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: 2408 E. Clay St. Current Zoning: R-63
Historic District: Church Hill North

Application is submitted for: *(check one)*

- ☒ **Alteration**
- ☐ **Demolition**
- ☐ **New Construction**

Project Description *(attach additional sheets if needed):*

Add a second story addition above an existing rear portion of the building to add a bathroom and closet to the second floor apartment.

Applicant/Contact Person: Brian Spencer
Company: Stonewall Construction LLC
Mailing Address: 2513 W. Main St.
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 314.7440
Email: brianwspencer@gmail.com
Billing Contact? No Applicant Type (*owner, architect, etc.*): Contractor

Property Owner: 2408 E Clay Street LLC
If Business Entity, name and title of authorized signee: Eliot Clark, Manager
Mailing Address: 2513 W. Main St.
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 869.6600
Email: stonewallconstruction@gmail.com
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:** 10.17.2024

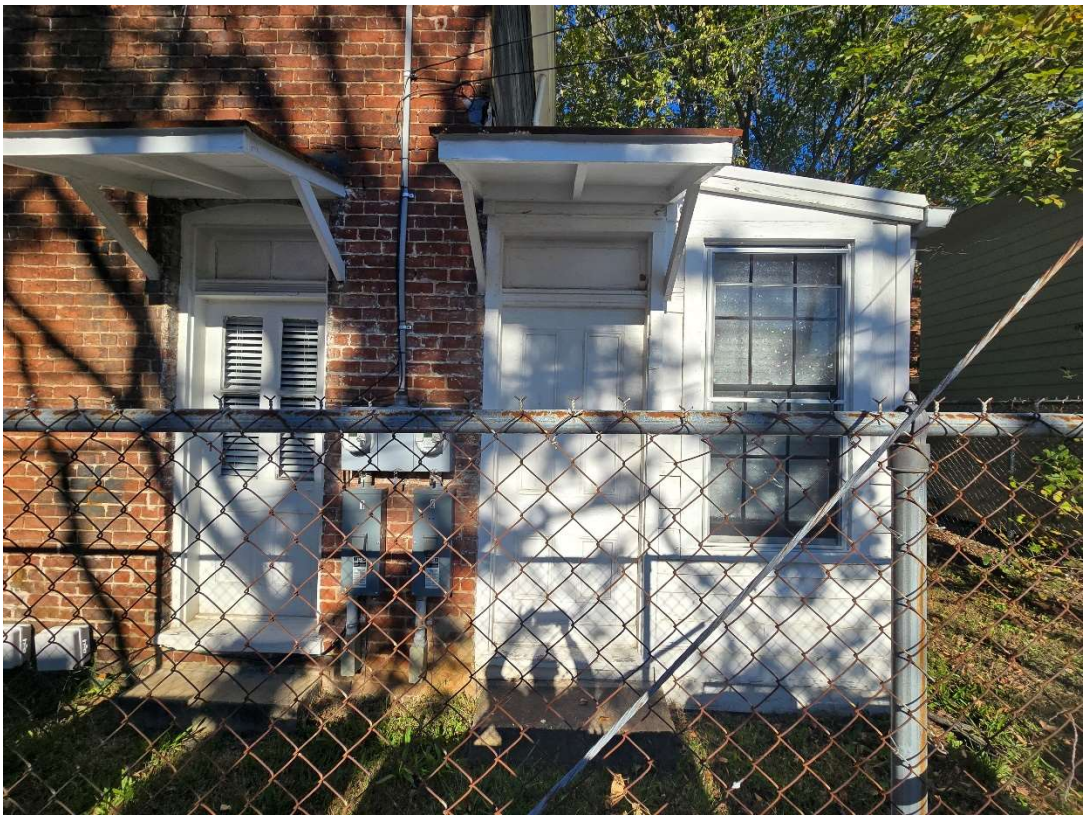
2408 E. Clay St.

I would like to add a second floor above the rear portion of the framed portion of the building. The second-floor apartment is currently a two-bedroom, one bath unit and I would like to add an additional bathroom and closet to it.

The soffit/rear portion of the existing first floor roof would remain, and a strip of flashing would be installed in the same position and slope of it along the sides. This would show where the original roof was. This portion of the building is currently clad in with vinyl siding and wood siding and trim. Recladding the existing portion with cementitious siding with a 5 ¼" exposure is proposed. Trim in the same proportions will be installed around the window and door. The roof above the rear door will remain as it is.

The addition will be clad in smooth cementitious panels with 1x trim. A TPO roof membrane will be used to waterproof the roof. The existing windows on the house are 6/6 on the sides and 1/1 on the front of the building. The window in the frame portion of the building is a 6/6. I propose the new window be aluminum-clad wood and be 1/1.

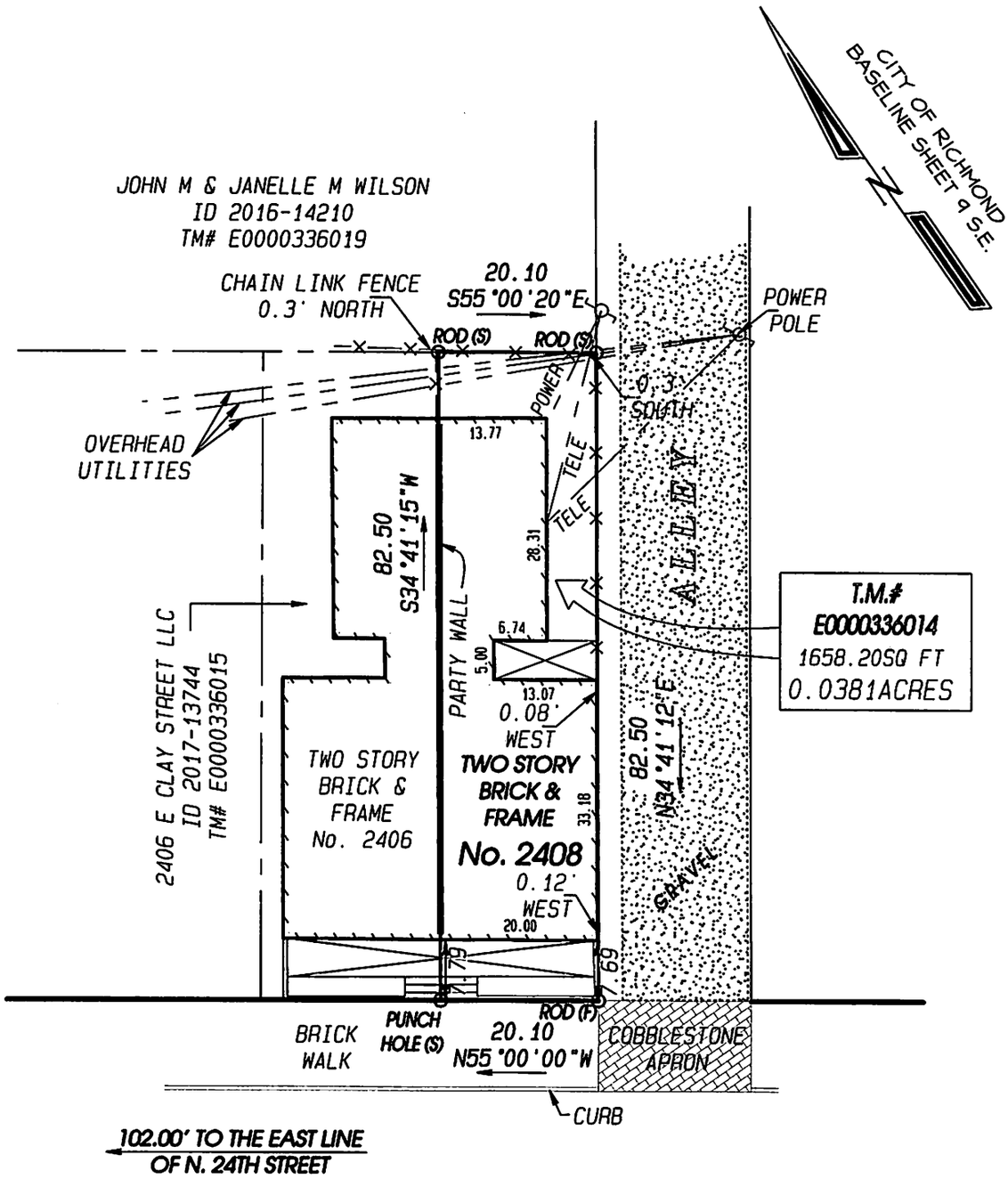
This portion of the building is supported by brick piers and the spaces between them have been infilled with CMU and brick. The piers are in poor condition. I would like to replace the piers with a continuous foundation with antique brick that matches the existing brick.



East Elevation

North Elevation

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
CURRENT OWNER: 2408 E CLAY STREET LLC ID 2017-13740



EAST CLAY STREET

66' +/- R/W

PLAT SHOWING IMPROVEMENTS ON No. 2408 EAST CLAY STREET, IN THE CITY OF RICHMOND, VIRGINIA.

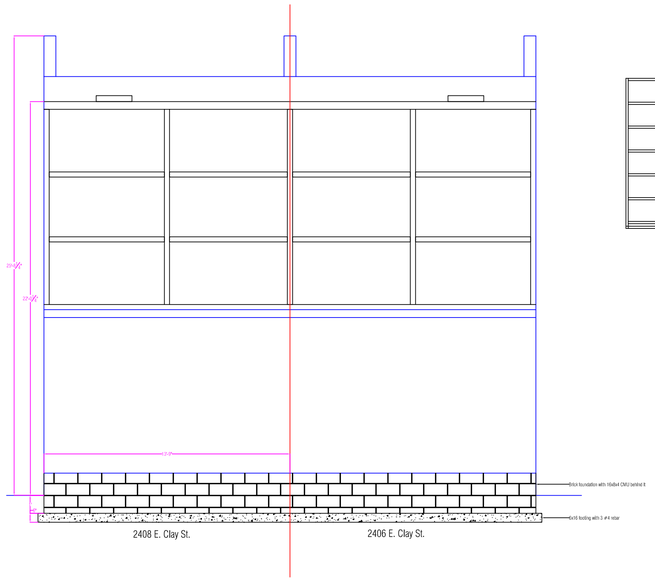
COMMONWEALTH OF VIRGINIA
08 – 17 – 2017
JAMES E. McKNIGHT
NO. 1926
LAND SURVEYOR

THIS IS TO CERTIFY THAT ON AUGUST 17, 2017, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 20'

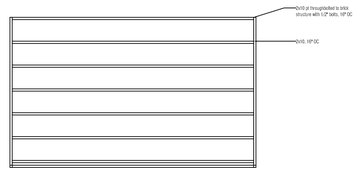
McKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS
201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 90084308

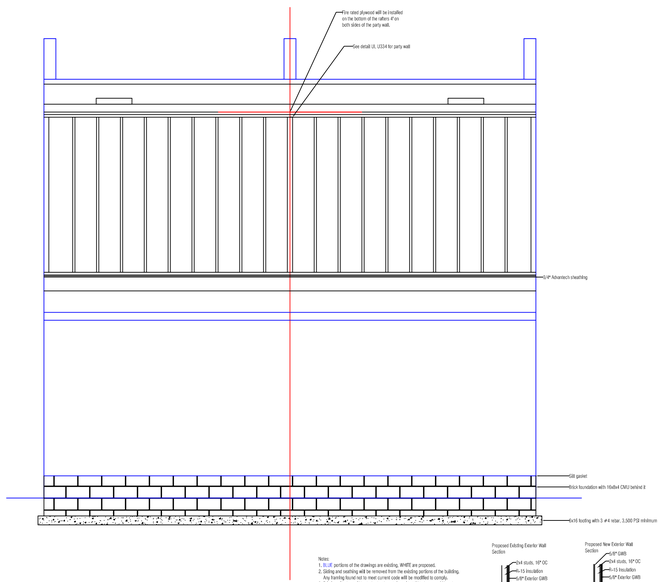


2408 E. Clay St.

2406 E. Clay St.



Floor Framing detail



Notes:
1. BLUE portions of the drawings are existing, WHITE are proposed.
2. Siding and sheathing will be removed from the existing portions of the building. Any framing found not to meet current code will be modified to comply.
3. Existing sill plate will be bolted to foundation with 1/2" bolts every 60" and within 12" of corners

Proposed Existing Exterior Wall Section

- 2x4 studs, 16" OC
- R-15 Insulation
- 1/2" Exterior GWB
- 1/2" OSB
- Bulding Wrap
- Smoothe Hardie panels

Proposed New Exterior Wall Section

- 1/2" GWB
- 2x4 studs, 16" OC
- R-15 Insulation
- 1/2" Exterior GWB
- 1/2" OSB
- Bulding Wrap
- Smoothe Hardie panels

2408 E. Clay St.

1/4" = 1' 11.13.2024

Simplified Wall Bracing Worksheet

per 2018 International Residential Code R602.12

Ultimate Wind Speed (mph)	115					
Rectangle Size (ft)	Front/Rear:	13.5		8.33	Aspect Ratio:	PASS

Rectangle Side	Front	Rear	Left	Right
No. of Floors Above	0	0	0	0
Eave-to-Ridge Ht. (ft)	0	0	0	0
Wall Ht. (ft)	10	10	10	10
Exposure	B	B	B	B
Required No. of Bracing Units	1	1	2	2
Sheathing Type	Fully-Sheathed	Fully-Sheathed	Fully-Sheathed	Fully-Sheathed

Actual Bracing Units	Wall Segment or Panel	Front Length (ft)	Front Method	Front BUs	Rear Length (ft)	Rear Method	Rear BUs	Left Length (ft)	Left Method	Left BUs	Right Length (ft)	Right Method	Right BUs
	1	13.50	Simplified	4.50	13.50	Simplified	4.50	8.33	Simplified	2.78	8.33	Simplified	2.78
	2												
	3												
	4												
	5												
	6												
	7												
	8												
	9												
	10												
Total Number of Bracing Units		4.50			4.50			2.78			2.78		

	Front	Rear	Left	Right
Actual ≥ Required?	Pass	Pass	Pass	Pass
Finish on Interior of BUs?	Yes	Yes	Yes	Yes
Walls > 8' have at least 1 BU?	Yes	Yes	Yes	Yes
BUs within 12' of Every Corner?	Yes	Yes	Yes	Yes
BUs within 20' Edge-to-Edge?	Yes	Yes	Yes	Yes
Rectangle Side Compliance	Pass	Pass	Pass	Pass

Design No. U334

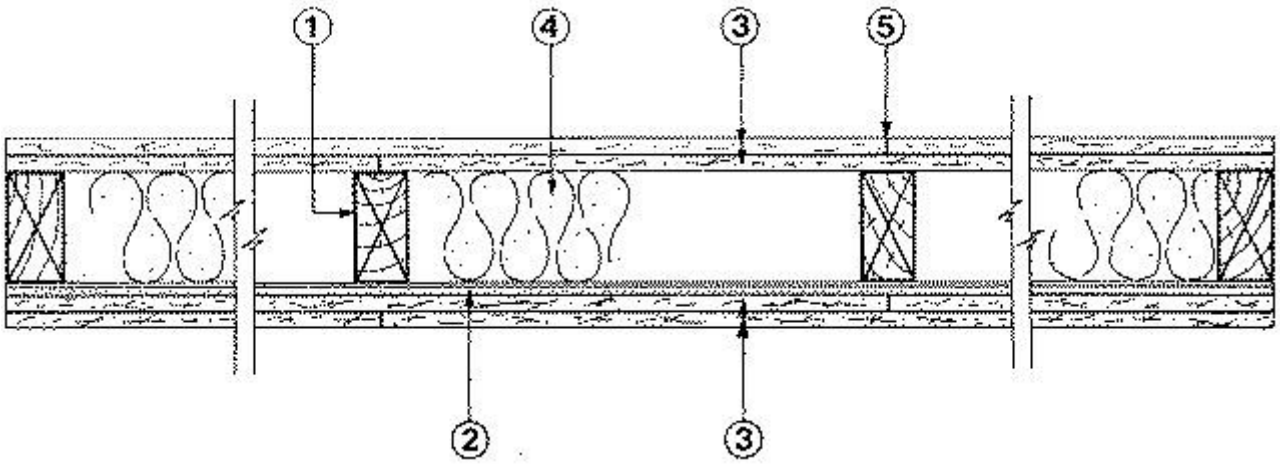
August 19, 2020

Bearing Wall Rating — 2 HR.

STC Rating - 62 (See Item 7)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs —** Nom 2 by 4 in., spaced 16 in. OC. Studs cross braced at mid-height and effectively fire stopped at top and bottom of wall.

2. **Resilient Channel —** 25 MSG galv steel, nom 2-1/2 in. wide by 1/2 in. deep. Resilient channels placed perpendicular to studs, spaced vertically max 24 in. OC, flange portion attached to each intersecting stud with 1 in. long Type S steel screws.

2A. **Steel Framing Members* —** (Optional, Not Shown) — As an alternate to Item 2, furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs (Item 1). Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.

PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

2B. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 5Aa) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

PLITEQ INC — Type Genie Clip

2C. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Ca) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.

STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

2D. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 2Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 3.

B. **Steel Framing Members* —** Used to attach furring channels (Item 2Da) to studs. Clips spaced 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

REGUPOL AMERICA — Type SonusClip

2E. **Steel Framing Members* —** (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 2Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.

KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

2F. **Steel Framing Members* —** (Optional, Not Shown) — As an alternate to Item 2, furring channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs (Item 1). Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

2G. **Steel Framing Members* —** (Optional, Not Shown) — Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 16 in. O.C. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions. Base layer Gypsum Board screws spaced 8 in. OC (in lieu of 24) when used.

PAC INTERNATIONAL L L C — Type RC-1 Boost

3. **Gypsum Board* —** 5/8 in. thick, 4 ft wide. Attached to furring channels: base layer with 1 in. long Type S steel screws spaced max 24 in. OC, face layer with 1-5/8 in. long Type S steel screws spaced max 12 in. OC. Attached to wood studs: base layer with 1-7/8 in. long 6d coated nails spaced max 14 in. OC, face layer with 2-3/8 in. long 8d coated nails spaced max 7 in. OC. Base layers installed vertically. Face layers installed horizontally with butt joints offset 16 in. from base layers.

AMERICAN GYPSUM CO — Types AG-C

CERTAINTEED GYPSUM INC — Type C.

CGC INC — Types C, IP-X2, IPC-AR, ULIX.

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A.

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C.

NATIONAL GYPSUM CO — Types eXP-C, FSK-C, FSW-C, FSW-G.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C or PG-C.

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C.

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR, ULIX.

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

4. **Batts and Blankets* —** Nom 2 in. thick mineral wool insulation, 96 in. long, cut to 15 in. widths, friction fitted between studs in wall cavity.

ROCKWOOL — Type AFB, min. density 1.69 pcf / 27.0 kg/m^3

THERMAFIBER INC — Type SAFB, SAFB FF.

4A.. **Batts and Blankets* —** Glass fiber insulation. The cavities formed by the studs friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide. See Batts and Blankets* (BZJZ) category for names of Classified Companies.

5. **Joint Tape and Compound —** Vinyl, dry or premixed joint compound, applied to joints, screw heads, and nail heads (two applications); paper tape embedded in first layer of compound over all joints.

6. **Caulking and Sealants —** (Not Shown, Optional) A bead of acoustical sealant applied around the partition perimeter for sound control

7. **STC Rating —** The STC Rating of the wall assembly is 62 when it is constructed as described by Items 1 through 5, except:

a. Item 2A, above — **Steel Framing Members*** Shall be used to attach wallboard to studs on either the acoustical source or receiving side of the wall assembly.

b. Item 4a above — **Batts and Blankets*** As described above, fiberglass insulation shall be used.

c. Item 6, above — **Caulking and Sealants** (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

8. **Wall and Partition Facings and Accessories* —** (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-08-19