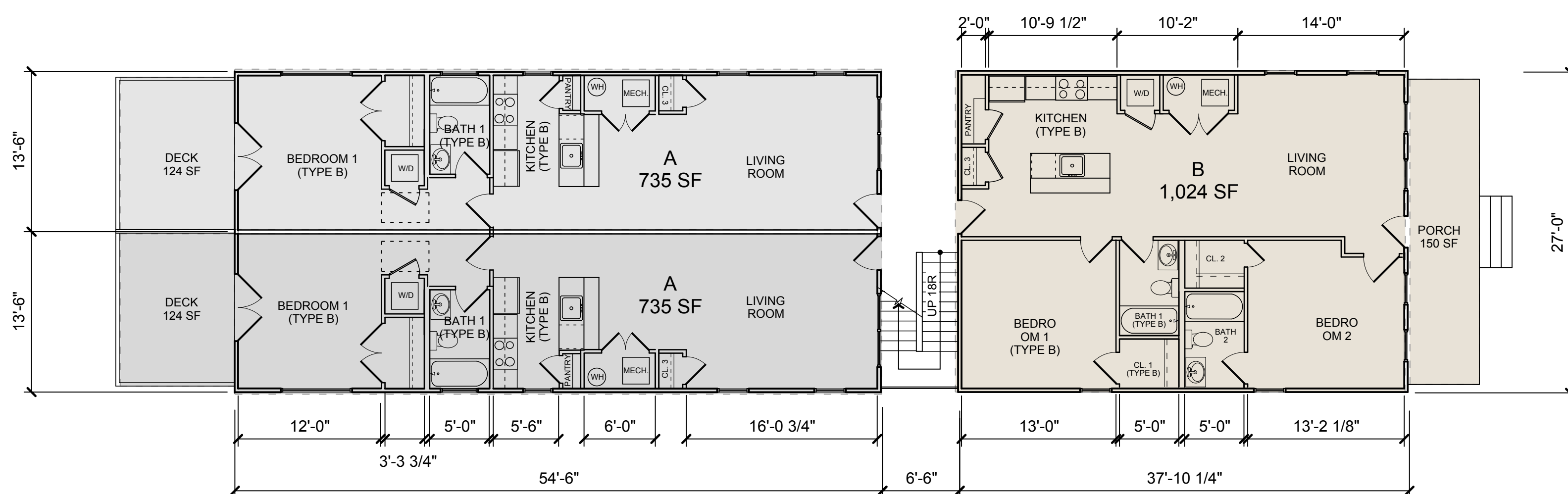
SITE PLAN

1/16" = 1' - 0" 2



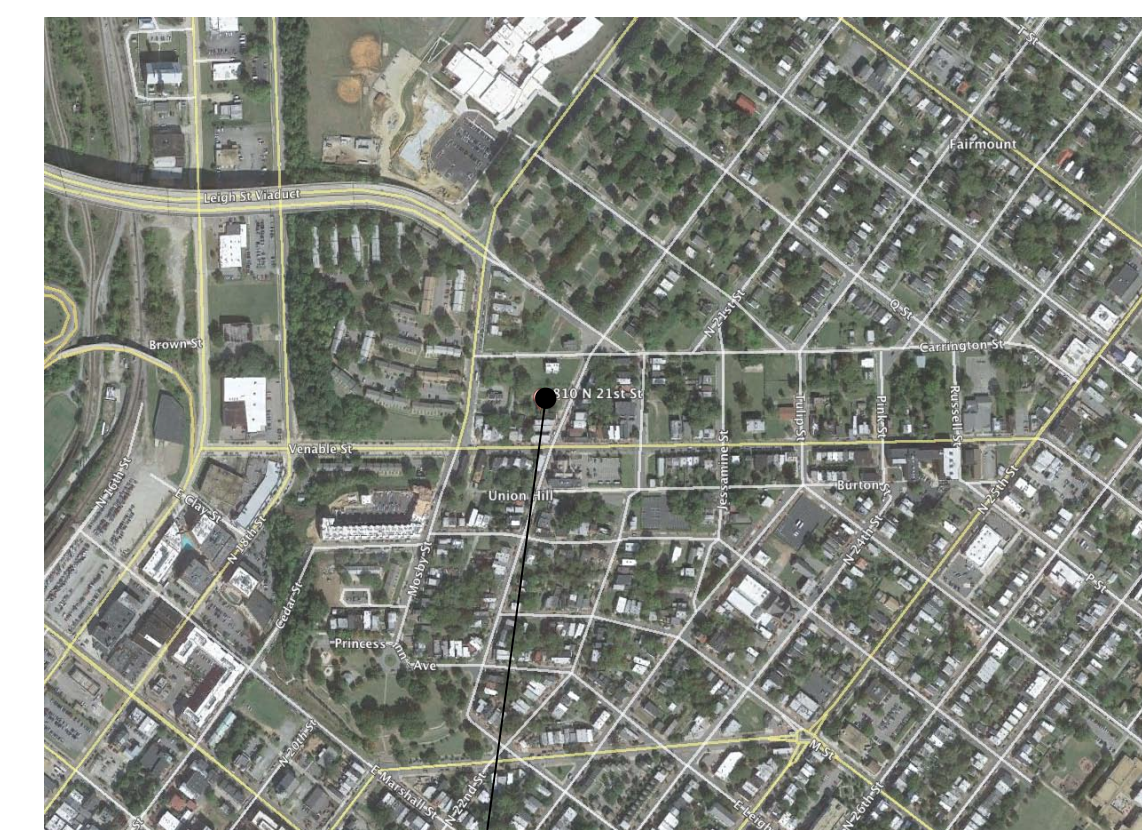
2ND FLOOR PLAN

2,494 SF 1/8" = 1' - 0" 4



1ST FLOOR PLAN

2,494 SF 1/8" = 1' - 0" 3



LOCATION MAP

N.T.S. 1

INDEX OF DRAWINGS

SHEET	DESCRIPTION
CAR 1	COVER SHEET, PLANS, LOCATION MAP, SITE PLAN, STREETSCAPE ELEVATION, PROJECT SCOPE
CAR 2	PROPOSED ELEVATIONS

SCOPE OF PROJECT

THE SCOPE OF WORK FOR THIS PROJECT IS TO BUILD AN 8-UNIT MULTI-FAMILY STRUCTURE. FACING THE STREET WILL BE A 2 STORY PORTION SEPARATED BY A CENTRAL STAIR WHICH WILL ALSO SERVE A 3-STORY PORTION TO THE REAR. THE PROJECT WILL FOLLOW THE DESIGN GUIDELINES WHERE APPLICABLE. PER THE HANDBOOK AND DESIGN REVIEW GUIDELINES FOR BUILDING IN OLD AND HISTORIC DISTRICTS AS AUTHORIZED BY SECTION 930.7 (g) OF THE CITY CODE.

SITING:
THE NEW STRUCTURE WILL CONFORM TO ALL R-63 ZONING REQUIREMENTS INCLUDING: 5' SIDE YARD SETBACKS, BE NO FURTHER THAN 15' FROM THE FRONT AND PROVIDE 1 CAR PARKING SPACE/ UNIT ALONG THE ALLEY (REAR). THE STRUCTURE WILL FACE N. 21 ST.

FORM:
THE STREET ELEVATION IS COMPATIBLE AND DERIVES ITS PROPORTIONS FROM THE ADJACENT STRUCTURES. (SEE STREETSCAPE ELEVATION)

SCALE:
SEE ABOVE COMMENT

HEIGHT, WIDTH, PROPORTION AND MASSING:
SEE COMMENT UNDER FORM
1ST FLOOR WILL BE 30"± ABOVE FIN GRADE
FLOOR TO FLOOR HEIGHT OF APPROX. 10'-6 3/4"
OVERALL HEIGHT OF APPROX 28'-0"
BUILDING WIDTH IS 27'-0"

MATERIALS, COLORS & DETAILS:
NO EXISTING CONSTRUCTION WILL BE REMOVED FOR THIS PROJECT.
THE EXTERIOR SIDING FOR THE 2-STORY PORTION FACING THE STREET WILL BE OF A CEMENTITIOUS FIBER-CEMENT LAPPED SIDING (HARDIE, CERTAINTED OR EQUAL) WITH A SMOOTH FINISH TO BE "F" EXPOSURE. PAINT FINISH TO BE AN EARTHTONED PALETTE PER THE DURON EXTERIOR PRESERVATION PALETTE. SIDING TO BE PAINT COLOR #1 (TBD) ALL BUILDING TRIM TO BE CREAM.
EXTERIOR SIDING FOR THE 3-STORY PORTION TO THE REAR WILL BE A CEMENTITIOUS FIBER CEMENT BOARD WITH SMOOTH FINISH AND TRIMMED WITH A CHANNEL TYPE REGLET ALL EDGES. PAINT FINISH TO BE AN EARTHTONED PALETTE PER THE DURON EXTERIOR PRESERVATION PALETTE. BOARD TO BE PAINT COLOR #2 (TBD)

THE FRONT PORCH COLUMNS, RAILINGS, DECKING AND TREADS WILL BE OF A SYNTHETIC - ROT RESISTANT MATERIAL. ALL EXTERIOR FRAMING WILL BE OF SALT - TREATED LUMBER RAILINGS, PICKETS AND RAIL CAPS TO BE TIMBERTECH EVOLUTIONS RAIL. WINDOWS WILL BE JEFFERSON MW 300 SERIES - DOUBLE HUNG ON 2-STORY AND FIXED OVER CASEMENTS ON THE 3-STORY

TRASH ENCLOSURES TO BE PAINTED CONCRETE FILLED BOLLARDS WITH ROT-REISTANT SYNTHETIC SLATS ATTACHED TO PAINTED METAL FRAME

the **KETTNER DESIGN GROUP, INC.**
ARCHITECTURE
SPACES PLANNING
DESIGN
4915 RADFORD AVENUE
SUITE 203
P.O. BOX 11755
RICHMOND, VA 23230

PROJECT:
NEW MULTI-FAMILY:
808 NORTH 21ST STREET, RICHMOND, VIRGINIA

OWNER:
EVOLVE DEVELOPMENT, LLC
808 NORTH 21ST STREET, RICHMOND, VIRGINIA

COMMISSION OF ARCHITECTURAL
REVIEW SUBMISSION APPLICATION

REVISIONS

N/A
N/A
N/A
N/A
N/A

CAR 1

DATE
AUGUST 22, 2016

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
201 W. 7th St., Richmond, VA 23224

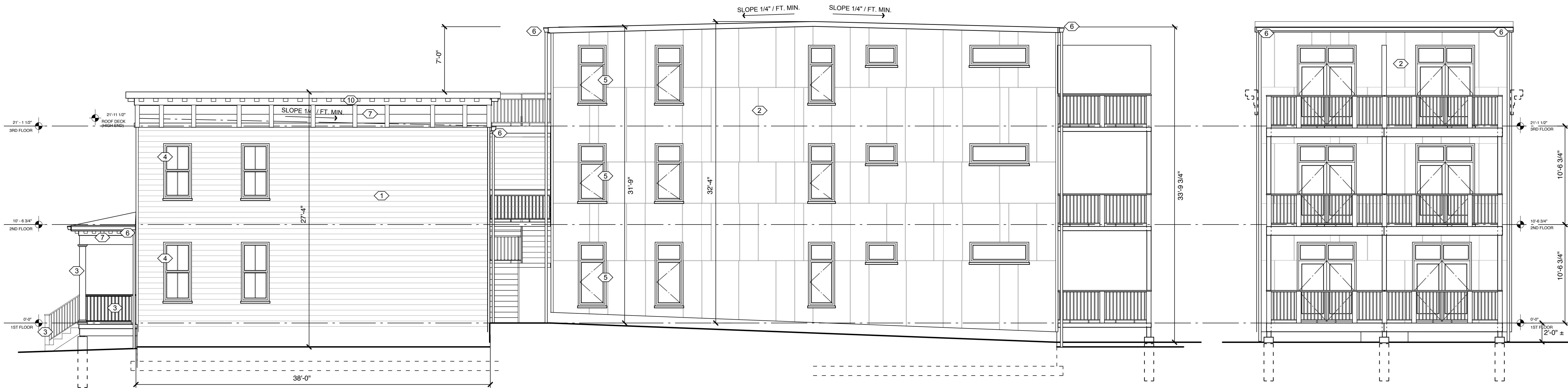
ELEVATION KEYNOTES

- ① CEMENTITIOUS FIBER-CEMENT LAPPED SIDING (HARDIE, CERTAINTEE OR EQUAL) WITH A SMOOTH FINISH - 7" EXPOSURE
- ② CEMENTITIOUS FIBER-CEMENT BOARD (HARDIE, CERTAINTEE OR EQUAL) WITH A SMOOTH FINISH CHANNEL STYLE REGLETS ALL EDGES
- ③ FRONT PORCH COLUMNS, RAILINGS AND STEPS WILL BE FRAMED IN EXTERIOR GRADE WOOD WITH A ROT RESISTANT DECKING AND RAIL CAPS.
- ④ WINDOWS - JEFFERSON MW 300 SERIES - DBL HUNG
- ⑤ WINDOWS - FIXED OVER CASEMENT

- ⑥ PAINTED ALUMINUM GUTTER & DOWNSPOUT
- ⑦ CEMENTITIOUS FIBER-CEMENT TRIM (HARDIE, CERTAINTEE OR EQUAL) WITH A SMOOTH FINISH
- ⑧ ROOF PARAPET
- ⑨ MEMBRANE ROOF - SLOPED 1/4" / FT. MIN (SHOWN DASHED)
- ⑩ CORNICE, DENTILS - GFRC OR EQUAL ROT RESISTANT MATERIAL - ROOF CORNICE: MATCH ROOF CORNICE AT 810 N. 21ST STREET.

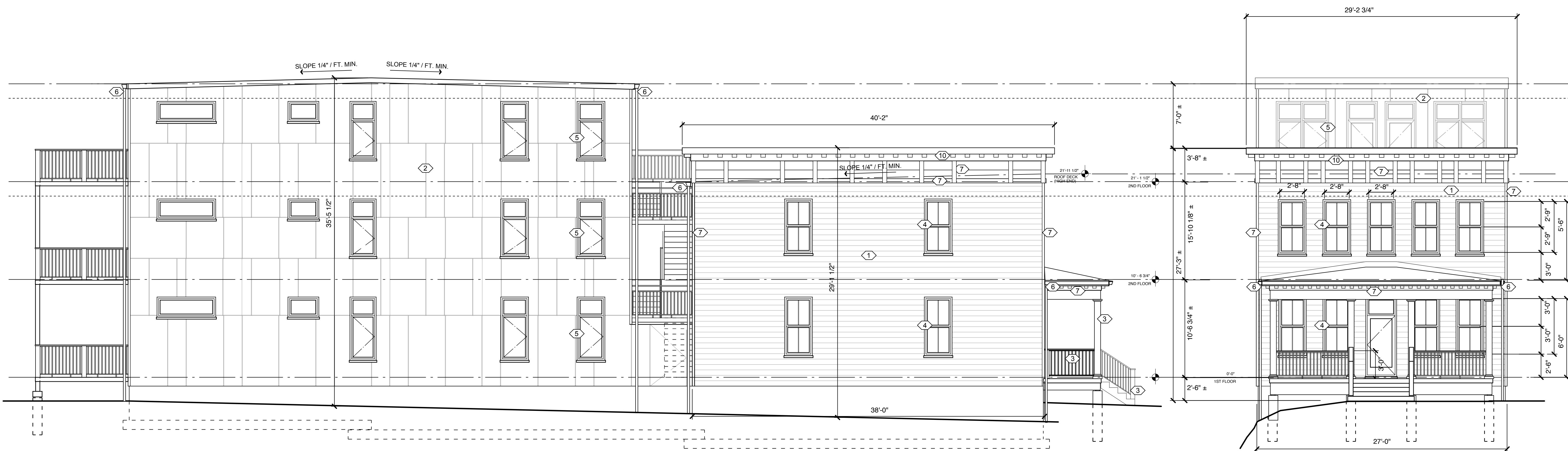
GENERAL NOTES:

PAINT FINISH TO BE AN EARTHTONED PALETTE PER THE DURON EXTERIOR PRESERVATION PALLETTTE.
 RAILINGS TO BE THE ROT RESISTANT EVOLUTIONS RAIL - CONTEMPORARY AS MANUFACTURED BY TIMBERTECH



4 NORTH ELEVATION
 3/16" = 1' - 0"

3 WEST ELEVATION (REAR)
 3/16" = 1' - 0"



SOUTH ELEVATION
 3/16" = 1' - 0"

1 EAST ELEVATION (FRONT)
 3/16" = 1' - 0"

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 808 NORTH 21ST STREET, RICHMOND, VIRGINIA

OWNER:
 EVOLVE DEVELOPMENT, LLC
 808 NORTH 21ST STREET, RICHMOND, VIRGINIA

BUILDING ELEVATIONS

REVISIONS

N/A
N/A
N/A
N/A
N/A

CAR 2
 DATE: AUGUST 22, 2016

MICHAEL PELLIS ARCHITECTURE
 www.michaelpellis.com
 PELLIS 804.212.9024
 ARCHITECTURE 201 W. 7th St., Richmond, VA 23224