



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3112 E. MARSHALL ST.Historic district CHURCH HILLDate/time rec'd: 12/27/17 3:30Rec'd by: M.P.H.S.Application #: COA-028171-2017Hearing date: 1/23/18

APPLICANT INFORMATION

Name MICHAEL MAGNESPhone 323-251-0502Company EASTERN EDGE DEVELOPMENTEmail MM2010@SBCGLOBAL.NETMailing Address 448 S. ARDEN BL.Applicant Type: ☒ Owner ☐ AgentL.A. CA 90020☐ Lessee ☐ Architect ☐ Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: ☐ Conceptual Review ☐ Final ReviewProject Type: ☐ Alteration ☐ Demolition☒ New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

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 MagnesDate 12/27/2017

From: [Casey White](#)
To: [Pitts, Marianne G. - PDR](#)
Subject: 3112 E. Marshall
Date: Wednesday, December 20, 2017 4:11:54 PM
Attachments: [3112 E Marshall - Rear-Left Elevations - 2017 12-19.pdf](#)
[3112 E Marshall - Right Elevation - 2017 12-19.pdf](#)
[3112 E Marshall - Floor Plans - 2017 12-19.pdf](#)

Hi Marianne,

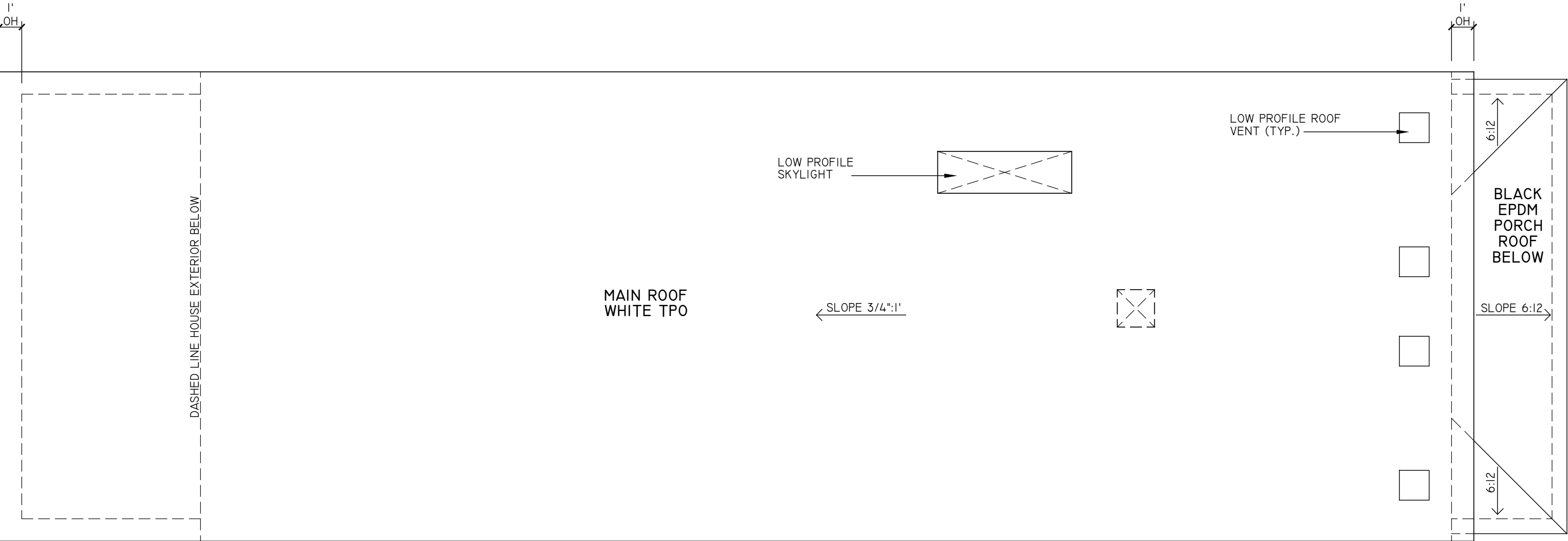
We are building the house for Michael Magnes with Eastern Edge and I know he spoke to you last time he was in town about this particular project. I've attached the proposed changes. The front has not changed but we added a full two story deck off of the back as well as some windows on the sides to gain some much needed light in a few rooms. The windows Michael wanted to add are on the side of the house and won't be visible from the street as the houses are on either side. I wanted to see if we would have to go back through CAR with these changes or if it is something you can do as an administrative approval? We are flexible and want to try and avoid having to go back through CAR if possible. I'll try calling you later today to get your feedback.

Thank you.

--

Casey White
Kiwi Development, LLC
804.869.8600
casey@kiwidevelopmentva.com





02 | ROOF PLAN

1/4" = 1'



PROJECT CONTACTS:

CONTRACTOR:
KIWI DEVELOPMENT
1704 AVONDALE AVE.
RICHMOND, VA 23227
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF, R.A.
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 2-STORY, SINGLE-FAMILY RESIDENCE
IN HISTORIC CHURCH HILL

3112 E MARSHALL ST. HOUSE

3112 EAST MARSHALL STREET
RICHMOND, VIRGINIA 23223

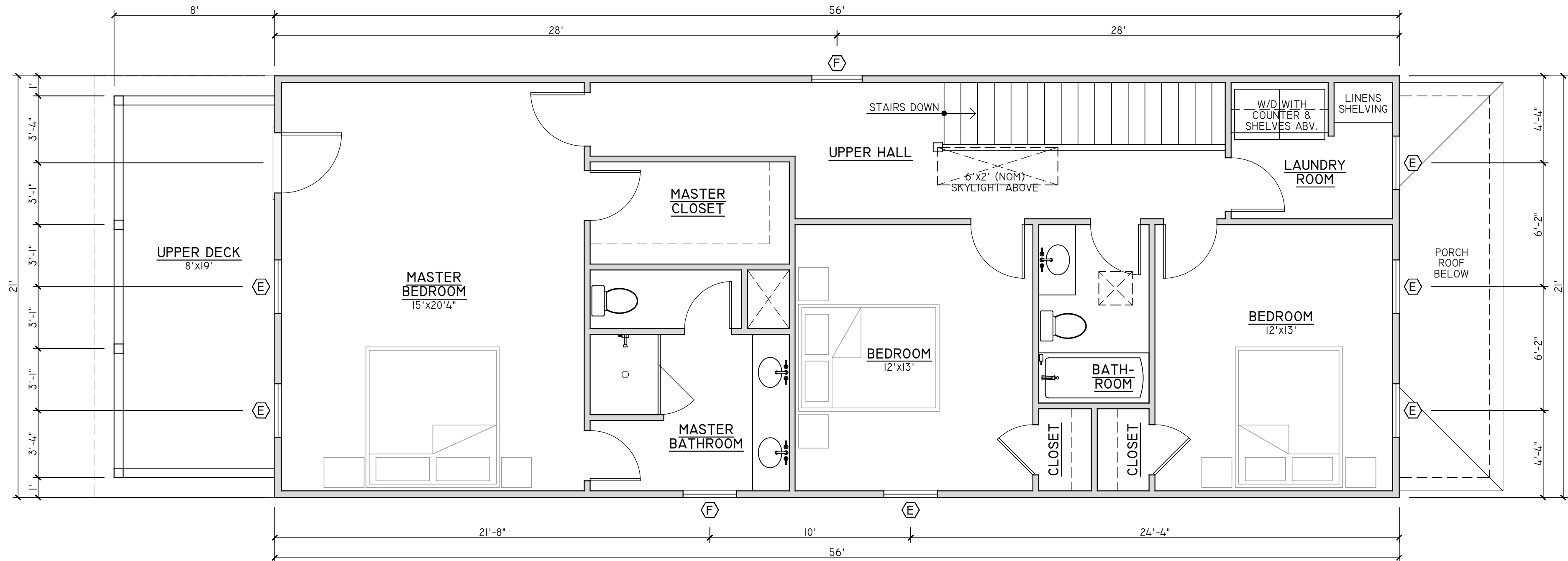


SET/REVISION:
C.A.R. MODIFICATION SET

DATE/MARK:
01.08.2018

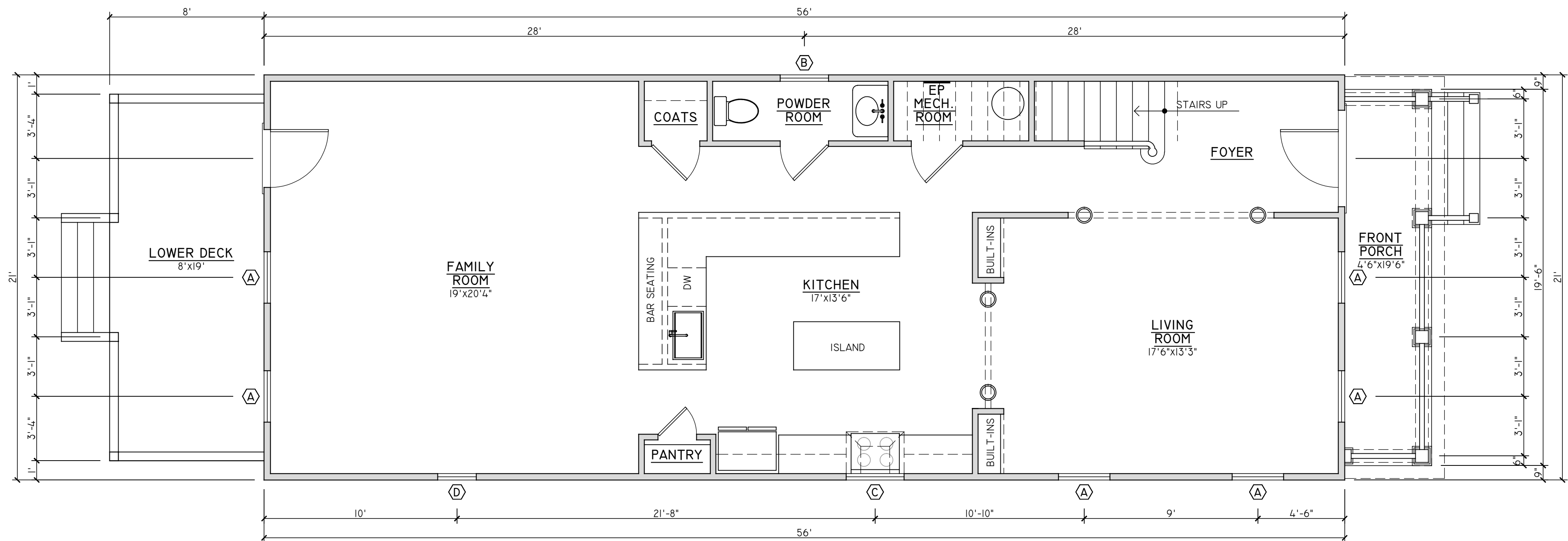
FOUNDATION PLAN
& ROOF PLAN

AI.0



02 | SECOND FLOOR PLAN

1/4" = 1'



01 | FIRST FLOOR PLAN

1/4" = 1'



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NOT FOR
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FIRST & SECOND
FLOOR PLANS

AI.I

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	THRU-COLOR TAN/GRAY PER DEVELOPER
02	PARGED PORCH PIERS	THRU-COLOR TAN/GRAY PER DEVELOPER
03	HARDIEPLANK LAP SIDING	COLOR PER DEVELOPER
04	HARDIE/COMPOSITE TRIM	SMOOTH, PAINTED WHITE
05	HARDIE/COMPOSITE-WRAPPED DROPPED BEAMS	PAINTED WHITE
06	HARDIESOFFIT SOFFIT	NON-VENTED - PAINTED WHITE
07	PORCH CEILING	BEADBOARD - PAINTED PER DEVELOPER
08	DENTIL MOULDING	FYPON MLD354-12 - PAINTED WHITE
09	ENTRY DOOR	PAINTED PER DEVELOPER
10	WINDOW	PREFINISHED WHITE
11	8" SQUARE FIBERGLASS COLUMN	PAINTED WHITE
12	STANDARD WOOD "RICHMOND" RAILING	PAINTED WHITE
13	FRONT PORCH- WOOD STAIRS WITH T&G DECKING	PAINTED PER DEVELOPER
14	REAR DECK- TREATED WOOD DECK, RAILS, STAIRS	NATURAL TREATED WOOD
15	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
16	TPO ROOF WITH PAINTED STEEL EDGING	WHITE
17	PORCH ROOF EPDM	BLACK

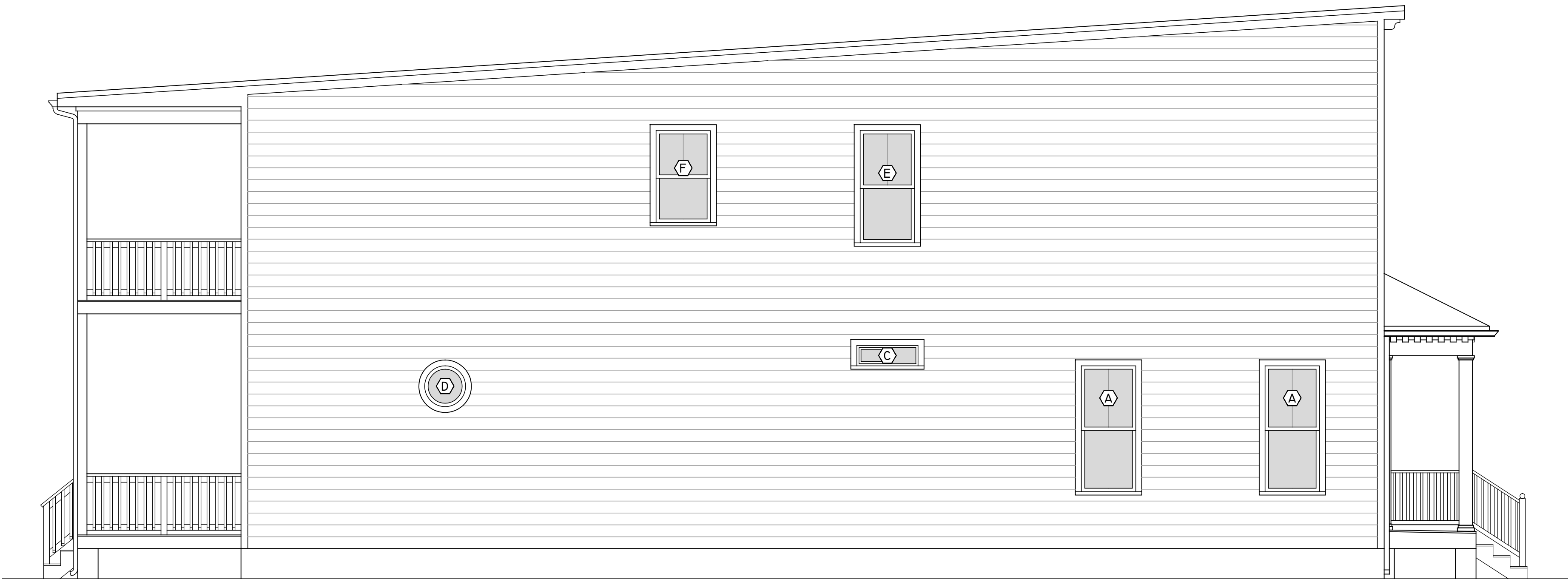
EXTERIOR FINISH NOTES:
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
2. GRADES SHOWN APPROXIMATE. V.I.F.

WINDOW TYPE SCHEDULE					
DOORS (FULL GLASS)					
NO.	QTY.	SIZE (NOM.)	HEAD	TYPE	REMARKS
A	-	2'8"x6'2"	8'	DOUBLE HUNG	
B	-	2'8"x5'2"	8'	DOUBLE HUNG	
C	-	3'x1'	9"	SLIDER	
D	-	2'0" CIRCLE	8"	OPERABLE	
E	-	2'8"x5'6"	7'4"	DOUBLE HUNG	
F	-	2'8"x4'6"	7'4"	DOUBLE HUNG	

WINDOW NOTES:
1. G.C. SHALL VERIFY ALL WINDOW SCHEDULE INFORMATION PRIOR TO ORDERING WINDOWS OR FRAMING.
2. SEE CONSTRUCTION NOTES FOR ADDITIONAL SPECIFICATIONS.
3. ALL WINDOW SIZES NOMINAL. G.C. VERIFY ACTUAL SIZES & FRAMING REQUIREMENTS WITH WINDOW MANUFACTURER.
4. 2ND FLOOR WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF IRC R310.1, GENERALLY 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, & MIN. 5.7 S.F. NET CLEAR OPENING.
5. NO SECOND FLOOR WINDOW GLAZING SHALL BE WITHIN 18" OF FINISH FLOOR.



01 | REAR ELEVATION



02 | LEFT SIDE ELEVATION



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REAR & LEFT SIDE
EXTERIOR ELEVATIONS

A2.1



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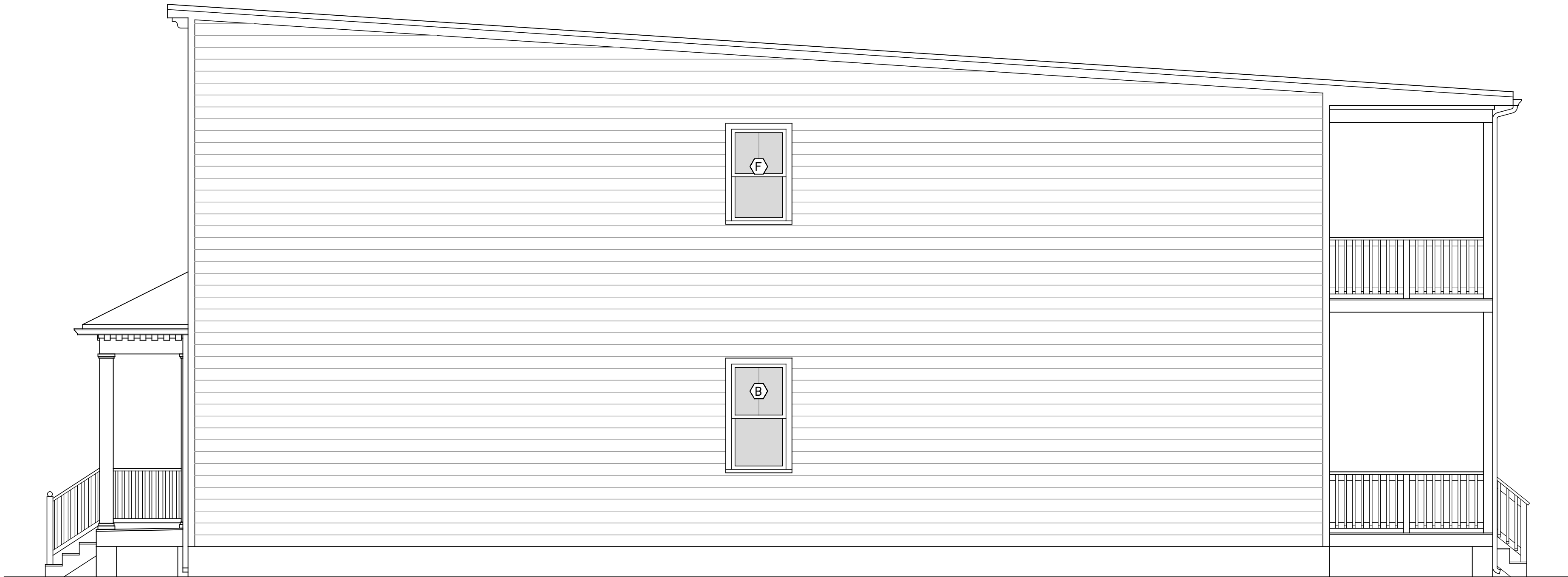
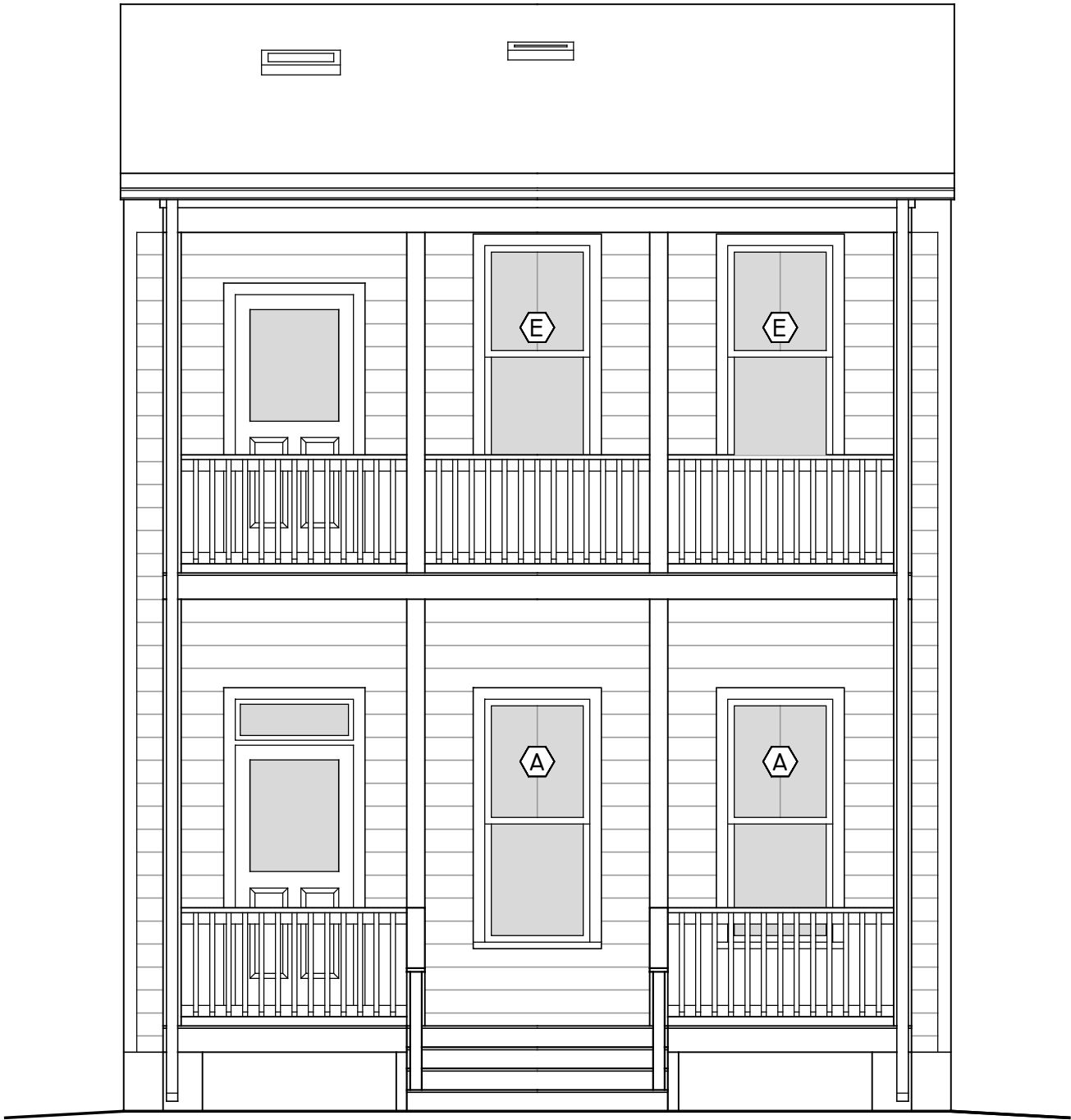
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RIGHT SIDE
EXTERIOR ELEVATION

A2.2



01 | RIGHT SIDE ELEVATION
1/4" = 1'