



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: 2308 Jefferson Ave

DATE: 7/1/16

OWNER'S NAME: 2308 Jefferson Ave LLC

TEL NO.: 804-414-0537

AND ADDRESS: PO Box 6784

EMAIL: sarah.krumbeln@yahoo.com

CITY, STATE AND ZIPCODE: Richmond, VA 23230

ARCHITECT/CONTRACTOR'S NAME: Sebastian Quinn

TEL. NO.: 917-547-0634

AND ADDRESS: 81 Vanderbilt Ave

EMAIL: sq@sebastianquinn.com

CITY, STATE AND ZIPCODE: Brooklyn NY 11205

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.)

2308 Jefferson Ave is a proposed new construction mix-use projects. After a conceptual review in December 2015, an additional review in January 2016, and several meetings with staff we have incorporated the recommendations. Attached please find cutsheets, plans and a written response addressing the committee's January 2016 comments.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Sarah Krumbeln

(Space below for staff use only)

Received by Commission Secretary _____
DATE _____

APPLICATION NO. _____
SCHEDULED FOR _____

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

Commission of Architectural Review
2308 Jefferson Ave
Response to January 26, 2016 CAR Comments

Verticality on the Ground Floor:

Revisions incorporate staff recommendations to mirror the neighboring vertical elements into the ground floor façade. The storefront is unified by creating three visual vertical posts made out of flat hardi-plank trim. The vertical posts will flank each side of the building and divide the storefront and residential entrance. The revisions reflect new transoms above the storefront to create a more vertical aesthetic with a signboard above the transom and the applied cornice.

Horizontal Nature on Upper Floors:

The revisions include a break in the double-hung windows to create a more horizontal line in the upper floors.

Cornice Detail:

The revised plans incorporate the conceptual review suggestion that the cornice have a 5-inch top detail and a 3-inch lower detail. This is an applied hardi-plank trim detail, with the top and bottom protruding from the hardi-plank by 4 inches. The white hardi-plank cornice trim is recessed between the 5 and 3-inch trim by approximately 3 inches.

Symmetrically Organized Front Façade:

The revised plans incorporate the conceptual review comments and staff recommendation to include a façade symmetrical with a 2'-9.5" dimension on each side and equal dimensions between the 2nd and 3rd floor windows.

Meter and Fire Equipment Placement:

Consistent with the Commission's comments, the revised plans outline the placement of meters and fire equipment. The backflow preventer will be placed underground. The Siamese connection and a small 2" clean out drain (required by fire code) will be placed on the far left side, please see item 12 on drawing A200.2. All other meters will be in the meter room inside the building.

Met with Neighborhood:

The revised plans were presented to the Union Hill Civic Association on March 2, 2016, in addition to a smaller group of neighbors on January 26, 2016 and February 15, 2016.

Smooth Lap Siding

COLOR PALETTE: Light Mist



| | | | | |
|--------------------------|--------|--------|--------|--------|
| Thickness: 5/16" | | | | |
| Weight: 2.50lbs./sq. ft. | | | | |
| Length: 12.00' plank | | | | |
| WIDTHS | 5.250" | 6.250" | 7.250" | 8.250" |
| EXPOSURE | 4.00" | 5.00" | 6.00" | 7.00" |
| COLORPLUS® | | • | • | • |
| PRIMED | • | • | • | • |

Beaded Cedarmill®

COLOR PALETTE:



| | |
|--------------------------|--------|
| Thickness: 5/16" | |
| Weight: 2.40lbs./sq. ft. | |
| Length: 12.00' plank | |
| WIDTHS | 8.250" |
| EXPOSURE | 7.00" |
| COLORPLUS® | • |
| PRIMED | • |

HardieTrim®

HardieTrim® Boards Products Description

HARDIETRIM® 5/4 BOARDS

HardieTrim 5/4 boards is a decorative non-load bearing trim product. HardieTrim 5/4 boards is 1-in. thick and comes in 10-ft. and 12-ft. lengths, based on product availability. In addition to frieze, fascia, rake, window, door, and corner details, HardieTrim 5/4 boards may be used to construct light blocks, column wraps and decorative scroll work. Available in commonly-used nominal widths from 4 in. to 12 in., HardieTrim 5/4 boards comes finished with either with the PrimePlus® factory primer and sealer or with ColorPlus® Technology. The ColorPlus coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors and accessories.

HARDIETRIM® 4/4 BOARDS

HardieTrim 4/4 boards is a decorative non-load bearing trim product. HardieTrim 4/4 boards is 3/4-in. thick and comes in 10-ft and 12-ft. lengths. HardieTrim 4/4 boards may be used for frieze, fascia, rake, window, door, and corner details where the look of a 3/4-in. product is desired. HardieTrim 4/4 boards is available in commonly-used nominal widths from 4 in. to 12 in. See your local dealer for details and availability of products and accessories.

HARDIETRIM® BATTENS

HardieTrim Battens are a decorative, non-load bearing trim product. HardieTrim Battens are 3/4 in. thick, 2-1/2 in. wide, and come in 12' lengths. See your local dealer for details and availability of product colors and accessories.



Smooth
HardieTrim 5/4, 4/4 Boards



Rustic
HardieTrim 5/4, 4/4 Boards



Left: HardieTrim Batten board – Smooth with HardiePanel® Vertical Siding for Board & Batten look.
Below: A Complete James Hardie Exterior – Close-up on trim products.



HardieTrim Batten board - Rustic and smooth



ColorPlus TIP: HardieTrim 4/4, 5/4 boards with ColorPlus Technology is shipped with a protective laminate slip sheet. James Hardie recommends keeping the protective sheet in place during cutting and fastening to reduce damage to the boards. Remove the protective sheet only after installing the boards and filling the nail holes with a colored touch-up pen.



WARNING

DO NOT caulk nail heads when using ColorPlus products.
Refer to the ColorPlus touch-up section

Siding

Trim

Soffit

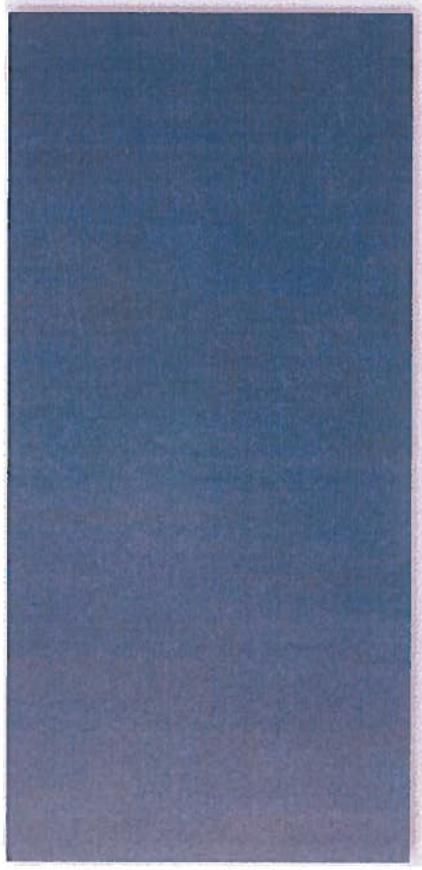
HardieWrap®

Finishing Touches

HardiePlank® Lap Siding

● HardiePanel® Vertical Siding

HardieShingle® Siding



SMOOTH

Evening Blue

| | |
|-------------|---|
| Thickness | 5/16 in. |
| Size | 4 ft. x 8 ft. 4 ft. x 9 ft.* 4 ft. x 10 ft. |
| Pcs./Pallet | 50 50 50 |
| Pcs./Sq. | 3.2 2.8 2.5 |

Available Colors



[View all HardiePanel Vertical Siding Products](#)

*4 ft. x 9 ft. HardiePanel vertical siding only available primed and exclusively in DC/Baltimore and Virginia districts.

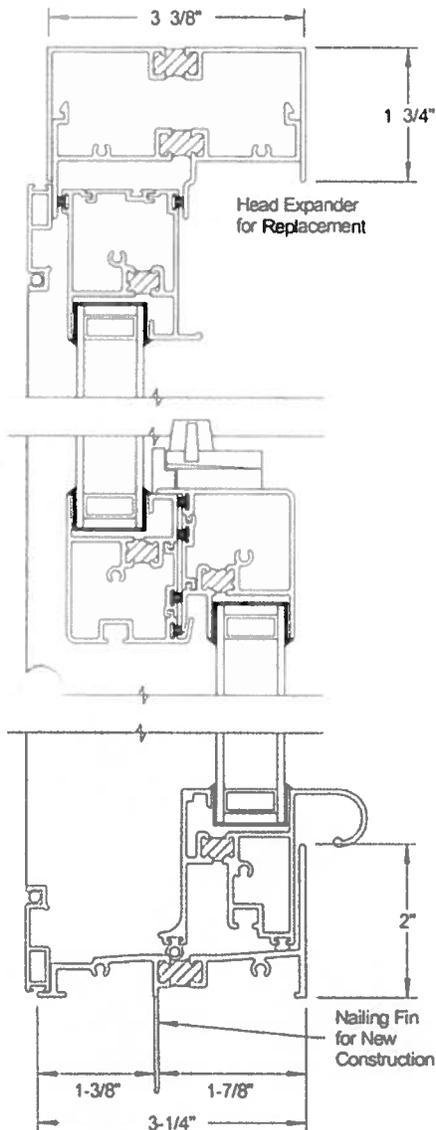


JamesHardie
Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

COLOR



Commercial Aluminum Double Hung H-C45

Standard Features

- 3-1/4" Frame Depth
- T-6063 Aluminum Extrusions with .062" walls
- Thermally Broken Frame and Sash
- Factory Glazed with 7/8" Insulated Glass with Super Spacer® warm edge spacer technology for superior thermal performance.
- Zinc die-cast Cam Locks, 2 locks standard over 24" in width
- Replacement or New Construction Frames
- Finseal Weatherseals on both sashes with two rubber bulbs at the frame sill, and four weatherstrips at the interlock.
- Both sashes tilt in for easy cleaning if desired.
- Architectural paint finish meets AAMA 2603. Colors available for normal lead times: White, Bronze, and Tan. For large projects, custom colors are available on a special order basis – please contact our office for details.
- Concealed Spiral Balances for quiet, low-friction operation. Commercial Heavy Duty Balances are available for most large size windows.
- Strong Extruded Aluminum bottom lift rail
- Available with nail fin for new construction or without nail fin for replacement applications.
- Sill Angle for sloped sill replacement applications and Head Expanders are available.

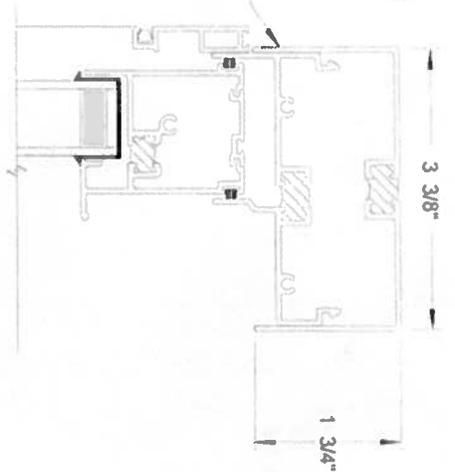
Optional Features

- Extruded Aluminum Full or Half Screen for long service life
- Numerous high performance glazing options
- Mullion for multiple units
- Many Grid Between Glass (GBG) configurations are available for greater design flexibility and low maintenance.
- Extruded Aluminum Muntin to divide top sash is especially useful for concealing drop type ceilings.

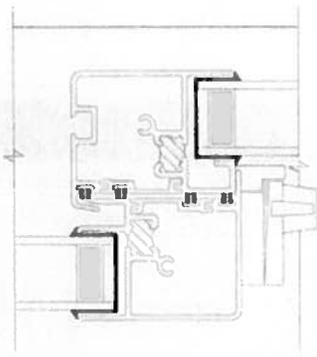
The West-Prime Thermal Double Hung window is ideally suited for commercial use. Designed to handle the demanding requirements of commercial quality windows, the West-Prime Thermal maintains a pleasing, easy-to-operate residential look and feel. The West-Prime Commercial Aluminum Series, consisting of Double Hung and Fixed windows, are a perfect complement to the Westco Commercial Aluminum Series, both of which can be custom manufactured to your specifications, delivered in a timely manner, and can help make your project a complete success.

Head Expander

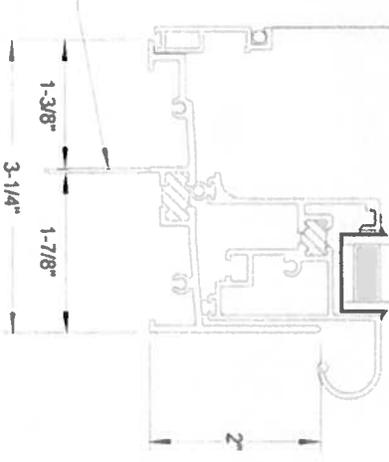
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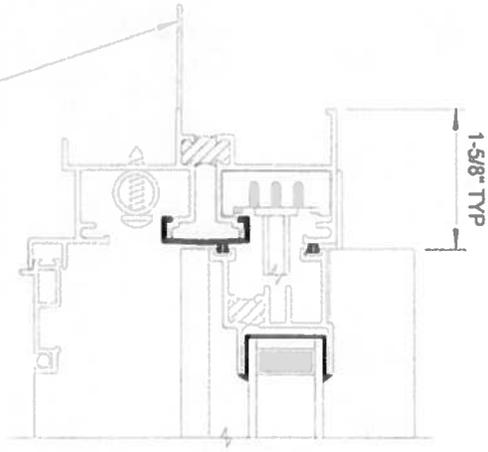
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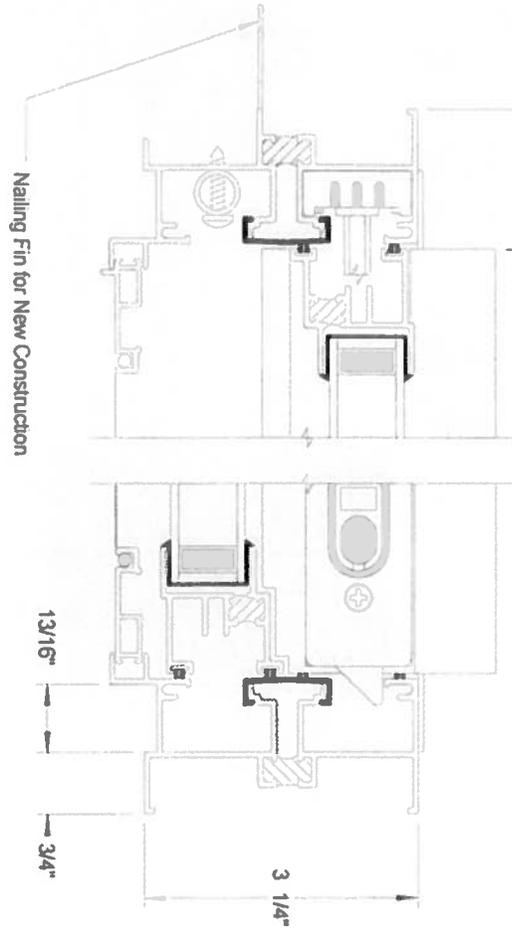
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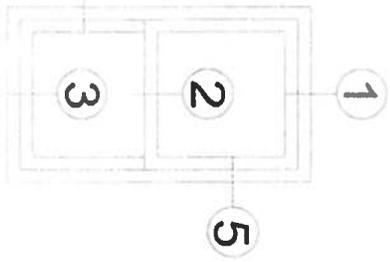
4



5



4



West Window Corporation

Industrial Park
Martinsville, Virginia
P.O. Drawer 3071
(276)638-2384

West-Prime Thermal Double Hung H-C45

Head, Jamb, and Sill Detail

7-28-10

Scale: Half

Drawn: DB

Sheet: 1 of 3

FEATURES

- Economical
- 1-3/4" sight line with a 3-9/16", 4-1/2" or 6" depth
- Front or Center (4-1/2") glass applications
- Outside glazed
- Screw Spline, Shear Block or Type-B fabrication
- SSG option
- Infill options up to 1-1/8"
- Thermal break via. Polymer glazing clip
- Permanodic™ anodized finishes in seven standard choices
- Painted finishes in standard and custom choices

OPTIONAL FEATURES

- Two color capability
- 1-1/4" perimeter sight line
- Project specific U-factors (See Thermal Charts)

PRODUCT APPLICATIONS

- Storefront, Ribbon Window or Punched Openings
- Low to mid-rise
- Single-span
- Curved frames
- Integrated entrance framing allowing Kawneer entrances or other specialty entrances to be included
- Kawneer windows or GLASSvent™ for storefront are easily incorporated

For specific product applications,
consult your Kawneer Representative

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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PICTORIAL VIEWS 5-8
BASIC FRAMING DETAILS..... 9-20
MISCELLANEOUS FRAMING..... 21,22
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GLASSvent™ FOR STOREFRONT..... 23,24
VENTS..... 25
ENTRANCE FRAMING..... 26-32
WINDLOAD/DEADLOAD CHARTS..... 33-41
DEADLOAD CHARTS 42-46
THERMAL CHARTS 47-51
GLAZING CLIP CHART..... 52

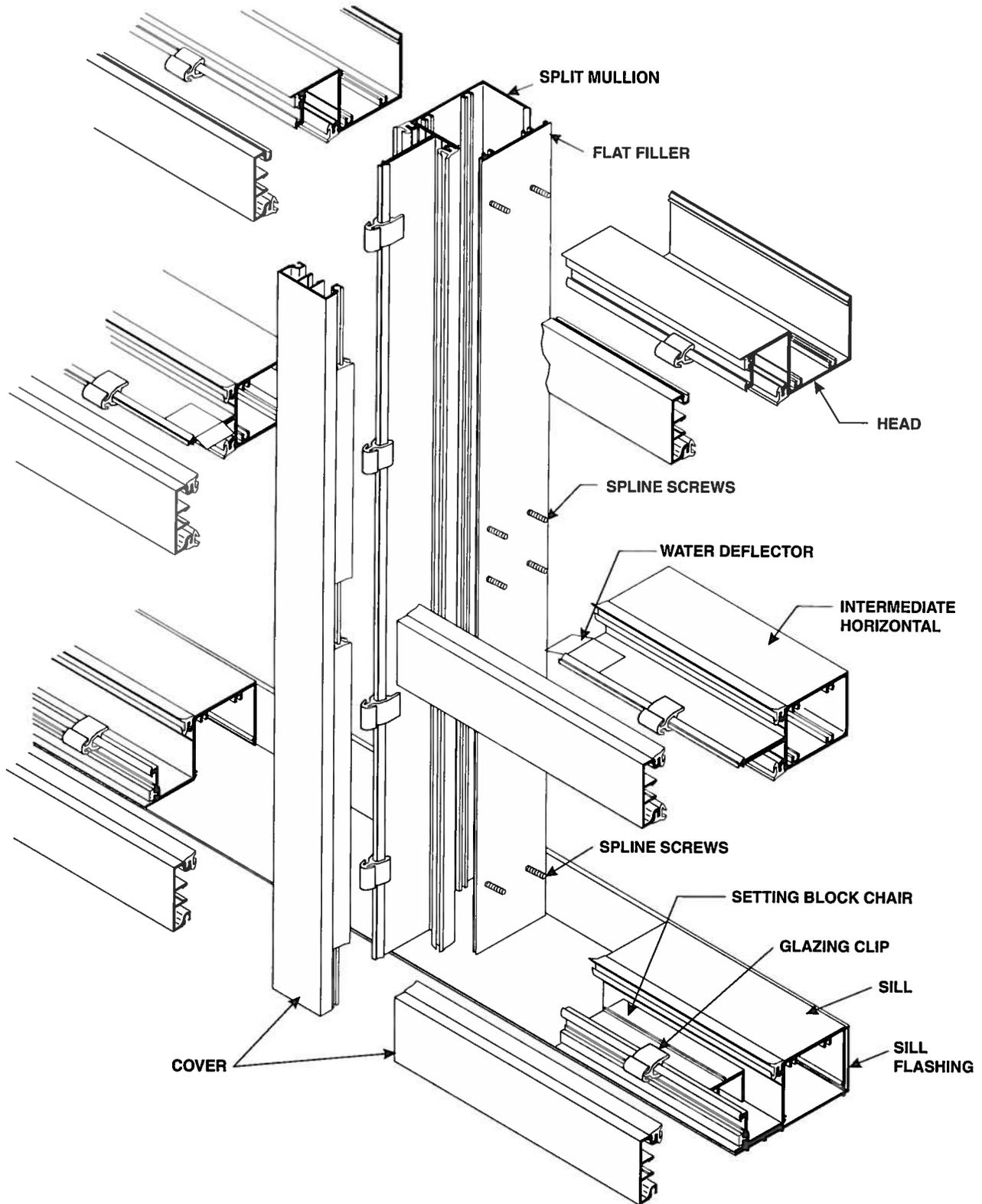
LAWS AND BUILDING AND SAFETY CODES GOVERNING THE DESIGN AND USE OF GLAZED ENTRANCE, WINDOW, AND CURTAIN WALL PRODUCTS VARY WIDELY. KAWNEER DOES NOT CONTROL THE SELECTION OF PRODUCT CONFIGURATIONS, OPERATING HARDWARE, OR GLAZING MATERIALS, AND ASSUMES NO RESPONSIBILITY THEREFOR.

Metric (SI) conversion figures are included throughout these details for reference. Numbers in parentheses () are millimeters unless otherwise noted.

The following metric (SI) units are found in these details:

- m – meter
- cm – centimeter
- mm – millimeter
- s – second
- Pa – pascal
- MPa – megapascal

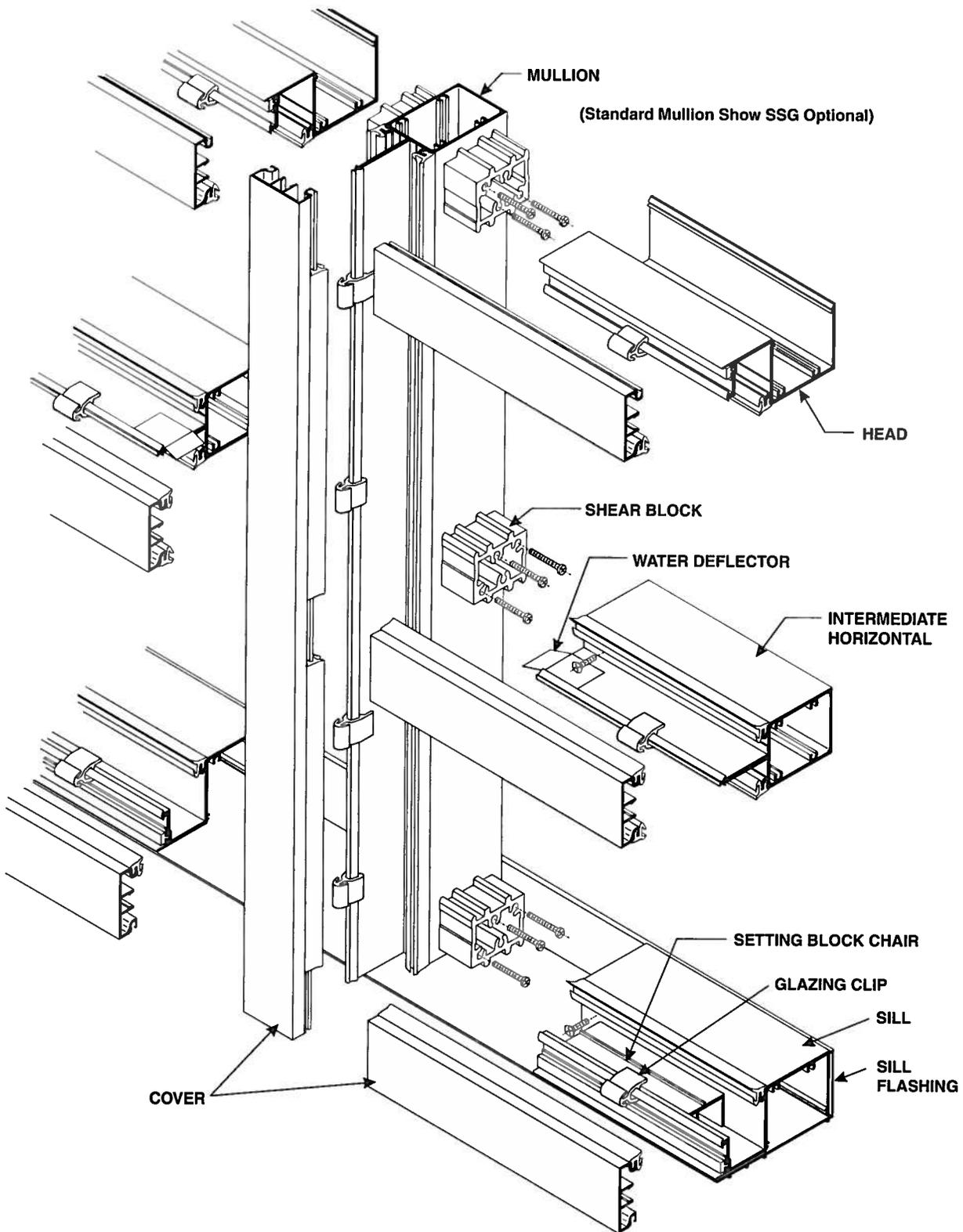
Kawneer reserves the right to change configurations without prior notice when deemed necessary for product improvement.



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Supreme® Shingles

Supreme® three-tab shingles—a smart choice when you need to balance curb appeal, weather resistance and value. Supreme shingles come with a 25-Year Limited Warranty*, 60-MPH Wind Resistance Limited Warranty*, and Class A UL Fire Rating—the industry's highest. Algae Resistance is also available on a regional basis. Visit roofing.owenscorning.com to learn more.

ENERGY STAR® is for roofs too



Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities. Owens Corning™ Supreme roofing shingles in Shasta White can help reduce your energy bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior—and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*

25-Year Limited

Wind Resistance Limited Warranty*

60 MPH

Algae Resistance Limited Warranty*/**

10 Years

Tru PROtection® Non-Prorated Limited Warranty* Period

5 Years

Product Specifications

| | |
|---------------------|-------------|
| Nominal Size | 12" x 36" |
| Exposure | 5" |
| Shingles per Square | 80 |
| Bundles per Square | 3 |
| Coverage per Square | 100 sq. ft. |

Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3462

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

Florida Product Approval†

ICC-ES AC438*

Miami-Dade County Product Approval**

UL ER2453-01**

Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards; Title 24, Part 6 requirements; Rated by the Cool Roof Rating Council (CRRC).

COLORS AVAILABLE IN ALL AREAS



Autumn Brown†



Driftwood†



Desert Tan†



Brownwood†



Shasta White†



Aspen Gray†



Onyx Black†



Estate Gray†



2308 JEFFERSON AVE.

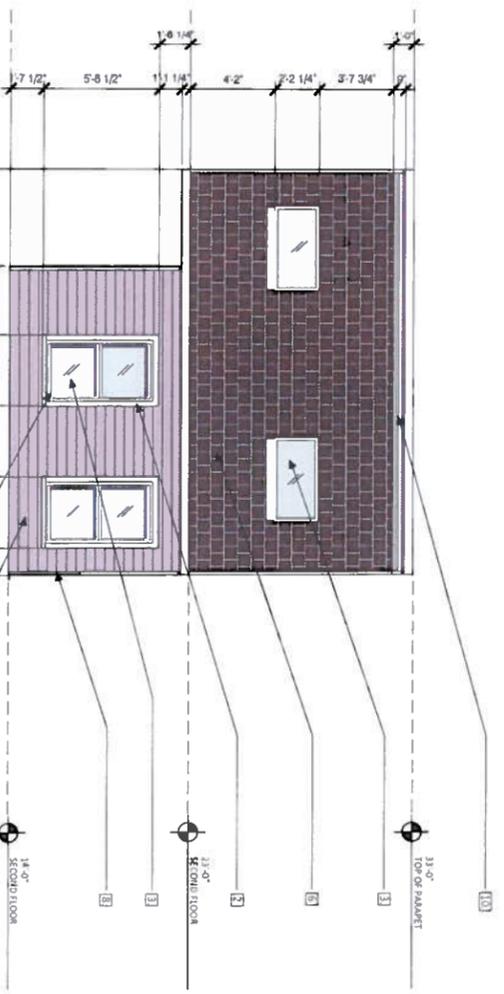
CAR SET
JUNE 19, 2016

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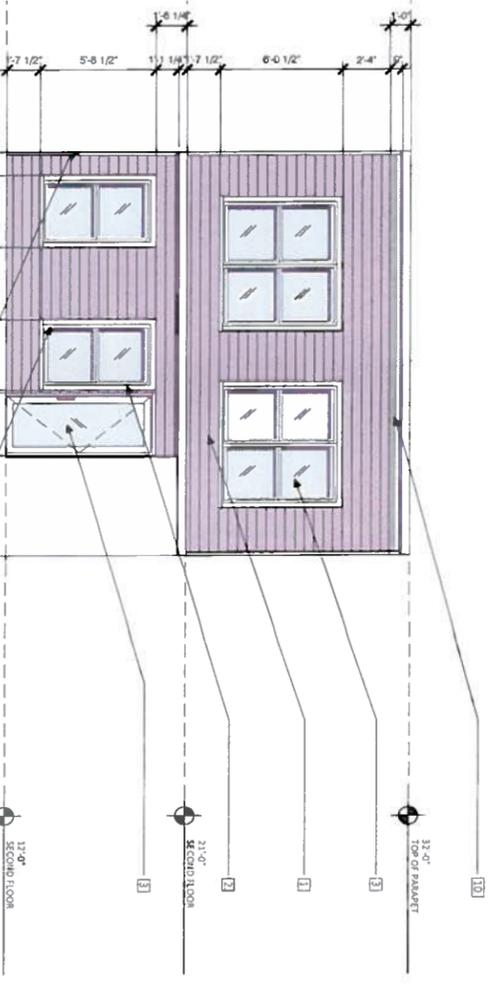
| | |
|------------------------|-----|
| Project Name: | 180 |
| General Contractor: | 180 |
| Exterior Code: | 180 |
| Consultant: | |
| Structural Consultant: | 180 |
| Professional Seal: | |

- MATERIALS KEY**
1. HARDI PLANK - SEE CUTSHEETS
 2. HARDI TRIM - SEE CUTSHEETS
 3. GLASS - CLEAR GLASS PER IECC
 4. WINDOW UNITS - SEE CUTSHEETS
 5. STOREFRONT - SEE CUTSHEETS
 6. ROOFING - SEE CUTSHEETS
 7. HARDI PANEL - CAR PRE-APPROVED COLOR TBD
 8. RAILING - SEE CUTSHEETS, SEE NOTE
 9. CANVAS AWNING
 10. TPO MEMBRANE ROOF - NOT VISIBLE FROM PUBLIC WAY

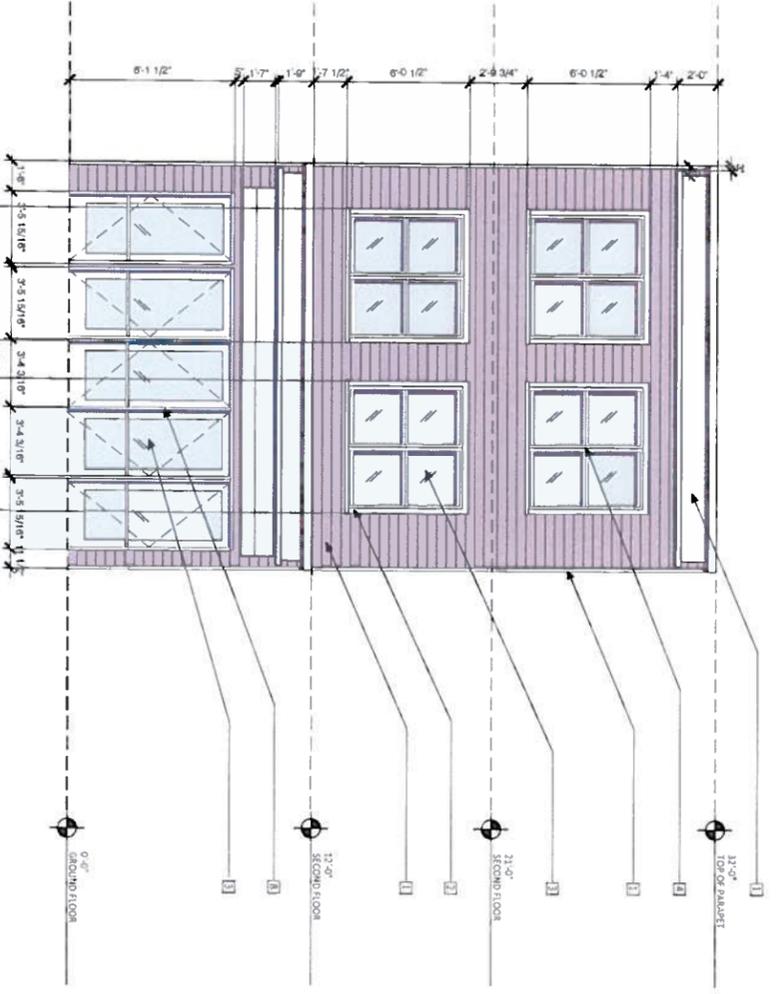
NOTE - NO TRIM, INCLUDING CORNICE TRIM TO EXTEND OVER ANY PROPERTY LINE - SOME TRIM RENDERED WITH A PROJECTION FOR 3D EFFECT



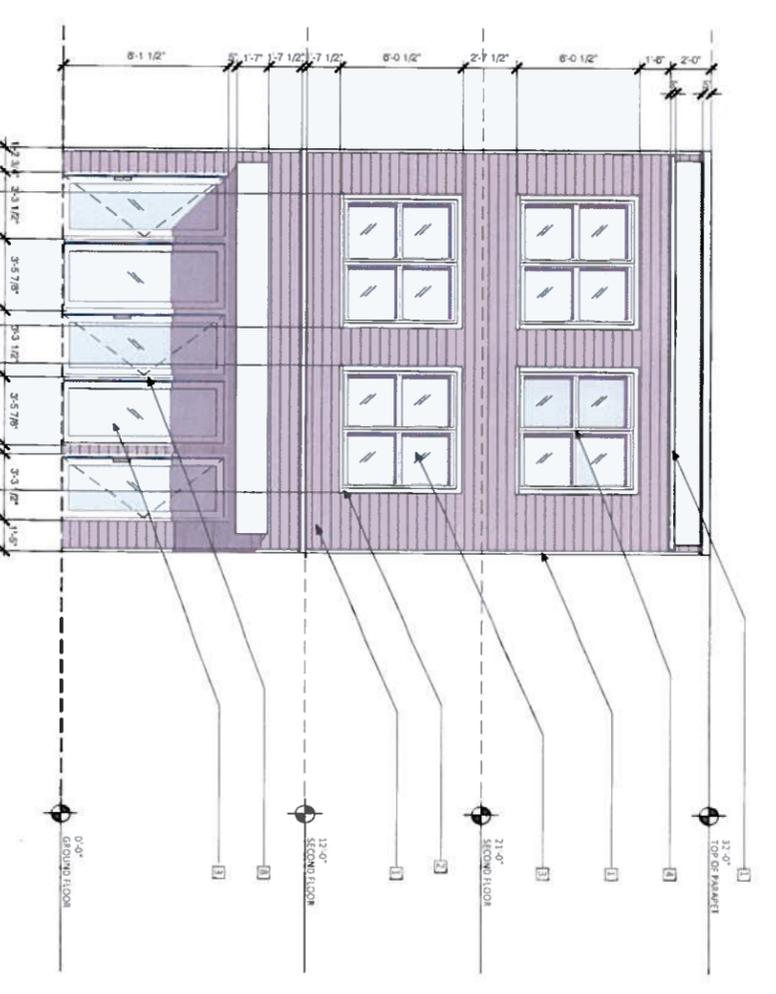
04 EXTERIOR ELEVATION - APT. B & C - FRONT FACADE
 SCALE 1/8" = 1'-0"



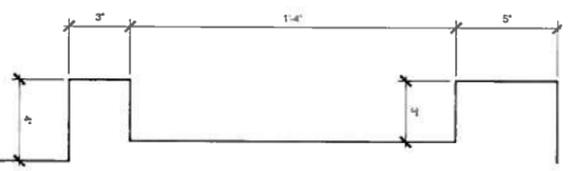
03 EXTERIOR ELEVATION - APT. B - REAR FACADE
 SCALE 1/8" = 1'-0"



02 EXTERIOR ELEVATION - APT. A - FRONT FACADE
 SCALE 1/8" = 1'-0"



01 EXTERIOR ELEVATION - APT. C - REAR FACADE
 SCALE 1/8" = 1'-0"



1A CORNICE PROFILE
 SCALE 3/4" = 1'-0"

2308 JEFFERSON AVE.
 RICHMOND, VA 23223

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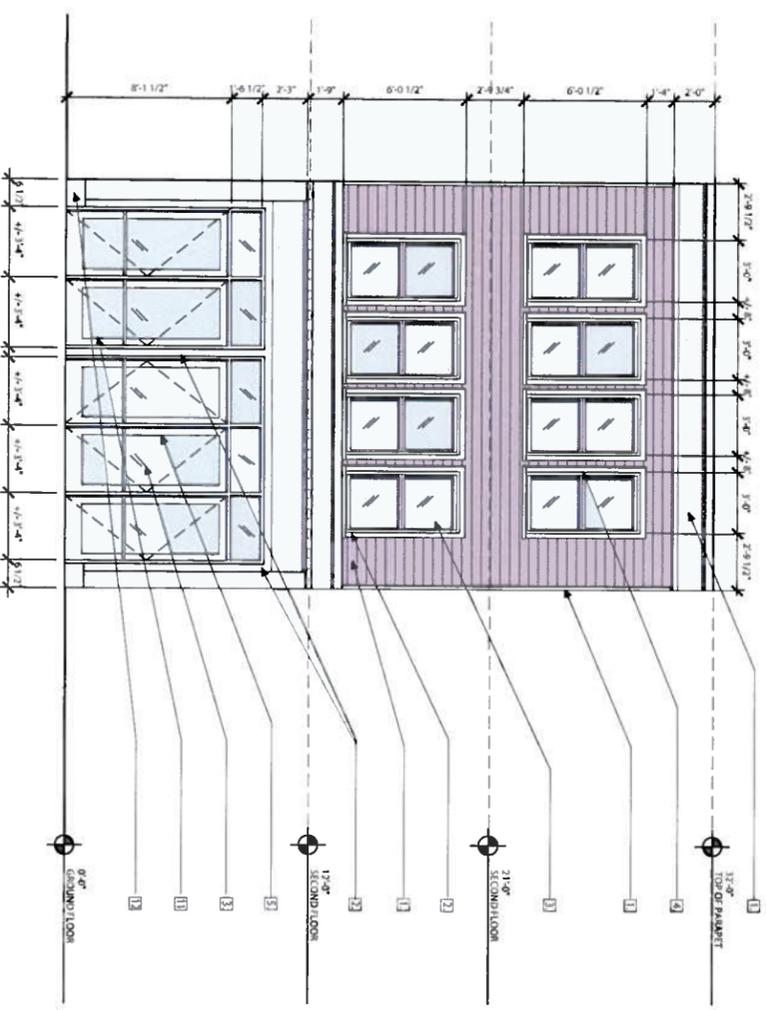
OPTION B ELEVATIONS

Project Number: **A200.00**
 Sheet Number: **04.10.20.04**
 Drawn By: **JMK/JSO**
 Issue Date: **04.10.20.04**

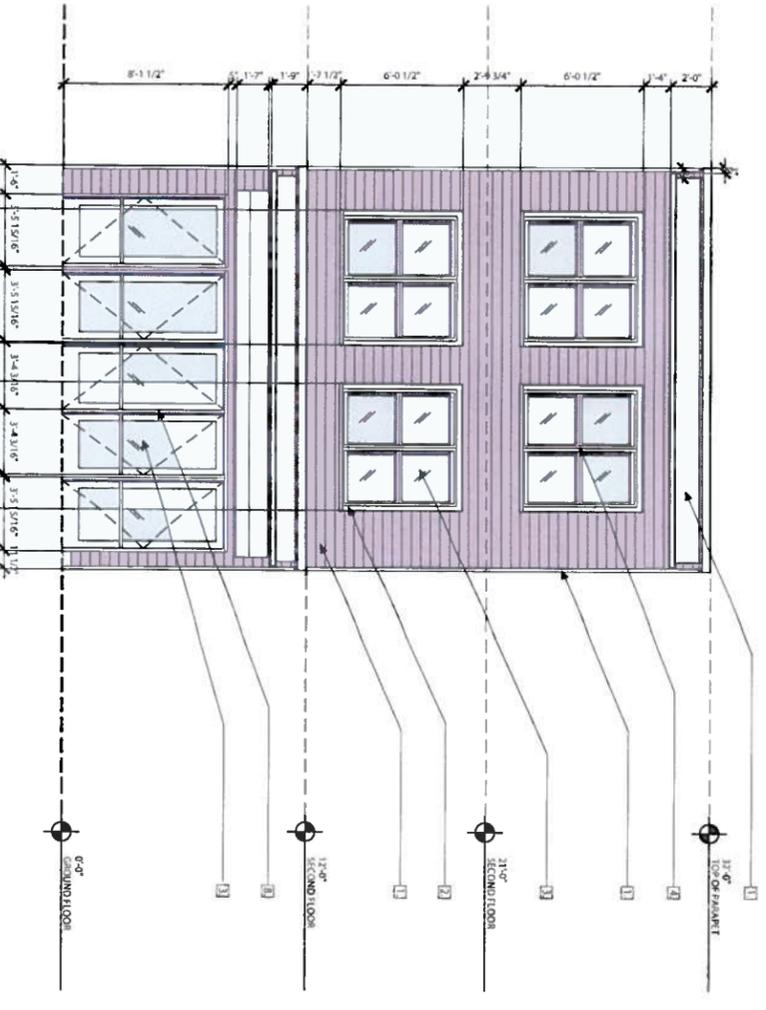
MATERIALS KEY

- 1. HARDI PLANK - SEE CUTSHEETS
- 2. HARDI TRIM - SEE CUTSHEETS
- 3. GLASS - CLEAR GLASS PER IECC
- 4. WINDOW UNITS - SEE CUTSHEETS
- 5. STOREFRONT - SEE CUTSHEETS
- 6. ROOFING - SEE CUTSHEETS
- 7. HARDI PANEL - CAR PRE-APPROVED COLOR TBD
- 8. RAILING - SEE CUTSHEETS, SEE NOTE
- 9. CANVAS AWNING
- 10. TPO MEMBRANE ROOF - NOT VISIBLE FROM PUBLIC WAY
- 11. TRANSLUCENT FILM AT TRASH ROOM GLAZING
- 12. SIAMESE CONNECTION AND 2" DRAIN
- 13. TRELLIS - PRESSURE TREATED WOOD LATTICE

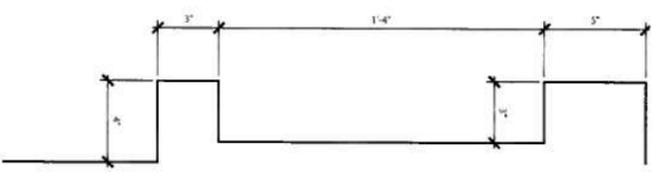
NOTE - NO TRIM, INCLUDING CORNICE TRIM TO EXTEND OVER ANY PROPERTY LINE



01 EXTERIOR ELEVATION - APT. A - FRONT FACADE OPTION A
 SCALE 1/4" = 1'-0"



02 EXTERIOR ELEVATION - APT. A - FRONT FACADE OPTION B
 SCALE 1/4" = 1'-0"



1A CORNICE PROFILE
 SCALE 3/4" = 1'-0"

| | |
|------------------------|----|
| Project Team: | TB |
| General Contractor: | |
| Engineer/CA: | TB |
| Consultant: | |
| Structural Consultant: | TB |

Professional Seal:

The Professional Architect's seal affixed to this work indicates approval of the material and design shown on this drawing. It does not constitute a warranty or a guarantee of accuracy. The seal shall not be considered a recommendation by the architect for any product or service. The architect shall not be held responsible for any errors or omissions in this drawing or any other drawings or specifications prepared by or for the architect.

Project Title:

2308 JEFFERSON AVE.
 RICHMOND, VA 23223

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| Sheet Title: | |
| Project Number: | |
| Sheet Number: | |
| Drawn By: | |
| Checked By: | |
| Issue Date: | |

FRONT ELEVATIONS
A204.00
 06/19/2018