



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 1853 WEST GRACE STREET
Historic district WEST GRACE ST.

RECEIVED
Date/time rec'd: _____
Rec'd by: ME **APR 25 2019**
Application #: _____
Hearing date: BY: _____

APPLICANT INFORMATION

LOA-053432-2019

Name MARK SPANGLER
Company MARK SPANGLER ARCHITECTURE
Mailing Address 1727 W. MAIN ST. 23220

Phone 804.432.4739
Email MARK@SPANGLERARCHITECTURE.COM
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name BRIAN FRANK
Mailing Address 1853 W GRACE ST

Company _____
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)

1. RE-CLADDING AN EXISTING FIRST FLOOR PREVIOUSLY CAPTURED COVERED PORCH, NEW WINDOWS; DOORS ARE PART OF THIS RENOVATION.
2. RE-FRAMING AN EXISTING ROOF @ THE FIRST FLOOR SIDE ELEVATION.
3. CAPTURING A PORTION OF AN EXISTING COVERED PORCH @ THE SECOND FLOOR W/ A SERIES OF GANGED WINDOWS; A SINGLE DOOR

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. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission 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

Date 25 APR 2019

FRANKS RESIDENCE

1853 W. GRACE

REVIEW DOCUMENTS
 DATE OF ISSUE:
 APRIL 25, 2019

STRUCTURAL COORDINATION: MARK SPANGLER
 STRUCTURAL CALCULATIONS:
 BRACED WALL CALCULATIONS CHARLES SHADE:
 NO BRACED WALL DESIGN REQUIRED AS NO
 INCREASE IN WIND LOADING ON THE ORIGINAL
 MASONRY STRUCTURE
 VA. BUILDING CODE 2015 EDITION

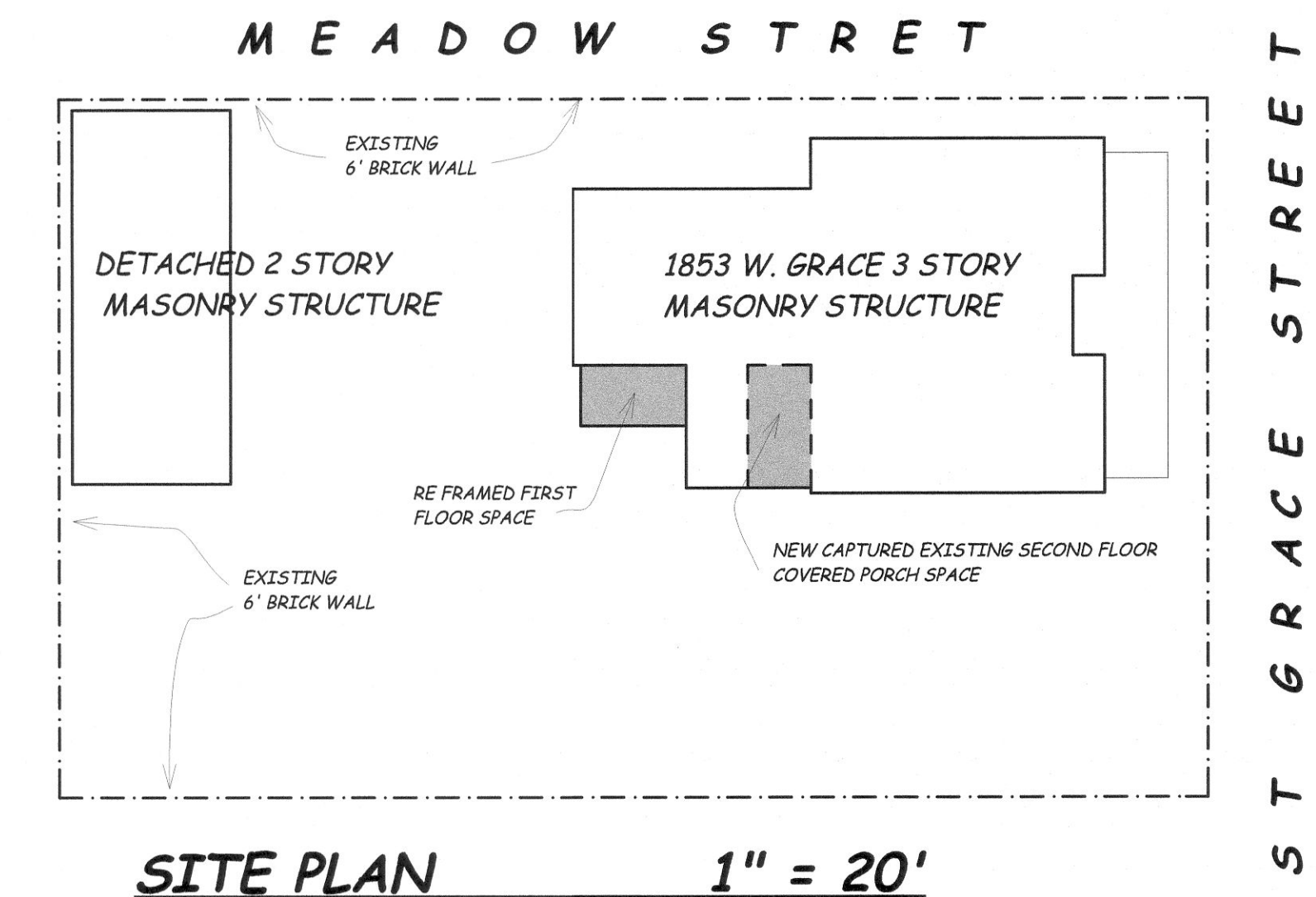
ALL NEW CONSTRUCTION DONE WITHIN EXISTING
 FOOTPRINT OF BUILDING AND SETBACK NO SETBACK LINES
 ARE ENCROACHED UPON

MARK SPANGLER
 ARCHITECTURE

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NOTE:

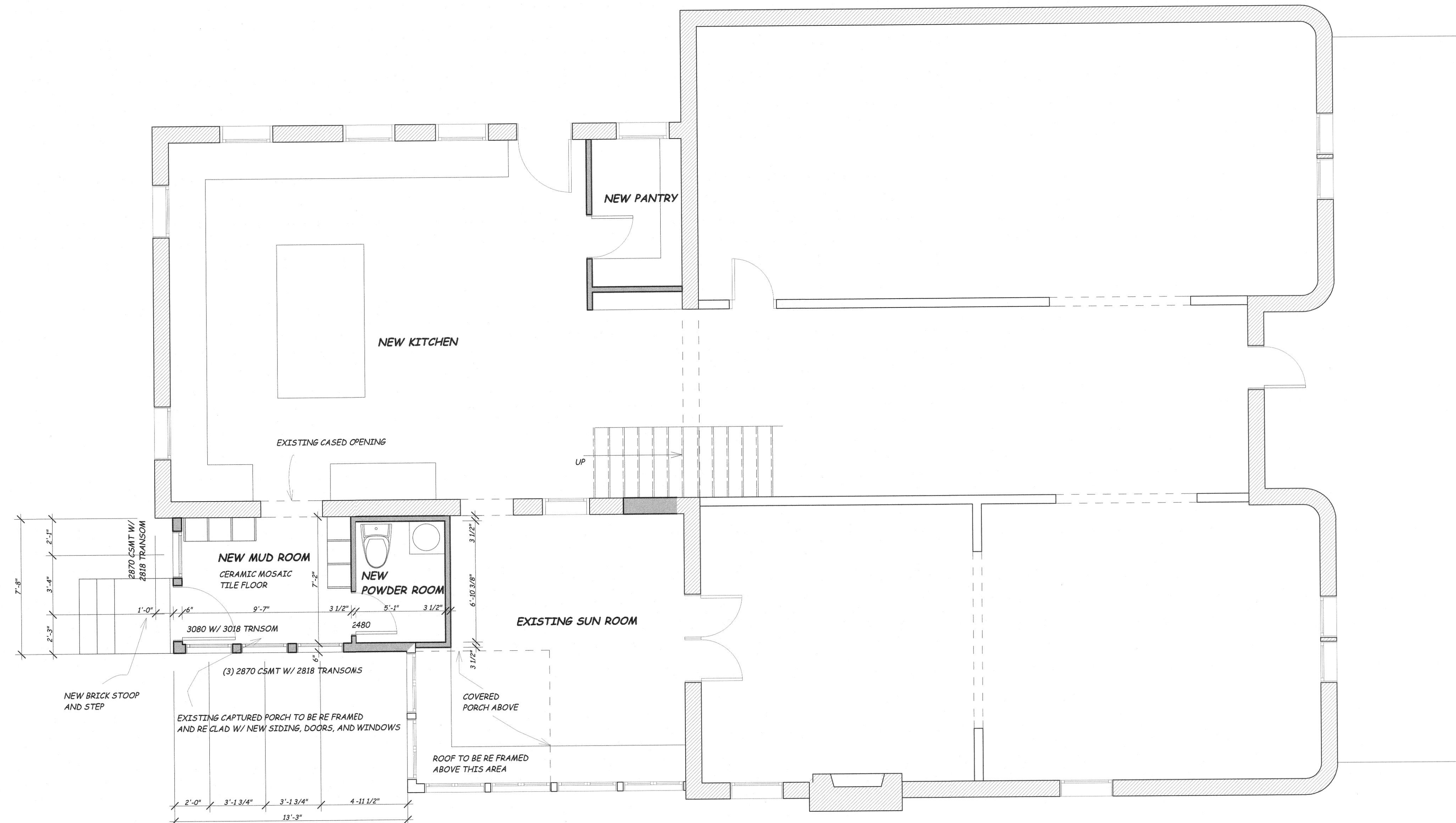
1. ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF SHEATHING, FACE OF BRICK, FACE OF CONCRETE OR CMU.
2. ALL DOOR AND WINDOW HEADERS AND ALL OTHER UNLABELED BEAMS SHOWN ON THESE PLANS ARE TO BE (2) 2 X 10'S UNLESS NOTED OTHERWISE.
3. PROVIDE (2) 2 X 4 POSTS @ ALL HEADER/ BEAM ENDS UNLESS NOTED OTHERWISE.
4. SEE PRE ENGINEERED FLOOR JOIST SHOP DRAWINGS FOR SPECIFIC DETAILS.
5. SEE PRE ENGINEERED ROOF TRUSS SHOP DRAWINGS FOR SPECIFIC DETAILS.
6. DASHED LINES ON THE ROOF FRAMING PLANS INDICATE OVER FRAMED ROOF FRAMING MEMBERS.
7. SHADED WALLS INDICATE INTERIOR LOAD BEARING WALLS.
8. DOUBLE ALL FLOOR JOISTS BELOW ALL PARALLEL RUNNING WALLS, CABINETS OR FREE STANDING ISLANDS WITH LENGTHS EXCEEDING 5'-0" IN LENGTH.
9. "BEAM BY OTHERS" INDICATES BEAMS SIZED BY FLOOR JST. MFGR.
10. "GIRDER BY OTHERS" INDICATES STRUCTURAL ROOF MEMBERS SIZED BY ROOF TRUSS MFGR.
11. SEE THESE PLANS FOR POST LOADS EXCEEDING 2 KIPS. CONTRACTOR TO PROVIDE CONSTRUCTION DOCUMENT SIZED POSTS @ ALL FLOORS TO FOUNDATION WITH POSTS AS SIZED ON PLANS.
12. SEE ROOF TRUSS SHOP DRAWINGS AND FLOOR JOIST SHOP DRAWINGS FOR STRUCTURAL MEMBER END REACTION LOADS EXCEEDING 2 KIPS USE POST SIZES AS CALLED FOR ON THE 1 LEVEL LOOR JOIST SHOP DRAWINGS. CONTRACTOR TO PROVIDE MARK SPANGLER ARCHITECTURE CONSTRUCTION DOCUMENT SIZED POSTS @ ALL FLOORS TO FOUNDATION.
13. CONTRACTOR RESPONSIBLE FOR FIELD LOCATING/COORDINATING PRECISE LOCATION FOR ALL POSTS FROM MFGR SUPPLIED STRUCTURAL SHOP DRAWINGS TO FOUNDATION.
14. WHERE FLOOR JOISTS RUN PARALLEL TO BASEMENT EXTERIOR WALLS PROVIDE FLOOR JOIST DEPTH BLOCKING FOR THREE FLOOR JOIST BAYS FROM THE INSIDE FACE OF ALL EXTERIOR BASEMENT WALLS.
15. SEE BRACED WALL FRAMING PLANS BEFORE SHEATHING EXTERIOR WALLS AND OR HANGING INTERIOR SHEETROCK
16. PROVIDE BRACED WALL FRAMING NAILING PATTERN AND FASTENER SIZES PER R602.3(3) BASED ON 16" O.C STUDS. TYP. @ ALL EXTERIOR BRACED WALL PANEL LOCATIONS.
17. PROVIDE CORRECT FASTENERS AND SPACING OF FASTENERS FOR ALL SHEETROCKED, BRACED PANEL 16" O.C. 2 X - INTERIOR WALLS PER 602.10.
18. SEE R602.10.8(1) AND R602.10.8(2) FOR ALL BLOCKING DETAILS REQUIRED FOR PARALLEL AND PERPENDICULAR INTERIOR BRACED WALL PANEL CONNECTIONS TO CEILING JOISTS AND FLOOR JOISTS ABOVE AND BELOW BRACED WALLS. COORDINATE LAYOUT OF FLOOR JOISTS TO ENSURE ALL PARALLEL WALLS TO FLOOR JOIST FRAMING DIRECTION HAVE DBL FLOOR JOISTS BELOW AND OR ABOVE AND COORDINATE CORRECT BLOCKING FOR ROOF TRUSSES OR CEILING JOISTS THE NOTED R602 SECTIONS.
19. ALL ROOF RAFTERS AND OR PRE ENGINEERED TRUSSES ARE TO BE BRACED PER THE DETAILS AND NOTES ON THE WALL SECTIONS CONTAINED HEREIN.



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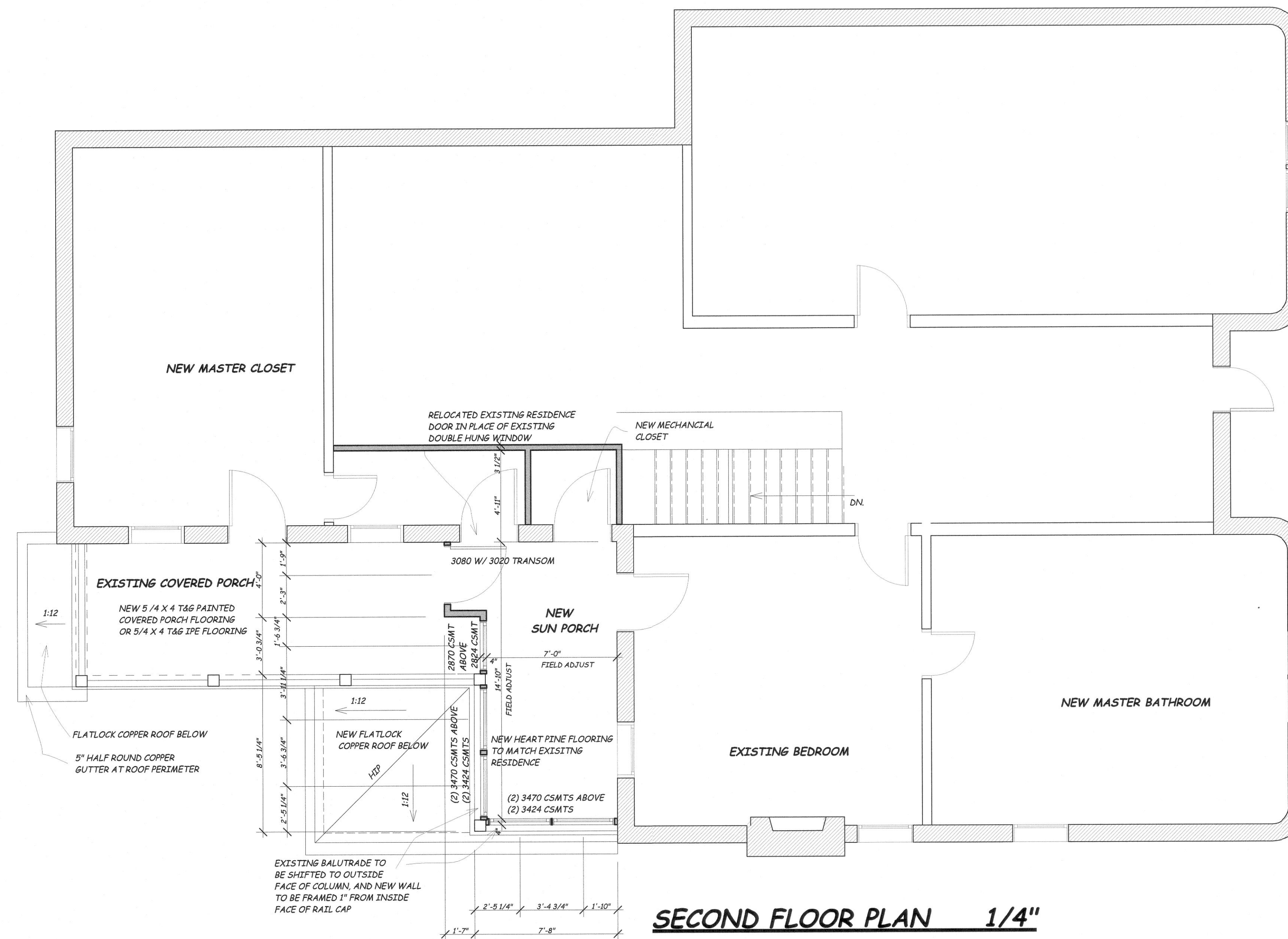
FIRST FLOOR PLAN 1/4"

NOTE: SHADED 4 AND 6" WALLS INDICATE RE FRAMED CONSTRUCTION

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