



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: 2316 West Grace Street Current Zoning: R-48
Historic District: West Grace Street Historical Society

Application is submitted for: (check one)

- ☐ Alteration
☐ Demolition
☒ New Construction

Project Description (attach additional sheets if needed):

Construct a detached garage for alley entry.

Brick and block foundation. Hardiplank siding. Dimensional Shingles

Applicant/Contact Person: Benjamin Goodman

Company: James River Construction

Mailing Address: 8728 Forest Hill Ave.

City: Richmond State: VA Zip Code: 23235

Telephone: (804) 439-0465

Email: bgoodman@jamesriverconstruction.com

Billing Contact? Yes ☐ Applicant Type (owner, architect, etc.): Builder

Property Owner: Brian & Kim Sullivan

If Business Entity, name and title of authorized signee: _____

Mailing Address: 2316 West Grace Street

City: Richmond State: VA Zip Code: 23220

Telephone: (703) 966-7245

Email: bpsullivan@verizon.net

Billing Contact? Yes ☐

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

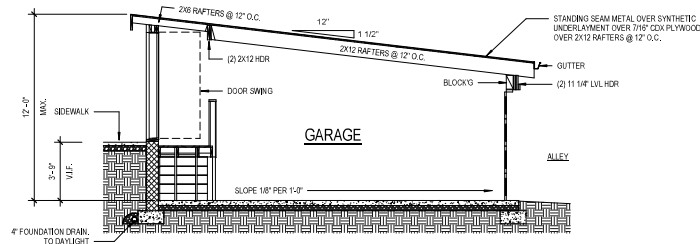
Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: 5/29/2024

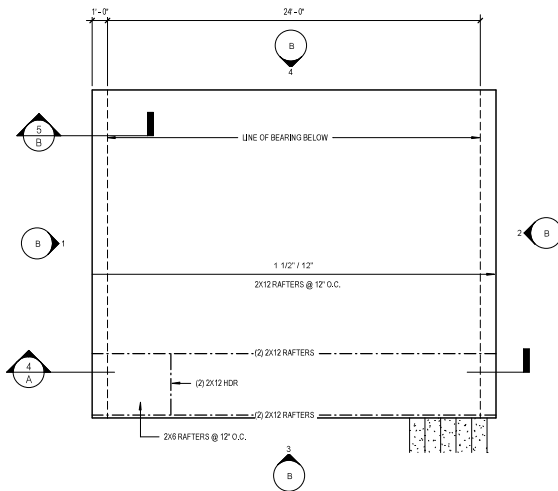


WINDOW SCHEDULE			
MARK	TYPE	COUNT	NOTE
J	2030 DH	2	

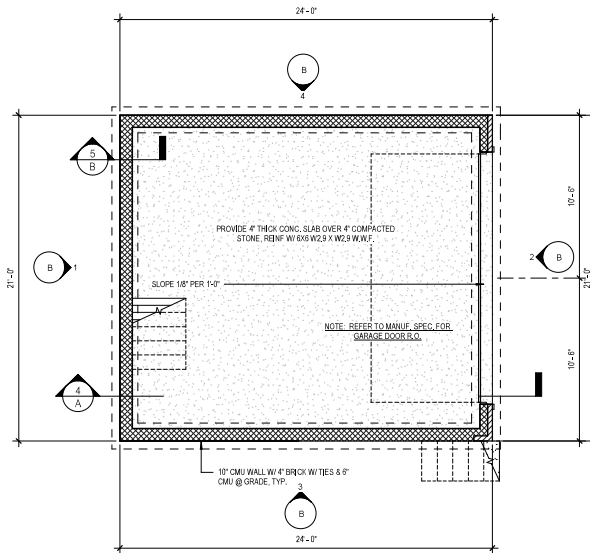
DOOR SCHEDULE		
MARK	Type	COMMENTS
1	Door_Exterior Single Swing 2088	
2	Garage Door_8 Panel 16010	

NOTE:
 1. ALL DIMENSIONS ARE FROM OUTSIDE EDGE OF EXTERIOR WALL SHEATHING OR FACE OF STUD OR CENTERLINE OF WALL, UNL.O.
 2. ALL DOOR & WINDOW HEADERS IN EXTERIOR WALLS TO BE (2) 2X8 UN.O.
 3. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4 UN.O.
 5. PROVIDE SOLID BLOCKING TO FOUNDATION SILL OR PIER UNDER ALL STRUCTURAL COLUMNS.

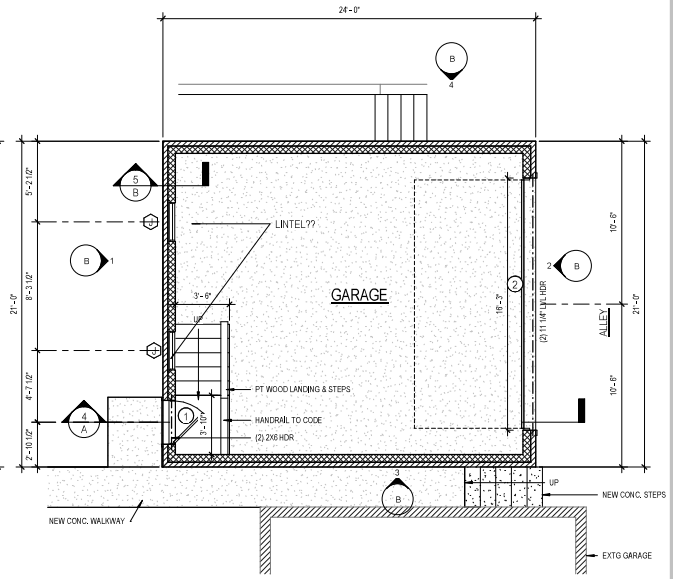
4 BUILDING SECTION
 1/4" = 1'-0"



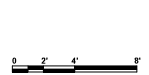
3 ROOF PLAN
 1/4" = 1'-0"

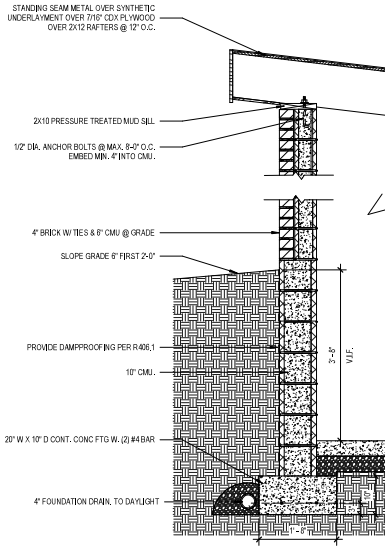


2 FOUNDATION PLAN
 1/4" = 1'-0"

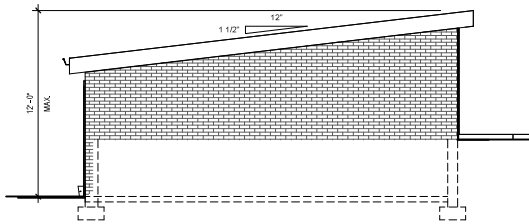


1 GARAGE PLAN
 1/4" = 1'-0"

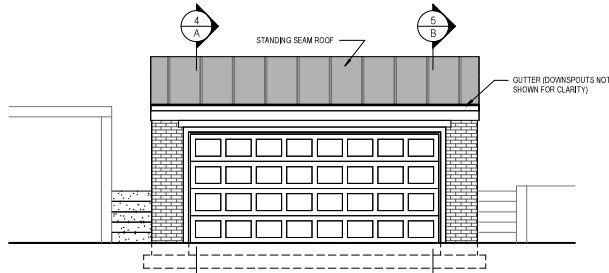




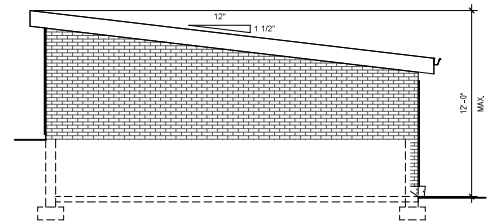
5 TYPICAL WALL SECTION
3/4" = 1'-0"



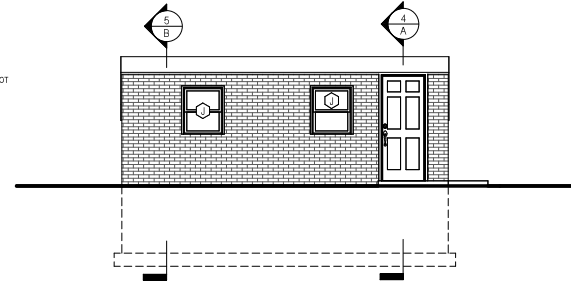
4 LEFT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 RIGHT ELEVATION
1/4" = 1'-0"



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



Dark Bronze

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