



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3101-3105 E Marshall St, Richmond, VA

Historic district St. John's Church

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

APPLICANT INFORMATION Check if Billing Contact

Name Datapro Investments LLC Phone _____

Company Datapro Investments LLC Email jingjingrealtor@gmail.com

Mailing Address _____ Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above) Check if Billing Contact

Name _____ Company _____

Mailing Address _____ Phone _____

_____ Email _____

PROJECT INFORMATION

Project Type: Alteration Demolition New Construction
 (Conceptual Review Required)

Project Description: (attach additional sheets if needed)

The project has received approval via COA-067376-2020 in Jan. 2020 CAR meeting. The project has concurrent SUP application. The goal for this application is to amend the approved design based on SUP, zoning requirements.

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 payment of the application fee. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. 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 and application materials should be prepared in compliance with zoning.

Signature of Owner _____ Date 8/2/2020



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 3101-3105 East Marshall St.

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

PHOTOGRAPHS place on 8 1/2 x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

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024	Unit # 301	Enlarged view of typical unit	

DESIGN / BUILD SERVICES
 PREPARED BY: ESS
 2705151307
 CONTRACTOR LIC#
 2705151307
 SCJ@ESS-PS.CO
 804-304-3201

RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST
 OWNER: DATA PRO INVESTMENTS
 3101 - 3105 EAST MARSHALL ST, RICHMOND,
 VIRGINIA 23223

DATE:
8/10/2020

SHEET:



Existing Front Elevation of 3103-3105 East Marshall St.



Historic Front Elevation of 3103-3105 East Marshall St.

DESIGN (CAR) NOTES:

Proposed Project Description :

The attached design proposes complete renovation of the existing building and also construction of a side and rear addition 3 stories high. The improved building will be mixed use.

Unit Description Below:

- 9 - Residential apartment units
- 2 - Commercial units.

■ **Exterior Design Changes:**

Parking:

- A. Relocate and reduce parking requirements based on recommendations of Church Hill Association (CHA) to accommodate community feedback (309 N 31st neighbors). (Requires reduction of 5 parking spaces to 4 parking spaces)
- B. The relocation of the garbage area was prompted by Church Hill Association (CHA) recommendations to provide considerations to the adjacent property owners request to maintain access to the alley, and provide a designated garbage area that will limit overflow into the alley.
- C. Remove and revise the brick columns around the steel post in the parking area based on maneuverability constraints and reduced parking area.
- D. We propose to install steel tube garbage enclosure area at east property line with composite(Trex) decking fence enclosure on exterior sides

Roofing :

- A. Revise roof design and relocate hvac units on lowered corridor roof and provide future space for commercial Package units. (SUP Open space requirements)
- B. Revise roof design to minimize impact height restriction(SUP Story Height requirement based on the R-63 Zoning District requirements).
- C. Revise structural roof system to achieve NFPA 13, 13R, and 25 standard and minimum requirements. (All wet system and water-filled piping and sprinklers are to remain within the conditioned envelope of the building, and maintain a minimum of 40° Fahrenheit at all times) Sprinkler system design requirements simplified roof design.

Fenestration:

- A. Building Facade Fenestration-Complies with R-63 Zoning requirements.
- B. Redesign exterior entry doors and patios to encroachment onto city property
- C. Remove all Existing windows on East elevation to accommodate (VUSBC 2015)
- D. Revise connector to storefront instead of approved curtain wall (more consistent application for Multi-family application considering visibility of the floor system, and also the proximity of the openings to bathrooms on the 2nd and 3rd floor layouts.

■ **Interior Design Changes :**

- A. Revised Interior design of commercial space #1 to complies with R-63 requirements (Proposed use will be restaurant / cafe with maximum square footage of 1500 sqft.
- B. Revised stairwell corridor to CMU walls to achieve IBC standards and minimum requirements
- C. Interior redesign of apartment units and balconies on 2nd & 3rd floor to prevent encroachment.
- D. Revise structural roof system to prevent encroachment onto City of Richmond property (recessed vestibule 5' into Corridor ')
- E. Revise existing basement egress to accommodate Commercial Space #2 Request SUP waiver for 3 Parking Spaces (Proposed use will be catering with maximum occupancy of 3 employees not in conjunction to commercial Space #1

Finish Material Selection :

- 1) The New Masonry be Differentiated from the Historic Masonry in tone, size and /or bond pattern. (Provided in amended submission)
- 2) Final Masonry Specifications be submitted to staff for review and approval (Provided in amended submission)
- 3) Final window specifications be submitted to staff for review and approval (Provided in amended submission)
- 4) Final Material Specifications and Colors (including Screening for Parking and Trash Receptacles are submitted for review and approval (Provided in amended submission)

DESIGN / BUILD SERVICES
 PREPARED BY: ESS
 CONTRACTOR LIC# 2705151307
 SCJ@ESS-PS.CO
 804-304-3201

RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST
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 3101 - 3105 EAST MARSHALL ST, RICHMOND,
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SHEET:
 001

PROJECT STATISTICS:

LOT SIZE: 5,400 SQ. FT.
 ANTICIPATED DISTURBED AREA: 1,983 SQ. FT.
 BUILDING ENVELOPE: 59,490 SQ. FT.
 ROOF AREA: 3,842 SQ. FT.
 FRONT HEIGHT AT RIDGE: 31'6 FT.
 REAR HEIGHT AT RIDGE: 31'6 FT.

OPEN AREA		
ROOM NAME	FLOOR	AREA, STAND ARD (SQ FT)
BALCONY	3	1231.0
DECK	3	164.0
DECK	2	165.0
DECK	3	73.0
DECK	3	75.0
DECK	2	76.0
DECK	2	79.0
TOTALS:		1863.0

PROJECT NARRATIVE:

THE SUBJECT PROPERTY NOTED AS 3101 E. MARSHALL STREET IS A .124 ACRE (5,400 SQUARE FEET) LOT. IT IS LOCATED IN THE CHURCH HILL NEIGHBORHOOD OF THE EAST PLANNING DISTRICT. THE PROPERTY IS ZONED IN THE R-63 MULTI-FAMILY URBAN RESIDENTIAL DISTRICT. THE PROPOSAL IS TO CONVERT AN EXISTING DUPLEX INTO NINE RESIDENTIAL UNITS AND UP TO TWO COMMERCIAL UNITS.

GENERAL (SUP) NOTES:

1. THE ENGINEERING INCLUDING UTILITIES PLANS AND SPECS ARE PROPOSED TO BE DESIGN BUILD. AT THE TIME OF CONSTRUCTION AND PERMITTING, ALL RELEVANT INFORMATION AND DRAWINGS WILL BE SUBMITTED FOR PERMITTING APPROVAL.
2. EXTENT OF PROPOSED SIGNAGE ARE NOT KNOWN AT THIS TIME. IT IS PROPOSED FOR FUTURE COMMERCIAL TENANTS TO INSTALL SIGNAGE ON THE WOOD ACCENT PANEL ABOVE THE COMMERCIAL TENANT ENTRY DOORS ON MARSHALL STREET, AND ADDITIONAL SIGNAGE ON THE GLAZING OF THE 1ST FLOOR STOREFRONT WINDOWS ON 31ST STREET.
3. ALL EXTERIOR LIGHTING TO BE BUILDING MOUNTED AND ASSOCIATED WITH BUILDING ENTRIES ONLY WITH THE EXCEPTION OF WALL LIGHTS MOUNTED ON THE SOUTH CEILING OF PARKING AREA. NO POLE MOUNTED LIGHTING FIXTURES ARE PROPOSED AND NO LIGHTING FIXTURES ARE ARE PROPOSED ON EAST WALL FACING THE ADJACENT RESIDENTIAL PROPERTY.
4. THIS PROJECT HAS RECEIVED APPROVAL BY THE COMMISSION OF ARCHITECTURAL REVIEW(CAR). ALL EXTERIOR MATERIALS, COLORS, WINDOWS AND DOORS TO BE COORDINATED BY (CAR)
5. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. .
6. PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.
7. NO ENCROACHMENTS ARE PRESENT ON THIS PROJECT.
8. ALL EXISTING OPENINGS ON SOUTH WALL WILL BE BRICKED IN TO ACCOMMODATE (VUSBC 2015)

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.



Application for **SPECIAL USE PERMIT**
 Department of Planning and Development Review
 Land Use Administration Division
 900 E. Broad Street, Room 511
 Richmond, Virginia 23219
 (804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)
 special use permit, new
 special use permit, plan amendment
 special use permit, text only amendment

Project Name/Location
 Property Address: 3101-3105 E Marshall St, Richmond, VA, 23223 Date: 11/13/2019
 Tax Map #: _____ Fee: _____
 Total area of affected site in acres: _____

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning
 Current Zoning: R-63

Existing Use: Duplex Residential

Proposed Use
 (Please include a detailed description of the proposed use in the required applicant's report)
 Mixed use conversion of existing duplex into 9 residential units and up to 2 commercial units
 Existing Use: _____

Is this property subject to any previous land use cases?
 Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Sean Jefferson
 Company: ESS Performance Services
 Mailing Address: 325 Burnwick Road
 City: Richmond State: VA Zip Code: 23227
 Telephone: (804) 304-3201 Fax: _____
 Email: scj@ess-ps.co

Property Owner: Datapro Investments LLC
 If Business Entity, name and title of authorized signee: Qian Gu, President

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 4445 Corporation Ln, Ste 264
 City: Virginia Beach State: VA Zip Code: 23462
 Telephone: (530) 2202348 Fax: _____
 Email: jingjingrealtor@gmail.com

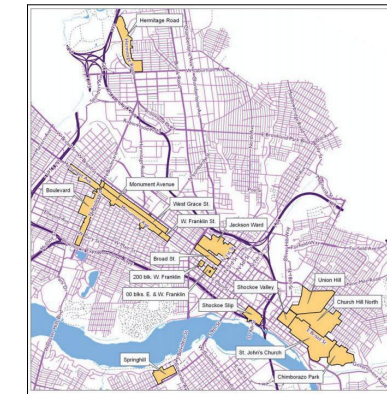
Property Owner Signature: _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



Distinctive Features of St. John's Church
 • Impressive views of downtown Richmond and the James River
 • Large areas of public open space (in Chenoweth Park and Libby Hill Park) bordering the river bluffs.
 • Well-established streetcapes with granite paving, mature trees and gaslights that provide a cohesive neighborhood with distinctive character.



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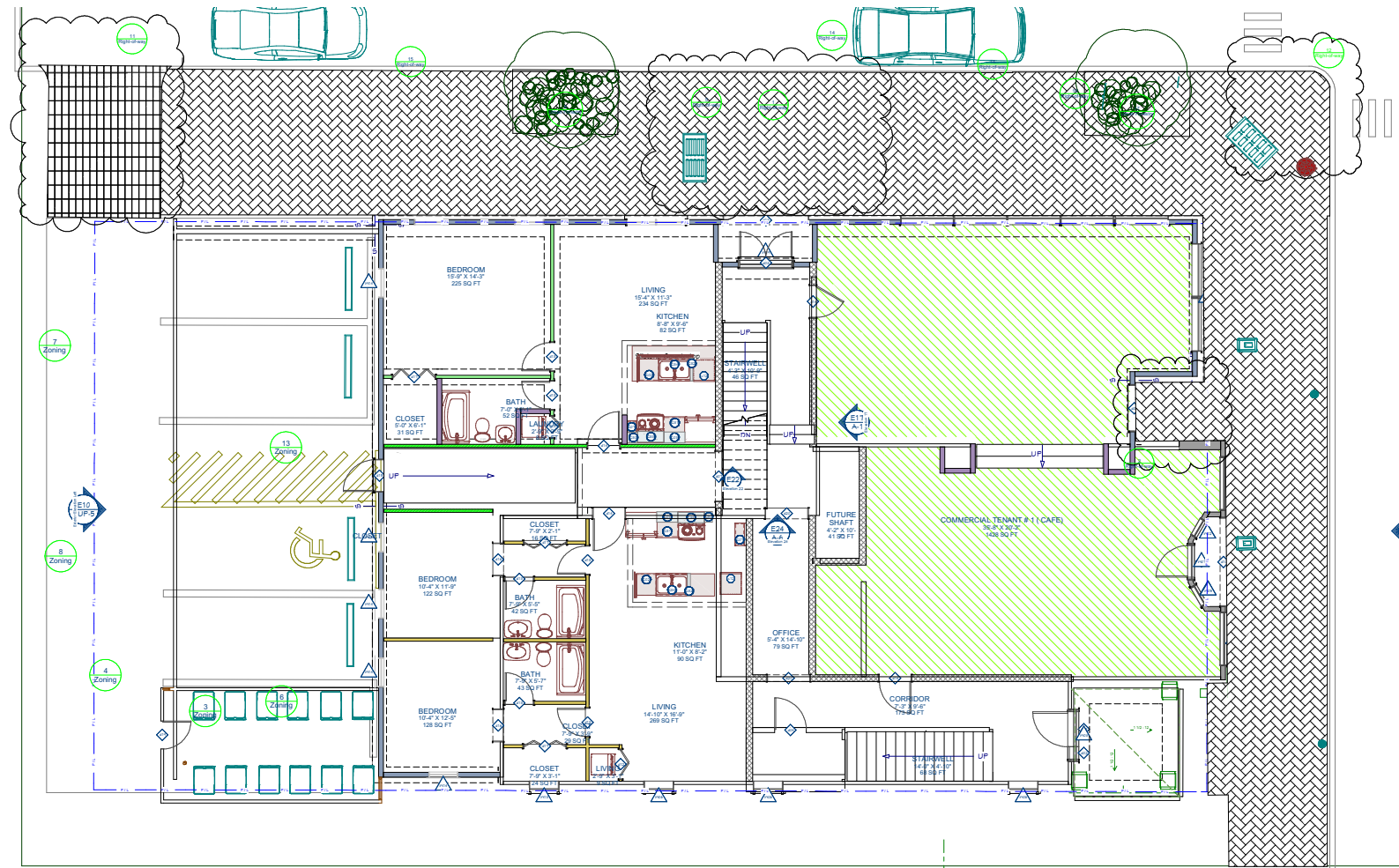
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 VIRGINIA 23223

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Project Overview

SHEET:
 002

NOTE SCHEDULE	
1	REMOVE CONCRETE APRON OPTION # 1 INSTALL NEW BRICK PAVERS AND GRANITE CURBING
2	INSTALL NEW PAVERS TO MATCH EXISTING
3	TRASH BIN ALONG PERIMETER WALL
4	EXISTING ALLEY ACCESS
5	REMOVE CONCRETE APRON OPTION # 2 INSTALL TREES AND GREENSCAPE/ GRANITE CURBING
6	PARKING - COMPACT CAR / OR BIKE RACK
7	REAR BACKUP - AUDIBLE VISUAL WARNING DEVICE
8	EXISTING ALLEY ACCESS
9	PROVIDE TEMPORARY PROTECTION FENCE AROUND EXISTING FLOYER BED.
10	PROVIDE TEMPORARY PROTECTION FENCE AROUND EXISTING SIGNAGE.
11	INSTALL 2" X 10 SLEEPERS WITH PLYWOOD COVERING TO PROTECT EXISTING BRICK ALLEY APRON
12	REMOVE PAVERS INSTALL ADA COMPLIANT CORNER
13	OFF STREET PARKING
14	INSTALL NEW GRANITE CURBING
15	PROTECT EXISTING GRANITE CURBING
16	PROTECT EXISTING GRANITE CURBING
17	PROVIDE TEMPORARY PROTECTION FENCE AROUND EXISTING FLOYER BED.



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Zoning (SUP) NOTES:

SUP notes

- 1 MULTI-FAMILY DWELLINGS - REQUEST SUP WAIVER FOR 4 PARKING SPACES
- 2 COMMERCIAL SPACE #1 - COMPLIES WITH R-63 REQUIREMENTS (PROPOSED USE WILL BE RESTAURANT / CAFE WITH MAXIMUM SQUARE FOOTAGE OF 1500 SQFT.
- 3 COMMERCIAL SPACE #2 - REQUEST SUP WAIVER FOR 3 PARKING SPACES (PROPOSED USE WILL BE CATERING WITH MAXIMUM OCCUPANCY OF 3 EMPLOYEES NOT IN CONJUNCTION TO COMMERCIAL SPACE #1
- 4 STORY HEIGHT -WE REQUEST A SUP WAIVER FOR THE STORY HEIGHT REQUIREMENT BASED ON THE R-63 ZONING DISTRICT REQUIREMENTS.
- 5 BUILDING FACADE FENESTRATION-COMPLIES WITH R-63 ZONING REQUIREMENTS.
- 6 LOT AREA- WE REQUEST A SUP WAIVER FOR THE LOT AREA REQUIREMENT BASED ON THE R-63 ZONING DISTRICT REQUIREMENTS.
- 7 THIS PROJECT HAS RECEIVED APPROVAL BY THE COMMISSION OF ARCHITECTURAL REVIEW(CAR). ALL EXTERIOR MATERIALS, COLORS, WINDOWS AND DOORS TO BE COORDINATED BY (CAR)
- 8 NO ENCROACHMENTS ARE PRESENT ON THIS PROJECT.
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SHEET:
 003



Exterior Elevation Right 2



Elevation 31



DESIGN / BUILD
SERVICES
PREPARED BY: ESS

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Context
Elevation

SHEET:
004



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Body Color - Stone (previously painted only) - Browns and Grays - all styles

Masonry Linets (previously painted only) - Neutrals

Masonry Sills (previously painted only) - Neutrals

Wood-Frame and Masonry Buildings

Window Sashes - Whites, Blacks, Neutrals

Shutters - Blacks, Greens

Doors - Blacks, Browns, Greens, Reds, Yellows, Neutrals

Porch Ceilings - Blues

Porch Floors - Neutrals

Metal Elements - Blacks, Greens

Metal Roofs - Blacks, Greens, Reds

Wood Fences - Whites and opaque neutral stains

SIDING COLORS
 Rich Espresso

KAWNEER

Kawneer Anodized Finishes
 Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is matched to the beauty of some very dramatic and exciting colors.

All the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

KAWNEER FINISH #	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
414	OSHA	AA-M602248 / AA-M602249	Anodized Clear (1/4 mil minimum)
417	OSHA	AA-M602248	Anodized Clear F (1/4 mil minimum)
418	CHAMPAGNE	AA-M602248	Anodized Clear (1/4 mil minimum)
419	LIGHT BRONZE	AA-M602248	Anodized Clear (1/4 mil minimum)
420	MIDNIGHTS	AA-M602248	Anodized Clear (1/4 mil minimum)
421	DAK BROWN	AA-M602248 / AA-M602249	Anodized Clear (1/4 mil minimum)
422	BLACK	AA-M602248	Anodized Clear (1/4 mil minimum)

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COLORS

Premium Colors

Split Face Colors - Stocked

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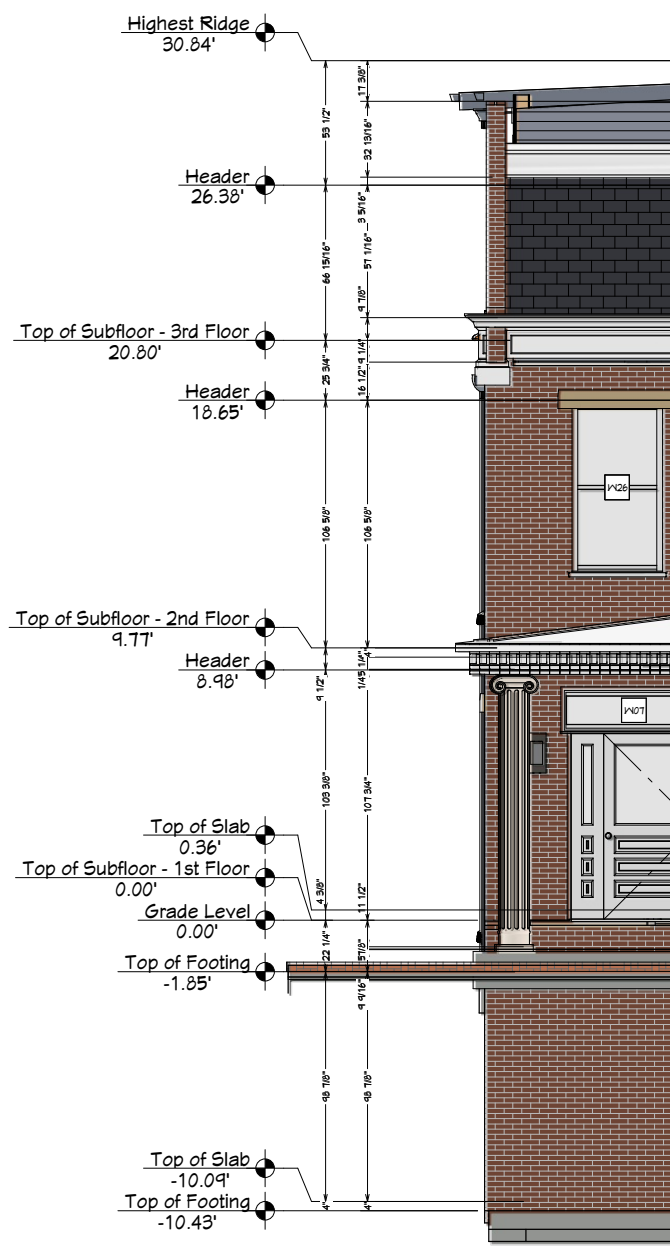
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Exterior Material Selection

SHEET:
 005



North Exterior Elevation
1/6 in = 1 ft



North Exterior Elevation
1/3 in = 1 ft



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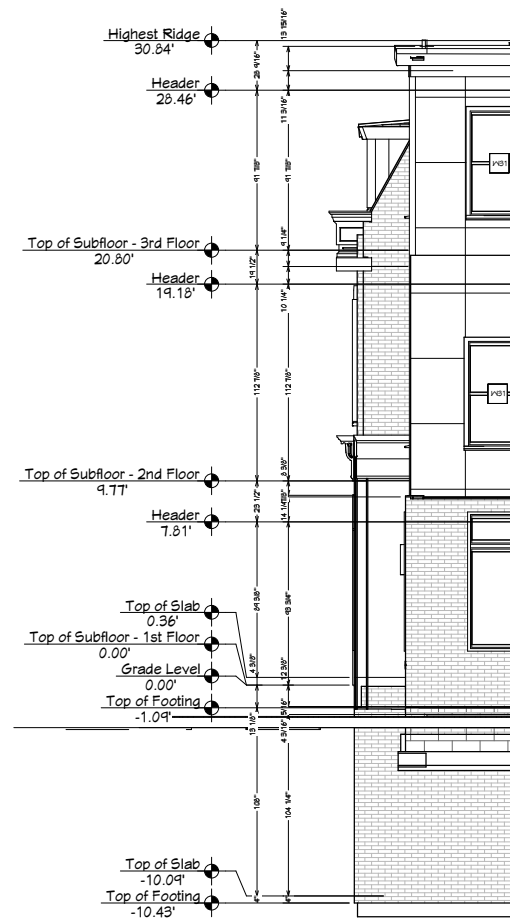
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SHEET:
006



West Exterior Elevation
 1/6 in = 1 ft



West Exterior Elevation
 1/4 in = 1 ft

DOOR SCHEDULE				
3D PERSPECTIVE	NUMBER	QTY	WIDTH	HEIGHT
	D01	18		
	D02	1	14"	80"
	D05	1	33"	80"
	D07	1	40"	80"
	D10	1	52"	80"
	D12	1	61 7/8"	80"
	D17	1	41"	80"
	D21	1	34"	80"
	D24	1	34"	80"
	D27	1	50"	80"
	D29	2	24"	80"
	D30	2	21"	80"
	D32	35	32"	80"
	D33	2	33 7/8"	80"
	D34	23	36"	80"
	D35	22	45"	80"
	D36	4	60"	80"

WINDOW SCHEDULE				
3D ELEVATION	NUMBER	LABEL	QTY	DIMENSIONS
	W01	103E5MU	1	122 15/16"X11"
	W02	11015FX	1	22"X11"FX
	W03	110511FX	1	22"X11"FX
	W04	2115FX	1	25 1/16"X11"FX
	W05	21511FX	1	25 1/16"X11"FX
	W06	3414FX	1	40"X16"FX
	W07	5015FX	1	60"X11"FX
	W08	5115FX	2	60 13/16"X11"FX
	W09	5151FX	2	60 13/16"X8"FX
	W10	5165MU	5	60 13/16"X11"
	W11	5225	1	62 7/16"X28 7/8"
	W12	5750MU	1	66 3/4"X60"
	W13	EXISTING	1	34"X42"FX
	W14	REMOVE WINDOW INFILL WITH HISTORIC BRICKS AND MORTAR	3	34"X60"DH
	W16	4515	2	53 1/4"X11"
	W17	4534	1	53"X40 5/16"
	W18	4564	1	53"X31 3/8"
	W19	4582	1	53"X41 13/16"
	W20	5016	1	60"X18"
	W21	5214	1	62 7/16"X30 9/16"
	W22	5277	1	62 7/16"X40 1/2"
	W23	5294	1	62 7/16"X11 1/2"
	W24	5417FX	2	64 7/16"X18 13/16"FX
	W26	EXISTING	1	38"X12"DH
	W27	EXISTING WINDOW	3	38"X12"DH
	W29	JEL-UENWQ2850DH	8	30 3/8"X60"DH
	W31	JEL-UENW31W31-2850DH	35	33 3/8"X60"DH
	W33	REMOVE WINDOW INFILL WITH HISTORIC BRICKS AND MORTAR	5	34"X40 1/2"DH

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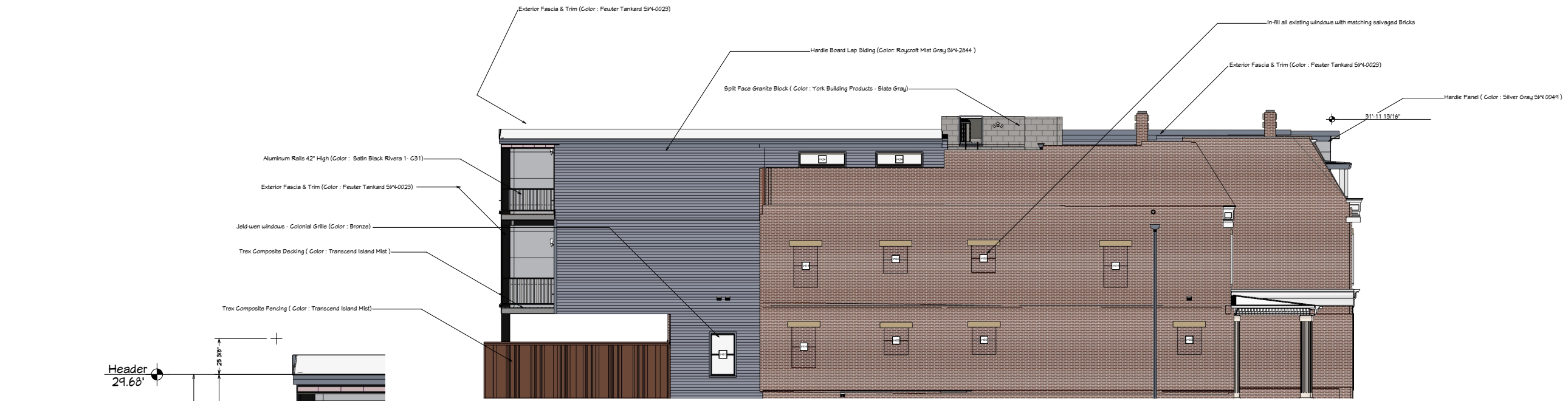
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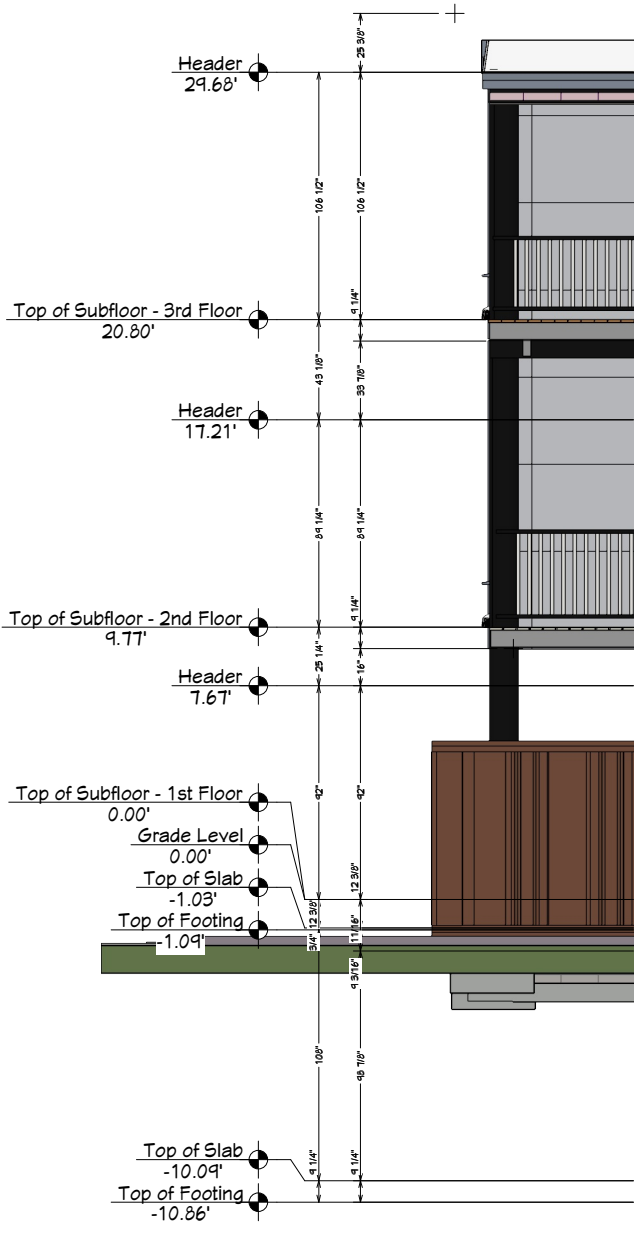
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007

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East Elevation
 1/6 in = 1 ft



East Exterior Elevation



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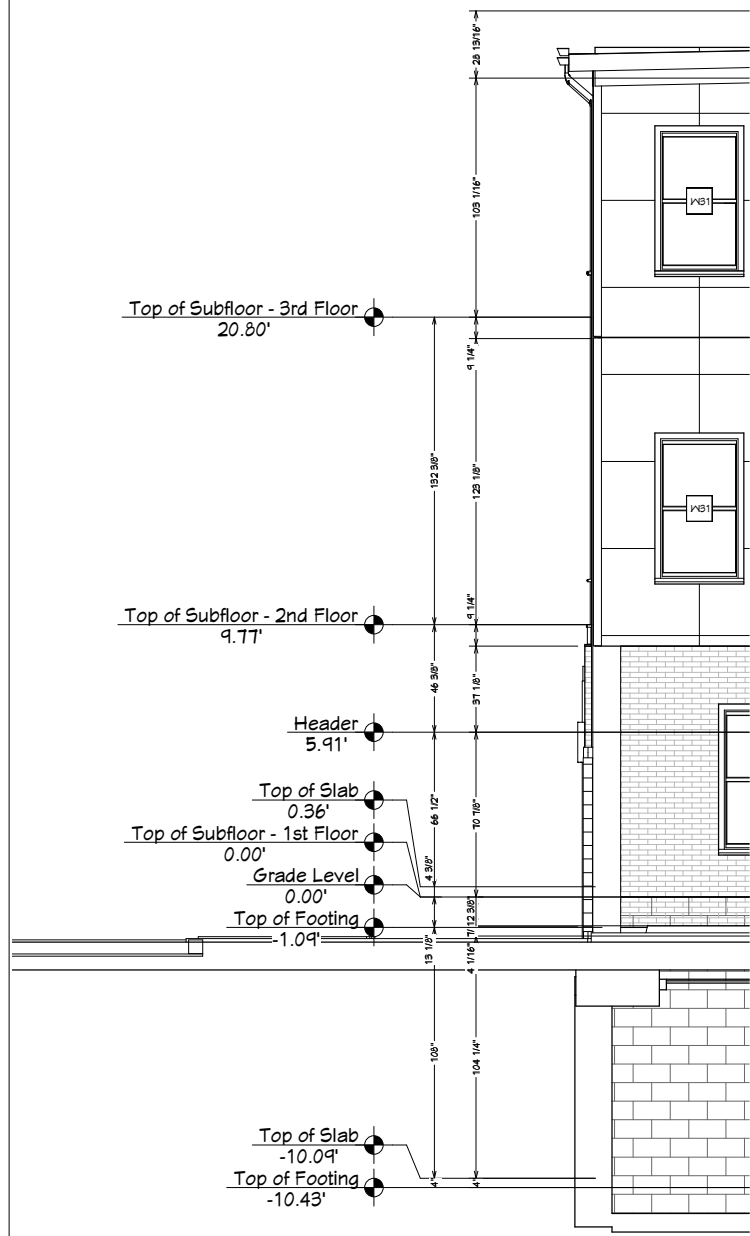
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 008

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SHEET:
 009

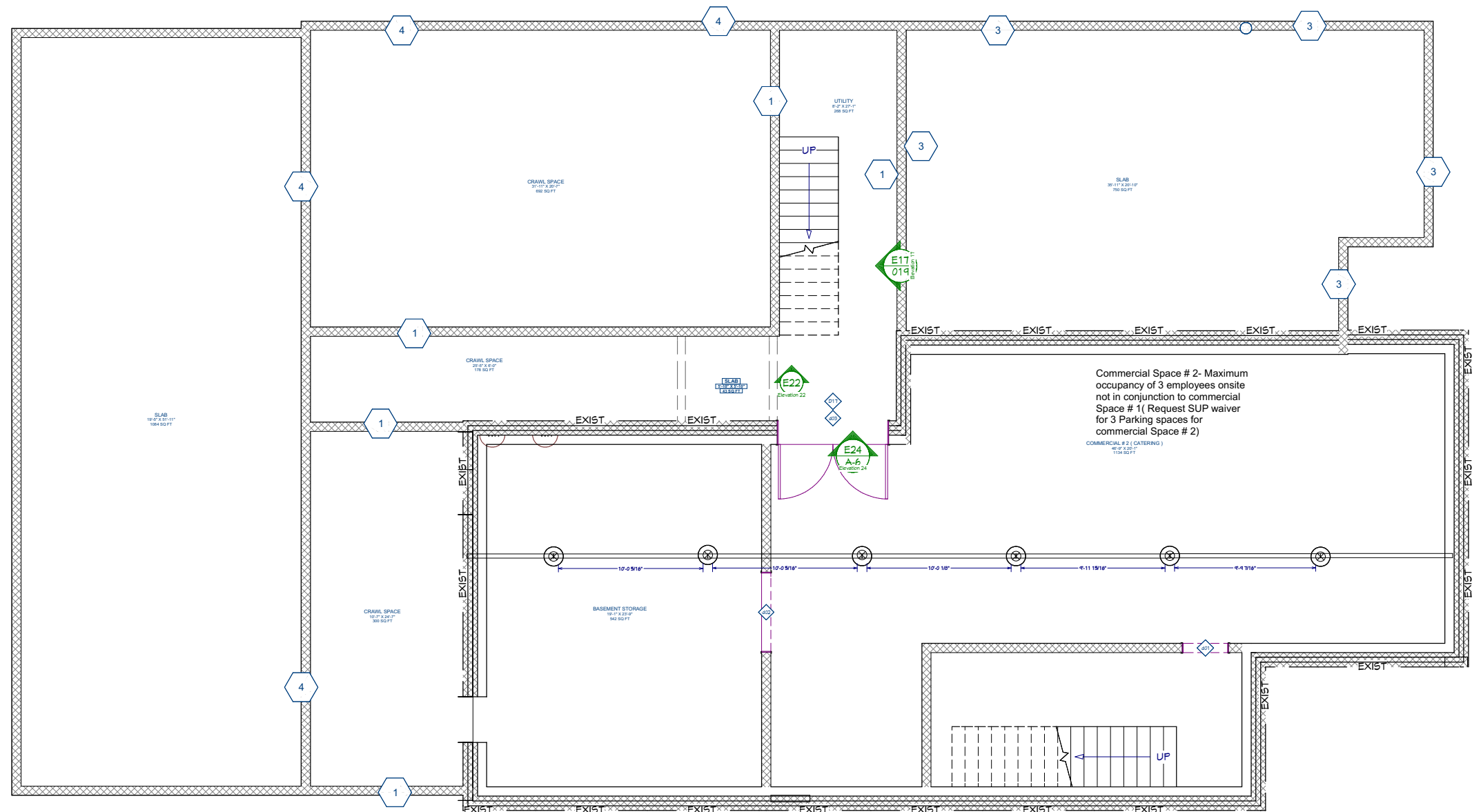


South Exterior Elevation
 1/3 in = 1 ft



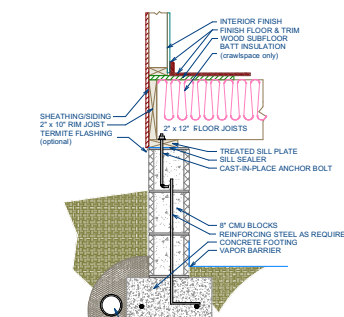
South Exterior Elevation
 1/6 in = 1 ft



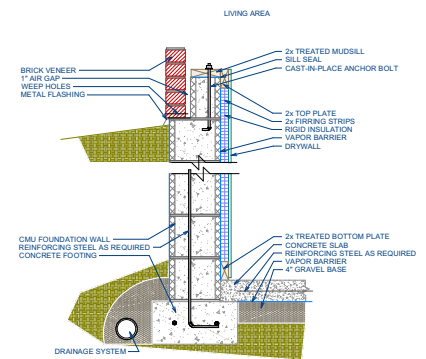


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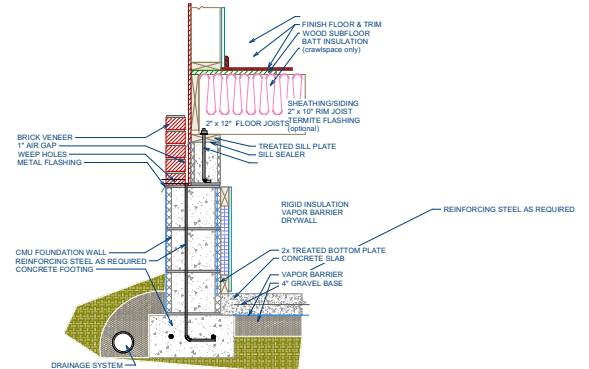
DESIGN / BUILD SERVICES
 PREPARED BY: ESS
 2705151307
 CONTRACTOR LIC#
 2705151307
 SCJ@ESS-PS.CO
 804-304-3201



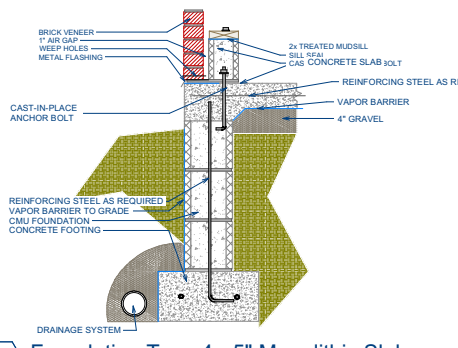
1 Foundation Type 1-8" CMU w/ Crawl Space (print at 1"=1')



2 Foundation Type 2-8" CMU Basement Foundation w/ Brick Ledge: Finished 2" Walls



4 Foundation Type 4 -10" CMU Foundation w/ Brick Ledge: Finished 2" Walls



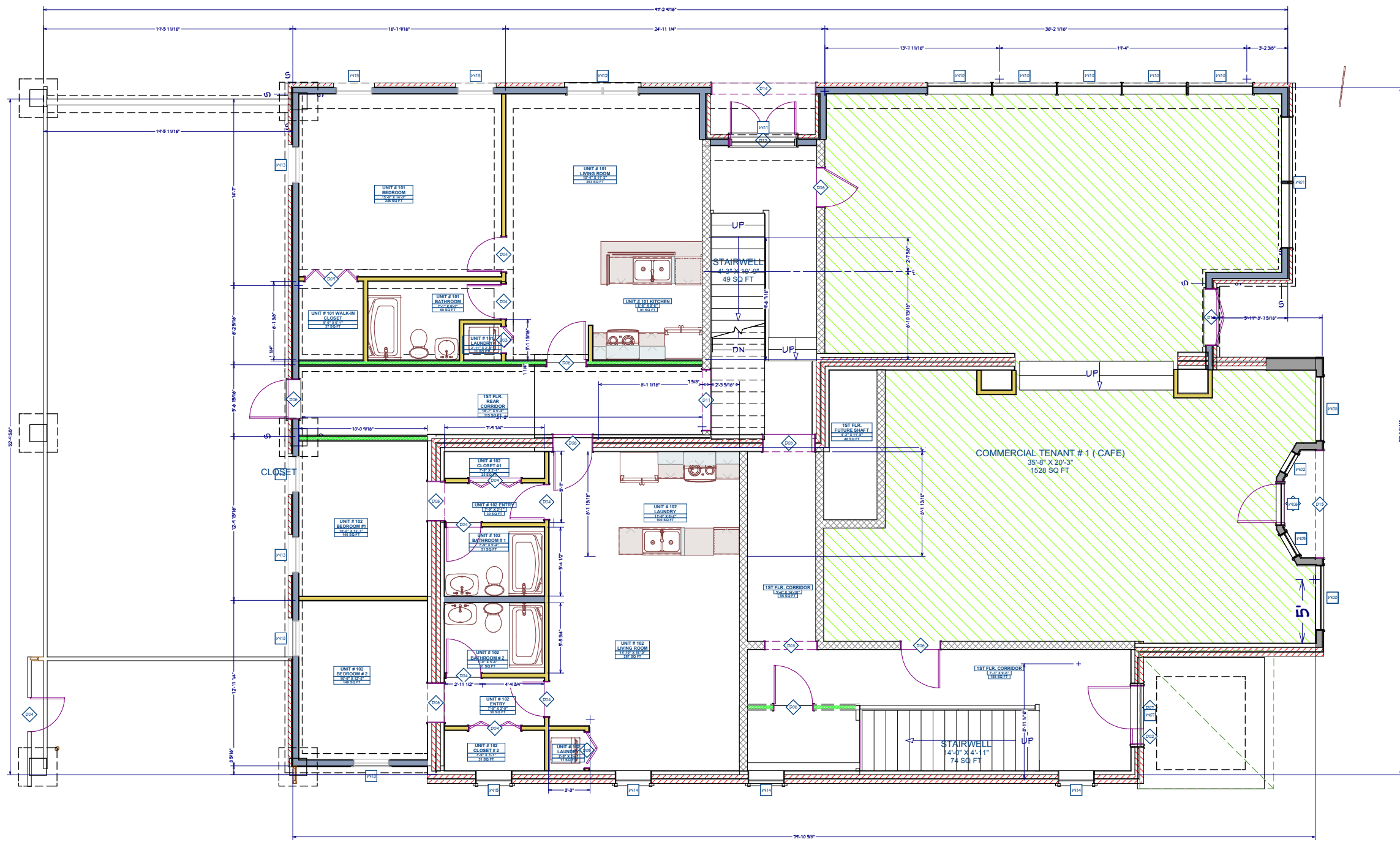
3 Foundation Type 3-5" Monolithic Slab on 8" CMU Foundation w/ Brick Ledge

Foundation layout
1/4 in = 1 ft

RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST
 OWNER: DATA PRO INVESTMENTS
 3101 - 3105 EAST MARSHALL ST, RICHMOND,
 VIRGINIA 23223

DATE:
8/10/2020

SHEET:
010



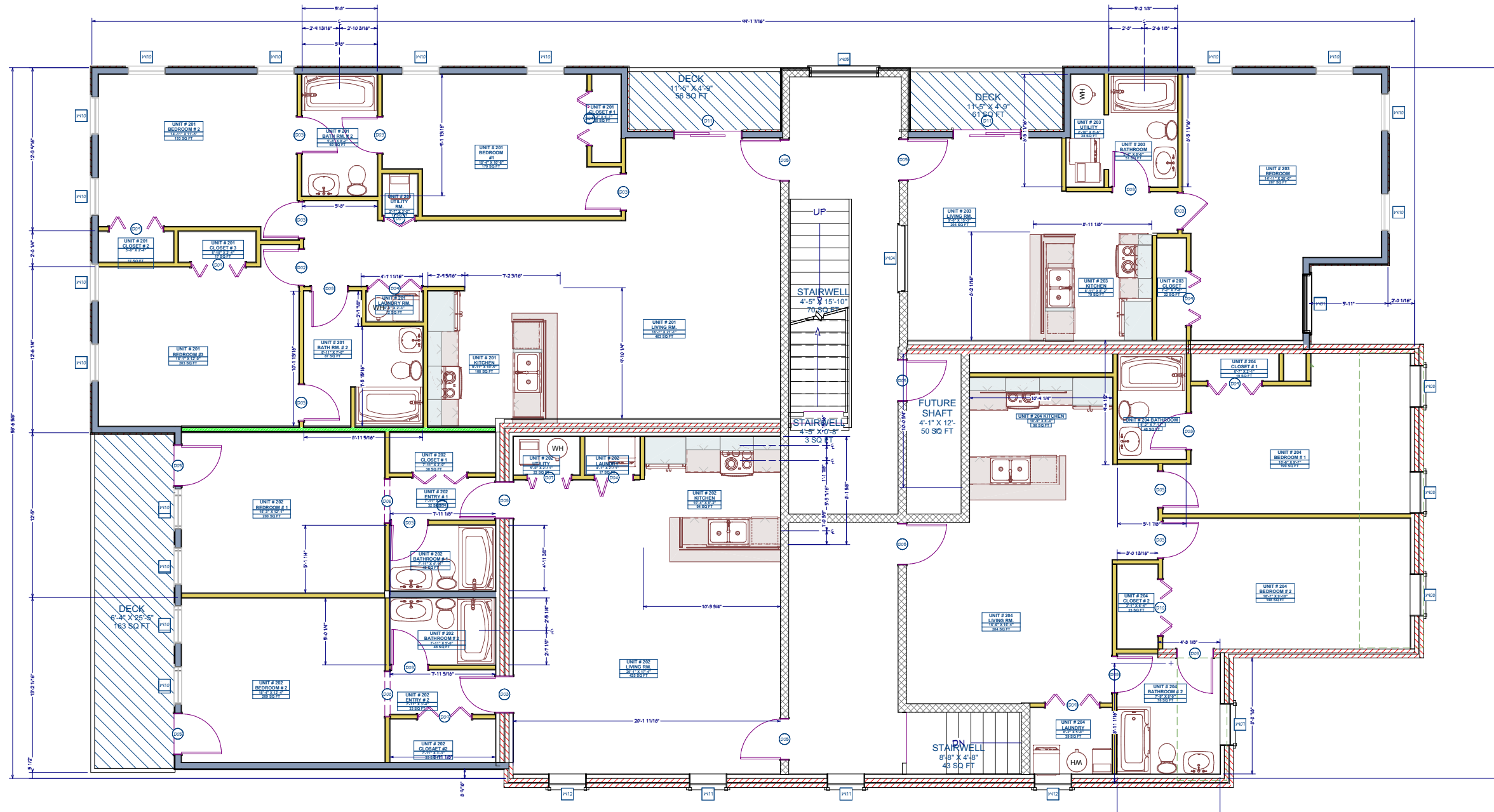
1st Floor Layout
1/4 in = 1 ft

DESIGN / BUILD SERVICES
PREPARED BY: ESS
CONTRACTOR LIC# 2705151307
SCJ@ESS-PS.CO
804-304-3201

RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST
OWNER: DATA PRO INVESTMENTS
3101 - 3105 EAST MARSHALL ST, RICHMOND,
VIRGINIA 23223

DATE:
8/10/2020

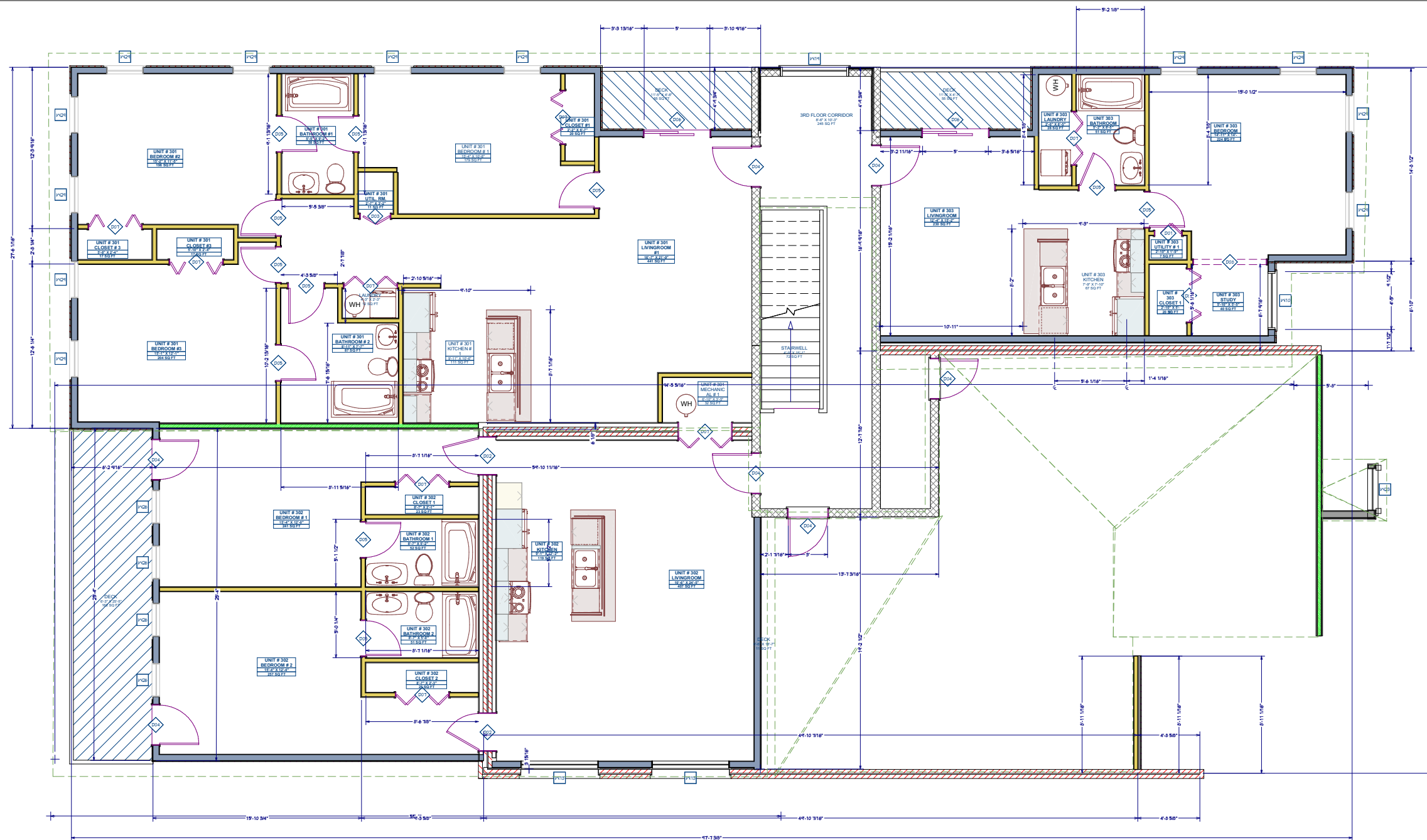
SHEET:
010



2nd Floor Layout
 1/4 in = 1 ft

RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST
 OWNER: DATA PRO INVESTMENTS
 3101 - 3105 EAST MARSHALL ST, RICHMOND,
 VIRGINIA 23223

DATE:	8/10/2020
2nd Floor Arch. Plans	
SHEET:	011



3rd Floor Layout
1/4 in = 1 ft



DESIGN / BUILD
SERVICES
PREPARED BY: ESS
CONTRACTOR LIC#
2705151307
SCJ@ESS-PS.CO
804-304-3201

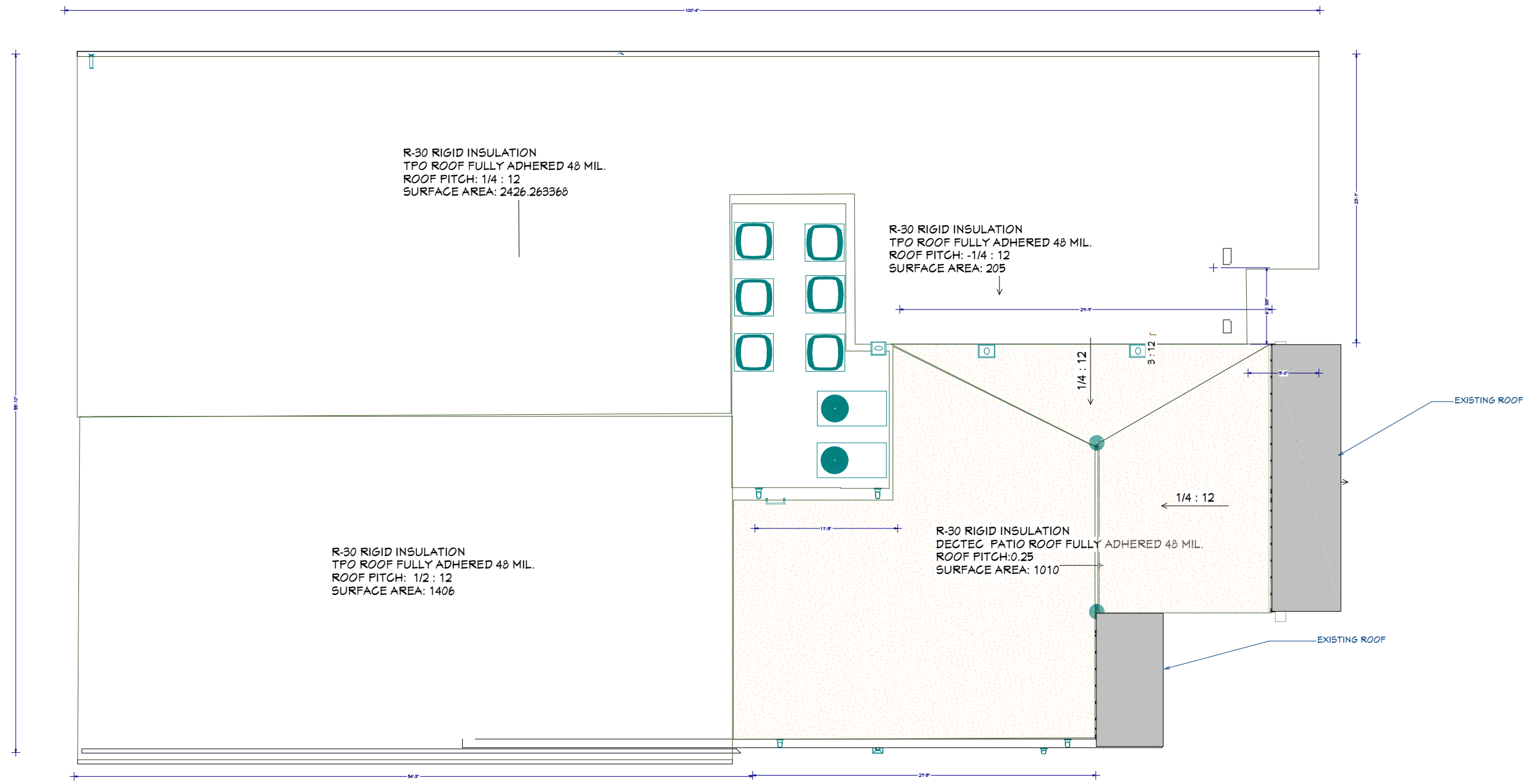
RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST
OWNER: DATA PRO INVESTMENTS
3101 - 3105 EAST MARSHALL ST, RICHMOND,
VIRGINIA 23223

DATE:
8/10/2020

3rd Floor
Architectural
Plans

SHEET:
012

DESIGN / BUILD SERVICES
 PREPARED BY: ESS
 CONTRACTOR LIC# 2705151307
 SCJ@ESS-PS.CO
 804-304-3201



RTU SCHEDULE			
3D ELEVATION	NUMBER	LABEL	QTY
	A01	OUTDOOR COMPRESSOR UNIT	6
	A02	ROOF AC UNIT	2

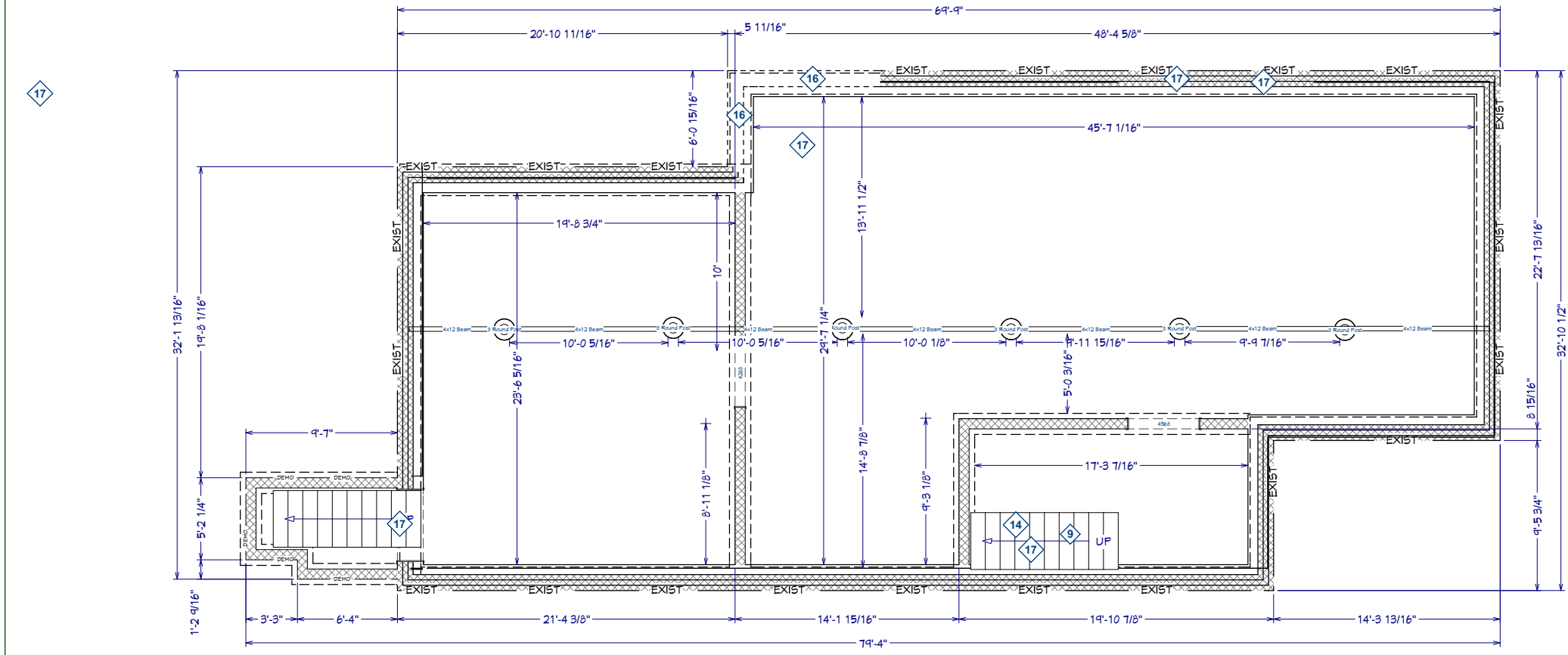
DRIANAGE SCHEDULE			
3D ELEVATION	NUMBER	LABEL	QTY
	A01	BOX	1
	A02	DOWNSPOUT (W/ 2 OFFSETS)	1
	A04	EGRESS LADDER 2	1
	A05	FLAT ROOF DRAIN	2
	A06	GUTTER PORT	5

Roof Layout
 1/4 in = 1 ft

**RENOVATION & ADDITION
 3101-3105 EAST MARSHALL ST**
 OWNER: DATA PRO INVESTMENTS
 3101 - 3105 EAST MARSHALL ST, RICHMOND,
 VIRGINIA 23223

DATE:
 8/10/2020

SHEET:
 013



Existing Basement Layout
 1/4 in = 1 ft

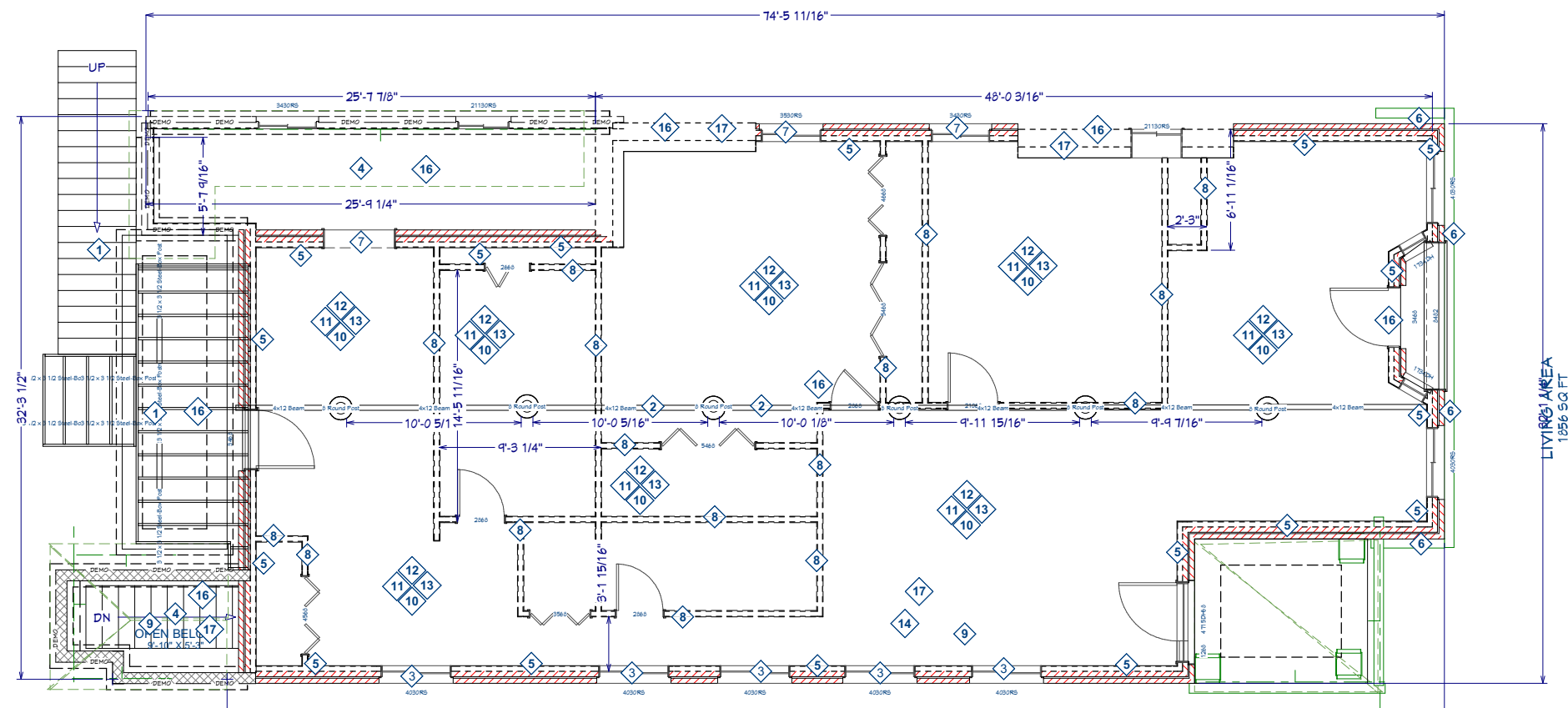
DEMOLITION NOTES	
1	REMOVE REAR DECK, STAIRS, LANDING & WOOD FRAMED ROOF.
2	DEMO FLOOR BEAM IN CORRIDOR / INSTALL POCKETS
3	REMOVE EXISTING WINDOW OPENING, REMOVE ALL FRAME, LINTEL AND SILL. PREP AND TOOTH MASONRY JOINTS FOR NEW MASONRY INFILL.
4	REMOVE EXISTING ROOF, EXTERIOR & INTERIOR WALLS TO EXISTING FLOOR SYSTEM.
5	REMOVE ALL EXISTING EXTERIOR WALL FINISH WALLS TO EXISTING FRAMING. REMOVE ALL ASSOCIATED TRIM, RECEPTACLES, SWITCHES ETC. INSULATION.
6	REMOVE EXISTING VENEER FINISH & EXIST MASONRY WALL AS INDICATED, PREP OPENING FOR NEW STOREFRONT.
7	REMOVE EXISTING WINDOW OPENING, REMOVE ALL FRAME, LINTEL AND SILL. FRAME OPENING IN ON BOTH SIDES TO NEW FINISHES.
8	REMOVE EXISTING INTERIOR PARTITION WALLS AS INDICATED, INCLUDING ALL ASSOCIATED TRIM, RECEPTACLES, SWITCHES, ETC
9	REMOVE EXISTING WOOD STAIR AND ALL ASSOCIATED FRAMING. PATCH/REPAIR EXISTING SUBSTRATE FOR NEW FINISHES.
10	REMOVE ALL EXISTING CARPET AND/OR TILE FINISH FLOORING ON EXISTING SUB-FLOOR THROUGHOUT THE ENTIRE BUILDING.
11	REMOVE EXISTING CEILING FINISHES AND FRAMING TO UNDERSIDE OF EXISTING FLOOR SYSTEM THROUGHOUT THE ENTIRE BUILDING
12	REMOVE ALL EXISTING HVAC EQUIPMENT AND ALL ASSOCIATED TRIM, CONDUIT, WIRING, GRILLS, ETC. PATCH/REPAIR EXISTING SUBSTRATES AND PREP FOR NEW FINISHES
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16	PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE
17	FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSING OF MASONRY, AND OTHER CHARACTERISTICS

RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST
 OWNER: DATA PRO INVESTMENTS
 3101 - 3105 EAST MARSHALL ST, RICHMOND,
 VIRGINIA 23223

DATE:
 8/10/2020

Demolition Notes

SHEET:
 015



Existing 1st Floor Layout
 1/4 in = 1 ft

DEMOLITION NOTES

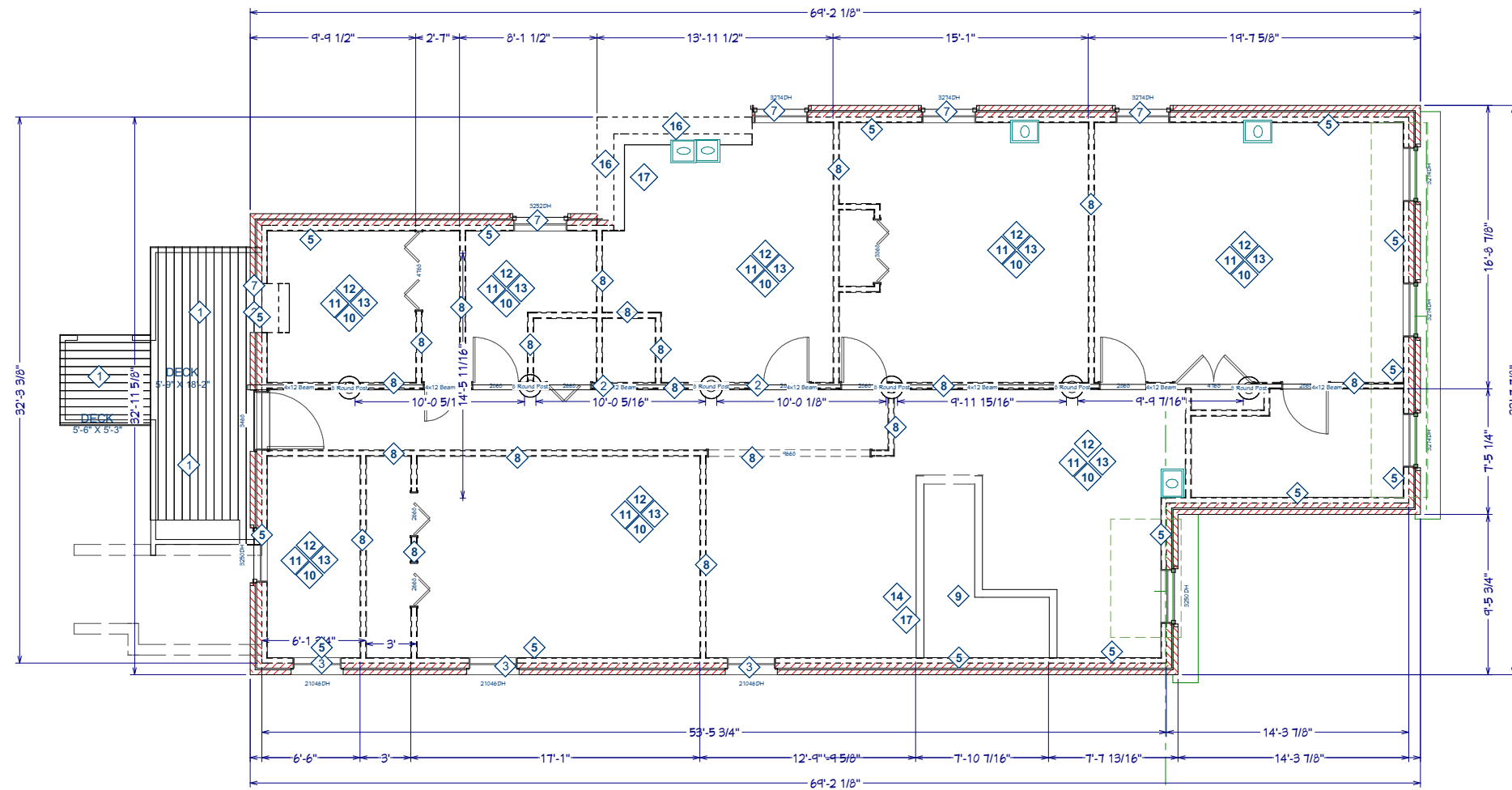
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RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST
 OWNER: DATA PRO INVESTMENTS
 3101 - 3105 EAST MARSHALL ST, RICHMOND,
 VIRGINIA 23223

DATE:
 8/10/2020

Demolition
 Notes

SHEET:
 016



Existing 2nd Floor layout
1/4 in = 1 ft

DEMOLITION NOTES

1	REMOVE REAR DECK, STAIRS, LANDING & WOOD FRAMED ROOF.
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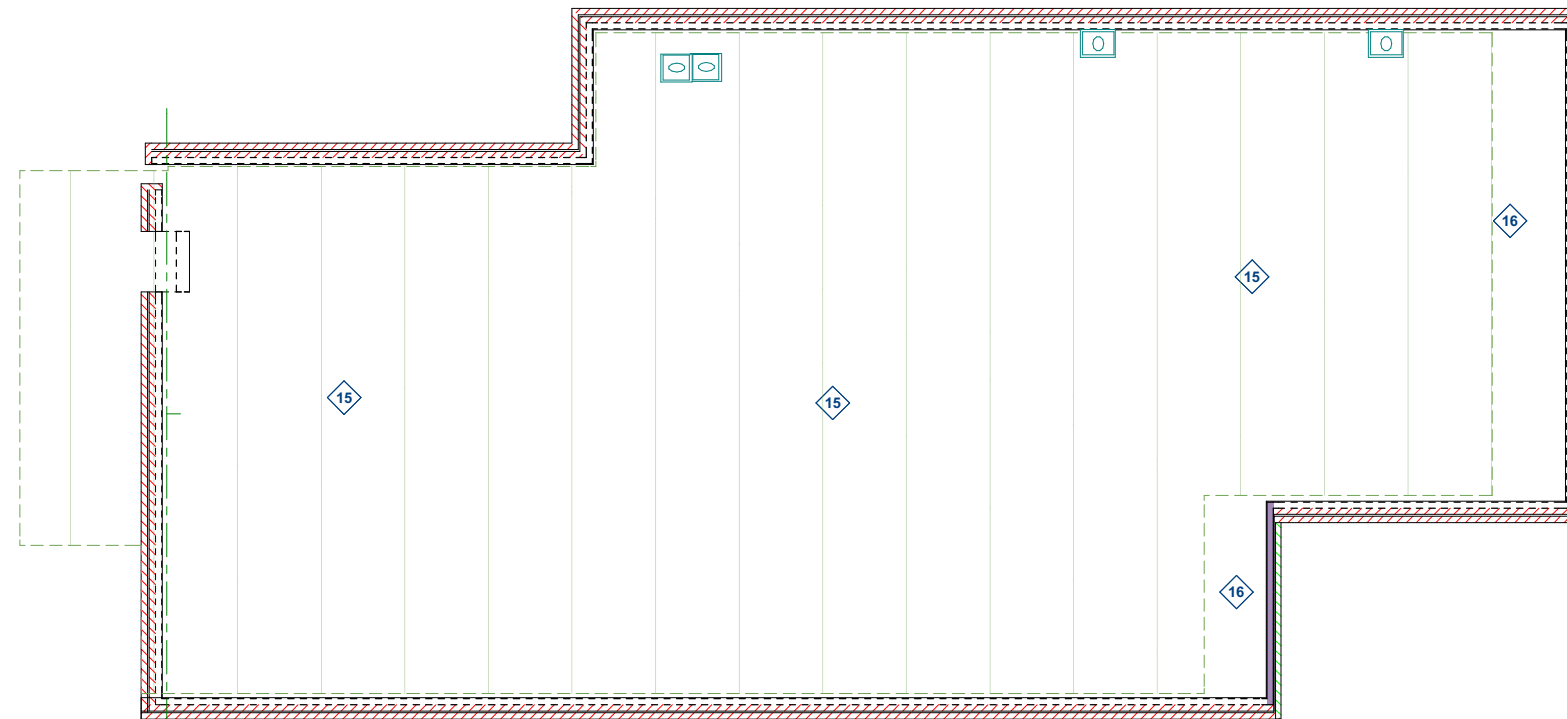
DESIGN / BUILD SERVICES
PREPARED BY: ESS
CONTRACTOR LIC# 2705151307
SCJ@ESS-PS.CO
804-304-3201

RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST
OWNER: DATA PRO INVESTMENTS
3101 - 3105 EAST MARSHALL ST, RICHMOND,
VIRGINIA 23223

DATE:
8/10/2020

Demolition Notes

SHEET:
017



Existing Roof Layout
 1/4 in = 1 ft

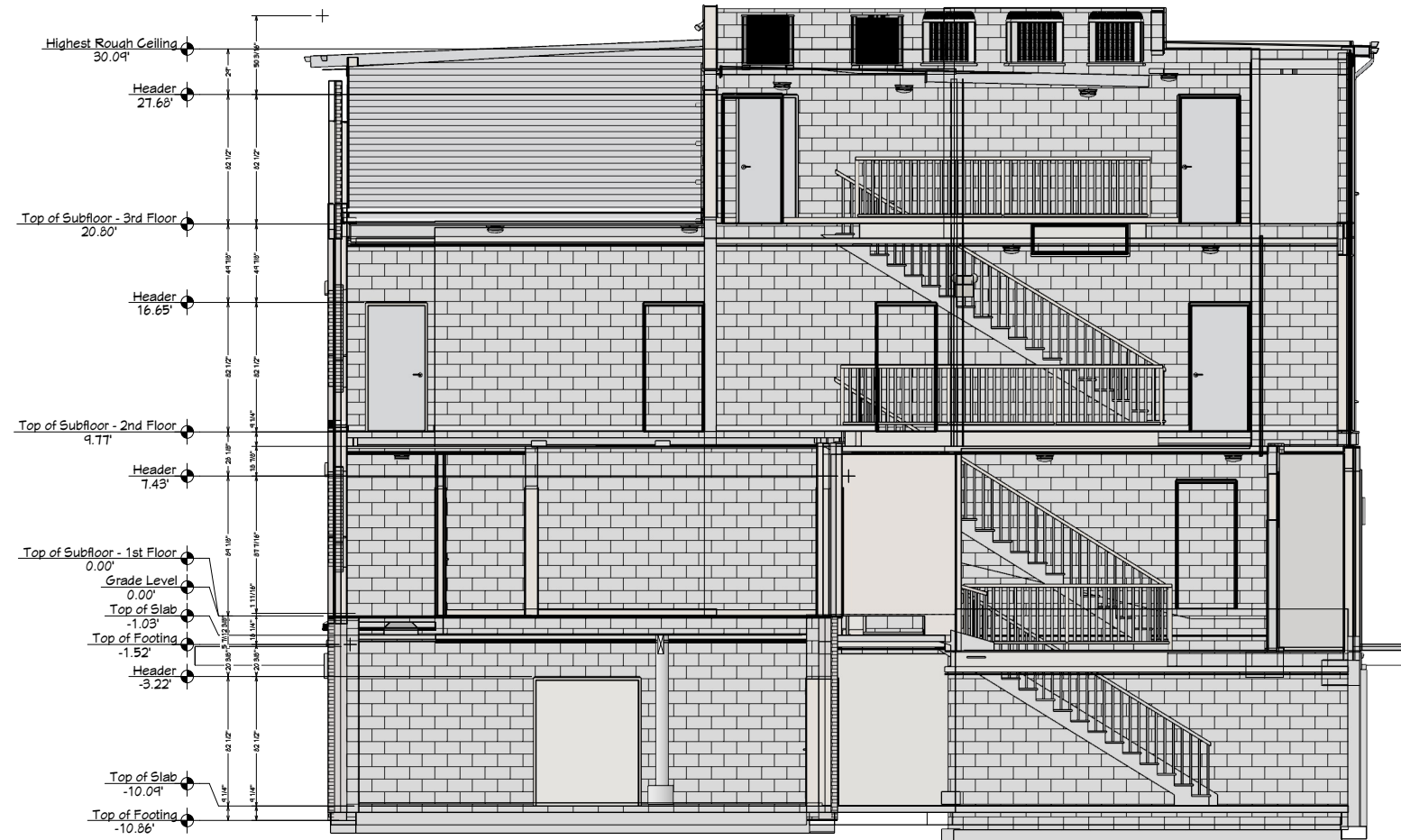
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RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST
 OWNER: DATA PRO INVESTMENTS
 3101 - 3105 EAST MARSHALL ST, RICHMOND,
 VIRGINIA 23223

DATE:
 8/10/2020

Demolition
 Plans

SHEET:
 018



Cross Section Elevation 17 (corridor)
 1/4 in = 1 ft

DESIGN / BUILD
 SERVICES
 PREPARED BY: ESS
 CONTRACTOR LIC#
 2705151307
 SCJ@ESS-PS.CO
 804-304-3201

RENOVATION & ADDITION
3101-3105 EAST MARSHALL ST
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DATE:
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SHEET:
 019