



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: 3112 E. MARSHALL ST.

DATE: 09-30-16

OWNER'S NAME: MICHAEL MAGNES

TEL NO.: 323-251-0502

AND ADDRESS: 249 N. LARCHMONT BL. #3

EMAIL: MM201d5i@icloud.com

CITY, STATE AND ZIPCODE: LOS ANGELES, CA 90004

ARCHITECT/CONTRACTOR'S NAME: MICHAEL PELLIS ARCHITECTURE, PC TEL NO.: 804 212 9024

AND ADDRESS: 201 W. 7TH STREET

EMAIL: MICHAEL@MICHAELPELLIS.COM

CITY, STATE AND ZIPCODE: RICHMOND, VA 23224

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 SCOPE OF WORK ON DRAWING A DATED SEPTEMBER 29, 2016
"CAR 1"

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): MICHAEL PELLIS

(Space below for staff use only) RECEIVED

Received by Commission Secretary SEP 30 2016 APPLICATION NO. _____

DATE _____ 10:46 SCHEDULED FOR _____

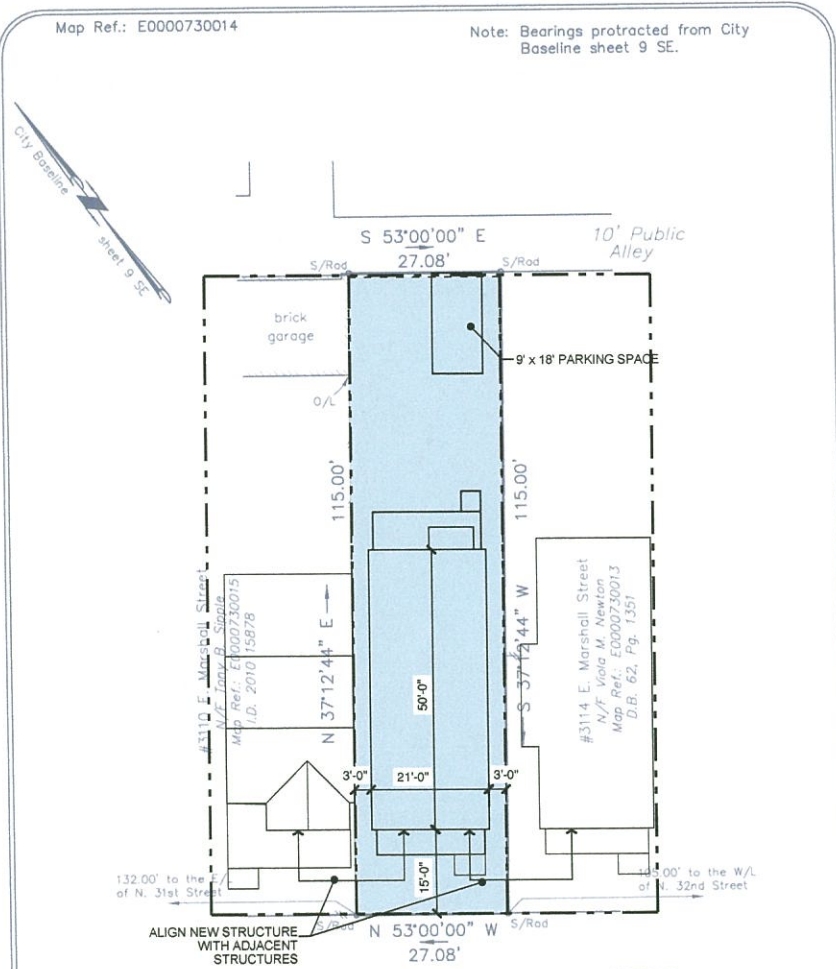
Note: CAR reviews all applications on a case-by-case basis.



5 LOCATION MAP
N.T.S.



STREETSCAPE ELEVATION
N.T.S. **5**

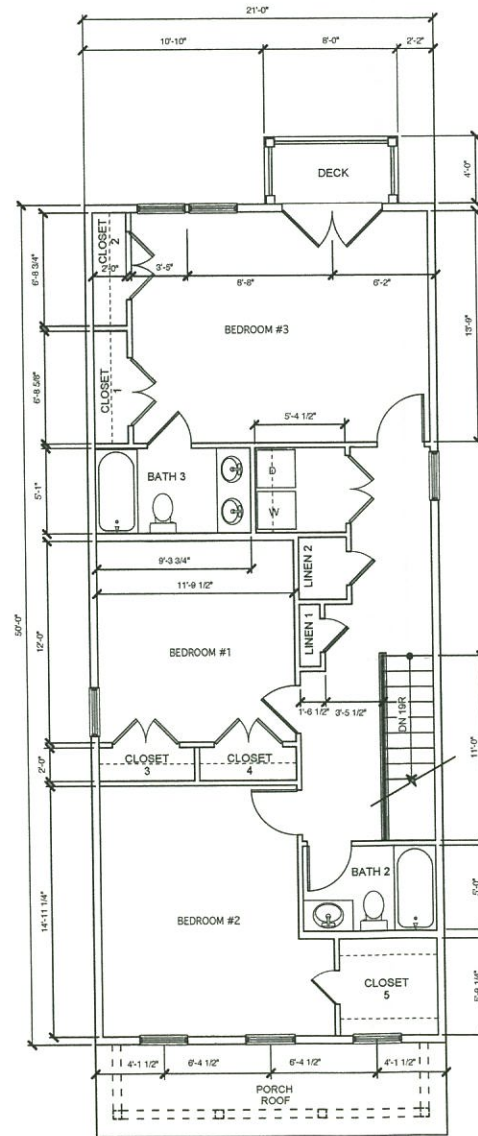


E. MARSHALL STREET

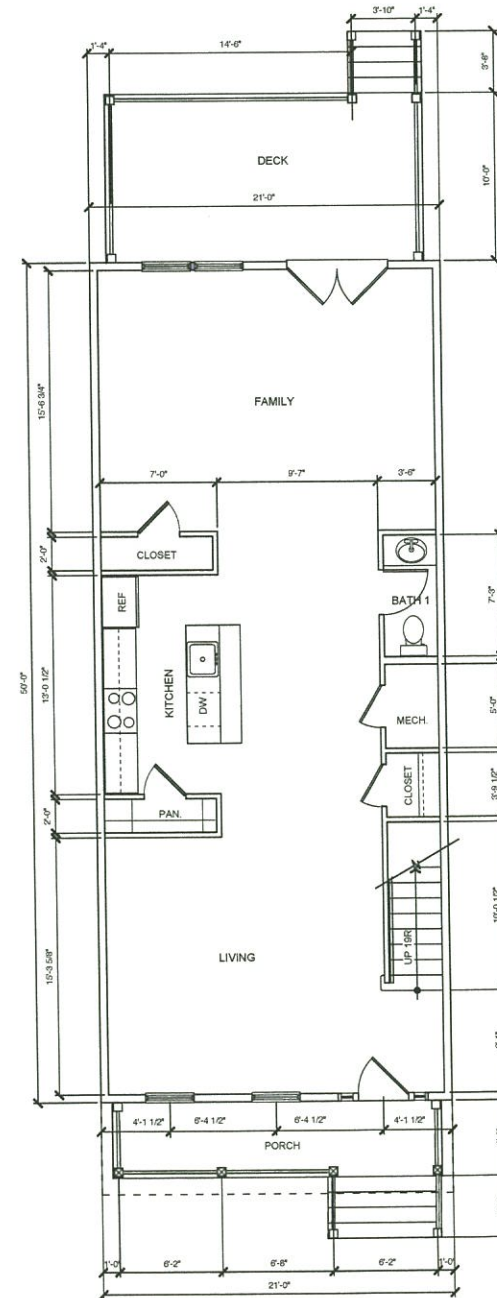


Survey and Plat of
The Property Known as
#3112 E. Marshall Street in
the City of Richmond, VA

4 SITE PLAN
1/16" = 1' - 0"



2 2ND FLOOR PLAN
3/16" = 1' - 0" 1,050 SF



1 1ST FLOOR PLAN
1,050 SF 3/16" = 1' - 0" **1**

SCOPE OF PROJECT

THE SCOPE OF WORK FOR THIS PROJECT IS TO BUILD A 2-STORY SINGLE FAMILY STRUCTURE. THE PROJECT WILL FOLLOW THE THE DESIGN GUIDELINES WHERE APPLICABLE, PER THE HANDBOOK AND DESIGN REVIEW GUIDELINES FOR BUILDING IN OLD AND HISTORIC DISTRICTS AS AUTHORIZED BY SECTION 930.7 (g) OF THE CITY CODE.

SITING:
THE NEW STRUCTURE WILL CONFORM TO ALL R-8 ZONING REQUIREMENTS INCLUDING: 3' SIDE YARD SETBACKS, ALIGN WITH STREET FRONTAGE AND PROVIDE 1 CAR PARKING SPACE ALONG THE ALLEY. THE STRUCTURE WILL FACE E. MARSHALL STREET.

FORM:
THE STREET ELEVATION IS COMPATIBLE AND DERIVES ITS PROPORTIONS FROM THE ADJACENT STRUCTURES. (SEE STREETSCAPE ELEVATION)

SCALE:
SEE ABOVE COMMENT

HEIGHT, WIDTH, PROPORTION AND MASSING:
SEE COMMENT UNDER FORM
1ST FLOOR WILL BE 30"± ABOVE FIN GRADE
FLOOR TO FLOOR HEIGHT OF APPROX. 10'-6 3/4"
OVERALL HEIGHT OF APPROX 27'-0".
BUILDING WIDTH IS 21'-0"

MATERIALS, COLORS & DETAILS:
NO EXISTING CONSTRUCTION WILL BE REMOVED FOR THIS PROJECT.
THE EXTERIOR SIDING WILL BE OF A CEMENTITIOUS FIBER-CEMENT LAPPED SIDING (HARDIE, CERTANTEED OR EQUAL) WITH A SMOOTH FINISH W/ 7" EXPOSURE. PAINT FINISH TO BE AN EARTH TONED PALETTE PER THE DURON EXTERIOR PRESERVATION PALLETTE.
THE FRONT PORCH COLUMNS, RAILINGS AND STEPS WILL BE FRAMED IN EXTERIOR GRADE WOOD WITH A ROT RESISTANT DECKING, PICKETS AND RAIL CAPS.
WINDOWS WILL BE WOOD ALUMINUM CLAD DOUBLE HUNG 2 OVER 1

ECE VED
DEC 22 2016
10:30

PROJECT:
NEW SINGLE FAMILY DWELLING
3112 E. MARSHALL STREET, RICHMOND, VA

OWNER:
EASTERN EDGE DEVELOPMENT
249 N. LARCHMONT BL. # 3, LOS ANGELES, CA. 90 004

COMMISSION OF ARCHITECTURAL
REVIEW SUBMISSION APPLICATION

REVISIONS
N/A
N/A
N/A
N/A
N/A

CAR 1
DATE
DECEMBER 23, 2016

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
PELLIS 804.212.9024
ARCHITECTURE 201 W. 7th St., Richmond, VA 23224

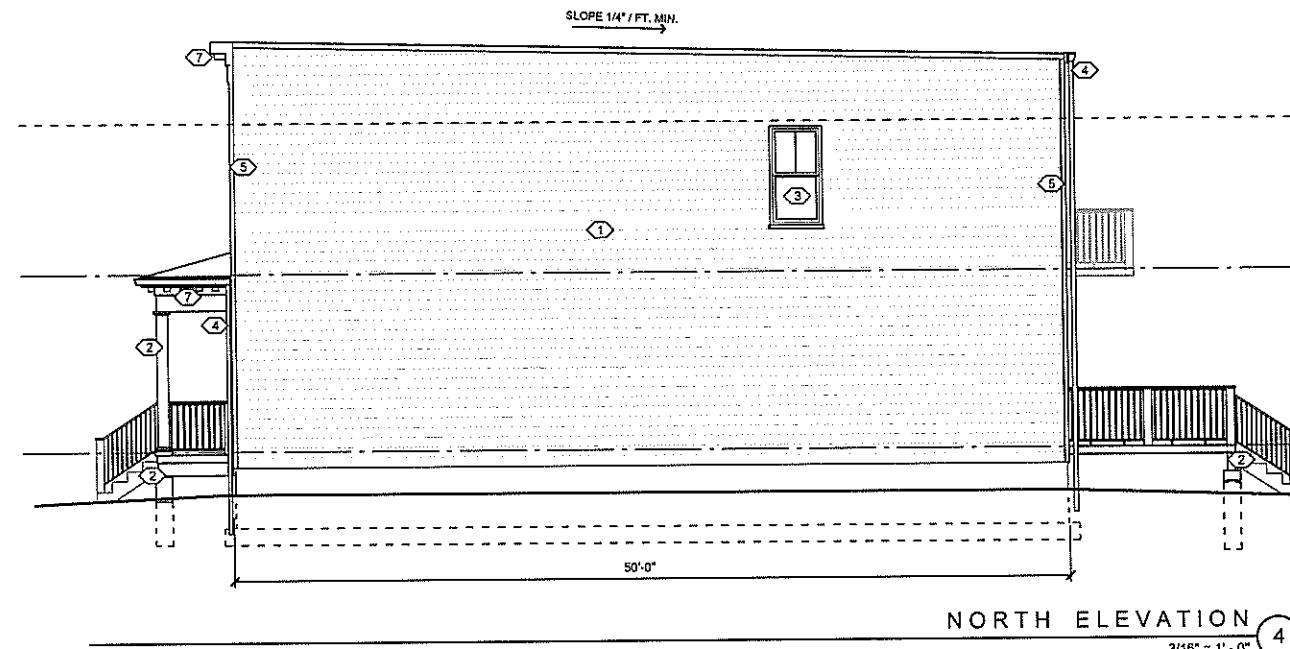
ELEVATION KEYNOTES

- ① CEMENTITIOUS FIBER-CEMENT LAPPED SIDING (HARDIE, CERTAINTEED OR EQUAL) WITH A SMOOTH FINISH - 7" EXPOSURE
- ② REAR DECKS, FRONT PORCH, COLUMNS AND STEPS WILL BE FRAMED IN EXTERIOR GRADE WOOD WITH A ROT RESISTANT DECKING.
- ③ WINDOWS - WOOD ALUMINUM CLAD DOUBLE HUNG, 2 OVER 1
- ④ PAINTED ALUMINUM GUTTER & DOWNSPOUT
- ⑤ CEMENTITIOUS FIBER-CEMENT TRIM (HARDIE, CERTAINTEED, BORAL OR EQUAL) WITH A SMOOTH FINISH
- ⑥ MEMBRANE ROOF - SLOPED 1/4" / FT. TO THE REAR
- ⑦ CORNICE, DENTILS - GFRC OR EQUAL ROT RESISTANT MATERIAL - ROOF CORNICE; MATCH ROOF CORNICE SIMILAR TO THE NEIGHBORHOOD

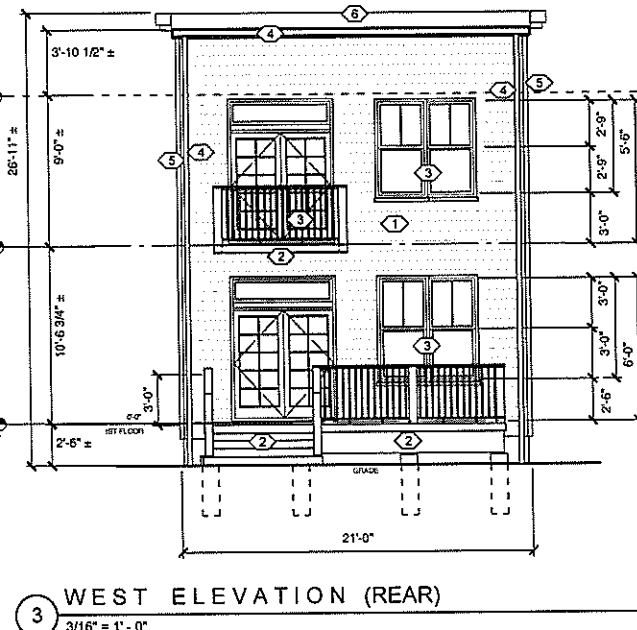
GENERAL NOTES:

PAINT FINISH TO BE AN EARTHTONED PALETTE PER THE DURON EXTERIOR PRESERVATION PALLETTE

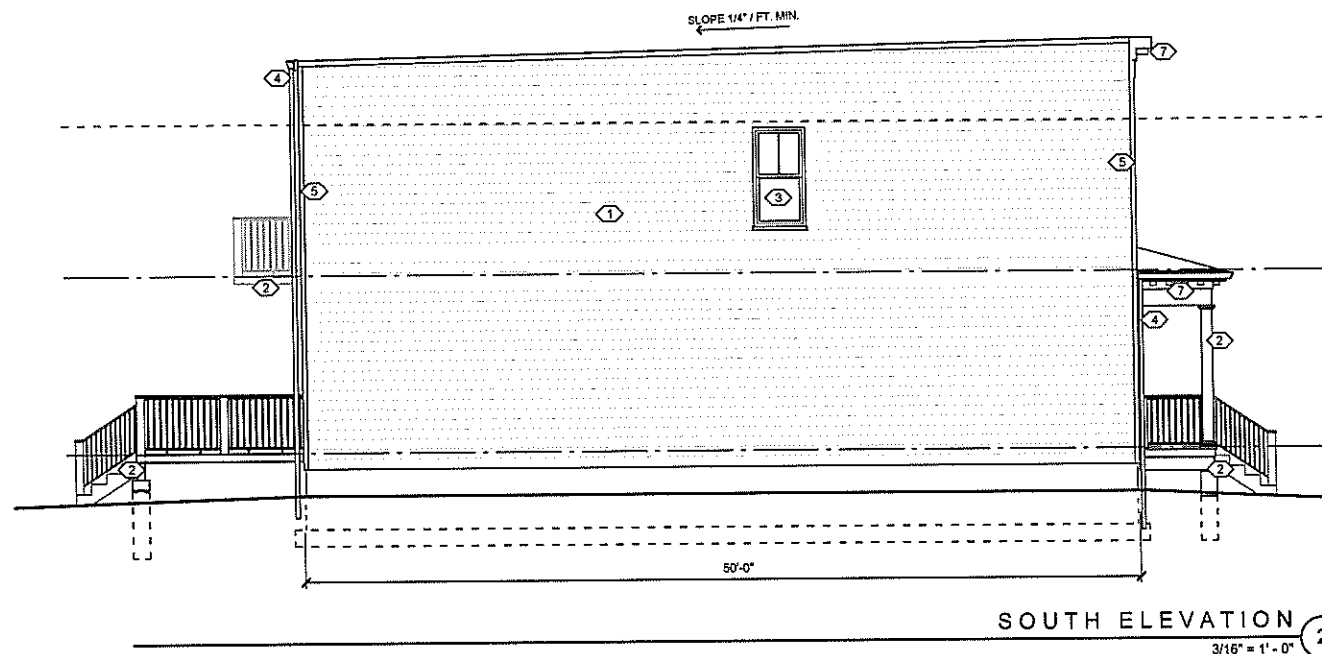
RAILINGS:
 FRONT PORCH - RICHMOND RAIL
 REAR DECKS - ROT RESISTANT EVOLUTIONS RAIL - CONTEMPORARY AS MANUFACTURED BY TIMBERTECH



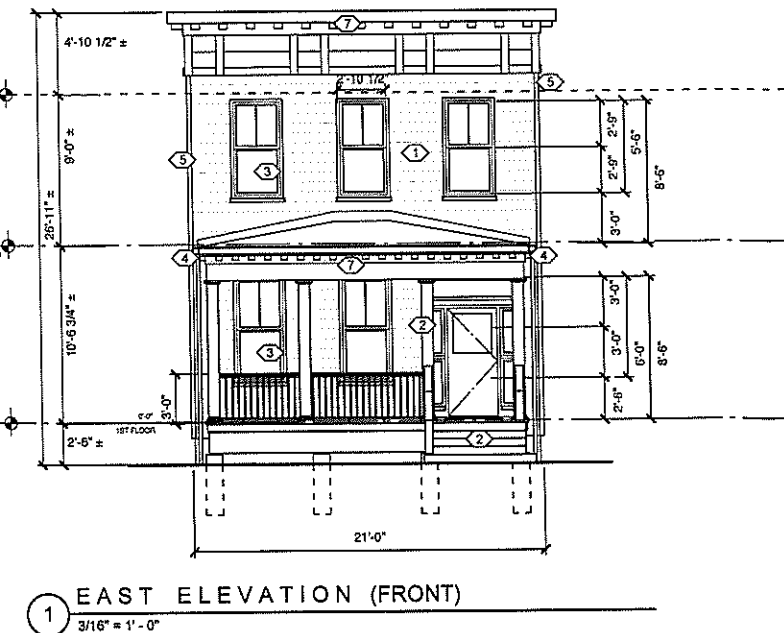
NORTH ELEVATION ④
 3/16" = 1' - 0"



WEST ELEVATION (REAR) ③
 3/16" = 1' - 0"



SOUTH ELEVATION ②
 3/16" = 1' - 0"



EAST ELEVATION (FRONT) ①
 3/16" = 1' - 0"

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 3112 E. MARSHALL STREET, RICHMOND, VA

OWNER:
EASTERN EDGE DEVELOPMENT
 249 N. LARCHMONT BL. # 3, LOS ANGELES, CA. 90004

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 REVIEW SUBMISSION APPLICATION

MICHAEL PELLIS
 www.michaelpellis.com
 804.212.5024
 ARCHITECTURE 201 W 7th St. Richmond, VA 23224

REVISIONS

N/A
N/A
N/A
N/A
N/A

CAR 2
 DATE
 DECEMBER 23, 2016