



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address: 2218 E Grace St _____

Historic district : St. Johns _____

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

APPLICANT INFORMATION

Name : Catherine B Branch _____

Phone : 894-441-5019 _____

Company : Twenty Three Hundred LLC _____

Email : dmbranch@live.com _____

Mailing Address: 3225 Blue Lake Dr. Henrico, Va 23233 _____

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name : Twenty Three Hundred LLC _____

Company _____

Mailing Address : 3225 Blue Lake Dr. Henrico, Va 23233 _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed) : Remove existing 6 x 26 foot roof over existing utility room and replace with 6 x 12 feet of membrane roof. Remove existing rear door and wall, remove brick where old window opening existed and install one window, install window in existing window opening on north wall of apt #3, relocate HVAC unit to second floor roof. Add gutters in front of roof and on the one story roof to the east. See plans and photos attached

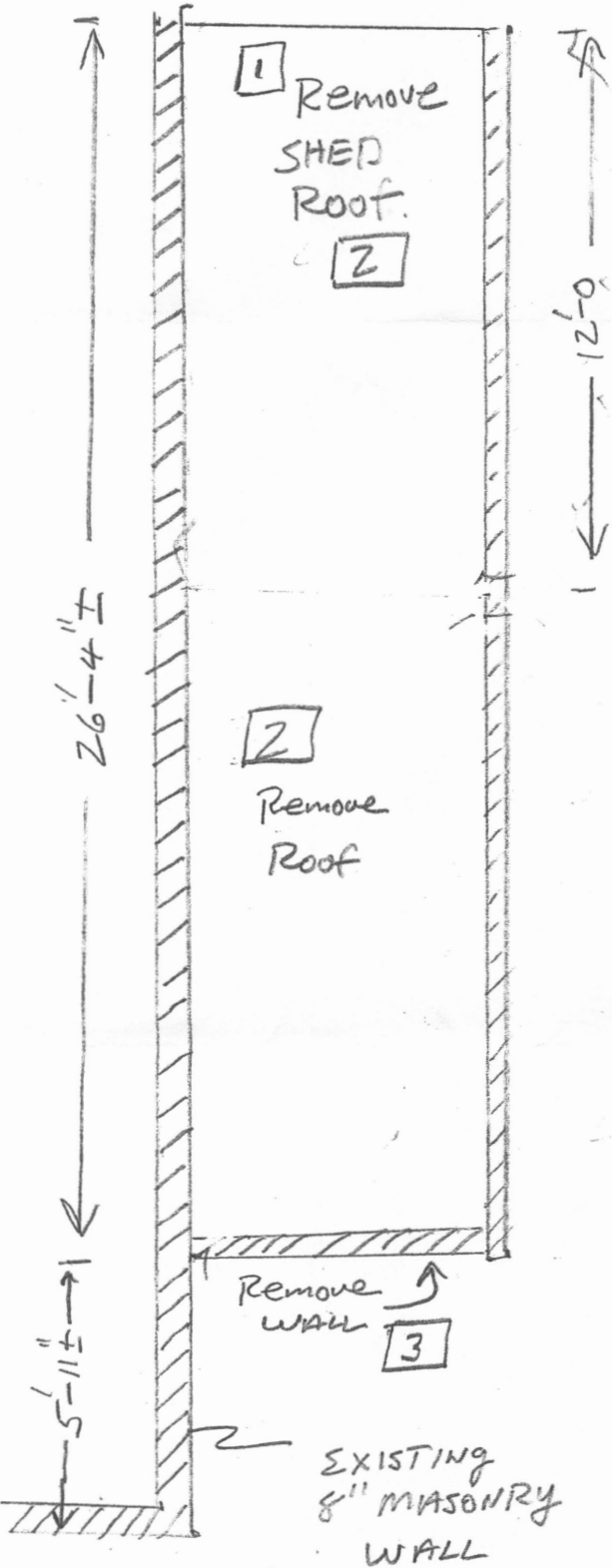
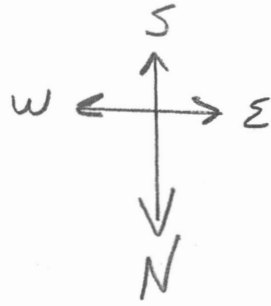
ACKNOWLEDGEMENT OF RESPONSIBILITY

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 Catherine B. Branch, Member Manager Date 5-30-19



NOTE: 1. EXISTING HVAC UNIT TO BE RELOCATED BEHIND MASONRY PARAPET WALL

2. Remove Roof + Framing

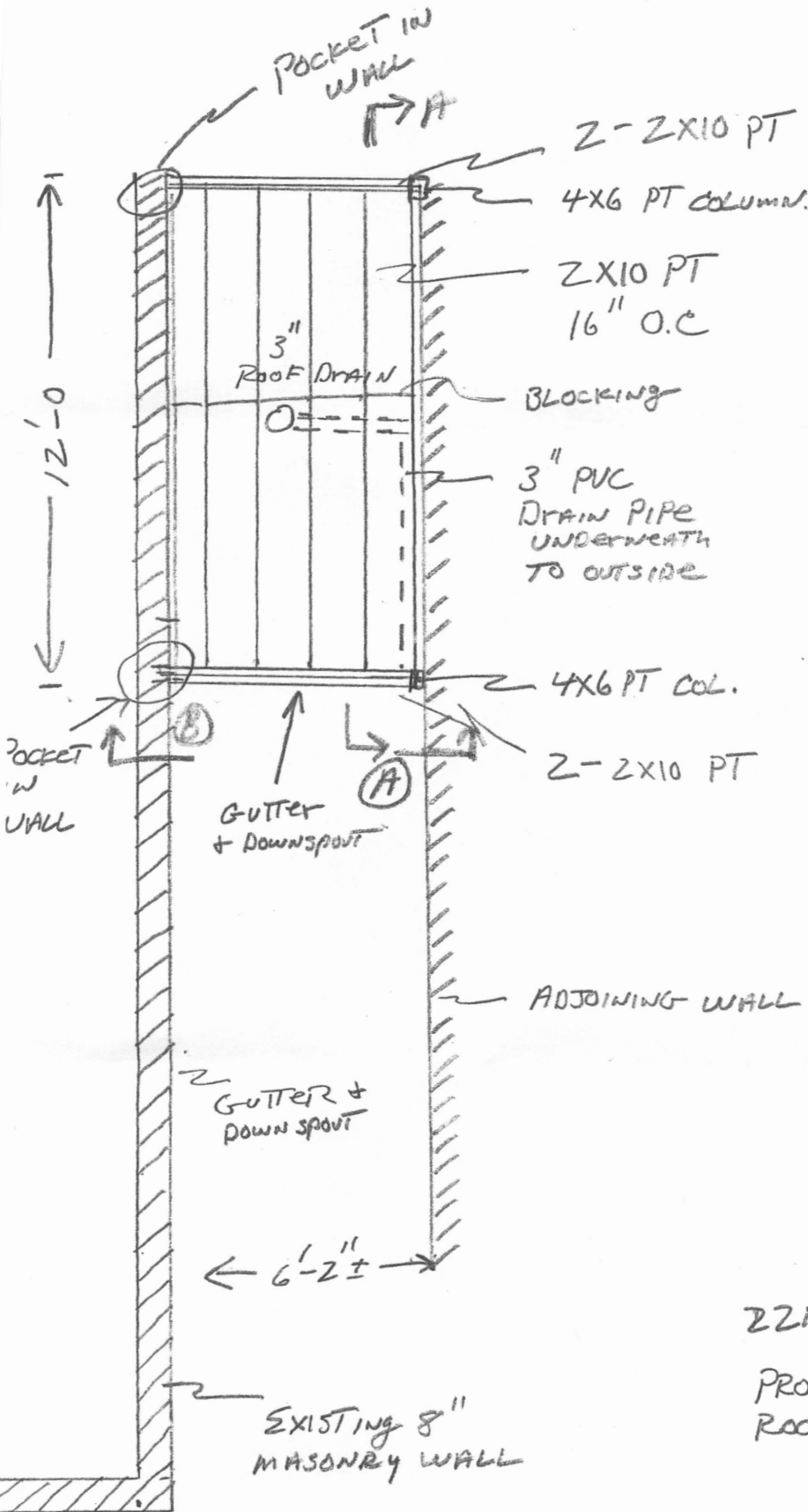
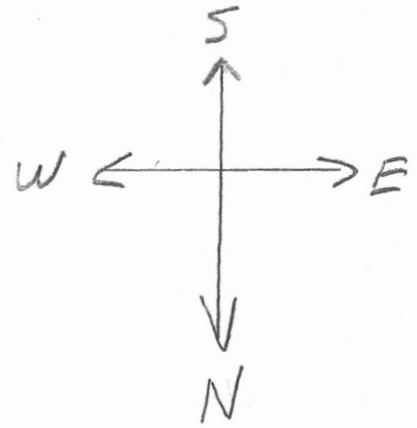
3. Remove NORTH WALL

2214-2220 E. GRACE ST

EXISTING
UTILITY ROOM
DEMOLITION PLAN

SCALE $\frac{1}{4}'' = 1'$

5-29-19



NOTE

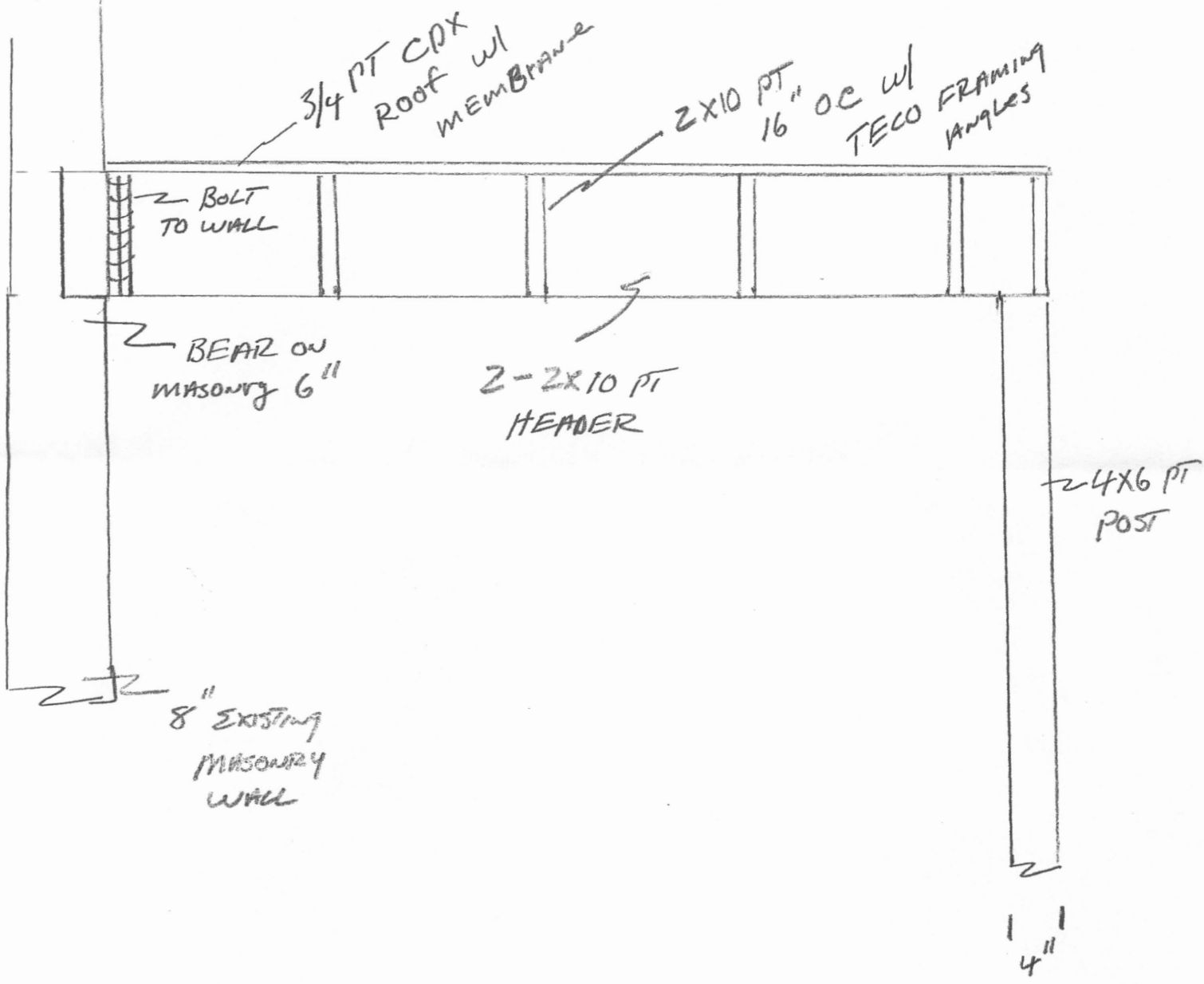
1. POCKET EAST END OF HEADERS INTO EXISTING WALL
2. USE TECO FRAMING ANGLES EACH END OF JOISTS.
3. BOLT FIRST JOIST TO WALL USING HILT/ EPOXY ANCHORS 24" O.C
4. INSTALL 3" ROOF DRAIN W/ 3" DRAIN LINE OR EQUIV.
5. INSTALL MEMBRANE ROOF
6. TOP ROOF 10'-10" ± AFF
7. INSTALL GUTTER ALONG EAST WALL + NORTH END UTILITY ROOM

2214-2220 E. GRACE ST

PROPOSED UTILITY ROOM FRAMING PLAN

SCALE: $\frac{1}{4}'' = 1'$

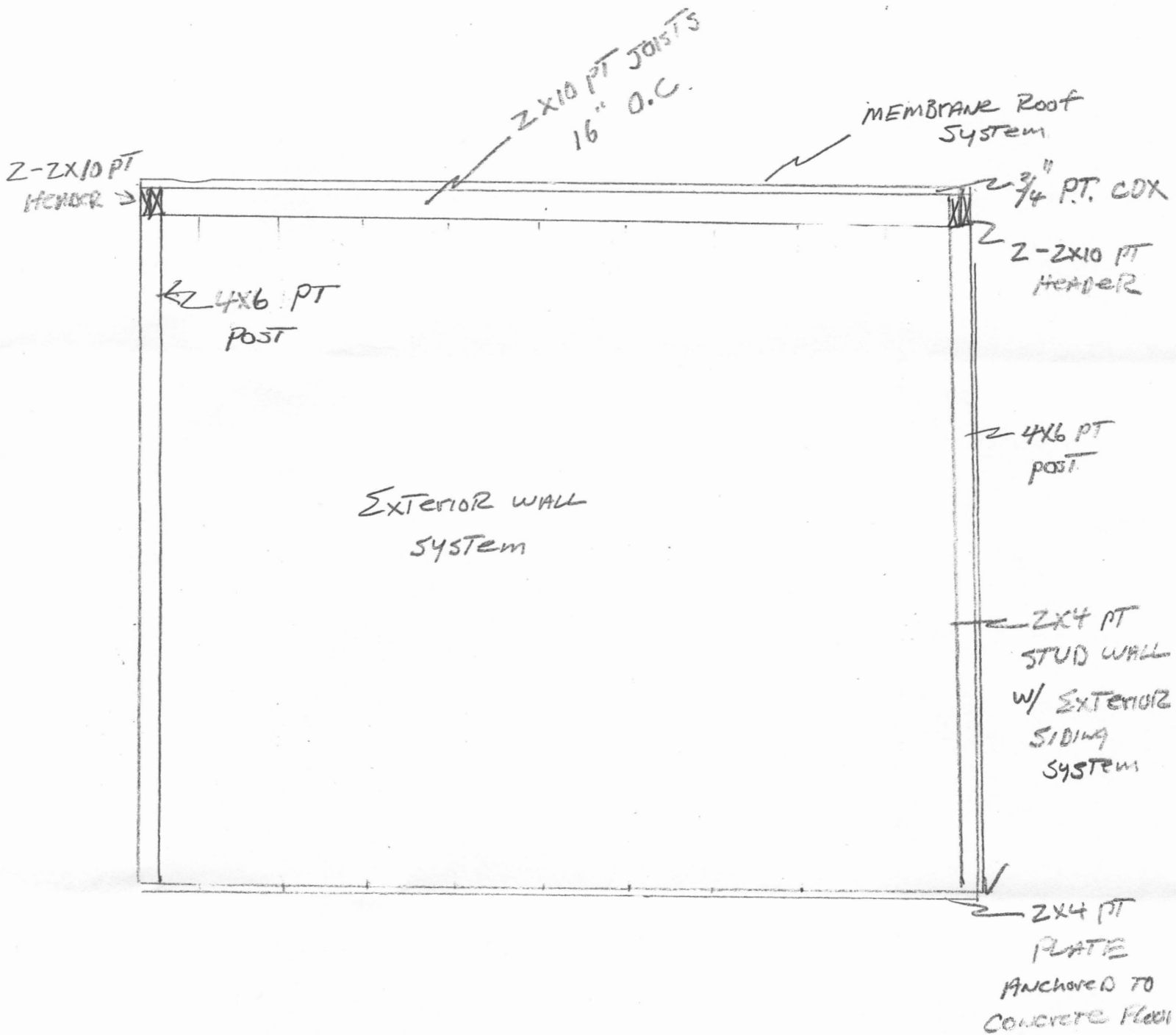
5-29-19



SECTION B-B - TYP BOTH ENDS

SCALE 1" = 1'

5-29-19



WEST VIEW of
UTILITY ROOM

SCALE: $\frac{1}{2}'' = 1'$

5-29-19

SECTION A-A

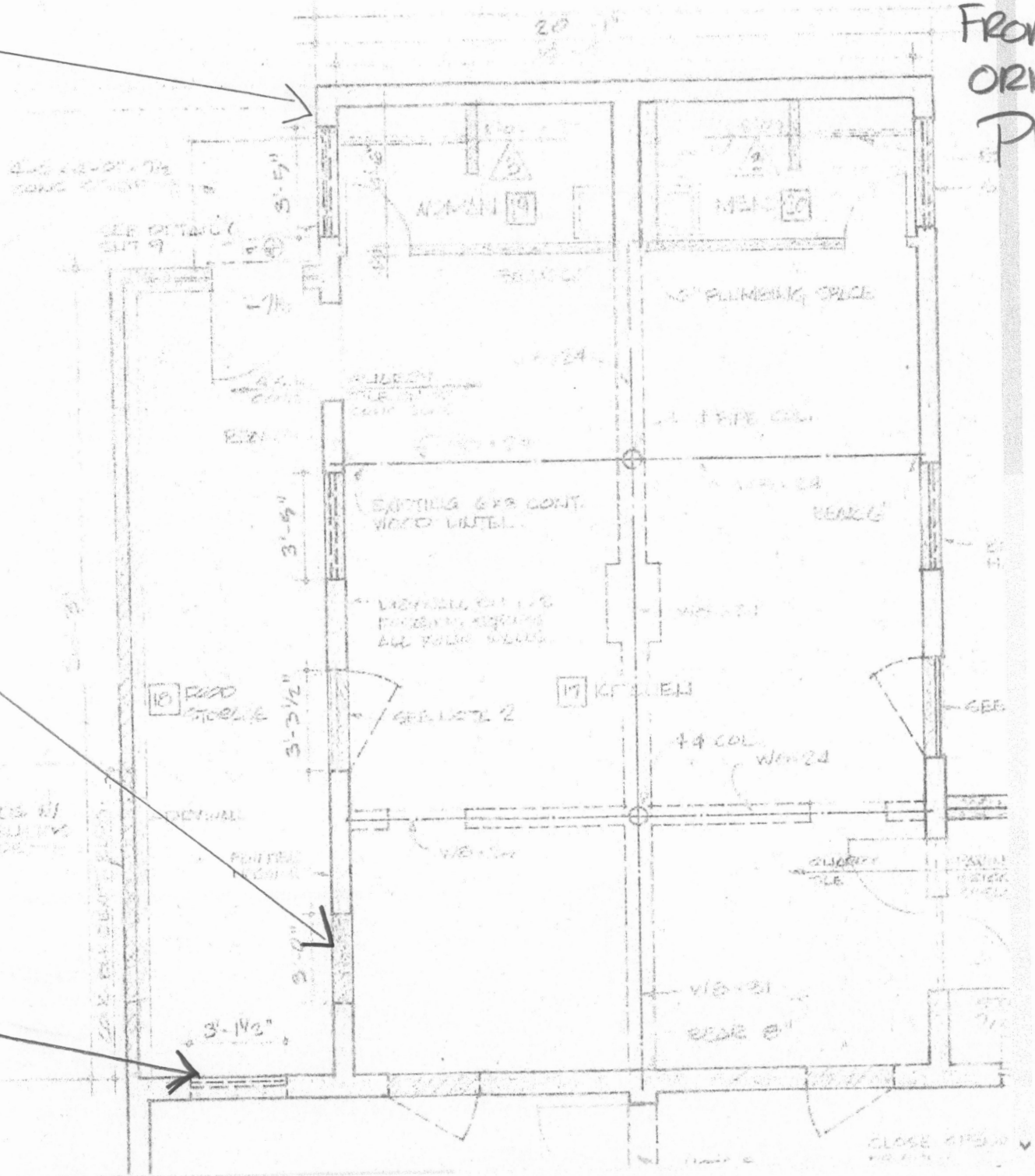
Add window to existing window opening

* REMOVE BRICK IN FRONT OF OPENING

ADD SMALL WINDOW TO EXISTING DOOR OPENING

ADD WINDOW TO EXISTING WINDOW OPENING

FROM ORIGINAL PANS

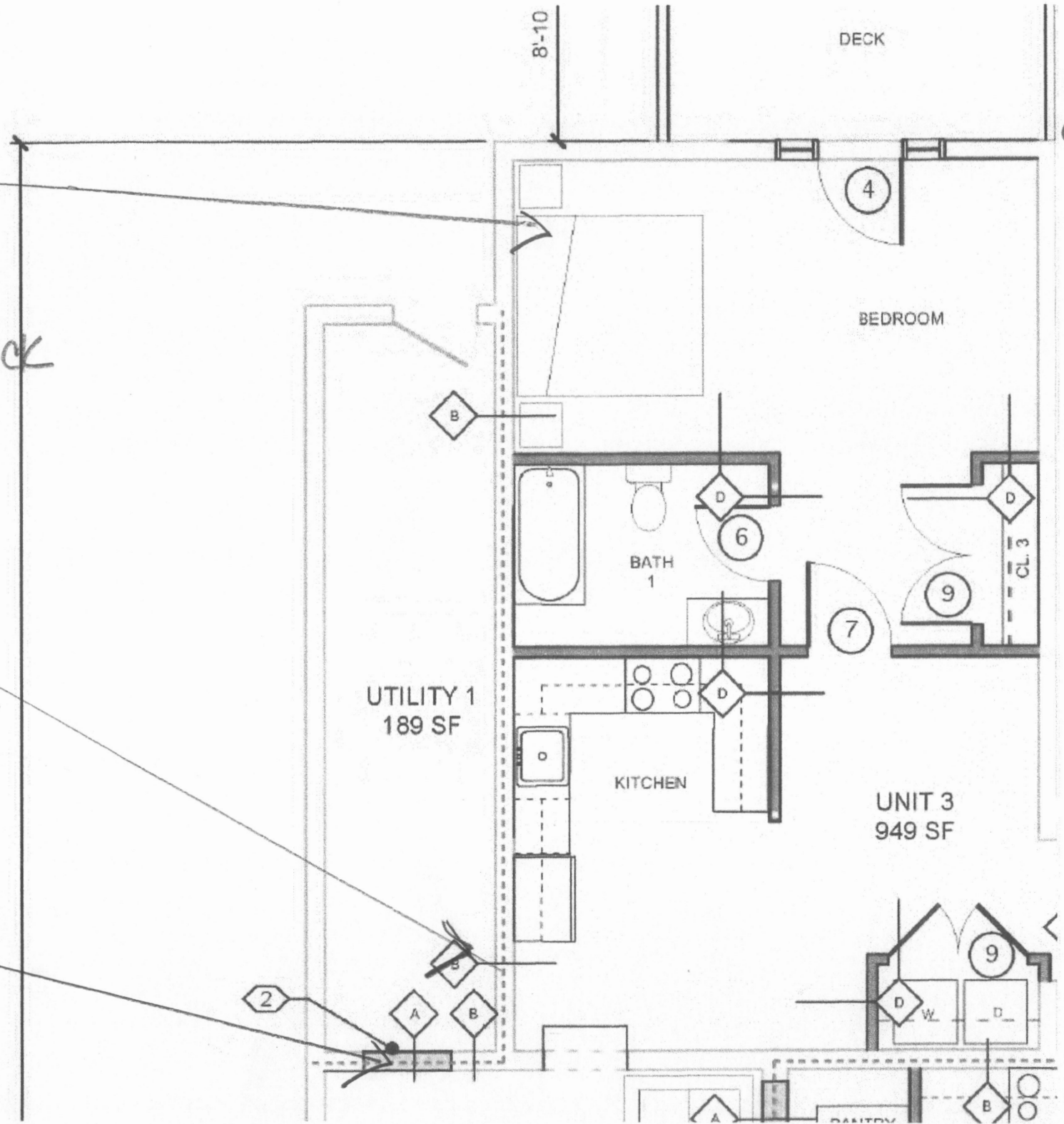


FROM APPROVED PLANS

1 Add WINDOW to EXISTING WINDOW OPENING
* REMOVE BRICK

ADD SMALL WINDOW to EXISTING DOOR OPENING

ADD WINDOW to EXISTING WINDOW OPENING



8'-10"

DECK

4

BEDROOM

B

BATH 1

6

7

9

CL. 3

UTILITY 1
189 SF

KITCHEN

UNIT 3
949 SF

2

A

B

9

D

D

B

A

BAITRY

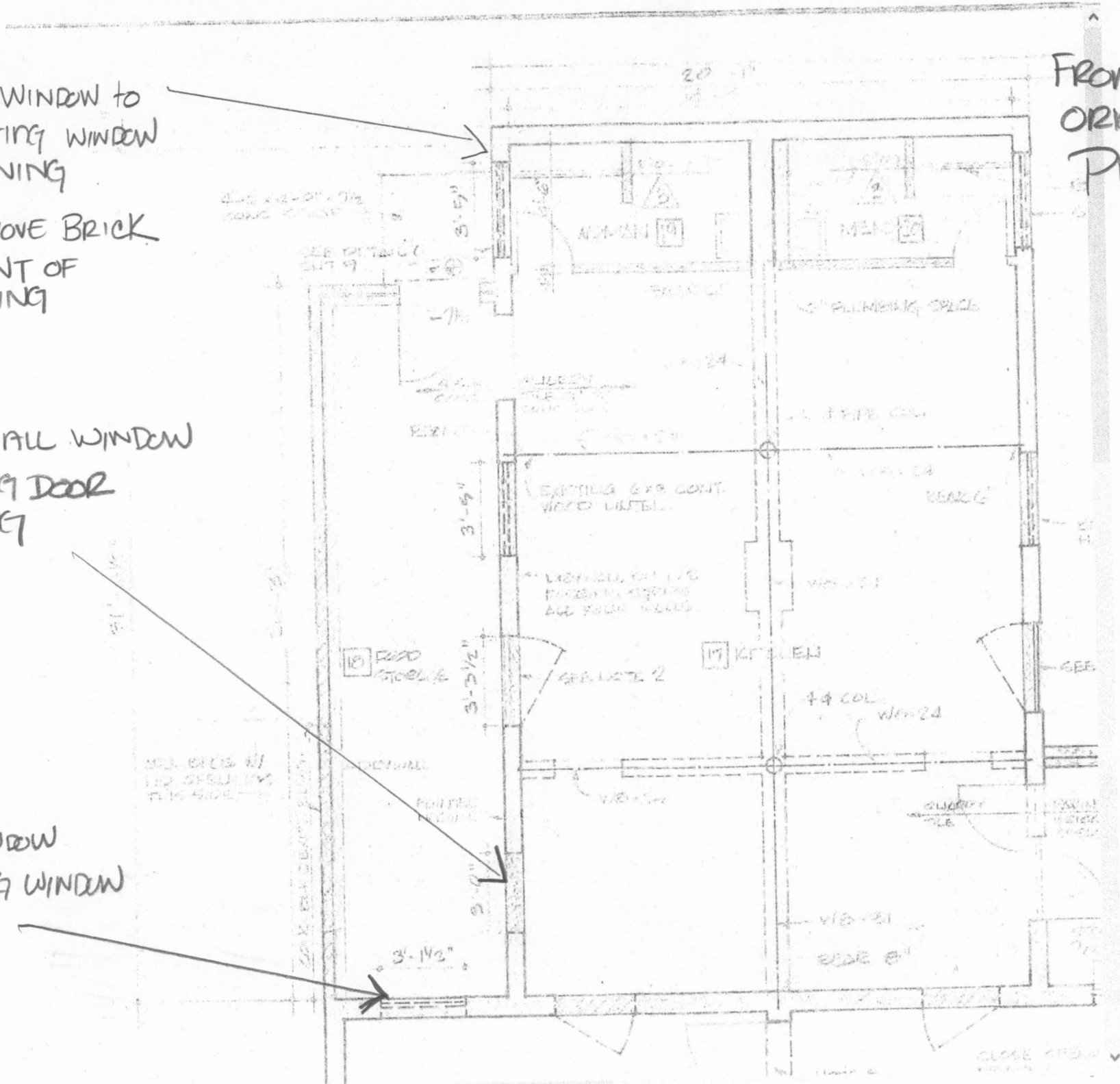
ADD WINDOW TO
EXISTING WINDOW
OPENING

* REMOVE BRICK
IN FRONT OF
OPENING

ADD SMALL WINDOW
TO EXISTING DOOR
OPENING

ADD WINDOW
TO EXISTING WINDOW
OPENING

FROM
ORIGINAL
PLANS



FROM APPROVED PLANS

ADD WINDOW TO EXISTING WINDOW OPENING
* REMOVE BRICK

ADD SMALL WINDOW TO EXISTING DOOR OPENING

ADD WINDOW TO EXISTING WINDOW OPENING

