



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Commission of Architectural Review
Certificate of Appropriateness Application
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property (location of work)

Property Address: 2735 W Grace St Current Zoning: R-48
Historic District: West Grace Street

Application is submitted for: (check one)

- Alteration**
 Demolition
 New Construction

Project Description (attach additional sheets if needed):

Repair/in-kind replacement of structural and decorative elements of a three-story front porch. Water inundation has rotted columns and other support structures.

Applicant/Contact Person: [REDACTED]

Company: N/A

Mailing Address: [REDACTED]

City: Richmond State: VA Zip Code: 23220

Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact? **Yes** Applicant Type (owner, architect, etc.): Owner

Property Owner: [REDACTED]

If Business Entity, name and title of authorized signee: [REDACTED]

Mailing Address: [REDACTED]

City: Richmond State: VA Zip Code: 23220

Telephone: ([REDACTED])

Email: [REDACTED]

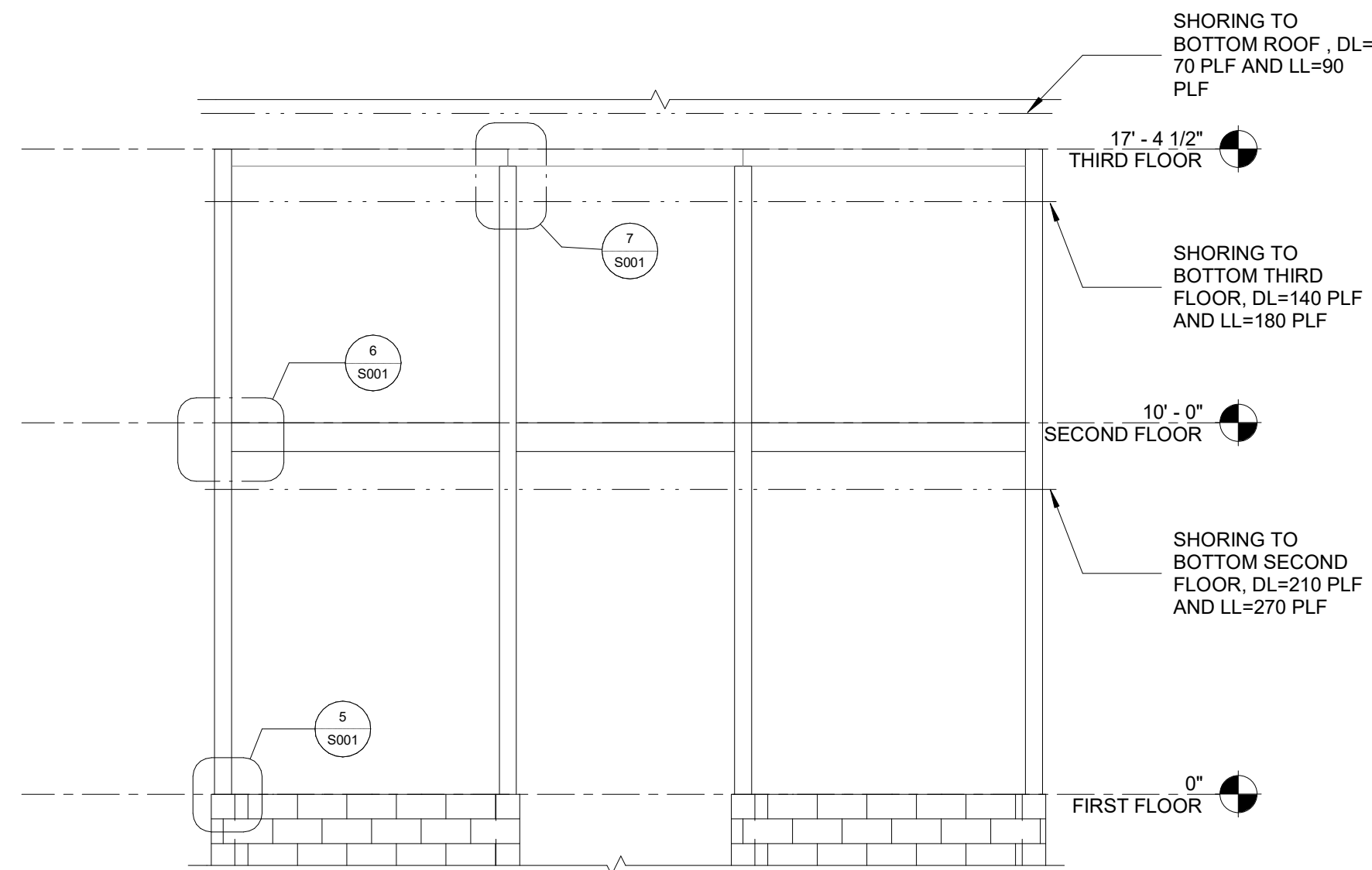
Billing Contact? **Yes**

****Owner must sign at the bottom of this page****

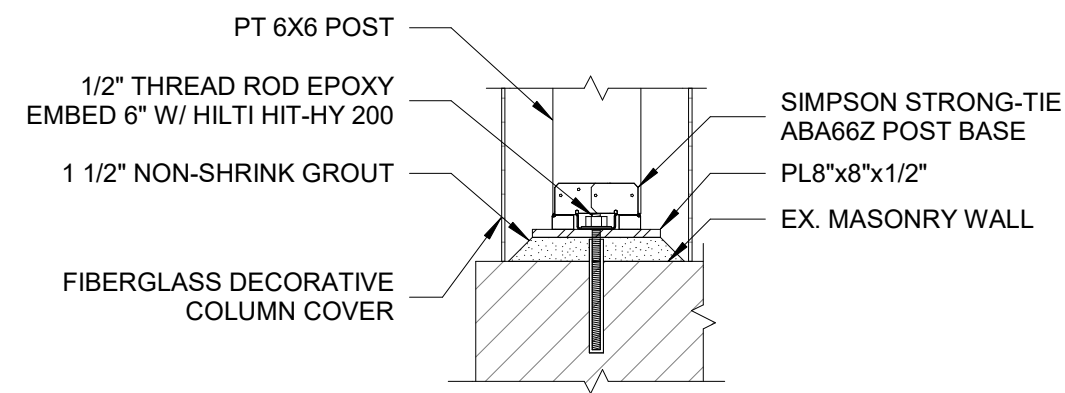
Design Load and Parameter Table		
Governing Code:	2021 VCC	
Risk Category:	II	
Loads:		
LL	60 psf	Balconies / Patios
Pg	37 psf	Ground Snow Load
V	113 mph	Ultimate Wind Speed
	C	Wind Exposure Category
SDS	0.19	Design Short Period Response Acceleration
SD1	0.074	Design 1-Second Period Response Acceleration
	B	Seismic Design Category

General Notes

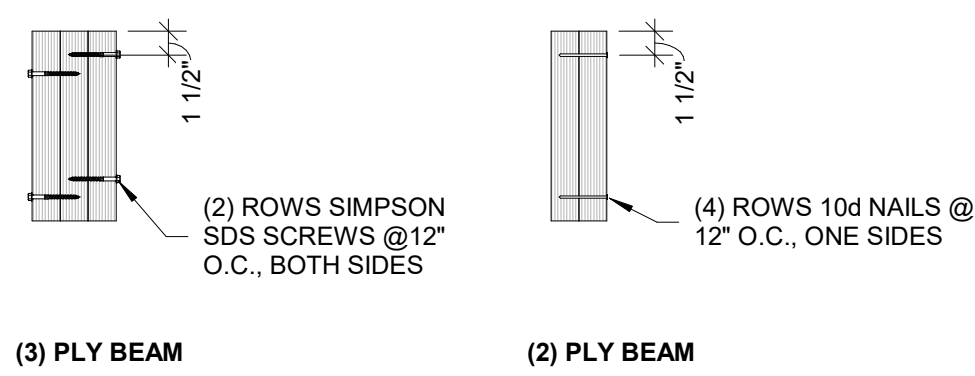
- Structural General Notes
 - Codes and Standards: All work must comply with the 2021 Virginia Uniform Statewide Building Code (VUSBC), the 2018 International Residential Code (IRC), and local ordinances.
 - Third-Party Inspections: The owner/contractor must arrange for all required third-party inspections.
 - Existing Conditions: The contractor is responsible for verifying all existing dimensions, structural elements, and conditions on-site before starting any work. Report any discrepancies to the structural engineer and architect immediately.
 - Material: All new lumber must be Southern Pine or equivalent, graded as per the design requirements. All new steel must be A36 grade unless noted otherwise.
- Demolition Notes
 - Shoring: Provide temporary shoring and bracing as required to support the existing structure during demolition. Do not remove any structural members until new supports are in place.
 - Protection: Protect all remaining structural elements, finishes, and utilities from damage during demolition.
 - Dimensions and elevations of existing construction given in structural drawings are based on information contained in limited field observations and measurements. The contractor shall verify all information pertaining to existing conditions by actual measurement and observation at the site. All discrepancies between actual conditions and those shown in the contract documents shall be reported to the Engineer of Record for evaluation before the affected construction is put in place.
- Framing Notes
 - Connections: Use A307 Grade A bolts for all bolted connections. Use approved framing connectors (e.g., Simpson Strong-Tie) for all connections, installed per the manufacturer's specifications.
 - Fasteners: Use hot-dipped galvanized nails for all exterior framing.
 - Lumber: All new lumber must be pressure-treated when in contact with masonry or concrete. Provide all necessary fire-blocking and draft-stopping as required by code.
 - Bearing: All new studs, posts, and columns must bear directly on continuous foundations or structural members capable of transferring the load to the foundation.



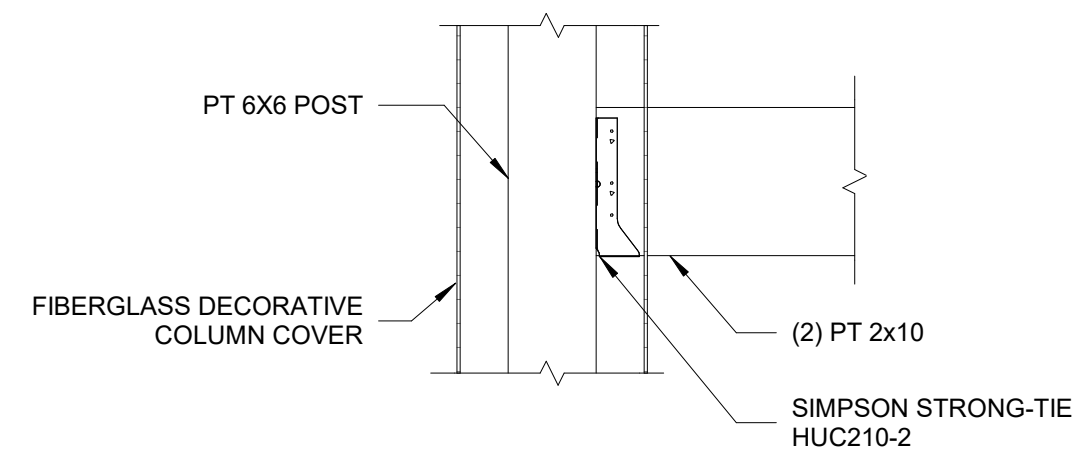
4 FRONT ELEVATION
1/4" = 1'-0"



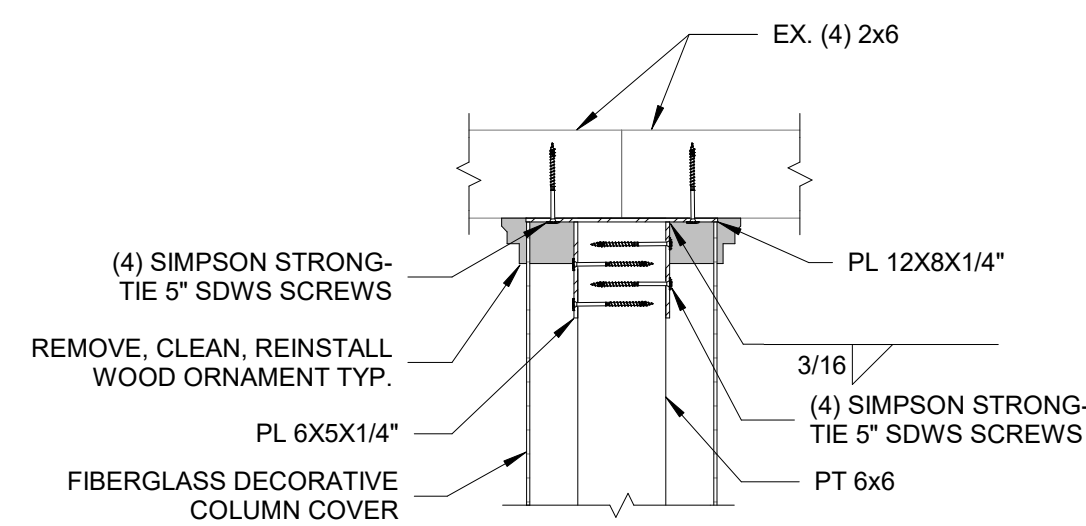
5 BASE PLATE DETAIL
1" = 1'-0"



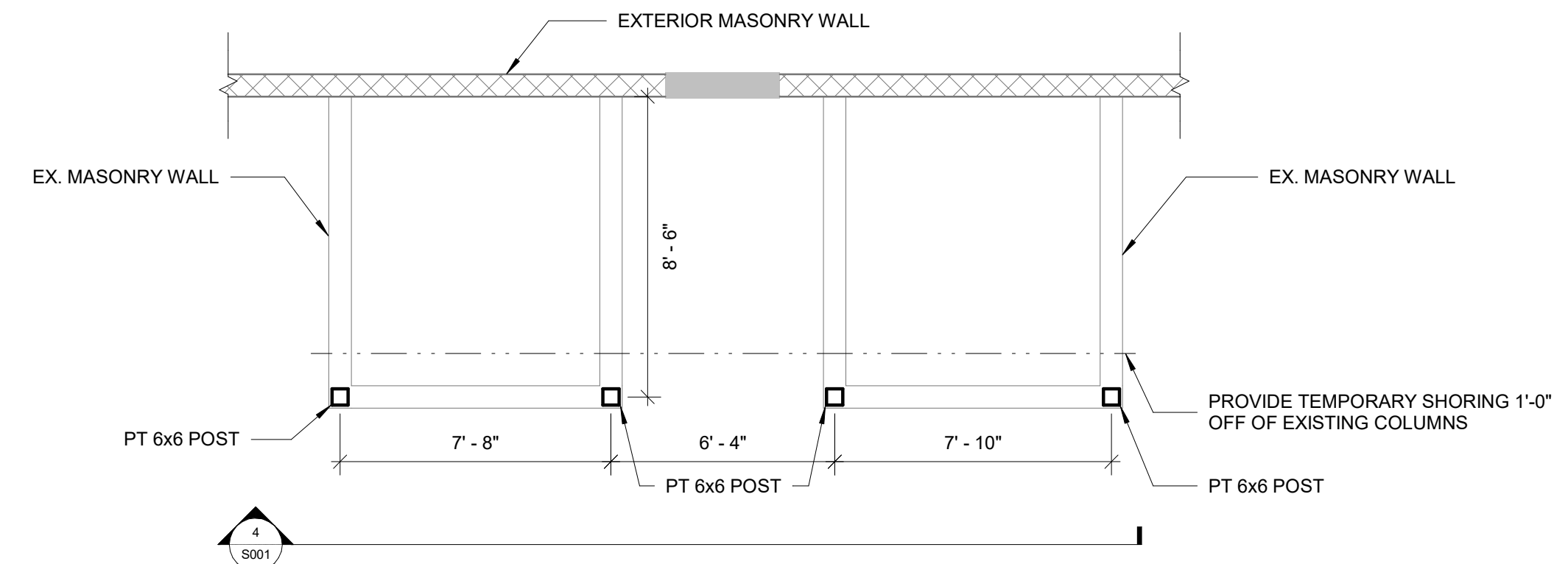
8 MULTI-PLY BEAM FASTENING DETAIL
1" = 1'-0"



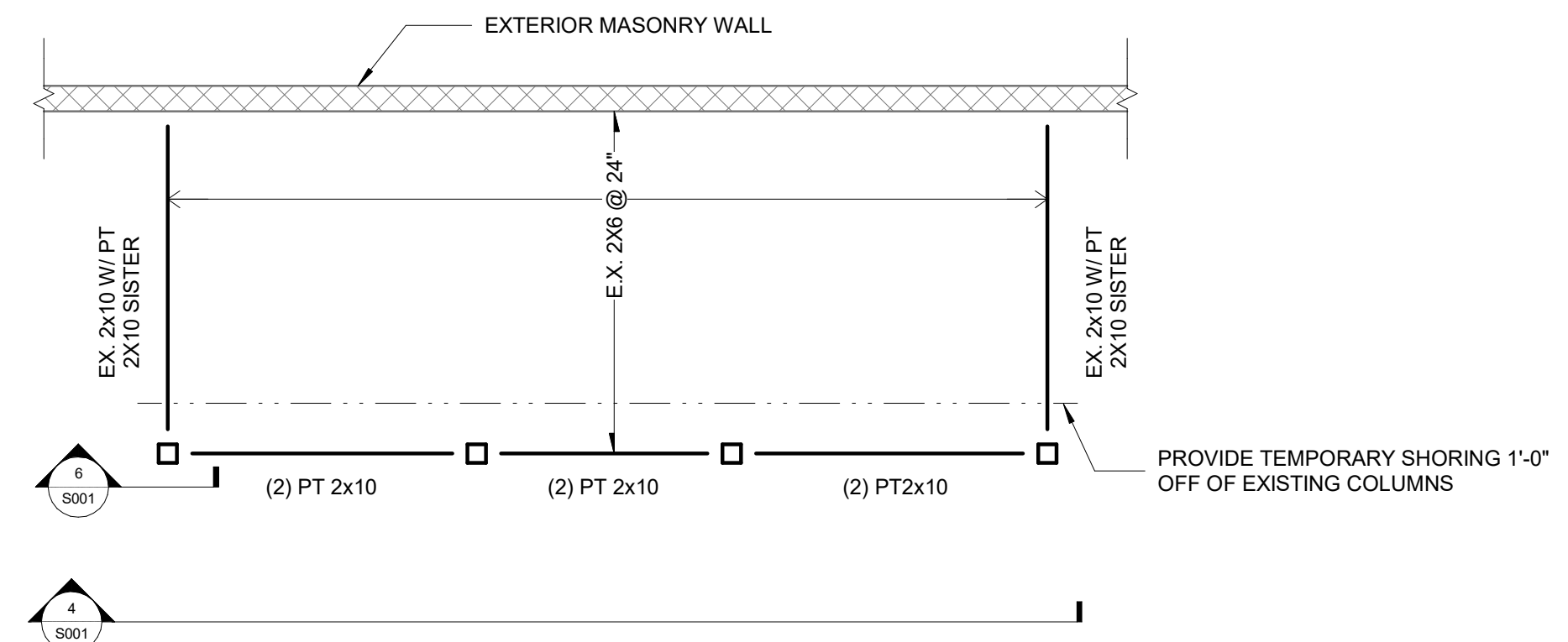
6 TYP. SECOND FLOOR CONNECTION
1" = 1'-0"



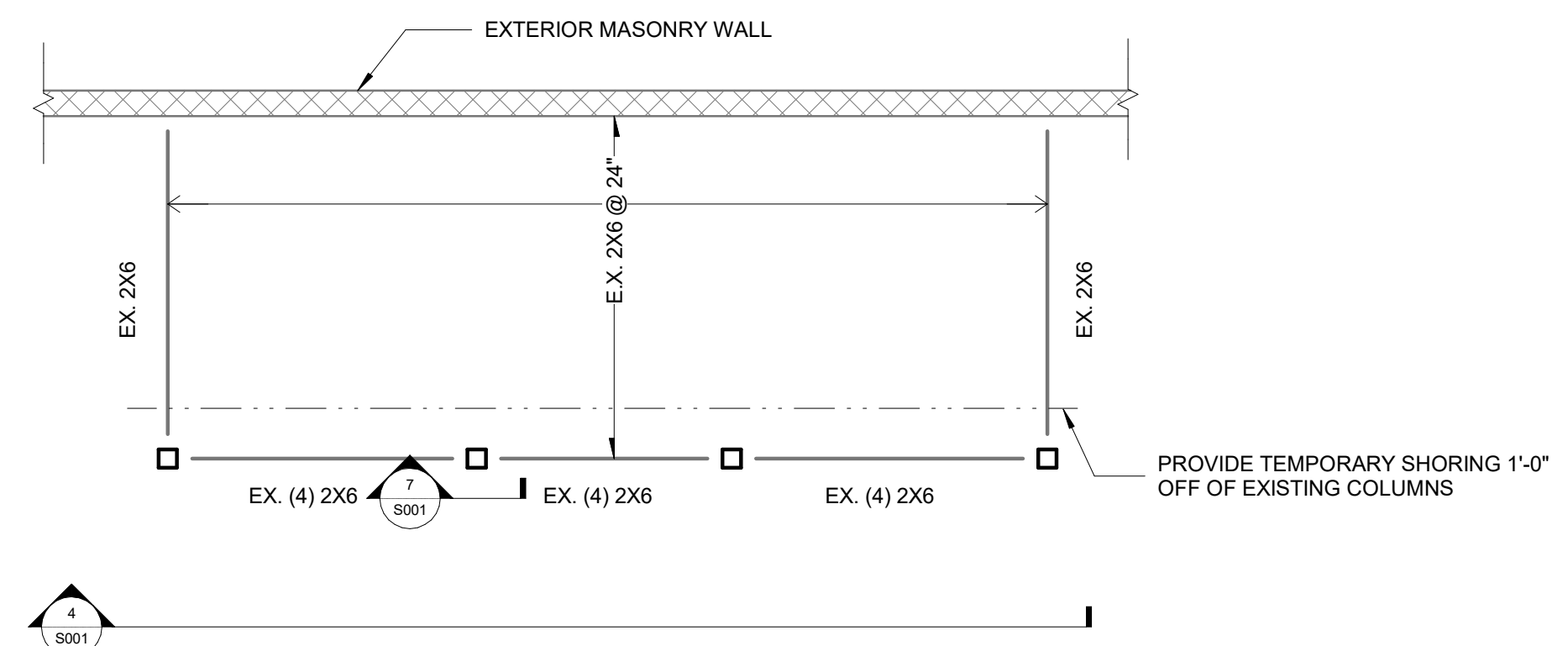
7 COLUMN TOP CONNECTION
1" = 1'-0"



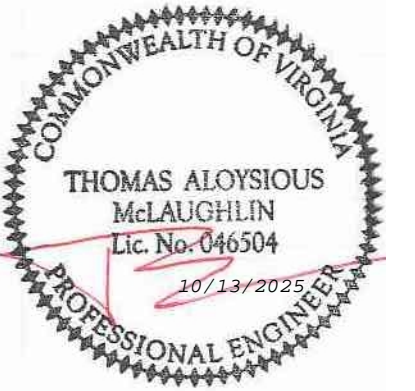
1 FIRST FLOOR
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"



3 THIRD FLOOR
1/4" = 1'-0"



Project:
2735 W Grace St.

Client:

Sheet Notes

Keynotes

Legend

No.	Description	Date

GENERAL NOTES, PLAN, ELEVATION, AND SECTION

Project Number 0525-355
Date 10/10/2025
Designed by BB Drawn by BB
Checked by TM

S001

Scale As indicated







