



3310 E BROAD ST
CHIMBORAZO CARRIAGE HOUSE

*SUBMISSION FOR CAR CERTIFICATE OF
APPROPRIATENESS*

*PREPARED BY EVAN MACKENZIE, VIRGINIA ARCHITECT LICENSE NO 0401015465
ON BEHALF OF CATHERINE YOUNG, OWNER
MAY 29, 2020
REVISED SEPTEMBER 9, 2020 FOR ADMINISTRATIVE APPROVAL*



SCOPE OF WORK

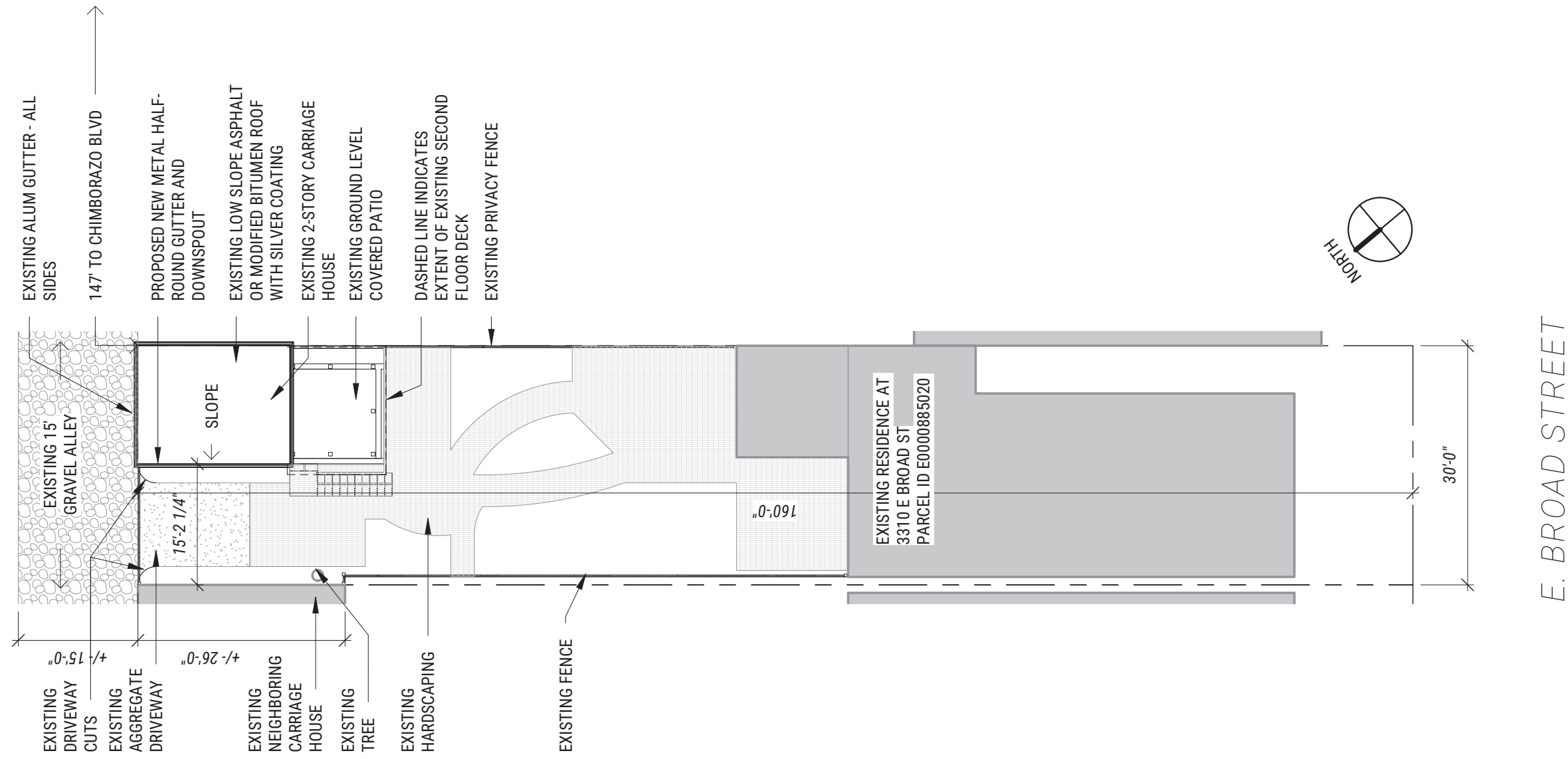
The carriage house at 3310 E Broad Street is an unconditioned 500 SF two story brick structure currently in use as a residential shed in an R-8 Urban Residential zone. The building appears to have been altered multiple times - replacing the hip roof with a low-slope roof, adding a wood deck on the second story, and providing a covered patio beneath the deck. The carriage house has electrical service, but no plumbing. The overall building condition is fair.

The proposed scope is to convert the building into an efficiency apartment, including a kitchen, bathroom, laundry hookup, and mini-split heatpump. The stair will be remodeled to provide adequate head clearance, and the exterior walls will be furred and insulated. Previously blocked in openings for original windows and doors will be reopened and reconstructed to provide new windows and doors. No additional openings are proposed in the original structure. New skylighting is proposed in the low-slope roof above the stairs - this will be hidden from the ground view by a small parapet, constructed to control water at the roof. Additional work includes:

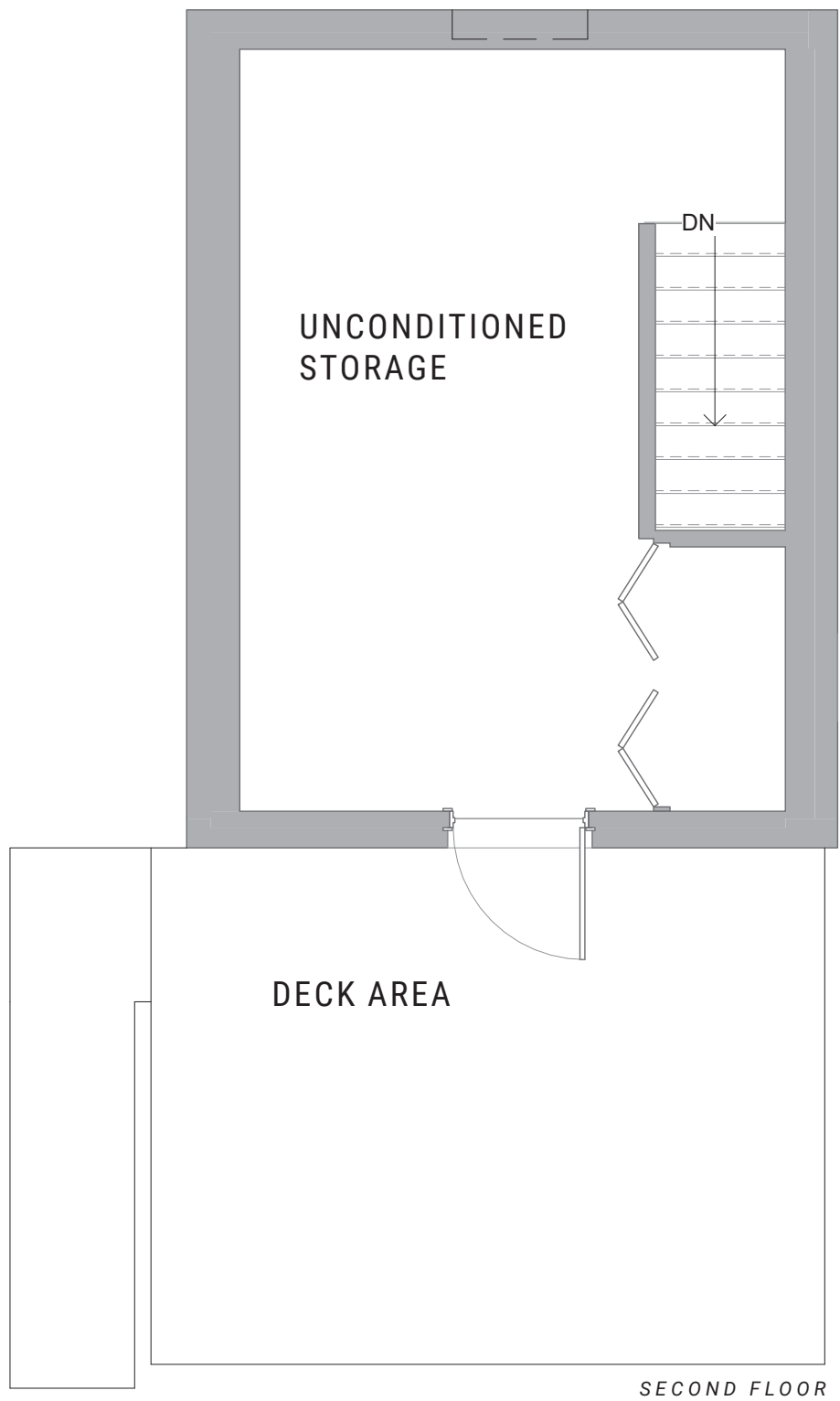
- Original brickwork to be repointed as needed.*
- Repairs and update to the deck to provide structural integrity as well as privacy*
- Updates and repairs to the existing fencing*
- Addition of a metal half round gutter and downspout to address existing water runoff issues*
- Addition of exterior lighting to address a lack of adequate lighting in the alley*

This project will also be under review for a Special Use Permit.

CHIMBORAZO CARRIAGE HOUSE
EXISTING SITE PLAN - 1/16" = 1'-0"



CHIMBORAZO CARRIAGE HOUSE
EXISTING CONDITION FLOOR PLANS - 1/4" = 1'-0"



EXISTING DOORS & WINDOWS

GROUND FLOOR:

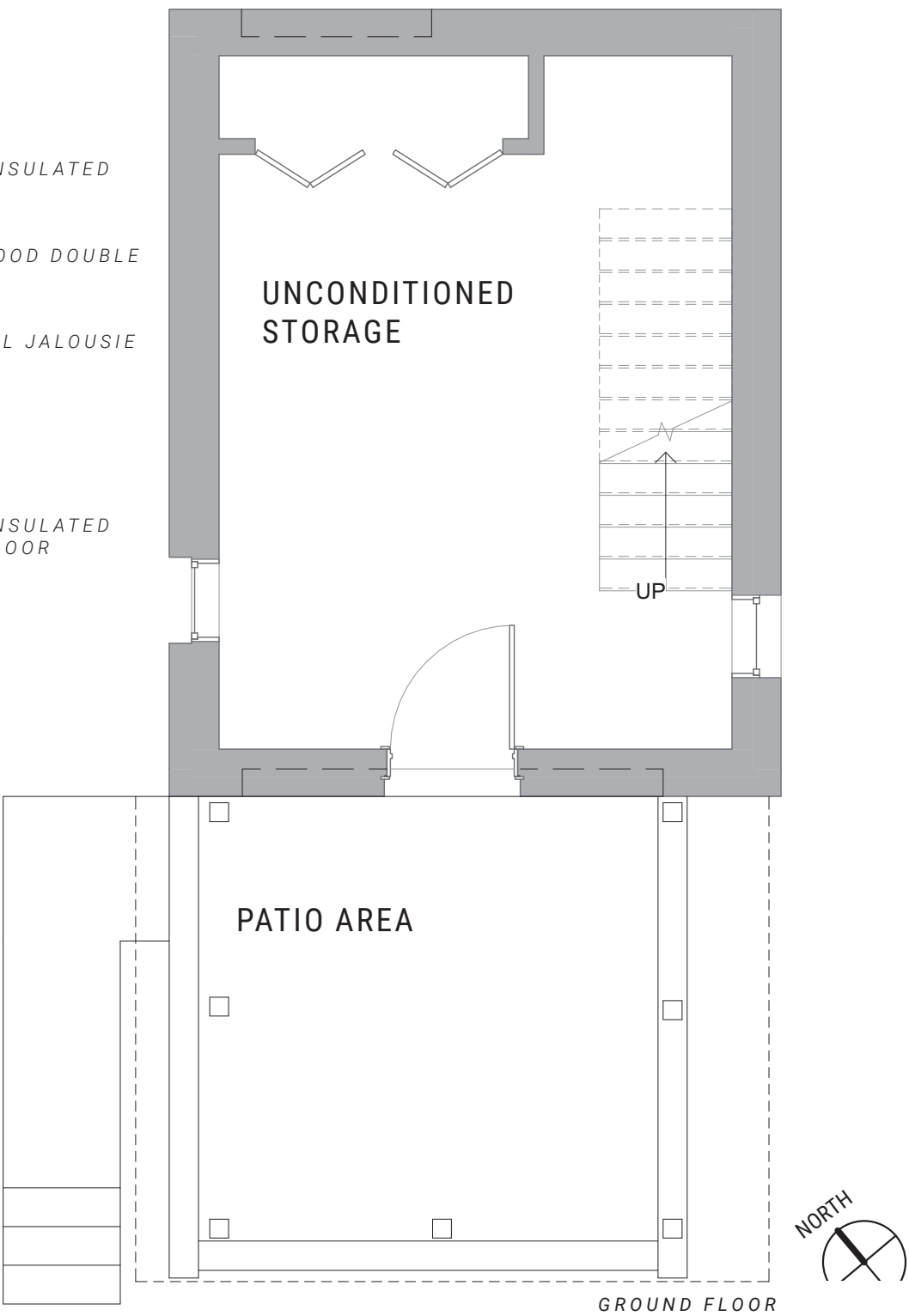
ENTRANCE DOOR: 3'-0" X 6'-8" INSULATED FIBERGLASS FRONT DOOR

KITCHEN WINDOW: 24" X 40" WOOD DOUBLE HUNG WINDOW

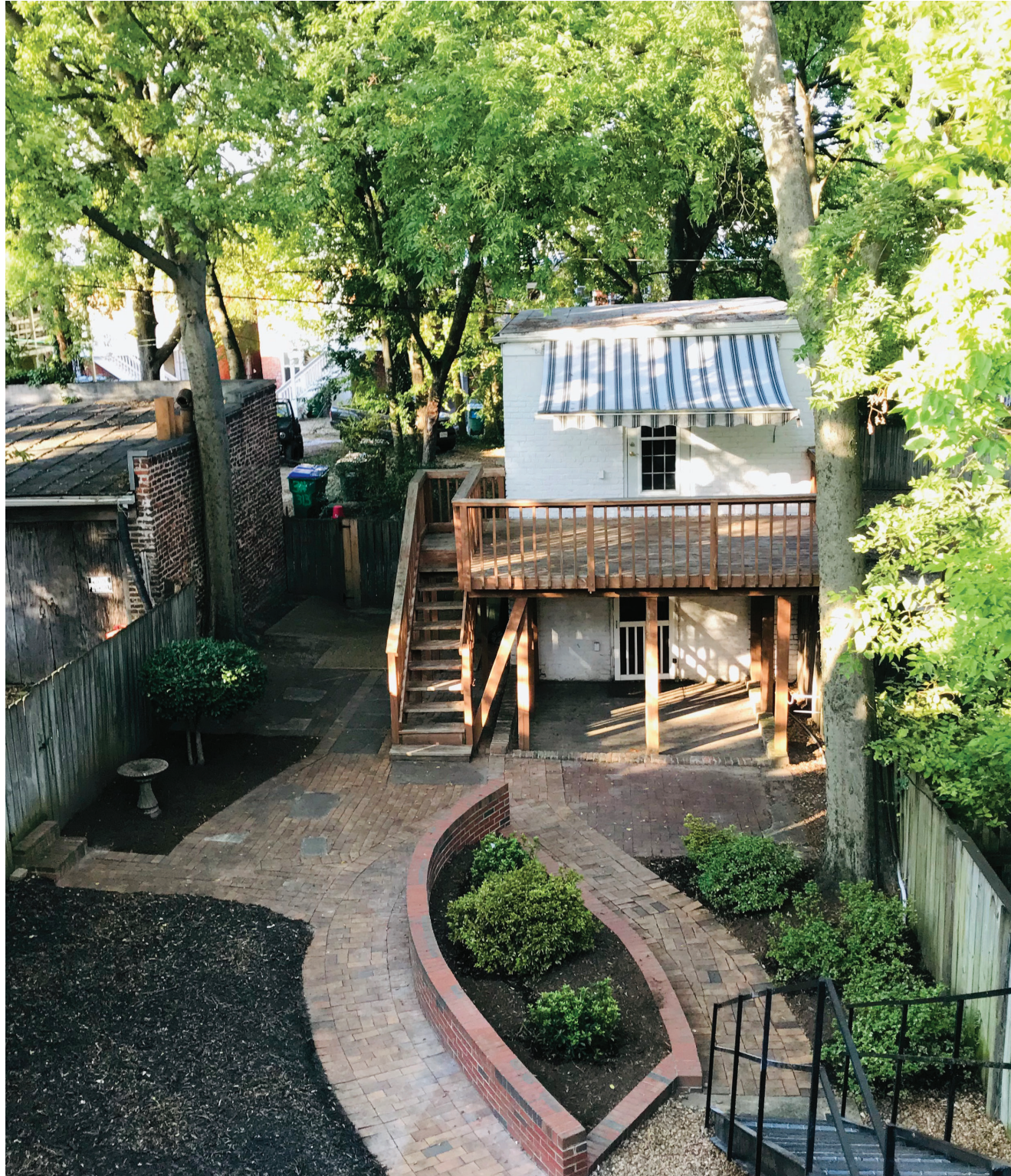
STAIR WINDOW: 24" X 24" METAL JALOUSIE WINDOW

SECOND FLOOR:

EXTERIOR DOOR: 3'-0" X 6'-8" INSULATED FIBERGLASS FULL-LITE PATIO DOOR



CHIMBORAZO CARRIAGE HOUSE
EXISTING CONDITIONS PHOTOS



CHIMBORAZO CARRIAGE HOUSE
ELEVATION PHOTOS



SOUTH ELEVATION



NORTH ELEVATION

CHIMBORAZO CARRIAGE HOUSE
ELEVATION PHOTOS



EAST ELEVATION

FIELD PART I



WEST ELEVATION (COMPOSITE)

CHIMBORAZO CARRIAGE HOUSE
RELEVANT CONTEXT PHOTOS

MAIN HOUSE
3310 E BROAD ST



FRONT ELEVATION



REAR ELEVATIONS

FIELD PART I

CHIMBORAZO CARRIAGE HOUSE RELEVANT CONTEXT PHOTOS

CARRIAGE HOUSE
2720 E BROAD ST



We believe this carriage house located nearby - on 28th ST, at the back of the 2720 E Broad ST property - most closely resembles the original design of the carriage house at 3310 E Broad St. The roof appears to have been removed at some point, and the masonry walls built up with concrete block to form the structure for a flat roof. The brickwork indicates that the primary distinction at 3310 E Broad ST appears to be that the second story door opening above the carriage opening was part of a dormer assembly, while the roofline was lower. Our intent is to demarcate the original construction materially, and cover the concrete block in metal paneling.



CHIMBORAZO CARRIAGE HOUSE RELEVANT CONTEXT PHOTOS

CARRIAGE HOUSES IN CHIMBORAZO
OLD & HISTORIC DISTRICT

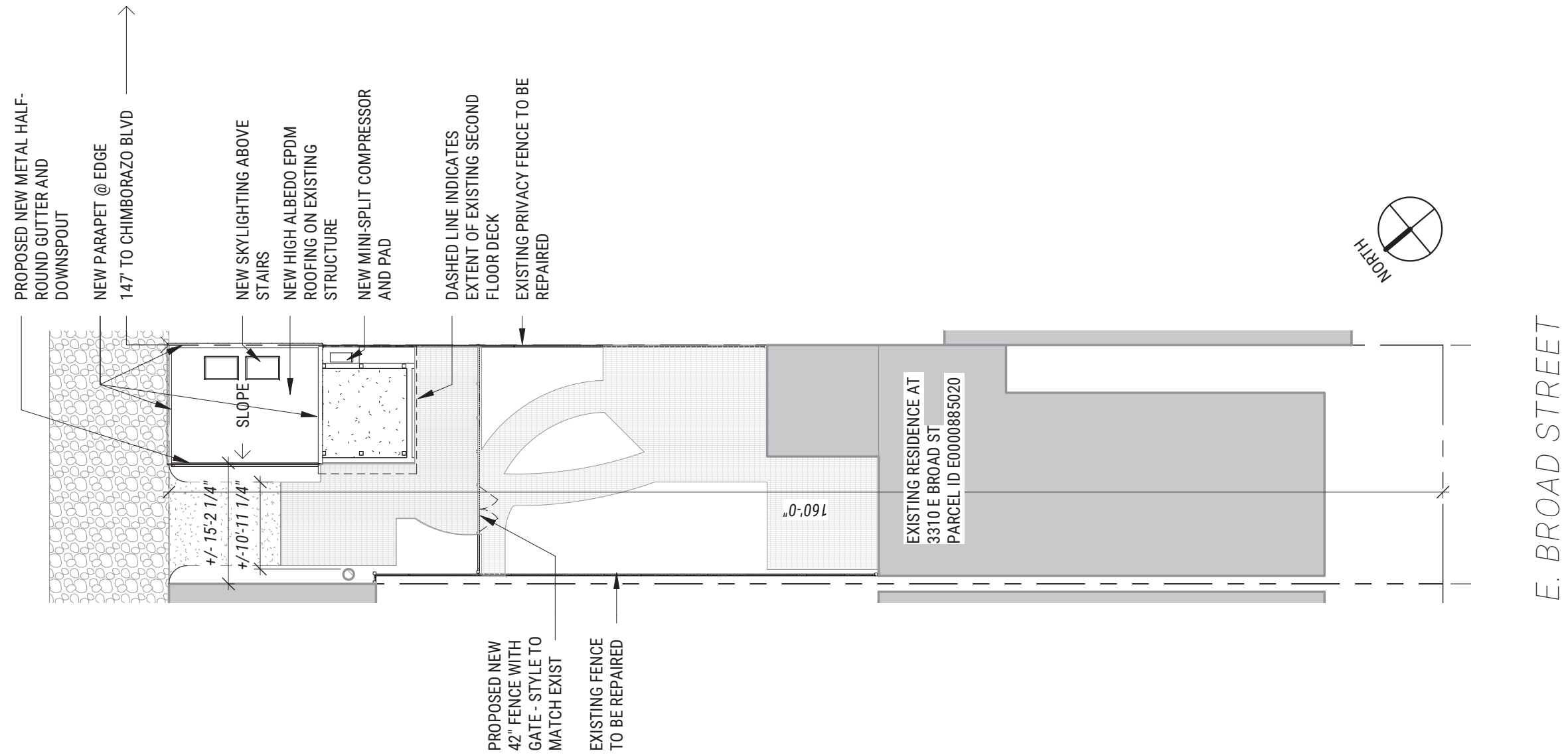


CARRIAGE HOUSE AT 3300 E BROAD ST

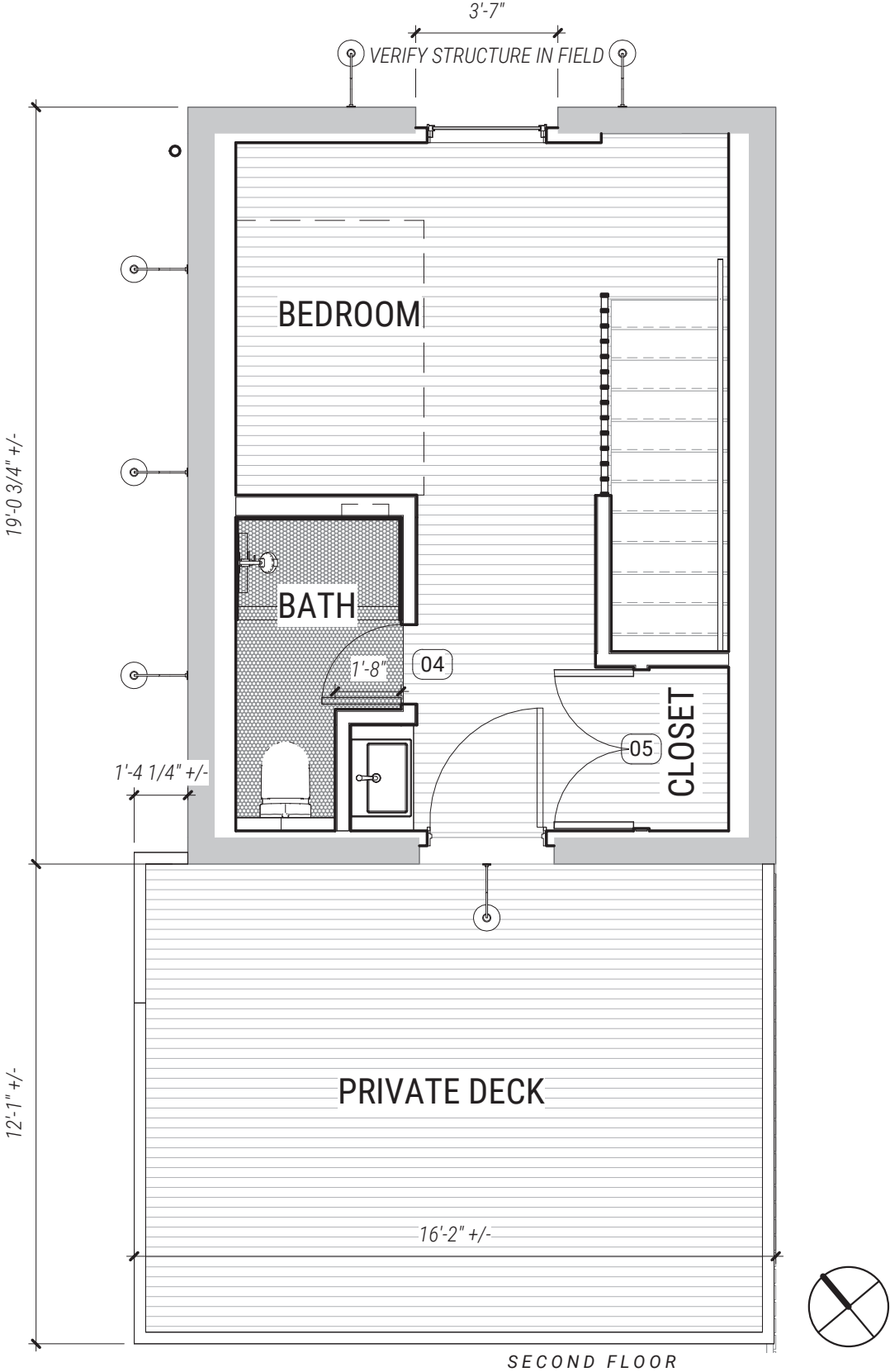


CARRIAGE HOUSES ON THE 3400 BLOCK OF E BROAD ST

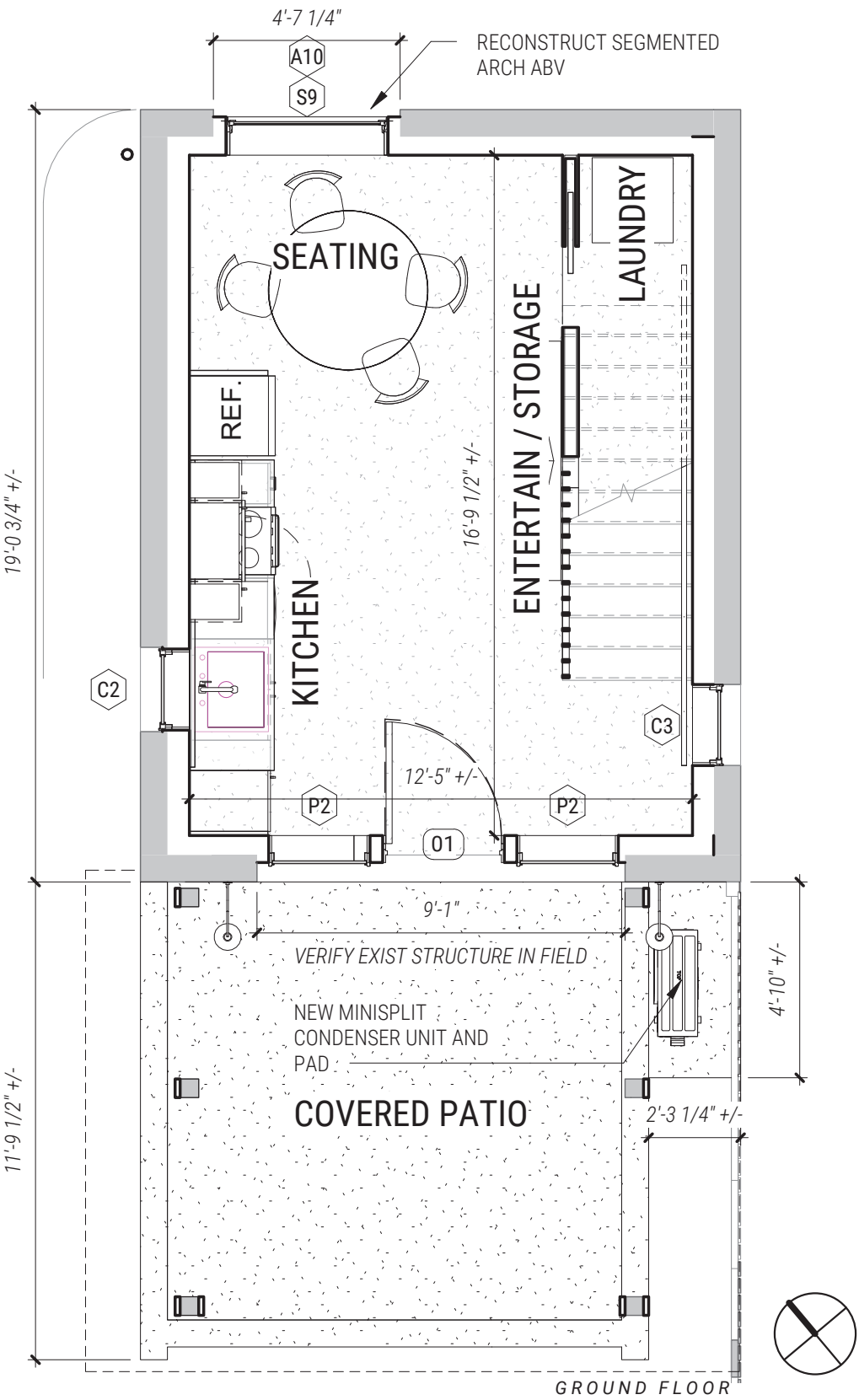
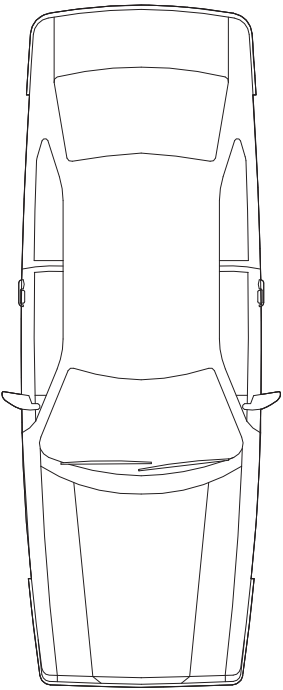
CHIMBORAZO CARRIAGE HOUSE
PROPOSED SITE PLAN - 1/16" = 1'-0"



CHIMBORAZO CARRIAGE HOUSE - FLOOR PLANS - 1/4" = 1'-0"



FIELD PART I



CHIMBORAZO CARRIAGE HOUSE
WINDOW AND DOOR SCHEDULES

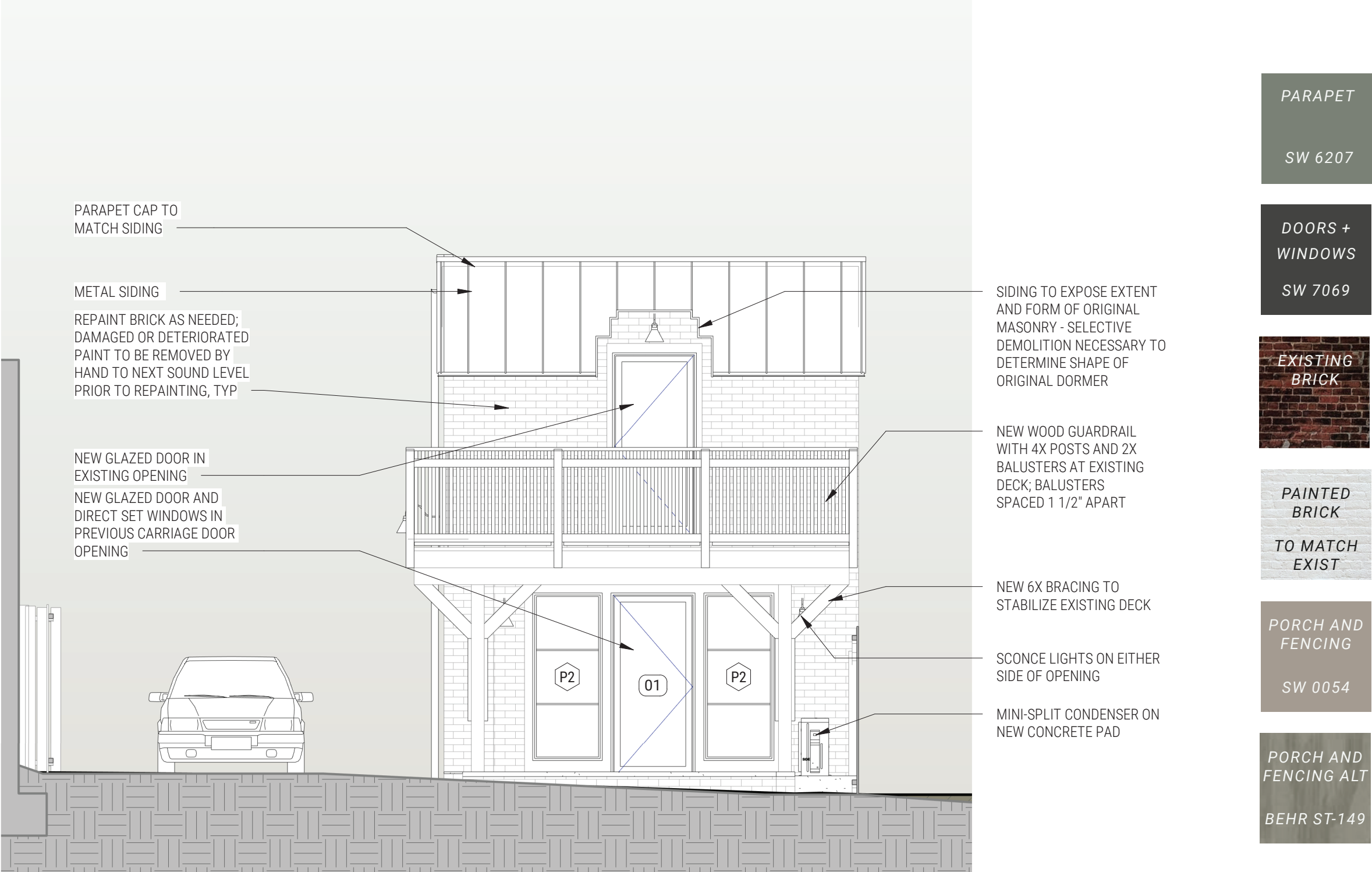
DOOR SCHEDULE								
MARK	TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	MANUFACTURER	MODEL	COMMENTS
01	A	1-Wide Inswing Entrance Door	3'-0"	6'-8"		Kolbe & Kolbe Millwork Co., Inc.	VLI8036	OR EQUIVALENT DOOR IN JELD WEN SITELINE LINE
09	B	SLIDING POCKET DOOR	2'-0"	6'-8"	WOOD			
08	A	1-Wide Inswing Entrance Door	3'-0"	6'-8"		Kolbe & Kolbe Millwork Co., Inc.	VLI8036	OR EQUIVALENT DOOR IN JELD WEN SITELINE LINE
05	EE		4'-0"	6'-8"				
04	C	INTERIOR HINGED DOOR	2'-0"	6'-8"	WOOD			

Grand total: 5

WINDOW SCHEDULE									
TYPE	COUNT	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	MANUFACTURER	MODEL	GLAZING	COMMENTS
A10	1	Siteline Awning, Push Out Clad	4'-0"	1'-6"		JELD-WEN	SCPOA48-18		OR EQUIVALENT WINDOW IN JELD WEN SITELINE LINE
C2	1	Casement Accent Style	2'-0"	3'-4"	ALUMINUM CLAD	Kolbe & Kolbe Millwork Co., Inc.	VLCS3624		OR EQUIVALENT WINDOW IN JELD WEN SITELINE LINE
C3	1	Casement Accent Style	2'-0"	2'-0"	ALUMINUM CLAD	Kolbe & Kolbe Millwork Co., Inc.	VLCS2424		OR EQUIVALENT WINDOW IN JELD WEN SITELINE LINE
P2	2	Direct Set Accent Style Door Nosing	2'-6"	6'-0"	ALUMINUM CLAD	Kolbe & Kolbe Millwork Co., Inc.	VLDS7230	TEMPERED	OR EQUIVALENT WINDOW IN JELD WEN SITELINE LINE
S9	1		4'-0"	4'-6"		JELD-WEN	TGE04854	TEMPERED	OR EQUIVALENT WINDOW IN JELD WEN SITELINE LINE
C1	1	Casement Accent Style	3'-0"	5'-0"	ALUMINUM CLAD	Kolbe & Kolbe Millwork Co., Inc.	VLCS6036	TEMPERED	OR EQUIVALENT WINDOW IN JELD WEN SITELINE LINE
S4	2	Skylight	3'-6 17/32"	4'-6 11/32"		VELUX A/S	Flat Roof Window - CFP		OR SIM

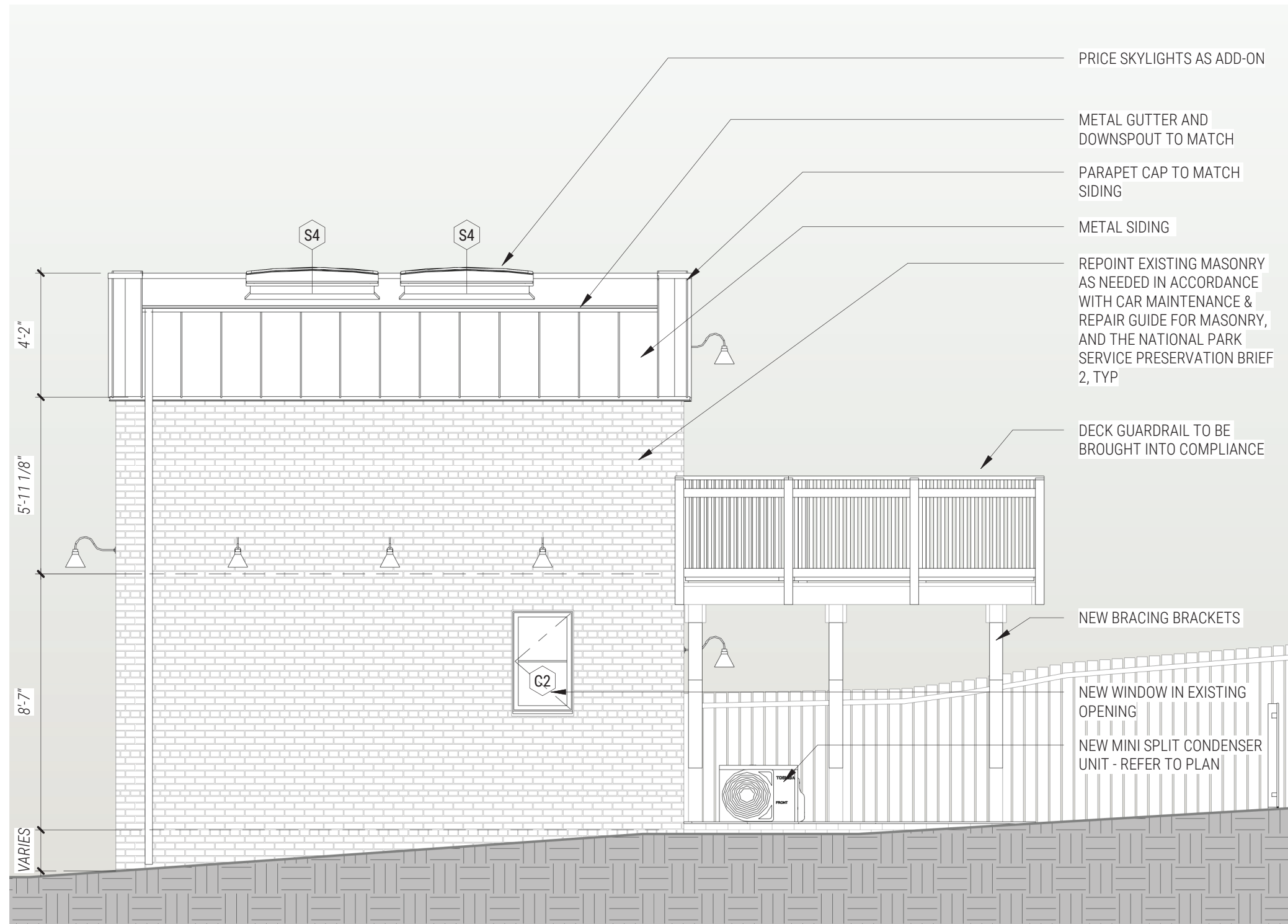
Grand total: 9

CHIMBORAZO CARRIAGE HOUSE
SOUTH ELEVATION - 1/4" = 1'-0"



CHIMBORAZO CARRIAGE HOUSE

WEST ELEVATION - 1/4" = 1'-0"



PARAPET

SW 6207

DOORS +
WINDOWS

SW 7069

EXISTING
BRICK

PAINTED
BRICK
TO MATCH
EXIST

PORCH AND
FENCING

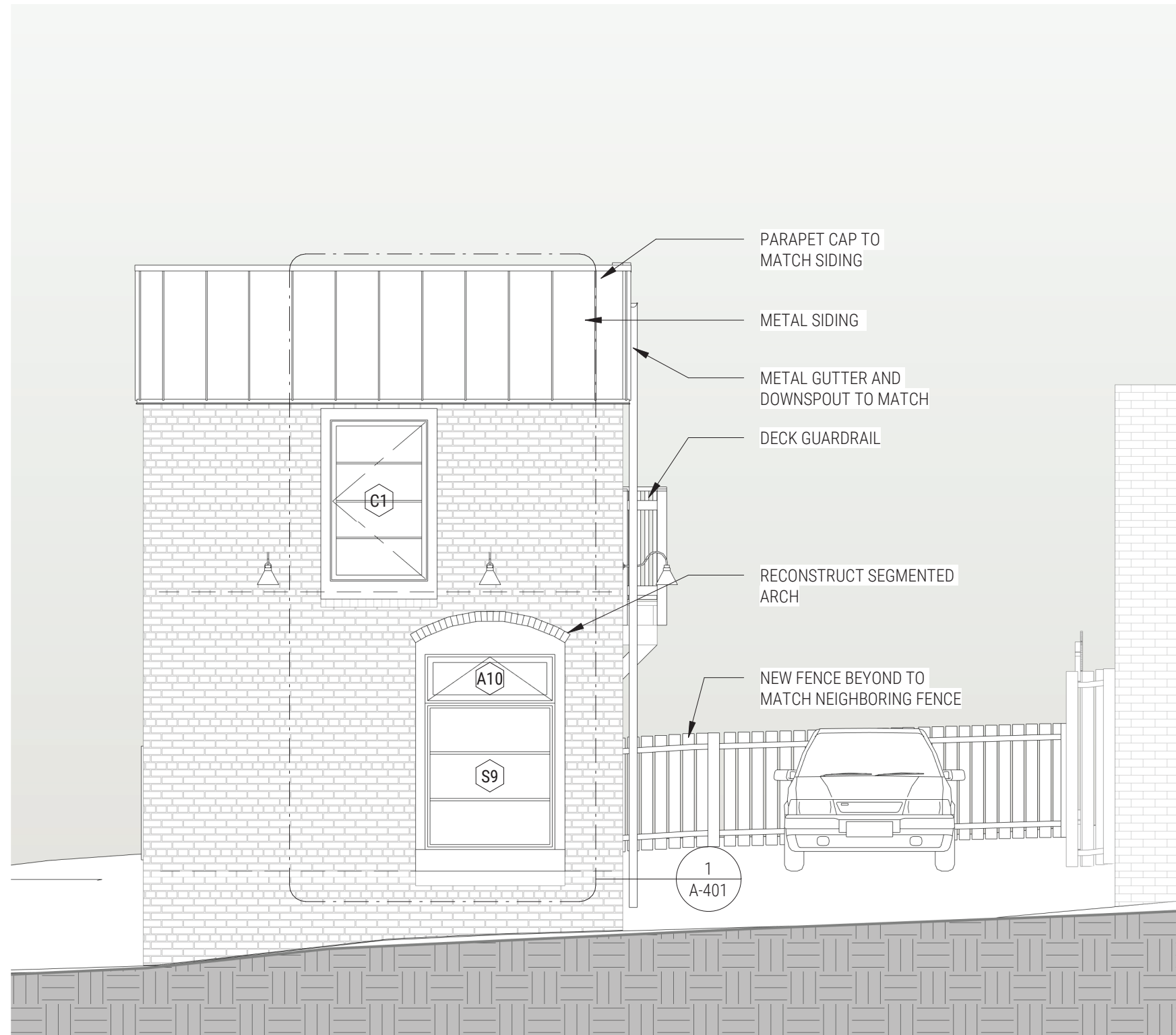
SW 0054

PORCH AND
FENCING ALT

BEHR ST-149

CHIMBORAZO CARRIAGE HOUSE

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



PARAPET

SW 6207

DOORS +
WINDOWS

SW 7069

EXISTING
BRICK

PAINTED
BRICK
TO MATCH
EXIST

PORCH AND
FENCING

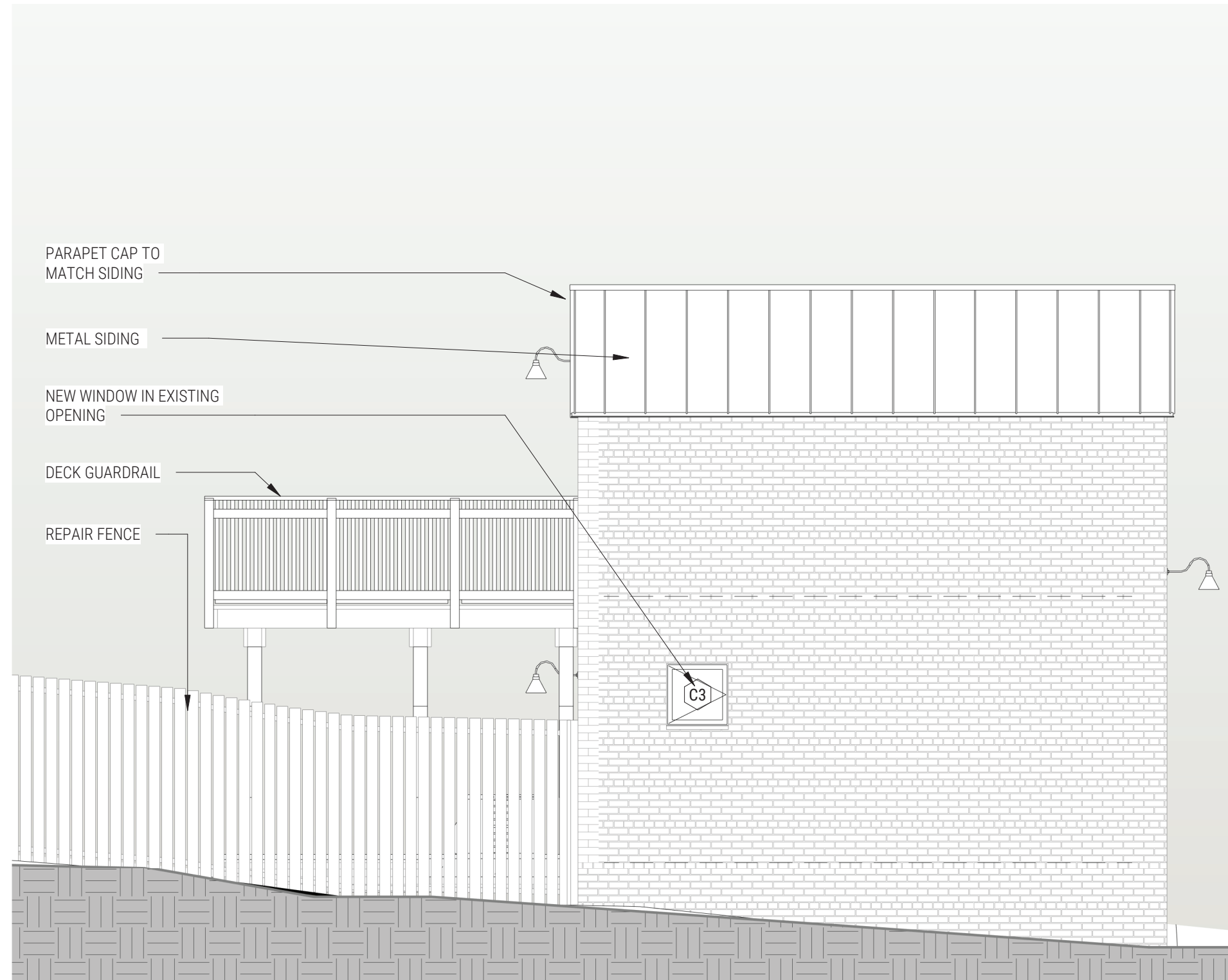
SW 0054

PORCH AND
FENCING ALT

BEHR ST-149

CHIMBORAZO CARRIAGE HOUSE

EAST ELEVATION - 1/4" = 1'-0"



PARAPET

SW 6207

DOORS +
WINDOWS

SW 7069

EXISTING
BRICK

PAINTED
BRICK
TO MATCH
EXIST

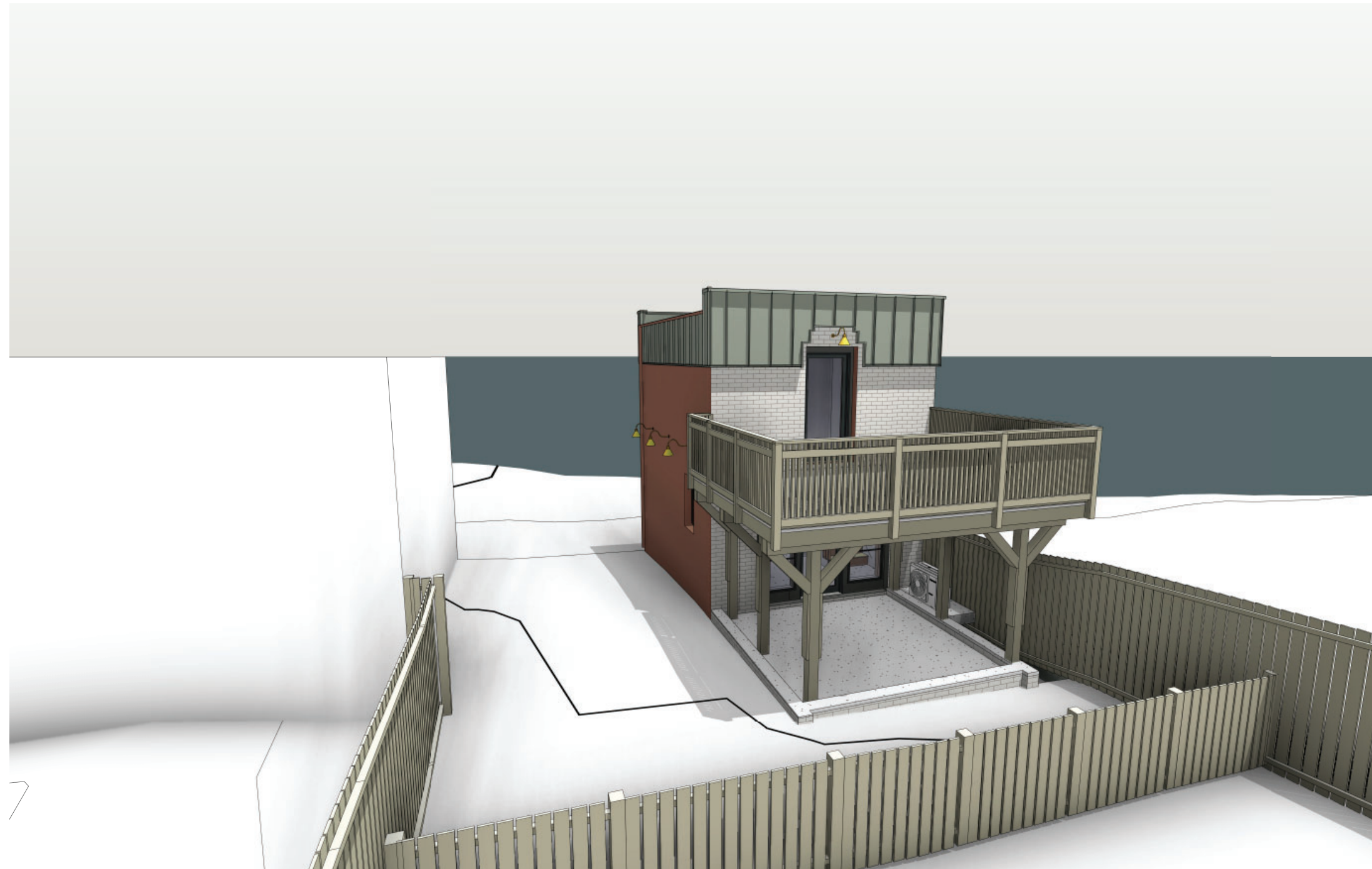
PORCH AND
FENCING

SW 0054

PORCH AND
FENCING ALT

BEHR ST-149

CHIMBORAZO CARRIAGE HOUSE
EXTERIOR PERSPECTIVE - NO SCALE



PARAPET

SW 6207

DOORS +
WINDOWS

SW 7069

EXISTING
BRICK

PAINTED
BRICK
TO MATCH
EXIST

PORCH AND
FENCING

SW 0054

PORCH AND
FENCING ALT

BEHR ST-149

CHIMBORAZO CARRIAGE HOUSE
EXTERIOR PERSPECTIVE - NO SCALE



PARAPET

SW 6207

DOORS +
WINDOWS

SW 7069

EXISTING
BRICK

PAINTED
BRICK
TO MATCH
EXIST

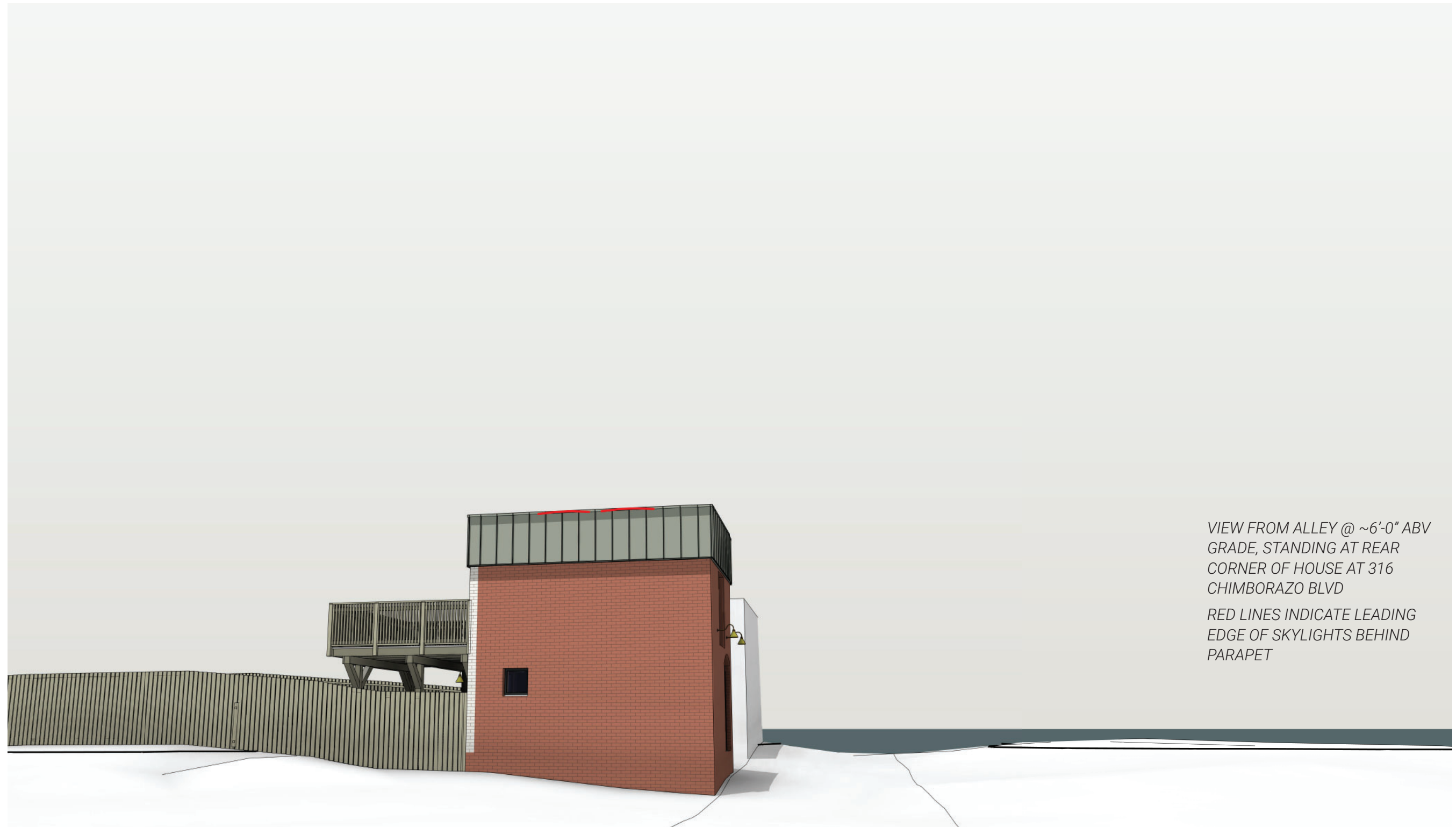
PORCH AND
FENCING

SW 0054

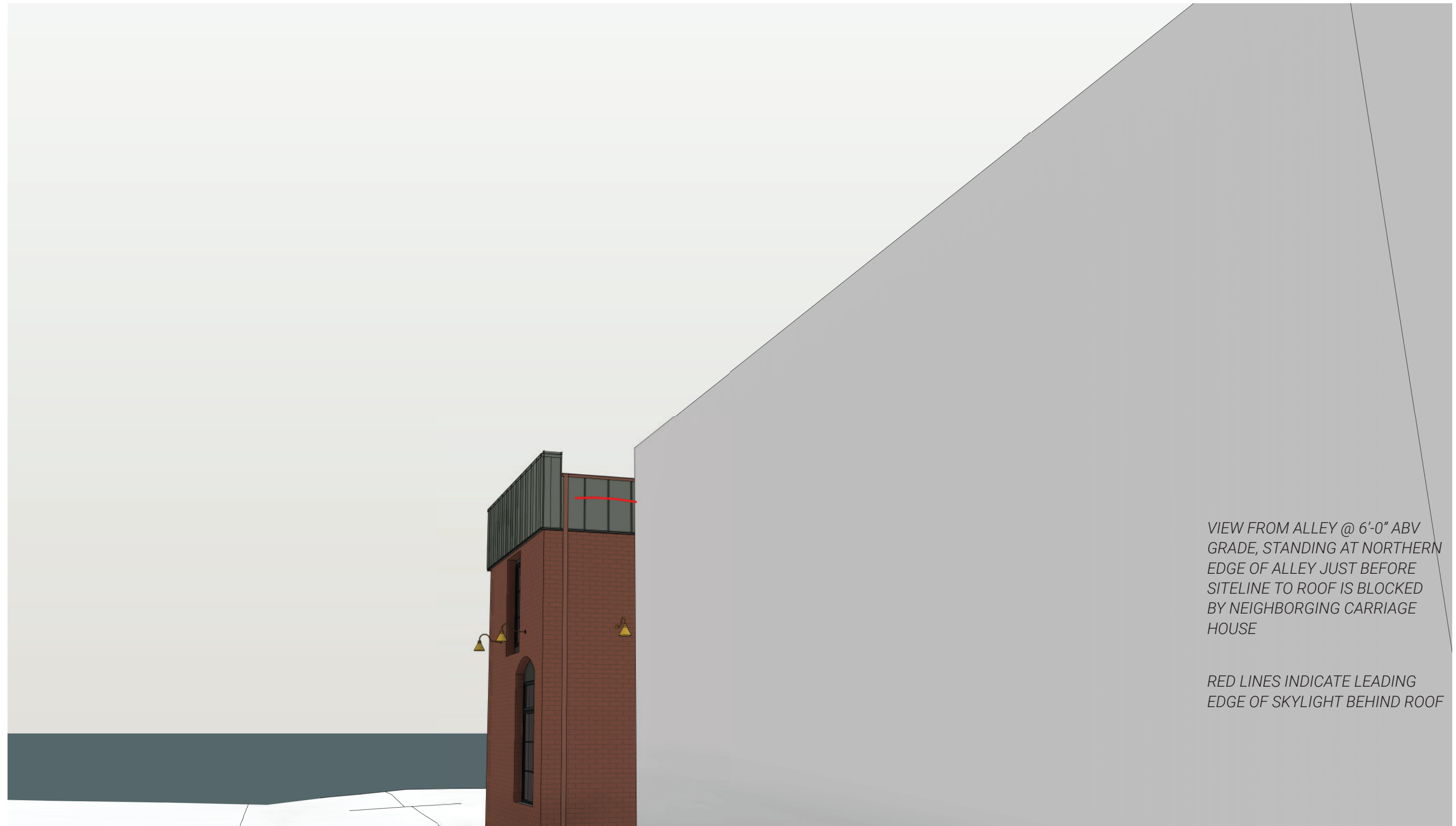
PORCH AND
FENCING ALT

BEHR ST-149

CHIMBORAZO CARRIAGE HOUSE
EXTERIOR PERSPECTIVE - SKYLIGHTS NOT VISIBLE FROM PUBLIC ALLEY



CHIMBORAZO CARRIAGE HOUSE
EXTERIOR PERSPECTIVE - SKYLIGHTS NOT VISIBLE FROM PUBLIC ALLEY



VIEW FROM ALLEY @ 6'-0" ABV
GRADE, STANDING AT NORTHERN
EDGE OF ALLEY JUST BEFORE
SITE LINE TO ROOF IS BLOCKED
BY NEIGHBORING CARRIAGE
HOUSE

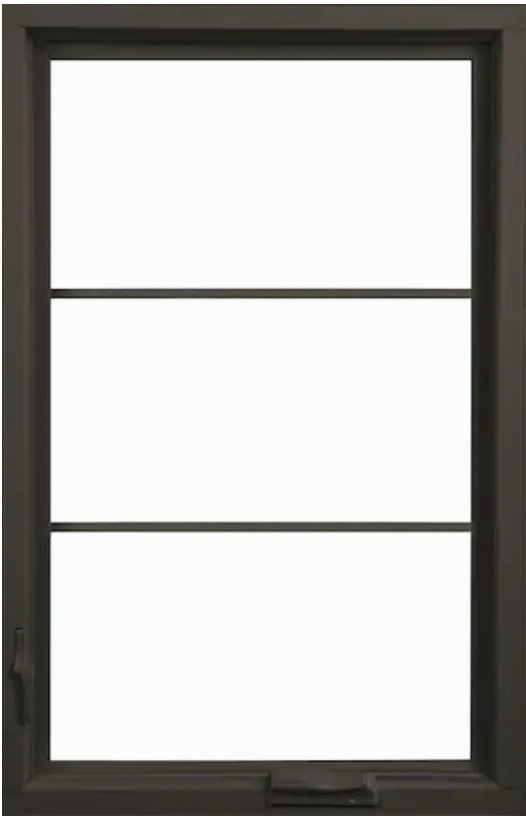
RED LINES INDICATE LEADING
EDGE OF SKYLIGHT BEHIND ROOF

OUTLINE SPECIFICATIONS



PRIMARY OPTION
COPPER GOOSENECK OUTDOOR
UTILITY LIGHT

EXTERIOR LIGHTING



JELD WEN SITELINE ALUMINUM CLAD WOOD
WINDOWS AND DOORS, CHESTNUT BRONZE
FINISH

WINDOWS & DOORS

PARAPET
METAL STANDING SEAM
SW 6207 + COPPER GUTTER &
DOWNSPOUT

DOORS + WINDOWS

SW 7069

PAINTED BRICK

TO MATCH EXIST

PORCH AND FENCING

SW 0054

PORCH AND FENCING STAIN
ALTERNATE

BEHR LIGHT LEAD
SEMI-TRANSPARENT STAIN

MATERIAL SELECTIONS



CONTEMPORARY

The simplicity, minimalism, and natural elements of contemporary architecture are elegantly embodied in Siteline's clean, uniform look and feel.



JELD WEN SITELINE ALUMINUM CLAD WOOD WINDOWS AND DOORS, CHESTNUT BRONZE FINISH (LEFT)

VELUX CFP FLAT ROOF SKYLIGHT WITH CURVED GLASS TOP COVER (ABOVE)