



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2729 W GRACE STREET

Historic district West Grace Street

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

### APPLICANT INFORMATION

Name STEPHEN OGBURN

Phone 804-709-6016

Company OGBURN CONSTRUCTION, INC.

Email SOGBURNOCI@GMAIL.COM

Mailing Address 32 Cobblestone Circle  
Henrico, VA 23238

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

### OWNER INFORMATION (if different from above)

Name STEWART POLLOCK

Company \_\_\_\_\_

Mailing Address 2729 W. GRACE ST.  
Richmond, VA 23220

Phone 540-908-1927

Email STEWARTR.POLLOCK@GMAIL.COM

### PROJECT INFORMATION

Review Type:  Conceptual Review  Final Review

Project Type:  Alteration  Demolition

New Construction  
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

NEW 24' X 22' DETACHED GARAGE  
• 2-STORIES [ 1st Floor = 2-CAR GARAGE ] [ 2nd Floor = Hobby Room ]  
• Roof-top patio with composite railings and brick tile top  
• 5/8 FIRE ROCK ON WALLS AND CEILING PER CODE REQUIREMENTS  
• BRICK VENEER AND HARDIE SIDING USED FOR EXTERIOR FINISH  
• SEE ATTACHED PLANS FOR ALL OTHER DETAILS

### 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 Stewart Pollock

Date 7/23/18



# CERTIFICATE OF APPROPRIATENESS

## NEW CONSTRUCTION CHECKLIST

**Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.**

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2729 W GRACE STREET, RICHMOND, VA 23220

### NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

### DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

### WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

### PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties



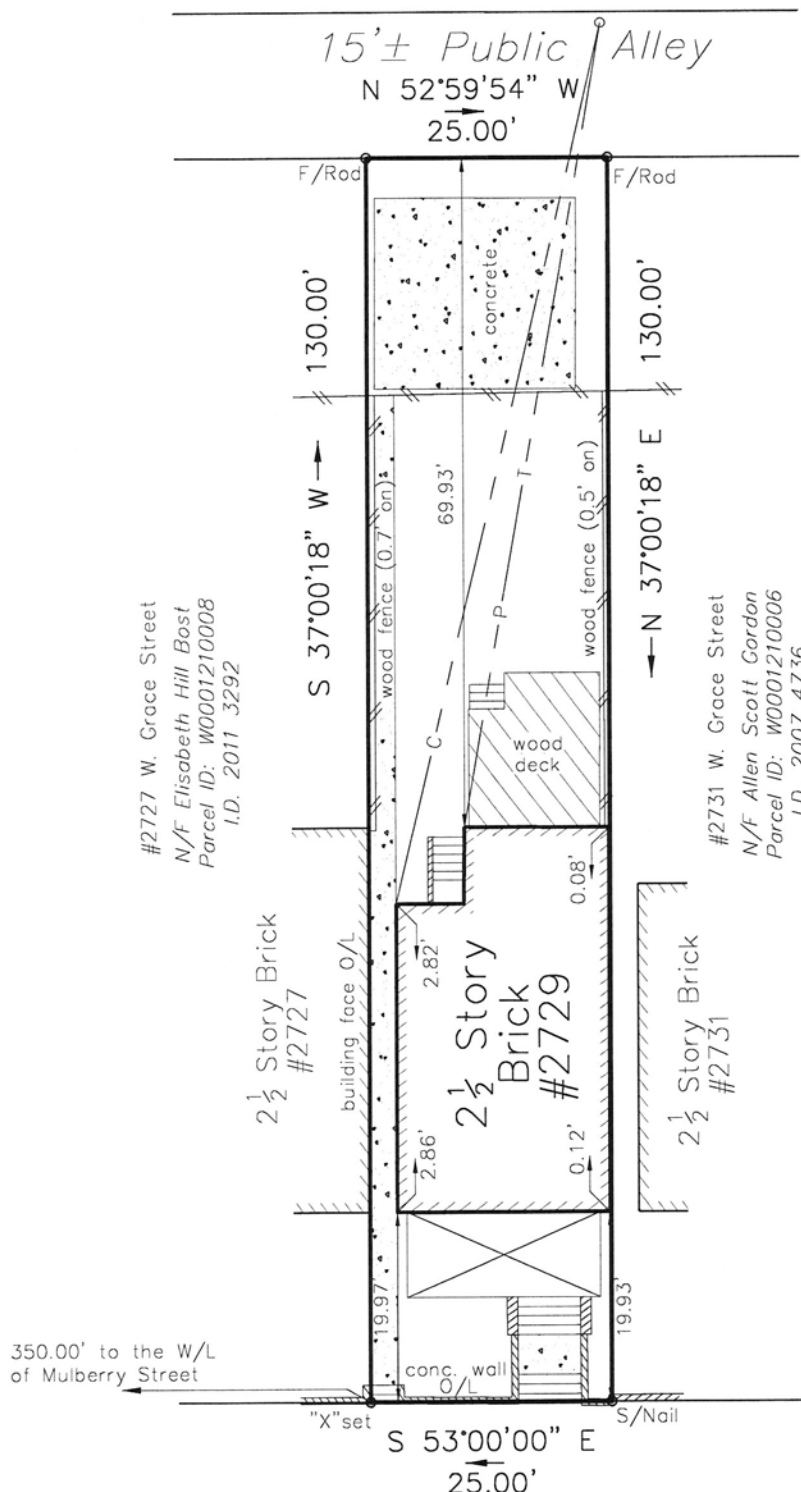
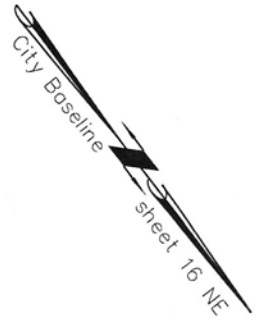
Pollock Garage

2729 W. Grace Street

CAR Application

Address: #2729 W. Grace Street  
 Current Owners: Stewart R. Pollock & Victoria K. Clifford  
 Parcel ID: W0001210007  
 I.D. 2018 2299

Note: Bearings protracted from City  
 Baseline sheet 16 NE.



# W. GRACE STREET

Survey and Plat of  
 The Property Known as  
 #2729 W. Grace Street in  
 the City of Richmond, VA



This is to certify that on 05/22/18 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290036D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103  
 Richmond, Virginia, 23230  
 Phone (804) 673-9666  
 Fax (804) 673-9990

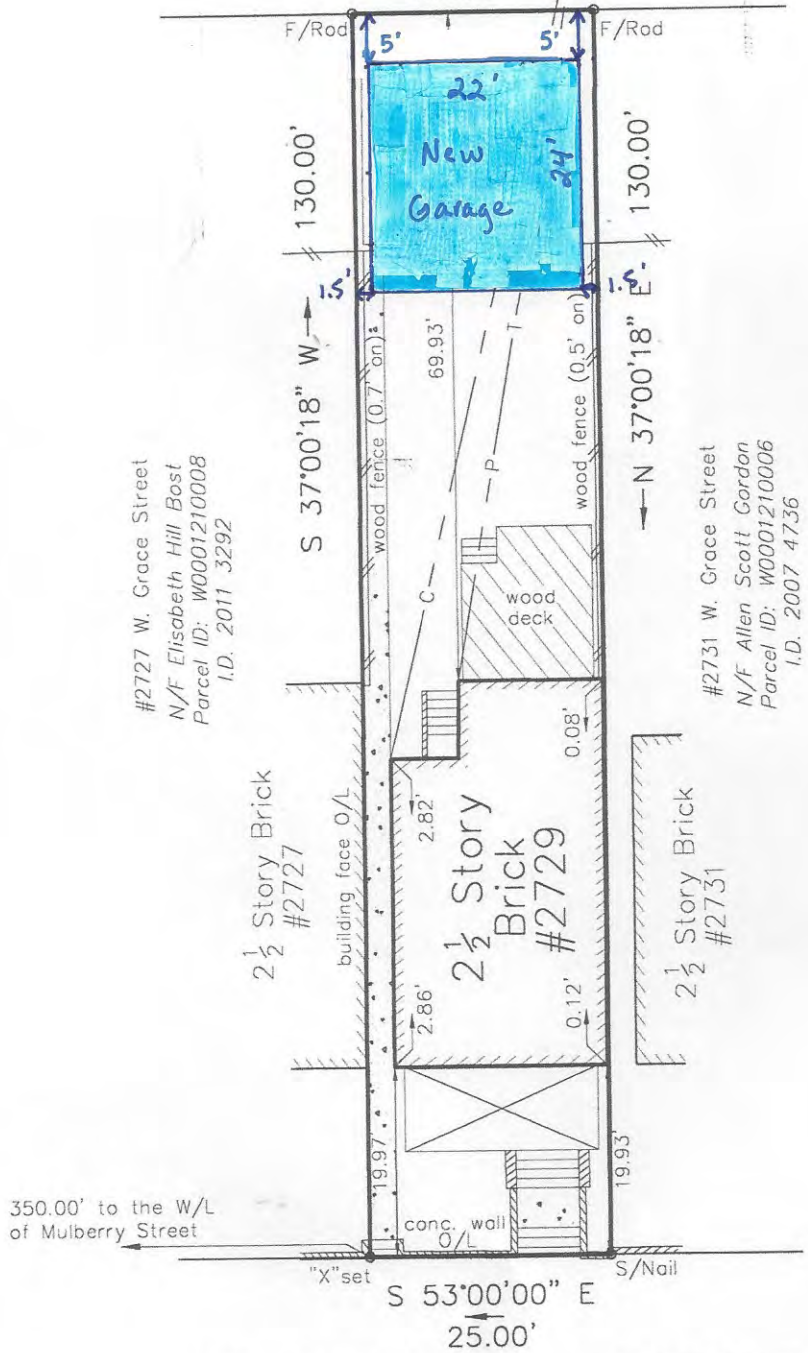
Scale: 1"=20'  
 Drawn: TCJ  
 Job: 1271-18

Date: 05/30/18  
 Checked: JAL

15'± Public Alley  
N 52°59'54" W  
25.00'

Pollock  
1" = 20'

Baseline  
sheet 16 NE



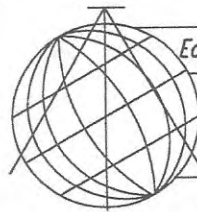
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Survey and Plat of

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Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103

**DESIGN CRITERIA**

PRESUMPTIVE SOIL BEARING MIN	1500 PSF
WIND	30 MPH
CODE	2012 IRC
ROOF LOAD	30/10/5
TOTAL SQUARE FOOTAGE	936

**DOOR & WINDOW SCHEDULE**

Symbol	Qty.	Size	Remarks
A	1	18'-0" x 7'-0"	Amarr Hillcrest 3000
B	1	3'-0" x 6'-8"	9 LIGHT Fiberglass, Full composite Entry Door, Right Hand Inswing
C	1	5'-0" x 6'-8"	15 LIGHT DOUBLE Fiberglass, Full composite Entry Door, Inswing
T	2	5'-4" x 3'-10"	Mira Aluminum Clad window w/ Insulated Glass, Screens NO GRILLS

**CAISSON SIZE SCHEDULE**

Auger Size	Scale Ft. of Hole	Soil Bearing	Total Load Bearing of	Caisson Yards of Concrete
31"	1.46	2000	1180 Lbs	0.28

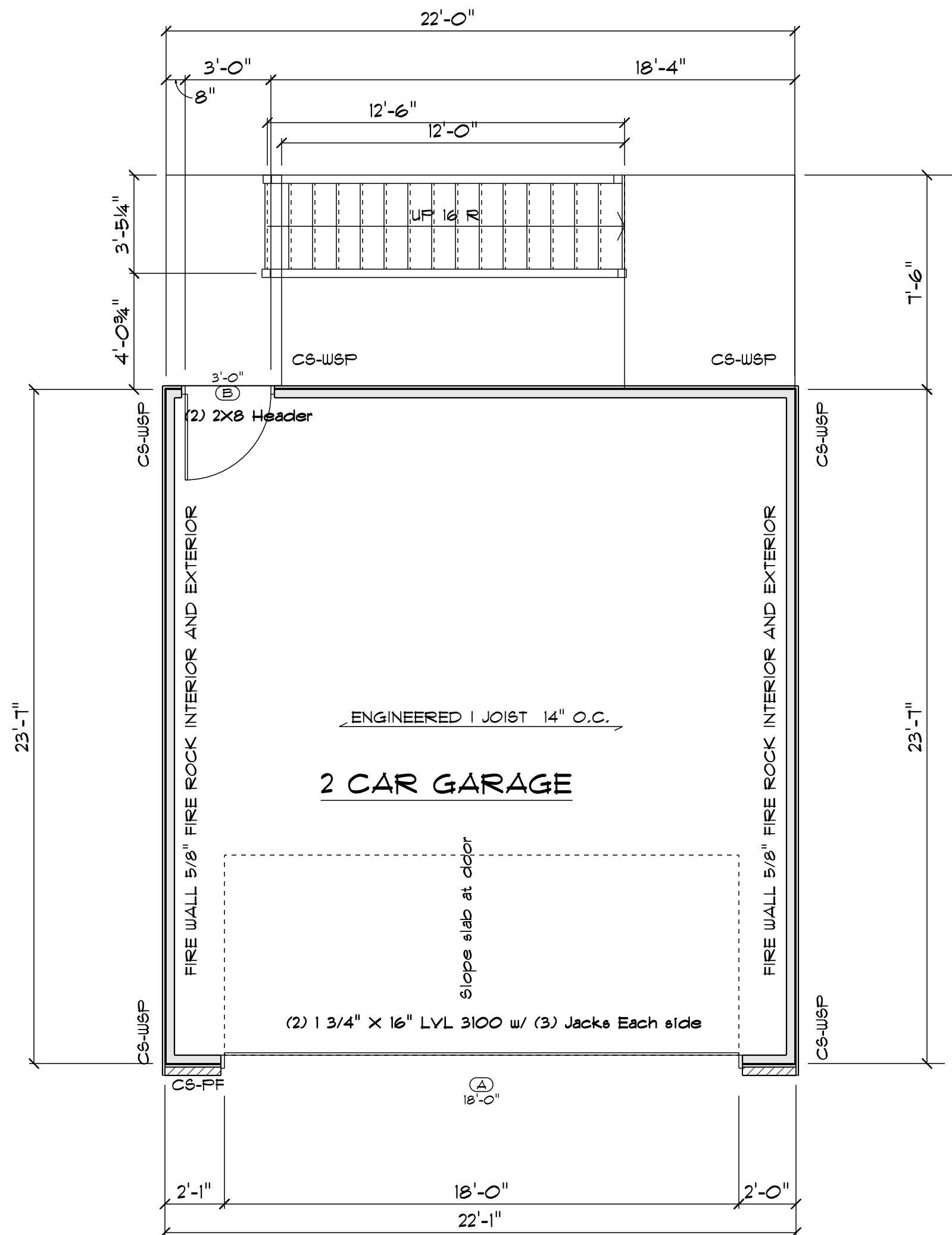
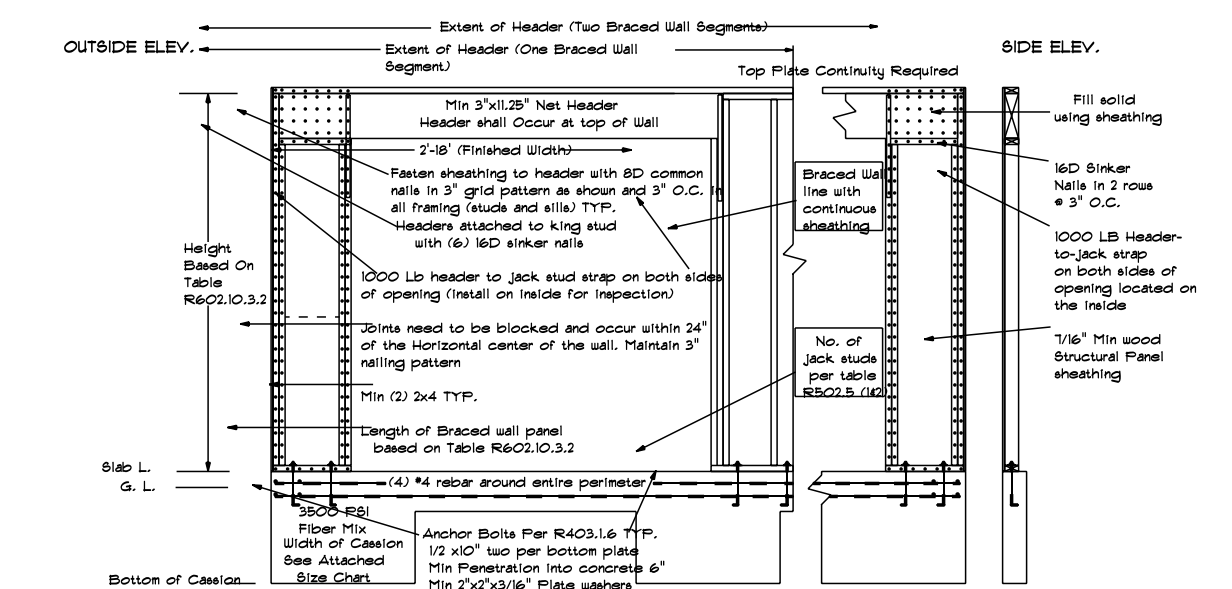
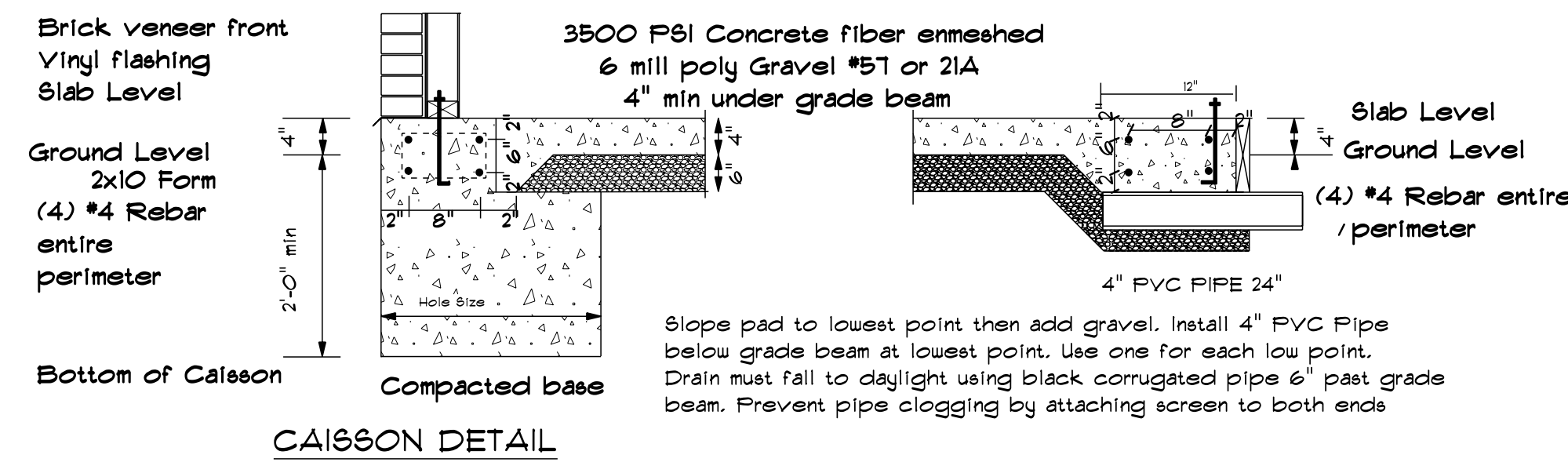
22' Second Floor 22' span/2 #11 tributary 11x 50/10 Lbs = 600 PLF  
 22' Roof 22' span/2 #11 tributary 11x 40/20/5 Lbs = 649 PLF  
 Grade Beam 121 PLF  
 Wall 20'-0" x 11 lbs sq ft = 340 PLF  
 Total PLF = 132 PLF

31" Auger- Load Bearing @ (2000 PSF) 14,920/132 PLF = Maximum span 8'-1" Bearing needed as shown

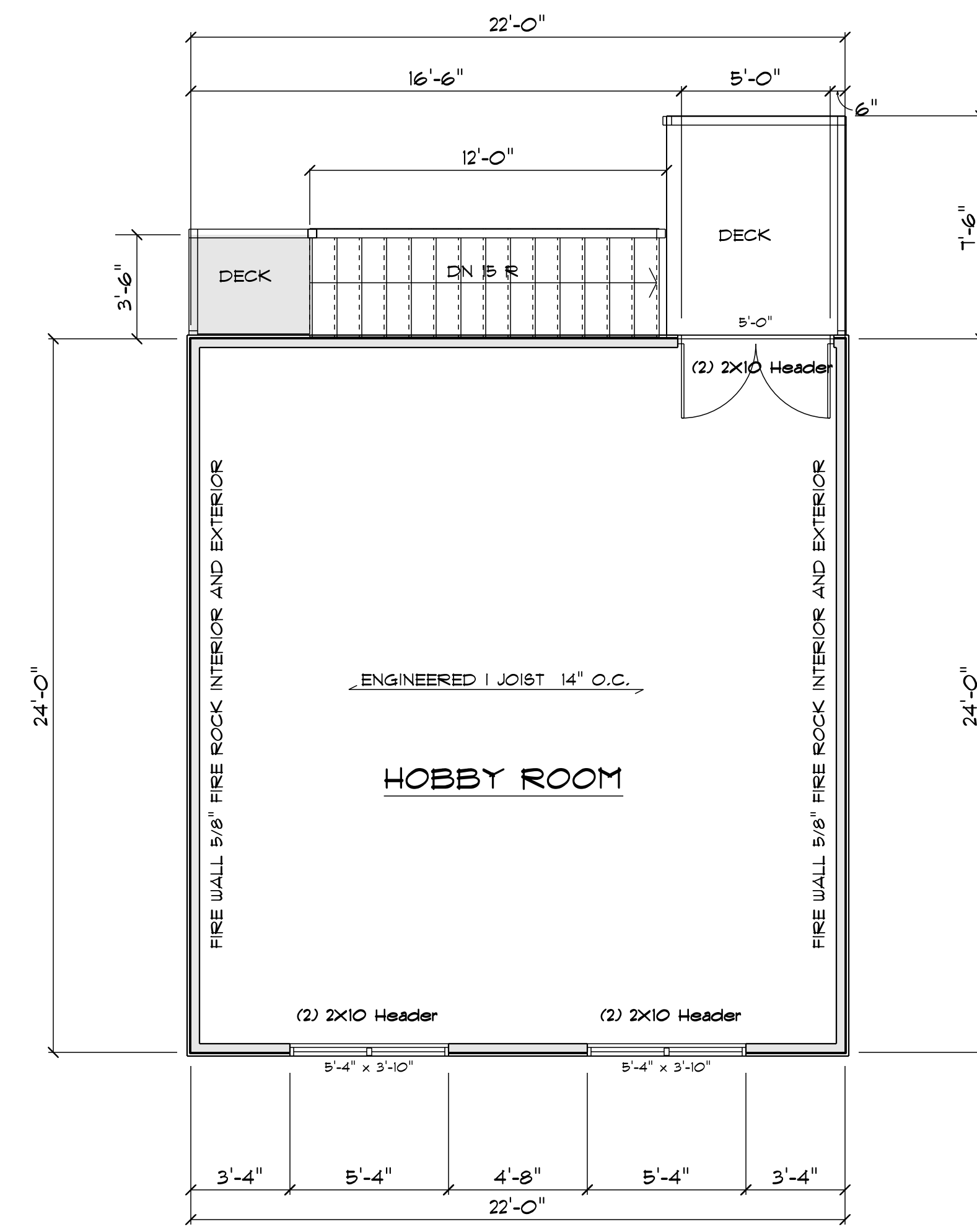
Bearing PLF x 24' 132 PLF x 24' = 41568 total wt / 4 caissons 10392 lbs Each 10392 Lbs / square ft of hole 1.46 = 1933.028 soil bearing minimum

**Max Grade Beam Spans**

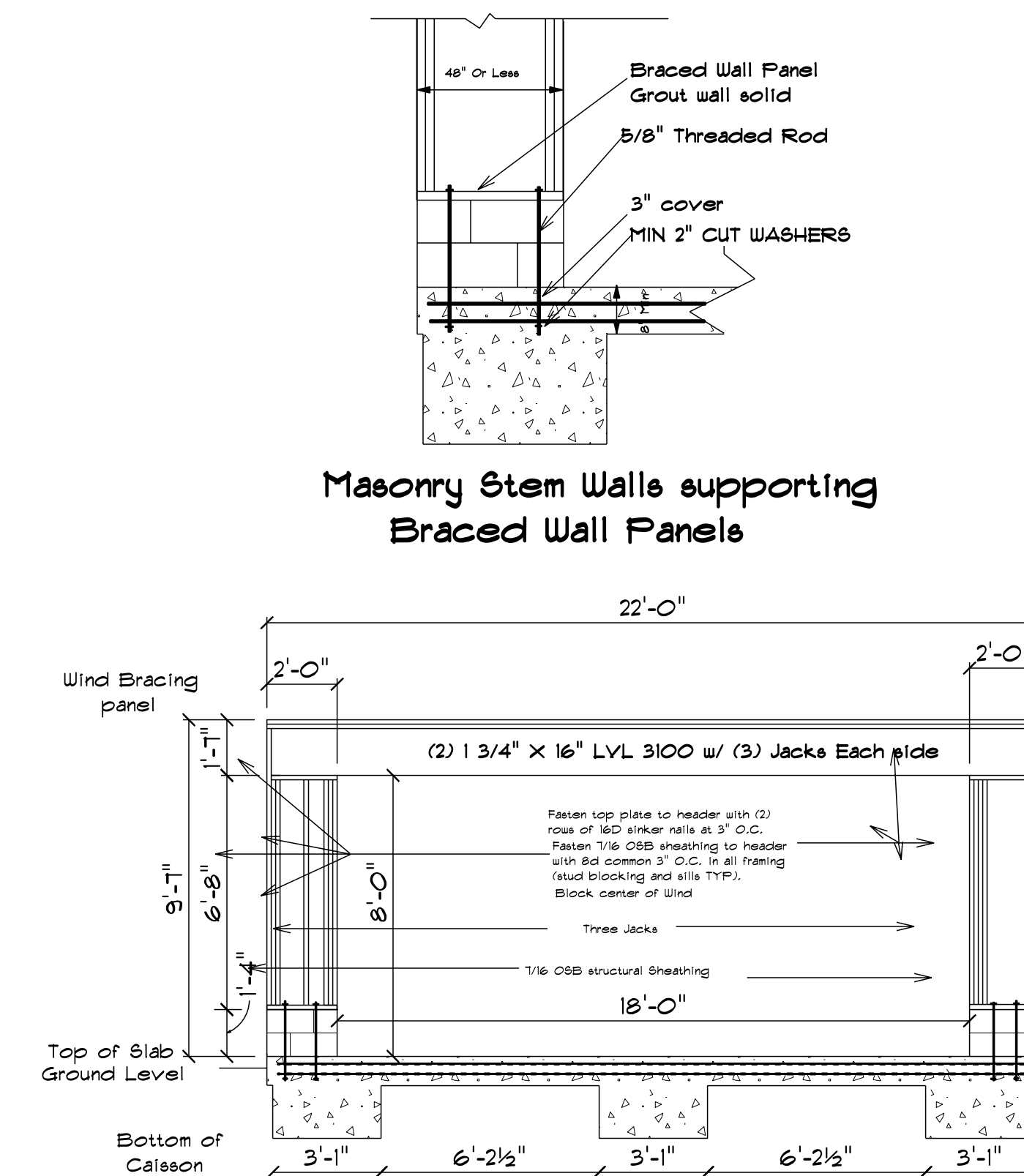
Span Ft. - PLF	PLF
8	40,568
10	26,250
12	19,208
14	13,971
16	10,242
18	8,292
20	6,495



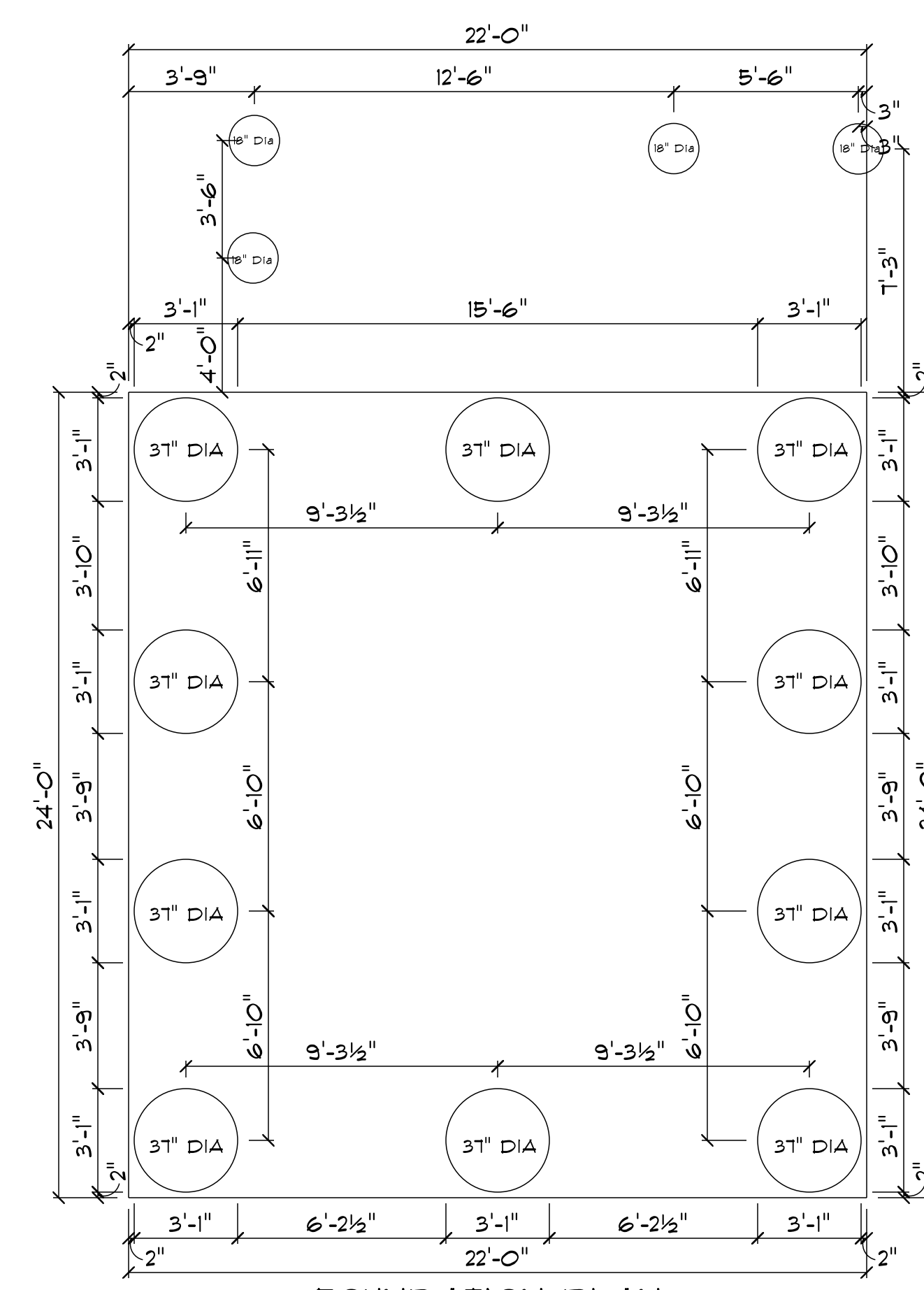
**1ST FLOOR PLAN**



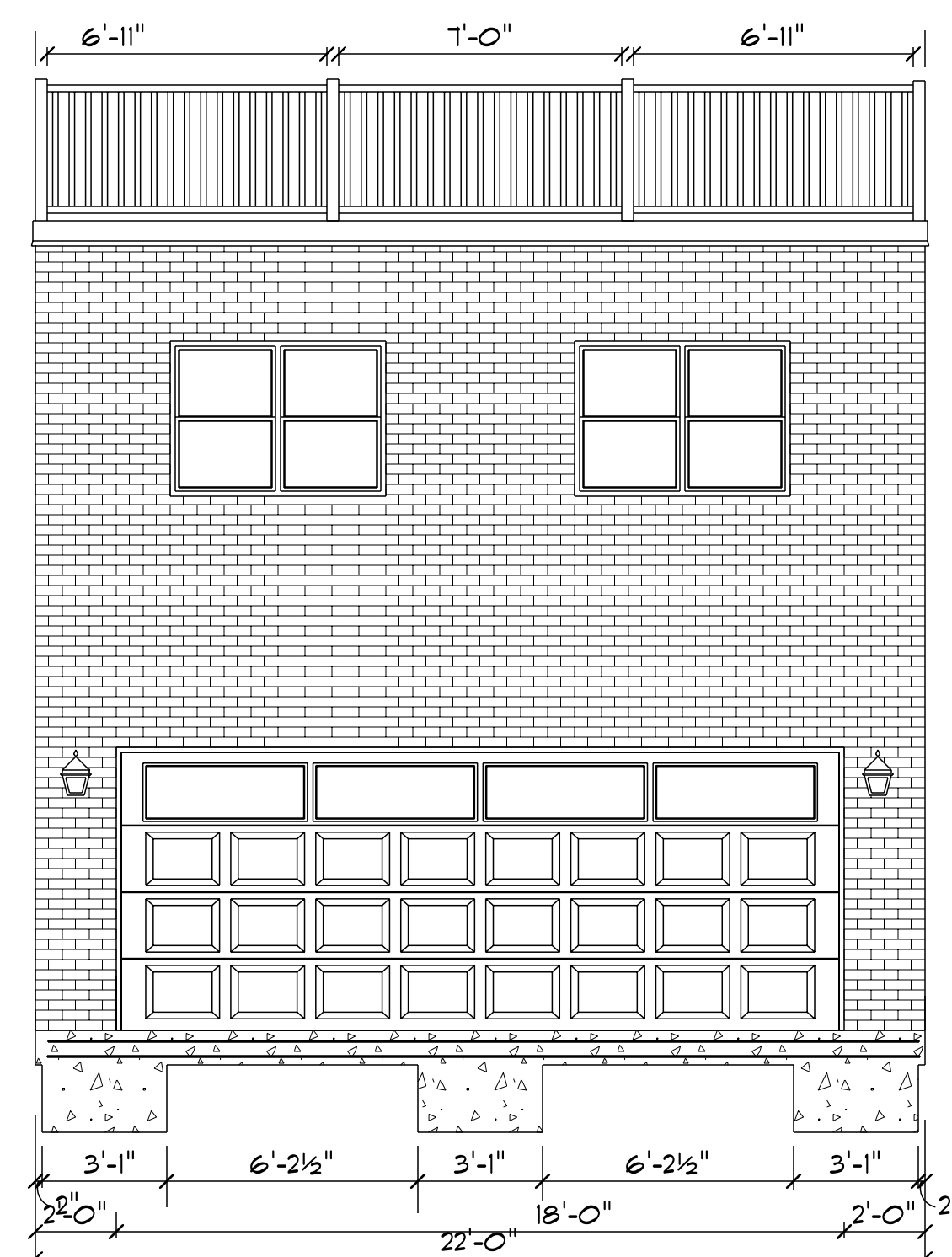
**2ND FLOOR LAYOUT**



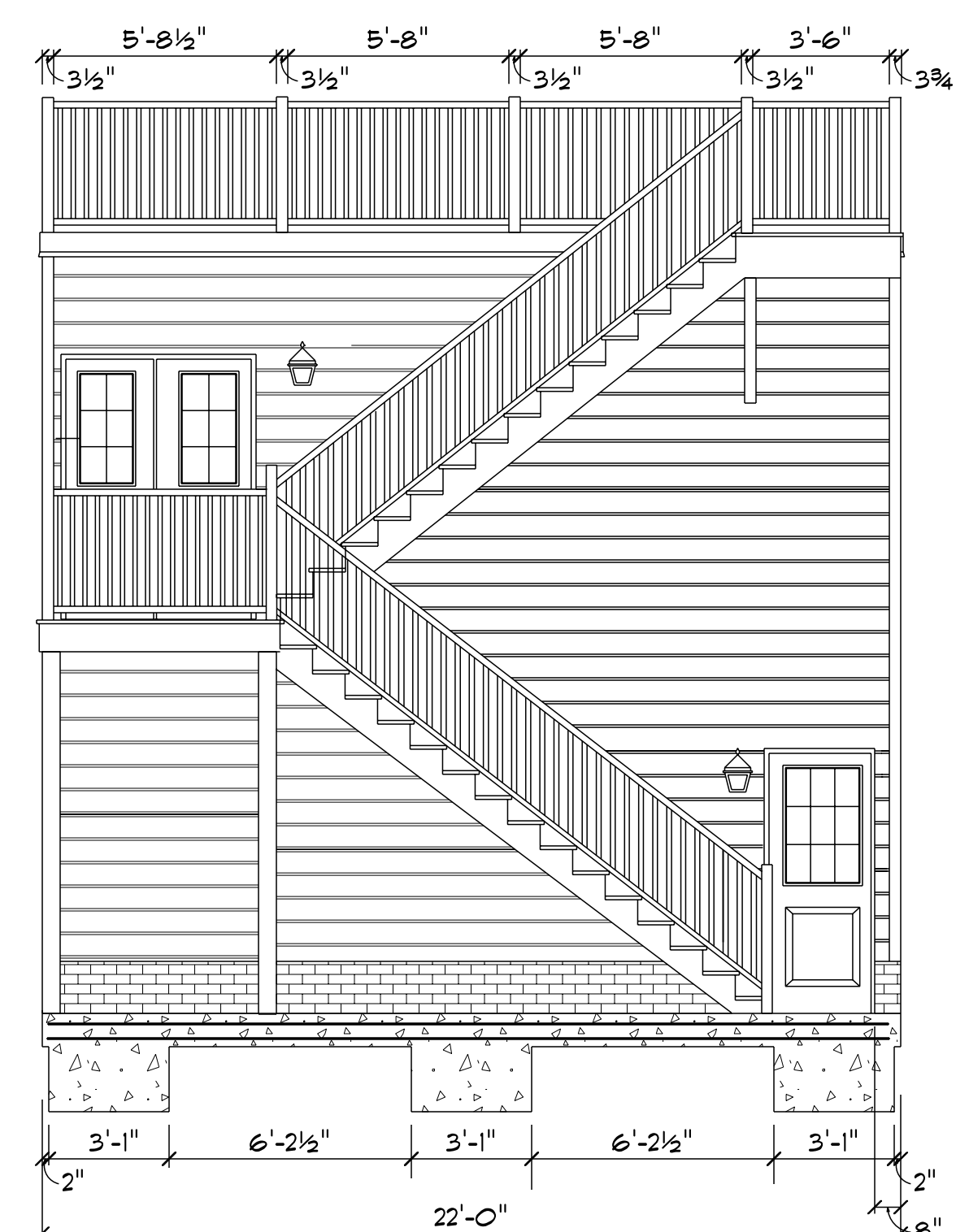
**Garage Opening Framing C6-PF**



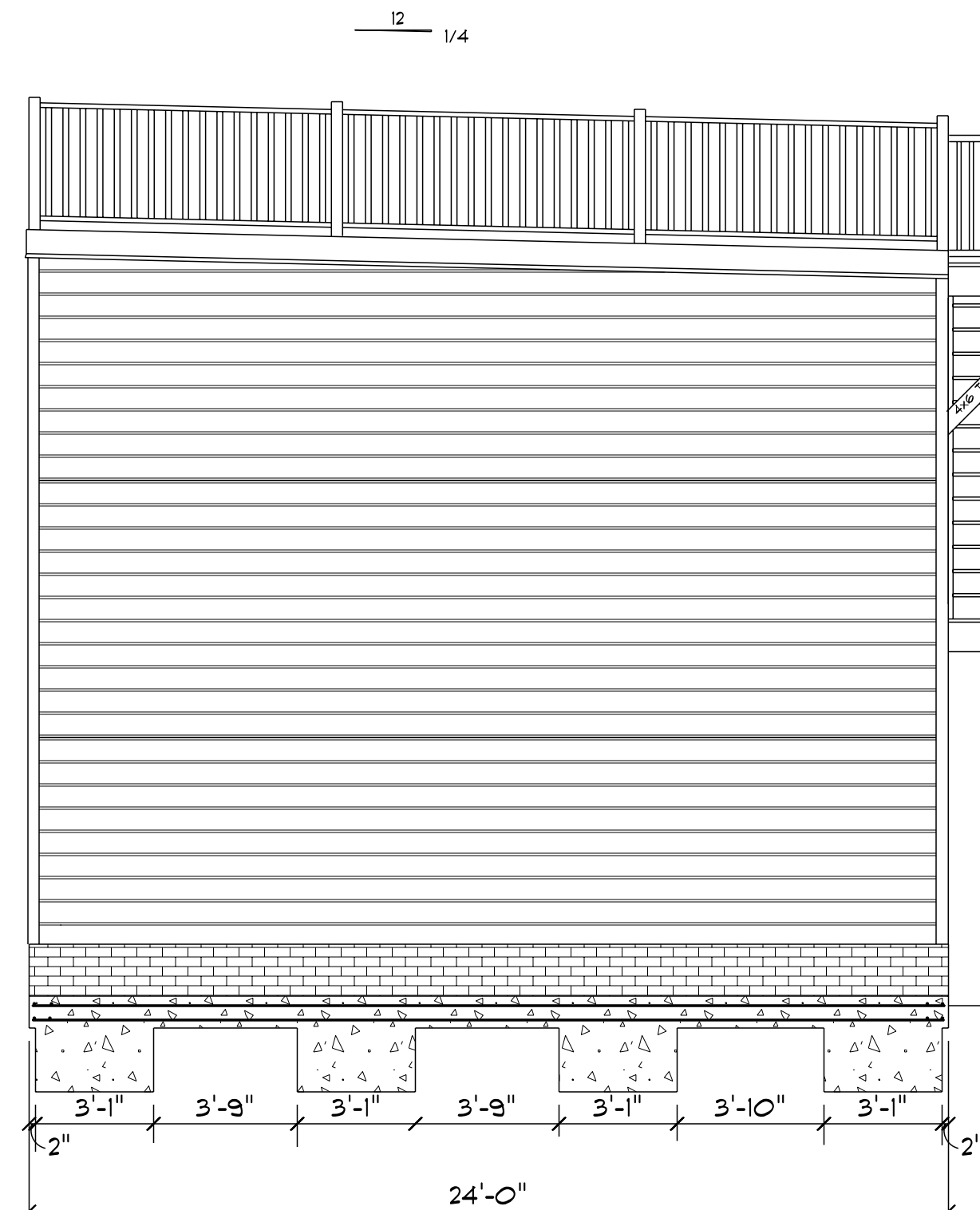
**FOUNDATION PLAN**



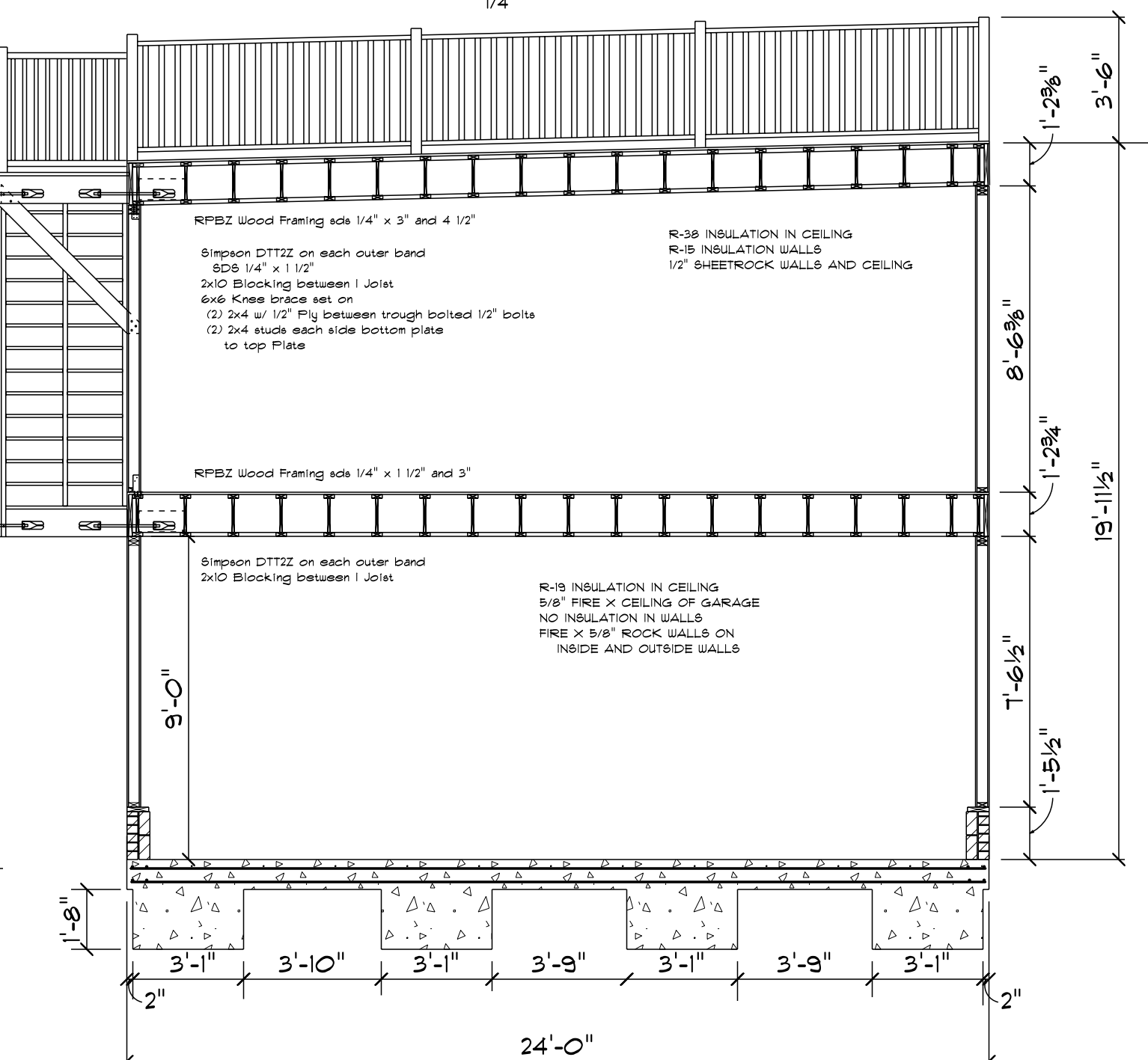
**FRONT ELEVATION**



**REAR ELEVATION**

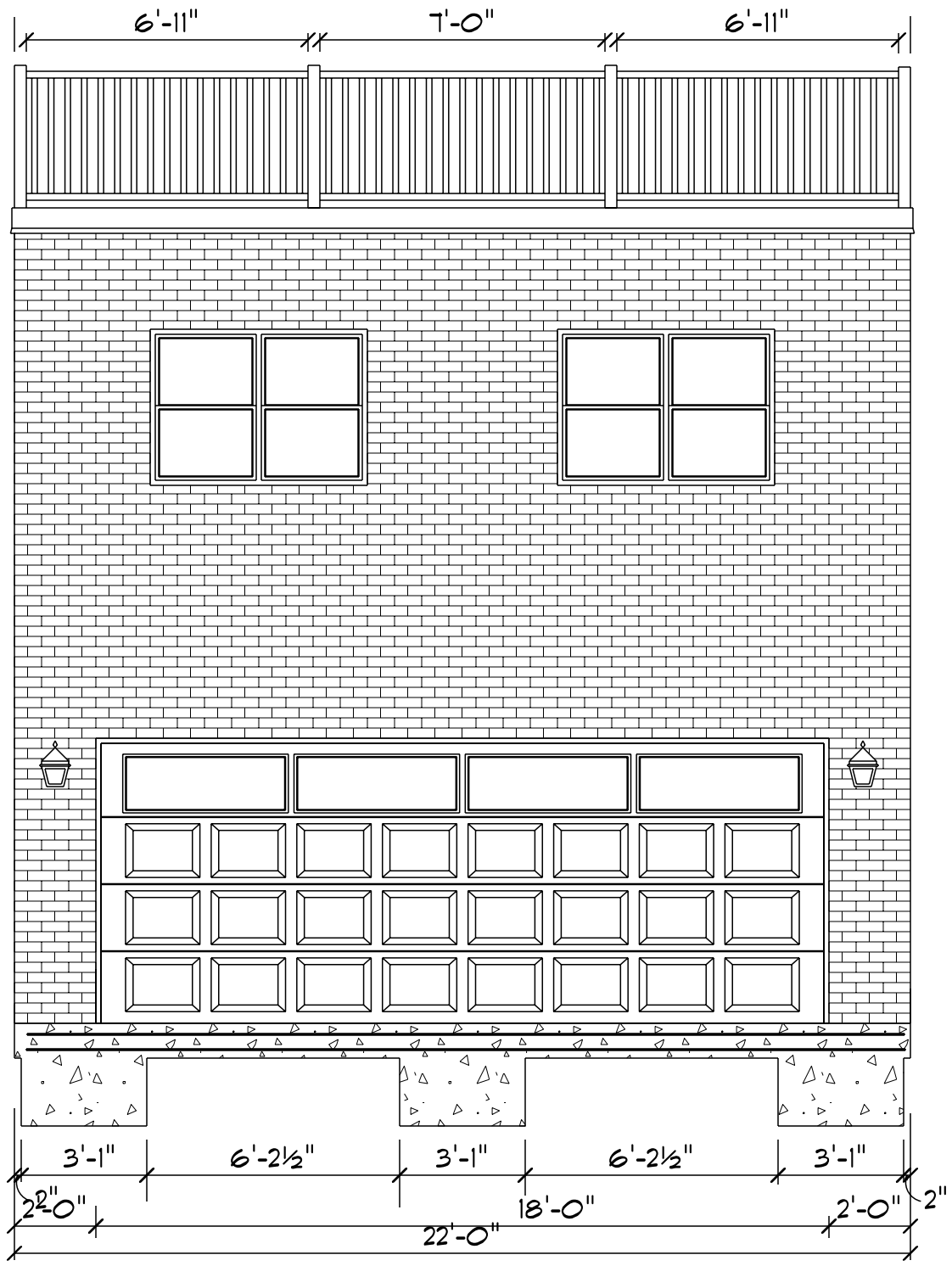


**LEFT & RIGHT ELEVATION**



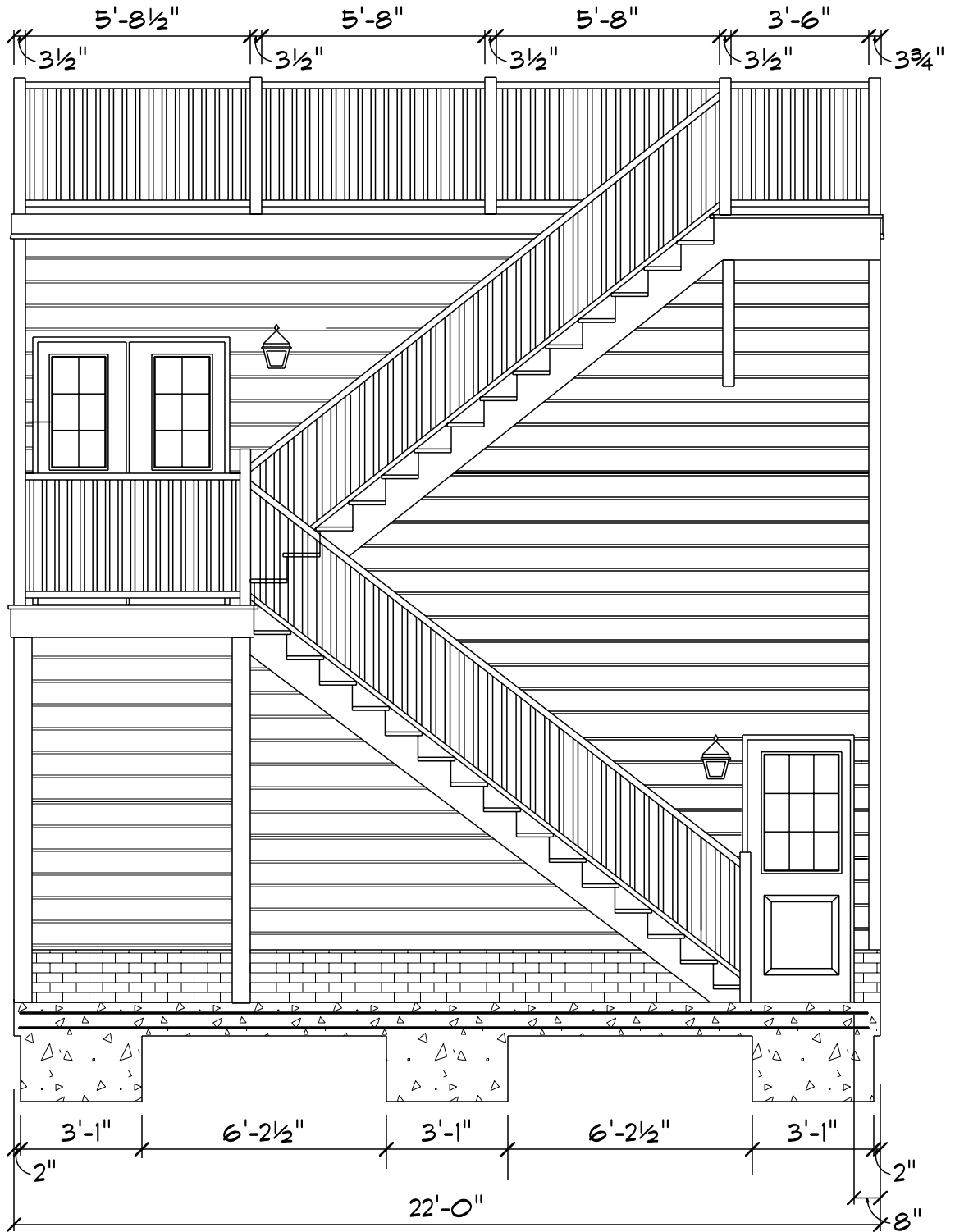
**CROSS SECTION A-A**

- TimberTech RadianceRail Composite Railings
- TimberTech Terrain Composite Stair Treads
- Outdoor Porcelain Tile for Rooftop Patio
- Tile deck system from Laticrete
- Water proofing membrane
- 3/4" Advantec
- 1/2" OSB Sheathing
- 14" Ream Joist
- PVC Trim, Corners, and Stair Vaneer
- Primed Hardie Plank or Brick Vaneer
- 1/2" OSB Sheathing
- Dol 2x4 top Plates
- 2x4 16" O.C.
- 2x8 Sill Plate
- 1/2" Anchor Bolts (grade beam to Plate)
- 16" CMU
- Turn down slab with Grade Beam (see Caisson Detail)



# FRONT ELEVATION

SCALE: 1/4" = 1'-0"

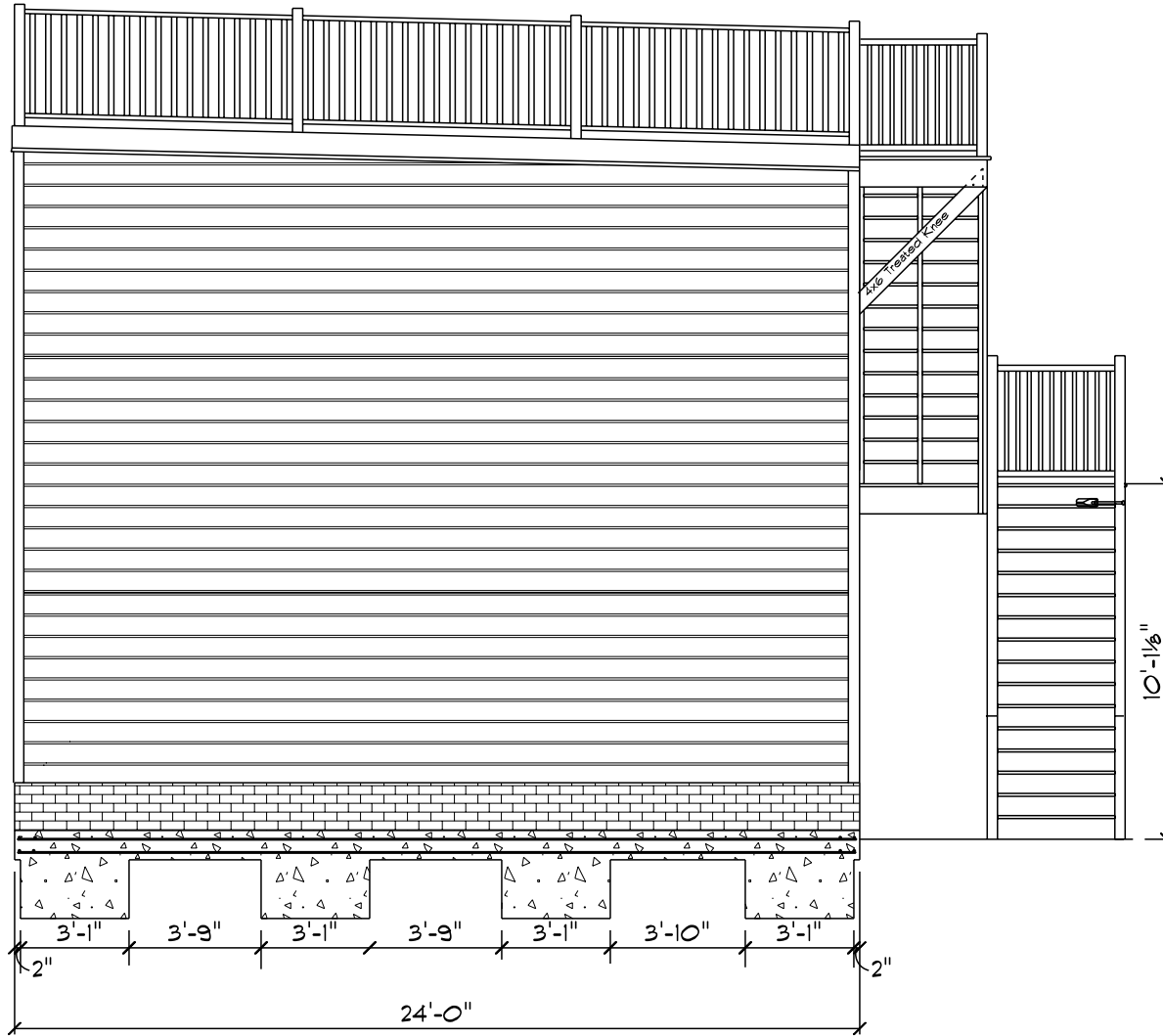


## REAR ELEVATION

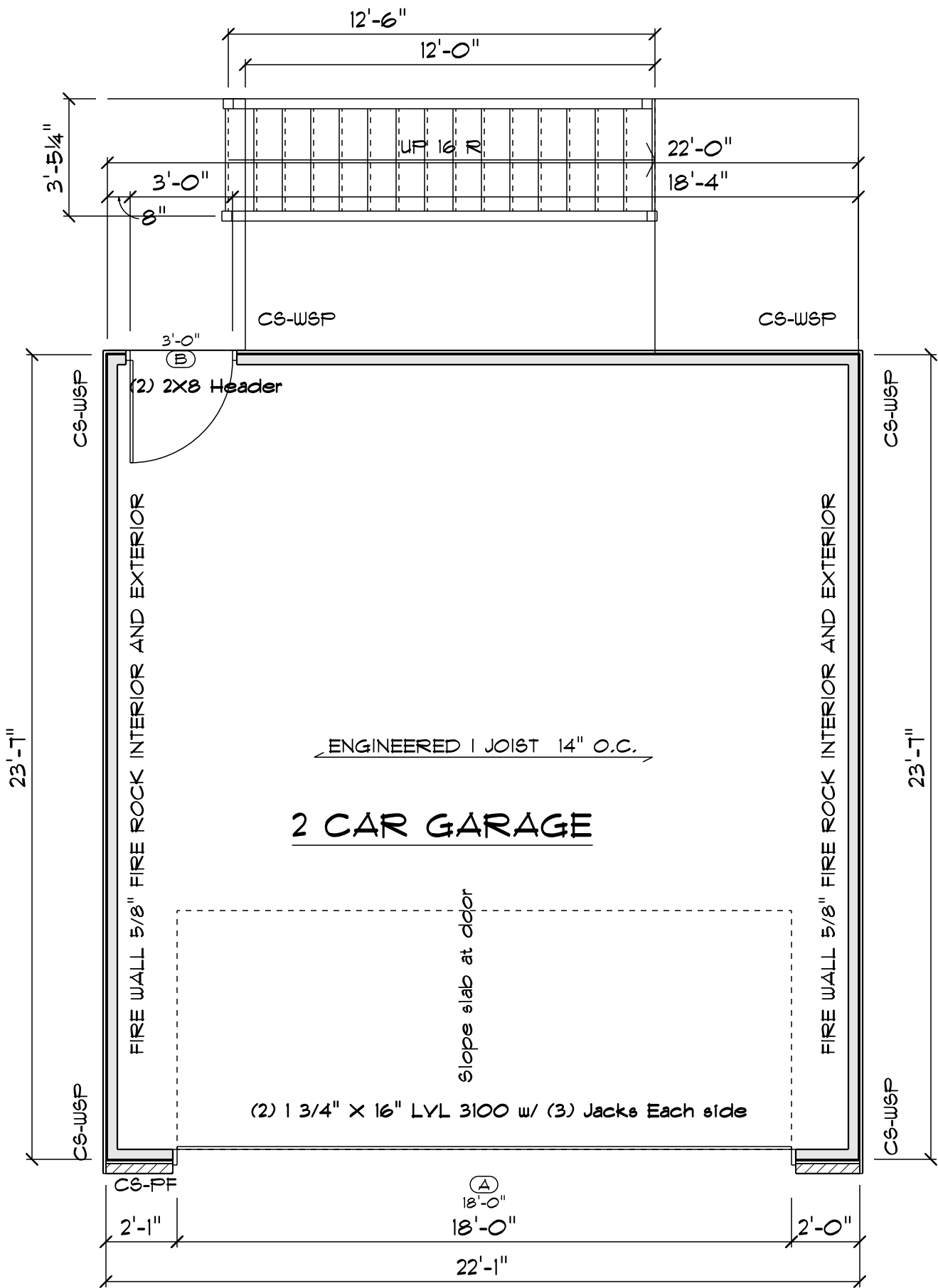
SCALE: 1/4" = 1'-0"



12  
1/4



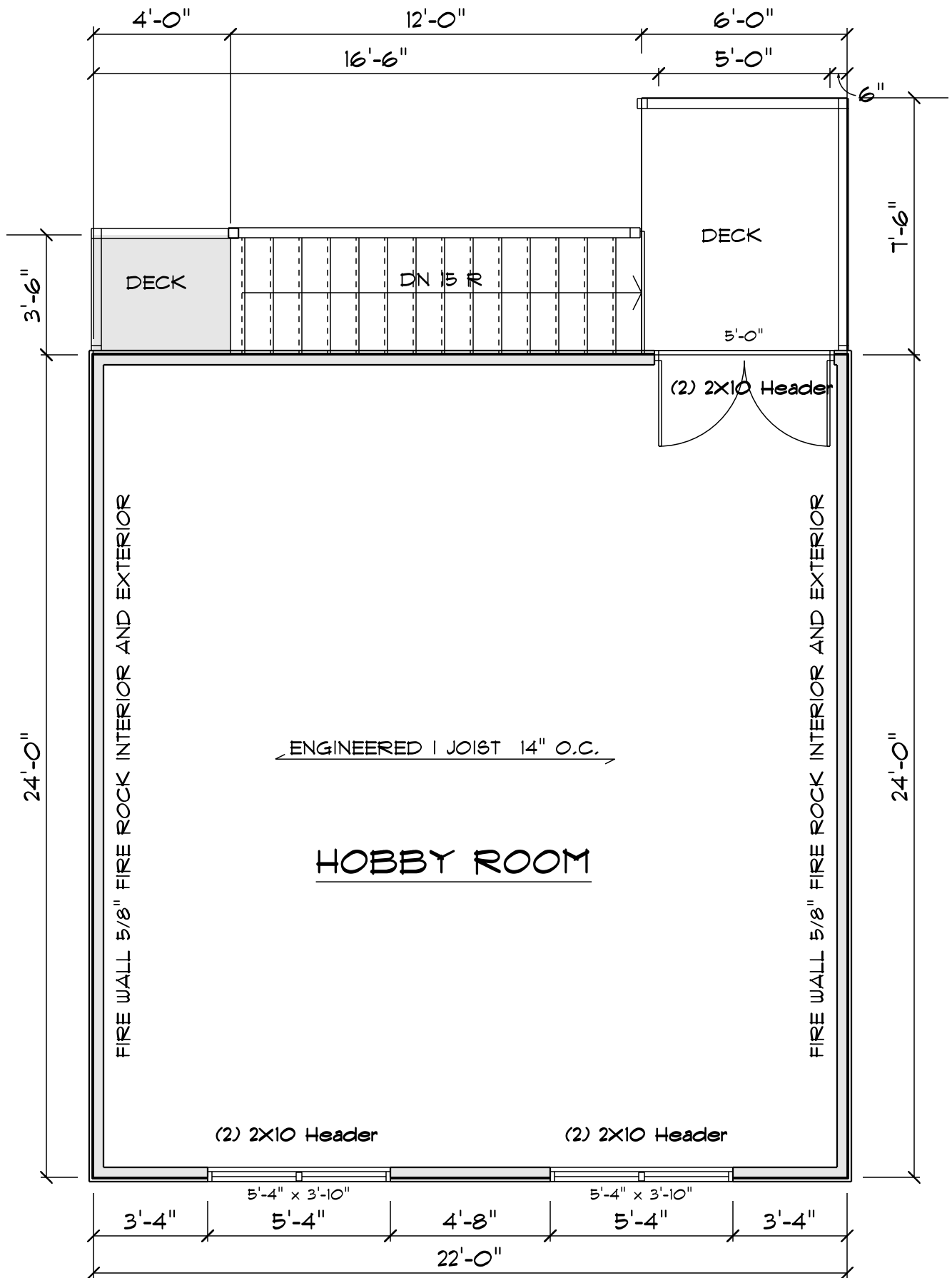
LEFT & RIGHT ELEVATION



**2 CAR GARAGE**

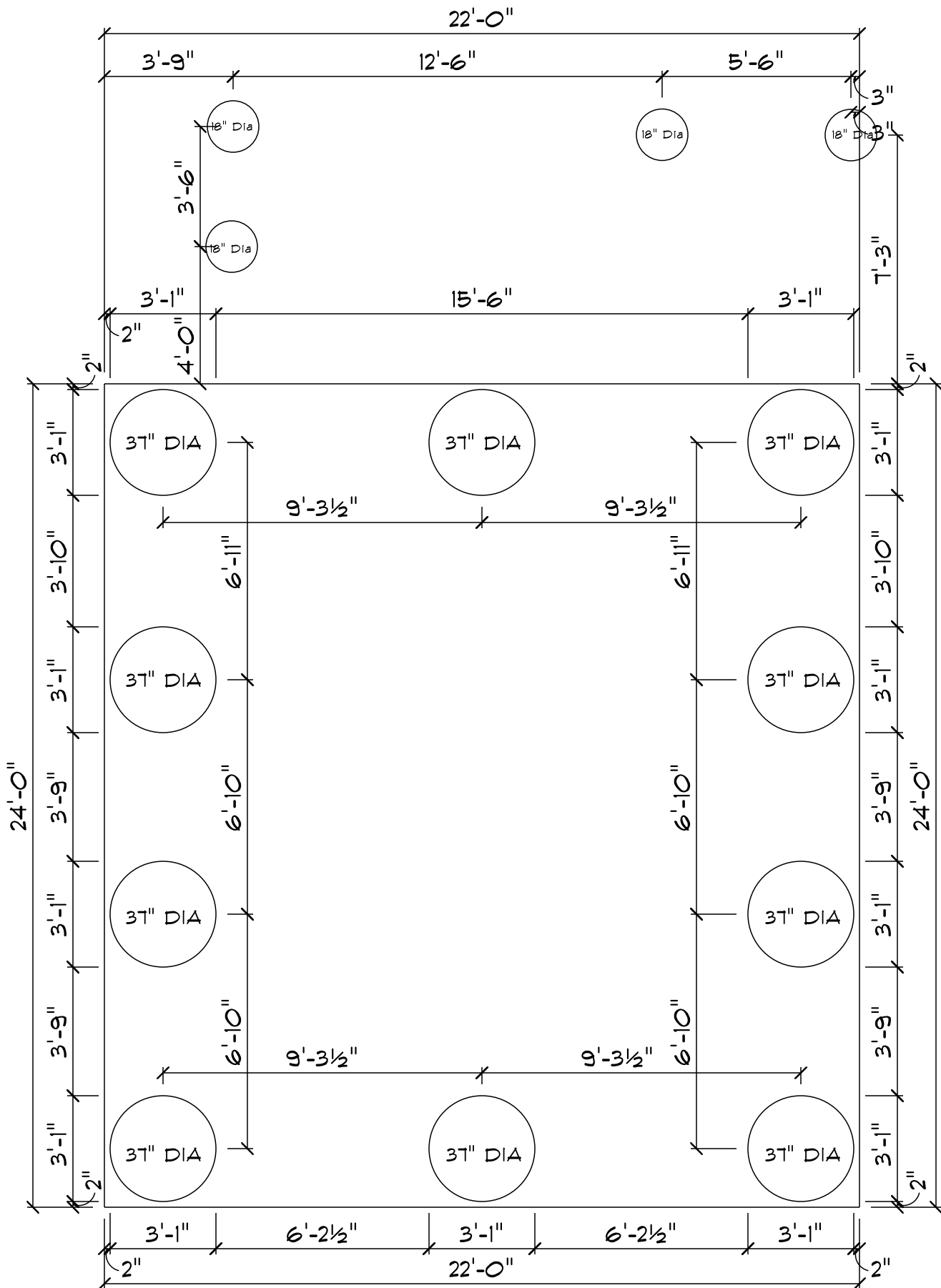
**1ST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



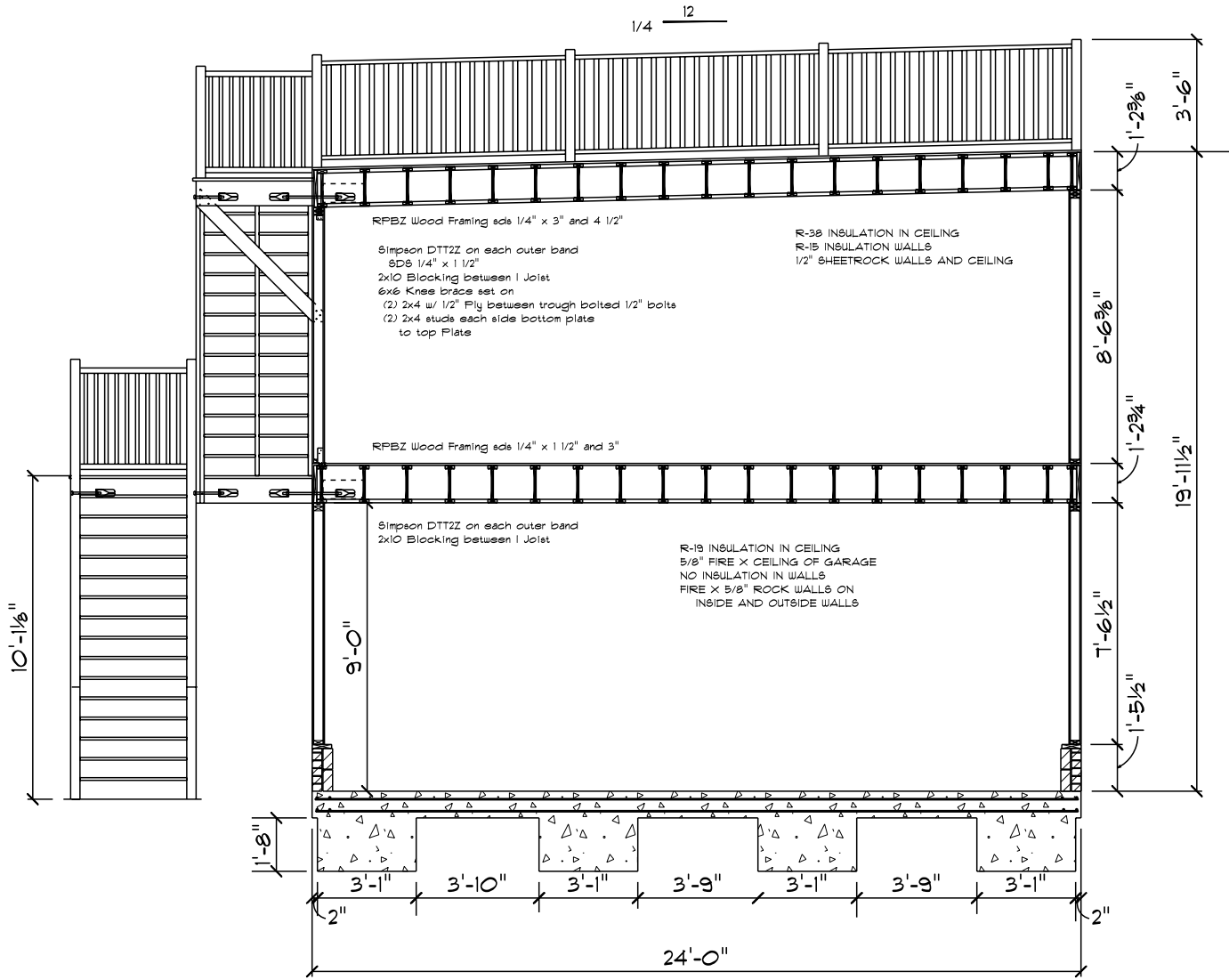
## 2ND FLOOR LAYOUT

SCALE: 1/4" = 1'-0"



## FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



**CROSS SECTION A-A**

SCALE: 3/16" = 1'-0"

TimberTech RadianceRail Composite Railings  
TimberTech Terrain Composite Stair Treads  
Outdoor Porcelain Tile for Rooftop Patio

Tile deck system from Latercrete  
Water proofing membran  
3/4" Advanatec  
14" Joist 16" O.C.  
(see engineered drawings)  
14" Ream Joist  
PVC Trim, Corners, and Stair Veneer  
Primed Hardie Plank or Brick Veneer  
1/2" OSB Sheathing  
Dbl 2x4 top Plates  
2x4 16" O.C.  
2x8 Sill Plate  
1/2" Anchore Bolts (grade beam to Plate)  
16" CMU  
CTurn down slab with Grade Beam  
(see Caisson Detail)

# DESIGN CRITERIA

PRESUMTIVE SOIL BEARING MIN	1500 P&F
WIND	90 MPH
CODE	2012 YRC
ROOF LOAD	30/10/5
TOTAL SQUARE FOOTAGE	936

# DOOR & WINDOW SCHEDULE

Symbol	Qty.	Size	Remarks
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B	1	3'-0" x 6'-8"	9 LIGHT Fiberglass, Full composite Entry Door, Right Hand In-swing
C	1	5'-0" x 6'-8"	15 LIGHT DOUBLE Fiberglass, Full composite Entry Door, In-swing
1	2	5'-4" x 3'-10"	Mira Aluminium Clad Window W/ Insulated Glass, Screens NO GRILLS

## CAISSON SIZE SCHEDULE

Auger Size	Square Ft of hole	Soil Bearing Minimum	Total Load Bearing of	Cubic Yards Of Concrete
37"	7.46	2000	11,190 Lbs	0.29

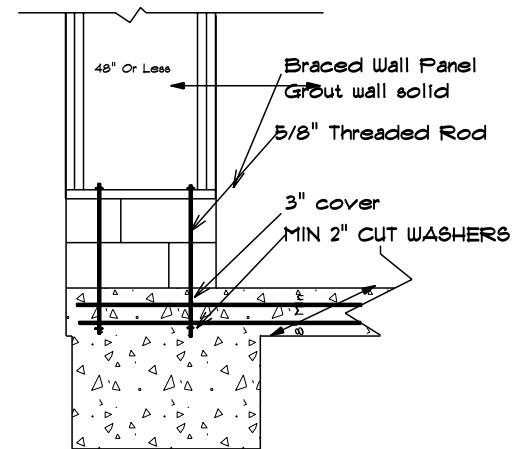
22' Second Floor 22' span/2 = 11' tributary = 11' x 50/10 Lbs = 600 PLF  
 22' Roof 22' span/2 = 11' tributary = 11' x 40/20/5 Lbs = 665 PLF  
 Grade Beam = 127 PLF  
 Wall 20'-0" x 17 lbs sqft = 340 PLF  
 Total PLF = 1732 PLF

37" Auger- Load Bearing @ (2000 P&F) 14,920/1732 PLF = Maximum Span 8'-7"  
 Bearing needed as drawn  
 Bearing PLF x 24' = 1732 PLF x 24' = 41,568 total wt./ 4 caissons = 10,392 lbs Each  
 10,392 Lbs / square ft of hole 7.46 = 1,393.029 soil bearing minimum

## Max Grade Beam Spans

3500/ 4000 PSI Concrete  
 (4) #4 Rebar as drawn

Span Ft	PLF	PLF
8'	40,968	42,600
10'	26,220	27,264
12'	18,208	18,933
14'	13,377	13,910
16'	10,242	10,650
18'	8,092	8,415
20'	6,455	6,816

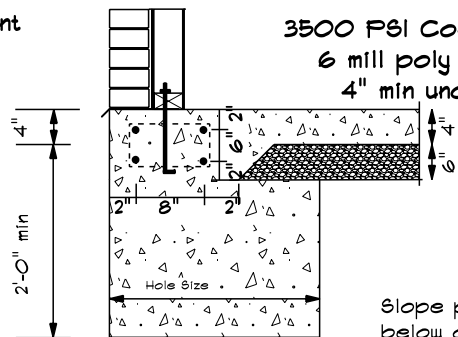


## Masonry Stem Walls supporting Braced Wall Panels

Brick veneer front  
 Vinyl flashing  
 Slab Level

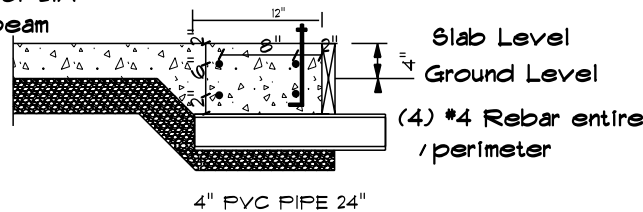
Ground Level  
 2x10 Form  
 (4) #4 Rebar  
 entire  
 perimeter

Bottom of Caisson

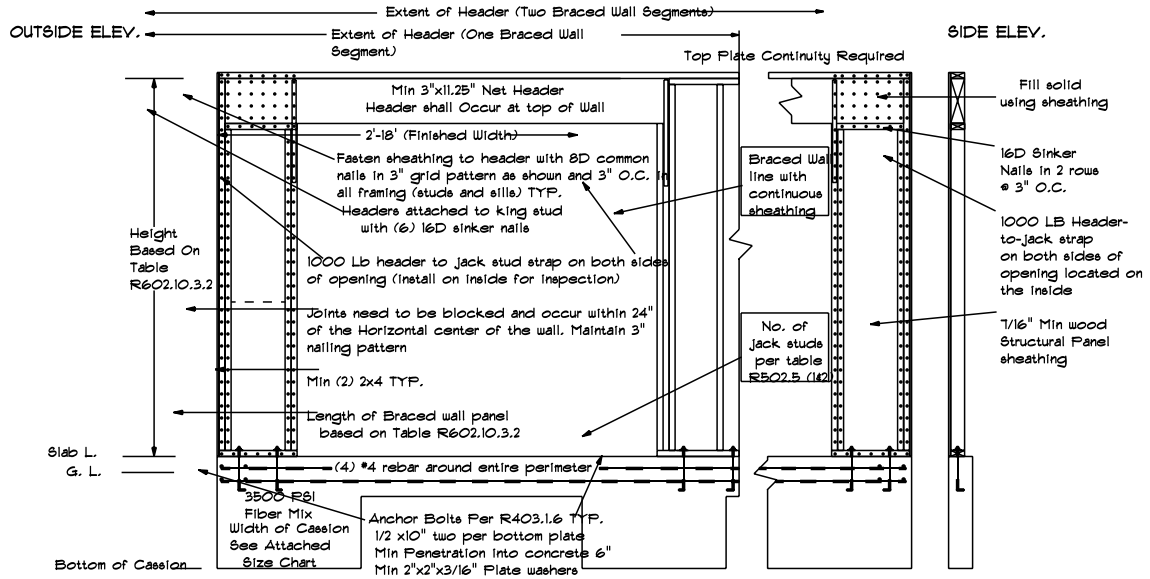


## CAISSON DETAIL

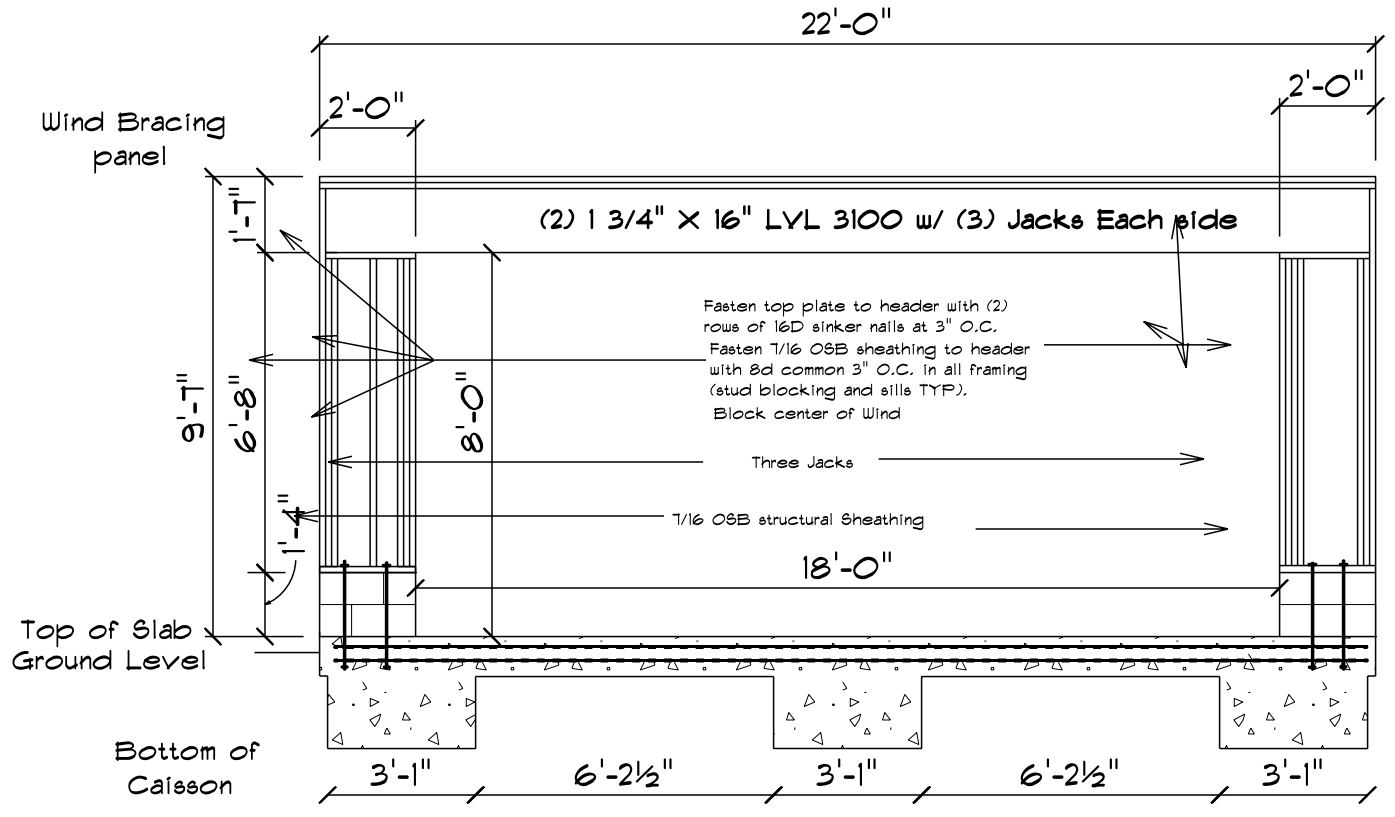
3500 PSI Concrete fiber enmeshed  
 6 mill poly Gravel #57 or 21A  
 4" min under grade beam



Slope pad to lowest point then add gravel. Install 4" PVC Pipe below grade beam at lowest point. Use one for each low point. Drain must fall to daylight using black corrugated pipe 6" past grade beam. Prevent pipe clogging by attaching screen to both ends



**Continuous Portal Frame Braced Wall Panel  
Slab/ Grade Beam with Caisson serving as  
Stem Wall Replacement**



**Garage Opening Framing CS-PF**



2729 Street View





2727 Neighbor Garage 1



2727 Neighbor Garage 2



2729 Back Facing 2727



2729 Back Facing 2731



2729 Back Yard and House



2729 Back Yard and Rear Fence



2729 Rear Alley



2731 Neighbor Garage 1





2731 Neighbor Garage 2



Example in Oregon Hill