



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

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



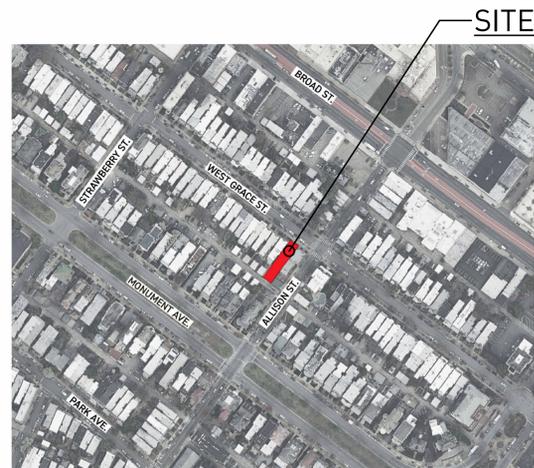
9/26/2024

2003 WEST GRACE STREET CARRIAGE HOUSE

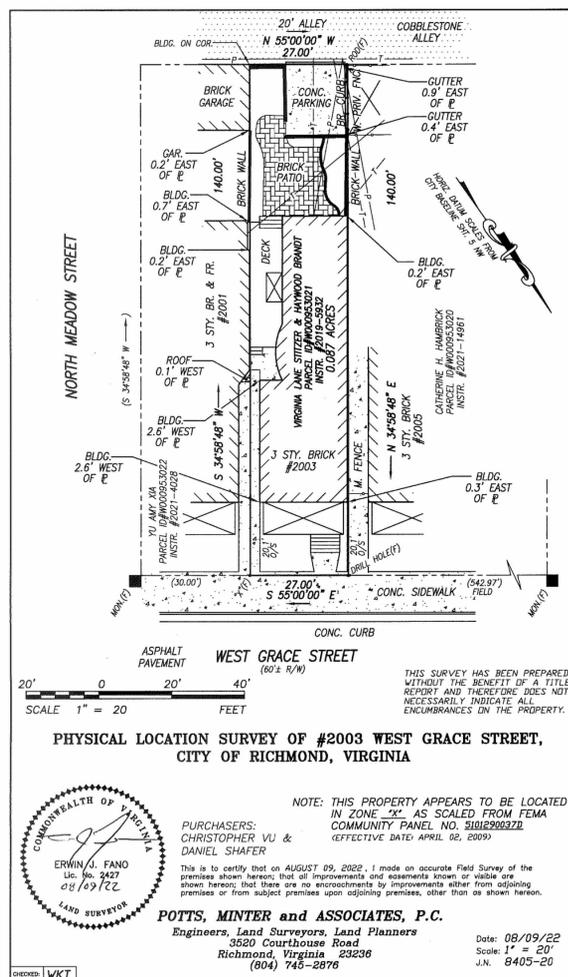
CONSTRUCTION OF NEW 2-STORY GARAGE WITH A.D.U. ABOVE
LOCATED IN THE WEST GRACE STREET OLD AND HISTORIC DISTRICT

#	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



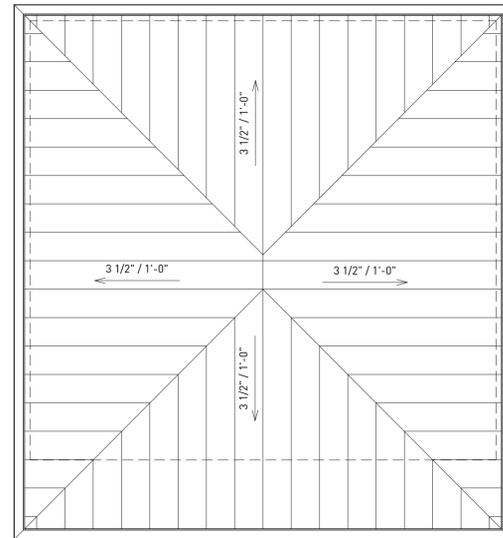
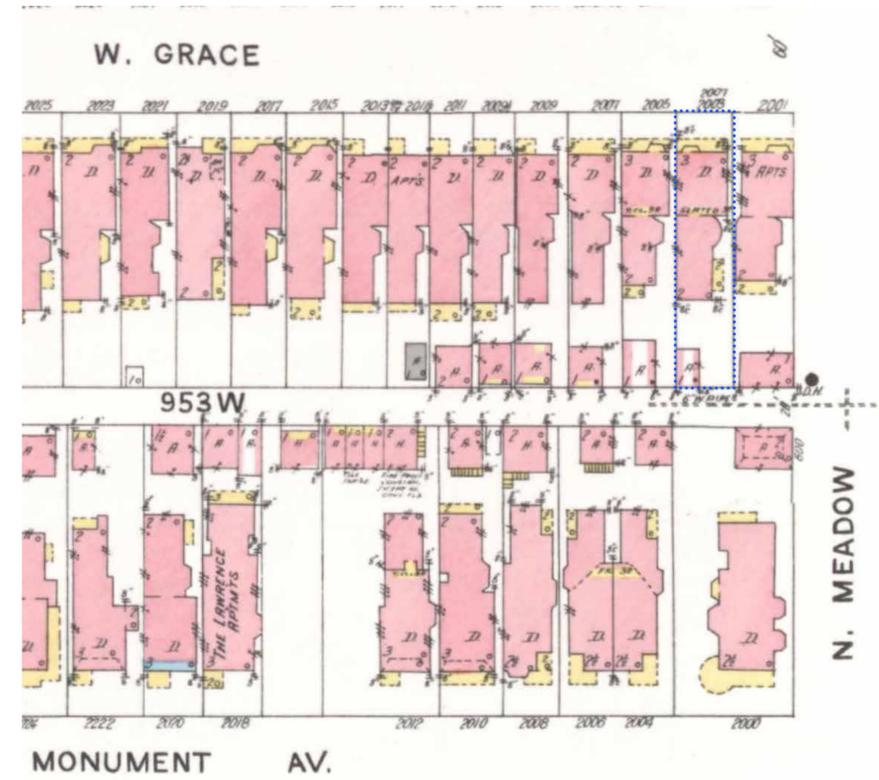
REVISIONS

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

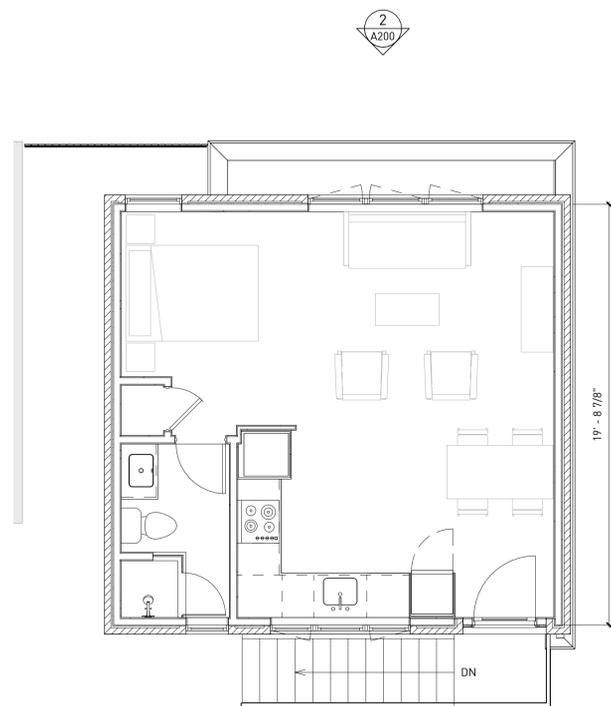
9/26/2024 CAR - CONCEPTUAL REVIEW

A001
INDEX

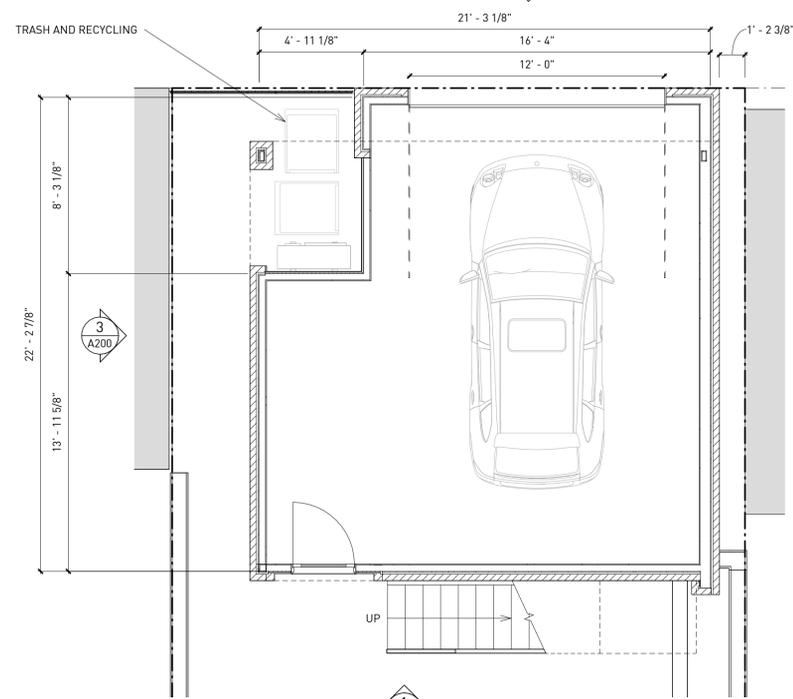




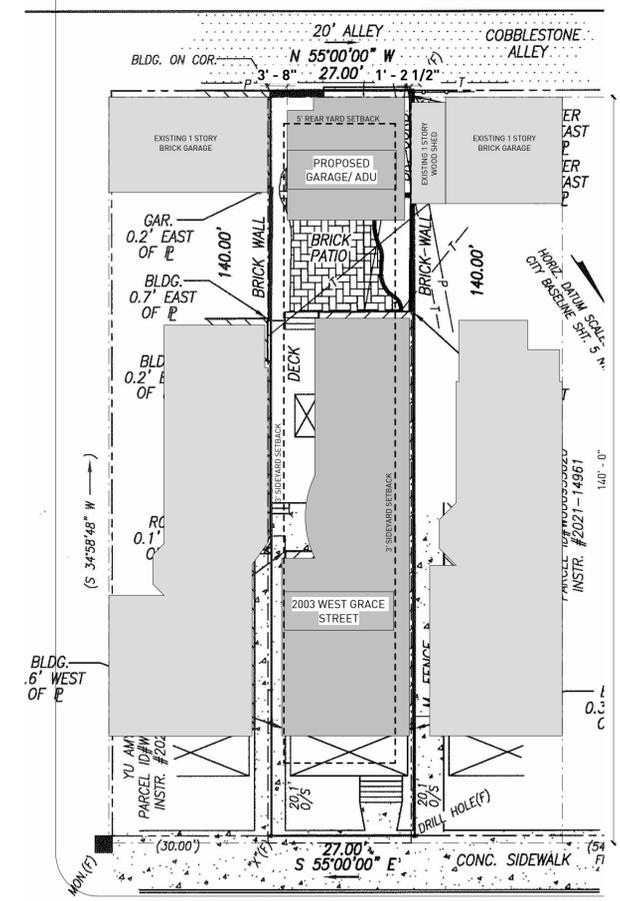
ROOF PLAN
1/4" = 1'-0" 4



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



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



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

REVISIONS

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

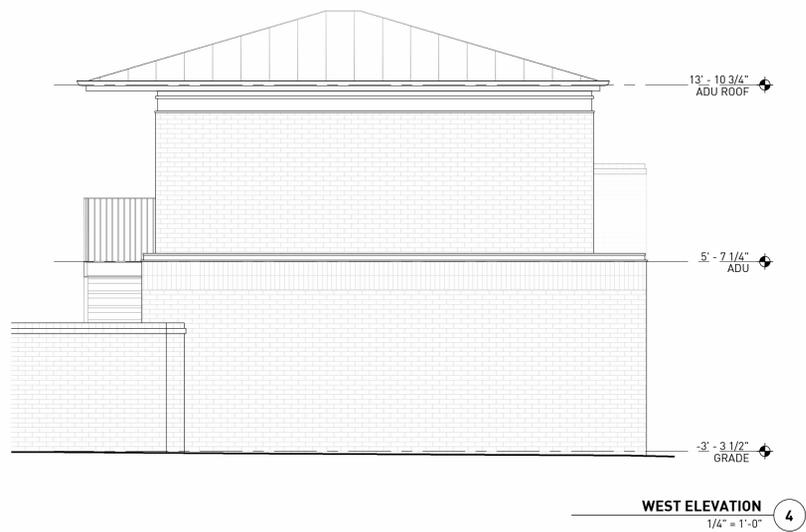
A100
PLANS



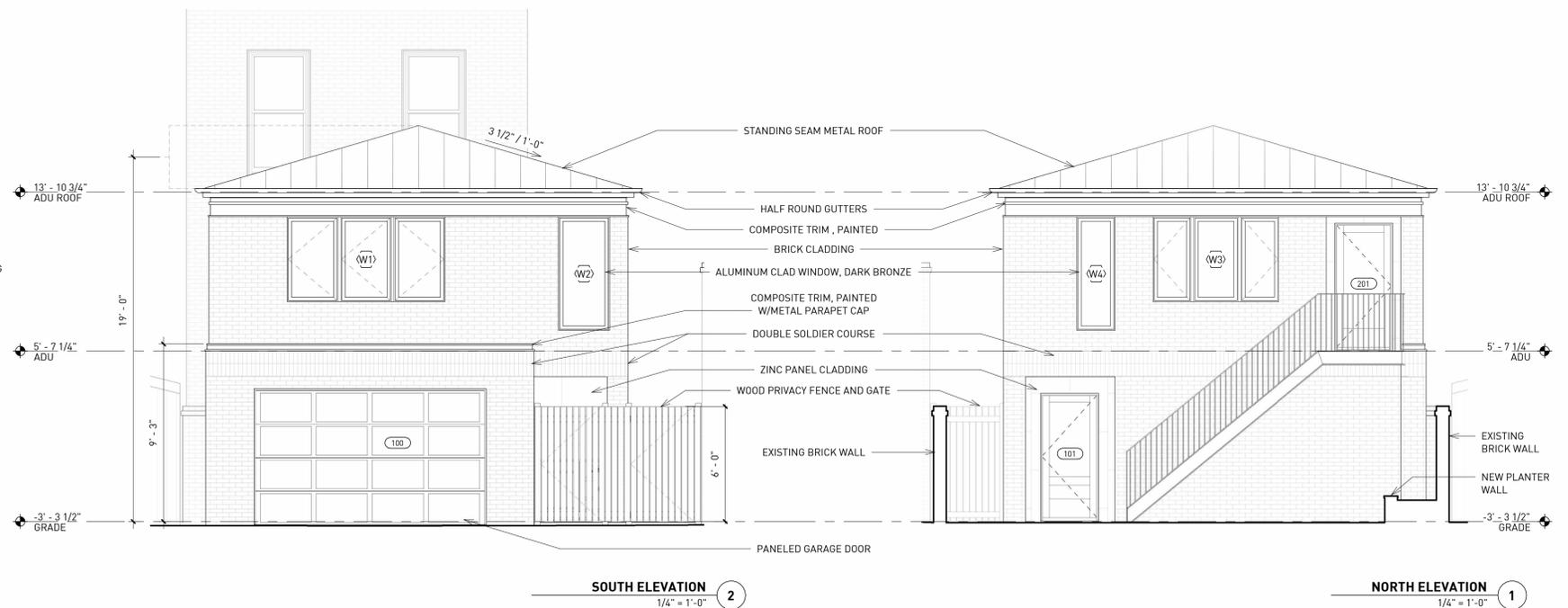
718-541-7030

CAR - CONCEPTUAL REVIEW

9/26/2024



PERSPECTIVE - ALLEY CONTEXT PHOTO UNDERLAY



REVISIONS

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

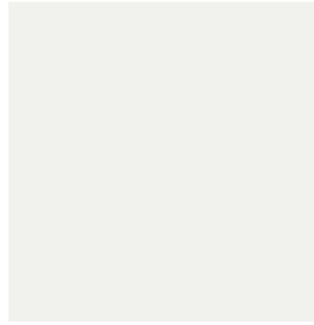
9/26/2024

CAR - CONCEPTUAL REVIEW

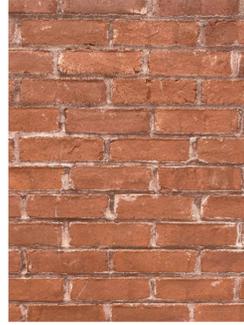
A200
EXTERIOR ELEVATIONS



718-541-7030



TRIM COLOR



BRICK CLADDING



ZINC STANDING SEAM ROOF



BLACK METAL PANEL CLADDING

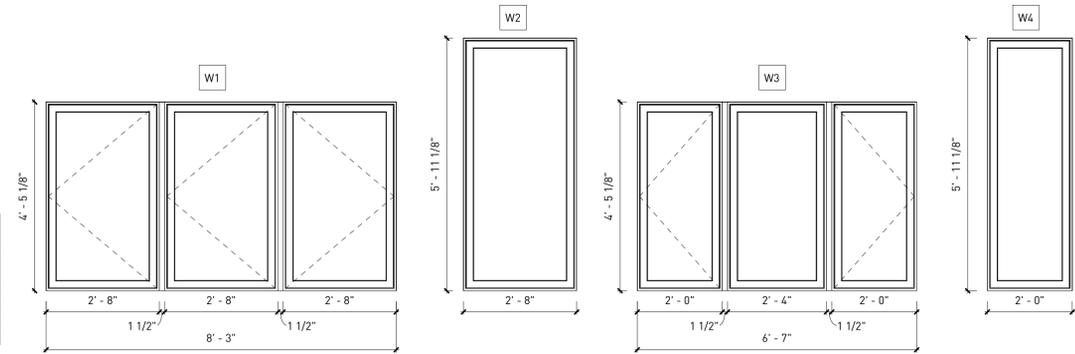


CASEMENT WINDOW

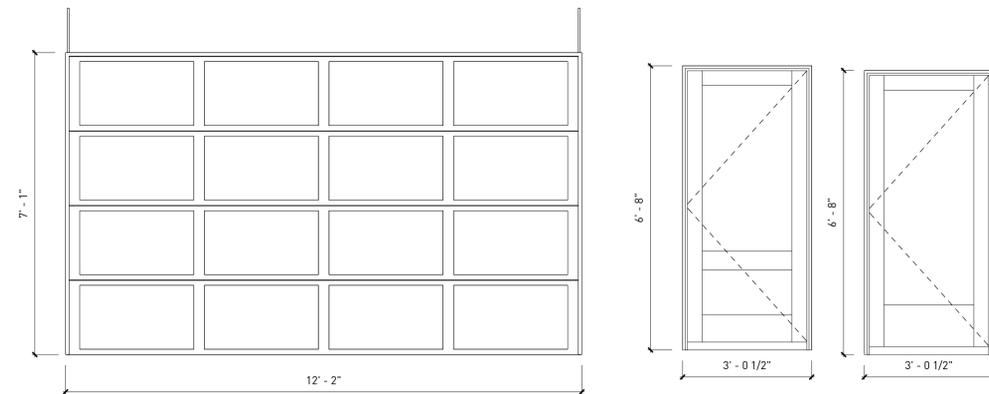


GARAGE DOOR

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	



REVISIONS

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

9/26/2024

CAR - CONCEPTUAL REVIEW

A900
 TYPICAL ASSEMBLIES &
 SCHEDULES



©2024
 718-541-7030