



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address SW Corner of Patterson Ave & N. Boulevard
 Historic district Boulevard

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Bob Englander
 Company City Center Delevopment, LLC
 Mailing Address P O Box 14532
Richmond, VA 23221

Phone 804.405.8787
 Email Bob@cathfordconsulting.com
 Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): Developer

OWNER INFORMATION (if different from above)

Name Alan delForn
 Mailing Address 8720 Chippinham Rd.
Richmond, VA 23235

Company Affiliated Investments, LLC
 Phone 804.357.2063
 Email adelforn@gmail.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)

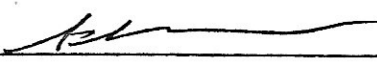
Development, as proposed, will consist of a four (4) story residential condominium building with two (2) enclosed parking garages and lobby on the ground level & three (3) levels of residential - two units per floor, above the parking podium. Project is proposed as concrete with structural metal stud framing, large double glazed windows and french doors, cast stone and stucco facade. Each unit will have two outdoor spaces and access to the roof garden.

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  Date 2/20/18

General Description of Proposed Patterson / Boulevard Development

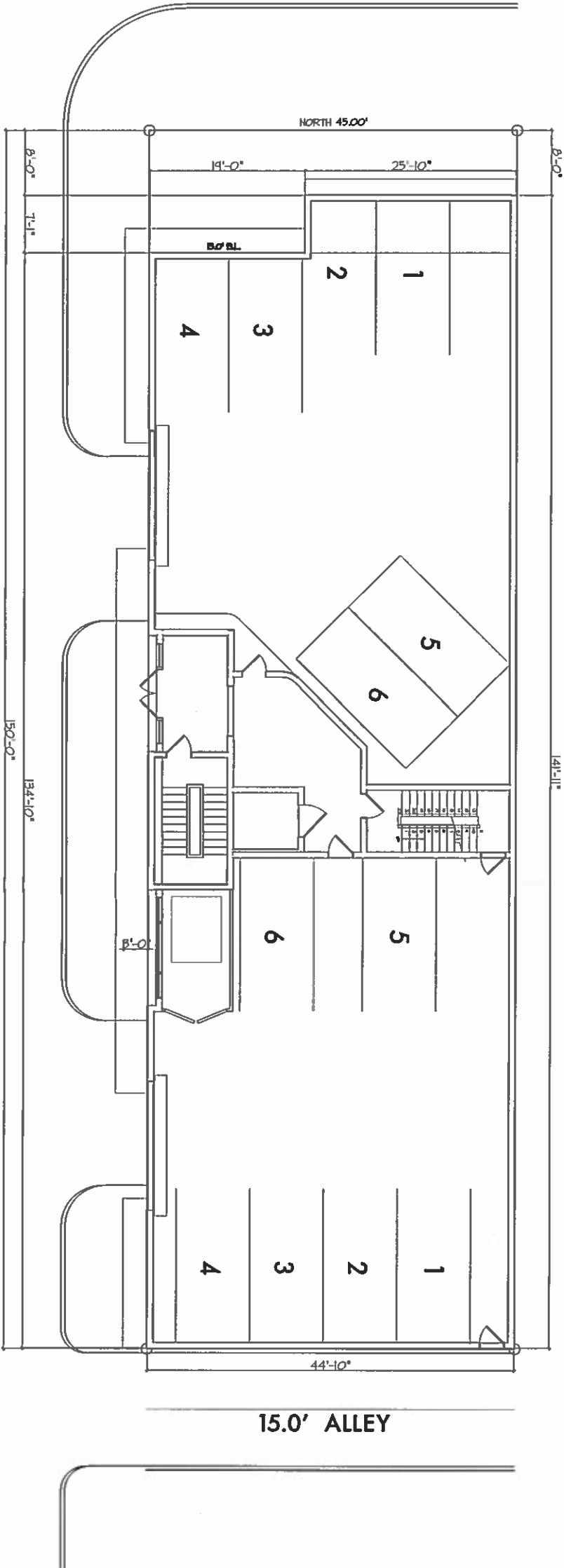
- The proposed development consists of six (6) Residential Condominiums built over two (2) single access garages and lobby / elevator core.
- Residential units will cantilever four (4) feet along various portions of the existing Patterson Avenue sidewalk providing down lighting to pedestrians and architectural interest to the building.
- The structure of the building will consist of insulated concrete walls and structural metal studs for both the exterior and interior walls providing for a well built, 100-year structure. The floor and roof slabs will be soundproof steel and composite metal deck with concrete slabs and insulation. This will provide for a non-combustible and energy efficient building, both now and in the future.
- The entrance to the residences will be mid-building along the Patterson facade into a lobby providing elevator access to each floor and the roof. Front and Rear stairs will also provide access to each floor, with the “grand” Patterson Stairway also offering access through the building to the roof.
- All French Doors will have well designed Juliette balconies. All windows and doors are proposed as insulated Marvin windows and doors with painted black mullions and frames, with large glass panes
- Base (Garage / Lobby) facade will be Arriscraft Limestone and Marvin Glass storefront glass entry at the lobby.
- Residential Floors facade will be Stucco.
- Approximately thirty (30) percent of the roof area will be reserved for terraces and outdoor living for the Residences.
- The base of the building will be setback approximately sixteen (16) feet from the Patterson / Boulevard corner and eight (8) feet at the south-east property line offering both character to this important corner as well as views along the Boulevard. The property will be raised approximately three (3) feet above the Boulevard sidewalk, encased with a brick retaining wall topped with a three (3) foot high iron railing and extensively landscaped offering a wonderful green space for the project to be viewed by the neighbors and pedestrians along the Boulevard.
- Residential Units are proposed as two (2) to three (3) bedrooms, large living/dining/kitchen area, two and one-half (2 1/2) baths, media/yoga/office, utility, pantry, wet-bar, potential for both indoor and outdoor fireplaces, and two (2) covered terraces. Floor to ceiling heights are proposed at 10.5 feet and flooring is a combination of wood and ceramic.

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NORTH BLVD.



PATTERSON AVE.

**SQUARE FOOTAGES
PARKING GARAGE (UNITA&B)**

6-CAR PARKING GARAGE-A	2731 SQ. FT.
6-CAR PARKING GARAGE-B	2653 SQ. FT.
STAIR 1 & 2:	346 SQ. FT.
ELEVATOR	75 SQ. FT.
TOTAL COMMON AREA:	5811 SQ. FT.
SHARED ELEVATOR LOBBY:	390 SQ. FT.

**SQUARE FOOTAGES-3 LEVELS
FLOOR PLAN TYP. UNIT-A**

LIVING AREA:	3103 SQ. FT.
SHARED/Common STAIR:	271 SQ. FT.
COVID PORCH	142 SQ. FT.
LANAI:	117 SQ. FT.
TOTAL COVERED:	3633 SQ. FT.

**SQUARE FOOTAGES-3 LEVELS
FLOOR PLAN TYP. UNIT-B**

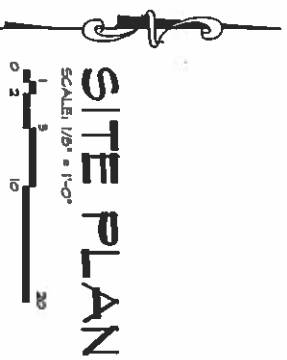
LIVING AREA:	2646 SQ. FT.
SHARED/Common STAIR:	271 SQ. FT.
COVID PORCH	59 SQ. FT.
LANAI:	117 SQ. FT.
TOTAL COVERED:	3093 SQ. FT.

TOTAL COVERED AREA: 6201 SQ. FT.
TOTAL BUILDING AREA: 26879 SQ. FT.

TOTAL COVERED AREA: 10844 SQ. FT.

TOTAL COVERED AREA: 9274 SQ. FT.
ROOF DECK COV. AREA 500 SQ. FT.

NOTE: BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES AND SETBACK LINES PRIOR TO CONSTRUCTION.



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 Richmond, VA 23234
 Phone: 703.522.2724 Fax: 703.522.3490
 www.prestonwood.com
 All Preston Wood PWD Certificates TX-451
 AMERICAN INSTITUTE OF BUILDING DESIGN

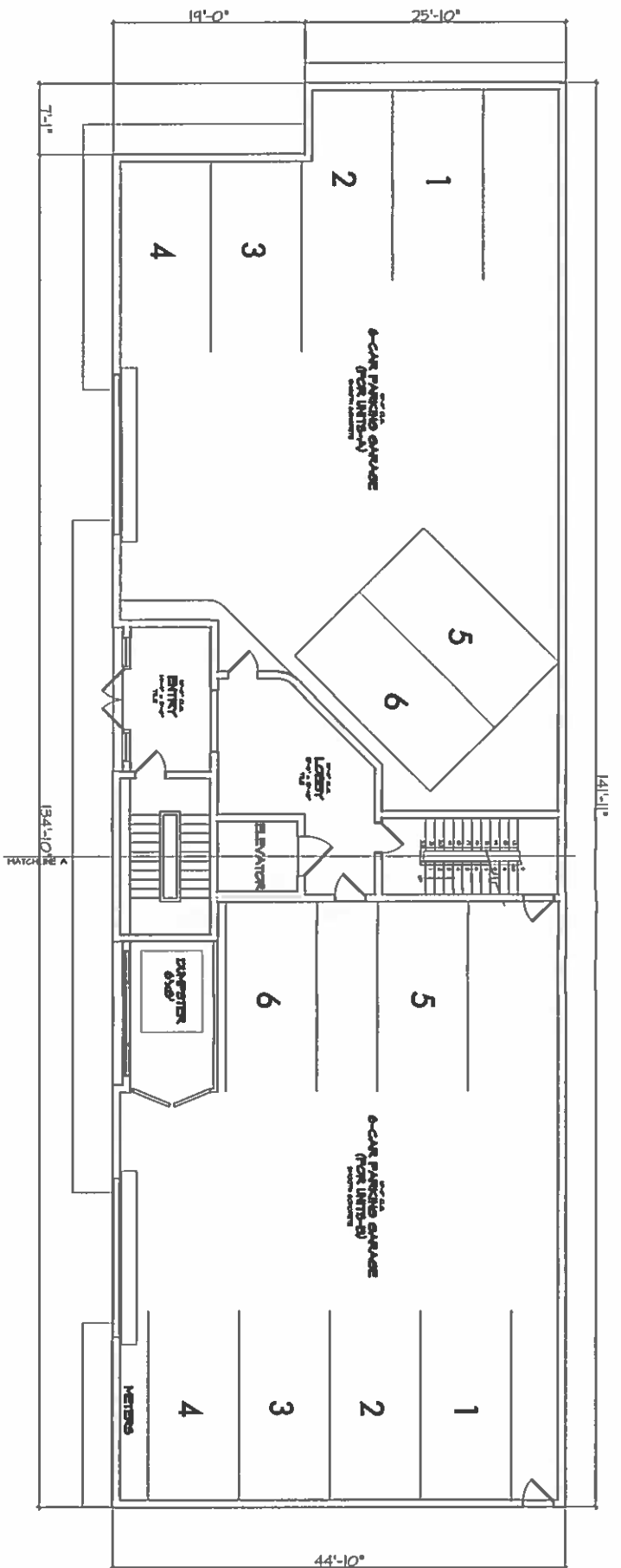
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REVISION 1:	DATE:	REVISIONS 2:	DATE:
REVISION 3:	DATE:	REVISIONS 4:	DATE:
REVISION 5:	DATE:	REVISIONS 6:	DATE:
REVISION 7:	DATE:	REVISIONS 8:	DATE:
REVISION 9:	DATE:	REVISIONS 10:	DATE:

COMMON DRAINAGE AGREEMENT BY OTHER: F REQUIRED	
ADDRESS ASSIGNMENTS BY OTHER:	
SITE SYMBOLS	
⊕ ELEVATION MARK	■ SITE AREA DRAIN
⊖ ELECTRICAL METER	▼ PHONE STUB
⊖ WATER METER	⊖ SEWER CLEAN OUT
⊖ GAS METER	⊖ HOSE BIB
⊖ FIRE HALL (TYPE)	⊖ POOL SAFETY
LOT CALCULATIONS	
LOT SIZE:	XXX
BUILDING FOOTPRINT:	XXX
% OF BUILDING COVERAGE:	XXX
TOTAL % OF LOT COVERAGE:	XXX
DRIVE & WALKS:	XXX
TOTAL IMPERVIOUS COVERAGE:	XXX
TOTAL % OF LOT COVERAGE:	XXX
NOTES: ALL OTHERS COVERAGE IS THE SERVICE ESTIMATE IS REQUIRED	
BOB ENGLANDER	
XX	
XX	
E7128 -BOB ENGLANDER -V9	M-2
NOT FOR CONSTRUCTION	ISSUE DATE: 20 February 2018

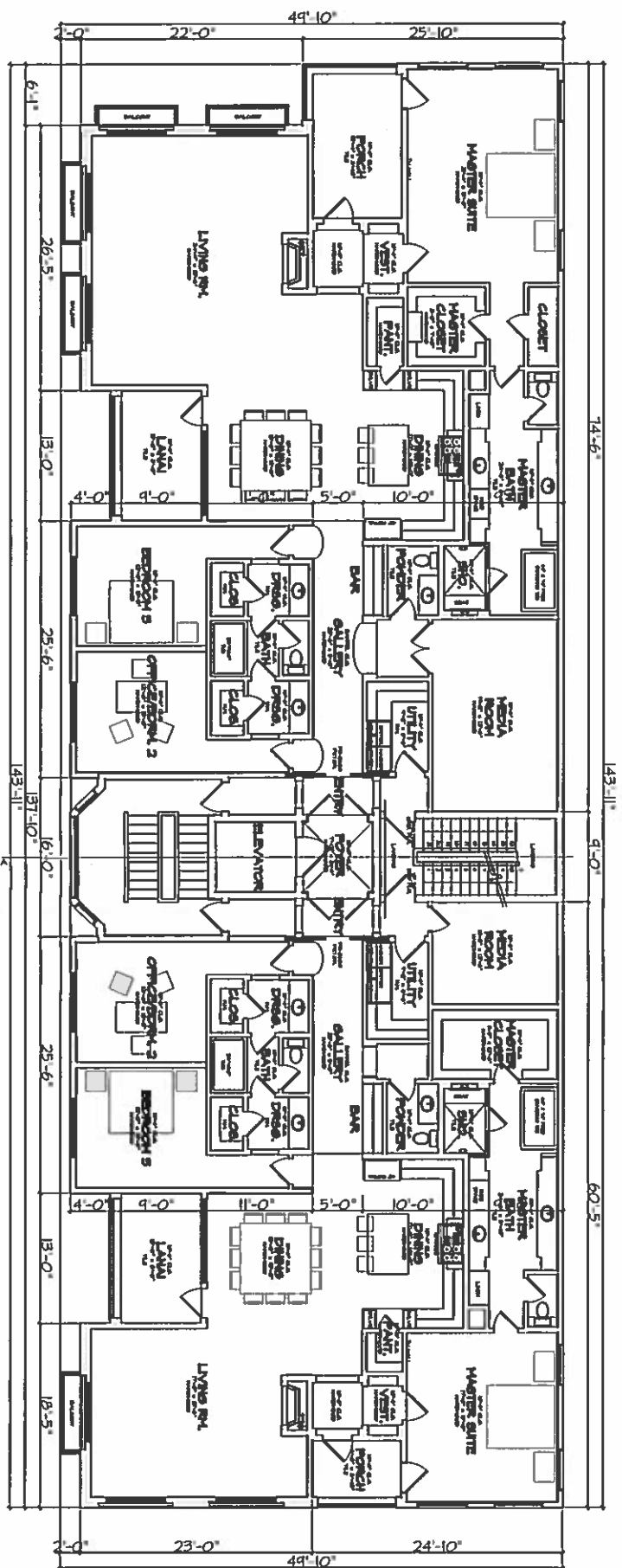
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FIRST FLOOR MASTER PLAN
SCALE: 1/8" = 1'-0"



UNIT 2A
UNIT 2B
SECOND FLOOR MASTER PLAN
SCALE: 1/8" = 1'-0"

PWA
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530 N. Boulevard, Richmond, VA 23220
Phone: 781.232.7224 Fax: 781.232.3498
www.prestonwood.com
Lead: Preston Wood PWD Certificate: 13-431
AMERICAN INSTITUTE OF BUILDING DESIGN

DATE	DESCRIPTION	DATE	DATE
XXX	CONCEPT	XXX	XXX
XXX	SCHEMATIC	XXX	XXX
XXX	PRELIMINARY	XXX	XXX
XXX	PERMISSION	XXX	XXX
XXX	CONSTRUCTION	XXX	XXX
XXX	AS-BUILT	XXX	XXX

COMMON DIMENSION ALIGNMENT TO OTHER		F REQUIRED
ADDRESS ASSIGNMENTS BY OTHER		
SITE SYMBOLS		
⊕	ELEVATION MARK	■ SITE AREA DRAIN
⊖	ELECTRICAL METER	▼ PHONE STUB
⊖	WATER METER	⊖ SEWER CLEAN OUT
⊖	GAS METER	HOSE BIB
⊖	FIRE MALL (TYPE)	⊖ FIRE MALL
		⊖ POZ. EXIST.

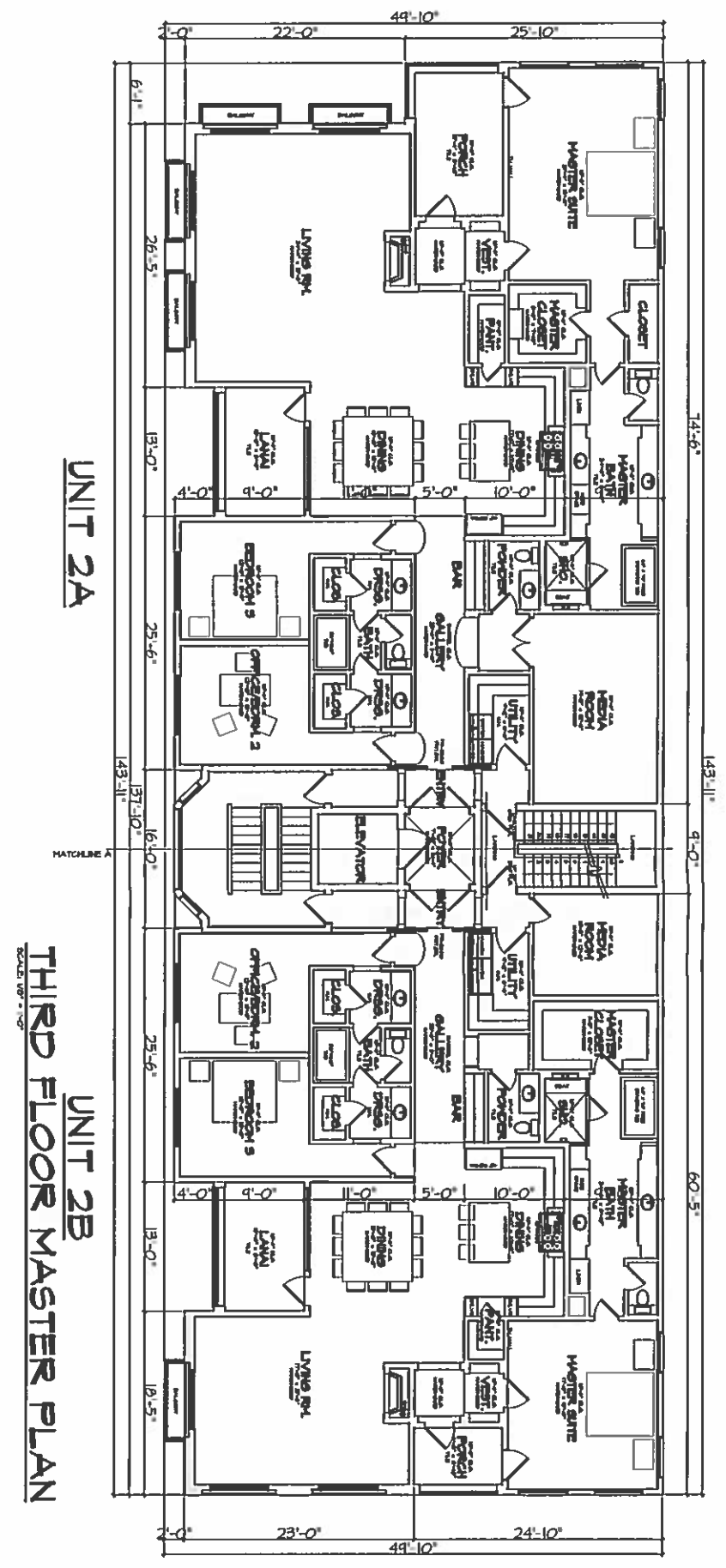
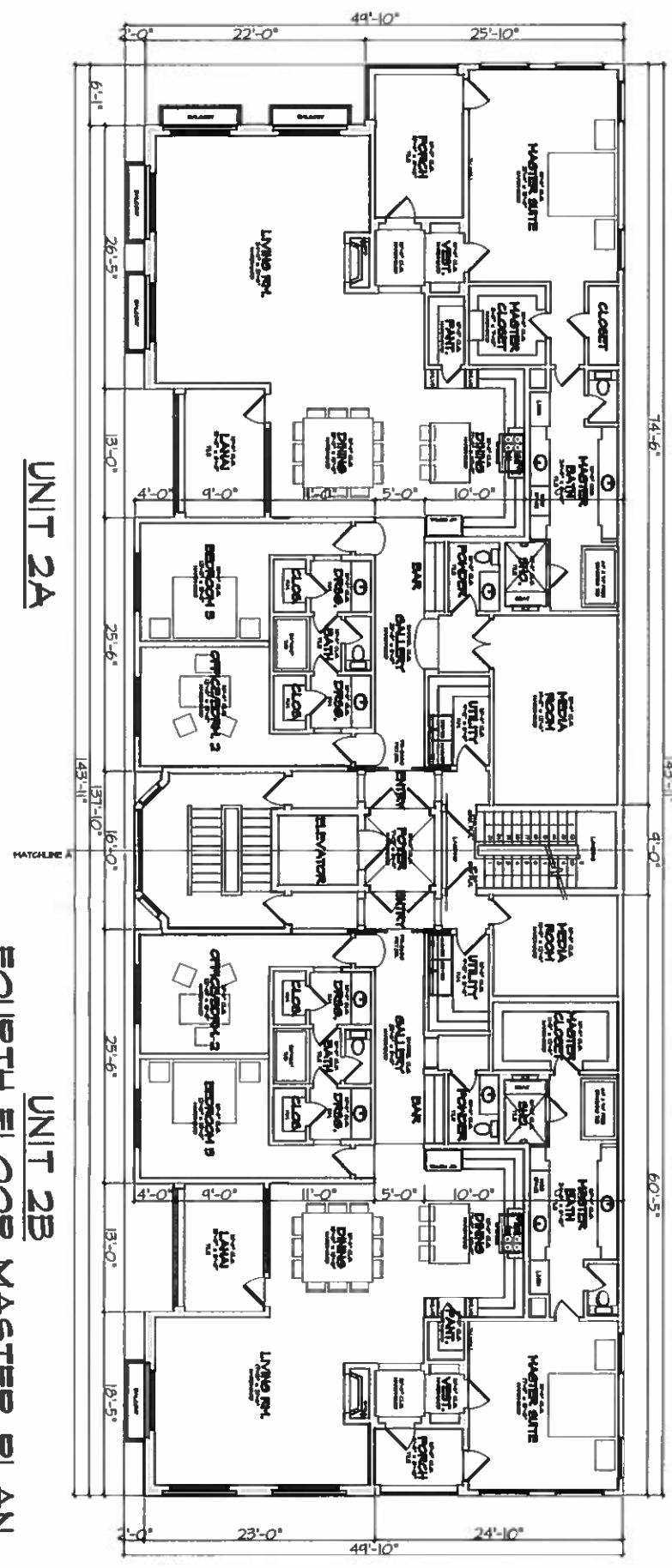
LOT CALCULATIONS	
LOT SIZE:	XXX
BUILDING FOOTPRINT:	XXX
% OF BUILDING COVERAGE:	XXX
TOTAL % OF LOT COVERAGE:	XXX
DRIVE & WALKS: XXX	

BOB ENGLANDER	
DATE: 20 February 2018	SCALE: 1/8" = 1'-0"
PROJECT: E7128 - BOB ENGLANDER - V9	DATE: M-3

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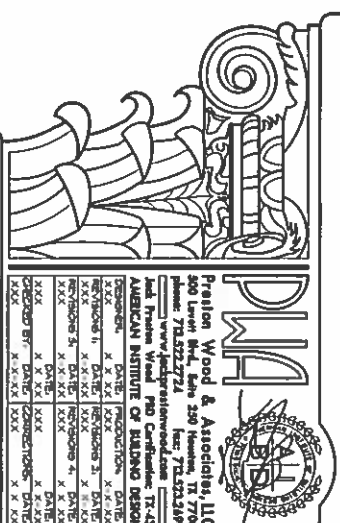
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FOURTH FLOOR MASTER PLAN

THIRD FLOOR MASTER PLAN

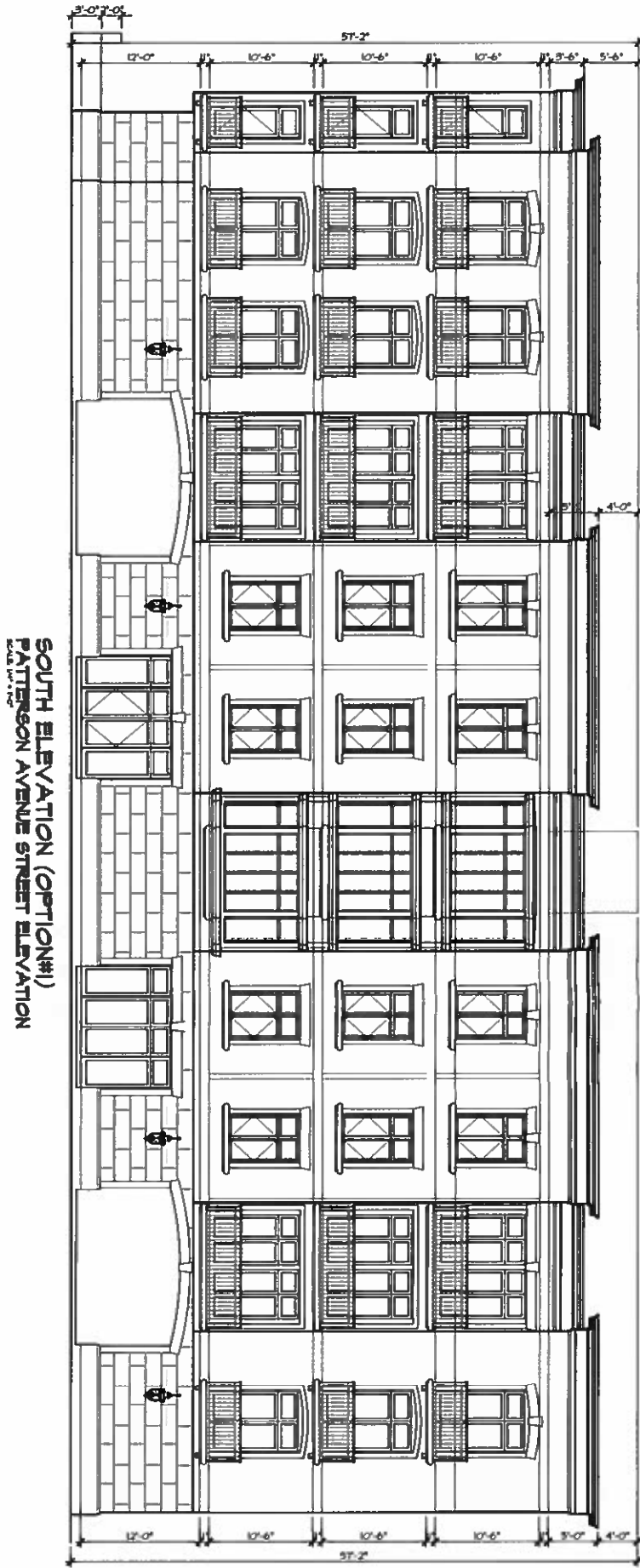
<p>CONTRACTOR INFORMATION</p> <p>PRESTON HOOD & ASSOCIATES, L.L.C. 500 North Blvd., Suite 300 Phone: 781.522.7774 Fax: 781.522.3490 www.prestonhood.com AMERICAN INSTITUTE OF BUILDING DESIGN</p>	
<p>CONTRACT INFORMATION</p> <p>PROJECT: M-4 DATE: 2/20/2018</p>	
<p>LOT CALCULATIONS</p> <p>LOT SIZE: XXXX BUILDING FOOTPRINT: XXXX % OF BUILDING COVERAGE: XXXX TOTAL % OF LOT COVERAGE: XXXX</p>	
<p>SITE SYMBOLS</p> <p>⊕ ELEVATION MARK ■ SITE AREA DRAIN ⚡ ELECTRICAL METER ▼ PHONE STUD ⚙ WATER METER ⚙ SEWER CLEAN OUT ⚙ GAS METER ⚙ HOSE BIB 🔥 FIRE HALL (TTFB) ⚙ POOL ⚙ PAV ⚙ ROOF</p>	
<p>NOT FOR CONSTRUCTION</p> <p>DATE: 20 February 2018</p>	



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JOB #
M-5
DATE OF CONSTRUCTION
ISSUE DATE: 20 February 2018

LOT CALCULATIONS

LOT SIZE: XXXX
 BUILDING FOOTPRINT: XXXX
 % OF BUILDING COVERAGE: XXXX
 TOTAL IMPERVIOUS COVERAGE: XXXX
 TOTAL % OF LOT COVERAGE: XXXX

SITE SYMBOLS

ELEVATION MARK SITE AREA DRAIN
 ELECTRICAL METER PHONE STUB
 WATER METER SEWER CLEAN OUT
 GAS METER HOSE BIB
 FIRE WALL (TYPE) AC POOL EARTH

COMMON REQUIREMENTS TO ORIGINATE **F REQUIRED**

ELEVATION MARK SITE AREA DRAIN
 ELECTRICAL METER PHONE STUB
 WATER METER SEWER CLEAN OUT
 GAS METER HOSE BIB
 FIRE WALL (TYPE) AC POOL EARTH

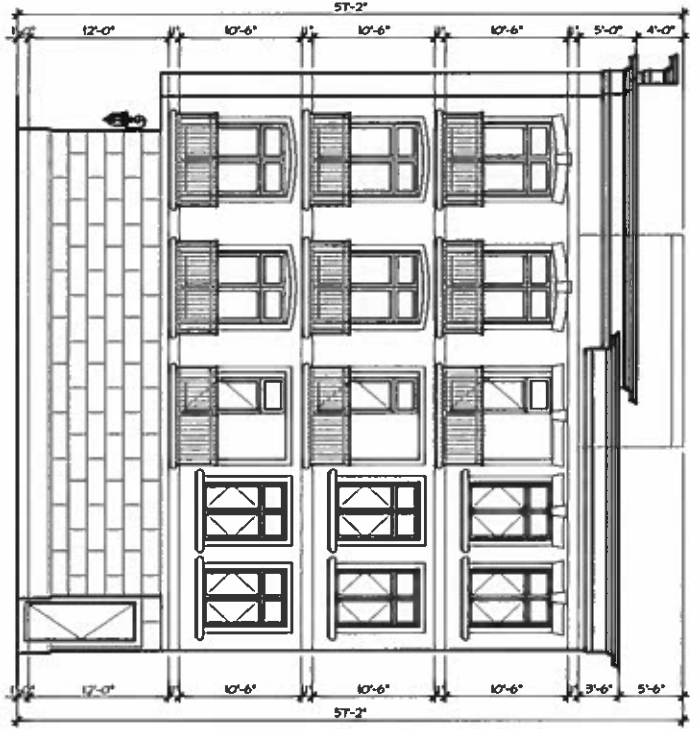
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 505 Street Mill, Suite 200, Henrico, VA 23111
 Phone: 753.272724 Fax: 753.232490
 www.prestonwood.com
 Local: Preston Wood, P.D. Construction, 11-431
 AMERICAN INSTITUTE OF BUILDING DESIGN

NO.	DATE	DESCRIPTION	BY	CHKD
1	11/15/17	CONSTRUCTION	PWA	PWA
2	11/15/17	CONSTRUCTION	PWA	PWA
3	11/15/17	CONSTRUCTION	PWA	PWA
4	11/15/17	CONSTRUCTION	PWA	PWA
5	11/15/17	CONSTRUCTION	PWA	PWA
6	11/15/17	CONSTRUCTION	PWA	PWA
7	11/15/17	CONSTRUCTION	PWA	PWA
8	11/15/17	CONSTRUCTION	PWA	PWA
9	11/15/17	CONSTRUCTION	PWA	PWA
10	11/15/17	CONSTRUCTION	PWA	PWA
11	11/15/17	CONSTRUCTION	PWA	PWA
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16	11/15/17	CONSTRUCTION	PWA	PWA
17	11/15/17	CONSTRUCTION	PWA	PWA
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20	11/15/17	CONSTRUCTION	PWA	PWA

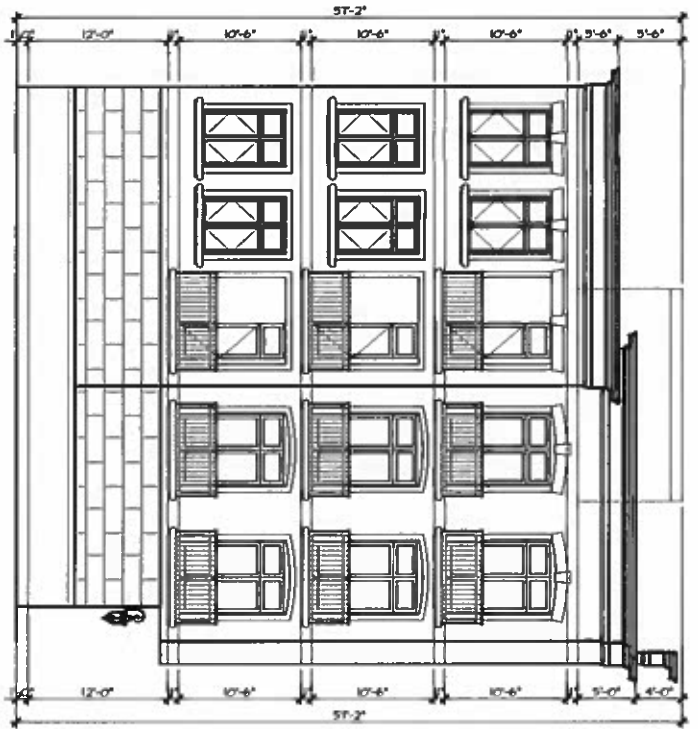
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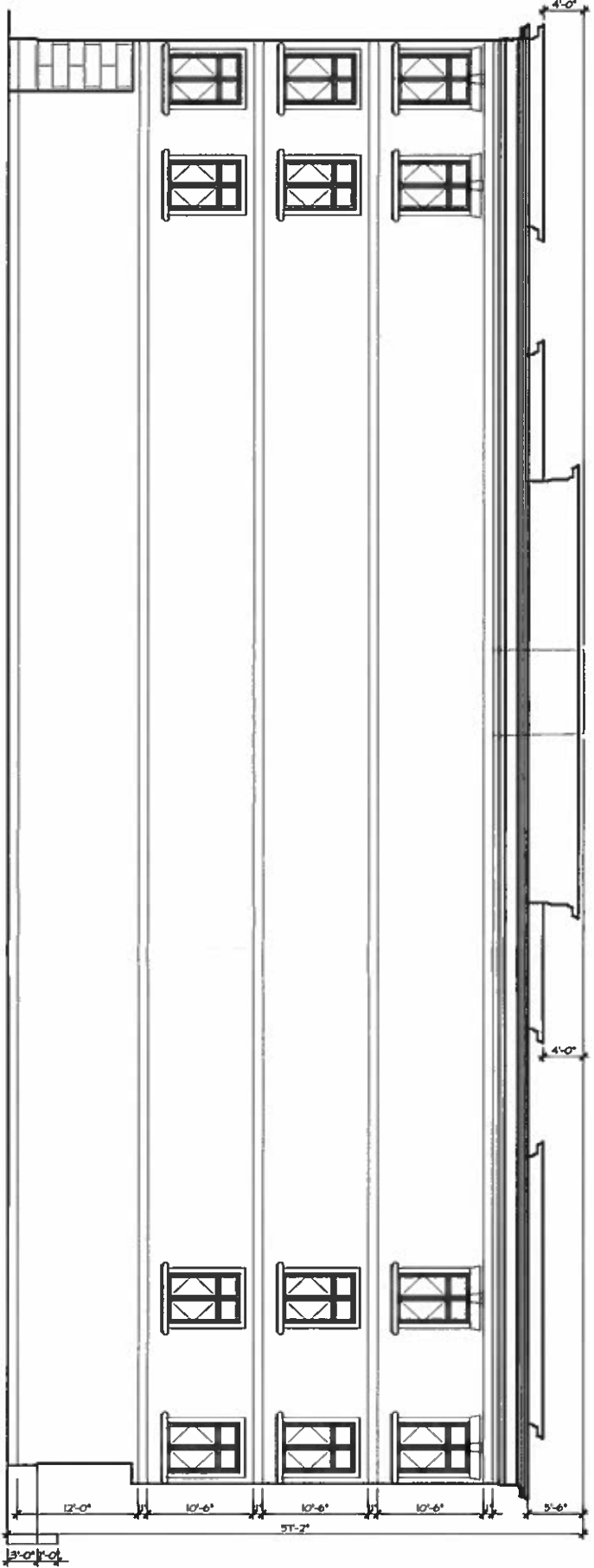
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EAST ELEVATION
3'-0" ALLEY



WEST ELEVATION
NORTH BLVD. STREET ELEVATION



NORTH ELEVATION
REAR

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Professional Seal
Preston Wood
530 Lewis Blvd., Suite 300
Richmond, VA 23220
Phone: 781.523.2724 Fax: 781.523.2499

CONTRACTOR DAMAGE AGREEMENT BY OWNER		F REQUIRED
SITE SYMBOLS		
⊕ ELEVATION MARK	■ SITE AREA DRAIN	
⊖ ELECTRICAL METER	▼ PHONE STUB	
⊖ WATER METER	⊖ SEWER CLEAN OUT	
⊖ GAS METER	⊖ HOSE BIB	
⊖ FIRE MALL (TTFB)	⊖ PAV	⊖ POOL SCUM

LOT CALCULATIONS	
LOT SIZE:	XXX
BUILDING FOOTPRINT:	XXX
% OF BUILDING COVERAGE:	XXX
TOTAL % OF LOT COVERAGE:	XXX
DRIVE & WALKS:	XXX

BOB ENGLANDER	M-6
JOB #	
XX	
XXX	
E7128 -BOB ENGLANDER -V9	
NOT FOR CONSTRUCTION	ISSUE DATE: 20 February 2018