



**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: (206) 353-6150 & (206) 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:  Date: Sept 25, 2024

# 2003 WEST GRACE

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## CONCEPTUAL REVIEW

### PROJECT DESCRIPTION

Proposed design for a 2 story, 19' tall, brick accessory building with a standing seam hipped roof. Structure consists of a single car garage at grade with a single Accessory Dwelling Unit above. The massing of the garage is designed to align with the size of the neighboring single story garages to the west, and is sited at the property line in alignment with the neighboring single story structures. The Accessory Dwelling Unit above the garage steps back from the rear property line and alley to minimize the visual impact from the alley and to create a deferential stance towards the historic neighboring structures.

FRONT OF EXISTING HOUSE ON  
WEST GRACE



REAR OF EXISTING HOUSE FACING  
ALLEY





PROPOSED SITE VIEWED  
FROM ALLEY



2000 MONUMENT AVE.  
SOUTH SIDE OF ALLEY  
ACROSS FROM SITE

2001 WEST GRACE  
NEIGHBOR TO EAST OF  
SITE



2005 WEST GRACE  
NEIGHBOR TO WEST OF  
SITE





NORTH SIDE OF ALLEY  
LOOKING WEST



SOUTH SIDE OF ALLEY  
LOOKING WEST



ALLEY LOOKING EAST  
FROM 2011 WEST  
GRACE (foreground on  
left)



2004-2010 MONUMENT AVE.  
SOUTH SIDE OF ALLEY  
ACROSS FROM SITE

CAR - CONCEPTUAL REVIEW

# VU & SHAFER RESIDENCE

2003 WEST GRACE STREET  
RICHMOND, VA 23220



9/26/2024

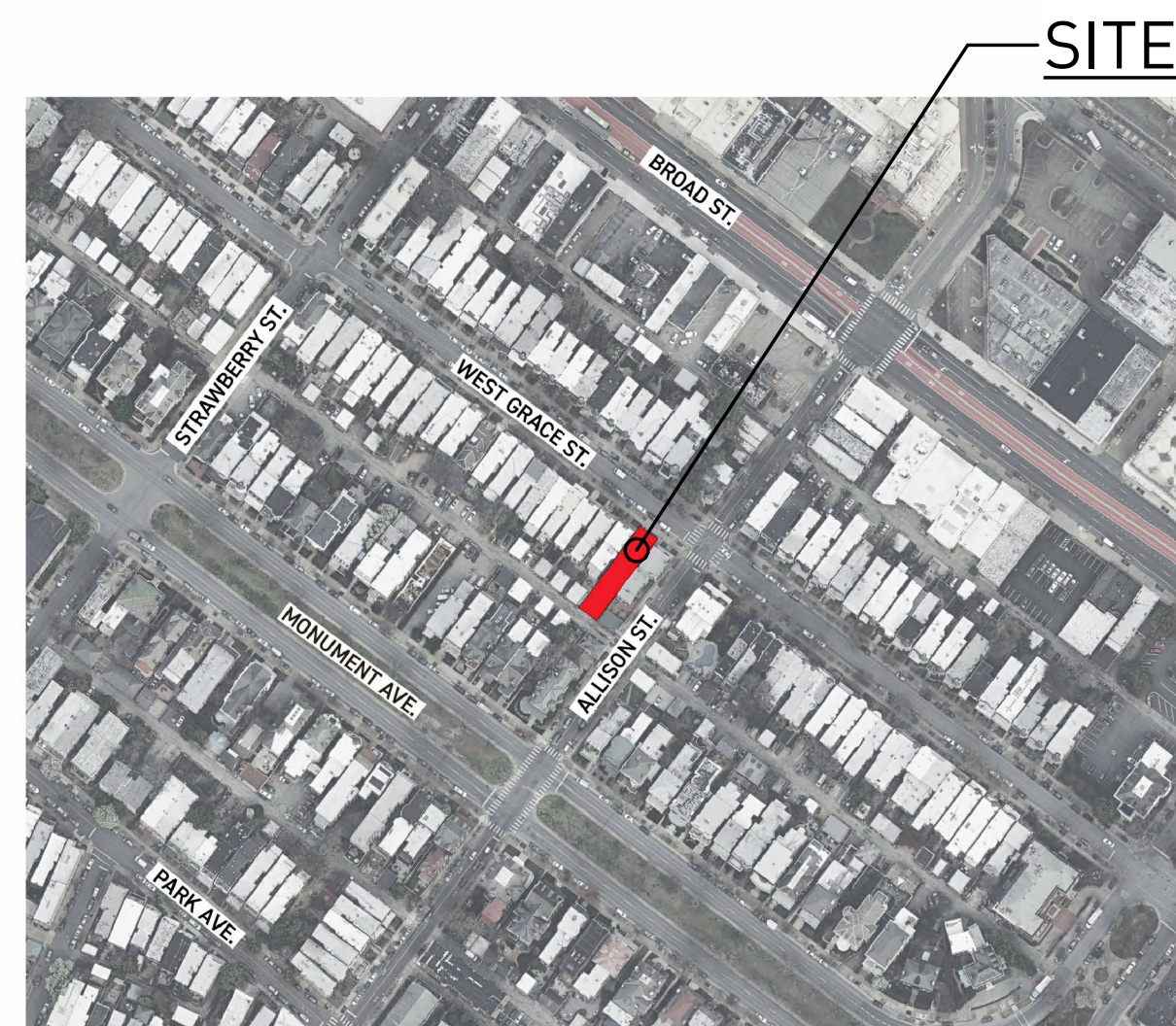


# 2003 WEST GRACE STREET CARRIAGE HOUSE

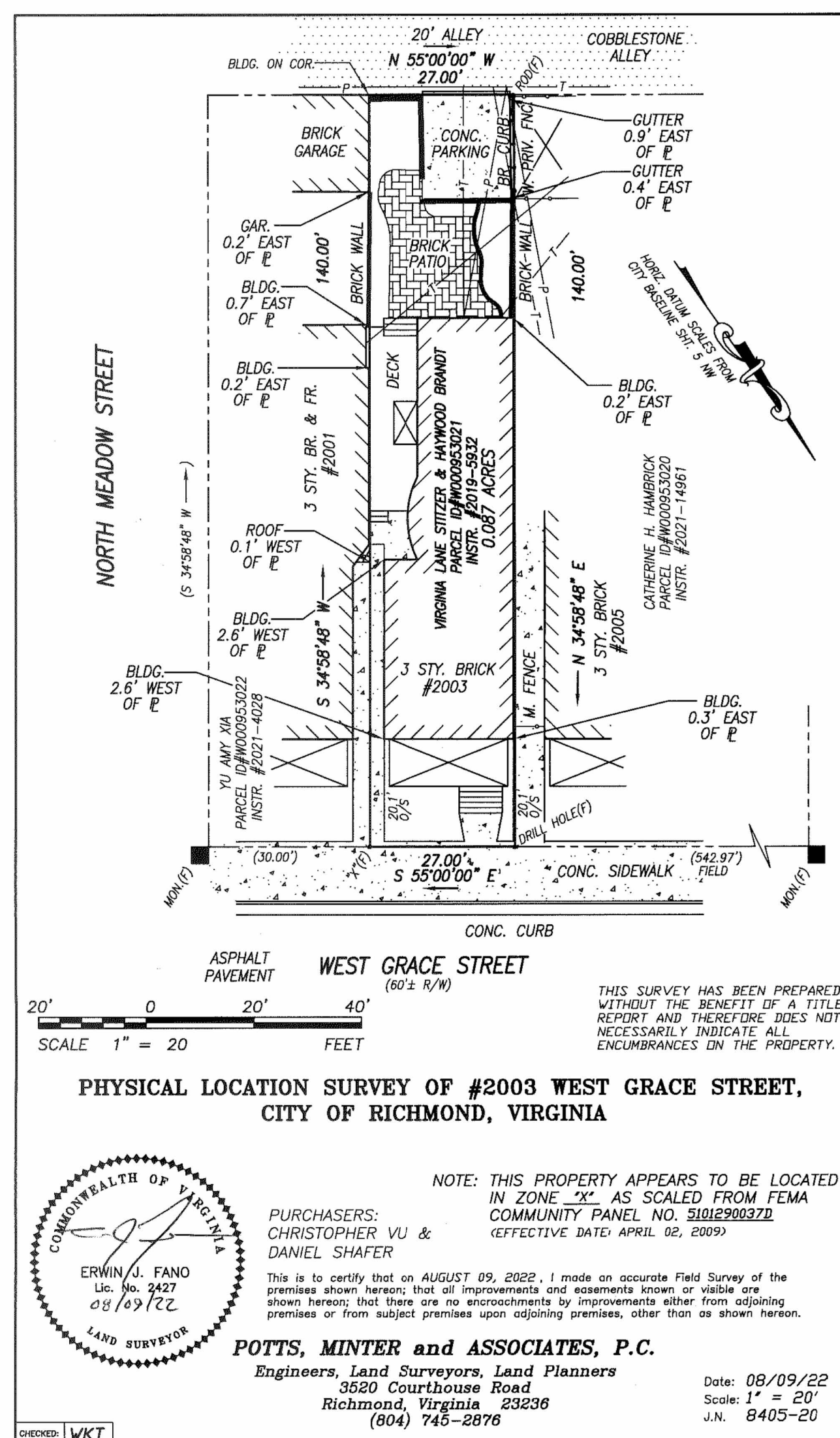
CONSTRUCTION OF NEW 2-STORY GARAGE WITH A.D.U. ABOVE  
LOCATED IN THE WEST GRACE STREET OLD AND HISTORIC DISTRICT

#	DRAWING TITLE
GENERAL INFORMATION	
A000	COVER
A001	INDEX
A003	SITE PHOTOS
ARCHITECTURAL	
A100	PLANS
A200	EXTERIOR ELEVATIONS
A900	TYPICAL ASSEMBLIES & SCHEDULES

VICINITY MAP



SITE SURVEY



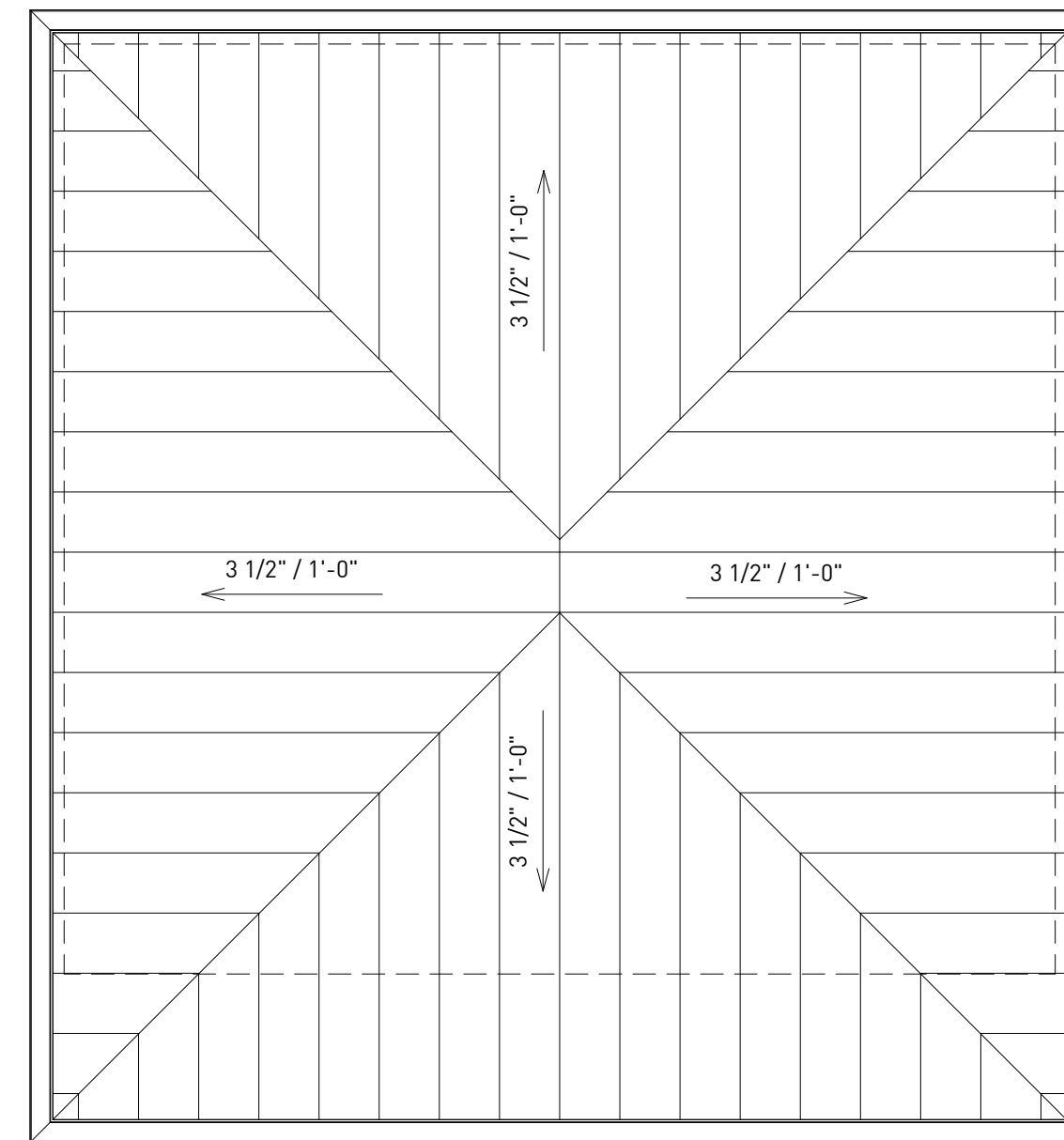
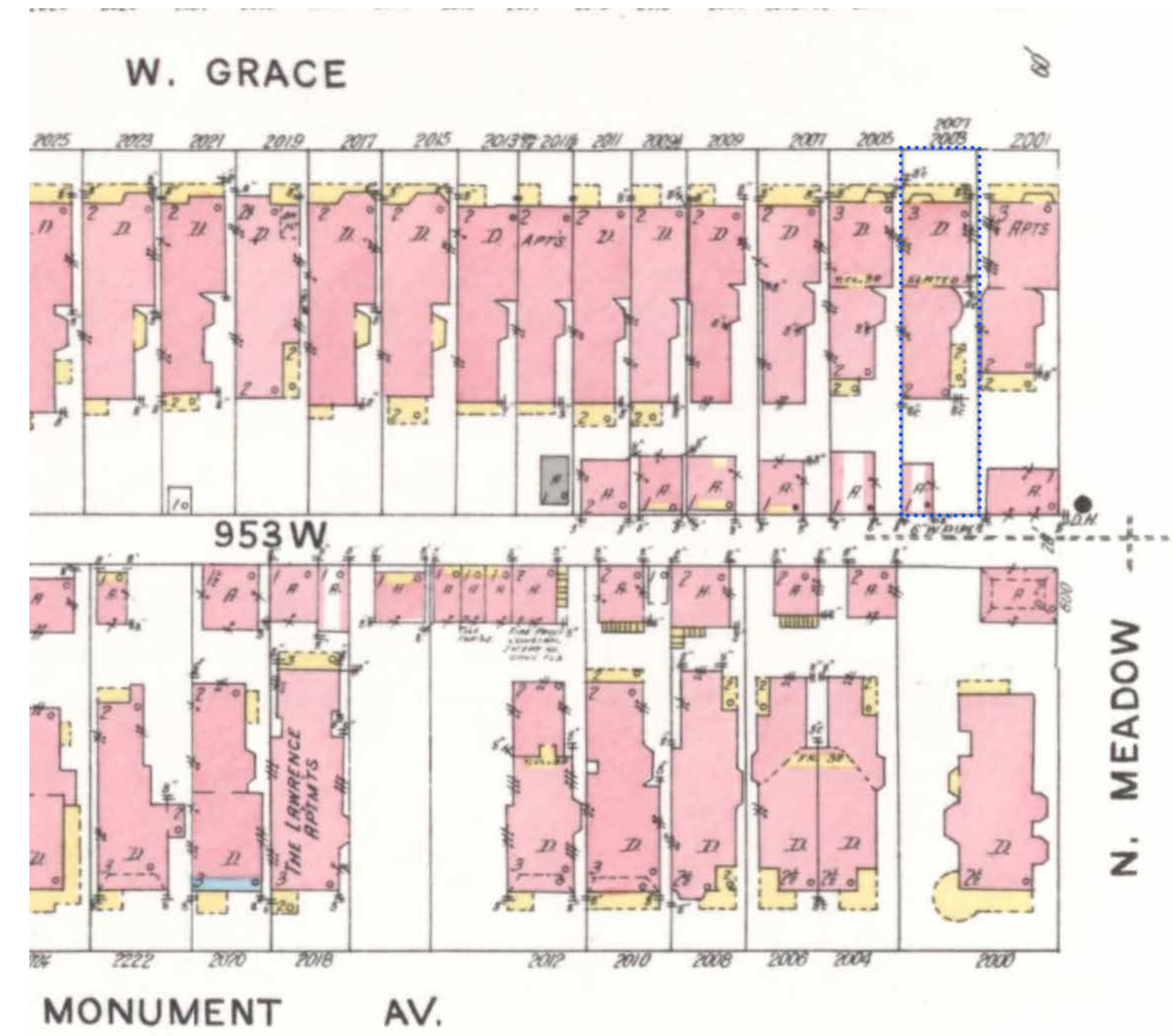
REVISIONS

VU & SHAFER RESIDENCE  
2003 WEST GRACE STREET  
RICHMOND, VA 23220

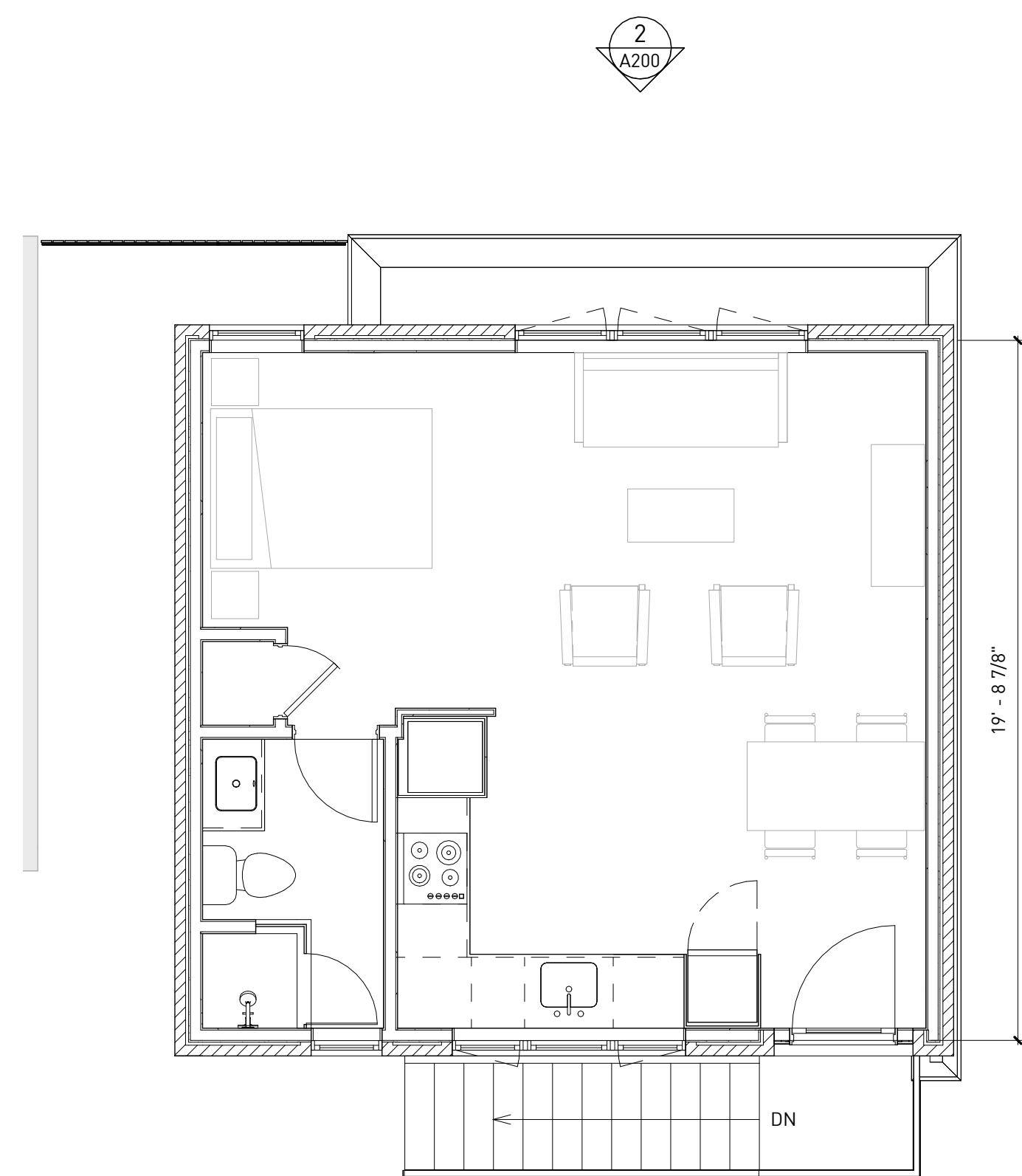
9/26/2024  
CAR - CONCEPTUAL REVIEW

A001  
INDEX

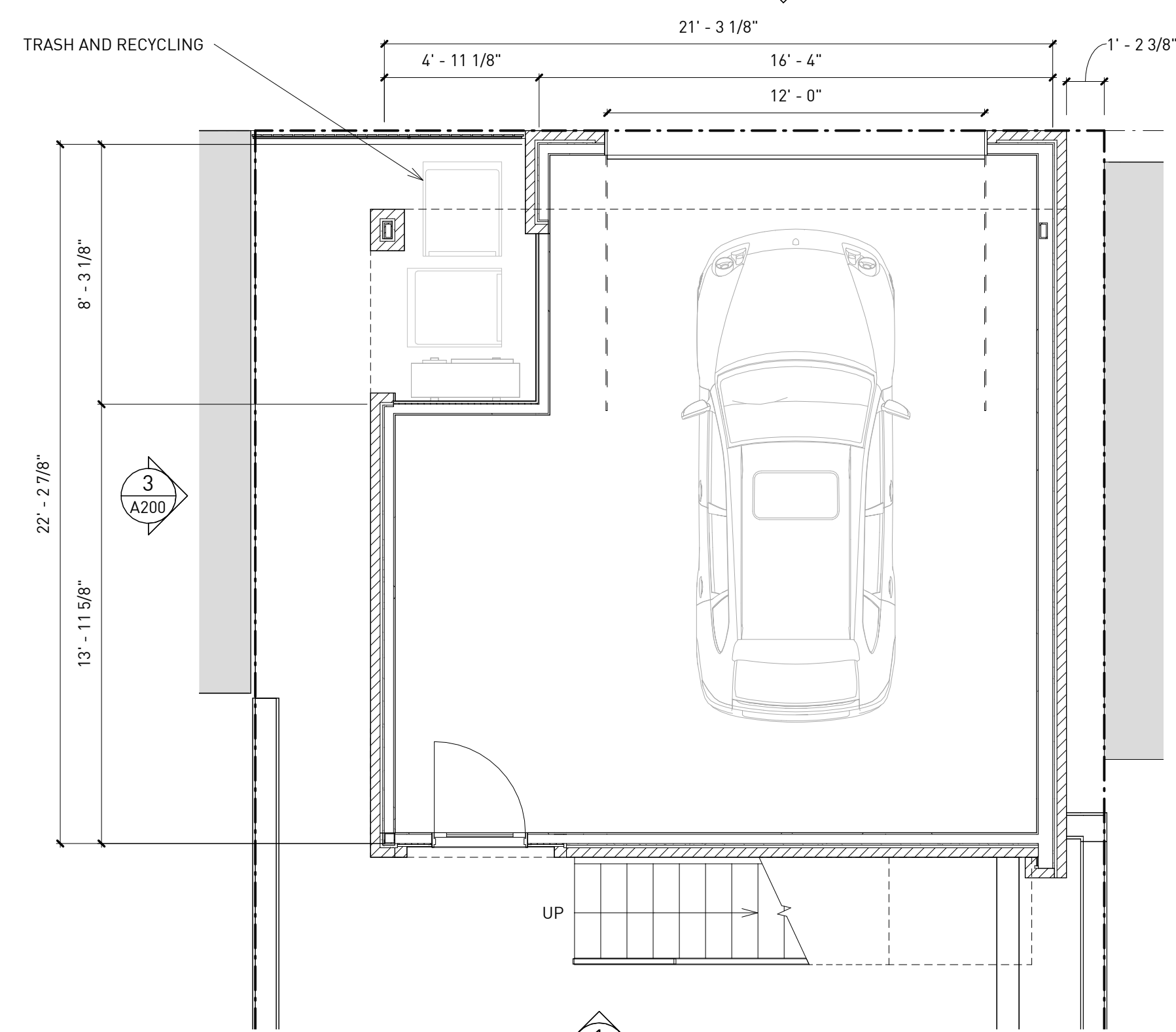




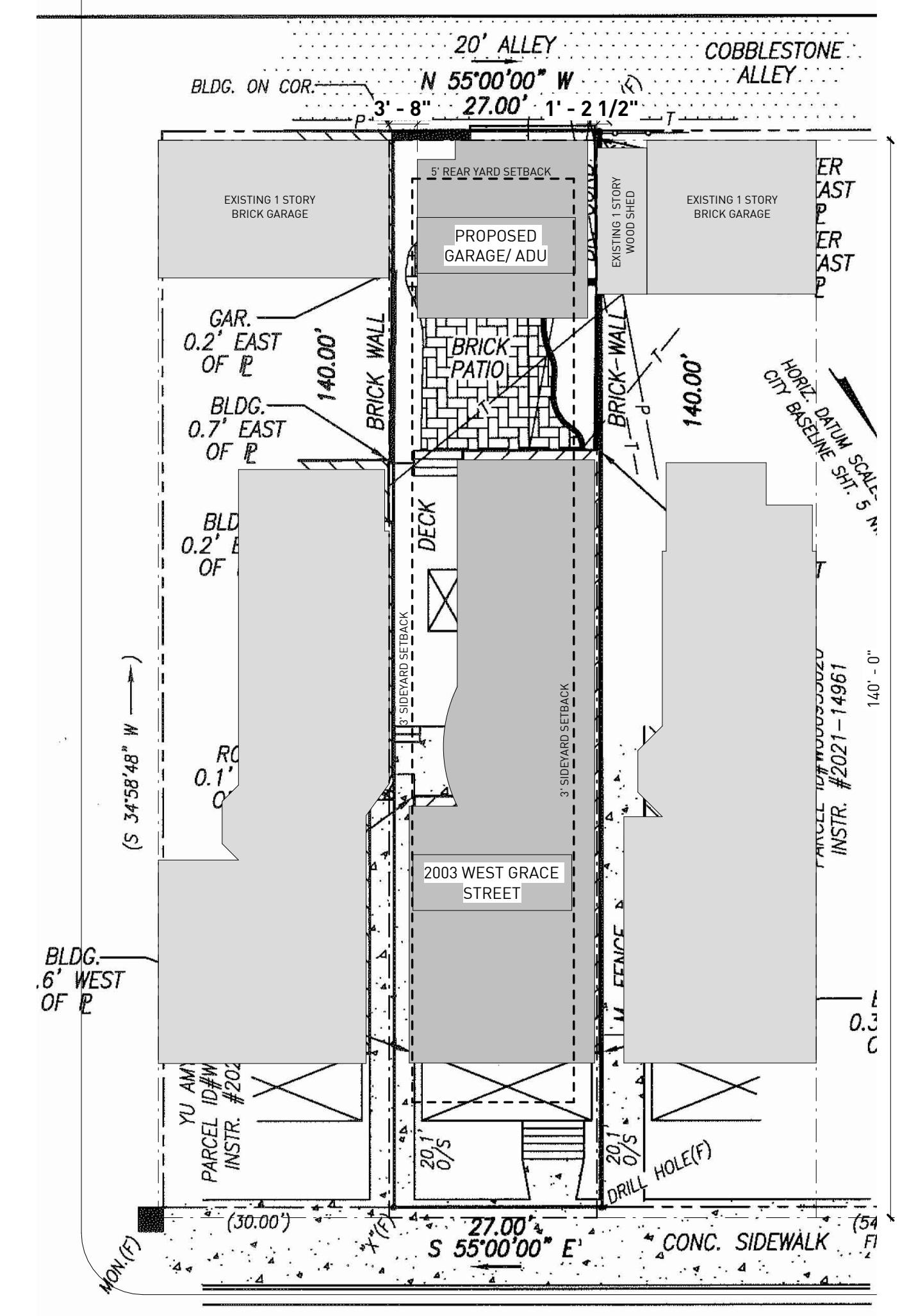
ROOF PLAN  
1/4" = 1'-0" 4



ADU PLAN  
1/4" = 1'-0" 3



GARAGE PLAN  
1/4" = 1'-0" 2



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

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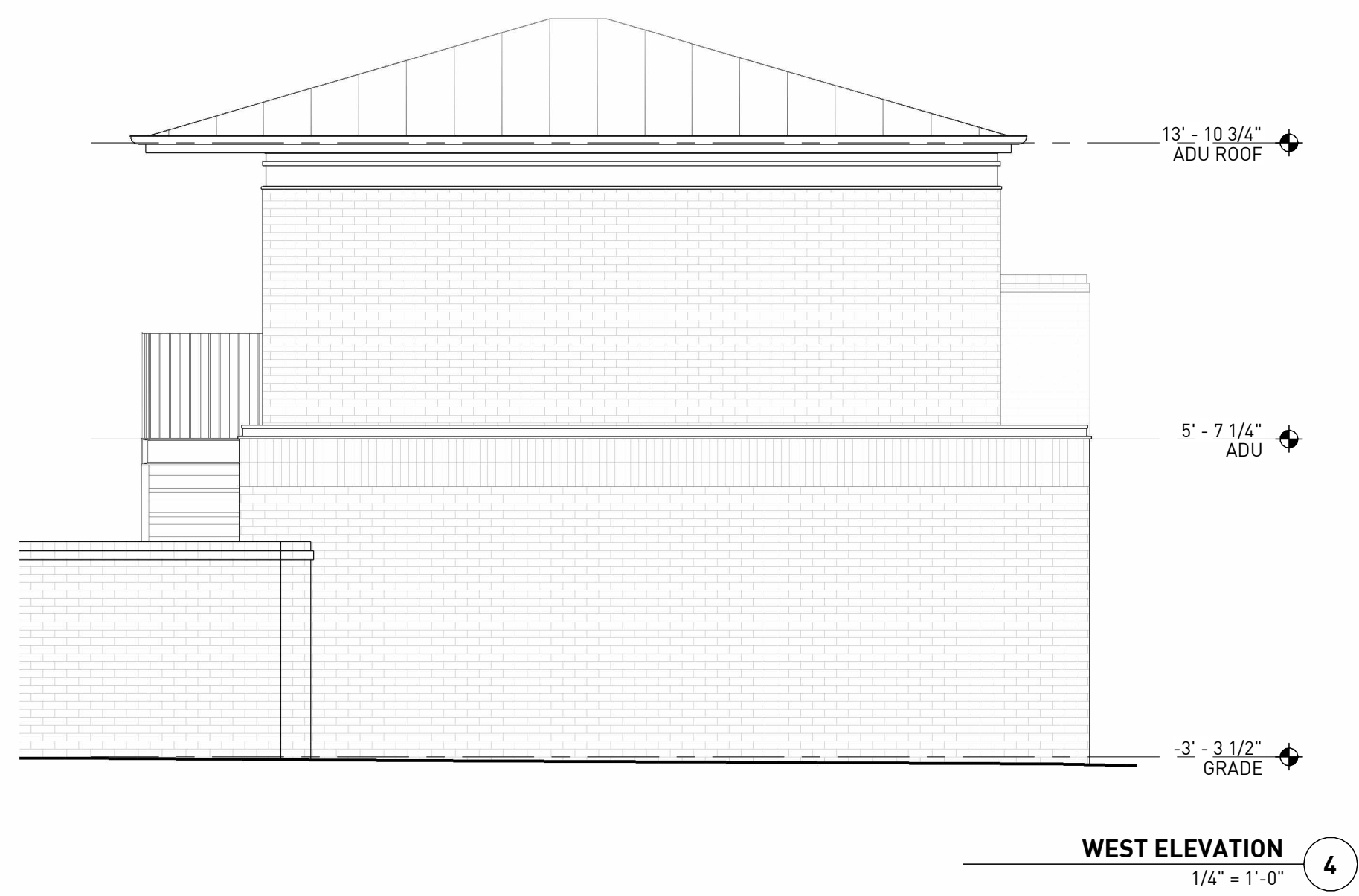
A100  
 PLANS



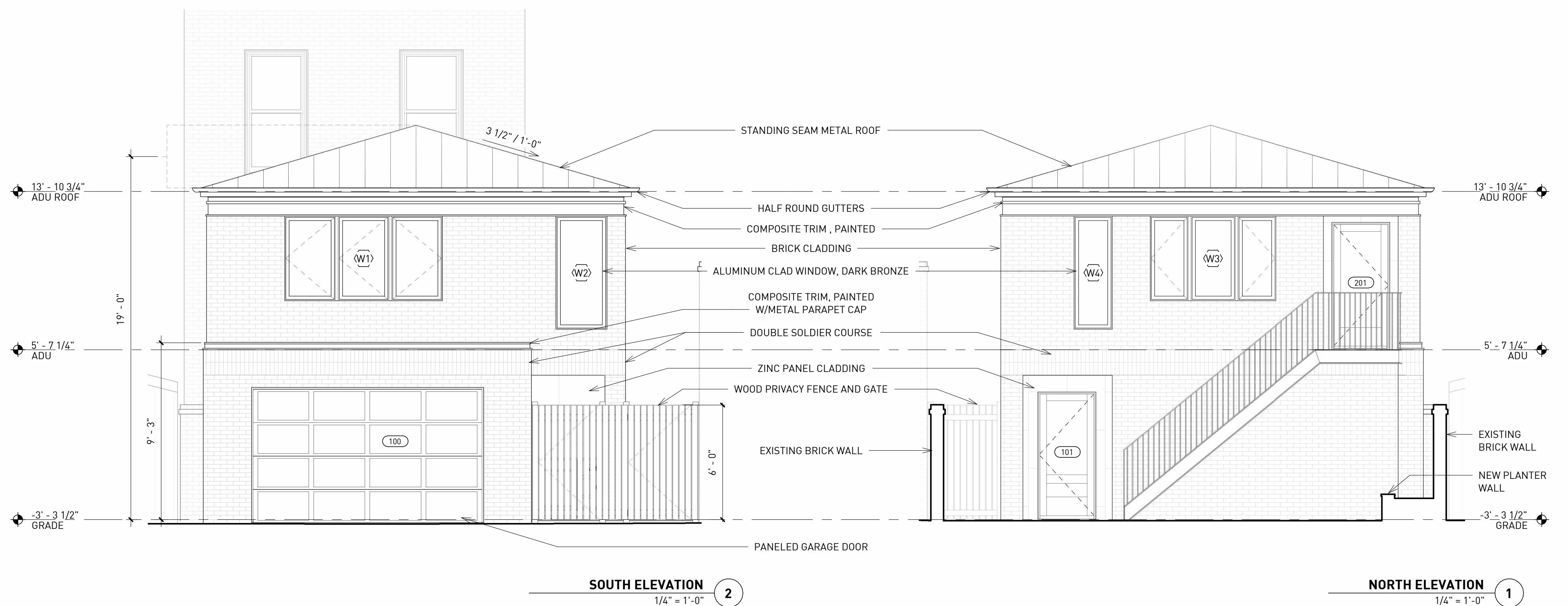
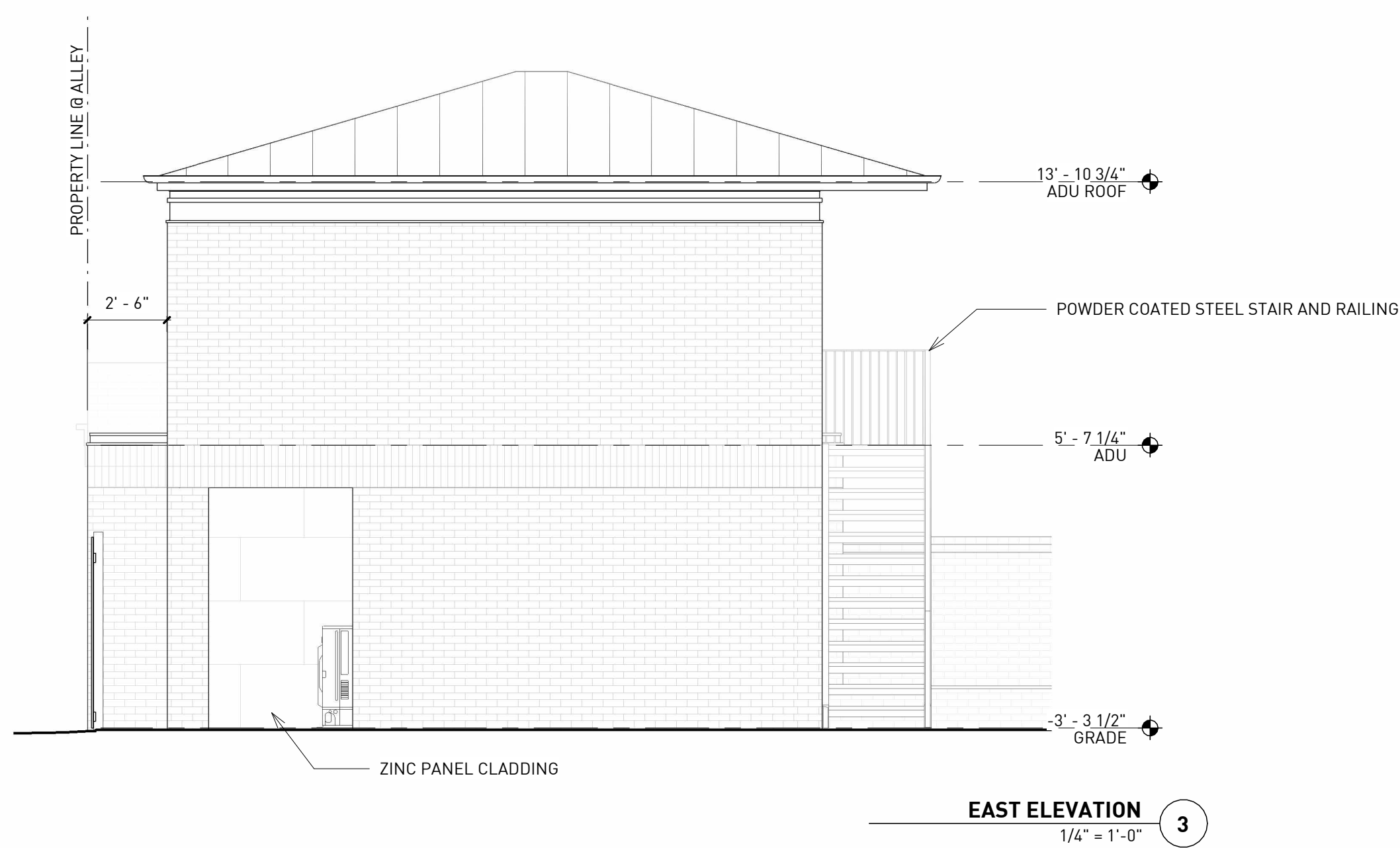
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PERSPECTIVE - ALLEY CONTEXT PHOTO UNDERLAY



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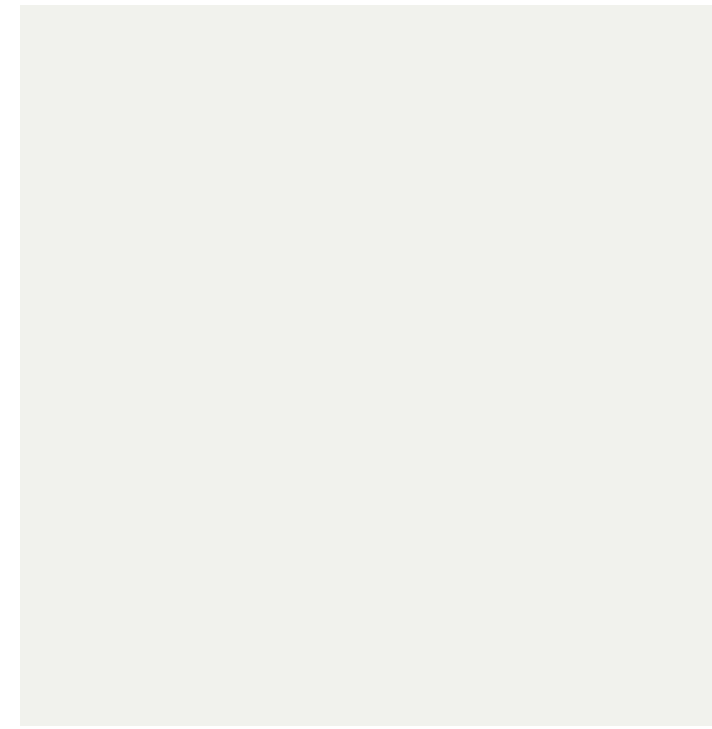
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CAR - CONCEPTUAL REVIEW

A200  
EXTERIOR ELEVATIONS



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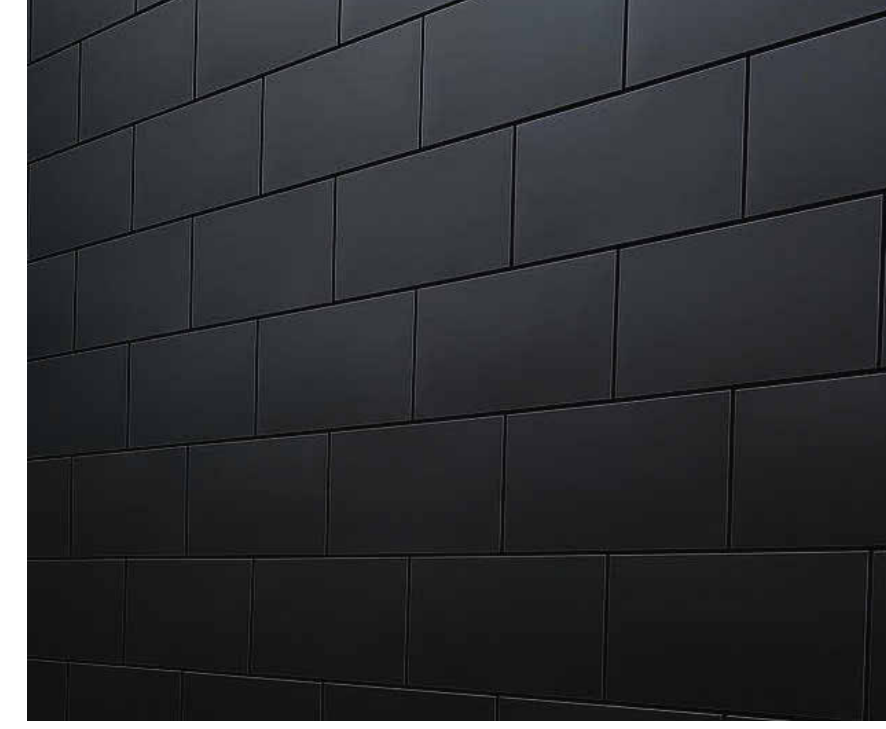
TRIM COLOR



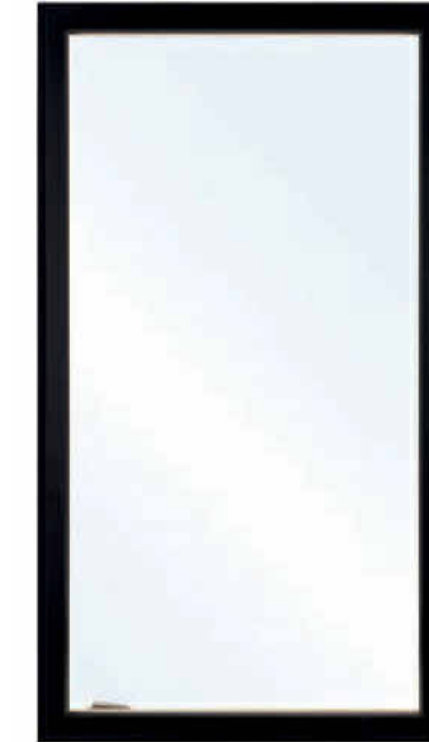
BRICK CLADDING



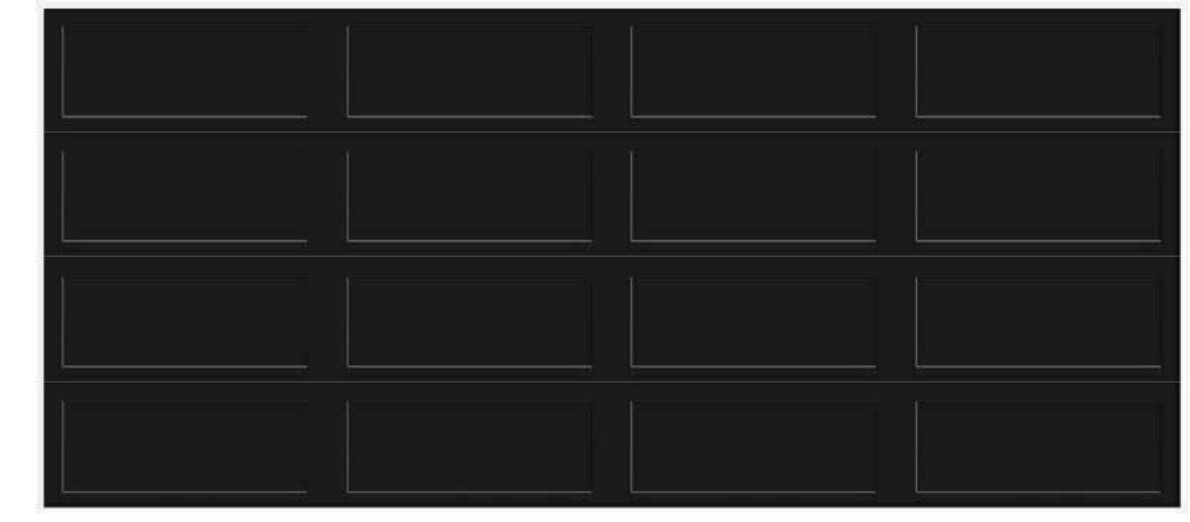
ZINC STANDING SEAM ROOF



BLACK METAL PANEL CLADDING

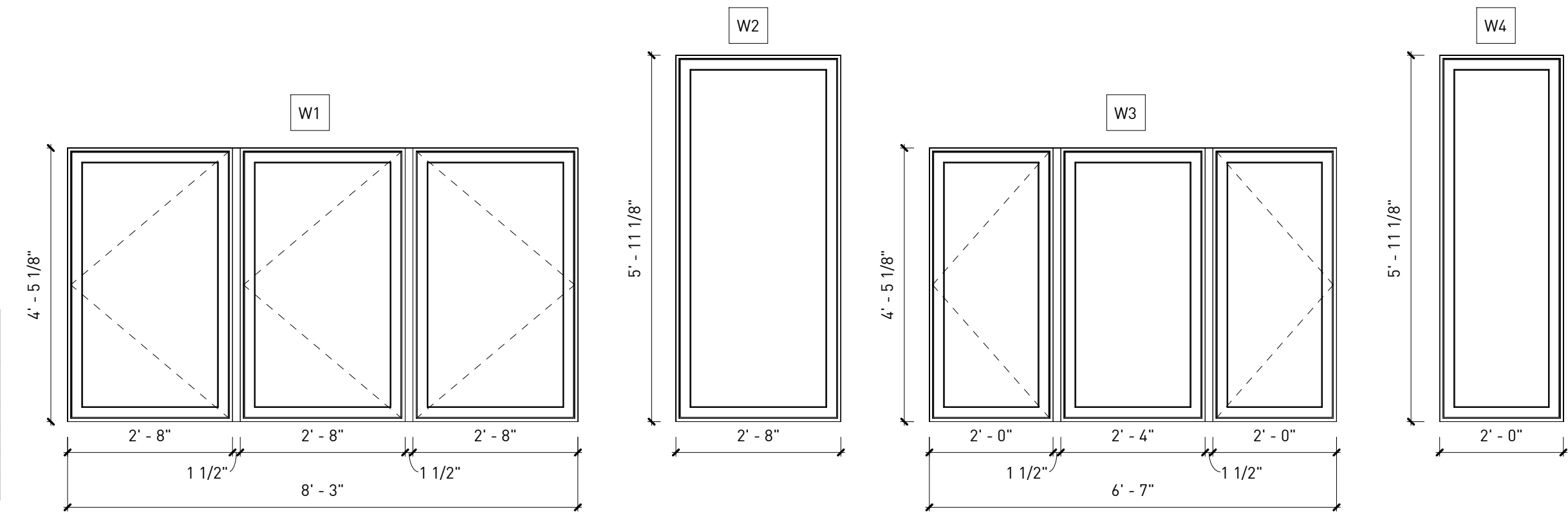


CASEMENT WINDOW

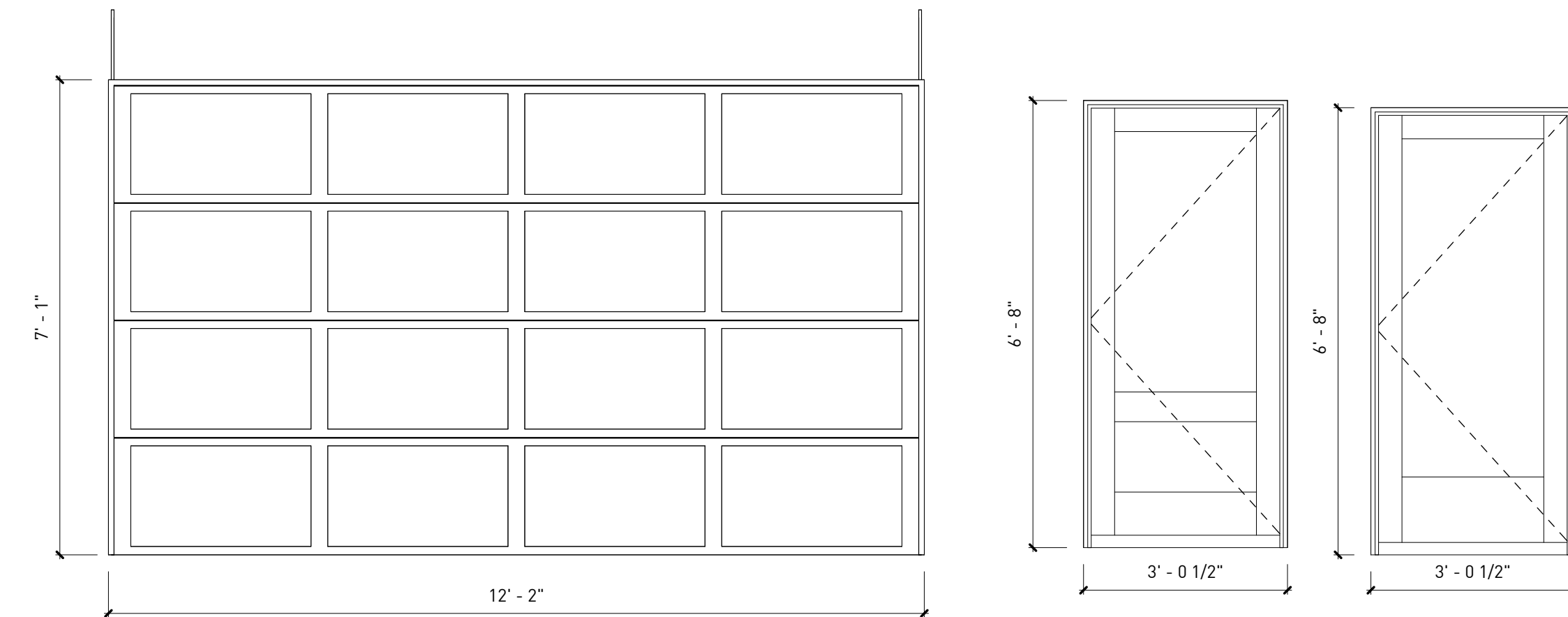


GARAGE DOOR

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	6' - 7"	4' - 5 1/8"	DARK BRONZE	3248 CSMT	ALUMINUM CLAD WOOD CASEMENT WINDOW
W4	2' - 0"	5' - 11 1/8"	DARK BRONZE	4848 FIXED	ALUMINUM CLAD WOOD CASEMENT WINDOW



EXTERIOR DOOR SCHEDULE				
TAG	SIZE		DESCRIPTION	
	WIDTH	HEIGHT		
100	12' - 0"	7' - 0"	ALUMINUM PANELED GARAGE DOOR	
101	3' - 0 1/2"	6' - 8"	CLAD 3/4 LITE EXTERIOR DOOR	
201	3' - 0 1/2"	6' - 8"	CLAD FULL LITE EXTERIOR DOOR	



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A900  
 TYPICAL ASSEMBLIES &  
 SCHEDULES



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