



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2108 1/2 E Broad St

Historic district St. John's Church

Date/time rec'd: 2/2/18

Rec'd by: _____

Application #: COA-029971-2018

Hearing date: 2/27/18

APPLICANT INFORMATION

Name Dave Johannas

Phone 804-358-4993

Company Johannas Design Group

Email dave@johannasdesign.com

Mailing Address 1901 W Cary St

Richmond, VA 23220

Applicant Type: Owner Agent

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Eastern Edge Development

Company _____

Mailing Address _____

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)

Infill house

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. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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 *Michael Wagner*

Date 2/1/18



2100 block
e broad



2100 block
e marshall



**2108.5 East
Broad Street**



2200 block
e grace



2200 block
e marshall



2200 block
e broad



2300 block e grace



2400 block
e grace





2100 block e marshall



2200 block e marshall

**2108.5 East
Broad Street**





2100 block e broad



2200 block e broad

**2108.5 East
Broad Street**





2300 block e grace



2400 block e grace

**2108.5 East
Broad Street**



2200 block e grace

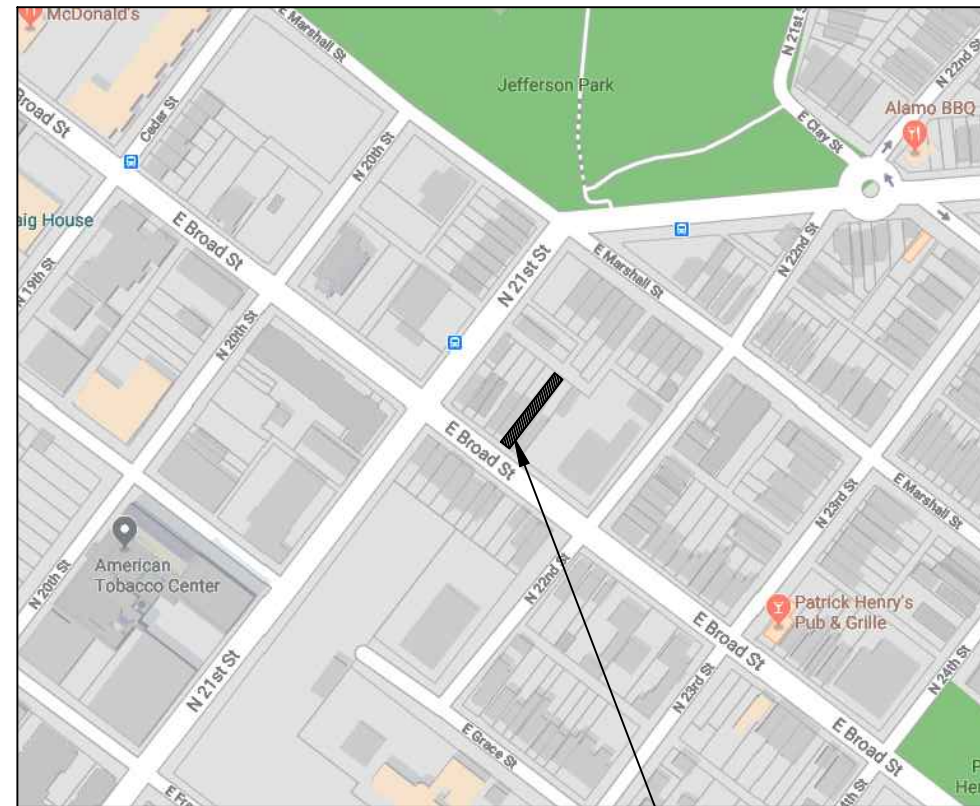
2108.5 E Broad Infill

SCOPE OF WORK

Infill of 2962 sq. ft. lot with 2.5 story residential building and option of garage in back.



VICINITY MAP



SITE

CONTENTS

- A-01 CONTEXT PLAN AND CONTEXT ELEV.
- A-02 SITE PLAN AND SITE ELEV. & CONTEXT
- A-02A SITE ELEV. & CONTEXT ENLARGED
- A-03 FLOOR PLANS AND ROOF PLAN
- A-04 SOUTH AND NORTH ELEV.
- A-05 EAST AND WEST ELEV.
- A-06 GARAGE ELEVATIONS AND VISUALIZATION DIAGRAM
- A-07 WINDOWS AND DOORS

P 804.358.4993
F 804.358.8211

V A 23220

RICHMOND, VA

DESIGN GROUP

JOHANNAS

REVISIONS

2108.5 EAST BROAD ST. INFILL

SHEET TITLE

COVER SHEET

DATE

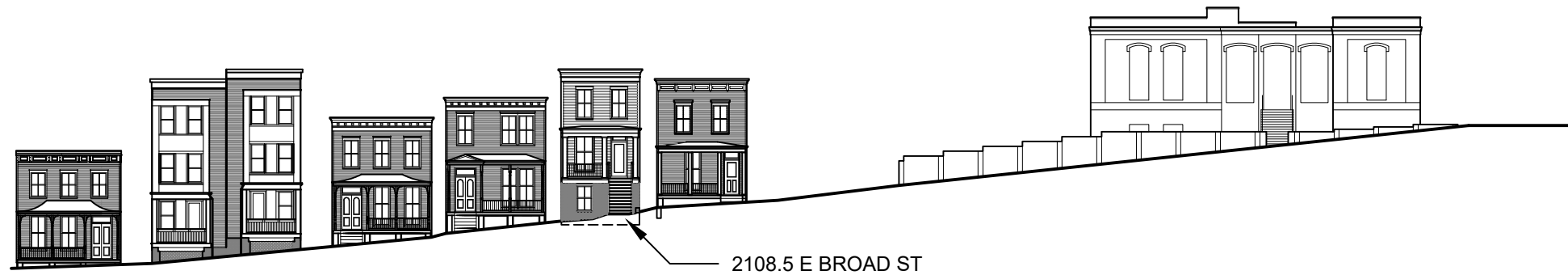
02-02-18

PROJECT NO.

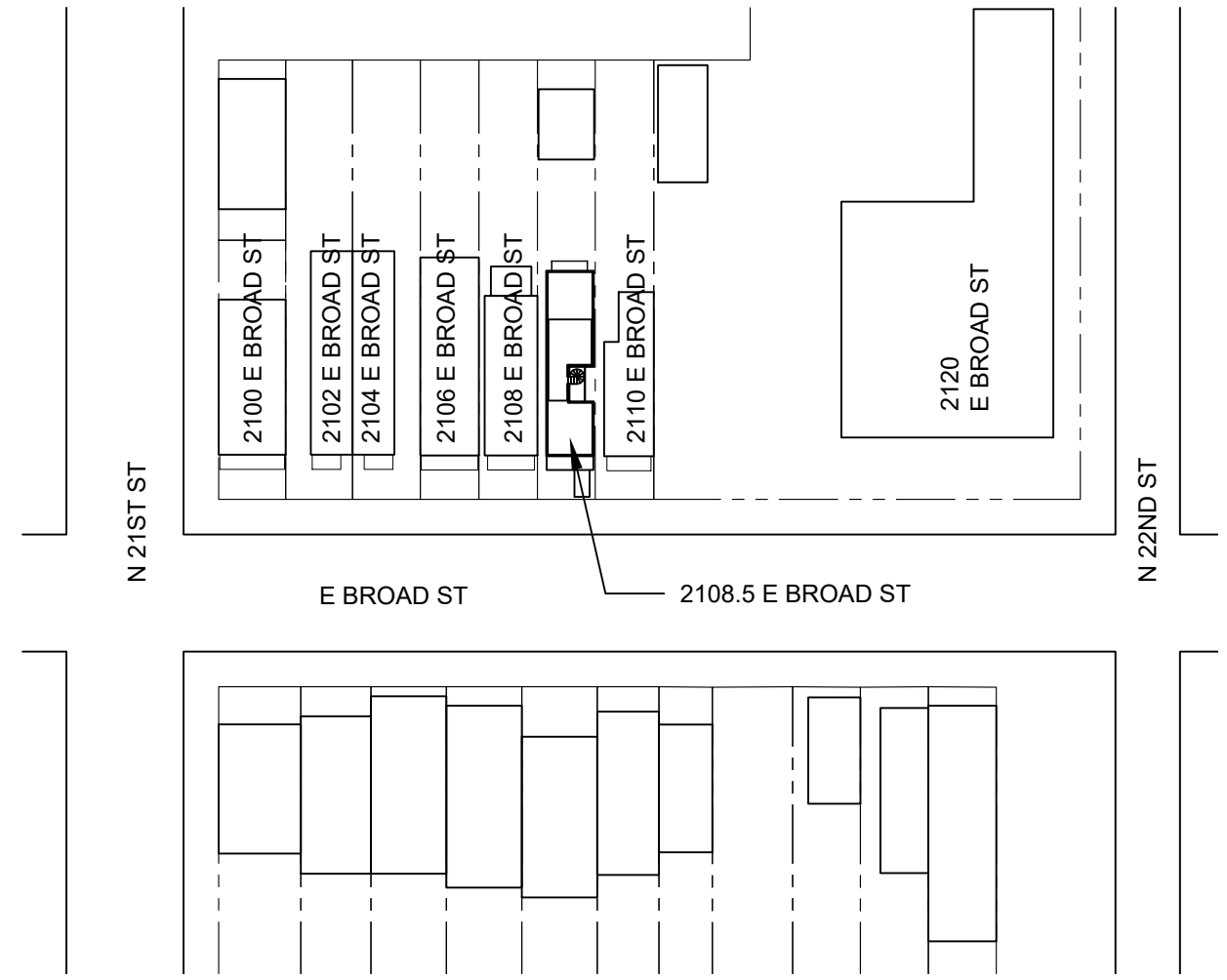
1756

SHEET NO.

C-01



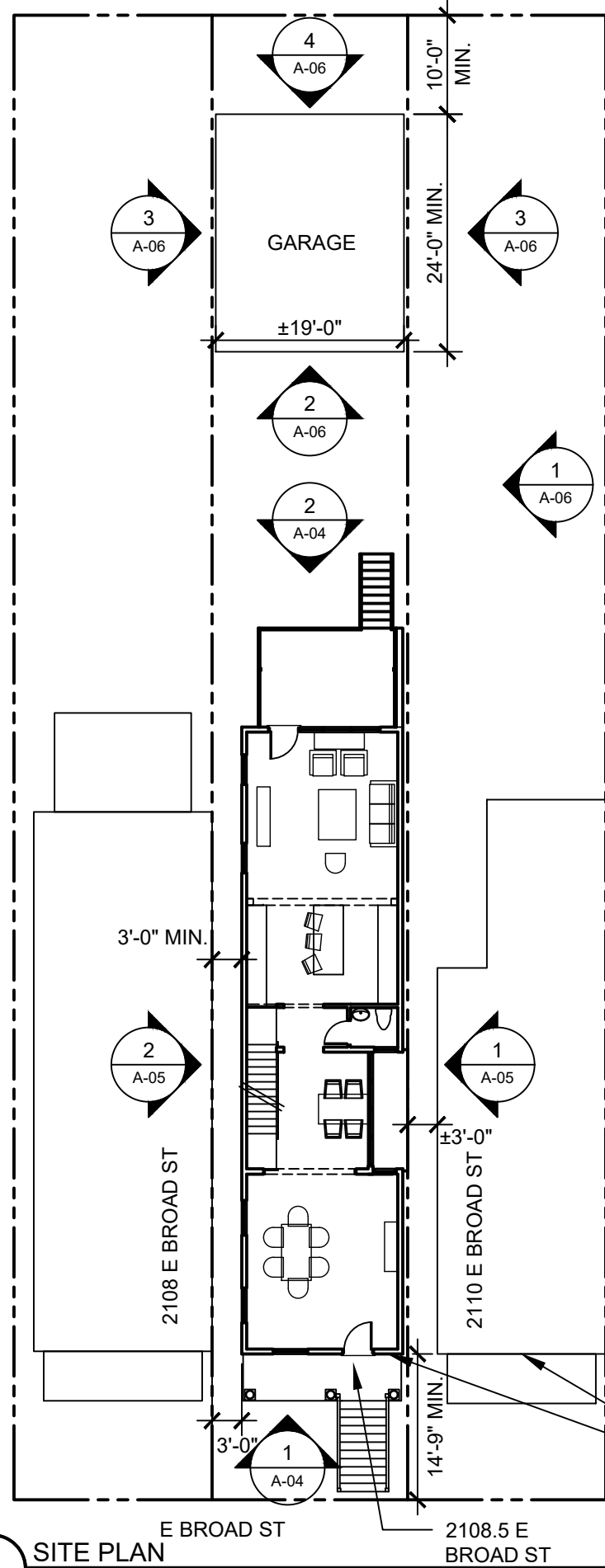
2 CONTEXT ELEVATION
1/32" = 1'-0"



1 CONTEXT PLAN
1/64" = 1'-0"

J O H A N N A S DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS
2108.5 EAST BROAD ST. INFILL
<small>SHEET TITLE</small> CONTEXT PLAN AND CONTEXT ELEV.
<small>DATE</small> 02-02-18
<small>PROJECT NO.</small> 1756
<small>SHEET NO.</small> A-01



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



1 ELEVATION & CONTEXT
1/8" = 1'-0"

ALIGN FRONT SETBACK @ HOUSE AND PORCH

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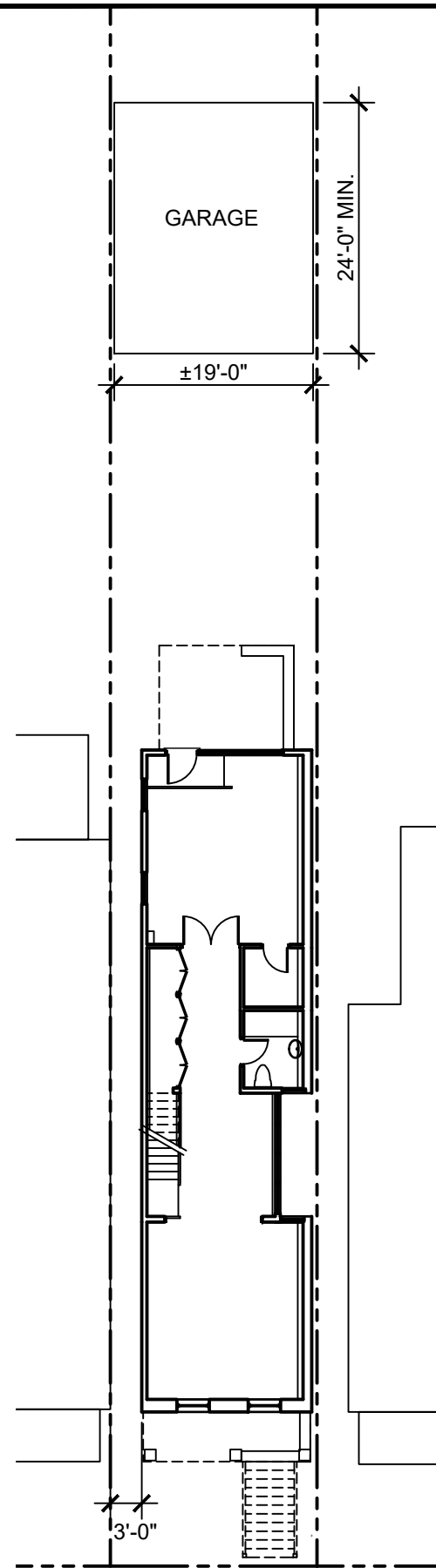
REVISIONS
2108.5 EAST BROAD ST. INFILL
SHEET TITLE
SITE PLAN AND SITE ELEVATION
DATE
02-02-18
PROJECT NO.
1756
SHEET NO.
A-02



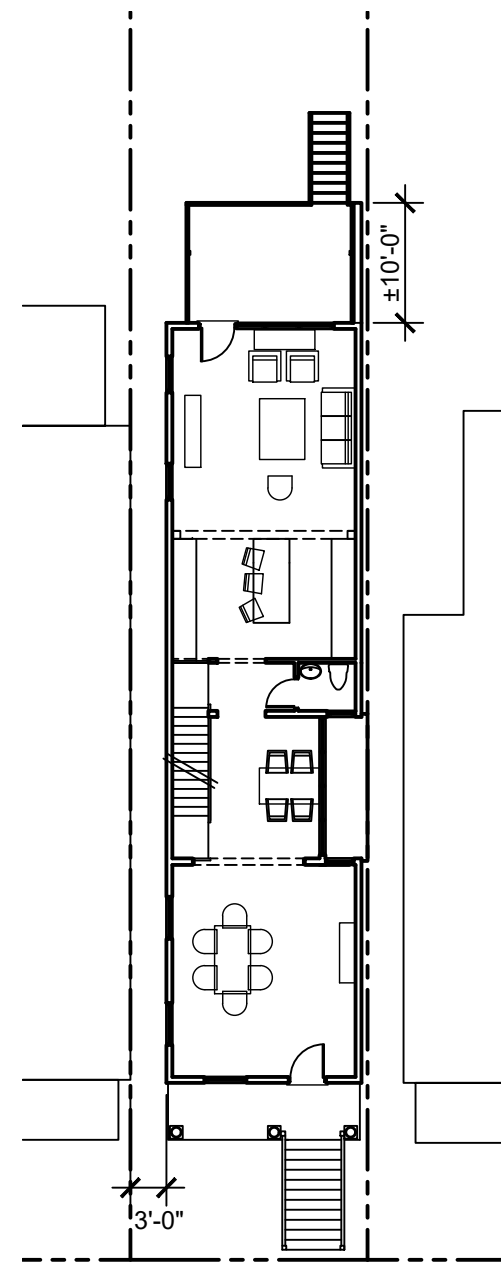
1 ELEVATION & CONTEXT ENLARGED
3/16" = 1'-0"

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

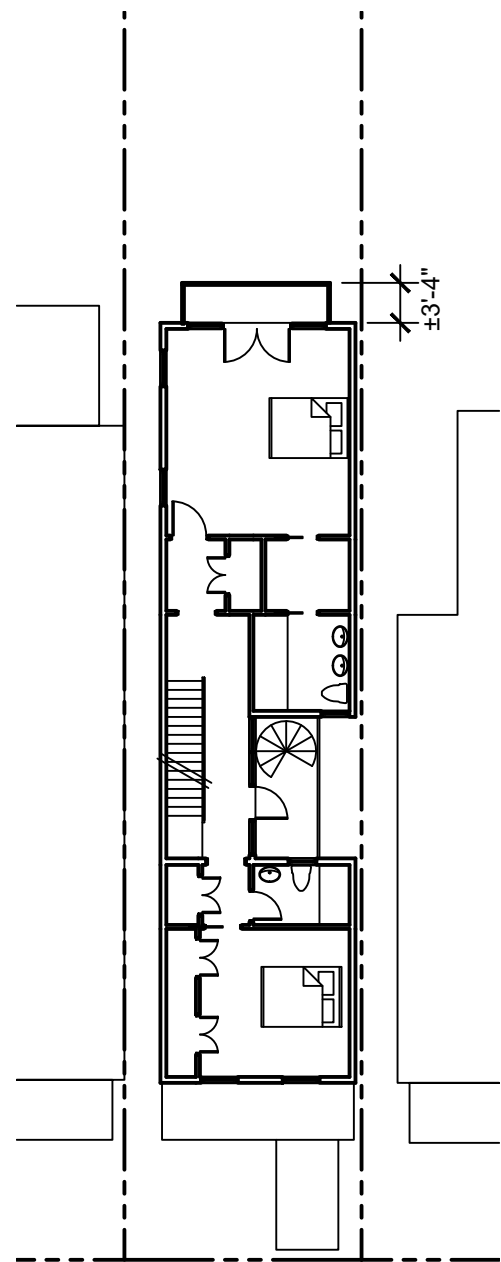
REVISIONS	
2108.5 EAST BROAD ST. INFILL	
SHEET TITLE	ELEVATION AND CONTEXT ENLARGED
DATE	02-02-18
PROJECT NO.	1756
SHEET NO.	A-02A



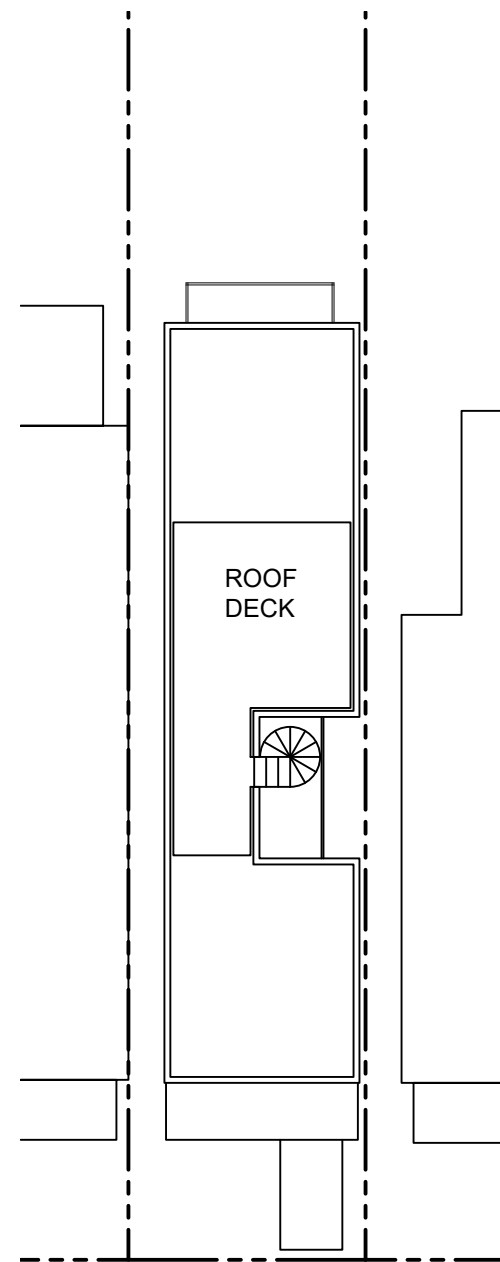
1 BASEMENT PLAN
1/16" = 1'-0"



2 FIRST FLOOR PLAN
1/16" = 1'-0"



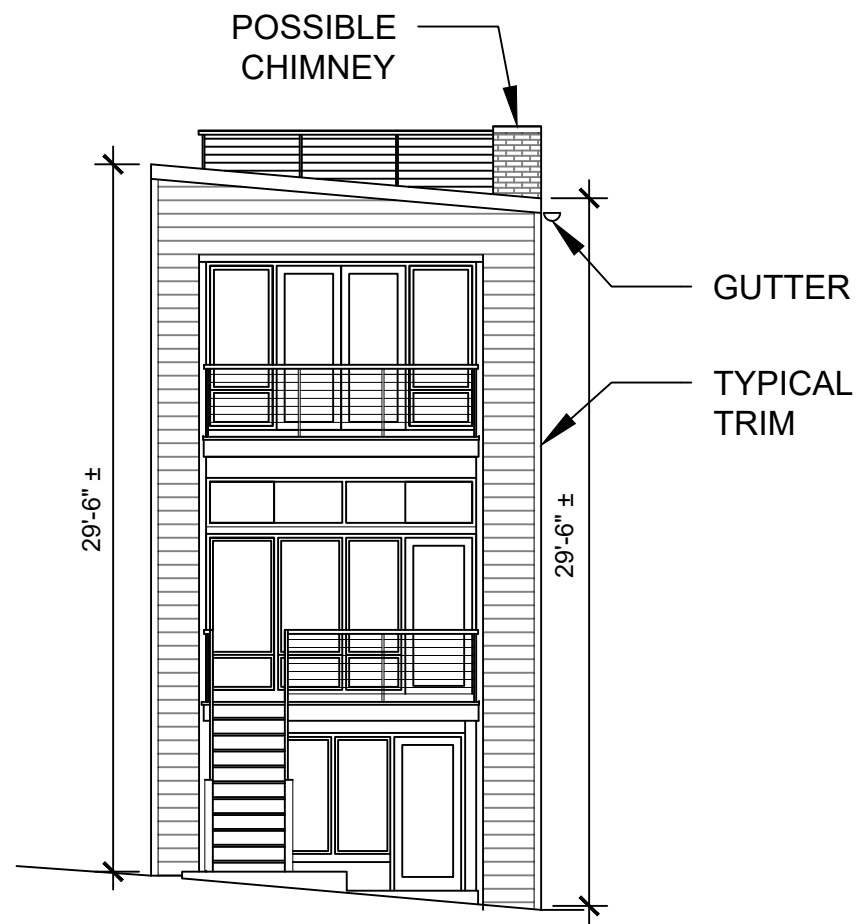
3 SECOND FLOOR PLAN
1/16" = 1'-0"



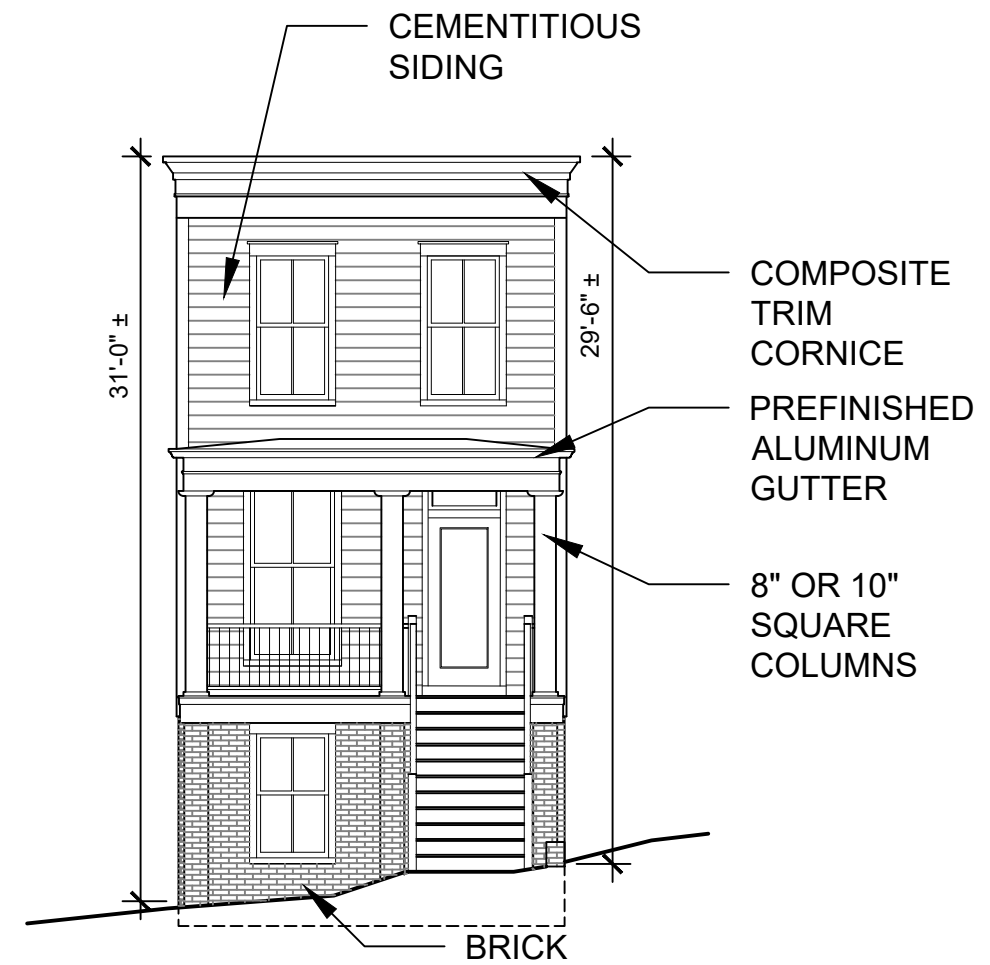
4 ROOF PLAN
1/16" = 1'-0"

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REVISIONS
2108.5 EAST BROAD ST. INFILL
SHEET TITLE FLOOR PLANS AND ROOF PLAN
DATE 02-02-18
PROJECT NO. 1756
SHEET NO. A-03



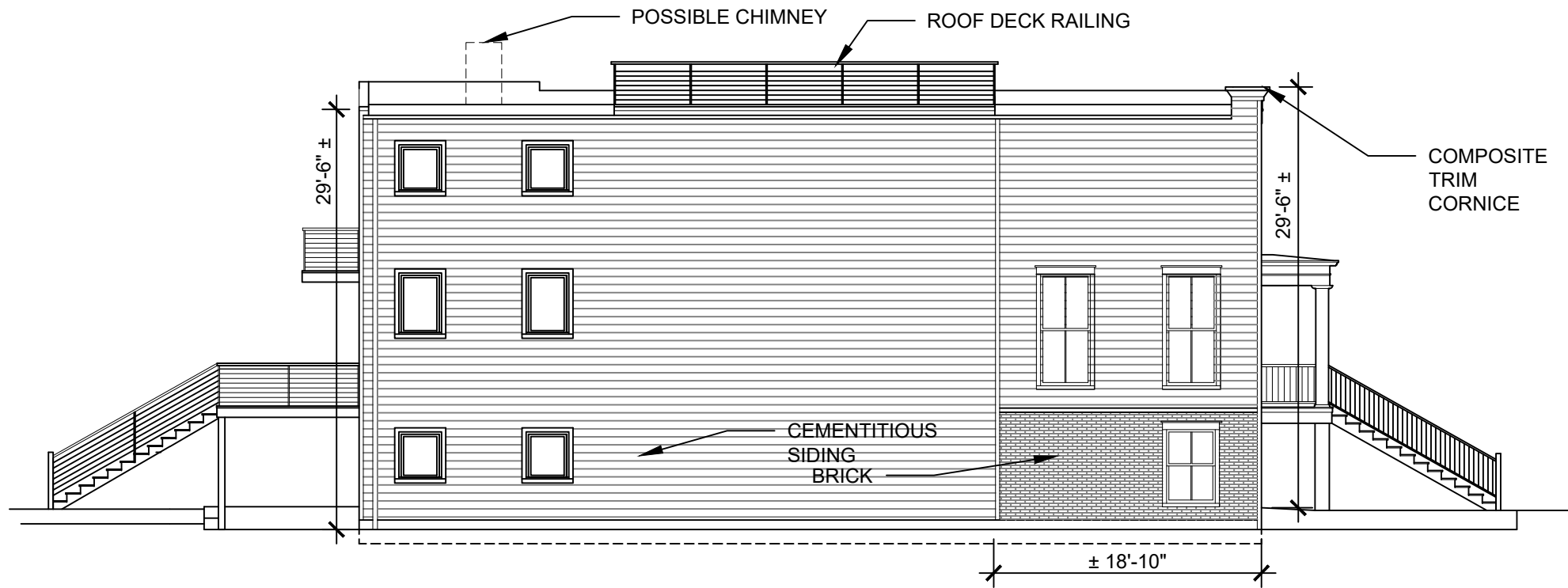
2 NORTH ELEVATION
1/8" = 1'-0"



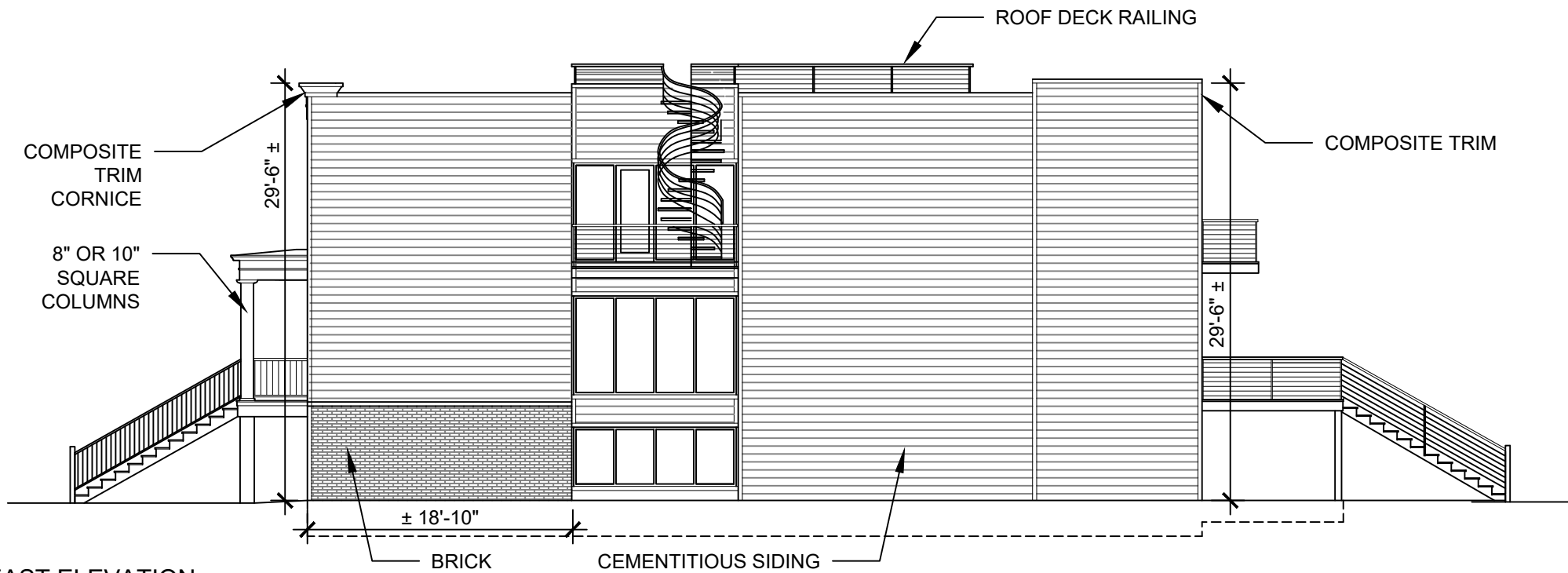
1 SOUTH ELEVATION
1/8" = 1'-0"

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REVISIONS								
2108.5 EAST BROAD ST. INFILL								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">SHEET TITLE</td> <td style="padding: 2px 5px;">SOUTH AND NORTH ELEV</td> </tr> <tr> <td style="font-size: small;">DATE</td> <td style="padding: 2px 5px;">02-02-18</td> </tr> <tr> <td style="font-size: small;">PROJECT NO.</td> <td style="padding: 2px 5px;">1756</td> </tr> <tr> <td style="font-size: small;">SHEET NO.</td> <td style="padding: 2px 5px;">A-04</td> </tr> </table>	SHEET TITLE	SOUTH AND NORTH ELEV	DATE	02-02-18	PROJECT NO.	1756	SHEET NO.	A-04
SHEET TITLE	SOUTH AND NORTH ELEV							
DATE	02-02-18							
PROJECT NO.	1756							
SHEET NO.	A-04							



2 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"

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JOHANNAS DESIGN GROUP

REVISIONS

2108.5 EAST BROAD ST. INFILL

SHEET TITLE

EAST AND WEST ELEV

DATE

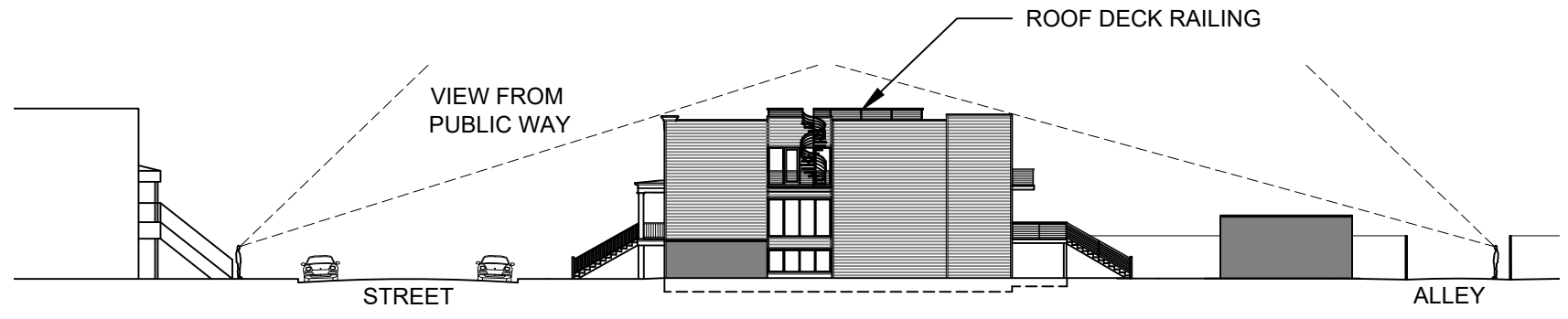
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PROJECT NO.

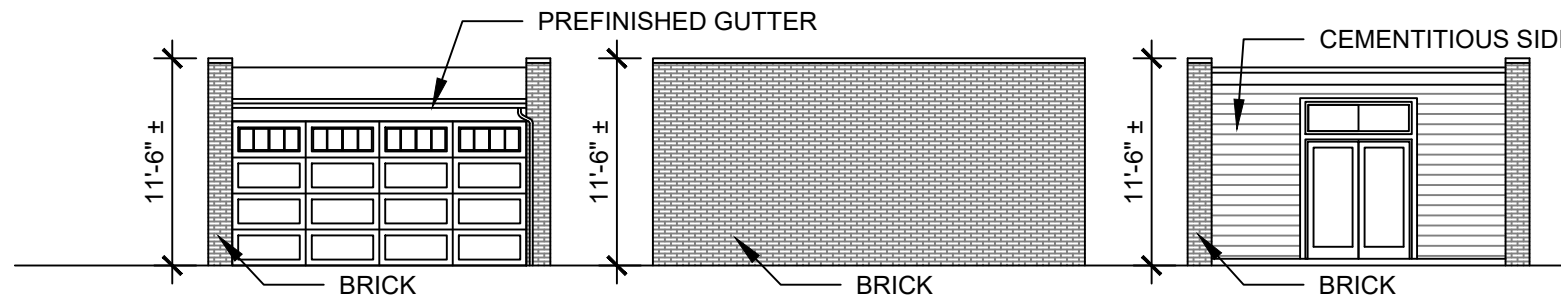
1756

SHEET NO.

A-05



1 ROOF DECK VISIBILITY ELEVATION DIAGRAM
1/32" = 1'-0"

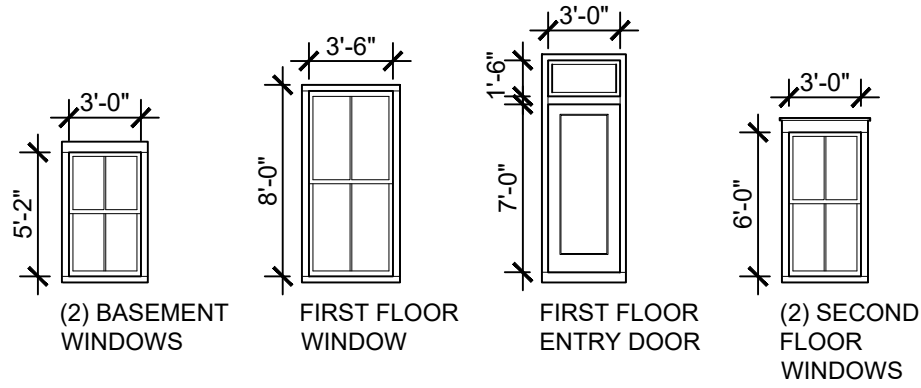


4 NORTH ELEVATION
1/8" = 1'-0"

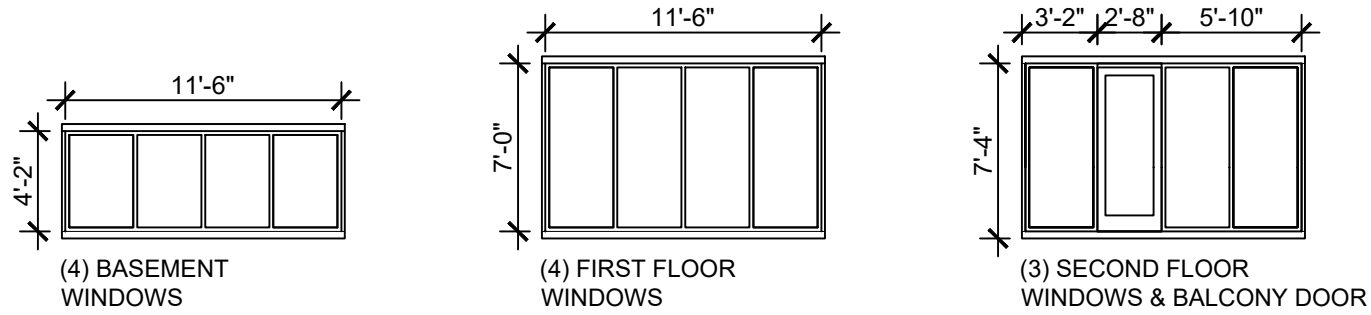
3 SIDE ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"

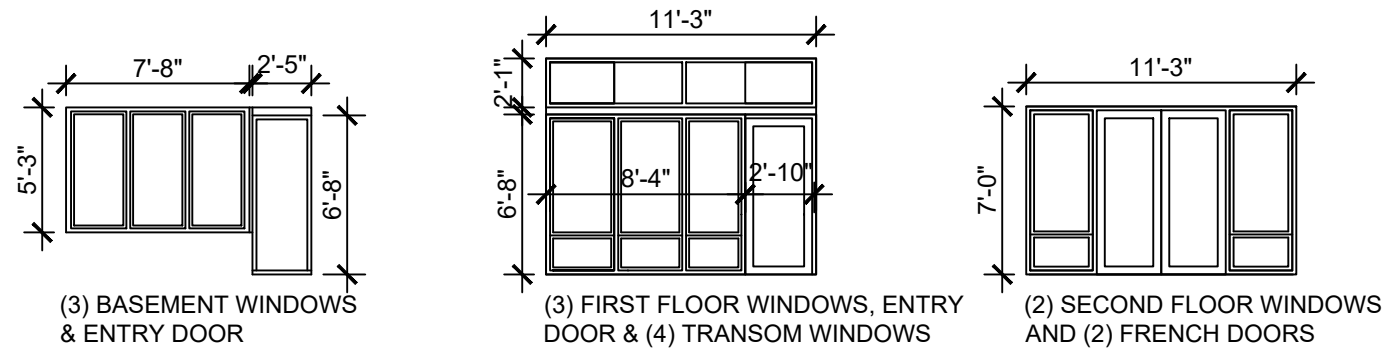
SOUTH FACADE



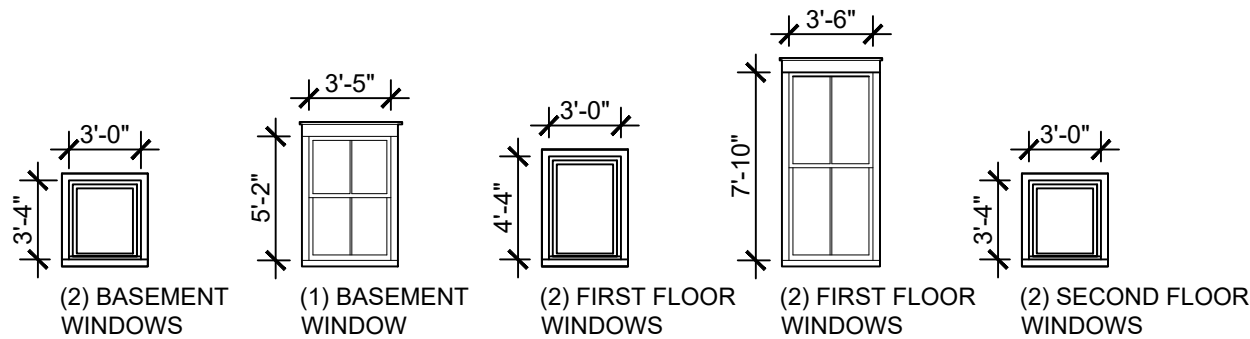
EAST FACADE



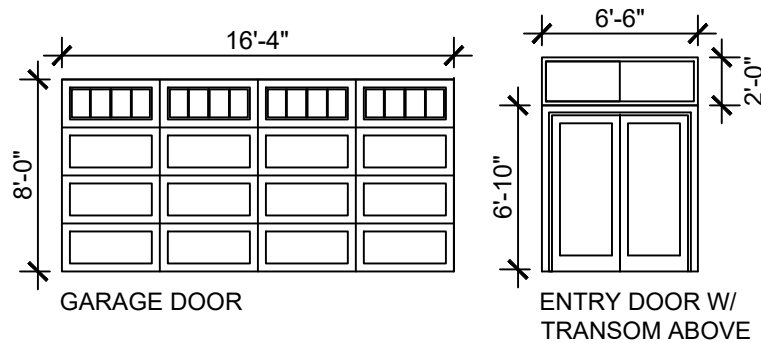
NORTH FACADE



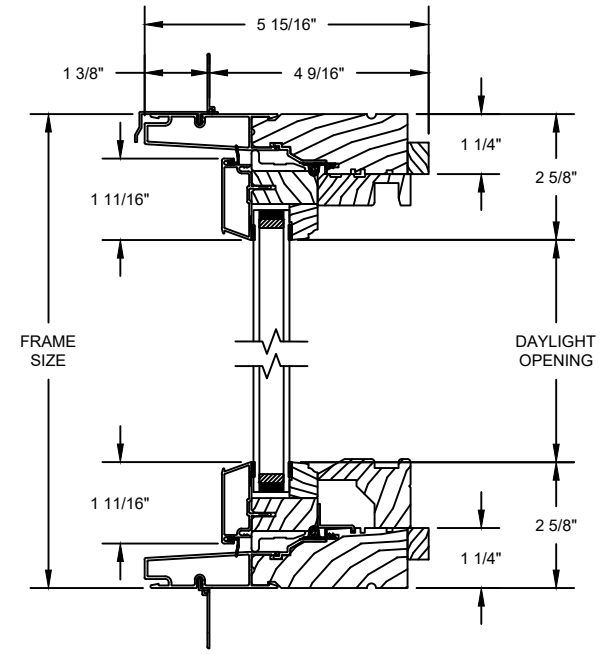
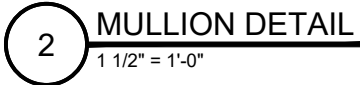
WEST FACADE



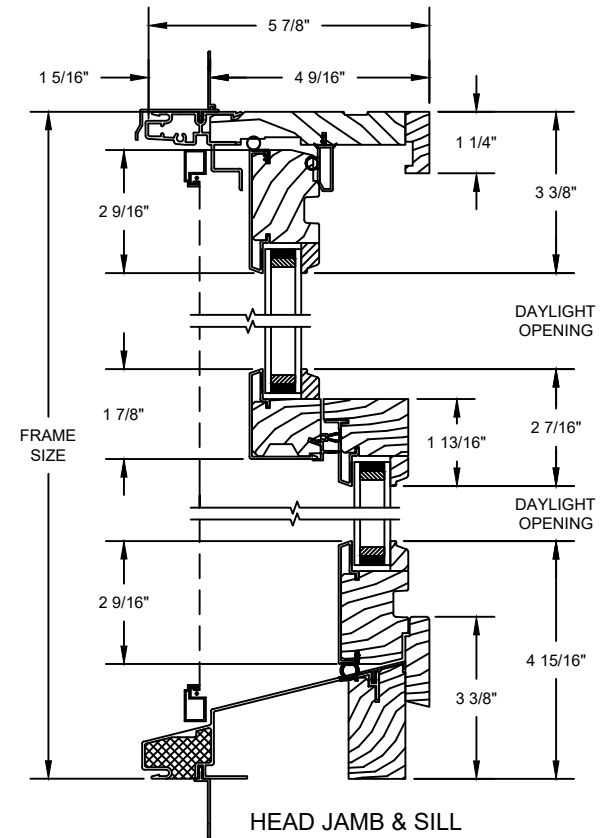
GARAGE



5/8" WDL WITH INNER BAR



HEAD JAMB & SILL
CASEMENT WINDOW DETAIL



HEAD JAMB & SILL
DOUBLE HUNG WINDOW DETAIL