



Property (location of work)

Property Address: 2003 West Grace Street Current Zoning: R-48
Historic District: West Grace Street

Application is submitted for: (check one)

- ☐ Alteration
☐ Demolition
☒ New Construction

Project Description (attach additional sheets if needed):

New 2-story brick accessory building, with a one car garage at grade and a single Accessory Dwelling Unit above. Structure to be sited along the alley at the rear of the property.

Applicant/Contact Person: John Wilson

Company: ArcDev Studio

Mailing Address: 505 N 24th Street

City: Richmond State: Va Zip Code: 23223

Telephone: (718) 541-7030

Email: jmwilson@arcdev.studio

Billing Contact? No Applicant Type (owner, architect, etc.): Architect

Property Owner: Christopher Vu & Daniel Shafer

If Business Entity, name and title of authorized signee:

Mailing Address: 2003 West Grace Street

City: Richmond State: Va Zip Code: 23220

Telephone: (208) 353-6150 & (208) 473-0459

Email: christopherhungvu@gmail.com ; montago@gmail.com

Billing Contact? Yes

****Owner must sign at the bottom of this page****

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature: Christopher Vu Date: 11/2/2024

CAR - CERTIFICATE OF APPROVAL

VU & SHAFER RESIDENCE

2003 WEST GRACE STREET
RICHMOND, VA 23220



11/26/2024

PROJECT DESCRIPTION

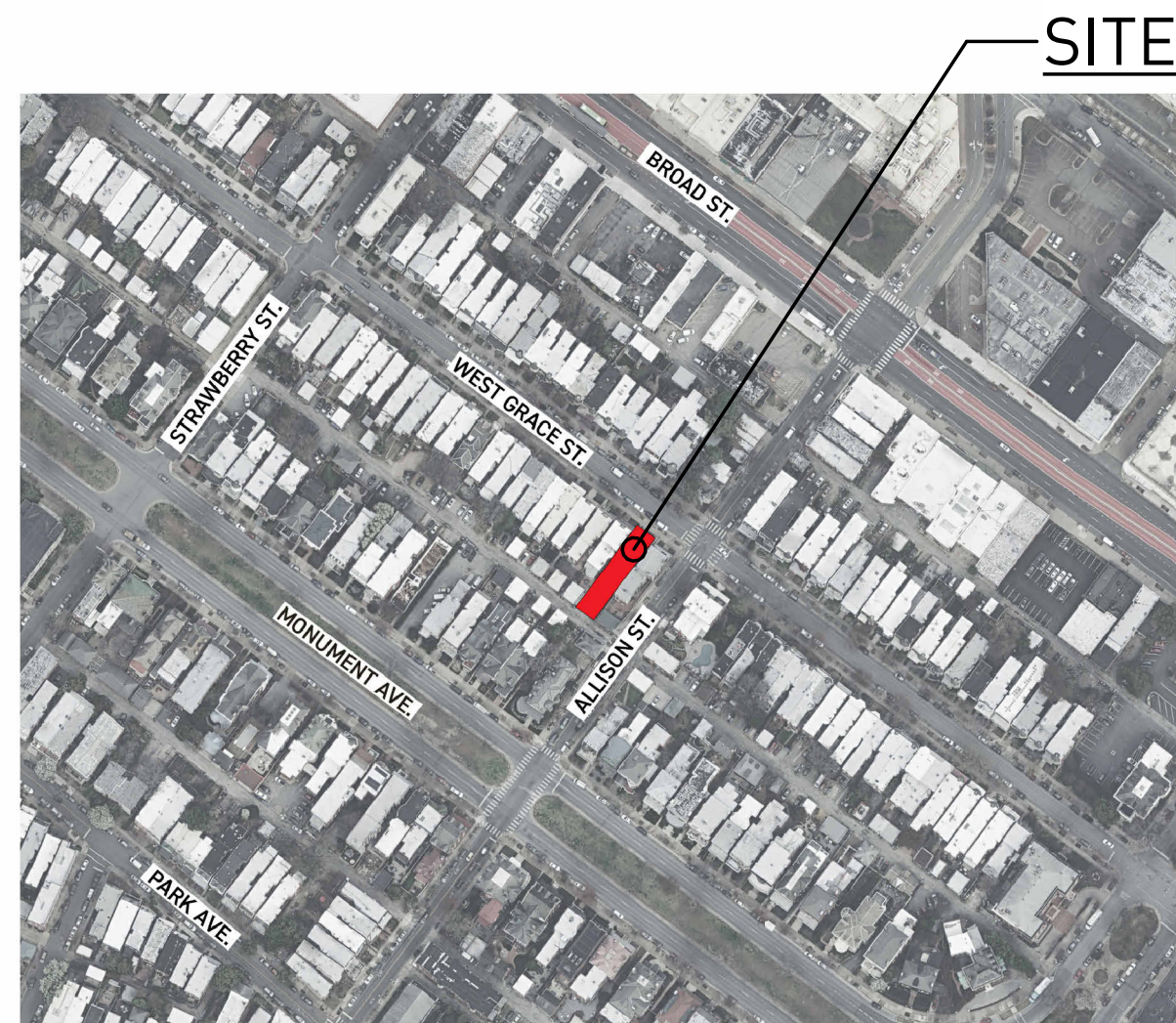
DRAWING LIST

2003 WEST GRACE STREET CARRIAGE HOUSE

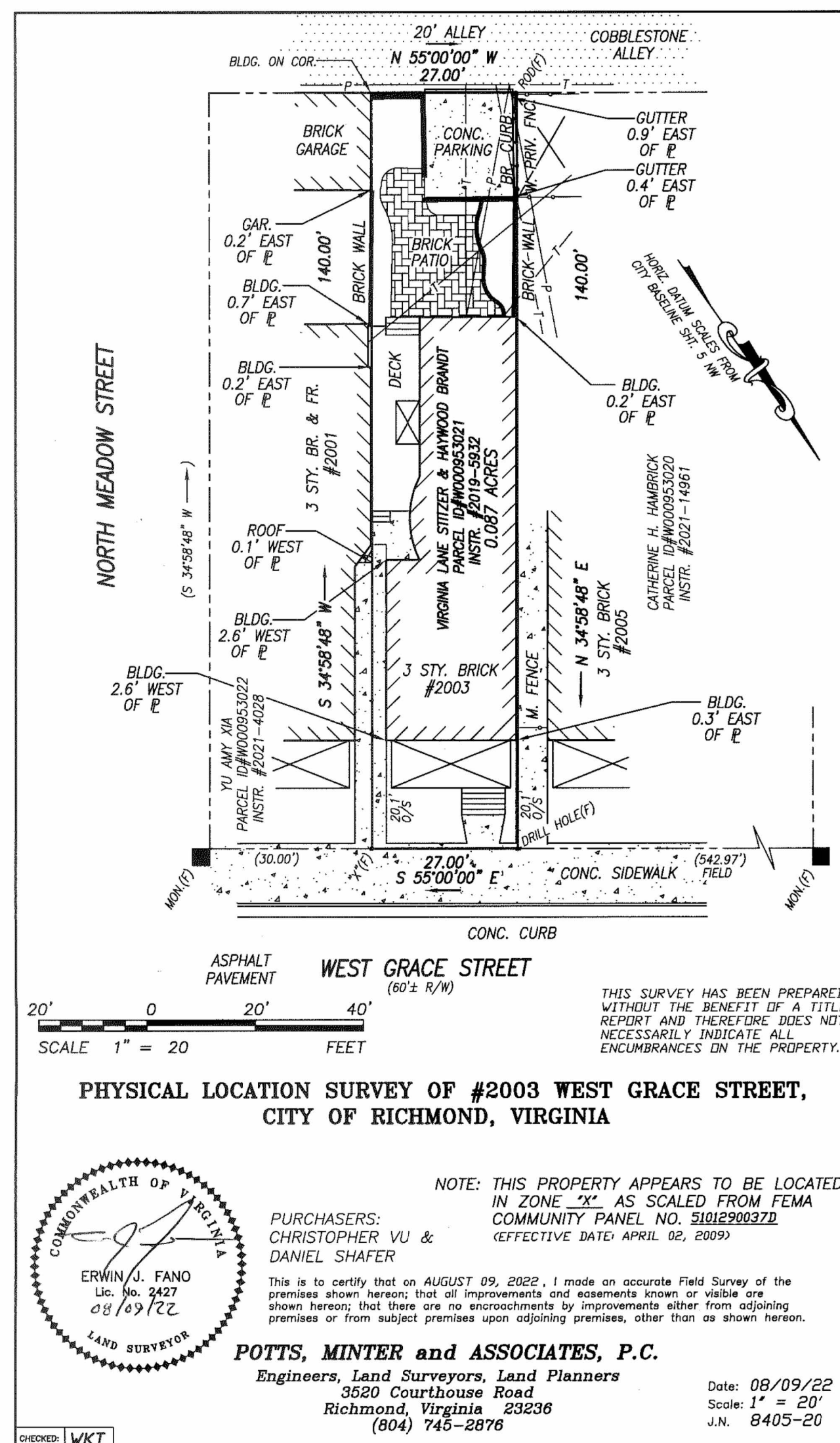
CONSTRUCTION OF NEW 2-STORY GARAGE WITH A.D.U. ABOVE
LOCATED IN THE WEST GRACE STREET OLD AND HISTORIC DISTRICT

#	DRAWING TITLE
GENERAL INFORMATION	
A000	COVER
A001	INDEX
A002	SITE PHOTOS
ARCHITECTURAL	
A100	PLANS
A200	EXTERIOR ELEVATIONS
A900	TYPICAL ASSEMBLIES & SCHEDULES

VICINITY MAP



SITE SURVEY



REVISIONS

VU & SHAFER RESIDENCE

2003 WEST GRACE STREET
RICHMOND, VA 23220

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11/26/2024

A001

INDEX



718-541-7030



REAR OF 2003 WEST GRACE



FRONT OF 2003 WEST GRACE



ALLEY LOOKING EAST



VIEW OF SITE FROM ALLEY - LOOKING NORTH



ALLEY LOOKING WEST - OPPOSITE SIDE



ALLEY LOOKING WEST

REVISIONS

VU & SHAFER RESIDENCE

2003 WEST GRACE STREET
RICHMOND, VA 23220

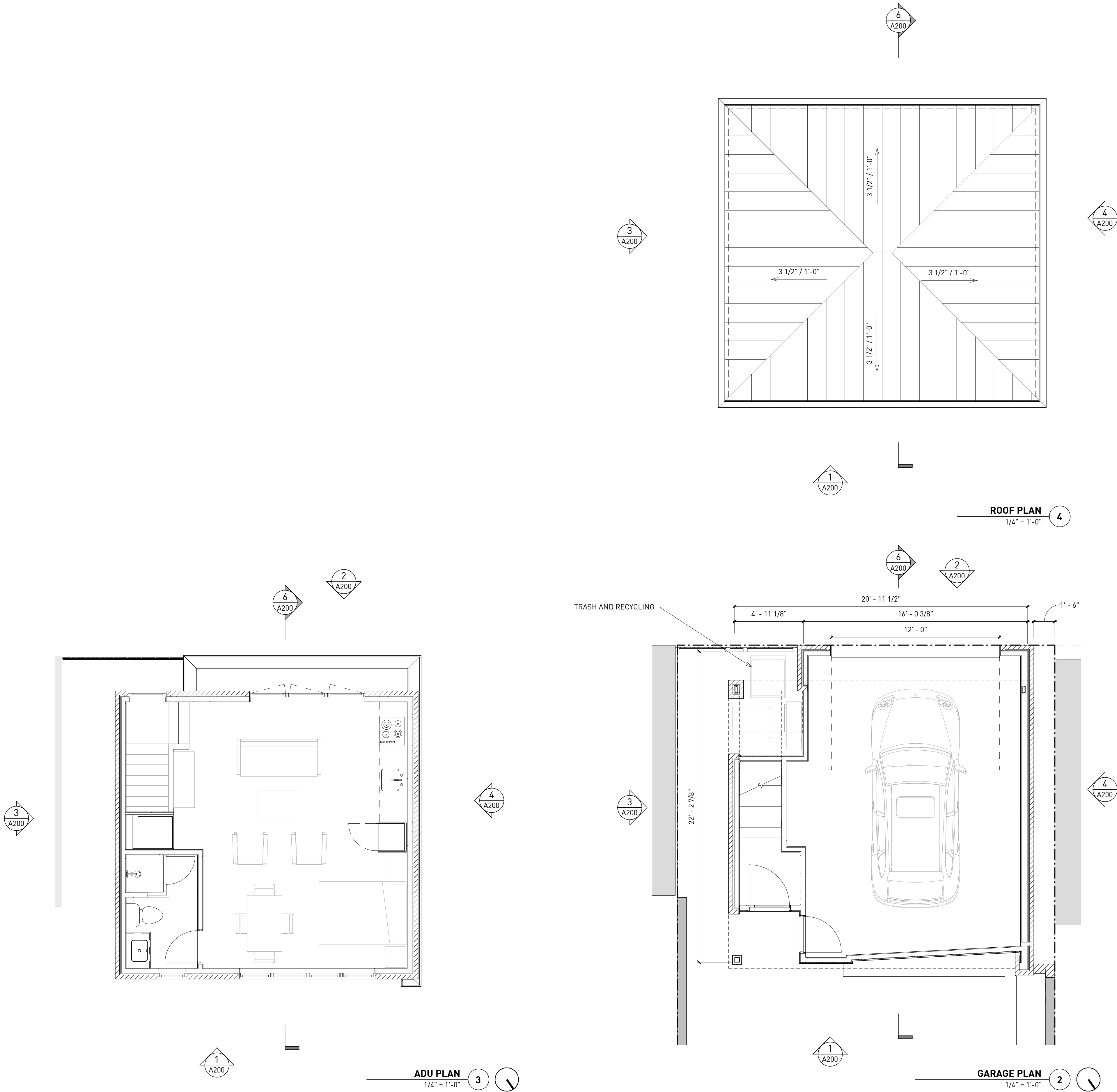
11/26/2024

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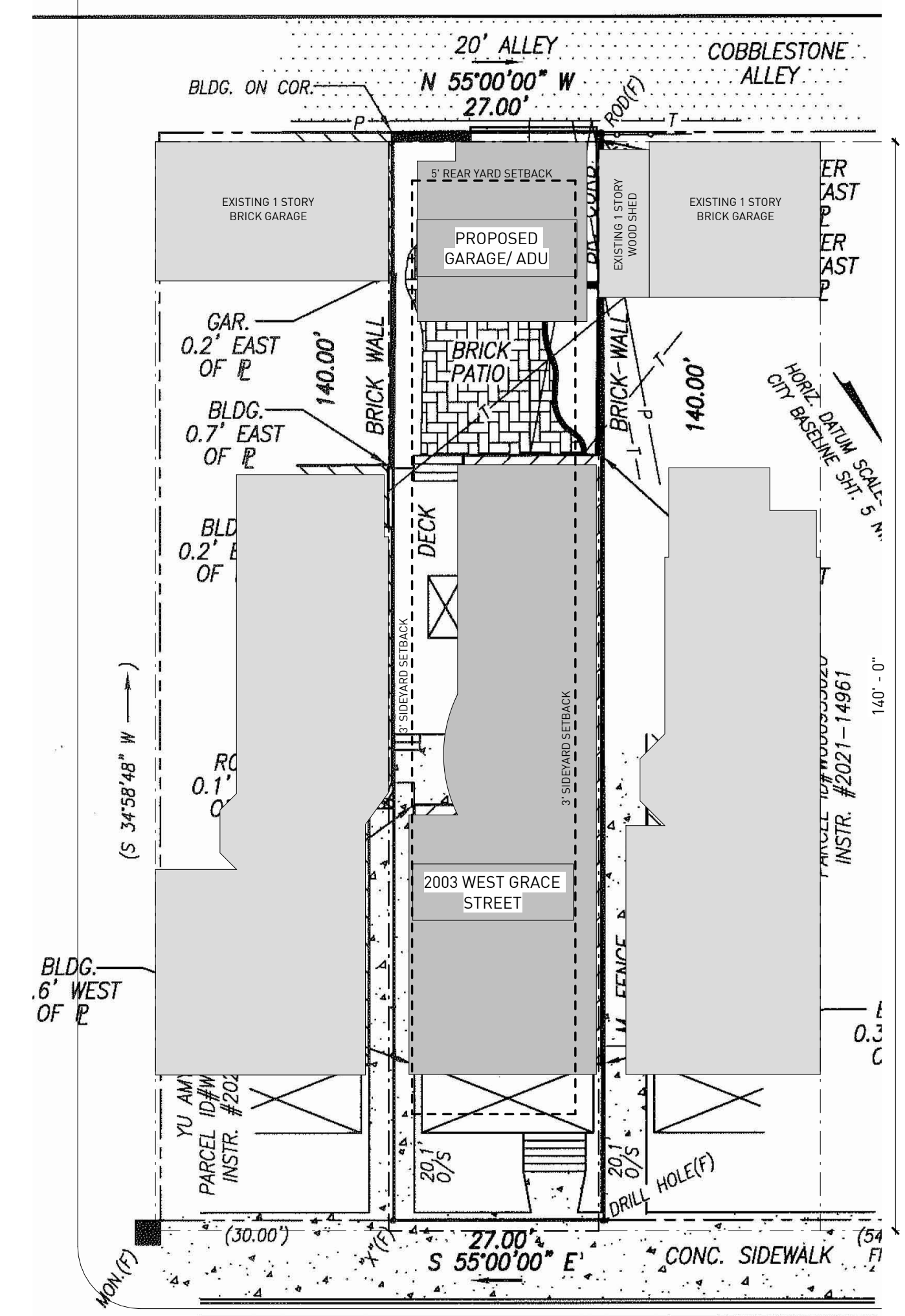
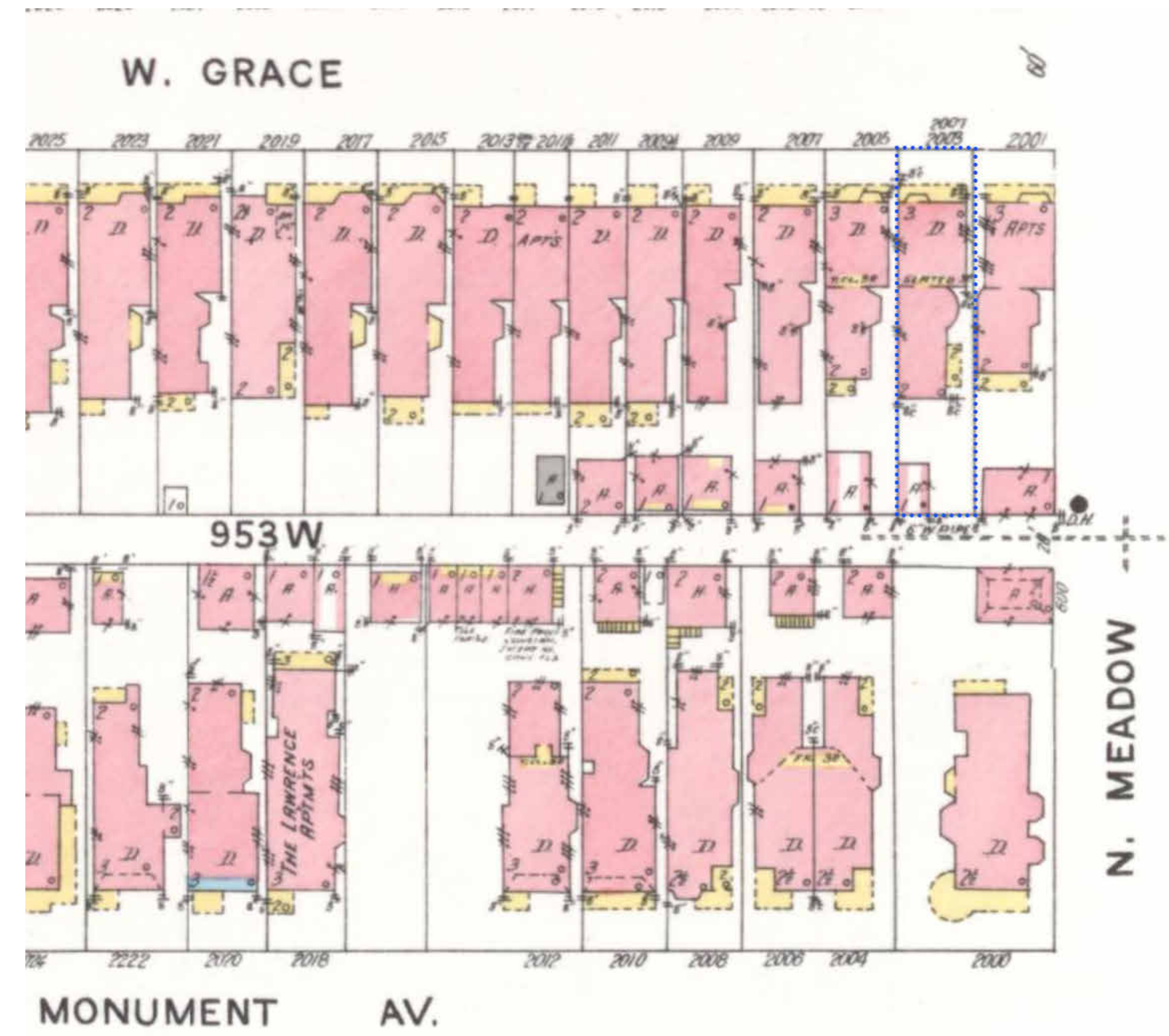
A002
SITE PHOTOS



718-541-7030



SANBORN MAP 1925



REVISIONS

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2003 WEST GRACE STREET
RICHMOND, VA 23220

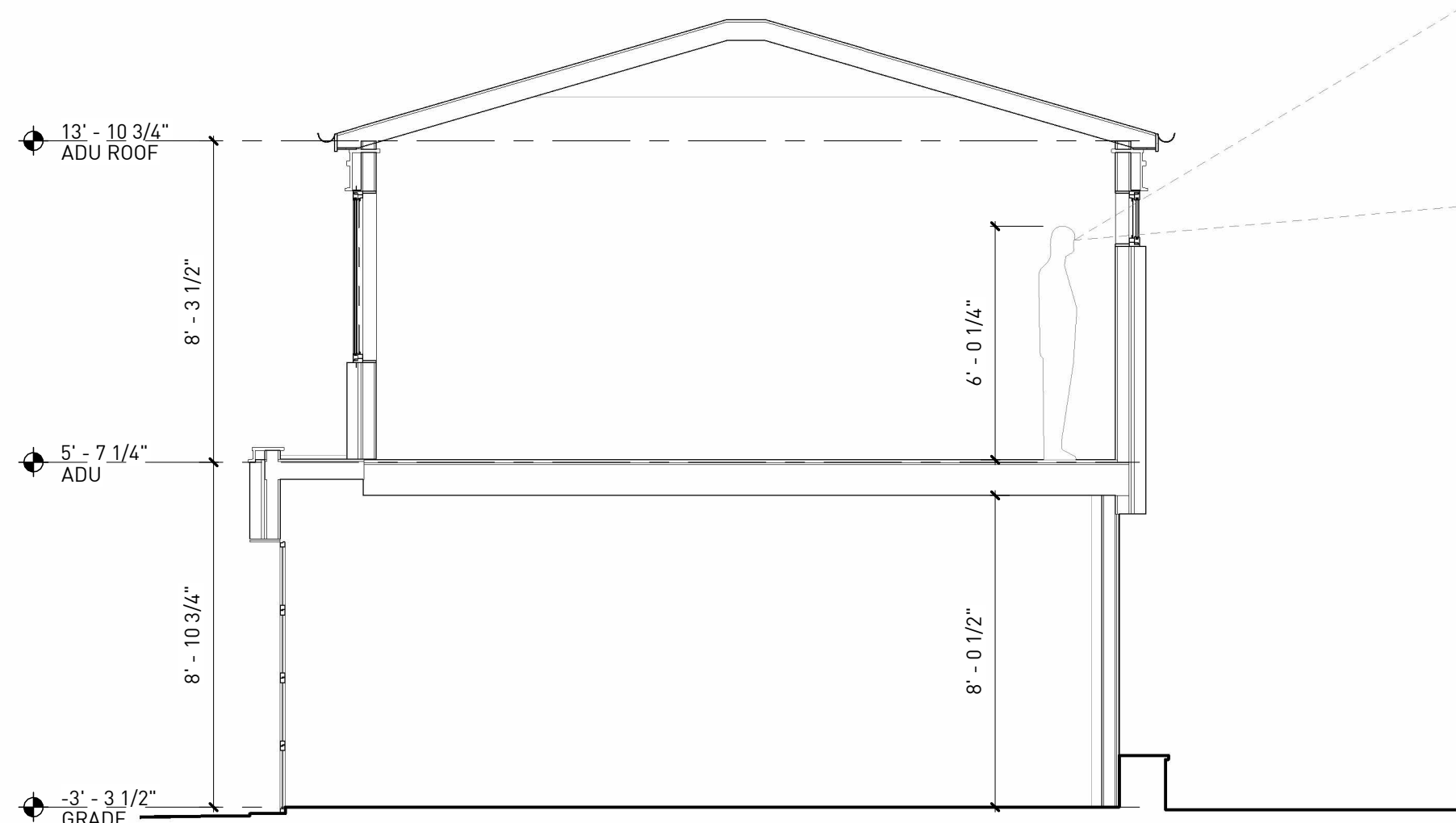
11/26/2024

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A100
PLANS

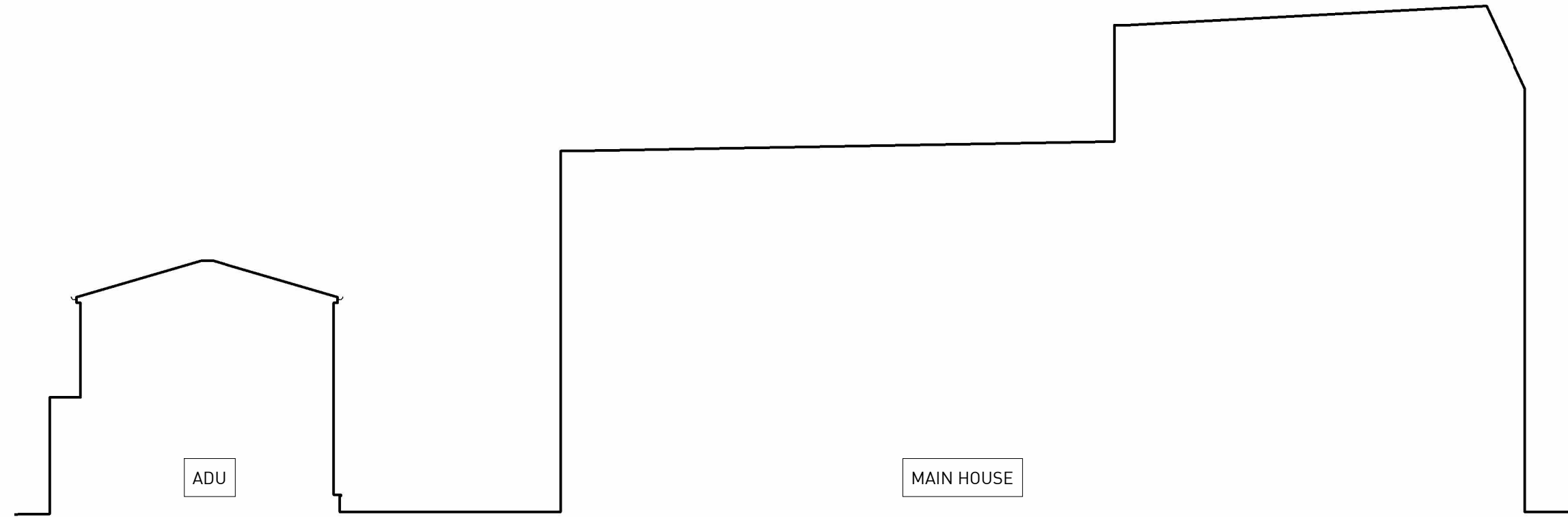


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SITELINE SECTION
1/4" = 1'-0"

6

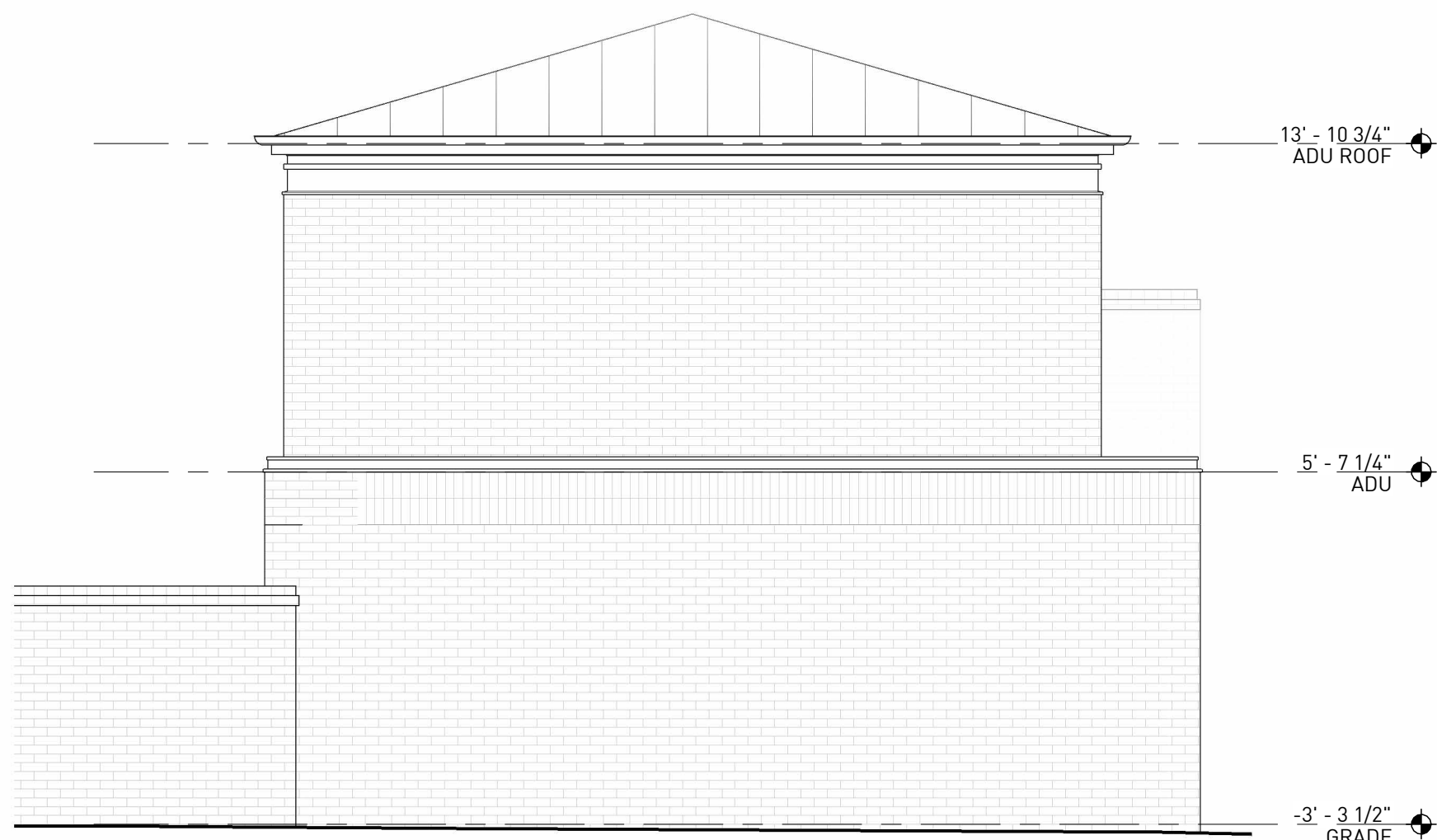


SETBACK PATTERN SECTION
3/32" = 1'-0"

7



PERSPECTIVE - ALLEY CONTEXT PHOTO UNDERLAY



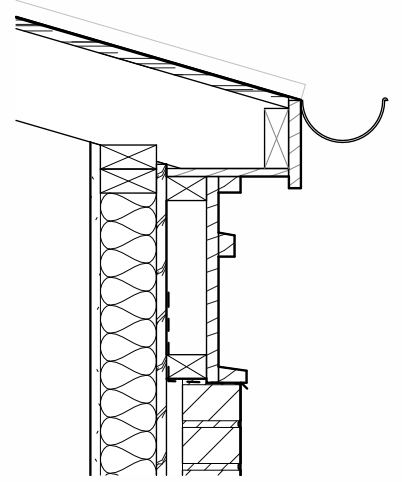
WEST ELEVATION
1/4" = 1'-0"

4



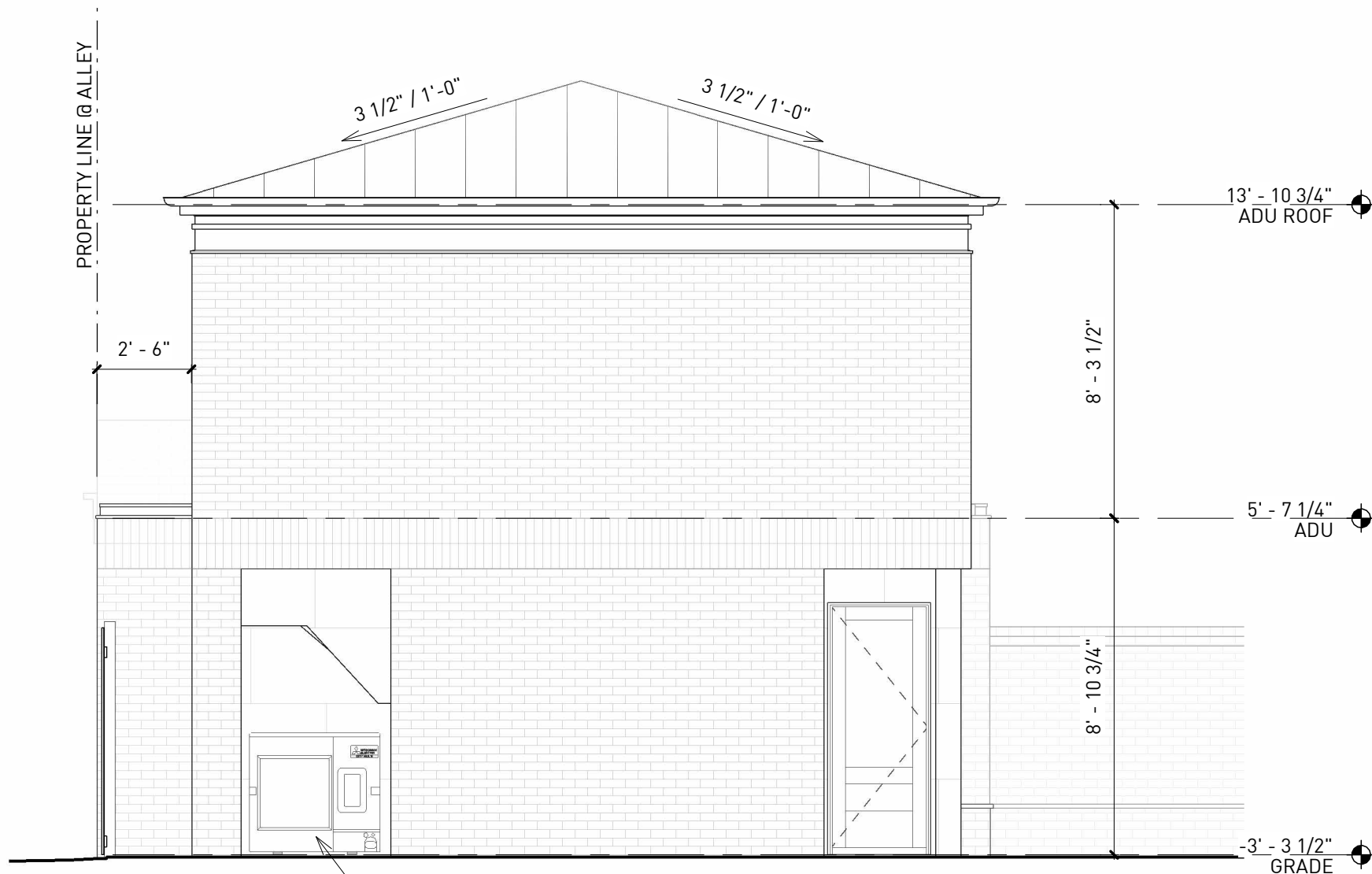
ELEVATION - ALLEY CONTEXT
1" = 10'-0"

5



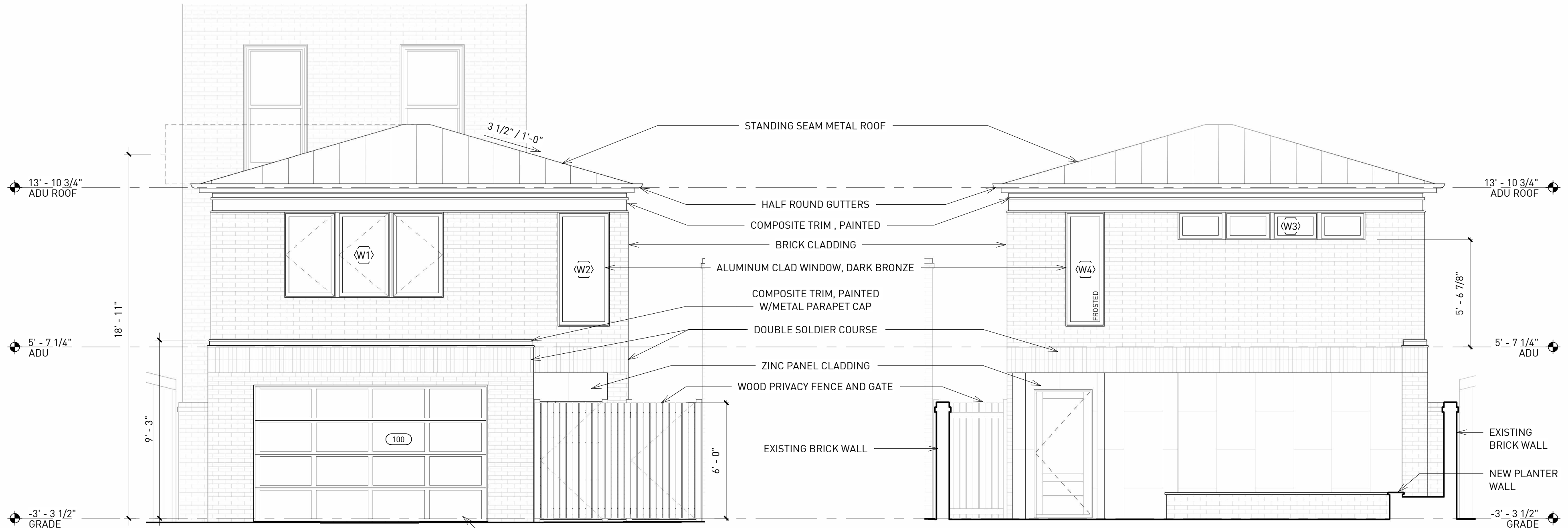
ROOF DETAIL
1" = 1'-0"

8



EAST ELEVATION
1/4" = 1'-0"

3



SOUTH ELEVATION
1/4" = 1'-0"

2

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

1

REVISIONS

VU & SHAFER RESIDENCE

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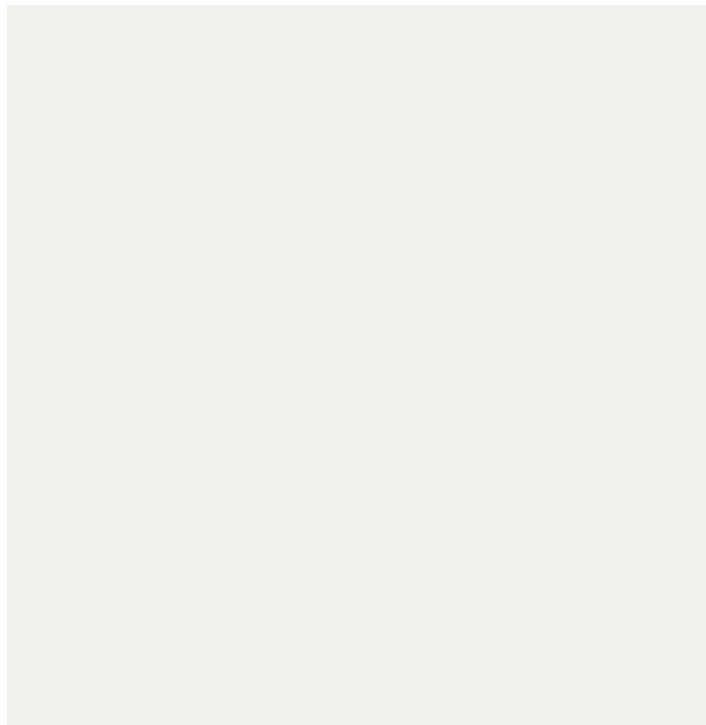
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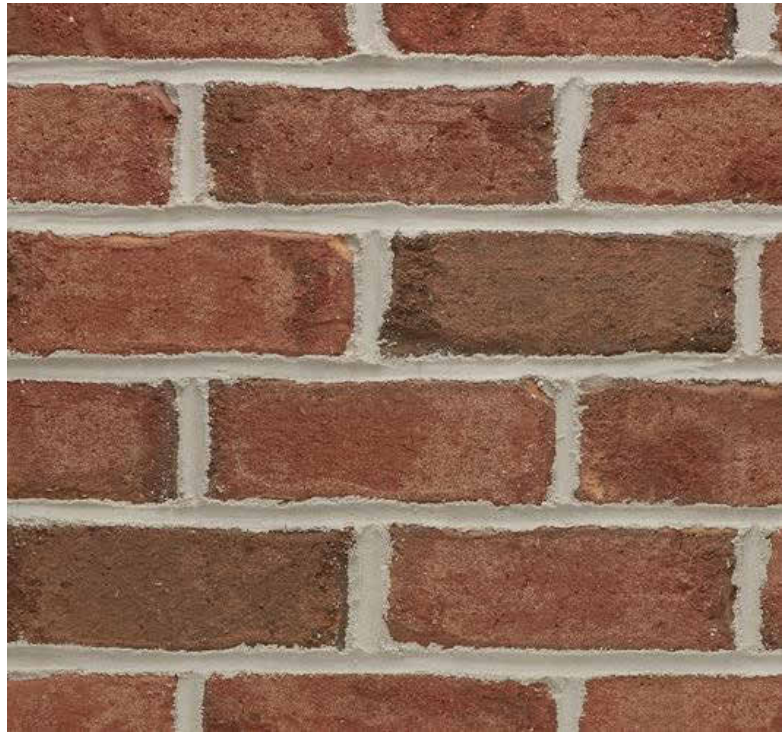
A200
EXTERIOR ELEVATIONS



718-541-7030



TRIM COLOR
color to match painted exterior trim
on existing main house



BRICK CLADDING
shade & wise - old english tudor or
similar to match existing main house



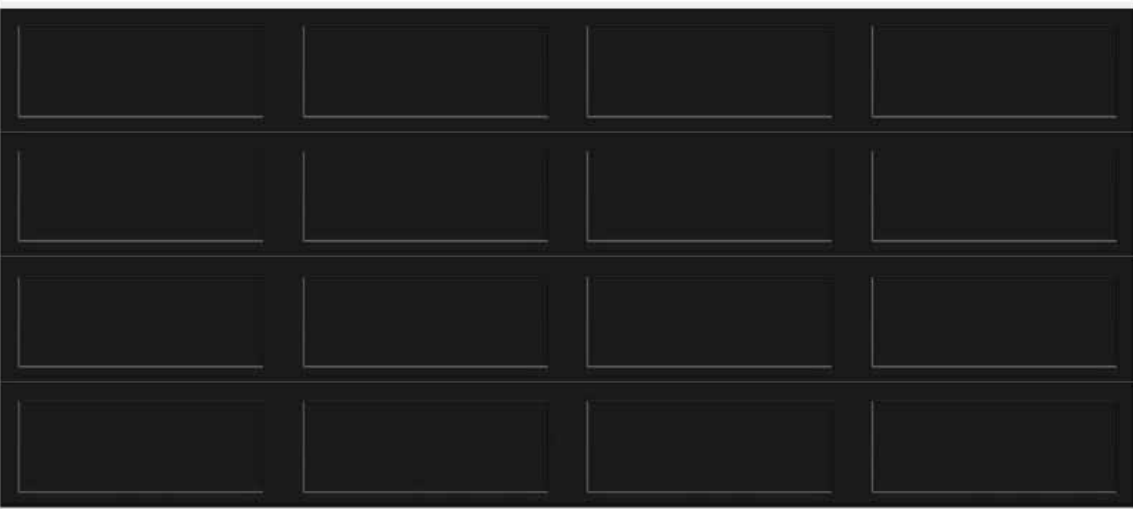
ZINC STANDING SEAM ROOF



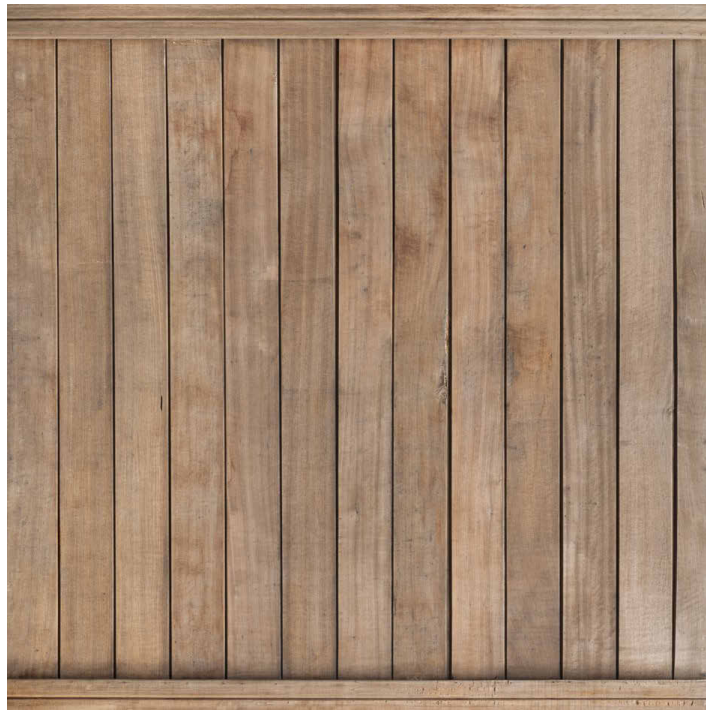
FLATLOCK PANEL CLADDING



CASEMENT WINDOW



GARAGE DOOR

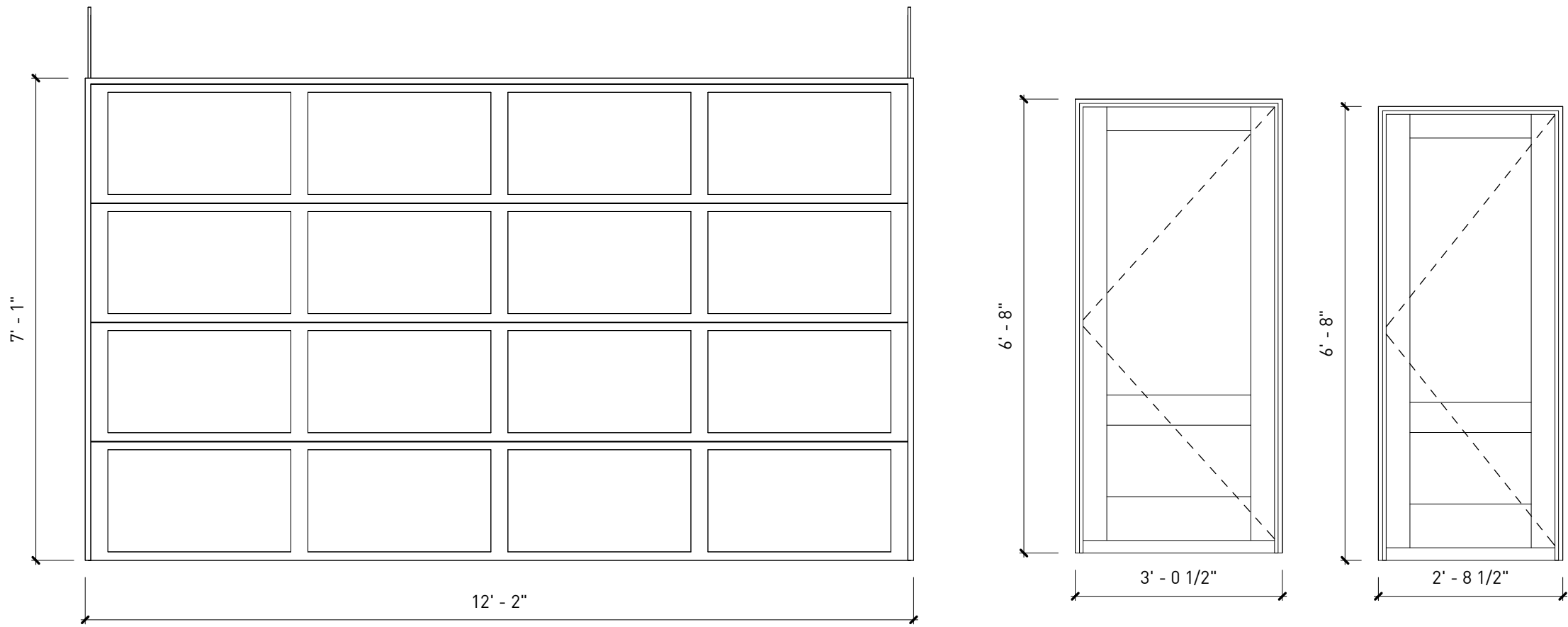
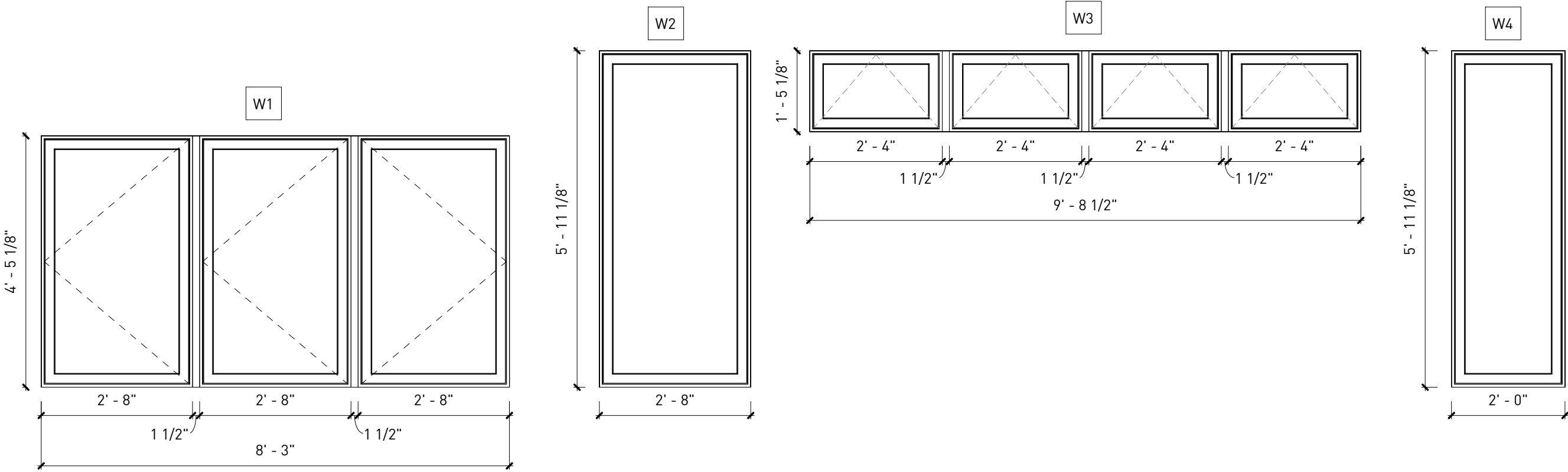


FENCE WOOD COLOR
clear coat wood fence

WINDOW SCHEDULE					
TYPE MARK	SIZE		EXT. FIN.	Description	Type Comments
	WIDTH	HEIGHT			
W1	8' - 3"	4' - 5 1/8"	DARK BRONZE	3248 CSMT	ALUMINUM CLAD WOOD CASEMENT WINDOW
W2	2' - 8"	5' - 11 1/8"	DARK BRONZE	4848 FIXED	ALUMINUM CLAD WOOD CASEMENT WINDOW
W3	9' - 8 1/2"	1' - 5 1/8"	DARK BRONZE	2818CSMT	ALUMINUM CLAD WOOD CASEMENT WINDOW
W4	2' - 0"	5' - 11 1/8"	DARK BRONZE	4848 FIXED - FROSTED GLASS	ALUMINUM CLAD WOOD CASEMENT WINDOW

EXTERIOR DOOR SCHEDULE

TAG	SIZE		DESCRIPTION
	WIDTH	HEIGHT	
100	12' - 0"	7' - 0"	ALUMINUM PANELED GARAGE DOOR
101	2' - 8 1/2"	6' - 8"	CLAD 3/4 LITE EXTERIOR DOOR
102	3' - 0 1/2"	6' - 8"	CLAD 3/4 LITE EXTERIOR DOOR



REVISIONS

VU & SHAFER RESIDENCE
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11/14/2024

CAR - CERTIFICATE OF APPROVAL

A900
TYPICAL ASSEMBLIES &
SCHEDULES



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