



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2609 MONUMENT AVE

Historic district \_\_\_\_\_

Date/time rec'd: <u>10:45 5-7-18</u>
Rec'd by: <u>AM</u>
Application #: _____
Hearing date: _____

### APPLICANT INFORMATION

Name DAN ENSMINGER

Phone 804-323-6294

Company ENSMINGER ARCHITECTURE

Email DAN@ENSMINGERARCHITECTURE

Mailing Address 503 RIDGE TOP RD  
RICHMOND VA 23229

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

### OWNER INFORMATION (if different from above)

Name JONATHAN & SARAH BILEY

Company \_\_\_\_\_

Mailing Address 2609 MONUMENT AVE  
RICHMOND 23220

Phone 773 914-7058  
Email JOUBLEY@GMAIL

### PROJECT INFORMATION

Review Type:  Conceptual Review  Final Review

Project Type:  Alteration  Demolition

New Construction  
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

ECE VED

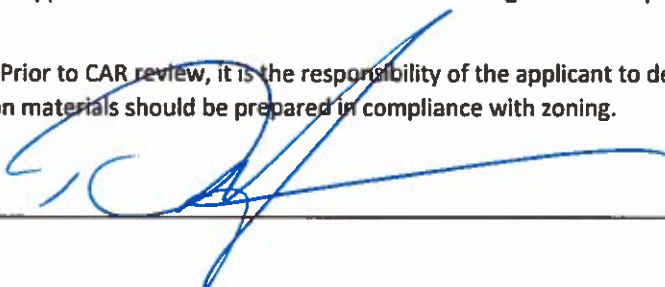
MAY 07 2018

### 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.

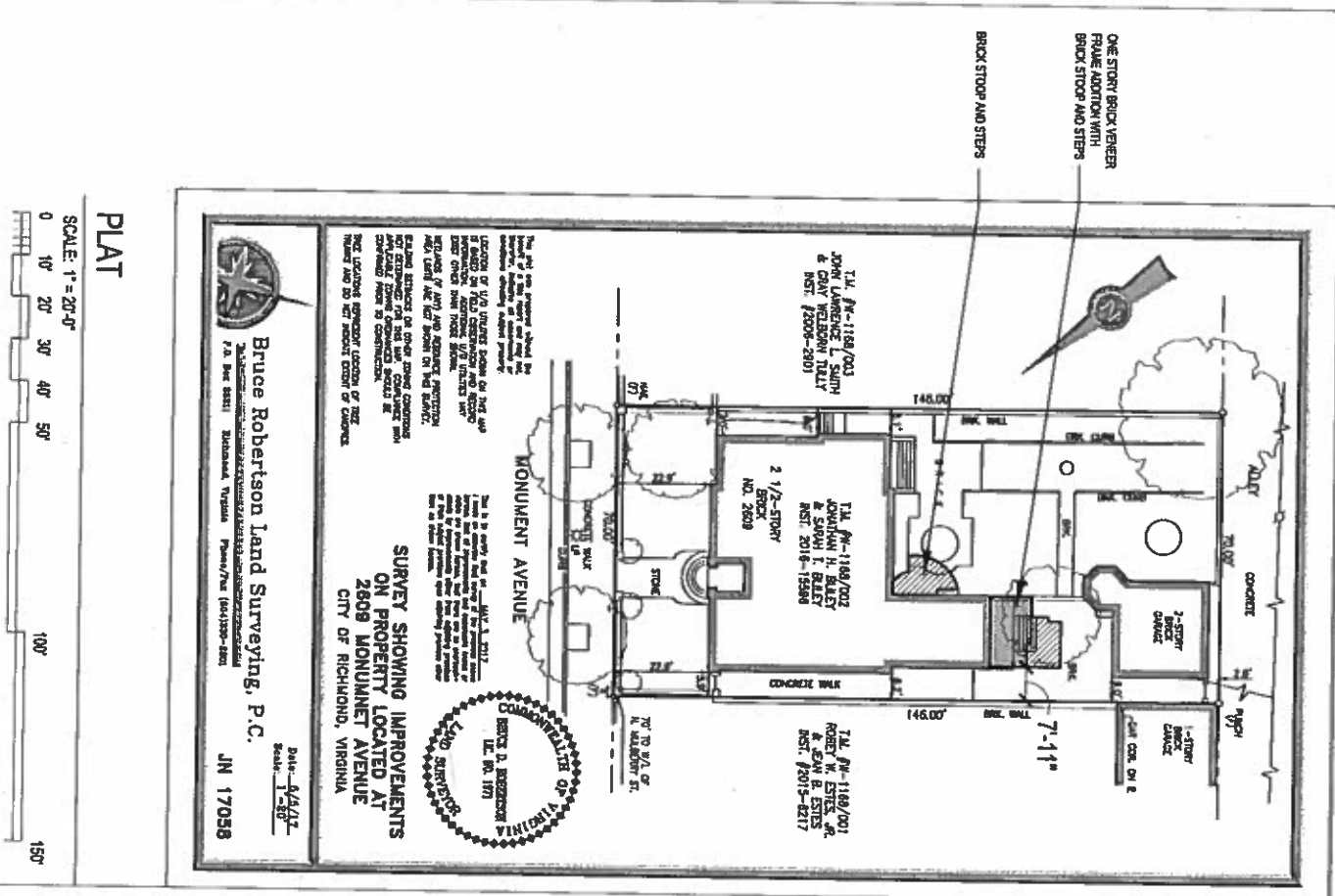
Signature of Owner 

Date 5/2/18

# GENERAL NOTES

1. THE GENERAL CONTRACTOR AND EACH TRADE CONTRACTOR SHALL BE REQUIRED TO CHECK AND BE RESPONSIBLE FOR COMPLIANCE OF THESE PLANS WITH ALL REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE STATE OF VIRGINIA, LOCAL ORDINANCES, BUILDING CODES AND MANUFACTURERS' RECOMMENDATIONS PRIOR TO BEGINNING WORK AND DURING CONSTRUCTION.
  2. THE DRAWINGS ARE DIAGRAMMATIC, INTENDING TO OUTLINE GENERAL DESIGN REQUIREMENTS ONLY AND ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATION OF THE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
  3. THE GENERAL CONTRACTOR AND EACH TRADE CONTRACTOR SHALL PROTECT THEIRS AND OTHERS WORK FROM DAMAGE DUE TO THEIR OPERATION AND SHALL REPAIR OR REPLACE AS REQUIRED, ALL DAMAGED WORK TO THE SATISFACTION OF THE OWNER.
  4. MEASUREMENTS AND WORKING CONDITIONS FOR ALL WORK SHALL BE TAKEN AT THE SITE AND COORDINATED WITH CONNECTING WORK WITH EACH OTHER TRADE CONTRACTOR. ALL WALLS ARE BUILT WITH 4" WORTH WITH DIMENSION TAKEN EDGE TO EDGE, ADJUST AS NEEDED FOR PREFABRICATED TUBS, STAIRS, AND OTHER APPLIANCES.
  5. EACH TRADE CONTRACTOR SHALL VERIFY THESE DRAWINGS BEFORE LAYING OUT OR PROCEEDING WITH WORK AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS RESULTING FROM THEIR FAILURE TO EXERCISE SUCH VERIFICATION.
  6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE DESIGN OF THE SITE, HVAC, PLUMBING, AND ELECTRICAL TRADE CONTRACTORS. ANY PLUMBING, HVAC, OR ELECTRICAL DIAGRAMS INCLUDED IN THIS PLAN ARE ONLY PROVIDED AS A GUIDE TO PLACEMENT, NOT NECESSARILY THE FINAL PLACEMENT.
  7. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM OR SLEEPING SPACE AND IN ADJACENT ENTRY SPACE AND ON EACH LEVEL OF THE DWELLING.
- FOOTING**
1. SOIL BEARING CAPACITY IS ASSUMED TO BE 1500PSF WITH FOOTINGS PLACED ON CLEAN UNDISTURBED SOIL OR COMPACTED FILL VERIFIED BY AN INDEPENDENT ENGINEERING FIRM. DESIGN DOES NOT ALLOW FOR VARIATION IN BEARING UNLESS OTHERWISE NOTED.
- CONCRETE**
1. CONCRETE TO BE MINIMUM COMPRESSIVE STRENGTH PER IRC GRADE 2.
  2. ALL CONCRETE PLACED ON ELEVATED RAY AND/OR BEAM CONSTRUCTION SHALL BE SHORED AT ALL IMPROPTS DURING PLACEMENT AND CURING TILL SLAB ATTAINS 75% OF ITS SPECIFIED COMPRESSIVE STRENGTH.
  3. FORMED PANS SHALL BE GALVANIZED OR EQUAL. ALL PANS SPECIFIED SHALL CONFORM TO VULCANITE STEEL ROOF AND FLOOR DECK GUIDELINES AS DIRECTED BY THE STEEL DECK INSTITUTE. (OR APPROVED EQUAL)
  4. ALL REINFORCING BARS PLACED IN CONCRETE SHALL HAVE A MINIMUM 3" COVER TO ALL EDGES.
- FOUNDATION**
1. GROUT COLLAR JOINT SOLID IN COMPOSITE MASONRY FOUNDATION WALL CONSTRUCTION UNDER ALL BEARING POINTS WHERE INDICATED ON PLAN.
  2. IN AREAS WHERE COLUMNS OR POSTS ARE SHOWN ON FOUNDATION PLAN THE CHAIR CELLS SHALL BE FILLED SOLID.
  3. BRICK COLUMNS SUPPORTING RAISED DECKS AND PORCHES SHALL BE FILLED SOLID FROM FOOTING TO CAP.
4. ALL SILLS IN CONTACT WITH MASONRY TO BE PRESSURE TREATED (PT) MATERIAL. FASTENERS IN CONTACT WITH PT MATERIAL TO BE HOT DIPPED GALVANIZED CONFORMING TO ASTM A153 EXCEPT FOUNDATION BOLTS GREATER THAN 1/2" DIA.
- FRAMING**
1. WOOD MEMBERS ARE DESIGNED AS SOUTHERN YELLOW PINE (SP) MATERIAL UNLESS NOTED OTHERWISE (U.N.O.). FLOOR JOISTS, CEILING JOISTS, RAFTERS, etc. ARE ASSUMED TO BE SYP MATERIAL U.N.O. FLOOR JOISTS, CEILING JOISTS, RAFTERS OVER 18" IN LENGTH ARE DESIGNED AS HEMFIR MATERIAL EXCEPT FLOOR JOISTS UP TO 27" AS NOTED. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THESE MATERIALS PRIOR TO CONSTRUCTION.
  - 2a. HEADERS DESIGNED IN ACCORDANCE WITH IRC TABLE 502.5(1), 2nd ED. SNOW LOAD, 36" BUILDING WIDTH, ROOF CEILING AND ONE CENTER BEARING FLOOR.
  - 2b. WHERE HEADERS SPAN UNINTERRUPTED OVER MORE THAN ONE OPENING, DIAGONAL BRACING MAY BE REQUIRED FROM HEADERS TO FRAMING ABOVE. LOCATE BRACES AT THE JAMBHEADERS SUPPORTS. DIAGONAL BRACES ARE NOT REQUIRED FOR HEADERS INSTALLED TIGHT TO THE UNDERSIDE OF THE FLOOR FRAMING ABOVE.
  - 2c. OVERHEAD DOOR HEADERS (OHD) ARE NOT SIZED FOR CONTINUOUS SPAN ACROSS ALL DOORS.
  3. DIMENSIONS TO BEAMS FOR SPAN OF ABUTTING MEMBERS AND ARE INTENDED TO BE AN APPROXIMATE CENTER PLACEMENT.
  4. TRUSS DRAWINGS ON ARCHITECTURAL PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY. MANUFACTURERS' TRUSS DESIGN WILL SUPERSEDE ANY OTHER DRAWING.
  5. DESIGN LOADS: PER IRC TABLE R601.5 WHERE APPLICABLE NOMINAL ROOF LIVE LOAD: 20 PSF / 13 PSF DEAD LOAD FRAMED 1ST AND 2ND FLOOR LIVE LOAD: 40 PSF, EXCEPT SLEEPING AREAS: 30 PSF ATTIC LIVE LOAD: 40 PSF FOR CLEAR HEIGHT GREATER THAN 4' 20 PSF FOR CLEAR HEIGHT LESS THAN 4'
  6. RAFTERS FRAMED TO RIDGE MEMBERS (RIDGE, HIP, VALLEY) LABELED BEAM ARE REQUIRED TO BE MECHANICALLY FASTENED WITH MINIMUM SIMPSON AS5 OR EQUAL.
  7. WHERE APPLICABLE, TEMPORARY TRUSS BRACING WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS AGENTS AND WILL FOLLOW RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTES GUIDE BC31 143 Guide to Good Practice for Handling, Installing, & Bracing of Metal Plate Connected Wood Trusses.
  8. BRACED WALL PANELS TO BE PLACED IN ACCORDANCE WITH IRC §602.10 OR ENGINEER DESIGN AS INDICATED ON PLAN. WHERE IRC PROSCRIPTIVE METHODS ARE USED AND INDICATED ON PLAN MINIMUM DIMENSION OF PANEL WILL GOVERN PLACEMENT OF ROUGH OPENINGS FOR OPENINGS IN EXTERIOR AND INTERIOR WALLS AND MAY OVERRIDE CENTER DIMENSION OF OPENING SHOWN.
  9. WHERE ACCESS IS PROVIDED TO ATTIC AREAS OVER TWO STORY HOMES WHERE A PORCH ROOM MAY BE CONSTRUCTED FIRST FLOOR WALLS TO BE FRAMED IN ACCORDANCE WITH IRC §602.11 AND TABLE R602.3(5) AND R602.3.1, DOUBLE STUDS AT 16" O.C. MAY BE PROVIDED AT FIRST FLOOR WALLS TO SATISFY THIS CONDITION.
- INSULATION**
1. INSULATION TO BE PROVIDED PER CHAPTER 11 OF THE CURRENT INTERNATIONAL RESIDENTIAL CODE REFERENCED BY THE VAUSBC, INDUSTRY AND MANUFACTURERS' RECOMMENDATIONS.
  1. FOLLOW MANUFACTURERS' RECOMMENDATIONS FOR VENTILATION OF EXTERIOR COLUMNS.

2. VENTILATION OF SPACES IS SHOWN AS A GUIDE TO AREAS REQUIRING VENTILATION AND APPROXIMATE # AND TYPE OF VENTS THAT MAY BE USED. THE GENERAL CONTRACTOR SHALL PROVIDE AS SHOWN OR AN EQUIVALENT VENTILATION THAT MEETS OR EXCEEDS THE FOLLOWING PARAMETERS:  
LOMANCO 759 VENT: APPROX. AREA 104 sqft  
LOMANCO OR-4 RIDGE VENT: APPROX. AREA 150 sqft  
LOMANCO 2000 POWER VENT: APPROX. AREA 1500 sqft  
LOMANCO 189 FLOW VENT: APPROX. AREA 77 sqft
  3. FOUNDATION VENTILATION SHALL BE DETERMINED BY THE GENERAL CONTRACTOR TO CONFORM WITH APPLICABLE BUILDING CODES IN ACCORDANCE WITH VENTED OR UN-VENTED CRAWL SPACE DESIGN.
  4. ICE AND WATER SHIELD SHALL BE APPLIED AT THE EAVES TO 24" INSIDE THE EXTERIOR WALL LINE. ALL VALLEYS TO BE LINED WITH ICE AND WATER SHIELD OR EQUIVALENT.
  5. ROOFING MATERIAL DEAD LOADS BASED ON:  
CERTAINTED 40 YR COMPOSITE SHINGLE: 3.0 lbs/sqft  
ECOSTAR MAJESTIC SYNTHETIC SLATE: 2.9 lbs/sqft  
QUARRIED SLATE: 11 lbs/sqft  
CONCRETE TILE: 12.5 lbs/sqft  
MATERIAL SELECTED AS SHOWN ON PLANS
- EXTERIOR**
1. EXTERIOR DETAILS (eg. columns, shutters, decorative items, etc.) ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. WINDOW AND DOOR GRILL PATTERNS ARE ILLUSTRATIVE ONLY AND WILL BE DETERMINED BY THE MANUFACTURER OF THE WINDOW SPECIFIED OR BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR AND TRADE CONTRACTOR WILL DETERMINE FINAL PLACEMENT AND MATERIALS FOR ALL EXTERIOR DETAILS AS WELL AS REQUIREMENTS FOR EXPOSURE OF SIDING, BEVEL, AND OTHER ITEMS THAT MAY BE FASTENED TO THE EXTERIOR CLADDING OR VENEER.
  2. EXTERIOR DETAIL MAY VARY AS PRACTICED IN ELEVATION DRAWINGS. FIELD CONDITIONS AND MATERIAL VARIATIONS OR SELECTIONS MAY AFFECT FINAL FEATURE CONSIDERATIONS AND DESIGN.
  3. ROOF OVERHANG, ALIGNMENT, AND DOOR OR WINDOW ALIGNMENT MAY DIFFER FROM ELEVATION DEPICTIONS AS DRAWN.
- EGRESS / WINDOWS / DOORS**
1. ALL EGRESS OPENINGS FROM BEDROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 57" SQUARE FEET, BE MORE THAN 44" FROM FINISHED FLOOR TO SILL HEIGHT, AND HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20".
  2. CONTRACTOR TO VERIFY HEIGHT OF WINDOW SILL ABOVE GRADE AND DETERMINE NEED FOR GUARD RAIL OR OTHER REMEDY IF OVER 6" FROM FINISHED GRADE AT EXTERIOR.
  3. SEGMENT, ELLIPSE, HALF ROUND, TRANSOMS, AND OTHER ACCENT FEATURES ABOVE EXTERIOR OPENINGS ARE GENERALLY CONSIDERED TO BE PLACED ABOVE THE SPRINGLINE AS SHOWN ON THE ELEVATIONS SHOWING HEADER HEIGHT ABOVE SUBR DOOR. CONTRACTOR TO VERIFY PLACEMENT FOR EXTERIOR FINISH FEATURES AND CLEARANCE TO INTERIOR TRIMS AS NEEDED.
  4. ALL EXTERIOR OPENINGS SHALL BE PROTECTED FROM WATER INTRUSION BY GENERALLY ACCEPTED BUILDING PRACTICES AND AS REQUIRED BY THE VIRGINIA USBC.
  5. HANDRAILS SHALL BE CONTINUOUS, THE FULL LENGTH OF THE STAIRS AND ENDS SHALL BE RETURNED OR TERMINATED IN NEWEL POSTS. HANDRAIL PORTIONS SHALL NOT BE MORE THAN 2.50" IN CROSS SECTIONAL DIMENSION OR AS APPROVED BY THE BUILDING OFFICIAL.

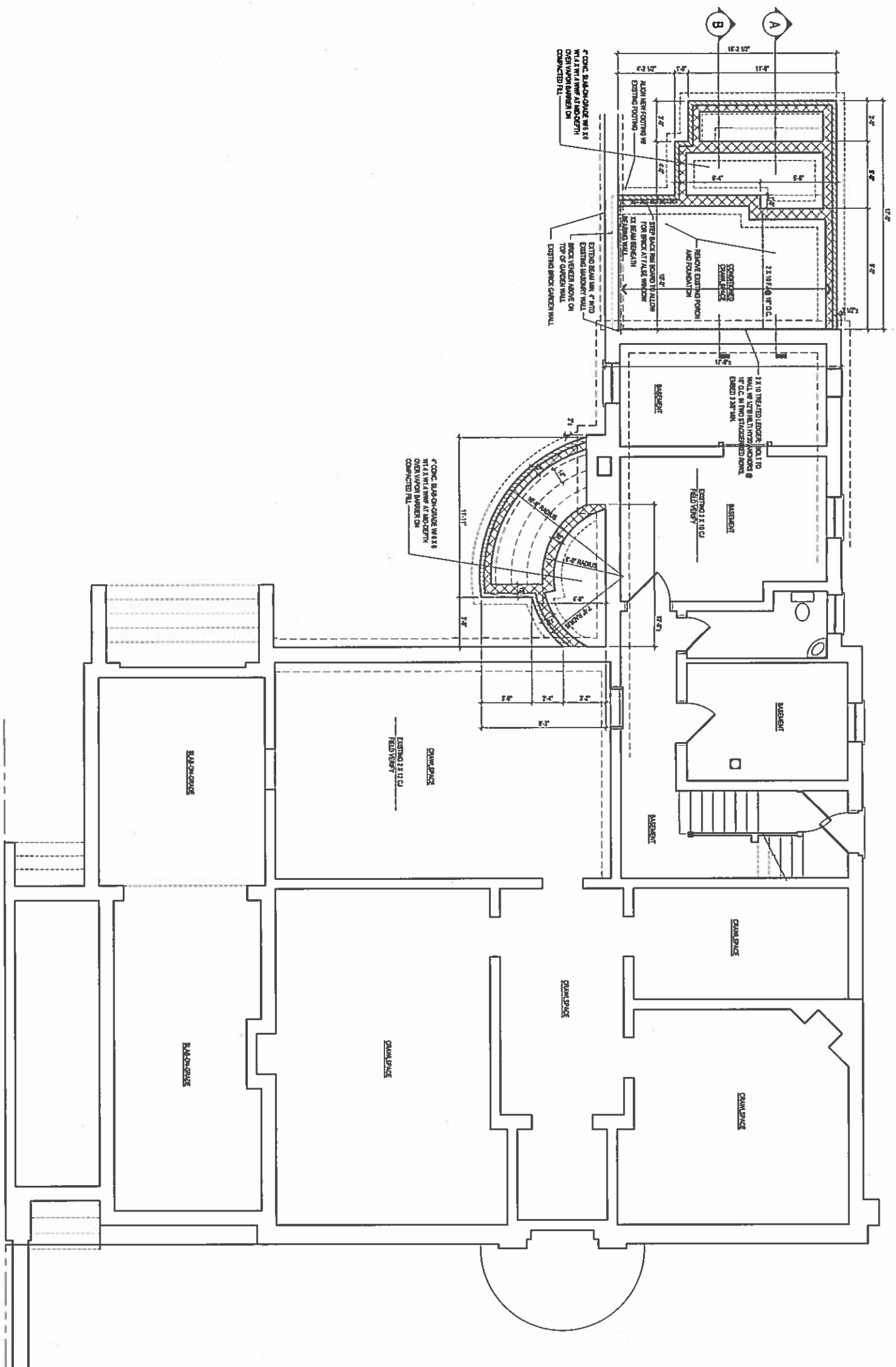


	DAN ENSMINGER ARCHITECTURE 808 Page Top Road Richmond, VA 23220 T: 804 233 8396 Dan@ensmingerarch.com
	ISSUE DATE: 3-16-2018
SCALE: 1/4" = 1'-0"	
COVER SHEET	
CS	

**BLILEY RESIDENCE**  
2609 MONUMENT AVENUE, RICHMOND, VA 23220

**PLAT**  
SCALE: 1" = 20'-0"  
0 10' 20' 30' 40' 50' 100' 150'

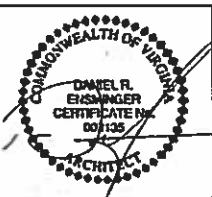
**Bruce Robertson Land Surveying, P.C.**  
Date: 4/4/17  
Scale: 1/4" = 1'-0"  
Project #: 17-036  
City of Richmond, Virginia  
P.O. Box 26811  
Richmond, Virginia 23226-0811  
Phone: (804) 398-2681



FOUNDATION - BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"  
 PROJECT #

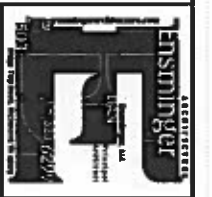
**A-100**  
 DRAWING NO.

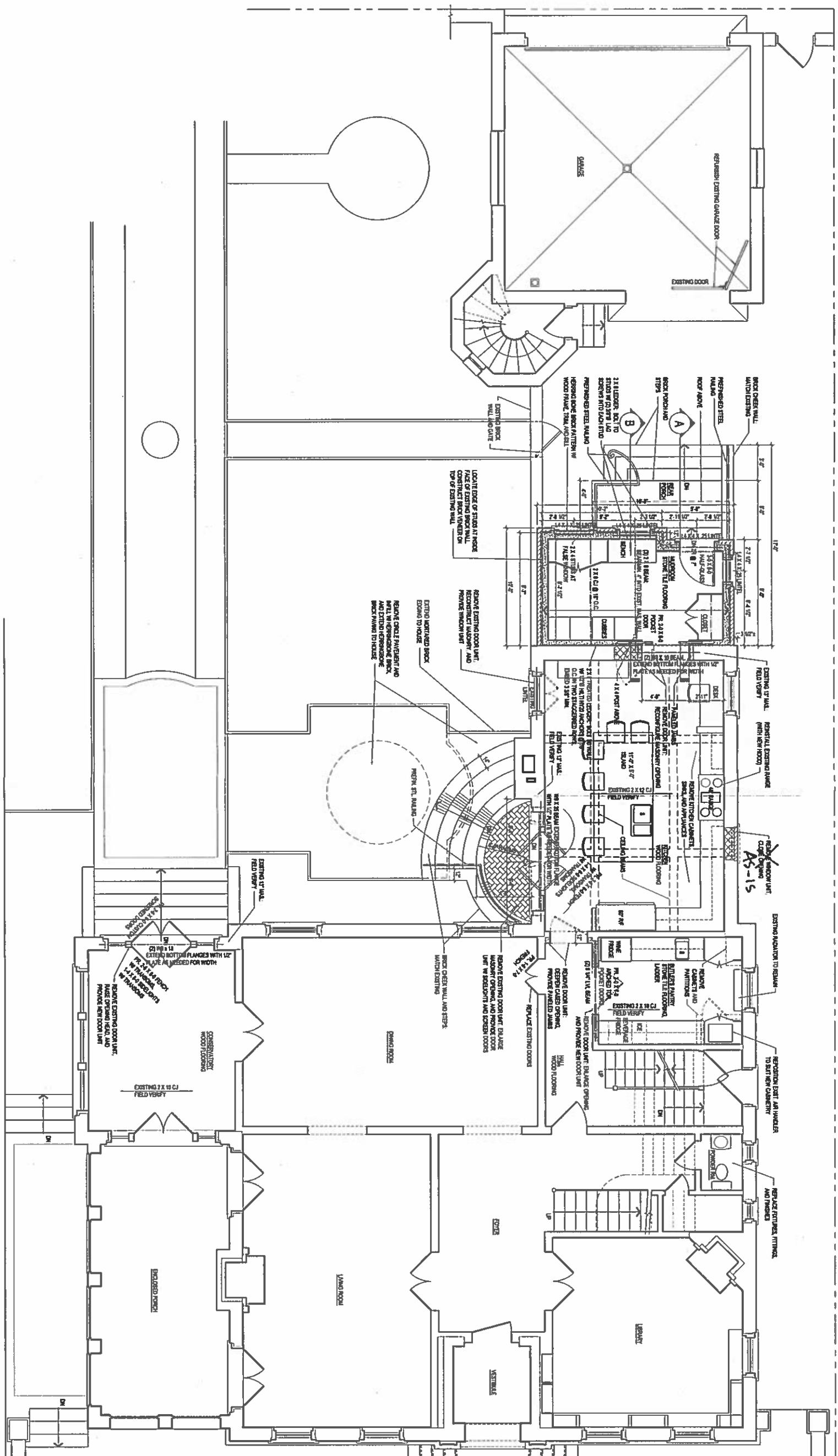
**BLILEY RESIDENCE**  
 2609 MONUMENT AVENUE, RICHMOND, VA 23220



ISSUE DATE  
 3-19-2018

DAN EMSWINGER ARCHITECTURE  
 822 Ridge Top Road  
 Richmond, VA 23228  
 T: 804 323 8289  
 Dan@emsingerarchitect.com

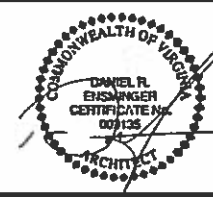




FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

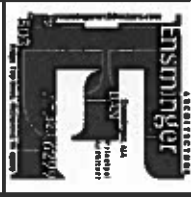


**BLILEY RESIDENCE**  
2609 MONUMENT AVENUE, RICHMOND, VA 23220



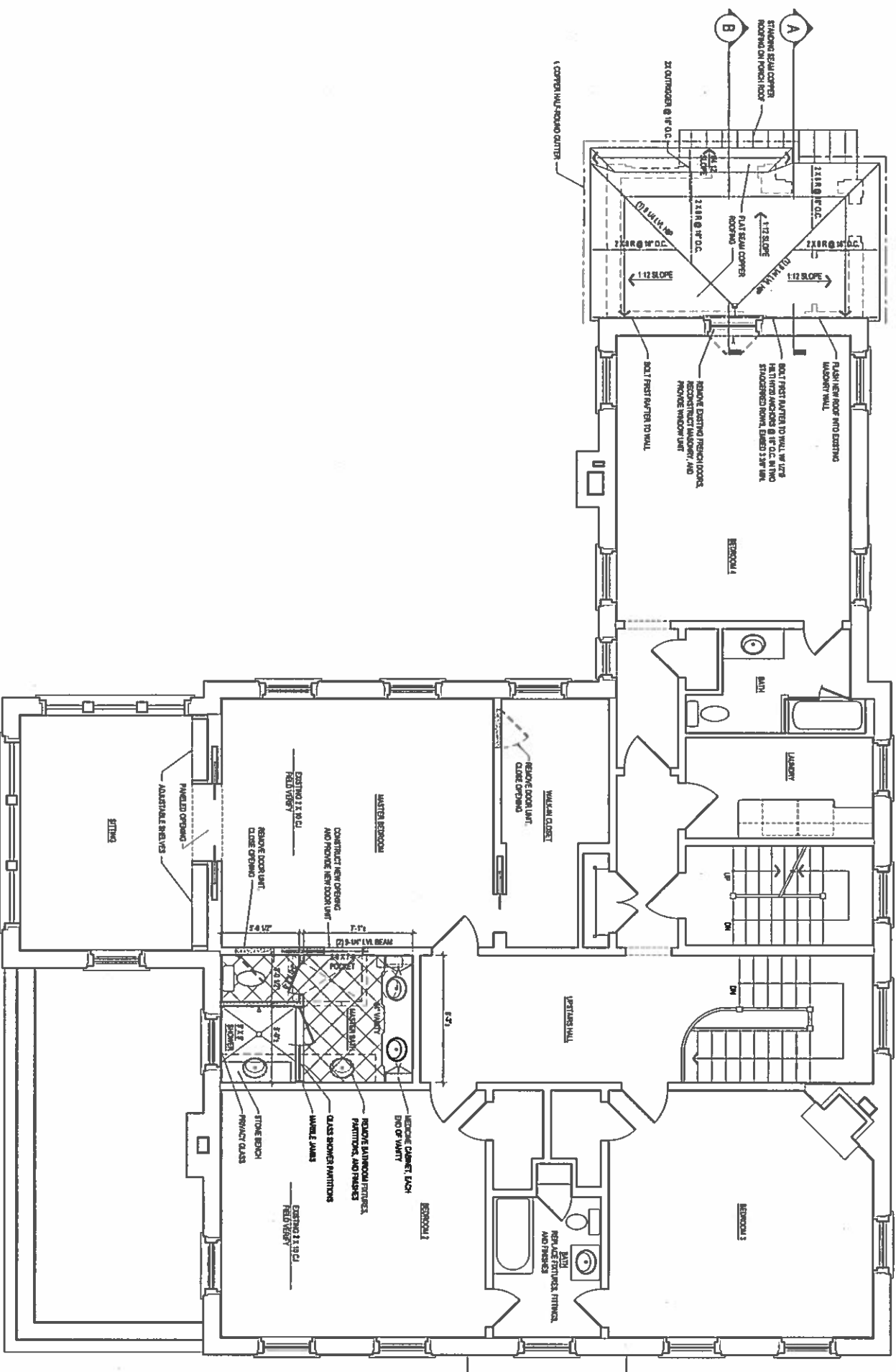
ISSUE DATE  
3/22/2018

DAN ENSMINGER ARCHITECTURE  
800 Ridge Top Road  
Richmond, VA 23220  
T: 804 228 8288  
Dan@ensmingerarch.com



A-101  
DRAWING NO.

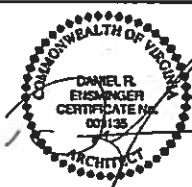
PROJECT #  
SCALE 1/4" = 1'-0"  
DRAWING TITLE  
FIRST FLOOR PLAN



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

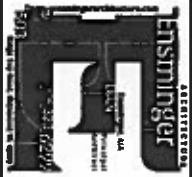


**BLILEY RESIDENCE**  
2609 MONUMENT AVENUE, RICHMOND, VA 23220



ISSUE DATE  
3-22-2018

DAN EISMINGER ARCHITECTURE  
809 Ridge Top Road  
Richmond, VA 23228  
T: 804-323-6289  
Dan@eismingerarchitecture.com

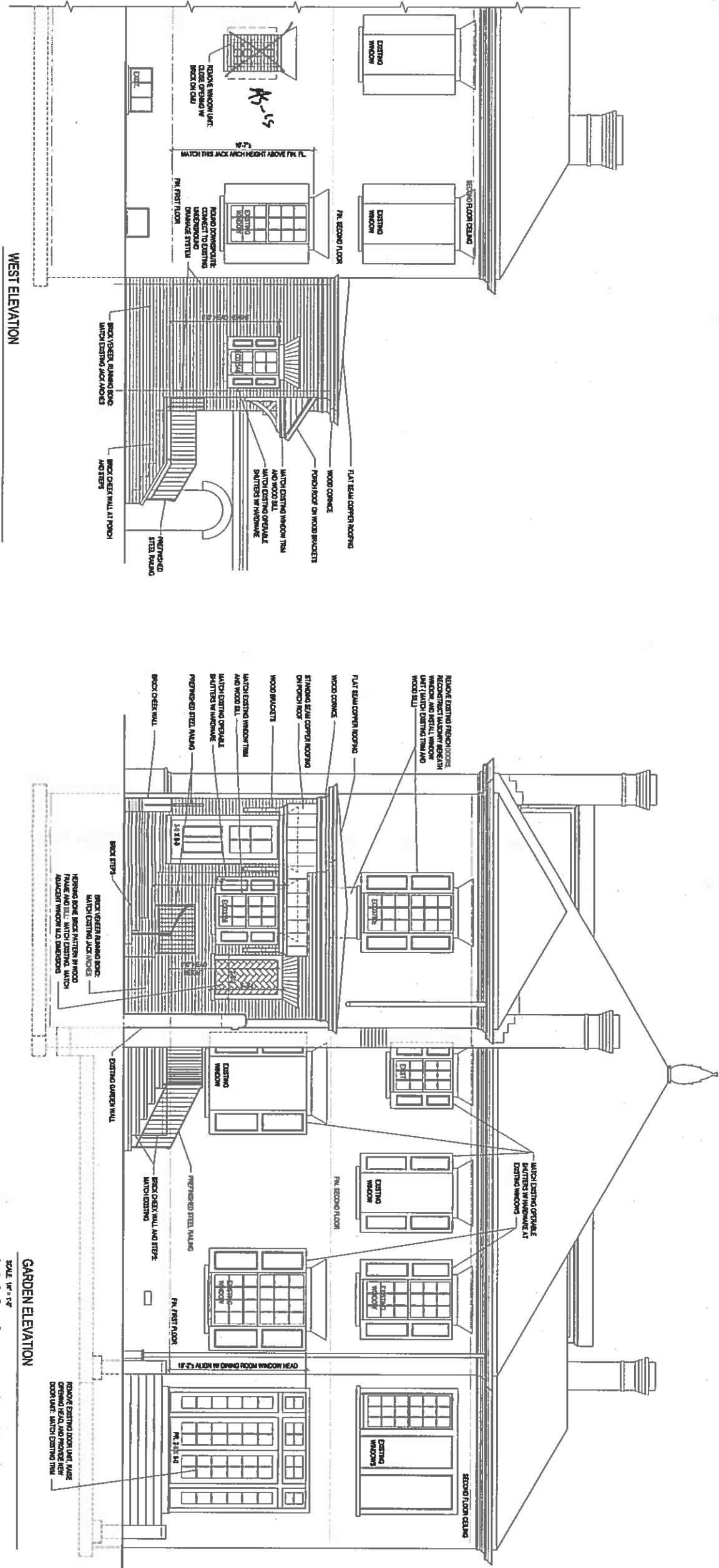


A-102

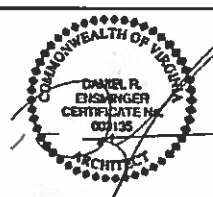
SCALE: 1/4" = 1'-0"  
PROJECT #  
DRAWING TITLE  
SECOND FLOOR  
PLAN

DRAWN BY:



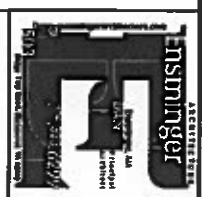


**BLILEY RESIDENCE**  
2609 MONUMENT AVENUE, RICHMOND, VA 23220



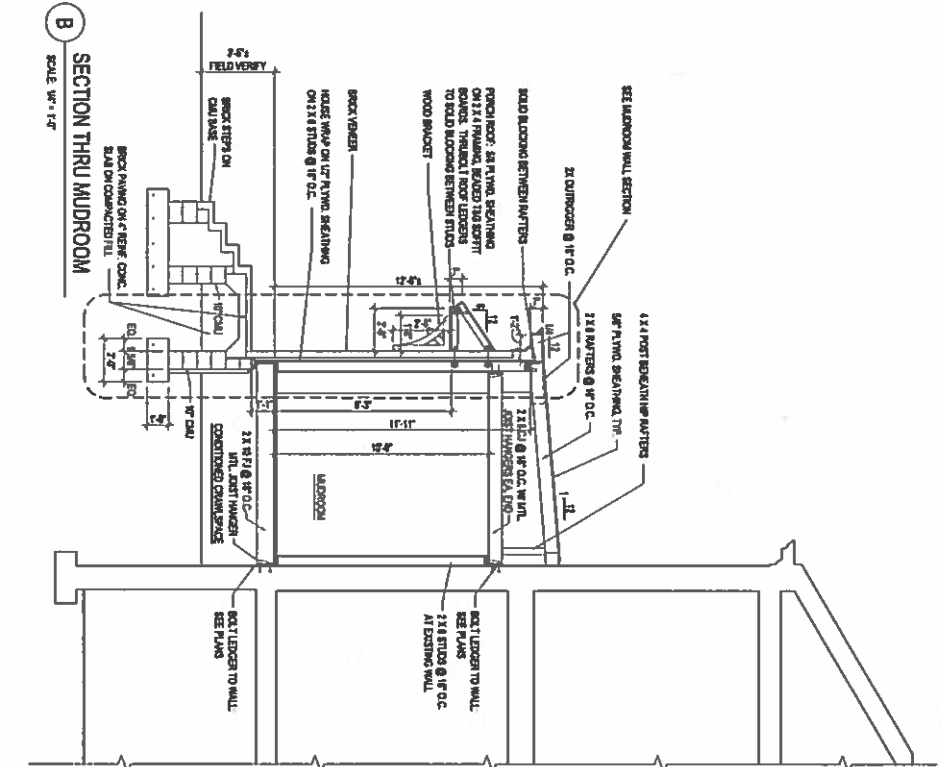
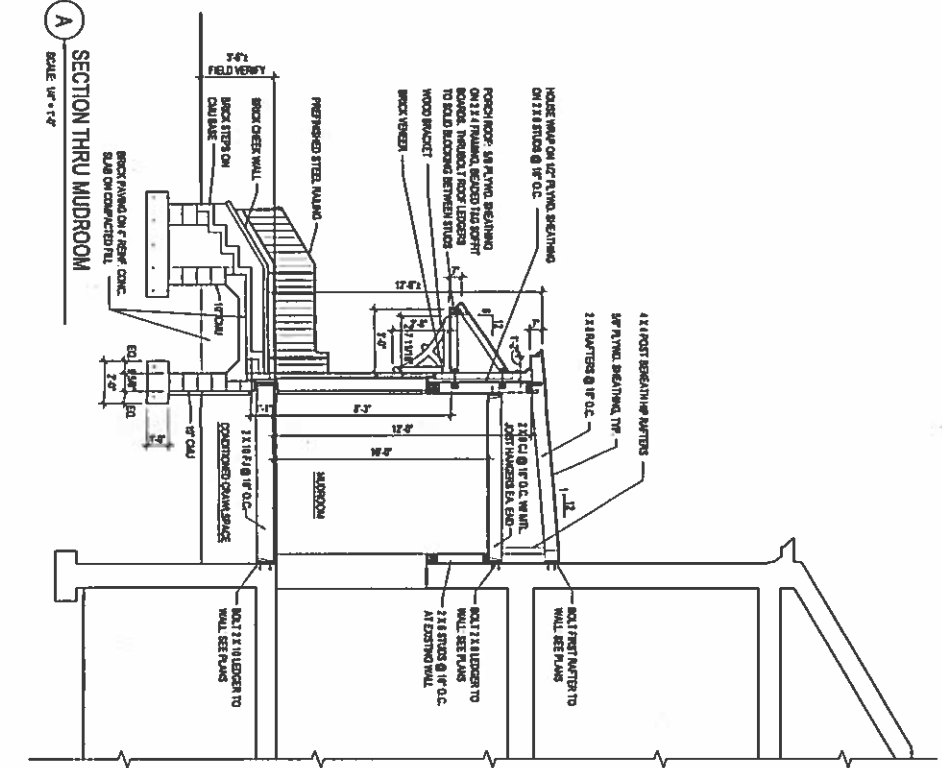
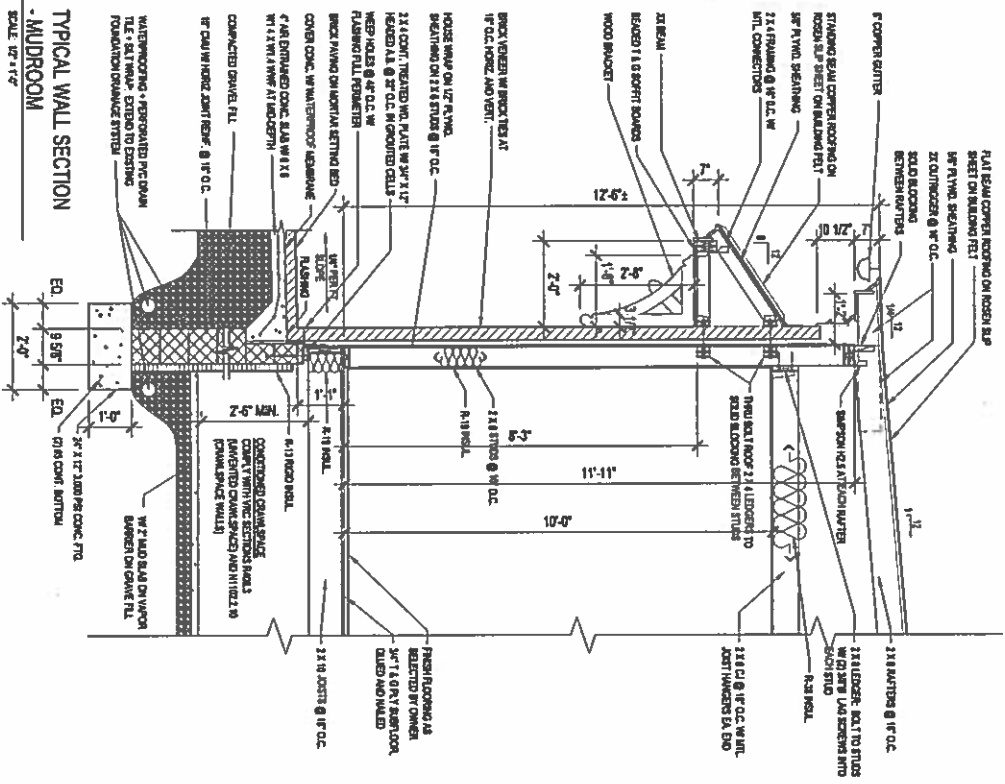
ISSUE DATE  
3-19-2018

**DAN EISMINGER ARCHITECTURE**  
600 Ridge Top Road  
Richmond, VA 23228  
7:804.523.0299  
Dan@eismingerarchitecture.com



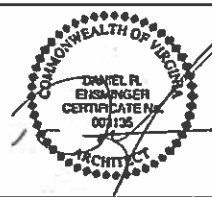
SCALE: 1/4" = 1'-0"  
DRAWING TITLE  
ELEVATIONS  
DRAWING NO.  
**A-301**





DRAWING NO. **A-302**  
 PROJECT TITLE **SECTIONS**  
 SCALE **1/4" = 1'-0"**

**BLILEY RESIDENCE**  
 2609 MONUMENT AVENUE, RICHMOND, VA 23220



ISSUE DATE **3-19-2018**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**DAN EINSPIENGER ARCHITECTURE**  
 828 Nidge Top Road  
 Williamsburg, VA 23185  
 T: 804 322 8288  
 Dan@einspiengearchitecture.com

