



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)
 Address 208 S. Boulevard
 Historic district Boulevard

Date/time rec'd: 1:42 8-30-18
 Rec'd by: AM
 Application #: COA-041213-2018
 Hearing date: 9/25/2018

APPLICANT INFORMATION

Name Matthew Warner
 Company RIC design build
 Mailing Address 1520 W. Main St. #204
Richmond, VA 23220

Phone 804 986 2355
 Email matthew@ricdesignbuild.com
 Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name Cory Wright
 Mailing Address 208 S. Boulevard
Richmond, VA 23220

Company -
 Phone 434 430 0440
 Email corywright@gmail.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review
Project Type: Alteration Demolition New Construction
 (Conceptual Review Required)

Project Description: (attach additional sheets if needed)
 Construct a new detached garage as shown on the attached plans. The new garage will replace the existing garage structure on the property. An attached structural review of the existing building outlines the condition of the structure.

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 August 29, 2018

KONEFAL & COMPANY, INC
structural engineering

email skonefal@gmail.com
www.konefal.company

August 28, 2018

Building Evaluation Report
Project: 208 S Boulevard Garage

Date of site visit: August 24, 2018

Konefal & Company, Inc. visited the garage in the alley behind 208 S Boulevard to observe and assess the condition of the existing structure. The structure is a one-car garage constructed with brick masonry bearing walls and wood roof joists that slope toward the alley. A new two-car garage is proposed for the site. The following was noted at the site and based on a visual evaluation:

Roof Framing:

1. The roof framing is in fair condition with deterioration due to water infiltration. The rafters are 2x6 @ 24" spacing and are supported by a double 2x12 beam. The beam has deteriorated at the bearing point and is therefore insufficient to carry the full live load or snow load. Refer to photo 1.
2. The roof framing would need to be replaced as part of the renovation.

Masonry

3. As is typical of the area, the walls are two-wythe brick masonry bearing walls.
4. There is a masonry opening at the rear wall of the garage framed with a double steel beam lintel. This steel has deteriorated and the volume expansion due to the rusting steel has caused cracking and displacement in the rear and side walls.
5. The rear wall has displaced out-of-plane about 3/4" and the masonry arch over the side door opening has failed due to the movement of the rear wall.
6. A renovation of the garage would require significant reconstruction of the rear wall masonry and side wall at the back corner.

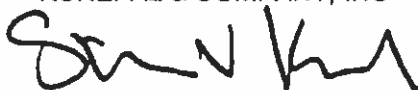
Door:

7. The garage door is not original to the structure. There is a framed opening that surrounds the door clad with wood shakes.
8. The slab has settled and cracked at the door opening.

Summary:

The existing structure has deficiencies associated with wood and steel deterioration and its configuration is not well suited to the proposed two-car garage

Submitted by:
KONEFAL & COMPANY, INC



Stephan V. Konefal, P.E.
Principal

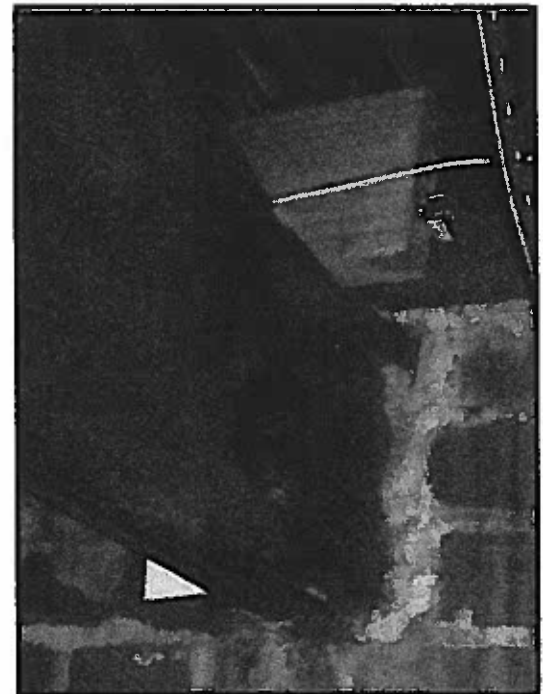


photo 1: beam bearing

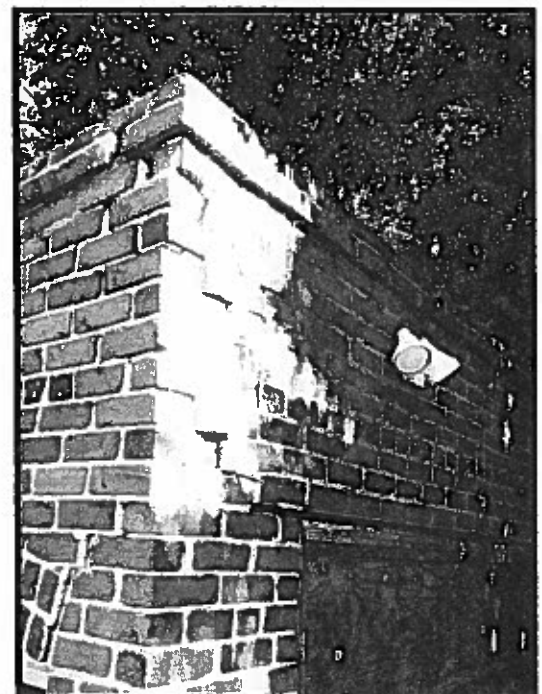
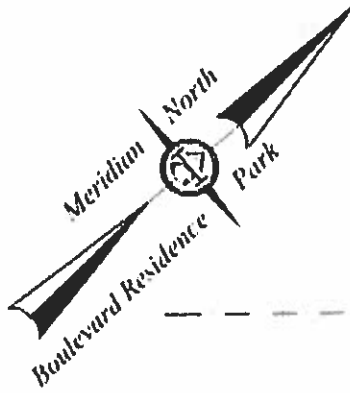


photo 2: masonry

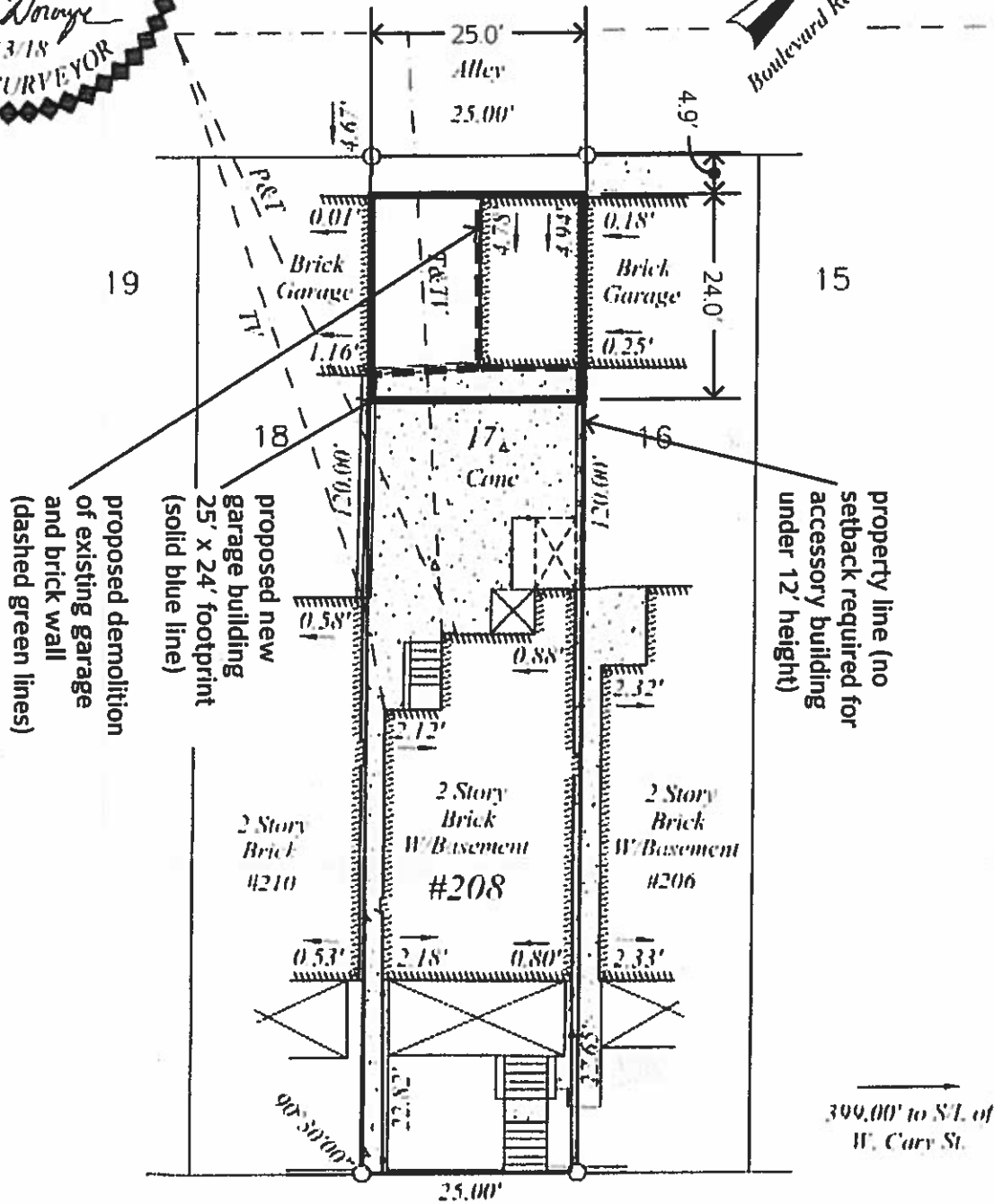
This is to certify that on 7/13/18
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290036D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



new garage info
 building height = 12'
 existing house = 871 sf
 new garage = 600 sf
 lot = 3,000 sf
 coverage = 871 sf + 600 sf = 1,471 sf (49.03% lot coverage)



SOUTH BOULEVARD

SURVEY OF LOT 17 BOULEVARD RESIDENCE PARK

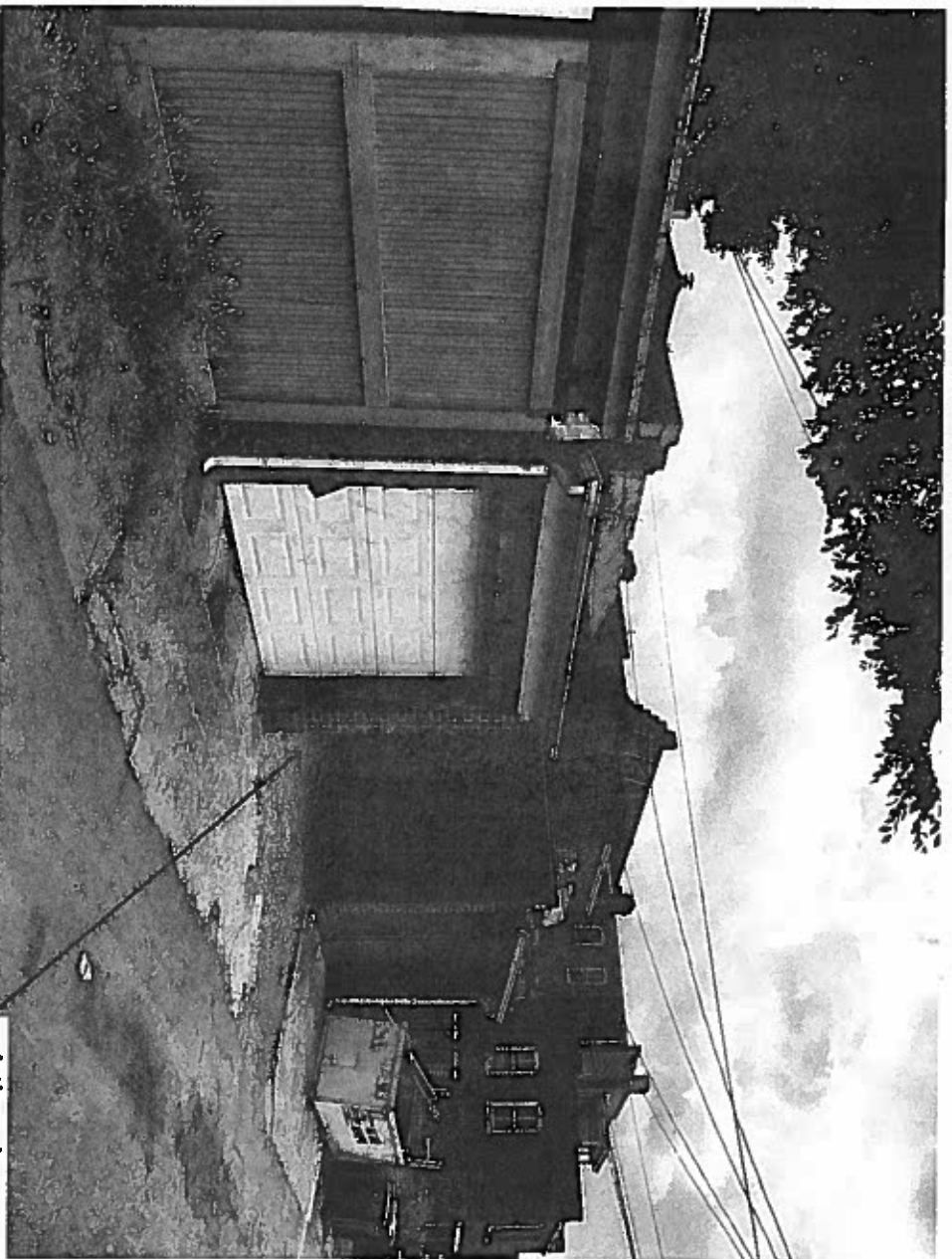
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JN 47679

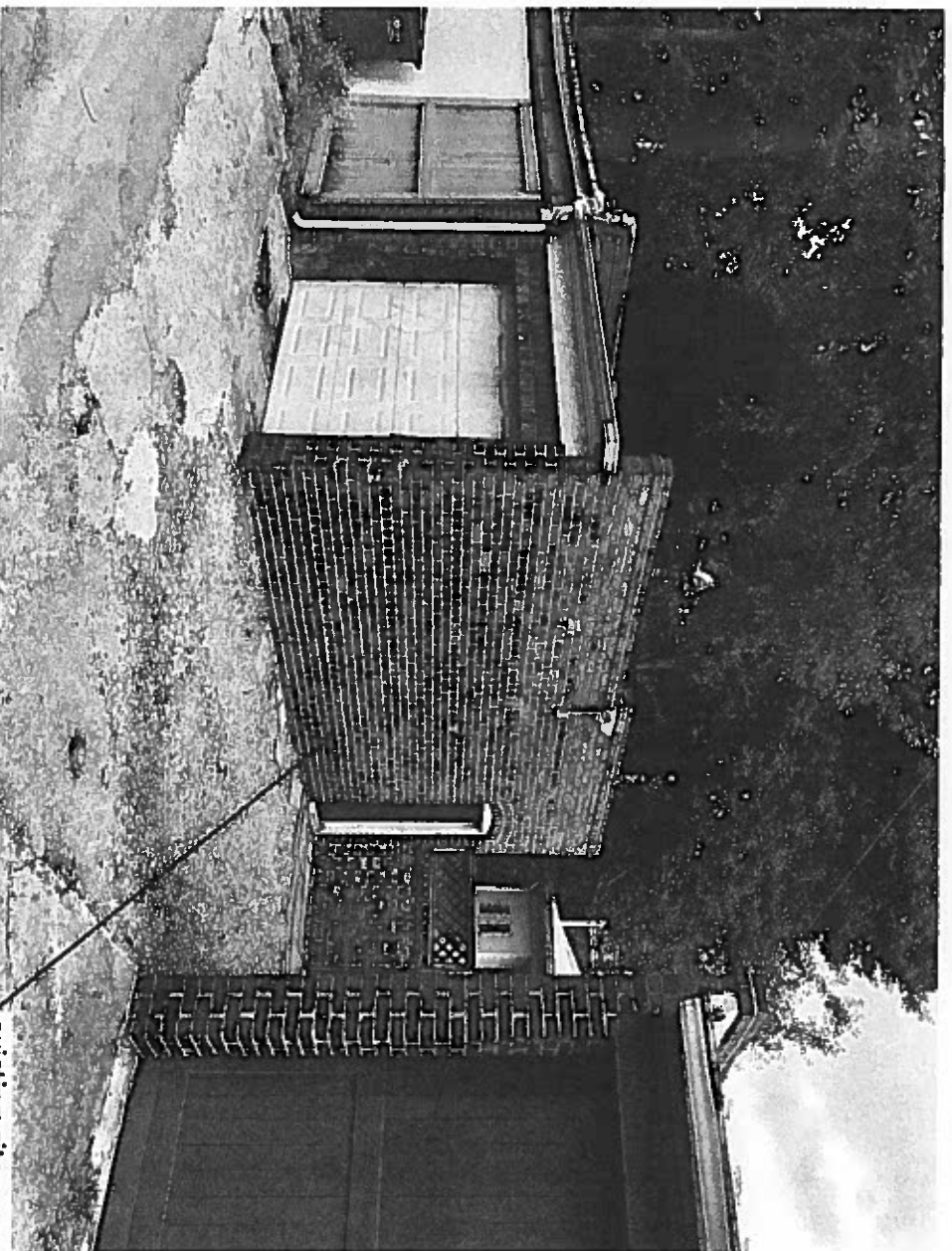
A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT
 4920 E MILLBRIDGE PKWY SUITE 200 MIDLOTHIAN VA 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS72@GMAIL.COM
 Scale 1"=20' Date 7/13/18 Drawn by RFL

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF: MATT WARNER

1	date: 8.31.18	issue: CAR mtg	1" = 20'	site plan	owner: Cory Wright 208 S. Boulevard Richmond, VA 23220	 RIC design build 1520 W. Main #204 Richmond, VA 23220 804.986.2355 ph ricdesignbuild.com
					project: new garage	

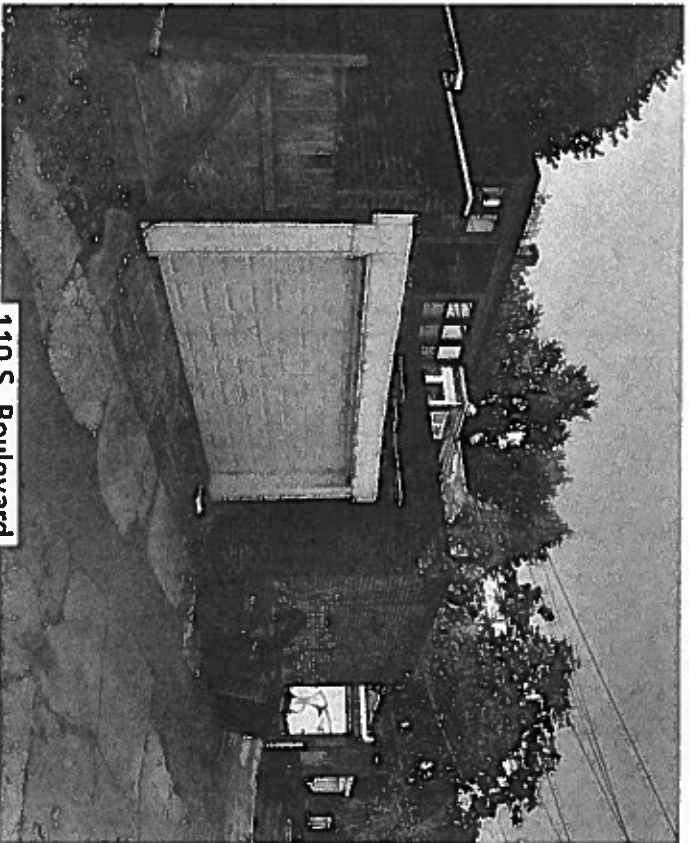


existing site

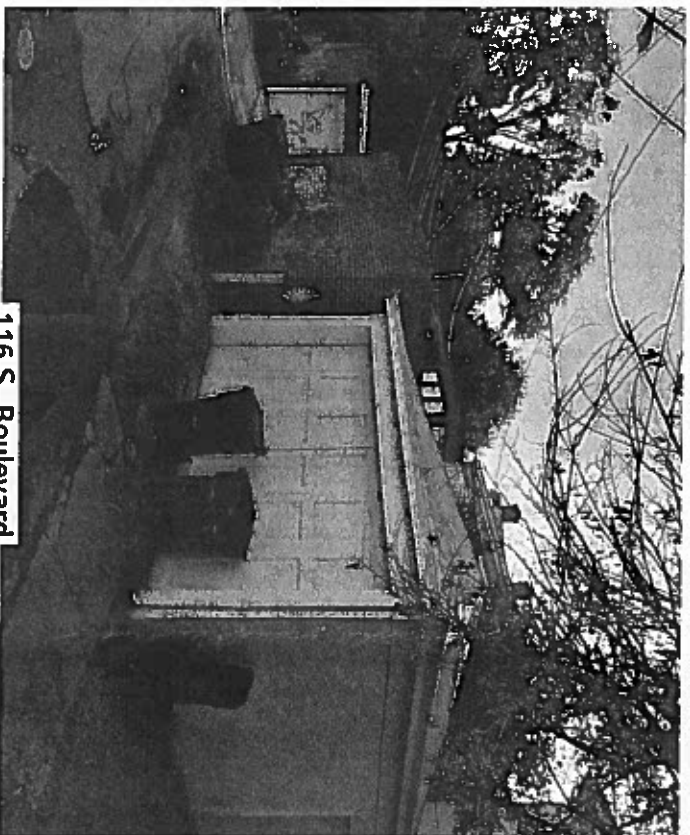


existing site

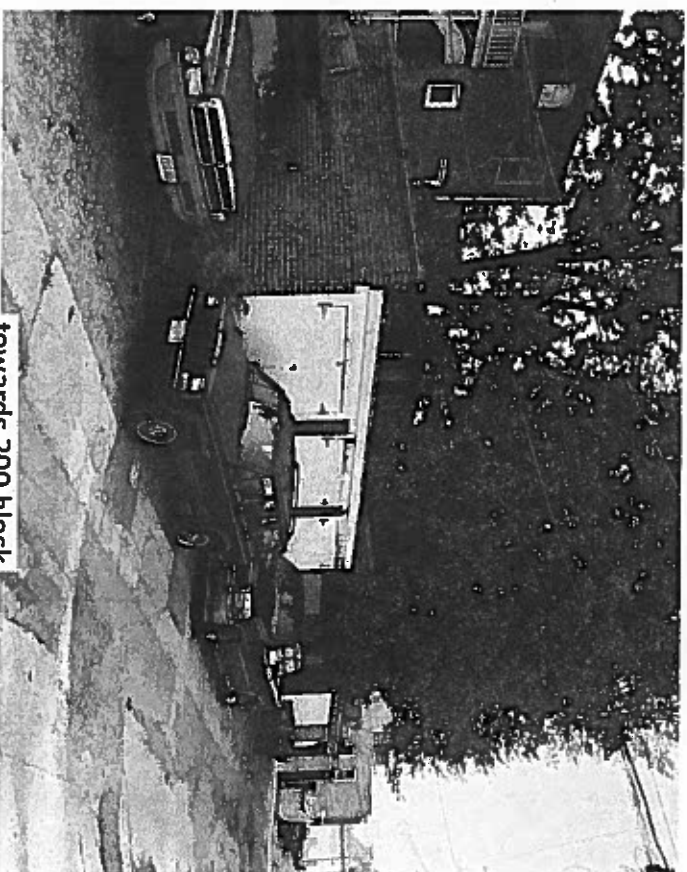
site context - 208 S. Boulevard



110 S. Boulevard



116 S. Boulevard



towards 200 block

site context - 100 & 200 block of S. Boulevard



design build

RIC design build

1520 W. Main #204
Richmond, VA 23220

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ricdesignbuild.com

owner:

Cory Wright

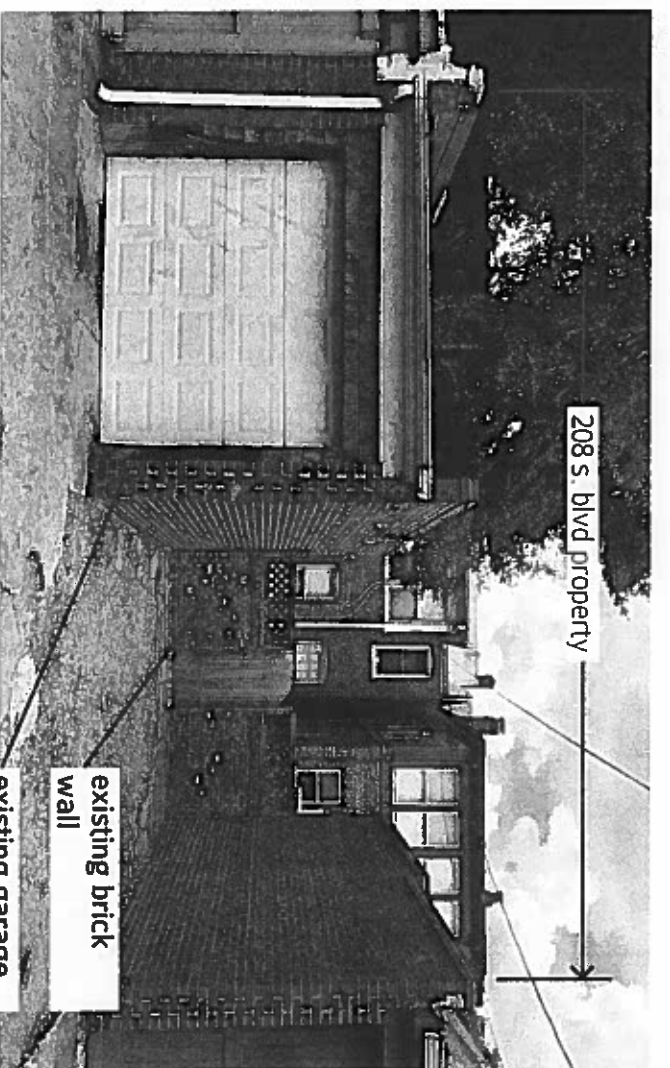
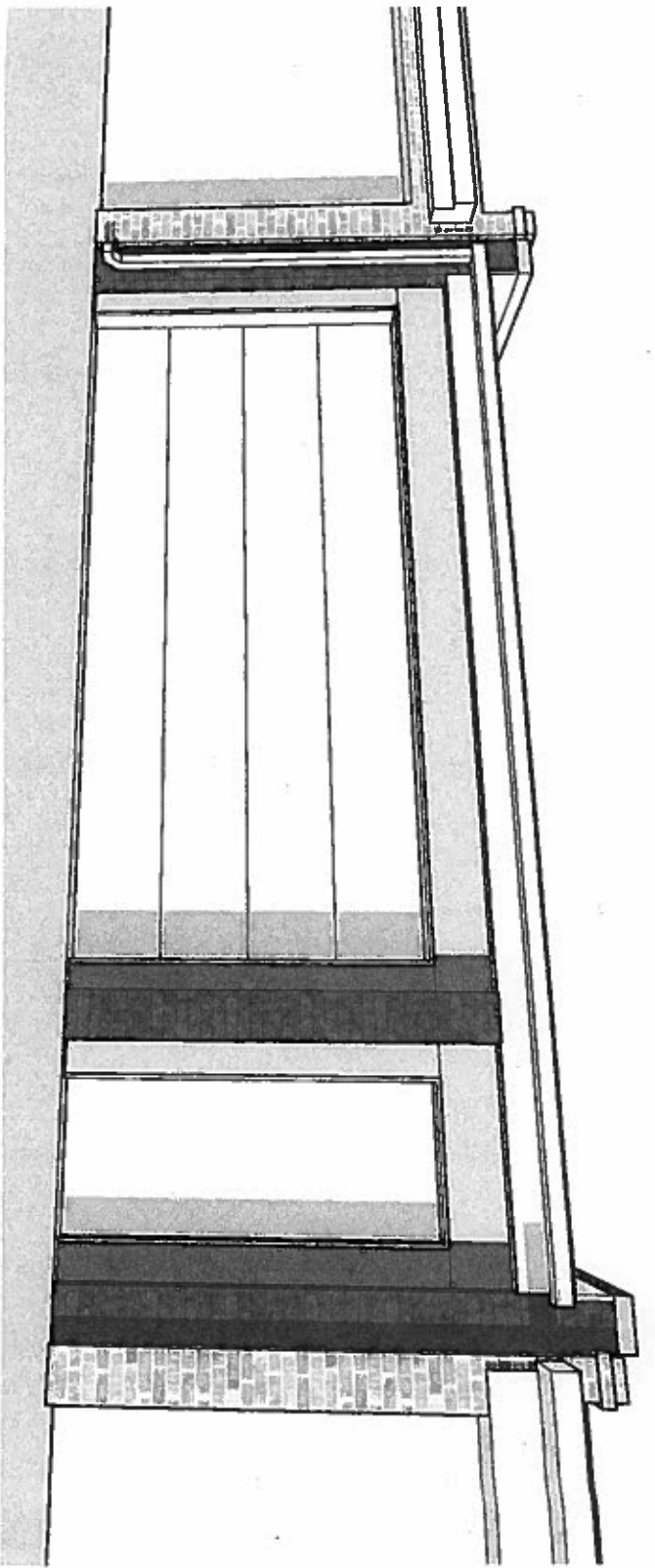
208 S. Boulevard Richmond, VA 23220

project:

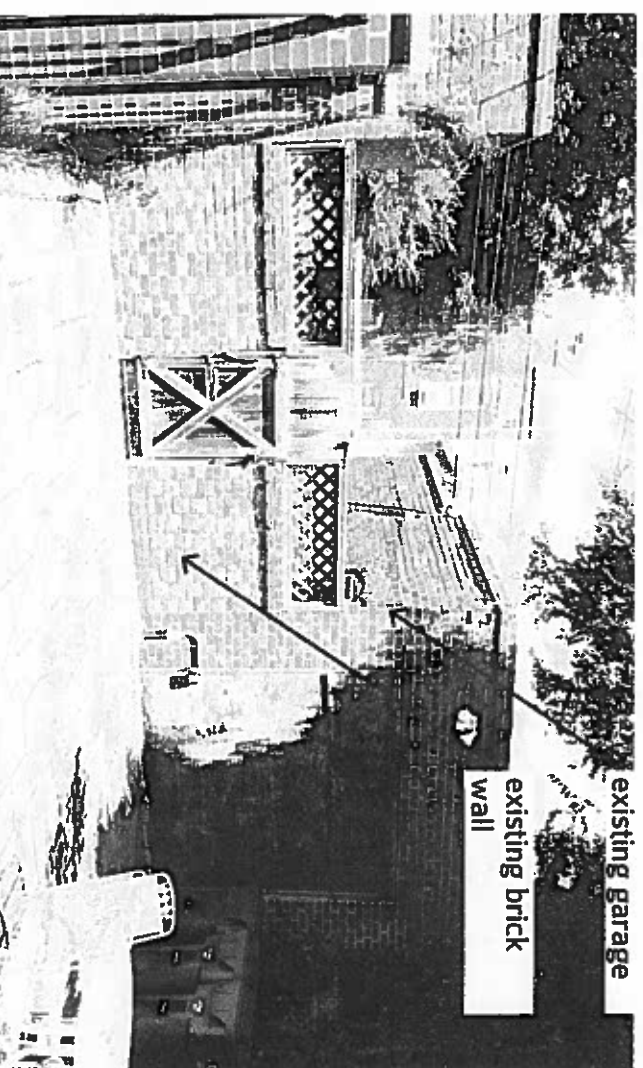
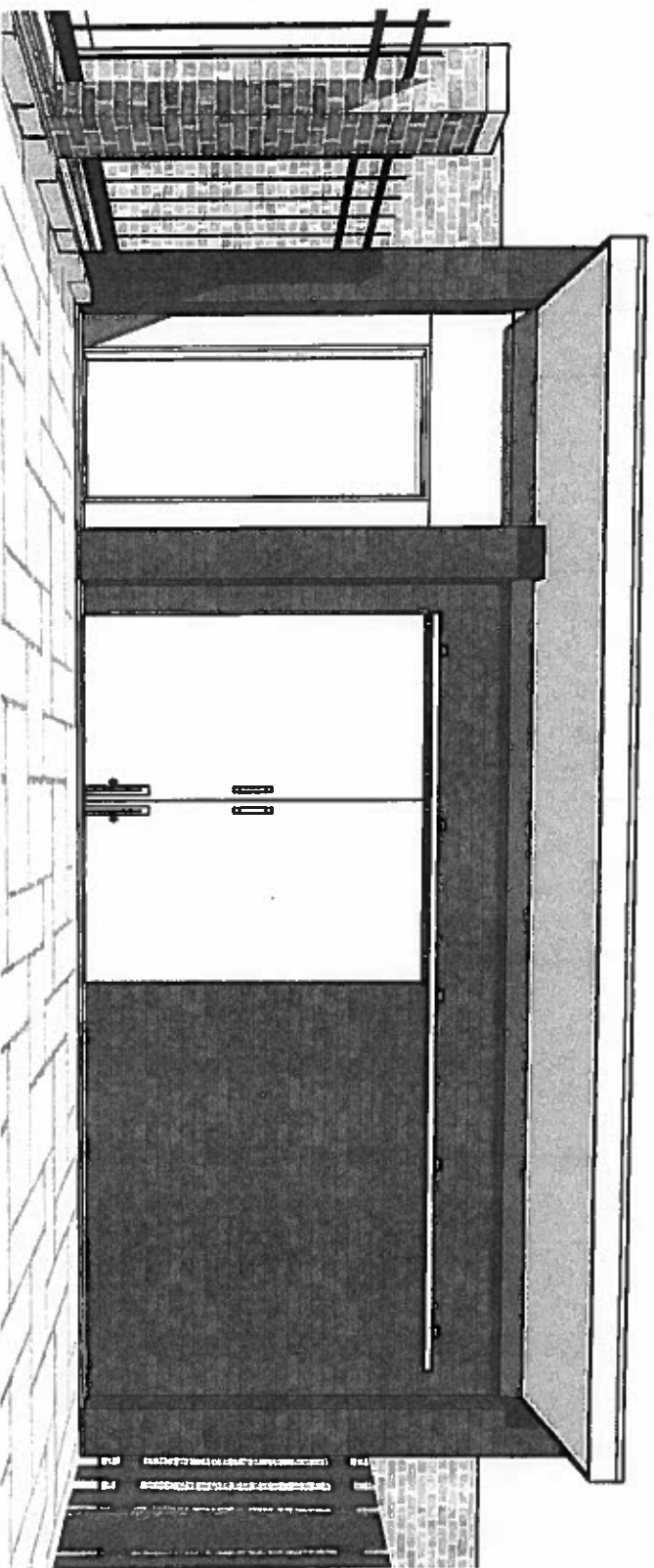
new garage

site context

date: 8.31.18 issue: CAR mtg



from the alley



from the house / yard



design build

RIC design build

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owner:

Cory Wright

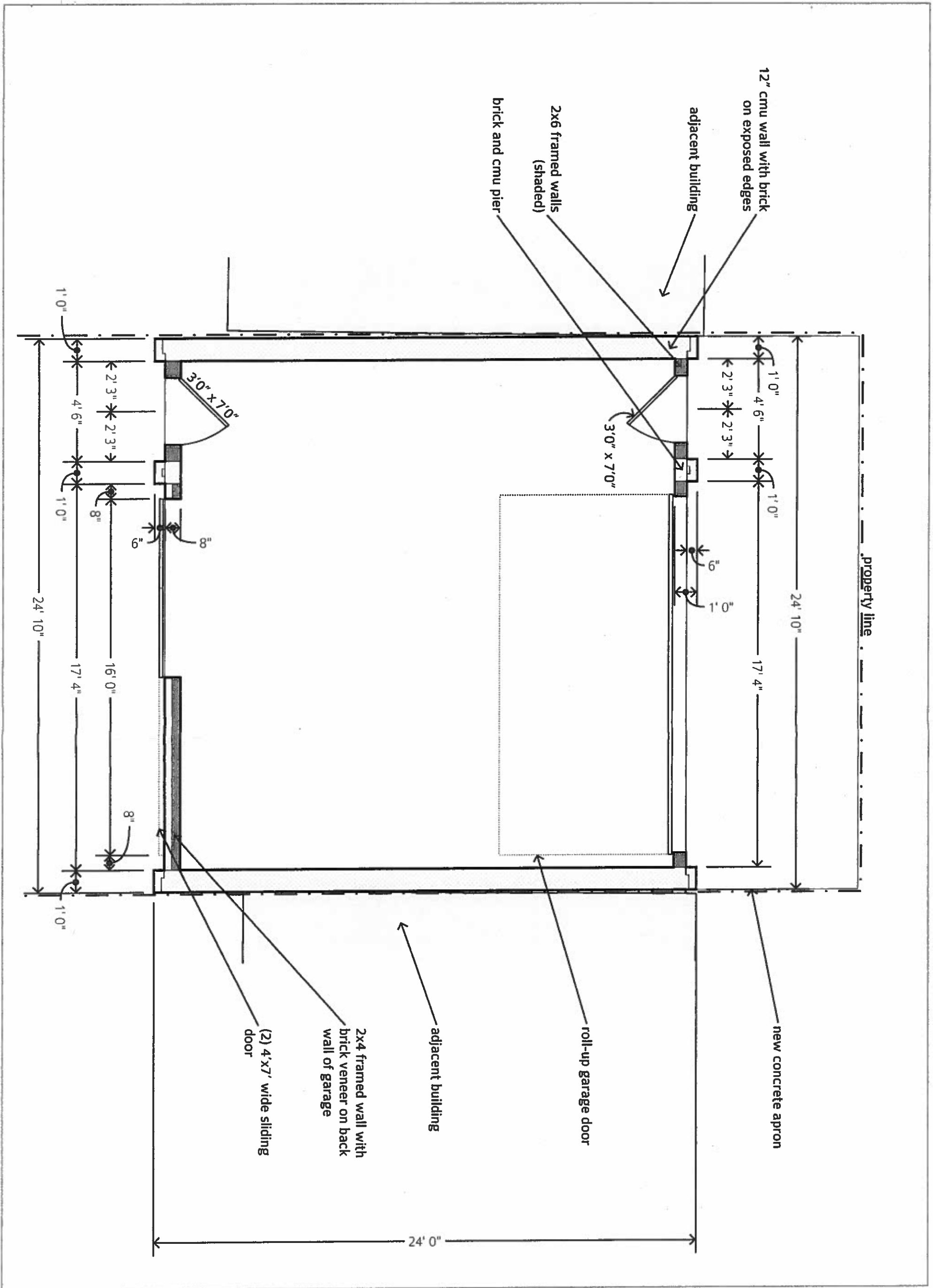
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project:

new garage

perspectives

date: 8.31.18 issue: CAR mtg



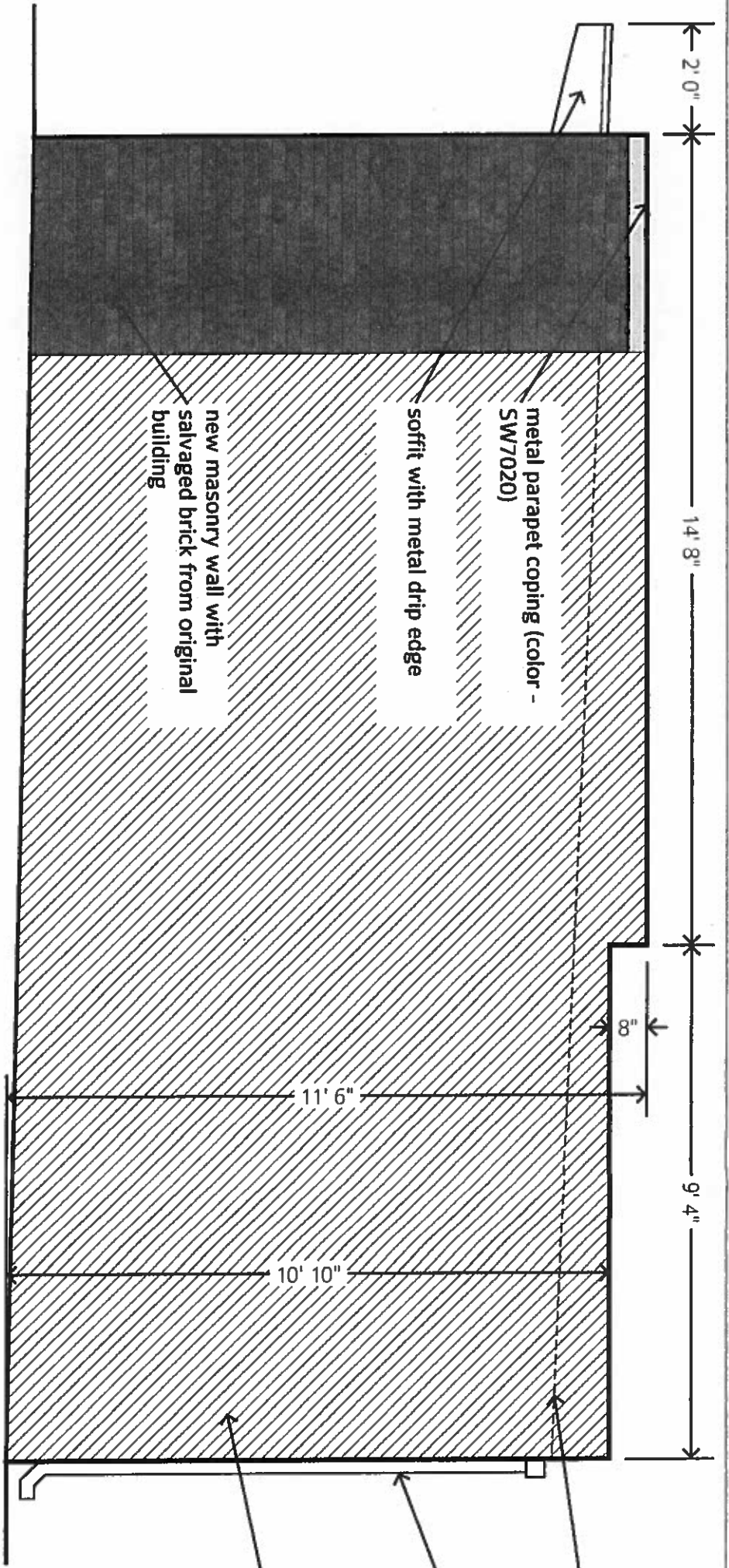
design build
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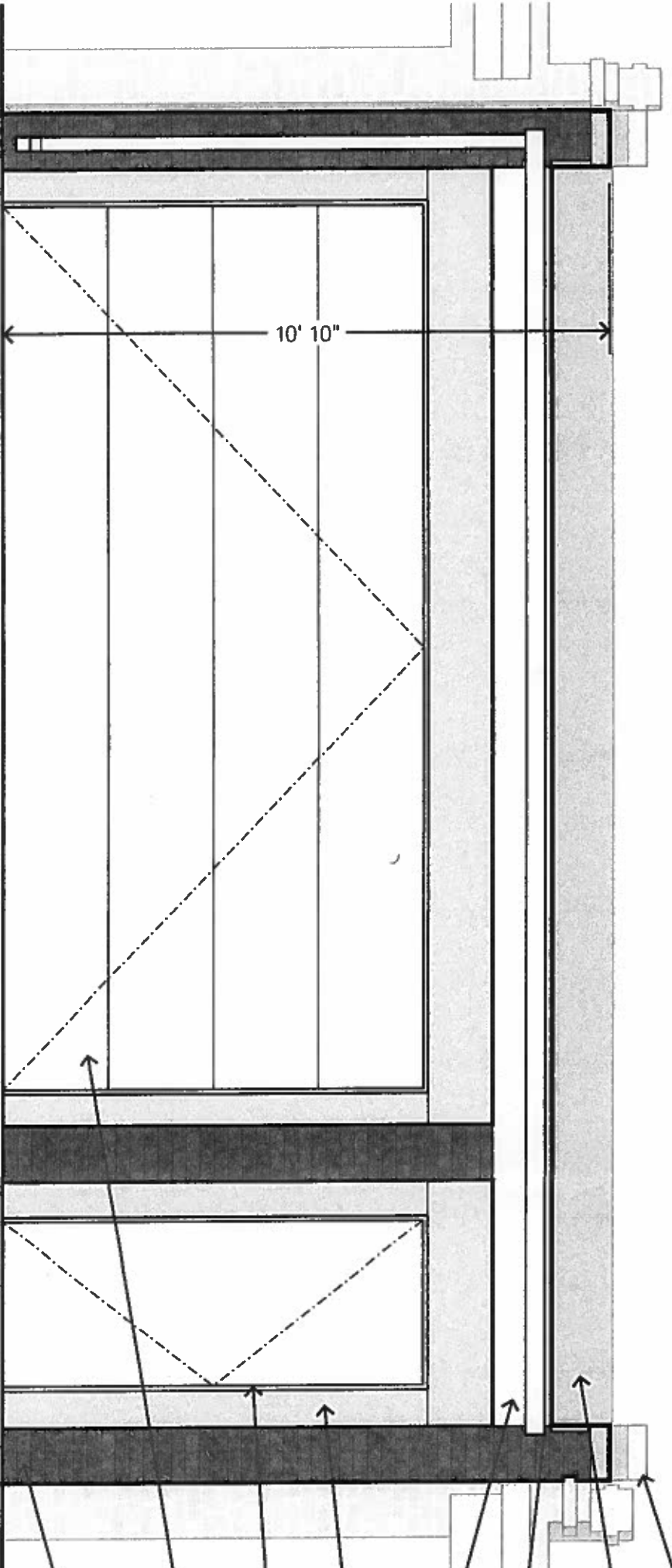
floor plan

1/4" = 1'-0"

date: 8.31.18
issue: CAR mtg



elevation - side (North)



elevation - alley

- roof slope
- downspout
- adjacent building (cross-hatched area)

- metal parapet coping (color - SW7020)
- TPO membrane roof (white)
- aluminum gutter and downspout (pre-finished white)
- fascia and soffit (painted - SW2829)
- flat Hardie panels with 1x pvc trim (painted - SW0054)
- steel door (painted - SW2829)
- steel roll-up garage door (pre-finished white)
- new masonry wall with salvaged brick from original building



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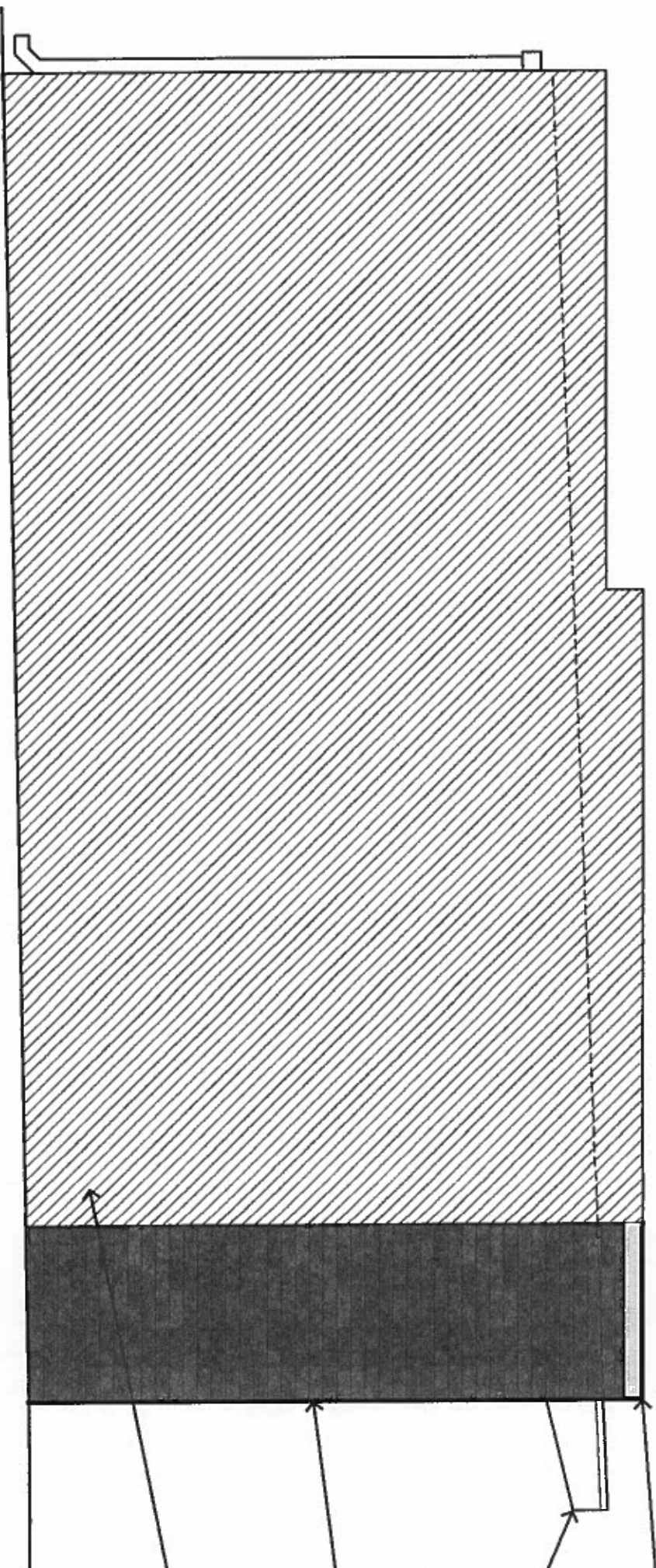
owner:
Cory Wright
 208 S. Boulevard Richmond, VA 23220

project:
 new garage

elevations

3/8" = 1'-0"

date: 8.31.18
issue: CAR mtg



metal parapet coping (color - SW7020)

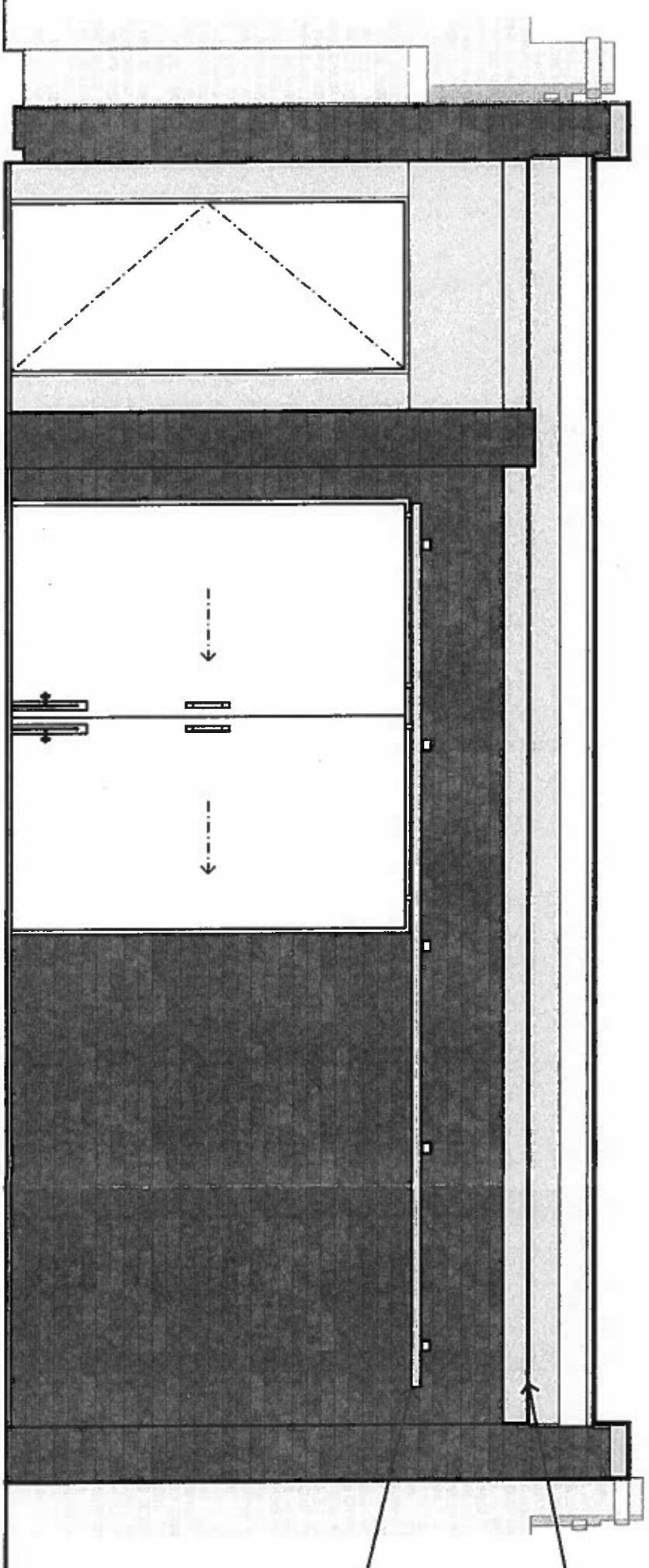
soffit with metal drip edge

new masonry wall with salvaged brick from original building

adjacent building (cross-hatched area)

elevation - side (South)

see sheet 6 for material notes



soffit and fascia

sliding doors

elevation - East



design build

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