



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

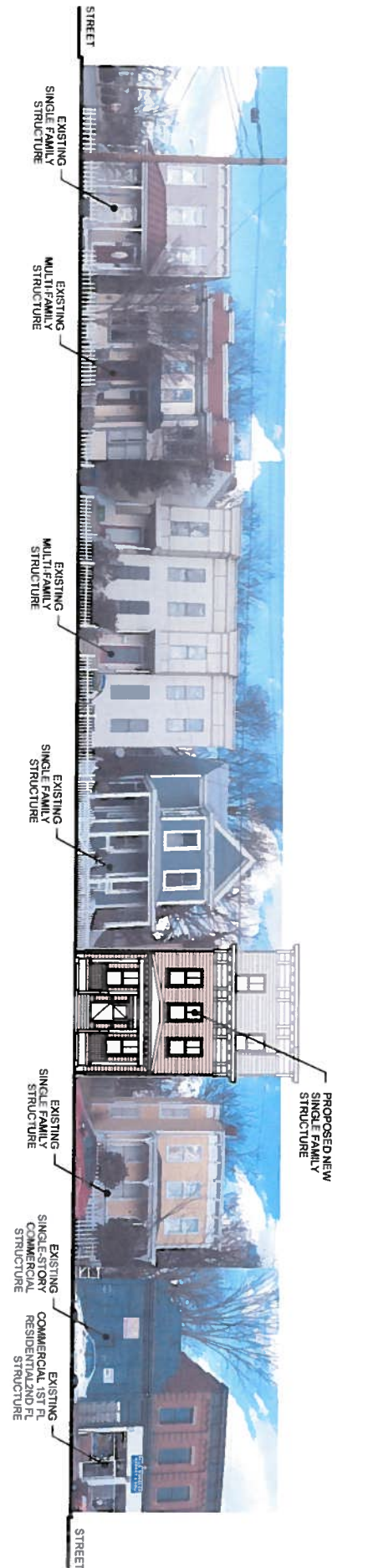
Received by Commission Secretary SEP 30 2016 APPLICATION NO. _____

DATE _____ 10:46 SCHEDULED FOR _____

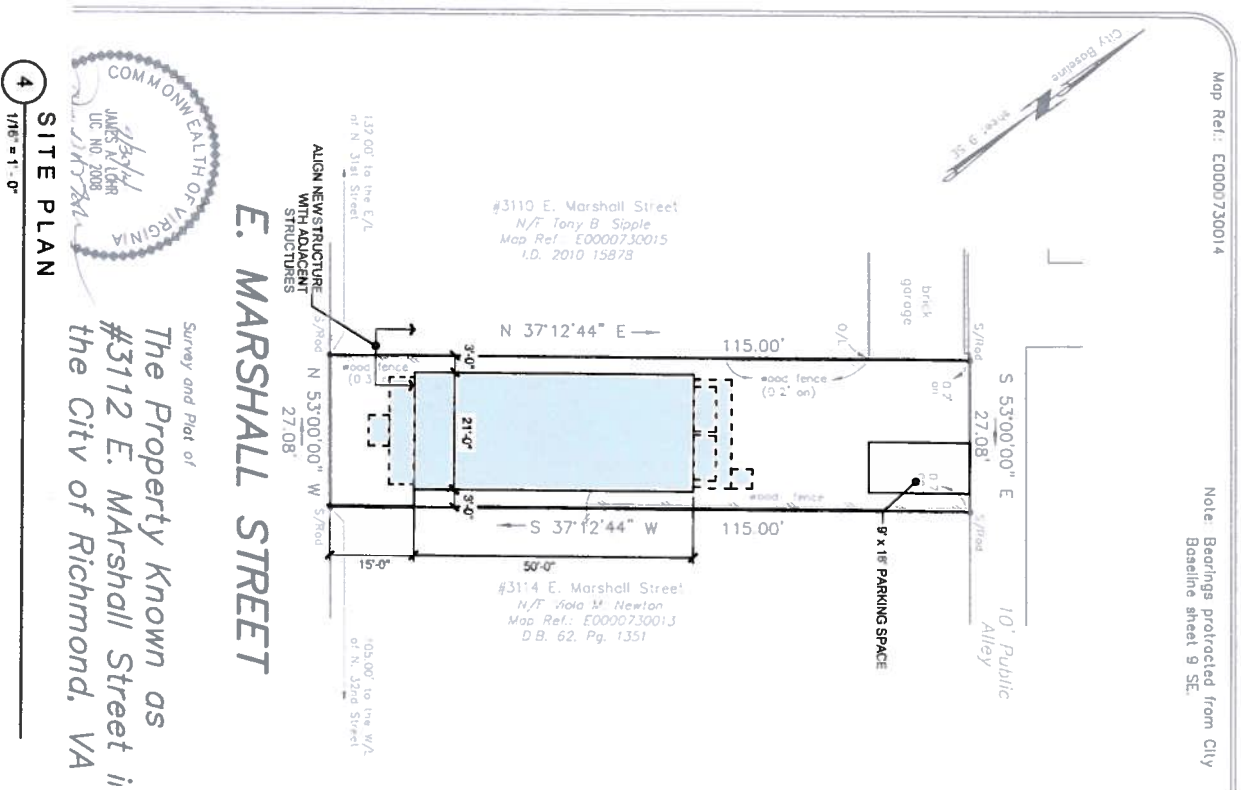
Note: CAR reviews all applications on a case-by-case basis.



5 LOCATION MAP
N.T.S.

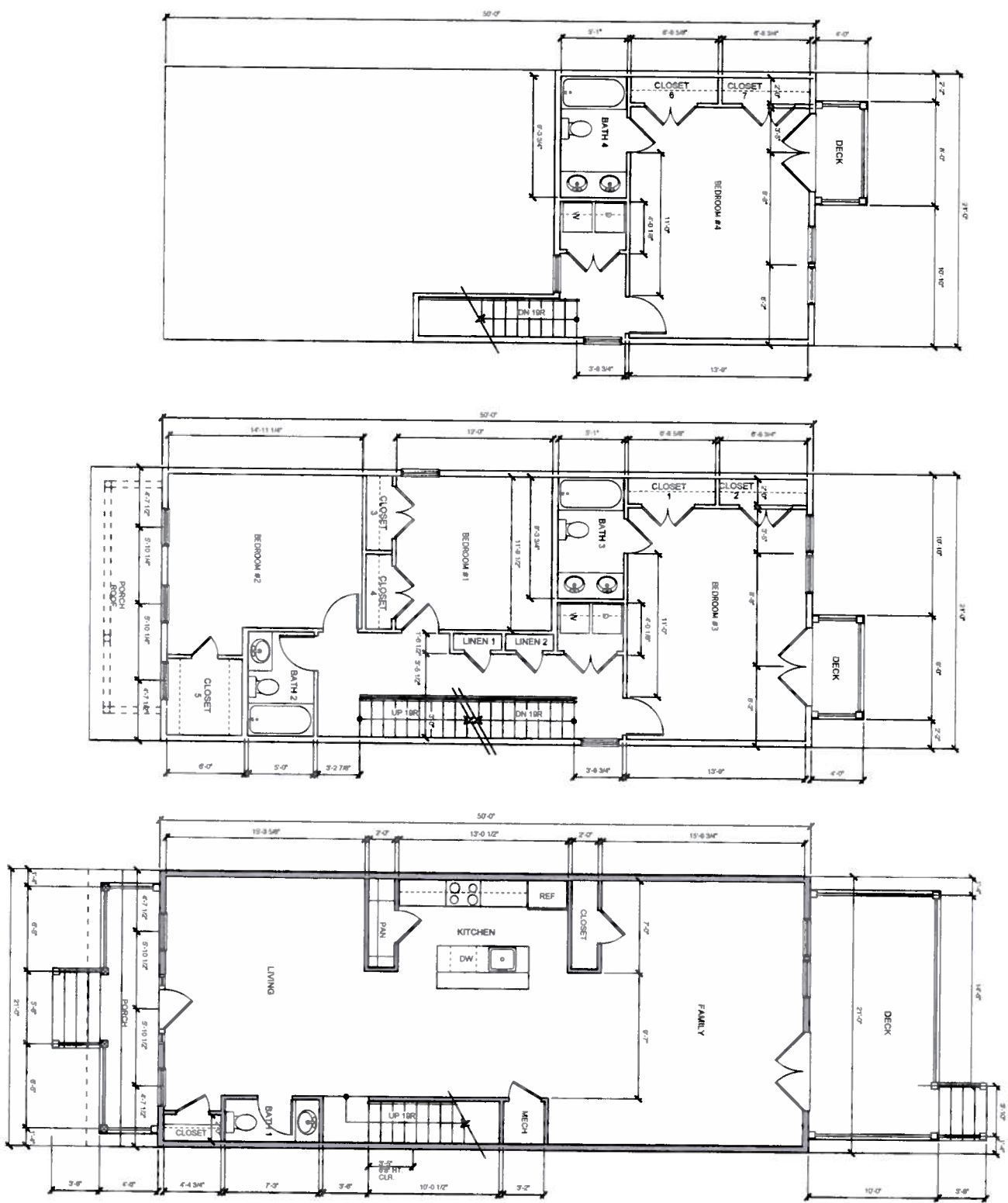


5 STREETSCAPE ELEVATION
N.T.S.



4 SITE PLAN
1/8" = 1'-0"

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



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

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

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

SCOPE OF PROJECT

THE SCOPE OF WORK FOR THIS PROJECT IS TO BUILD A 2-STORY SINGLE FAMILY STRUCTURE WITH PRIVATE BEDROOM SUITE AND GARAGE. THE DESIGN WILL FOLLOW THE DESIGN GUIDELINES WHERE APPLICABLE, PER THE HANDBOOK AND DESIGN REVIEW GUIDELINES FOR BUILDING IN OLD AND HISTORIC DISTRICTS AS AUTHORIZED BY SECTION 95A (B) OF THE CITY CODE.

SITING
THE NEW STRUCTURE WILL CONFORM TO ALL ZONING REQUIREMENTS AND BE SET BACK FROM THE ADJACENT STREET FRONT STAGE 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).

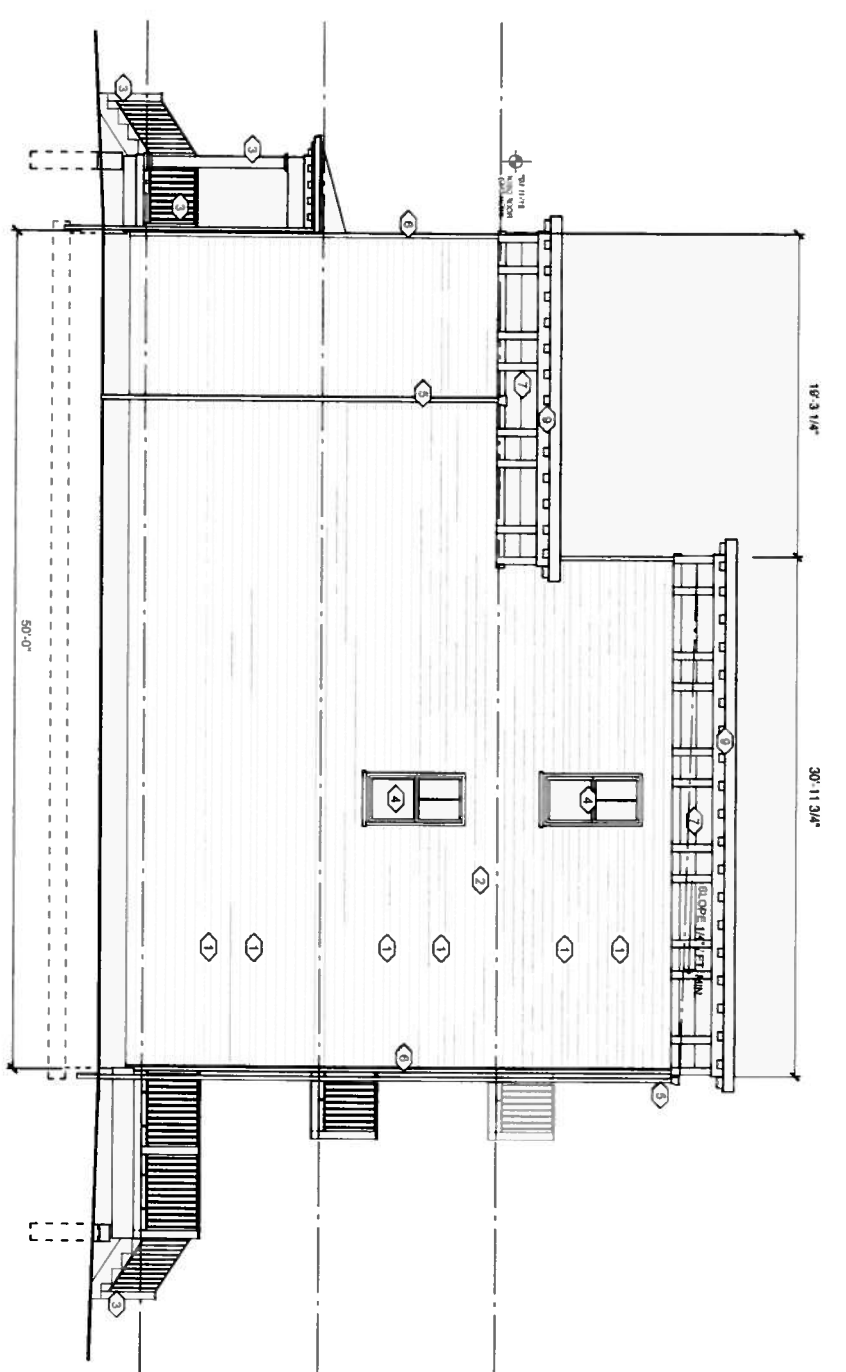
SCALE
SEE ABOVE COMMENT

HEIGHT, WIDTH, PROPORTION AND SETBACK UNDER FORM
1ST FLOOR WILL BE 30' ± ABOVE FIN GRADE
FLOOR TO FLOOR HEIGHT OF APPROX 10'-0" OR HALL HEIGHT OF APPROX 28'-0" BUILDING WIDTH IS 21'-0"

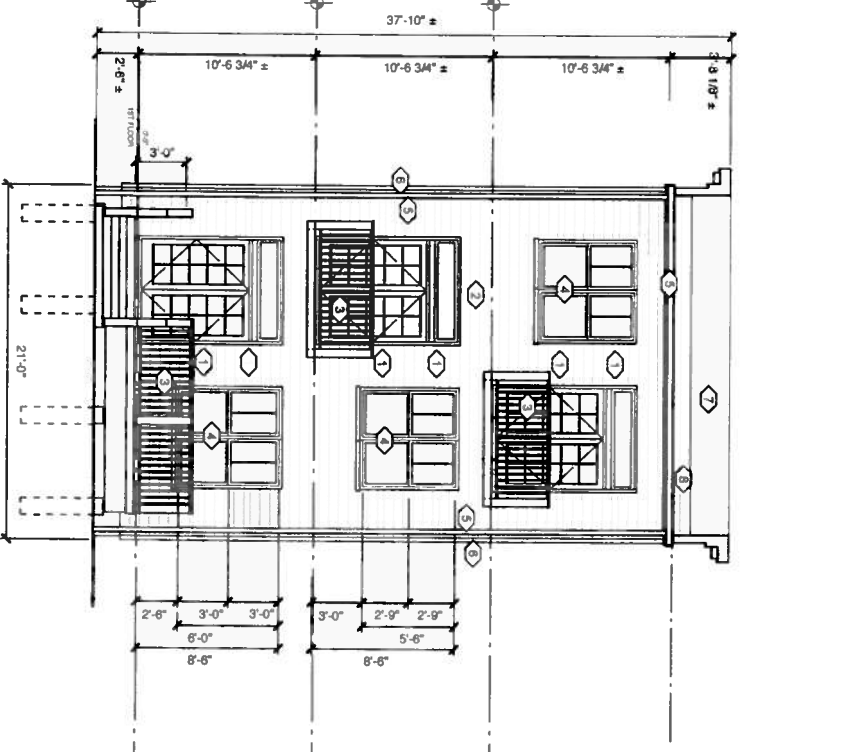
MATERIALS, COLORS & DETAILS
NOTHING CONSTRUCTION WILL BE USED FOR FINISHES. THE EXTERIOR FINISHES WILL BE OF A CEMENTITIOUS FIBER-CEMENT LAPPED SIDING (HARDBOARD CERTANTIBED OR EQUAL) WITH A SMOOTH FINISH. THE UPPER PORTION TO BE 4" RIPS. THE LOWER PORTION TO BE AN EARHTHONED PALETTE PER THE DUNROB EXTERIOR PRESERVATION PALETTE.

THE FRONT PORCH COLUMNS, RAILINGS AND TRIM SHALL BE 4" X 4" RED OAK. THE FRONT PORCH FLOOR SHALL BE 2" X 4" RED OAK. THE FRONT PORCH FLOOR SHALL BE 2" X 4" RED OAK. THE FRONT PORCH FLOOR SHALL BE 2" X 4" RED OAK. THE FRONT PORCH FLOOR SHALL BE 2" X 4" RED OAK.

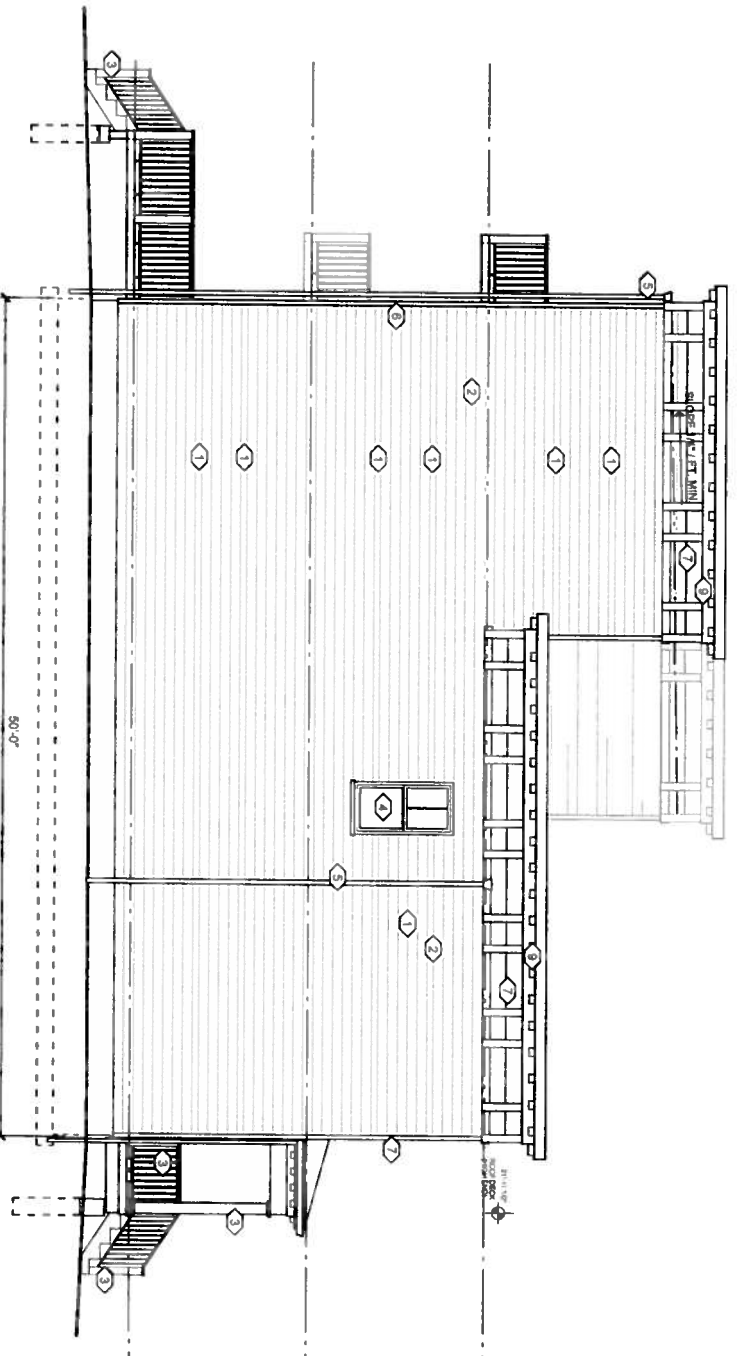
<p>COMMISSION OF ARCHITECTURAL REVIEW SUBMISSION APPLICATION</p> <p>PROJECT: NEW SINGLE FAMILY DWELLING 3112 E. MARSHALL STREET, RICHMOND, VA</p> <p>OWNER: EASTERN EDGE DEVELOPMENT 249 N. LARCHMONT BL. # 3, LOS ANGELES, CA. 90 004</p>											
<p>REVISIONS</p> <table border="1"> <tr><td>N/A</td><td></td></tr> <tr><td>N/A</td><td></td></tr> <tr><td>N/A</td><td></td></tr> <tr><td>N/A</td><td></td></tr> <tr><td>N/A</td><td></td></tr> </table>	N/A		N/A		N/A		N/A		N/A		<p>MICHAEL PELLIS ARCHITECTURE</p> <p>www.michaelpellis.com 804.212.9024 201 W 7th St Richmond VA 23224</p>
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<p>DATE</p> <p>CAR 1</p>											



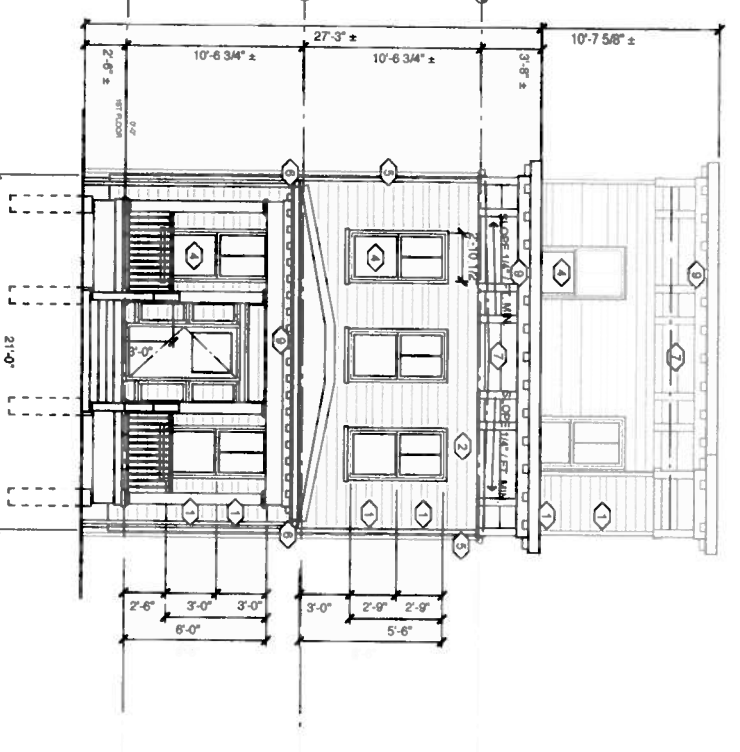
NORTH ELEVATION
3/16" = 1'-0"



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



SOUTH ELEVATION
3/16" = 1'-0"



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

ELEVATION KEYNOTES

- 1 CEMENTITIOUS FIBER-CEMENT LAPPED SIDING (HARDBOARD CERTAINTED OR EQUAL) WITH A SMOOTH FINISH - 4 1/2" EXPOSURE (ACCENT BAND)
- 2 CEMENTITIOUS FIBER-CEMENT LAPPED SIDING (HARDBOARD CERTAINTED OR EQUAL) WITH A SMOOTH FINISH - 7" EXPOSURE
- 3 THE REAR DECK & FRONT PORCH COLUMNS, RAILINGS AND STEPS WILL BE FRAMED IN EXTERIOR GRADE WOOD WITH A ROT RESISTANT DECKING AND RAIL CAPS
- 4 WINDOWS - WOOD ALUMINUM CLAD DOUBLE HUNG, 2 OVER 1
- 5 PAINTED ALUMINUM GUTTER & DOWNSPOUT
- 6 CEMENTITIOUS FIBER-CEMENT TRIM (HARDBOARD CERTAINTED OR EQUAL) WITH A SMOOTH FINISH ROOF PARAPET
- 7 HEMLOCK ROOF
- 8 HEMLOCK ROOF - SLOPED 1/4" / FT. TO THE REAR (SHOWN DASHED)
- 9 CORNER, DECKING, GRPC OR EQUAL ROT RESISTANT MATERIAL ROOF CORNER FINISH ROOF CORNER SIMILAR TO THE NEIGHBORHOOD

GENERAL NOTES
PAINT FINISH TO BE AN EARTH TONED PALETTE PER THE DURON EXTERIOR PRESERVATION PALETTE.
RAILINGS TO BE THE ROT RESISTANT EVOLUTIONS RAIL - CONTEMPORARY AS MANUFACTURED BY TIMBERTECH

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

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

COMMISSION OF ARCHITECTURAL REVIEW SUBMISSION APPLICATION

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

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

CAR 2