



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: 2322 W. GRACE ST. DATE: 1.29.15

OWNER'S NAME: TAWA SOFTIC + GARY SHAPIRO TEL NO.: 804.513.1465
AND ADDRESS: 3167 GROVE AVE EMAIL: tsoftic@richmond.edu
CITY, STATE AND ZIP CODE: RICHMOND, VA 23221

ARCHITECT/CONTRACTOR'S NAME: RIC DESIGN BUILD TEL. NO.: 804.986.2355
AND ADDRESS: 1520 W. MAIN # 201A EMAIL: matthew@ricdesignbuild.com
CITY, STATE AND ZIP CODE: RICHMOND, VA 23220

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 *Matthew Warner*
Name of Owner or Authorized Agent (please print legibly): MATTHEW WARNER

(Space below for staff use only)

Received by Commission Secretary _____ APPLICATION NO. 15-014
DATE 1/29/15 1:00 pm SCHEDULED FOR 2/24/2015

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

Commission of Architectural Review
Submission Application

Re: DETAILED DESCRIPTION OF PROPOSED WORK
2322 W. Grace Street

The proposed work is a new garage building at the rear portion of the property at 2322 W. Grace Street.

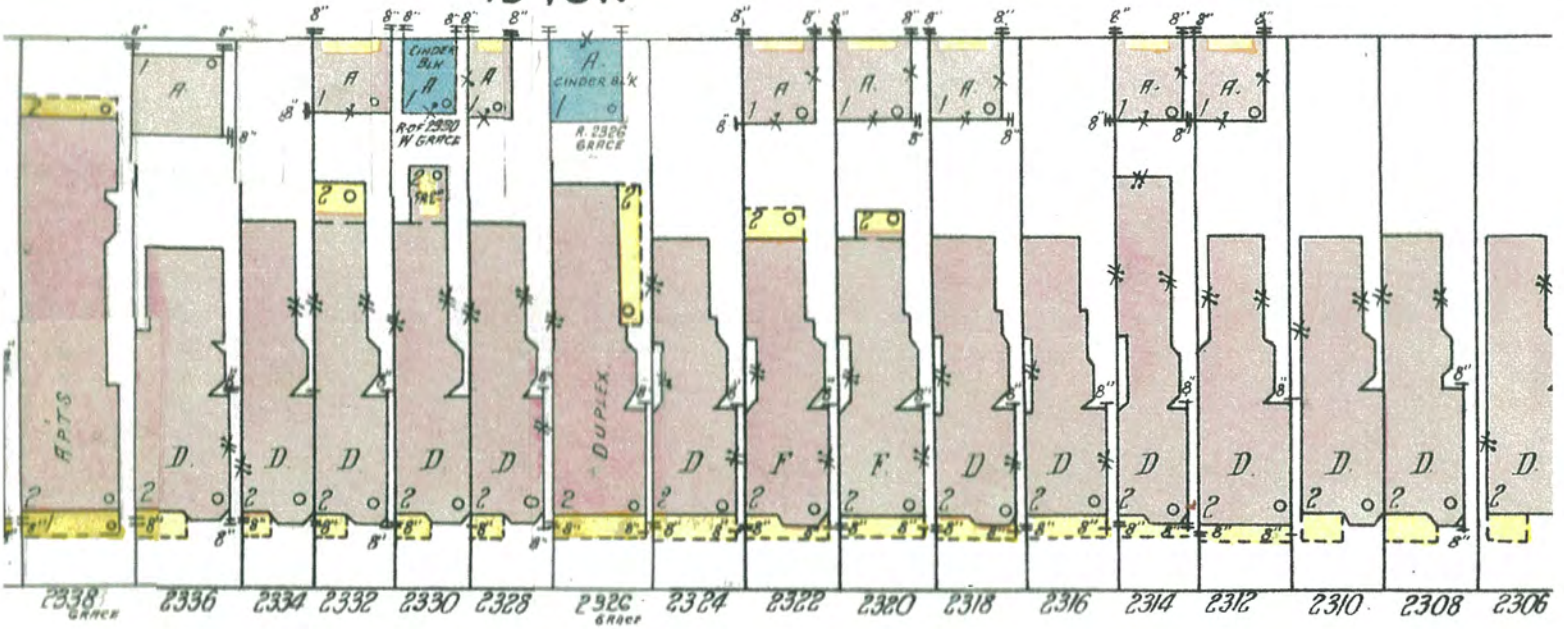
The footprint of the new building maintains the existing footprint of the original garage on the property as evidenced by wall remnants. The remaining wall remnants are not suitable to build a new structure on, will be removed and new masonry walls will be constructed using similar brick material.

The garage space will allow for parking of one car and will include an art studio space, half-bath and utility sink. When using the workspace the homeowners have the desire to maximize natural light and the design aims to achieve this with sun tubes on the ceiling and with translucent glass

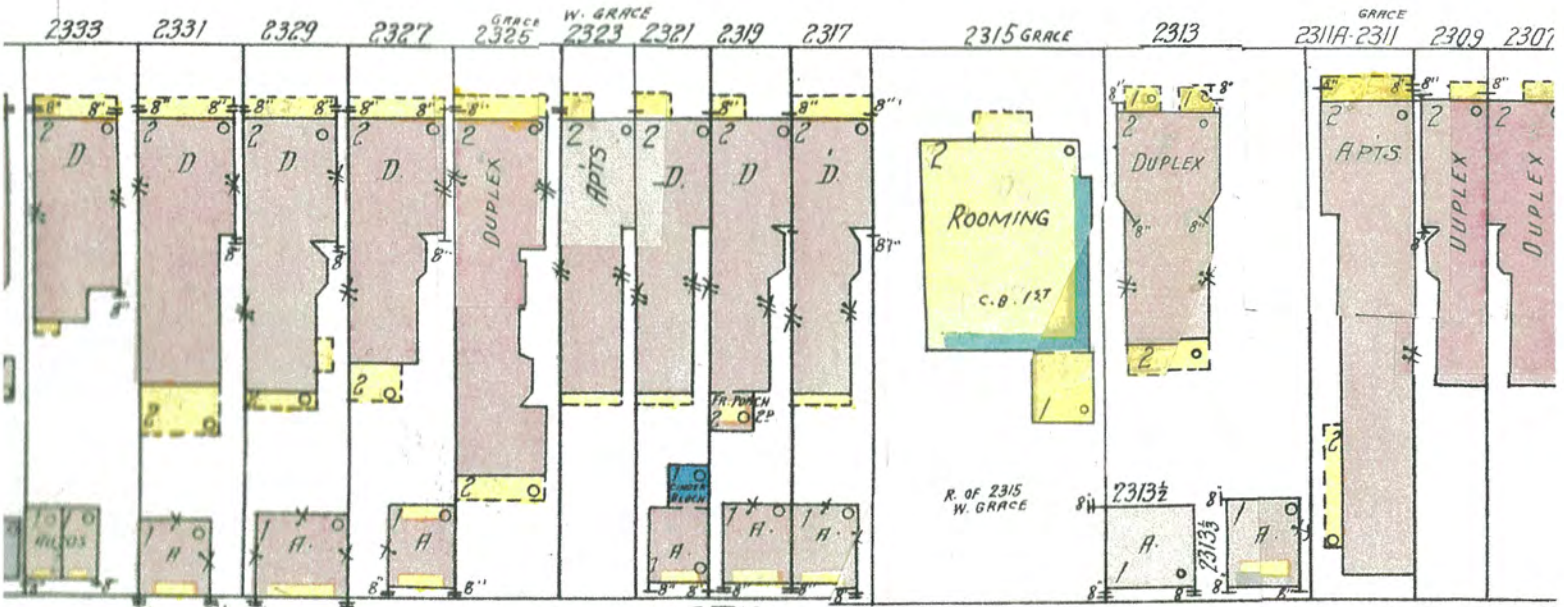
The guidelines inform the design of the building based on the following conditions:

- The footprint of the original building is known and the new design is the same size as the original.
- The condition of the existing walls dictates their removal and the new walls of the garage will be of similar masonry material.
- The form of the new parapet walls will match the assumed original details as evidenced by the adjacent garage building (which most likely is a mirror image of the garage on this property).
- The function of the building as a garage off the alley is consistent with neighboring properties.

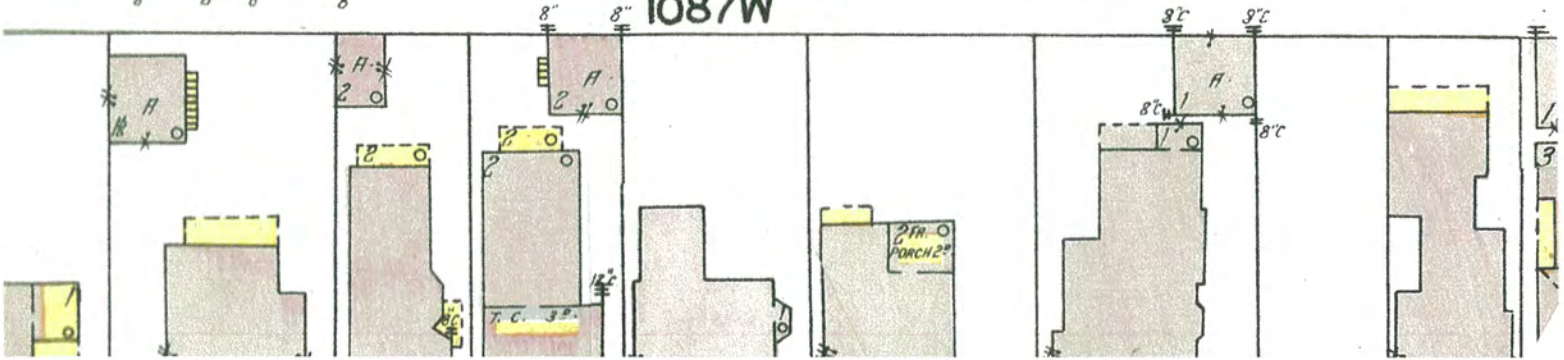
1048W



W. GRACE



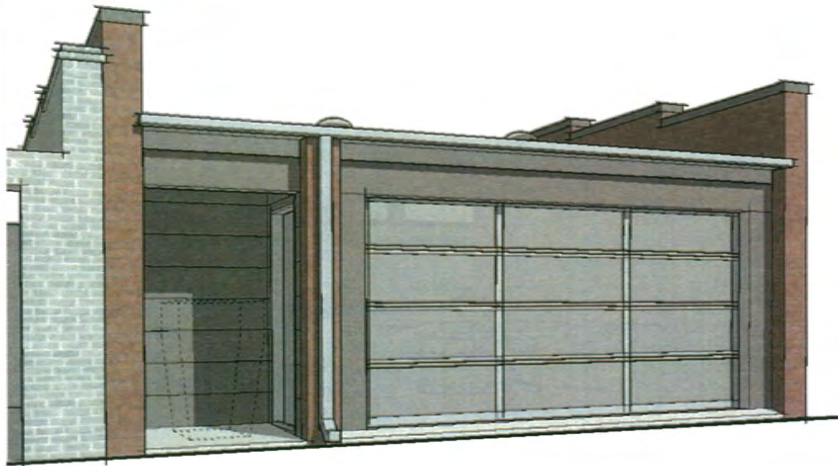
1087W



2322 W. Grace Street
new accessory building

list of drawings

- CS cover sheet
- 1 property survey
- 2 architectural site plan
- 3 floor plan
- 4 interior perspective
- 5 elevation - alley
- 6 elevation - from house
- 7 elevation - side
- 8 elevation - side
- 9 site photos
- 10 context



view from alley



view from backyard



RIC design build

1520 W. Main #201A
Richmond, VA 23220

804.986.2355 ph
866.202.1614 fx

owner:

Tanja Softic
and
Gary Shapiro

project:

Commission of
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address:

2322 W. Grace St.
Richmond, VA
23220

cover sheet

date: 1.30.15
issue: app.
submittal

CS

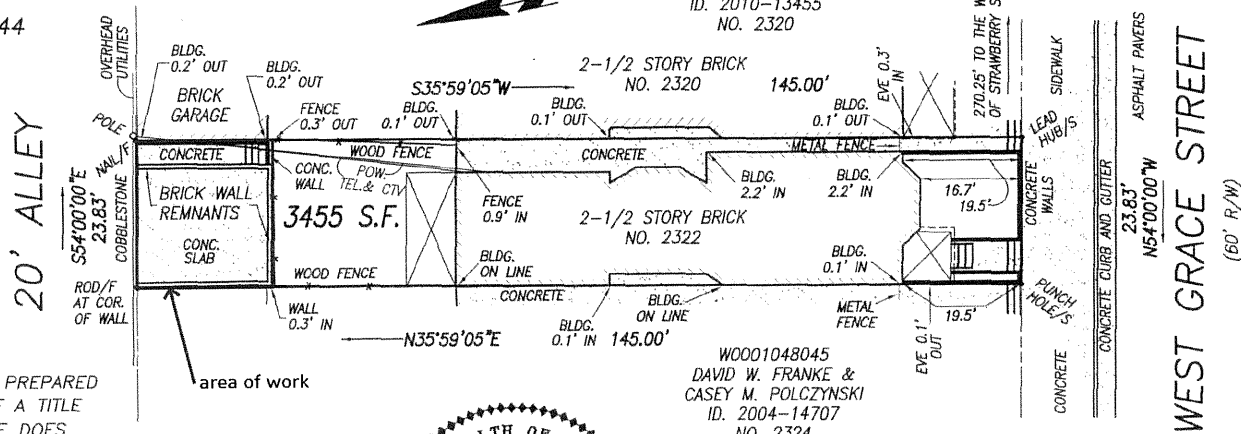
OWNER: STUART, SCOTT R. & SHELLEY E.
ID. 10-13483

TAX MAP: W0001048044

SCALED FROM CITY BASELINE
SHEET 5-N.W. & 16-N.E.

W0001048043
LINDA URGO
ID. 2010-13455
NO. 2320

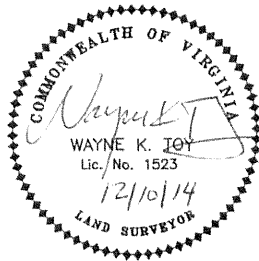
SCALE 1" = 20' FEET



NOTE:
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FEMA COMMUNITY PANEL NO. 5101290037D EFFECTIVE DATE 4-2-09

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY TO THE BEST OF MY KNOWLEDGE, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



W0001048045
DAVID W. FRANKE &
CASEY M. POLCZYNSKI
ID. 2004-14707
NO. 2324

PLAT SHOWING IMPROVEMENTS
ON 2322 WEST GRACE STREET

CITY OF RICHMOND, VIRGINIA
SCALE: 1" = 20' DATE: DECEMBER 10, 2014
POTTS, MINTER and ASSOCIATES, P.C.

Engineers, Land Surveyors, Land Planners
3520 Courthouse Road
Richmond, Virginia 23236
(804) 745-2876

JN. 8303-27



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property survey

date: 1.30.15 issue:
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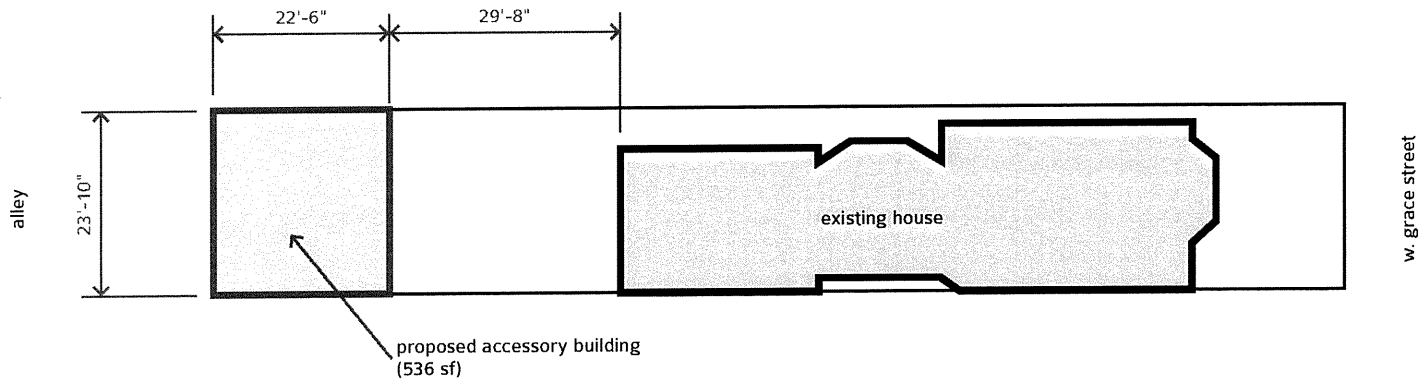
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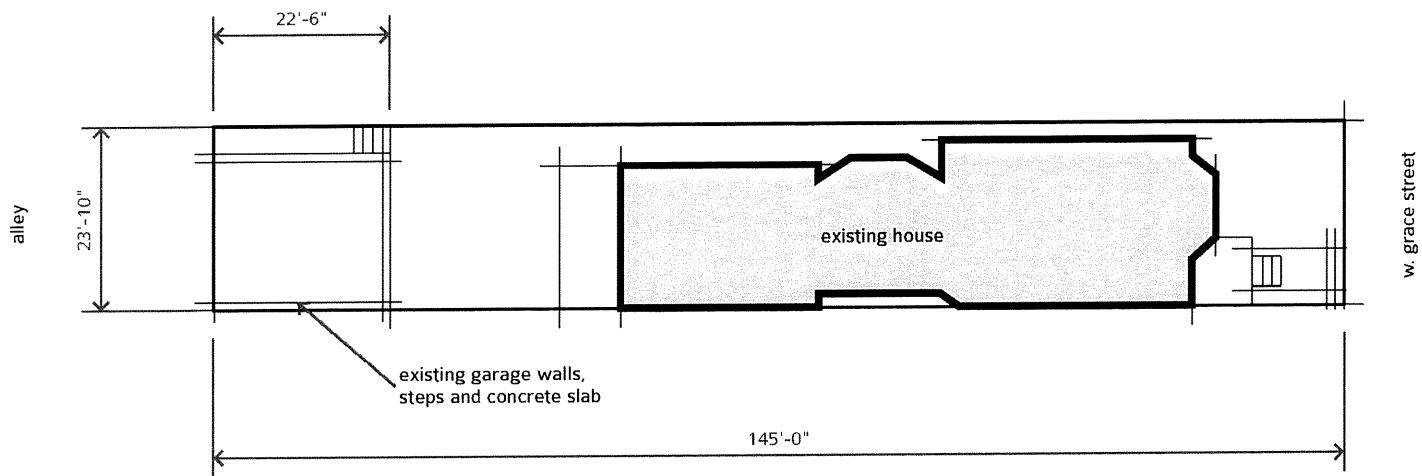
arch site plan

1/16" = 1'-0"

date: 1.30.15
issue: app.
submittal



2 architectural site plan - proposed improvements
1/16" = 1'-0"



1 architectural site plan - existing
1/16" = 1'-0"



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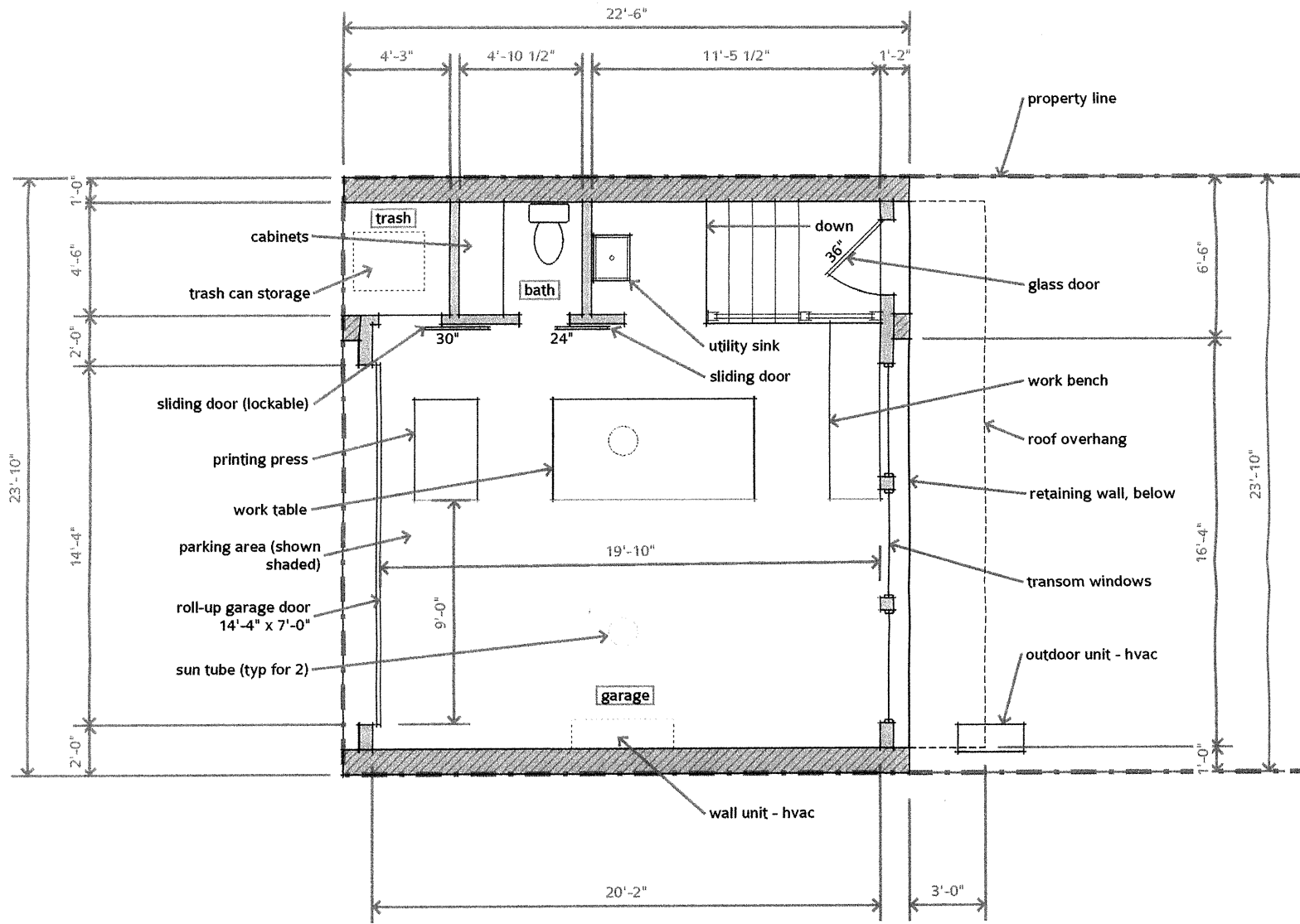
2322 W. Grace St.
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floor plan

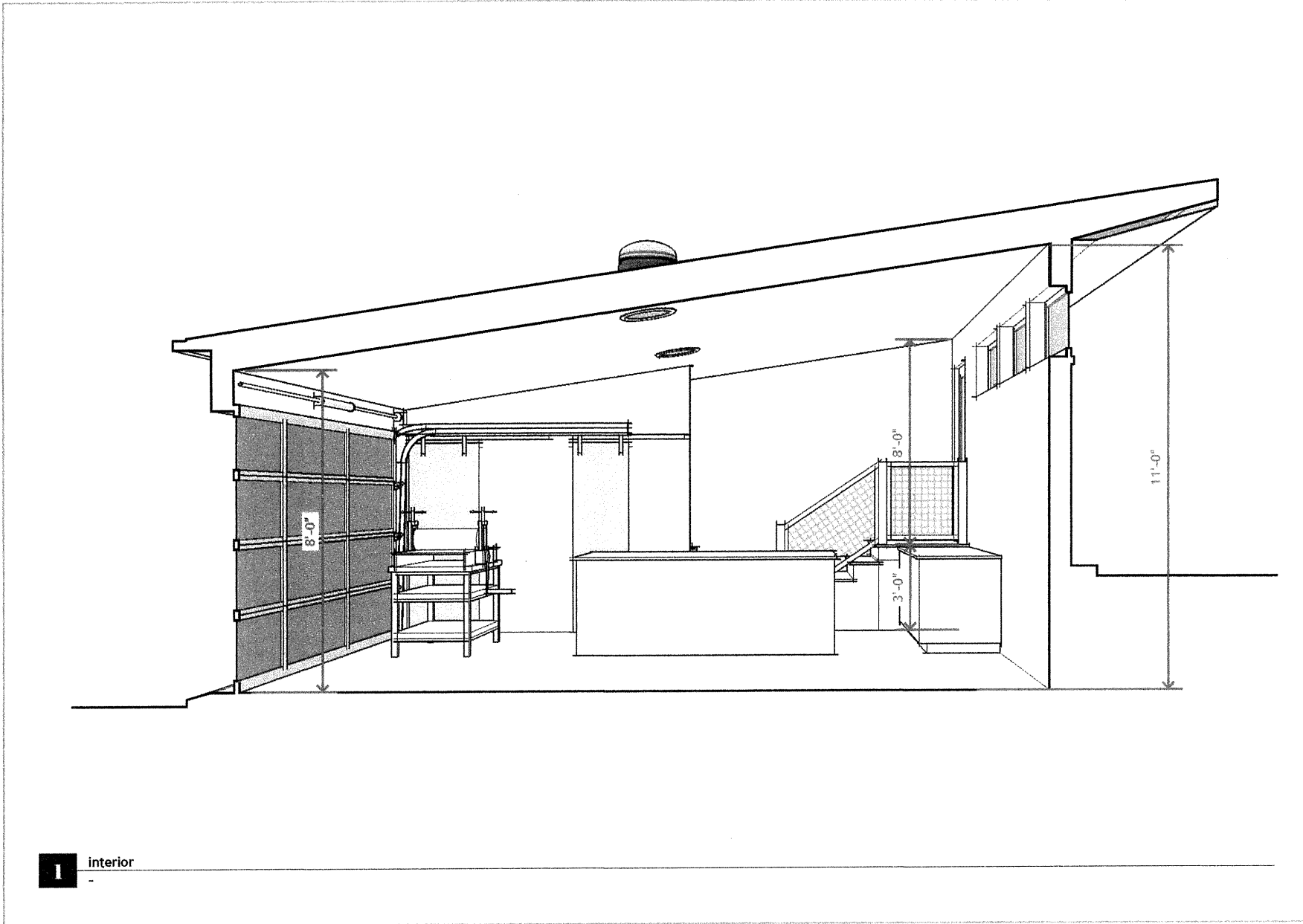
1/4" = 1'-0"

date: 1.30.15
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3



1 floor plan
1/4" = 1'-0"



1 interior



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interior

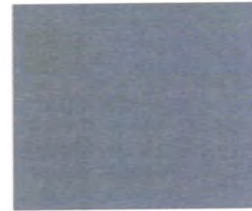
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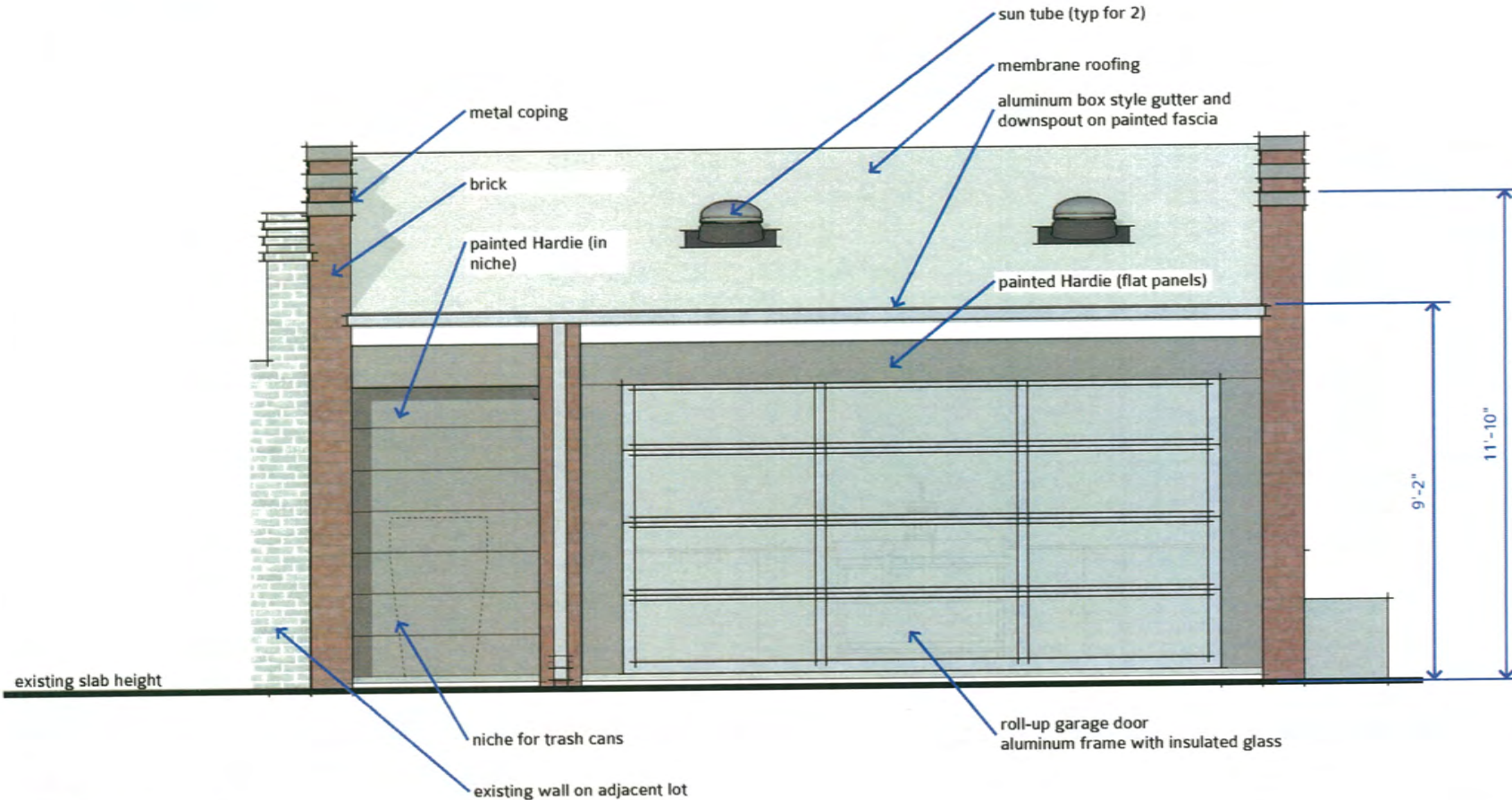
brick
Boral / Bessemer Collection /
color: Old Overton



roll-up door frame
clear anodized aluminum



Hardie panel color
CAR color palette
#6 Classic French Gray



I elevation - from alley
3/8" = 1'-0"



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elevation

3/8" = 1'-0"

date: **issue:**

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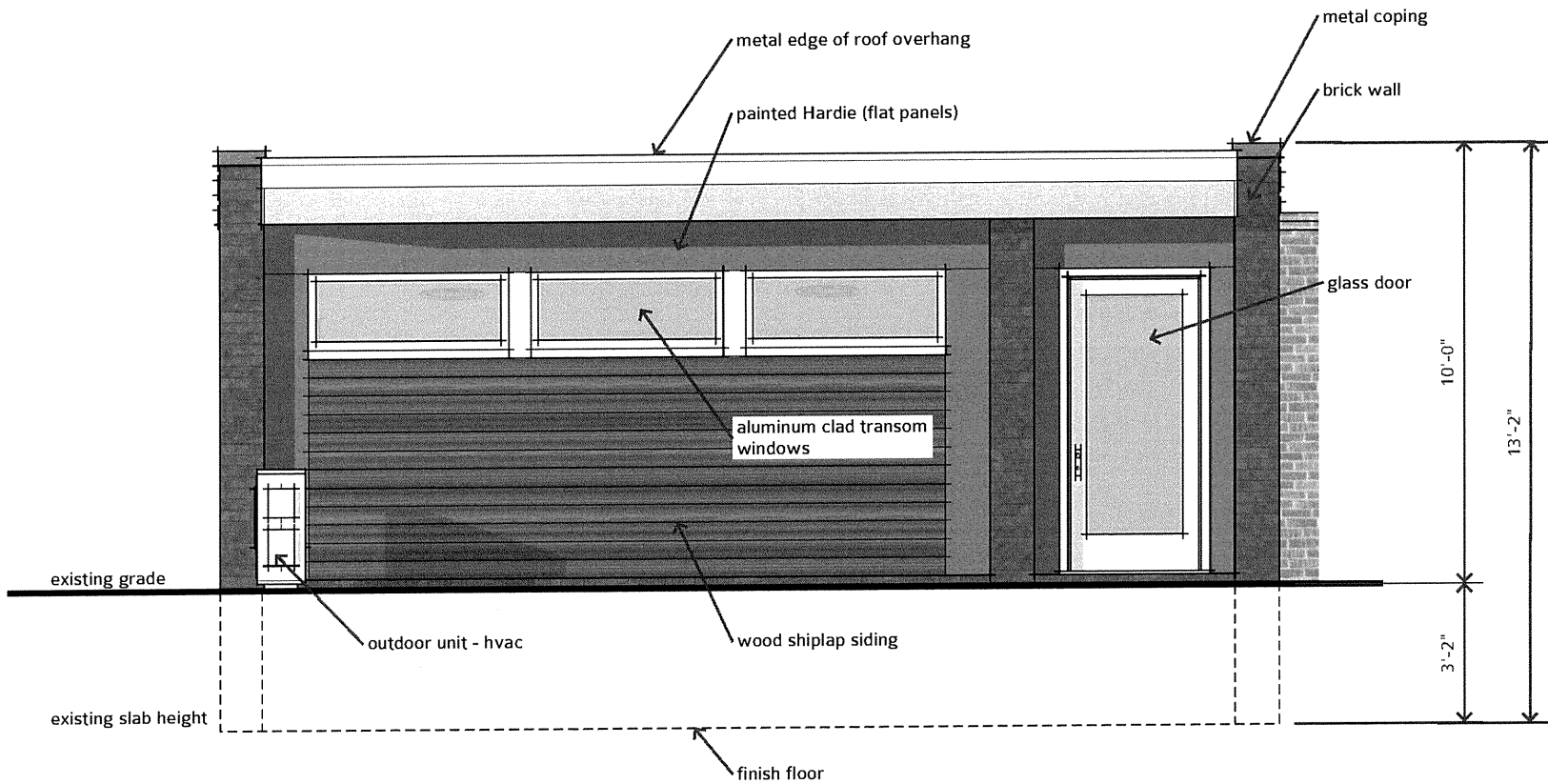
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elevation

3/8" = 1'-0"

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I elevation - from house
3/8" = 1'-0"



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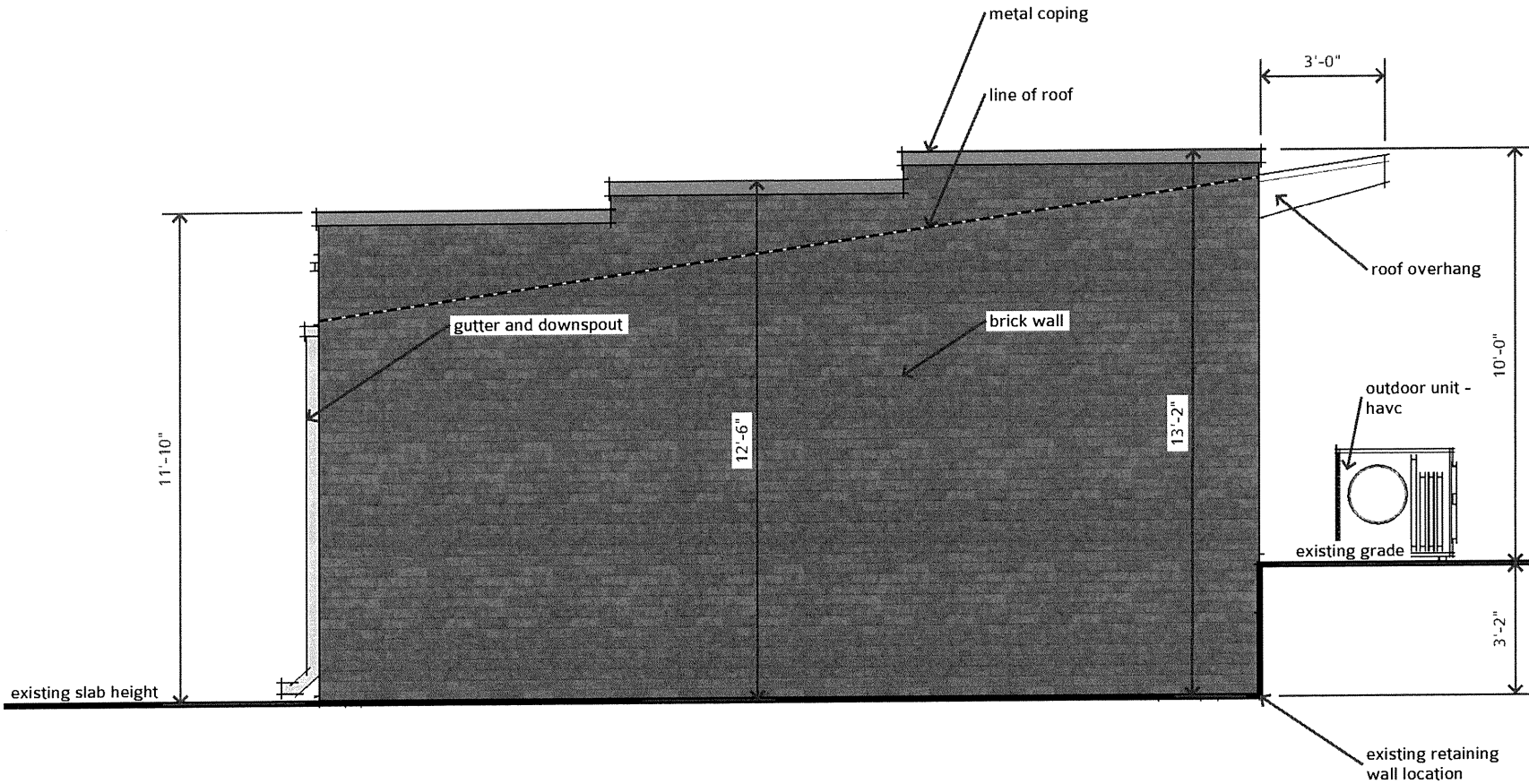
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elevation

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I elevation - side
3/8" = 1'-0"



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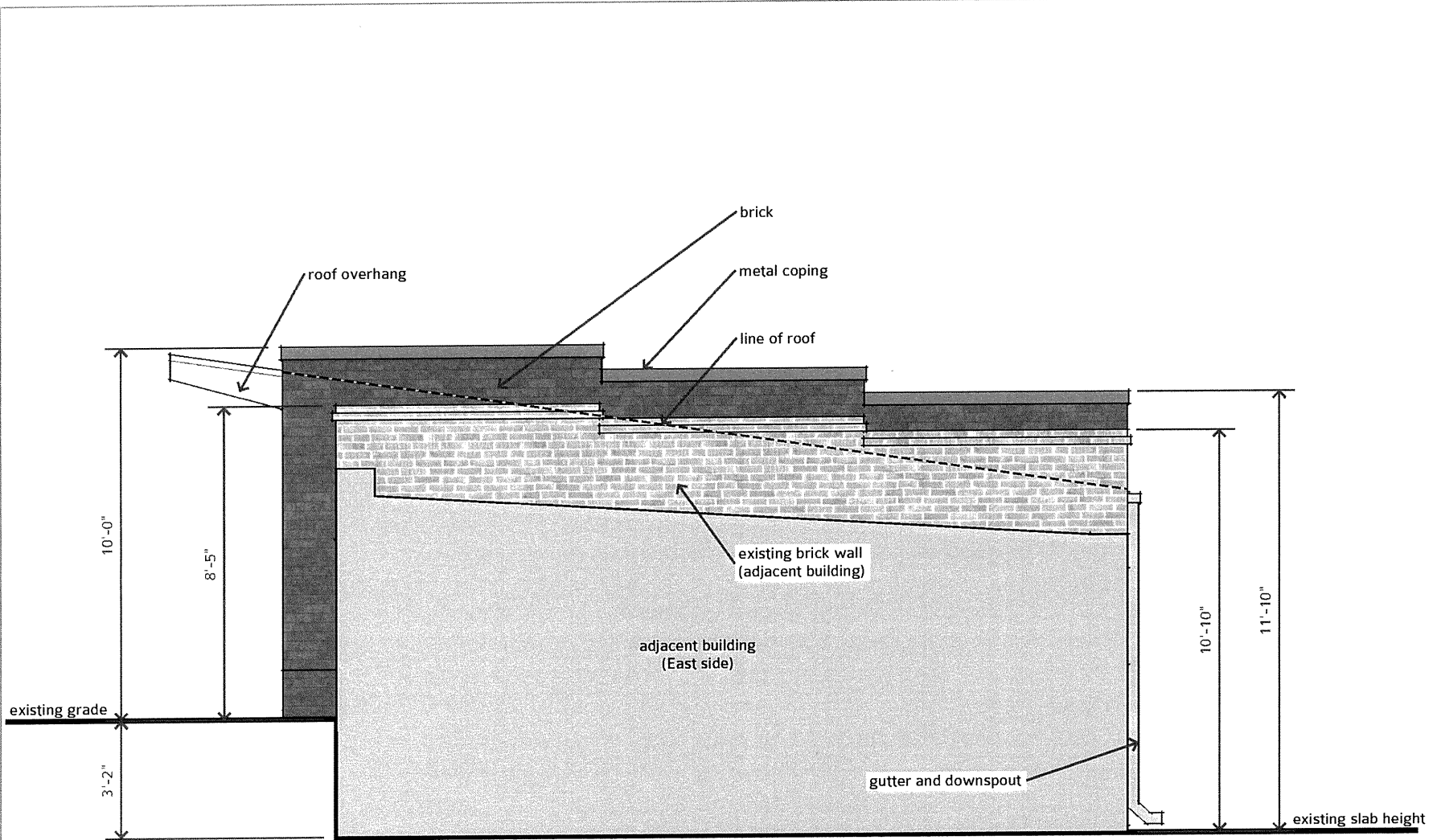
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elevation

3/8" = 1'-0"

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8



I elevation - side
3/8" = 1'-0"



East side of site



West side of site



existing site



existing retaining wall

existing concrete slab

wall on adjacent property (East site)

existing walls



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site photos

-

date: 1.30.15 **issue:** app. submittal



2500 block of west grace



near W. Grace and Robinson

1 context photos



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context

-

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submittal