



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: 421 - 423 North 25th St DATE: 5/30/14

OWNER'S NAME: Sterling Bilder LLC TEL NO.: 804-306-3089

AND ADDRESS: 17 South Belmont ave EMAIL: josh.bilder@gmail.com

CITY, STATE AND ZIPCODE Richmond Virginia 23221

ARCHITECT/CONTRACTOR'S NAME: Sebastian Quinn TEL. NO. 212-724-2424

AND ADDRESS: 307 West 38th St EMAIL: Sebastian.Quinn@thelawrencegroup.com

CITY, STATE AND ZIPCODE New York New York 10018

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.)

See Attached

Signature of Owner or Authorized Agent: X Joshua Bilder

Name of Owner or Authorized Agent (please print legibly): Joshua Bilder

(Space below for staff use only)

RECEIVED
Received by Commission Secretary

DATE MAY 30 2014 2:30 PM

APPLICATION NO. 14-58

SCHEDULED FOR 6/24/14

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

Revised 04-16-2013

**APPLICANT'S STATEMENT – CERTIFICATE OF APPROPRIATENESS
PARKING AREA AND WALKWAY – 421 & 423 N. 25TH STREET**

Sterling Bilder, LLC (the "Applicant") request a Certificate of Appropriateness for four (4) improved parking spaces constructed with permeable pavement. These spaces are located in the rear of the lots known as 421 and 423 N. 25th Street, extending twenty-four (24') feet from the rear lot lines abutting an alley west into the lots. This location leaves a buildable envelope along 25th Street for the development of the lots consistent with the existing development pattern along 25th Street. The lots are currently vacant and have an approximate four (4') foot slope from 25th Street to the center of the lots. The improved parking area will slope up gently, approximately eight (8") inches, with a six (6") inch grass berm at the front (west) of the parking area. The parking area will be unlit. The 25th Street frontage will have a fifteen (15') foot landscape buffer across approximately forty-five (45') feet of the lots, with a decorative three and a half (3.5') foot high fence located at the 15' setback line. Within the landscaped setback, low maintenance evergreen shrubs will be planted in two (2) rows off center every ten (10') feet with one (1') street tree (crepe myrtle) located approximately in the center of the lots to maintain the consistent pattern along 25th Street. Approximately six (6') feet from the southern lot line, a four (4') foot walkway constructed with permeable pavement extending from 25th Street to the parking area will be installed, and include four (4) stairs and metal handrail to accommodate the slope of the property.

The location of the parking area and landscaped treatment of the 25th Street frontage minimize the visual impact of improvements. Upon development of the remainder of the vacant lot, the parking area will be further minimized visually. The landscape treatment along 25th Street is appropriate for the block which contains street trees and minimal front yard landscaping. The existing vacant lots are currently grass and the proposed improvements in addition to screening the parking area, will provide visual interest along the frontage of these two lots. The parking area is located in the rear of the lot and is accessed by an alley, which is consistent with the Standard for Site Improvements of The Design Guidelines.

PIPE & FITTINGS MUST MEET CURRENT PLUMBING CODE

STATION SIZES

MATERIAL LIST:

CAST IRON PIPE - ASTM A74, ASTM A888
CONCRETE PIPE - ASTM C76, DOWNS 1/2
PVC PIPE - ASTM D 3034, SDR26
SANITARY SIZES
CAST IRON PIPE - ASTM A74, A888
PVC PIPE - ASTM D2665

WATERLINES

DUCTILE IRON PIPE - ANWPA 151
COPPER PIPE - ASTM B88
PVC PIPE - ASTM 1783, ASTM D2241

50' MIN.

70 LF 6" PVC SDR26
20 LF 4" PVC
1 EA TIE W/ HOOKS, SEE DETAIL
1 EA 3" HOLDING TIE, SEE DETAIL
3 EA 1/2" TIE - WYE 90°
5 EA T-JOINTS
12 LF FRECHON DRAIN, 4" W. MEAN JUNCTION PRO-PLUS 100, ADA OR FTE
10 LF FRECHON DRAIN, 6" W. MEAN JUNCTION ADA, GRADE

H/T AVEC M. HALPHE

STEPS SECTION A-A

WALK SECTION B-B

CHER & ASSOCIATES, INC.
CONSULTING ENGINEERS

5TH STREET PARKING
CITY OF RICHMOND, VIRGINIA

LAYOUT, UTILITIES, GRADING DRAINAGE & E/C PLAN

C2

JN. 1307