



COMMISSION OF ARCHITECTURAL REVIEW APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

RECEIVED
NOV 13 2019

PROPERTY (location of work)

Address 301-305 E Marshall St
Historic district St. John's Church

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

APPLICANT INFORMATION

Name SEAN JEFFERSON
Company ESS PERFORMANCE SERVICES
Mailing Address 325 Burnside Road
Henrico VA 23227

Phone 804-304-3201
Email sej@ess-ps.co
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name RATAPRO INVESTMENTS
Mailing Address 4445 Corporation Ln St 264
Virginia Beach VA 23462

Company _____
Phone 530 220 2348
Email jingjingrealtor@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)

Conversion of Duplex into mixed used property.

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. 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 [Signature]

Date 11/13/2019



EXISTING RESIDENTIAL CONTEXT



MARSHALL STREET ELEVATION

WALKWAY



31st STREET ELEVATION

WALKWAY

ALLEY



EXISTING RESIDENTIAL CONTEXT

ALLEY

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

Property: 3101-3107 East Marshall St. Improvements (CAR Review)
 Owner: Data Pro Investments
 Prepared By: ESS Performance Services LLC

DATE:
 11/13/2019

SCALE:

SHEET:



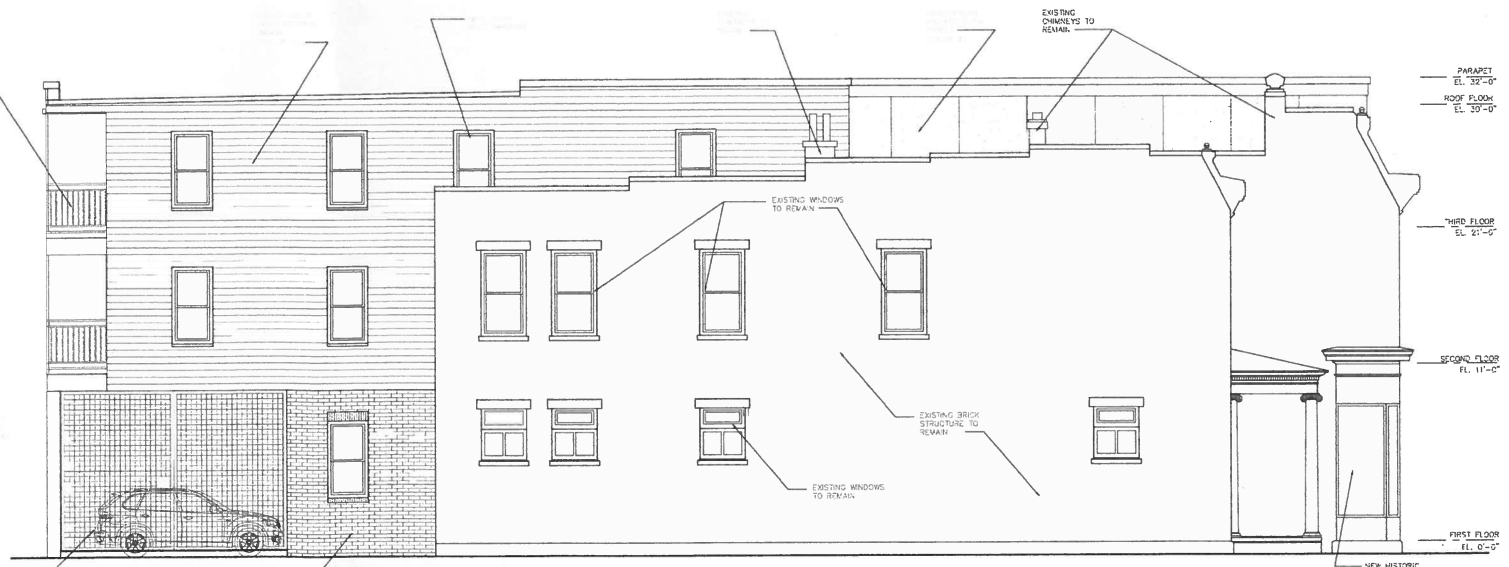
MARSHALL STREET ELEVATION



31st STREET ELEVATION



ALLEY ELEVATION



SIDE ELEVATION

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

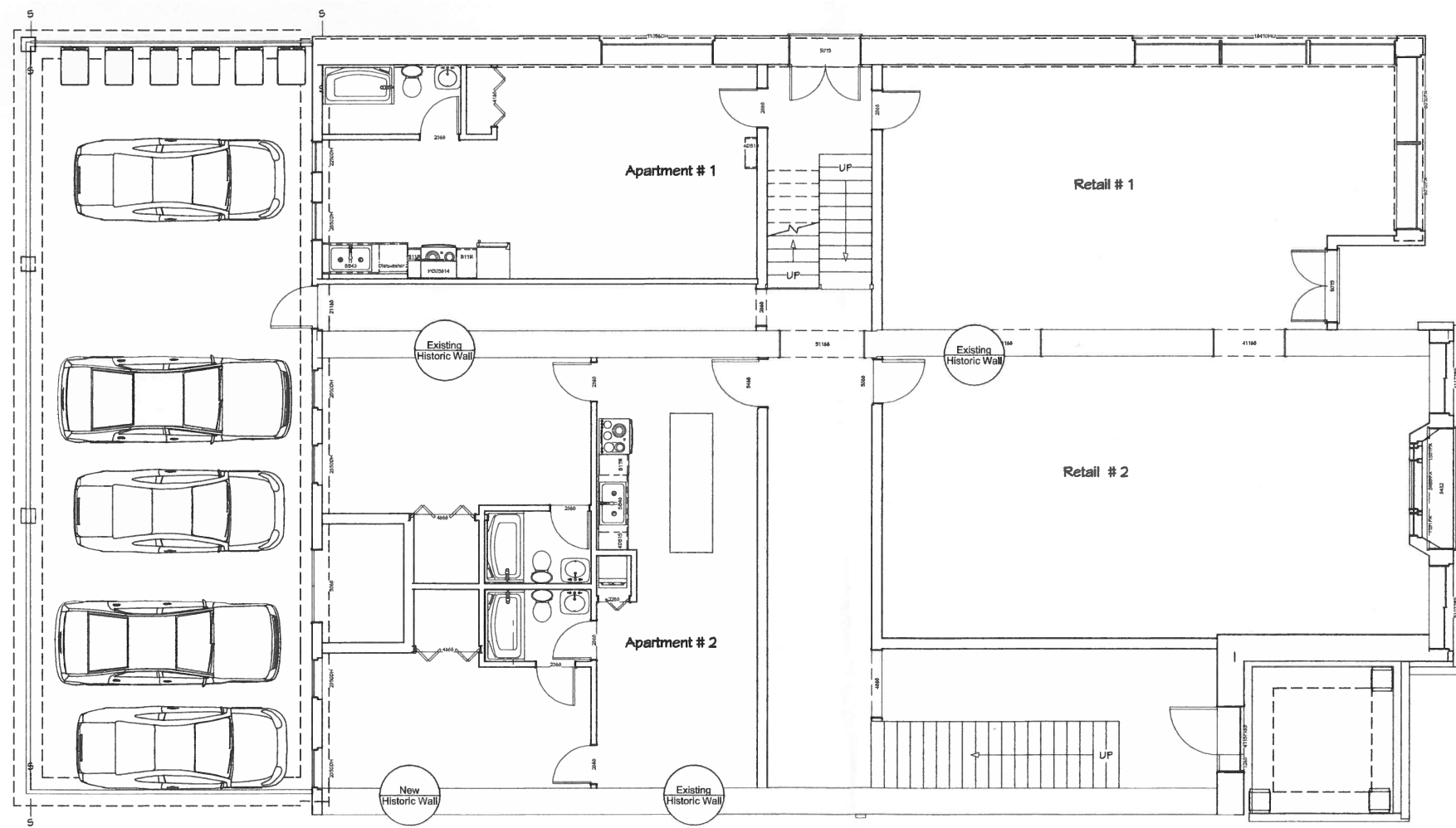
Property: 3101-3107 East Marshall St. Improvements (CAR Review)
 Owner : Data Pro Investments
 Prepared By: ESS Performance Services LLC

DATE:

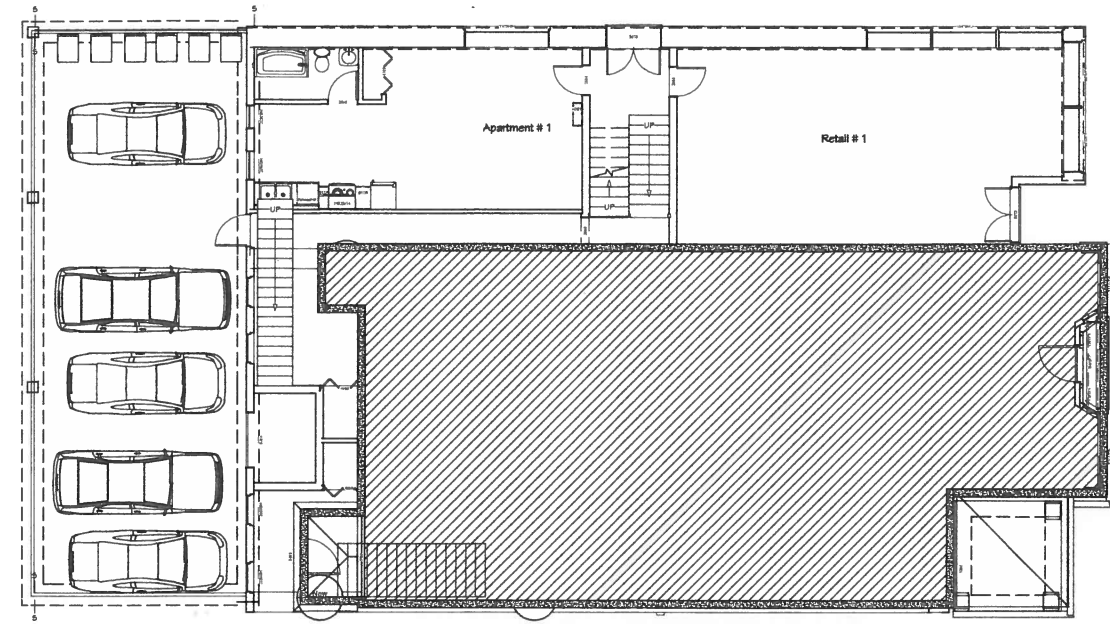
11/13/2019

SCALE:

SHEET:



Proposed 1st Floor



1st Floor Existing Overlay

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

Property: 3101-3107 East Marshall St. Improvements (CAR Review)
 Owner: Data Pro Investments, LLC
 Prepared By: ESS Performance Services LLC

DATE:

11/13/2019

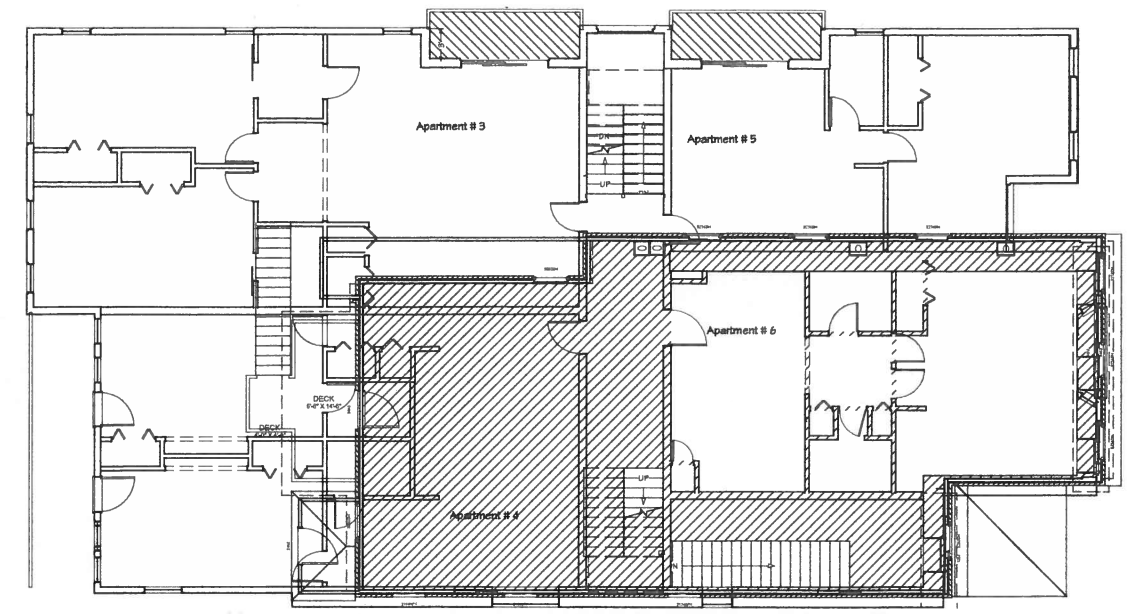
SCALE:

SHEET:

P-1



Proposed 2nd Floor

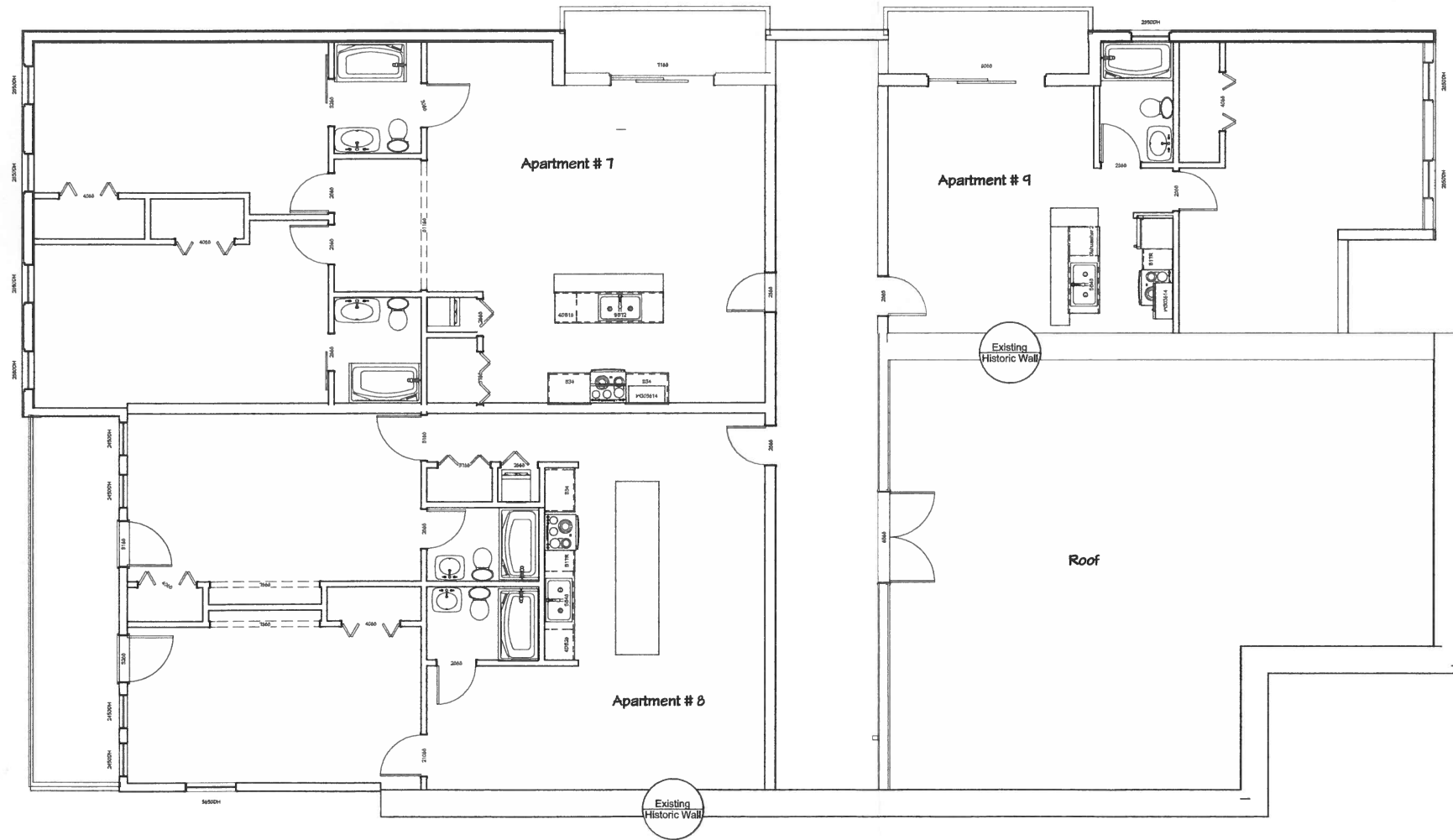


2nd Floor Existing Overlay

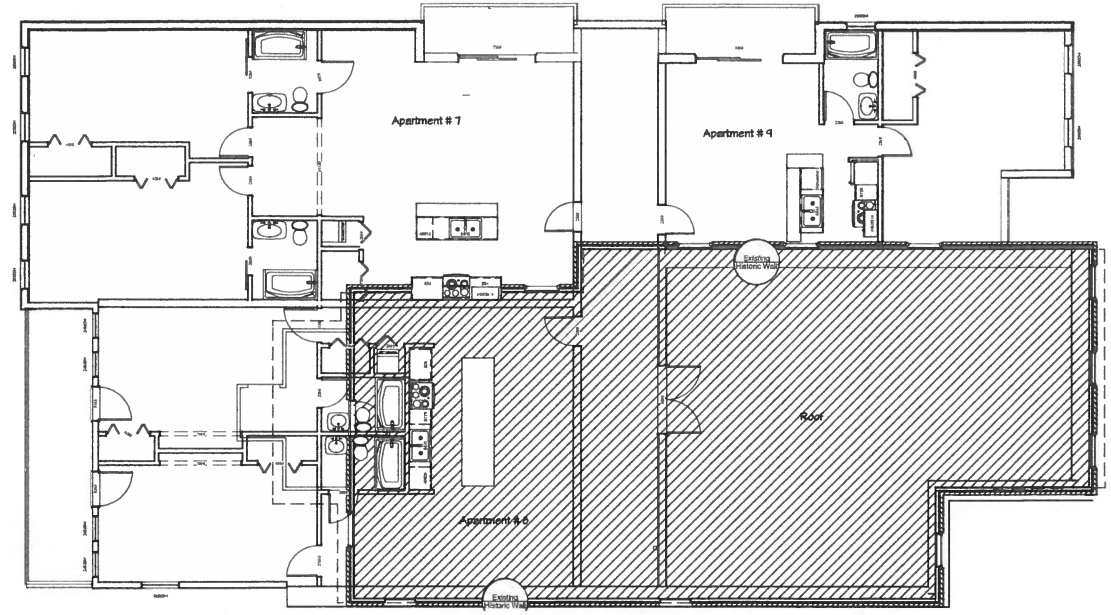
REVISION TABLE				
NUMBER DATE REVISION BY DESCRIPTION				

Property: 3101-3107 East Marshall St. Improvements (CAR Review)
 Owner : Data Pro Investments
 Prepared By: ESS Performance Services LLC

DATE:
11/13/2019
SCALE:
SHEET:



Proposed 3rd Floor



3rd Floor Existing Overlay
















DATE:	
11/13/2019	
SCALE:	
SHEET:	

Property: 3101-3107 East Marshall St. Improvements (CAR Review)
 Owner: Data Pro Investments
 Prepared By: ESS Performance Services LLC

REVISION NUMBER	DATE	TABLE	REVISOR	DESCRIPTION

RE: YE JINGJING
INSTRUMENT NUMBER# 190005452

ALLEN NATALIE
& ELLIOTT THOMAS
PARCEL ID# E0000731003

-  = BRICK
-  = ASPHALT
-  = CONCRETE
-  = FENCE
-  = WOOD FENCE
-  = WATER VALVE
-  = WATER METER
-  = GAS VALVE
-  = GAS METER
-  = MANHOLE
-  = FIRE HYDRANT
-  = CLEANOUT
-  = HVAC
-  = SIGN
-  = LIGHT POLE

NOTES:

TITLE BINDER NOT PROVIDED.

WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

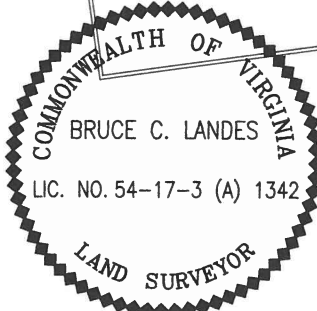
WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY. SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE X, MAP ID# 5101290043E, EFFECTIVE DATE: 07/16/2014)

REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.

THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF LANDMARK-FLEET SURVEYORS P.C. AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS.

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



BOUNDARY SURVEY OF PROPERTY
SITUATED AT
3101, 3103, 3105
EAST MARSHALL STREET
RICHMOND, VA 23223
CITY OF RICHMOND, VA
JULY 17, 2019 SCALE 1" = 20'

Landmark-fleet Surveyors, P.C.
8014 MIDLOTHIAN TURNPIKE, SUITE 103
RICHMOND, VA. 23235 PH. 804-327-0333
LANDESBRUCE@GMAIL.COM

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PLAT CHECKED BY: BCL

DRAFTER: HN

JOB NO.: 24597

Survey with proposed improvements

FILE: RICHMOND CITY

SHEET:	SCALE:	DATE:
		11/14/2019

Property: 3101-3107 East Marshall St. Improvements (CAR Review)
Owner : Data Pro Investments
Prepared By: ESS Performance Services LLC

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NUMBER	DATE	REVISED BY	DESCRIPTION