



# 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: 2123 E Marshall St DATE: 09/23/2015

OWNER'S NAME: Joe Gross TEL NO.: 8043669977

AND ADDRESS: 4000 Fauquier Ave EMAIL: house111@comcast.net

CITY, STATE AND ZIPCODE: Richmond, VA 23227

ARCHITECT/CONTRACTOR'S NAME: Don Files TEL. NO.: 8048368074

AND ADDRESS: \_\_\_\_\_ EMAIL: don@carriagestone.com

CITY, STATE AND ZIPCODE: Glen Allen VA 23060

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

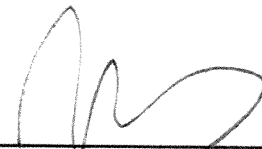
I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

## 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.*)

Replace broken down back stairway with a new deck and stairs. This will be the primary entrance for the 2nd floor apartment. Attached are the plans along with photographs of various decks in the area that are 8' feet to 12' feet in depth. Materials and colors will be chosen based on the recommendations of the Architectural Review Board.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): JOE GROSS

(Space below for stamp use only)

Received by Commission Secretary

SEP 28 2015

DATE 11:45

APPLICATION NO. \_\_\_\_\_

SCHEDULED FOR \_\_\_\_\_

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

## East Marshall Street

2201 E. Marshall Street – 8 foot depth



2203 East Marshall Street – 12 foot depth



## North 22<sup>nd</sup> Street

512 N. 22nd Street - 8 foot depth



514-516 N. 22<sup>nd</sup> Street – 8 foot depth



# North 30<sup>th</sup> Street

519 N. 30<sup>th</sup> Street – 12 foot depth



## East Clay Street

2108 E. Clay – 12 foot depth



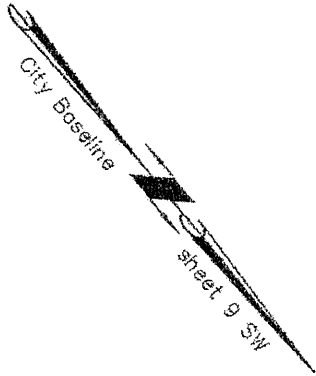
## East Broad Street

2610 East Broad Street – 12 foot depth

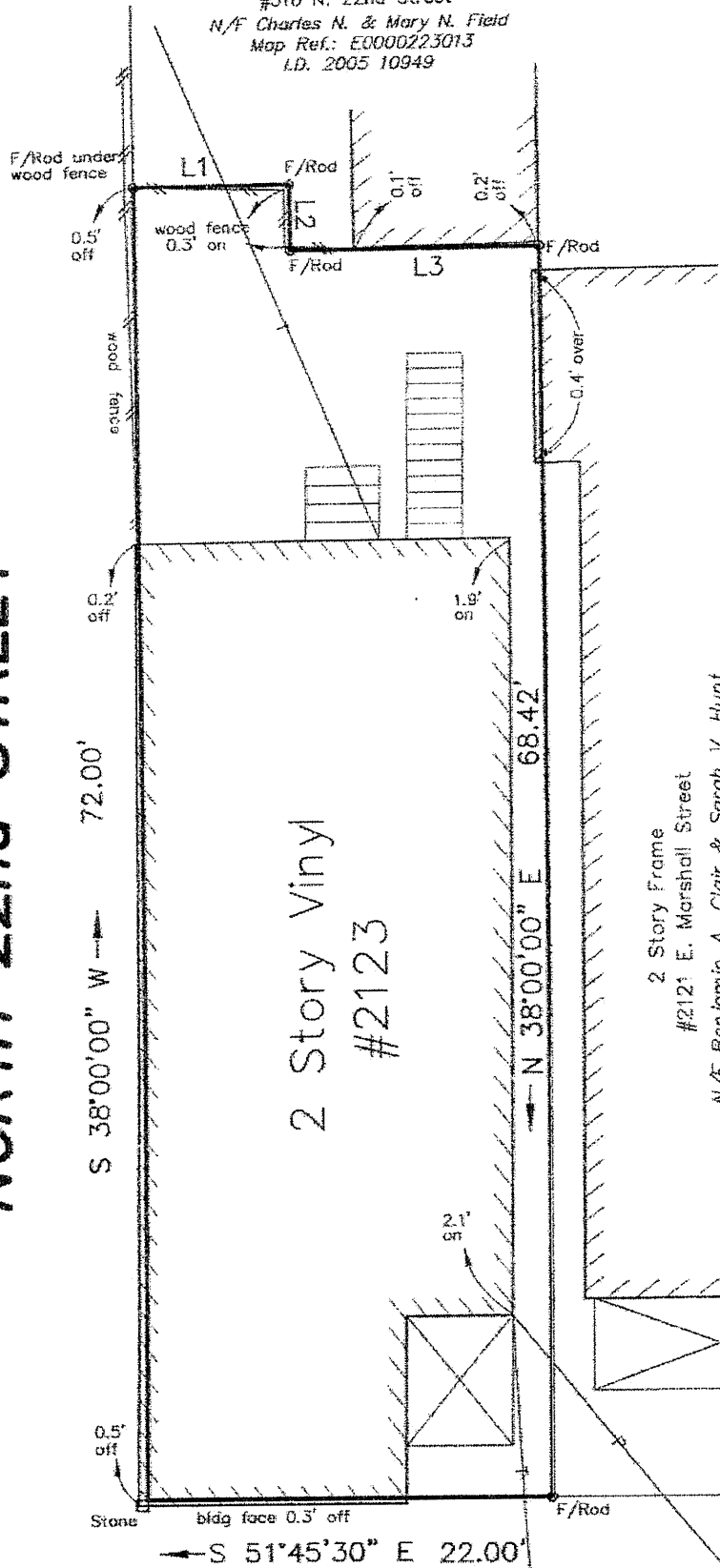


Purchaser: B&B 98, LLC  
 Current Owner: 2123 East Marshall Street Series  
 Map Ref.: E0000223012  
 I.D. 2008 21077

LINE	BEARING	DISTANCE
L1	N 51°45'30" W	8.50'
L2	N 38°00'00" E	3.58'
L3	N 51°45'30" W	13.50'



#310 N, 22nd Street  
 N/F Charles N. & Mary N. Field  
 Map Ref.: E0000223013  
 I.D. 2005 10949



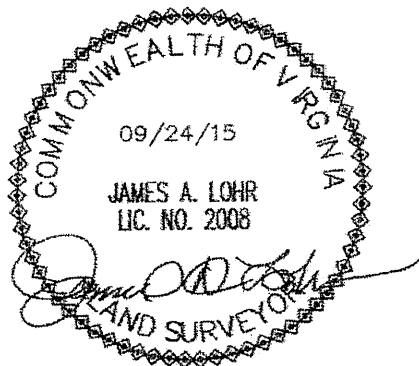
Survey and Plat of  
**The Property Known as**  
**#2123 E. Marshall Street**  
**in the City of Richmond, VA**

**NORTH 22nd STREET**

2 Story Vinyl  
 #2123

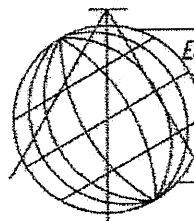
2 Story Frame  
 #2121 E. Marshall Street  
 N/F Benjamin A. Clair & Sarah V. Hunt  
 Map Ref.: E0000223011  
 I.D. 2010 13932

**E. MARSHALL STREET**



This is to certify that on 09/23/15 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103  
 Richmond, Virginia, 23230  
 Phone (804) 673-9666  
 Fax (804) 673-9990

Scale: 1"=10'  
 Drawn: TCJ  
 Job: 1491-15

Date: 09/24/15  
 Checked: JAL

# CarriageStone

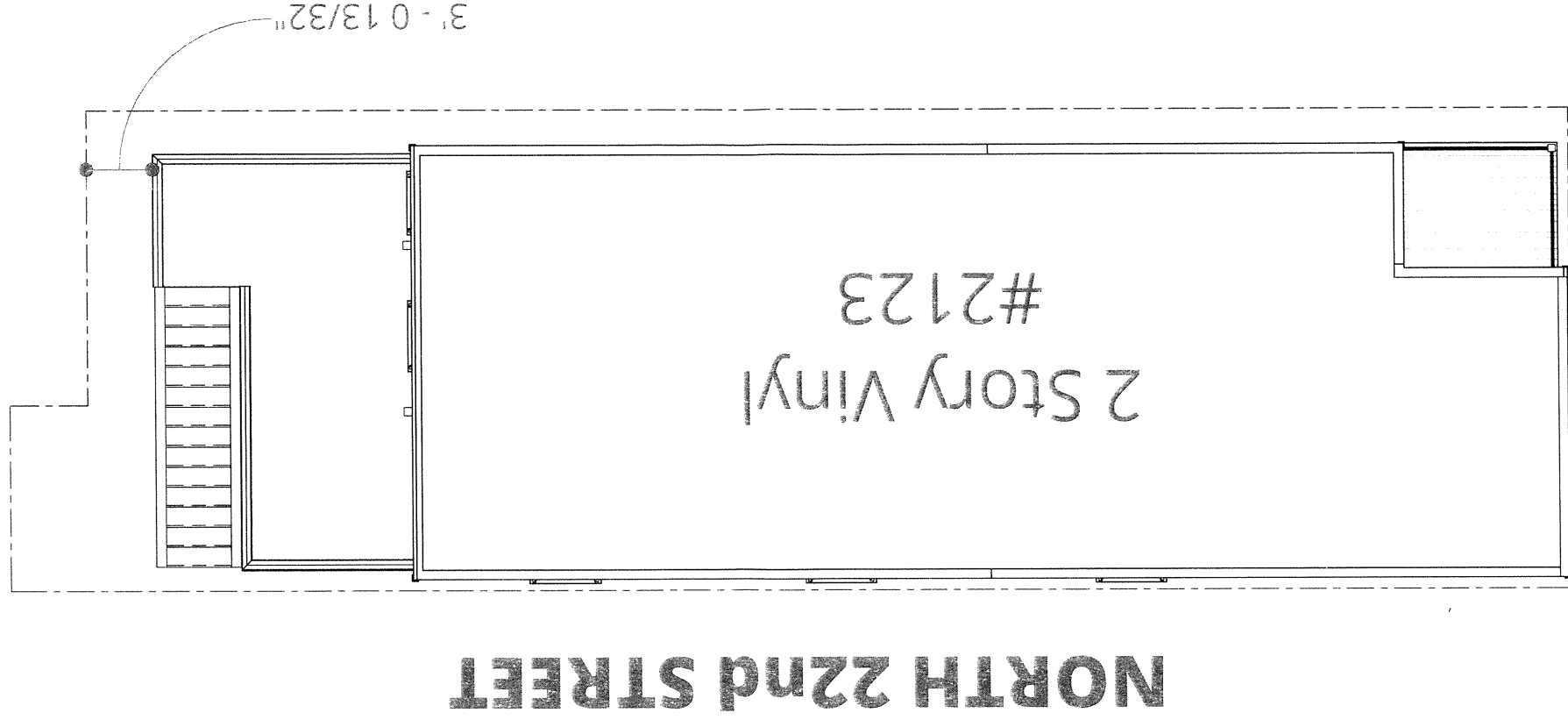
COTTAGE & HOME DESIGN, LLC

Residential Design and Drafting for New Construction, Renovations, & Additions

2123 E. Marshall Street  
Richmond, VA

## Site Plan

1" = 10'-0"



**E. MARSHALL ST**

9-28-15

P. O. Box 1805 -- Glen Allen, Virginia 23060 -- TEL: 804-836-8074 -- FAX: 804-308-2180

[www.CarriageStone.com](http://www.CarriageStone.com)

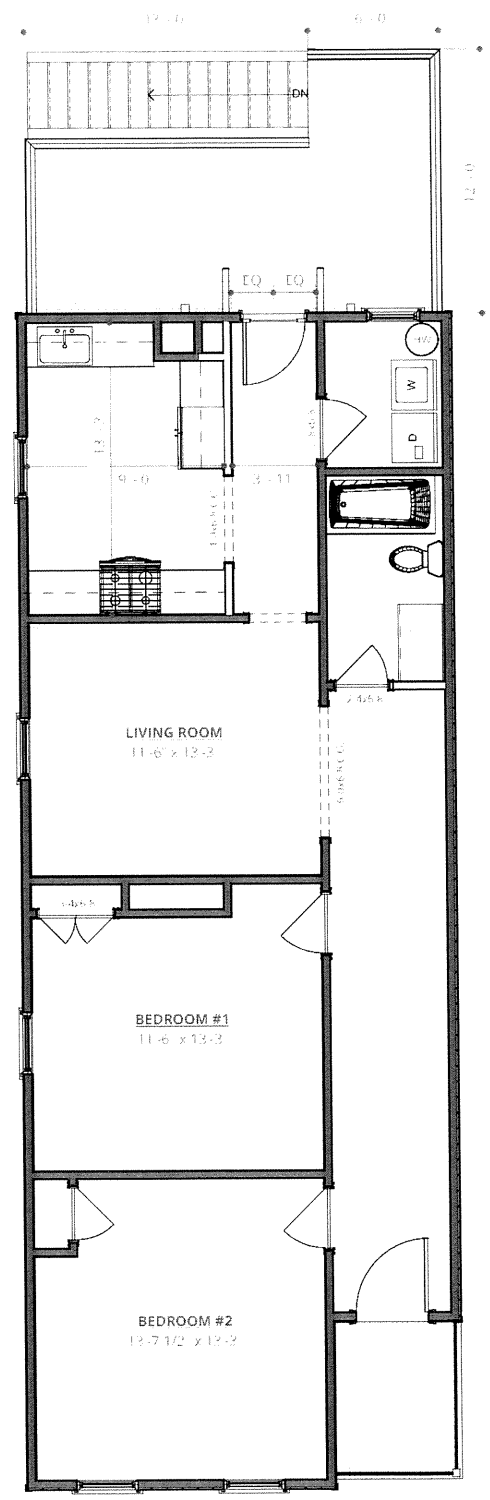


Issue Date: 7/19/15  
 Rev. Date: 7/20/15  
 9/4/15  
 Drawn by: Donald L. Files, Jr.

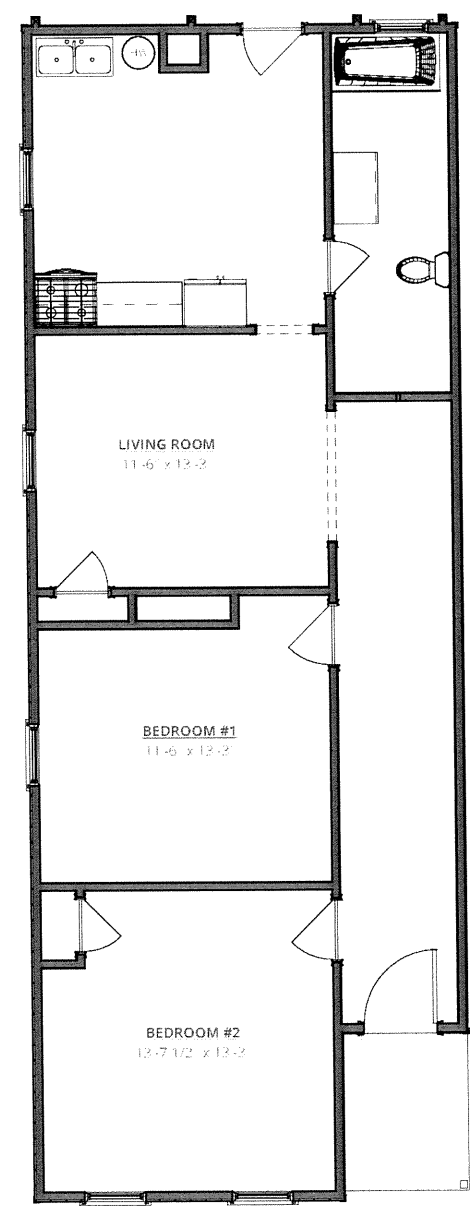
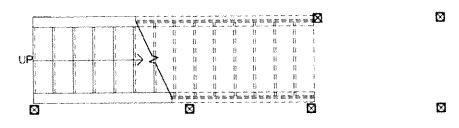
2125 E. Marshall Street  
 Joe Gross & Anne Paschke  
 2123 E. Marshall Street  
 Richmond, VA

Floor Plans

**A1**  
 Project Number 2015.404  
 Scale 1/4" = 1'-0"

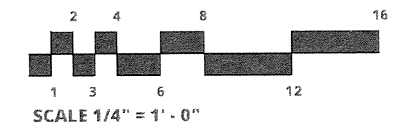


**SECOND FLOOR**  
 1/4" = 1'-0"



**FIRST FLOOR**  
 1/4" = 1'-0"

- GENERAL NOTES**
- All work for this project shall conform with all governing laws, codes, & ordinances including, but not limited to, the 2012 International Residential Code and the 2011 Virginia Residential Code.
  - The builder/contractor shall be solely responsible for all necessary permit procedures as they relate to the scope of the construction work and the general public.
  - The builder/contractor shall take special care to protect any existing structures or secondary damage relating to work on the project.
  - The builder/contractor shall provide floor, top of stairs, and roof at regular intervals in order to keep the site and work area reasonably clear of materials and equipment.
  - The builder/contractor shall provide professional framing of project completion.
  - All work for this project shall conform to all applicable codes and standards and shall be in accordance with the building code.
  - All rights reserved. These drawings are owned by CarriageStone Cottage & Home Design, LLC, a Virginia LLC. They shall not be reproduced, modified, or otherwise used without the written consent from and proper compensation to CarriageStone Cottage & Home Design, LLC. Any use of these drawings without proper written permission is a violation and part of CarriageStone Cottage & Home Design, LLC's "AS IS" Agreement. The user hereby agrees to indemnify CarriageStone Cottage & Home Design, LLC from and against all claims, damages, and expenses, including reasonable attorney's fees, that may be incurred by CarriageStone Cottage & Home Design, LLC shall protect the rights and contribution for all legal and contractual matters, the only necessary protection of the drawings.
  - Parties utilizing any aspect of these drawings are responsible for consulting with qualified building contractors, engineers, and other professionals regarding the feasibility, legality, and safety of using these drawings. The user of these drawings shall bear a low risk and their own safety and that of others.
  - Submission of these drawings shall imply liability for any use, they not release in any way the copyright and ownership of drawings prepared as listed herein.



1/4" = 1'-0"

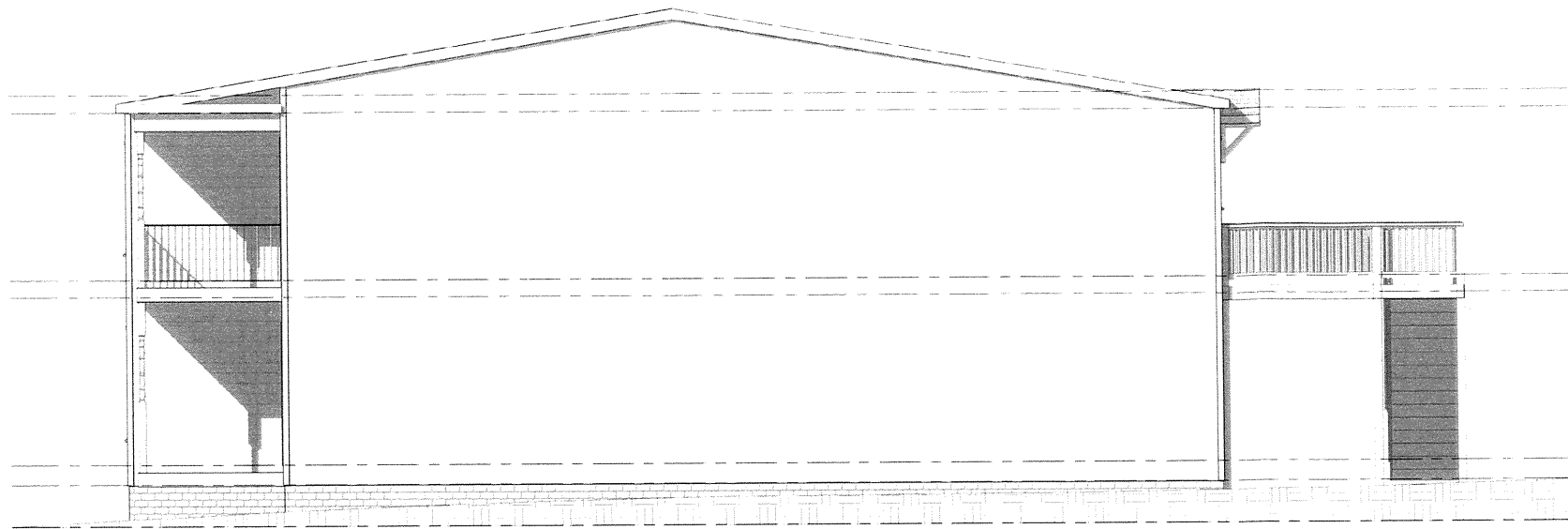
Issue Date: 8/19/15  
 Rev. Date: 9/4/15  
 Drawn by: Donald L. Files, Jr.

2125 E. Marshall Street  
 Joe Gross & Anne Paschke

Elevations

A2

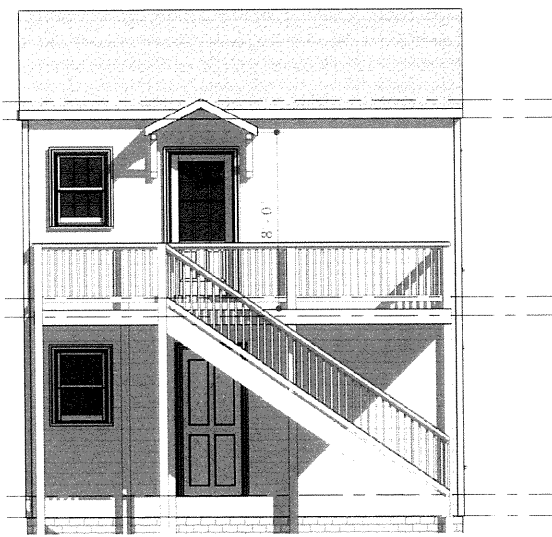
Project Number 2015.404  
 Scale 1/4" = 1'-0"



**RIGHT ELEVATION**  
 1/4" = 1'-0"



**FRONT ELEVATION**  
 1/4" = 1'-0"



**REAR ELEVATION**  
 1/4" = 1'-0"



**LEFT ELEVATION**  
 1/4" = 1'-0"

